DESIGN REVIEW BOARD
MARCH 16, 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

VI. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of**

VII. PUBLIC HEARING

1. **09:10 - 09:25 DRB180017 Appen Media 319 North Main St**
   review signage
2. **09:25 - 10:00 DRB170061 Hines Office Avalon 10000**
   review parking deck, landscape revision and lighting
3. **10:00 - 10:30 DRB180018 North Point Market Center 6110 North Point**
   review exterior changes, landscape
4. **10:30 - 10:45 DRB180019 Liberty Hall Signs 33 South Main**
   review signage
5. **10:45 - 11:30 DRB180021 Phase Learning Center Webb Bridge @ Morris Rd**
   review new construction
6. **11:30 - 11:40 DRB180024 Southern Porch on Main 62 North Main St**
   review Signage
7. **11:40 - 11:50 DRB180026 Merchantile Social 20 North Main**
   review Signage
8. **11:50 - 12:30 Lunch Break**
9. **12:30 - 1:30 DRB180023 Cotton House Hotel 35 Milton Ave**
   Review new construction
10. **1:30 - 2:00 DRB180022 City Center Signage**
    review signage
11. **2:00 - 2:15 DRB180025 Engel and Volkers 2610 Old Milton**
    review signage
12. **2:15 - 2:45 DRB180027 Currahee Brewing Company 25 South Main St**
    review exterior elevations and signage
13. **2:45 - 3:15 DRB180020 Northwinds Summit**
    review parking and landscape hardscape

VIII. ADJOURNMENT

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 180017

☑ Fee Paid Initial KS

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: Appen Media Group

Location Address: 319 North Main Street

Mailing Address:

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Tony Dietz

Contact Telephone: 678 - 366 - 7,975 Mobile Telephone: - -

Fax: - - Email: tony@tagsigns.com

Contact's Relation To Business: Sign Contractor

This Application For (Check all that apply):

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

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

Application Fees:

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	$	PC

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Ray Appen

Physical Address: 319 North Main Street

Mailing Address: 319 North Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 770 - 442 - 3,278 Contact Fax: 770 - 442 - 3,278

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): RAY APPEN Date: 2/01/2018

Owner Signature: Ray Appen

Property Information:

Address (If Assigned) : 319 N. MAIN ST.

Tax ID or Map Reference Number: 58-1912635

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: Todd Testa Date: 2/01/18

Print Form

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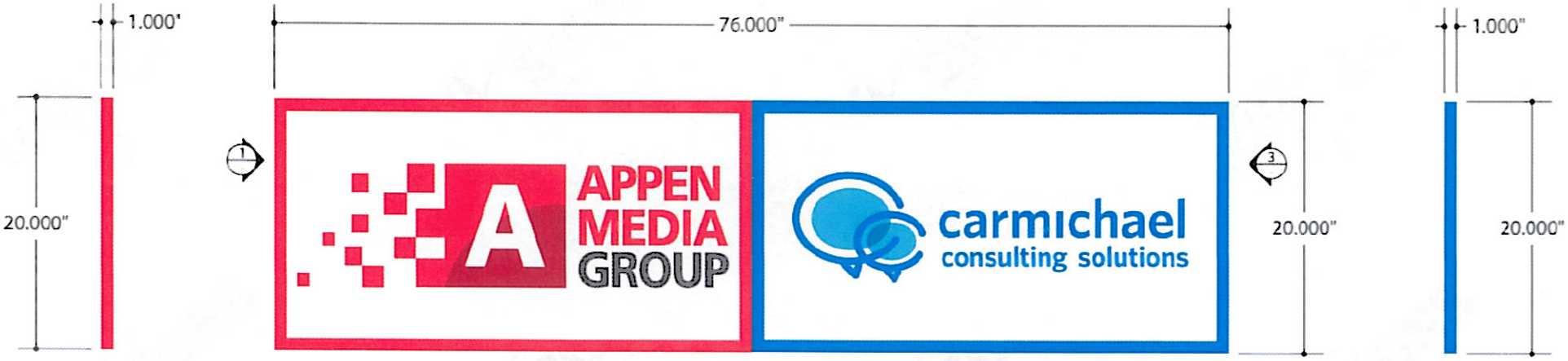
Combining Craftsmanship with Technology
678.366.7975
tagsigns.com

Drawn by:	Date:	Client:	Contact:	Project Name:	Page Description:	Scale:
Todd Testa	January 23, 2018	Appen Media Group	Ray Appen	New Signage	sign layout	1" = 1'



1 **Side View**
Scale: 1" = 1'

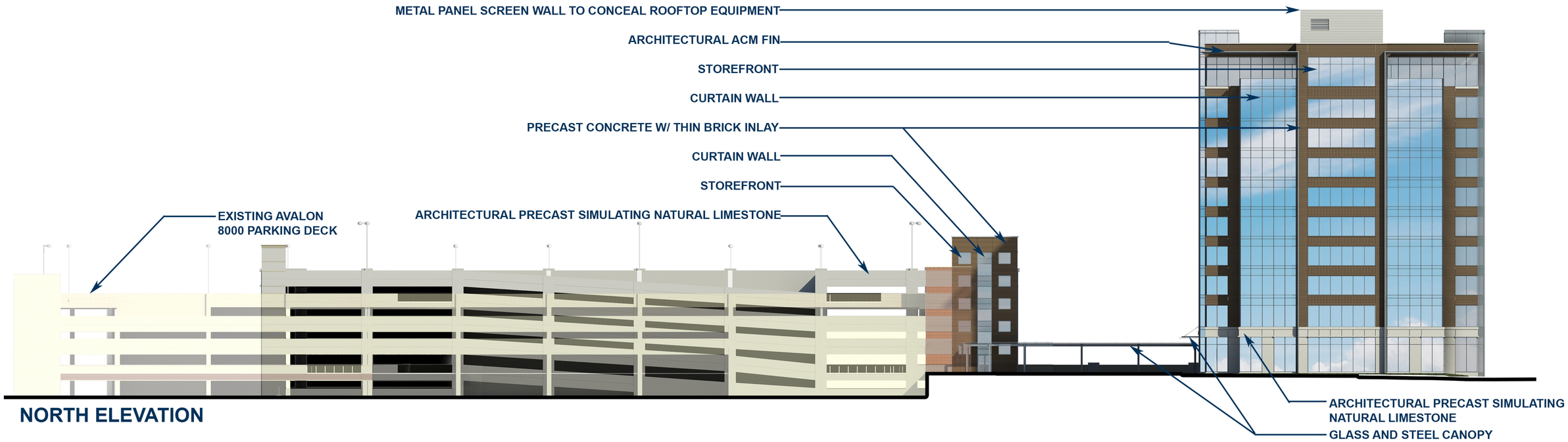
2 **Elevation**
Scale: 1" = 1'

3 **Side View**
Scale: 1" = 1'

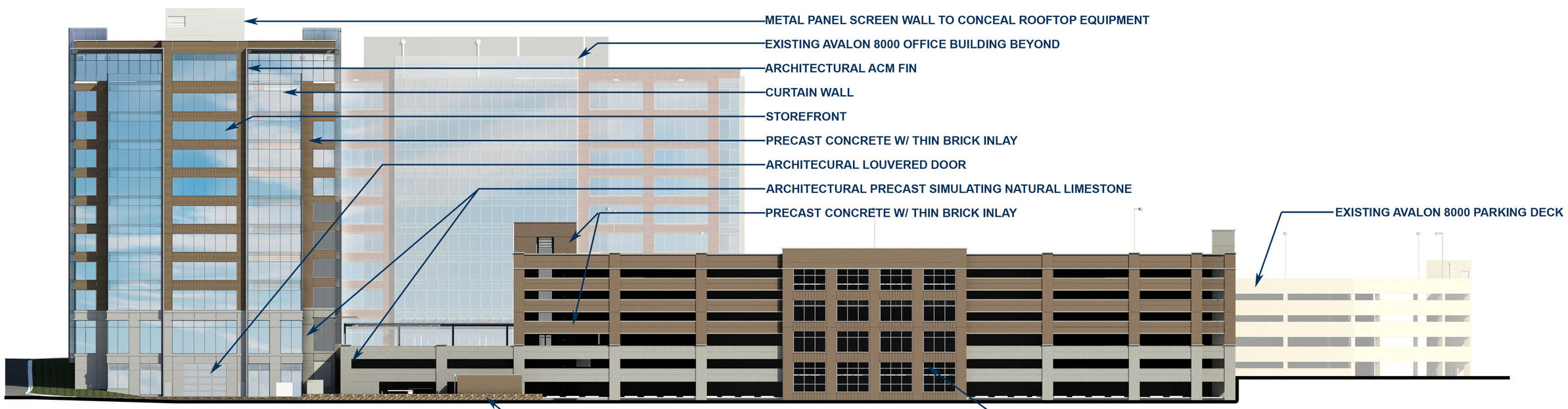
4 **Concept**
Scale: 3/16" = 1'

Material:	HDU
Returns:	red and blue
Illumination:	none
Sq. Ft. of Sign	10.56 sq. ft.

All artwork is copyrighted 2018 TAG Signs Inc. and is subject to a $65.00 minimum charge for all unordered requests. TAG Signs (Vendor) prepares your order according to your specifications. Therefore, prior to it's commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The customer is solely responsible for proofreading. Vendor does not assume any responsibility for the correctness of copy.



NORTH ELEVATION



SOUTH ELEVATION

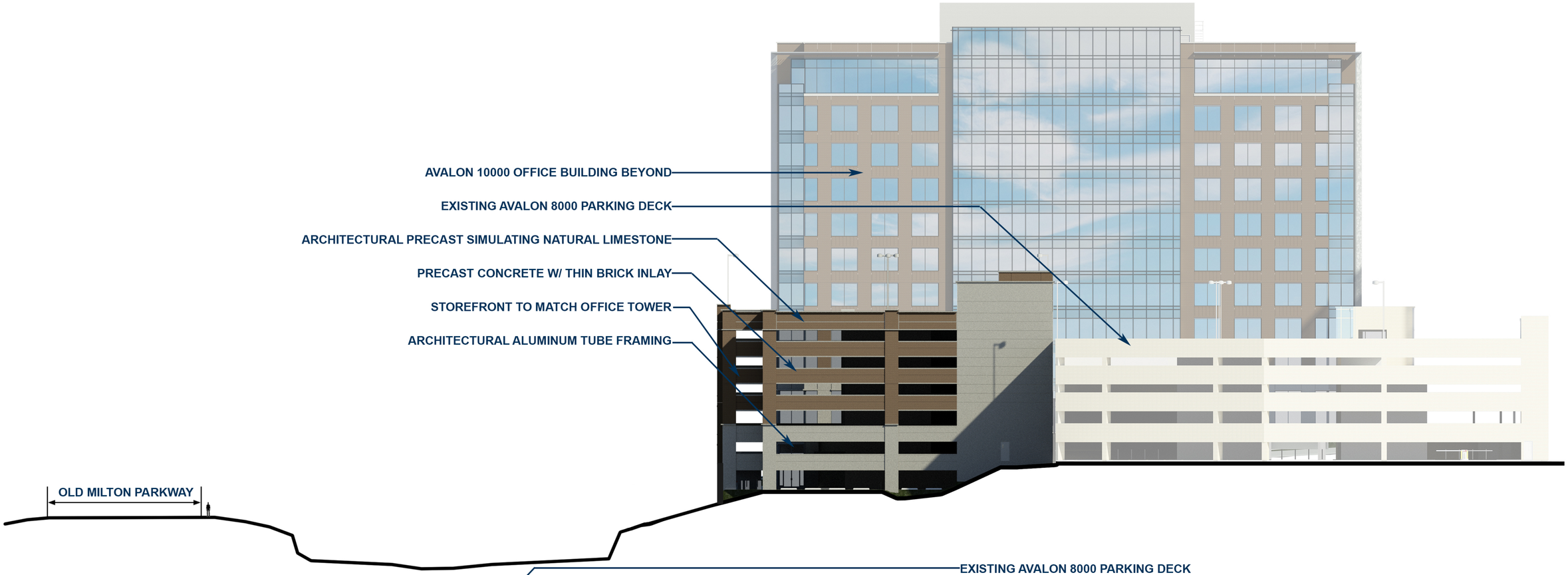
WBA ARCHITECTURE - INTERIORS - PLANNING

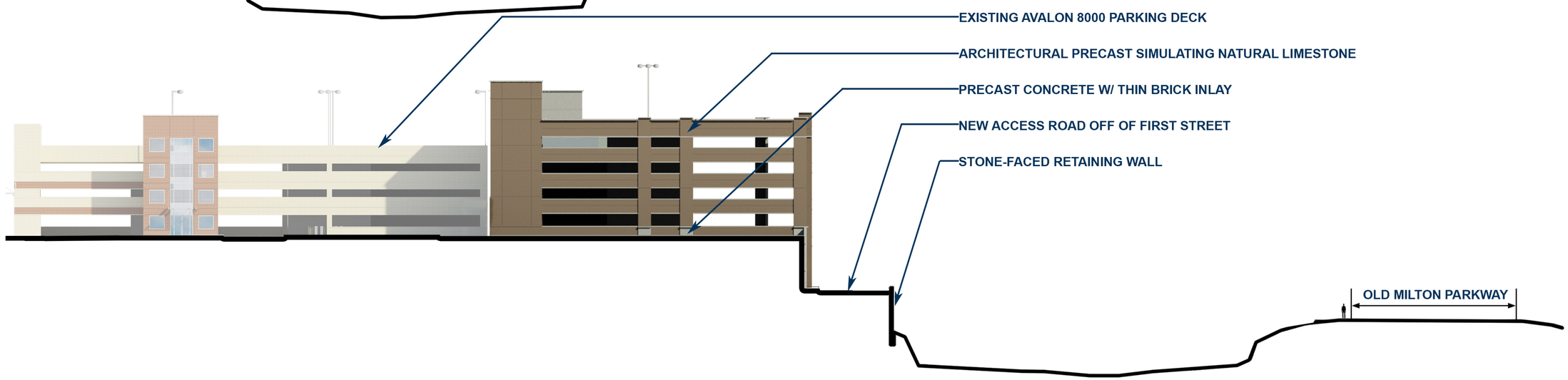
AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

Hines

WAKEFIELD BEASLEY & ASSOCIATES





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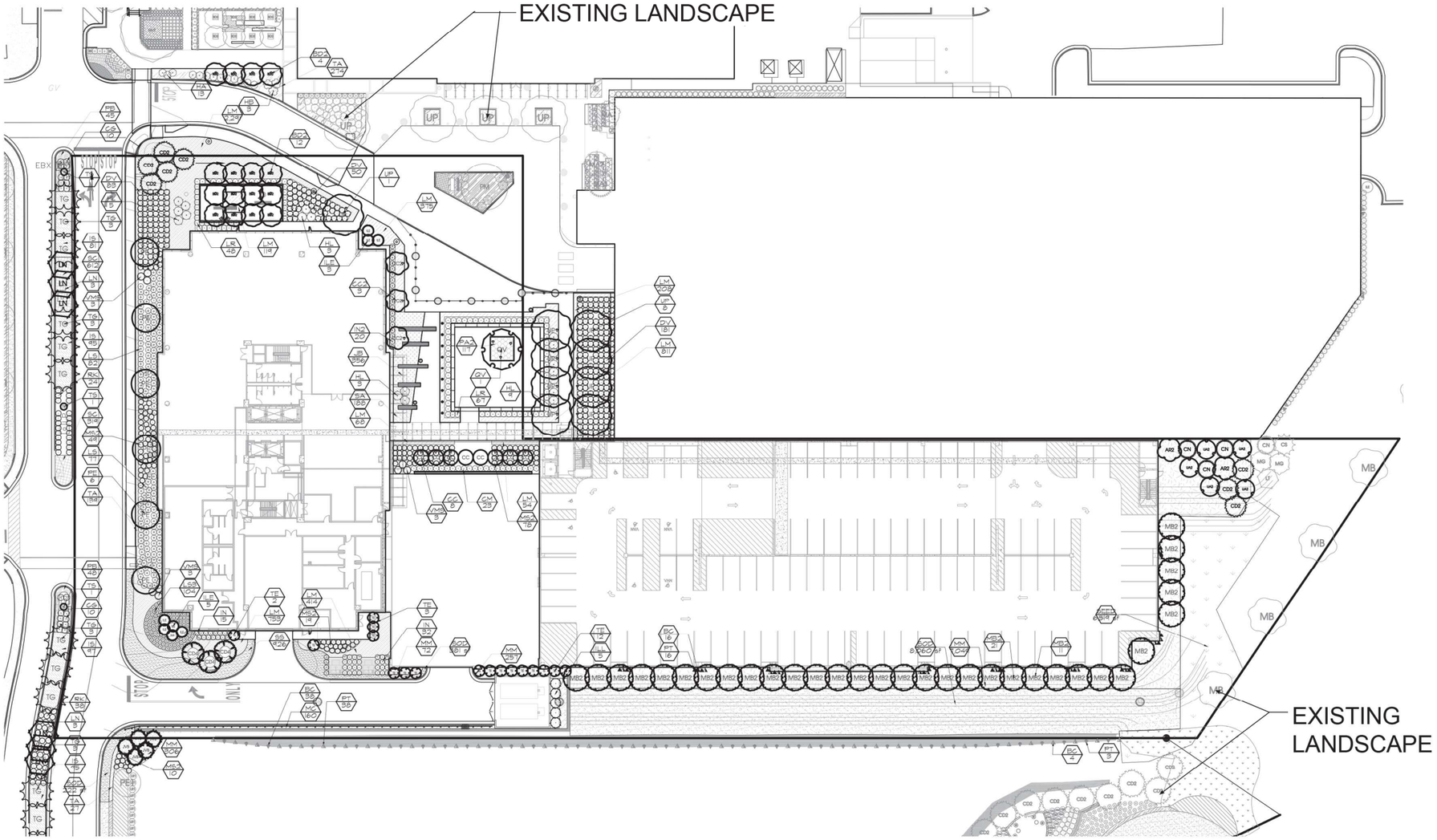
MARCH 1, 2018

LANDSCAPE PLAN



PLANT KEY

TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SPACING
AR2	2	Acer rubrum `Red Point` / Red Maple	3" cal.	B & B		
BD2	16	Betula nigra `Duraheat` / Duraheat River Birch	3" cal.	B & B		
CC	8	Carpinus betulus `Cornerstone-Cubed` / Cubed Cornerstone European Hornbeam	6" cal.	B & B		
CC2	3	Carpinus betulus `Cornerstone` / Cornerstone European Hornbeam	6" cal.	B & B		
CD2	8	Cedrus deodara `Bracken`s Best Cedar` / Bracken`s Best Deodar Cedar	12` ht.	B & B		
CD4	3	Cedrus deodara / Deodar Cedar	16` ht.	B & B		
CN	3	x Cupressocyparis leylandii `Naylors Blue` / Naylor`s Blue Cypress	12` ht.	B & B		
ILE	8	Ilex x `Emily Bruner` / Emily Bruner Holly	10` ht. x 6` sprd. min.	B & B		
JVB	5	Juniperus virginiana `Brodie` / Brodie Columnar Cedar	14` ht.	B & B		10` o.c.
LN	9	Lagerstroemia x `Natchez` / Crape Myrtle Single Trunk	12` ht.	B & B		
MB2	32	Magnolia grandiflora `D.D. Blanchard` TM / Southern Magnolia	14` ht.	B & B		
PE	6	Platanus x acerifolia `Exclamation` TM / Exclamation London Plane Tree	4" cal.	B & B		
QV	1	Quercus virginiana / Southern Live Oak	16" cal.			
TE	17	Thuja occidentalis `Emerald` / Emerald Arborvitae	12` ht.	B & B		6` o.c.
TG	12	Thuja occidentalis `Tree Form Green Giant` / Tree Form Green Giant Arborvitae	14` C.T.			
TS	3	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	10` ht.	B & B		
UA2	5	Ulmus alata / Winged Elm	3" cal.	B & B		
UP	9	Ulmus americana `Princeton` / Princeton American Elm	5" cal.	B & B		

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
CG	20	Chamaecyparis pisifera `Golden Mop` / Golden Mop Threadleaf False Cypress	3 gal			
CM	23	Camellia sasanqua `Mine No Yuki` / White Camellia	15 gal.	3` o.c.		
DV	306	Distylium hybrid x `Vintage Jade` / Vintage Jade Distylium	3 gal	3` o.c.		
HA	13	Hydrangea arborescens `Annabelle` / Annabelle Hydrangea	3 gal	4` o.c.		
HB	3	Hydrangea macrophylla `Endless Summer` TM / Bailmer Hydrangea	7 gal.			
HL	20	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	15 gal.	5` o.c.		
ILL	5	Ilex latifolia / Lusterleaf Holly	7 gal.			
IN	47	Ilex cornuta `Needlepoint` / Needlepoint Holly	3 gal	3` o.c.		
IN2	19	Ilex cornuta `Needlepoint` / Needlepoint Holly	7 gal.	3` o.c.		
LR	115	Ligustrum japonicum `Recurvifolium` / Wax leaf ligustrum	15 gal.	3` o.c.		
LS	159	Loropetalum chinense `Snow Dance` / Snow Dance Loropetalum	3 gal	3` o.c.		
LS3	104	Ligustrum sinense `Sunshine` / Sunshine Ligustrum	3 gal	24" o.c.		
MS2	156	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 gal.	3` o.c.	2` hgt.	12" sp.
RK	100	Rosa x `Pink Double Knockout` / Pink Double Knockout Rose	3 gal			
VMS	9	Viburnum macrocephalum / Chinese Snowball Virburnum	15 gal.			

VINE/ESPALIER	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
BC	60	Bignonia capreolata `Tangerine Beauty` / Tangerine Beauty Cross Vine	3 gal			
PT	59	Parthenocissus tricuspidata / Boston Ivy	1 gal.			

PLANT KEY

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	SPACING	REMARKS
	HO2	88	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal.	18" o.c.	
	IS	368	Ilex cornuta `Soft Touch` / Soft Touch Holly	3 gal.		
	JB	356	Juncus inflexus `Blue Arrow` / Blue Arrow Juncus	1 gal.	14" o.c.	
	LM	5,129	Liriope muscari `Super Blue` / Super Blue Liriope	1 gal.	12" o.c.	
	MC	127	Muhlenbergia capillaris / Pink Muhly	3 gal.	24" o.c.	
	MM	7,658	Mulch	SF		
	PA2	117	Polystichum acrostichoides / Christmas Fern	1 gal.	14" o.c.	
	PB	93	Phlox subulata `Blue` / Blue Moss Phlox	1 gal.	18" o.c.	
	SA	188	Sisyrinchium angustifolium / Narroleaf Blue-eyed Grass	1 gal.	12" o.c.	
	SC	2,873	Seasonal Color / Seasonal Color	4" Pots		
	SEED	4,104 sf	Cynadon dactylon / Bermuda Seed	SF		
	SOD	8,628 sf	Cynodon x dactylon / Bermuda Sod 419	SF		
	SS	926	Sod	10" pot		
	TA	440	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	1 gal	18" o.c.	

ALLEE LACEBARK ELM

SOUTHERN MAGNOLIA

OAK

RIVER BIRCH

LONDON PLANE TREE

0 15 30 60 90

N

WBA ARCHITECTURE - INTERIORS - PLANNING

AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

SITE solutions Hines WAKEFIELD BEASLEY & ASSOCIATES

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MARCH 1, 2018

WBA ARCHITECTURE - INTERIORS - PLANNING

NORTH ELEVATION - LIGHTING

AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

Hines

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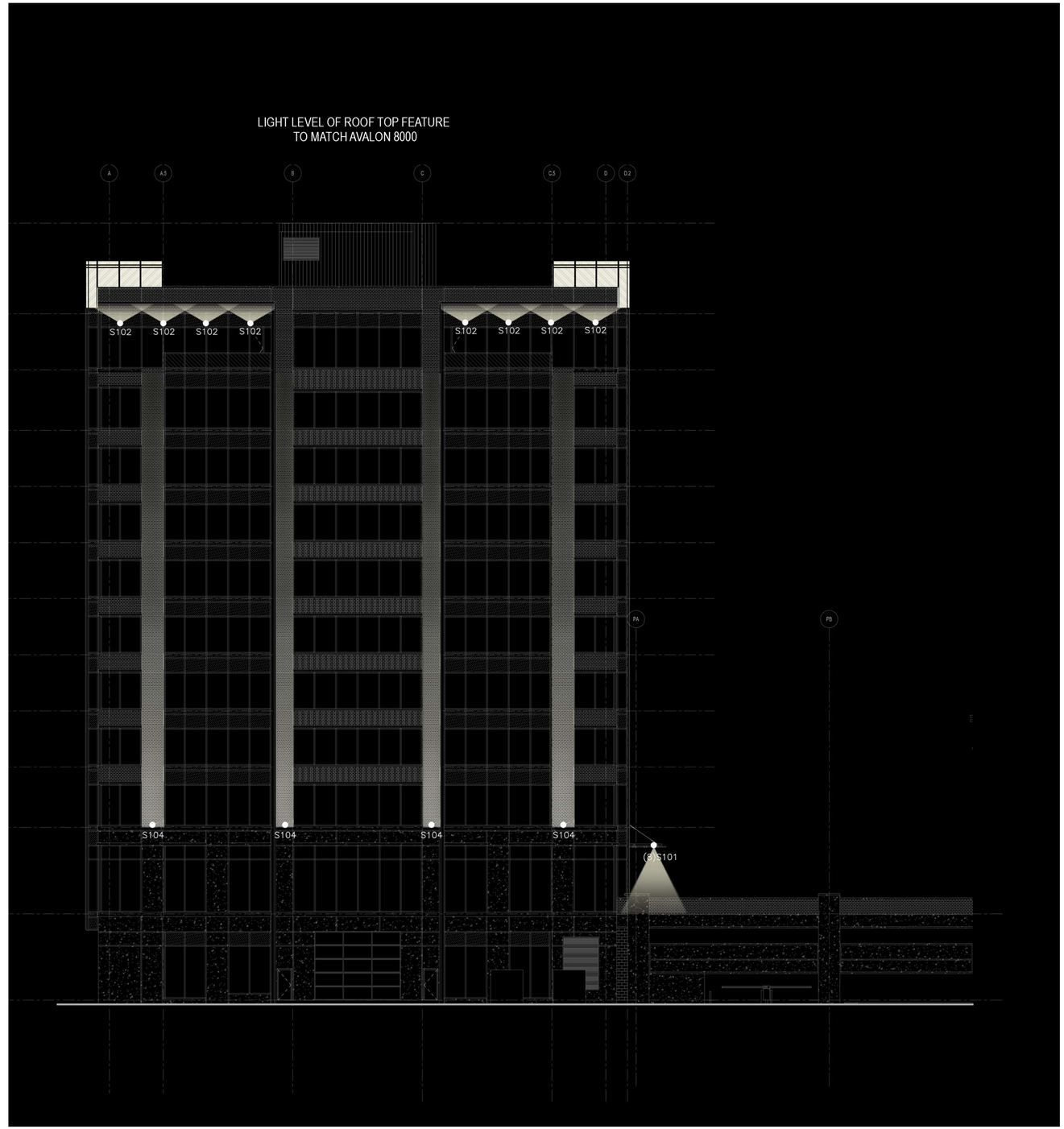
MARCH 1, 2018



WBA ARCHITECTURE - INTERIORS - PLANNING

SOUTH ELEVATION - LIGHTING

AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

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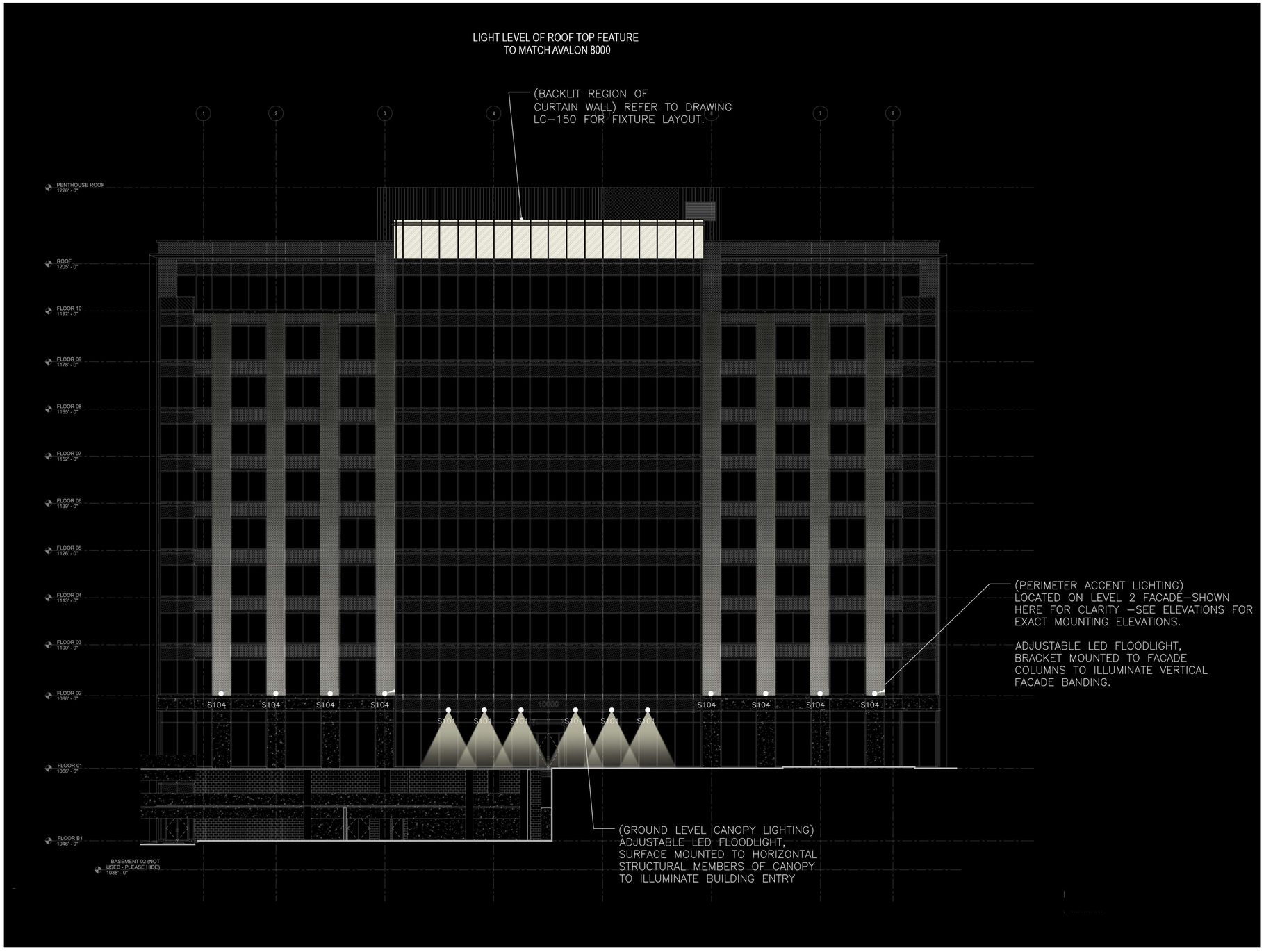

WBA ARCHITECTURE - INTERIORS - PLANNING

EAST ELEVATION - LIGHTING

AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

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WBA ARCHITECTURE - INTERIORS - PLANNING

WEST ELEVATION - LIGHTING

AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

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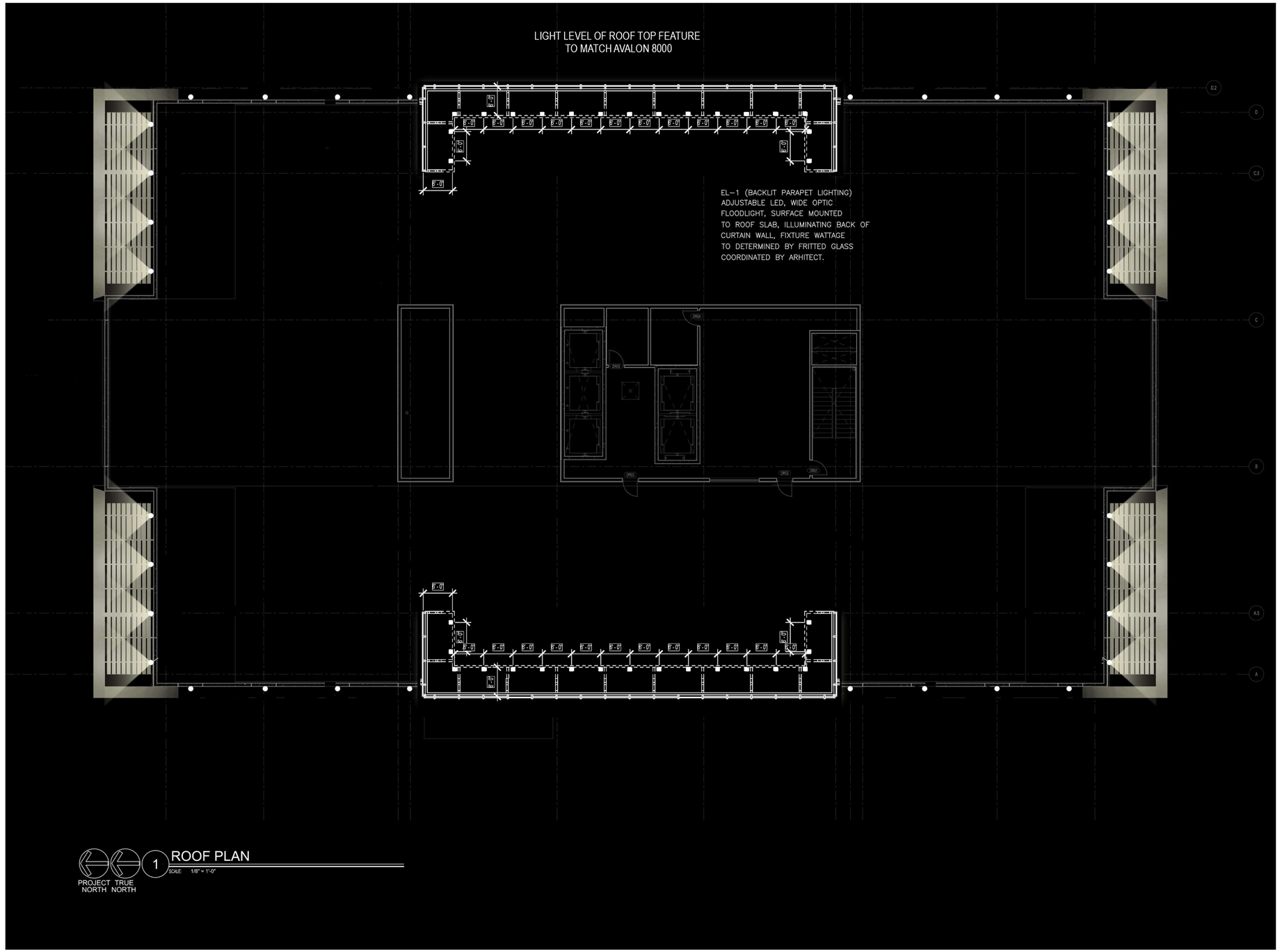

WBA ARCHITECTURE - INTERIORS - PLANNING

ROOF PLAN - LIGHTING

AVALON OFFICE BUILDING 10000

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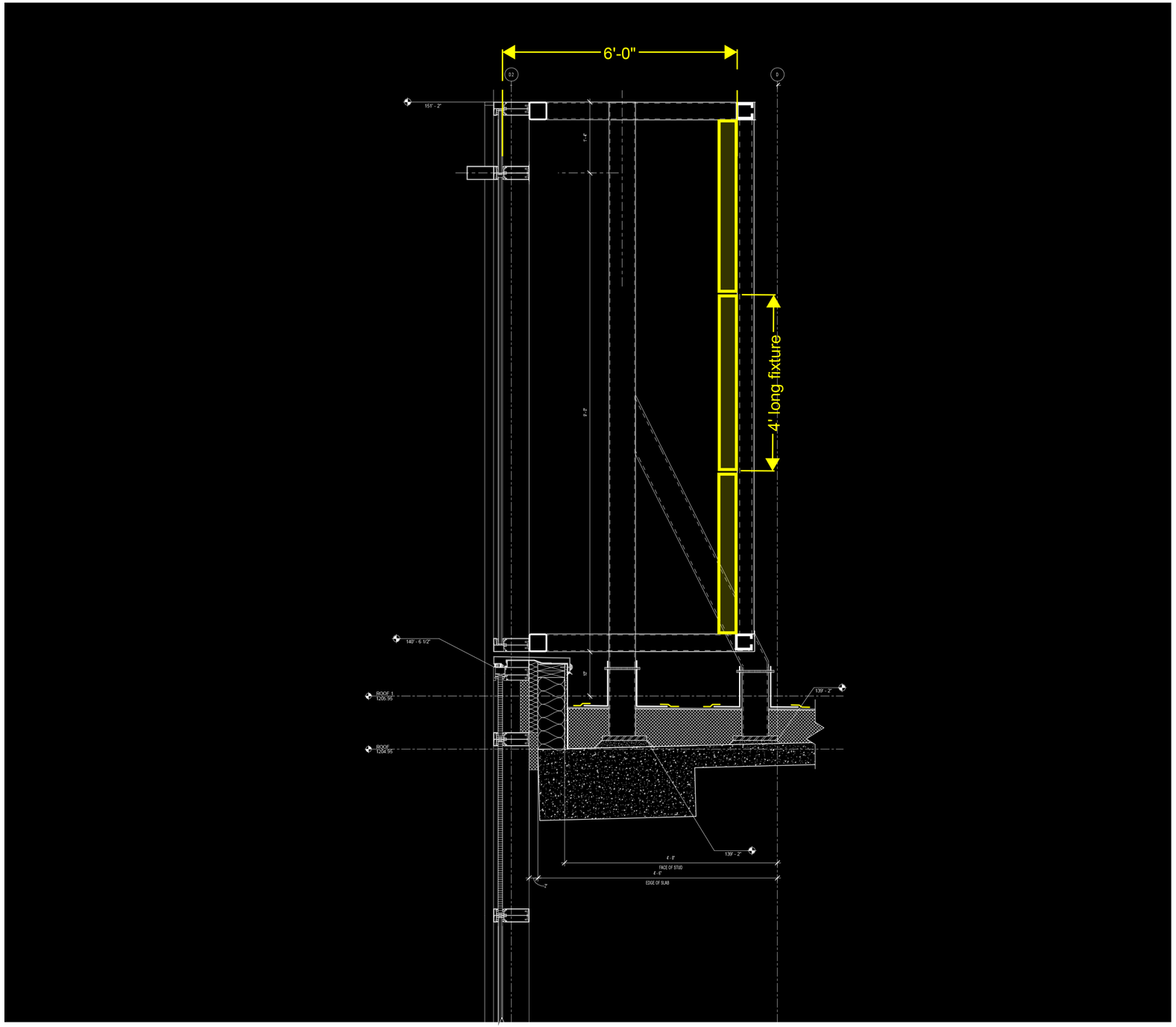
MARCH 1, 2018



WBA ARCHITECTURE - INTERIORS - PLANNING

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MARCH 1, 2018

TYPE S101

Compact floodlight

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

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

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

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

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

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

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

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

Weight: 5.0 lbs.

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

Compact floodlight · **wide beam**

	Lamp	β	A	B	C
77 705	19.2 W LED	44°	6 1/4	8 1/2	6 1/2

Accessories: **70 060** **70 757**

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

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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TYPE S102

Adjustable LED floodlighting luminaire

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

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

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

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

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

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

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

Weight: 7.5 lbs.

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

Surface washers with **mounting canopy**

	Lamp	A	B	C
77 469	26 W LED	10 1/4	4 1/4	14 3/8

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TYPE S103

Linear floodlight

LITHONIA LIGHTING®

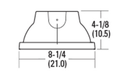
Catalog Number	
Notes	
Type	

Rough Service Fixture

VAP

LINEAR FLUORESCENT
1- or 2-lamp, T5, T5HO or T8

Specifications
Length: S4-3/4 (139.1)
Width: 8-1/4 (21.0)
Depth: 4-1/8 (10.5)
Weight: 13.5 lbs. (5.9 kg)



All dimensions are shown in inches (centimeters) unless otherwise noted.

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for use in applications where smart, energy-efficient fixtures are desired. Typical applications include, parking garage, canopy, transportation, school, hospital and exterior retail environments where moisture or dust is a concern. Polycarbonate enclosure protects fixture while remaining easy to service and clean. Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. **Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — UV-stabilized, injection-molded, impact-resistant, frosted polycarbonate housing with continuous poured-in-place, closed-cell gasket. 20-gauge steel channel and channel cover. Tool-less ballast and wiring access. Fixture design allows for 10-12% uplight.

OPTICS — UV-stabilized, injection-molded, impact-resistant, clear transparent, polycarbonate lens with aesthetic rib detail (.080" thick). Clear transparent, tamper-resistant, polycarbonate latches standard (8 Torx T-20 tamper-resistant screws included). Stainless steel latches also available. Reflectors are precision-formed, high-performance, segmented optics utilizing premium specular aluminum and optimized for both 1- and 2-lamp configurations. Provides 95% reflectivity and warranted for 25 years.

ELECTRICAL — Ballasts: Thermally protected, resetting, Class P, HPF, Sound Rating A+. 90°C rated Advance Cool Running™ ballast standard for T5HO. T8 ballast starting temperature is -18°C (0°F) and T5HO starting temperature is -29°C (-20°F).

Lamps: 4100K lamps standard. Secured with rotary locking lampholders for ease of re-lamping and to minimize disconnection due to vibration or incidental contact.

INSTALLATION — Stainless steel surface spring-mounting brackets standard (2 included). A variety of stainless steel mounting options available: surface conduit entry on each end and on top, j-box mounting and mounting brackets for suspension with aircraft cable (cable not included). Optional stainless steel V-hooks available for chain hanging (chain not included). For horizontal mounting on a wall, application must be under a covered ceiling and QMB option recommended. 1/2" - 3/4" KO.

LISTINGS — CSA Certified to UL and C-UL standards. NOM Certified (see Options). CSA Listed for ambient operation up to 40°C (104°F). VAP is wet-location listed for covered-ceiling applications. Product will be rated for damp location when horizontally wall mounted. IP65 and IP66 rated.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

For installed Rough Service Product(s), Acuity warrants that, for the lifetime of the product(s), the polycarbonate lens and/or polycarbonate housing will withstand breakage resulting from occasional physical abuse and rough handling (the "Rough Service Warranty"), notwithstanding the vandalism exclusion set forth at www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** VAP 254L

VAP						
Series	**Lamp type**[1]			**Shielding**	**Distribution**	**Voltage**	**Ballast configuration** ▸▸▸
VAP	T5HO lamps 154L 1 lamp, 54W 254L 2 lamps, 54W	T5 lamps 128T5L 1 lamp, 28W 228T5L 2 lamps, 28W	T8 lamps 132L 1 lamp, 32W 232L 2 lamps, 32W	(blank) Clear polycarbonate	White ballast cover (blank) General distribution Specular reflector WD Wide distribution	(blank) MVOLT; 120V-277V HVOLT 347V-480V[2]	(blank) One ballast 2/1 Two 1-lamp ballasts

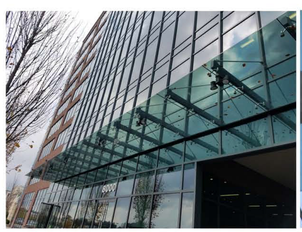
▸ Ballast		Lamps installed[7]		Options[8]							
T5/T5HO		(blank)	85 CRI, 841	GLR	Internal fast-blow fusing[9]	WLF	Wet location fitting (two outboard, top)	CS88	6' Brad Harrison 16/3 cord and straight blade plug set
(blank)	1.0 BF, PRS	LP830	85 CRI, 830	EL14DW	Emergency lighting (1400 lumens)[10]	WLFEND	Wet location fitting (one end)	CS88L12	12' Brad Harrison 16/3 cord and straight blade plug set
GEB80S	.80 BF, step dimming (100% - 50%)[3,4]	LP835	85 CRI, 835	MSL___	Wet location motion sensor with bracket, wired on/off[10,11,12]	WLFEND2	Wet location fittings (both ends)[15]	HS	Houseside shield
GEB90S	.90 BF, PRS, step dimming[5]	LP850	85 CRI, 850	MSL___D	Wet location motion sensor with bracket wired for HI/LO dimming[10,12,13]	WLFIN	Wet location fitting (two inboard, top)	UPS	Uplight shield
T8				PE	Photoelectric cell (button type)[10,14]	QMB	Quick-mount ceiling bracket[16]	LCF1	Prismatic light control film[18]
(blank)	1.18 BF, IS			RIF1	Radio interference filter, one per fixture	CMB	Chain-mount bracket[16, 17]	LCF2	Opaque light control film
GEB10IS	.88 BF, IS			BS0CW	Cold weather battery pack[6, 10]	JSB	Junction box snap bracket[16]	LCF3	Striped light control film
GEB10ISL	.76 BF, IS					CS89	6' white cord, 16/3, no plug, wet location	STSL	Stainless steel latches
GEB10PS	.88 BF, PS					LSC	Lens safety clip	NOM	NOM Certified
BSNP	.87 BF, PS step dimming[3, 4]								

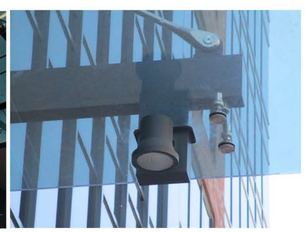
Accessories: *Order as separate catalog number. (Ships separately)*

VAPSMB	Surface spring-mount bracket	RK1 T20BIT	Hex-base driver bit, Torx T20. Tamper resistant screws with center reject pin
VAPQMB	Quick-mount ceiling bracket	RK1 T20DRIV	Torx T20 screwdriver for use with tamper resistant screws with center reject pin
VAPCMB	Chain-mount bracket[17]		
VAPJSB	Junction box snap bracket		
HC36	Wire hook and 36" chain set (two per package)[18, 19]		

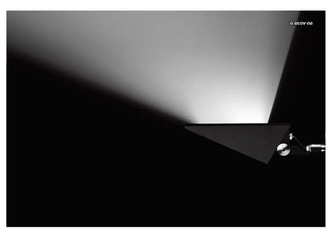
Notes
1 To order fixtures WITHOUT lamps, remove the "L" from the description (example: VAP 132).
2 Not available with 28T5 or 1-lamp 32T8.
3 Available with 2-lamp unit only.
4 Available with 54T5HO only. Recommended for applications with ambient temperatures 50°F (10°C) and above.
5 Available with 28T5 only. Recommended for applications with ambient temperatures 50°F (10°C) and above.
6 Available with 32T8 only. Recommended for applications with ambient temperatures 32°F (0°C) and above.
7 Alternate lamp color need only be specified if pre-installed lamps are provided.
8 For additional options, consult factory.
9 Must specify voltage.
10 Must specify voltage. 120 or 277 only
11 GEB10PS recommended.
12 For mounting up to 8', specify MSL8; for mounting up to 20', specify MSL20..
13 For use with step dimming ballast.
14 Not available with 480V.
15 Not available with cords, sensors or photocell option.
16 Accessories may be ordered as separate catalog numbers.
17 Requires HC36 option.
18 For stainless steel, specify STS (example: HC36 STS)
19 Requires chain mount bracket (CMB option).

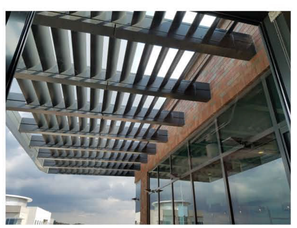
INDUSTRIAL VAP-T5-T5HO-T8





CANOPY LIGHTING





TRELLIS UPLIGHT

EXTERIOR UPLIGHTS

TYPE S104

Compact floodlight

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

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

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

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

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

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

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

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

Weight: 6.9 lbs.

Compact floodlight · **very narrow beam**

	Lamp	β	A	B	C	D
77639	48.2W LED	10°	9 1/8	12	8 1/8	5 1/8

Accessories

70077 70758 70721

Exchangeable lenses — flat beam — 180° glare shield — 360° glare shield — β = Beam angle

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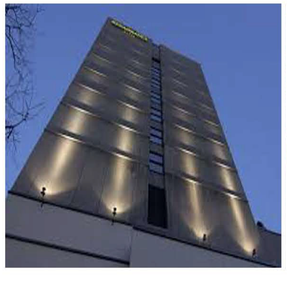
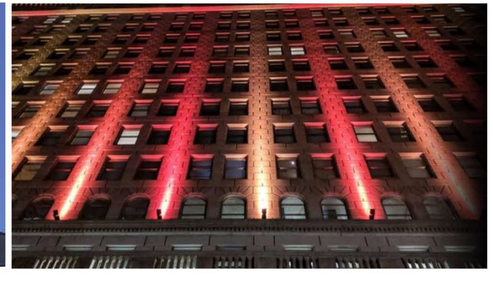




TYPE S105

HK USA Lighting Group

ZXL11

Area Accent ◢ ZX11 Series

PROJECT

FIXTURE TYPE

Characteristics

Listed

IP67 Standard

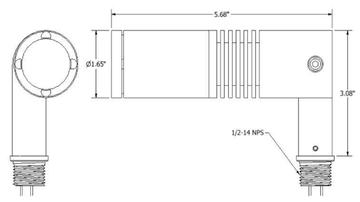
• Wet/Dry location rated. • Swivel Stem | facilitates 355° deg. rotation for aiming precision on any installation plane.

Technical Data

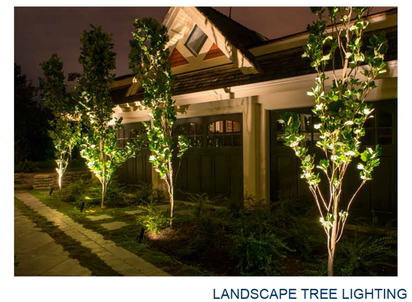
Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Hoods	A, B, C
Voltage	12V
Wattage	4W, 6W, Remote MLV Dimmable, Remote ELV Dimmable
Reflector	15°, 30°, 40°
Color Temp	2.7K, 3K, 4K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

Ordering Guide

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



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com



LANDSCAPE TREE LIGHTING

TYPE S106

D-Series
LED Bollard

d"series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

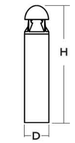
The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplift. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter: 8" Round (20.3 cm)

Height: 42" (106.7 cm)

Weight (max): 27 lbs (12.25 kg)



Ordering Information

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

DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,8] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,8]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V) [6,7] DF Double fuse (208, 240V) [6,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB [8]

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

LITHONIA LIGHTING.
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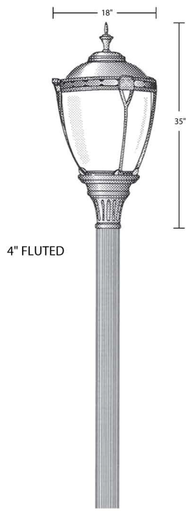
PATH LIGHTING

TYPE S107

WLS LIGHTING SYSTEMS 844 DECORATIVE SERIES



Specify Pole

SPECIFICATIONS

HOUSING - Heavy wall cast aluminum.

HOOD - Heavy gauge spun aluminum.

GLOBE FILTER - Heavy wall cast aluminum.

GLOBE - Clear textures polycarbonate.

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

FINISH - Polyester powder fuse coating. (specify color)

ORDERING INFORMATION

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

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

(EXAMPLE ORDER)

ORDER :

WLS-844 ____ _____ _____ _____

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

Approved By: _____ Project Name: _____

Location: _____ Date: _____

P.O. Box 100519 ▪ Fort Worth, TX 76185 ▪ www.wlslighting.com

WLS LIGHTING SYSTEMS
Consider the Impact!

Specifications subject to change without notice.

02, 03 Rev. 8/09

LANDSCAPE POLE LIGHTING

TYPE S108

Garden luminaire with earth spike

Housing: Reinforced polyamide synthetic housing for maximum corrosion resistance.

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

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

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

Mounting: Provided with a reinforced polymide earth spike.

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

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

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

Weight: 2.2 lbs.

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

Garden luminaire · Cylinder w/ cap					
		Lamp	A	B	C
55005	with earth spike	3.2W LED	2⅝	10¼	7⅝

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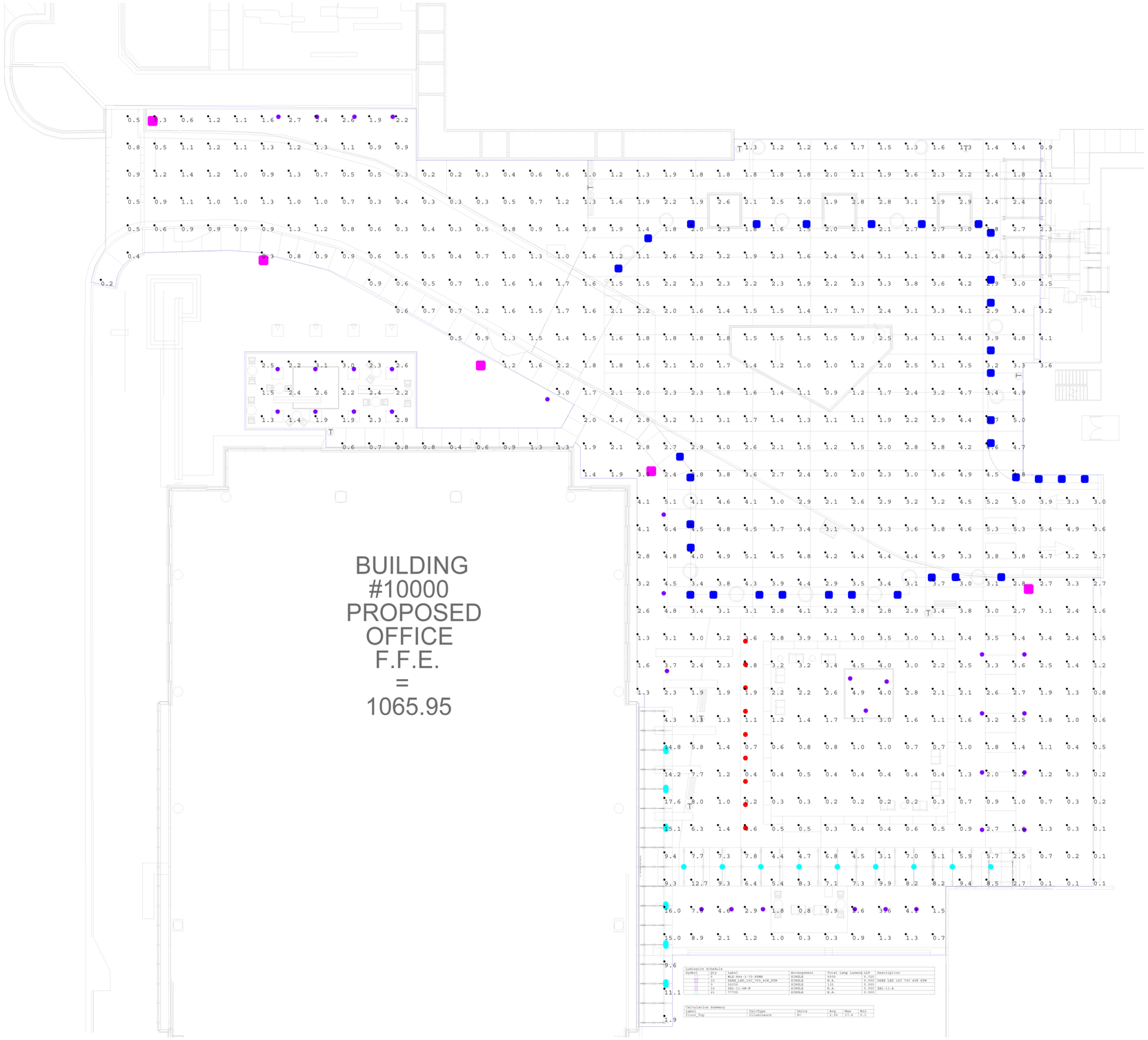
LANDSCAPE ACCENTLIGHTING



BUILDING
#10000
PROPOSED
OFFICE
F.F.E.
=
1065.95

WBA ARCHITECTURE - INTERIORS - PLANNING

LIGHTING CALCULATION

AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

Hines

WAKEFIELD BEASLEY & ASSOCIATES

MARCH 1, 2018

WBA ARCHITECTURE - INTERIORS - PLANNING

AVALON OFFICE BUILDING 10000

ALPHARETTA , GA

Hines

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MARCH 1, 2018

WBA ARCHITECTURE - INTERIORS - PLANNING

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ALPHARETTA , GA

Hines

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MARCH 1, 2018

1. DRB170061 Hines Office Bldg 10000 Avalon Blvd
   Applicant presented review of landscape and parking deck revisions and building Lighting.

