



# DESIGN REVIEW BOARD OCTOBER 18, 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 September 20, 2019

**VII. PUBLIC HEARING**

1. 09:10 - 10:00 DRB190040 Quik Trip 4975 Windward Pkwy  
review new construction
2. 10:00 - 10:20 DRB190046 Karen's Fabrics 23 South Main St  
review exterior changes
3. 10:20 - 10:30 *Break*
4. 10:30 - 11:00 DRB190045 The Drake House Retail 26 Old Roswell  
review exterior changes
5. 10:50 - 11:50 DRB190043 North Point Business Center 10800 Haynes Bridge  
review new construction
6. 11:50 - 12:05 DRB190048 The Mortgage Firm 159 North Main St  
review sign
7. 12:05 - 12:35 *Break for Lunch*
8. 12:35 - 1:05 DRB190047 Stonewalk Alpha III LLC 11740 Haynes Bridge Rd  
review exterior changes
9. 1:05 - 1:35 DRB190049 Greenstone Office Building 132 Kimball Bridge rd  
review new office building
10. 1:35 - 1:45 DRB190050 Lapeer Seafood 12 North Broad St  
review exterior furniture

**VIII. ADJOURNMENT**



# DESIGN REVIEW BOARD MEETING SUMMARY SEPTEMBER 20, 2019

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

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## I. WORKSHOP

## II. CALL TO ORDER

## III. ROLL CALL

- **Design Review Board Members Present**

- o Richard Kramer (Chairman)
- o Roger Brown (Vice –Chairman)
- o Pat Corkill
- o Holly Palmer
- o Katie Rocco
- o Frank Schwing
- o Tom LeCain (Alternate)

- **Design Review Board Members Absent**

- o Kim Matherly (Alternate)

- **Staff Present**

- o Kathi Cook, Director of Community Development
- 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 August 2019**

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

## **VII. PUBLIC HEARING**

### **1. DRB190032 Oak and Vine 11405 Haynes Bridge Rd**

**Board Member Corkill recused himself and presented review of Landscape as the Applicant.**

- ❖ Board Member Vice Chair Brown offered a motion to approve the landscape plan as presented today with the one condition that Applicant will submit to Staff appropriate evergreen foundation plantings on the street side at the base of the monument once it is elevated.
- The motion received a second from Board Member LeCain
- The motion was approved by a vote (6-0-1) (Corkill)

### **2. DRB190044 Even Hotel 2715 Old Milton Pkwy**

**Applicant presented review of change to rooftop unit location**

After discussion:

- Material samples
  - Background on project
  - New Studies
  - Staff stated that back side of wall top section should be painted same color.
  - 2 options for location
- 
- ❖ Board Member Schwing offered a motion to approve the rooftop unit screening as presented and just for clarification the option that continues the screening all the way to the brick wall and that the back side will be finished in stucco to match the front side of the wall
  - The motion received a second from Vice Chair Brown
  - The motion was approved by a vote (7-0)

**Applicant presented review of revisions to the exterior**

- Applicant presented a different package on overhead
  - All existing windows will be black
  - New brick will be painted to match existing
  - On the SW Elevation DRB suggested meters attached to the wall be painted
  - Roof will not be removed
  - DRB suggested veneered and matching brick at edges of steps
  - Discussion of rear side matching the front
  - Lighting
    - o Is Existing being removed
    - o Sconces will match the front all the way around
  - New Furniture will match tables on back side.
  - Discussion on painted brick
- ❖ Board Member Corkill offered a motion to approve the exterior. The entry porch wall shall be veneered with brick to match the front of the building, furnishings shall be submitted to Staff for review and approval, landscaping as depicted in the rendering on the southwest side shall be evergreen and also submitted to Staff for approval
- The motion received a second from Board Member LeCain
  - The motion was approved by a vote (7-0)
- There was discussion during the motion about the front brick and path way being removed.
- ❖ Vice Chair Brown offered a motion to approve the elevation changes and materials as presented today and will be submitted to Staff with the following clarifications that the windows mullions will be black or slight color, the Applicant will paint the existing windows to match the new windows being put in, Applicant will paint the meters on the side of the building to match the building, Applicant will revise the rear stairway/ramp to be identical in the cable system in the front of the building. Applicant will submit light fixtures to Staff for approval.
- The motion received a second from Board Member Rocco
  - The motion was approved by a vote (7-0)

Chairman Kramer called a five-minute recess.  
Chairman Kramer reconvened the meeting.

**4. DRB190039 Minnie Olivia 10 Roswell St**

**Applicant presented review of exterior changes and sign**

After discussion:

- 20 x20 Planters with 4x4 custom built posts anchored by concrete
  - Outdoor Lighting
  - Signage
  - Furniture and maintenance
  - Brown Yew and seasonal plantings
  - Cryptomeria recommended by DRB
  - Custom made Pickup Service Window:
    - o will be within existing window.
    - o It will open vertically.
    - o There will be a shelf on the inside.
    - o Changeable limited menu available thru the window.
  - Presented new signage, branding
- ❖ Board Member Schwing offered a motion to approve the furniture and umbrellas as submitted today with the condition that the owner will keep the furniture and umbrellas in a well-maintained condition going forward
- The motion received a second from Board Member Palmer
  - The motion was approved by a vote (6-1) (Kramer)

Chairman Kramer prefers black furniture

- ❖ Board Member Corkill offered a motion to approve external landscaping and planters. The area of the new landscape to replace the existing hedge area shall be reviewed and approved by Staff and that includes any of the proposed planters that were shown in the rendering and planting in the proposed planters shall be reviewed for viability in this planting zone and the plants in the planters shall be maintained in a healthy viable condition. If the plantings decline or perish, they will be replaced, or the planters shall be removed
- The motion received a second from Board Member Rocco
  - The motion was approved by a vote (7-0)
- ❖ Board Member Schwing offered a motion to approve teak planters with the following clarifications; the planters that will support the light poles will be 20 x 20, enclosed to the ground and anchored to the ground to ensure adequate support for the light poles.

- The motion received a second from Board Member LeCain
- The motion was approved by a vote (4-3) (Kramer, Corkill, Palmer)

There was clarification during the motion that the planters were teak, 4 x 4.

Chairman Kramer thought size of planters is too small and will need a lot of maintenance. He was very concerned about the look.

Board Member Palmer did not like design.

Board Member Corkill had concerns with structural safety.

- ❖ Board Member Rocco offered a motion to approve exterior sign and takeout window as presented today.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6-1) (Palmer)

Board Member Palmer stated there was not enough information on the takeout window to approve.

- ❖ Board Member Schwing offered a motion to approve string lighting as presented today with the clarification that it will be consistent with what is used in other locations downtown
- The motion received a second from Board Member LeCain
- The motion was approved by a vote (7-0)

During the motion Board Member Corkill stated the string lights should be consistent with the image presented. There was more discussion that it would be consistent with what it is in the near area.

## 5. DRB190043 North Point Business Center Haynes Bridge @ North Point

### Applicant presented review of new construction

#### Board Member LeCain left the meeting.

- Existing Spice Grill and Ruby Tuesday
- Developing entire site in Phase I
- Restaurant site will come back to DRB. It is a national restaurant introducing themselves to the market. Staff stated there is a Council Condition that states that it must be similar
- Designing Building 100 & 200
- Have been working with Staff on Eco District points and North Point LCI plan

- Overview of Site Plan:
  - o Enhanced crosswalk with Leaf Pattern in accordance with North Point Placemaking Plan
  - o Added Park area along North Point Court
  - o Wide sidewalks in front of building
  - o 4 sided architectural buildings
  - o Wide sidewalk within the parking lot
  - o Park feature to accommodate the district threshold feature
  - o Dumpsters will be brought back for materials to match the building
  - o Underground Stormwater
  - o Cut sheets for Site Accessories/ Amenities will have to come to DRB. Applicant stated they have been working with Staff per North Point Placemaking Plan.
- Grading- buildings will sit higher, sidewalk below
- Wall –
  - o Slope between building and sidewalk 3 to 1 at least
  - o Patios
  - o Wall is roughly 9' tall at highest point. Need to look at plans.
  - o Some members did not like the wall material for wall at prominent corner. Stated it should match building material, not a modular wall, should tie in with site, needs guard on top
- Building 300 Grading.
  - Southern end probably 5' below
  - Existing Trees, Landscaping. Staff stated there are Council Conditions on that.
  - Staff stated we can not approve Site Plan without dimensions and which trees are to be saved. Staff read some Conditions concerning trees. DRB needs to know location of buildings, road, trees, walls, etc. Applicant stated they have met with Arborist and Staff but have not agreed yet.
  - Director Cook stated Staff has met with Applicant and given comments but have not heard back from Applicant. Applicant needs to meet with Staff. There is no confusion from Staff.
  - DRB stated that corner view needs to be activated,

pedestrian views, open up that corner as much as possible, frame it, highly visible corner, if you are adding trees, group them as opposed to “marching soldiers”, discussed different species.

- Applicant asked if walls, grading, elevations are required by DRB. Staff gave example of why it is required. There are details you can add to the wall to make it not a flat wall.
- Building 100
  - o Staff's requested alignment of driveway causing it to be difficult to provide landscaping at the base of the building. DRB stated it good be a spot for a mural.
- Elevations
- Building 200
  - o Industrial look
  - o Combining 3 styles with different architectural elements, textures and colors
  - o Each tenant has its own personality
  - o DRB questioned heights of parapets. Applicant stated what is being presented is raised by request of Council. Tallest is 26'.
  - o Elevation is what will be seen from North Point Pky
  - o 4' drop
  - o DRB requested to see what sidewalks, elevation view looks like with landscaping
  - o DRB would like to see a wall section, soldier courses, brick piers, pilasters, protrusions in elevations, awnings, canopies
  - o Applicant stated it will be a consistent brick
  - o DRB requested callouts of colors/color samples of brick, grout, doors, mullions on elevations, etc.
  - o DRB likes the colors
  - o Signs will be painted
  - o Applicant would like verbiage on awnings
  - o All four elevations will look like the front of the building
  - o Staff stated that street side will still be back of

- o Rooftop units, coolers, freezer locations need to be shown
- o Site lines
- o DRB likes green walls, murals
- o Applicant stated murals will be custom painted
- o Applicant stated they are still in conceptual design

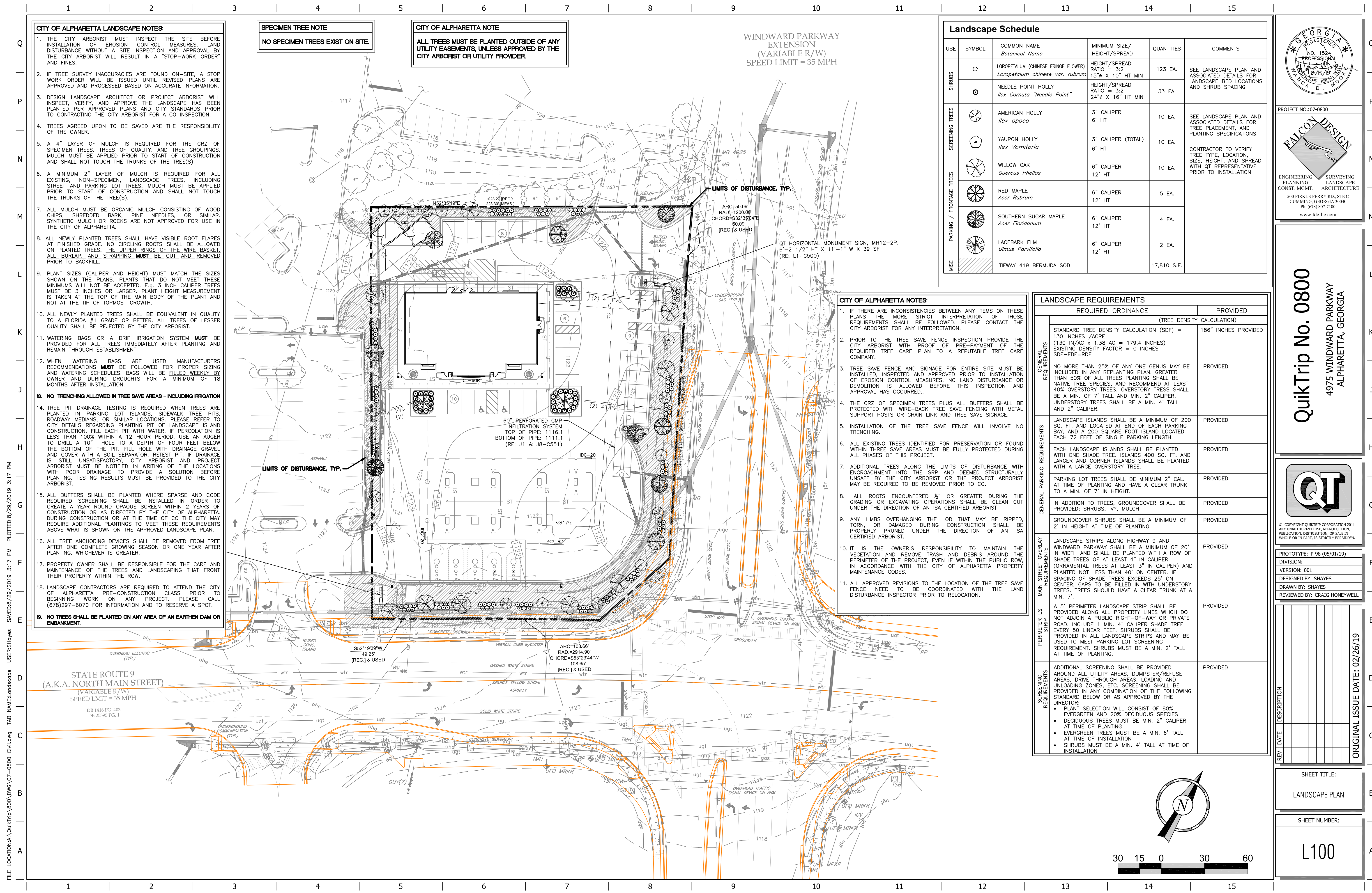
- DRB treated the presentation as a cursory review. There were no approvals given.**

lighting

Applicant presented review of rooftop

- 8





- CITY OF ALPHARETTA LANDSCAPE NOTES**
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
  2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
  3. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTRACTING THE CITY ARBORIST FOR A CO INSPECTION.
  4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
  5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
  6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
  7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
  8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING **MUST** BE CUT AND REMOVED PRIOR TO BACKFILL.
  9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF TOPMOST GROWTH.
  10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
  11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM **MUST** BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
  12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS **MUST** BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
  13. **NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION**
  14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OF LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
  15. ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF DO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
  16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
  17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
  18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
  19. **NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.**

**SPECIMEN TREE NOTE**  
NO SPECIMEN TREES EXIST ON SITE.

**CITY OF ALPHARETTA NOTE**  
ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

WINDWARD PARKWAY  
EXTENSION  
(VARIABLE R/W)  
SPEED LIMIT = 35 MPH

| Landscape Schedule       |        |                                                                                |                                                  |             |                                                                                                                 |
|--------------------------|--------|--------------------------------------------------------------------------------|--------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------|
| USE                      | SYMBOL | COMMON NAME<br><i>Botanical Name</i>                                           | MINIMUM SIZE/<br>HEIGHT/SPREAD                   | QUANTITIES  | COMMENTS                                                                                                        |
| SHRUBS                   | ⊙      | LOROPETALUM (CHINESE FRINGE FLOWER)<br><i>Loropetalum chinense var. rubrum</i> | HEIGHT/SPREAD<br>RATIO = 3:2<br>15" x 10" HT MIN | 123 EA.     | SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING                         |
|                          | ⊙      | NEEDLE POINT HOLLY<br><i>Ilex Cornuta "Needle Point"</i>                       | HEIGHT/SPREAD<br>RATIO = 3:2<br>24" x 16" HT MIN | 33 EA.      |                                                                                                                 |
| SCREENING TREES          | ⊗      | AMERICAN HOLLY<br><i>Ilex opaca</i>                                            | 3" CALIPER<br>6' HT                              | 10 EA.      | SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS                       |
|                          | ⊙      | YAUPON HOLLY<br><i>Ilex Vomitoria</i>                                          | 3" CALIPER (TOTAL)<br>6' HT                      | 10 EA.      | CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION |
| PARKING / FRONTAGE TREES | ⊗      | WILLOW OAK<br><i>Quercus Phellos</i>                                           | 6" CALIPER<br>12' HT                             | 10 EA.      |                                                                                                                 |
|                          | ⊗      | RED MAPLE<br><i>Acer Rubrum</i>                                                | 6" CALIPER<br>12' HT                             | 5 EA.       |                                                                                                                 |
|                          | ⊗      | SOUTHERN SUGAR MAPLE<br><i>Acer Floridanum</i>                                 | 6" CALIPER<br>12' HT                             | 4 EA.       |                                                                                                                 |
|                          | ⊗      | LACEBARK ELM<br><i>Ulmus Parvifolia</i>                                        | 6" CALIPER<br>12' HT                             | 2 EA.       |                                                                                                                 |
| MISC                     |        | TIFWAY 419 BERMUDA SOD                                                         |                                                  | 17,810 S.F. |                                                                                                                 |

- CITY OF ALPHARETTA 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 THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN 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 THREE 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 THE 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.

| LANDSCAPE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| REQUIRED ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| (TREE DENSITY CALCULATION)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| STANDARD TREE DENSITY CALCULATION (SDF) =<br>130 INCHES / ACRE<br>(130 IN/AC x 1.38 AC = 179.4 INCHES)<br>EXISTING DENSITY FACTOR = 0 INCHES<br>SDF-EDF=PDF                                                                                                                                                                                                                                                                                                                                                                                | 186" INCHES PROVIDED |
| NO MORE THAN 25% OF ANY ONE GENUS MAY BE INCLUDED IN ANY REPLANTING PLAN. GREATER THAN 50% OF ALL TREES PLANTING SHALL BE NATIVE TREE SPECIES, AND RECOMMEND AT LEAST 40% OVERSTORY TREES. OVERSTORY TREES SHALL BE A MIN. OF 7" TALL AND MIN. 2" CALIPER. UNDERSTORY TREES SHALL BE A MIN. 4" TALL AND 2" CALIPER.                                                                                                                                                                                                                        | PROVIDED             |
| LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 200 SQ. FT. AND LOCATED AT END OF EACH PARKING BAY, AND A 200 SQUARE FOOT ISLAND LOCATED EACH 72 FEET OF SINGLE PARKING LENGTH.                                                                                                                                                                                                                                                                                                                                                                    | PROVIDED             |
| EACH LANDSCAPE ISLANDS SHALL BE PLANTED WITH ONE SHADE TREE. ISLANDS 400 SQ. FT. AND LARGER AND CORNER ISLANDS SHALL BE PLANTED WITH A LARGE OVERSTORY TREE.                                                                                                                                                                                                                                                                                                                                                                               | PROVIDED             |
| PARKING LOT TREES SHALL BE MINIMUM 2" CAL. AT TIME OF PLANTING AND HAVE A CLEAR TRUNK TO A MIN. OF 7' IN HEIGHT.                                                                                                                                                                                                                                                                                                                                                                                                                           | PROVIDED             |
| IN ADDITION TO TREES, GROUNDCOVER SHALL BE PROVIDED; SHRUBS, IVY, MULCH                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROVIDED             |
| GROUNDCOVER SHRUBS SHALL BE A MINIMUM OF 2' IN HEIGHT AT TIME OF PLANTING                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PROVIDED             |
| LANDSCAPE STRIPS ALONG HIGHWAY 9 AND WINDWARD PARKWAY SHALL BE A MINIMUM OF 20' IN WIDTH AND SHALL BE PLANTED WITH A ROW OF SHADE TREES OF AT LEAST 4" IN CALIPER (ORNAMENTAL TREES AT LEAST 3" IN CALIPER) AND PLANTED NOT LESS THAN 40' ON CENTER. IF SPACING OF SHADE TREES EXCEEDS 25' ON CENTER, GAPS TO BE FILLED IN WITH UNDERSTORY TREES. TREES SHOULD HAVE A CLEAR TRUNK AT A MIN. 7'.                                                                                                                                            | PROVIDED             |
| A 5' PERIMETER LANDSCAPE STRIP SHALL BE PROVIDED ALONG ALL PROPERTY LINES WHICH DO NOT ADJOIN A PUBLIC RIGHT-OF-WAY OR PRIVATE ROAD. INCLUDE 1 MIN. 4" CALIPER SHADE TREE EVERY 50 LINEAR FEET. SHRUBS SHALL BE PROVIDED IN ALL LANDSCAPE STRIPS AND MAY BE USED TO MEET PARKING LOT SCREENING REQUIREMENT. SHRUBS MUST BE A MIN. 2' TALL AT TIME OF PLANTING.                                                                                                                                                                             | PROVIDED             |
| ADDITIONAL SCREENING SHALL BE PROVIDED AROUND ALL UTILITY AREAS, DUMPSTER/REFUSE AREAS, DRIVE THROUGH AREAS, LOADING AND UNLOADING ZONES, ETC. SCREENING SHALL BE PROVIDED IN ANY COMBINATION OF THE FOLLOWING STANDARD BELOW OR AS APPROVED BY THE DIRECTOR:<br>• PLANT SELECTION WILL CONSIST OF 80% EVERGREEN AND 20% DECIDUOUS SPECIES<br>• DECIDUOUS TREES MUST BE MIN. 2" CALIPER AT TIME OF PLANTING<br>• EVERGREEN TREES MUST BE A MIN. 6' TALL AT TIME OF INSTALLATION<br>• SHRUBS MUST BE A MIN. 4' TALL AT TIME OF INSTALLATION | PROVIDED             |

REGISTERED  
NO. 1524  
PROFESSIONAL  
LANDSCAPE ARCHITECT  
WANDA D. MOORE

PROJECT NO.: 07-0800

**FALCON DESIGN**

ENGINEERING  
PLANNING  
CONST. MGMT.

SURVEYING  
LANDSCAPE  
ARCHITECTURE

500 PIRKLE FERRY RD, STE C  
CUMMING, GEORGIA 30040  
Ph. (678) 807-1100  
www.fdc-llc.com

**QuikTrip No. 0800**  
4975 WINDWARD PARKWAY  
ALPHARETTA, GEORGIA

**QT**

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PROTOTYPE: P-98 (05/01/19)  
DIVISION:  
VERSION: 001  
DESIGNED BY: SHAYES  
DRAWN BY: SHAYES  
REVIEWED BY: CRAIG HONEYWELL

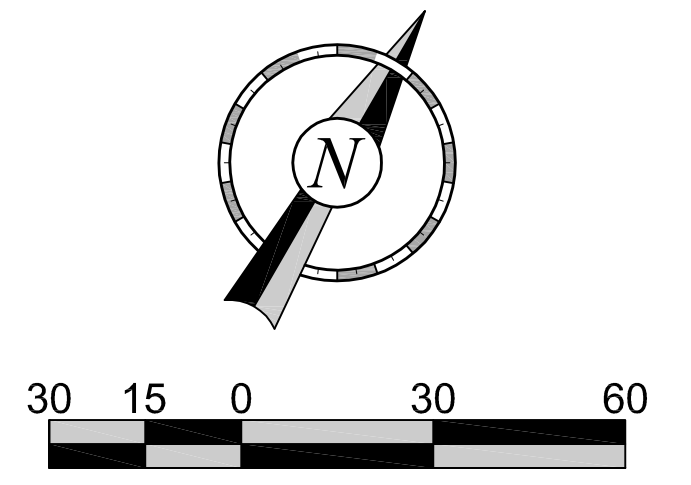
| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

SHEET TITLE:

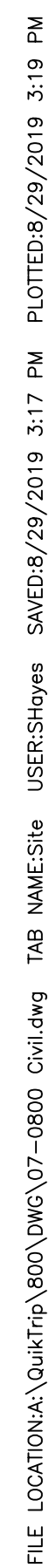
LANDSCAPE PLAN

SHEET NUMBER:

L100







**GENERAL NOTES:**

1. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADS MUST BE CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2012 EDITION.

| TYPE                                                                                | HEIGHT | QUANTITY |
|-------------------------------------------------------------------------------------|--------|----------|
|  | 22'    | 4        |
|  | 22'    | 0        |
|  | 22'    | 3        |
| BREAK AWAY BASES REQUIRED                                                           |        | 0        |
| LOW VOLTAGE POLES                                                                   |        | 0        |



**QuikTrip No. 0800**  
4975 WINDWARD PARKWAY  
ALPHARETTA, GEORGIA



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ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

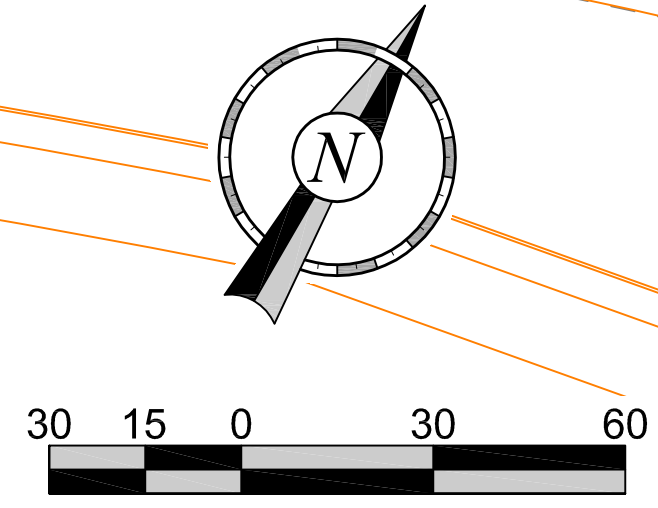
|                              |
|------------------------------|
| PROTOTYPE: P-98 (05/01/19)   |
| DIVISION:                    |
| VERSION: 001                 |
| DESIGNED BY: SHAYES          |
| DRAWN BY: SHAYES             |
| REVIEWED BY: CRAIG HONEYWELL |

[illegible]

|              |
|--------------|
| SHEET TITLE: |
| SITE PLAN    |

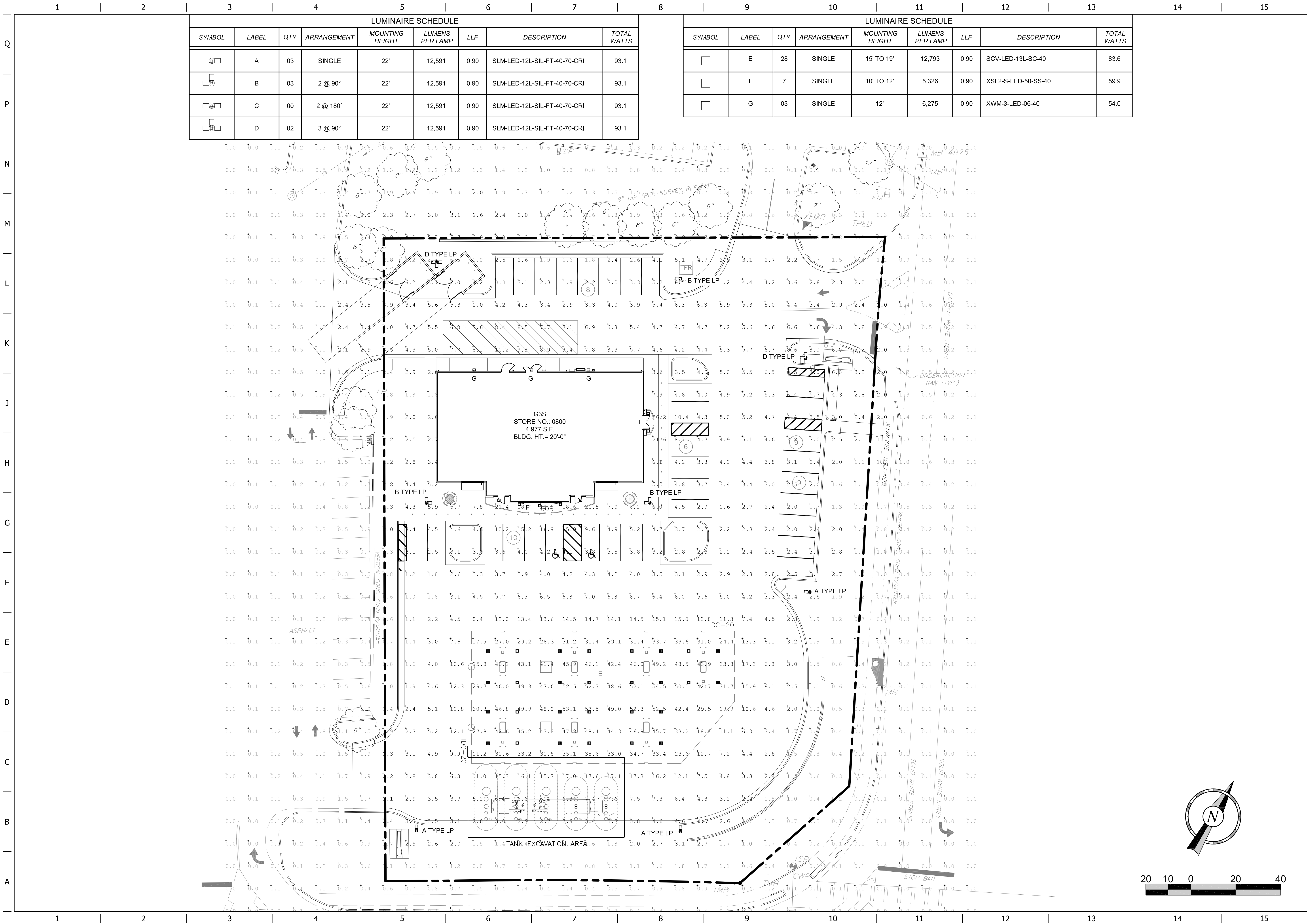
SHEET NUMBER:

C100





FILE LOCATION: C:\Vault\_QT\07-0800\01 Civil\01 Lighting\07-0800 Photometric.dwg USER: Idaniels SAVES: 8/13/2019 8:01 AM PLOTTED: 8/13/2019 8:02 AM



PROJECT NO.:#####

QuikTrip No. 0800

4975 WINDWARD PARKWAY  
ALPHARETTA, GA

QT

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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:

DIVISION: 07

VERSION: 001

DESIGNED BY:

DRAWN BY: TDD

REVIEWED BY:

REV

DATE

DESCRIPTION

ORIGINAL ISSUE DATE:

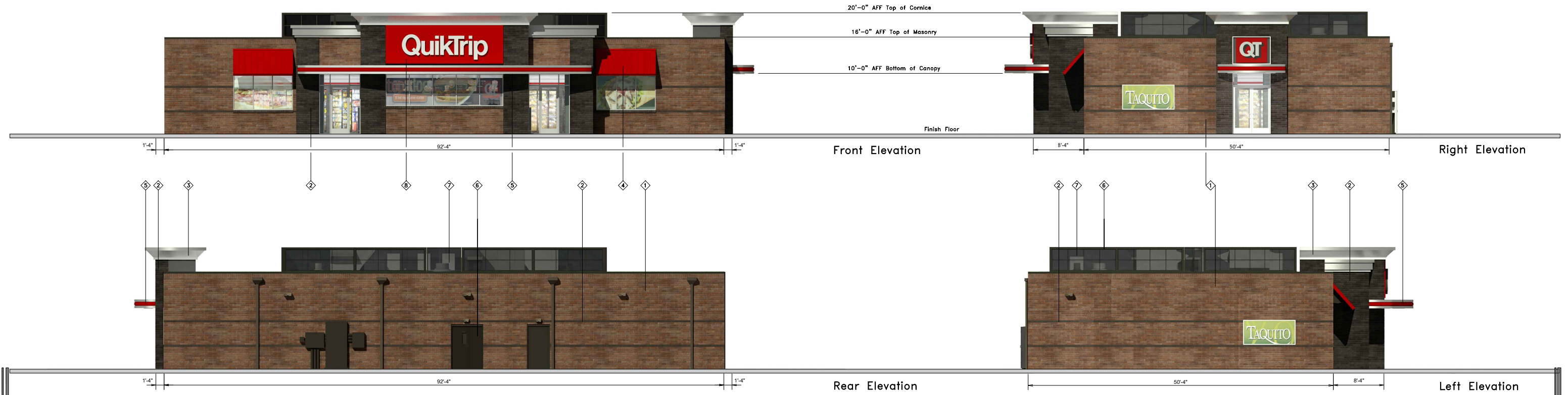
SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

