



DESIGN REVIEW BOARD FEBRUARY 15, 2019

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

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING**
 - 1. 09:10 - 09:25 DRB190005 Truck n Tap 30 Milton Ave
review rooftop structure
 - 2. 09:25 - 09:45 DRB190006 Central City Tavern 19 Academy St
review patio cover change
 - 3. 09:45 - 10:15 DRB190007 Fulton Science Academy 3035 Fanfare
review building addition
 - 4. 10:15 - 10:45 DRB190008 Starbucks 6197 Windward Pkwy
review exterior remodel and landscape
 - 5. 10:45 - 11:15 DRB190002 217 South Main St
follow up landscape and elevations
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD JANUARY 18, 2019

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

1. Election of Officers for 2019

- ❖ Board Member Corkill nominated Richard Kramer as Chairman
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (5-0-1) (Kramer)

- ❖ Board Member Corkill nominated Roger Brown as Vice-Chairman
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

VI. ITEMS FROM BOARD MEMBERS

1. Design Review Board Meeting Minutes 12.14.18

- ❖ Board Member Rocco offered a motion to approve
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (7-0)

VII. PUBLIC HEARING

1. DRB180066 One Alpharetta City 2300 Old Milton Parkway

Applicant presented review revisions and updates:

- East and West Façade
- Front Façade – added cornice, Flemish bond, brick pattern, eyebrow
- Portico projects out to sidewalk
- Applicant does not want to vary parapet height
- Visibility of parking deck- building screens parking deck, will screen with additional landscaping
- Ivy Trellis
- ❖ Vice- Chairman Brown offered a motion to approve the elevations as submitted today subject to the two following conditions :
 1. Applicant to submit to Staff for distribution to the Board an enhancement of the top center of the building facing Old Milton. The intent is to make the upper portion of that center more pronounced to distinguish it from the remainder of the building
 2. With regard to screening the parking deck, Applicant to work with Staff to ensure year round vegetative screening of sides of the deck with the condition that in 18 months Applicant will submit plan for a more permanent solution to the parking deck
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

There was discussion on what was meant by “ more permanent solution” in 18 months

2. DRB180058 Greenstone Office Building 132 Kimball Bridge

Applicant presented examples of places exterior materials have been used.

Board Member Debban did not participate/

- ❖ Board Member Schwing offered a motion to approve as presented
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (4-2)(Kramer, Palmer)

3. DRB180065 Twin Oaks II 3450 Old Milton

Applicant presented review of landscape

There was discussion on:

- Timetable for providing more detailed plan to Staff to distribute to the Board
- Criteria for drawings
- ❖ Board Member Corkill offered a motion to defer landscaping based on discussion and the Applicant shall put together accurate landscape drawings based on existing information, new information and Staff will distribute that to the Board for review
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

4. DRB180063 Hobby Lobby 6380 North Point Pkwy

Applicant presented review of exterior material changes

- Found brick that closely matches existing brick
- Center existing stone is going away
- Landscape enhancement in front
- Opportunity to upgrade landscape but it is not required
- Paint Sample
- Staff proposed that Staff review the landscaping that will be put back in and discuss with landlord
- ❖ Board Member Schwing offered a motion to approve exterior elevations and materials as submitted today with the condition that the Applicant submit paint samples to Staff for final approval and a request that the Applicant work with Staff and the landlord to upgrade the landscape in front of the building
- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (7-0)

Any existing landscape that is destroyed shall be replaced.

5. DRB190002 217 South Main St

Applicant presented review of new construction:

- Site Plan
- Merchantile Style
- Provided brick sample
- Signage, photometrics, landscape, lighting to return for review
- Retaining wall
- Dumpster Enclosure should be brick to match the building

❖ Vice Chairman Brown offered a motion to approve

the Site Plan in concept, that we defer elevations and materials to incorporate discussion and suggestions we had today and that on Site Line that Applicant will bring back a Site Line from on South Main from the Devore side.

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-1)(Corkill)

There was discussion during the motion:

Key items for Applicant:

- Bricked in section to have sills, make them look like bricked in windows-adding sills or add glass where possible
- Proportion of the wall and the railing
- Minimize penthouse structure
- DRB wants to ensure that retaining wall is either brick faced or screened with vines, evergreens. DRB is very sensitive as to how it looks.

VIII. ADJOURNMENT



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: October 17, 2018

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☒ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☒ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

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

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

FILING DEADLINES AND MEETING SCHEDULE

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

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 02, 2019

February 01, 2019

March 01, 2019

April 01, 2019

May 01, 2019

June 03, 2019

July 01, 2019

August 01, 2019

September 02, 2019

October 01, 2019

November 01, 2019

December 03, 2019

Meeting Schedule

January 18, 2019

February 15, 2019

March 15, 2019

April 12, 2019

May 17, 2019

June 21, 2019

July 19, 2019

August 16, 2019

September 20, 2019

October 18, 2019

November 15, 2019

December 13, 2019

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:	TRUCK & TAP		
Location Address:	30 MILTON AVENUE, ALPHARETTA, GA 30009		
Mailing Address:	30 MILTON AVENUE		
City:	ALPHARETTA	State:	GA
		Zip Code:	30009
Contact For All Notifications:	CLIFF CRIDER		
Contact Telephone:	770	-	383
		-	0132
Mobile Telephone:	770	-	383
		-	0132
Fax:		-	
Email:	CCRIDERMAI@GMAIL.COM		
Contact's Relation To Business:	MANAGING PARTNER		

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: TRUCK & TAP ALPHARETTA, LLC

Physical Address: 30 MILTON AVENUE, ALPHARETTA, GA. 30009

Mailing Address: 3300 MARJAN DRIVE

City: ATLANTA State: GA Zip Code: 30340

Owner Telephone: 770 - 383 - 0132 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): TRUCK & TAP ALPHARETTA, LLC / Clifford Crider Date: 1/29/2019

Owner Signature: _____

Property Information:

Address (If Assigned) : 30 MILTON AVENUE, ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 22-4823-1269-018-7

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

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

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

Applicant Signature: _____ Date: 1/29/2019

Print Form

DESIGN REVIEW BOARD SUBMITTAL FOR:

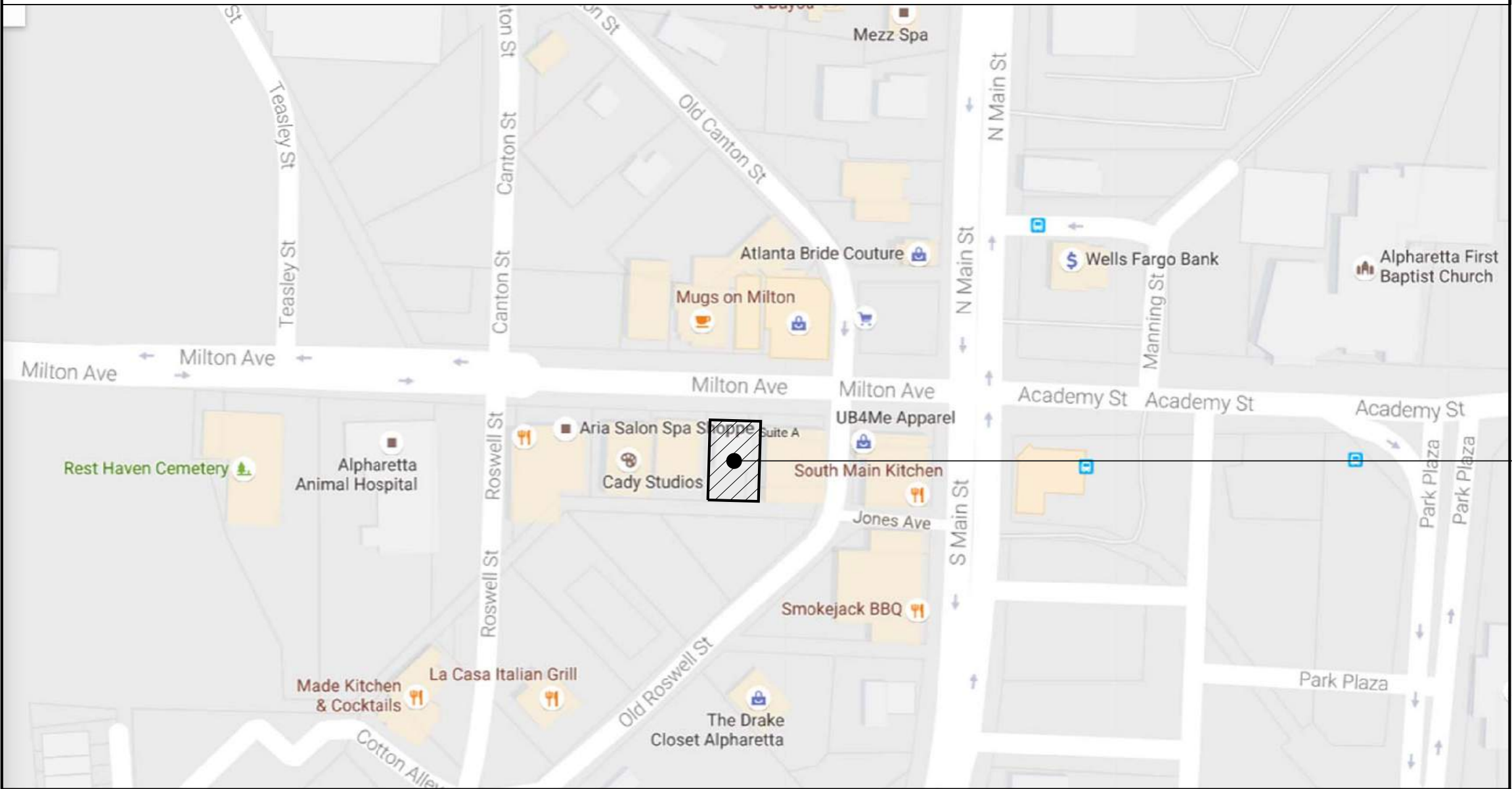
TRUCK & TAP

ROOF DECK ALTERATIONS
FOOD TRUCKS | CRAFT BEER

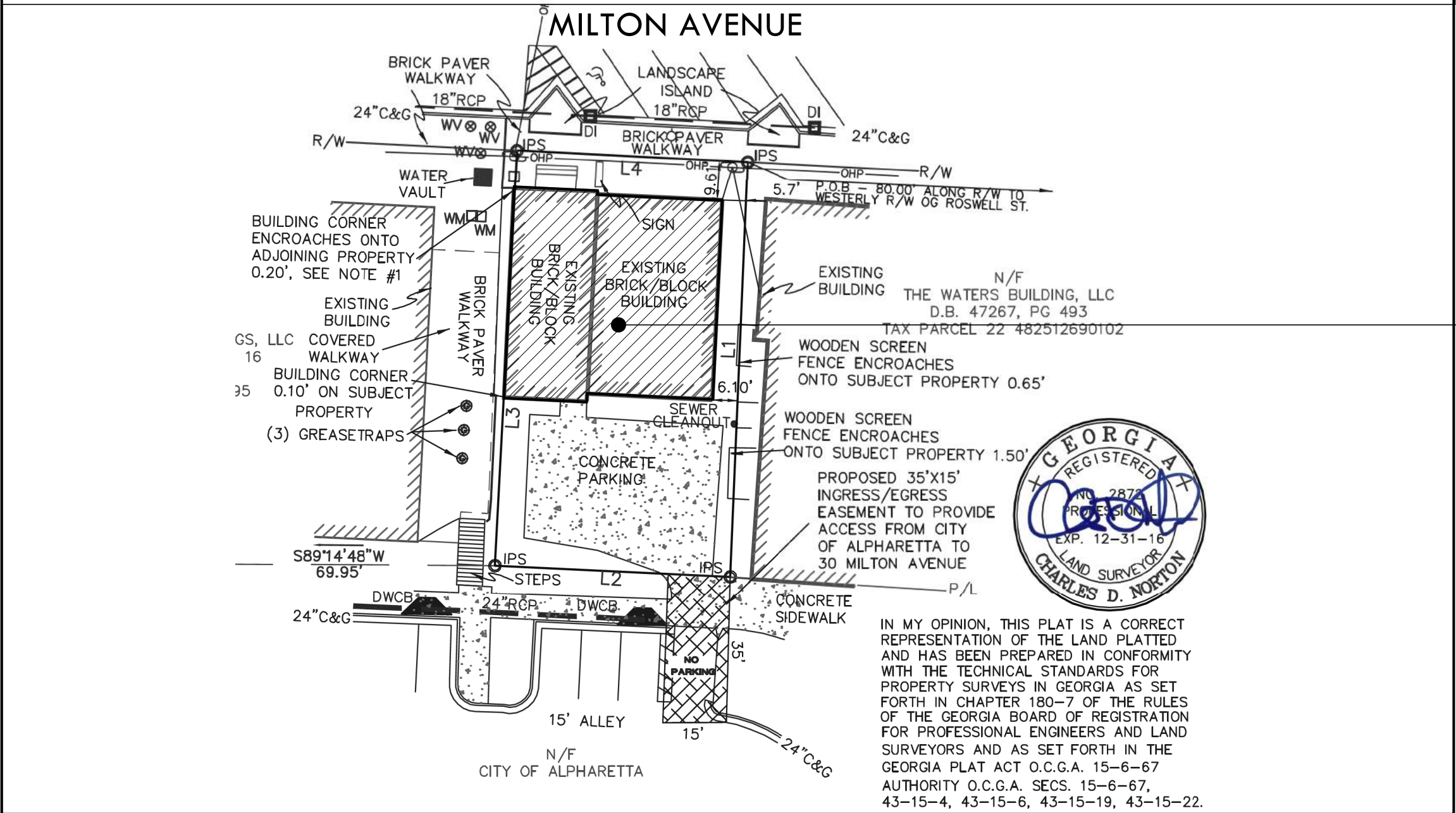
30 MILTON AVENUE APLHARETTA, GA 30009

DRAWING INDEX		DRB SUBMITTAL 01-25-19		
ARCHITECTURAL DRAWINGS				
A0.0	COVER / INDEX SHEET	•		
A0.1	EXISTING SITE SURVEY DETAIL	•		
A1.0	SITE PLAN / ROOF DECK PLAN	•		
A1.1	ROOF DECK PLAN DETAIL	•		
A1.2	EXTERIOR ELEVATION / FINISH MATERIALS	•		
A1.3	EXTERIOR ELEVATION AND RENDERING	•		
A1.3a	PERSPECTIVE RENDERINGS	•		
A1.4	EXTERIOR MATERIALS COLOR BOARD	•		
A1.5	STREET SECTION LINE OF SITE	•		

VICINITY PLAN

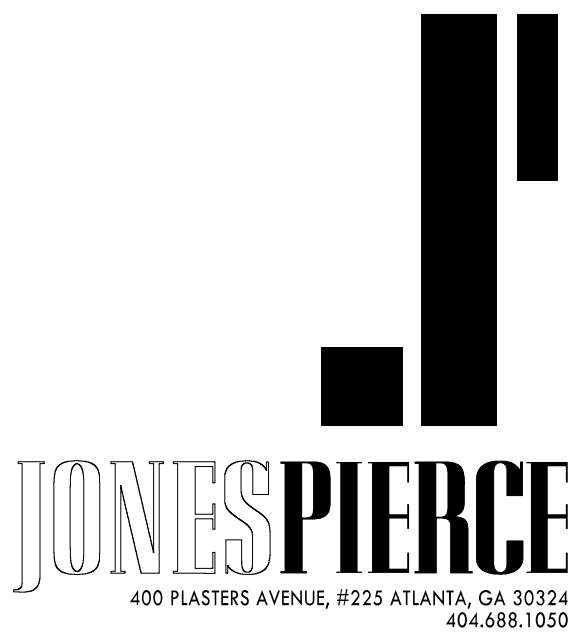


LOCATION PLAN



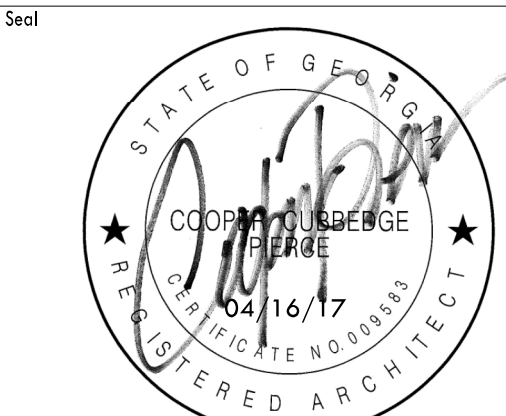
TRUCK & TAP
30 MILTON AVENUE

TRUCK & TAP
30 MILTON AVENUE



TRUCK & TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

ROOF DECK ALTERATION
30 MILTON AVE
ALPHARETTA, GA 30009



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No. REVISIONS/SUBMISSIONS Date

Drawing Title
**COVER SHEET
ROOF DECK ALTERATION**

Project No. **16027.02**

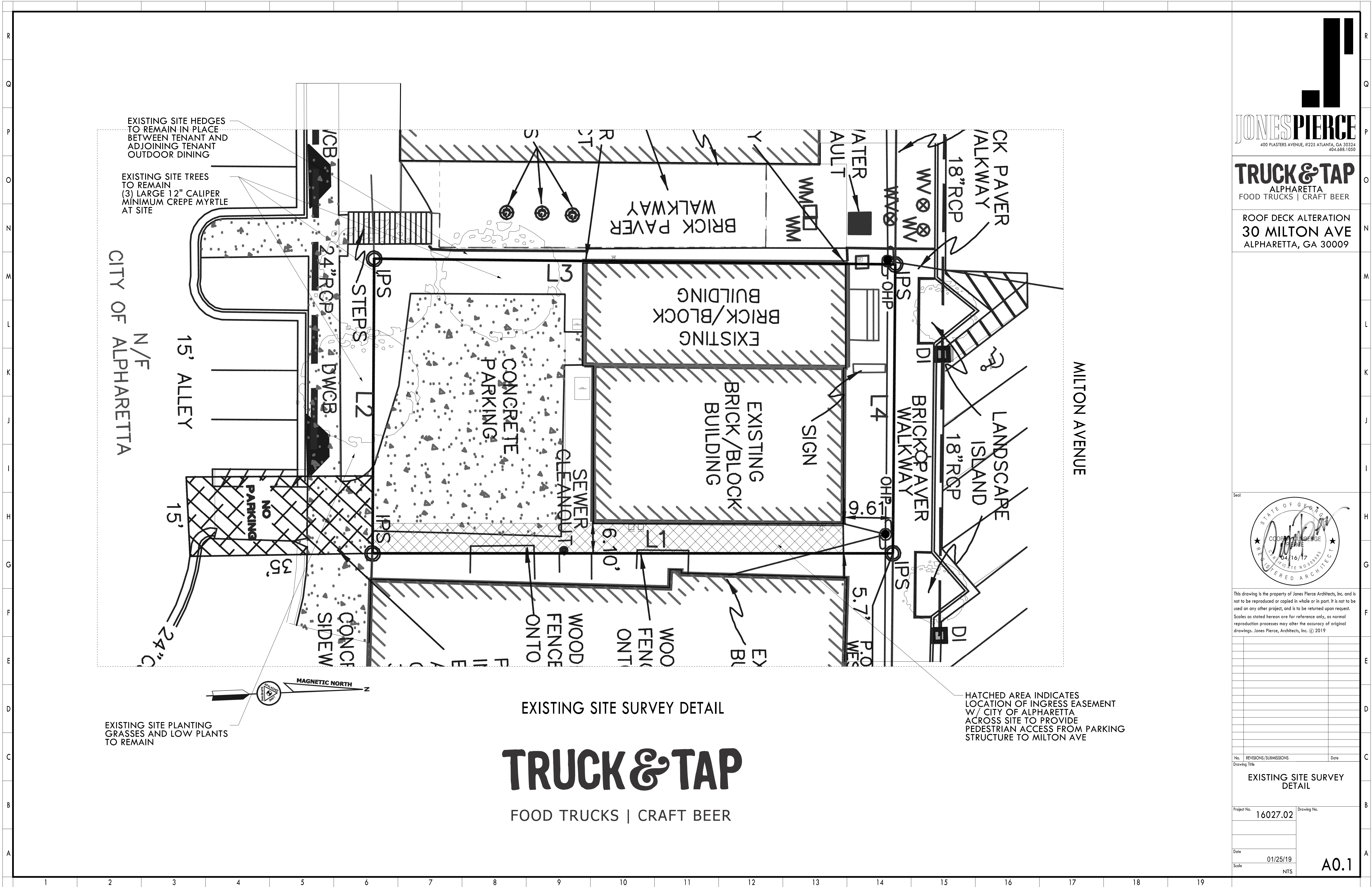
Drawing No.

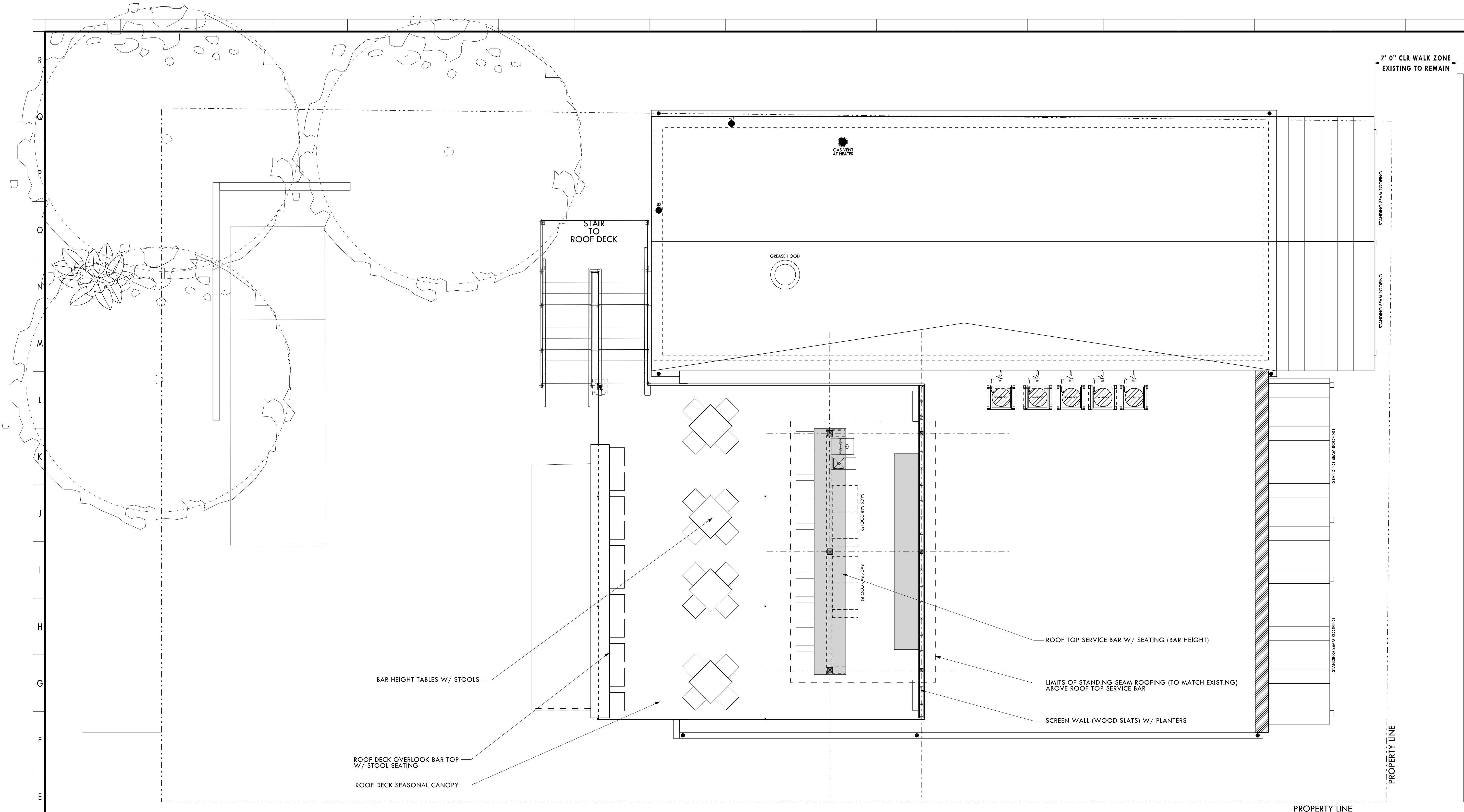
Date **01/25/19**

Scale

A0.0

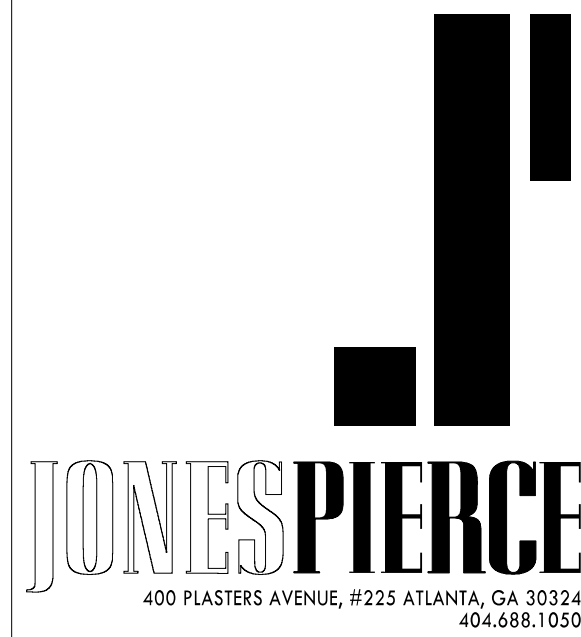
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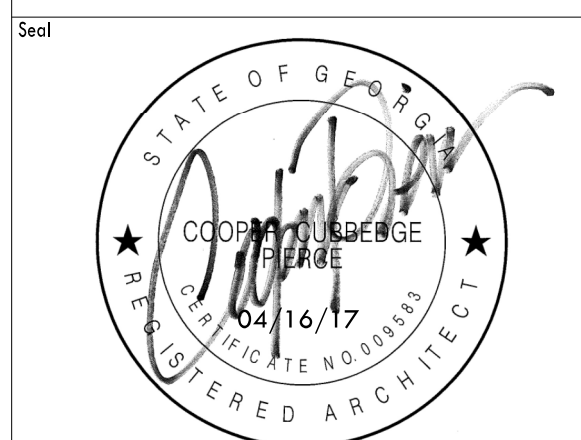
PROPOSED ROOF PLAN
SEATING OCCUPANCY DOES NOT CHANGE