Applicant submitted new packet at meeting

- Landscape
  - Added additional screening around loading dock & dumpster enclosure
  - Decreased spacing on Magnolias
  - Magnolias will be 12'
  - Showed before and revised photos of Landscaping
  - Vines planted at each column on parking deck
  - Evergreen crossvine

- Parking Deck
  - Added more brick to match building
  - Mullions match building
  - Cast stone is same color as building
  - Discussed projection last bay of parking deck and element projection.
    - DRB discussed using some element in the middle bays (center) instead of the end of deck.
    - Does not relate well to buildings surrounding it. Park Deck stands alone with vertical elements
    - Parking deck is highly visible, gateway from Old Milton Pky
    - 2 Center Bays need treatment to break up appearance – perhaps curtain wall system, glass, bay
    - Ventilation issues
    - Staff discussion of "skinning" all of it with brick instead of cast stone
    - Applicant discussed cost issues
    - Staff presented view of latest already constructed parking deck

    - Chairman Kramer summarized:
      - Take tower feature currently on end and move it to two center bays, make it a little taller than parking deck to help break up deck into smaller looking structure
      - Should we leave precast vertical or do they go to color that matches the brick
      - Top piece of precast DRB does not like.
      - Keep it an open deck so you may have to "skinny up" brick

- Mullions may not be necessary

- Lighting
  - Exterior fixtures same as building 8000
  - Dimmable
  - DRB has issue with top lighting for the parapet and back lighting on that - Shadows of support systems behind the glass. Applicant stated they will be shown no matter where lighting is directed. DRB suggested directing the lighting downward instead of backlit or change configuration of the kickers. Applicant discussed that this is their design intent. DRB stated the intent is to have a more even looking light source and not be able to see the shadows of the structures at nighttime. Applicant responded and discussed level of lighting vs. hotel and efforts to reduce lighting. DRB stated they did not like the level of lighting at 8000. DRB wants a more even glow.

❖ Board Member Corkill offered a motion to approve Landscape as submitted knowing that there will be some changes based on architectural changes and landscape can work with Staff on those changes when the architecture is revised.

- The motion received a second from Vice Chairman Brown
  - The motion was approved by a vote (4-0) (Kramer, Brown, Corkill, Debban)

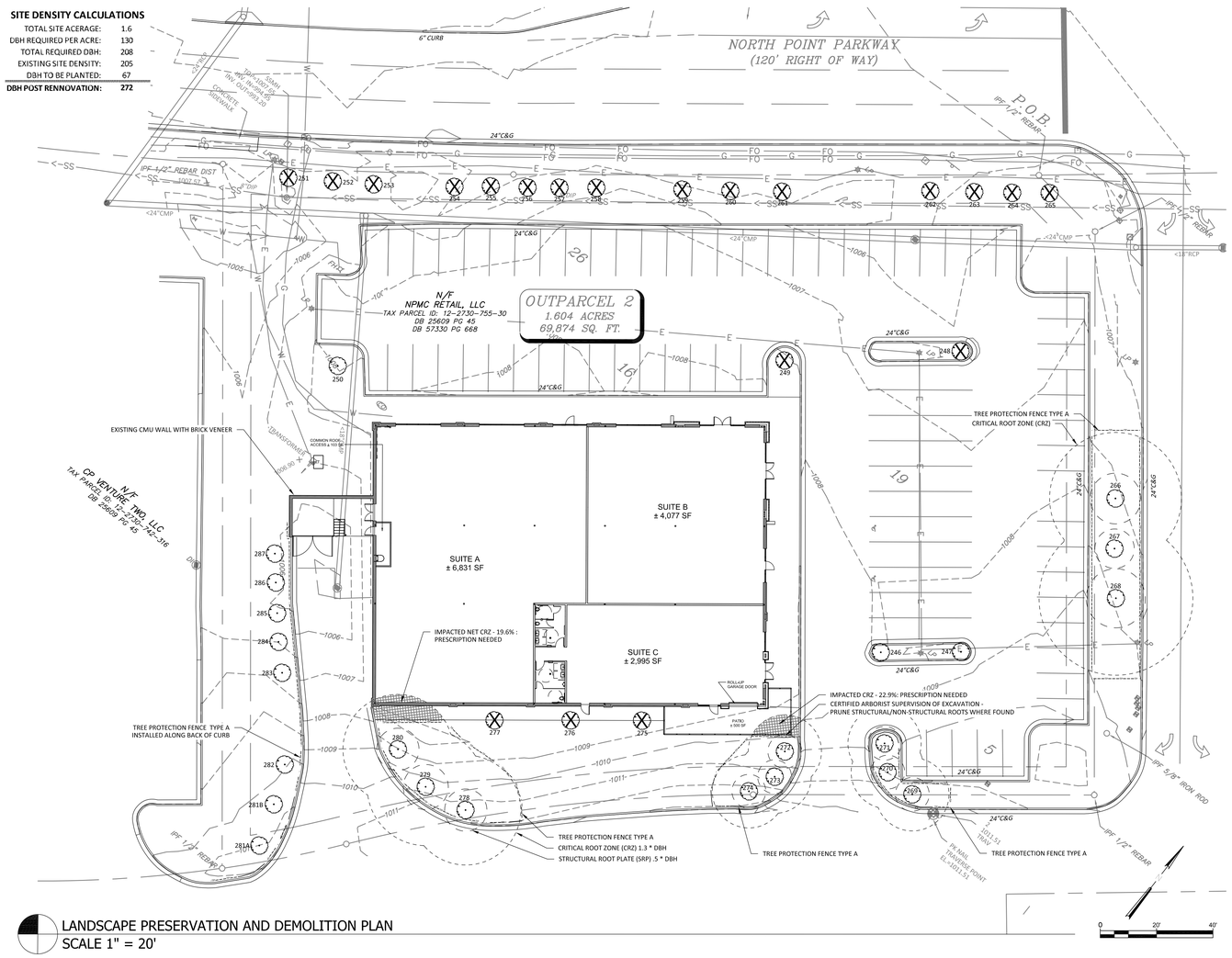
❖ Vice –Chairman Brown offered a motion to defer Parking, the Parking Deck and the Lighting on the building

- The motion received a second from Board Member Corkill
  - The motion was approved by a vote (4-0) (Kramer, Brown, Corkill, Debban)

TAG #	DBH	SPECIES	CONDITION	DISPOSITION & NOTES	DISPOSITION
246	4, 4, 4, 4	Crapemyrtle	Fair / Good	To remain	REMAIN
247	4, 4, 4, 4	Crapemyrtle	Fair / Good	To remain	REMAIN
248	6	Red Maple	Poor	Poor form, pest infestation, tip dieback	REMOVE
249	6	Red Maple	Poor	Poor form, pest infestation, tip dieback	REMOVE
250	8	Red Maple	Fair / Good	To remain	REMAIN
251	19	Bradford Pear	Poor	To be removed and replaced	REMOVE
252	18	Bradford Pear	Poor	To be removed and replaced	REMOVE
253	17	Bradford Pear	Poor	To be removed and replaced	REMOVE
254	12	Chinese Elm	Fair	To be removed and replaced	REMOVE
255	8	Chinese Elm	Poor	To be removed and replaced	REMOVE
256	9	Chinese Elm	Poor	To be removed and replaced	REMOVE
257	12	Chinese Elm	Fair	To be removed and replaced	REMOVE
258	9	Chinese Elm	Poor	To be removed and replaced	REMOVE
259	17	Bradford Pear	Poor	To be removed and replaced	REMOVE
260	18	Bradford Pear	Poor	To be removed and replaced	REMOVE
261	20	Bradford Pear	Poor	To be removed and replaced	REMOVE
262	13	Red Maple	Poor	To be removed and replaced	REMOVE
263	10	Red Maple	Poor	To be removed and replaced	REMOVE
264	12	Red Maple	Poor	To be removed and replaced	REMOVE
265	13	Red Maple	Poor	To be removed and replaced	REMOVE
266	18	Willow Oak	Fair	To remain	REMAIN
267	14	Willow Oak	Fair	To remain	REMAIN
268	20	Willow Oak	Fair	To remain	REMAIN
269	4, 4, 4, 4	Crapemyrtle	Fair	To remain	REMAIN
270	4, 4, 4, 4	Crapemyrtle	Fair	To remain	REMAIN
271	4, 4, 4, 4	Crapemyrtle	Fair	To remain	REMAIN
272	4, 4, 4, 4	Crapemyrtle	Fair	To remain	REMAIN
273	4, 4, 4, 4	Crapemyrtle	Fair	To remain	REMAIN
274	4, 4, 4, 4	Crapemyrtle	Fair	To remain	REMAIN
275	11	Red Maple	Poor	To be removed and replaced	REMOVE
276	11	Red Maple	Poor	To be removed and replaced	REMOVE
277	12	Red Maple	Poor	To be removed and replaced	REMOVE
278	15	Willow Oak	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
279	16	Willow Oak	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
279	15	Willow Oak	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
281A	14	Willow Oak	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
281B	15	Willow Oak	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
282	16	Willow Oak	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
283	12	Loblolly Pine	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
284	10	Loblolly Pine	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
285	8	Loblolly Pine	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
286	10	Loblolly Pine	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN
287	11	Loblolly Pine	Fair	To remain, prune to provide elevation and remove significant deadwood	REMAIN

SITE DENSITY CALCULATIONS

TOTAL SITE ACERAGE:	1.6
DBH REQUIRED PER ACRE:	130
TOTAL REQUIRED DBH:	208
EXISTING SITE DENSITY:	205
DBH TO BE PLANTED:	67
DBH POST RENNOVATION:	**272**



LANDSCAPE PRESERVATION AND DEMOLITION PLAN
SCALE 1" = 20'

TREE PRESERVATION NOTES:

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to initial site opening and inspection City Arborist will be provided with receipts and or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
12. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

Solutions Naturally
Arborguard Tree Specialists

Arborguard Tree Specialists
PO Box 477
Avondale Estates, GA 30002
Phone: (404) 299-5555 Fax: (404) 294-0090
Email: bkent@arborguard.com

Client	Service Location	2/12/2018
Colliers International Management Ronni Whitehead 1230 Peachtree St Ne Ste 800 Atlanta, GA 30309-7536	North Point MarketCenter 6050 N POINT PKWY 6480 ALPHARETTA, GA 30022-3006	Proposal #: 20039037-00000142 Account #: 6040059

Fertilization/Soil Care	Service Period	Price	Tax	Total
☐ Arborgrow Super Mix	**FALL 2018**	$600.00		$600.00
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions. Trees identified with tags labeled 280 and 272 for construction related impacts. 23 newly planted trees. Fill gator bags with water.				
☐ Arborgrow Super Mix	**SPRING 2019**	$600.00		$600.00
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions. Trees identified with tags labeled 280 and 272 for construction related impacts. 23 newly planted trees. Fill gator bags with water.				
☐ Arborgrow Super Mix	**SUMMER 2019**	$600.00		$600.00
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions. Trees identified with tags labeled 280 and 272 for construction related impacts. 23 newly planted trees. Fill gator bags with water.				
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Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions. Trees identified with tags labeled 280 and 272 for construction related impacts. 23 newly planted trees. Fill gator bags with water.				
☐ Root prune	**START OF RENNOVATIONS**	$185.00		$185.00
Prune any damaged or exposed roots associated with construction of proposed patio and sidewalk.				
☐ Urban forestry consultation services	**START OF RENNOVATIONS**	$185.00		$185.00
Provide site monitoring of trees throughout renovation process. Provide site monitoring of planted landscape material post installation for a period of two years. Additional services at additional cost may be required. To be invoice at $185 per visit.				
	Total of All Services	**$3,600.00**	**$0.00**	**$3,970.00**

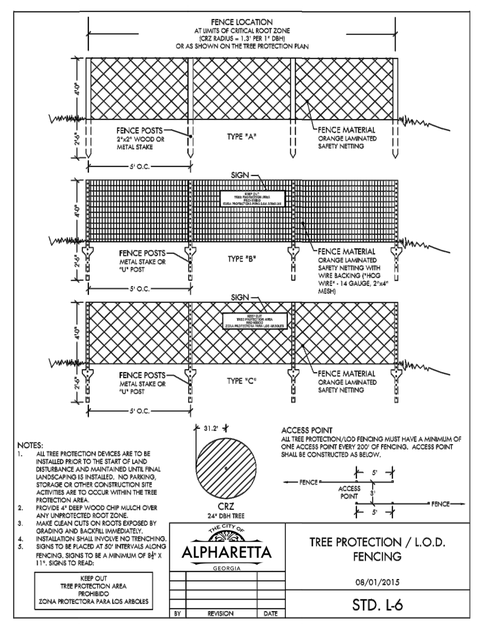
☐ **Yes, please schedule the services marked above.**

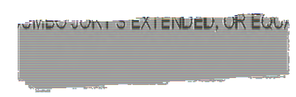
ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Benjamin Kent

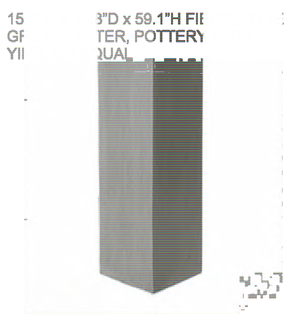
Benjamin Kent ISA Certified Arborist SO-7070A | Authorizing Signature | Date

Ver 3.0 2/11/2018 — Page 1 of 2





78.7"W x 17.7"D x 15.8"H FIBERSTONE GREY PLANTER, POTTERY POTS JUMBO JORT S EXTENDED, OR EQUAL



ISA CERTIFIED ARBORIST SO-7070A

Solutions Naturally
Arborguard Tree Specialists
PO BOX 477
AVONDALE ESTATES, GA 30002.
404.299.5555

NORTH POINT MARKET CENTER

NORTHPOINT PARKWAY, ALPHARETTA, GEORGIA

LAND LOT 742 & 755
1ST DISTRICT, 2ND SECTION

REV	DATE	REVISION DESCRIPTION

THIS LINE — 1S ONE INCH LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: NPMC - COLLIERS
DATE: 02/28/2018
DISC. LEAD: | DESIGNER: BK | CHECKER:

SHEET TITLE
TREE CONSERVATION PLAN

SHEET TCP101

PLOT DATE:
BY:
LAST SAVED:
CREATED:

TREE SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	CALIPER SIZE	SPACING	SPECIES PERCENT
AMERICAN HOLLY	ILEX OPACA	9	6-8' HEIGHT	AS SHOWN	32.1%
BALDCYPRESS	TAXODIM DISTICHUM	3	4"	20' O.C.	10.7%
BLACK TUPELO / BLACKGUM	NYSAA SYLVATICA	12	4"	25' O.C.	42.9%
COLUMNAR HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2	3"	30' O.C.	7.1%
RIVER BIRCH	BETULA NIGRA 'DURAHEAT'	1	MULTI-STEM 10-12'	AS SHOWN	3.6%
SWAMP WHITE OAK	QUERCUS BICOLOER	1	4"	AS SHOWN	3.6%
	TOTAL QUANTITIY OF TREES:	28			100.0%
	TOTAL QAUNTITY OVERSTORY:	17			

SHRUB SCHEDULE

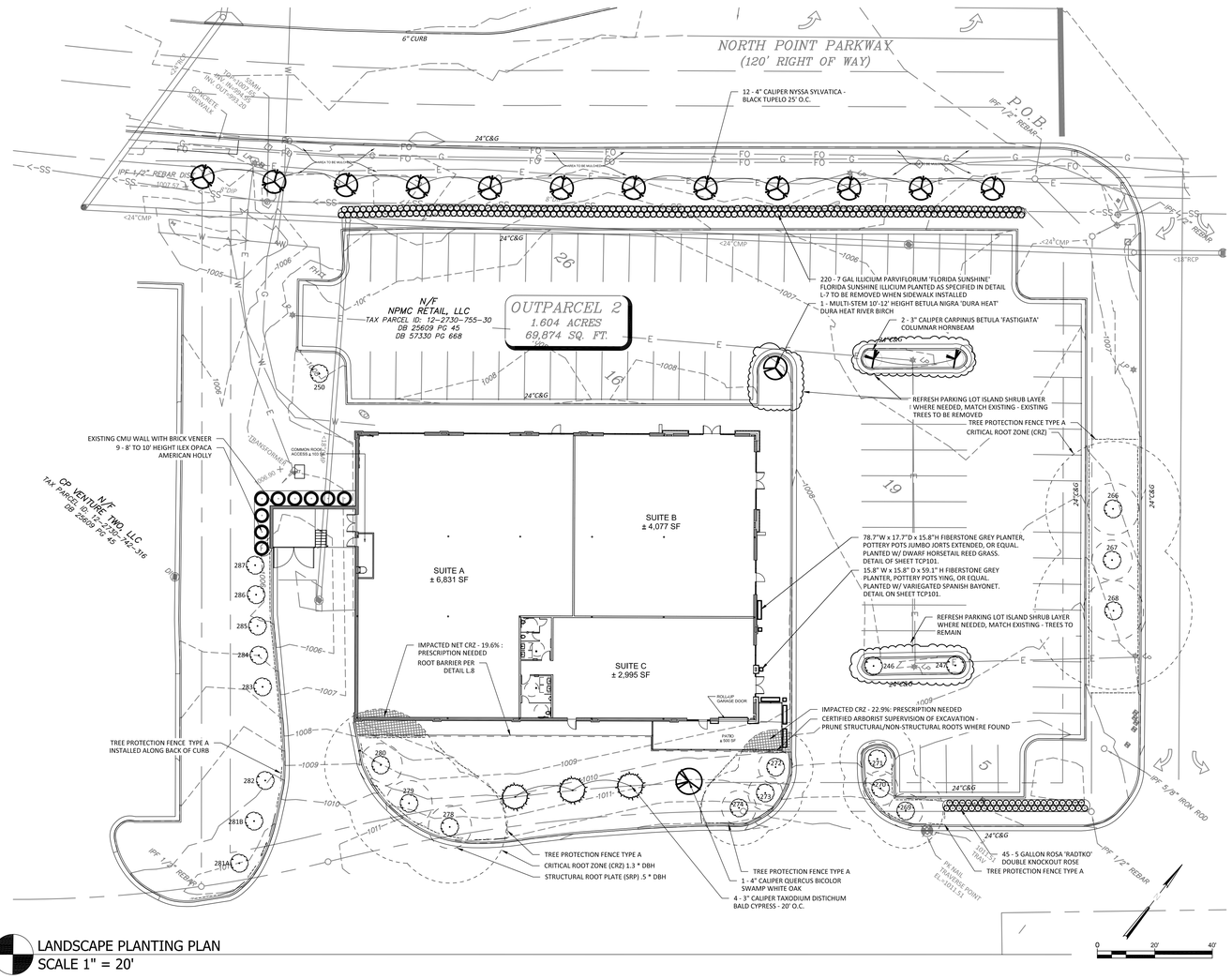
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	SPECIES PERCENT
FLORIDA SUNSHINE ILLICIUM	ILLICIUM PARVIFLORUM 'FLORIDA SUNSHINE'	220	7 GALLON	2'	N/A
DOUBLE RED KNOCKOUT ROSE	ROSA'RADTKO'	45	5 GALLON	2'	N/A

LANDSCAPE PLAN NOTES:

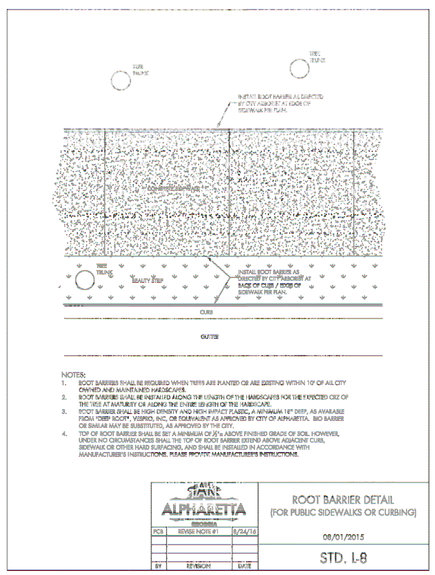
1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
2. If tree survey inaccuracies are found on-site, a stop work order will be issued until 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 is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
6. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
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. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. 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.
11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
12. 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.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. 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 Fill auger hole with drainage gravel and cover with a soil separator. Retest 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.
15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
17. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
18. 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.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. BY PROVIDER.

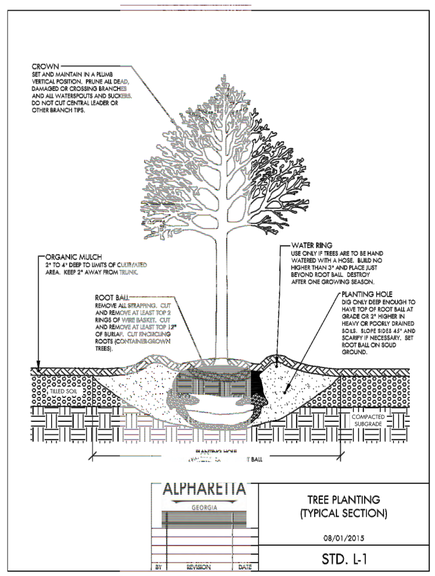
DESIGN REVIEW BOARD COMMENTS:

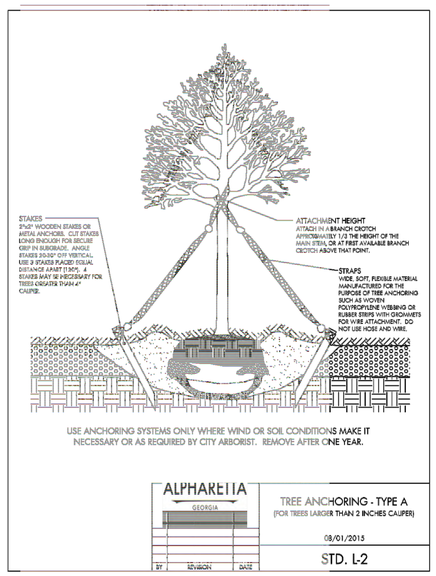
1) They asked for additional planter & plants at sidewalk round the building and at MOD Pizza patio area.
2) They requested 1-2 additional trees at the MOD Pizza patio
3) Layout of trees along North Point Parkway to be presented as part of the DRB Review scheduled for 3/1/18 submission. The future sidewalk needs to be planned 10ft wide and next to curb on parking lot side. The new trees will be located adjacent and along North Point Parkway. The City is not requesting for the sidewalk to be put in place at this time, but for the trees to be planted accordingly to meet their design guidelines. They requested two rows of shrubbery along the parking lot side. When sidewalk is added, the shrubbery will be removed.
4) Plants in front of the wood fence with dumpster
5) Review Island Landscape, and existing trees meeting code.

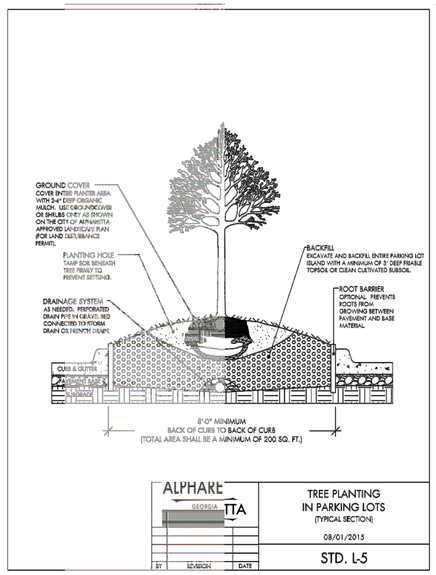


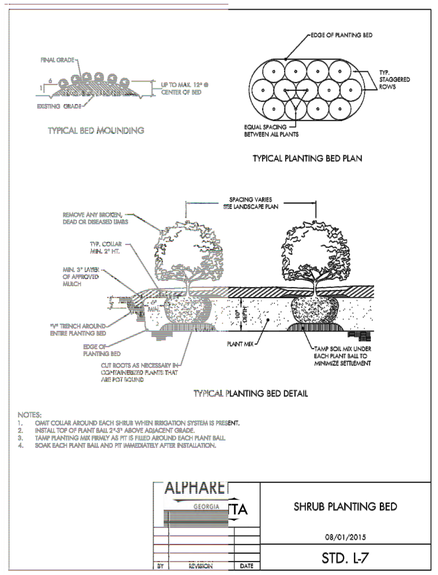
LANDSCAPE PLANTING PLAN
SCALE 1" = 20'











ISA CERTIFIED ARBORIST
SO-7070A

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404.299.5555

NORTH POINT MARKET CENTER

NORTHPOINT PARKWAY, ALPHARETTA, GEORGIA

LAND LOT 742 & 755
1ST DISTRICT, 2ND SECTION

REV	DATE	REVISION DESCRIPTION

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: NPMC - COLLIERS

DATE: 02/28/2018

DISC. LEAD: | DESIGNER: BK | CHECKER:

SHEET TITLE

LANDSCAPE PLANTING PLAN

SHEET LP101

PLOT DATE:
BY:
LAST SAVED:
CREATED:

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: North Point Market Center

Location Address: 6110 North Point Parkway

Mailing Address:

City: Alpharetta State: GA Zip Code: 30022 -

Contact For All Notifications: Cindy Silver

Contact Telephone: 770 - 597 - 3,994 Mobile Telephone: - -

Fax: 678 - 669 - 2,729 Email: cindysilver@constructionoutsource.com

Contact's Relation To Business: Permit Expediter

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	$ 300	

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: NPMC Retail, LLC c/o CBRE Global Investors, LLC

Physical Address: 515 South Flower Street, Suite 3100

Mailing Address: 515 South Flower Street, Suite 3100 with copy to 1230 Peachtree St NE, Suite 800, Atlanta, GA 30309

City: Los Angeles State: CA Zip Code: 90071 -

Owner Telephone: 404.0000000 - 574.00000 - 1058.00000000 Contact Fax: 404.0000000 - 574.00000 - 1158.00000000

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): Colliers International - Atlanta, LLC, as agent for owner, Suzan Talley Date: 02/28/18

Owner Signature: S O Talley

Property Information:

Address (If Assigned) : 6250 North Point Parkway

Tax ID or Map Reference Number: 12-273007550302

Land Lot(s): 744 & 755 District: 1st Section: 2nd

Existing Zoning of Property: PSC Existing Uses of Property: Planned Shopping Center

---

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: S O Talley Date: 02/28/18

Print Form

NYSSA SYLVATICA

BLACK TUPELO

4” CALIPER AT PLANTING

TAXODIUM DISTICHUM

BALD CYPRESS

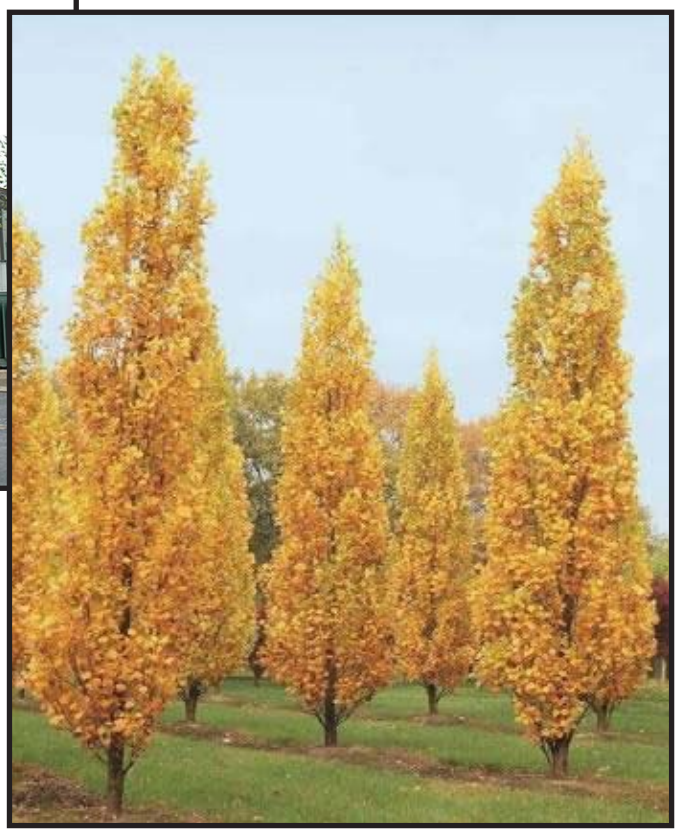
3” CALIPER AT PLANTING

PYRAMIDAL FORM

FALL COLOR

FALL COLOR &
PYRAMIDAL FORM

3” CALIPER EXAMPLE



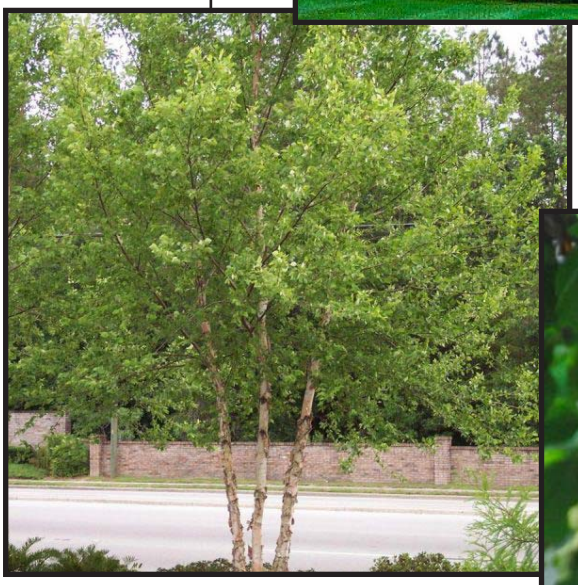
CARPINUS BETULA FASTIGIATA

COLUMNAR HORNBEAM

3” CALIPER AT PLANTING

MATURE TREE FORM

YOUNG TREE FORM



EXFOLIATING BARK

BETULA NIGRA ‘DURA HEAT’

DURA HEAT RIVER BIRCH

10’ TO 12’ AT PLANTING

QUERCUS BICOLOR

SWAMP WHITE OAK

4” CALIPER AT PLANTING

MATURE TREE FORM

LEAF COLORATION

FORM AND SIZE AFTER ESTABLISHMENT

ILEX OPACA

FOSTER HOLLY

8’-10’ GALLON AT PLANTING

ROSA x ‘RADTKO’

DOUBLE KNOCKOUT® ROSE

5 GALLON AT PLANTING

ILLICIUM FLORIDANUM

FLORIDA ANISE

7 GALLON AT PLANTING

NORTH POINT MARKET CENTER

OWNER:

Colliers International
Promenade, Suite 800
1230 Peachtree Street, NE
Atlanta, GA 30309-3574
404.574.1058/ CONTACT: Suzan Talley

ARCHITECT:

ASD | SKY
55 Ivan Allen Jr. Blvd., Suite 100
Atlanta, GA 30308
404.688.3318 / CONTACT: Alan Crowley, AIA

STRUCTURAL ENGINEER:

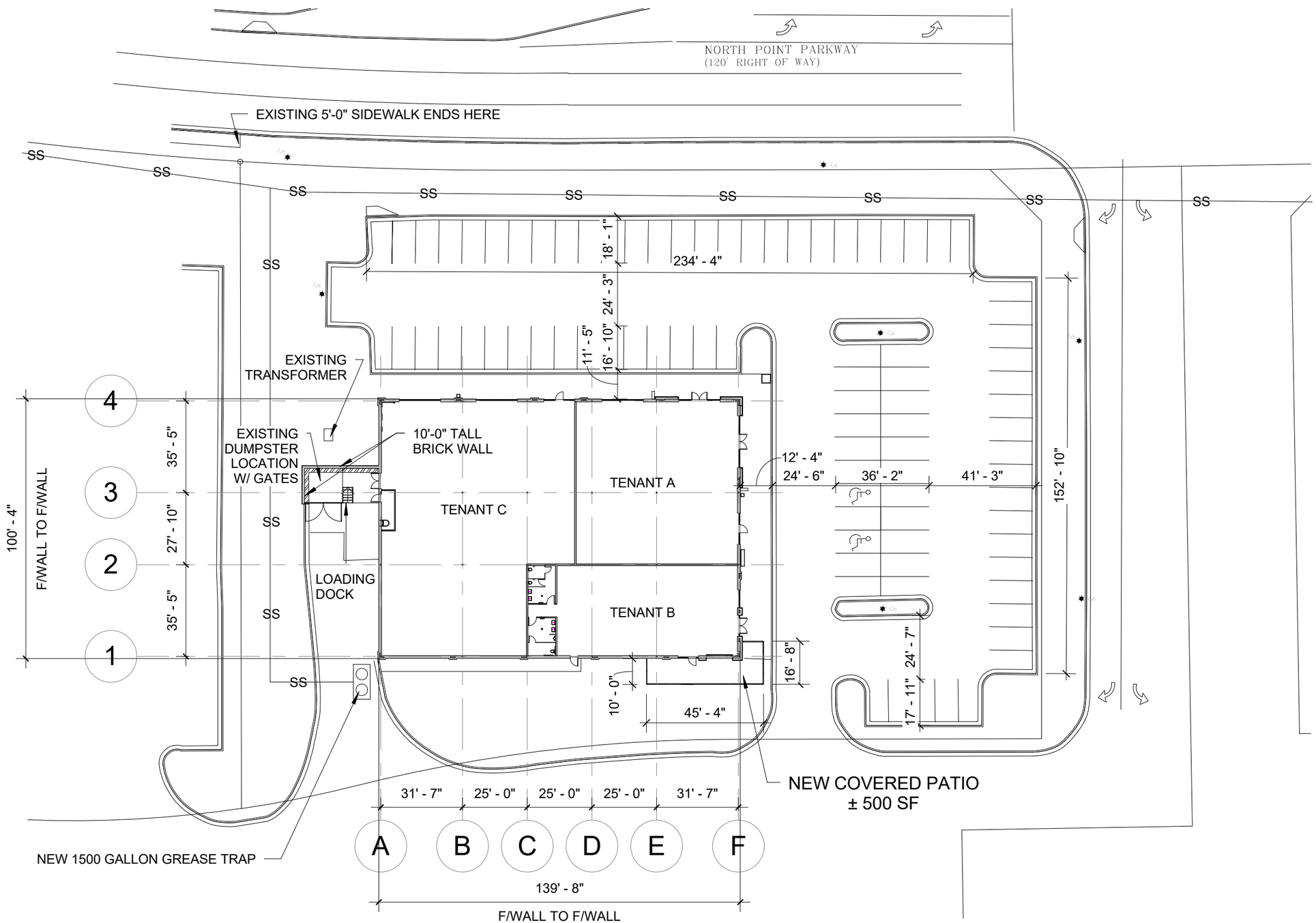
SHEAR STRUCTURAL
3411 Pierce Drive, Suite 100
Chamblee, GA 30341
678.438.2879/ CONTACT: Holly Jeffreys, PE

MEP ENGINEER:

PM&A
1000 Holcomb Woods Pkwy. Ste. 210
Roswell, GA 30076
678.280.2325/ CONTACT: Kenneth Gonzalez, PE

CIVIL ENGINEER:

Columbia Engineering
2862 Buford Hwy, Suite 200
Duluth, GA 30096
770.928.0357/ CONTACT: Jennifer Losurdo, PE



NOTES:

- PARKING LOT TO BE REFRESHED, BUT ALL DIMENSIONS AND COUNTS TO STAY THE SAME.
- PARKING LOT LIGHTING EXISTING TO REMAIN.
- NEW 500 SF PATIO AT SOUTHEAST CORNER TO BE ADDED.

PLAN NORTH

PROJECT NORTH

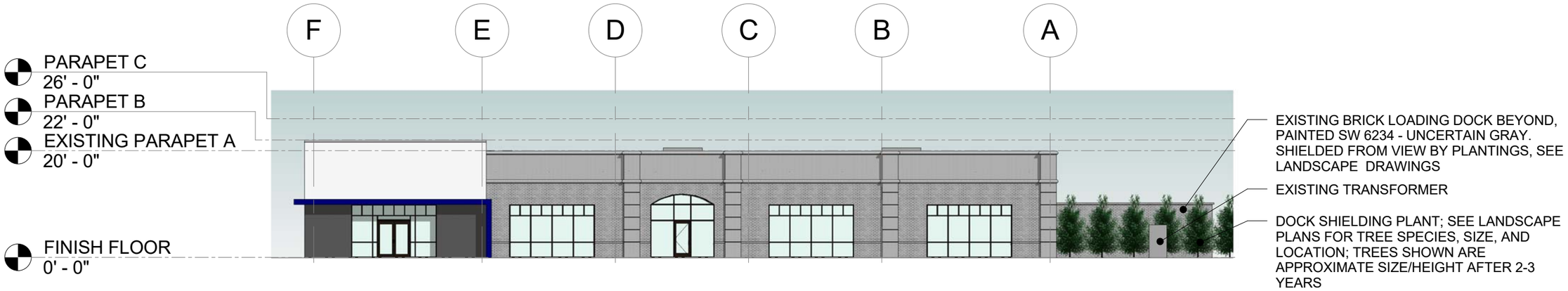
NORTH POINT MARKET CENTER

SITE PLAN

ASD | SKY

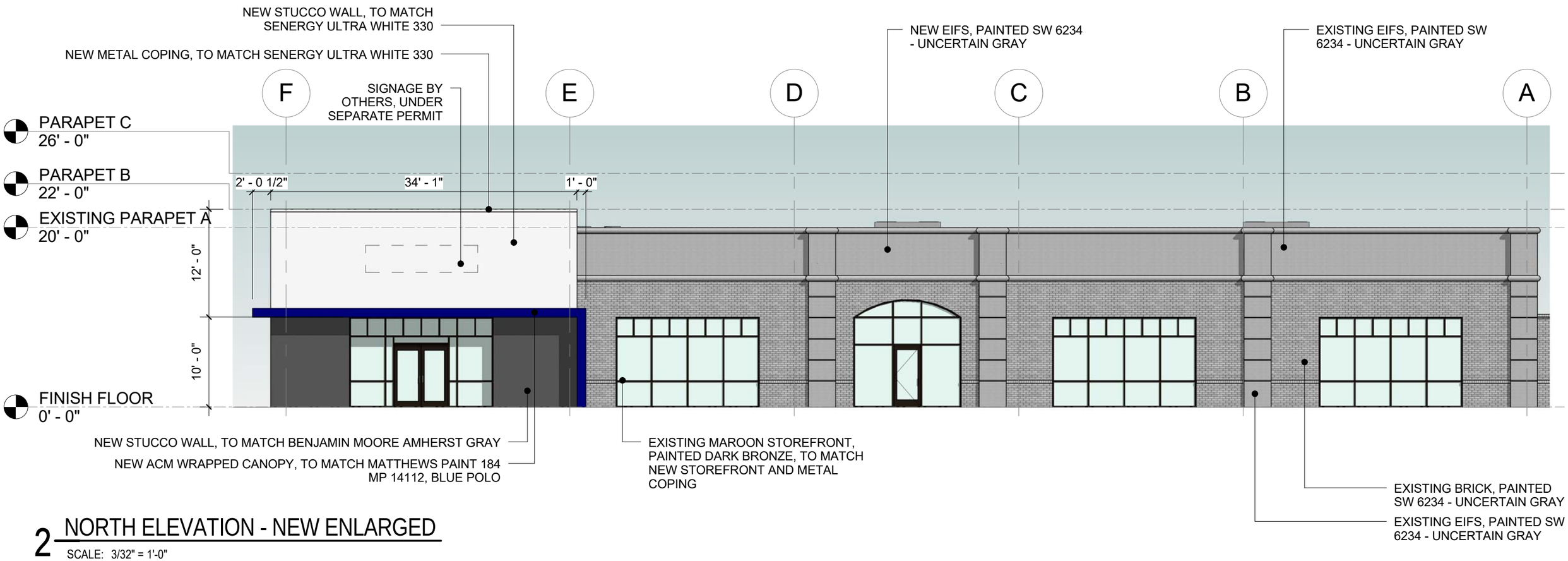
03/01/18

1" = 40'-0"



1 NORTH ELEVATION - OVERALL

SCALE: 1" = 20'-0"



2 NORTH ELEVATION - NEW ENLARGED

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

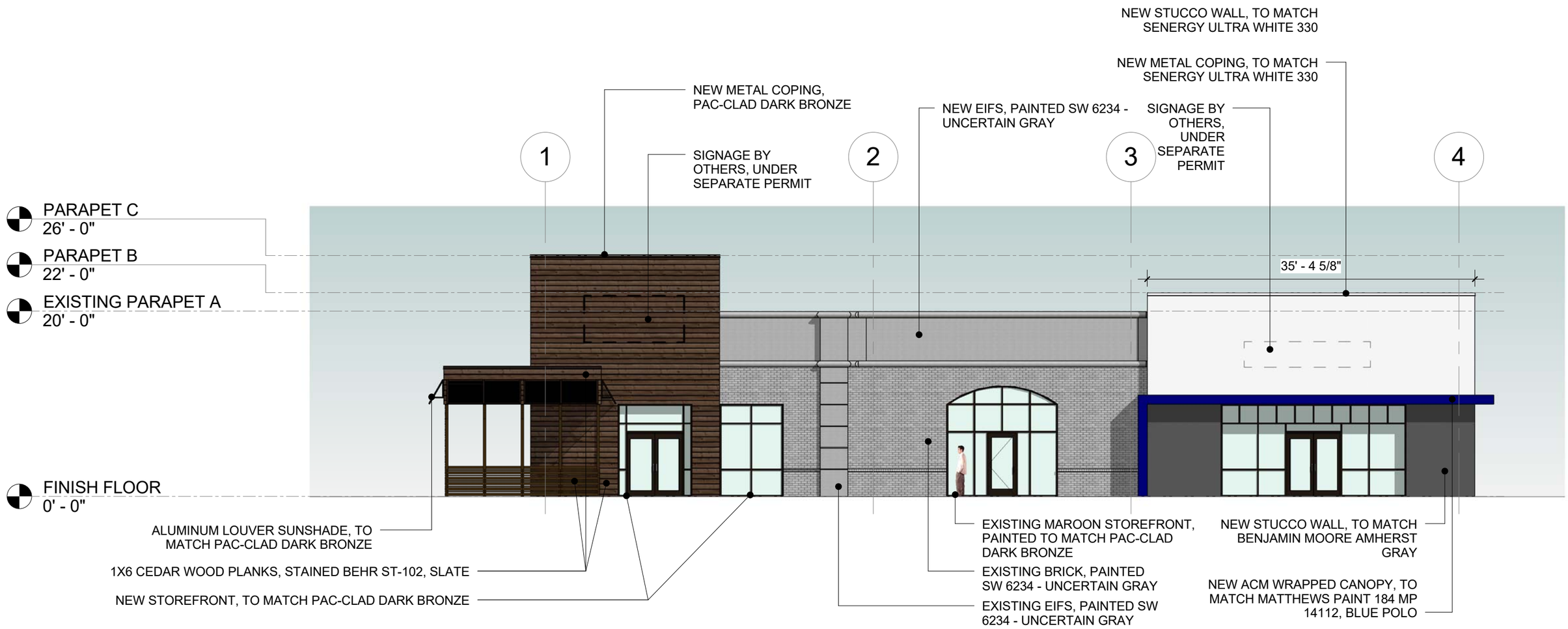
NORTH POINT MARKET CENTER

NORTH ELEVATION

ASD | SKY

03/01/18

As indicated



1 EAST ELEVATION - NEW

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

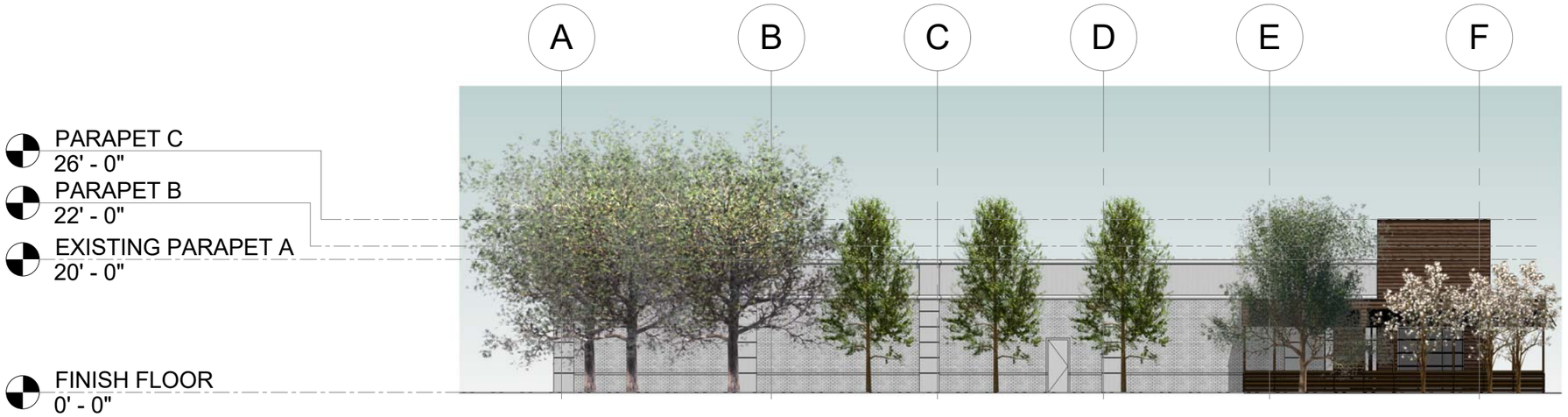
NORTH POINT MARKET CENTER

EAST ELEVATION

ASD | SKY

03/01/18

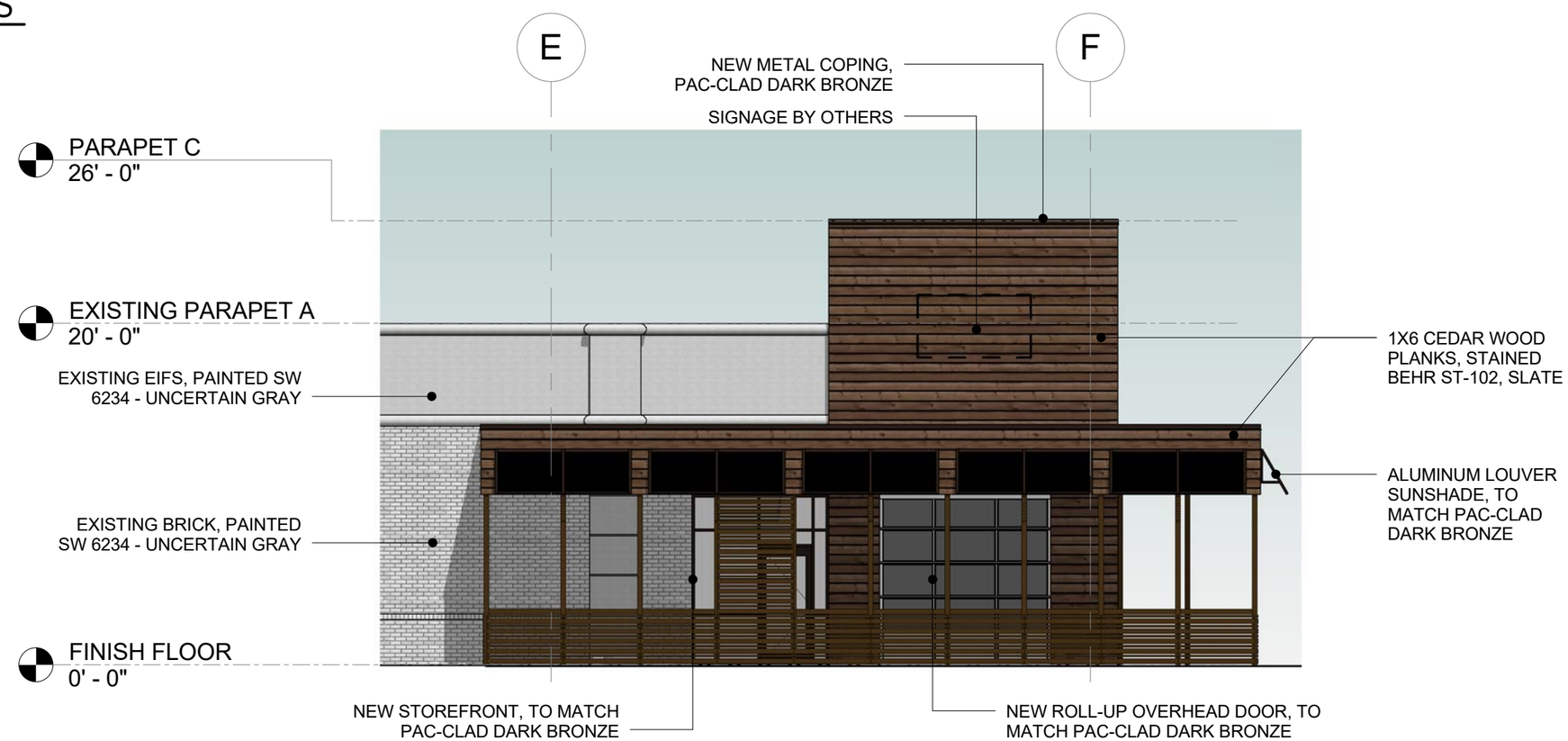
3/32" = 1'-0"



SEE LANDSCAPE PLANS FOR TREE SPECIES, SIZE, AND LOCATION; TREES SHOWN ARE APPROXIMATE SIZE/HEIGHT AFTER 2-3 YEARS

2 SOUTH ELEVATION - OVERALL W/ TREES

SCALE: 1" = 20'-0"



1 SOUTH ELEVATION - NEW ENLARGED

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

NORTH POINT MARKET CENTER

SOUTH ELEVATION

ASD | SKY

03/01/18

As indicated

1X6 CEDAR WOOD PLANKS, STAINED BEHR ST-102, SLATE

ALUMINUM LOUVER SUNSHADE, TO MATCH PAC-CLAD DARK BRONZE

EXISTING MAROON STOREFRONT, PAINTED TO MATCH PAC-CLAD DARK BRONZE

EXISTING BRICK AND EIFS PAINTED SW 6234 - UNCERTAIN GRAY

TENANT SIGNAGE UNDER SEPARATE DRB AND PERMIT

NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY

03/01/18

NEW ACM WRAPPED CANOPY, TO MATCH MATTHEWS PAINT 184 MP 14112, BLUE POLO

TENANT SIGNAGE UNDER SEPARATE DRB AND PERMIT

EXISTING MAROON STOREFRONT, PAINTED TO MATCH PAC-CLAD DARK BRONZE

NEW STUCCO WALL, TO MATCH SENERGY ULTRA WHITE 330

EXISTING BRICK AND EIFS PAINTED SW 6234 - UNCERTAIN GRAY

NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY

03/01/18

NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY

03/01/18

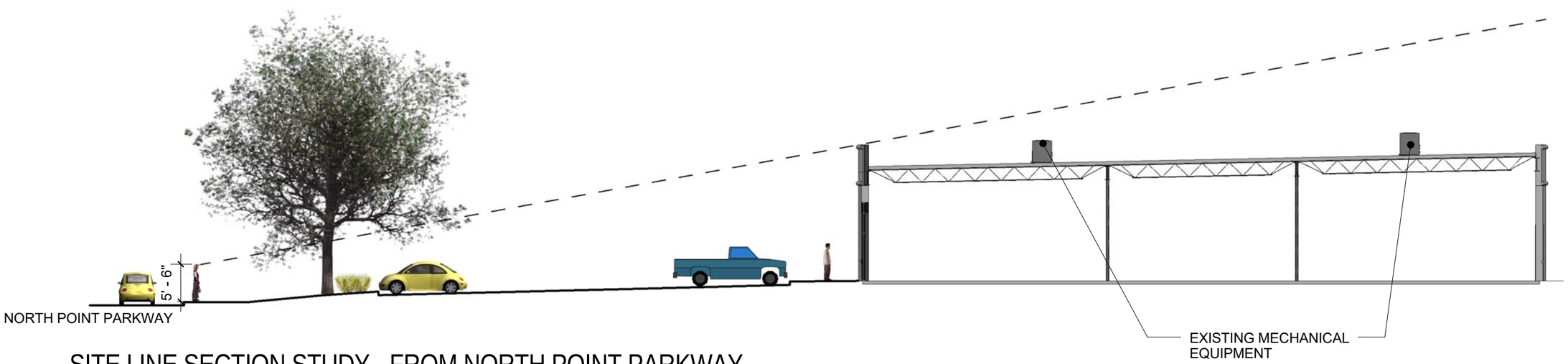
VIEW FROM NORTH POINT PARKWAY - EXISTING

AS CAN BE SEEN, NO MECHANICAL EQUIPMENT IS CURRENTLY VISIBILE FROM THIS STREET.

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED. NO PARAPETS ARE BEING LOWERED.

NEW WALL(S) WITH 2'-0" ADDITIONAL PARAPET IS BEING ADDED AT NE CORNER AND 4'-0" ADDITIONAL PARAPET TO THE SE CORNER. SHOULD FURTHER BLOCK VIEW OF MECHANICAL EQUIPMENT.

CENTER ENTRY ELEMENT BEING REMOVED, WALL BEHIND TO BE INFILLED WITH EIFS TO MATCH PANELS TO LEFT AND RIGHT. SEE SITE LINE SECTION BELOW FOR VERIFICATION THAT NO MECHANICAL EQUIPMENT WILL BE VISIBLE AFTER THE RENOVATION.



1 SITE LINE SECTION STUDY - FROM NORTH POINT PARKWAY

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

NORTH POINT MARKET CENTER

SITE LINE STUDY - FROM NORTH POINT PARKWAY

ASD | SKY

03/01/18

1/16" = 1'-0"

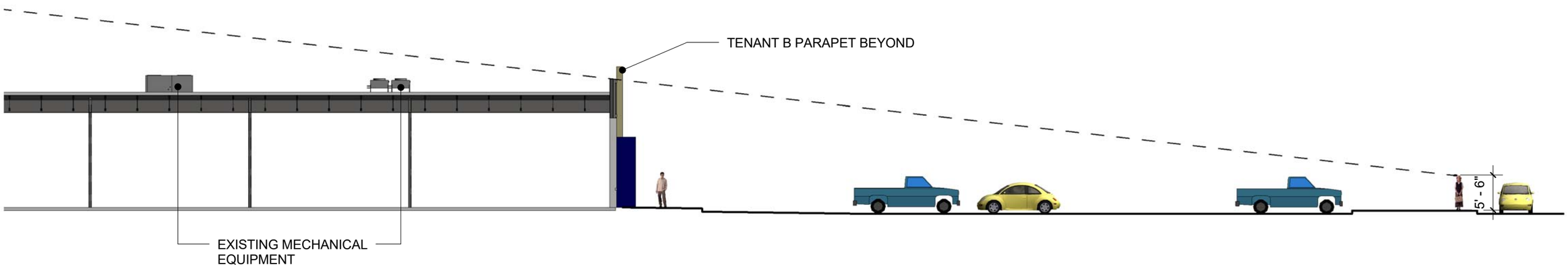
VIEW FROM SHOPPING CENTER
ENTRY DRIVE - EXISTING

AS CAN BE SEEN, NO MECHANICAL EQUIPMENT IS CURRENTLY VISIBILE FROM THIS STREET.

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED. NO PARAPETS ARE BEING LOWERED.

A NEW WALL WITH PARAPET IS BEING ADDED AT NE CORNER AND SE CORNER. SHOULD FURTHER BLOCK VIEW OF MECHANICAL EQUIPMENT.

CENTER ENTRY ELEMENT BEING REMOVED, WALL BEHIND TO BE INFILLED WITH EIFS TO MATCH PANELS TO LEFT AND RIGHT. SEE SITE LINE SECTION BELOW FOR VERIFICATION THAT NO MECHANICAL EQUIPMENT WILL BE VISIBLE AFTER THE RENOVATION.



