



DESIGN REVIEW BOARD JUNE 19, 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 Minutes 4.17.20
 2. DRB Minutes 5.8.20
 3. DRB Minutes 5.15.20
- VII. PUBLIC HEARING
 1. 9:10 - 9:40 DRB200022 Evans Office Building Northwinds Pkwy
new construction
 2. 9:40 - 10:15 DRB200021` LWV TPA 400 Lakeview and Haynes Bridge
new construction
 3. 10:15 - 10:40 DRB200023 Crust Pizza 131 South Main St
exterior addition
 4. 10:40 - DRB190047 Stonewalk Alpharetta III 11760 Haynes Bridge review exterior
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY APRIL 17, 2020

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

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Please note that, due to ongoing efforts to encourage “social distancing” in response to the COVID-19 pandemic, this meeting was conducted virtually using Zoom Meetings. This platform will allow for the public and media to attend the meeting just as they could any other regular Design Review Board Meeting but do so from a computer or telephone.

I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:02 a.m.

1. Virtual Meeting Procedure

Chairman Kramer read Virtual Meeting Procedure

III. ROLL CALL

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

Staff Present:

- Kathi Cook, Director of Community Development
- James Drinkard, Assistant City Administrator
- Michael Woodman, Senior Planner
- Eric Graves, Senior Traffic Engineer
- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

1. Dunkin Donuts DRB200015 700 North Main St

Applicant presented review of new construction

Site Plan

- Google Area View
- Possible relocation of dumpster to two parking areas
- Enhancing sidewalk (flaring, curving) that comes off of Cogburn Rd into the site
- Enhancing landscape in this area also
- Mobile Order Aisle and Drive Thru Aisle
- Entrances along Cogburn & North Main will remain
- Added Additional 3 tree islands along the front
- Staff explained why additional tree islands were needed
- Outdoor patio seating area
 - Shade tree landscape island will be reduced to 750sf
 - Will square off patio
 - Will be all landscape
- Crosswalk from Cogburn Rd to the Site realignment to front door. Applicant said he could consider it as long as it does not affect handicap access
- DRB and Staff had concern over dumpster location. Applicant stated it is necessary because it is on "one way" drive. Applicant will look into moving in the setback (two parking spaces) next to current location. Staff will work with Applicant at LDP.
- DRB would like to see Dumpster screened
- Fence "Railing" around patio area
- Council Conditions for crosswalk
- Flaring or Enhancing the sidewalk that comes off of Cogburn Rd into the site
- Possibility of stained concrete walk area that goes through the parking lot

- Pedestrian Walkway through the parking lot

- ❖ Vice-Chair Brown offered a motion to approve the Site Plan subject to the following conditions

Applicant shall work with Staff:

1. on reducing front patio side

The tree locations and number and size of tree islands adjacent to North Main St.

2. Investigate adding tree island in 13 the parking spaces facing Cogburn

3. Change location of the dumpster to two adjacent parking spaces which are closest to Cogburn

4. Enhance the Pedestrian Entrance to make it more pronounced and inviting while at the same time investigate moving the entrance to line up more with the building entrance

- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

There was discussion in including more landscaping in cooler area in Landscaping motion.

Landscaping

- Staff stated we don't want excess concrete near cooler. Applicant offered to reduce concrete area next to the cooler/freezer area
- DRB requested that trees not be over trimmed.
- Enhance landscape at sidewalk off of Cogburn Rd
- Take a look at species, Blue Juniper may not be a good choice, match quantity and variety in Tree Island
- Suggested reconfiguration of 3 parking islands, DRB requested consideration of giving more space for trees by reducing to two spaces and move tree to the right of that area. Staff will work with Applicant at LDP
- Reconfiguration of 3 Parking Islands
- Heavily Screening Entrance Drive
- Adding Shrubs in cooler/freezer area
- Minimizing concrete in that area

- ❖ Board Member Corkill offered a motion to approve the Landscaping with the following conditions:
 1. Better planting along the north side of the site at the Cogburn Entry Rd to better screen parking and the dumpster and the north side of the building.
 2. Larger, buffering/screening buffer screening in planter area on north side of building at the cooler
 3. The added south tree islands shrub plantings shall match varieties of nearby existing tree islands
 4. Work with Staff on the concrete walk to the cooler on north side of building
 5. Please be cognizant of plantings next to parking spaces, need room for people to exit and get into cars, and door swings.
 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (7-0)

Elevations and Materials

- Merchantile, Mill style with Downtown Design Guidelines
- Looked at existing shopping center but did not fit that style
- Intent is for building to look like an old building. The garage doors are not usable but there for the aesthetic. Material is fiber cement siding to mimic possible previous door.
- Metal sign is applied to material
- Dark metal beams around windows and storefront windows
- Some DRB Members have concern with "Domino" dark, blackish brick
- DRB felt "garage doors" looked out of place, like an add-on
- Hearty siding called "Woodtone"
- Suggested removing "infill garage doors", change to brick
- Suggested moving painted Baskin Robbins sign over to the right. Have stone carry on in "functional gray" color
- Another option is to make it look more like a garage door to give it a reason to be there
- Staff suggested infilling with brick but outline of a door is there so it appears that a door was there
- 360 degree building. Rear elevation of building looks "stuck on". Would prefer to see it blend with the rest of the building. Cooler wall is plain
- Staff showed picture of another Dunkin Donuts provided by the Applicant.
- DRB would like to replicate the elevation at the front of the building.
- Roof ladder usually not attractive
- Staff prefers roof hatch with internal roof ladder
- If it must be outside, move to right of the door, black wrought iron.
- Condensing units will be on roof
- Use "Fieldstone" at base at drive-thru and Cooler enclosure
- Patio Railing material is black iron style
- Staff stated Code will require a detectable barrier such as planters
- Details of soldier course
- Location of materials

- Would like to see again due to number of suggested changes
- ❖ Board Member Schwing offered a motion to defer exterior elevations and materials for Applicant to consider the comments from today
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

There was discussion to summarize for the Applicant:

1. Continue materials from the front of the building
2. Continuing fieldstone along drive thru and cooler enclosure
3. Changing or eliminating faux garage doors

Staff clarified height of parapet on back. Applicant stated it is 17.4' Staff stated 16' is maxed allowed by code.

Staff requested that Applicant bring back landscaping at that time also.

Signage

- Read Council Conditions for signs
- Staff did not think Baskin Robbins sign met the condition of decorative brackets
- Dunkin sign meets condition
- Liked painted sign on brick wall
- Directional signs will need to be black instead of orange and unbranded
- Monument Sign is available but has not been presented
- Baskin Robbins sign may move based on changes to elevations
- ❖ Board Member Schwing offered a motion to defer signage
 - The motion received a second from Board Member Rocco
 - The motion was approved (7-0)

Photometrics

- ❖ Vice Chair Brown offered a motion to approve the photometrics as submitted provided:
 1. The wattage is no brighter than the adjacent shopping center
 2. The light standards (bulbs) are fully enclosed and match those of the shopping center in style
 - The motion received a second from Board Member Schwing
 - The motion was withdrawn by Vice Chair Brown

There was discussion during the motion of two P-4's being close to existing light poles. P-5 is close to entry road island. Does this photometric take into consideration existing lighting? Applicant may need to relook at that. Applicant does not think it does. Based on this, Vice Chair Brown withdrew the motion. Board Member Schwing accepted the withdrawal of the motion.

- ❖ Board member Owens offered a motion to defer the lighting to clarify the coordination with the existing poles
 - The motion received a second from Board Member Palmer
 - The motion was approved (7-0)

2. DRB200007 Chick fil A 6085 North Point Pkwy

Board Member Corkill excused himself as he was not present for the first hearing of this item

Applicant presented review of monument sign and photometrics

Photometrics

- Site Lighting
- Fixtures
- Building Mounted Lighting,
- Pedestrian Lighting
- Fixtures conform to North Point Guidelines

- ❖ Vice Chair Brown offered a motion to approve the photometrics and light standards as presented today
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (6-0)

Monument Sign

- Double sided, internally illuminated logo
- Cabinet skinned with corten steel
- Halo-Lit with LED modules
- Brick base to match building
- Total sign area 32sf

- ❖ Board Member Rocco offered a motion to approve the monument sign as presented today
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

Chairman Kramer called a brief recess at 11:35 a.m. and reconvened the meeting at 11:46 a.m.

Board Member Corkill returned to the meeting

3. DRB 200013 AC Marriott Northwinds 2000 Summit Place

Applicant presented review of new construction

Site Plan

- Discussed Master Plan Update
- Rooftop Restaurant
- History of DRB presentations
- Alpha Loop not constructed yet
- Hotel is Site H on the plan
- Parking
- Dumpster Enclosures
- Previous approvals of other buildings on the site
- Grading Plan
- Stormwater Management
- Temporary parking lot built for Barrel Building will be built in conjunction with Building C.
- Will discuss connectivity option with other Hotel nearby
- DRB liked restaurant on the Site Plan
- Dumpster Enclosure
- Staff stated developer has responsibility for streetscape
- Office Building across the street is approved for 350,000sf

- Entry to drop off
- Stairwell to 2nd floor
- View from Haynes Bridge Rd

Landscape Plan

- Hardscape materials
- Cast in place rubbed finished concrete Retaining wall near generator/dumpster enclosure
- Large Berm with 7 shade trees as well as additional hollies which will wrap around the dumpster enclosure
- Double row of needlepoint hollies continues to parking lot
- Decorative sidewalk pavers
- Stepping Stone Pathway – gardenesque passive connection
- Decorative Bollards
- Location of Bike Rack
- Parking lot “face” of Dumpster Enclosure – 8’ cedar with removable panels
- Foundation planting at arrival to building – grasses, flowering accents, evergreens along Alpha Loop
- Foundation planting along parking area
- Parking lot trees
- Crepe Myrtles behind walls

Discussion from the Board:

Corkill

- Does not like Cedar stained fencing & gate.
- Kramer, Schwing, agreed rather see a higher level of material to match the building
- Planting along Summit Place is 60% perennial, need to add more evergreens up against the buildings

Owens

- Likes paving materials, bollards
- Likes plant species
- Likes balance of evergreen and deciduous plantings

Palmer

- Clarified that Passive Pathway will be planted with grasses

Rocco

- Liked materials

Applicant Comments on Dumpster Enclosure

- Fence is on another project and the photo is 5 years old.
- North Point Overlay does not allow metal material
- If there are allowed to use metal, they will change
- Panels need to be removable since generator and transformer are there

Kramer

- Likes landscaping at the base of the wall
- Understands Applicant's comments about the fence
- Suggested a Trex product for maintenance and durability

Lighting

- Previously approved Pedestrian, Alpha Loop and Streetscape lighting
- Parking lighting will match Street lights
- Ground accent lights

Signage

- 2 Monument Sign Locations
- ❖ Board Member Schwing offered a motion to approve the Site Plan as presented
 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (7-0)

There was discussion during the motion that DRB's understanding is that the dumpster, generator and transformer will not be visible from Haynes Bridge Rd.

- ❖ Board Member Corkill offered a motion to approve the Lighting as submitted today
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve the Site Signage as presented
 - The motion received a second from Rocco
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve the Landscaping with the condition that the Applicant add more evergreen landscaping up against the foundation of the building
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was clarification that this pertains to the Summit Place especially but also where there are 60% perennials.

Elevations and Materials

- Metal element on 'Arc" wall
- Fenestration Calculations
- Elevations are 58% masonry, 26% glass and 13% metal
- Floor Plans

West Elevation

- Gray Stucco element
- Cementitious lit panels

South Elevation

- Faces Haynes Bridge Rd
 - Stucco Element
 - Decorative Green finials, metal accents, part of window system, dark bronze mullions
- Site Line Study
 - Materials Board
 - Site Lighting layout Plan

Discussion from the Board:

Owens

- Ok with modern building elevations. Doesn't think we should base it on approved elevation of Barrel Building

Palmer

- Appreciates explanation of fenestration

Rocco

- Likes amount of brick, green metal element

Schwing

- Likes the building, not sure it follows the guidelines of "traditional", would like to understand better what the geometric backlit panels are going to look like before approval
- Staff stated it may not be visible except from its own parking lot
- Staff read Council Condition for architectural style
- Staff discussed that DRB should consider previously approved buildings on the site.

- Barrel Building looks like an older building
- Discussed option of fins being Aluminum color metal instead of green with green at top, brick base on building and should match signage.

Brown

- Vertical Green Lines – Unlit, width dimensions 8" wide, does not want it to be main feature of the building. Struggling with traditional style vs. mercantile style and how it ties into the building behind it
- Applicant stated Barrel Building "rhythm" is about the same. Curved element, not traditional. Materials are brick and glass. It is a transitional building. Showed picture for comparison. AC Brand Hotels are geared toward classic, modern design. Trying to balance the brand and development.

Kramer

- With verticality, we may need to have more of a pronounced base for the hotel. Gray brick goes up another story and continues across the entire bottom two floors of the building. Needs ore horizontal elements, give it an anchor, give it a base, .Is the "AC Hotel" panel as dark as it appears.
- Applicant stated it is same color as dark bronze on the window system. Thought green elements add texture and life. Can be changed if needed. Did backlit light panel for special effect at night.
- Reiterated ways to create more horizontal elements. Discussed grills on ptac units in each room.
- Fins should be the same color as the signage. Signage has not been selected yet. Need better image of backlit panel, more details.

Staff

- Showed picture of East Elevation. Alucobond Panel has striation.
- Applicant stated they can pick “AC” colors for the building as well as signage to coordinate.
- Corkill- Decorative foundation glow light on East Elevation base of the building missing from lighting plan.

DRB Overall Comments for Applicant

- What is design intent of Art Wall , Actual picture or sample
 - What does Art panel look like during the day/night
 - Actual Picture or sample of Brick
 - Majority of DRB Members are ok with green element
 - Sample of dark bronze Alucobond panel – Discussion of “etched vs. smooth” Staff stated it may be more of corrugated, undulated piece. Applicant stated that is the intent.
-
- ❖ Vice-Chair Brown offered a motion to defer Building Elevations & Materials
 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (7-0)
 - ❖ Board Member Schwing offered a motion to approve the Site Plan as presented
 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (7-0)

Adjournment

Chairman Kramer adjourned the meeting at 1:54 p.m.



DESIGN REVIEW BOARD SUMMARY MAY 8, 2020

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

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I. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:04 a.m.

1. Virtual Procedure Sheet for Design Review Board

Chairman Kramer read Virtual Meeting Procedure

II. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing

III. MOMENT OF SILENCE REGARDING COVID-19

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

1. DRB 200013 AC Marriott Northwinds 2000 Summit Place

Applicant presented Follow-up on Elevations and Materials.

After discussion including:

- Warmer brick palette
- Accent elements is warmer brown palette
- Inlay Wall
- Material Palette
- Width of fins around the building 6" to 8" in width and depth
- Intent is to have green elements coordinate with wall sign. Wall Sign has to be reviewed by Marriott.
- Envy Green color is more muted than shown on screen. It is more true to green on prior DRB package. Color has not changed.

❖ Vice Chair Brown offered a motion to approve elevations as presented

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

❖ Vice Chair Brown offered a motion to approve materials as presented in today's packet

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (7-0)

❖ Board Member Schwing offered a motion to approve lighting as presented today.

- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

2. DRB200012 Fairfield Inn 3225 Webb Bridge Rd

Applicant presented review of new construction

After presentation and discussion:

- ❖ Board Member Corkill offered a motion to approve the Site Plan and the Landscaping as presented today with the minor change to the Landscaping eliminating the little turf half arcs at the back of walk. Those will be planted with lariope or something else
- The motion received a second from Board Member Owens
- The motion was approved by a vote (7-0)

3. DRB190028 Lazy Dog 10800 Haynes Bridge

Applicant presented review of new construction

- Gave history and overview of company
- Incorporated materials used at Chick-fil-A
- Dog Friendly patio
- Discussed changes made to the building per comments from the Board
- Floor Plan
- Dumpster Location
- Site Line Study
- Grade change at Haynes Bridge is approximately 3'

Exterior Elevations:

East Elevation

- Added windows
- Added wooden trellis above windows (similar to West Elevation)
- Did not add windows above head height into the restrooms
- Lowered service area roof height
- Added more glazing & removed CMU from service yard
- Added stucco calculation
- Added dimension stringers to note there isn't a 60' span without design elements
- Recessed painted area on East Elevation
- A lot of landscaping, consider it part of architecture

South Elevation

- Front Door
- Patio Doors
- Applicant stated they believe double patio doors are too much

Discussion From DRB:

- **Kramer** - Third building in primary campus. Architecture clashes with other buildings already approved. Requested actual material samples. Staff Showed Fresno Elevation. PT-9 is on parapet
- Applicant provided photos of general sample board from Houston Texas as well as specs for cultured stone.
PT-5 is main color
PT-9 is parapet color
- Applicant stated unwillingness of company to make further changes to accommodate Alpharetta at this time.
- Developer suggested a rendering with other buildings showing that Lazy dog would stand out but still tie in. Great market for this concept.
- **Brown** – tower detracts from the rest of the building but understands it is their signature feature, elevations need more brick
- **Schwing** – Likes the building. Color palette is consistent. Likes tower feature. Looks unique. Center of building has combination of grays and browns
- **Rocco** – Likes building but orangey color clashes, feels “deserty” Arizona. Would like “cooler” colors (grays, browns) to coordinate with other buildings.
On bottom right hand side of East Elevation two different colors, Color two the left clashes a bit. Wouldn't effect cost. Apply color over trash enclosure to other areas of the building.
- Staff showed larger of two previously approved buildings
- Staff discussed Fresno elevations with darker colors. Applicant stated this was existing building. It was a B or C location.
- Applicant stated the color is not the same as shown on renderings. It is much more a brown than in the photo
- **Owens**- element of fun in Lazy Dog building. Incorporates

recommendations from North Point Guidelines. Since it has separation at corner, should not be penalized because it does not look exactly like other buildings. Sees a complement. Commends them for Landscape plantings as creative & fun and will be maintained.

- **Corkill**- Which elevation faces separate drive aisle – North Elevation
- Applicant discussed breakups in elevation as well as location of corten planters up against the sidewalk.
- **DRB** would like to see actual color palette sample with colors and materials call out on the building.

Patio Elevation

- Wooden Trellis
- Stone footers
- Wainscot
- Landscape

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

There was discussion of Applicant timeline and whether they would need an LDP. Staff suggested Applicant discuss Board comments on Elevations and come back next month.

- Board Member Corkill gave comments on Landscape Plan:
- Issue with amount of grasses and perennials as to what the site will look like in winter. Of 2100 plants 256 are evergreen. (12%). Need to add more evergreens and use plantings which grow in heavy shade.
- Would like to see changes that were made in plantings to coordinate with other buildings. He does not see that called out in the legend.
- Big Willow Oaks Trees concerned with canopy and how well they will do. Be cautious of shade of existing Oak Trees.
- How do the plantings correlate to plantings at other buildings? Is there anything that carries across? Is there anything along that streetscape that ties them all together?
- Difficult plans to read. Need Callouts.
- No issues with types of grasses but there may be an issue with sourcing. Applicant stated it is a process.

- There was discussion whether Staff has correct Sample Board in office.
- DRB requested photos of other sites with same colors and materials. Applicant showed Allen, Texas. Board liked the colors. Colors seemed darker. Did not have a covered patio.
- DRB requested this photo be marked up with paint colors on all sides Applicant can and bring back to DRB.
- Staff asked if Applicant could just send spec sheet but Chairman would feel more comfortable with marked up sheets.
- DRB would like to see Landscaping Plan return to DRB.

- ❖ Board Member Corkill offered a motion to defer the Landscaping plans and drawings and the Applicant update the plans based on comments from today's meeting
 - The motion received a second from Vice-Chair Brown
 - The motion was approved by a vote (7-0)

During the motion Corkill reiterated that this is not an outparcel so it really needs to be coordinated with what is going on on the rest of the Site and what exists on the Site.

- ❖ Vice Chair Brown offered a motion to defer elevations and materials
 - The motion received a second from Rocco
 - The motion was approved by a vote (7-0)

4. DRB200014 Ethan Allen 6751 North Point Parkway

Applicant presented review exterior elevation changes.

After discussion:

- ❖ Vice Chair Brown offered a motion to approve the Elevations and materials as presented today
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion that the Applicant will work with the City Staff on existing landscaping and that damaged or destroyed shall be replaced per Staff direction. The Applicant will look at a pedestrian access way to North Point Blvd and Applicant look at adding a bike rack.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

5. **DRB180021 Cambria at Mayfair** (Webb Bridge @ Morris)

Applicant presented review of exterior material change.

After discussion:

- ❖ Board Member Schwing offered a motion to approve the exterior material change as presented today
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

Board Members Rocco and Owens did not participate in this vote.

6. **DRB190047 Stonewalk Alpharetta III** 11760 Haynes Bridge review exterior

This item was not considered at this meeting.

VII. **ADJOURNMENT**

Chairman Kramer adjourned the meeting at 1:30 p.m.



DESIGN REVIEW BOARD SUMMARY MAY 15, 2020

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I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:02 p.m.

1. DRB Virtual Meeting Procedures

Chairman Kramer read the Virtual Meeting Procedures

III. ROLL CALL

Board Members:

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

Staff Members Present:

- James Drinkard, Assistant City Administrator
- Michael Woodman, Senior Planner
- Bret Schroeder, Zoning Enforcement Manager

- Elle Taylor, Planning & Zoning Coordinator

IV. MOMENT OF SILENCE FOR VICTIMS AND FIRST RESPONDERS OF PANDEMIC

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. DRB200021` LWV TPA 400

Lakeview and Haynes Bridge

Applicant presented review of new construction of 2 story office building

Site Plan

- 110,000 sf Office Building with Fortune 400 build to suit tenant
- Pedestrian connectivity to existing office building will be provided
- Limits of Land disturbance in the sphere of project
- Roundabout on Northwinds Pky will be part of the final LDP
- Exterior refuse and trash
- Grades
- Ability to screen Parking Deck
- Hardscape – enhanced pavers per condition of zoning. Exposed aggregate with a color based on the color of the building
- Patio
 - Not visible from the Lakeside Trail
 - Pervious paving area
- Fixtures chosen are from North Point Guidelines
- Fire Access
- Bike Rack and location
- Screened Service Area

Landscape Plan

- Landscape plan will follow the North Point Guidelines
- Landscape along Northwinds Roundabout has not been confirmed yet
- Tree Save Plan
- Plant palette

Staff Comments on Landscape:

- Why are trees not staggered to cover more of the sidewalk to create a canopy? Applicant stated it has more design integrity with square spacing. More powerful impact.

DRB Discussion:

- Types of trees will be planted up at the corner at Lakeview next to the deck
- Condition # 11. Staff stated that the Applicant had requested this condition with regard to surface materials.
- When Applicant comes back with Parking Deck DRB will revisit screening it from street views
- North side of office Entry Road Retaining Wall is a 2' stone wall visible from the interior. Will not have a railing.
- Needlepoint Hollies at back of walk. Code requires double row. Applicant will work with Staff on 10' planting area in there.
- Hardscape materials will be discussed at LDP and be brought back for DRB approval. (Condition #11)
- Retaining Wall around Parking Deck to retain earth outside of parking structure
- " HA HA" fence – 42" metal picket security fence. Due to where it is placed it doesn't obscure patio views of the patrons looking out. Disappears behind plantings due to 3:1 bank slope and plantings. Rendering shows it not interfering with walking along the path. Applicant agreed to move it so it is not in walking path.
- Grading Plans

Exterior Elevations and Materials

- Used elements to break up long façade
- Balcony and Patio overlooking the Lake
- Concrete Panels
- Thin Brick
- Recessed Steel channel
- Wood colors at entrance
- Steel panel made to look like wood for outside, inside is actual wood
- Front Entrance has canopy connecting to the parking deck

- East Elevation –
 - Concrete panels with thin brick inlay
 - o Tilt up panel
 - o Natural concrete color similar to project in Kennesaw
 - o Staff stated concrete finish on that building may not fit Alpharetta
 - Channel above windows detail with thin brick above it
 - Glass storefront in neutral colors as in North Point Overlay requirements
 - Rooftop Equip screened with vertical metal panels
- 360 Tech Village Design Standards will come with residential and will be handled administratively. They will be brought forward to DRB. Staff will allow time on that condition.
 - Office Building is not called out in North Point Code
 - Elevations presented to Council were prior to North Point Code
 - o Showed overall plan presented to Council
- DRB would like to see color and finish of concrete panel since it is a prominent feature on the building
- More Discussion on being flexible with North Point Code in reference to Office Building
- This development is in EcoDistrict
- Discussion on cementitious versus concrete
- Timeframe for completion of development is October 2021
- DRB requested Design Standards fairly quickly as this is the first building to set the standard. Design Standards are needed for an overall of the Architectural Palette. Applicant stated they can present standards to relate to EcoDistrict, North Point Overlay, Zoning Conditions and materiality of things to be used and ability to conform.
- Staff stated Design Standards will mirror North Point EcoDistrict Standards.
- DRB stated previous developmental guidelines are usually more detailed.

- ❖ Vice Chair Brown offered a motion to approve the Site Plan as presented today.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

- ❖ Board Member Corkill offered a motion to approve as presented today with the conditions:
 1. Landscape planting at the parking deck corner will be reviewed with parking deck elevations.
 2. Revisit roundabout plantings we will revisit that at time of final Layout and submittal
 3. Work with Staff on parking strip brick or materials
 4. Work with Staff on the Front Sidewalk width of 5 -6' as the code allows

- ❖ Board Member Corkill offered a Friendly Amendment that the "HA HA" fence for the perimeter metal fencing be placed a minimum of 15' off of the Alpha Loop Trail
 - Board Member Rocco accepted
 - The Friendly Amendment was approved by a vote (7-0)
 - The motion including the Friendly Amendment received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

There was discussion during the motion that the illustrations did not match the plan.
Plan view needs

There was more discussion on concrete vs. cement panels. Board Member Schwing asked for clarification on the difference architecturally. DRB needs to see color and finish.

- ❖ Board Member Schwing offered a motion to approve Elevations and Materials as presented today with the condition that Applicant submit a sample of concrete sample to Staff for approval.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

Staff clarified that the Board wants to see a finish on the concrete material.

2. DRB200022 Evans Office Building

Northwinds Pkwy

Applicant presented review of new construction

Site Plan

- Overview of project
- 44,000 sf 2 story Office Building
- Grades are challenging
- Focus on grade at South Entrance
- Stormwater
- Retaining wall on Southern side
- Location of dumpster enclosure away from North Point Pky. This location is easiest to screen. Northern Entrance Rd. will be primary entrance. Applicant believes this is best location .DRB would like it moved away from residential.
- Possibility of moving transformer to back of lot.

Landscape

- Species
- GA Power Easement
- Existing 6' wall and new wall 25' apart
- New wall will face the building
- Finished floor elevation of residences vs Office Buildings
- Northern side, Parking Island and front of building plantings
- Removal of trees along the easement
- Street trees along North Winds Pky will remain
- Retaining wall on North side will not have signage
- North side of entry drive is not planted due to future development

Exterior Elevations and Materials

- Wall is a placeholder for now
- No Signage is being presented today
- Spacing in the architecture is similar to what is already on Old Milton Pky
- Same brick with cast stone on both with new color of brick, Earth tone colors
- Massing is more modern than original
- Curtain Glass
- Aluminum Canopies at pedestrian entrances
- Cast stone at bottom band on light portion of the building
- Landscaping not included in the rendering
- Brick details at top of windows

DRB Discussion:

- Clarified with Applicant that area with Aluminum Curtain Wall System is not there for a different function. It is an Office space.
- Glass is 1" insulated crystal gray, meets criteria for IECC. Top will not be translucent. It will be spandrel to hide the structural elements. Applicant showed which panels would be vision glass vs. spandrel.
- There is no special lighting on the inside of glass.
- Some members of DRB are struggling with glass, heights and dark color brick. Thought it looked odd. Felt 3 elements are architecturally awkward. Suggested using the dark brick as a band around the building. Staff suggested darker brick at the entrance. Applicant wants to use two tone brick and will study placement. Applicant suggested coming up with some schemes to show Bret. He will send to DRB for preference – not a final decision Applicant referenced North Point overlay to at least use 3 different elements. Applicant challenged the Architect to make it more modern with glass element.
- Staff clarified this development is not in Downtown or EcoDistrict.

Lighting

- Up and Down lighting, not completely symmetrical.
- Glass is unlit
- Canopy down lit
- Low Level Lighting along residential side
- Height of parapet prevents views of RTU's
- Stairwell to roof is inside building

Public Comment

1. Lisa Shippel 400 Braeden Way
2. Doug Derito, 370 Braeden Way

Concerns:

1. Request transformer be moved to other side of the building
2. Move location of dumpster
3. Size of buffer
4. Plantings in Buffer too sparse
5. Woods are sparse currently
6. Concern with light emanating from glass wall
7. Move Street Light on Right of Way to interior side of road
8. Power lines

DRB discussion:

- Site view angle study for that side
 - Staff stated only first 4 homes are the only ones that will be affected by this plan.
 - Staff Commented - Backside of property is more important view for now. Future plans will affect the rest of Braeden. Future development may have a larger buffer. This development received a variance to the buffer.
 - 15' maximum power line height.
 - New power lines will be underground
 - Corkill asked - on North side of wall. Could that be thick row of trees such as Magnolia or Arborvitae?
 - West side landscaping can't just come down and meet the buffer due to future road.
- ❖ Board Member Schwing offered a motion to defer the application
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was discussion during the motion:

- Relocation of electrical room or science on electromagnetism from transformer.
- Light from Glass may not be much due to spandel glass

3. DRB200015 Dunkin Donuts 700 North Main St

Applicant presented follow up to conceptual approvals

After discussion of:

- Changes to Signage package
- Plantings and 8' spacing around the dumpster
- Removal of sod area around the dumpster
- **Landscape Comments**
 - 2-3 seasons before plantings will screen the dumpster. Suggested spacing them closer and adding a second row as it faces Cogburn Rd.
 - Height of trees in front of Cooler/Freezer 3-4'
 - Need taller material on the blank façade wall
 - Reduce heavy planting around shrubs to allow room. Arborist will review
 - Applicant will email changes to Staff

Exterior Elevations and Materials

- Removed darker brick
- Extended stone base
- Dumpster screen detail
- Change to Dumpster location and orientation
- Eliminated garage doors
- Removed roof ladder
- Height of Cooler/Freezer Approx. 8'
- DRB and Staff liked changes

Site Lighting

- Incorporated size of poles with Shopping Center
- Added 3 new poles
- Moved 2 poles
- Incorporated lighting with Shopping Center

Signage

- Removed DD Branding on directional signage
- Changed color of BR on Blade Sign to dark gray or black mount to match other signage
- Added Stone base to Monument Sign

Staff Comments:

- No internally illuminated signs in the Downtown Overlay. Staff will work with Sign Company
- Reduce Sign 3-4" and it will be ground lit
- ❖ Board Member Rocco offered a motion to approve Exterior Elevations and Materials. Dunkin Donuts will work with Bret on the Sign to be compliant for Code. Landscape recommendations from Pat made today will be sent to Bret to send out to the Board for final approval
- The motion received a second from Board Member Owens
- The motion was approved by a vote (7-0)
- ❖ Board Member Rocco offered a motion to approve the Lighting presented today
- The motion received a second from Vice Chair Brown
- The motion was approved by a vote (7-0)

Applicant presented review of exterior revisions

Board Member Owens recused himself from this item as he was not present for the first hearing.

After discussion:

- Change of location of the building
- Playgrounds at back, not visible from main street
- Shortened sidewalk
- Addressed Landscape Comments
- Lowered Retaining Walls
- Reversed Brick Colors
- Approx. 2 ' Berm
- Lightened Porte Cochere, became longer
- Condensing Units not visible behind parapet

❖ Board Member Schwing offered a motion to approve the Site Plan as presented today

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

❖ Board Member Schwing offered a motion to approve the Elevations and Materials as presented today

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

❖ Board Member Corkill offered a motion to approve the Landscaping as presented today

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

Chairman Kramer called a 30 minute recess.

5. DRB20019**Henderson Commons****North Main St**

Applicant presented review of unapproved painting in progress

- Applicant felt it was a nicer visual
- Did not understand that he could not paint without DRB approval
- Applicant stated he did not receive communication to stop the painting or remove it until a few days ago
- Applicant does not want to create an issue with the City of Alpharetta
- Here to ask for forgiveness and approval on the paint color
- Parcels to be built up front are going to be requested to be painted
- Has had meetings with Staff on this. Staff disagreed with that point
- Trying to make the Shopping Center more visible from the street
- Tenants remaining at the center

Comments:

- Clarification that Monument Sign has been painted
 - Painting has diminished architectural character of the building
 - Discussion on painted brick buildings in the City. Each situation is unique
 - Not essential that Outparcel architecture matches Shopping Center
 - Would like to see all of the elevations of the entire shopping center
 - Palmer liked it. It draws your eye from the road but raceways need to be painted
 - Staff stated back of building is not painted
 - Discussion of other cases that have been denied
 - Discussion of Leather Creations compliance issues
 - DRB does not look at economics of the center
 - Make it look like Downtown with differentiating, unique façade treatments, remove some paint from some businesses to give variety
 - If it had been presented it would have most likely been denied
 - Looks less visible, bland from the road
-
- ❖ Board Member Schwing offered a motion to defer based on comments from the Board for the Applicant to consider the discussions we had today
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)

6. DRB200023 Verizon

5065 North Point

Applicant presented review of solar facility.

Board Member Corkill was not present for this item

After discussion:

- ❖ Board Member Palmer offered a motion to approve as presented today in our virtual meeting
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 1:38 p.m.