TRUCK & TAP
FOOD TRUCKS | CRAFT BEER



TRUCK & TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

ROOF DECK ALTERATION
30 MILTON AVE
ALPHARETTA, GA 30009

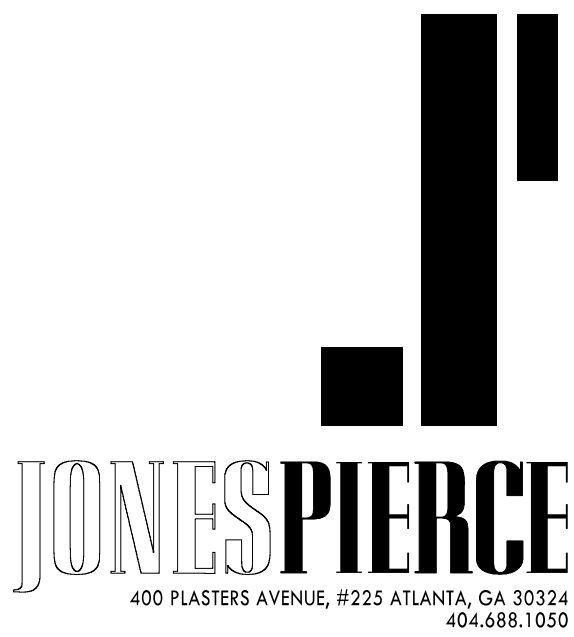
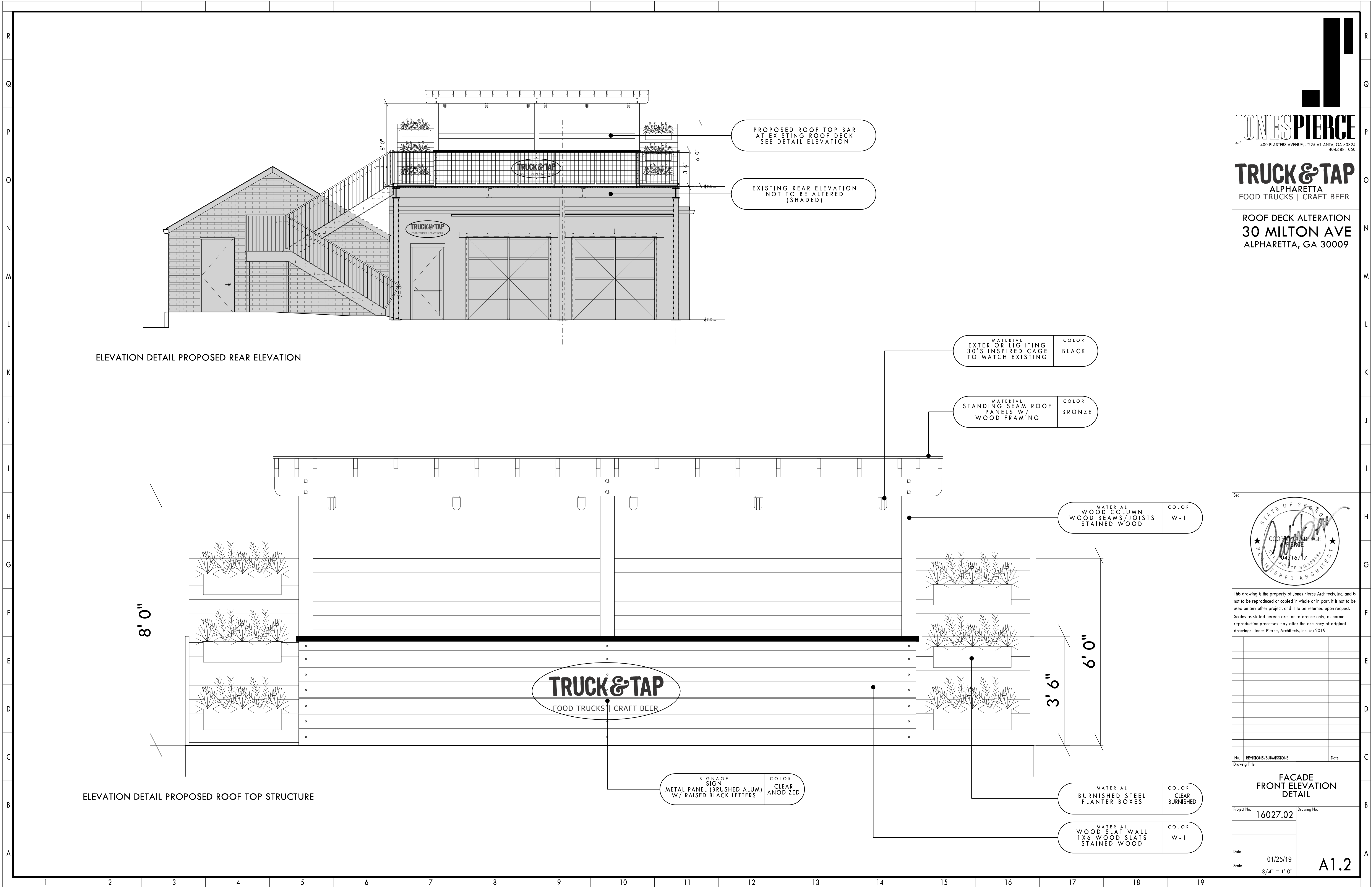


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No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
ROOF DECK LAYOUT		
Project No.	16027.02	Drawing No.
Date	01/25/19	
Scale	1/4" = 1' 0"	

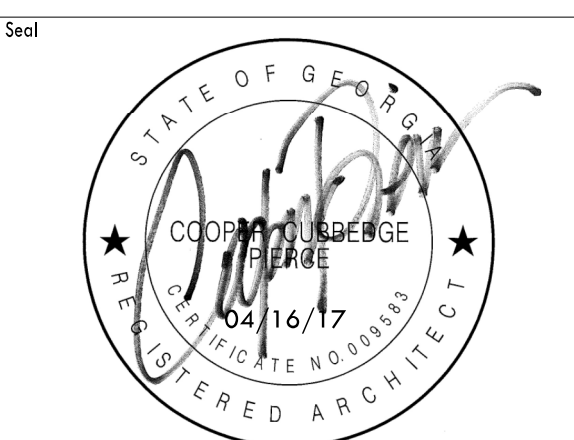
A1.1

RELEASED FOR CONSTRUCTION



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ALPHARETTA
FOOD TRUCKS | CRAFT BEER

ROOF DECK ALTERATION
30 MILTON AVE
ALPHARETTA, GA 30009

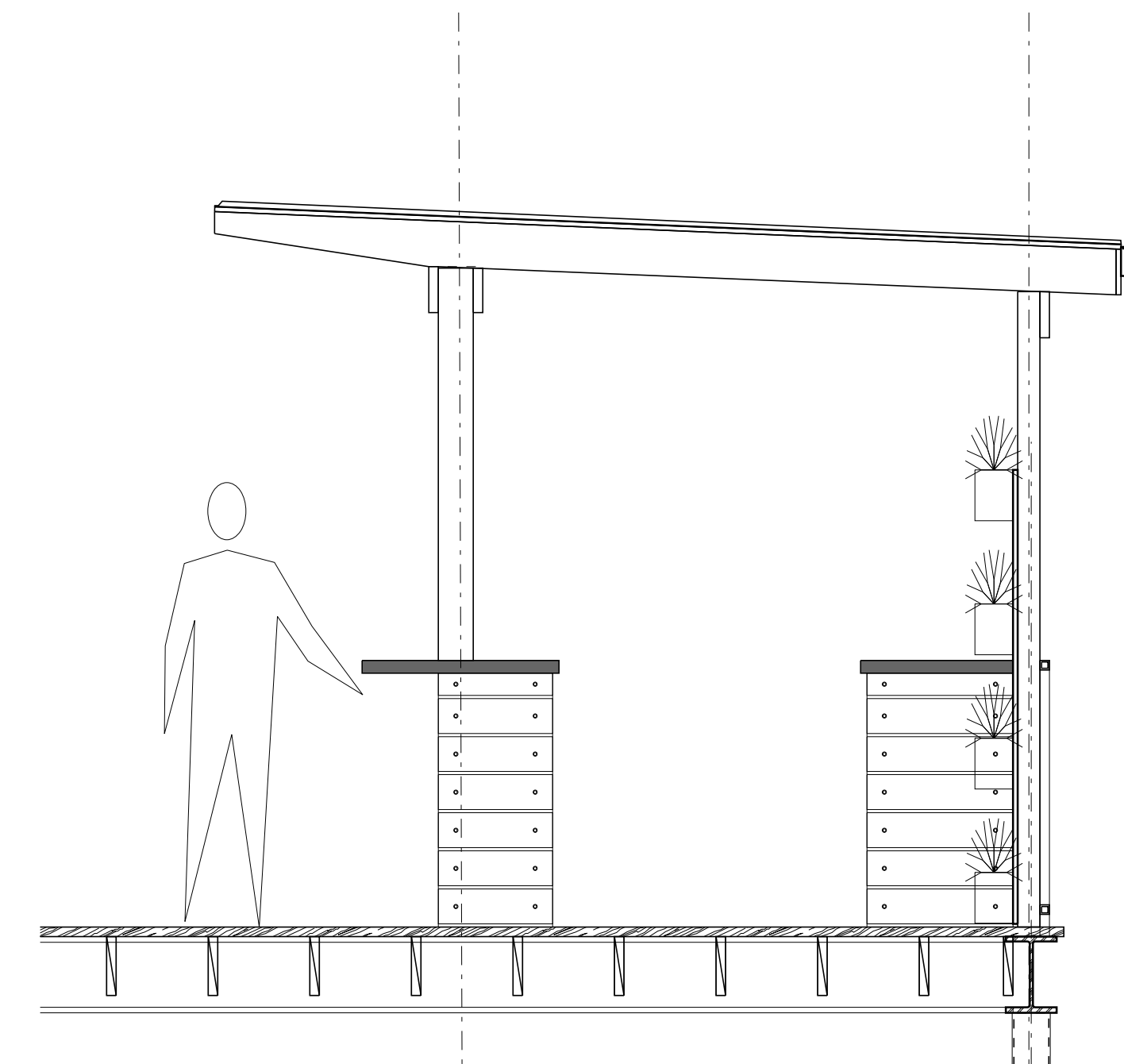
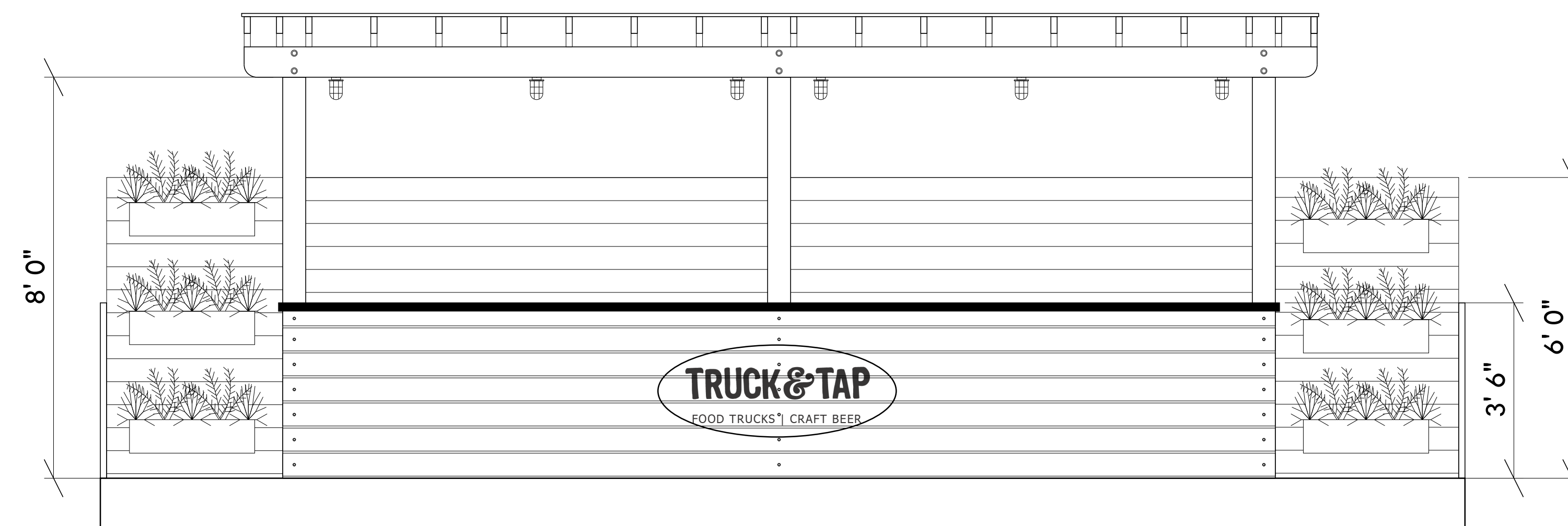


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No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
FACADE FRONT ELEVATION DETAIL		
Project No.	16027.02	Drawing No.
Date	01/25/19	
Scale	3/4" = 1' 0"	

A1.2

RELEASED FOR CONSTRUCTION



MATERIAL STANDING SEAM ROOF PANELS W/ WOOD FRAMING	COLOR BRONZE
---	-----------------

MATERIAL	COLOR
EXTERIOR LIGHTING	
30'S INSPIRED CAGE	BLACK
TO MATCH EXISTING	

MATERIAL BURNISHED STEEL PLANTER BOXES	COLOR CLEAR BURNISHED
--	-----------------------------

MATERIAL WOOD COLUMN WOOD BEAMS/JOISTS STAINED WOOD	COLOR W-1
--	--------------

MATERIAL WOOD SLAT WALL 1X6 WOOD SLATS STAINED WOOD	COLOR W-1
--	--------------

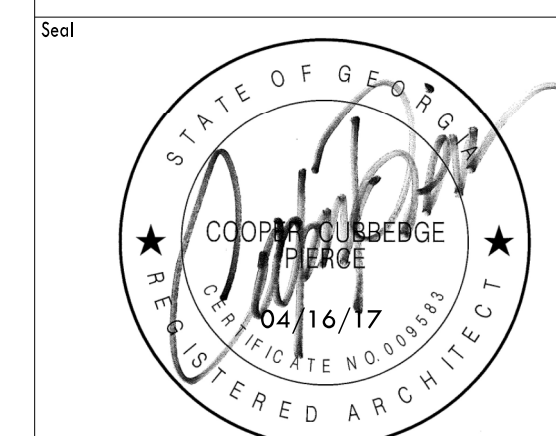
SIGNAGE SIGN METAL PANEL (BRUSHED ALUM) W/ RAISED BLACK LETTERS	COLOR CLEAR ANODIZED
--	----------------------------



JONESPIERCE
400 PIASTERS AVENUE, #225 ATLANTA, GA 30334
404.688.1050

TRUCK & TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

ROOF DECK ALTERATION
30 MILTON AVE
ALPHARETTA, GA 30009



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No.	REVISONS/SUBMISSIONS	Date
Drawing Title		
FAÇADE FRONT ELEVATION RENDERING		
Project No.	Drawing No.	
16027.02		
Date		
01/25/19		
Scale		
1/2" = 1' 0"		
	A1.3	

FACADE
FRONT ELEVATION
RENDERING

Project No.	16027.02	Drawing No.	
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Date	01/25/19
Scale	1/2" = 1' 0"

RELEASED FOR CONSTRUCTION



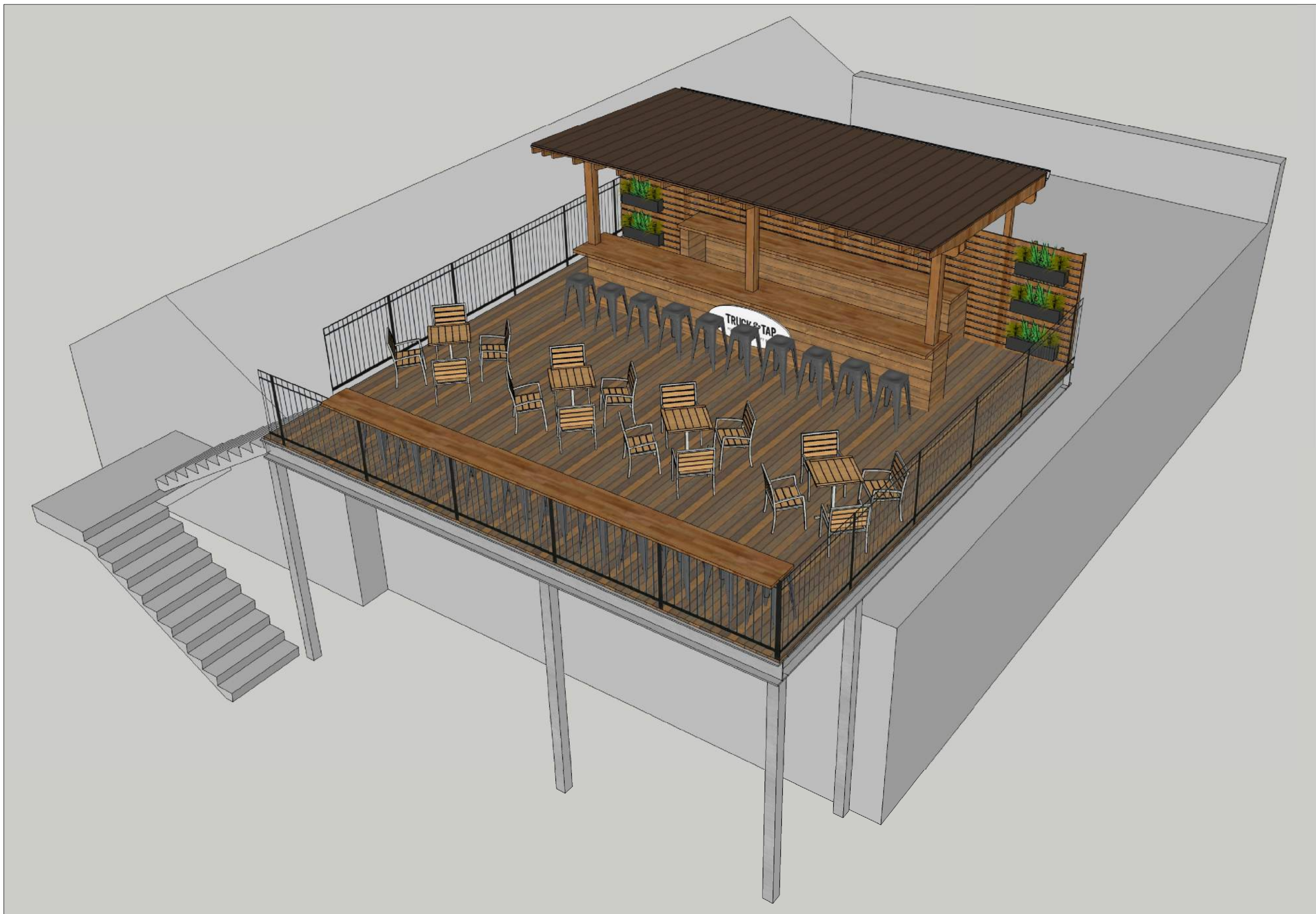
PERSPECTIVE VIEW FROM BACK ELEVATION



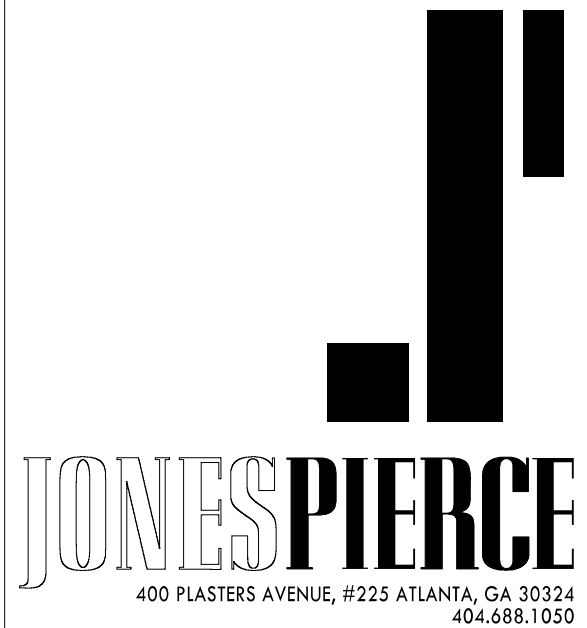
PERSPECTIVE VIEW FROM BACK ELEVATION



PERSPECTIVE VIEW AT ROOF DECK

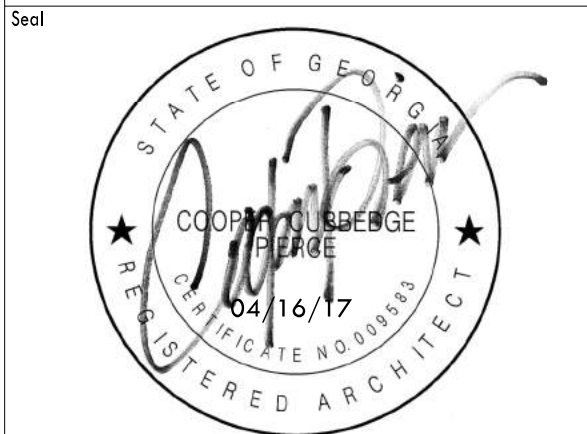


BIRD'S EYE VIEW



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ALPHARETTA
FOOD TRUCKS | CRAFT BEER

ROOF DECK ALTERATION
30 MILTON AVE
ALPHARETTA, GA 30009



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No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
PERSPECTIVE RENDERINGS		
Project No.	16027.02	Drawing No.
Date	01/25/19	
Scale	3/4" = 1' 0"	A1.3a

