



DESIGN REVIEW BOARD MARCH 20, 2020

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

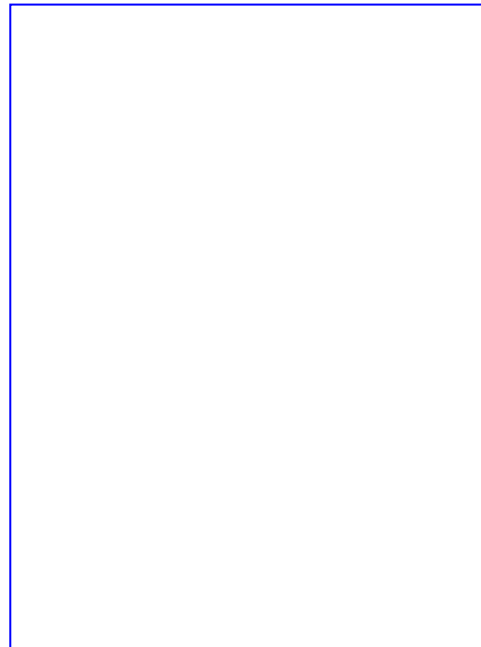
- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 1. 09:10 - 09:30 North Point Eco Guidelines
Kathi to discuss North Point Guidelines
 2. 09:30 - 09:40 DRB200011 SP&G Attorneys 284 North Main St
review signage
 3. 09:40 - 10:10 DRB190054 The Felix School 500 Arts Summit
review exterior revisions
 4. 10:10 - 11:00 DRB190028 Lazy Dog 10800 Haynes Bridge
review new construction
 5. 11:00 - 11:30 DRB180021 Cambria at Mayfair (Webb Bridge @ Morris)
review exterior material change
 6. 11:30 - 12:00 DRB200014 Ethan Allen 6751 North Point Parkway
review exterior elevation changes
 7. 12:00 - 12:30 *BREAK*
 8. 12:30 - 1:00 DRB190047 Stonewalk Alpharetta III 11760 Haynes Bridge review exterior
 9. 1:00 - 2:00 DRB20013 AC Marriott Alpharetta 2000 Summit Place
new construction
 10. 2:00 - 3:00 DRB200012 Fairfield Inn 3225 Webb Bridge Rd
review new construction
- VIII. ADJOURNMENT

REQUIRED PUBLIC RIGHT OF WAY ELEMENTS



01

PEDESTRIAN LIGHT - 12'
Candela Lighting "Devon"

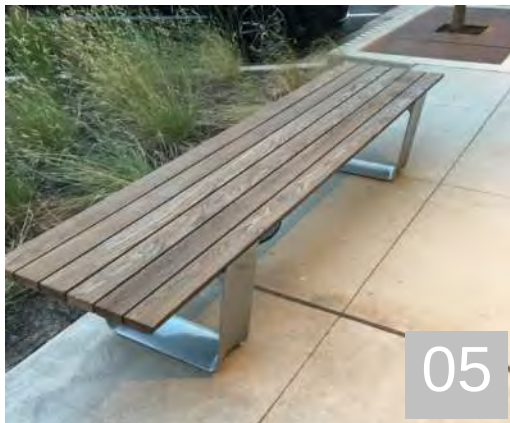


STREET LIGHT - 25'
PLACEHOLDER-TBD



03

Trash Receptacle - Forms and Surfaces -
Universal Litter & Recycling



05

BENCH:
Manufacturer "Style"



02

PEDESTRIAN LIGHT - 12'
Selux Lighting "Saturn"



04

BIKE RACK:
Landscape Forms - Loop Bike Rack

LIGHTING REP
LOOKING FOR
NORTH AMERICAN
MANUFACTURERS



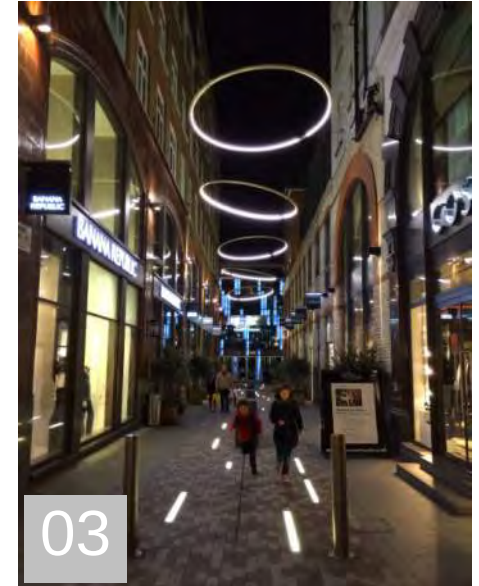
PRIVATE AMENITY & CIVIC SPACE INSPIRATION



01



02



03



06

Outdoor Post Lights Outdoor Lighting
uclubdss.com



05



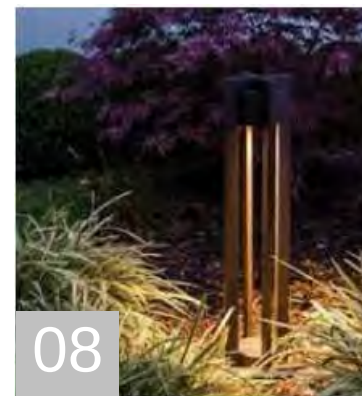
04

Urban Lighting and Street Lighting
allurban.co.uk



07

FGP Path Light - Outdoor Lighting
landscapeforms.com

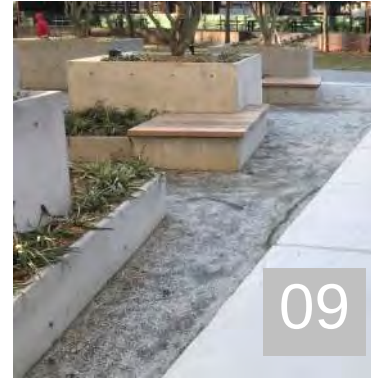
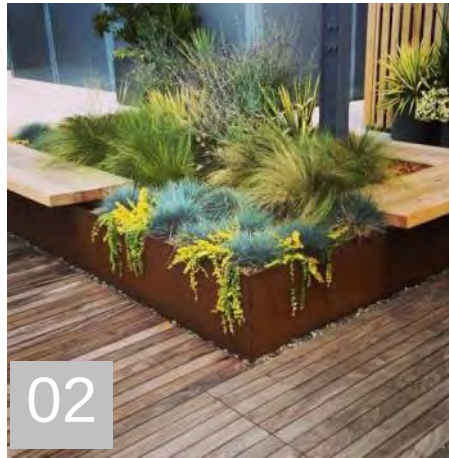


08

Outdoor Landscape Lighting ...
yilighting.com



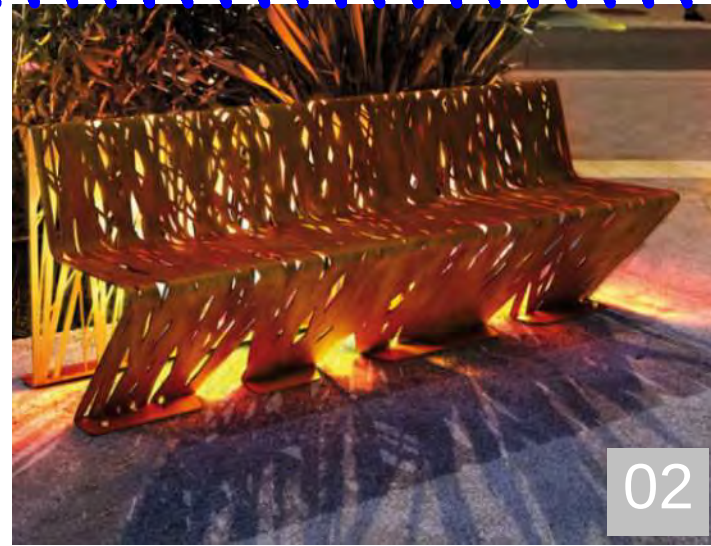
RETAINING WALL & GREEN WALL



CIVIC & AMENITY SPACE FURNITURE INSPIRATION



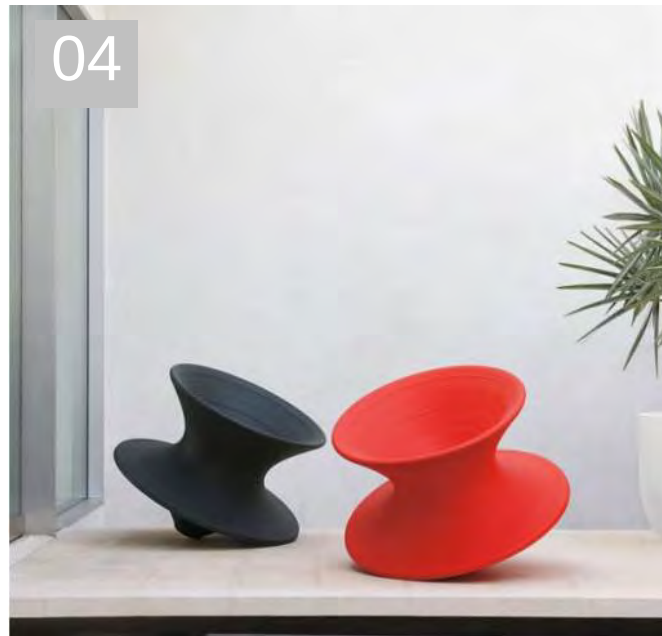
01



02



03



04

IS THIS SHEET TO
BE INCLUDED?
THIS WAS NOT
INCLUDED IN
MARKUP
RECEIVED



NORTH POINT
ALPHARETTA, GA

CIVIC & AMENITY SPACE FURNITURE INSPIRATION



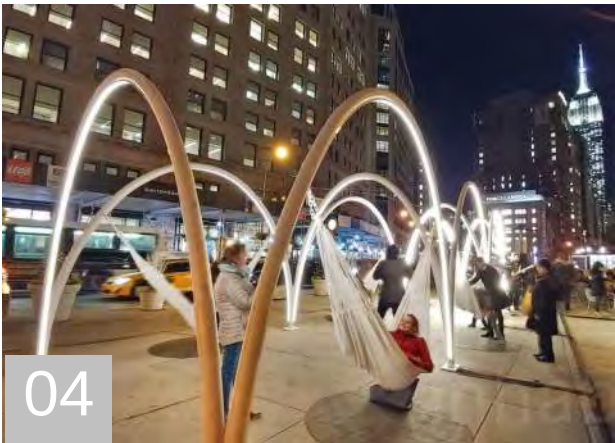
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03



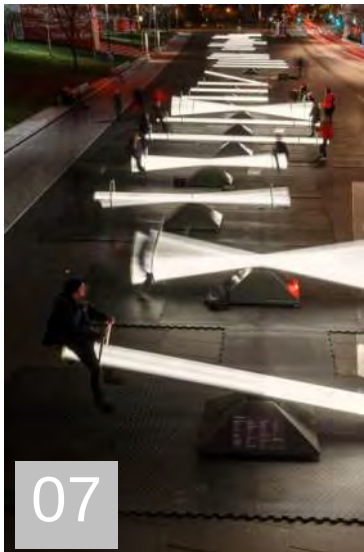
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07



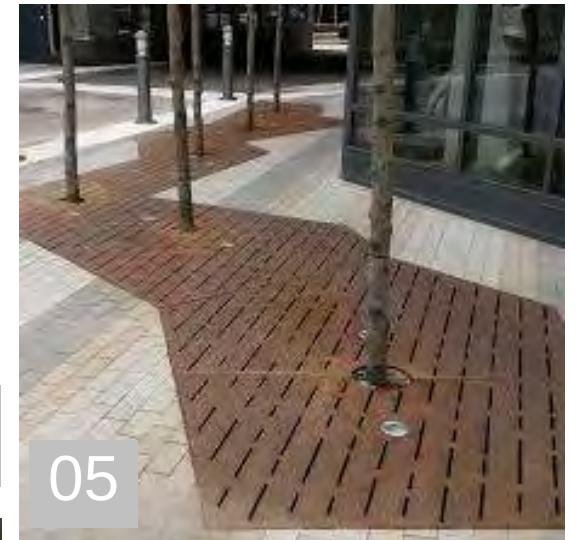
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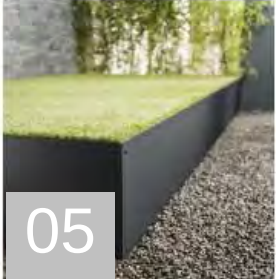
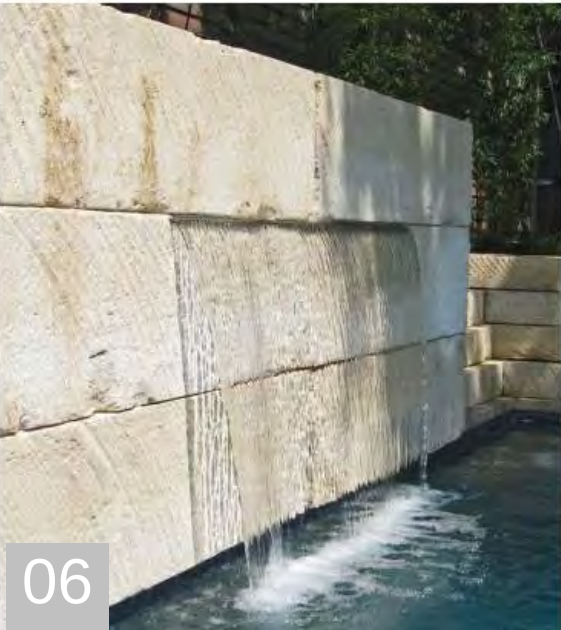
CIVIC SPACE INSPIRATION



TREE GRATES & TREE ISLANDS



SIGNS AND MONUMENT SIGN MATERIALS



ECO DISTRICT ARCHITECTURE



The architectural building style of the Northpoint Eco District is eclectic in nature and generally leans toward a “mercantile” or “eclectic industrial” vernacular.

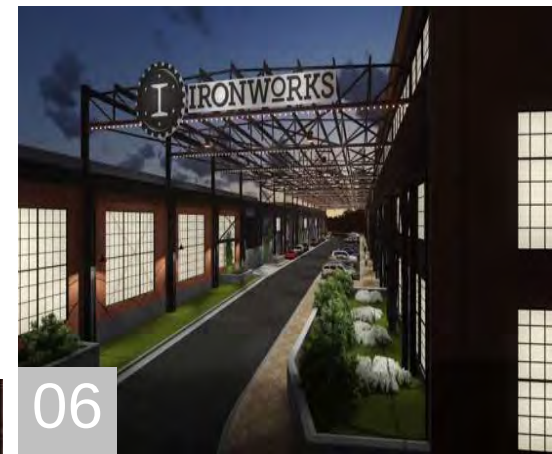
This style will reflect back on solid, timeless values and an aesthetic that is not trendy but enduring.

Defining materials include: brick, stone, painted or natural lap siding in the varying sizes, painted stucco and cementitious panels. Sloped roofs should be minimal, but if present, architectural shingles or standing seam metal should be used.

The “Eco District” of the Northpoint Overlay color palette uses earth tones as well as soft off whites, greys and neutrals.

Featured areas of contrast in the overall elevations should be used to breakdown the massing at the pedestrian level.

Drought tolerant landscaping with bio-swales should be mixed with inviting hard surfaced pedestrian areas.



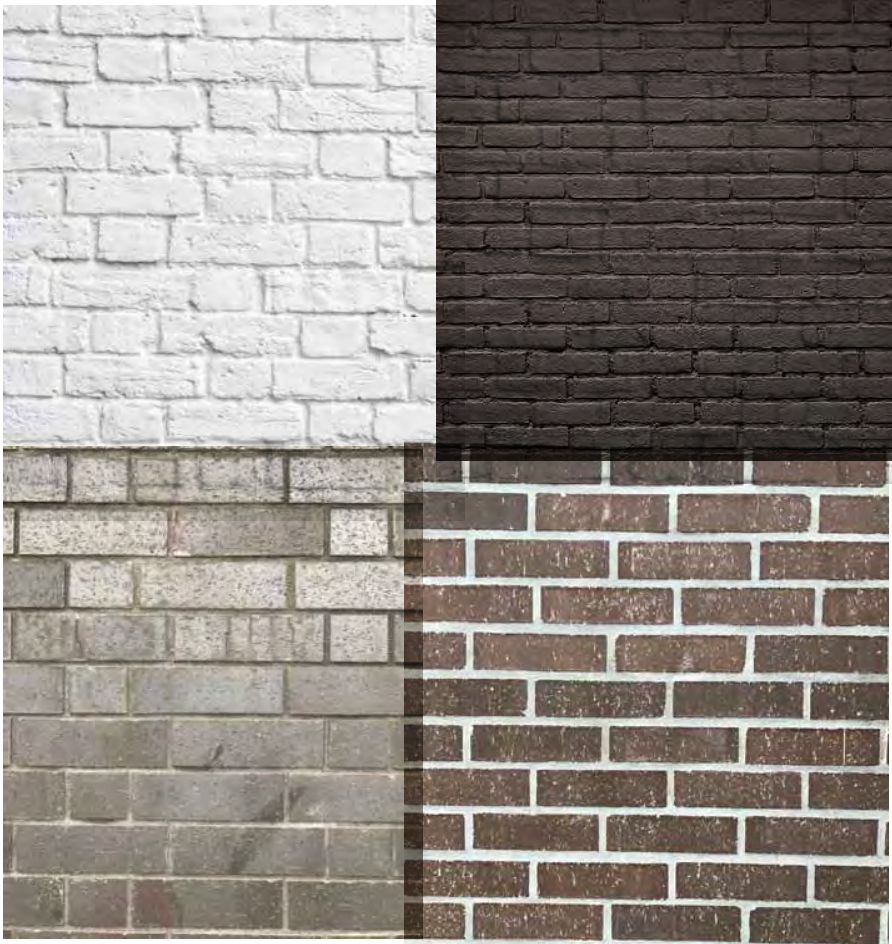
ECO DISTRICT ARCHITECTURE



ECO DISTRICT ARCHITECTURE



ARCHITECTURAL BRICKS



STONINGTON



BONTANY BAY



AVALON BRICK



COTTONWOOD



NORTHRIDGE



MOULTRIE

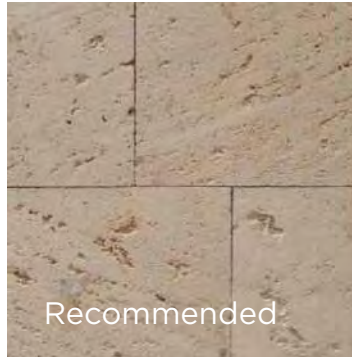


ARCHITECTURAL STONES

LIMESTONE CLADDING



ANTIQUE LIMESTONE

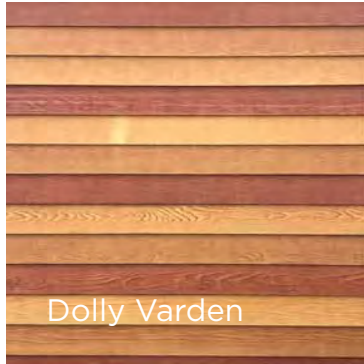


Recommended

GRANITE CLADDING



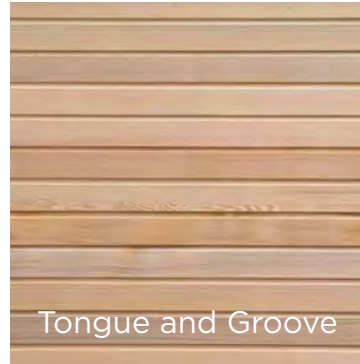
ARCHITECTURAL WOOD SIDING



Dolly Varden



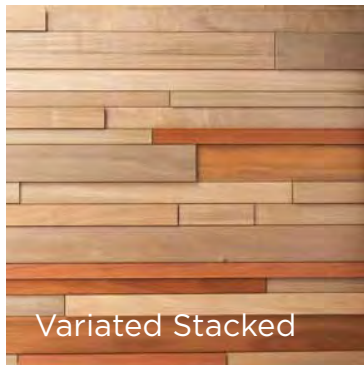
Shaker Shingle Gap



Tongue and Groove



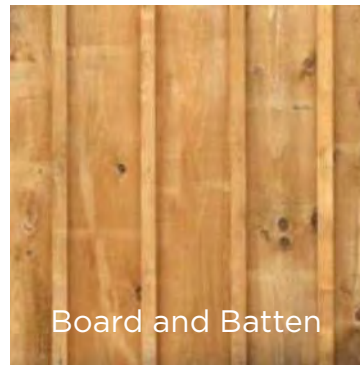
Variated Shiplap



Variated Stacked



Shaker Shingle Solid

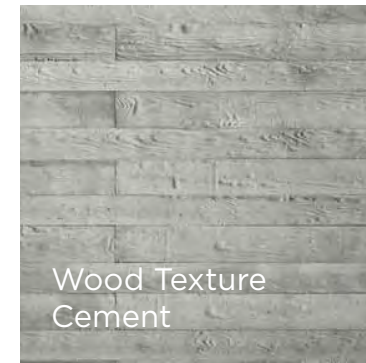
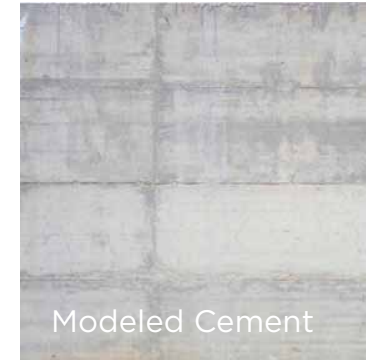


Board and Batten



Shiplap

ARCHITECTURAL STUCCO



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 200011

☒ Fee Paid

Initial: PC

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:

Alpharetta Sign Company

Location Address:

1025 Union Center Drive Ste. D

Mailing Address:

1025 Union Center Drive Ste. D

City:

Alpharetta

State:

Ga

Zip Code:

30004 - 0726

Contact For All Notifications:

Jim Zavorski

Contact Telephone:

470 - 252 - 8008

Mobile Telephone:

770 - 687 - 5523

Fax:

- - -

Email:

Jim@alpharettasigncompany.com

Contact's Relation To Business:

Owner

This Application For (Check all that apply):

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

Application Fees:

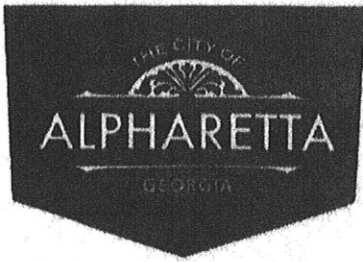
Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ - 200.00 -

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: JCP3 Properties, LLC

Physical Address: 284 N. Main Street, Alpharetta, GA 30009

Mailing Address: 284 N. Main Street

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 770-349-8219 Contact Fax: 678-940-4420

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): Joseph C. Peake III Date: 2-6-2020

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 284 N. Main Street Alpharetta GA 30009

Tax ID or Map Reference Number: 22-4814-1197-017-7

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

Existing Zoning of Property: _____ Existing Uses of Property: Law Office

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

Applicant Signature: [Signature] Date: 2-6-2020

Print Form

Home **Property Records Search** Contact Us
[Owner Search](#) [Parcel Search](#) [Address Search](#) [Advanced Search](#) [Personal Property Search](#) [Map Search](#)
Profile

Sales

Residential

Commercial

Permits

OBY

Values

Values History

Land

Agricultural

Sketch

Pictometry Imagery

Map

Appeals

Appeals History

Personal Property

PP Value History

Tax Information

PARID: 22 481411970177

JCP3 PROPERTIES LLC

284 MAIN ST

1 of 1

[Return to Search Results](#)**Actions**[Printable Summary](#)[Printable Version](#)**Reports**
[Attribute Export](#)
[Mailing List](#)
[Residential PRC](#)
[Commercial PRC](#)
[2019 RE Asmt Notice](#)
[2019 PP Asmt Notice](#)
Links[Land Use Codes](#)**Legal**

Tax District

10

Owners

Owners:

JCP3 PROPERTIES LLC

Mailing Address

Address

FUL Exmp Code

ATL Exmp Code

JCP3 PROPERTIES LLC
 4945 NORTHRIDGE DR
 CUMMING GA 30040

BOARD OF ASSESSORS

Peachtree Center North Tower
 (Main Office)
 235 Peachtree Street, NE Suite 1400
 Atlanta, GA 30303
 Hours of Operation:
 Monday-Friday 8am-4:30pm



Fulton County G
 141 Pryor Street, S
 Atlanta, GA 30301

Alpharetta Servi
 11575 Maxwell R
 Alpharetta, GA 30

North Service Ce
 7741 Roswell Roa
 Atlanta, GA 30351

South Service Ce
 5600 Stonewall Tr
 College Park, GA

6' 1"

284 N. MAIN

SPG SHIRES
& PEAKE
GOTTLIEB

ATTORNEYS AT LAW

14' 1"

PERMIT PARKING ONLY
TOW-AWAY ZONE

MAXIMUM FINE \$200.00
VAN
ACCESSIBLE

Alpharetta SIGN COMPANY

1025 Union Center Dr.
Ste. D
Alpharetta, GA 30004

Shires Peake and Gottlieb

EXTERIOR
WALL SIGN

284 N Main St.
Alpharetta, GA 30009 US

Design: Julia Rodgers
Date: 2/12/2020

- ☐ APPROVED
NO CHANGES REQUIRED
- ☐ NOT APPROVED
PLEASE MAKE NOTED CHANGES

CUSTOMER SIGNATURE

REVISIONS

NOTE: This is an original shop drawing created by Alpharetta Sign Co. It is submitted for your personal use in connection with a project being planned for you by Alpharetta Sign Co. It is not to be shown to anyone outside your organization, nor is it to be reproduced without the express written approval of Alpharetta Sign Co.

PLEASE READ PROOF CAREFULLY. ONCE APPROVED, ALPHARETTA SIGN COMPANY WILL NOT BE FINANCIALLY RESPONSIBLE FOR MISSPELLINGS OR INCORRECT LAYOUTS. Disclaimer: Due to factory color calibration on computer monitors, the colors displayed are not guaranteed to be actual colors. In order to approve the actual colors, you will need to request a hard-copy proof that will be printed on the actual material used for your project for an additional fee.

Please Note: Our installers are not certified electricians, and therefore, are not responsible for installing the electricity to your new sign. We will mount your sign to the building, but you may require an electrician to connect the electricity to it after installation.

96"



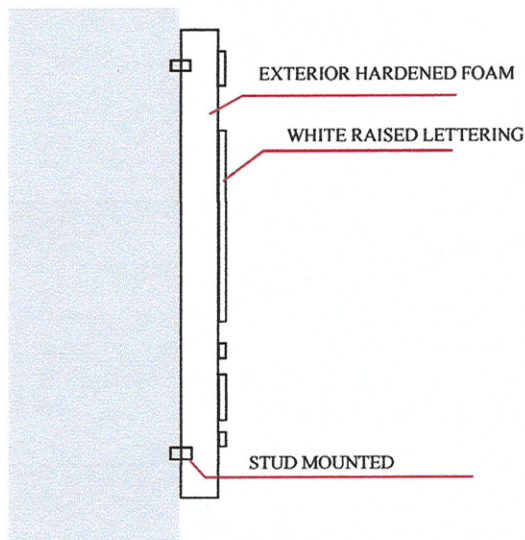
48"



PERMITTING SIGN AREA: 32ft²

COLORS BACKING #3D424B Pale Navy Blue
LETTER WHITE

#3D424B



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit.
2. Junction box installed within 6 feet of sign.
3. Three wires: Line, Ground, Neutral.



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL

Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
STREET VIEW AT
ENTRANCE**

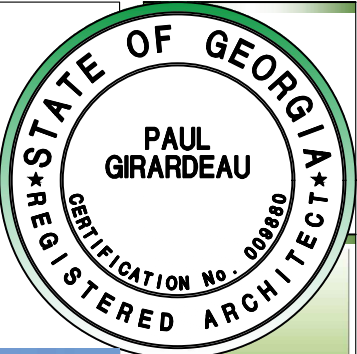
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SHEET OF SHEET
A-000
JOB NUMBER
2019-105.01





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ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

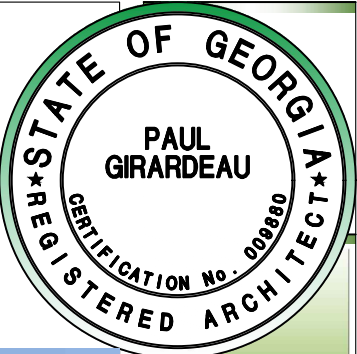
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**RENDERING
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SHEET
A-001
JOB NUMBER
2019-105.01



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ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
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SHEET
OF
SHEET
A-002
JOB NUMBER
2019-105.01



DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 MARIETTA GA. 30066
Phone Number 770-639-0200

PROJECT
**THE FELIX
SCHOOL**
Art Summit
Alpharetta Ga

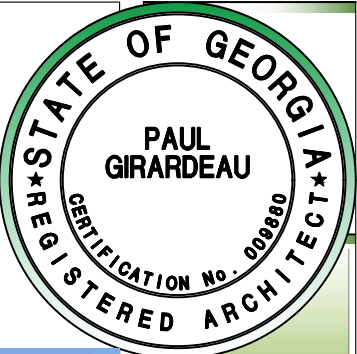
PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
RENDERING
ART SUMMIT
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SHEET OF
SHEET
A-003
JOB NUMBER
2019-105.01



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ARCHITECTURE
PLANNING
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Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
WESTSIDE PKWY
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REVISIONS

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SHEET OF SHEET
A-004
JOB NUMBER
2019-105.01



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
WESTSIDE PKWY
VIEW**

REVISIONS			
NO.	DATE	ISSUE BY	DESCRIPTION
1			
2			
3			
4			
5			
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10			

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SHEET OF
SHEET
A-005
JOB NUMBER
2019-105.01



PROJECT
**THE FELIX
SCHOOL**
Art Summit
Alpharetta Ga

SHEET TITLE

**RENDERING
SITE VIEW**

[illegible]

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0-0000 OF
SHEET
A-006
JOB NUMBER
2019-105.01

DRB 2-29-2020 DWG





PROJECT THE FELIX SCHOOL

Art Summit
Alpharetta Ga

SHEET TITLE

**RENDERING
SITE VIEW**

[illegible]

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SHEET OF
SHEET
A-007
JOB NUMBER
2019-105.01

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— ENTRANCE SIGN
(AND ADDRESS NUMBER
ONCE ASSIGNED)



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
ELEVATIONS

REVISIONS

ITM#	DATE	ISSUE	DESCRIPTION
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SHEET
OF
SHEET
A-200
JOB NUMBER
2019-105.01

DRB 2-28-2020.DWG



PARKING LOT ELEVATION
1/16" = 1'-0"



ART SUMMIT ELEVATION
1/16" = 1'-0"



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 MARIETTA GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
ELEVATIONS

REVISIONS

ITM#	DATE	ISSUE	DESCRIPTION
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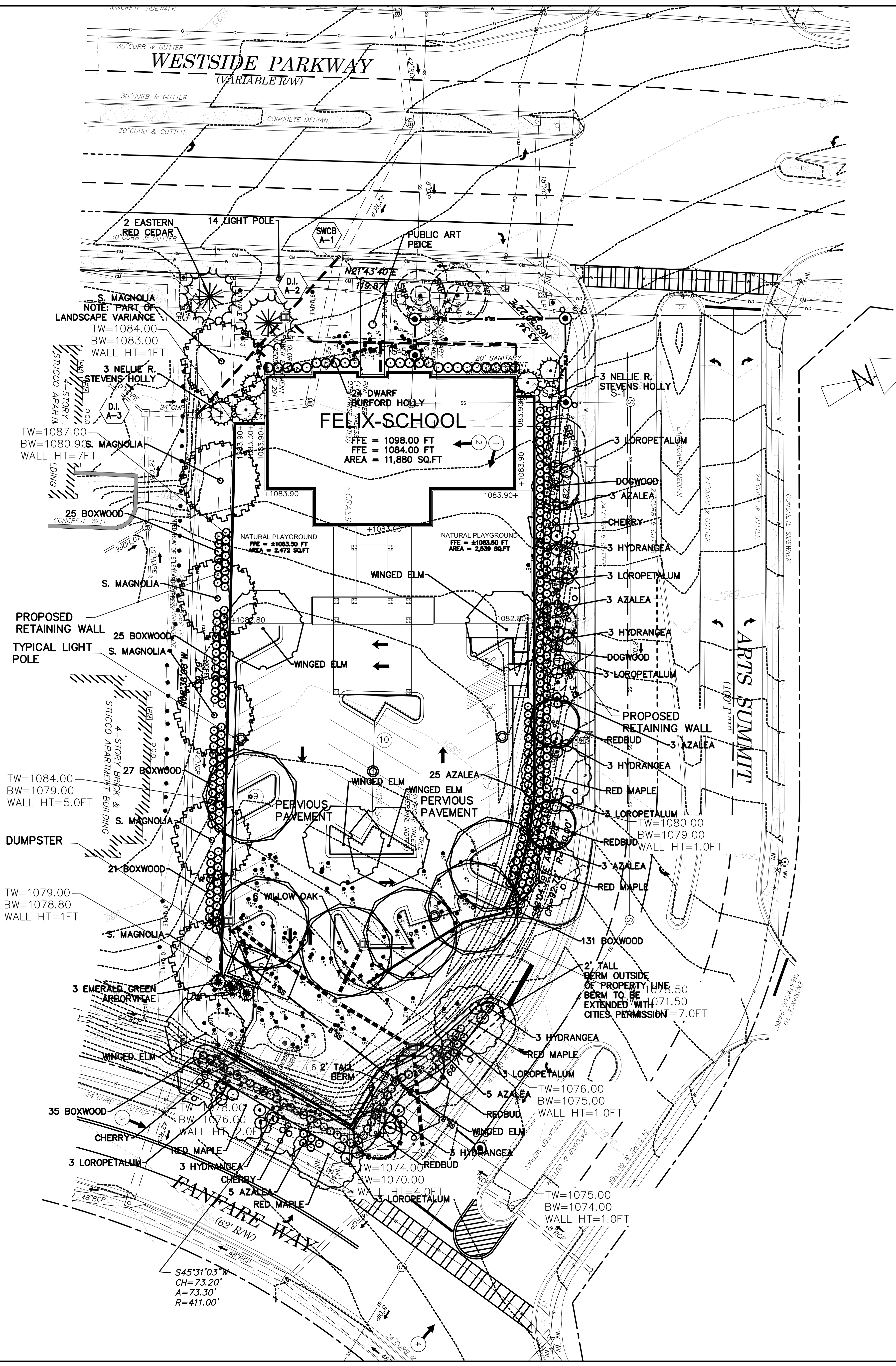
SHEET
OF
SHEET
A-201
JOB NUMBER
2019-105.01



WESTSIDE PARKWAY ELEVATION
1/16" = 1'-0"



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



TREE DENSITY CALCULATIONS:

SITE = 1.17 ACRES X 130 INCHES PER ACRE

- = 152.1 INCHES REQUIRED ON SITE
- = 44 INCHES PROTECTED TREE DENSITY TO REMAIN ON SITE
- = 108.1 MINIMUM TOTAL INCHES TO BE PLANTED ON SITE
- = 152 INCHES PROPOSED TO BE PLANTED ON SITE

EXISTING TREES ON SITE TO BE SAVED

8" CHERRY
9" MAPLE
8" ELM
6" ELM
6" CHERRY
7" ELM

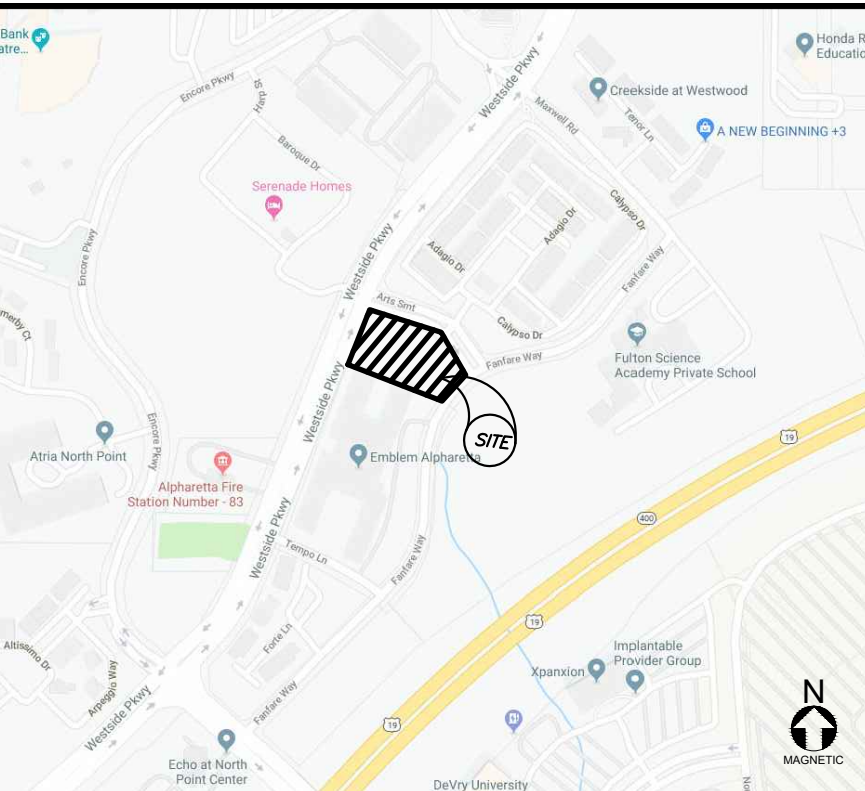
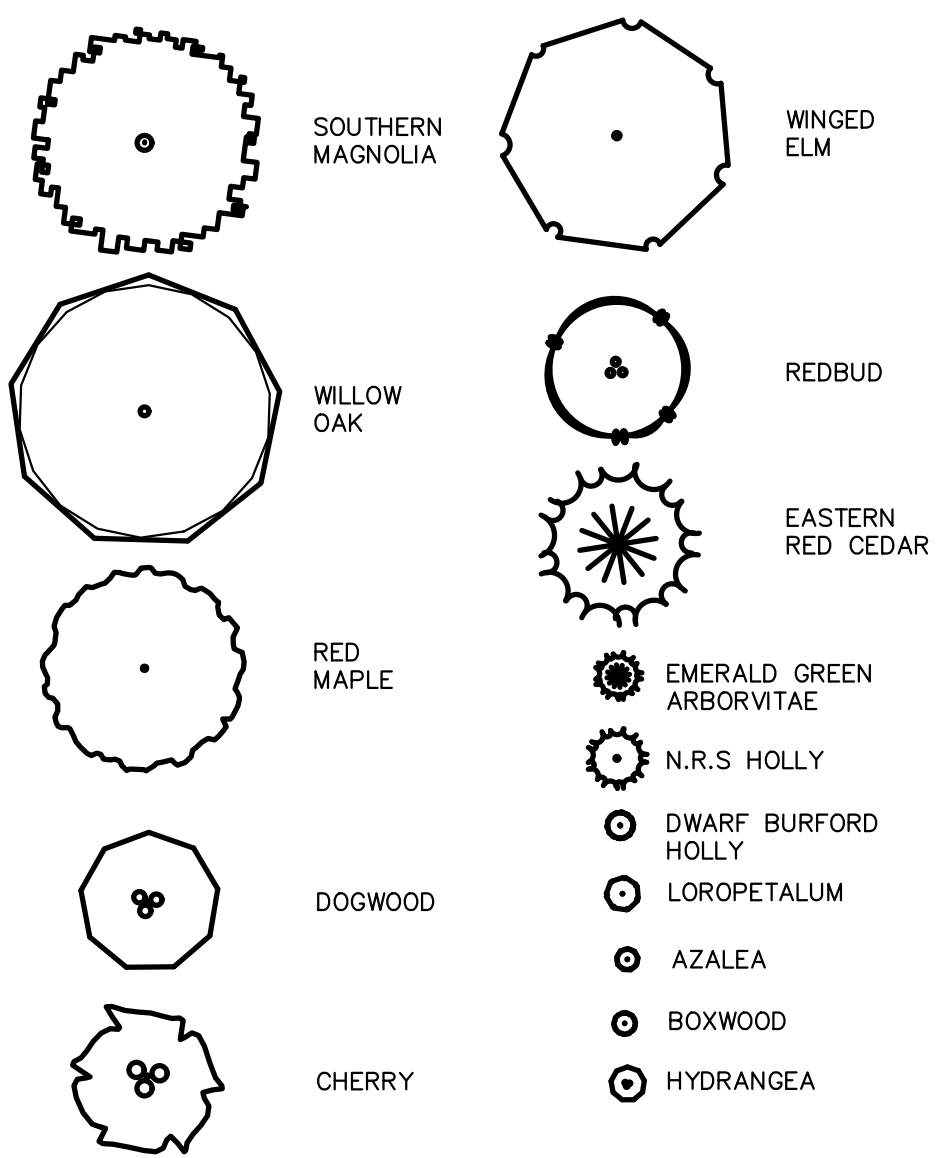
TOTAL = 44" TO BE SAVED ON SITE

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

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

TREE AND SHRUB SYMBOL LEGEND:

NOT TO SCALE



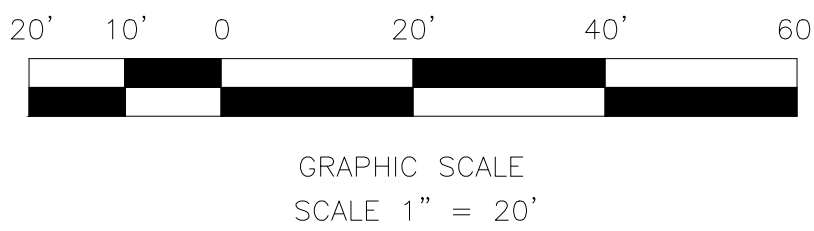
LOCATION MAP (1:400)

- LANDSCAPE NOTES:**
- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
 - IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
 - DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PREPARED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
 - TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 - A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREES.
 - A MINIMUM OF 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 TREE(S).
 - 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.
 - ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO ENDS OF WIRE BASKETS, OR BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
 - PLANT SIZE (CALIPER AND HEIGHT) MUST MATCH THE SIZE SHOWN ON PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
 - ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OR LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
 - WATER BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
 - WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNERS AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
 - NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
 - TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAIL REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A 1 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 SOLID SEPARATOR. REPEAT PITS. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE SOLUTION BEFORE PLANTING. TEST RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
 - ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND ORANGE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING WHICHEVER IS GREATER.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
 - 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.
 - NO TREE SHALL BE PLANTED ON AN ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.

THERE SHALL BE NO STAGING MATERIALS IN ANY TREE'S CRITICAL ROOT ZONES.

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACED O.C.	GENUS %	NATIVE	OVERSTORY
TREES							
6	QUERCUS PHELLOS	WILLOW OAK	4"	A5 SHOWN	14	YES	YES
6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4"	A5 SHOWN	14	YES	YES
6	ULMUS ALATA	WINGED ELM	4"	A5 SHOWN	14	YES	YES
5	ACER RUBRUM	RED MAPLE	4"	A5 SHOWN	9.3	YES	YES
4	CERCIS CANADENSIS	EASTERN RED BUD	3"	A5 SHOWN	14	YES	NO
2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3"	A5 SHOWN	4.6	YES	NO
2	CORNUS FLORIDA	DOGWOOD	3"	A5 SHOWN	4.6	YES	NO
3	PRUNUS X YEDOENSIS	YOSHINO CHERRY	3"	A5 SHOWN	7	NO	NO
6	ILEX X NELLIE R STEVENS	NELLIE R STEVENS HOLLY	3", MIN 6' TALL	A5 SHOWN	14	NO	NO
3	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	3", MIN 6' TALL	A5 SHOWN	7	NO	NO
SHRUBS							
47	AZALEA TYPICAL	ENCORE AZALEA	3 GAL.	3.5'		72.00%	53.50%
18	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	3 GAL.	5'-6'			
264	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	3 GAL.	3.5'			
21	LOROPETALUM CHINENSE 'SHANG HI'	LOROPETALUM 'PURPLE DIAMOND'	3 GAL.	4'-5'			
24	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL.	4"			



Client

Paul Girardeau

Contact: Paul Girardeau

NO.	BY	APPROVED	DATE
1	LM	CLIENT SUBMITTAL	02-28-20

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Lance B. Muller

Project Title

Felix School

Project Location

Alpharetta, GA

Project No.

18-301-SFC

Drawn By:

M

LANCE MULLER, R.L.A.

Date:

02.28.2020

Sheet Title

Landscape Plan

Sheet Number

L-1

Client

Paul Girardeau

Contact: Paul Girardeau

NO.	BY	APPROVED	DATE
1	LM	CLIENT SUBMITTAL	02-28-20

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Lance Muller

Project Title
Felix School

Project Location
Alpharetta, GA

Project No.
Drawn By: 18-301-SFC

M

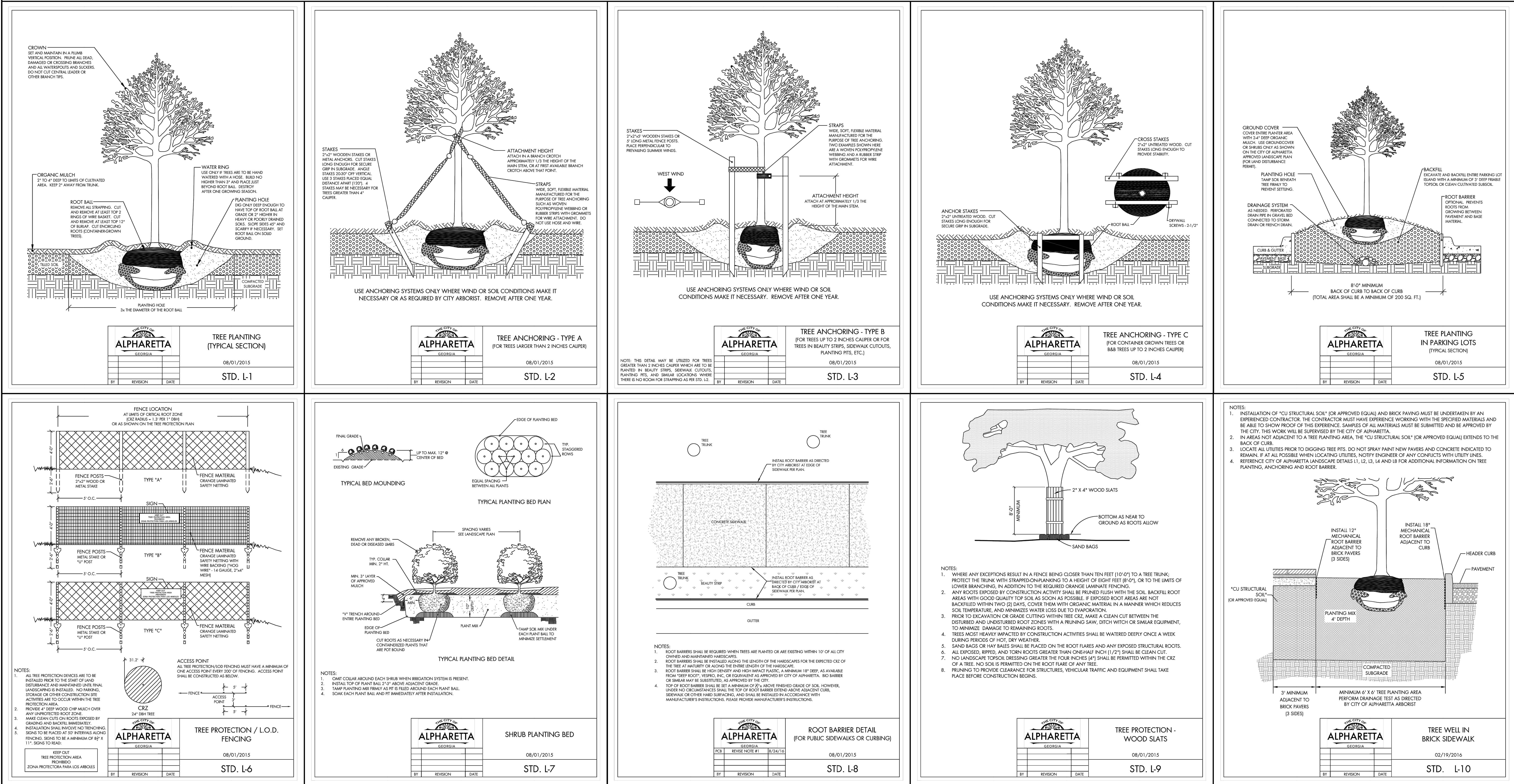
LANCE MULLER, R.L.A.

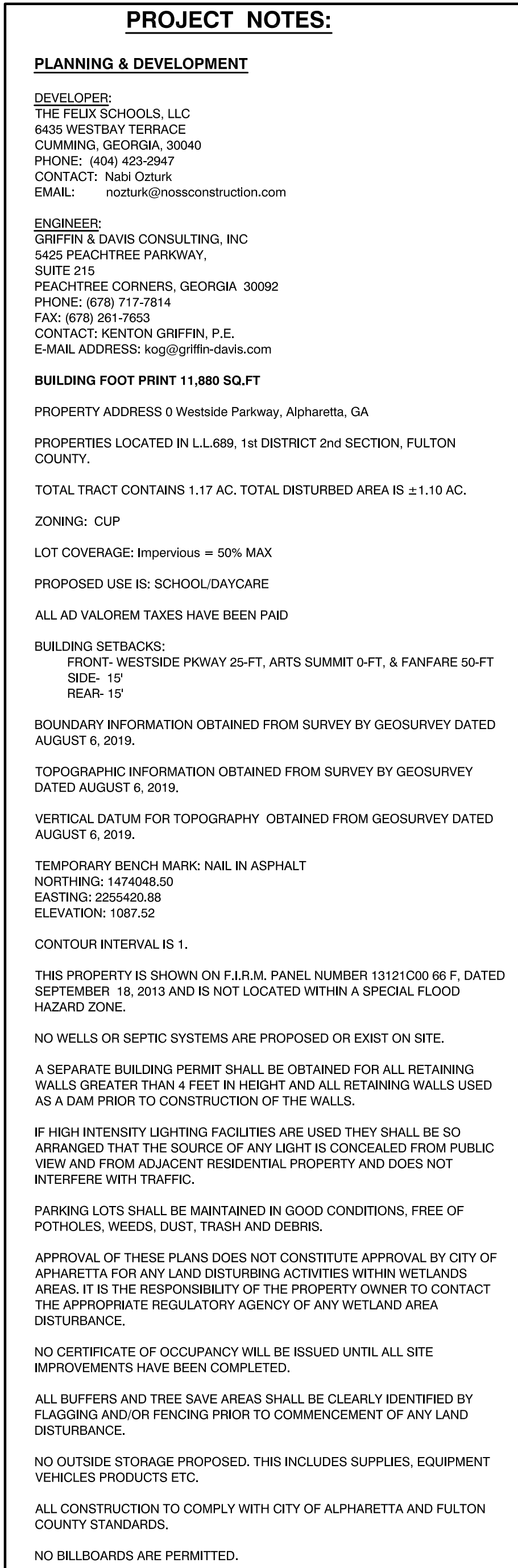
Date: 02.28.2020

Sheet Title
Landscape Details

Sheet Number

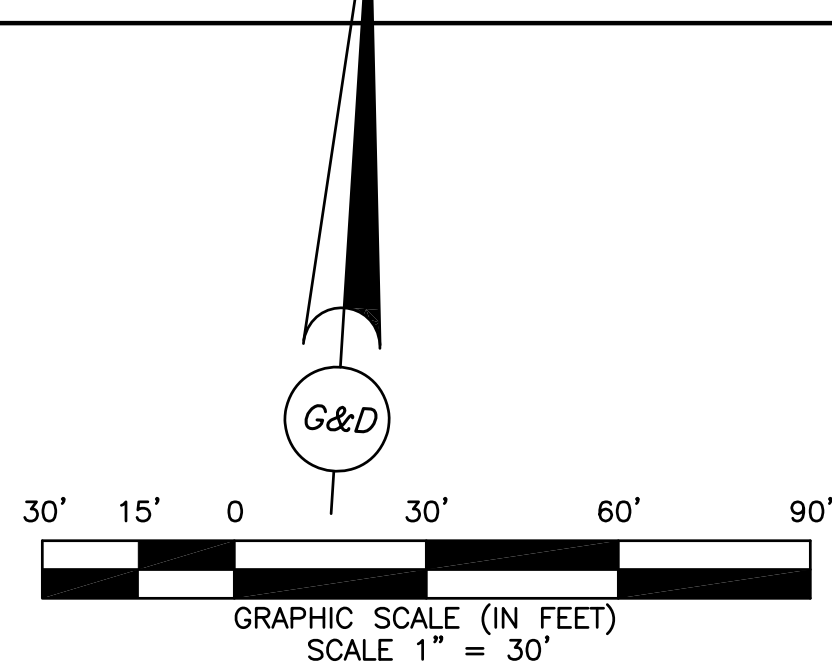
L-2



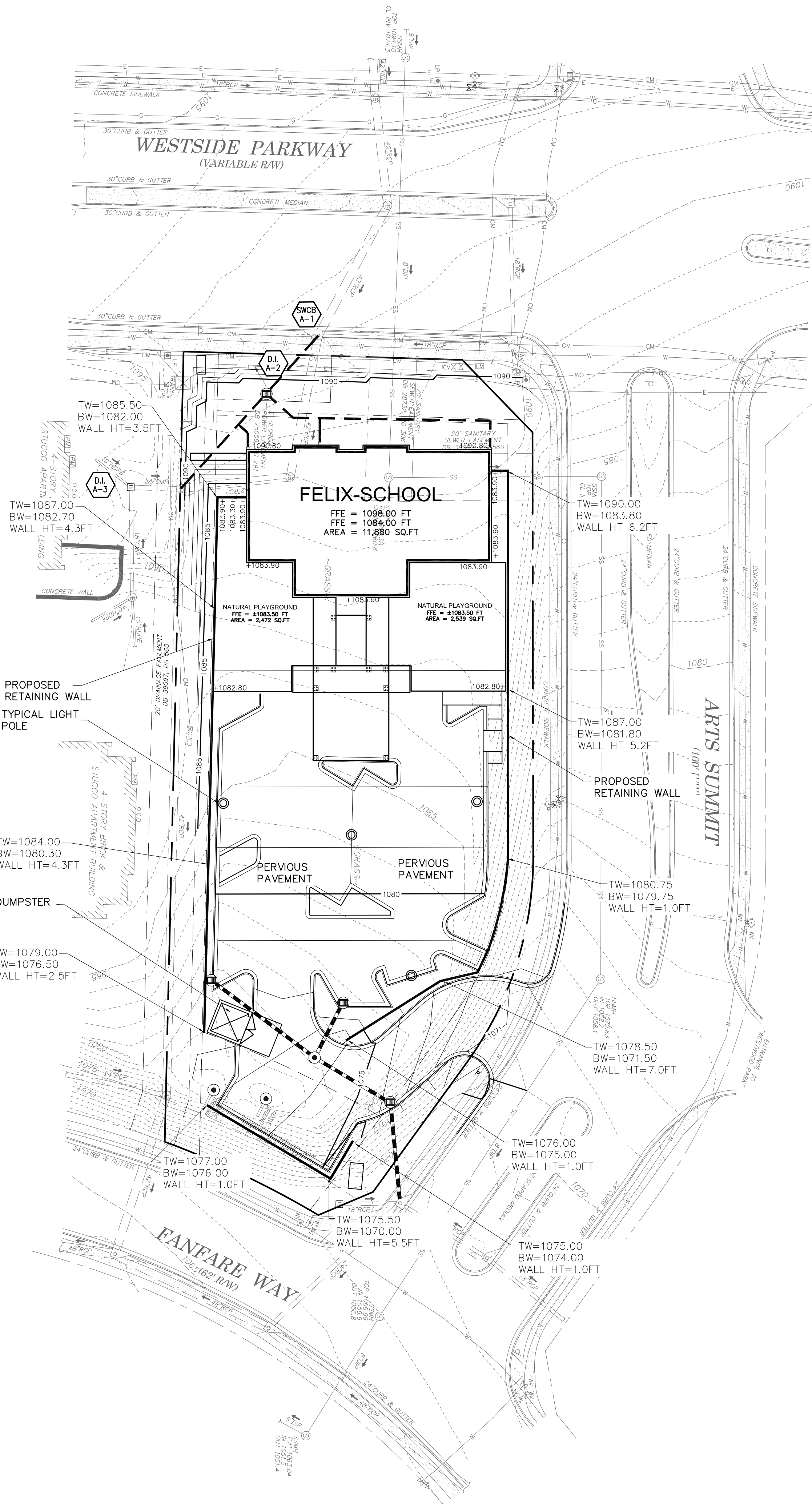


<u>PARKING DATA</u>	
BUILDING AREA	11,076 SQ.FT
PARKING REQUIREMENT	1SP /400 SQ.FT
PARKING SPACES REQUIRED	28
ACCESSIBLE SPACES REQUIRED	1
STANDARD SPACES PROVIDED	34
ACCESSIBLE SPACES PROVIDED	2
TOTAL SPACES PROVIDED	36
PARKING SPACE DIMENSION	9'X19'

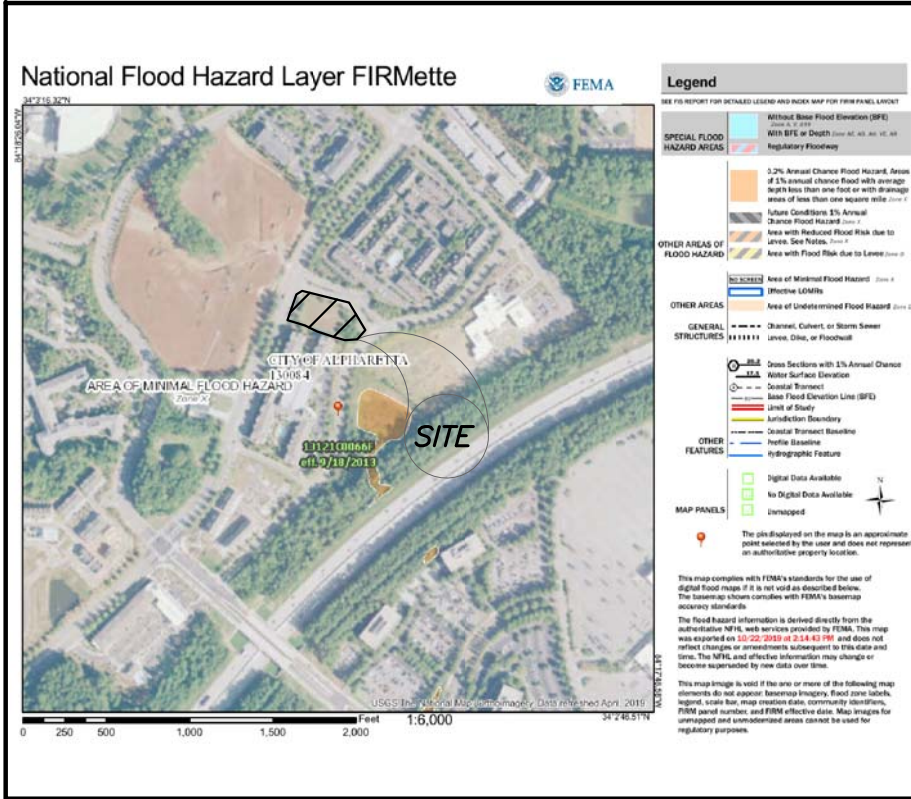
24-HOUR EMERGENCY CONTACT:
Nabi Ozturk
(404) 423-2947



NOT ISSUED FOR CONSTRUCTION



DETENTION PROVIDED OFFSITE IN ADJACENT POND



FLOOD MAP



LOCATION MAP (1"=400')

GRADING OPERATION:

- 1. Clearing and Grubbing**

Clearing and grubbing shall consist of clearing the surface of the ground of the designated areas of all trees, logs, snags, brush, undergrowth, heavy growth of grass, weeds, fence structures, debris and rubbish of any nature, natural obstructions such as objectional soil material unsatisfactory for foundations. It shall also consist of grubbing of stumps, roots foundations and disposal of all such material. All holes remaining after the grubbing operation in embankment areas and in excavation areas less than two (2) feet in depth, shall have sides broken down and leveled if necessary to flatten out slopes, refilled with acceptable material that is properly compacted in layers by tampers, rollers or construction equipment.

