DESIGN REVIEW BOARD
JANUARY 19, 2018

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

1. **Elections of Officers for 2018**

VI. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of**

VII. PUBLIC HEARING

1. **09:00 - 09:15 DRB170069 Mercantile Social 20 North Main St**
   review exterior changes
2. **09:15 - 09:25 DRB180007 Holmes 50 North Main**
   signage
3. **09:25 - 09:40 DRB180004 Egg Harbor Cafe 5966 North Point Parkway**
   review exterior changes
4. **09:40 - 10:00 DRB180001 Target 6000 North Point Pkwy**
   review exterior changes and signage
5. **10:00 - 10:20 DRB180005 Teasley Art project**
6. **10:20 - 10:40 DRB180008 DataScan 401 South Broad St**
   review signage
7. **10:40 - 11:40 DRB180002 Windward Park Hilton Hotel**
   review new construction

VIII. ADJOURNMENT

DESIGN REVIEW BOARD SUMMARY
December15, 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

- Richard Kramer(Chairman)
- Roger Brown (Vice- Chairman)
- Pat Corkill
- Dick Debban
- Frank Schwing

Design Review Board Members Absent

- Scott Doll
- Tom Le Cain
- Kim Matherly

Staff Present

- Bret 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

- Board Member Schwing offered a motion to approve the Minutes from September 15, 2017
  - The motion received a second from Chairman Kramer
  - The motion was approved by a vote (5-0)

- Vice-Chairman Brown offered a motion to approve the Minutes from October 11, 2017 with a correction
  - The motion received a second from Board Member Schwing
  - The motion was approved by a vote (5-0)

- Board Member Schwing offered a motion to approve the Minutes from October 20, 2017
  - The motion received a second from Chairman Kramer
  - The motion was approved by a vote (5-0)

- Vice-Chairman Brown offered a motion to approve the Minutes from November 17, 2017
  - The motion received a second from Board Member Corkill
  - The motion was approved by a vote (4-0-1) (Schwing)

VII. PUBLIC HEARING

1. DRB 170055 Volvo 1570 Mansell Rd

Applicant presented review of exterior elevations and materials

After discussion:

- 3 equal light panels
- Addition of metal panel cornice that wraps each side
- 25′ section at service drive change to EIPHS instead of metal panel
- Elevatiion and view from street
- Drawing A 4-10
- Landscaping is being worked through with Staff
- Applicant will be applying for a Sign Variance so signage will come back at a later meeting

❖ Vice Chairman Brown offered a motion to approve with regard to materials and exterior elevations.

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

2. DRB 170067 Holmes Rest. 50 South Main St

Applicant presented review of change to trellis material on the patio.

After discussion:

- Movable louver patio roof
- Not Enclosed
- Extending transverse beams beyond the column.
- Electric Heaters and fans incorporated into roof system
- Staff stated Sprinklers may be required by Fire Marshall

❖ Board Member Corkill offered a motion to approve the changes to the patio with the conditions of changing the rafter roof line per our discussion today, that the Applicant work with Staff on highlighting the rain barrels and their usage for public education and noting that the louvers shutters portion of the submittal is not included officially as part of this submittal

- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (4-1) (Debban)

3. DRB 170064 Triad Medical Building Old Milton Pky

Applicant presented review of new site and landscape

After discussion:

- Entry Trees
- Future building pad will be graded and sodded until built
- West Elevation overhead height limit barrier call out
- Consideration of Trellis to create shade on center of deck structure
- Council Condition concerning Trail to Mill – Staff showed this on the Site Plan and Applicant gave reasons for meandering trail.
- Condition on picnic tables
- Existing dam location. Staff stated reason for the Condition was to get the Trail as close to old Grist Mill as possible.
- Dumpsters
- Plantings on deck not decided yet
- North Elevation Parking Deck Sheet
- Hedge Screening of Parking Lot facing Old Milton Pky is sufficient
- Changes to deck
- Changes to elevations

❖ Board Member Schwing offered a motion to approve the revised site plan, landscaping and elevations as presented today with the conditions that the Applicant can work with Staff on shading options for the deck as discussed today and the path down to the Grist Mill.

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

4. DRB 170065 South Main Kitchen 9 South Main

Applicant presented review of sidewalk furniture

After discussion:

- Configuration ok. But needs to be scaled down
- Darker distressed wood, similar to door
- Drop to 3′
- Take back 2′ from building

❖ Board Member Corkill offered a motion to defer based on today's comments

- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (5-0)

There was discussion that they must maintain a 5′ linear path.
The path may meander through furniture.

Chairman Kramer called a recess at 10:39 a.m.

Chairman Kramer reconvened the meeting at 10:45 a.m.

5. DRB 170056 Loyal Q & Brew 3655 Old Milton Pkwy

Applicant presented review of new elevations.

After discussion:

- Covered dining area needs to be more integrated into original building
- Existing window structure tie in
- Square Q sign - fill in gabled area
- Landscape between curb and building

❖ Board Member Schwing offered a motion to approve the elevations and signage as submitted today with the following conditions:

That the Applicant will close in the ends of the patio roof with wood to match the building, also fill in above the front sign with wood to match the building. Applicant will work with Staff on landscaping details including the planters and will also work with Staff to determine what is required from a code standpoint to enclose the patio.

- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (5-0)

6. DRB 170063 City Center Landscape Parcel 2-6

Applicant presented review of landscape

After discussion:

- Material around Tree
- Perennial Grass Slope
- Evergreen material in front of transformer
- Screening revised to horizontal slat screen walls to encase HVAC
- Dressing up intersections – addition of half circle seasonal color plantings to hardscape. This is an update to a meeting held with Board Member Corkill.
- Staff will be selecting plantings and City will maintain plantings.

❖ Vice Chairman Brown offered a motion to approve the landscaping as presented today.

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

7. DRB 170061 Avalon Office Tower II

Applicant presented review of site plan, landscaping, elevations, parking garage, and lighting for new construction

After discussion of:

- Submitted new packet at meeting but not different than previous submittal
- Location of new parking garage on First St.
- Accessibility of Site – two entries
- Interdeck Access capability that may stand on its own if necessary
- Exits. Purposely right out.
- Topographically challenged Bike Route
- Detention facility
- New Retaining Wall 14′ on top of existing wall which is 11′ and not visible from Old Milton Pky. The new wall will be concrete faced with stone
- Sewer Easement
- Bike Easement dated 2/2/17 in lieu of building Bike Path. Money for that was put in to park.
- Landscape will be similar to Phase I and II.

- Not using as many roses due to disease.
- Magnolias screen parking deck
- Vines on deck
- Plant vines on base of MMS wall
- Landscaping in the median due to construction
- Staff stated there must be a 30′ Landscape strip along the deck
- Private Sanitary Sewer Lines Location
- Growth of Magnolias and distance to structure of the deck
- Trees will be between sanitary line and deck
- Requirement of deck screening
- Riverbirch Grouping on ground

- Vice Chairman Brown offered a motion to approve the Site Plan as presented today and we approve the Landscape Plan with the Condition that Applicant will resubmit something to Staff to attempt to hide the roll up doors into the building from First Street.
    - The motion received a second from Board Member Corkill
    - The motion was with the Friendly Amendment was approved by a vote (5-0)

- Board Member Corkill Offered a Friendly Amendment that Applicant add screening or planting material around the trash enclosure as discussed.
    - Accepted by Vice Chairman Brown
    - The Friendly Amendment was approved by a vote (5-0)

- Vice Chairman Brown offered a motion to approve the elevations and materials and colors as it relates to the Office Building with Applicant to come back with a better enhancement to the parking garage.
    - The motion received a second from Corkill
        - The motion was approved by a vote (5-0)

- Vice Chairman Brown offered a motion to defer lighting until the next meeting
    - The motion received a second from Schwing
        - The motion was approved by a vote (5-0)

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:20 p.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. if you choose 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: Mercantile Social

Location Address: 20 N. Main Street, Alpharetta, GA 30009

Mailing Address: 20 N. Main Street, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Jodi Chieco

Contact Telephone: 770 - 235 - 2152 Mobile Telephone: 770 - 235 - 2152

Fax: 678 - 691 - 1331 Email: jchieco@comcast.net

Contact's Relation To Business: owner

This Application For (Check all that apply):

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

Application Fees:

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

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Richard Debban

Physical Address: 20 N Main Street

Mailing Address: 20 N Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 770 - 722 - 1965 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): RICHARD DEBBAN Date: 12-26-17

Owner Signature:

Property Information:

Address (If Assigned) : 20 N. MAIN ST

Tax ID or Map Reference Number:

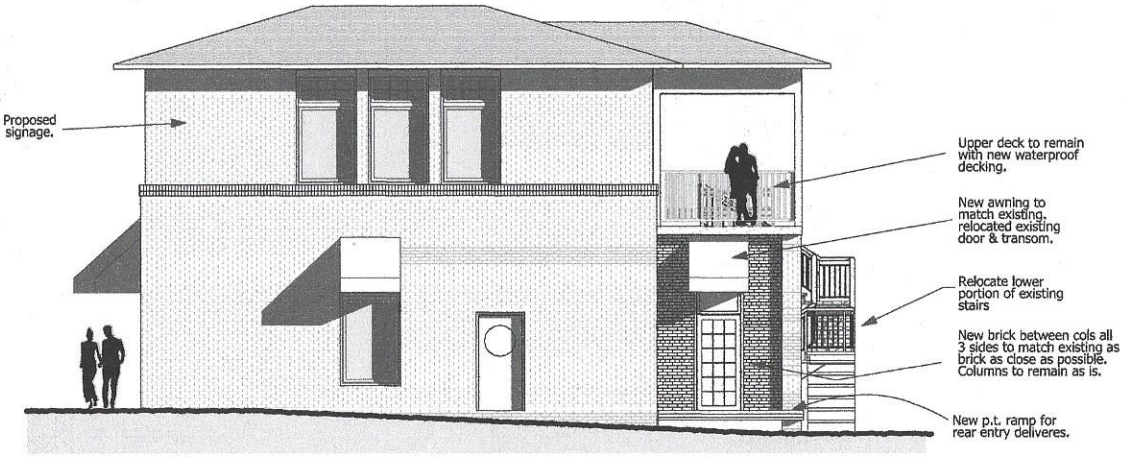
Land Lot(s): District: Section:

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

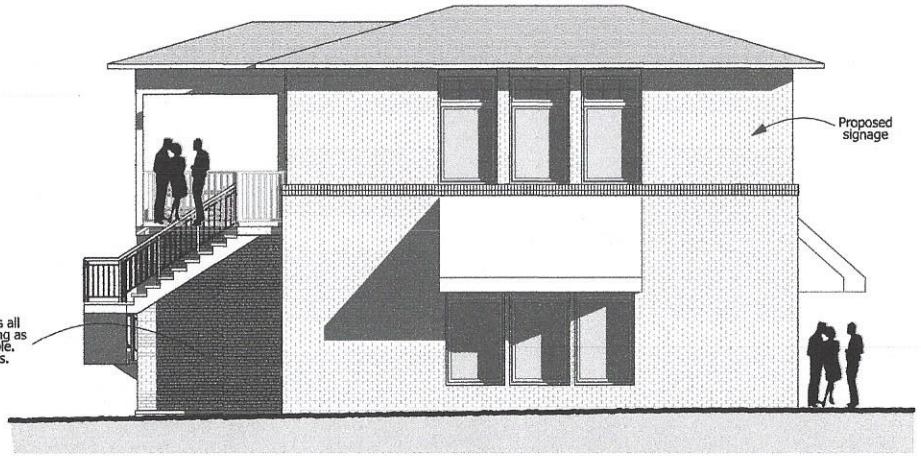
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also 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: 1/26/17

Print Form

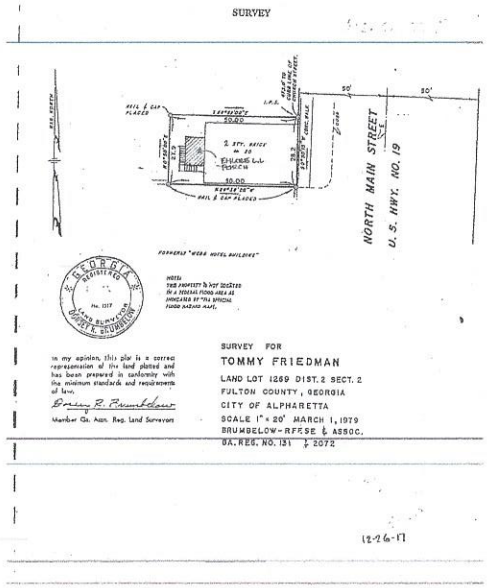


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

④ 20 nm rear photo
SCALE 1:0.72



⑤ 20 nm site plan
SCALE 1:0.01

Drawn By
RJD

Architect
rjd architect
231 VAUGHAN DRIVE
ALPHARETTA, GA. 30009
Phone: (770) 751-3393 Fax: (678) 393-9341
E-Mail: rjdarchitect@mindspring.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF RICHARD J. DEBBAN, ARCHITECT 231 VAUGHAN DRIVE, ALPHARETTA, GEORGIA AND SHALL NOT BE REPRODUCED, PUBLISHED, IN WHOLE OR IN PART OR USED IN ANY WAY WITHOUT PRIOR WRITTEN PERMISSION OF RICHARD J. DEBBAN, ARCHITECT. COPYRIGHT 2017 ©

20 North Main
20 N Main Street,
ALPHARETTA FULTON COUNTY, GA
24Hr. Contact Person: RICHARD DEBBAN
770-722-1965

Date
12/26/2017

Sheet
04

Job No.
2017-19

ELEVATION

INTERIOR BUILDOUT: 12/26/2017

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: Restaurant Holmes

Location Address: 50 South Main Street

Mailing Address: Same

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Mike Smith

Contact Telephone: 6,788,939, - - Mobile Telephone: 770 - 789 - 1,995

Fax: - - Email: nd2@bellsouth.net

Contact's Relation To Business: Sign Contractor

This Application For (Check all that apply):

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

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

Application Fees:

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	$	

City Of Alpharetta

Design Review Board Application

Property Owner Information:

Property Owner Name: Alpha 1-2-3 LLC

Physical Address: 4940 Long Island Drive

Mailing Address: Same

City: Sandy Springs State: Ga Zip Code: 30327 -

Owner Telephone: 770 - 561 - 3563 Contact Fax: - -

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

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

Owner Name (Printed): Date:

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: Date:

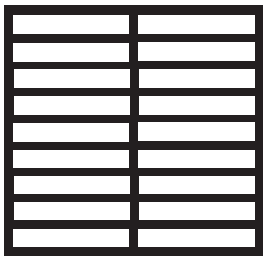
Print Form

HOLMES

DECORATIVE/ARCHITECTURAL

Decorative Perforation is ideal for many architectural applications that require an aesthetic appeal. You can choose from one of our many decorative styles.

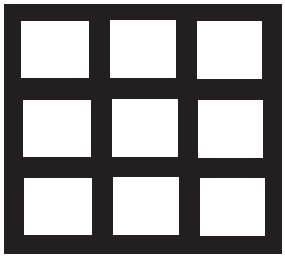
MANY OTHER PERFORATIONS AVAILABLE!



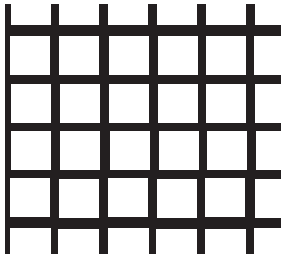
AIRLINE
1/4" x 1-1/2" slot

3/4" SQUARE

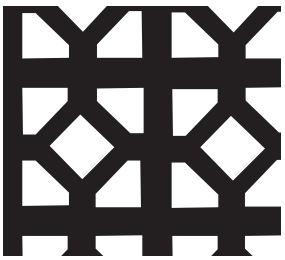
LATTICE
1/2" square x 11/16"
straight center



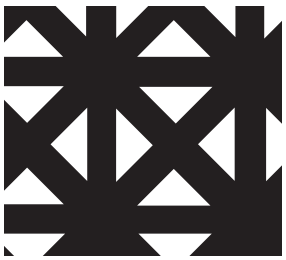
3/8" SQUARES
3/8" square x 1/2"
straight center



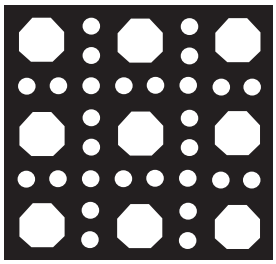
HANOVER SQUARE
.022" square x .25
straight center



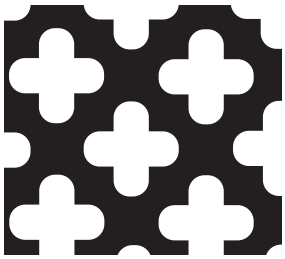
WINDSOR



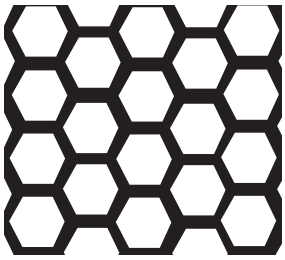
GRECIAN



OCTAGON CANE

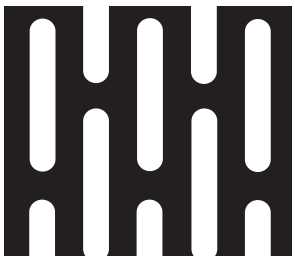


FULL CLOVERLEAF
1/2" full clover

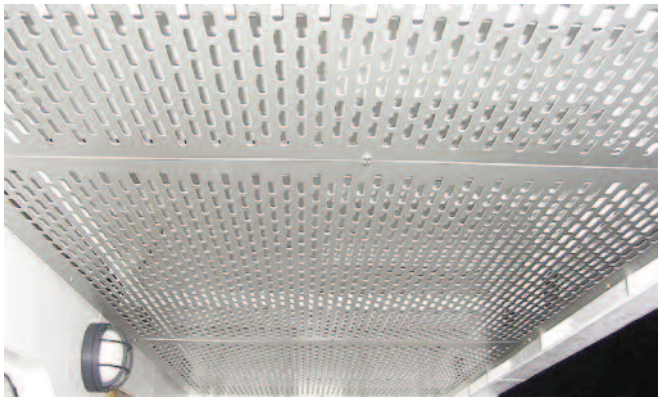


1/4" HONEYCOMB
1/4" honeycomb x .281
stagger center

HEXAGON
1/2" hexagon x 9/16"
stagger center



MOIRE
1/8" x 3/4" slot



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: Mimms Enterprises

Location Address: 5966 North Point Parkway

Mailing Address: 780 Old Roswell Place

City: Roswell State: GA Zip Code: 30075 -

Contact For All Notifications: Erek Mimms

Contact Telephone: 678 - 283 - 4355 Mobile Telephone: - -

Fax: - - Email: emimms@mimms.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

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	$	_____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Mimms Enterprises

Physical Address: 5966 North Point Parkway

Mailing Address: 780 Old Roswell Place

City: Roswell State: GA Zip Code: 30075 -

Owner Telephone: 678 - 283 - 4355 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): Erek Mimms Date: 1-3-18

Owner Signature:

Property Information:

Address (If Assigned) : 5966 North Point Parkway

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: Date: 1-3-18

Print Form

City of Alpharetta

SIGN APPLICATION FORM

City laws require any person desiring to post, display, substantially change or erect a sign in the City to first obtain a permit from this Department. Applicants for permits must provide *all* information listed below for *each* sign requested.

Please print legibly. *No PO Box addresses. Incomplete, unsigned, or unreadable applications will not be processed.*

I, Erek Mimms, as applicant and authorized agent, do hereby swear and attest to the following:

- All information provided in this application is, to the best knowledge, true and accurate, and
- The placement, design and installation of the signage and equipment described in this application has been reviewed and approved by the property owner(s) and all other persons or parties with legal or financial interest in the property described herein and defined by the address indicated as SIGN LOCATION below; and
- The sign and equipment described herein shall be constructed and installed in full accordance with all manufacturers' specifications and in compliance with all applicable federal, state and local codes, ordinances, and design standards.

I understand that by signing this document I agree to accept full responsibility and liability for the work and products described herein and that the City of Alpharetta shall be held harmless from any and all resulting claims and damages. I acknowledge he City of Alpharetta has up to ten (10) working days to consider this application and render a decision.

Signature: _____ Date: 1-3-18

☒ Monument Sign ☐ Wall Sign ☐ Temporary Sign (50.00) ☐ Banner (25.00)

Size of Sign: 32 sqft UL #_____ Total Cost of sign $ 25,000 5% fee ($50min $200 max) $ 1,250

Primary Contact for This Permit: Erek Mimms

Email: emimms@mimms.com Phone: 678-283-4355

Sign Information:

Business Name: Mimms Enterprises

Sign location address 5966 North Point Parkway Suite _____

Primary Business Contact: Erek Mimms

Email: " " Phone: " "

Property Owner: Mimms Enterprises Contact #: 678-283-4355

Street Address: 780 Old Roswell Place

City: Roswell State: GA Zip: 30075

Sian Contractor Information:

Company: Pinnacle Custom Signs Contact Name: Don Conklin

Street Address: 5170 Belle Wood Ct City, State, Zip: Buford, GA 30518

Business Registration #: _____ Expiration Date: _____

Email Address: Don@pinnacleCustomSigns.com Contact #: 678-714-8700

Banner Install Date: _____

Address: _____

Additional Required Information:

- ***Signs erected on the Right-of-way, median, traffic devices, utility poles, trees are subject to removal without notice***
- Scaled site plan showing rights-of-way, proposed sign locations required for any ground mounted monument or temporary sign
- Sign details showing sign shape, dimensions, materials, and colors required for monument and wall signs
- 5% of total cost including installation with a maximum of $200 and minimum of $50 fee for permanent sign
- $50 for temporary sign permit application fee

PROJECT #: 217040

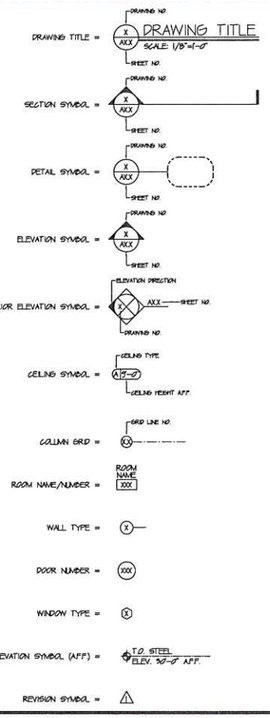
STANDARD ABBREVIATIONS:

A/C TILE	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
BD.	BOARD
B.E.S.	BRASS EDGE STRIP
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
C.J.	CONTROL JOINT
C.E.S.	CARPET EDGE STRIP
C.M.U.	CONCRETE MASONRY UNIT
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CLNG.	CEILING
CL.	CLEAR
℄	CENTER LINE
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DIA. / ø	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
E.J.	EXPANSION JOINT
E.W.C.	ELECTRICAL WATER COOLER
ELEV.	ELEVATION
ELECT.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLUOR.	FLUORESCENT
FT.	FOOT
GA.	GAUGE
GALV.	GALVANIZED
GEN.	GENERAL
GL.	GLASS
GYP. BD.	GYPSUM BOARD
H.M.	HOLLOW METAL
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
K.O.	KNOCK-OUT
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN THE CONTRACT
O.C.	ON CENTER
P.J.	PANEL JOINT
PARTN.	PARTITION
PLWD.	PLYWOOD
PORC.	PORCELAIN
R.D.	ROOF DRAIN
RAD.	RADIUS
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPRINK.	SPRINKLER
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.	TREADS
T. & B.	TOP AND BOTTOM
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL
T.O.J.	TOP OF JOIST
TEL.	TELEPHONE
THRU	THROUGH
TYP.	TYPICAL
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.E.S.	VINYL EDGE STRIP
W/	WITH
W.C.	WATER CLOSET
W.P.	WATERPROOF
WATER-RES.	WATER-RESISTANT
WD.	WOOD

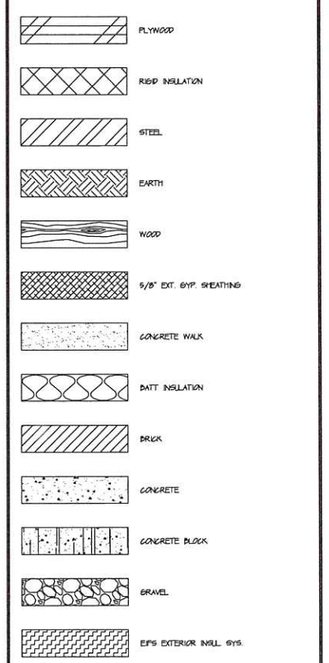
ROOM ABBREVIATIONS:

ADMIN.	ADMINISTRATIVE
ASST.	ASSISTANT
CLOS.	CLOSET
CORR.	CORRIDOR
ELEC.	ELECTRICAL
JAN.	JANITOR
(M)	TOILET (MEN)
MEZZ.	MEZZANINE
MGR.	MANAGER
Q.C.	QUALITY CONTROL
STOR.	STORAGE
TECH.	TECHNICAL
(W)	TOILET (WOMEN)
WHSE.	WAREHOUSE

DRAWING SYMBOLS:



MATERIAL INDICATIONS:



GENERAL NOTES:

The contractor shall field verify all conditions and dimensions prior to any work and shall be responsible for all work and materials, including those furnished by subcontractors.

All construction shall comply with the latest editions of the State of Florida building codes and all local codes and ordinances.

DO NOT SCALE THE DRAWINGS. Dimensions shall govern all dimensions on all floor plans.

The contractor shall report to the Architect any error, inconsistency, or omission he may discover. The contractor is responsible for correctin any error after the start of construction, which has not been brought to the attention of the Architect. The means of correcting any error shall first be approved by the Architect.

The Architect shall review and approve shop drawings and samples for substantial conformance with the design concept of the project. The Architect's approval of a separate item shall not indicate approval of an assembly in which the item functions.

It shall be the responsibility of the contractor to locate all existing utilities, whether shown hereon or not and to protect them from damage.

The contractor shall bear all expense of repair or replacement of utilities or other property damaged by operations in conjunction with the execution of the work.

Existing elevations and locations to be joined shall be verified by the contractor before construction. Should they differ from those shown on the drawings, the contractor shall notify the Architect so that modifications can be made before proceeding with the work.

The contractor shall provide all temporary water, power, and toilet facilities, as required.

Approved plans shall be kept in a plan box and shall not be used by workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition one complete set of drawings with all revisions, addenda and change orders on the premises at all times. These are to be under the care of the job superintendent.

The contractor shall be responsible for the complete security of the site, while in progress and until job is complete.

All debris shall be removed from the premises and all areas shall be left in clean condition at all times.

Contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times.