DRAFT

OPTION 1



SYMMETRY ON FRONT AND BACK ELEVATION



INCORPORATES CURTAIN WALL ON CORNER



OPTION 2



SYMMETRY ON FRONT/BACK ELEVATIONS



INCORPORATES CURTAIN WALL ON CORNER



LIGHT BRICK DETAILING IS INCORPORATED WITH DARKER BRICK. LESS CONTRAST BETWEEN LIGHT AND DARK BRICK



OPTION 3



ALL LIGHT SHADES OF BRICK WITH SYMMETRICAL CENTRAL MASSING



OPTION 4



SYMMETRICAL CENTRAL MASSING



DARKER BRICK CONTINUES AROUND BUILDING WITH LIGHT BRICK DETAILS

LIGHT BRICK DETAILING IS INCORPORATED WITH DARKER BRICK. LESS CONTRAST BETWEEN LIGHT AND DARK BRICK



OPTION 5



INCLUDED MORE DARK
BRICK AROUND THE
BUILDING & KEP
CONTRAST BETWEEN
COLORS AND BUILDING
STYLE



6. The property owner shall donate the right of way required for the Northwinds Parkway extension adjacent to the 17.95 acre tract by January 31, 2014. A 25' building setback shall be provided from the new right of way.
7. A 20' landscape strip shall be provided along Northwinds Parkway.
12. The building setback line shall be 50' adjacent to interior circular drive; 10' sides and 25' rear.
13. Provide a 10' buffer planted where sparse along the southern property line. Buffer shall be counted toward open space requirement for Master Plan.
14. Buildings shall be finished on all four sides with similar material and with similar level of architectural detail as the front.
15. At the time that a connection is built and access is provided to Northwinds Parkway, a focal point feature such as a fountain or sculpture shall be developed along the Northwinds Parkway entrance within a designated greenspace or plaza area visible from Northwinds Parkway. Design of the entrance and feature shall be approved by Staff.
16. Parking, including any free-standing parking garages shall be screened with landscaping from Northwinds Parkway. In addition, the garage shall be designed to complement the office buildings so that its use is not readily apparent.
17. All dumpsters, utility boxes, telecommunications equipment, and mechanical equipment shall be screened from pedestrian view.
18. All landscape treatments, hardscape surfaces and street furniture including trash cans, benches and lighting shall be coordinated within Parkway 400 so that the same materials are used throughout.



DESIGN REVIEW BOARD MAY 15, 2020

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

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

Please note that, due to ongoing efforts to encourage “social distancing” in response to the COVID-19 pandemic, this meeting was conducted virtually using Zoom Meetings. This platform will allow for the public and media to attend the meeting just as they could any other regular Design Review Board Meeting but do so from a computer or telephone.

I. WORKSHOP

II. CALL TO ORDER

1. DRB Virtual Meeting Procedures

III. ROLL CALL

Board Members:

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

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Northwinds Pkwy

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2. Doug Derito, 370 Braeden Way

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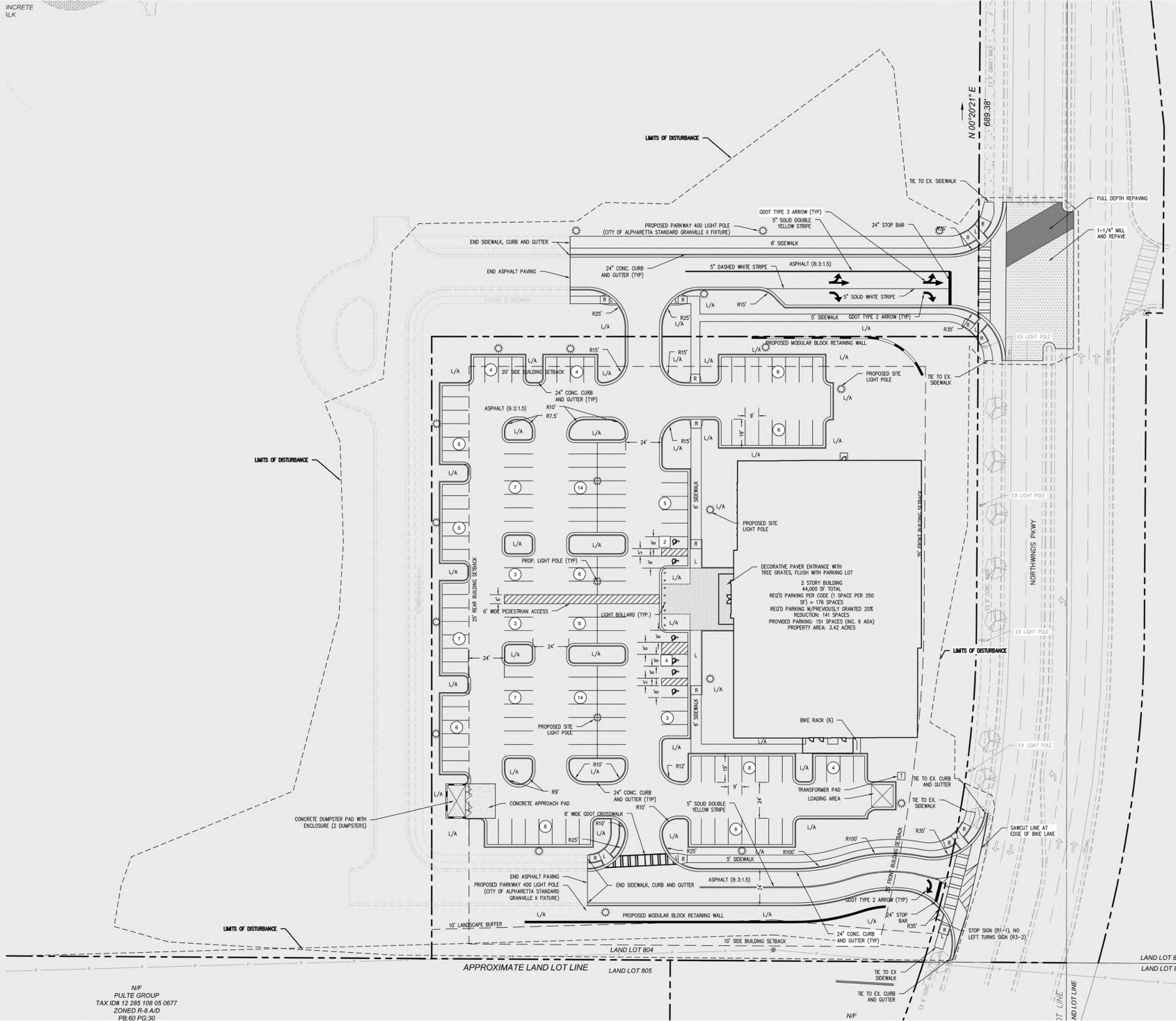
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- Relocation of electrical room or science on electromagnetism from transformer.
- Light from Glass may not be much due to spandel glass



SITE DATA:

TOTAL ACREAGE: 145,602 SF / 3.25 AC
LOCATION: LL 804
1st DIST, 2nd SECT
CITY OF ALPHARETTA
FULTON COUNTY, GA

PROPOSED USE: 44,000 SF OFFICE
STORIES: 2

PARKING REQUIRED: 4:1000 SF REQUIRED
176 REQUIRED
20% REDUCTION: 141

PARKING PROVIDED: 151 INCLUDING 6 H/C

LEGEND

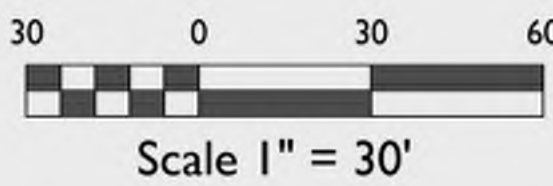
BC BACK OF CURB
BS BUILDING SETBACK
B.S.L. BUILDING SETBACK LINE
C&G CURB AND GUTTER
C&G CAST IN PLACE
CONC. CONCRETE
CRZ CRITICAL ROOT ZONE
FC FACE OF CURB
H/C HANDICAP
HD HEAVY DUTY PAVEMENT
L LEVEL/LANDING
L/A LANDSCAPE AREA
LD LIGHT DUTY PAVEMENT
LS LANDSCAPE SETBACK
R RAMP
R.O.W. RIGHT OF WAY
SRP STRUCTURAL ROOT PLATE
S/W SIDEWALK
TYP. TYPICAL

SIGN LEGEND

"STOP"
R1-1

LINETYPE LEGEND

PROPOSED CURB AND GUTTER
EXISTING CURB
SETBACKS
PROPERTY LINES
LIMITS OF DISTURBANCE (LOD)
MILL AND REPAVE
REMOVE AND REPLACE PAVEMENT
PAVERS
FUTURE CURB AND GUTTER
RETAINING WALL



N/F
PULTE GROUP
TAX ID# 12 285 108 05 0677
ZONED R-8 A/D
PB.60 PG.30

1 MAY 2020

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCULING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE TRUNKS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

TREE REMOVAL NOTE

SEE C3.0 DEMOLITION PLAN FOR TREE REMOVAL. NO SPECIMEN TREES EXIST ON SITE. ALL TREES REMOVED ARE NON-SPECIMEN.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS.
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
7. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
8. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

TREE FENCE NOTE

TREE FENCE TO BE WIRE BACKED WHEN AROUND OR WITHIN CRITICAL ROOT ZONES (CRZ). TRENCHING OF THE TREE FENCE WILL NOT BE ALLOWED.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.

LANDSCAPE PLAN NOTES

1. FAILURE TO PLANT WITH SPECIFIED MATERIAL WILL RESULT IN WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY.
2. A LANDSCAPE MAINTENANCE BOND FOR THE TOTAL PRICE OF THE MATERIAL PLANTED ON-SITE WILL BE REQUIRED BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. ANY CHANGES IN LANDSCAPE SIZE OR TYPE MUST BE APPROVED BY CITY ARBORIST PRIOR TO PLANTING.

GENERAL LANDSCAPE NOTES

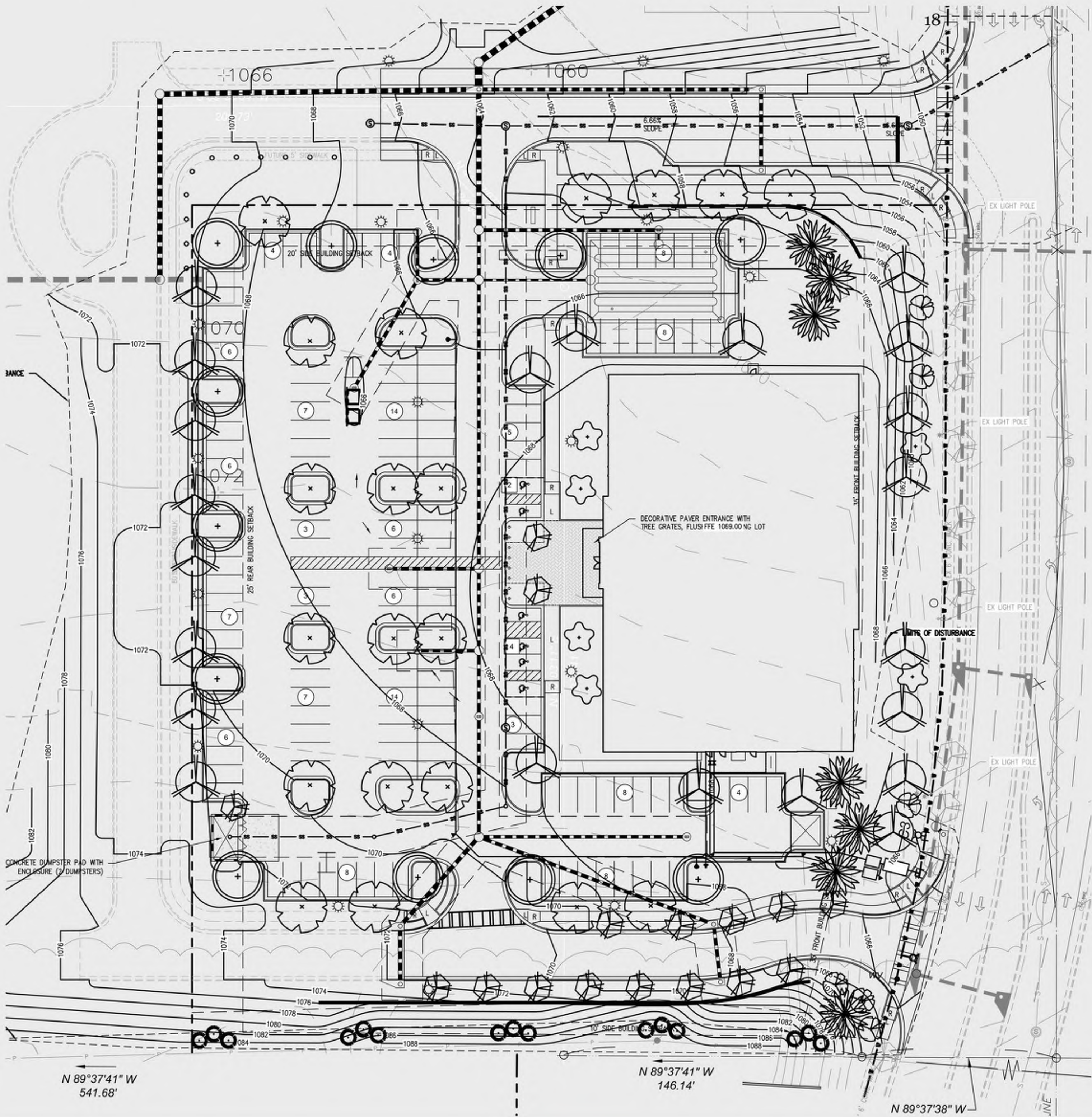
1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PROCEEDING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOO, SEED AND PINE STRAW.
3. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
5. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
6. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
7. PLANTING BED LINES, TREE, SHRUB, GROUND COVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
9. O. C. = ON CENTER, & S.A.S = SPACE AS SHOWN.
10. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
11. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
12. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
13. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
14. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
16. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
18. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
19. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
20. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
21. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
22. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
23. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

TREE SYMBOL KEY

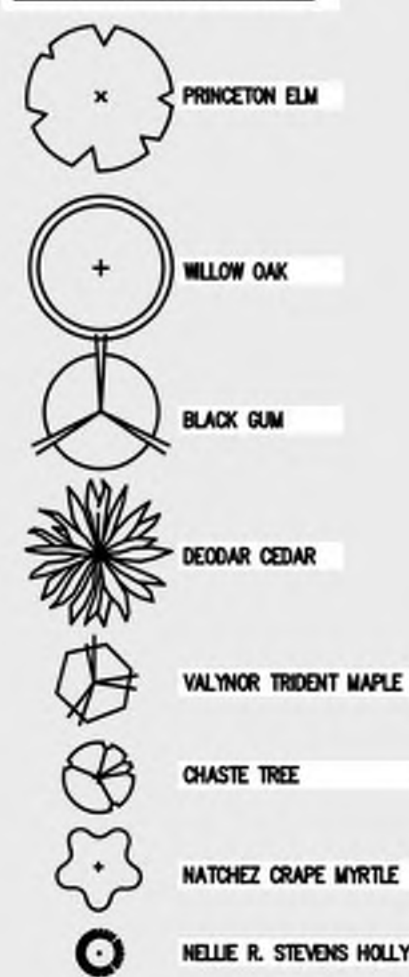
- PRINCETON ELM
- WILLOW OAK
- BLACK GUM
- DECODAR CEDAR
- VALMYR TRIDENT MAPLE
- CHASTE TREE
- NATCHEZ GRAPE MYRTLE
- NELLIE R. STEVENS HOLLY

Tree Density Calculations	
Total Site Acreage (ac)	3.42
Utility & Maintenance Easements on Site (ac)	0.58
Site Acreage Considered for Density (ac)	2.84
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	
(Density Acreage X Density Use Requirement)	369.2"
Total Existing Density Factor (EDF) (Inches)	
(No existing trees)	0.0"
Total Replacement Density Factor (RDF) (Inches)	
(SDF - EDF)	369.2"
Replacement Density Inches Provided (Inches)	
	372.0"
Density Requirement Met	

Replacement Trees- Density								
Density Replacement Qty	Botanical Name	Common Name	Min. Size	Tree Value	Total Density Inches (369.2 Required)	% Of Total ^a	Overstory ^{**}	Native/Adapted to GA Piedmont ^{***}
	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	4.0				
16	Acer buergerianum	Trident Maple	4" Cal.	4.0	64.0"	15.0%	15.0%	15.0%
7	Cedrus deodara	Deodar Cedar	2" Cal.	2.0	14.0"	5.5%	6.5%	
6	Lagerstroemia indica 'Natchez'	Natchez White Grape Myrtle	3" Cal.	3.0	18.0"	5.6%		5.6%
23	Nyssa sylvatica	Black Gum	4" Cal.	4.0	92.0"	21.5%	21.5%	21.5%
	Pistacia chinensis	Chinese Pistache	4" Cal.	4.0				
12	Quercus phillois	Willow Oak	4" Cal.	4.0	48.0"	11.2%	11.2%	11.2%
22	Ulmus americana 'Princeton'	Princeton American Elm	4" Cal.	4.0	88.0"	20.6%	20.6%	20.6%
6	Vibex agnus-castus	Chaste Tree	3" Cal.	3.0	18.0"	5.6%		5.6%
15	Ilex x 'Nelle R. Stevens'	Nelle R. Stevens Holly	2" Cal.	2.0	30.0"	14.0%		
107		Total Tree Inches Replaced			372.0"	100.0%	74.8%	79.4%
*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/ADAPTED TO GA PIEDMONT								



TREE SYMBOL KEY



SHRUB & GROUND COVER KEY



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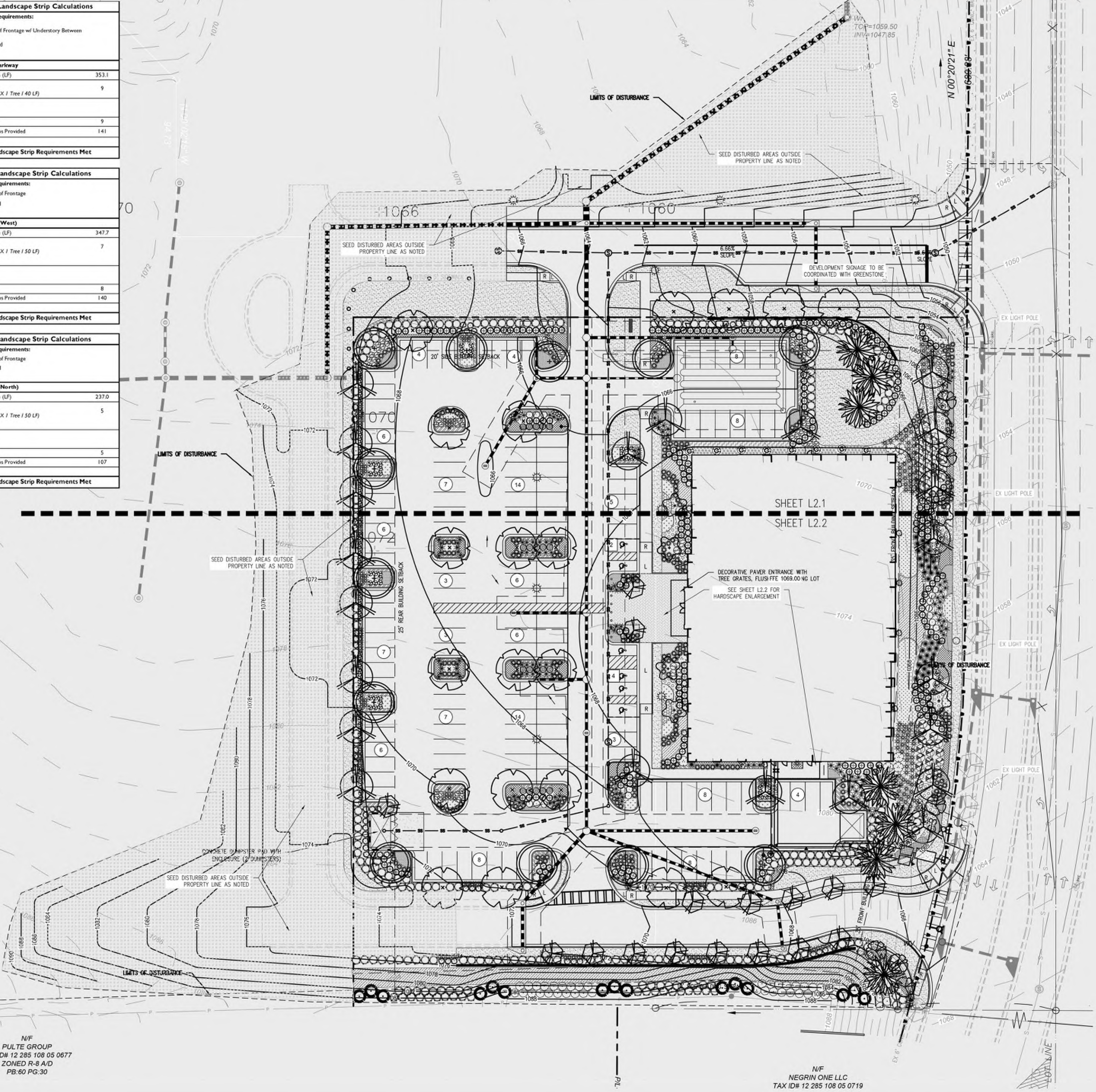
Ornamental Plant List					
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Ornamental Trees					
45	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae		As Shown	Free of Pests and Disease
Shrubs					
287	<i>Abies x grandifolia 'Kobold'</i>	Kobold Norway Spruce	3 Gal.	As Shown	Free of Pests and Disease
45	<i>Daylily 'Vintage Jade'</i>	Vintage Jade Daylily	7 Gal.	As Shown	Free of Pests and Disease
10	<i>Forsythia x intermedia 'Kobold'</i>	Magical Gold Forsythia	7 Gal.	As Shown	Free of Pests and Disease
8	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
27	<i>Hydrangea macrophylla</i>	Garden Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
25	<i>Ilex cornuta 'Compacta'</i>	Compacta Holly	7 Gal.	As Shown	Free of Pests and Disease
115	<i>Ilex vomitoria 'Stoke's Dwarf'</i>	Stoke's Dwarf Yaupon Holly	2" HT MIN	As Shown	Free of Pests and Disease
80	<i>Japanese Spirea</i>	Japanese Spirea	7 Gal.	As Shown	Free of Pests and Disease
114	<i>Japanese Spirea</i>	Japanese Spirea	3 Gal.	36" OC x 36" Spig. Rows	Free of Pests and Disease
289	<i>Ligustrum japonicum 'Recurvifolium'</i>	Recurve Winkler Ligustrum	2" HT MIN	As Shown	Free of Pests and Disease
64	<i>Lonicera chinensis 'Ruby'</i>	Ruby Fringe Flower	7 Gal.	As Shown	Free of Pests and Disease
238	<i>Lonicera chinensis 'Suzanne'</i>	Suzanne Fringe Flower	2" HT MIN	As Shown	Free of Pests and Disease
9	<i>Prunella sp.</i>	Prunella Tea Olive	4" HT	As Shown	Free of Pests and Disease
16	<i>Rosa x 'Raido'</i>	Double Knock Out Rose	7 Gal.	As Shown	Free of Pests and Disease
Ferns/Grasses					
115	<i>Osmunda cinnamomea</i>	Autumn Fern	1 Gal.	As Shown	Free of Pests and Disease
192	<i>Calamagrostis x scutellaria 'Karl Foerster'</i>	Foerster's Feather Reed Grass	7 Gal.	As Shown	Free of Pests and Disease
40	<i>Miscanthus sinensis 'Gracillimus'</i>	Miscanthus Grass	7 Gal.	As Shown	Free of Pests and Disease
143	<i>Poa annua</i>	Pink Puffy Grass	3 Gal.	As Shown	Free of Pests and Disease
445	<i>Poa annua</i>	Pink Puffy Grass	3 Gal.	36" OC x 36" Spig. Rows	Free of Pests and Disease
Perennial/Groundcover					
51	<i>Echinacea purpurea</i>	Purple Coneflower	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
34	<i>Quercus bicolor 'Whirling Butterflies'</i>	Whirling Butterflies Quercus	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
446	<i>Hebe x 'Spiral'</i>	Daylily	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
44	<i>Hebe x 'Spiral'</i>	Coral Bells	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
649	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	4" Pot	18" OC x 18" Spig. Rows	Free of Pests and Disease
242	<i>Hosta x 'Albino'</i>	Hosta	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
115	<i>Rosa x 'Raido'</i>	Rose	1 Gal.	36" OC x 36" Spig. Rows	Free of Pests and Disease
556	<i>Seasonal Color</i>	Seasonal Color	4" Pot	12" OC x 12" Spig. Rows	Free of Pests and Disease
	<i>Mulch/Pinestraw</i>	Mulch/Pinestraw			Min 4" Depth, Free of Pests
	<i>Bermuda Seed</i>	Seed			All Disturbed Areas Outside PL
	<i>Tifway 419 Bermuda sod</i>	Tifway 419 Bermuda sod			Free of Pests and Disease

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

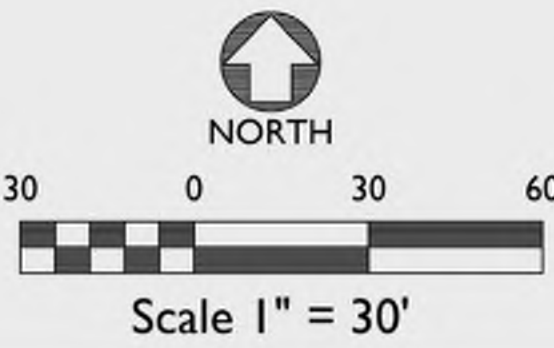
20' Landscape Strip Calculations	
20' LS Strip Requirements:	
1 Tree / 40 LF of Frontage w/ Understory Between	
Shrubs Required	
Northwinds Parkway	
Frontage Length (LF)	353.1
Trees Required	9
(Frontage Length X 1 Tree / 40 LF)	
Trees Provided	
9	
Evergreen Shrubs Provided	
141	
Landscape Strip Requirements Met	

5' Landscape Strip Calculations	
5' LS Strip Requirements:	
1 Tree / 30 LF of Frontage	
Shrubs Required	
Private Road (West)	
Frontage Length (LF)	347.7
Trees Required	7
(Frontage Length X 1 Tree / 30 LF)	
Trees Provided	
8	
Evergreen Shrubs Provided	
140	
Landscape Strip Requirements Met	

5' Landscape Strip Calculations	
5' LS Strip Requirements:	
1 Tree / 30 LF of Frontage	
Shrubs Required	
Private Road (North)	
Frontage Length (LF)	237.0
Trees Required	5
(Frontage Length X 1 Tree / 30 LF)	
Trees Provided	
5	
Evergreen Shrubs Provided	
107	
Landscape Strip Requirements Met	

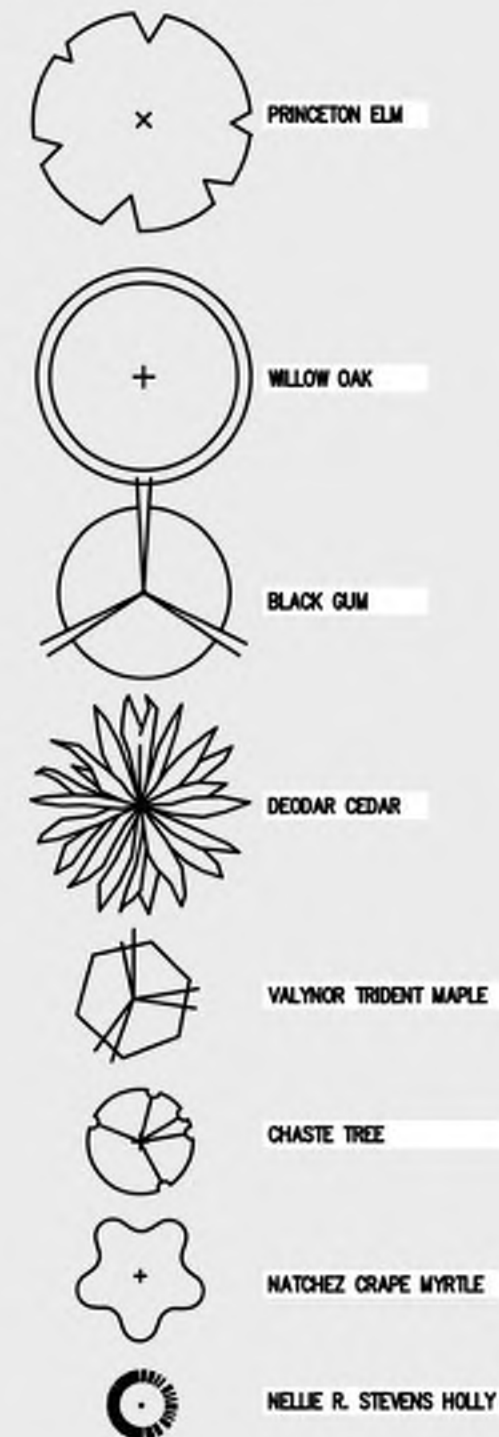
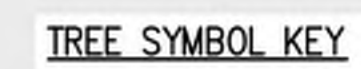


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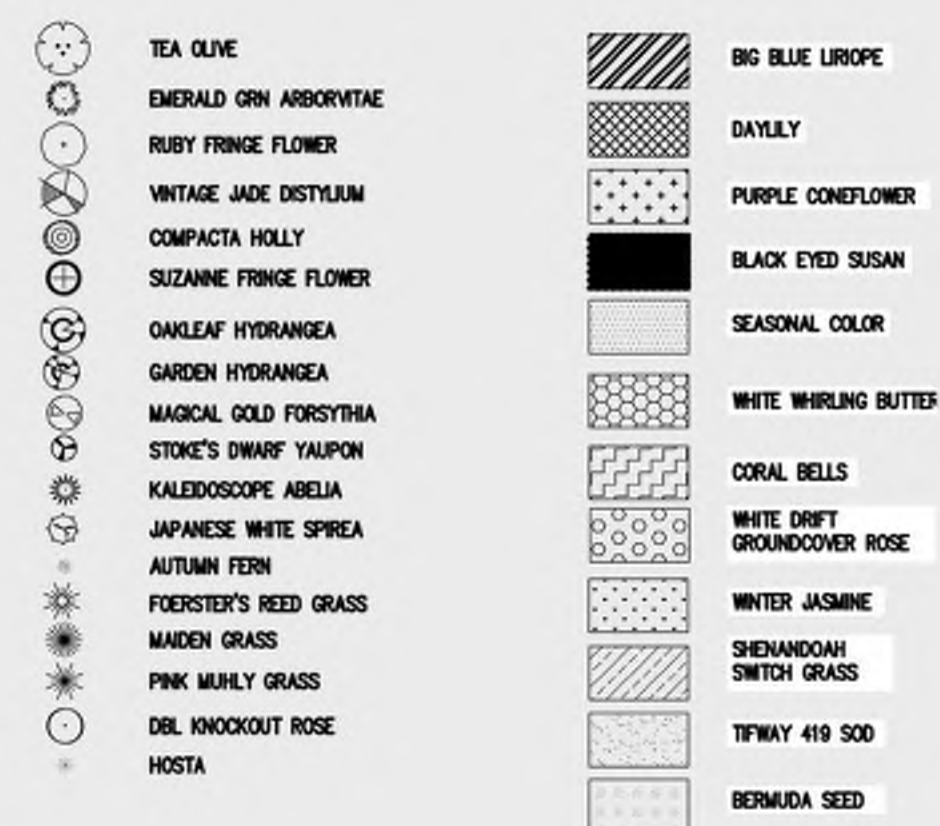


N/F
PULTE GROUP
TAX ID# 12 285 108 05 0677
ZONED R-8 A/D
PB-60 PG-30

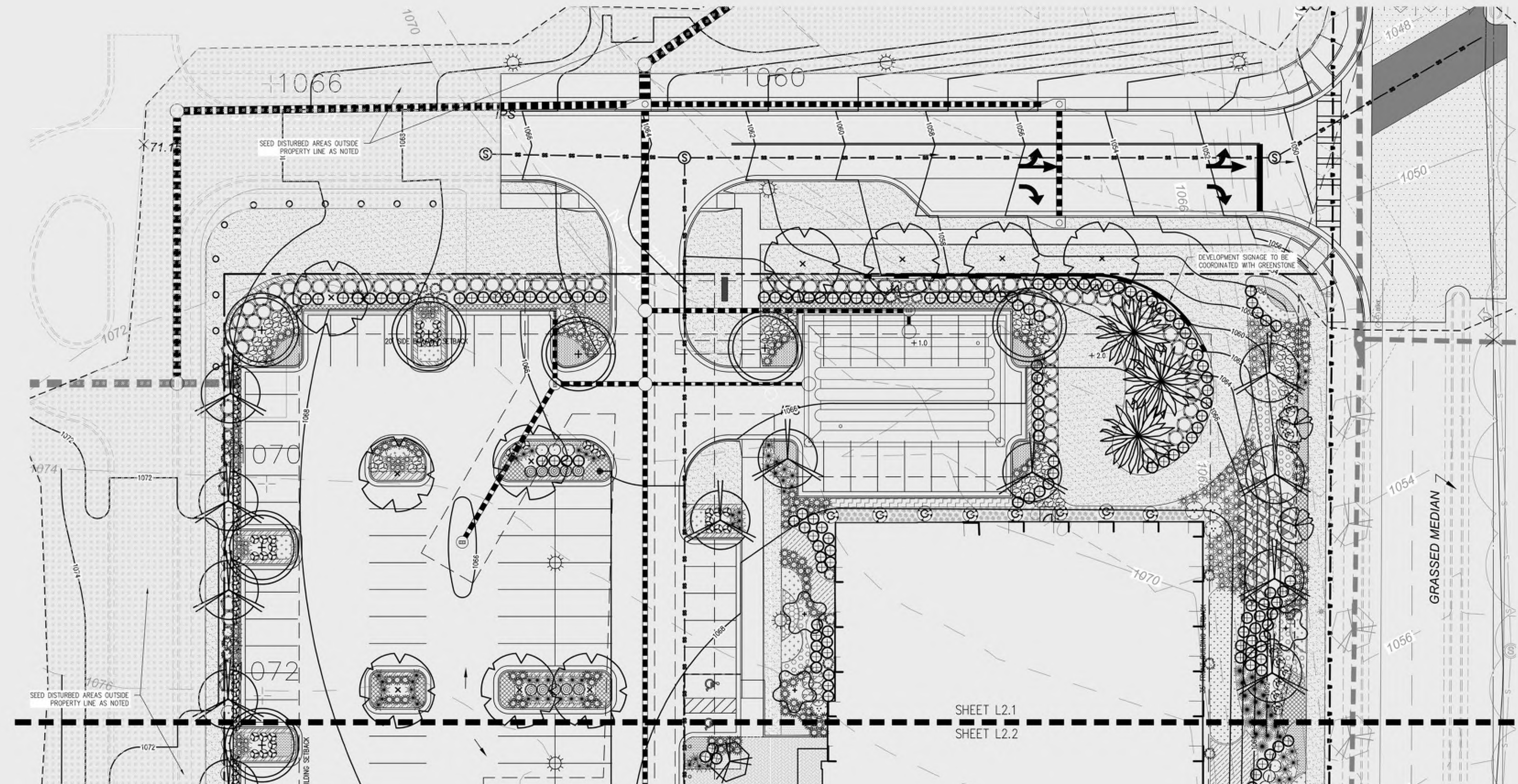
N/F
NEGRON ONE LLC
TAX ID# 12 285 108 05 0719



