



DESIGN REVIEW BOARD MARCH 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 February 15, 2019

VII. PUBLIC HEARING

1. 09:10 - 09:30 DRB190009 Chili's 7800 North Point Pky
review exterior changes
2. 09:30 - 09:45 DRB190010 Chili's 5035 Windward Pky
review exterior changes
3. 09:45 - 10:00 DRB190014 Never Enough Thyme 8 South Main St
review exterior changes
4. 10:00 - 10:20 DRB190013 Fulton Science Academy 3035 Fanfare
review landscape plans
5. 10:35 - 11:20 DRB190012 Encore Commons 100 & 200 North Point Center East
review new construction
6. 11:20 - 11:30 DRB190011 Manhattan NY Deli and Bagels 4160 Old Milton
review signage appeal to Staff decision
7. 11:30- 12:15 DRB190001 The Maxwell 220 South Main St
review new construction

VIII. ADJOURNMENT



DESIGN REVIEW BOARD FEBRUARY 15, 2019

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

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Roger Brown (Vice –Chairman)
 - o Frank Schwing
 - o Dick Debban
 - o Holly Palmer
 - o Katie Rocco
 - o Kim Matherly (Alternate)
- Design Review Board Members Absent
 - o Richard Kramer (Chairman)
 - o Pat Corkill
 - 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

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 2018

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

VII. PUBLIC HEARING

1. DRB190005 Truck n Tap 30 Milton Ave

Review rooftop structure

No Action Taken. Applicant did not attend meeting,

VIII. DRB190006 Central City Tavern 19 Academy St Applicant presented review of patio cover change

- View of previous and proposed
- Covered dining area is main entrance
- Brought material samples
- Outside Service bar
- Gutter system
- Wooden beams will be stained and sealed
- Cedar is currently on the lentils of the building
- Metal roof color will match window color “ Black fox”
- Fans
- Applicant does not want to add stone to columns
- DRB gave suggestions for accentuating entrance of building
- ❖ Board Member Rocco offered a motion to approve as submitted
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

There was clarification that gutters will be a dark copper.

1. DRB190007 Fulton Science Academy 3035 Fanfare Applicant presented review of building addition

- DRB requested darker rooftop screening and for the screening to be lowered
- Windows different from existing due to new precast system
- Rooftop screen needs to go all the way down
- Landscape to be brought back to DRB
- ❖ Board Member Schwing offered a motion to approve the site plan, elevations and materials as submitted today. The rooftop as discussed in the meeting which would be a darker color preferably to match the darker color brick.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-1 (Matherly))

There was discussion during the motion that DRB would like the rooftop painted to match brick and lowering the rooftop. Applicant stated he would look into it.

Board Member Matherly recused herself as she is on the WBSA.

Applicant presented review of exterior remodel and landscape

- ❖ Board Member Rocco offered a motion to approve the elevations and materials as submitted
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

Board Member Matherly left the meeting.

5. DRB190002 217 South Main St

Applicant presented follow up on landscape and elevations

- Applicant addressed concerns from last month's meeting
 - Devore side visibility
 - Mechanical Unit reduced size
 - Pattern of Brick infill
 - Window Detail
 - Site Line Studies
 - Retaining Wall
 - Landscaping
-
- ❖ Board Member Schwing offered a motion to approve the elevations and materials as submitted
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)
-
- ❖ Board Member Schwing offered a motion to approve landscaping as submitted today with clarification that due to the fact the retaining wall is heavily screened the Board is okay with the wall being poured concrete painted finished with the patterns similar to what was shown in the meeting today and any voids will be filled final approval by Staff.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

IX. 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: Chili's

Location Address: 7800 North Point Parkway

Mailing Address: 7800 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022 - 3004

Contact For All Notifications: Monica James - CDS Development

Contact Telephone: 214 - 723 - 7396 Mobile Telephone: 214 - 592 - 7175

Fax: _____ - _____ - _____ Email: mjames@cdsdevelopment.com

Contact's Relation To Business: Development for Brinker Georgia, Inc., a Virginia corporation

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>200.00</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: DB Triple Dipper LLC

Physical Address: 1345 Ave. of the Americas

Mailing Address: 1345 Ave. of the Americas

City: New York

State: NY

Zip Code: 10105

Owner Telephone: 310 - 228 - 3030

Contact Fax: 310 - 228 - 3031

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): William Turner, Authorized Signatory

Date: 2/1/2019

Owner Signature: 

Property Information:

Address (If Assigned): 7800 North Point Parkway

Tax ID or Map Reference Number: 12 250006550269

Land Lot(s): _____

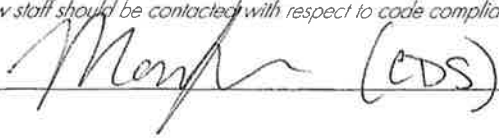
District: 10

Section: _____

Existing Zoning of Property: PSC

Existing Uses of Property: Commercial

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:  (CDS)

Date: 2/7/19

Print Form

Front Elevation



Left Elevation



Right Elevation

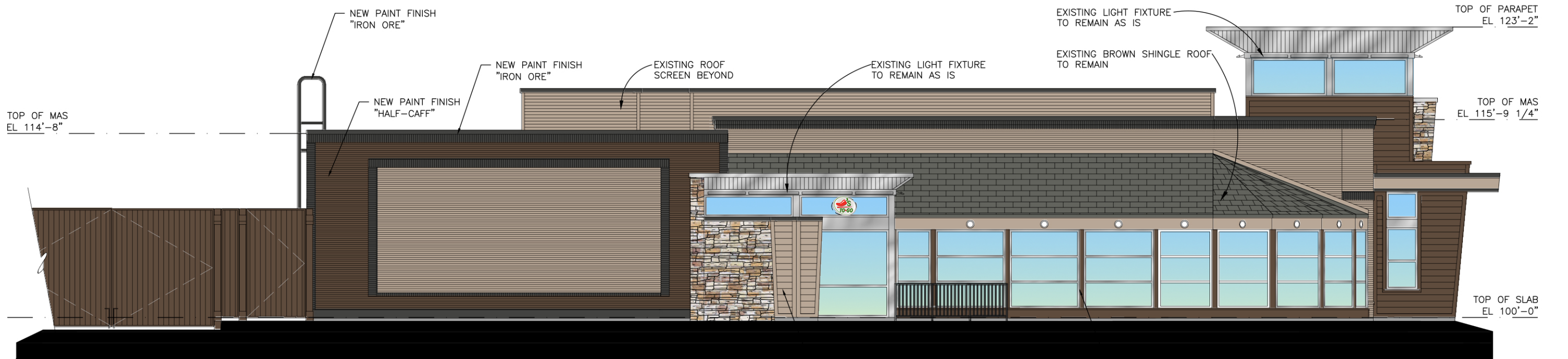


Back Elevation





FRONT ELEVATION



LEFT ELEVATION

NOTE:
- EXISTING ALUMINUM FINISHED RAILING TO REMAIN AS IS.
- EXISTING BOLLARDS (NOT SHOWN FOR CLARITY); PAINT 'IRON ORE'.

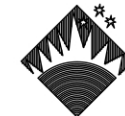
NOTE:
EXISTING SIGNAGE TO REMAIN UNLESS NOTED OTHERWISE.
SIGNAGE IS NOT PART OF THIS APPLICATION. SIGNAGE PERMIT
APPLICATION TO BE SUBMITTED BY SIGNAGE CONTRACTOR.

chili's

N PT PARKWAY, GA - EXTERIOR ELEVATIONS
PROTOTYPE 7 AR-SP

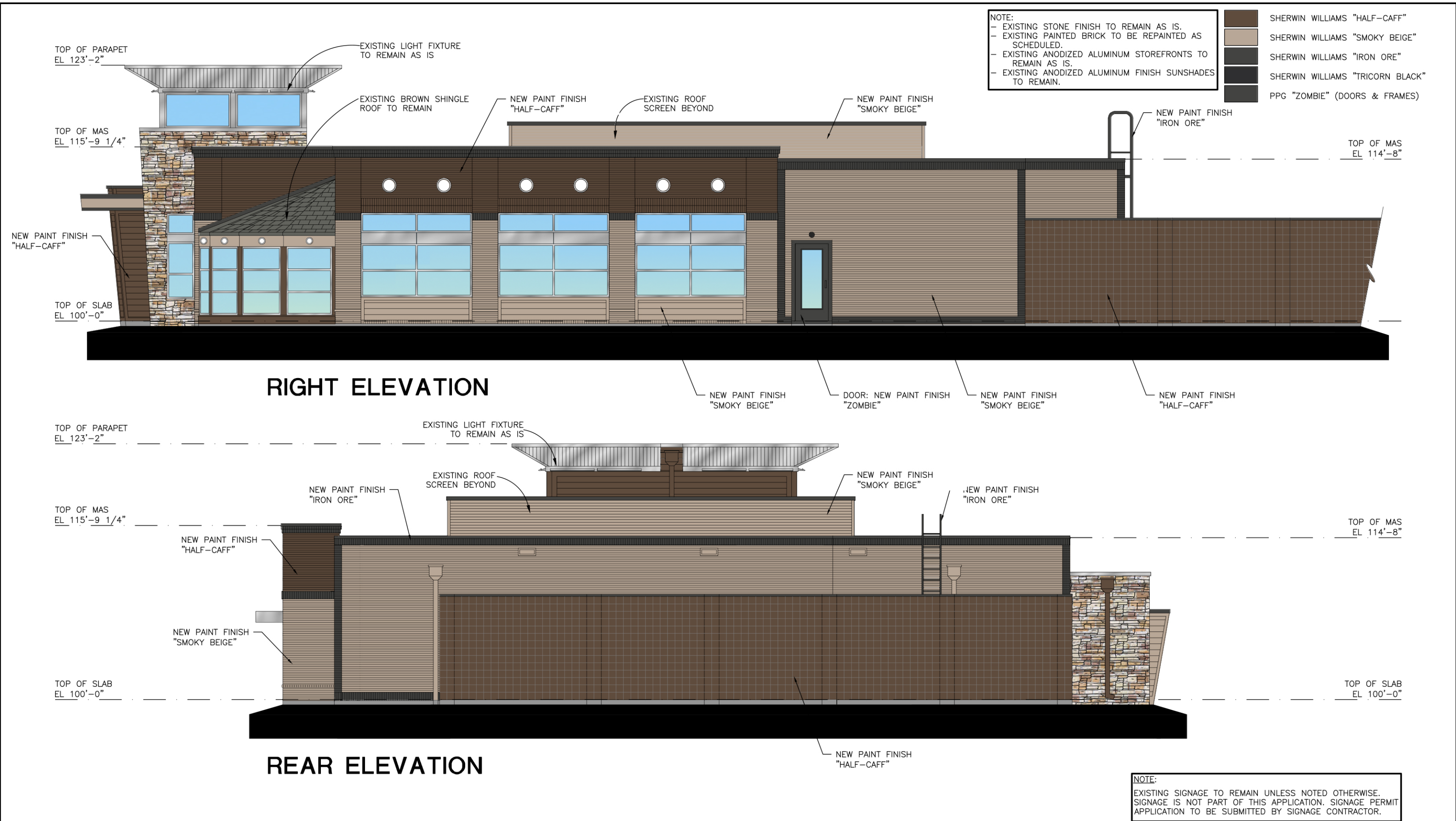


JOB NO. 180472.001

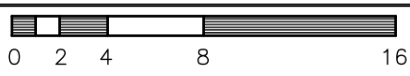


BRINKER
INTERNATIONAL

DATE	DESCRIPTION
12/03/18	COLOR ELEVATIONS
02/27/19	COLOR ELEVATIONS



N PT PARKWAY, GA - EXTERIOR ELEVATIONS
PROTOTYPE 7 AR-SP



JOB NO. 180472.001



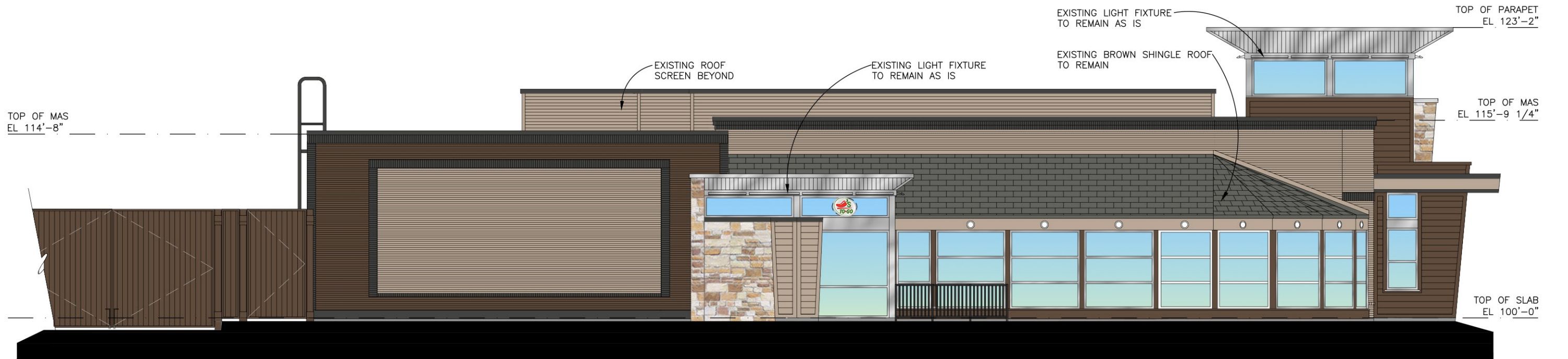
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INTERNATIONAL**

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DATE	DESCRIPTION
12/03/18	COLOR ELEVATIONS
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FRONT ELEVATION



LEFT ELEVATION

chili's

N PT PARKWAY, GA - EXTERIOR ELEVATIONS
PROTOTYPE 7 AR-SP



JOB NO. 180472.001

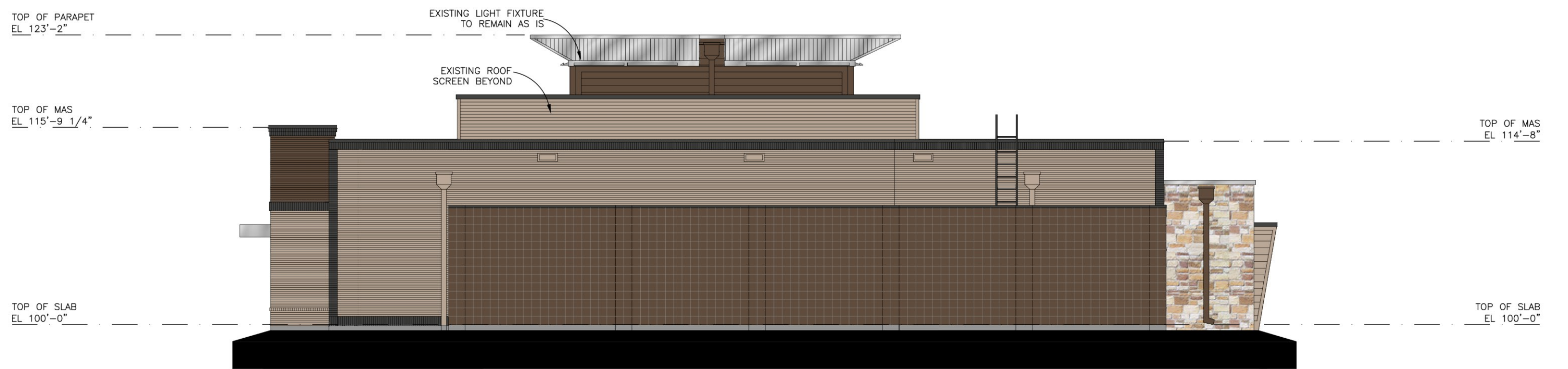
GIA



DATE	DESCRIPTION
12/03/18	COLOR ELEVATIONS



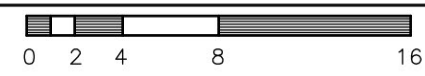
RIGHT ELEVATION



REAR ELEVATION



N PT PARKWAY, GA - EXTERIOR ELEVATIONS
 PROTOTYPE 7 AR-SP



NOTE: EXISTING ROOF TOP UNITS TO REMAIN AS IS.

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Business Name: Chili's

Location Address: 5035 Windward Parkway

Mailing Address: 5035 Windward Parkway

City: Alpharetta State: GA Zip Code: 30004 - 3890

Contact For All Notifications: Monica James - CDS Development

Contact Telephone: 214 - 723 - 7396 Mobile Telephone: 214 - 592 - 7175

Fax: _____ Email: mjames@cdsdevelopment.com

Contact's Relation To Business: Development company for Brinker Georgia, Inc., a Virginia corporation

This Application For (Check all that apply):

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

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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	\$	<u>200.00</u>

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: PRG Embassy Properties, LP

Physical Address: 9454 Wilshire Blvd. Ste 220

Mailing Address: Same

City: Beverly Hills State: CA Zip Code: 90212

Owner Telephone: 310 - 274 - 9826 Contact Fax: 310 - 274 - 7346

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): Marc Nourafchan, Manager Date: 2/1/19

Owner Signature: Marc Nourafchan

Property Information:

Address (If Assigned): 5035 Windward Parkway

Tax ID or Map Reference Number: 22 512011122858

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

Existing Zoning of Property: C1 Existing Uses of Property: Commercial

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Applicant Signature: Marc Nourafchan (cos) Date: 2/7/19





Front Elevation

Left Elevation



Right Elevation



Back Elevation





FRONT ELEVATION



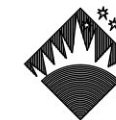
LEFT ELEVATION



WINDWARD PARKWAY, GA - EXTERIOR ELEVATIONS
 PROTOTYPE 10.7 STD.



JOB NO. 180487.001



BRINKER
 INTERNATIONAL

DATE	DESCRIPTION
11/26/18	COLOR ELEVATIONS

TOP OF FR
EL 126'-2"

REPLACE GREEN
SHINGLE ROOF
WITH CERTAINTED
XT25 BLACK.

BOTTOM OF AWNING
EL 106'-8"

TOP OF SLAB
EL 100'-0"

NOTE:
- EXISTING BRICK FINISH TO REMAIN AS IS.

- SHERWIN WILLIAMS "HALF-CAFF"
- SHERWIN WILLIAMS "SMOKY BEIGE"
- SHERWIN WILLIAMS "IRON ORE"
- SHERWIN WILLIAMS "TRICORN BLACK"
- PPG "ZOMBIE" (DOORS & FRAMES)

BOTTOM OF DOOR AWNING
EL 108'-2"

TOP OF SLAB
EL 100'-0"

RIGHT ELEVATION

TOP OF SLAB
EL 100'-0"

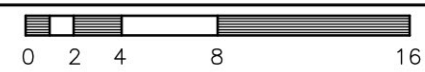
TOP OF SLAB
EL 100'-0"

REAR ELEVATION

NOTE: EXISTING ROOF TOP UNITS TO REMAIN AS IS.
NOTE:
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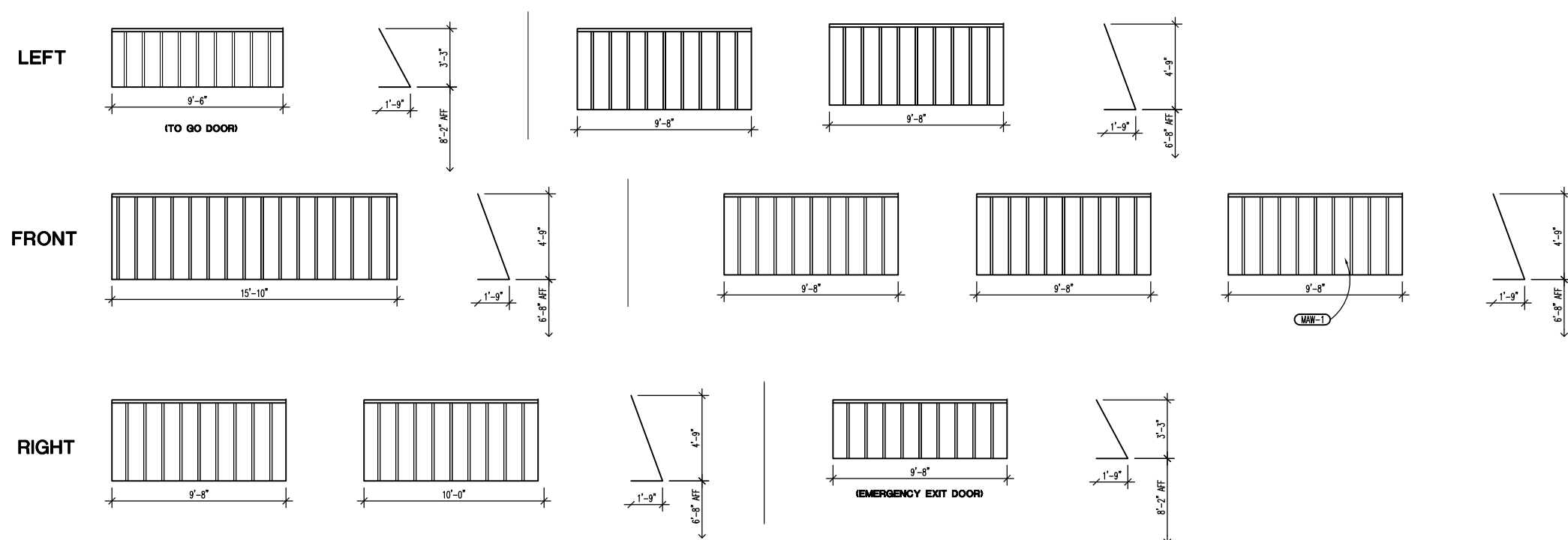
WINDWARD PARKWAY, GA - EXTERIOR ELEVATIONS
PROTOTYPE 10.7 STD.



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11/26/18	COLOR ELEVATIONS

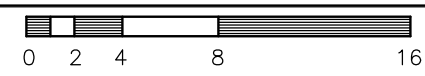


01 AWNING PROFILE
SCALE: 1/4"=1'-0"

•• DIMENSIONS SHOWN ARE FOR ESTIMATING PURPOSES ONLY ••
 •• FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION ••
 ALL EXISTING AWING FRAMEWORK TO REMAIN UNLESS OTHERWISE NOTED.
 PAINT FRAMES 'TRICORN BLACK'.
 REPLACE ALL EXISTING AWNING FABRIC WITH NEW METAL AWNING (MAW-1);
 BERRIDGE STANDING SEAM , COLOR 'MATTE BLACK'.



WINDWARD PARKWAY, GA - EXTERIOR ELEVATIONS
PROTOTYPE 10.7



JOB NO. 180487.001	
DATE	DESCRIPTION
11/26/18	COLOR ELEVATIONS





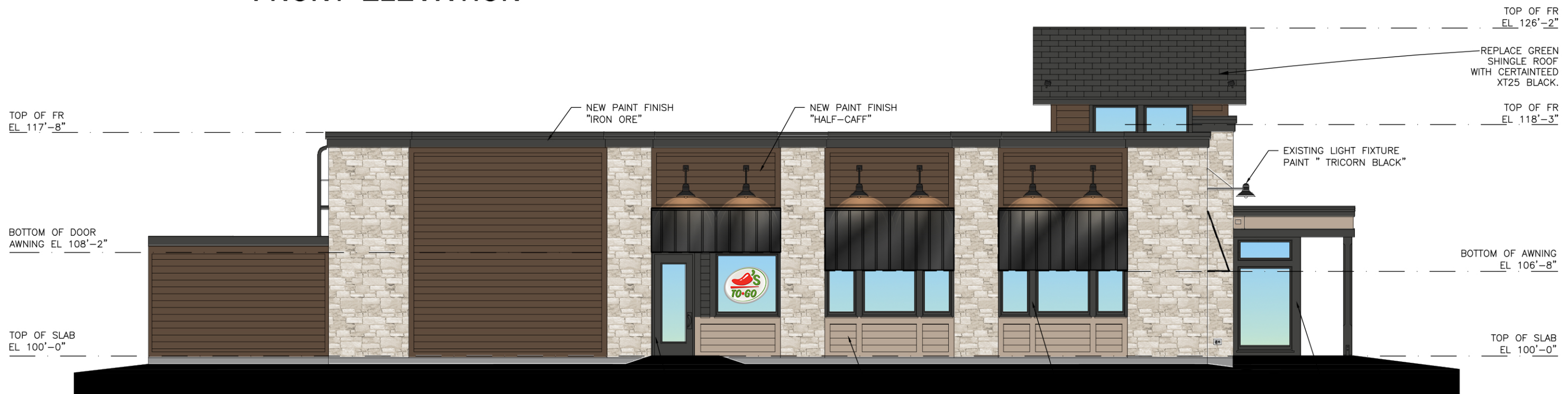
FRONT ELEVATION

STOREFRONT FRAME: NEW PAINT FINISH "IRON ORE"

DOOR: NEW PAINT FINISH "ZOMBIE"

NEW PAINT FINISH "SMOKY BEIGE"

WINDOW FRAME: NEW PAINT FINISH "IRON ORE"



LEFT ELEVATION

DOOR: NEW PAINT FINISH "ZOMBIE"

NEW PAINT FINISH "SMOKY BEIGE"

WINDOW FRAME: NEW PAINT FINISH "IRON ORE"

STOREFRONT FRAME: NEW PAINT FINISH "IRON ORE"

NOTE:
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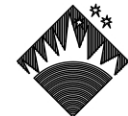
chili's

WINDWARD PARKWAY, GA - EXTERIOR ELEVATIONS PROTOTYPE 10.7 STD.



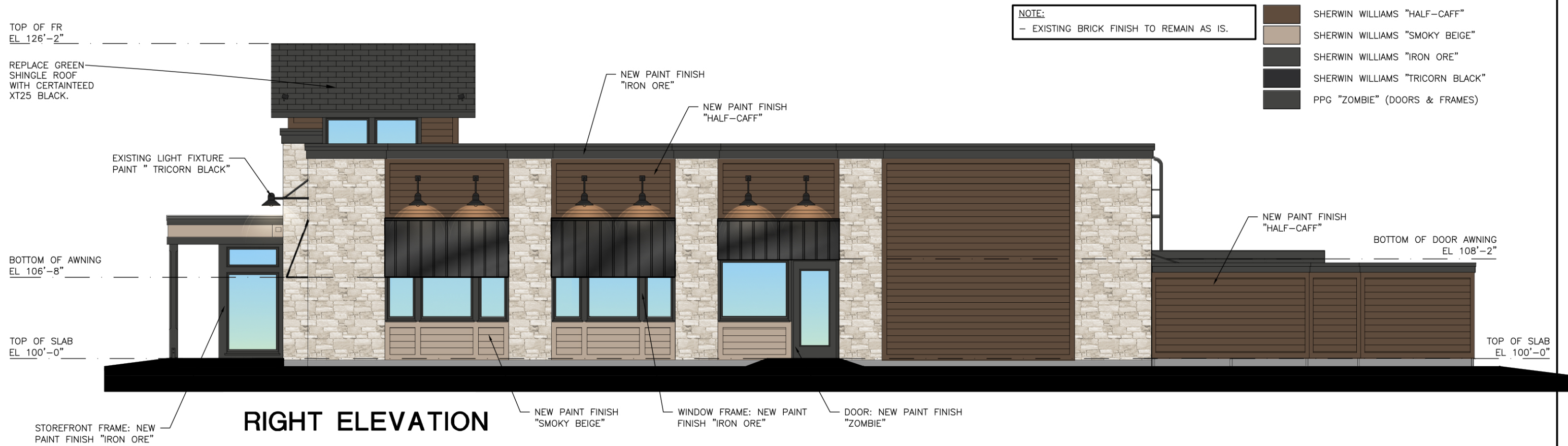
JOB NO. 180487.001

GHA



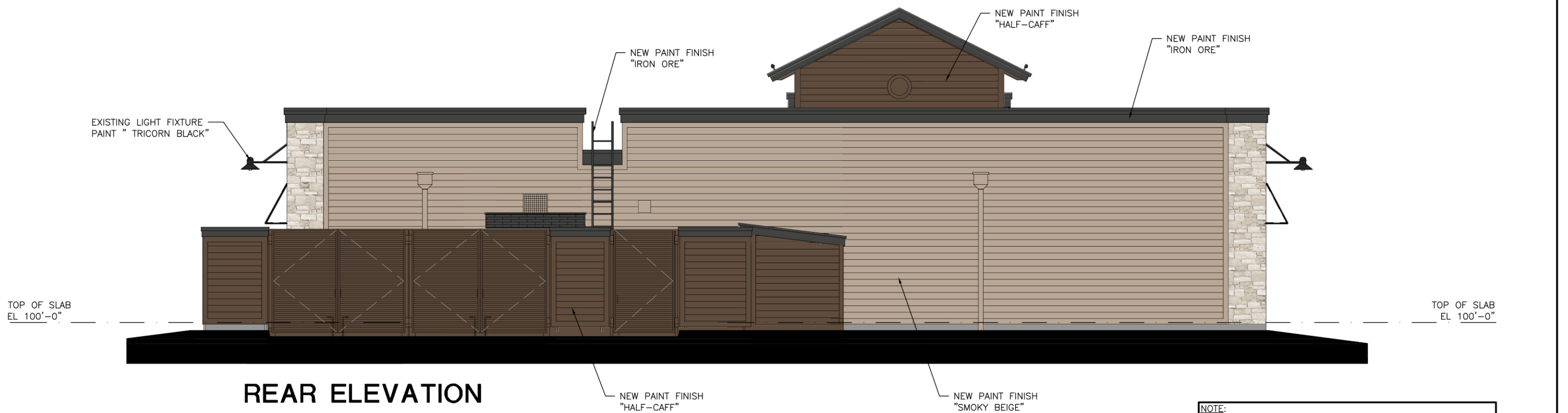
**BRINKER
INTERNATIONAL**

DATE	DESCRIPTION
11/26/18	COLOR ELEVATIONS
02/27/19	COLOR CALLOUTS



NOTE:
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chili's

WINDWARD PARKWAY, GA - EXTERIOR ELEVATIONS

PROTOTYPE 10.7 STD.



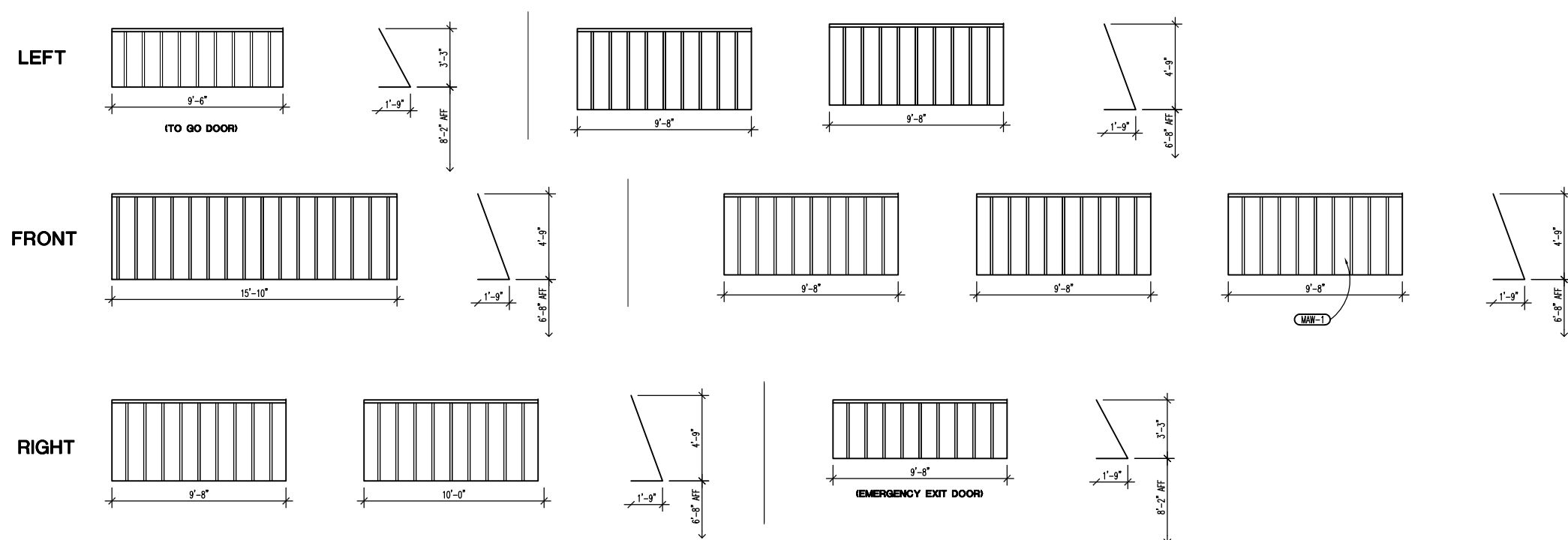
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GHA



**BRINKER
INTERNATIONAL**

DATE	DESCRIPTION
11/26/18	COLOR ELEVATIONS
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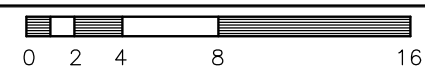


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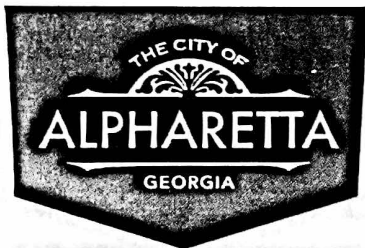


WINDWARD PARKWAY, GA - EXTERIOR ELEVATIONS
PROTOTYPE 10.7



JOB NO. 180487.001	
DATE	DESCRIPTION
11/26/18	COLOR ELEVATIONS





CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: MORRIS & FELLOWS

Physical Address: 8 SOUTH MAIN STREET; ALPHARETTA

Mailing Address: 6105 BLUE STONE RD #A

City: ATLANTA State: GA Zip Code: 30328

Owner Telephone: 404 - 250 - 0225 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): ALPHARETTA CITY CENTER Date: 3/1/19

Owner Signature: _____

Property Information:

Address (If Assigned): 8 SOUTH MAIN STREET

Tax ID or Map Reference Number: ~~D160016~~ Z-15-02/CU-15-02

Land Lot(s): 1268 & 1269 District: 2ND DISTRICT Section: 2ND SECTION

Existing Zoning of Property: MIXED USE Existing Uses of Property: NOT OPEN

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: Hickory Dyl Date: 3/1/19

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

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Case DRB: _____

☐ Fee Paid Initial: _____

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Business Name:

NEVER ENOUGH THYME

Location Address:

8 SOUTH MAIN STREET

Mailing Address:

3770 SCHOONER RIDGE

City:

ALPHARETTA

State:

GA

Zip Code:

30005

Contact For All Notifications:

MICHELE DOYLE

Contact Telephone:

678 - 984 - 9583

Mobile Telephone:

678 - 984 - 9583

Fax:

678 - 297 - 1124

Email:

micheledoye432@gmail.com

Contact's Relation To Business:

OWNER

This Application For (Check all that apply):

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

Application Fees:

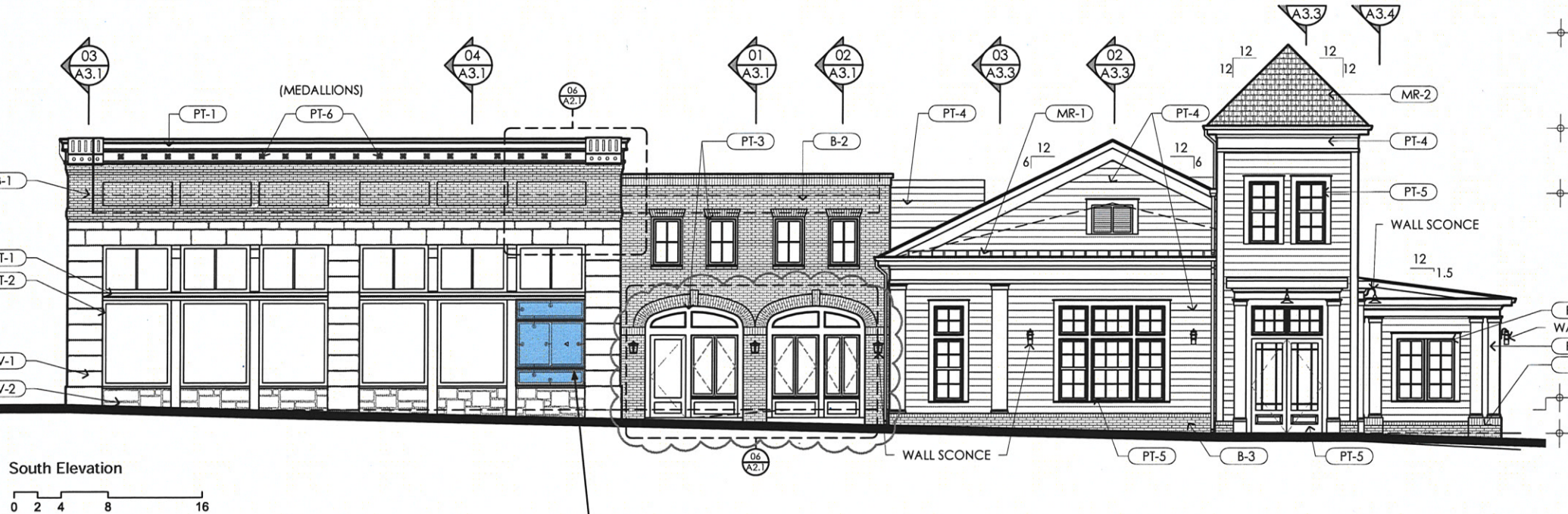
Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

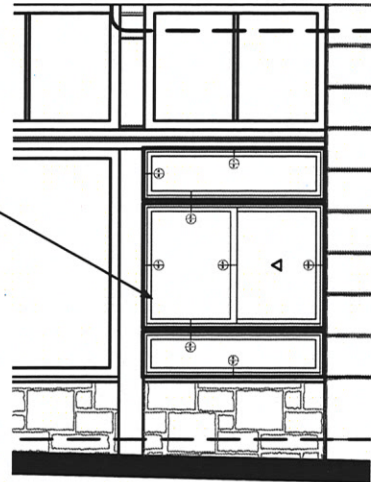
Total Due \$ _____

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



AREA WHERE WINDOW WILL BE LOCATED

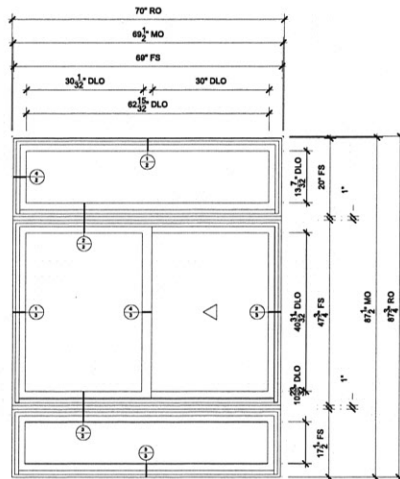
ENLARGED WINDOW ELEVATION. REFER TO PAGE 13 FOR DETAILS



Enlarged To-Go Window

0 1 2 4 8

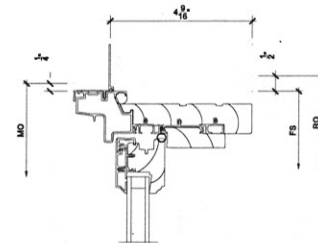
NET - ACC To-Go Window



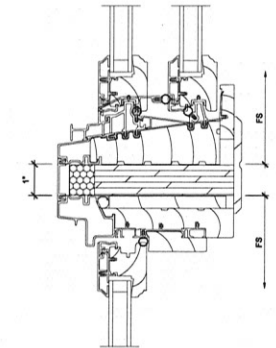
CLAD GLIDER
SCALE: 3/8" = 1'-0"

SPECIFICATIONS

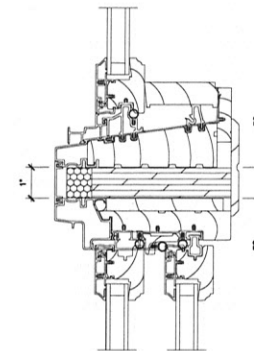
Brand: Marvin
 Series: Clad
 Rough Opening: 70" X 87 3/4"
 Frame Size: 69" X 87 1/4"
 Masonry Opening: 69 1/2" X 87 1/2"
 Sash Opening: 70" X 87 3/4"
 Inside Opening: 70" X 87 3/4"
 Exterior Finish: Clad Color
 Interior Finish: Bare
 Product: Ultimate Glider
 Unit Type: [A1/C1] Ultimate Glider Picture,
 [B1] Ultimate Glider, Right Hand
 Glass Information: [A1] IG - 3/4", Low E2 w/Argon, Black, [B1] IG, IG - 3/4", Tempered
 Low E2 w/Argon, Black, [C1] IG - 3/4", Tempered Low E2 w/Argon, Black
 Divider Type: None
 Hardware Type: [A1/C1] None,
 [B1] Folding Handle, No Sash Travel Limiter
 Hardware Color: [A1/C1] None,
 [B1] Satin Taupe
 Jamb Depth: 4 9/16"
 Exterior Casing: Casing Type : None
 Subsill: Subsill Type : None



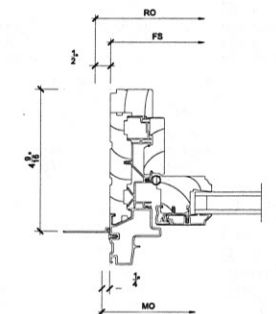
1 Head
SCALE: 3" = 1'-0"