CODE INFORMATION:

FULTON COUNTY/ CITY OF ALPHARETTA

PROJECT CRITERIA: _____ THIS REVIEW IS BASED ON THE FOLLOWING INFORMATION:
DATE OF REVIEW: _____ 11/13/17
NAME OF DEVELOPMENT: _____ TENANT BUILD OUT FOR EGG HARBOR CAFE
LOCATION OF DEVELOPMENT: ___ 5966 NORTH POINT PARKWAY, ALPHARETTA, GA. 30022
ARCHITECT: _____ SANFORD EPSTEIN – STATE REGIS. # 5686
#285 BARFIELD RD NE, SUITE 285, GA 30328 – PHONE#: (404) 257-5902

A. OCCUPANCY: _____ BUSINESS (B), ASSEMBLY (A-3)

B. CONSTRUCTION TYPE: _____ TYPE IB SPRINKLERED
SPRINKLERED: _____ YES

C. BUILDING SQ. FT.: _____ 4,864 SQ. FT.

C. BUILDING HEIGHT: _____ 26'-4"

D. Calculated Occupancy Load:

BUSINESS:
ASSEMBLY (DINING) | PERSON X 15 S.F. NET = 131 PEOPLE
ASSEMBLY (PATIO) | PERSON X 15/1 S.F. NET = 41 PEOPLE
KITCHEN | PERSON X 200 S.F. GROSS = 8 PEOPLE
TOTAL = 180 PEOPLE

E. PLUMBING FIXTURE COUNT:

	W.C.		LAV.		W.F.		SERV. S.	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
ASSEMBLY (A-3)	4	8	2	4	1	1	1	1
KITCHEN	1	1	1	1	1	1	1	1

F. EXITING PROVIDED
(TABLE 7.3.1.1)
LIFE SAFETY CODE 2012

BUSINESS 180 PEOPLE @ .015"/OCCUPANT = 2.7" PROVIDED: 144"

ALL NEW CONSTRUCTION, INSTALLATIONS, REPAIRS OR ALTERATIONS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE FOLLOWING CODES WITH GEORGIA AMENDMENTS AS CURRENTLY ADOPTED BY CITY OF MILTON:

INTERNATIONAL BUILDING CODE, 2012
INTERNATIONAL FIRE CODE, 2012
INTERNATIONAL PLUMBING CODE, 2012
INTERNATIONAL MECHANICAL CODE, 2012
NATIONAL ELECTRIC CODE, 2014
INTERNATIONAL ENERGY CONSERVATION CODE, 2009
NFPA 101-LIFE SAFETY CODE 2012
GEORGIA ACCESSIBILITY CODE/2010

S·E·A STUDIOS
ARCHITECTS

ARCHITECTURE
SPACE PLANNING

INTERIORS
LAND PLANNING

6285 BARFIELD ROAD, SUITE 285
ATLANTA, GEORGIA 30328
Tel: (404) 257-5902

PROJECT NAME:

TENANT BUILD OUT FOR EGG HARBOR CAFE

5966 NORTH POINT PARKWAY
ALPHARETTA, GA., 30022

OWNER:

MIMMS ENTERPRISE
780 OLD ROSWELL PLACE, SUITE 100
ROSWELL, GA. 30076
CONTACT: ERIK MIMMS
PH: 770-518-1100
FX: 770-518-7500

CONTRACTOR:

PRO TECH GENERAL CONSTRUCTION INC.
5395 SHILOH ROAD EAST, SUITE 110
ALPHARETTA, GA. 30005
CONTACT: ROYCE OWENS
PH: 678-549-9999

DRAWING INDEX:

THESE DOCUMENTS HAVE BEEN CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED ARCHITECT OF S-E-A STUDIOS, P.C.

ARCHITECTURAL DRAWINGS:

A0.0 COVER SHEET
A1.0 LIFE SAFETY PLAN
A1.1 FLOOR PLAN & NOTES
A1.2 REFLECTED CEILING PLAN, DOOR & FINISH SCHEDULES
A1.3 U.L. ASSEMBLY
A2.0 ELEVATIONS & DETAILS

MECHANICAL / PLUMBING DRAWINGS:

M0.1 LEGENDS AND SPECIFICATIONS – HVAC
M1.1 FLOOR PLAN – HVAC
M2.1 SCHEDULES AND DETAILS – HVAC
M3.1 CAPTIVE AIRE KITCHEN HOOD/ EXHAUST DRAWINGS
M3.2 CAPTIVE AIRE KITCHEN HOOD/ EXHAUST DRAWINGS
M3.3 CAPTIVE AIRE KITCHEN HOOD/ EXHAUST DRAWINGS
M3.4 CAPTIVE AIRE KITCHEN HOOD/ EXHAUST DRAWINGS
M3.5 CAPTIVE AIRE KITCHEN HOOD/ EXHAUST DRAWINGS
M3.6 CAPTIVE AIRE KITCHEN HOOD/ EXHAUST DRAWINGS

P0.1 SPECIFICATIONS AND DETAILS – PLUMBING
P1.1 SANITARY FLOOR PLAN – PLUMBING
P1.2 DOMESTIC WATER PLAN – PLUMBING
P1.3 NATURAL GAS PLAN – PLUMBING
P2.1 RISER DIAGRAMS – PLUMBING

ELECTRICAL DRAWINGS:

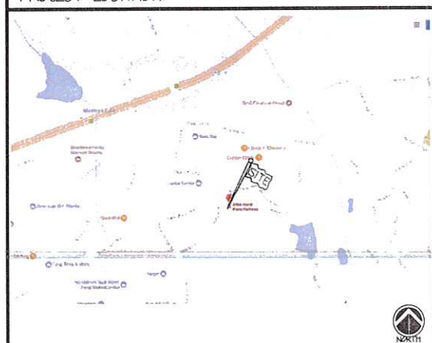
E0.1 LEGENDS AND SPECIFICATIONS – ELECTRICAL
E1.1 POWER PLAN – ELECTRICAL
E1.2 LIGHTING PLAN – ELECTRICAL
E1.3 FIRE ALARM AND MECHANICAL CONNECTIONS PLAN – ELECTRICAL
E2.1 SCHEDULES AND DETAILS – ELECTRICAL
E3.1 PANEL SCHEDULES – ELECTRICAL

FOR CONSTRUCTION

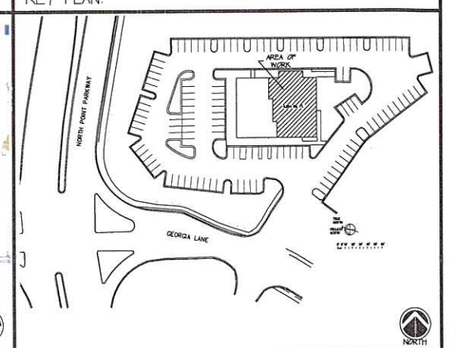
CONSULTANTS:

M.E.P. ENGINEER:
SAVANT ENGINEERING, LLC
5064 ROSWELL ROAD
SUITE D-301
SANDY SPRINGS, GA. 30342
PH: (770) 913-7400
CONTACT: IAN CAREY

PROJECT LOCATION:

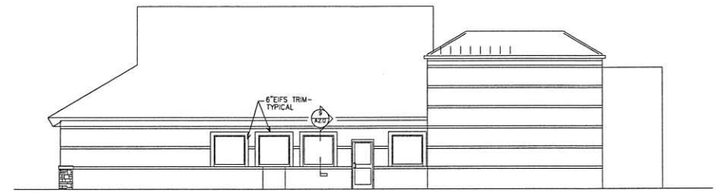


KEY PLAN:

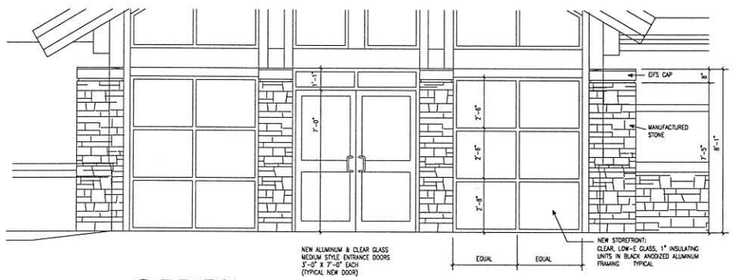


A0.0 COVER SHEET	ISSUED: 12/12/17	SHEET: 1 OF X

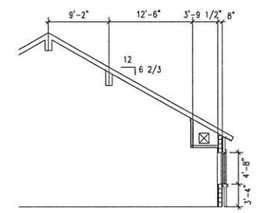
5 A2.0 — 2 A2.0 PARTIAL WEST ELEVATION SHOWING NEW WORK
SCALE: 1/8"=1'-0"



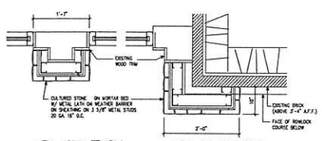
1 A2.0 NEW SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 A2.0 ELEVATION
SCALE: 3/8"=1'-0"

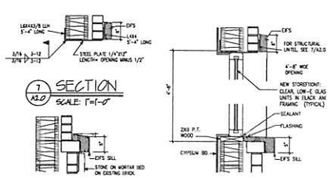


4 A2.0 SECTION
SCALE: 1/8"=1'-0"



6 A2.0 SECTION
SCALE: 1"=1'-0"

8 A2.0 SECTION
SCALE: 1/4"=1'-0"



7 A2.0 SECTION
SCALE: 1"=1'-0"

8 A2.0 SECTION
SCALE: 1"=1'-0"

9 A2.0 SECTION
SCALE: 1"=1'-0"

STONE CONSTRUCTION NOTES:

1. MORTAR SHALL BE TYPE N PREMIXED.
2. WEATHER RESISTANT BARRIER SHALL BE BREATHER TYPE. LAP JOINTS 4" MIN SHINGLE FASHION.
3. METAL LATH SHALL BE MINIMUM 2.5 LB EXPANDED METAL LATH (DIAMOND MESH) GALVANIZED OR 18 GAUGE GALVANIZED WOVEN WIRE MESH.
4. GALVANIZED SCREWS SHALL PENETRATE METAL STUDS 1" MINIMUM.
5. INSTALLATION SHALL BE IN ACCORDANCE WITH STONE MANUFACURERS INSTRUCTION.

S·E·A STUDIOS, P.C.
ARCHITECTURE INTERIORS
SPACE PLANNING CONSULTING
6285 BARFIELD ROAD, SUITE 285
ATLANTA, GEORGIA 30328
TEL: (404) 257-5902 FAX: (404) 257-5904

THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED ARCHITECT OF S-E-A STUDIOS, P.C.

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

PROJECT NAME:
TENANT BUILD OUT FOR EGG HARBOR CAFE
5366 NORTH POINT PARKWAY
ALPHARETTA, GA.

OWNER:
MIMMS ENTERPRISES
780 OLD ROSWELL PLACE
SUITE 100
ROSWELL, GA 30076

MARK:	DATE:	DESCRIPTION:

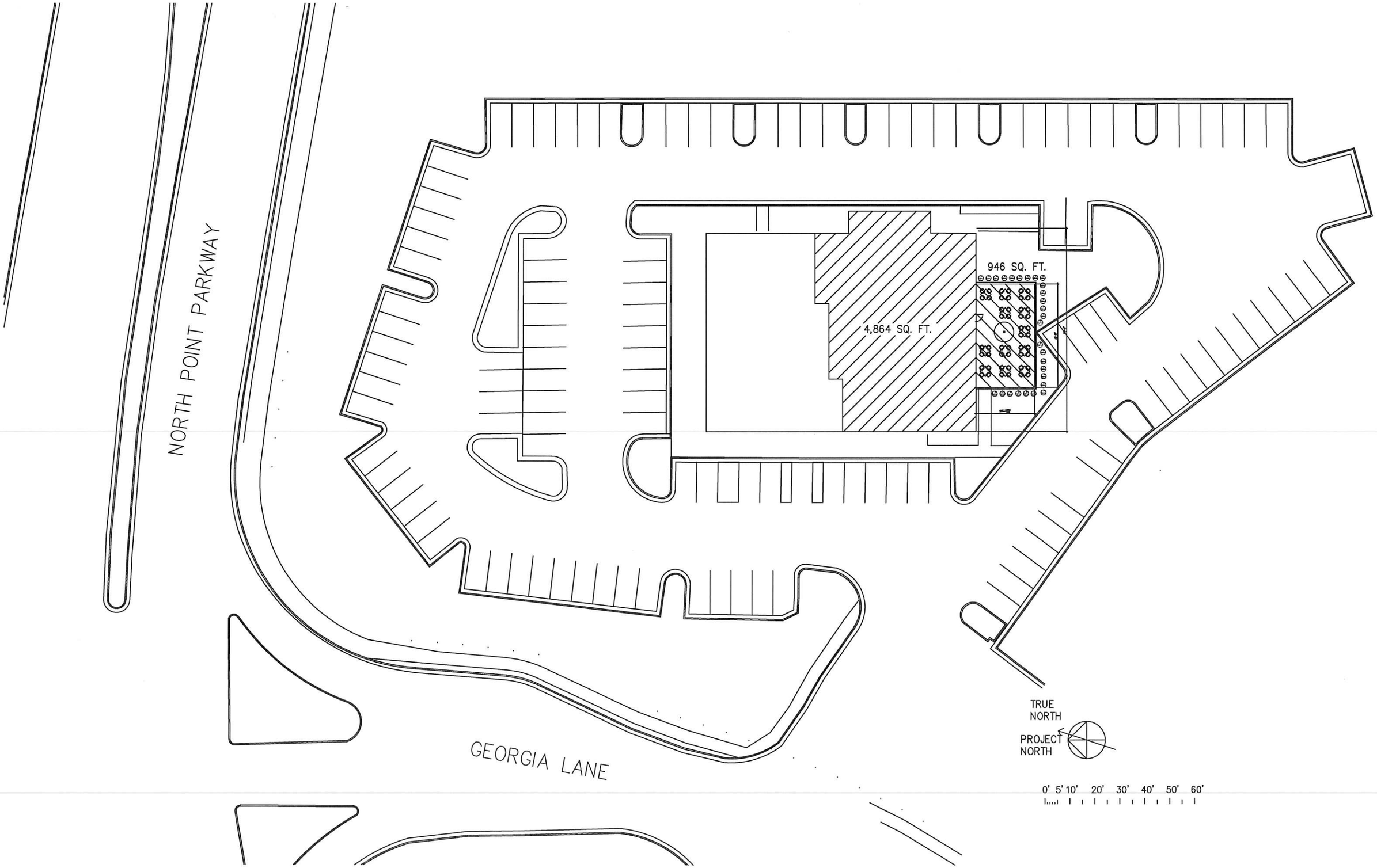
ISSUE DATE: 11/13/17
PROJECT NO: 217060
CAD FILE:
DRAWN BY: BP
CHK'D BY: SE
COPYRIGHT:
S-E-A STUDIOS, P.C.
SHEET CONTENT:
ELEVATIONS & DETAILS

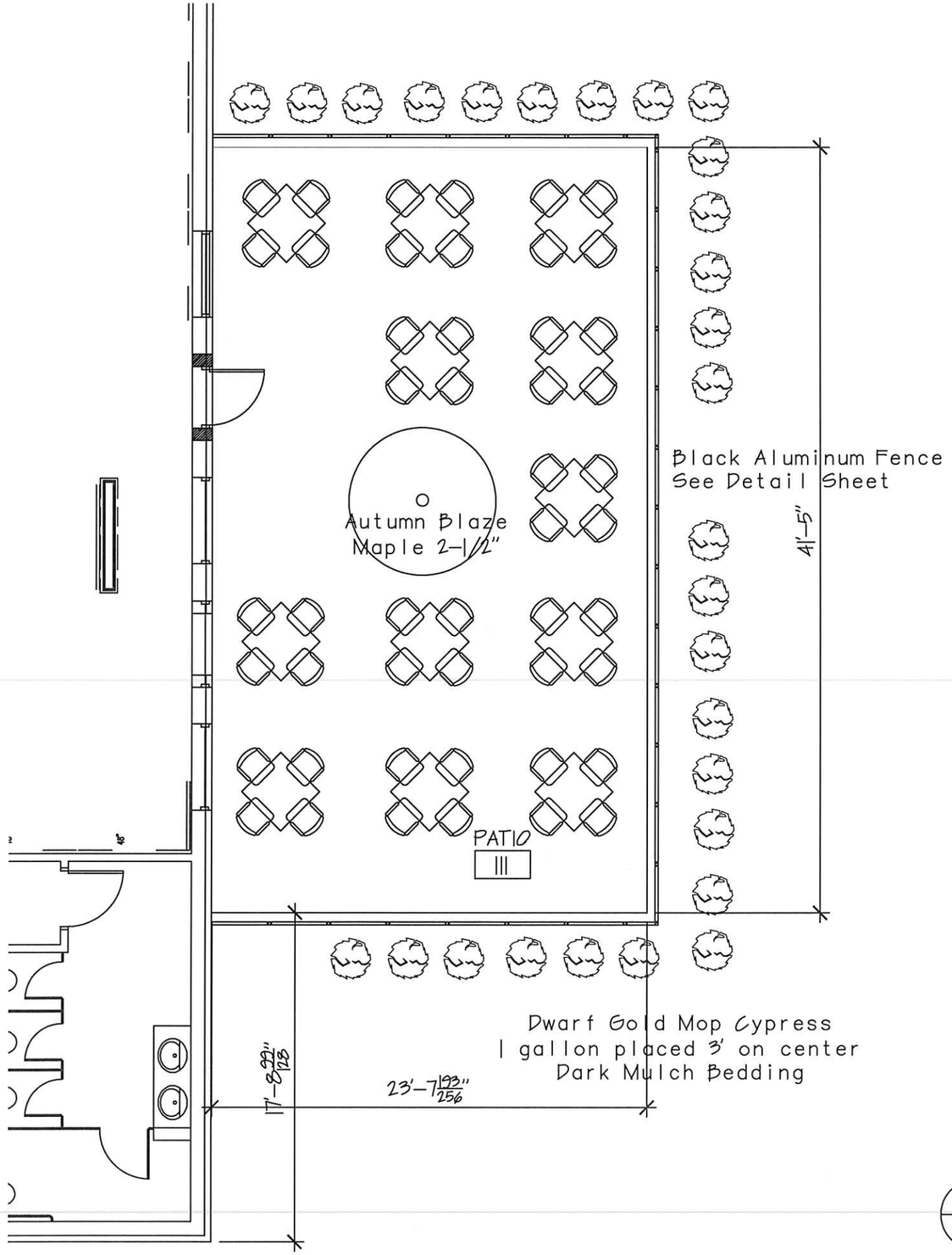
A2.0

SHEET: 6 OF: X

EGG HARBOR CAFE

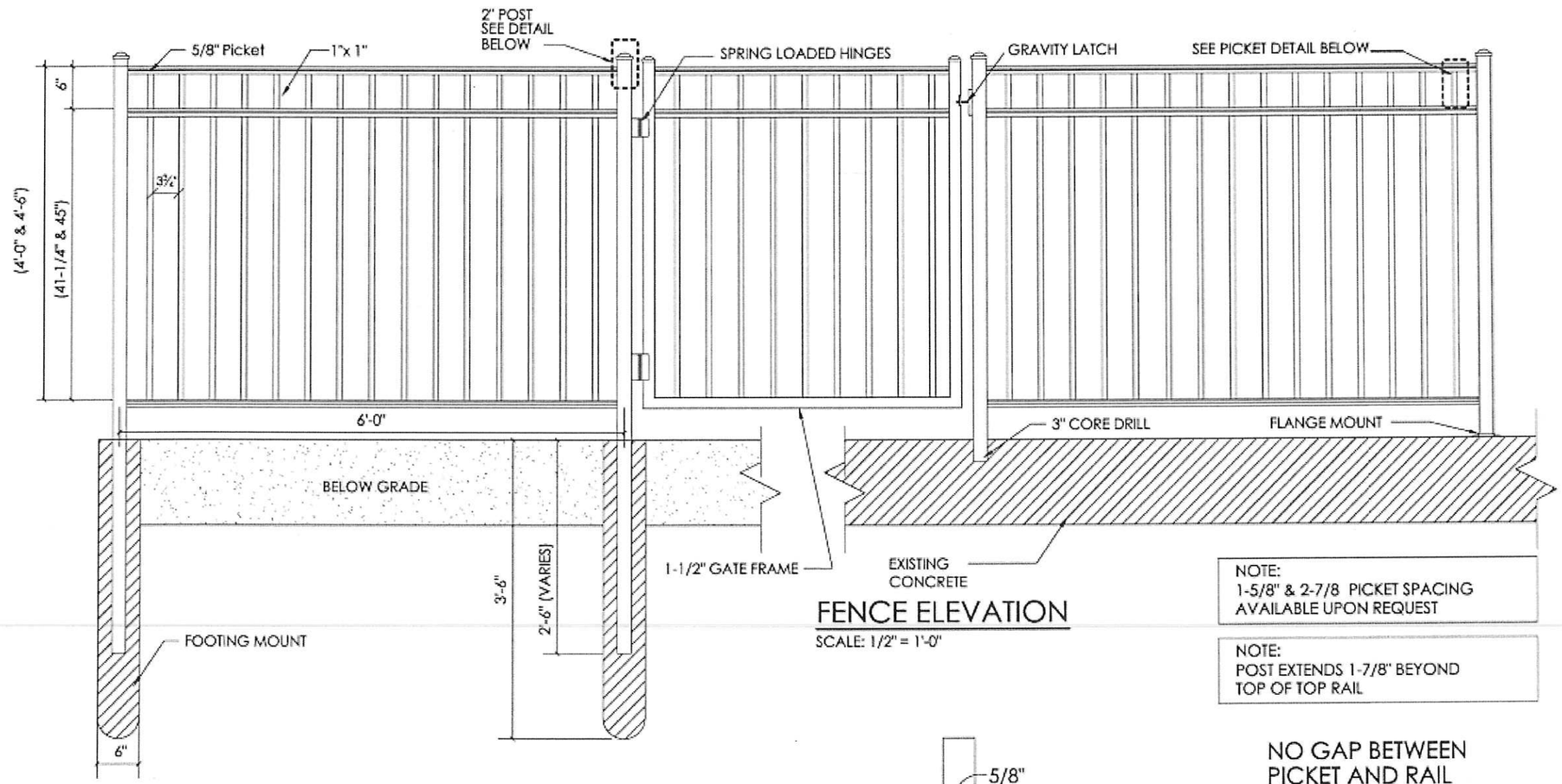
EGG HARBOR CAFE


NORTH POINT PARKWAY
GEORGIA LANE
4,864 SQ. FT.
946 SQ. FT.
TRUE NORTH
PROJECT NORTH
0' 5' 10' 20' 30' 40' 50' 60'



1 Patio Area Plan

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

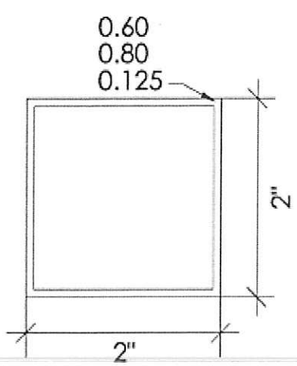


FENCE ELEVATION

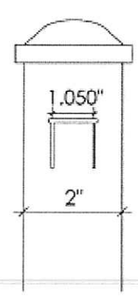
SCALE: 1/2" = 1'-0"

NOTE:
1-5/8" & 2-7/8 PICKET SPACING
AVAILABLE UPON REQUEST

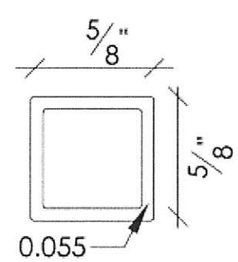
NOTE:
POST EXTENDS 1-7/8" BEYOND
TOP OF TOP RAIL



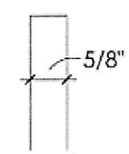
WALL POST
TOP VIEW
SCALE: 6" = 1'-0"



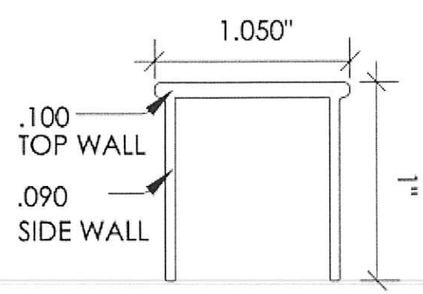
BEFREE™
WALL POST
DETAIL
SCALE: 3" = 1'-0"



WALL PICKET
TOPVIEW
SCALE: 1" = 1'-0"

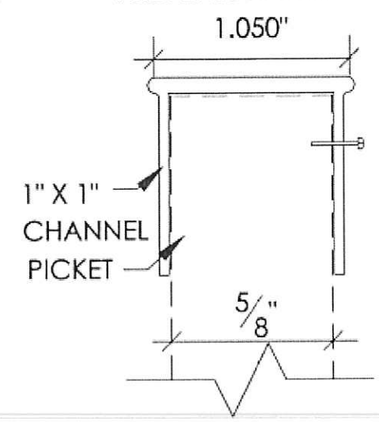


PICKET DETAIL
SCALE: 3" = 1'-0"