C160







**QuikTrip.**  
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store # 800 G3S Building Elevations

Serial # 07-0800-G3S

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

Issue Date: 08.12.19

Address: 4975 Windward Pkwy

City, State: Alpharetta, GA

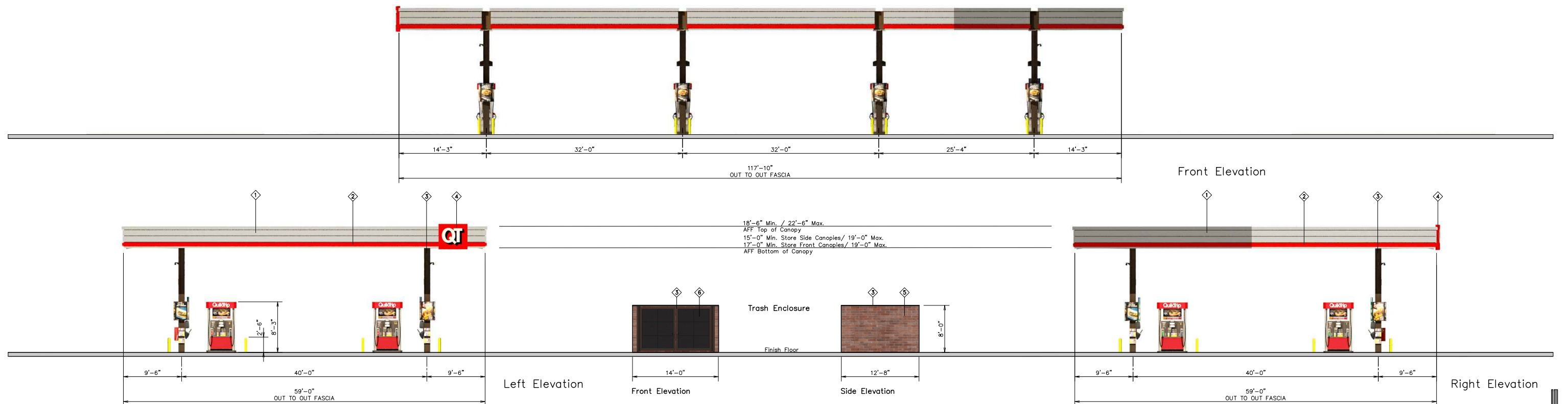
Drawn By: JK

Rev/Notes:

| ① | FINISH            | MANUFACTURER       | SPECIFICATION          |
|---|-------------------|--------------------|------------------------|
| 1 | BRONZESTONE       | INTERSTATE BRICK   | ATLAS STRUCTURAL BRICK |
| 2 | MIDNIGHT          | INTERSTATE BRICK   | ATLAS STRUCTURAL BRICK |
| 3 | HLZ-ALUMINUM      | ALPOLIC            | PASCIA                 |
| 4 | QT RED            | SHERWIN - WILLIAMS | STANDING SEAM AWNING   |
| 5 | RED POLYCARBONATE | ALLEN INDUSTRIES   | ILLUMINATED BAND       |
| 6 | QT BROWN          | SHERWIN - WILLIAMS | METAL/PAINT            |
| 7 | BLACK             | ALL COURT FABRICS  | POLYPRO 95 MESH        |
| 8 | CL-60R            | ALLEN INDUSTRIES   | SIGNAGE                |

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**QuikTrip.**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store # 800 GD07 Chamfer Gas Canopy

Serial # 07-0800-GD08

Scale: 1/16"=1'-0" Issue Date: 08.12.19

Address: 4975 Windward Pkwy

Drawn By: JK

Rev/Notes:

City, State: Alpharetta, GA

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| ① | FINISH            | MANUFACTURER       | SPECIFICATION          |
|---|-------------------|--------------------|------------------------|
| 1 | HL7-ALUMINUM      | ALPOLIC            | CANOPY                 |
| 2 | RED POLYCARBONATE | ALLEN INDUSTRIES   | ILLUMINATED BAND       |
| 3 | QT BROWN          | SHERWIN - WILLIAMS | METAL PAINT            |
| 4 | IDC-20            | ALLEN INDUSTRIES   | ILLUMINATED SIGNAGE    |
| 5 | BRONZESTONE       | INTERSTATE BRICK   | ATLAS STRUCTURAL BRICK |
| 6 | BLACK             | ALL COURT FABRICS  | POLYPRO 95 MESH        |



**Logo Cabinet/Pricer Cabinet/Base:** Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.



# DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

*UPDATED: October 17, 2018*

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA  
ALPHARETTA, GA 30009  
[WWW.ALPHARETTA.GA.US](http://WWW.ALPHARETTA.GA.US)

TEL: 678.297.6070  
FAX: 678.297.6071



# INSTRUCTIONS AND REQUIRED MATERIALS

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

## Required Materials:

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

### Site Plan Review

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

### Landscape Review

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

### Signage Review

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

### Exterior Elevation Review

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

## Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

# FILING DEADLINES AND MEETING SCHEDULE

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

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

## Filing Deadlines

January 02, 2019

February 01, 2019

March 01, 2019

April 01, 2019

May 01, 2019

June 03, 2019

July 01, 2019

August 01, 2019

September 02, 2019

October 01, 2019

November 01, 2019

December 03, 2019

## Meeting Schedule

January 18, 2019

February 15, 2019

March 15, 2019

April 12, 2019

May 17, 2019

June 21, 2019

July 19, 2019

August 16, 2019

September 20, 2019

October 18, 2019

November 15, 2019

December 13, 2019



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

☐ Fee Paid Initial: \_\_\_\_\_

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

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

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

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

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

Business Name: QuikTrip Store #800

Location Address: 4975 Windward Pkwy

Mailing Address: 952 Old Peachtree Rd NW

City: Lawrenceville State: GA Zip Code: 30041 - \_\_\_\_\_

Contact For All Notifications: Sean Hayes

Contact Telephone: 678 - 807 - 7100 Mobile Telephone: 404 - 372 - 4345

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: shayes@fdc-llc.com

Contact's Relation To Business: Civil Site Engineer

This Application For (Check all that apply):

- |                                              |                                                      |
|----------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Addition            | <input type="checkbox"/> Modification to Exterior    |
| <input type="checkbox"/> Auxiliary Structure | <input checked="" type="checkbox"/> New Construction |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                     |
| <input type="checkbox"/> Material Selection  |                                                      |

### Application Fees:

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

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



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: KMD Alpharetta LLC

Physical Address: 2424 N. Federal Hwy. #454

Mailing Address: same

City: Boca Raton State: FL Zip Code: 33431 - 7746

Owner Telephone: 561 - 391 - 7293 EXT 11 Contact Fax: 561 - 391 - 7213

### 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): KMD Alpharetta LLC Date: 08/06/2019

Owner Signature: 

### Property Information:

Address (If Assigned) : 4975 Windward Parkway Alpharetta GA

Tax ID or Map Reference Number: ALT ID#: 5649806 Parcel ID 22-5120-1112-064-7

Land Lot(s): 4975 Windward Pky District: 10 Section:

Existing Zoning of Property: C1- Commercial Improvemnt Existing Uses of Property: NBHD-C104

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

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Form

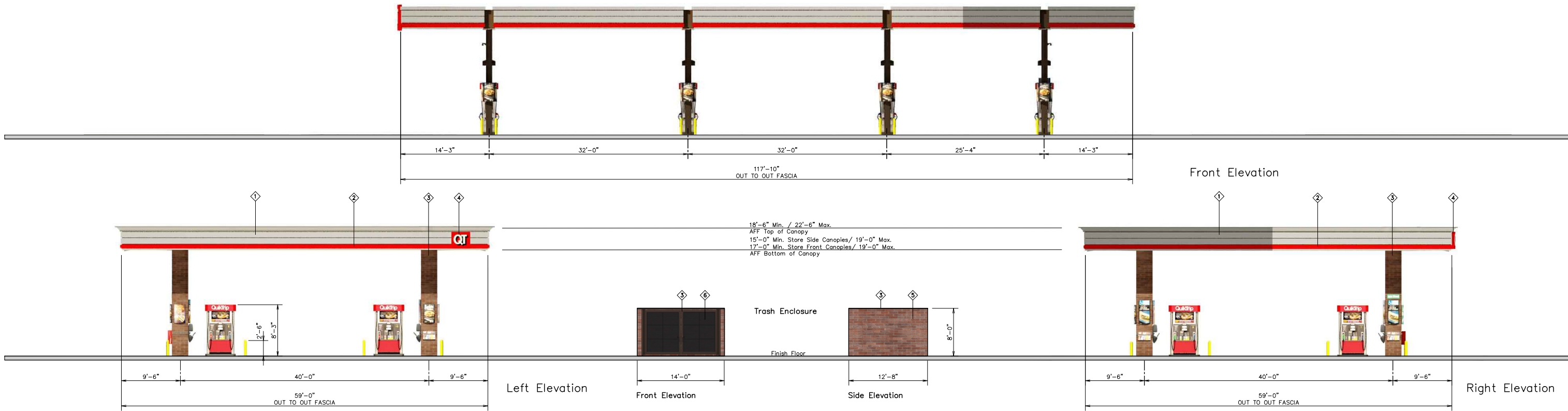




ALLAN BLOCK RETAINING WALL  
BLOCK STYLE: AB CLASSIC  
COLOR: SAVANNAH BLEND



APPROVED  
10/03/2019



**QuikTrip.**  
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

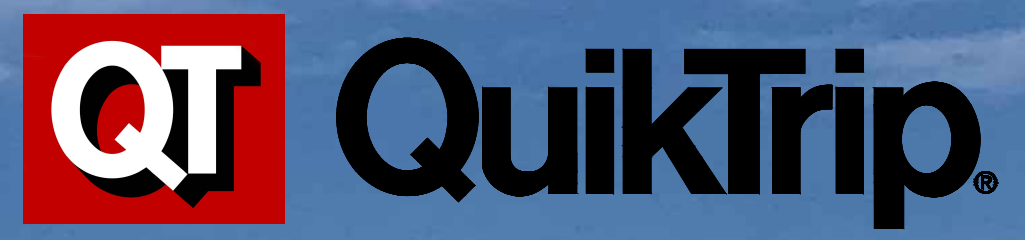
Store # 800 Custom Chamfer Gas Canopy  
Serial # 07-0800-GD07  
Scale: 1/16"=1'-0"  
Issue Date: 09.30.19

Address: 4975 Windward Pkwy  
City, State: Alpharetta, GA  
Drawn By: JK  
Rev/Notes:

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| ① | FINISH            | MANUFACTURER       | SPECIFICATION          |
|---|-------------------|--------------------|------------------------|
| 1 | HLZ-ALUMINUM      | ALPOLIC            | CANOPY                 |
| 2 | RED POLYCARBONATE | ALLEN INDUSTRIES   | ILLUMINATED BAND       |
| 3 | QT BROWN          | SHERWIN - WILLIAMS | METAL PAINT            |
| 4 | IDC-9             | ALLEN INDUSTRIES   | ILLUMINATED SIGNAGE    |
| 5 | BRONZESTONE       | INTERSTATE BRICK   | ATLAS STRUCTURAL BRICK |
| 6 | BLACK             | ALL COURT FABRICS  | POLYPRO 95 MESH        |



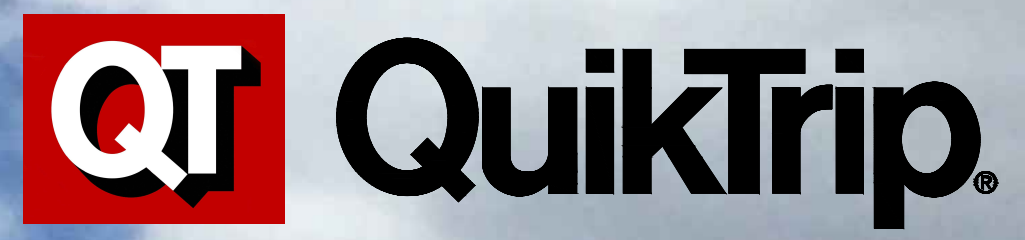


Store 800  
07-0800-PE09

Alpharetta, GA  
Date: 10.02.19 By:JK







Store 800  
07-0800-PE10

Alpharetta, GA  
Date: 10.02.19 By:JK





# 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: SOUTH MAIN STREET FABRICS, LLC. DBA KAREN'S FABRICS

Location Address: 23 S. MAIN ST.

Mailing Address: 23 S. MAIN ST. ALPHARETTA, GA 30097

City: ALPHARETTA State: GA. Zip Code: 30097

Contact For All Notifications: KAREN MAGILL

Contact Telephone: 404 - 210 - 2463 Mobile Telephone: \_\_\_\_\_

Fax: 770 - 664 - 7477 Email: KAREN@KARENSFABRICS.COM

Contact's Relation To Business: OWNER

This Application For (Check all that apply):

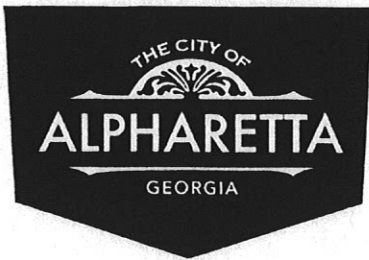
- |                                                     |                                                              |
|-----------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition                   | <input checked="" type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure        | <input type="checkbox"/> New Construction                    |
| <input checked="" type="checkbox"/> Color Selection | <input type="checkbox"/> Signage                             |
| <input type="checkbox"/> Material Selection         |                                                              |

### Application Fees:

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

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





# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: Parsons Ace Hardware, Inc

Physical Address: 23 South Main St

Mailing Address: 27 South Main St

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 770 490 6907 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): Jim Parsons Date: 8-5-2019

Owner Signature: [Signature]

### Property Information:

Address (If Assigned): 23 South Main St

Tax ID or Map Reference Number: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Existing Zoning of Property: \_\_\_\_\_ Existing Uses of Property: \_\_\_\_\_

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

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Form





BRICK / SW 7016 MINDFUL GRAY  
TRIM / SW 7005 PURE WHITE





BRICK / SW 7016 MINDFUL GRAY  
TRIM / SW 7005 PURE WHITE



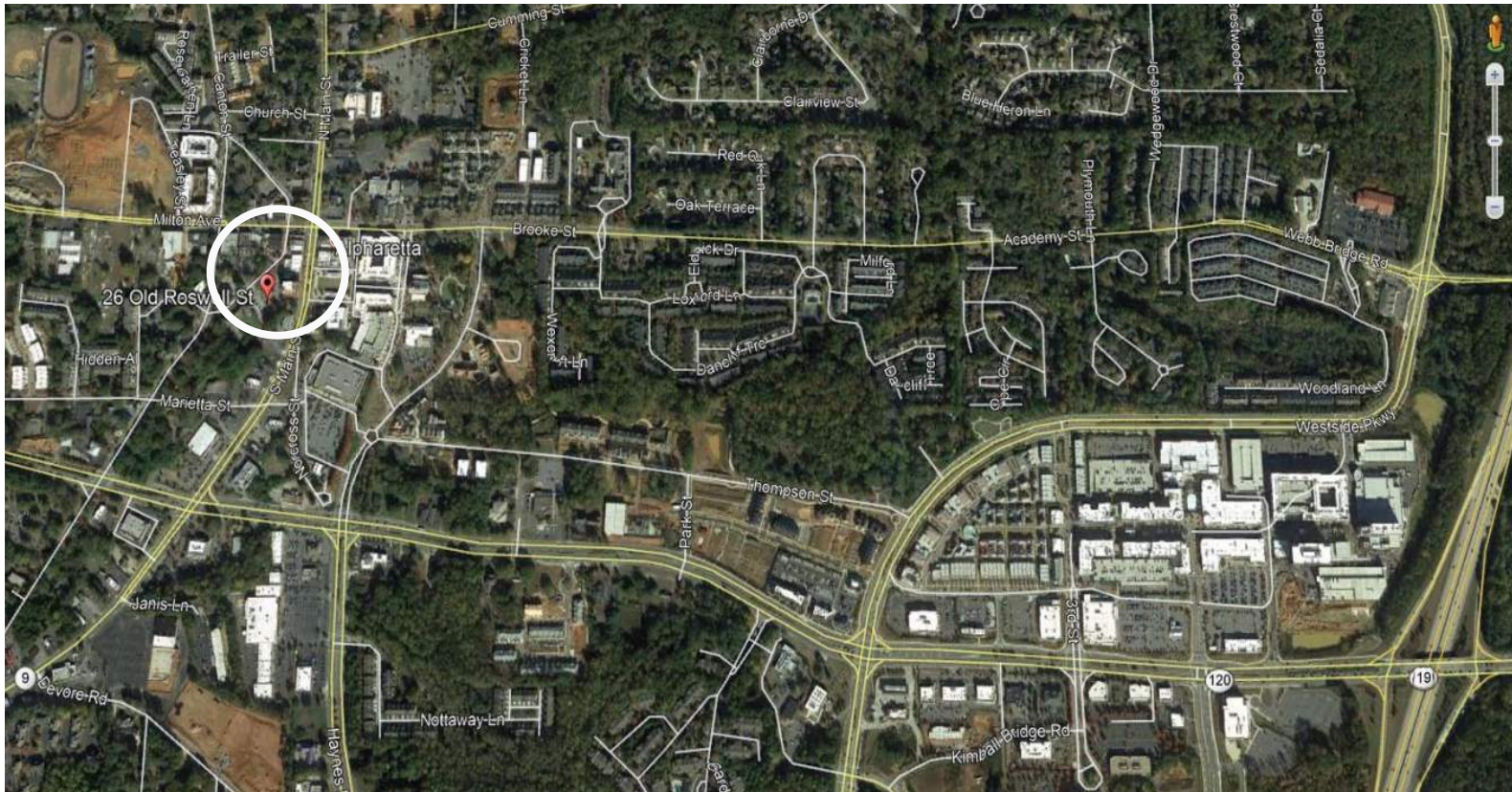
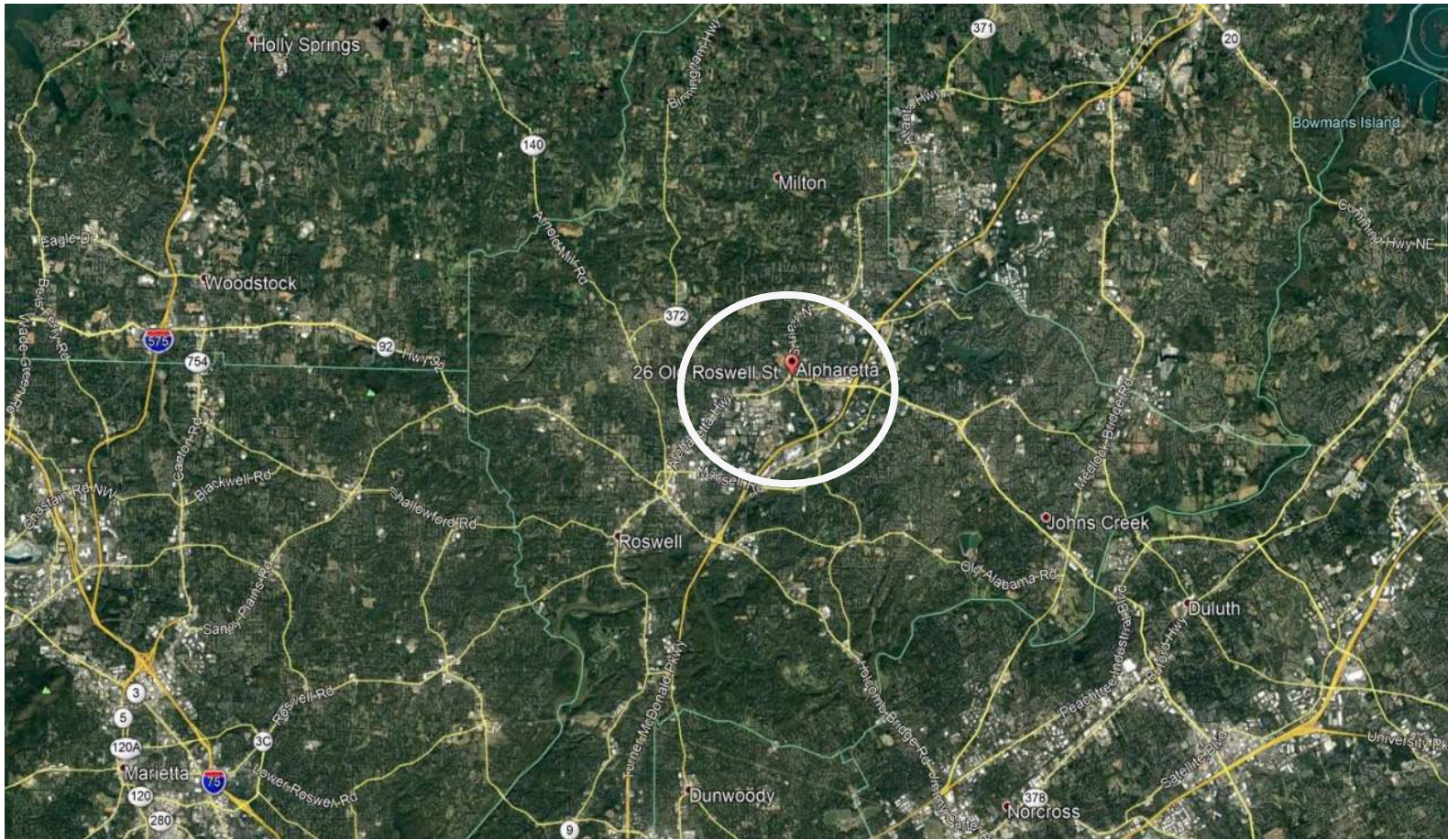
SW 7005  
Pure White

255-C1

SW 7016  
Mindful Gray

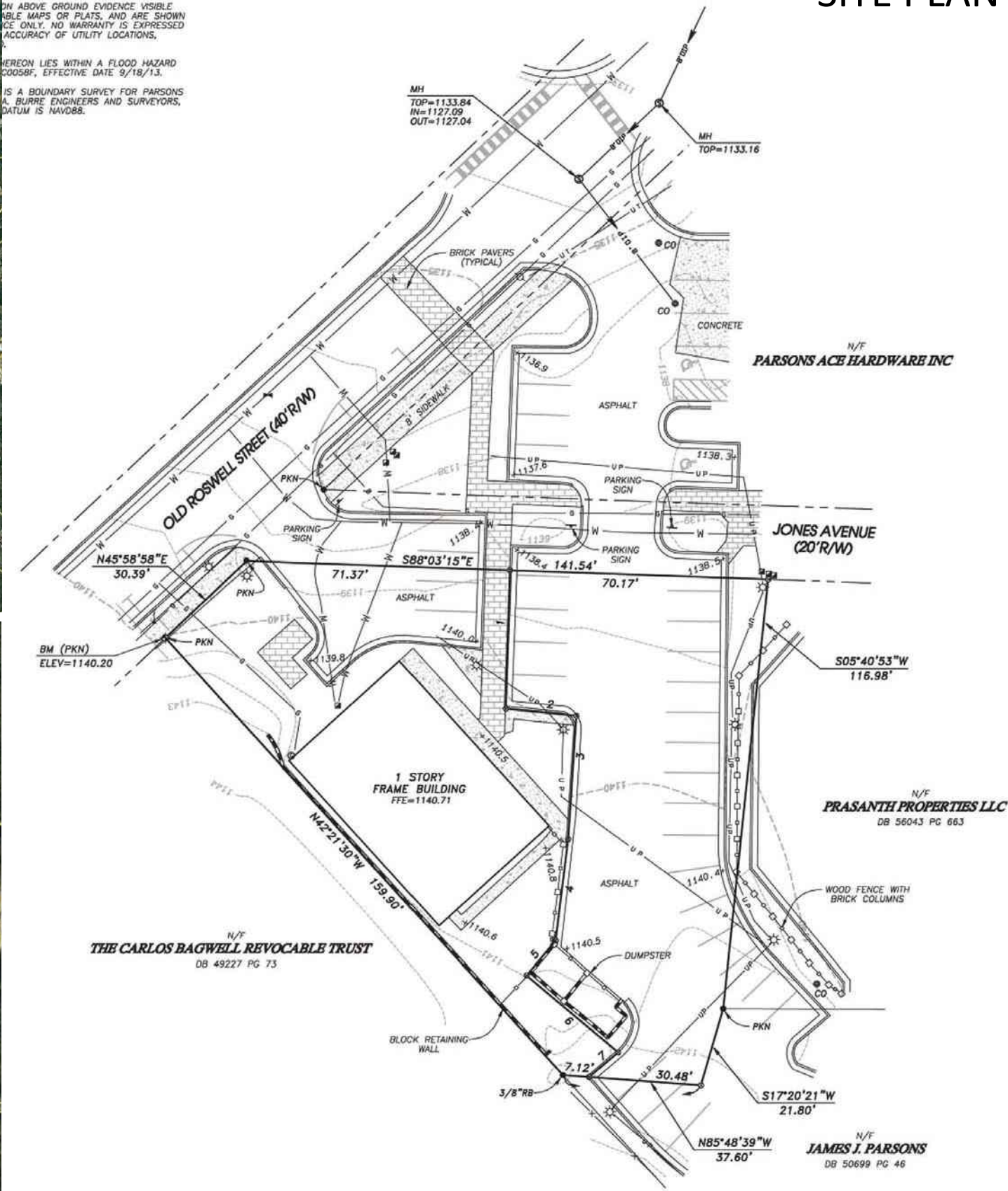
244-C2





AND SURVEYORS, INC. AND DATED  
ON ABOVE GROUND EVIDENCE VISIBLE  
ABLE MAPS OR PLATS, AND ARE SHOWN  
CE ONLY. NO WARRANTY IS EXPRESSED  
ACCURACY OF UTILITY LOCATIONS.  
HEREON LIES WITHIN A FLOOD HAZARD  
00058F, EFFECTIVE DATE 9/18/13.  
IS A BOUNDARY SURVEY FOR PARSONS  
A, BURR ENGINEERS AND SURVEYORS,  
DATUM IS NAVD83.

# SITE PLAN



26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

October 01, 2019





- ADJACENT MATERIALS LIST:
- Brick Masonry, Painted Wood Siding, Stucco Facades
  - Divided lite windows
  - Brick Head and Sill at windows
  - Metal Panel sloped roof
  - Painted cementitious trim
  - Painted metal guard rails and fencing
  - Stained wood landscape features
  - String Lights on metal and wood posts

- EXISTING TO REMAIN MATERIAL LIST:
- Painted Siding
  - Painted Metal Roofing
  - Painted Porch Columns

- NEW MATERIALS:
- Painted Siding over exposed painted Masonry
  - Divided lite windows
  - New doors and windows
  - Stained wood landscape features
  - String Lights on metal and wood posts
  - Painted Porch Columns

SITE PERSPECTIVE & ADJACENT BUILDINGS



26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

October 01, 2019

archetype  
design



# PERSPECTIVE



26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

October 01, 2019

archetype  
design



PERSPECTIVE VIEW



26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

October 01, 2019

archetype  
design



SIDE PATIO DESIGN

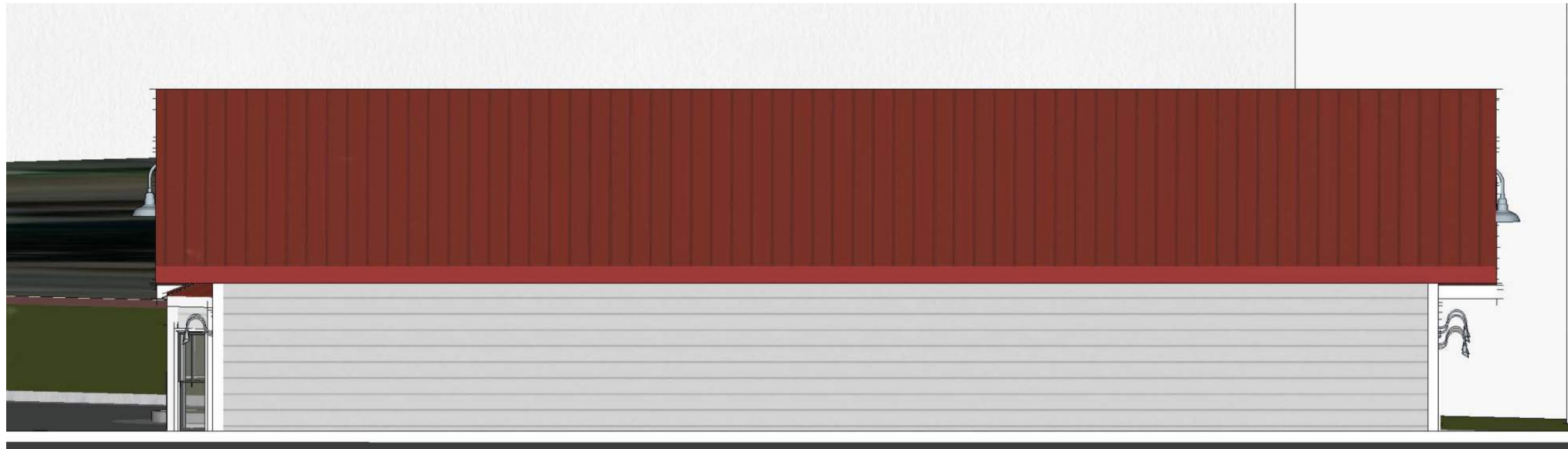


26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

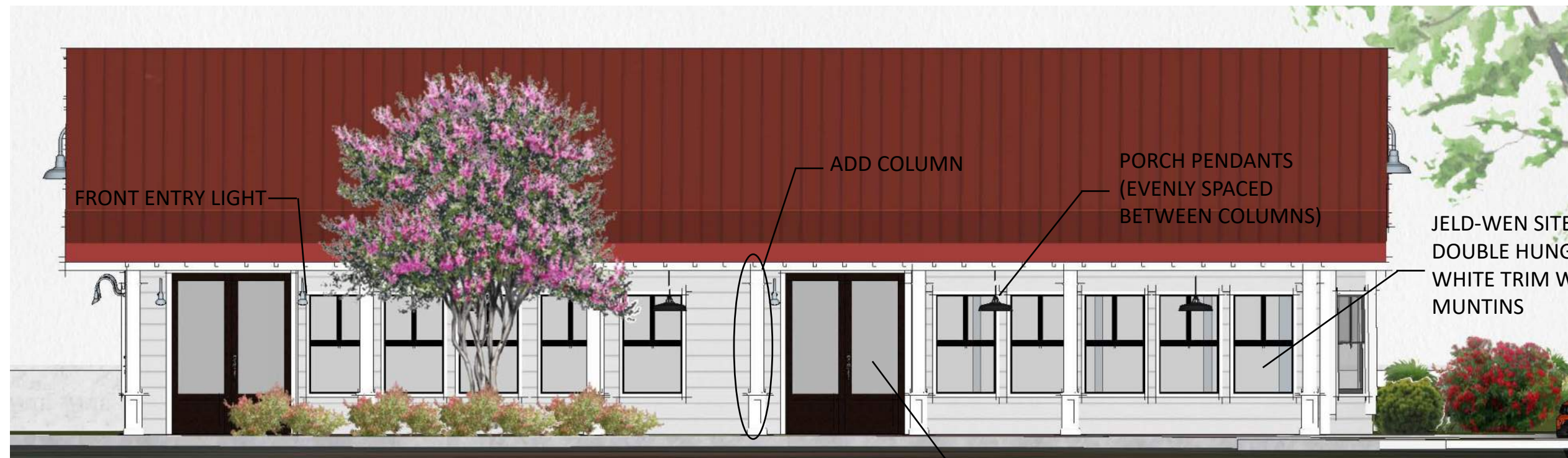
October 01, 2019

archetype  
design





SOUTH ELEVATION



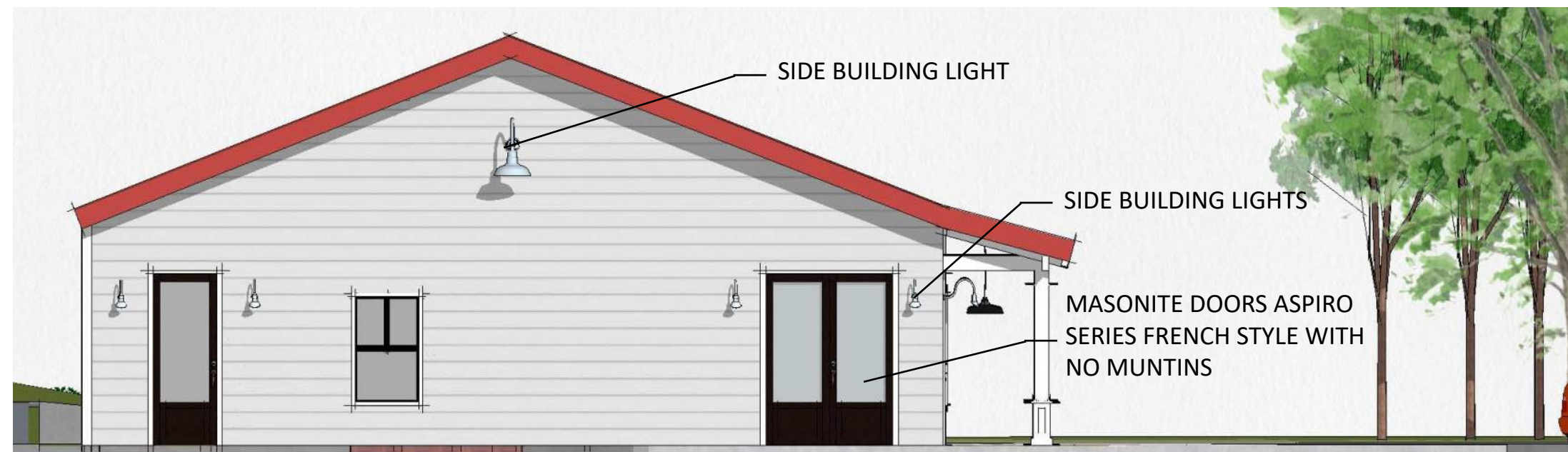
NORTH ELEVATION

26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

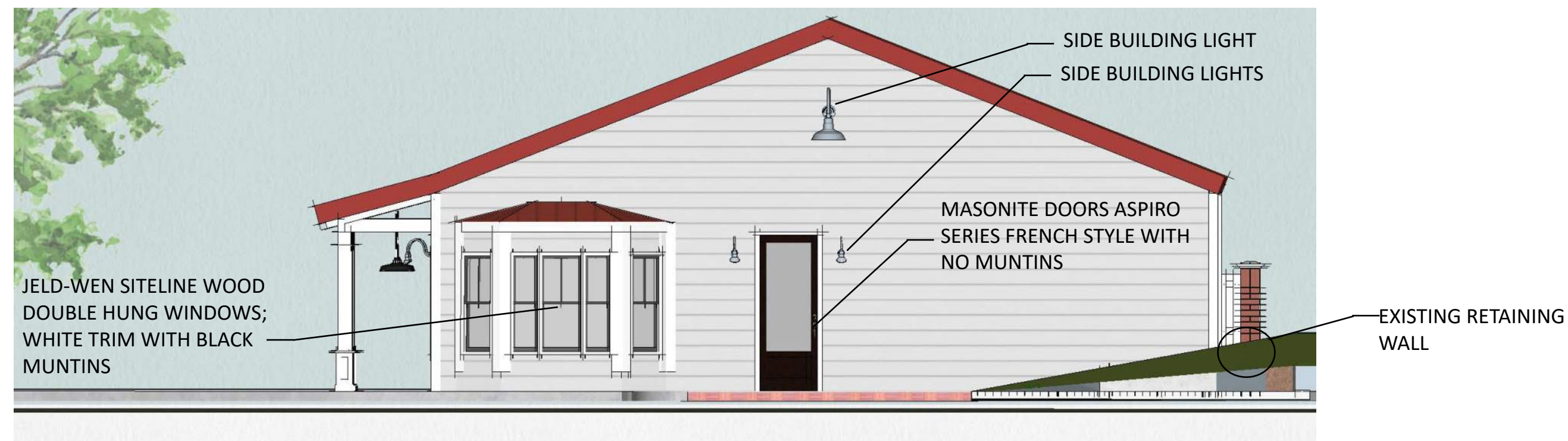
October 01, 2019

archetype  
design





EAST ELEVATION



WEST ELEVATION

26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

October 01, 2019

archetype  
design



GOOSENECK BARN LIGHT FIXTURES BLACK COLOR OPTIONS FOR ALL LIGHTING  
SIDE BUILDING LIGHT      SIDE BUILDING LIGHTS      FRONT ENTRY LIGHT