Burning on site is not permitted without written approval of the local governing authorities having jurisdiction.
- 2. Existing Trees and Area outside of Grading Limits line**

Trees and vegetation to be saved shall be protected from damage by a fence barricade prior to, or during, clearing operations. Trees to be saved shall be designated by the owner. No trees are to be removed from the area outside the limits of grading or from specifically designated areas within the construction areas. If, in the opinion of the engineer, a contractor damages a tree not to be removed, the contractor will be fined a predetermined amount for each damaged tree. The contractor shall also be responsible for all costs associated in removing the damaged trees from the site.
- 3. General Earthwork**

All vegetation such as roots, brush, heavy growth of grass, topsoil, all decayed vegetable matter, rubbish, and other unsuitable material within the area upon which fill is to be placed shall be stripped or be otherwise removed before the fill operation is started. In no case shall unsuitable material remain in or under the fill area. Sloped ground surface steeper than one vertical to four horizontal shall be placed in a stepped or benched in such a manner that the fill to be placed shall be 95 percent of the maximum laboratory dry density according to standard proctor (ASTM D-159, ASTM D-698). Moisture content shall be within 3 percent of the optimum moisture content. Proof-roll the areas to be filled or on which structures are to be placed. A loaded dump truck or other rubber tired equipment shall be used proof-rolling. Overlapping passes of a vehicle should be made across the site in one direction and then perpendicular to the original direction of rolling.

Any yielding, pumping or soft areas should be cut out and replaced with fill compacted as described herein.

The proposed fill should be limited to soils classified in accordance with ASTM D-2487 as GM, GC, SW, SM, SC, ML and CL. Soil classified as PT, OH, CI, CH and MH are not satisfactory as compacted fill.

Fills and embankments shall be constructed at the locations and to the lines and grades indicated on construction plans. The slope shall not exceed two feet horizontal to one foot vertical. The completed fill shall correspond to the shape of the typical sections indicated on the construction plans. Material removed from the excavation shall be used in forming the fill. Fill material shall be reasonably free from roots, other organic material, trash and stones having maximum dimensions greater than 6 inches (4 inches in trenches for utilities). No frozen material will be permitted in the fill. Stones having a maximum dimension of 4 inches will not be permitted in the upper six inches of fill or embankment or utility trench. The material shall be placed in successive horizontal layers not more than 8 inches thick, unless otherwise noted, in loose depth for the width of the cross-section and shall be compacted to at least 95 percent of the maximum laboratory dry density according to standard proctor (ASTM D-698, AASHTO T-99). Moisture shall be within 3 percent of the optimum moisture content. The top 12 inches of the paving, parking, and/or roadway sub-grade shall be compacted to 95 percent of the maximum dry density (standard proctor). Each lift shall be rolled with a vibratory roller, a sheepsfoot roller, or a loaded rubber tired dump truck, scraper or loader. If the soil is to dry, a water truck with spreader bar or spray hose shall be used to bring the soil to the proper moisture range. The water shall be thoroughly and properly mixed with the soil prior to compaction.

Storm drain pipes shall be placed on firm bottom and hand tamped to safe up the pipe. A cushion of soil shall be tamped above the crown of the pipe in accordance with the pipe manufacturer's recommendations so that the heavier compaction equipment can then be used to bring the soil to a density as described above for fill areas.

If soils investigation report is provided, then follow the recommendations of the report if they exceed the recommendations of these specifications.
- 4. Topsoil**

Unless otherwise specified, areas designated for grading operations that contain a blanket of topsoil shall be stripped and placed in convenient stockpiles for later use as a topsoil blanket on the new graded areas specified herein, or as designated. Topsoil shall be stripped from all areas designated to receive fill. The stripping of material for topsoil shall be carefully determined and only the quantity required shall be stockpiled. Material stockpiled shall be stored in a satisfactory manner to afford proper drainage. When grading operations permit, instead of stockpiling, the topsoil shall be hauled and spread directly on the areas designated to receive topsoil.
- 5. Rock excavation**

If rock is encountered, clear away earth to expose material. Notify owner and receive written instructions prior to excavation. Remove rock to a depth of 6 inches below and 8 inches on each side of pipes in trenches. A measurement of the extent of rock to be removed shall be made. Rock excavation shall be paid for in accordance with agreement with the owner.

WETLAND CERTIFICATION:
Wetland certification: the design professional, whose seal appears hereon, certifies the following: 1) The national wetland inventory maps have been consulted; and, 2) the appropriate plan sheet does not indicate areas of United States Army Corps of Engineers jurisdictional wetlands as shown on the maps; and, 3) if wetlands are indicated, the land owner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate federal wetlands alteration (section 404) permit has been obtained.

STORM WATER NOTES:

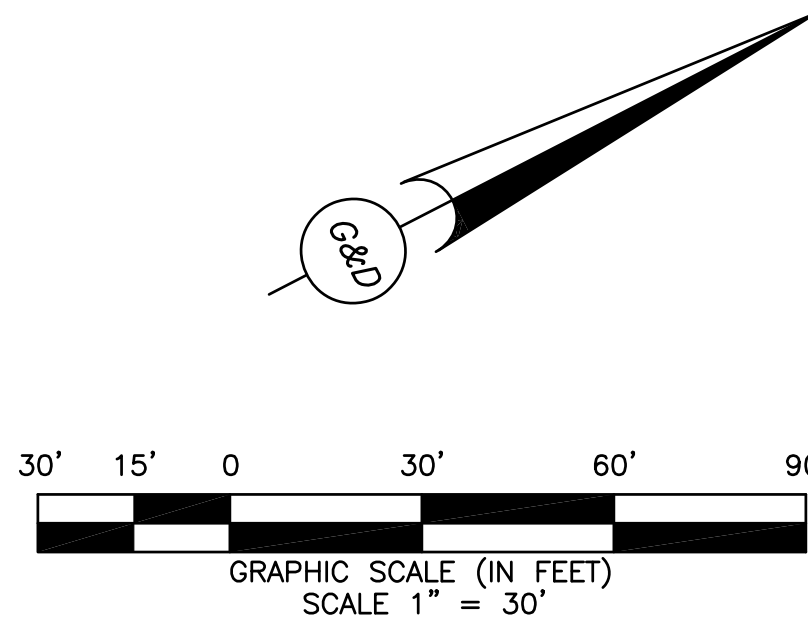
1. 12% TO 15% Street grades require an "As graded" survey before installation of the curb.
- 2. FLOODPLAIN NOTE(S):**
 - a. There is no floodplain on this property from a water course with a drainage area exceeding 100 acres or floodplain per FIRM Panel 1312100D 661 dated September 18, 2013.
 - b. Floodplain on this property from all water courses with a drainage area exceeding 100 acres is shown.
 - c. Floodplain shown is from FIRM panel dated _____ by _____.
 - d. Floodplain shown is from Floodplain study titled _____ by _____.
- 3. WETLANDS NOTE(S):**
 - a. There are no wetlands being disturbed on site.
 - b. All wetlands to be disturbed are delineated on this site.
 - c. The wetlands are being disturbed in accordance with permit _____.
- 4. STORMWATER NOTE(S):**
 - a. Storm Water Management for this project is provided on-site.
 - b. Storm Water Management for this project is provided off-site in project named Cousin Properties.
- 5. STATE WATERS NOTE(S):**
 - a. There are no stream buffers on this property.
 - b. A 50-foot buffer and a 75-foot impervious setback shall be maintained adjacent to all streams.
- 6. EASEMENT NOTE:**
 - a. The City of ALPHARETTA assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded plan. The City of ALPHARETTA does not assume the responsibility for the maintenance of pipes in drainage easements beyond the City right-of-way.

NO STRUCTURES ARE ALLOWED IN DRAINAGE EASEMENTS.
7. An approved Residential Drainage Plan (RDP) is required prior to issuance of a building permit on those lots labeled "RDP". A approved Hold and Release Affidavit is required on those lots labeled "RDP" or Residential Drainage Study (RDS). An elevation certificate is required on lots labeled "RDP-E" or "RDS-E".
8. It is the responsibility of the property owners of the storm water management facility to keep the access drive free of obstructions and to maintain the facility free of obstructions, silt and debris, and operational pursuant to City requirements.
9. Source of topography is from _____ Datum
10. Maximum cut or fill slopes is 2H:1V.
11. Detention pond, detention outlet structures and temporary sediment pond features are to be constructed and fully operational prior to any other construction or grading.
12. Developer is to clean out accumulated silt in detention pond at end of construction when disturbed areas have been stabilized.
13. Provide detention pond post-construction (record) drawings with the submittal of the final plat at least two weeks prior to requesting a certificate of occupancy so that the post-construction conditions may be verified and approved. Certified record drawings shall include topography of pond and outlet structure detail using post-construction survey data. Using record drawings, provide a certified hydrology report verifying pond volumes and peak outflows from regulated storm events.
14. Access easement to be cleared and grubbed.
15. If using HDPE pipe: HDPE pipe shall conform to the requirements of AASHTO M-294 and AASHTO MPT Type S & D. Connections shall use a rubber gasket, which conforms to ASTM F-477. Installation shall be in accordance with ASTM Recommended Practice D-2221, AASHTO Section 30, or with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.
16. If using Aluminum coated Type 2 steel pipe or aluminum alloy pipe: All aluminum coated Type 2 steel pipe or aluminum alloy pipe, which will carry a live stream, shall have paved inverts in accordance with AASHTO M-190, type C, except that the pipe need not be fully coated. Installation shall be in accordance with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.
17. If using RCP pipe: All RCP pipe joints shall be bell & spigot types with a rubber gasket conforming to ASTM C-445. The pipe shall be manufactured in accordance with AASHTO M-170 and/or ASTM C-76. Class of pipe and wall thickness shall be in accordance with 1030-0, Georgia DOT specification, Table No. 1. Installation shall be in accordance with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.

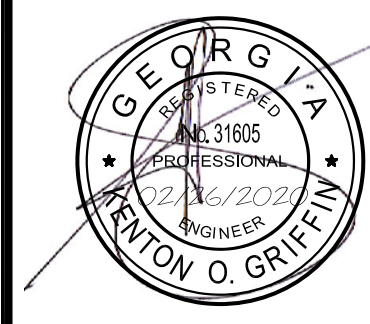
24-HOUR EMERGENCY CONTACT:
Nabi Ozturk
(404) 423-2947



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CALL US FIRST!
1-800-282-7411
(770) 623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW
THE CONTRACTOR SHALL ENSURE HE HAS A VALID LOCATOR TICKET AT ALL TIMES.



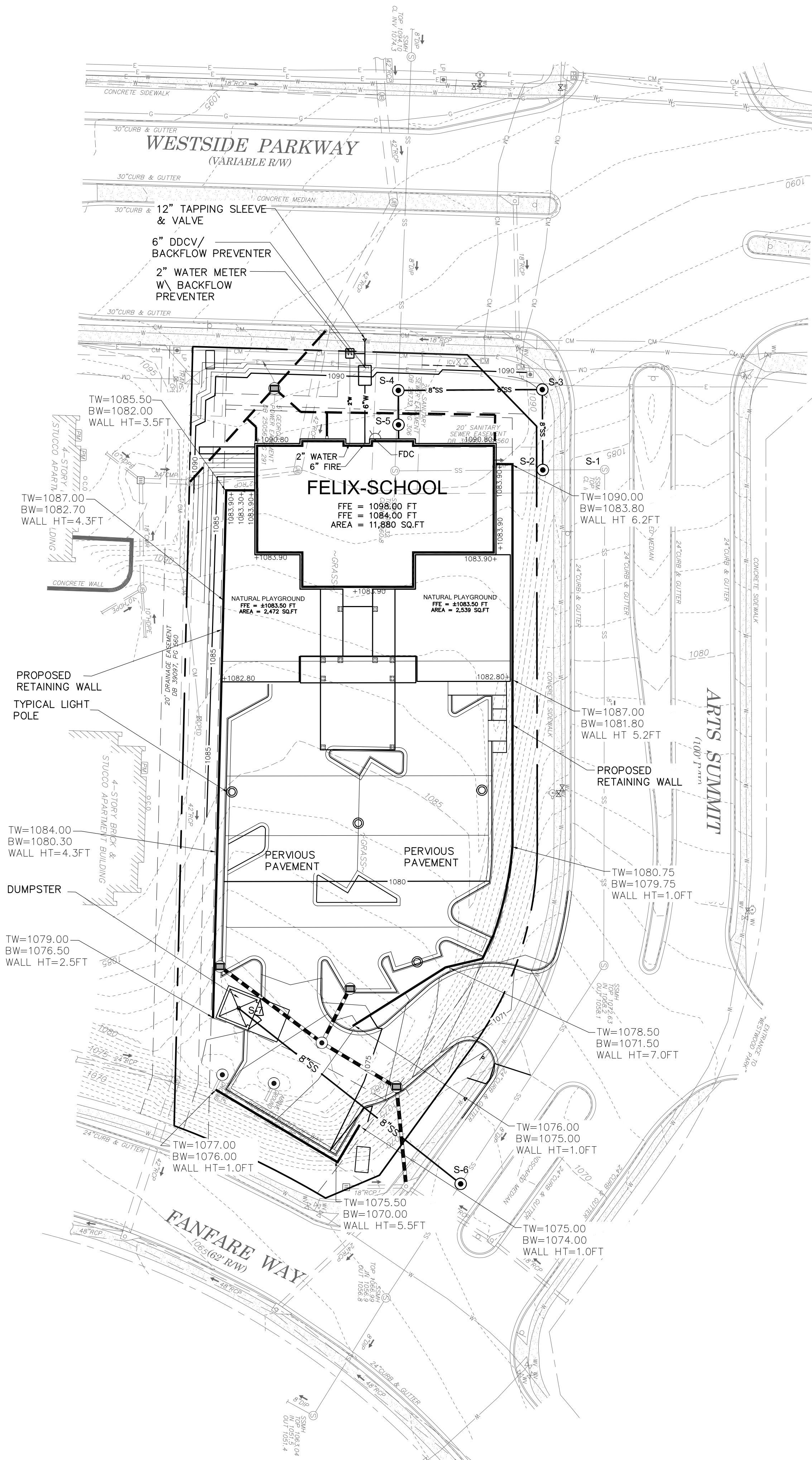
NOT ISSUED FOR CONSTRUCTION



THE FELIX SCHOOL
by
The Felix Schools, LLC
6435 Westbay Terrace
Cumming GA, 30040

DATE	REVISION DESCRIPTION
1. 09/30/2019	X
PROJECT No.	ZMC-001
DRAWN BY:	PJR
CHECKED BY:	KOG
DATE:	09-30-2019
ISSUED FOR:	REVIEW ONLY
RW/PERMIT No.	TBD
The Felix School Parcel ID 12 26000 689 3064 City of Alpharetta Fulton County, GA	
SHEET TITLE: CONCEPT GRADING PLAN	
SHEET No. C-2	

Griffin & Davis Consulting, Inc.
5425 Peachtree Parkway,
Suite 215
Peachtree Corners, GA 30092
Tel: (770) 717-7674 Fax: (770) 261-7653
www.griffin-davis.com
15 years
Land Planners
Transportation Engineers
Civil Engineers
Landscape Architects



FULTON COUNTY UTILITY NOTES:

WATER NOTES

- All public water lines shall be marked with a continuous Electronic Marking System (EMS) Caution Tape, at a maximum burial depth of 24-inches directly above the water line located below the tape (3M Pathmarking Tape Model #80 6116 16220 7613).
- Water valve markers shall be placed at all locations where water valves are not in the streets. Water valves that are in the street will be clearly marked with a V suck out on the curb.
- All temporary and permanent water easements must be dressed and grassed to control erosion prior to acceptance. No trees will be allowed to be planted in utility easements or within 10-feet of a public water main.
- As-built drawings and maintenance bond(s) must be submitted and are required prior to inspection and acceptance. Digital as-built will be required. Note that digital as-builts will be required at the completion of the project. Please see: <http://www.fultoncountygga.gov/images/stories/WR/Development/CADStandards.pdf> for the requirements. Maintenance bonds are due at final approval of the as-builts.
- All construction methods and materials used in the Fulton County Water System must be made of Ductile Iron, and comply in respect to ANSI/AWWA 11.11 (C900) Standard Specifications. Plans that do not meet the specifications in all respects will not be accepted. All lines should be Class 51, or greater (when requested by the County). All service lines should be Type "K" copper.
- Contractor is responsible to verify the location and depth of the existing water lines prior to construction.
- Required 18-inch vertical separation between proposed water lines and other existing and proposed utilities lines shall be verified during construction.
- If existing water service line is to be removed and abandoned, the service shall be removed back to the corporation stop and capped at the water main line in the presence of the inspector. Other existing and abandoned water service structures will be removed in the presence of the inspector.
- Water meter boxes are to have 1-inch Type "K" Copper service line. The service line must be continuous from the main to the water meter and shall have a minimum cover of 48". All joints shall be flared. The service line shall connect to the main line with a direct tap with a corporation cock with a minimum of 18" between taps.
- Water meter box shall be a polyethylene meter box (Model 1219-18-MKF deep) with polyethylene lid (Model 1219-1-MKF deep). Lid for stretch yoke box shall be DFW Model 6514-1-MKF deep with oblong knock out and 1/2-inch recess for meter antennae with a ferrous magnet in the lid and a plastic locking mechanism.
- For residential subdivisions: No individual meters are to be placed in a concrete sidewalk or driveway. Meters must be maintained in grass areas.
- The contractor shall install cast iron water meter boxes and 1" type "K" copper service lines for all services including cut-de-sacs.
- Lot lines will be clearly identified and marked on top of curbs before the water main is installed.
- Conduit across the road, for installation of water services, is to be installed by the developer prior to paving. Material for conduit shall be PVC pipe or approved alternate and is to be installed 3-feet below final grade.
- A 6" P.V.C. conduit will be used to access all lots on opposite sides of the street, except in cu I-de-sacs. Inspector must be notified 24 hours before construction begins.
- Thrust blocking will be used at all bends, plugs, tees, and fire hydrants.
- Fire hydrants shown in the radius of a curve shall be field adjusted so that the actual installation of fire hydrants will be outside of curve radius.
- All sampling stations and automatic flushing stations installed within a development shall be metered and the sampling station shall be owned and maintained by the HOA. All lines 6" diameter or greater must be pressure tested at 250 psi for a minimum of 2 (two) hours.
- Water taps, service lines, and meter boxes in residential subdivisions will be installed by the developer per current Fulton County specifications.
- All required off site easements shall be dedicated to Fulton County prior to Utility permitting. All public on-site easements for other than single family residential projects that will be final platted shall be dedicated to Fulton County prior to Water Resources permit approval.
- For residential projects where on-site water easements are to be dedicated to Fulton County, the following applies: Water easement inside property line to be shown in final plat for recording.
- Any changes to the water drawings must be approved by Fulton County. Notify Fulton County Inspector 24-hours prior to construction.

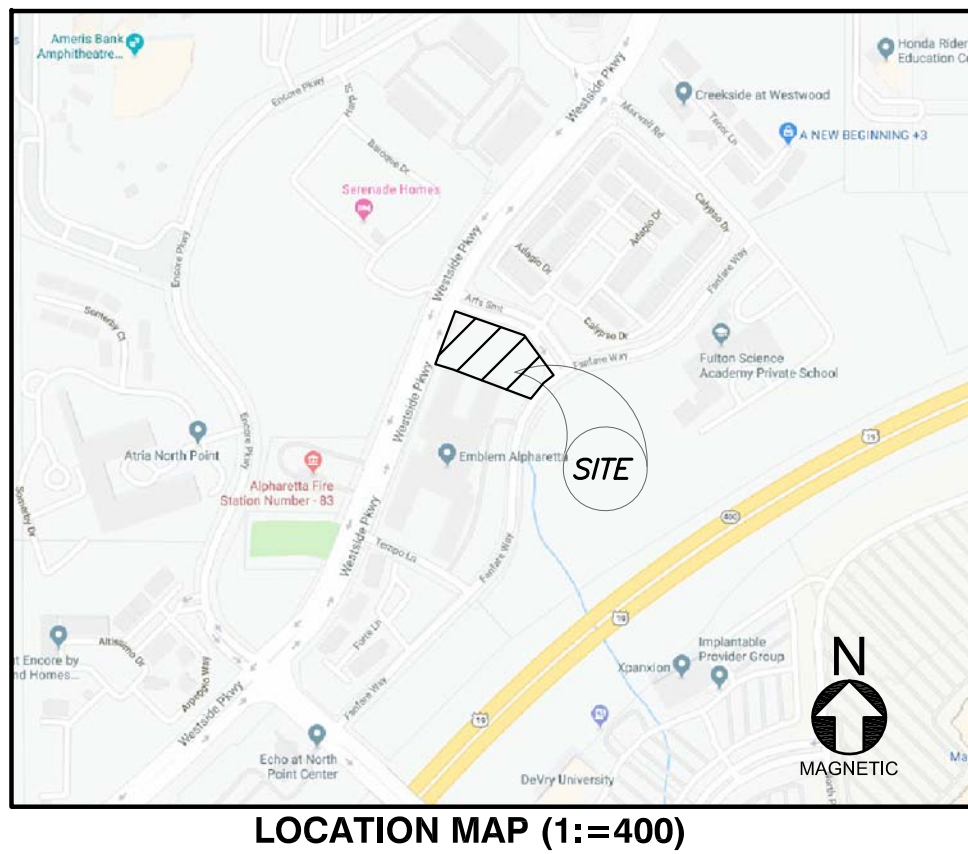
GENERAL UTILITY NOTES:

- All work and materials shall comply with all County, utility company, regulations and O.S.H.A standards.
- The contractor shall refer to architectural plans for exact dimensions, and utility entry locations.
- The contractor shall coordinate with all utility companies for installation requirements and specifications.
- At the time this drawings were prepared, the construction details shown were believed to be the most recent. At the time of construction, it shall be the contractor's responsibility to determine and perhaps implement any subsequent revisions to the construction details from the owner or the municipality.
- All fill material must be in place and compacted prior to the installation of proposed utilities. Contractor shall notify authority utilities inspector 72 hours before connecting to any existing lines.
- The minimum trench width shall be 24".
- All trenches 20ft or greater in depth require shoring. The design of the shoring shall be certified by a registered Engineer. Trench requirement shall be strictly enforced. Contractor shall meet or exceed all O.S.H.A standards.
- All water joints are to be mechanical joints with thrust blocks.
- All utilities shall be kept 10ft apart when parallel and 18" apart when crossing (outside edge to outside edge).
- In the event of a vertical conflict between waterlines, sanitary sewer lines, storm lines and gas lines (existing or proposed), the sanitary sewer line shall be ductile iron pipe with mechanical joints at least 10ft on both sides of the crossings. The waterline shall have mechanical joints with appropriate thrust blocking.
- The existing utility information shown on these plans have been obtained from existing records and where possible field located. This information is not to be taken as exact or all inclusive. It shall be the contractor's responsibility to verify the location and elevations of any and all existing utilities within and outside the project limits.
- The top of all manholes shall be flush with proposed elevations, and are to be one foot above finished ground elevations with water tight lids.
- All concrete encasements shall have minimum 28 day strength of 3000psi.
- Drawings do not purport to show all utilities. It shall be the contractor's responsibility to verify the exact location of all utilities prior to commencing construction.
- All necessary inspections and or certifications required by code and or utility service companies shall be performed prior to final connection of service.
- All water lines shall be installed at a minimum depth of 42 inches. All other utilities and conduits shall be installed at a minimum depth of 30 inches. Refer to profile sheet for depth of sanitary sewer.

24-HOUR EMERGENCY CONTACT:
Nabi Ozturk
(404) 423-2947



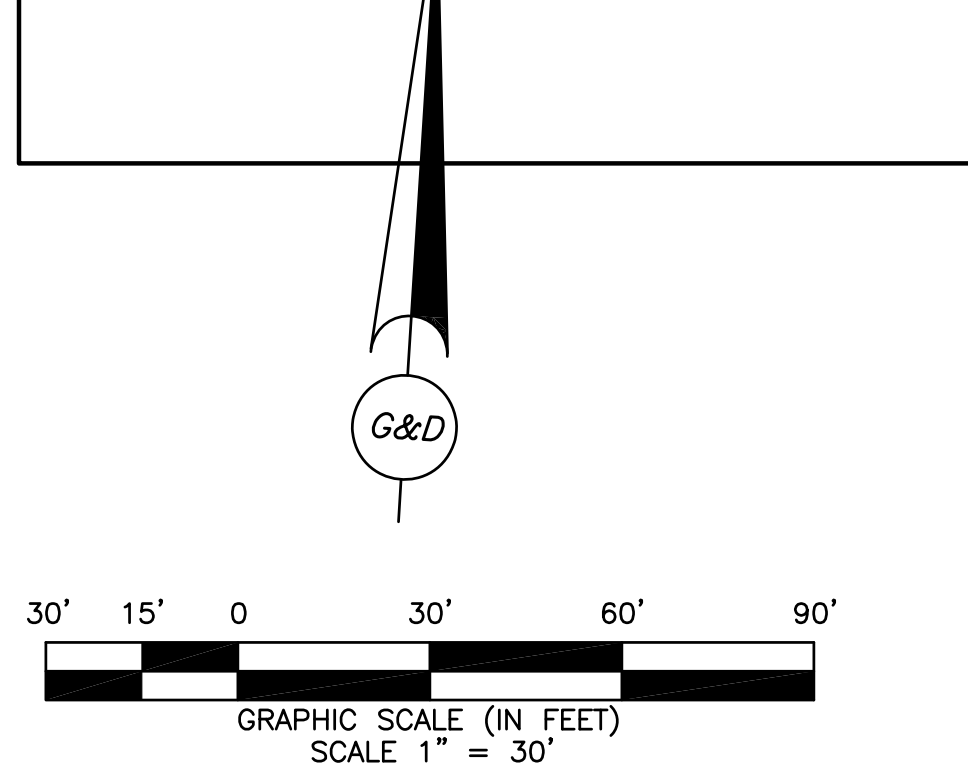
WETLAND CERTIFICATION:
Wetland certification: the design professional, whose seal appears hereon, certifies the following: 1) The national wetland inventory maps have been consulted; and, 2) the appropriate plan sheet does not indicate areas of Unwet States Army Corps of Engineers jurisdictional wetlands as shown on the maps; and, 3) if wetlands are indicated, the land owner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate federal wetlands alteration ("section 404") permit has been obtained.



FULTON COUNTY UTILITY NOTES:

SEWER NOTES

- All wastewater pipe construction shown on these plans must conform to Fulton County's Standards and Specifications, including Sanitary Sewer Regulations latest copy.
- No sanitary sewer shall be accepted by the County without an as-built drawing showing the horizontal and vertical alignment of the sewer system, the location of all manholes, sewer connections, piping materials, required easement limits and junctions, and property lines.
- Contractor must field verify the location and elevation of all known and unknown underground utilities.
- All temporary and permanent wastewater easements must be dressed and grassed to control erosion prior to acceptance. Trees shall not be planted in the permanent easement area, or within 10-feet of a Fulton County sewer main.
- As-built drawings and maintenance bond(s) must be submitted and are required prior to inspection and acceptance. Digital as-built will be required. Note that digital as-builts will be required at the completion of the project. Please see: <http://www.fultoncountygga.gov/images/stories/WR/Development/CADStandards.pdf> for the requirements. Maintenance bonds are due at final approval of the as-builts.
- Neoprene couplings with stainless steel bands and shear rings are required for joining different types of sanitary sewer pipes.
- Pools shall not drain into wastewater pipe systems. Pools shall drain into an approved individual onsite wastewater management system.
- Low pressure air testing required for all wastewater pipe systems. This test must meet all requirements as outlined in UNI-B-06 or current revision. A Fulton County Inspector must be present during testing.
- Contractor shall field verify the locations and invert elevations of wastewater pipes for a connection to existing wastewater systems. Contractor is to cut and remove the pipe only upon final approval by the Fulton County Inspector.
- All wastewater lines and laterals with less than one-foot of clearance to another utility line shall be constructed with a concrete saddle to maintain separation.
- No fill shall be placed on a sanitary sewer easement without approval by the Director of PW. All sanitary manholes must extend to the ground surface.
- For all projects utilizing individual onsite wastewater management systems design and provisions shall be in conformance with Fulton County Department of Health and Wellness regulations.
- Eight-inches (8") or larger pipe lines shall be TV inspected. A virus free portable storage drive (USB Flash Drive) and written inspection log in compliance with NASCO requirements and certified by a Georgia Registered Engineer or Registered Land Surveyor shall be provided when as-builts are submitted. All videos shall include PACP and MACP completed forms. A copy of the operator's current NASCO certification shall be submitted.
- USF 7635 Box required for wastewater cleanouts in paved area per Fulton County Standard Detail 709.
- Compaction of the back fill of all trenches shall be compacted to at least 90% Standard Proctor density. Backfill material shall be free from roots, stumps, or other foreign debris, and shall be placed at or near optimum moisture content. Correction of any trench settlement within one year from the date of approval will be the responsibility of the contractor. Compaction of the back fill of all trenches located under pavement shall be compacted to at least 95% Standard Proctor density.
- Sanitary sewer laterals should be marked with 4"x4" post with min. 4-feet above ground. The top 1' should be painted green. Each lateral is to be brought to the ground surface in accordance with Fulton County Standard 909.
- All required off site easements shall be dedicated to Fulton County prior to Utility permitting. All public on-site easements for other than single family residential projects that will be final platted shall be dedicated to Fulton County prior to Water Resources permit approval.
- For residential projects where on-site sanitary sewer easements are to be dedicated to Fulton County, the following applies: Sanitary sewer easement inside property line to be shown in final plat for recording.
- For all projects containing PVC wastewater pipes, also include the following notes: (see attached condition for PVC).
- Pipe shall be ASTM D3034, SDR35 in 12.5 foot laying lengths with elastomeric sealed joints in accordance with ASTM D3212.
- Pipe bedding shall be #57, sharp, angular, crushed stone. Bedding shall extend a minimum of 4" below the pipe and extend to the top of the pipe. The bedding shall be compacted by "slicing with a flat shovel". The width of the ditch must be in accordance with OSHA Safety Standards.
- Initial backfill: After bedding, complete initial backfill with #57 stone. If no rock is encountered, initial backfill shall extend to a height 6" above the top of the pipe, otherwise initial backfill shall extend to 12" above the top of the pipe.
- Fittings for lateral connections shall be 45" WYES and bends. Provide PVC pipe stoppers for each lateral. Provide special watertight connections at manholes and transitions to ductile iron pipe as recommended by the pipe manufacturer.
- After installation, a deflection test is required. Initial deflection shall be limited to 3% of the undeflected diameter. A second test shall be made at least 6 months after the installation but before final acceptance. At that time deflection shall be limited to 5% of the undeflected diameter.
- All manholes located within a paved area shall have concentric cone sections and flange down frames and covers. All manholes located within an unpaved area shall have eccentric cone sections with bolt down flange up frame and covers, or hinged cast in place lockable covers. All manholes located within a flood prone area shall have eccentric cone sections with bolt down gasketed flange up frame and covers. Raise top of manholes in landscape areas to 0.5-feet above grade.
- Issuance of this permit does not in any way imply that wastewater taps for building permits will be issued. Contact the Department of Public Works, Water Resources Division at (404) 612-7400 for further information.
- Any changes to the sewer drawings must be approved by Fulton County.
- Notify Fulton County 24-hour prior to construction.



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5425 Peachtree Parkway,
Suite 216
Peachtree Corners, GA 30092
Tel: (770) 717-7614 Fax: (770) 261-7653
www.griffin-davis.com

THE FELIX SCHOOL
by
The Felix Schools, LLC
6435 Westbay Terrace
Cumming GA, 30040

REVISION DESCRIPTION

DATE	BY	DESCRIPTION
11/17/2019	XX	

PROJECT No. ZMC-001
DRAWN BY: KOG
CHECKED BY: KOG
DATE: 09-30-2019
ISSUED FOR: REVIEW ONLY
RW/PERMIT No. TBD

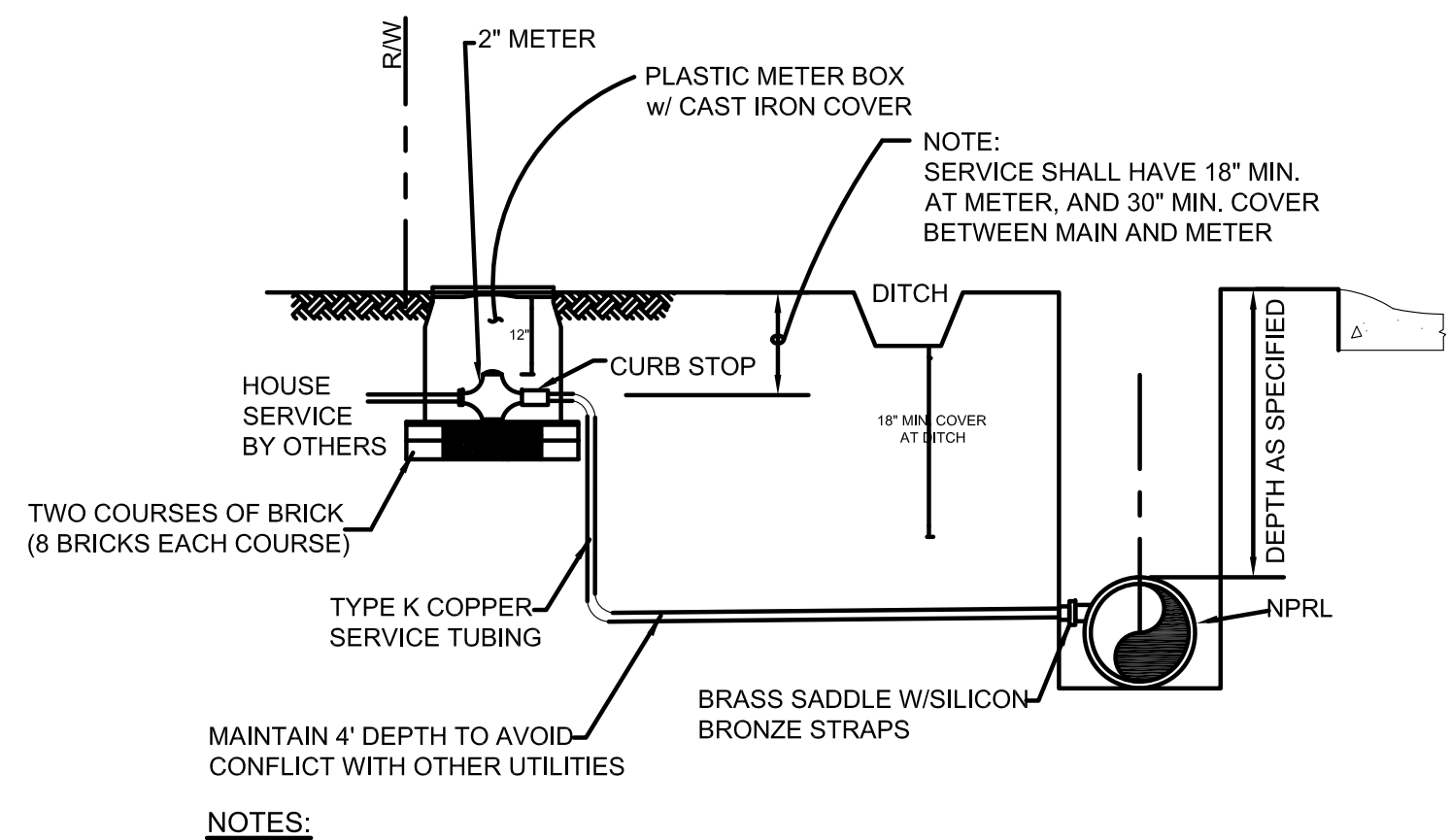
The Felix School
Parcel ID 12 26000 689 3064
City of Alpharetta
Fulton County, GA

SHEET TITLE UTILITY PLAN
SHEET No. C-3

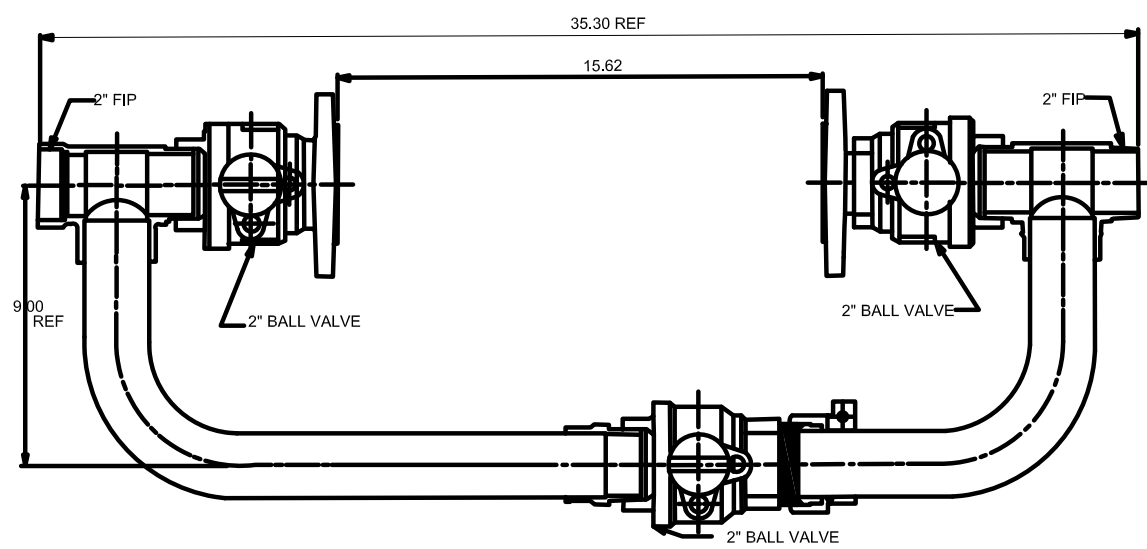
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Suite 216
Peachtree Corners, GA 30092
Tel: (770) 717-7614 Fax: (770) 261-7653
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- NOTES:
1. SERVICE LINE SHALL BE 2" DIAMETER FROM THE MAIN TO THE METER
 2. USE ALL COMPRESSION GRIP JOINTS
 3. INSTALLATION SHALL ALLOW ADEQUATE ROOM TO REMOVE AND/OR REPAIR METER
 4. METER BOX SHALL BE APPROXIMATELY 24" x 36"
 5. TYPE K COPPER SERVICE LINE MUST BE CONTINUOUS FROM METER TO MAIN



FULTON COUNTY STANDARD DETAIL 604
2" METER INSTALLATION

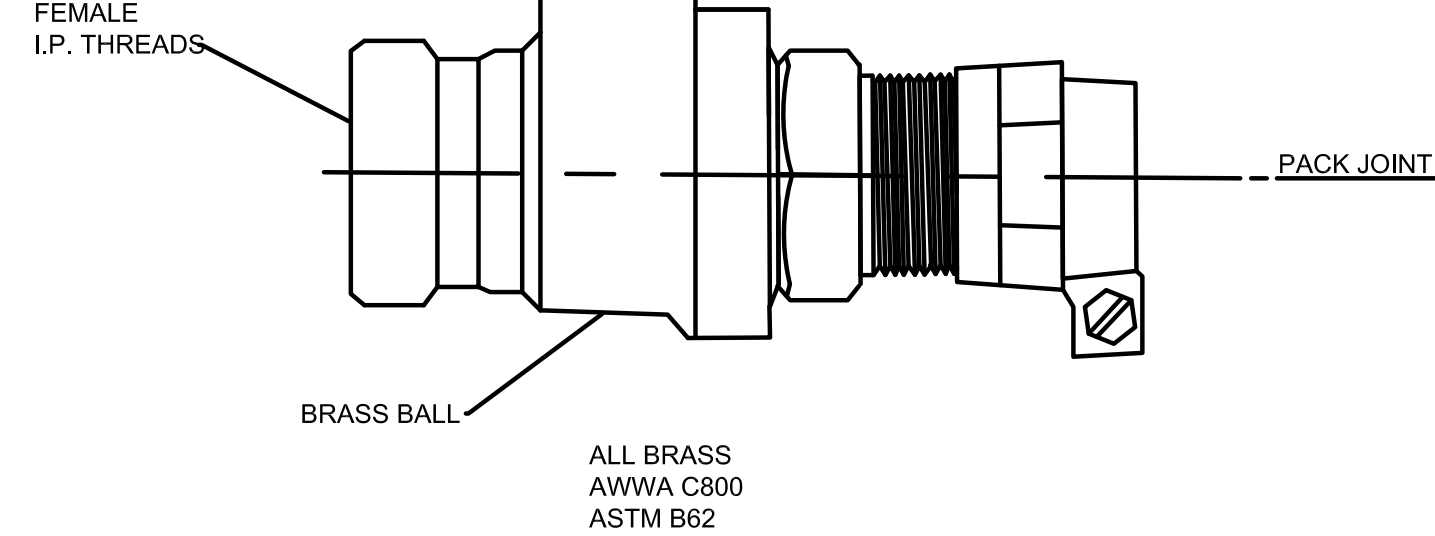
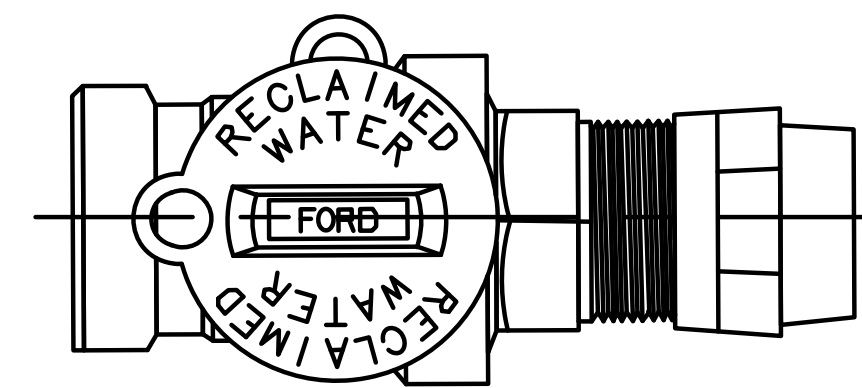
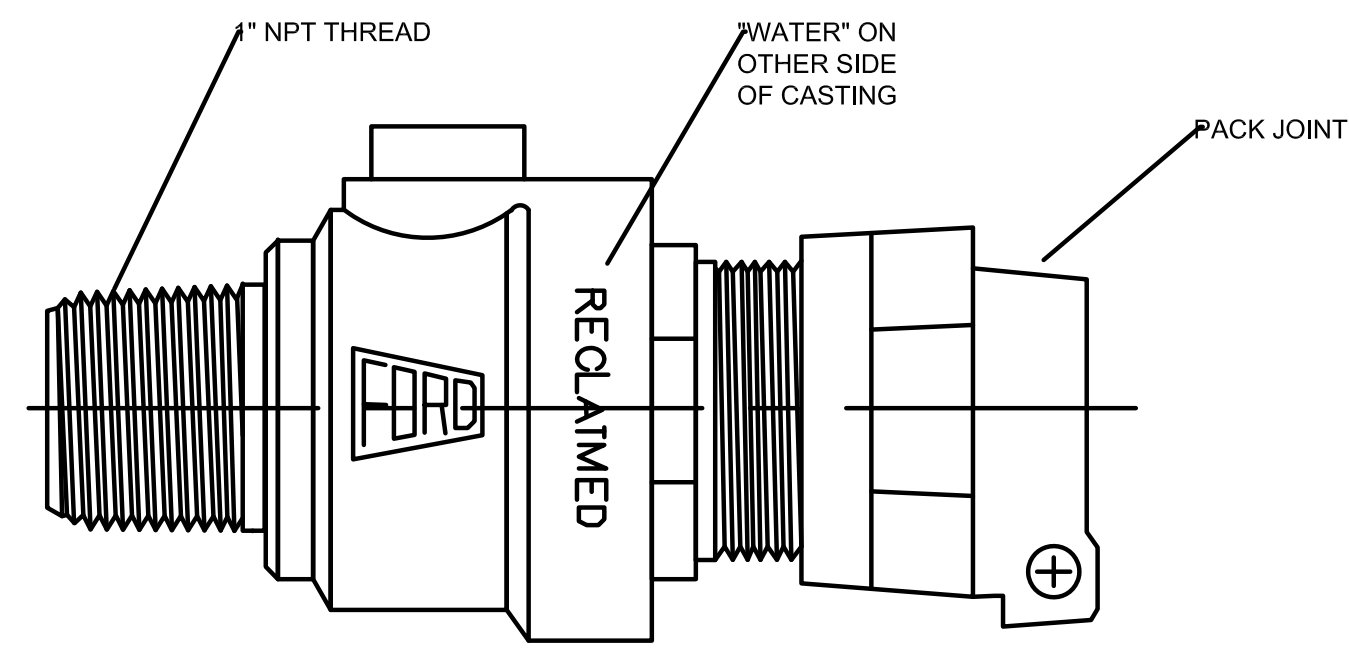
DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: ML
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.
604



FULTON COUNTY STANDARD DETAIL 606
BRASS FITTINGS FOR METER INSTALLATION ON NPRL

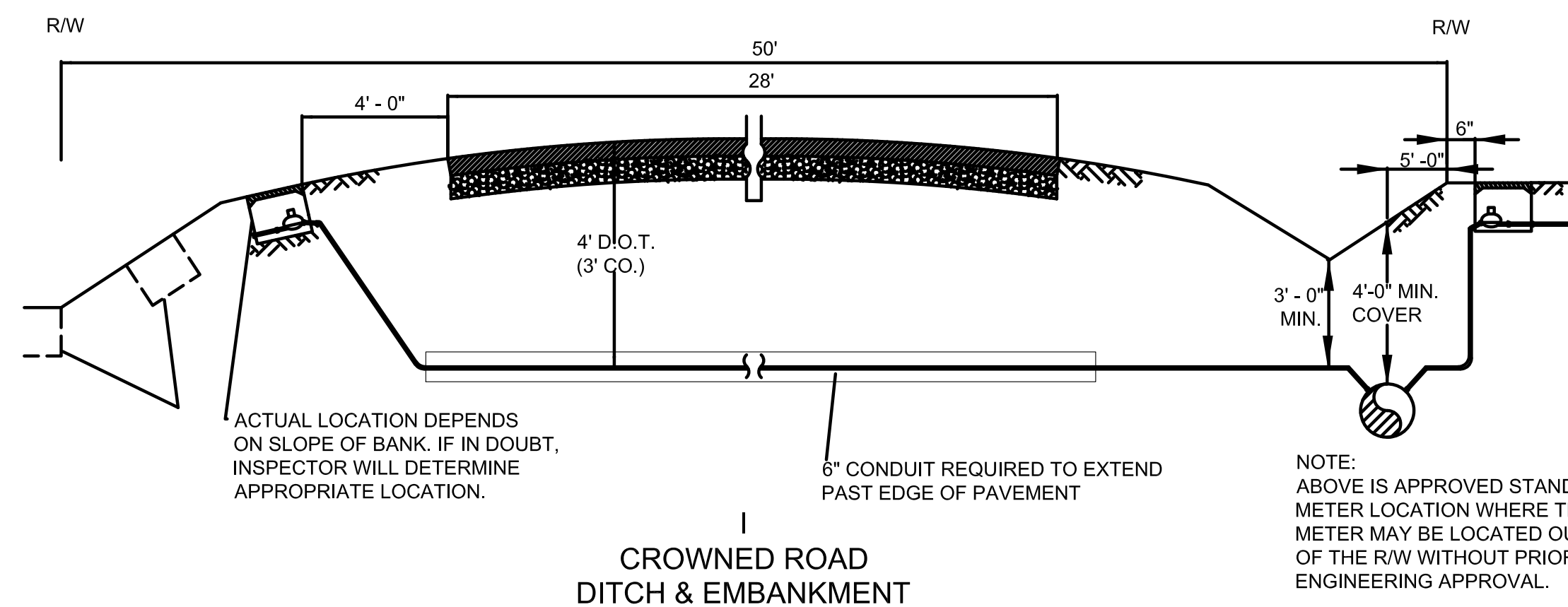
DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: ML
DATE: 12-2-05

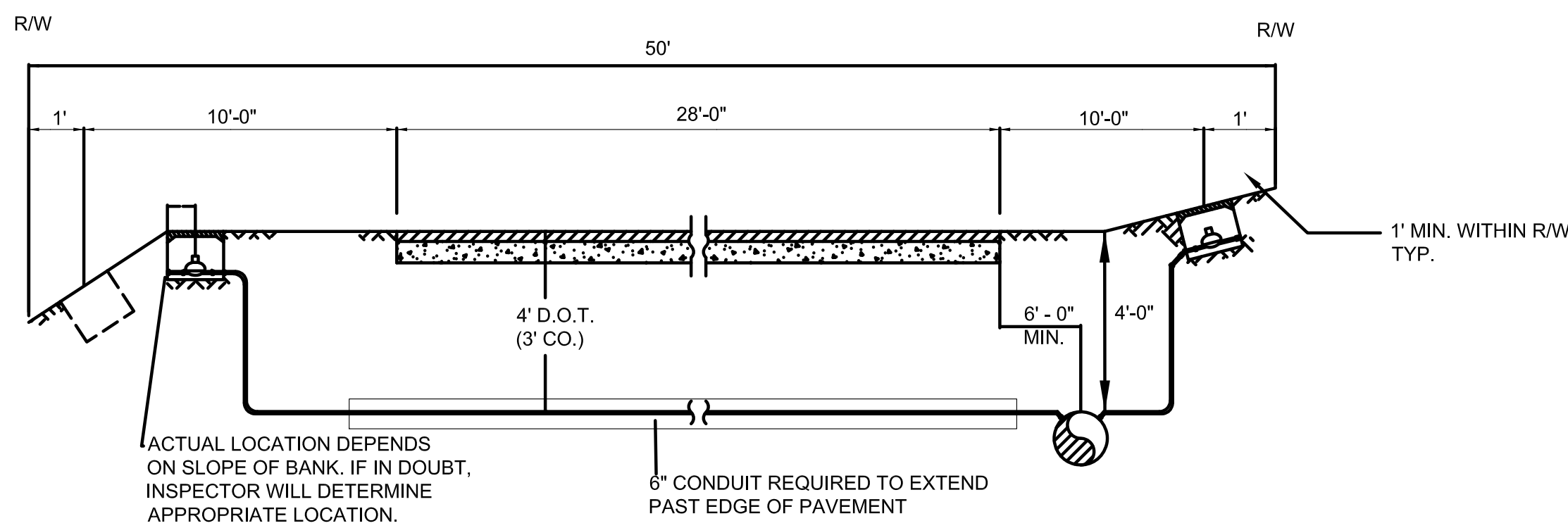


FULTON COUNTY PUBLIC WORKS
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404-612-7400 FAX: 404-224-0498

DRAWING NO.
606



I
CROWNED ROAD
DITCH & EMBANKMENT



II
FLAT OR CONCRETE ROAD
SLIGHT DITCH & EMBANKMENT

FULTON COUNTY STANDARD DETAIL 607
METER LOCATIONS: 3/2"

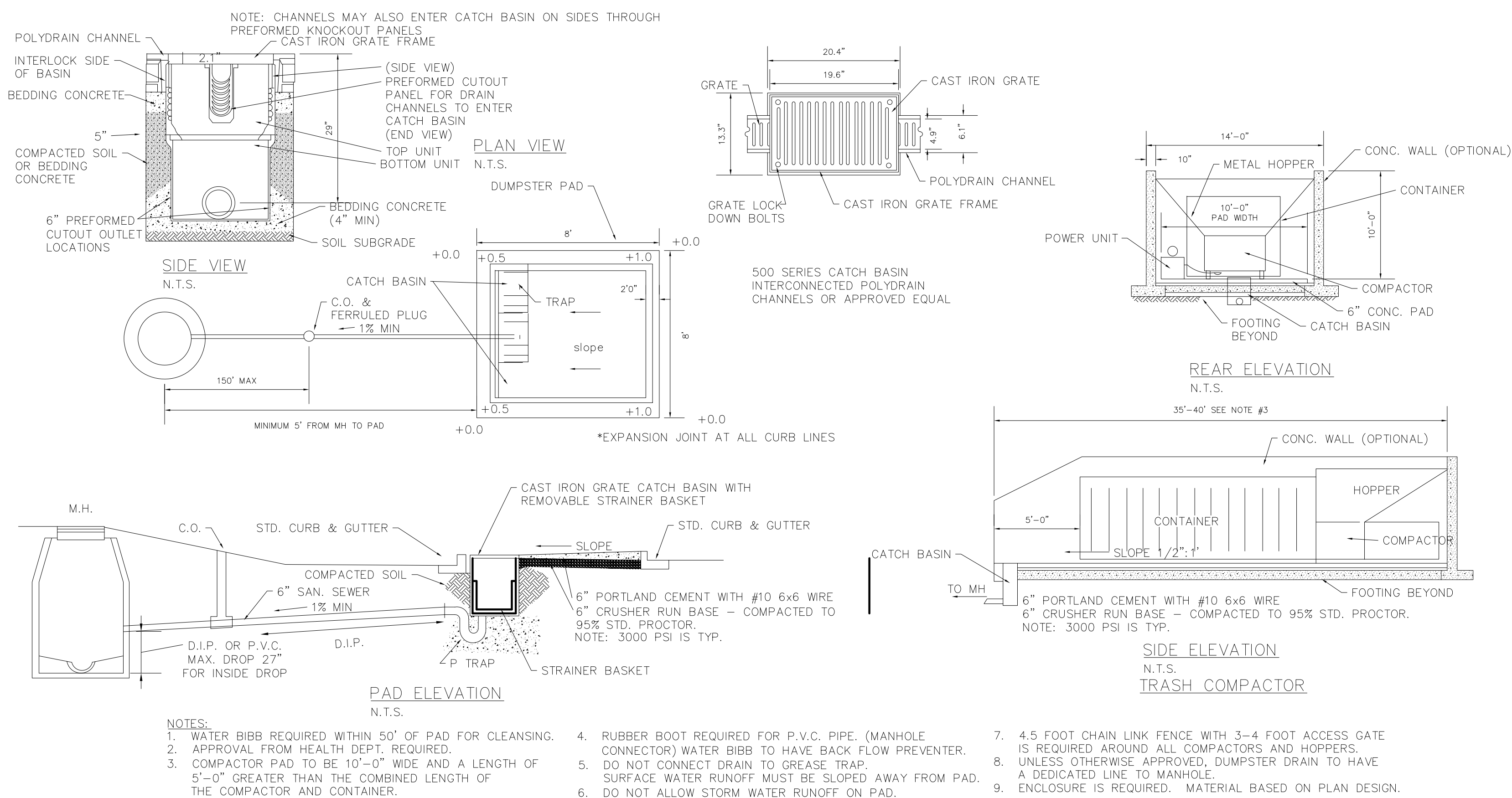
DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: ML
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