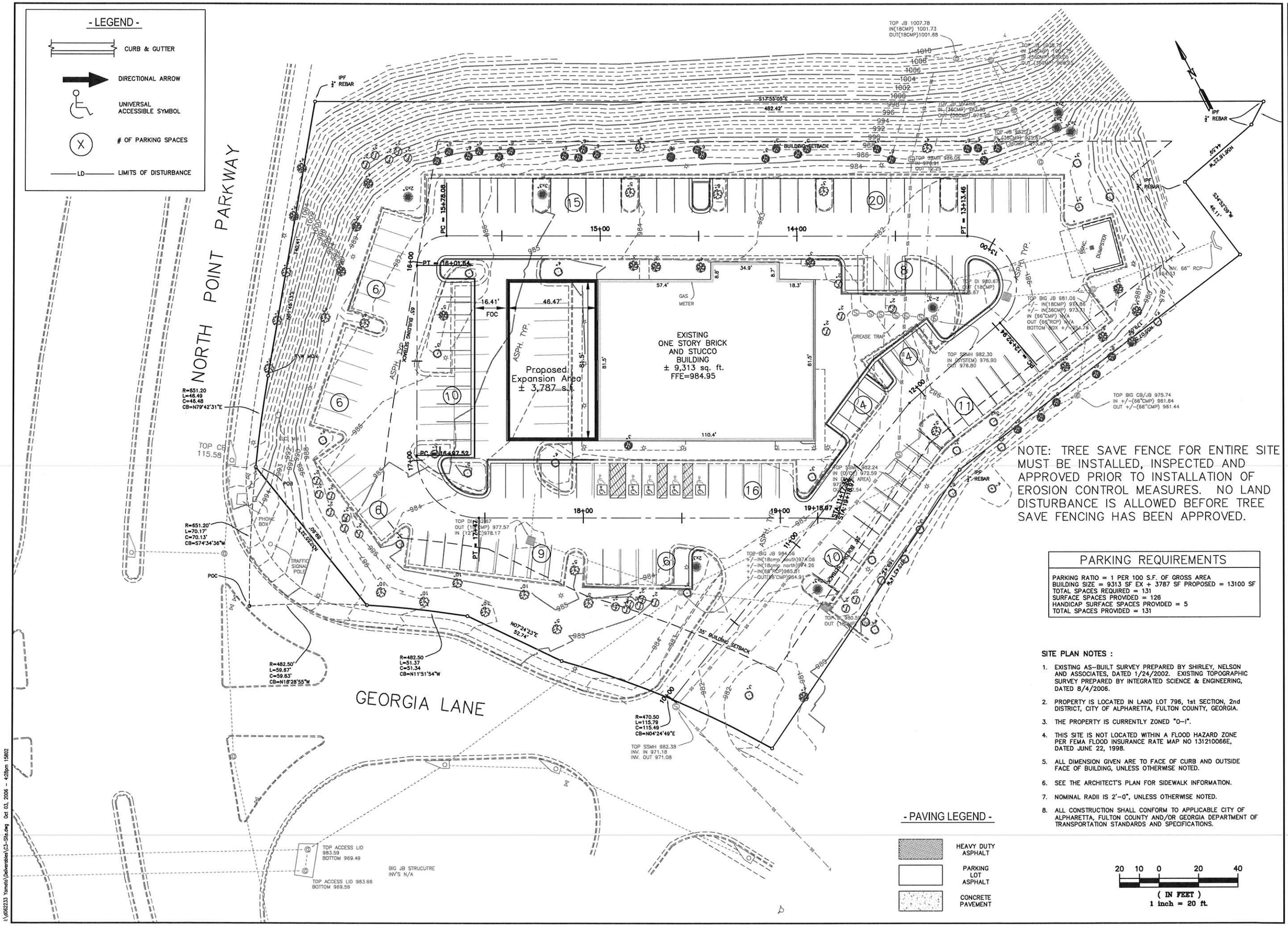


RAIL DETAIL
SCALE: 1" = 1'-0"

NO GAP BETWEEN
PICKET AND RAIL
PREVENTS RATTLING



PICKET FASTENED
TO CHANNEL DETAIL
SCALE: 1" = 1'-0"



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

PARKING REQUIREMENTS

PARKING RATIO = 1 PER 100 S.F. OF GROSS AREA
BUILDING SIZE = 9313 SF EX + 3787 SF PROPOSED = 13100 SF
TOTAL SPACES REQUIRED = 131
SURFACE SPACES PROVIDED = 126
HANDICAP SURFACE SPACES PROVIDED = 5
TOTAL SPACES PROVIDED = 131

SITE PLAN NOTES :

1. EXISTING AS-BUILT SURVEY PREPARED BY SHIRLEY, NELSON AND ASSOCIATES, DATED 1/24/2002. EXISTING TOPOGRAPHIC SURVEY PREPARED BY INTEGRATED SCIENCE & ENGINEERING, DATED 8/4/2006.
2. PROPERTY IS LOCATED IN LAND LOT 796, 1st SECTION, 2nd DISTRICT, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.
3. THE PROPERTY IS CURRENTLY ZONED "O-I".
4. THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP NO 131210066E, DATED JUNE 22, 1998.
5. ALL DIMENSION GIVEN ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
6. SEE THE ARCHITECT'S PLAN FOR SIDEWALK INFORMATION.
7. NOMINAL RADII IS 2'-0", UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY OF ALPHARETTA, FULTON COUNTY AND/OR GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

PBS&J
5565 NEW NORTHSIDE DR.
SUITE 400
ATLANTA, GEORGIA 30328
770-933-1000 PHONE
770-933-0971 - FAX

CLIENT
MIMMS ENTERPRISES
780 OLD ROSWELL PLACE
SUITE 100
ROSWELL, GEORGIA 30076
770-518-2200

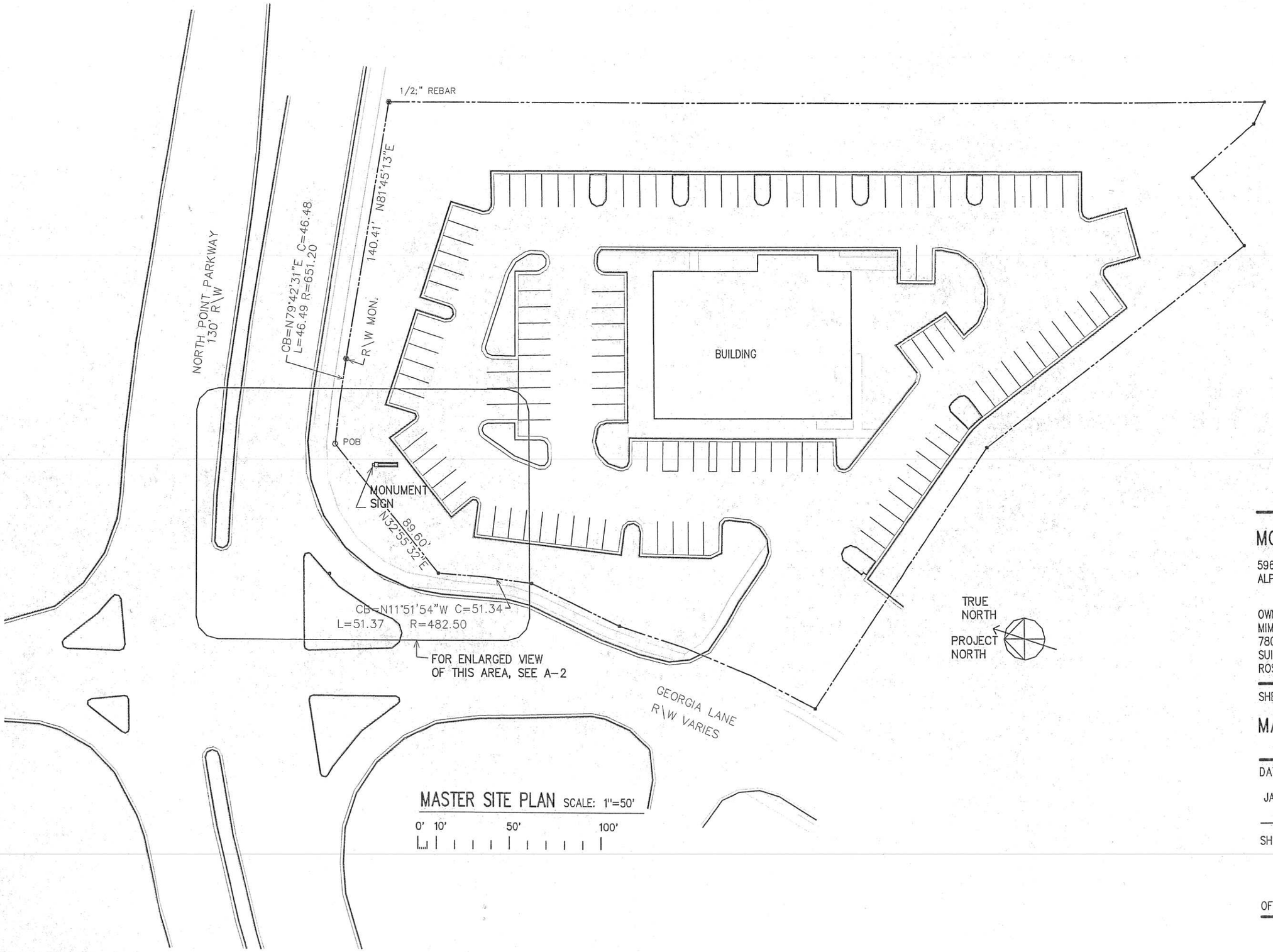
PROJECT/TASK
CONSTRUCTION DOCUMENTS
YAMATO JAPANESE STEAK HOUSE & SUSHI BAR
LAND LOT 796, 1ST SECTION, 2ND DISTRICT, CITY OF ALPHARETTA, GEORGIA
SITE PLAN

REVISIONS

NO. DATE	DESCRIPTION

JOB NO.	062233.00
DRAWN	RMR
DESIGNED	KD
CHECKED	GNK
QCAP	TMR
SHEET	C3

E:\062233 Yamato\Deliverables\C3-Site.dwg Oct 03, 2006 - 4:28pm 15802



MONUMENT SIGN

5966 NORTH POINT PKWY.
ALPHARETTA, GA. 30022

OWNER:
MIMMS ENTERPRISES, INC
780 OLD ROSWELL PLACE,
SUITE 100
ROSWELL, GEORGIA 30076

SHEET TITLE

MASTER SITE PLAN

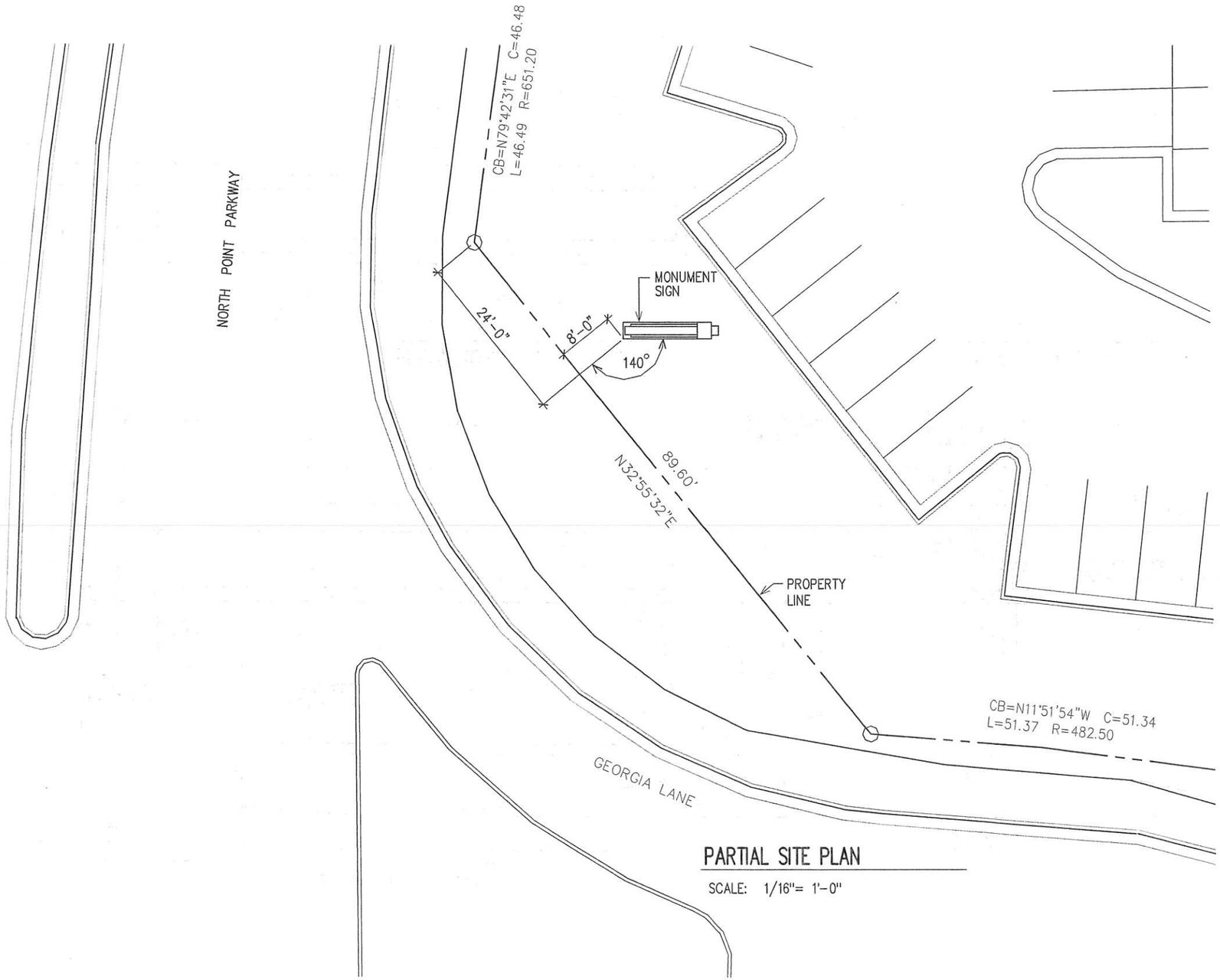
DATE

JANUARY 2, 2017

SHEET NUMBER

A-1

OF 3



PARTIAL SITE PLAN

SCALE: 1/16"= 1'-0"

MONUMENT SIGN

5966 NORTH POINT PKWY.
ALPHARETTA, GA. 30022

OWNER:
MIMMS ENTERPRISES, INC
780 OLD ROSWELL PLACE,
SUITE 100
ROSWELL, GEORGIA 30076

SHEET TITLE

PARTIAL SITE PLAN

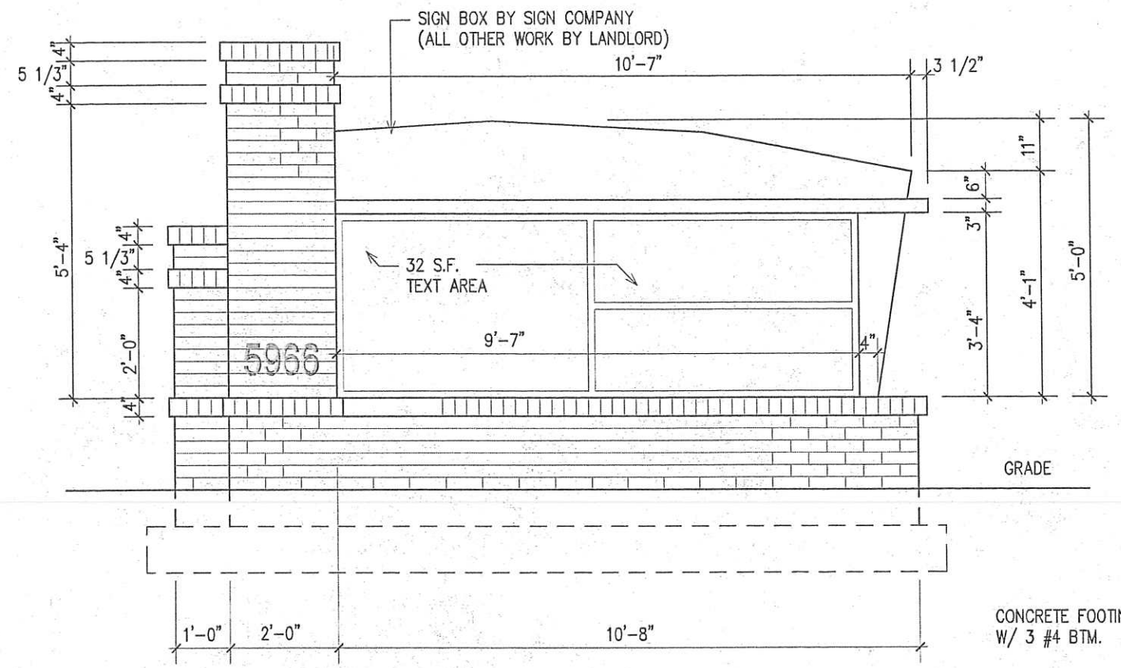
DATE

JANUARY 2, 2018

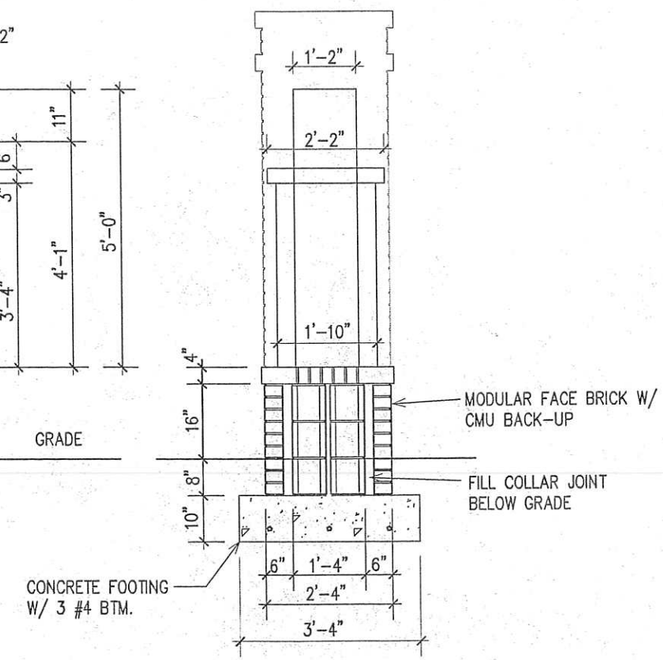
SHEET NUMBER

A-2

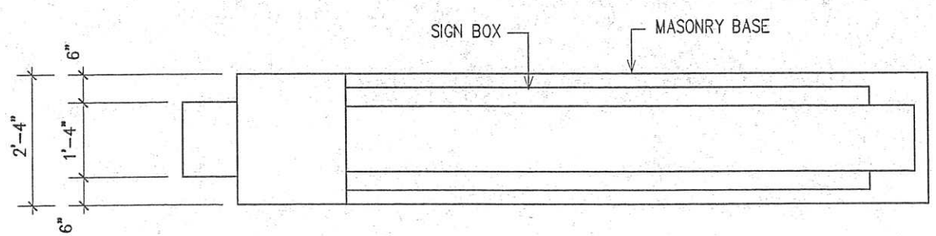
OF 3



ELEVATION SCALE: 3/8"= 1'-0"



SECTION SCALE: 3/8"= 1'-0"



PLAN SCALE: 3/8"= 1'-0"

MONUMENT SIGN

5966 NORTH POINT PKWY.
ALPHARETTA, GA. 30022

OWNER:
MIMMS ENTERPRISES, INC
780 OLD ROSWELL PLACE,
SUITE 100
ROSWELL, GEORGIA 30076

SHEET TITLE

SIGN

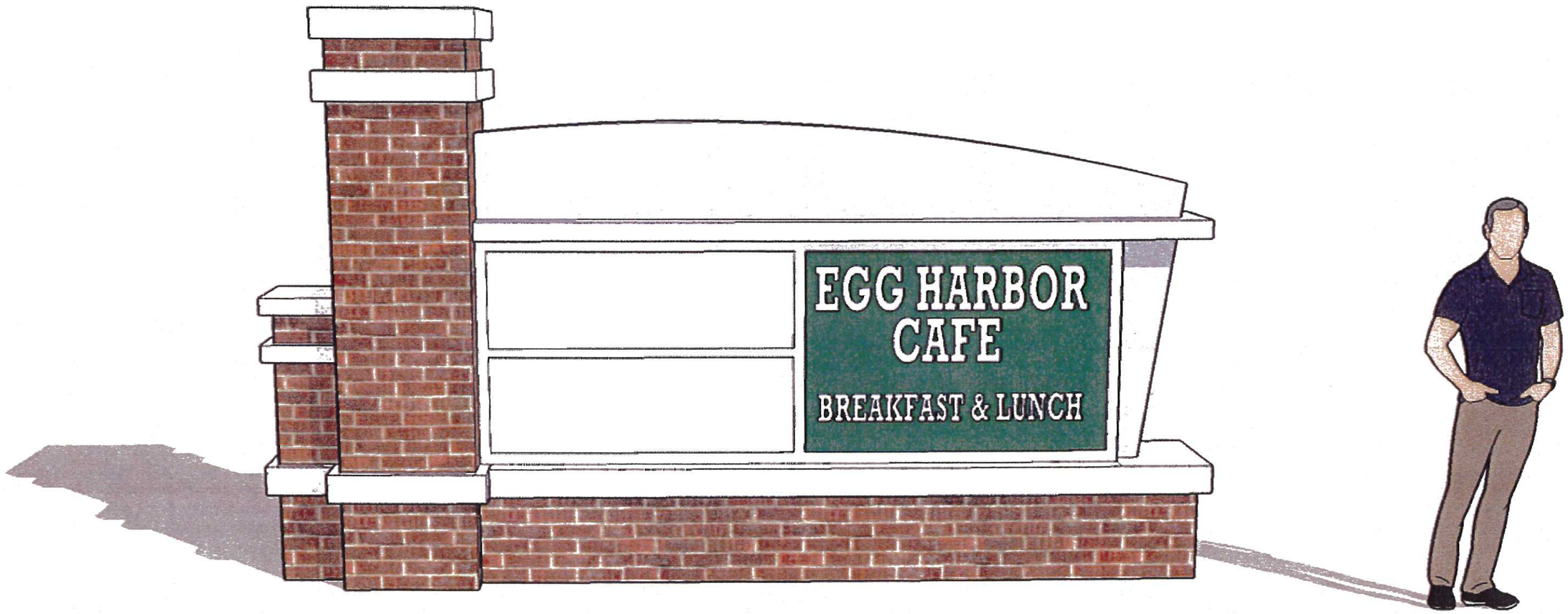
DATE

JANUARY 2, 2018

SHEET NUMBER

A-3

OF 3


EGG HARBOR
CAFE
BREAKFAST & LUNCH

Legal Description

All that tract or parcel of land lying and being located in Land Lot 796, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To arrive at the True Point of Beginning, Commence at the intersection of the South right-of-way (R/W) line of North Point Parkway (130'R/W) and the East R/W line of Georgia Lane (R/W varies) if said right of ways were extended to form a point Thence along the extended R/W line of North Point Parkway, 70.17 feet to the True Point of Beginning, thence following the South R/W line of North Point Parkway 46.49 feet along a curve to the right, said curve having a chord of North 79°42'31" East 46.48 feet and a radius of 651.20 to a concrete monument found; thence North 81°45'13" East, a distance of 140.41 feet to a 1/2" rebar found; thence leaving said R/W line South 17°55'05" East, a distance of 482.42 feet to a 1/2" rebar found; thence North 80°28'58" West, a distance of 13.21 feet to a 1/2" rebar found; thence North 58°18'22" West, a distance of 44.59 feet to a 1/2" rebar found; thence South 34°52'09" West, a distance of 46.11 feet to a point, thence North 55°07'51" West, a distance of 179.09 feet to a 1/2" rebar found; thence North 73°43'14" West, a distance of 169.47 feet to a point on the East R/W line of Georgia Lane; thence following said R/W line 115.79 feet along a curve to the left, said curve having a chord of North 04°24'49" East, 115.49 feet and a radius of 470.50 feet to a point; thence North 07°24'23" East, a distance of 52.74 feet to point; thence 51.37 feet along a curve to the left, said curve having a chord of North 11°51'54" West 51.34 feet and a radius of 482.50 feet to a point; thence North 32°55'32" East, a distance of 89.60 feet to the POINT OF BEGINNING.

Said tract contains 2.53 Acres

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

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

Business Name: Target

Location Address: 6000 North Point Parkway

Mailing Address: 6000 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022 -

Contact For All Notifications: Justin M. Houston, P.E.

