



DESIGN REVIEW BOARD SEPTEMBER 21, 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 8.17.18**
- VII. PUBLIC HEARING**
 - 1. 09:10 - 09:20 DRB180053 Vitality Bowls 364 Commerce St
review sidewalk furniture**
 - 2. 09:20 - 09:40 DRB180054 SunTrust Bank 6499 North Point Pkwy
review exterior modifications, signage**
 - 3. 09:00 - 09:10 DRB160072 1 South Main 1 South Main
review painting the remainder of building and window replacement**
 - 4. 09:40 - 10:30 DRB180042 Kimball Plaza 11380 State Bridge Rd
review new construction**
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD AUGUST 17, 2018

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

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in **summary** form. **This is not an official record** of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review*

I. WORKSHOP

1. Kathi Cook North Point Mall

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer (Chairman)
 - o Roger Brown (Vice –Chairman)
 - o Holly Palmer
 - o Frank Schwing
 - o Pat Corkill
 - o Katie Rocco
- Design Review Board Members Absent
 - o Dick Debban
 - o Kim Matherly
 - o Tom LeCain
- Staff Present
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of July 20, 2018

- ❖ Board Member Rocco offered a motion to approve
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

VII. PUBLIC HEARING

1. DRB180052 Natural Body Spa

Applicant presented review of signage

- Existing Sign is from Cumming location that is relocating to Alpharetta
- Large cost associated with reproducing sign
- Bent Metal structure
- "Extremely 3-D"
- Soft Lighting
- DRB stated challenge is how sign fits into the space provided – not proportionate, looks forced.
- There was discrepancy of Applicant's measurement of sign vs. Staff measurements
- Applicant would like DRB to look at entire storefront not just space the sign is in.
- DRB suggested ways to possibly modify the new sign

- ❖ Board Member Corkill offered a motion to defer the application until we can get color samples and accurate measurements.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

Staff clarified that this item was not brought to the DRB for color and design. It was brought forward for the scale of the sign. Staff will email documents to DRB for approval. Applicant will represent visuals with an attestation of correct scale.

2. DRB180035 The Cooler 10800 Davis Dr.

Applicant presented a review of alterations to the location

After Discussion:

- Outdoor Tiered Seating
- Roof deck
- Removal of back pavilion
- Westside Pky Elevation
- Pedestrian Access from Westside
- Davis Dr. extension elevation
- Building lighting
- Photometrics
- Landscape

❖ Vice Chairman Brown offered a motion to conceptually approve the site plan as presented today and we approve as it applies only to the core & shell, the elevations and materials being shown and passed around today, the numbers being submitted to Staff.

- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

There was discussion during the motion that Applicant will provide locations and specifics on the materials to Staff for approval.

Landscaping, trellis and signage will return to DRB.

3. DRB180038 5005 Windward

Applicant presented review of new construction.

After discussion:

Landscape plan –

- Removed most trees along streetscape except for one cherry tree, added crepe myrtles for color.
- Route 9 landscaping proximity to power lines
- Screening of rear to property

- Main Street side parking spots removed, added foundation planting bed
- Added planting bed to rear
- Drive-thru side knock-out roses were replaced with evergreens and gardenias
- Islands on Windward Pky elevations will have outdoor seating
- Detectable Barriers
- Furniture and Signage to return to DRB

Elevations:

- Presented before and after Elevations
 - Varying Height
 - Dark bronze awnings- did not have a sample
 - Brought masonry samples
 - Discussion of Signage area
 - Drive thru side stacked stone at the base with brick column
 - Other side large canopy, stacked stone at base, light brown brick material
 - Parapet covers HVAC units
 - DRB asked if Site Line Study had been done
-
- Board Member Schwing offered a motion to approve the elevations and materials as submitted today with the clarification that the awning approval will occur with sign approval in the future.
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (6-0)

There was clarification during the motion that the awnings will all be same dark brown color.

- ❖ Board Member Corkill offered a motion to approve landscaping as submitted today with the condition that the serviceberry flanking the existing cherry be changed to cherry trees to match the existing tree
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

After presentation and discussion:

- ❖ Board Member Schwing offered a motion to approve the site plan, elevation and materials as submitted today with the following clarifications: the LED tube lights will be fully shielded as shown in the meeting today, the ceiling inside the tower will get a different treatment, either the reclaimed wood or a similar looking product details to be approved by Staff
- The motion received a second from Board Member Brown
- The motion was approved by a vote (5-1) (Palmer)

There was discussion during the motion that the intent of the different treatment inside the tower is to match the barn wood.

Landscape Comments:

- Relationship of landscape to Valvoline side
 - Concern with lack of evergreens
 - Concern with Black Eyed Susan
 - Outdoor concrete pavement area is "bare bones", need to soften sidewalk wall, steps
-
- ❖ Board Member Corkill offered a motion to defer landscaping based on today's comments of adding more evergreen planting, adding trees to the concrete pavement area, and other comments mentioned in discussion
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)
-
- ❖ Vice-Chairman Brown offered a motion to approve site lighting as presented in today's packet
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

5. DRB180050 Chiringa 34 South Main St

Applicant presented review of exterior furnishings

- ❖ Board Member Corkill offered a motion to approve Option B as submitted as submitted and presented to us today.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (4-2)(Palmer, Rocco)

Option B:

- Blue Umbrellas
- Orange cushions restricted to front chairs not on the greenspace Adirondack chairs facing the fountain
- White furniture
- Blue Planters

6. DRB180049 ATT 7900 North Point

Applicant presented review of exterior modifications

- ❖ Board Member Corkill offered a motion to approve the building signage as presented in today's packet.
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

- ❖ Board Member Corkill offered a motion regarding painting of the building and removal of goosenecks that we approve as submitted today and on the monument sign we approve with the condition that a planting of small evergreen shrubs is placed at the base surrounding the base of the sign
- The motion received a second from Board Member Brown
- The motion was approved by a vote (6-0)

- ❖ Vice Chairman Brown offered a motion to approve the building signage as presented in today's packet.
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

VIII. ADJOURNMENT

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: Vitality Bowls

Location Address: 364 Commerce Street, Alpharetta GA 30009

Mailing Address: 9030 Preston Lane

City: Suwanee State: GA Zip Code: 30024

Contact For All Notifications: Paula Sauer

Contact Telephone: 678 - 234 - 6894 Mobile Telephone: 678 - 234 - 6894

Fax: _____ Email: paulas@vitalitybowls.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpha 1-2-3 LLC

Physical Address: 4940 Long Island Drive, NW

Mailing Address: 4940 Long Island Drive, NW

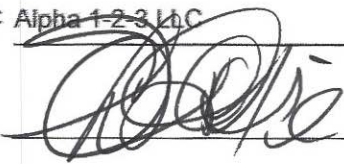
City: Sandy Springs State: GA Zip Code: 30327 -

Owner Telephone: 404- 625 - 1403 Contact Fax: - -

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

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

Owner Name (Printed): Alpha 1-2-3 LLC Date: 8-29-18

Owner Signature: 

Property Information:

Address (If Assigned) : 364 Commerce Street, Alpharetta GA 30009

Tax ID or Map Reference Number: _____

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

Existing Zoning of Property: MU Existing Uses of Property: Retail / Restaurant

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

Applicant Signature: _____ Date: 8-28-18 Print Form

Proposing two sets of aubergine bistro tables with matching chairs, and storm grey logo umbrellas for outdoor seating in front of Vitality Bowls Superfood Café. The outdoor furniture will create a cohesive look tying together the purple Vitality Bowls logo, menu board, and all around pleasing café aesthetic.





VITALITYBOWLS
• SUPERFOOD CAFÉ •



VITALITYBOWLS
• SUPERFOOD CAFÉ •



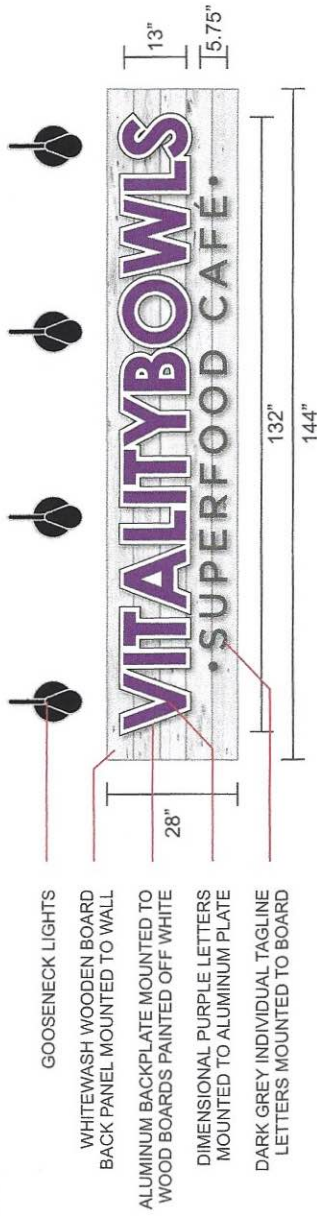




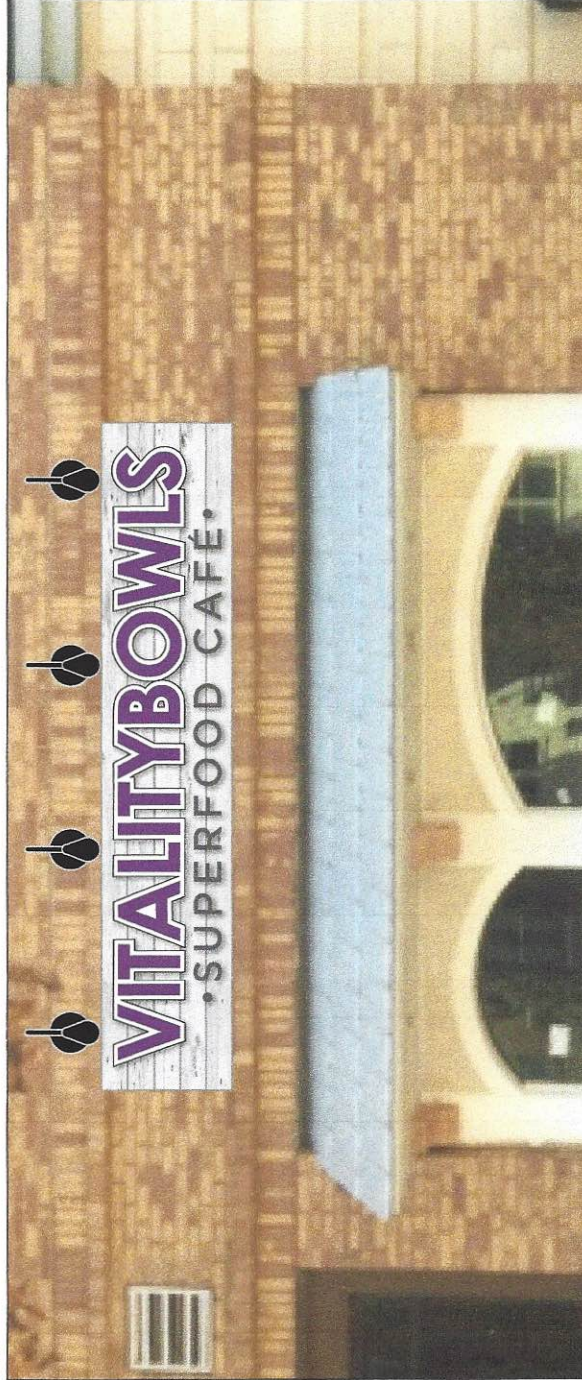
Purple Cafe Chairs in Paris - Every Day Paris

STOREFRONT SIGN - OPTION B

LAYOUT VIEW



PROPOSED VIEW



PREPARED FOR

CLIENT: Vitality Bowls
BILLING ADDRESS:
PHONE NUMBER:
CONTACT:
CONTACT EMAIL:
JOB SITE: Alpharetta

ABOUT THIS DRAWING

DATE: 07-23-2018
REV DATE: 08-27-2018
PROJECT: STOREFRONT SIGN
SCALE: 1/20 / 1/40
SQ. FT.: 25.63
DESIGNER: SL

APPROVAL

☐ YES, APPROVED AS PRESENTED.
APPROVED BY: _____ DATE _____
SIGNATURE _____
☐ NOT APPROVED, REQUIRED CHANGES: _____

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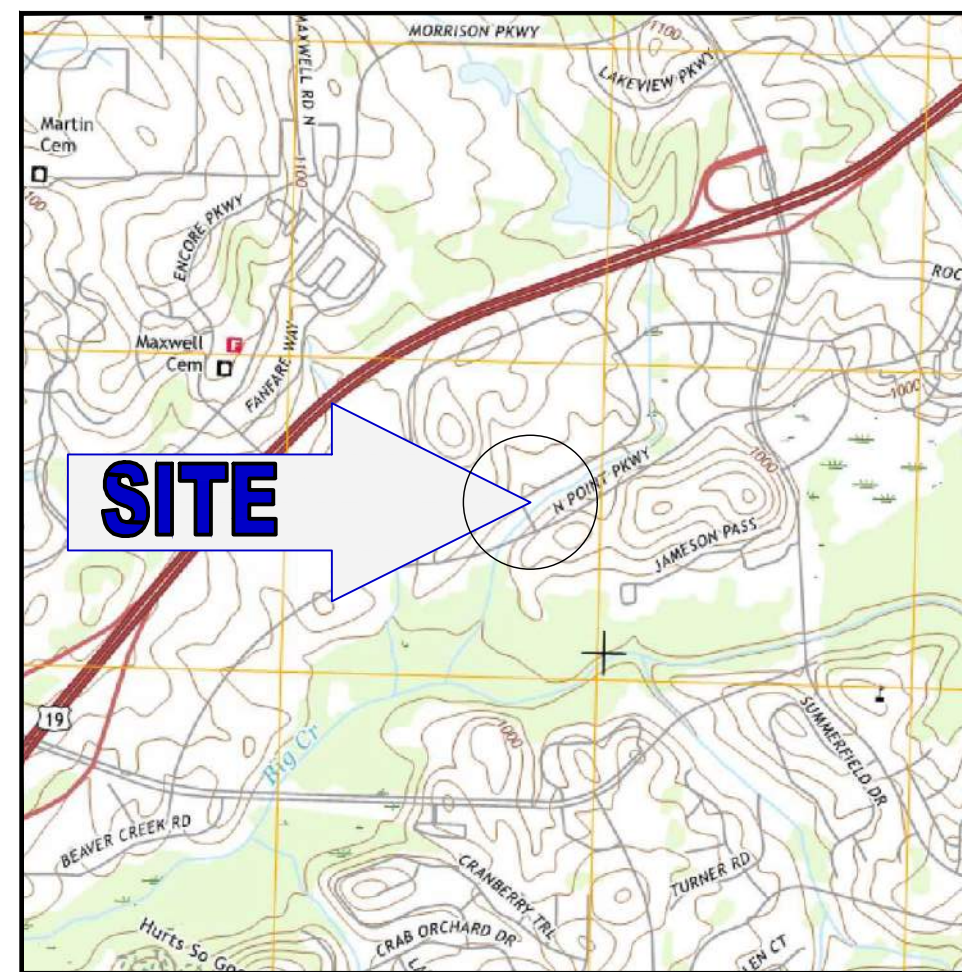
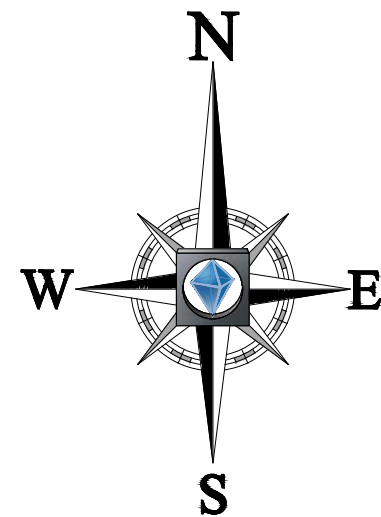


www.BlackDogSignCompany.com
5510 McGinnis Ferry Road, Suite C
Alpharetta, GA 30005
888.885.7446

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY. (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS. (IF APPLICABLE)
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE S.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT 678-297-6070.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
18. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
19. LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUEL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
20. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF ONE (1) YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

SUNTRUST

6499 NORTH POINT PKWY, CITY OF ALPHARETTA
DISTRICT 1, SECTION 2, LOTS 701, 702, 741 & 472
FULTON COUNTY, GA



LOCATION MAP
SCALE: 1" = 2,000'
PLAN REFERENCE: USGS

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1.0
GENERAL NOTES AND LEGEND	C-2.0
TOPOGRAPHIC SURVEY (BY OTHERS)	C-3.0
EXISTING & DEMOLITION PLAN	C-3.1
SITE PLAN & GRADING	C-4.0
LANDSCAPE PLAN	C-4.1
DETAIL SHEET	C-5.0-C-5.1

THE PURPOSE OF THIS PLAN SET IS TO UPDATE THE EXISTING NON COMPLIANT ADA PARKING SPACES AND ADA PATH OF TRAVEL TO MEET THE CURRENT ADA ACCESS STANDARDS.

OWNER
SUNTRUST BANK
303 PEACHTREE ST
ATLANTA, GA 3030
(800) 786-8787

DEVELOPER
GENSLER & ASSOCIATES INC.
999 PEACHTREE STREET NE SUITE 1400
ATLANTA, GEORGIA 30309
YASMIN BHOMBAL
404.507.1012

BOHLERTM
ENGINEERING

**211 PERIMETER CENTER PKWY NE,
SUITE 1070
ATLANTA, GEORGIA**
Phone: (678) 695-6800
GA@BohlerEng.com
CONTACT: BRETT BUCKLAND

IMPERVIOUS AREA SUMMARY	
DESCRIPTION	AREA (ACRES)
TOTAL EXISTING IMPERVIOUS AREA	0.82± (60%)
TOTAL PROPOSED IMPERVIOUS AREA	0.82± (60%)
TOTAL PARCEL AREA	1.37±

DISTURBED AREA SUMMARY	
DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA	1.37±
TOTAL DISTURBED AREA	0.93±

DISTURBED AREA SUMMARY	
DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA	1.37±
TOTAL DISTURBED AREA	0.93±



BOHLER
ENGINEERING

THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

BOHLER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITY AND WOMEN OWNED AND OPERATED. BOHLER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITY AND WOMEN OWNED AND OPERATED.

[illegible]

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

PROJECT No.:	GA182026
DRAWN BY:	AJC
CHECKED BY:	BAE
DATE:	09/03/2018
SCALE:	AS NOTED
CAD I.D.:	SSC

PROJECT:

_____ FOR _____



LOCATION OF SITE
6499 NORTH POINT PKWY
FULTON COUNTY
ALPHARETTA, GA 30022



**211 PERIMETER CENTER PKWY NE
SUITE 1070
ATLANTA, GEORGIA
Phone: (678) 695-6800
*GA@BohlerEng.com***

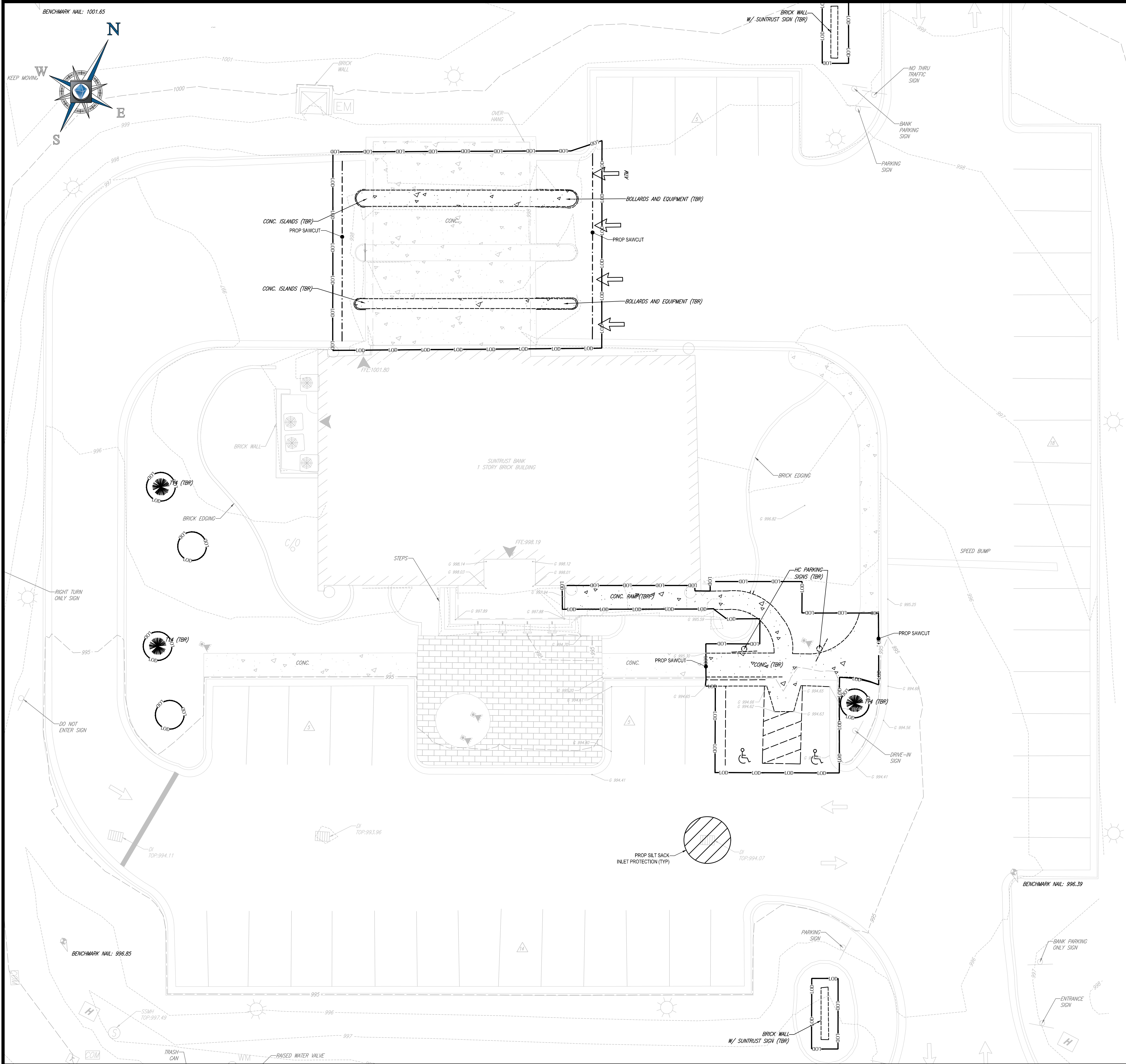


SHEET TITLE:

SHEET NUMBER:

C-1.0

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND FULL CONFORMANCE WITH ALL REGULATIONS AND CODES.