3 Horizontal Mullion
SCALE: 3" = 1'-0"



2 Horizontal Mullion
SCALE: 3" = 1'-0"



4 Jamb
SCALE: 3" = 1'-0"



NET - ACC Patio Design

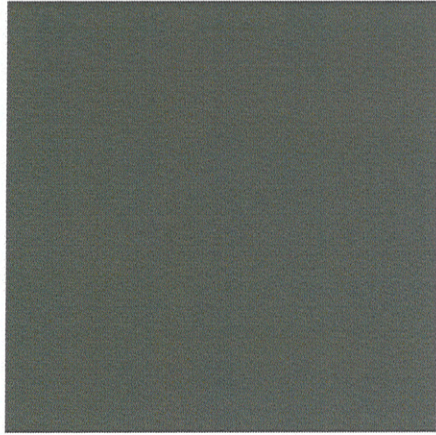


NET - ACC Patio Design

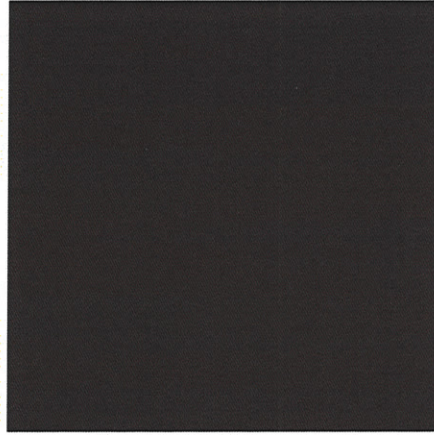
Local Architects



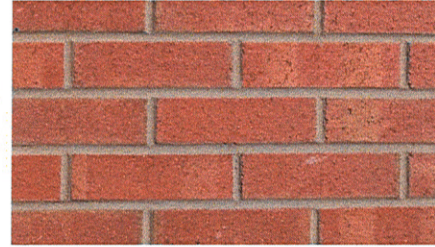
NET - ACC Patio Design



PT-1: COLOR TO MATCH SHERWIN WILLIAMS
ROCKWOOD BLUE GREEN, SW# 2811



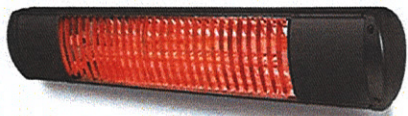
PT-2: COLOR TO MATCH SHERWIN WILLIAMS
GREENBLACK, SW# 6994



Brick Masonry - Brick Color and Texture to match
Existing on the Building



Brick Masonry - Brick Color and Texture to match
Existing on the Building



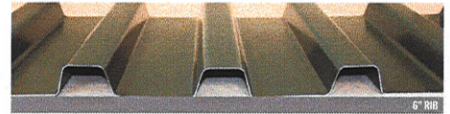
Solaria XL Black 120V Infrared Patio Heater - 1.5kW
22" x 4.5" x 6.25" Aluminum Body, Ceiling Mounted



60" Turbina Max Bronze Outdoor Ceiling Fan



Gotham - ICO CYL 4 Downlight
Black Finish, Pendant Mounted

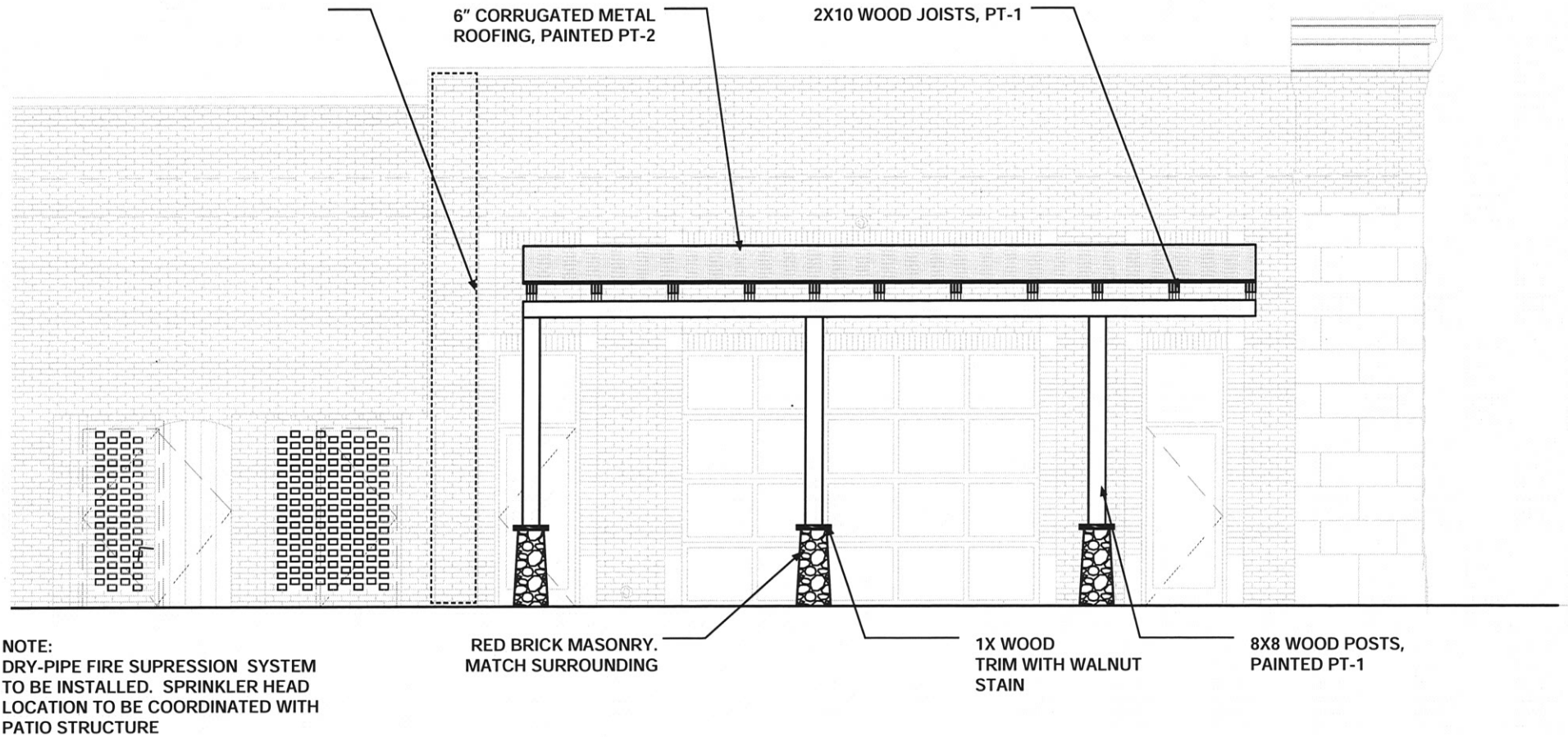


Corrugated Metals, Inc 6" Rib Roofing Material

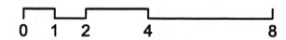
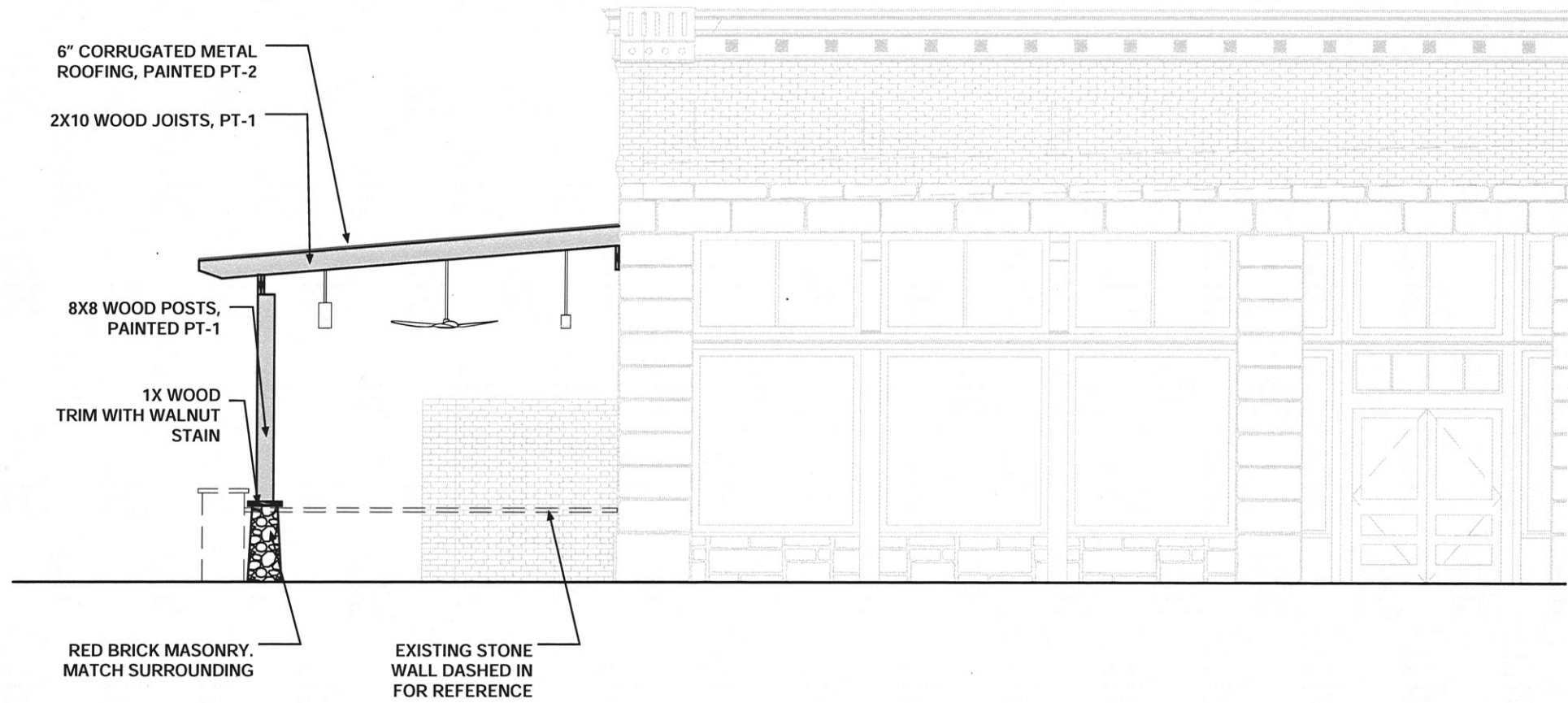
NET - ACC Patio Materials and Accessories

Local Architects

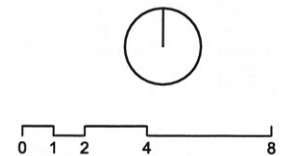
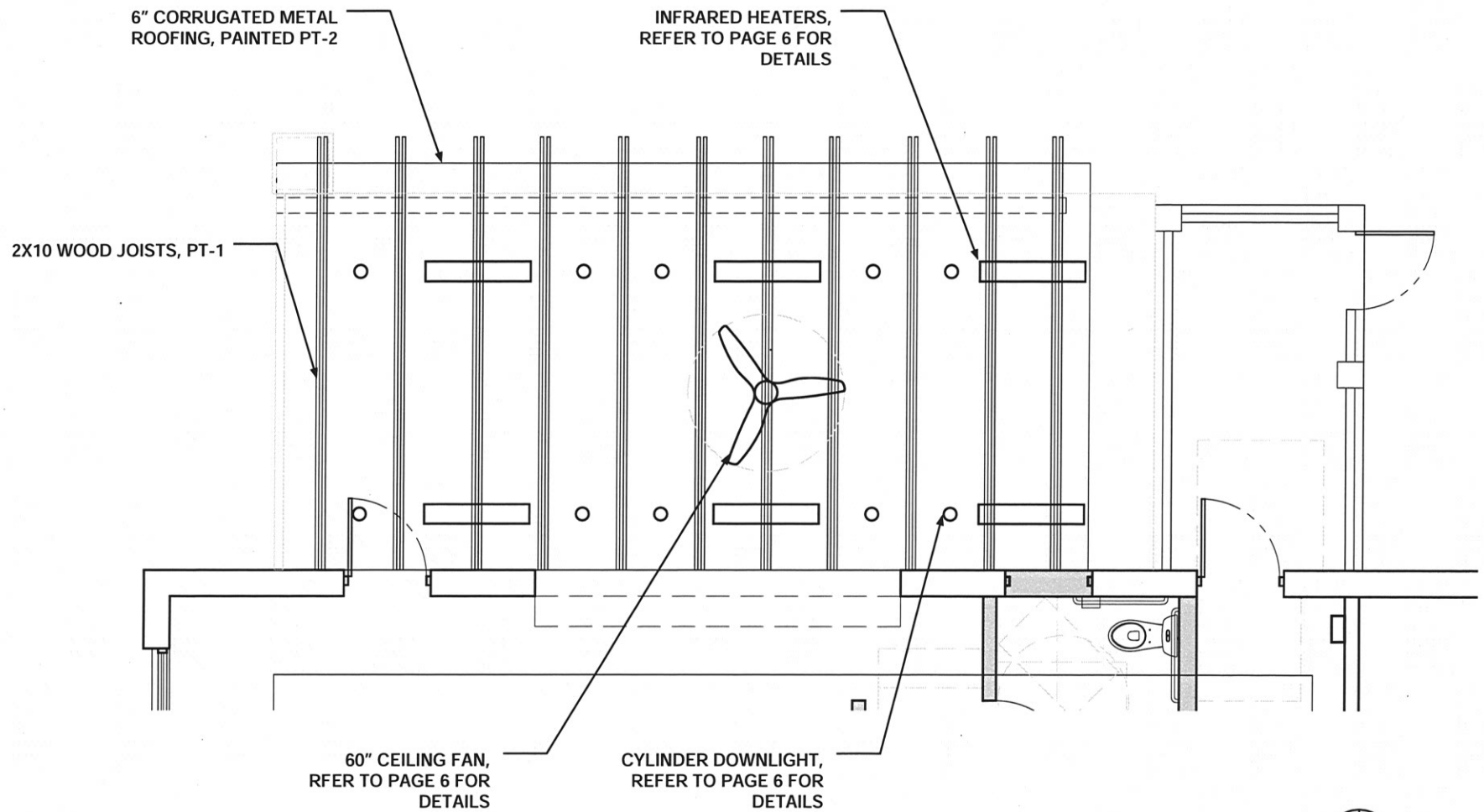
NOTE:
ROOF LADDER MAY BE LOCATED HERE.
TO BE DETERMINED BY LANDLORD



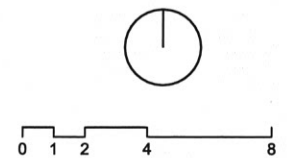
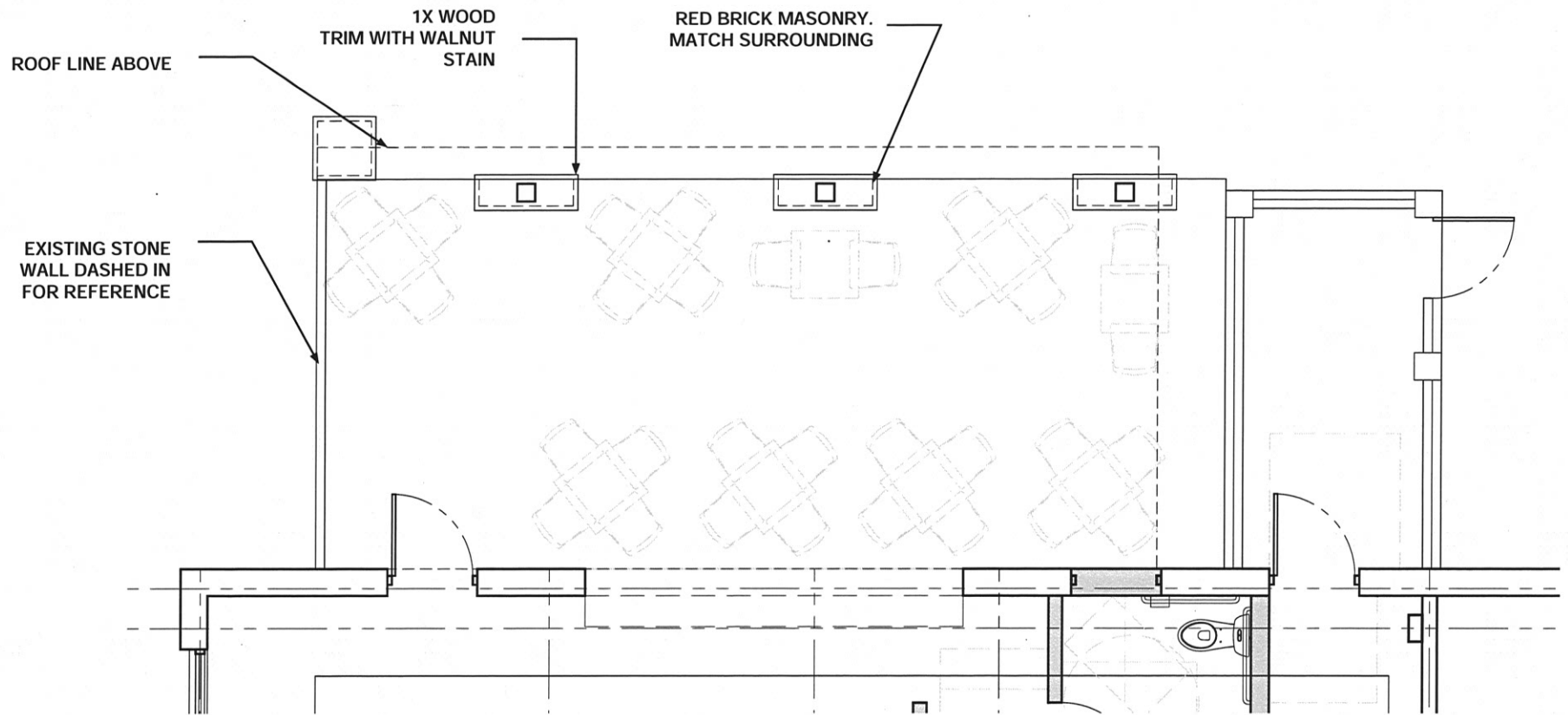
NET - ACC Patio North Elevation



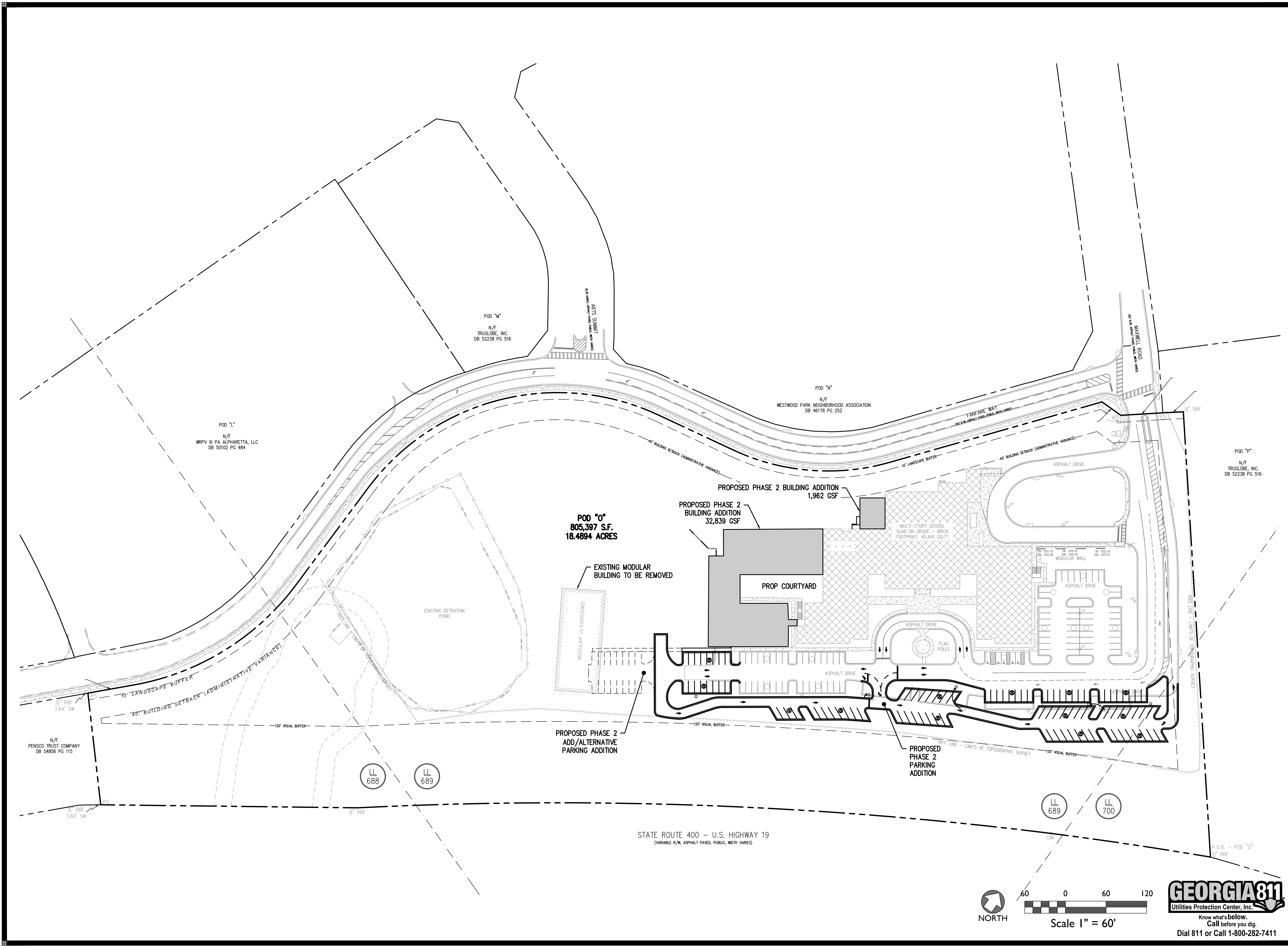
NET - ACC Patio West Elevation



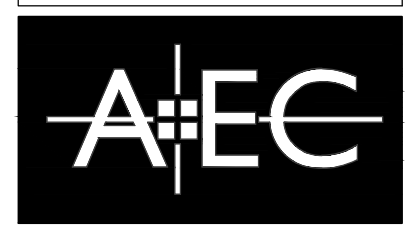
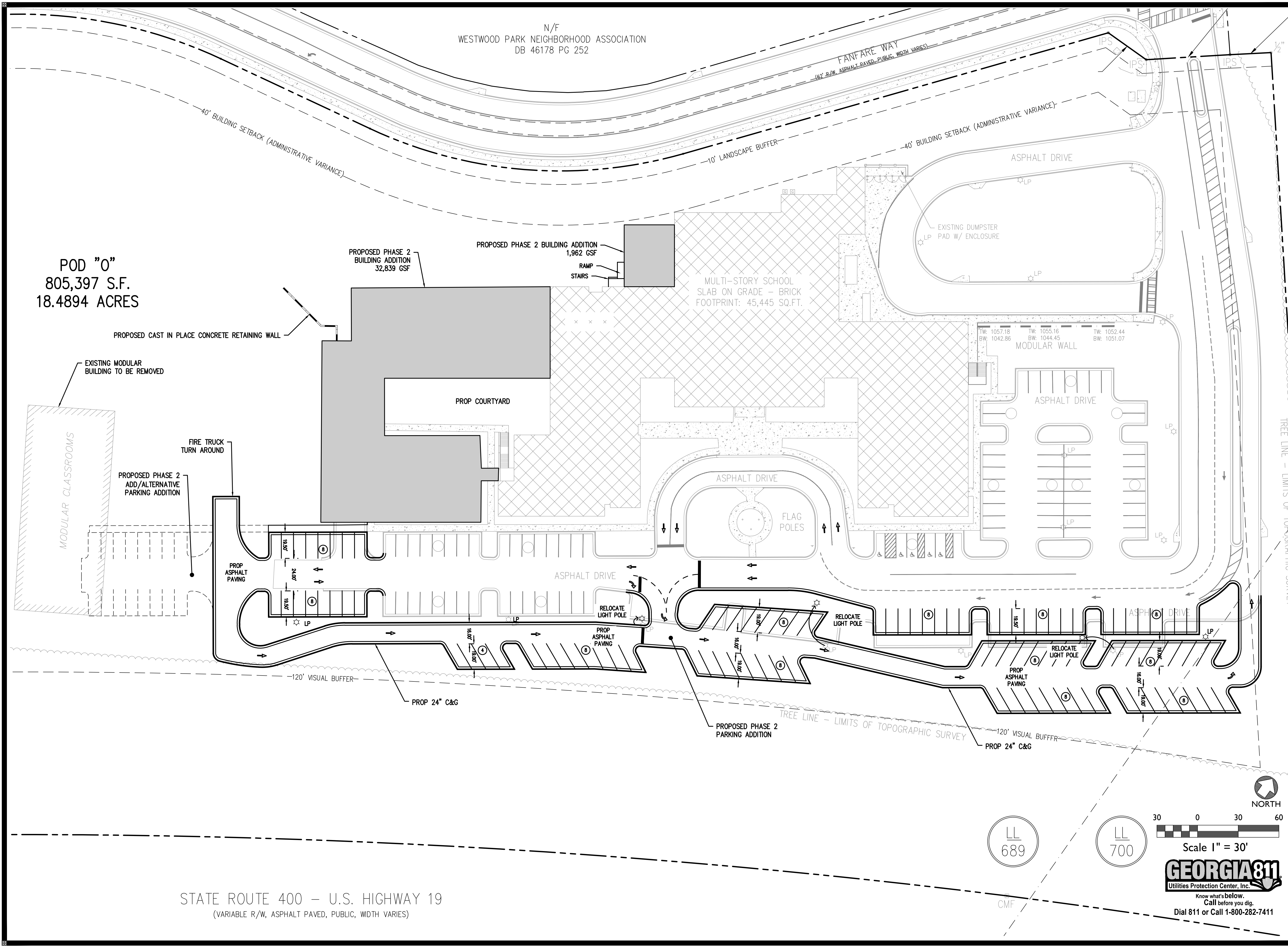
NET - ACC Patio Reflected Ceiling Plan



NET - ACC Patio Floor Plan



NO.	REVISIONS	DATE



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Landscape Architecture

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Property Services
Arborist Services

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PRELIMINARY DETAILED LAYOUT PLAN

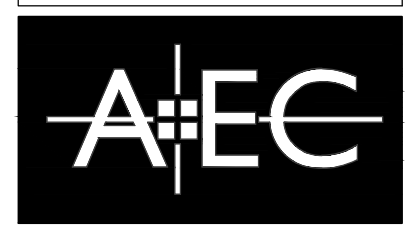
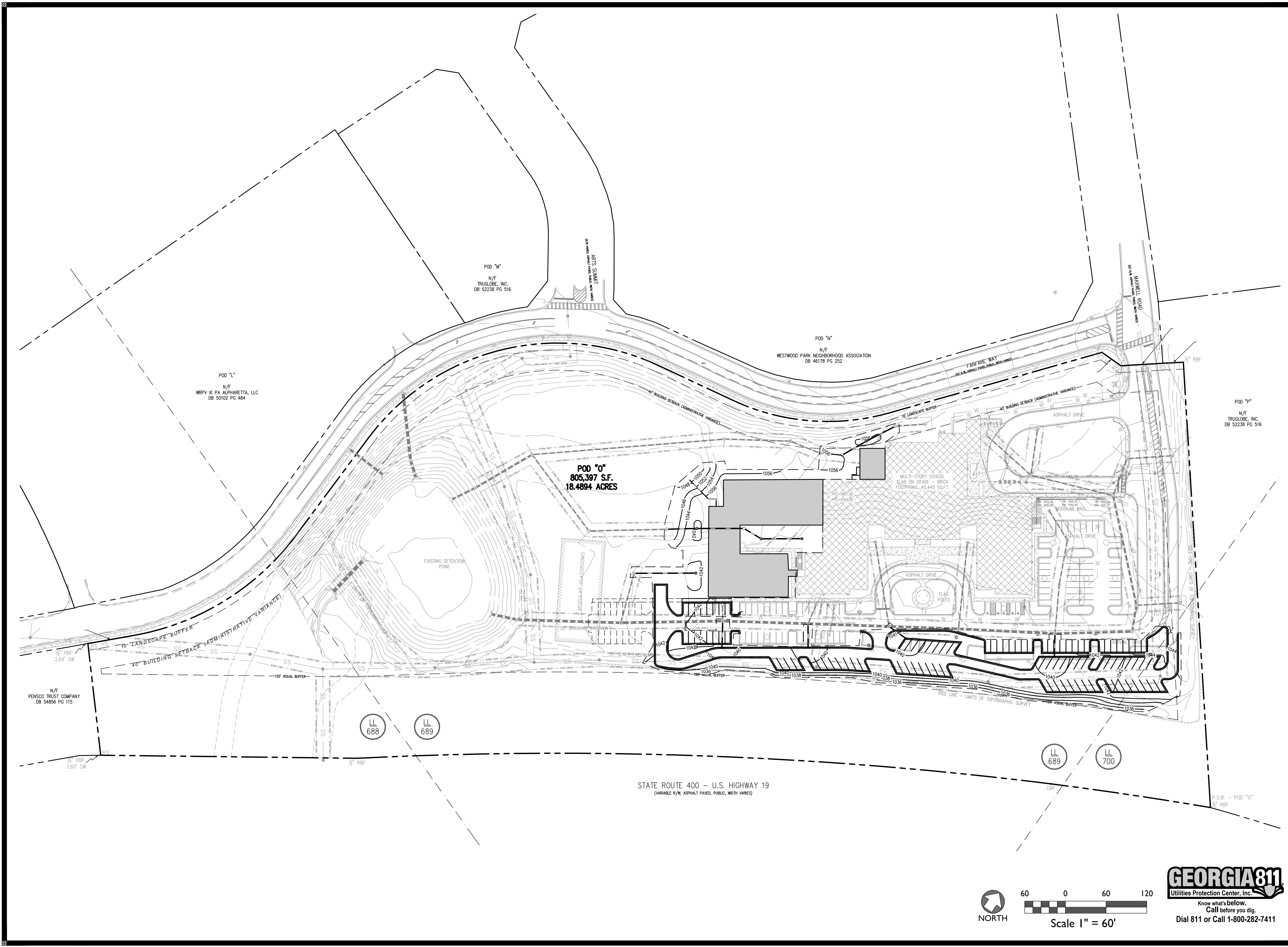
FULTON SCIENCE ACADEMY - PHASE 2

ALPHARETTA, FULTON, GEORGIA

COA#
FUL CO#:

NO.	REVISIONS	DATE

PROJECT NO.: 19-4277
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: JPS, TPB
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE - 03-01-19



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PRELIMINARY OVERALL GRADING PLAN

FULTON SCIENCE ACADEMY - PHASE 2

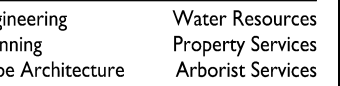
ALPHARETTA, FULTON, GEORGIA

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LANDSCAPE DESIGNED BY: JPS
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DATE - 03-01-19

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PRELIMINARY LAYOUT PLAN

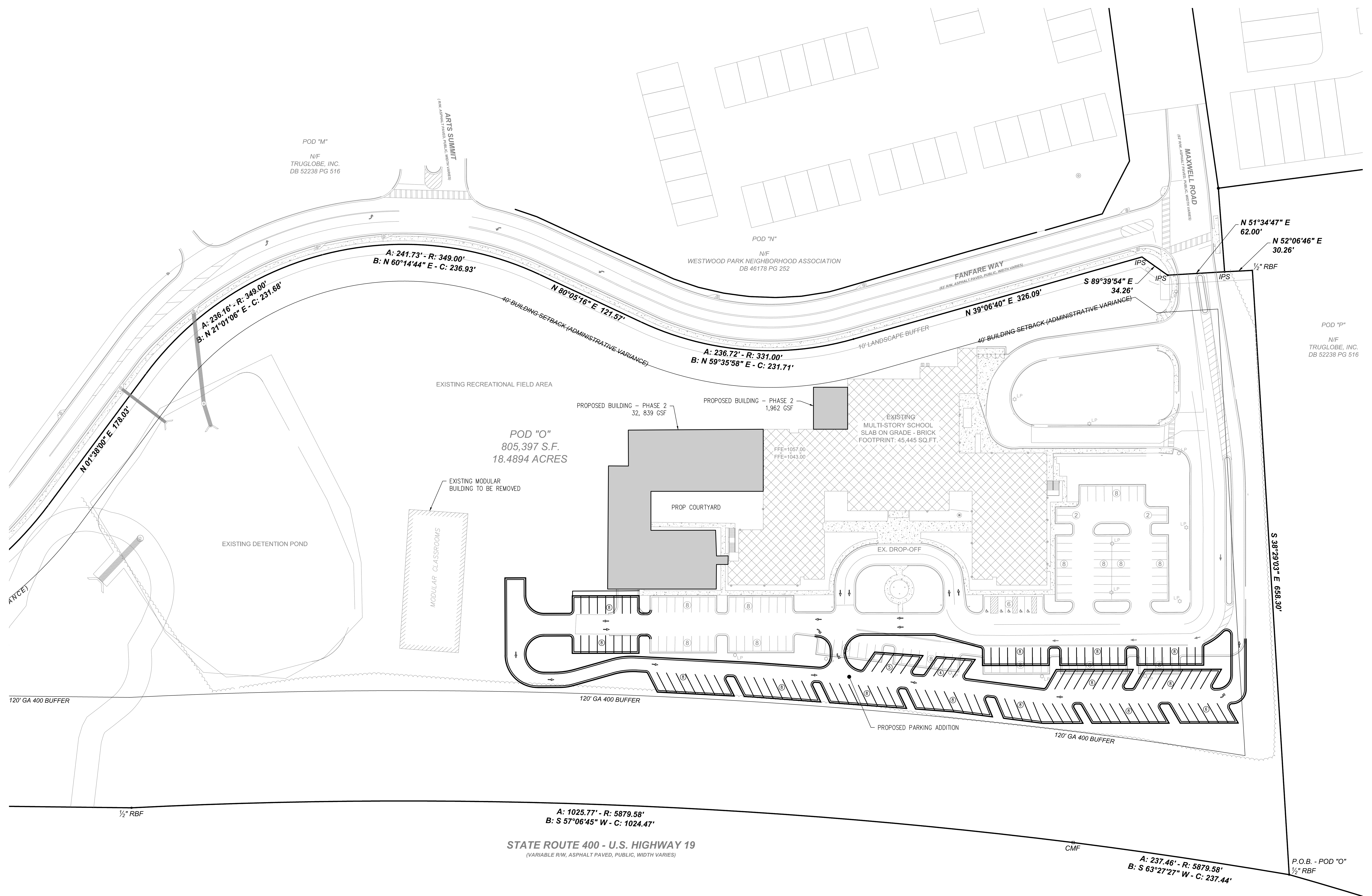
FULTON SCIENCE
ACADEMY - PHASE 2
ALPHARETTA, FULTON COUNTY, GEORGIA

	CORNING FIBER INC.	

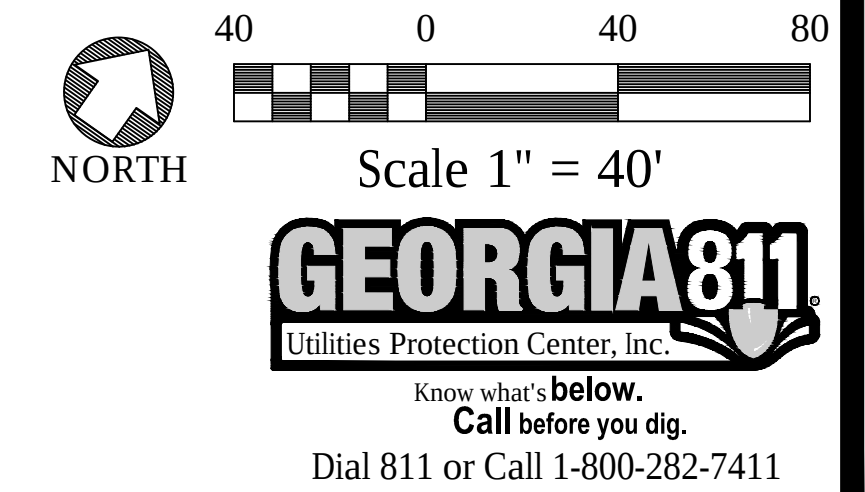
T NO.: 19-4277
DRAWN BY: JLM
DESIGNED BY: CJF
CAPE DRAWN BY:
CAPE DESIGNED BY:
ED BY:
01-30-19

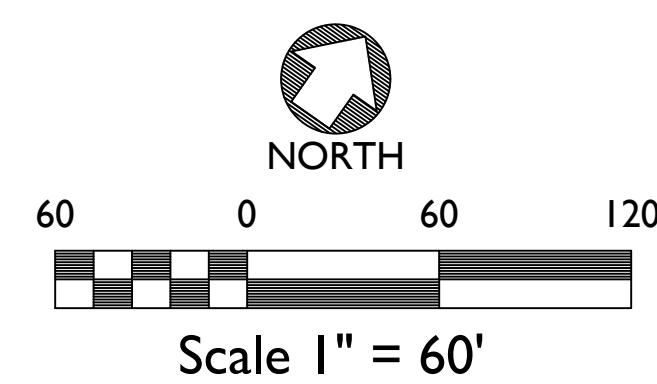
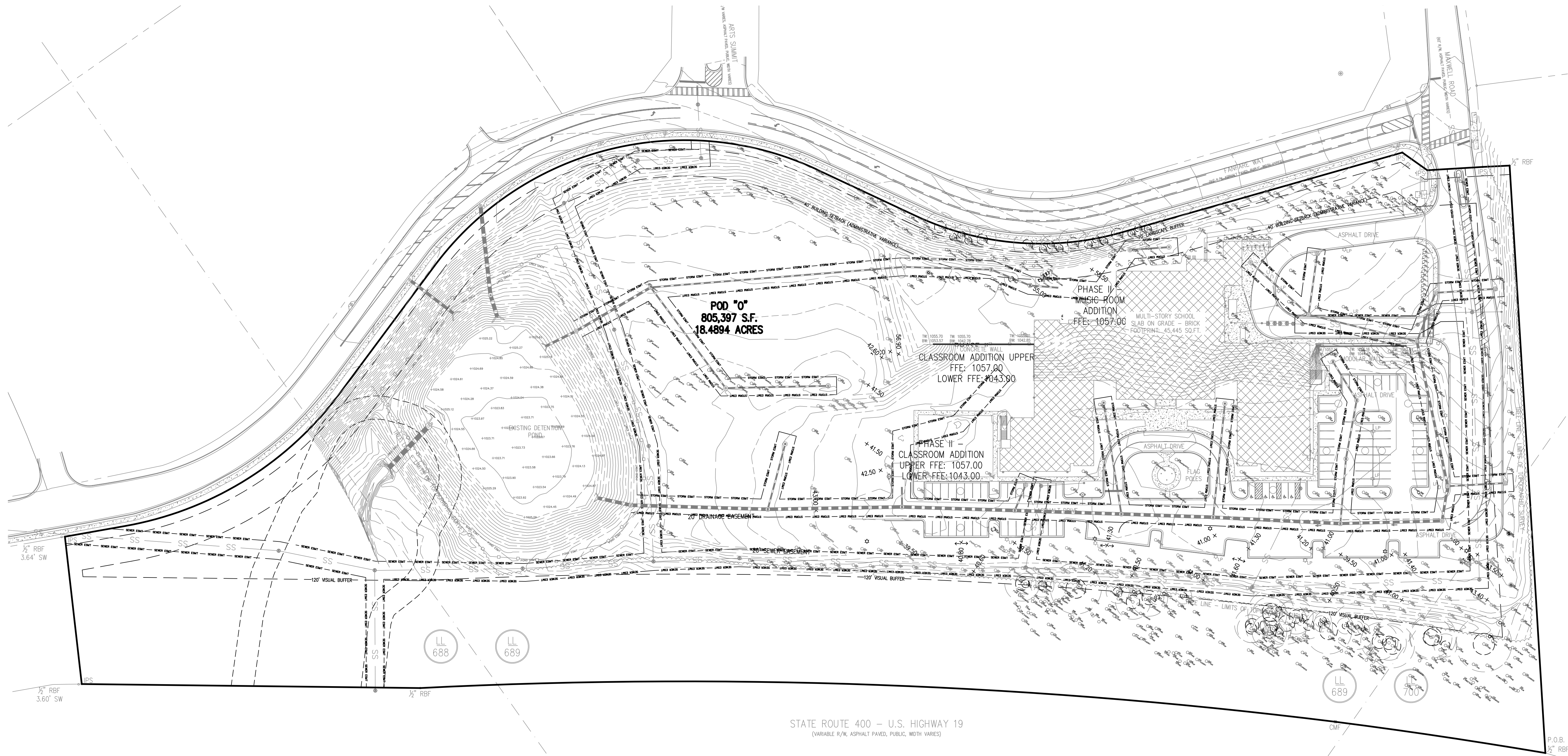
1

1.0



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





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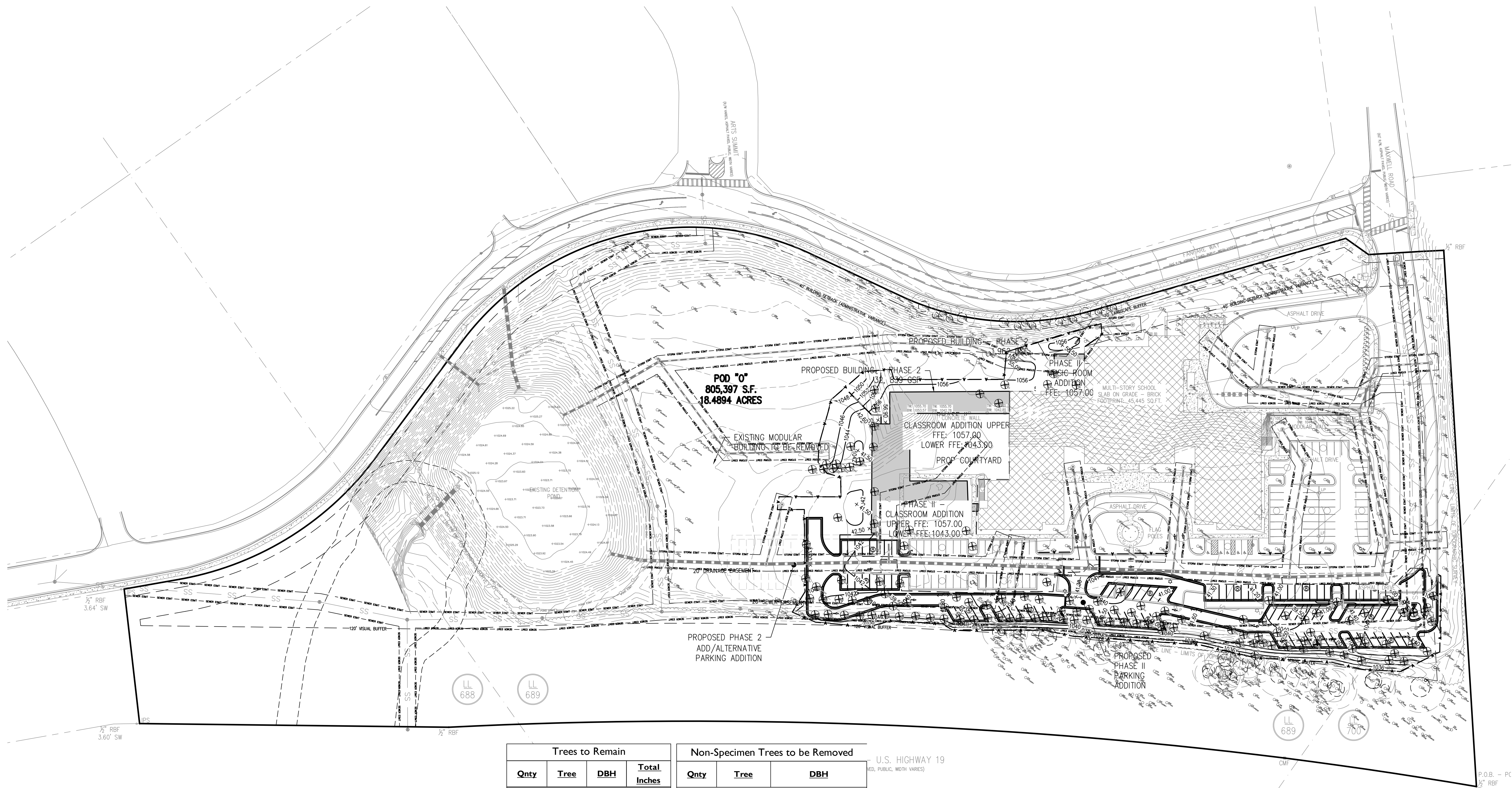
EXISTING CONDITIONS
- TREES

FULTON COUNTY
SCIENCE ACADEMY
3035 FANFARE WAY, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO.: ???
CIVIL DRAWN BY: ???
CIVIL DESIGNED BY: ???
LANDSCAPE DRAWN BY: ???
LANDSCAPE DESIGNED BY: ???
CHECKED BY: ???
DATE: ???