Contact Telephone: 678 - 533 - 3,923 Mobile Telephone: 704 - 942 - 7,639

Fax: - - Email: justin.houston@kimley-horn.com

Contact's Relation To Business: Consultant for the Owner

This Application For (Check all that apply):

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

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

Application Fees:

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	

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: DAYTON HUDSON CORP

Physical Address: 50 S 10th St, Ste 400, Minneapolis, MN 55403-2054

Mailing Address: P.O. BOX 9456 ATTN: TAX DEPT

City: Minneapolis State: MN Zip Code: 55440 - 9,456

Owner Telephone: 612 - 761 - 7,051 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): Mark Schlanser Date: 12/19/17

Owner Signature:

Property Information:

Address (If Assigned) : 6000 North Point Parkway, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 273007550138

Land Lot(s): 0755 and 0756 District: 10 Section: na

Existing Zoning of Property: PSC Existing Uses of Property: Commercial - Shopping Center

---

Applicant Signature: Date: 1/2/2018

Print Form

SITE PLAN

Drawing name: C:\Users\Justin.Houston\Desktop\2018-0102 – Alpharetta Site Plan.dwg 8.5x11 Jan 02, 2018 8:24am by: Justin.Houston

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
© 2018
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

DESIGN ENGINEER:
ENGINEER
P.E. LICENSE NUMBER:
LICENSE-#
DATE:

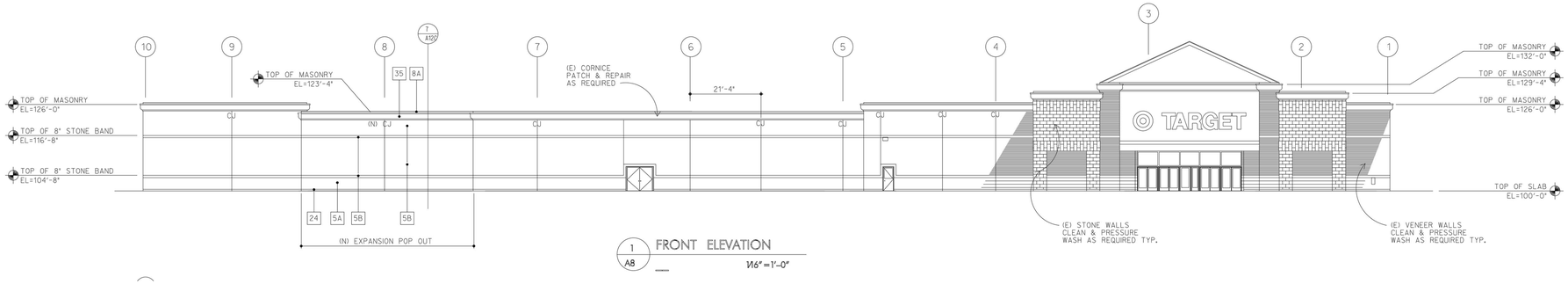
SCALE 1" = 150'
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

TARGET
NORTH POINT PARKWAY
ALPHARETTA, GA

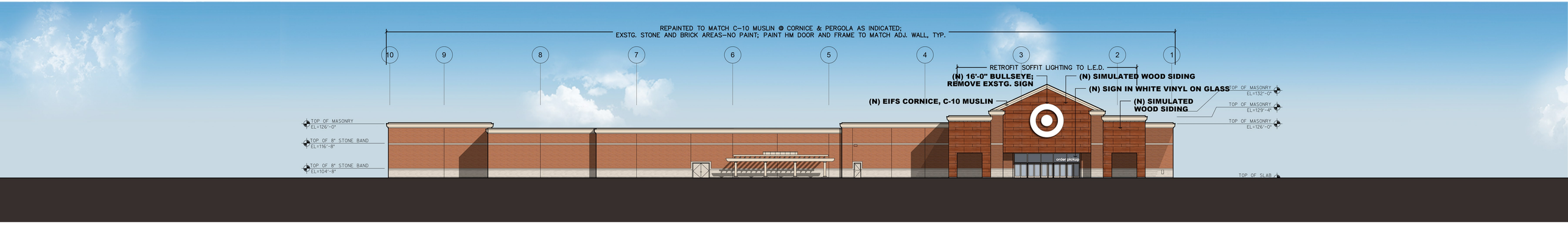
DATE
1/2/2018
PROJECT NO.
#
SHEET NUMBER

PROPOSED FRONT ELEVATION

(WITH EXISTING ELEVATION AND PHOTOS)



Existing Condition

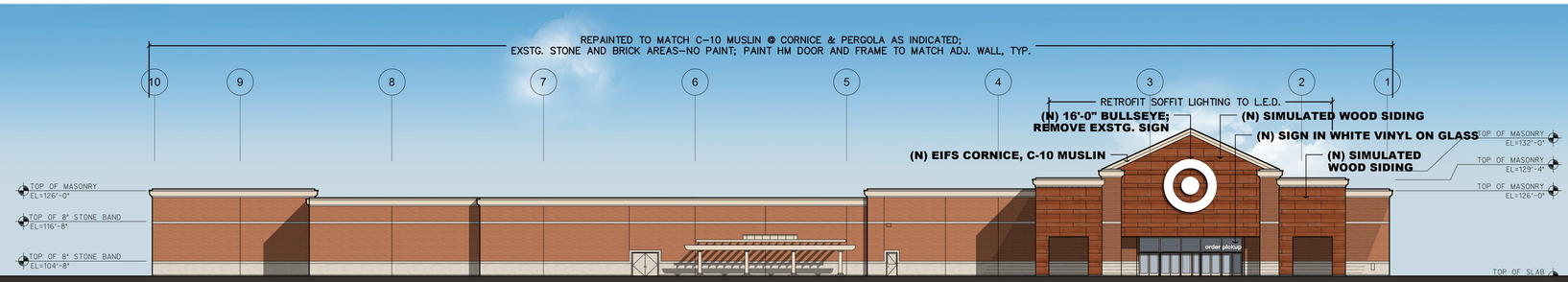


Proposed Front Elevation

T-0970 Alpharetta, GA : Exterior Elevation Refresh

November 21, 2017

PROPOSED ELEVATIONS



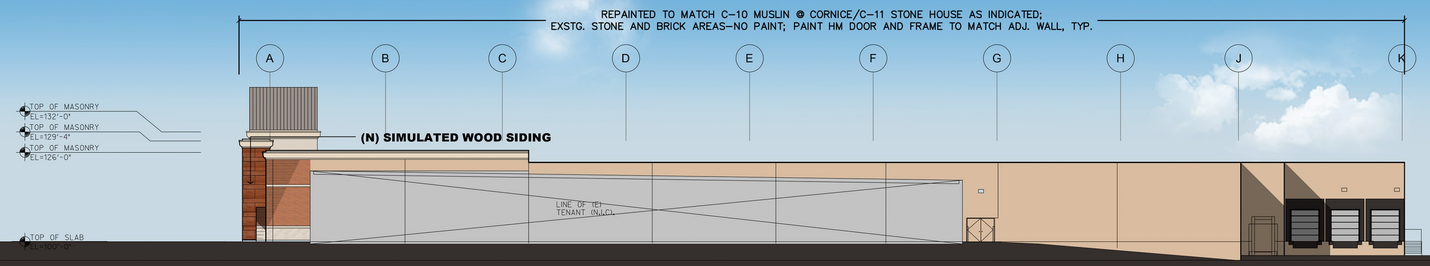
North Elevation

C-10 MUSLIN

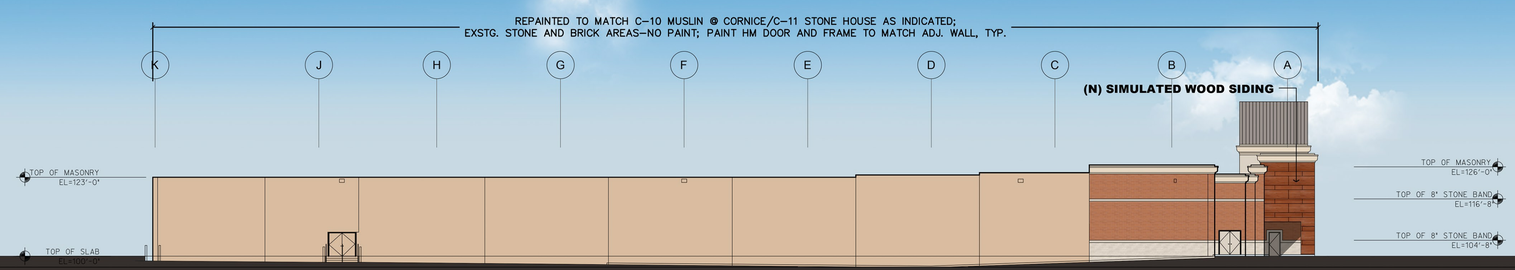
C-11 STONE HOUSE

SIMULATED WOOD: STONEWOOD PHENOLIC RESIN PANELS "MAMBO" 16" x 8' & 32" x 8' COURSES IN RUNNING BOND

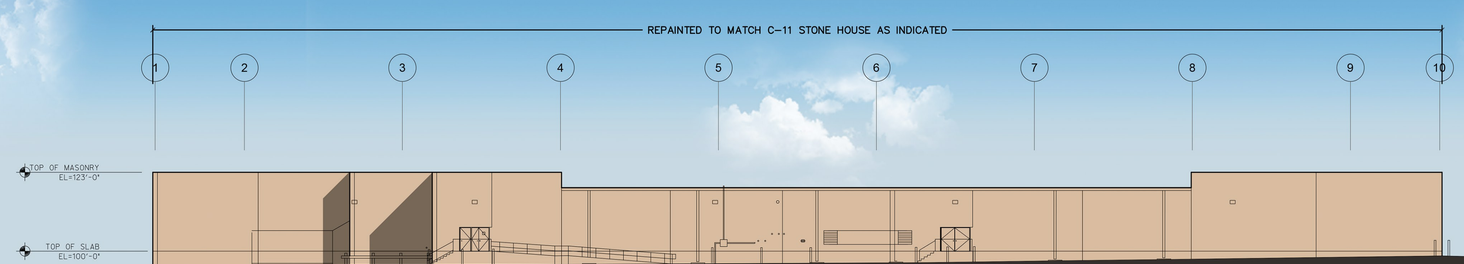
*BENCH STYLE: TRADITIONAL- COLOR BLACK



West Elevation



East Elevation



South Elevation

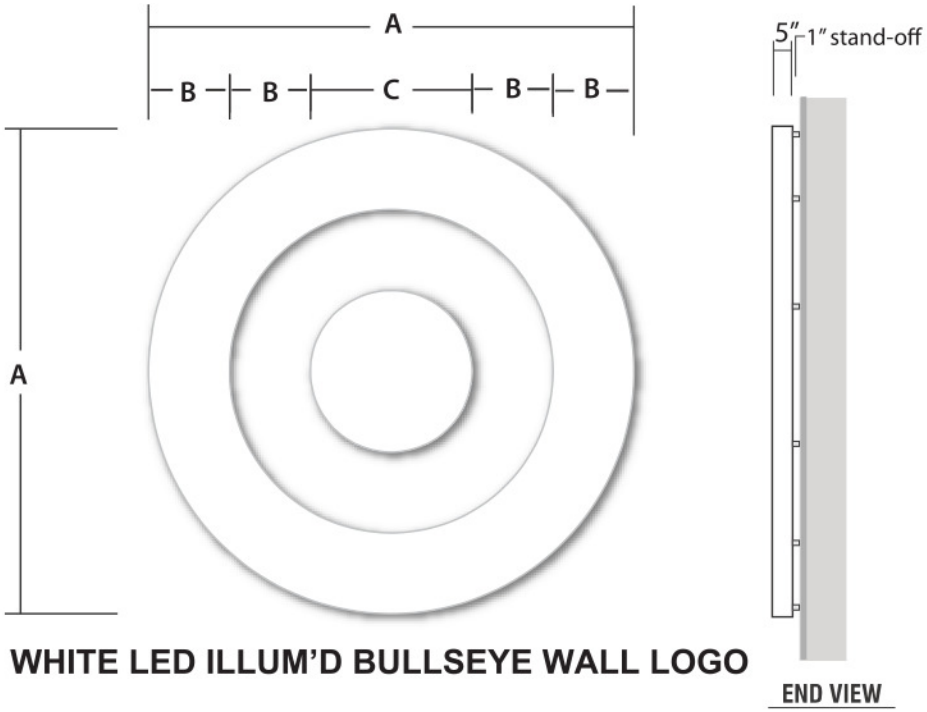
Proposed Elevations

T-0970 Alpharetta, GA : Exterior Elevation Refresh

November 21, 2017

SIGN CUT SHEETS

16' WHITE BULLSEYE (200.96 SQ FT)



WHITE LED ILLUM'D BULLSEYE WALL LOGO

ITEM NO.	A overall height overall width	B outer circle width, inside open space	C inside circle dia.	AREA
E030731	16'-0"	2'-8"	5'-4"	200.96 sq. ft.

GENERAL SPECIFICATIONS:

Materials: Aluminum returns and back

Depth: 5"

Faces: #7328 White acrylic

Face Retainer: Aluminum retainer ptd. white

Returns: White

Area Squared: As noted in size chart

Weight (Est.):
- (TBD) lbs. (uncrated)

Wind Load: 35 psf/90 mph

ELECTRICAL

Illumination:
- White LED's

Ballast/Power Supply:
- 12 Volt 60 watt power supply

Line Load:
- ____Amps @ 120 VAC
- ( ) 20 Amp circuits

Disconnect Swith: (tbd)

Everbrite, LLC
4949 South 110th Street
P.O. Box 20020
Greenfield, WI 53220-0020
www.everbrite.com

All ideas, plans or arrangements indicated in this drawing are copyrighted and owned by Everbrite and may not be reproduced, used by or disclosed to any person, firm or corporation for any purpose whatsoever, without written permission.

Site: TARG0970 2018RMDL ALPHARETTA, GA

Prepared By: Jennifer Dean; 374377-0

Date: 11/16/2017

TARG0970 BEFORE

TARG0970 AFTER

Everbrite

Everbrite, LLC
4949 South 110th Street
P.O. Box 20020
Greenfield, WI 53220-0020
www.everbrite.com

All ideas, plans or arrangements indicated in this drawing are copyrighted and owned by Everbrite and may not be reproduced, used by or disclosed to any person, firm or corporation for any purpose whatsoever, without written permission.

Site: TARG0970 2018RMDL ALPHARETTA, GA

Prepared By: Jennifer Dean; 374377-0

Date: 11/16/2017

STONEWOOD ARCHITECTURAL PANEL BROCHURE

The Glenn Massay Theater

Stonewood Architectural Panels

Stunning solid phenolic panels manufactured in America by Fiberesin Industries. Designed for use as an exterior open joint panel or as decorative durable interior wall covering.

Stonewood™
Architectural Panels

Exterior Panels

Beauty Meets Brawn

Stonewood Exterior Architectural Panels are as durable as they are beautiful. Designed to withstand all weather conditions, the fully customized exterior panels are available in a variety of vibrant and neutral design options as well as thicknesses and sizes to create an unforgettable impression.

Dena'ina Wellness

mHouse™

Economical, fast delivery, self-edging or traditional, pre-fabricated or cut onsite, Stonewood Panels fit your budget and construction schedule.

Manufacturing and customer service are located in Wisconsin, ready to give you quotes, send samples and offer-on-the-spot answers to your technical questions.

stonewoodpanels.com | 262-567-4427

INTERIOR PANELS

CAPTURE A MOOD

With countless designs and ample customization options, Stonewood Architectural Panels forge limitless expressions. Add design flare and create spaces that speak with the sophisticated, clean Stonewood Interior Panels.

NORTON CULINARY ARTS CENTER

Environmentally responsible, panels are available with Forest Stewardship Council® certification. Furthering our commitment to sustainability, energy used in production is sourced from in-house scrap materials.

Tested to the highest industry standards, Stonewood Panels perform, passing the stringent NFPA 285 Standard Fire Test for exterior wall assemblies.

stonewoodpanels.com | 262-567-4427

About Stonewood Panels

Stonewood Architectural Panels are solid phenolic panels manufactured by Fiberesin. As durable as they are chic, versatile Stonewood Panels provide sturdy exterior open joint paneling as well as beautiful interior wall covering.
Ideal for a wide range of project types, Stonewood Panels are made to order with low minimum requirements of just 256 square feet.
All panels are proudly manufactured in the USA, ensuring exceptional product quality, competitive pricing and reliable, on-time delivery.

Cladding Built to Last

- Non-porous surface, easy to clean; graffiti and scratch resistant
- Simplified long-term maintenance, replace singular panels as required
- Highly impact resistant, ideal choice for heavy traffic areas
- Available with Class A or B fire rating
- Passed stringent NFPA 285 Standard Fire Test for wall assemblies.
- Standard ten (10) year warranty

Straightforward Installation and Attachment

- Attach using non-proprietary exposed fastener systems (exterior) or threaded fasteners (interior)
- On-site or factory fabrication options
- Self-edging or traditional edge treatments

Panels for Every Purpose

- Division 07-42 Solid Phenolic Exterior Wall Cladding
- Division 09 Finishes (Interior)
- Suited for all construction types: commercial, hospitality, mixed-use, municipal, multi-family, healthcare and institutional
- Interior panels optimized for use as elevator panels, soffits, entryways, lobbies, common areas and more

Environmentally Responsible

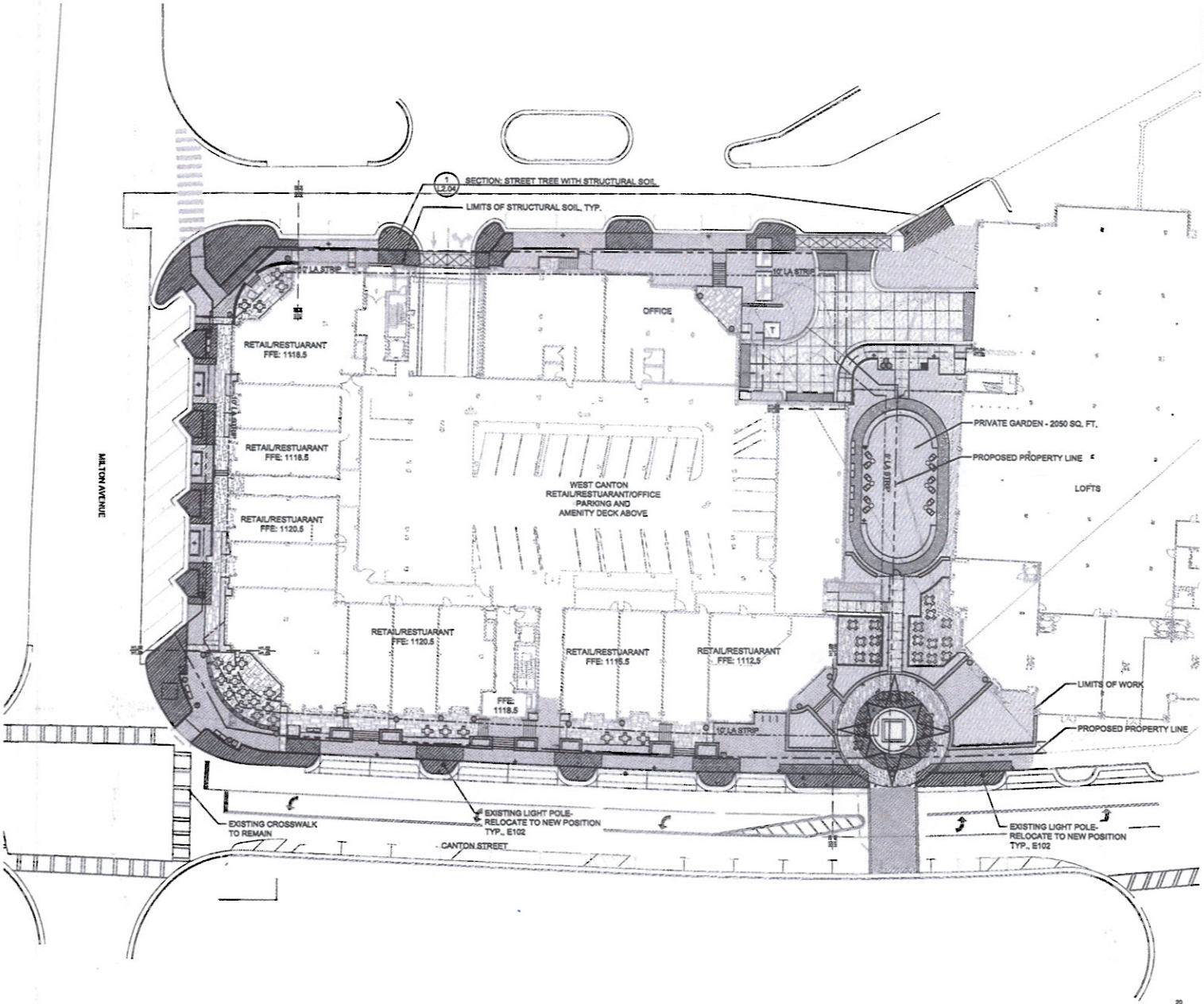
- Proudly offered with Forest Stewardship Council® certification
- Production energy sourced from in-house scrap materials

Get started on your next project today, order samples, find a local rep and explore our project gallery at Stonewoodpanels.com or contact our friendly U.S. Midwest-based customer service team at 262-567-4427.

FSC® Certified

Fiberesin Stonewood Architectural Panels are available with Forest Stewardship Council® certification. FSC certification provides third-party assurance that all wood fibers are from responsible sources. Green building standards, including the US Green Building Council's LEED program, provide incentives for using FSC certified materials. Increasingly, customers are requesting FSC certified products for their green building initiatives.

Fiberesin Industries Inc. | 37031 E. Wisconsin Ave. | Oconomowoc, WI 53066 | Phone: 262-567-4427
www.stonewoodpanels.com | © Fiberesin 05/2017 | Stonewood is a trademark of Fiberesin Industries.



EXISTING SITE FURNISHINGS SCHEDULE		
CODE	DESCRIPTION	DETAIL
E-101	Decorative Pot, typ	
E-102	Existing Pole Light: (Relocated) 12' Granville pole from Hapco, with Granville light fixture from Holophane, paint Sherwin Williams Alpharetta Green	
E-103	Trash Receptacle	

NOTE: HARDSCAPE PLAN DEPENDENT ON DRB APPROVAL.
IF DRB REQUIRES HARDSCAPE ADJUSTMENTS, A PLAN REVISION WILL BE REQUIRED.

Scale 1" = 20'

STE solutions

LANDSCAPE ARCHITECTURE • LAND PLANNING

3715 Northside Parkway
300 Northwest, Bldg. 300
Atlanta, Georgia 30327

T: 404.705.9411
F: 404.705.9491
www.steesolutions.com

COPYRIGHT © 2005 BY STE solutions, LLC. LANDSCAPE ARCHITECTS. ALL RIGHTS RESERVED. THIS DOCUMENT (INCLUDING ELECTRONIC AND REPRODUCTIONS) IS THE PROPERTY OF STE solutions LLC AND SOLEY FOR USE ON THE PROJECT SPECIFIED HEREIN. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY THE EXPRESSED WRITTEN AGREEMENT WITH STE solutions LLC. THIS DOCUMENT AND REPRODUCTIONS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

TEASLEY PLACE

PREPARED FOR
RIVER ROCK DEVELPMENT

SHEET STATUS

MARK	DATE	BY	RELEASE
A	05.06.2015	KT	CITY DRB
B	05.06.2015	KT	LDP
C	05.01.2015	KT	CITY DRB
D	06.11.2015	KT	LDP REV.
E	10.06.2015	KT	CITY DRB
F	10.16.2015	KT	DD SET
G	10.30.2015	KT	LDP REV. 2
H	11.04.2015	KT	LDP REV. 3
I	05.05.2016	KT	ONAV SUBMITTAL
1	05.05.2016	KT	CD REVIEW
2	06.20.2016	JT	PERMIT
3	06.08.2016	JT	PERMIT SET

SHEET TITLE:

OVERALL HARDSCAPE PLAN

PROJECT NUMBER:
15016

H1.01

DATE: 05.06.2015

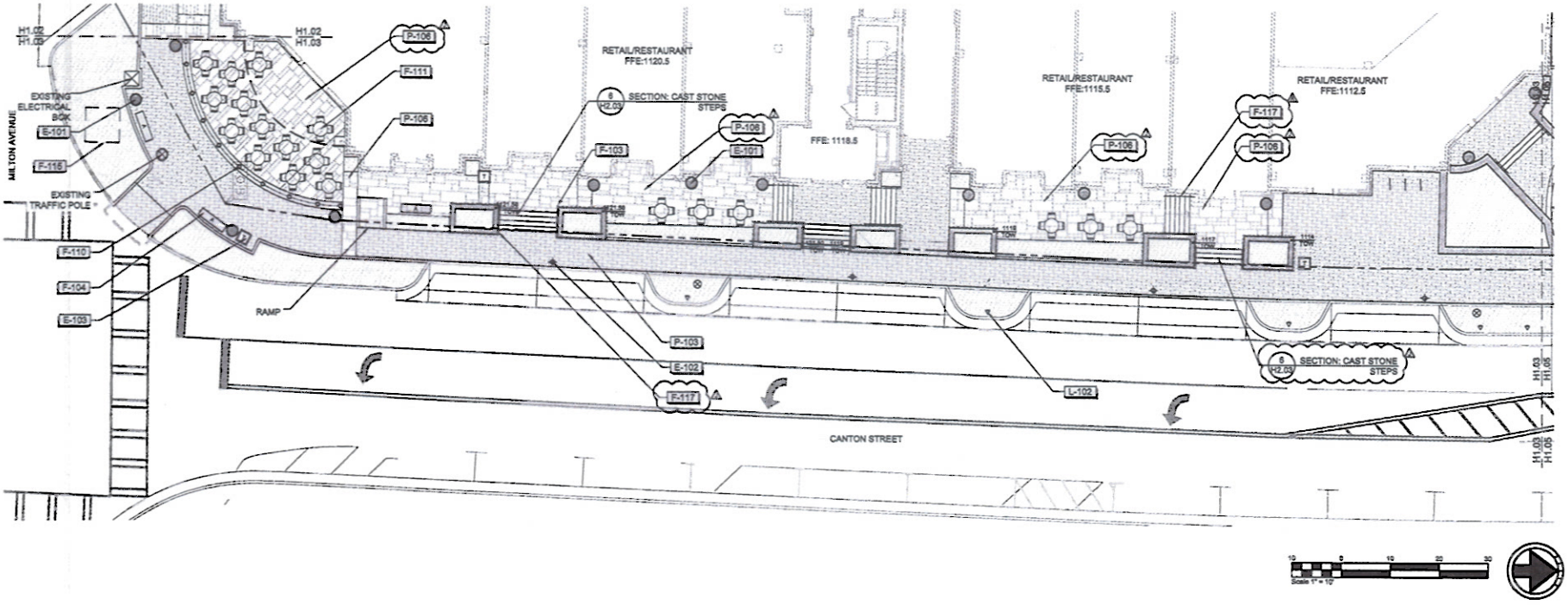
ISSUED FOR CONSTRUCTION.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
	EXISTING SITE FURNISHINGS	
E-101	Decorative Pot, typ	
E-102	Existing Pole Light: (Relocated) 12' Granville pole from Hapco, with Granville light fixture from Holophane, paint Sherwin Williams Alpharetta Green	
E-103	Trash Receptacle	
	SITE FURNISHINGS	
F-101	Landscape Fending	8/H2.02
F-102	Decorative Pot	
F-103	Metal Rail to Match Architecture	7/H2.03
F-104	Bench: Timberform Restoration, Model 2118-8 evergreen caspian-7 powder coated cast iron frames. Alaskan Cedar Slats, Surface mounts	
F-106	Fountain Feature 1	1/H2.05
F-108	Bike Rack, typ.	
F-110	Post & Chain	8/H2.02
F-111	Seating: Tables	
F-112	Garden Gate and Fence By King Architectural Metals	3/H2.04
F-113	Trash Receptacle: Timberform Renaissance, domed top and lock, painted Sherwin Williams Alpharetta Green	
F-115	Public Art/ Water Feature	

CODE	DESCRIPTION	DETAIL
	SITE LIGHTING	
L-101	Pole Light: 12' Granville pole from Hapco, with Granville light fixture from Holophane, paint Sherwin Williams Alpharetta Green	
L-102	Tree Uplights: By Kim Lighting, Model EL 700S3 Black	
	PAVING	
P-101	Vehicular Paving	
P-103	Reuse existing brick along Canton Street: Palmer Brick Manufacturing, Style 123-8A, 4"x8", PT4PR no.11.	6/H2.01
P-104	Architectural Paving: Plain grey concrete with light broom finish	
P-105	River Rock, typ.	
P-106	Granite Pavers: Antiqued, Random-Rectangle Layout, Provided by Owner	
P-110	Decomposed Granite Paving	5/H2.01
P-111	Belgard Old World Pavers, River Street Blend	6/H2.02

NOTE: HARDSCAPE PLAN DEPENDENT ON DRB APPROVAL-
IF DRB REQUIRES HARDSCAPE ADJUSTMENTS, A PLAN REVISION WILL BE REQUIRED.



SITE solutions

2142 Northside Parkway
300 Northpark, Bldg. 300
Atlanta, Georgia 30327
T: 404.705.9411
F: 404.705.9401
www.sitesolutions.com

COPYRIGHT © 2009 BY SITE solutions, LLC. LANDSCAPE ARCHITECTS. ALL RIGHTS RESERVED. THIS DOCUMENT, INCLUDING ELECTRONIC AND REPRODUCTIONS, IS THE PROPERTY OF SITE solutions, LLC. AND ONLY FOR USE ON THE PROJECT SPECIFIED HEREIN. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY THE EXPRESSED WRITTEN AGREEMENT WITH SITE solutions, LLC. THIS DOCUMENT AND REPRODUCTIONS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

TEASLEY PLACE

PREPARED FOR
RIVER ROCK DEVELPMENT

SHEET STATUS

MARK	DATE	BY	RELEASE
A	06.06.2013	KT	CITY DRB
B	06.06.2013	KT	LDP
C	06.21.2013	KT	CITY DRB
D	09.13.2013	KT	LDP REV.
E	10.08.2013	KT	CITY DRB
F	10.16.2013	KT	DD SET
G	10.28.2013	KT	LDP REV. 2
H	11.14.2013	KT	LDP REV. 3
I	03.04.2014	KT	GMAX SUBMITTAL
1	05.04.2014	KT	DD REVIEW
2	06.25.2014	JT	PERMIT
3	05.06.2015	JT	PERMIT SET

SHEET TITLE:

HARDSCAPE PLAN

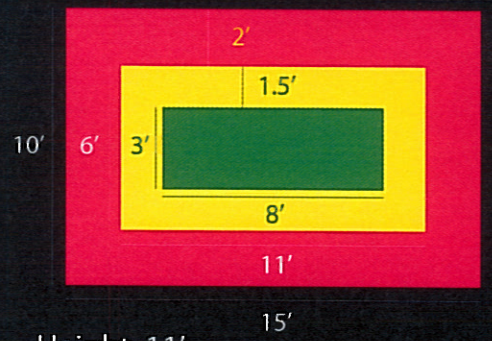
PROJECT NUMBER:
15016

H1.03

DATE: 05.06.2015

ISSUED FOR CONSTRUCTION.