GENERAL DEMOLITION NOTES:

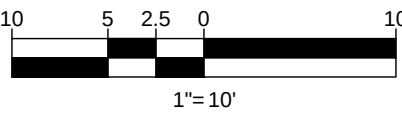
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
LAND ENGINEERING, INC.
6499 NORTH POINT PKWY, ALPHARETTA, GA 30022
TOPOGRAPHIC SURVEY
PROJECT NUMBER: 2046-023
DATED: 07/19/2018.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR:TO:
A.OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

LEGEND:

- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SAW CUT LINE (SEE NOTE 1)
- ENTRANCE TO EXISTING BUILDING
- "TBR" TO BE REMOVED
- EXISTING PARKING COUNT
- BENCHMARK

NOTES:

- SAWCUT LINES DEPICTED ON PLAN SHOULD BE CONSIDERED APPROXIMATE. LIMITS OF SAWCUT TO BE VERIFIED IN THE FIELD TO ENSURE PROPER DRAINAGE AND/ OR SLOPE. IF PRACTICAL, EXISTING SIDEWALK/CURB SHALL BE REMOVED AT NEAREST JOINT.
- (LOD SHOWN = ±4,056 SF) MILL AND OVERLAY NOT INCLUDED IN LOD
- ALL ELEVATIONS ARE RELATIVE TO BENCHMARK SHOWN.
- PEDESTRIAN AND VEHICULAR ACCESS TO THE STRUCTURE IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE INFORMATION, REPRESENTATIONS AND OPINIONS CONTAINED HEREIN ARE THE PROPERTY OF BOHLER ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

REVISIONS				
REV	DATE	COMMENT	BY	

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

ISSUED FOR PERMIT/BID

PROJECT No.: GA182026

DRAWN BY: AJC

CHECKED BY: BAB

DATE: 09/03/2018

SCALE: 1" = 10'

CAD I.D.: SSD

PROJECT: SITE ADA IMPROVEMENTS

FOR

SUNTRUST

LOCATION OF SITE
6499 NORTH POINT PKWY
FULTON COUNTY
ALPHARETTA, GA 30022

BOHLER ENGINEERING

211 PERIMETER CENTER PKWY NE, SUITE 1070
ATLANTA, GEORGIA
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA REGISTERED PROFESSIONAL
BRETT A. BUCKLAND
09/03/18

SHEET TITLE: EXISTING & DEMOLITION PLAN

SHEET NUMBER: C-3.1

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE DEPARTMENT OF JUSTICE - AMERICANS WITH DISABILITIES ACT OF 1990, CHAPTER 4 ACCESSIBLE ROUTES. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

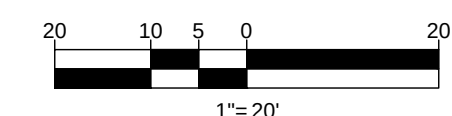
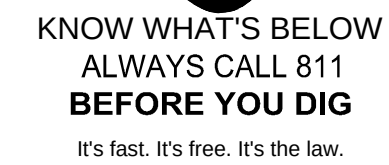
- * PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION, CURB RUMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- * LANDSCAPING - SLOPE SHALL NOT EXCEED 1:50 (2.0%) CROSS SLOPE, SIDEWALKS, DRIVEWAYS, STAIRS, RAMPAGE, AND SHALL NOT EXCEED 1:50 (2.0%) CROSS SLOPE.
- * PATH OF TRAVEL ALONG ACCESSIBLE ROUTE-SHAIP PROVIDE A 48 INCH OR GREATER UNOBSTRUCTED WIDTH
- * PATH OF TRAVEL - CARPARKS (CARPARKS) - REDUCE THIS MINIMUM WIDTH) THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE, WHERE THE PATH OF TRAVEL IS USED TO CROSS A STREET OR HIGHWAY, THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED, THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE.
- * DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5'0") WIDE, EXCEPT PERMITTED BY THE LOCAL AUTHORITY.
- * OPENING CONDITIONS (SEE ICC/ANSI A117-1:2009 AND OTHER REFERENCES INCORPORATED BY CODE).

GRADING NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE CODES, IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE AT THE CONTRACTOR'S OWN RISK.

	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED SAW CUT LINE
	PROPOSED ADA STRIPING
	ENTRANCE TO EXISTING BUILDING
	PROPOSED PARKING COUNT
	EXISTING PARKING COUNT
	LIMITS OF MILL AND OVERLAY
	FULL DEPTH ASPHALT PAVEMENT
	BLACK CONCRETE

1. GENERAL CONTRACTOR TO INSTALL IMPROVEMENTS NOT TO EXCEED 1:50 (2.0%) IN CROSS-SLOPE ALONG THE ADA ACCESSIBLE ROUTE.
2. ADA PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
3. (LOD SHOWN = $\pm 4,056$ SF) MILL AND OVERLAY NOT INCLUDED IN LOD
4. IF CONCRETE IS INSTALLED AS AN ALTERNATE OF ASPHALT WITHIN THE PARKING FIELD OR DRIVE AISLES, IT IS TO BE TINTED BLACK TO MATCH THE COLOR OF THE EXISTING ASPHALT PAVEMENT.
5. EXISTING PAVEMENT TO BE REPAVED WITH A BLACKTOP SEAL AND THEN RESTRIPE.
6. EXISTING TREES ARE TO BE TRIMMED BY OR UNDER THE DIRECTION OF AN ASI CERTIFIED ARBORIST USING ANSI A300 STANDARDS.
7. TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
8. TREES WITHIN VEHICULAR SIGHT LINES ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
9. CONTRACTOR TO ENSURE ADA STRIPING MEETS AHJ AND OWNER SPECIFICATIONS.
10. GENERAL CONTRACTOR IS TO MAINTAIN THE EXISTING RAILING AT A MINIMUM HEIGHT OF 34" AND MAXIMUM OF 38". IF THE EXISTING RAILING DOES NOT MEET THE PARAMETERS STATED THE RAILING SHALL BE REPLACED/REBUILT. SHOP DRAWINGS SHALL BE SUBMITTED TO GENSER FOR APPROVAL.
11. BUILDING, SIDEWALKS, DRIVE THRU AND CURBING IS TO BE POWER WASHED AT THE DIRECTION OF THE OWNER/OPERATOR.
12. DRIVE THRU BOLLARDS (NEW/EXISTING/REPLACED) TO BE 14" ON 4" IDEALSHIELD BOLLARD COVER IN BK BLUE. HEIGHT VARIES; REFER TO ARCH PLANS.

[illegible]

PROJECT No.:	GA182026
DRAWN BY:	AJC
CHECKED BY:	BAB
DATE:	09/03/2018
SCALE:	AS NOTED
CAD I.D.:	SS0

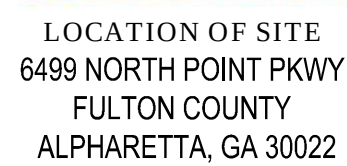
**SITE ADA
IMPROVEMENTS**

FOR

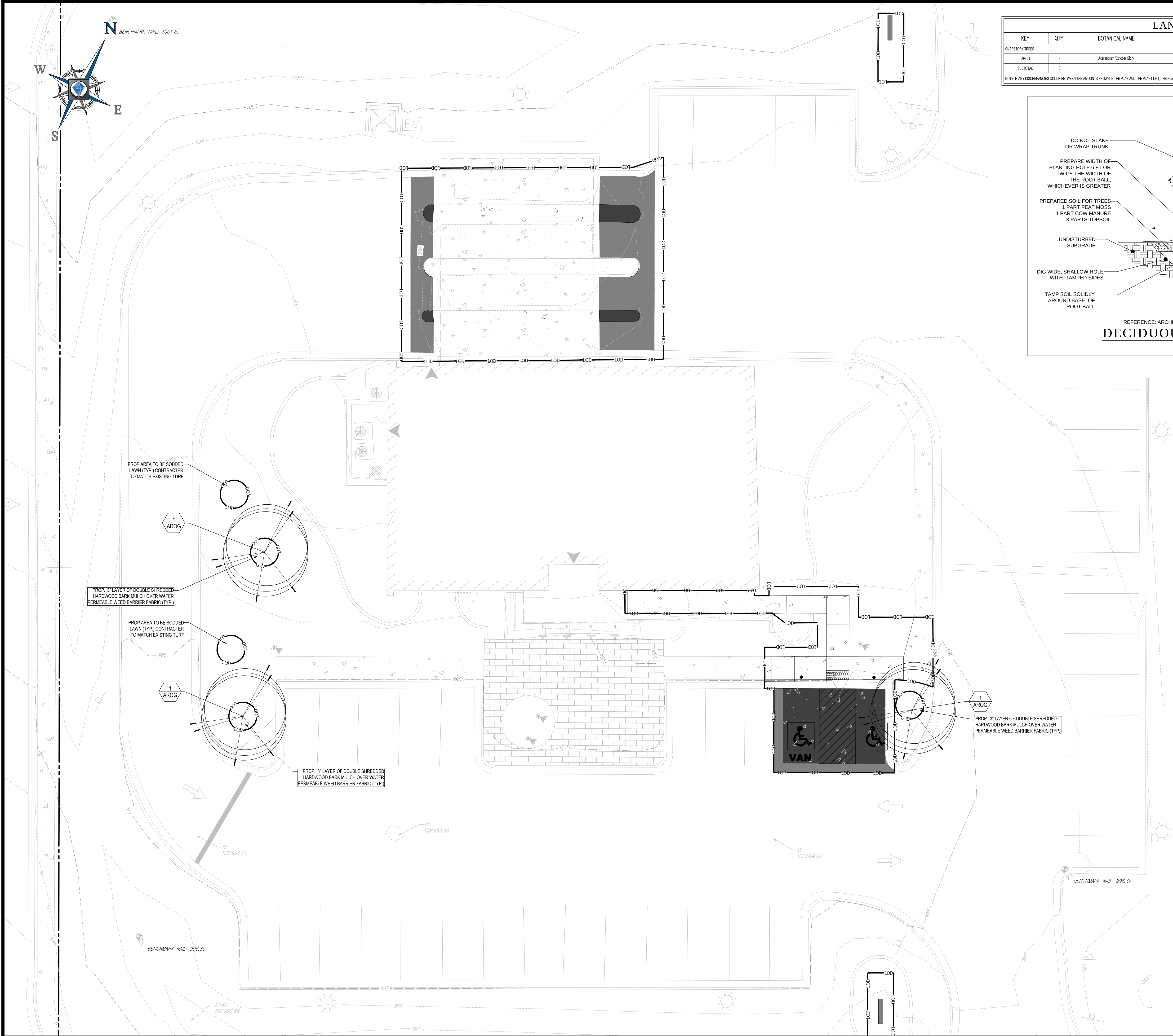


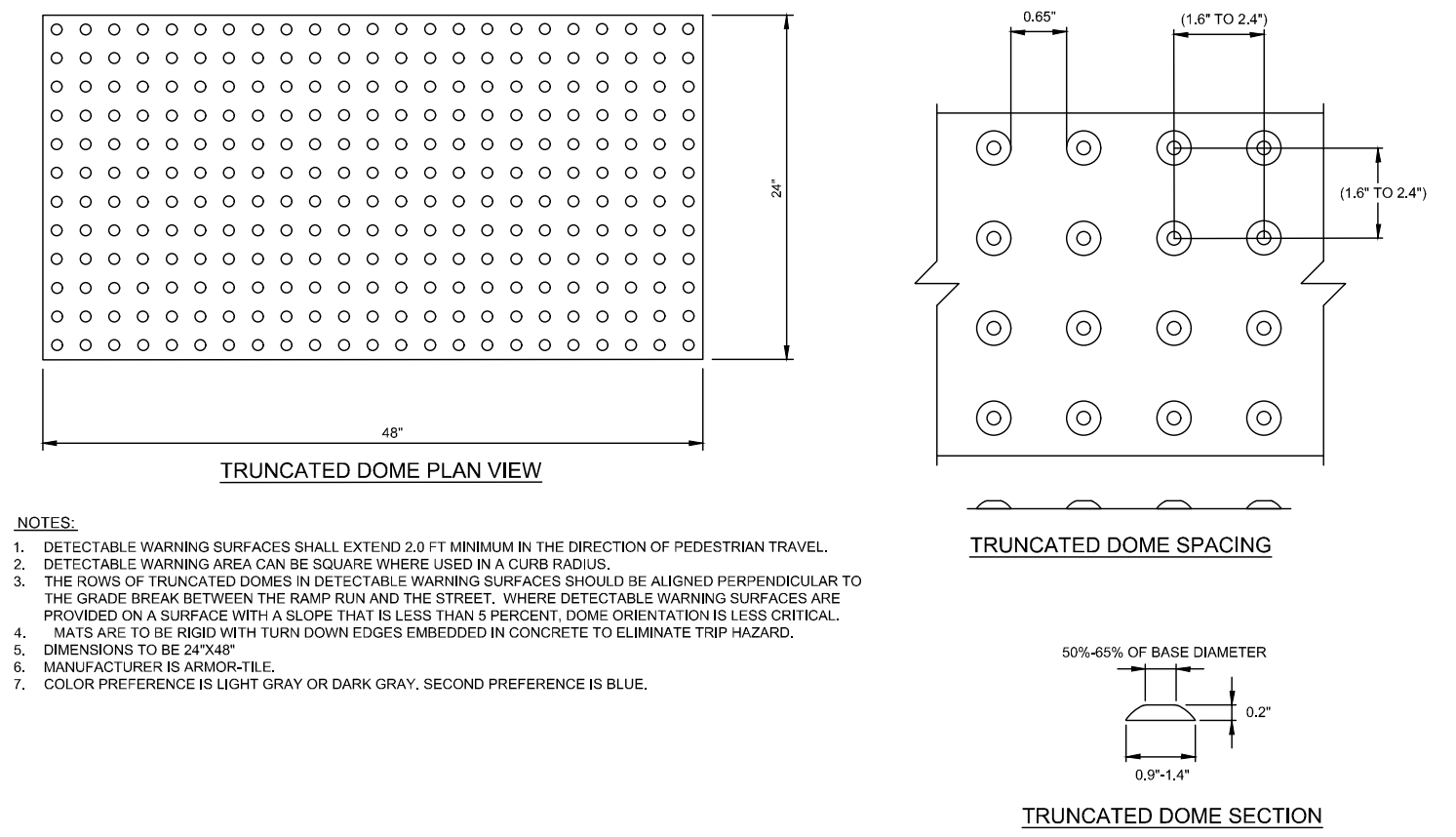
SUNTRUST

LOCATION OF SITE
6499 NORTH POINT PKWY
FULTON COUNTY
ALPHARETTA, GA 30022



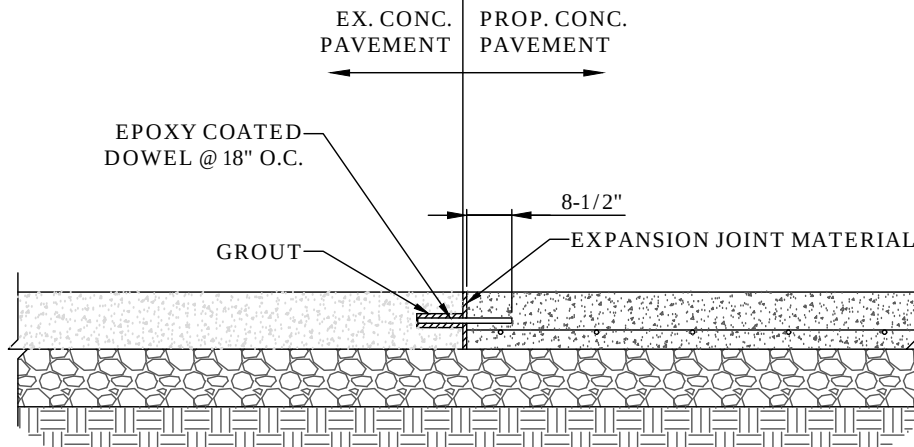
SHEET NUMBER:
C-4.0





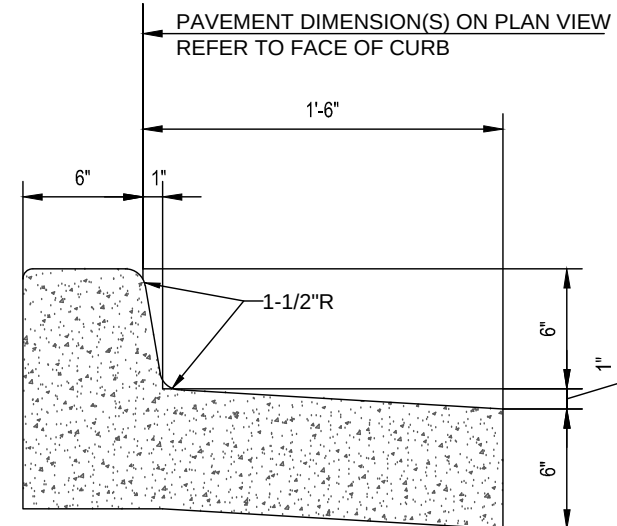
TRUNCATED DOMES
PLAN AND CROSS-SECTION

NOT TO SCALE

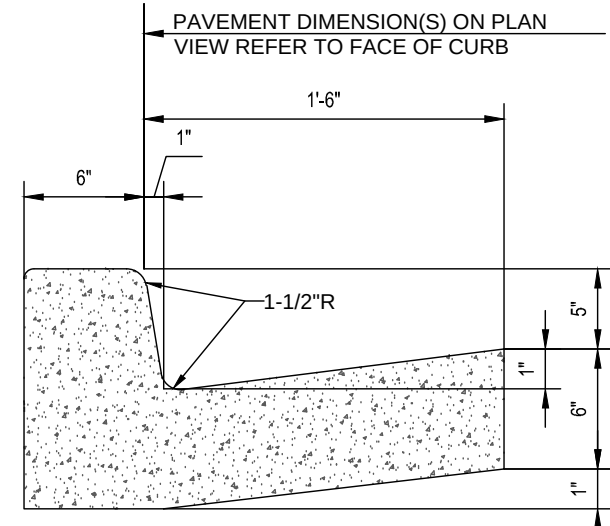


CONCRETE DOWELING DETAIL

NOT TO SCALE



SPILL CURB & GUTTER



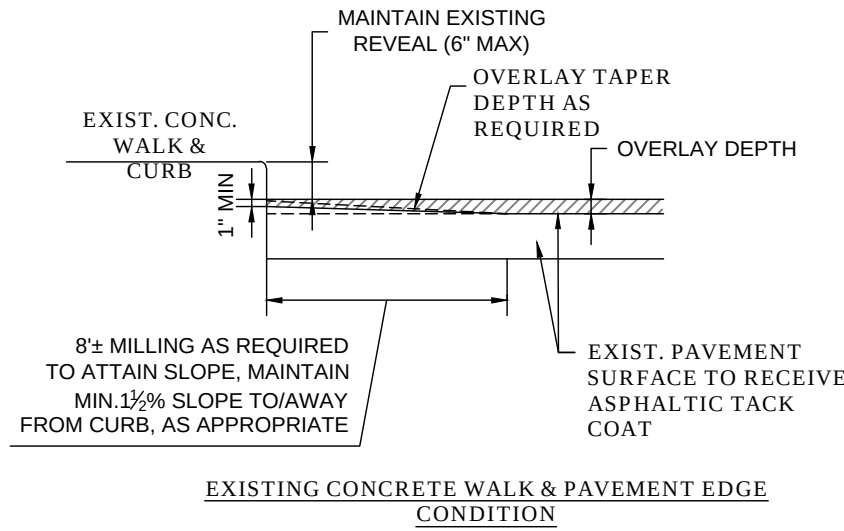
COLLECTOR CURB & GUTTER

NOTES:

1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (+/-1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.
5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE

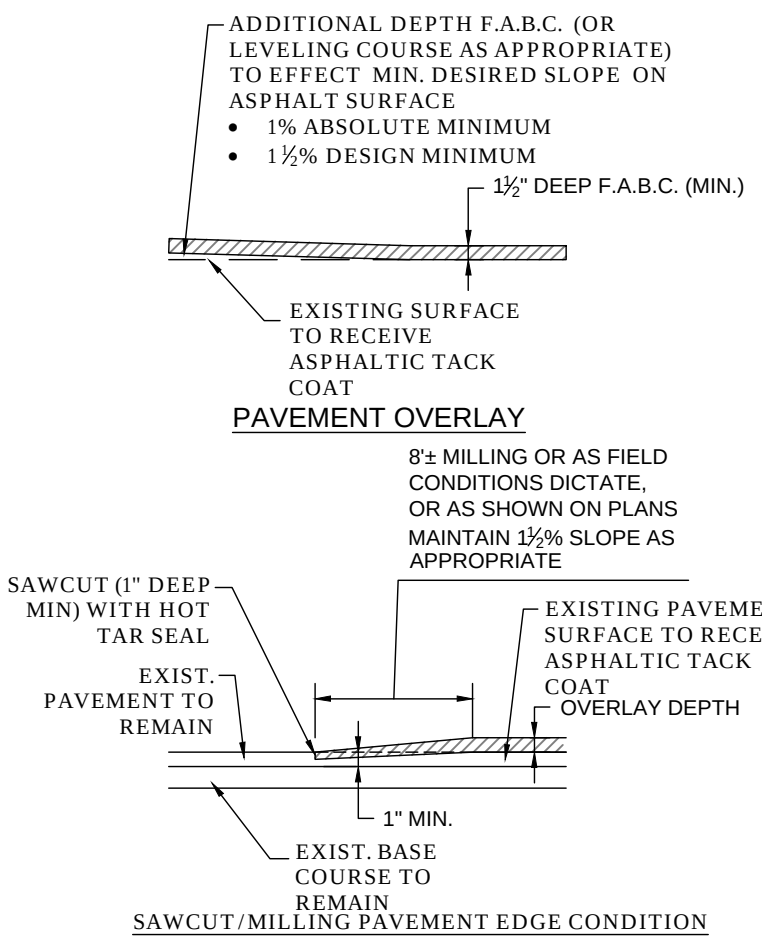


EXISTING CONCRETE WALK & PAVEMENT EDGE
CONDITION

NOTE: MILLING ACTIVITIES TO COMPLY WITH DOT STANDARD REQUIREMENTS AND SPECIFICATIONS.