SHRUB & GROUNDCOVER KEY



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NOTES & PLANTING DETAILS



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Scale 1" = 20'

SHRUB & GROUND COVER KEY

	TEA OLIVE		BIG BLUE UROPE
	EMERALD GRN ARBORVITAE		DAYLILY
	RUBY FRINGE FLOWER		PURPLE CONEFLOWER
	VINTAGE JADE DISTYLUM		BLACK EYED SUSAN
	COMPACTA HOLLY		SEASONAL COLOR
	SUZANNE FRINGE FLOWER		WHITE WHIRLING BUTTER
	OAKLEAF HYDRANGEA		CORAL BELLS
	GARDEN HYDRANGEA		WHITE DRIFT GROUNDCOVER ROSE
	MAGICAL GOLD FORSYTHIA		WINTER JASMINE
	STOKE'S DWARF YARROW		SHENANDOAH SWITCH GRASS
	KALEIDOSCOPE ABELIA		TIFWAY 419 SOD
	JAPANESE WHITE SPIREA		BERMUDA SEED
	AUTUMN FERN		
	FOERSTER'S REED GRASS		
	MAIDEN GRASS		
	PINK MUHLY GRASS		
	DBL. KNOCKOUT ROSE		
	HOSTA		

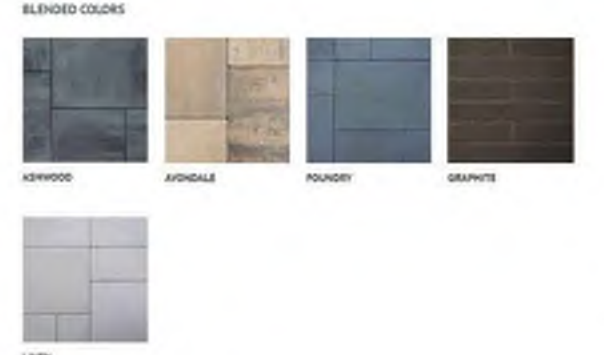
TREE SYMBOL KEY

	PRINCETON ELM
	WILLOW OAK
	BLACK GUM
	DECEDAR CEDAR
	VALMYR TRIDENT MAPLE
	CHASTE TREE
	NATCHEZ GRAPE MYRTLE
	NELLIE R. STEVENS HOLLY

Melville Slab



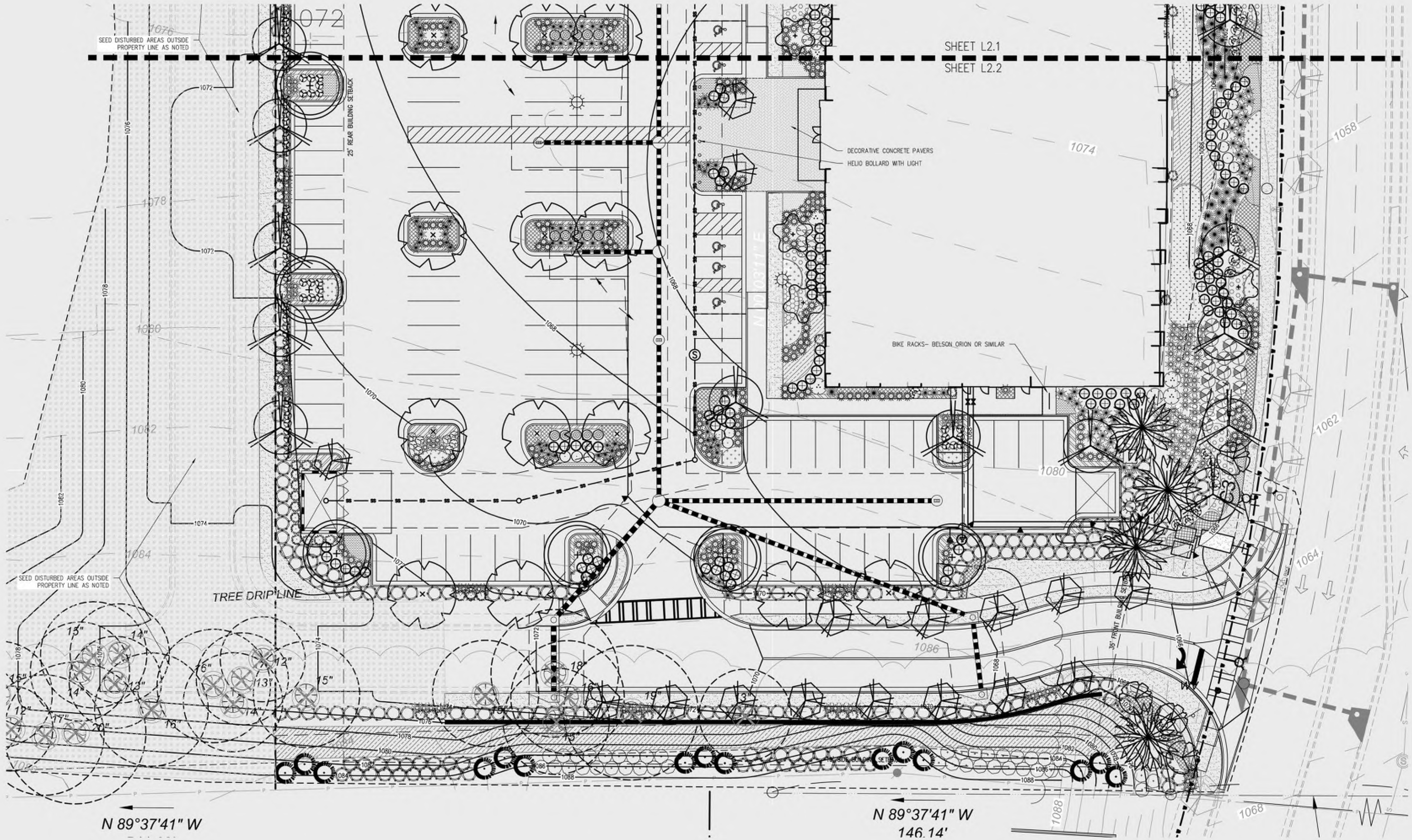
DECORATIVE CONCRETE PAVER SPECIFICATIONS:
MANUFACTURER: BELGARD
MODEL: MELVILLE SLAB
QUANTITY: 8
COLOR: ASHWOOD OR OWNER/ARCHITECT APPROVED
PATTERN: 3 STONE PATTERN
AREA: APPROX 1,562 SQ. FT.



HELIO BOLLARD W/LIGHT SPECIFICATIONS:
MANUFACTURER: FORMS+SURFACES
MODEL: LBHLO-603
QUANTITY: 8
MOUNT: SURFACE
COLOR & FINISH: STANDARD POWDER COAT, DARK BRONZE METALLIC TEXTURE
COLOR TEMP: 3000K
LIGHT DISTRIBUTION: 360 DEGREES



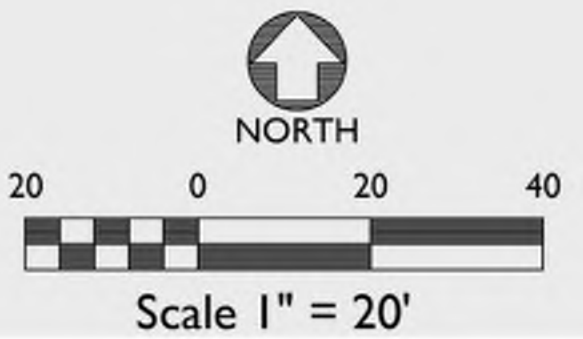
ORION BIKE RACK 2" SQUARE TUBE SPECIFICATIONS:
MANUFACTURER: ORION
DISTRIBUTOR: BELSON OUTDOORS
MODEL: ORN-2-SF-ES
QUANTITY: 3
MOUNT: SURFACE
COLOR & FINISH: BRONZE OR BLACK POWDER COAT



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CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
4. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
5. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO ORCING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RE-TEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

TREE REMOVAL NOTE

SEE C3.0 DEMOLITION PLAN FOR TREE REMOVAL. NO SPECIMEN TREES EXIST ON SITE. ALL TREES REMOVED ARE NON-SPECIMEN.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS: TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
2. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
3. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
4. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
5. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
6. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
7. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
8. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

TREE FENCE NOTE

TREE FENCE TO BE WIRE BACKED WHEN AROUND OR WITHIN CRITICAL ROOT ZONES (CRZ). TRENCHING OF THE TREE FENCE WILL NOT BE ALLOWED.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.

LANDSCAPE PLAN NOTES

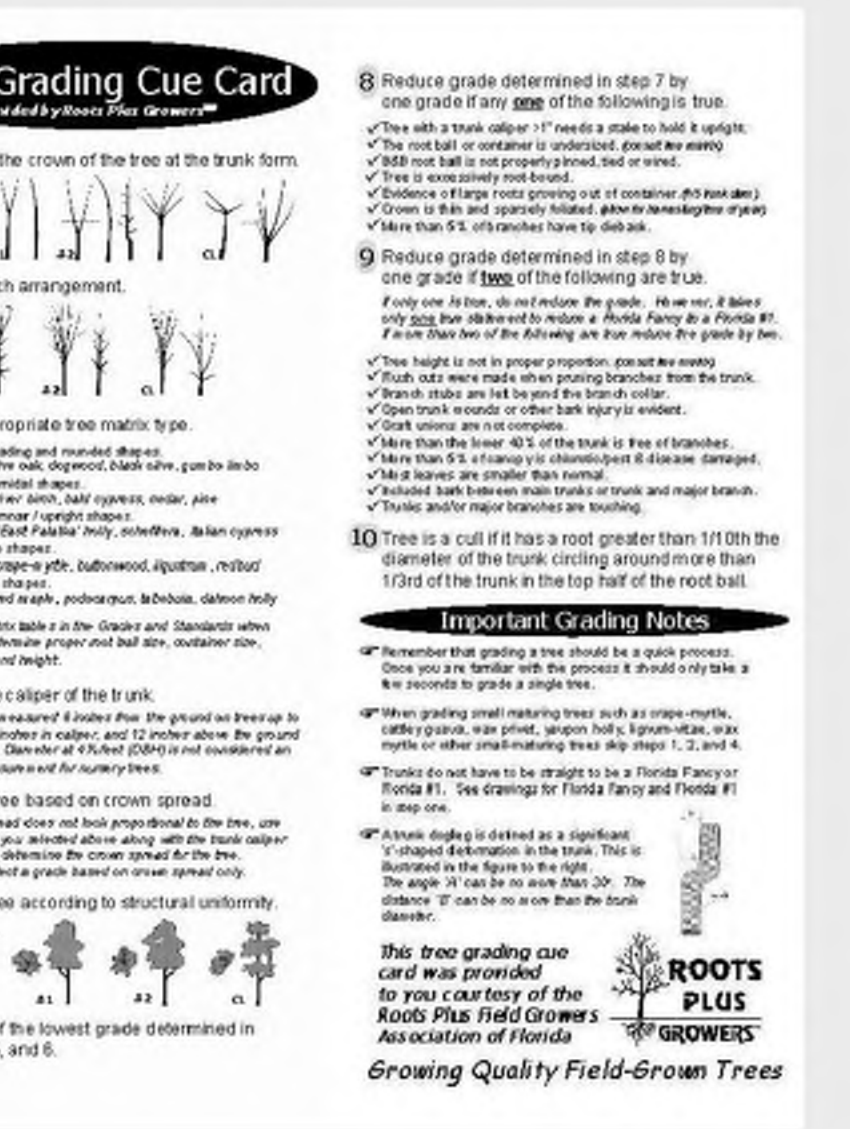
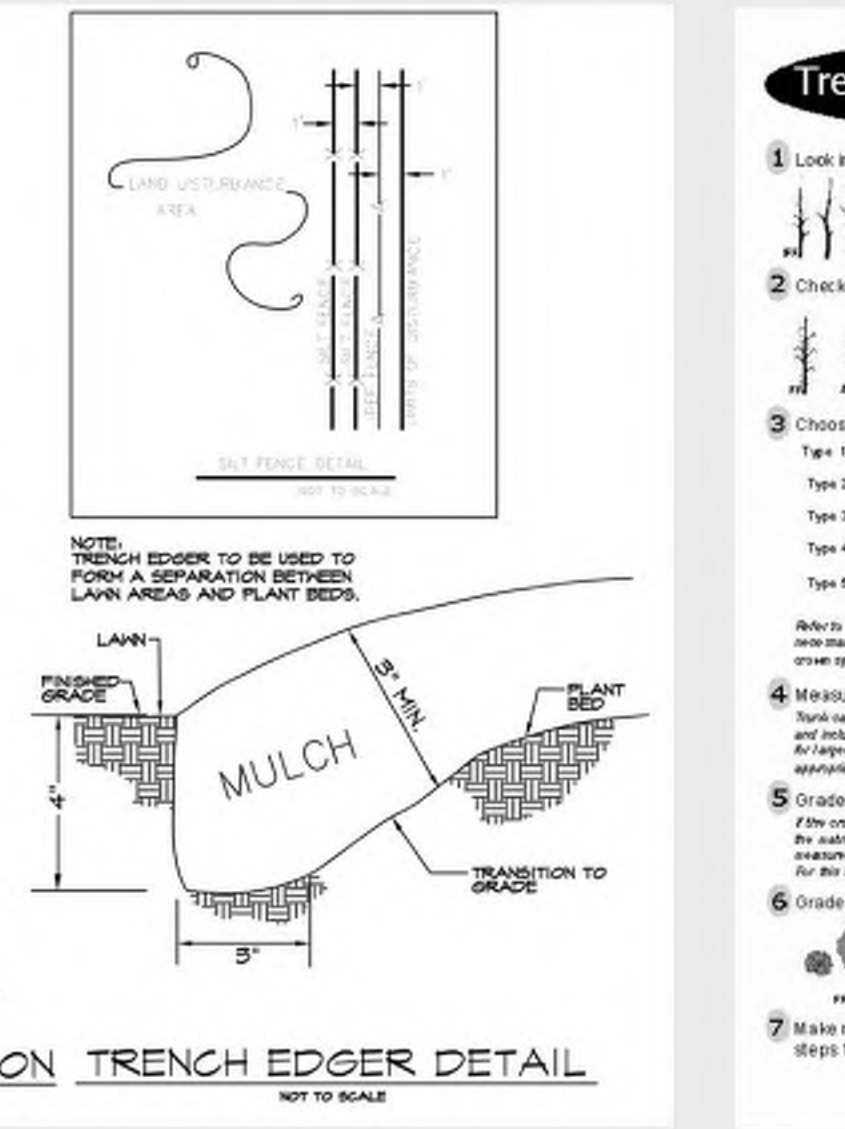
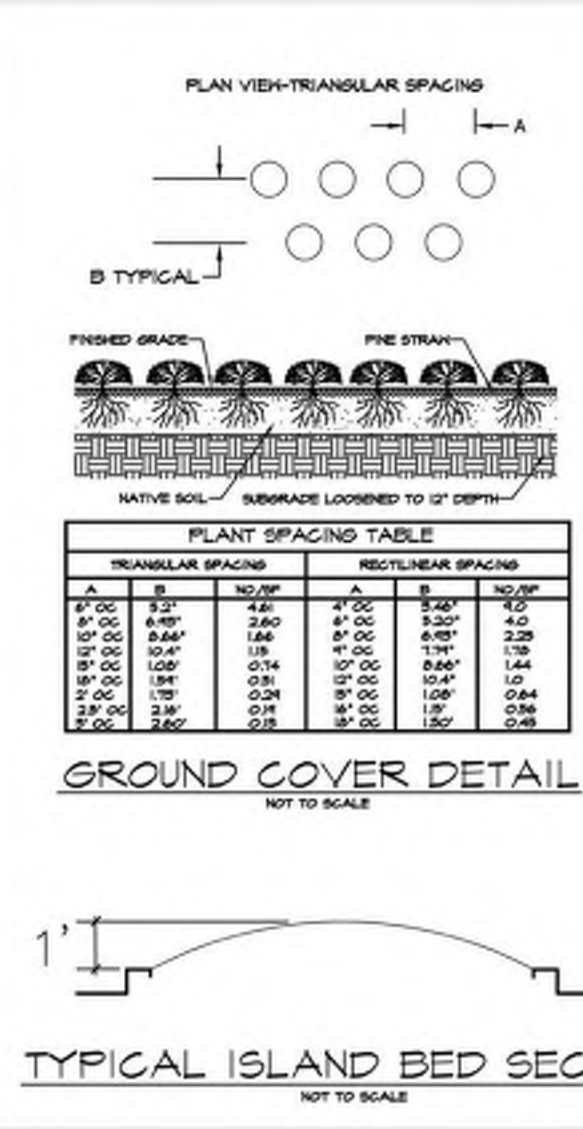
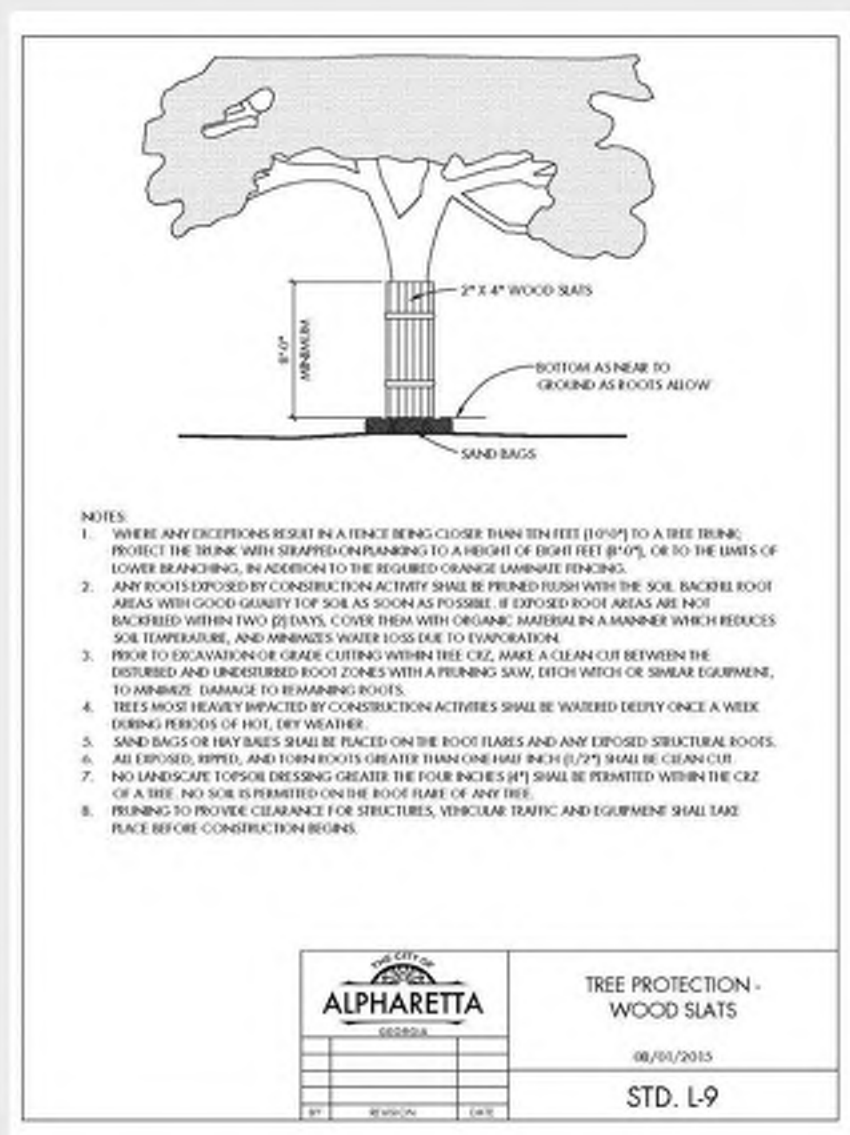
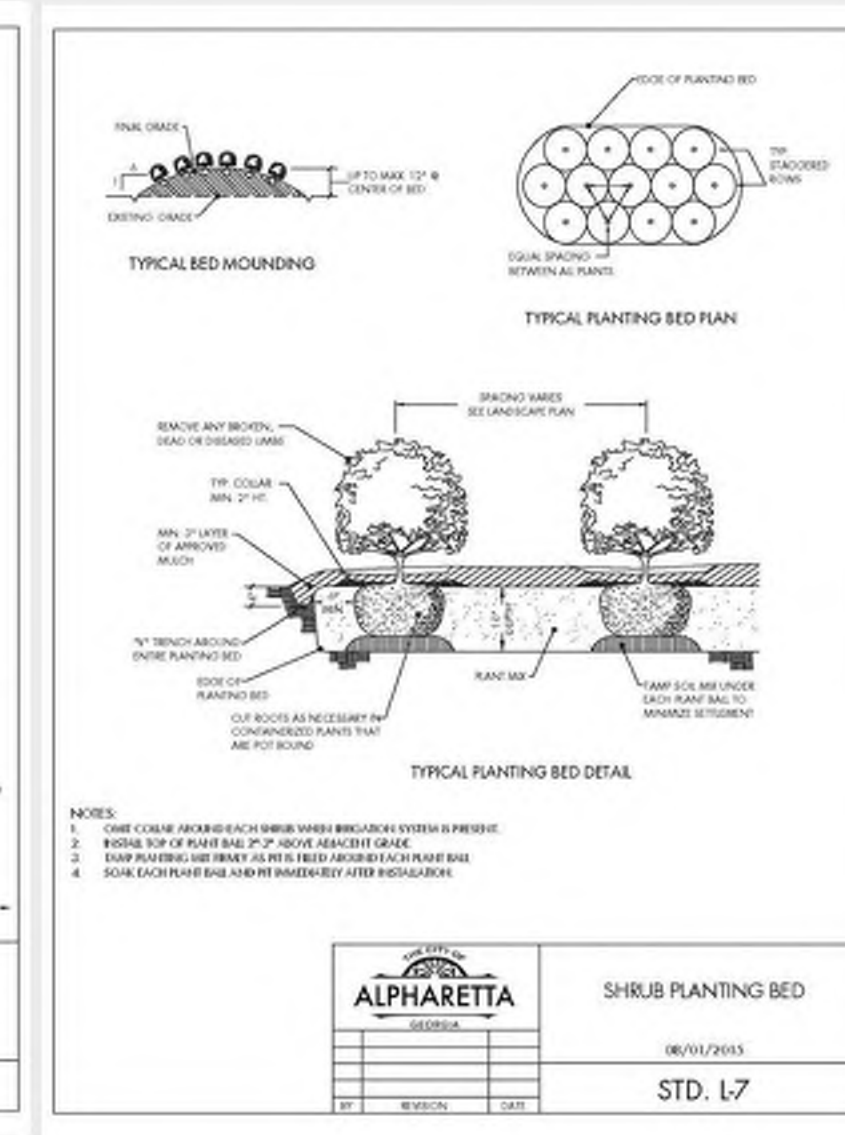
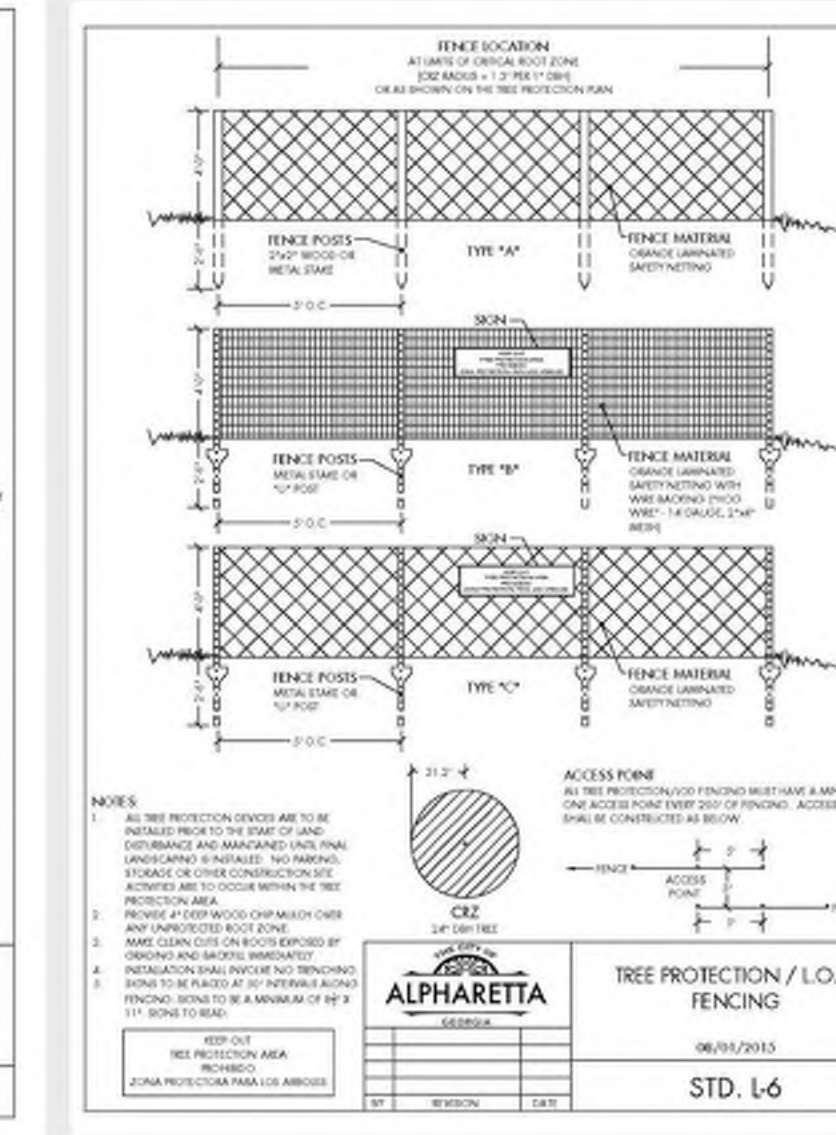
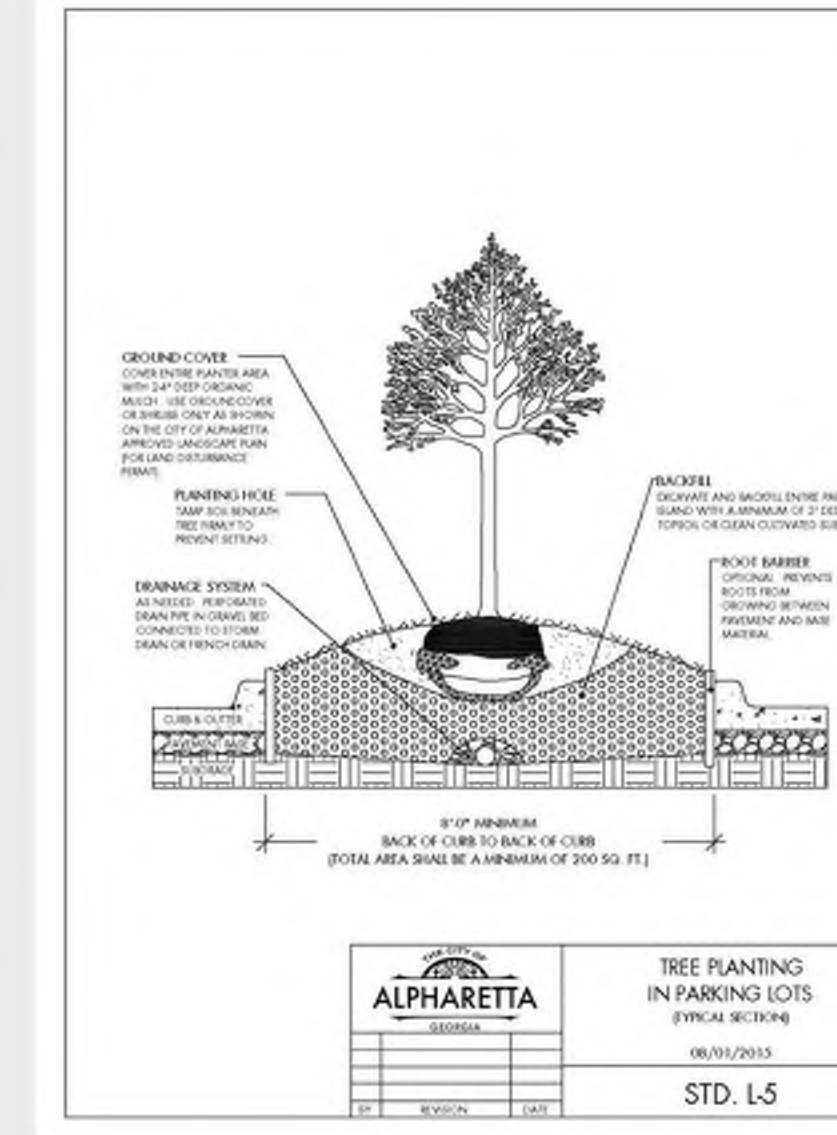
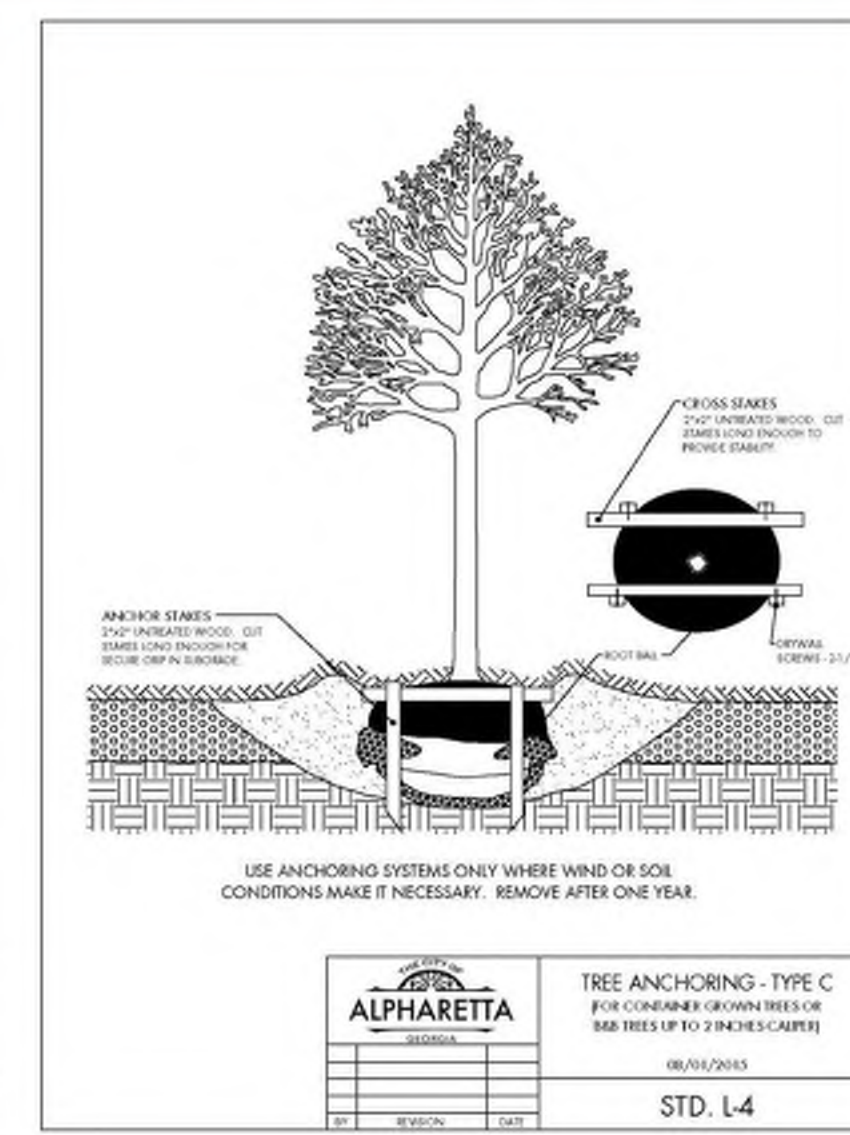
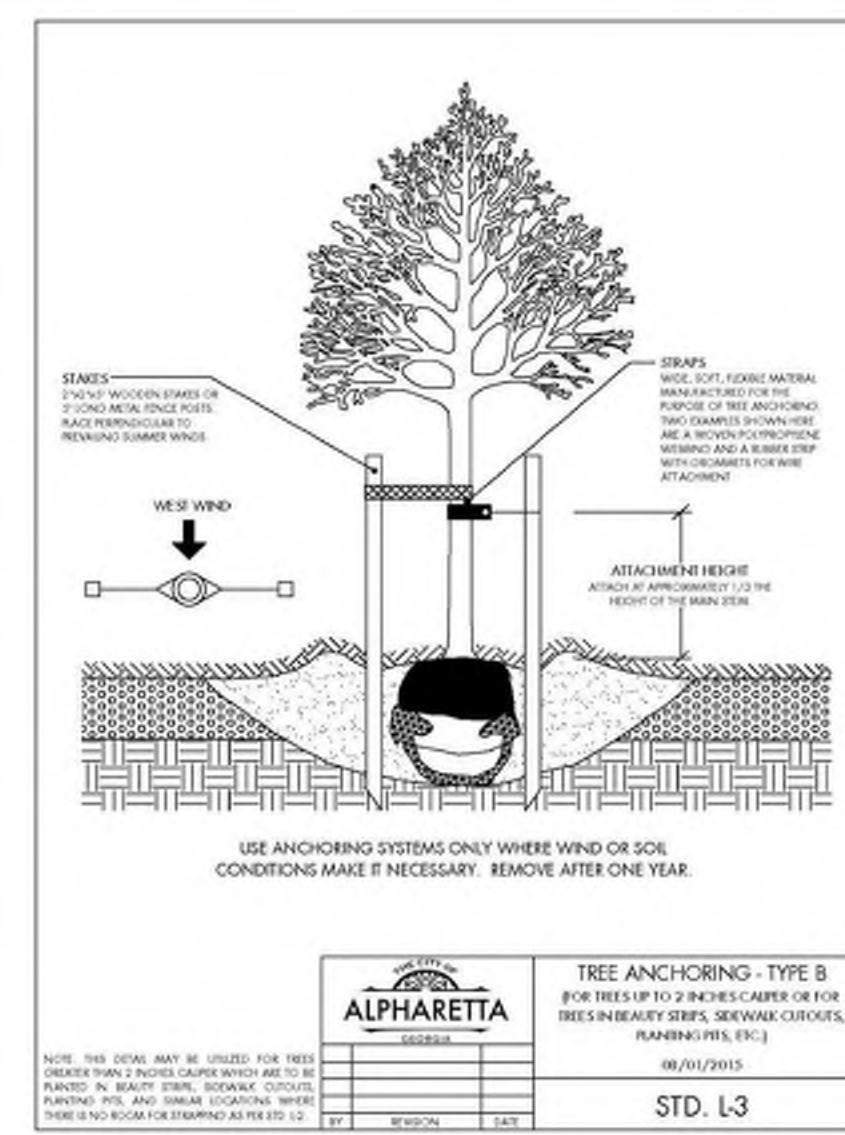
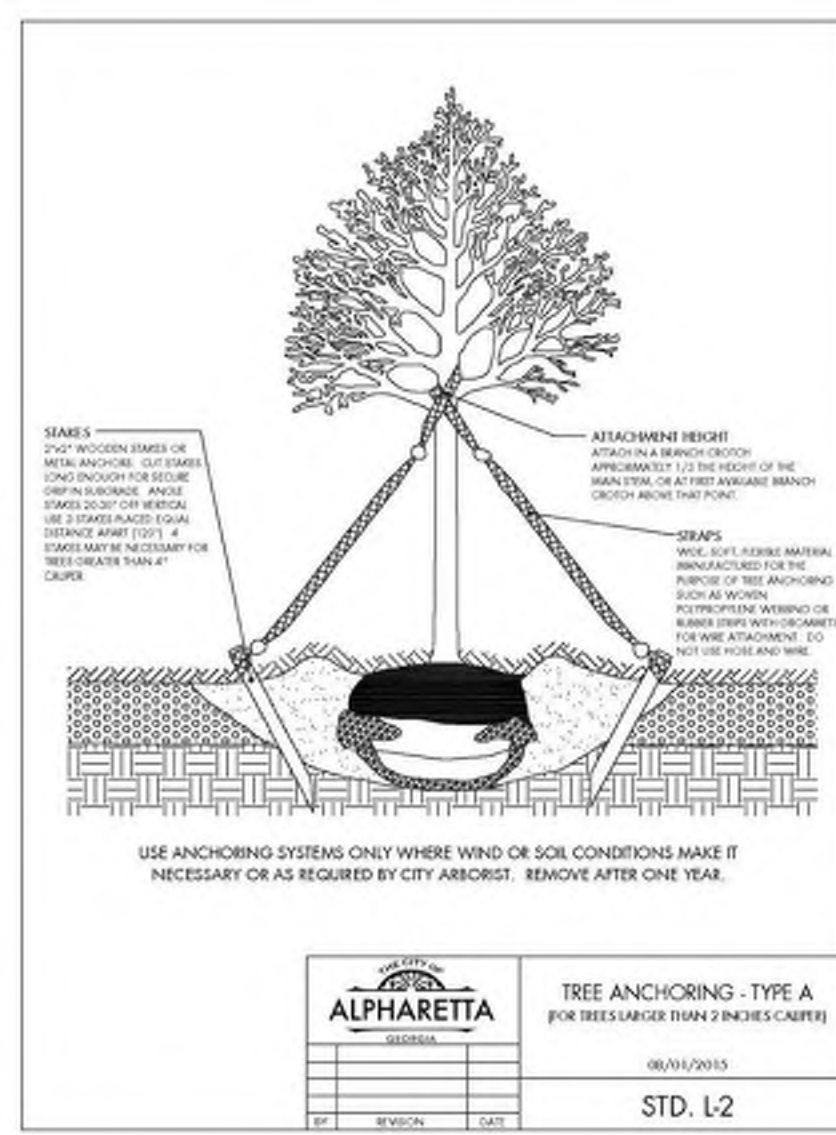
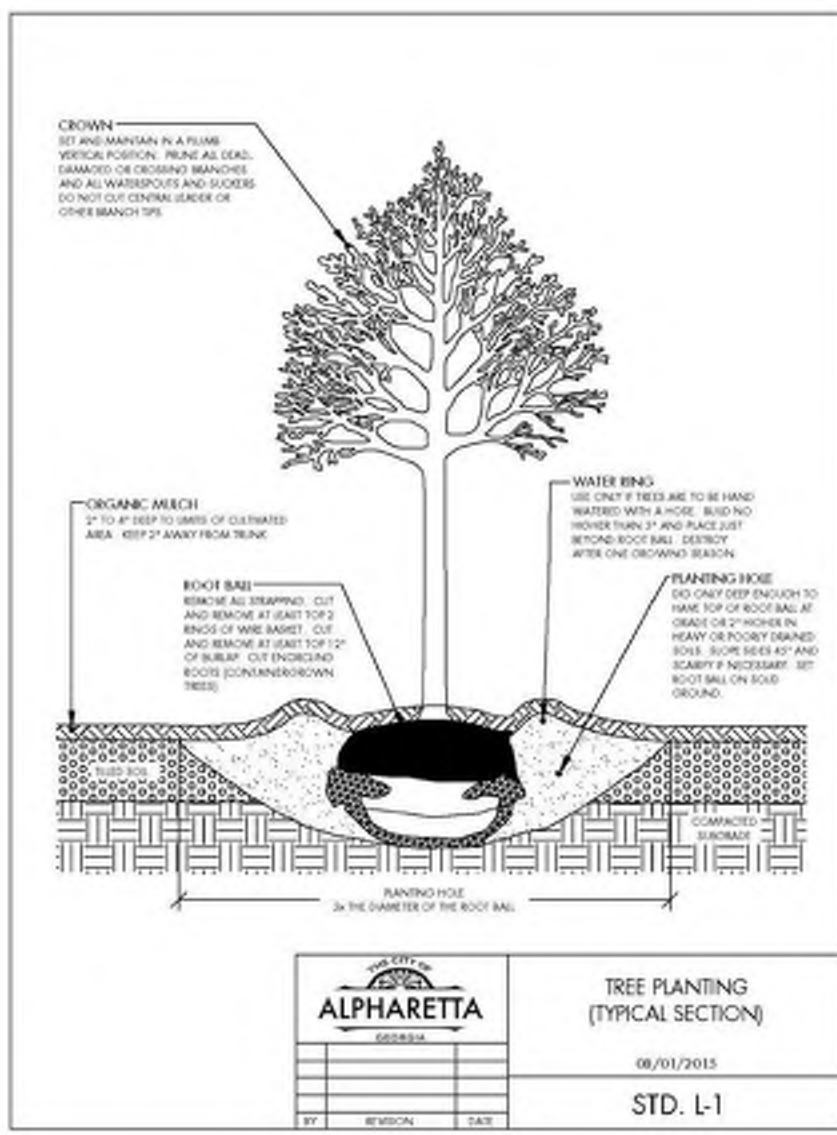
1. FAILURE TO PLANT WITH SPECIFIED MATERIAL WILL RESULT IN WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY.
2. A LANDSCAPE MAINTENANCE BOND FOR THE TOTAL PRICE OF THE MATERIAL PLANTED ON-SITE WILL BE REQUIRED BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. ANY CHANGES IN LANDSCAPE SIZE OR TYPE MUST BE APPROVED BY CITY ARBORIST PRIOR TO PLANTING.

GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOO, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
4. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
5. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
6. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS. O. C. = ON CENTER, S.A.S. = SPACE AS SHOWN.
8. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
9. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
10. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
11. ALL TREES MUST BE CUYED OR STAKED AS SHOWN IN THE DETAILS.
12. ALL PLANTS & PLANTING AREAS MUST BE SPECIFICALLY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS COMPLETE IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
14. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
15. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
16. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
17. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
18. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
20. STANDARDS SET FORTH IN "AMERICAN STANDARDS" FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
21. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

SEASONAL COLOR PLANTING NOTES

1. EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6"-8" DEPTH.
2. SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
3. PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS PER 100 S.F.: 400 LBS. OF COMPOSTED COW MANURE 45 C.F. OF HUMUS 500 LBS. OF PEAT MOSS 5 LBS. OF LIME (ADJUST FOR ALKALINE SOILS)
4. ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTOTILL INTO EXISTING SOIL.
5. PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6" ABOVE FINISHED GRADE. IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT (4" ABOVE FINISHED GRADE) AND CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
6. ROTOTILL ENTIRE BED TO A DEPTH OF 10"-12".
7. EVENLY SPREAD FERTILIZER APPROPRIATE TO VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 S.F. AND RAKE INTO TOP 3" OF SOIL.
8. PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
9. EDGE SEASONAL COLOR BED AND MULCH WITH SMALL PINE BARK NUGGETS (1" MAX).
10. WATER THOROUGHLY.





1 MAY 2020

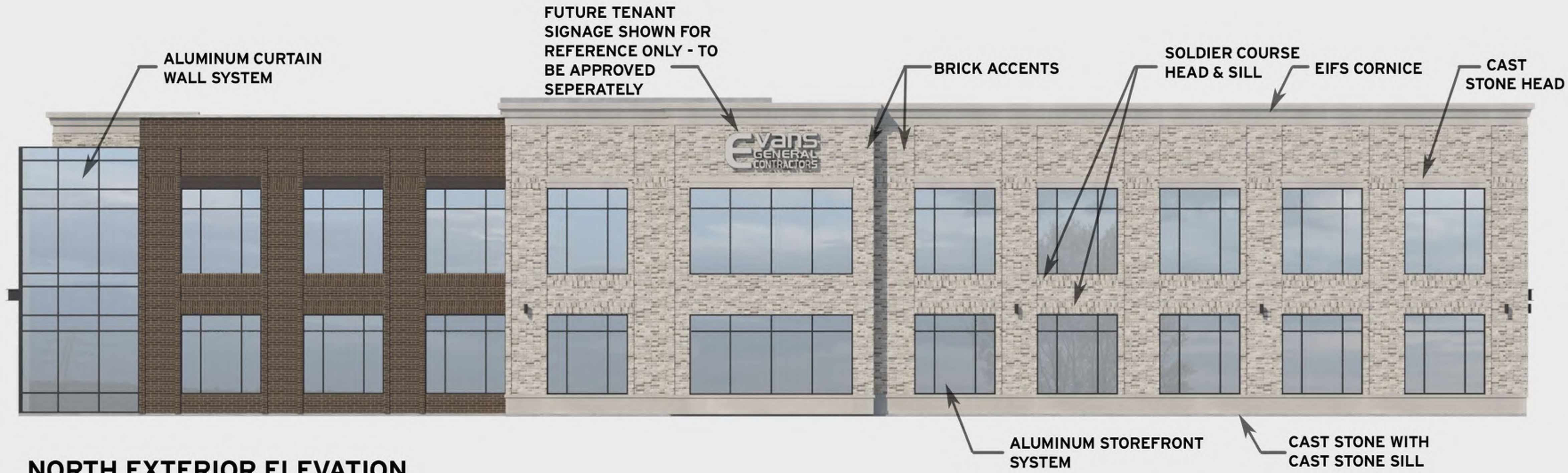




1 MAY 2020



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

BRICK FINISHES



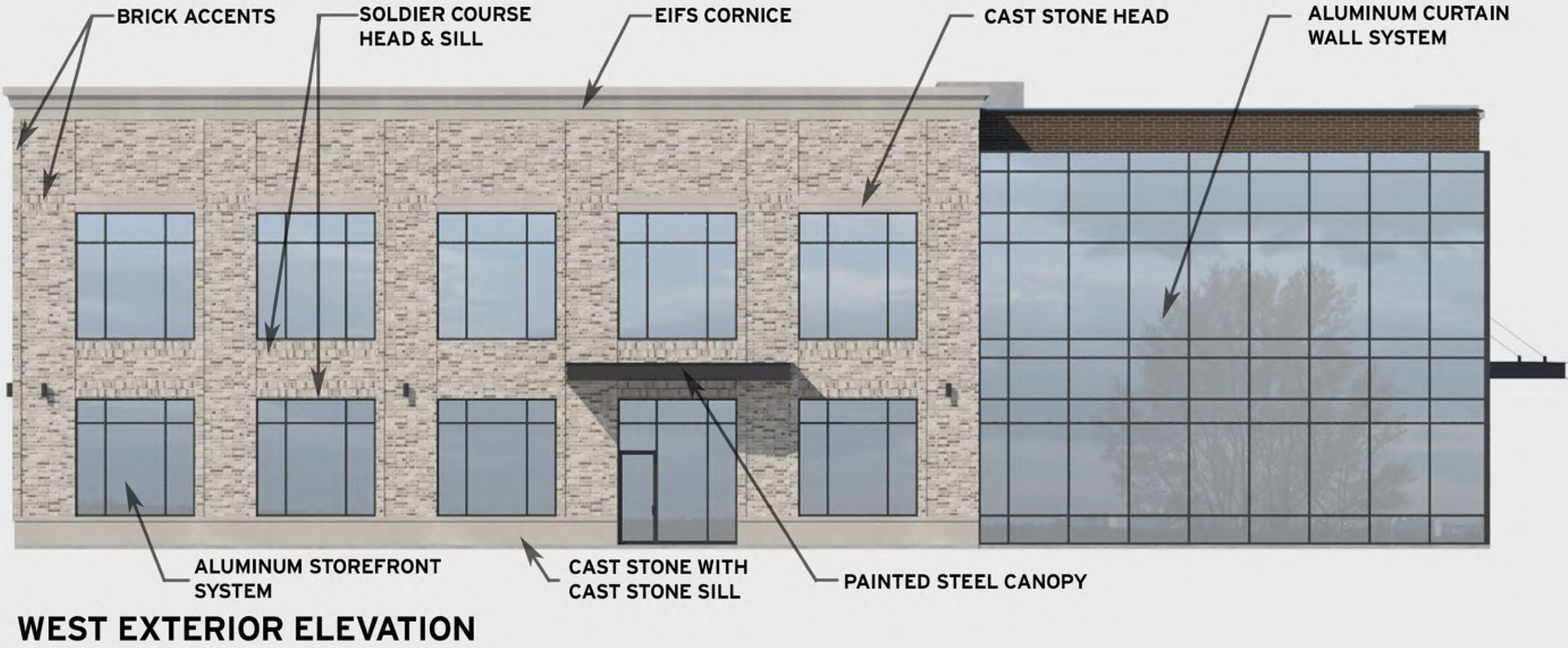
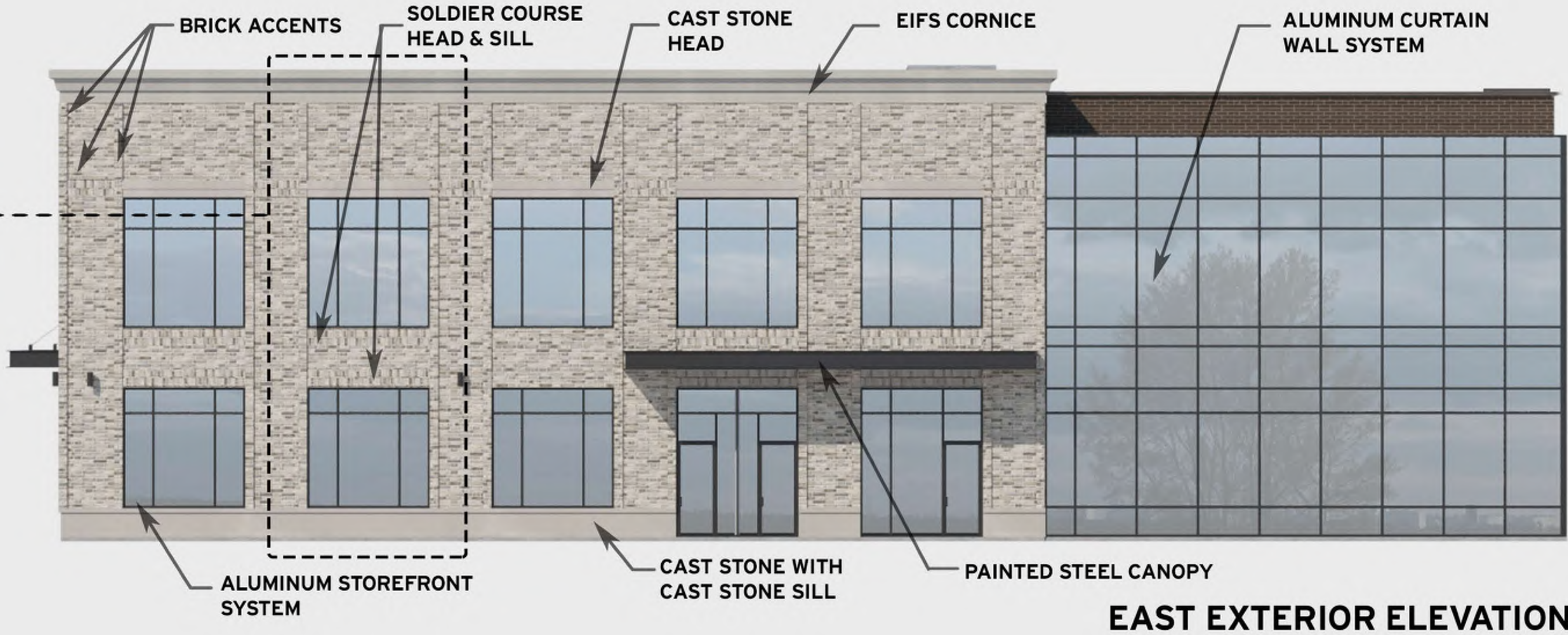
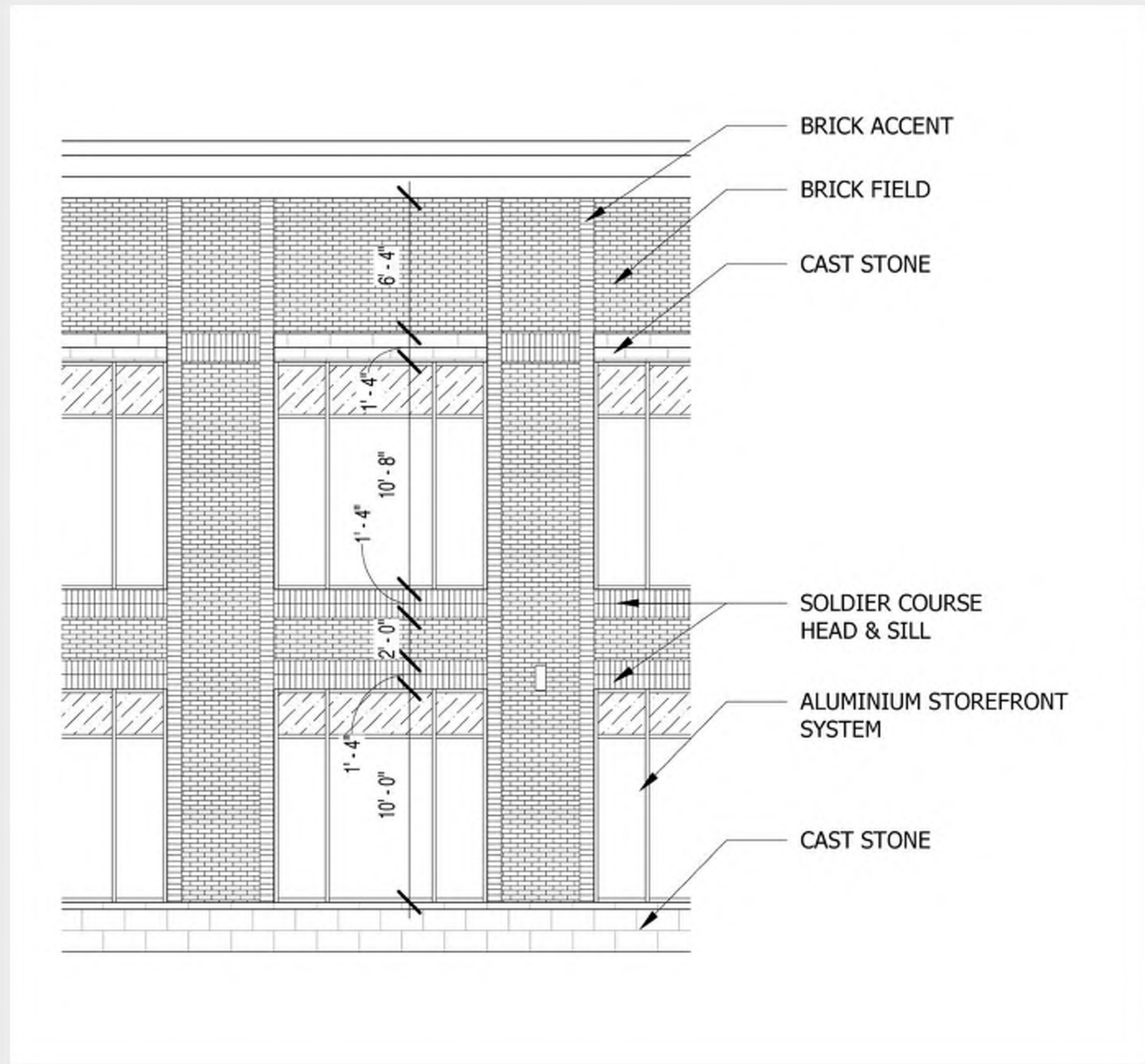
ENDICOTT
DARK SANDSTONE

FIELD BRICK
COLOR: DARK SANDSTONE
TEXTURE: VELOUR
SIZE: MODULAR



ACME BRICK
MOUNTAIN BROOK

FIELD BRICK
COLOR: MOUNTAIN BROOK
TEXTURE: HERITAGE
SIZE: MODULAR



BRICK FINISHES



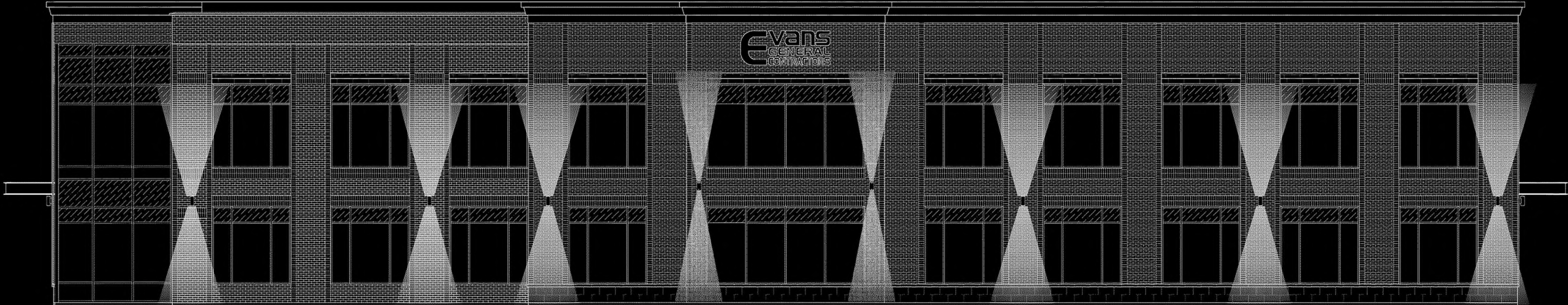
ENDICOTT
DARK SANDSTONE

FIELD BRICK
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TEXTURE: VELOUR
SIZE: MODULAR

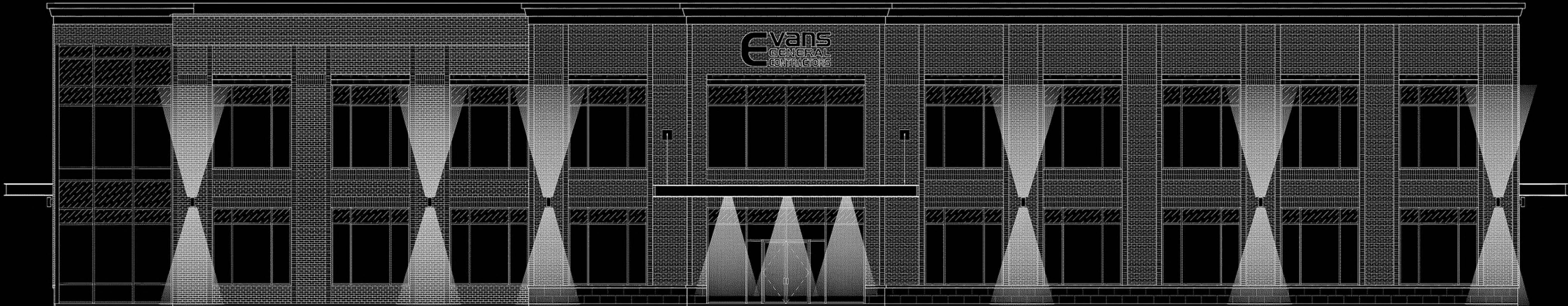


ACME BRICK
MOUNTAIN BROOK

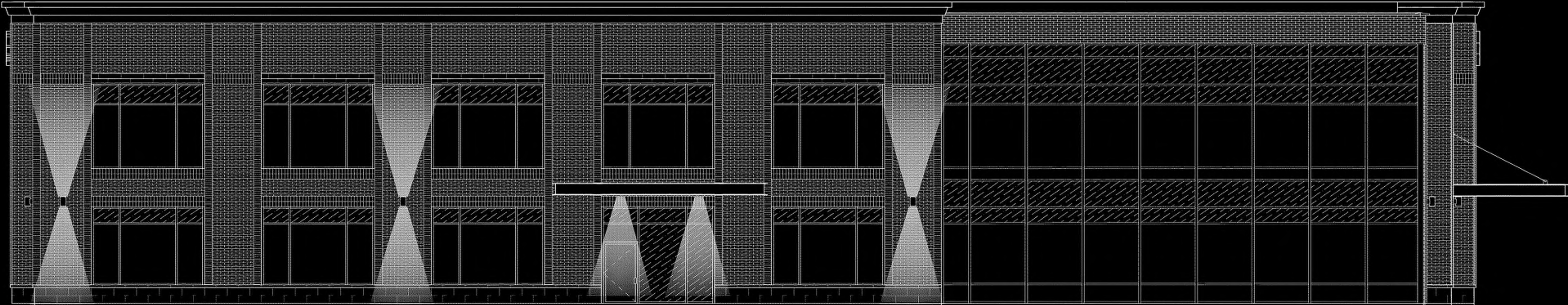
FIELD BRICK
COLOR: MOUNTAIN BROOK
TEXTURE: HERITAGE
SIZE: MODULAR



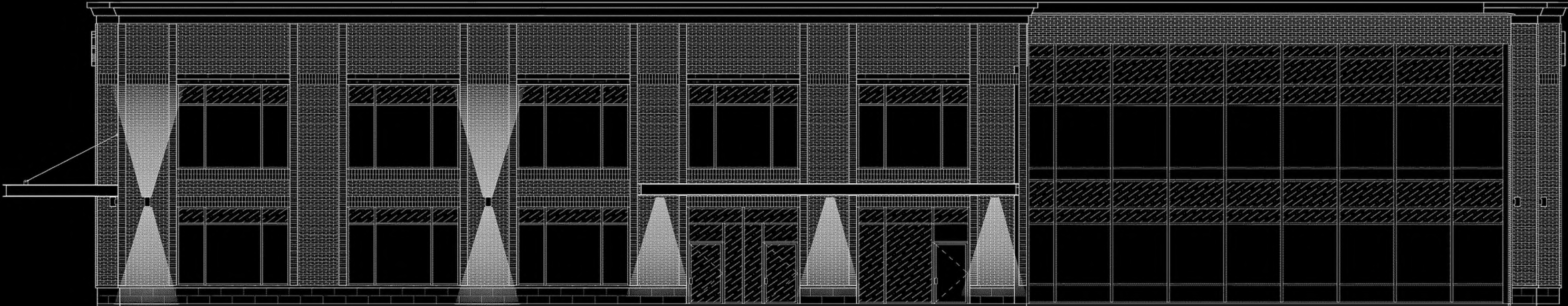
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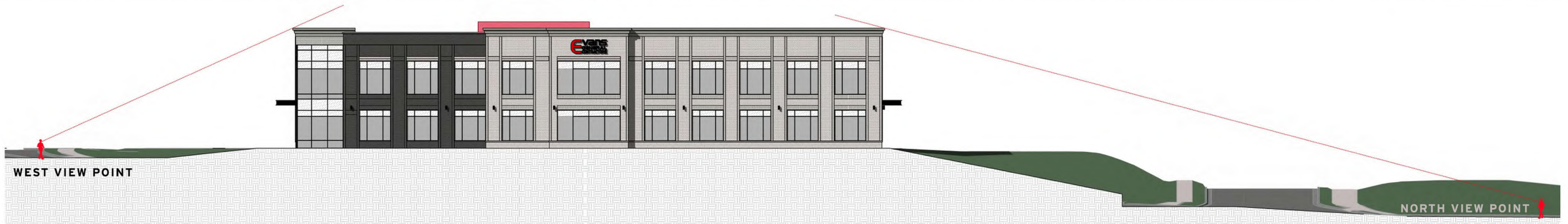
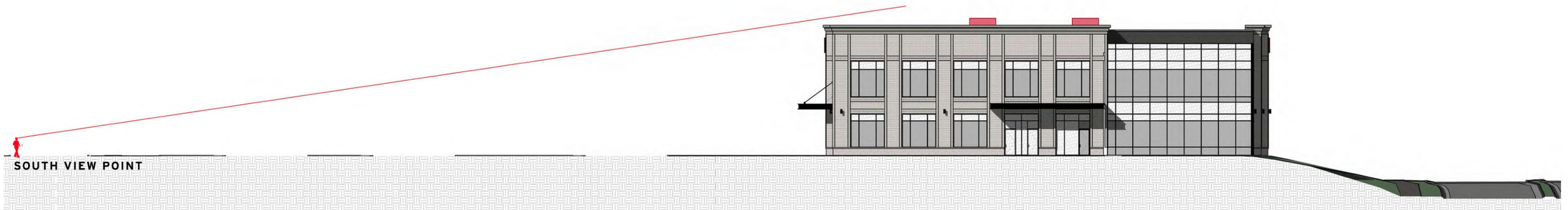
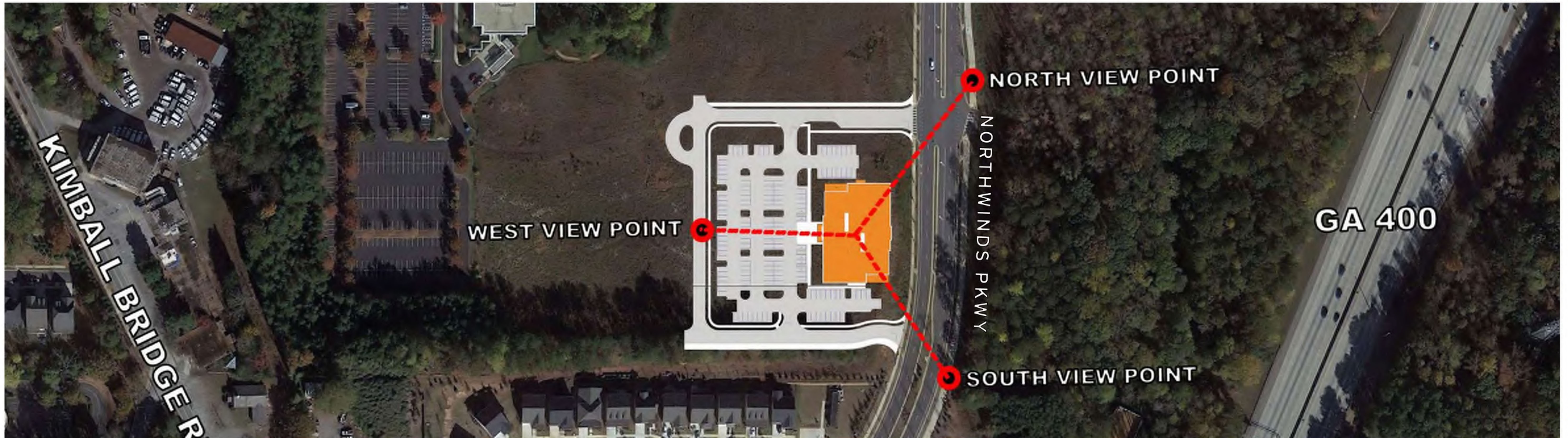
SOUTH ELEVATION