Top View

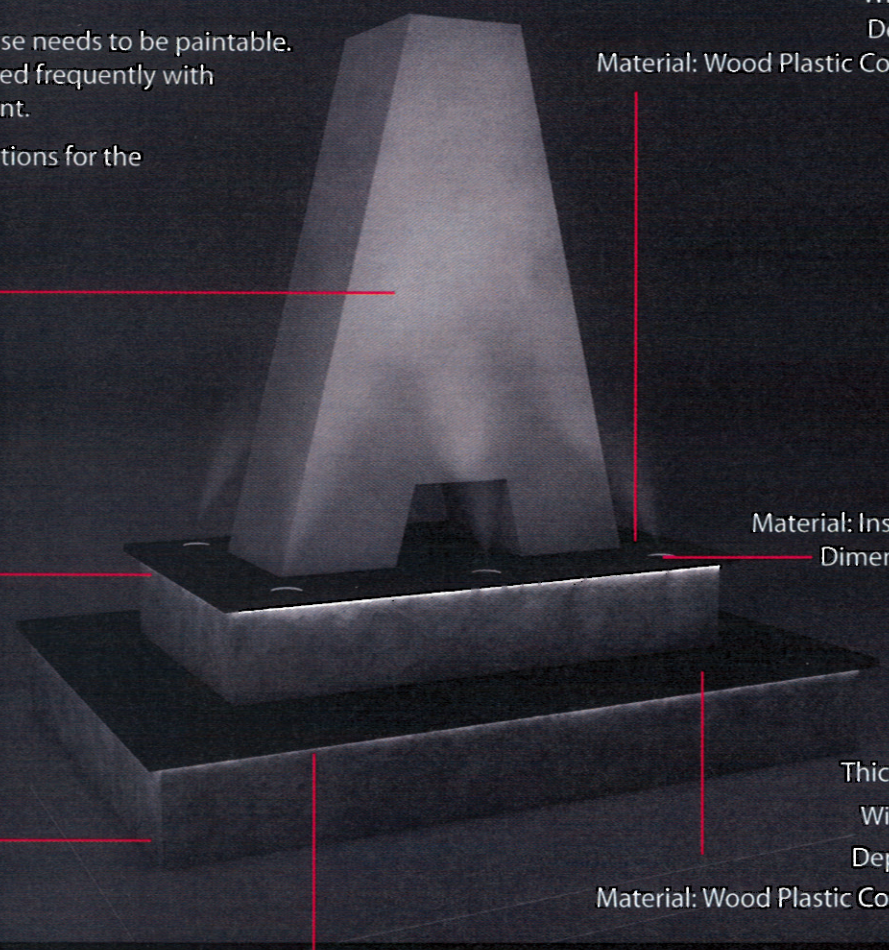


- The A structure will be living outside and exposed to the elements.
- The A structure and the base needs to be paintable. The structure will be painted frequently with spray paint and acrylic paint.
- We're open to your suggestions for the best building materials.

Height: 11′
Width: 8′
Depth: 3′
Material: Wood Plastic Composite with steel frame. We're open to suggestions for materials.

Height: 2′
Width: 11′
Depth: 6′
Material: Wood Plastic Composite with steel frame. We're open to suggestions for materials.

Height: 2′
Width: 15′
Depth: 10′
Material: Wood Plastic Composite with steel frame. We're open to suggestions for materials.



Thickness: 2″
Width:11.6′
Depth: 6.6′
Material: Wood Plastic Composite

Material: Inset lights.
Dimensions: 6″

Thickness: 2″
Width:15.6′
Depth: 11.6′
Material: Wood Plastic Composite

Material: Under lighting

Born and raised in Connecticut, childhood trips to NYC in the mid-'80s exposed Greg Mike to the creative potential of reinventing public spaces through art and design. Always obsessed with the boundless energy and crisp line work of iconic American mid-century cartoons, by his early teens Greg began using the walls of his native state to fuse these two passions together. Mixing the take-no-prisoners bombast of classic NYC street art with the eagle-eyed precision of mass market illustration and animation has been his goal from the beginning. Further inspired by his deep involvement with skate culture and his intersections with the fashion world, he has become known for pieces that incorporate vivid explosions of incandescent color filtered through a Surrealist Pop Art perspective. Populated by gleefully twisted characters, his world is unsettling, mischievous and uniquely captivating.

Currently based in Atlanta, GA, Greg Mike is the founder and creative director of ABV AGENCY / GALLERY, a multi-platform studio specializing in branding, apparel design and visual production. A hub for Atlanta innovators, ABV also functions as a gallery exhibiting artists from around the world, highlighting emerging talents alongside globally recognized names. In 2015, Greg Mike

founded OuterSpace Project, an event series that merges public art, live music, design, action sports and culture in Atlanta, GA.

Exhibitions + Installations

"Popstars and Cokeheads" - Installment 1 - Solo Exhibition Medicine Agency - San Francisco, CA. 2009
"Popstars and Cokeheads" - Installment 2 - Solo Exhibition - Kai Lin Art - Atlanta, GA 2009
"Popstars and Cokeheads" - Installment 3 - Solo Exhibition - Butter Gallery - Miami, FL. 2009

"The Tenderloin Project" - Installment 1 Medicine Agency - San Francisco, CA. 2010
"Awesome Number One Big Fun Group Show" Medicine Agency - San Francisco, CA. 2010
"Living Walls Exhibition - The City Speaks" Outdoor Mural Project - Atlanta, GA. 2010
"Supernatural Circus" ABV Gallery - Atlanta, GA. 2010
"Art Basel Showcase" Butter Gallery - Miami, FL. 2010
Tott Global Showcase - Art Basel Pop-Up Gallery - Miami, FL. 2010
"Bay to the A" - TOTT Global Showcase at ABV Gallery - Atlanta, 2010

Reebok Mural - Outdoor Mural, Atlanta, GA 2011
Da Playground - Installation, Atlanta, GA 2011
"Save the Day, Kill the Night" Group Show at ABV Gallery. Atlanta, GA 2011
Basel Castle / Tott Global Showcase - Art Basel Pop-Up Gallery - Miami, FL. 2011
Moxie Creative Agency - Shipping Container Installation. Atlanta, GA. 2011
"Text, Drugs and Rock + Roll" - Maxwell Colette Gallery - Chicago, IL. 2011
"Monsters" - Kai Lin Art Gallery - Atlanta, GA. 2011
Wynwood Arts District - Outdoor Mural, Miami, FL 2011
"Living Walls Exhibition - The City Speaks" Outdoor Mural Project - Atlanta, GA. 2011

"Fear and Loathing in the ATL"ABV Gallery - Atlanta, GA 2012
"GREYSCALE" - ABV Gallery - Atlanta, GA 2012
WIth Your Friends Festival - Live Art. 2012

"Fear and Loathing" Group Show at ABV Gallery 2012
New Belgium Mural, Atlanta, GA - Outdoor Mural. 2012
Group Show at Ambush Gallery. Sydney, Australia - 2012
Counterpoint Music + Arts Festival - Live Art + Art Direction. 2012
Basel Castle - Miami, FL. - Live Art + Art Direction. 2012
Greg Mike x Real Skateboards Exhibition - ABV Gallery - 2012
Rolling Stone x Volkswagen Event - Live Art Installation at Coachella - 2012
"Fifty / Fifty" Group Show at ABV Gallery - 2012
Forward Warrior Mural Project. Atlanta, GA - Outdoor Mural - 2012

Camp Bisco Music Festival, NY - Live Art Mural. 2013
Music Midtown - Atlanta, GA - Live Art Mural, 2013
Richmond Mural Project, Richmond, VA - Outdoor Murals - 2013
Forward Warrior Mural Project. Atlanta, GA - Outdoor Mural - 2013
Facebook Office Mural - Atlanta, GA - Outdoor Mural - 2013
Fonzo Loves NY Exhibition at My Plastic Heart. New York, NY - 2013
Be Street Festival - Paris, France - Live Art Mural. 2013
Flux Project Group Show - Nelson Street Gallery - 2013
"Born and Bred" - ABV Gallery - 2013
Color Ink Book, "The Happiest Show On Earth" WWA Gallery
Greg Mike x Real Skateboards Exhibition - ABV Gallery - 2013
Basel Castle - Miami, FL. - Live Art. 2013
Pop-Up Piano - Art Basel, Miami, Florida - 2013
Select Art Fair - Art Basel, Miami Beach, Florida - 2013

Greg Mike x Deadmau5 Mural - Wynwood Arts District, Miami - 2014
"Heavy Mental" Solo Exhibition at ABV Gallery, Atlanta, GA - 2014
Greg Mike x G-Shock Pop-Up Gallery Exhibition - New York, NY - 2014
Paint And Pedal Fest - Old 4th Ward Skatepark, Atlanta, GA - 2014
"ShapeShift" Solo Exhibition at Dax Gallery, Costa Mesa, CA - 2014
"Pigment of my Imagination" Solo Exhibition at Maxwell Colette, Chicago, IL - 2014
Secret Walls - Live Art Illustration Battle - ABV Gallery, Atlanta, GA - 2014
Renaissance Hotel Rooftop Mural - Atlanta, GA - 2014
ATROX - Unsettle In Group Show at ABV Gallery - Atlanta, GA - 2014
Greg Mike x Addias Project - New York, NY - 2014
Greg Mike x Ford Project Mural, Atlanta, GA - 2014
Thinkspace Showcase at Aqua Art Miami - Miami, FL - 2014
Greg Mike x Red's Outfitters Print Release at Scoop, Miami Beach, FL 2014
"Great Minds Are Open Mural" - Atlanta, GA - 2014
Scope Art Fair - Heineken Live Art Pyramid - Miami Beach, FL - 2014

Monorex 10 Yr Anniversary Mural at Art Basel - Wynwood, FL - 2014
Basel House - ABV Pop-Up Art Gallery - Wynwood, FL - 2014
Secret Walls - Live Art Illustration Battle - Wynwood, FL - 2014

Greg Mike x Converse Blank Canvas Mural Project - Atlanta, GA - 2015
Secret Walls x Pow Wow - Live Illustration Battle - Hawaii - 2015
"Can't believe it's not Gutter" Group Show - Australia - 2015
Counterpoint Music + Arts Festival - Live Art - 2015
Mishka x Zumiez Event - Live Art - 2015
Outdoor Mural Installation at Echostage - Washington, DC - 2015
Outerspace Project - Outdoor Mural - 2015
High Museum - Sprawl Exhibition - 2015
Be Street Presents: Bootleg Bart Exhibition, Los Angeles, CA - 2015
Secret Walls Illustration Battle - Toronto, Canada - 2015
"Stay Positive" Outdoor Mural. Collaboration with Big Teeff - Toronto, Canada - 2015
Outside Lands Music Festival - San Francisco, CA - Live Art Mural - 2015
Vision Art Festival - Outdoor Mural - Crans Montana, Switzerland (Swiss Alps) - 2015
Shine Mural Festival - Outdoor Mural - St. Petersburg, Florida - 2015
Secret Walls Illustration Battle - Cass Gallery, Tampa, Florida - 2015
Greg Mike x Nike Project, Global - 2015
W HOTEL / Whiskey Park Installation Piece - Atlanta, GA - 2015
"True Colors" Outdoor Mural - Paris on Ponce - Atlanta, GA - 2015
"Purpose" Outdoor Mural - Atlanta, GA - Atlanta, GA - 2015

16x20 Exhibition at Cass Gallery - Tampa, FA - 2016
Thinkspace x Pow! Wow! Hawaii Group Exhibition at Honolulu Museum of Art - 2016
Art Goes Alternative Group Exhibition at The Rosewall - Nashville, TN - 2016
Basketball Court - Pheonix Park II - Summerhill, GA - 2016
"A Better View" Spring Group Exhibition at ABV Gallery - Atlanta, GA - 2016
Outdoor Mural Installation at Inman Park - Atlanta, GA - 2016
Secret Walls Illustration Battle - X-GAMES - Austin, TX - 2016
RFK Mural Project - Los Angeles, CA - 2016
Pinzilla Group Show - Australia - 2016
OuterSpace Project - Outdoor Mural - W Buckhead Hotel - Atlanta, GA - 2016
OuterSpace Project - Outdoor Mural - Whitefoord Bridge - Atlanta, GA - 2016
"Art in my Mouth" Group Show - Moosey Art Gallery - Norwich, UK - 2016
Thinkspace x Vertical Gallery Group Show - Vertical Gallery - Chicago, IL - 2016

Innerstate Gallery - Murals in the Market - Group Show - Detroit, MI 2016
Secret Walls Illustration Battle - Museum of Fine Art, St. Petersburg, FL / Shine on St. Pete Festival - 2016
Pow! Wow! Worcester - Outdoor Mural, Worcester, Mass - 2016
Murals in the Market - Outdoor Mural, Detroit MI - 2016
Cartel Containers - Outdoor Mural, Atlanta, GA - 2016
Ponce Art Walls - Outdoor Mural, Atlanta, GA - 2016

"A Better View" Winter Group Exhibition at ABV Gallery - Atlanta, GA - 2017
LOUDLAND Installation + Live Mural at Shaky Beats Festival - Atlanta, GA - 2017
LOUDLAND Installation + Live Mural at Shaky Knees Festival - Atlanta, GA - 2017
Goveners Ball Installation - 2 Outdoor Murals - New York, New York - 2017
OuterSpace Project - Outdoor Mural - 4th Street Building - Atlanta, GA - 2017
"LOUDHAUS" - Outdoor Installation - Old 4th Ward - Atlanta, GA 2017
Outside Lands Installation - South Tunnel Mural Installation - San Francisco, CA - 2017
Outside Lands Installation - Live Art Mural - San Francisco, CA - 2017
"Bear Witness" - Outdoor Mural - Venice, CA 2017
Pow! Wow! Worcester - Outdoor Mural, Worcester, Mass - 2017
Meadows Music Festival - Shipping Container Installation - New York, NY - 2017
Modera Midtown - Outdoor Mural - Atlanta, GA 2017
Live Art Installation, City of Sugar Hill, GA - 2017
NCR Mural Installation - Commission - Atlanta, GA - 2017
Destination Wynwood - Exterior Mural - Wynwood Arts District, Miami, FL - 2017
Secret Walls Illustration Battle at Destination Wynwood Event - 2017

GREG MIKE Commercial / Client Work: **ABV AGENCY**

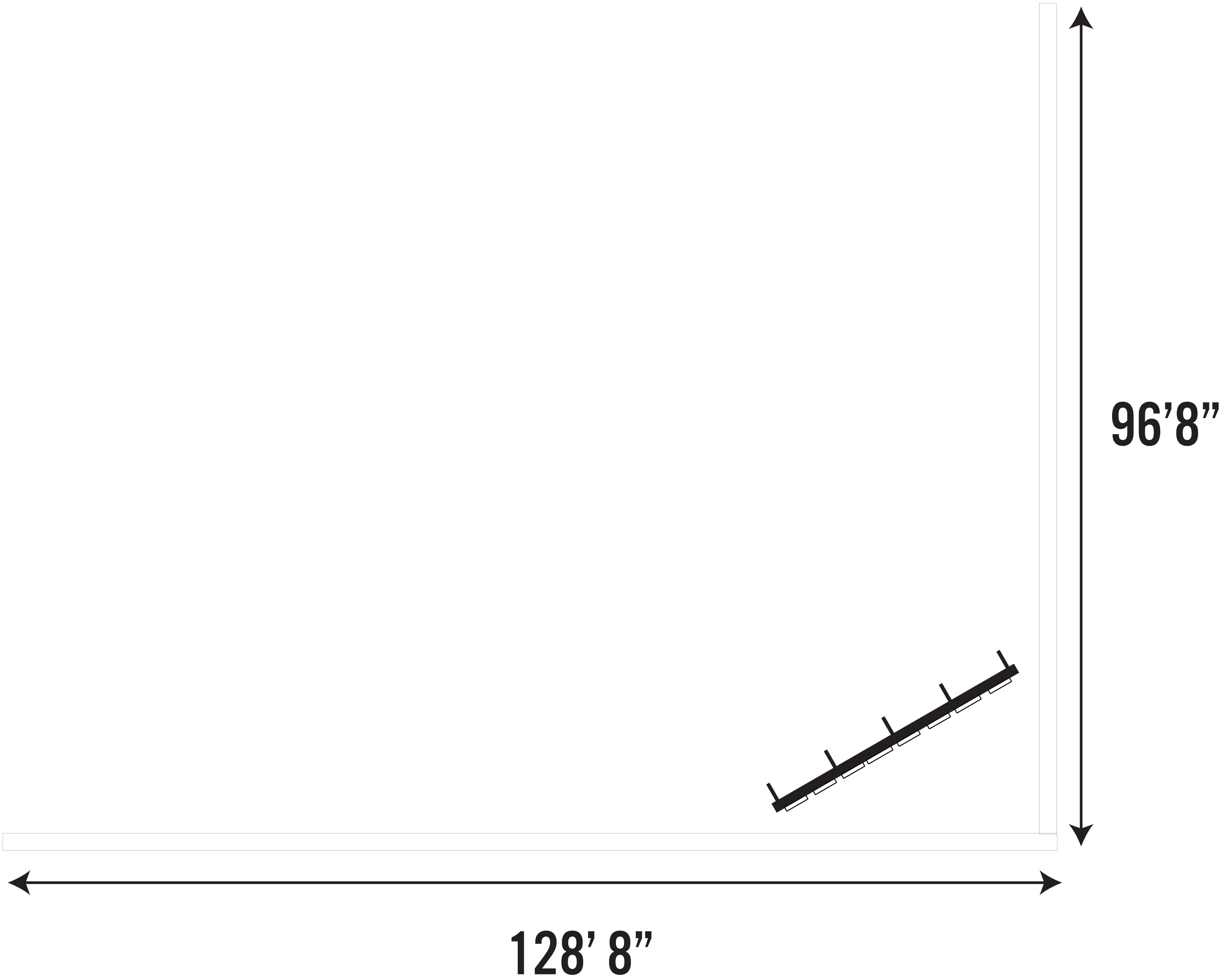
ALL CONTENT © GREG MIKE

GREG
MIKE
EXIT

GREG
MIKE

STUDIOS IS A YOGA/PILATES/TRX FACILITY
GREG
MIKE

GREG
MIKE



Letter Size 30.3’x4’

Order Proof

George@blackdogsigncompany.com
404.456.9193
5510 McGinnis Ferry Road, Suite C
Alpharetta GA 30005

Letters
30.3’

4’ DATASCAN

CUSTOM WRAPS & GRAPHICS
BLACK DOG
SIGN COMPANY

Order
Proof

George@blackdogsigncompany.com
404.456.9193
5510 McGinnis Ferry Road, Suite C
Alpharetta GA 30005

Letters
26.8’

3.5’ DATASCAN

Order
Proof

George@blackdogsigncompany.com
404.456.9193
5510 McGinnis Ferry Road, Suite C
Alpharetta GA 30005

Letters
26.8’

3.55’ DATASCAN

CUSTOM WRAPS & GRAPHICS
BLACK DOG
SIGN COMPANY

Order
Proof

George@blackdogsigncompany.com
404.456.9193
5510 McGinnis Ferry Road, Suite C
Alpharetta GA 30005

Letters
26.8’

3.55’ DATASCAN

CUSTOM WRAPS & GRAPHICS
BLACK DOG
SIGN COMPANY

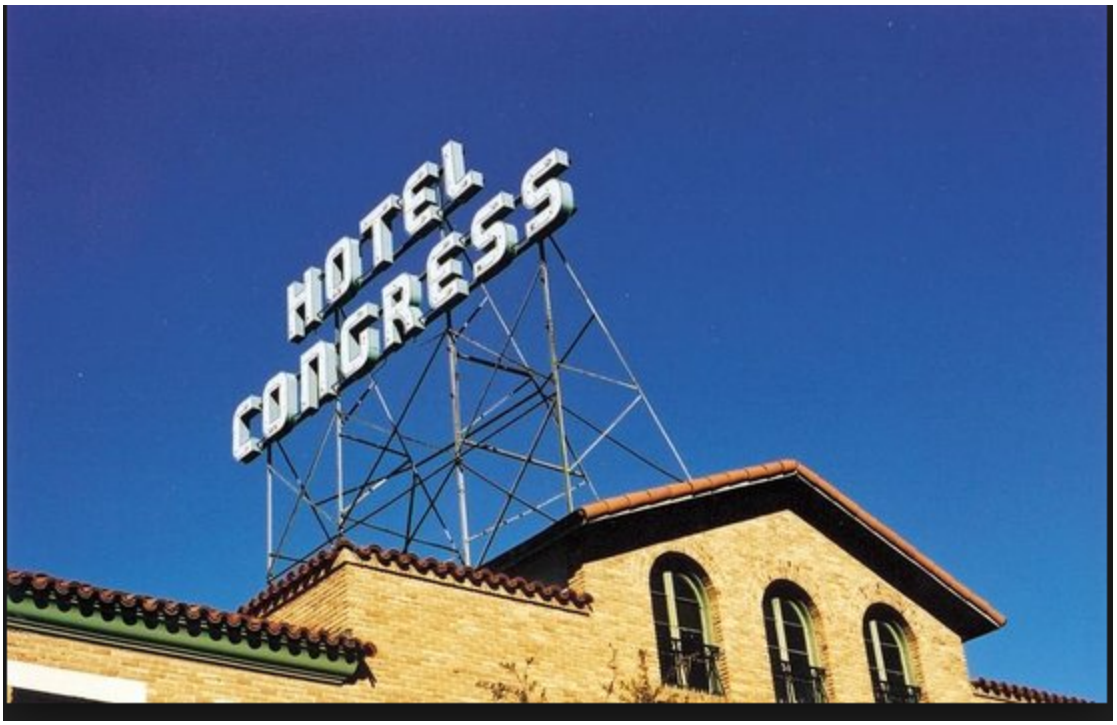
Order
Proof

George@blackdogsigncompany.com
404.456.9193
5510 McGinnis Ferry Road, Suite C
Alpharetta GA 30005