PERSPECTIVE VIEW



DELANEY HARDWARE  
STONEHENGE SERIES  
AGED PEWTER SELECTION



MASONITE DOORS ASPIRO SERIES  
FRENCH STYLE WITH NO MUNTINS



JELD-WEN SITELINE WOOD DOUBLE HUNG  
WINDOWS; WHITE TRIM WITH BLACK  
MUNTINS

EXISTING TO REMAIN STANDING SEAM  
METAL ROOF

PORCH PENDANTS

JELD-WEN SITELINE WOOD  
DOUBLE HUNG WINDOWS;  
WHITE TRIM WITH BLACK  
MUNTINS

MASONITE DOORS ASPIRO  
SERIES FRENCH STYLE WITH  
NO MUNTINS

FRONT ENTRY LIGHT



PATIO & PORCH LIGHTING



PORCH PENDANTS

26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

October 01, 2019



BASE BUILDING COLOR @ SIDING

**SW 7656**  
**Rhinestone**

Interior / Exterior

Locator Number: 257-C4

BUILDING CORNER TRIM & WINDOW TRIM

**SW 7006**  
**Extra White**

Interior / Exterior

Locator Number: 257-C1

**SW 7076**  
**Cyberspace**

Interior / Exterior

Locator Number: 235-C7

WINDOW FRAME, MUNTINS & DOORS

26 OLD ROSWELL ST  
ALPHARETTA, GEORGIA

October 01, 2019

archetype  
design



0/2019 11.10.19 PM  
SHEET NAME: SITE PLAN - PHOTOMETRIC SHEET NUMBER: E-1 PROJECT NAME: NORTH POINT II, ALPHARETTA, GA  
McVEIGH & MANGUM ENGINEERING, INC. 1955 Lake Park Drive SE, Suite 325, Atlanta, GA 30339  
Ph: (678) 213-1616 Fax: (678) 213-1617 email: mail@McVeighMangum.com

| STATISTICS - PHOTOMETRIC CALCULATIONS |        |         |         |         |
|---------------------------------------|--------|---------|---------|---------|
| Description                           | Symbol | Average | Maximum | Minimum |
| STREET LIGHTING                       | +      | 5.4     | 25.1    | 0.6     |
| PEDESTRIAN AREA                       | +      | 2.7     | 7.0     | 0.5     |

| LIGHTING FIXTURE SCHEDULE |                |                         |           |                          |         |              |          |                                                                           |  |  |
|---------------------------|----------------|-------------------------|-----------|--------------------------|---------|--------------|----------|---------------------------------------------------------------------------|--|--|
| MARK                      | MANUFACTURER   | CATALOG NUMBER          | LAMP DATA |                          | FIXTURE | BALLAST DATA | MOUNTING | DESCRIPTION                                                               |  |  |
|                           |                |                         | #         | TYPE                     |         | #            |          |                                                                           |  |  |
| OB1                       | EATON          | GLEON-AF-04-LED-E1-T4FT | 1         | LED, 27,000 LUMEN, 4000K | 120 V   | 225 W        | POLE     | POLE LIGHT, 1-ARM, TYPE 4FT DISTRIBUTION, MOUNT ON 20' POLE               |  |  |
| OB4                       | MCGRRAW-EDISON | GLEON-AF-04-LED-E1-T4FT | 4         | LED, 27,000 LUMEN, 4000K | 120 V   | 1000 W       | POLE     | POLE LIGHT, 4-ARM AT 90 DEGREES, TYPE 4FT DISTRIBUTION, MOUNT ON 20' POLE |  |  |
| PA                        | EATON - INVUE  | EMM-F04-LED-E1-T4       | 1         | LED, 9500 LUMEN, 4000K   | 120 V   | 102 W        | POLE     | AREA LIGHT, TYPE 4 DISTRIBUTION, MOUNT ON 14' POLE                        |  |  |

NOTES:  
1. CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF FIXTURE DESIRED.  
SUBMIT CUTSHEETS OF ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES.



**SITE PLAN - PHOTOMETRIC**  
SCALE: 1" = 20'-0"

**McVEIGH & MANGUM**  
ENGINEERING, INC.  
Atlanta - Charlotte - Jacksonville  
www.McVeighMangum.com  
1955 Lake Park Drive SE, Suite 325  
Atlanta, Georgia 30339  
Ph: (678) 213-1616 Fax: (678) 213-1617  
email: mail@McVeighMangum.com  
PEF005182  
Eng. of Record: Tony G. Fernandez License No.: 036900

DESIGNING ARCHITECT

**WAKEFIELD  
BEASLEY &  
ASSOCIATES**

A NELSON Company

ARCHITECT OF RECORD

**NELSON**

Neico Architecture, Inc.  
a licensed affiliate of Nelson Worldwide, LLC.

**HAYNES BRIDGE RD  
AND  
NORTH POINT PKWY  
ALPHARETTA, GA**

10800 HAYNES BRIDGE ROAD  
ALPHARETTA, GEORGIA

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Print Record

Revisions

Date Job No.  
DATE PROJ. No.

Sheet Title

**SITE PLAN -  
PHOTOMETRIC**

Sheet No.

**E-1**



# 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: GMC Real Estate Acquisitions, LLC

Location Address: 6055 North Point Pkwy and 10800 Haynes Bridge Rd

Mailing Address: 3060 Peachtree Rd NW Suite 1050

City: Atlanta State: GA Zip Code: 30305 - \_\_\_\_\_

Contact For All Notifications: Cameron Grogan

Contact Telephone: 404 - 941 - 2370 Mobile Telephone: 404 - 548 - 7128

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: cgrogan@geyermorris.com

Contact's Relation To Business: Employee

This Application For (Check all that apply):

- |                                              |                                                   |
|----------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Addition            | <input type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction         |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                  |
| <input type="checkbox"/> Material Selection  |                                                   |

### Application Fees:

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

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





# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: Alpha Land Partners, LLC / Orlando BK One Assocaites, LLC / Alpha Regions Partners, LLC

Physical Address:

Mailing Address: 940 Emmett Avenue Suite 200

City: Belmont

State: CA

Zip Code: 94002

Owner Telephone: 415 - 227 - 2215

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) : 6055 North Point Pkwy

Tax ID or Map Reference Number: 12 273007550195

Land Lot(s): 754 , 755

District: 1st

Section: 2nd

Existing Zoning of Property: PSC

Existing Uses of Property: Restaurant

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

Applicant Signature:

Date: 9/05/2019

Print Form



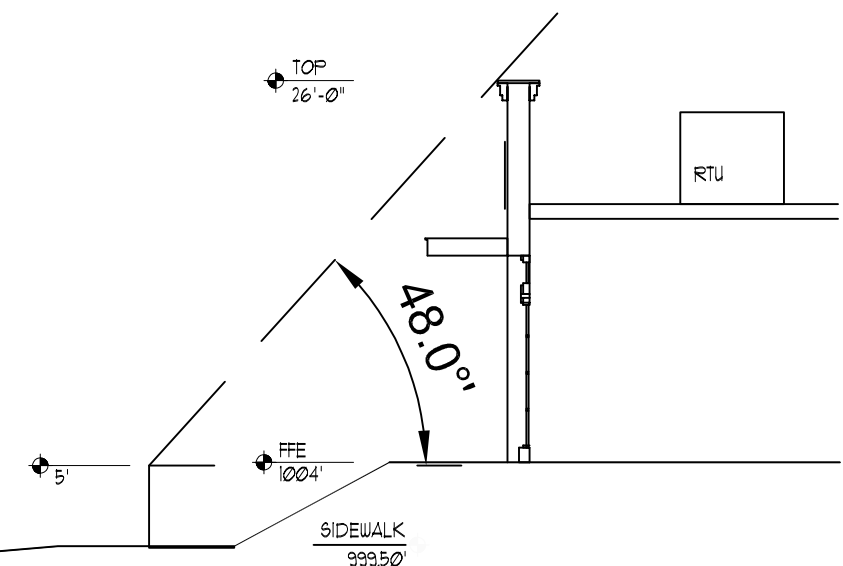
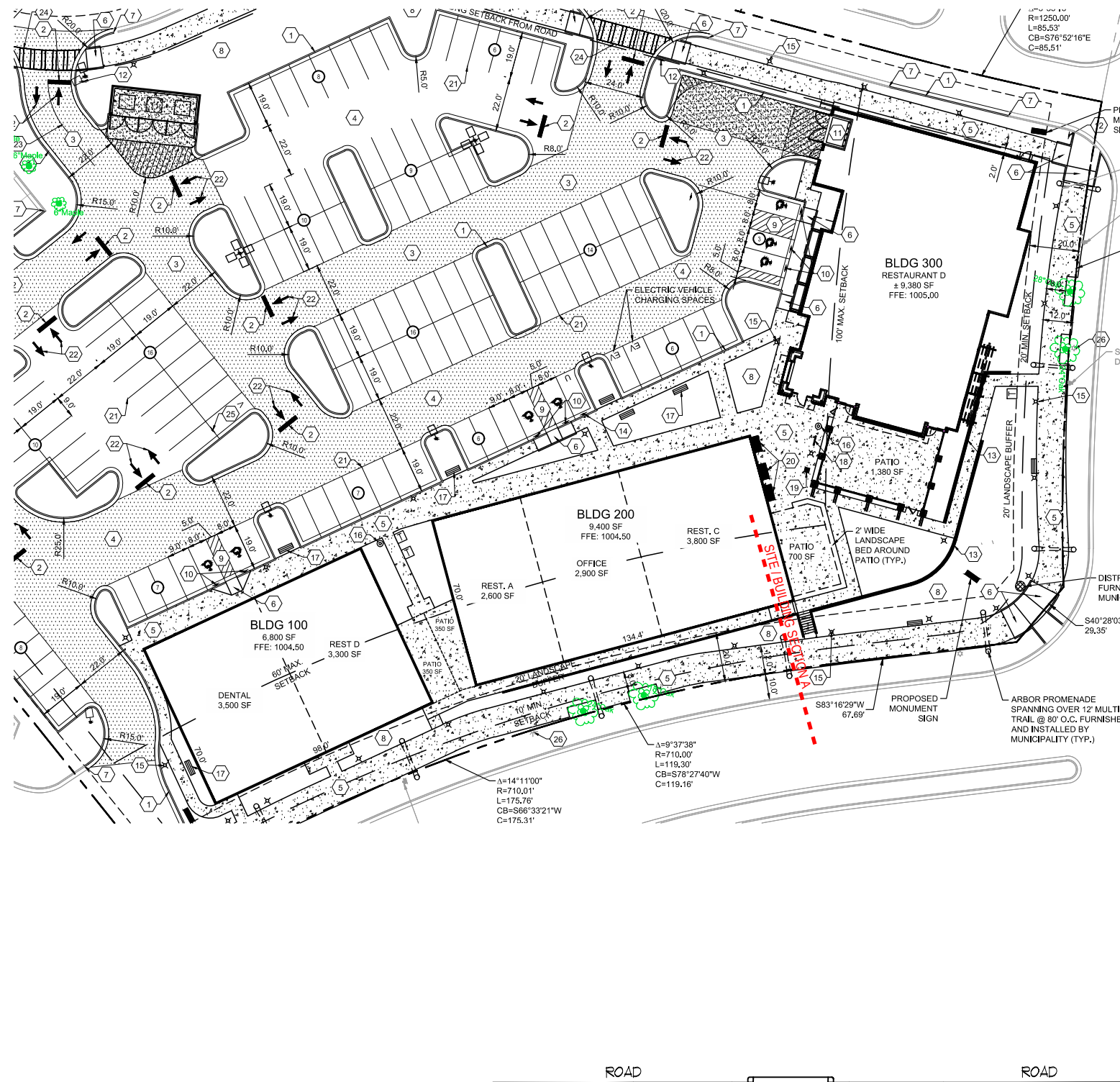


| SITE SUMMARY                          |                                      |
|---------------------------------------|--------------------------------------|
| SITE AREA                             |                                      |
| SITE AREA:                            | 3.82 ACRES (166,048 S.F.)            |
| PERVIOUS AREA:                        | 33,100 SF (20%)                      |
| IMPERVIOUS AREA:                      | 132,948 SF (80%)                     |
| ZONING CLASSIFICATION                 |                                      |
| JURISDICTION:                         | CITY OF ALPHARETTA                   |
| ZONING:                               | PSC (NORTH POINT LCI)                |
| ADJACENT ZONING:                      | PSC (NORTH POINT LCI)                |
| BUILDING SETBACKS                     |                                      |
| FRONT:                                | 20' MIN / 100' MAX (TYPE A CORRIDOR) |
|                                       | 10' MIN / 60' MAX (TYPE B CORRIDOR)  |
| SIDE / REAR:                          | 15'                                  |
| BUILDING SUMMARY                      |                                      |
| BUILDING AREA:                        | 25,580 S.F.                          |
| PATIO AREA:                           | 2,780 S.F.                           |
| TOTAL AREA:                           | 28,360 S.F.                          |
| BUILDING COVERAGE:                    | 15.4%                                |
| PARKING SUMMARY                       |                                      |
| PARKING REQ.:                         | RESTAURANT 1 SPACE / 100 S.F.        |
|                                       | MEDICAL / RETAIL 1 SPACE / 200 S.F.  |
|                                       | 252 SPACES (MAX.)                    |
|                                       | 202 SPACES (MIN. 20% REDUCTION)      |
| PARKING PROV.:                        | 179 SPACES (30,609 S.F.)             |
| 1 BIKE SPACE REQ. / 25 VEHICLE SPACES | 8 SPACES                             |
| STANDARD STALL DIMENSIONS:            | 9' x 19'                             |
| MIN. DRIVE WIDTH:                     | 22'                                  |

| UTILITY CONTACTS                                                                   |  |                                                                                      |  |
|------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|--|
| ELECTRIC                                                                           |  | NATURAL GAS                                                                          |  |
| GEORGIA POWER COMPANY<br>823 JEFFERSON STREET<br>ATLANTA, GA 30318<br>404.535.0650 |  | AGL ATLANTA GAS LIGHT<br>10 PEACHTREE STREET NE<br>ATLANTA, GA 30309<br>404.584.4126 |  |
| TELEPHONE                                                                          |  | WATER & SEWER                                                                        |  |
| AT&T<br>(706) 729-5536                                                             |  | FULTON COUNTY WATER<br>11575 MAXWELL ROAD<br>ALPHARETTA, GA 30009<br>770.640.3040    |  |

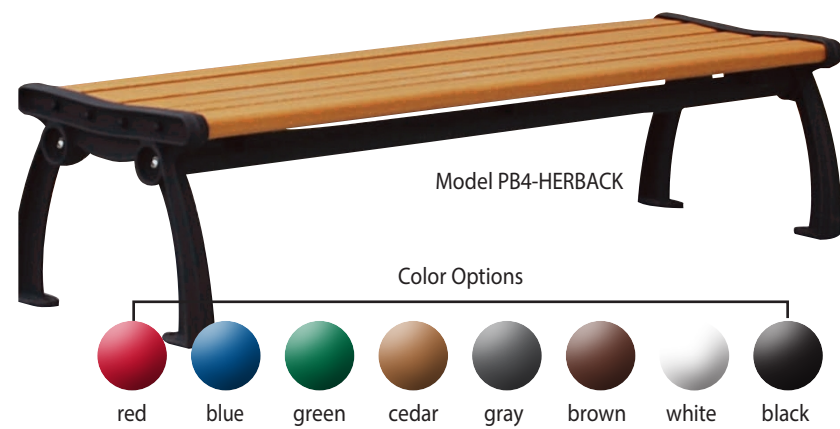
- GENERAL SITE NOTES:
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
  - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
  - 3) BOUNDARY & TOPOGRAPHIC SURVEY BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED MAY 24, 2019. BENCHMARK IS NOTED ON SURVEY.
  - 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0086F, DATED SEPTEMBER 18, 2013.
  - 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
  - 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
  - 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
  - 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
  - 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED AUGUST 8, 2019.



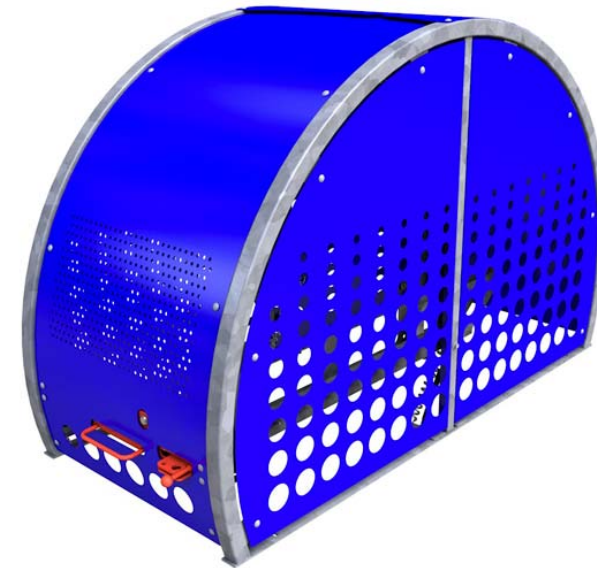


## SITE / BUILDING SECTION A





BENCH - BELSON OUTDOORS MODEL#PB5-HERBACK



BIKE LOCKER - VELOPORT



TRASH CONTAINER - MODEL#CBTR-CFT-BK



BIKE RACK - HI ROLLER



BIKE SERVICE STATION - FIXIT





PEDESTRIAN LIGHTS

EATON - LXS LUXESCAPE SPIDER MOUNT



PARKING LOT LIGHTS

EATON - GLEON GALLEON LED





Plan View  
Scale - 1" = 40ft

| Symbol | Label | QTY | Manufacturer                                 | Catalog Number      | Description                                                                                                                     | Number Lamps | Filename                    | Lumens per Lamp | LLF   | Wattage |
|--------|-------|-----|----------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------|-----------------|-------|---------|
|        | A     | 14  | EATON - STREETWORKS (FORMER COOPER LIGHTING) | LXS-B3-LED-D1-T3-S  | LUXESCAPE OUTDOOR ARCHITECTURAL LUMINAIRE 70 CRI, 4000K LEDS AND TYPE III OPTIC                                                 | 1            | LXS-B3-LED-D1-T3-S.ies      | 7823            | 0.912 | 99      |
|        | E     | 6   | EATON - STREETWORKS (FORMER COOPER LIGHTING) | GAN-AF-04-LED-U-T4W | GALLEON AREA AND ROADWAY STREETWORKS LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS | 64           | GAN-AF-04-LED-U-T4W.ies     | 373             | 0.912 | 225     |
|        | F     | 4   | EATON - STREETWORKS (FORMER COOPER LIGHTING) | GAN-AF-04-LED-U-SWQ | GALLEON AREA AND ROADWAY STREETWORKS LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS  | 64           | GAN-AF-04-LED-U-SWQ (1).ies | 395             | 0.912 | 900     |

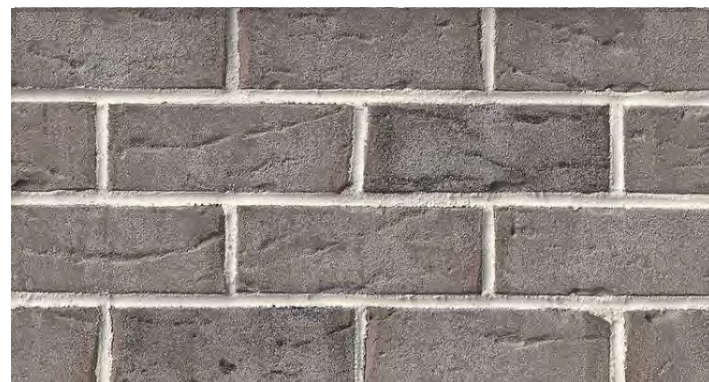
| Statistics          |        |        |        |        |           |           |
|---------------------|--------|--------|--------|--------|-----------|-----------|
| Description         | Symbol | Avg    | Max    | Min    | Max / Min | Avg / Min |
| Parking Lot         | +      | 4.8 fc | 7.8 fc | 0.6 fc | 13.0:1    | 8.0:1     |
| Pedestrian Lighting | +      | 2.4 fc | 8.7 fc | 0.1 fc | 87.0:1    | 24.0:1    |

- Notes**
1. Readings are shown in units of maintained footcandles.
  2. Total Light Loss Factor (LLF) = .912 LLF for LED
  3. Test Plane = 0' Above grade
  4. Fixture Mounting Height = See Plan View
  5. Fixture Spacing = See Plan view.
  6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
  7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

**Disclaimer**  
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

|             |           |
|-------------|-----------|
| Designer    | KF        |
| Date        | 10/3/2019 |
| Scale       | As Shown  |
| Drawing No. | S53619A1  |
| Summary     |           |





BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



BRK - 2 MERIDIAN BRICK - BERKSHIRE



BRK - 3 MERIDIAN BRICK - DOWNING STREET



AL - 1 DARK BRONZE ALUMINUM STORERONT





BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



BRK - 3 MERIDIAN BRICK - DOWNING STREET



AL - 1 DARK BRONZE ALUMINUM STORERONT













BRK - 4 MERIDIAN BRICK - OLD BAILEY



BRK - 2 MERIDIAN BRICK - BERKSHIRE

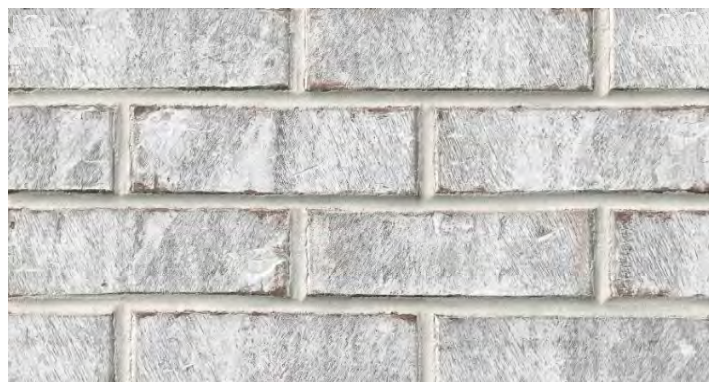
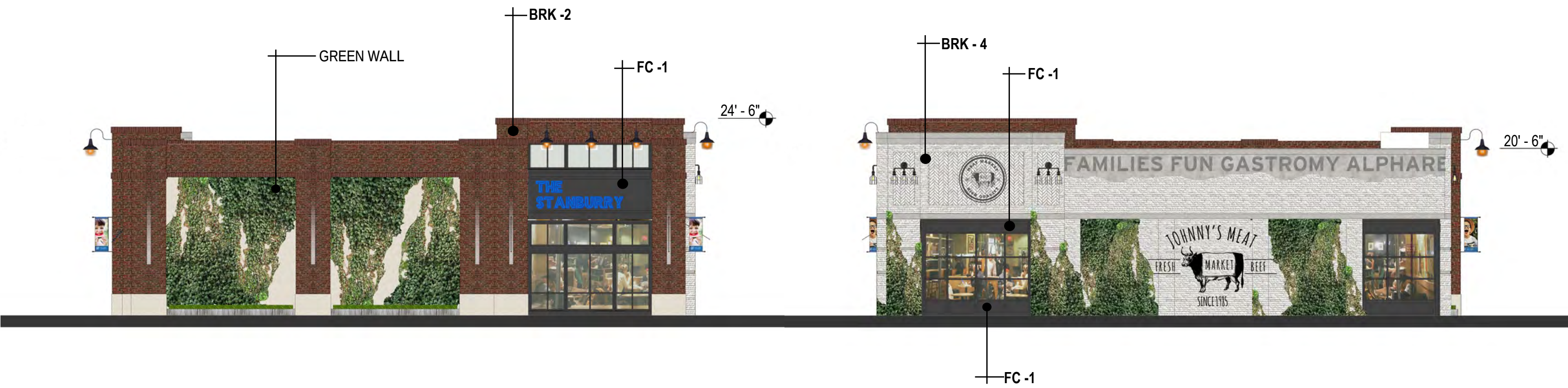