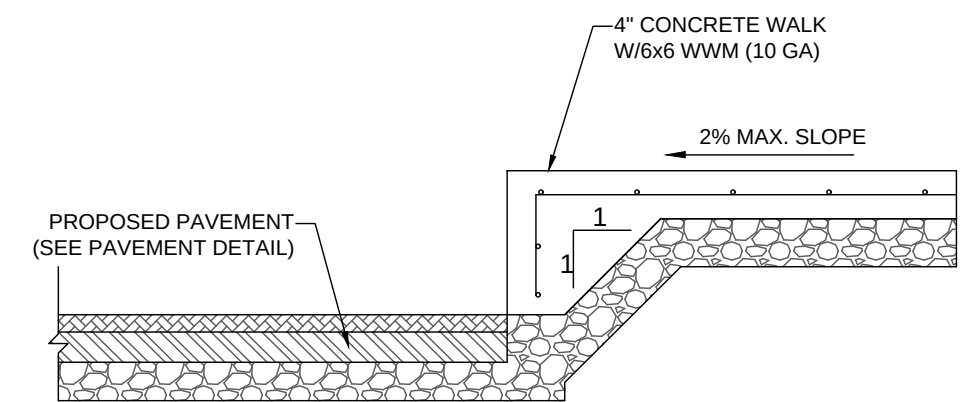
NOTE: FULL DEPTH PAVEMENT SECTION TO MATCH EXISTING OR AS INDICATED ABOVE, WHICHEVER IS GREATER.

INSTRUCTION TO DESIGNER:
*DO NOT USE DETAIL WITHOUT FIRST ANALYZING SITE CONDITIONS TO BE MILLED.
*EACH MILLING CONDITION MAY REQUIRE EDITING OF THIS DETAIL TO CLEARLY IDENTIFY DESIGN INTENT
*DESIGNER TO INDICATE PAVEMENT LAYER THICKNESSES



PAVEMENT MILLING DETAILS

NOT TO SCALE

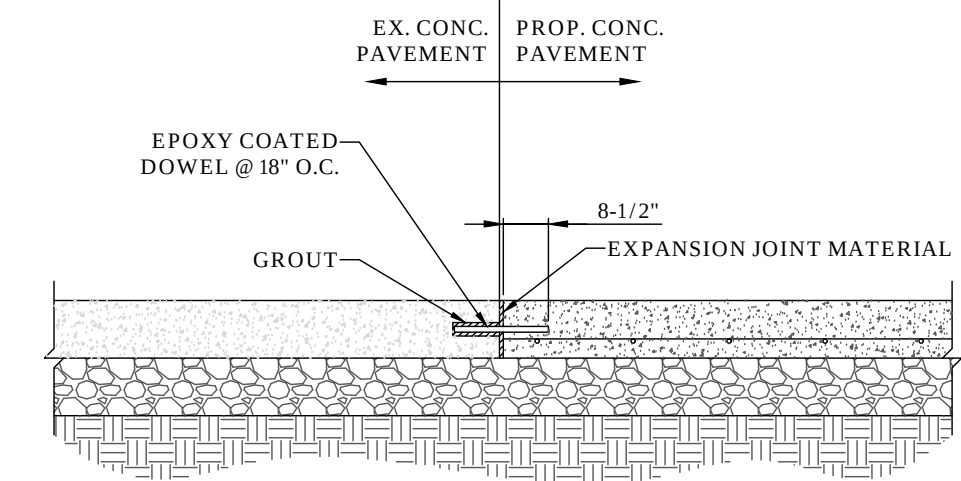


NOTE:

1. CONCRETE TO BE 4000 P.S.I. @ 28 DAYS.

MONOLITHIC SIDEWALK DETAIL

NOT TO SCALE

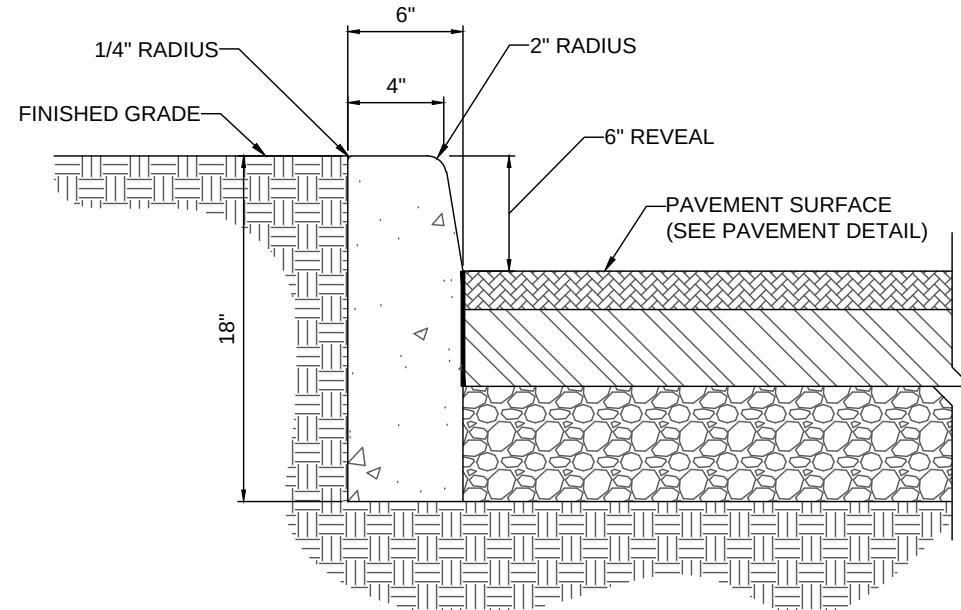


NOTE:

1. CONTRACTOR TO BLOW OUT DUST FROM DRILLED HOLES PRIOR TO APPLYING GROUT.

CONCRETE DOWELING DETAIL

NOT TO SCALE

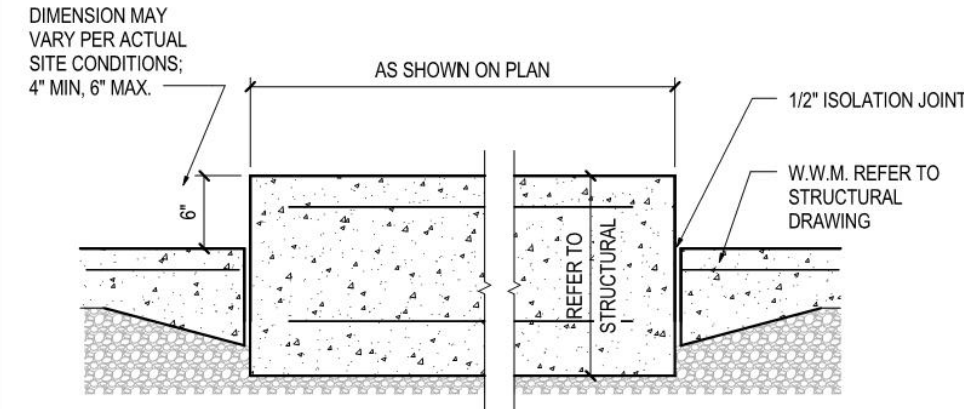


NOTES:

1. EXPANSION JOINTS TO BE INSTALLED AT 20' INTERVALS.
2. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
3. CONCRETE TO BE CLASS A3 IF CAST IN PLACE OR 4000 P.S.I. IF PRECAST.

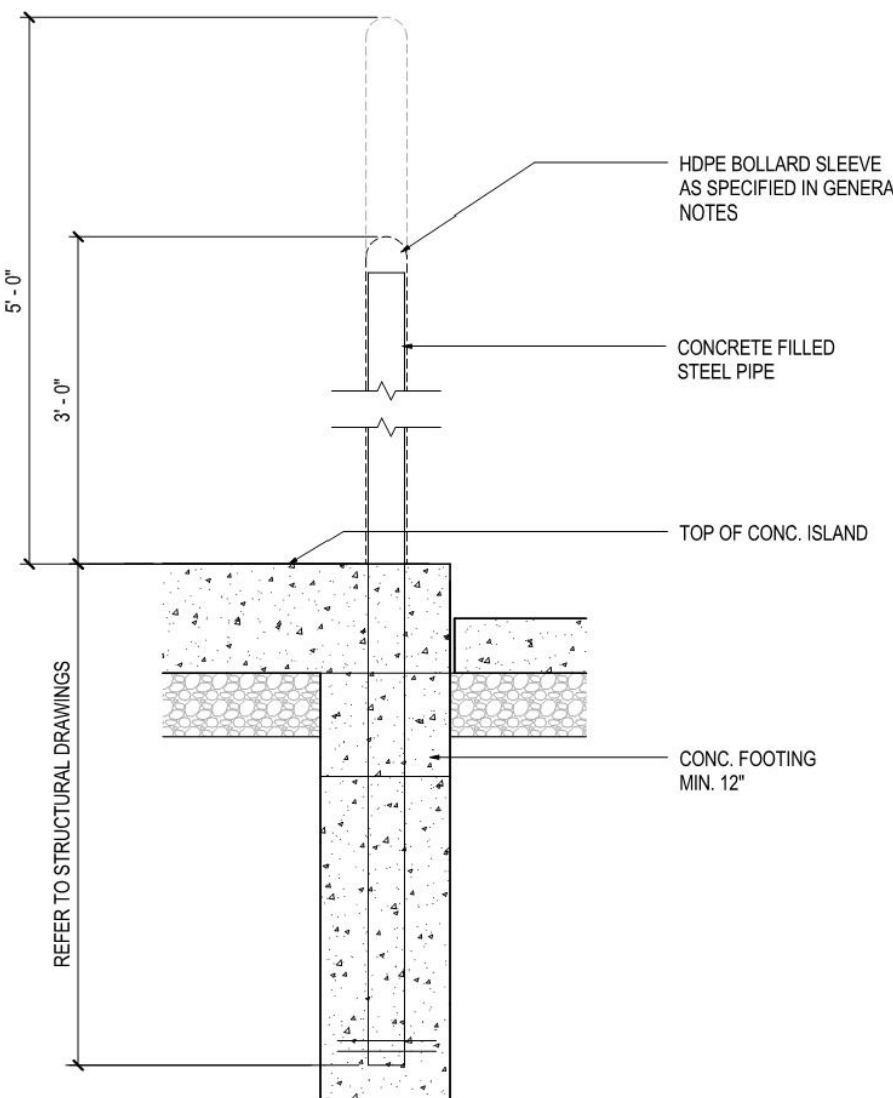
HEADER CURB DETAIL

NOT TO SCALE



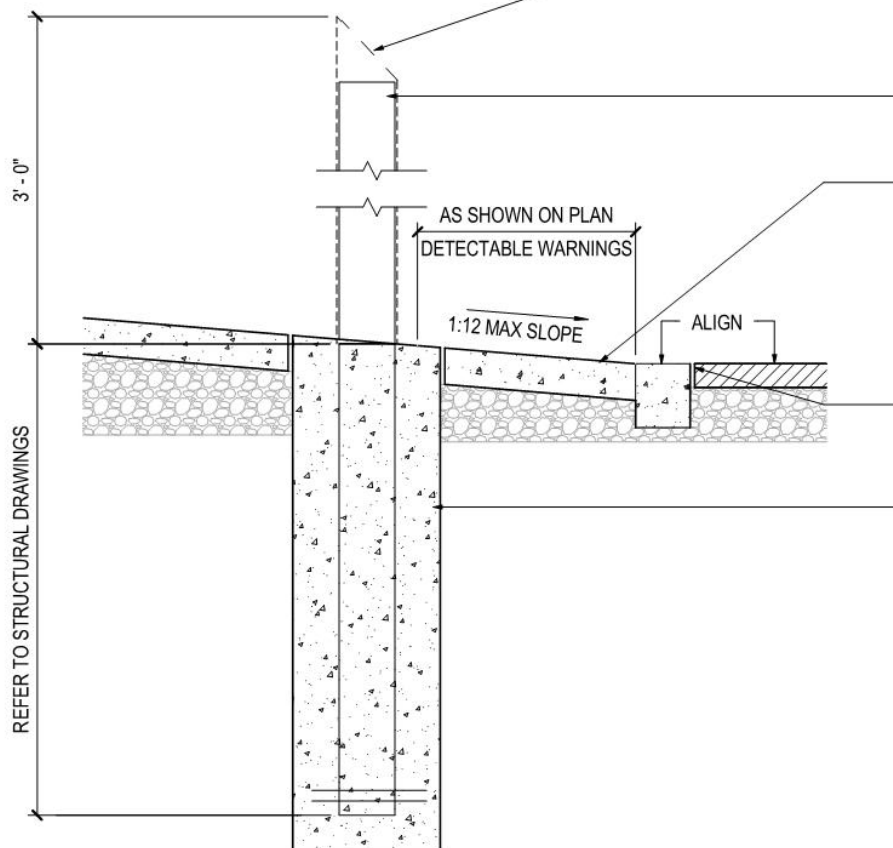
05 DETAIL @ DRIVE-THRU ISLAND

N.T.S.



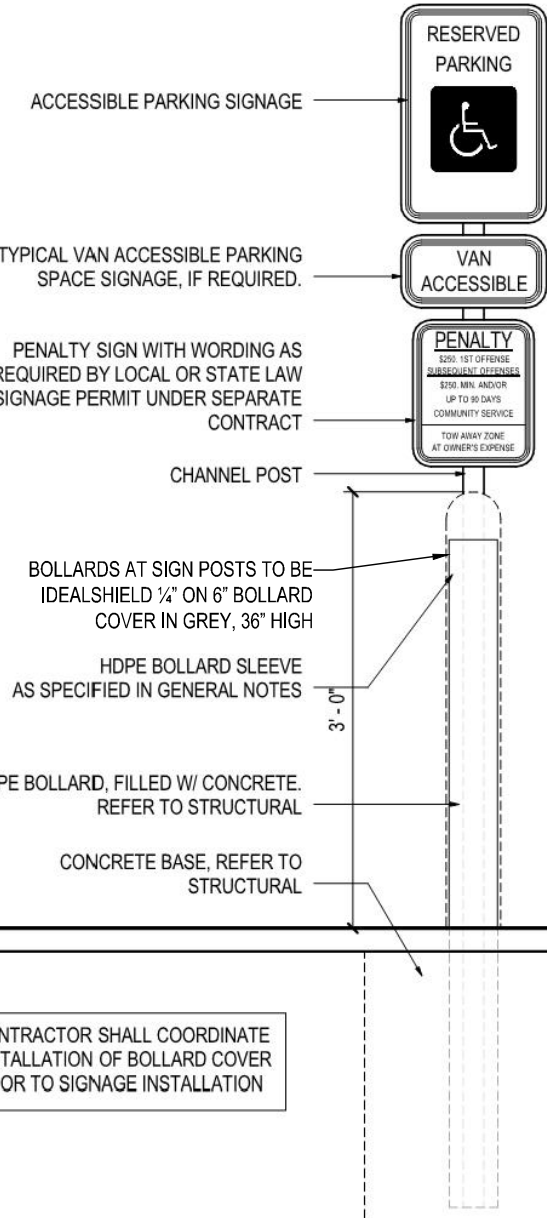
04 TYPICAL BOLLARD AT CURB

N.T.S.



03 TYPICAL BOLLARD AT ENTRY

N.T.S.

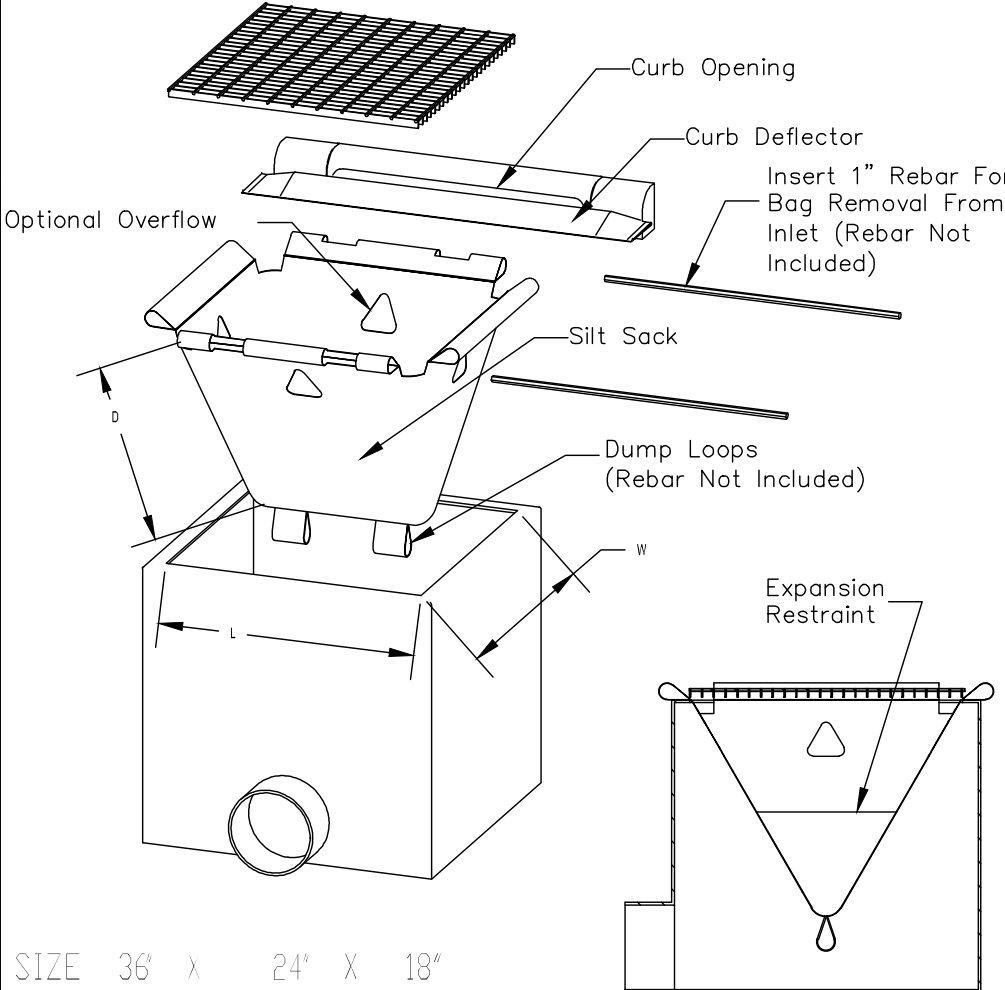


02 BOLLARD SIGNAGE

N.T.S.

MAINTENANCE NOTES:
1. SILT SACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT
2. IF NO MAJOR RAIN EVENTS, SILT SACK SHOULD BE INSPECTED EVERY 2 WEEKS
3. YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES IF CORD IS COVERED WITH SEDIMENT, SILT SACK SHOULD BE EMPTIED.

Silt Sack - Type B
Silt Sack - Type A (Without Curb Opening)

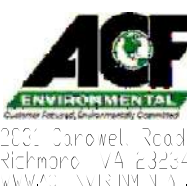


SIZE 36" X 24" X 18"

SILT SACK

N.T.S.