YOKOZUNA

VICTORIA
GARDENS
FOOD HALL

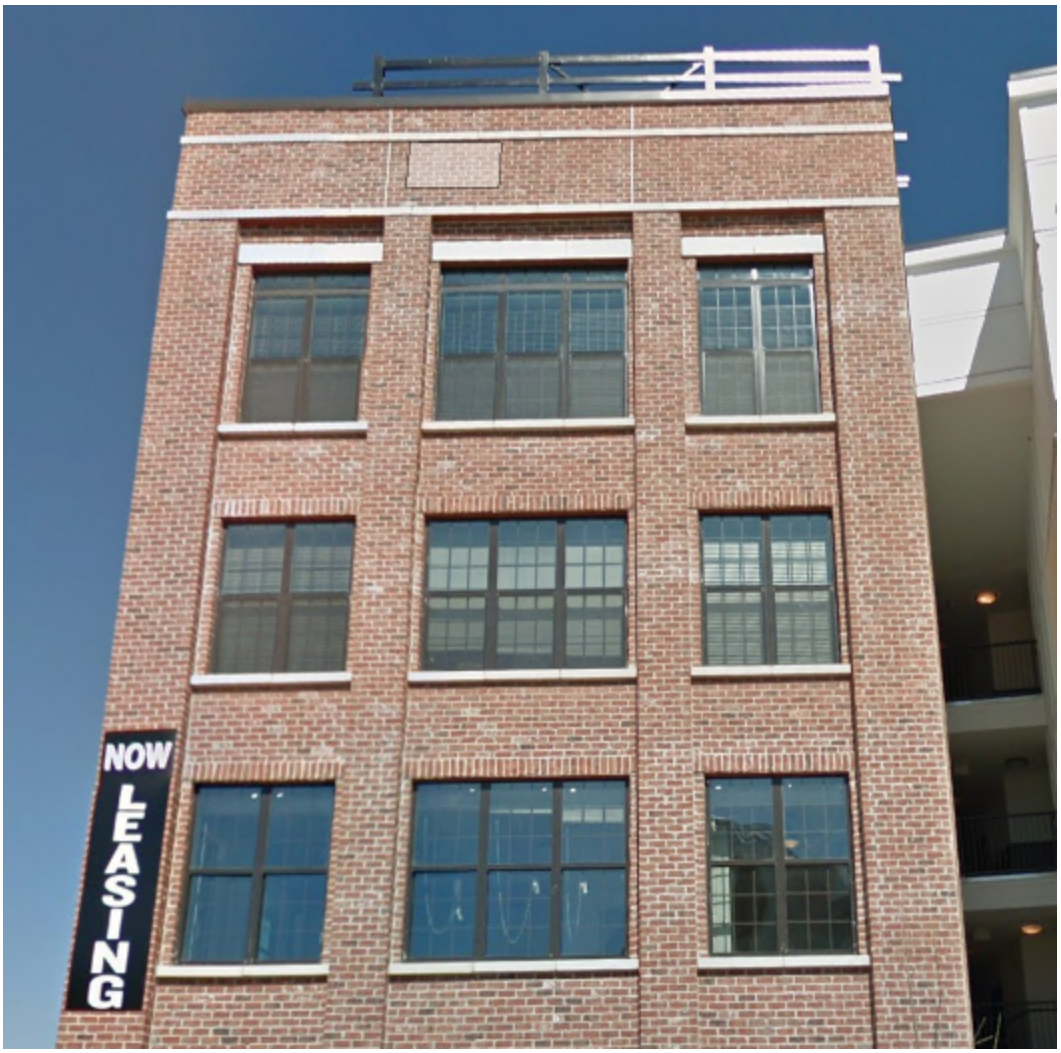
OLD
Dominick's

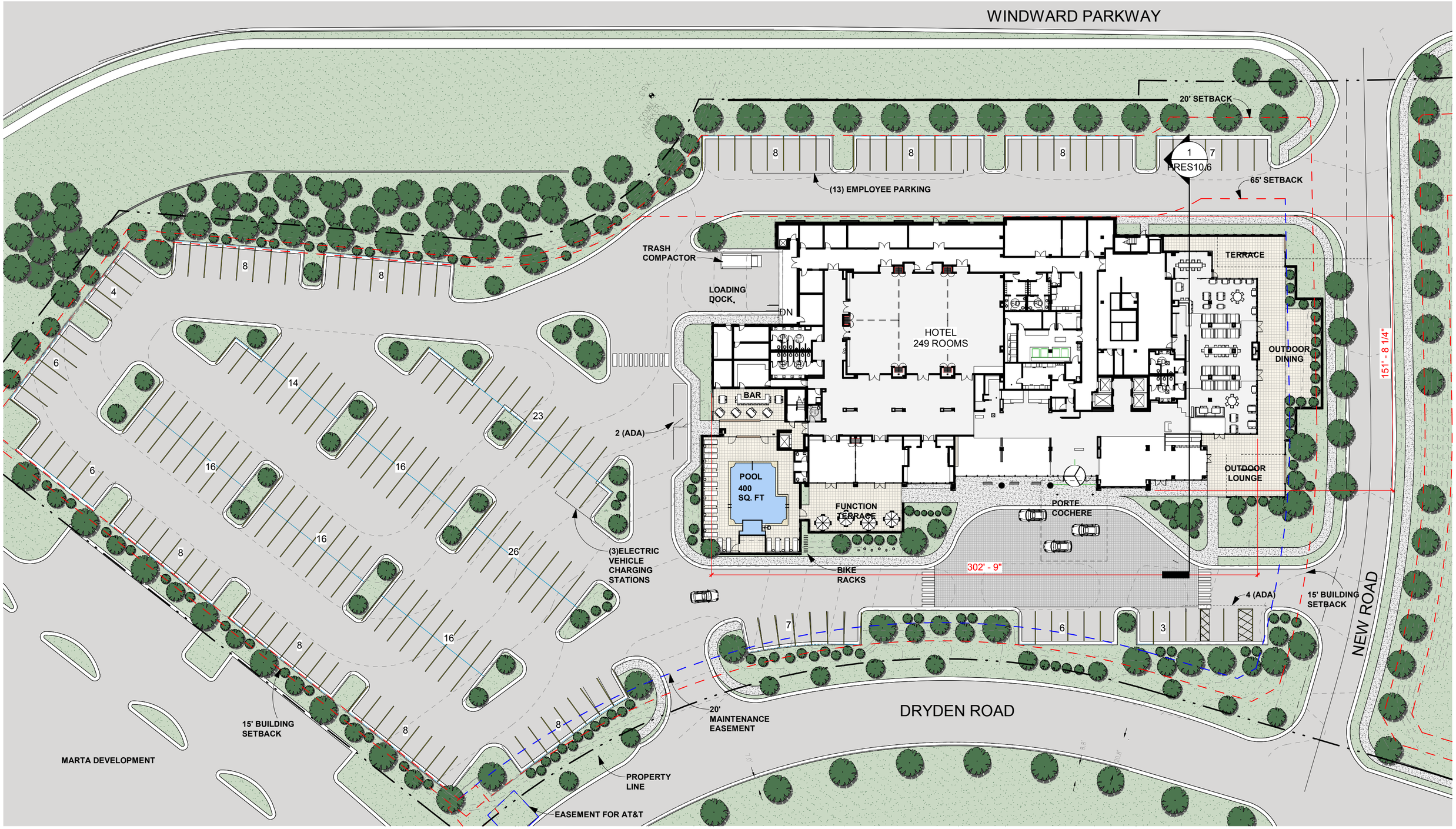

HOTEL
CONGRESS

ASBURY

CHAMBLEE
NOW
LEASING

CHAMBLEE


NOW
LEASING



PARKING REQUIRED : 210
PARKING SHOWN : 234

ROOM COUNT	249
PARKING COUNT	247 TOAL (13 EMPLOYEE)
BUILDING HEIGHT	99'-2"
NUMBER OF FLOORS	8
HEIGHT RESTRICTIONS	10 STORIES

PROPERTY LINE
EASEMENT
BUILDING SETBACKS

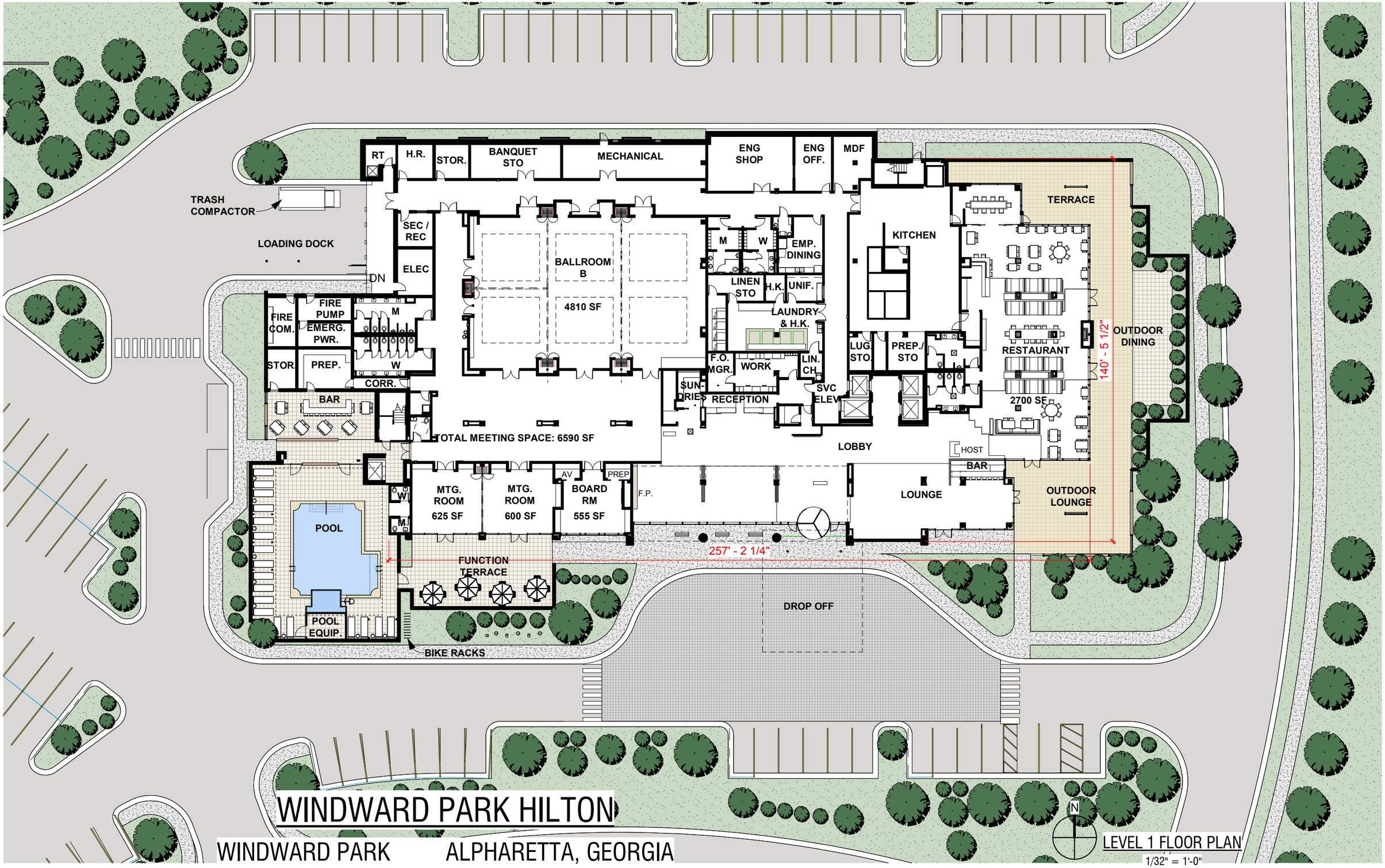
WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

N

SITE PLAN
1" = 40'-0"
01/02/2018



WINDWARD PARK HILTON

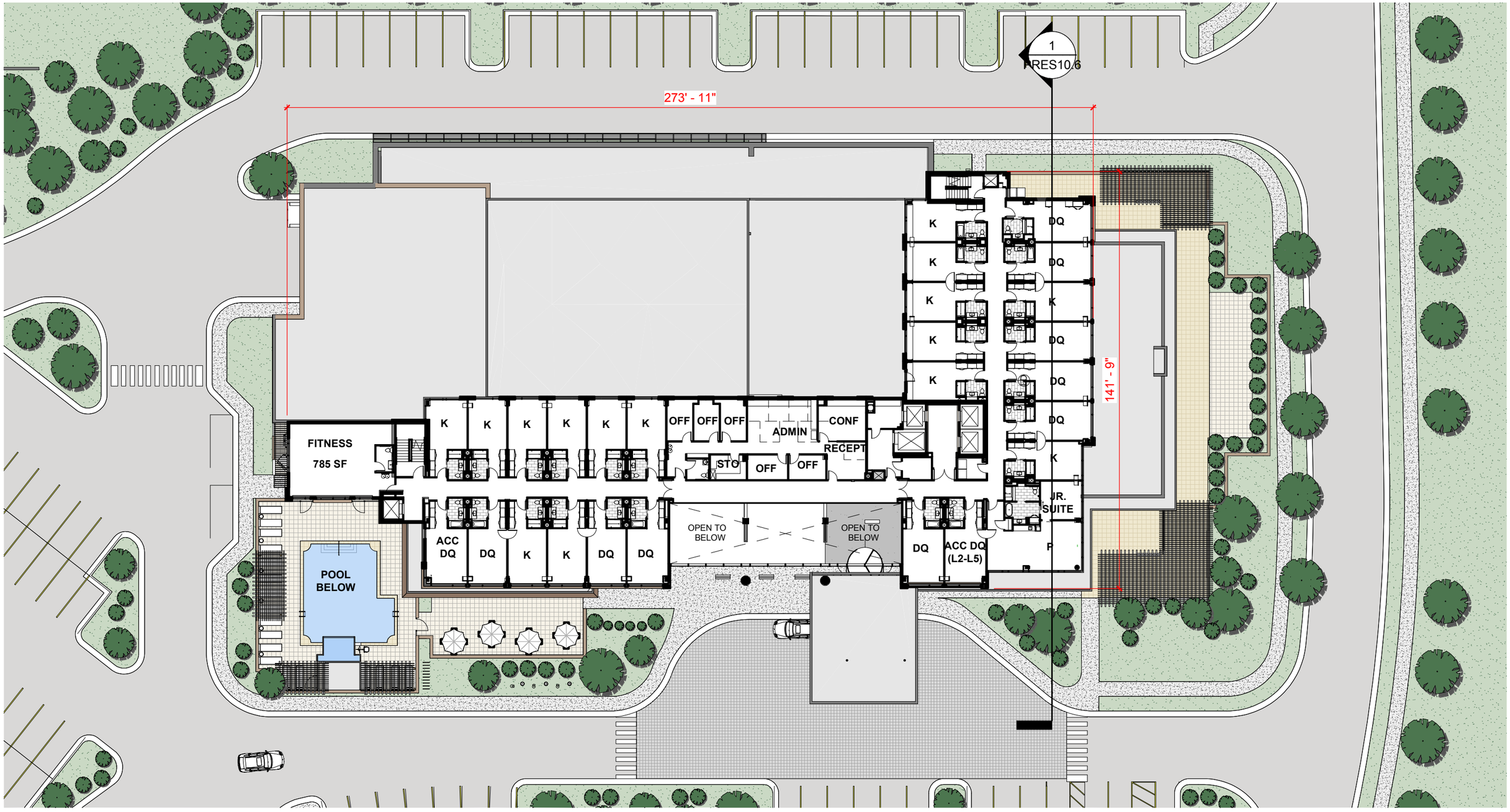
WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

LEVEL 1 FLOOR PLAN

1/32" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

N

LEVEL 2 FLOOR PLAN

1/32" = 1'-0"

01/02/2018

WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

N

LEVEL 3 FLOOR PLAN

1/32" = 1'-0"

01/02/2018

WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA

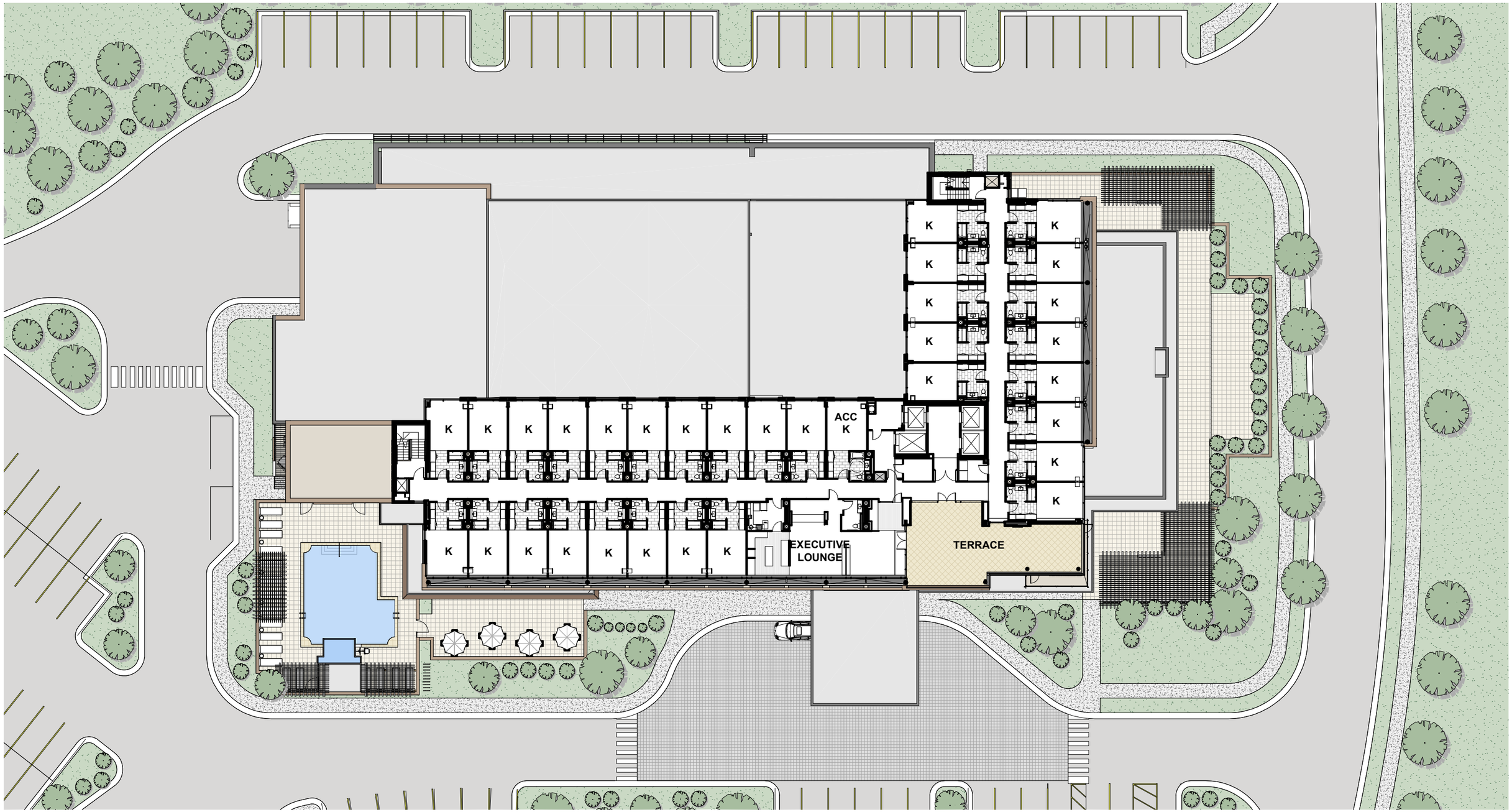
RABUN RASCHE RECTOR REECE

N

TYPICAL FLOORS 4-7

1/32" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA

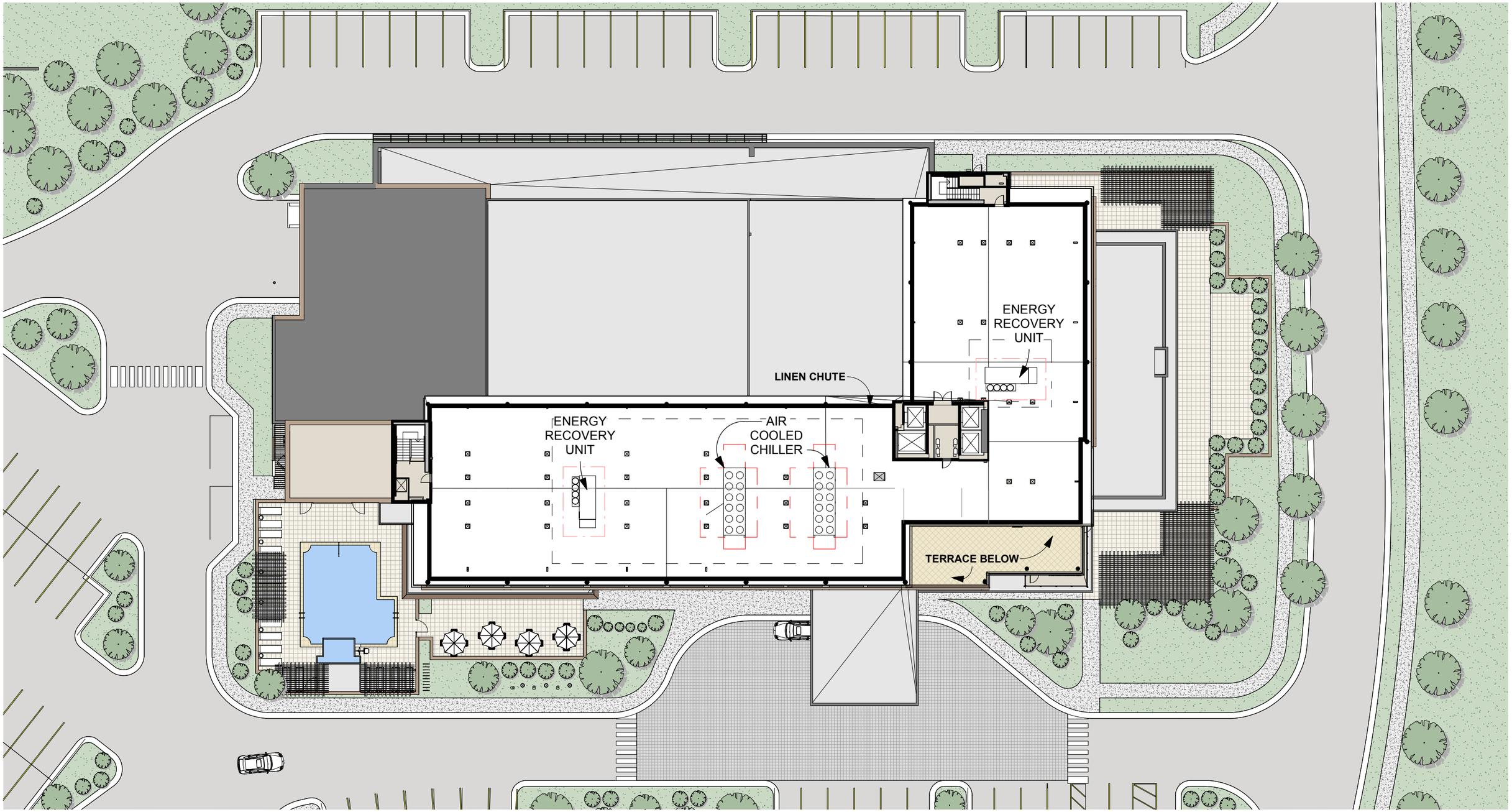
RABUN RASCHE RECTOR REECE

N

LEVEL 8 FLOORPLAN

1/32" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA

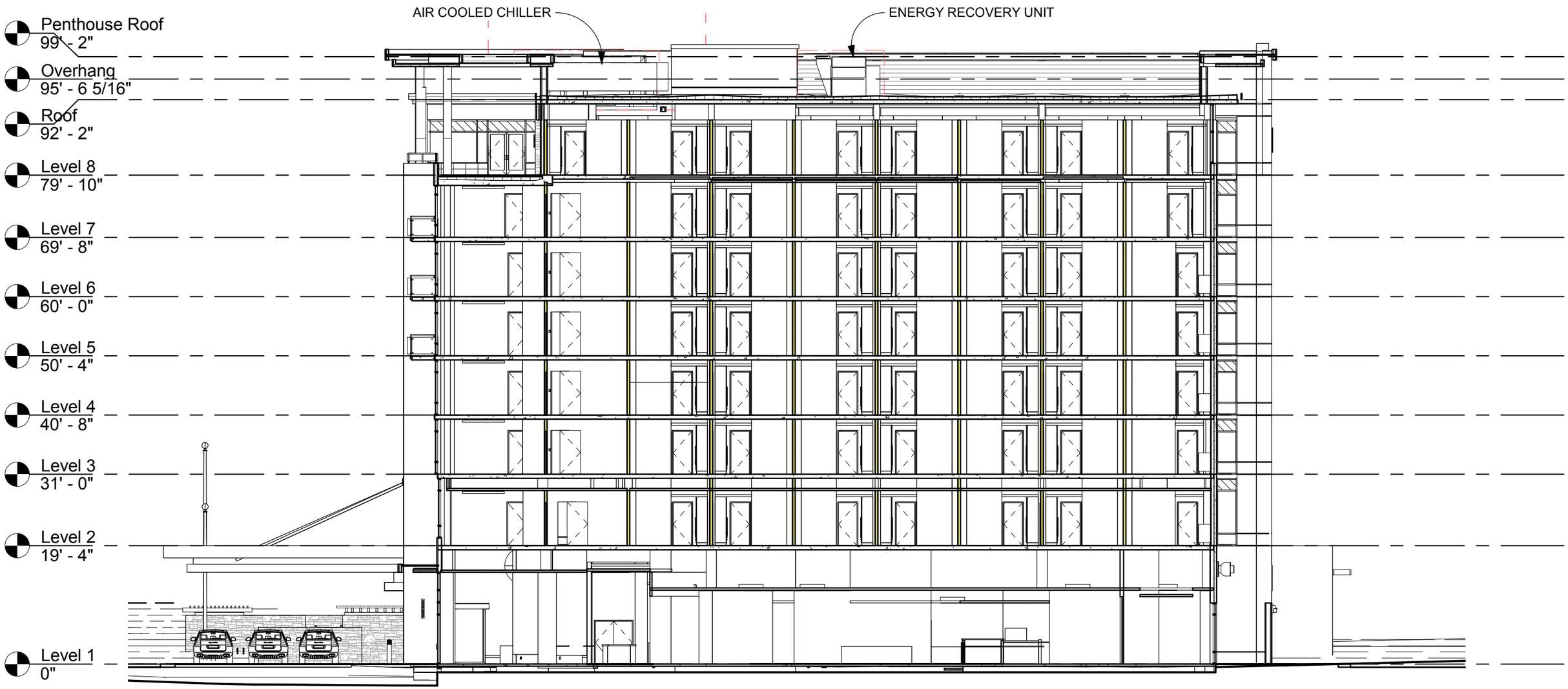
RABUN RASCHE RECTOR REECE

N

ROOF LEVEL PLAN

1/32" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

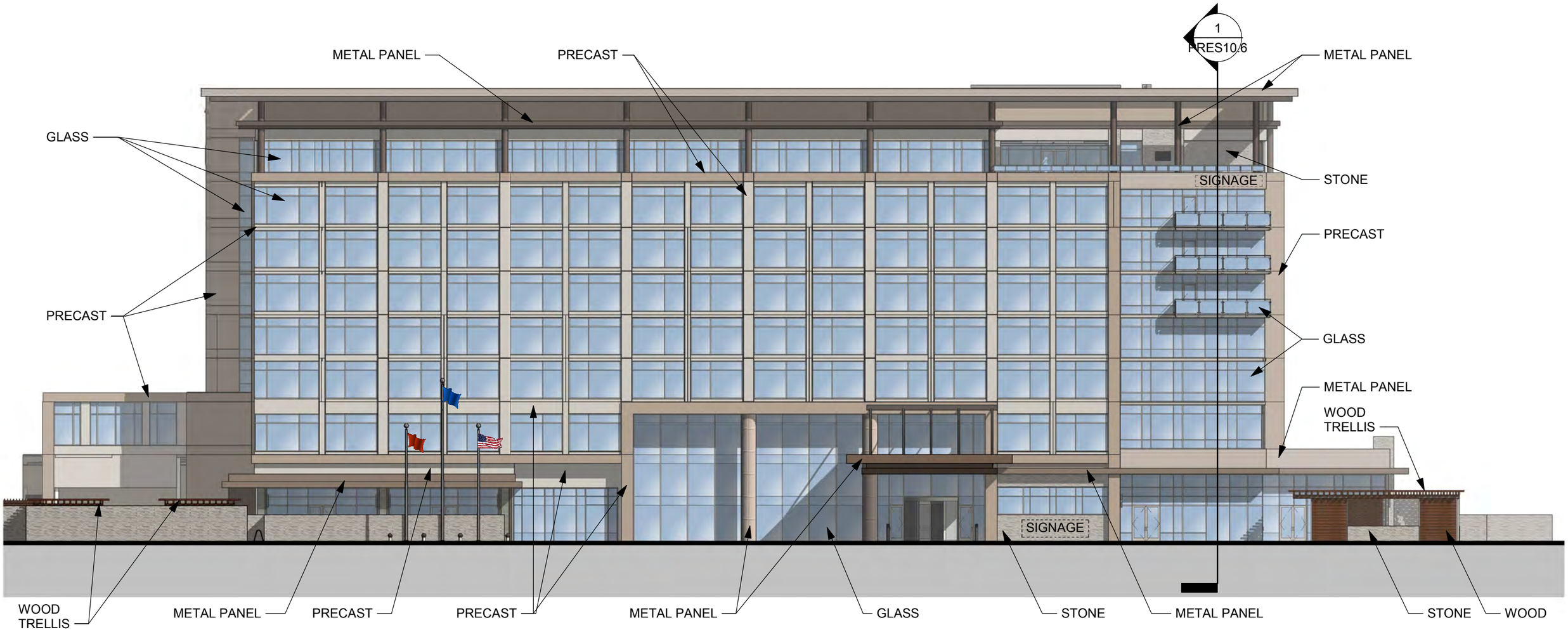
WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