SHEET
L1.0



TREE PROTECTION & REPLACEMENT KEY

SPECIMEN TREE REMOVED

NON-SPECIMEN TREE REMOVED

CRITICAL ROOT ZONE

DRIP LINE / ROOT PLATE

SPECIMEN TREE REPLACEMENT

TREE PROTECTION FENCE

Tree Density Calculations	
Total Site Acreage (ac)	18.49
Utility & Maintenance Easements on Site (ac)	5.05
Site Acreage Considered for Density (ac)	13.44
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/Acre)	130
Total Site Density Factor (SDF) (Inches)	1747.2*
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	1431.0*
(Total does not include previously required Specimen Recompense inches)	
Specimen Recompense on site from previously approved plans (PAS)	156"
Total Replacement Density Factor (RDF) (Inches)	160.2"
(SDF - EDF) - PAS	
Replacement Density Inches Provided (Inches)	164.0"
Density Requirement Met	

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	0.0"
Total Specimen Inches Provided	0.0"
(No Specimen trees have been removed)	
Specimen Requirement Met	

Trees to Remain				
Qty	Tree	DBH	Total Inches	
1	Oak	6"	6"	
1	Oak	14"	14"	
1	Oak	4"	4"	
1	Crape	4"	4"	
1	Cherry	5"	5"	
1	Dogwood	3"	3"	
2	Cherry	9"	18"	
2	Oak	15"	30"	
2	Cherry	10"	20"	
2	Cherry	4"	8"	
3	Maple	5"	15"	
5	Elm	2"	10"	
5	Oak	13"	65"	
5	Crape	3"	15"	
5	Maple	4"	20"	
6	Cedar	4"	24"	
6	Oak	2"	12"	
6	Oak	12"	72"	
7	Cherry	7"	49"	
8	Oak	4"	32"	
10	Maple	2"	20"	
15	Elm	3"	45"	
16	Cherry	8"	128"	
16	Oak	4"	64"	
17	Crypto	4"	68"	
17	Holly	2"	34"	
18	Magnolia	4"	72"	
19	Maple	3"	57"	
25	Elm	4"	100"	
25	Holly	3"	75"	
26	Oak	3"	78"	
66	Leyland	4"	264"	
340			1431"	

Non-Specimen Trees to be Removed		
Qty	Tree	DBH
1	Fir	4"
1	Oak	3"
1	River Birch	5"
2	River Birch	3"
1	Elm	4"
1	Pine	24"
1	Cherry	5"
2	Maple	3"
2	Oak	3"
2	Crape	3"
2	Maple	4"
4	Oak	4"
3	Elm	5"
3	Oak	5"
4	Magnolia	3"
6	Elm	4"
7	Elm	3"
7	Oak	2"
15	Cedar	3"
15	Fir	3"
23	Maple	2"
30	Maple	3"
133		

U.S. HIGHWAY 19
(RED, PUBLIC, WIDTH VARIES)

CITY OF ALPHARETTA TREE SAVE NOTES

- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



60 0 60 120

Scale 1" = 60'



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**TREE PROTECTION
PLAN**

**FULTON COUNTY
SCIENCE ACADEMY**

3035 FANFARE WAY, GEORGIA

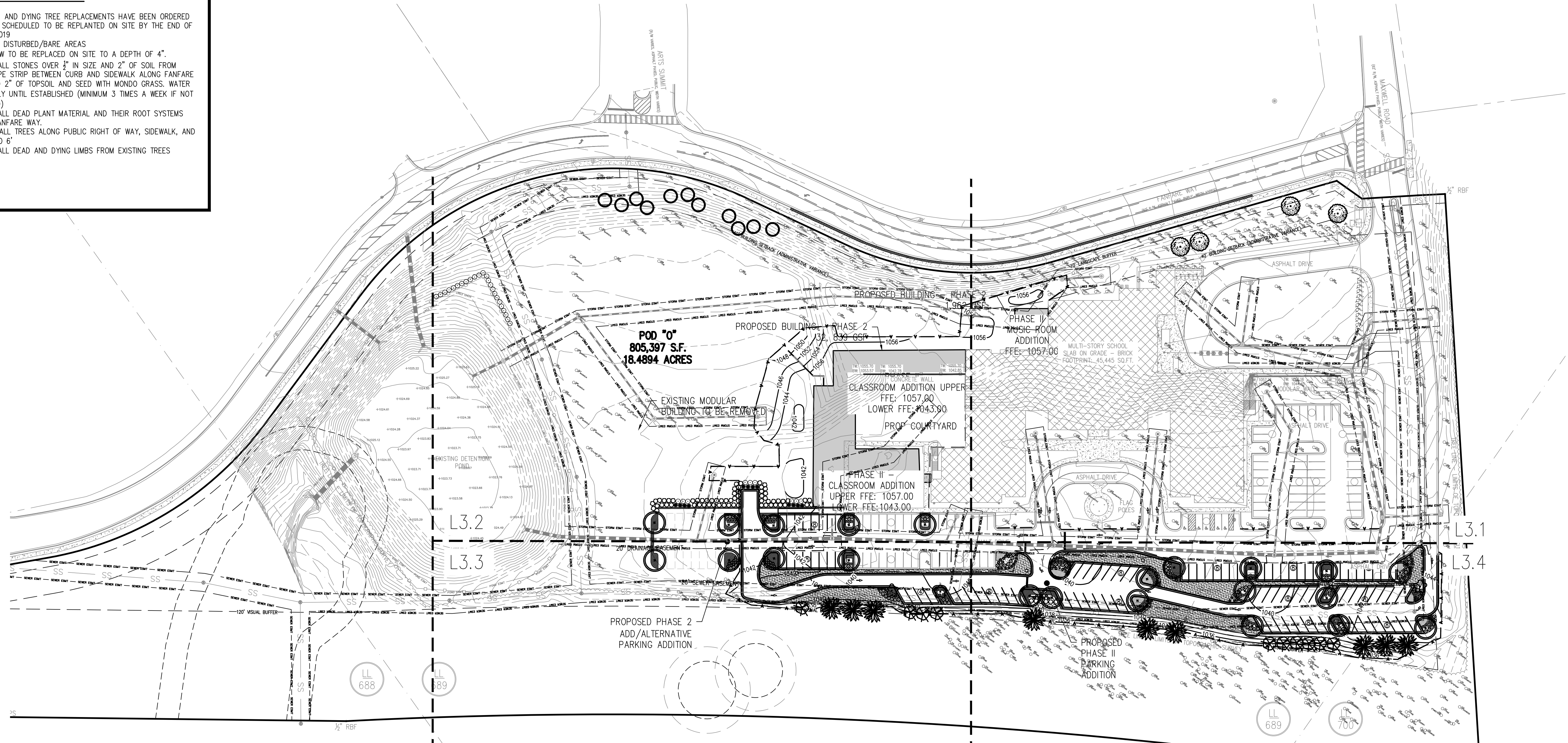
DATE	
REVISIONS	
NO.	

PROJECT NO.: 11111
CIVIL DRAWN BY: 11111
LANDSCAPE DRAWN BY: 11111
LANDSCAPE DESIGNED BY: 11111
CHECKED BY: 11111
DATE: 11111

SHEET
L2.0

TREE AND LANDSCAPE NOTES

- ALL DEAD AND DYING TREE REPLACEMENTS HAVE BEEN ORDERED AND ARE SCHEDULED TO BE REPLANTED ON SITE BY THE END OF MARCH 2019
- SEED ALL DISTURBED/BARE AREAS
- PINESTRAW TO BE REPLACED ON SITE TO A DEPTH OF 4".
- REMOVE ALL STONES OVER 1/2" IN SIZE AND 2" OF SOIL FROM LANDSCAPE STRIP BETWEEN CURB AND SIDEWALK ALONG FANFARE WAY. ADD 2" OF TOPSOIL AND SEED WITH MONDO GRASS. WATER REGULARLY UNTIL ESTABLISHED (MINIMUM 3 TIMES A WEEK IF NOT IRRIGATED)
- REMOVE ALL DEAD PLANT MATERIAL AND THEIR ROOT SYSTEMS ALONG FANFARE WAY.
- LIMB UP ALL TREES ALONG PUBLIC RIGHT OF WAY, SIDEWALK, AND DRIVES TO 6'
- REMOVE ALL DEAD AND DYING LIMBS FROM EXISTING TREES ON-SITE



PLANT KEY

- WILLOW OAK
- DEODAR CEDAR
- BRODIE CEDAR
- BRACKEN'S BROWN MAGNOLIA
- LEYLAND CYPRESS
- NATCHEZ CRAPE MYRTLE
- RUBY FRINGE FLOWER
- WAXLEAF LIGUSTRUM
- GLOSSY ABELIA
- SUZANNE FRINGE FLOWER
- FAERSTERS RED GRASS
- KALEIDOSCOPE ABELIA
- STOKES DWARF YAUPOIN
- BIG BLUE LIRIOPE
- STELLA DE ORO DAYLILY
- MONDO GRASS
- BERMUDA SOD-TIFWAY 419

Density & Specimen Replacement Trees

Density Replacement Qty	Specimen Replacement Qty	Botanical Name	Common Name	Min. Size	Total Density Inches (156.2 Required)	Total Specimen Inches (408 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
8		Cedrus deodara	Deodar Cedar	9'-10' Ht.	16.0"		13.6%	13.6%	13.6%
10		Cupressocyparis leylandii	Leyland Cypress	9'-10' Ht.	20.0"		16.9%	16.9%	16.9%
3		Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	9'-10' Ht.	6.0"		5.1%	5.1%	5.1%
4		Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	9'-10' Ht.	8.0"		6.8%	6.8%	6.8%
11		Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	9'-10' Ht.	22.0"		18.6%	18.6%	18.6%
23		Quercus phellos	Willow Oak	4" Cal	92.0"		39.0%	39.0%	39.0%
59					Total Tree Inches Replaced	164.0"	100.0%	100.0%	100.0%

Ornamental Plant List

Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
12	Abelia x grandiflora	Glossy Abelia	2' Ht	As Shown	Free of Pests and Disease
126	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal	As Shown	Free of Pests and Disease
71	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	2' Ht	As Shown	Free of Pests and Disease
38	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	2' Ht	As Shown	Free of Pests and Disease
50	Abelia x grandiflora 'Kaledoscope'	Kaledoscope Abelia	3 Gal	As Shown	Free of Pests and Disease
103	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	3 Gal	As Shown	Free of Pests and Disease
Ferns/Grasses					
52	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass		As Shown	Free of Pests and Disease
Perennial/Groundcover					
1024	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag Rows	Free of Pests and Disease
344	Heimerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	4" Pot	18" OC x 18" Stag Rows	Free of Pests and Disease
1150 SF	Ophiopogon japonicus	Mondo Grass	SEED	SEED	Free of Pests and Disease
	Tifway 419 Bermuda sod	Tifway 419 Bermuda sod	SOD	SOD	Free of Pests and Disease
	Pine straw	Pine straw			

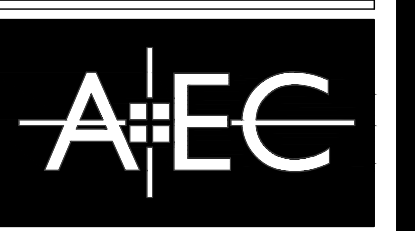
*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS



60 0 60 120
Scale 1" = 60'



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TREE & LANDSCAPE REPLACEMENT PLAN- OVERALL

FULTON COUNTY SCIENCE ACADEMY 3035 FANFARE WAY, GEORGIA

NO.	REVISIONS	DATE

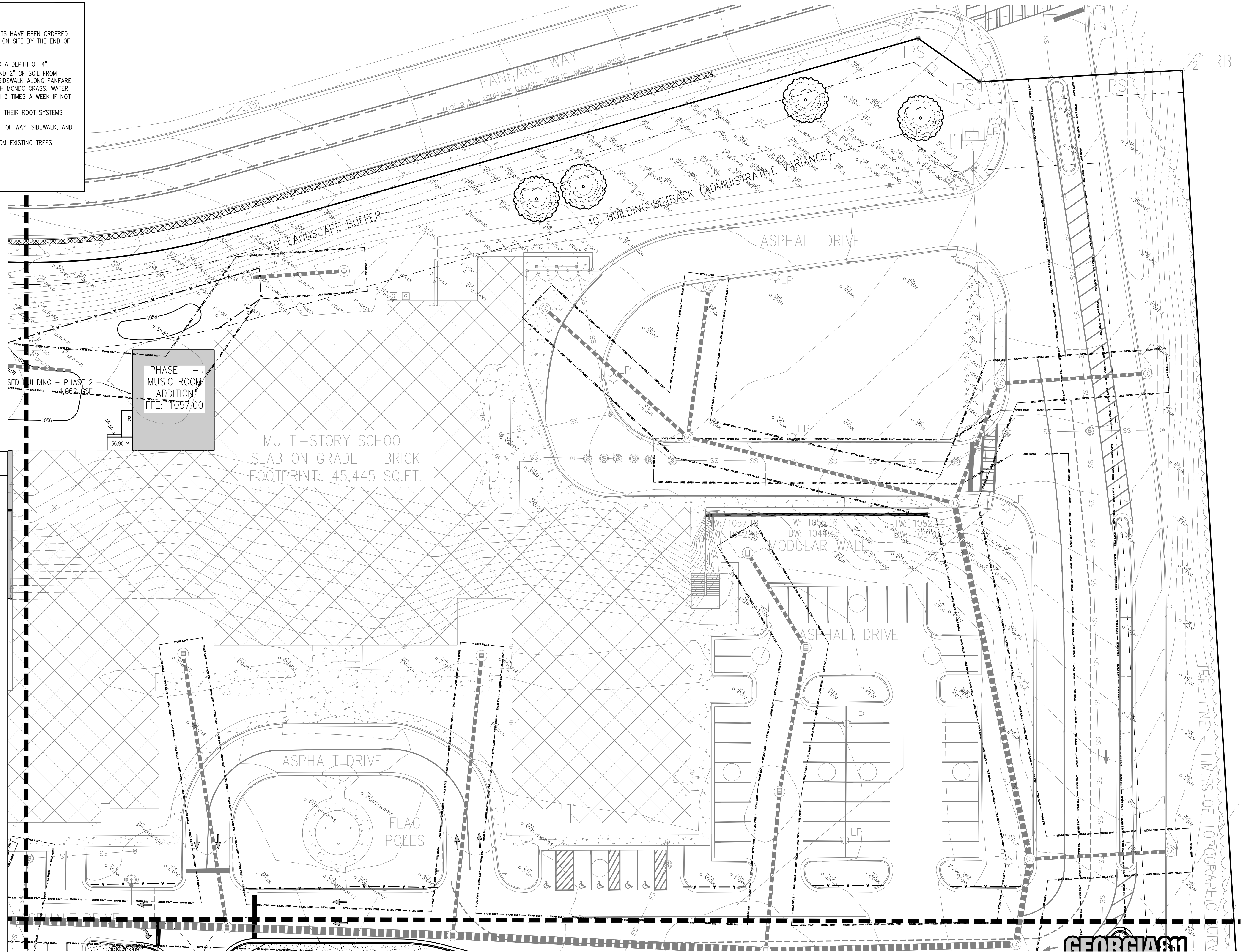
PROJECT NO.: ???
CIVIL DRAWN BY: ???
LANDSCAPE DESIGNED BY: ???
LANDSCAPE DRAWN BY: ???
CHECKED BY: ???
DATE: ???

SHEET

L3.0

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4. REMOVE ALL STONES OVER 2" IN SIZE AND 2" OF SOIL FROM LANDSCAPE STRIP BETWEEN CURB AND SIDEWALK ALONG FANFARE WAY. ADD 2" OF TOPSOIL AND SEED WITH MONDO GRASS. WATER REGULARLY UNTIL ESTABLISHED (MINIMUM 3 TIMES A WEEK IF NOT IRRIGATED)
5. REMOVE ALL DEAD PLANT MATERIAL AND THEIR ROOT SYSTEMS ALONG FANFARE WAY.
6. LIMB UP ALL TREES ALONG PUBLIC RIGHT OF WAY, SIDEWALK, AND DRIVES TO 6'
7. REMOVE ALL DEAD AND DYING LIMBS FROM EXISTING TREES ON-SITE



PLANT KEY

- WILLOW OAK
- DEODAR CEDAR
- BRODIE CEDAR
- BRACKEN'S BROWN MAGNOLIA
- LEYLAND CYPRESS
- NATCHEZ GRAPE MYRTLE
- RUBY FRINGE FLOWER
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- SUZANNE FRINGE FLOWER
- FOERSTER'S REED GRASS
- KALEIDOSCOPE ABELIA
- STOKE'S DWARF YAUPOIN
- BIG BLUE LINPOE
- STELLA DE ORO DAYLILY
- MONDO GRASS
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(770)641-1942 • www.aecatd.com

TREE & LANDSCAPE
REPLACEMENT PLAN-
ENLARGEMENT

FULTON COUNTY
SCIENCE ACADEMY
3035 FANFARE WAY, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO.: 1111
CIVIL DRAWN BY: 1111
LANDSCAPE DRAWN BY: 1111
LANDSCAPE DESIGNED BY: 1111
CHECKED BY: 1111
DATE: 1111

SHEET

L3.1

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

PLANT KEY

MILLOW OAK

DEODAR CEDAR

BRODIE CEDAR

BRACKEN'S BROWN MAGNOLIA

LEYLAND CYPRESS

NATCHEZ GRAPE MYRTLE

RUBY FRINGE FLOWER

WAXLEAF LIGUSTRUM

GLOSSY ABELIA

SUZANNE FRINGE FLOWER

FOERSTER'S REED GRASS

KALEIDOSCOPE ABELIA

STOKE'S DWARF YAUPOIN

BIG BLUE LIRIOPE

STELLA DE ORO DAYLILY

MONDO GRASS

BERMUDA SOD-TIPWAY 419

TREE AND LANDSCAPE NOTES

1. ALL DEAD AND DYING TREE REPLACEMENTS HAVE BEEN ORDERED AND ARE SCHEDULED TO BE REPLANTED ON SITE BY THE END OF MARCH 2019.

2. SEED ALL DISTURBED/BARE AREAS.

3. PINESTRAW TO BE REPLACED ON SITE TO A DEPTH OF 4".

4. REMOVE ALL STONES OVER 1" IN SIZE AND 2" OF SOIL FROM LANDSCAPE STRIP BETWEEN CURB AND SIDEWALK ALONG FANFARE WAY. ADD 2" OF TOPSOIL AND SEED WITH MONDO GRASS. WATER REGULARLY UNTIL ESTABLISHED (MINIMUM 3 TIMES A WEEK IF NOT IRRIGATED).

5. REMOVE ALL DEAD PLANT MATERIAL AND THEIR ROOT SYSTEMS ALONG FANFARE WAY.

6. LIMB UP ALL TREES ALONG PUBLIC RIGHT OF WAY, SIDEWALK, AND DRIVES TO 6'.

7. REMOVE ALL DEAD AND DYING LIMBS FROM EXISTING TREES ON-SITE.

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatd.com

TREE & LANDSCAPE
REPLACEMENT PLAN-
ENLARGEMENT

FULTON COUNTY
SCIENCE ACADEMY
3035 FANFARE WAY, GEORGIA

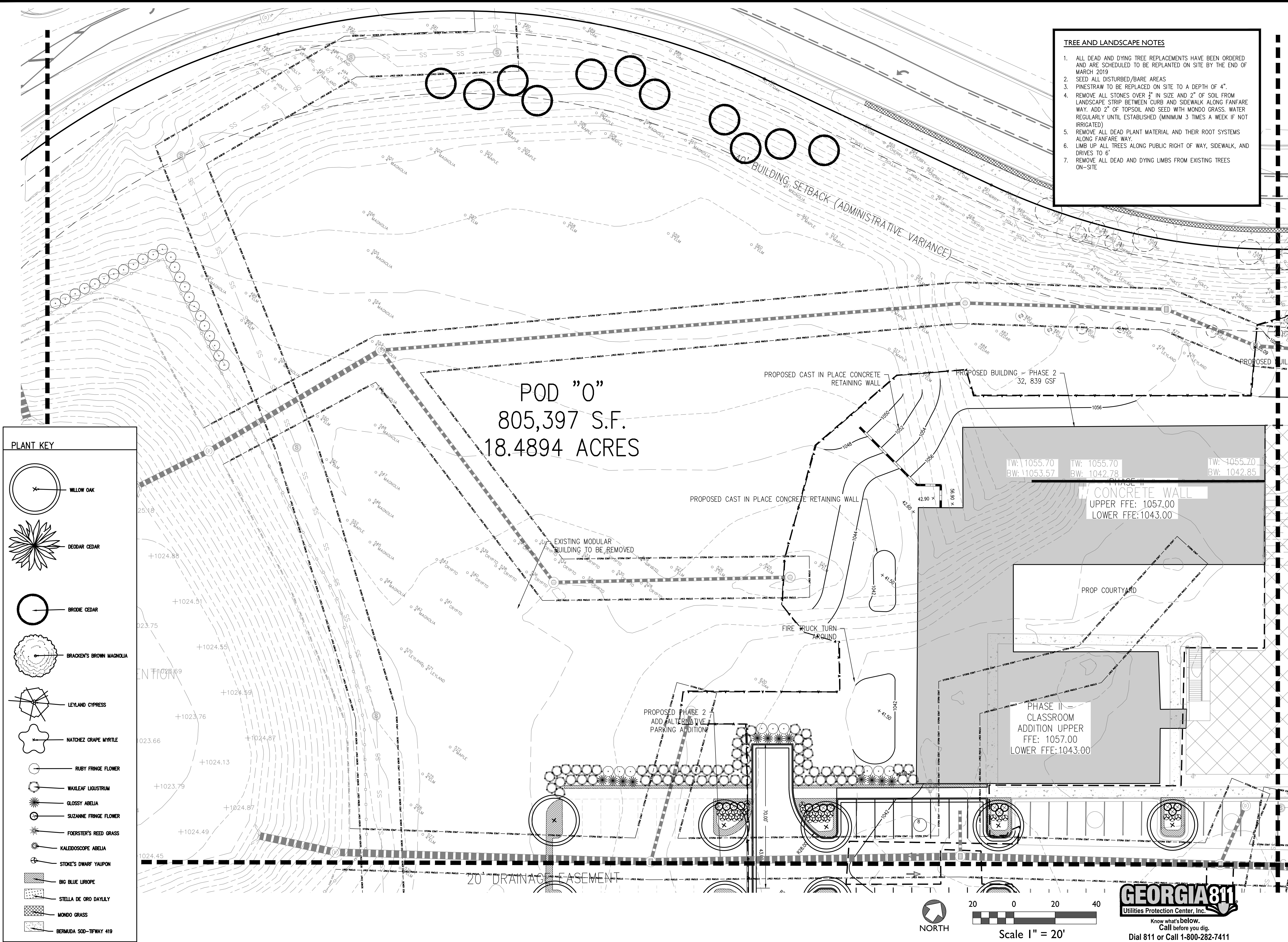
DATE

NO.

REVISIONS

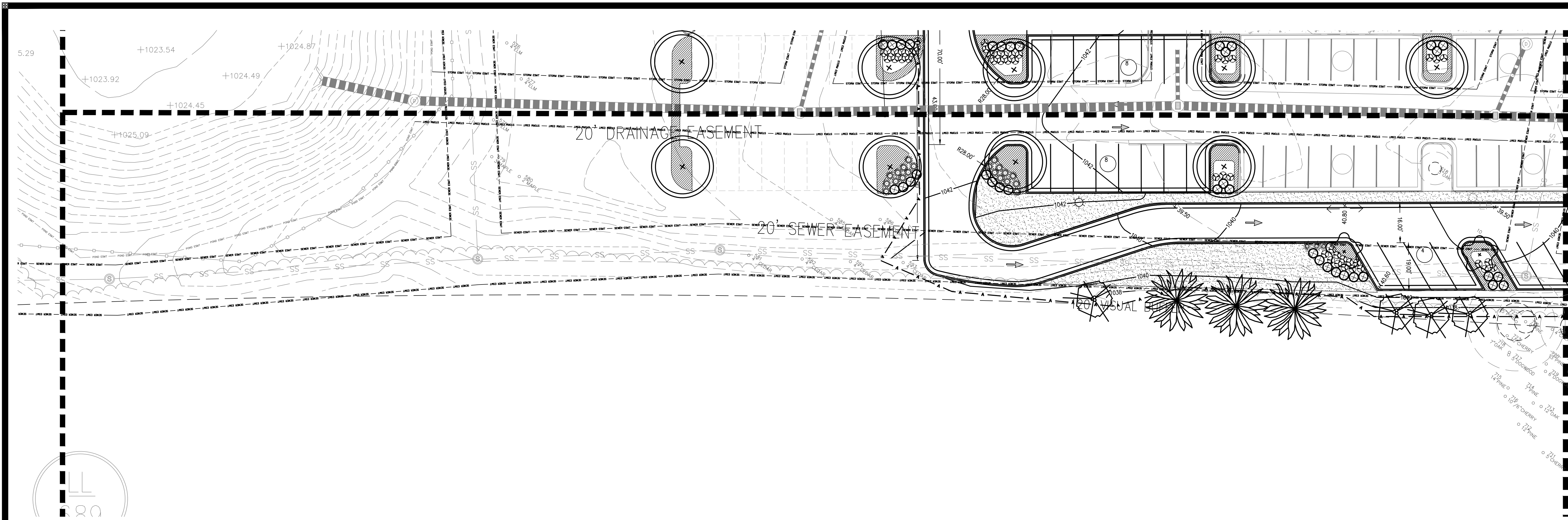
PROJECT NO.: 0000
CIVIL DRAWN BY: 000
LANDSCAPE DRAWN BY: 000
LANDSCAPE DESIGNED BY: 000
CHECKED BY: 000
DATE: 0000

SHEET
L3.2



Scale 1" = 20'

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

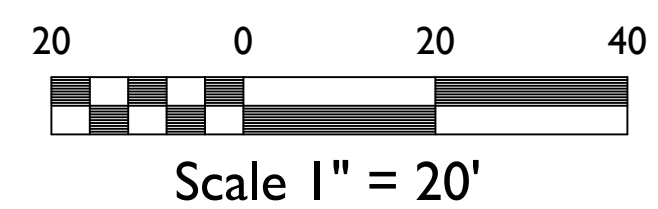


PLANT KEY

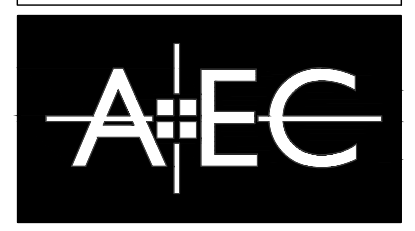
- WILLOW OAK
- DEODAR CEDAR
- BRODIE CEDAR
- BRACKEN'S BROWN MAGNOLIA
- LEYLAND CYPRESS
- NATCHEZ GRAPE MYRTLE
- RUBY FRINGE FLOWER
- WAXLEAF LIGUSTRUM
- GLOSSY ABELIA
- SUZANNE FRINGE FLOWER
- FOERSTER'S REED GRASS
- KALEIDOSCOPE ABELIA
- STOKE'S DWARF YAUPOIN
- BIG BLUE LIROPE
- STELLA DE ORO DAYLILY
- MONDO GRASS
- BERMUDA SOD-TIFWAY 419

TREE AND LANDSCAPE NOTES

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GEORGIA811
Utilities Protection Center, Inc.
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Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatd.com

TREE & LANDSCAPE
REPLACEMENT PLAN-
ENLARGEMENT

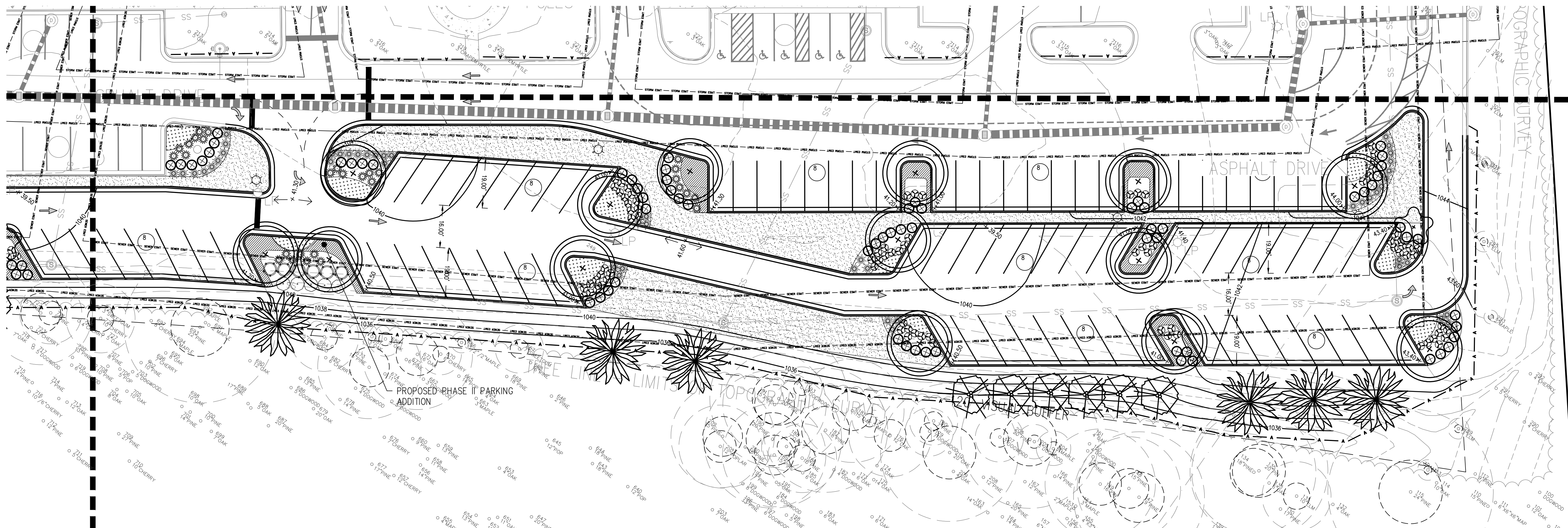
FULTON COUNTY
SCIENCE ACADEMY
3035 FANFARE WAY, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO.: 11111
CIVIL DRAWN BY: 111
CIVIL DESIGNED BY: 111
LANDSCAPE DRAWN BY: 111
LANDSCAPE DESIGNED BY: 111
CHECKED BY: 111
DATE - 1111

SHEET

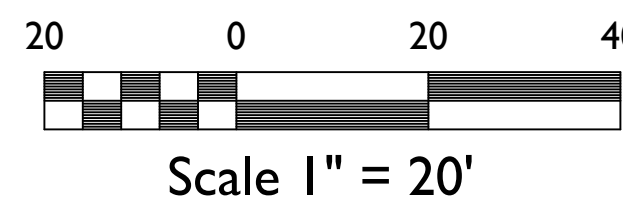
L3.3



PLANT KEY

- WILLOW OAK
- DEODAR CEDAR
- BRODIE CEDAR
- BRACKEN'S BROWN MAGNOLIA
- LEYLAND CYPRESS
- NATCHEZ CRAPE MYRTLE
- RUBY FRINGE FLOWER
- WAXLEAF LIGUSTRUM
- GLOSSY ABELIA
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- TREE AND LANDSCAPE NOTES**
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 - PINESTRAW TO BE REPLACED ON SITE TO A DEPTH OF 4".
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Civil Engineering
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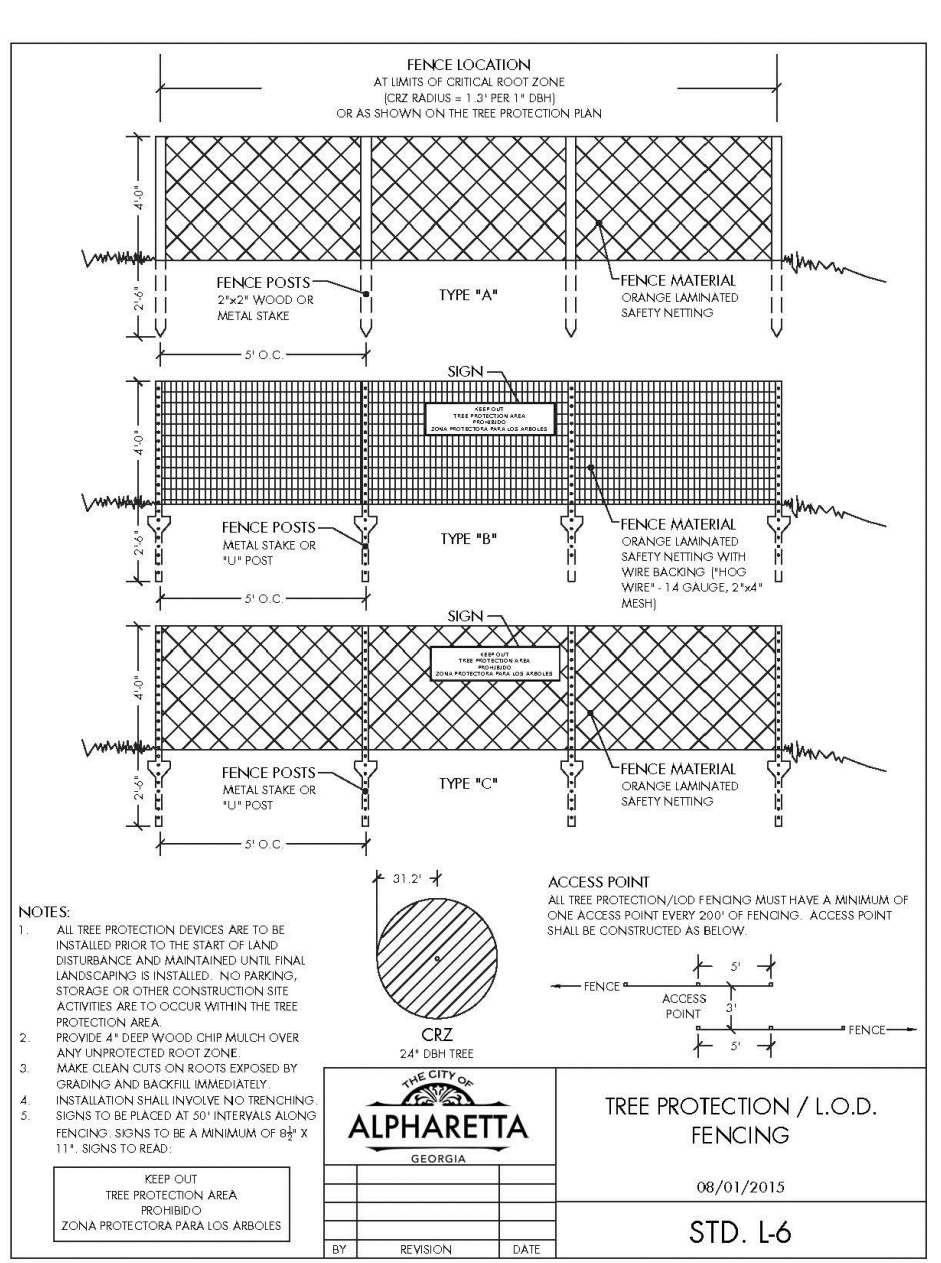
**TREE & LANDSCAPE
REPLACEMENT PLAN-
ENLARGEMENT**

**FULTON COUNTY
SCIENCE ACADEMY
3035 FANFARE WAY, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO.: 0000
CIVIL DRAWN BY: 000
LANDSCAPE DESIGNED BY: 000
LANDSCAPE DRAWN BY: 000
CHECKED BY: 000
DATE: 0000

SHEET
L3.4



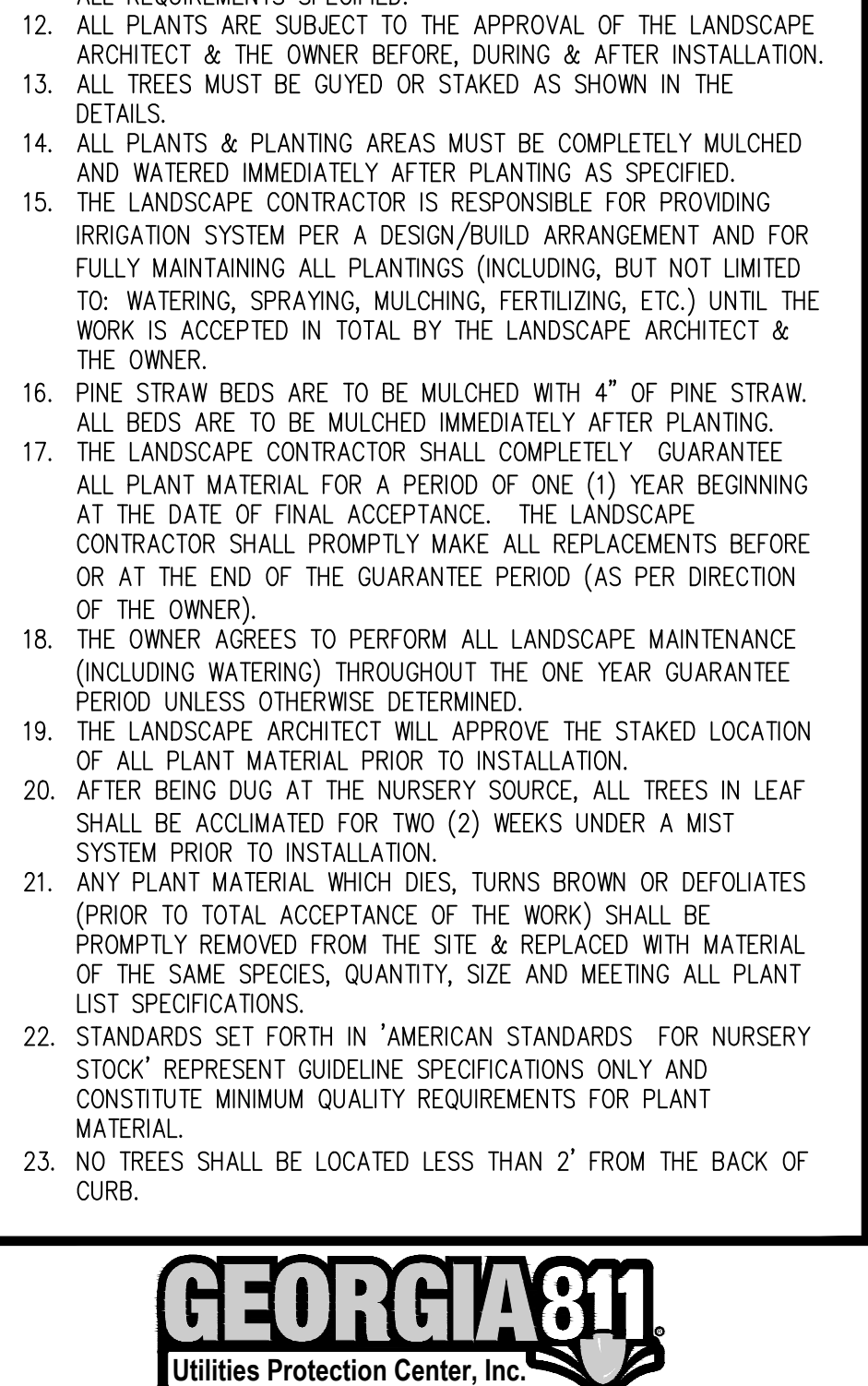
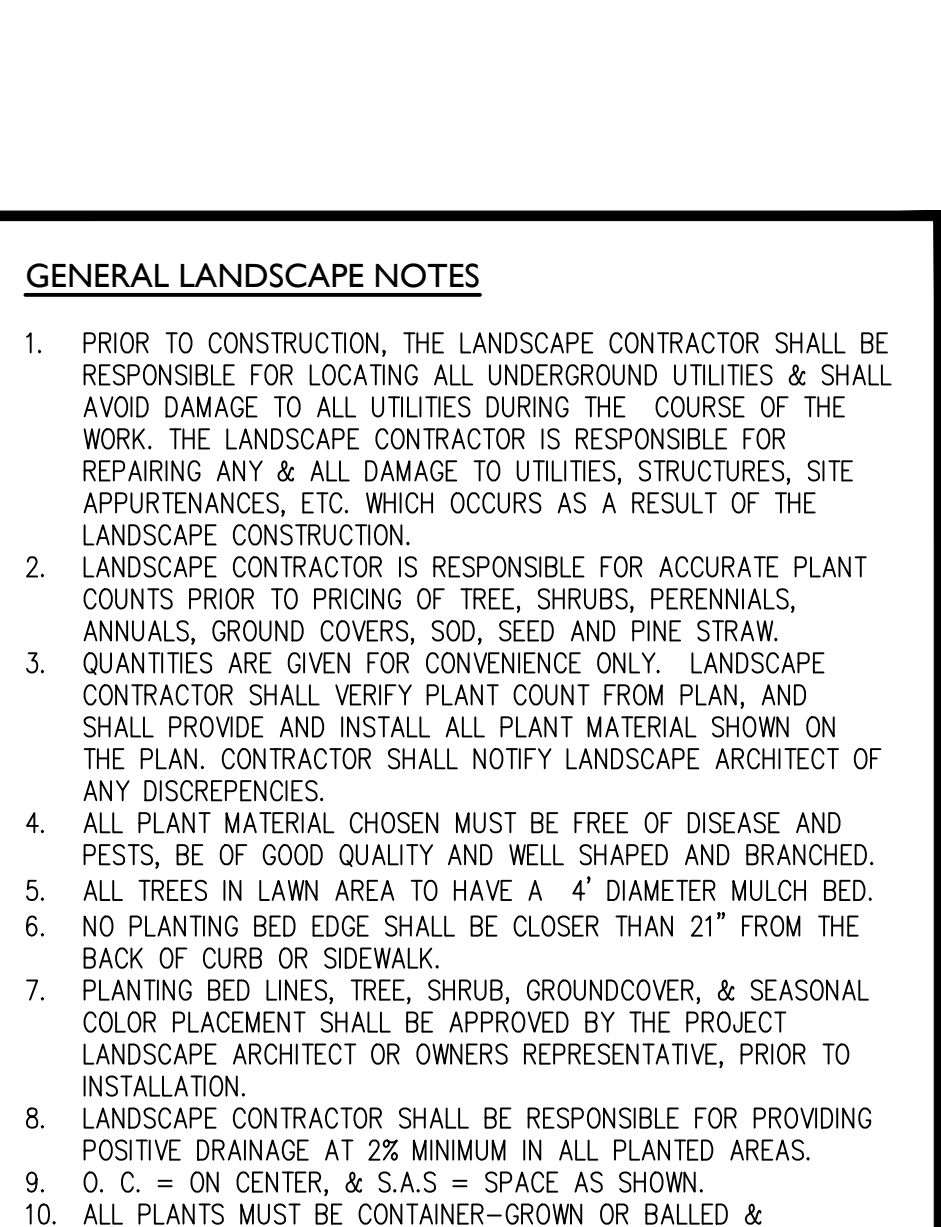
NO.	REVISIONS	DATE

COPYRIGHT IN AEC INC.