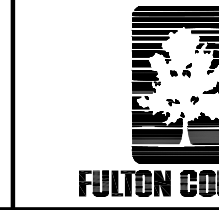
DRAWING NO.
607



FULTON COUNTY STANDARD DETAIL 703
TRASH COMPACTOR
AND
DUMPSTER PAD DETAILS

DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: ML
APPROVED: REW
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.
703

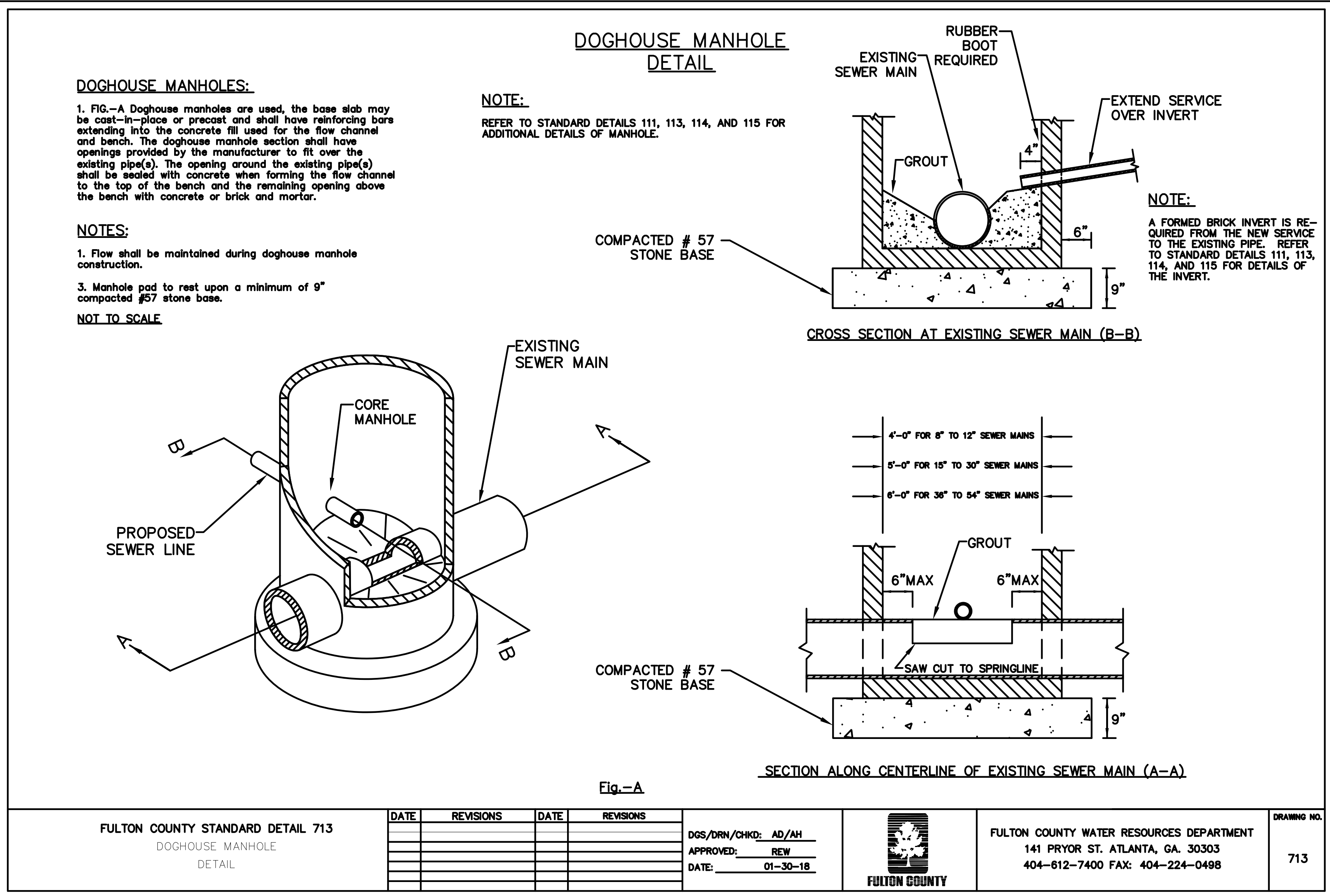
ZION MISSIONARY BAPTIST CHURCH
REMOTE PARKING FACILITY
935, 943, 949, 961 ZION CIRCLE, ROSWELL, GA
ZION MISSIONARY BAPTIST CHURCH
888 ZION CIRCLE
ROSWELL, GA 30075

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Suite 215
Peachtree Corners, GA 30092
Tel: (678) 717-7814 Fax: (678) 261-7653
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Civil Engineers Transportation Engineers Land Planners Landscape Architects

REVISION DESCRIPTION			
#	DATE	ADDED PARKING SPACES	CITY COMMENTS
1.	05/10/19		
2.	11/25/19		
PROJECT No.		ZMC-001	
DRAWN BY:		PJP	
CHECKED BY:		KOG	
DATE:		07-25-2019	
ISSUED FOR:		REVIEW ONLY	
RW/PERMIT No.		TBD	
ZMBC-REMOTE PARKING Parcel # 12 2001 04250411 Parcel # 12 2001 04250425 Parcel # 12 2001 04250437 City of Roswell			
SHEET TITLE: DETAIL SHEET			
SHEET No. C-8			



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Civil Engineers

Transportation Engineers

Land Planners

Landscape Architects

STATE OF GEORGIA
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2018
RENEWAL DATE: 12/31/2019
RENEWAL FEE: \$100.00
RENEWAL DATE: 12/31/2019
RENEWAL FEE: \$100.00
RENEWAL DATE: 12/31/2019
RENEWAL FEE: \$100.00

RENEWAL DATE: 12/31/2019
RENEWAL FEE: \$100.00
RENEWAL DATE: 12/31/2019
RENEWAL FEE: \$100.00
RENEWAL DATE: 12/31/2019
RENEWAL FEE: \$100.00

ZION MISSIONARY BAPTIST CHURCH
REMOTE PARKING FACILITY
935, 943, 949, 961 ZION CIRCLE, ROSWELL, GA
ZION MISSIONARY BAPTIST CHURCH
888 ZION CIRCLE
ROSWELL, GA 30075

REVISION	DESCRIPTION	DATE	BY	CHKD
1	ADDED PARKING SPACES	05/10/19		
2	CITY COMMENTS	11/25/19		
3				
4				
5				
6				
7				
8				
9				
10				

PROJECT No.	ZMC-001
DRAWN BY:	PJR
CHECKED BY:	KOG
DATE:	07-25-2019
ISSUED FOR:	REVIEW ONLY
RW/PERMIT No.	TBD

ZMBC-REMOTE PARKING
Parcel # 12 2001 04250411
Parcel # 12 2001 04250429
Parcel # 12 2001 04250437
Parcel # 12 2001 04250401
City of Roswell

SHEET TITLE:
DETAIL SHEET

SHEET No.
C-10

NOT ISSUED FOR CONSTRUCTION



DESIGN REVIEW BOARD DECEMBER 13, 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

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Tom LeCain (Voting Alternate)
- Kim Matherly (Non-Voting Alternate)

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

1. DRB190054 The Felix School Westside at Arts Summit

Review of new construction

Applicant presented for Cursory Review

After Discussion:

- Samples of 2 colors of brick
- Synthetic wood on doors

- Elevations
- Adding cap to Rooftop Units for screening
- Site Line Study – Applicant did his own study
- Playground Structures
- Existing Storm Water
- Schematic Water Feature
- DRB suggested sculpture
- Fence/Rail/Wall –
 - Masonry- on both sides
 - Grading requirements
 - Height maybe 15' tall
 - Not allowed to have” fencing “on top of wall by code
 - Staff stated they made need to think through this at One Stop /LDP Meeting to allow a picket style iron railing allowing for a lower masonry wall
 - Need heavy Landscaping on outside of wall
- Dumpster
- Landscape
 - o Westside Pky plantings should be foundation, evergreen plantings
 - o Highlight the corner of Arts and Westside
 - o Willow Oaks may not do well at Canopy/Porte Cochere
 - o Heavily Screen Dumpster Area especially where gates are visible from the street
 - o Depending on Wall height may not need double row, may be able to berm around the outside
 - o On backside off of Westside – Arched walk. Maybe change to single walk around Art piece to be more cost effective

❖ Board Member Schwing offered a motion to conceptually approve the Site Plan, Elevation and Materials

- The motion received a second from Board Member Palmer
- The motion passed by a vote (7-0)

There was discussion during the motion:

1. Railings – darker variegated brick as the body and the lighter as the banding

2. Cornice Cap same color as cornice
3. Roof Units same color as cornice
4. Building Lights – bronze finish
5. Dark green almost black or black at the bottom
6. Reduce scale of porte-cochere
7. Screening will mirror parapet
8. Sculpture of children playing
9. Columns at rear entry
10. Landscape

Applicant may bring back different options for porte- cochere when he returns for approval.



February 26, 2020
Lazy Dog Restaurant & Bar
10800 Haynes Bridge Rd
Alpharetta, GA 30022

The following is a summary of the revisions made to the DD set.

DD1.0

- Revised sheet index to include additional sheets per planning comments

DD3.0

- Revise building floor plan per planning comments to add more glazing on the east elevation

DD3.1

- Updated RCP to add the patio lighting

DD4.0

- Revised east elevation to add more glazing & remove CMU from service yard.
- Added stucco calculation
- Add dimension stringers to elevations to note there isn't a 60' span without design elements.

DD4.1

- Revised elevations with removal of CMU at the service yard.
- Added stucco calculation
- Add dimension stringers to elevations to note there isn't a 60' span without design elements.

DD4.0A

- Added sheet to set to show fenestration calculation

DD4.1A

- Added sheet to set to show fenestration calculation

DD4.3

- Added sheet to set to show site line study site plan

DD4.3A

- Added sheet to set to show site line study

DD4.4

- Added sheet to set to show patio lighting, fans, heaters and building sconce cut sheets

L-1

- Revised plan to show corten steel planters on north elevation with sealant specification.

END OF SUMMARY

Katie White

Designer

Lazy Dog Restaurant & Bar

Home Office

3337 Susan St., Suite 100

Costa Mesa, CA 92626

P: (657) 208-8018



March 2, 2020
Lazy Dog Restaurant & Bar
10800 Haynes Bridge Rd.
Alpharetta, GA 30022

The following is a summary of the city planning comments & responses.

1. Too many wall signs Code allows 1 per road front and you have 2 – Our building faces 3 streets and we have a building sign on each street elevation plus one on the interior where the parking field is.
2. Fenestration percentages need to be calculated and shown – See sheets DD4.0A & DD4.1A
3. CMU is not an approved exterior material – CMU has been removed from the elevations
4. On large expanses of any material it should be broken up by details - See sheets DD4.0 & DD4.1
5. Detectable barrier needed on all 3 sides of patio – Patio currently has a railing around the patio as well as columns and planting areas.
6. Any lights, fans, heaters, etc on the patios must be shown and detailed – See sheet DD4.4
7. Exterior light fixtures not shown in detail – See sheet DD4.4 for cut sheets
8. Signage is not creative in its design or use of sustainable materials. Monument sign is not code compliant for size and will require landlord approval for being one of the 2 signs allowed on the site.
9. Site line study from several areas along the R/W showing RTU's is required – See sheet DD4.3 & DD4.3A
10. maximum 50% stucco on any elevation (not including parapet, maybe) – See sheet DD4.0 & DD4.1 for stucco percentages

END OF SUMMARY

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Designer
Lazy Dog Restaurant & Bar
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3337 Susan St., Suite 100
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P: (657) 208-8018

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



BRK - 2 MERIDIAN BRICK - BERKSHIRE



BRK - 3 MERIDIAN BRICK - DOWNING STREET



AL - 1 DARK BRONZE ALUMINUM STORERONT

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



BRK - 3 MERIDIAN BRICK - DOWNING STREET



AL -1 DARK BRONZE ALUMINUM STORERONT

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



BRK - 4 MERIDIAN BRICK - OLD BAILEY



BRK - 2 MERIDIAN BRICK - BERKSHIRE

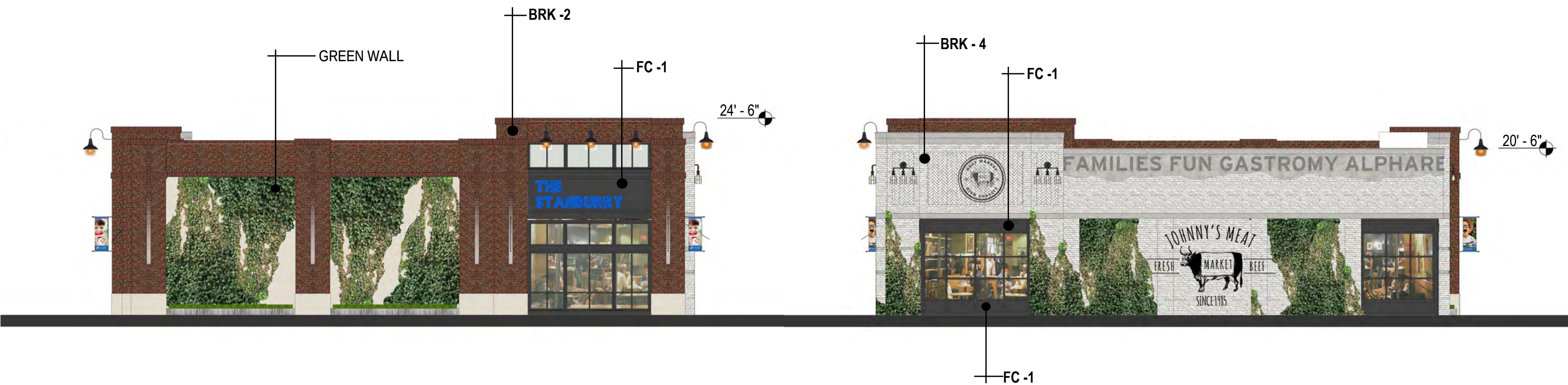


FC - 1 CEMENTITIOUS PANEL



AL - 1 DARK BRONZE ALUMINUM STOREFRONT

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



BRK - 4 MERIDIAN BRICK - OLD BAILEY



BRK - 2 MERIDIAN BRICK - BERKSHIRE



FC - 1 CEMENTITIOUS PANEL



AL - 1 DARK BRONZE ALUMINUM STOREROOM

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

FC - 1 CEMENTITIOUS PANEL



BRK - 3 MERIDIAN BRICK - DOWNING STREET
HERRINGBONE BRICK



FC - 1 CEMENTITIOUS PANEL
STOREFRONT KNEE WALL



BRK - 3

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

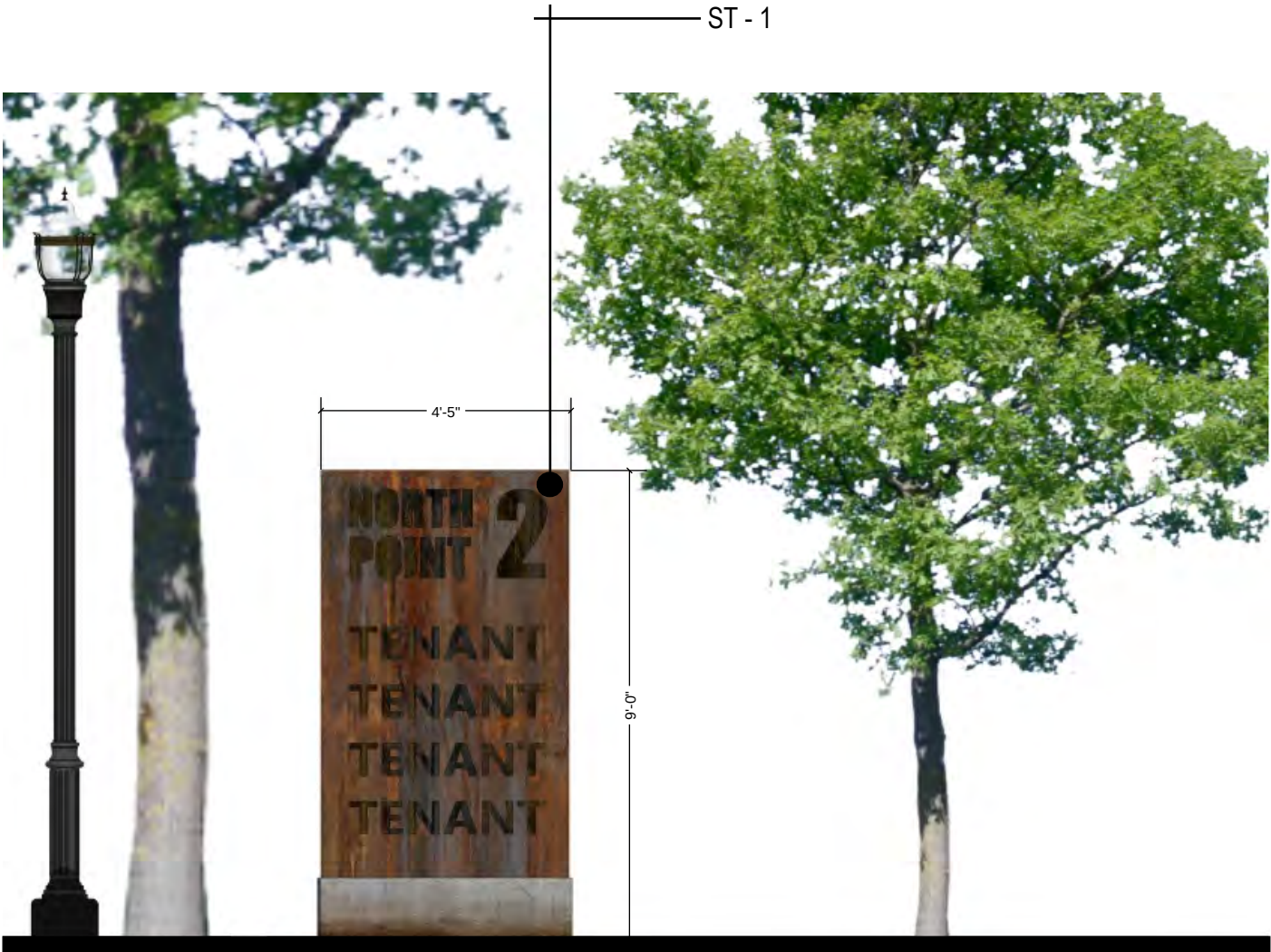


BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



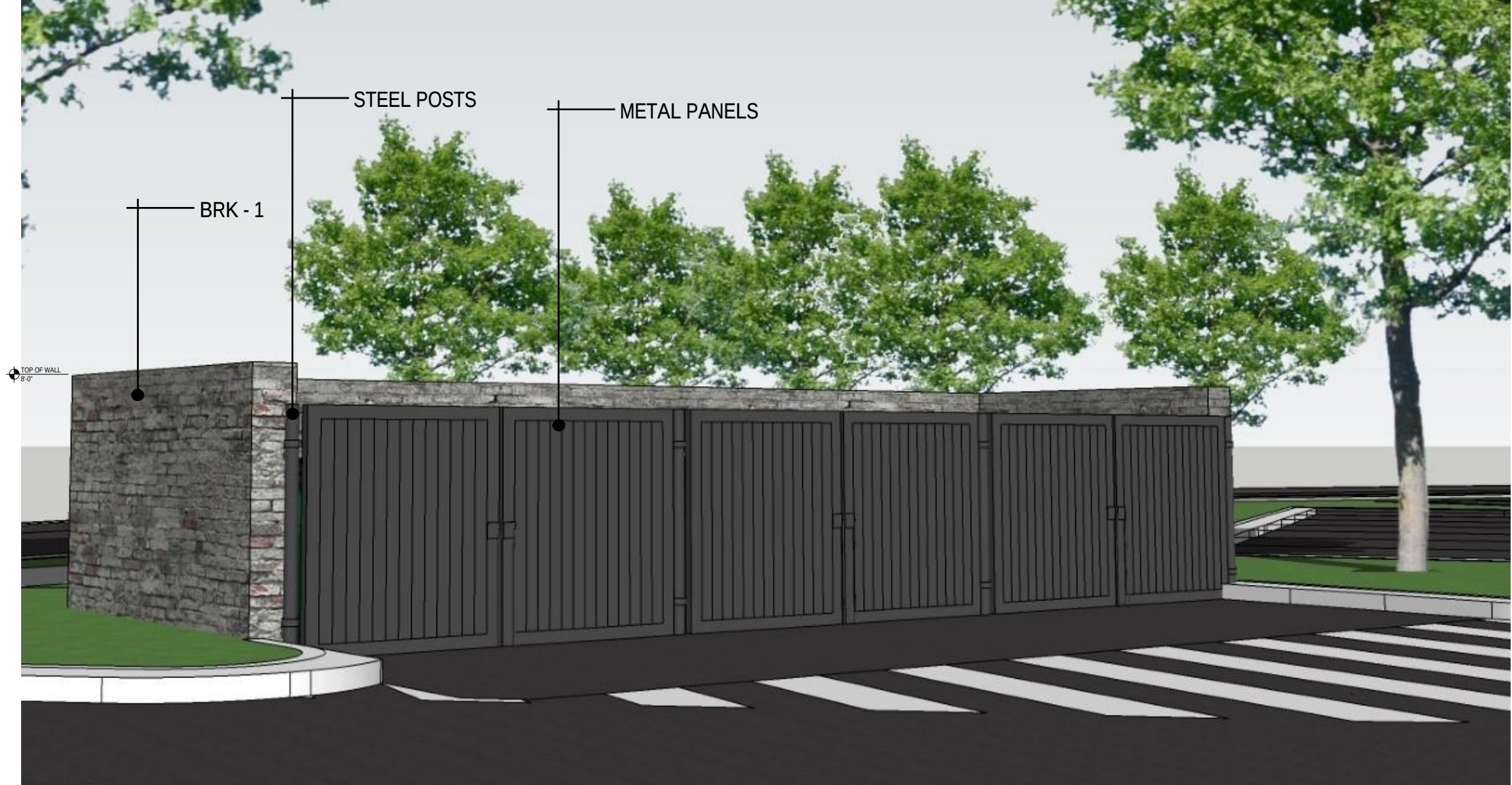
ST - 1 CORTEN STEEL SIGNAGE

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



ST - 1 CORTEN STEEL

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN

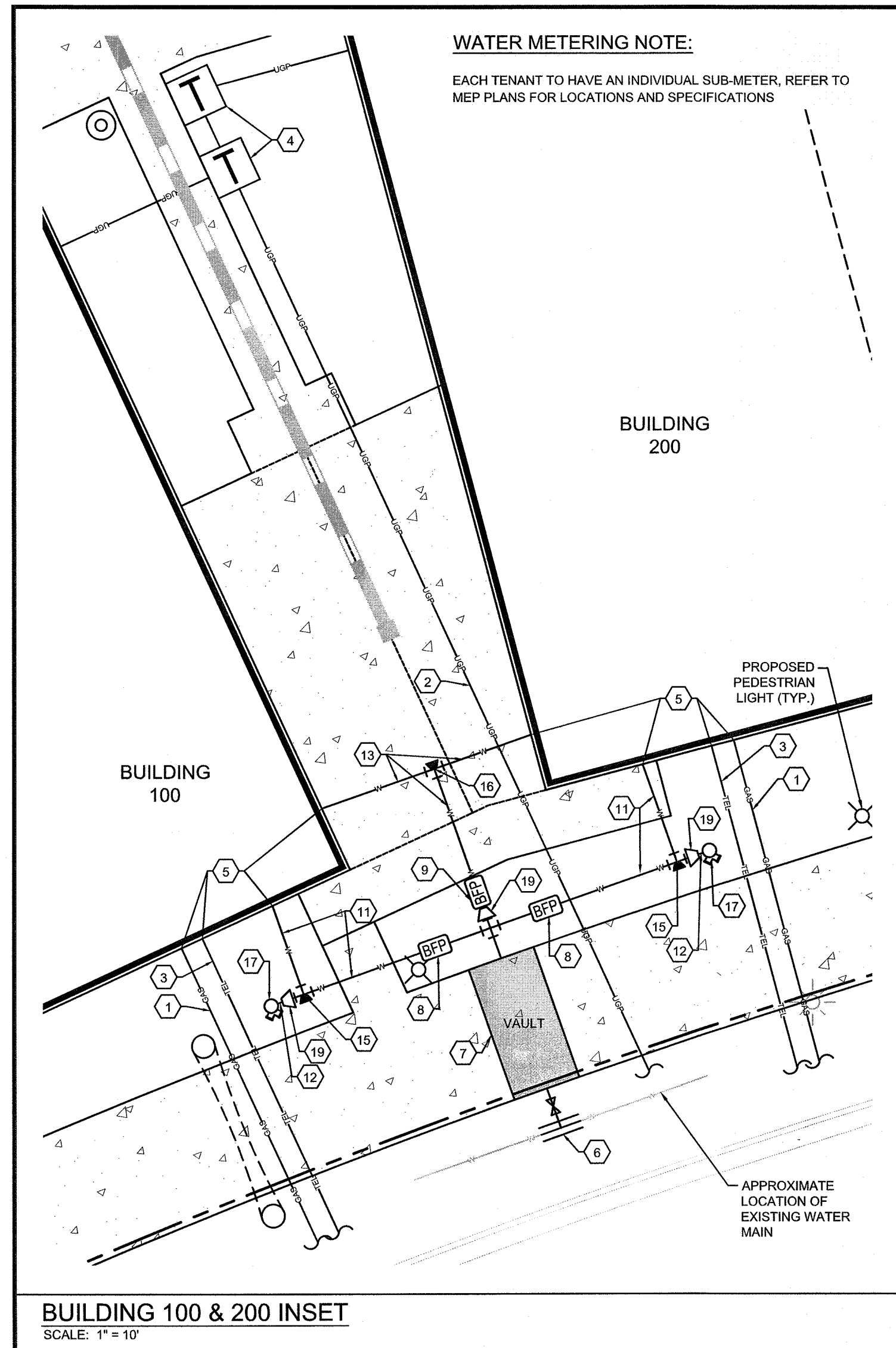


Lazy Dog
Restaurant

North Point Pkwy

North Point Pkwy





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.

CONTRACTOR TO REFERENCE MEP PLANS FOR ALL GREASE TRAP SIZING, DETAILS, CLEANOUTS, SAMPLE WELLS, AND VENT PIPING. GREASE TRAPS SHOWN ON CIVIL DRAWINGS ARE FOR REFERENCE ONLY

- 1) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.
- 2) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED MAY 24, 2019. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 3) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
- 4) REFER TO ARCHITECT PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS.
- 5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.



- 1) ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY.
- 2) WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED ON THE CURB.
- 3) THE ISSUANCE OF THESE PLANS DOES NOT IN ANY WAY IMPLY THAT SEWER TAPS FOR BUILDING PERMITS WILL BE ISSUED.
- 4) ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM SHALL BE MADE OF DUCTILE IRON AND COMPLY IN RESPECT TO ANSIA/AWWA21.11:2011-11:85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS SHALL NOT BE ACCEPTED. (CLASS 80 DIP)
- 5) THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES IN ALL CUL-DE-SACS.
- 6) LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
- 7) ALL CURB TAPS FOR THE INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CURB SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3 FEET BELOW FINAL GRADE.
- 8) A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET. EXCEPT IN CUL-DE-SACS.
- 9) THE FULTON COUNTY INSPECTOR SHALL BE NOTIFIED 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 10) THRUST BLOCKING SHALL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
- 11) FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
- 12) ALL CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
- 13) ALL WATER LINES 8" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
- 14) IN ALL RESIDENTIAL SUBDIVISIONS, THE WATER TAP, LATERALS, AND METER BOXES SHALL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
- 15) WHEN EXISTING TO A 10" WATER MAIN, A 6" WATER MAIN, A 4" WATER MAIN OR WATER LINE IS 800", A 10" WATER LINE MUST BE INSTALLED OR THE SYSTEM MUST BE LOOPED.
- 16) ALL PROPOSED FIRE HYDRANTS SHALL BE 5-1/2" CHOD CORE DESIGNATION.

WATER METER CERTIFICATION FORM SHALL BE SUBMITTED TO
FULTON COUNTY PUBLIC WORKS WATER RESOURCES DIVISION AT
PURCHASE OF METER FOR FIRE LINE.

3. PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FEET AND MAXIMUM OF 15 FEET FROM THE BACK OF CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE FIRE DEPARTMENT ACCESS POINT. (SET A MINIMUM MAXIMUM OF 36 INCHES ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION.
4. ALL WATER LINES 8" OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
5. IN ALL RESIDENTIAL SUBDIVISIONS, THE WATER TAP, LATERALS, AND METER BOXES SHALL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
6. WHEN PROPOSED TO A 10" WATER MAIN OR GREATER AND THE PROPOSED WATER LINE IS TO BE INSTALLED IN THE WATER LINE SYSTEM, THE SYSTEM SHALL BE PRESSURE TESTED.
7. ALL PLACED FIRE HYDRANTS SHALL BE A 4" NPT CONNECTION.



KEY NOTES	
①	UNDERGROUND GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
②	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
③	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
④	PROPOSED TRANSFORMER LOCATION, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
⑤	REFER TO ARCH PLANS FOR ALL LOCATIONS AND INTERNAL CONNECTIONS
⑥	12X12X4 TAPPING SLEEVE & VALVE, TAP TO EXISTING WATER LINE TO BE PERFORMED IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAILS 122, 123 AND 127
⑦	4" METER VAULT WITH MASTER METER FOR DOMESTIC AND FIRE SERVICE PER FULTON COUNTY STANDARD DETAILS
⑧	4" FIRE LINE DOUBLE CHECK BACKFLOW PREVENTOR
⑨	2" DOMESTIC DOUBLE CHECK BACKFLOW PREVENTOR
⑩	1" IRRIGATION DOUBLE CHECK BACKFLOW PREVENTOR
⑪	4" SCHEDULE 40 PVC FIRE SERVICE WATER LINE
⑫	2" SCHEDULE 40 PVC FIRE SERVICE WATER LINE
⑬	2" PVC DOMESTIC WATER LINE
⑭	WATER LINE PIPE BEND WITH THRUST BLOCK, SEE DETAIL SHEET C-7.4
⑮	4"x4"x4" TEE WITH THRUST BLOCK
⑯	2"x2"x2" TEE WITH THRUST BLOCK
⑰	REMOTE FDC
⑱	PROPOSED FIRE HYDRANT PER FULTON COUNTY STANDARDS
⑲	4"x2" REDUCER

- 1) ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
- 2) ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.
- 3) AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE.
- 4) NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
- 5) POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS.
- 6) LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN ASTM C82880 OR CURRENT REVISION.
- 7) A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
- 8) COMPLETION OF THIS PERMIT SHALL BE THE FINAL TRIGGER TO ALLOW WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF WATER SERVICES AT (404) 612-7470 FOR FURTHER INFORMATION.
- 9) CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES PRIOR TO CONNECTION TO EXISTING WASTEWATER SYSTEMS.
- 10) THE FULTON COUNTY INSPECTOR MUST BE NOTIFIED 24-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 11) FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTE WATER SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY HEALTH DEPARTMENT REGULATIONS.
- 12) 1/2" (OR) LARGER PIPE LINES SHALL BE TV INSPECTED. AVIS TAPE AND WRITTEN INSPECTION LOG CERTIFIED BY A GEORGIA REGISTERED ENGINEER SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED.
- 13) THE MAXIMUM DISTANCE BETWEEN MANHOLES IS 400 FEET.
- 14) A USF 7635 BUSH IS REQUIRED FOR CLEANOUTS IN PAVED AREAS.
- 15) THE BACKFILL OF THE TRENCH SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 16) THE SANITARY SEWER LINE SHALL BE MARKED WITH 4"x4" POSTS WITH MINIMUM 4" ABOVE GROUND. THE TOP 1" SHALL BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
- 17) ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY FOR LDP PERMITTING. ALL PUBLIC ONSITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS SHALL BE DEDICATED TO FULTON COUNTY AS PART OF THE AS-BUILT APPROVAL.
- 18) ALL SANITARY SEWER LATERALS WITH LESS THAN ONE FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
- 19) A 20' EASEMENT CENTERED OVER ALL SANITARY SEWER LINES 8-IN OR LARGER SHALL BE DEDICATED TO THE FULTON COUNTY DEPARTMENT OF WATER RESOURCES PRIOR TO ANY CERTIFICATE OF OCCUPANCY (EXCLUDING MODEL HOMES OR TEMPORARY CONSTRUCTION TRAILERS) BEING ISSUED ON THE PROJECT PROPERTY.
- 20) FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES:
 - a) PIPE SHALL BE ASTM A252, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
 - b) PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE BEDDING MUST BE IN ACCORDANCE WITH ASTM D3212.
 - c) INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE. OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
 - d) FINISHES FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATER TIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
 - e) AFTER INSTALLATION A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE DEPTH OF THE PIPE. AFTER THE SECOND TEST DEFLECTION A MINIMUM OF 8 MONTHS AFTER THE INSTALLATION, BUT BEFORE FINAL ACCEPTANCE, AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UN-DEFLECTED DIAMETER.

PREPARED IN THE OFFICE OF:

LECRAW
— ENGINEERING —

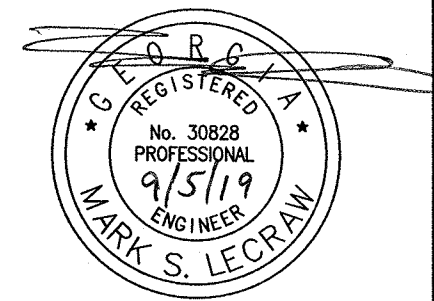
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PHONE - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
PEF005768

CLIENT

GEYER MORRIS COMPANY
ONE BUCKHEAD PLAZA
60 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:



DESIGN TEAM:

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



Know what's below.
Call before you dig

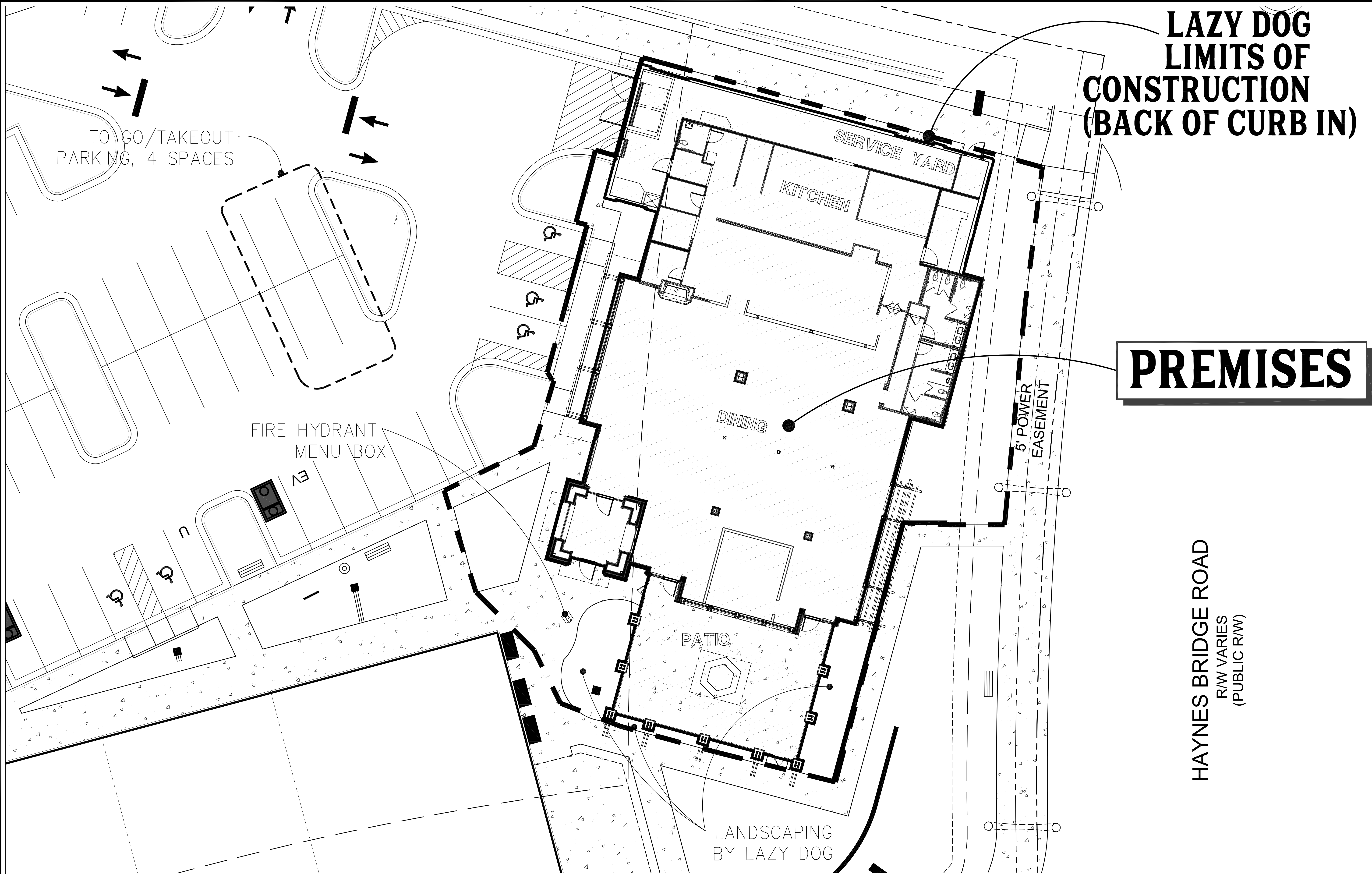


Abstract

JOB #: 26100
DATE: SEPTEMBER 5, 2019

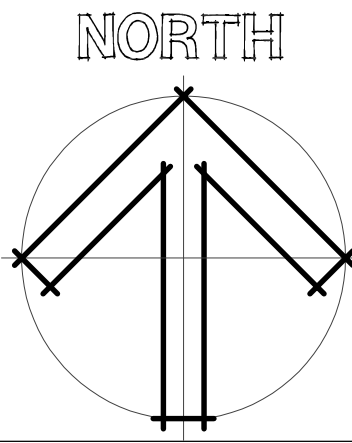
UTILITY PLAN

C-5.0



BUILDING TABULATIONS	
BUILDING AREA:	7996 SQ. FT.
SERVICE YARD AREA:	1305 SQ. FT.
TOTAL BUILDING AREA:	9301 SQ. FT.
PATIO AREA:	1447 SQ. FT.
TOTAL AREA:	10,748 SQ. FT.

CONSTRUCTION LIMITS SITE PLAN





3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

12/18/19	☒ Landlord/City Submittal
2/21/2020	☒ Landlord Resubmittal
3/2/2020	☒ Planning Comments
	☐
	☐
	☐
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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy Dog
EAT. DRINK.

SHEET TITLE
CONSTRUCTION LIMITS SITE PLAN

DRAWN BY
KW

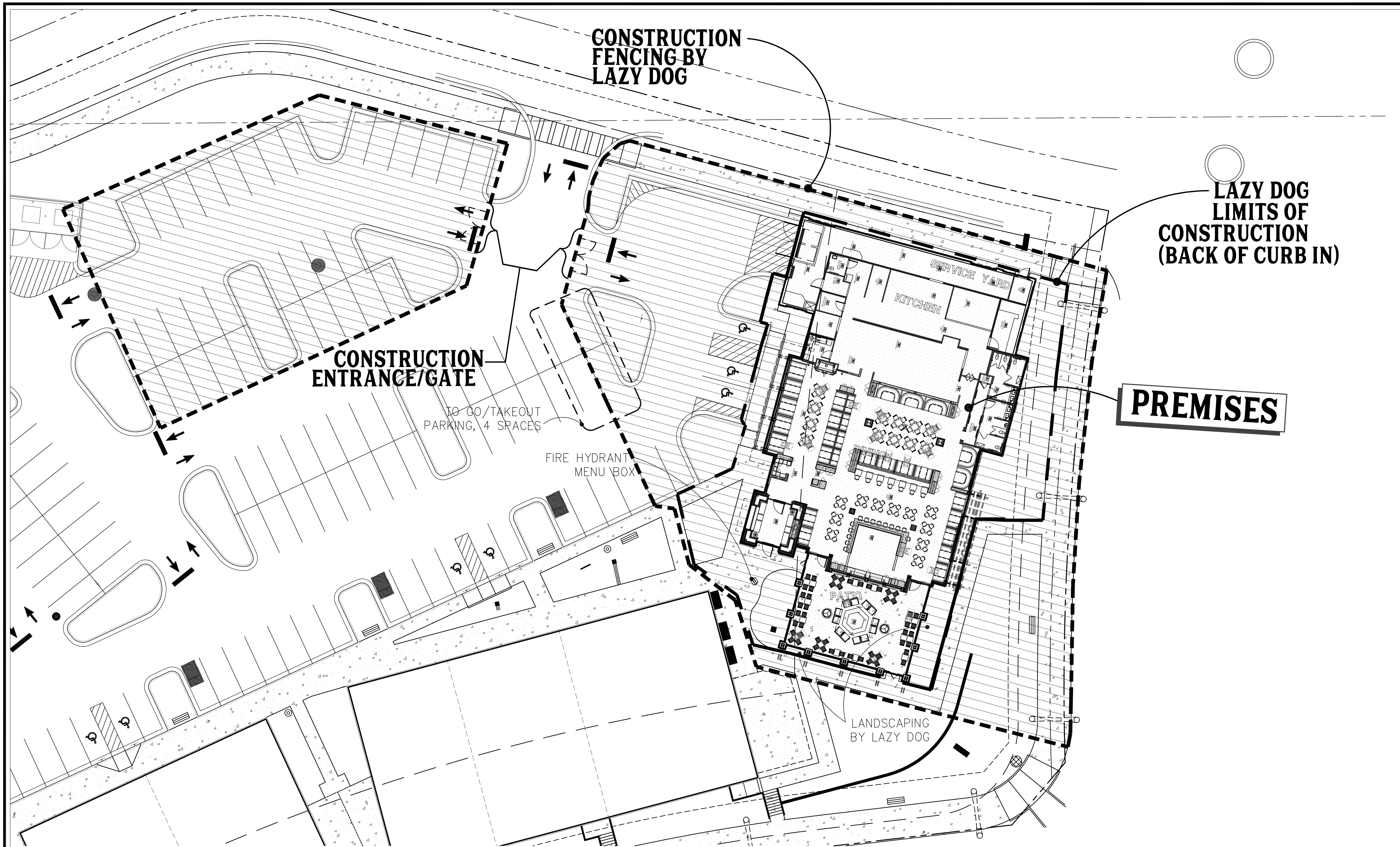
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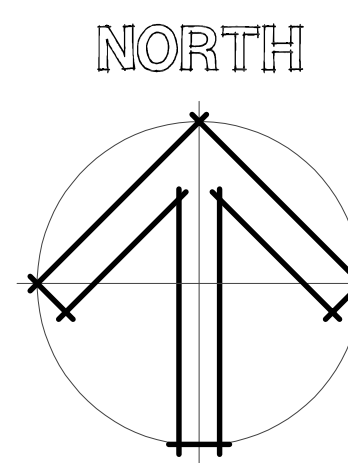
JOB NO.

SHEET NUMBER

DD2.0



CONSTRUCTION STAGING EXHIBIT

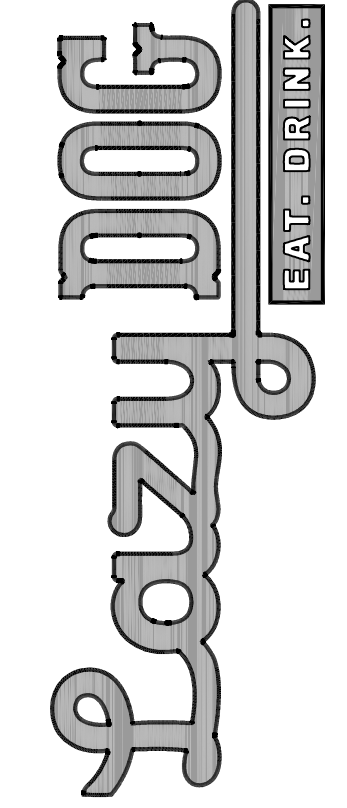


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12/18/19	☒	Landlord/City Submittal
2/21/2020	☒	Landlord Resubmittal
3/2/2020	☒	Planning Comments
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	☐	
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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

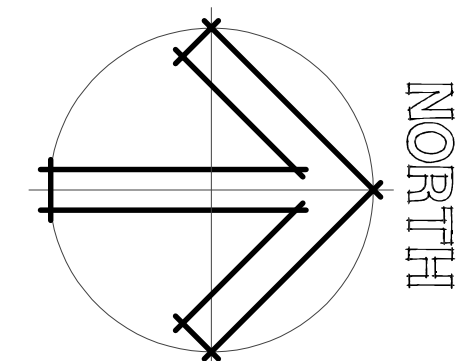
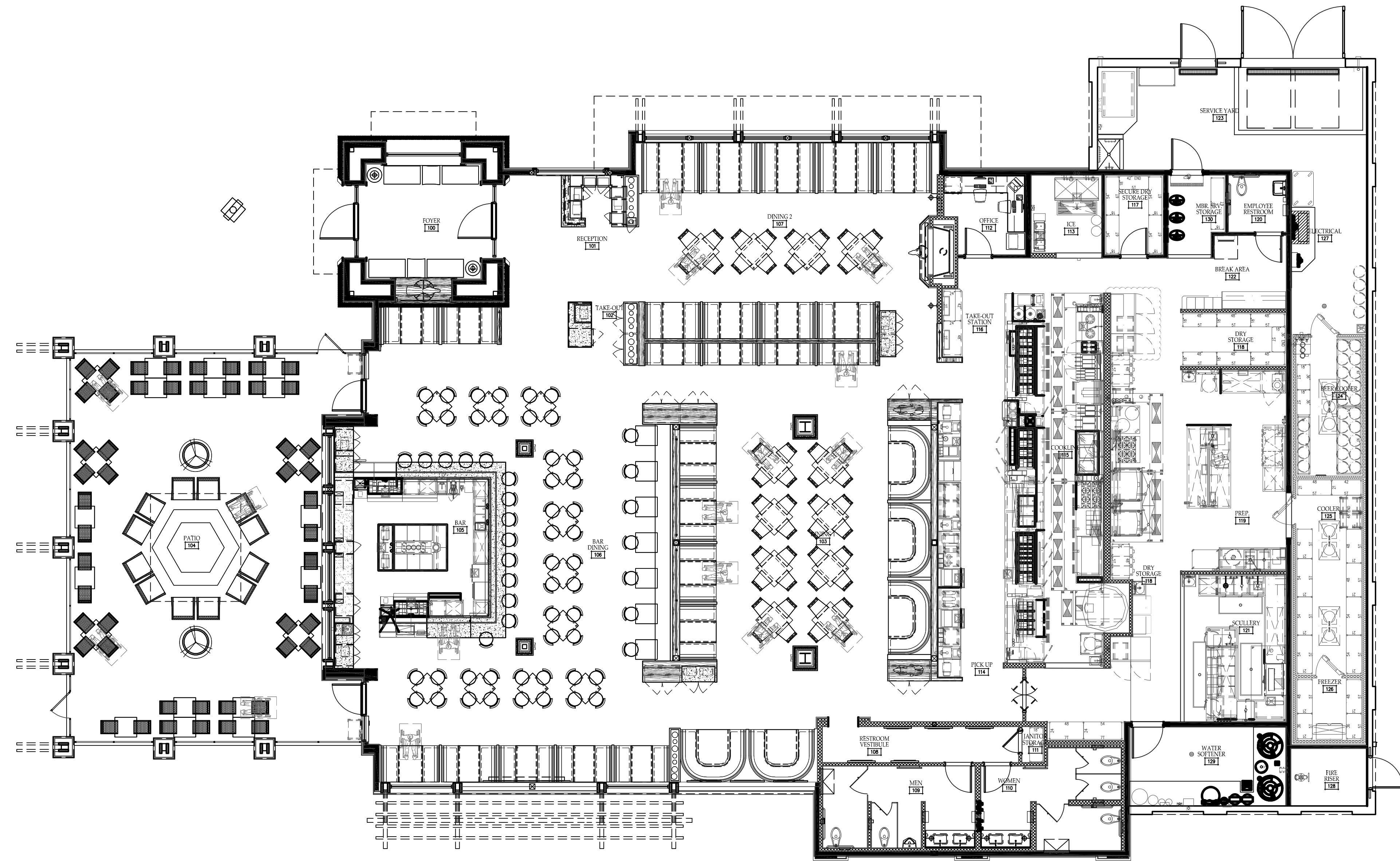


SHEET TITLE
CONSTRUCTION STAGING EXHIBIT

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
N.T.S.
JOB NO.

SHEET NUMBER

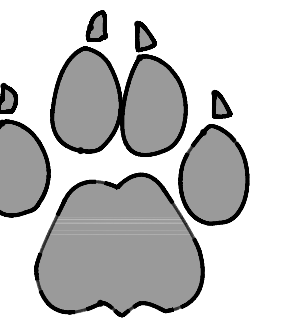
DD2.1



FLOOR PLAN

SEATING TABULATIONS

BAR:	102 SEATS
DINING ROOM 1:	86 SEATS
DINING ROOM 2:	62 SEATS
TOTAL INTERIOR SEATS:	250 SEATS
TOTAL PATIO SEATS:	62 SEATS



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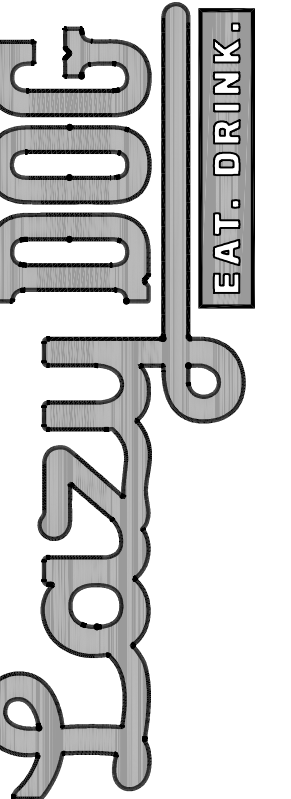
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SHEET TITLE
**FLOOR
PLAN**

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CHECKED BY

RAF/DM

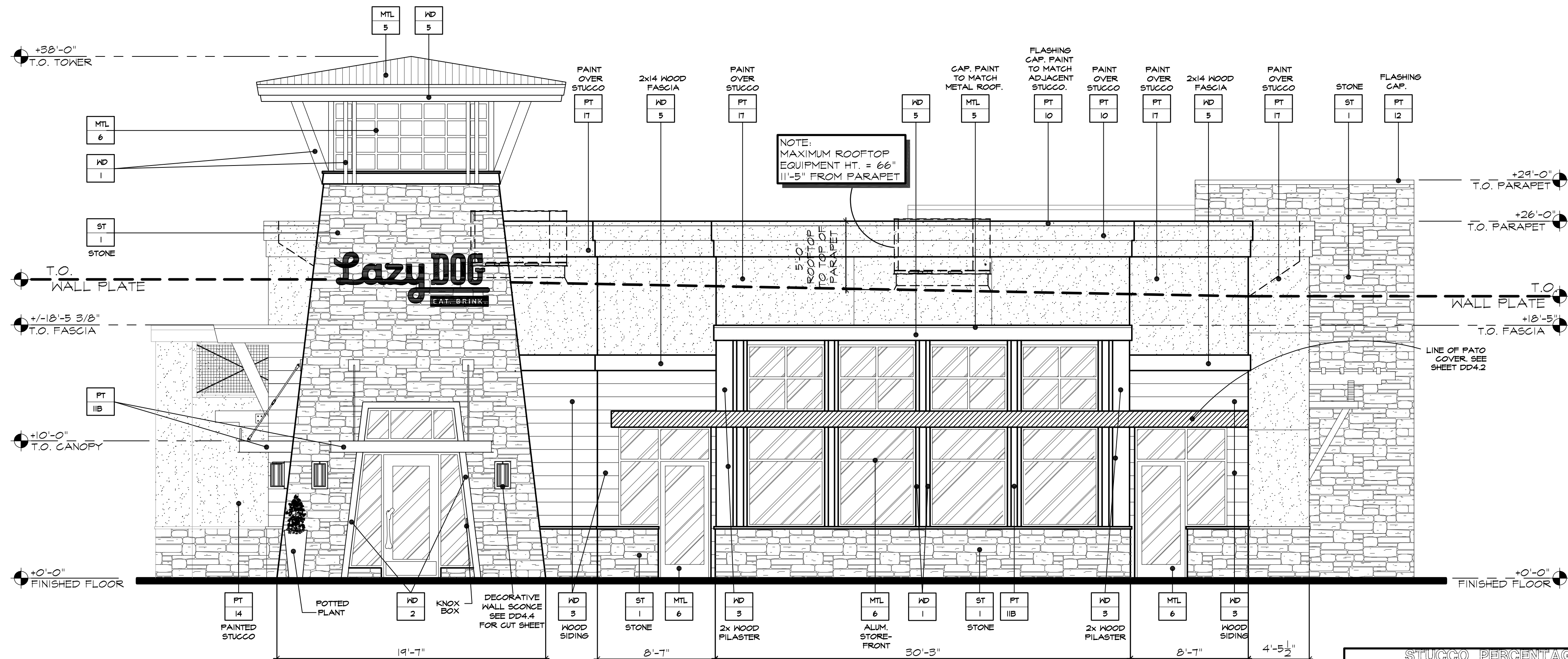
SCALE

1/8" = 1'-0"

JOB NO.