1 SITE LINE SECTION STUDY - FROM ENTRY DRIVE

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

NORTH POINT MARKET CENTER

SITE LINE STUDY - FROM ENTRY DRIVE

ASD | SKY

03/01/18

1/16" = 1'-0"

NE CORNER PERSPECTIVE

NW CORNER PERSPECTIVE

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

SOUTH EAST CORNER ELEVATION

WEST CORNER ELEVATION 1

WEST CORNER ELEVATION 2

JARED
LOC: NEXT DOOR NEIGHBOR

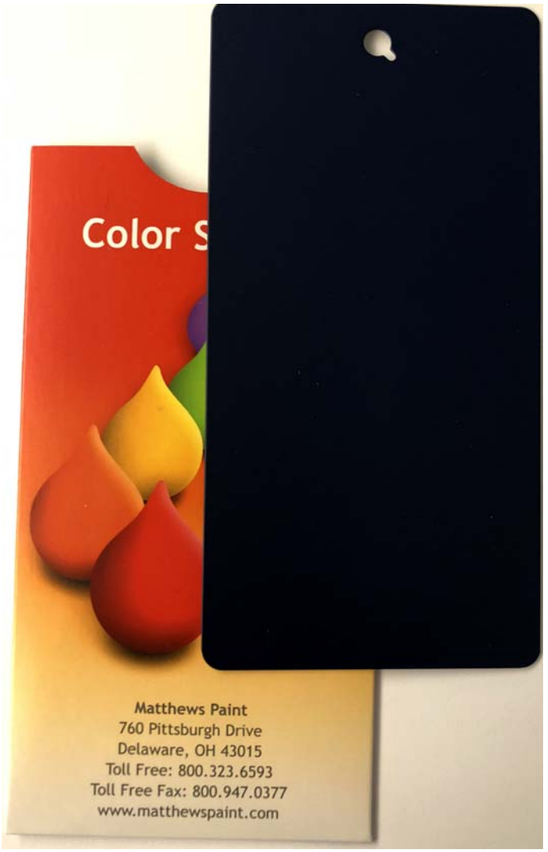
MENS WAREHOUSE
LOC: ACROSS ENTRY DRIVE AISLE

NORDSTROM RACK
LOC: ACROSS PARKING LOT, IN SAME COMPLEX

OLD NAVY
LOC: ACROSS PARKING LOT, IN SAME COMPLEX

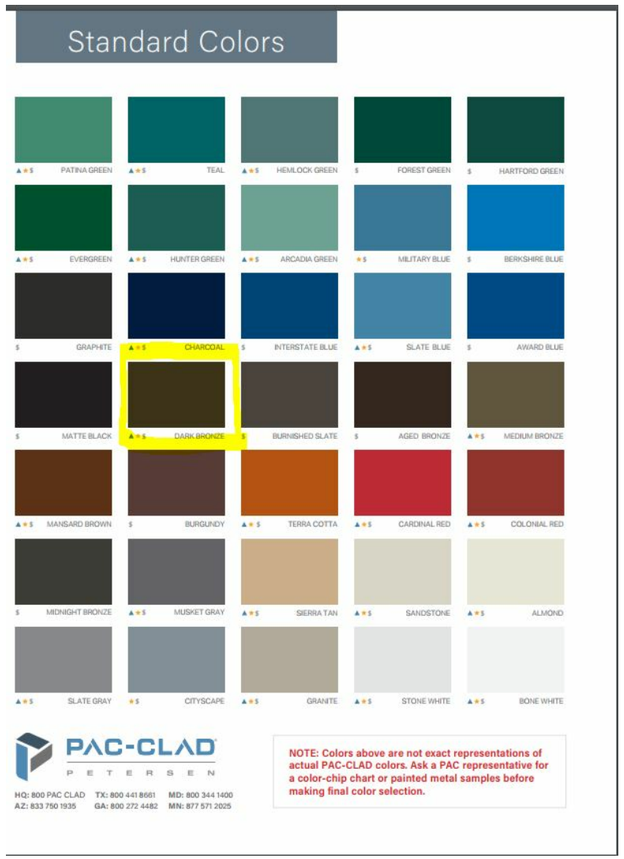
NEW STUCCO WALL, TO MATCH BENJAMIN MOORE AMHERST GRAY

NEW STUCCO WALL, TO MATCH SENERGY ULTRA WHITE 330



NEW ACM WRAPPED CANOPY, TO MATCH MATTHEWS PAINT 184 MP 14112, BLUE POLO

1X6 CEDAR WOOD PLANKS, STAINED BEHR ST-102, SLATE



NEW METAL COPING, PAC-CLAD DARK BRONZE

EXISTING BRICK AND EIFS, PAINTED SW 6234 - UNCERTAIN GRAY

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: LIBERTY HALL

Location Address: 33 S. MAIN STREET

Mailing Address: 33 S. MAIN STREET

City: ALPHARETTA State: GA Zip Code: 30009 -

Contact For All Notifications: JOHN ADAMS

Contact Telephone: - - Mobile Telephone: 706 - 360 - 1776

Fax: - - Email: JOHNADAMS@THEAMERICANHISTORYGUILD.COM

Contact's Relation To Business: OWNER - MANAGING PARTNER

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 33 South Main, LLC

Physical Address: 33 S. Main Street

Mailing Address: SAME

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 706 - 360 - 1776 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): 33 South Main, LLC Date: 1 March 2018

Owner Signature:

Property Information:

Address (If Assigned) : 33 South Main St.

Tax ID or Map Reference Number: 22 482312690567

Land Lot(s): 1269 District: 2ND Section: 2ND

Existing Zoning of Property: C-2 Existing Uses of Property: MIXED-USE

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

Applicant Signature: Date: 1 March 2018

Print Form

THE CITY OF ALPHARETTA GEORGIA

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, JOHN ADAMS, MGR FOR 33 SOUTH MAIN, LLC, 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: _____

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

Size of Sign: _____ sqft UL # _____ Total Cost of sign $ _____ 5% fee ($50min $200 max) $ _____

Primary Contact for This Permit: John Adams

Email: johnadams@theamericanhistoryguild.com Phone: 706-360-1776

Sign Information:

Business Name: 33 South Main, LLC

Sign location address 33 South Main Street Suite _____

Primary Business Contact: JOHN ADAMS

Email: johnadams@theamericanhistoryguild.com Phone: 706 360-1776

Property Owner: 33 SOUTH MAIN, LLC Contact #: 706 360 1776

Street Address: 33 SOUTH MAIN STREET

City: ALPHARETTA State: GA Zip: 30009

Sign Contractor Information:

Company: BLACK DOG SIGN CO Contact Name: MARK CAMMAROTA

Street Address: 5510 McGINNIS FERRY SUITE C City, State, Zip: ALPHARETTA, GA 30005

Business Registration #: _____ Expiration Date: _____

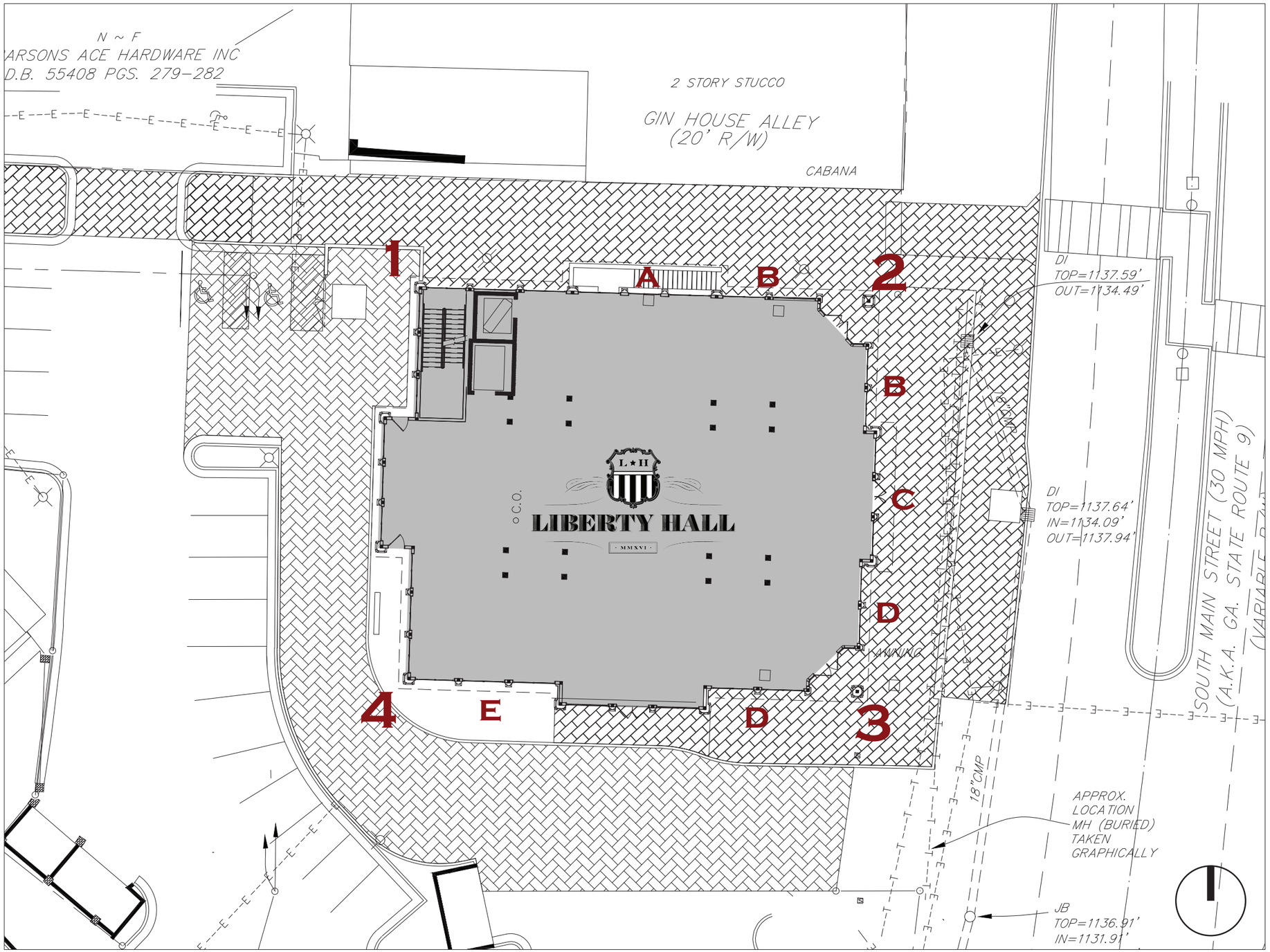
Email Address: MARK@blackdogsignCompany.com Contact #: 404-456-9193

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

Banner Install Date: _____

Address: _____



LIBERTY HALL

· MMXVI ·

Roundel signs:

1 - First City Provisions

2 - Liberty cigars

3 - Berkshire Hathaway

4 - Liberty Cigars

Wall signs:

A - Future Tenant

B - Liberty Cigars

C - Berkshire Hathaway

D - Prairie

E - Prairie

F - The american history guild

Tenants:

Suite C01: First City Provisions

Suite 101: Historic Hospitality (Prairie, Liberty Cigars)

Suite 201: Berkshire Hathaway

Suite 302: American History Guild

Suite 401: Founder's Club

Signage Site Plan

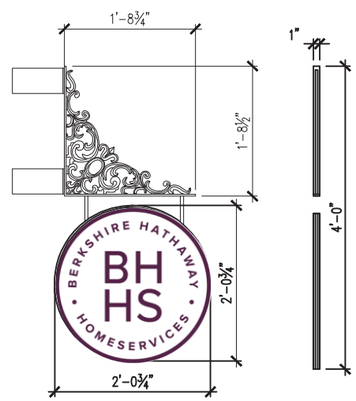
1:20

ARCHITECT
D. Tracy Ward
Est. 1993

3/1/18

SOUTH ELEVATION

SCALE: 1/32”=1’0”



TYP. ROUNDEL SIGN 1/2”=1’- 0”

PRAIRIE SIGN 1/2”=1’- 0”

LIBERTY HALL

MMXVI

SOUTH ELEVATION:

1 - PRAIRIE/LIBERTY CIGARS:

SIGNS:

D - PRAIRIE: WALL SIGN

AREA: 10.5 SF
SIGN SIZE: 6.5’x 1’-8”
LETTER: RAISED/MOLDED LETTER
GREEN: RGB 46-58-27
GOLD: RGB 158-133-48

4 - PRAIRIE: ROUNDEL

AREA: 3.15 SF
SIGN SIZE: 2 FT DIAMETER
GREEN: RGB 46-58-27
GOLD: RGB 158-133-48

BERKSHIRE HATHAWAY:

3 - BERKSHIRE HATHAWAY ROUNDEL:

AREA: 3.15 SF
SIGN SIZE: 2 FT DIAMETER
PURPLE: BHHS CABERNET
RGB 85-36-72
BHHS CREAM RGB 234-227-212

E -AMERICAN HISTORY GUILD WALL SIGN:

AREA: 13.6 SF
SIGN SIZE: 1’-8”x 8’-6”
LETTER: RAISED/MOLDED
GREY: RGB 17-34-60

SOUTH ELEVATION

SCALE: 1/8”=1’0”

ARCHITECT
D. TRACY WARD
EST. 1993

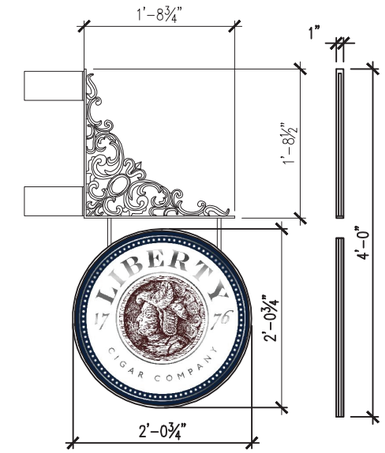
3/1/18

East Elevation

scale: 1/32"=1'0"

Prairie Wall Sign 1/2"=1'-0"

Liberty Cigar Company wall sign 1/2"=1'-0"



Liberty Cigar Company roundel 1/2"=1'-0"

Berkshire Hathaway wall sign 1/2"=1'-0"

East Elevation

scale: 1/8"=1'0"

LIBERTY HALL

· MMXVI ·

East Elevation:

1 - Prairie/Liberty Cigars: wall signs:

2: Liberty Cigars roundel:

Area: 3.15sf
sign Size: 2 ft diameter
Blue: RGB 46-58-27
Red: RGB 67-31-31

B: Liberty Cigars wall sign:

Area: 11.2 sf
sign Size: 1'-8" x 7'
Letter : Raised and molded letter.
gray: RGB 17-34-60

D: Prairie Wall sign: see pg 2

Berkshire Hathaway:

C wall sign:

Area:42.5 sf
sign Size: 2.5'x 17'
Purple: BHHS Cabernet RBG 85-36-72
White: BHHS Cream RGB 234-227-212

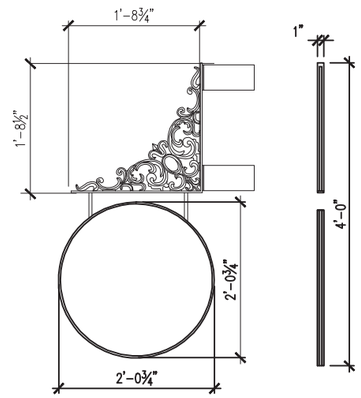
3: Roundel: see pg 2

ARCHITECT
D. Tracy Ward
EST. 1993

3/1/18

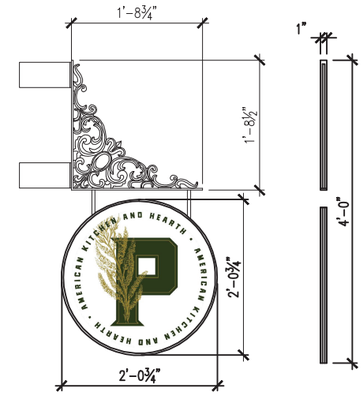
West elevation

scale: 1/32”=1’0”



Future Tenant Roundel sign

scale: 1/2”=1’0”



Prairie Roundel Sign

scale: 1/2”=1’0”

LIBERTY HALL

· MMXVI ·

West Elevation:

1 :Suite Co1 TENANT SIGN: ROUNDEL

Prairie/liberty Cigars: Signs:

4: Prairie: Roundel

Area: 3.15 sf
sign Size: 2 ft diameter
Green: RGB 46-58-27
Gold: RGB 158-133-48

West Elevation

scale: 1/8”=1’0”

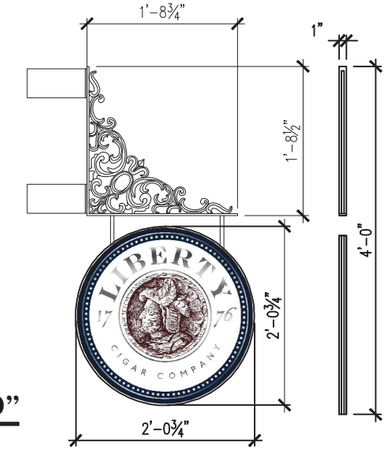
ARCHITECT
D. Tracy Ward
Est. 1993

3/1/18

NORTH ELEVATION

SCALE: 1/32"=1'0"

LIBERTY CIGAR COMPANY WALL SIGN 1/2"=1'-0"



TYP. ROUNDEL 1/2"= 1'-0"

SCALE: 1/2"=1'0"

L★H

LIBERTY HALL

· MMXVI ·

NORTH ELEVATION:

1 - FUTURE TENANT SIGN: ROUNDEL
SUITE: C01

PRAIRIE/LIBERTY CIGARS: SIGNS:

2 - LIBERTY CIGARS ROUNDEL:

AREA: 3.15SF
SIGN SIZE: 2 FT DIAMETER
LETTER: RAISED/MOLDED LETTERS
BLUE: RGB 46-58-27
RED: RGB 67-31-31

B- LIBERTY CIGARS WALL SIGN:

AREA:19.5 SF
SIGN SIZE: 2'X 9'-8.5"
LETTER: RAISED/MOLDED LETTERS
BLUE: RGB 46-58-27
RED: RGB 67-31-31

A - FUTURE TENANT WALL SIGN:

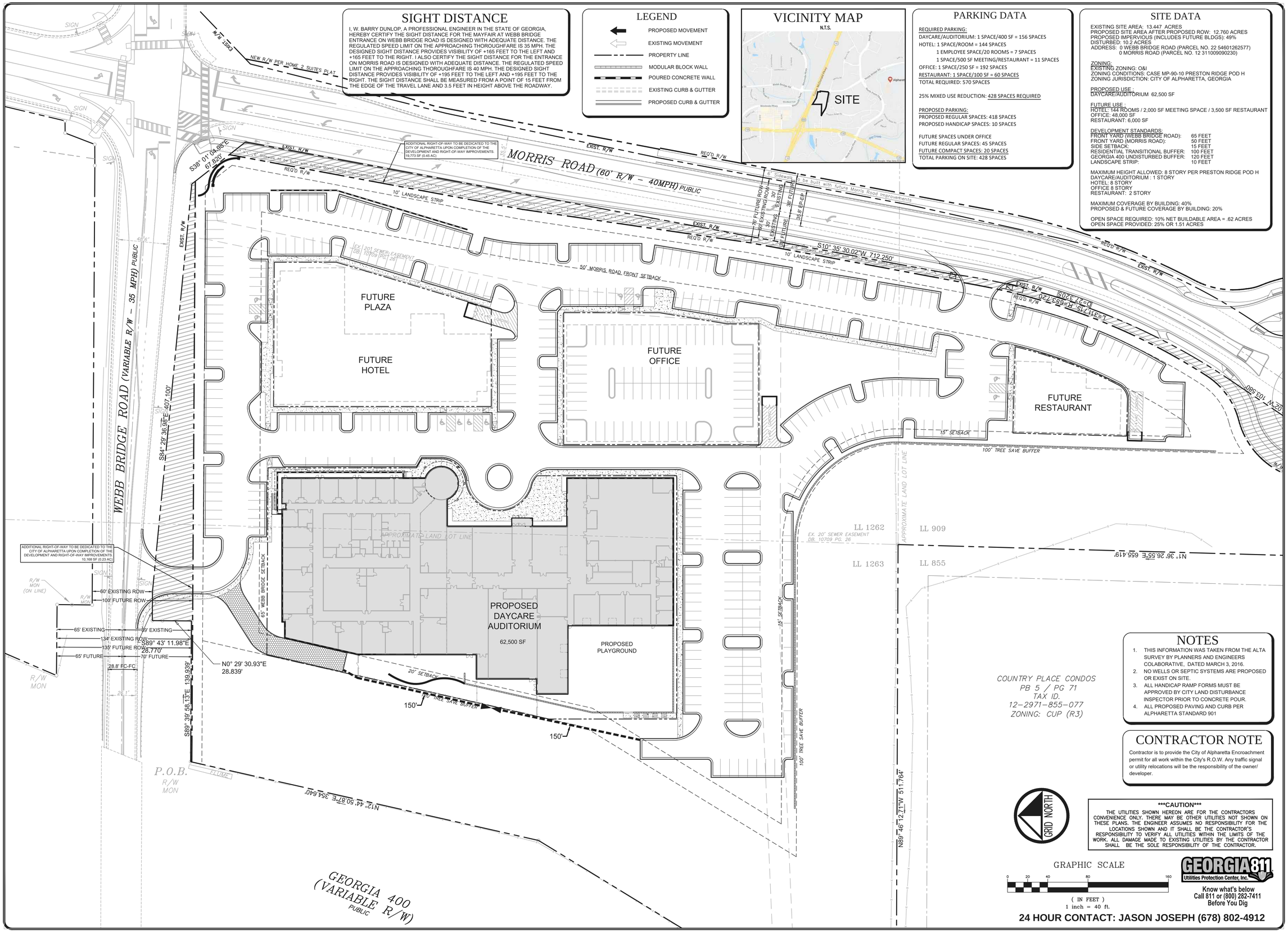
AREA:42.5 SF
SIGN SIZE: 2.5'X 17'
SUITE: C01

NORTH ELEVATION

SCALE: 1/8"=1'0"

ARCHITECT
D. TRACY WARD
EST. 1991

3/1/18



SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE MAYFAIR AT WEBB BRIDGE ENTRANCE ON WEBB BRIDGE ROAD IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +165 FEET TO THE LEFT AND +165 FEET TO THE RIGHT. I ALSO CERTIFY THE SIGHT DISTANCE FOR THE ENTRANCE ON MORRIS ROAD IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 40 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +195 FEET TO THE LEFT AND +195 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE TRAVEL LANE AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

LEGEND

- PROPOSED MOVEMENT
- EXISTING MOVEMENT
- PROPERTY LINE
- MODULAR BLOCK WALL
- POURED CONCRETE WALL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER

VICINITY MAP

N.T.S.

SITE

PARKING DATA

REQUIRED PARKING:
DAYCARE/AUDITORIUM: 1 SPACE/400 SF = 156 SPACES
HOTEL: 1 SPACE/ROOM = 144 SPACES
1 EMPLOYEE SPACE/20 ROOMS = 7 SPACES
1 SPACE/500 SF MEETING/RESTAURANT = 11 SPACES
OFFICE: 1 SPACE/250 SF = 192 SPACES
RESTAURANT: 1 SPACE/100 SF = 60 SPACES
TOTAL REQUIRED: 570 SPACES

25% MIXED USE REDUCTION: 428 SPACES REQUIRED

PROPOSED PARKING:
PROPOSED REGULAR SPACES: 418 SPACES
PROPOSED HANDICAP SPACES: 10 SPACES

FUTURE SPACES UNDER OFFICE
FUTURE REGULAR SPACES: 45 SPACES
FUTURE COMPACT SPACES: 20 SPACES
TOTAL PARKING ON SITE: 428 SPACES

SITE DATA

EXISTING SITE AREA: 13.447 ACRES
PROPOSED SITE AREA AFTER PROPOSED ROW: 12.760 ACRES
PROPOSED IMPERVIOUS (INCLUDES FUTURE BLDGS): 49%
DISTURBED: 10.2 ACRES
ADDRESS: 0 WEBB BRIDGE ROAD (PARCEL NO. 22 54601262577)
0 MORRIS ROAD (PARCEL NO. 12 311009090230)

ZONING:
EXISTING ZONING: O&I
ZONING CONDITIONS: CASE MP-90-10 PRESTON RIDGE POD H
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE :
DAYCARE/AUDITORIUM 62,500 SF

FUTURE USE :
HOTEL: 144 ROOMS / 2,000 SF MEETING SPACE / 3,500 SF RESTAURANT
OFFICE: 48,000 SF
RESTAURANT: 6,000 SF

DEVELOPMENT STANDARDS:

FRONT YARD (WEBB BRIDGE ROAD):	65 FEET
FRONT YARD (MORRIS ROAD):	50 FEET
SIDE SETBACK:	15 FEET
RESIDENTIAL TRANSITIONAL BUFFER:	100 FEET
GEORGIA 400 UNDISTURBED BUFFER:	120 FEET
LANDSCAPE STRIP:	10 FEET

MAXIMUM HEIGHT ALLOWED: 8 STORY PER PRESTON RIDGE POD H
DAYCARE/AUDITORIUM : 1 STORY
HOTEL: 8 STORY
OFFICE 8 STORY
RESTAURANT: 2 STORY

MAXIMUM COVERAGE BY BUILDING: 40%
PROPOSED & FUTURE COVERAGE BY BUILDING: 20%

OPEN SPACE REQUIRED: 10% NET BUILDABLE AREA = .62 ACRES
OPEN SPACE PROVIDED: 25% OR 1.51 ACRES

NOTES

1. THIS INFORMATION WAS TAKEN FROM THE ALTA SURVEY BY PLANNERS AND ENGINEERS COLABORATIVE. DATED MARCH 3, 2016.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901

CONTRACTOR NOTE

Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/developer.

*****CAUTION*****

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

GEORGIA811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

24 HOUR CONTACT: JASON JOSEPH (678) 802-4912

GEORGIA REGISTERED ENGINEER William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Sugarloaf Park
Suite 110
Atlanta, GA 30038
(770) 605-6030
www.Paradigmeng.net

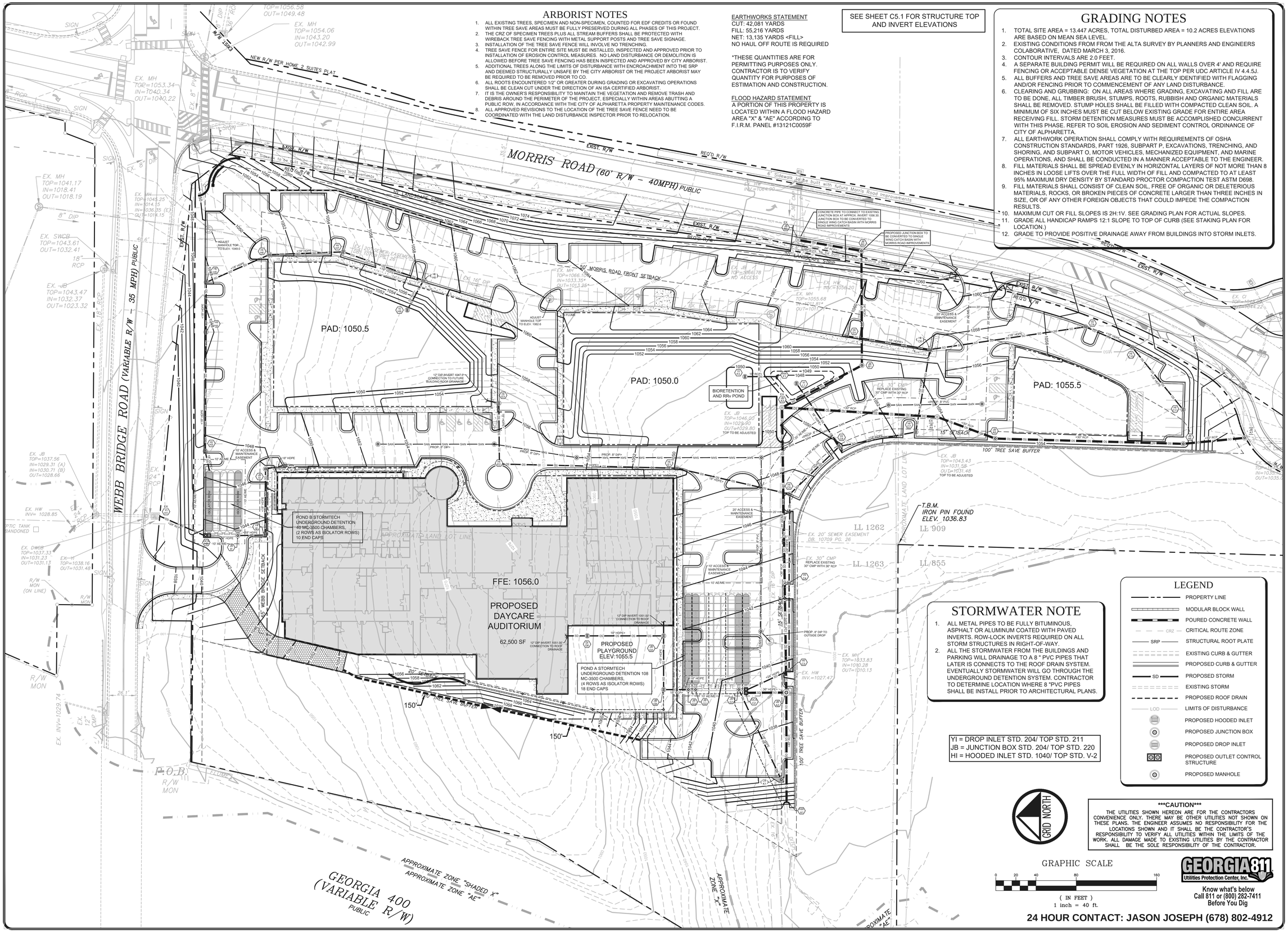
Project No.	P-1730
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	2/26/18
Scale:	1" = 40'

No.	Revision	Date

Webb Bridge Investments, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

SITE PLAN
Mayfair at Webb Bridge
Webb Bridge & Morris Road
LL 909, 1262 & 1263, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0



ARBORIST NOTES

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIREBACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

EARTHWORKS STATEMENT
CUT: 42,081 YARDS
FILL: 55,216 YARDS
NET: 13,135 YARDS <FILL>
NO HAUL OFF ROUTE IS REQUIRED

*THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS TO VERIFY QUANTITY FOR PURPOSES OF ESTIMATION AND CONSTRUCTION.

FLOOD HAZARD STATEMENT
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA "X" & "AE" ACCORDING TO F.I.R.M. PANEL #13121C0059F

SEE SHEET C5.1 FOR STRUCTURE TOP AND INVERT ELEVATIONS

GRADING NOTES

1. TOTAL SITE AREA = 13.447 ACRES, TOTAL DISTURBED AREA = 10.2 ACRES ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
2. EXISTING CONDITIONS FROM FROM THE ALTA SURVEY BY PLANNERS AND ENGINEERS COLABORATIVE, DATED MARCH 3, 2016.
3. CONTOUR INTERVALS ARE 2.0 FEET.
4. A SEPARATE BUILDING PERMIT WILL BE REQUIRED ON ALL WALLS OVER 4' AND REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.
5. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. CLEARING AND GRUBBING: ON ALL AREAS WHERE GRADING, EXCAVATING AND FILL ARE TO BE DONE, ALL TIMBER BRUSH, STUMPS, ROOTS, RUBBISH AND ORGANIC MATERIALS SHALL BE REMOVED. STUMP HOLES SHALL BE FILLED WITH COMPACTED CLEAN SOIL. A MINIMUM OF SIX INCHES MUST BE CUT BELOW EXISTING GRADE FOR ENTIRE AREA RECEIVING FILL. STORM DETENTION MEASURES MUST BE ACCOMPLISHED CONCURRENT WITH THIS PHASE. REFER TO SOIL EROSION AND SEDIMENT CONTROL ORDINANCE OF CITY OF ALPHARETTA.
7. ALL EARTHWORK OPERATION SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
8. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D698.
9. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
10. MAXIMUM CUT OR FILL SLOPES IS 2H:1V. SEE GRADING PLAN FOR ACTUAL SLOPES.
11. GRADE ALL HANDICAP RAMPS 12:1 SLOPE TO TOP OF CURB (SEE STAKING PLAN FOR LOCATION.)
12. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.

STORMWATER NOTE

1. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT-OF-WAY.
2. ALL THE STORMWATER FROM THE BUILDINGS AND PARKING WILL DRAINAGE TO A 8 " PVC PIPES THAT LATER IS CONNECTS TO THE ROOF DRAIN SYSTEM. EVENTUALLY STORMWATER WILL GO THROUGH THE UNDERGROUND DETENTION SYSTEM. CONTRACTOR TO DETERMINE LOCATION WHERE 8 "PVC PIPES SHALL BE INSTALL PRIOR TO ARCHITECTURAL PLANS.

YI = DROP INLET STD. 204/ TOP STD. 211
JB = JUNCTION BOX STD. 204/ TOP STD. 220
HI = HOODED INLET STD. 1040/ TOP STD. V-2

LEGEND

- PROPERTY LINE
- MODULAR BLOCK WALL
- POURED CONCRETE WALL
- CRZ — CRITICAL ROUTE ZONE
- SRP — STRUCTURAL ROOT PLATE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- SD — PROPOSED STORM
- EXISTING STORM
- PROPOSED ROOF DRAIN
- LOD — LIMITS OF DISTURBANCE
- PROPOSED HOODED INLET
- PROPOSED JUNCTION BOX
- PROPOSED DROP INLET
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED MANHOLE

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

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

24 HOUR CONTACT: JASON JOSEPH (678) 802-4912

GEORGIA REGISTERED ENGINEER William B. Dunlap

paradigm
Engineering Services, Inc.
Seven Sugarloaf Park
Suite 110
Atlanta, GA 30038
(770) 605-6030
www.Paradigmeng.net

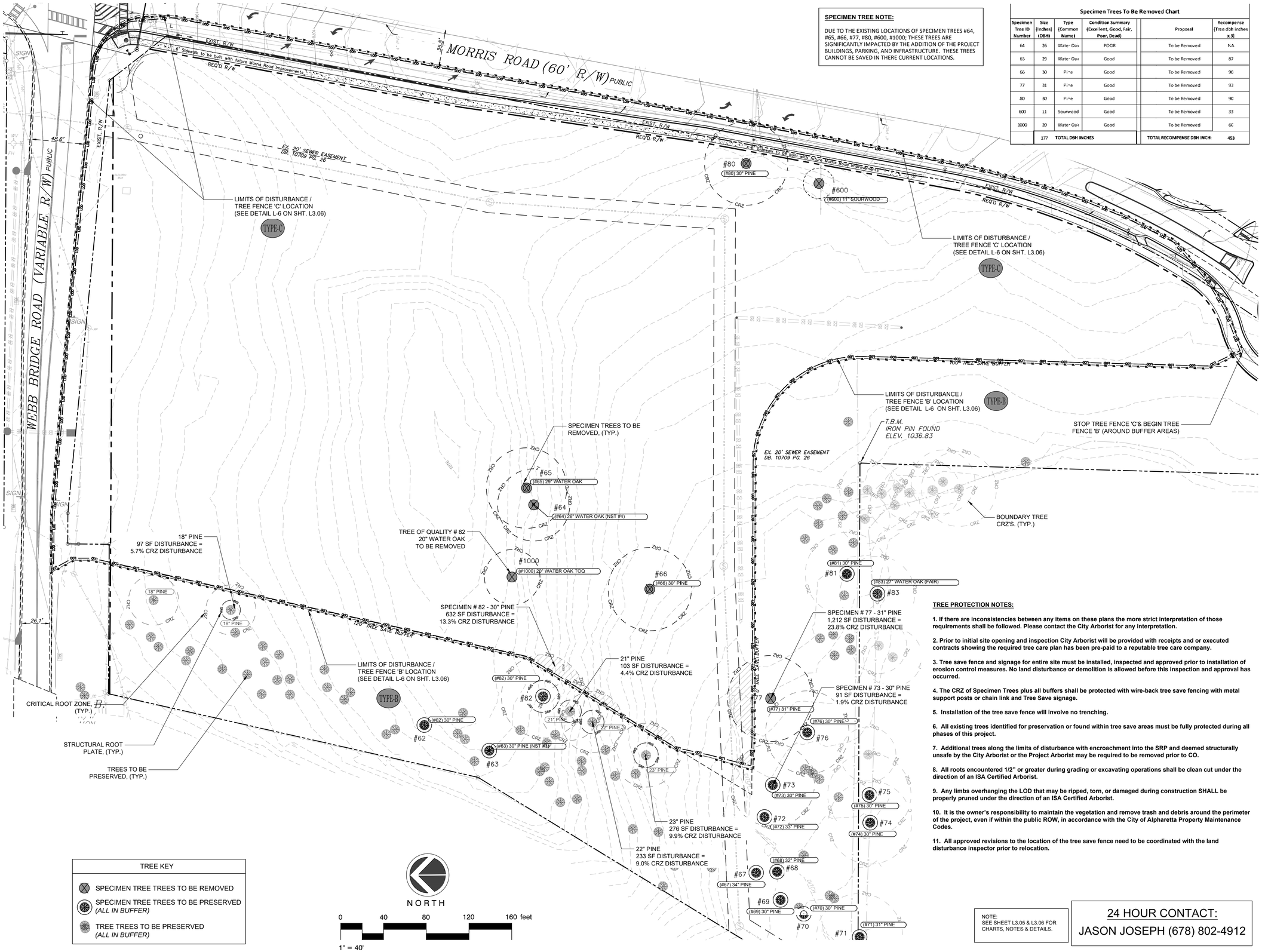
Project No.	P-1730
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	2/26/18
Scale:	1" = 40'

No	Revision	Date

Webb Bridge Investments, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

OVERALL GRADING PLAN
Mayfair at Webb Bridge
Webb Bridge & Morris Road
LL 909, 1262 & 1263, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C3.0



SPECIMEN TREE NOTE:

DUE TO THE EXISTING LOCATIONS OF SPECIMEN TREES #64, #65, #66, #77, #80, #600, #1000; THESE TREES ARE SIGNIFICANTLY IMPACTED BY THE ADDITION OF THE PROJECT BUILDINGS, PARKING, AND INFRASTRUCTURE. THESE TREES CANNOT BE SAVED IN THERE CURRENT LOCATIONS.

Specimen Trees To Be Removed Chart

Specimen Tree ID Number	Size (Inches) (DBH)	Type (Common Name)	Condition Summary (Excellent, Good, Fair, Poor, Dead)	Proposal	Recompense (Tree dbh inches x 3)
64	26	Water Oak	POOR	To be Removed	NA
65	29	Water Oak	Good	To be Removed	87
66	30	Pine	Good	To be Removed	90
77	31	Pine	Good	To be Removed	93
80	30	Pine	Good	To be Removed	90
600	11	Sourwood	Good	To be Removed	33
1000	20	Water Oak	Good	To be Removed	60
	177	TOTAL DBH INCHES		TOTAL RECOMPENSE DBH INCH:	453

TREE PROTECTION NOTES:

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.

2. Prior to initial site opening and inspection City Arborist will be provided with receipts and or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.

3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.

4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.

5. Installation of the tree save fence will involve no trenching.

6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.

7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.

8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.

9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.

10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.

11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

TREE KEY

- SPECIMEN TREE TREES TO BE REMOVED
- SPECIMEN TREE TREES TO BE PRESERVED *(ALL IN BUFFER)*
- TREE TREES TO BE PRESERVED *(ALL IN BUFFER)*

NOTE:
SEE SHEET L3.05 & L3.06 FOR CHARTS, NOTES & DETAILS.

24 HOUR CONTACT:
JASON JOSEPH (678) 802-4912

Brunson & Company
LANDSCAPE ARCHITECTS

104 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

MAYFAIR STREET PARTNERS
26 Milton Ave.
Alpharetta, GA 30009

OWNER:

MAYFAIR AT WEBB BRIDGE
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MAYFAIR STREET PARTNERS

LL 909, 1262, & 1263 1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON

SEAL: 2/26/18

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REVISIONS

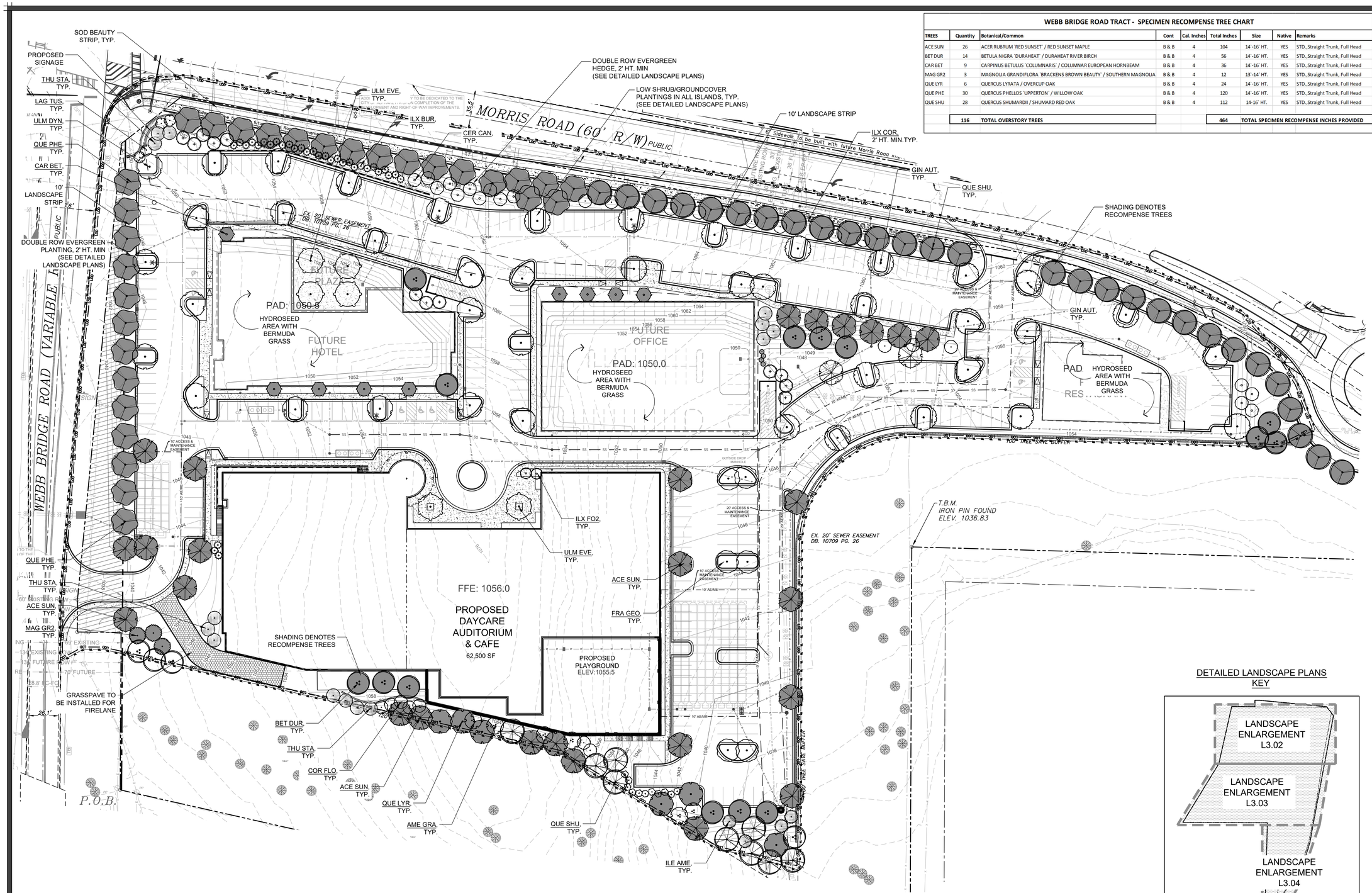
DRAWING TITLE:
TREE PROTECTION PLAN

DATE:	PROJECT #
02.26.18	17.078

SHEET REF #
L3.00

WEBB BRIDGE ROAD TRACT - SPECIMEN RECOMPENSE TREE CHART

TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Total Inches	Size	Native	Remarks
ACE SUN	26	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	4	104	14'-16' HT.	YES	STD.,Straight Trunk, Full Head
BET DUR	14	BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH	B & B	4	56	14'-16' HT.	YES	STD.,Straight Trunk, Full Head
CAR BET	9	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	B & B	4	36	14'-16' HT.	YES	STD.,Straight Trunk, Full Head
MAG GR2	3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / SOUTHERN MAGNOLIA	B & B	4	12	13'-14' HT.	YES	STD.,Straight Trunk, Full Head
QUE LYR	6	QUERCUS LYRATA / OVERCUP OAK	B & B	4	24	14'-16' HT.	YES	STD.,Straight Trunk, Full Head
QUE PHE	30	QUERCUS PHELLOS 'UPPERTON' / WILLOW OAK	B & B	4	120	14'-16' HT.	YES	STD.,Straight Trunk, Full Head
QUE SHU	28	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4	112	14-16' HT.	YES	STD.,Straight Trunk, Full Head
	116	TOTAL OVERSTORY TREES			464	TOTAL SPECIMEN RECOMPENSE INCHES PROVIDED		

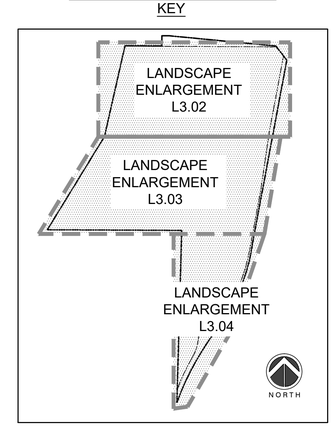


ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. ALL utilities (water, sewer, gas, fiber optic, etc.) must be installed at least five (5) feet from required tree planting islands or landscape areas.

NOTES:
-SEE SHEETS L3.02 - L3.04 FOR ENLARGED LANDSCAPE PLANS.
-SEE SHEET L3.05 & L3.06 FOR CHARTS, NOTES & DETAILS.

24 HOUR CONTACT:
JASON JOSEPH (678) 802-4912

DETAILED LANDSCAPE PLANS KEY



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MAYFAIR STREET PARTNERS
26 Milton Ave.
Alpharetta, GA 30009
OWNER:

MAYFAIR AT WEBB BRIDGE
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MAYFAIR STREET PARTNERS

LL 909, 1262, & 1263 1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON
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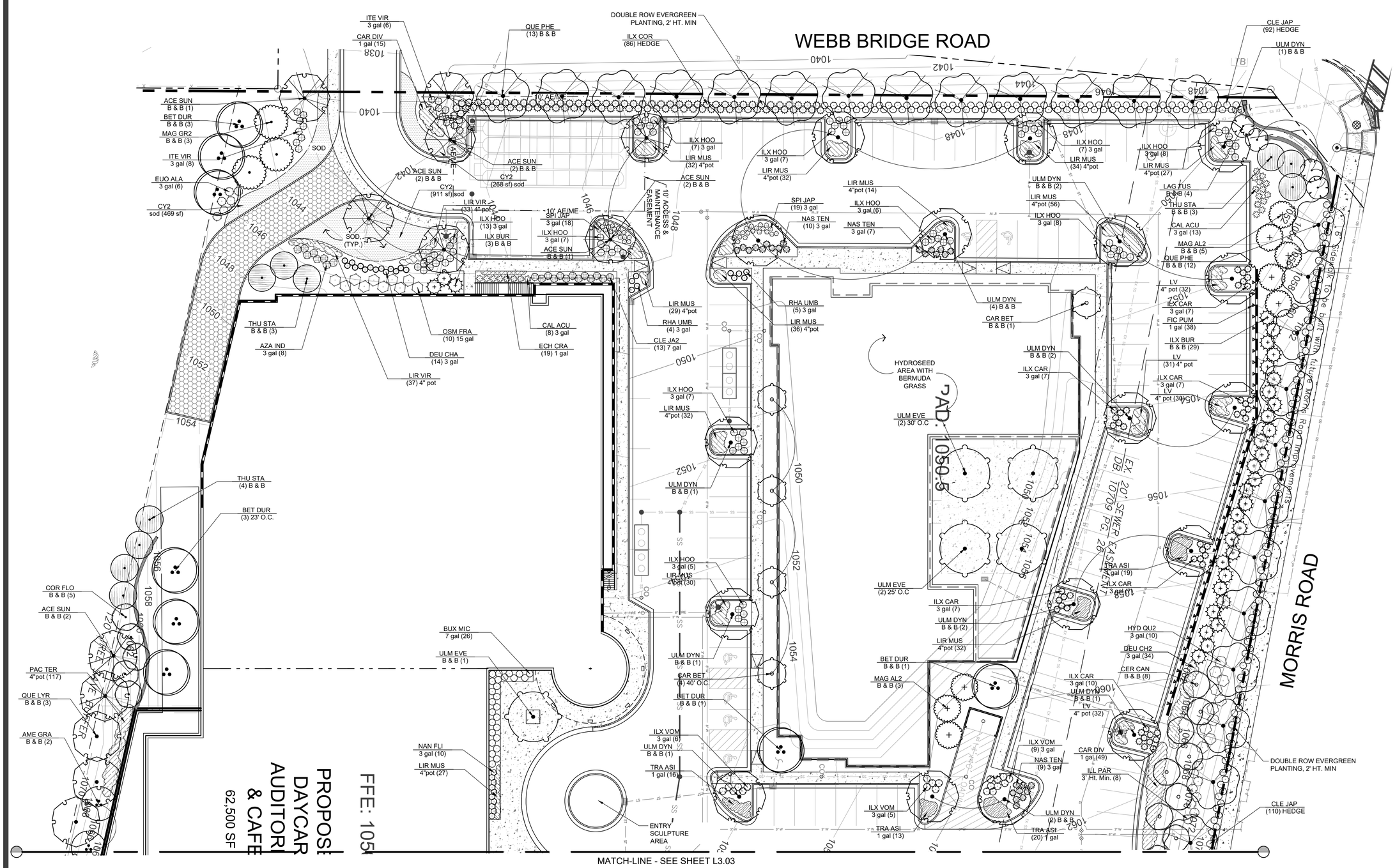
- -

DRAWING TITLE:
TREE REPLACEMENT PLAN

DATE: 02.26.18
PROJECT # 17.078

SHEET REF # L3.01
SHEET 2 / 7



NOTE:
SEE SHEET L3.05 & L3.06 FOR CHARTS, NOTES & DETAILS.

0 20 40 60 80 feet
1" = 20'

NORTH

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. ALL utilities (water, sewer, gas, fiber optic, etc.) must be installed at least five (5) feet from required tree planting islands or landscape areas.