FC - 1 CEMENTITIOUS PANEL



AL - 1 DARK BRONZE ALUMINUM STOREFRONT





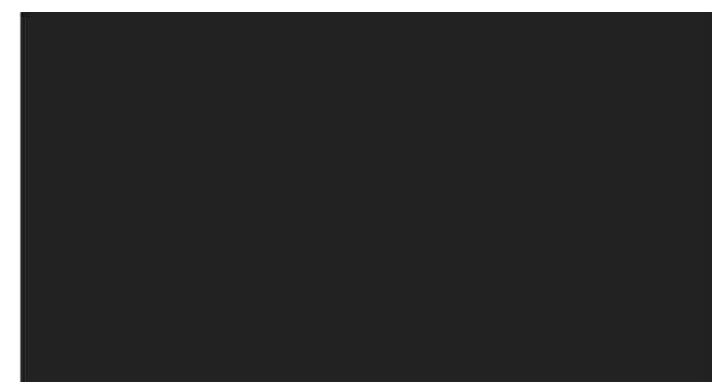
BRK - 4 MERIDIAN BRICK - OLD BAILEY



BRK -2 MERIDIAN BRICK - BERKSHIRE



FC -1 CEMENTITIOUS PANEL



AL -1 DARK BRONZE ALUMINUM STOREFRONT













FC - 1 CEMENTITIOUS PANEL



BRK - 3 MERIDIAN BRICK - DOWNING STREET  
HERRINGBONE BRICK



FC - 1 CEMENTITIOUS PANEL  
STOREFRONT KNEE WALL

BRK - 3



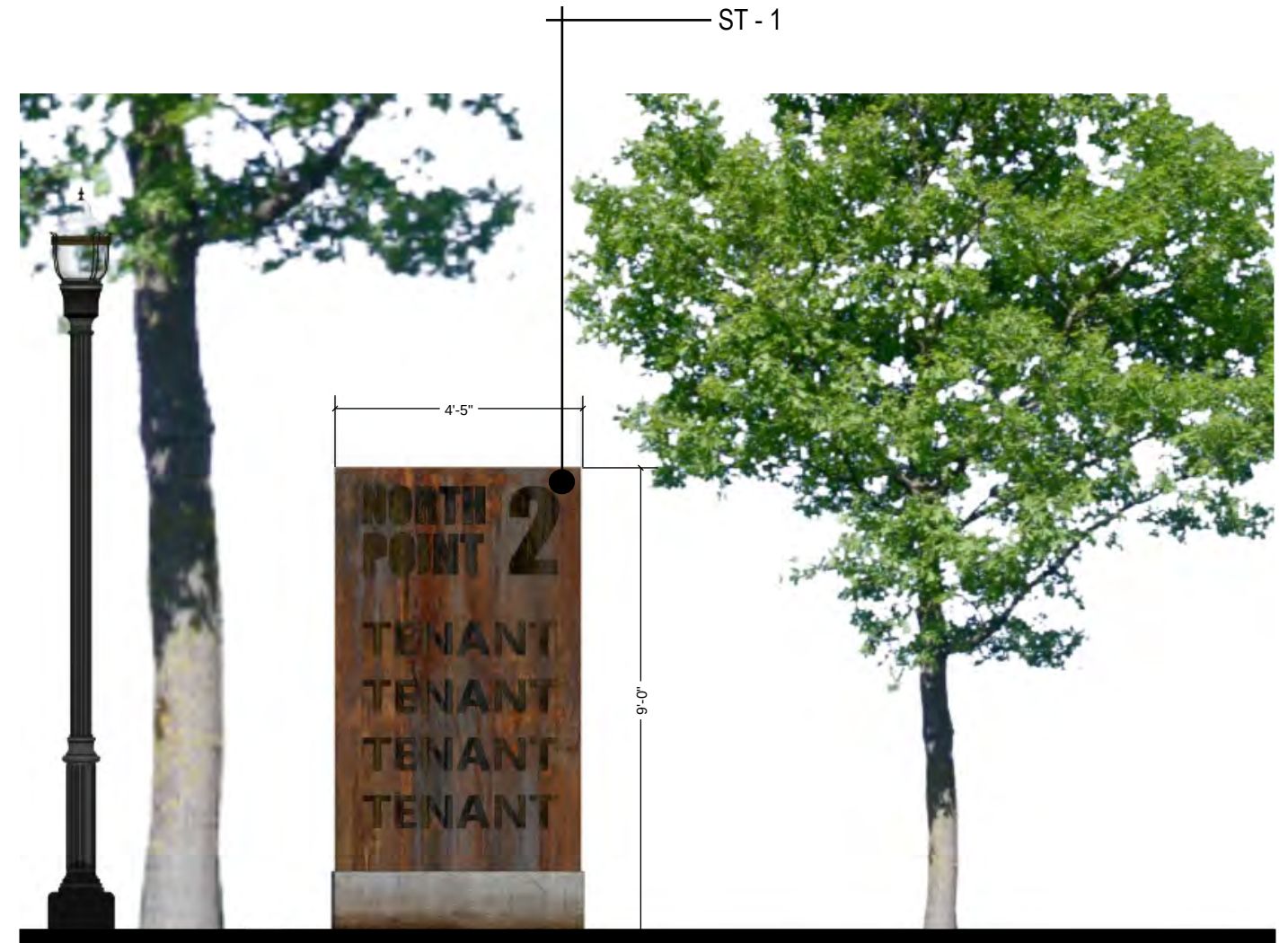


BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



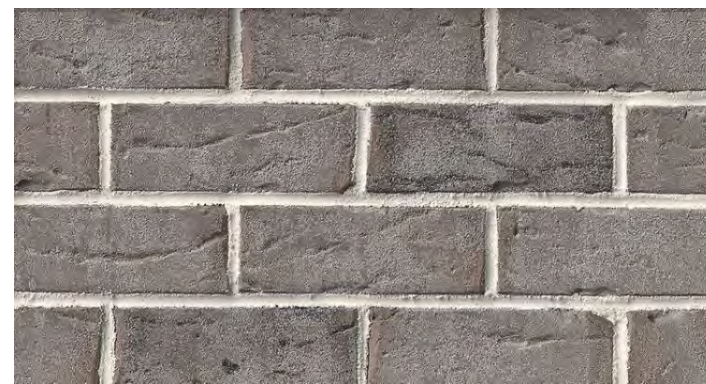
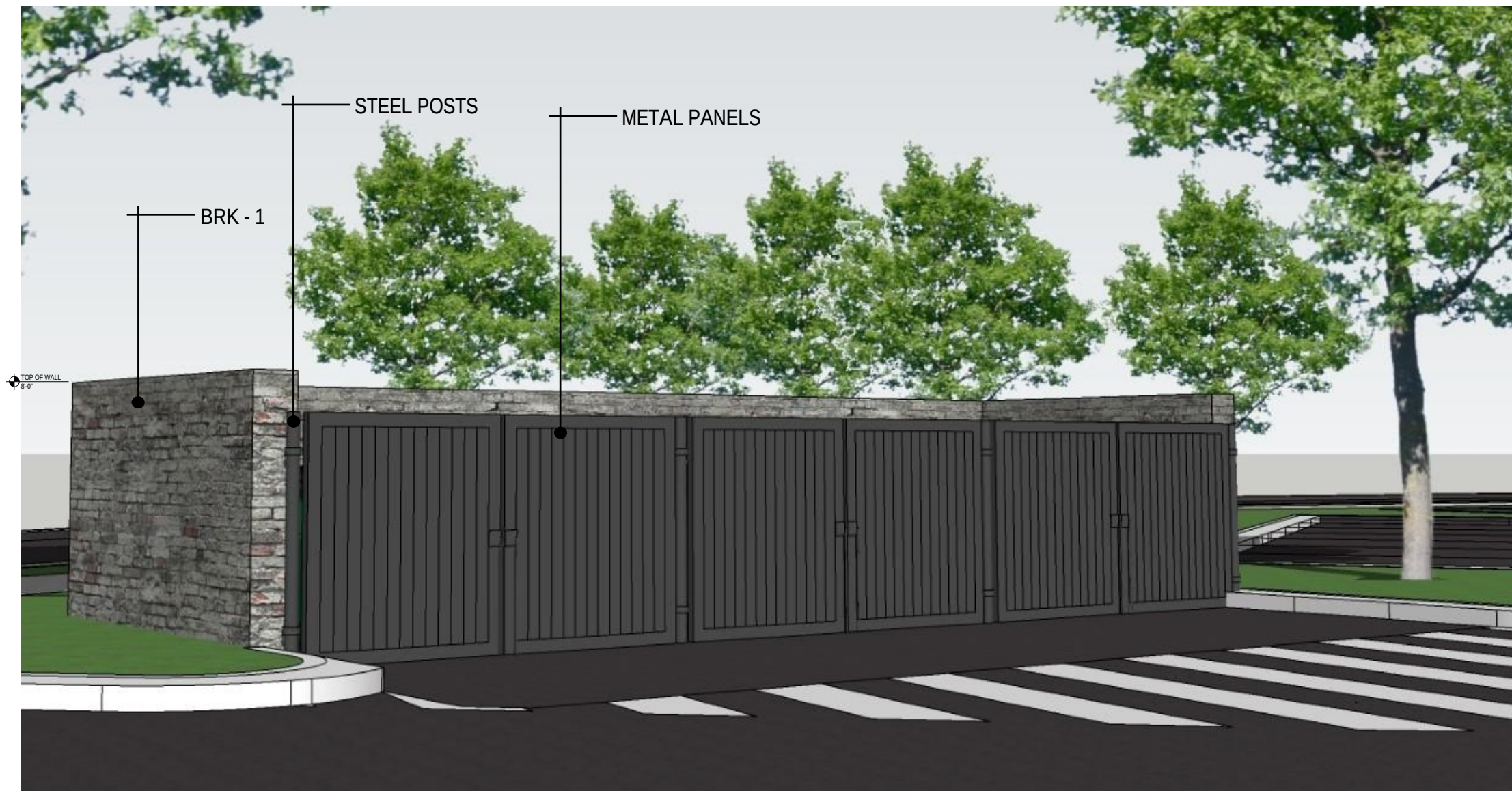
ST - 1 CORTEN STEEL SIGNAGE





ST - 1 CORTEN STEEL





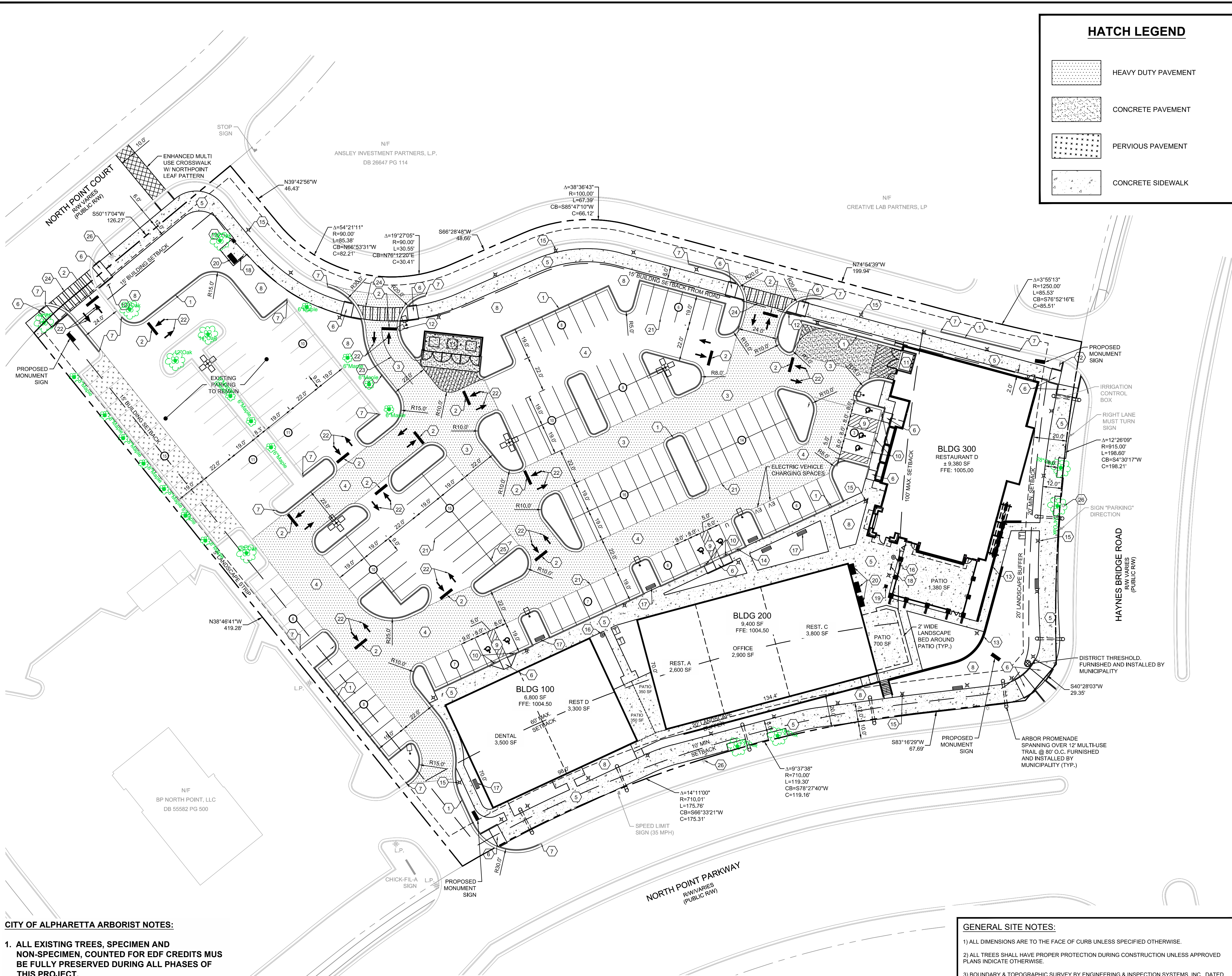
BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



Drawing name: L:\201001 - Geyer Morris Company - North Point II - Alpharetta, GA\ACADD\CONSTR\201001 - 06 - SITE.dwg SITE PLAN Oct 03, 2019 9:52am by michael.bohaker

#### CITY OF ALPHARETTA ARBORIST NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
4. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



VANPOOL SIGN  
NOT TO SCALE



RIDESHARE SIGN  
NOT TO SCALE

#### HATCH LEGEND

|  |                     |
|--|---------------------|
|  | HEAVY DUTY PAVEMENT |
|  | CONCRETE PAVEMENT   |
|  | PERVIOUS PAVEMENT   |
|  | CONCRETE SIDEWALK   |



#### SITE SUMMARY

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>SITE AREA</b>                      |                                      |
| SITE AREA:                            | 3.82 ACRES (166,048 S.F.)            |
| PERVIOUS AREA:                        | 33,100 SF (20%)                      |
| IMPERVIOUS AREA:                      | 132,948 SF (80%)                     |
| <b>ZONING CLASSIFICATION</b>          |                                      |
| JURISDICTION:                         | CITY OF ALPHARETTA                   |
| ZONING:                               | PSC (NORTH POINT LCI)                |
| ADJACENT ZONING:                      | PSC (NORTH POINT LCI)                |
| <b>BUILDING SETBACKS</b>              |                                      |
| FRONT:                                | 20' MIN / 100' MAX (TYPE A CORRIDOR) |
| SIDE / REAR:                          | 10' MIN / 60' MAX (TYPE B CORRIDOR)  |
| <b>BUILDING SUMMARY</b>               |                                      |
| BUILDING AREA:                        | 25,580 S.F.                          |
| PATIO AREA:                           | 2,780 S.F.                           |
| TOTAL AREA:                           | 28,360 S.F.                          |
| BUILDING COVERAGE:                    | 15.4%                                |
| <b>PARKING SUMMARY</b>                |                                      |
| PARKING REQ.:                         | RESTAURANT 1 SPACE / 100 S.F.        |
|                                       | MEDICAL / RETAIL 1 SPACE / 200 S.F.  |
|                                       | 252 SPACES (MAX.)                    |
|                                       | 202 SPACES (MIN. 20% REDUCTION)      |
| PARKING PROV.:                        | 179 SPACES (30,809 S.F.)             |
| 1 BIKE SPACE REQ. / 25 VEHICLE SPACES | 8 SPACES                             |
| STANDARD STALL DIMENSIONS:            | 9' x 19'                             |
| MIN. DRIVE WIDTH:                     | 22'                                  |

#### KEY NOTES

|    |                                                                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------------------|
| 1  | 24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL                                                                               |
| 2  | 24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL                                                                              |
| 3  | HEAVY DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS                                                            |
| 4  | STANDARD DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS                                                         |
| 5  | CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL                                                                               |
| 6  | ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.2 FOR DETAIL                                                                |
| 7  | CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER                                                                     |
| 8  | LANDSCAPE AREA, SEE SHEET L-1.1 FOR LANDSCAPE PLANTING DESIGN                                                               |
| 9  | ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)                                                                             |
| 10 | ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL                                                                                |
| 11 | DUMPSTER ENCLOSURE WITH DRAIN PER FULTON COUNTY STANDARD DETAIL, ALSO REFER TO ARCHITECTURAL PLANS FOR DETAILS              |
| 12 | STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL                                                                       |
| 13 | PROPOSED RETAINING WALL, DESIGN BY OTHERS                                                                                   |
| 14 | RIDE SHARE PICK UP/DROP OFF SIGN, SEE SHEET C-7.0 FOR DETAIL                                                                |
| 15 | PROPOSED LIGHT POLE, REFER TO PHOTOMETRIC PLAN FOR DETAILS                                                                  |
| 16 | PROPOSED TRASH CONTAINER, SEE SHEET C-7.8 FOR DETAIL                                                                        |
| 17 | PROPOSED BENCH, SEE SHEET C-7.8 FOR DETAIL                                                                                  |
| 18 | PROPOSED BIKE RACK, SEE SHEET C-7.8 FOR DETAIL                                                                              |
| 19 | PROPOSED BIKE SERVICE STATION, SEE SHEET C-7.8 FOR DETAIL                                                                   |
| 20 | LOCKABLE ENCLOSED BICYCLE STORAGE, SEE SHEET C-7.8 FOR DETAIL. CONTRACTOR TO MAINTAIN A MINIMUM OF 60" CLEAR FROM DOOR FACE |
| 21 | 4" WIDE SINGLE SOLID WHITE LINE (SSWL)                                                                                      |
| 22 | TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS                                                                      |
| 23 | 4" WIDE DOUBLE YELLOW LINE (DSYL)                                                                                           |
| 24 | 8" WIDE STRIPED PEDESTRIAN CROSSING                                                                                         |
| 25 | VANPOOL PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL                                                                            |
| 26 | CONTRACTOR TO RELOCATE EXISTING STREET LIGHT                                                                                |

#### UTILITY CONTACTS

|                                                                                                       |                                                                                                               |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>ELECTRIC</b><br>GEORGIA POWER COMPANY<br>823 JEFFERSON STREET<br>ATLANTA, GA 30318<br>404.535.0650 | <b>NATURAL GAS</b><br>AGL ATLANTA GAS LIGHT<br>10 PEACHTREE STREET NE<br>ATLANTA, GA 30309<br>404.584.4126    |
| <b>TELEPHONE</b><br>AT&T<br>(706) 729-5536                                                            | <b>WATER &amp; SEWER</b><br>FULTON COUNTY WATER<br>11575 MAXWELL ROAD<br>ALPHARETTA, GA 30009<br>770.640.3040 |

#### GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED MAY 24, 2019. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0066F, DATED SEPTEMBER 18, 2013.
- 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED AUGUST 8, 2019.

PREPARED IN THE OFFICE OF

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PEF005768

CLIENT

**GEYER MORRIS COMPANY**  
ONE BUCKHEAD PLAZA  
3080 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305  
PROJECT  
**NORTH POINT II - ALPHARETTA, GA**  
10800 HAYNES BRIDGE ROAD  
LAND LOT 754 & 755, DISTRICT 1, SECTION 2  
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

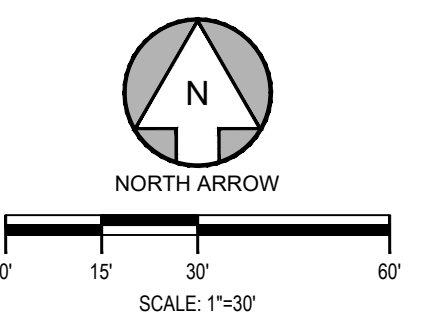
DRB REVIEW: 10/3/19

#### DESIGN TEAM:

DRAWN BY: MAT  
DESIGNED BY: MAT  
REVIEWED BY: MSL



#### SCALE & NORTH ARROW:

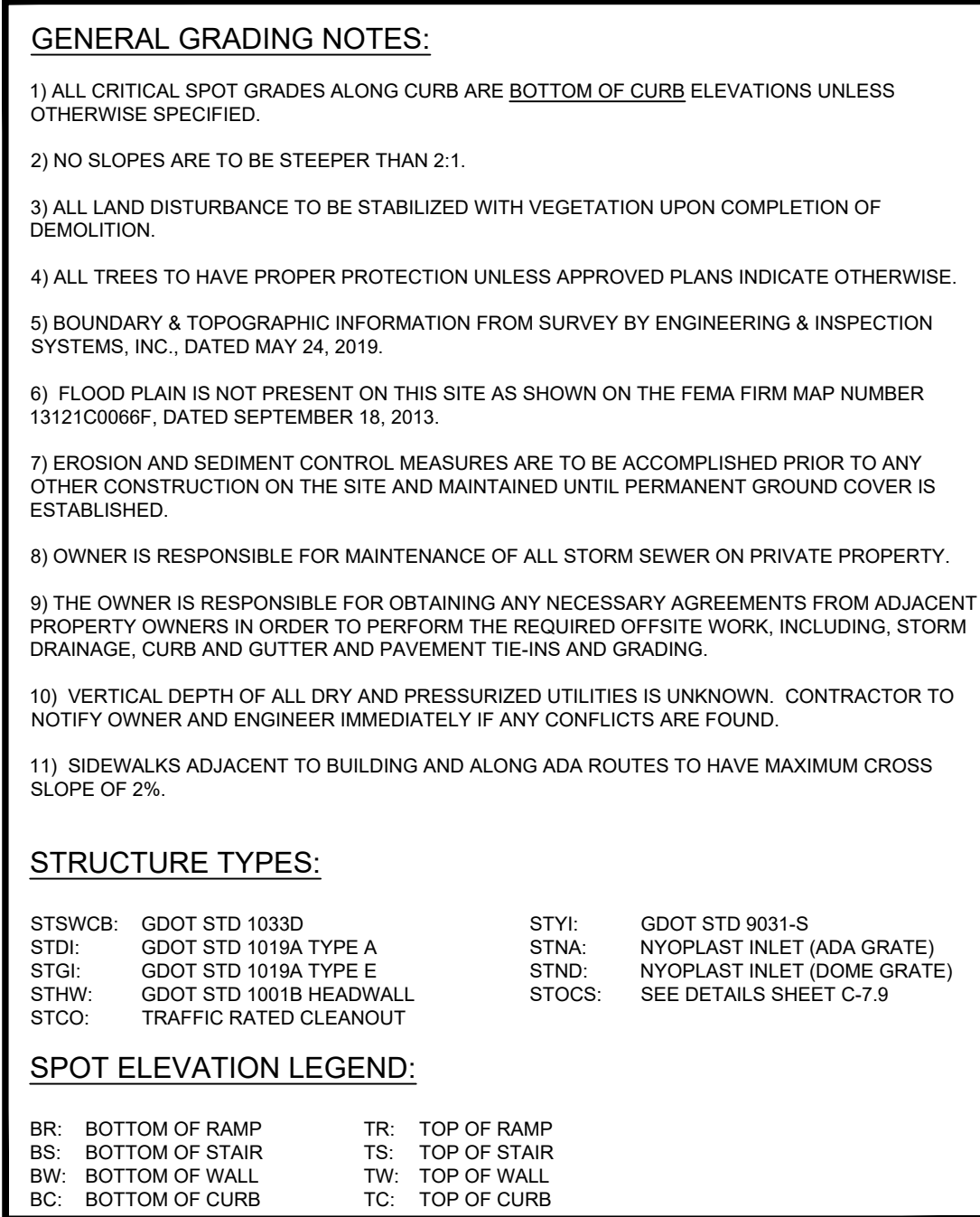
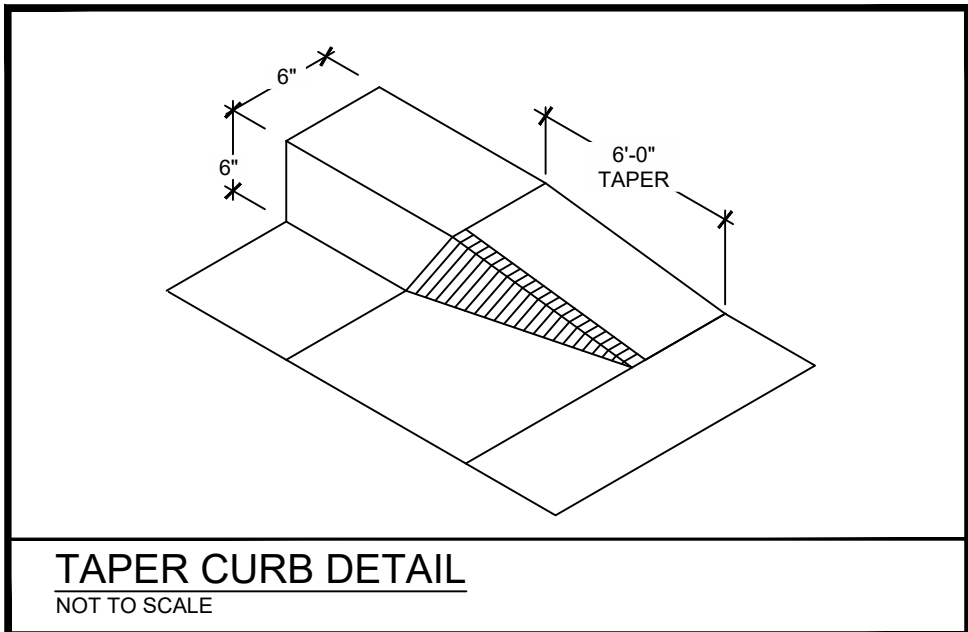


JOB #: 261001  
DATE: OCTOBER 3, 2019

SITE PLAN

**C-3.0**





| KEY NOTES |                                                                     |
|-----------|---------------------------------------------------------------------|
| ①         | CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE                     |
| ②         | RIDGE LINE                                                          |
| ③         | 2:1 MAXIMUM SLOPE                                                   |
| ④         | RETAINING WALL, DESIGN BY OTHERS                                    |
| ⑤         | ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION              |
| ⑥         | 12" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1% |
| ⑦         | TAPER CURB FROM 6" TO 0" OVER 6', SEE DETAIL THIS SHEET             |
| ⑧         | STAIRS WITH 6" RISER AND 12" TREAD                                  |
| ⑨         | UNDERGROUND DETENTION POND                                          |

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
4. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

[illegible]

|                                                                                                                                            |     |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----|
| SEAL:                                                                                                                                      |     |
| A red rectangular stamp with a double border. The left side contains the text 'DRG REVIEW' and the right side contains the date '12/5/19'. |     |
| DESIGN TEAM:                                                                                                                               |     |
| DRAWN BY:                                                                                                                                  | MAT |
| DESIGNED BY:                                                                                                                               | MAT |
| REVIEWED BY:                                                                                                                               | MSL |

811

Know what's below.  
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SCALE AND NORTH ARROW:

NORTH ARROW

0' 15' 30' 60'

SCALE: 1"=30'

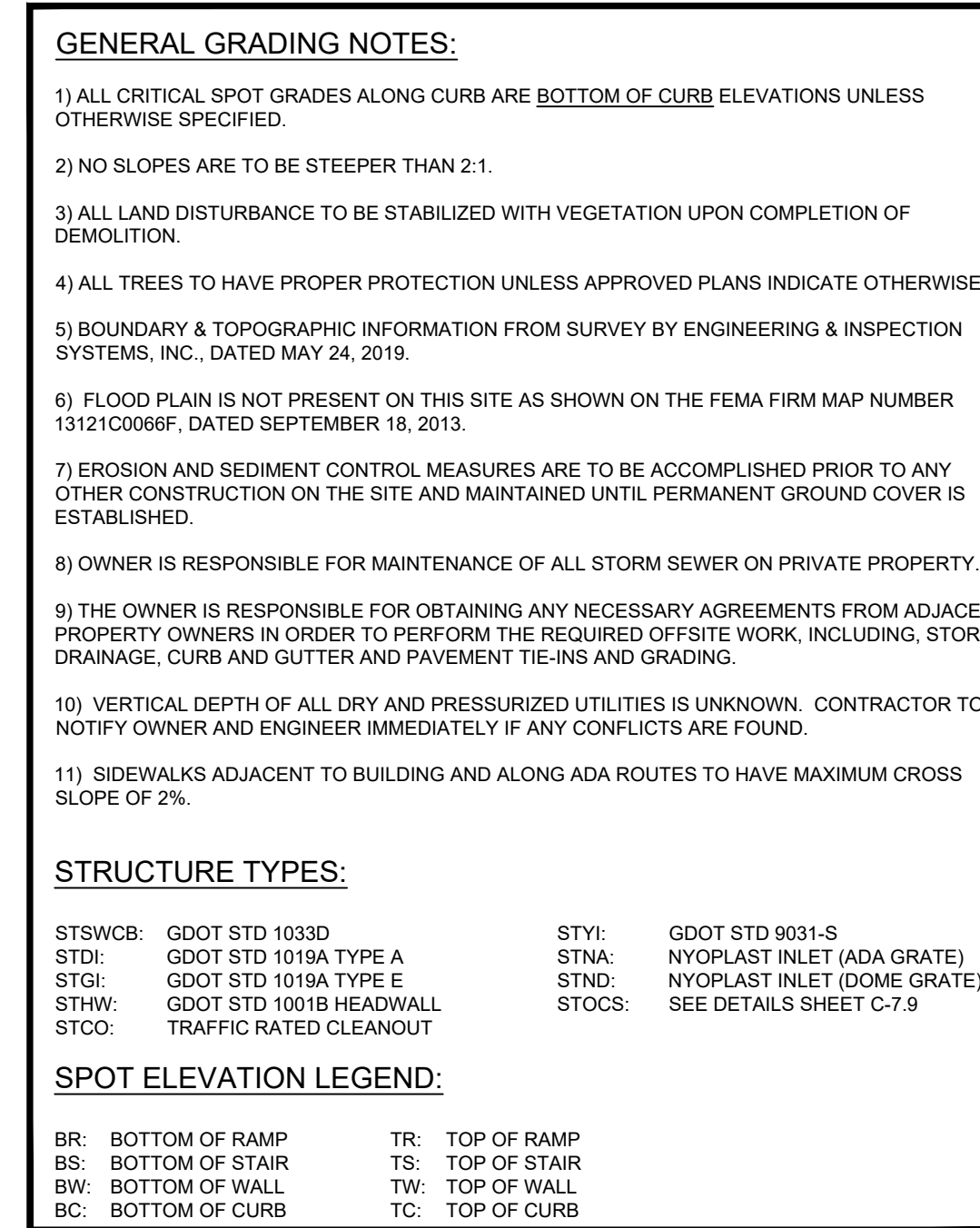
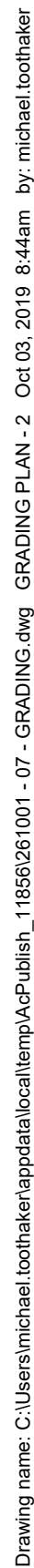
JOB #: 281001

DATE: OCTOBER 3, 2019

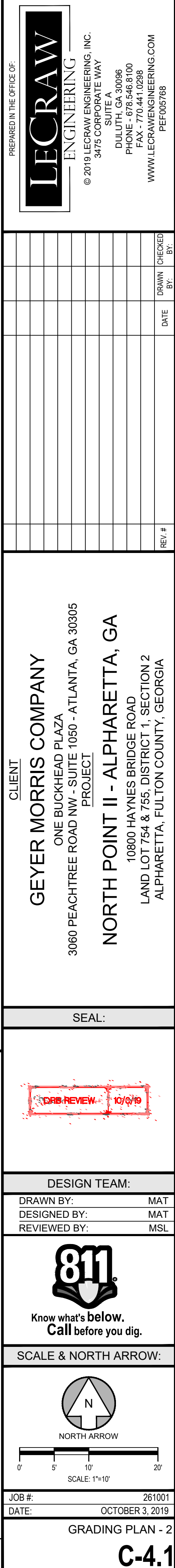
GRADING PLAN - 1

**C-4.0**



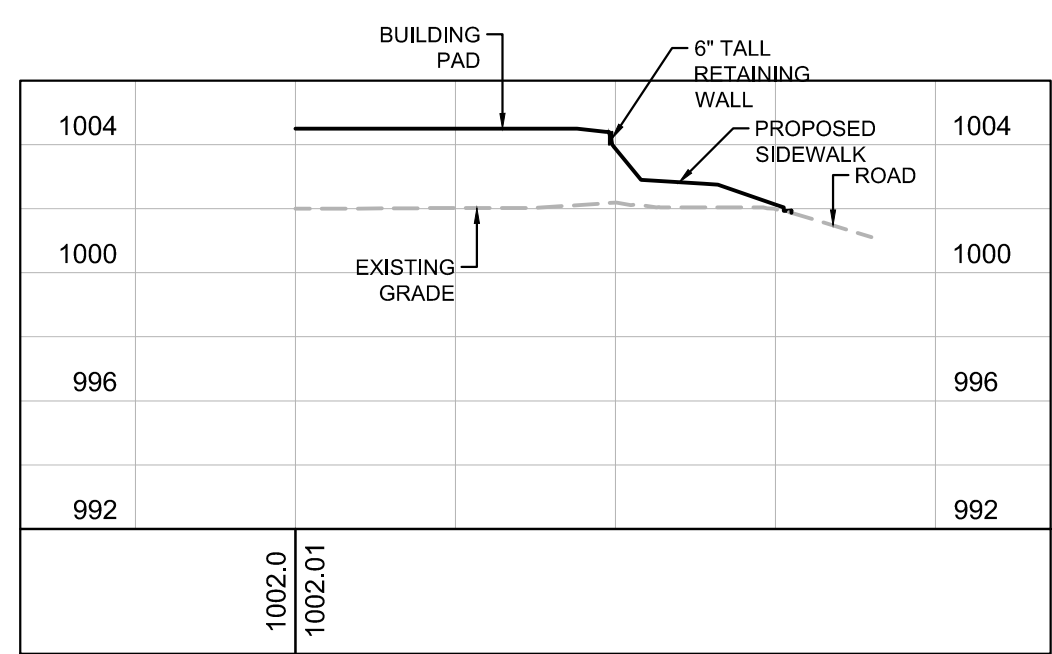
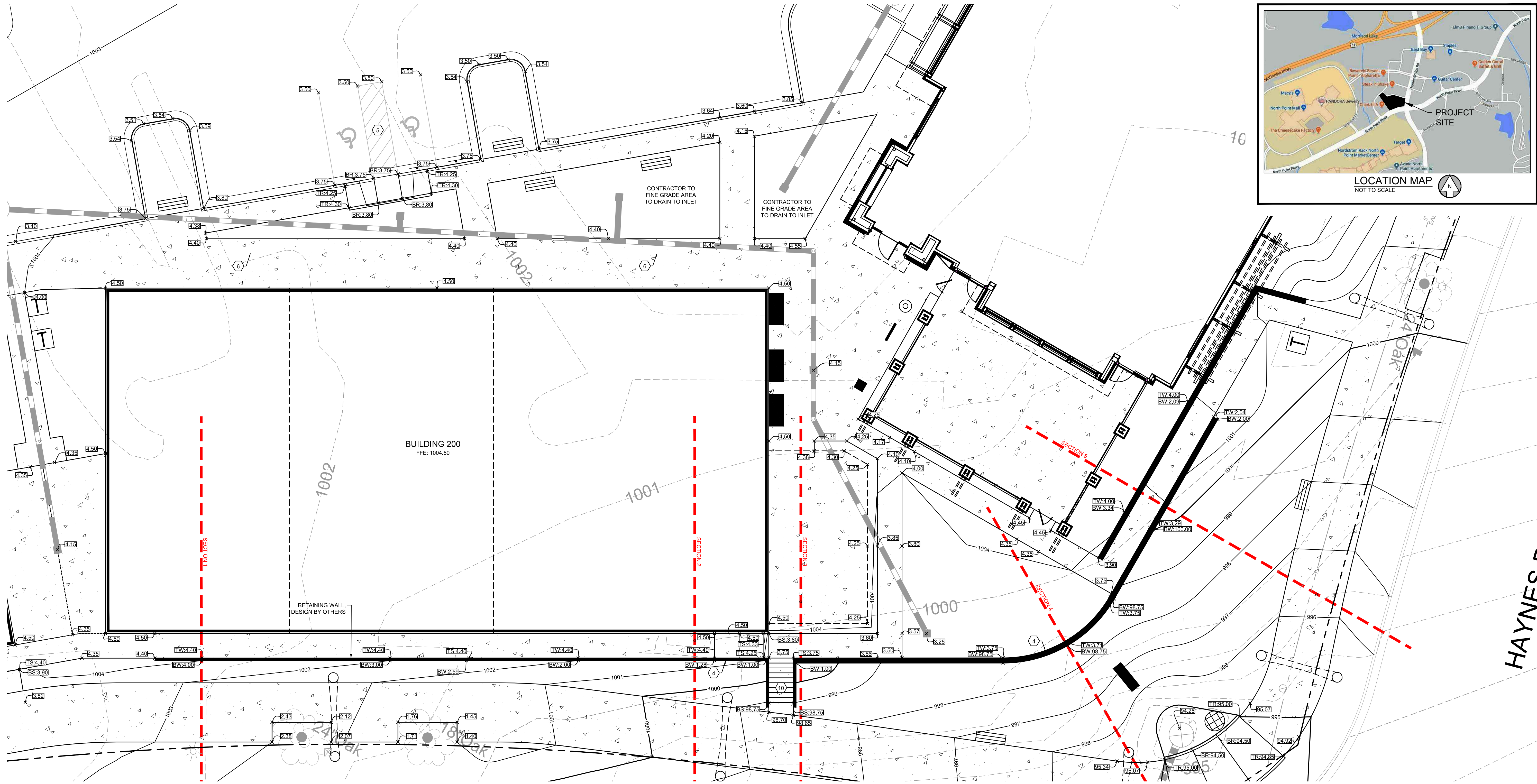


| KEY NOTES |                                                                     |
|-----------|---------------------------------------------------------------------|
| ①         | CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE                     |
| ②         | RIDGE LINE                                                          |
| ③         | 2:1 MAXIMUM SLOPE                                                   |
| ④         | RETAINING WALL, DESIGN BY OTHERS                                    |
| ⑤         | ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION              |
| ⑥         | 12" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1% |
| ⑦         | TAPER CURB FROM 6" TO 0" OVER 6', SEE DETAIL THIS SHEET             |
| ⑧         | EXTRUDE PROPOSED CURB & GUTTER FROM EXISTING GRADE                  |
| ⑨         | UNDERGROUND DETENTION POND                                          |
| ⑩         | STAIRS WITH 6" RISER AND 12" TREAD                                  |