WEST ELEVATION



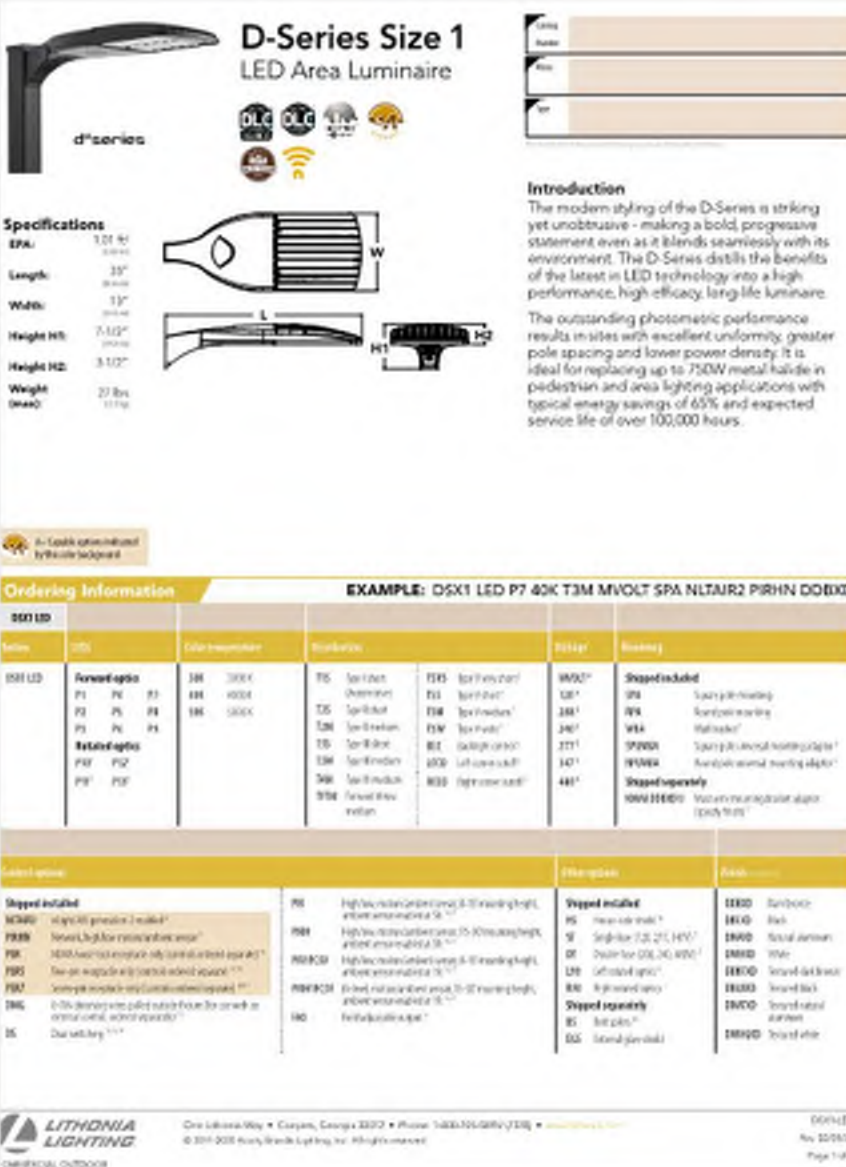
EAST ELEVATION



SITE LIGHTING PHOTOMETRICS

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Notes
	4MB	11	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with houseside shield	LED	1	DSX1_LED_P5_40K_T4M_MVOLT_HS.ies	12025	1	138	
	5M	3	Lithonia Lighting	DSX1 LED P4 30K T5M MVOLT	DSX1 LED P4 30K T5M MVOLT	LED	1	DSX1_LED_P4_30K_T5M_MVOLT.ies	13963	1	250	
	A	2	Antique Street Lamps	AL25 32LED 700MA 4K ACT XXXX N5	LED Acorn Style Post Top, Clear textured acrylic, 32LED, 4000K, 700mA, Type 5 distribution		1	AL25_32LED_700MA_4K_ACT_XXXX_N5.ies	7747	1	80	
	B	8	Forms+Surface s		Helio 6" Bollard, 360deg	Custom light engine, Cree XP-G2 LED	10	LBHLO-603-360.ies	64	1	35.45	
	D	16	Luminis Canada Inc.	SY802-L2L20-R55	Syrios Round 8	(2) Bridgelux BXRC-40E10K0-D-73 c/w Philips-XI055C180V054BSJ1 @ 120.00V	1	SY802-L2L20-R55.ies	4359	1	31.1	

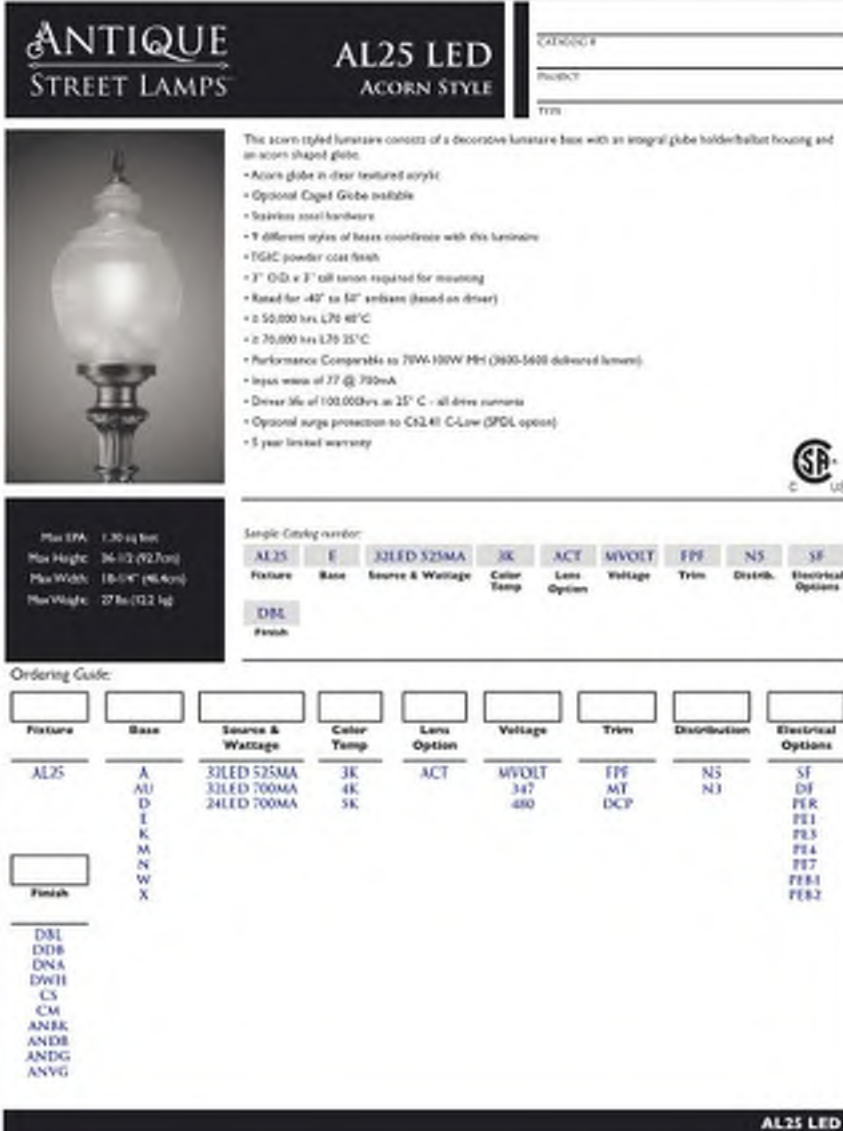
TYPE 4M & 5M



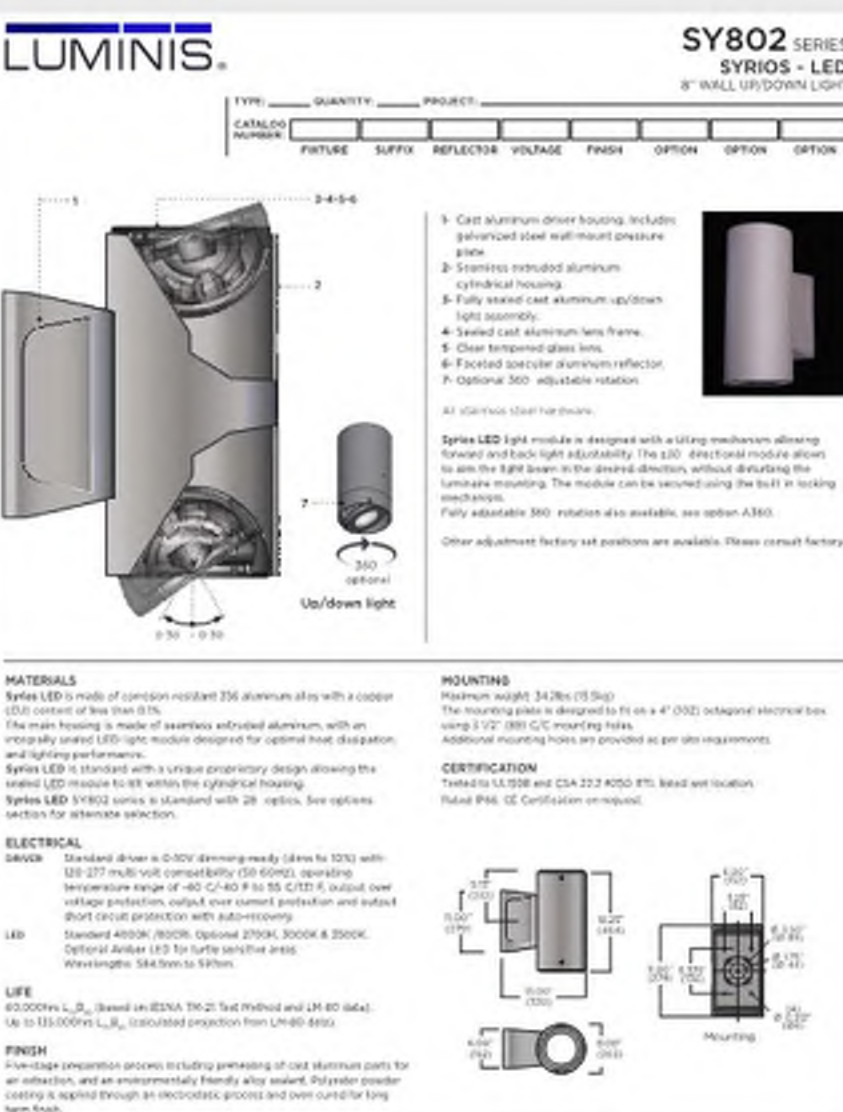
TYPE E



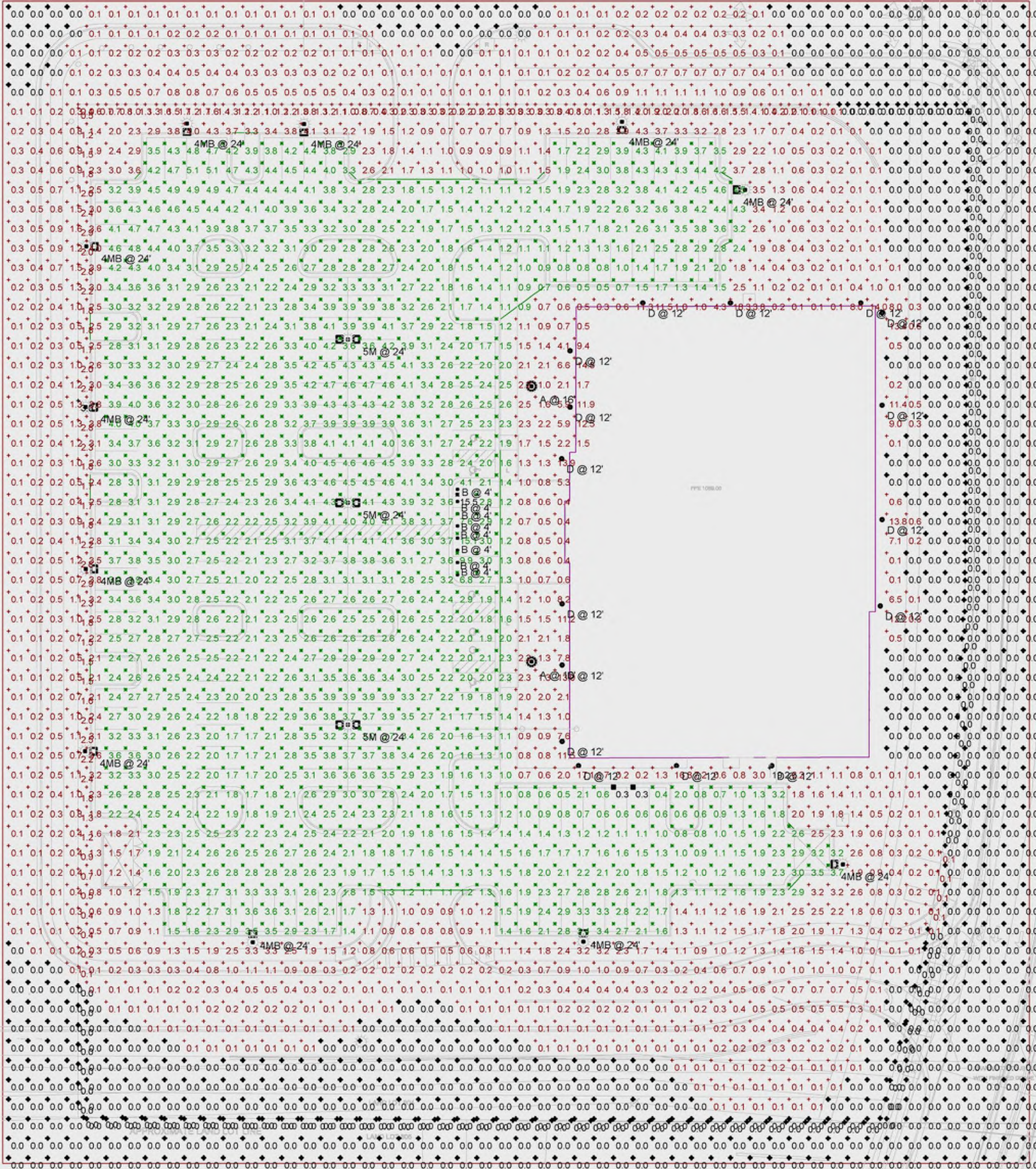
TYPE A



TYPE D



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	1.4 fc	19.2 fc	0.0 fc	N/A	N/A
Parking	X	2.7 fc	15.5 fc	0.3 fc	51.7:1	9.0:1
Phase 1 Prop Line	+	0.6 fc	3.0 fc	0.0 fc	N/A	N/A



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: EVANS GENERAL CONTRACTORS

Location Address: 2710 OLD MILTON PARKWAY, SUITE 200

Mailing Address: SAME

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

Contact For All Notifications: CLAUDIA HAINES

Contact Telephone: 678 - 262 - 0009 Mobile Telephone: 678 - 485 - 7026

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

Contact's Relation To Business: ARCHITECT OF RECORD

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ 300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: PARKWAY 400 OFFICE, LLC

Physical Address: 2710 OLD MILTON PARKWAY, SUITE 200

Mailing Address: SAME

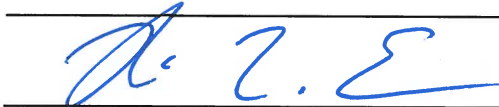
City: ALPHARETTA State: GA Zip Code: 30009 -

Owner Telephone: 678 - 713 - 7616 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): RICHARD T. EVANS Date: 4/30/2020

Owner Signature: 

Property Information:

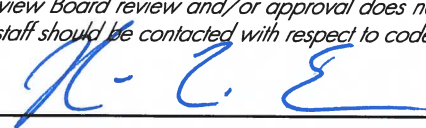
Address (If Assigned) : (NOT ASSIGNED) PROJECT LOCATED ON NORTHWINDS PARKWAY SOUTH OF OLD MILTON PARKWAY ACROSS FROM GWINNETT TECH

Tax ID or Map Reference Number: 12 284008030343, 12 284008030350

Land Lot(s): 804 District: 1 Section: 2

Existing Zoning of Property: O & I Existing Uses of Property: VACANT

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: 4/30/20

Print Form

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in land lot 804 of the 1ST District, 2ND Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

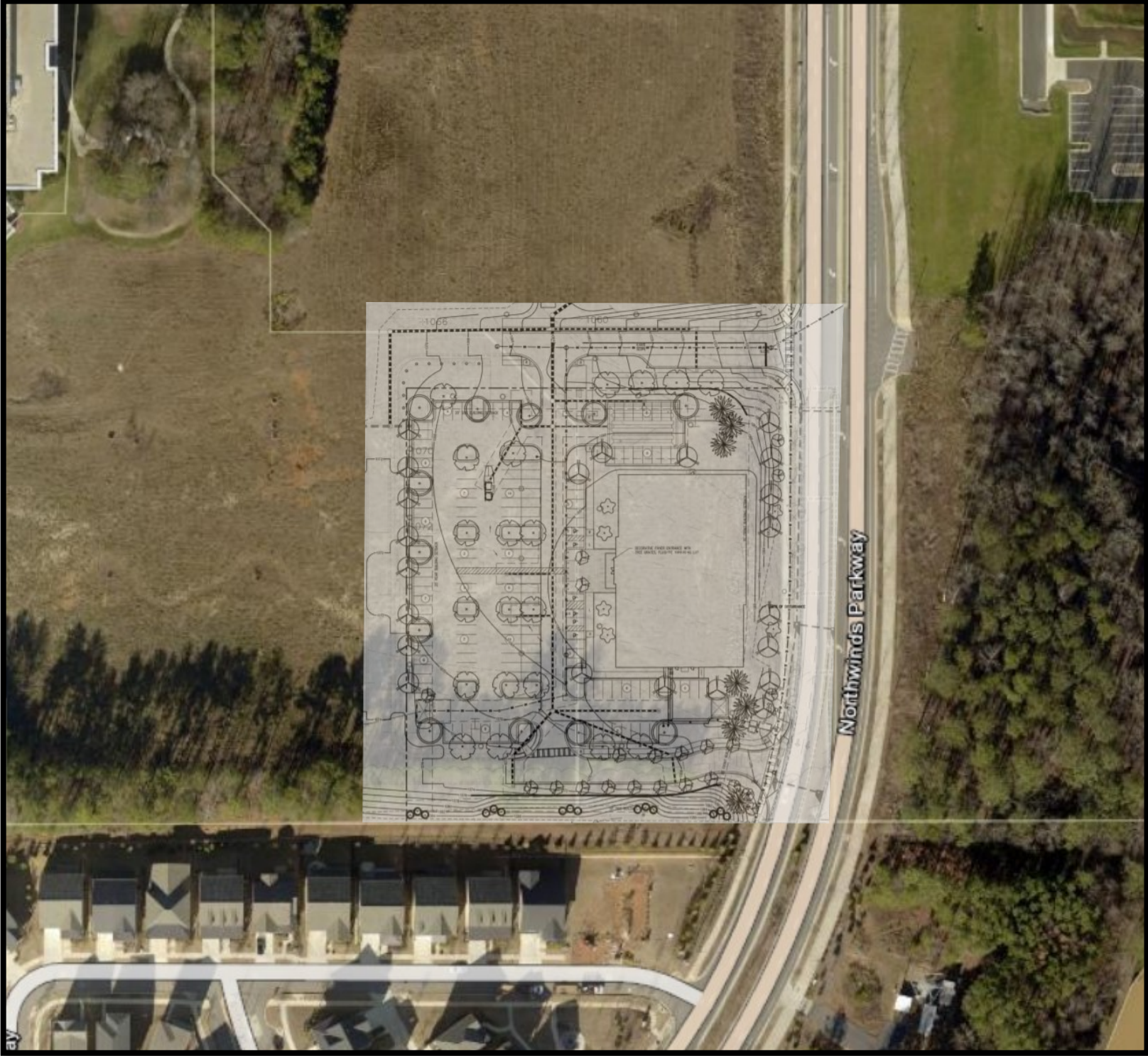
BEGINNING at the intersection of the Land Lots 804, 805, 852 and 853), said point being **Point of Beginning**. Thence running west along the land lot line N89°37'38" W 95.29' to a point on the Right of Way of Northwinds Parkway, said point being the **True Point of Beginning**;

Thence departing said Right of Way N 89°37'41" W a distance of 146.14' to an iron pin; Thence N 89°37'41" W a distance of 541.68' to an iron pin; Thence N 0°1'13" E a distance of 120.48' to a point; Thence N 89°58'47" W a distance of 75.37' to an iron pin; Thence N 0°3'35" E a distance of 293.47' to an iron pin; Thence N 28°50'53" E a distance of 37.60' to an iron pin; Thence N 61°9'7" W a distance of 20.66' to an iron pin; Thence N 0°3'35" E a distance of 41.19' to an iron pin; Thence N 47°6'53" E a distance of 122.00' to an iron pin; Thence S 89°58'47" E a distance of 40.23' to an iron pin; Thence N 3°22'41" E a distance of 294.56' to an iron pin on the Right of Way of Amber Park Drive; Thence continuing along said Right of Way on a curve to the left a distance of 60.92' with a radius of 92' and a chord length of 59.81' with a bearing of N 63°54'36" E to a point; Thence continuing along said Right of Way on a curve to the left a distance of 61.21' with a radius of 92' and a chord length of 60.08' with a bearing of N 25°52'57" E to a point; Thence departing the Right of Way of Amber Park Drive S 56°41'12" E a distance of 59.31' to an iron pin; Thence S 89°58'45" E a distance of 230.55' to an iron pin; Thence S 42°44'4" E a distance of 41.12' to an iron pin; Thence N 86°54'36" W a distance of 69.75' to an iron pin; Thence N 86°14'49" W a distance of 191.73' to an iron pin; Thence N 77°39'55" E a distance of 6.32' to an iron pin on the Right of Way of Northwinds Parkway; Thence continuing along said Right of Way on a curve to the right a distance of 3.02' with a radius of 1447.0' and a chord length of 3.02' with a bearing of S 0°16'46" W to a point; Thence continuing along said Right of Way S 0°20'21" W a distance of 689.38' to a point; Thence continuing along said Right of Way on a curve to the right a distance of 226.0' with a radius of 747.0' and a chord length of 225.14' with a bearing of N 9°0'23" E to a point, said point being the True Point of Beginning.

Said tract of land contains 15.348 acres. (668,558 square feet)

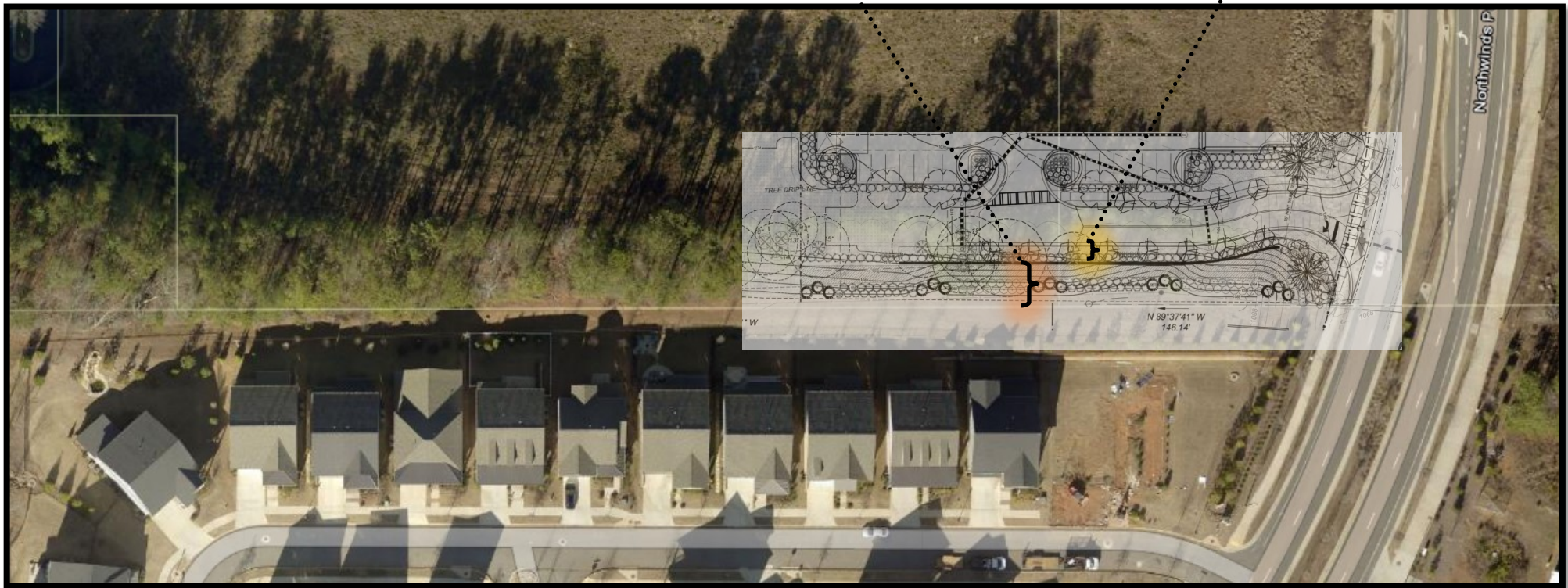
*Evans General Contractors
Building
Northwinds Parkway*





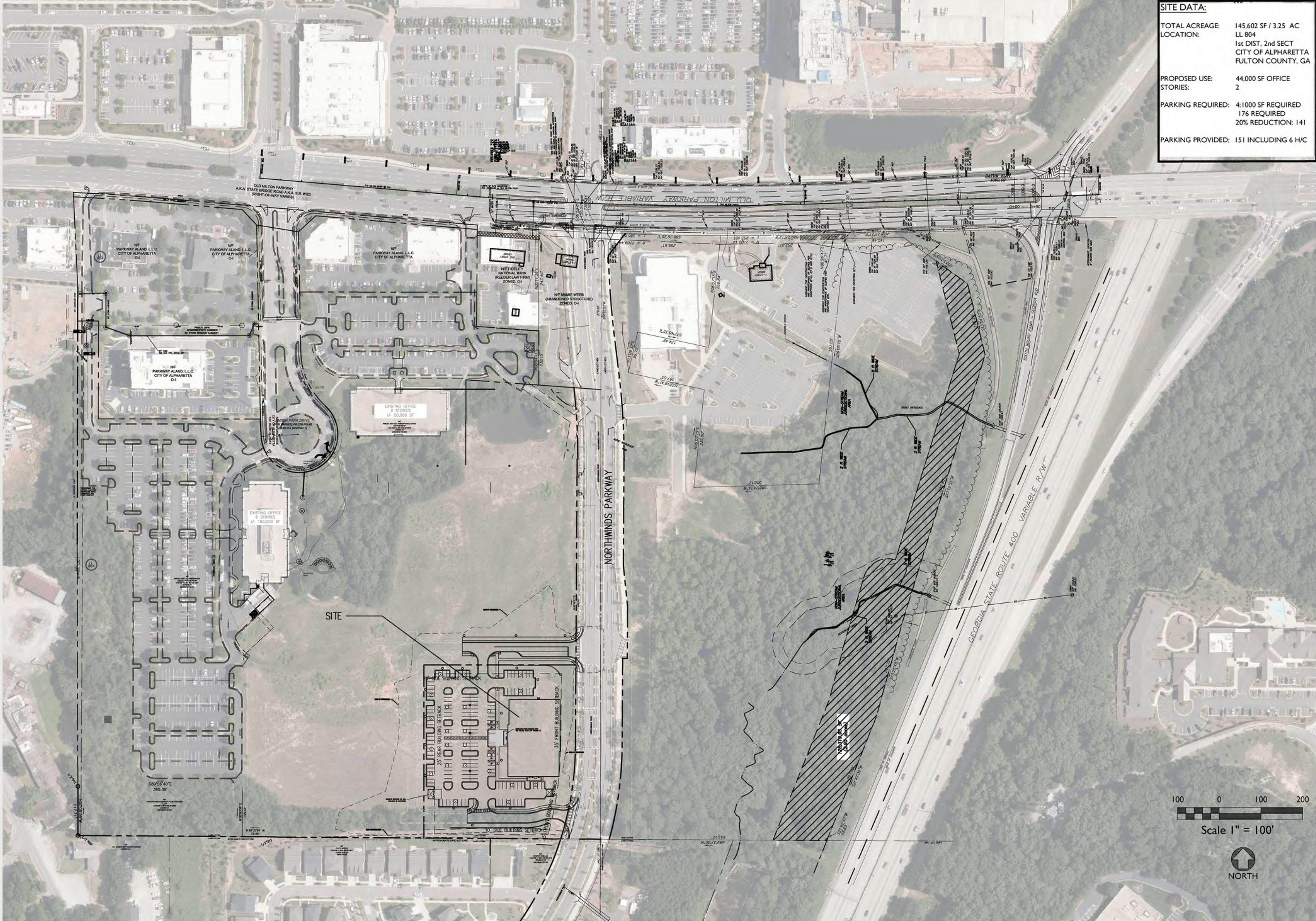
Approx. 21 ft from property
line to retaining wall

Approx. 9 ft from retaining
wall to access road

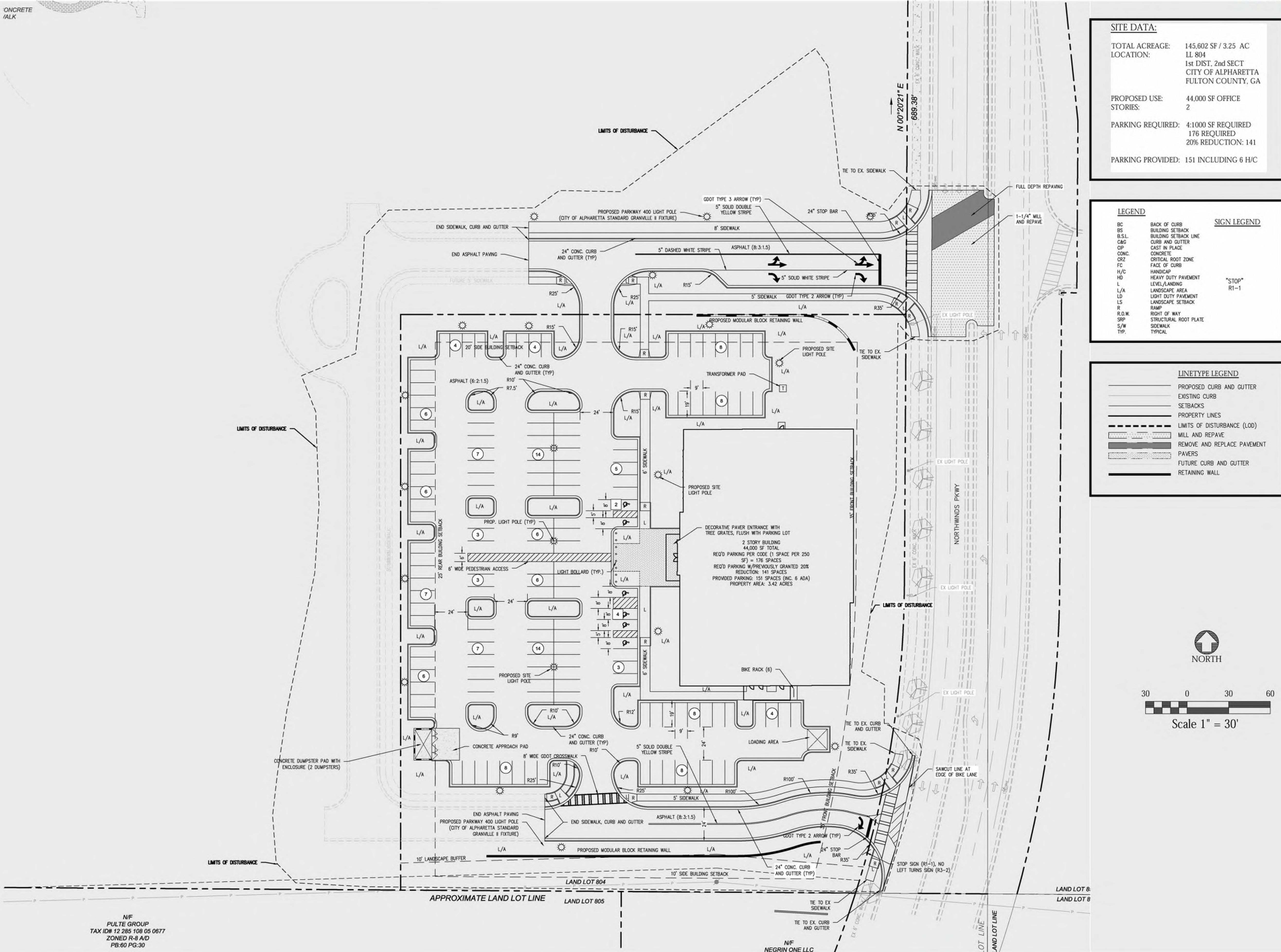


OVERALL SITE PLAN

SITE DATA:	
TOTAL ACREAGE:	145,602 SF / 3.25 AC
LOCATION:	LL 804 1st DIST, 2nd SECT CITY OF ALPHARETTA FULTON COUNTY, GA
PROPOSED USE:	44,000 SF OFFICE
STORIES:	2
PARKING REQUIRED:	4:1000 SF REQUIRED 176 REQUIRED 20% REDUCTION: 141
PARKING PROVIDED:	151 INCLUDING 6 H/C



SITE LAYOUT PLAN



TREE PLACEMENT PLAN

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

TREE REMOVAL NOTE

SEE C3.0 DEMOLITION PLAN FOR TREE REMOVAL. NO SPECIMEN TREES EXIST ON SITE. ALL TREES REMOVED ARE NON-SPECIMEN.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS.
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
7. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
8. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

TREE FENCE NOTE

TREE FENCE TO BE WIRE BACKED WHEN AROUND OR WITHIN CRITICAL ROOT ZONES (CRZ). TRENCHING OF THE TREE FENCE WILL NOT BE ALLOWED.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.