BUILDING SECTION

1/16" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

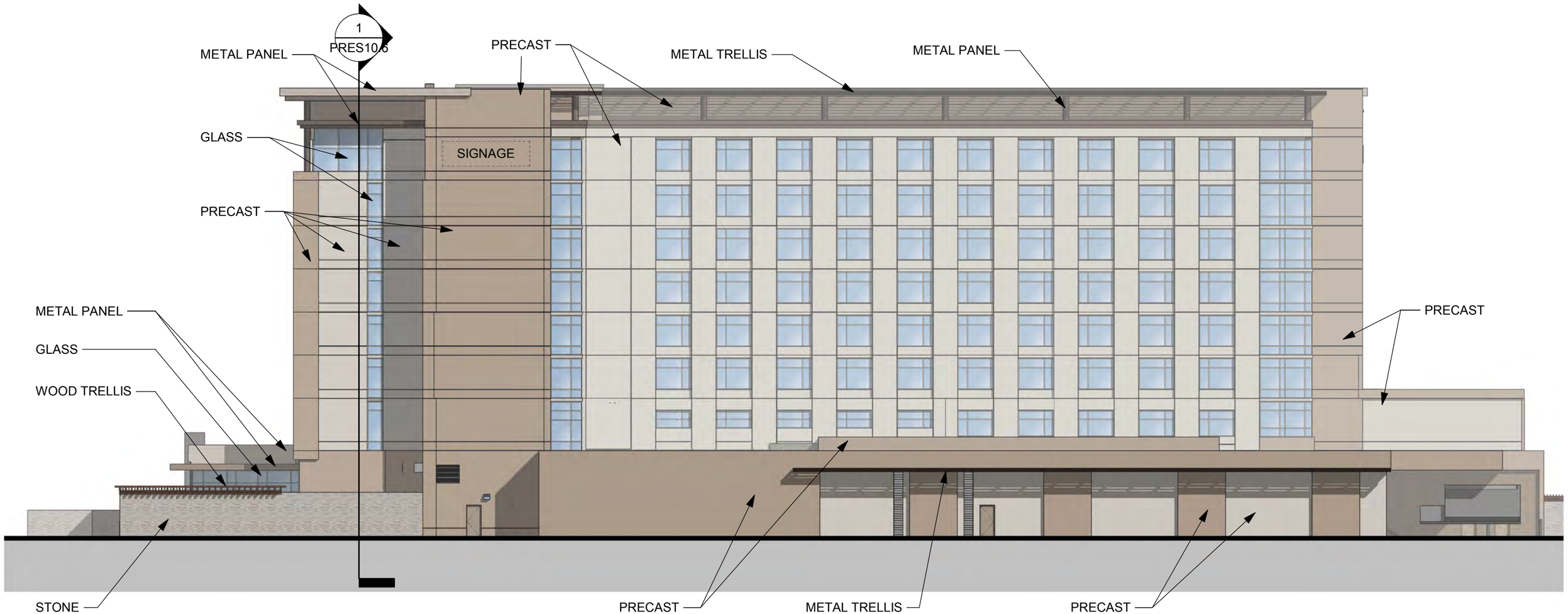
WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

SOUTH ELEVATION (FRONT)

3/64" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

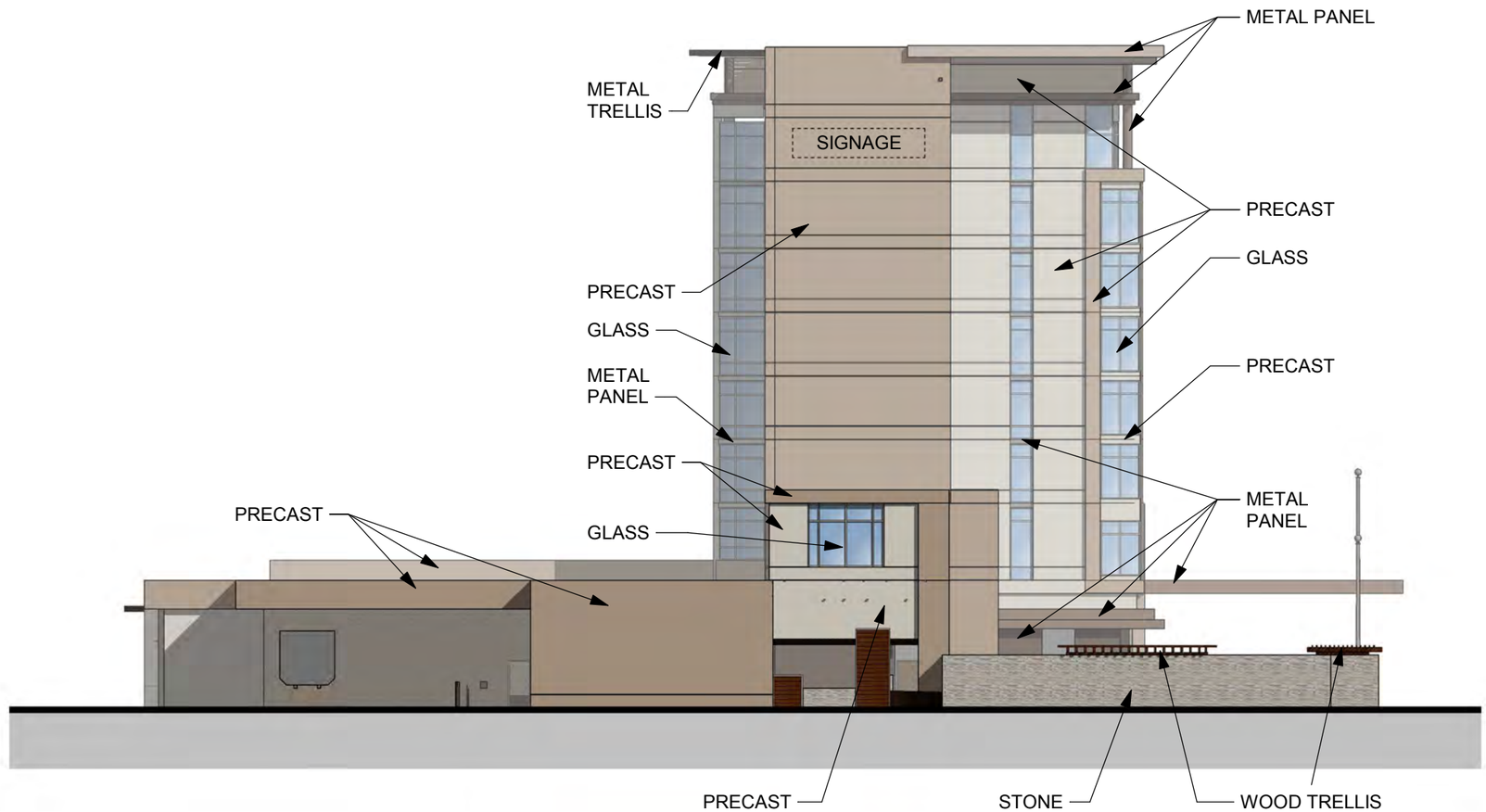
WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

NORTH ELEVATION (BACK)

3/64" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

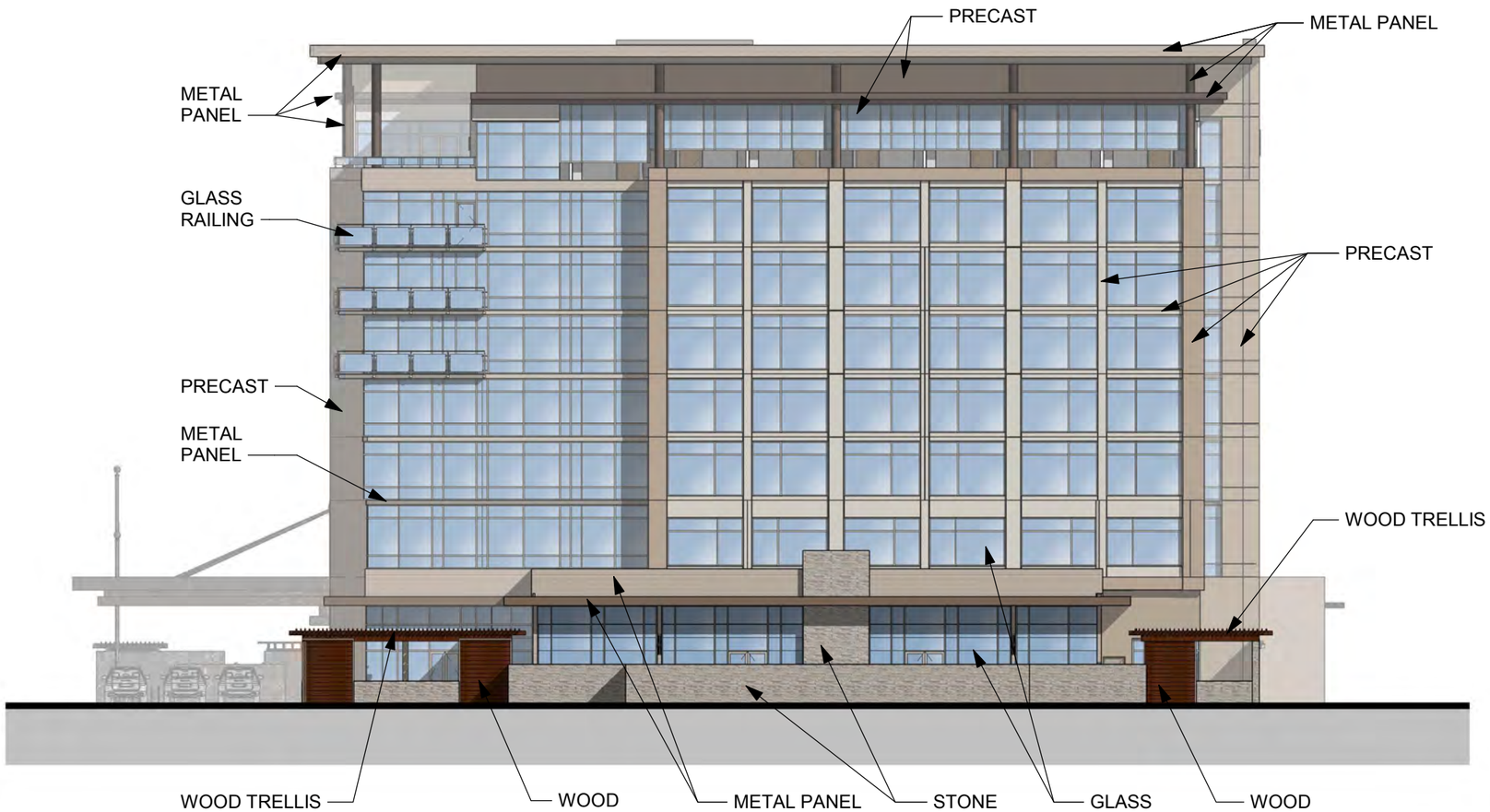
WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

WEST ELEVATION

3/64" = 1'-0"

01/02/2018



WINDWARD PARK HILTON

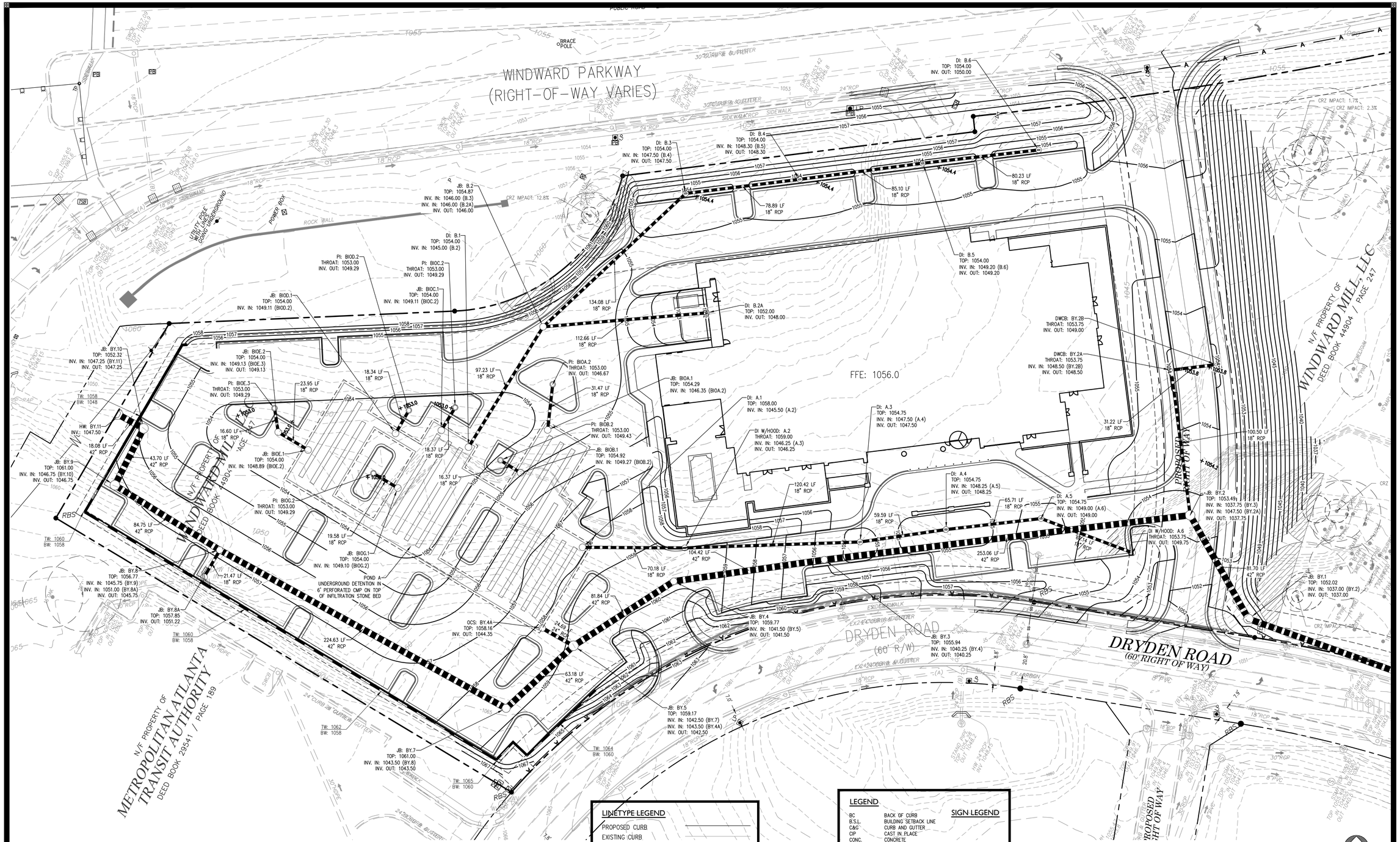
WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

EAST ELEVATION

3/64" = 1'-0"

01/02/2018



LINETYPE LEGEND

- PROPOSED CURB
- EXISTING CURB
- SETBACKS
- STREAM BUFFER
- STREAM CENTER LINE
- PROPERTY LINES
- LIMITS OF DISTURBANCE (LOD)
- WETLAND AREA

LEGEND

BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/A	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK
LD	LIGHT DUTY PAVEMENT
HD	HEAVY DUTY PAVEMENT
R.O.W.	RIGHT OF WAY

SIGN LEGEND

"STOP" R1-1

CAUTION

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

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

24-HOUR CONTACT:
ROB KINCHELOE
(770) 729.3321

GEORGIA811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.
Dial 811 or Call 1-800-282-7411

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

CONCEPT SITE GRADING PLAN

WINDWARD PARK HILTON

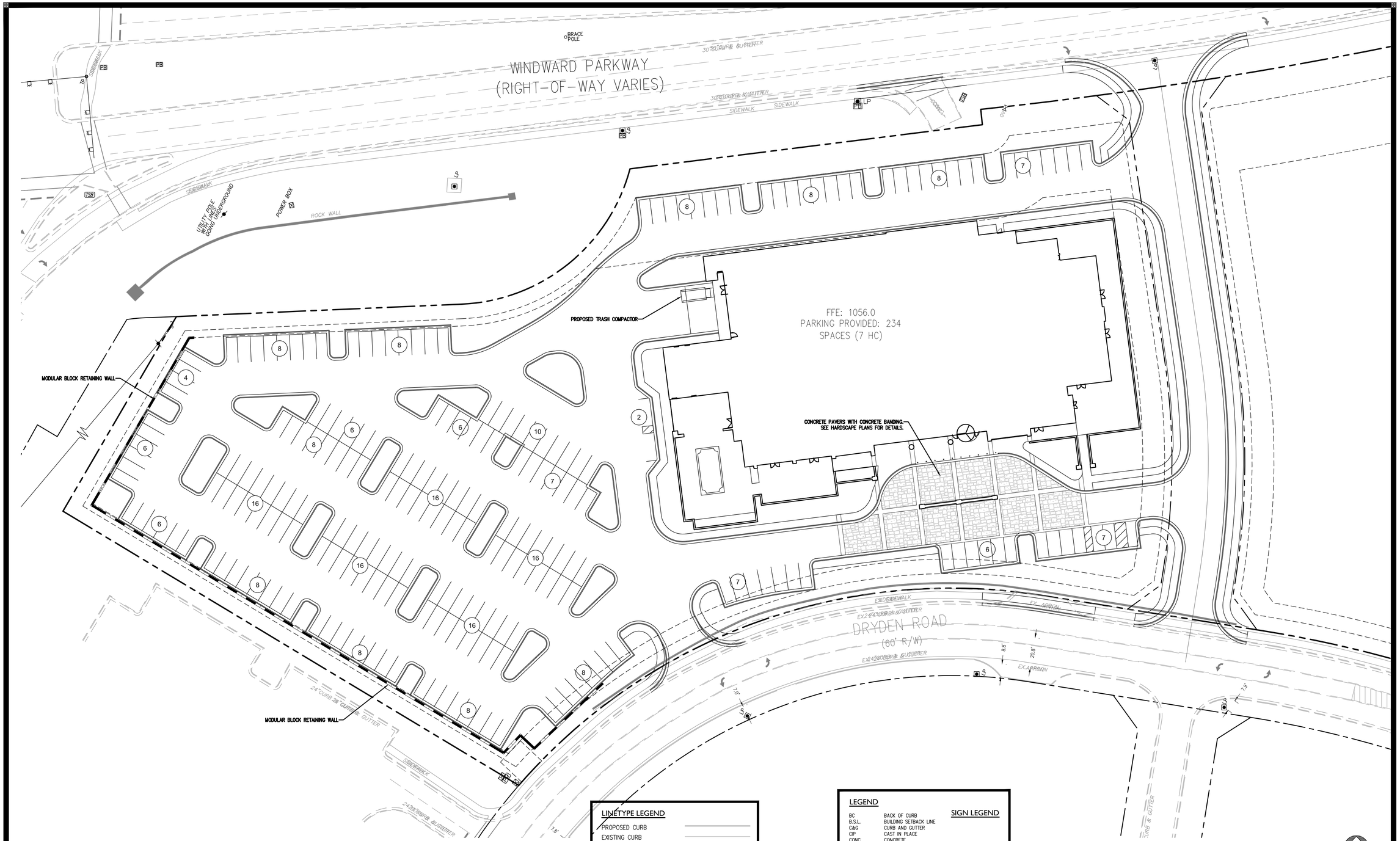
CITY OF ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01.02.2018

COPYRIGHT BY AEC, INC.

PROJECT NO.: 17-4095
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

SHEET
CG.1



LINETYPE LEGEND

PROPOSED CURB	
EXISTING CURB	
SETBACKS	
STREAM BUFFER	
STREAM CENTER LINE	
PROPERTY LINES	
LIMITS OF DISTURBANCE (LOD)	
WETLAND AREA	

LEGEND

BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/A	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK
LD	LIGHT DUTY PAVEMENT
HD	HEAVY DUTY PAVEMENT
R.O.W.	RIGHT OF WAY

SIGN LEGEND

"STOP"
R1-1

CAUTION

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

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

24-HOUR CONTACT:
ROB KINCHELOE
(770) 729.3321

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

CONCEPT SITE LAYOUT PLAN

WINDWARD PARK HILTON

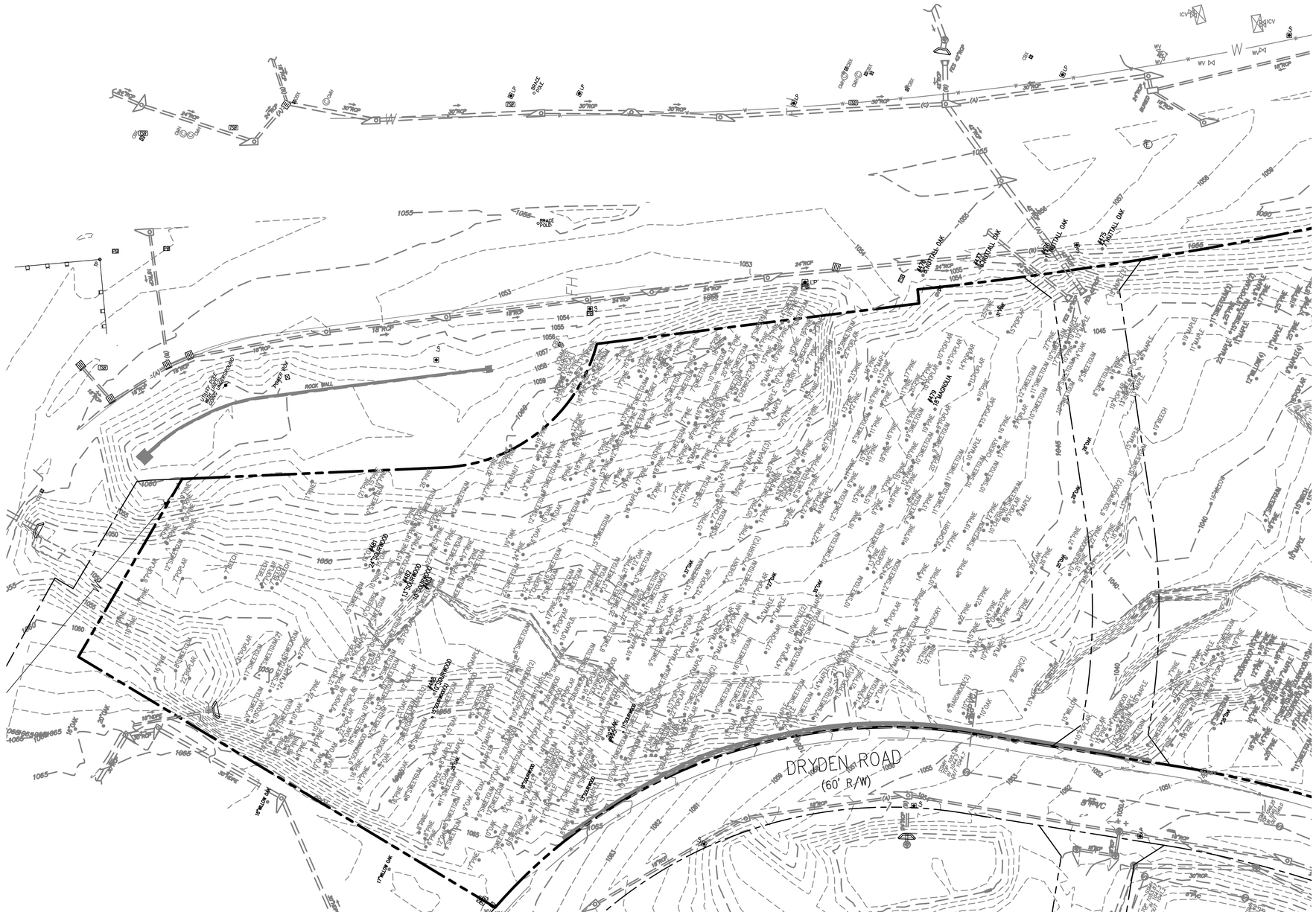
CITY OF ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01.02.2018

COPYRIGHT BY AEC, INC.

PROJECT NO.: 17-4095
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

SHEET
CL.1



GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

40 0 40 80
Scale 1" =40'

SURVEY NOTE

SURVEY CONDUCTED BY GEOSURVEY, LTD. DATED MARCH 9, 2017.
SEE CIVIL SHEET C2.0 FOR STAMPED SURVEY.

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

TREE SURVEY

WINDWARD PARK HILTON

CITY OF ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01.02.2018

COPYRIGHT © AEC, INC.

PROJECT NO.: 17-4095
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

SHEET
L1.0

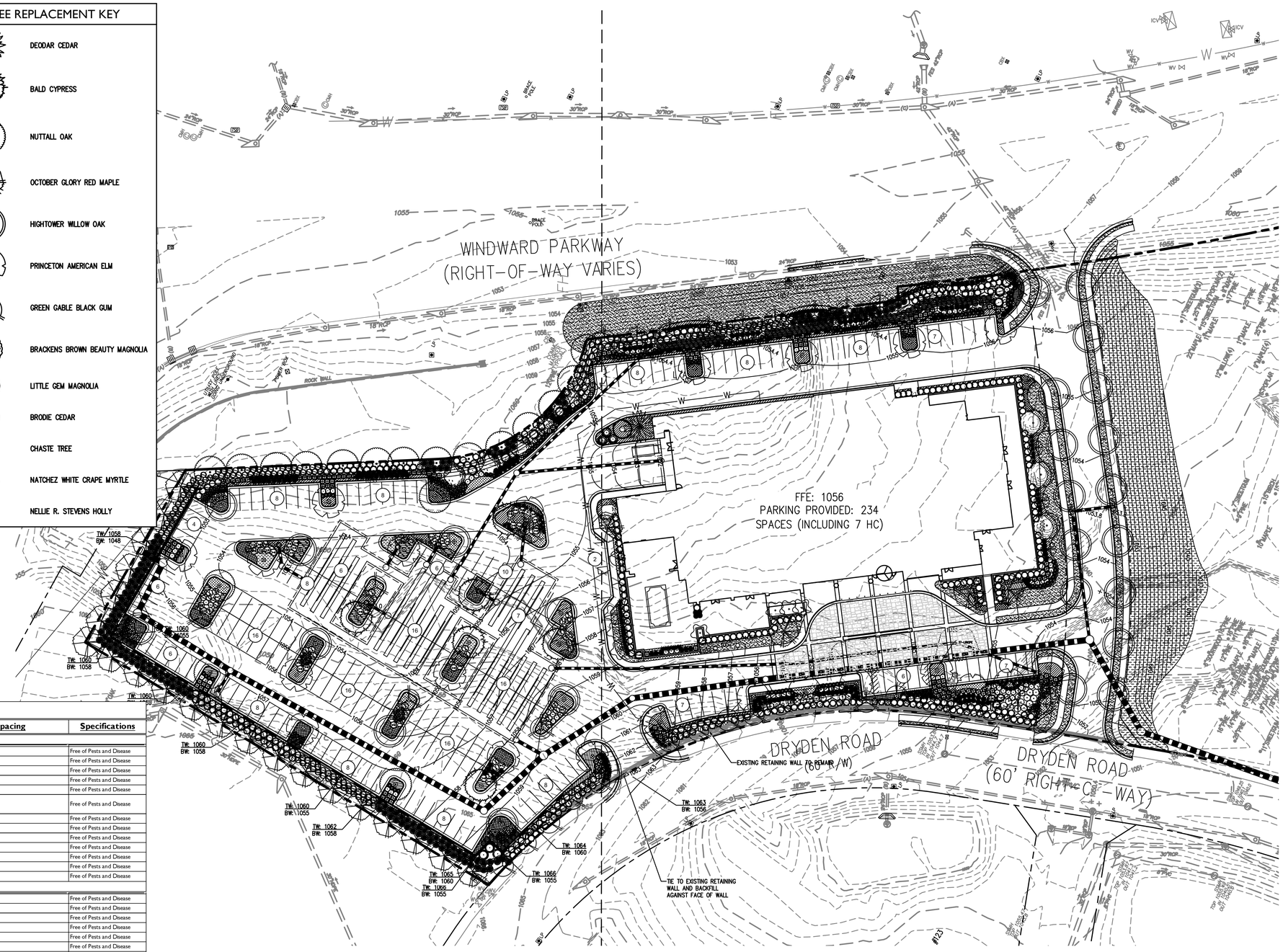
M:\2017 JOBS\17-4095 Windward Park Hotel WHP\Landscape\17-4095 L00.dwg, 1/2/2018 2:21:58 PM, tab: L1

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP–WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON–SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4"LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2"LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS– INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. 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.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297–6200 FOR INFORMATION AND TO RESERVE A SPOT.