24 HOUR CONTACT:
JASON JOSEPH (678) 802-4912

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Prepared For:
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CITY OF ALPHARETTA FULTON COUNTY GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT REEVE A. BRUNSON
SEAL: 2/26/18

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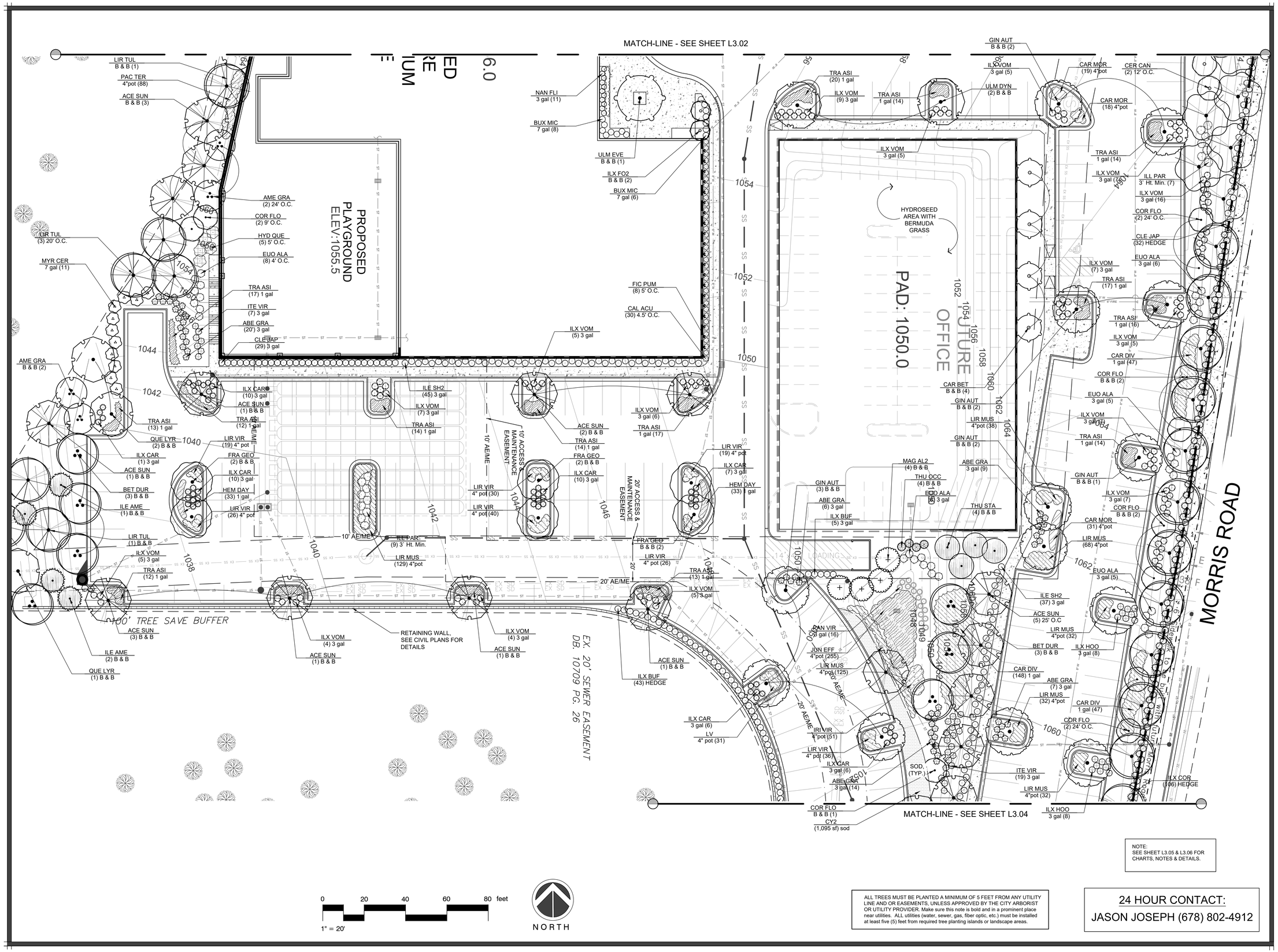
DRAWING TITLE:
LANDSCAPE PLAN

DATE:	PROJECT #
02.26.18	17.078

SHEET REF #
L3.02
SHEET 3 / 7



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Prepared For:
MAYFAIR STREET PARTNERS

LL 909, 1262, & 1263 1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT JEFFER A. BRUNSON
SEAL: 2/26/18

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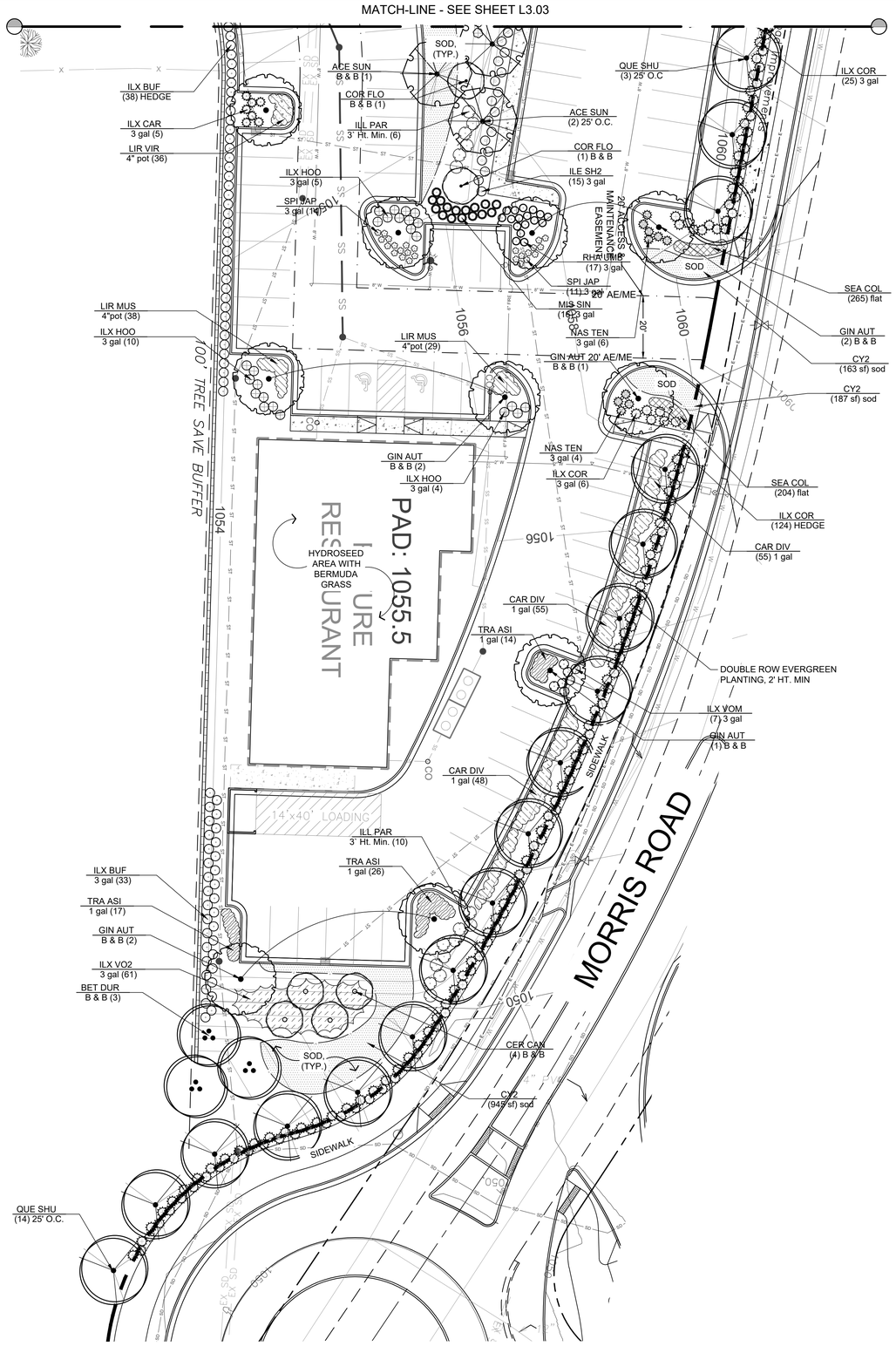
DRAWING TITLE:
LANDSCAPE PLAN

DATE:	PROJECT #
02.26.18	17.078

SHEET REF #
L3.03
SHEET 4 / 7



NORTH

0 20 40 60 80 feet

1" = 20'

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NOTE:
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REVISIONS

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DRAWING TITLE:

LANDSCAPE PLAN

DATE:	PROJECT #
02.26.18	17.078

SHEET REF #

L3.04

SHEET 5 / 7

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPACING	NATIVE	EG
	ACE SUN	26	ACER RUBRUM `RED SUNSET` / RED SUNSET MAPLE	B & B	4"CAL	14`-16` HT.	25` O.C.	YES	NO
	AME GRA	6	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY	B & B	3"CAL	12`-14` HT.	20` O.C.	YES	NO
	BET DUR	14	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	B & B	4"CAL	14`-16` HT.	20` O.C.	YES	NO
	CAR BET	9	CARPINUS BETULUS `COLUMNARIS` / COLUMNAR EUROPEAN HORNBEAM	B & B	4"CAL	14`-16` HT.	AS SHOWN	NO	NO
	CER CAN	14	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	4"CAL	14`-16` HT.	10` O.C.	YES	NO
	COR FLO	18	CORNUS FLORIDA `CHEROKEE CHIEF` / CHEROKEE CHIEF DOGWOOD	B & B	3"CAL	12`-14` HT.	10` O.C.	YES	NO
	FRA GEO	6	FRAXINUS PENNSYLVANICA `OCONEE` / GREEN ASH	B & B	4"CAL	14`-16` HT.	AS SHOWN	YES	NO
	GIN AUT	23	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	B & B	4"CAL	14`-16` HT.	AS SHOWN	YES	NO
	ILE AME	4	ILEX OPACA / AMERICAN HOLLY	B & B	4"CAL	13`-14` HT.	12` O.C.	YES	YES
	ILX FO2	2	ILEX X ATTENUATA `FOSTER NO. 2` / FOSTER NO. 2 HOLLY	B & B	5"CAL	16`-18` HT.	10` O.C.	NO	YES
	ILX BUR	32	ILEX X `EMILY BRUNER` / EMILY BRUNER HOLLY	B & B	1"CAL	7`-8` HT.	6` O.C.	NO	YES
	LAG TUS	4	LAGERSTROEMIA X `TUSCARORA` / STANDARD CRAPE MYRTLE	B & B	6"CAL	16-20` HT.	8` O.C.	NO	NO
	LIR TUL	9	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	4"CAL	14`-16` HT.	20` O.C.	YES	NO
	MAG AL2	12	MAGNOLIA GRANDIFLORA `ALTA` / ALTA MAGNOLIA	B & B	4"CAL	13`-14` HT.	12` O.C.	YES	YES
	MAG GR2	3	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` / SOUTHERN MAGNOLIA	B & B	4"CAL	13`-14` HT.	15` O.C.	YES	YES
	MYR CER	11	MYRICA CERIFERA / WAX MYRTLE	7 GAL			6` O.C.	YES	YES
	QUE LYR	6	QUERCUS LYRATA / OVERCUP OAK	B & B	4"CAL	14`-16` HT.	AS SHOWN	YES	NO
	QUE PHE	30	QUERCUS PHELLOS `UPPERTON` / WILLOW OAK	B & B	4"CAL	14`-16` HT.	25` O.C.	YES	NO
	QUE SHU	28	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4"CAL	14-16` HT.	25` O.C.	YES	NO
	THU OCC	4	THUJA OCCIDENTALIS `EMERALD` / EMERALD ARBORVITAE	B & B		7`-8` HT.	4` O.C.	NO	YES
	THU STA	14	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B	4"CAL	13`-14` HT.		NO	YES
	ULM DYN	19	ULMUS PARVIFOLIA `DYNASTY` / DYNASTY ELM	B & B	4"CAL	14`-16` HT.	AS SHOWN	NO	NO
	ULM EVE	6	ULMUS PARVIFOLIA `EVERCLEAR` ` / EVERCLEAR LACEBARK ELM	B & B	6"CAL	18-24 ` HT.	AS SHOWN	NO	YES

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING
	ABE GRA	56	ABELIA X GRANDIFLORA `ROSE CREEK` / ROSE CREEK ABELIA	3 GAL		3` O.C.
	AZA IND	8	AZALEA INDICA `FORMOSA` / FORMOSA AZALEA	3 GAL		3` O.C.
	BUX MIC	41	BUXUS MICROPHYLLA `WINTERGREEN` / WINTERGREEN BOXWOOD	7 GAL		3` O.C
	CAL ACU	57	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	3 GAL		3` O.C.
	CLE JAP	262	CLEYERA JAPONICA `BRONZE BEAUTY` / CLEYERA	3 GAL	2` HT. MIN.	3` O.C.
	CLE JA2	13	CLEYERA JAPONICA `BRONZE BEAUTY` / CLEYERA	7 GAL		3` O.C.
	DEU CHA	14	DEUTZIA GRACILIS `CHARDONNAY PEARLS` TM / CHARDONNAY PEARLS DEUTZIA	3 GAL		2.5` O.C.
	EUO ALA	38	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH	3 GAL		4` O.C.
	HYD QU2	10	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	3 GAL		5` O.C.
	HYD QUE	5	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	7 GAL		6` O.C.
	ILX CAR	105	ILEX CORNUTA `CARISSA` / CARISSA HOLLY	3 GAL	2` HT. MIN.	3` O.C.
	ILX BUF	119	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	3 GAL		
	ILX COR	352	ILEX CORNUTA `NEEDLEPOINT` / NEDDLEPOINT HOLLY	3 GAL	2` HT. MIN.	3` O.C.
	ILX HOO	115	ILEX CRENATA `HOOGENDOORN` / HOOGENDOORN JAPANESE HOLLY	3 GAL	2` HT. MIN.	3` O.C
	ILE SH2	98	ILEX GLABRA `SHAMROCK` / INKBERRY	3 GAL	2` HT. MIN.	3` O.C.
	ILX VOM	138	ILEX VOMITORIA `STOKES DWARF` / DWARF YAUPON	3 GAL	2` HT. MIN.	3` O.C.
	ILL PAR	40	ILLICIUM PARVIFLORUM / ANISE TREE	3` HT. MIN.	3` HT. MIN.	4` O.C.
	ITE VIR	40	ITEA VIRGINICA `VIRGINIA` / VIRGINIA SWEETSPIRE	3 GAL		3` O.C.
	MIS SIN	16	MISCANTHUS SINENSIS `ADAGIO` / ADAGIO EULALIA GRASS	3 GAL		3` O.C
	NAN FLI	21	NANDINA DOMESTICA `FLIRT` / FLIRT NANDINA	3 GAL		2.5` O.C.
	NAS TEN	36	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	3 GAL		3` O.C
	OSM FRA	10	OSMANTHUS FRAGRANS / SWEET TEA OLIVE	15 GAL		5` O.C.
	PAN VIR	16	PANICUM VIRGATUM / SWITCH GRASS	3 GAL		3` O.C.
	RHA UMB	26	RHAPHIOLEPIS UMBELLATA `ELEANOR TABOR` / INDIAN HAWTHORN	3 GAL		3` O.C.
	SPI JAP	62	SPIRAEA JAPONICA `LITTLE BONNIE` / LITTLE BONNIE JAPANESE SPIREA	3 GAL		2.5` O.C.

VINE/ESPALIER	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING
	FIC PUM	59	FICUS PUMILA / CREEPING FIG	1 GAL		5` O.C.

WEBB BRIDGE ROAD TRACT - TREE REPLACEMENT CHART

TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Total Inches	Size	Spacing	Native	Evergreen	Genius	Remarks
ACE SUN	28	ACER RUBRUM `RED SUNSET` / RED SUNSET MAPLE	B & B	4	112	14`-16` HT.	25` O.C.	YES	NO	10%	STD.,Straight Trunk, Full Head
BET DUR	18	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	B & B	4	72	14`-16` HT.	20` O.C.	YES	NO	6%	Multi-trunk, 3 Canes Min.
CAR BET	9	CARPINUS BETULUS `COLUMNARIS` / COLUMNAR EUROPEAN HORNBEAM	B & B	4	36	14`-16` HT.	AS SHOWN	NO	NO	3%	STD.,Straight Trunk, Full Head
FRA GEO	6	FRAXINUS PENNSYLVANICA `OCONEE` / GREEN ASH	B & B	4	24	14`-16` HT.	AS SHOWN	YES	NO	2%	STD.,Straight Trunk, Full Head
GIN AUT	23	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	B & B	4	92	14`-16` HT.	AS SHOWN	NO	NO	8%	STD.,Straight Trunk, Full Head
ILE AME	4	ILEX OPACA / AMERICAN HOLLY	B & B	4	16	14`-16` HT.	8` O.C., MIN.	YES	YES	1%	STD.,Straight Trunk, Full Head
LIR TUL	9	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	4	36	14`-16` HT.	20` O.C.	YES	NO	3%	STD.,Straight Trunk, Full Head
MAG AL2	12	MAGNOLIA GRANDIFLORA `ALTA` / ALTA MAGNOLIA	B & B	4	48	13`-14` HT.	12` O.C.	YES	YES	5%	STD.,Straight Trunk, Full Head
MAG GR2	3	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` / SOUTHERN MAGNOLIA	B & B	4	12	13`-14` HT.	15` O.C.	YES	YES	-	STD.,Straight Trunk, Full Head
QUE LYR	6	QUERCUS LYRATA / OVERCUP OAK	B & B	4	24	14`-16` HT.	20` O.C.	YES	NO	22%	Straight Trunk, Full
QUE PHE	30	QUERCUS PHELLOS `UPPERTON` / WILLOW OAK	B & B	4	120	14`-16` HT.	25` O.C.	YES	NO	-	STD.,Straight Trunk, Full Head
QUE SHU	28	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4	112	14-16` HT.	25` O.C.	YES	NO	-	STD.,Straight Trunk, Full Head
THU STA	14	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B	4	56	13`-14` HT.		NO	YES	5%	STD.,Straight Trunk, Full Head
ULM DYN	19	ULMUS PARVIFOLIA `DYNASTY` / DYNASTY ELM	B & B	4	76	14`-16` HT.	AS SHOWN	NO	NO	9%	STD.,Straight Trunk, Full Head
ULM EVE	6	ULMUS PARVIFOLIA `EVERCLEAR` / EVERCLEAR LACEBARK ELM	B & B	6	36	20`-24` HT.	AS SHOWN	NO	YES	-	STD.,Straight Trunk, Full Head
	215	**TOTAL OVERSTORY TREES**									
AME GRA	6	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / SERVICEBERRY	B & B	3	18	10`-12` HT.	20` O.C.	YES	NO	2%	Multi-trunk, 3 Canes Min.
CER CAN	14	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	4	56	14`-16` HT.	10` O.C.	YES	NO	5%	Multi-trunk, 3 Canes Min.
COR FLO	18	CORNUS FLORIDA `CHEROKEE CHIEF` / CHEROKEE CHIEF DOGWOOD	B & B	3	54	10`-12` HT.	10` O.C.	YES	NO	6%	Multi-trunk, 3 Canes Min.
ILX FO2	2	ILEX X ATTENUATA `FOSTER NO. 2` / FOSTER NO. 2 HOLLY	B & B	5	10	16`-18` HT.	10` O.C.	NO	YES	1%	STD.,Straight Trunk, Full Head
ILX BUR	32	ILEX X `EMILY BRUNER` / EMILY BRUNER HOLLY	B & B	1	32	14`-16` HT.	6` O.C.	NO	YES	11%	STD.,Straight Trunk, Full Head
LAG TUS	4	LAGERSTROEMIA X `TUSCARORA` / STANDARD CRAPE MYRTLE	B & B	6	24	16`-18` HT.	8` O.C.	NO	NO	1%	Multi-trunk, 3 Canes Min.
	76	**TOTAL UNDERSTORY TREES**									
	291	**TOTAL TREES**			**1066**	**TOTAL REPLACEMENT INCHES**					

ADDITIONAL REPLACEMENT TREE REQUIREMENTS

REPLACEMENT TREES MUST BE AT LEAST 40% OVERSTORY.
* OVERSTORY REPLACEMENT TREES - PROVIDED 209 / 285 = 73%

REPLACEMENT TREES MUST BE AT LEAST 50% NATIVE..
** NATIVE REPLACEMENT TREES - PROVIDED 176 / 285= 61%

REPLACEMENT TREES GENUS MAX IS 25%.
*** MAXIMUM GENIUS PROVIDED = 22% (SEE CHART)

SITE DENSITY FACTOR

REQUIRED = 130 DBH INCH PER DISTURBED ACREAGE

SITE AREA = 13.447 ACRES

PROPOSED SITE AREA = 12.76 ACRES (AFTER PROPOSED ROW ADDITION)

DISTURBED AREA = 8.18 ACRES (EXCLUDING ROW, BUFFERS & INFASTRUCTURE IMPROVEMENTS)

SDF = 8.18 x 130 DBH / AC = 1,063.4 INCHES REQ.

EXISTING TREE DENSITY (BUFFERS EXCLUDED)

NO EXISTING TREES SAVED OUTSIDE OF BUFFER AREAS

SPECIMEN TREE RECOMPENSE

REQUIRED = 3 x DBH INCH REMOVED

SPECIMEN TREES DBH INCHES TO REMOVED / REPLACED = 453 DBH INCHES (SEE CHART)

REPLACEMENT TREES REQUIRED (RDF)

SDF + RECOMPENSE = RDF

1,063.4 (SDF INCHES) + 453 (RECOMPENSE INCHES) **= 1,516.4 INCHES REQUIRED**

1,066 INCHES PROVIDED (SEE CHART)

450.4 INCHES BE TREE BANKED TO CITY OF ALPHARETTA

LANDSCAPE STRIP @ ROAD ROW'S

PROVIDE 10' WIDE LANDSCAPE STRIP AT ROAD ROW (4" OVERSTORY / 3" UNDERSTORY)

10' WIDE LANDSCAPE STRIP @ WEBB BRIDGE RD

459 LF OF ROAD FRONTAGE

TREES PROVIDED: 43 TREES (4" OAKS @ 25' O.C.)

10' WIDE LANDSCAPE STRIP @ MORRIS ROAD

1,046 LF OF ROAD FRONTAGE

TREES PROVIDED: 15 TREES (4" OAKS / MAPLES @ 25' O.C.)

PARKING LOT TREE REQUIREMENTS

REQUIRED = (1) 2" CAL. SHADE TREE PER ISLAND

NUMBER OF PARKING ISLANDS = 58

(1) 2" MIN. CAL TREE PER ISLAND x 59 = 59 TREES

TREES PROVIDED: (59) 4" TREES PROVIDED

24 HOUR CONTACT:
JASON JOSEPH (678) 802-4912

Brunson & Company
LANDSCAPE ARCHITECTS

104 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

MAYFAIR STREET PARTNERS
26 Milton Ave.
Alpharetta, GA 30009

OWNER:

MAYFAIR AT WEBB BRIDGE

TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MAYFAIR STREET PARTNERS

LL 909, 1262, & 1263 1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON

SEAL: 2/26/18

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REVISIONS

-	-

DRAWING TITLE:

TREE REPLACEMENT DETAILS & NOTES

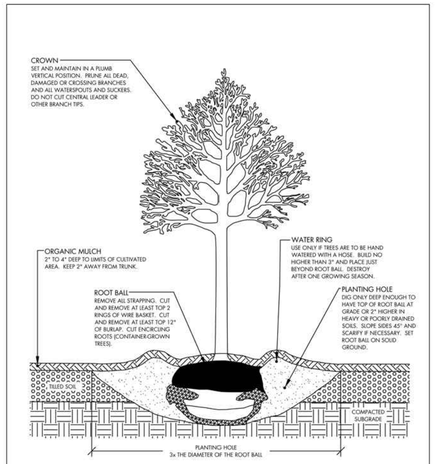
DATE:	PROJECT #
02.26.18	17.078

SHEET REF #

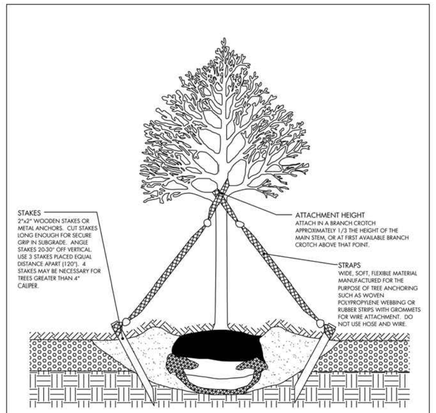
L3.05

SHEET 6 / 7

I:\08_Webb Bridge_LP.dwg

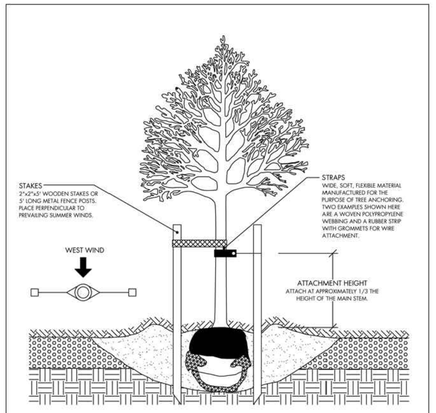


THE CITY OF ALPHARETTA GEORGIA	TREE PLANTING (TYPICAL SECTION)	
	08/01/2015	
BY / REVISION / DATE	STD. L-1	



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

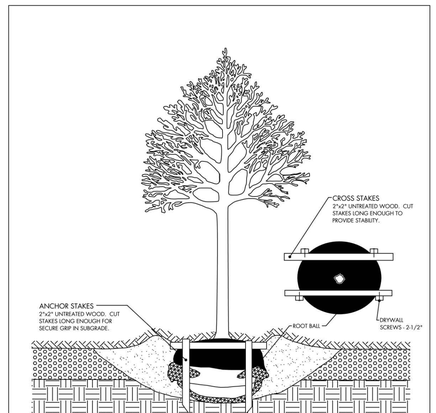
THE CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)	
	08/01/2015	
BY / REVISION / DATE	STD. L-2	



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

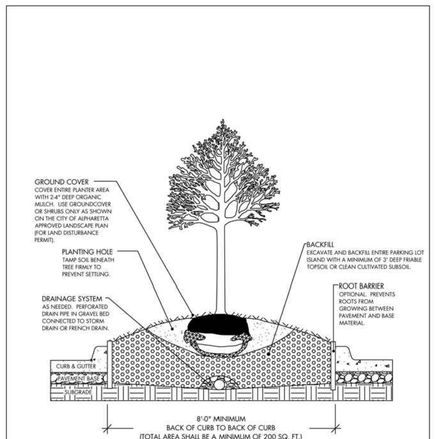
NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L-2.

THE CITY OF 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	
BY / REVISION / DATE	STD. L-3	

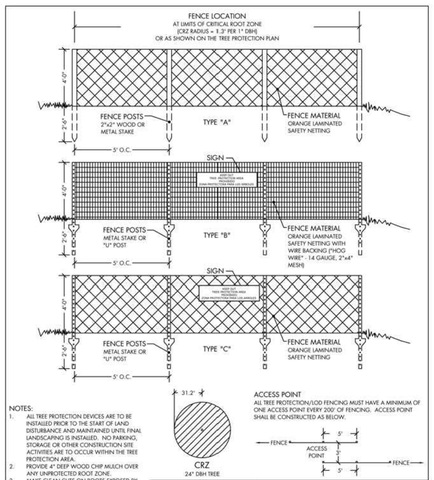


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

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



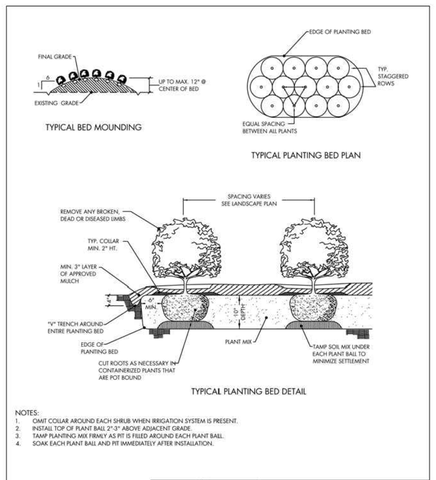
THE CITY OF ALPHARETTA GEORGIA	TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)	
	08/01/2015	
BY / REVISION / DATE	STD. L-5	



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 BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

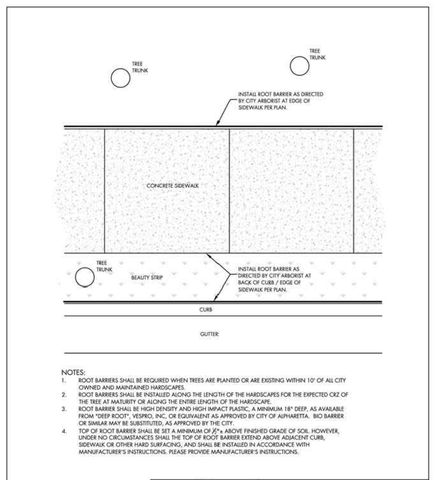
KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

THE CITY OF ALPHARETTA GEORGIA	TREE PROTECTION / L.O.D. FENCING	
	08/01/2015	
BY / REVISION / DATE	STD. L-6	



NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

THE CITY OF ALPHARETTA GEORGIA	SHRUB PLANTING BED	
	08/01/2015	
BY / REVISION / DATE	STD. L-7	



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING 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 AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", VESPRO, 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, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

THE CITY OF ALPHARETTA GEORGIA	ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)	
PCB / REVISE NOTE #1	8/24/16	
	08/01/2015	
BY / REVISION / DATE	STD. L-8	

LANDSCAPE PLAN 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 is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

6. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.

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. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of
the main body of the plant and not at the tip of the topmost growth.

10. 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.

LANDSCAPE PLAN NOTES CON'T:

11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

12. 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.

13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.

14. 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.

15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

17. Property owner shall be responsible for the care and maintenance of the trees
and landscaping that front their property within the ROW.

18. 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.

19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

24 HOUR CONTACT:
JASON JOSEPH (678) 802-4912

Brunson & Company
LANDSCAPE ARCHITECTS

104 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

MAYFAIR STREET PARTNERS
26 Milton Ave.
Alpharetta, GA 30009

OWNER:

MAYFAIR AT WEBB BRIDGE
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MAYFAIR STREET PARTNERS

LL 909, 1262, & 1263 1st DISTRICT 2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT JEFFREY A. BRUNSON

SEAL: 2/26/18

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REVISIONS

DRAWING TITLE:
TREE REPLACEMENT DETAILS & NOTES

DATE:	PROJECT #
02.26.18	17.078

SHEET REF #
L3.06

SHEET 7 / 7

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: Webb Bridge Investmetns, LLC

Location Address: 0 Webb Bridge & 0 Morris Rd

Mailing Address: 26 Milton Ave

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: John Boniface

Contact Telephone: 678 - 402 - 8,912 Mobile Telephone: 352 - 425 - 3,356

Fax: 404 - 935 - 5,235 Email: john@mayfairstreetpartners.com

Contact's Relation To Business: Director, Development & Construction

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Webb Bridge Investments, LLC

Physical Address: 26 Milton Ave

Mailing Address: 26 Milton Ave

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 521 - 6,070 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): Jason Joseph, authorized signatory Date: 3/1/18

Owner Signature:

Property Information:

Address (If Assigned) : 0 Webb Bridge & 0 Morris Rd

Tax ID or Map Reference Number: Tax ID:22 546012620577; 12 311009090230

Land Lot(s): 909, 1262, 1263 District: 1 Section: 2

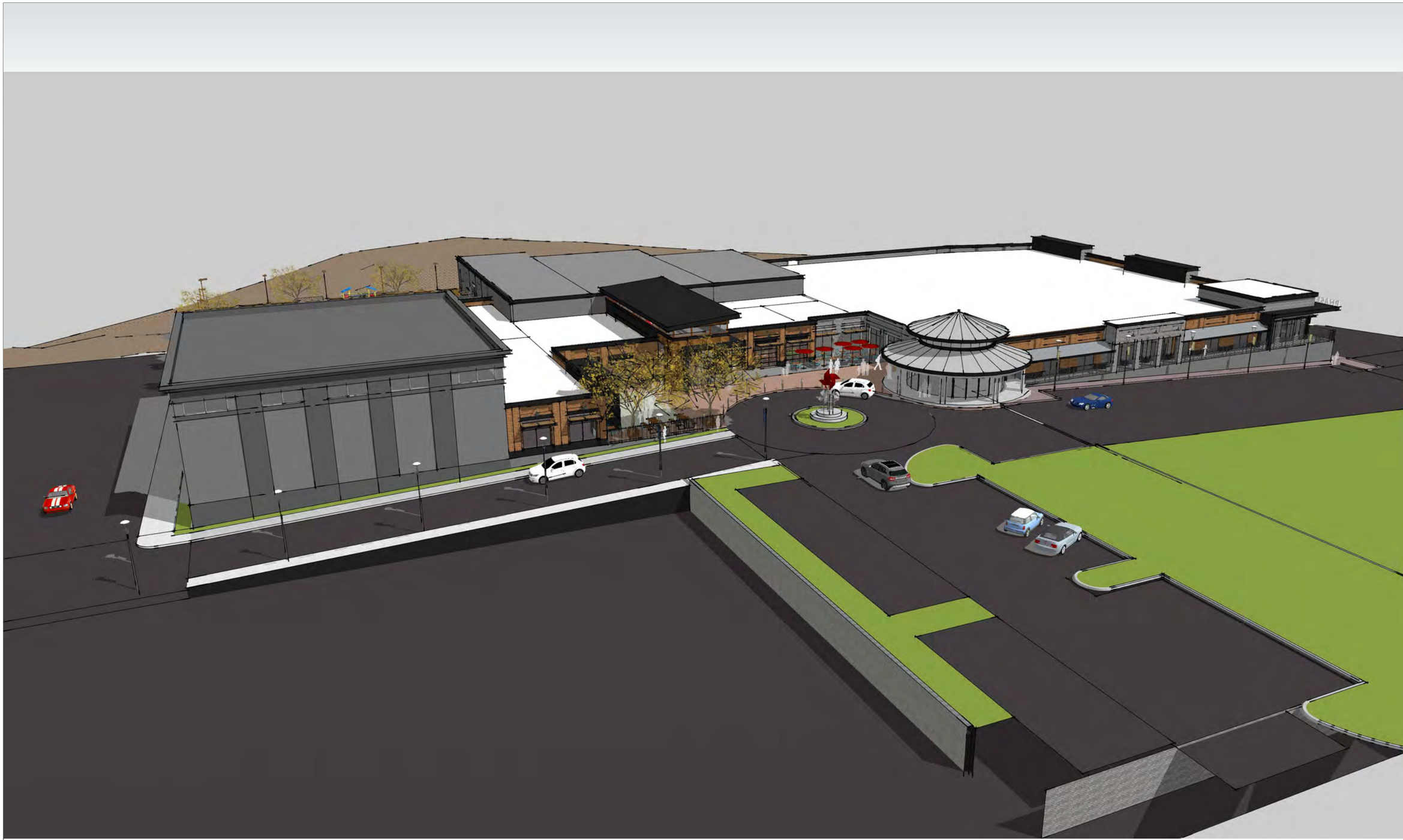
Existing Zoning of Property: O-I Existing Uses of Property: Church, Conference Center, Daycare Center

---

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: 3/1/18

Print Form



Archetype Design

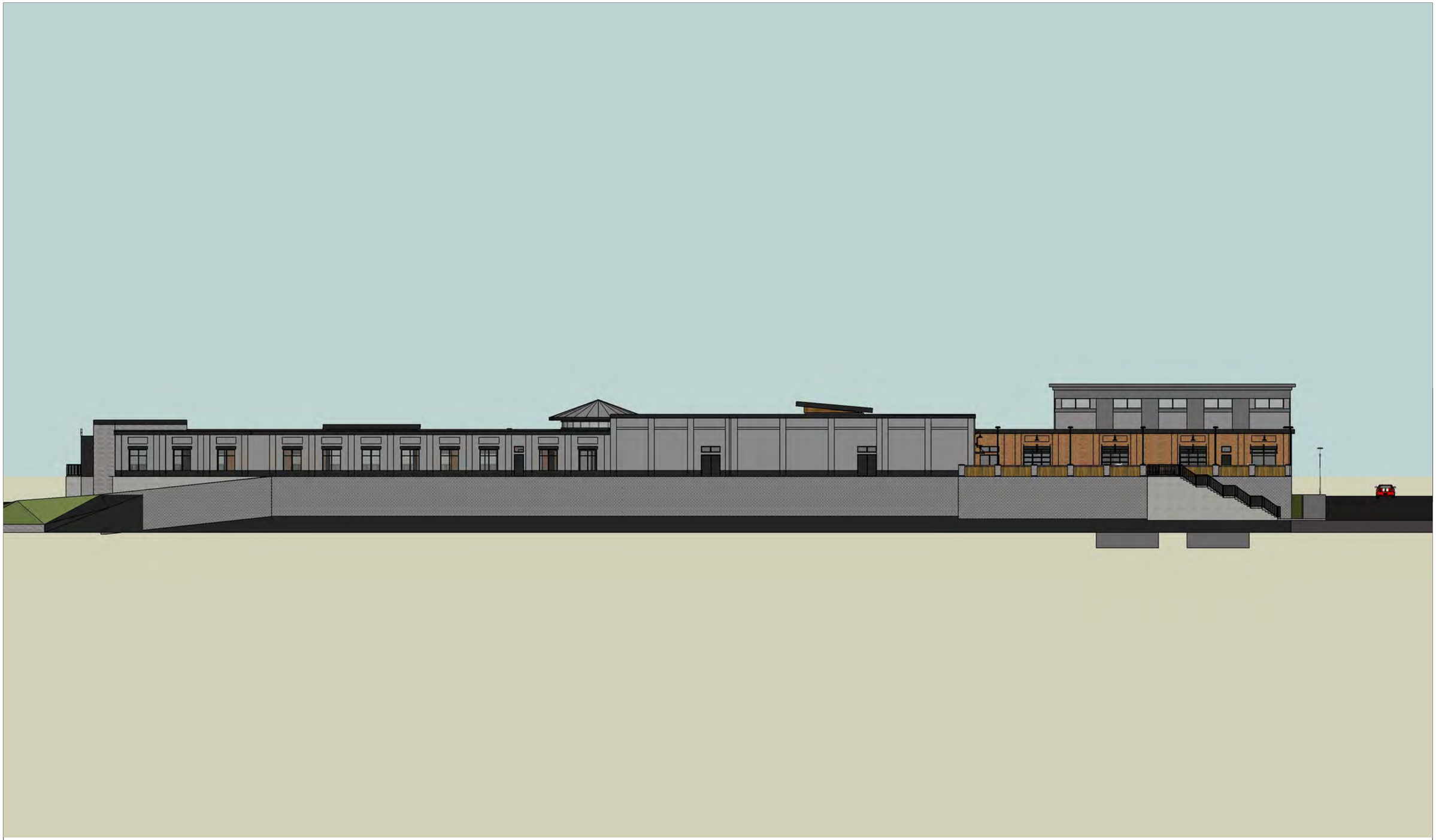
1"=30'

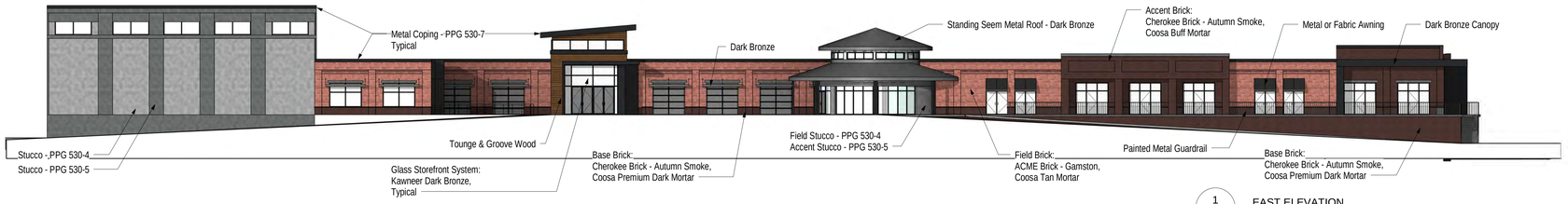
PHASE FAMILY CENTER

PHASE FAMILY CENTER

PHASE FAMILY CENTER

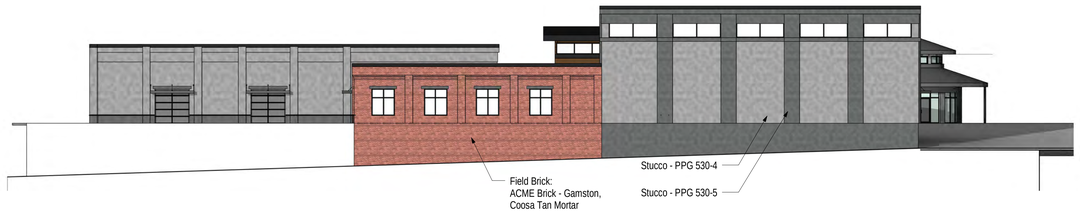
PHASE FAMILY CENTER



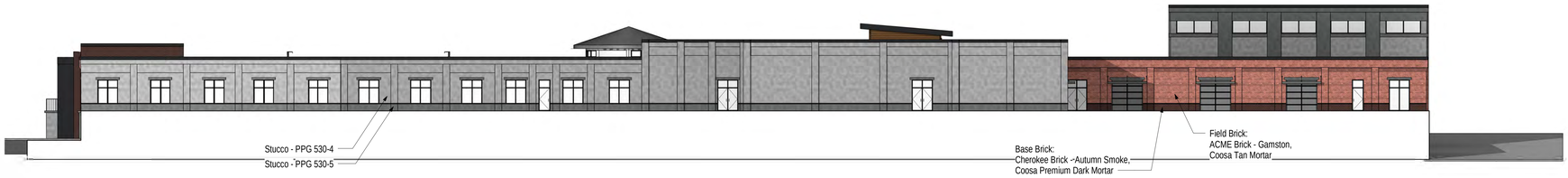


1 EAST ELEVATION
1/16" = 1'-0"

5 SOUTH ELEVATION 2
1/16" = 1'-0"

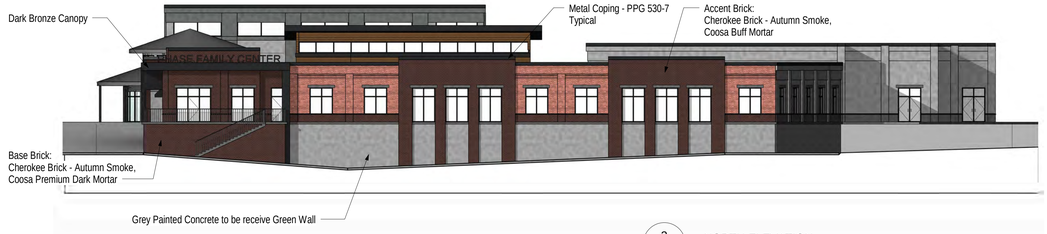


2 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

6 THEATER ENTRANCE ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"

SHEET NOTES

REVISIONS

NO.	REMARKS

PRINTED

DATE	REMARKS

1827 POWERS FERRY RD. BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.579.1392
WWW.ARCHETYPEDESIGNLLC.COM

ELEVATIONS FOR DRB SUBMISSION

MAYFAIR STREET PARTNERS
PHASE LEARNING CENTER

WEBB BRIDGE RD & MORRIS RD

archetype design

DATE 03/15/2018

JOB NO. 216014.00

SHEET NO.
A2-01

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NOT ISSUED FOR CONSTRUCTION
3/12/2018 10:42:05 AM

Details should be numbered sequentially from top right to bottom left.

13	9	5	1
14	10	6	2
15	11	7	3
16	12	8	4

SHEET NOTES

REVISIONS

NO.	REMARKS

PRINTED

DATE	REMARKS

1827 POWERS FERRY RD. BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.579.1362 WWW.ARCHETYPEDESIGNLLC.COM

1 11/11/11	Issue One	MB	WD

DETAILS

MAYFAIR STREET PARTNERS
PHASE LEARNING CENTER

WEBB BRIDGE RD & MORRIS RD

archetype design

DATE 03/15/2018

JOB NO. 216014.00

SHEET NO.

A12.00

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NOT ISSUED FOR CONSTRUCTION
3/12/2018 10:42:06 AM

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: Southern Porch on Main Corporation

Location Address: 62 N Main Street

Mailing Address: 62 N Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Jodi Chieco

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

Fax: - - Email: jchieco@comcast.net

Contact's Relation To Business:

This Application For (Check all that apply):

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

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: Beanie

Physical Address: 62 N Main Street

Mailing Address: 62 N main Street

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: - - Contact Fax: - -

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

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

Owner Name (Printed): RICHARD DEBBAH 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:

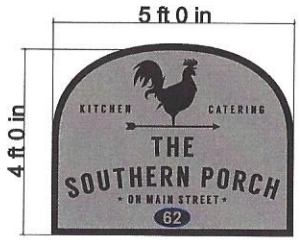
Existing Zoning of Property: C-2 Existing Uses of Property: RESTURANT

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: 3/1/18

Print Form

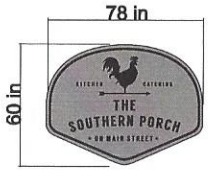
Scale : 1/4" = 1 ft.



Main Monument Sign Face :
Size : Sign face is 4'0" wide x 5'0" tall (20 sq. ft.)
Material : 2" thick HDU, Double Sided sign panel with carved background and raised letters and border.
Colors : Background - painted light gray, SW 7017 Dorian Gray
Letters, Logo & Border - painted black
Installation : Sign face is mounted in between posts of existing monument structure with wood cleats & mechanical fasteners

37 ft Side Elevation

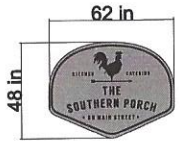
scale : 1/8" = 1 ft.



Building Sign 1 - Side Elevation
Wall Sign
Size : 60"h x 78"w (32.5 sq.ft.)
Material : Single sided 1.5" thick HDU with carved background and raised letters & border
Colors : Background - painted light gray, SW 7017 Dorian Gray; Letters, Logo & Border - painted black
Installation : installed mounted directly to brick wall with mechanical fasteners

Back Elevation facing the parking lot

scale : 1/8" = 1 ft.



Building Sign 2 - Back Elevation/Parking Lot Wall Sign
Size : 48"h x 62"w (21 sq.ft.)
Material : Single sided 1.5" thick HDU with carved background and raised letters & border
Colors : Background - painted light gray, SW 7017 Dorian Gray; Letters, Logo & Border - painted black
Installation : installed mounted directly to brick wall with mechanical fasteners

SIDE 1

SIDE 2

Church Street Side Monument

Monument Sign Panels:
Size : Sign face is 3'6" wide x 1'9" tall (6.125 sq. ft.)
Material : 1.5" thick HDU sign panel with carved background and raised letters and border. Single Sided.
Colors : Background - painted SW 6681 Butter Up to match existing sign backgrounds.
Letters and Logo - painted to match SW 6048 Terra Brun
Border - painted black to match existing signs.
Installation : Sign face is mounted to both sides of existing structure with mechanical fasteners.

Scale: 3/8" = 1ft.

*Remove Twigs & Mittie's signs, install Southern Porch 2nd & move Flatlands up to 3rd spot

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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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, Ltd

Location Address: 20 N Main Street, Alpharetta GA 30009

Mailing Address: 20 N Main Street

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

Contact For All Notifications: Jodi Chieco

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

Fax: _____ - _____ - _____ Email: jchieco@comcast.net

Contact's Relation To Business: _____

This Application For (Check all that apply):

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

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: 20 N Main, LLC.

Physical Address: 20 N Main Street

Mailing Address: 20 N Main Street

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: - - Contact Fax: - -

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

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

Owner Name (Printed): RICHARD DEBBAH 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

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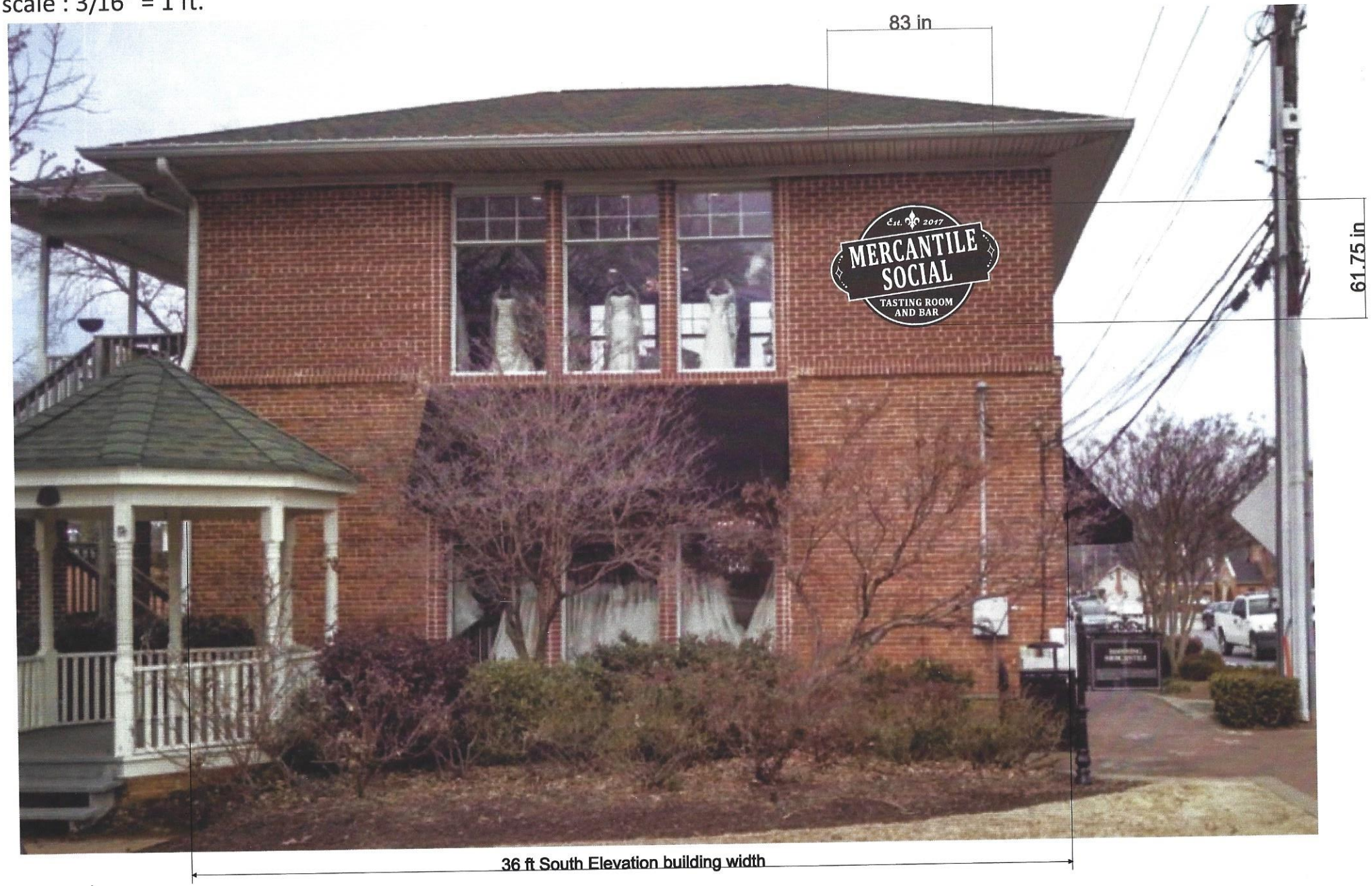
Applicant Signature: Date: 3/1/18

Print Form

scale : 3/16" = 1 ft.

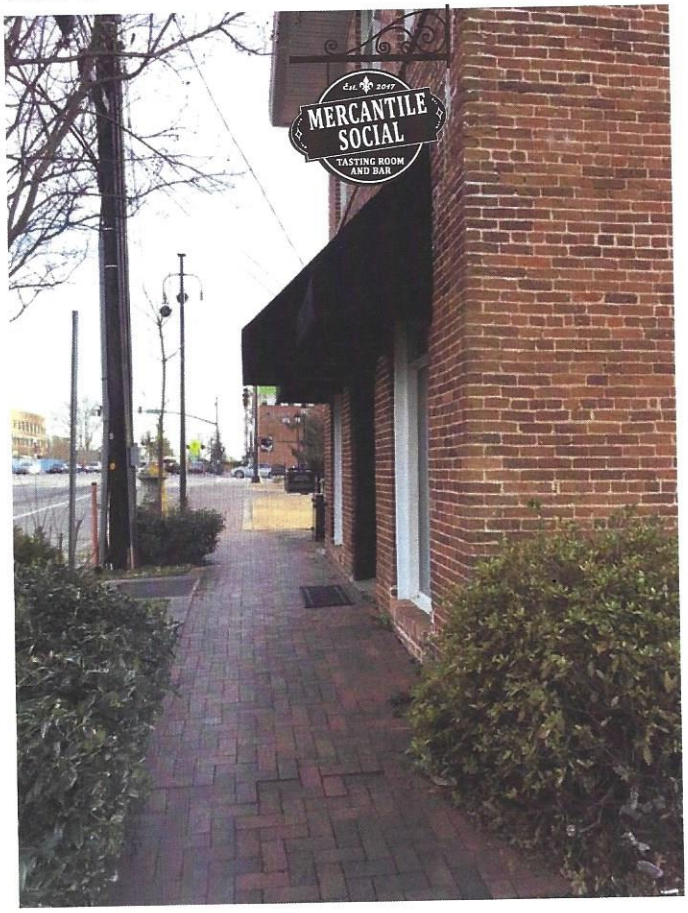


Scale : 1/2" = 1 ft.

Building Sign 1 - South Elevation
Wall Sign
Size : 61.75"h x 83"w (35.5 sq.ft.)
Material : Digitally printed & laminated Wall Wrap Vinyl
for exterior textured surfaces
Installation : installed directly to brick surface of exterior wall
to conform to brick surface

Side 1

Side 2



scale : 1/4" = 1 ft.

Building Sign 2 - Front Elevation
Scroll Bracket Hanging Sign
Size : 29"h x 39"w (8 sq.ft.)
Material : Double sided 2" thick HDU with carved background and raised letters & border, background painted black, letters painted white
Installation : installed to hang from decorative black aluminum scroll bracket

Side Building Sign Facing Parking Lot

scale : 3/16" = 1 ft.

Building Sign 3 - Sign Facing Parking Lot
Building Sign
Size : 50.5"h x 68"w (24 sq.ft.)
Material : Digitally printed & laminated Wall Wrap Vinyl for exterior textured surfaces
Installation : installed directly to brick surface of exterior wall to conform to brick surface

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.