RELEASED FOR CONSTRUCTION

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

SIGNAGE
METAL PANEL (BRUSHED ALUM)
W/ RAISED BLACK LETTERS

COLOR
CLEAR
ANODIZED



MATERIAL
STANDING SEAM ROOF
PANELS W/
WOOD BRACKETS

COLOR
BRONZE



MATERIAL
EXTERIOR LIGHTING
30'S INSPIRED CAGE
TO MATCH EXISTING

COLOR
BLACK



MATERIAL
STAINED WOOD
BRACKETS

COLOR
W - 1



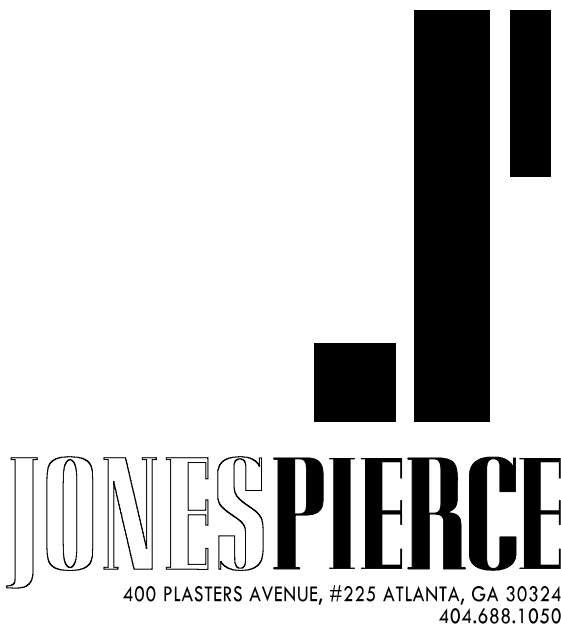
MATERIAL
BURNISHED STEEL
PLANTER BOXES

COLOR
CLEAR
BURNISHED



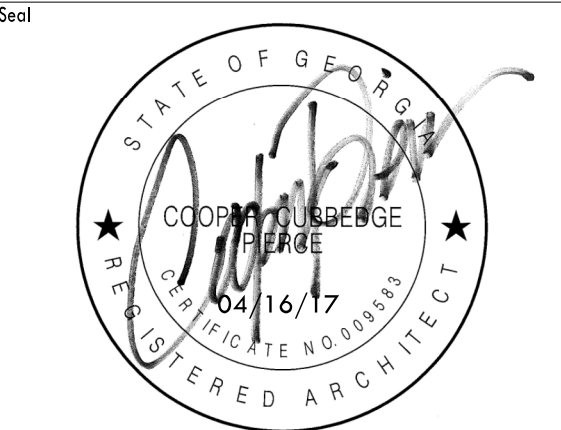
MATERIAL
WOOD COLUMN
STAINED WOOD
W/ METAL BRACKETS

COLOR
W - 1



TRUCK & TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

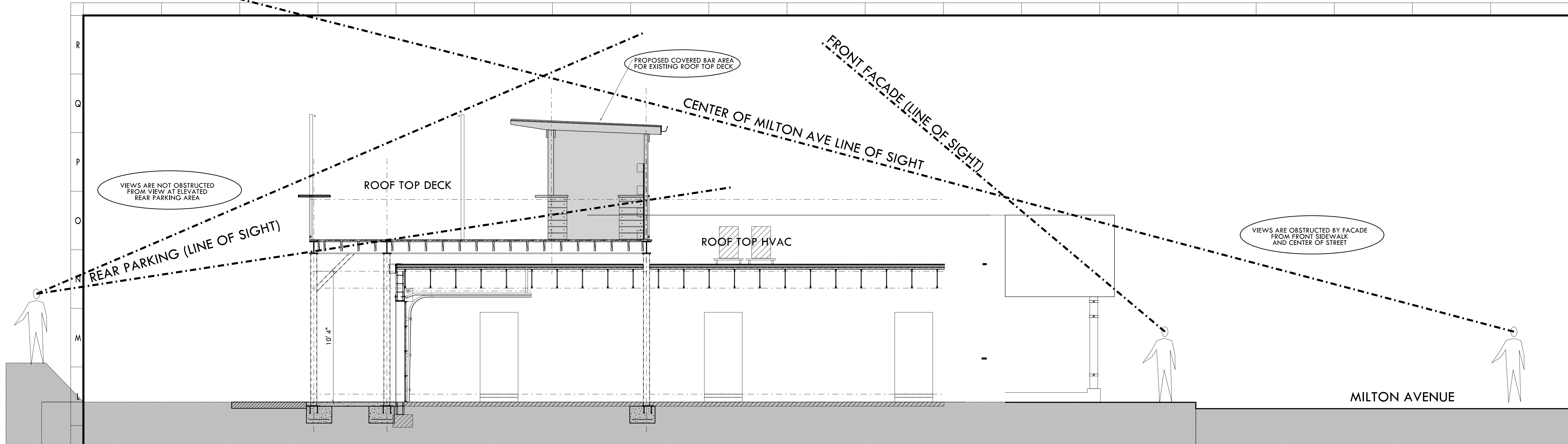
ROOF DECK ALTERATION
30 MILTON AVE
ALPHARETTA, GA 30009



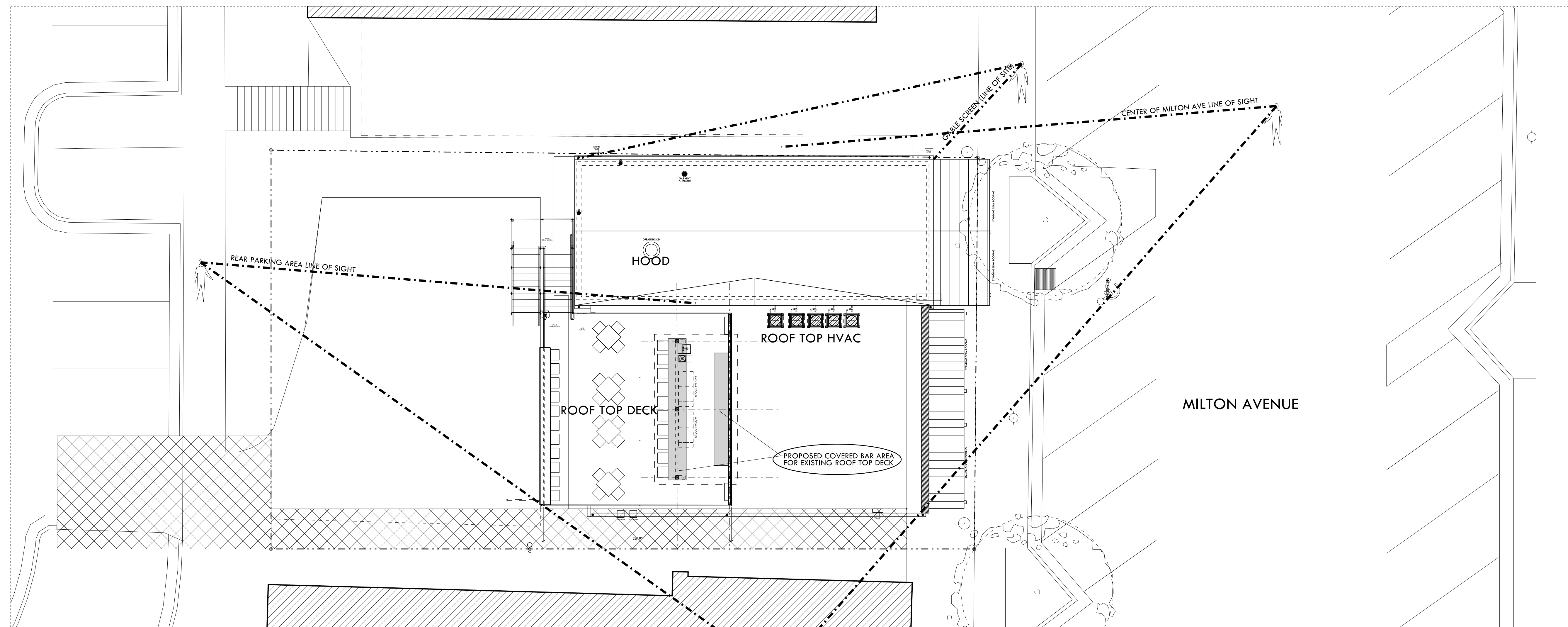
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No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
FACADE MATERIALS AND FINISHES		
Project No.	16027.02	Drawing No.
Date	01/25/19	A1.4
Scale	1/2" = 1' 0"	

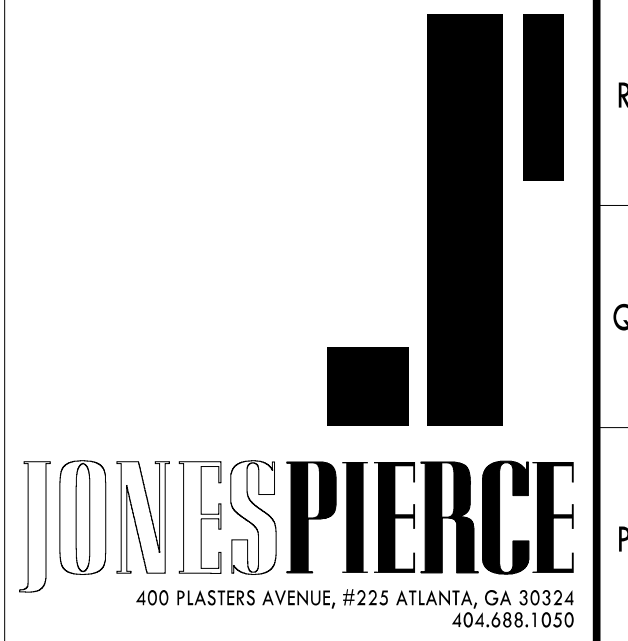
RELEASED FOR CONSTRUCTION



2_ SECTION AT LINE OF SIGHT STUDY (STREET SECTION) 1/4" = 1' 0"

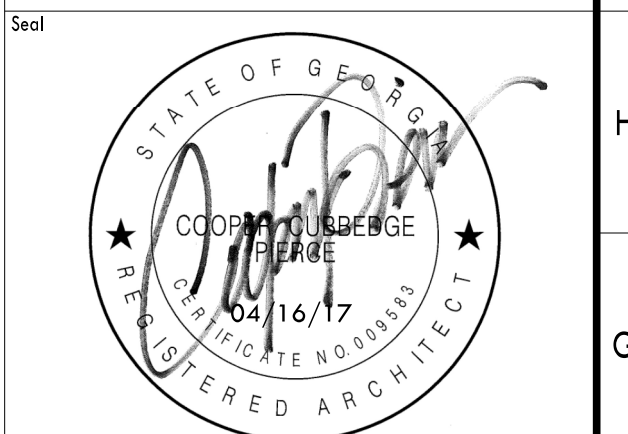


1_PLAN AT LINE OF SIGHT STUDY (AREA OF VIEWS) 1/8" = 1' 0"



TRUCK & TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

ROOF DECK ALTERATION
30 MILTON AVE
ALPHARETTA, GA 30009

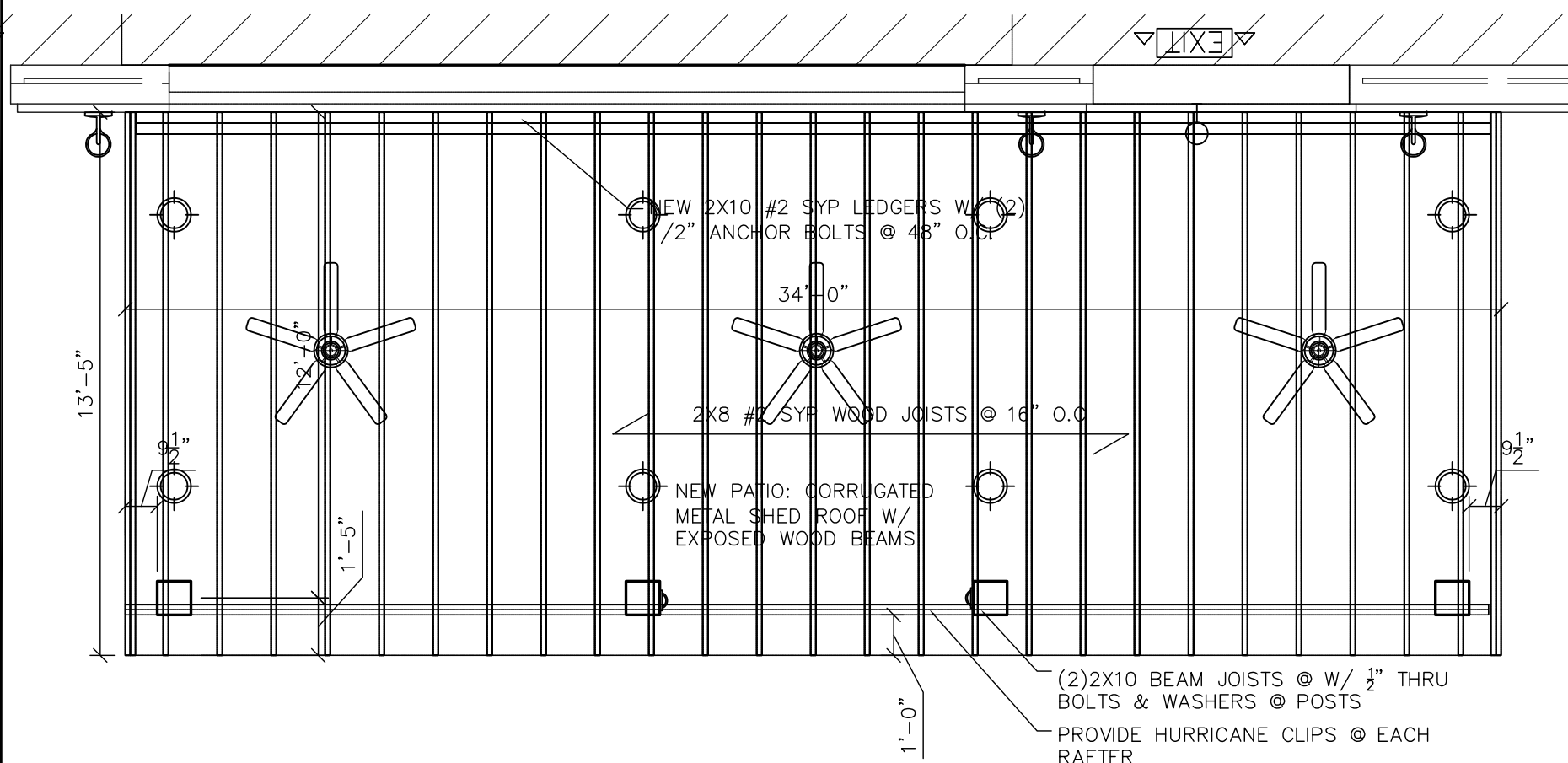


This drawing is the property of Jones Pierce Architects, Inc. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project, and is to be returned upon request. Scales as stated herein are for reference only, as normal reproduction processes may alter the accuracy of original drawings. Jones Pierce, Architects, Inc. © 2019

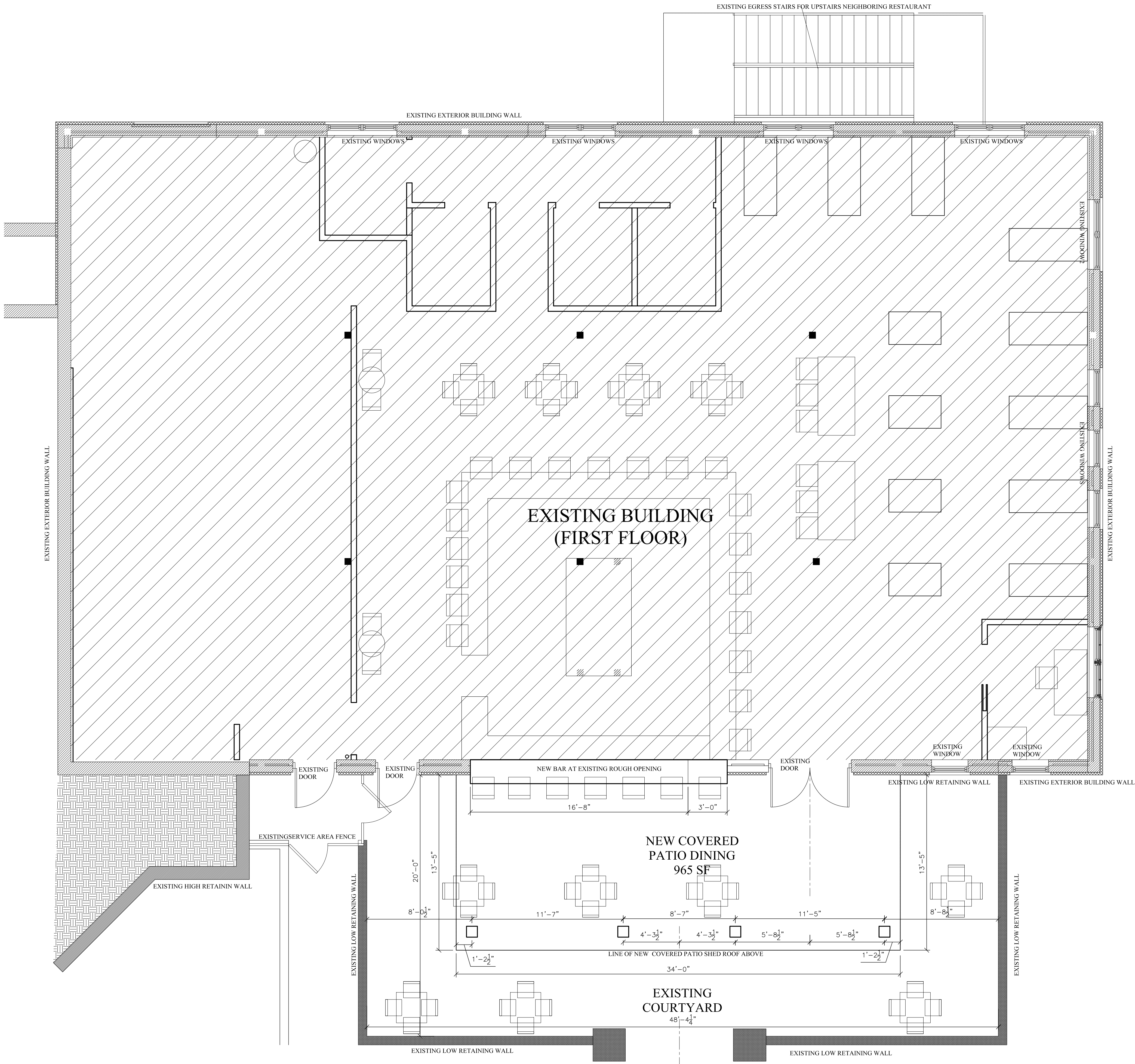
No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
STREET SECTION LINE OF SITE		
Project No.	16027.02	Drawing No.
Date	01/25/19	
Scale	1" = 1' 0"	

A1.5

RELEASED FOR CONSTRUCTION



PATIO ROOF FRAMING PLAN



PROPOSED FLOOR PLAN

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

FIRM NAME AND ADDRESS
NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3458
OFFICE: (770) 783-2768
newspace@gmail.com



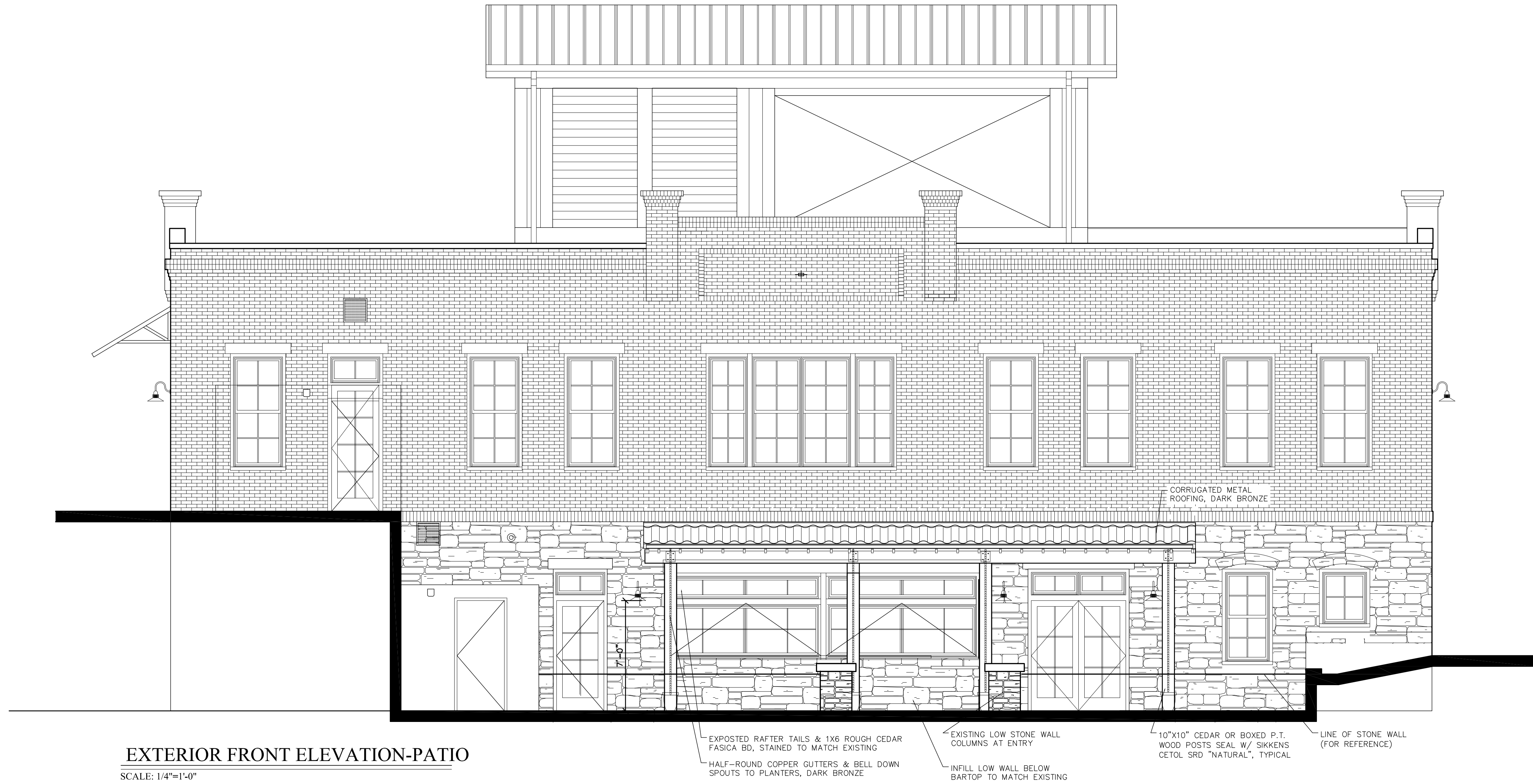
REVISIONS

PROJECT NAME AND ADDRESS
DESIGN REVIEW BOARD PLANS FOR:
CENTRAL CITY TAVERN
THE ALPHARETTA CITY CENTER
19 ACADEMY ST.
ALPHARETTA, GA 30009

DATE
01/31/19

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A-1



EXTERIOR FRONT ELEVATION-PATIO
SCALE: 1/4"=1'-0"

FIRM NAME AND ADDRESS
NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3458
OFFICE: (770) 783-2768
newspace@gmail.com