PROJECT NO.: ????
CIVIL DRAWN BY: ???
CIVIL DESIGNED BY: ???
LANDSCAPE DRAWN BY: ???
LANDSCAPE DESIGNED BY: ???
CHECKED BY: ???
DATE - ????/??/??

SHEET

L4.0



GEORGIA 811
Utilities Protection Center, Inc.

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

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: Encore Commons / (Accesso Partners)

Location Address: 100 & 200 Northpoint Center East, Alpharetta GA 30022

Mailing Address: 6243 400 Interstate North Parkway, Suite 1250

City: Atlanta State: GA Zip Code: 30339

Contact For All Notifications: Sidney Howman (Paulson Mitchell, Inc.)

Contact Telephone: 770 - 650 - 7685 Mobile Telephone: _____

Fax: 770 - 650 - 7684 Email: showman@paulsonmitchell.com

Contact's Relation To Business: Consulting Engineer

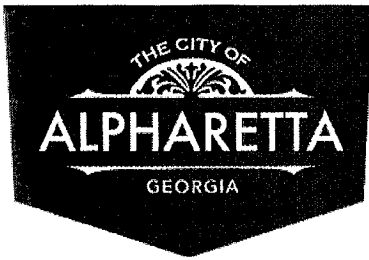
This Application For (Check all that apply):

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

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

Application Fees:

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Accesso Partners

Physical Address: 6243 400 Interstate North Parkway, Suite 1250

Mailing Address: 6243 400 Interstate North Parkway, Suite 1250

City: Atlanta State: GA Zip Code: 30339

Owner Telephone: 678 - 201 - 0222 Contact Fax: _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : 100 & 200 Northpoint Center East, Alpharetta GA 30022

Tax ID or Map Reference Number: _____

Land Lot(s): 678,688,701,702 District: 1st Section: 2nd

Existing Zoning of Property: PSC Existing Uses of Property: OFFICE

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

Applicant Signature: [Signature]

Date: 2/27/19

Print Form

The plan shows a central building footprint with a large open area to its right. To the left and around the building are parking areas with various plantings. Key features include:

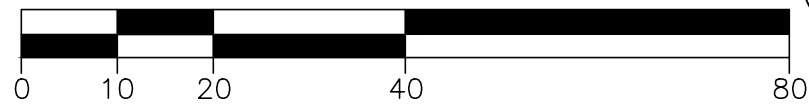
- Plantings:** Numerous trees and shrubs are indicated by codes and sizes. Examples include:
 - LOR 9, LOR 7, LOR 21, LOR 12, LOR 17, LOR 15, LOR 10, LOR 3
 - MC 24, MC 28, MC 11, MC 3
 - HC 100, HC 35, HC 18, HC 16
 - LIA 3, LIA 17, LIA 100
 - F 3, F 4, F 10, F 1
 - AK 6, AK 5, AK 4, AK 11, AK 17
 - IP 7, IP 10, IP 3
 - NS 1, NS 11
 - MLG 1, MLG 3
 - ARA 3
 - IVT 1
 - IVB 22, IVB 17, IVB 16, IVB 20
 - JSB 5, JSB 11
 - CPG 3, CPG 5
 - LIR 25, LIR 180, LIR 100, LIR 80
 - OF 5, OF 3
- Drainage:** Dashed lines indicate "DRAINAGE ESMT" (Easement) areas.
- Scale:** A scale bar at the bottom right indicates "SCALE: 1 = 20".
- Other:** A "SPECIMEN" label is present near the bottom right. Various tree sizes (e.g., 10" maple, 17" cm, 13" cm, 12" cm, 16" cm, 15" cm, 14" cm, 15" cm, 10.4" cm, 10.6" cm, 7.8" cm, 7.6" cm, 8.1" cm, 10" L.S.S., 3" oak, 279, 278, 277, 276) are noted throughout the plan.



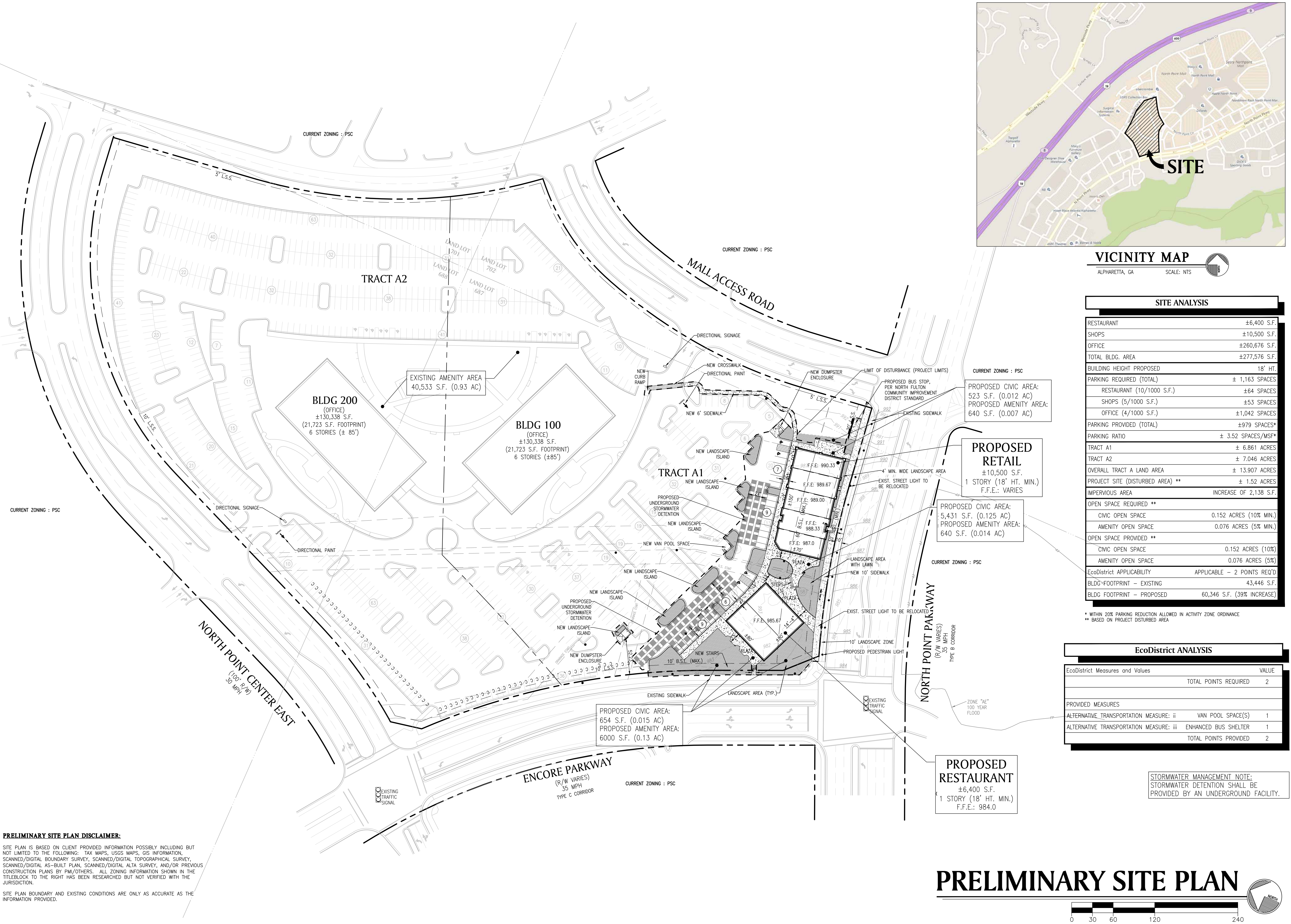
PAULSON MITCHELL
INCORPORATED

LA-110

LANDSCAPE PLAN



SCALE: 1 = 20



PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/Others. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

STORMWATER MANAGEMENT NOTE:
STORMWATER DETENTION SHALL BE PROVIDED BY AN UNDERGROUND FACILITY.

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:
ENCORE COMMONS
ADDITIONAL
DEVELOPMENT

LAND LOTS 687, 688, 701, 702
1ST DISTRICT, 2ND SECTION
100 & 200 NORTHPOINT CENTER E.
CITY OF ALPHARETTA
FULTON COUNTY, GA 30022

FOR:
BRI 1870 NORTH
POINT, LLC

1870 NORTH POINT PARKWAY,
SUITE 340
ATLANTA, GA 30339
(678) 324-1880

ZONING INFORMATION
ZONING RESEARCH DATE: MARCH 2017

ZONING CLASSIFICATION
JURISDICTION: CITY OF ALPHARETTA
EX. ZONING: PSC (PLANNED SHOPPING CTR.)
PR. ZONING: PSC (PLANNED SHOPPING CTR.)

BUILDING SETBACKS
NORTHPOINT/ENCORE PKWY: 60' MAX.
ENCORE PKW: 10' MAX.
REAR: 15' / 20'

LANDSCAPES STRIPS
NORTHPOINT: 20'
ENCORE PKWY: 10'
REAR: 5'

BUILDING SUMMARY
MAX. BUILDING HT.: 20 STORIES
MAX. BUILDING COVERAGE: 87%

PARKING SUMMARY
OFFICE REQ.: 4 SPACES/1,000 S.F.
RETAIL REQ.: 5 SPACES/1,000 S.F.
RESTAURANT REQ.: 10 SPACES/1,000 S.F.
STANDARD STALL DIMENSIONS: 9' x 19'
COMPACT STALL DIMENSIONS: 8' x 16'
COMPACT STALLS ALLOWED: 20%
MIN. 90'/60' DRIVE WIDTH: 22' / --'

LANDSCAPE REGULATIONS
TREE DENSITY: -- UNITS/ACRE
ISLAND REQ.: 1 ISLAND/8 SPACES
MIN. ISLAND SIZE/WIDTH: 200 S.F. / --'
GREENSPACE %: --%

FEMA MAP
FIRM PANEL #: 13121C 0066F (SEPT. 18, 2013)

DRAWING RECORD
DRAWN BY: --
20171222 - PS-6.dwg 03.01.19

PRELIMINARY
SITE PLAN

SHEET

PS-6





EAST OF SITE



SOUTH OF SITE



WEST OF SITE



SOUTH OF SITE



VIEW FROM SOUTH OF SITE



VIEW LOOKING WEST ALONG NORTH POINT



VIEW LOOKING WEST IN PARKING LOT



VIEW LOOKING EAST FROM ENCORE



VIEW LOOKING EAST ACROSS ENCORE



VIEW LOOKING NORTH AT ADJACENT TOWER



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PREFABRICATED CANOPY
WITH CABLE SUPPORT, PAC
CLAD CHARCOAL GRAY

METAL COPING, PAC CLAD
CHARCOAL GRAY

TRIANGLE BRICK -
DOVER WHITE

CANTILEVERED
CANOPY WITH
CLEAR ANODIZED
FINISH

PVC CORNICE & TRIM
MOULDING, PAINTED
GAUNTLET GRAY SW7019

TRIANGLE BRICK -
COTTONWOOD

8"x 8" WHITE STONE



WEST ELEVATION

DALTILE - GUNMETAL
FINISH TILE

SMOOTH FIBER CEMENT BOARD
PAINTED DIGNIFIED SW6538

SMOOTH FIBER CEMENT
BOARD PAINTED GAUNTLET
GRAY SW7019

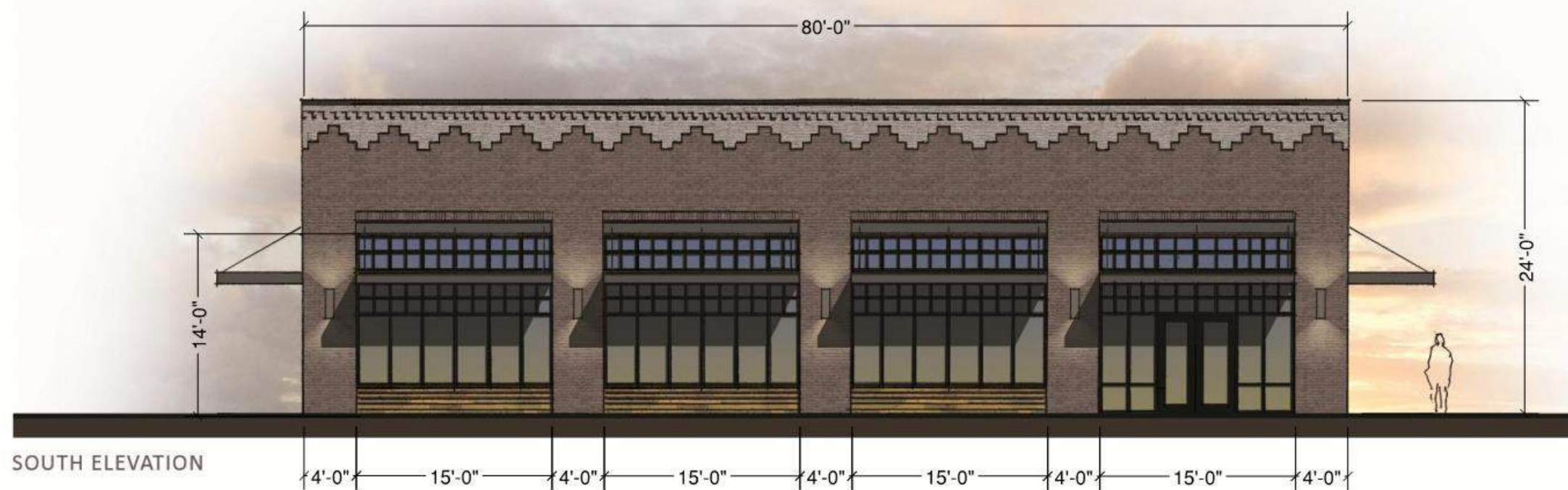
SMOOTH FIBER CEMENT
BOARD PAINTED TEAL
STENSIL SW0018



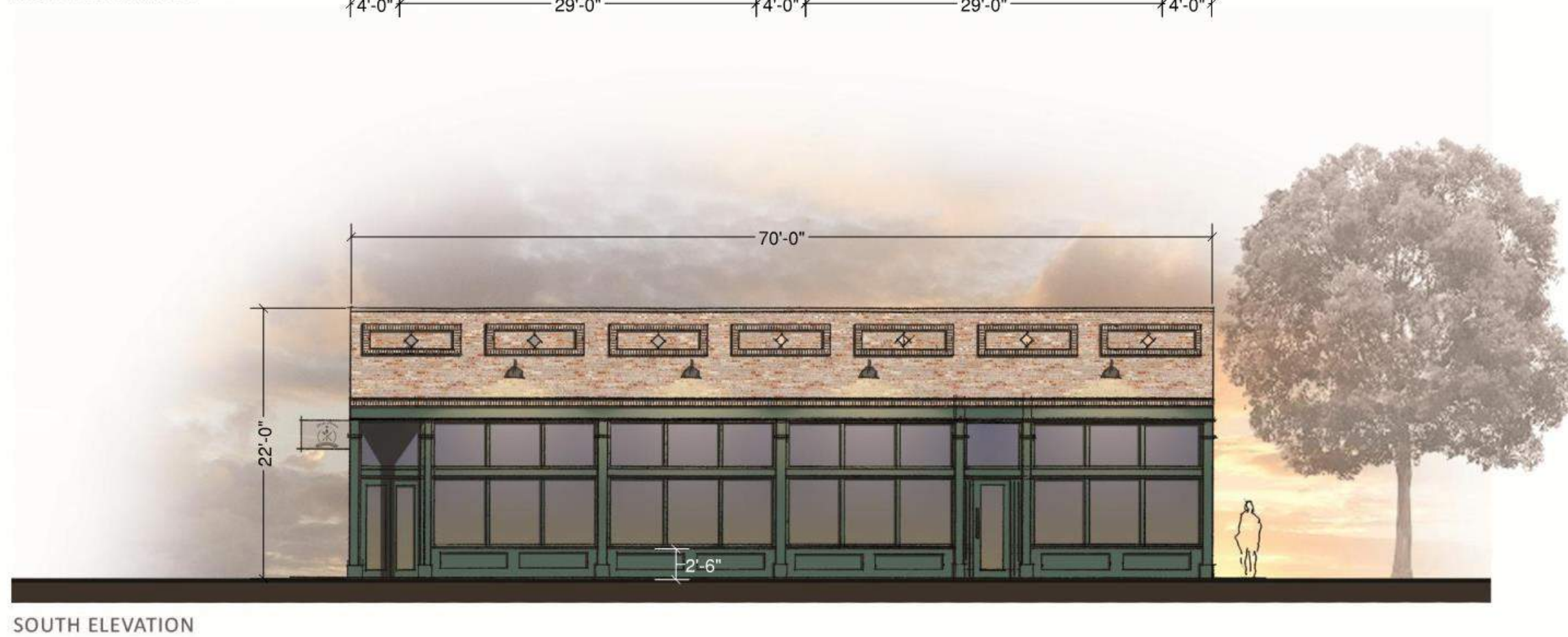
EAST ELEVATION

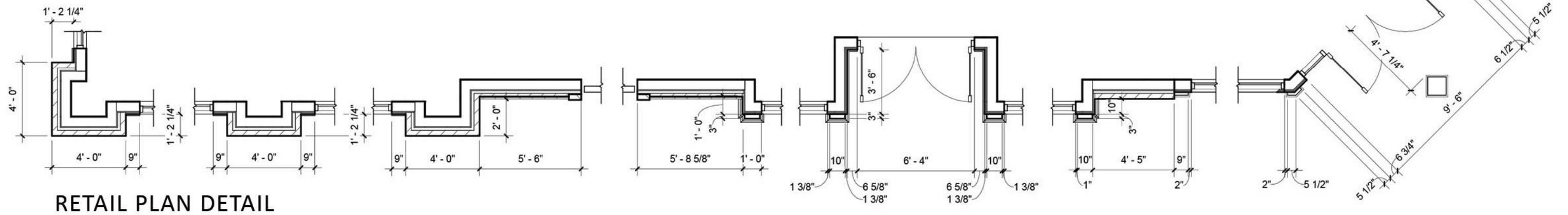
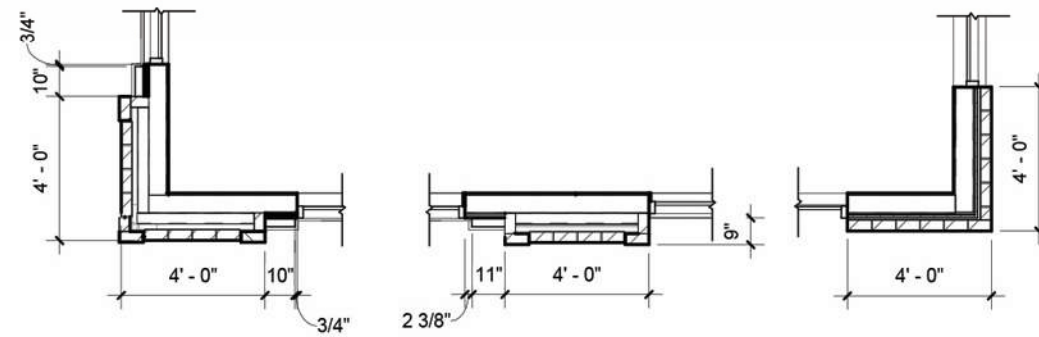


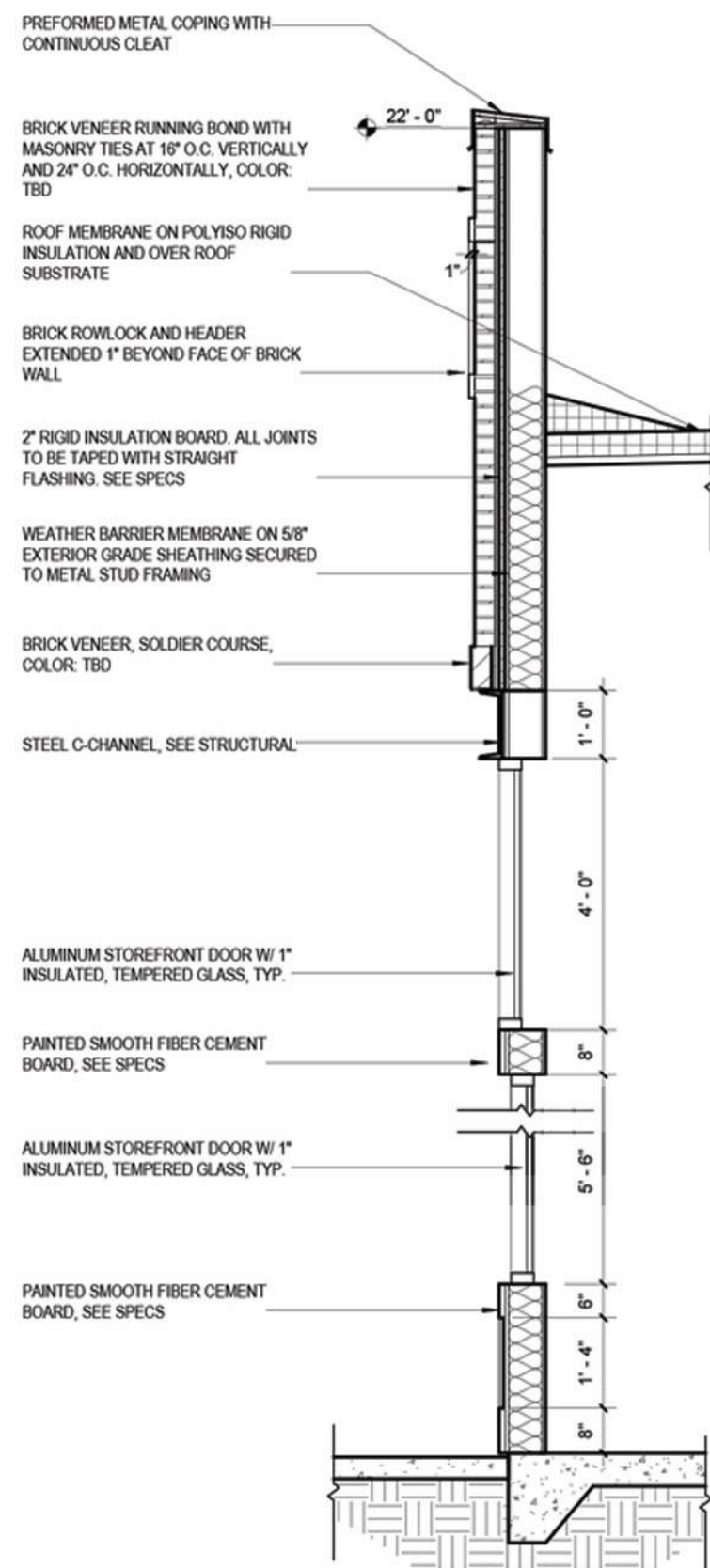




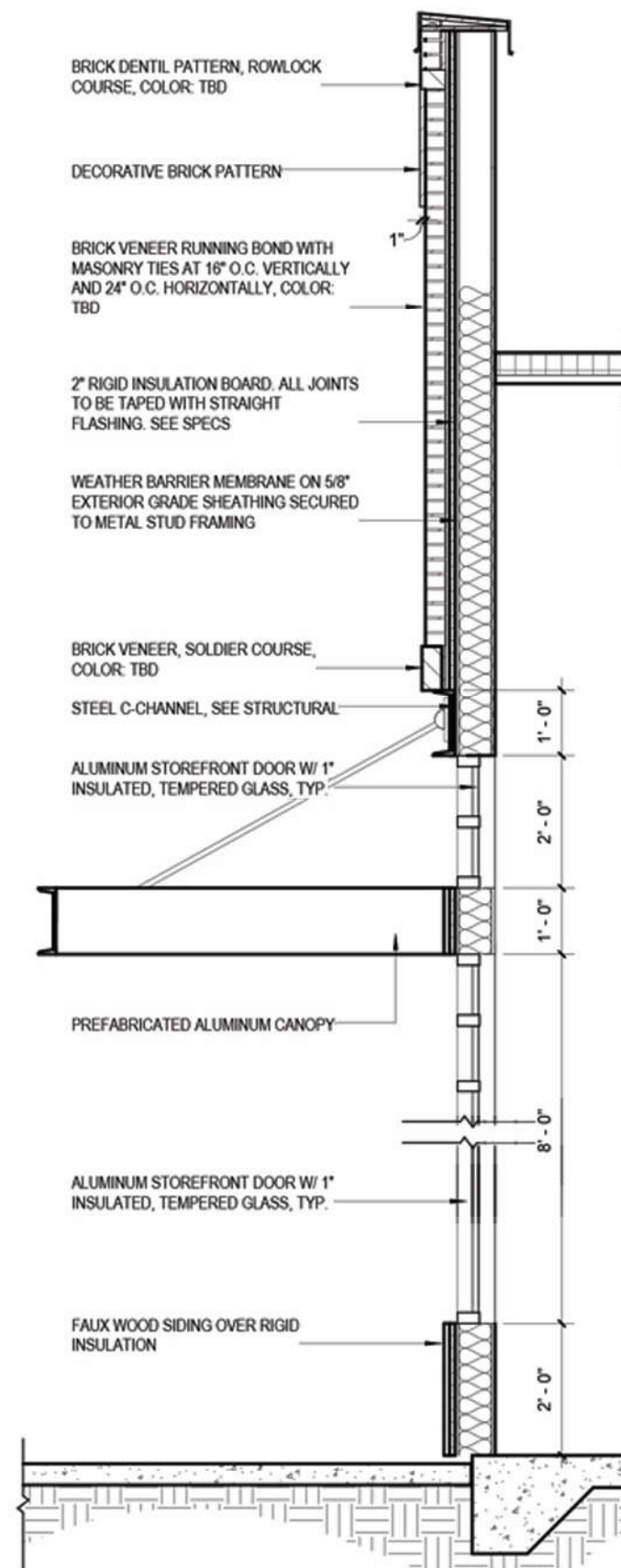




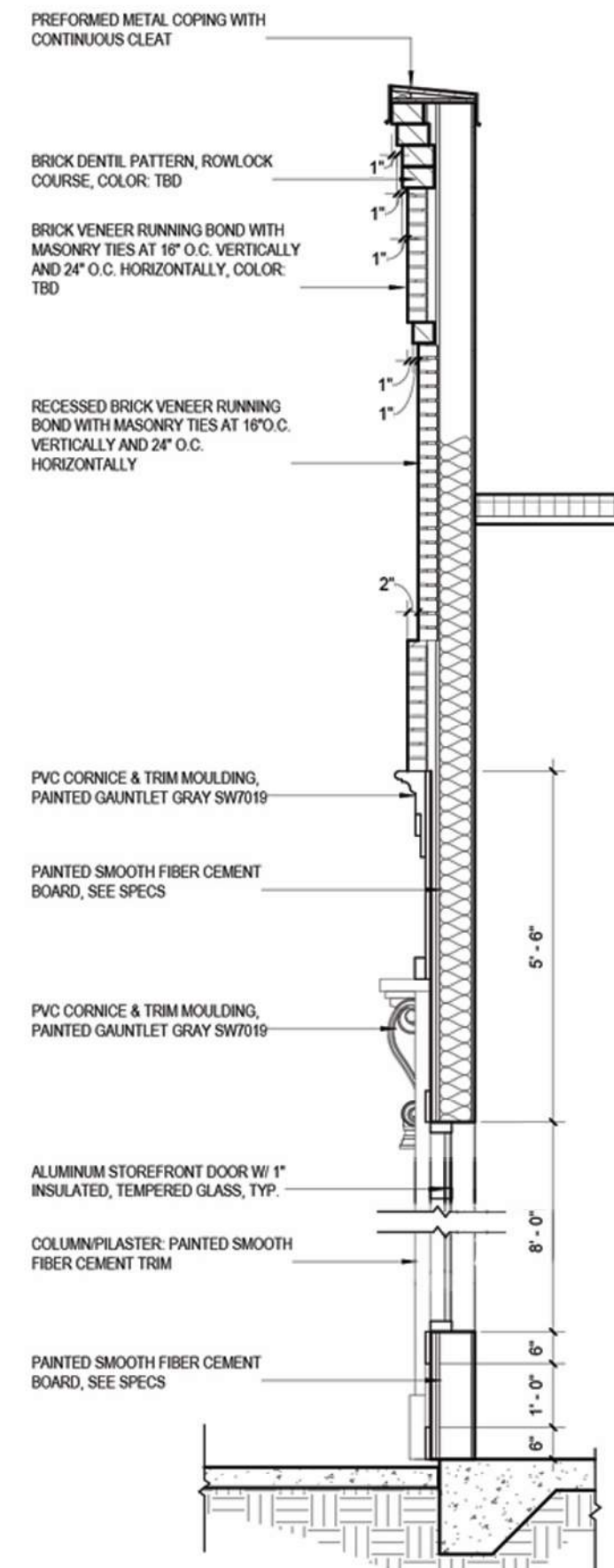




RETAIL SECTION

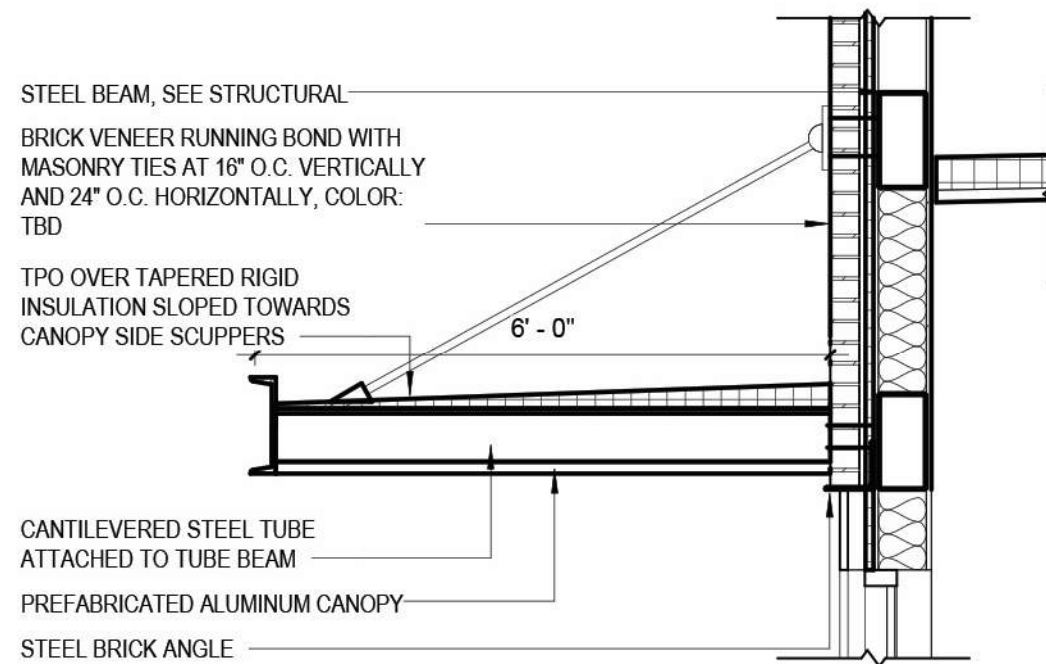
$$1/2'' = 1'-0''$$


RESTAURANT CANOPY SECTION

$$1/2'' = 1'-0''$$


2 RESTAURANT SECTION

$$1/2'' = 1'-0''$$



SECTION @ CABLE TIE CANOPY

4

1/2" = 1'-0"

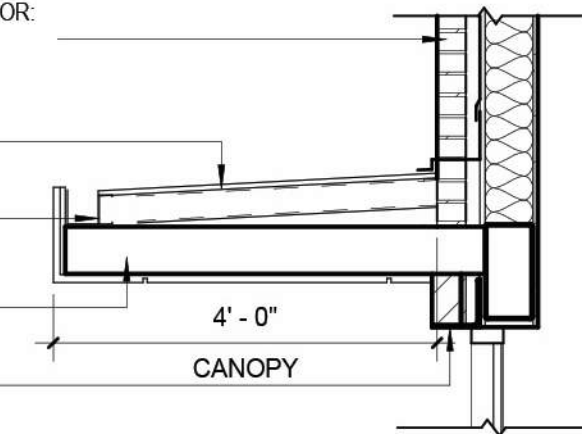
BRICK VENEER RUNNING BOND WITH
MASONRY TIES AT 16" O.C. VERTICALLY
AND 24" O.C. HORIZONTALLY, COLOR:
TBD

TPO OVER EXTERIOR GRADE
SHEATHING OVER METAL STUD
FRAMING

ALUCOBOND FINISH WITH
INTEGRAL GUTTER

CANTILEVERED STEEL TUBE
ATTACHED TO TUBE BEAM

STEEL BRICK ANGLE



SECTION @ CANTILEVERED CANOPY

5

1/2" = 1'-0"



CHEROKEE BRICK - PORTSMOUTH



TRIANGLE BRICK - DOVER WHITE



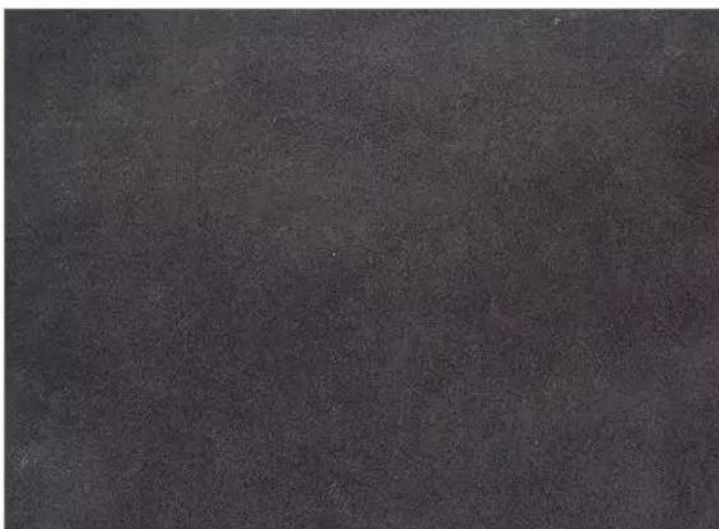
TRIANGLE BRICK - BESSEMBER GREY



ACME BRICK - BROOKSTONE



TRIANGLE BRICK - COTTONWOOD



DALTILE - GUNMETAL FINISH



SMOOTH HARDIE BOARD PANELS



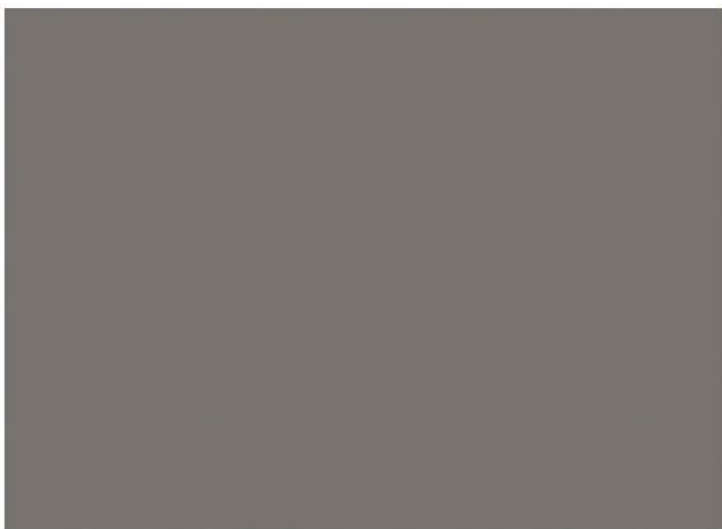
FAUX WOOD COMPOSITE



SHERWIN WILLIAMS - TEAL STENCIL



SHERWIN WILLIAMS - SHERATON SAGE



SHERWIN WILLIAMS - GUANTLET GREY



SHERWIN WILLIAMS - DIGNIFIED











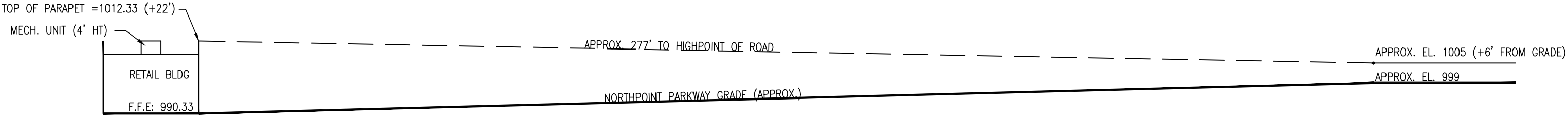




Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Encore Parkway	✗	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
North Point Parkway	✗	0.7 fc	2.6 fc	0.1 fc	26.0:1	7.0:1
Roadway	+	0.3 fc	2.6 fc	0.0 fc	N/A	N/A

Luminaire Locations				
		Location		
No.	Label	X	Y	MH
1	A	-217.37	-277.25	12.00
2	A	-133.13	-245.47	12.00
3	A	-46.39	-220.01	12.00
4	A	42.16	-203.64	12.00
5	A	132.54	-194.78	12.00
6	A	222.26	-193.11	12.00
7	A	312.46	-192.88	12.00
8	A	354.00	-157.00	10.00
9	A	365.00	-68.00	10.00
10	A	380.00	21.00	10.00
11	A	404.00	108.00	10.00
12	A	426.00	186.00	10.00





**NORTHPOINT PARKWAY SIGHTLINE
STUDY TO RETAIL BLDGS**



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

Business Name: MANHATTAN NY DELI & BAGELS

Location Address: 4160 Old Milton ^{Pkwy} Hwy, Alpharetta, GA 30005

Mailing Address: Same as above

City: Alpharetta State: GA Zip Code: 30005

Contact For All Notifications: Paresh Patel 770-446-5717

Contact Telephone: 770-446-5717 Mobile Telephone: 678-429-2629

Fax: _____ Email: Info@Siganarama-Moreno.com

Contact's Relation To Business: Sign Contractor

This Application For (Check all that apply):

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

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

Application Fees:

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name:

Brian C Tran

Physical Address:

3450 OLD MILTON PARKWAY #100

Mailing Address:

City:

Alpharetta

State:

GA

Zip Code:

30005

Owner Telephone:

678

982-7193

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):

Brian C Tran

Date:

02/27/19

Owner Signature:

Brian C Tran

Property Information:

Address (If Assigned):

4160 Old Milton Pkwy, Alpharetta, GA 30005

Tax ID or Map Reference Number:

11-250-0121-0644 Parcel # 11025001210644

Land Lot(s):

District:

10

Section:

106

Existing Zoning of Property:

C1 - C106

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.