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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: MF Cotton House Development, LLC

Location Address: 0,21,29, & 35 Milton Ave

Mailing Address: 26 Milton Ave

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: John Boniface

Contact Telephone: 678 - 402 - 8,912 Mobile Telephone: 352 - 425 - 3,356

Fax: 404 - 935 - 5,235 Email: john@mayfairstreetpartners.com

Contact's Relation To Business: Director, Development & Construction

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: VS Milton Retail, LLC

Physical Address: 26 Milton Ave

Mailing Address: 26 Milton Ave

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 521 - 6,070 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): Jason Joseph, authorized signatory Date: 3/1/18

Owner Signature:

Property Information:

Address (If Assigned) : Milton Avenue

Tax ID or Map Reference Number: Parcel ID: 22-4825-1269-021-9, 22-4823-1269-010-4, 22-4823-1269-060-9, 22-4825-

Land Lot(s): 1269 District: 2 Section: 2

Existing Zoning of Property: C-2 Existing Uses of Property: retail and office

---

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: 3/1/18

Print Form

The Cotton House Alpharetta, GA

LATEST 11.13.17

MAYFAIR
STREET PARTNERS

3/2/18

archSTUDIO7
Architecture • Interior Design • Master Planning
www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

The Cotton House Alpharetta, GA

LATEST 11.13.17

MAYFAIR
STREET PARTNERS

11/13/17

archSTUDIO7
Architecture • Interior Design • Master Planning
www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

LATEST 11.10.17

The Cotton House Alpharetta, GA

MAYFAIR STREET PARTNERS

11/10/2017

archSTUDIO7
Architecture • Interior Design • Master Planning

www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

Proposed Conceptual Design

MAYFAIR
STREET PARTNERS

The Cotton House Hotel

3-9-2018

archSTUDIO7
Architecture • Interior Design • Master Planning
www.archstudio7.com
301 N. Main Street, Suite 1200
Winston-Salem, NC 27101
336.793.9600

The Cotton House Hotel

MAYFAIR
STREET PARTNERS

South Elevation

3-1-2018

archSTUDIO7
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www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

The Cotton House Hotel

MAYFAIR
STREET PARTNERS

West Elevation

3-1-2018

archSTUDIO7
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www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

MAYFAIR
STREET PARTNERS

The Cotton House Hotel

3-1-2018

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301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

MAYFAIR
STREET PARTNERS

The Cotton House Hotel

3-1-2018

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Winston-Salem, NC 27101
336.793.9600

MAYFAIR
STREET PARTNERS

The Cotton House Hotel

3-1-2018

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MAYFAIR
STREET PARTNERS

The Cotton House Hotel

3-1-2018

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The Cotton House Hotel

3-1-2018

MAYFAIR
STREET PARTNERS

archSTUDIO7
Architecture • Interior Design • Master Planning
www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

The Cotton House Hotel

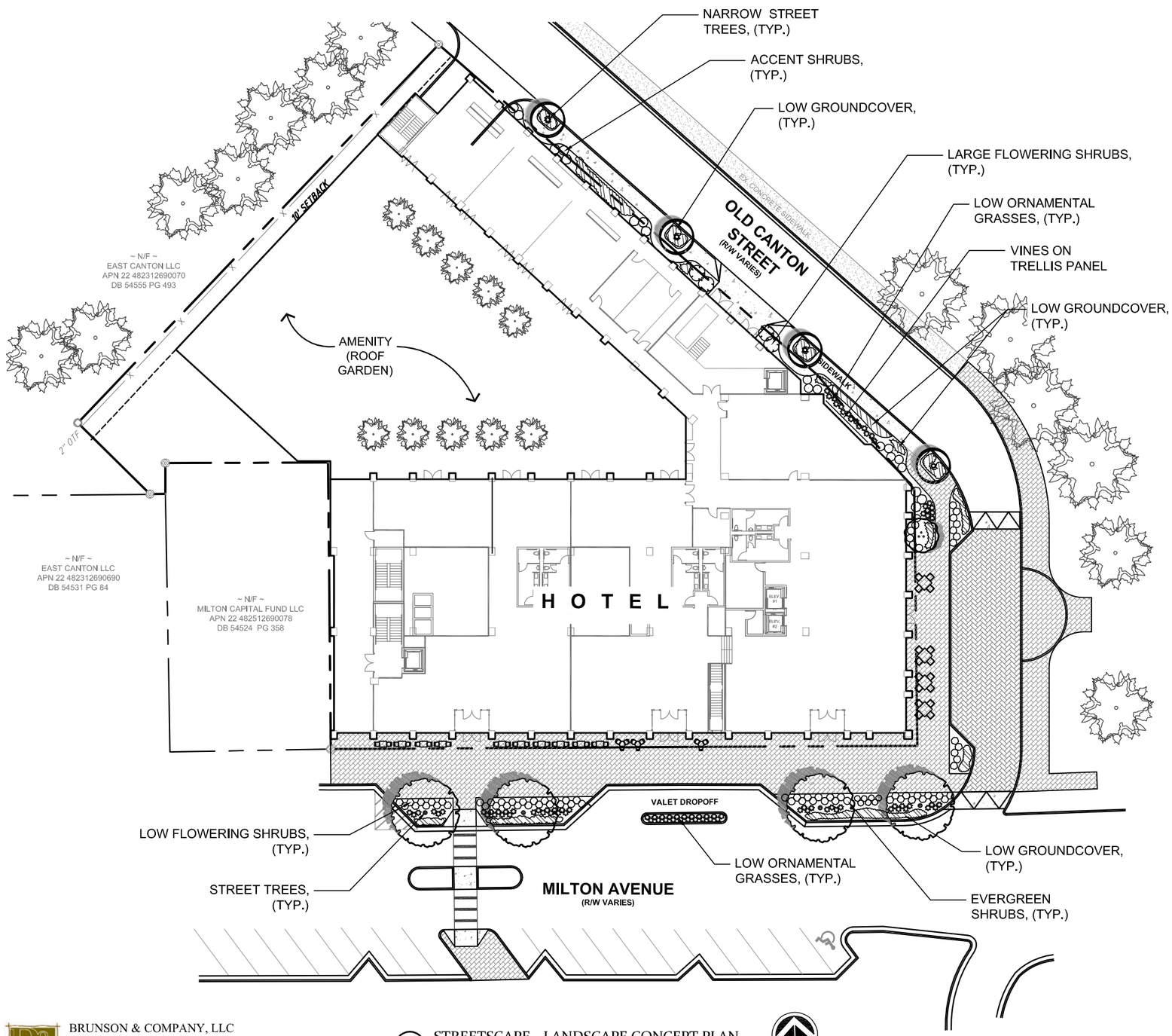
3-1-2018

STREETSCAPE - LANDSCAPE CONCEPT PLAN

THE COTTON HOUSE HOTEL

CITY OF ALPHARETTA,
FULTON COUNTY, GEORGIA

March 1, 2018



CONCEPT PLANT SCHEDULE

	QUANTITY	SIZE
STREET TREE PLANTINGS	4	
QUERCUS SHUMARDII / SHUMARD RED OAK		B & B
NARROW STREET TREE PLANTING	4	
ULMUS PARVIFOLIA `EVERCLEAR` / EVERCLEAR ELM		B & B
ACCENT TREE	1	
MAGNOLIA VIRGINIANA / SWEET BAY		B & B
FLOWERING SHRUBS	50	
ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA		3 GAL
NANDINA DOMESTICA `FLIRT` / FLIRT NANDINA		3 GAL
ORNAMENT GRASSES	86	
CAREX OSHIMENSIS `EVEREST` / EVEREST EDGE		1 GAL
DEUTZIA GRACILIS `CHARDONNAY PEARLS` TM		1 GAL
EVERGREEN SHRUBS	37	
CLEYERA JAPONICA / CLEYERA		7 GAL
ILEX CORNUTA `CARISSA` / CARISSA HOLLY		3 GAL
ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY		3 GAL
IIEX CRENATA `HOOGENDORN` / HOOGENDORN HOLLY		3 GAL
ACCENT SHRUBS	11	
BUXUS SEMPERVIRENS / AMERICAN BOXWOOD		3' x 3'
LARGE FLOWERING SHRUBS	4	
CAMELLIA SASANQUA / CAMELLIA		15 GAL
GROUNDCOVER	569 sf	
DRYOPTERIS ERYTHROSORA / AUTUMN FERN		1 GAL 16" OC
LIRIOPE MUSCARI `MAJESTIC` / MAJESTIC LIRIOPE		1 GAL 16" OC
LIRIOPE MUSCARI `VARIEGATA` / VARIEGATED LIRIOPE		1 GAL 16" OC
PACHYSANDRA TERMINALIS `GREEN SHEEN` / PACHYSANDRA		1 GAL 16" OC

BRUNSON & COMPANY, LLC
104 Bombay Lane
Roswell, GA 30076
(O) 770.864.1987

STREETSCAPE - LANDSCAPE CONCEPT PLAN
SCALE: 1" = 40'-0"

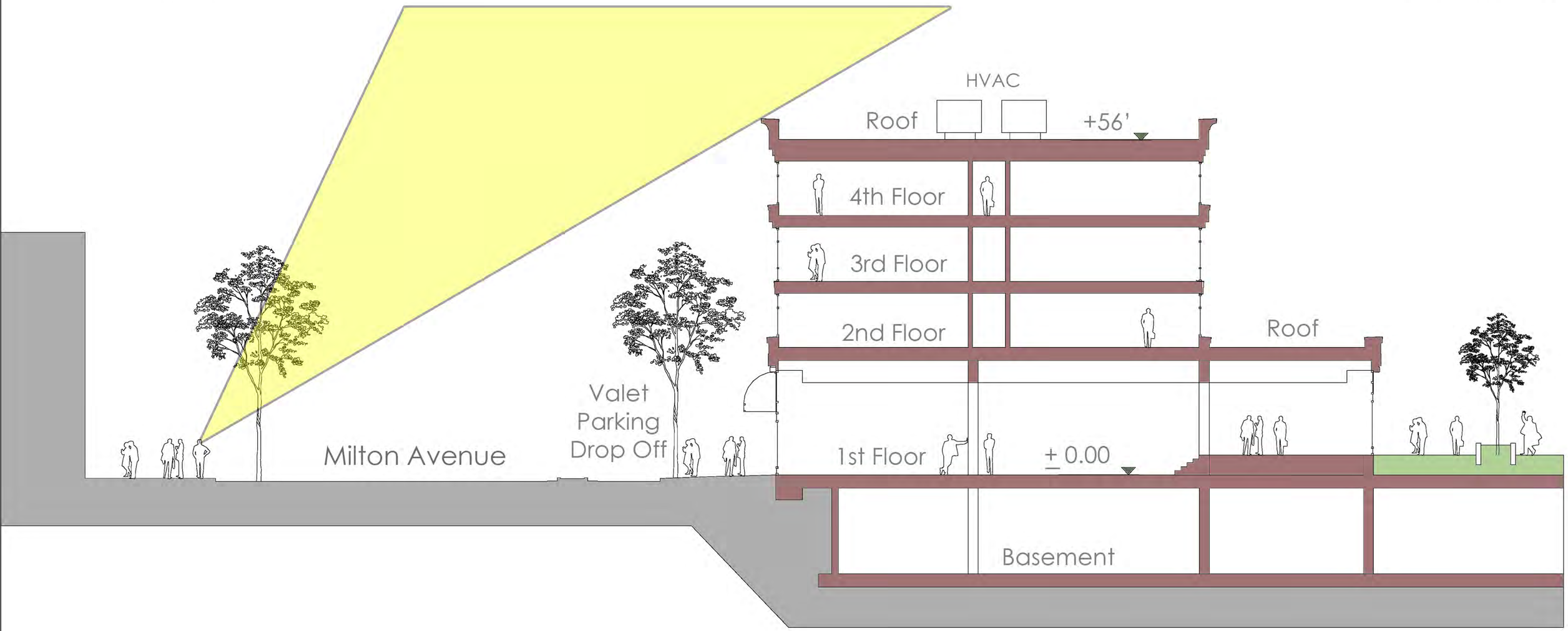
NORTH

Project # - 18.010

The Cotton House Hotel

Milton Avenue Section

MAYFAIR
STREET PARTNERS



3-1-2018

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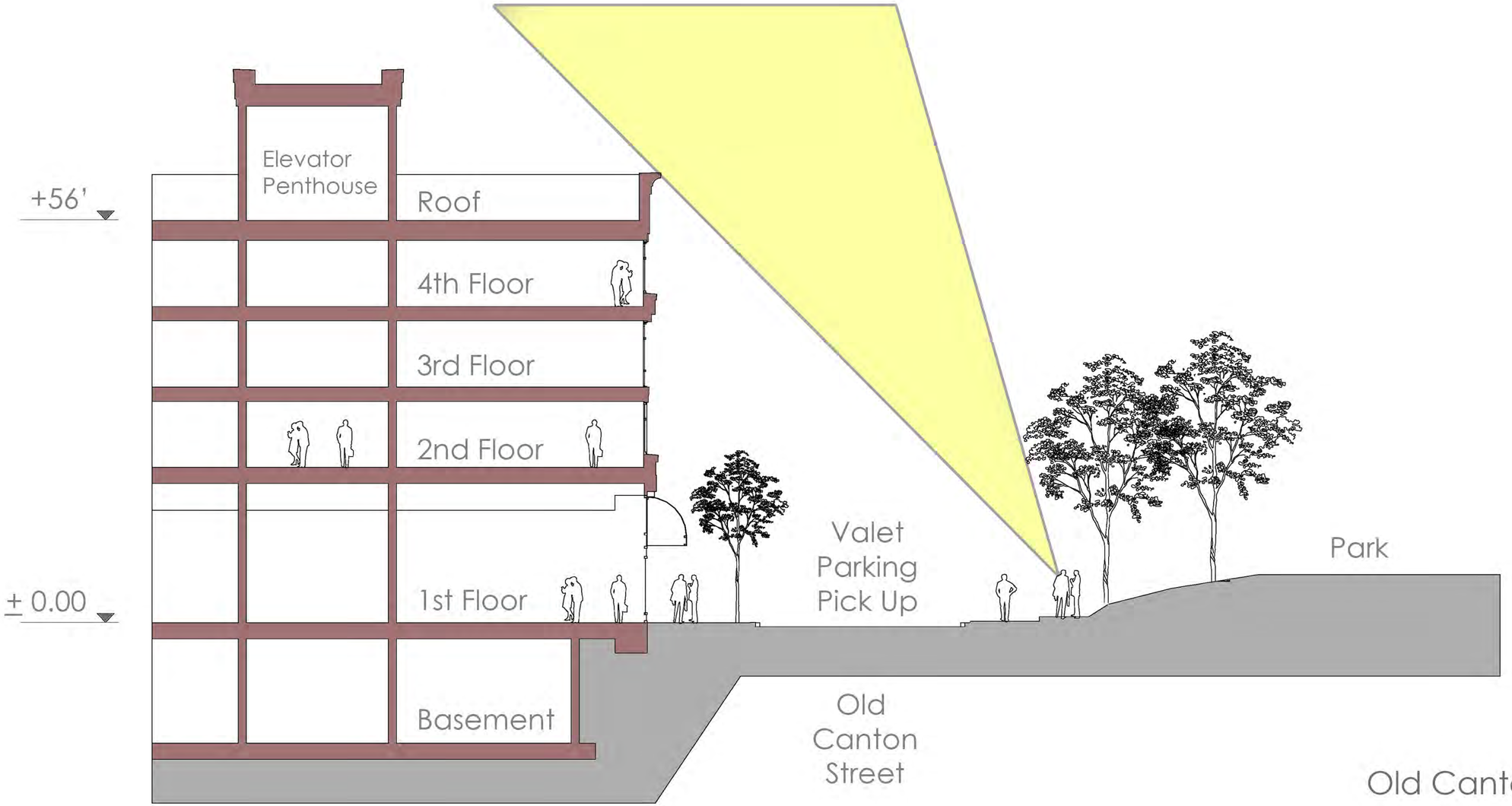
Winston-Salem, NC 27101
336.793.9600

The Cotton House Hotel

MAYFAIR
STREET PARTNERS



Old Canton Street Section

3-1-2018

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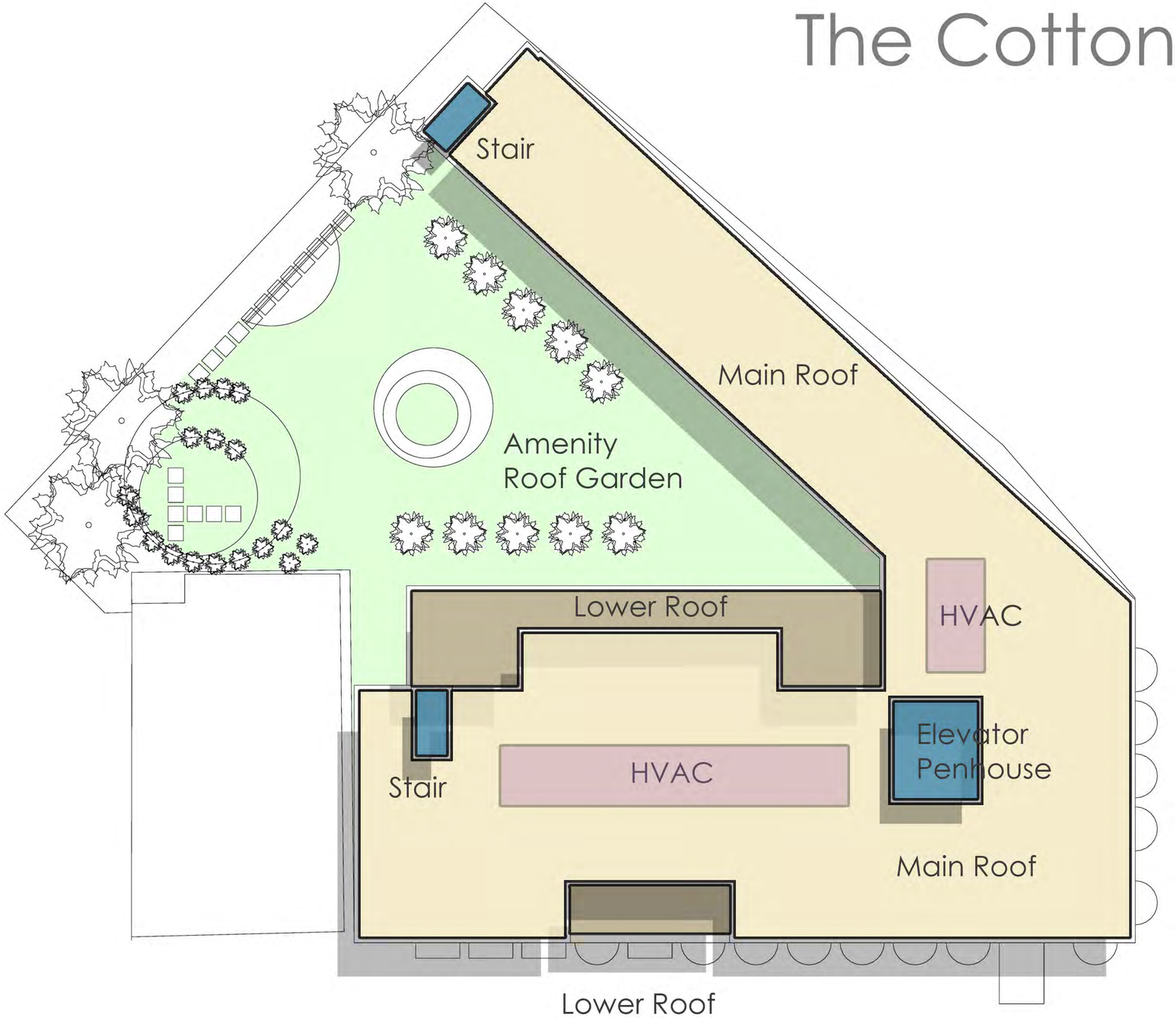
MAYFAIR
STREET PARTNERS

The Cotton House Hotel



Roof Plan

3-1-2018

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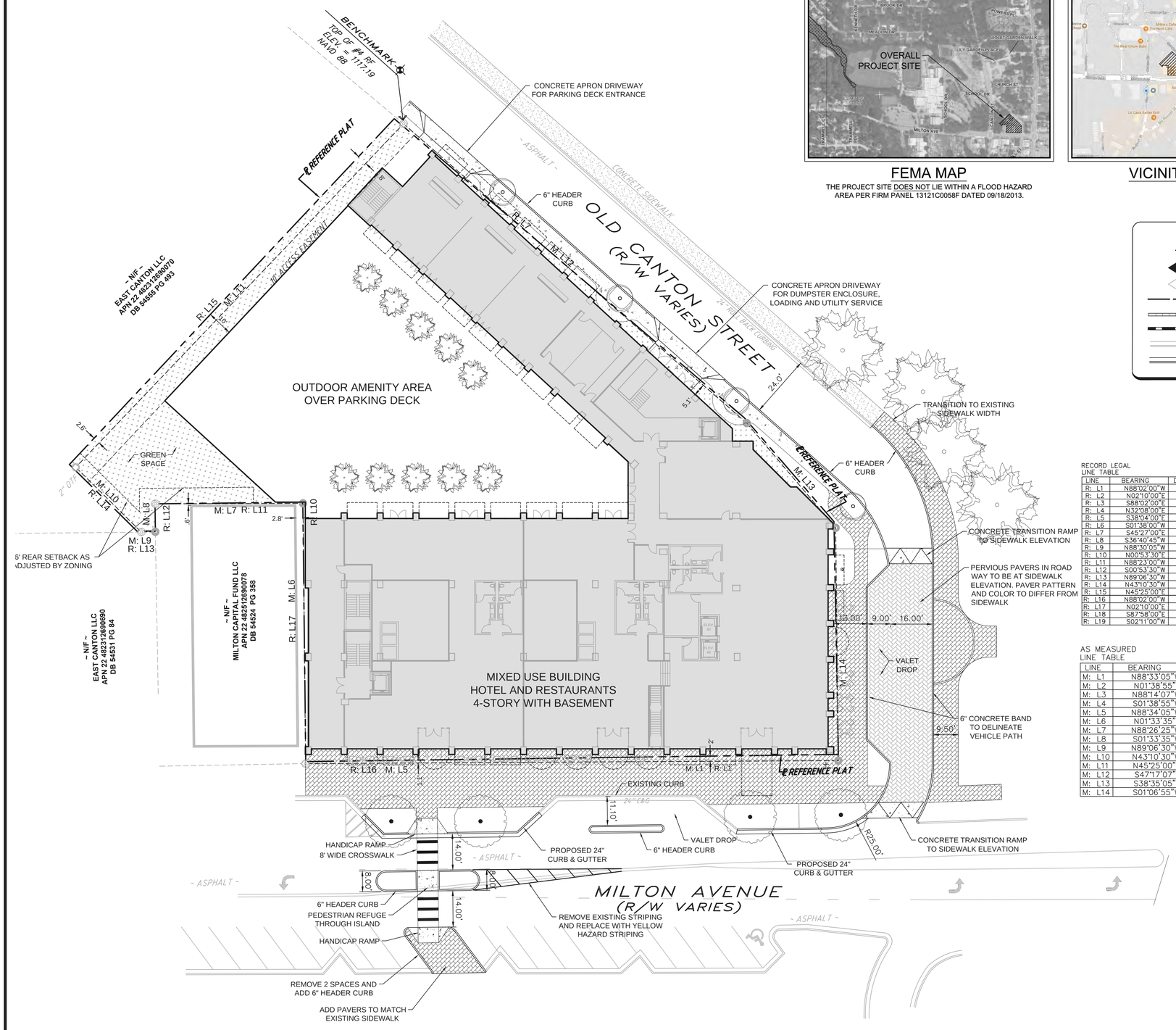
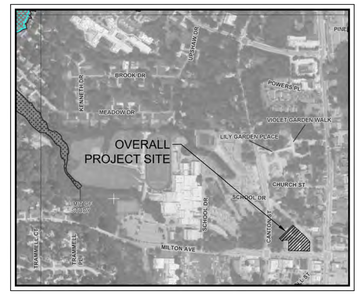
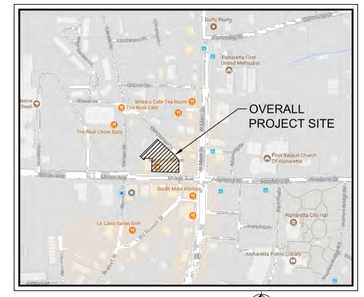




FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0058F DATED 09/18/2013.



VICINITY MAP

LEGEND

- PROPOSED LIGHT POLE
- PROPOSED MOVEMENT
- EXISTING MOVEMENT
- PROPERTY LINE
- MODULAR BLOCK WALL
- POURED CONCRETE WALL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER

RECORD LEGAL
LINE TABLE

LINE	BEARING	DISTANCE
R: L1	N88°02'00"W	81.00'
R: L2	N02°10'00"E	89.60'
R: L3	S88°02'00"E	23.00'
R: L4	N32°08'00"E	46.94'
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R: L6	S01°38'00"W	89.80'
R: L7	S45°27'00"E	121.00'
R: L8	S36°40'45"W	90.45'
R: L9	N88°30'05"W	74.00'
R: L10	N00°53'30"E	9.78'
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R: L12	S00°53'30"W	10.50'
R: L13	N89°06'30"W	7.00'
R: L14	N43°10'30"W	36.70'
R: L15	N45°25'00"E	183.00'
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R: L17	N02°10'00"E	90.30'
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AS MEASURED
LINE TABLE

LINE	BEARING	DISTANCE
M: L1	N88°33'05"W	81.00'
M: L2	N01°38'55"E	89.92'
M: L3	N88°14'07"W	40.50'
M: L4	S01°38'55"W	90.16'
M: L5	N88°34'05"W	83.97'
M: L6	N01°33'35"E	100.08'
M: L7	N88°26'25"W	57.00'
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M: L10	N43°10'30"W	36.70'
M: L11	N45°25'00"E	183.00'
M: L12	S47°17'07"E	177.53'
M: L13	S38°35'05"E	53.00'
M: L14	S01°06'55"W	89.80'

SITE DATA

EXISTING SITE AREA: 0.989 ACRES (42,088 SF)
DISTURBED: 1.1 ACRES
ADDRESS: 21, 29, & 35 MILTON AVENUE
PARCEL ID NUMBERS: 22-4825-1269-021-9
22-4823-1269-010-4
22-4823-1269-060-9
22-4825-1269-006-0
22-4825-1269-005-2

ZONING:
EXISTING ZONING: DT-C
ZONING CONDITIONS: CASE Z-17-16 / CU-17-12 / V-17-35
JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE :
HOTEL ROOMS: 119 KEY ROOMS
HOTEL AMENITIES: 15,290 SF
RESTAURANT: 8,900 SF

DEVELOPMENT STANDARDS:
FRONT YARD (MILTON AVE): 0 FEET
FRONT YARD (OLD CANTON): 0 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 6 FEET

MAXIMUM HEIGHT ALLOWED: 60'
PROPOSED BUILDING HEIGHT: 56'
MAXIMUM BUILDING STORIES: 4 STORIES
PROPOSED BUILDING STORIES: 4 STORIES + BASEMENT
(The Hotel will be built within the code requirements relative to height therefore meets relative to height and number of stories as confirmed by the City Architect.)

MAXIMUM LOT COVERAGE BY BUILDING: 90% (38,779 SF)
PROPOSED LOT COVERAGE BY BUILDING: 88.4% (38,089 SF)

MINIMUM AMENITY SPACE: 5% (2,104 SF)
PROPOSED AMENITY SPACE: 29.5% (12,413 SF)

PROPOSED GREEN SPACE: 10.6% (3,970 SF)

OPEN SPACE REQUIRED: 10% NET BUILDABLE AREA = .62 ACRES
OPEN SPACE PROVIDED: 25% OR 1.51 ACRES

PARKING DATA

REQUIRED PARKING:
HOTEL: 1 SPACE/ROOM 119 SPACES
1 EMPLOYEE SPACE/20 ROOMS 6 SPACES
1 SPACE/500 SF MEETING/AMENITIES 31 SPACES
1 SPACE/500 SF RESTAURANT 18 SPACES
BASE CODE REQUIRED PARKING: 174 SPACES

25% MIXED USE REDUCTION: 131 SPACES REQUIRED

PROPOSED PARKING:
ALL PARKING SPACES TO BE IN UNDERGROUND DECK BY VALET
STANDARD SPACES: 2 SPACES
DOUBLE STACKED SPACES: 94 SPACES
TIPPLE STACKED SPACES: 36 SPACES
TOTAL PROVIDED SPACES: 132 SPACES

NOTES

1. BOUNDARY AND BASE INFORMATION WAS TAKEN FROM THE ALTA SURVEY BY PARTNER ENGINEERING AND SCIENCE, INC., DATED NOVEMBER 20, 2017.
2. TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEY BY THE HARDY SURVEYING GROUP, LLC, DATED FEBRUARY 1, 2018.
3. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
4. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
5. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901

CONTRACTOR NOTE

Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/ developer.

GRID NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

GEORGIA811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

24 HOUR CONTACT: JASON JOSEPH (678) 802-4912

GEORGIA REGISTERED ENGINEER William B. Dunlap

paradigm Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30038
(770) 605-6030
www.Paradigmeng.net

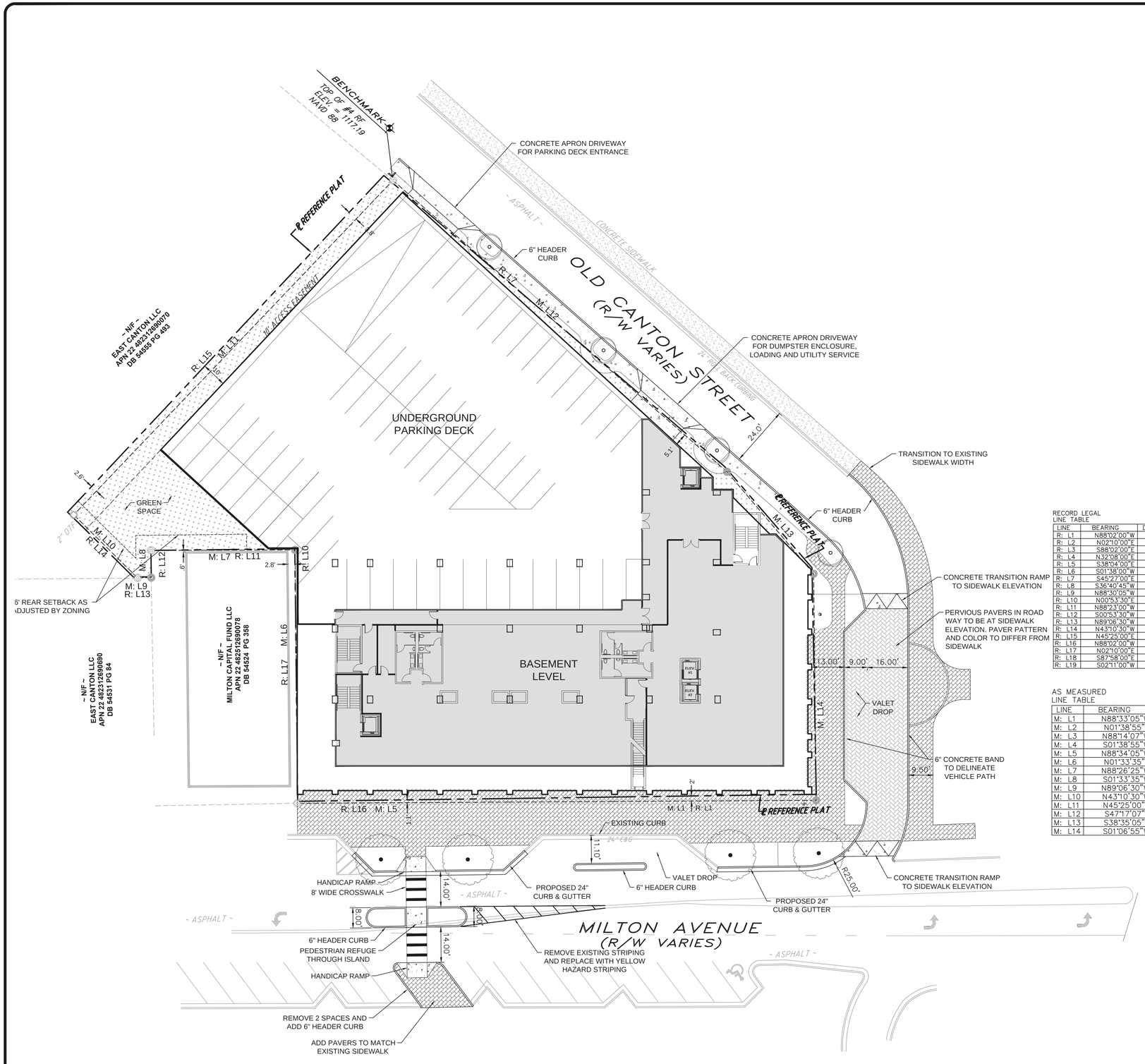
Project No.	P-1732
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	2/26/18
Scale:	1" = 20'

No	Revision	Date

Cotton House, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

FIRST FLOOR SITE PLAN
Cotton House
MILTON AVENUE
LAND LOT 1269, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0



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(IN FEET)
1 inch = 20 ft.

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Project No.	P-1732
Design By:	WBD
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Date:	2/26/18
Scale:	1" = 20'

No.	Revision	Date

Cotton House, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

BASEMENT SITE PLAN
Cotton House
MILTON AVENUE
LAND LOT 1269, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.1

The Cotton House Hotel

MAYFAIR
STREET PARTNERS

3-1-2018

Typical Elevation Details

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

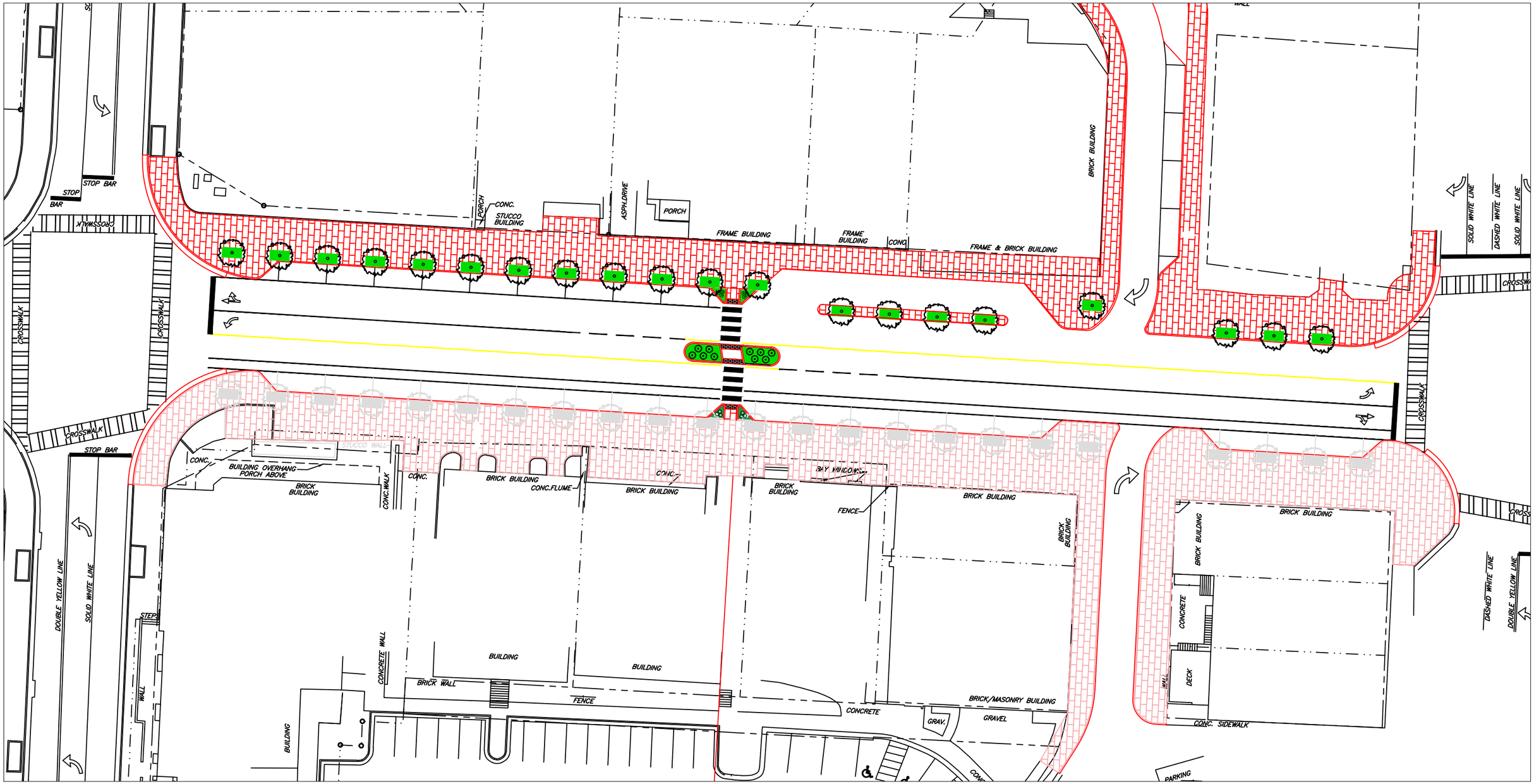
archSTUDIO7
Architecture • Interior Design • Master Planning
www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

EXHIBIT A - Milton Avenue Streetscape

SCALE: 1" = 40'
IF PRINTED ON AN
11"X17" SHEET

NOTES:

1. TREE PLANTING LOCATIONS SHOWN ARE 4' X 8'
2. TREE PLANTING LOCATIONS ARE APROX 20' O.C.
3. SOUTH SIDE IMPROVEMENTS BY OTHERS.



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: November 13, 2017

Z-17-16/CU-17-12/V-17-35 Cotton House Boutique Hotel

Consideration of a request to rezone 0.99 acres from C-2 (General Commercial) to DT-C (Downtown Core) in order to develop a 4-story, 119-room boutique hotel, restaurant and hotel amenities and remove the structures at 21, 29 and 35 Milton Avenue. A conditional use is requested to allow a 'Boutique Hotel'. A variance is requested to reduce a rear setback. The subject property is located at 21, 29 and 35 Milton Avenue at the northwest corner of Milton Avenue and Old Canton Street.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 6-1 (Gilvin)

- *Council Member Kennedy offered a motion to approve Z-17-16/CU-17-12/V-17-35 Cotton House Boutique Hotel with the following changes:*
    - *Condition #6 - add to the end of the condition, "with applicant budget not to exceed $15,000."*
    - *Condition #16 – amend to read, "Tree-lined streets shall be provided along Milton Avenue and Old Canton Street, as approved by staff. Provide detailed street planting for Milton Avenue and Old Canton Street. Streetscape shall meet the Downtown Code requirements and shall incorporate tree wells and pedestrian lighting , as approved by staff. Streetscape shall incorporate large canopy trees (Willow, Pin, Shurmard oaks) on the southwest , southeast corners of the building. Tree species and spacing shall require Staff approval."*
    - *Condition #18 – amend to read, "All tree planting areas shall be designed using green infrastructure techniques to incorporate trees and stormwater in order to reduce their stormwater impacts on the surrounding downtown area as approved by Staff."*
    - *Condition #23 – amend to read, "Developer shall improve Milton Avenue streetscape on the north side of Milton Avenue along the hotel site frontage, between Canton Street and Main Street, in concept as depicted on Exhibit A, with final approval by Staff. Improvements shall include brick paver sidewalk, decorative pedestrian lights, on-street parallel parking, curb and gutter and landscaping, with final approval by Staff. Developer shall be permitted road impact fee credits for off-site streetscape improvements and system improvements."*
    - *Condition #25 – amend to read, "Valet drop-off area along Milton Avenue shall be designed in concept as depicted on exhibit A. Valet operation shall not overflow onto Milton Avenue. If valet operation is deemed deficient by the City Transportation Planner, Hotel Operator shall work with staff to develop a revised service plan."*
    - *Add a condition #26 to read, "Applicant shall provide an alternate plan for valet service to be implemented when roads are closed for special events."*
    - *Add a condition #27 to read, "Buildings shall be illuminated in coordination with the City for holidays and special events."*

- *The motion received a second from Council Member Owens with a friendly amendment to Condition #22 to read, "Property owner shall enter into a Development Agreement with the City to address valet operations, special events, lighting and other operation issues along Milton Avenue and Old Canton Street to be approved by Staff and City Attorney."*
- *Amendment Accepted*
- *Council Member Binder offered a substitute motion to approve with all of Council Member Kennedy's Amendments except for Condition #2 – amend to read, "Hotel shall be permitted not to exceed 4 stories,*
  50 feet in height and a maximum of 119 rooms."
- *Motion failed for a lack of a second*

- *Council Member Binder offered a friendly amendment to adjust height from 56 feet to 50 feet in Condition #2.*
- *Amendment not accepted*
- *The motion was approved 6-1; Gilvin voting no*

Final Conditions:

1. The property shall be zoned "DT-C" and the site shall be developed substantially similar to the plan by Kimley- Horn & Associates, dated 11/9/2017. However, site plan is subject to meeting all City Code requirements and conditions of zoning.
2. One boutique hotel shall be permitted not to exceed 4-stories and 56' in height with a maximum 119 guest rooms. First-floor building height shall be a minimum 15'. Accessory uses shall be limited to restaurant, day spa and fitness center. Boutique hotel shall be limited to Curio Collection by Hilton or Hotel Indigo by IHG. No extended stay or "suites" hotel shall be permitted.
3. Building architecture and materials shall be substantially similar to elevations prepared by archStudio7, dated 11/9/2017, with final approval by DRB. Building elevations shall require authentically historic details, including window trim, keystones, window mullions, etc. Window A/C units shall not be visible on the exterior of the building. Building shall step back a minimum 10' along Milton Avenue and include planters and landscaping as depicted on the elevations.
4. Development shall be permitted the following setbacks:
   a. 0' Front Yard
   b. 0' Side Yard
   c. 0' – 6' Rear Yard, per the approved zoning plan
5. Dedicate a 10' permanent easement to the City for public access along the northwest property line, as depicted on the site plan, dated 11/9/2017. The easement shall include landscaping, low-level path lighting, seating areas, as approved by Staff. A bike share station shall be provided as approved by Staff.
6. Developer shall provide a minimum of one (1) original sculpture located at a prominent location in the development. Sculpture and location shall require approval by DRB. Sculpture shall be installed prior to the issuance of a CO, with applicant budget not to exceed $15,000.
7. A minimum 5' brick paver sidewalk shall be provided along Old Canton Street.
8. Decorative foundation plantings (ornamental trees, shrubs, vines, grasses, etc.), in planting beds or in decorative containers, shall be provided along the building frontage on Milton Avenue and Old Canton Street, as approved by DRB.
9. Edge of planting areas shall be no closer than 14' to the face of the building or overhangs, balconies, etc., as approved by Staff.
10. Minimum 0.24 acres of amenity space shall be provided as depicted on site plan, dated 11/9/2017, including landscape, hardscape, lighting and seating/gathering areas, as approved by DRB. The plaza/courtyard at the rear of the hotel shall be open to the public, except when used for events by the hotel.
11. 'Back of house' functions, such as loading or dumpster areas, shall not be visible from the street. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved

by DRB. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.

12. Retaining walls and walls associated with the structured parking shall receive architectural façade treatment or be heavily landscaped.
13. Areas between the building and the street shall include decorative hardscape consisting of pavers or other materials, as approved by Staff. Landscaping shall also be required in well-defined planting beds and trees in tree wells, as approved by Staff.
14. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development.
15. Awnings shall be provided on buildings at street level, where reasonably appropriate.
16. Tree-lined streets shall be provided along Milton Avenue and Old Canton Street, as approved by staff. Provide detailed street planting for Milton Avenue and Old Canton Street. Streetscape shall meet the Downtown Code requirements and shall incorporate tree wells and pedestrian lighting , as approved by staff. Streetscape shall incorporate large canopy trees (Willow, Pin, Shurmard oaks) on the southwest , southeast corners of the building. Tree species and spacing shall require Staff approval.
17. The remainder of the Old Canton Street streetscape shall incorporate large and medium canopy trees with planting pits and underground soil volumes as approved by Staff.
18. All tree planting areas shall be designed using green infrastructure techniques to incorporate trees and stormwater in order to reduce their stormwater impacts on the surrounding downtown area as approved by Staff.
19. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
20. All utilities shall be located underground.
21. Developer shall improve Old Canton Street, adjacent to the hotel site, with decorative pavers, as approved by Staff. Based on the commitment by the developer, Old Milton Park shall be improved with a budget of $50,000, including hardscape, landscape and seating, with final approval by Staff.
22. Property owner shall apply for road abandonment or seek approval of a development agreement to allow exclusive rights for valet operation along Milton Avenue and Old Canton Street, as approved by Staff.
23. Developer shall improve Milton Avenue streetscape on the north side of Milton Avenue along the hotel site frontage, between Canton Street and Main Street, in concept as depicted on Exhibit A, with final approval by Staff. Improvements shall include brick paver sidewalk, decorative pedestrian lights, on-street parallel parking, curb and gutter and landscaping, with final approval by Staff. Developer shall be permitted road impact fee credits for off-site streetscape improvements and system improvements.
24. Developer shall construct a mid-block crosswalk aligned with the Ceviche patio, as depicted in Exhibit A. Crosswalk shall be enhanced with brick pavers, curb extensions and a pedestrian refuge island, as approved by Staff.

25. Valet drop-off area along Milton Avenue shall be designed in concept as depicted on exhibit A. Valet operation shall not overflow onto Milton Avenue. If valet operation is deemed deficient by the City Transportation Planner, Hotel Operator shall work with staff to develop a revised service plan.

26. Applicant shall provide an alternate plan for valet service to be implemented when roads are closed for special events.

27. Buildings shall be illuminated in coordination with the City for holidays and special events.

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: Morris and Fellows - Cheri Morris

Location Address: 4940 Long Island Drive, NW

Mailing Address: 4940 Long Island Drive, NW

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

Contact For All Notifications: Cheri Morris

Contact Telephone: 404 - 625 - 1,403 Mobile Telephone: 404 - 625 - 1,403

Fax: 404 - 250 - 1,515 Email: cheri.morris@morrisandfellows.com

Contact's Relation To Business: President

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 - Cheri Morris

Physical Address: 4940 Long Island Drive, NW

Mailing Address: 4940 Long Island Drive, NW

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

Owner Telephone: 404 - 625 - 1,403 Contact Fax: 404 - 250 - 1,515

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) : PARCELS 1, 2, 3, 4, 5 & 6 AT ALPHARETTA CITY CENTER

Tax ID or Map Reference Number: Alpharetta City Center, Signage

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

Existing Zoning of Property: MU Existing Uses of Property: Vacant Land; Proposed Restaurants & Shops

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

Signage Criteria

Design Intent

The intent of this Signage and Graphic Design Criteria is to encourage attractive, appropriate, and engaging signage that is consistent with the visual character and look-and-feel of the overall development. Tenants are encouraged to explore ambitious designs for their storefronts and interior spaces. Unique signage is a key element in the expression of each store or restaurant brand and the overall architectural impression of Alpharetta City Center.
In addition to these Criteria, Tenants are required to abide by:

- the city of Alpharetta's sign ordinance, Section 2.6.1, 2.6.12B, and 2.6.12F, of the city's Unified Development Code:
    - https://library.municode.com/ga/alpharetta/codes/unified_development_code?nodeId=ARTIIUSLAST
- Alpharetta Design Review Board Ordinance and Design Guidelines:
    - http://www.alpharetta.ga.us/docs/default-source/planning-zoning/drb-ordinanceand-designguidelines.pdf?sfvrsn=dadef5ab_6

General Design Guidelines

In addition to the municipal requirements, the following are general graphic guidelines to be used in the development of all signage and graphic elements unless otherwise noted.

- Signage and graphics must be conceived as an integral part of the storefront design so they do not appear as an afterthought.
- Primary storefront identification shall be limited to Tenant's trade name, as approved in the Lease, or as otherwise approved in writing by Landlord, as long as it is in compliance with municipal codes.
- Tenants may use a crest, shield, logo or other established corporate insignia and are encouraged to incorporate them in a three-dimensional manner.
- All signs must fit comfortably into their storefront architecture, leaving sufficient margins and negative space on all sides. Thickness, height, and colors of lettering and graphics must be visually balanced and in proportion with other signs.
- All signs shall be presented to the Landlord for approval prior to application for permit and commencement of fabrication.
- All submitted Tenant sign shop drawings and storefront elevations need to illustrate proposed signage in each design presentation to the Landlord.
- All signage must be placed out of public reach, with the exception of applied window graphics.
- Signage and graphics applied directly to the storefront glass must have matching letters and features on both sides of the glass to create a finished look when viewed from either side.

- Signage must be limited to vertical surfaces in the development, i.e. not applied on street or sidewalk.

C o l o r s

- Sign colors are to provide sufficient contrast against building element background colors. Colors are to differentiate the signs from surface on which it is mounted.
- All sign colors are subject to review and approval by Landlord.
- See colors proposed in DRB sections 8-14.

M a t e r i a l s

The materials should reinforce the urban setting of the development. As such, this Signage Criteria promotes the use of wood and metal, and limits the amount of plastic to be used in the sign design. Acceptable sign material treatments are:

- Dimensional geometric shapes and three-dimensional forms of metal, hardwood, glass or other material
- Coated or burnished surfaces for variety in color and texture
- Painted metal
- Metal screens, grids or mesh Etched or polished metal
- Cut or fabricated steel: painted or unfinished
- Dimensional letter forms with seamless edge treatments
- Opaque materials with matte finishes
- Glass: clear, etched or sandblasted

I l l u m i n a t i o n

The use of creative lighting is encouraged. One or more of the following lighting techniques are encouraged for Type 1 Storefront Wall Signs:

- Reverse channel with silhouette illumination
- External/indirect illumination
- Fiber optics
- Edge lit glass with etched graphics

Illumination of signs must also comply with the following criteria:

- Where signs are internally illuminated, light transmitting surfaces shall be non-glass, matte materials.
- All sign lighting must be baffled or concealed.
- Fixtures, shades or other elements are to contribute to the design of the sign and must be out of reach of the public.
- Exposed sign lamps and fixtures are subject to approval by the Landlord.
- Lighting for all Tenant signs must be controlled by Tenant's time clock and shall be on during all operating hours, and turned off at midnight per the City's sign ordinance.

- With the exception of ground signs, any sign shall, if externally lit, be lighted from the top and the lighting shall be directed downward onto the sign. External lighting associated with a sign shall be directed at the sign face.
- All sources of light associated with a sign shall be effectively shielded from adjacent residential districts and streets.
- Lighting associated with a sign shall not exceed one and one-tenth (1.1) footcandles in intensity when measured within any portion of a residential district.

Sign Permits

It shall be unlawful to erect, construct, alter or display any sign within the City Center, without first obtaining a permit indicating compliance with the provisions and regulations of this Tenant Signage Criteria.

Prior to each Tenant applying for a sign permit, all sign designs and materials must be approved in writing by the Landlord.

A permit shall not be required for the repair of a sign, so long as the sign is not modified in any way. It is the responsibility of the Tenant to be familiar with the current and applicable sign code requirements.

Signage-Elevations

Retail Store Signage

In order to create variety, a mixture of signs and graphic treatments will be encouraged for each retail tenant. Tenants are encouraged to retain the services of a professional graphic designer to choose sign types from the following list and create a signage package for each Tenant.

Type 1A	Storefront Wall Sign
Type 1B	Canopy or Awning Sign
Type 1C	Painted Signs
Type 1D	Projecting Wall Sign
Type 1E	Rooftop Sign
Type 2	Perpendicular Sign
Type 3	Storefront Window Sign
Type 4	Storefront Window Graphics
Type 5	Entrance Signs
Type 6	Operational Sign
Type 7	Address
Type 8	Sidewalk Sign
Type 9	Ground Sign
Type 10	Directional Sign

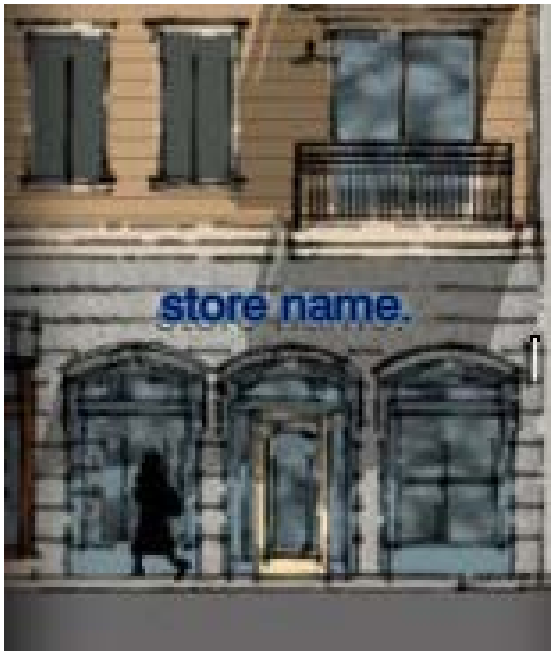
Allowable Sign Types

The code allows for a primary storefront wall sign (Option A), a canopy or awning sign (Option B), a projecting wall sign (Option C), or a painted sign (Option D). The Tenant may not have more than one of these elements, unless otherwise noted below.

TYPE 1 Option A — Storefront Wall Sign

This type of sign is wall-mounted above the store entry to accent it. One wall sign per Storefront elevation is allowed and counts towards the overall allowable signage square footage. Signs should be multi-layered using a combination of metal, wood, ceramic, acrylic halo illuminated reverse channel letters, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs, which are described above.

Primary storefront signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage.

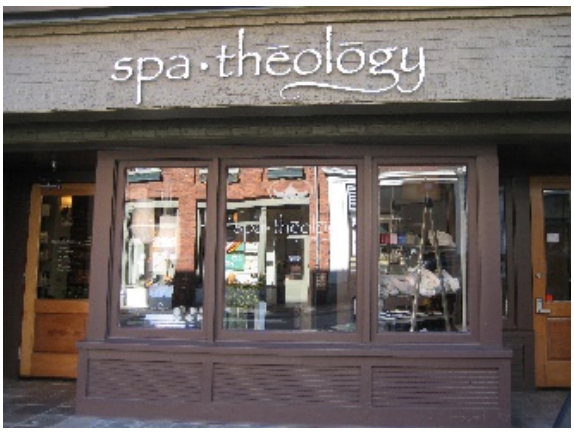


Individual channel letters and logos shall be formed of welded aluminum, .036” minimum on sides and .080” minimum on backs with no exposed mounting hardware. Letter and logo faces shall be a minimum of 1/8" thick acrylic, non-yellowing material. Letters shall be internally illuminated. Transformers that ensure uniform lighting in cold temperatures shall be utilized.

Internally illuminated plastic cabinet signs are expressly prohibited. Cast acrylic letters with embedded L.E.D. lighting may be used if approved on an individual basis by the Landlord. They may be externally illuminated with high quality designed down or up lights. Up lights must be shielded from glare to residents above and must be directed at building elements or signage.

Wall signs must conform to the following criteria:

- Wall signage must have a minimum depth of 4” and pegged off of the surface a minimum of ¾”
- If the storefront surface is painted, landlord may approve a tenant sign painted directly onto the storefront surface.


spa·theology

LUNA

RISTORANTE
grappa

TYPE 1 Option B — Canopy or Awning Sign

A *canopy* is defined as a generally horizontal cloth or sheet metal covering. An *awning* is a sloped, generally opaque, fabric with a depth limited to 4'. Awnings and canopies must conform to the following criteria:

- No part of a canopy or awning shall be permitted to block a neighbor's signage or storefront
- No sign is permitted to project from an awning
- The sign is limited in width to 2/3 the length of the awning or canopy
- The tenant cannot have both a wall sign and a canopy or awning, they must select one or the other

Signage cannot be on both the vertical and sloped surfaces of an awning or canopy.

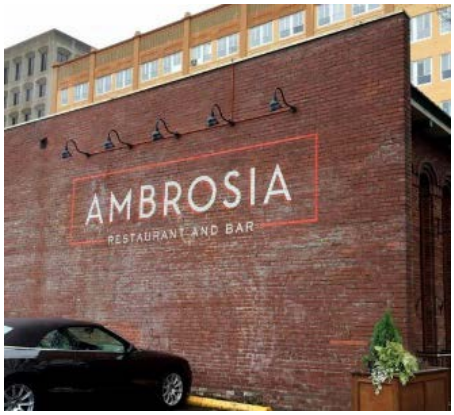
TYPE 1 Option C — Painted Wall Signs

Primary storefront signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage.

Tenants may be permitted a painted sign as their wall sign. Each painted sign must conform to the following criteria:

- Painted wall signage must be at least 4'-0" off finished floor and be a maximum of 6'-0" in height.
- Painting is not allowed on unpainted masonry.
- Paint must be of exterior grade and compatible with building paint.
- Lighting of a painted wall sign must conform to the illumination guidelines provided for in the general Criteria for Tenant signs, which are described above.

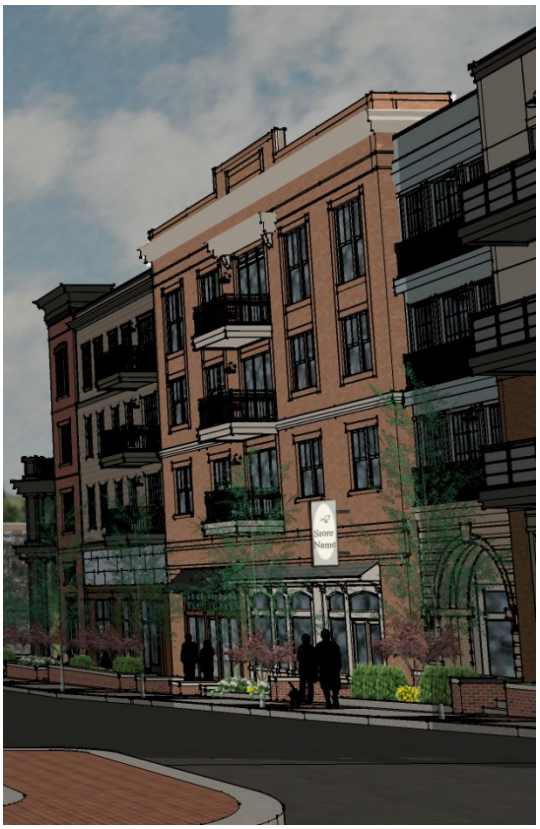
EXCEPTION: Painted wall signs may be used in addition to Option A, Option B, Option D, or Option E, but must count towards the allowable primary signage area limitations. This application must be approved by Landlord on an individual basis.



SPECIAL CONDITION TYPE 1 Option D—
Projecting Wall Sign

This type of sign is mounted perpendicular to the wall above the store entry to accent it. One projecting wall sign per Storefront elevation is allowed and counts towards the overall allowable signage square footage. Signs should be multi-layered using a combination of metal, wood, ceramic, acrylic halo illuminated reverse channel letters, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs, which are described above.

Primary storefront signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage.



Individual channel letters and logos shall be formed of welded aluminum, .036” minimum on sides and .080” minimum on backs with no exposed mounting hardware. Letter and logo faces shall be a minimum of 1/8" thick acrylic, non-yellowing material. Letters shall be internally illuminated.

Transformers that ensure uniform lighting in cold temperatures shall be utilized.

Internally illuminated plastic cabinet signs are expressly prohibited.

Cast acrylic letters with embedded L.E.D. lighting may be used if approved on an individual basis by the Landlord. They may be externally illuminated with high quality designed down or up lights. Up lights must be shielded from glare to residents above and must be directed at building elements or signage.

Projecting wall signs must conform to the following criteria:

- Wall signage must have a minimum depth of 4” and pegged off of the surface a minimum of ¾”
- The height of the projecting wall sign cannot exceed the height of the second story window sill.

SPECIAL CONDITION TYPE 1 Option E— Rooftop Sign
The rooftop restaurant may wish to deploy a sign along the ridgeline of the roof. This sign would be in keeping with the building's stature as the anchor of the restaurant district.

TYPE 2 — Perpendicular Sign

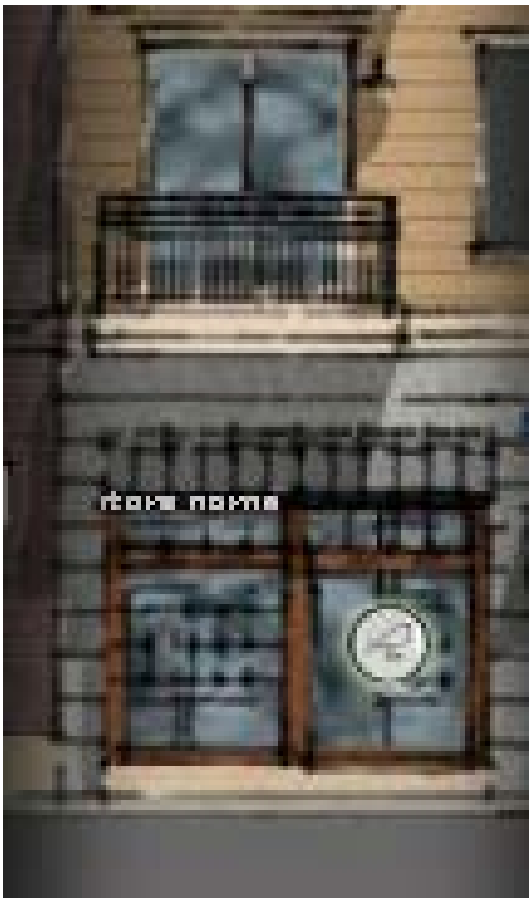
Tenants are strongly urged to provide perpendicular signs identifying their storefront for pedestrians. Each perpendicular sign should conform to the following criteria:

- The signs shall be no larger than eight (8) square feet
- Perpendicular signs are limited to 1 per tenant
- Sign must be located no less than 9'-0" above grade mounted perpendicular to the face of the building and are not illuminated
- Suitable materials consist of wood, metal, acrylic or other materials expressly approved, in writing, by the Landlord
- To encourage creativity, the shape of the sign may not incorporate more than one set of parallel edges.