SOURCE BOX
LAST REVISED: MANUFACTURER
DETAIL
FEBRUARY 2014



REVISIONS				
REV	DATE	COMMENT	BY	



ISSUED FOR PERMIT/BID	
PROJECT No.:	GA182026
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CHECKED BY:	BAB
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CAD I.D.:	SSD



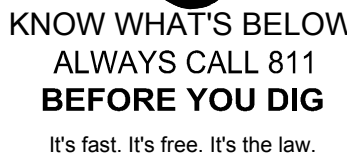
SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-5.0

BOHLER
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

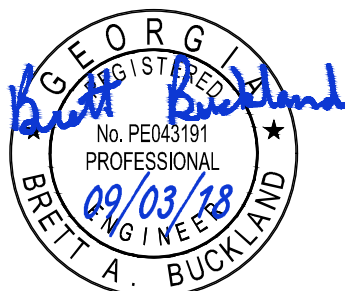
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

10000 UNIVERSITY AVENUE, SUITE 1000, DENVER, COLORADO 80202
 PHONE 303.755.8800 FAX 303.755.8801
 WWW.BE-ENGINEERING.COM E-MAIL INFO@BE-ENGINEERING.COM

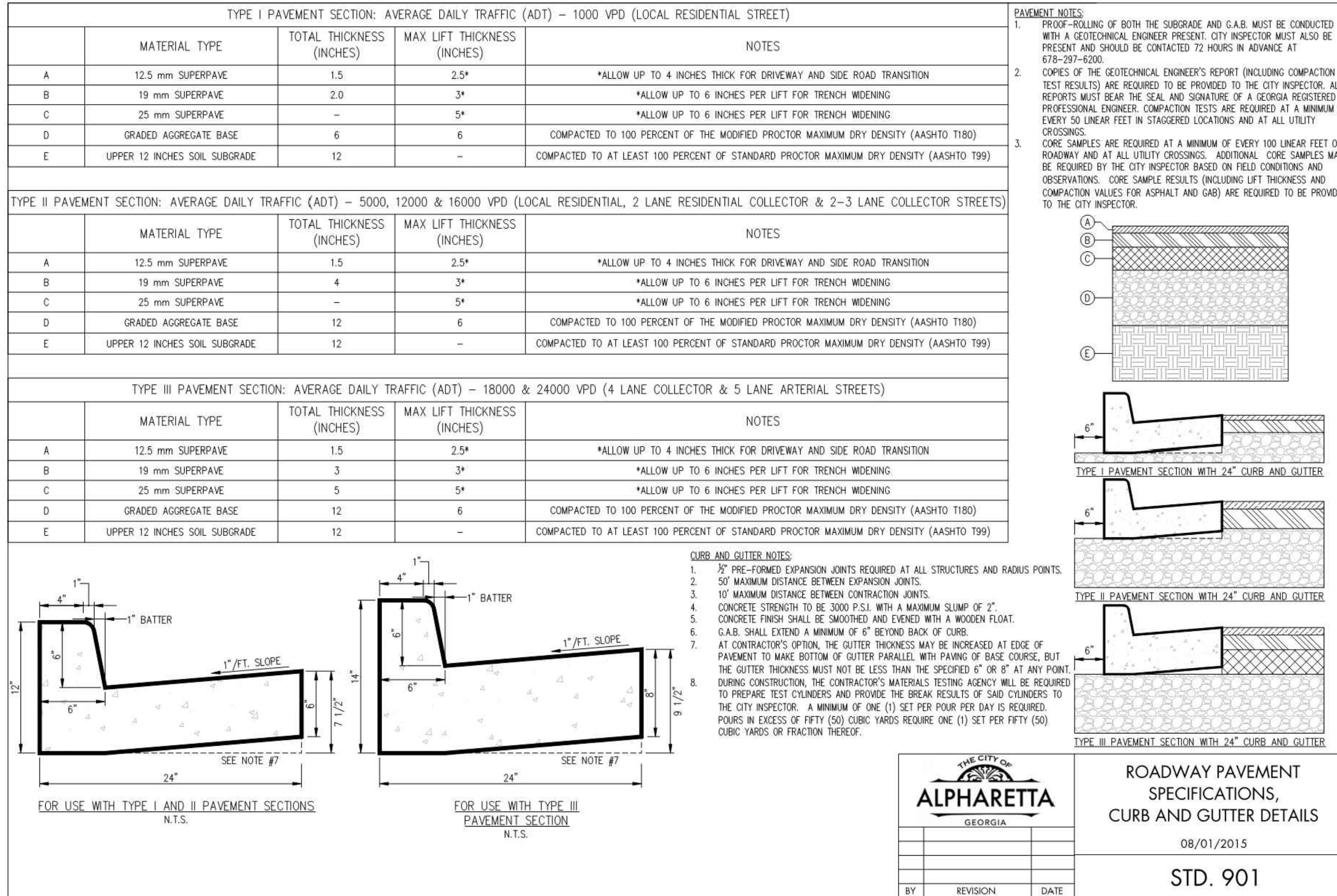
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PROJECT No.:	GA182026
DRAWN BY:	AJC
CHECKED BY:	BAB
DATE:	09/03/2018
SCALE:	AS NOTED
CAD I.D.:	SS0

LOCATION OF SITE
5499 NORTH POINT PKW
FULTON COUNTY
ALPHARETTA, GA 3002



C-5.1



SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SALT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT ESTABLISHMENT METHODS RECOMMENDED BY THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FREE WITH A UNIFORM THICKNESS.

3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR BARK MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER

1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD GUARANTEE SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL

1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

3. PLANT TAGS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST FOR THE FIRST YEAR AFTER PLANTING.

4. TREES WITH ABRUPT OR FLAKE BARK, CROWN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

5. NOT ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

6. CALIPER MEASUREMENTS FOR VERGEEBROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DIG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OR BRANCH BEING REMOVED SHALL BE CUT BACK TO THE TRUNK. THE CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF THE TRUNK OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

B. A FOURTY-EIGHT INCH (48") HIGH WOOD POSTS SHOWN FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE" OR APPROVED EQUIV. MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8") ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE LOCAL CLIMATE OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12" USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

2. TO INCREASE DRAINAGE, ADD ONE PART SANDY OR SILTY CLAY OR SILT BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM, CORN SAND OR SAND IF ENOUGH IS AVAILABLE TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

3. MODIFY EXTREMELY SANDY SOIL (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED FLUSH LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO EQUAL PORTIONS (QUANTITIES FOR EACH PORTION):

1. 20 POUNDS GROW POWER OR APPROVED EQUAL

2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

- A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, PLANT MATERIAL SHALL BE STORED IN A PROTECT UNPLANTED PLANT MATERIAL PLANTS SHALL NOT BE REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND NON-Biodegradable MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITs, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. TO THE APPROVING AGENCY, EACH SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINCES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

1. PLANTS: MARCH 15 TO DECEMBER 15
2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

6. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFILIA	TILIA FOMENTOSA
LIRODENDRON TULIPIFERA	ZELKOVA VARIETIES

PLANTING PITS SHALL BE DUG WITH LEVEL TOPS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS "AGRIFORM" PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - A) 2 TABLETS PER 1 GALLON PLANT
 - B) 3 TABLETS PER 5 GALLON PLANT
 - C) 4 TABLETS PER 15 GALLON PLANT
 - D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL,

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL, AND TO

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.



CONTENTS	
Site	1
Monument Signs	2
SunTrust Logos	3
Directional Signs	4
Traffic Control	5
Lane Identification	6

SITE PLAN



Existing North Point Parkway



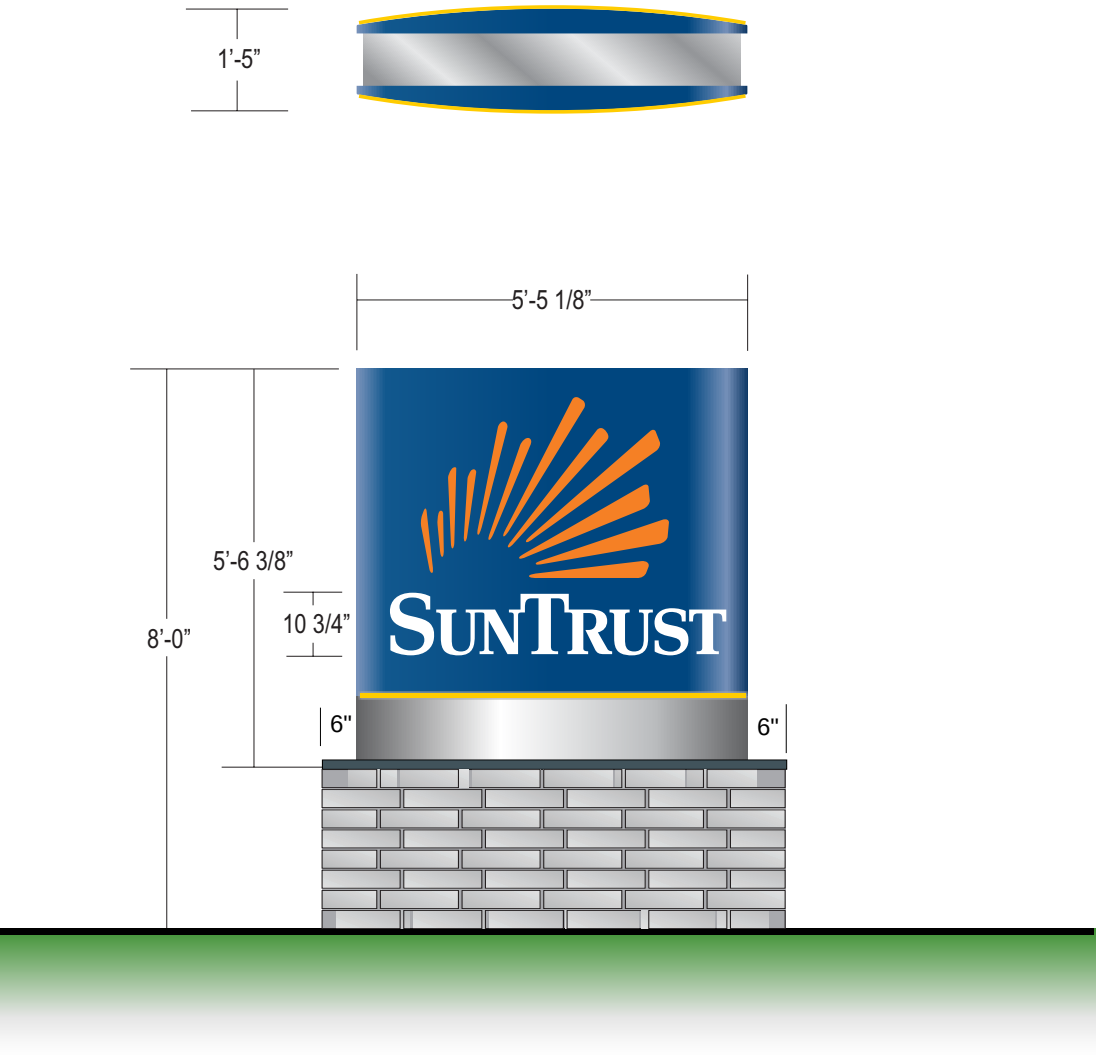
Proposed North Point Parkway



Existing North Point Circle



Proposed North Point Circle



MONUMENT SIGN M-30

Base Painted to Match Building.
Color to be determined

Scale 3/8" = 1'-0"



Street Elevation



Drive Thru Canopy



Non Lighted Letters LIL-19-B

North Point Parkway Entrance and Drive Thru canopy

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



CONTENTS	
Site	1
Monument Signs	2
SunTrust Logos	3
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SITE PLAN



Existing North Point Parkway



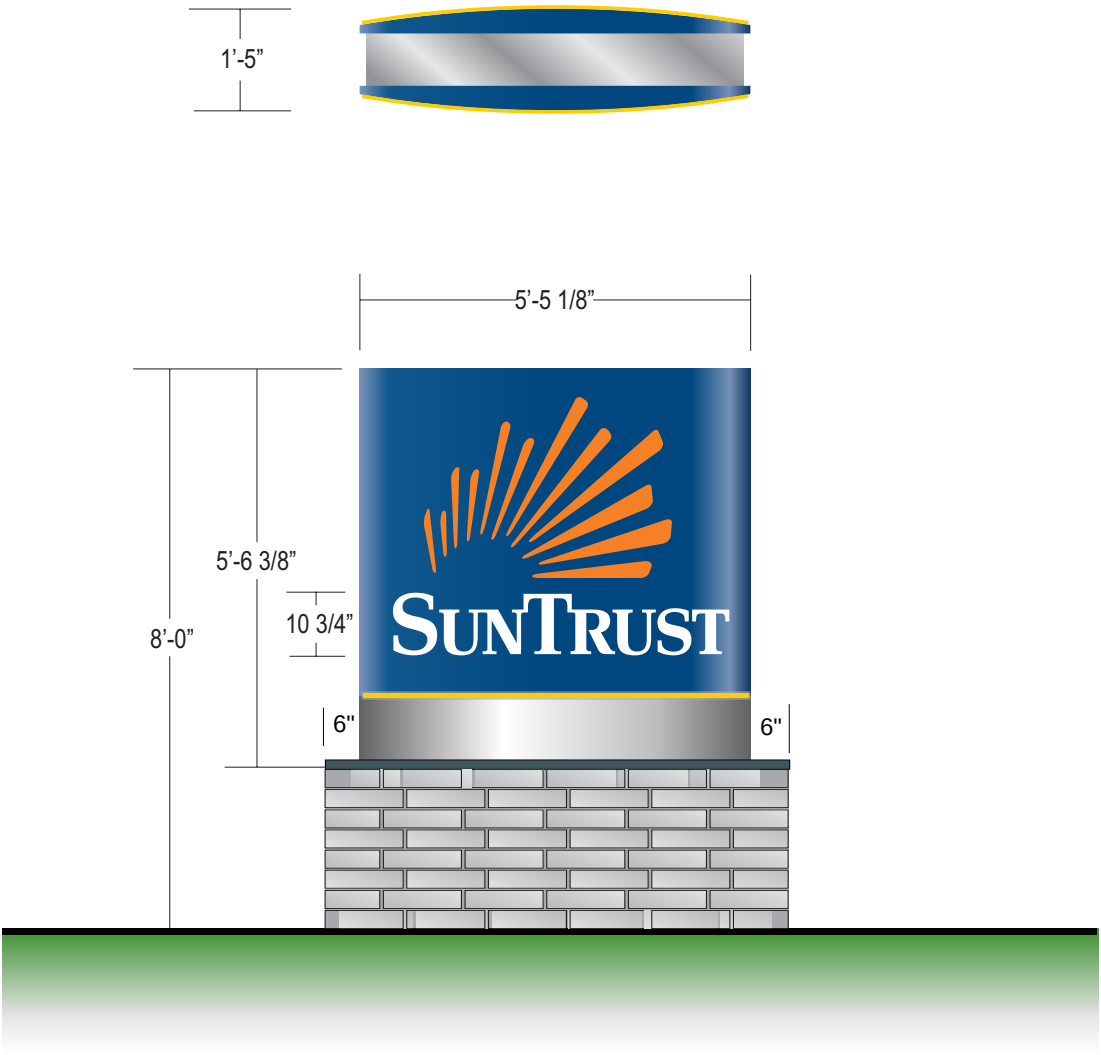
Proposed North Point Parkway



Existing North Point Circle



Proposed North Point Circle



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Scale 3/8" = 1'-0"



Street Elevation



Drive Thru Canopy



Non Lighted Letters LIL-19-B

North Point Parkway Entrance and Drive Thru canopy

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



Directional 1



Directional 5



Directional 2



Directional 6



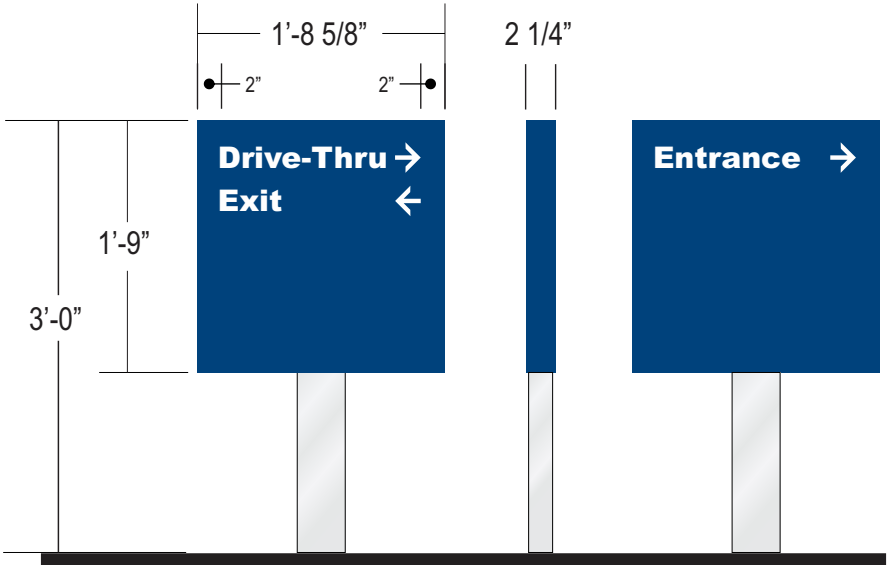
Directional 3



Directional 7



Directional 4



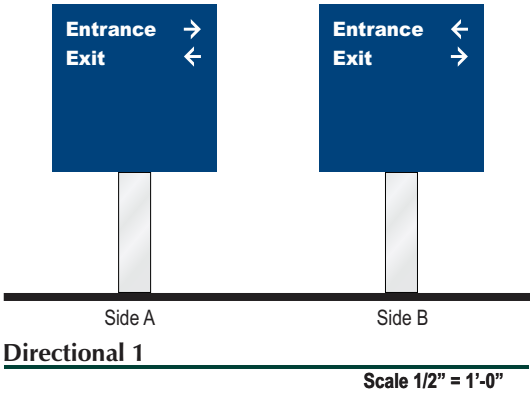
TYPICAL ELEVATION

D-3 Directional

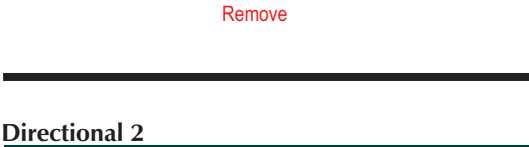
Scale 3/4" = 1'-0"

COLORS

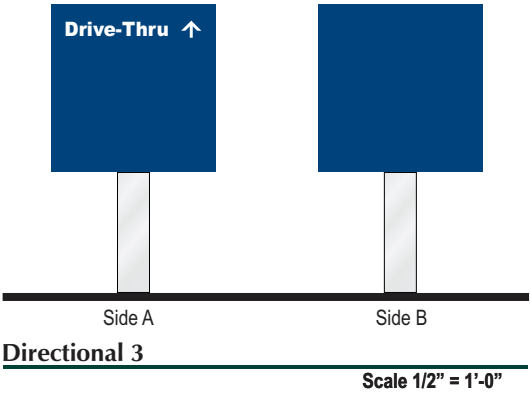
PMS Blue 541C
Brushed Aluminum
White Vinyl



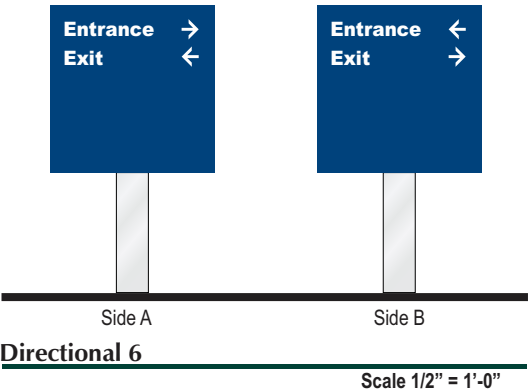
Directional 1



Directional 2



Directional 3



Directional 6



Remove.
Do Not Replace.



Remove.
Do Not Replace.