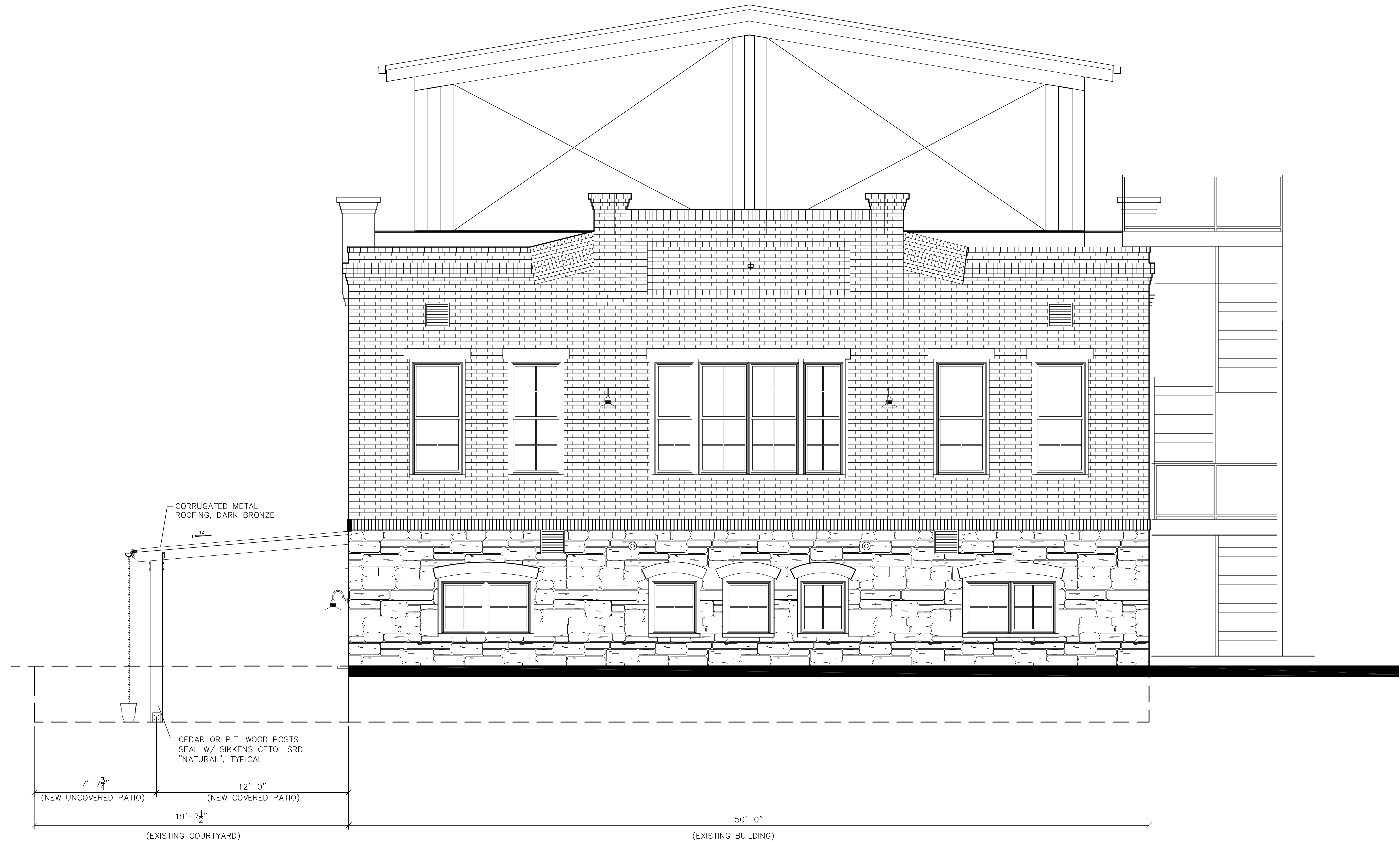
REVISIONS

PROJECT NAME AND ADDRESS
DESIGN REVIEW BOARD PLANS FOR:
CENTRAL CITY TAVERN
THE ALPHARETTA CITY CENTER
19 ACADEMY ST.
ALPHARETTA, GA 30009

DATE
01/31/19

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A-2



EXTERIOR SIDE ELEVATION-PATIO

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

FIRM NAME AND ADDRESS
NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3458
OFFICE: (770) 783-2768
newspace@gmail.com



REVISIONS

PROJECT NAME AND ADDRESS
DESIGN REVIEW BOARD PLANS FOR:
CENTRAL CITY TAVERN
THE ALPHARETTA CITY CENTER
19 ACADEMY ST.
ALPHARETTA, GA 30009

DATE
01/31/19

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A-2.1



FIRM NAME AND ADDRESS
NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3458
OFFICE: (770) 783-2768
newspace@gmail.com



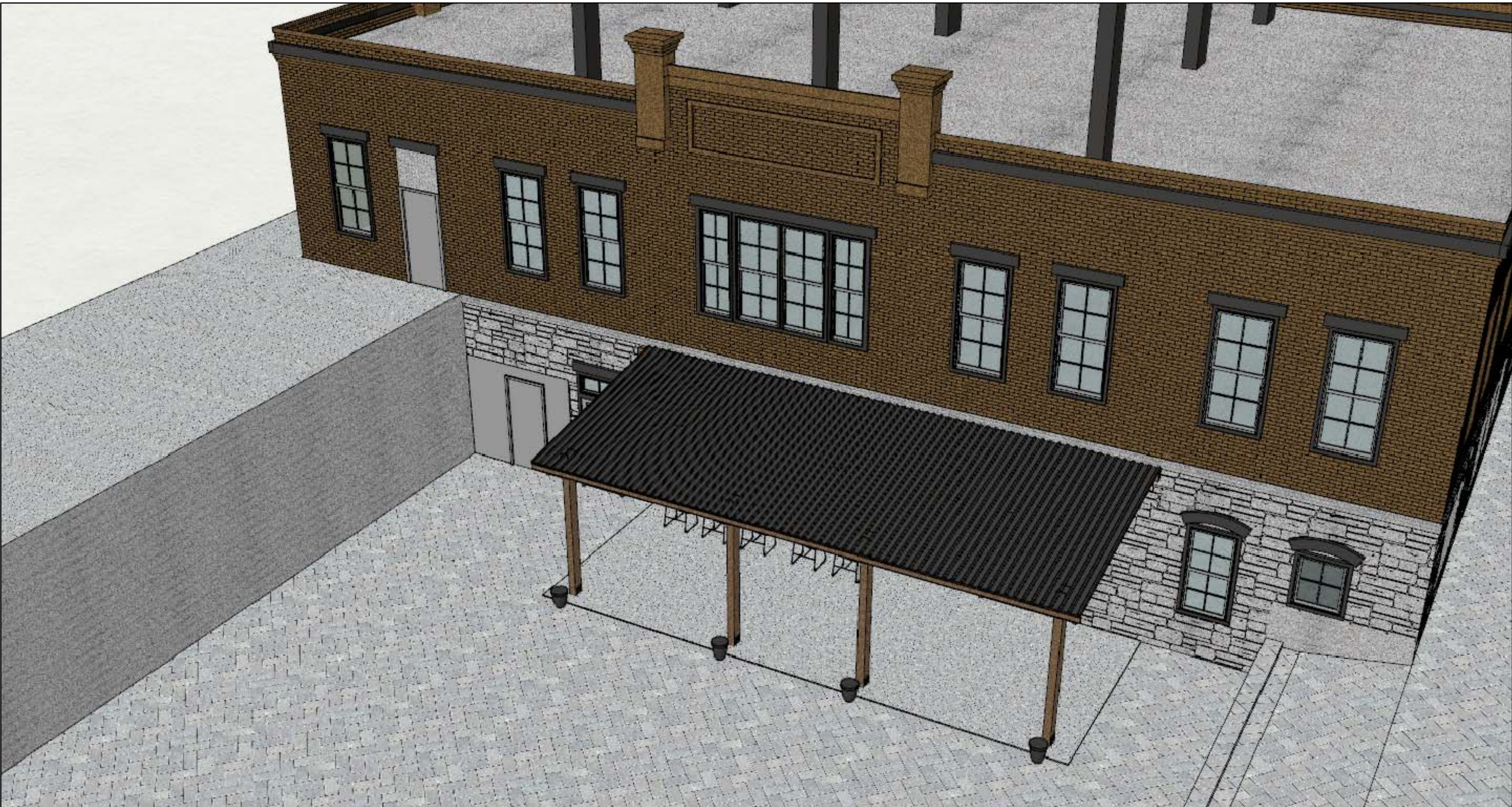
REVISIONS

PROJECT NAME AND ADDRESS
DESIGN REVIEW BOARD PLANS FOR:
CENTRAL CITY TAVERN
THE ALPHARETTA CITY CENTER
19 ACADEMY ST.
ALPHARETTA, GA 30009

DATE
01/31/19

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A-3.0



FIRM NAME AND ADDRESS
NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3458
OFFICE: (770) 783-2768
newspace@gmail.com



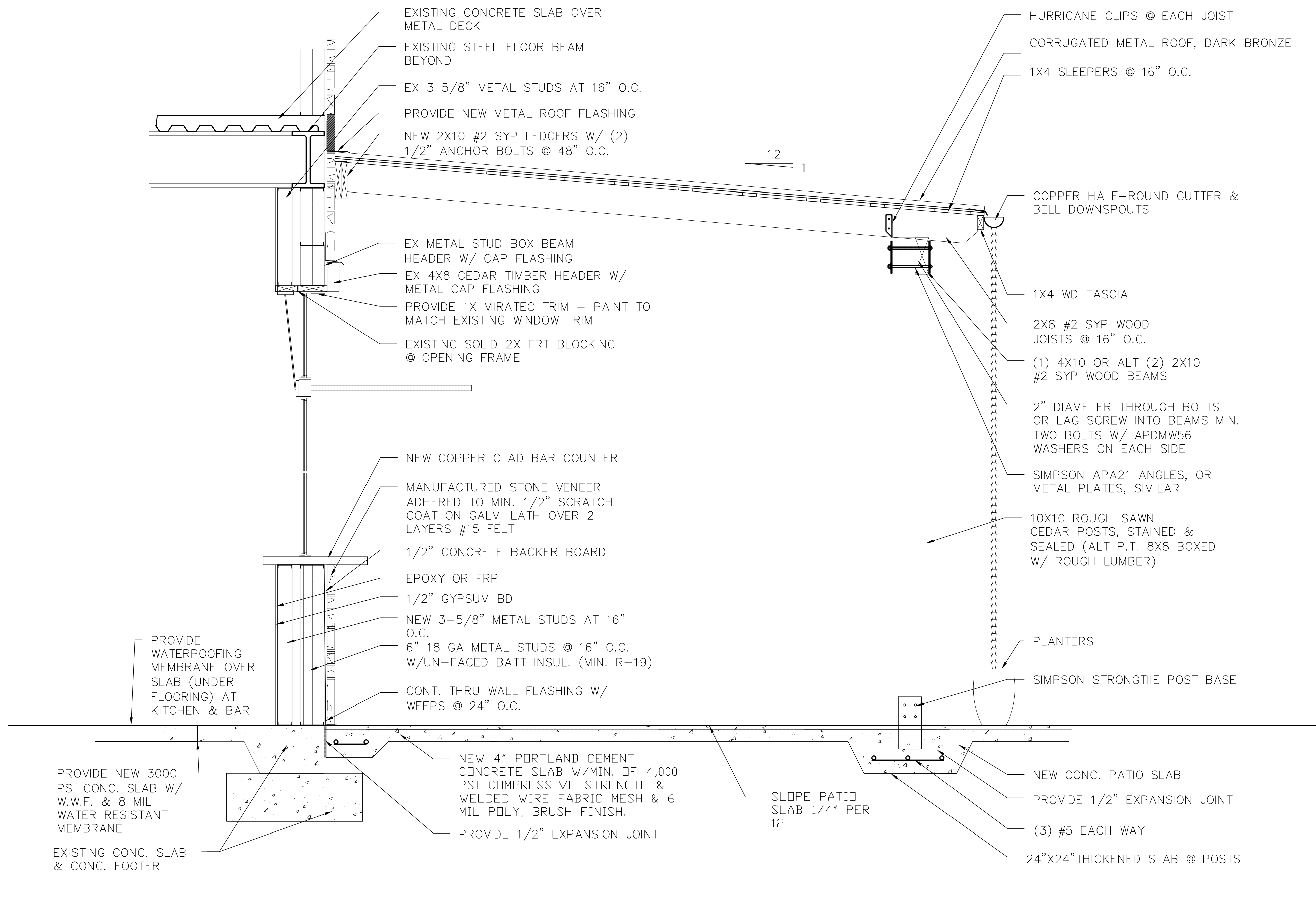
REVISIONS

PROJECT NAME AND ADDRESS
DESIGN REVIEW BOARD PLANS FOR:
CENTRAL CITY TAVERN
THE ALPHARETTA CITY CENTER
19 ACADEMY ST.
ALPHARETTA, GA 30009

DATE
01/31/19

SHEET TITLE
**EXTERIOR PATIO
RENDERINGS**

SHEET NUMBER
A-3.1



PATIO ROOF & EXTERIOR BAR WALL INFILL
SCALE: 3/4"=1'-0"

FIRM NAME AND ADDRESS
NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200, DULUTH, GA 30096
PHONE: (404) 217-3458
OFFICE: (770) 783-2768
newspace@gmail.com



REVISIONS

PROJECT NAME AND ADDRESS
DESIGN REVIEW BOARD PLANS FOR:
CENTRAL CITY TAVERN
THE ALPHARETTA CITY CENTER
19 ACADEMY ST.
ALPHARETTA, GA 30009

DATE
01/31/19

SHEET TITLE
SECTIONS
SHEET NUMBER
A-4.0

OUTDOOR FANS



PATIO FURNITURE



*tables will be square no circle

*chairs- 2 w/arms and 2 w/o arms per table

PATIO FURNITURE

CENTRAL



CITY TAVERN





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

FILING DEADLINES AND MEETING SCHEDULE

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

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 02, 2019

February 01, 2019

March 01, 2019

April 01, 2019

May 01, 2019

June 03, 2019

July 01, 2019

August 01, 2019

September 02, 2019

October 01, 2019

November 01, 2019

December 03, 2019

Meeting Schedule

January 18, 2019

February 15, 2019

March 15, 2019

April 12, 2019

May 17, 2019

June 21, 2019

July 19, 2019

August 16, 2019

September 20, 2019

October 18, 2019

November 15, 2019

December 13, 2019

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

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

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

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: WRIG CITY CENTER LLC DBA CENTRAL CITY TAVERN

Location Address: 19 ACADEMY STREET, ALPHARETTA, GA 30009

Mailing Address: 9850 NESBIT FERRY RD, STE 12

City: ALPHARETTA State: GA Zip Code: 30022

Contact For All Notifications: KASIE O'NEAL

Contact Telephone: 678 - 938 - 0344 Mobile Telephone: 678 - 938 - 0344

Fax: 678 - 550 - 7474 Email: kasieoneal@wrig1.com

Contact's Relation To Business: DIRECTOR OF OPERATIONS

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: ALPHA 1-2-3 LLC CHERI MORRIS

Physical Address: 4940 LONG ISLAND DRIVE, NW

Mailing Address: 4940 LONG ISLAND DRIVE, NW

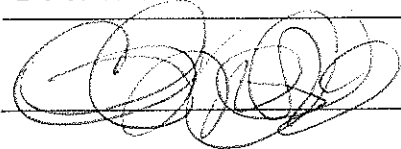
City: SANDY SPRINGS State: GA Zip Code: 30327

Owner Telephone: 404 - 625 - 1403 Contact Fax: 404 - 250 - 1515

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

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

Owner Name (Printed): CHERI MORRIS - ALPHA 123 LLC Date: 1/31/19

Owner Signature: 

Property Information:

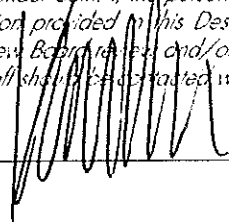
Address (If Assigned): 4, 8, 10 & 12 South Main Street, and 502 and 506 Market Street, Alpharetta, Georgia

Tax ID or Map Reference Number: Buildings 1A, 1Be, 1Bw, 1C, 1D & 1E - Alpharetta City Center

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

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

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

Applicant Signature:  Date: 1/31/19

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: Make3 architecture/planning/design

Location Address: 1075 Brady Ave NW

Mailing Address: 1075 Brady Ave NW

City: Atlanta State: GA Zip Code: 30318

Contact For All Notifications: Jim Winer

Contact Telephone: 404 - 876 - 5510 Mobile Telephone: 678 - 778 - 0795

Fax: _____ - _____ - _____ Email: jwiner@make3arch.com

Contact's Relation To Business: Principal

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	\$	<u>300.00</u>

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: Fulton Science Academy Private School Inc

Physical Address: 3035 Fanfare Way, Alpharetta, GA 30009

Mailing Address: 3035 Fanfare Way

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678 - 366 - 2555 Contact Fax: 678 - 366 - 2333

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): Kenan Sener, Principal Date: _____

Owner Signature: _____

Property Information:

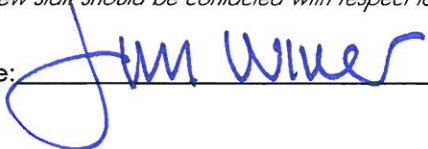
Address (If Assigned): 3035 Fanfare Way, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 260006894237

Land Lot(s): _____ District: 10A Section: _____

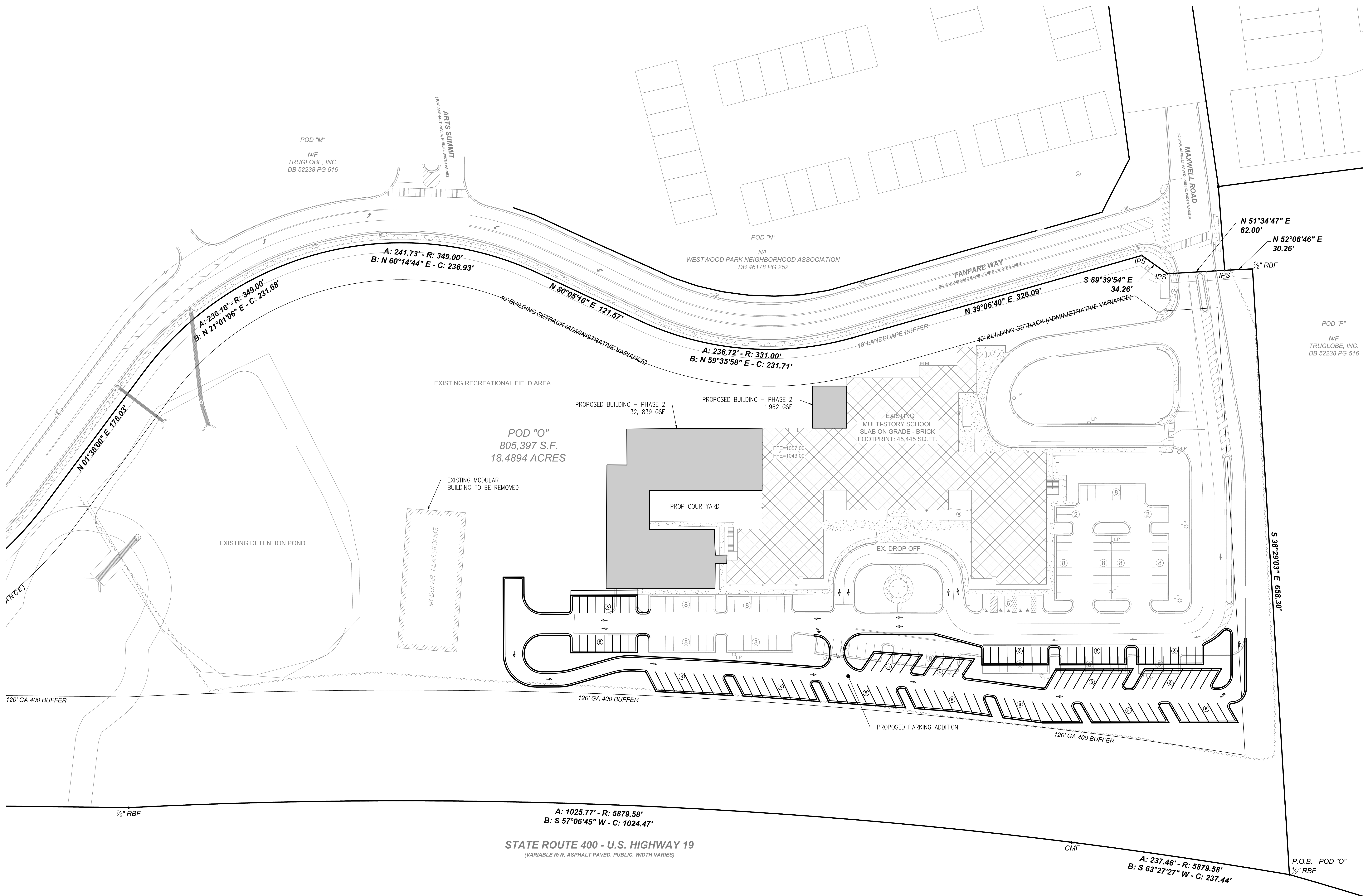
Existing Zoning of Property: CUP Existing Uses of Property: Private School

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

Applicant Signature: 

Date: 1/31/15

Print Form



PHASE 2 PARKING DATA:	
EXISTING PARKING REMOVED:	37
PROPOSED NEW PARKING:	119
NET PARKING CHANGE:	82 ADDED



400 0 400 800

Scale 1" = 40'



Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



EXISTING PHOTOS



1. View from Fanfare Way



2. West Elevation



3. Southwest Perspective



4. Drop-off to School Entrance



5. Northwest Corner, Gymnasium



FULTON SCIENCE ACADEMY
Phase II Addition

3035 Fanfare Way, Alpharetta, GA 30009

Make3 Project No. 201810

A0 Bird's Eye Perspective

02/01/19



Manhattan
Building excellence.