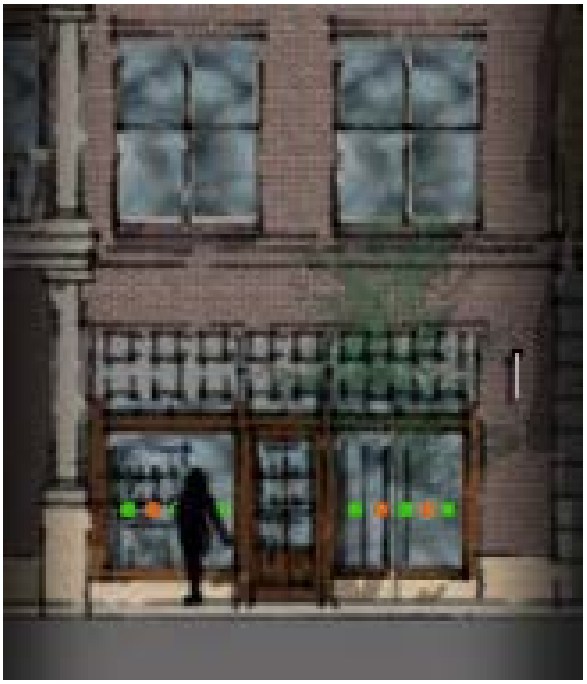
TYPE 3 - Storefront Window Signs

Signs behind the Storefront glazing systems are included as part of the Tenant's total graphics package. These signs are not to be illuminated, are to be placed on soffits behind the glass or hung down to float behind the glass. They must comply with the following guidelines:

- Signs mounted behind glass are to be no closer than twelve inches (12") from face of glass
- No exposed neon allowed behind the glass
- Window signs cannot exceed 20% of the total signage permitted per Tenant frontage calculation
- If used together, Type 3 and Type 4 together cannot exceed the 20% of the total signage permitted per Tenant frontage calculation



TYPE 4 — Storefront Window Graphics



Small-scaled pedestrian level graphic designs may be incorporated into or applied to glazing, provided that visibility to merchandise is not obscured. Signage and graphics that are applied to the storefront glazing system must comply with the following guidelines:

- Store identification graphics shall be no more than 6” in height and may be located at any point on the window surface
- Graphics must be created from high-quality, durable materials and be professionally applied directly to the interior face of the glass storefront. Techniques include silk-screening, the application of pressure sensitive machine-cut vinyl, metal leaf/applique, and etching or sandblasting glass
- Al signs applied with adhesive will be finished on both sides of the storefront glass with no visible mastic or adhesive
- Graphics cannot exceed 20% of the total signage permitted per Tenant frontage calculation
- If used together, Type 3 and Type 4 together cannot exceed the 20% of the total signage permitted per Tenant frontage calculation

TYPE 5 — Entrance Signs
Entrance signs are decorative elements displaying the name or tenant's logo (all or part) used to highlight the storefront. Entrance signs may be installed at the pedestrian level, at a maximum height of 5'-0" above entrance sign floor and may be 3 square feet.

TYPE 6 — Operational Sign
Signs indicating hours of business and emergency phone numbers are required at each storefront entrance. These signs are not to exceed 144 square inches in size and must use sign Type 5 approved materials. Letters are not to exceed one inch (1") in height.
Tenant handicap access signs shall be provided that meet all applicable municipal codes and requirements. Tenants shall submit operational sign drawings with the signage package.

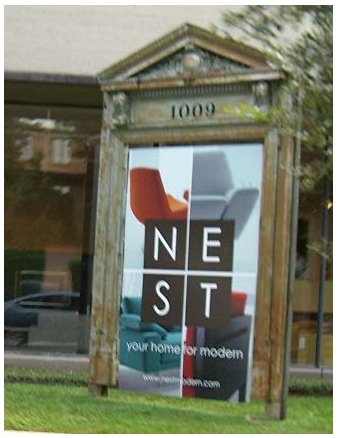
TYPE 7 — Address
The Landlord shall locate and provide address signage according to the United States Postal Service and the City of Alpharetta requirements.

TYPE 8 — Sidewalk Signs
Tenants may be permitted a sign located immediately in front of their storefront. Signs are to reflect current, seasonal or special promotion information. Tenants are encouraged to use this opportunity to use creative graphics to communicate information to pedestrians. These signs are subject to the following criteria:

- The sign is to be sturdy, self-supported and a maximum of 24" wide and 45" high
- Do not block the pedestrian path of travel or other tenant's storefronts
- The material of the sign is to be well maintained and suitable to the outdoor elements, rusted sign components are not acceptable
- Signs are to be rigidly attached to the frame, swinging signs or wind driven rotating signs are not acceptable
- Plastic frames and plastic changeable lettering systems are not acceptable
- Chalkboards or dry erase boards having black faces with handwritten content are acceptable

TYPE 9— Ground Signs

This type of sign is fixed to the ground adjacent to the store entry to accent it. One ground sign per Storefront is allowed and does count towards the overall allowable signage square footage. Signs should be multi-layered, using a combination of metal, wood, ceramic, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs, which are described above.



Primary storefront ground signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage. Two-sided ground signs are highly recommended in areas where sign orientation may be seen from more than one general direction.

Locations of ground signs are limited only to landscaped portions of the development; ground signs are not permitted on paved areas. Seasonal and evergreen plants are encouraged to be planted in the beds surrounding the ground sign.

Ground lighting is permitted and must conform to the illumination guidelines provided for in the general Criteria for Tenant signs, which are described above. Ground lighting must be integrated into the landscape design to become as physically inconspicuous as possible. Uplights must be shielded from glare to residents above and must be directed at building elements or signage.

Internally illuminated plastic cabinet signs are expressly prohibited.

Each ground sign must conform to the following criteria:

- Ground signs have a minimum depth of 4” and maximum depth of 1’
- Overall height of sign may not exceed 5’
- They may be externally illuminated with high quality designed down or uplights
- All letters and numbers must be permanently fixed

TYPE 10— Directional Signs
This type of sign is used for wayfaring within the development.

Construction & Installation

Any work that penetrates the walls is required to be performed by the Landlord-approved contractor.

- No exposed conduit, raceways, ballast boxes or transformers will be permitted.
- No labels will be permitted on visible surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be shop finished free of particles, drips and runs.
- Exposed screws shall be countersunk. Rivets or other fastening devices shall be flush with the surrounding surface and finished so as to be unnoticeable.
- Depth of individual dimensional letters shall not be less than 25% of the letter height to a maximum of 6" deep.
- Switches on sign cabinets or letters are not allowed.
- Tenants are required to provide timer controls on Tenant's signage. Landlord will dictate hours of signage operation.
- Transformers that ensure uniform lighting in cold weather must be utilized.

Except for sidewalk signs and window signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of permanent materials and shall be permanently attached a building by direct.

Prohibited Sign Types And/Or Components

- Animated, exposed light bulb or flashing signs
- Balloons
- Cabinet Signs
- Exposed neon (restaurant tenants are exempt from this restriction)
- Hand-lettered signs executed in the field, or paper or cardboard signs attached to or temporarily placed within the windows of buildings or affixed to the exterior or interior of doors or within 10'-0" of Tenant's storefront
- Internally illuminated awning signs
- Inflatable features for advertising
- Neon "Open" signs, neon signs or any other illuminated sign types in storefront windows (unless approved in writing by the Landlord on a case-by-case basis). Paper, cardboard, Sintra, foam core, cloth or decal lettering
- Portable Signs (unless approved by the Landlord in writing)
- Projecting plastic faced "box style" sign cabinets
- Roof Signs Signage, logos or lettering on awnings (unless approved by the Landlord in writing)

Prohibited Materials

- Conventional plastic or plexi-faced box or cabinet sign panels
- Cloth, paper, cardboard, foam, vinyl, stickers or decals
- Formed plastic or injection molded plastic letters, backgrounds or signs
- Exposed neon
- Pressure sensitive lettering and graphics
- Luminous vacuum formed letters
- Fluorescent or "Day-Glo" colors
- Sign manufactures' names
- Temporary wall signs, window signs, pennants, banners, flags, or inflatable displays

Signage Criteria

Design Intent

The intent of this Signage and Graphic Design Criteria is to encourage attractive, appropriate, and engaging signage that is consistent with the visual character and look-and-feel of the overall development. Tenants are encouraged to explore ambitious designs for their storefronts and interior spaces. Unique signage is a key element in the expression of each store or restaurant brand and the overall architectural impression of Alpharetta City Center.
In addition to these Criteria, Tenants are required to abide by:

- the city of Alpharetta's sign ordinance, Section 2.6.1, 2.6.12B, and 2.6.12F, of the city's Unified Development Code:
  - https://library.municode.com/ga/alpharetta/codes/unified_development_code?nodeId=ARTIIUSLAST
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- Tenants may use a crest, shield, logo or other established corporate insignia and are encouraged to incorporate them in a three-dimensional manner. if ~~you~~ used.

Req.

- All signs must fit comfortably into their storefront architecture, leaving sufficient margins and negative space on all sides. Thickness, height, and colors of lettering and graphics must be visually balanced and in proportion with other signs.
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Not sure what this is about

- All signage must be placed out of public reach, with the exception of applied window graphics.
- Signage and graphics applied directly to the storefront glass must have matching letters and features on both sides of the glass to create a finished look when viewed from either side.

Isn't this going to be weird seeing the front & back at the same time?

- Signage must be limited to vertical surfaces in the development, i.e. not applied on street or sidewalk.

Colors

- Sign colors are to provide sufficient contrast against building element background colors. Colors are to differentiate the signs from surface on which it is mounted.
- All sign colors are subject to review and approval by Landlord.
- See colors ~~proposed~~ in DRB sections 8-14.
  Shown — Design Guidelines

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The materials should reinforce the urban setting of the development. As such, this Signage Criteria promotes the use of wood and metal, and limits the amount of plastic to be used in the sign design. Acceptable sign material treatments are:

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- Exposed sign lamps and fixtures are subject to approval by the Landlord. Explain
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this is only if they are applying for the 10% "Green" Variance for size

- With the exception of ground signs, any sign shall, if externally lit, be lighted from the top and the lighting shall be directed downward onto the sign. External lighting associated with a sign shall be directed at the sign face.
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TYPE 1 Option A — Storefront Wall Sign

This type of sign is wall-mounted above the store entry to accent it. One wall sign per Storefront elevation is allowed and counts towards the overall allowable signage square footage. Signs should be multi-layered using a combination of metal, wood, ceramic, acrylic halo illuminated reverse channel letters, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs, which are described above.

Primary storefront signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage.

Individual channel letters and logos shall be formed of welded aluminum, .036" minimum on sides and .080" minimum on backs with no exposed mounting hardware. Letter and logo faces shall be a minimum of 1/8" thick acrylic, non-yellowing material. Letters shall be internally illuminated. Transformers that ensure uniform lighting in cold temperatures shall be utilized.

Internally illuminated plastic cabinet signs are expressly prohibited. — Bolded

Cast acrylic letters with embedded L.E.D. lighting may be used if approved on an individual basis by the Landlord. They may be externally illuminated with high quality designed down or up lights. Up lights must be shielded from glare to residents above and must be directed at building elements or signage.

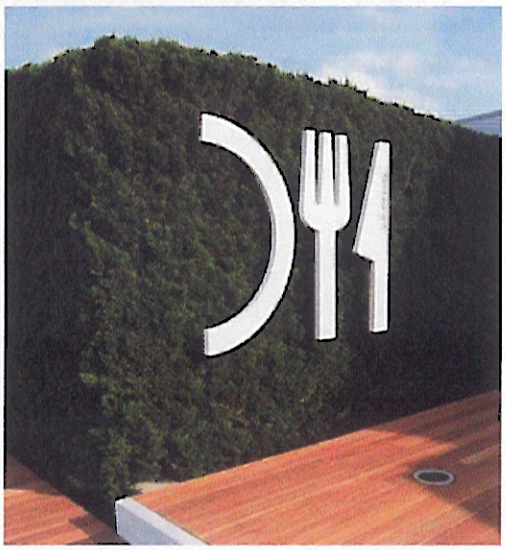
Wall signs must conform to the following criteria:

- Wall signage must have a minimum depth of 4" and pegged off of the surface a minimum of ¾"
- If the storefront surface is painted, landlord may approve a tenant sign painted directly onto the storefront surface.

spa·theology

LUNA

RISTORANTE
grappa

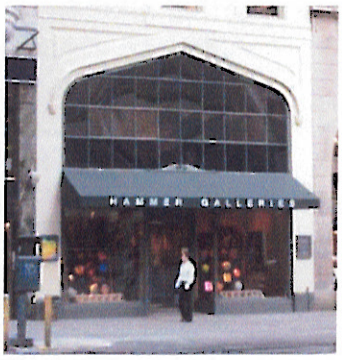


TYPE 1 Option B — Canopy or Awning Sign

A *canopy* is defined as a generally horizontal cloth or sheet metal covering. An *awning* is a sloped, generally opaque, fabric with a depth limited to 4'. Awnings and canopies must conform to the following criteria:

- No part of a canopy or awning shall be permitted to block a neighbor's signage or storefront
- No sign is permitted to project from an awning
- The sign is limited in width to 2/3 the length of the awning or canopy
- The tenant cannot have both a wall sign and a canopy or awning, they must select one or the other

Signage cannot be on both the vertical and sloped surfaces of an awning or canopy.



TYPE 1 Option C — Painted Wall Signs

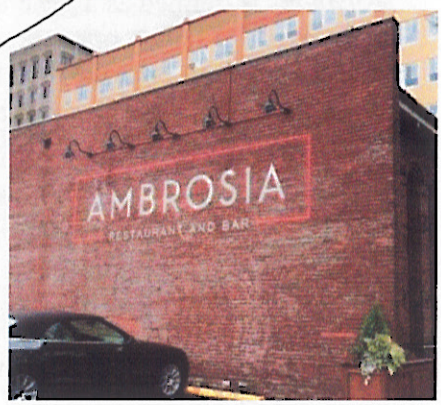
Primary storefront signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage.

Tenants may be permitted a painted sign as their wall sign. Each painted sign must conform to the following criteria:

- Painted wall signage must be at least 4'-0" off finished floor and be a maximum of 6'-0" in height.
- Painting is not allowed on unpainted masonry.
- Paint must be of exterior grade and compatible with building paint.
- Lighting of a painted wall sign must conform to the illumination guidelines provided for in the general Criteria for Tenant signs, which are described above.

EXCEPTION: Painted wall signs may be used in addition to Option A, Option B, Option D, or Option E, but must count towards the allowable primary signage area limitations. This application must be approved by Landlord on an individual basis.

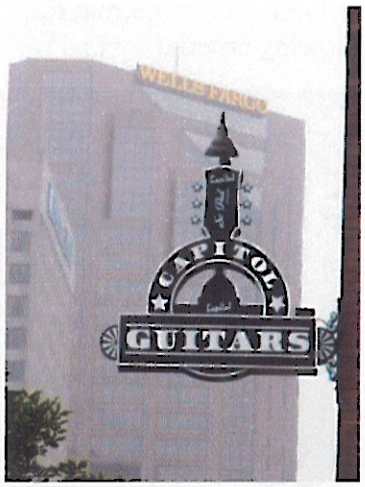
Prior to applying for permit



SPECIAL CONDITION TYPE 1 Option D—
Projecting Wall Sign

This type of sign is mounted perpendicular to the wall above the store entry to accent it. One projecting wall sign per Storefront elevation is allowed and counts towards the overall allowable signage square footage. Signs should be multi-layered using a combination of metal, wood, ceramic, acrylic halo illuminated reverse channel letters, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs, which are described above.

Primary storefront signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage.



Individual channel letters and logos shall be formed of welded aluminum, .036" minimum on sides and .080" minimum on backs with no exposed mounting hardware. Letter and logo faces shall be a minimum of 1/8" thick acrylic, non-yellowing material. Letters shall be internally illuminated. Transformers that ensure uniform lighting in cold temperatures shall be utilized.

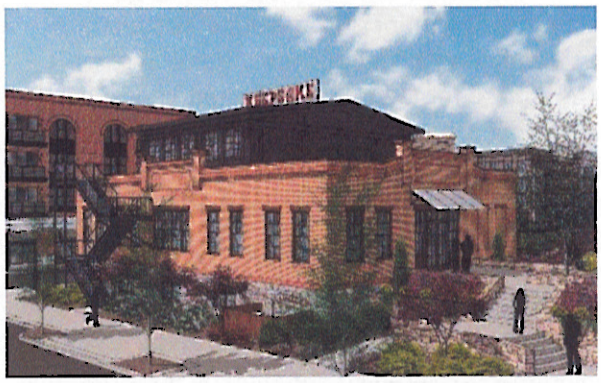
Internally illuminated plastic cabinet signs are expressly prohibited.

Cast acrylic letters with embedded L.E.D. lighting may be used if approved on an individual basis by the Landlord. They may be externally illuminated with high quality designed down or up lights. Up lights must be shielded from glare to residents above and must be directed at building elements or signage.

Projecting wall signs must conform to the following criteria:

- Wall signage must have a minimum depth of 4" and pegged off of the surface a minimum of ¾"
- The height of the projecting wall sign cannot exceed the height of the second story window sill.

SPECIAL CONDITION TYPE 1 Option E— Rooftop Sign
The rooftop restaurant may wish to deploy a sign along the ridgeline of the roof. This sign would be in keeping with the building's stature as the anchor of the restaurant district.



TYPE 2 — Perpendicular Sign

Tenants are strongly urged to provide perpendicular signs identifying their storefront for pedestrians. Each perpendicular sign should conform to the following criteria:

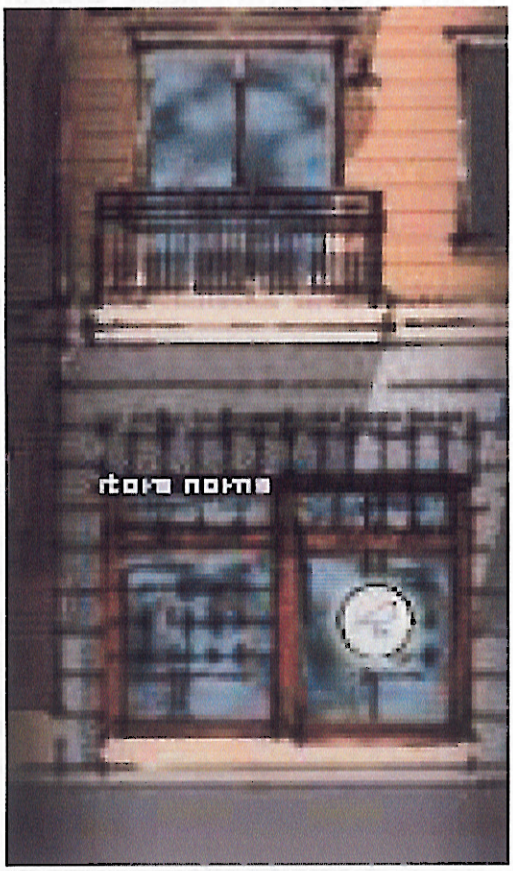
- The signs shall be no larger than eight (8) square feet
- Perpendicular signs are limited to 1 per tenant
- Sign must be located no less than 9'-0" above grade mounted perpendicular to the face of the building and are not illuminated
- Suitable materials consist of wood, metal, acrylic or other materials expressly approved, in writing, by the Landlord
- To encourage creativity, the shape of the sign may not incorporate more than one set of parallel edges.

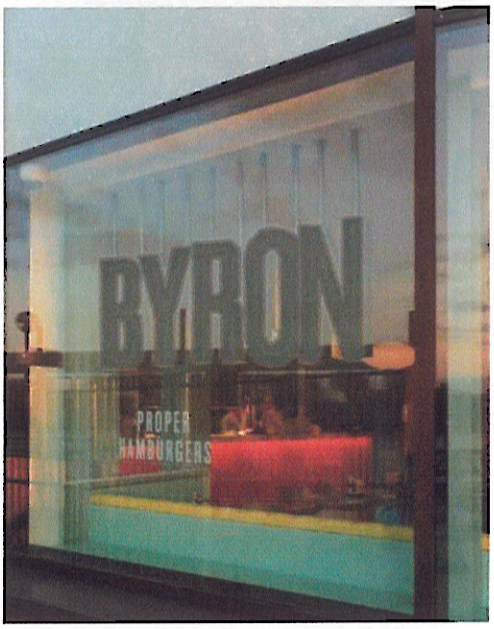
TYPE 3 - Storefront Window Signs

Signs behind the Storefront glazing systems are included as part of the Tenant's total graphics package. These signs are not to be illuminated, are to be placed on soffits behind the glass or hung down to float behind the glass. They must comply with the following guidelines:

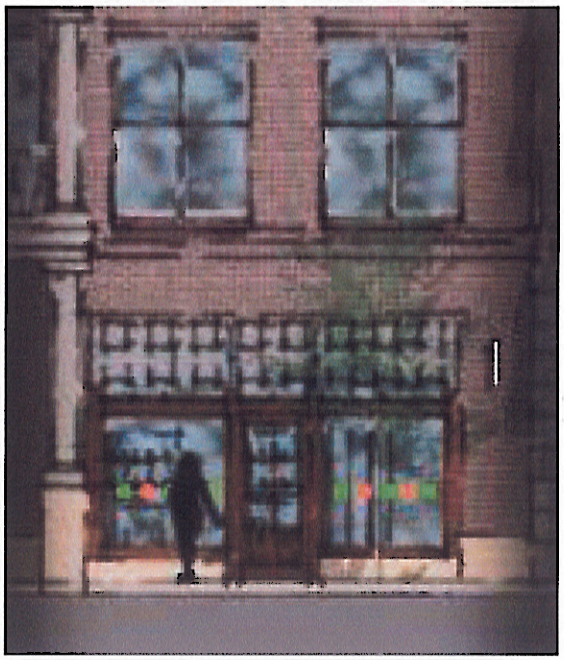
- Signs mounted behind glass are to be no closer than twelve inches (12") from face of glass
- No exposed neon allowed behind the glass
- Window signs cannot exceed 20% of the total signage permitted per Tenant frontage calculation
- If used together, Type 3 and Type 4 together cannot exceed the 20% of the total signage permitted per Tenant frontage calculation

Lining of Windows
Lights is prohibited
by Code





TYPE 4 — Storefront Window Graphics



Small-scaled pedestrian level graphic designs may be incorporated into or applied to glazing, provided that visibility to merchandise is not obscured. Signage and graphics that are applied to the storefront glazing system must comply with the following guidelines:

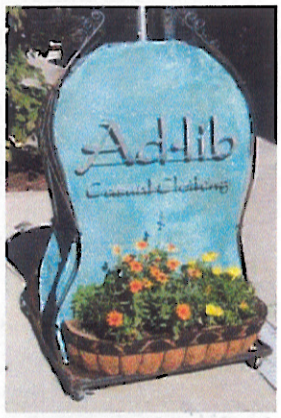
- Store identification graphics shall be no more than 6" in height and may be located at any point on the window surface
- Graphics must be created from high-quality, durable materials and be professionally applied directly to the interior face of the glass storefront. Techniques include silk-screening, the application of pressure sensitive machine-cut vinyl, metal leaf/applique, and etching or sandblasting glass
- Al signs applied with adhesive will be finished on both sides of the storefront glass with no visible mastic or adhesive
- Graphics cannot exceed 20% of the total signage permitted per Tenant frontage calculation
- If used together, Type 3 and Type 4 together cannot exceed the 20% of the total signage permitted per Tenant frontage calculation

TYPE 5 — Entrance Signs
Entrance signs are decorative elements displaying the name or tenant's logo (all or part) used to highlight the storefront. Entrance signs may be installed at the pedestrian level, at a maximum height of 5'-0" above entrance sign floor and may be 3 square feet.

TYPE 6 — Operational Sign
Signs indicating hours of business and emergency phone numbers are required at each storefront entrance. These signs are not to exceed 144 square inches in size and must use sign Type 5 approved materials. Letters are not to exceed one inch (1") in height.
Tenant handicap access signs shall be provided that meet all applicable municipal codes and requirements. Tenants shall submit operational sign drawings with the signage package.

TYPE 7 — Address
The Landlord shall locate and provide address signage according to the United States Postal Service and the City of Alpharetta requirements.

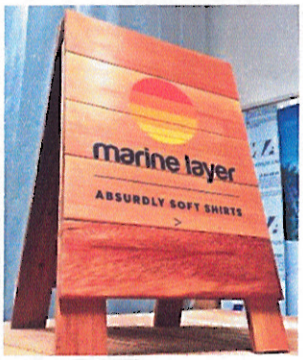
TYPE 8 — Sidewalk Signs
Tenants may be permitted a sign located immediately in front of their storefront. Signs are to reflect current, seasonal or special promotion information. Tenants are encouraged to use this opportunity to use creative graphics to communicate information to pedestrians. These signs are subject to the following criteria:



- The sign is to be sturdy, self-supported and a maximum of 24" wide and 45" high
- Do not block the pedestrian path of travel or other tenant's storefronts
- The material of the sign is to be well maintained and suitable to the outdoor elements, rusted sign components are not acceptable
- Signs are to be rigidly attached to the frame, swinging signs or wind driven rotating signs are not acceptable
- Plastic frames and plastic changeable lettering systems are not acceptable
- Chalkboards or dry erase boards having black faces with handwritten content are acceptable

No Plastic

I see this now



TYPE 9— Ground Signs

This type of sign is fixed to the ground adjacent to the store entry to accent it. One ground sign per Storefront is allowed and does count towards the overall allowable signage square footage. Signs should be multi-layered, using a combination of metal, wood, ceramic, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs, which are described above.

Primary storefront ground signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage. Two-sided ground signs are highly recommended in areas where sign orientation may be seen from more than one general direction.

Locations of ground signs are limited only to landscaped portions of the development; ground signs are not permitted on paved areas. Seasonal and evergreen plants are Required ~~encouraged~~ to be planted in the beds surrounding the ground sign.

Ground lighting is permitted and must conform to the illumination guidelines provided for in the general Criteria for Tenant signs, which are described above. Ground lighting must be integrated into the landscape design to become as physically inconspicuous as possible. Uplights must be shielded from glare to residents above and must be directed at building elements or signage.

Internally illuminated plastic cabinet signs are expressly prohibited.

Each ground sign must conform to the following criteria:

- Ground signs have a minimum depth of 4" and maximum depth of 1'
- Overall height of sign may not exceed 5'
- They may be externally illuminated with high quality designed down or uplights
- All letters and numbers must be permanently fixed

Doesn't make sense with this picture

TYPE 10— Directional Signs
This type of sign is used for wayfaring within the development.

Construction & Installation

Any work that penetrates the walls is required to be performed by the Landlord-approved contractor.

- No exposed conduit, raceways, ballast boxes or transformers will be permitted.
- No labels will be permitted on visible surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be shop finished free of particles, drips and runs.
- Exposed screws shall be countersunk. Rivets or other fastening devices shall be flush with the surrounding surface and finished so as to be unnoticeable.
- Depth of individual dimensional letters shall not be less than 25% of the letter height to a maximum of 6" deep.
- Switches on sign cabinets or letters are not allowed.
- Tenants are required to provide timer controls on Tenant's signage. Landlord will dictate hours of signage operation.
- Transformers that ensure uniform lighting in cold weather must be utilized.

Except for sidewalk signs and window signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of permanent materials and shall be permanently attached a building by direct.

Prohibited Sign Types And/Or Components

- Animated, exposed light bulb or flashing signs
- Balloons
- Cabinet Signs
- Exposed neon (restaurant tenants are exempt from this restriction)
- Hand-lettered signs executed in the field, or paper or cardboard signs attached to or temporarily placed within the windows of buildings or affixed to the exterior or interior of doors or within 10'-0" of Tenant's storefront
- Internally illuminated awning signs
- Inflatable features for advertising
- Neon "Open" signs, neon signs or any other illuminated sign types in storefront windows (unless approved in writing by the Landlord on a case-by-case basis). Paper, cardboard, Sintra, foam core, cloth or decal lettering
- Portable Signs (unless approved by the Landlord in writing)
- Projecting plastic faced "box style" sign cabinets
- Roof Signs Signage, logos or lettering on awnings (unless approved by the Landlord in writing)

This makes for confusion. The Code prohibits "portable sign". If you have a specific type you want to also prohibit maybe put a pic. or definition

Prohibited Materials

- Conventional plastic or plexi-faced box or cabinet sign panels
- Cloth, paper, cardboard, foam, vinyl, stickers or decals
- Formed plastic or injection molded plastic letters, backgrounds or signs
- Exposed neon
- Pressure sensitive lettering and graphics
- Luminous vacuum formed letters
- Fluorescent or "Day-Glo" colors
- Sign manufactures' names
- Temporary wall signs, window signs, pennants, banners, flags, or inflatable displays

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: Currahee Brewing Company LLC

Location Address: 25 S Main St, Alpharetta, GA 30009

Mailing Address: 25 S Main St

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Brandon Hintz

Contact Telephone: 563 - 570 - 1,811 Mobile Telephone: - -

Fax: - - Email: brandon@curraheebrew.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: Parsons Ace Hardware Inc.

Physical Address: 25 S Main St, Alpharetta, GA 30009

Mailing Address: 27 S Main St, Suite 200

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 770 - 490 - 6,907 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): James Parsons, President Date:

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 22-4825126-90201

Land Lot(s): 1269 District: 2 Section: 2

Existing Zoning of Property: C-2 Existing Uses of Property: Hop Alley Brewpub

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: 3/1/18

Print Form

CURRAHEE BREWING CO.

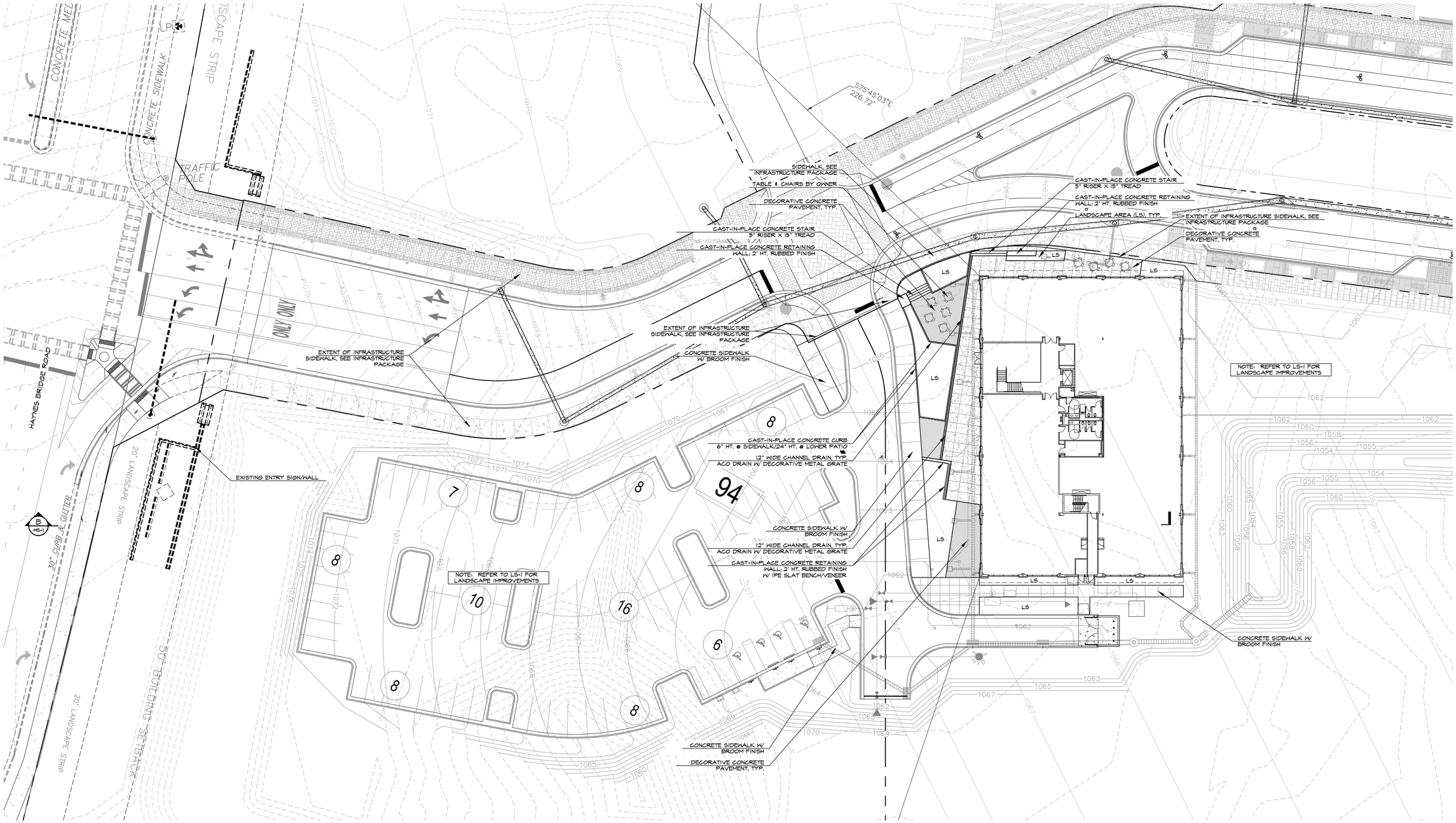
Sign Size = 252" x 23.8"
Text Size = 241"x 15" = 25.1 sq. ft.

One Tenth Scale

BLACK DOG SIGN COMPANY

Order Proof

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



A HARDSCAPE IMPROVEMENT PLAN
HS-1 SCALE: 1"=20'

0' 10' 20' 40' NORTH

* CAST-IN-PLACE CONCRETE WALL W/ RUBBED FINISH (EXAMPLE)

* DECORATIVE CONCRETE PAVEMENT (EXAMPLE)

* IPE SLAT BENCH/VENEER (EXAMPLE)

HGOR
3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

REVISIONS		
NO.	DATE	ISSUE

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

NORTHWINDS SUMMIT - BUILDING 'B'
ALPHARETTA, GA

POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE
HARDSCAPE IMPROVEMENT PLAN

DATE	03/01/2018
JOB NO.	17060
DWG FILE	17060HW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1" = 20'
SHEET	HS-1
	1 OF 3

NOT RELEASED FOR CONSTRUCTION

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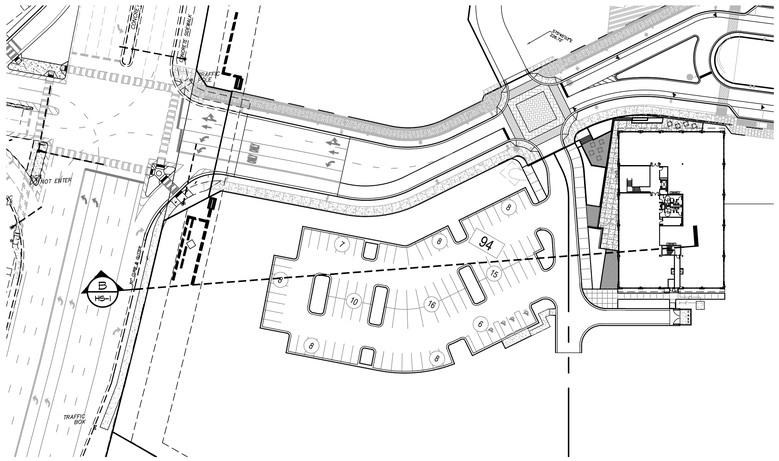
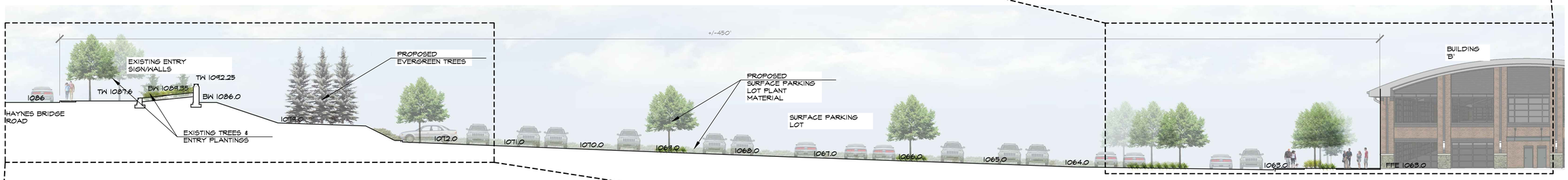
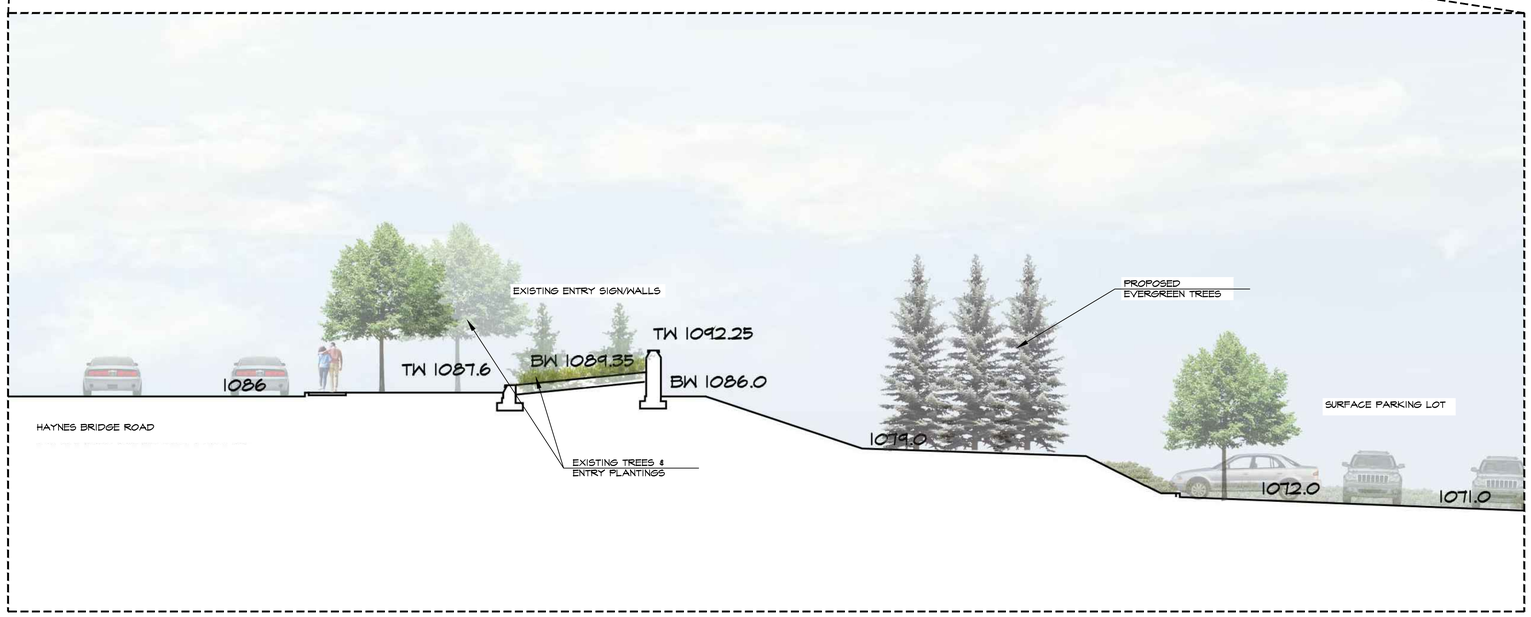


A HS-2 SIGHT LINE STUDY - KEY PLAN
SCALE:1"=60'



B HS-2 SIGHT LINE STUDY - CROSS-SECTION
SCALE:1/16"=1'-0"



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REVISIONS

NO.	DATE	ISSUE

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

NORTHWINDS SUMMIT - BUILDING 'B'

ALPHARETTA, GA

POPE & LAND ENTERPRISES, INC.

ATLANTA, GA

TITLE
SIGHT LINE STUDY

DATE	03/01/2018
JOB NO.	17060
DWG FILE	17060HW1
DRAWN BY	STH
CHECKED	CRM
SCALE	AS NOTED
SHEET	HS-2

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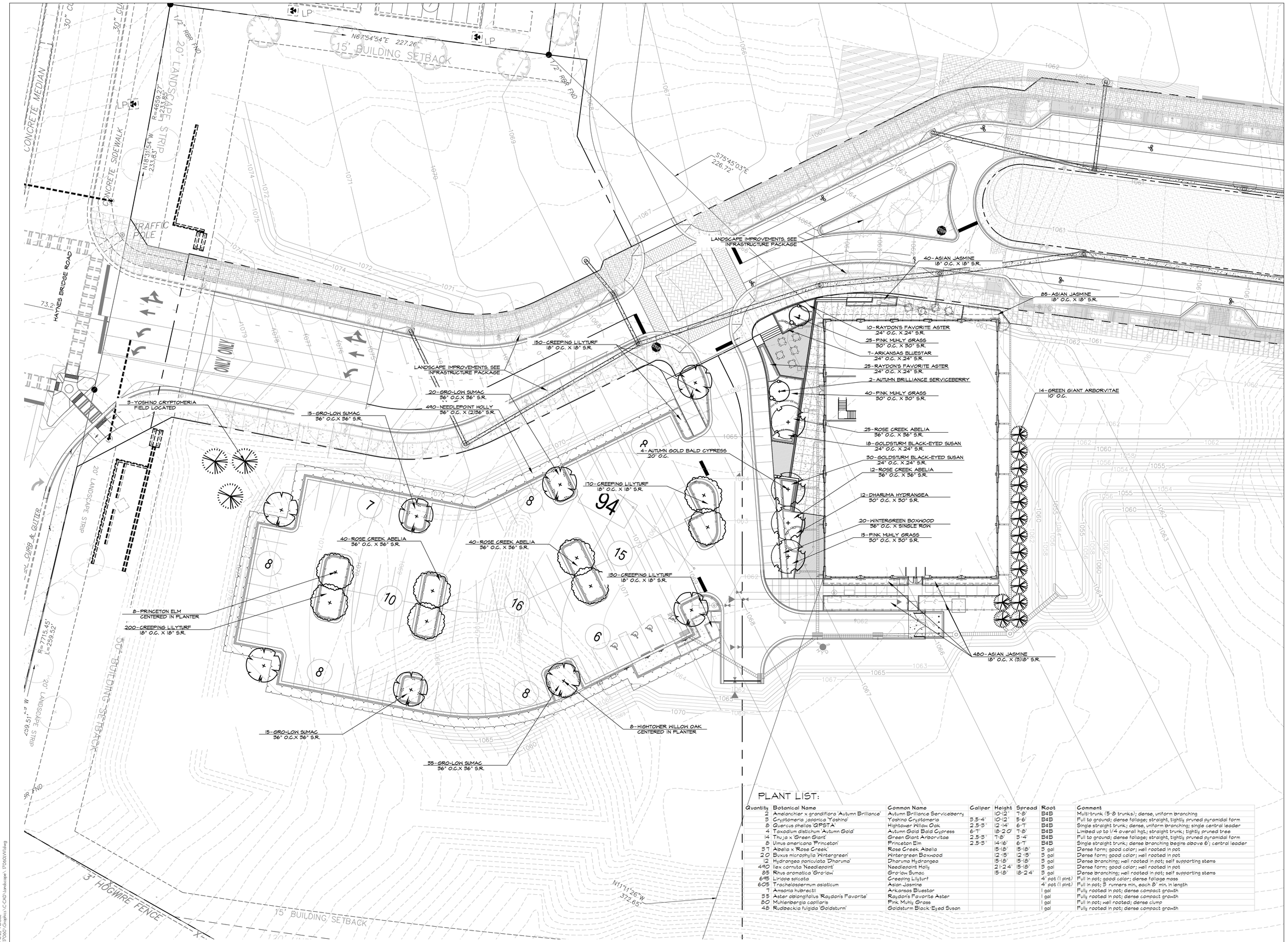

PLANT LIST:

Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		10'-12'	7'-8'	B&B	Multi-trunk (5-8 trunks); dense, uniform branching
3	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	3.5"-4"	10'-12'	5'-6'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
8	Quercus phellos 'QPSTA'	Hightower Willow Oak	2.5"-3"	12'-14'	6'-7'	B&B	Single straight trunk; dense, uniform branching; single central leader
4	Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	6"-7"	18'-20'	7'-8'	B&B	Limbed up to 1/4 overall hgt.; straight trunk; tightly pruned tree
14	Thuja x 'Green Giant'	Green Giant Arborvitae	2.5"-3"	7'-8'	3'-4'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
8	Ulmus americana 'Princeton'	Princeton Elm	2.5"-3"	14'-16'	6'-7'	B&B	Single straight trunk; dense branching begins above 6'; central leader
57	Abelia x 'Rose Creek'	Rose Creek Abelia		15"-18"	15"-18"	3 gal	Dense form; good color; well rooted in pot
20	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12"-15"	12"-15"	3 gal	Dense form; good color; well rooted in pot
12	Hydrangea paniculata 'Dharuma'	Dharuma Hydrangea		15"-18"	15"-18"	3 gal	Dense branching; well rooted in pot; self supporting stems
492	Ilex cornuta 'Needlepoint'	Needlepoint Holly		21"-24"	15"-18"	3 gal	Dense form; good color; well rooted in pot
85	Rhus aromatica 'Gro'low'	Gro'low Sumac		15"-18"	18"-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
695	Liriope spicata	Creeping Lillyturf				4" pot (1 pint)	Full in pot; good color; dense foliage mass
605	Trachelospermum asiaticum	Asian Jasmine				4" pot (1 pint)	Full in pot; 3 runners min, each 8' min. in length
7	Amsonia hubrectii	Arkansas Bluestar				1 gal	Fully rooted in pot; dense compact growth
55	Aster oblongifolius 'Raydon's Favorite'	Raydon's Favorite Aster				1 gal	Fully rooted in pot; dense compact growth
80	Muhlenbergia capillaris	Pink Muhly Grass				1 gal	Full in pot; well rooted; dense clump
48	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan				1 gal	Fully rooted in pot; dense compact growth

A LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE:1"=20'

0' 10' 20' 40'

NORTH

Last modified on 02/28/18 by ADOSE
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REVISIONS		
NO.	DATE	ISSUE

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

NORTHWINDS SUMMIT - BUILDING 'B'

ALPHARETTA, GA

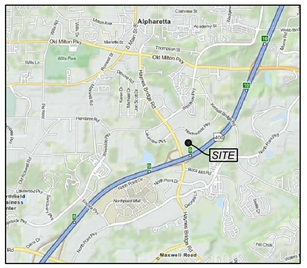
POPE & LAND ENTERPRISES, INC.

ATLANTA, GA

TITLE
LANDSCAPE DEVELOPMENT PLAN

DATE	03/01/2018
JOB NO.	17060
DWG FILE	17060LW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1" = 20'
SHEET	LS - 1
	3 OF 3

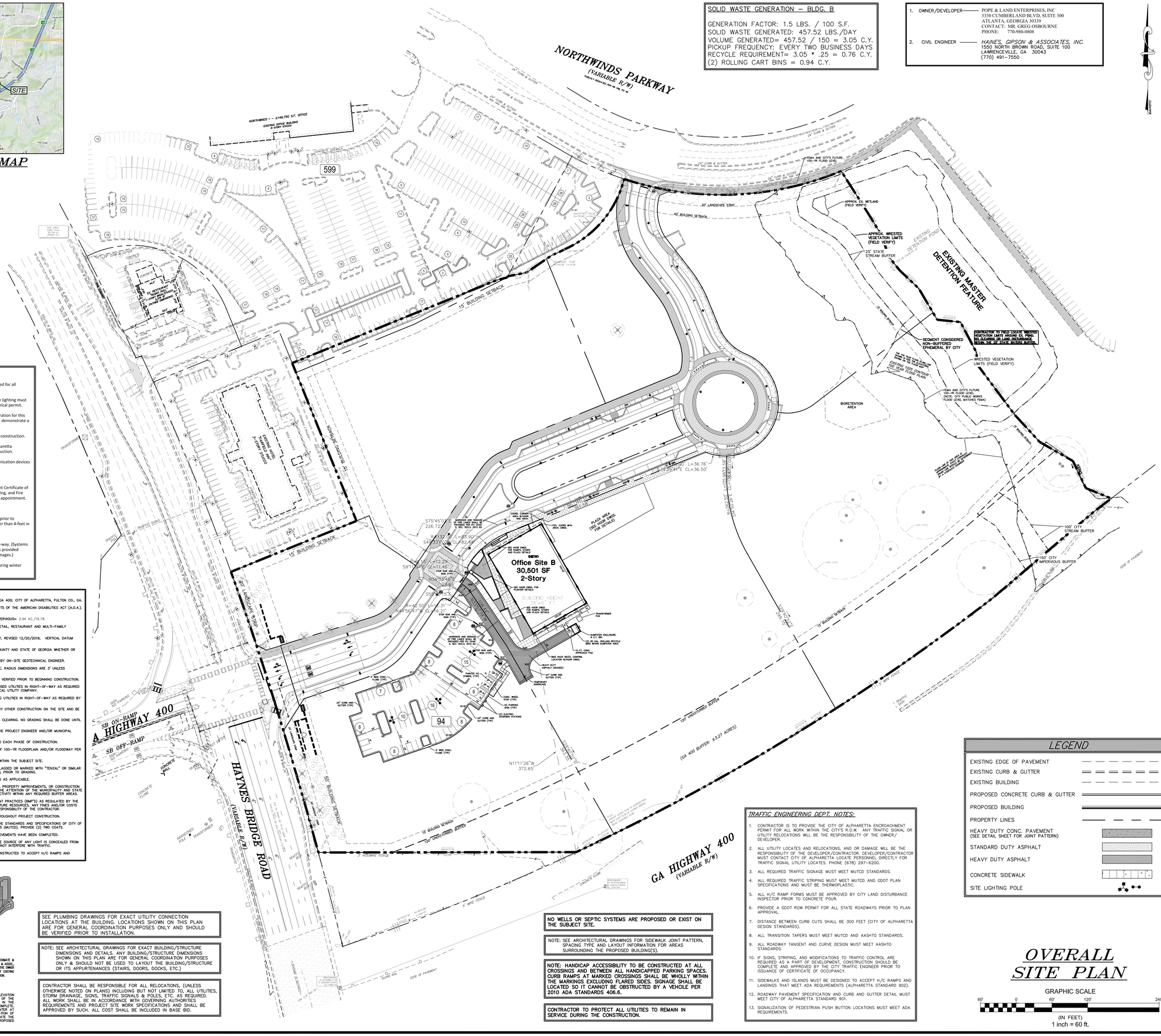
NOT RELEASED FOR CONSTRUCTION



LOCATION MAP

SOLID WASTE GENERATION – BLDG. B
GENERATION FACTOR: 1.5 LBS. / 100 S.F.
SOLID WASTE GENERATED: 457.52 LBS./DAY
VOLUME GENERATED= 457.52 / 150 = 3.05 C.Y.
PICKUP FREQUENCY: EVERY TWO BUSINESS DAYS
RECYCLE REQUIREMENT= 3.05 * .25 = 0.76 C.Y.
(2) ROLLING CART BINS = 0.94 C.Y.

1. OWNER/DEVELOPER —— POPE & LAND ENTERPRISES, INC
   3330 CUMBERLAND BLVD, SUITE 300
   ATLANTA, GEORGIA 30339
   CONTACT: MR. GREG OSBOURNE
   PHONE: 770-980-0808
2. CIVIL ENGINEER —— *HAINES, GIPSON & ASSOCIATES, INC.*
   1550 NORTH BROWN ROAD, SUITE 100
   LAWRENCEVILLE, GA 30043
   (770) 491-7550



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1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appurtenances, satellite dishes and/ or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
    - 11.1. Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
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2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. TOTAL SITE AREA= ±24.46 Ac; DISTURBED AREA= ±3.0 Ac; SITE IMPERVIOUS= 3.94 AC./16.1%
4. SITE IS ZONED "MU" MIXED USE. PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL. SITE "B" PROPOSES ±30,500 S.F. OF OFFICE.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
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10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0066F DATED 09/18/2013.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED AND FLAGGED OR MARKED WITH "TENZAL" OR SIMILAR TYPE FENCING; AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
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21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMP'S) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPD/DEPT. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PROVIDE (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STD 902).

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THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & MORE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION–NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING/STRUCTURE DIMENSIONS AND DETAILS. ANY BUILDING/STRUCTURE DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY & SHOULD NOT BE USED TO LAYOUT THE BUILDING/STRUCTURE OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON THE SUBJECT SITE.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK JOINT PATTERN, SPACING TYPE AND LAYOUT INFORMATION FOR AREAS SURROUNDING THE PROPOSED BUILDING(S).

NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHICLE PER 2010 ADA STANDARDS 406.6.

CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN IN SERVICE DURING THE CONSTRUCTION.

TRAFFIC ENGINEERING DEPT. NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.
5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. PROVIDE A GDOT ROW PERMIT FOR ALL STATE ROADWAYS PRIOR TO PLAN APPROVAL.
7. DISTANCE BETWEEN CURB CUTS SHALL BE 300 FEET (CITY OF ALPHARETTA DESIGN STANDARDS).
8. ALL TRANSITION TAPERS MUST MEET MUTCD AND AASHTO STANDARDS.
9. ALL ROADWAY TANGENT AND CURVE DESIGN MUST MEET AASHTO STANDARDS.
10. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
11. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
12. ROADWAY PAVEMENT SPECIFICATION AND CURB AND GUTTER DETAIL MUST MEET CITY OF ALPHARETTA STANDARD 901.
13. SIGNALIZATION OF PEDESTRIAN PUSH BUTTON LOCATIONS MUST MEET ADA REQUIREMENTS.

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPERTY LINES
- HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- SITE LIGHTING POLE

OVERALL SITE PLAN

GRAPHIC SCALE
60' 0 60' 120' 240'
(IN FEET)
1 inch = 60 ft.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7760

SEAL

A PROJECT OF:

POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

NORTHWINDS SUMMIT
SITE "B"
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU)
LL's 752, 753, 798, 799 DISTRICT 1, SEC. 2

NO.	BY	DATE	DESCRIPTION
	SES	3/1/18	DESIGN REVIEW BOARD SUBMITTAL

DRAWN BY	CHECKED BY
SES	RCL

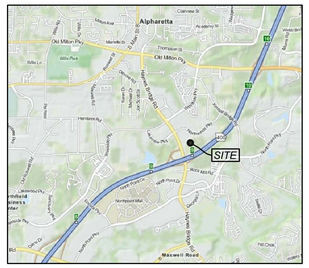
DATE
3/1/2018

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

PLAN IS FOR DESIGN REVIEW BOARD ONLY. NOT ISSUED FOR CONSTRUCTION.