Existing Signs



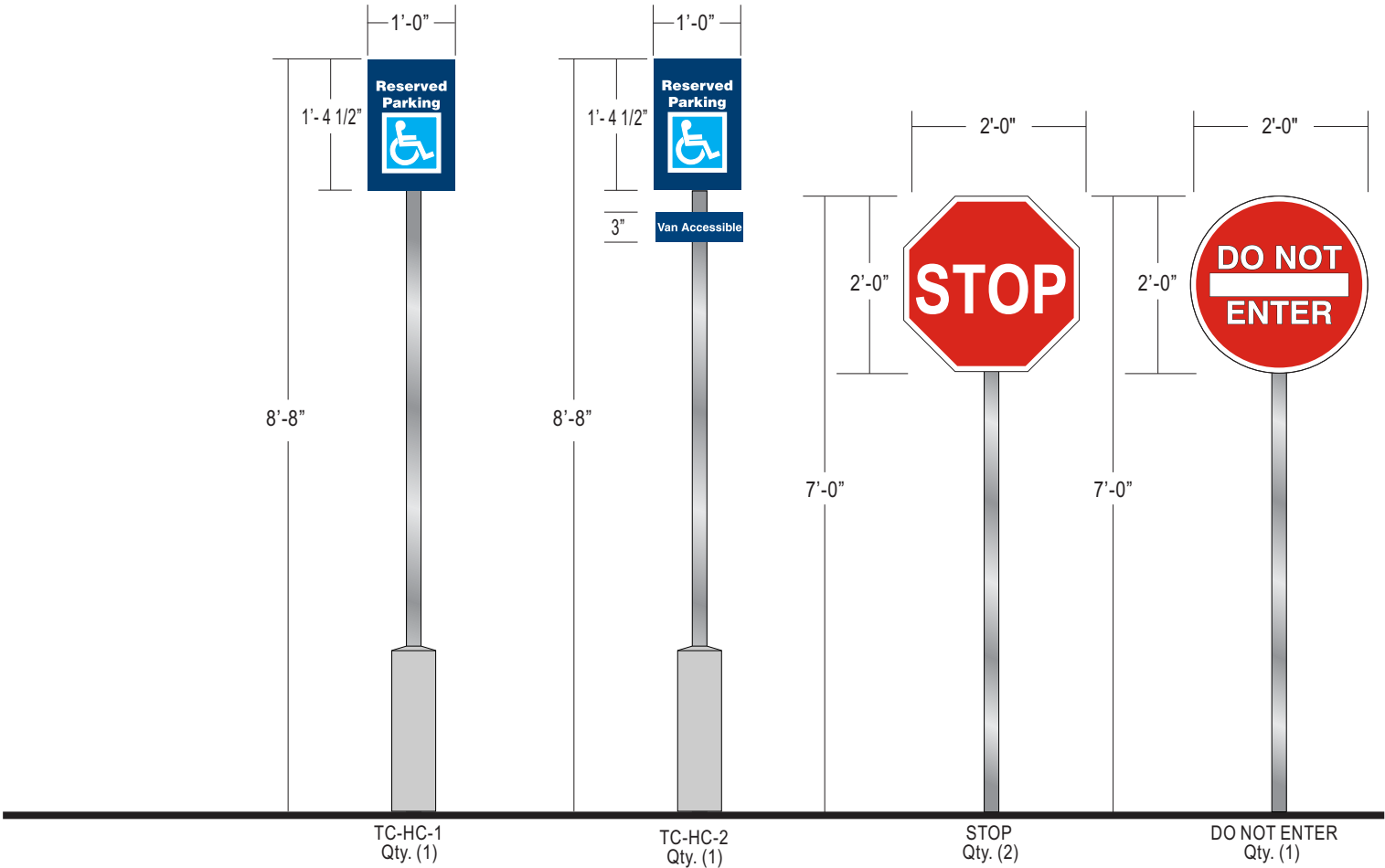
Remove

Do Not Enter

Qty. (1)

Clearance 11'-1"

Qty. (1)



Parking & Traffic Control Signs

Scale 1/2" = 1'-0"



Existing Canopy



Teller Connect

Qty. (2)

Scale 2" = 1'-0"

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: SunTrust Banks

Location Address: 6499 North Point Parkway

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30022 - _____

Contact For All Notifications: Yasmin Bhombal

Contact Telephone: 404 - 507 - 1012 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: yasmin_bhombal@gensler.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: SunTrust Bank

Physical Address: 6499 North Point Parkway, Alpharetta, GA 30022

Mailing Address: 303 Peachtree Center Ave, Suite 175

City: Atlanta, State: GA Zip Code: 30333 -

Owner Telephone: 404 - 588 - 7,203 Contact Fax: 404 - 893 - 4,020

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): Dionne L. Edwards Date: 8/24/2018

Owner Signature: 

Property Information:

Address (If Assigned) : 6499 North Point Parkway, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12-2730-0741-011-9 Parcel ID

Land Lot(s): District: Section:

Existing Zoning of Property: Commercial Existing Uses of Property: Retail Branch

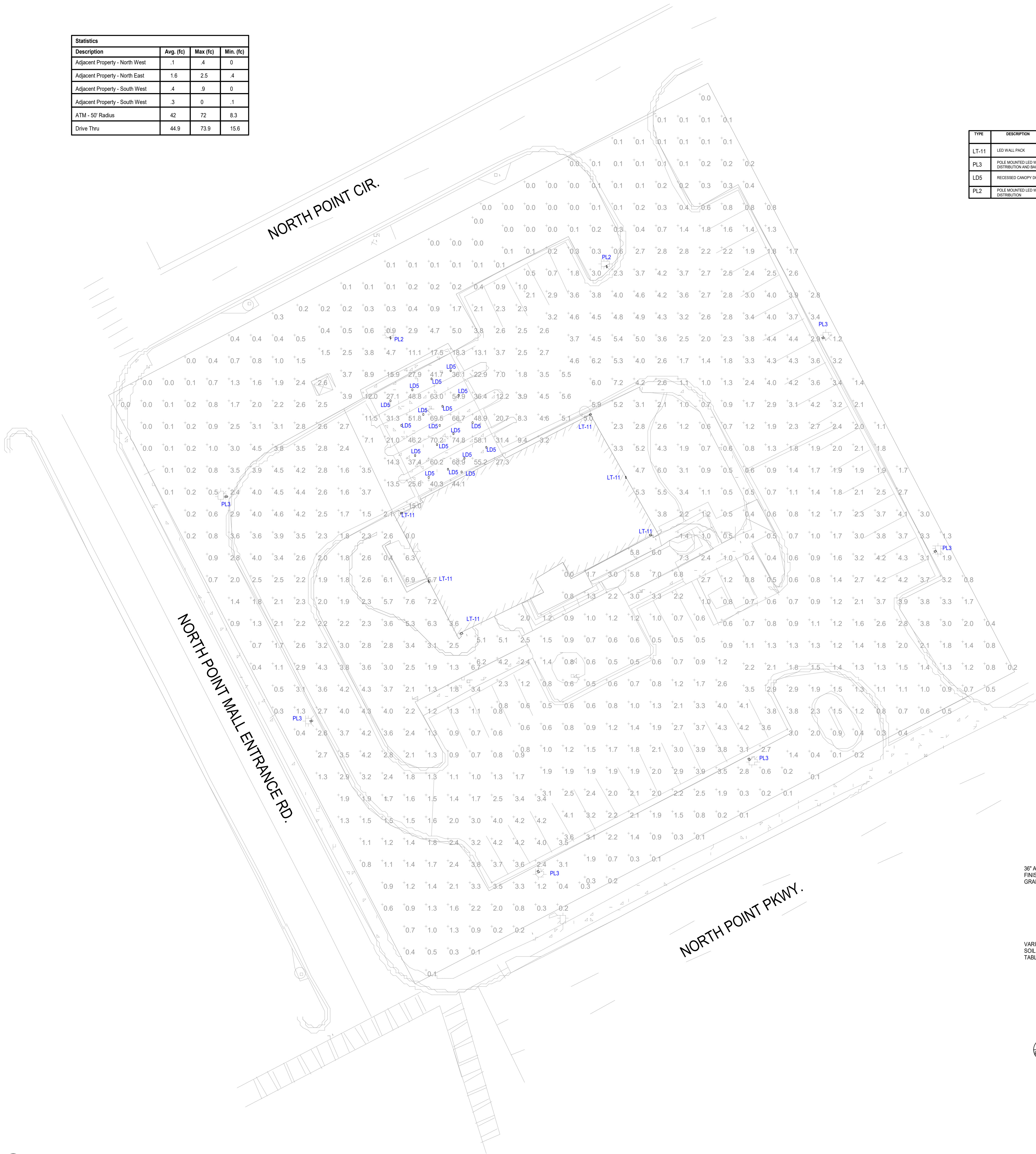
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

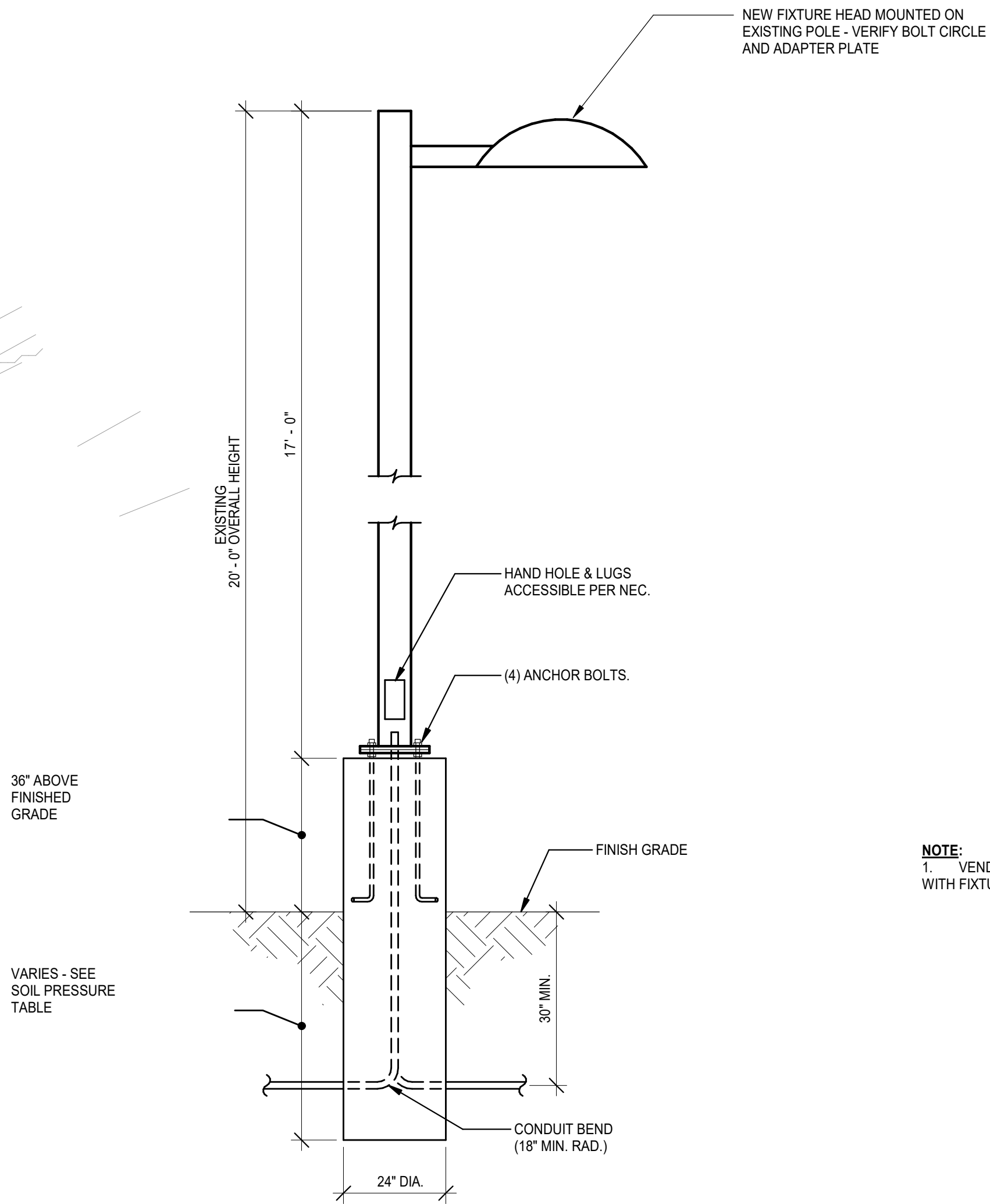
Date: 8/24/18

Print Form

Statistics			
Description	Avg. (ft)	Max (ft)	Min. (ft)
Adjacent Property - North West	.1	.4	0
Adjacent Property - North East	1.6	2.5	.4
Adjacent Property - South West	.4	.9	0
Adjacent Property - South East	.3	0	.1
ATM - 50' Radius	42	72	8.3
Drive Thru	44.9	73.9	15.6



TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP TYPE	WATTS	VOLTS	MOUNTING	COMMENTS
LT-11	LED WALL PACK	CREE	SEC-EDG-36W-WW-M6-E-UL-85-025-40K	LED	101	120	WHITE SURFACE	MOUNT 11" ABOVE FINISH GRADE
PL3	POLE MOUNTED LED WITH TYPE II DISTRIBUTION AND BACK SIDE SHIELD	CREE	WRE-EDG-36W-DA-12-E-UL-85-025-40K - SHIELD	LED	100	208	POLE	FIXTURE TO BE MOUNTED ON EXISTING POLE PROVIDE REQUIRED ADAPTER PLATE WITH MATCHING BOLT PATTERN
LD5	RECESSED CANOPY DOWNLIGHT	BEACON	CLD-24L-55-40T-50W-UNV-RD	LED	202	120	RECESSED	
PL2	POLE MOUNTED LED WITH TYPE II DISTRIBUTION	CREE	WRE-EDG-36W-DA-12-E-UL-85-025-40K	LED	100	208	POLE	FIXTURE TO BE MOUNTED ON EXISTING POLE PROVIDE REQUIRED ADAPTER PLATE WITH MATCHING BOLT PATTERN



4 EXISTING LIGHT POLE
PH01.02 NOT TO SCALE

Gensler

999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

SHEAR STRUCTURAL

SHEAR Structural
931 Monroe Drive Suite
A102-491
Atlanta, GA 30308
Tel 678.438.2879

CJL ENGINEERING, INC.

C.J.L. Engineering, Inc.
1555 Coraopolis Heights Road
Suite 4200
Moon Township, PA 15108
Tel 412.262.1220

License # PEF005096

Date	Description
------	-------------

Seal / Signature

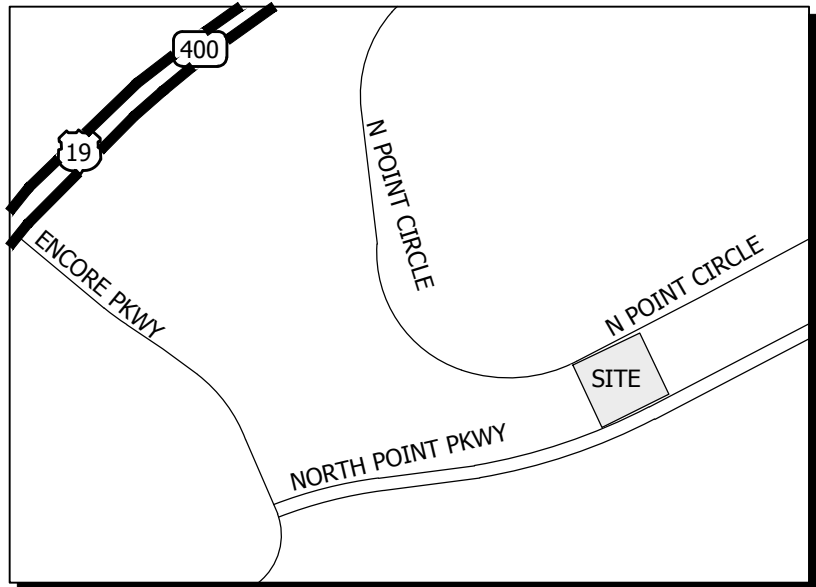
Project Name
SUNTRUST NORTH POINT MALL

Project Number
13.3206.000

Scale
As indicated

Description
SITE PLAN - LIGHTING

PH01.02



VICINITY MAP (N.T.S.)

GENERAL NOTES:

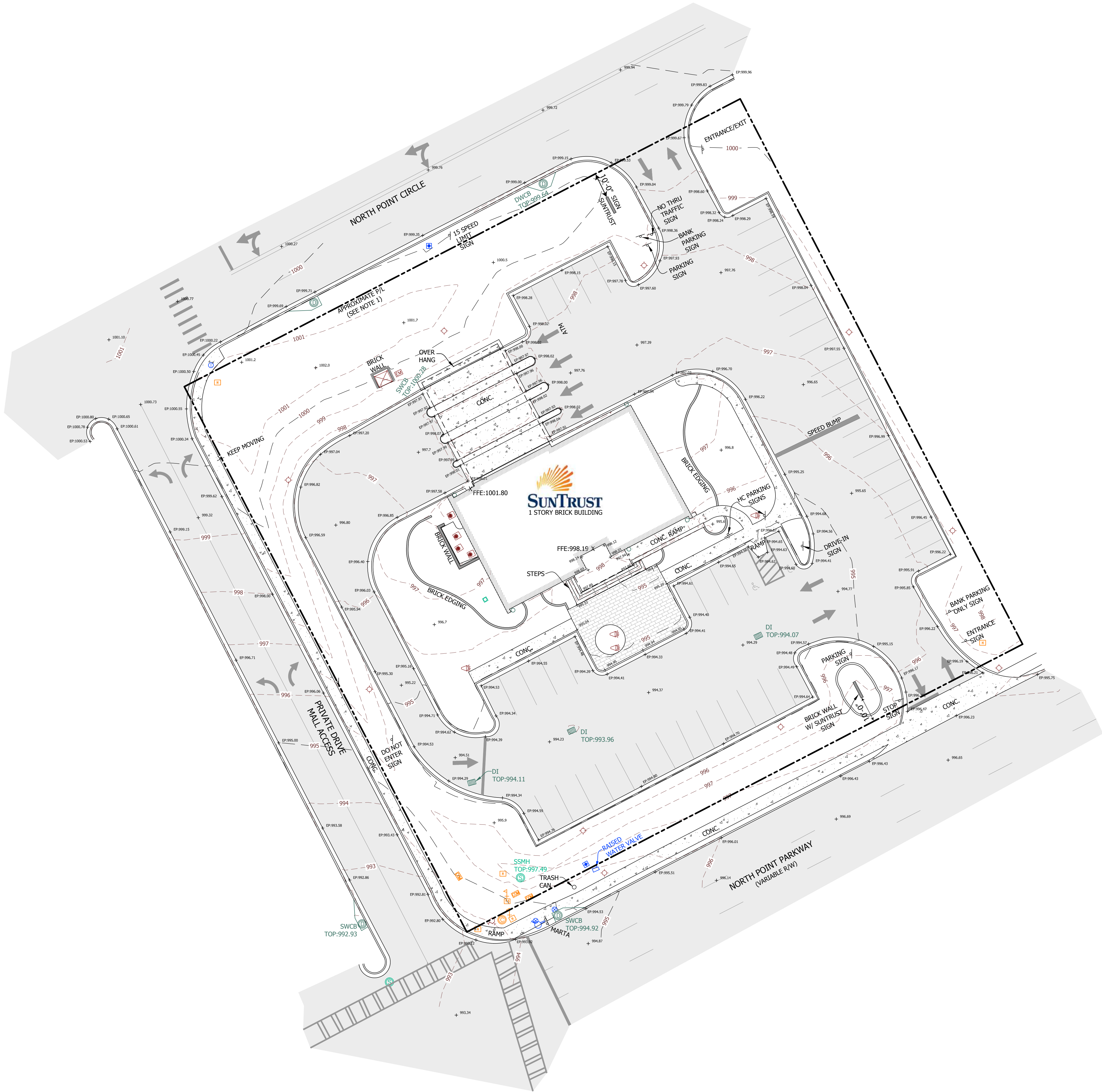
1. THE PROPERTY BOUNDARY LINES SHOWN HEREON ON ARE APPROXIMATE BASED ON FULTON COUNTY GIS. THE SCOPE OF THIS SURVEY DID NOT INCLUDE A BOUNDARY SURVEY AND NO ATTEMPT WAS MADE TO RECOVER SAID BOUNDARY. THE PURPOSE OF THIS SURVEY IS TO SHOW THE TOPOGRAPHY AND IMPROVEMENTS WITHIN THE CAPTIONED AREA. ANY BOUNDARY, EASEMENT, OR OTHER RECORD SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON DEED BOOK 44012, PAGE 412, FULTON COUNTY RECORDS. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS OF THIS SURVEY. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY TITLE OR INTEREST IN THE PROPERTY.
2. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
4. A LEICA GEOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF 0.08" BASED ON REDUNDANT MEASUREMENTS AND HAS NOT BEEN ADJUSTED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
5. NOT ALL UNDERGROUND UTILITIES ARE SHOWN. UNDERGROUND UTILITIES THAT ARE SHOWN WERE LOCATED BY ABOVE GROUND APPURTENANCES AND OBSERVED EVIDENCE. UTILITIES SHOWN ON THIS SURVEY MAY NOT BE SHOWN IN THEIR EXACT FIELD LOCATION. NO ATTEMPT WAS MADE TO TRACE OR MARK THE LOCATION OF UNDERGROUND UTILITIES WHICH WAS OUTSIDE THE SCOPE OF THIS SURVEY.
6. ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
7. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.L.R.M. MAP NUMBER 13121C0066F, EFFECTIVE DATE SEPTEMBER 18, 2013.
8. THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.
REF #: 2046-023
1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
OFFICE: (678) 814-4346 FAX: (678) 814-4348
WWW.LAND.ENGINEERING

ABBREVIATIONS

CONC.	CONCRETE
DWCB	DOUBLE WING CATCH BASIN
DI	DROP INLET
FFE	FINISHED FLOOR ELEVATION
N.T.S.	NOT TO SCALE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
SWCB	SINGLE CATCH BASIN

LEGEND

	BENCHMARK
	SANITARY SEWER MANHOLE
	CLEAN OUT
	GREASE TRAP MANHOLE
	STORM DRAIN MANHOLE
	DROP INLET
	ROOF DRAIN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	TRANSFORMER
	ELECTRIC METER
	GROUND MOUNTED LIGHT
	PEDESTRIAN CROSSING SIGNAL
	AIR CONDITIONER UNIT
	COMMUNICATION VAULT
	SIGN (SINGLE POST)
	SIGN (MULTIPLE POSTS)
	UTILITY HANDHOLE
	TRAFFIC SIGNAL CONTROL BOX
	PHOTOGRAPH MARKER



LAND ENGINEERING

1601 S Zack Hinton Parkway
McDonough, Georgia 30253
T 678.814.4346, F 678.814.4348
www.land.engineering
GA LSF #0946

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY LAND ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO LAND ENGINEERING, INC. COPYRIGHT LAND ENGINEERING, INC. 2018

Professional Seal:



Notes:

Project Number: 2046-023
Drawn By: MEW
Date: 7-19-2018

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description
0	7-12-2018	DATE OF FIELD SURVEY

Client / Prepared for:

BOHLER ENGINEERING

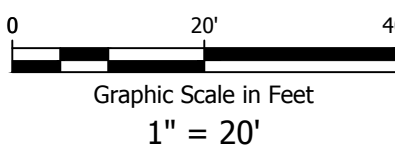
211 PERIMETER CENTER PARKWAY, NE SUITE 1070
ATLANTA, GA 30346

Project Name:

SUNTRUST
NORTH POINT MALL

Project Location:
6499 NORTH POINT PARKWAY
Land Lot: 701, 702, 741 & 742
District: 1st
Section: 2nd
City: ALPHARETTA
County: FULTON
State: GEORGIA

Drawing Scale:



Sheet Title:

TOPOGRAPHIC
SURVEY

Drawing Number: Total Sheets: Revision:

1

1

0



North Point Mall Colored Elevations

September 4, 2018

Gensler

EXTERIOR ELEVATIONS - EXISTING



Front Elevation



Side Elevation



Side Elevation



Back Elevation

EXTERIOR ELEVATIONS - PROPOSED



Front Elevation



Side Elevation



Back Elevation



Side Elevation

Note: All Concrete accents on facade to remain as is.