Manhattan Construction Company

Make3
architecture / planning / design

1075 Brady Avenue NW
Atlanta, Georgia 30318
404.876.5510
make3arch.com

LEGEND

EXISTING (TPO ROOFING SYSTEM)

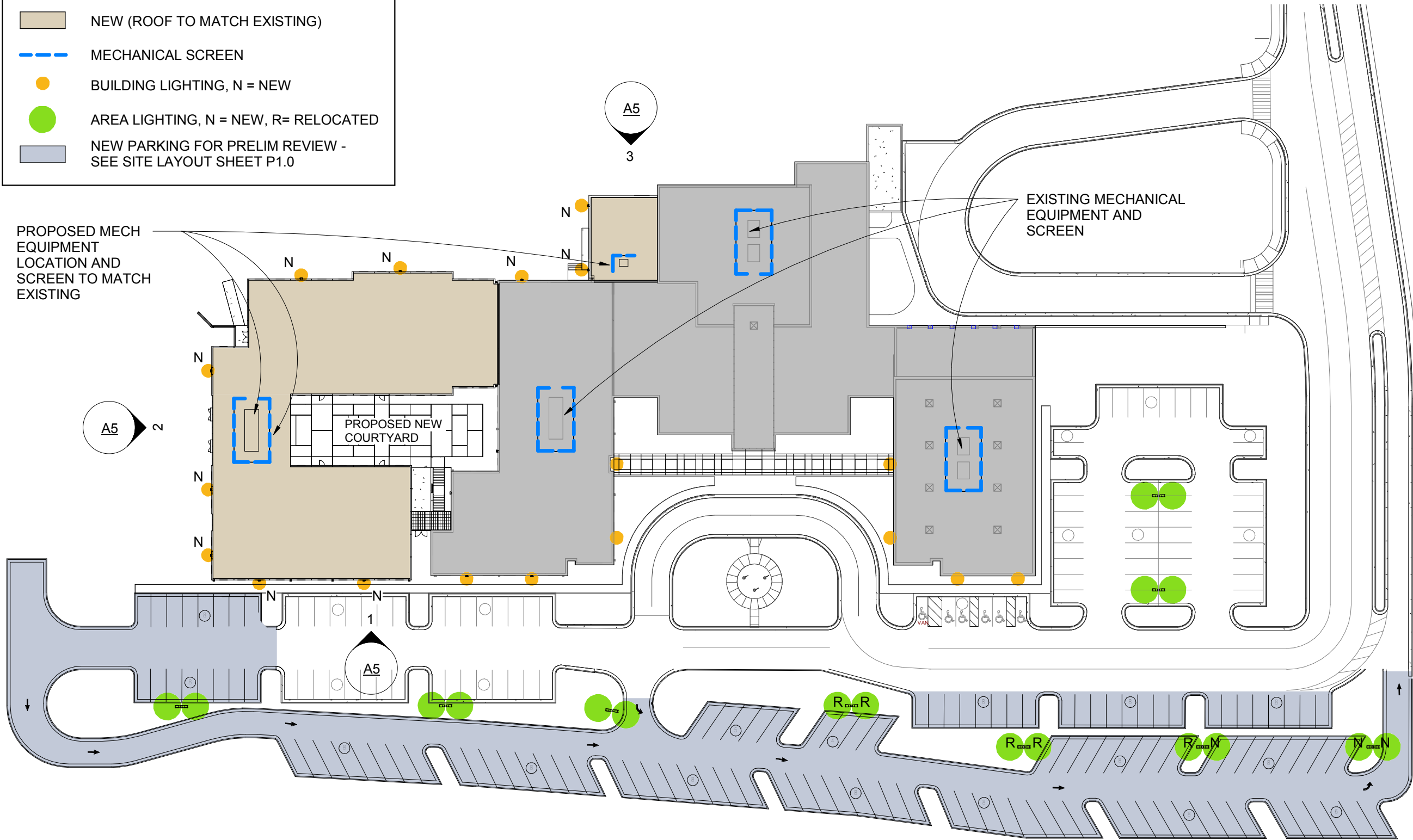
NEW (ROOF TO MATCH EXISTING)

MECHANICAL SCREEN

BUILDING LIGHTING, N = NEW

AREA LIGHTING, N = NEW, R= RELOCATED

NEW PARKING FOR PRELIM REVIEW - SEE SITE LAYOUT SHEET P1.0



1

A1

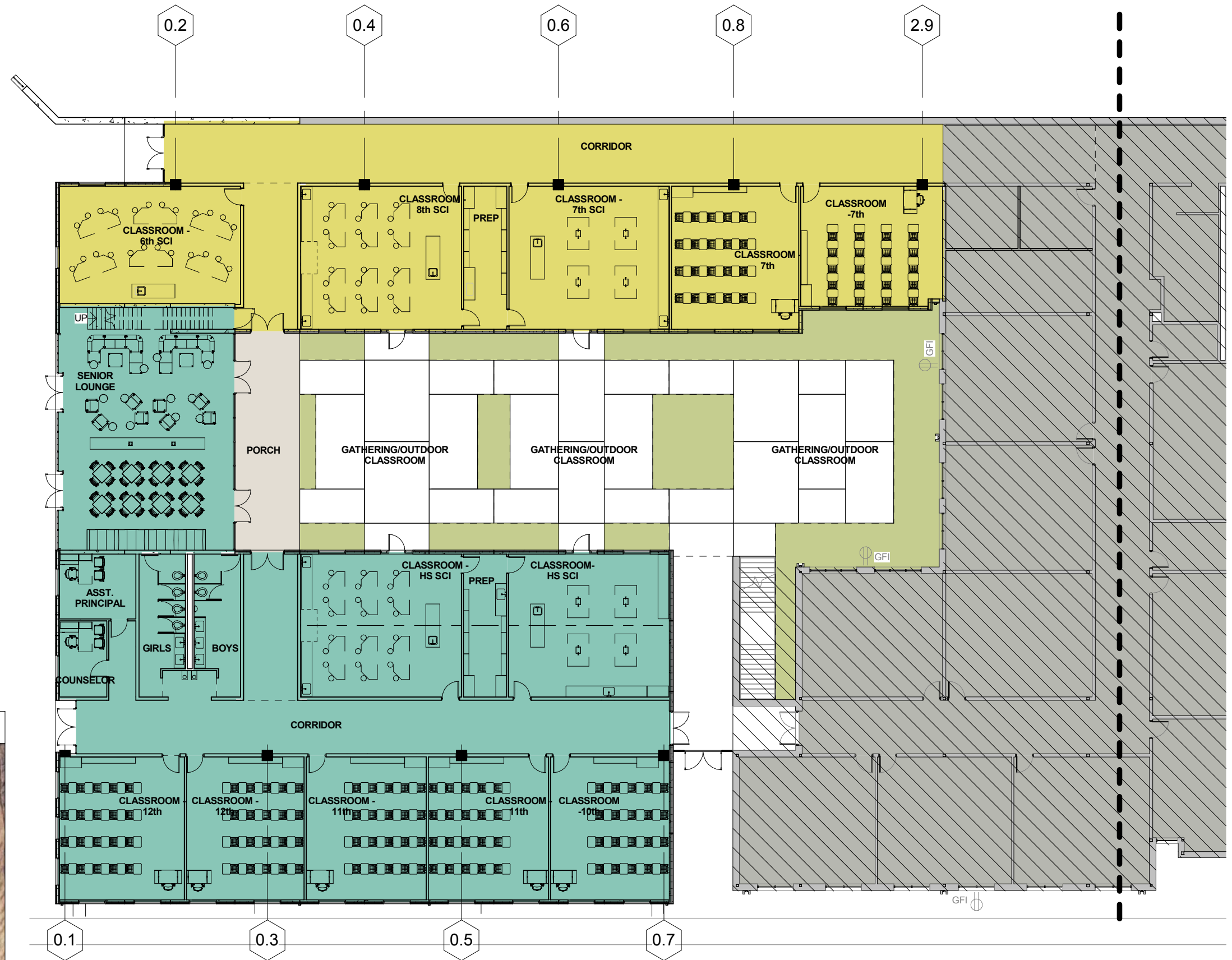
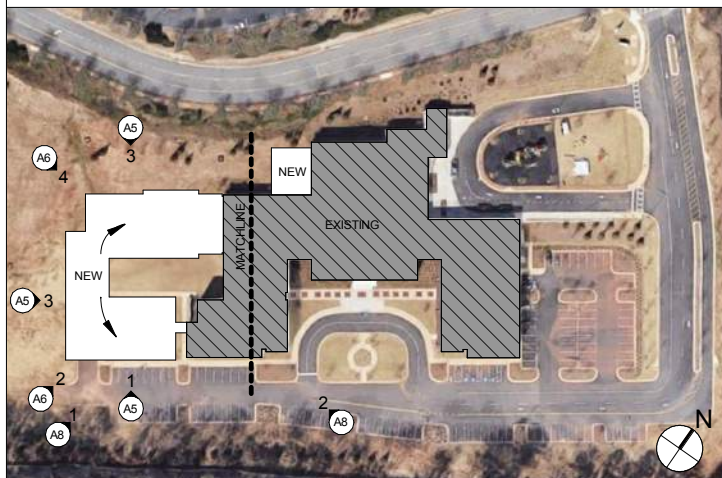
PROPOSED NEW SITE PLAN

1" = 60'-0"

Legend

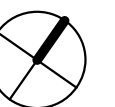
- Middle School
- High School
- Covered Porch
- Green Space
- Existing

LOCATION MAP



1 LOWER LEVEL COLORED PLAN
A2 1" = 20'-0"

FFE = 1043.00



FULTON SCIENCE ACADEMY
Phase II Addition

3035 Fanfare Way, Alpharetta, GA 30009
Make3 Project No. 201810

A2 Lower Level Plan

02/01/19



Manhattan
Building excellence.

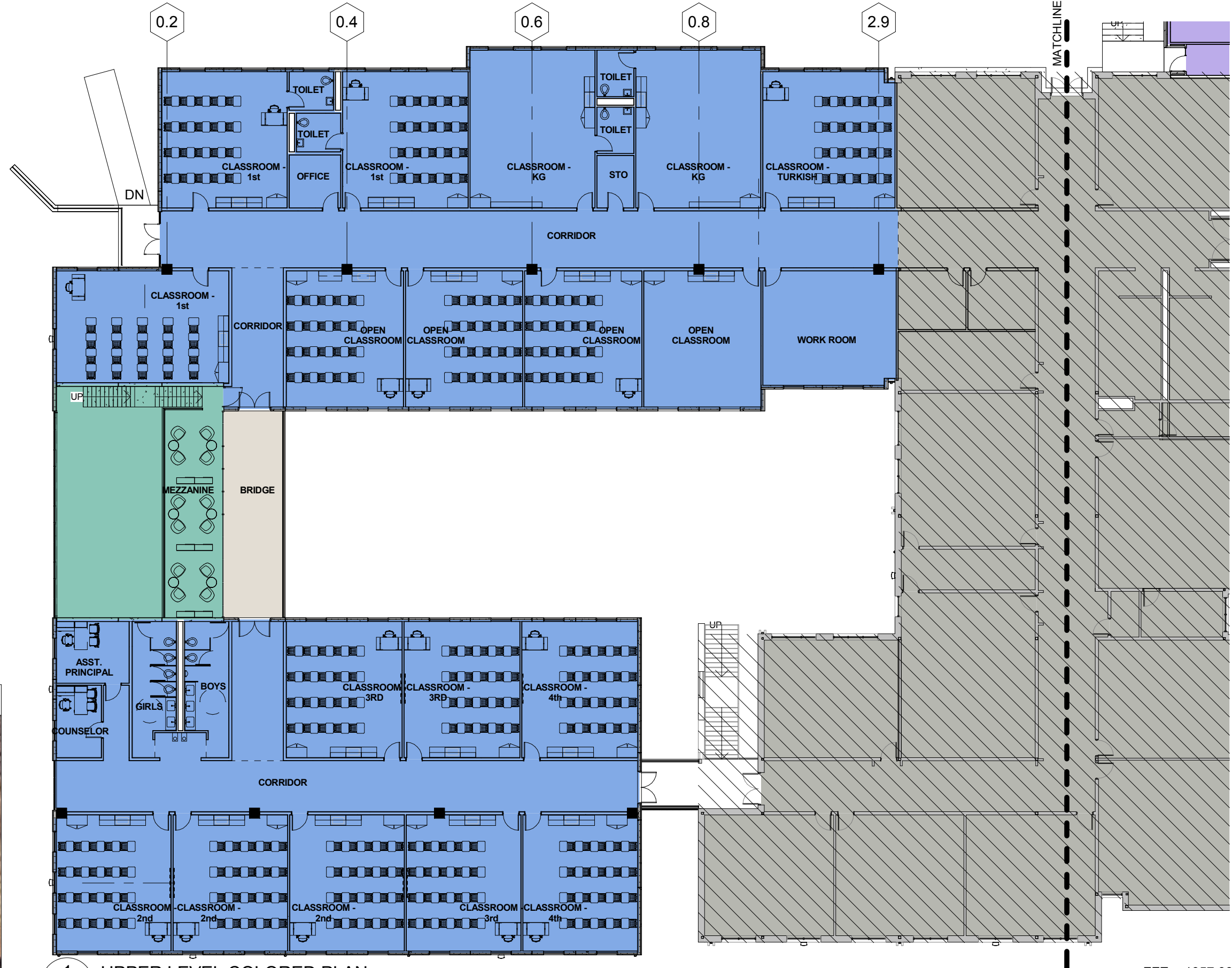
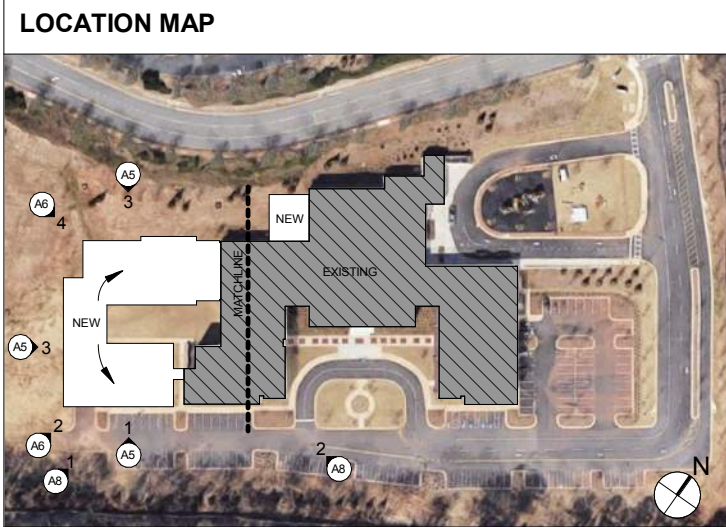
Manhattan Construction Company

Make3
architecture / planning / design

1075 Brady Avenue NW
Atlanta, Georgia 30318
404.876.5510
make3arch.com

Legend

- Elementary
- High School
- Music
- Covered Porch
- Existing



1 UPPER LEVEL COLORED PLAN
A3 1" = 20'-0"

A3 Upper Level Plan

02/01/19

FFE = 1057.00



FULTON SCIENCE ACADEMY
Phase II Addition

3035 Fanfare Way, Alpharetta, GA 30009
Make3 Project No. 201810

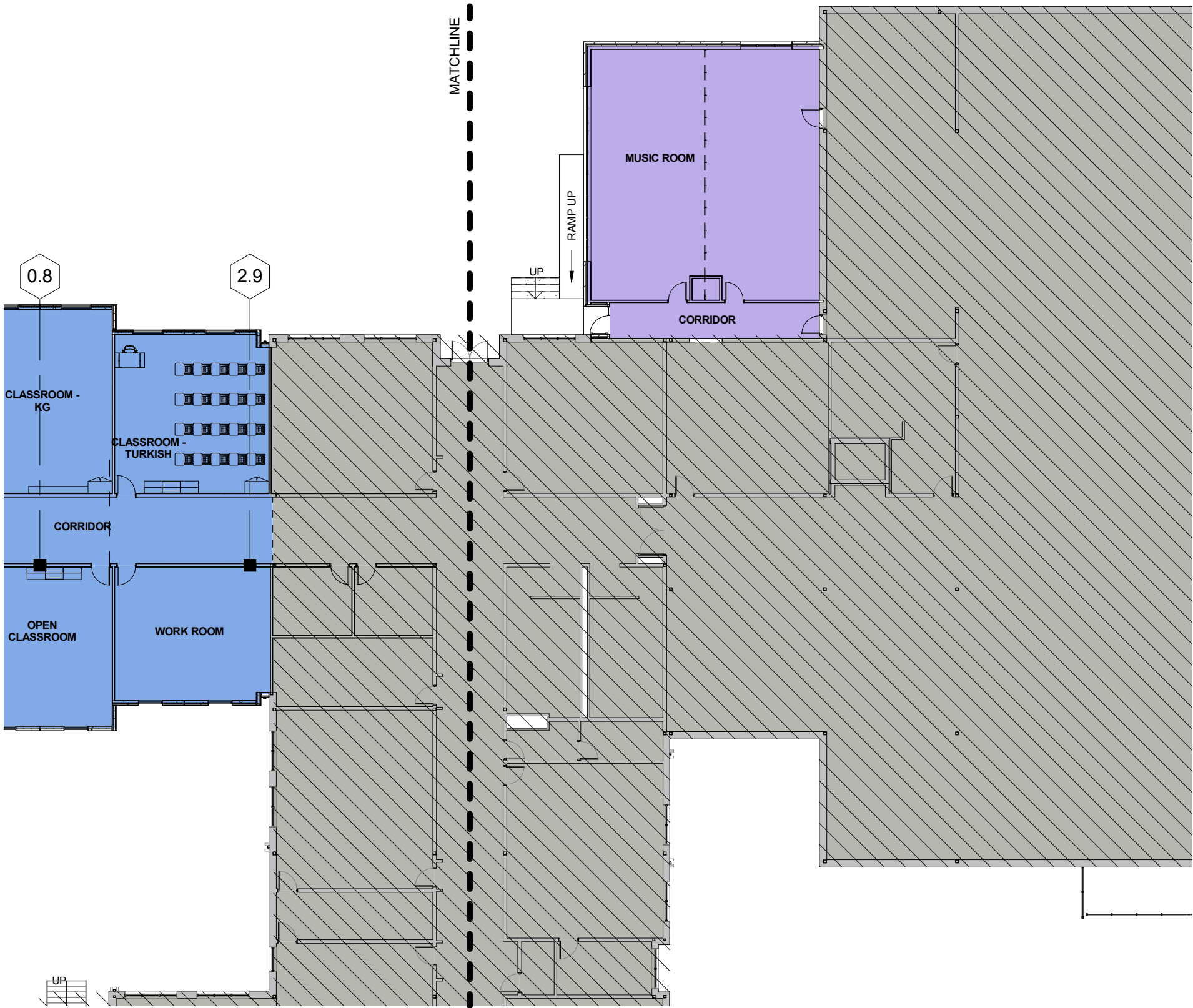
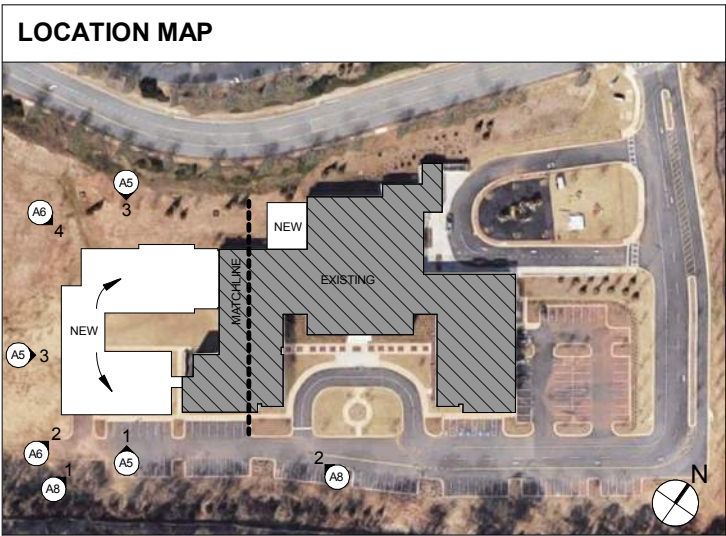
Manhattan
Building excellence.

Manhattan Construction Company

Make3
architecture / planning / design

1075 Brady Avenue NW
Atlanta, Georgia 30318
404.876.5510
make3arch.com

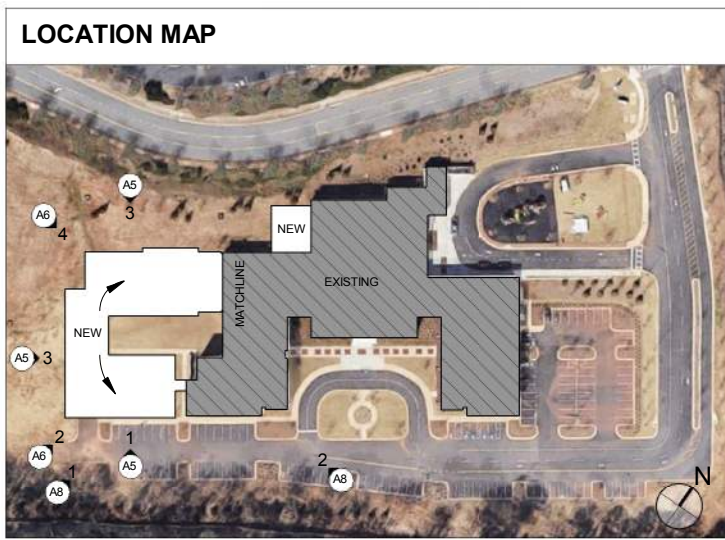
- Legend
- Elementary
 - Music
 - Existing



1
A4 UPPER LEVEL MUSIC ROOM
1" = 20'-0"

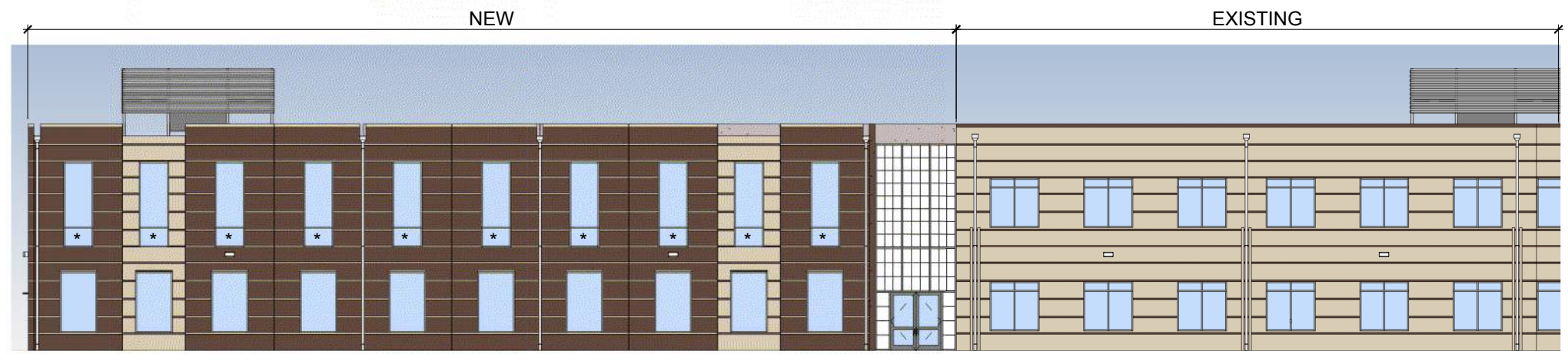
A4 Upper Level Plan - Music Room Addition

02/01/19



LEGEND

- STOREFRONT WINDOW TO MATCH EXISTING
* LIGHT SANDBLASTED FILM
- HIGH PERFORMANCE, TRANSLUCENT BLDG SYSTEM: KALWALL FACADE - SHOJI GRID, CRYSTAL EXT. PANEL/WHITE INT. PANEL
- BRICK VENEER: DARK BRICK W/ LIGHT BRICK BANDS
- BRICK VENEER: LIGHT BRICK W/ DARK BRICK BANDS
- PRECAST CONCRETE PANEL
- MECHANICAL EQUIP SCREEN



1 South Elevation
A5 1" = 20'-0"

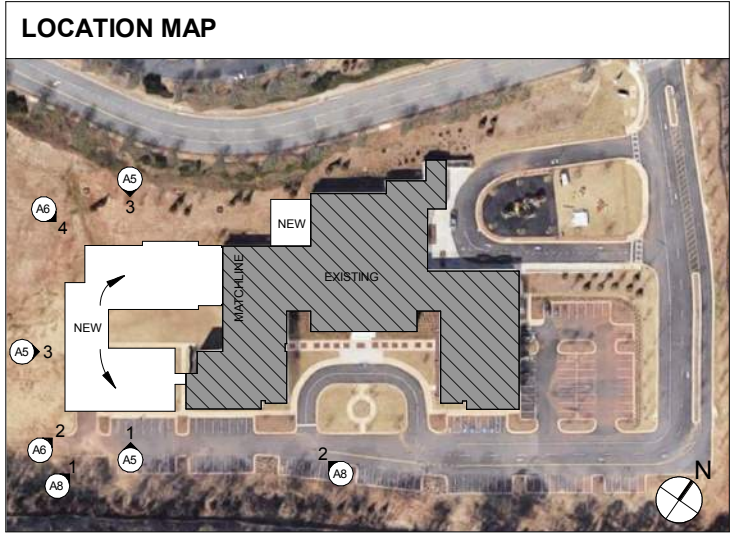


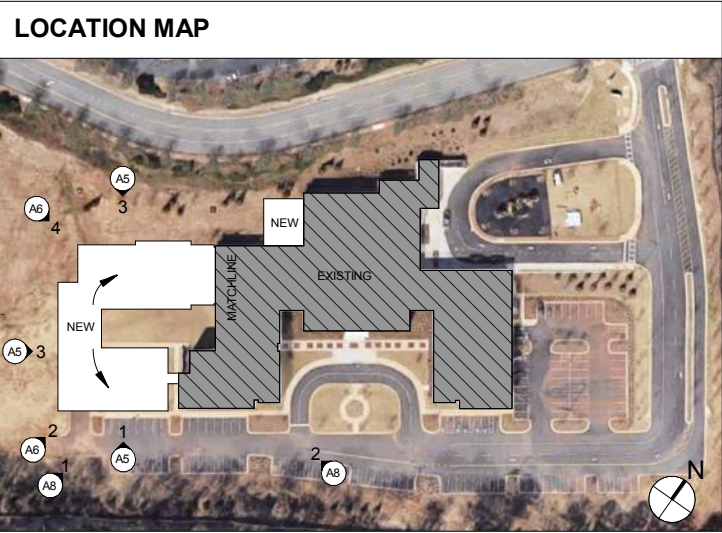
2 West Elevation
A5 1" = 20'-0"

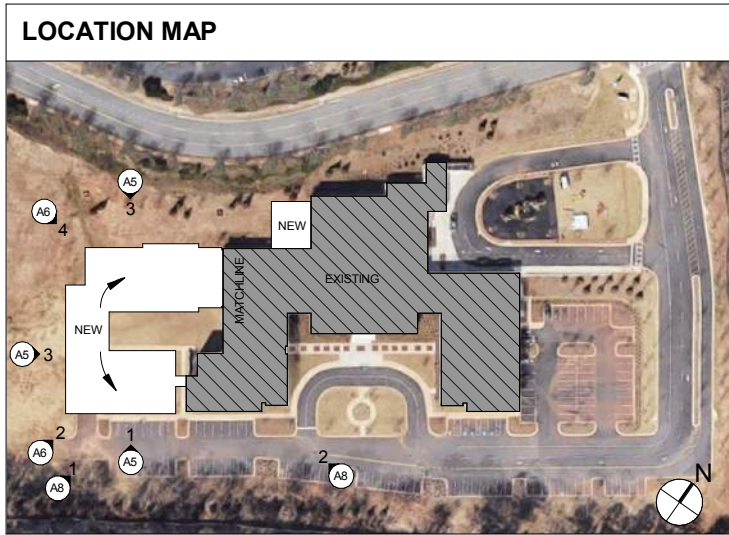


3 North Elevation
A5 1" = 20'-0"









FULTON SCIENCE ACADEMY
Phase II Addition

3035 Fanfare Way, Alpharetta, GA 30009
Make3 Project No. 201810

A8 Exterior Perspectives South - GA400 Facing
1" = 200'-0"
01/04/19



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.