HGA JOB No. 2016-333.30



LOCATION MAP

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PARKING DATA

TYPE	RATIO	# REQUIRED	# PROVIDED
VEHICLE SPACES REQUIRED:	3.0 / 1,000 S.F. FOR OFFICE AND RETAIL	92	94
BICYCLE SPACES REQUIRED:	1.0 PER 50 VEHICLE SPACES	2	2
e-CHARGING STATIONS REQUIRED:	1.0 PER 50 VEHICLE SPACES	2	2

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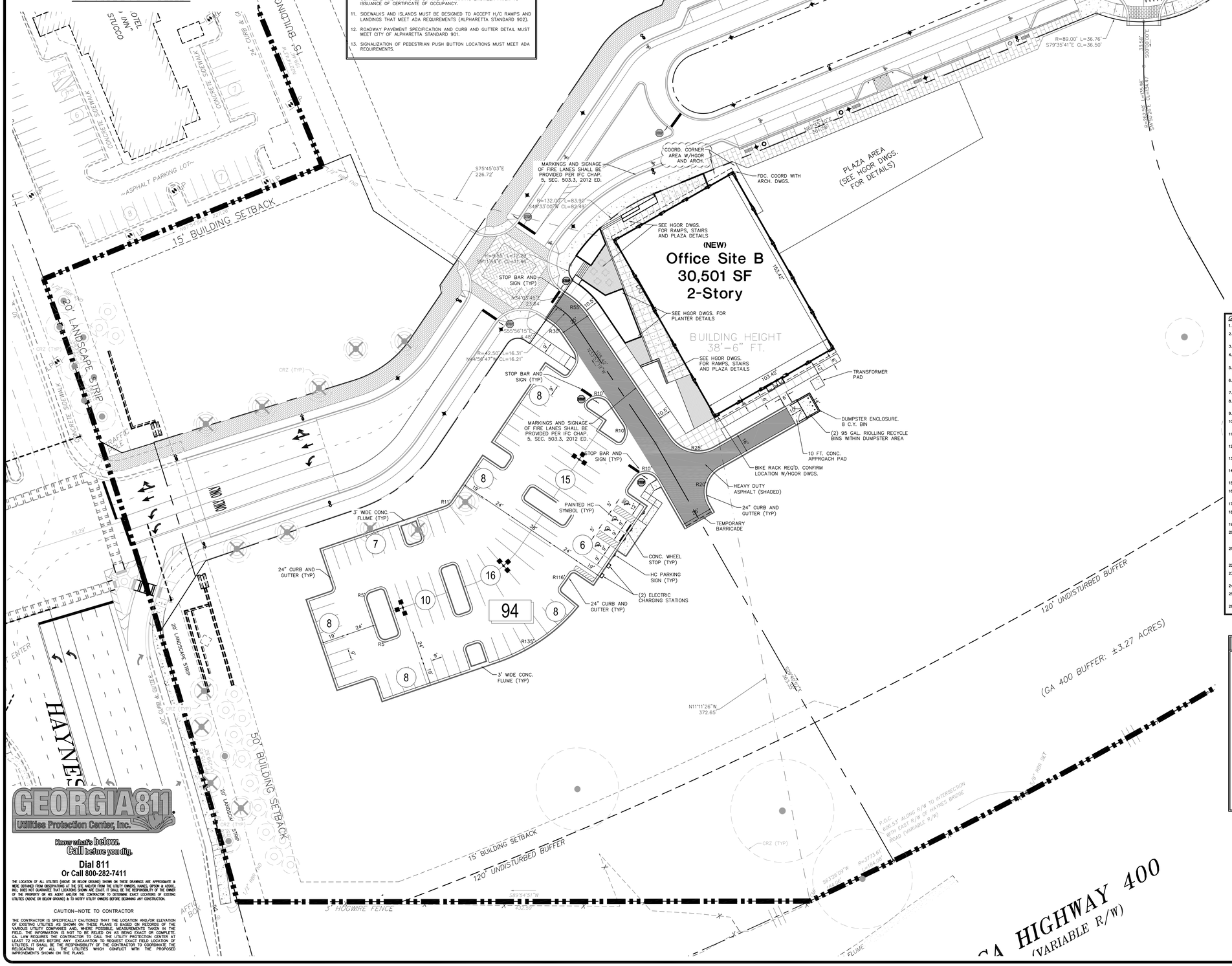

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SITE PLAN (BLDG. B)

GRAPHIC SCALE
30' 0 30' 60' 120'
(IN FEET)
1 inch = 30 ft.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7760

SEAL

A PROJECT OF:

POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

NORTHWINDS SUMMIT
SITE "B"
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU)
LL's 752, 753, 798, 799 DISTRICT 1, SEC. 2

NO.	BY	DATE	DESCRIPTION
	SES	3/1/18	DESIGN REVIEW BOARD SUBMITTAL

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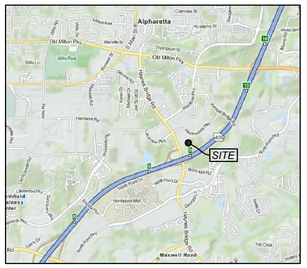
DRAWN BY	CHECKED BY
SES	RCL

DATE 3/1/2018

SHEET TITLE: SITE PLAN (BLDG. B)

SHEET NUMBER: C-1.1

HGA JOB No. 2016-333.30



LOCATION MAP

1. OWNER/DEVELOPER —— POPE & LAND ENTERPRISES, INC
3330 CUMBERLAND BLVD, SUITE 300
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CONTACT: MR. GREG OSBOURNE
PHONE: 770-980-0808

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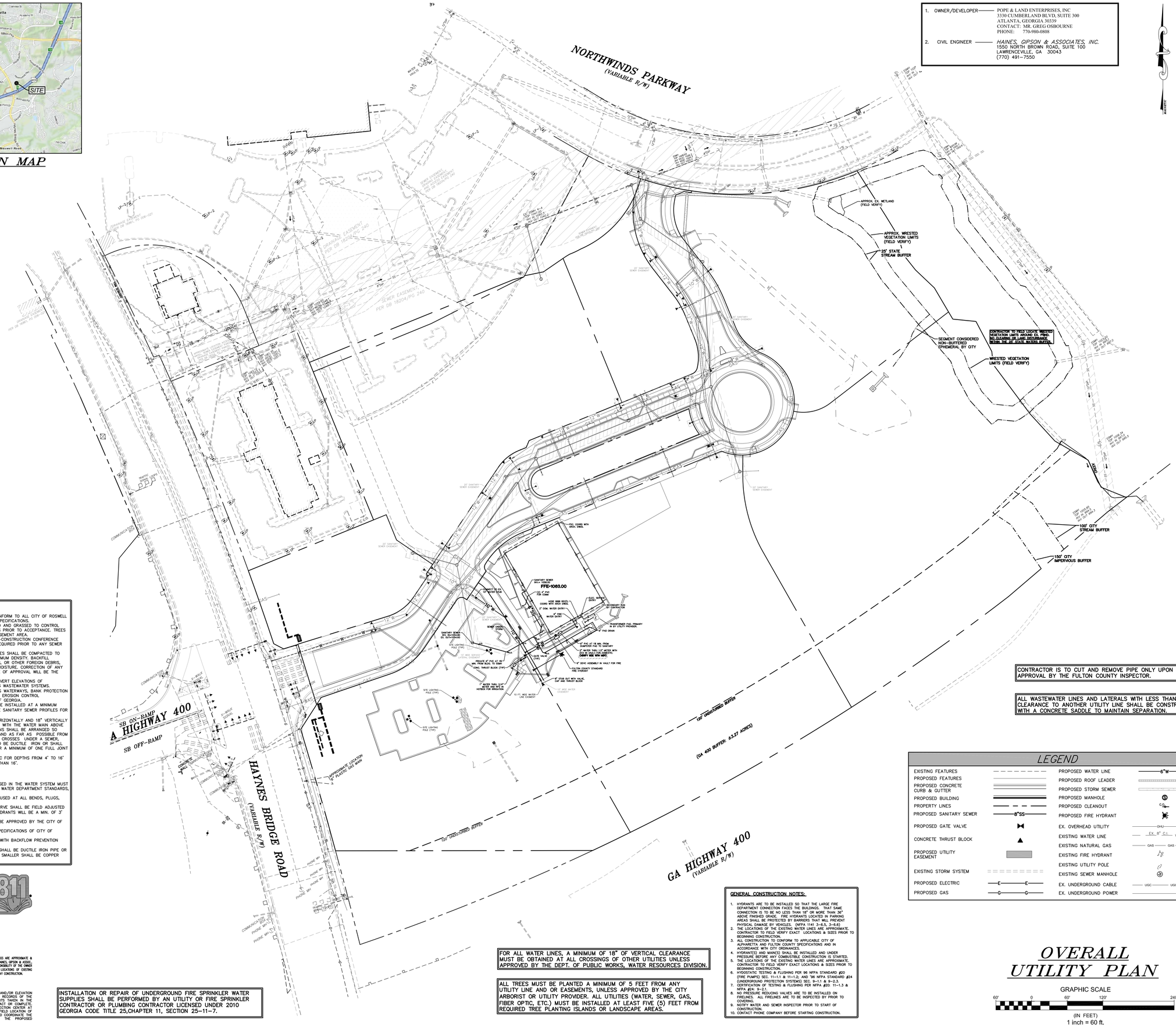

CONTRACTOR IS TO CUT AND REMOVE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.

ALL WASTEWATER LINES AND LATERALS WITH LESS THAN 1 FT. OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.

SANITARY SEWER GENERAL NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL CITY OF ROSWELL AND FULTON COUNTY SEWER STANDARDS AND SPECIFICATIONS.
2. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.
3. CONSTRUCTION PERMIT AND A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTOR BY APPOINTMENT ONLY, ARE REQUIRED PRIOR TO ANY SEWER WORK.
4. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 96% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
6. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABLIZATION SHALL BE REQUIRED AS PER EROSION CONTROL REQUIREMENTS AND THE LAWS OF THE STATE OF GEORGIA.
7. ALL PROPOSED SANITARY SEWER PIPING IS TO BE INSTALLED AT A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE STATED (SEE SANITARY SEWER PROFILES FOR ADDITIONAL INFORMATION).
8. SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, EITHER THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
9. ALL SANITARY SEWER PIPE SHALL BE SDR26 PVC FOR DEPTHS FROM 4' TO 16' AND DIP FOR DEPTHS LESS THAN 4' OR MORE THAN 16'.

WATER SYSTEM GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO CITY OF ROSWELL WATER DEPARTMENT STANDARDS, SPECIFICATIONS AND INSPECTION REQUIREMENTS.
2. THRUST BLOCKS OR RESTRAINT JOINTS WILL BE USED AT ALL BENDS, PLUGS, AND TEES.
3. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE A MIN. OF 3' OUTSIDE OF CURVE RADIUS.
4. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY THE CITY OF ROSWELL WATER DEPARTMENT.
5. ALL FIRE HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF CITY OF ROSWELL WATER DEPT.
6. ALL WATER SERVICE LINES SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES.
7. ALL WATER LINES GREATER THAN 4" DIAMETER SHALL BE DUCTILE IRON PIPE OR PVC(C900). ALL WATER LINES 4" DIAMETER AND SMALLER SHALL BE COPPER PIPE.

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INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY AN UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER 2010 GEORGIA CODE 11TLE 25,CHAPTER 11, SECTION 25-11-7.

FOR ALL WATER LINES, A MINIMUM OF 18" OF VERTICAL CLEARANCE MUST BE OBTAINED AT ALL CROSSINGS OF OTHER UTILITIES UNLESS APPROVED BY THE DEPT. OF PUBLIC WORKS, WATER RESOURCES DIVISION.

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEAST FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLAND'S OR LANDSCAPE AREAS.

GENERAL CONSTRUCTION NOTES:

1. HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE BUILDINGS. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6.5, 3-6.6)
2. THE LOCATIONS OF THE EXISTING WATER LINES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS & SIZES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION TO CONFORM TO APPLICABLE CITY OF ALPHARETTA AND FULTON COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH CITY ORDINANCES.
4. HYDRANT(S) AND MAIN(S) SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
5. THE LOCATIONS OF THE EXISTING WATER LINES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS & SIZES PRIOR TO BEGINNING CONSTRUCTION.
6. HYDOSTATIC TESTING & FLUSHING PER 96 NFPA STANDARD #20 (FIRE PUMPS) SEC. 11-1.1 & 11-1.2; AND '96 NFPA STANDARD #24 (UNDERGROUND PROTECTION SYSTEMS) SEC. 9-1.1 & 9-2.3.
7. CERTIFICATION OF TESTING & FLUSHING PER NFPA #20. 11-1.3 & NFPA #24. 9-2.1.
8. NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED BY PRIOR TO COVERING.
9. NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
10. CONTACT PHONE COMPANY BEFORE STARTING CONSTRUCTION.

LEGEND

EXISTING FEATURES		PROPOSED WATER LINE	6"W
PROPOSED FEATURES		PROPOSED ROOF LEADER	
PROPOSED CONCRETE CURB & GUTTER		PROPOSED STORM SEWER	
PROPOSED BUILDING		PROPOSED MANHOLE	S
PROPERTY LINES		PROPOSED CLEANOUT	CO
PROPOSED SANITARY SEWER	8"SS	PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE		EX. OVERHEAD UTILITY	OHU
CONCRETE THRUST BLOCK		EXISTING WATER LINE	EX 8" C.I. W
PROPOSED UTILITY EASEMENT		EXISTING NATURAL GAS	GAS GAS
		EXISTING FIRE HYDRANT	
		EXISTING UTILITY POLE	
EXISTING STORM SYSTEM		EXISTING SEWER MANHOLE	S
PROPOSED ELECTRIC	E E	EX. UNDERGROUND CABLE	UGC UGC
PROPOSED GAS	G G	EX. UNDERGROUND POWER	

OVERALL UTILITY PLAN

GRAPHIC SCALE
60' 0 60' 120' 240'
(IN FEET)
1 inch = 60 ft.

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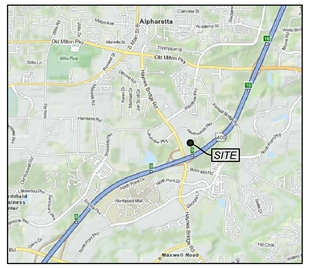
SHEET TITLE
OVERALL UTILITY PLAN

SHEET NUMBER
C-2

HGA JOB No. 2016-333.30



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SANITARY SEWER INV.= 1058.00
FFE=1063.00
(2) 4" PVC FOR COMM
CONNECT TO EX. 10" WATER STUB
HOSE BIBB REQ'D. COORD WITH ARCH DWGS.
2" DOM. WATER ENTRY
6" FIRE WATER ENTRY
ELEC. SERVICE ENTRY
SECONDARY RUN BY CONTRACTOR
TRANSFORMER PAD. PRIMARY IN BY UTILITY PROVIDER.
6" PAD DRAIN
FDC. COORD WITH ARCH. DWGS.
SEWER UNDER STORM
SANITARY SEWER INV. IN=1054.80 EX. OUT=1054.60
SITE LIGHTING POLE (TYP)
10' WIDE SERVICE LATERAL EASEMENT
PRIVATE 6" PVC AT 1% MIN. FROM BLDG. TO SSMH
CONC. THRUST BLOCK (TYP)
1" WATER THRU 3/4" METER AND RPZ IN HOTBOX FOR IRRIGATION
10 FT. WIDE WATER LINE EASEMENT
GATE VALVE (TYP)
6" PVC AT 1% MIN. FROM DUMPSTER PAD TO SANITARY
2" WATER THRU 1.5" METER WITH BOX IN VAULT FOR DOMESTIC. (VERIFY SIZE WITH MEP)
6" DDVC ASSEMBLY IN VAULT FOR FIRE
FULTON COUNTY STANDARD FIRE HYDRANT
8" STUB OUT WITH VALVE, CAP AND THRUST BLOCK
10' WIDE WATER EASEMENT
20' SANITARY SEWER EASEMENT
APPROXIMATE LOCATION 6" PLASTIC GAS MAIN
120' UNDISTURBED BUFFER
(GA 400 BUFFER: ±3.27 ACRES)
HAYNES
GA HIGHWAY 400 (VARIABLE R/W)

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LEGEND

EXISTING FEATURES	
PROPOSED FEATURES	
PROPOSED CONCRETE CURB & GUTTER	
PROPOSED BUILDING	
PROPERTY LINES	
PROPOSED SANITARY SEWER	8"SS
PROPOSED GATE VALVE	
CONCRETE THRUST BLOCK	
PROPOSED UTILITY EASEMENT	
EXISTING STORM SYSTEM	
PROPOSED ELECTRIC	E
PROPOSED GAS	G
PROPOSED WATER LINE	6"W
PROPOSED ROOF LEADER	
PROPOSED STORM SEWER	
PROPOSED MANHOLE	
PROPOSED CLEANOUT	C.O.
PROPOSED FIRE HYDRANT	
EX. OVERHEAD UTILITY	OHU
EXISTING WATER LINE	EX 8" CI W
EXISTING NATURAL GAS	GAS
EXISTING FIRE HYDRANT	
EXISTING UTILITY POLE	
EXISTING SEWER MANHOLE	
EX. UNDERGROUND CABLE	UGC
EX. UNDERGROUND POWER	

UTILITY PLAN (BLDG. B)

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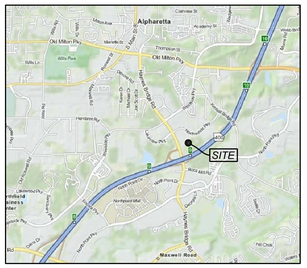

LOCATION MAP

HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S&D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

ALL RCP PIPE JOINTS SHALL BE BELL AND SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE AASHTO M-170 AND/OR ASTM C-76, CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

ALL METAL PIPE TO BE ALUMINUM TYPE II COATED WITH PAVED INVERT. ROW LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT OF WAY.

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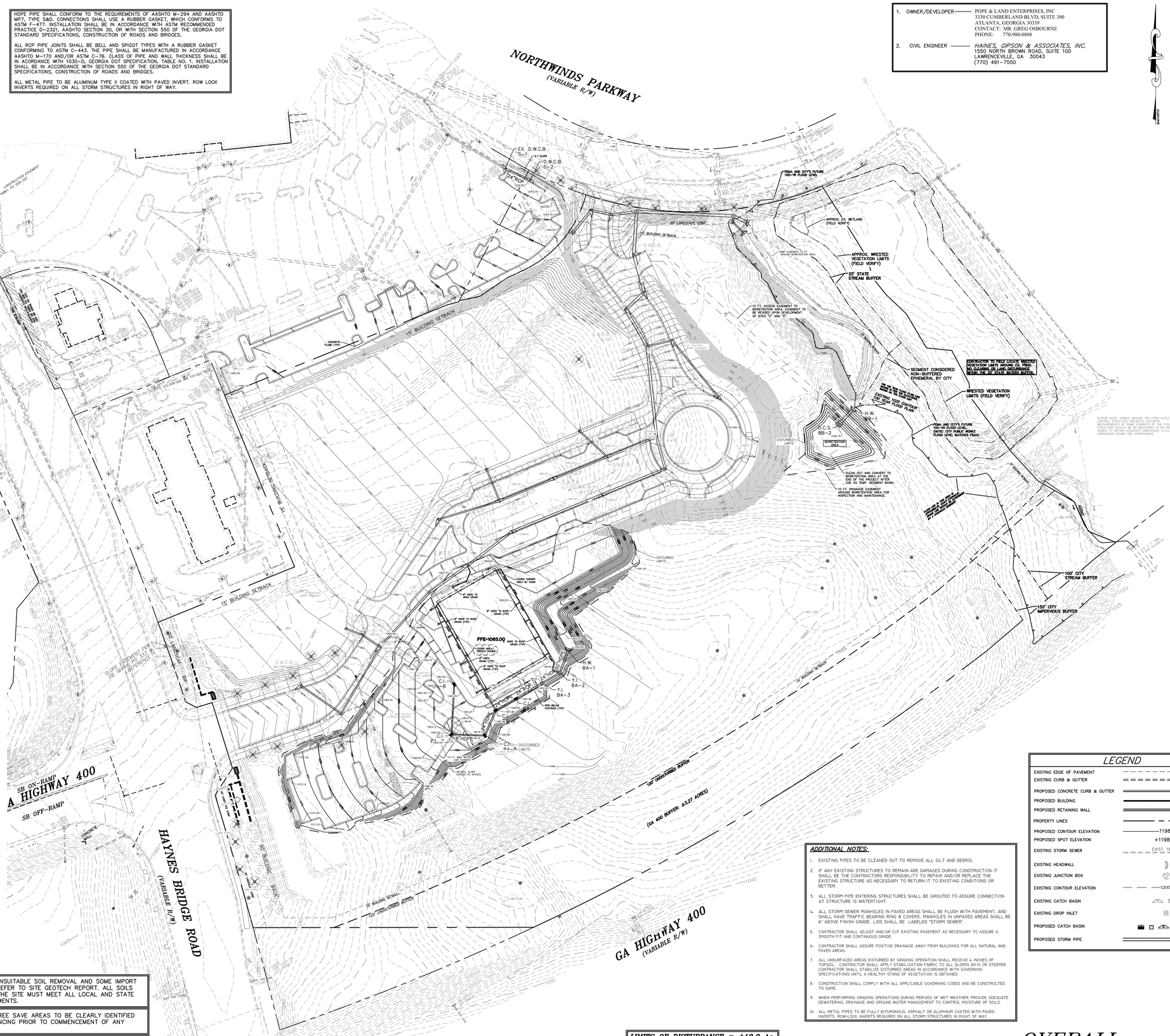

CITY OF ALPHARETTA NOTES (ARBORIST):

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR INTERPRETATION.
2. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

GRADING NOTES:

1. TOTAL SITE AREA = ±24.46 ACRES
2. TOTAL DISTURBED AREA = ±13.4 ACRES.
3. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP 13121C0066F DATED 09/18/2013.
4. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83.
5. NO WETLAND DISTURBANCE IS PROPOSED FOR THE SUBJECT SITE.
6. CONTRACTOR IS TO CLEAN OUT ALL STORM DRAINAGE PIPES AND STRUCTURES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEN STABILIZED.
7. IF APPLICABLE, PROVIDE STORMWATER FACILITY POST-CONSTRUCTION (RECORD) DRAWINGS AT LEAST TWO WEEKS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. PROVIDE AS-BUILT MODEL #'S, LOCATIONS AND ELEVATIONS OF ANY PROPRIETARY WATER QUALITY AND/OR DETENTION STRUCTURES.
8. ANY WORK PROPOSED IN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL REQUIRE A SEPARATE G.D.O.T. PERMIT.
9. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. ALL STORM SEWER STRUCTURES SHALL CONFORM TO CITY OF ALPHARETTA AND FULTON COUNTY STANDARDS.
11. PROVIDE "AS-BUILTS" OF THE STORM PIPE SYSTEM, INCLUDING LOCATION, SIZE AND INVERT ELEVATIONS OF PIPED SEGMENTS OF THE STORM DRAINAGE SYSTEM.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. WHERE TIE-INS TO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY AND REPORT ANY DISCREPANCY IMMEDIATELY TO ENGINEER.
14. ALL CORRUGATED METAL PIPES (IF APPLICABLE) TO BE ALUMINUM COATED TYPE II.
15. THE GRADES SHOWN ON THIS PLAN REPRESENT FINISH GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENT AND FLOOR SLABS WHEN FINISH GRADING THE SITE.
16. ALL DRAINAGE INLETS SHALL BE "BICYCLE SAFE".
17. ALL CATCH BASINS ARE TO BE FLUSH-MOUNTED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
18. **ANY OFF-SITE STORM WATER ENTERING THE PROPERTY SHALL HAVE UNOBSTRUCTED FLOW THROUGH THE SITE THROUGHOUT THE CONSTRUCTION PROCESS. SHOULD ANY CONFLICT ARISE, CONTRACTOR TO CONTACT CIVIL ENGINEER IMMEDIATELY.**
19. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
20. SLOPE AT ACCESSIBLE ROUTE NOT TO EXCEED 5% (LONGITUDINAL) OR 2% CROSS-SLOPE.

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

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION—NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ANY AND ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

IF ENCOUNTERED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

ALL BUFFERS AND TREE SAVE AREAS TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

DURING SUBSURFACE UTILITY AND STORM DRAINAGE INSTALLATION, DEWATERING MAY BE REQUIRED. REFER TO SITE GEOTECHNICAL REPORT AND SITEWORK SPECIFICATIONS.

ALL SITEWORK TO BE DONE IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT BY TERRACON DATED SEPT. 23, 2013, INCLUDING ANY SUBSEQUENT AMENDMENTS.

COORDINATE BUILDING FOUNDATION DRAIN, IF REQUIRED BY THE GEOTECH REPORT WITH THE ARCHITECT OF RECORD TO ENSURE PROPER COORDINATION TO EITHER A SITE STRUCTURE OR DAYLIGHT.

EARTHWORK ESTIMATE: CUT / FILL = ±XX,XXX C.Y.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

LIMITS OF DISTURBANCE = ±13.9 Ac.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

DISTURBED AREAS LEFT IDLE FOR 7-DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (Ds2). MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14-DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

ADDITIONAL NOTES:

1. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
10. ALL METAL PIPES TO BE FULLY BITUMONOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT OF WAY.

LEGEND

EXISTING EDGE OF PAVEMENT	
EXISTING CURB & GUTTER	
PROPOSED CONCRETE CURB & GUTTER	
PROPOSED BUILDING	
PROPOSED RETAINING WALL	
PROPERTY LINES	
PROPOSED CONTOUR ELEVATION	1198
PROPOSED SPOT ELEVATION	+1198.25
EXISTING STORM SEWER	EXIST. 18"CMP
EXISTING HEADWALL	
EXISTING JUNCTION BOX	
EXISTING CONTOUR ELEVATION	1200
EXISTING CATCH BASIN	
EXISTING DROP INLET	
PROPOSED CATCH BASIN	
PROPOSED STORM PIPE	

OVERALL GRADING PLAN

GRAPHIC SCALE
60' 0 60' 120' 240'
(IN FEET)
1 inch = 60 ft.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7760

SEAL

A PROJECT OF:
POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

NORTHWINDS SUMMIT
SITE "B"
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU)
LL's 752, 753, 798, 799 DISTRICT 1, SEC. 2

NO.	BY	DATE	DESCRIPTION
	SES	3/1/18	DESIGN REVIEW BOARD SUBMITTAL

PLAN IS FOR DESIGN REVIEW BOARD ONLY. NOT ISSUED FOR CONSTRUCTION.

DRAWN BY	CHECKED BY
SES	RCL

DATE
3/1/2018

SHEET TITLE
OVERALL GRADING PLAN

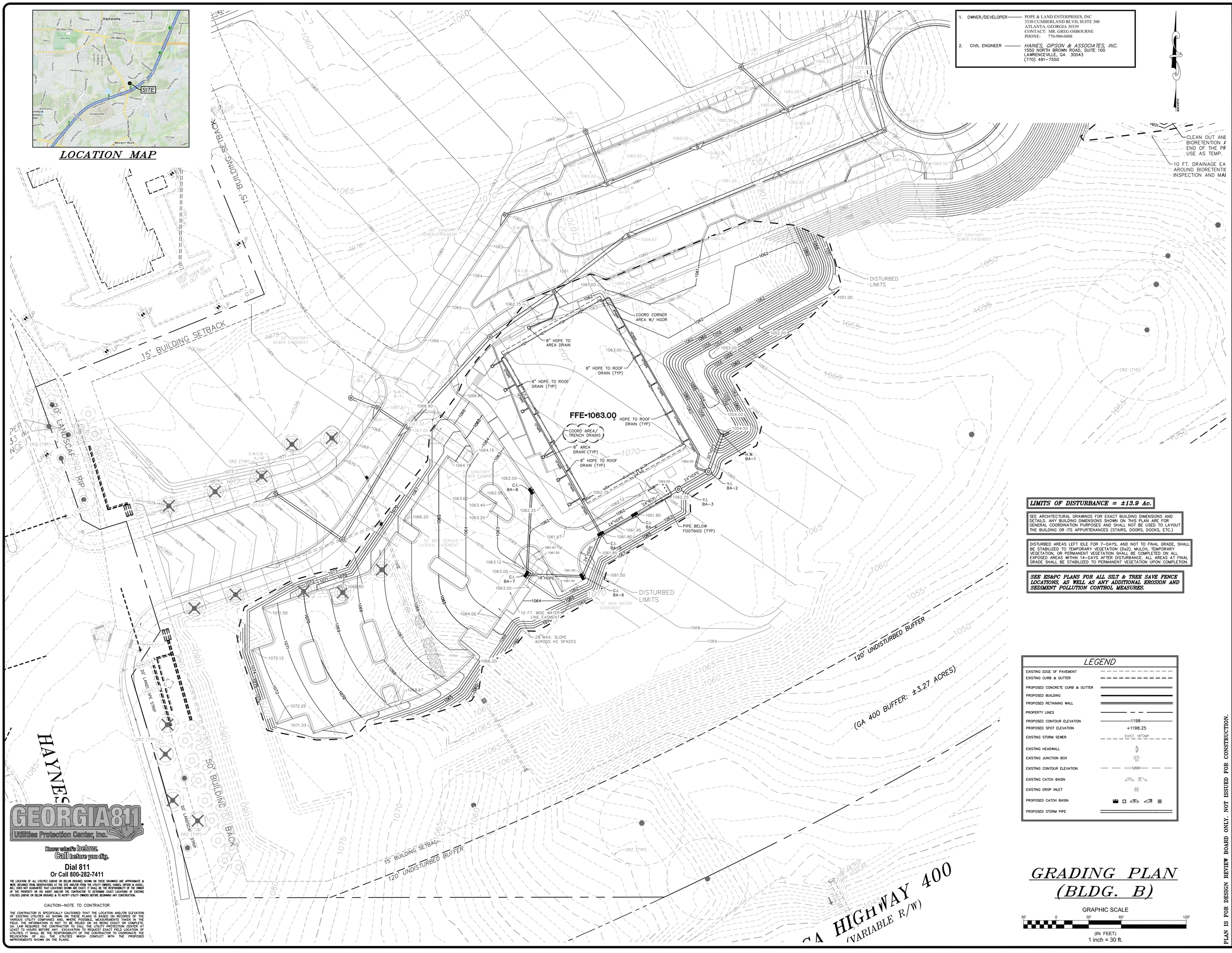
SHEET NUMBER
C-3

HGA JOB No. 2016-333.30

1. OWNER/DEVELOPER —— POPE & LAND ENTERPRISES, INC
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339
CONTACT: MR. GREG OSBOURNE
PHONE: 770-980-0808

2. CIVIL ENGINEER —— *HAINES, GIPSON & ASSOCIATES, INC.*
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550

LOCATION MAP



LIMITS OF DISTURBANCE = ±13.9 Ac.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

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LEGEND

EXISTING EDGE OF PAVEMENT	
EXISTING CURB & GUTTER	
PROPOSED CONCRETE CURB & GUTTER	
PROPOSED BUILDING	
PROPOSED RETAINING WALL	
PROPERTY LINES	
PROPOSED CONTOUR ELEVATION	1198
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EXISTING STORM SEWER	EXIST. 18"CMP
EXISTING HEADWALL	
EXISTING JUNCTION BOX	
EXISTING CONTOUR ELEVATION	1200
EXISTING CATCH BASIN	
EXISTING DROP INLET	
PROPOSED CATCH BASIN	
PROPOSED STORM PIPE	

GRADING PLAN (BLDG. B)

GRAPHIC SCALE
30' 0 30' 60' 120'
(IN FEET)
1 inch = 30 ft.

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HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7760

SEAL

A PROJECT OF:

POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

NORTHWINDS SUMMIT
SITE "B"
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU)
LL's 752, 753, 798, 799 DISTRICT 1, SEC. 2

PLAN IS FOR DESIGN REVIEW BOARD ONLY. NOT ISSUED FOR CONSTRUCTION.

NO.	BY	DATE	DESCRIPTION
	SES	3/1/18	DESIGN REVIEW BOARD SUBMITTAL

DRAWN BY	CHECKED BY
SES	RCL

DATE
3/1/2018

SHEET TITLE
GRADING PLAN (BLDG. B)

SHEET NUMBER
C-3.1

HGA JOB No. 2016-333.30

Submitted by Lighting Associates, Inc.			
LAi Lighting Associates Inc	**Job Name:** Northwinds Summit Site B - Alpharetta	**Catalog Number:** VP-S/60L-136/5K7/4/UNV/A/DBT Notes:	**Type:** LAI17-106936

VIPER S OPTICS STRIKE

SMALL VIPER LUMINAIRE

Cat.#		BEACON design . performance . technology
Job	Type	Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

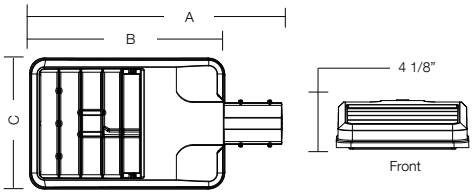
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/vipersmall

Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

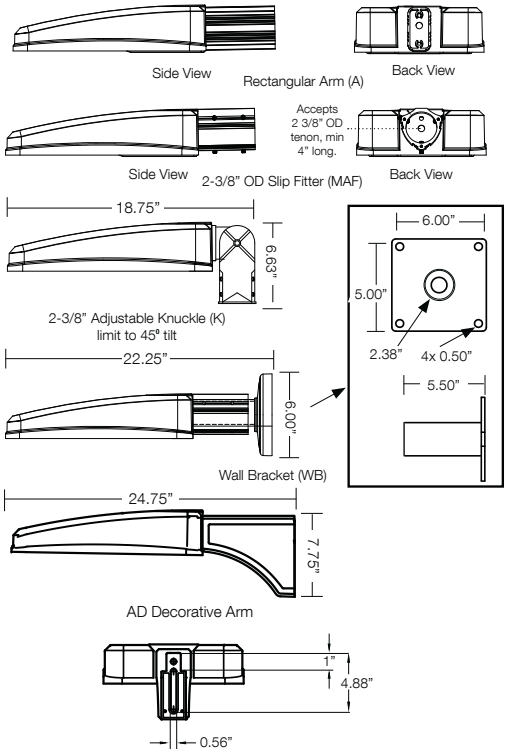
PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	Weight:	EPA
21.75" (552 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft²

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS

C US

*3000K and warmer CCTs only

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Submitted by Lighting Associates, Inc.

Job Name:
Northwinds Summit Site B - Alpharetta

Catalog Number:
VP-S/60L-136/5K7/4/UNV/A/DBT

Notes:

Type:

LAI17-106936

ORDERING INFORMATION

ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS

SERIES
- **VPS** Viper

LED ENGINE
- **24L-55** 55W, LED array
- **36L-65** 65W, LED array
- **36L-80** 80W, LED array
- **48L-110** 110W, LED array
- **60L-136** 136W, LED array

CCT/CRI[7]
- **3K7** 3000K, 70 CRI
- **4K7** 4000K, 70 CRI
- **5K7** 5000K, 70 CRI

ROTATION
- Leave blank for no rotation
- **L[5]** Optic rotation left
- **R[5]** Optic rotation right

VOLTAGE
- **UNV** 120-277V
- **120** 120V
- **208** 208V
- **240** 240V
- **277** 277V
- **347** 347V
- **480** 480V

COLOR
- **DBT** Dark Bronze Textured
- **BMT** Black Matte Textured
- **PS** Platinum Silver Smooth
- **WHT** White Textured
- **CC** Custom Color (RAL#)

OPTIONS
- **F** Fusing
- **BSP** Bird Spikes
- **BC** Backlight control (limited to Type 4W only)

DISTRIBUTION
- **FR** Type 1/Front Row
- **2** Type 2
- **3** Type 3
- **4** Type 4
- **4W** Type 4 Wide
- **5QM** Type 5QM
- **5R** Type 5R (rectangular)
- **5W** Type 5W (round wide)

MOUNTING
- **A** Rectangular Arm (formerly RA) for square or round pole
- **MAF** Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
- **K** Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon
- **WB** Wall Bracket
- **AD** Universal Arm for square pole
- **AD3** Universal Arm for 2.4"-4.1" round pole
- **AD4** Universal Arm for 4.2" -5.3" round pole
- **AD5** Universal Arm for 5.5" -5.9" round pole
- **AD6** Universal Arm for 6.0"-6.5" round pole

HOUSE SIDE SHIELD ACCESSORIES
- **HSS/VP-S/90-FB/XXX** 90° shield front or back
- **HSS/VP-S/90-LR/XXX** 90° shield left or right
- **HSS/VP-S/270-FB/XXX** 270° shield front or back
- **HSS/VP-S/270-LR/XXX** 270° shield left or right
- **HSS/VP-S/360/XXX** Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES
- **VPL-AD-RPA3** 2.4"-4.1" Round Pole Adapter for AD arm
- **VPL-AD-RPA4** 4.2"-5.3" Round Pole Adapter for AD arm
- **VPL-AD-RPA5** 5.5"-5.9" Round Pole Adapter for AD arm
- **VPL-AD-RPA6** 6.0"-6.5" Round Pole Adapter for AD arm

CONTROL OPTIONS
- **7PR** 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
- **7PR-SC** 7-Pin Receptacle w/Shorting Cap
- **7PR-TL** 7-Pin Receptacle w/Twist Lock photo control
- **SCP/_F[1,2,6]** Programmable Occupancy Sensor w/ daylight control (120-277 volts only)
- **WSP/_F[1,2]** WASP Occupancy Sensor w/ daylight control (347 or 480 volts only)
- **GENI-XX[3]** ENERGENI
- **SWP[1,4]** SiteSync Pre-Commission
- **SWPM[1,2,4]** SiteSync Pre-Comm w/ Sensor

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ — SiteSync only
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ — SiteSync with Motion Control

Accessories and Services (Ordered Separately)

Catalog Number	Description
SCP-REMOTE	Remote control for SCP/_F option. Order at least one per project to program and control.
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG+	SiteSync Wireless Bridge Node

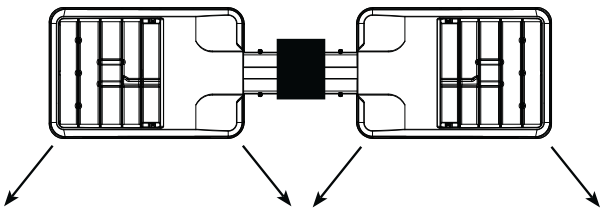
*When ordering with SiteSync, one of the interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.

[1] Not available with other wireless control or sensor options
[2] Specify mounting height; 8=8' or less, 40=9' to 40'
[3] Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.
[4] Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
[5] Only available with 1A, 2, 3, 4, 4W and 5R distributions
[6] Order at least one SCP-REMOTE per project location to program and control
[7] This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

LEFT ROTATED OPTIC **RIGHT ROTATED OPTIC**



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Submitted by Lighting Associates, Inc.

Job Name:
Northwinds Summit Site B - Alpharetta

Catalog Number:
VP-S/60L-136/5K7/4/UNV/A/DBT

Notes:

Type:

LAI17-106936

PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	4K (4000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G	3K (3000K nominal, 70 CRI) LUMENS	LPW[1]	B	U	G
24	700 mA	55W	FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5406	100	1	0	2	6041	112	1	0	2	5406	100	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
36	560 mA	65W	FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	7325	113	1	0	2	7490	115	1	0	2	6696	103	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
36	700 mA	80W	FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	8881	110	1	0	3	9062	112	1	0	3	8109	100	1	0	2
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
			5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
48	700 mA	110W	FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	12275	114	2	0	2	10984	102	1	0	2
			4	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	11841	110	5	0	5	12083	112	2	0	3	11841	110	1	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
			5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	11825	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
60	700 mA	136W	FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14802	109	2	0	3	15104	112	2	0	3	13515	100	2	0	3
			5QM	15055	111	3	0	2	15362	114	3	0	2	13747	102	3	0	2
			5R	15158	112	4	0	4	15469	114	4	0	4	13841	102	4	0	4
			5W	14781	109	4	0	2	15083	111	4	0	2	13495	100	4	0	2

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Submitted by Lighting Associates, Inc.

Job Name:
Northwinds Summit Site B - Alpharetta

Catalog Number:
VP-S/60L-136/5K7/4/UNV/A/DBT

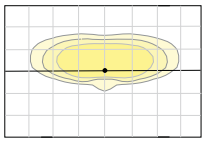
Notes:

Type:

LAI17-106936

PHOTOMETRICS

Type FR - Front Row/Auto Optic



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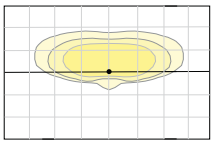

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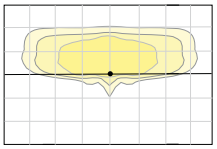

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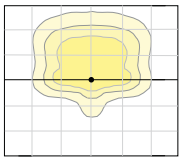

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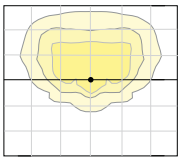

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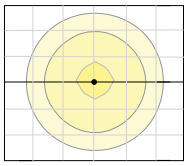
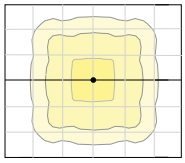


Type 5QM



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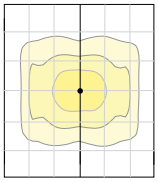


[1]Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-use environment and application.

ELECTRICAL DATA

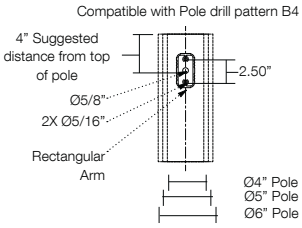
# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	560 mA	120	65	0.65
			277		0.28
			347		0.22
			480		0.16
		700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

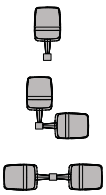
AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>377,000

[1] Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

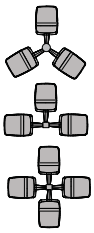
DRILL PATTERN



EPA



Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12

TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

(2 3/8" OD tenon)

Catalog Number	Description
SETA2-XX[1,2]	Square tenon adapter (4 at 90 degrees)
RETA2-XX[1,3]	Round tenon adapter (4 at 90 degrees)
TETA2-XX[1,2]	Hexagonal tenon adapter (3 at 120 degrees)

1 Replace XX with color choice, eg.: DB for Dark Bronze
2 Only for use with AD mounting option
3 Only for use with AD3 mounting option

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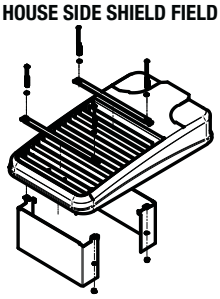
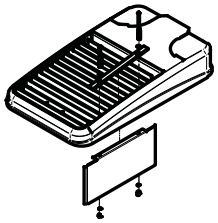
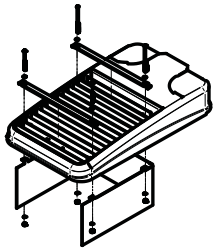
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



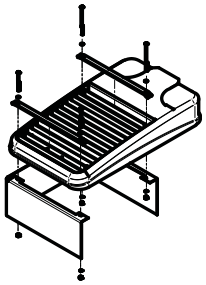
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



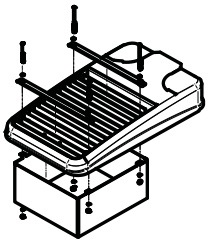
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)

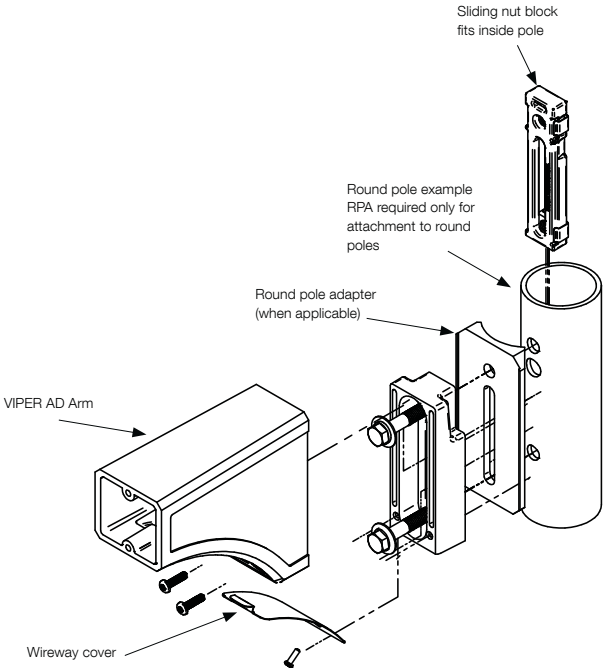


HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



HSS/VP-S/360/XXX
Full shield (1 shield shown)

AD ARM MOUNTING INSTRUCTIONS



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Submitted by Lighting Associates, Inc.			
Lighting Associates Inc	**Job Name:** Northwinds Summit Site B - Alpharetta	**Catalog Number:** VP-S/60L-136/5K7/4/UNV/A/DBT Notes:	**Type:** LAI17-106936

Submitted by Lighting Associates, Inc.

Job Name: Northwinds Summit Site B - Alpharetta

Catalog Number: SSSB20-40A-1-B4-DBT

Notes:

Type:

LAI17-106936

SSS-B SERIES POLES

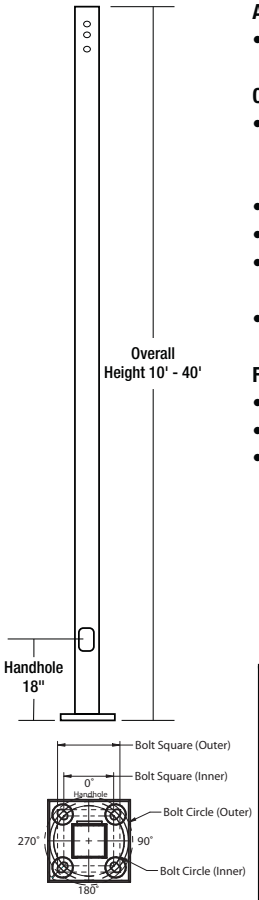
SQUARE STRAIGHT STEEL

Cat.#

Job

Type

Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

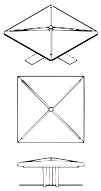
CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

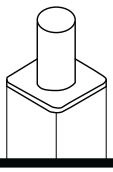
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

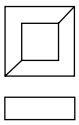
POLE CAP



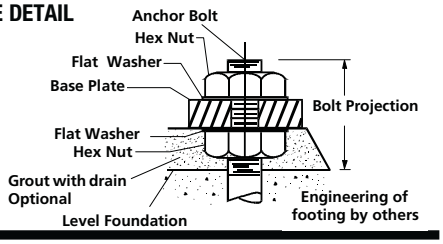
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

ORDERING EXAMPLE:

Reference page 2 for available configurations

SSS - B - 25 - 40 - A/B/C - 2L - B2 - BBT - UL

SERIES	HEIGHT	SHAFT	THICKNESS
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix: 20	Reference page 2 Ordering matrix: 40	Reference page 2 Ordering matrix: A

MOUNTING	
1	Single arm mount
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
4	Four fixtures at 90°
TA	Tenon (2.38" OD x 4" Tall)
TB	Tenon (2.88" OD x 4" Tall)
TC	Tenon (3.5" OD x 6" Tall)
TR[1]	Removable Tenon (2.375 x 4.25)
OT	Open Top (includes pole cap)

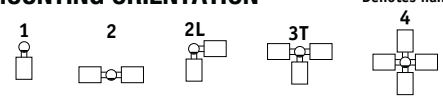
DRILL PATTERN	
B1	Cruzer
B2	SF2
B3	Viper Large
B4	Viper Small

FINISH	
BBT	Basic Black Textured
BMT	Black MatteTextured
BZT	Bronze Textured
DBT	Dark Bronze Textured
DPS	Dark Platinum Smooth
GNT	Green Textured
GYS	Gray Smooth
MBT	Metallic Bronze Textured
MST	Metallic Silver Textured
MTT	Metallic Titanium Textured
OWI	Old World Iron
WHT	White Textured
CC	Custom Color

OPTIONS	
HSC	Internal Coating (Hubbell Seal)
GFI[2]	20 Amp GFCI Receptacle and Cover
EHH[2]	Extra Handhole
C05[2]	.5" Coupling
C07[2]	.75" Coupling
C20[2]	2" Coupling
MPB[2]	Mid-pole Luminaire Bracket
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts
UL	UL Certified

MOUNTING ORIENTATION

Denotes handhole location



ACCESSORIES - Order Separately

Catalog Number	Description
VM1[3]	1st mode vibration damper
VM2SXX	2nd mode vibration damper

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the **"TR"** notation. Example: **SSS-B-25-40-A-1-B1-TR-BBT**
2 Specify option location using logic found on page 2 **(Option Orientation)**
3 VM1 recommended on poles 20' and taller with EPA of less than 1.

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Submitted by Lighting Associates, Inc.

Job Name:
Northwinds Summit Site B - Alpharetta

Catalog Number:
SSSB20-40A-1-B4-DBT

Notes:

Type:

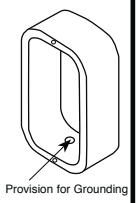
LAI17-106936

ORDERING INFORMATION Cont.

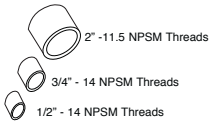
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-B-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-B-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-B-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-B-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-B-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-B-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-B-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-B-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-B-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-B-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-B-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-B-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-B-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-B-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-B-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-B-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-B-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-B-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-B-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-B-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-B-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-B-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-B-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-B-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-B-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-B-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-B-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-B-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE Factory supplied template must be used when setting anchor bolts. Beacon Products will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

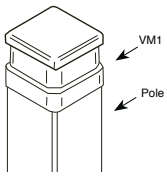
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

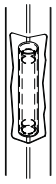


VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



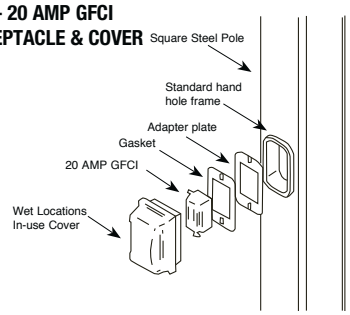
Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODE

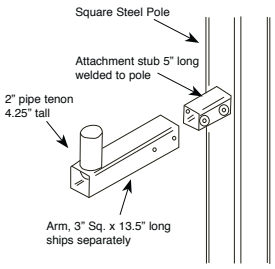
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER

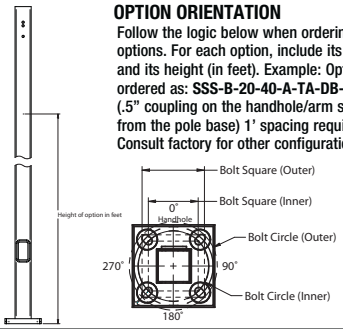


MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-B-20-40-A-TA-DB-C07-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult http://www.beaconproducts.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL0I0022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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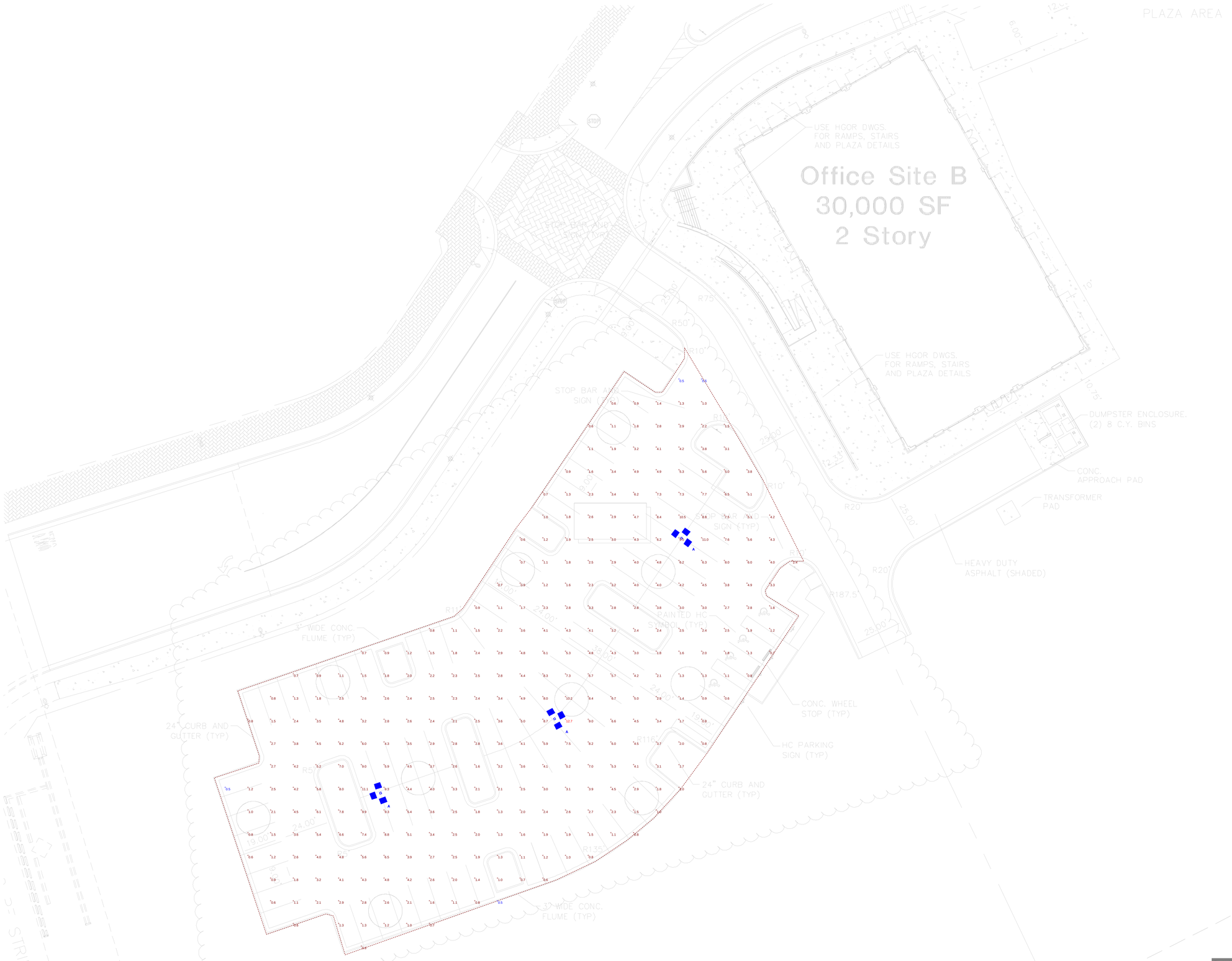
HUBBELL Lighting



Plan View

Scale - 1" = 16ft

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Calc Zone #1	+	3.3 fc	12.7 fc	0.5 fc	25.4:1	6.6:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Hubbell Lighting Inc. dba Beacon Products	VPS-60L-136-5K7-4	SSS 20ft Pole	X-70-CRI	1	VPS-60L-136-5K7-4.ies	14785	0.95	406.749

Northwinds Summit Site B - Alpharetta

Designer
Ryan Womack
Date
10/18/2017
Scale
Not to Scale
Drawing No.

Summary

- Design Review Board Members Present
    - Richard Kramer(Chairman)
    - Roger Brown (Vice- Chairman)
    - Pat Corkill
    - Frank Schwing
    - Dick Debban
    - Kim Matherly

- Design Review Board Members Absent
- Scott Doll
- Tom Le Cain

DRB170050 Northwinds Summit Haynes Bridge @ 400

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

There was discussion of:

- Condition #12 15′ sidewalk
- Alpha Lop Streetscape Section A –
    - 12′ path with 6′strip
    - DRB preference of Utility Lines being outside of Landscape.
    - Irrigation Lines
    - Still in discussion with Staff on Materials

- Streetscape Section B –

        - 6′ – 9′ sidewalk
        - Branded as Trail Differential by color, finish, texture to feel like its own experience through the development
    - Streetscape Section C-
        - ′ Comfort Strip′ curb for on street parking
    - Streetscape Section D
    - Streetscape Section E
    - Streetscape Section F
    - Layout Plan Parallel Parking Zone North and South
        - Stone Cobble is pedestrian, section between the trees
        - Thermoplastic Centerline parking to delineate between pedestrian may not remain
        - Still in discussion on spacing of medallions
    - Alpha Loop Path-
        - Rest Area due to Terrain of Site in front of for sale homes.
        - Grade changes
        - Design Elements
            - Materials, Spacing to follow trail requirements
        - Street Lighting
            - Crosswalk
            - Staggering of Lights
        - Signage Character
        - Site Furnishings –
            - DRB encouraged materials other than wood
        - Hardscape Finishes

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

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

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

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

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

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

HGOR POPE & LAND ENTERPRISES, INC.