LANDSCAPE PLAN NOTES

1. FAILURE TO PLANT WITH SPECIFIED MATERIAL WILL RESULT IN WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY.
2. A LANDSCAPE MAINTENANCE BOND FOR THE TOTAL PRICE OF THE MATERIAL PLANTED ON-SITE WILL BE REQUIRED BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. ANY CHANGES IN LANDSCAPE SIZE OR TYPE MUST BE APPROVED BY CITY ARBORIST PRIOR TO PLANTING.

GENERAL LANDSCAPE NOTES

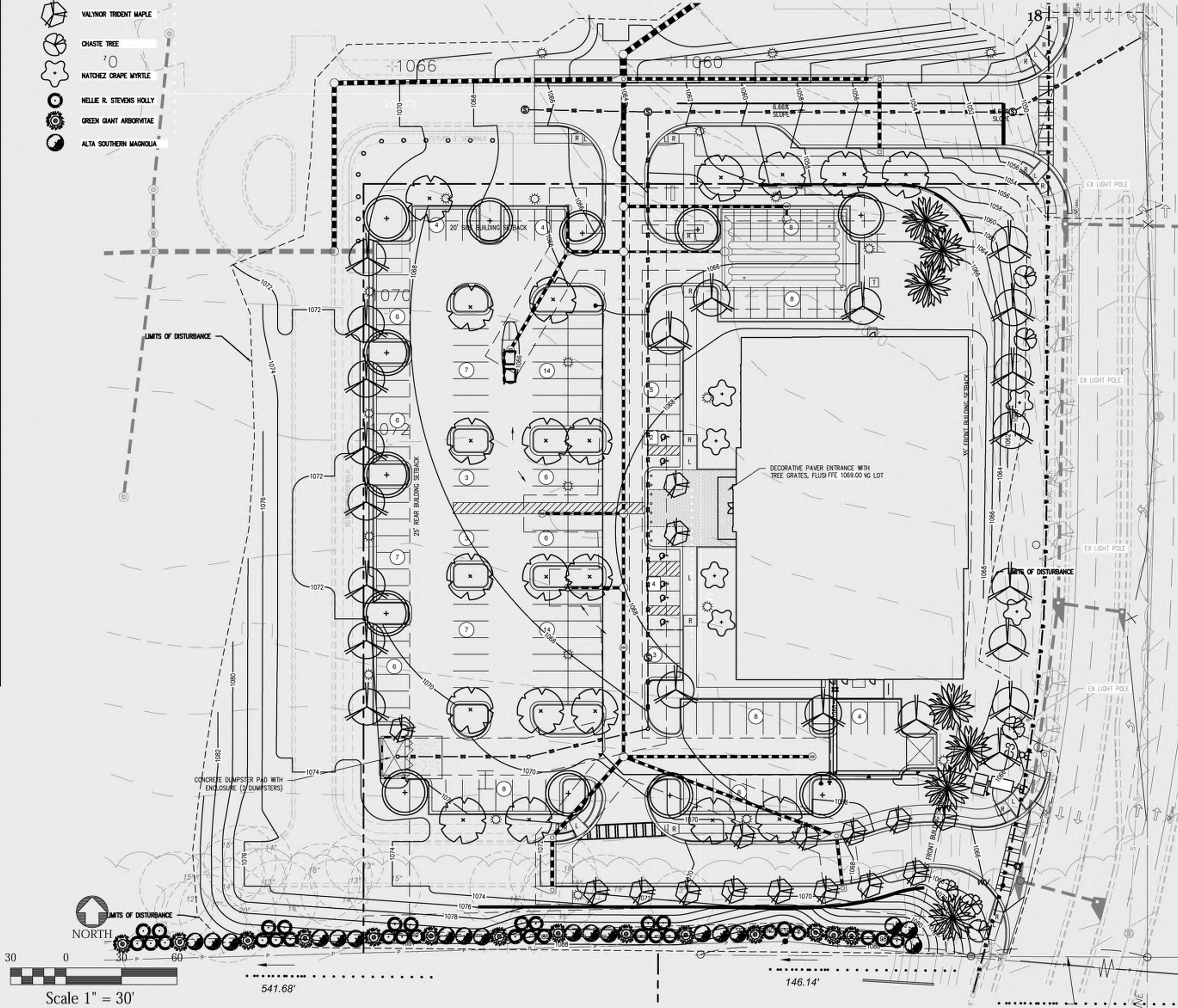
1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOO, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
4. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
5. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
6. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
8. O.C. = ON CENTER, & S.A.S = SPACE AS SHOWN.
9. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
10. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
11. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
12. ALL TREES MUST BE CUYED OR STAKED AS SHOWN IN THE DETAILS.
13. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
15. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
16. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
17. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
18. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
19. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
20. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
21. STANDARDS SET FORTH IN "AMERICAN STANDARDS" FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
22. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

TREE SYMBOL KEY



Tree Density Calculations	
Total Site Acreage (ac)	3.42
Utility & Maintenance Easements on Site (ac)	0.58
Site Acreage Considered for Density (ac)	2.84
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/Acre)	130
Total Site Density Factor (SDF) (Inches)	369.2"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	0.0"
(No existing trees)	
Total Replacement Density Factor (RDF) (Inches)	369.2"
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	456.0"
Density Requirement Met	

Replacement Trees- Density									
Density Replacement Qty	Botanical Name	Common Name	Min. Size at Planting	Tree Value	Total Density Inches (369.2 Required)	% Of Total*	Overstory**	Native/Adapted to GA Piedmont***	
16	Acer buergerianum	Trident Maple	4" Cal	4.0	64.0"	10.5%	10.5%	10.5%	
7	Cedrus deodara	Deodar Cedar	2" Cal	2.0	14.0"	4.4%	4.4%		
6	Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	3" Cal	3.0	18.0"	3.9%		3.9%	
22	Nyssa sylvatica	Black Gum	4" Cal	4.0	88.0"	14.5%	14.5%		
18	Magnolia grandiflora 'TMGH'	Alta Southern Magnolia	(9-10' HT)	2.0	36.0"	11.8%	11.8%		
12	Quercus phellos	Willow Oak	4" Cal	4.0	48.0"	7.9%	7.9%		
20	Ulmus americana 'Princeton'	Princeton American Elm	4" Cal	4.0	80.0"	13.2%	13.2%		
6	Vitex agnus-castus	Chaste Tree	3" Cal	3.0	18.0"	3.9%		3.9%	
31	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	(9-10' HT)	2.0	62.0"	20.4%			
14	Thuja standish x plicata 'Green Giant'	Green Giant Arborvitae	(9-10' HT)	2.0	28.0"	9.2%	9.2%		
152	Total Trees Replaced				456.0"	100.0%	71.7%	65.8%	
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS									
***NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES									



TREE SYMBOL KEY



SHRUB & GROUNDCOVER KEY



SEE SHEET L3.0 FOR LANDSCAPE NOTES & PLANTING DETAILS

Ornamental Plant List

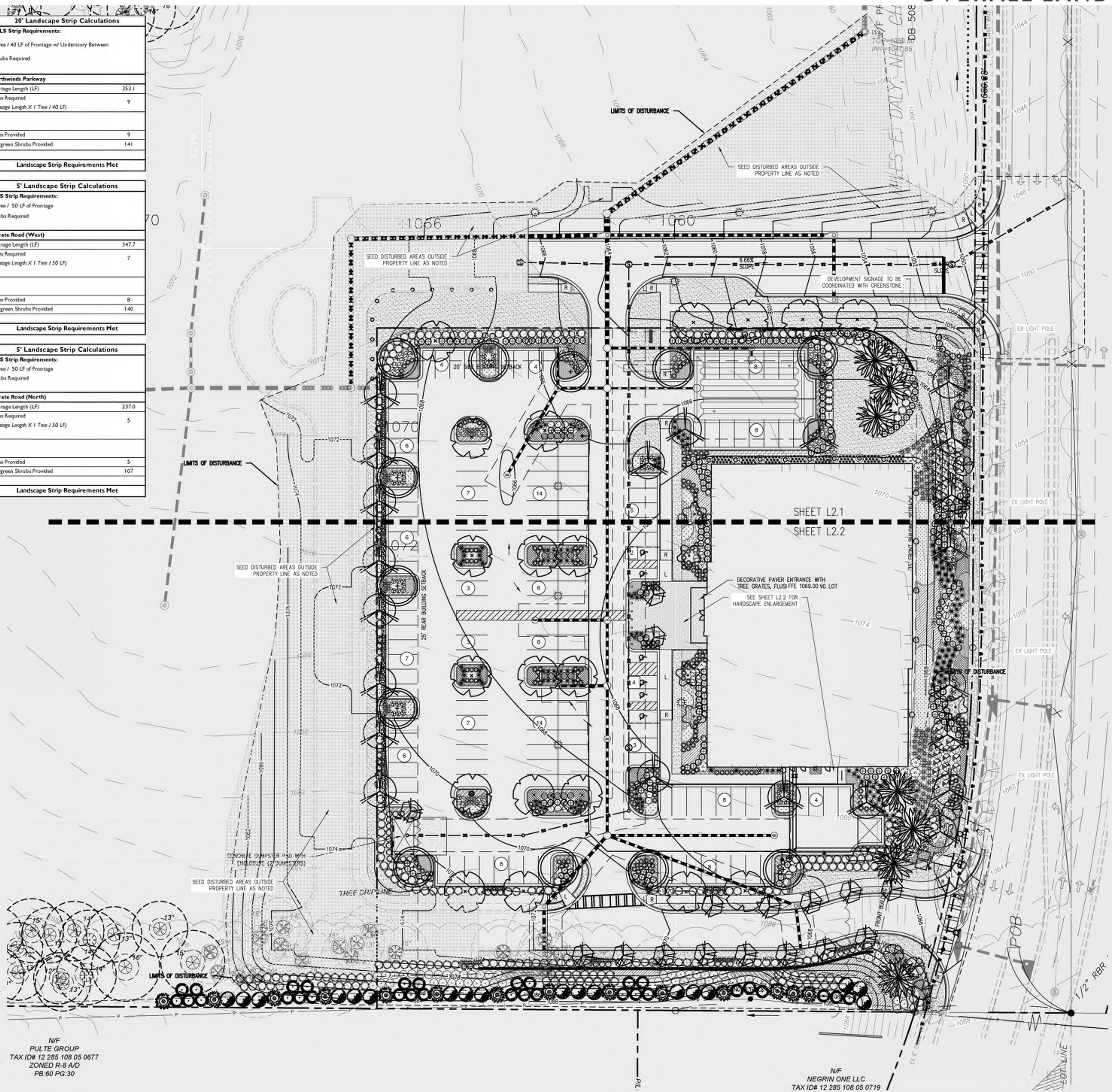
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Ornamental Trees					
45	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	As Shown	As Shown	Free of Pests and Disease
Shrubs					
287	Abelia x grandiflora 'Kalamboose'	Kalamboose Abelia	3 Gal.	As Shown	Free of Pests and Disease
45	Daylily 'Vintage Jade'	Vintage Jade Daylily	7 Gal.	As Shown	Free of Pests and Disease
10	Parthenocarpus x intermedia 'Kalgold'	Magical Gold Forsythia	7 Gal.	As Shown	Free of Pests and Disease
8	Hydrangea quercifolia	Oakleaf Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
27	Hydrangea macrophylla	Garden Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
35	Ilac vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yucca	2" HT MIN	As Shown	Free of Pests and Disease
115	Spirea alba	Japanese Spirea	7 Gal.	As Shown	Free of Pests and Disease
80	Japanese Spirea	Japanese Spirea	7 Gal.	As Shown	Free of Pests and Disease
114	Japanese Spirea	Japanese Spirea	7 Gal.	As Shown	Free of Pests and Disease
308	Ligustrum japonicum 'Kalmiopsis'	Kalmiopsis	2" HT MIN	As Shown	Free of Pests and Disease
83	Ligustrum japonicum 'Kalmiopsis'	Kalmiopsis	2" HT MIN	As Shown	Free of Pests and Disease
238	Ligustrum japonicum 'Kalmiopsis'	Kalmiopsis	2" HT MIN	As Shown	Free of Pests and Disease
9	Chimonanthus fragrans	Winter Jasmine	4" HT	As Shown	Free of Pests and Disease
15	Hosta x 'Buddha'	Hosta	7 Gal.	As Shown	Free of Pests and Disease
Ferns/Grasses					
115	Dracaena fragrans	Autumn Fern	1 Gal.	As Shown	Free of Pests and Disease
192	Chlorophytum x complanatum 'Variegatum'	Variegated Spider Plant	7 Gal.	As Shown	Free of Pests and Disease
40	Miscanthus sinensis 'Gracillima'	Miscanthus Grass	7 Gal.	As Shown	Free of Pests and Disease
143	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	As Shown	Free of Pests and Disease
188	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	36" OC x 36" Spig. Rows	Free of Pests and Disease
Perennial/Groundcover					
51	Echinacea purpurea	Purple Coneflower	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
34	Gaura inodora 'Whirling Butterflies'	Whirling Butterflies Gaura	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
444	Hebe x 'Blue Bird'	Blue Bird Hebe	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
44	Hebe x 'Blue Bird'	Blue Bird Hebe	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
724	Hebe x 'Blue Bird'	Blue Bird Hebe	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
242	Rubus idaeus 'Sundown'	Black-eyed Susan	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
115	Hosta x 'Buddha'	Hosta	7 Gal.	As Shown	Free of Pests and Disease
554	Hosta x 'Buddha'	Hosta	7 Gal.	As Shown	Free of Pests and Disease
Mulch/Grass					
Mulch/Grass			4" Pot	12" OC x 12" Spig. Rows	Free of Pests and Disease
Bermuda Seed			As Shown	As Shown	Free of Pests and Disease
Tifway 419 Sod			As Shown	As Shown	Free of Pests and Disease

*CONTRACTOR TO VERIFY SOD, SEED & MULCH/GRASS QUANTITIES BASED ON DISTURBED LIMITS

20' Landscape Strip Calculations	
1 Tree / 40 LF of Frontage w/ Understory Between	
Shrubs Required	
Northwoods Parkway	
Frontage Length (LF)	353.1
Trees Required	9
(Frontage Length X 1 Tree / 40 LF)	
Trees Provided	9
Evergreen Shrubs Provided	141
Landscape Strip Requirements Met	

5' Landscape Strip Calculations	
1 Tree / 50 LF of Frontage	
Shrubs Required	
Private Road (West)	
Frontage Length (LF)	347.7
Trees Required	7
(Frontage Length X 1 Tree / 50 LF)	
Trees Provided	8
Evergreen Shrubs Provided	140
Landscape Strip Requirements Met	

5' Landscape Strip Calculations	
1 Tree / 50 LF of Frontage	
Shrubs Required	
Private Road (North)	
Frontage Length (LF)	237.9
Trees Required	5
(Frontage Length X 1 Tree / 50 LF)	
Trees Provided	5
Evergreen Shrubs Provided	107
Landscape Strip Requirements Met	

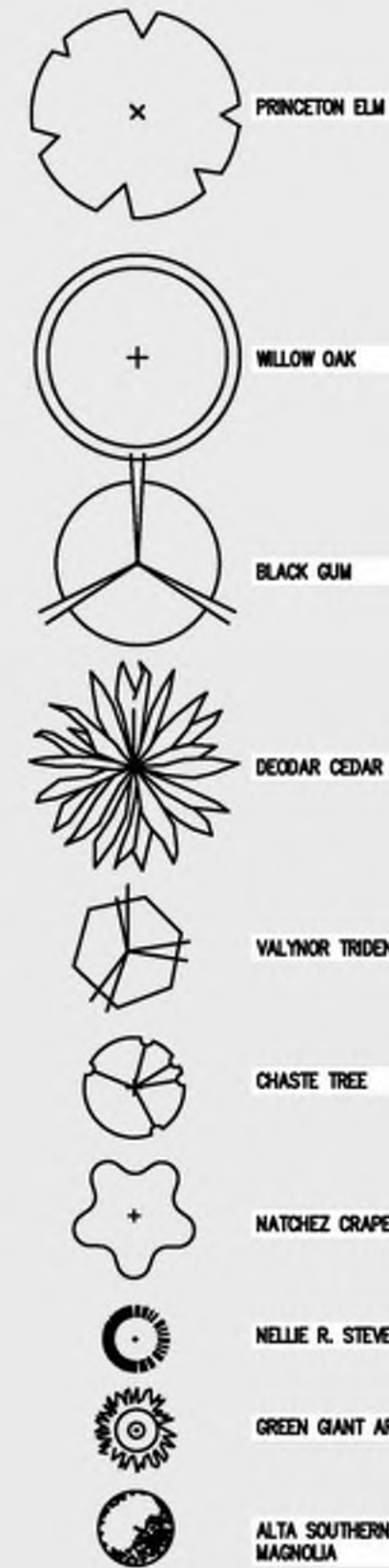
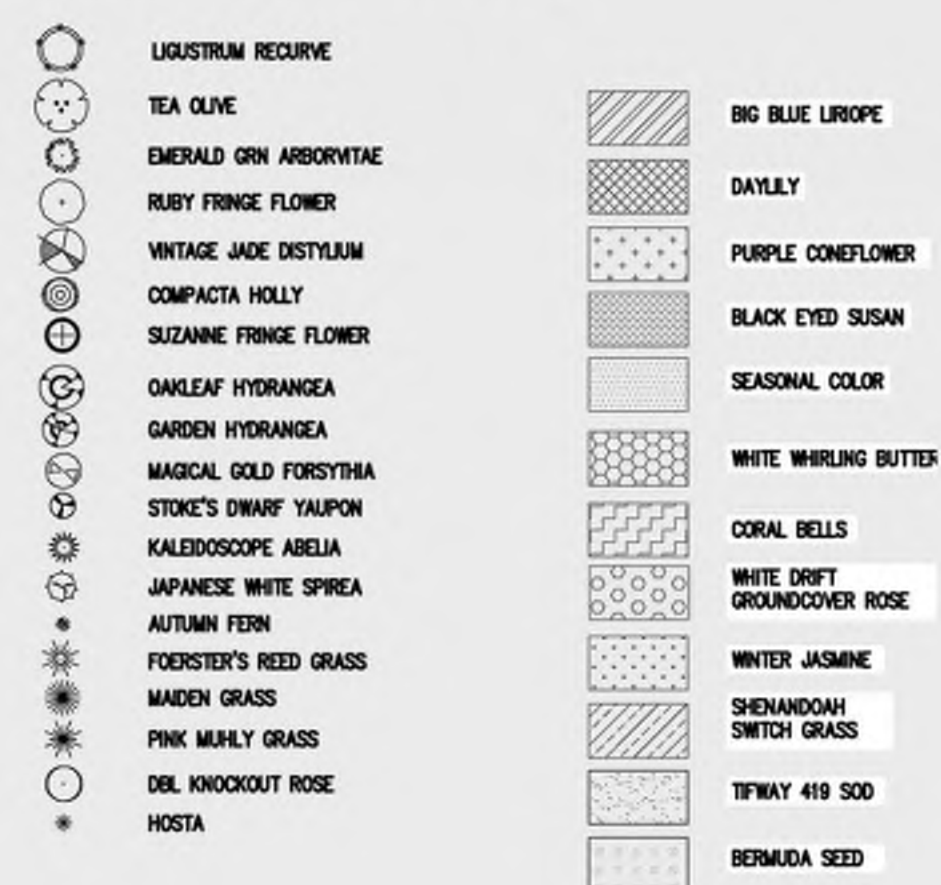


GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

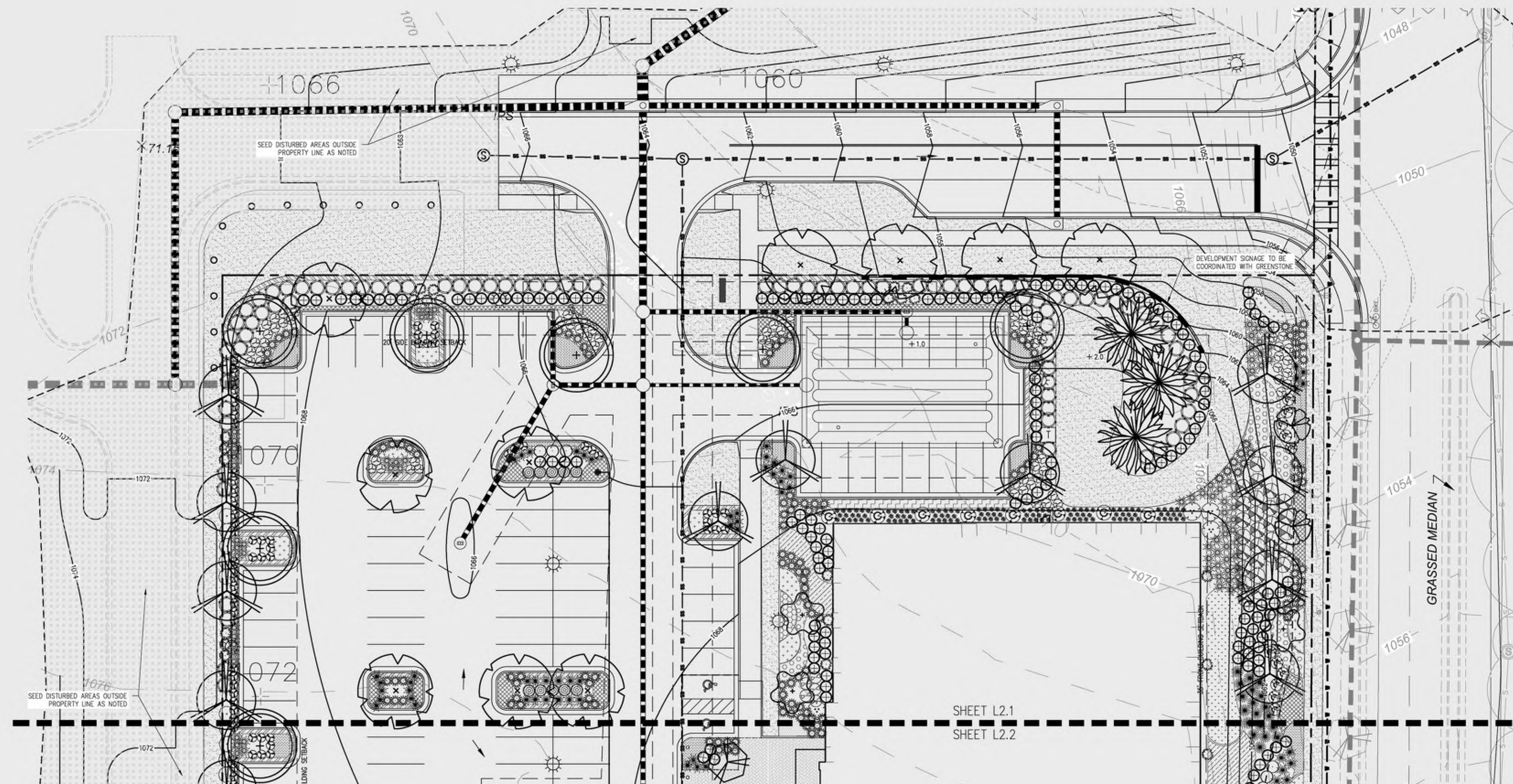


N/F
PULTE GROUP
TAX ID# 12 285 108 05 0677
ZONED R-8 A/D
PB 60 PG 30

N/F
NEGRIN ONE LLC
TAX ID# 12 285 108 05 0719

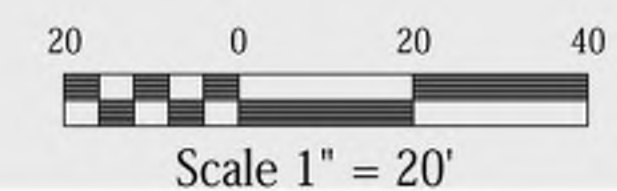
SHRUB & GROUNDCOVER KEY

SEE SHEET L3.0 FOR LANDSCAPE
NOTES & PLANTING DETAILS



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LANDSCAPE ENLARGEMENT PLAN

SHRUB & GROUND COVER KEY

LIRIODENDRON RECURVE

TEA OLIVE

EMERALD GRN ARBORVITAE

RUBY FRINGE FLOWER

VINTAGE JADE DISTYLIUM

COMPACTA HOLLY

SUZANNE FRINGE FLOWER

OAKLEAF HYDRANGEA

GARDEN HYDRANGEA

MAGICAL GOLD FORSYTHIA

STOKE'S DWARF YARROW

KALEIDOSCOPE ABELIA

JAPANESE WHITE SPIREA

AUTUMN FERN

FOSTER'S REED GRASS

MAIDEN GRASS

PINK MUHLY GRASS

DEL KNOCKOUT ROSE

HOSTA

BIG BLUE UROPE

DAYLILY

PURPLE CONEFLOWER

BLACK EYED SUSAN

SEASONAL COLOR

WHITE WHIRLING BUTTER

CORAL BELLS

WHITE DRIFT GROUNDCOVER ROSE

WINTER JASMINE

SHEMANDOAH SWITCH GRASS

TIRAMISU 419 SOD

BERMUDA SEED

TREE SYMBOL KEY

PRINCETON ELM

WILLOW OAK

BLACK GUM

DECIDUOUS CEDAR

VALMYR TRIDENT MAPLE

CHASTE TREE

NATCHEZ GRAPE MYRTLE

NELLIE R. STEVENS HOLLY

GREEN GIANT ARBORVITAE

ALTA SOUTHERN MAGNOLIA

NORTH

Scale 1" = 20'

GEORGIA811

Utilities Protection Center, Inc.

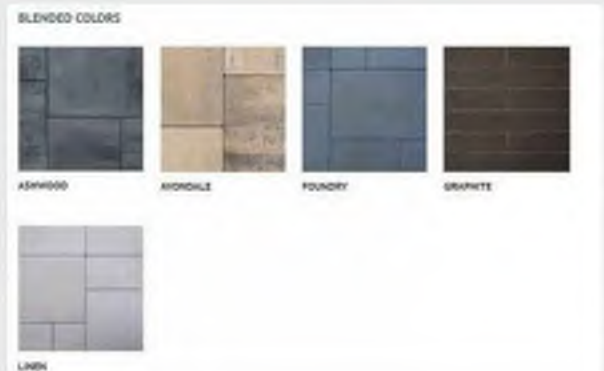
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SEE SHEET L3.0 FOR LANDSCAPE NOTES & PLANTING DETAILS

Melville Slab



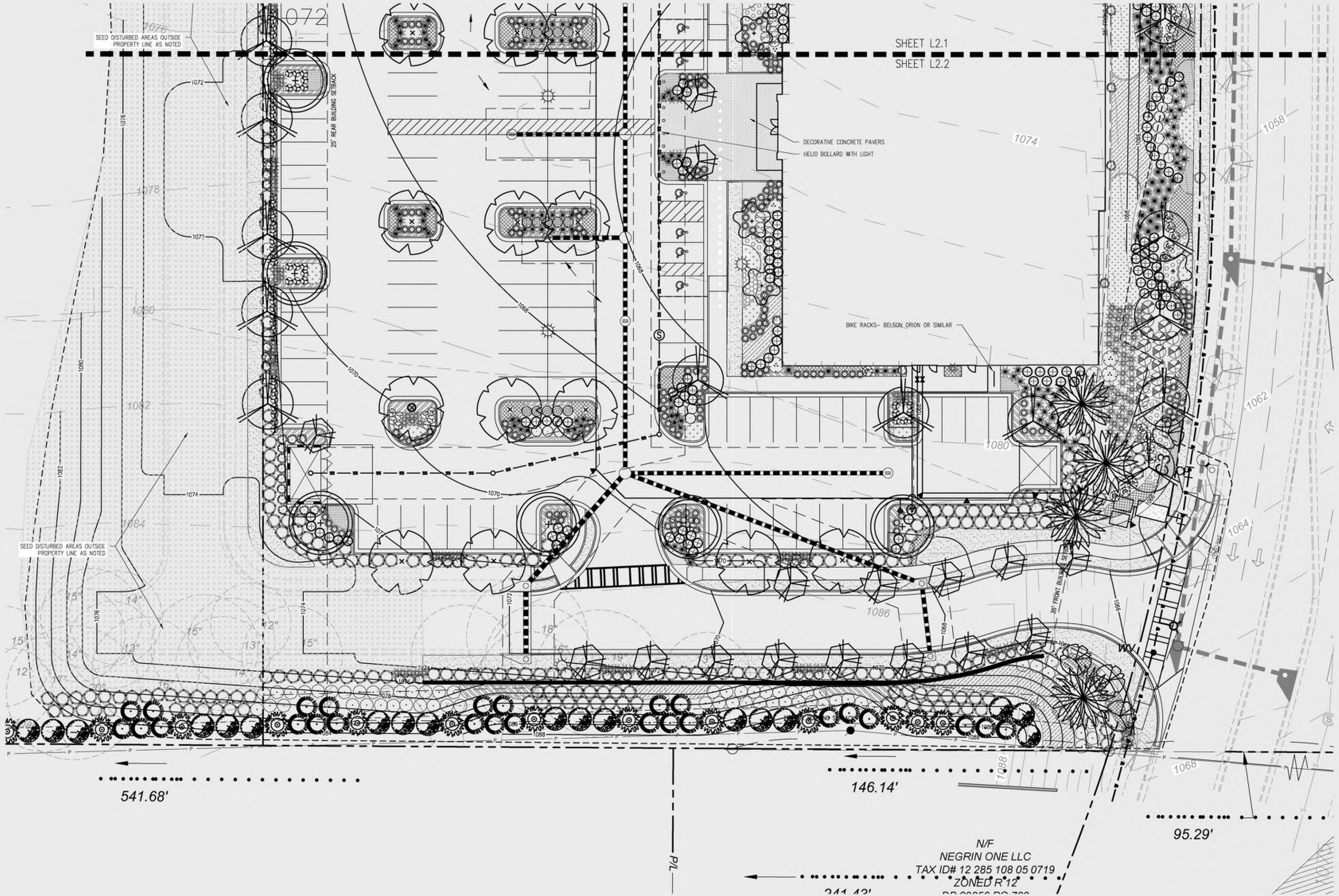
DECORATIVE CONCRETE PAVER SPECIFICATIONS:
MANUFACTURER: BELGARD
MODEL: MELVILLE SLAB
QUANTITY: 8
COLOR: ASHWOOD OR OWNER/ARCHITECT APPROVED
PATTERN: 3 STONE PATTERN
AREA: APPROX 1,562 SQ FT



HELIO BOLLARD W/LIGHT SPECIFICATIONS:
MANUFACTURER: FORMS+SURFACES
MODEL: LBLHO-603
QUANTITY: 8
MOUNT: SURFACE
COLOR & FINISH: STANDARD POWDER COAT, DARK BRONZE METALLIC TEXTURE
COLOR TEMP: 3000K
LIGHT DISTRIBUTION: 360 DEGREES



ORION BIKE RACK 2" SQUARE TUBE SPECIFICATIONS:
MANUFACTURER: ORION
DISTRIBUTER: BELSON OUTDOORS
MODEL: ORN-2-SF-ES
QUANTITY: 3
MOUNT: SURFACE
COLOR & FINISH: BRONZE OR BLACK POWDER COAT



SHEET L2.1
SHEET L2.2

DECORATIVE CONCRETE PAVERS
HELIO BOLLARD WITH LIGHT

BIKE RACKS- BELSON, ORION OR SIMILAR

146.14'

95.29'

N/F
NEGRIN ONE LLC
TAX ID# 12 285 108 05 0719
ZONED R-12
DEVELOPER: N/F

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A STOP-WORK ORDER AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
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TREE REMOVAL NOTE

SEE C3.0 DEMOLITION PLAN FOR TREE REMOVAL. NO SPECIMEN TREES EXIST ON SITE. ALL TREES REMOVED ARE NON-SPECIMEN.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS.
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
7. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
8. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT



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

TREE FENCE NOTE

TREE FENCE TO BE WIRE BACKED WHEN AROUND OR WITHIN CRITICAL ROOT ZONES (CRZ). TRENCHING OF THE TREE FENCE WILL NOT BE ALLOWED.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.