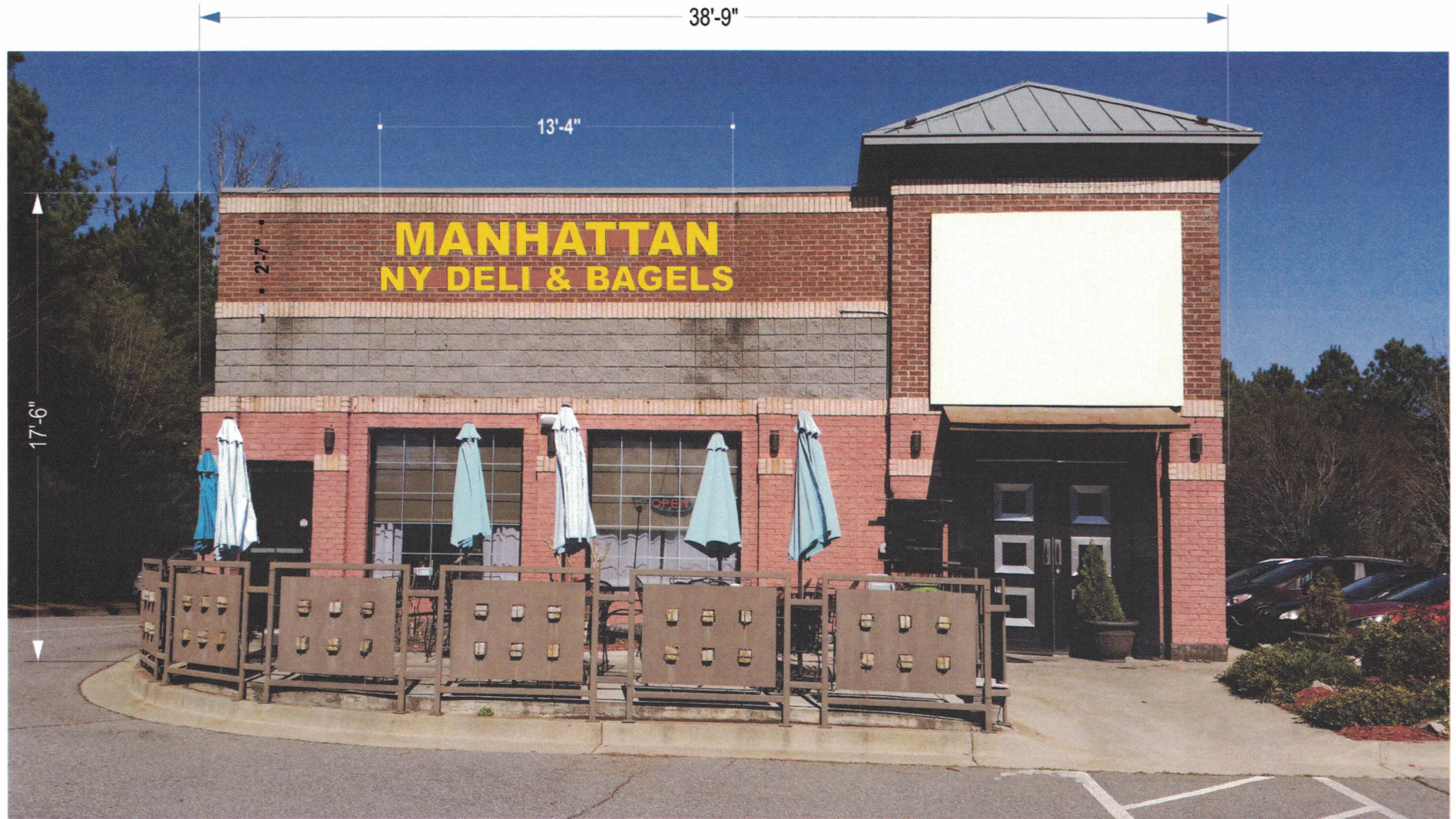
Applicant Signature:

Abdulkadir Seigul
ABDULKADIR SEIGUL

Date: 02/27/2019

Print Form

ILLUMINATED CHANNEL LETTERS



Front Elevation

Sign Area: 34.5 SqFt

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Signarama
The way to grow your business.

5450 Peachtree Pkwy., Ste. 1-A
Norcross, GA 30092
info@signarama-norcross.com
www.signarama-norcross.com



O. 770-446-5717 F. 770-446-6134

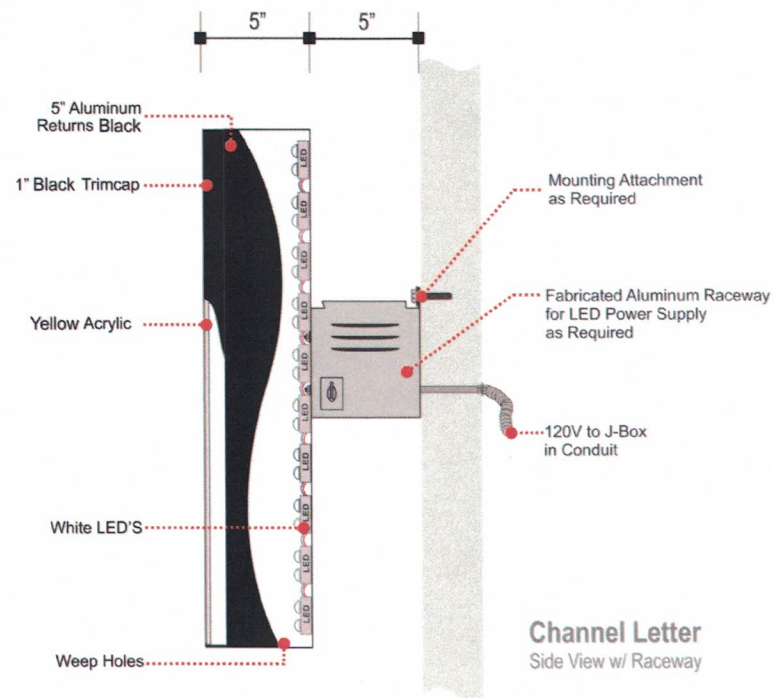
File Name: Manhattan
Description: Channel Lettering
SO#: 022719
Scale: 3/16"=1'-0"

Date: 02-27-2019
Drawn By: Youra
Rev.:

Project Location:
4160 Old Milton Pkwy
Alpharetta, Ga 30005

Drawing: 1 of 2
Approved by customer _____
Date: _____

ILLUMINATED CHANNEL LETTERS



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Signarama
The way to grow your business.

5450 Peachtree Pkwy., Ste. 1-A
Norcross, GA 30092
info@signarama-norcross.com
www.signarama-norcross.com



O. 770-446-5717 F. 770-446-6134

File Name: Manhattan
Description: Channel Lettering
SO#: 022719
Scale: NTS

Date: 02-27-2019
Drawn By: Youra
Rev.:

Project Location:
4160 Old Milton Pkwy
Alpharetta, Ga 30005

Drawing: 2 of 2
Approved by customer _____
Date: _____

From:

Date: February 27, 2019

Brian C. Tran

3450 OLD MILTON PARKWAY #100

Alpharetta, GA 30005

To,

City of Alpharetta

Community Development,

2 Park Plaza, Alpharetta GA 30009

Dear Sir,

As a Landlord/ Agent for the Property Building Located at **4160 Old Milton Hwy, Alpharetta, GA 30005**, I hereby authorize SIGNARAMA- NORCROSS (Located at 5450 Peachtree Pkwy, Ste 1A, Norcross GA 30092) and its agents, installer and contractors to apply for sign permit, manufacture sign as per attached design for our Tenant " MANHATTAN NY DELI & BAGELS" as well as non-electric install the LED Illuminated Channel Letter Sign as per the attached art work of sign at this property address.

Signarama -Norcross and its installers are also authorized to remove existing Lighter sign for "Cuzie Fresh Café" at the location, which tenant is replacing with a new sign.

Please contact me if you have any further question about this letter.

Thanks



(Brian C. Tran)

Property Owner

BUILDING 1 & 2 REFERENCE IMAGES



Historic Commercial Building - Brooklyn, NY



Fulton Cotton Mill - Atlanta, GA



Hellman Lumber Building - Covington KY



Decorative Wall Ties

BUILDING 3 REFERENCE IMAGES



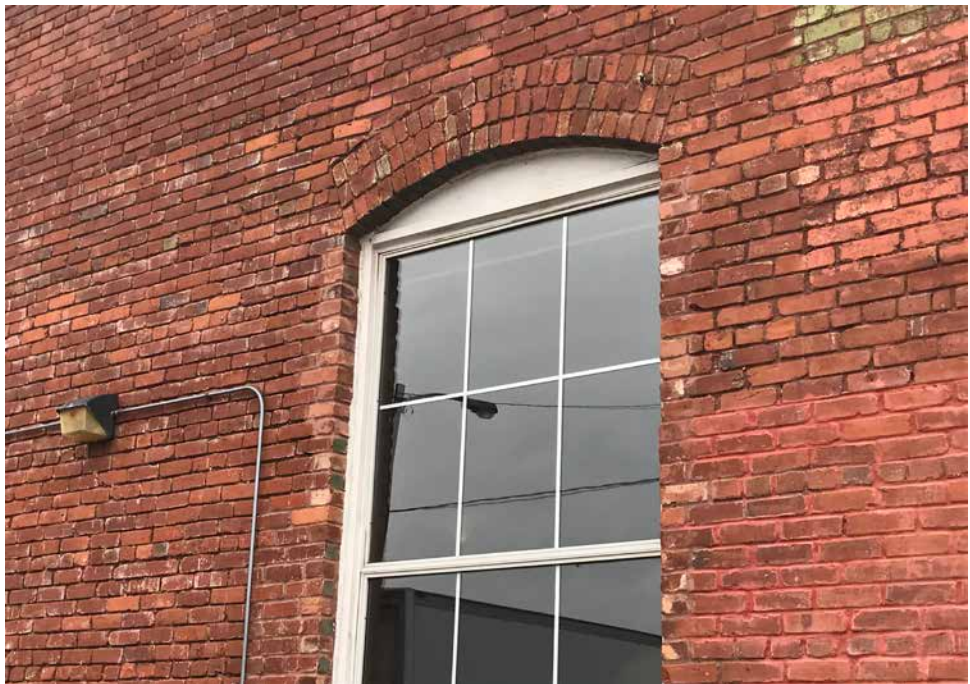
Porterdale Mill Lofts - Covington, GA



San Jacinto Lofts - Houston, TX



Porterdale Mill Lofts - Covington, GA



Triple Rowlock Window Detail



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ARCHITECTURE

The Maxwell
DRB Renderings
03.01.19



BUILDING 4 REFERENCE IMAGES



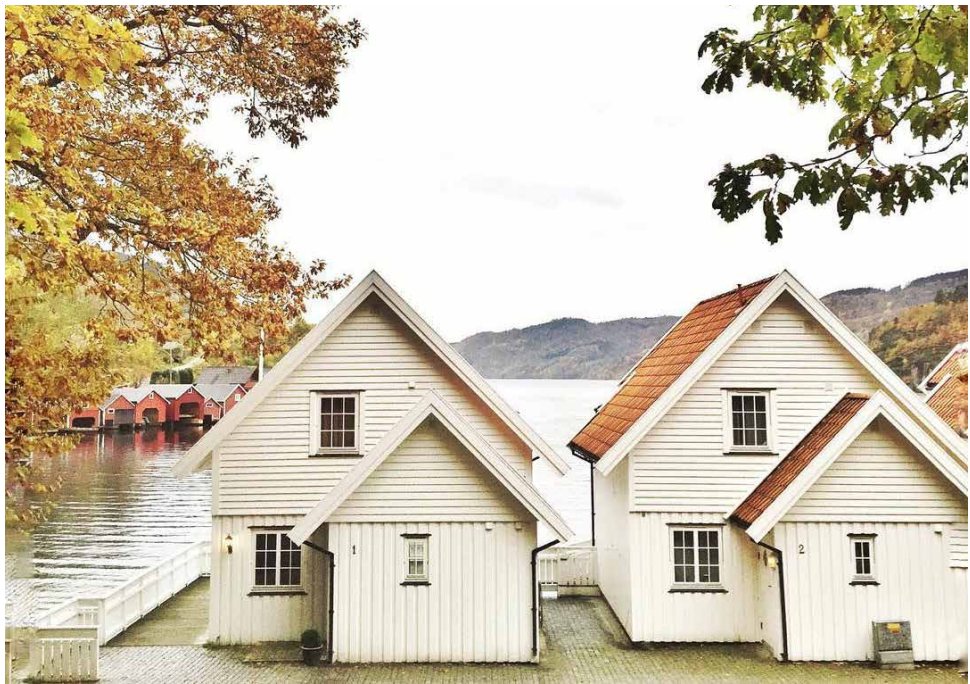
Jewel Box Retail Spaces - Avalon, Alpharetta, GA



Green Wall



Flour Grain Feed and Seed - Hudson, NY



Clapboard Cottages - New England



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ARCHITECTURE

The Maxwell
DRB Renderings
03.01.19







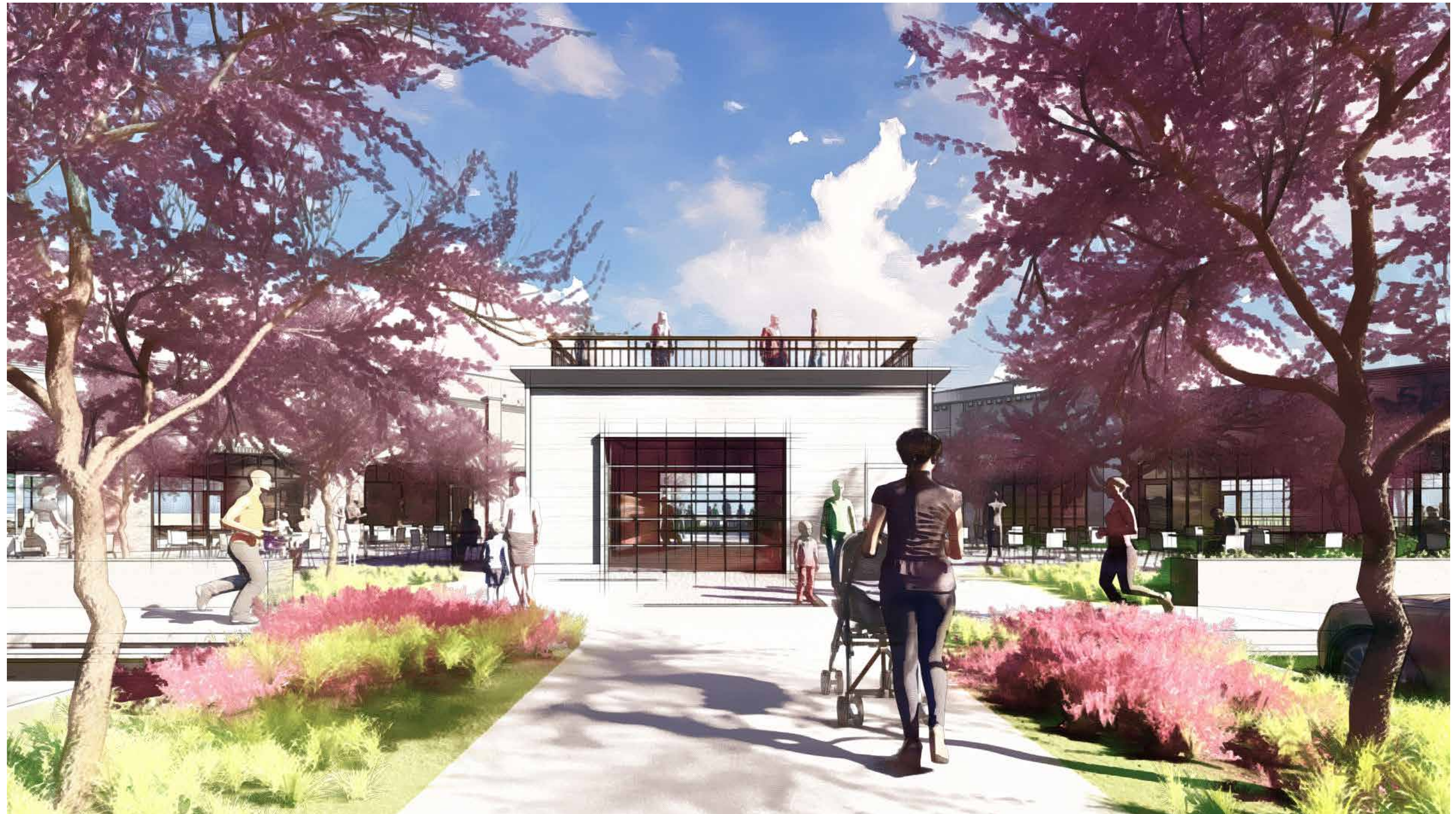
mcmillan | pazdan | smith
ARCHITECTURE

The Maxwell
DRB Renderings
03.01.19



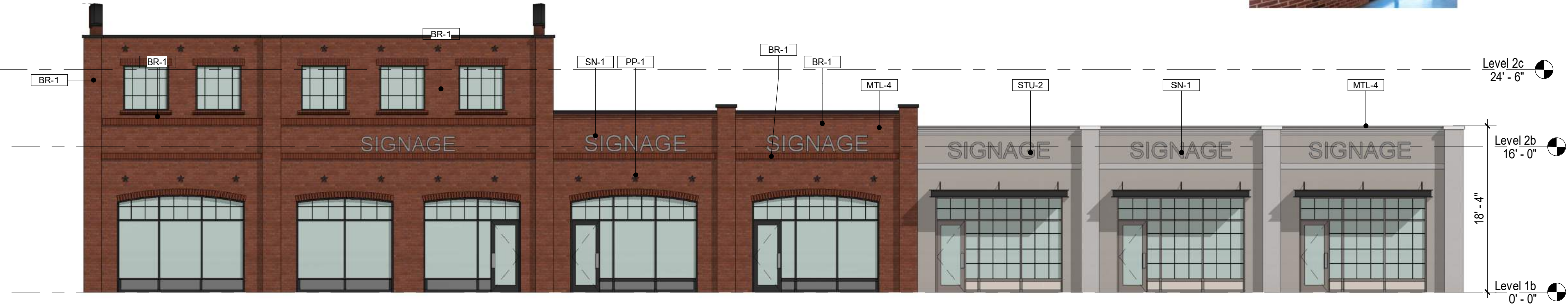
Main St. Perspective











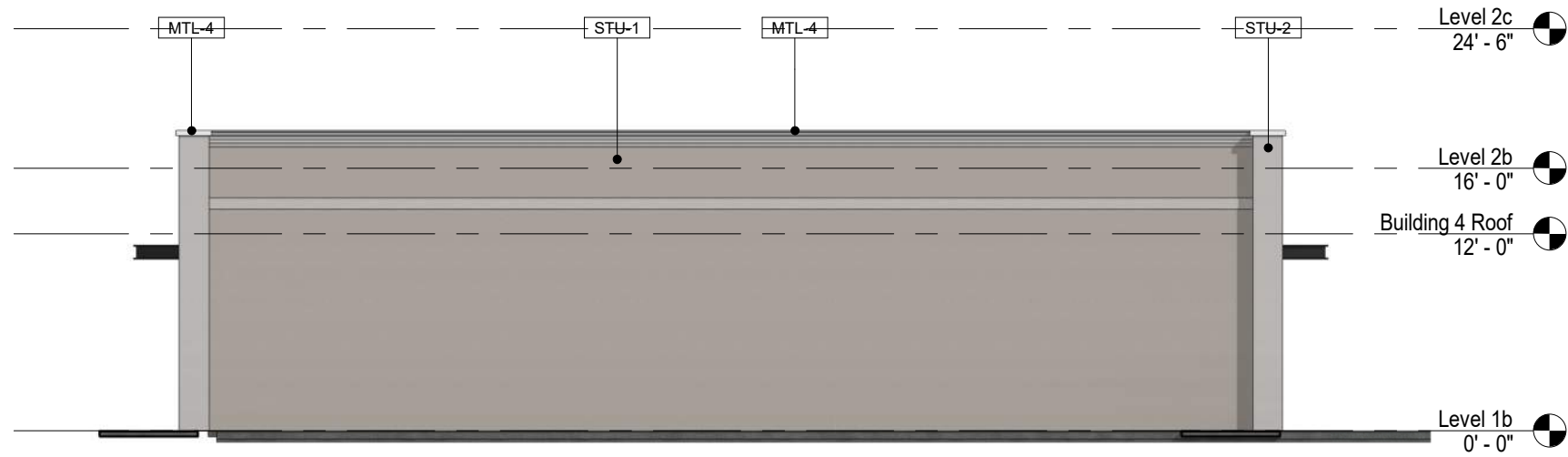
BUILDING 1 DEVORE RD ELEVATION

3/32" = 1'-0"



BUILDING 1 COURTYARD ELEVATION

3/32" = 1'-0"



BUILDING 1 EAST ELEVATION

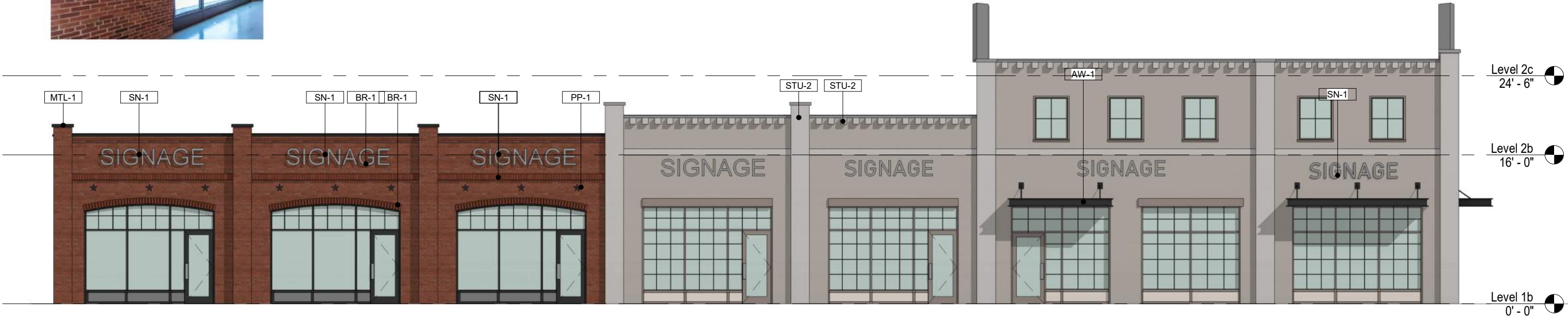
3/32" = 1'-0"



BUILDING 1 WEST ELEVATION

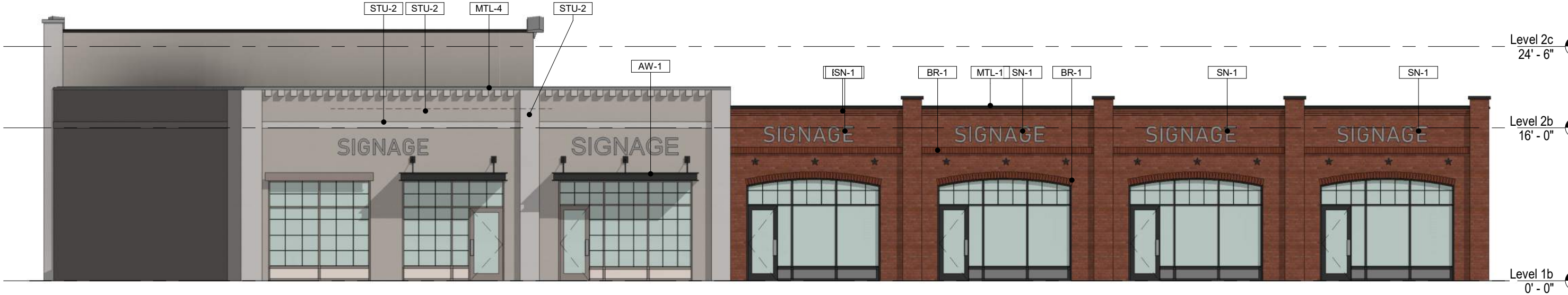
3/32" = 1'-0"

BR-1 GENERAL SHALE DAVIDSON BLEND



BUILDING 2 MAIN ST ELEVATION

3/32" = 1'-0"



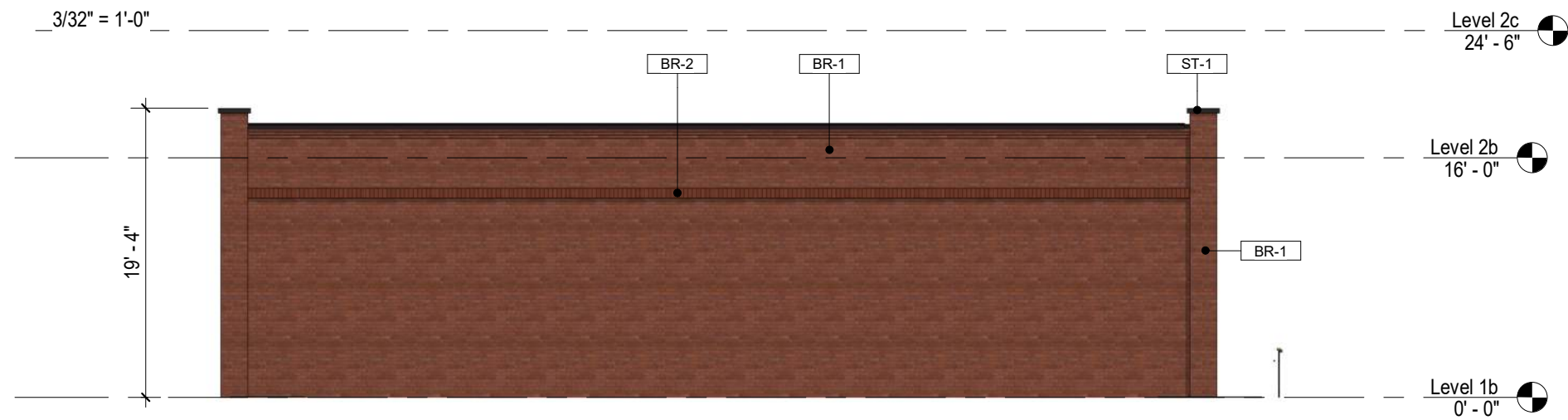
BUILDING 2 COURTYARD ELEVATION

3/32" = 1'-0"



BUILDING 2 WEST ELEVATION

3/32" = 1'-0"



BUILDING 2 EAST ELEVATION

3/32" = 1'-0"



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THE MAXWELL
ALPHARETTA, GA

03/01/19



BUILDING 2 EAST & WEST ELEVATIONS



COURTYARD BRIDGE ELEVATION

3/32" = 1'-0"

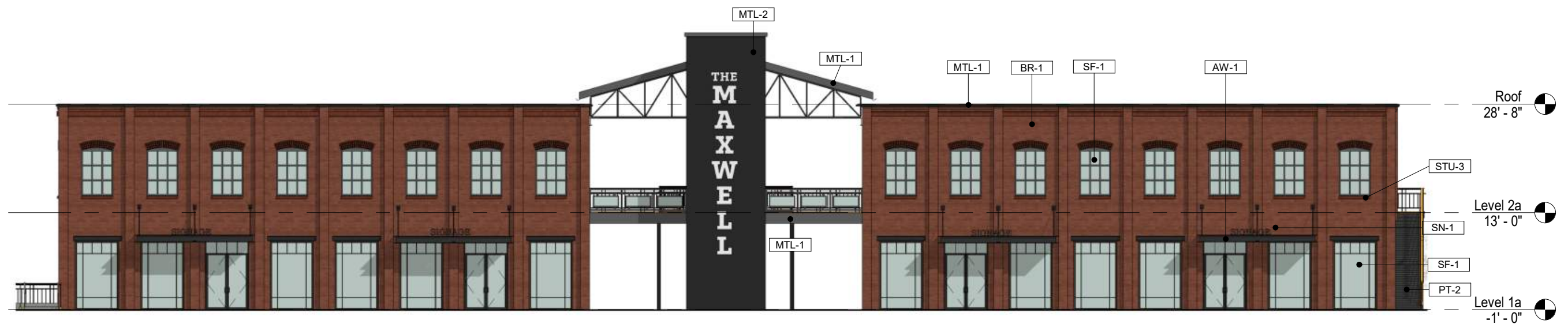


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THE MAXWELL
ALPHARETTA, GA
03/01/19



COURTYARD BRIDGE ELEVATION



BUILDING 3 WEST ELEVATION

1/16" = 1'-0"



BUILDING 3 EAST ELEVATION

1/16" = 1'-0"



BUILDING 3 NORTH ELEVATION

1/16" = 1'-0"



BUILDING 3 SOUTH ELEVATION

1/16" = 1'-0"



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THE MAXWELL
ALPHARETTA, GA
03/01/19



BUILDING 3 NORTH & SOUTH ELEVATIONS



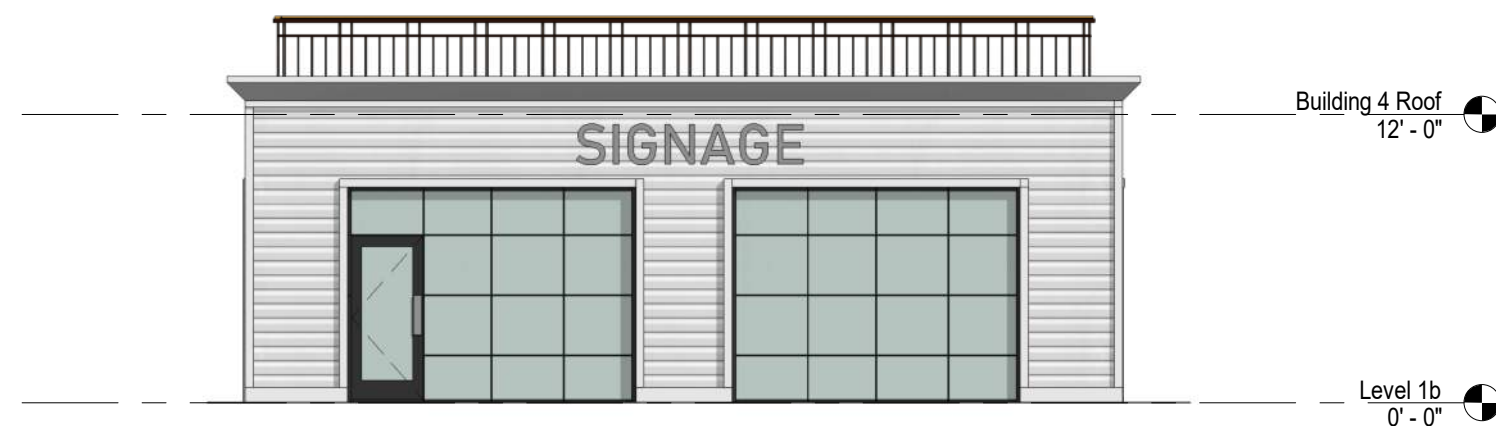
BUILDING 4 NORTH ELEVATION

1/8" = 1'-0"



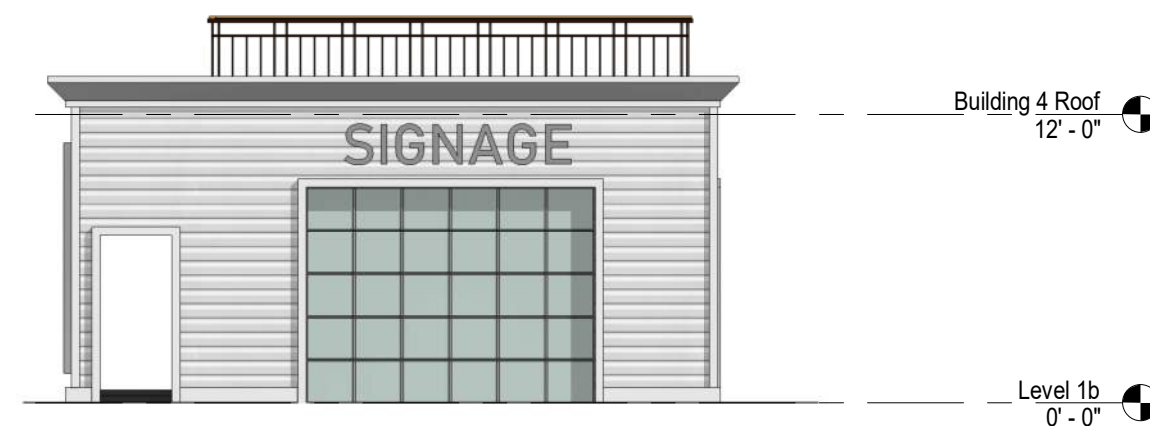
BUILDING 4 EAST ELEVATION

1/8" = 1'-0"



BUILDING 4 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 4 WEST ELEVATION

1/8" = 1'-0"

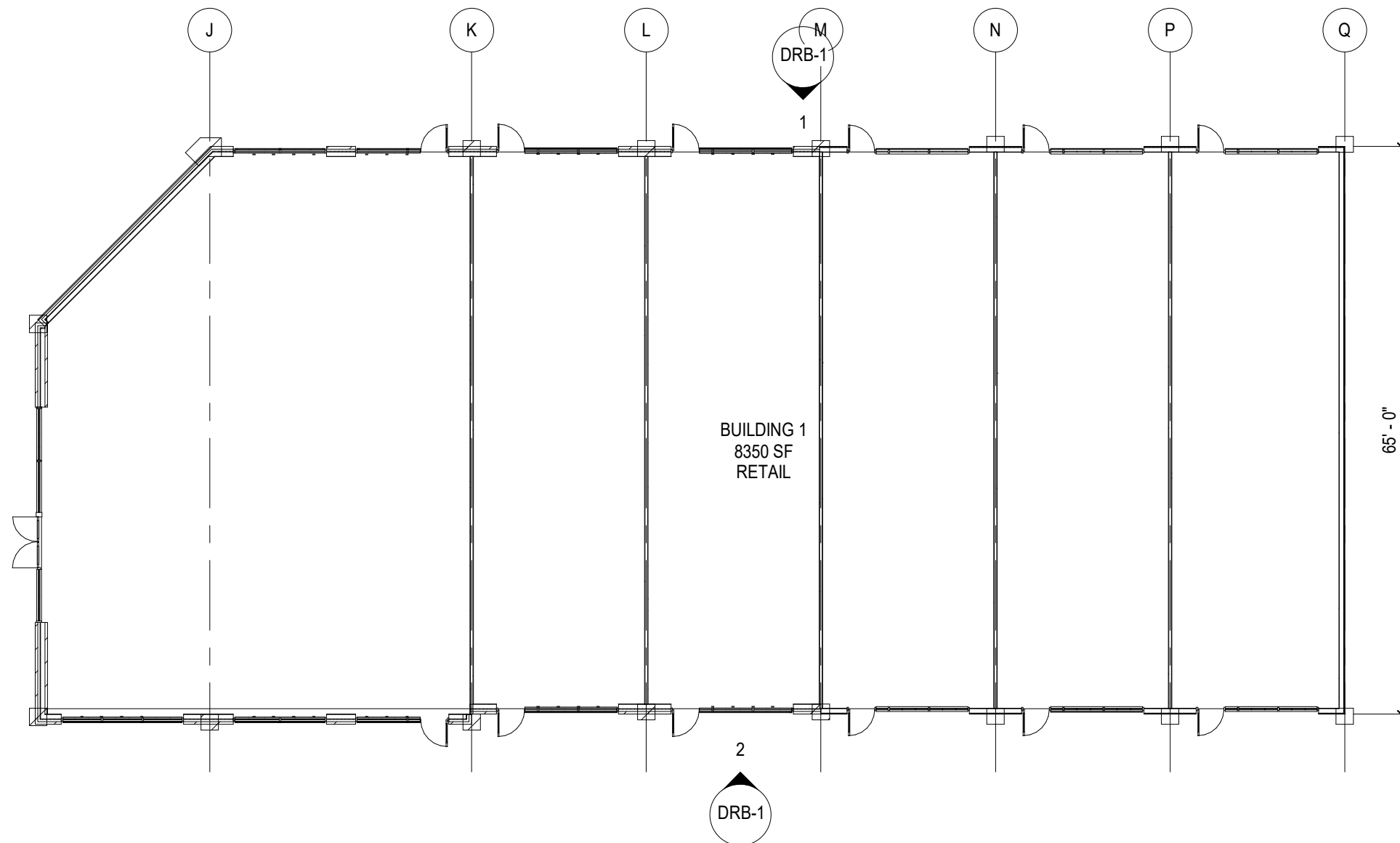


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ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
03/01/19

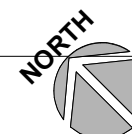


BUILDING 4 ELEVATIONS



BUILDING 1 FLOOR PLAN

1/16" = 1'-0"

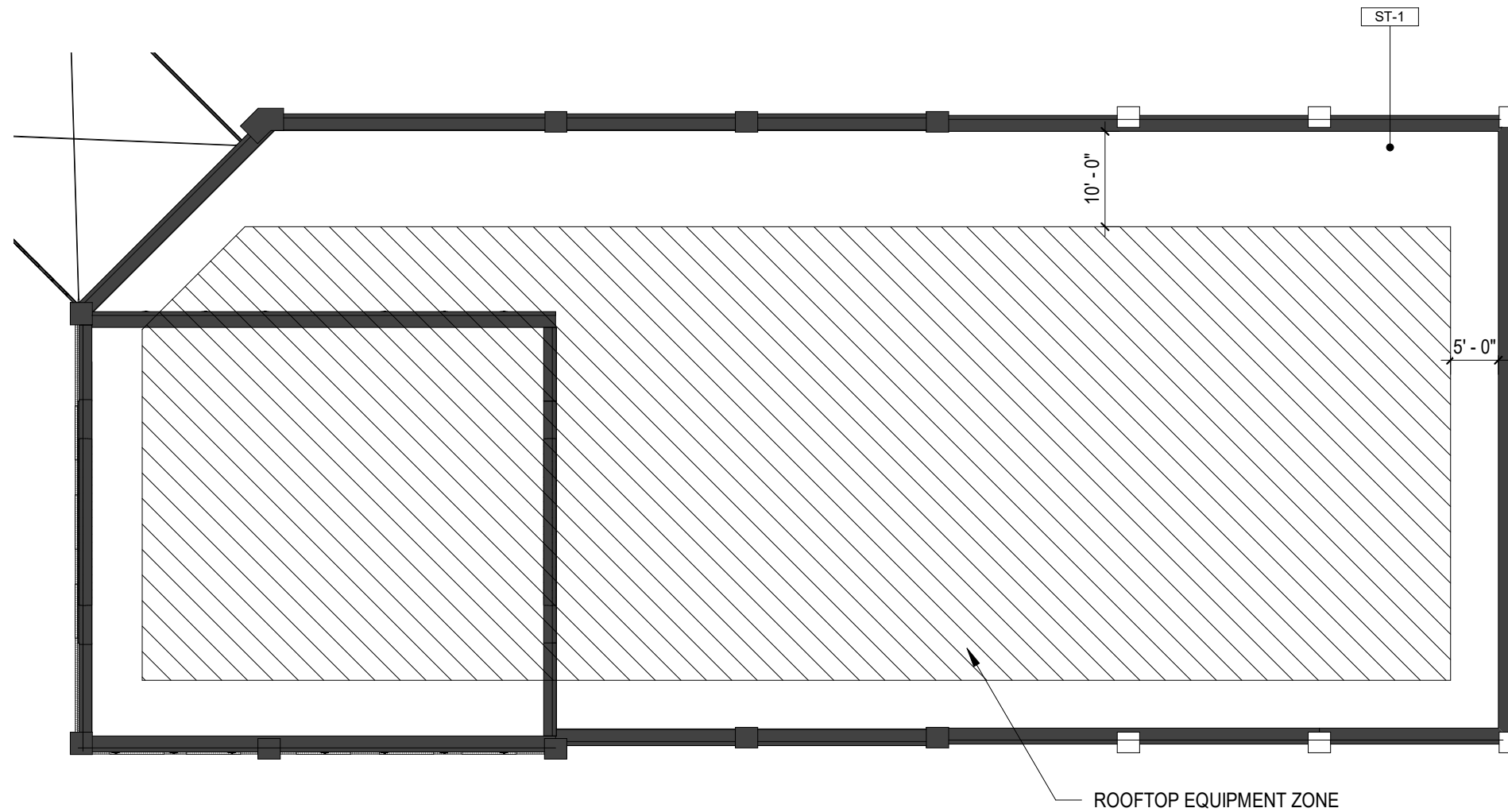


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THE MAXWELL
ALPHARETTA, GA
03/01/19



BUILDING 1 FLOOR PLAN



BUILDING 1 ROOF PLAN

1/16" = 1'-0"

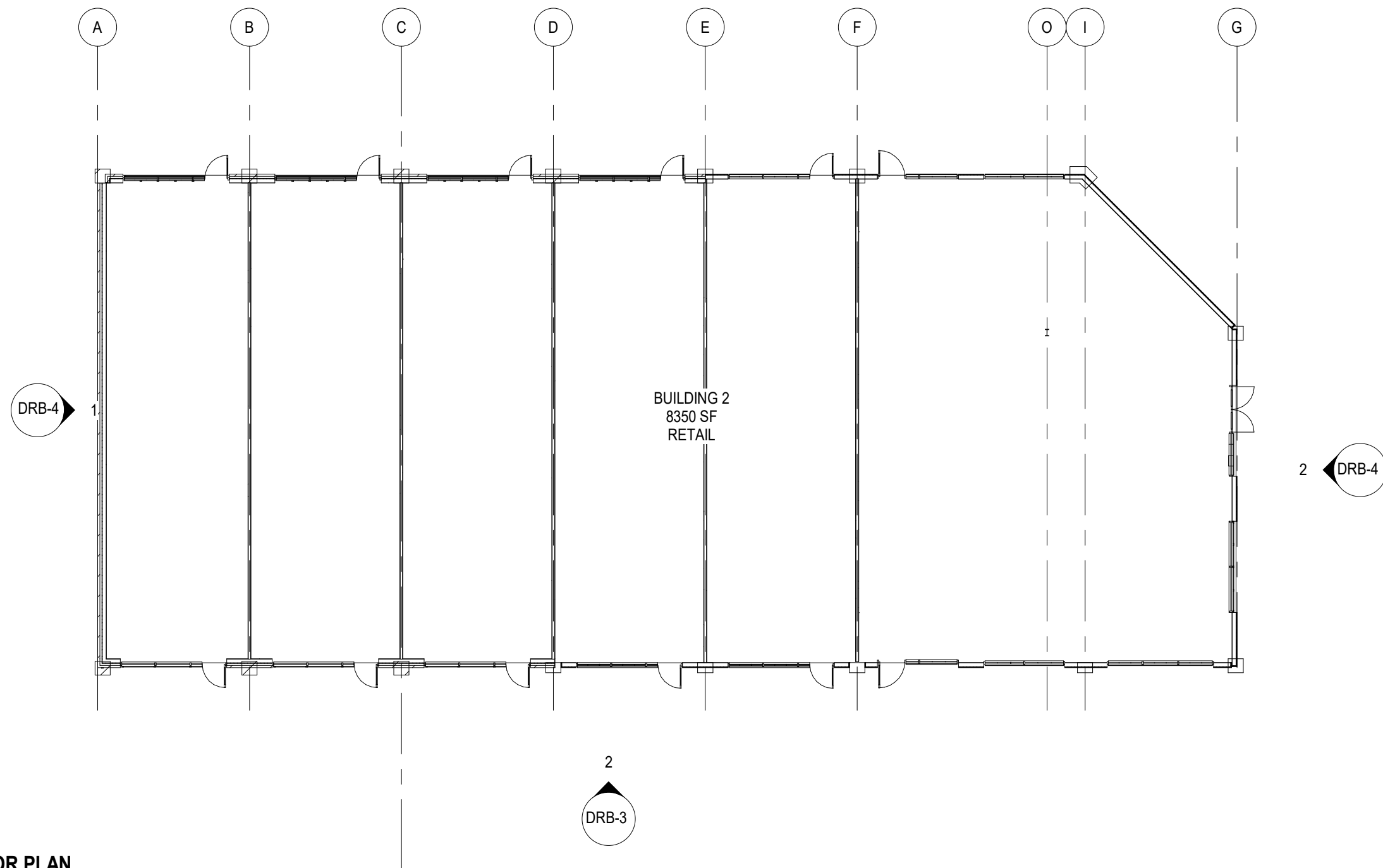


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ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
03/01/19