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City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Starbucks Coffee Company

Location Address: 6197 Windward Pkwy., Alpharetta, GA 30005

Mailing Address: 319 Elaines Court

City: Dodgeville State: WI Zip Code: 53533 -

Contact For All Notifications: Michael Martin

Contact Telephone: 608 - 407 - 9090 Mobile Telephone: - -

Fax: - - Email: mike@permit.com

Contact's Relation To Business: Authorized Agent

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: Parkash Investment Properties LLC

Physical Address: 2350 Hopewell Plantation Dr., Alpharetta, GA 30004

Mailing Address: 2350 Hopewell Plantation Dr., Alpharetta, GA 30004

City: Alpharetta State: GA Zip Code: 30004

Owner Telephone: 404 - 429 - 175 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): AMIT PARKASH PARKASH INVESTMENT PROPERTIES LLC
MANAGING PARTNER Date: 05-30-18

Owner Signature: A → PL

Property Information:

Address (If Assigned) : 6197 Windward Pkwy., Alpharetta, GA 30005

Tax ID or Map Reference Number: 21 557011070468

Land Lot(s): 1107 District: Section:

Existing Zoning of Property: CUP 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: Michael Martin

Date: 1/30/2019

Print Form



STARBUCKS
6197 Windward Parkway
Alpharetta, GA 30005

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.



Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1.800.955.4731
www.gpdgroup.com



STARBUCKS
6197 Windward Parkway
Alpharetta, GA 30005

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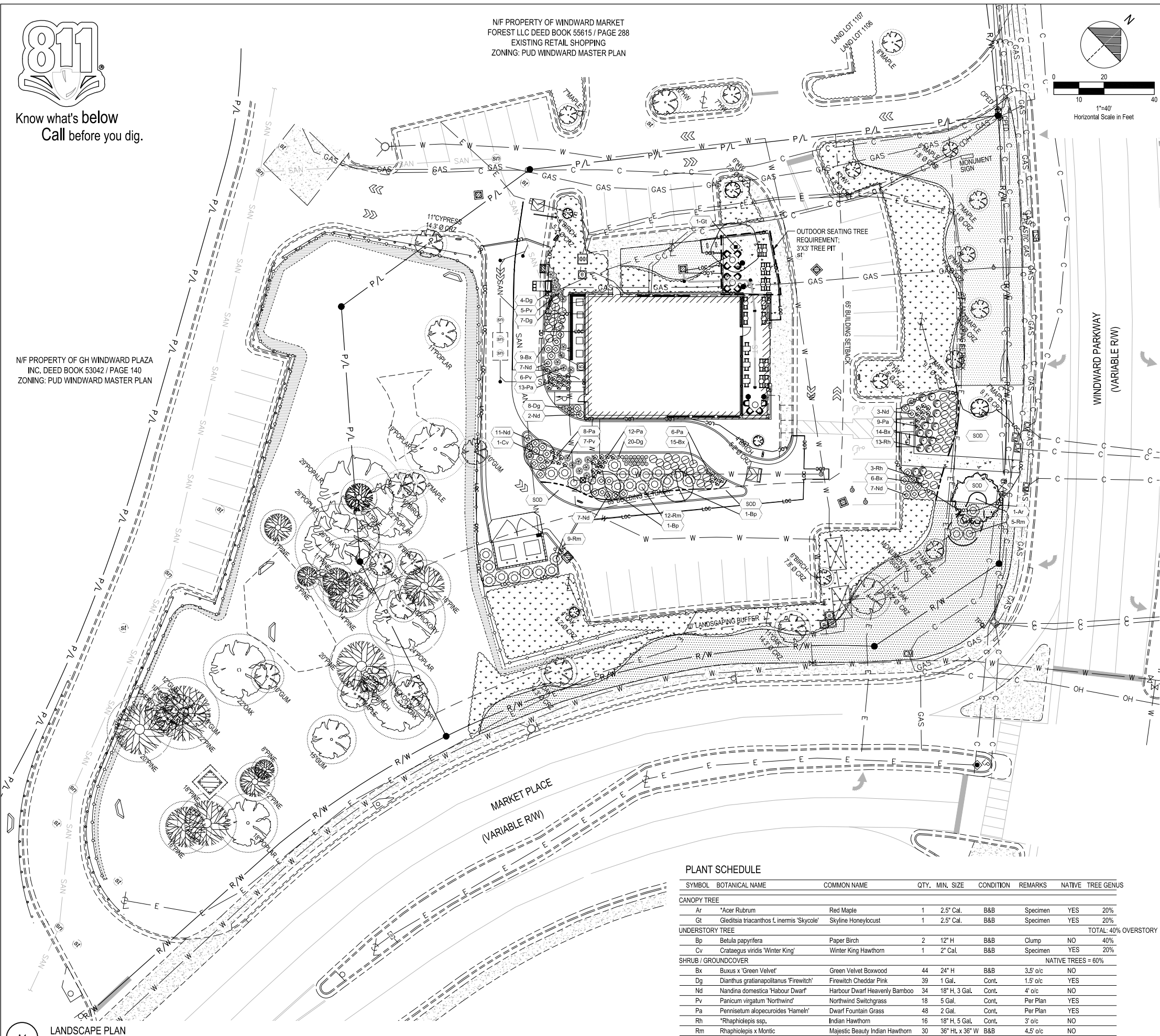
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Know what's below
Call before you dig.

N/F PROPERTY OF GH WINDWARD PLAZA
INC. DEED BOOK 53042 / PAGE 140
ZONING: PUD WINDWARD MASTER PLAN

N/F PROPERTY OF WINDWARD MARKET
FOREST LLC DEED BOOK 55615 / PAGE 288
EXISTING RETAIL SHOPPING
ZONING: PUD WINDWARD MASTER PLAN



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION	REMARKS	NATIVE	TREE GENUS
CANOPY TREE								
Ar	'Acer Rubrum	Red Maple	1	2.5" Cal.	B&B	Specimen	YES	20%
Gt	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	1	2.5" Cal.	B&B	Specimen	YES	20%
UNDERSTORY TREE								
Bp	Betula papyrifera	Paper Birch	2	12" H	B&B	Clump	NO	40%
Cv	Crataegus viridis 'Winter King'	Winter King Hawthorn	1	2" Cal.	B&B	Specimen	YES	20%
SHRUB / GROUND COVER								
NATIVE TREES = 60%								
Bx	Buxus x 'Green Velvet'	Green Velvet Boxwood	44	24" H	B&B	3.5' o/c	NO	
Dg	Dianthus gratianopolitanus 'Firewitch'	Firewitch Cheddar Pink	39	1 Gal.	Cont.	1.5' o/c	YES	
Nd	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	34	18" H, 3 Gal.	Cont.	4' o/c	NO	
Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18	5 Gal.	Cont.	Per Plan	YES	
Pa	Pennisetum alopecuroides 'Harnel'	Dwarf Fountain Grass	48	2 Gal.	Cont.	Per Plan	YES	
Rh	*Raphiolepis ssp.	Indian Hawthorn	16	18" H, 5 Gal.	Cont.	3' o/c	NO	
Rm	Rhaphiolepis x Montic	Majestic Beauty Indian Hawthorn	30	36" HL x 36" W	B&B	4.5' o/c	NO	
NATIVE SHRUBS = 46%								

NOTE: PLANT TYPES LISTED WITH AN (*) ASTERISK SHALL MATCH EXISTING SPECIES AND CULTIVARS ON SITE.

LANDSCAPE PLAN LEGEND (SEE SHEET C-001 FOR GENERAL LEGEND)

- EXISTING LIGHT POLE
- EXISTING DECIDUOUS AND EVERGREEN TREE, SIZE, CRZ DIAMETER AND TYPE TO REMAIN
- EXISTING TREE CRITICAL ROOT ZONE
- EXISTING PLANT MATERIAL INCLUDING SHRUBS, PERENNIALS, GROUND COVER, ETC. TO REMAIN
- EXISTING LAWN AREA
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED LAWN AREA
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- PROPOSED TRENCHED LANDSCAPE BED EDGE
- OUTDOOR SEATING AREA (TOTAL SF < 750 SF, THEREFORE, ONE SHADE TREE HAS BEEN PROPOSED)

LANDSCAPE NOTES

- ALL DISTURBED AREAS NOT TO BE MULCHED OR PAVED SHALL BE SODDED PER SHEET L-001.
- CONTRACTOR SHALL VERIFY THAT EXISTING LANDSCAPE BUFFER STRIPS NOT TO BE DISTURBED ARE COMPLIANT WITH THE ALPHARETTA UNIFIED DEVELOPMENT CODE FOR PARKING LOT LANDSCAPING, SECTION 3.2.8 TREE REPLANTING, BUFFER, AND LANDSCAPE STANDARDS C.4. ANY SHRUBS PLANTED TO FULFILL THIS REQUIREMENT SHALL MATCH WITH LIKE KIND.
- ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

CITY OF ALPHARETTA NOTES

- 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.
- 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- 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. Plant sizes (caliper and height) **MUST** match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- 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 establishment.
- 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 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 planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
- 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.



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STARBUCKS TEMPLATE VERSION i2017.07.28



520 SOUTH MAIN ST., SUITE 2531
AKRON, OH 44311
P: 330-572-2100 F: 330-572-2101
GPD PROJECT NO: 2018261.01

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
**6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005**

STORE #: 8378
PROJECT #: 06411-057
ISSUE DATE: FOR CON. 10.31.18
DESIGN MANAGER: ERIKA ZAKAMAREK
LEED AP: ERIKA ZAKAMAREK
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY: GPD GROUP

Revision Schedule

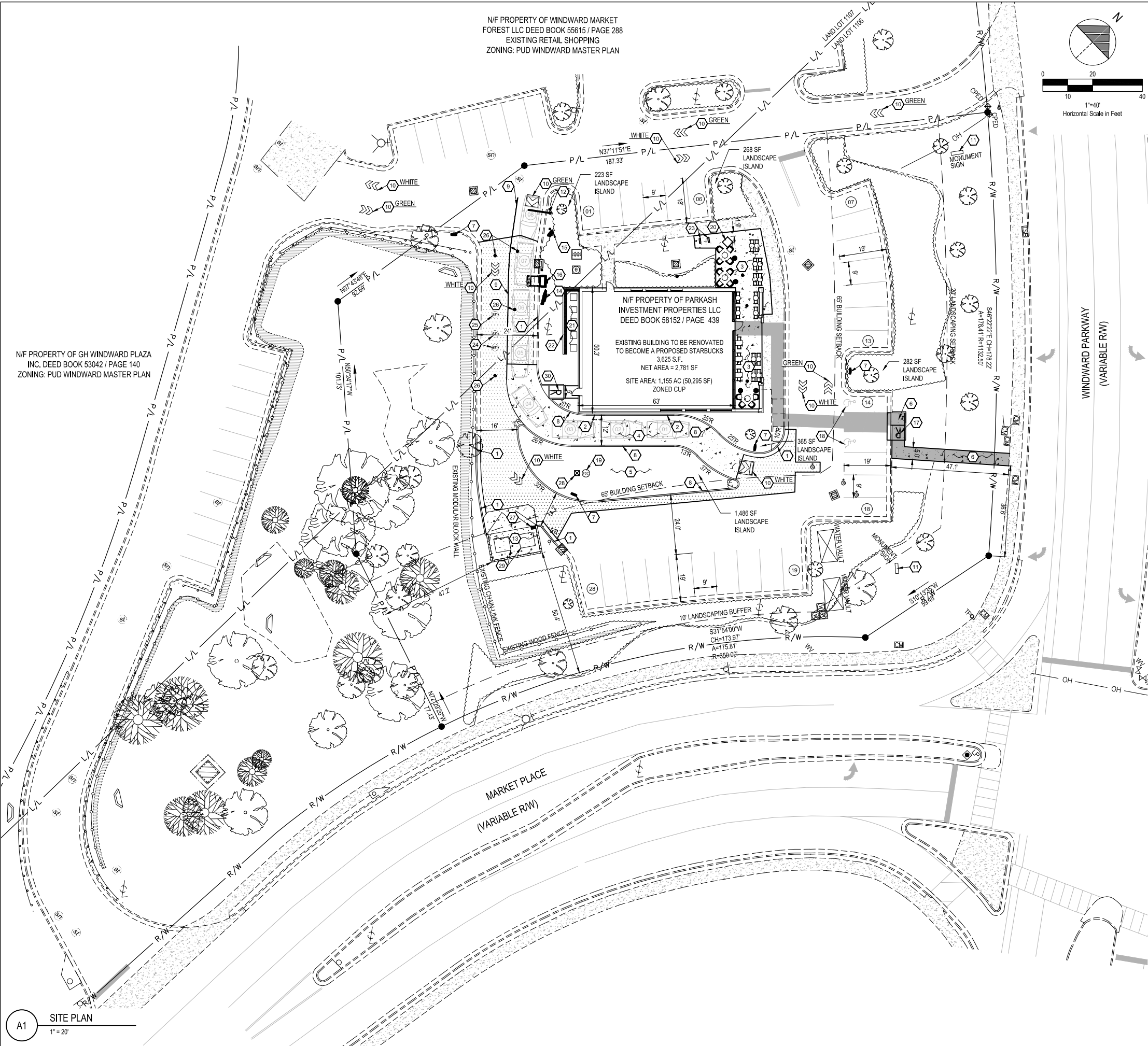
Rev	Date	By	Description

SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS SHOWN

SHEET NUMBER:

L-111

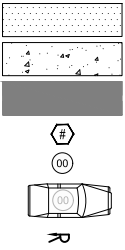


PLAN KEYNOTES

1. PROPOSED P.C.C. CURB AND GUTTER, SEE SHEET C-501.
2. PROPOSED CURB AT DRIVE THRU, SEE SHEET C-501.
3. PROPOSED PATIO PER ARCHITECTURAL PLANS.
4. PROPOSED 6" P.C.C. PAVEMENT W/ W.W.F. 6" x 6"-W2.9 x W2.9 (CONTROL JTS, 12'-0" O.C.) OVER 6" CRUSHED AGGREGATE OR GRAVEL BASE, APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
5. PROPOSED LANDSCAPE AREA TO BE EXCAVATED TO A MINIMUM DEPTH OF 3' AND REFILLED WITH A MIXTURE OF NATIVE SOIL AND PLANTING MIX.SEE SHEET L-001 AND L-111.
6. PROPOSED P.C.C. WALK, SEE SHEET C-501.
7. PROPOSED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS, CONTRACTOR SHALL INSTALL FOUNDATION PER SIGN SUPPLIER DESIGN, SEE ARCHITECTURAL PLANS.
8. PROPOSED P.C.C. CURB, SEE SHEET C-501.
9. PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
10. PROPOSED DIRECTIONAL PAVEMENT MARKINGS - COLOR DESIGNATED ON PLAN - SEE ARCHITECTURAL PLANS.
11. PROPOSED REPAVING OF EXISTING MONUMENT SIGNS PER SIGN SUPPLIER SPECIFICATIONS, SEE ARCHITECTURAL PLANS.
12. PROPOSED CLEARANCE BAR, SEE ARCHITECTURAL PLANS.
13. PROPOSED DUMPSTER ENCLOSURE, SEE SHEET C-504.
14. PROPOSED MENU BOARD, SEE ARCHITECTURAL PLANS.
15. PROPOSED PRE MENU BOARD, SEE ARCHITECTURAL PLANS.
16. PROPOSED ORDER SCREEN WITH CANOPY.
17. PROPOSED ADA COMPLIANT RAMP (TYPE 1), SEE SHEET C-501.
18. EXISTING ADA PARKING STALLS TO REMAIN.
19. PROPOSED FIRE DEPARTMENT CONNECTION STANDPIPE PER FULTON COUNTY STANDARDS.
20. PROPOSED 3'X3' TREE PIT, SEE DETAIL ON SHEET L-501.
21. PROPOSED A/C UNITS.
22. EXISTING WALL TO REMAIN.
23. PROPOSED BIKE RACK PER DETAIL ON SHEET C-501.
24. PROPOSED EXTERIOR GREASE INTERCEPTOR, SEE SHEET C-121.
25. PROPOSED GREASE TRAP TEST MANHOLE, SEE SHEET C-121.
26. PROPOSED SANITARY CLEANOUT, SEE SHEET C-121.
27. PROPOSED DUMPSTER DRAIN, SEE SHEET C-121.
28. PROPOSED HOSE BIB, SEE SHEET C-121.
29. PROPOSED 6' X 5.5' X 5' FRONT LOAD TRASH CONTAINER.
30. PROPOSED ADA COMPLIANT RAMP (TYPE 2), SEE SHEET C-501.

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)



- PROPOSED ASPHALT TO MATCH EXISTING ON SITE IN DEPTH AND COURSE TYPE. SEE TYPICAL SECTION ON SHEET C-501.
- PROPOSED CONCRETE
- PROPOSED ADA ACCESS ROUTE
- CONSTRUCTION KEYNOTE
- PROPOSED PARKING SPACE NUMBER
- PROPOSED DRIVE THRU STACK CAR AND NUMBER
- PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND SHEET C-501.

PARKING SPACES

NUMBER OF SPACES	EXISTING	PROPOSED
2,781 SF X (1 SPACE / 100 SF) = 28 SPACES	28	28

LAND USE DATA

	% OF SITE AREA	AREA PROVIDED
BUILDING	7.0%	0.08 AC.
PAVEMENT/IMPERVIOUS	40.0%	0.46 AC.
LANDSCAPING	53.0%	0.61 AC.
TOTAL	100%	1.15 AC.

SITE DATA

CURRENT ZONING: CUP - WINDWARD MASTER PLAN POD 4
TAX ID NUMBER: P20100001410
BUILDING HEIGHT: 28' - 9.5'
OUTDOOR PATIO AREA: 478 SF

NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA F.I.R.M. PANEL # 13121C0078F.

STARBUCKS COFFEE CO.
WINDWARD/UNION HILL
LDP #: D180047

PARKING NOTE:
THIS IS AN EXISTING BUILDING AND PARKING LOT.
NO CHANGES ARE PROPOSED FOR THE PARKING SPACES. THEREFORE NO ELECTRIC CHARGING OR LOADING/UNLOADING SPACES ARE PROPOSED.

SCREEN WALL NOTE:
EXISTING SCREEN WALL BEHIND BUILDING IS 20 INCHES TALLER AND COMPLETES SCREENS MECHANICAL UNITS BEHIND BUILDING. NO CHANGES TO THE WALL ARE PROPOSED.



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STARBUCKS TEMPLATE VERSION: 12/17/07.28



PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

STORE #: 8378
PROJECT #: 06411-057
ISSUE DATE: FOR CON. 10.31.18
DESIGN MANAGER: ERIKA ZAKAMAREK
LEED AP: ERIKA ZAKAMAREK
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY: GPD GROUP

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:

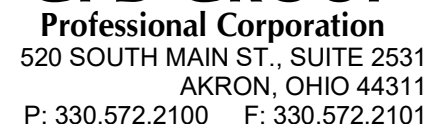
C-111



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STARBUCKS TEMPLATE VERSION i2018.06.30



GPD PROJECT NO: 2018261.01

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GA 30005

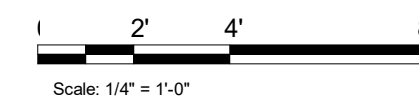
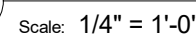
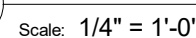
STORE #:	8378
PROJECT #:	06411-057
ISSUE DATE:	FOR CON. 10.31.18
DESIGN MANAGER:	ERICA ZAKAMAREK
LEED® AP:	JAMES JENKINS
PRODUCTION DESIGNER:	HBECKER
CHECKED BY:	GPD GROUP

SHEET TITLE:
**COLOR EXTERIOR
ELEVATIONS**
SCALE: AS SHOWN

SHEET NUMBER:
A-2002a

1. NEW EXTERIOR WALL SCONCE, SEE ELECTRICAL DRAWINGS.
2. PAINT GUTTERS, DOWNSPOUTS AND FASCIA P-X700 (SW7075 WEB GRAY).
3. NEW WALL INFILL, SEE FLOOR PLAN.
4. NEW ALUMINUM STOREFRONT. SEE A-6001.
5. NEW EXTERIOR DOOR TO RECEIVE PAINT, SEE SCHEDULE.
6. EXISTING LOUVER TO REMAIN. PAINT (P550-ES).
7. EMERGENCY LIGHTING, SEE ELECTRICAL.
8. NEW LOUVERS FOR NEW HVAC, SEE MECHANICAL DRAWINGS. PAINT (P550-ES).
9. EXISTING GAS METER.
10. EXISTING EXTERIOR SECURITY LIGHT, SEE ELECTRICAL.
11. PATCH AND REPAIR EXISTING OPENING TO LIKE NEW CONDITION.
12. PAINT EXISTING AND NEW EIFS (P550-ES).
13. PAINT EXISTING BRICK (P-578).
14. PAINT EXISTING AND NEW BLOCK (P-X701).
15. PAINT EXISTING (P-X700).
16. NEW DRIVE-THRU CANOPY, SEE BUILDING SECTIONS AND STRUCTURAL DRAWINGS.
17. EXISTING MECHANICAL CORRAL.
18. NEW ALUMINUM STOREFRONT AND DRIVE-THRU WINDOW. SEE A-6001.
19. EXISTING STOREFRONT.
20. NEW ROOF, GUTTER AND FASCIA, SEE ROOF PLAN.
21. NEW 4" X 4" SQUARE DOWNSPOUT. PREFINISHED TO MATCH COLOR OF EXISTING DOWNSPOUT. SPILL ONTO GRADE TO MATCH EXISTING BUILDING DOWNSPOUTS.

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
- D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.
- E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS AND OBTAIN PERMIT AND LANDLORD APPROVAL.
- F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.
- G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.
- H. PROVIDE HIGH IMPACT REINFORCING WHERE EIFS IS LOCATED WITHIN 48" OF FINISH FLOOR.



10/31/2018 11:03:30 AM C:\Users\jwcottrell\GPD\Documents\06411-057 Windward (Workshare)_hbecker.rvt

SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT BY OTHERS - SHOWN FOR REFERENCE ONLY.

DIMENSIONS OF BUILDING SHELL FOR REFERENCE ONLY

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL	FINISH/STYLE	COLOR	RESPONSIBILITY
P-550-ES	EXISTING & NEW EIFS	PAINT	SHERWIN WILLIAMS - NOBEL WHITE - SW6154	GC
P-578	EXISTING BRICK	PAINT	SHERWIN WILLIAMS - DOVETAIL - SW7018	GC
P-X700	METAL DOWNSPOUT & GUTTERS & FASCIA	PAINT	SHERWIN WILLIAMS - WEB GRAY - SW7075	GC
P-X701	EXISTING & NEW CMU	PAINT	SHERWIN WILLIAMS - WEB GRAY - SW7075	GC
MTL-1	ALUM. STOREFRONT	ANNODIZED	#14 CLEAR	GC
MTL-2	H.M. DOOR AND FRAME	PAINT	MATCH RAL#7021 MATTE M0028 - "FLAT BLACK"	GC
MT0028	METAL CANOPY	POWDERCOAT ON GALVANIZED STEEL	MATCH RAL#7021 MATTE M0028 - "FLAT BLACK"	GC

* CONTRACTOR SHALL SUBMIT SAMPLES FOR STARBUCK'S APPROVAL PRIOR TO ORDERING MATERIALS

EXTERIOR ELEVATION NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
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- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
- D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.
- E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS AND OBTAIN PERMIT AND LANDLORD APPROVAL.
- F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.
- G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.
- H. PROVIDE HIGH IMPACT REINFORCING WHERE EIFS IS LOCATED WITHIN 48" OF FINISH FLOOR.