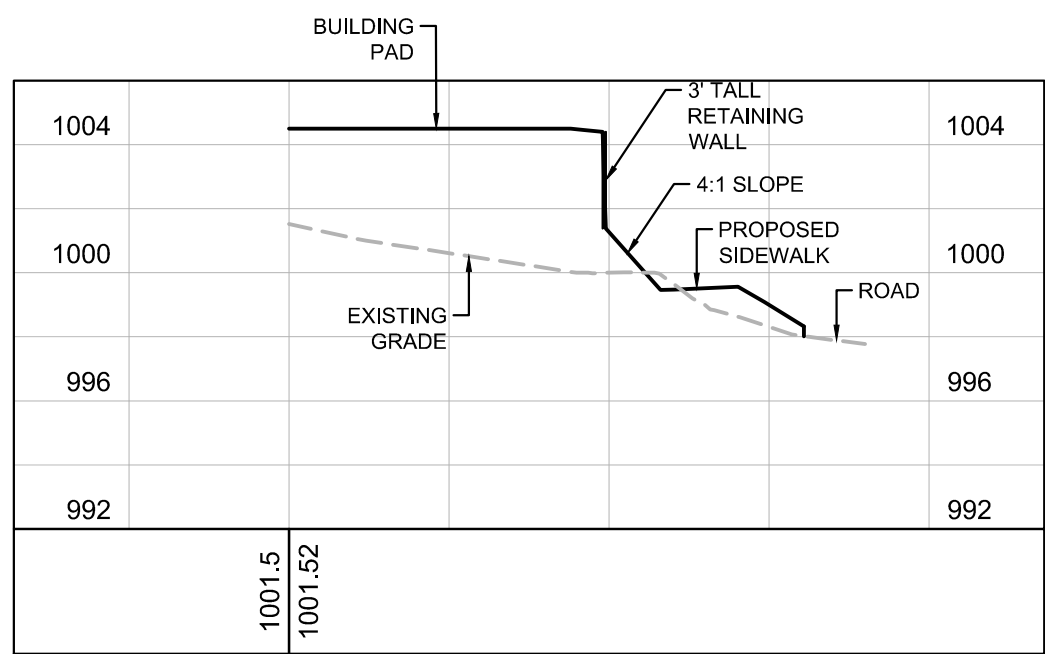




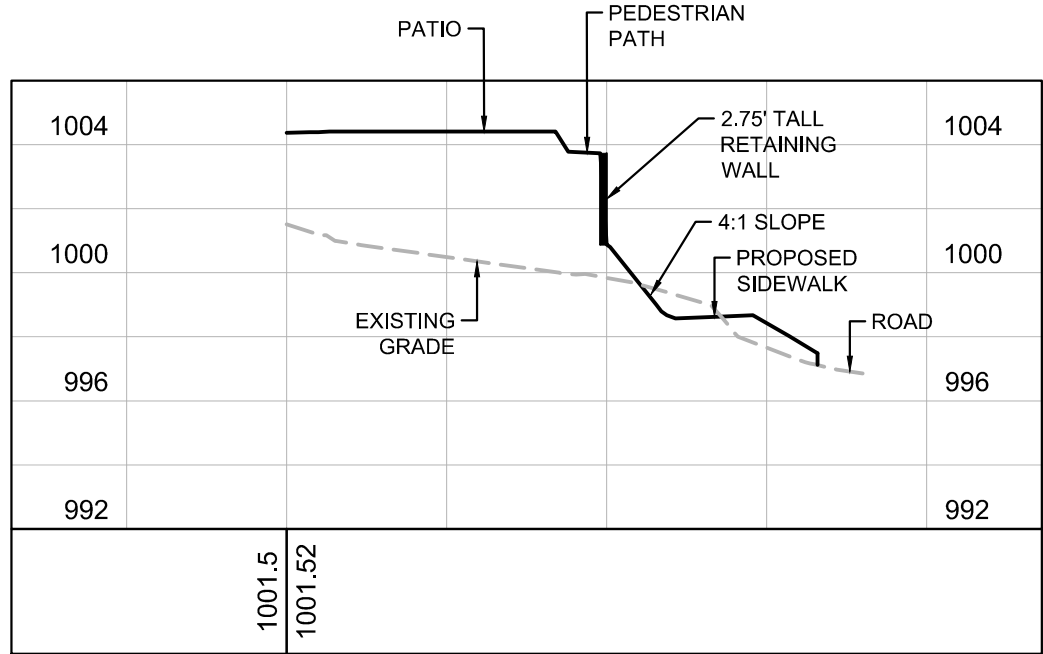
Drawing name: L261001 - Geyer Morris Company - North Point II - Alpharetta, GA CAD/CONSTR/261001-07 - GRADING PLAN - 3 Oct 03, 2019 9:55am by: michael.bohaker



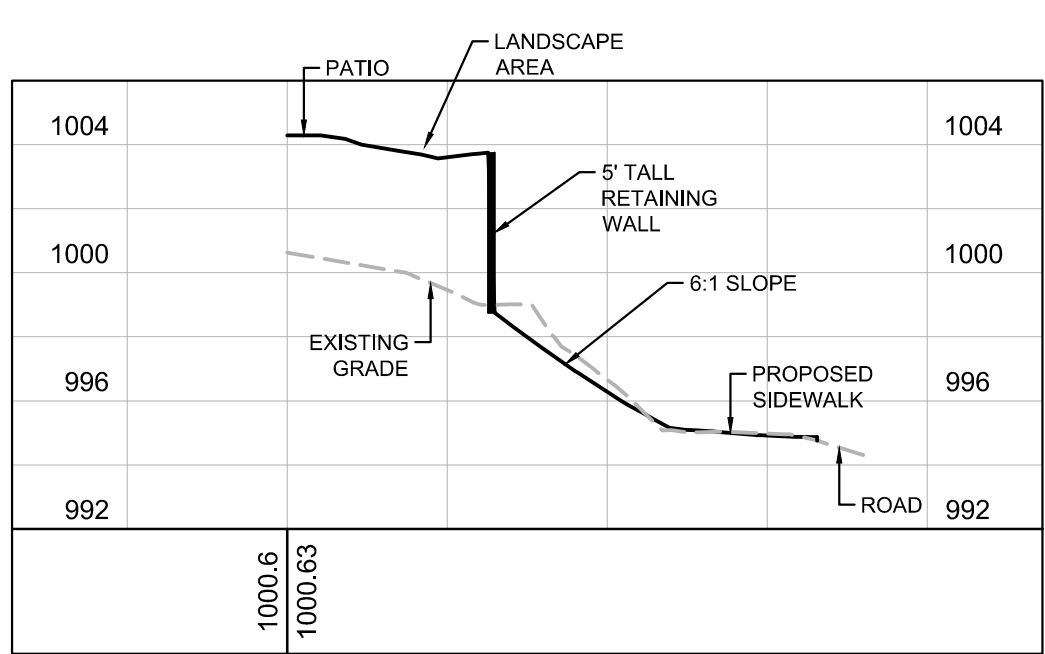
SECTION 1



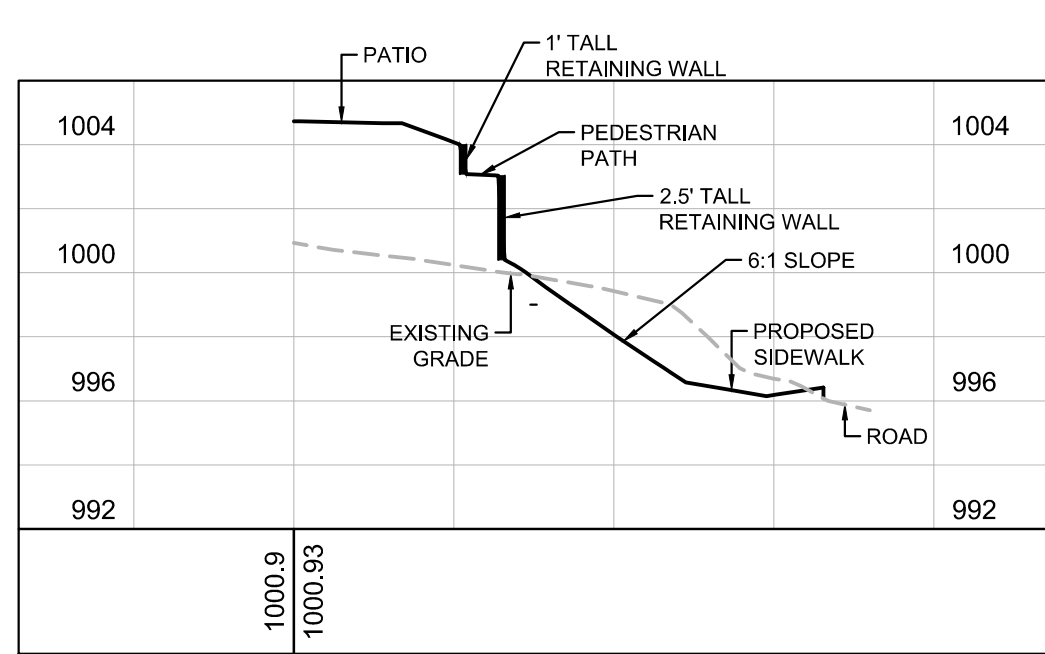
SECTION 2



SECTION 3



SECTION 4



SECTION 5

SECTION 1  
SCALE: 1" = 30' HORIZONTAL & 1" = 6' VERTICAL

SECTION 2  
SCALE: 1" = 30' HORIZONTAL & 1" = 6' VERTICAL

SECTION 3  
SCALE: 1" = 30' HORIZONTAL & 1" = 6' VERTICAL

SECTION 4  
SCALE: 1" = 30' HORIZONTAL & 1" = 6' VERTICAL

SECTION 5  
SCALE: 1" = 30' HORIZONTAL & 1" = 6' VERTICAL

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CLIENT  
**GEYER MORRIS COMPANY**  
ONE BUCKHEAD PLAZA  
3080 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305  
PROJECT  
**NORTH POINT II - ALPHARETTA, GA**  
10800 HAYNES BRIDGE ROAD  
LAND LOT 754 & 755, DISTRICT 1, SECTION 2  
ALPHARETTA, FULTON COUNTY, GEORGIA

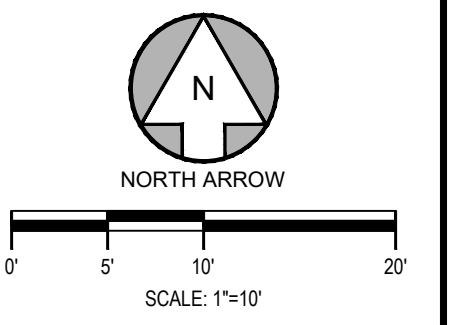
SEAL:

DRS REVIEW: 10/9/19

DESIGN TEAM:  
DRAWN BY: MAT  
DESIGNED BY: MAT  
REVIEWED BY: MSL

**811**  
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SCALE & NORTH ARROW:



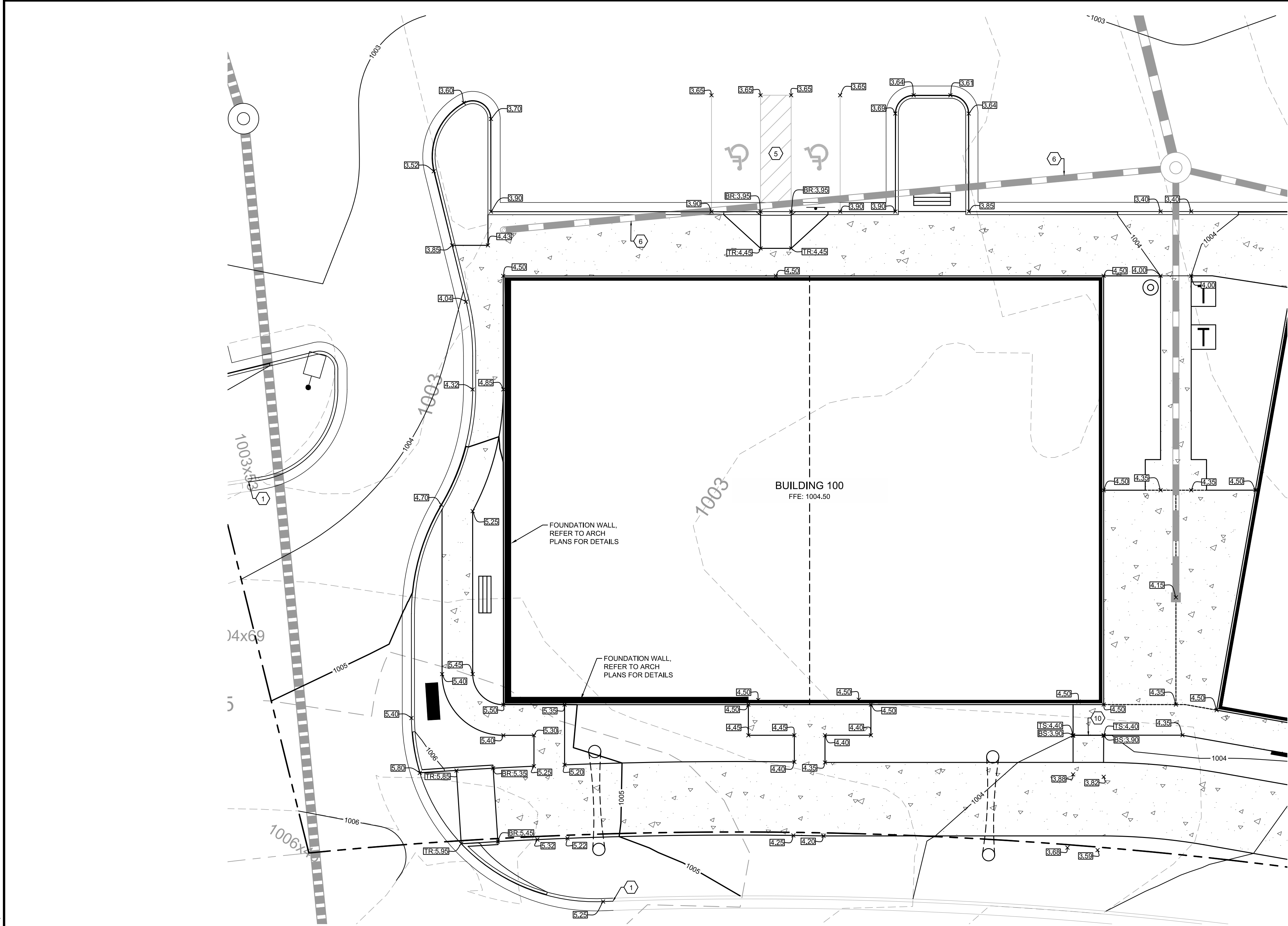
JOB #: 261001  
DATE: OCTOBER 3, 2019

GRADING PLAN - 3

**C-4.2**



Drawing name: C:\Users\michael.toothaker\appdata\local\temp\AOP-Juliah\_1185626.001 - 07 - GRADING.dwg Oct 03, 2019 8:45am by: michael.toothaker

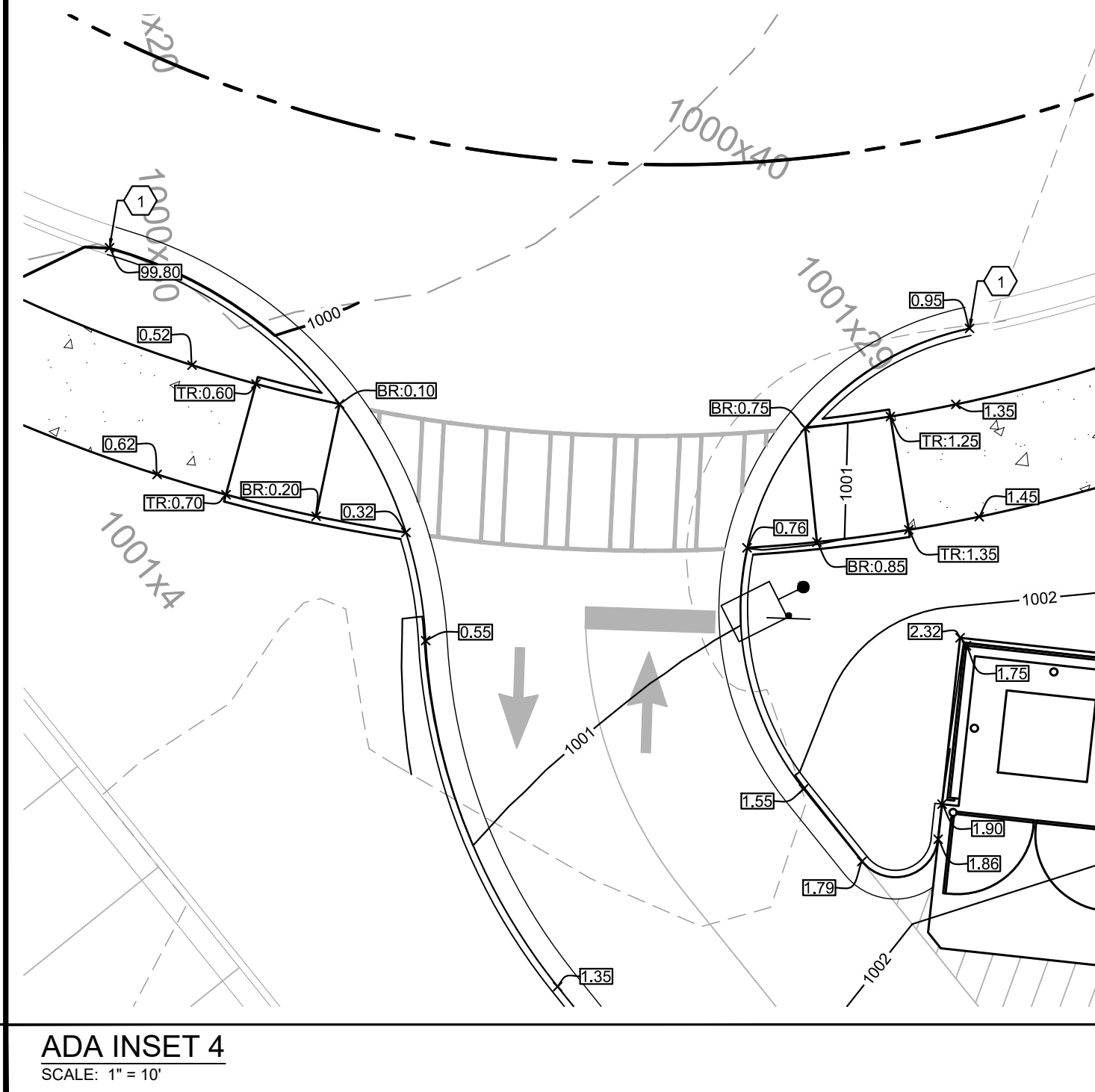
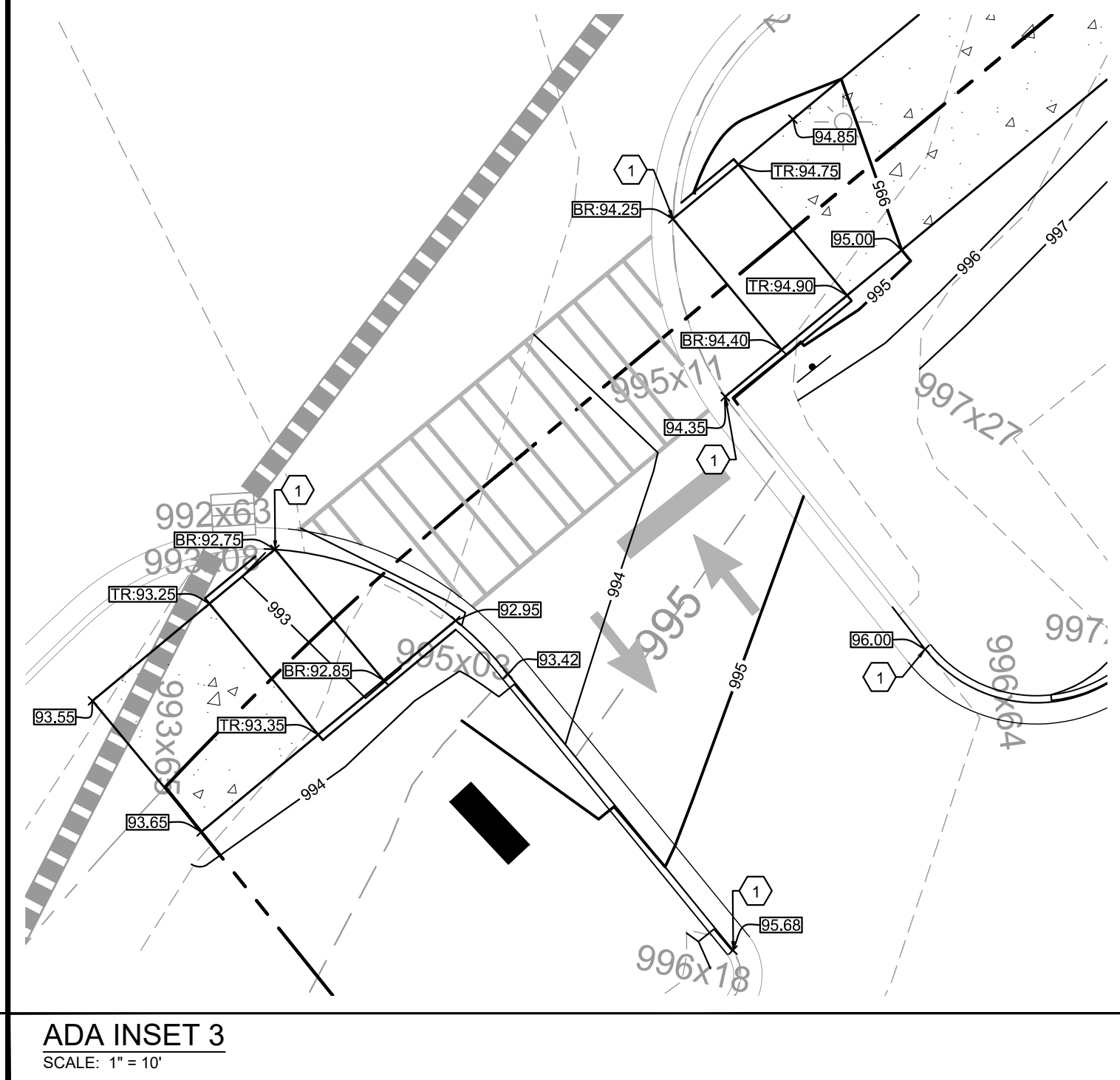
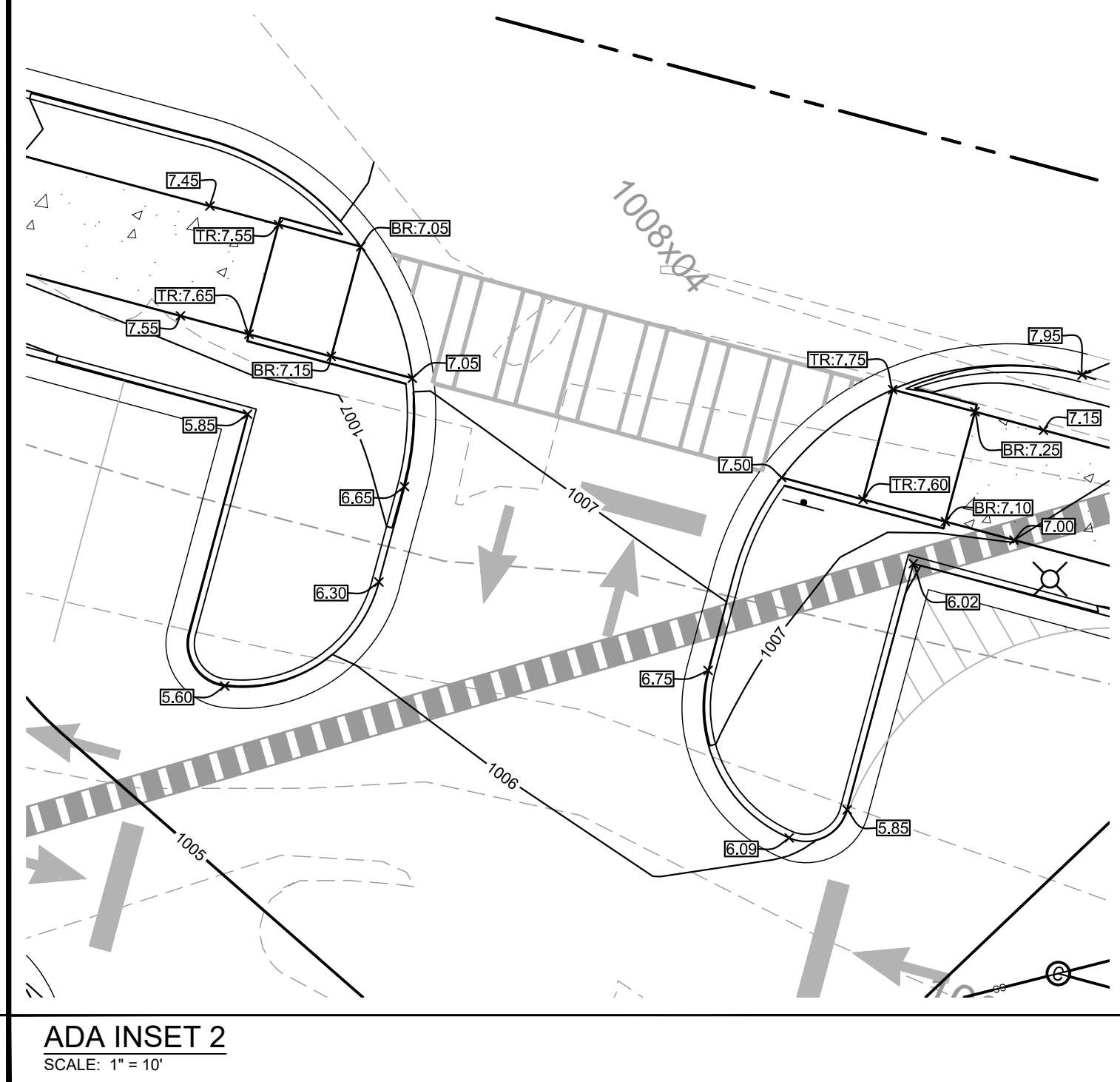
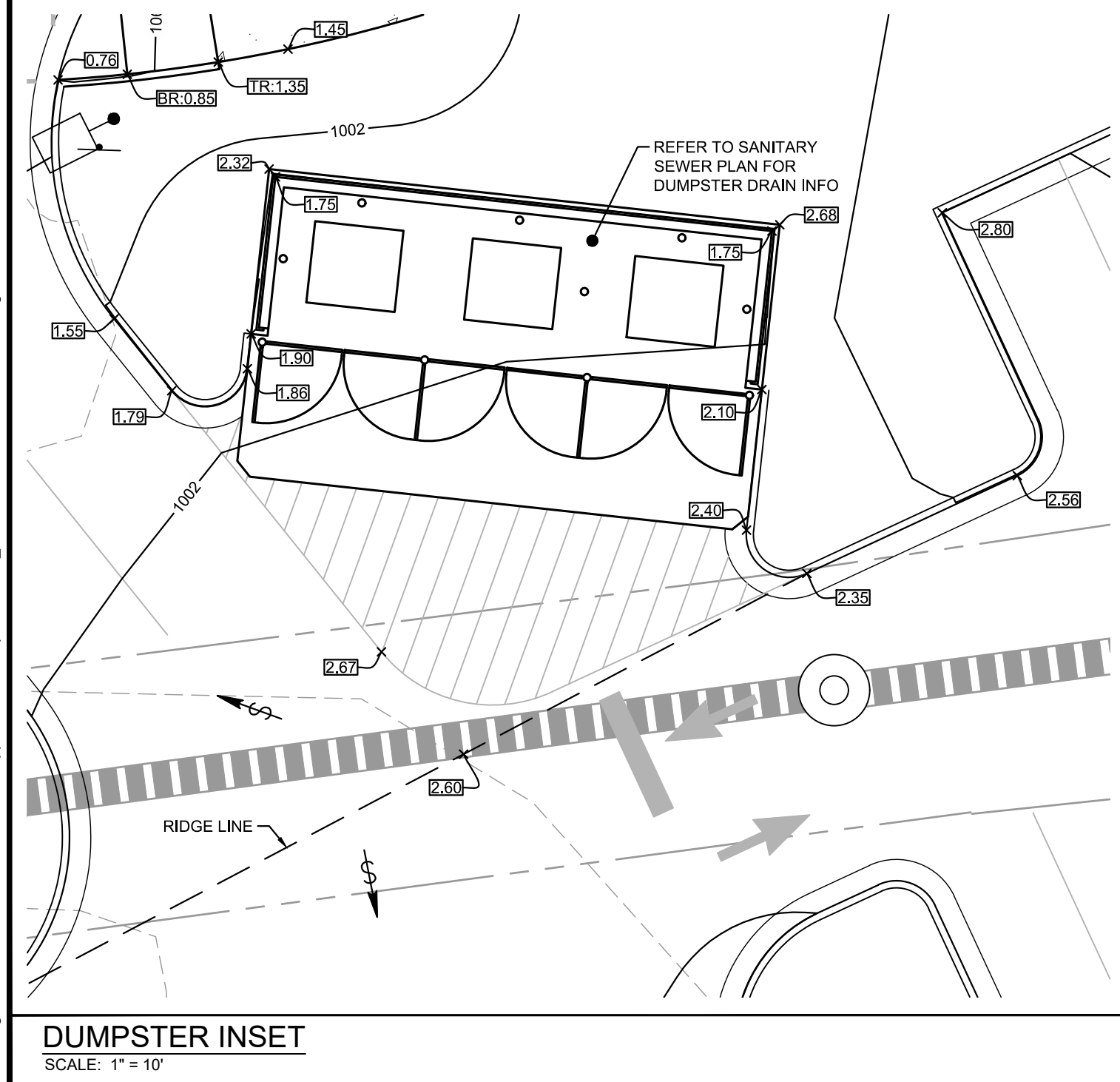


- GENERAL GRADING NOTES:**
- 1) ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
  - 2) NO SLOPES ARE TO BE STEEPER THAN 2:1.
  - 3) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
  - 4) ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
  - 5) BOUNDARY & TOPOGRAPHIC INFORMATION FROM SURVEY BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED MAY 24, 2019.
  - 6) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0066F, DATED SEPTEMBER 18, 2013.
  - 7) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - 8) OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
  - 9) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
  - 10) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
  - 11) SIDEWALKS ADJACENT TO BUILDING AND ALONG ADA ROUTES TO HAVE MAXIMUM CROSS SLOPE OF 2%.