BUILDING 1 ROOF PLAN



BUILDING 2 FLOOR PLAN

1/16" = 1'-0"

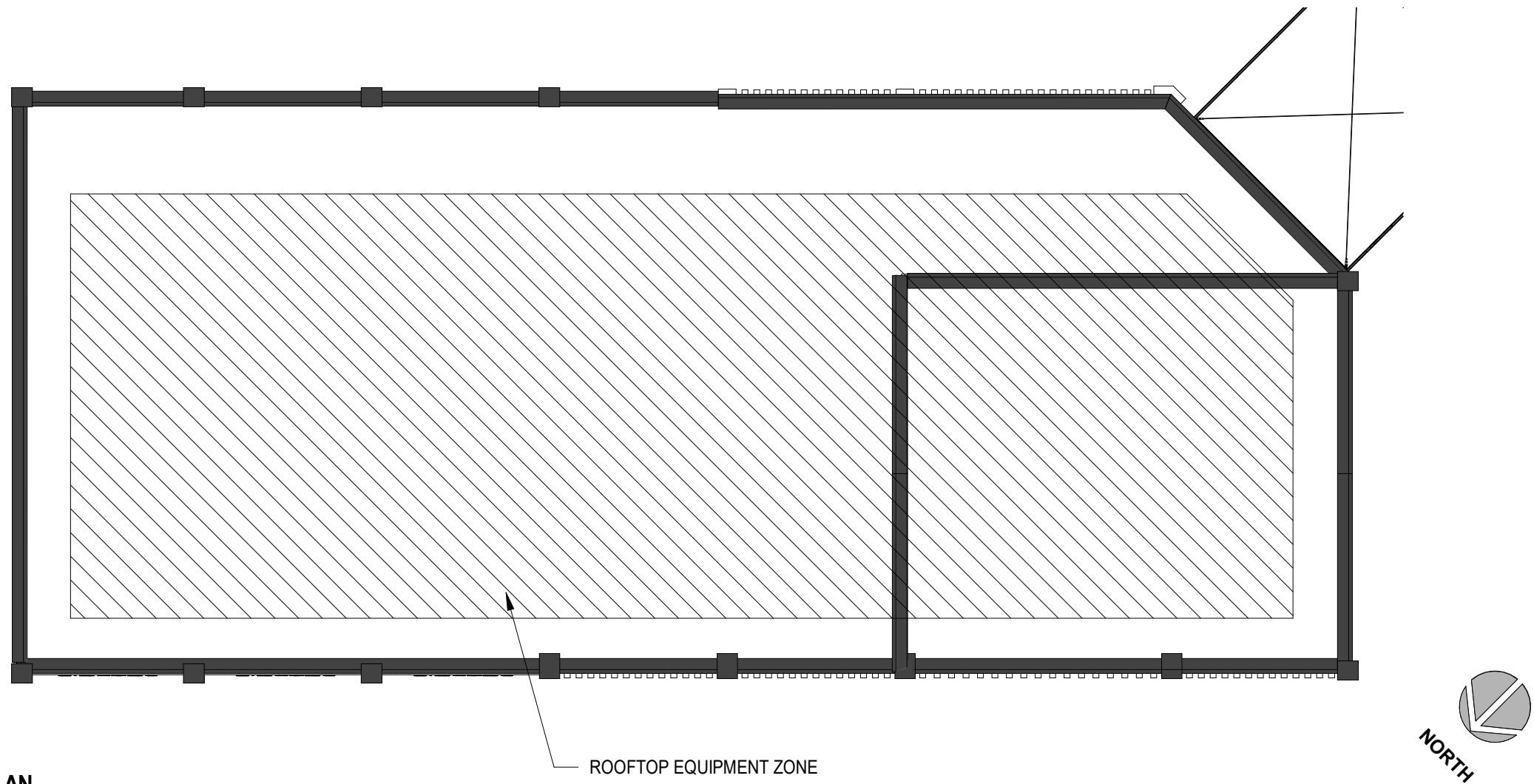


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ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
03/01/19



BUILDING 2 FLOOR PLAN



BUILDING 2 ROOF PLAN

1/16" = 1'-0"

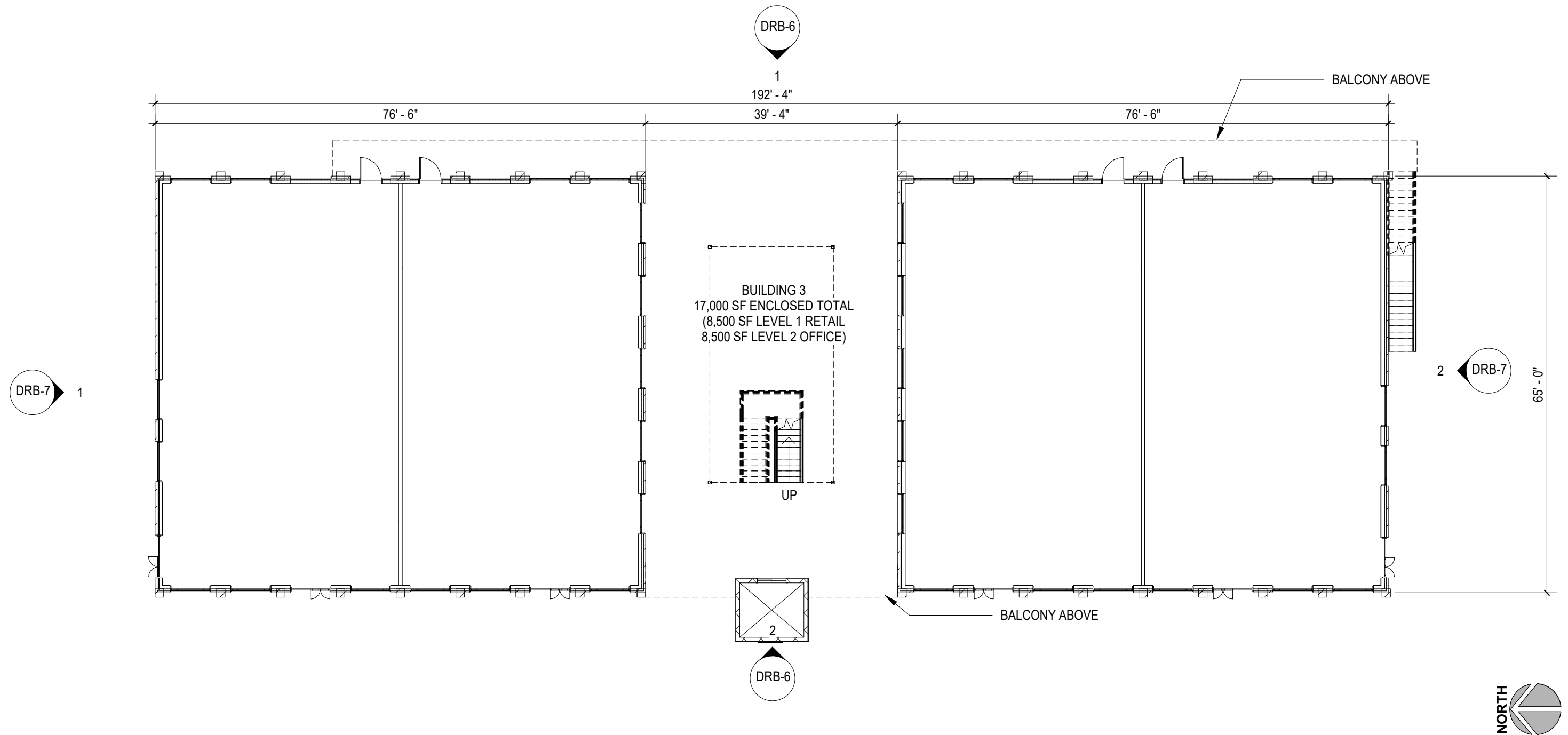


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ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
03/01/19

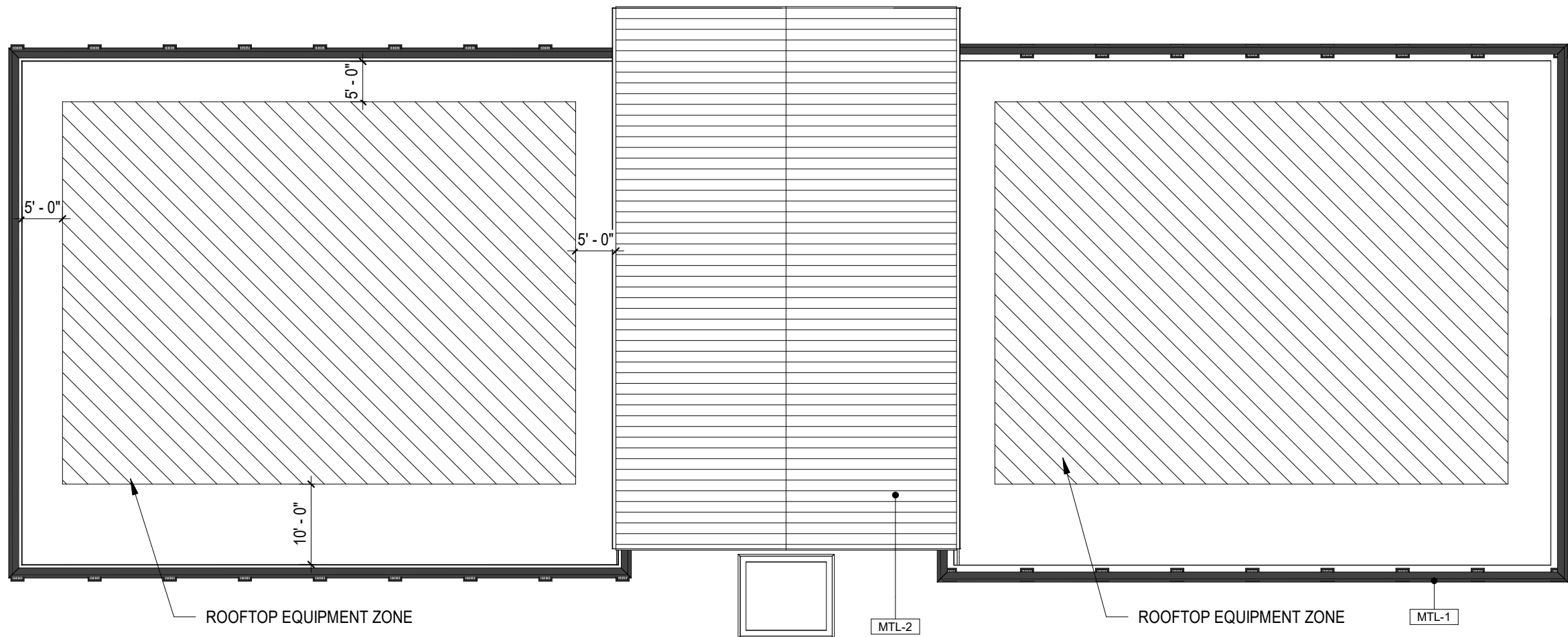


BUILDING 2 ROOF PLAN



BUILDING 3 FLOOR PLAN - LEVEL 1

1/16" = 1'-0"



BUILDING 3 ROOF PLAN

1/16" = 1'-0"



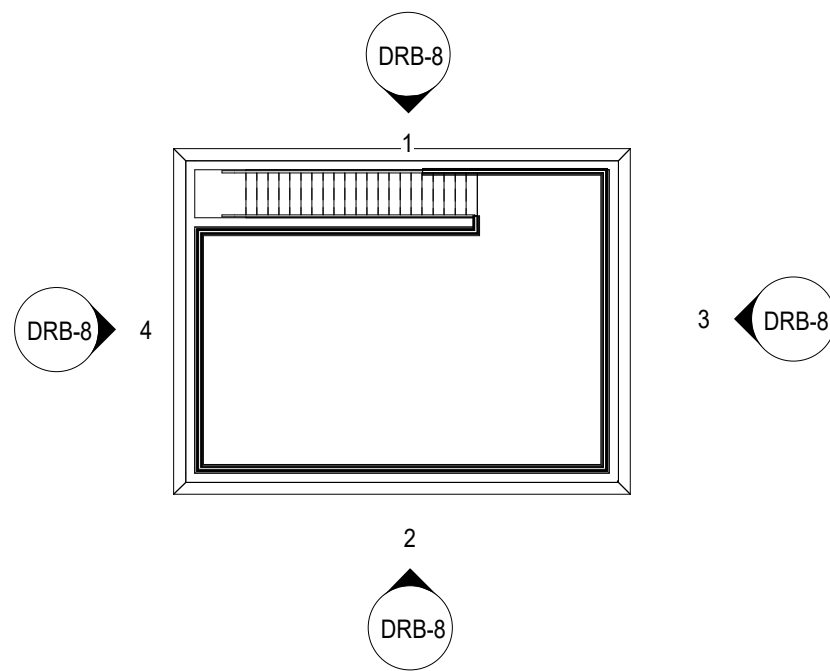
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ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA

03/01/19

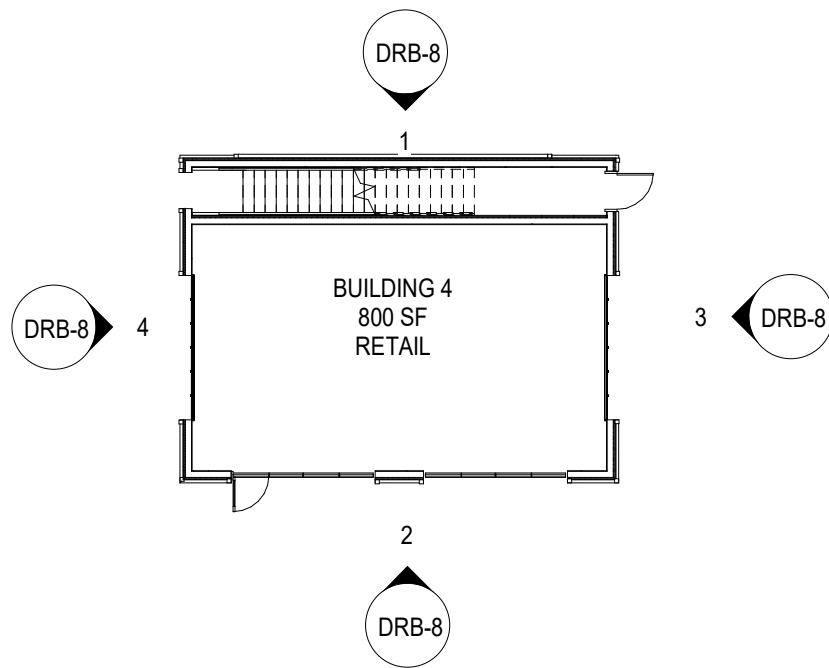


BUILDING 3 ROOF PLAN



BUILDING 4 ROOF PLAN

1/16" = 1'-0"



BUILDING 4 FLOOR PLAN

1/16" = 1'-0"

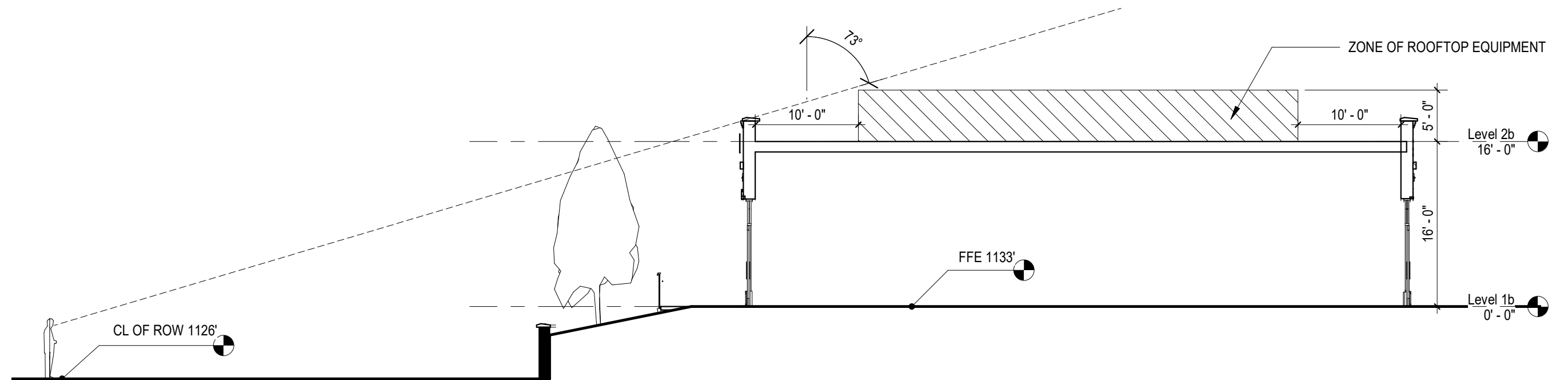


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ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
03/01/19



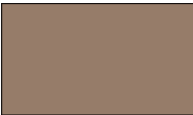
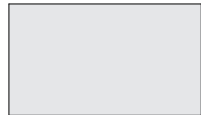
BUILDING 4 FLOOR PLAN



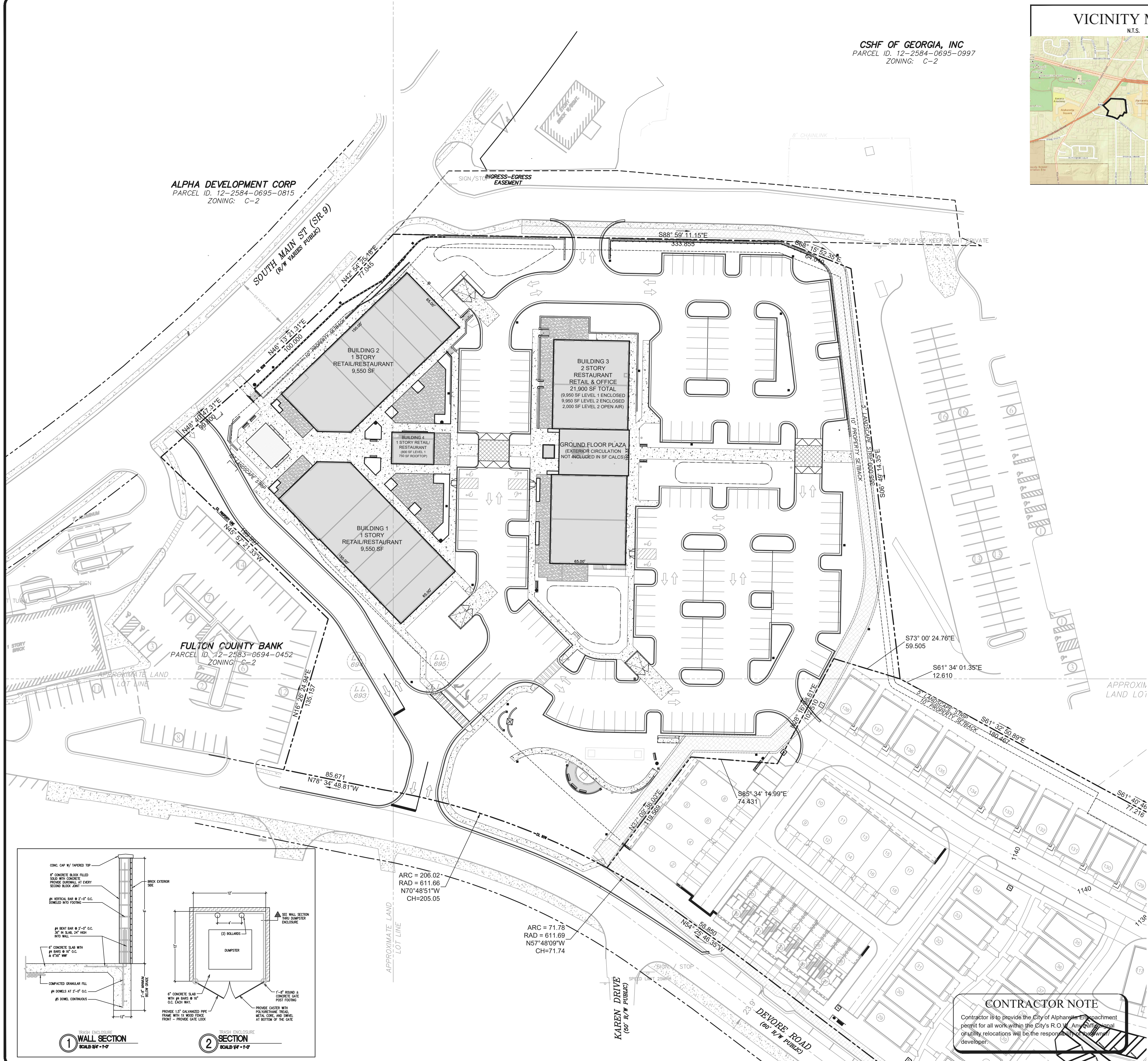
MAIN ST SIGHT LINE STUDY

3/32" = 1'-0"

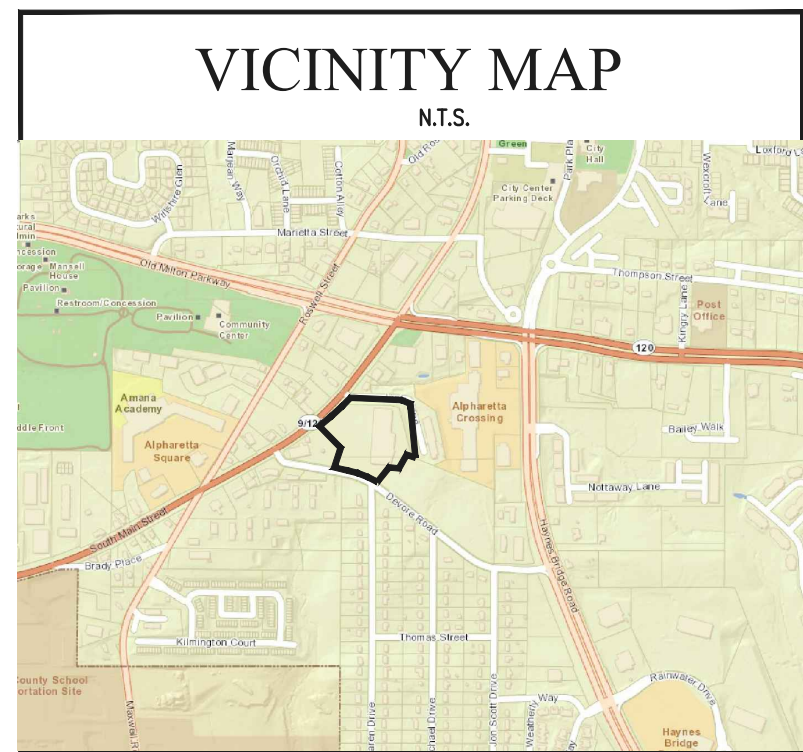
MATERIAL LEGEND

AW-1		ALUMINUM CANOPY WITH C CHANNEL EDGE PROFILE COLOR: DARK BRONZE	WD-1		WOOD RAINSCREEN STAINED CEDAR 1X6 T&G PLANKS
SF-1		STOREFRONT SYSTEM CLEAR LOW-E INSULATED GLAZING UNITS APPLIED ALUMINUM MUNTINS FRAME COLOR: CHARCOAL ALUMINUM	PP-1		DECORATIVE STEEL PATTRESS PLATE. COLOR: DARK BRONZE
BR-1		MODULAR BRICK VENEER, COMMON BOND GENERAL SHALE DAVIDSON BLEND	MTL-1		PREFINISHED METAL COPING. COLOR: GRAPHITE
STU-1		HARD-COAT STUCCO (FIELD COLOR) LIMESTONE FINISH COLOR: MATCH SW 7506 LOGGIA	MTL-2		STEEL STANDING SEAM PANEL. 16" WIDTH, 1 3/4" DEPTH COLOR: GRAPHITE
STU-2		HARD-COAT STUCCO (ACCENT COLOR) LIMESTONE FINISH COLOR: MATCH SW 7517 CHINA DOLL	MTL-3		PAINTED C-CHANNEL WINDOW HEADER. COLOR: DARK BRONZE
STU-3		HARD-COAT STUCCO (FIELD COLOR) LIMESTONE FINISH COLOR: MATCH SW 6060 MOROCCAN BROWN	MTL-4		PREFINISHED METAL. COLOR: STONE WHITE
GR-1		GREEN WALL	SN-1		SIGNAGE. SHOWN FOR LOCATION ONLY. FINAL SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE COVER.
CB-1		CEMENT BOARD LAP SIDING 6" EXPOSED FACE COLOR: LIGHT MIST	PT-1		PAINTED METAL COLOR: SW2835 CRAFTSMAN BROWN
CB-2		CEMENT BOARD TRIM COLOR: LIGHT MIST	PT-2		PAINTED METAL COLOR: SW7069 IRON ORE





CSHF OF GEORGIA, INC
PARCEL ID. 12-2584-0695-0997
ZONING: C-2



SITE DATA

GROSS SITE AREA: 5.497 ACRES
PROPOSED SITE AREA AFTER PROPOSED ROW: 4.767 ACRES
GDOT RIGHT-OF-WAY: 0.59 ACRES
ALPHARETTA RIGHT-OF-WAY: 0.14 ACRES
TOTAL IMPERVIOUS: 80%

OFFSITE DISTURBED AREA: 0.17 AC
ONSITE DISTURBED AREA: 5.55 AC
TOTAL DISTURBED: 5.72 ACRES
ADDRESS: 210 SOUTH MAIN STREET (PARCEL NO. 12-2584-0695-0815)

ZONING:
CURRENT ZONING: DT-MU CONDITIONAL
ZONING CASE # PH-17-36
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

BUILDING 1: 9,550 SF
BUILDING 2: 9,550 SF
BUILDING 3: 21,900 SF
BUILDING 4: 1,550 SF
TOTAL: 42,550 SF

SETBACKS: 10' LANDSCAPE STRIP

BUILDING HEIGHT: 40 FT MAX
MINIMUM HEIGHT ALLOWED: 18'

PARKING REQUIREMENTS:
RETAIL & RESTAURANT: 2 SPACE PER 1,000 SF = 67 SPACES
OFFICE: 3 SPACES PER 1,000 SF = 26 SPACES
TOTAL REQUIRED PARKING: 93 SPACE

PROPOSED REGULAR SPACES: 181 SPACES
PROPOSED HANDICAP SPACES: 6 SPACES (3%)
PROPOSED COMPACT SPACES: 0 SPACES (0%)
PROPOSED ELECTRIC SPACES: 2 SPACES (1%)
TOTAL PROVIDED PARKING: 189 SPACES

9'x18' IMPERVIOUS SPACE REDUCTION PARKING SPACES

LEGEND

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

TRAFFIC NOTES

- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD SPECIFICATIONS.
- ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES AT (678) 297-6200.
- MODIFICATIONS TO TRAFFIC CONTROL ARE TO BE COMPLETED AND APPROVED BY CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CO.

SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE MAXWELL ENTRANCE ON DEVORE ROAD IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +200 FEET TO THE LEFT AND +370 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE TRAVEL LANE AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

NOTES

- THIS INFORMATION WAS TAKEN FROM THE LOT DIVISION PLAT BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED JUNE 29, 2016.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
- ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901
- SOUTH MAIN STREET AND DEVORE RD STREETSCAPE SHALL MEET THE REQUIREMENTS IN THE DOWNTOWN CODE AND SHALL INCORPORATE TREE WELLS, PEDESTRIAN LIGHTING, LANDSCAPING AND BRICK-BONDED SIDEWALKS AS APPROVED BY STAFF

MAXWELL
City of Alpharetta
LDP #D180016

CAUTION

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

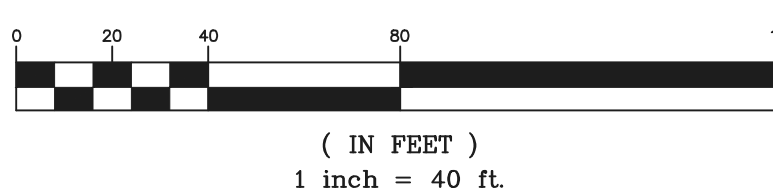
GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call 811 or (800) 282-7411
Before You Dig

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



GRAPHIC SCALE

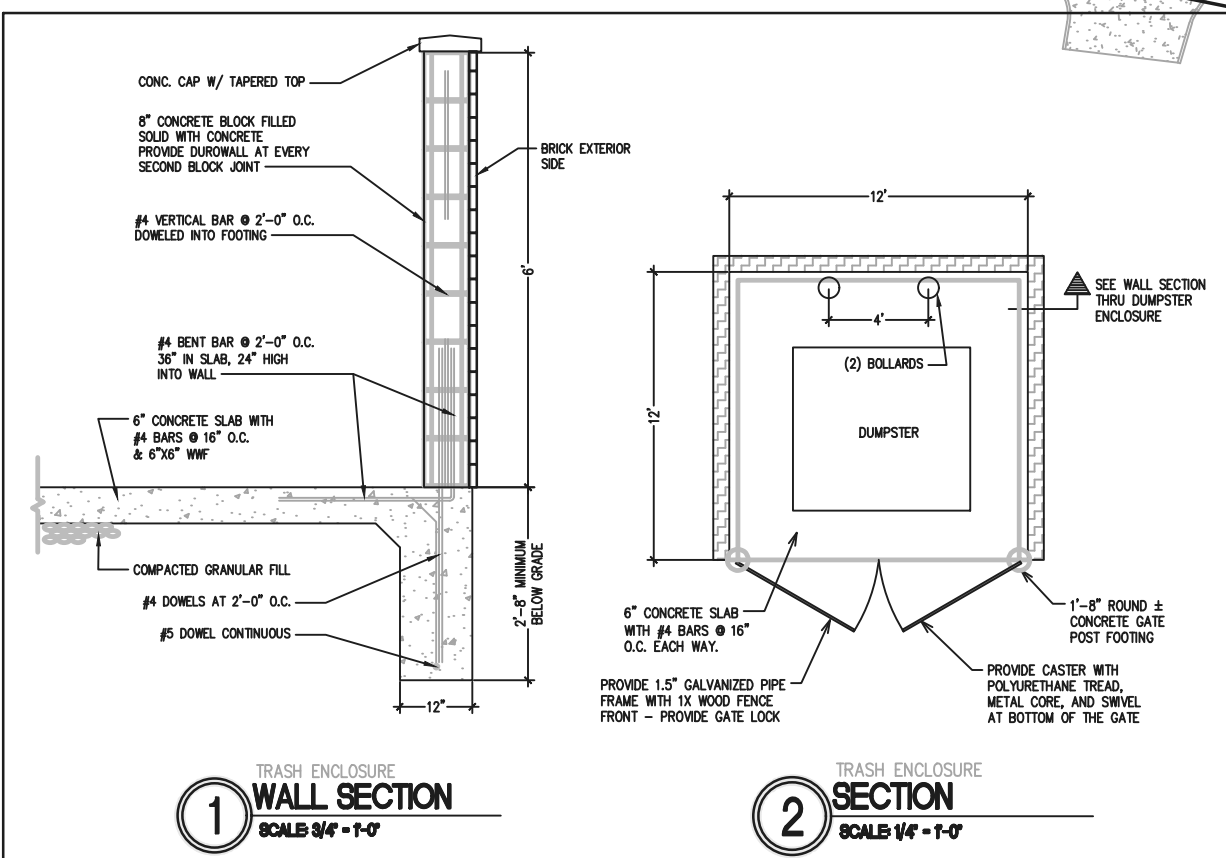


CONTRACTOR NOTE

Contractor is to provide the City of Alpharetta with a permit for all work within the City's R.O.W. Any damage to or utility relocations will be the responsibility of the developer.

ALPHA DEVELOPMENT CORP
PARCEL ID. 12-2584-0695-0815
ZONING: C-2

FULTON COUNTY BANK
PARCEL ID. 12-2583-0694-0452
ZONING: C-2



ARC = 206.02°
RAD = 611.66
N70°48'51"W
CH=205.05

ARC = 71.78°
RAD = 611.69
N57°48'09"W
CH=71.74



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

Project No. P-1818
Design By: WBD
Drawn By: LFB
Checked By: WBD
Date: 4/17/18
Scale: 1" = 40'

No.	Revision	Date
A	REVISED SITE PLAN ADDRESSED REVIEW	7/12/18
B	REVISED SITE PLAN ADDRESSED REVIEW	10/08/18
C	REV. BLDG. FOOTPRINTS, LANDSCAPE & HARDSCAPE	1/10/19

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

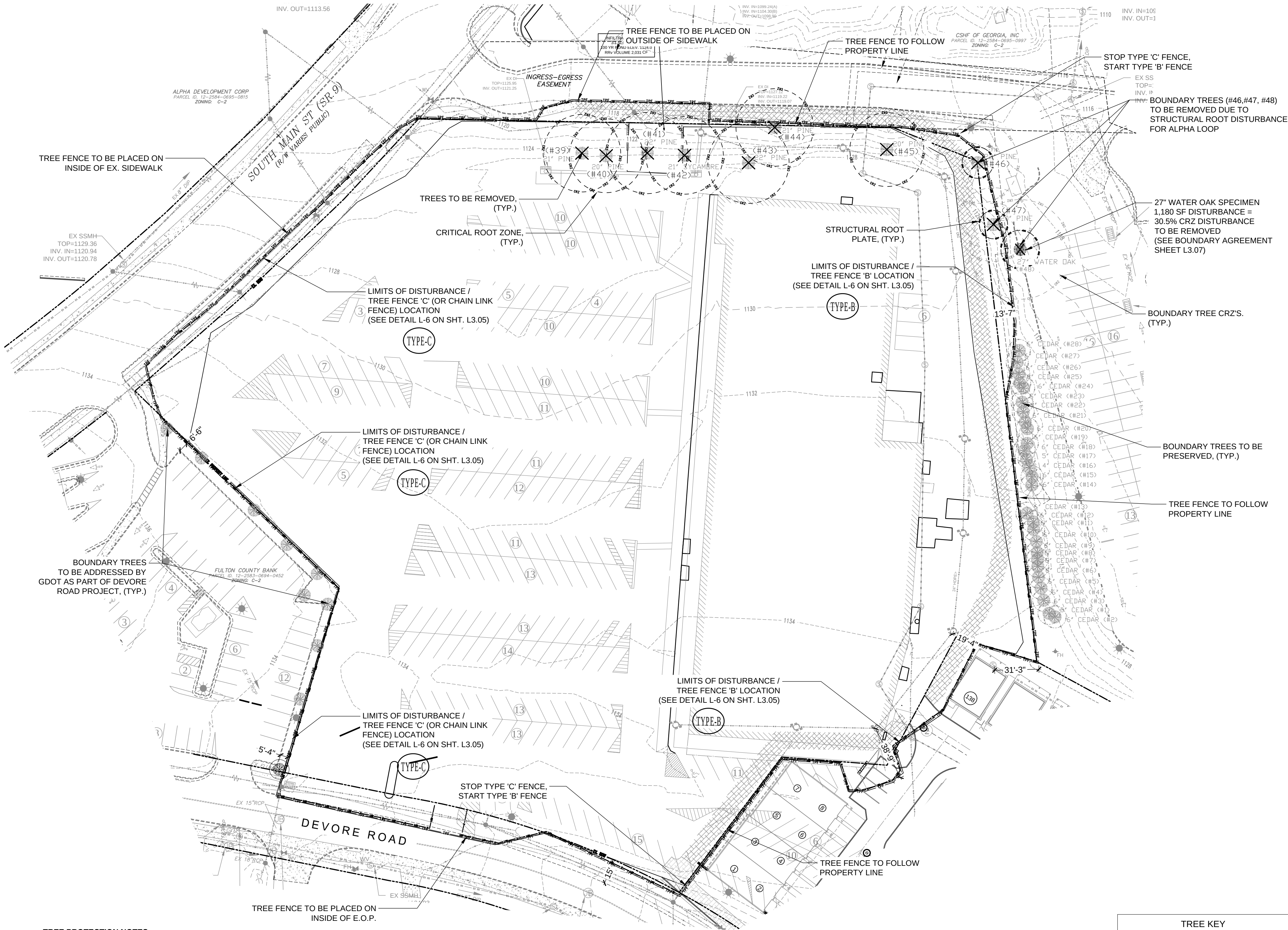
INITIAL OVERALL SITE PLAN
MAXWELL
210 SOUTH MAIN STREET
LAND LOT 695 & 696, 12TH DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0B

18028_The Maxwell_TP_DRB_SUB_030119.dwg

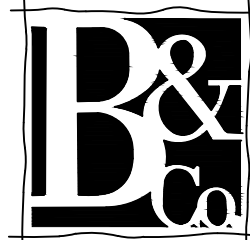
EXISTING TREE CHART		
TREE #	TREE TYPE	STATUS
1	6" CEDAR	BOUNDARY / PRESERVED
2	6" CEDAR	BOUNDARY / PRESERVED
3	6" CEDAR	BOUNDARY / PRESERVED
4	6" CEDAR	BOUNDARY / PRESERVED
5	6" CEDAR	BOUNDARY / PRESERVED
6	6" CEDAR	BOUNDARY / PRESERVED
7	6" CEDAR	BOUNDARY / PRESERVED
8	6" CEDAR	BOUNDARY / PRESERVED
9	6" CEDAR	BOUNDARY / PRESERVED
10	6" CEDAR	BOUNDARY / PRESERVED
11	6" CEDAR	BOUNDARY / PRESERVED
12	6" CEDAR	BOUNDARY / PRESERVED
13	6" CEDAR	BOUNDARY / PRESERVED
14	6" CEDAR	BOUNDARY / PRESERVED
15	6" CEDAR	BOUNDARY / PRESERVED
16	6" CEDAR	BOUNDARY / PRESERVED
17	6" CEDAR	BOUNDARY / PRESERVED
18	6" CEDAR	BOUNDARY / PRESERVED
19	6" CEDAR	BOUNDARY / PRESERVED
20	6" CEDAR	BOUNDARY / PRESERVED
21	6" CEDAR	BOUNDARY / PRESERVED
22	6" CEDAR	BOUNDARY / PRESERVED
23	6" CEDAR	BOUNDARY / PRESERVED
24	6" CEDAR	BOUNDARY / REMOVED / ALPHA LOOP
25	6" CEDAR	BOUNDARY / REMOVED / ALPHA LOOP
26	6" CEDAR	BOUNDARY / REMOVED / ALPHA LOOP
27	6" CEDAR	BOUNDARY / REMOVED / ALPHA LOOP
28	6" CEDAR	BOUNDARY / REMOVED / ALPHA LOOP
29	21" RED MAPLE	BOUNDARY / GDOT
30	10" RED MAPLE	BOUNDARY / GDOT
31	11" RED MAPLE	BOUNDARY / GDOT
32	14" RED MAPLE	BOUNDARY / GDOT
33	19" RED MAPLE	BOUNDARY / GDOT
34	10" HOLLY	BOUNDARY / GDOT
35	11" RED MAPLE	BOUNDARY / GDOT
36	17" RED MAPLE	BOUNDARY / GDOT
37	11" RED MAPLE	BOUNDARY / GDOT
38	26" RED MAPLE (NST 1)	BOUNDARY / GDOT
39	21" PINE	REMOVED
40	20" PINE	REMOVED
41	22" PINE	REMOVED
42	21" SYCAMORE	REMOVED
43	22" PINE	REMOVED
44	21" PINE	REMOVED
45	20" PINE	REMOVED
46	22" PINE	BOUNDARY / REMOVED / ALPHA LOOP
47	20" PINE	BOUNDARY / REMOVED / ALPHA LOOP
48	27" WATER OAK	BOUNDARY / REMOVED / ALPHA LOOP

CITY OF ALPHARETTA TREE DATA - THE MAXWELL	
SITE DENSITY FACTOR	
REQUIRED = 130 DBH INCH PER DISTURBED ACREAGE	
SITE AREA = 5.497 ACRES	
DISTURBED AREA = 4.5 ACRES (EXCLUDING ROW, ALPHA LOOP, & GDOT IMPROVEMENTS)	
SDF = 4.5 AC. x 130 DBH / AC = 585.0 INCHES REQ. / 598 INCHES PROVIDED (SEE CHART L3.04)	
EXISTING TREE DENSITY (BUFFERS EXCLUDED)	
NO EXISTING TREES SAVED	
SPECIMEN TREE RECOMPENSE	
REQUIRED = 3 x DBH INCH REMOVED	
NO ON-SITE SPECIMEN TREES ARE BEING REMOVED	
LANDSCAPE STRIPS	
PROVIDE 10' WIDE LANDSCAPE STRIP AT ROAD ROW (4" OVERSTORY / 3" UNDERSTORY)	
10' WIDE LANDSCAPE STRIP @ SOUTH MAIN STREET	
260 LF OF ROAD FRONTAGE	
TREES PROVIDED: (6) 4" OVERSTORY TREES & (5) 3" MIN. UNDERSTORY TREES	
10' WIDE LANDSCAPE STRIP @ DEVORE ROAD	
270 LF OF ROAD FRONTAGE	
TREES PROVIDED: (7) 4" OVERSTORY TREES & (3) 3" MIN. UNDERSTORY TREES	
10' WIDE LANDSCAPE STRIP @ JANIS LANE	
292 LF OF ROAD FRONTAGE	
TREES PROVIDED: (7) 4" OVERSTORY TREES & (12) 3" MIN. UNDERSTORY TREES	
5' WIDE LANDSCAPE STRIP @ REAR PROPERTY (4" OVERSTORY / 50 LF)	
354 LF / 50LF = 7 TREES REQUIRED	
TREES PROVIDED: (8) 4" OVERSTORY TREES & (9) UNDERSTORY TREES	
PARKING LOT TREE REQUIREMENTS	
REQUIRED = (1) 2" CAL SHADE TREE PER ISLAND	
NUMBER OF PARKING ISLANDS = 40	
TREES PROVIDED: (48) 2" MIN. TREES PROVIDED	
OUTDOOR DINING AREA REQUIREMENTS	
REQUIRED = (1) 2" CAL SHADE TREE PER 750 SF	
DINING AREA SF = 6,944 = 10 TREES REQUIRED (SEE CHART L3.01)	
TREES PROVIDED: (15) OVERSTORY TREES	



TREE PROTECTION NOTES:

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



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 .864. 1987

MJV MILL, LLC
26 Milton Ave.
Alpharetta, GA 30009
(678) 802-4912

OWNER:

THE MAXWELL
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MJV MILL, LLC

13 SOUTH MAIN STREET
LL 693, 694, 695, 696 - 12th DISTRICT
CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA



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REVISIONS

7/2/18; REV. A
10/9/18; REV. B
1/10/19; REV. C
3/1/19; DRB SUBMITTAL

DRAWING TITLE:

TREE PROTECTION
PLAN

DATE:

04.18.18

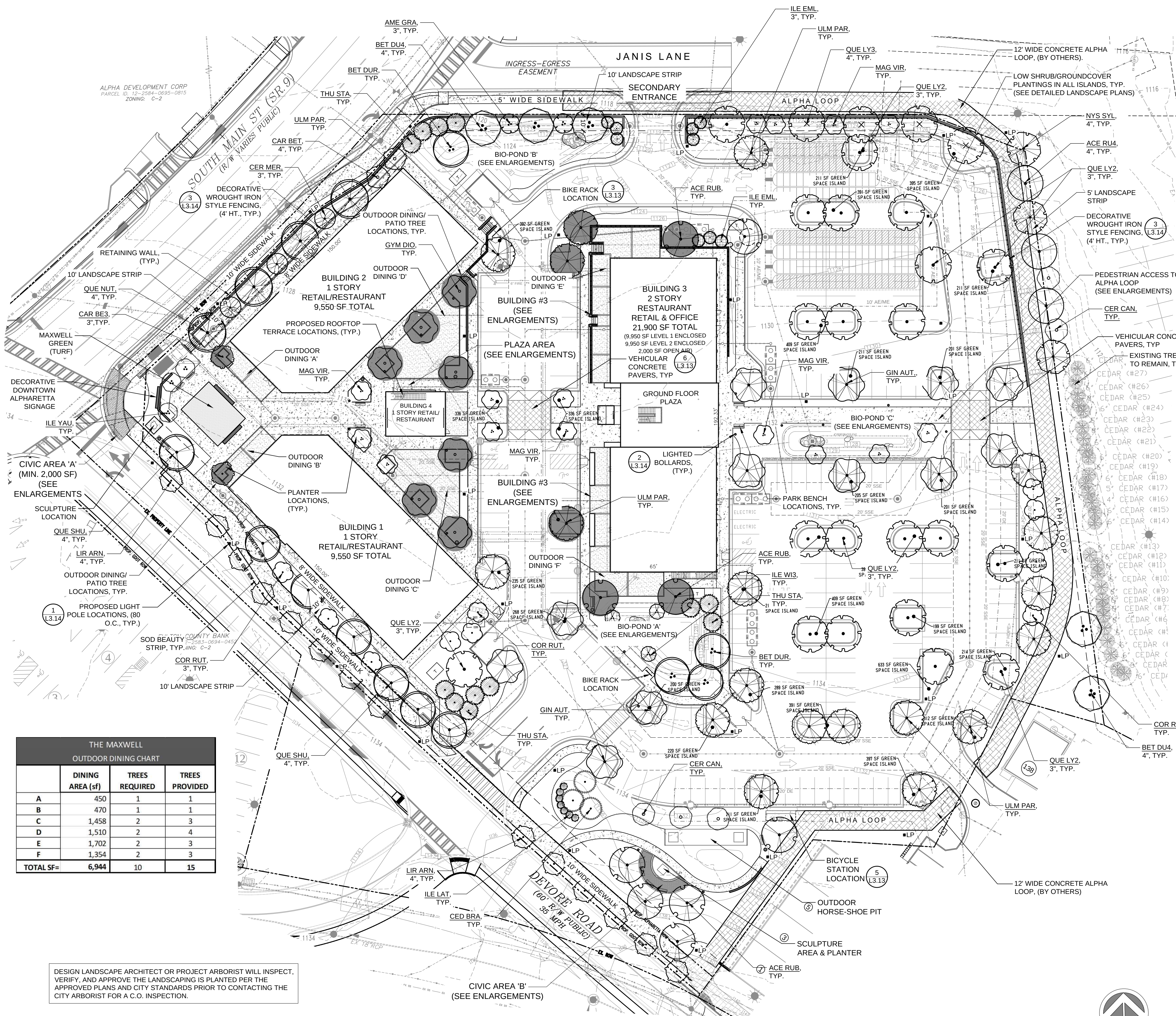
PROJECT #

18.028

SHEET REF #

L3.00

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



THE MAXWELL OUTDOOR DINING CHART			
	DINING AREA (sf)	TREES REQUIRED	TREES PROVIDED
A	450	1	1
B	470	1	1
C	1,458	2	3
D	1,510	2	4
E	1,702	2	3
F	1,354	2	3
TOTAL SF=	6,944	10	15

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.