SHEET NUMBER

DD3.0



SOUTH ELEVATION

STUCCO PERCENTAGE SOUTH			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	271 SQ. FT	16%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION

EXTERIOR FINISHES	
ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCMNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT 11B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN



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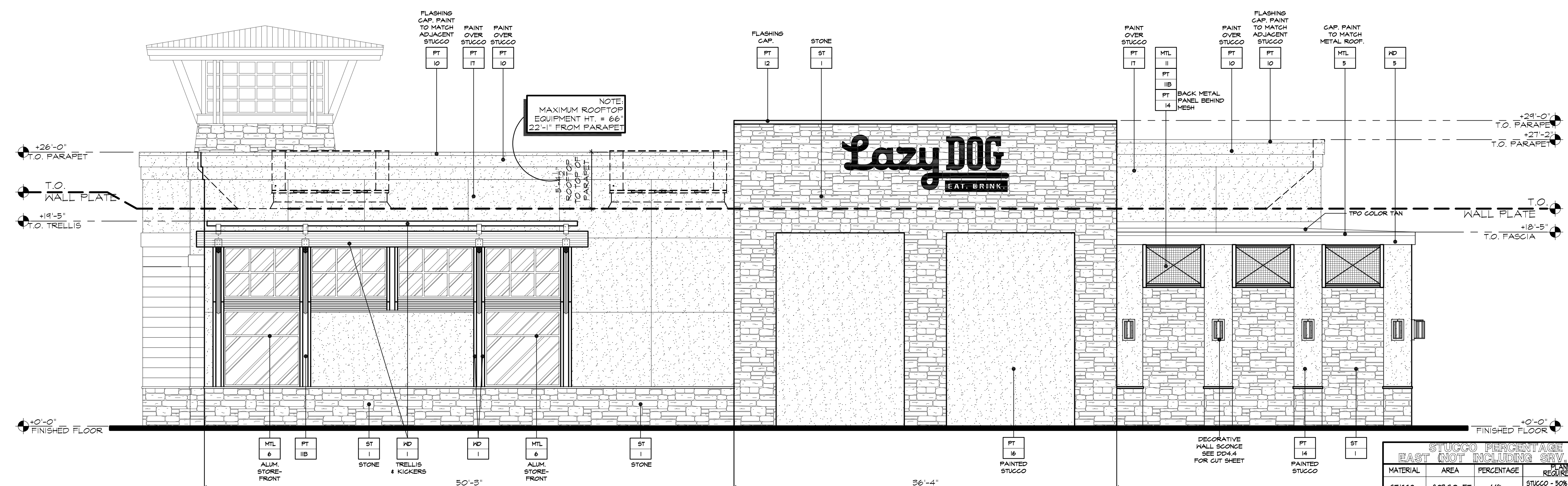


SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER

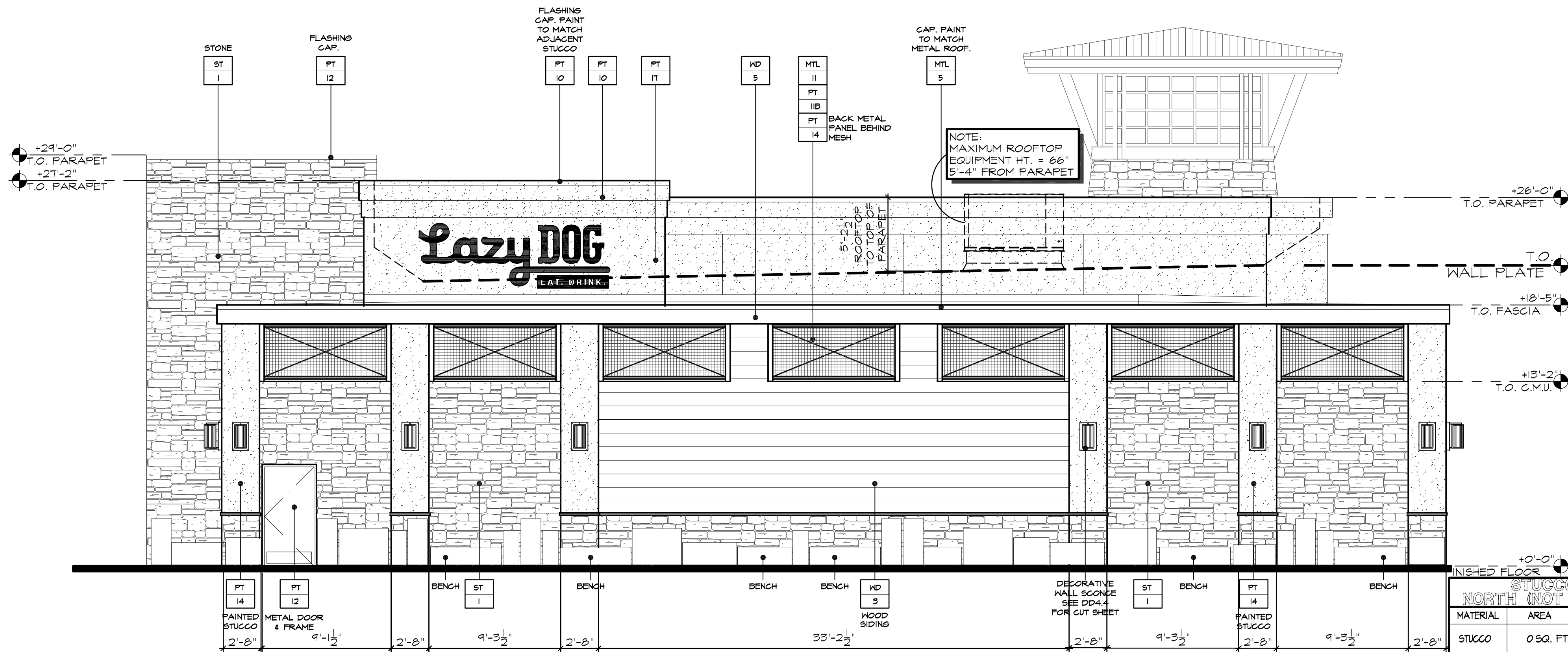
DD4.0



EAST ELEVATION

STUCCO PERCENTAGE EAST (NOT INCLUDING SRV. YD)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	803 SQ. FT	44%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION

STUCCO PERCENTAGE EAST (INCLUDING SRV. YD)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	935 SQ. FT	40%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE)

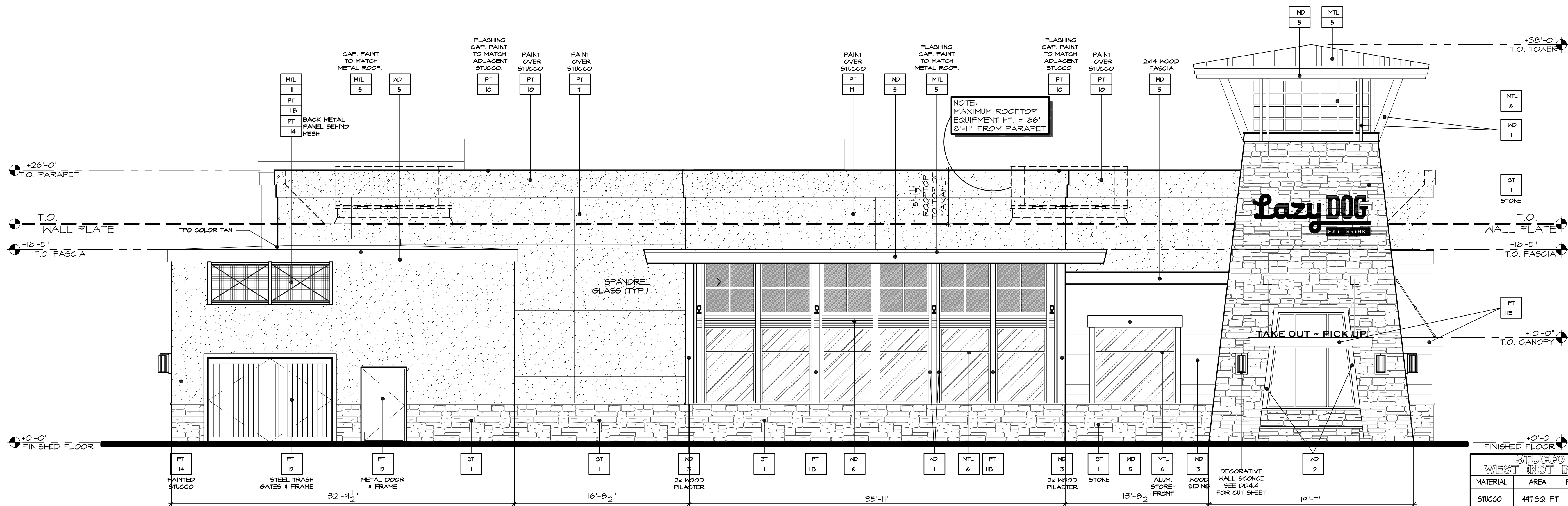


NORTH ELEVATION

STUCCO PERCENTAGE NORTH (NOT INCLUDING SRV. YD.)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	0.50 SQ. FT	-	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION

STUCCO PERCENTAGE NORTH (INCLUDING SRV. YD.)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	216 SQ. FT	15%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE)

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCMNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT 11B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN



WEST ELEVATION

STUCCO PERCENTAGE WEST (NOT INCLUDING SRV. YD.)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	411 SQ. FT	26%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION

STUCCO PERCENTAGE WEST (INCLUDING SRV. YD.)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	816 SQ. FT	33%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE)



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SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER

DD4.1



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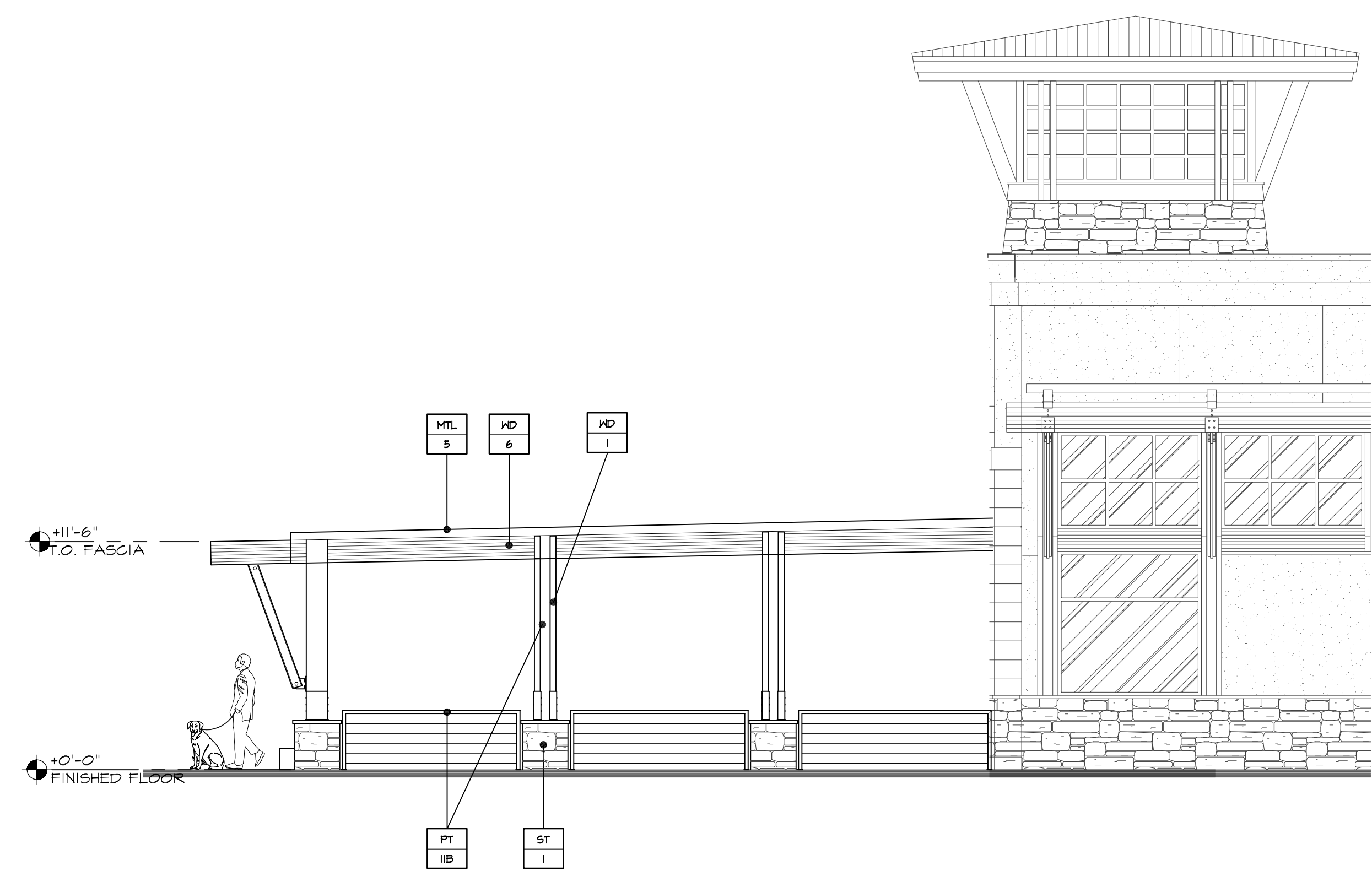
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SHEET TITLE
**PATIO
ELEVATIONS**

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KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

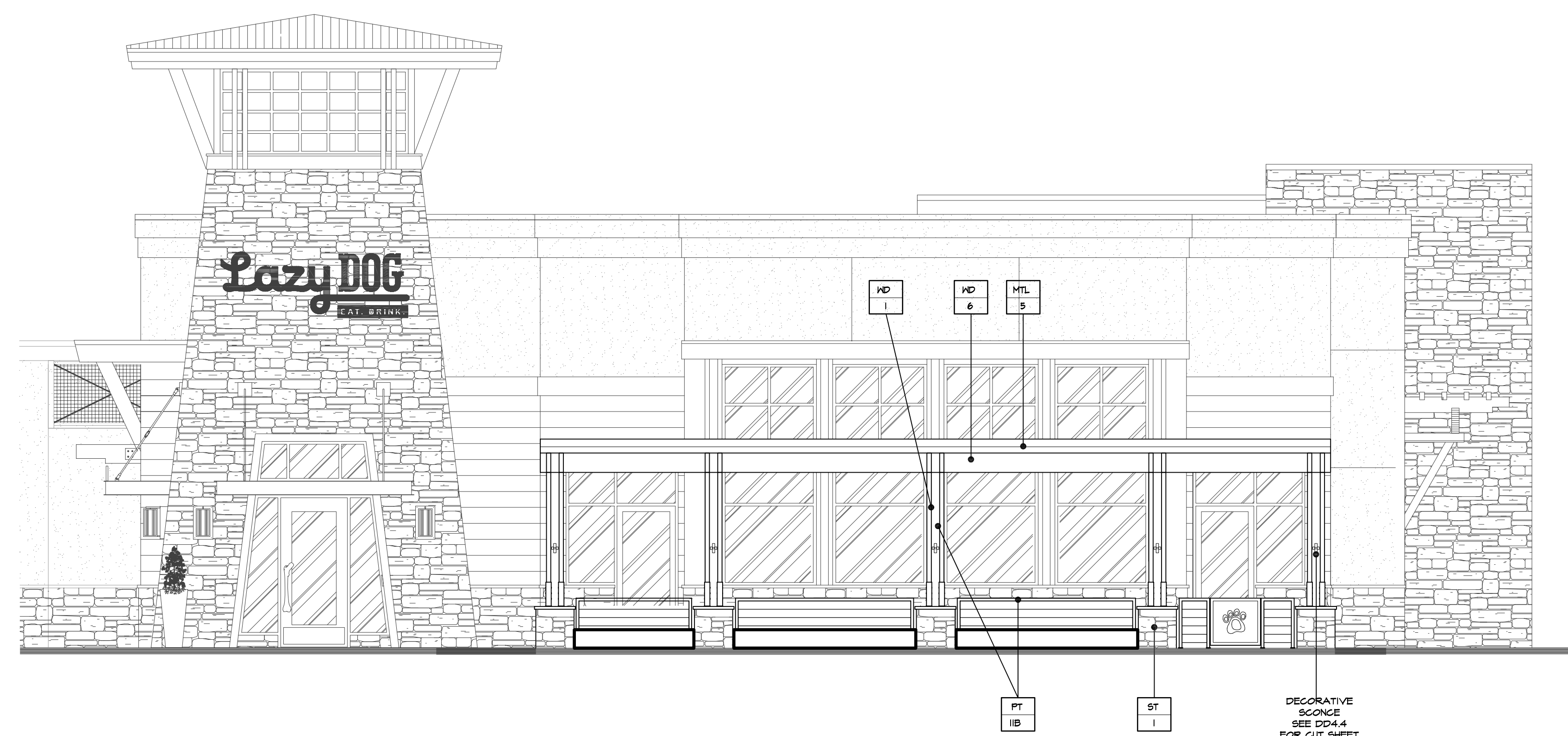
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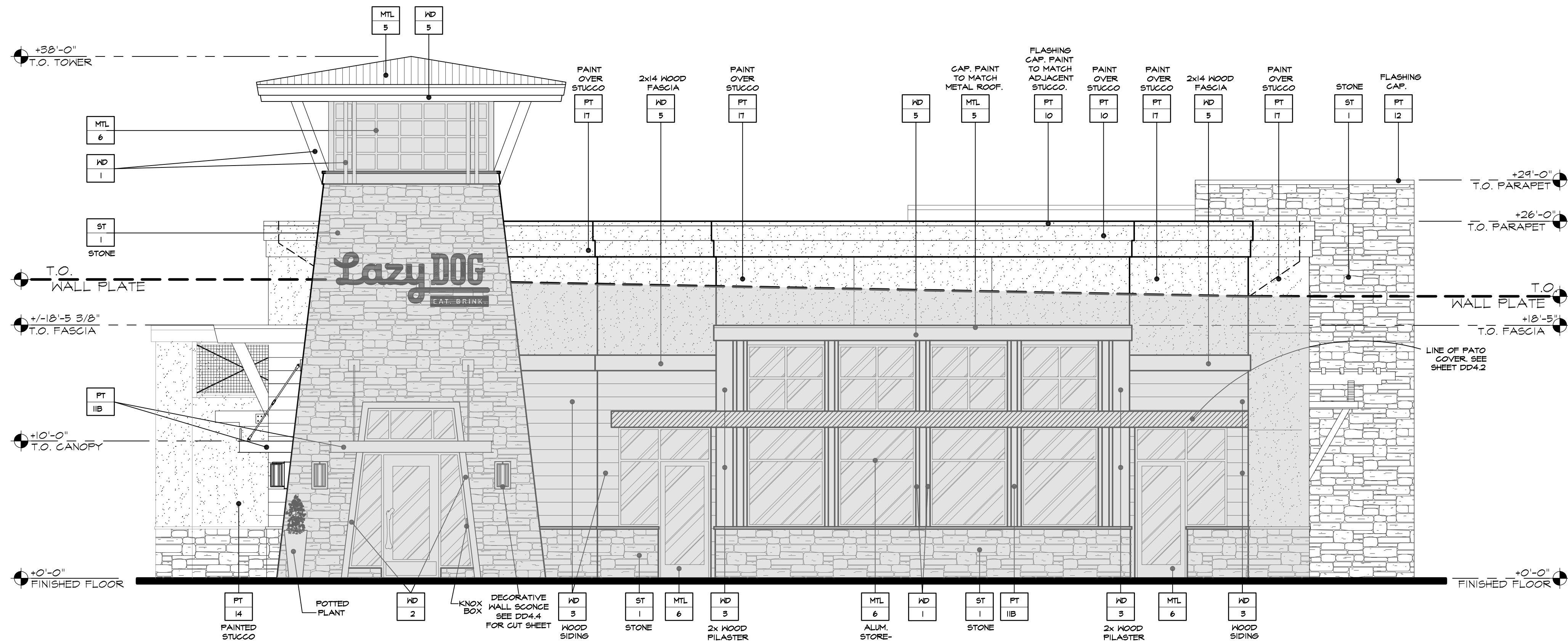
WEST PATIO ELEVATION



EAST PATIO ELEVATION



SOUTH PATIO ELEVATION



SOUTH ELEVATION

FENESTRATION PERCENTAGE SOUTH (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	587 SQ. FT	37%	25% MINIMUM PER ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCMNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
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PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-T5 MARYVILLE BROWN

PLANNING FENESTRATION REQUIREMENTS = 25% MIN. PER ELEVATION
4 ELEVATIONS PER BUILDING = 100%+

LAZY DOG FENESTRATION TOTAL FOR ALL 4 ELEVATIONS = 112%

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Lazy Dog
EAT. DRINK.

SHEET TITLE
EXTERIOR ELEVATIONS FENESTRATION

DRAWN BY
KW

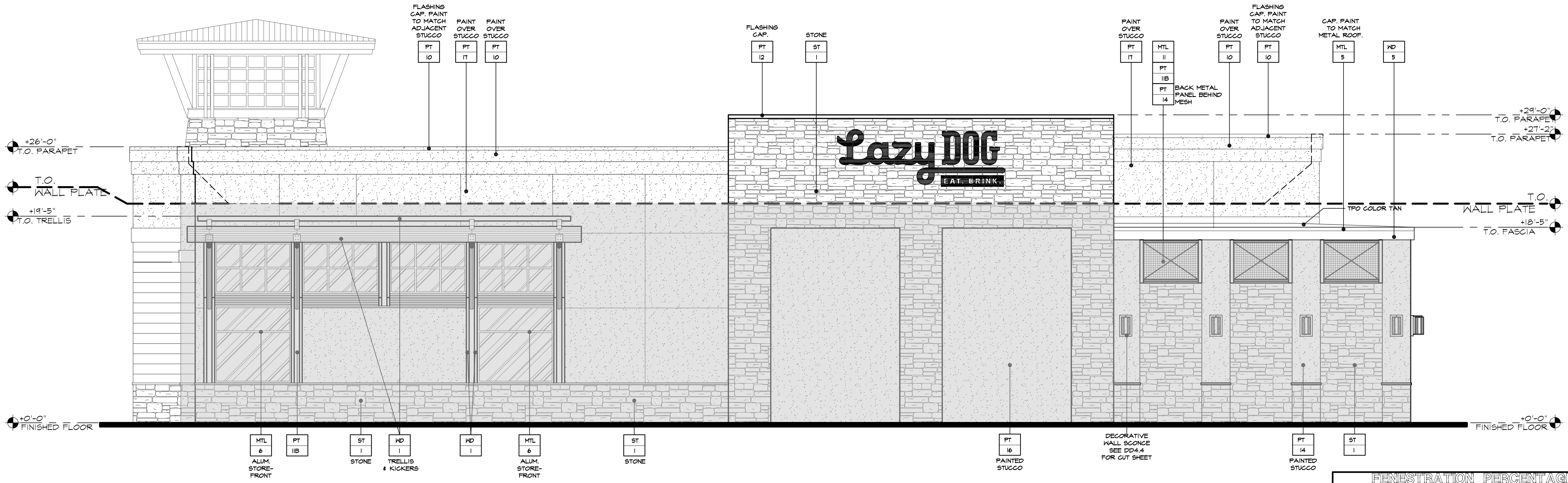
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RAF/DM

SCALE
3/16" = 1'-0"

JOB NO.

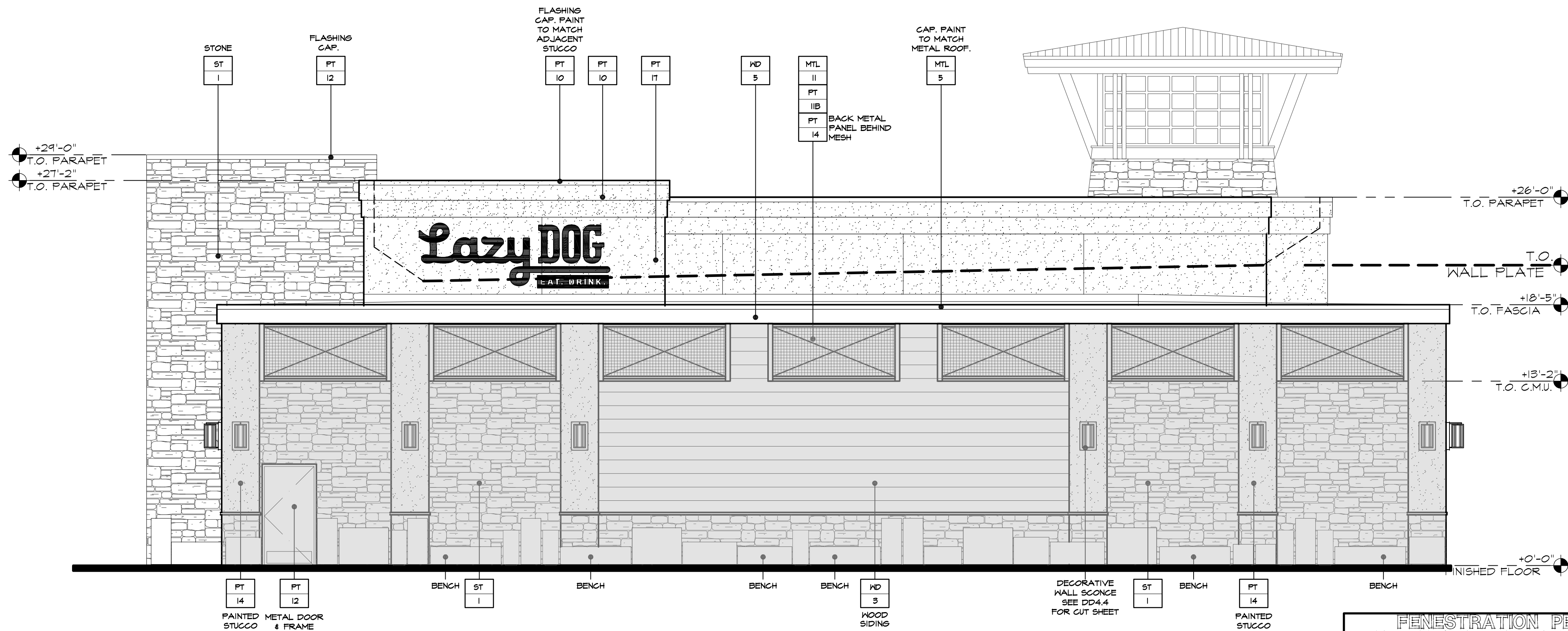
SHEET NUMBER

DD4.0A



EAST ELEVATION

FENESTRATION PERCENTAGE EAST (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	523 SQ. FT	25%	25% MINIMUM PER ELEVATION



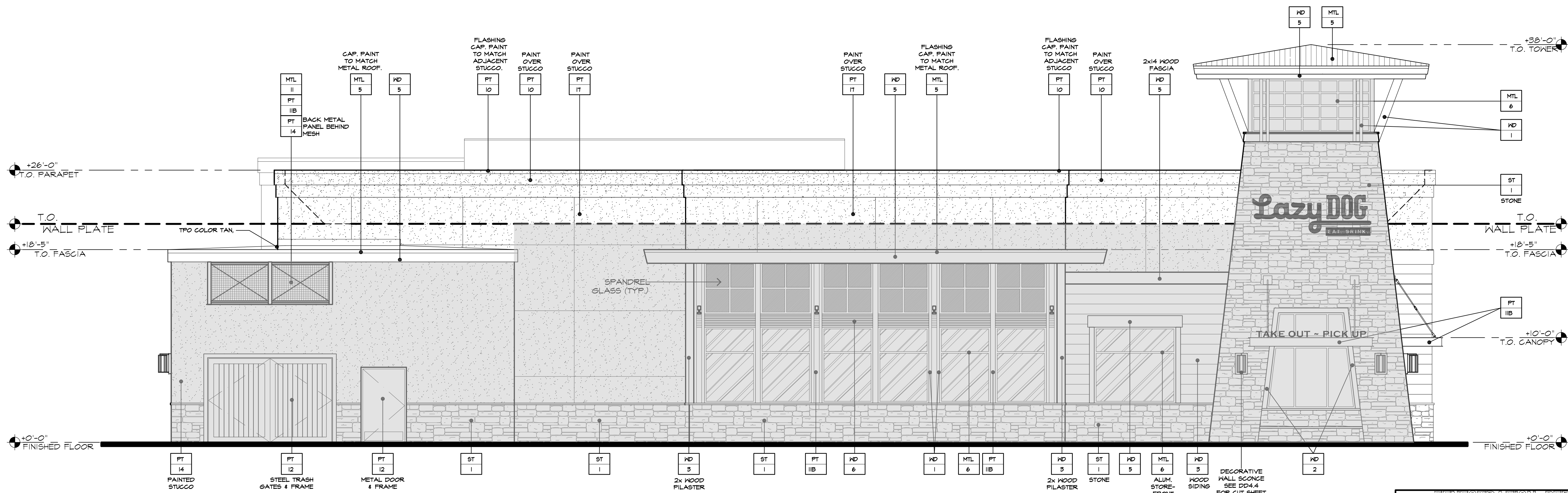
NORTH ELEVATION

FENESTRATION PERCENTAGE NORTH (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	243 SQ. FT	20%	25% MINIMUM PER ELEVATION

PLANNING FENESTRATION REQUIREMENTS = 25% MIN. PER ELEVATION
4 ELEVATIONS PER BUILDING = 100%+
LAZY DOG FENESTRATION TOTAL FOR ALL 4 ELEVATIONS = 112%

EXTERIOR FINISHES

- ST 1 STONE VENEER. LAZY DOG CUSTOM BLEND.
- MTL 5 BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
- MTL 6 US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
- MTL 11 MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041
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- WD 2 EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
- WD 3 EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
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- PT 11B DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 181 BLACK
- PT 12 BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
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- PT 16 BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
- PT 17 BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-T5 MARYVILLE BROWN



WEST ELEVATION

FENESTRATION PERCENTAGE WEST (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	805 SQ. FT	32%	25% MINIMUM PER ELEVATION



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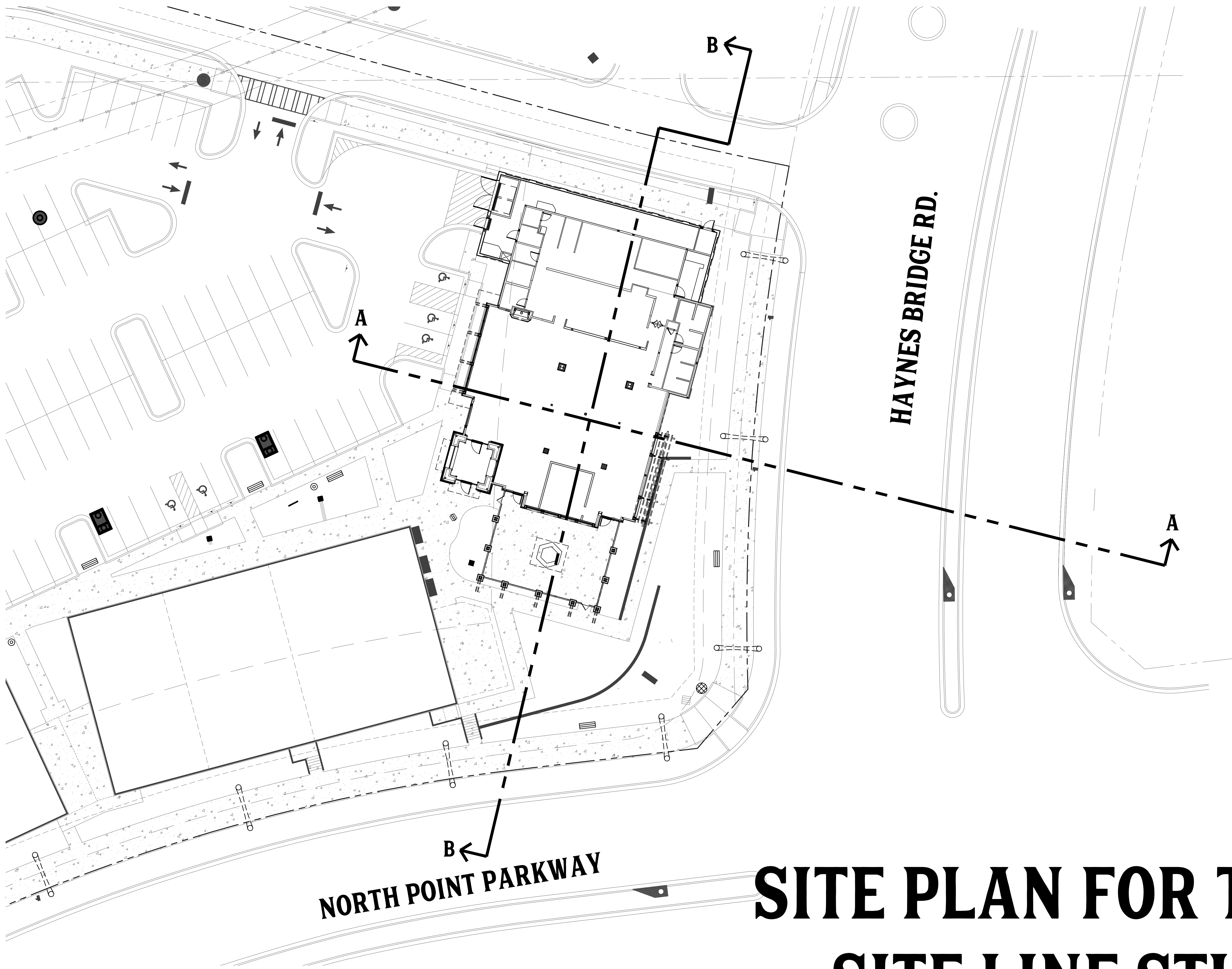


SHEET TITLE
EXTERIOR
ELEVATIONS
FENESTRATION

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER

DD4.1A



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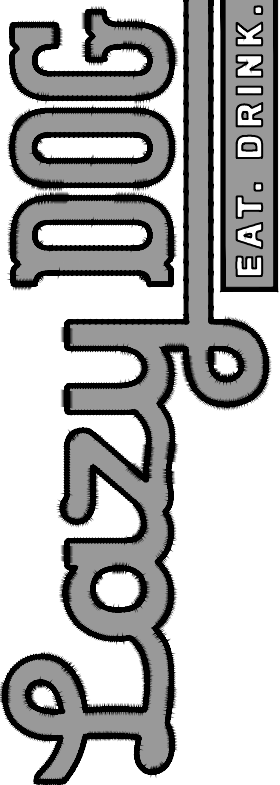
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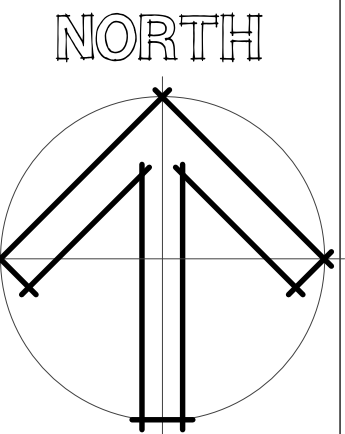
SHEET TITLE
**SITE PLAN
FOR THE
SITE LINE
STUDY**

DRAWN BY
TG
CHECKED BY
RAF/DM
SCALE
N.T.S.
JOB NO.

SHEET NUMBER

DD4.3

**SITE PLAN FOR THE
SITE LINE STUDY**



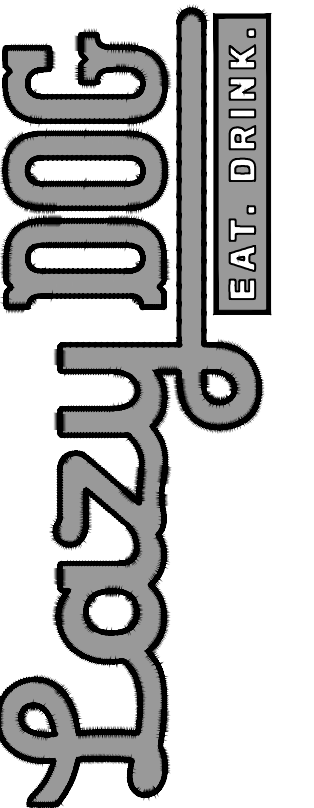


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2/21/2020	☒ Landlord Resubmittal
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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

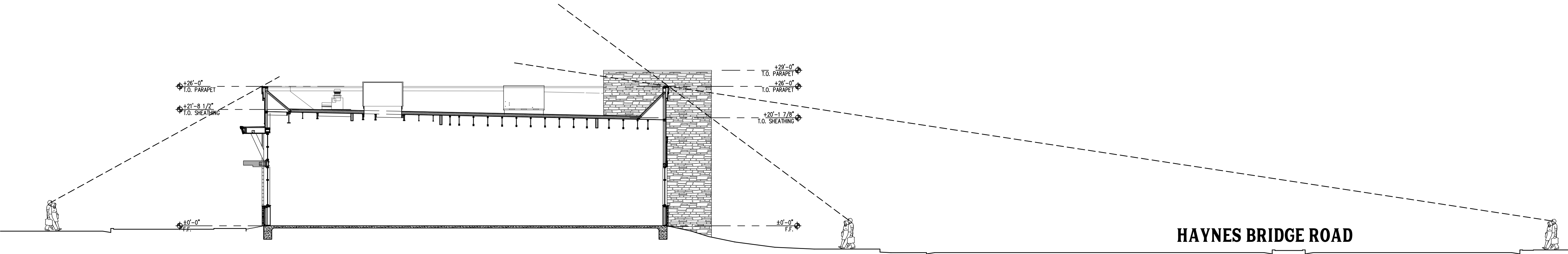


SHEET TITLE
SITE LINE
STUDY

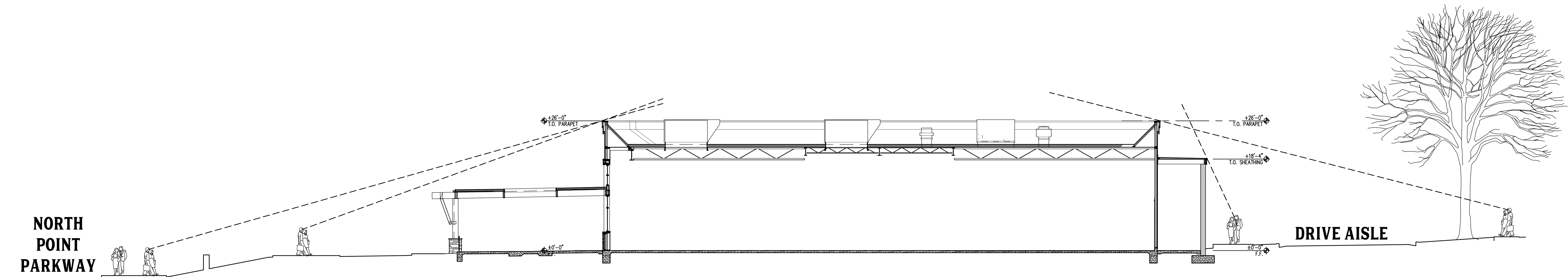
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TG
CHECKED BY
RAF/DM
SCALE
3/32" = 1'-0"
JOB NO.

SHEET NUMBER

DD4.3A



SECTION A-A



SECTION B-B

SITE LINE STUDY

SPECIFICATIONS

DESCRIPTION:
Wall mount Up/Down MR16 accent fixture.
Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.
HL-340-2X - Machined Aluminum (Standard)
HL-340-2X-2b - Machined Brass

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION:
Lamp Type - 12V halogen MR16 lamp, bi-pin
GX5.3 base, 50W max, not included (standard).

LED OPTIONS:
Integral high output LED, warm white
(5000K CCT) standard, others available.
3LED - 3W LED
8LED - 8W LED

Optics
SP - Spot, 12°
NF - Narrow Flood, 24°
FL - Flood, 36°

VOLTAGE:
12 - 12 VAC output transformer required,
not included.

MOUNTING:
Fixture is equipped with a 4.75" mounting plate
and (2) mounting screws.

OPTIONS:
Glare shields
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Angled, brass
GL-13 - Straight, aluminum
GL-14 - Straight, brass
Lenses/Louvers/Color Filters
LA-1 - Hexcoll Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:
HL-340-2X-BZ-12-LA-5

RATING:
Wet/damp/dry location.



MADE IN THE USA

ORDER SPECIFICATION: Fixture Finish Lamping Voltage Options/Access.

PROJECT: HEVI LITE, INC.

APPROVED: 9714 Vanel Ave, Chatsworth, CA 91311
Tel: (818) 341-8051 • Fax: (818) 988-1986
Web Site: http://www.hevilite.com

PATIO DECORATIVE SCONCE



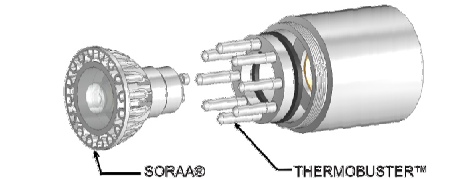
ZX16-GU10/ZX16-GU10-SOI

Area Accent - ZX16 Series

Product Features

- Area accent lighting for architectural and landscape application.
- ETL outdoor wet location listed, IP67 standard.
- Machined from solid billet 6061-T6 corrosion resistant aluminum.
- 240° vertical and 360° horizontal adjustment via unique swivel stem design.
- US patented Integral SORAA® heat sink.
- 120V input with GU10 MR16 LED. No transformer needed.

Integral SORAA® Heat Sink: US patented Thermobuster™ provides extra heat dissipation that reduces the lamp junction temperature by 77°F(25°C). Enables even the highest wattage SORAA® lamps to be used in an enclosed fixture without sacrificing its performance or life expectancy.



Specification

Materials: Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Hood and Glare Shield: 3 available hood options to suit any application. 3 optional glare shields (short, long, angled) to complement each hood choice. See page 2 for details.

Light Source: MR16 GU10 Halogen lamp or MR16 GU10 SORAA® LED lamp. Please refer to SORAA MR16 GU10 for lamp selection.

Voltage: 120 or 230V AC.

Wattage: Max. 9W for SORAA MR16 lamp with Thermobuster. Max. 50W for halogen MR16 without Thermobuster.

Lamp Base/Socket: Porcelain GU10 twist-lock lamp base.

Dimmability: Phase. Please refer to website for SORAA® MR16 dimmer compatibility. SORAA GU10 dimmer compatibility.

Finish: Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

Optical Accessories: Accepts up to 3 accessory pieces (hexcoll louver, optical lenses, dichroic color filters, etc.). Secured in place with metal snap ring.

Mounting Method: Mounts using 1/2"-14 NPS male fitting compatible with all HK Lighting Group mounting devices.

EXAMPLE: ZX16-GU10-SOI - A - GSL - 01109 - BK - LVR - CMS
ZX16-GU10 - A - GSL - 0 - BK - LVR - CMS

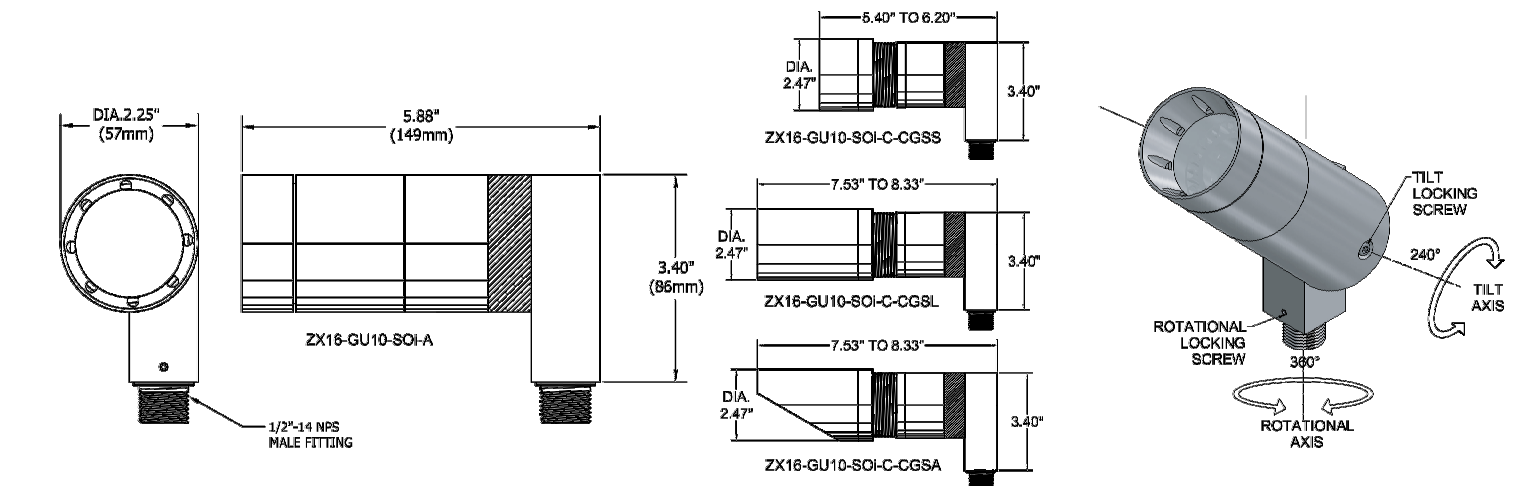
Ordering Guide

SERIES	MATERIAL	HOOD	OPTIONAL GLARE SHIELD	OPTIONAL LAMP	FINISH	OPTIONAL ACCESSORIES UP TO 3	OPTIONAL MOUNTING ACCESSORIES
ZX16-GU10	BLANK Aluminum (Standard) NBS Natural Brass NCS Natural Copper	A A-HOOD B B-HOOD C C-HOOD	GSL GSA GSS	0-NONE XXXXX XXXXX	Standard BK Black Powder Coat BZ Bronze Powder Coat WT White Powder Coat AC Anodized Brass CC Custom Powder Coat	LVR Hexcoll Louver OGL Optical Glass Lens SOL Linear Spread Lens SOL Soft Focus Lens DP Dichroic Filter	See page 2 for quick reference, or link for detailed specification.
ZX16-GU10-SOI							

*SORAA® Lamp Selection: SORAA MR16 GU10

Product Drawings

NOTE: Specification and dimensions subject to change without notice.



PATIO ACCENT LIGHT

Vera Cruz™ (WET LOCATION) - Ceiling Fans



Double click on above image to view full picture

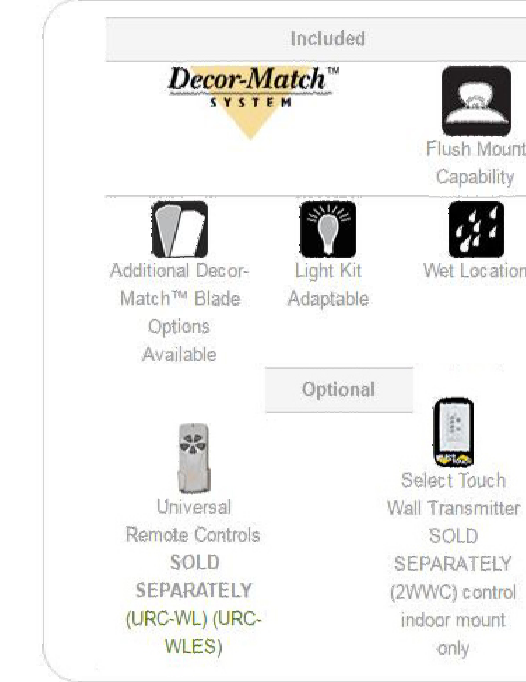
Vera Cruz™ (WET LOCATION)

Be the first to review this product

Add to Compare

Quick Overview

Accessories this traditional UL wet location rated fan with one of Regency's wet location light kits to achieve a finished look for the deck or veranda. 52" weather resistant blades complement this three-speed fan.



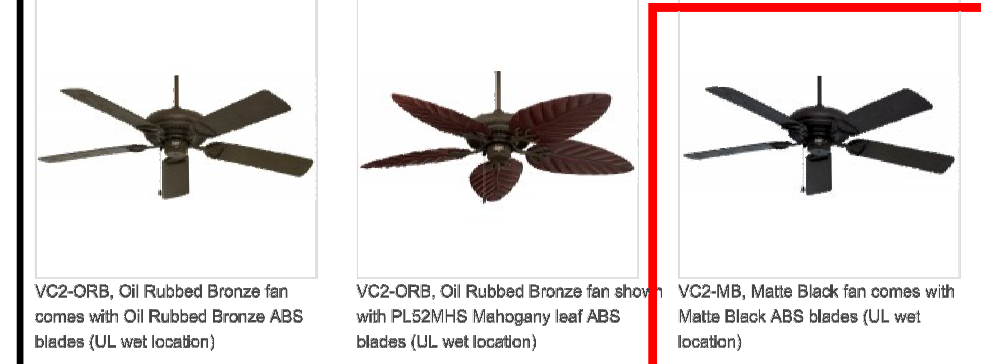
Performance and Energy Information

Fan Speed	Airflow (CFM)	Power Use (Watts)	Airflow Efficiency (CFM/Watt)
Low	2325.00	11.00	219
High	5871.00	57.00	103

High Resolution Photo

Owner's Manual

OTHER FINISHES



PATIO FAN

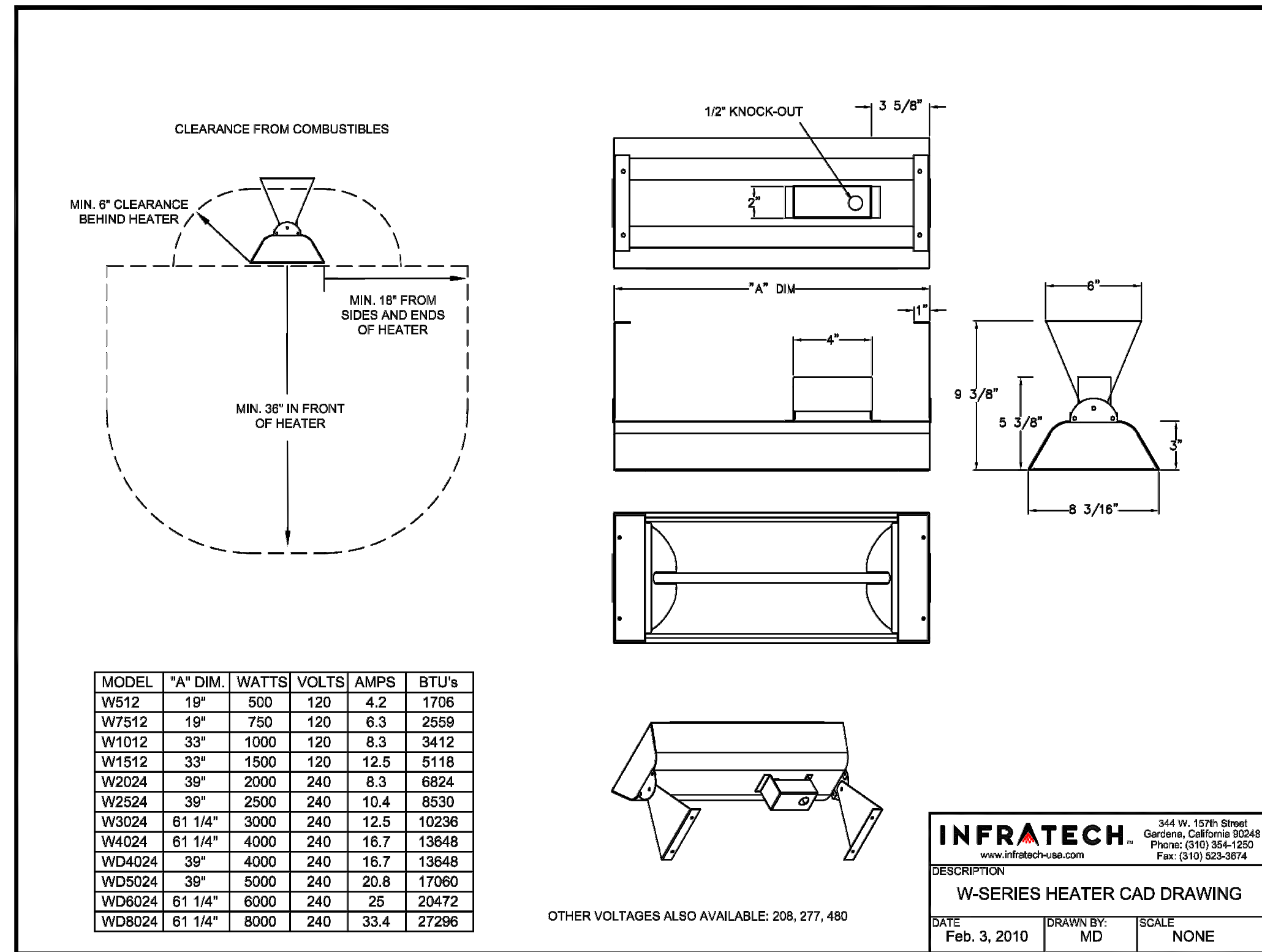
Vera Cruz™ (WET LOCATION) - Ceiling Fans



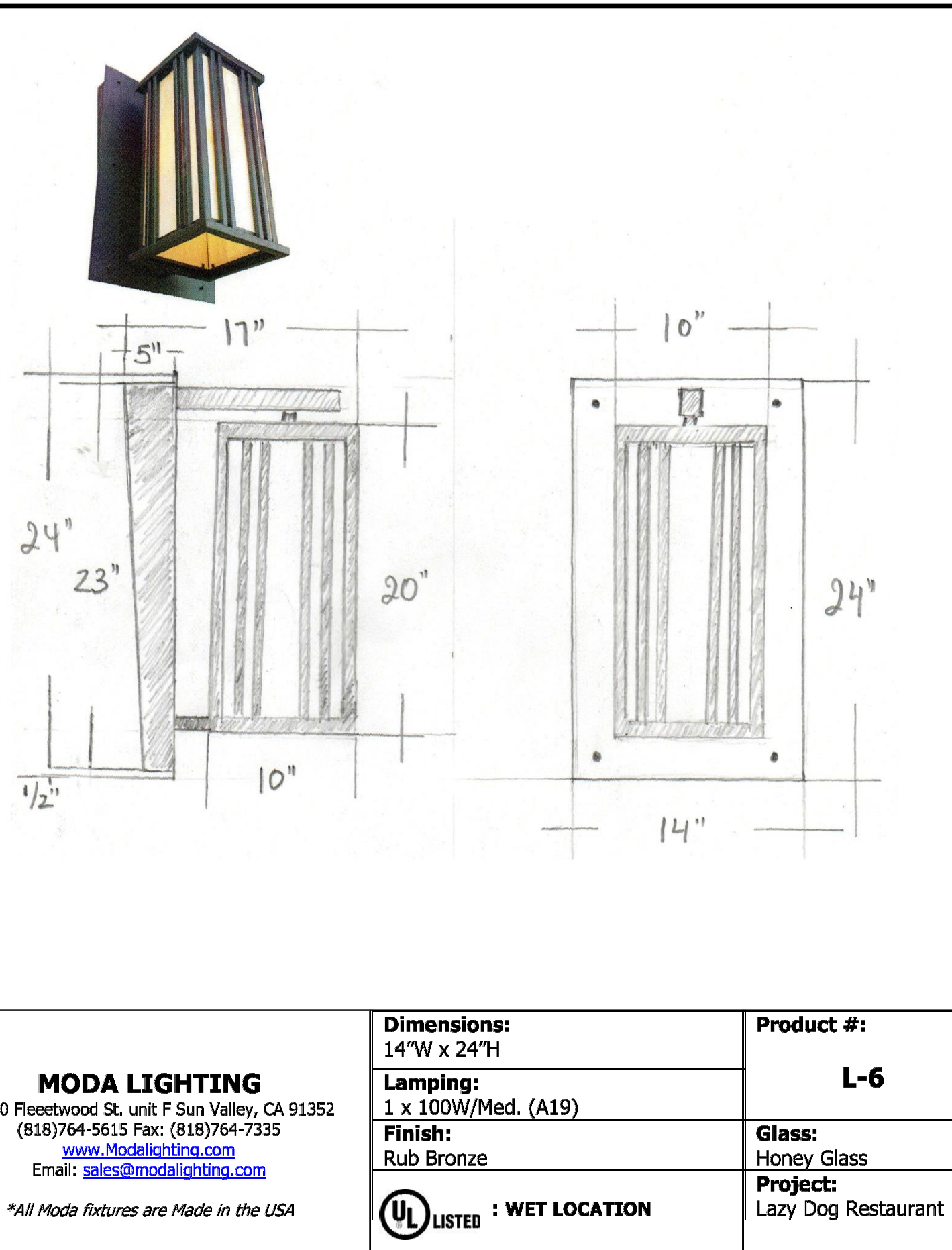
VC2-MB, Matte Black fan shown with
PL52MHS Mahogany leaf ABS blades
(UL wet location)

Additional Information

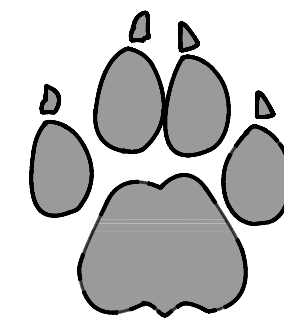
Blade Type	52" blades (INCLUDED)
Motor	188 x 15mm
Speed	3-speed, reversing
Blade Pitch (Degrees)	14°
Downrod	4" downrod included (optional downrods available)
Mount Type	Mounts to sloped ceilings up to 35° 8/12 pitch
Box Weight (lbs)	18.7
Additional	U.L. Wet Location rated