- STRUCTURE TYPES:**
- |         |                         |       |                             |
|---------|-------------------------|-------|-----------------------------|
| STSWCB: | GDOT STD 1033D          | STYI: | GDOT STD 9031-S             |
| STDI:   | GDOT STD 1019A TYPE A   | STNA: | NYOPLAST INLET (ADA GRATE)  |
| STGI:   | GDOT STD 1019A TYPE E   | STND: | NYOPLAST INLET (DOME GRATE) |
| STHW:   | GDOT STD 1001B HEADWALL | STOC: | SEE DETAILS SHEET C-7.9     |
| STCO:   | TRAFFIC RATED CLEANOUT  |       |                             |

- SPOT ELEVATION LEGEND:**
- |     |                 |     |              |
|-----|-----------------|-----|--------------|
| BR: | BOTTOM OF RAMP  | TR: | TOP OF RAMP  |
| BS: | BOTTOM OF STAIR | TS: | TOP OF STAIR |
| BW: | BOTTOM OF WALL  | TW: | TOP OF WALL  |

| KEY NOTES |                                                                     |
|-----------|---------------------------------------------------------------------|
| 1         | CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE                     |
| 2         | RIDGE LINE                                                          |
| 3         | 2:1 MAXIMUM SLOPE                                                   |
| 4         | RETAINING WALL, DESIGN BY OTHERS                                    |
| 5         | ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION              |
| 6         | 12" HDPE HEADER PIPE FOR ROOF DRAIN CONNECTION, MINIMUM SLOPE OF 1% |
| 7         | TAPER CURB FROM 6" TO 0" OVER 6'; SEE DETAIL THIS SHEET             |
| 8         | EXTRUDE PROPOSED CURB & GUTTER FROM EXISTING GRADE                  |
| 9         | UNDERGROUND DETENTION POND                                          |
| 10        | STAIRS WITH 6" RISER AND 12" TREAD                                  |



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PREPARED IN THE OFFICE OF:

| DATE | CHECKED BY | DRAWN BY |
|------|------------|----------|
|      |            |          |

CLIENT

GEYER MORRIS COMPANY  
ONE BUCKHEAD PLAZA  
3080 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305

PROJECT  
NORTH POINT II - ALPHARETTA, GA  
10800 HAYNES BRIDGE ROAD  
LAND LOT 754 & 755, DISTRICT 1, SECTION 2  
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

DRS REVIEW

10/9/19

DESIGN TEAM:

|              |     |
|--------------|-----|
| DRAWN BY:    | MAT |
| DESIGNED BY: | MAT |
| REVIEWED BY: | MSL |

811

Know what's below.  
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SCALE & NORTH ARROW:

N

NORTH ARROW

0' 5' 10' 20'

SCALE: 1"=10'

JOB #:

261001

DATE:

OCTOBER 3, 2019

GRADING PLAN - 4

C-4.3

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Drawing name: L-1201001 - Geyer Morris Company - North Point II - Alpharetta, GA/CADD/CONSTR/201001 - 11 - LANDSCAPE PLAN - Oct 03, 2019, 2:00pm by: michael.loftaker

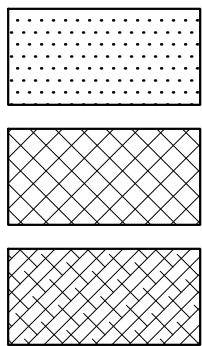
#### CITY OF ALPHARETTA ARBORIST NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
4. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

#### CITY OF ALPHARETTA LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL 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 STRAPPINGS SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.

#### HATCH LEGEND



SOD / GRASS  
LIRIOPE  
MULCH

#### EXISTING TREES TO REMAIN (EDF)

| SIZE           | TYPE  | INCHES |
|----------------|-------|--------|
| 12"            | OAK   | 12     |
| 14"            | OAK   | 14     |
| 6"             | MAPLE | 6      |
| 6"             | MAPLE | 6      |
| 6"             | MAPLE | 6      |
| 6"             | MAPLE | 6      |
| 12"            | OAK   | 12     |
| 14"            | OAK   | 14     |
| 6"             | MAPLE | 6      |
| 6"             | MAPLE | 6      |
| 8"             | MAPLE | 8      |
| 8"             | MAPLE | 8      |
| 8"             | MAPLE | 8      |
| 8"             | MAPLE | 8      |
| 8"             | MAPLE | 8      |
| 8"             | MAPLE | 8      |
| 20"            | OAK   | 20     |
| TOTAL INCHES = |       | 164    |



#### SITE SUMMARY

| SITE AREA                             |                                      |
|---------------------------------------|--------------------------------------|
| SITE AREA:                            | 3.82 ACRES (166,048 S.F.)            |
| PERVIOUS AREA:                        | 33,100 SF (20%)                      |
| IMPERVIOUS AREA:                      | 132,948 SF (80%)                     |
| ZONING CLASSIFICATION                 |                                      |
| JURISDICTION:                         | CITY OF ALPHARETTA                   |
| ZONING:                               | PSC (NORTH POINT LCI)                |
| ADJACENT ZONING:                      | PSC (NORTH POINT LCI)                |
| BUILDING SETBACKS                     |                                      |
| FRONT:                                | 20' MIN / 100' MAX (TYPE A CORRIDOR) |
|                                       | 10' MIN / 60' MAX (TYPE B CORRIDOR)  |
| SIDE / REAR:                          | 15'                                  |
| BUILDING SUMMARY                      |                                      |
| BUILDING AREA:                        | 25,580 S.F.                          |
| PATIO AREA:                           | 2,780 S.F.                           |
| TOTAL AREA:                           | 28,360 S.F.                          |
| BUILDING COVERAGE:                    | 15.4%                                |
| PARKING SUMMARY                       |                                      |
| PARKING REQ.:                         | RESTAURANT 1 SPACE / 100 S.F.        |
|                                       | MEDICAL / RETAIL 1 SPACE / 200 S.F.  |
|                                       | 252 SPACES (MAX.)                    |
|                                       | 202 SPACES (MIN. 20% REDUCTION)      |
| PARKING PROV.:                        | 179 SPACES (30,699 S.F.)             |
| 1 BIKE SPACE REQ. / 25 VEHICLE SPACES | 8 SPACES                             |
| STANDARD STALL DIMENSIONS:            | 9' x 19'                             |
| MIN. DRIVE WIDTH:                     | 22'                                  |

#### ORDINANCE REQUIREMENTS

| SITE DENSITY REQUIREMENT: 3.82 ACRES           |            |
|------------------------------------------------|------------|
| SITE DENSITY FACTOR (SDF) = 130 INCHES/AC.     | 496.60     |
| EXISTING DENSITY FACTOR (EDF) =                | 164.00     |
| REPLACEMENT DENSITY FACTOR (RDF) =             | 332.60     |
| 3" TREE = 0.5 UNITS                            |            |
| 4" TREE = 0.6 UNITS                            |            |
| 5" TREE = 0.7 UNITS                            |            |
| LANDSCAPE STRIP REQUIREMENTS:                  |            |
| NORTH POINT PARKWAY (365' OF FRONTAGE)         | (20' WIDE) |
| 1 TREE/25 LINEAR FEET =                        | 15 TREES   |
| DOUBLE ROW OF EVERGREEN SHRUBS                 |            |
| HAYNES BRIDGE ROAD (215' OF FRONTAGE)          | (20' WIDE) |
| 1 TREE/25 LINEAR FEET =                        | 9 TREES    |
| DOUBLE ROW OF EVERGREEN SHRUBS                 |            |
| NORTH POINT COURT (120' OF FRONTAGE)           | (5' WIDE)  |
| 1 TREE/25 LINEAR FEET =                        | 5 TREES    |
| NORTHERN PROPERTY LINE (520' OF FRONTAGE)      | (5' WIDE)  |
| 1 TREE/50 LINEAR FEET =                        | 21 TREES   |
| WESTERN PROPERTY LINE (360' OF FRONTAGE)       | (5' WIDE)  |
| 1 TREE/50 LINEAR FEET =                        | 15 TREES   |
| PARKING LOT REQUIREMENTS:                      |            |
| MINIMUM 200 S.F. AREA FOR CANOPY TREES         |            |
| 100 S.F. FOR EACH ADDITIONAL                   |            |
| PARKING ISLAND EVERY 72 LINEAR FEET OF PARKING |            |

#### PLANT LIST

| TREES:                         | BOTANICAL NAME                        | COMMON NAME             | QUANTITY    | MIN. SIZE | SPACING  | TREE TYPE                                                                                                                                                                                                                        | INCHES/TREE                 | GENUS % | INCHES | COMMENTS              |
|--------------------------------|---------------------------------------|-------------------------|-------------|-----------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------|--------|-----------------------|
| (AA)                           | Acer rubrum 'Armstrong'               | Armstrong Red Maple     | 24          | 4" CAL.   | 20' O.C. | DECIDUOUS CANOPY                                                                                                                                                                                                                 | 4                           | 25.00%  | 96     | 6' CLEAR BELOW CANOPY |
| (CO)                           | Cedrus atlantica 'Glaucus Fastigiata' | Blue Atlas Cedar        | 11          | 2" CAL.   | 12' O.C. | EVERGREEN CANOPY                                                                                                                                                                                                                 | 2                           | 11.40%  | 22     | UPRIGHT HABIT         |
| (GB)                           | Ginkgo Biloba                         | Ginkgo/Maidenhair Tree  | 13          | 3" CAL.   | 20' O.C. | DECIDUOUS CANOPY                                                                                                                                                                                                                 | 3                           | 13.54%  | 39     | 6' CLEAR BELOW CANOPY |
| (QP)                           | Quercus phellos                       | Willow Oak              | 24          | 3" CAL.   | 20' O.C. | DECIDUOUS CANOPY                                                                                                                                                                                                                 | 3                           | 25.00%  | 72     | 6' CLEAR BELOW CANOPY |
| (LP)                           | Ulmus parvifolia 'Allee'              | Allee Elm               | 24          | 4" CAL.   | 20' O.C. | DECIDUOUS CANOPY                                                                                                                                                                                                                 | 4                           | 25.00%  | 96     | 6' CLEAR BELOW CANOPY |
| TOTAL NUMBER OF TREES:         |                                       |                         | 96          |           |          |                                                                                                                                                                                                                                  | REPLACEMENT UNITS PROVIDED: |         | 325    |                       |
| SHRUBS/HERBACEOUS ORNAMENTALS: |                                       |                         |             |           |          |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (BS)                           | Buxus sempervirens                    | America Boxw ood        | 99          | 3 GAL.    | 30" O.C. | 24" TALL AT TIME OF PLANTING                                                                                                                                                                                                     |                             |         |        |                       |
| (DI)                           | Ilex cornuta 'Dw arf Burford'         | Dw arf Burford Holly    | 438         | 3 GAL.    | 3" O.C.  |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (HY)                           | Hydrangea quercifolia                 | Oakleaf Hydrangea       | 36          | 3 GAL.    | 5" O.C.  |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (PI)                           | Illicium parviflorum                  | Anise                   | 29          | 5 GAL.    | 5" O.C.  |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (MC)                           | Muhlenbergia capillaris               | Pnk Muhly Grass         | 318         | 1 GAL.    | 30" O.C. |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (PL)                           | Prunus laurocerasus 'Otto Luyken'     | Otto Luyken Laurel      | 56          | 3 GAL.    | 3" O.C.  |                                                                                                                                                                                                                                  |                             |         |        |                       |
| TOTAL NUMBER OF SHRUBS:        |                                       |                         | 976         |           |          |                                                                                                                                                                                                                                  |                             |         |        |                       |
| GROUNDCOVERS/VINES/PERENNIALS: |                                       |                         |             |           |          |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (SOD)                          | Cynodon dactylon 'TifSport'           | TifSport Bermuda Grass  | 16,500 S.F. |           |          |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (MUL)                          | Mulch                                 | Brown n Hardw ood Mulch | 16,000 S.F. |           |          |                                                                                                                                                                                                                                  |                             |         |        |                       |
| (LB)                           | Liriope muscari 'Big Blue'            | Big Blue Liriope        | 2,500       | 4" POTS   |          | NOTE: ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. LECRAW ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED. |                             |         |        |                       |

NOTE: ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. LECRAW ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

PREPARED IN THE OFFICE OF:

**LECRAW**  
ENGINEERING  
© 2019 LECRAW ENGINEERING, INC.  
3475 COUNTRYWAY  
SUITE A  
DULUTH, GA 30096  
PHONE - 770.546.8100  
FAX - 770.441.0288  
WWW.LECRAWENGINEERING.COM  
PFD032726

CLIENT: GEYER MORRIS COMPANY

ONE BUCKHEAD PLAZA  
3060 PEACHTREE ROAD NW - SUITE 1060 - ATLANTA, GA 30305  
PROJECT: NORTH POINT II - ALPHARETTA, GA

10800 HAYNES BRIDGE ROAD  
LAND LOT 754 & 755, DISTRICT 1, SECTION 2  
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

DRB REVIEW: 10/3/19

#### DESIGN TEAM:

DRAWN BY: MAT  
DESIGNED BY: MAT  
REVIEWED BY: MSL



SCALE & NORTH ARROW:



JOB #: 261001  
DATE: OCTOBER 3, 2019

LANDSCAPE PLAN

L-1.1



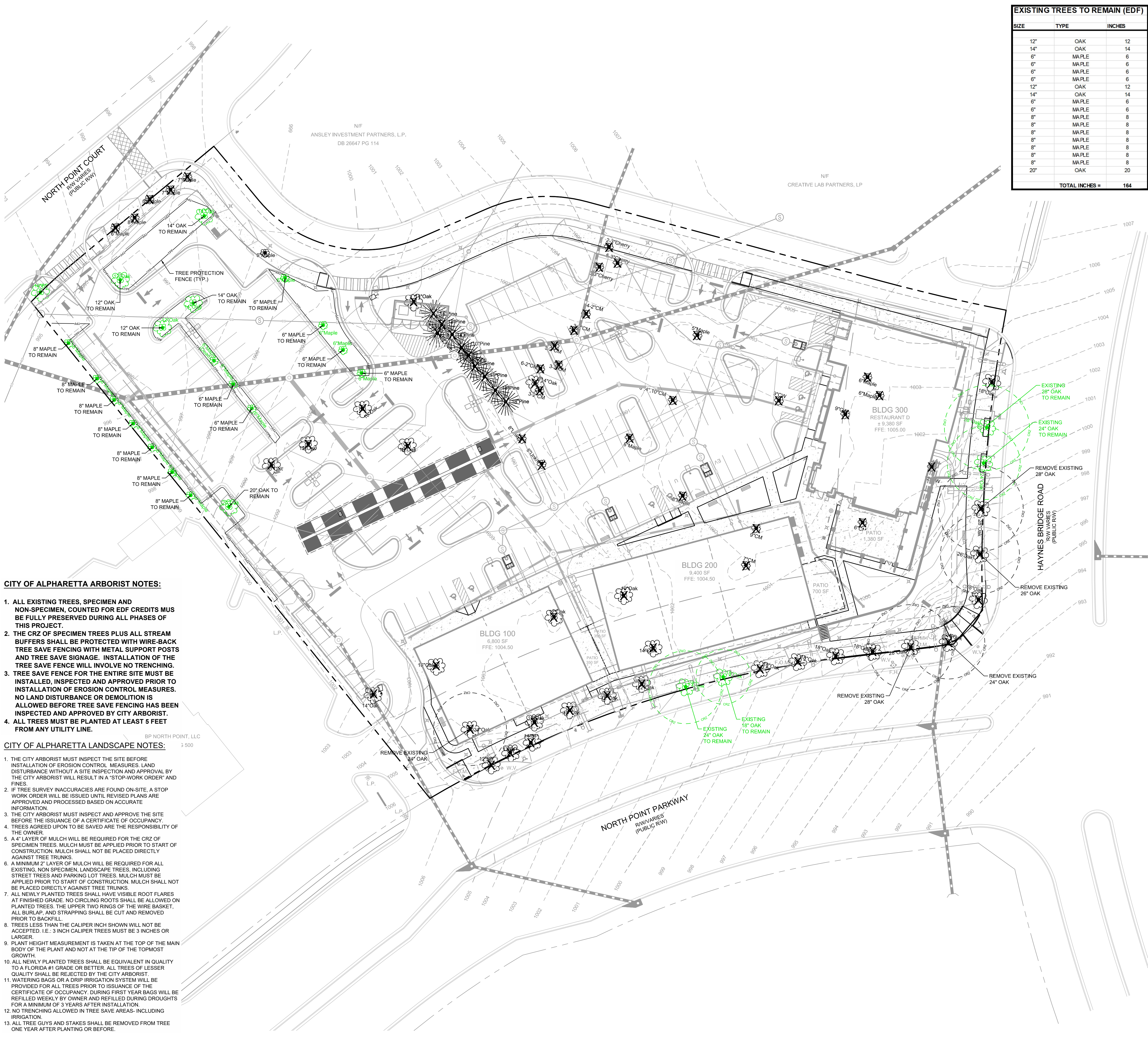
Drawing name: L:\201001 - Geyer Morris Company - North Point II - Alpharetta, GA\CAD\CONSTR\201001-11 - LANDSCAPE.dwg Tree Protection Plan Oct 03, 2019 2:27pm by michael lothaker

CITY OF ALPHARETTA ARBORIST NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
4. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

CITY OF ALPHARETTA LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL 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 SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.



| EXISTING TREES TO REMAIN (EDF) |       |        |
|--------------------------------|-------|--------|
| SIZE                           | TYPE  | INCHES |
| 12"                            | OAK   | 12     |
| 14"                            | OAK   | 14     |
| 6"                             | MAPLE | 6      |
| 6"                             | MAPLE | 6      |
| 6"                             | MAPLE | 6      |
| 6"                             | MAPLE | 6      |
| 12"                            | OAK   | 12     |
| 14"                            | OAK   | 14     |
| 6"                             | MAPLE | 6      |
| 6"                             | MAPLE | 6      |
| 8"                             | MAPLE | 8      |
| 8"                             | MAPLE | 8      |
| 8"                             | MAPLE | 8      |
| 8"                             | MAPLE | 8      |
| 8"                             | MAPLE | 8      |
| 8"                             | MAPLE | 8      |
| 20"                            | OAK   | 20     |
| TOTAL INCHES =                 |       | 164    |



SITE SUMMARY

| SITE AREA                             |                                                                                           |
|---------------------------------------|-------------------------------------------------------------------------------------------|
| SITE AREA:                            | 3.82 ACRES (166,048 S.F.)                                                                 |
| PERVIOUS AREA:                        | 33,100 SF (20%)                                                                           |
| IMPERVIOUS AREA:                      | 132,948 SF (80%)                                                                          |
| ZONING CLASSIFICATION                 |                                                                                           |
| JURISDICTION:                         | CITY OF ALPHARETTA                                                                        |
| ZONING:                               | PSC (NORTH POINT LCI)                                                                     |
| ADJACENT ZONING:                      | PSC (NORTH POINT LCI)                                                                     |
| BUILDING SETBACKS                     |                                                                                           |
| FRONT:                                | 20' MIN / 100' MAX (TYPE A CORRIDOR)<br>10' MIN / 60' MAX (TYPE B CORRIDOR)               |
| SIDE / REAR:                          | 15'                                                                                       |
| BUILDING SUMMARY                      |                                                                                           |
| BUILDING AREA:                        | 25,580 S.F.                                                                               |
| PATIO AREA:                           | 2,780 S.F.                                                                                |
| TOTAL AREA:                           | 28,360 S.F.                                                                               |
| BUILDING COVERAGE:                    | 15.4%                                                                                     |
| PARKING SUMMARY                       |                                                                                           |
| PARKING REQ.:                         | RESTAURANT 1 SPACE / 100 S.F.<br>MEDICAL / RETAIL 1 SPACE / 200 S.F.<br>252 SPACES (MAX.) |
| PARKING PROV.:                        | 179 SPACES (MIN. 20% REDUCTION)                                                           |
| 1 BIKE SPACE REQ. / 25 VEHICLE SPACES | 8 SPACES                                                                                  |
| STANDARD STILL DIMENSIONS:            | 9' x 19'                                                                                  |
| MIN. DRIVE WIDTH:                     | 22'                                                                                       |

ORDINANCE REQUIREMENTS

| SITE DENSITY REQUIREMENT: 3.82 ACRES           |            |
|------------------------------------------------|------------|
| SITE DENSITY FACTOR (SDF) = 130 INCHES/AC.     | 496.60     |
| EXISTING DENSITY FACTOR (EDF) =                | 164.00     |
| REPLACEMENT DENSITY FACTOR (RDF) =             | 332.60     |
| LANDSCAPE STRIP REQUIREMENTS:                  |            |
| NORTH POINT PARKWAY (365' OF FRONTAGE)         | (20' WIDE) |
| 1 TREE/25 LINEAR FEET =                        | 15 TREES   |
| DOUBLE ROW OF EVERGREEN SHRUBS                 |            |
| HAYNES BRIDGE ROAD (215' OF FRONTAGE)          | (20' WIDE) |
| 1 TREE/25 LINEAR FEET =                        | 9 TREES    |
| DOUBLE ROW OF EVERGREEN SHRUBS                 |            |
| NORTH POINT COURT (120' OF FRONTAGE)           | (5' WIDE)  |
| 1 TREE/25 LINEAR FEET =                        | 5 TREES    |
| NORTHERN PROPERTY LINE (520' OF FRONTAGE)      | (5' WIDE)  |
| 1 TREE/50 LINEAR FEET =                        | 21 TREES   |
| WESTERN PROPERTY LINE (360' OF FRONTAGE)       | (5' WIDE)  |
| 1 TREE/50 LINEAR FEET =                        | 15 TREES   |
| PARKING LOT REQUIREMENTS:                      |            |
| MINIMUM 200 S.F. AREA FOR CANOPY TREES         |            |
| 100 S.F. FOR EACH ADDITIONAL                   |            |
| PARKING ISLAND EVERY 72 LINEAR FEET OF PARKING |            |

PREPARED IN THE OFFICE OF

**LECRAW**  
ENGINEERING

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3475 COLLEGE LANE, SUITE A  
DULUTH, GA 30096  
PHONE - 770.541.0288  
WWW.LECRAWENGINEERING.COM  
P/E 00578

CLIENT

**GEYER MORRIS COMPANY**  
ONE BUCKHEAD PLAZA  
3060 PEACHTREE ROAD NW - SUITE 1060 - ATLANTA, GA 30305  
PROJECT  
**NORTH POINT II - ALPHARETTA, GA**  
10800 HAYNES BRIDGE ROAD  
LAND LOT 754 & 755, DISTRICT 1, SECTION 2  
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

DRB REVIEW

10/3/19

DESIGN TEAM:

DRAWN BY: MAT  
DESIGNED BY: MAT  
REVIEWED BY: MSL

**811**  
Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

N

NORTH ARROW

0' 15' 30' 60'

SCALE: 1"=30'

JOB #:

261001

DATE:

OCTOBER 3, 2019

TREE PROTECTION PLAN

**L-1.0**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by LeCraw Engineering, Inc. shall be without liability to LeCraw Engineering, Inc. Copyright LeCraw Engineering, Inc., 2019



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

☐ Fee Paid Initial: \_\_\_\_\_

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

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

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

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

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

Business Name:

The Mortgage Firm

Location Address:

159 N Main Street

Mailing Address:

159 N Main Street

City: Alpharetta

State: GA

Zip Code: 30009

Contact For All Notifications:

Tammy Albright

Contact Telephone:

404 - 934 - 5626

Mobile Telephone:

404 - 934 - 5626

Fax:

Email:

TAMMYALBRIGHT@TAMMYALI

BRANCH MANAGER

Contact's Relation To Business:

This Application For (Check all that apply):

- |                                              |                                                   |
|----------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Addition            | <input type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction         |
| <input type="checkbox"/> Color Selection     | <input checked="" type="checkbox"/> Signage       |
| <input type="checkbox"/> Material Selection  |                                                   |

### Application Fees:

Any review within the Central Business District \$ 100.00

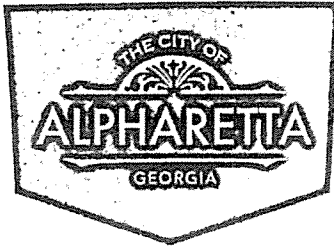
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ \_\_\_\_\_

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





# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: Robbie Brannon

Physical Address: 159 N. Main St.

Mailing Address: same

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 404 - 697 - 0803 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): Robert Brannon Date: 9/5/19

Owner Signature: RA R

### Property Information:

Address (If Assigned): 159 N. Main St.

Tax ID or Map Reference Number: 22 482212520666

Land Lot(s): \_\_\_\_\_ District: 10 Section: \_\_\_\_\_

Existing Zoning of Property: C2 Existing Uses of Property: Business Office

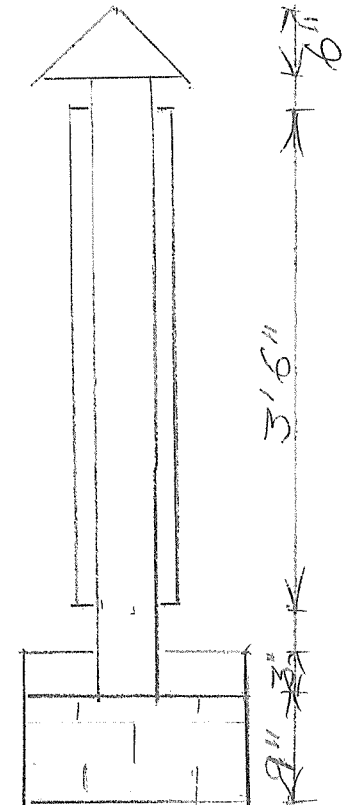
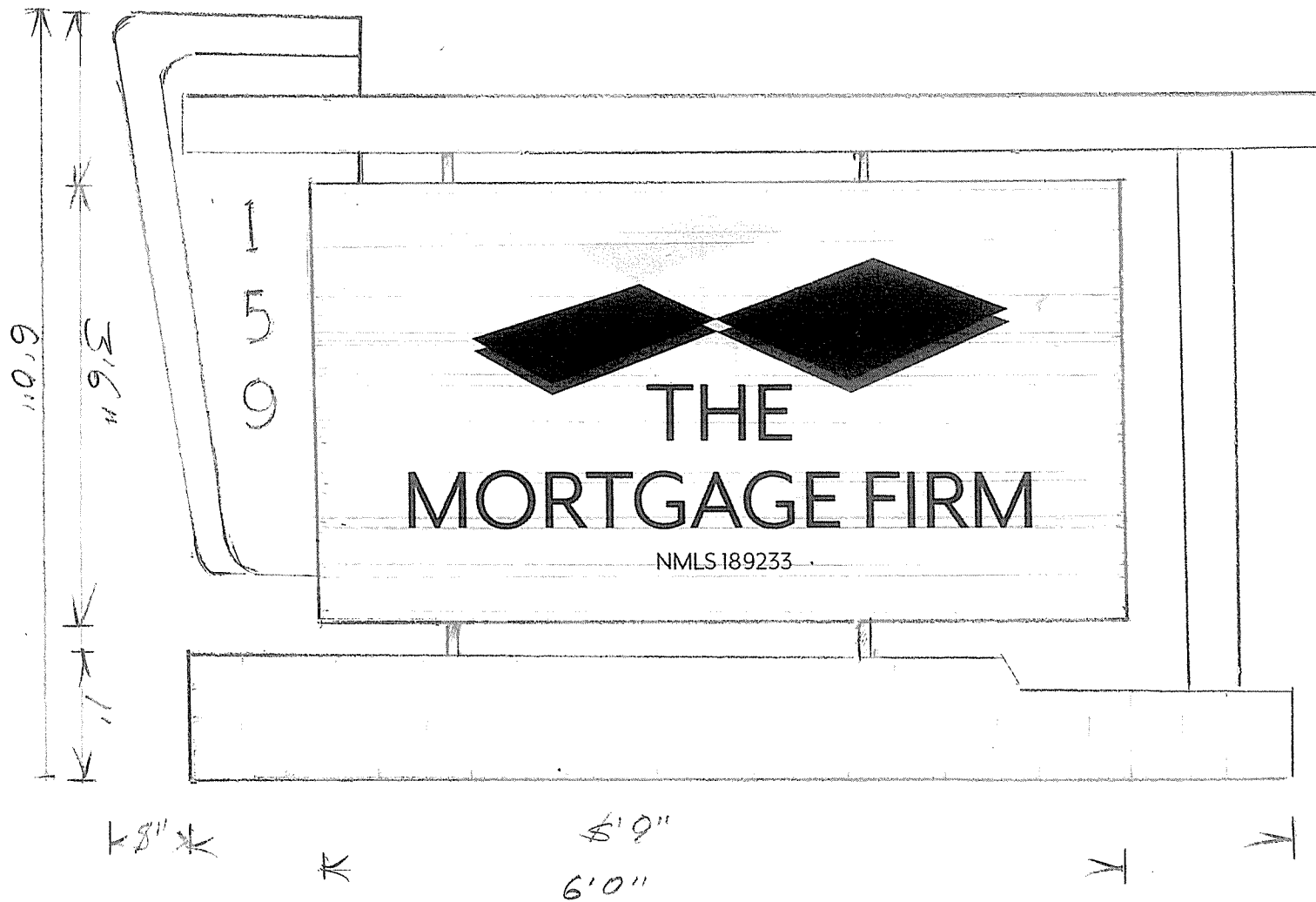
*This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I 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: 09/05/2019

Print Form



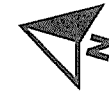


|                   |                             |           |
|-------------------|-----------------------------|-----------|
| NAME:             | LOCATION:                   | SCALE:    |
| THE MORTGAGE FIRM | 150 MAIN ST. ALPHARETTA, GA | 3/4" = 1' |



Lot - 16,659 Sq Ft  
Total Acres - 0.3704

Tree Save Type A Fencing to be used.  
Orange laminated Fencing 4'-0" in Hgt  
drove 2'-6" into Ground Typ.



1/8" = 1'-0"

#### Existing Trees on Site

1 - 12" Dogwood  
1 - 13" Sourwood  
1 - 24" Red Oak  
Total inches on Site -49"

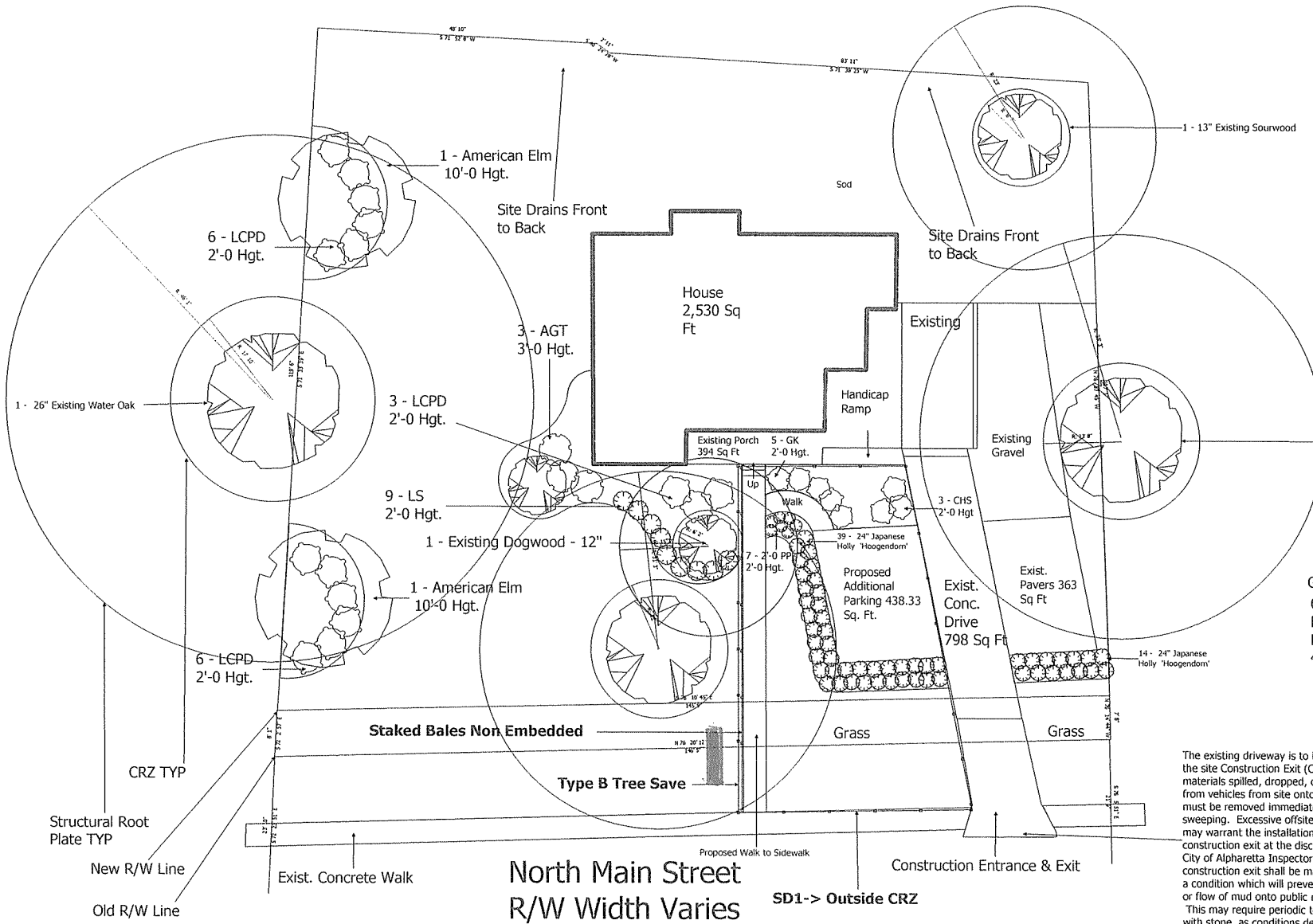
2 American Elms - 2" B&B will be added.  
Total Inches after additional Trees = 53"

$130 \times 0.3704 = 48.152"$   
Site meets Requirement for Inches in Trees.