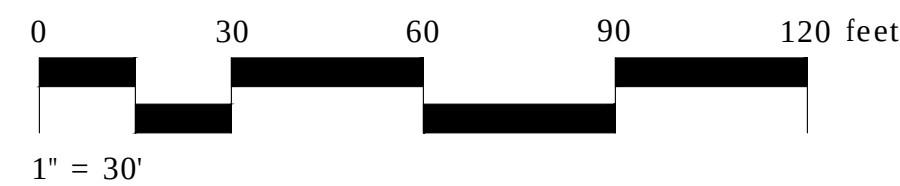
DESIGN FOR ROOFTOP AMENITIES TO BE PROVIDED WITH TENANT BUILDING PERMIT.

SEE SHEET L3.1701A FOR THE PHASE 1 LANDSCAPE PLAN.

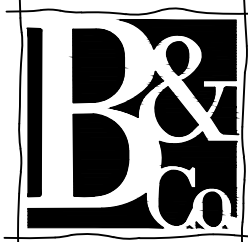
LANDSCAPE PLAN NOTES:

- 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.

CITY OF ALPHARETTA TREE DATA - THE MAXWELL	
SITE DENSITY FACTOR	
REQUIRED = 130 DBH INCH PER DISTURBED ACREAGE	
SITE AREA = 5.497 ACRES	
DISTURBED AREA = 4.5 ACRES (EXCLUDING ROW, ALPHA LOOP, & GDOT IMPROVEMENTS)	
SDF = 4.5 AC. x 130 DBH / AC = 585.0 INCHES REQ. / 598 INCHES PROVIDED (SEE CHART L3.04)	
EXISTING TREE DENSITY (BUFFERS EXCLUDED)	
NO EXISTING TREES SAVED	
SPECIMEN TREE RECOMPENSE	
REQUIRED = 3 x DBH INCH REMOVED	
NO ON-SITE SPECIMEN TREES ARE BEING REMOVED	
LANDSCAPE STRIPS	
PROVIDE 10' WIDE LANDSCAPE STRIP AT ROAD ROW (4" OVERSTORY / 3" UNDERSTORY)	
10' WIDE LANDSCAPE STRIP @ SOUTH MAIN STREET	
260 LF OF ROAD FRONTAGE	
TREES PROVIDED: (6) 4" OVERSTORY TREES & (5) 3" MIN. UNDERSTORY TREES	
10' WIDE LANDSCAPE STRIP @ DEVORE ROAD	
270 LF OF ROAD FRONTAGE	
TREES PROVIDED: (7) 4" OVERSTORY TREES & (3) 3" MIN. UNDERSTORY TREES	
10' WIDE LANDSCAPE STRIP @ JANIS LANE	
292 LF OF ROAD FRONTAGE	
TREES PROVIDED: (7) 4" OVERSTORY TREES & (12) 3" MIN. UNDERSTORY TREES	
5' WIDE LANDSCAPE STRIP @ REAR PROPERTY (4" OVERSTORY / 50 LF)	
354 LF / 50 LF = 7 TREES REQUIRED	
TREES PROVIDED: (8) 4" OVERSTORY TREES & (9) UNDERSTORY TREES	
PARKING LOT TREE REQUIREMENTS	
REQUIRED = (1) 2" CAL. SHADE TREE PER ISLAND	
NUMBER OF PARKING ISLANDS = 40	
TREES PROVIDED: (48) 2" MIN. TREES PROVIDED	
OUTDOOR DINING AREA REQUIREMENTS	
REQUIRED = (1) 2" CAL. SHADE TREE PER 750 SF	
DINING AREA SF = 6,944 = 30 TREES REQUIRED (SEE CHART L3.01)	
TREES PROVIDED: (15) OVERSTORY TREES	



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



Brunson & Company
LANDSCAPE ARCHITECTS

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ROSOWELL, GA 30076
770. 864. 1987

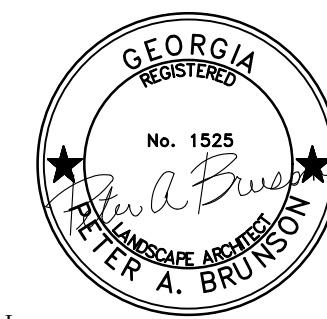
MJV MILL, LLC
26 Milton Ave.
Alpharetta, GA 30009
(678) 802-4912

OWNER:

THE MAXWELL TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MJV MILL, LLC

13 SOUTH MAIN STREET
LL 693, 694, 695, 696 - 12th DISTRICT
CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA



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REVISIONS

7/2/18	REV. A
10/9/18	REV. B
1/10/19	REV. C
3/1/19	DRB SUBMITTAL

DRAWING TITLE:

TREE REPLACEMENT
PLAN

DATE:

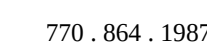
04.18.18

PROJECT #

18.028

SHEET REF #

L3.01



OWNER:

Prepared For:
MJV MILL, LLC

13 SOUTH MAIN STREET
LL 693, 694, 695, 696 - 12th DISTRICT
CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA



REVISIONS

DRAWING TITLE:

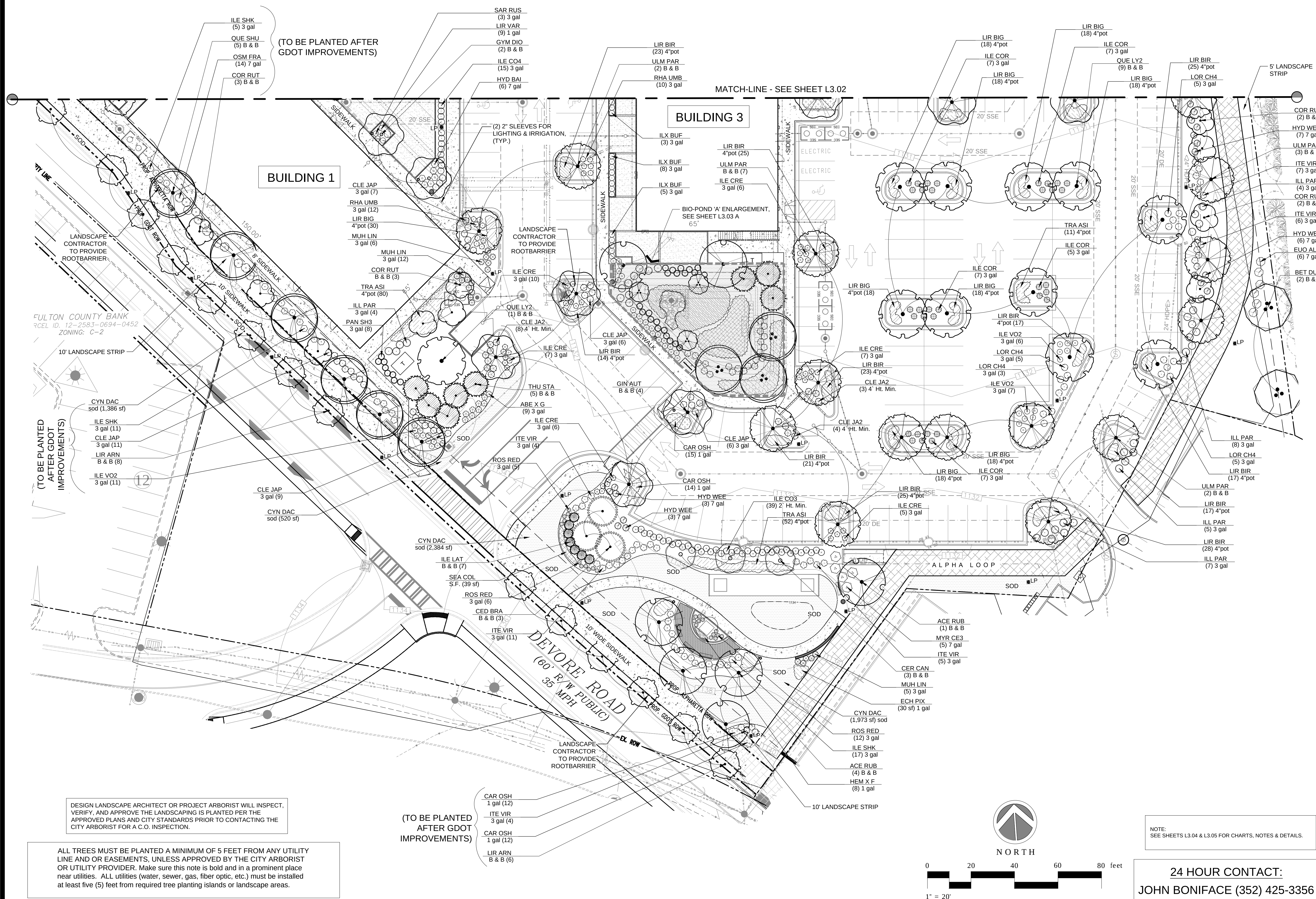
SHEET REF 4

L3.02



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

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(TO BE PLANTED AFTER GDOT IMPROVEMENTS)

(TO BE PLANTED AFTER GDOT IMPROVEMENTS)

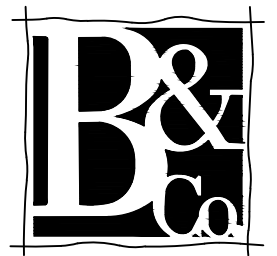
(TO BE PLANTED AFTER GDOT IMPROVEMENTS)

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NOTE:
SEE SHEETS L3.04 & L3.05 FOR CHARTS, NOTES & DETAILS.

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



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770 . 864 . 1987

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Alpharetta, GA 30009
(678) 802-4912

OWNER:

Prepared For:
MJV MILL, LLC

THE MAXWELL
TREE PROTECTION/ LANDSCAPE PLANS

13 SOUTH MAIN STREET
LL 693, 694, 695, 696 - 12th DISTRICT
CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA



SEAL:

3/1/19

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REVISIONS

7/2/18	REV. A
10/9/18	REV. B
1/10/19	REV. C
3/1/19	DRB SUBMITTAL

DRAWING TITLE:

DETAILED
LANDSCAPE PLAN

DATE:

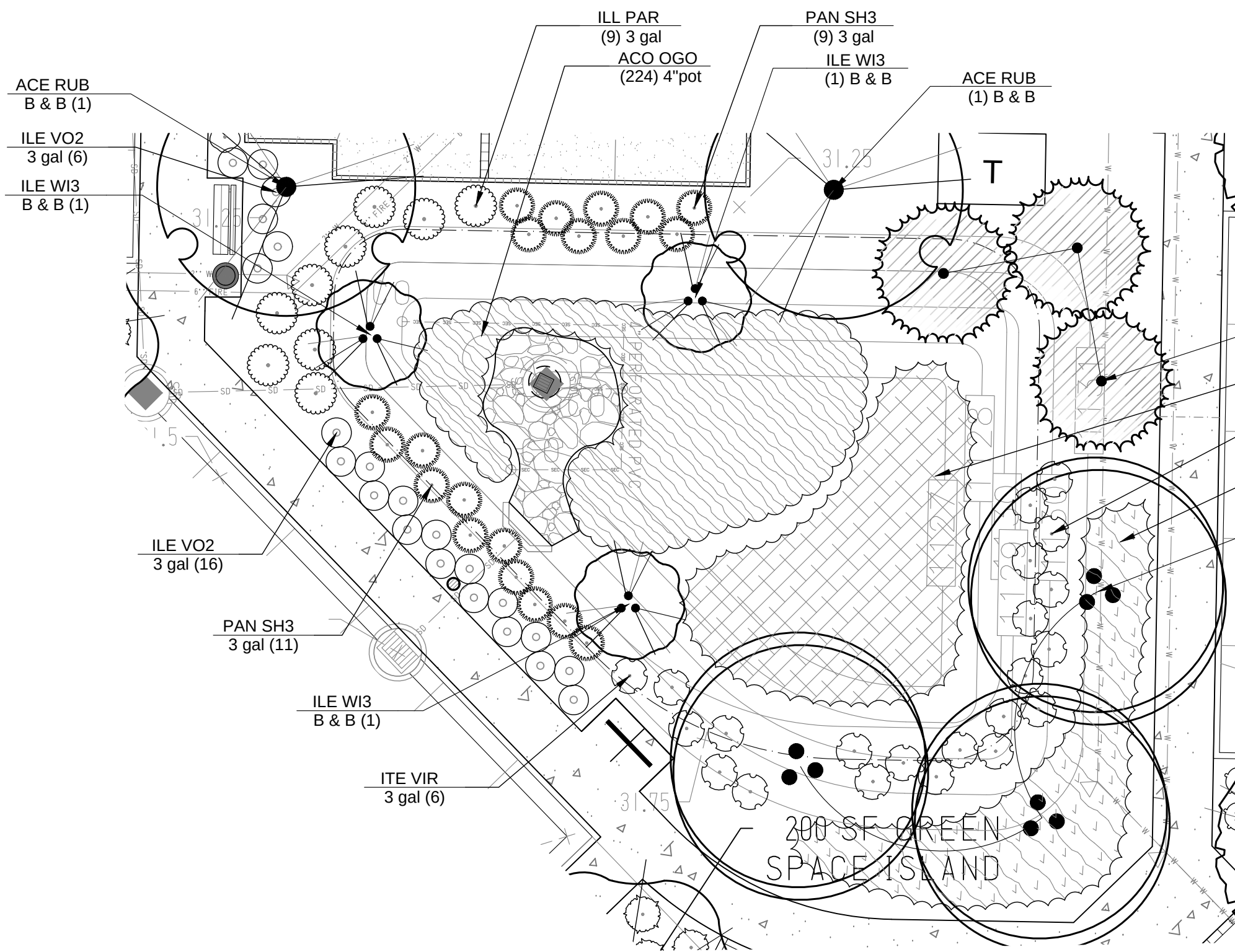
04.18.18

PROJECT #

18.028

SHEET REF #

L3.03



1 BIO-POND 'A' - LANDSCAPE ENLARGEMENT
SCALE: 1" = 10'

PLANT SCHEDULE BIO POND 'A'

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPACING
ACE RUB	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	B & B	3"Cal	12'-14' Min.	As Shown
BET DUR	3	Betula nigra	River Birch Multi-Trunk	B & B	3"Cal	12'-14' Min.	As Shown
ILE WI3	3	Ilex verticillata	Multi-trunk Winterberry	B & B	2"Cal	6'-7' Ht.	As Shown
THU STA	3	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	B & B	3"Cal	9-10' Ht.	12' o.c.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SIZE	MIN. HT.
ILE VO2	20	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3 gal	3' o.c.		
ILL PAR	9	Illicium parviflorum	Anise Tree	3 gal	4' o.c.		
ITE VIR	22	Itea virginica 'Henry's Garnet'	Virginia Sweetpire	3 gal	3' o.c.		
PAN SH3	20	Panicum virgatum 'Shenandoah'	Switch Grass	3 gal	3' o.c.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING		
ACO OGO	224	Acorus gramineus 'Ogon'	Golden Variegated Sweetflag	4'pot	18" o.c.		
CHA LAT	37	Chasmanthium latifolium	Wood Oats	1 gal	36" o.c.		
JUN EFF	49	Juncus effusus	Soft Rush	4'pot	16" o.c.		

BIO POND PLANTING NOTES:

As noted in the Georgia Stormwater Manual, Volume 2, the landscaping of Bioretention facilities are critical to the performance and function of the systems. Below is a list of general requirements.

PLANTING SOILS:

Planting soils should be a sandy loam, loamy sand, loam or loamy/sand mix. Clay content of area should not be greater than 25% by volume. Soil should be with the SM, ML, SC classification or the Unified Soil Classification System (USCS).

-Soil should be permeable of at least minimum of 1.0 foot per day is required.

-Soil should be free of stones, stumps, roots, or other woody material over 1" in diameter.

-Brush or seeds from noxious weeds, such as Johnson Grass, Mugwort, Nutsedge, and Thistle should not be present in soils.

-Landscape contractor to should backfill planting soil in 12 to 18" lifts, loosely compacted.

PLANTING PROCEDURES:

The landscape contractor shall proceed only after the topsoil has been prepared uniformly in the designated areas to within the specified grading tolerances in the contract documents or plan.

-A pit shall be dug large enough for the proper setting of the rootball (1" wider than rootball) sand deep enough to allow 1'-2" of the rootball to set above existing grade.

-All container grown material shall be planted straight and centered in pit.

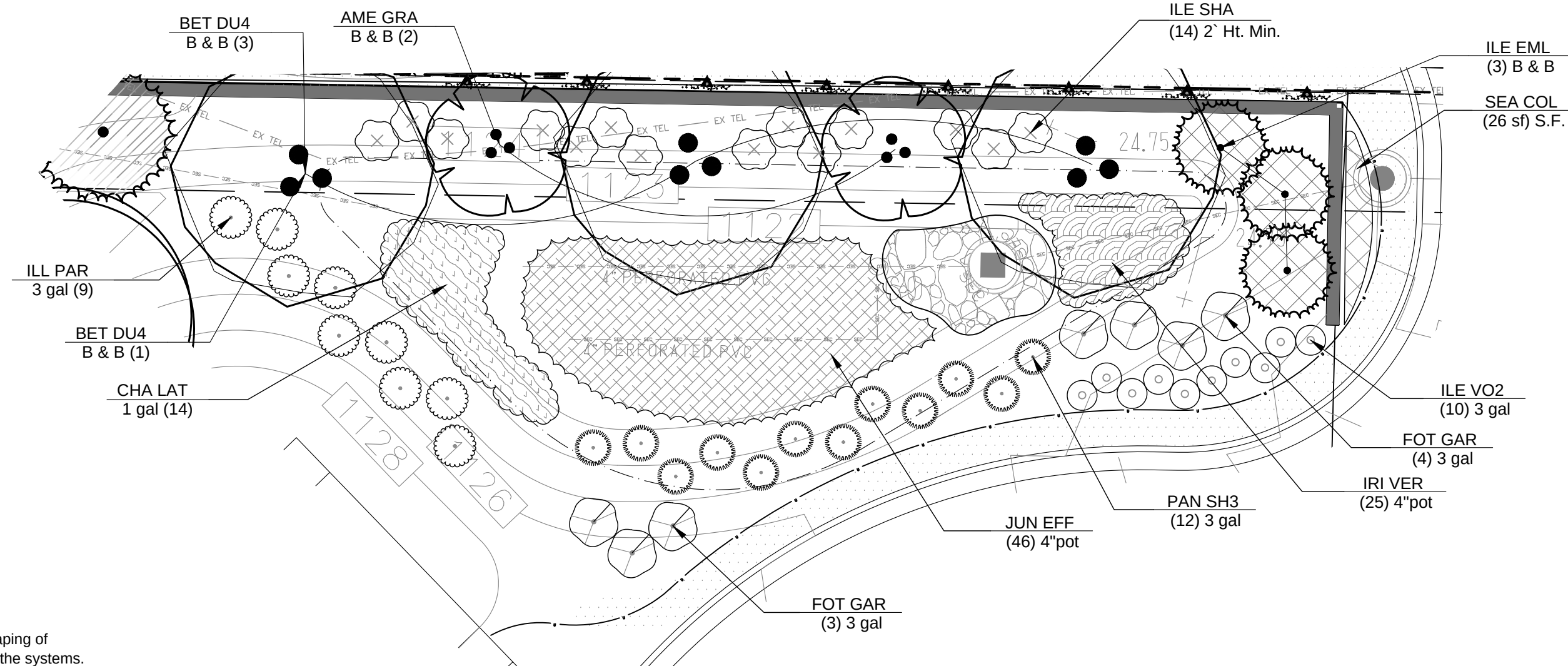
-Backfill the sides of the pit with soil mixture and tamp firmly as the pit is being filled. Water all the plants thoroughly until the soil is saturated, even if it is raining.

-an application of a controlled release fertilizer shall be applied at the time of planting, and again during the maintenance and monitoring period if the plant conditions indicate the need.

-Mulch all planting areas with a 2-3" layer of shredded hardwood mulch. The mulch should be well aged, uniform in color, and free of weed seeds.

WARRANTY:

-A warranty period shall be agreed upon between the owner and landscape contractor for the wetland planting. This warranty must coincide with any warranty required by the local governing jurisdiction.



2 BIO-POND 'B' - LANDSCAPE ENLARGEMENT
SCALE: 1" = 10'

PLANT SCHEDULE BIO-POND 'B'

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPACING
AME GRA	2	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	3"Cal	7'-8' Ht.	As Shown
BET DU4	3	Betula nigra	River Birch Multi-Trunk	B & B	4"Cal	14'-16' Ht.	As Shown
ILE EML	3	Ilex x 'Emily Bruner'	Emily Bruner Holly	B & B	3"Cal	7'-8' Ht.	8' o.c.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SIZE	MIN. HT.
FOT GAR	7	Fothergilla gardenii	Dwarf Fothergilla	3 gal	4' o.c.		
ILE SHA	14	Ilex glabra 'Shamrock'	Inkberry	2' Ht. Min.	3' o.c.		2' Ht. Min.
ILE VO2	10	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3 gal	3' o.c.		
ILL PAR	9	Illicium parviflorum	Anise Tree	3 gal	4' o.c.		
PAN SH3	12	Panicum virgatum 'Shenandoah'	Switch Grass	3 gal	3' o.c.		
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SIZE	MIN. HT.
PAR FEN	8	Parthenocissus tricuspidata 'Fenway Park'	Boston Ivy	1 gal	10' o.c.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING		
CHA LAT	14	Chasmanthium latifolium	Wood Oats	1 gal	36" o.c.		
IRI VER	25	Iris versicolor	Blue Flag	4'pot	24" O.C.		
JUN EFF	46	Juncus effusus	Soft Rush	4'pot	16" o.c.		
SEA COL	26 sf	Seasonal Color	Seasonal Color	S.F.			

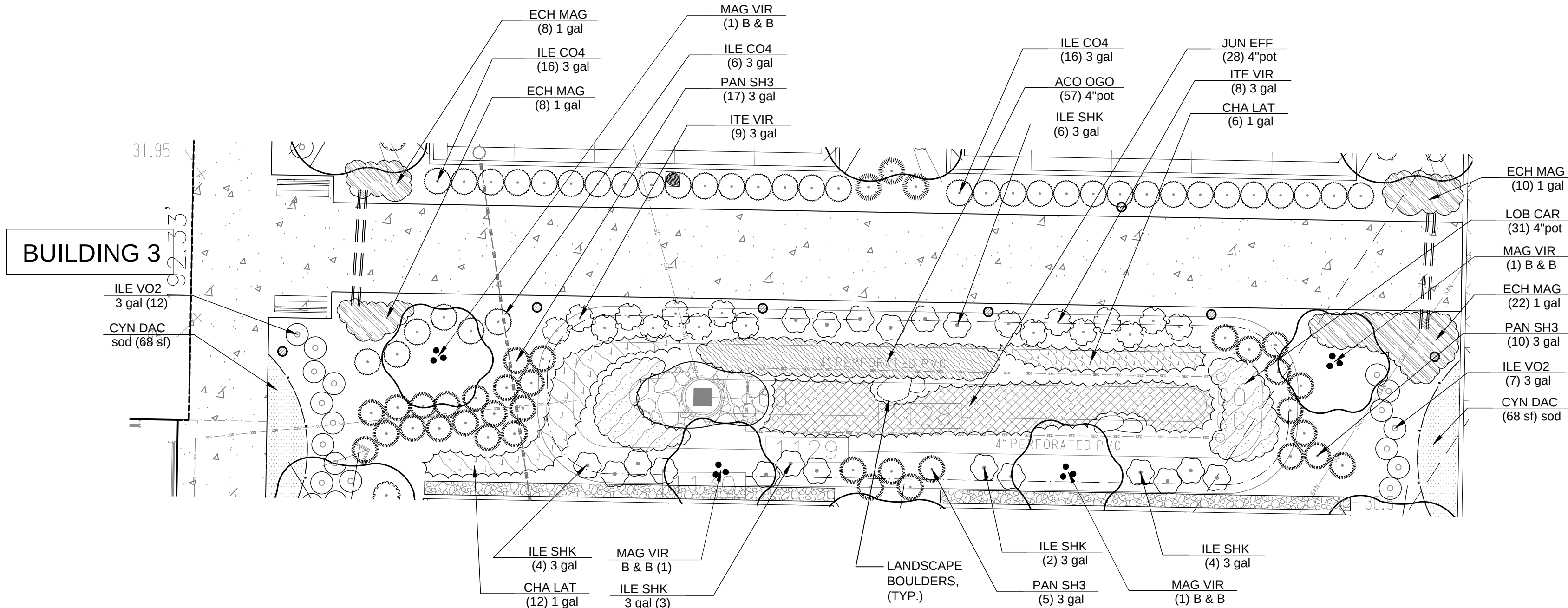
PLANT SCHEDULE BIO-POND 'C'

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPACING
MAG VIR	4	Magnolia virginiana / Sweet Bay Multi-Trunk	B & B	3"Cal	10-12' Ht.	As Shown
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	SIZE	MIN. HT.
ILE CO4	38	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal	3' o.c.		
ILE SHK	19	Ilex glabra 'Shamrock' / Inkberry	3 gal	3' o.c.		
ILE VO2	19	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon	3 gal	3' o.c.		
ITE VIR	17	Itea virginica 'Henry's Garnet' / Virginia Sweetpire	3 gal	3' o.c.		
PAN SH3	33	Panicum virgatum 'Shenandoah' / Switch Grass	3 gal	3' o.c.		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING		
ACO OGO	57	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	4'pot	18" o.c.		
CHA LAT	18	Chasmanthium latifolium / Wood Oats	1 gal	36" o.c.		
ECH MAG	48	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 gal	24" O.C.		
JUN EFF	28	Juncus effusus / Soft Rush	4'pot	16" o.c.		
LOB CAR	59	Lobelia cardinalis / Cardinal Flower	4'pot	18" o.c.		

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.

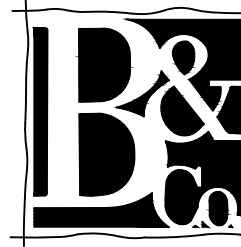
ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. ALL utilities (water, sewer, gas, fiber optic, etc.) must be installed at least five (5)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

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



3 BIO-POND 'C' - LANDSCAPE ENLARGEMENT
SCALE: 1" = 10'

NOTE:
SEE SHEETS L3.04 & L3.05 FOR CHARTS, NOTES & DETAILS.



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30006

770 . 864 . 1987

MJV MILL, LLC
26 Milton Ave.
Alpharetta, GA 30009
(678) 802-4912

OWNER:

THE MAXWELL
TREE PROTECTION/ LANDSCAPE PLANS

Prepared For:
MJV MILL, LLC

13 SOUTH MAIN STREET
LL 693, 694, 695, 696 - 12th DISTRICT
CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA



SEAL:

3/1/19

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REVISIONS

7/2/18	REV. A
10/9/18	REV. B
1/10/19	REV. C
3/1/19	DRB SUBMITTAL

DRAWING TITLE:

DETAILED BIO-POND
LANDSCAPE PLANS

DATE:

04.18.18

PROJECT #

18.028

SHEET REF #

L3.03A

18028_The Maxwell_TP_DRB SUB_030119.dwg

PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPACING	
	ACE RUB	9	Acer rubrum 'Red Sunset' / Red Sunset Maple	B & B	3"Cal	12'-14' Min.	As Shown	
	ACE RU4	3	Acer rubrum 'Red Sunset' / Red Sunset Maple	B & B	4"Cal	14'-16' Ht.	As Shown	
	AME GRA	2	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	3"Cal	7'-8' Ht.	As Shown	
	BET DUR	4	Betula nigra / River Birch Multi-Trunk	B & B	3"Cal	12'-14' Min.	As Shown	
	BET DU4	5	Betula nigra / River Birch Multi-Trunk	B & B	4"Cal	14'-16' Ht.	As Shown	
	CAR BE3	2	Carpinus betulus 'Columnaris' / Columnar European Hornbeam Std.	B & B	3"Cal	12'-14' Ht.	As Shown	
	CAR BET	2	Carpinus betulus 'Columnaris' / Columnar European Hornbeam Std. (6' trunk clear)	B & B	4"Cal	14'-16' Ht.	As Shown	
	CED BRA	3	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	B & B	4"Cal	13'-14' Ht.	14' o.c.	
	CER CAN	5	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B & B	2"Cal	8-9' Ht.		
	CER MER	3	Cercis x 'Merlot' / Merlot Redbud	B & B	3"Cal	11'-12' Ht.	As Shown	
	COR RUT	10	Cornus x 'Rutgan' / Stellar Pink Dogwood	B & B	3"Cal	8-9' Ht.	12' o.c.	
	GIN AUT	12	Ginkgo biloba / Maidenhair Tree	B & B	3"Cal	12'-14' Min.	As Shown	
	GYM DIO	7	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3"Cal	12'-14' Ht.	As Shown	
	ILE LAT	7	Ilex latifolia / Lusterleaf Holly	B & B	3"Cal	7'-8' Ht.	5' o.c.	
	ILE W13	3	Ilex verticillata / Multi-trunk Winterberry	B & B	2"Cal	6'-7' Ht.	As Shown	
	ILE YAU	3	Ilex vomitoria / Tree-form Yaupon Holly Specimen, Matching Group	B & B	2"Cal	7'-8' Ht.	As Shown	
	ILE EML	9	Ilex x 'Emily Bruner' / Emily Bruner Holly	B & B	3"Cal	7'-8' Ht.	8' o.c.	
	LIR ARN	14	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B & B	4"Cal	14'-16' Ht.	25' o.c.	
	MAG VIR	15	Magnolia virginiana / Sweet Bay Multi-Trunk,	B & B	3"Cal	10-12' Ht.	As Shown	
	NYS SYL	3	Nyssa sylvatica / Sour Gum	B & B	4"Cal	14'-16' Ht.	25' o.c.	
	QUE LY2	21	Quercus lyrata 'Green Spring Overcup' / Overcup Oak	B & B	3"Cal	12'-14' Min.	30' O.C.	
	QUE LY3	4	Quercus lyrata 'Green Spring Overcup' / Overcup Oak	B & B	4"Cal	14'-16' Ht.	30' O.C.	
	QUE NUT	4	Quercus nuttallii 'QNFTA' / Highpoint Nuttall Oak	B & B	4"Cal	14'-16' Ht.	40' o.c.	
	QUE SHU	7	Quercus shumardii / Shumard Red Oak	B & B	4"Cal	14'-16' Ht.	As Shown	
	THU STA	12	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	B & B	3"Cal	9'-10' Ht.	12' o.c.	
	ULM PAR	19	Ulmus parvifolia 'Dynasty' / Dynasty Elm	B & B	3"Cal	12'-14' Min.	As Shown	
	CODE	QTY	BOTANICAL NAME / COMMON NAME		SIZE	SPACING	SIZE	MIN. HT.
	ABE X G	43	Abelia x grandiflora 'Rose Creek' / Rose Creek Abelia	3 gal	3' o.c.			
	BUX MIC	12	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	7 gal	AS SHOWN	30"x30"		
	BUX S30	6	Buxus sempervirens / American Boxwood	B & B	AS SHOWN	30"x30"		
	BUX GR4	7	Buxus x 'Green Mountain' / Boxwood	7 gal	3' o.c.			
	CAM BO3	4	Camellia sasanqua 'Bonanza' / Bonanza Camellia Full to Ground	30 gal	4' o.c.			
	CLE JAP	49	Cleyera japonica 'Bronze Beauty' / Cleyera	3 gal	3' o.c.			
	CLE JA2	15	Cleyera japonica 'Bronze Beauty' / Cleyera	4' Ht. Min.	3' o.c.			4' Ht. Min.
	EVO ALA	24	Euonymus alatus 'Compactus' / Compact Burning Bush	7 gal	4' o.c.			
	FOT GAR	7	Fothergilla gardenii / Dwarf Fothergilla	3 gal	4' o.c.			
	HYD BAI	11	Hydrangea macrophylla 'Endless Summer' TM / Balmer Hydrangea	7 gal	4' o.c.			
	HYD ALI	5	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	3 gal	3' o.c.			
	HYD WEE	27	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	7 gal	4' o.c.			
	ILE COR	47	Ilex cornuta 'Carissa' / Carissa Holly	3 gal	3.5' o.c.			
ILX BUF	21	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 gal	30" o.c.				
ILE CO5	20	Ilex cornuta 'Needlepoint' / Needlepoint Holly	15 gal	3' o.c.				
ILE CO3	74	Ilex cornuta 'Needlepoint' / Needlepoint Holly	2' Ht. Min.	3' o.c.			2' Ht. Min.	
ILE CO4	87	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal	3' o.c.				
ILE CRE	69	Ilex crenata 'Hoogendoorn' / Hoogendoorn Japanese Holly	3 gal	30" o.c.				
ILE SHA	31	Ilex glabra 'Shamrock' / Inkberry	2' Ht. Min.	3' o.c.			2' Ht. Min.	
ILE SHK	69	Ilex glabra 'Shamrock' / Inkberry	3 gal	3' o.c.				
ILE VO2	149	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon	3 gal	3' o.c.				
ILL PA7	13	Illicium parviflorum / Anise Tree	2' Ht. Min.	3.5' o.c.			2' Ht. Min.	
ILL PAR	55	Illicium parviflorum / Anise Tree	3 gal	4' o.c.				
ITE VIR	120	Itea virginica 'Henry's Garnet' / Virginia Sweetpire	3 gal	3' o.c.				
LOR CH4	53	Loropetalum chinense 'Purple Daydream' / Purple Daydream Loropetalum	3 gal	3.5' o.c.				
MIS SIN	33	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass 3' O.C.	3 gal	3' o.c.				
MUH LIN	39	Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly	3 gal	3' o.c.				
MYR CE3	5	Myrica cerifera / Wax Myrtle	7 gal	5' o.c.				
NAN DOM	5	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 gal	30" o.c.				
NAN LE7	16	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	3 gal	2' o.c.				
OSM FRA	14	Osmanthus fragrans / Sweet Olive	7 gal	4' o.c.				
OSM FRU	3	Osmanthus x fortunei 'Fruit Landii' / Sweet Olive	7 gal	5' o.c.				



PAN SH3 73 Panicum virgatum 'Shenandoah' / Switch Grass 3 gal 3' o.c.



RHA UMB 42 Rhaphiolepis umbellata 'Eleanor Tabor' / Indian Hawthorn 3' O.C. 3 gal 30" o.c.



ROS RED 39 Rosa x 'Meigalpo' / Red Drift Rose 3 gal 2' o.c.



SAR RUS 9 Sarcococca ruscolifolia / Fragrant Sarcococca 3 gal 30" o.c.

VINE/ESPALIER

CODE QTY BOTANICAL NAME / COMMON NAME SIZE SPACING



FIC PUM 19 Ficus pumila / Creeping Fig 1 gal 10' o.c.



PAR FEN 30 Parthenocissus tricuspidata 'Fenway Park' / Boston Ivy 1 gal 10' o.c.

GROUND COVERS

CODE QTY BOTANICAL NAME / COMMON NAME CONT SPACING



ACO OGO 281 Acorus gramineus 'Ogon' / Golden Variegated Sweetflag 4"pot 18" o.c.



CAR EV4 51 Carex oshimensis 'Everest' / Everest Japanese Sedge 1 gal 24" O.C.



CAR OSH 87 Carex oshimensis 'Everillo' / Everillo Japanese Sedge 1 gal 24" O.C.



CHA LAT 69 Chasmanthium latifolium / Wood Oats 1 gal 36" o.c.



CYN DAC 11,500 sf Cynodon dactylon 'Tifgreen' / Bermudagrass sod



ECH MAG 48 Echinacea purpurea 'Magnus' / Magnus Purple Coneflower 1 gal 24" O.C.



ECH PIX 54 sf Echinacea x 'Pixie Meadowbrite' / Pixie Meadowbrite Purple Coneflower 1 gal 16" o.c.



HEM X F 8 Hemerocallis x 'Frans Hals' / Daylily 16" O.C. 1 gal 16" o.c.



IRI VER 25 Iris versicolor / Blue Flag 4"pot 24" O.C.



JUN EFF 123 Juncus effusus / Soft Rush 4"pot 16" o.c.



LIR BIG 296 Liriope muscari 'Big Blue' / Big Blue Lilyturf 4"pot 18" o.c.



LIR SII 101 Liriope muscari 'Densiflora' / Densiflora Lily Turf 4"pot 18" o.c.



LIR BIR 348 Liriope muscari 'John Burch' / Lily Turf STAGGERED ROW 4"pot 18" o.c.



LIR VAR 33 Liriope muscari 'Variegata' / Variegated Lily Turf 1 gal 18" o.c.



LOB CAR 59 Lobelia cardinalis / Cardinal Flower 4"pot 18" o.c.



SEA COL 197 sf Seasonal Color / Seasonal Color S.F.



TRA ASI 403 Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine 4"pot 24" O.C.