PATIO ELECTRIC HEATER



BUILDING DECORATIVE SCONCE

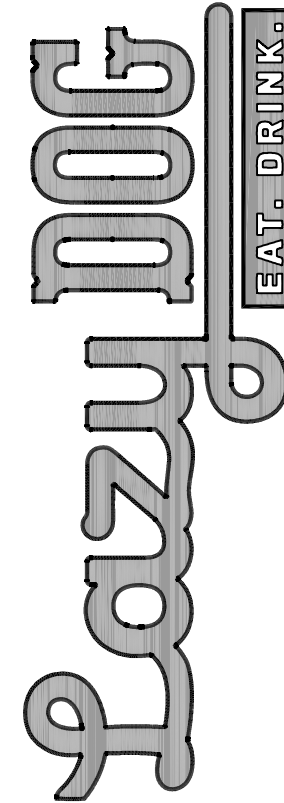


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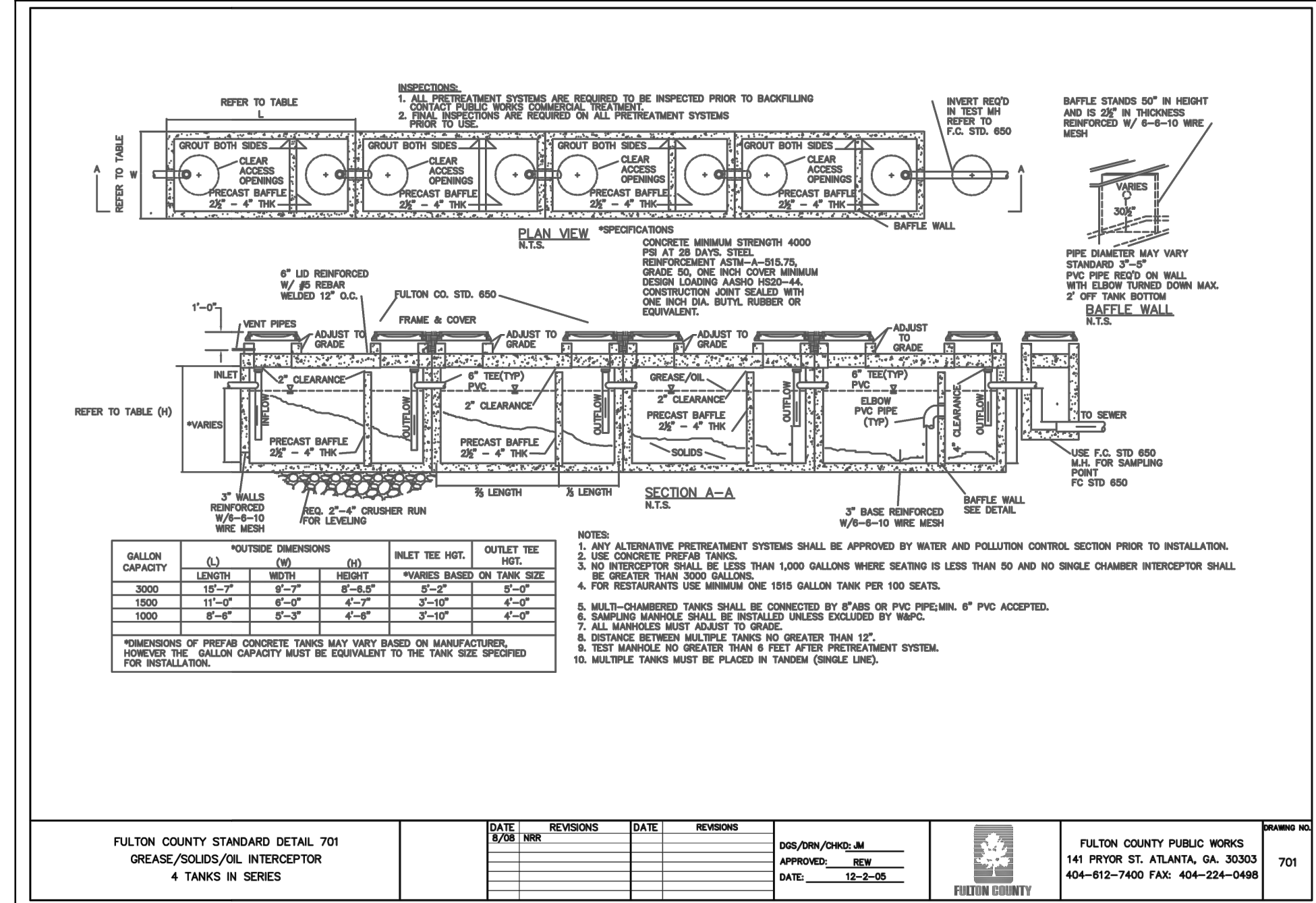
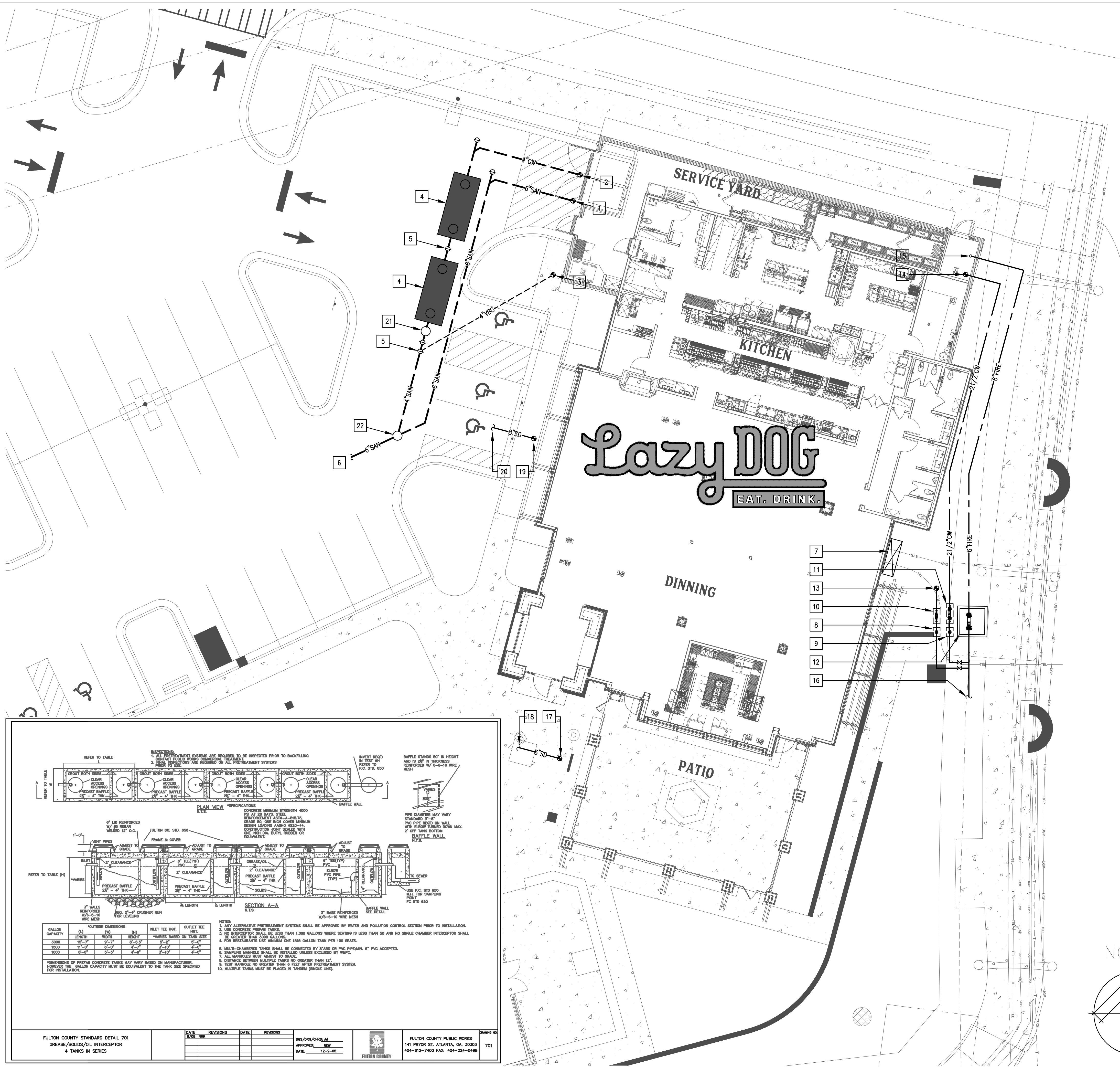
10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022



SHEET TITLE	CUT SHEETS
DRAWN BY	KW
CHECKED BY	RAF/DM
SCALE	3/16" = 1'-0"
JOB NO.	
SHEET NUMBER	

DD4.4

DWG: S:\dwgs\235-Lazy Dog\235-Lazy Dog.dwg USER: crr DATE: Feb 20, 2020 3:18pm XREFS: DD_LD_Alpharetta_Baseplan DD_LD_Alpharetta_Baseplan 2019.11.11 TO CLIENT-NEW IMACS



PLUMBING POINT OF CONNECTION PLAN

SCALE
3/32"=1'-0"

1

PLAN NOTES

- 1 LANDLORD PROVIDED & INSTALLED 6" SANITARY SEWER BELOW GRADE TO BUILDING - INVERT ELEVATION = (-)60" (MINIMUM).
- 2 LANDLORD PROVIDED & INSTALLED 4" GREASE WASTE BELOW GRADE TO BUILDING - INVERT ELEVATION = (-)60" (MINIMUM).
- 3 LANDLORD PROVIDED & INSTALLED 4" VENT BELOW GRADE TO BUILDING.
- 4 LANDLORD PROVIDED & INSTALLED 3,000 GALLON GREASE INTERCEPTOR (TOTAL OF 2).
- 5 LANDLORD PROVIDED & INSTALLED FLOOR CLEAN-OUT TO GRADE (TYPICAL ALL CLEAN-OUT SHOWN ON THIS PLAN) - ALL CLEAN-OUTS SHALL BE INSTALLED WITH AIR TIGHT COVERS.
- 6 LANDLORD PROVIDED & INSTALLED 6" SANITARY SEWER INTO EXISTING SEWER MAIN IN STREET - LOCATION OF SEWER MAIN UNKNOWN AT TIME OF PPOC-1 PLAN CREATION, DEPTH REQUIRED AT POC DEPENDENT UPON LOCATION OF SEWER MAIN.
- 7 PROPOSED LOCATION OF THE NEW GAS METER ASSEMBLY (METER SHALL BE CAPABLE OF SUPPLYING A MAXIMUM OF 5,000,000 BTU/HR @ 2-PSI PRESSURE) - GAS METER ASSEMBLY SHALL BE PROVIDED & INSTALLED BY THE LOCAL GAS COMPANY IN DIRECT COORDINATION WITH LAZY DOG - ALL GAS PIPING IN THE BUILDING IS SIZED ON 350 FEET @ 2-PSI PRESSURE.
- 8 LANDLORD PROVIDED & INSTALLED 1" WATER METER (IRRIGATION) IN CONCRETE METER BOX.
- 9 LANDLORD PROVIDED & INSTALLED 2" WATER METER IN CONCRETE METER BOX.
- 10 LANDLORD PROVIDED & INSTALLED 1" (RP) BACKFLOW PREVENTER (IRRIGATION) @ +24" A.F.G. IN HEATED BACKFLOW ENCLOSURE, DRAIN TO SPILL TO LANDSCAPING.
- 11 LANDLORD PROVIDED & INSTALLED 2-1/2" (RP) BACKFLOW PREVENTER @ +24" A.F.G. IN HEATED BACKFLOW ENCLOSURE, DRAIN TO SPILL TO LANDSCAPING.
- 12 LANDLORD PROVIDED & INSTALLED 6" DCDA IN BELOW GRADE VAULT.
- 13 LANDLORD PROVIDED & INSTALLED 1" IRRIGATION POC.
- 14 LANDLORD PROVIDED & INSTALLED 2-1/2" CW PIPING TO THE BUILDING.
- 15 LANDLORD PROVIDED & INSTALLED 6" FIRE SERVICE TO THE BUILDING.
- 16 LANDLORD PROVIDED & INSTALLED 6" WATER SERVICE INTO EXISTING WATER MAIN IN STREET - LOCATION OF WATER MAIN UNKNOWN AT TIME OF PPOC-1 PLAN CREATION.
- 17 LANDLORD PROVIDED & INSTALLED 6" STORM DRAIN PIPING TO THE BUILDING - INVERT ELEVATION = (-)48" MINIMUM.
- 18 LANDLORD PROVIDED & INSTALLED 6" STORM DRAIN PIPING - CONNECT TO ON-SITE STORM DRAIN SYSTEM - LOCATION OF STORM DRAIN MAIN UNKNOWN AT TIME OF PPOC-1 PLAN CREATION, DEPTH REQUIRED AT POC DEPENDENT UPON LOCATION OF STORM DRAIN MAIN.
- 19 LANDLORD PROVIDED & INSTALLED 8" STORM DRAIN PIPING TO THE BUILDING - INVERT ELEVATION = (-)48" MINIMUM.
- 20 LANDLORD PROVIDED & INSTALLED 8" STORM DRAIN PIPING - CONNECT TO ON-SITE STORM DRAIN SYSTEM - LOCATION OF STORM DRAIN MAIN UNKNOWN AT TIME OF PPOC-1 PLAN CREATION, DEPTH REQUIRED AT POC DEPENDENT UPON LOCATION OF STORM DRAIN MAIN.
- 21 LANDLORD PROVIDED & INSTALLED SAMPLING PIT.
- 22 LANDLORD PROVIDED & INSTALLED SEWER MANHOLE.

ALL UTILITY STUBS AND CONNECTIONS SHALL BE COORDINATED WITH THE FINAL LL CIVIL PLANS. THE TENANTS GC SHALL FIELD VERIFY ALL FINAL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

COORDINATE GI SIZE AND QUANTITIES WITH FINAL LEASE AGREEMENT, VERIFY WITH LL CIVIL PLANS SIZE AND LOCATIONS OF GI.

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3/2/2020 ☒ Planning Comments

NORTH POINT II
ALPHARETTA, GA

Lazy Dog
EAT. DRINK.

SHEET TITLE
**PLUMBING
POC PLAN**

DRAWN BY
JR

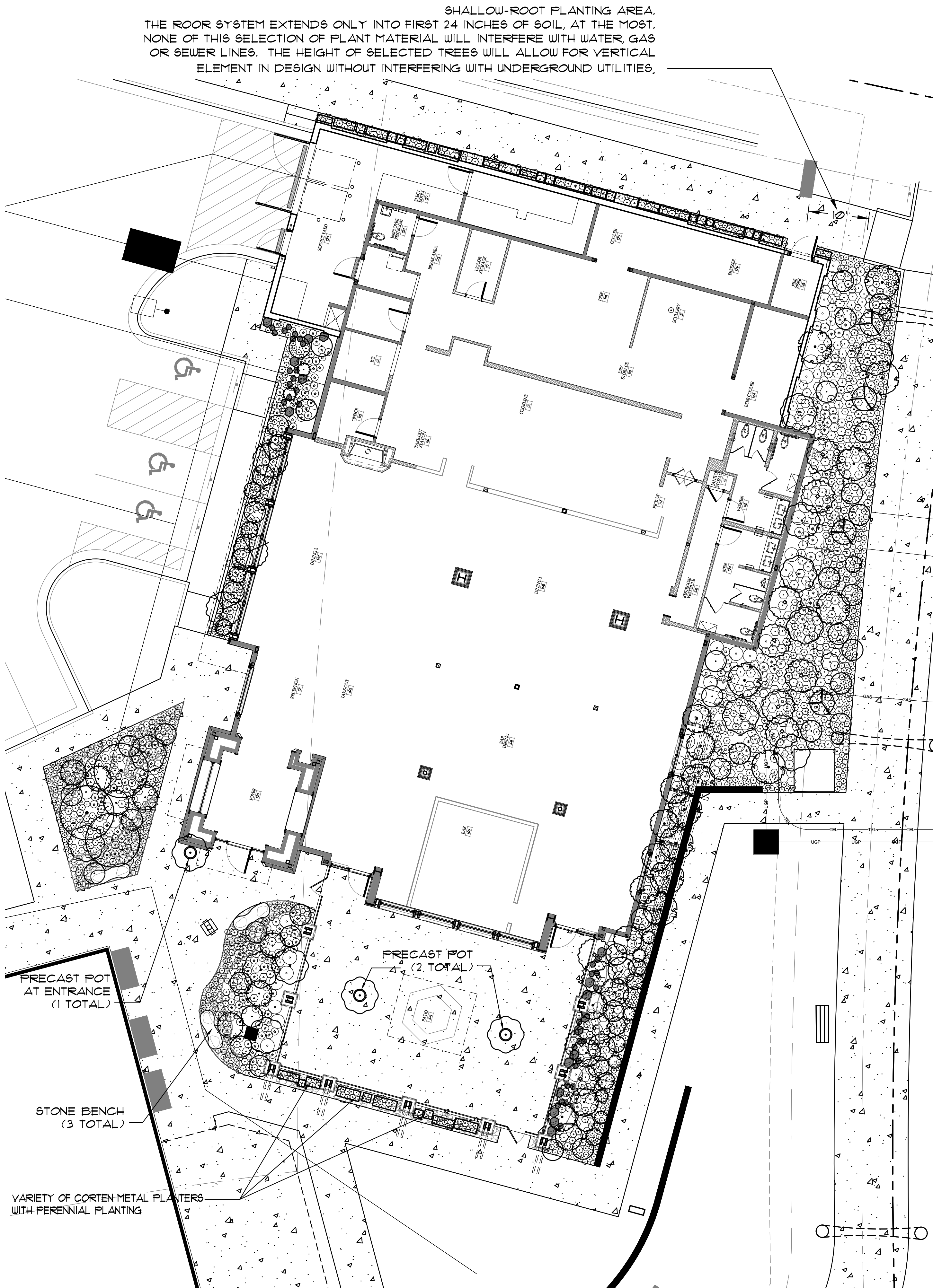
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CBO

SCALE
3/32"=1'-0"

JOB NO.
235-042

SHEET NUMBER

PPOC-1



SHALLOW-ROOT PLANTING AREA. THE ROOF SYSTEM EXTENDS ONLY INTO FIRST 24 INCHES OF SOIL. AT THE MOST, NONE OF THIS SELECTION OF PLANT MATERIAL WILL INTERFERE WITH WATER, GAS OR SEWER LINES. THE HEIGHT OF SELECTED TREES WILL ALLOW FOR VERTICAL ELEMENT IN DESIGN WITHOUT INTERFERING WITH UNDERGROUND UTILITIES.



CORTEN STEEL FINISH PLANTERS' PLANTING EXAMPLE

CORTEN STEEL FINISH PLANTERS AVAILABLE FROM: VERADEK OUTDOOR, INFO AT VERADEK.COM OR APPROVED EQUAL. CONTRACTOR TO SEAL PLANTER INSIDE AND OUTSIDE WITH CORTEN + SEALER OR APPROVED EQUAL PRIOR TO FILLING AND PLANTING. PLANTERS SIZES AND LAYOUT SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION. CONTACT PAMELA JENSEN (714) 623-9954, FOR ON-SITE INSTRUCTIONS.

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY
TREES				
○	3" CAL	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	14
○	3½" CAL	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	12
○	3" CAL	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	4
○	3" CAL	CEDRUS ATLANTICA 'HORSTMANN'	HORSTMANN ATLAS CEDAR	47
○	3" CAL	CHIONANTHUS RETUSUS	CHINESE FRINGETREE	4
○	2" CAL	CORNUS FLORIDA	PINK DOGWOOD	19
○	3" CAL	GINKO BILOBA	GINKO	6
○	5' HT	THUJA OCCIDENTALIS	NORTHERN WHITE-CEDAR	15
○	3" CAL	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBOVITAE	5
○	3" CAL	VITEX ANGUS-CASTUS	CHASTE TREE	23
SHRUBS, GRASSES & PERENNIALS				
○	5 GAL	CORNUS ALBA 'ELEGANTISSIMA'	RED TWIG DOGWOOD	180
○	1 GAL	CROCOSMIA 'COLUMBUS'	COLUMBUS MONBRETIA	86
○	2 GAL	FESTUCA G. 'ELIJAH BLUE'	BLUE FESCUE	576
○	3 GAL	JUNIPERUS S. 'BLUE STAR'	BLUE STAR JUNIPER	102
○	5 GAL	LIRIOPE MUSCARI	BIG BLUE LIRIOPE	37
○	2 GAL	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY GRASS	108
○	3 GAL	PANICUM V. 'NORTHWIND'	SWITCH GRASS	429
○	3 GAL	PANICUM V. 'SHENANDOAH'	RED SWITCHGRASS	343
○	5 GAL	PINUS T. 'THUNDERHEAD'	THUNDERHEAD BLACK PINE	37
○	1 GAL	SCHIZACHYRIUM S. 'THE BLUES'	LITTLE BLUESTEM	155

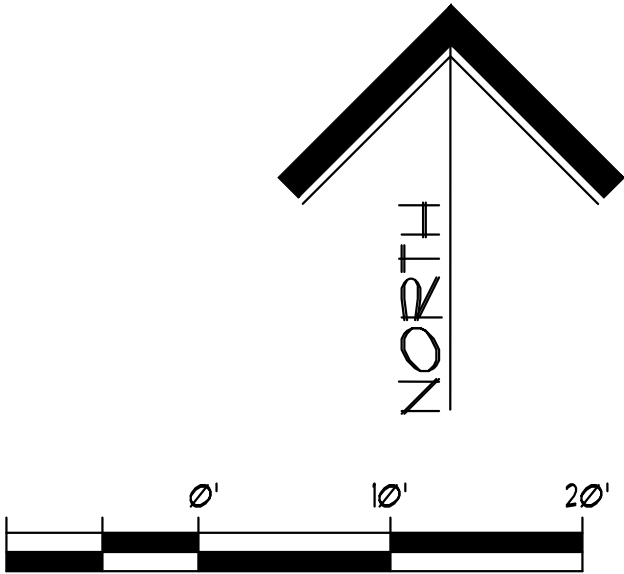
BOULDERS TO BE MIN. 2'-3' DIAMETER FROM LOCAL SOURCE. BOULDERS' SIZES SHALL BE +/- 45% LARGER BOULDERS AND +/- 55% SMALLER BOULDERS, UNLESS DIRECTED OTHERWISE BY OWNER'S REPRESENTATIVE. BOULDERS' QUANTITY AND LAYOUT IS FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL CONTACT PAMELA JENSEN, (714) 623-9954, FOR ON-SITE INSTRUCTIONS PRIOR TO PURCHASE AND INSTALLATION.

+/- 3" DEPTH OF 1"-2" SIZE RIVER ROCK. RIVER ROCK AREAS SHALL BE INSTALLED ON TOP OF 'GORILLA HAIR' MULCH. ALL PLANTING AREAS INCLUDING RIVER ROCK AREAS SHALL RECEIVE 3" DEPTH 'GORILLA HAIR' MULCH OR APPROVED EQUAL.

STONE BENCH. INSTALL IN PLANTERS.

PLANTING NOTES

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.
- PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, FERTILIZING PER SPECIFICATIONS.
- THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF 60 CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.
- CONTRACTOR TO VERIFY WITH SOIL ANALYSIS, THE SOIL AMENDMENT AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.
- ALL SHRUBS AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REMOVE MAJOR SETTling OF PLANT MATERIAL.
- ALL TREES WITHIN FIVE FEET (5') OF HARDSCAPE OR WALLS TO BE INSTALLED WITH A ROOT BARRIER.
- A 12-MONTH MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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, BURLAP AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIFER INCH SHOWN WILL NOT BE ACCEPTED.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A GEORGIA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY CITY ARBORIST.
- 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 2 YEARS AFTER INSTALLATION.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION
- ALL TREE GUY WIRES ARE OPTIONAL AND SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING
- REPLANT BUFFERS WHERE SPARSE. SUPPLEMENTAL PLANTINGS SHALL BE A MIXED PLANTING A MINIMUM OF 2" CALIFER AND 6' HEIGHT. REQUIRED BUFFER PLANTS ARE NOT USED TO FULFILL ORDINANCE REQUIREMENTS.
- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE. ALL UTILITIES MUST BE AT LEAST 5 FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.
- A 2"-4" 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.

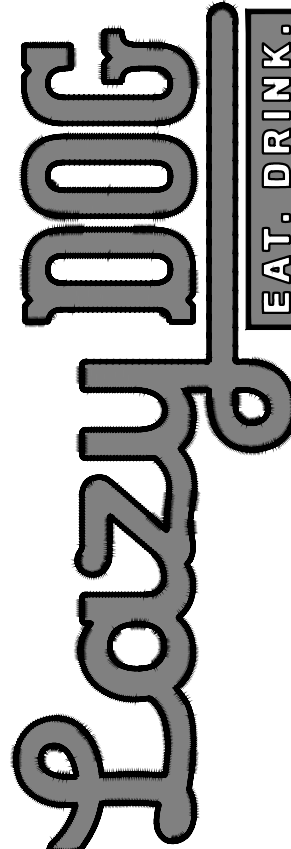


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10800 haynes bridge rd.
Alpharetta, GA 30022



SHEET TITLE	
Preliminary Landscape Plan	
DRAWN BY KL	
CHECKED BY SSA	
SCALE 1"=10'	
JOB NO.	
SHEET NUMBER	



Acer p. 'Sango-Kaku'



Aesculus parviflora



Cedrus atlantica 'Glauca'



Cedrus atlantica 'Horstmann'



Chionanthus retusus



Cornus florida var.



Ginkgo biloba



Thuja occidentalis



Thuja occidentalis 'Emerald Green'



Vitex agnus-castus

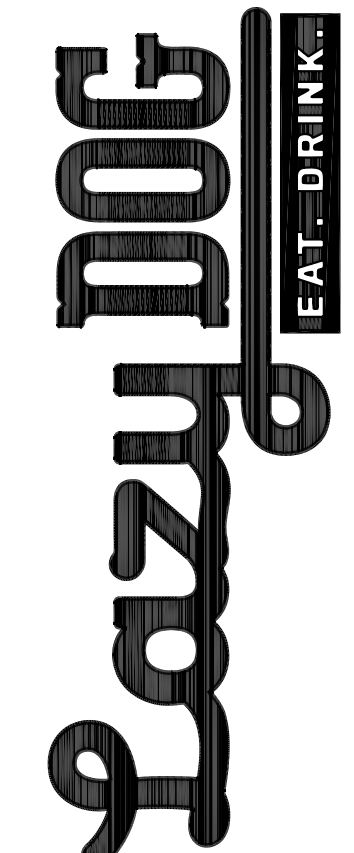


3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

12/18/19	☒ Landlord/City Submittal
2/21/2020	☒ Landlord Resubmittal
9/2/2020	☒ Planning Comments
	☐
	☐
	☐
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	☐
	☐
	☐

10800 haynes bridge rd.
Alpharetta, GA 30022



SHEET TITLE
Preliminary
Landscape
Photos

DRAWN BY	KL
CHECKED BY	SSA
SCALE	not to scale
JOB NO.	

SHEET NUMBER	L-2
--------------	-----



Cornus alba 'Elegantissima'



Crococsmia 'Columbus'



Festuca glauca 'Elijah Blue'



Juniperus squamata 'Blue Star'



Muhlenberigia capilaris 'Regal Mist'



Liriope muscari



Panicum virgatum 'Shenandoah'



Panicum virgatum 'Northwind'



Pinus thunbergii 'Thunderhead'



Schizachyrium scoparium 'The Blues'

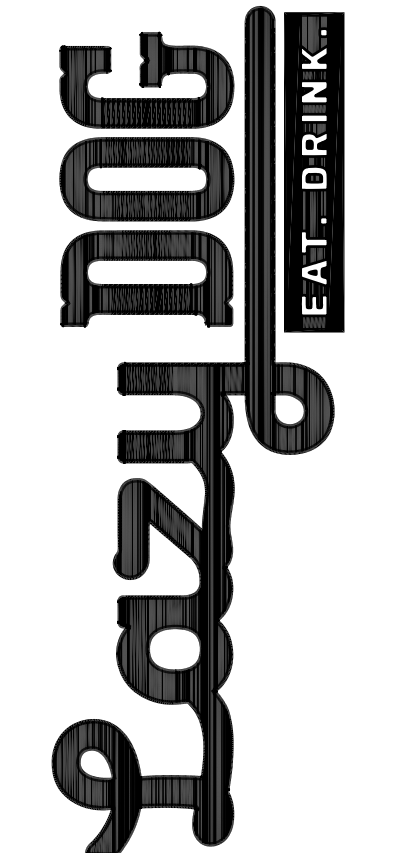


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3/2/2020	Planning Comments

10800 haynes bridge rd.
Alpharetta, GA 30022



SHEET TITLE
Preliminary
Landscape
Photos

DRAWN BY
KL
CHECKED BY
SSA
SCALE
not to scale
JOB NO.

SHEET NUMBER
L-3



SOUTH ELEVATION

EXTERIOR FINISHES	
ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCMICHOOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHS SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT 11B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-T5 MARYVILLE BROWN



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3/2/2020	☒ Planning Comments
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	☐

10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022



SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER

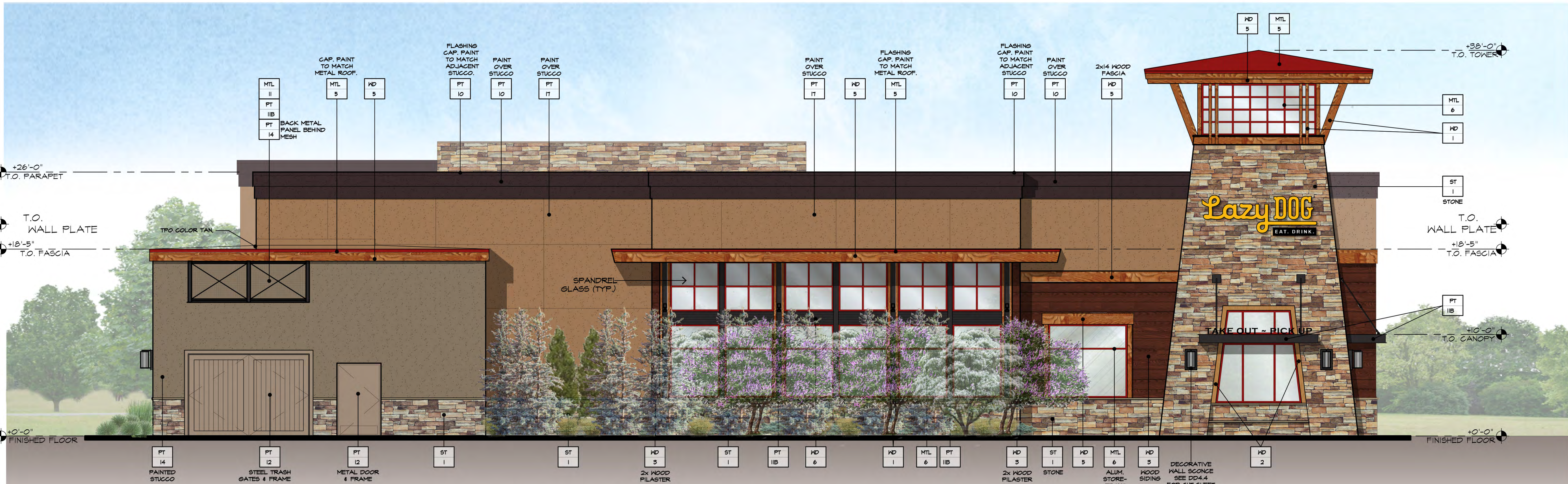
DD4.0



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022



SHEET TITLE
EXTERIOR
ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER

DD4.1



WEST PATIO ELEVATION



EAST PATIO ELEVATION



SOUTH PATIO ELEVATION



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COSTA MESA, CA 92626
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3/2/2020 ☒ Planning Comments

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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022



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**PATIO
ELEVATIONS**

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER

DD4.2

**rba.**

122-B W. BLAND ST.
CHARLOTTE, NC 28203
704.344.9098



CAMBRIA
hotels

CAMBRIA
12140 MORRIS ROAD
ALPHARETTA, GA 30005

ALPHARETTA HOTEL
HOLDINGS LLC
26 MILTON AVENUE,
ALPHARETTA, GA 30009

PERMIT SET

ISSUE DATE: 10/14/2019

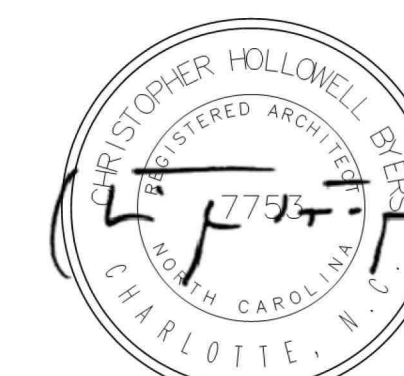
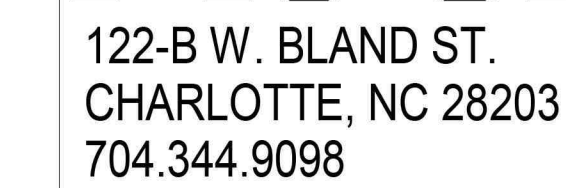
CURRENT REVISION

[illegible]

PROJECT NUMBER:18-1982

ELEVATION RENDERS

A3.03



WEBB BRIDGE
INVESTMENTS, LLC
12140 MORRIS ROAD,
ALPHARETTA, GA 30005

PERMIT SET

ISSUE DATE: 10/14/2019

CURRENT REVISION

[illegible]

PROJECT NUMBER:18-1982

ELEVATION RENDERS

A3.03





DESIGN REVIEW BOARD JULY 20, 2018

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL

- Design Review Board Members Present

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

- Design Review Board Members Absent

- Dick Debban
- Kim Matherly

- Staff Present

- Matthew Thomas, Economic Development Manager
- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF

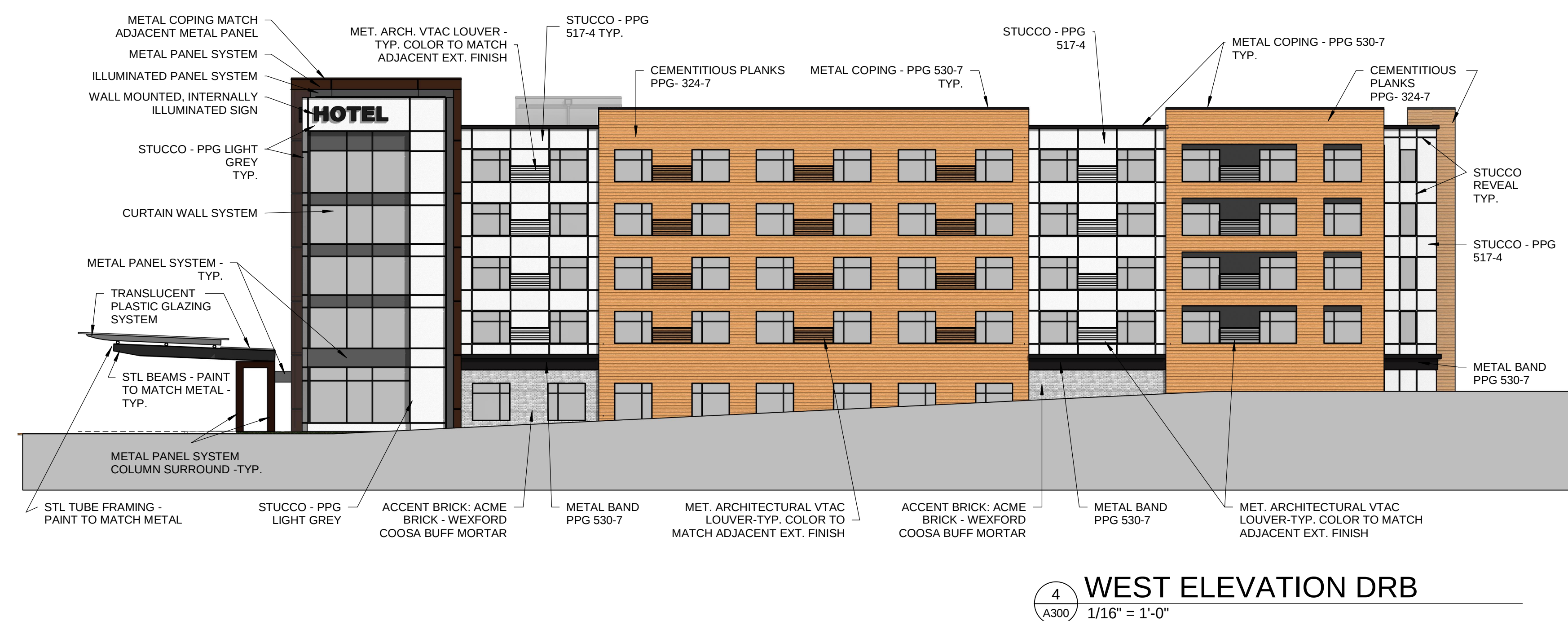
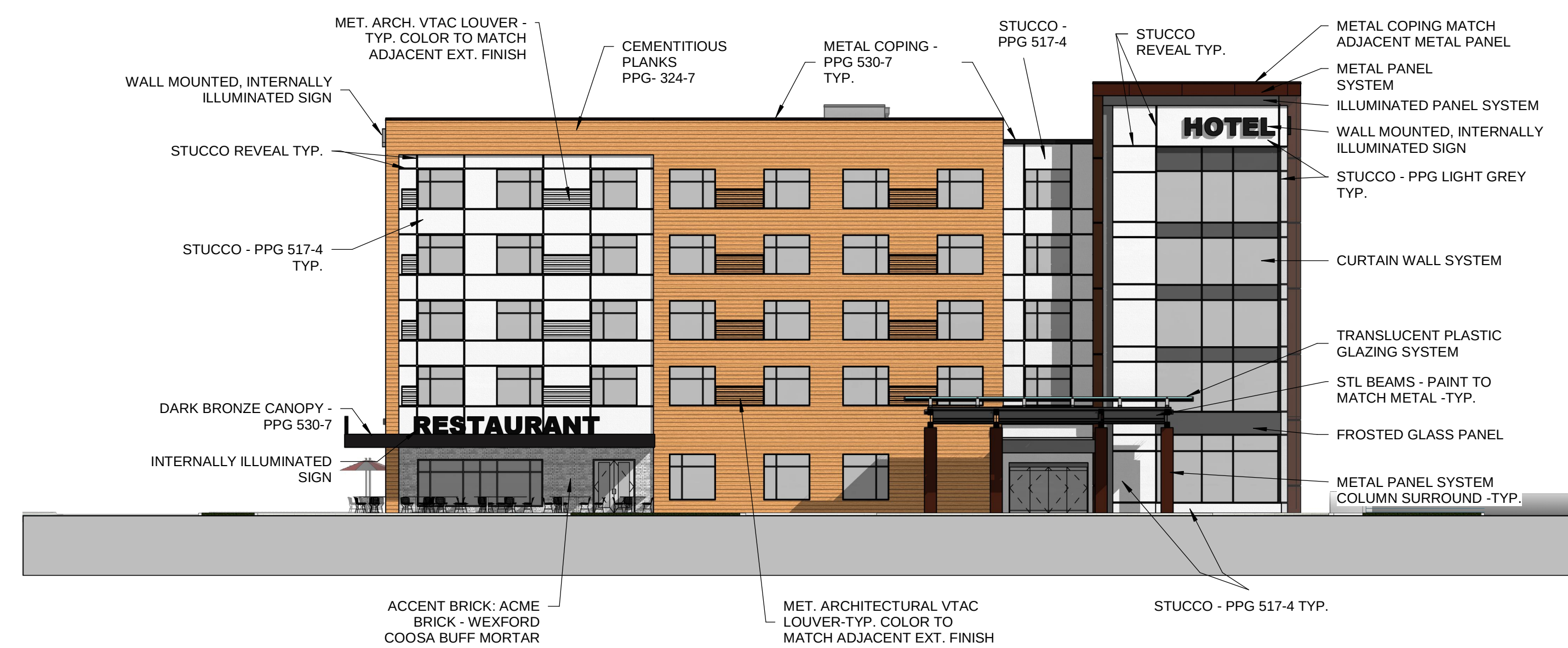
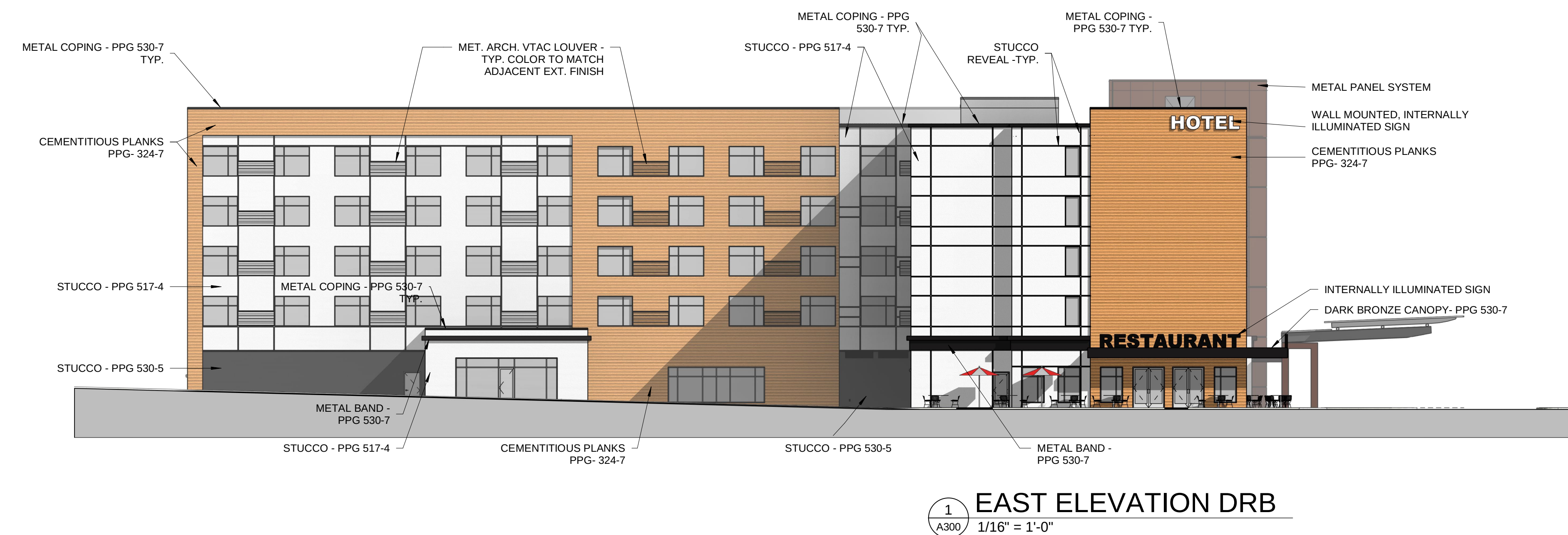
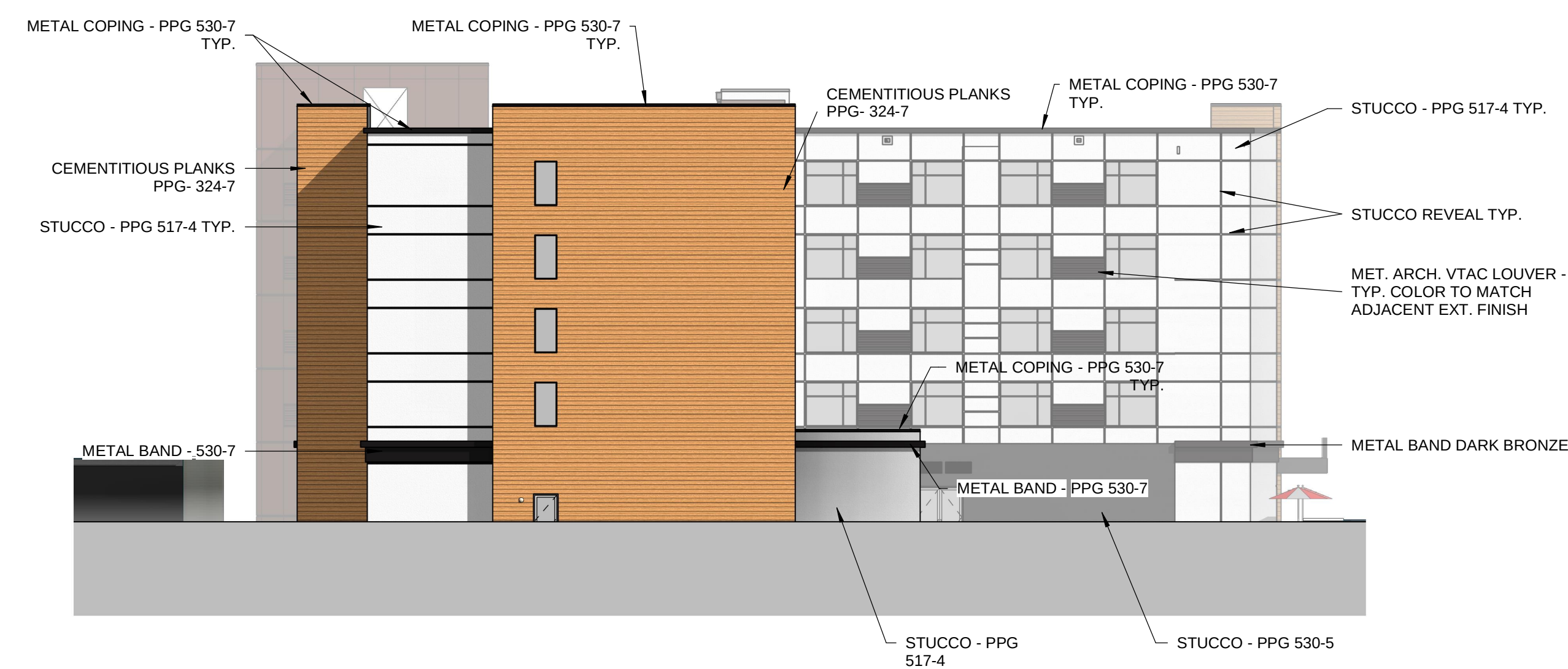
1. DRB180021 Phase Learning Hotel (Mayfair @ Webb Bridge)
Webb and Morris

Applicant presented new elevations for Hotel.

After discussion of:

- Site Plan
 - Materials
 - A/C Grills
 - Signage, Lighting, Outdoor furniture will return to DRB
- ❖ Board Member Schwing offered a motion to approve as submitted today
- The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

VI. ADJOURNMENT

[illegible]



East Elevation
1/16" = 1'-0"



South Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"



West Elevation
1/16" = 1'-0"

[illegible]

PRINTED	
DATE	REMARKS
02/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT

827 POWERS FERRY RD, BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.578.1392 WWW.ARCHETYPEDESIGNLLC.COM

HOTEL ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD



archetype

DATE	JOB NO.
------	---------

JOB NO.
216014.00

SHEET NO.

A2-02

© COPYRIGHT 2017 ARCHITYPE DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.



East Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"



West Elevation
1/16" = 1'-0"

[illegible]

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: Ethan Allen Global, Inc.

Location Address: 6751 North Point Parkway, Alpharetta, GA 30022

Mailing Address: 5200 Avalon Boulevard

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

Contact For All Notifications: Brad Wicka

Contact Telephone: 770 - 209 - 9393 Mobile Telephone: 678 - 533 - 1044

Fax: _____ - _____ - _____ Email: bwicka@nelsonww.com

Contact's Relation To Business: Employee

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: ALPHA Z-BOY PARTNERS, LLC

Physical Address: 6751 NORTH POINT PARKWAY, ALPHARETTA

Mailing Address: 940 EMMETT AVE., STE. 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): ALPHA Z-BOY PARTNERS, LLC Date: 3/2/2020

Owner Signature: 

Property Information:

Address (If Assigned): 6751 North Point Parkway, Alpharetta, GA 30022

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: _____

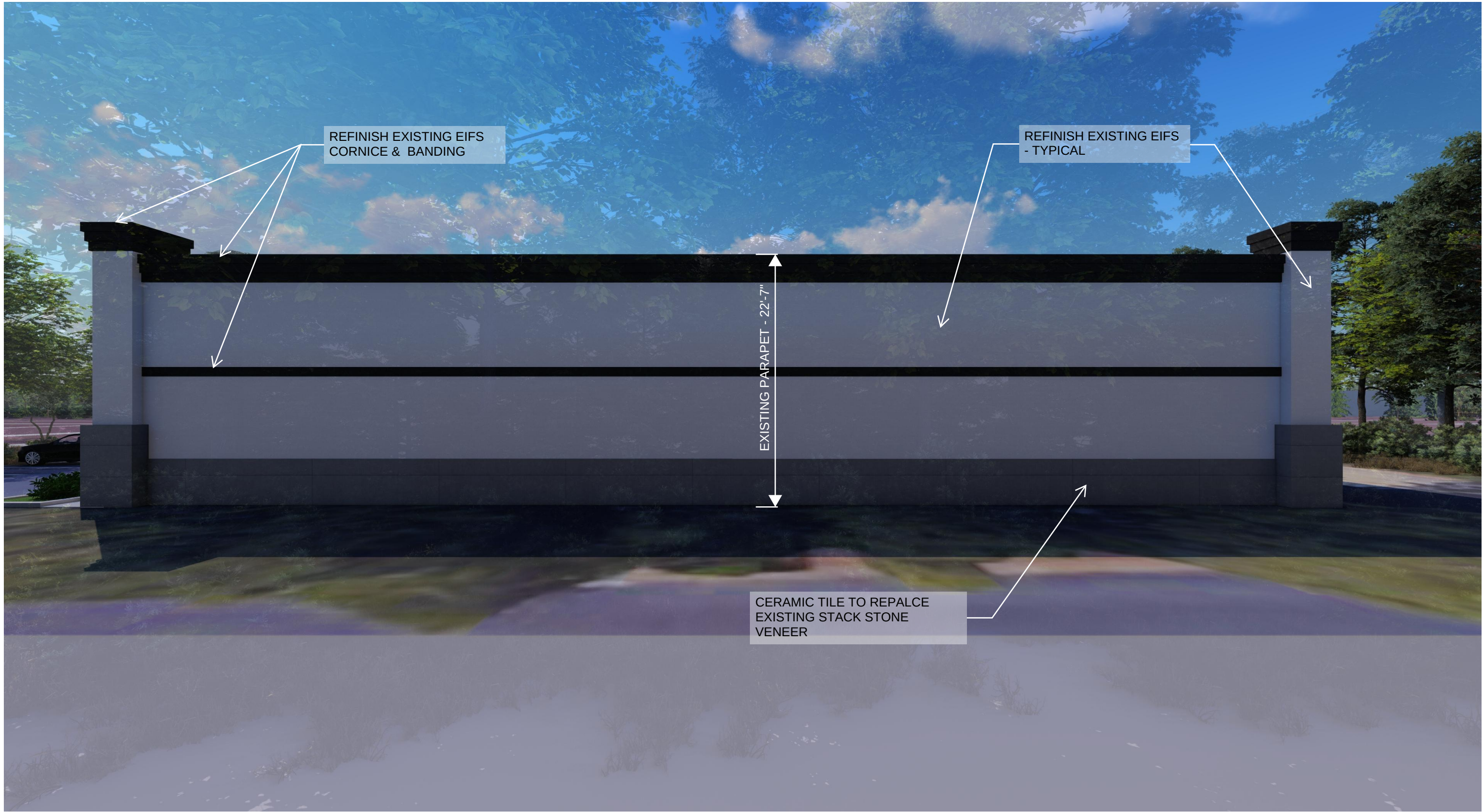
Print Form



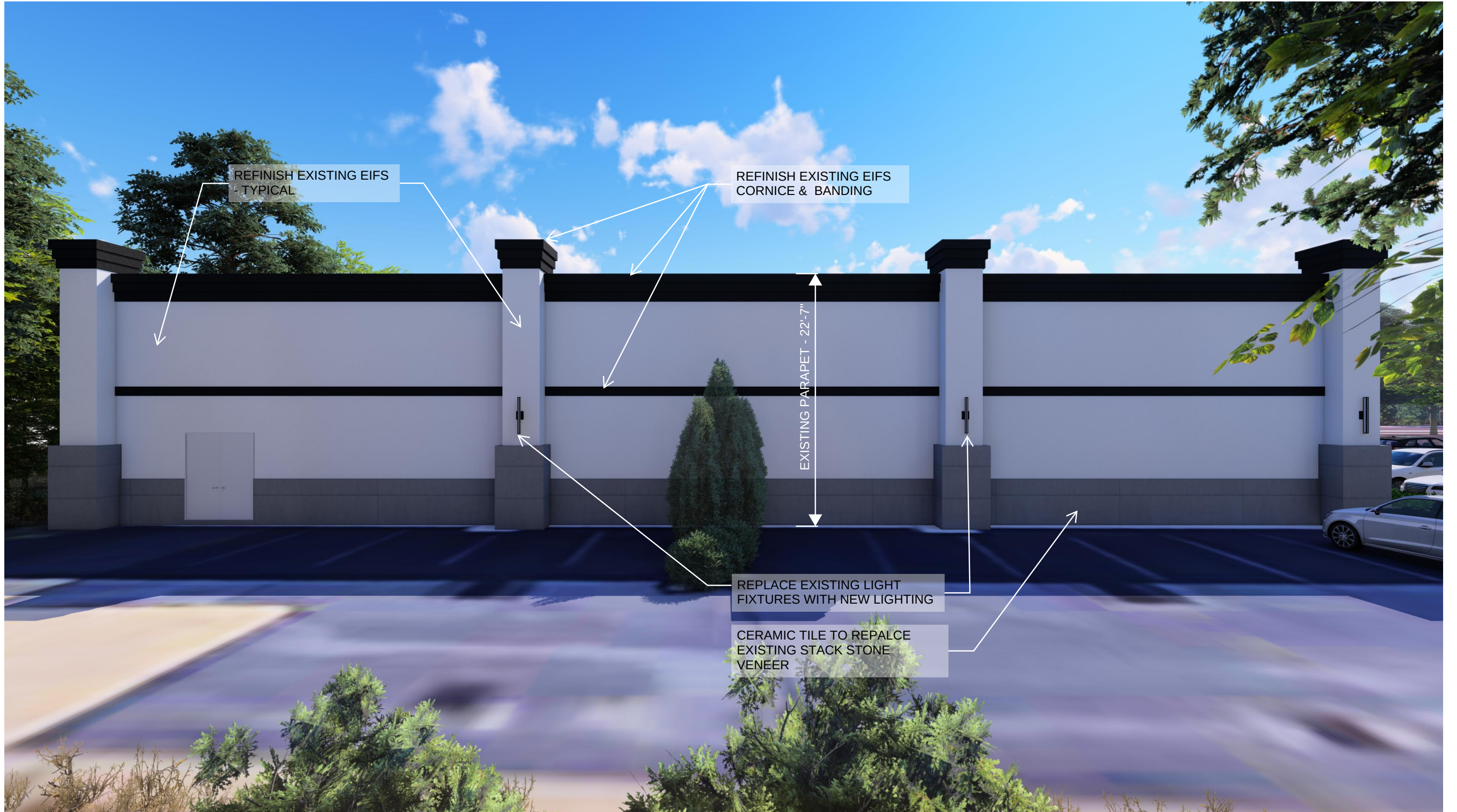
WEST ELEVATION



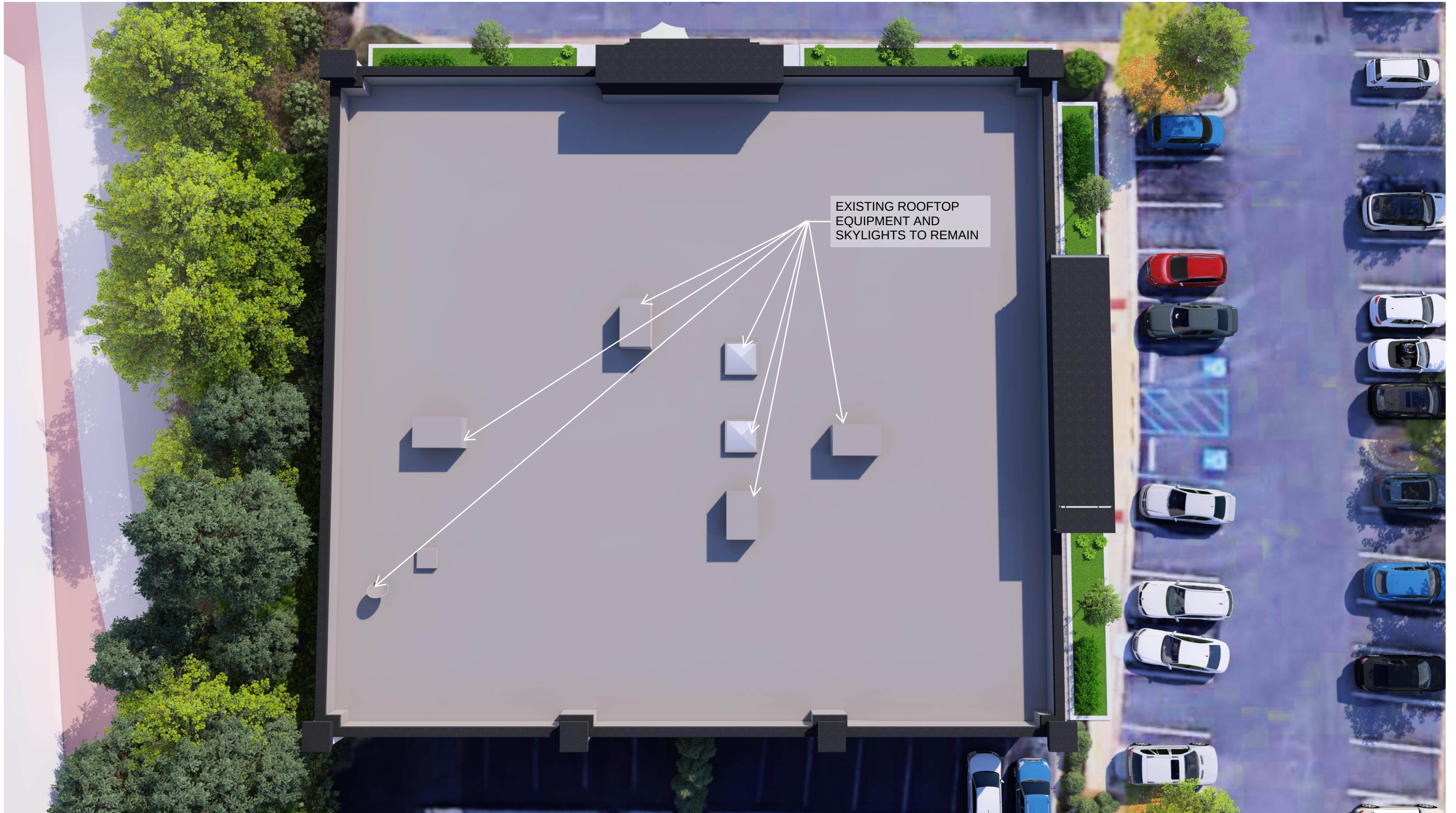
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





NELSON
Nelco Architecture, Inc.

5200 Avalon Blvd.
Alpharetta, GA 30009
Phone: (770) 209-9393
WWW.NELSONWORLDWIDE.COM

ETHAN ALLEN DESIGN CENTER
6751 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

**ETHAN[®]
ALLEN**
ETHAN ALLEN GLOBAL, INC.

DATE:
MARCH 2, 2020
PROJECT NO.
20.0000847.000



NELSON
Nelson Architecture, Inc.