LANDSCAPE PLAN NOTES

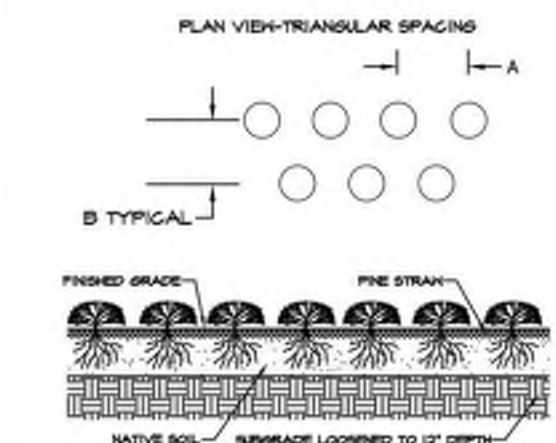
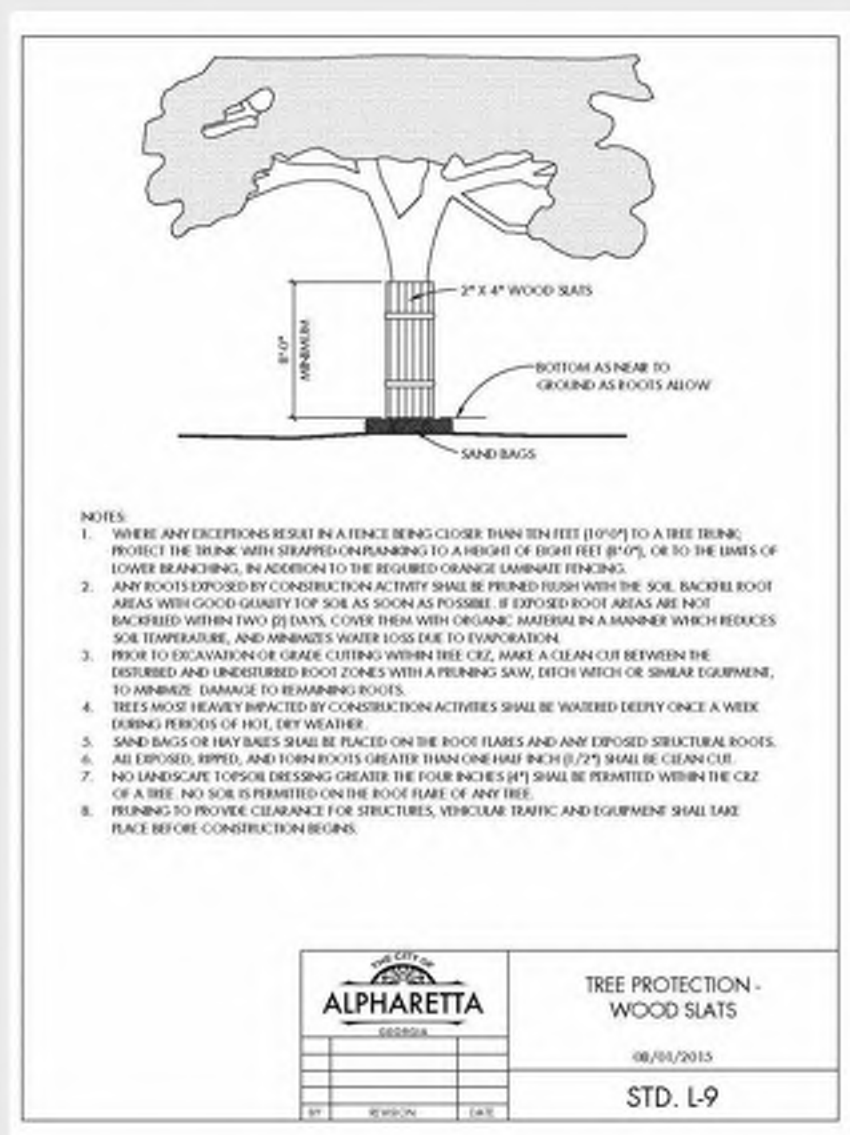
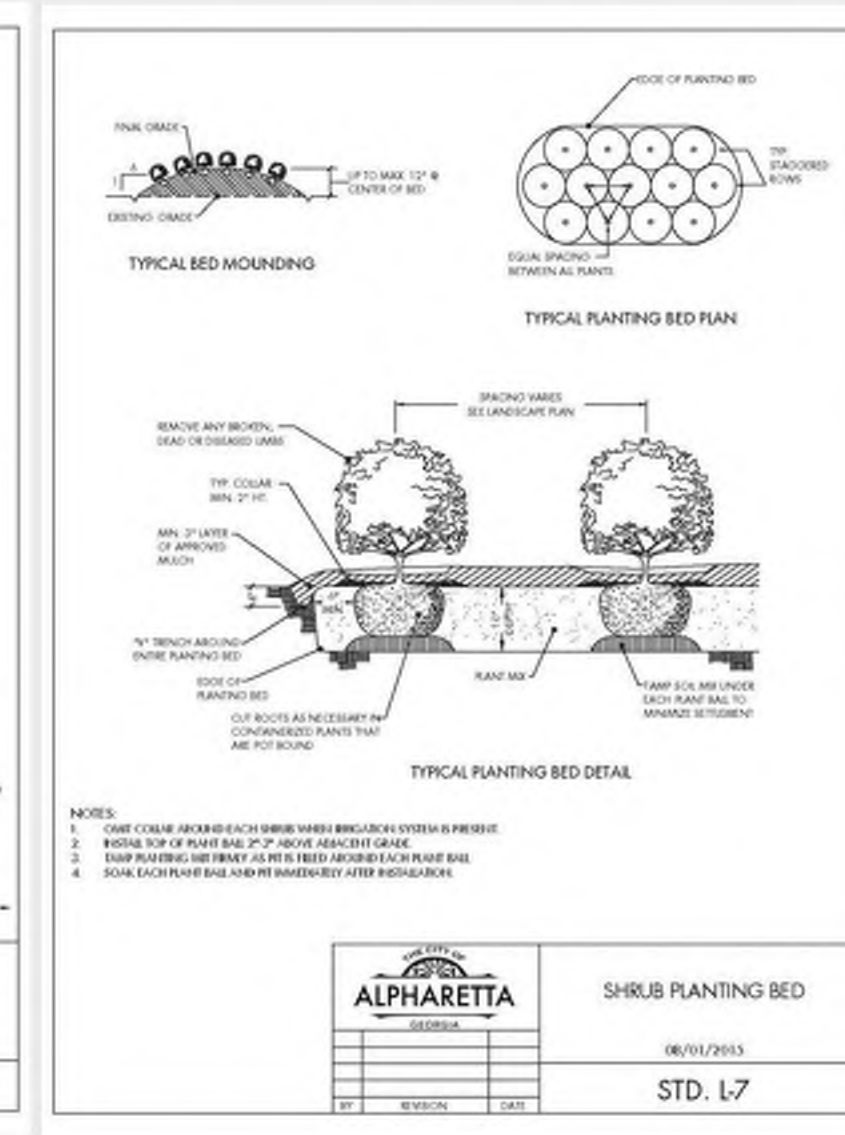
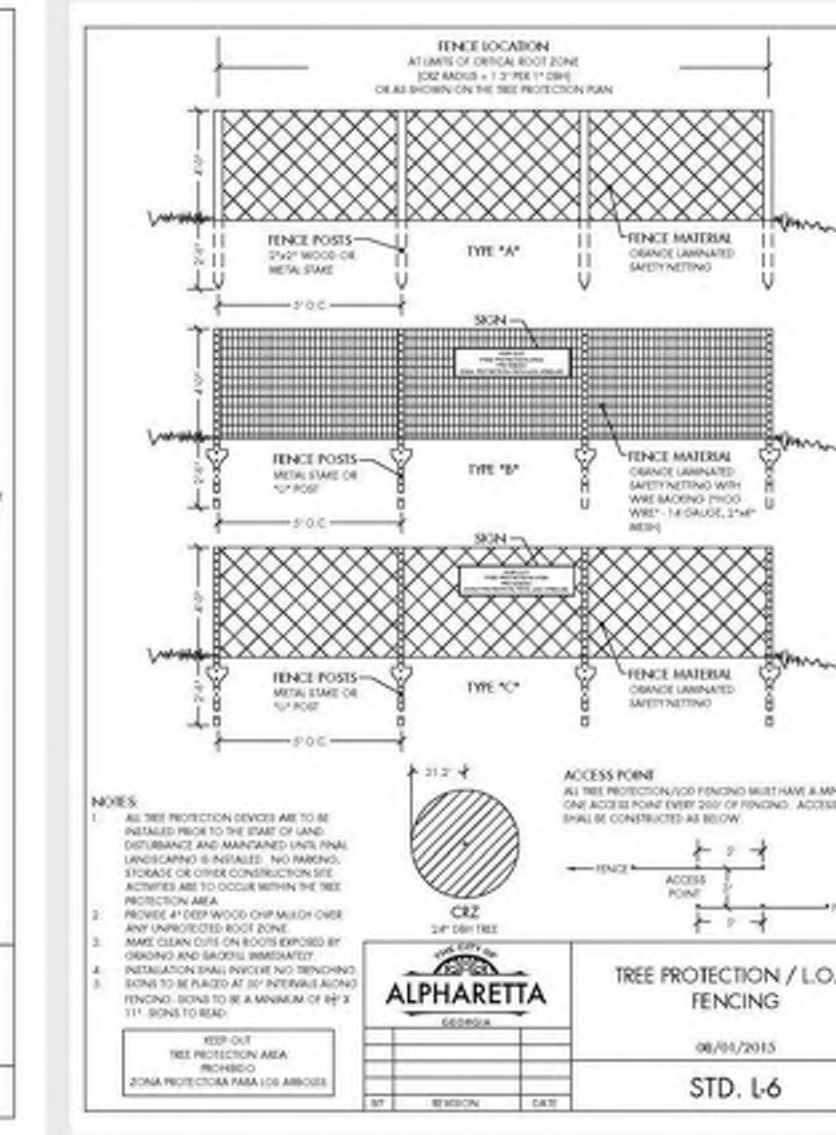
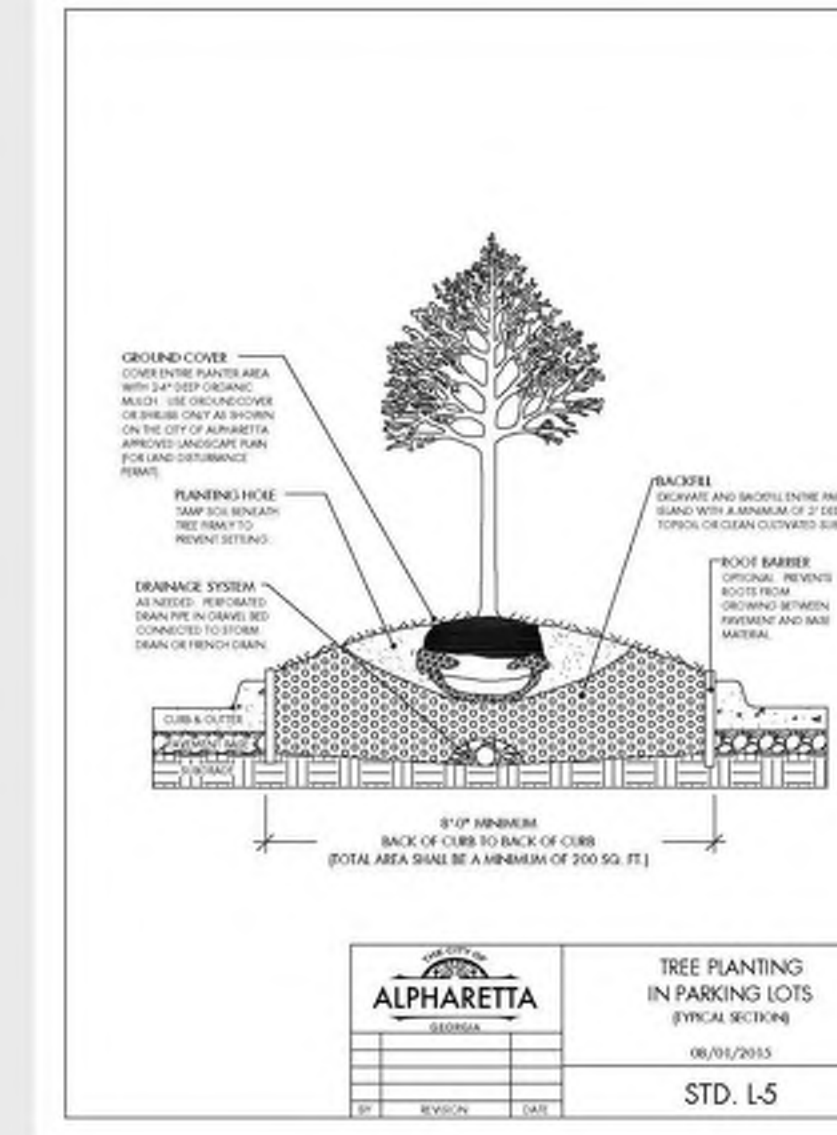
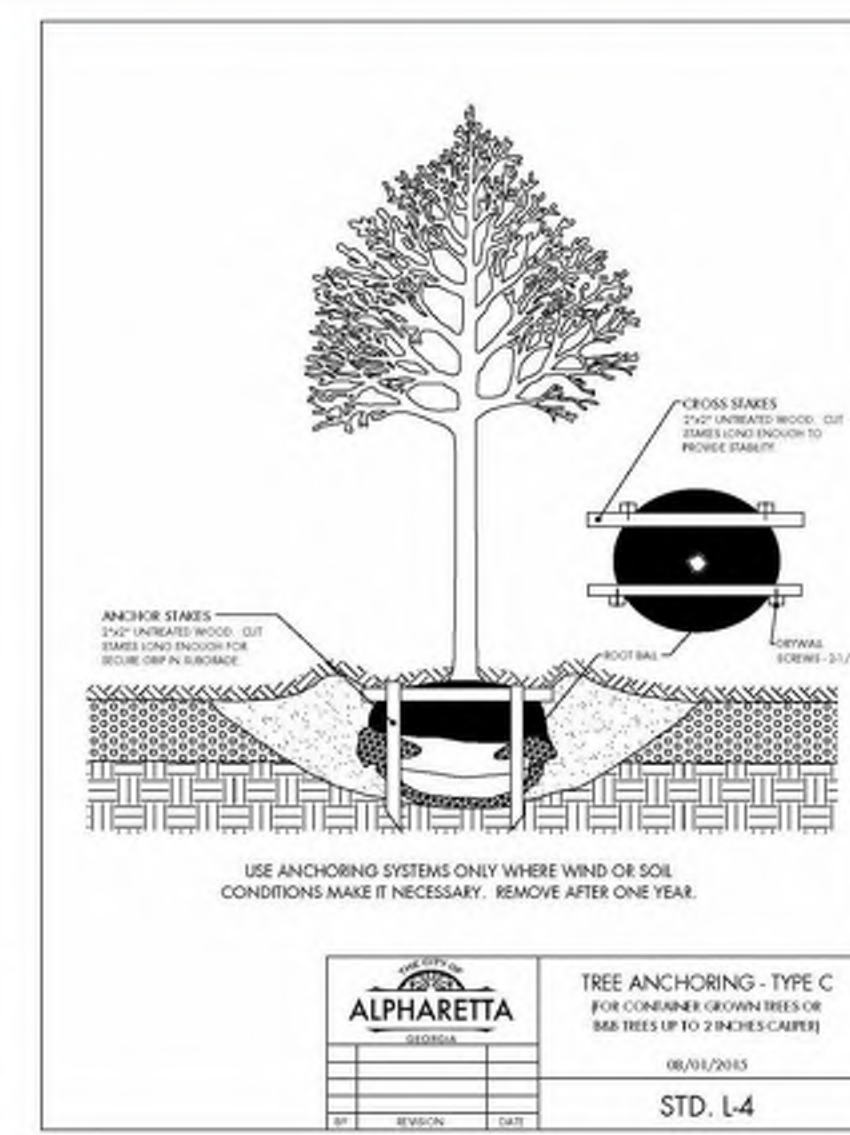
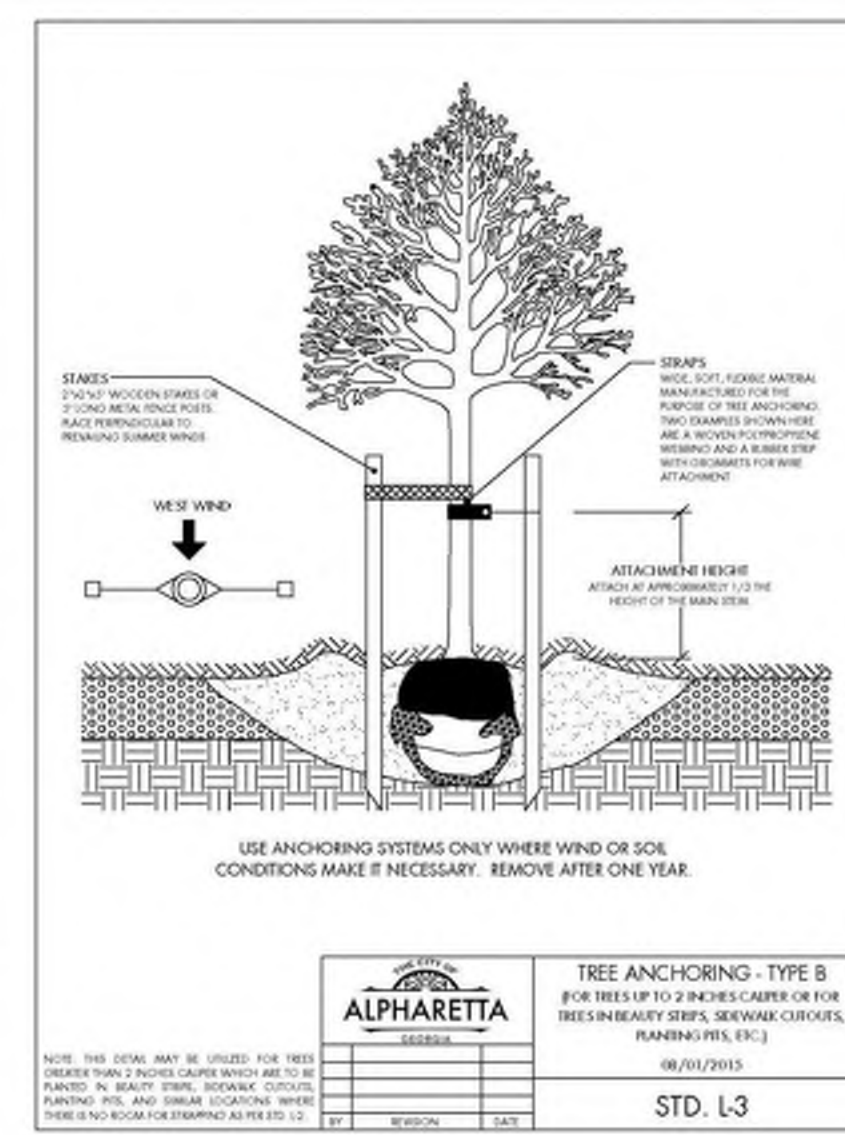
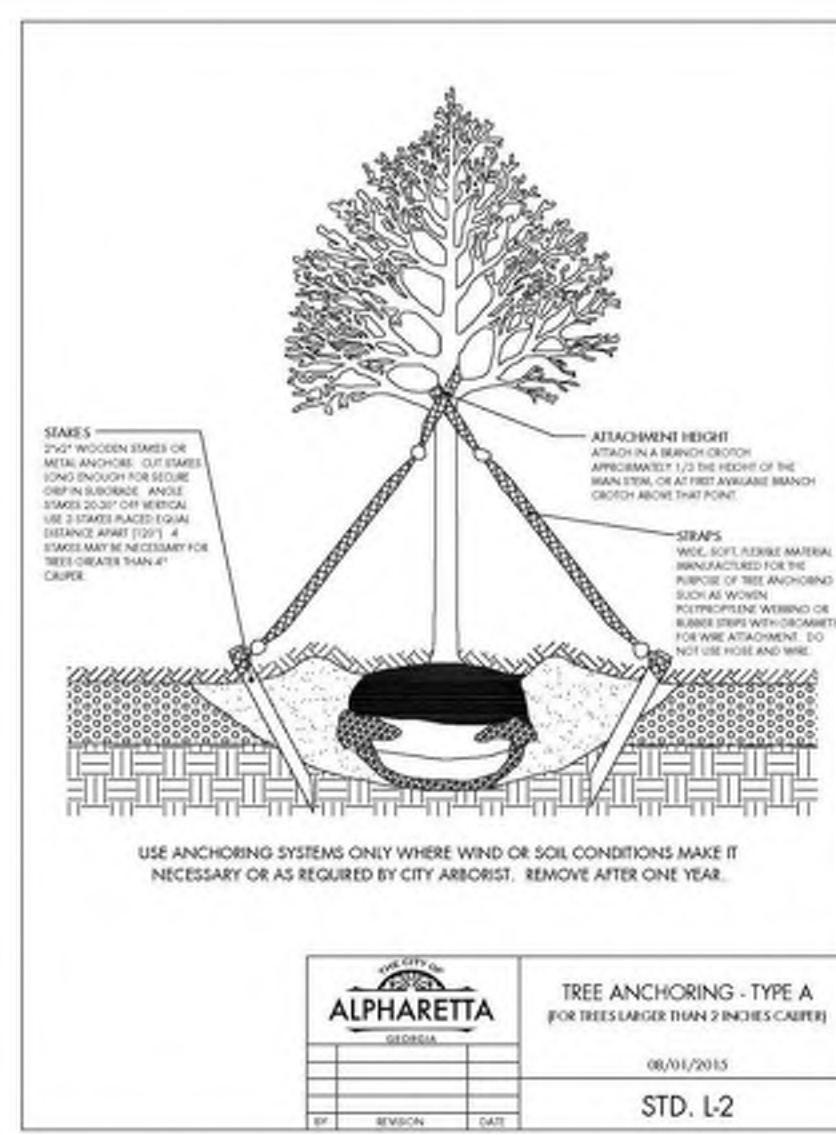
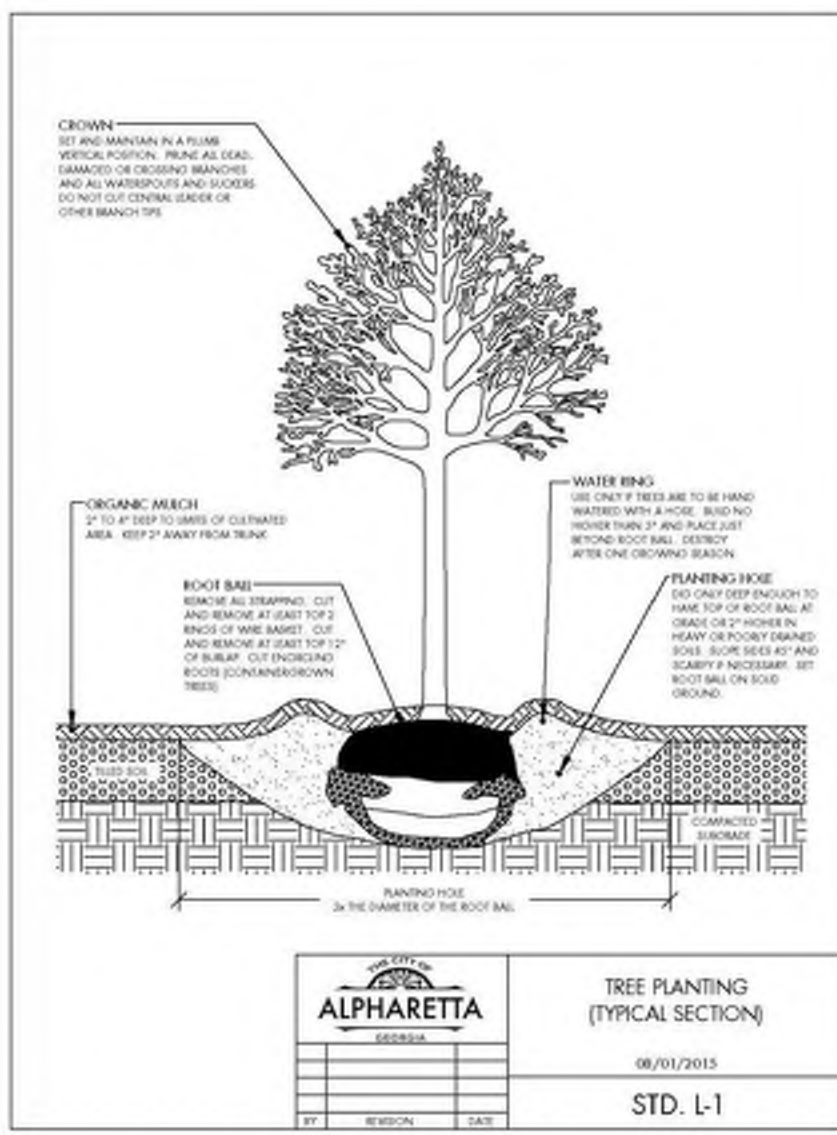
1. FAILURE TO PLANT WITH SPECIFIED MATERIAL WILL RESULT IN WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY.
2. A LANDSCAPE MAINTENANCE BOND FOR THE TOTAL PRICE OF THE MATERIAL PLANTED ON-SITE WILL BE REQUIRED BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. ANY CHANGES IN LANDSCAPE SIZE OR TYPE MUST BE APPROVED BY CITY ARBORIST PRIOR TO PLANTING.

GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT QUANTITIES PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOO, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
4. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
5. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
6. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS. C. = ON CENTER & S.A.S. = SPACE AS SHOWN.
8. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
9. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
10. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
11. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
12. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
14. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
15. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
16. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
17. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
18. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
20. STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
21. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

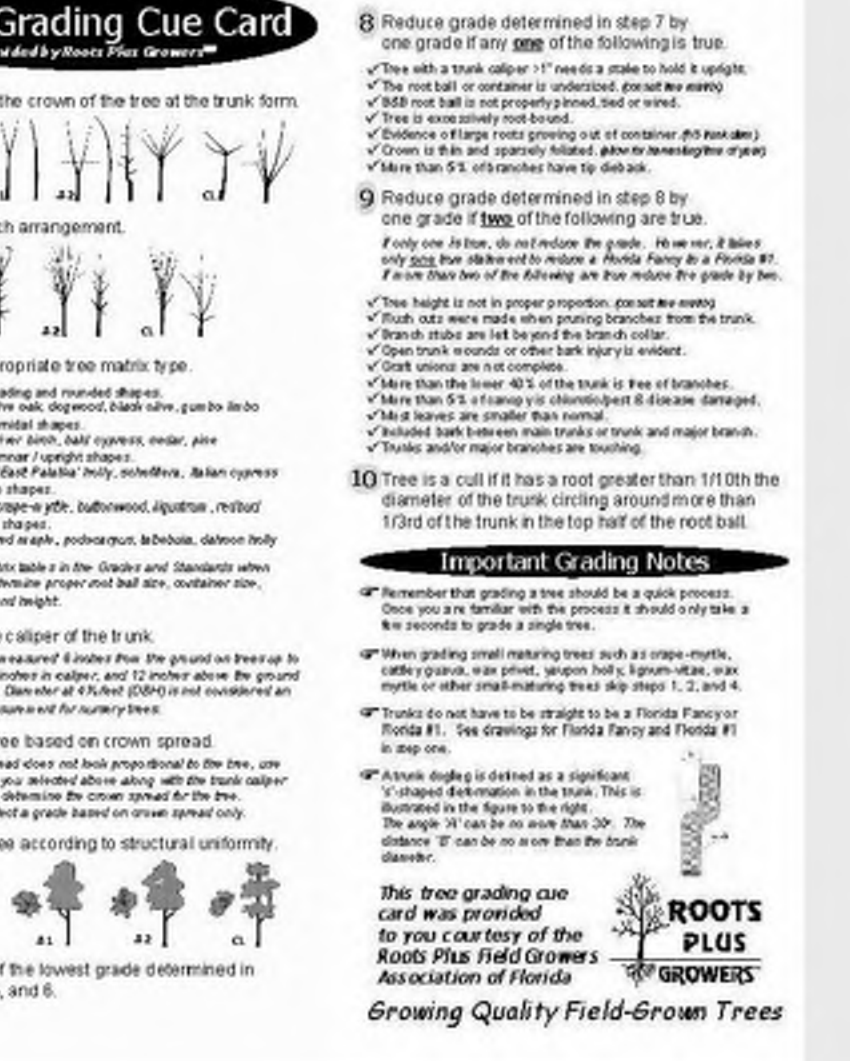
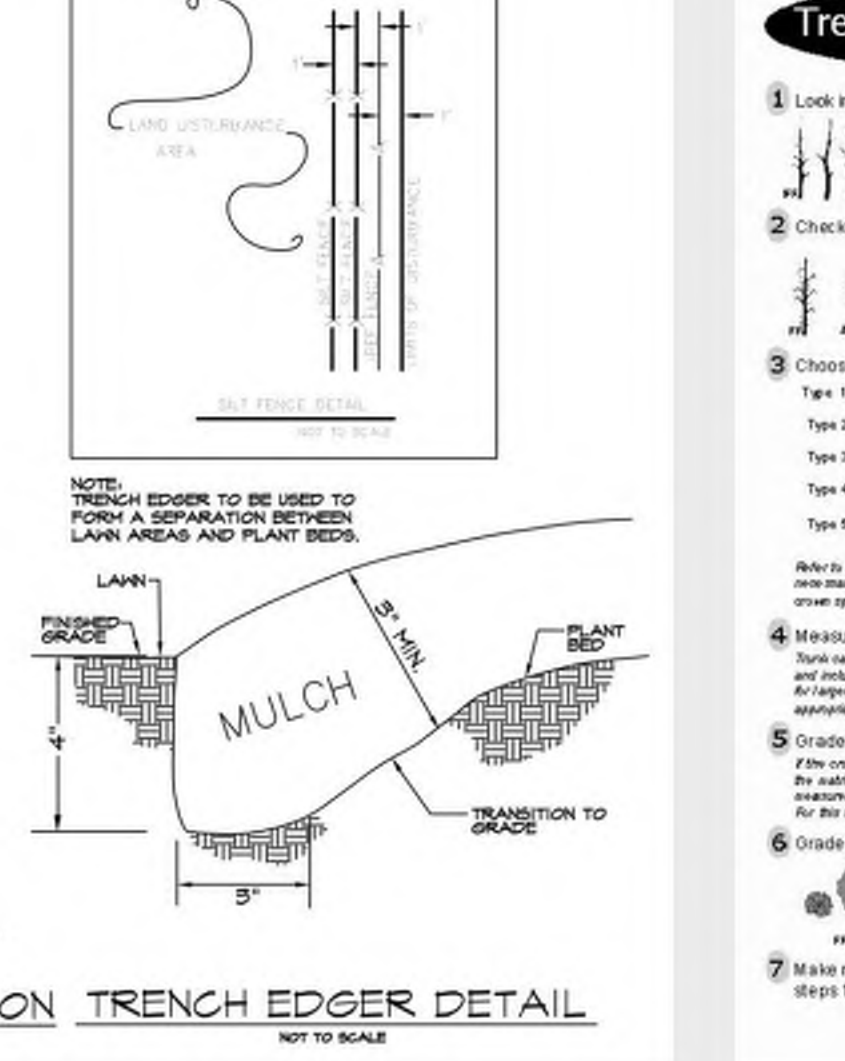
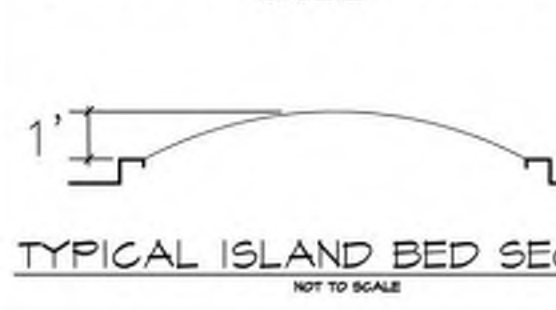
SEASONAL COLOR PLANTING NOTES

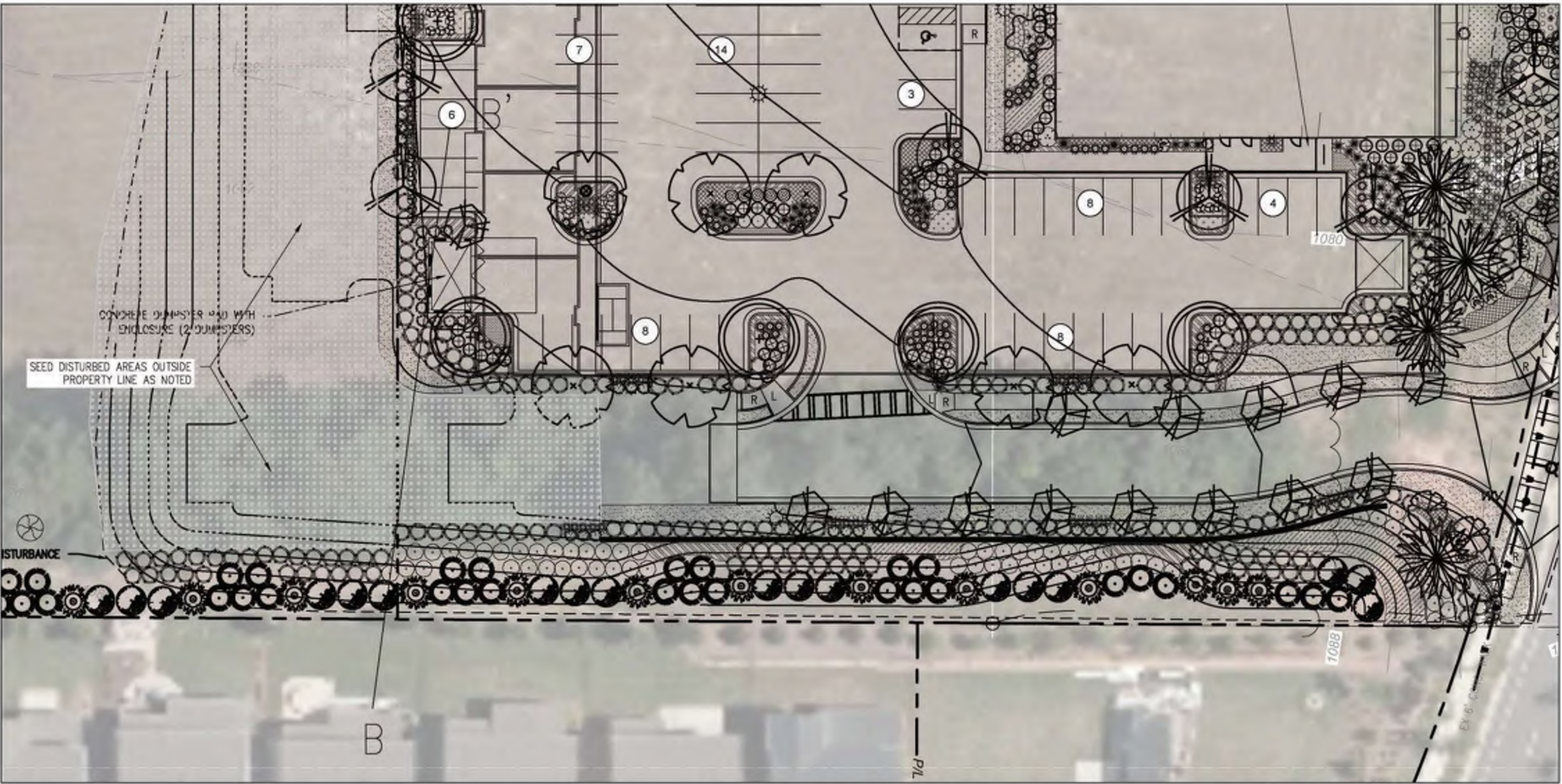
1. EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6"-8" DEPTH.
2. SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
3. PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS PER 100 S.F.:
400 LBS. OF COMPOSTED COW MANURE
45 C.F. OF HUMUS
500 LBS. OF PEAT MOSS
5 LBS. OF LIME (ADJUST FOR ALKALINE SOILS)
4. ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTOTILL INTO EXISTING SOIL.
5. PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6" ABOVE FINISHED GRADE. IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT (4" ABOVE FINISHED GRADE) AND CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
6. ROTOTILL ENTIRE BED TO A DEPTH OF 10"-12".
7. EVENLY SPREAD FERTILIZER ADDITION TO VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 S.F. AND RAKE INTO TOP 3" OF SOIL.
8. PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
9. EDGE SEASONAL COLOR BED AND MULCH WITH SMALL PINE BARK NUGGETS (1" MAX).
10. WATER THOROUGHLY.