THE MAXWELL - TREE REPLACEMENT CHART

TREES	Quantity	Botanical/Common	Cont	Cal. inches	Total Inches	Size	Native	Evergreen	Genius	Remarks
ACE RUB	9	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	3	27	12'-14' Ht.	YES	NO	6% **	STD, Straight Trunk, Full Head
ACE RU4	3	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	4	12	14'-16' HT.	YES	NO		STD, Straight Trunk, Full Head
BET DUR	4	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	3	12	12'-14' Ht.	YES	NO	5% **	STD, Straight Trunk, Full Head
BET DU4	5	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	4	20	14'-16' HT.	YES	NO		STD, Straight Trunk, Full Head
CAR BET	2	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	B & B	3	6	12'-14' Ht.	NO	NO	2%	STD, Straight Trunk, Full Head
CAR BE4	2	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	B & B	4	8	14'-16' HT.	NO	NO		STD, Straight Trunk, Full Head
CED BRA	3	CEBRUS DEODARA 'BRACKEN'S BEST CEDAR' / BRACKEN'S BEST DEODAR CEDAR	B & B	4	12	13'-14' HT.	NO	YES	2%	STD, Straight Trunk, Full Head
GIN AUT	12	GINKGO BILOBA / MAIDENHAIR TREE	B & B	3	36	12'-14' Ht.	NO	NO	6%	STD, Straight Trunk, Full Head
LIQ SLE	7	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	3	21	8'-9' Ht.	YES	NO	4%	STD, Straight Trunk, Full Head
LIR ARN	14	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	B & B	4	56	14'-16' HT.	YES	NO	7%	STD, Straight Trunk, Full Head
NYS SYL	3	NYSSA SYLVATICA / SOUR GUM	B & B	4	12	14'-16' HT.	YES	NO	2%	STD, Straight Trunk, Full Head
QUE LY2	21	QUERCUS LYRATA 'GREEN SPRING OVERCUP' / OVERCUP OAK	B & B	3	63	12'-14' Ht.	YES	NO	**	Straight Trunk, Full
QUE LY3	4	QUERCUS LYRATA 'GREEN SPRING OVERCUP' / OVERCUP OAK	B & B	4	16	14'-16' HT.	YES	NO	19%	Straight Trunk, Full
QUE NUT	4	QUERCUS NUTTALLII 'QNFTA' / HIGHPOINT NUTTALL OAK	B & B	4	16	14'-16' HT.	YES	NO		STD, Straight Trunk, Full Head
QUE SHU	7	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4	28	14'-16' HT.	YES	NO		STD, Straight Trunk, Full Head
ULM PAR	19	ULMUS PARVIFOLIA 'DYNASTY' / DYNASTY ELM	B & B	3	57	12'-14' Ht.	NO	NO	10%	STD, Straight Trunk, Full Head
	119	TOTAL OVERSTORY TREES								
AME GRA	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE'	B & B	3	6	7'-8' Ht.	YES	NO	1% **	STD, Straight Trunk, Full Head
CER CAN	5	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	B & B	2	10	6'-7' Ht.	YES	NO	4%	STD, Straight Trunk, Full Head
CER MER	3	CERCIS X 'MERLOT' / MERLOT REDBUD	B & B	3	9	7'-8' Ht.	YES	NO		STD, Straight Trunk, Full Head
COL RUT	10	CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	3	30	7'-8' Ht.	YES	NO	5%	STD, Straight Trunk, Full Head
ILE LAT	7	ILEX LATIFOLIA / LUSTERLEAF HOLLY	B & B	3	21	7'-8' Ht.	NO	YES	**	STD, Straight Trunk, Full Head
ILE W13	3	ILEX VERTICILLATA / MULT-TRUNK WINTERBERRY	B & B	2	6	6'-7' Ht.	NO	YES	12%	STD, Straight Trunk, Full Head
ILE YAU	3	ILEX VOMITORIA / TREE-FORM YAUPOH HOLLY	B & B	2	6	6'-7' Ht.	NO	YES		STD, Straight Trunk, Full Head
ILE EML	9	ILEX X 'EMILY BRUNER' / EMILY BRUNER HOLLY	B & B	3	27	7'-8' Ht.	NO	YES		STD, Straight Trunk, Full Head
MAG VIR	15	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	3	45	10'-12' HT.	YES	NO	8%	Multi-Trunk, Full Head
THU STA	12	THUJA STANDISHII X PPLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	3	36	9'-10' HT.	NO	YES	6%	STD, Straight Trunk, Full Head
	69	TOTAL UNDERSTORY TREES								
	188	TOTAL TREES			598	TOTAL REPLACEMENT INCHES				

ADDITIONAL REPLACEMENT TREE REQUIREMENTS

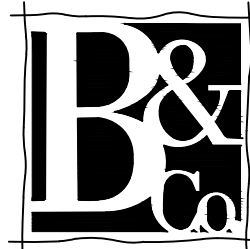
REPLACEMENT TREES MUST BE AT LEAST 40% OVERSTORY.
* OVERSTORY REPLACEMENT TREES - PROVIDED 119 / 188 = 63%

REPLACEMENT TREES MUST BE AT LEAST 50% NATIVE.
** NATIVE REPLACEMENT TREES - PROVIDED 116 / 188 = 62%

REPLACEMENT TREES GENUS MAX IS 25%.
*** MAXIMUM GENIUS PROVIDED = 19% (SEE CHART)

**NOTE: PERCENTAGES LISTED FOR EACH PLANT ARE THE TOTAL FOR ALL THAT PARTICULAR GENUS.

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



Brunson & Company
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903 BOMBAY LANE
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MJV MILL, LLC
26 Milton Ave.
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OWNER:

Prepared For:
MJV MILL, LLC

TREE PROTECTION/ LANDSCAPE PLANS

13 SOUTH MAIN STREET
LL 693, 694, 695, 696 - 12th DISTRICT

SITE PLAN

THE MAXWELL

CITY OF ALPHARETTA, GEORGIA

March 1, 2019

Provided For:



SITE SUMMARY

GROSS SITE AREA: 5.497 ACRES
 PROPOSED SITE AREA AFTER PROPOSED ROW: 4.767 ACRES
 GOVT RIGHT-OF-WAY: 0.59 ACRES
 ALPHARETTA RIGHT-OF-WAY: 0.14 ACRES
 OFFSITE IMPERVIOUS: 0%
 ONSITE IMPERVIOUS: 80%
 TOTAL IMPERVIOUS: 80%
 DISTURBED: 5.72 ACRES
 ADDRESS: 210 SOUTH MAIN STREET (PARCEL NO. 12-2584-0695-0815)

ZONING:
 CURRENT ZONING: DT-MU CONDITIONAL
 ZONING CASE # PH-17-36
 ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

BUILDING 1: 9,550 SF
 BUILDING 2: 9,500 SF
 BUILDING 3: 21,900 SF
 BUILDING 4: 1,550 SF
 TOTAL: 42,550 SF

SETBACKS: 10' LANDSCAPE STRIP

BUILDING HEIGHT: 40 FT MAX
 MINIMUM HEIGHT ALLOWED: 18'

PARKING REQUIREMENTS:
 RETAIL & RESTAURANT: 2 SPACE PER 1,000 SF = 67 SPACES
 OFFICE: 3 SPACES PER 1,000 SF = 26 SPACES
 TOTAL REQUIRED PARKING: 93 SPACE

PROPOSED REGULAR SPACES: 181 SPACES
 PROPOSED HANDICAP SPACES: 6 SPACES (3%)
 PROPOSED COMPACT SPACES: 0 SPACES (0%)
 PROPOSED ELECTRIC SPACES: 2 SPACES (1%)
 TOTAL PROVIDED PARKING: 189 SPACES

9'x18' IMPERVIOUS SPACE REDUCTION PARKING SPACES



OVERALL LAYOUT
 SCALE: 1" = 30'-0"



PROJECT # 17.087

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Prepared By:

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 903 Bombay Lane
 Roswell, GA 30076
 (O) 770.864.1987













BR-1 STATESVILLE WEATHERED MAGNOLIA



BR-2 GLEN GERY 53DD



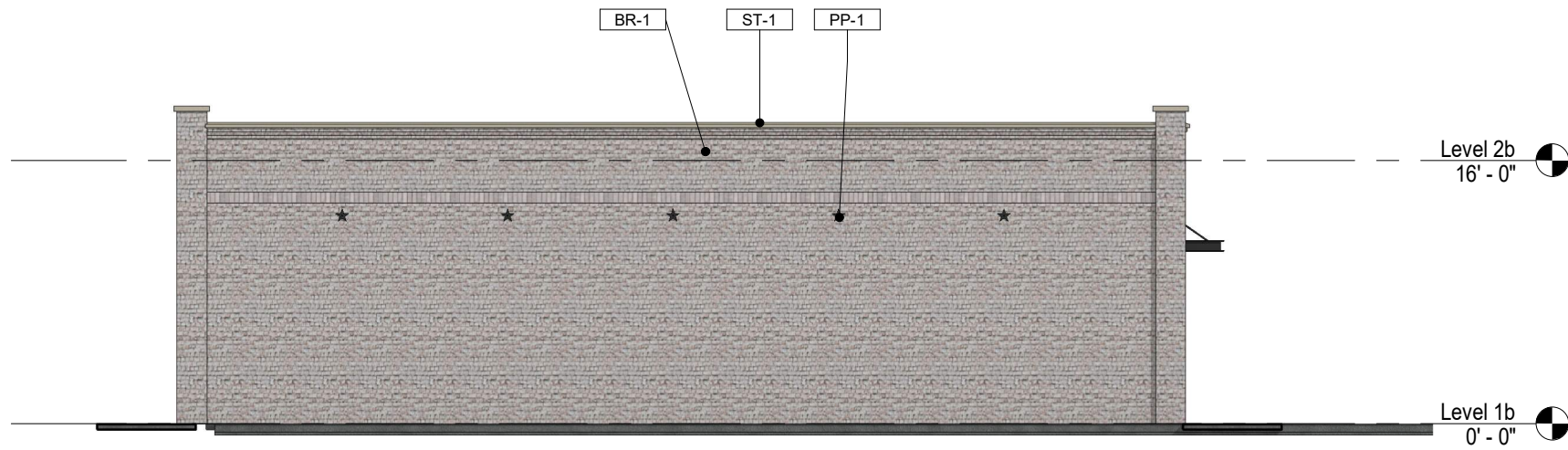
BUILDING 1 DEVORE RD ELEVATION

3/32" = 1'-0"



BUILDING 1 COURTYARD ELEVATION

3/32" = 1'-0"



BUILDING 1 EAST ELEVATION

3/32" = 1'-0"



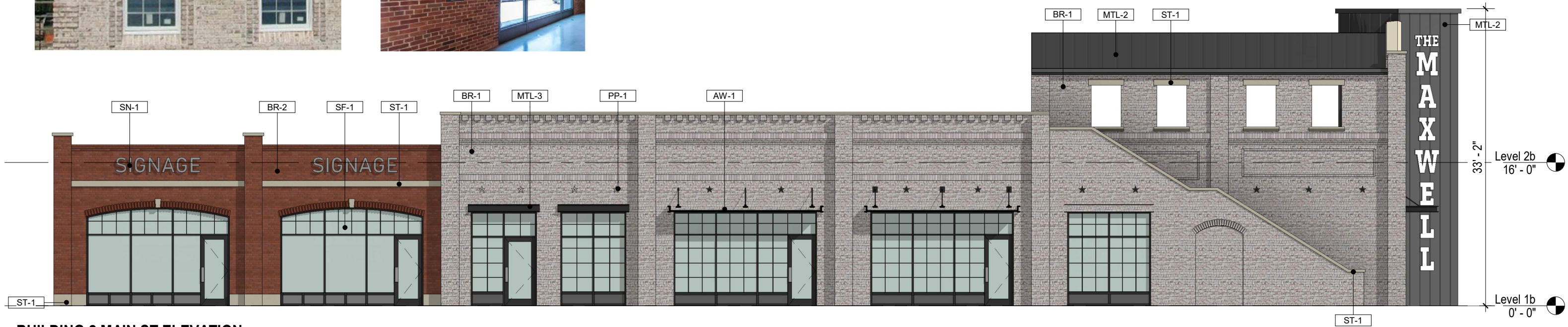
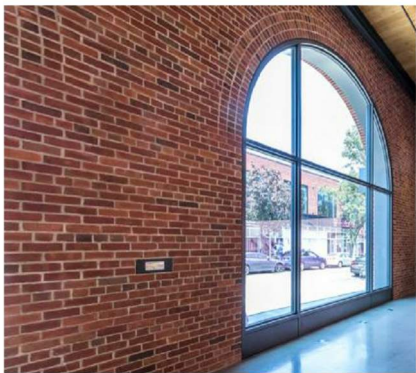
BUILDING 1 WEST ELEVATION

3/32" = 1'-0"

BR-1 STATESVILLE WEATHERED MAGNOLIA



BR-2 GLEN GERY 53DD



BUILDING 2 MAIN ST ELEVATION

3/32" = 1'-0"



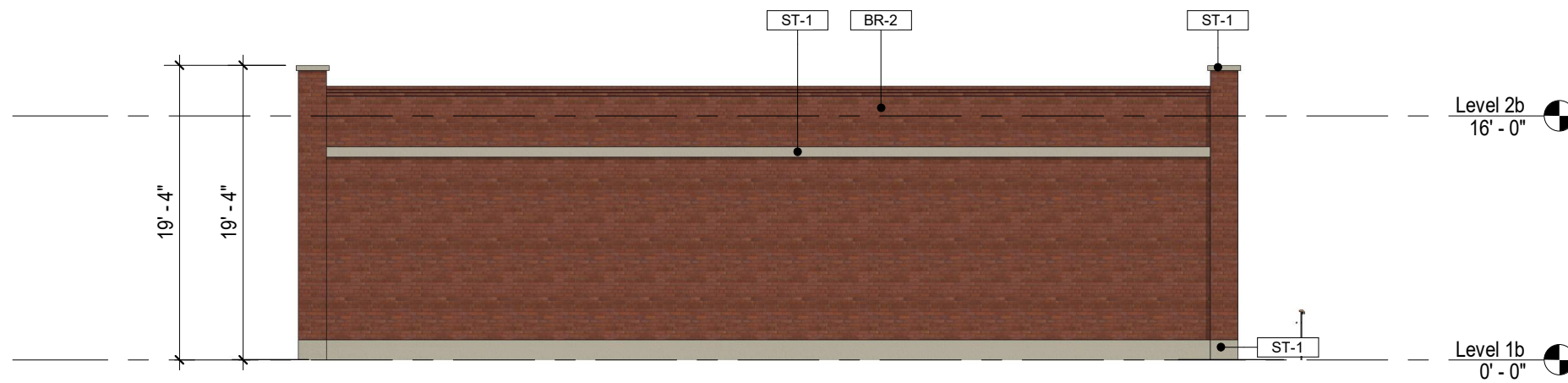
BUILDING 2 COURTYARD ELEVATION

3/32" = 1'-0"



BUILDING 2 WEST ELEVATION

3/32" = 1'-0"



BUILDING 2 EAST ELEVATION

3/32" = 1'-0"



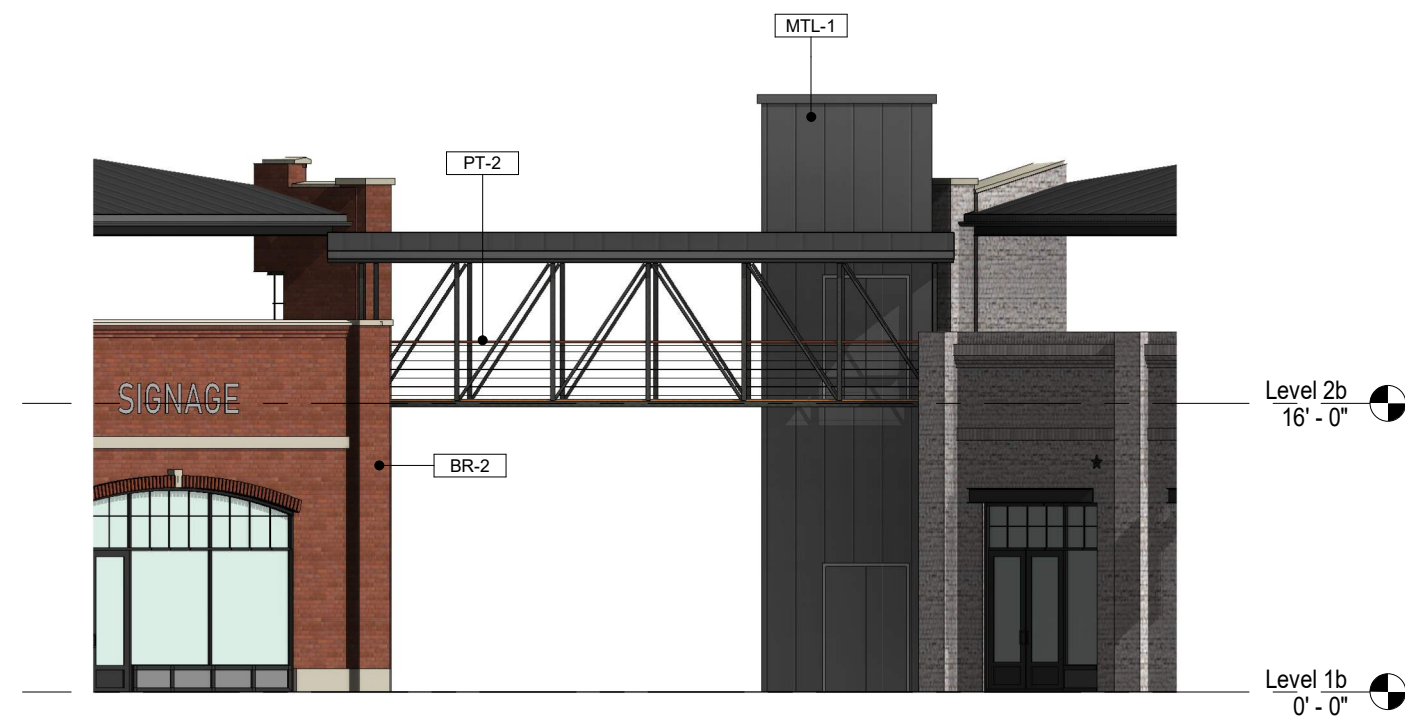
mcmillan | pazdan | smith
ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA

02/01/19



BUILDING 2 EAST & WEST ELEVATIONS



COURTYARD BRIDGE ELEVATION

3/32" = 1'-0"



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ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
02/01/19



COURTYARD BRIDGE ELEVATION



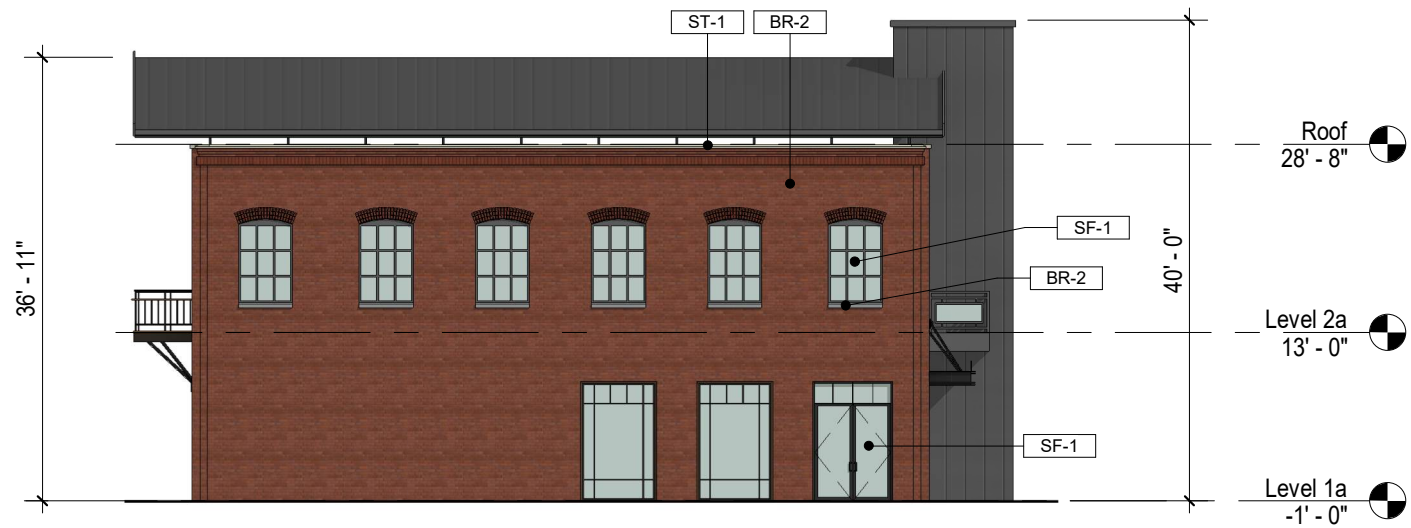
BUILDING 3 WEST ELEVATION

1/16" = 1'-0"



BUILDING 3 EAST ELEVATION

1/16" = 1'-0"



BUILDING 3 NORTH ELEVATION

1/16" = 1'-0"



BUILDING 3 SOUTH ELEVATION

1/16" = 1'-0"



mcmillan | pazdan | smith
ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
02/01/19

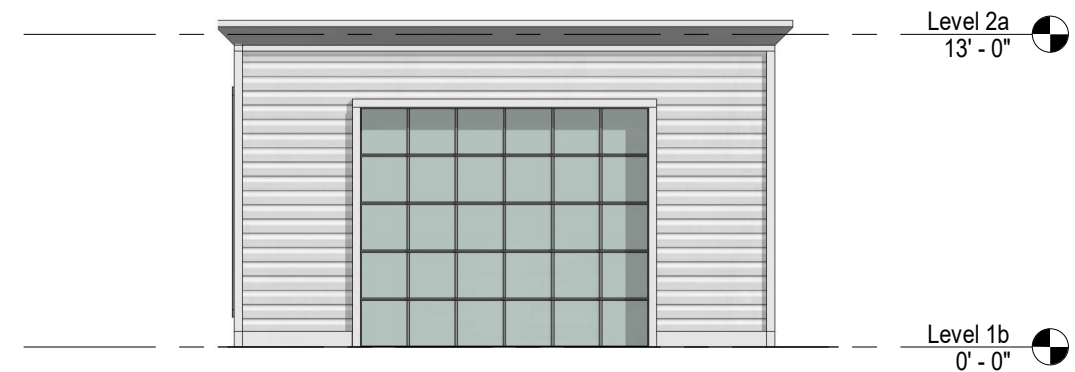


BUILDING 3 NORTH & SOUTH ELEVATIONS



BUILDING 4 NORTH ELEVATION

1/8" = 1'-0"



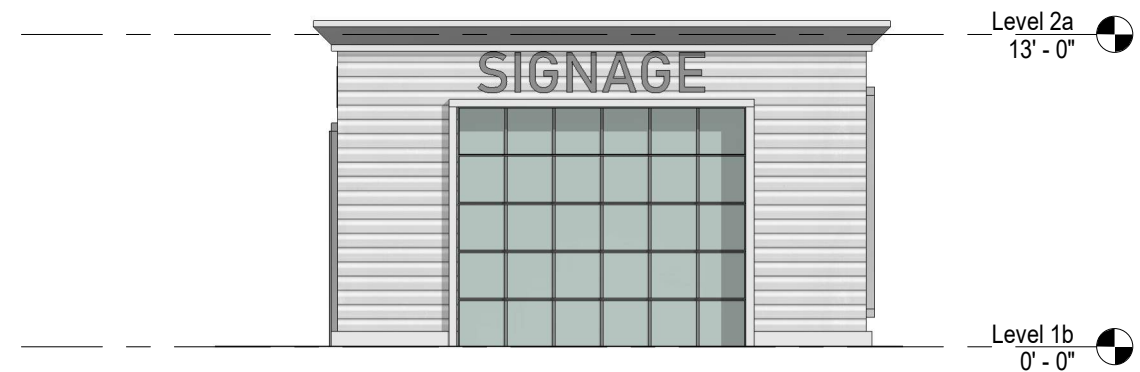
BUILDING 4 EAST ELEVATION

1/8" = 1'-0"



BUILDING 4 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 4 WEST ELEVATION

1/8" = 1'-0"



mcmillan | pazdan | smith
ARCHITECTURE

THE MAXWELL
ALPHARETTA, GA
02/01/19

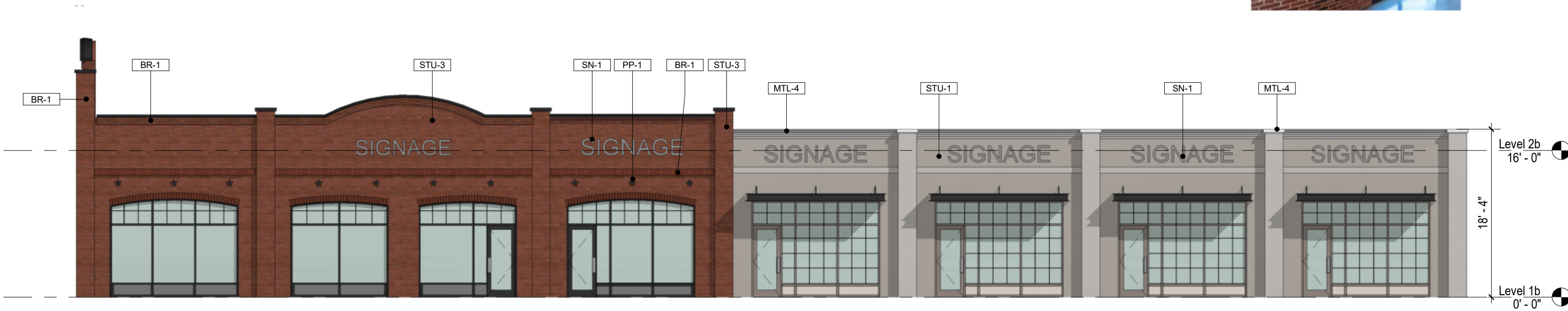


BUILDING 4 ELEVATIONS









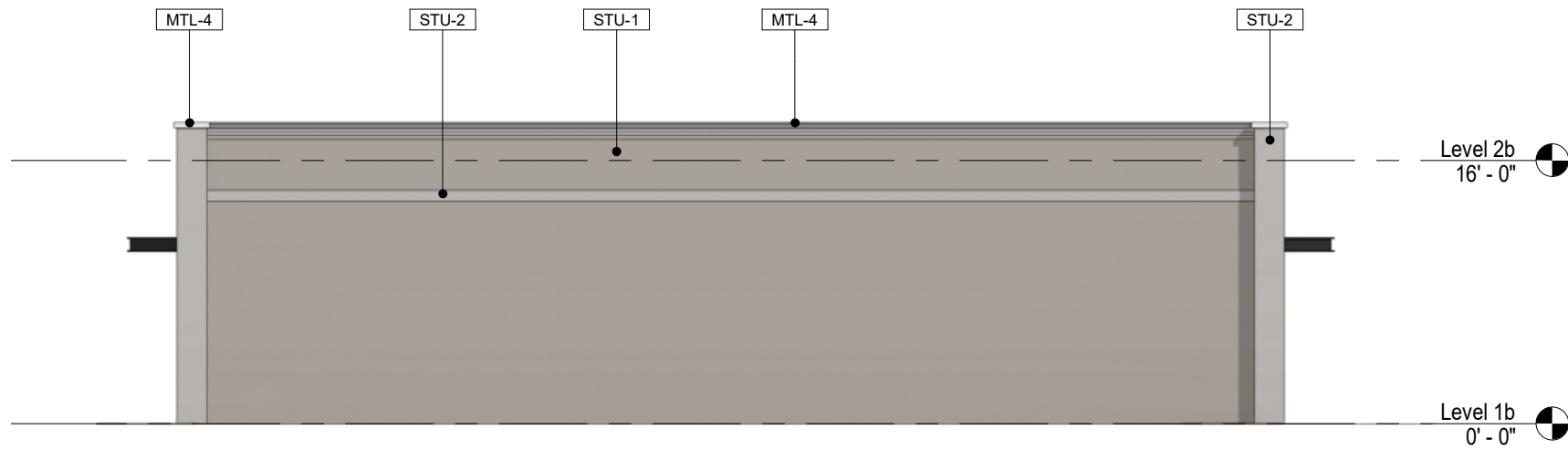
BUILDING 1 DEVORE RD ELEVATION

3/32" = 1'-0"



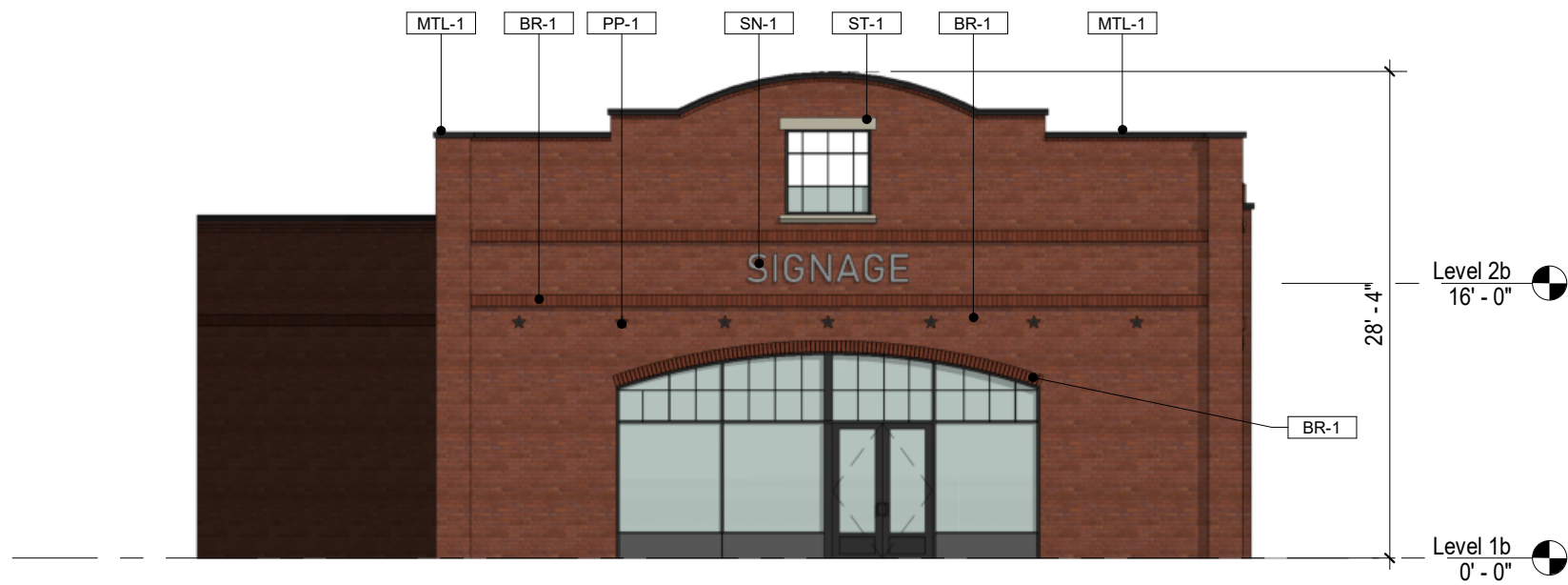
BUILDING 1 COURTYARD ELEVATION

3/32" = 1'-0"



BUILDING 1 EAST ELEVATION

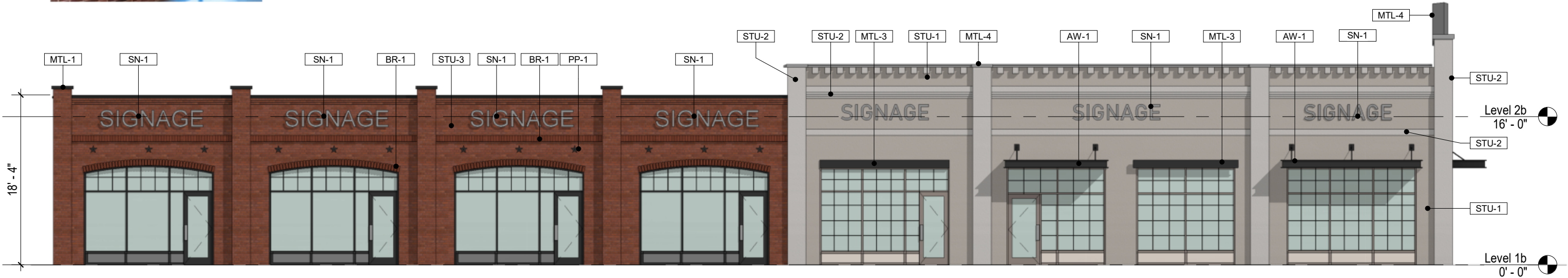
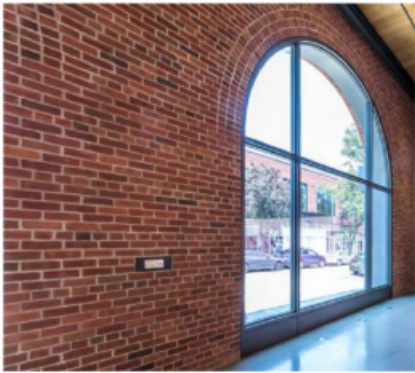
3/32" = 1'-0"



BUILDING 1 WEST ELEVATION

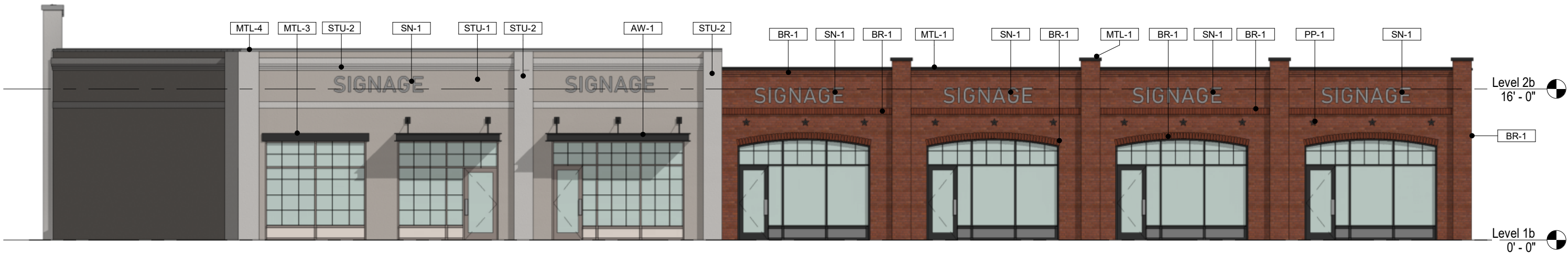
3/32" = 1'-0"

BR-1 GENERAL SHALE DAVIDSON BLEND



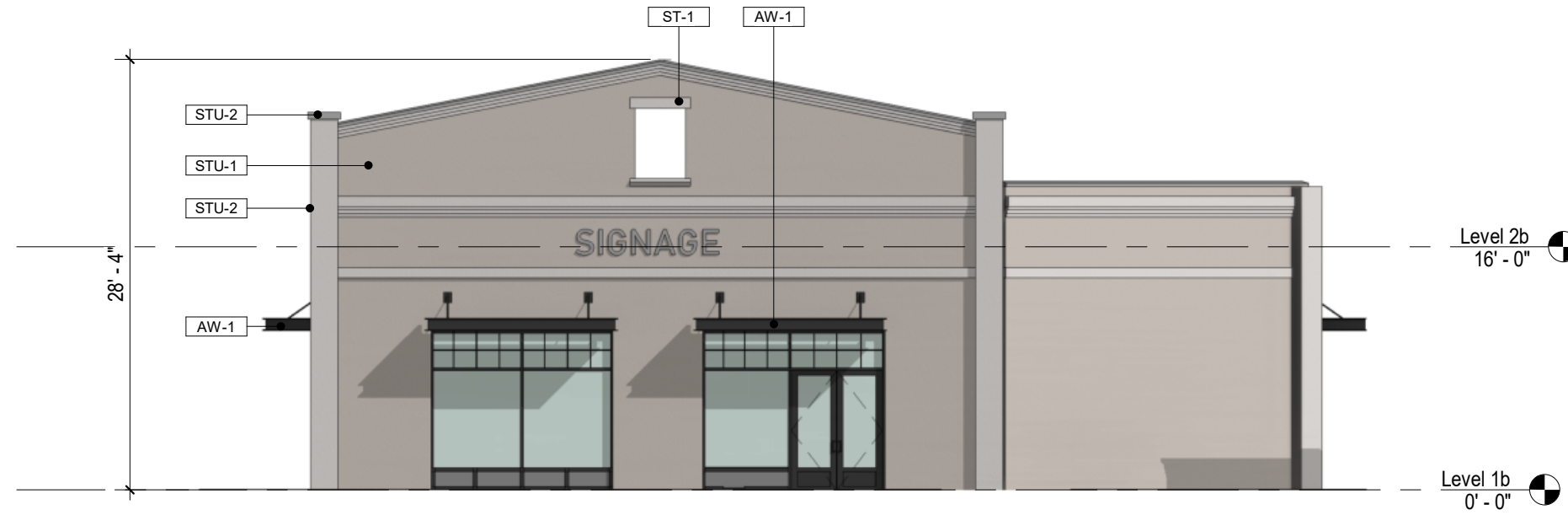
BUILDING 2 MAIN ST ELEVATION

3/32" = 1'-0"



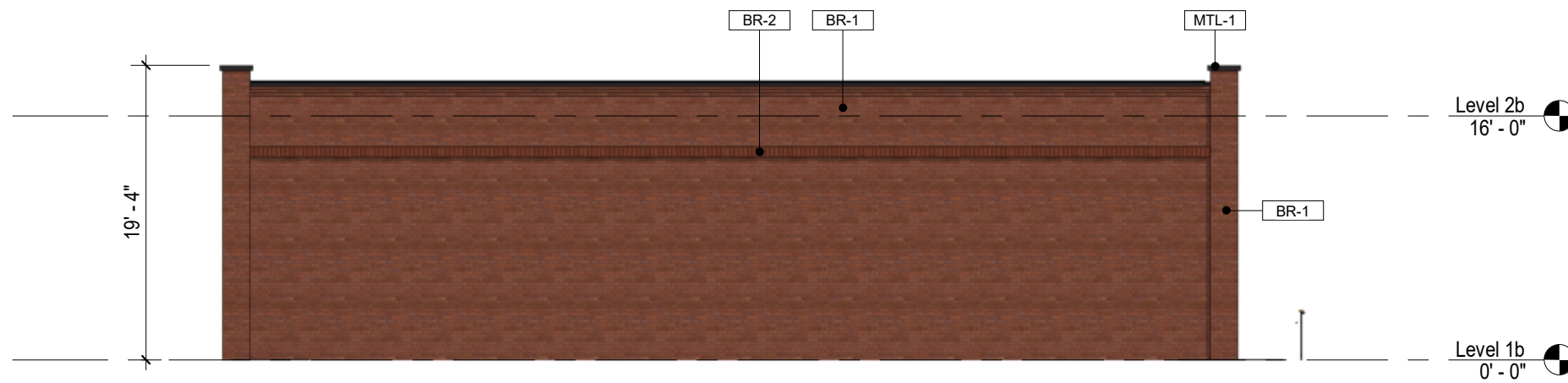
BUILDING 2 COURTYARD ELEVATION

3/32" = 1'-0"



BUILDING 2 WEST ELEVATION

3/32" = 1'-0"



BUILDING 2 EAST ELEVATION

3/32" = 1'-0"



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BUILDING 2 EAST & WEST ELEVATIONS



COURTYARD BRIDGE ELEVATION

3/32" = 1'-0"



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COURTYARD BRIDGE ELEVATION



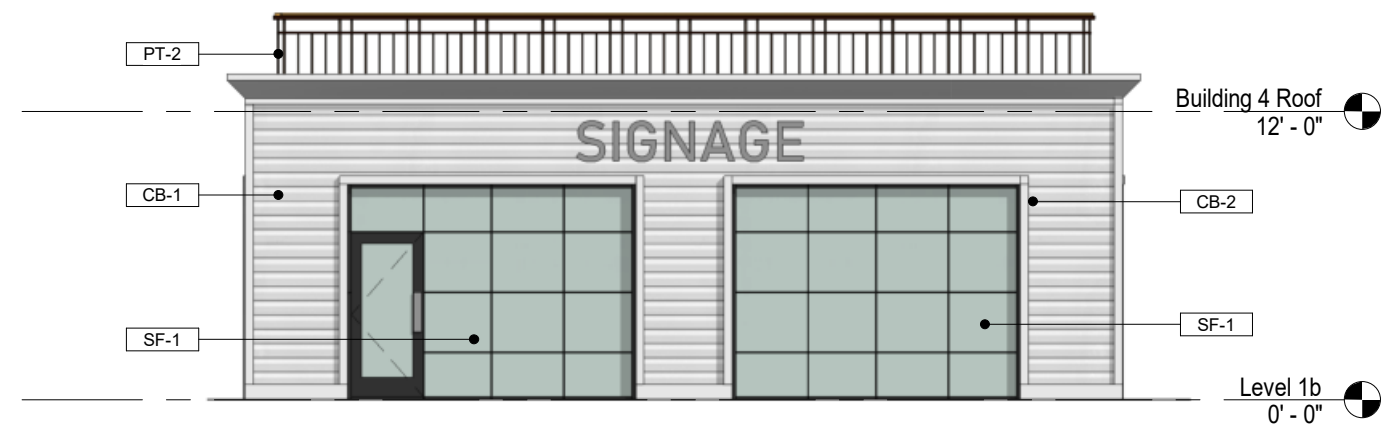
BUILDING 4 NORTH ELEVATION

1/8" = 1'-0"



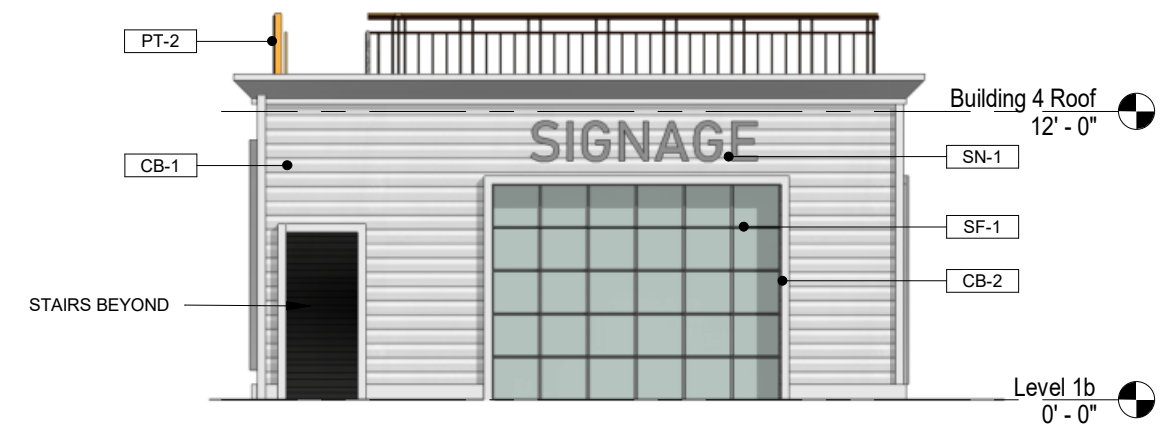
BUILDING 4 EAST ELEVATION

1/8" = 1'-0"



BUILDING 4 SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 4 WEST ELEVATION

1/8" = 1'-0"



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BUILDING 4 ELEVATIONS