5200 Avalon Blvd.
Alpharetta, GA 30009
Phone: (770) 209-9393
WWW.NELSONWORLDWIDE.COM

ETHAN ALLEN DESIGN CENTER
6751 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

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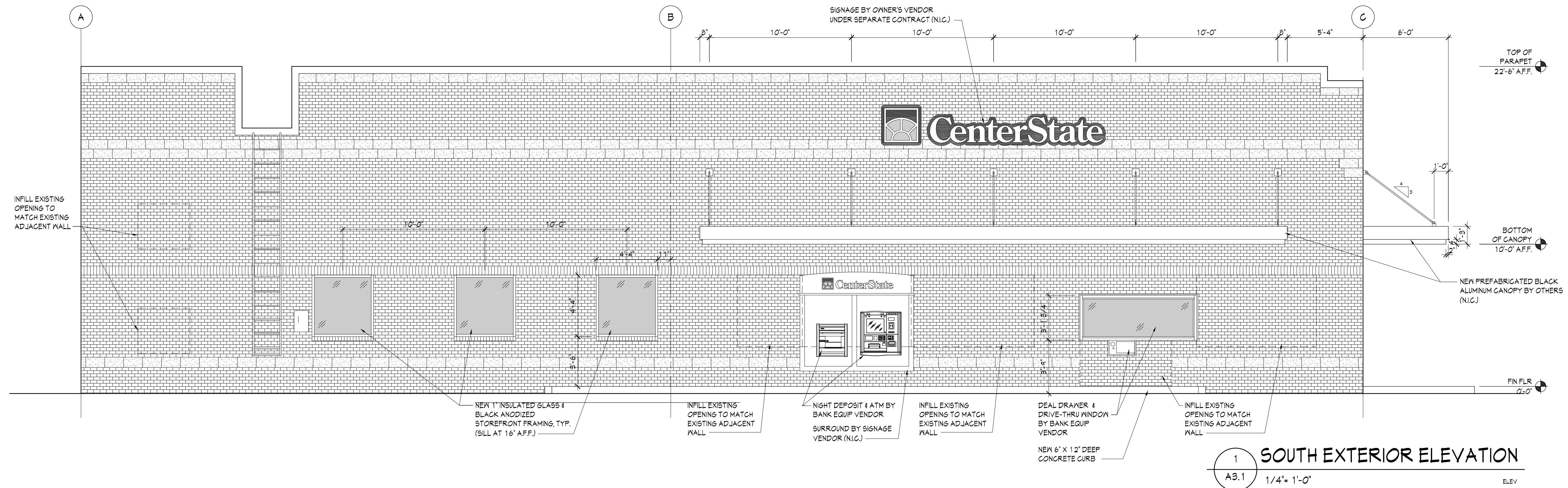
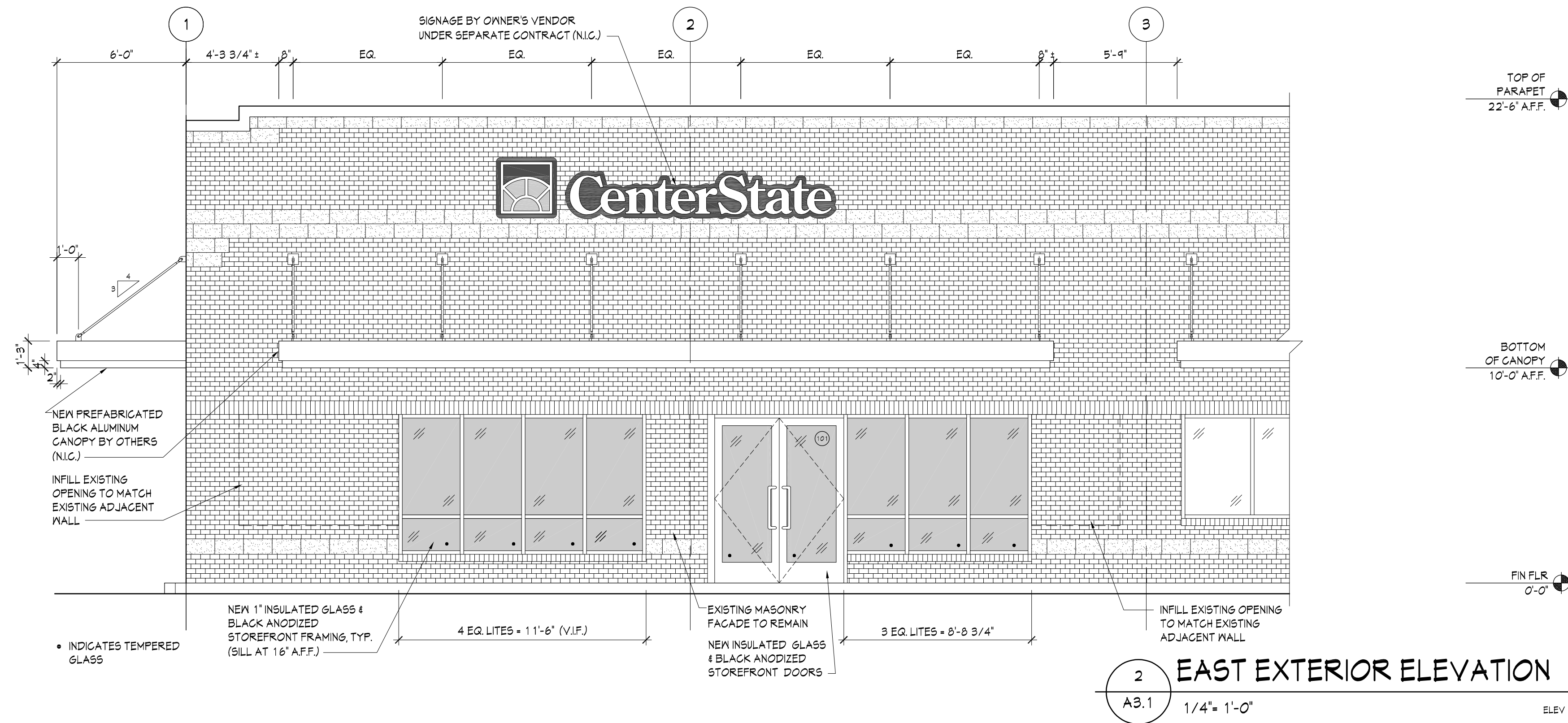
DATE:
MARCH 2, 2020
PROJECT NO.
20.0000847.000



**CENTERSTATE
BANK**

11760 HAYNES BRIDGE RD
SUITE C
ALPHARETTA, GA 30009

FULTON COUNTY



REV	DATE	REVISION 1	DESCRIPTION
-----	------	------------	-------------

REVISION SCHEDULE

THIS DRAWING AND ITS REPRODUCTIONS ARE
THE PROPERTIES OF THE ARCHITECTS AND MAY NOT BE
REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF WARNER SUMMERS, INC.

ISSUED FOR:	DATE: 02/01/2020
PROGRESS	DRAWN BY: JKM
PRICING	CHECKED BY: DFM/GSN
CONSTRUCTION	COMM. NO.: 19034

**EXTERIOR
ELEVATIONS**

SHEET:
A3.1

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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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: Marriott AC Alpharetta (Kerioth Realty Company, LLC)

Location Address: 2000 Summit Place

Mailing Address: 361 Township Avenue, Suite 200

City: Ridgeland State: MS Zip Code: 39157

Contact For All Notifications: Brian Nettles

Contact Telephone: 601 - 368 - 9950 Mobile Telephone: 601 - 672 - 1747

Fax: 601 - 368 - 9975 Email: bwnettles@kerioth.com

Contact's Relation To Business: Senior Project Manager for Kerioth Corporation

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Norhwind Land, LP

Physical Address: 3330 Cumberland Blvd, SE, Suite 300

Mailing Address: 3330 Cumberland Blvd, SE, Suite 300

City: Atlanta State: Ga Zip Code: 30339

Owner Telephone: 770 - 980 - 0808 Contact Fax: 770 - 984 - 8630

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): Drew Spears as Owner Rep. Date: 2/28/2020

Owner Signature: 

Property Information:

Address (If Assigned) : 2000 Summit Place

Tax ID or Map Reference Number: 12-285007520648

Land Lot(s): 753 District: 1 Section: 2

Existing Zoning of Property: MU Existing Uses of Property: n/a

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

Applicant Signature: 

Date: 3/2/2020

Print Form

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 on a flash drive 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.



LOCATION MAP

1. OWNER/DEVELOPER — KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950
2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550



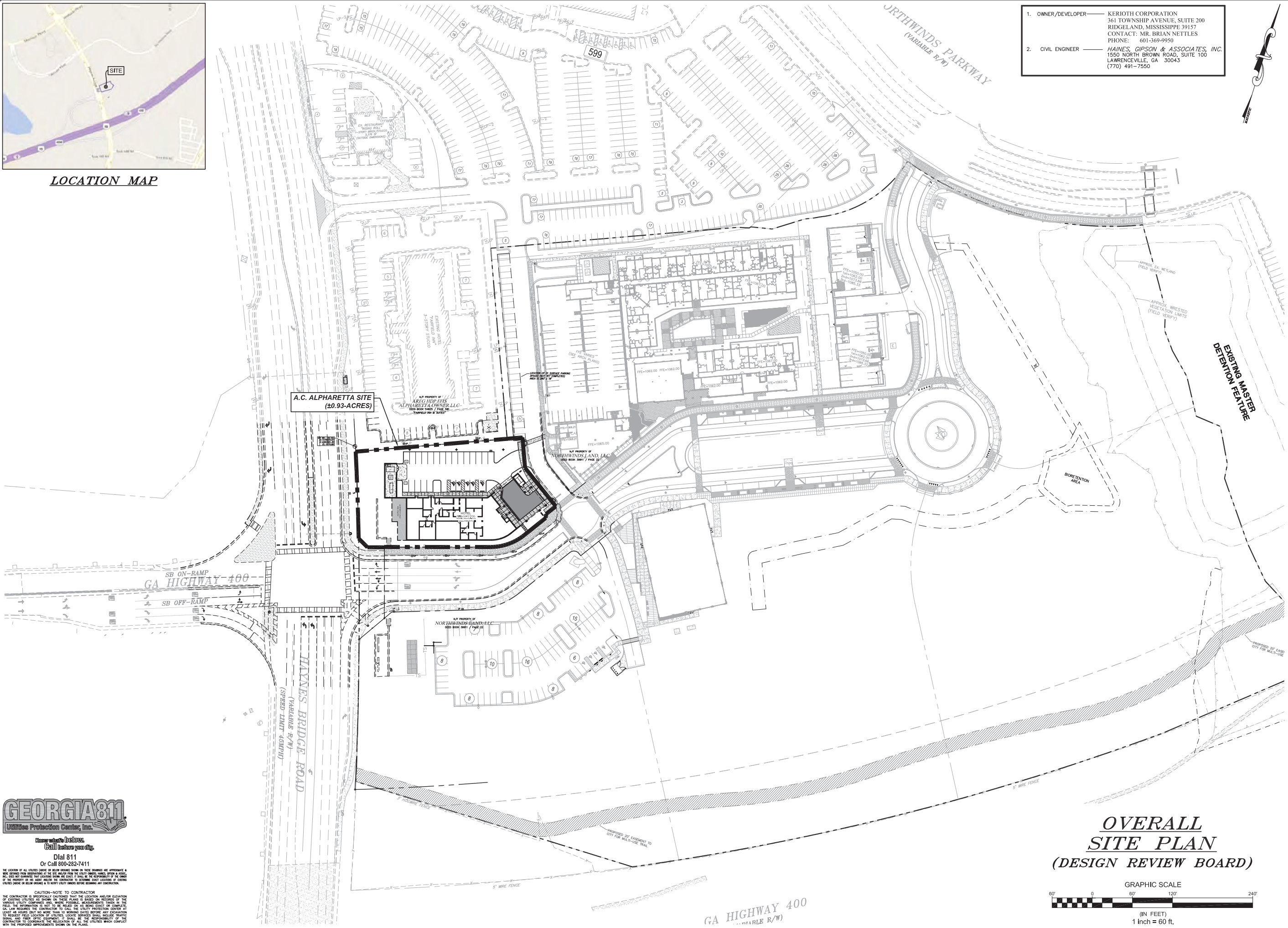
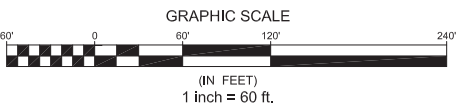
A.C. ALPHARETTA
NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 763, 1st DIST, 2nd SEC, ZONED "MU"

DESCRIPTION	
NO.	DATE
BY	
DRAWN BY	CHECKED BY
TLF	TLF
DATE	
03/02/2020	
SHEET TITLE	
OVERALL SITE PLAN	
SHEET NUMBER	
C-1.0	

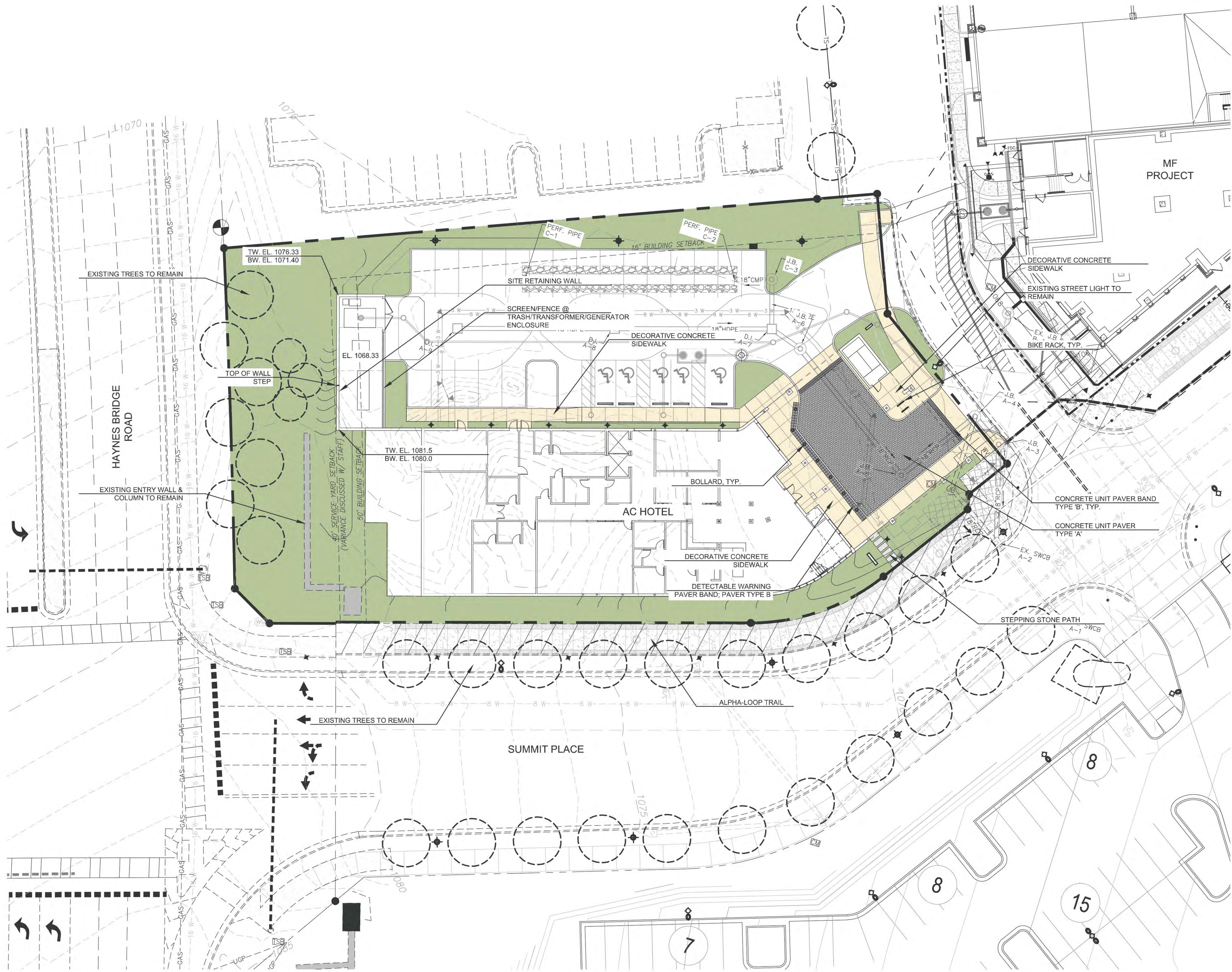


CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COORDINATING WITH ALL UTILITIES WHICH MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

OVERALL
SITE PLAN
(DESIGN REVIEW BOARD)



Use modified on: 03/01/2020 by: ADOBE
File located in: S:\2020\2021\Graphics\2021\W16w9



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



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR W/ BLACK BEAUTY SAND & LIGHT TOP CAST)



CONCRETE UNIT PAVER
PAVER TYPE 'A' - HANOVER ARCHITECTURAL PRODUCTS - 6X9"
PAVER - HERRINGBONE PATTERN - COLOR: MATRIX#M2620 -
FINISH: TUDOR; PAVER TYPE 'B' - HANOVER ARCHITECTURAL
PRODUCTS - 6X9" PAVER - (2)ROWS - STACKED BOND - COLOR:
CHARCOAL - FINISH: TUDOR (COLOR MATCHES DETECTABLE
WARNING PAVER IN ABOVE IMAGE)



STEPPING STONE PATHWAY
THERMAL FINISH GRANITE PAVER (JET MIST)



SITE BOLLARD
RELiance FOUNDRY - R7736 DECORATIVE BOLLARD



CAST-IN-PLACE CONCRETE RETAINING WALL
RUBBED FINISH



(PHOTO SHOWN FROM
NORTHWINDS BUILDING
3000 PROJECT)



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK



SCREEN/FENCE @
TRASH/TRANSFORMER/GENERATOR
ENCLOSURE: CUSTOM
SEGMENTED AND REMOVABLE
FENCING & GATE - 8' HT.
-BLACK STEEL FRAME W/
STAINED CEDAR INFILL

HGOR

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

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL

ALPHARETTA, GA

KERIO TH
RIDGELAND, MS

PROJECT NO:
20011

PRINCIPAL IN CHARGE: CH
PROJECT ARCHITECT: SH
DRAWN BY: SH

ISSUE AND DATE:
March 02, 2020

Enter Project Phase Here
DRB SUBMITTAL

REVISIONS:

NO.	DATE	DESCRIPTION
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SEAL:

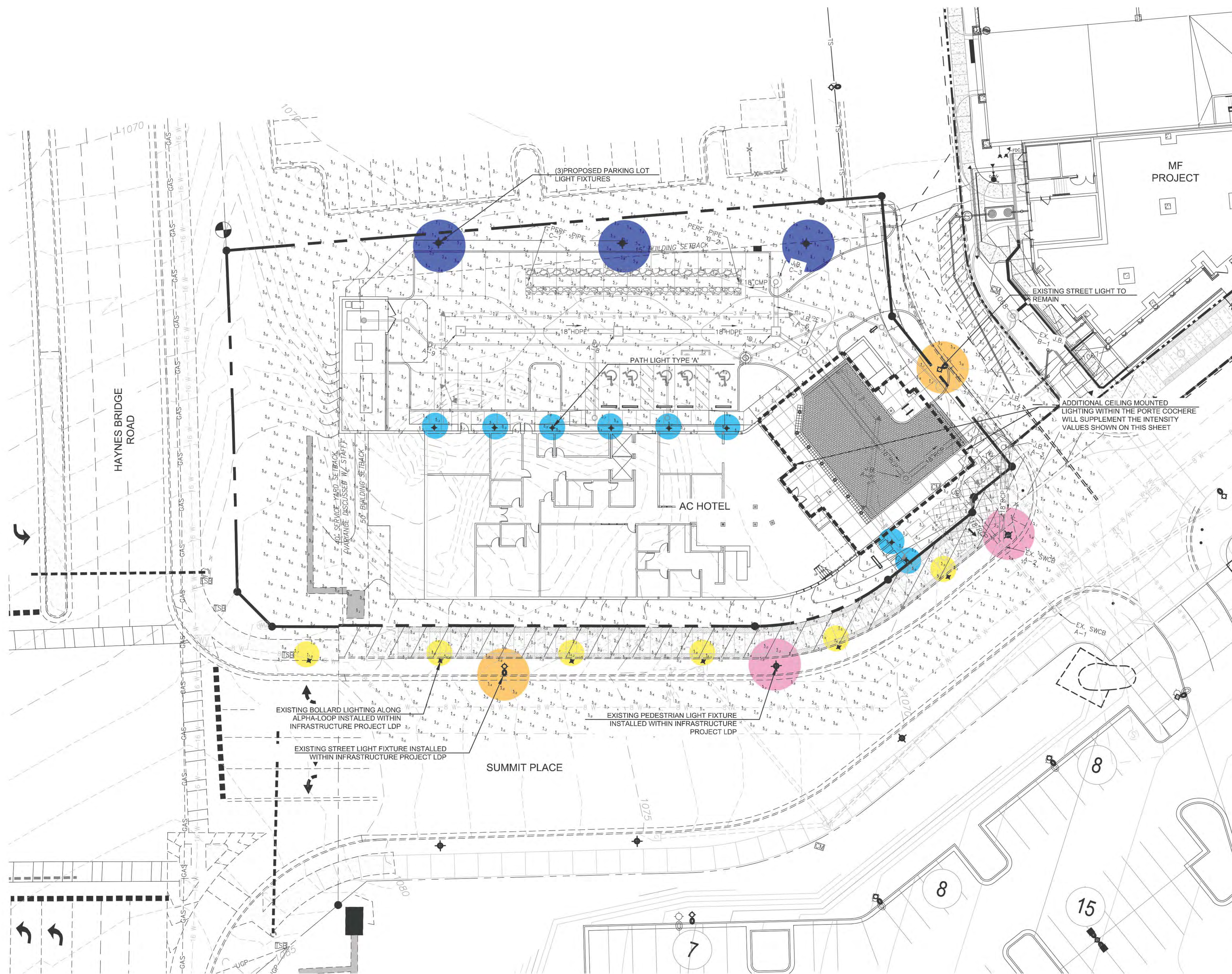
SHEET TITLE:

HARDSCAPE
IMPROVEMENT
PLAN

SHEET NO.:

HS-1

NOT RELEASED FOR CONSTRUCTION



LOW LEVEL PATH LIGHT TYPE 'A':
TEKA DIRECTIONAL FLOOD SPOT - TWIN HEAD
PRODUCT #5660/2



ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PROPOSED
HOTEL PARKING
LOT FIXTURES
(25' MOUNTING
HT)



EXISTING
STREET
FIXTURES
INSTALLED W/
INFRASTRUCTURE
PROJECT LDP



STREET LIGHT
FIXTURE
20' MOUNTING HT.



EXISTING
PEDESTRIAN
FIXTURES
INSTALLED W/
INFRASTRUCTURE
PROJECT LDP



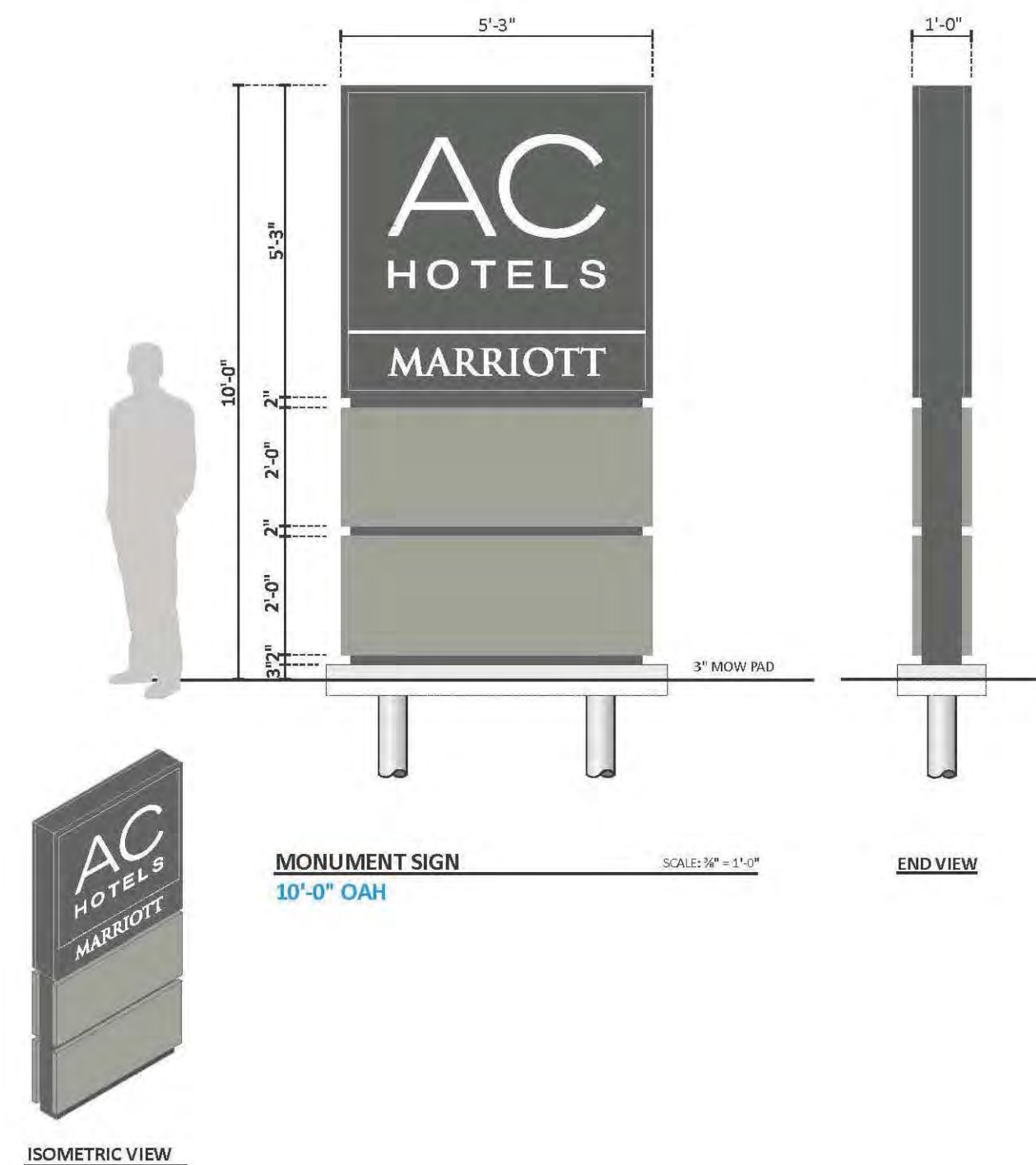
PEDESTRIAN LIGHT
FIXTURE
14' MOUNTING HT.



SIGN TYPE 'A'

MONUMENT SIGN

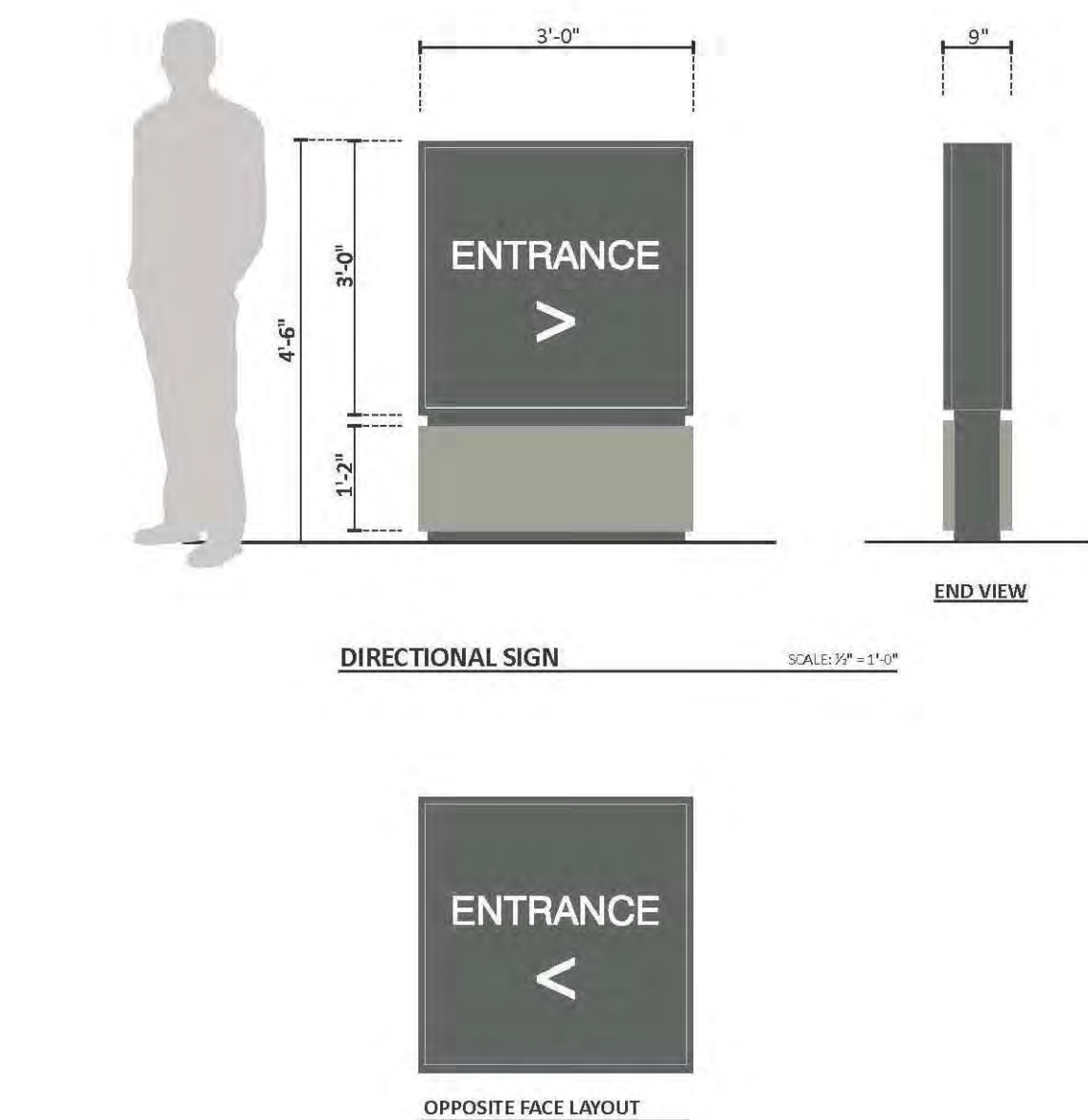
Main Id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 425c gray (satin finish)
.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics
Translucent film digitally printed to match pms 425c gray
3m 3630-20 white translucent film
Internally illuminated w/ GE 7100k white led's
Fabricated aluminum base
Painted to match pms 425c gray (satin finish)
Aluminum pan-type accent panels
Painted to match pms 425c light gray (satin finish)
Standard steel supports & concrete pier foundations



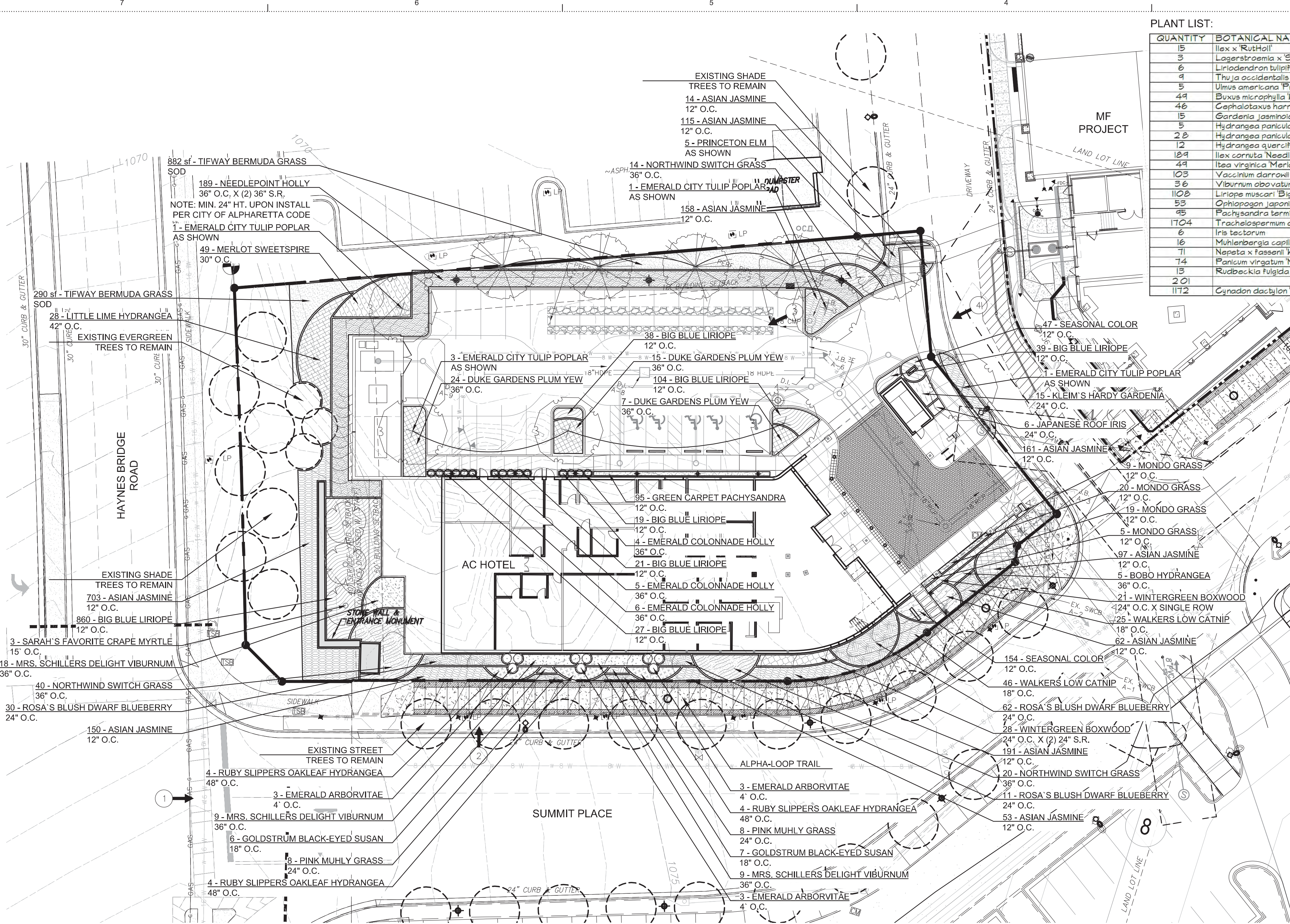
SIGN TYPE 'B'

DIRECTIONAL SIGN

Main Id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 425c gray (satin finish)
.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics
Translucent film digitally printed to match pms 425c gray
w/ weed-out sho-thru white graphics
Font: Helvetica
Internally illuminated w/ GE 7100k white led's
Fabricated aluminum base
Painted to match pms 425c gray (satin finish)
Aluminum pan-type accent panels
Painted to match pms 425c light gray (satin finish)
Standard steel supports & concrete pier foundations



Use modified on: 03/01/2020 by: ADOBE
File located in: S:\2020\20011\Graphics\LS-1 Landscape Development Plan.dwg



PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
15	Ilex x RuthHall	Emerald Colonnade Holly	2.5-3"	42'-48'	18'-24'	10 gal	Full to ground; dense foliage; straight, tightly pruned pyramidal form
3	Lagerstroemia x 'Sarah's Favorite'	Sarah's Favorite Grape Myrtle	2.5-3"	10'-12'	1-8'	B4B	Multi-trunk (5-8 trunks); well pruned (no straight whip trunks)
6	Liriodendron tulipifera 'JUN OZ'	Emerald City Tulip Poplar	4-4.5"	20'-22'	8-9'	B4B	Single straight trunk; dense, uniform branching; single central leader
4	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2.5-3"	4'-10'	3-4'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20'-22'	4'-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader
44	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	12-15"	12-15"	12-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
46	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew	12-15"	12-15"	12-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
15	Gardenia jasminoides 'Klein's Hardy'	Klein's Hardy Gardenia	12-15"	15-18"	3 gal	3 gal	Densely pruned form; healthy color; well rooted in pot
5	Hydrangea paniculata 'L'V'OB'	Bobo Hydrangea	15-18"	18-24"	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems
2	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	18-24"	18-24"	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems
12	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	18-24"	12-15"	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems
18	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24-30"	18-24"	3 gal	3 gal	Densely pruned form; healthy color; well rooted in pot
44	Itea virginica 'Merlot'	Merlot Sweetgum	18-24"	18-24"	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems
103	Vaccinium darwinii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry	12-15"	12-15"	3 gal	3 gal	Densely pruned form; healthy color; well rooted in pot
3	Viburnum obovatum 'Mrs. Schiller's Delight'	Mrs. Schiller's Delight Viburnum	12-15"	15-18"	3 gal	3 gal	Densely pruned form; healthy color; well rooted in pot
100	Liriodendron tulipifera 'Big Blue'	Big Blue Liriope	12-15"	12-15"	3 gal	3 gal	Full in pot; good color; dense foliage mass
53	Ophiopogon japonicus	Mondo Grass	12-15"	12-15"	3 gal	3 gal	Full in pot; good color; dense foliage mass
45	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	12-15"	12-15"	3 gal	3 gal	Full in pot; good color; dense foliage mass
170	Trachelospermum asiaticum	Asian Jasmine	12-15"	12-15"	3 gal	3 gal	Full in pot; 3 runners min, each 8' min. in length
16	Muhlenbergia capillaris	Pink Muhly Grass	12-15"	12-15"	3 gal	3 gal	Full in pot; well rooted; dense clump
71	Nepeta x 'Fasseni Walkers Low'	Walkers Low Catnip	12-15"	12-15"	3 gal	3 gal	Full in pot; well rooted; dense clump
74	Paricum virgatum 'Northwind'	Northwind Switch Grass	12-15"	12-15"	3 gal	3 gal	Full in pot; well rooted; dense clump
13	Rudbeckia hirta 'Goldsturm'	Goldsturm Black Eyed Susan	12-15"	12-15"	3 gal	3 gal	Full in pot; well rooted; dense clump
201	SEASONAL COLOR	SEASONAL COLOR	12-15"	12-15"	3 gal	3 gal	Full in pot; well rooted; dense clump
1172	Cynodon dactylon 'Tifway'	Tifway Bermuda Grass	12-15"	12-15"	3 gal	3 gal	Full in pot; well rooted; dense clump



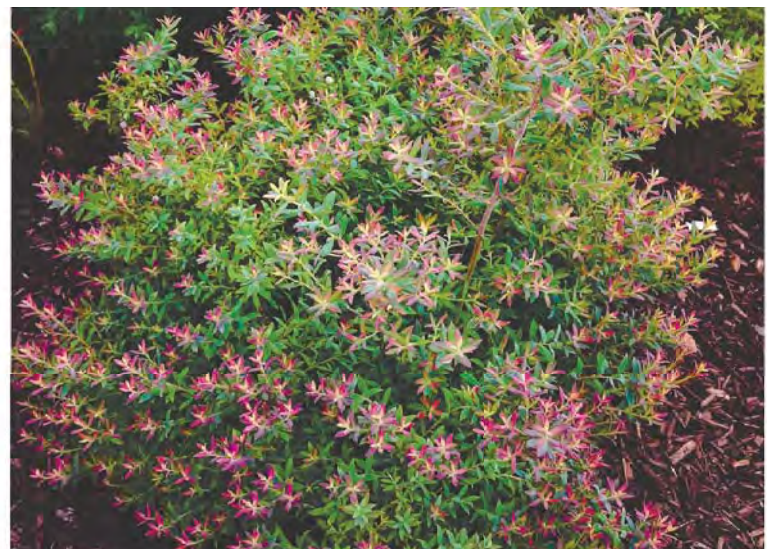
WINTERGREEN BOXWOOD



KLEIN'S HARDY GARDENIA



MERLOT SWEETGUM



ROSA'S BLUSH BLUEBERRY



ASIAN JASMINE



SIBERIAN IRIS



MT. AIRY FOTHERGILLA



LITTLE LIME HYDRANGEA



BIG BLUE LIRIOPE



WALKERS LOW CATNIP



DUKE GARDENS PLUM YEW



EMERALD ARBORVITAE



OAKLEAF HYDRANGEA



NEEDLEPOINT HOLLY



NORTHWINDS SWITCH GRASS



MRS. SCHILLER'S DELIGHT VIBURNUM



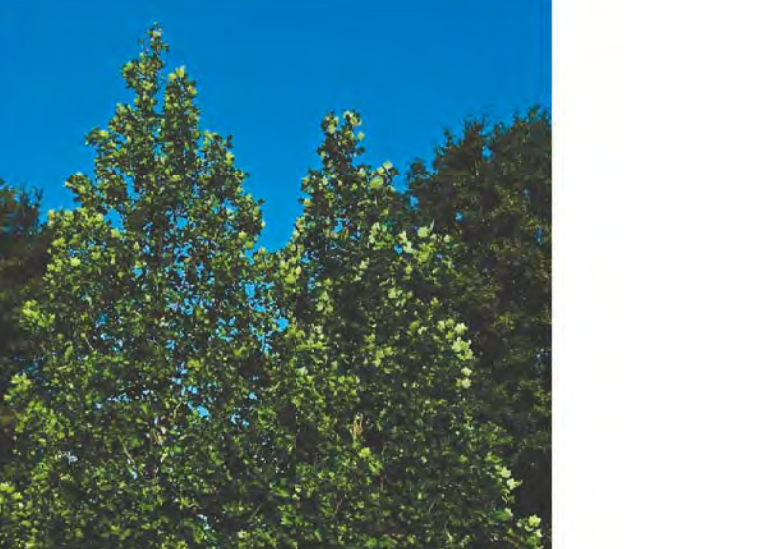
MONDO GRASS



SARAH'S FAVORITE GRAPE MYRTLE

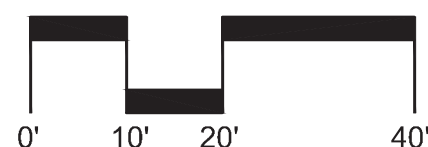


PRINCETON ELM



EMERALD CITY TULIP POPLAR

LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=20'



HGOR

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

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL

ALPHARETTA, GA

KERIO TH
RIDGELAND, MS

PROJECT NO:
20011

PRINCIPAL IN CHARGE: CH
PROJECT ARCHITECT: SH
DRAWN BY: SH

ISSUE AND DATE:
March 02, 2020

Enter Project Phase Here
DRB SUBMITTAL

REVISIONS:

NO. DATE DESCRIPTION

SEAL:

SHEET TITLE:
LANDSCAPE
DEVELOPMENT
PLAN

SHEET NO.:

LS-1

NOT RELEASED FOR CONSTRUCTION

KEY LEGEND

OFFICE - 350,000 SF	A
FLEX OFFICE - 30,000 SF	B
OFFICE - 150,000 SF	C
OFFICE - 400,000 SF	D
OFFICE - 300,000	E
FOR SALE RESIDENTIAL	F
MULTIFAMILY - 140 UNITS	G
HOTEL - 140 ROOMS	H
RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF	I

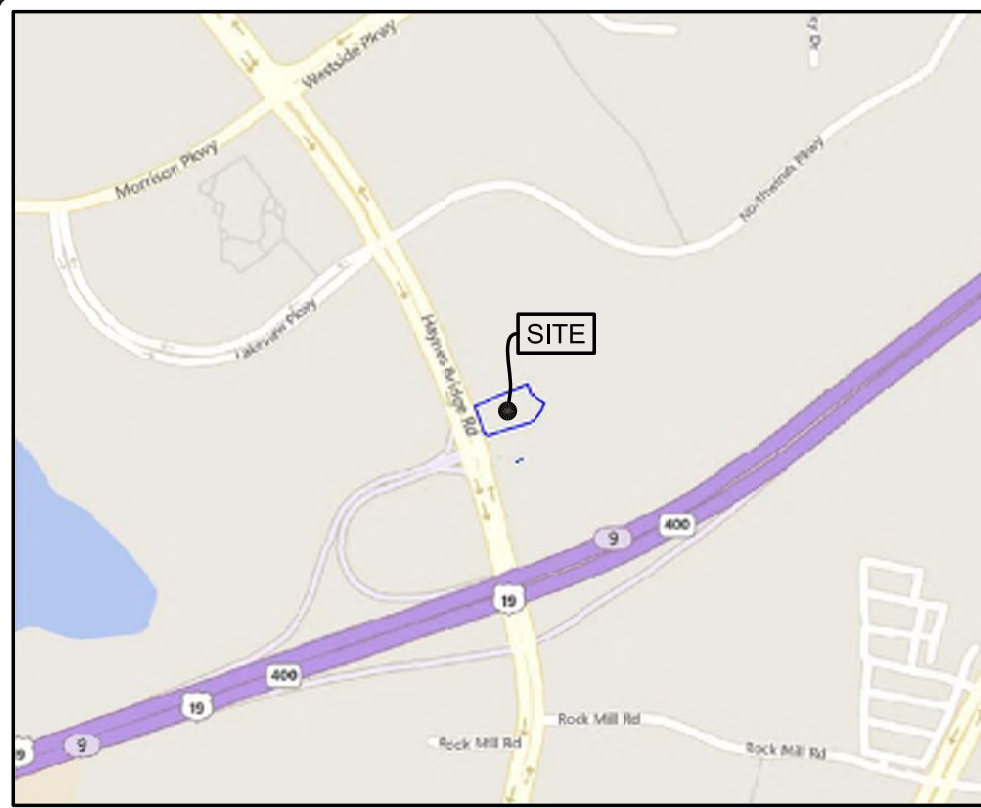




KEY LEGEND		
OFFICE - 350,000 SF		A
FLEX OFFICE - 30,000 SF		B
OFFICE - 150,000 SF		C
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OFFICE - 300,000		E
FOR SALE RESIDENTIAL		F
MULTIFAMILY - 140 UNITS		G
HOTEL - 140 ROOMS		H
RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF		I

LEGAL DESCRIPTION OF PROPERTY
- HOTEL SITE

Lot 1, Northwinds Summit
All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:
Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.
Said tract of land contains 0.925 acres.



LOCATION MAP

1. OWNER/DEVELOPER

KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPE 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950
2. CIVIL ENGINEER

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

HGA

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL

A PROJECT OF:

KERIOTH
Creating Special Places™

361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPE 39157
PHONE: 601-369-9950

A.C. ALPHARETTA
NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

DESCRIPTION		NO.	BY	DATE
DRAWN BY				
TLF				
CHECKED BY				
TLF				
DATE				
03/02/2020				
SHEET TITLE				
OVERALL SITE PLAN				
SHEET NUMBER				
C-1.0				

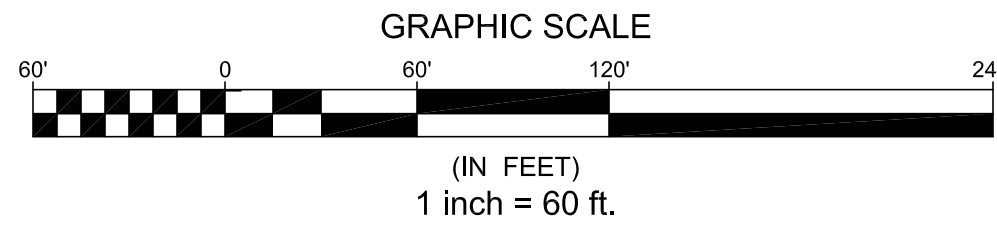


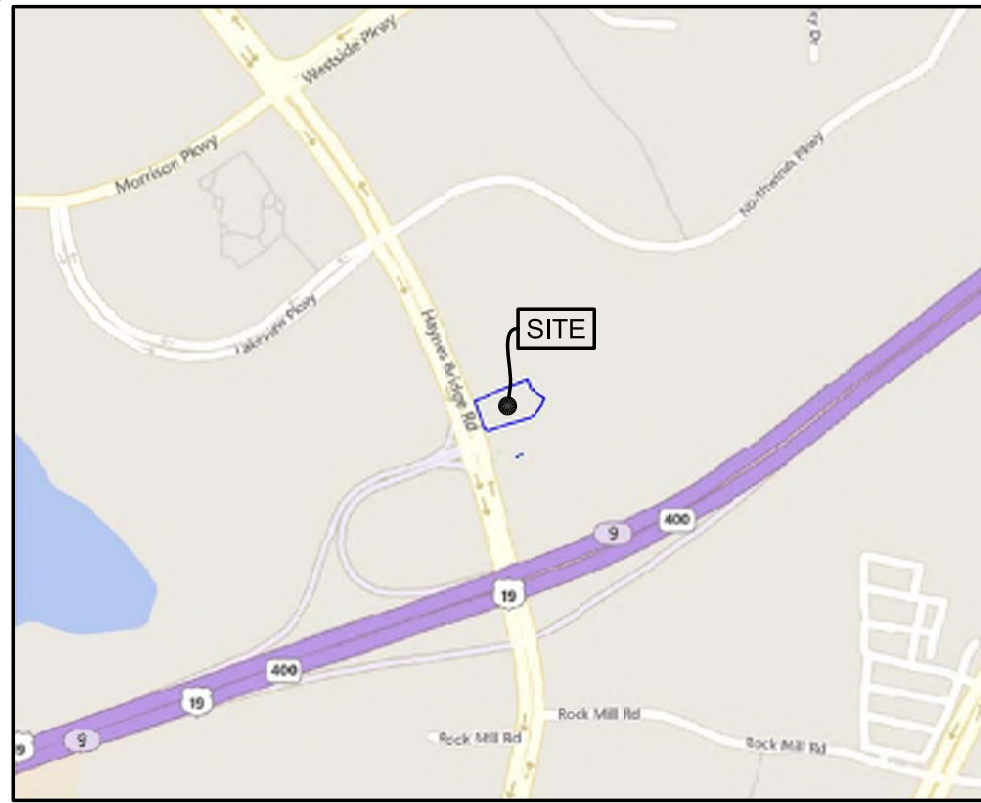
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES SHOWN OR BLANK SPACES SHOWN ON THESE DRAWINGS ARE APPROXIMATE & MORE OBTAINED FROM OPERATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS, HAINES, GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF DESIGN UTILITIES SHOWN OR BLANK SPACES & TO NOTIFY UTILITY OWNERS BEFORE EXCAVATION AND CONSTRUCTION.

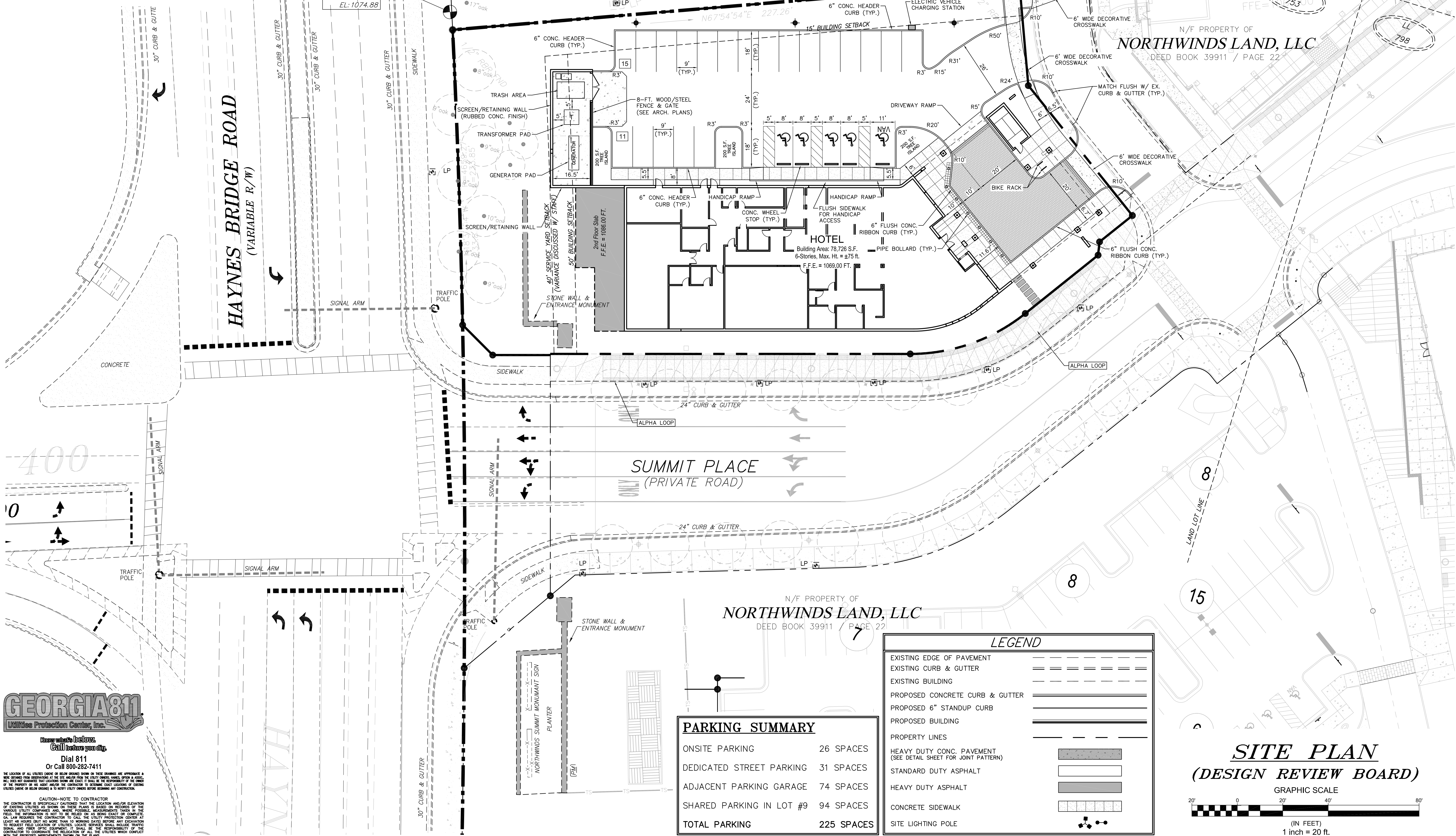
CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. NO ASSURANCE IS MADE THAT THE LOCATION OF UTILITIES SHOWN ON THESE PLANS IS EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO EXCAVATION. AT LEAST 48 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS AND THE CITY OF ALPHARETTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

OVERALL
SITE PLAN
(DESIGN REVIEW BOARD)





LOCATION MAP



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

CAUTION-NOTE TO CONTRACTOR
THE LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE
LOCAL UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE
FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PARKING SUMMARY	
ONSITE PARKING	26 SPACES
DEDICATED STREET PARKING	31 SPACES
ADJACENT PARKING GARAGE	74 SPACES
SHARED PARKING IN LOT #9	94 SPACES
TOTAL PARKING	225 SPACES

LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	---
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED 6" STANDUP CURB	---
PROPOSED BUILDING	---
PROPERTY LINES	---
HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)	---
STANDARD DUTY ASPHALT	---
HEAVY DUTY ASPHALT	---
CONCRETE SIDEWALK	---
SITE LIGHTING POLE	---

SITE PLAN
(DESIGN REVIEW BOARD)
GRAPHIC SCALE
20' 0 20' 40' 80'
(IN FEET)
1 inch = 20 ft.