NORTHWINDS SUMMIT

DESIGN GUIDELINES

Alpharetta, GA September 29, 2017

SHEET INDEX:

I. MASTER PLAN

II. INFRASTRUCTURE IMPROVEMENTS PLAN

A. STREETSCAPE SECTION KEY PLAN
1. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'A'
2. STREETSCAPE SECTION TYPE 'B'
3. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'C'
4. STREETSCAPE SECTION TYPE 'D'
5. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'E'
6. STREETSCAPE SECTION TYPE 'F'

B. STREETSCAPE LAYOUT PLANS
1. PARALLEL PARKING ZONE NORTH
2. PARALLEL PARKING ZONE SOUTH
3. RAISED LANDSCAPE PLANTER ENLARGEMENT
4. ALPHA-LOOP PATH
5. ALPHA-LOOP PATH - DESIGN ELEMENTS

C. LIGHTING LAYOUT PLAN
1. STREET LIGHTING

D. SIGNAGE CHARACTER

E. SITE FURNISHINGS

F. HARDSCAPE FINISHES

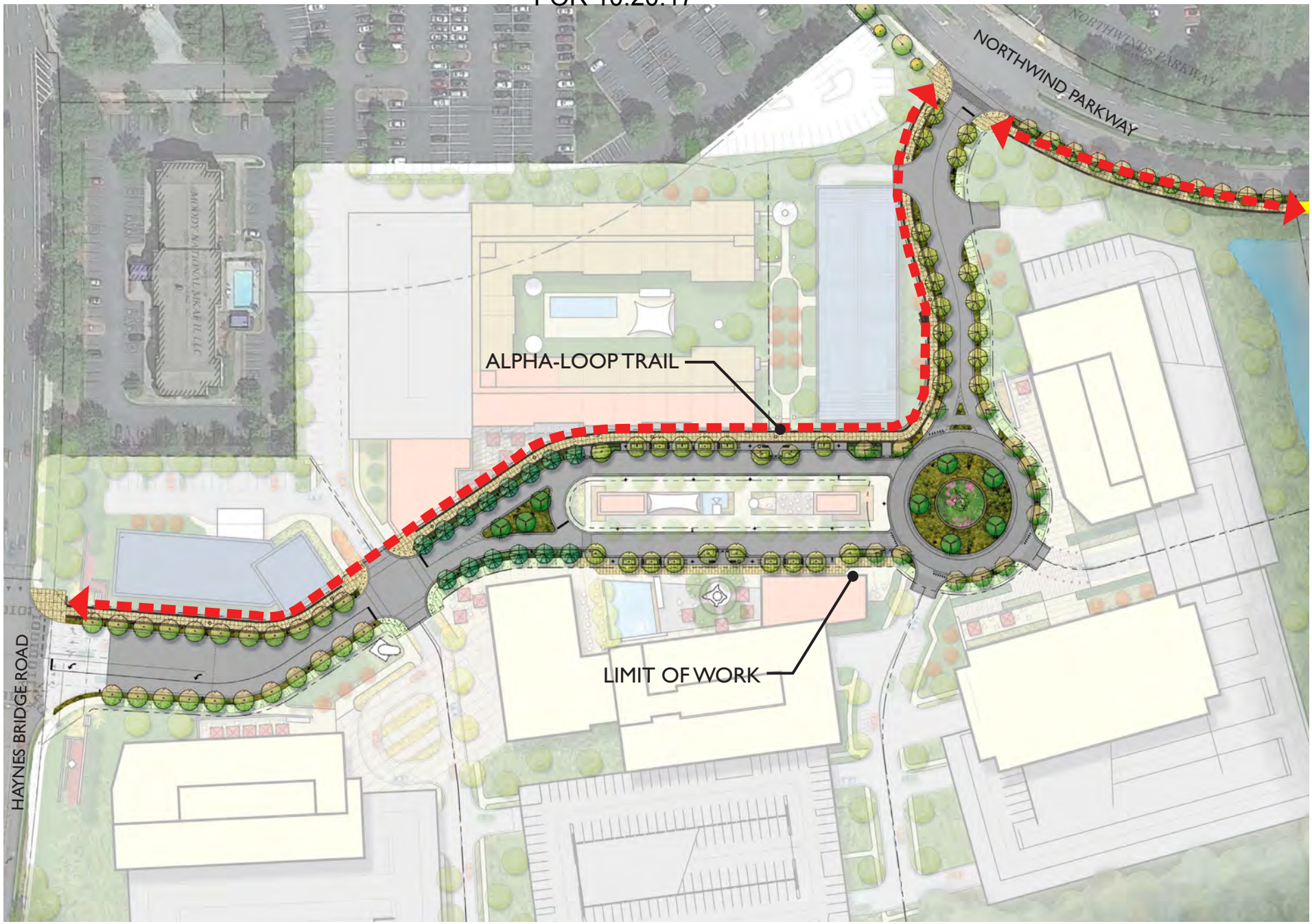
G. LANDSCAPE PALETTE
1. SHADE & FLOWERING TREES
2. SHRUBS, PERENNIALS & GROUND COVERS

PREVIOUSLY SUBMITTED DOCUMENTS FOR 10.20.17

HGOR POPE & LAND ENTERPRISES, INC.

MASTER PLAN

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17



HGOR POPE & LAND ENTERPRISES, INC.

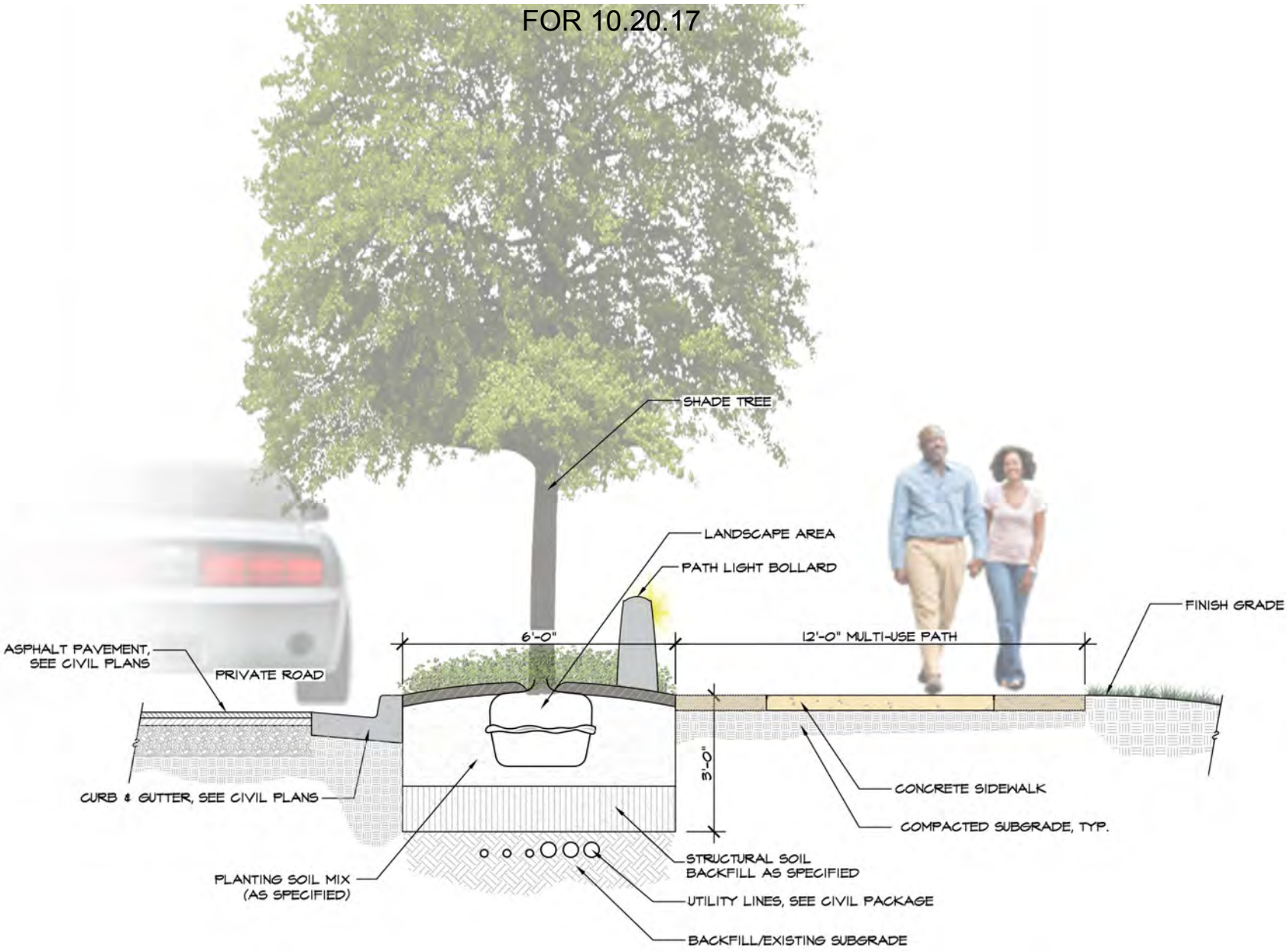
INFRASTRUCTURE IMPROVEMENTS PLAN

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
STREETSCAPE SECTION KEY PLAN

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

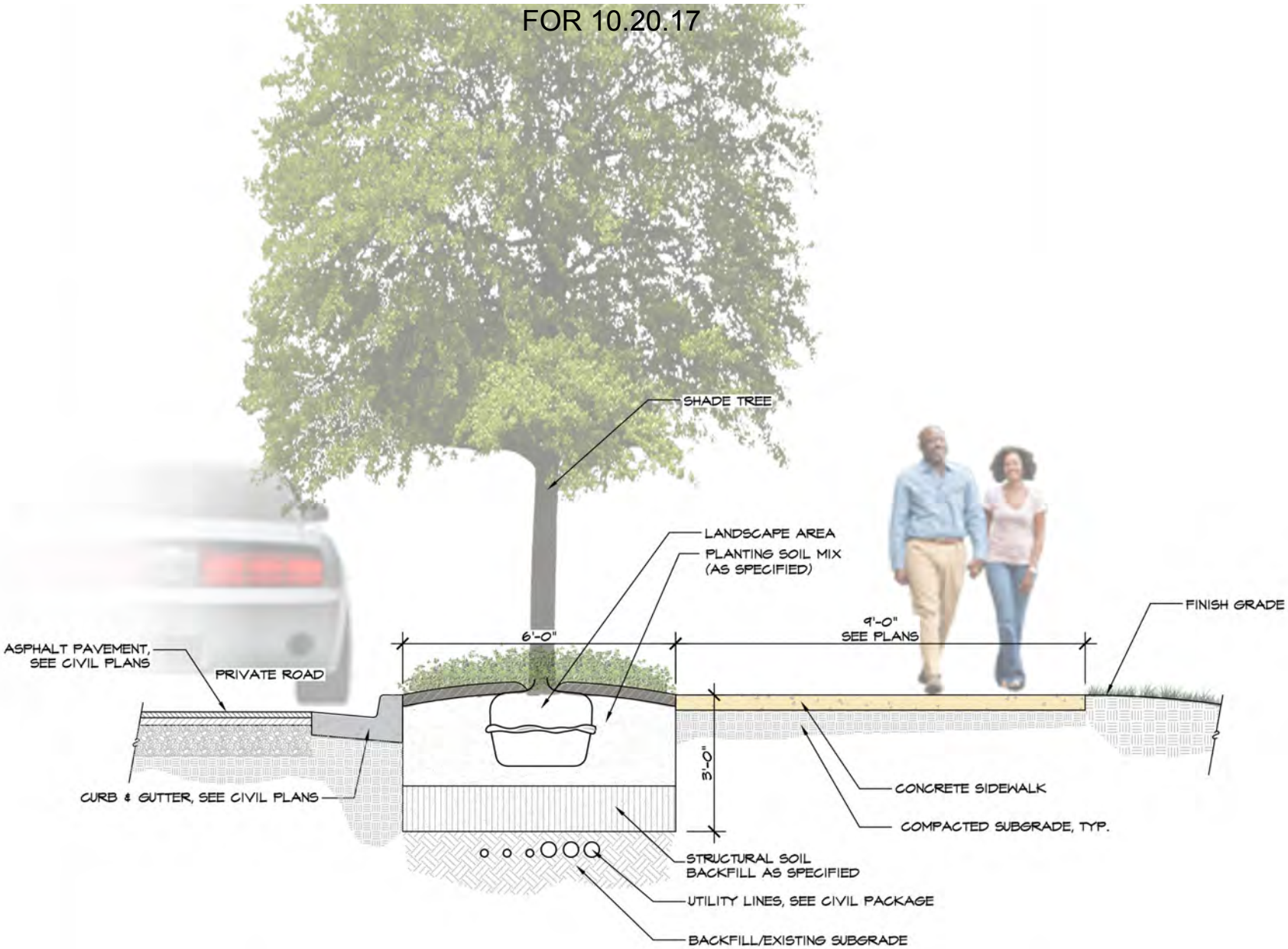


HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

ALPHA-LOOP - STREETSCAPE SECTION TYPE 'A'

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17



HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
STREETSCAPE SECTION TYPE 'B'

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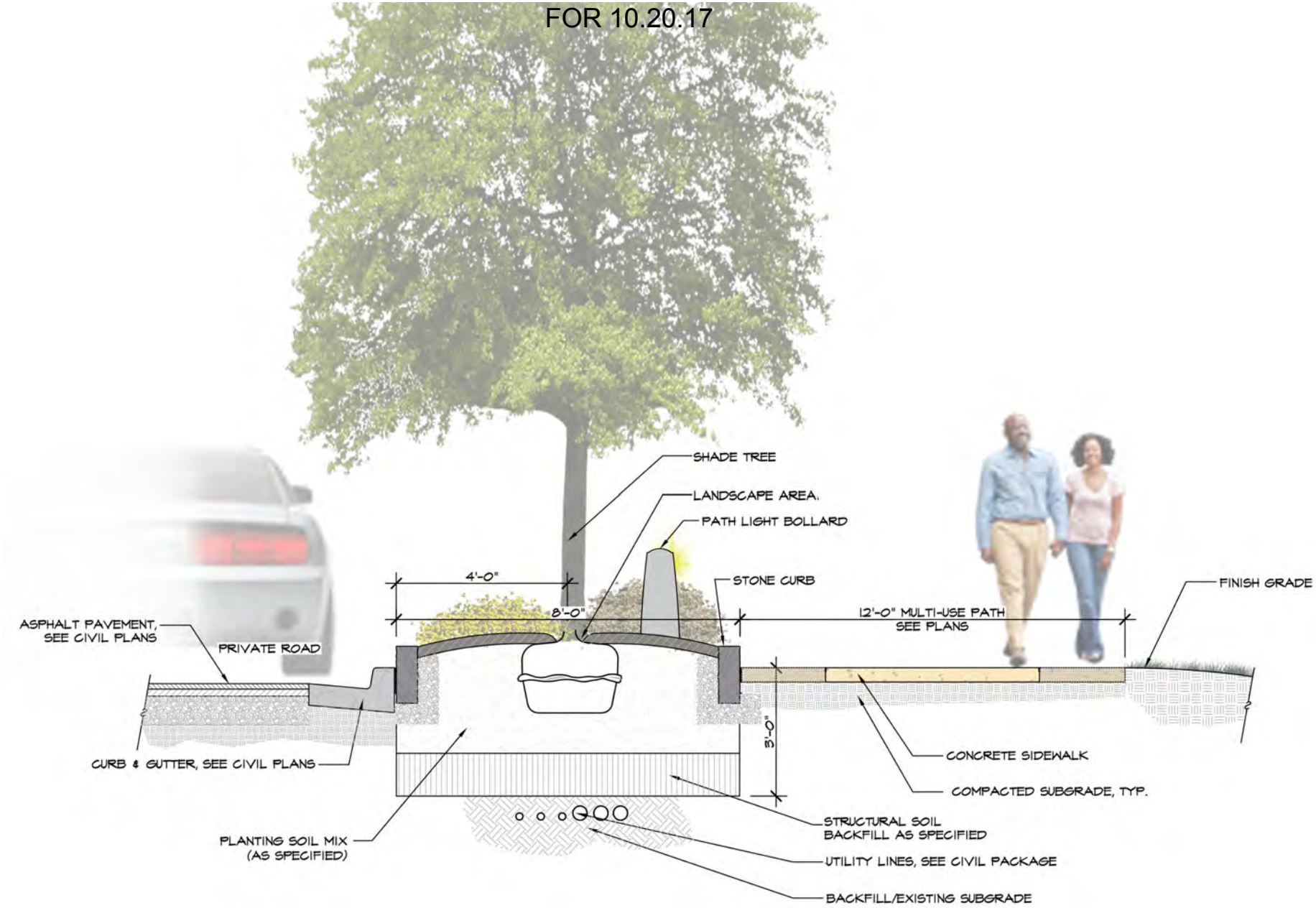
FOR 10.20.17



HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

ALPHA-LOOP - STREETSCAPE SECTION TYPE 'C'

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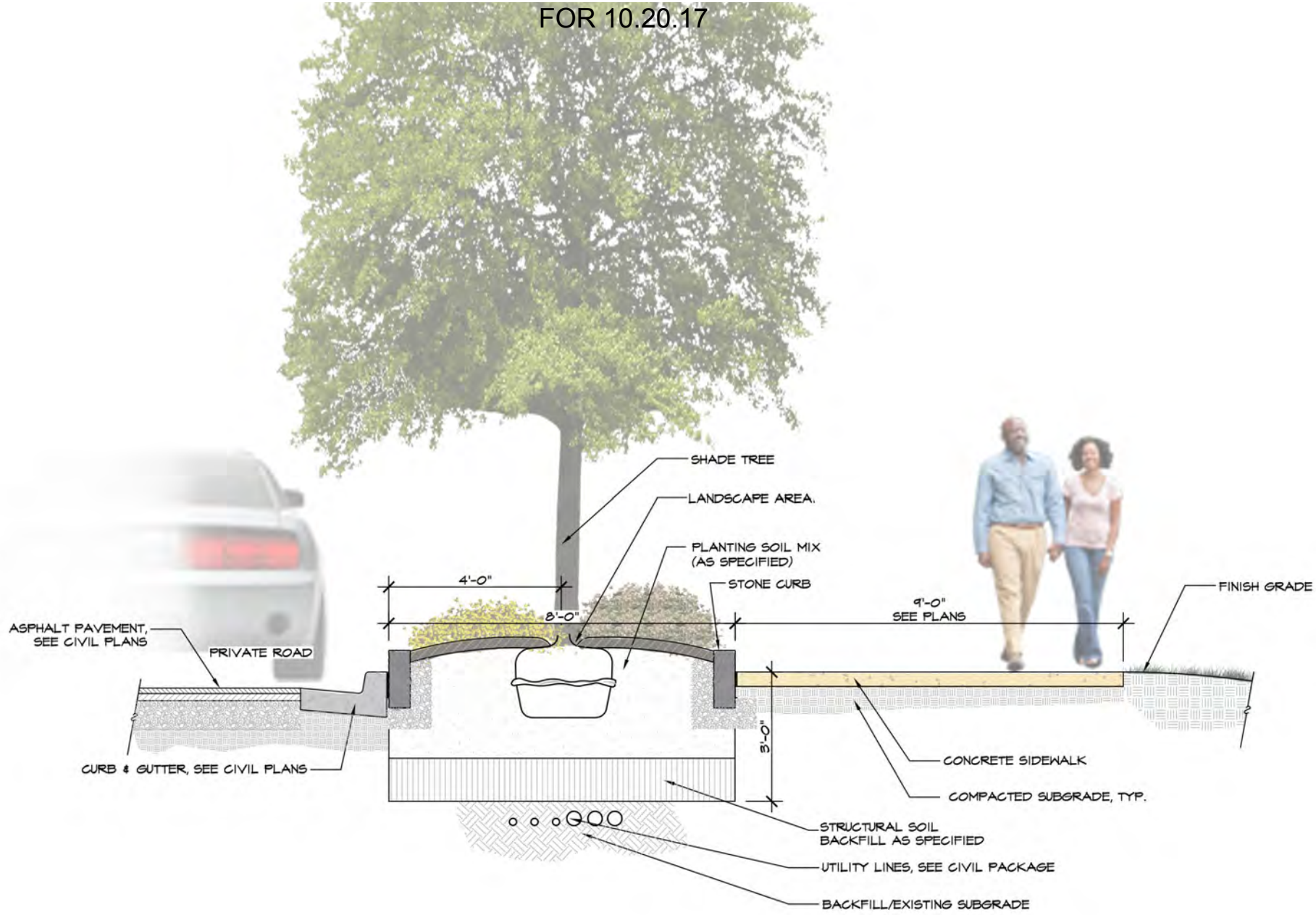
FOR 10.20.17



HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
STREETSCAPE SECTION TYPE 'D'

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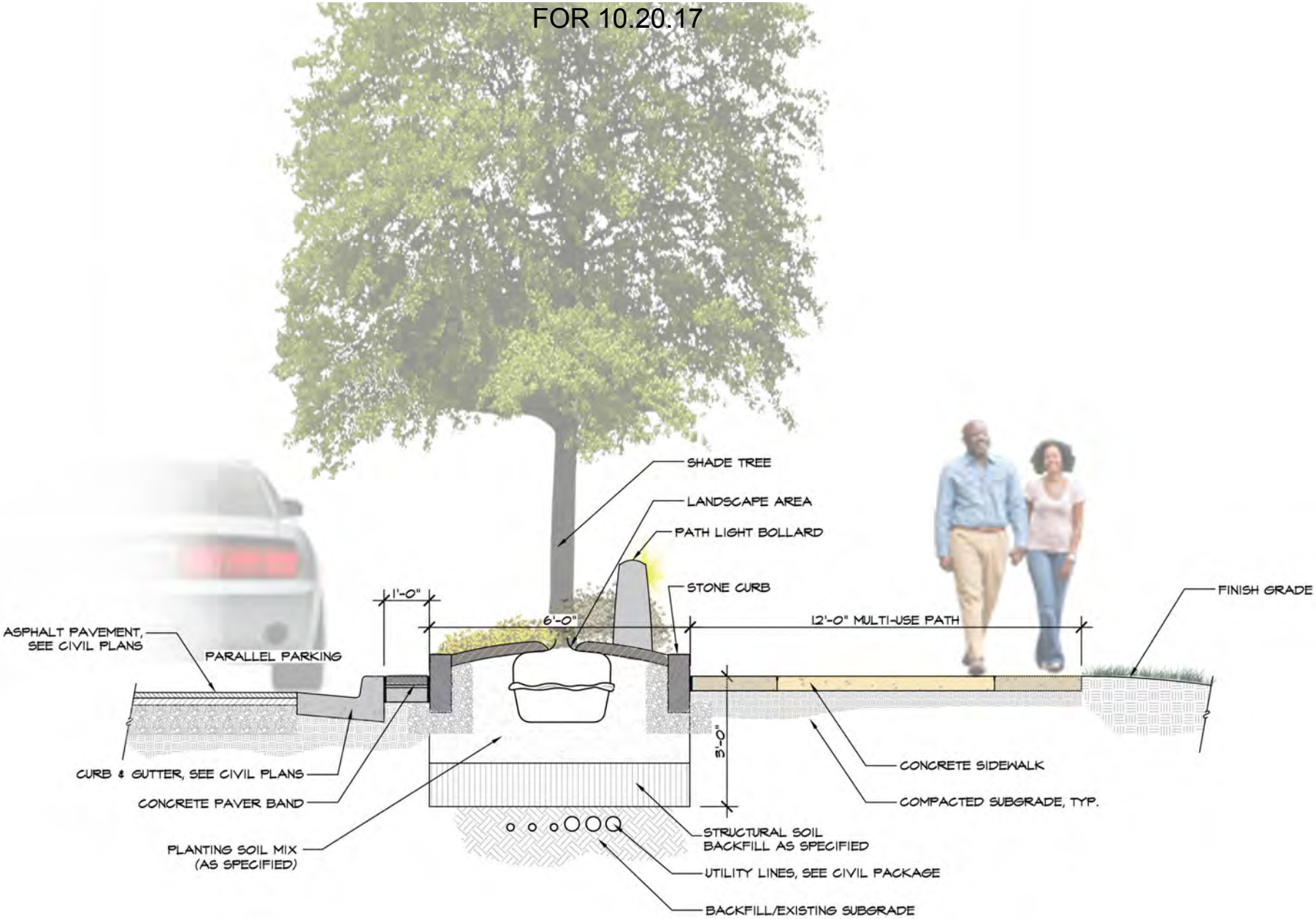
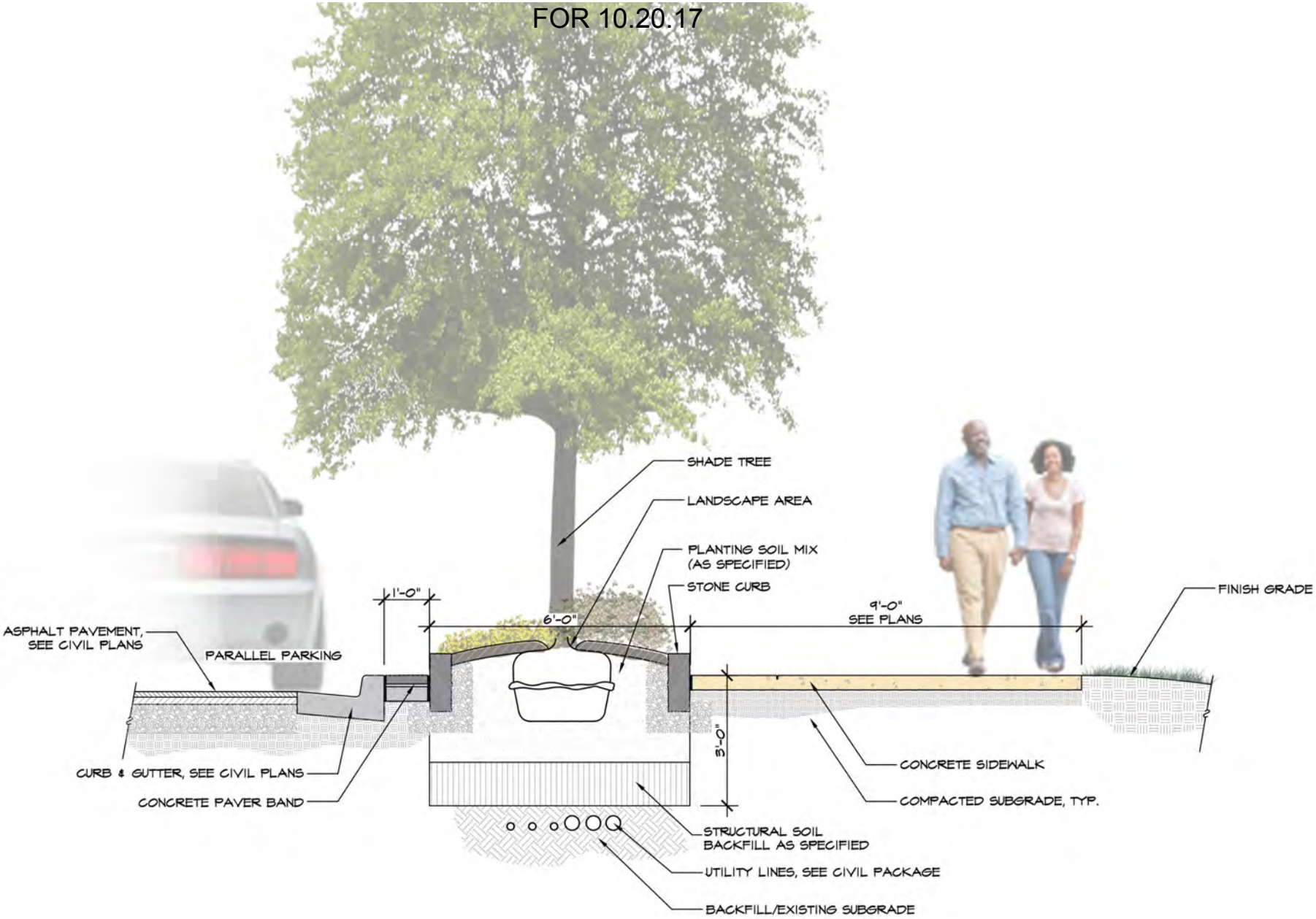
FOR 10.20.17



HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

ALPHA-LOOP - STREETSCAPE SECTION TYPE 'E'



HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
STREETSCAPE SECTION TYPE 'F'

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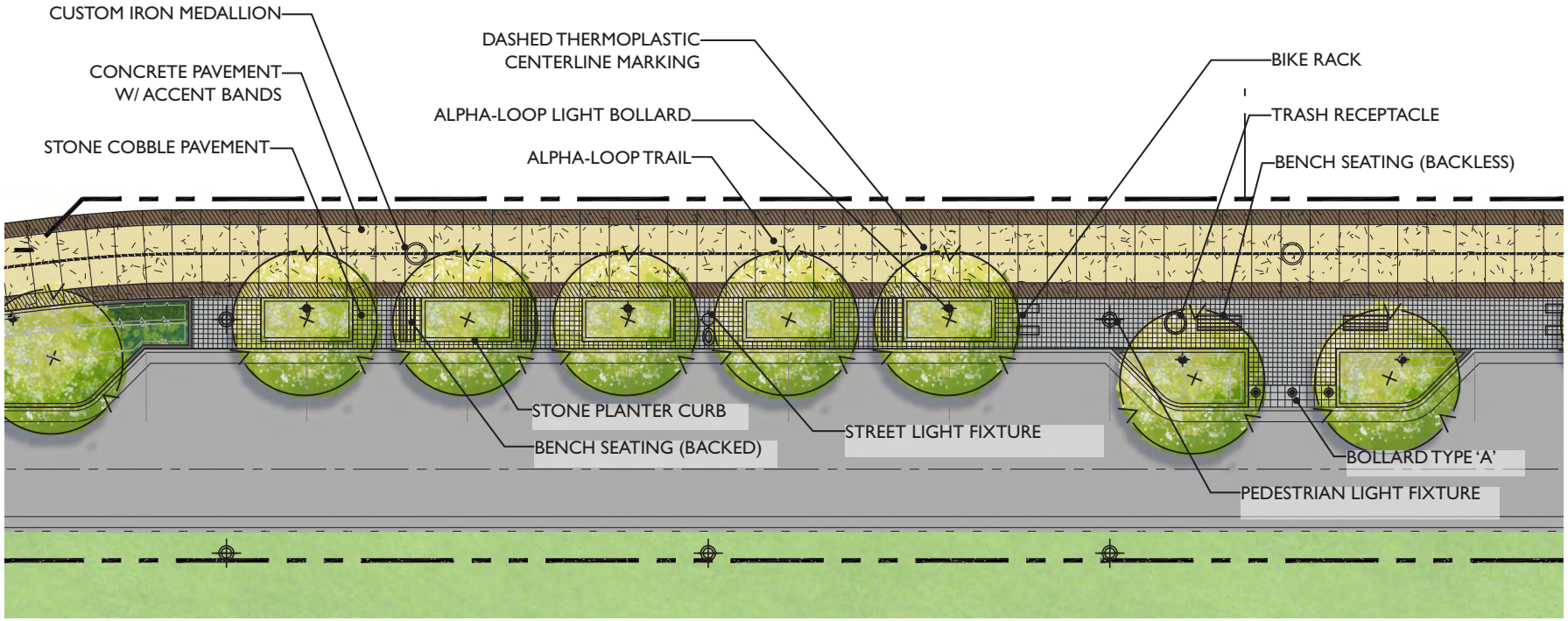
FOR 10.20.17



SITE PLAN

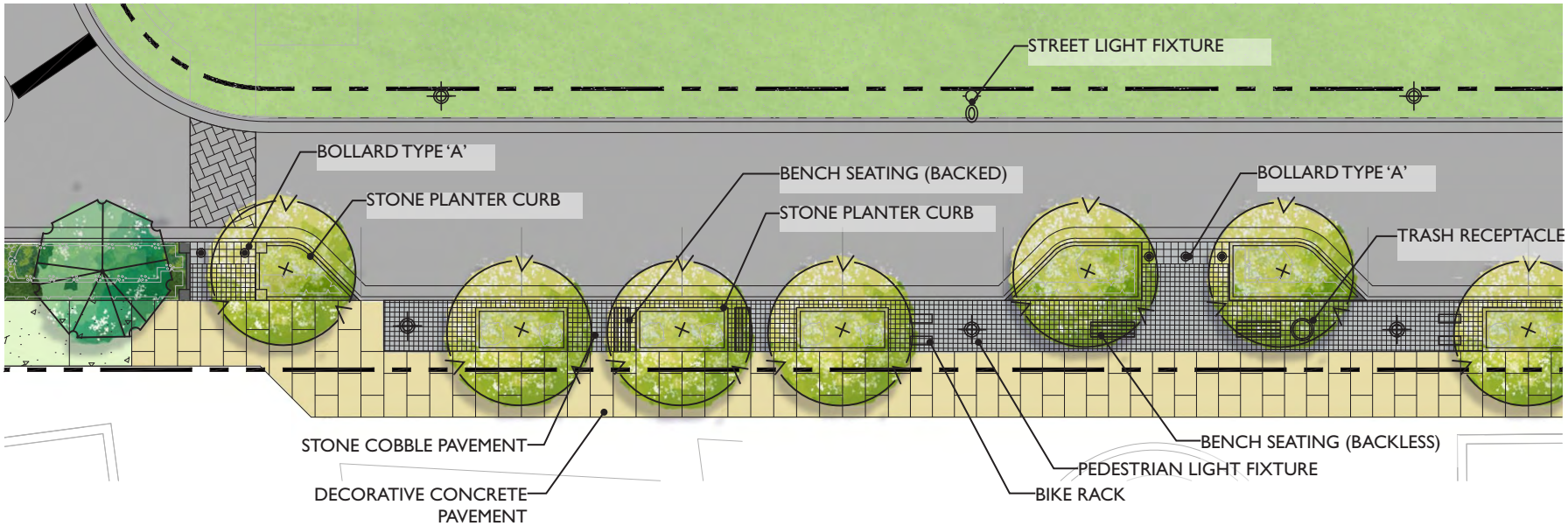
KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

LAYOUT PLAN - PARALLEL PARKING ZONE NORTH

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17



SITE PLAN

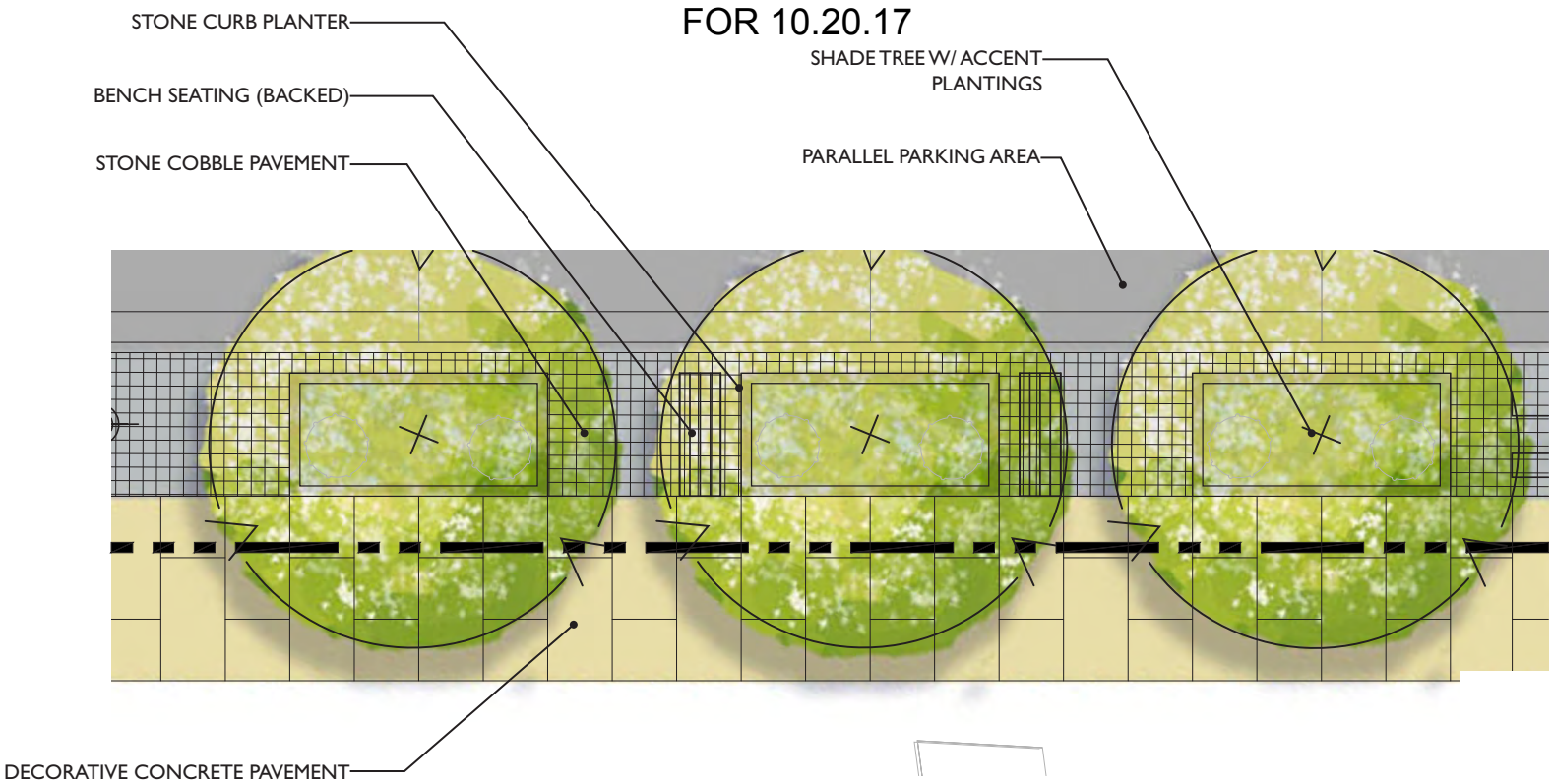
KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

LAYOUT PLAN - PARALLEL PARKING ZONE SOUTH

PREVIOUSLY SUBMITTED DOCUMENTS FOR 10.20.17



SITE PLAN

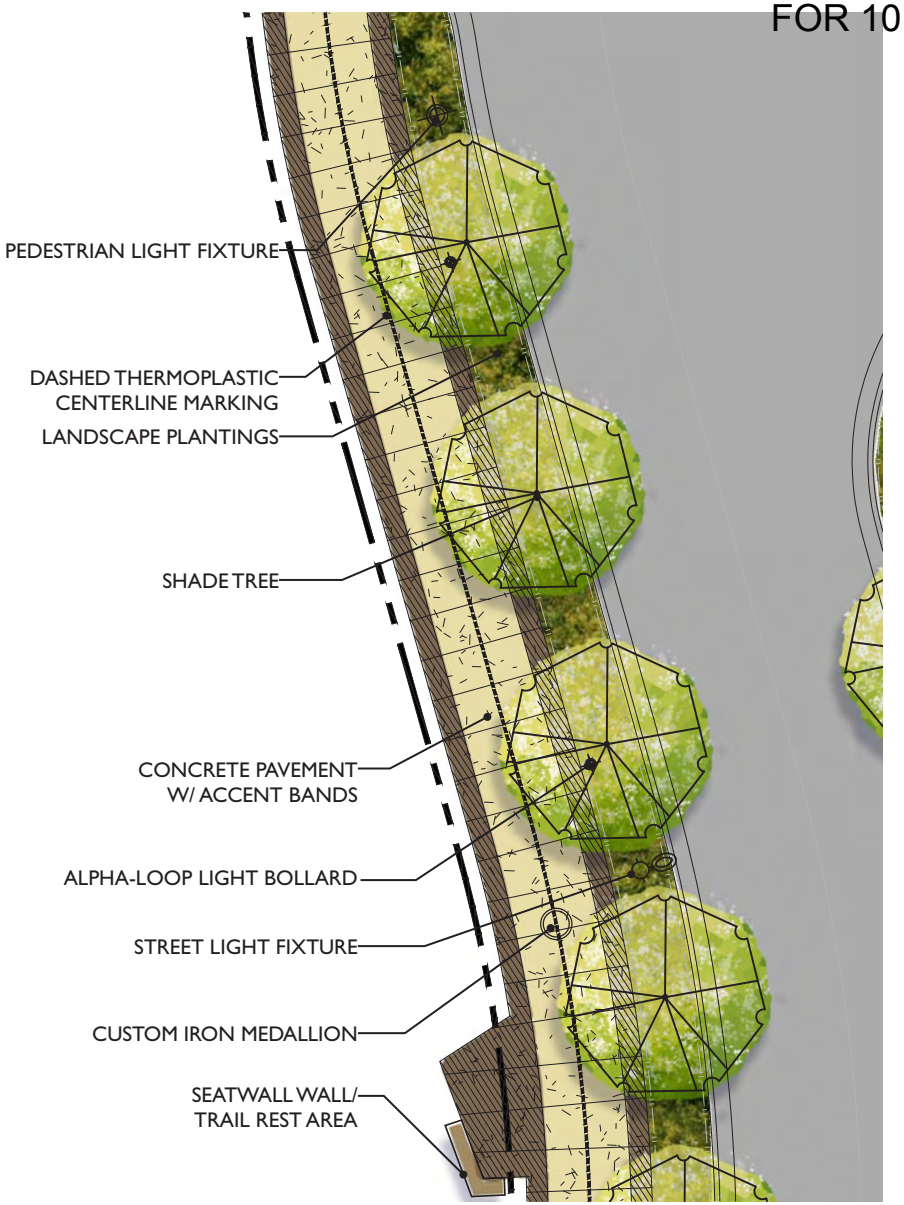
KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

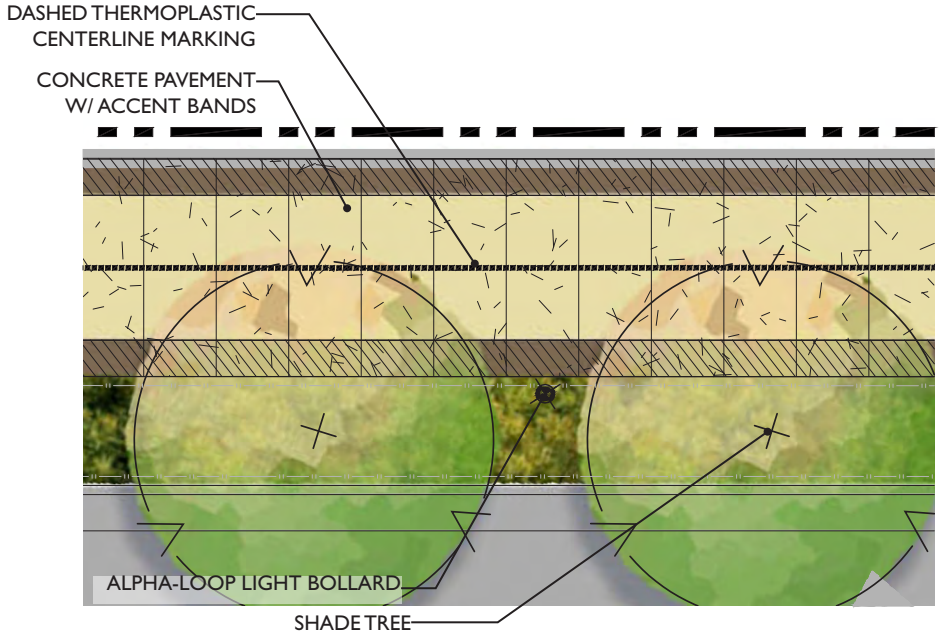
INFRASTRUCTURE IMPROVEMENTS

LAYOUT PLAN - RAISED LANDSCAPE PLANTER ENLARGEMENT

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17



SITE PLAN



ALPHA-LOOP PARTIAL PLAN

KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
LAYOUT PLAN - ALPHA-LOOP PATH

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

ALPHA-LOOP LIGHT BOLLARD

SISTEMALUX - REEF 180 BOLLARD - 26" HT

DECORATIVE CONCRETE:

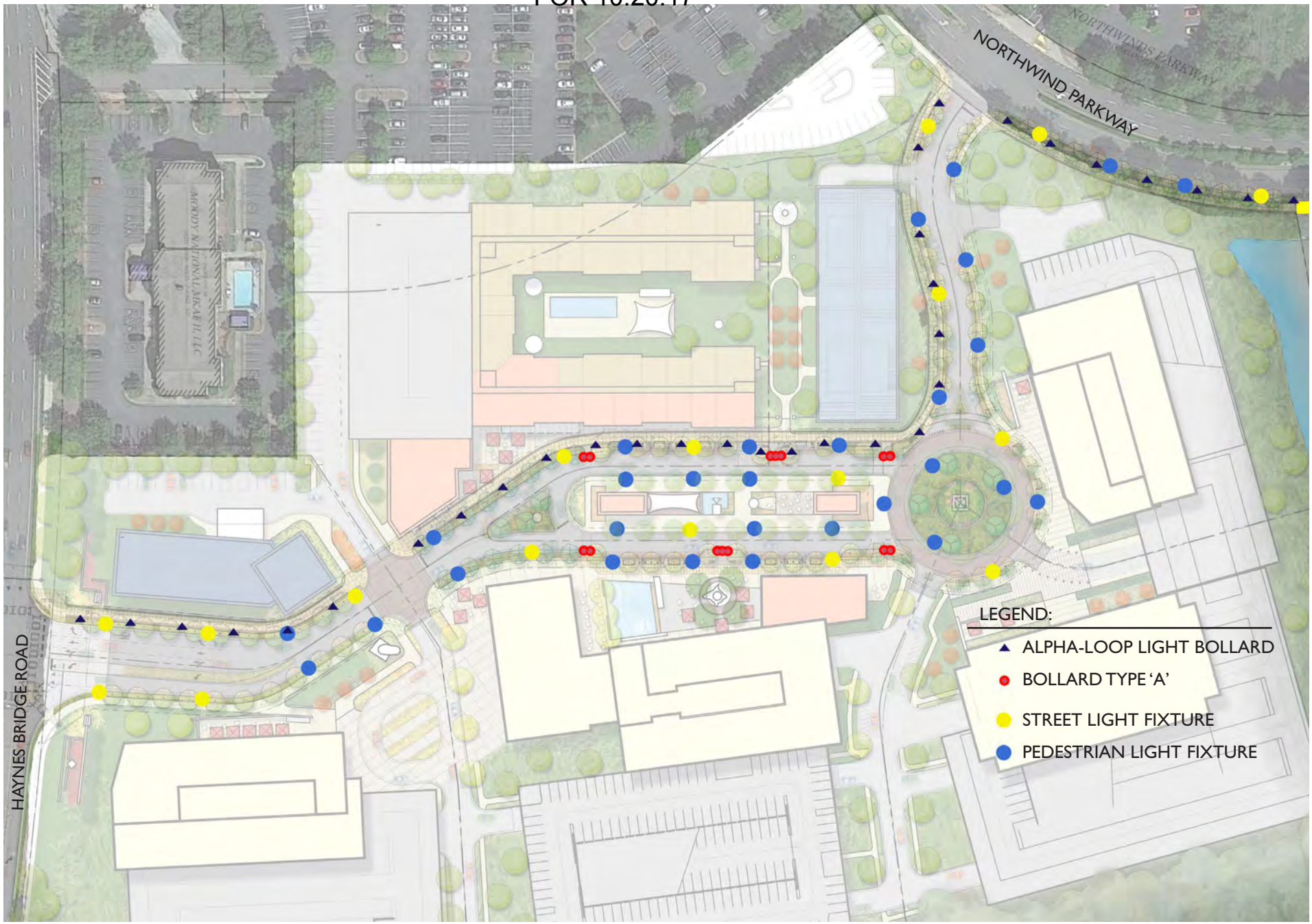
INTEGRAL COLOR W/ BLACK BEAUTY AGG. & RETARDANT FINISH

*CONCRETE FINISH EXAMPLE; EXPOSED AGGREGATE MIX TO BE A VARIETY OF INTEGRAL COLORS; CHARCOAL/GRAY CEMENT AS SHOWN

TRAIL MARKER:

CUSTOM IRON MEDALLION; ALPHA-LOOP LOGO GRAPHIC: +/-24" DIA.

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17



HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
LIGHTING LAYOUT PLAN

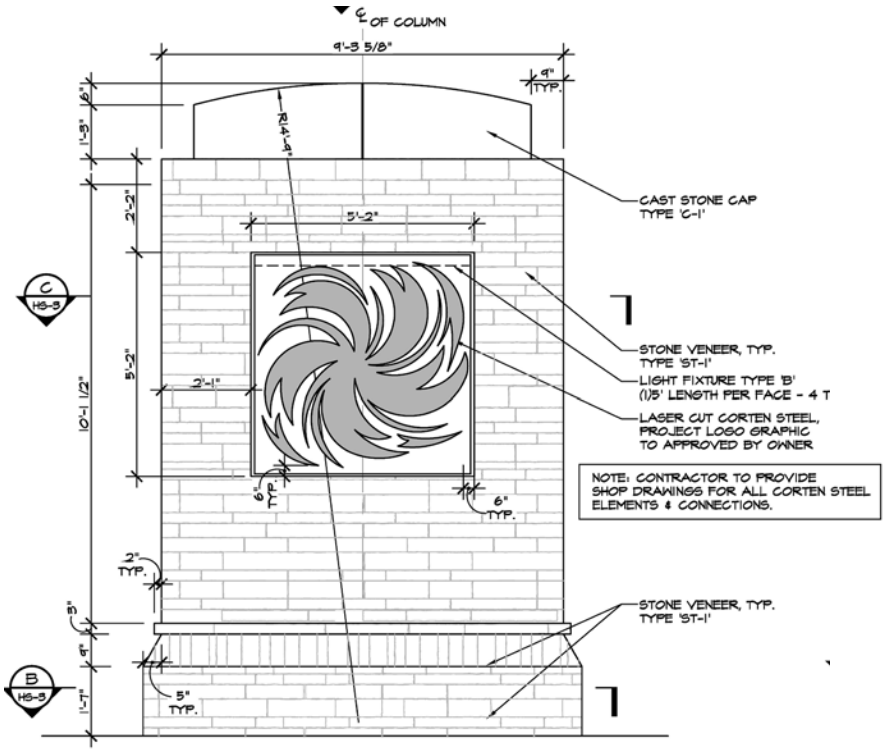
PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

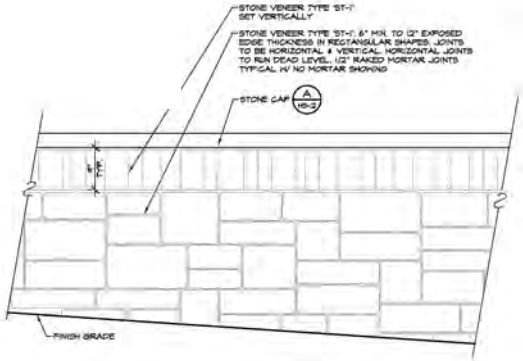
PEDESTRIAN LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD

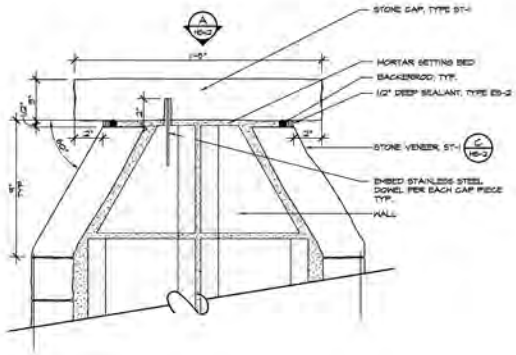
STREET LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

MATERIALS:
- NATURAL STONE VENEER - CRAB ORCHARD / SILVARA STONE COMPANY)
- ALUMINUM METAL PANELS - OPTION SIGNS & ENVIRONMENTAL GRAPHICS - HEAVY RUST FINISH
- CAST STONE CAP - CONTINENTAL CAST STONE COLOR 1101 S
- LOGO/TEXT BY OWNER







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INFRASTRUCTURE IMPROVEMENTS
SIGNAGE CHARACTER

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK

BOLLARD:
FORMS & SURFACES - LIGHT COLUMN BOLLARD & NON-ILLUMINATED

BOLLARD TYPE 'A'

BOLLARD TYPE 'B'

BENCH:
FORMS & SURFACES - KNIGHT BENCH

BACKLESS

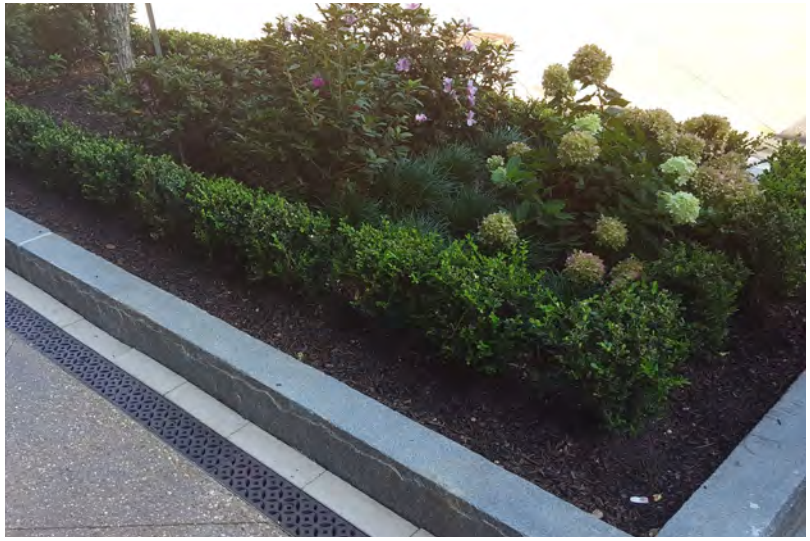
BACKED

TRASH RECEPTACLE:
FORMS & SURFACES - UNIVERSAL LITTER & RECYCLING

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

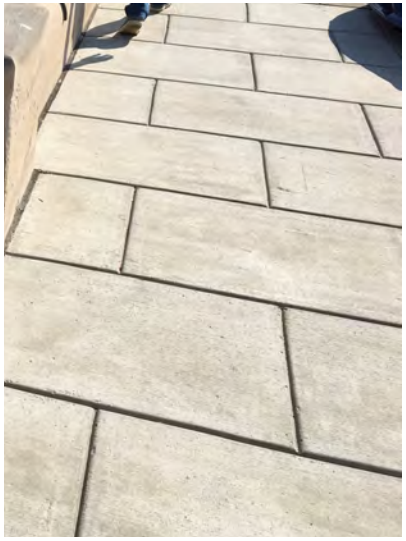
PLANTER CURB:

6" WIDE X 6" HEIGHT GRANITE CURB



CONCRETE SIDEWALK:

INTEGRAL COLOR W/ BLACK BEAUTY AGG. & RETARDANT FINISH



*SCORE PATTERN EXAMPLE;
3/4" TROWEL JOINT

*CONCRETE FINISH EXAMPLE;
EXPOSED AGGREGATE MIX TO BE
A VARIETY OF INTEGRAL COLORS;
CHARCOAL/GRAY CEMENT AS
SHOWN

ACCENT PAVER:

COBBLESTONE PAVER - GEORGIA GRAY GRANITE

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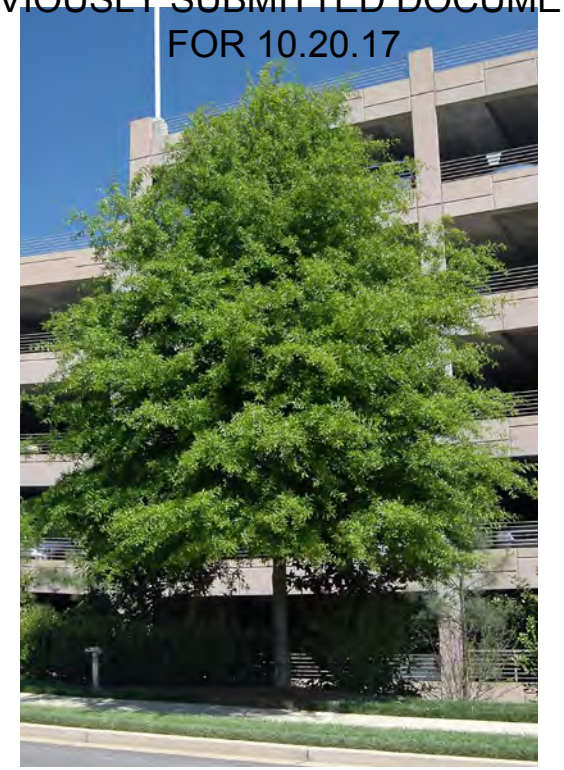
UPRIGHT EUROPEAN HORNBEAM



HIGHTOWER WILLOW

AUTUMN GOLD BALD CYPRESS

AUTUMN GOLD GINKGO

PRINCETON ELM

AUTUMN BRILLIANCE SERVICEBERRY

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INFRASTRUCTURE IMPROVEMENTS

LANDSCAPE PALETTE - SHADE & FLOWERING TREES

PREVIOUSLY SUBMITTED DOCUMENTS
FOR 10.20.17

WINTERGREEN BOXWOOD

DHARUMA HYDRANGEA

GOLDSTRUM BLACK-EYED SUSAN

MT. AIRY FOTHERGILLA

ARKANSAS BLUESTAR

ASIAN JASMINE

OGON SWEET FLAG

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

LANDSCAPE PALETTE - SHRUBS, PERENNIALS & GROUND COVERS