#### Branson Res Plant Schedule

AGT - 'George Taber' Azalea  
CHS - 'ShiShi Gashira' Dwarf Camellia.  
GK - 'Kleim's Hardy' Gardenia.  
LCPD - 'Purple Diamond' Lorapetalum.  
LS - 'Sunshine' Ligustrum.  
PP - 'Purple Pixie' Lorapetalum.

Greg Horton Landscape  
629 Dock Lathem Trail  
Ball Ground, Ga 30107  
Drawn By: Troy L Lashbrooks  
470-380-4249



The existing driveway is to be used as the site Construction Exit (Co). All materials spilled, dropped, or tracked from vehicles from site onto roadway must be removed immediately by sweeping. Excessive offsite tracking may warrant the installation of a construction exit at the discretion of the City of Alpharetta Inspector. The construction exit shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with stone, as conditions demand."



FROSTED GLASS  
(ANGLE IS REPEATED  
FROM BLDG. FRONT)

PATINA-AGED COPPER (COLOR MATCHES DOOR COLOR ON BLDG)

ALL LETTERING AND NUMBERS IN  
BRUSHED ALUMINUM

BRUSHED ALUMINUM  
BOX



GROVED  
HARD-  
WOOD

6" POLE  
REPEATED  
FROM  
BLDG.

FINISH MATCHES

6'0"  
EXTERIOR OF BLDG

REPEATED BRICK AND  
EXTERIOR COLOR ON BLDG.

|                   |                             |       |
|-------------------|-----------------------------|-------|
| NAME:             | LOCATION:                   | DATE: |
| THE MORTGAGE FIRM | 150 MAIN ST. ALPHARETTA, GA | 3/4/1 |



# 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: Stonewalk Alpha III., LLC

Location Address: 11760 Haynes Bridge Road Alpharetta, GA

Mailing Address: 140 Blackland Court East

City: Marietta State: GA Zip Code: 30067

Contact For All Notifications: Vince Kenny

Contact Telephone: \_\_\_\_\_ Mobile Telephone: 404 - 229 - 0144

Fax: \_\_\_\_\_ Email: vkenny@perimeteroil.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

- |                                              |                                                              |
|----------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition            | <input checked="" type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction                    |
| <input type="checkbox"/> Color Selection     | <input checked="" type="checkbox"/> Signage                  |
| <input type="checkbox"/> Material Selection  |                                                              |

### Application Fees:

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

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





# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: \_\_\_\_\_

Physical Address: 11760 Haynes Bridge Road

Mailing Address: 140 Blackland Court East

City: Marietta

State: GA

Zip Code: 30067

Owner Telephone: 404 - 229 - 0144

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): Vincent J. Kenny

Date: 7/30/19

Owner Signature: \_\_\_\_\_

### Property Information:

Address (If Assigned): 11760 Haynes Bridge Road

Tax ID or Map Reference Number: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_

District: \_\_\_\_\_

Section: \_\_\_\_\_

Existing Zoning of Property: \_\_\_\_\_

Existing Uses of Property: Retail Shopping Center

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

Applicant Signature: \_\_\_\_\_

Date: 7/30/19

Print Form



# ALPHA SODA FRONT





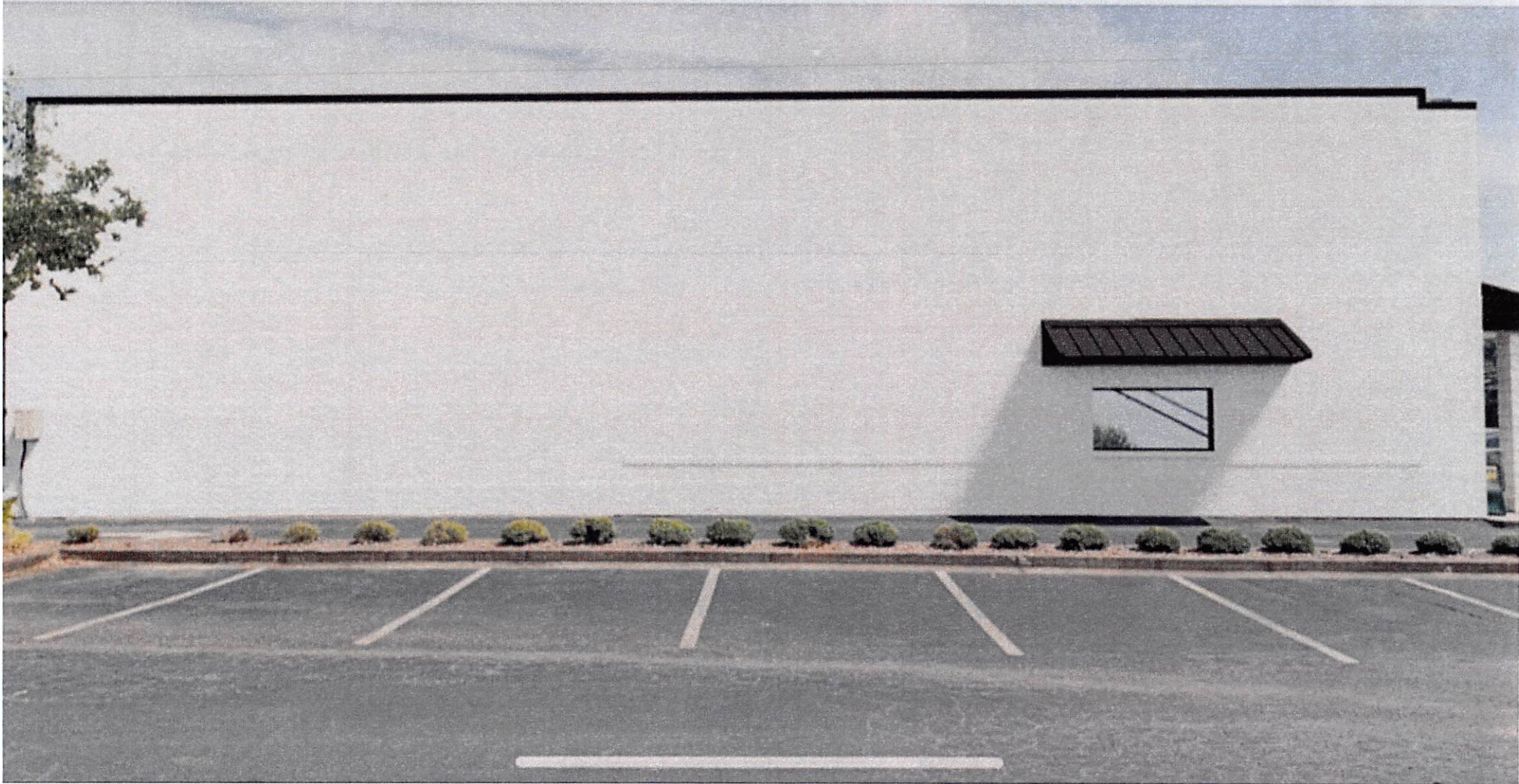
# ALPHA SODA RIGHT SIDE





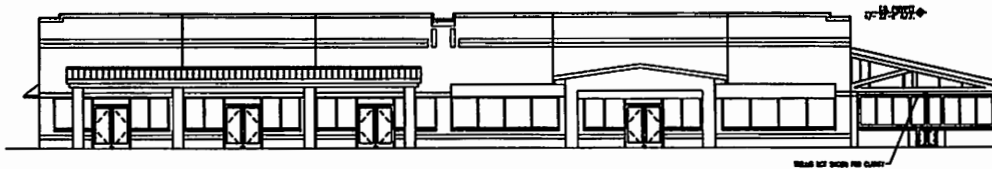
ne

AlphaSoda LeftSide Colors.jpg

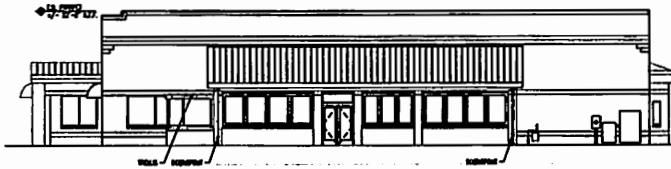




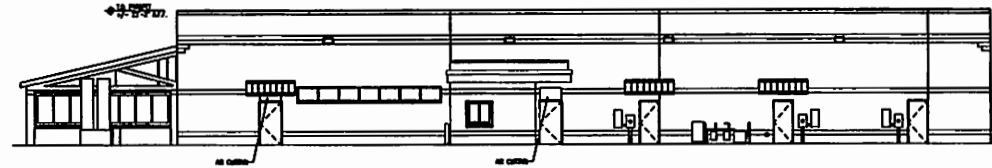
# CURRENT AS BUILT



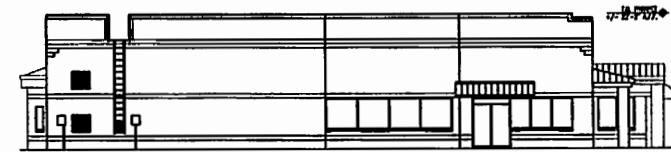
5 FRONT ELEVATION  
LOD-1.1 1/8"=1'-0"



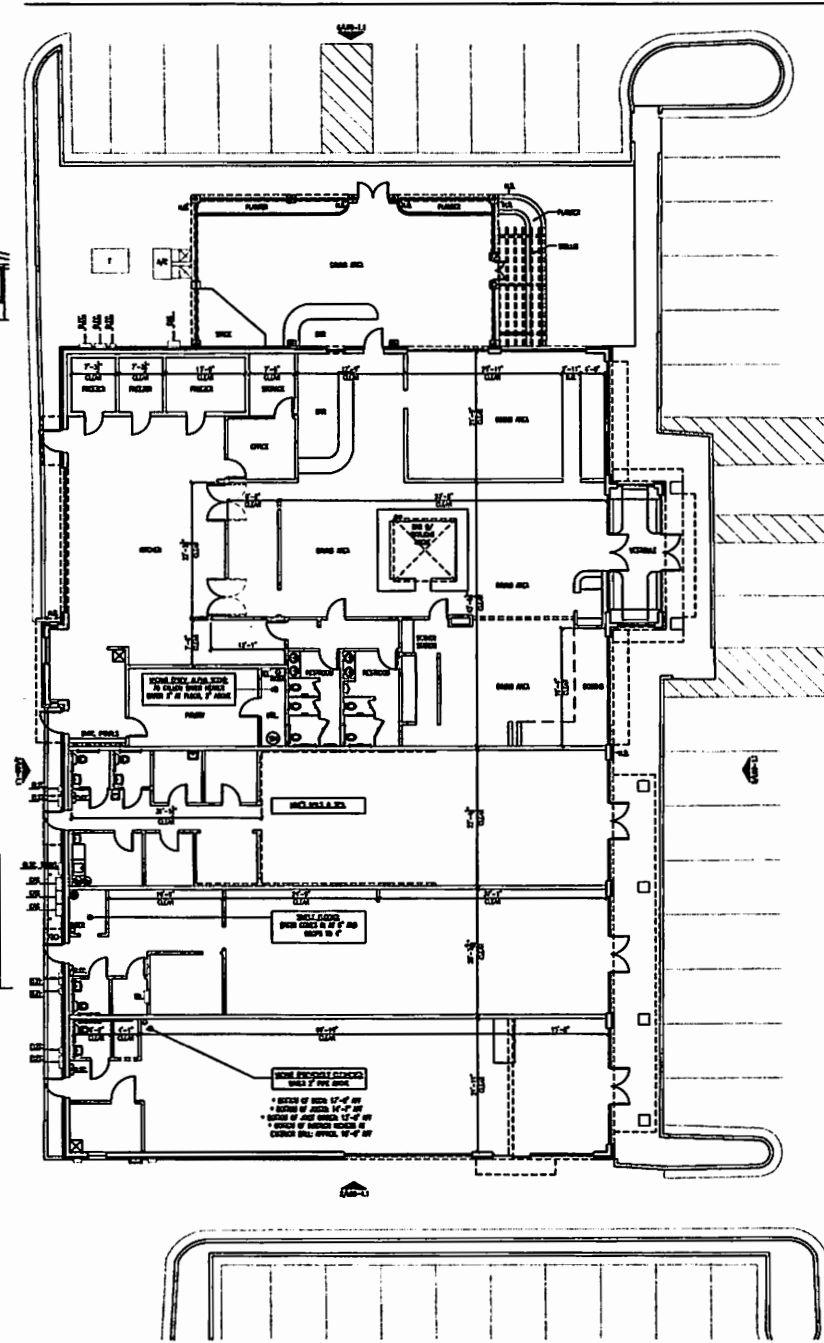
4 SOUTH ELEVATION  
LOD-1.1 1/8"=1'-0"



3 REAR ELEVATION  
LOD-1.1 1/8"=1'-0"



2 NORTH ELEVATION  
LOD-1.1 1/8"=1'-0"



1 FLOOR PLAN  
LOD-1.1 1/8"=1'-0"

Schneider Architects  
11760 Haynes Bridge Road  
Alpharetta, GA 30009  
Phone: 770.422.1100  
Fax: 770.422.1101

CONSTRUCTION OF THIS  
DRAWING IS BASED ON ALL  
INFORMATION RECEIVED FROM  
THE ARCHITECT AND THE  
OWNER. THE ARCHITECT AND  
OWNER ARE RESPONSIBLE FOR  
THE ACCURACY OF THE  
INFORMATION PROVIDED.

ALPHARETTA CROSSING  
11760 HAYNES BRIDGE ROAD  
ALPHARETTA, GA 30009

ALPHA SODA BUILDING -  
LEASING PLAN AND ELEVATIONS (LOD-1.1)  
09/23/2019



An architectural rendering of the Kimball Ridge Office Building, a modern multi-story structure with a glass and brick facade. The building is situated on a street corner, with a sidewalk and landscaping in the foreground. Several people are shown walking on the sidewalk, and a car is parked on the street. The sky is bright and clear.

# ***KIMBALL RIDGE OFFICE BUILDING***

ALPHARETTA, GA





10-01-2019

EXTERIOR VIEW 1





10-01-2019

**WBA** ARCHITECTURE - INTERIORS - PLANNING

KIMBALL RIDGE OFFICE BUILDING ALPHARETTA, GA

EXTERIOR VIEW 2

GREENSTONE PROPERTIES

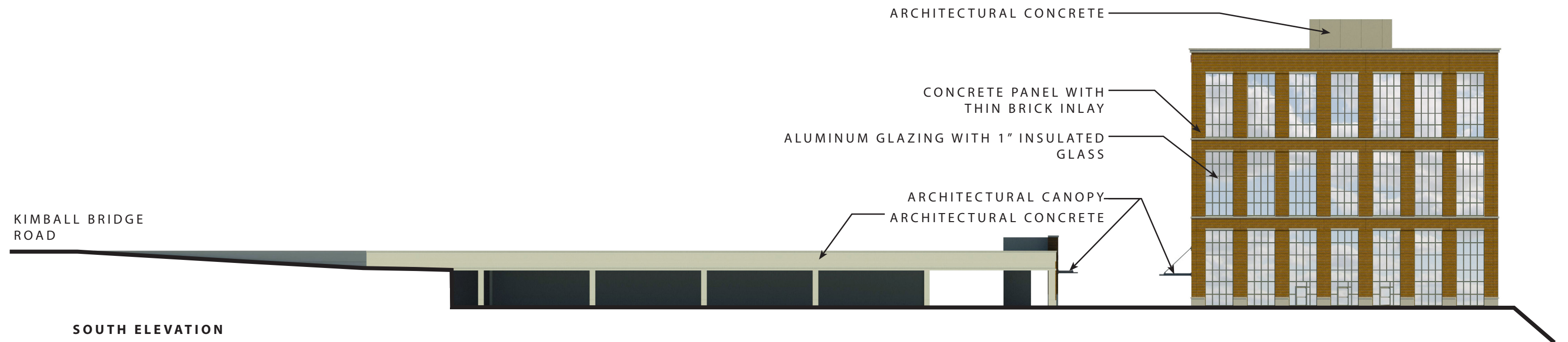




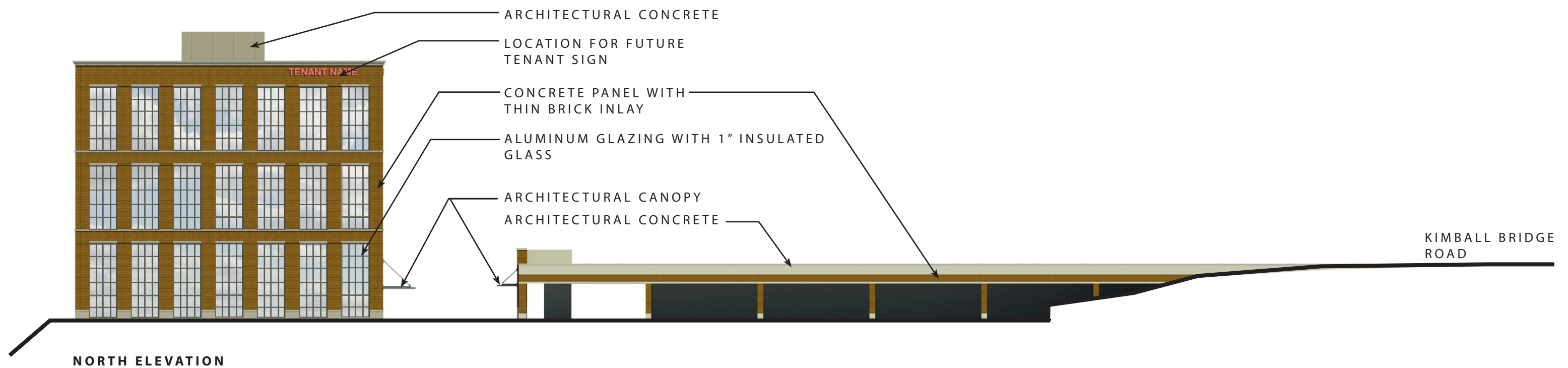
10-01-2019

EXTERIOR VIEW 3



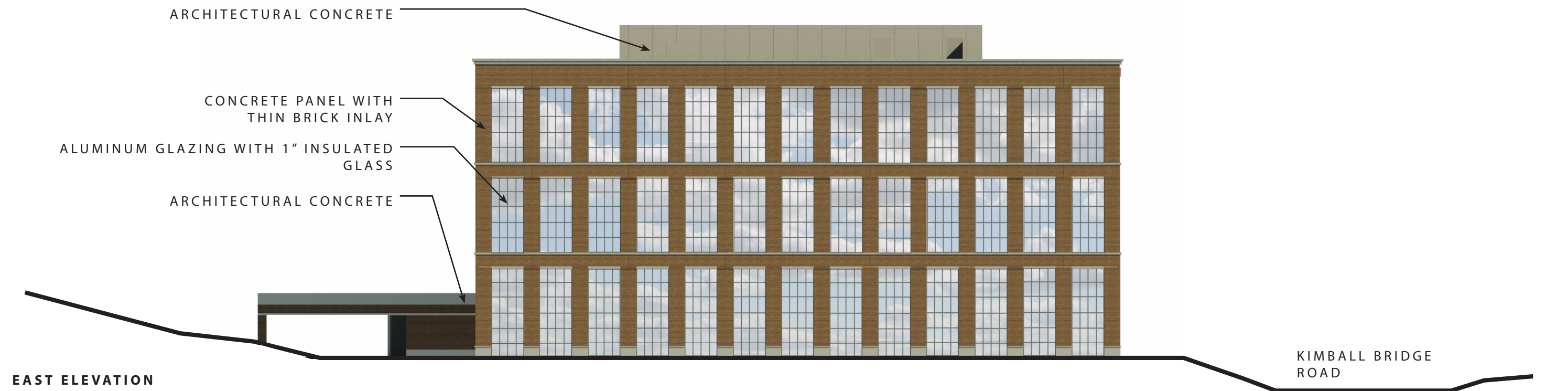
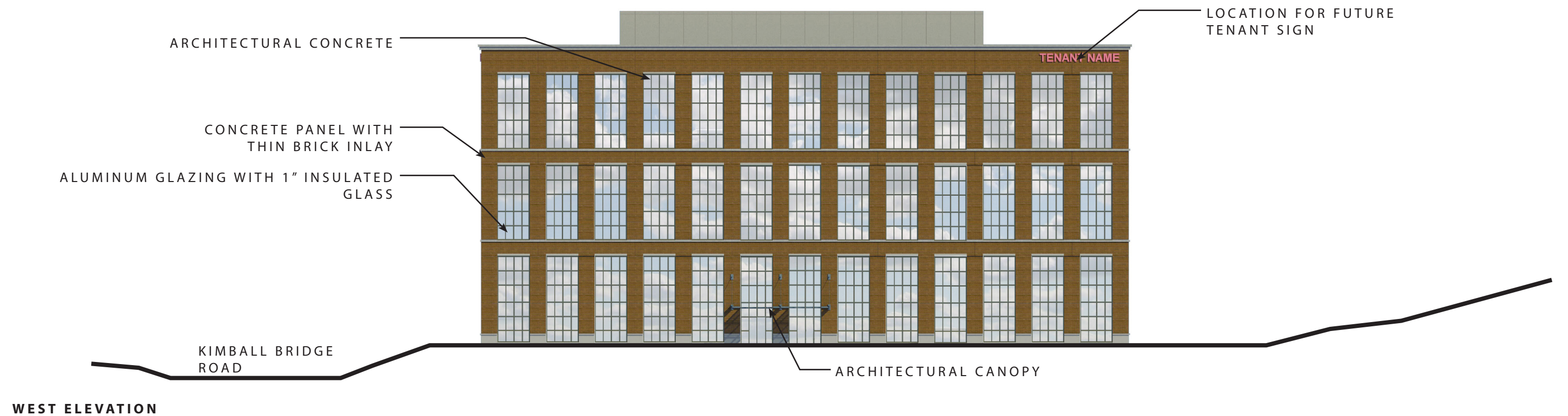


**SOUTH ELEVATION**



**NORTH ELEVATION**

















# ***KIMBALL RIDGE OFFICE BUILDING***

ALPHARETTA, GA





10-08-2019

EXTERIOR VIEW 1





10-08-2019

**WBA** ARCHITECTURE - INTERIORS - PLANNING

KIMBALL RIDGE OFFICE BUILDING ALPHARETTA, GA

EXTERIOR VIEW 2

GREENSTONE PROPERTIES

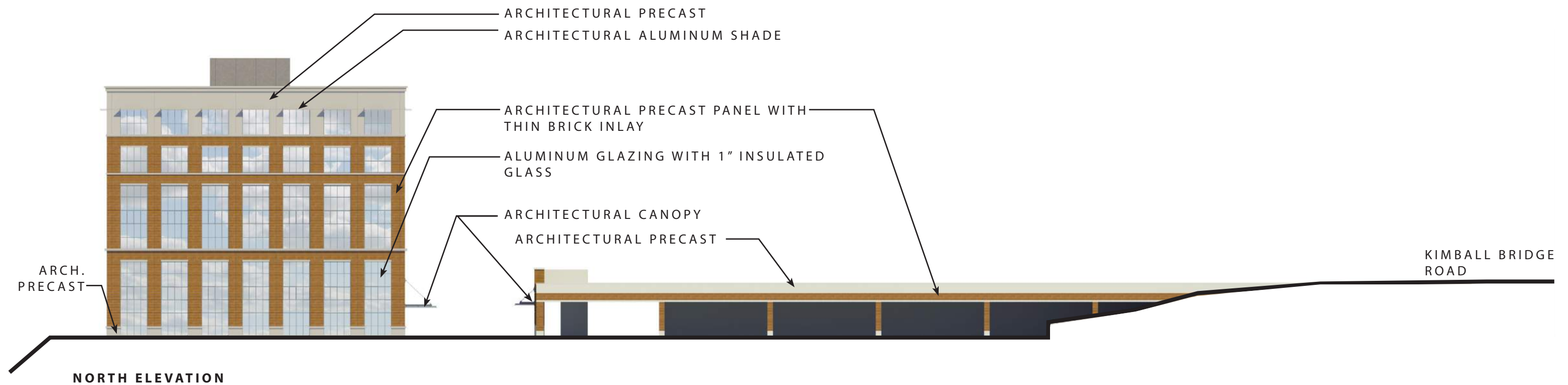
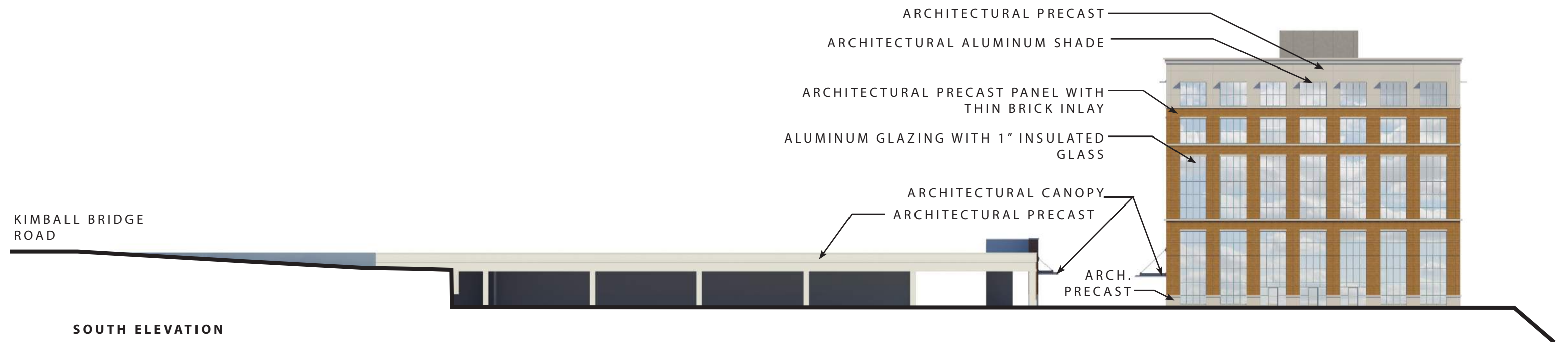