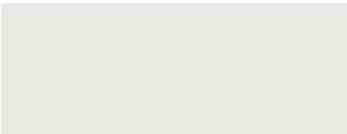
Color Legend



Accent (Shutters):
Benjamin Moore
Chelsea Gray (HC-168)



Base:
Benjamin Moore
Stone Harbor (2111-50)



Trim:
Benjamin Moore
White Wisp (OC-54)





GENERAL NOTES:

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4. A LEICA GOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A POSITIONAL TOLERANCE OF 0.08" BASED ON REDUNDANT MEASUREMENTS AND HAS NOT BEEN ADJUSTED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
5. NOT ALL UNDERGROUND UTILITIES ARE SHOWN. UNDERGROUND UTILITIES THAT ARE SHOWN WERE LOCATED BY ABOVE GROUND APPEARANCES AND OBSERVED EVIDENCE. UTILITIES SHOWN ON THIS SURVEY MAY NOT BE SHOWN IN THEIR EXACT FIELD LOCATION. NO ATTEMPT WAS MADE TO TRACE OR MARK THE LOCATION OF UNDERGROUND UTILITIES WHICH WAS OUTSIDE THE SCOPE OF THIS SURVEY.
6. ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
7. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13121C0066F, EFFECTIVE DATE SEPTEMBER 18, 2013.
8. REF SURVEY WAS PREPARED BY LAND ENGINEERING, INC.
REF # 2046-0231
1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
OFFICE: (678) 814-4346 FAX: (678) 814-4348
WWW.LANDENGINEERING

LEGEND	
	BENCHMARK
	SANITARY SEWER MANHOLE
	CLEAN OUT
	GREASE TRAP MANHOLE
	STORM DRAIN MANHOLE
	DROP INLET
	ROOF DRAIN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	TRANSFORMER
	ELECTRIC METER
	GROUND MOUNTED LIGHT
	PEDESTRIAN CROSSING SIGNAL
	AIR CONDITIONER UNIT
	COMMUNICATION VAULT
	SIGN (SINGLE POST)
	SIGN (MULTIPLE POSTS)
	UTILITY HANDHOLE
	TRAFFIC SIGNAL CONTROL BOX
	PHOTOGRAPH MARKER



Professional Seal:



Notes:

[illegible]

Revisions:		
No.	Date	Description
0	7-12-2018	DATE OF FIELD SURVEY

Client / Prepared for:

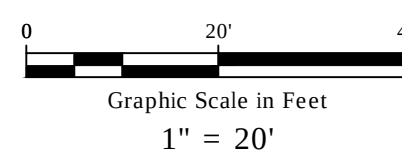
211 PERIMETER CENTER PARKWAY, NE SUITE 1070
ATLANTA, GA 30346

Project Name:

SUNTRUST
NORTH POINT MALL

Project Location:
6499 NORTH POINT PARKWAY
Land Lot: 701, 702, 741 & 742
District: 1st
Section: 2nd
City: ALPHARETTA
County: FULTON
State: GEORGIA

Drawing Scale:



Sheet Title:

TOPOGRAPHIC
SURVEY

Drawing Number: Total Sheets: Revision:

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: One South Main LLC

Location Address: One South Main Street Alpharetta , GA 30009

Mailing Address: PO BOX 374

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

Contact For All Notifications: Daniel Vernon

Contact Telephone: 770 - 772 - 285 Mobile Telephone: 770 - 316 - 2,414

Fax: 770 - 772 - 925 Email: dhvernon@comcast.net

Contact's Relation To Business: Officer of the LLC

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: One South Main LLC

Physical Address: One South Main Alpharetta ,GA 30009

Mailing Address: One South Main

City: Alpharetta

State: GA

Zip Code: 30009

Owner Telephone: 770 - 772 - 285

Contact Fax: 770 - 772 - 925

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): One South Main LLC

Date: 10/7/16

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 22-4825-1269-011-0

Land Lot(s): 1269

District: 2nd

Section: 2nd

Existing Zoning of Property: commercial

Existing Uses of Property: retail

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: 10/7/16

Print Form

8. DRB 160072

1 South Main

Applicant presented renovation of façade in order to differentiate from building next door.

Applicant would like to remove existing concrete eyebrow, put in window dressings over the doors to give illusion of taller façade, visual height, and addition of soffit to top of building and bend around side of building. Applicant presented three dimensional building signage. Mounting has not been decided. Applicant is considering some type of bracket lighting to have a shadow line. Requesting painted brick. Applicant provided an example showing line of where brick would be painted (alabaster). It is only front portion of building. Applicant showed examples of streetscapes showing buildings painted multiple colors. It is not the same color as Smokejack or Digital Scientists. There was discussion of where colors would be on building. Side of building has architectural features, front is new brick.

Staff recommended approval with sign to be patina sealed.

❖ Board Member Corkill offered a motion to approve the elevations as shown, discussed and marked up by the Applicant based on our discussion.

- The motion received a second from Board Member Schwing
- The motion passed by vote (3-1)(Debban)



J. K. Lockwood
CONSTRUCTION COMPANY, INC.

J. K. Lockwood
CONSTRUCTION COMPANY, INC.

comeback vinyl

comeback vinyl

comeback vinyl

DO NOT
ENTER

J. K. Lockwood
CONSTRUCTION COMPANY, INC.

comeback vinyl



AHEAD



WIRE & WOOD
ALPHARETTA
SONGWRITERS
FESTIVAL

DO NOT
ENTER













CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Hamid Mashinchi

Physical Address: 0 State Bridge Rd Alpharetta GA 30022

Mailing Address: 3386 Carverton Ln

City: Alpharetta State: GA Zip Code: 30022

Owner Telephone: 404-275-0896 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): Hamid Mashinchi Date: 7-1-18

Owner Signature: HB Mas

Property Information:

Address (If Assigned): 0 State Bridge Rd

Tax ID or Map Reference Number: 1103600129 0288

Land Lot(s): 129 District: 1st Section: 1st

Existing Zoning of Property: C1 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: HB Mas Date: 7-1-18 Print Form

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: Kimball Plaza

Location Address: 0 State Bridge Rd Alpharetta GA 30022

Mailing Address: 3386 Carverton Ln

City: Alpharetta State: GA Zip Code: 30022

Contact For All Notifications: Richard C Wernick

Contact Telephone: 770 527 3286 Mobile Telephone: _____

Fax: _____ Email: rcwernick@gmail.com

Contact's Relation To Business: _____

This Application For (Check all that apply):

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

Application Fees:

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Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	300.00

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

PLANTING SCHEDULE:

QTY	COMMON NAME	BOTANICAL NAME	CAL.	IN.	TOTAL %	
4	Chinese Pistache	Pistachia chinensis	5"cal	20	10	Straight single leader, Good Form, Healthy
6	'Princeton' American Elm	Ulmus americana 'Princeton'	4"cal.	24	15	Straight single leader, Good Form, Healthy
5	Nuttal Oak	Quercus nuttalli	5"cal.	25	13	Straight single leader, Good Form, Healthy
4	'Wildfire' Blackgum	Nyssa sylvatica 'Wildfire'	3"cal.	12	10	Straight single leader, Good Form, Healthy
5	'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	4"cal.	20	13	Straight single leader, Good Form, Healthy
10	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	2"cal.	14	26	Full to Ground, Good Form, Healthy
5	'Brodie' Red Cedar	Juniperus virginiana	3"cal.	15	13	Full to Ground, Good Form, Healthy
39				130	100	

Landscape Contractor to include design build irrigation system for all planted material as a part of base bid

SHRUBS

31	'Golden Mop' False Cypress - Threadleaf	Chamaecyparis pisifera 'Golden Mop'	5 gal./24" ht. at install	Full in Pot, Healthy
48	'Shamrock' Inkberry	Ilex glabra 'Shamrock'	5 gal./24" ht. at install	Full in Pot, Healthy
45	'Purple Diamond' Loropetalum	Loropetalum chinensis	5 gal./24" ht. at install	Full in Pot, Healthy
68	Pink Muhly Grass	Muhlenbergia capillaris 'Lenca'	3 gal./24" ht. at install	Full in Pot, Healthy
15	'Squaw' Switchgrass	Panicum virgatum 'Squaw'	3 gal./24" ht. at install	Full in Pot, Healthy
32	'Rose Creek' Abelia	Abelia 'Rose Creek'	3 gal.	Full in Pot, Healthy
143	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal.	Full in Pot, Healthy
TBD	Tifway 419 Bermuda Sod	Cynodon dactylon Tifway 419 or equal	Contractor to verify quantity for Owner approval prior to installation - in all open space areas as directed by Owner	

LANDSCAPE NOTES AND TREE PROTECTION NOTES

- The site contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked prior to beginning work. The contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. Caution shall be exercised to avoid interruption of services. The contractor is responsible for repair of all existing utilities damaged during construction. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserve.
- Trees, shrubs, ground cover, sod, seed, ornamental grasses and any other planted materials: Maintenance shall begin immediately after each plant is planted and shall continue until all plants are accepted by the Owner. The quantities shown in the plant schedule are solely for information of the contractor. The contractor shall verify the quantities shown in the plant schedule with the quantities shown on the planting plan. All differences in the quantities shall be brought to the attention of the Landscape Architect for clarification.
- Do not scale from the drawing.
- All plant materials shall conform with the latest edition of "American Standards for Nursery Stock" by the American Nursery and Landscape Association. All plant material shall meet or exceed the specifications of the Federal, state and county laws requiring inspection for disease and insect control. Botanical names shall take precedence over common names.
- Label at least one plant of each species with a securely attached water-proof tag bearing legible designation of Botanical and Common name for inspection.
- All planting pits shall be free of rocks, gravel and other debris. All planting pits shall be prepared in accordance with the planting details.
- Plant quality: All plants shall be sound, free of disease or pests and shall have a healthy normal root system.
- No substitution of plant species or variety shall be made without prior written permission from the Landscape Architect.
- Maintenance of plants shall include, but not necessarily be limited to, watering, spraying, mulching, pruning, mowing, fertilizing, etc. or other activities as directed by the Owner's representative.
- Final acceptance shall be granted by the Owner's representative upon completion of the entire project. The Contractor shall promptly make all replacements before, during and at the end of the guarantee period as directed by the Owner's representative.
- All plant material which dies, turns brown, or defoliates both prior to the final acceptance of the work and during the guarantee period shall be promptly removed from the site and replaced with material of the same species, variety, quantity, size and meeting all plant schedule specifications.
- Burlap material on balled and burlapped plants shall be the type which will decay within two years (no synthetics, plastic, nylon, treated or other non-natural types will be allowed). After setting balled and burlapped plants in the planting pit, all binder twine shall be cut and the burlap removed from the top $\frac{1}{3}$ (one-third) of the rootball.
- All shrub, groundcover, tree ring and perennial bed areas shall be top dressed with a minimum depth of 2-3" of compacted mulch. The mulch shall be free from mold, sticks, cones, weeds and other debris. Compaction of the mulch shall occur naturally over a two week period during which at least one significant rainfall has occurred. Additional mulch shall be placed in order to maintain the minimum depth until date of final acceptance.
- Contractor shall spray trees and shrubs with anti-dessicant prior to transplanting and transporting if foliage is present. All plant material must be protected from wind by tarpaulin during shipment.
- The Owner's representative reserves the right to reject at any time until the end of the guarantee period any and / or all plant material that does not meet the specifications as set forth here and in the plant schedule.
- All plant materials shall be Grade A or better and planted as per the plant list, details and comments/notes.
- All plant materials (including sod) shall be properly watered immediately after installation. Water shall be applied at a rate that will completely saturate the rootball/roots regardless of weather conditions. If the height of the rootball is 24", then the plant shall be watered to a depth of 24".
- Contractor to provide irrigation design and installation per agreement with Owner and/or in compliance with City Codes

The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.

Trees agreed upon to be saved are the responsibility of the owner.

A 4" layer of mulch will be required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not be placed directly against tree trunks.

A minimum 2" layer of mulch will be required for all existing, non-specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction and shall not be placed directly against tree trunks.

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

All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.

Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.

Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

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

When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

NO TRENCHING ALLOWED IN TREE SAVE AREAS, INCLUDING IRRIGATION.

Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.

All buffers shall be replanted where sparse or as directed by the City of Alpharetta in order to create a year round opaque screen within 2 years of construction. This may be in addition to what is shown on the approved landscape plan.

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

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

All landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please contact (678)297-6200 for information and to reserve a spot.

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

Tree Planting Cue Card

provided by Roots Plus Growers™

- Start with a quality grade tree as specified in the Florida Grades & Standards for Nursery Stock.



- Select trees with a quality trunk form, branch arrangement and canopy uniformity.

- Check for root system quality.

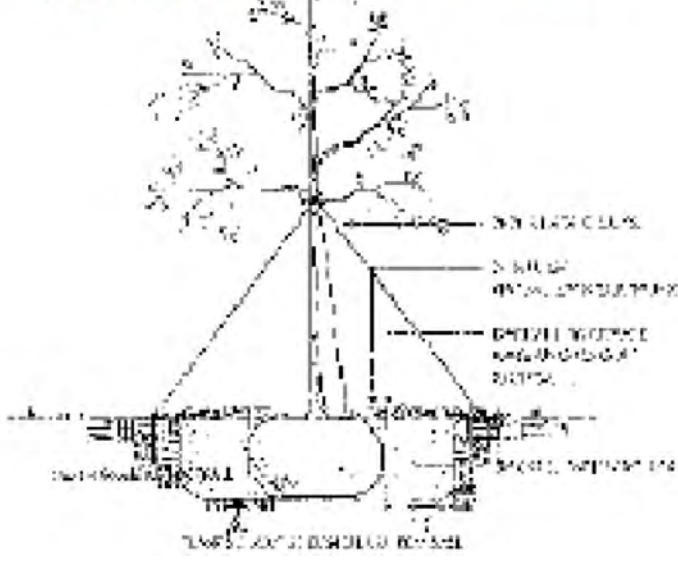
- Field-grown (B&B) trees should be hardened-off or pre-dug at the nursery until new roots are visible through the burlap.
- Trees should be sold in the rootball.
- Check for knicked and/or circling roots and cut them if present.

- Tree shipping and unloading.

- Trees should be protected during shipping by a tarp or shipped in an enclosed truck.
- Trees should never be lifted by the trunk. Lift using rootball straps or container handles.
- On the job site, store trees upright, in the shade, and irrigate twice daily with 5 gallons per caliper inch applied directly to the rootball until planting.
- Do not store trees on asphalt.

- Planting hole preparation.

- Prepare the planting hole twice as wide as the rootball and slightly less than the depth of the rootball.
- Dig the planting hole shallower in areas with wet soil conditions and backfill up to the edge of the rootball.
- In no cases should the first root emerging from the trunk be below the soil level.



- Tree preparation.

- Remove the black weed cloth liner, plastic wrap, or container.
- Remove any string, strapping, or wire wrapped around the trunk.
- Cut any circling roots prior to planting.

- Tree planting.

- Place the tree in the center of the hole with the top-most root in the rootball at or slightly higher than the finished landscape grade.
- Check to ensure the tree is straight in the hole, and begin filling in with native field soil.
- Water in the backfill as you fill the planting hole, working the soil to ensure that no air pockets remain.

- Finishing planting.

- At the edge of the rootball, make a soil berm 2-3" high to form a shallow water holding area. Water immediately after planting with 5 gallons of water per caliper inch.
- Apply a 3" inch layer of mulch to an area 2 feet in diameter per trunk caliper inch.
- Do not pile mulch directly against the tree trunk.

- Irrigation requirements for establishment.

- Use low volume drip irrigation for optimum growth & survival.
- If an automatic system is not used, a strict irrigation schedule is necessary for survival.

Tree Size: 2-4" caliper
Irrigation for vigor - Daily for 1 month; every other day for 3 months; weekly until established.
Irrigation for survival - Twice weekly for 3-4 months.

Tree Size: >4" caliper
Irrigation for vigor - Daily for 6 weeks; every other day for 5 months; weekly until established.
Irrigation for survival - Twice weekly for 4-5 months.

- At each irrigation, apply 3 gallons per inch trunk caliper to the rootball. For example, apply 9 gallons on a 3" caliper tree. Apply in a manner so all water soaks into the rootball.
- Establishment takes 3 to 4 months per inch trunk caliper. In drought conditions irrigate the following summer.

Important Planting Notes

- The best soil amendment for successful planting is water. Research has shown no benefit to using other soil amendments.
- Place no soil over the rootball at planting. Deep planting kills trees.

This tree planting cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida Growing Quality Field-Grown Trees



www.rootsplusgrowers.org

OWNER/24 HOUR EMERGENCY CONTACT:

24 HOUR CONTACT:

MR. HAMID MASHINCHI

JOB NO:

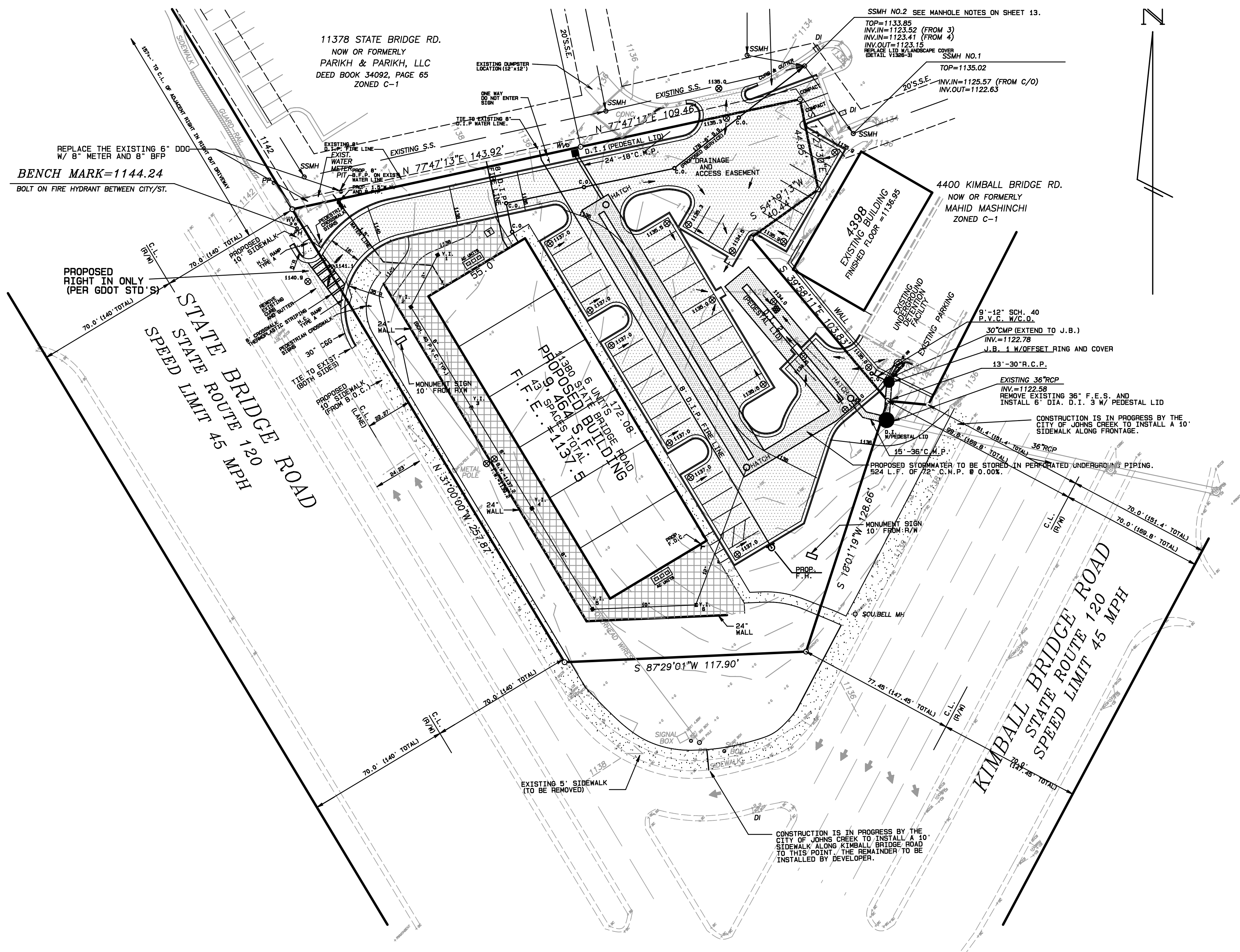
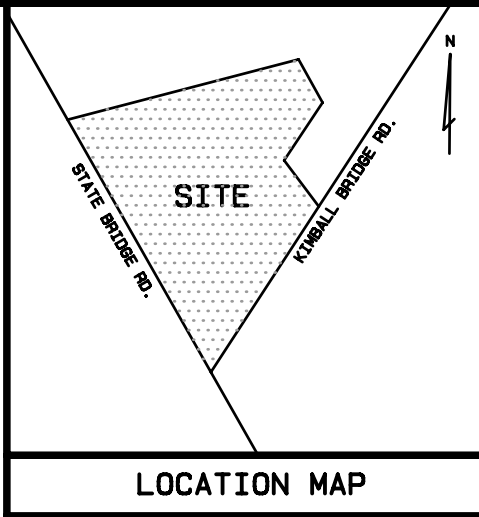
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DATE: 3.19.18

DRAWN BY: THE

SHEET No.