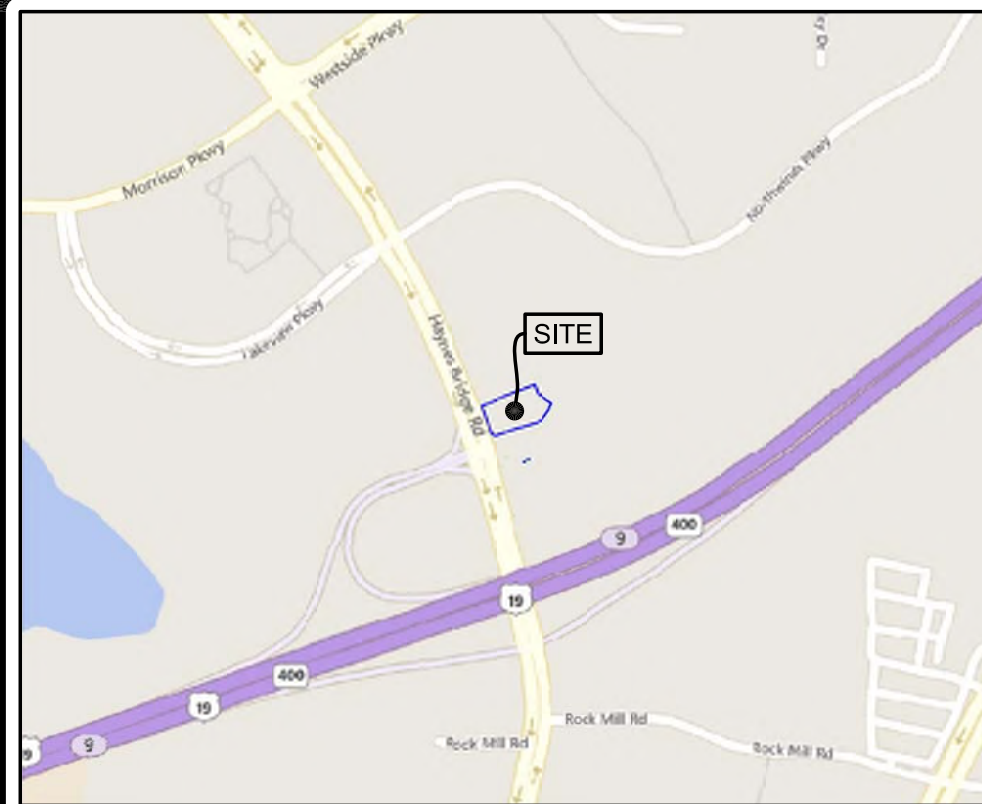
- OWNER/DEVELOPER — KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950
- CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550

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PHONE: 601-369-9950

A.C. ALPHARETTA
NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

DESCRIPTION	
NO.	DATE
BY	
DRAWN BY	CHECKED BY
TLF	TLF
DATE	
03/02/2020	
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	
C-11	

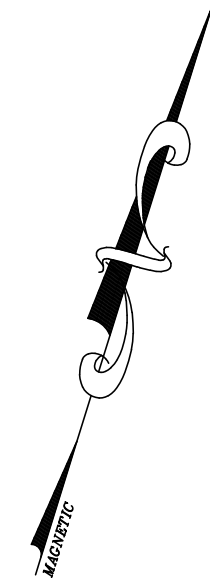


HAYNES BRIDGE ROAD
(VARIABLE R/W)

N/F PROPERTY OF
AREG HDP FFIS
ALPHARETTA OWNER LLC
DEED BOOK 54825 / PAGE 581
"FAIRFIELD INN & SUITES"

1. OWNER/DEVELOPER ————— KERIOTH CORPORATION
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RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950

2. CIVIL ENGINEER ————— *HAINES, GIPSON & ASSOCIATES, INC.*
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LAWRENCEVILLE, GA 30043
(770) 491-7550



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A.C. ALPHARETTA
NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
11 269 1st DIST and SEC ZONED "M1"

NO.		BY	DATE	DESCRIPTION
DRAWN BY		CHECKED BY		
TLF		TLF		
DATE				
03/02/2020				
SHEET TITLE				
UTILITY PLAN				
SHEET NUMBER				
C-2.0				

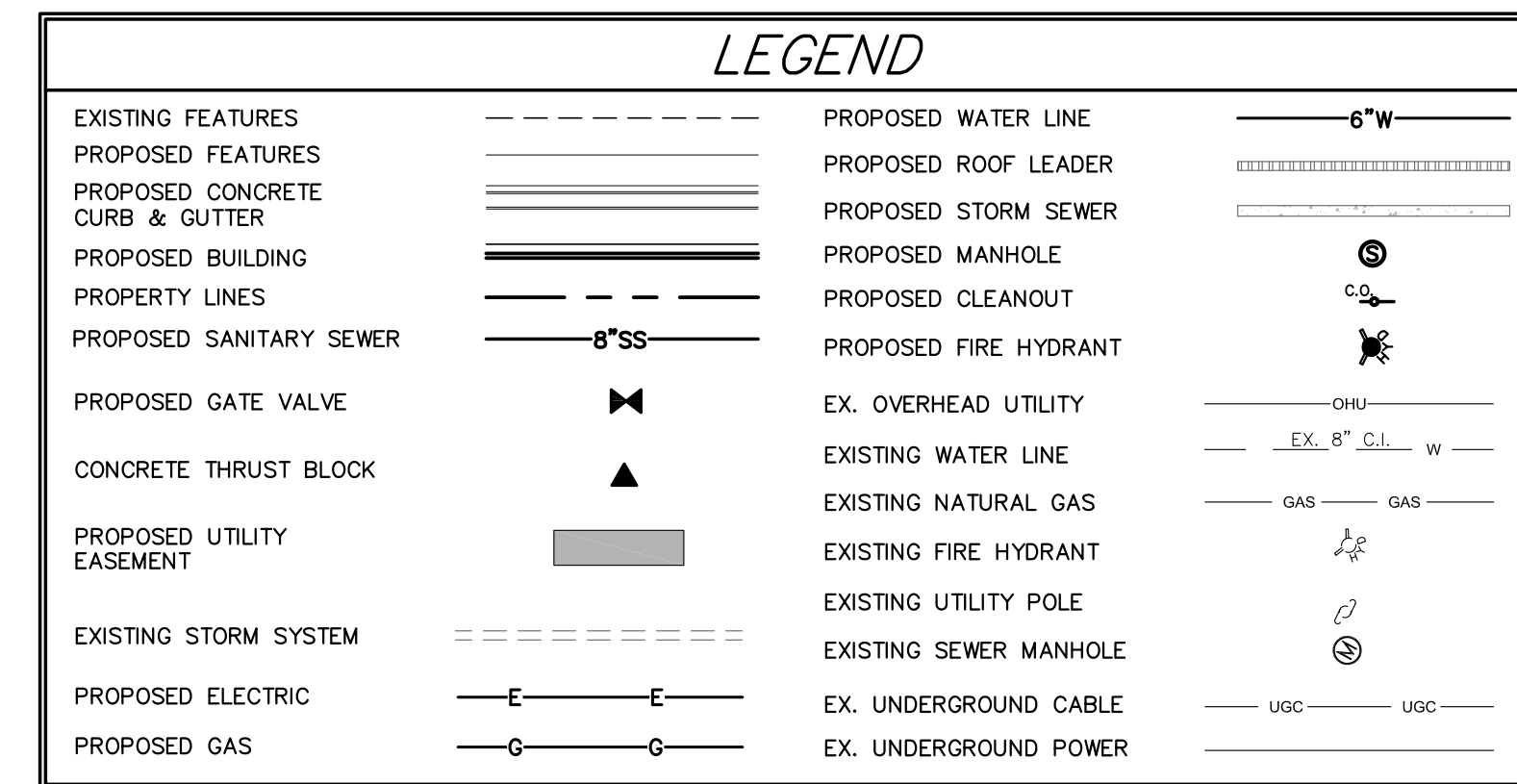


Dial 811
Or Call 800-282-7411

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

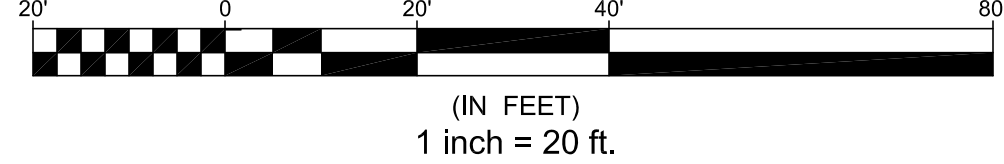
CAUTION-NOTE TO CONTRACTOR

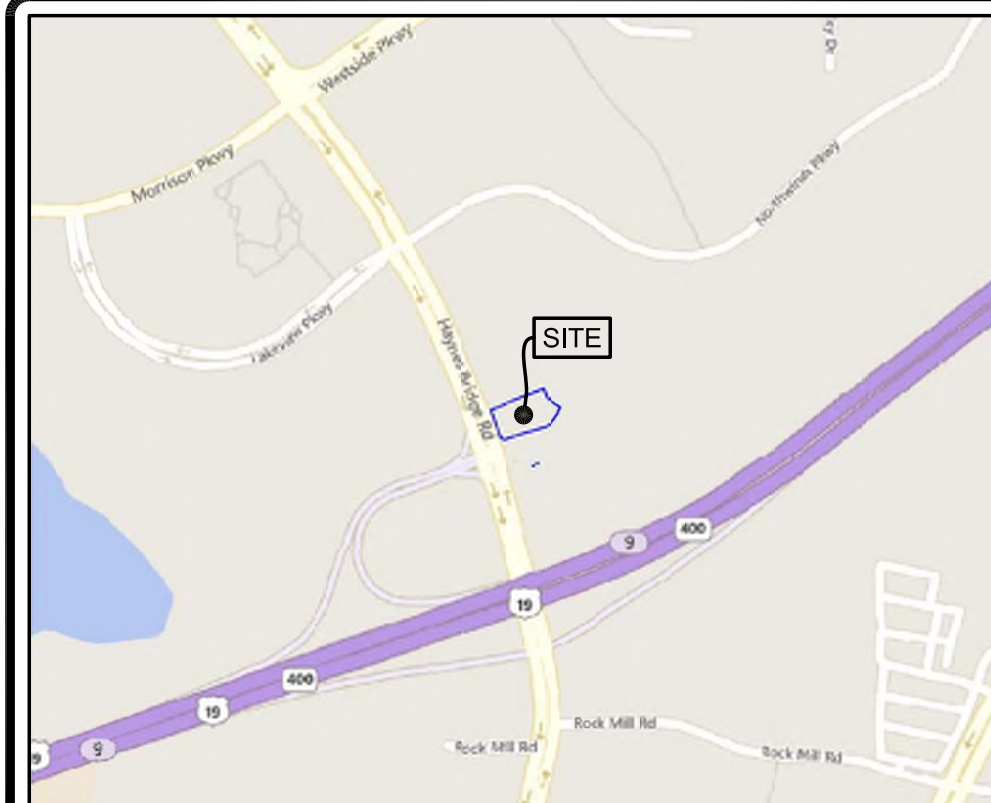
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. IF ANY STATE OR FEDERAL LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES, LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



UTILITY PLAN
(DESIGN REVIEW BOARD)

GRAPHIC SCALE





HAYNES BRIDGE ROAD
(VARIABLE R/W)

N/F PROPERTY OF
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1. OWNER/DEVELOPER — KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
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LAWRENCEVILLE, GA 30043
(770) 491-7550

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DEED BOOK 39911 / PAGE 22

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NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22

<i>LEGEND</i>	
EXISTING EDGE OF PAVEMENT	=====
EXISTING CURB & GUTTER	=====
PROPOSED CONCRETE CURB & GUTTER	=====
PROPOSED BUILDING	=====
PROPOSED RETAINING WALL	=====
PROPERTY LINES	-----
PROPOSED CONTOUR ELEVATION	-----1198-----
PROPOSED SPOT ELEVATION	+1198.25
EXISTING STORM SEWER	----- EXIST. 18"CP -----
EXISTING HEADWALL	D
EXISTING JUNCTION BOX	(D)
EXISTING CONTOUR ELEVATION	-----1200-----
EXISTING CATCH BASIN	 
EXISTING DROP INLET	
PROPOSED CATCH BASIN	    
PROPOSED STORM PIPE	=====

GRADING PLAN
(DESIGN REVIEW BOARD)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



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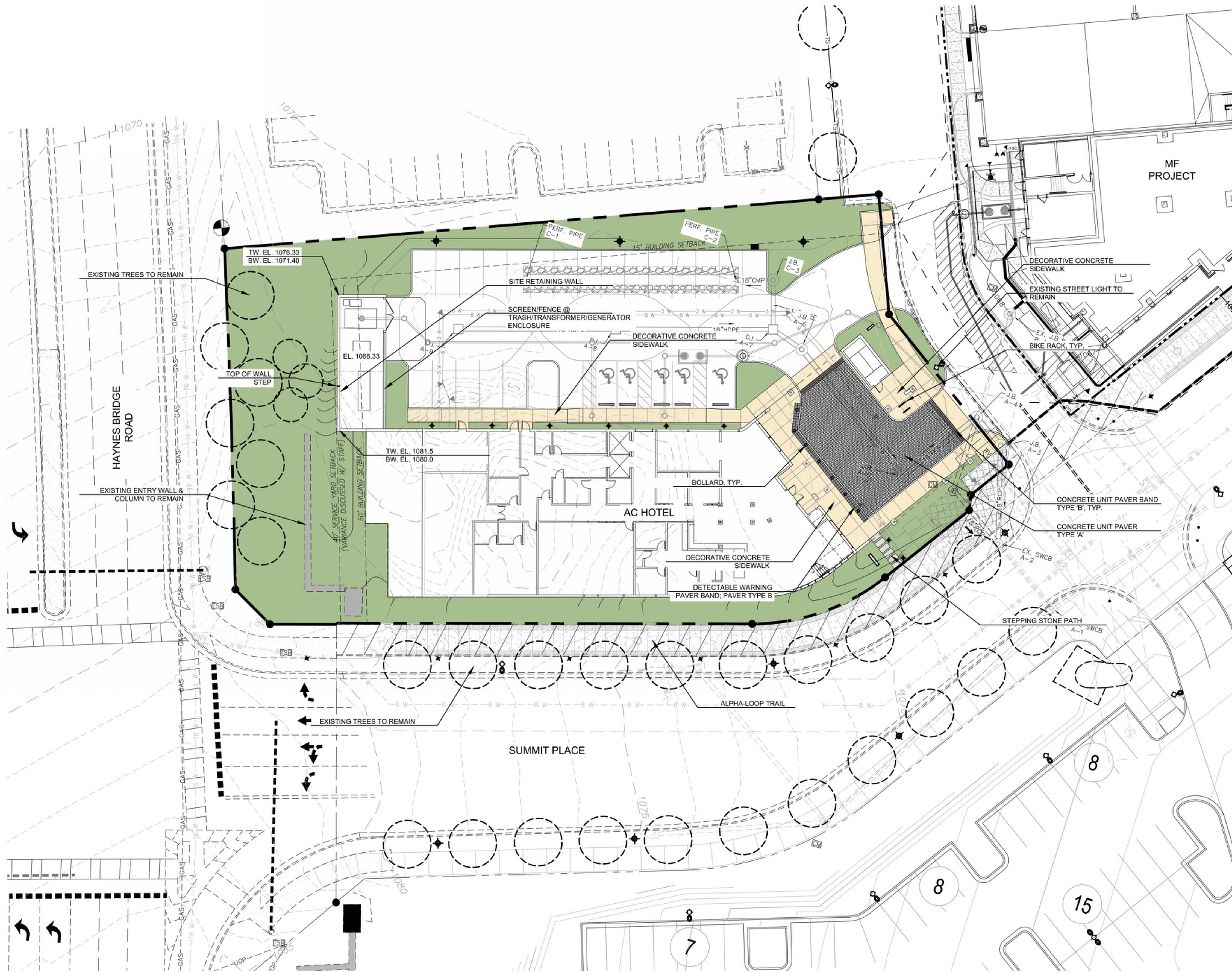
KERIOTH
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A.C. ALPHARETTA
NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
SECTION 1, BLOCK 1, LOT 1, SUBDIVISION 1

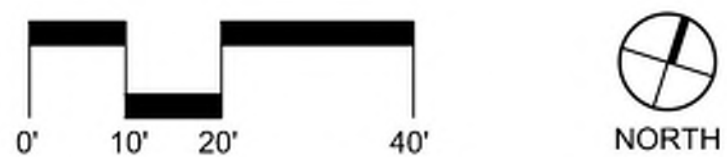
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DRAWN BY TLF	CHECKED BY TLF	DATE 03/02/2020	
SHEET TITLE GRADING PLAN		SHEET NUMBER C-3.0	

HGA JOB No. 2020-05

Use modified on: 03/09/20 by: ADOBE
File located in: S:\2020\2001\Graphics\2001\W1.dwg



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



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR W/ BLACK BEAUTY SAND &
LIGHT TOP CAST)



CONCRETE UNIT PAVER
PAVER TYPE 'A' - HANOVER ARCHITECTURAL PRODUCTS - 6X9"
PAVER - HERRINGBONE PATTERN - COLOR: MATRIX#M2620 -
FINISH: TUDOR; PAVER TYPE 'B' - HANOVER ARCHITECTURAL
PRODUCTS - 6X9" PAVER - (2)ROWS - STACKED BOND - COLOR:
CHARCOAL - FINISH: TUDOR (COLOR MATCHES DETECTABLE
WARNING PAVER IN ABOVE IMAGE)



STEPPING STONE PATHWAY
THERMAL FINISH GRANITE PAVER (JET MIST)



SITE BOLLARD
RELIANCE FOUNDRY - R7736 DECORATIVE BOLLARD



CAST-IN-PLACE CONCRETE RETAINING WALL
RUBBED FINISH



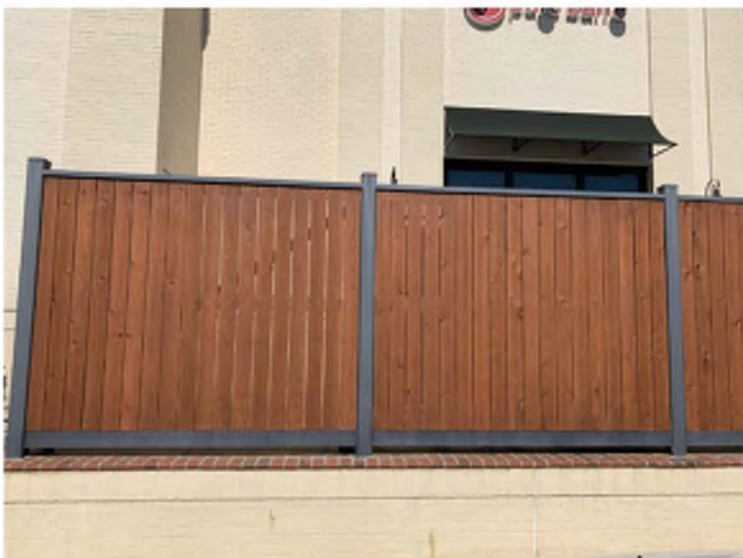
(PHOTO SHOWN FROM
NORTHWINDS BUILDING
3000 PROJECT)



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK



SCREEN/FENCE @
TRASH/TRANSFORMER/GENERATOR
ENCLOSURE: CUSTOM
SEGMENTED AND REMOVABLE
FENCING & GATE - 8' HT.
-BLACK STEEL FRAME W/
STAINED CEDAR INFILL



HGOR

3445 Peachtree RD NE
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p. 404-248-1960
f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL

ALPHARETTA, GA

KERIO TH
RIDGELAND, MS

PROJECT NO:
20011

PRINCIPAL IN CHARGE: CM
PROJECT ARCHITECT: SH
DRAWN BY: SH

ISSUE AND DATE:
March 02, 2020

Enter Project Phase Here
DRB SUBMITTAL

REVISIONS:

NO. DATE DESCRIPTION

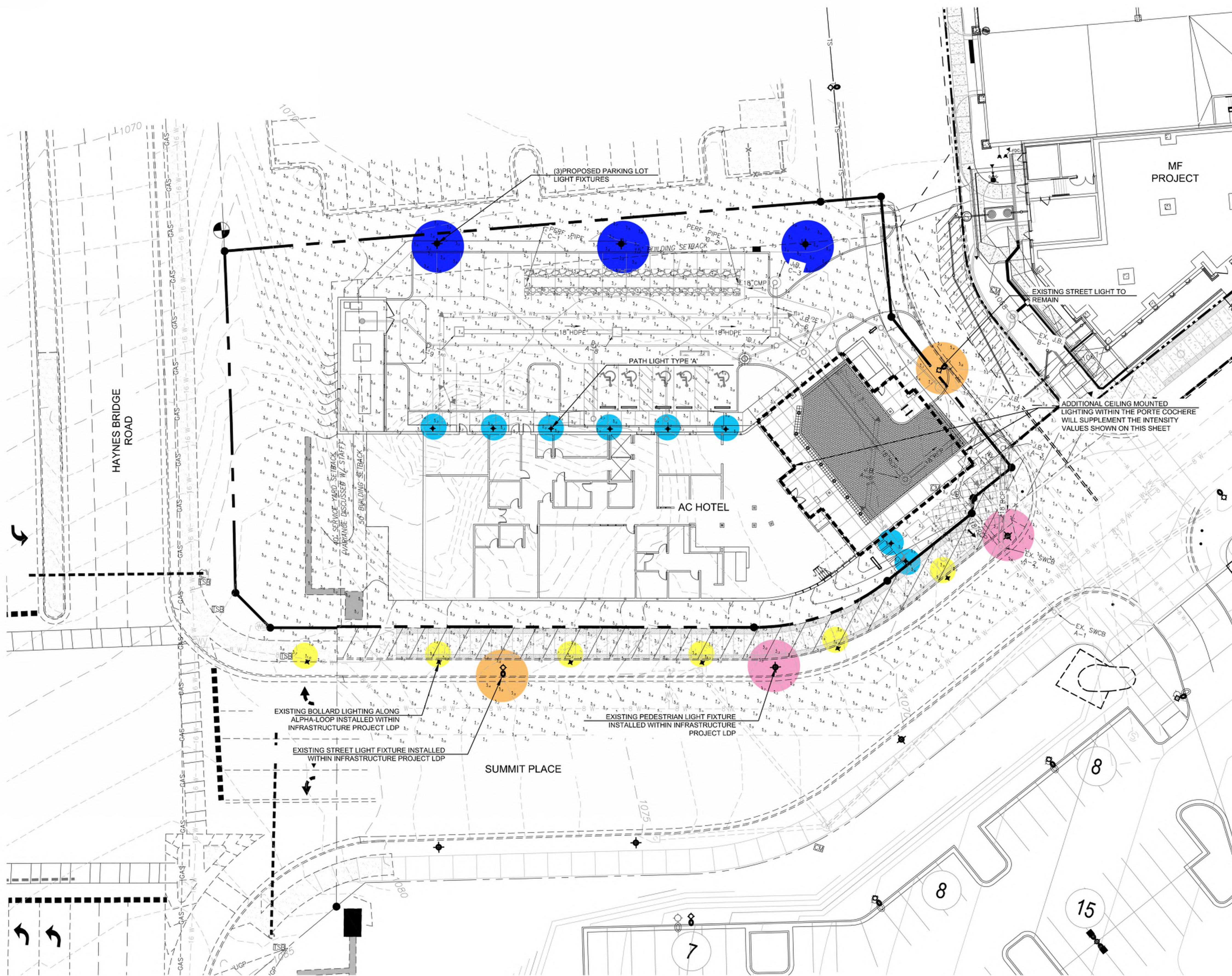
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SHEET TITLE:
HARDSCAPE
IMPROVEMENT
PLAN

SHEET NO.:

HS-1

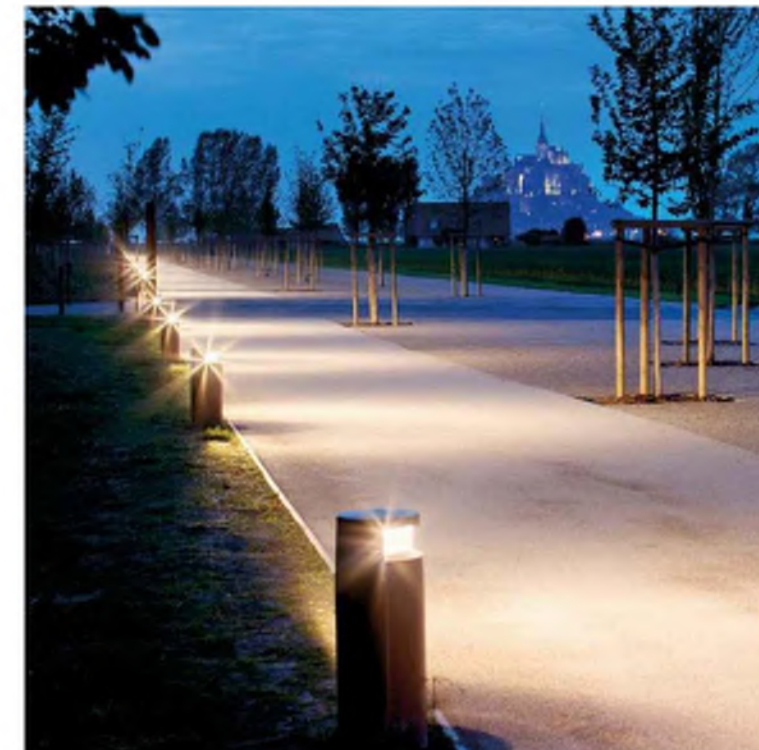
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LOW LEVEL PATH LIGHT TYPE 'A':
TEKA DIRECTIONAL FLOOD SPOT - TWIN HEAD
PRODUCT #5660/2



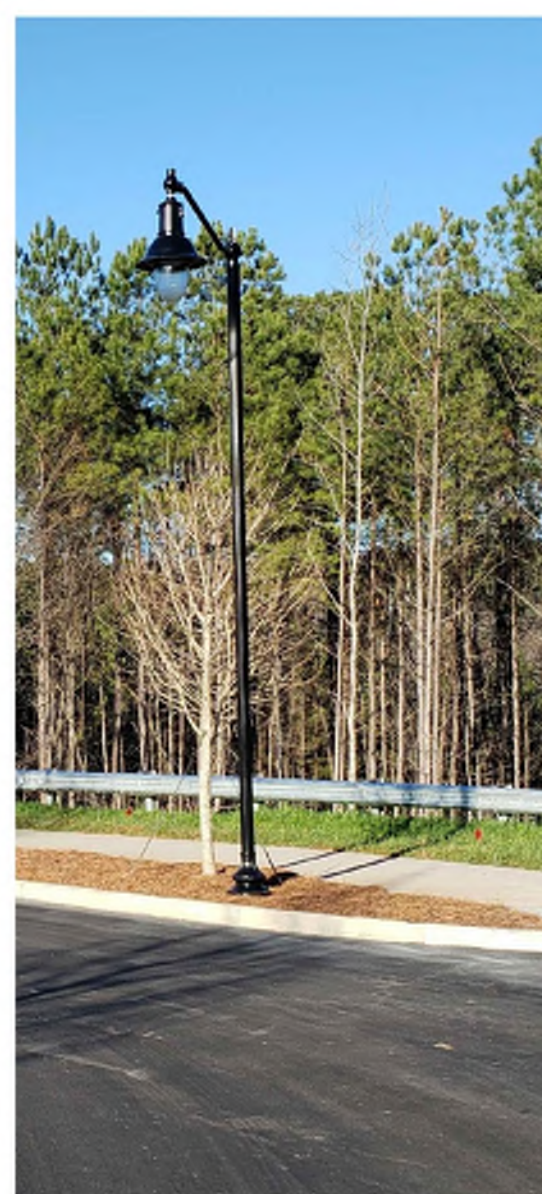
ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PROPOSED
HOTEL PARKING
LOT FIXTURES
(25' MOUNTING
HT)



EXISTING
STREET
FIXTURES
INSTALLED W/
INFRASTRUCTURE
PROJECT LDP



STREET LIGHT
FIXTURE
20' MOUNTING HT.



EXISTING
PEDESTRIAN
FIXTURES
INSTALLED W/
INFRASTRUCTURE
PROJECT LDP



PEDESTRIAN LIGHT
FIXTURE
14' MOUNTING HT.

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CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL

ALPHARETTA, GA
KERIOTH
RIDGELAND, MS

PROJECT NO:
20011

PRINCIPAL IN CHARGE: OM
PROJECT ARCHITECT: SH
DRAWN BY: SH

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March 02, 2020
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REVISIONS:
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SEAL:

SHEET TITLE:
SIGN LAYOUT
PLAN

SHEET NO.:
HS-3

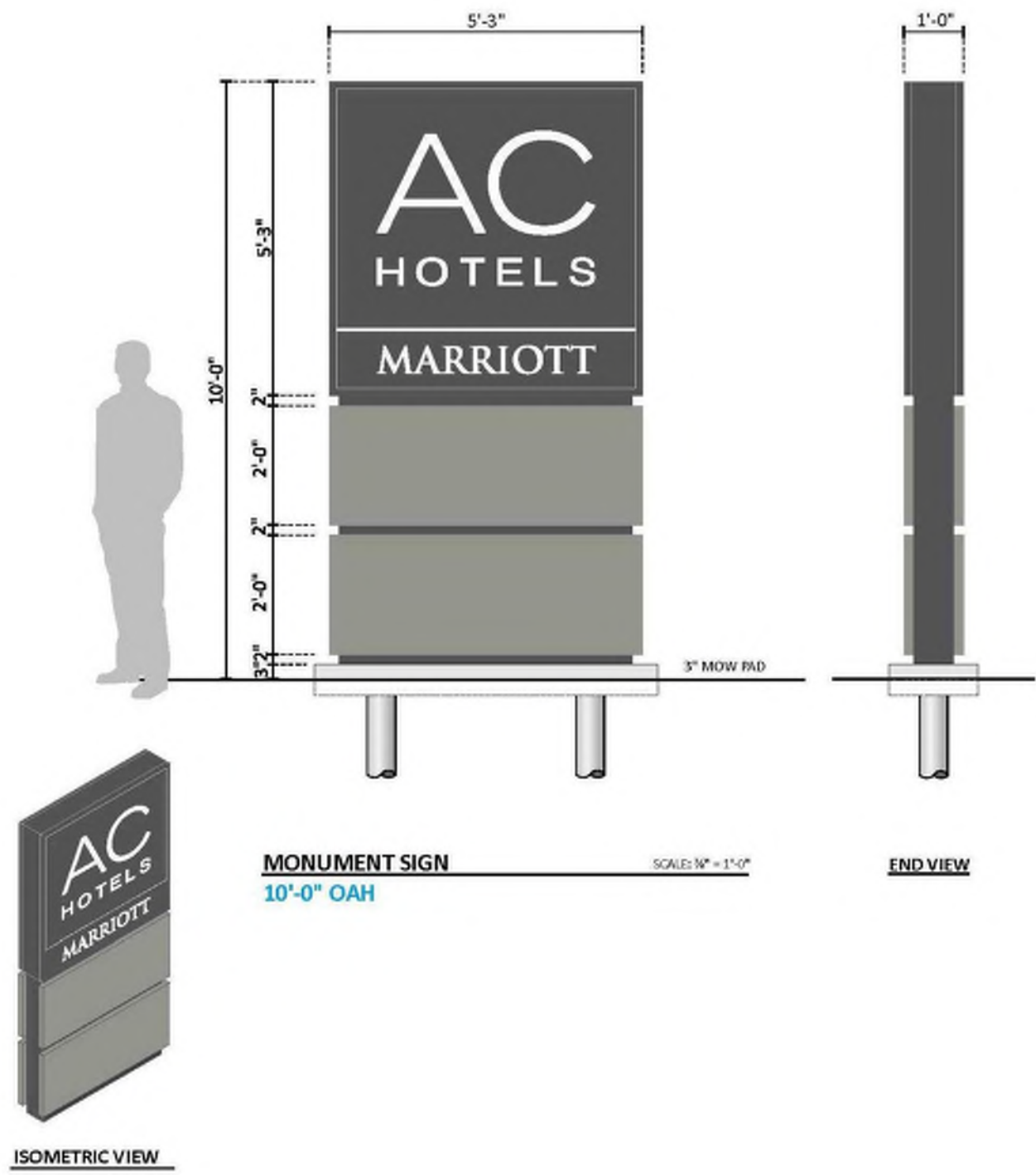
NOT RELEASED FOR CONSTRUCTION



SIGN TYPE 'A'

MONUMENT SIGN

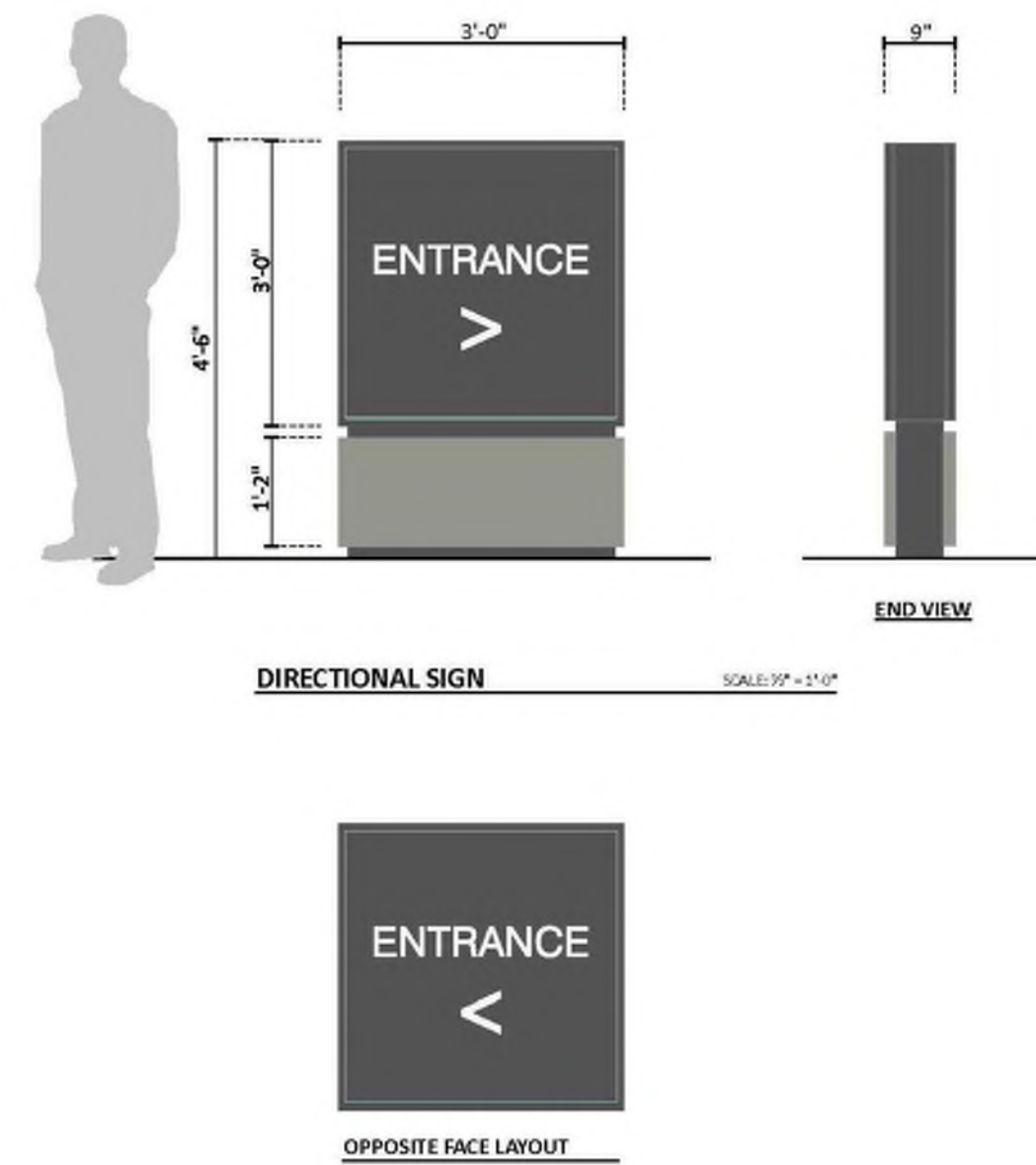
Main Id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 425c gray (satin finish)
.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics
Translucent film digitally printed to match pms 425c gray
3m 3630-20 white translucent film
Internally illuminated w/ GE 7100k white led's
Fabricated aluminum base
Painted to match pms 425c gray (satin finish)
Aluminum pan-type accent panels
Painted to match pms 425c light gray (satin finish)
Standard steel supports & concrete pier foundations



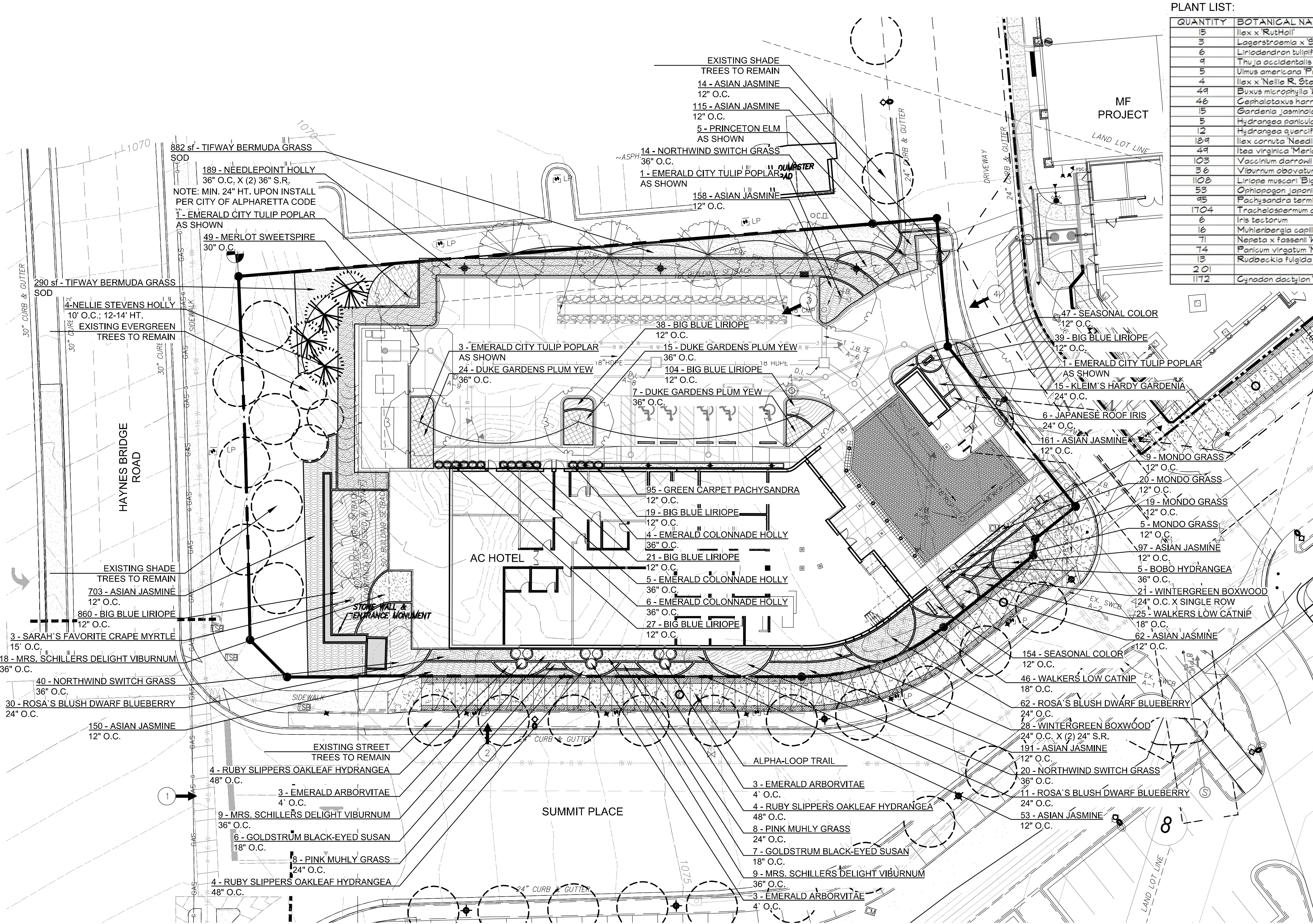
SIGN TYPE 'B'

DIRECTIONAL SIGN

Main Id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 425c gray (satin finish)
.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics
Translucent film digitally printed to match pms 425c gray
w/ weed-out sho-thru white graphics
Font: Helvetica
Internally illuminated w/ GE 7100k white led's
Fabricated aluminum base
Painted to match pms 425c gray (satin finish)
Aluminum pan-type accent panels
Painted to match pms 425c light gray (satin finish)
Standard steel supports & concrete pier foundations



A SIGN LAYOUT PLAN
HS-3 SCALE: 1"=20'



PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
15	Ilex x Ruthi	Emerald Colonnade Holly	2 5/8"	42'-48"	18'-24'	10 gal	Full to ground; dense foliage; straight, tightly pruned pyramidal form
3	Lagerströmia x Sarah's Favorite	Sarah's Favorite Crane Myrtle	2 5/8"	10'-12'	1'-8"	B4B	Multi-trunk; 3-5 trunks; well pruned (no straight whip trunks)
6	Liriodendron tulipifera 'JUN OZ'	Emerald City Tulip Poplar	4-4.5"	20'-22'	8'-9'	B4B	Single straight trunk; dense, uniform branching; single central leader
4	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2 5/8"	4'-10'	3'-4'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20'-22'	4'-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader
4	Nellie R. Stevens Holly	Nellie R. Stevens Holly	12-14"	6'-7'	6'-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
44	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	4-4.5"	12-15"	12-15"	5 gal	Densely pruned form; healthy color; well rooted in pot
46	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew	4-12"	12-15"	5 gal	5 gal	Densely pruned form; healthy color; well rooted in pot
15	Gardenia 'Klein's Hardy'	Klein's Hardy Gardenia	12-15"	15-18"	5 gal	5 gal	Densely pruned form; healthy color; well rooted in pot
5	Hydrangea paniculata 'LVCOBO'	Bobo Hydrangea	15-18"	18-24"	5 gal	5 gal	Dense branching; well rooted in pot; self supporting stems
12	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	18-24"	12-15"	5 gal	5 gal	Dense branching; well rooted in pot; self supporting stems
18	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24-30"	18-24"	5 gal	5 gal	Densely pruned form; healthy color; well rooted in pot
44	Itea virginica 'Merlot'	Merlot Sweetgum	18-24"	18-24"	5 gal	5 gal	Dense branching; well rooted in pot; self supporting stems
103	Vaccinium darwinii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry	12-15"	12-15"	5 gal	5 gal	Densely pruned form; healthy color; well rooted in pot
3	Viburnum obovatum 'Mrs. Schiller's Delight'	Mrs. Schiller's Delight Viburnum	12-15"	15-18"	5 gal	5 gal	Densely pruned form; healthy color; well rooted in pot
100	Liriodendron tulipifera 'Big Blue'	Big Blue Liriope	12-15"	15-18"	5 gal	5 gal	Full in pot; good color; dense foliage mass
53	Ophiopogon japonicus	Mondo Grass				4 pot (1 pint)	Full in pot; good color; dense foliage mass
45	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra				4 pot (1 pint)	Full in pot; good color; dense foliage mass
1704	Trachelospermum delatatum	Asian Jasmine				4 pot (1 pint)	Full in pot; 3 runners min. each 8" min. in length
6	Muhlenbergia capillaris	Pink Muhly Grass				1 gal	Full rooted in pot; dense compact growth
71	Nepeta x fossenii 'Walkers Low'	Walkers Low Catnip				3 gal	Full in pot; well rooted; dense clump
74	Parthenocissus 'Northwind'	Northwind Switch Grass				5 gal	Full in pot; well rooted; dense clump
13	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-Eyed Susan				4 pot (1 pint)	Full rooted in pot; dense compact growth
201	Cynodon dactylon 'Tifway'	Tifway Bermuda Grass				4 pot (1 pint)	Full in pot; free of rot & disease
1172						Sod	Certified pure; free of weeds; good color



WINTERGREEN BOXWOOD



KLEIM'S HARDY GARDENIA



MERLOT SWEETGUM



ROSA'S BLUSH BLUEBERRY



ASIAN JASMINE



SIBERIAN IRIS



MT. AIRY FOTHERGILLA



LITTLE LIME HYDRANGEA



BIG BLUE LIRIOPE



WALKERS LOW CATNIP



DUKE GARDENS PLUM YEW



EMERALD ARBORVITAE



OAKLEAF HYDRANGEA



NEEDLEPOINT HOLLY



NORTHWINDS SWITCH GRASS



MRS. SCHILLER'S DELIGHT VIBURNUM



MONDO GRASS



SARAH'S FAVORITE CRANE MYRTLE



NELLIE R. STEVENS HOLLY



PRINCETON ELM



EMERALD CITY TULIP POPLAR

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CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL

ALPHARETTA, GA

KERIO TH

RIDGELAND, MS

PROJECT NO:

20011

PRINCIPAL IN CHARGE:

CH

PROJECT ARCHITECT:

SH

DRAWN BY:

SH

ISSUE AND DATE:

March 02, 2020

Enter Project Phase Here

DRB SUBMITTAL

REVISIONS:

NO.

DATE

DESCRIPTION

SEAL:

SHEET TITLE:

LANDSCAPE
DEVELOPMENT
PLAN

SHEET NO:

LS-1

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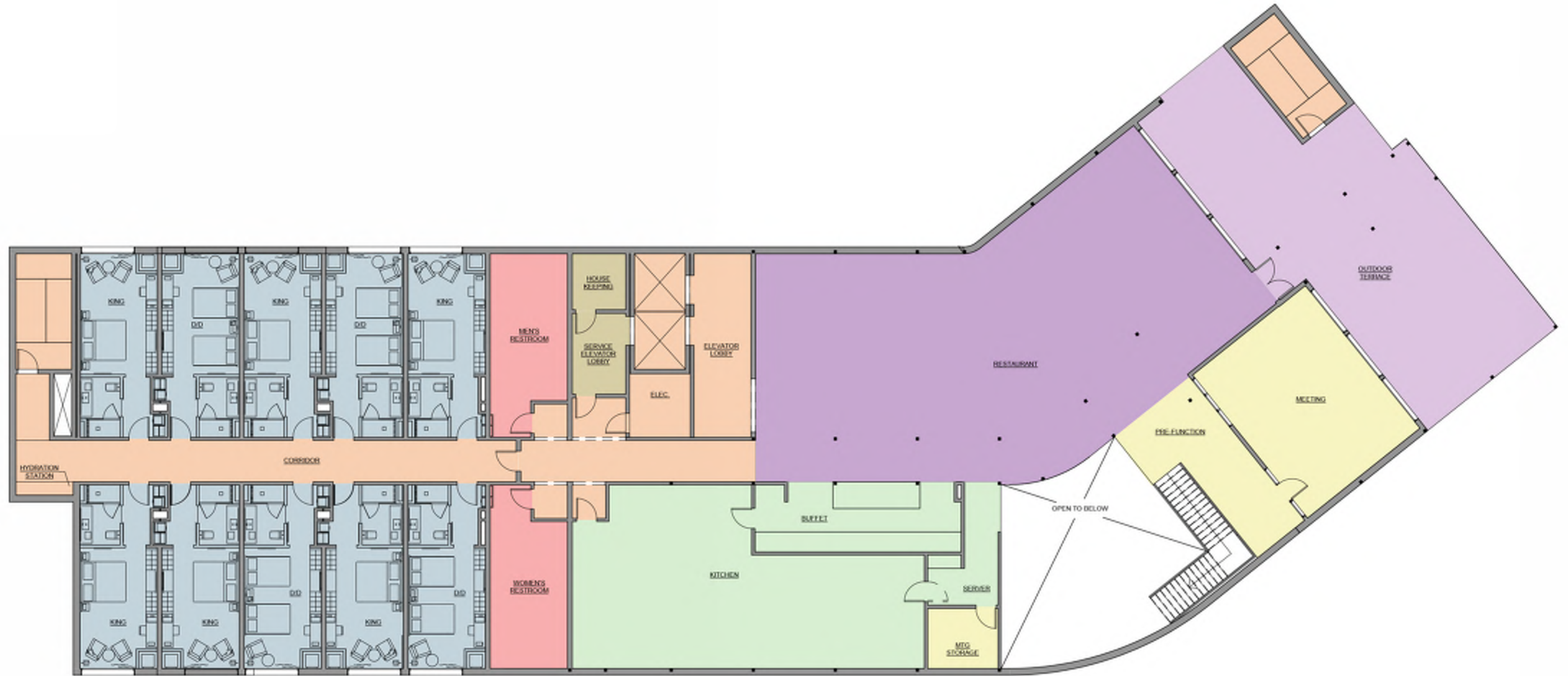
GROUND FLOOR PLAN



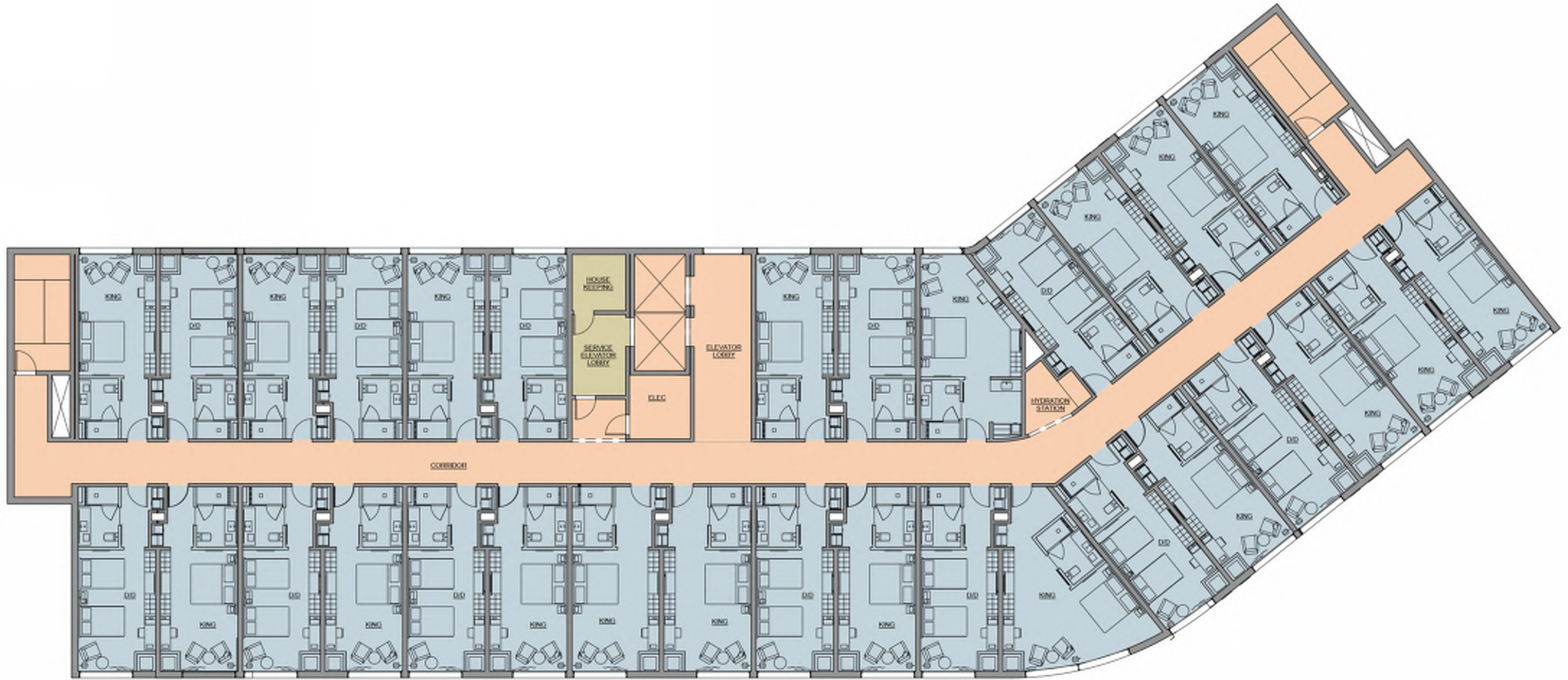
AC ALPHARETTA NORTHWINDS SUMMIT

SC: NTS
DATE: 03.09.2020





2ND FLOOR PLAN



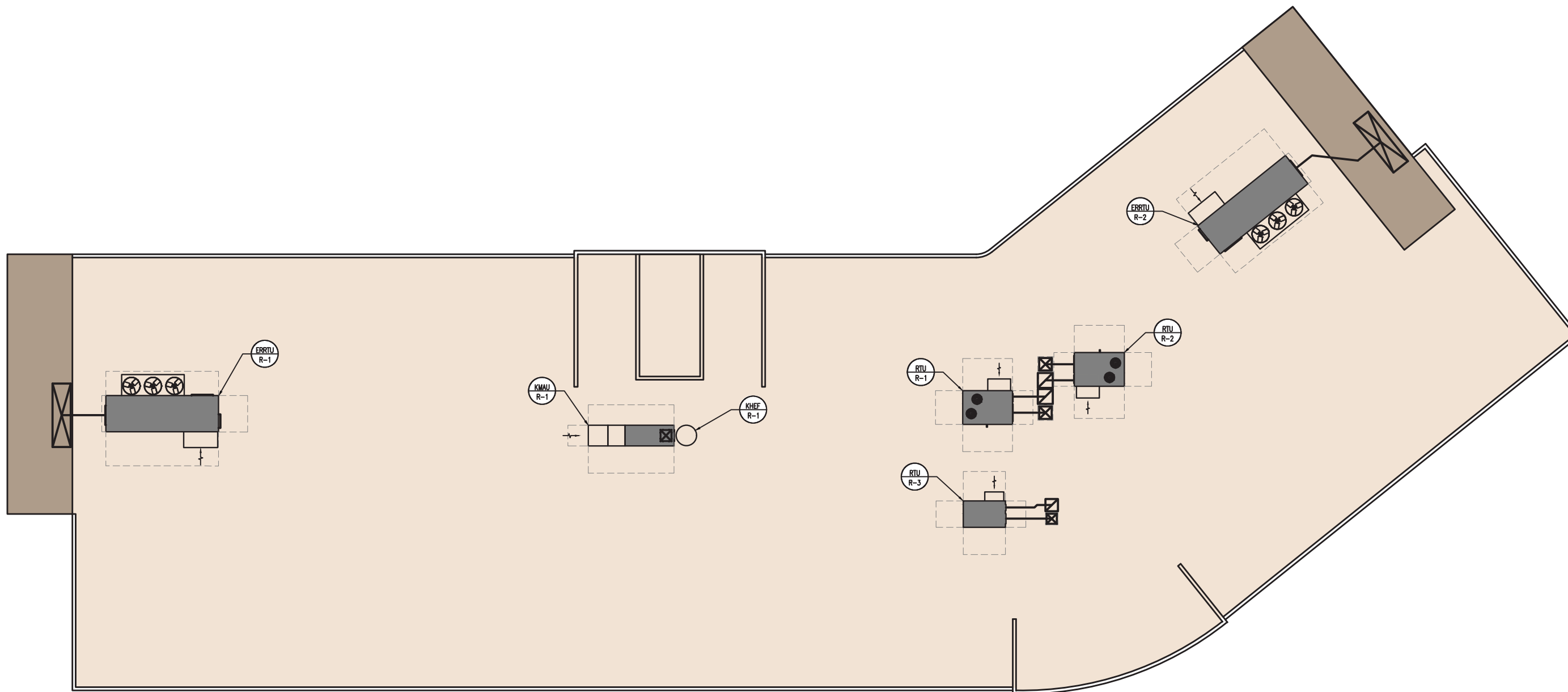
3RD - 6TH FLOOR PLAN



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.09.2020





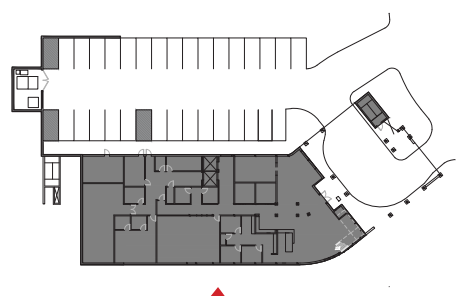
AC ALPHARETTA
NORTHWINDS SUMMIT

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 DATE: 03.09.2020





EAST ELEVATION



AC ALPHARETTA NORTHWINDS SUMMIT

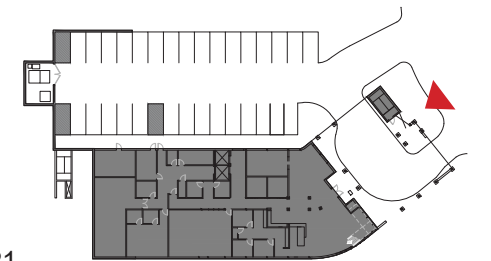
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NORTH ELEVATION

SHEET 6 OF 21



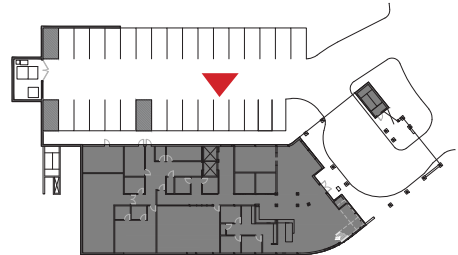
AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.09.2020





WEST ELEVATION



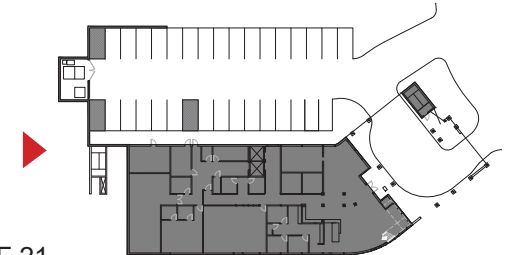
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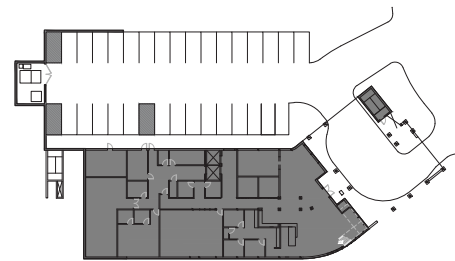
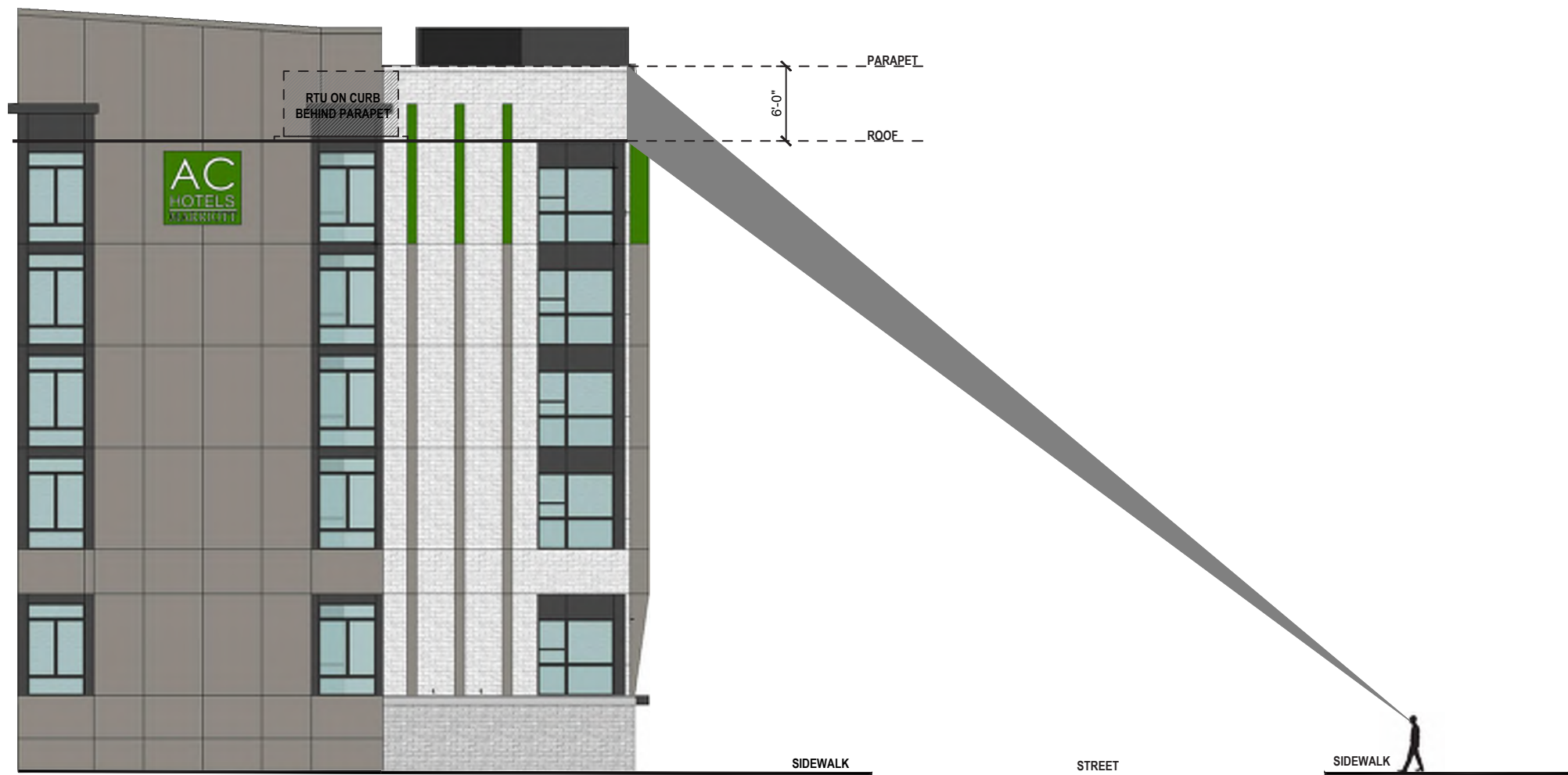