SHEET NOTES

1. PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
2. PAINT GUTTERS, DOWNSPOUTS AND FASCIA P-X700 (SW7075 WEB GRAY).
3. NEW STOREFRONT DOOR IN EXISTING DOOR OPENING. SEE A-6001.
4. NEW ALUMINUM STOREFRONT. SEE A-6001.
5. NEW COLUMN, SEE STRUCTURAL.
6. SPEAKER TO BE MOUNTED AT 12'-6" BY STARUCKS.
7. EMERGENCY LIGHTING, SEE ELECTRICAL.
8. NEW WOOD TRUSS AT PATIO TO BE CLAD IN WOOD (WD0073). SEE DETAILS.
9. SIGNAGE BY STARBUCKS, CONDUIT BY GC.
10. EXISTING EXTERIOR SECURITY LIGHT, SEE ELECTRICAL.
11. PATCH AND REPAIR EXISTING OPENING TO LIKE NEW CONDITION.
12. PAINT EXISTING AND NEW EIFS (P550-ES).
13. PAINT NEW EIFS (DIRECT APPLIED OVER BRICK) (P-578).
14. PAINT EXISTING AND NEW BLOCK (P-X701).
15. PAINT EXISTING (P-X700).
16. EXISTING STOREFRONT.



STARBUCKS
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION I2018.06.30



GPD PROJECT NO: 2018261.01

PROJECT NAME:
WINDWARD & UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GA 30005

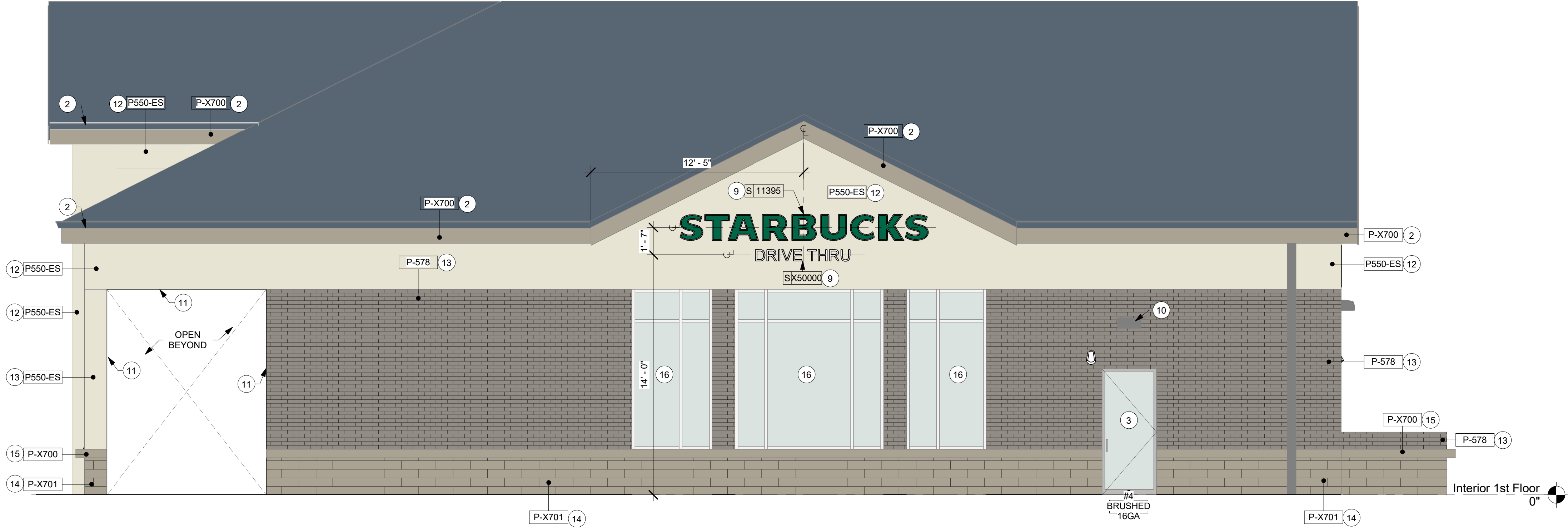
STORE #: 8378
PROJECT #: 06411-057
ISSUE DATE: FOR CON. 10.31.18
DESIGN MANAGER: ERICA ZAKAMAREK
LEED® AP: JAMES JENKINS
PRODUCTION DESIGNER: HBECKER
CHECKED BY: GPD GROUP

Revision Schedule

Rev	Date	By	Description

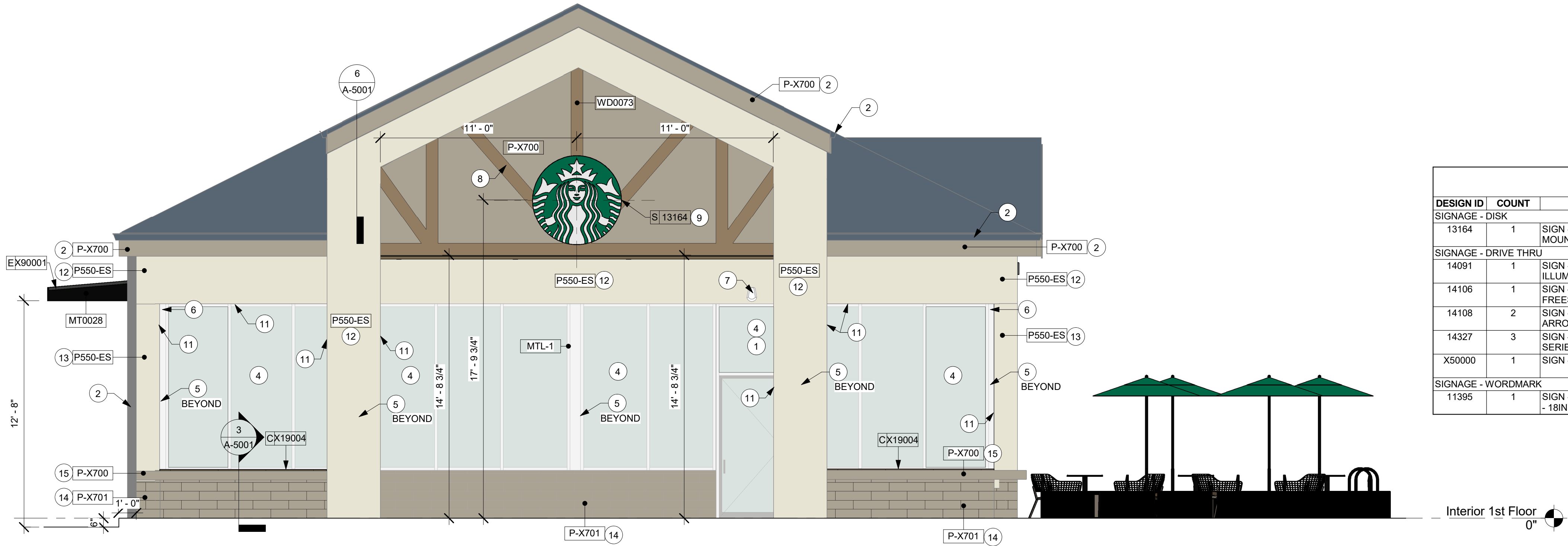
SHEET TITLE:
COLOR EXTERIOR
ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A-2001a



2 SIDE ELEVATION - COLOR

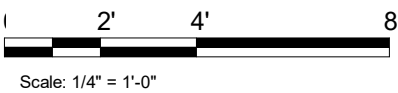
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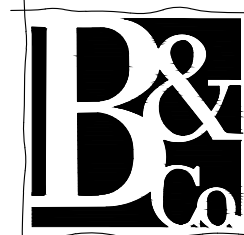


1 FRONT ELEVATION - COLOR

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

EXTERIOR SIGNAGE SCHEDULE - "S"						
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	BULB	COMMENTS
SIGNAGE - DISK						
13164	1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	SB	GC		
SIGNAGE - DRIVE THRU						
14091	1	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM	SB	GC		
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING	SB	GC		
14108	2	SIGN - MONUMENT DRIVE THRU ILLUMINATED ARROW SERIES	SB	GC		
14327	3	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES - 46IN 1170MM	SB	GC		
X50000	1	SIGN - DRIVE THRU	SB	GC		8" BLACK LOOSE LETTERS
SIGNAGE - WORDMARK						
11395	1	SIGN - INLINE ILLUMINATED FLUSH MOUNTED - 18IN 455MM	SB	GC		





Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

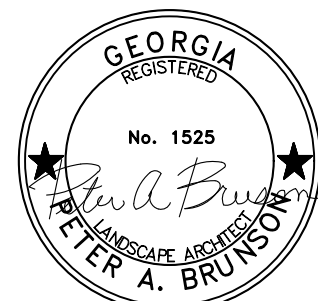
MJV MILL, LLC
26 Milton Ave.
Alpharetta, GA 30009

OWNER:

217 SOUTH MAIN ST.
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MJV MILL, LLC

LL 695 & 696 12th DISTRICT 2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA



SEAL:

02/1/19

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REVISIONS

2/1/19 REV 'A' - PER COMMENTS / DRB SUB.

DRAWING TITLE:

TREE REPLACEMENT
PLAN

DATE:

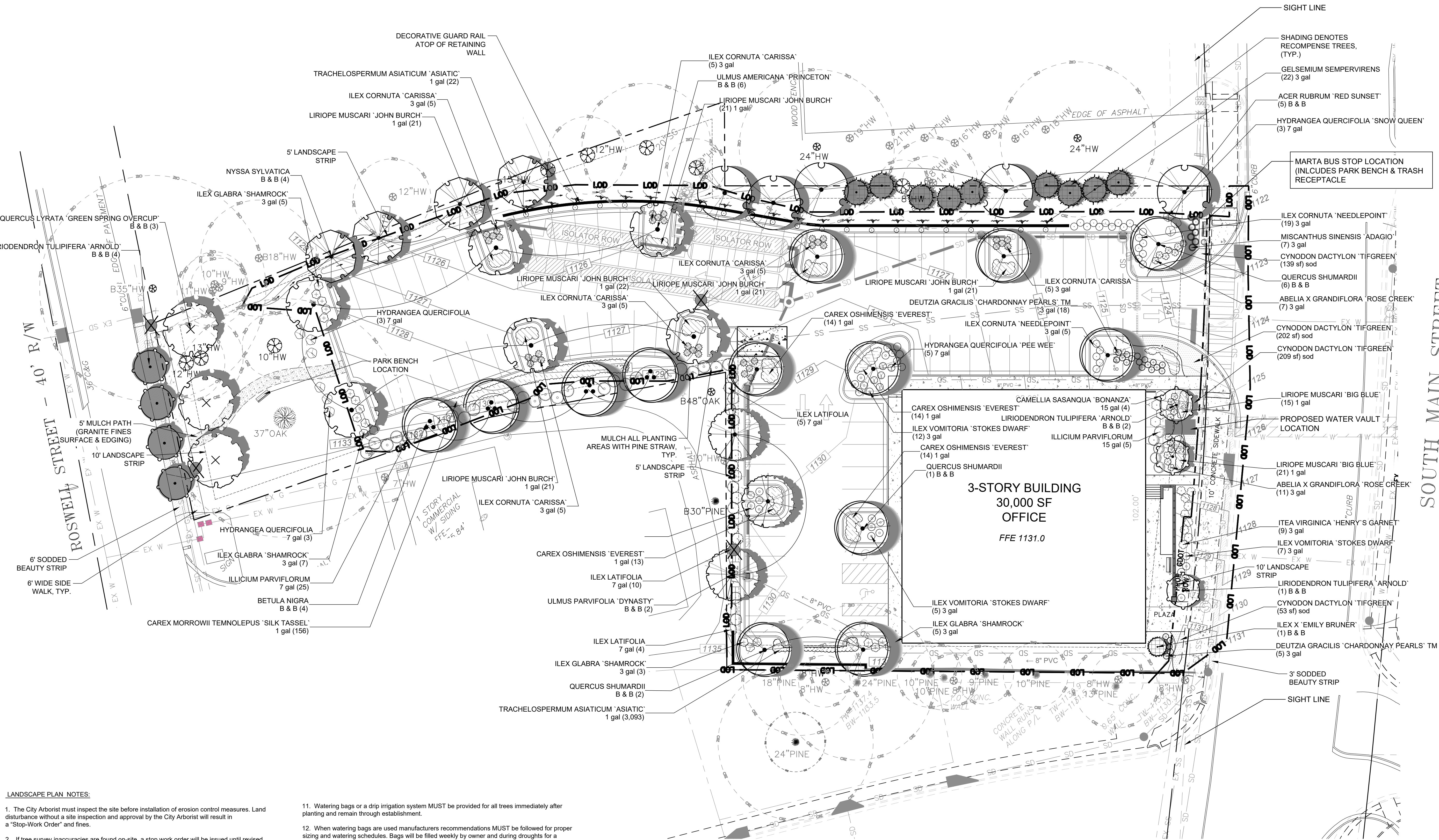
01.17.19

PROJECT #

18.020

SHEET REF #

L3.01



LANDSCAPE PLAN NOTES:

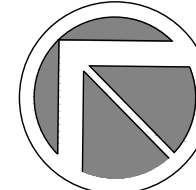
- The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until 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 is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- 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.
- Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- 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 establishment.
- 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 planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
- 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.

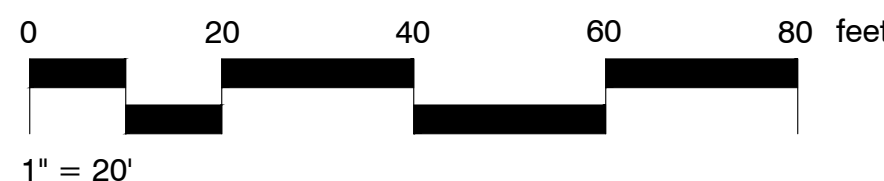
NOTE:
SEE SPECIMEN TREE RECOMPENSE CHART ON SHEET L3.02

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT,
VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE
APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE
CITY ARBORIST FOR A C.O. INSPECTION.

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



NORTH



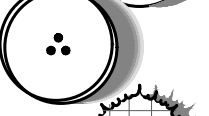
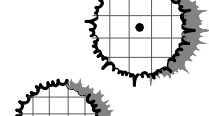
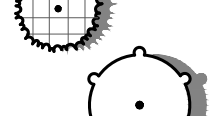
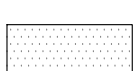
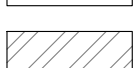
TREE KEY	
	SPECIMEN TREES TO BE REMOVED
	SPECIMEN TREES TO BE PRESERVED
	TREES TO BE PRESERVED
	BOUNDARY TREES W/ AGREEMENT (OVER 10% DISTURBANCE)

24 HOUR CONTACT:
JOHN BONIFACE (352) 425-3356

16020_217 S Main SL - IP - Rev. A_020119.dwg

A

PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	MINIMUM SIZE	SPACING
	ACE RUB	5	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	4" CAL	16-18' HT.	20' O.C.
	BET DUR	4	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	4" CAL	16-18' HT.	30' O.C.
	ILE AME	9	ILEX OPACA / AMERICAN HOLLY	B & B	4" CAL	13'-14' HT.	10' O.C.
	ILE EML	1	ILEX X 'EMILY BRUNER' / EMILY BRUNER HOLLY	B & B	4" CAL	9-10' HT.	AS SHOWN
	LIR ARN	7	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	B & B	4" CAL	16-18' HT.	20' O.C.
	NYS SYL	4	NYSSA SYLVATICA / SOUR GUM	B & B	4" CAL	16-18' HT.	AS SHOWN
	QUE LY3	3	QUERCUS LYRATA 'GREEN SPRING OVERCUP' / OVERCUP OAK	B & B	4" CAL	14'-16' HT.	30' O.C.
	QUE SHU	9	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL	14'-16' HT.	AS SHOWN
	ULM PRI	6	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	3" CAL	14'-16' HT.	AS SHOWN
	ULM PAR	3	ULMUS PARVIFOLIA 'DYNASTY' / DYNASTY ELM	B & B	4" CAL	16-18' HT.	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	
	ABE X G	18	ABELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA	3 GAL	3' O.C.		
	CAM BO3	4	CAMELLIA SASANQUA 'BONANZA' / BONANZA CAMELLIA	15 GAL		4' O.C.	
	DEU CHA	21	DEUTZIA GRACILIS 'CHARDONNAY PEARLS' TM / CHARDONNAY PEARLS DEUTZIA	3 GAL		2.5' O.C.	
	GEL CAR	22	GELSEMIUM SEMPERVIRENS / JESSAMINE ESPALIER	3 GAL		5' O.C.	
	HYD WEE	5	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	7 GAL		3' O.C.	
	HYD OAK	9	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	7 GAL		4' O.C.	
	ILE COR	35	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	3 GAL	2' HT. MIN.	3' O.C.	
	ILE CO4	23	ILEX CORNUTA 'NEEDLEPOINT' / NEDDLEPOINT HOLLY	3 GAL	2' HT. MIN.	3' O.C.	
	ILE SHA	20	ILEX GLABRA 'SHAMROCK' / INKBERRY	3 GAL	2' HT. MIN.	3' O.C.	
	ILE LAT	19	ILEX LATIFOLIA / LUSTERLEAF HOLLY	7 GAL	3' HT. MIN.	5' O.C.	
	ILE VO2	29	ILEX VOMITORIA 'STOKES DWARF' / DWARF YAUPON	3 GAL	2' HT. MIN.	3' O.C.	
	ILL PAR	5	ILLICIMUM PARVIFLORUM / ANISE TREE	15 GAL	3' HT. MIN.	4' O.C.	
	ILL PA7	26	ILLICIMUM PARVIFLORUM / ANISE TREE	7 GAL		5' O.C.	
	ITE VIR	9	ITEA VIRGINICA 'HENRY'S GARNET' / VIRGINIA SWEETSPIRE	3 GAL		3' O.C.	
	MIS SIN	7	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL		3' O.C.	
	TRA ASI	3,115	TRACHELOSPERMUM ASIATICUM 'ASIATIC' / ASIATIC JASMINE	1 GAL		10' O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING		
	CAR VA2	156	CAREX MORROWII TEMNOLEPUS 'SILK TASSEL' / JAPANESE SEDGE	1 GAL		18" O.C.	
	CAR EV4	55	CAREX OSHIMENSIS 'EVEREST' / EVEREST JAPANESE SEDGE	1 GAL		18" O.C.	
	CYN DAC	1,363 SF	CYNODON DACTYLON 'TIFGREEN' / BERMUDAGRASS	SOD			
	LIR BIG	63	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		18" O.C.	
	LIR BIR	127	LIRIOPE MUSCARI 'JOHN BURCH' / LILY TURF STAGGERED ROW	1 GAL		18" O.C.	

A

217 S. MAIN ST. - SPECIMEN RECOMPENSE CHART

TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Total Inches	Size	Native
LIR ARN	4	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	B & B	4	16	16'-18' Ht.	YES
ILX OPA	9	ILEX OPACA / AMERICAN HOLLY	B & B	4	36	13'-14' HT.	YES
	13	TOTAL OVERSTORY TREES			52	TOTAL INCHES PROVIDED	

A

217 S. MAIN ST. - TREE REPLACEMENT CHART

TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Total Inches	Size	Native	Evergreen	Genius	Remarks
ACE RUB	5	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	4	20	16'-18' Ht.	YES	NO	10%	STD.,Straight Trunk, Full Head
BET DUR	4	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	4	16	16'-18' Ht.	YES	NO	8%	STD.,Straight Trunk, Full Head
LIR ARN	7	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	B & B	4	28	16'-18' Ht.	YES	NO	14%	STD.,Straight Trunk, Full Head
NYS SYL	4	NYSSA SYLVATICA / SOUR GUM	B & B	4	16	16'-18' Ht.	YES	NO	8%	STD.,Straight Trunk, Full Head
QUE LY3	3	QUERCUS LYRATA 'GREEN SPRING OVERCUP' / OVERCUP OAK	B & B	4	12	16'-18' Ht.	YES	NO	#DIV/0!	STD.,Straight Trunk, Full Head
QUE SHU	9	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3	27	14'-16' Ht.	YES	NO	18%	STD.,Straight Trunk, Full Head
ULM PRI	6	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	3	18	14'-16' Ht.	NO	NO	18%	STD.,Straight Trunk, Full Head
ULM PAR	3	ULMUS PARVIFOLIA 'DYNASTY' / DYNASTY ELM	B & B	4	12	16'-18' Ht.	NO	NO		STD.,Straight Trunk, Full Head
	41	TOTAL OVERSTORY TREES								
ILX OPA	9	ILEX OPACA / AMERICAN HOLLY	B & B	4	36	13'-14' HT.	YES	NO	18%	STD.,Straight Trunk, Full Head
	9	TOTAL UNDERSTORY TREES								
	50	TOTAL TREES			185	TOTAL REPLACEMENT INCHES				

ADDITIONAL REPLACEMENT TREE REQUIREMENTS

REPLACEMENT TREES MUST BE AT LEAST 40% OVERSTORY.
* OVERSTORY REPLACEMENT TREES - PROVIDED 41 /50 = 82%

REPLACEMENT TREES MUST BE AT LEAST 50% NATIVE.
** NATIVE REPLACEMENT TREES - PROVIDED 40 /50 = 82%

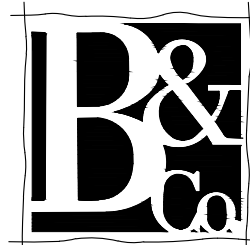
REPLACEMENT TREES GENUS MAX IS 25%
*** MAXIMUM GENIUS PROVIDED = 22% (SEE CHART)

A

CITY OF ALPHARETTA TREE DATA

ZONING
CURRENT: C-2 / PROPOSED: DT-C
SITE DENSITY FACTOR (SDF)
REQUIRED = 130 DBH INCH PER DISTURBED ACREAGE
SITE AREA = 58,373 SF / 1.34 AC
SDF = 1.34 x 130 DBH / AC = 174 DBH INCHES / SDF REQ.
EXISTING TREE DENSITY (EDF)
EXISTING TREE TO BE PRESERVED = 98 DBH INCHES (SEE CHART ON L3.00)
SPECIMEN TREES TO BE PRESEVED = 74 DBH INCHES (SEE CHART ON L3.00)
TOTAL TREES TO BE PRESERVED = 98 + 74 = 172 EDF PROVIDED
REPLACEMENT TREES REQUIRED (RDF)
SDF - EDF = RDF
174 (SDF) - 172 (EDF) = 2 INCHES SURPLUS
181 INCHES PROVIDED (SEE CHART L3.02)
SPECIMEN TREE RECOMPENSE
REQUIRED = 3 x DBH INCH REMOVED
SPECIMEN TREE DBH INCHES TO REMOVED = 168 DBH INCHES (SEE CHART ON L3.00)
52 INCHES PROVIDED (SEE CHART L3.01)
116 INCHES BE TREE BANKED TO CITY OF ALPHARETTA
LANDSCAPE STRIP @ PUBLIC R.O.W (1 TREE PER 40 L.F)
SOUTH MAIN ST.
200 LF OF ROAD FRONTAGE - 40 LF FOR DRIVE = 160 LF
160 LF / 40 = 4 TREES REQ.
PROVIDED: 4 TREES @ (3) 4" TUULP TREES + (1) MAPLE
ROSWELL ST.
81 LF OF ROAD FRONTAGE
81 LF / 40 = 2 TREES REQ.
PROVIDED: (3) OVERCUP OAKS
LANDSCAPE STRIP @ SIDES (1 TREE PER 50 L.F)
475 LF OF NORTH PROPERTY LINE + 525 LF SOUTH PROPERTY LINE = 1,000 LF
1,000 LF / 50 = 20 TREES
PROVIDED: (20) TREES PROVIDED
PARKING LOT TREE REQUIREMENTS
REQUIRED = (1) 2" CAL. SHADE TREE PER ISLAND
NUMBER OF PARKING ISLANDS = 17
PROVIDED: (17) 2" MIN.TREES

24 HOUR CONTACT:
JOHN BONIFACE (352) 425-3356



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

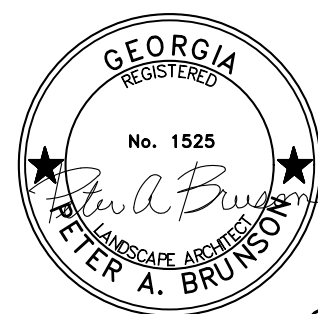
MJV MILL, LLC
26 Milton Ave.
Alpharetta, GA 30009

OWNER:

217 SOUTH MAIN ST.
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MJV MILL, LLC

LL 695 & 696 12th DISTRICT 2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA



SEAL:

02/1/19

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REVISIONS

2/1/19 REV 'A' - PER COMMENTS / DRB SUB.