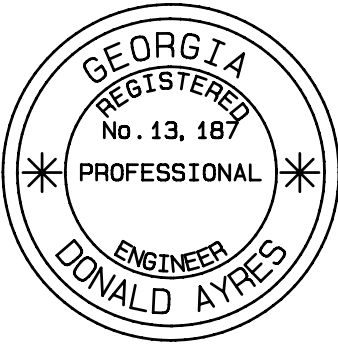
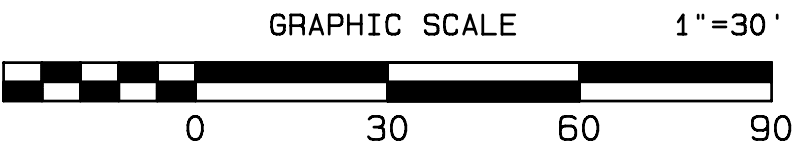
24 HOUR CONTACT IS HAMID MASHINCHI AT 404-275-0896.



- 1. ALL PROPOSED SEWER LINES WILL BE PRIVATE.
- 2. NO TREES SHALL BE PLANTED IN UTILITY EASEMENTS OR WITHIN 5' OF ANY UTILITY LINES.
- 3. THE CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
- 4. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN 1 FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.

ENGINEER: AYRES ENGINEERING, LLC
850 KENNESAW AVE. SUITE 10
MARIETTA, GA. 30060
770-421-8140
ayreseng@bellsouth.net

KIMBALL PLAZA-FULTON COUNTY PROJECT NO. 18-030WR



DESIGN <u>D.A.</u>	KIMBALL PLAZA	BUILDING AND PARKING LOCATED IN L.L. 129 OF THE 1ST DISTRICT 1ST SECTION CITY OF ALPHARETTA, FULTON COUNTY	GRADING DRAINAGE AND UTILITY PLAN	5				JOB NO.		
DRAWN <u>K.L.</u>				4					F.B. NO.	
CHECKED <u>D.A.</u>				3					DATE	03/30/18
Q.C. _____				2						
				1						
				NO.	DATE	REVISION	APP'D. BY		SHT. <u>3</u> OF <u>17</u>	



FRONT ELEVATION

SHEET _____ OF _____



LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 6/28/2018

FILE NAME: KIMBALL PLAZA

DRAWN BY:

SHEET TITLE

SCALE

SHEET OF



FRONT ELEVATION

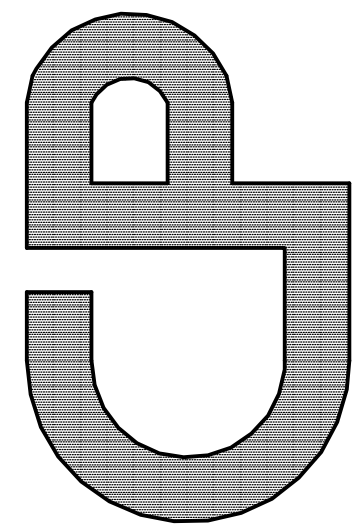
1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 6/29/2018

FILE NAME: KIMBALL PLAZA

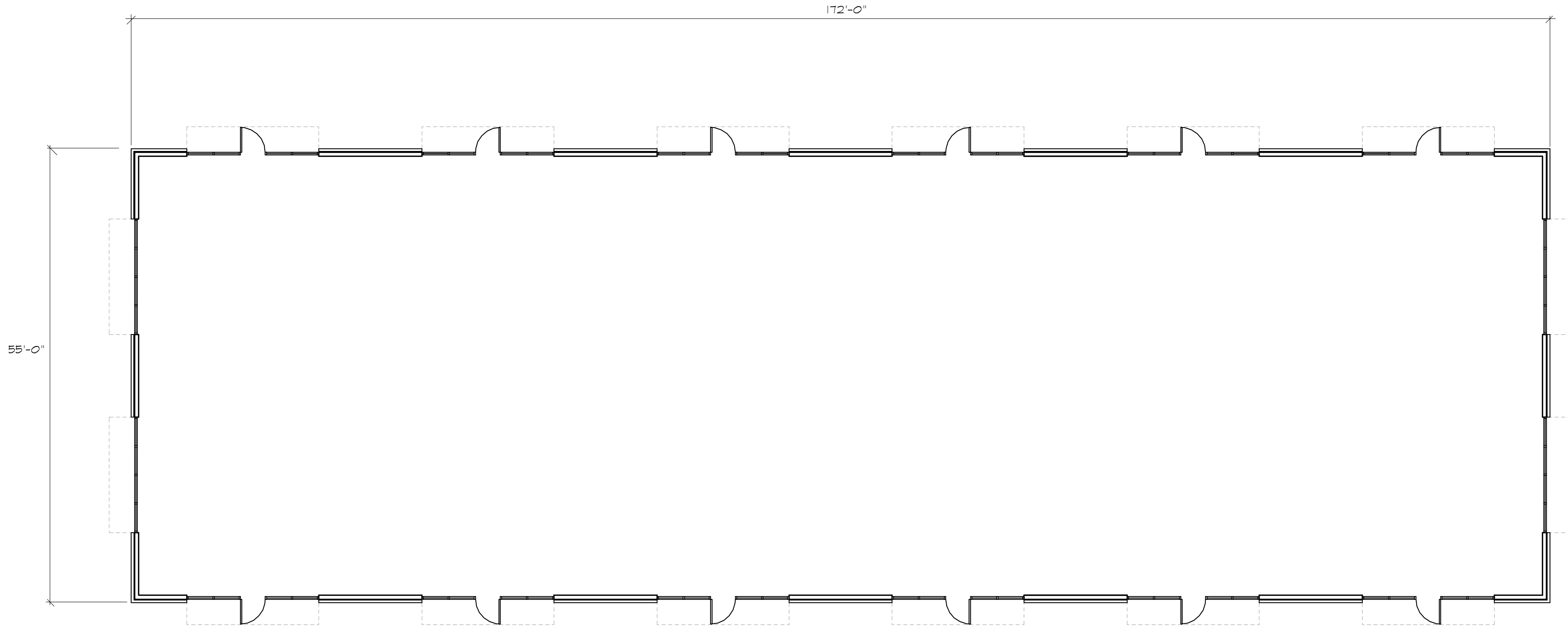
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SHEET TITLE

SCALE

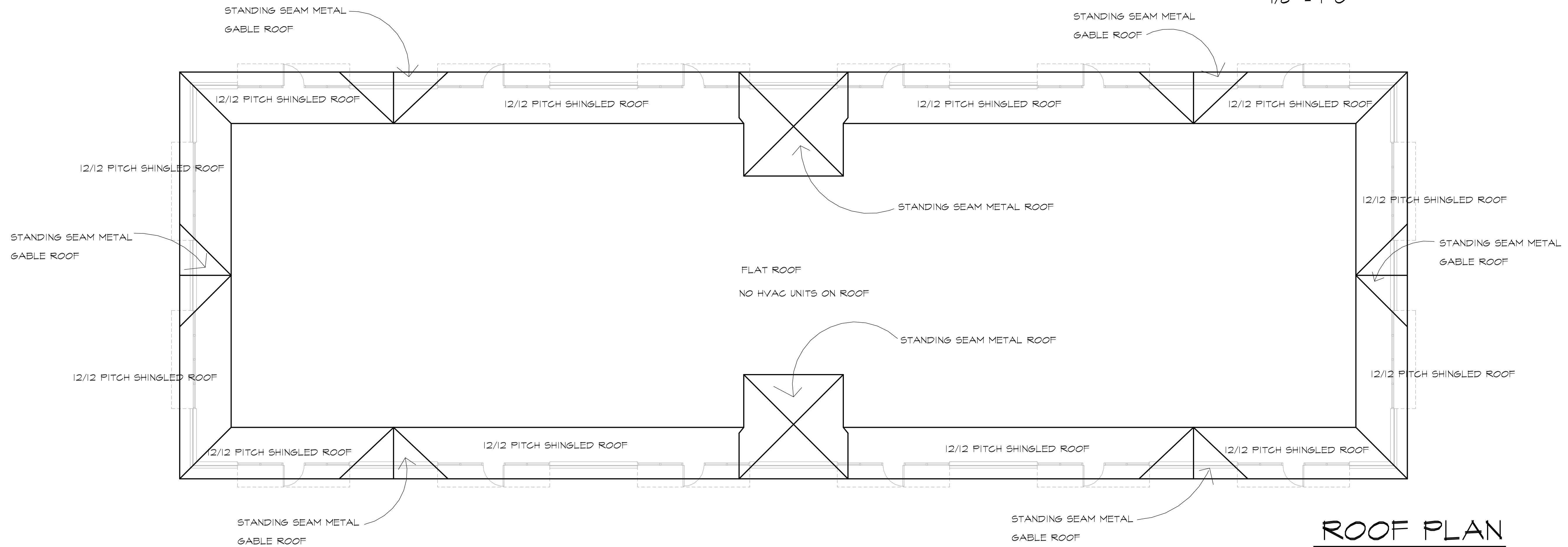
SHEET

OF



FLOOR PLAN

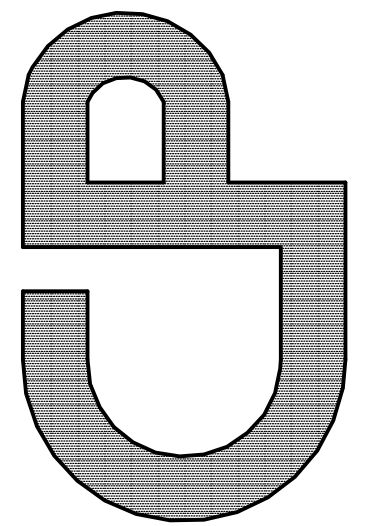
1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 6/29/2018

FILE NAME: KIMBALL PLAZA

DRAWN BY:

SHEET TITLE

SCALE

SHEET

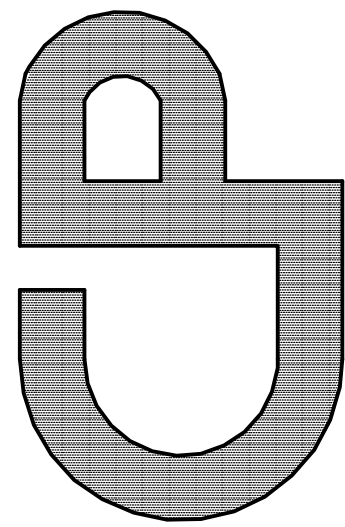
OF



LINE OF SIGHT SECTION

1/4" = 1'-0"

CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

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SHEET TITLE

SCALE

SHEET

OF

1/4: P11
File Name: C:\Users\ad\OneDrive\Kimball Plaza.dwg
Plotted: Friday, June 29, 2018
LAST RELEASE: 6/29/2018 9:04 AM

- SIDING
- STANDING SEAM METAL ROOF
- ARCH. DIM SHINGLES
- BRICK VENEER(CORTEZ WITH ANTIQUE WHITE MORTAR)
- STANDING SEAM METAL ROOF
- AWNING
- DECORATIVE LIGHT(CUTSHEET TO BE PROVIDED)
- LIMESTONE (CREAM)
- STOREFRONT



REAR ELEVATION

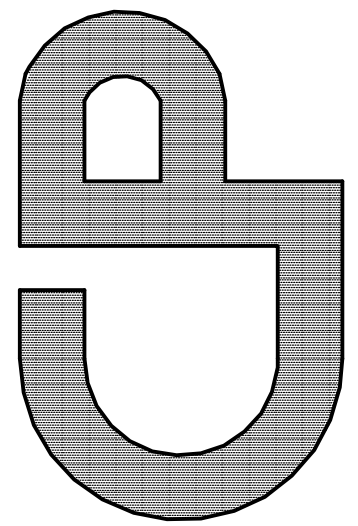
1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

CAMERON DESIGNS
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SCALE

SHEET

OF



PARKING LOT
FRONT ELEVATION

1/8" = 1'-0"



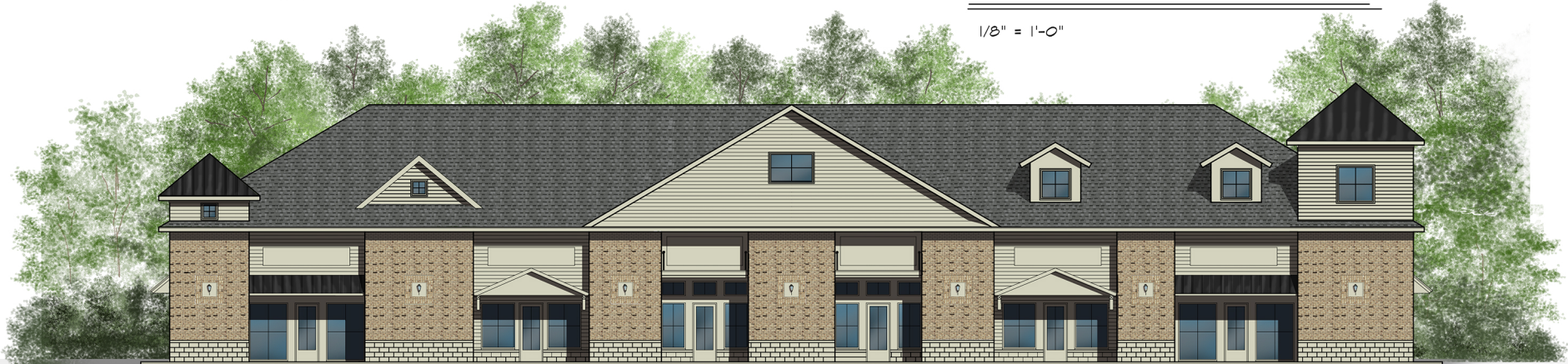
KIMBALL BRIDGE ROAD
LEFT ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

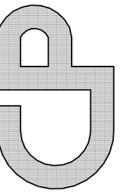
1/8" = 1'-0"



OLD MILTON PARKWAY
REAR ELEVATION

1/8" = 1'-0"

CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 8/27/2018

FILE NAME: KIMBALL PLAZA

DRAWN BY:

SHEET TITLE

SCALE

SHEET

OF

STANDING SEAM METAL ROOF

SIDING

STANDING SEAM METAL ROOF
AWNING

SHINGLES
PEWTER GRAY
TU 552E

LIMESTONE (CREAM)

DECORATIVE LIGHT(CUTSHEET TO BE PROVIDED)

BRICK VENEER(CORTEZ WITH HOLCIM ATL. ANTIQUE MORTAR)

PARKING LOT

FRONT ELEVATION

1/8" = 1'-0"



KIMBALL BRIDGE ROAD

LEFT ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"



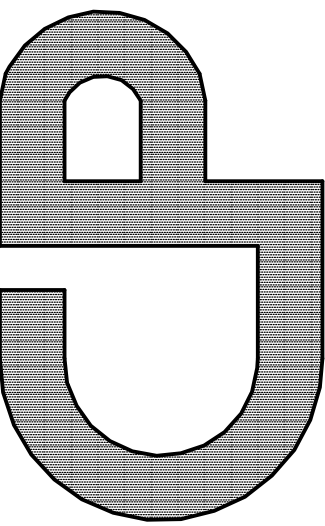
OLD MILTON PARKWAY

REAR ELEVATION

1/8" = 1'-0"

CAMERON DESIGNS

5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA

11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 9/4/2018

FILE NAME: KIMBALL PLAZA

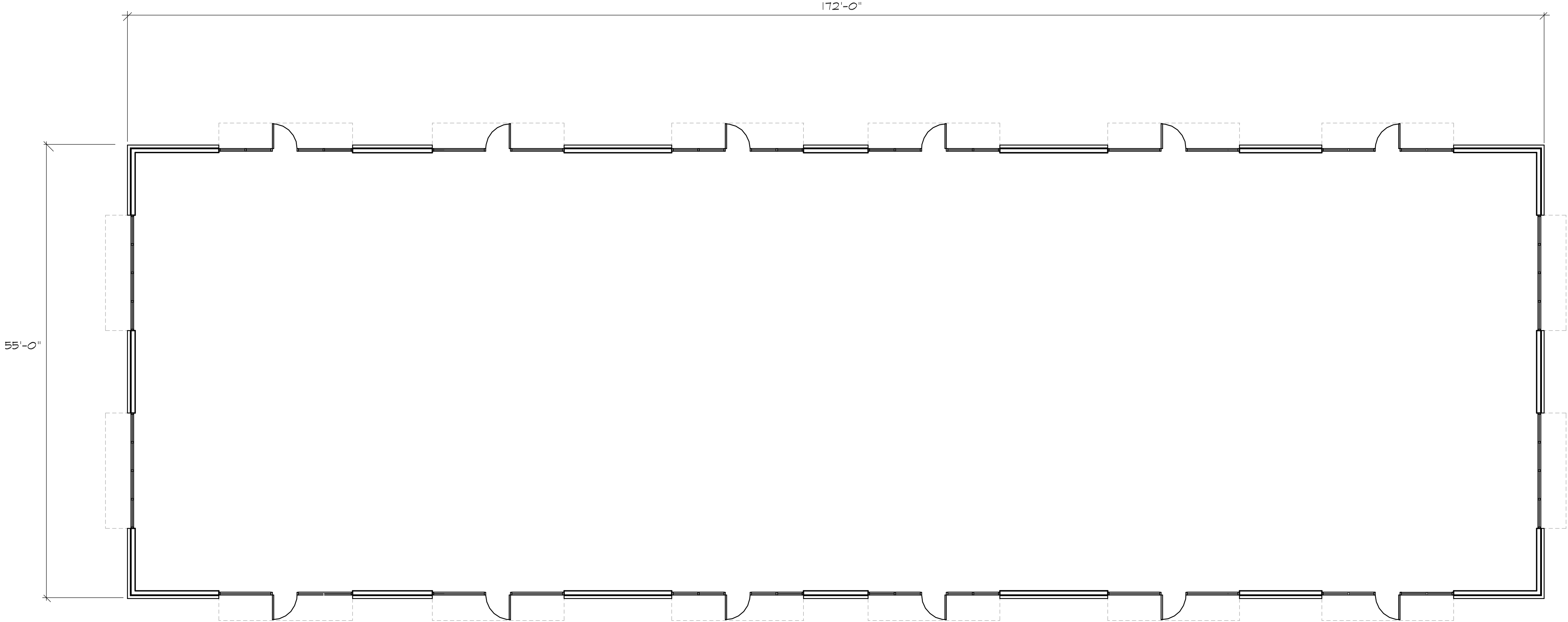
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SHEET TITLE

SCALE

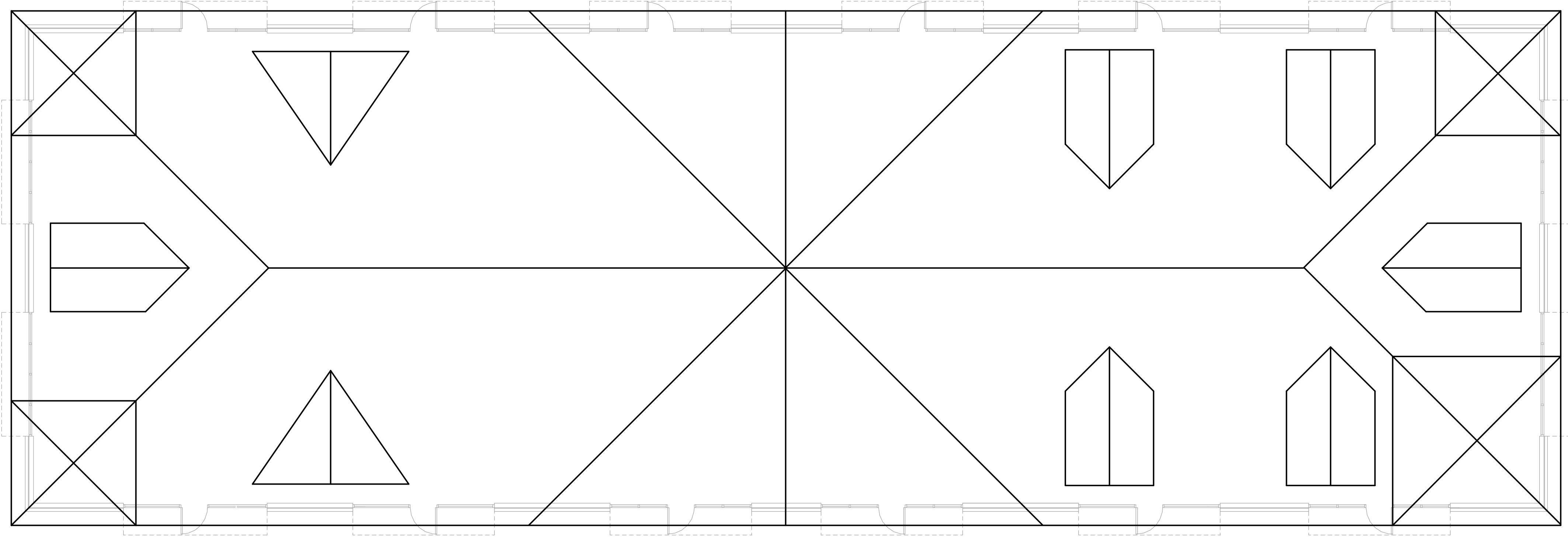
SHEET

OF



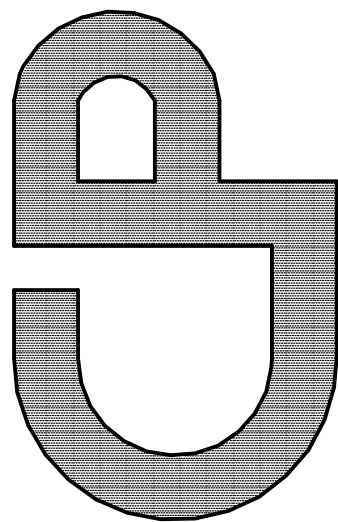
FLOOR PLAN

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"



CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877

KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE:	8/30/2018
FILE NAME:	KIMBALL PLAZA
DRAWN BY:	
SHEET TITLE	
SCALE	
SHEET	OF



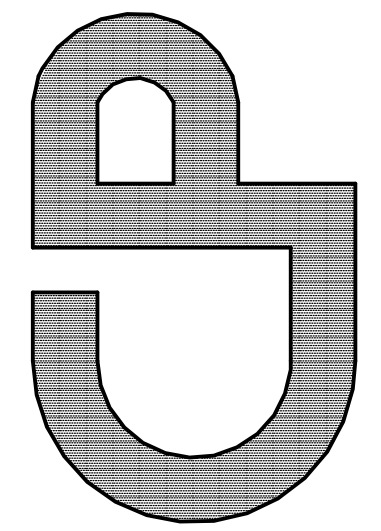
KIMBALL BRIDGE ROAD

LEFT ELEVATION

LINE OF SIGHT SECTION

1/4" = 1'-0"

CAMERON DESIGNS
5110 MATTHEW MEADOW COURT
ALPHARETTA, GA 30004
770-777-0877



KIMBALL PLAZA
11380 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA

DATE: 8/30/2018

FILE NAME: KIMBALL PLAZA

DRAWN BY:

SHEET TITLE

SCALE

SHEET

OF

WEEKLY WASTE GENERATION CALCULATIONS

9,464 S.F. RETAIL = 2.5 LBS./100 S.F. = 237 LBS./DAY X 7 DAYS = 1,659 LBS.
RECYCLED = 1,659 LBS. X 25% = 415 LBS.
VOLUME = 1,244 LBS. = 8.3 C.Y.
150 LBS./C.Y.