TREE REPLACEMENT KEY

- DEODAR CEDAR
- BALD CYPRESS
- NUTTALL OAK
- OCTOBER GLORY RED MAPLE
- HIGHTOWER WILLOW OAK
- PRINCETON AMERICAN ELM
- GREEN GABLE BLACK GUM
- BRACKENS BROWN BEAUTY MAGNOLIA
- LITTLE GEM MAGNOLIA
- BRODIE CEDAR
- CHASTE TREE
- NATCHEZ WHITE CRAPE MYRTLE
- NELLIE R. STEVENS HOLLY



Plant List

Qnty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
		Trees			
25	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	As Shown	Free of Pests and Disease
1	Cedrus deodara	Deodar Cedar	4" Cal.	As Shown	Free of Pests and Disease
13	Ilex x 'Nellie R. Stevens'	Nelle R. Stevens Holly	3" Cal.	As Shown	Free of Pests and Disease
1	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	4" Cal.	As Shown	Free of Pests and Disease
7	Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	4" Cal.	As Shown	Free of Pests and Disease
3	Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	4" Cal.	As Shown	Free of Pests and Disease
6	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	4" Cal.	As Shown	Free of Pests and Disease
43	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	4" Cal.	As Shown	Free of Pests and Disease
18	Quercus nuttallii	Nuttall Oak	4" Cal.	As Shown	Free of Pests and Disease
25	Quercus phellos 'Hightower'	Hightower Willow Oak	4" Cal.	As Shown	Free of Pests and Disease
6	Taxodium distichum	Bald Cypress	4" Cal.	As Shown	Free of Pests and Disease
23	Ulmus americana 'Princeton'	Princeton American Elm	4" Cal.	As Shown	Free of Pests and Disease
10	Vitex agnus-castus	Chaste Tree	3" Cal.	As Shown	Free of Pests and Disease
		Shrubs			
165	Lotopetalum chinensis 'Suzanne'	Suzanne Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
364	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	2' Ht.	As Shown	Free of Pests and Disease
107	Rosa x 'Radtko'	Double Knock Out Rose	7 Gal.	As Shown	Free of Pests and Disease
70	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal.	As Shown	Free of Pests and Disease
23	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
7	Buddleja davidii	Butterfly Bush	7 Gal.	As Shown	Free of Pests and Disease
126	Ilex crenata 'Compacta'	Compacta Holly	3 Gal.	As Shown	Free of Pests and Disease
125	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	2' Ht.	As Shown	Free of Pests and Disease
85	Ilex glabra 'Compacta'	Compact Inkberry	3 Gal.	As Shown	Free of Pests and Disease
166	Abelia x grandiflora	Glossy Abelia	2' Ht.	As Shown	Free of Pests and Disease
176	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	3 Gal.	As Shown	Free of Pests and Disease
		Ferns/Grasses			
115	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	3 Gal.	As Shown	Free of Pests and Disease
162	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	As Shown	Free of Pests and Disease
136	Muhlenbergia capillaris 'Lenca'	Pink Muhly Grass	3 Gal.	As Shown	Free of Pests and Disease
		Perennial/Groundcover			
129	Coreopsis tinctoria	Dwarf Tickseed	1 Gal.	Random spacing (Min. 24" O.C. Average)	Free of Pests and Disease
1972	Liriope muscari 'Big Blue'	Liriope	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
959	Hemerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
228	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	1 Gal.	24" OC x 24" Stag. Rows	
227	Echinacea purpurea 'Bravado'	Bravado Purple Coneflower	1 Gal.	24" OC x 24" Stag. Rows	
376 sf	Eragrostis curvula	Weepeing Lovegrass	Seed	Seed	Free of Pests and Disease
16345 sf	Eragrostis curvula	Weepeing Lovegrass	Hydroseed	Hydroseed	Free of Pests and Disease
68	Andropogon virginicus	Broomsedge	3 Gal.	36" OC x 36" Stag. Rows	Free of Pests and Disease
152		Seasonal Color		12" OC x 12" Stag. Rows	Free of Pests and Disease
	Tifway 419 Bermuda sod	Tifway 419 Bermuda sod			Free of Pests and Disease
	Mulch/Pinestraw	Mulch/Pinestraw			

*CONTRACTOR TO RIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

40 0 40 80
Scale 1" = 40'

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

OVERALL ORNAMENTAL LANDSCAPE PLAN

WINDWARD PARK HILTON

CITY OF ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01.02.2018

COPYRIGHT BY AEC, INC.

PROJECT NO.: 17-4095
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

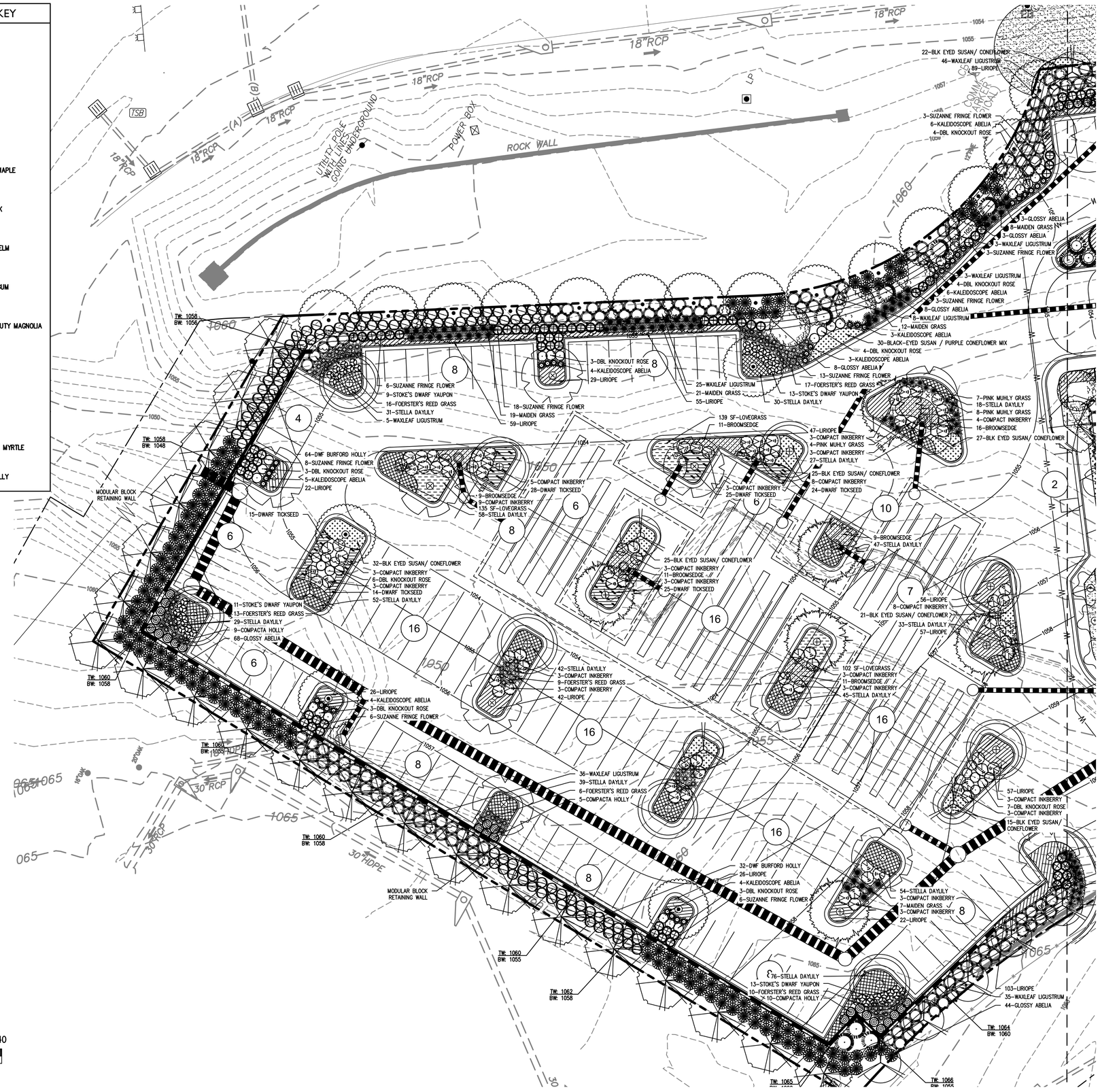
SHEET
L4.0

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP–WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON–SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4"LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2"LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS– INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. 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.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297–6200 FOR INFORMATION AND TO RESERVE A SPOT.

TREE REPLACEMENT KEY

- DEODAR CEDAR
- BALD CYPRESS
- NUTTALL OAK
- OCTOBER GLORY RED MAPLE
- HIGHTOWER WILLOW OAK
- PRINCETON AMERICAN ELM
- GREEN GABLE BLACK GUM
- BRACKENS BROWN BEAUTY MAGNOLIA
- LITTLE GEM MAGNOLIA
- BRODIE CEDAR
- CHASTE TREE
- NATCHEZ WHITE CRAPE MYRTLE
- NELLIE R. STEVENS HOLLY



GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

20 0 20 40
Scale 1" = 20'

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

ORNAMENTAL LANDSCAPE ENLARGEMENT

WINDWARD PARK HILTON

CITY OF ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01.02.2018

COPYRIGHT BY AEC, INC.

PROJECT NO.: 17-4095
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

SHEET
L4.1

M:\2017 JOBS\17-4095 Windward Park Hotel WHP\Landscape\17-4095 L00.dwg, 1/2/2018 2:43:20 PM, rpb, 1:1

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4"LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2"LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. 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.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

TREE REPLACEMENT KEY

- DEODAR CEDAR
- BALD CYPRESS
- NUTTALL OAK
- OCTOBER GLORY RED MAPLE
- HIGHTOWER WILLOW OAK
- PRINCETON AMERICAN ELM
- GREEN GABLE BLACK GUM
- BRACKENS BROWN BEAUTY MAGNOLIA
- LITTLE GEM MAGNOLIA
- BRODIE CEDAR
- CHASTE TREE
- NATCHEZ WHITE CRAPE MYRTLE
- NELLIE R. STEVENS HOLLY

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

20 0 20 40
Scale 1" = 20'

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

ORNAMENTAL LANDSCAPE ENLARGEMENT

WINDWARD PARK HILTON

CITY OF ALPHARETTA, GEORGIA

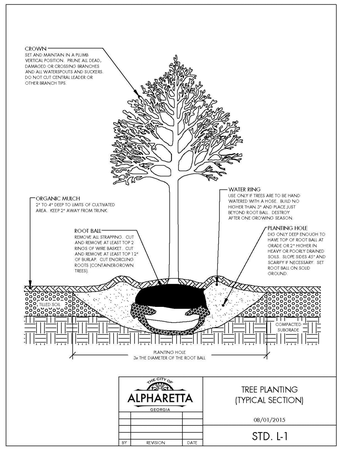
NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01.02.2018

COPYRIGHT BY AEC, INC.

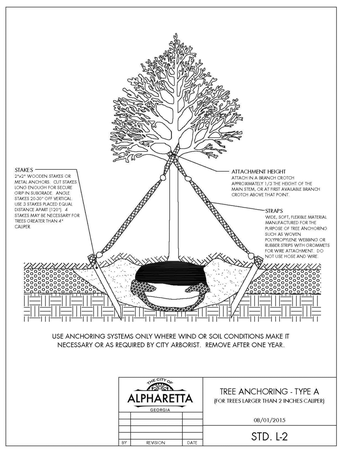
PROJECT NO.: 17-4095
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

SHEET
L4.2

M:\2017\2085\17-4095 Windward Park Hotel WHP\Landscape\17-4095 L00.dwg 1/2/2018 2:43:35 PM sph 1:1

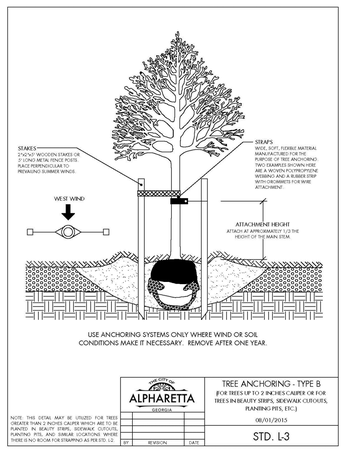


ALPHARETTA GEORGIA — TREE PLANTING (TYPICAL SECTION) — 08/01/2015 — STD. L-1



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

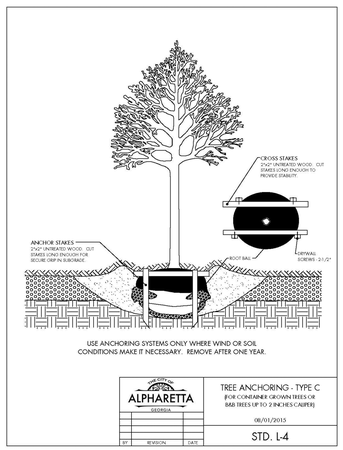
ALPHARETTA GEORGIA — TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER) — 08/01/2015 — STD. L-2



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

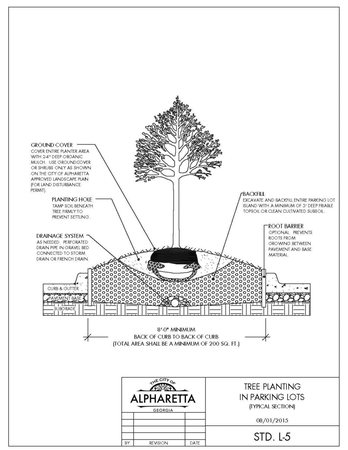
NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN: BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING POTS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STAKING AS PER STD. L-2.

ALPHARETTA GEORGIA — TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.) — 08/01/2015 — STD. L-3

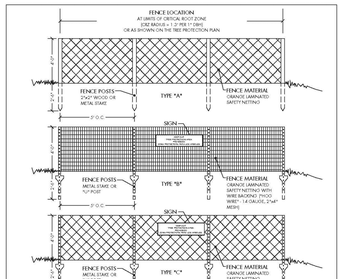


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

ALPHARETTA GEORGIA — TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER) — 08/01/2015 — STD. L-4



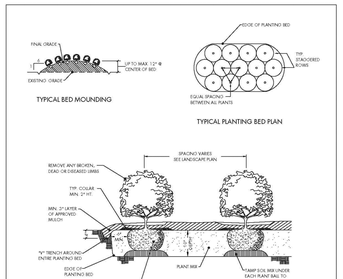
ALPHARETTA GEORGIA — TREE PLANTING IN PARKING LOTS (TYPICAL SECTION) — 08/01/2015 — STD. L-5



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND SMOOTH IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 30' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

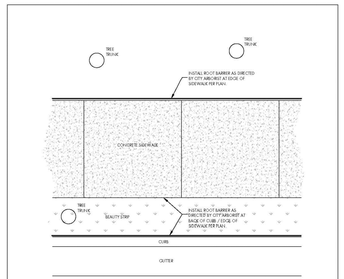
KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

ALPHARETTA GEORGIA — TREE PROTECTION / L.O.D. FENCING — 08/01/2015 — STD. L-6



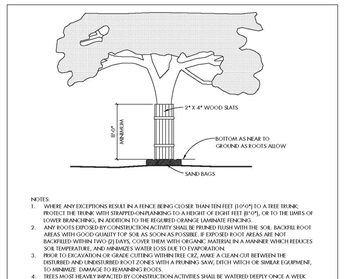
NOTES:
1. PLANT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. REDUCE TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. SHAVE PLANTING MIX FIRMLY AS PER FIELD AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PERMANENTLY AFTER INSTALLATION.

ALPHARETTA GEORGIA — SHRUB PLANTING BED — 08/01/2015 — STD. L-7



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED CRZ OF THE TREE. NO SOIL IS PERMITTED ON THE ROOT PLANE OF ANY TREE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", WEPRO, INC. OR EQUIVALENT AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF ½" ABOVE FINISHED GRADE OF SOIL. HOWEVER, ROOT BARRIER SHALL NOT EXCEED 1" ABOVE GRADE. ROOT BARRIER SHALL BE PLACED ALONG CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

ALPHARETTA GEORGIA — ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING) — 08/01/2015 — STD. L-8



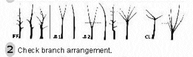
NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK: PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT PLANE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

ALPHARETTA GEORGIA — TREE PROTECTION - WOOD SLATS — 08/01/2015 — STD. L-9

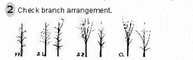
Tree Grading Cue Card

provided courtesy of the Roots Plus Growers

1 Look inside the crown of the tree at the trunk form.



2 Check branch arrangement.



3 Choose appropriate tree matrix type.

Type 1- *spreading and rounded shapes.*
ex. live oak, dogwood, black ashes, gum bo lin bo
Type 2- *pyramidal shapes.*
ex. river birch, bald cypress, cedar, pine
Type 3- *columnar / upright shapes.*
ex. Giant Palatka holly, nellie Rivers, Italian cypress
Type 4- *vase shapes.*
ex. ginkgo gifts, buttonwood, liquidrum, redbud
Type 5- *oval shapes.*
ex. red maple, podocarpus, laboelus, dahoon holly

Refer to the matrix table in the Grades and Standards when more step to determine proper root ball size, container size, crown spread, and height.

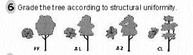
4 Measure the caliper of the trunk.

Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4½ feet (DBH) is not considered an appropriate measure of for nursery trees.

5 Grade the tree based on crown spread.

If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.

6 Grade the tree according to structural uniformity.



7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.

8 Reduce grade determined in step 7 by one grade if any **one** of the following is true.
- ✓ Tree with a trunk caliper ≥1" needs a stake to hold it upright.
- ✓ The root ball or container is undersized, *pot not tree entirely.*
- ✓ B&B root ball is not properly pinned, tied or wired.
- ✓ Tree is even slightly root-bound.
- ✓ Evidence of large roots growing out of container, *pot root-bound.*
- ✓ Crown is thin and sparsely foliated, *some to moderate thinning.*

9 Reduce grade determined in step 8 by one grade if **two** of the following are true.

If only one is true, do not reduce the grade. However, it takes only one true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.
- ✓ Tree height is not in proper proportion, *pot not tree-entirely.*
- ✓ Flush cuts were made when pruning branches from the trunk.
- ✓ Branch stubs are left beyond the branch collar.
- ✓ Open trunk wounds or other bark injury is evident.
- ✓ Graft unions are not complete.
- ✓ More than the lower 40% of the trunk is free of branches.
- ✓ More than 5% of canopy is chlorotic/pest & disease damaged.
- ✓ Mature leaves are smaller than normal.
- ✓ Included bark between main trunks or trunk and major branch.
- ✓ Trunks and/or major branches are touching.

10 Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

Important Grading Notes

- Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.
- When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, ligrum-ribas, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.
- Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.
- A trunk dogleg is defined as a significant 'z'-shaped deformation in the trunk. This is illustrated in the figure to the right. *The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.*

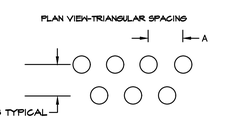
This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

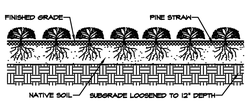
ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees

GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW.
3. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPENCIES.
4. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
5. ALL TREES IN LAWN AREA TO HAVE A 4' DIAMETER MULCH BED.
6. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
7. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
9. O. C. = ON CENTER, & S.A.S = SPACE AS SHOWN.
10. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
11. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
12. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
13. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
14. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
16. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
18. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
19. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
20. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
21. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
22. STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
23. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.





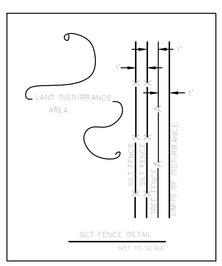
PLANT SPACING TABLE					
TRIANGULAR SPACING			RECTILINEAR SPACING		
A	B	NO./SF	A	B	NO./SF
6" OC	5.2"	4.61	4" OC	5.46"	4.0
8" OC	6.93"	2.60	6" OC	8.20"	2.0
10" OC	8.66"	1.66	8" OC	10.93"	1.25
12" OC	10.4"	1.15	9" OC	12.3"	1.0
15" OC	13.0"	0.74	10" OC	13.66"	0.83
18" OC	15.6"	0.51	12" OC	16.4"	0.69
21" OC	18.2"	0.37	15" OC	20.5"	0.53
24" OC	20.8"	0.29	18" OC	24.6"	0.46
30" OC	26.0"	0.19	24" OC	32.8"	0.34

GROUND COVER DETAIL

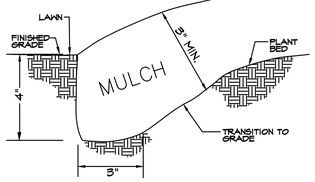
NOT TO SCALE

TYPICAL ISLAND BED SECTION

NOT TO SCALE



NOTE:
TRENCH EDGER TO BE USED TO FORM A SEPARATION BETWEEN LAWN AREAS AND PLANT BEDS.



TRENCH EDGER DETAIL

NOT TO SCALE

DEEP ROOT -18" DEPTH ROOT BARRIER

AS MANUFACTURED BY DEEP ROOT, INC. SAN FRANCISCO, CA 94104 (800) 458-7668, OR APPROVED EQUAL. THE ROOT CONTROL BARRIER SHALL BE AN INJECTION MOLDED OR EXTRUDED MODULAR COMPONENT MADE OF HIGH DENSITY POLYPROPYLENE OR POLYETHYLENE PLASTIC. PANELS SHALL MEASURE 24" IN WIDTH BY 18" INCHES IN DEPTH WITH A MEAN THICKNESS OF 0.08". PLASTIC SHALL BE RECYCLABLE AND CONTAIN ULTRA-VIOLET INHIBITORS.

EACH PANEL SHALL HAVE: NOT LESS THAN FOUR RAISED RIBS PROTRUDING 1/2" FROM THE FACE OF THE PANEL AND RUNNING FROM TOP TO BOTTOM THEREOF. EACH RIB OR ROOT GUIDE WILL HAVE AN ANIT-COMPACTION CAP AT ITS TIP, PERPENDICULAR TO THE RIB, PARALLEL TO THE FACE OF THE BARRIER AND RUNNING THE LENGTH OF THE RIB THEREBY FORMING ROOT NURTURING CHANNELS. THE DISTANCE BETWEEN THE GUIDES SHALL NOT EXCEED 6". EACH PANEL SHALL HAVE AN INTEGRAL MALE/FEMALE SLIDING LOCK, THE MALE DOWN THE LENGTH OF ONE SIDE AND THE FEMALE DOWN THE LENGTH OF THE OTHER.

NOTES:
1. THE BARRIER SHOULD BE INSTALLED VERTICALLY, OR IF CONDITIONS ALLOW, WITH THE TOP INCLINED TOWARDS THE TREE, NEVER WITH THE TOP INCLINED AWAY FROM THE TREE AS THIS WILL ENCOURAGE UPWARD GROWTH OF ROOTS.
2. THE BARRIER MUST BE INSTALLED WITH ROOT GUIDING RIBS FACING TOWARDS THE ROOTS.
3. GRADIENTS: IT IS VERY IMPORTANT THAT THE PANELS ARE INSTALLED WITH TOPS HORIZONTAL AND THE ROOT GUIDING RIBS ARE THEREFORE VERTICAL. IF NECESSARY, THE PANELS SHOULD BE 'STEPPED' AND THE TOPS TRIMMED ABOVE GRADE AFTER INSTALLATION. ROOT GUIDES WHICH ARE NOT VERTICAL CAN GUIDE ROOTS UPWARDS AS WELL AS DOWNWARDS.
4. INSTALL BARRIER WITH TOP ABOVE GRADE, DO NOT ALLOW SPACE FOR ROOT OVERGROWTH.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS.
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
7. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
8. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

MULCHING NOTE

ALL LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (3" MINIMUM).

SEASONAL COLOR PLANTING NOTES

1. EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH 'HARDPAN' AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6-8" DEPTH.
2. SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
3. PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS PER 100 S.F.:
   400 LBS. OF COMPOSTED COW MANURE
   45 C.F. OF HUMUS
   500 LBS. OF PEAT MOSS
   5 LBS. OF LIME (ADJUST FOR ALKALINE SOILS)
4. ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTOTILL INTO EXISTING SOIL.
5. PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6" ABOVE FINISHED GRADE. IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT (4" ABOVE FINISHED GRADE) AND CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
6. ROTOTILL ENTIRE BED TO A DEPTH OF 10-12".
7. EVENLY SPREAD FERTILIZER APPROPRIATE TO VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 S.F. AND RAKE INTO TOP 3" OF SOIL.
8. PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
9. EDGE SEASONAL COLOR BED AND MULCH WITH SMALL PINE BARK NUGGETS (1" MAX).
10. WATER THOROUGHLY.

GEORGIA811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.
Dial 811 or Call 1-800-282-7411

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

WINDWARD PARK HILTON HOTEL
CITY OF ALPHARETTA, GEORGIA

NOTES & DETAILS

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01.02.2018

COPYRIGHT © AEC, INC.

PROJECT NO.: 17-4095
CIVIL DRAWN BY: DWW
CIVIL DESIGNED BY: DWW, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

SHEET
L5.0

M:\2017 JOBS\17-4095 Windward Park Hotel WHP\Landscape\17-4095 L00.dwg, 1/2/2018 2:23:00 PM, tpb, 1:1