10-08-2019

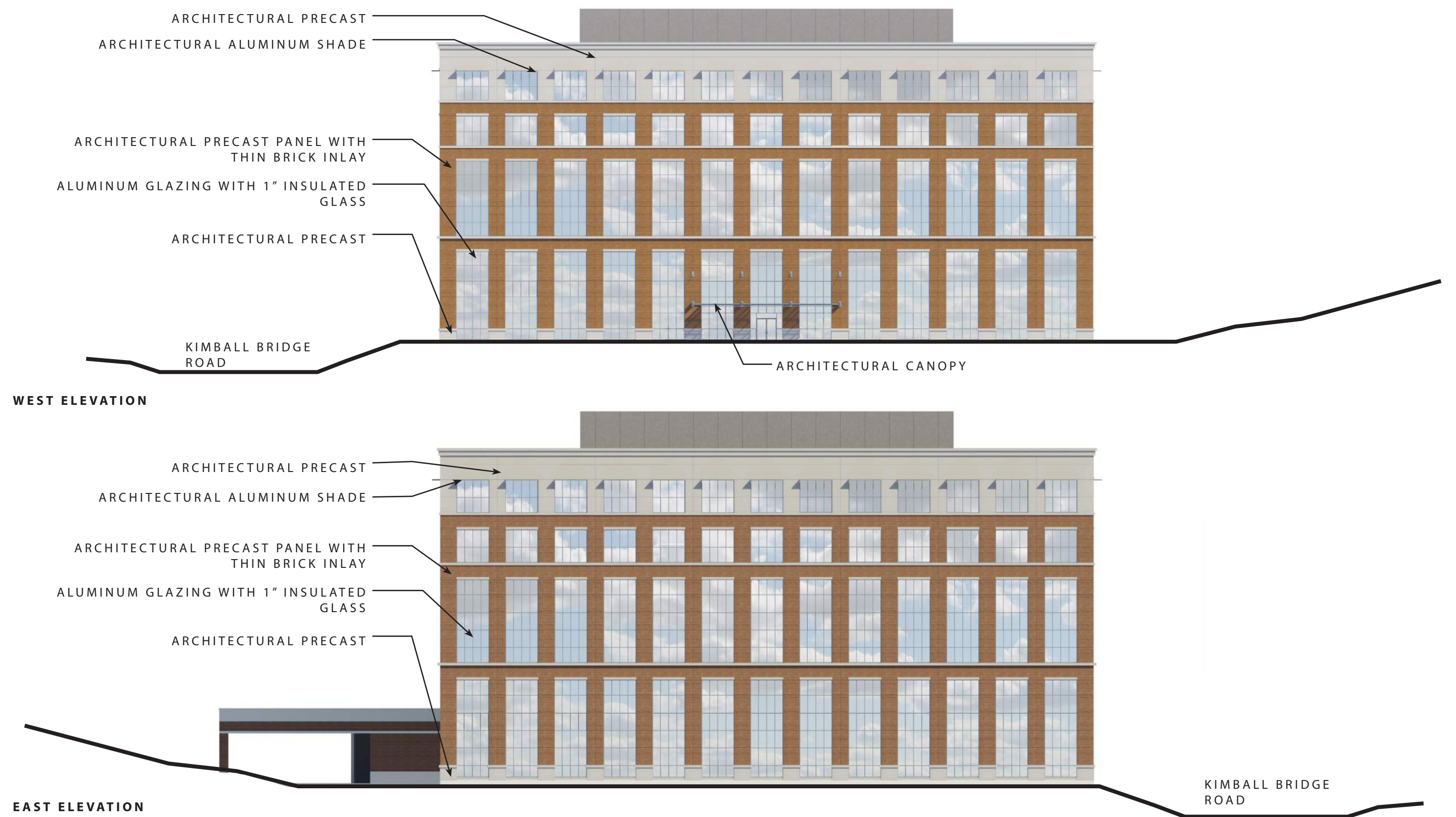
EXTERIOR VIEW 3





10-08-2019

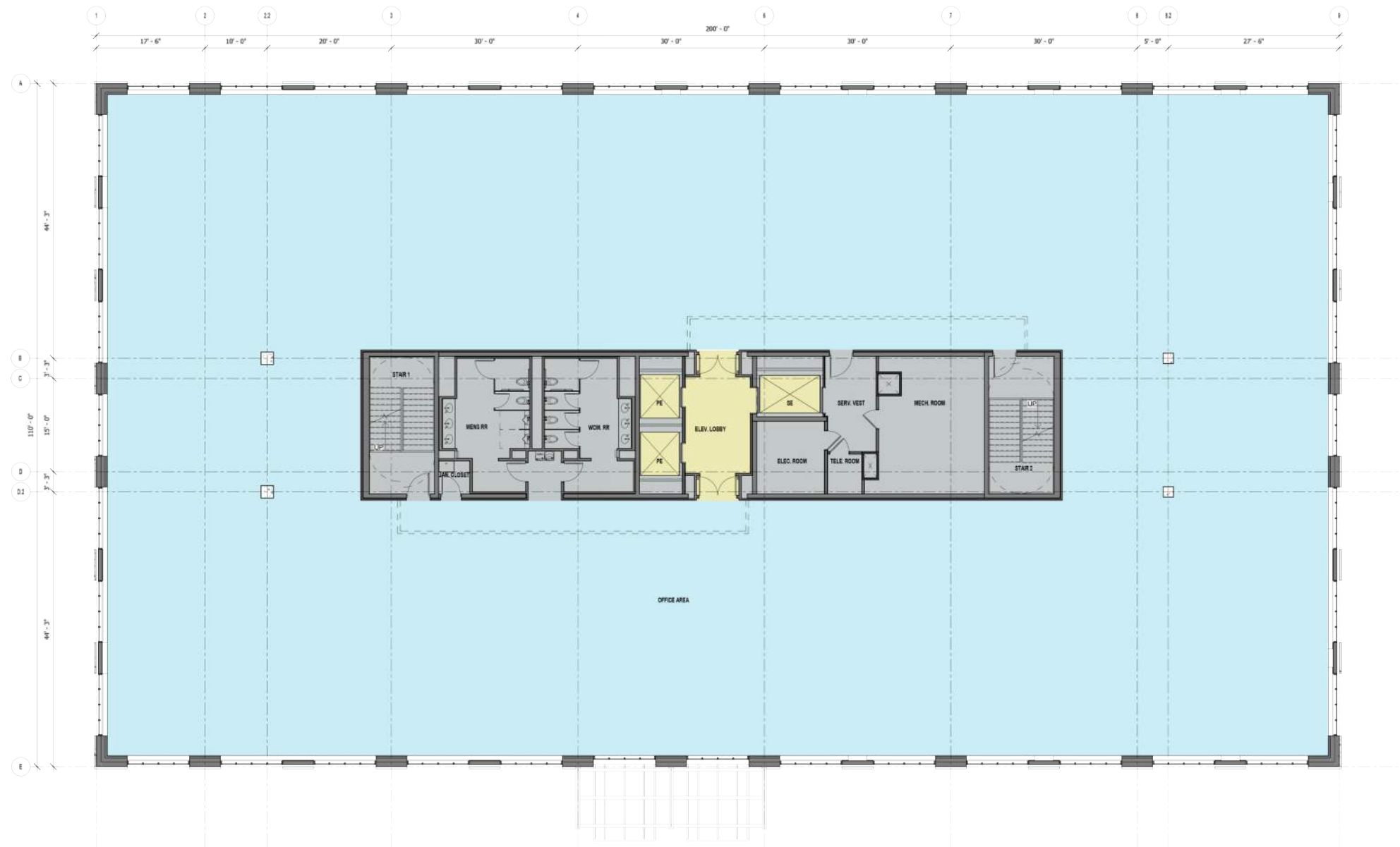




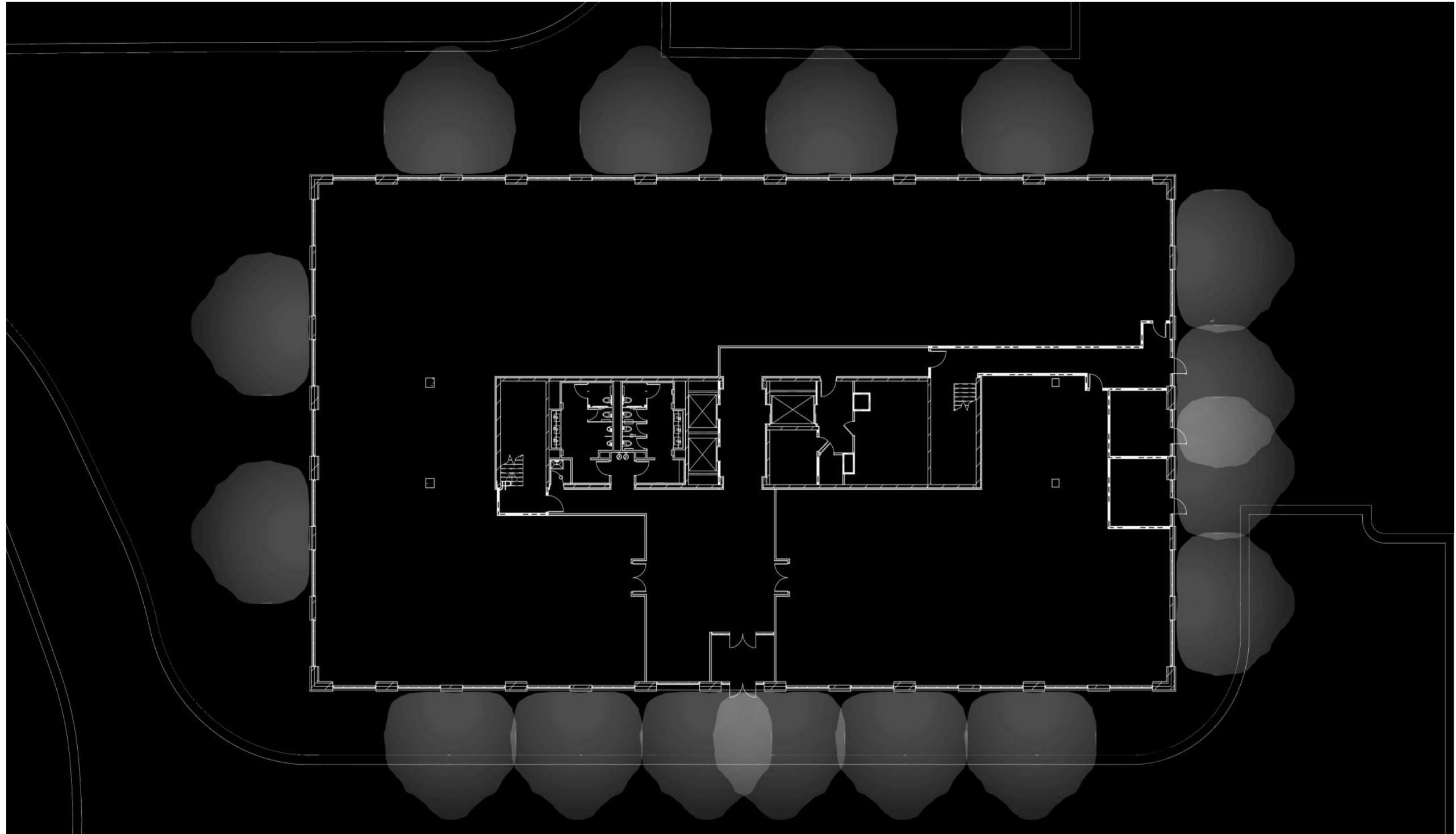










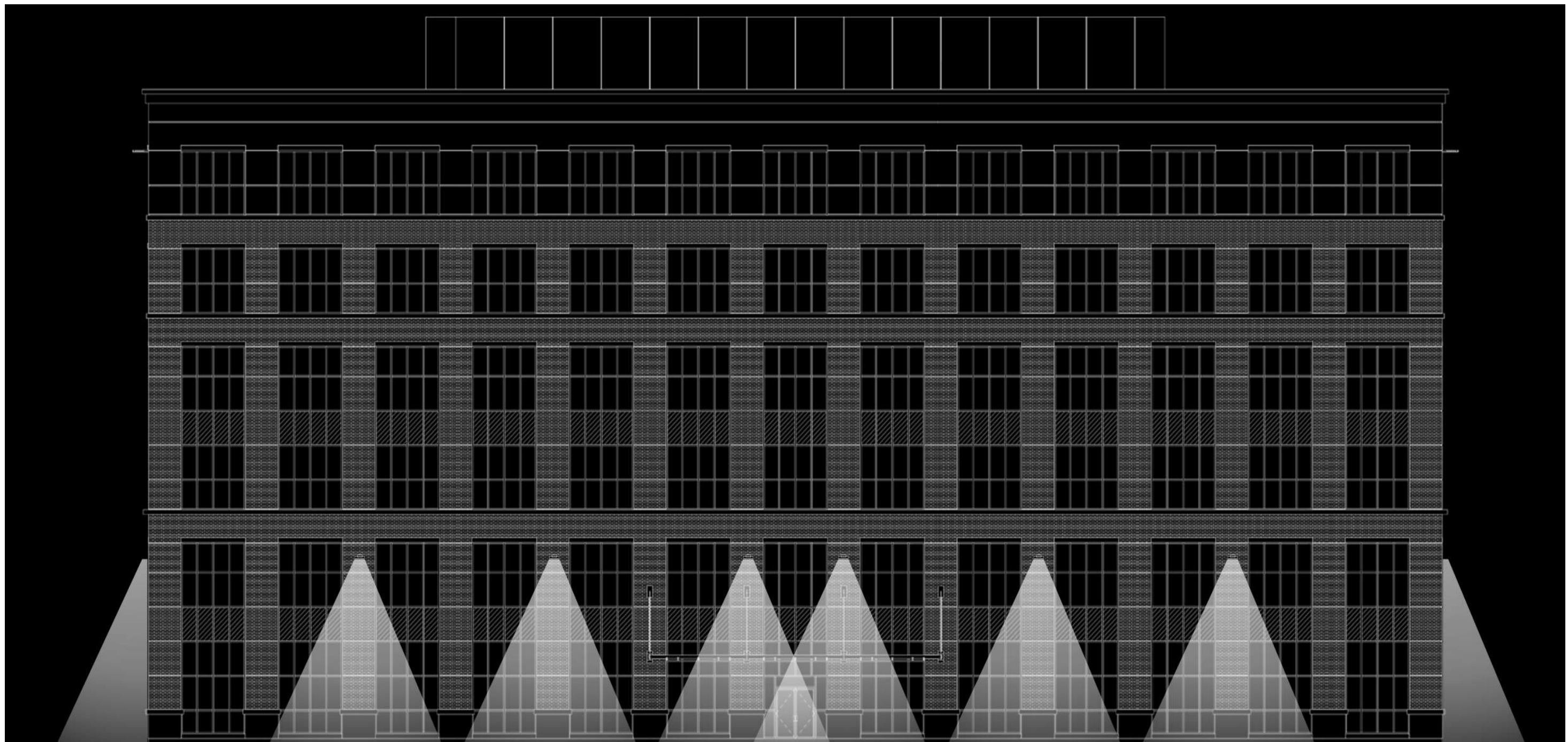


*BUILDING LIGHTING PLAN*

10-08-2019

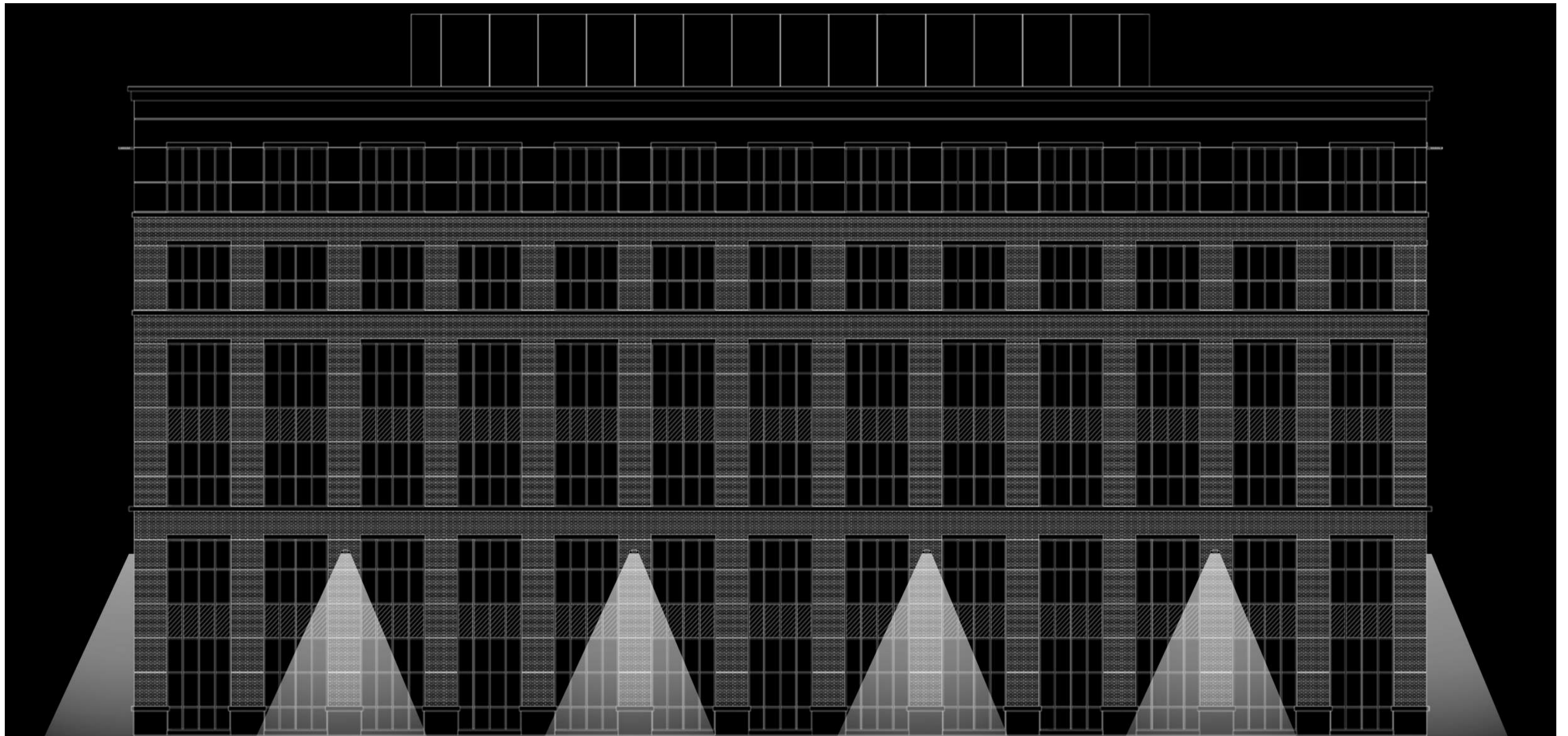
*LIGHTING LAYOUT*





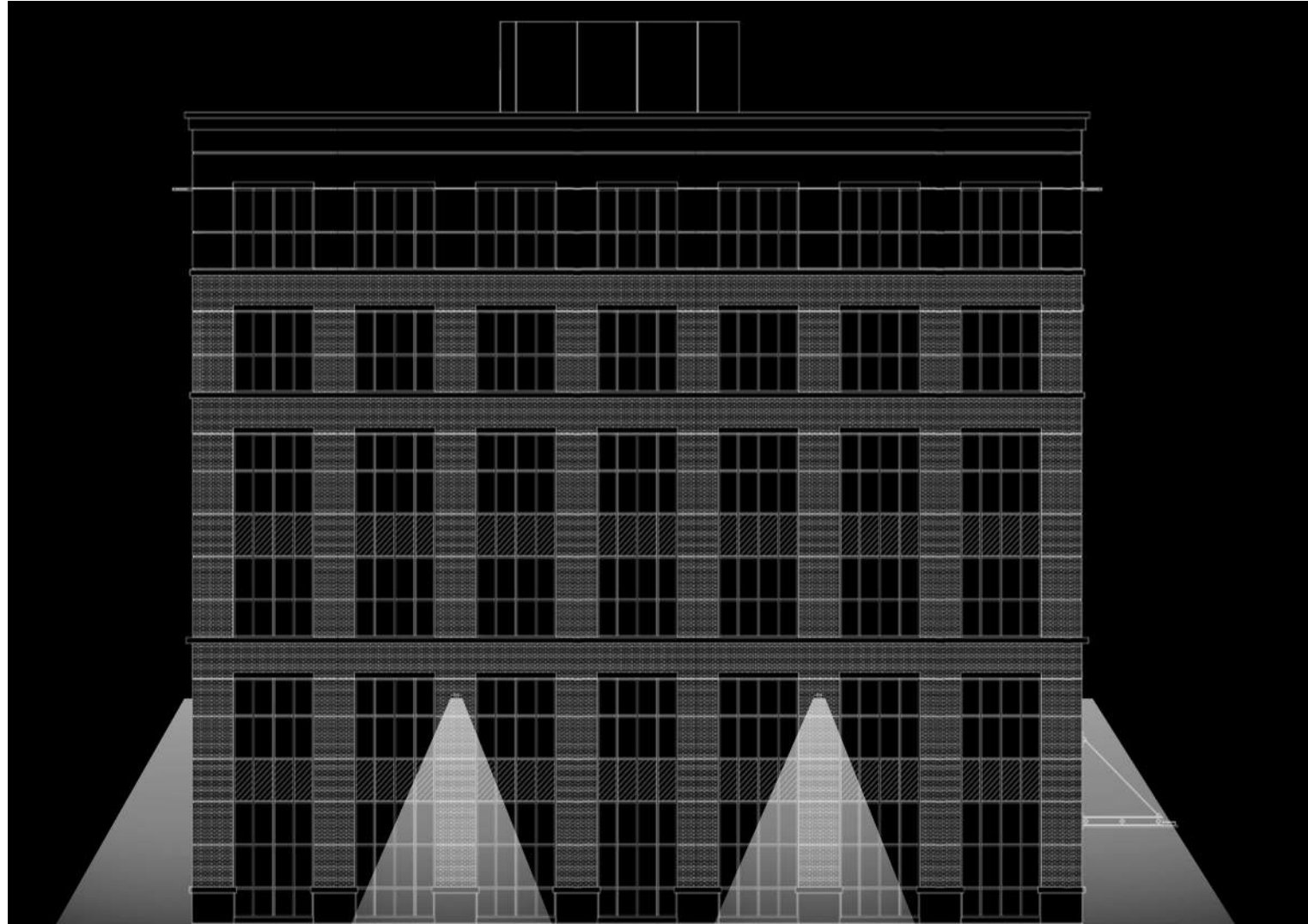
WEST ELEVATION



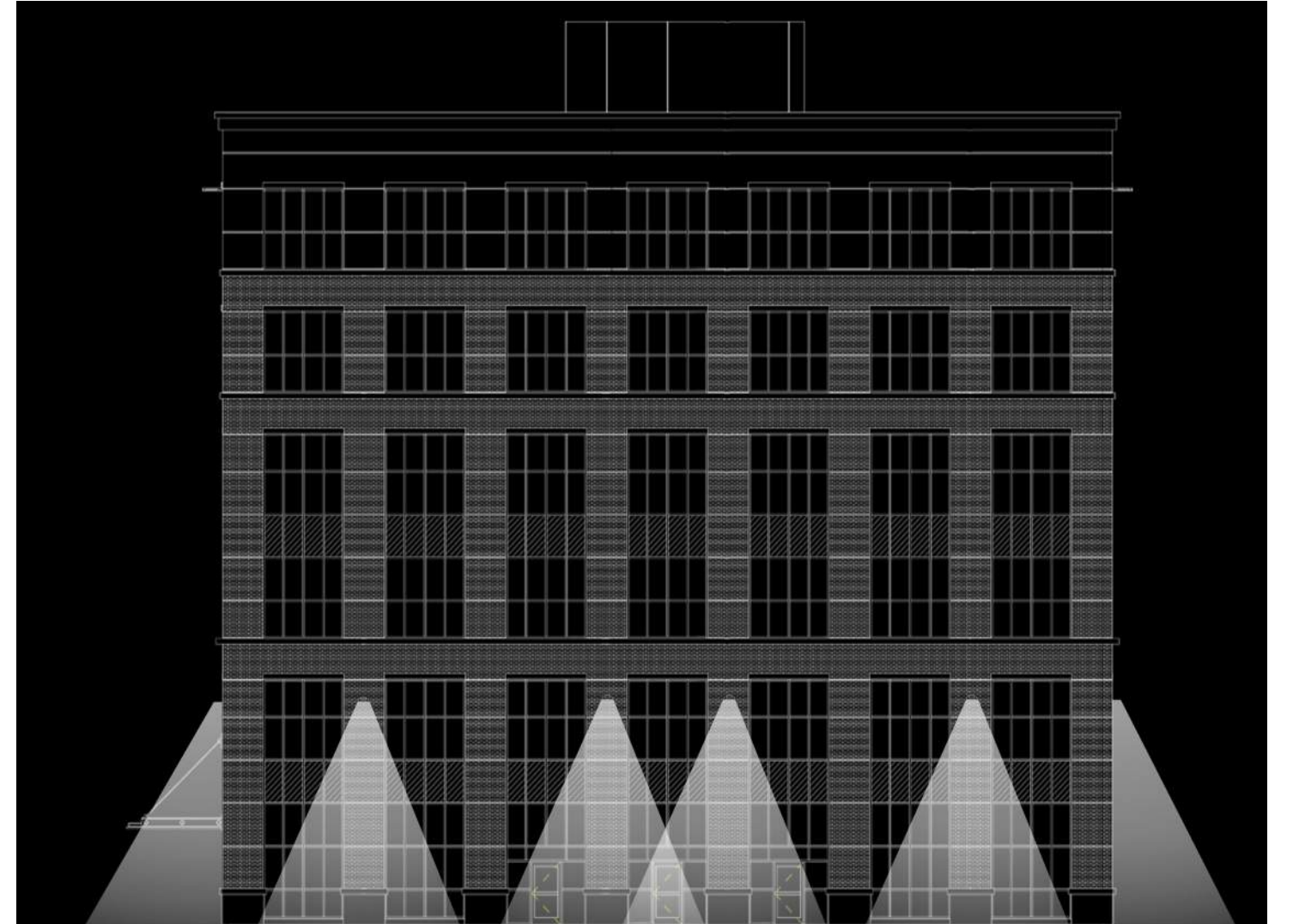


*EAST ELEVATION*





*NORTH ELEVATION*



*SOUTH ELEVATION*



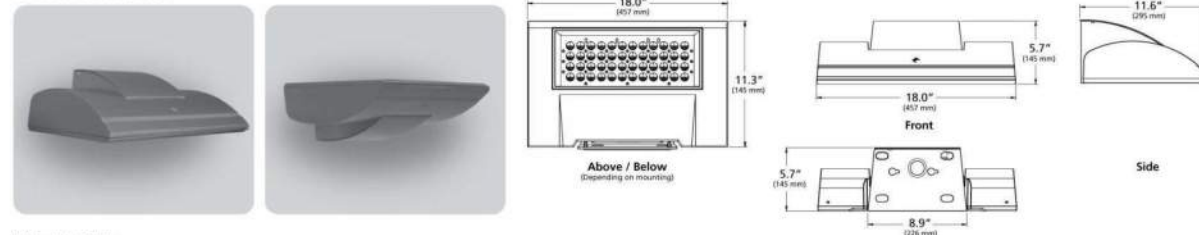
## FEATURES

- -5° to +10° tilt adjustment
- High performance optics deliver up to 15,000 lumens
- up or down mountable without modification
- Diffused lens option
- Programmable occupancy sensor (dimming)
- NX and SiteSync wireless controls
- 130+ lumens per watt

## Certifications



## SPECIFICATIONS



Weight: 35 lbs

## ORDERING CODE

| WDM                      | D               | 48L         | 85                                                                          | 4K8                                                                                         | 4W                                                                                                                                                                                                            | UNIV                                 | LG                                                                                                                                                     |
|--------------------------|-----------------|-------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fixture                  | Mounting        | Source      | Wattage                                                                     | Light Engine                                                                                | Distribution                                                                                                                                                                                                  | Voltage                              | Fixture Finish                                                                                                                                         |
| WDM Wall Director Medium | D Down<br>U' Up | 48L 48 LEDs | 55 55 Watts<br>65 65 Watts<br>85 85 Watts<br>105 105 Watts<br>130 130 Watts | 3K7 3000K/70CRI<br>3K8 3000K/80CRI<br>4K7 4000K/70CRI<br>4K8 4000K/80CRI<br>5K7 5000K/70CRI | 1 Type I<br>2 Type II<br>3 Type III<br>4W Type IV Wide<br>4F Type IV Forward<br>WG <sup>2</sup> Wall Graze<br>SP Spot/Column<br>FTD <sup>2</sup> Forward Throw Diffuse<br>WTD <sup>2</sup> Wide Throw Diffuse | UNV 120-277V<br>347 347V<br>480 480V | BL Black<br>DB Dark Bronze<br>GT Graphite<br>LG Light Gray<br>PS Platinum Silver<br>TT Titanium<br>WH White<br>CC Custom Color, consult representative |

| Control Options                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Options                                                                                                                                                                                                                        | Accessories                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PC Button Photocell</p> <p><b>SCP-8F</b> Programmable Occ. Sensor (&lt;9" height)</p> <p><b>SCP-20F</b> Programmable Occ. Sensor (&lt;9" - 20" height)</p> <p><b>SWP<sup>3</sup></b> SiteSync Wireless Pre-Commission</p> <p><b>SWPM<sup>1</sup></b> SiteSync Wireless w/ Occupancy Sensor Pre-Commission</p> <p><b>NXSPW14F<sup>1</sup></b> NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14"</p> <p><b>NXSP14F<sup>1</sup></b> NX PIR Occupancy Sensor, Dimming Daylight Harvesting, 14"</p> <p><b>NXWE<sup>1</sup></b> NX Wireless Enabled</p> | <p><b>EM<sup>3</sup></b> Internal Emergency Battery Backup</p> <p><b>SF</b> Single Fuse &amp; Fuse holder</p> <p><b>DF</b> Double Fuse &amp; Fuse holder</p> <p><b>ZDR</b> Dual Drivers</p> <p><b>2PF</b> Dual Power Feeds</p> | <p><b>SCPREMOTE</b> SCP configuration tool</p> <p><b>SWUSB</b> SiteSync Software on USB</p> <p><b>SWTAB</b> SiteSync Windows® Tablet</p> <p><b>SWBRG</b> SiteSync Software Bridge Node</p> |

Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

<sup>1</sup> Not available with EM option or with SCP & SWPM sensor options.  
<sup>2</sup> WG, FTD, and WTD come with a diffused lens.  
<sup>3</sup> Universal voltage only (120-277)  
<sup>4</sup> 120-347V only



**NX** DISTRIBUTED™  
INTELLIGENCE

*Kim Lighting reserves the right to change specifications without notice.*

© 2018 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748  
P 626.968.5666 | F 626.369.2695 | [www.kimlighting.com](http://www.kimlighting.com) | Rev. Aug. 01, 2018



| 1 |

## FERRARA 780 Specification

FERRARA's understated styling and diffused illumination provides unobtrusive low-level landscape lighting. Translucent acrylic lens creates soft diffused illumination. Housing is constructed of cast aluminum and heavy aluminum plate. Fixture is finished in finely textured paint. All hardware is stainless steel. Standard color; matte silver grey metallic, dark grey, or graphite grey. Special colors available.



| Model | Watt           | Lamp                     | Volt    | Mounting    | Finish             | Option                                           |
|-------|----------------|--------------------------|---------|-------------|--------------------|--------------------------------------------------|
| FR780 | 60 (36w + 24w) | CF - Compact Fluorescent | 2 - 120 | D - Bollard | SG - Silver Grey   | SI - Soil insert with external flange (required) |
|       |                |                          | 7 - 277 |             | DG - Dark Grey     | N - None                                         |
|       |                |                          |         |             | GG - Graphite Grey |                                                  |
|       |                |                          |         |             | BLK - Matte Black  |                                                  |
|       |                |                          |         |             | BRZ - Dark Bronze  |                                                  |
|       |                |                          |         |             | CC - Custom Color  |                                                  |

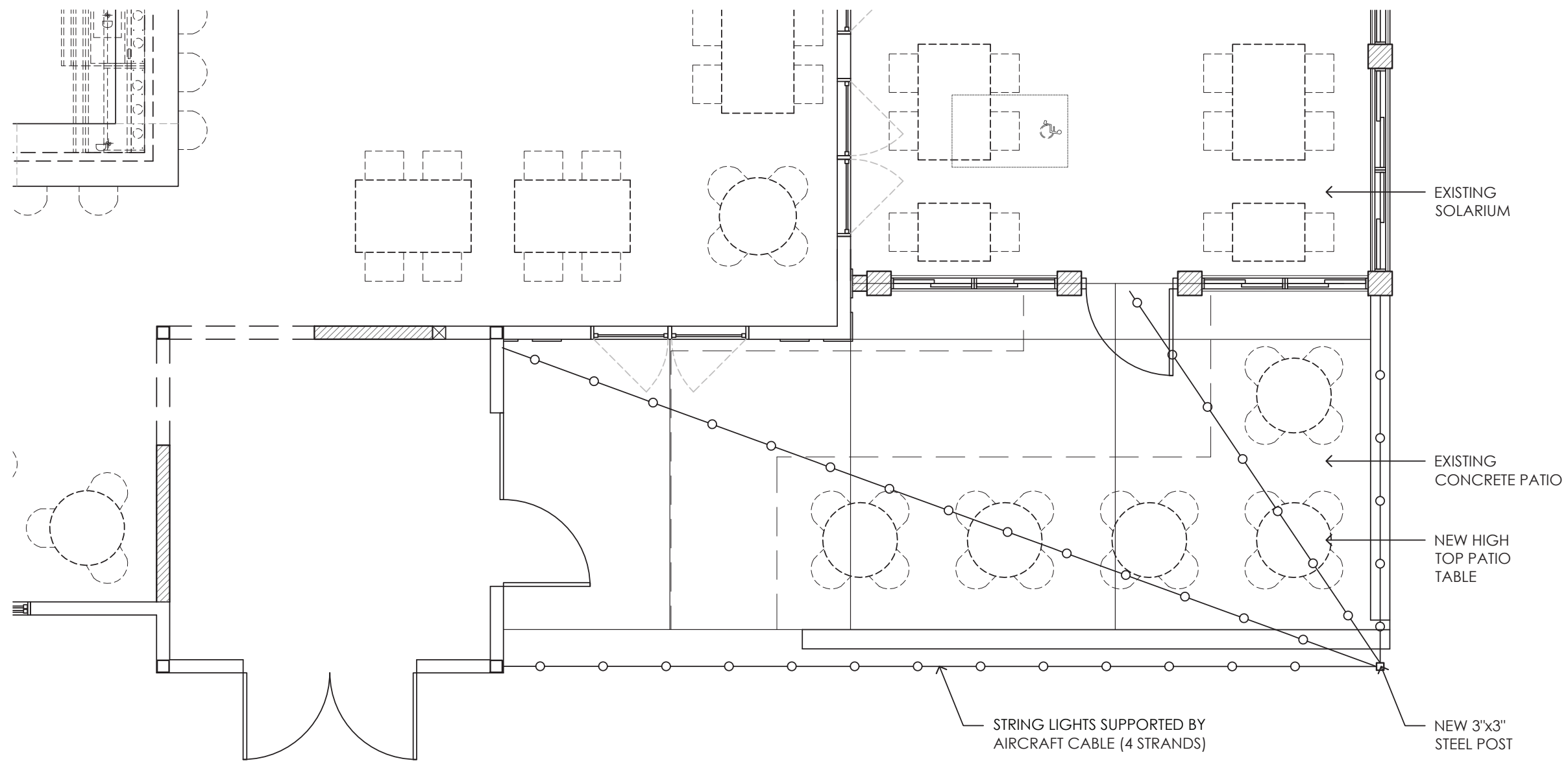
### Ordering Information

Specifications are subject to change without notification

HessAmerica › Products › Lighting Products › Illuminating Bollard › FERRARA 780  
[https://www.hessamerica.com/Products/Lighting/Illuminating\\_Bollard/FERRARA\\_780/](https://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/FERRARA_780/)

Page 1

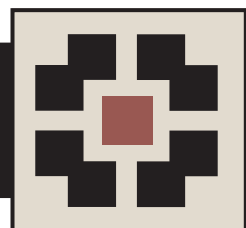




## OUTDOOR PATIO MODIFICATIONS

#18070

10/10/19



**PLACE MAKER DESIGN**

1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

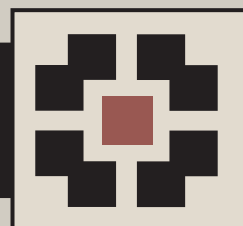
**Lapeer Seafood Market**  
Alpharetta, GA





#18070

10/10/19



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1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

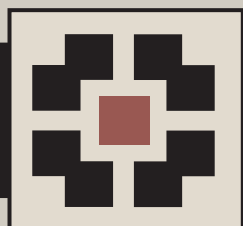
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