SOUTH ELEVATION



AC ALPHARETTA NORTHWINDS SUMMIT



SITELINE STUDY

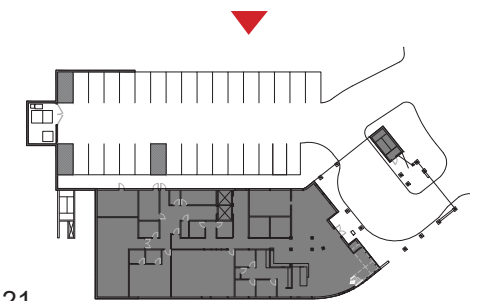
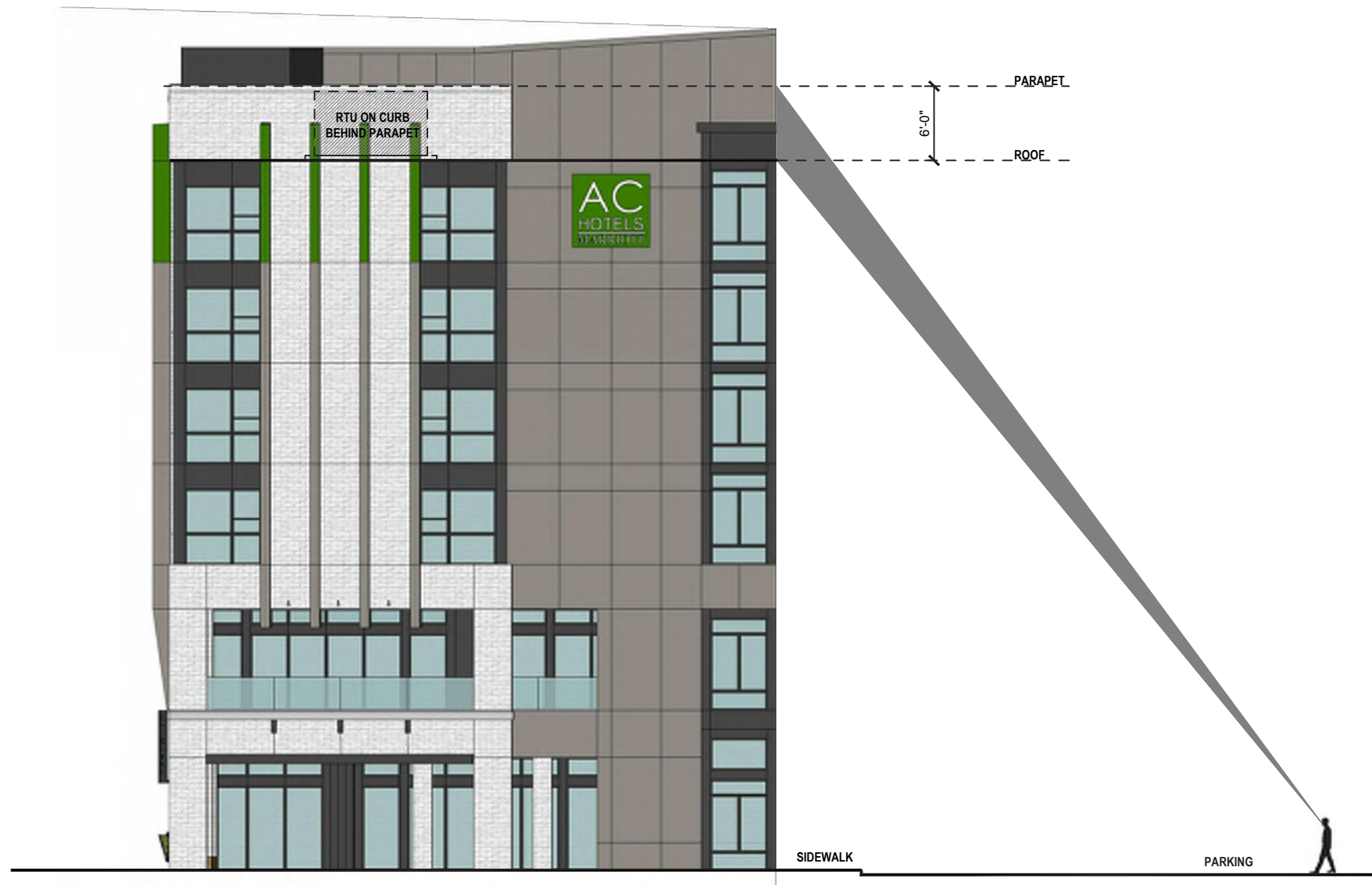
SHEET 9 OF 21



AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.09.2020





SITELINE STUDY

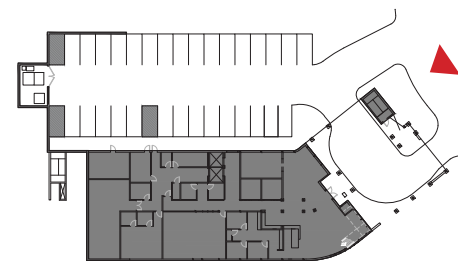
SHEET 10 OF 21



AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.09.2020





SITELINE STUDY

SHEET 11 OF 21



AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.09.2020





SITELINE STUDY

SHEET 12 OF 21



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.09.2020





REFERENCE ELEVATION FOR MATERIAL CONCEPTS

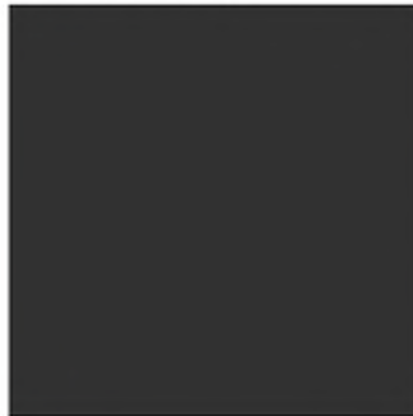
STUCCO: ANTIQUE



METAL FIN: SW 6925 ENVY



ALUMINUM WINDOW AND
CEMENTITIOUS PANEL:
DARK BRONZE



BRICK



BRICK

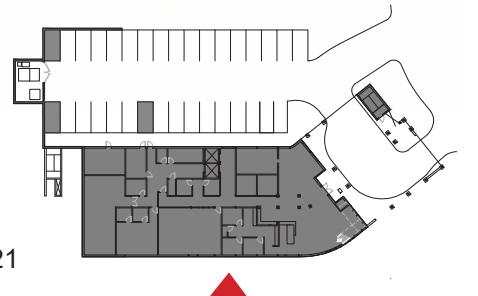


INSULATED GLASS





TOTAL WALL AREA - 19,167 SF
 TOTAL WINDOW AND DOOR GLASS AREA - 7008 SF
 FENESTRATION - 36.56 %



FENESTRATION CALCULATIONS

SHEET 18 OF 21



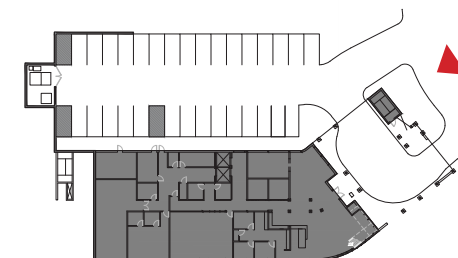
AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
 DATE: 03.09.2020





TOTAL WALL AREA - 4746.6 SF
 TOTAL WINDOW AND DOOR GLASS AREA- 993.5 SF
 FENESTRATION - 20.93 %



FENESTRATION CALCULATIONS

SHEET 19 OF 21



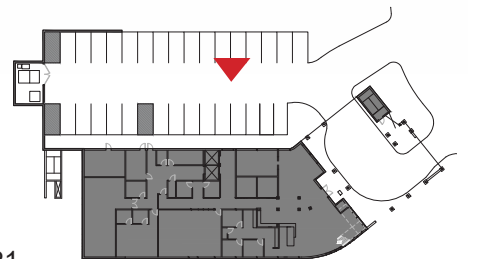
AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
 DATE: 03.09.2020





TOTAL WALL AREA - 16,422 SF
 TOTAL WINDOW AND DOOR GLASS AREA - 3086.5 SF
 FENESTRATION - 18.79 %



FENESTRATION CALCULATIONS

SHEET 20 OF 21



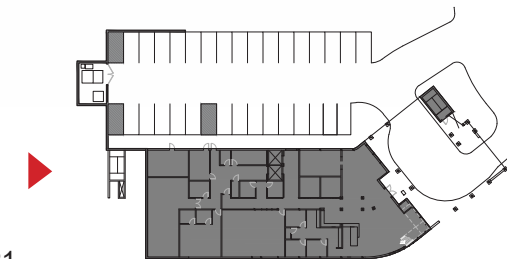
AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
 DATE: 03.09.2020





TOTAL WALL AREA - 5019 SF
 TOTAL WINDOW AND DOOR GLASS AREA - 900 SF
 FENESTRATION - 17.93%





KERIOOTH CORPORATION

361 Township Avenue
Suite 200
Ridgeland, MS 39157

March 10, 2020

VIA-EMAIL & HAND DELIVERY

Mr. Bret Schroeder
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
bschroeder@alpharetta.ga.us

**RE: AC Alpharetta Hotel – Applicant Response to Preliminary Design Review Board (DRB)
Application Comments**

Mr. Schroeder,

We thank you for your timely and helpful comments to our DRB submittal package for the AC Alpharetta Hotel in the Northwinds development. We are looking forward to a collaborative effort in making the AC Alpharetta Hotel an acclaimed destination and true asset to the City of Alpharetta. Please review the summary of initial comments and our responses below:

1. Two of the proposed exterior wall materials are not permitted in the overlay district: EIFS and metal panels.

The design has been modified to accommodate the allowed materials in the overlay district (Reference revised architectural Sheets):

- The EIFS field material on Floors 2-6 has been replaced with brick masonry.
- The manufactured stone on the ground floor has been replaced with brick masonry to coordinate with the brick masonry above.
- The EIFS on the north and south stair towers and west elevation center tower has been replaced with hard stucco.
- The corrugated metal panels on the west elevation center tower have been replaced with hard stucco and inset art panels to be performed by a local artist.
- The Alucabond panels on the architectural tower on the east elevation are requested to remain for consideration, as they are a building material fitting for this style of architecture and represent a critical aesthetic element of the building.

2. Fenestration is limited to 65% per elevation and per building total. Please provide the fenestration calculations.

Fenestration calculations are attached as Architectural Sheets 18-21.

3. Please provide clarity on the connection between the proposed Alpha Loop and the existing plain concrete sidewalk in the northeast corner of the intersection of Haynes Bridge Rd and Summit Place.

The Alpha Loop adjacent to Summit Place is to be completed by Pope & Land at the conclusion of the multifamily project in Lot 3 and subsequently

Mr. Bret Schroeder

March 10, 2020

Page 2

the AC Alpharetta Hotel project in Lot 1. The current design that has been coordinated with the City includes a tapered transition from the termination of the Alpha Loop at the GDOT R.O.W. to the existing concrete sidewalk (Reference revised Civil and Landscape plans). It is our understanding that funds have been escrowed and bonded at the direction of the City for this work to be completed. It is also our understanding that the existing concrete sidewalk will be removed for the extension of the Alpha Loop to the north along the east side of Haynes Bridge Road in the near future.

4. Additional landscaping is required to screen the decorative enclosure wall around the service area on the north side of the building.

Reference the revised Sheet LS-1, which includes the addition of four Nellie Stevens Holly evergreen trees to match the existing trees adjacent to the parking lot. The Needlepoint Holly hedge is scheduled to remain; however, the hydrangea planting would be removed.

5. Building signage should be more "creative", not simply standard Marriott signage.

Kerioth Realty Company, LLC (KRC) will work with Marriott to modify the signage to conform to the applicable ordinances, DRB recommendations, and Marriott brand standards. While this concern will be appropriately addressed, a coordinated resolution satisfying Marriott, the City, and KRC will likely not be obtainable prior to March 20, 2020. KRC requests that DRB approval be provided contingent upon subsequent signage approval.

If you have any questions or need additional information in advance of the scheduled DRB presentation, please let us know. Again, we look forward to working with you and the City of Alpharetta on this fantastic project.

Sincerely,

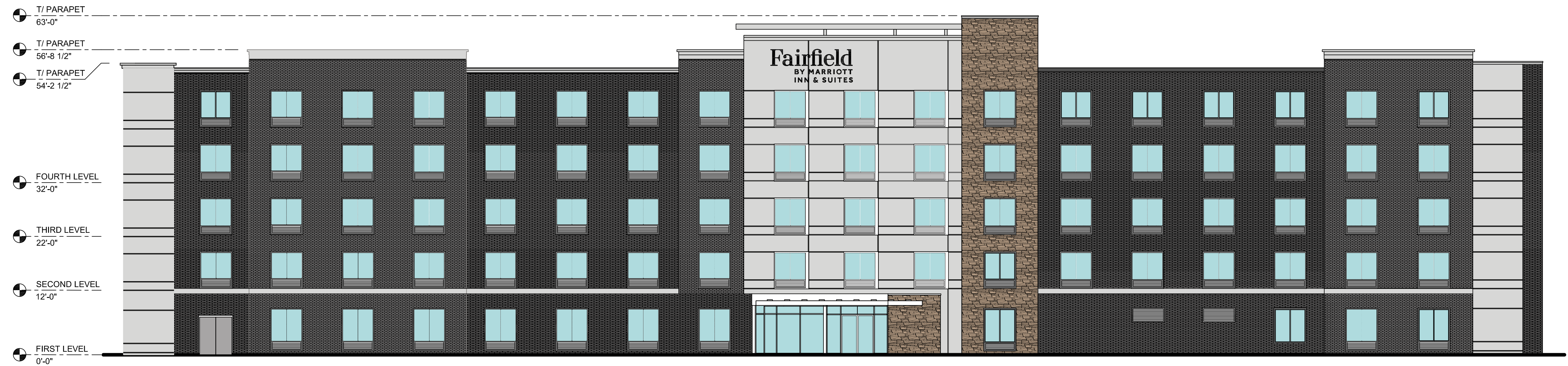


Brian W. Nettles

Senior Project Manager

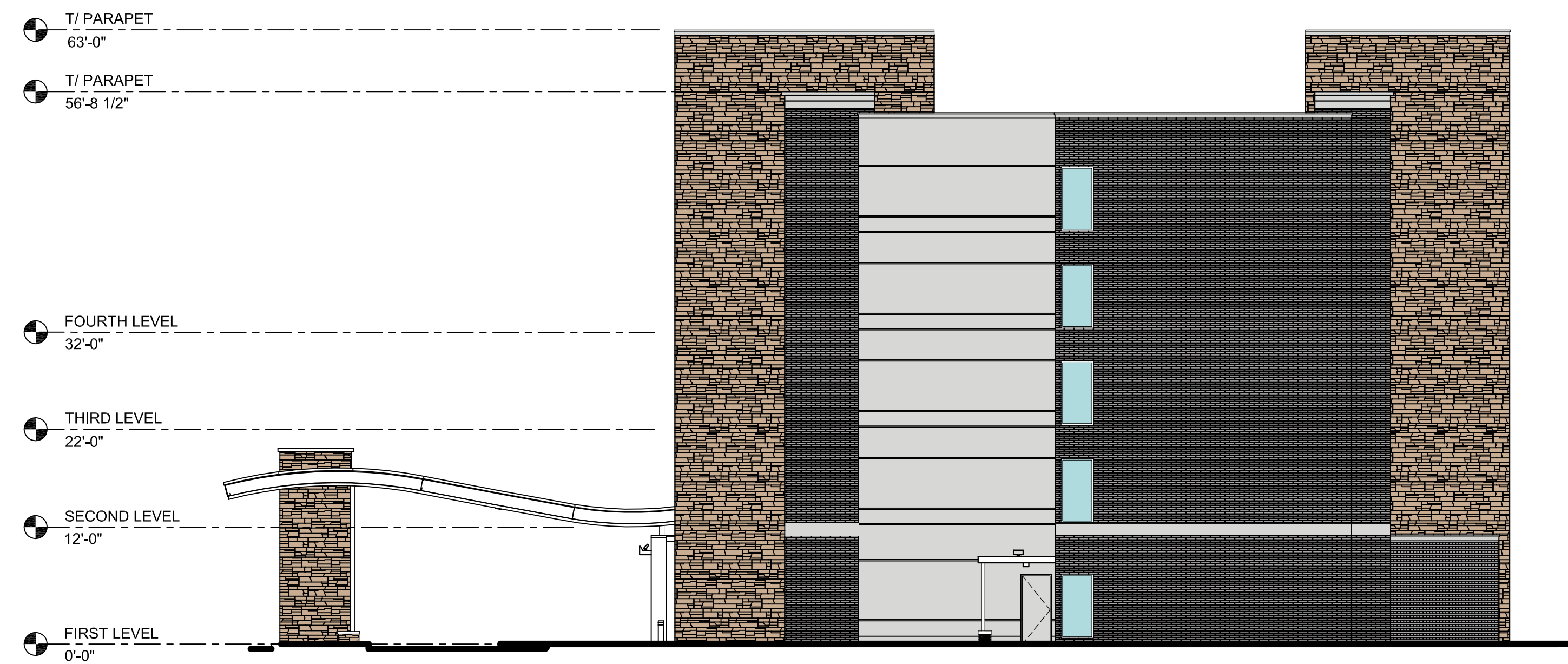
KERIOTH CORPORATION on behalf of Kerioth Realty Company, LLC

C: 191159:03/DRB Submittal



NORTH ELEVATION

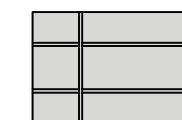
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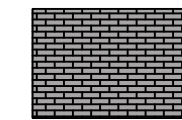
WEST ELEVATION

SCALE: 3/32" = 1'-0

EXTERIOR FINISH KEY



METAL PANEL SYSTEM



BRICK COLOR



PRECAST STONE



**HOSPITALITY
ARCHITECTS** LLC

DAWSONVILLE, GEORGIA 30534
PHONE: 706-203-1920

WWW.XXXXXXXXXX.COM

EAL

FAIRFIELD INN & SUITES

ALPHARELLA, GEORGIA

[illegible]

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PROJECT NUMBER		H20-1002
DATE		03/02/2020
SCALE		AS NOTED
DRAWN BY	TM	CHECKED BY
		JCW

CAD FILE
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 GA\Drawings\Arch Drawings\200s\Exterior Elevations
 Colored\2-ext elevs colored.dwg

EXTERIOR ELEVATIONS

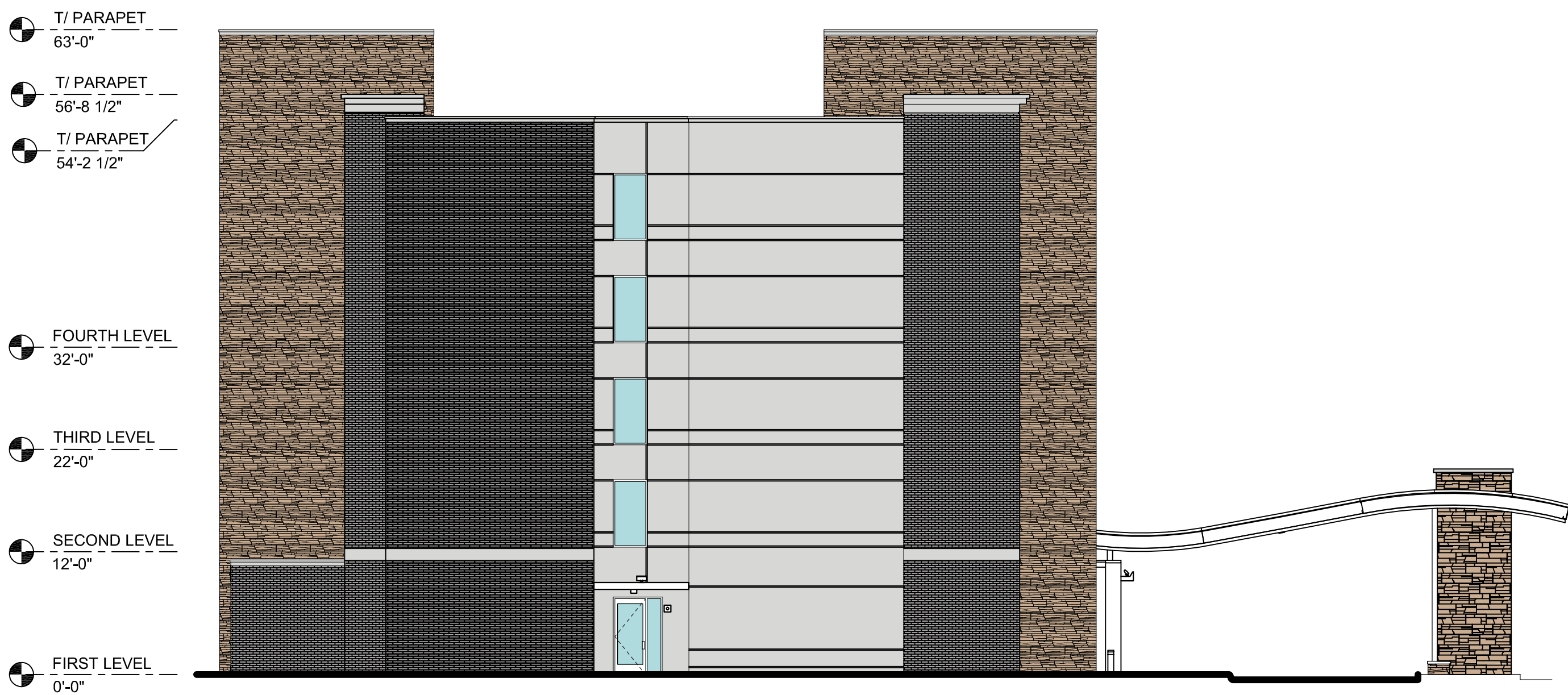
DRAWING NO.

A-211



SOUTH ELEVATION

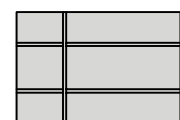
SCALE: 3/32" =1'-0



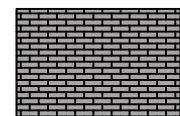
EAST ELEVATION

SCALE: 3/32" =1'-0

EXTERIOR FINISH KEY



METAL PANEL SYSTEM



BRICK COLOR



PRECAST STONE



900 OLD DAWSON VILLAGE RD. EAST, #120
DAWSONVILLE, GEORGIA 30534
PHONE: 706-203-1920
WWW.XXXXXXXXXX.COM

SEAL

FAIRFIELD INN & SUITES

ALPHARETTA, GEORGIA

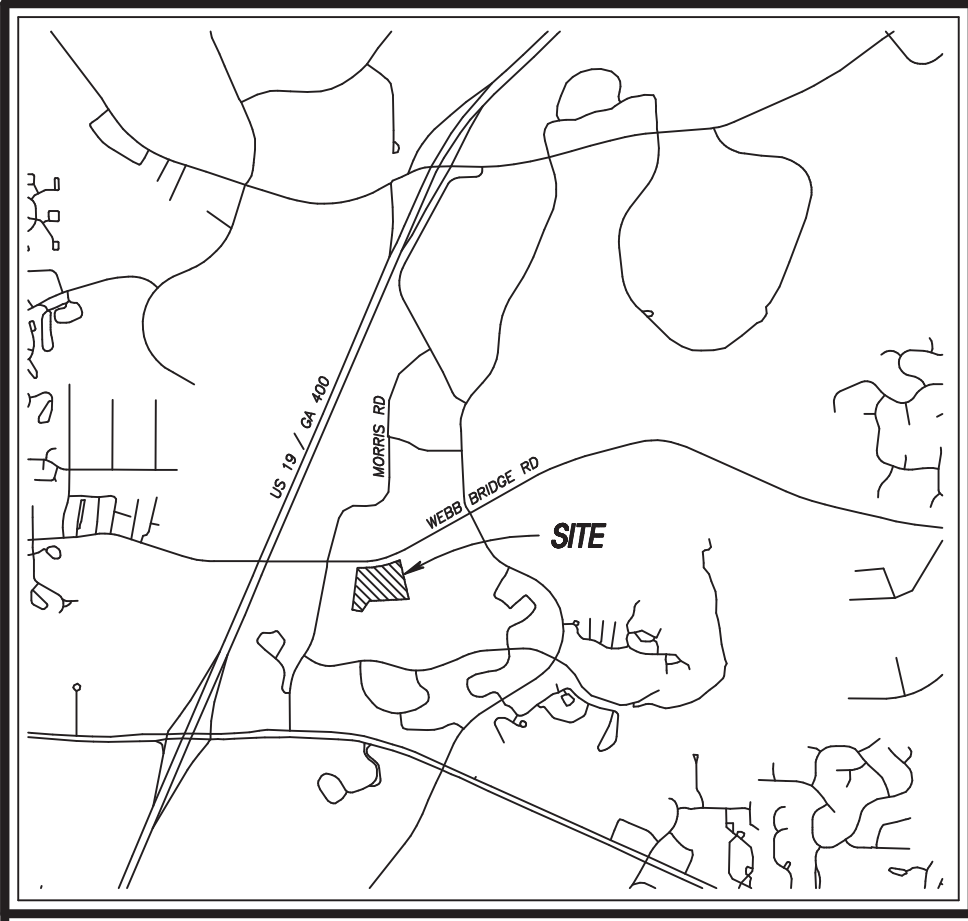
DATE	REVISION
03/02/2020	CITY DRG SUBMITTAL

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PROJECT NUMBER	H20-1002
DATE	03/02/2020
SCALE	AS NOTED
DRAWN BY	TM
CHECKED BY	JCW
CAD FILE	H:\Active Projects\H20-1002 Fairfield Inn - Alpharetta, GA\Drawings\Arch Drawings\0303\Exterior Elevations Colored\w-ext elevs colored.dwg

EXTERIOR ELEVATIONS

DRAWING NO.
A-212



VICINITY MAP

AREA
6.519 ACRES

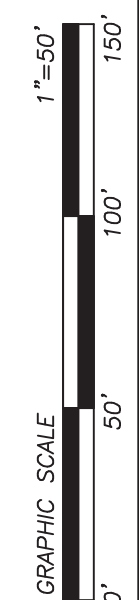
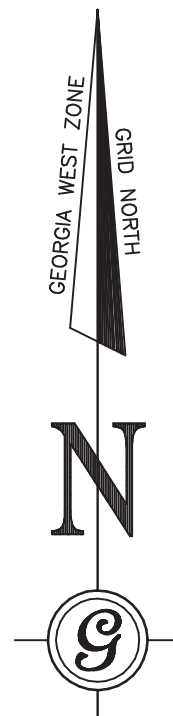
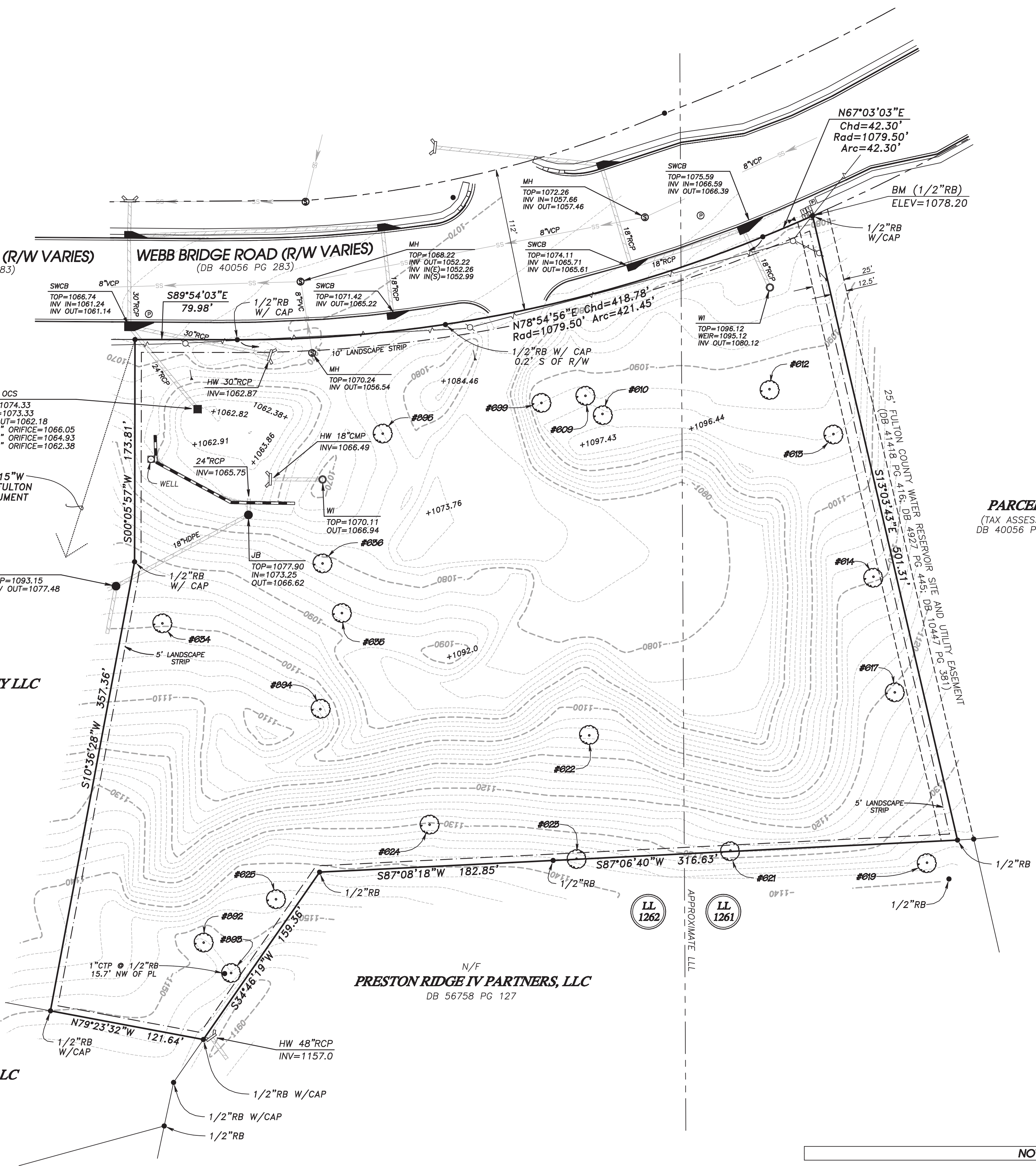
LEGEND

ABBREVIATIONS		SYMBOLS	
AI	- ANGLE IRON	●	IRON PIN FOUND
BL	- BUILDING SETBACK LINE	■	CONCRETE MONUMENT FOUND
BWF	- BARB WIRE FENCE	▲	ROCK FOUND
CI	- CURB INLET	○	IRON PIN SET
CO	- CLEANOUT	⊙	COMPUTED POINT (NOT SET)
C&G	- CURB & GUTTER	⊙	SANITARY SEWER MANHOLE
CL	- CENTERLINE	⊙	JUNCTION BOX
CLF	- CHAIN LINK FENCE	⊙	DOUBLE-WING CATCH BASIN
CMF	- CONCRETE MONUMENT FOUND	⊙	SINGLE-WING CATCH BASIN
CMP	- CORRUGATED METAL PIPE	■	DROP INLET
CONC	- CONCRETE	■	CURB INLET
CTP	- CRIMP TOP PIPE	■	FIRE HYDRANT
D	- DEPTH	■	WATER VALVE
DB	- DEED BOOK	■	WATER METER
DE	- DRAINAGE EASEMENT	■	UTILITY POLE
DI	- DROP INLET	■	GUY WIRE
DTP	- DUCTILE IRON PIPE	■	GUY POLE
DIST	- DISTURBED	■	LIGHT POLE
DWCB	- DOUBLE WING CATCH BASIN	■	POWER BOX
E	- EAST	■	TELEPHONE BOX
EA	- EDGE OF ASPHALT	■	TELEPHONE MANHOLE
EC	- EDGE OF CONCRETE	■	GAS METER
EG	- EDGE OF GRAVEL	■	GAS VALVE
FDC	- FIRE DEPARTMENT CONNECTION	■	
FFE	- FINISHED FLOOR ELEVATION	■	
FP	- FIRE HYDRANT	■	
FP	- FLAG POLE	■	
-G-	- UNDERGROUND GAS LINE	■	
GM	- GAS METER	■	
GW	- GUY WIRE	■	
HWF	- HOG WIRE FENCE	■	
ICB	- IRRIGATION CONTROL BOX	■	
IM	- IRRIGATION METER	■	
IPS	- IRON PIN SET	■	
IV	- IRRIGATION VALVE	■	
JB	- JUNCTION BOX	■	
LLL	- LAND LOT LINE	■	
MH	- MANHOLE	■	
MW	- MONITORING WELL	■	
N	- NORTH	■	
N/F	- NOW OR FORMERLY	■	
OTP	- OPEN TOP PIPE	■	
PB	- PLAT BOOK	■	
PBX	- POWER BOX	■	
PS	- PAGE	■	
PKN	- SURVEY NAIL (PARKER-KALON)	■	
PL	- PROPERTY LINE	■	
POB	- POINT OF BEGINNING	■	
POC	- POINT OF COMMENCEMENT	■	
PS	- PLAT SLIDE	■	
PSO	- POWER STUB OUT	■	
PVC	- POLYVINYL CHLORIDE PIPE	■	
RB	- REBAR	■	
RCP	- REINFORCED CONCRETE PIPE	■	
REC	- RECORDED	■	
R/W	- RIGHT-OF-WAY	■	
S	- SOUTH	■	
SD	- SLOTTED DRAIN	■	
SOV	- WATER SHUT OFF VALVE	■	
SR	- SOLID STEEL ROD	■	
SSE	- SANITARY SEWER EASEMENT	■	
SW	- SIDEWALK	■	
SWCB	- SINGLE WING CATCH BASIN	■	
TR	- THREADED STEEL ROD	■	
TSB	- TRAFFIC SIGNAL BOX	■	
TSP	- TRAFFIC SIGNAL POLE	■	
TYP	- TYPICAL	■	
UC	- UNDERGROUND CABLE	■	
UP	- UNDERGROUND POWER	■	
UT	- UNDERGROUND TELEPHONE	■	
VCP	- VITRIFIED CLAY PIPE	■	
W	- WEST	■	
-W-	- WATER LINE	■	
WE	- WATER EASEMENT	■	
WI	- WEIR INLET	■	
WTF	- WROUGHT IRON FENCE	■	
WSE	- WATER SURFACE ELEVATION	■	
WVT	- WATER VAULT	■	

N/F
RAM ALPHARETTA HOSPITALITY LLC
DB 56321 PG 689

N/F
PRESTON PROFESSIONAL BUILDING II, LLC
DB 46144 PG 387

TREE ABBREVIATIONS	
BJO	- BLACKJACK OAK
BKO	- BLACK OAK
NRO	- NORTHERN RED OAK
POP	- POPLAR
PTO	- POST OAK
RMA	- RED MAPLE
SCO	- SCARLET OAK
SRO	- SOUTHERN RED OAK
SUG	- SUGAR MAPLE
SYC	- SYCAMORE
WAO	- WATER OAK
WHO	- WHITE OAK



PARCEL #: 22 54601261C01
(TAX ASSESSOR DATA NOT AVAILABLE)
DB 40056 PG 283; DB 41418 PG 416

NOTES

- 1) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 2) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 3) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 1312100059F, EFFECTIVE DATE 9/18/13.
- 4) A LEICA GPS 1200 (GX1230) DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF TOPOGRAPHIC/PLANIMETRIC DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANIMETRIC FEATURES IS 0.10'. RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.
- 5) REFERENCE IS HEREBY MADE TO AN ARBORIST REPORT (20-02-01 FAIRFIELD ARBORIST REPORT ALPHARETTA) PREPARED BY SCOTT HALL OF OUTDOOR SPACES, LLC, DATED 02/24/2020, WITH RESPECT TO TREE IDENTIFICATION #'S SHOWN HEREON.



TOPOGRAPHIC & TREE SURVEY
OF
3225 WEBB BRIDGE RD
FOR
HOS MANAGEMENT

LOCATED IN
LAND LOTS 1261 & 1262, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



PO BOX 631, JEFFERSON, GA 30549
EMAIL: BDRUP@GENUINEMAPPING.COM
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DIAMOND PRO[®]

WALL SYSTEM

WITH A ROUGH-HEWN FACE STYLE, IT GIVES LANDSCAPES SUBSTANCE
AND STABILITY AND IS IDEAL FOR LARGE-SCALE PROJECTS



Wall Innovations By





DIAMOND PRO[®]

WALL SYSTEM

WITH A ROUGH-HEWN FACE STYLE, IT GIVES LANDSCAPES SUBSTANCE AND STABILITY AND IS IDEAL FOR LARGE-SCALE PROJECTS

☑ FEATURES & BENEFITS

- Rear lip locator
- Matching cap and corner unit complete the system
- Large cores for ease in handling
- Gravity walls can be built up to 4 feet high including buried course, but excluding the cap* with 7.1° batter
- Walls in excess of 50 feet have been built with Diamond Pro when combined with geosynthetic reinforcement

**This height assumes cores are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge.*

🔹 AVAILABLE COLORS



CARRIAGE HOUSE



GRAY



OAK MOUNTAIN



SHEFFIELD BEIGE



TAUPE

Swatches represent product color only, not surface texture, dimensions or shape.

🧱 SHAPES & SIZES

BLOCK



8 x 18 x 12

CORNER

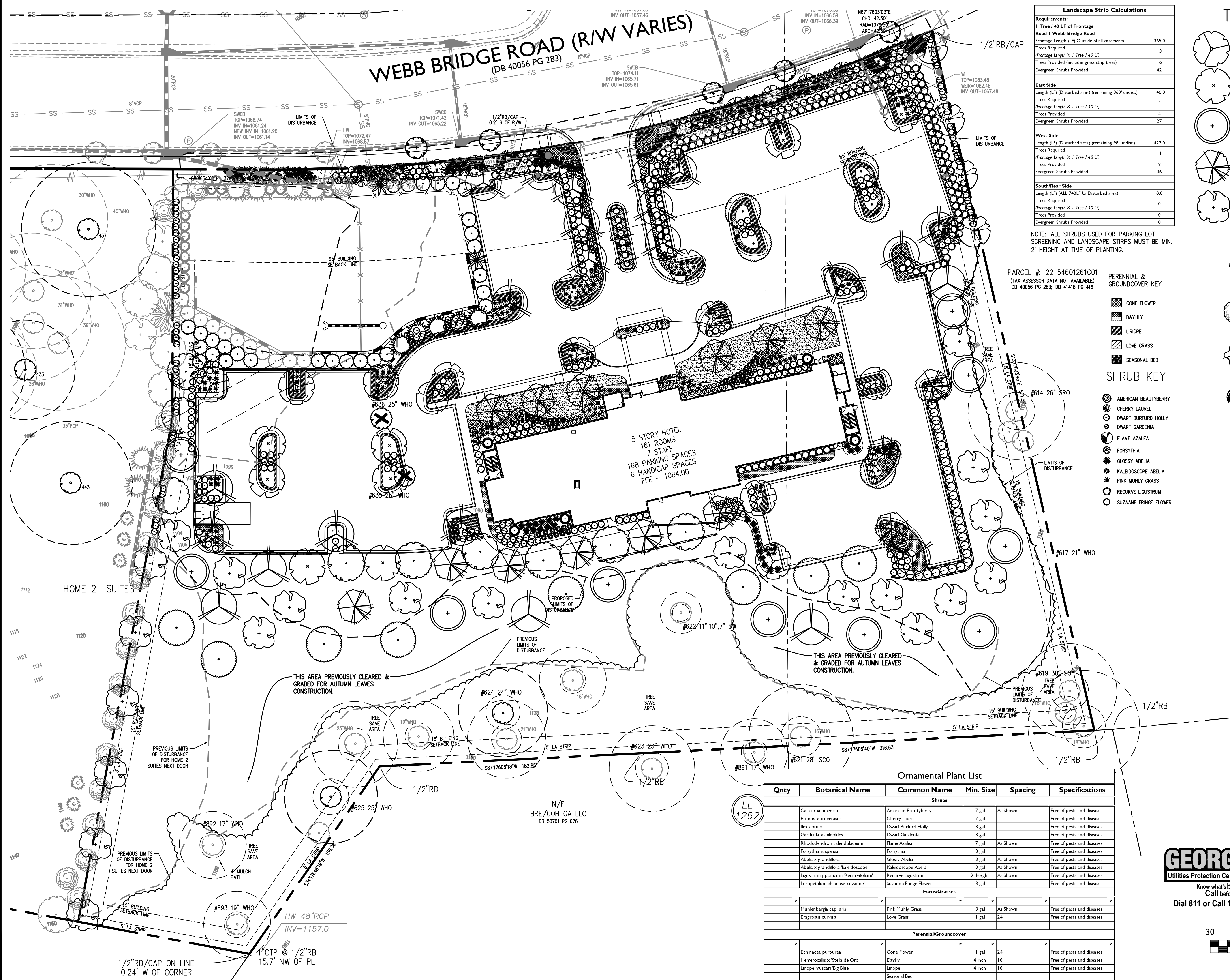


8 x 18 x 8

CAP



4 x 18 x 12



Landscape Strip Calculations	
Requirements:	
1 Tree / 40 LF of Frontage	
Read 1 Webb Bridge Road	
Frontage Length (LF)/Outside of all easements	365.0
Trees Required	
(<i>Frontage Length X 1 Tree / 40 LF</i>)	13
Trees Provided (includes grass strip trees)	16
Evergreen Shrubs Provided	42
East Side	
Length (LF) (Disturbed area) (remaining 360° undist.)	140.0
Trees Required	
(<i>Frontage Length X 1 Tree / 40 LF</i>)	4
Trees Provided	4
Evergreen Shrubs Provided	27
West Side	
Length (LF) (Disturbed area) (remaining 98° undist.)	427.0
Trees Required	
(<i>Frontage Length X 1 Tree / 40 LF</i>)	11
Trees Provided	9
Evergreen Shrubs Provided	36
South/Rear Side	
Length (LF) (ALL 740' LF Undisturbed area)	0.0
Trees Required	
(<i>Frontage Length X 1 Tree / 40 LF</i>)	0
Trees Provided	0
Evergreen Shrubs Provided	0

PERENNIAL & GROUNDCOVER KEY

-  CONE FLOWER
-  DAYLILY
-  LIRIOPE
-  LOVE GRASS
-  SEASONAL BED

SHRUB KEY

-  AMERICAN BEAUTYBERRY
-  CHERRY LAUREL
-  DWARF BURFORD HOLLY
-  DWARF GARDENIA
-  FLAME AZALEA
-  FORSYTHIA
-  GLOSSY ABELIA
-  KALEIDOSCOPE ABELIA
-  PINK MUHLY GRASS
-  RECURVE LIGUSTRUM
-  SUZANNE FRINGE FLOW

 EMILY BRUNER HOLLY
 JAPANESE CRYPTOMERIA
 BRACHENS BROWN MAGNOLIA
 REDBUD
 PURPLE TOWER CRAPE MYRTLE
 EUROPEAN HORNBEEAM
 MERLOT REDBUD
 NELLIE R. STEVENS HOLLY
 EMERALD GREEN ARBORVITAE

 RECOMPENSE TREES
 BLACKGUM
 NUTTALL OAK
 TULIP POPLAR
 SHUMARD OAK
 OCTOBER GLORY RED MAPLE

Ornamental Plant List						
Qnty	Botanical Name	Common Name	Min. Size	Spacing	Specifications	
Shrubs						
	Callicarpa americana	American Beautyberry	7 gal	As Shown		Free of pests and diseases
	Prunus laurocerasus	Cherry Laurel	7 gal			Free of pests and diseases
	Ilex coruta	Dwarf Burford Holly	3 gal			Free of pests and diseases
	Gardenia jasminoides	Dwarf Gardenia	3 gal			Free of pests and diseases
	Rhododendron calendulaceum	Flame Azalea	7 gal	As Shown		Free of pests and diseases
	Forsythia suspensa	Forsythia	3 gal			Free of pests and diseases
	Abela x grandiflora	Glossy Abela	3 gal	As Shown		Free of pests and diseases
	Abela x grandiflora 'kaleidoscope'	Kaleidoscope Abela	3 gal	As Shown		Free of pests and diseases
	Ligustrum japonicum 'Recurvifolium'	Recurve Ligustrum	2' Height	As Shown		Free of pests and diseases
	Loropetalum chinense 'suzanne'	Suzanne Fringe Flower	3 gal			Free of pests and diseases
Ferns/Grasses						
	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	As Shown		Free of pests and diseases
	Eragrostis curvula	Love Grass	1 gal	24"		Free of pests and diseases
Perennial/Groundcover						
	Echinacea purpurea	Cone Flower	1 gal	24"		Free of pests and diseases
	Hemerocallis x 'Stella de Oro'	Daylily	4 inch	18"		Free of pests and diseases
	Linopie muscari 'Big Blue'	Linopie	4 inch	18"		Free of pests and diseases
		Seasonal Bed				

GEORGIA 811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

Dial 811 or Call 1-800-282-7411

 NORTH

30 0 30 60



Scale 1" = 30'

AEC

Civil Engineering Water Resources
Land Planning Property Services
Landscape Architecture Arborist Services

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

ORNAMENTAL LANDSCAPE PLAN

FAIRFIELD INN
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

CORRECTED BY: AEL/MC

PROJECT NO.: 20-4412
 CIVIL DRAWN BY: MDA
 CIVIL DESIGNED BY: BDR
 LANDSCAPE DRAWN BY: BDR
 LANDSCAPE DESIGNED BY: BDR
 CHECKED BY: MDV
 DATE -

L4.0





SITE LAYOUT NOTES

- ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
- BURY PITS ARE NOT ALLOWED.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
- CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
- SEE SHEET D1.2 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
- REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
- HEAVY DUTY PAVEMENT AT ALL DRIVE AISLES AND LIGHT DUTY PAVEMENT AT ALL PARKING SPACES.
- SEE SHEET D1.0 FOR ALPHARETTA STANDARD STREET SIGN DETAIL 900.

WEBB BRIDGE ROAD (R/W VARIES)
(DB 40056 PG 283)

SITE DATA:

SITE ACREAGE - 6.519 AC.
CURRENT ZONING - O&I (OFFICE INSTITUTIONAL)
PROPOSED USE - HOTEL
BUILDING SETBACKS:

FRONT SETBACK FROM RIGHT OF WAY - 65'
SIDE STREET SETBACK - 15'
REAR YARD MIN. - 15'

BUILDING STORIES - 5

PARKING - 168 REQUIRED

168 PROVIDED

FLOODPLAIN - NONE

LANDSCAPE STRIPS - 10' ALONG RIGHT OF WAY

5' ALONG SIDE AND REAR LINES

UNDISTURBED BUFFERS - NONE



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

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

SITE LAYOUT PLAN

FAIRFIELD INN
ALPHARETTA, GEORGIA

CITY OF ALPHARETTA TREE SAVE NOTES

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

CITY OF ALPHARETTA TRAFFIC NOTES

- CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.
- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.
- ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
- IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

CAUTION

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

GEORGIA811
Utilities Protection Center, Inc.

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

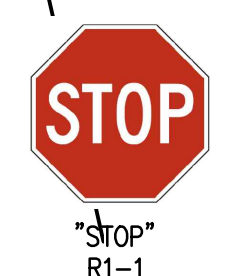


Scale 1" = 30'

LEGEND

BC BACK OF CURB
B.S.L. BUILDING SETBACK LINE
C&G CURB AND GUTTER
CIP CAST IN PLACE CONCRETE
FC FACE OF CURB
H/C HANDICAP
L/A LANDSCAPE AREA
L LEVEL/LANDING
R RAMP
S/W SIDEWALK
LD LIGHT DUTY PAVEMENT
HD HEAVY DUTY PAVEMENT
R.O.W. RIGHT OF WAY

SIGN LEGEND



CITY OF ALPHARETTA FIRE MARSHALL NOTES

- A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS 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, 2006 EDITION.

WALL NOTES

- ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
- ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
- FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.51.

HOME 2 SUITES

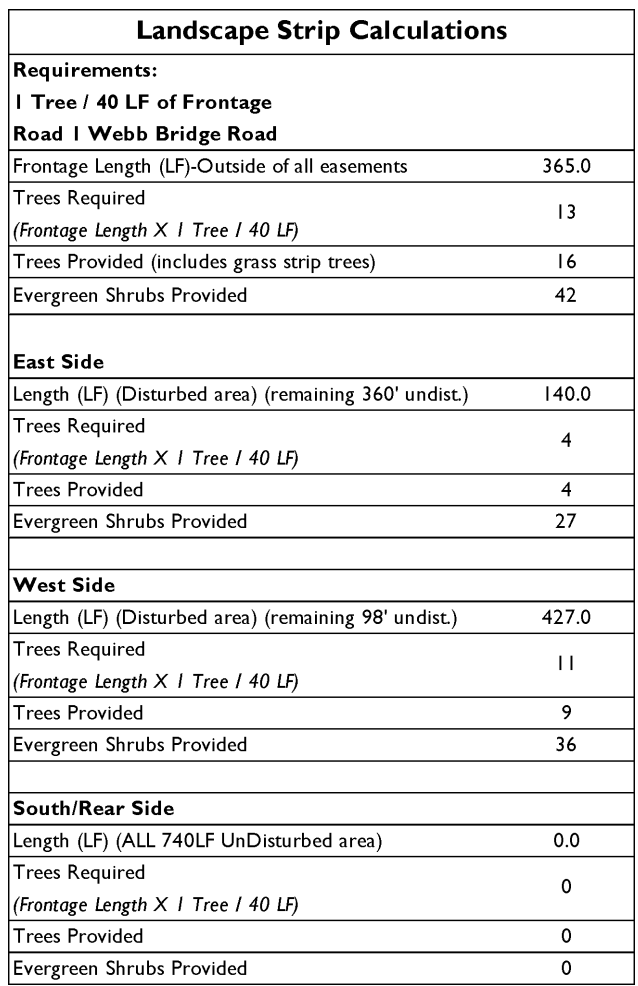
N/F
BRE/COH GA LLC
DB 50701 PG 676

NO.	REVISIONS	DATE
1	PER CITY COMMENTS COND. USE	9-25-18

PROJECT NO: 20-4412
CIVIL DRAWN BY: MDA
CIVIL DESIGNED BY: BDR
LANDSCAPE DESIGNED BY: BDR
LANDSCAPE DRAWN BY: BDR
CHECKED BY: MDV
DATE:

SHEET

C4.0



Tree Density Calculations	
Total [Site Acreage/Acreage within Project Limits] (ac)	6.5
Utility & Maintenance Easements [on Site/within Project Limits] (ac)	0.0
Site Acreage Considered for Density (ac)	6.5
(Total Acreage - Utility Easement Acreage)	
Density/Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	847.6'
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	421.0"
Total Replacement Density Factor (RDF) (Inches)	426.6"
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	428.0"
Density Requirement Met	

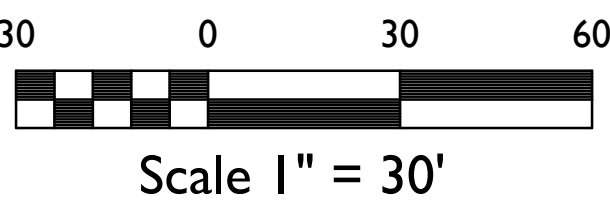
Figure 1 displays ten different tree species, each represented by a silhouette and a corresponding leaf shape. The species are arranged in two columns. The left column includes LACEBARK ELM, PRINCETON ELM, WILLOW OAK, OCTOBER GLORY RED MAPLE, and TULIP POPLAR. The right column includes BLACKGUM, CHINESE PISTACHE, NUTTALL OAK, SHUMARD OAK, and DECODAR CEDAR. Each silhouette is accompanied by a detailed drawing of a leaf, showing its shape and venation pattern. For example, the LACEBARK ELM leaf is deeply lobed with prominent veins, while the DECODAR CEDAR leaf is needle-like and arranged in a dense, star-like pattern.

- EMILY BRUNER HOLLY
- JAPANESE CRYPTOMERIA
- BRACHENS BROWN MAGNOLIA
- REDBUD
- PURPLE TOWER GRAPE MYRTLE
- EUROPEAN HORNBREAM
- MERLOT REDBUD
- NELLIE K. STEVENS HOLLY
- EMERALD GREEN ARBORVITAE

-
- Diagram illustrating the Redcompense Trees, showing five species arranged in a circular pattern around a central point:
- BLACKGUM
 - NUTTALL OAK
 - TULIP POPLAR
 - SHUMARD OAK
 - OCTOBER GLORY RED MAPLE

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Density & Specimen Replacement Trees										
Density Replacement	Specimen Replacement	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (426.6 Required)	Total Specimen Inches (150 Required)	% Of Total ^a	Overstory ^{**}	Native to GA Piedmont ^{***}
Qty	Qty									
11		<i>Cornus florida</i>	Dogwood	3" Cal	3.0	33.0*		6.1%		6.1%
	12	<i>Nyssa sylvatica</i>	Black Gum	4" Cal	4.0		48.0*	6.6%	6.6%	6.6%
11		<i>Nyssa sylvatica</i>	Black Gum	3" Cal	3.0	33.0*		6.1%	6.1%	6.1%
	2	<i>Quercus nuttalli</i>	Nuttall Oak	4" Cal	4.0		8.0*	1.1%	1.1%	1.1%
		<i>Quercus nuttalli</i>	Nuttall Oak	3" Cal	3.0	33.0*		6.1%	6.1%	6.1%
7		<i>Pistacia chinensis</i>	Chinese Pistache	2" Cal	3.0	21.0*		3.9%	3.9%	
		<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" Cal	3.0	33.0*		5.0%	5.0%	5.0%
	6	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	4" Cal	4.0		24.0*	3.3%	3.3%	3.3%
	6	<i>Quercus shumardii</i>	Shumard Oak	4" Cal	4.0		24.0*	3.3%	3.3%	3.3%
		<i>Quercus shumardii</i>	Shumard Oak	3" Cal	3.0	33.0*		6.1%	6.1%	6.1%
11		<i>Ilex x Emily Bruner</i>	Emily Bruner Holly	2" Cal	3.0	33.0*		6.1%		
5		<i>Ilex x 'Helle R. Stevens'</i>	Nellie Stevens Holly	3" Cal	3.0	15.0*		2.8%		
		<i>Cryptomeria japonica</i>	Japanese Cryptomeria	2" Cal	3.0	15.0*		2.8%	2.8%	
	10	<i>Linderothia palustris</i>	Tulip Poplar	4" Cal	4.0		40.0*	5.5%	5.5%	5.5%
11		<i>Linderothia palustris</i>	Tulip Poplar	3" Cal	3.0	33.0*		6.1%	6.1%	6.1%
		<i>Lagerstroemia indica</i> 'Purple Tower'	Purple Tower Crape Myrtle	2" Cal	2.0	6.0*		1.1%		
2		<i>Gargulus besulii</i> 'Pastique'	Hornbeam European	3" Cal	3.0	6.0*		1.1%		
		<i>Junus parvifolia</i> 'Bosque'	Junco Elm	2" Cal	3.0	12.0*		2.2%	2.2%	2.2%
	2	<i>Ulmus americana</i> 'Princeton'	Princeton Elm	4" Cal	4.0		8.0*	1.1%	1.1%	1.1%
11		<i>Ulmus americana</i> 'Princeton'	Princeton Elm	3" Cal	3.0	33.0*		6.1%	6.1%	6.1%
		<i>Quercus Phellos</i>	Willow Oak	3" Cal	3.0	27.0*		5.0%	5.0%	5.0%
5		<i>Chionanthus virginicus</i>	Chinese Fringe Tree	3" Cal	3.0	15.0*		2.8%	2.8%	2.8%
141	38		Total Tree Inches Replaced			426.6*	153.0*	100.0%	72.5%	72.4%

*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE PLANTS TO GA PIEDMONT

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	150.0"
Total Specimen Inches Provided	152.0"
Specimen Requirement Met	

TREE REPLACEMENT PLAN

FAIRFIELD INN
ALPHARETTA, GEORGIA

[illegible]