415 LBS. = 2.8 C.Y. RECYCLED
150 LBS.

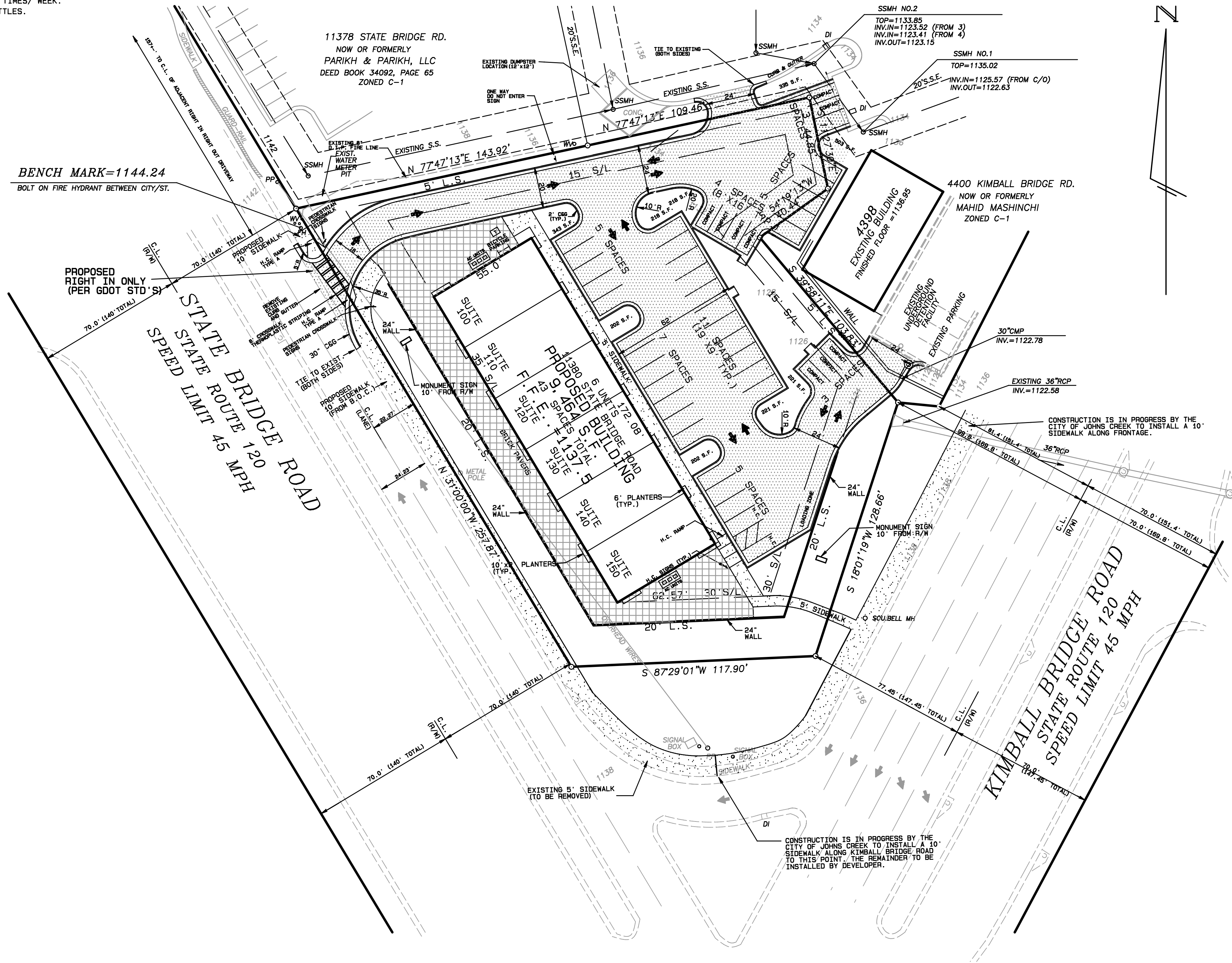
DUMPSTER SIZE = 8.4 C.Y. REQUIRED

9.0 C.Y. PROVIDED W/ 4.5 C.Y. DUMPSTER PICKED UP 2 TIMES/WEEK

RECYCLED = 2.8 C.Y. REQUIRED

2.82 C.Y. PROVIDED W/3- 95 GAL. ROLLING CARTS PICKED UP 2 TIMES/ WEEK.

ITEMS TO BE RECYCLED: CARDBOARD, OFFICE PAPER, PLASTIC BOTTLES.



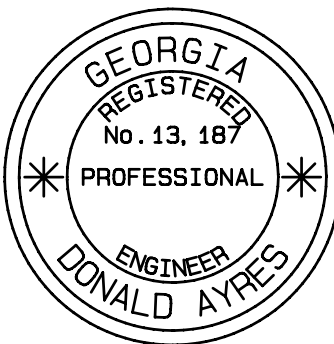
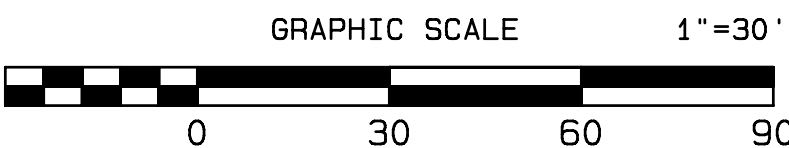
SITE INFORMATION

- OWNER/DEVELOPER: HAMID MASHINCHI
3386 CAVERTON LANE
ALPHARETTA, GA. PHO. NO. 404-275-0896
- THE SITE IS 1.15 ACRES LOCATED IN L.L. 129 OF THE 1ST DIST. 1ST SECTION CITY OF ALPHARETTA, FULTON COUNTY, GA.
- EXISTING ZONING IS C-1.
- STORMWATER DETENTION TO BE PROVIDED UNDERGROUND. RUNOFF REDUCTION FOR THE FIRST 1.0" OF RAINFALL WILL BE PROVIDED THROUGH THE USE OF GREEN INFRASTRUCTURES. CHANNEL PROTECTION AND THE 2-100 YEAR STORM EVENTS WILL BE DETERMINED.
- OPEN AREA REQUIRED= 23 AC. (20%). 32 AC. (28%) PROVIDED.
- 43 PARKING SPACES PROVIDED. (20% COMPACT CARS)
- THE 100 YR. FLOOD PLAIN DOES NOT IMPACT THIS SITE. FLOOD PLAIN MAP NO. 13121C0086F PANEL 86 OF 490 SEPT. 18, 2013.
- REQUIRED DRIVEWAY SIGHT DISTANCE TO BE MET.
- DDOT PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN R/W..
- BUILDING IS ONE STORY (35').
- THE EXISTING DUMPSTER LOCATION WILL BE UTILIZED FOR ALL THREE COMMERCIAL SITES.
- A SHARED PARKING AGREEMENT WILL BE SUBMITTED WITH THE LDP APPLICATION.
- ENGINEER: AYRES ENGINEERING, LLC
850 KENNESAW AVE. SUITE 10
MARIETTA, GA. 30060 770-421-8140.
- TOTAL PROPERTY FRONTAGE IS 504.43'.
- TAX PARCEL ID NO. IS 11-0360-0129-028-8.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY REGISTERED LAND SURVEYORS, INC. 136 SAVANNA ESTATES DRIVE CANTON, GA. 30115 770-998-7676. DATED 3/30/17.
- PROPOSED USE - RETAIL BUILDING AND PARKING.
- TOTAL DISTURBANCE IS 1.40 AC.
- ALL H/C RAMP FORMS MUST BE APPROVED BY THE CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- TO THE BEST OF MY KNOWLEDGE NO WELLS OR SEPTIC SYSTEMS ARE EXISTING OR PROPOSED ON THIS SITE.
- SITE FILL APPROX. 11,300 C.Y.
- NO WETLANDS NOTED ON SITE.

KIMBALL PLAZA-FULTON COUNTY PROJECT NO. 18-030WR

ENGINEER: AYRES ENGINEERING, LLC
850 KENNESAW AVE. SUITE 10
MARIETTA, GA. 30060
770-421-8140.
ayreseng@bellsouth.net

UTILITY PROVIDERS:
1. WATER/SEWER - FULTON COUNTY.
2. POWER - SAWNEE EMC.
3. GAS - ATLANTA GAS.
4. PHONE - ATT AND T.



24 HOUR CONTACT IS HAMID MASHINCHI AT 404-275-0896.

KIMBALL PLAZA

BUILDING AND PARKING

LOCATED IN L.L. 129 OF THE 1ST DISTRICT 1ST SECTION
CITY OF ALPHARETTA, FULTON COUNTY

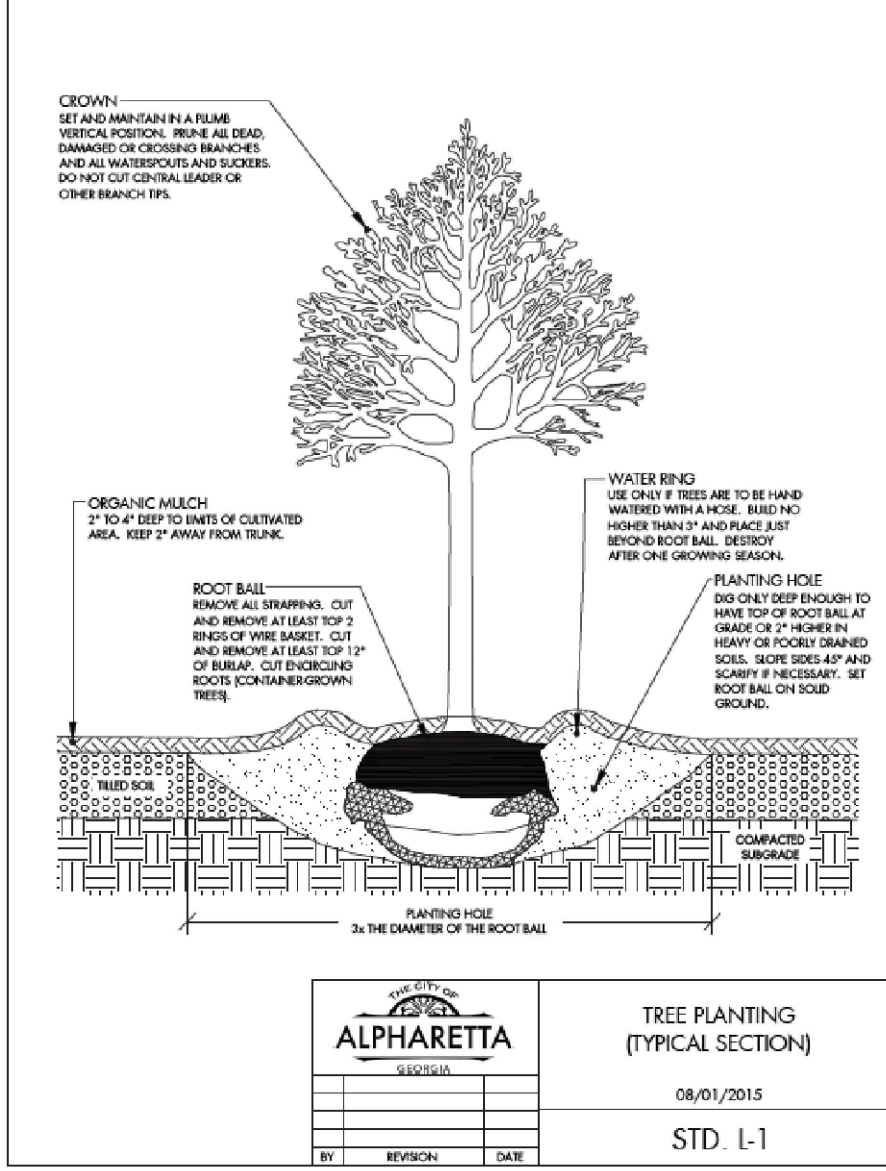
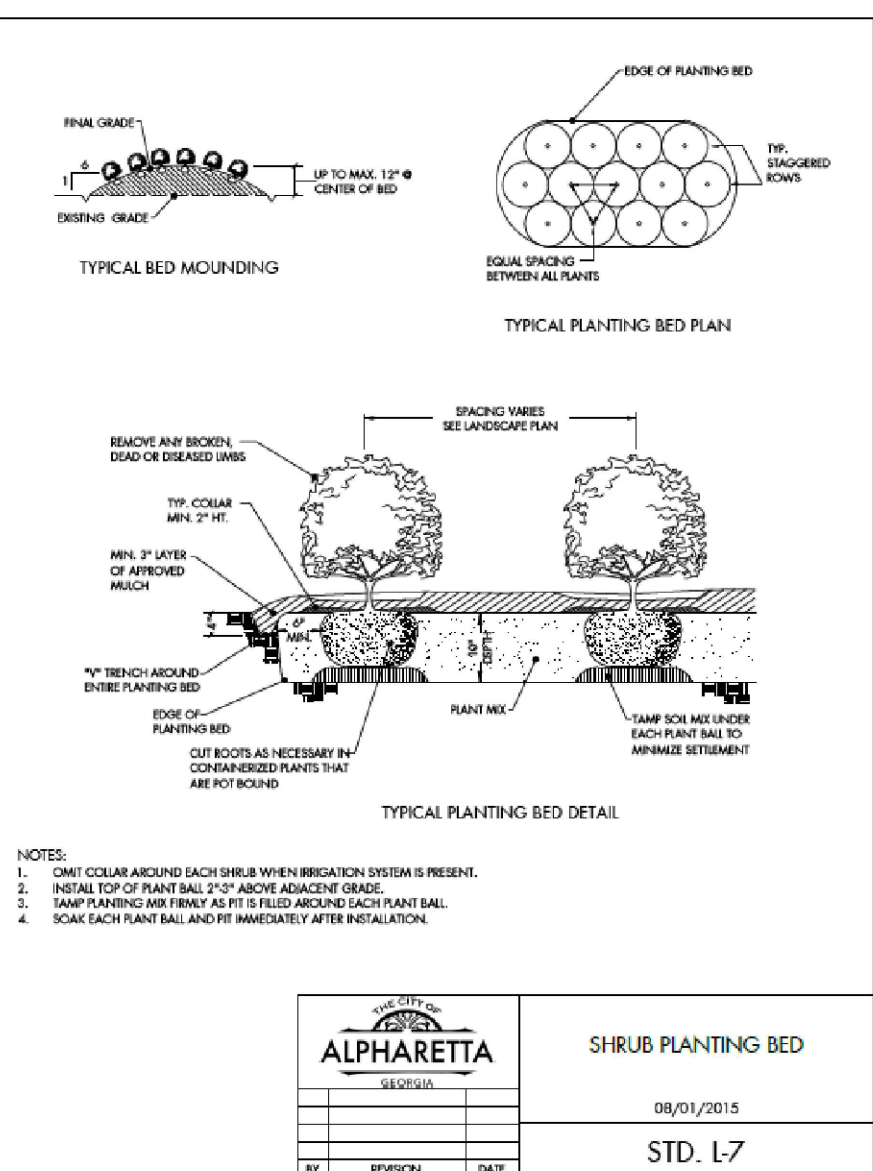
SITE PLAN

DESIGN D.A.
DRAWN K.L.
CHECKED D.A.
Q.C.

5					JOB NO.
4					F.B. NO.
3					
2					DATE 03/30/18
1					
NO.	DATE	REVISION	APP'D. BY		SHT. 2 OF 17

		space areas as directed by Owner
5	2 X 6' Rusted / Corten Steel Planters	Contractor to verify sizes and locations to fit planter areas
11	2 x 10' Rusted / Corten Steel Planters	As shown around buildings - submit specifications for Owner Approval
TBD	Design Build Irrigation as required by City Code (Includes Planters)	Contractor to provide design-build system with Owner Approval

Note: Individual fertilization/pruning schedule to be proposed by Approved Tree Care Company at the time of treatment



1. The site contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked prior to beginning work. The contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. Caution shall be exercised to avoid interruption of services. The contractor is responsible for repair of all existing utilities damaged during construction. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserve.
2. Trees, shrubs, ground cover, sod, seed, ornamental grasses and any other planted materials: Maintenance shall begin immediately after each plant is planted and shall continue until all plants are accepted by the Owner. The quantities shown in the plant schedule are solely for information of the contractor. The contractor shall verify the quantities shown in the plant schedule with the quantities shown on the planting plan. All differences in the quantities shall be brought to the attention of the Landscape Architect for clarification.
3. Do not scale from the drawing.
4. All plant materials shall conform with the latest edition of "American Standards for Nursery Stock" by the American Nursery and Landscape Association. All plant material shall meet or exceed the specifications of the Federal, state and county laws requiring inspection for disease and insect control. Botanical names shall take precedence over common names.
5. Label at least one plant of each species with a securely attached water-proof tag bearing legible designation of Botanical and Common name for inspection.
6. All planting pits shall be free of rocks, gravel and other debris. All planting pits shall be prepared in accordance with the planting details.
7. Plant quality: All plants shall be sound, free of disease or pests and shall have a healthy normal root system.
8. No substitution of plant species or variety shall be made without prior written permission from the Landscape Architect.
9. Maintenance of plants shall include, but not necessarily be limited to, watering, spraying, mulching, pruning, mowing, fertilizing, etc. or other activities as directed by the Owner's representative.
10. Final acceptance shall be granted by the Owner's representative upon completion of the entire project. The Contractor shall promptly make all replacements before, during and at the end of the guarantee period as directed by the Owner's representative.
11. All plant material which dies, turns brown, or defoliates both prior to the final acceptance of the work and during the guarantee period shall be promptly removed from the site and replaced with material of the same species, variety, quantity, size and meeting all plant schedule specifications.
12. Burlap material on balled and burlapped plants shall be the type which will decay within two years (no synthetics, plastic, nylon, treated or other non-natural types will be allowed). After setting balled and burlapped plants in the planting pit, all binder twine shall be cut and the burlap removed from the top $\frac{1}{3}$ (one-third) of the rootball.
13. All shrub, groundcover, tree ring and perennial bed areas shall be top dressed with a minimum depth of 2-3" of compacted mulch. The mulch shall be free from mold, sticks, cones, weeds and other debris. Compaction of the mulch shall occur naturally over a two week period during which at least one significant rainfall has occurred. Additional mulch shall be placed in order to maintain the minimum depth until date of final acceptance.
14. Contractor shall spray trees and shrubs with anti-desiccant prior to transplanting and transporting if foliage is present. All plant material must be protected from wind by tarpaulin during shipment.
15. The Owner's representative reserves the right to reject at any time until the end of the guarantee period any and / or all plant material that does not meet the specifications as set forth here and in the plant schedule.
16. All plant materials shall be Grade A or better and planted as per the plant list, details and comments/notes.
17. All plant materials (including sod) shall be properly watered immediately after installation. Water shall be applied at a rate that will completely saturate the rootball/roots regardless of weather conditions. If the height of the rootball is 24", then the plant shall be watered to a depth of 24".
18. Contractor to provide irrigation design and installation per agreement with Owner and/or in compliance with City Codes.



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.

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

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees

www.rootsplusgrowers.org

-2-