DRAWING TITLE:

PLANT SCHEDULE AND
TREE CHARTS

DATE:

01.17.19

PROJECT #

18.020

SHEET REF #

L3.02



THE LOFTS 402 JULIA ST. NEW ORLEANS



FEDERAL FIBRE MILLS 1104 S PETERS ST. NEW ORLEANS



mcmillan | pazdan | smith
ARCHITECTURE

217 MAIN ST
ALPHARETTA, GA
02/01/19



AERIAL PERSPECTIVE



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ARCHITECTURE

217 MAIN ST
ALPHARETTA, GA
02/01/19



NORTH CORNER PERSPECTIVE



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ARCHITECTURE

217 MAIN ST
ALPHARETTA, GA
02/01/19



MAIN ST PERSPECTIVE



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ARCHITECTURE

217 MAIN ST
ALPHARETTA, GA
02/01/19



CORNER AT MAIN ST & DEVORE



mcmillan | pazdan | smith
ARCHITECTURE

217 MAIN ST
ALPHARETTA, GA
02/01/19



CORNER PERSPECTIVE



ROWLOCK



RAIL DESIGN INTENT



SOUTHEAST ELEVATION

3/32" = 1'-0"



mcmillan | pazdan | smith
ARCHITECTURE

217 MAIN ST
ALPHARETTA, GA
02/01/19



MAIN ST ELEVATION
ROWLOCK
SAME BRICK
COLOR



NORTHEAST ELEVATION

3/32" = 1'-0"



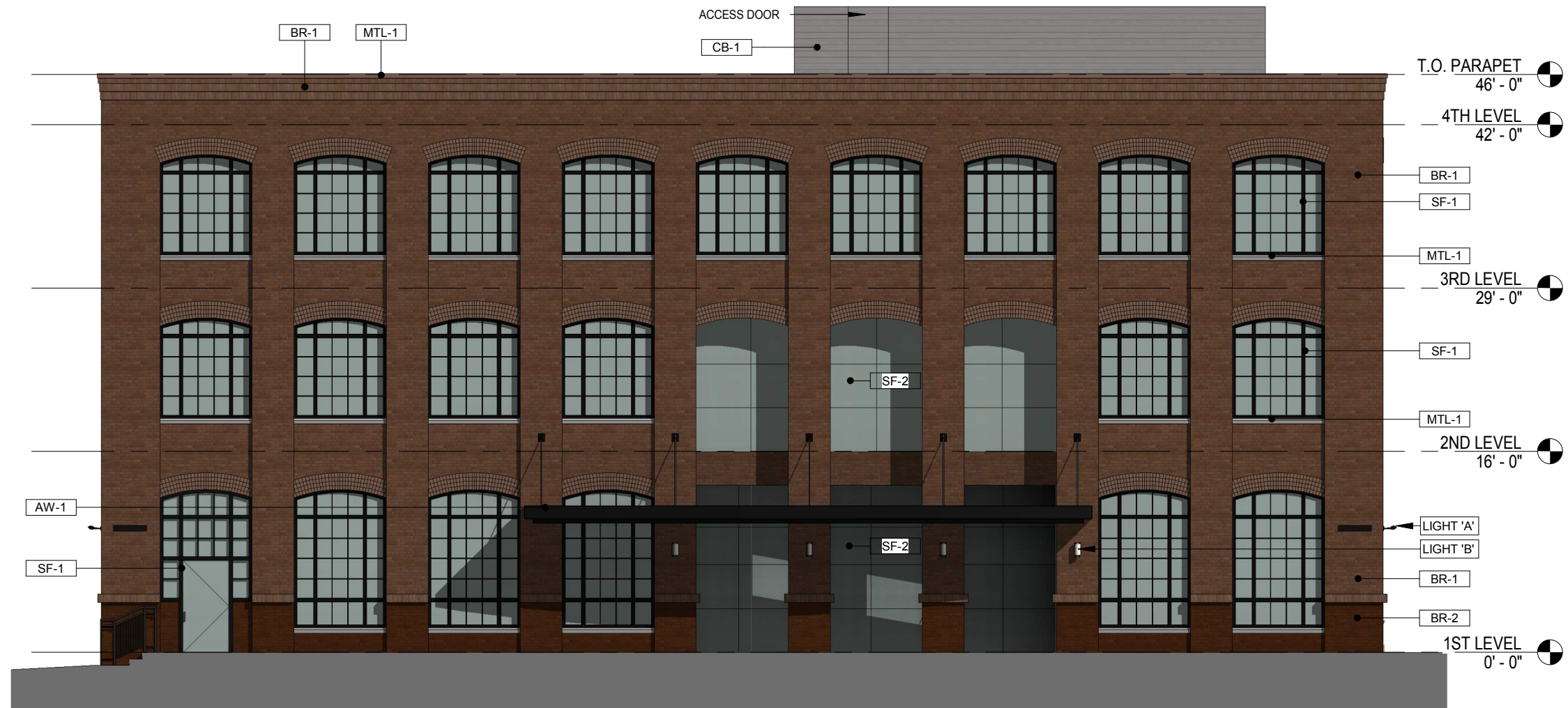
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NORTHEAST ELEVATION



NORTHWEST ELEVATION

3/32" = 1'-0"



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NORTHWEST ELEVATION



PATTERN OF BRICK INFILL
GENERAL SHALE
MILLSTONE



SOUTHWEST ELEVATION

3/32" = 1'-0"

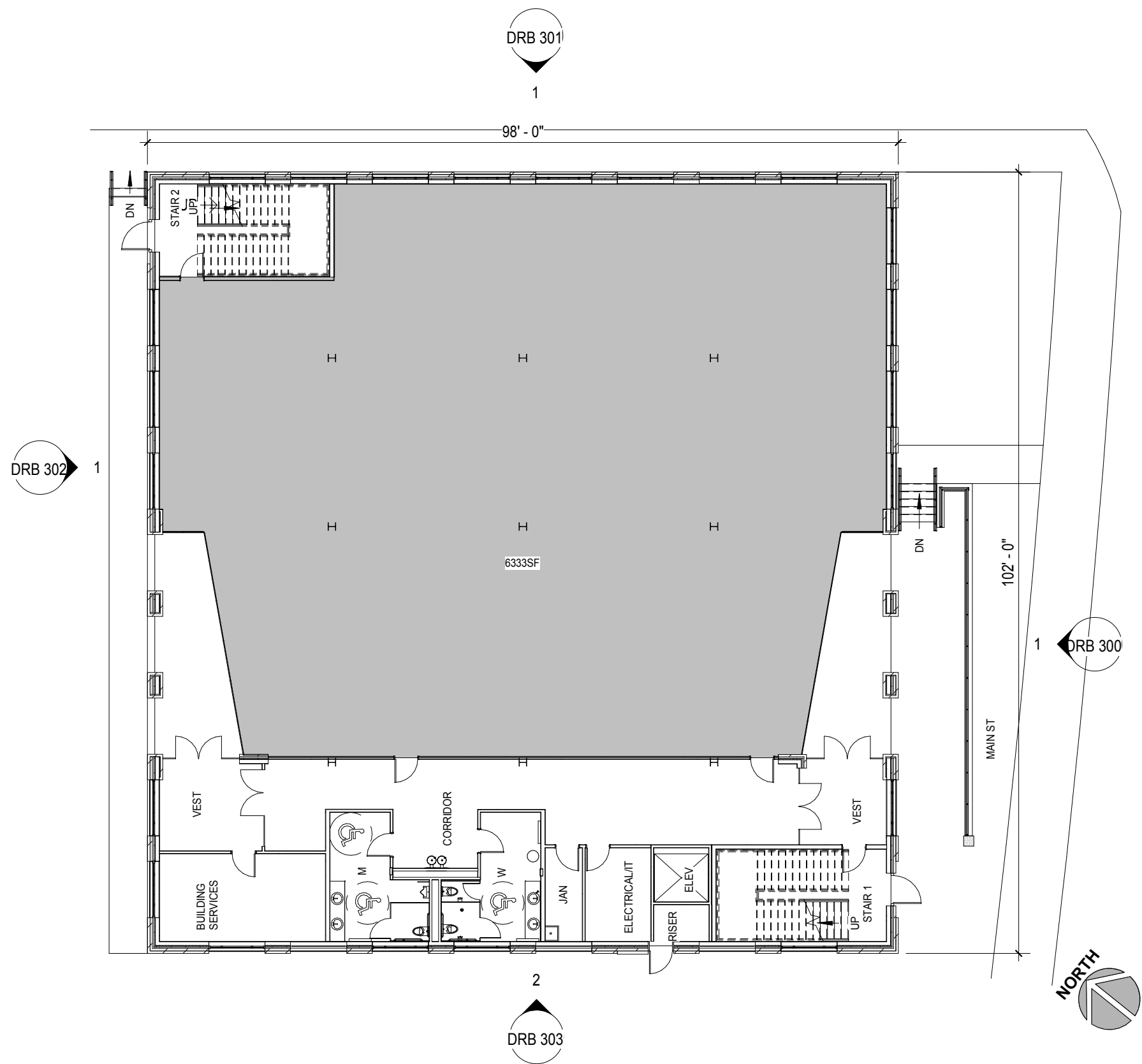


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SOUTHWEST ELEVATION



1ST LEVEL PLAN

1/16" = 1'-0"

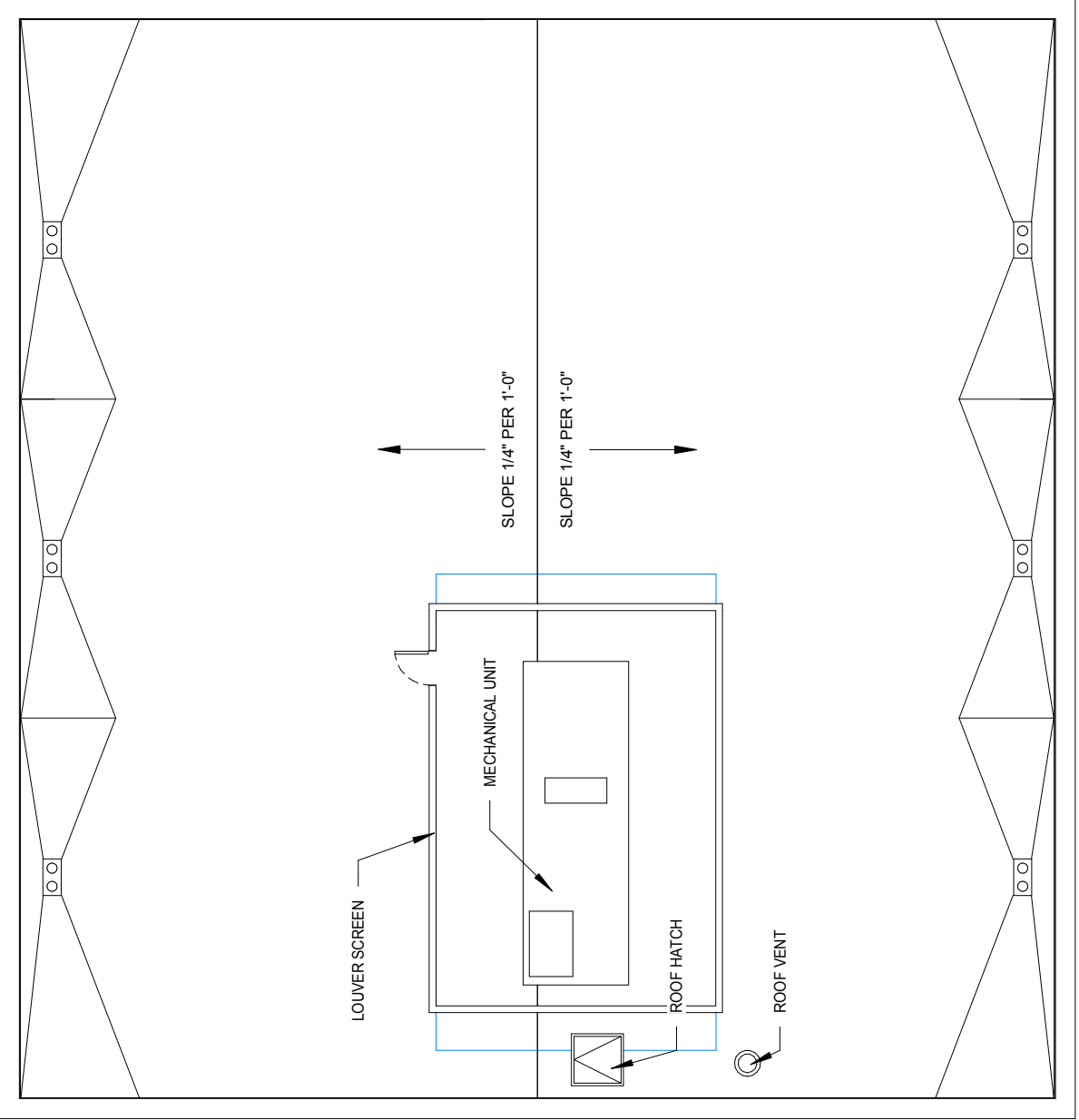


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1ST LEVEL FLOOR PLAN



ROOF PLAN

1/16" = 1'-0"



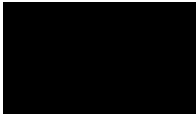
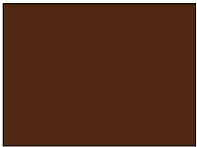
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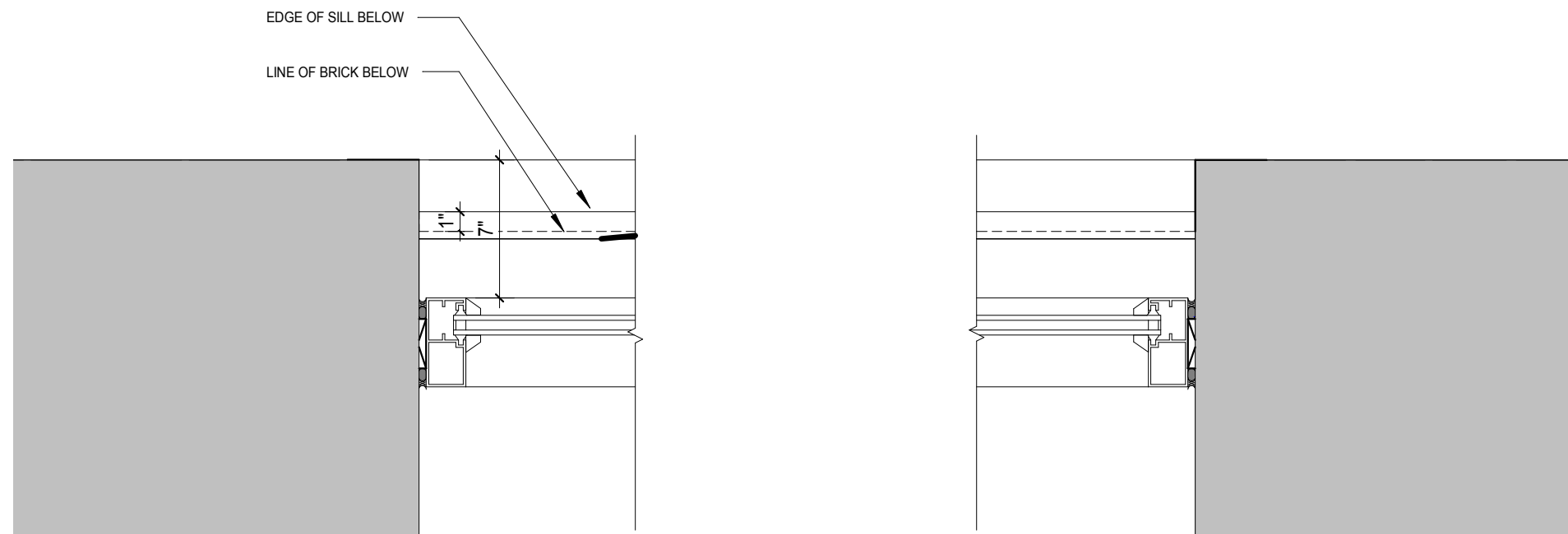


ROOF PLAN

MATERIAL LEGEND

AW-1		ALUMINUM CANOPY WITH C CHANNEL EDGE PROFILE COLOR: DARK BRONZE	ST-1		CAST STONE ARRIS.CAST COLOR: OAK RIDGE
SF-1		STOREFRONT SYSTEM CLEAR LOW-E INSULATED GLAZING UNITS APPLIED ALUMINUM MUNTINS FRAME COLOR: DARK BRONZE	SN-1		SIGNAGE. SHOWN FOR LOCATION ONLY. FINAL SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE COVER.
SF-2		CURTAINWALL SYSTEM CLEAR LOW-E INSULATED GLAZING WITH CONSEALED JOINT SYSTEM	MTL-1		PREFINISHED METAL COPING. COLOR: MANSARD BROWN
BR-1		MODULAR BRICK VENEER, COMMON BOND GENERAL SHALE MILLSTONE	CB-1		HARDIE PLANK LAP SIDING 6" EXPOSED FACE COLOR: WOODSTOCK BROWN
BR-2		QUEEN SIZE BRICK VENEER, COMMON BOND GENERAL SHALE DRIFTWOOD			





TYPICAL WINDOW JAMB DETAIL

1 1/2" = 1'-0"

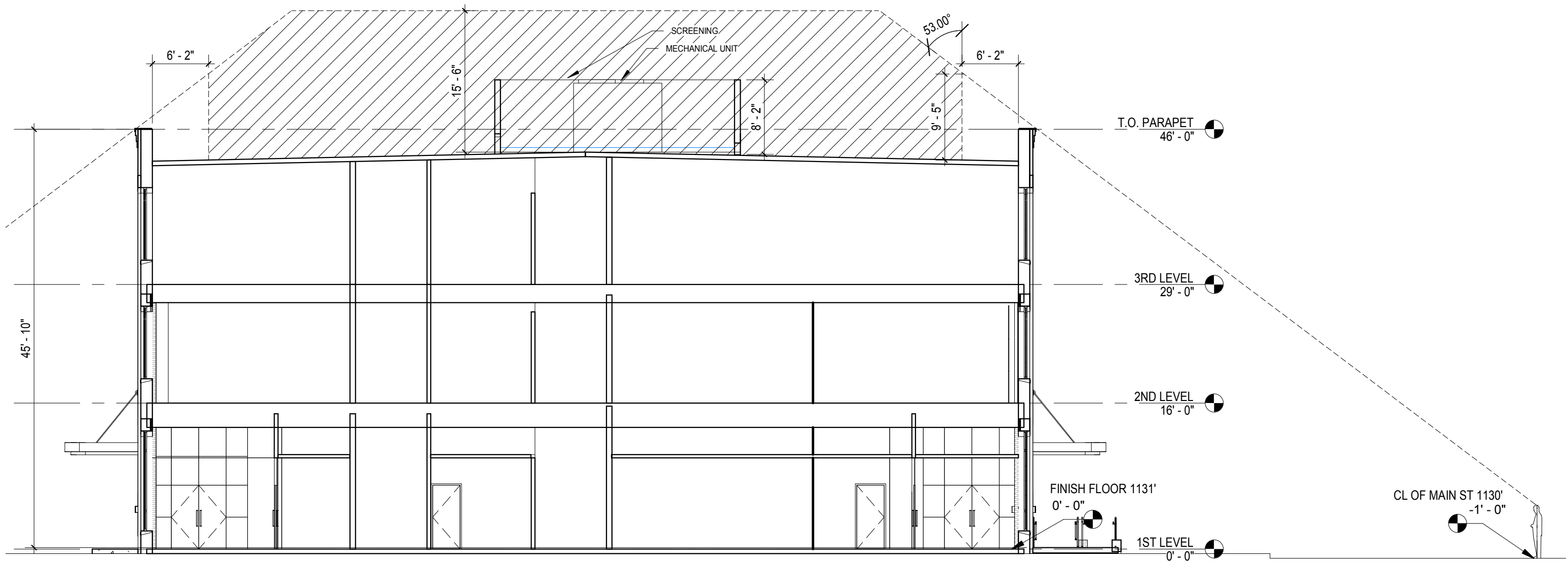


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DETAIL



MAIN ST SITE LINE STUDY



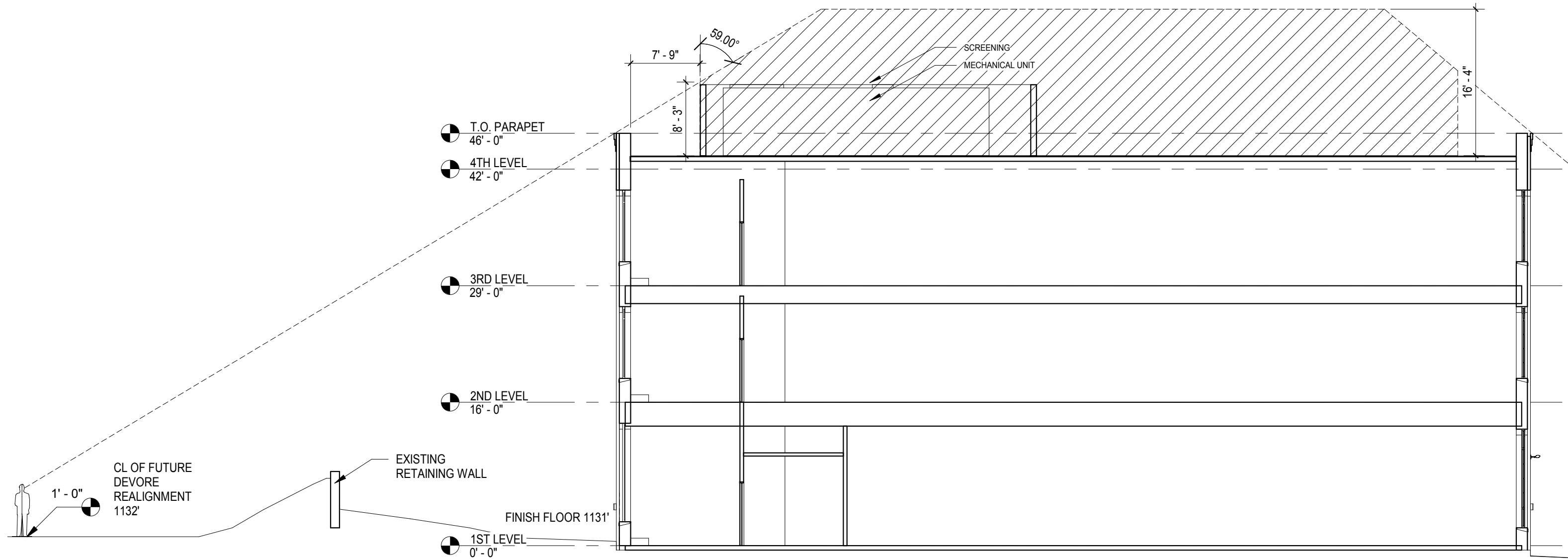
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SITE LINE STUDY



DEVORE SITE LINE STUDY



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SITE LINE STUDY

DRB190002 217 South Main St

Applicant presented review of new construction:

- Site Plan
- Merchantile Style
- Provided brick sample
- Signage, photometrics, landscape, lighting to return for review
- Retaining wall
- Dumpster Enclosure should be brick to match the building

❖ Vice Chairman Brown offered a motion to approve

the Site Plan in concept, that we defer elevations and materials to incorporate discussion and suggestions we had today and that on Site Line that Applicant will bring back a Site Line from on South Main from the Devore side.

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-1)(Corkill)

There was discussion during the motion:

Key items for Applicant:

- Bricked in section to have sills, make them look like bricked in windows-adding sills or add glass where possible
- Proportion of the wall and the railing
- Minimize penthouse structure
- DRB wants to ensure that retaining wall is either brick faced or screened with vines, evergreens. DRB is very sensitive as to how it looks.