PLANT SPACING TABLE

TRIANGULAR SPACING		RECTILINEAR SPACING	
A	B	A	B
8" OC	8" OC	8" OC	8" OC
12" OC	12" OC	12" OC	12" OC
16" OC	16" OC	16" OC	16" OC
20" OC	20" OC	20" OC	20" OC
24" OC	24" OC	24" OC	24" OC
28" OC	28" OC	28" OC	28" OC
32" OC	32" OC	32" OC	32" OC
36" OC	36" OC	36" OC	36" OC
40" OC	40" OC	40" OC	40" OC
44" OC	44" OC	44" OC	44" OC
48" OC	48" OC	48" OC	48" OC
52" OC	52" OC	52" OC	52" OC
56" OC	56" OC	56" OC	56" OC
60" OC	60" OC	60" OC	60" OC
64" OC	64" OC	64" OC	64" OC
68" OC	68" OC	68" OC	68" OC
72" OC	72" OC	72" OC	72" OC
76" OC	76" OC	76" OC	76" OC
80" OC	80" OC	80" OC	80" OC
84" OC	84" OC	84" OC	84" OC
88" OC	88" OC	88" OC	88" OC
92" OC	92" OC	92" OC	92" OC
96" OC	96" OC	96" OC	96" OC
100" OC	100" OC	100" OC	100" OC





TREE SYMBOL KEY	
	VALYNOR TRIDENT MAPLE
	NELLIE R. STEVENS HOLLY
	GREEN GIANT ARBORVITAE
	ALTA SOUTHERN MAGNOLIA
SHRUB & GROUND COVER	
	LIGUSTRUM RECURVE
	EMERALD GRN ARBORVITAE
	RUBY FRINGE FLOWER
	FOERSTER'S REED GRASS
	BIG BLUE LIRIOPE
	SHERANDOAH SWITCH GRASS
	TIFWAY 419 SOD
	BERMUDA SEED



VIEW FROM LOT 34 TOWARDS OFFICE PROPERTY



PROPERTY LINE & BUFFER TREES (WEST)



STOKE'S DWARF YAUPON



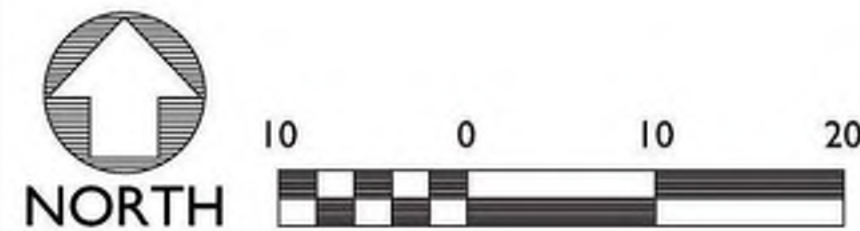
LOT 36, 35, & 34 VIEW OF EXISTING CONDINTIONS



PROPERTY LINE & BUFFER TREES (EAST)



WILLOW OAK



NELLIE R. STEVENS HOLLY



GREEN GIANT ARBORVITAE



ALTA-SOUTHERN MAGNOLIA



VALYNOR TRIDENT MAPLE



SHERANDOAH SWITCH GRASS



LIGUSTRUM RECURVE HEDGE



KALEIDOSCOPE ABELIA



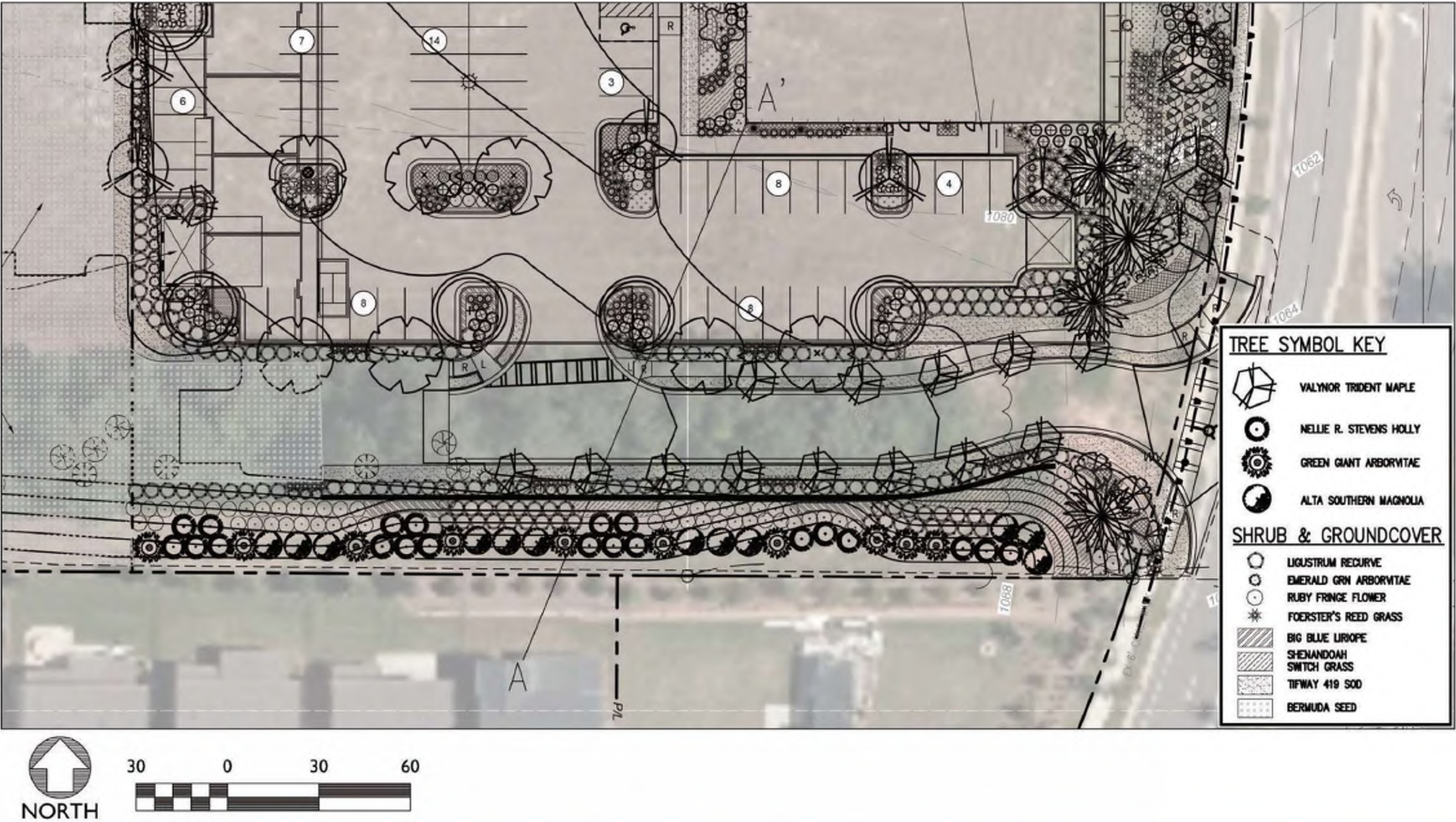
RUBY FRINGE FLOWER



EMERALD GREEN ARBORVITAE



BIG BLUE LIRIOPE



LOT #37 VIEW OF POWER LINE POLE



LOT #37 BACKYARD RETAINING WALL



PROPERTY LINE & BUFFER TREES (WEST)



RETAINING WALL ELEVATION ADJACENT TO LOT #37



VIEW OF NEIGHBORS' YARDS FROM LOT #37



PROPERTY LINE & BUFFER TREES (EAST)





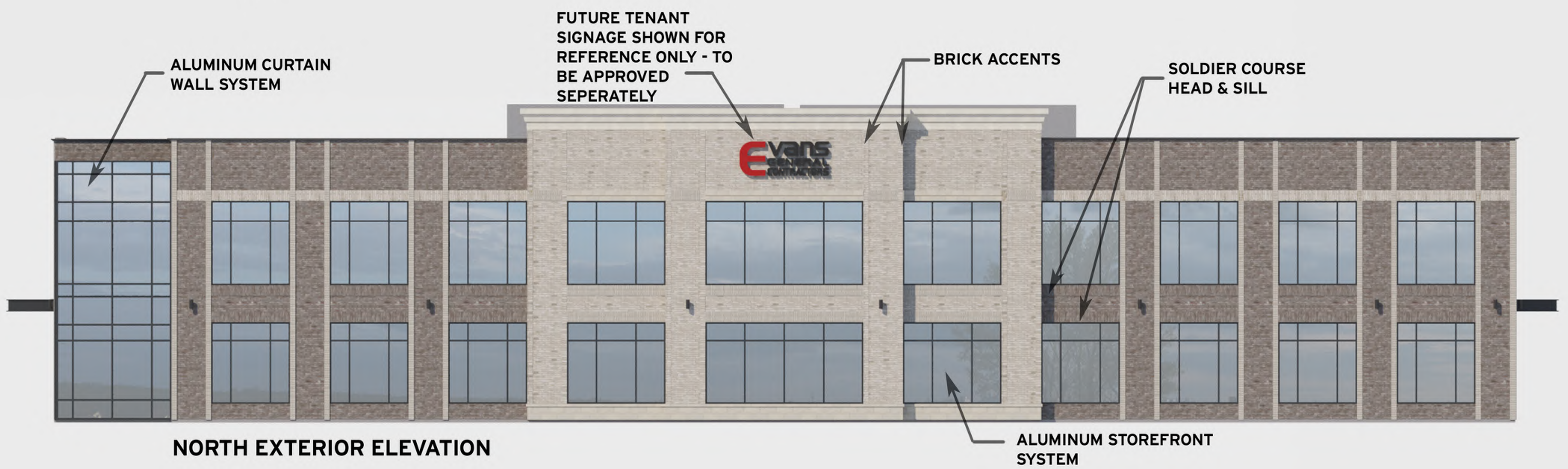
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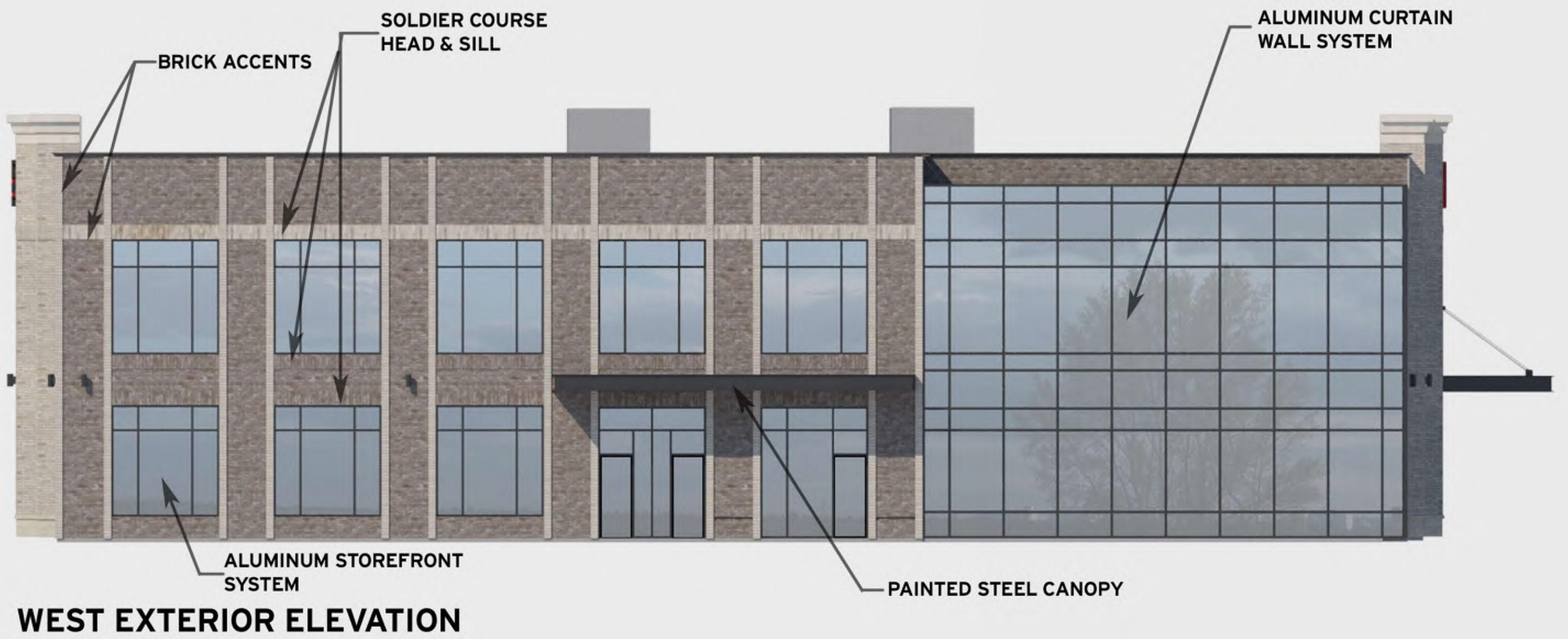
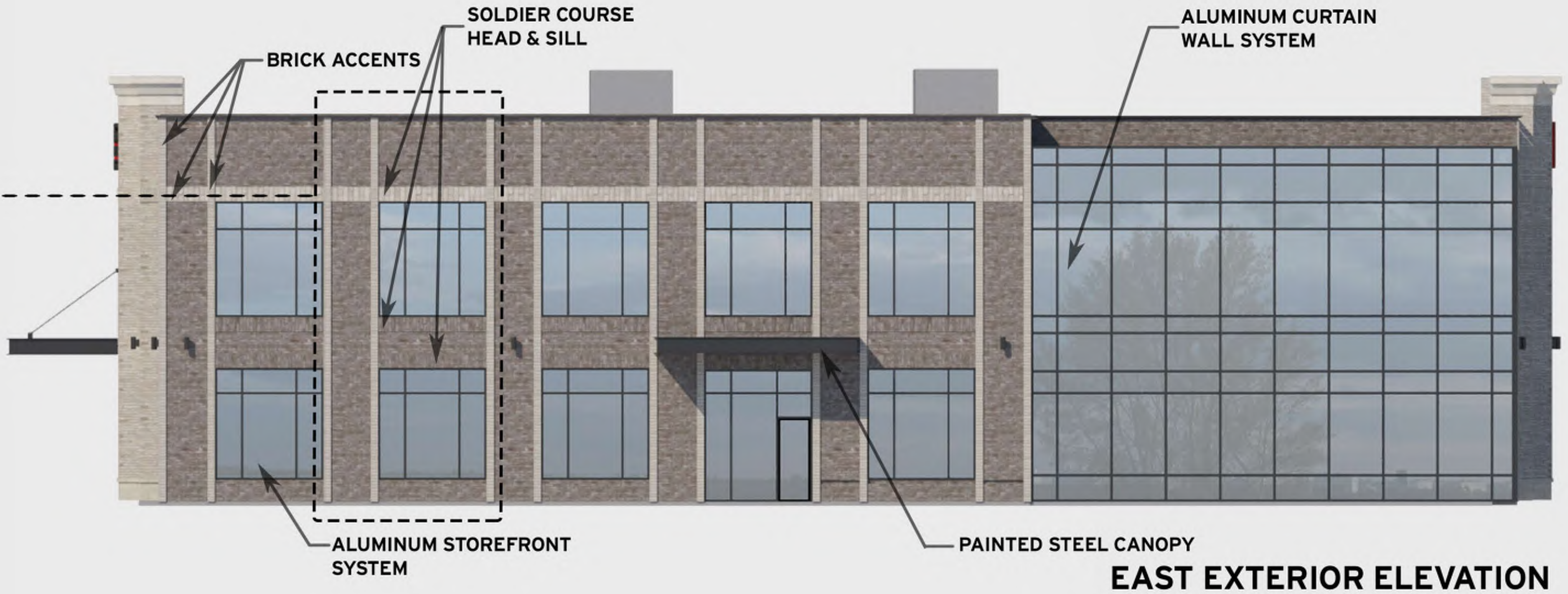
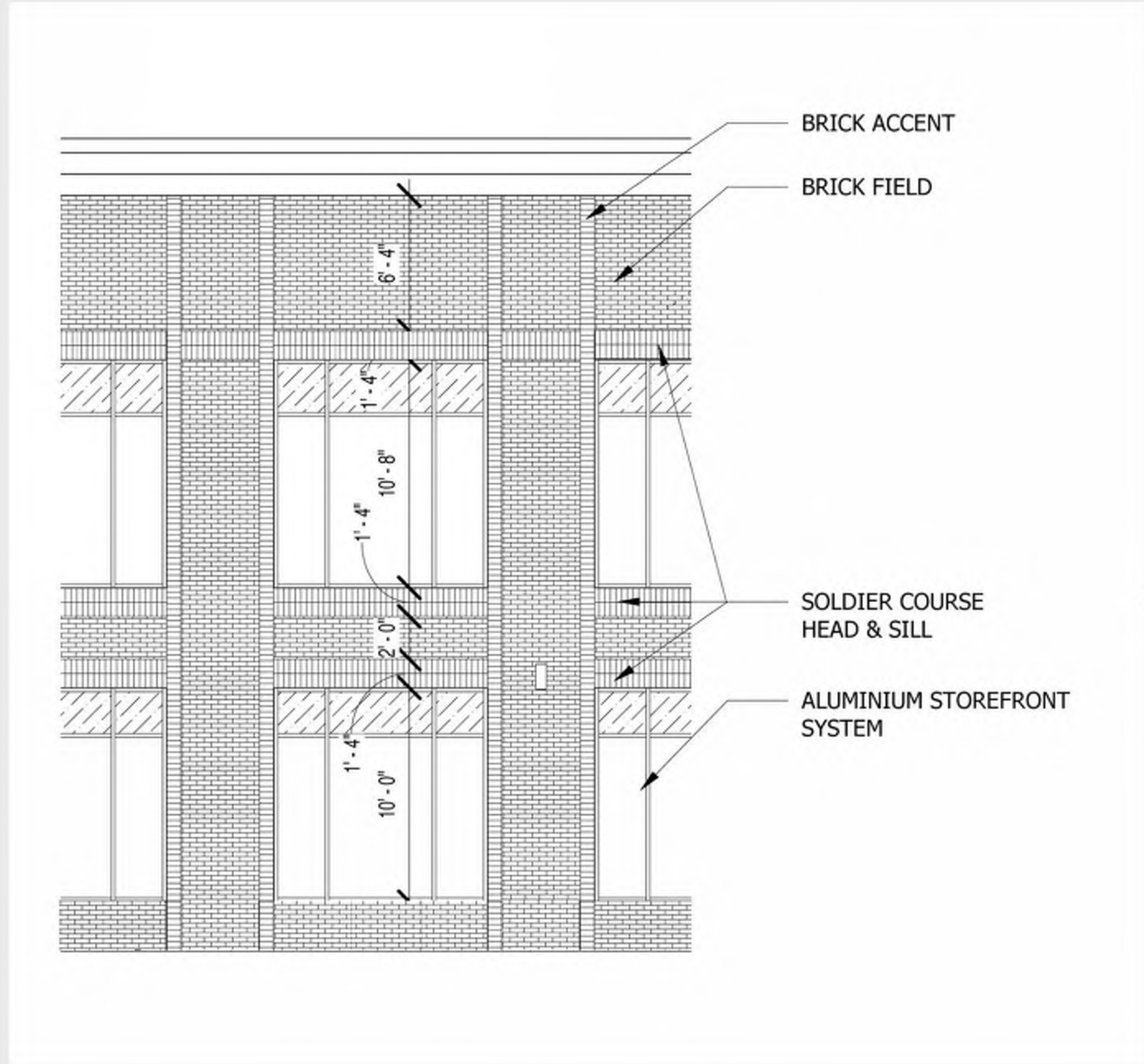


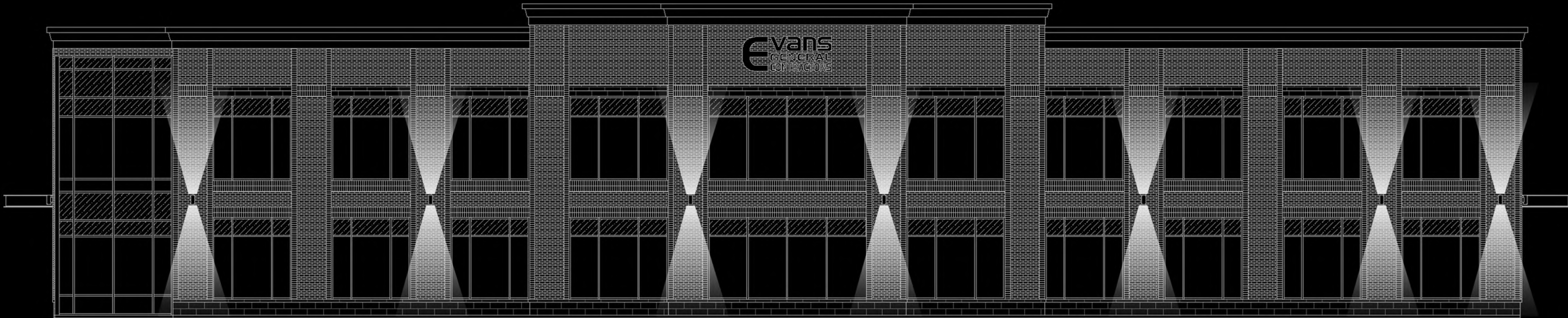
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1 JUNE 2020



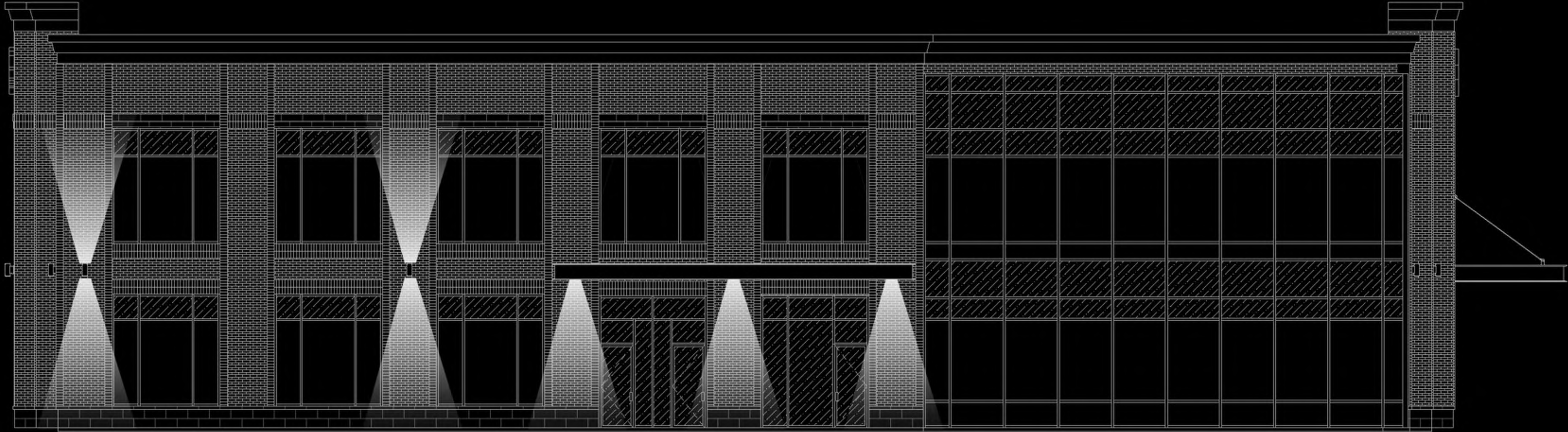




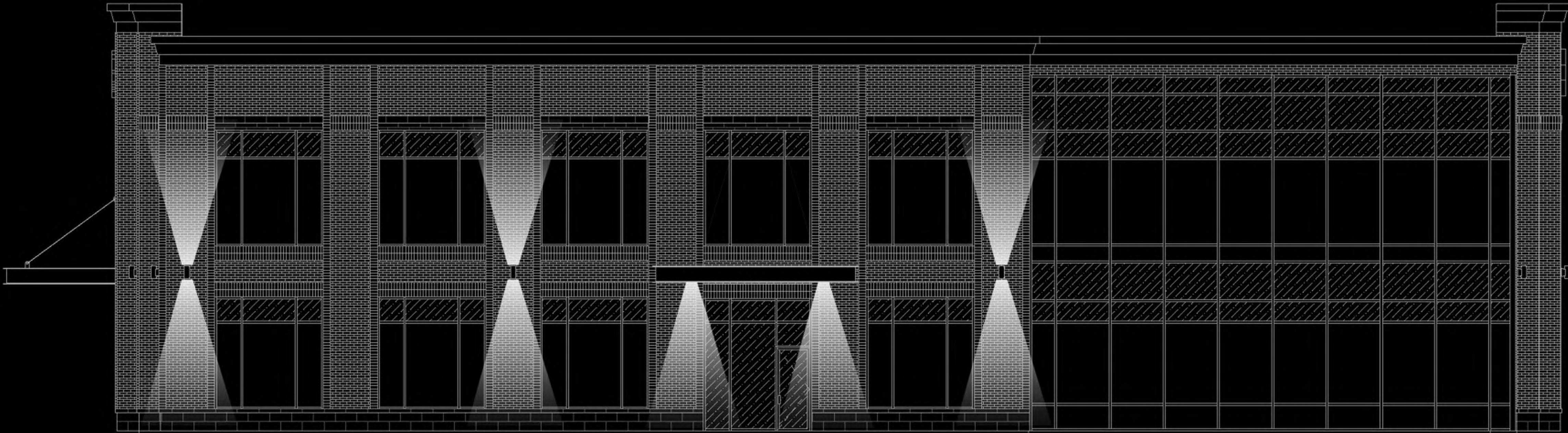
NORTH ELEVATION



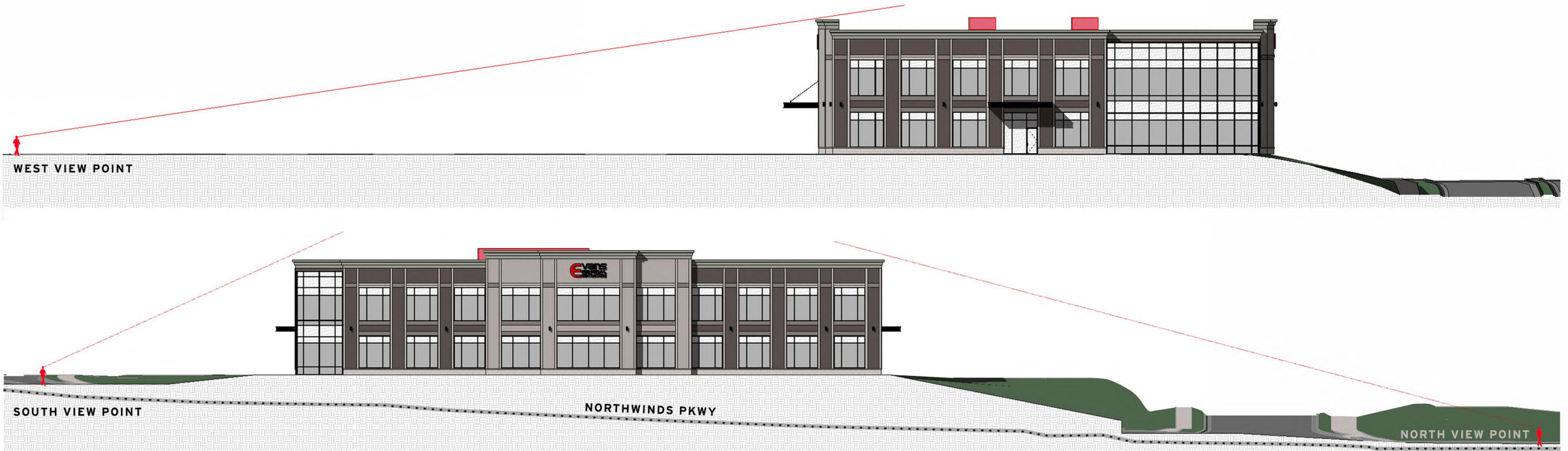
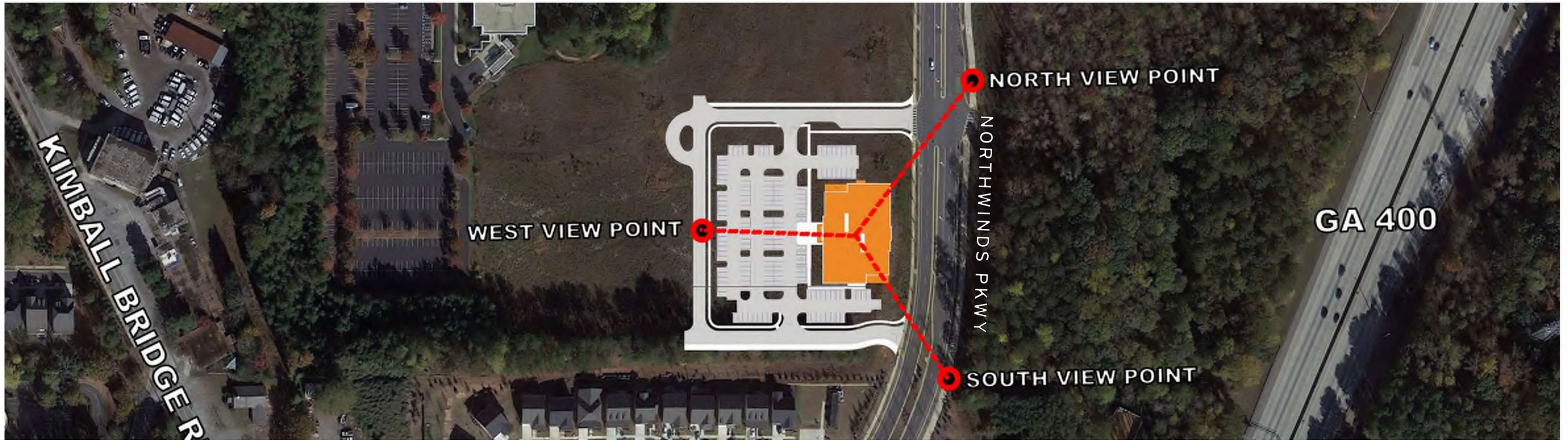
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



1 JUNE 2020

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Notes
	4MB	11	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with house side shield	LED	1	DSX1_LED_P5_40K_T4M_MVOLT_HS.ies	12025	1	138	
	5M	3	Lithonia Lighting	DSX1 LED P4 30K T5M MVOLT	DSX1 LED P4 30K T5M MVOLT	LED	1	DSX1_LED_P4_30K_T5M_MVOLT.ies	13963	1	250	
	A	2	Antique Street Lamps	AL25 32LED 700MA 4K ACT XXXX N5	LED Acorn Style Post Top, Clear textured acrylic, 32LED, 4000K, 700mA, Type 5 distribution		1	AL25_32LED_700MA_4K_ACT_XXXX_N5.ies	7747	1	80	
	B	8	Forms+Surface s		Helio 6" Bollard, 360deg	Custom light engine, Cree XP-G2 LED	10	LBHLO-603-360.ies	64	1	35.45	
	D	16	Luminis Canada Inc.	SY802-L2L20-R55	Syrios Round 8	(2) Bridgelux BXRC-40E10K0-D-73 c/w Philips-XI055C180V054BSJ1 @ 120.00V	1	SY802-L2L20-R55.ies	4359	1	31.1	

TYPE 4M & 5M



D-Series Size 1 LED Area Luminaire

Specifications

Size: 1.5' x 1.5'

Length: 1.5'

Width: 1.5'

Height: 1.5'

Weight: 22 lbs

Introduction

The modern styling of the D-Series is striking yet understated, making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series blends the benefits of the latest in LED technology with a high performance, high-reliability luminaire.

The outstanding photometric performance results in a wide beam of light, providing a wide area of illumination. The wide beam of light provides a wide area of illumination, providing a wide area of illumination.

Ordering Information		EXAMPLE: DSX1 LED P5 40K T4M MVOLT HS NLT402 R55N DOB00	
Part	Qty	Description	Part
DSX1 LED	11	DSX1 LED P5 40K T4M MVOLT HS NLT402 R55N DOB00	

TYPE A



AL25 LED ACORN STYLE

Introduction

The AL25 LED Acorn Style luminaire is a decorative luminaire with an elegant, timeless design. It is a perfect addition to any outdoor lighting scheme.

Specifications

Size: 1.5' x 1.5'

Length: 1.5'

Width: 1.5'

Height: 1.5'

Weight: 22 lbs

Ordering Information		EXAMPLE: AL25 LED ACORN STYLE NLT402 R55N DOB00	
Part	Qty	Description	Part
AL25 LED	11	AL25 LED ACORN STYLE NLT402 R55N DOB00	

TYPE B



HELIO 6" BOLLARD

Introduction

The Helio 6" Bollard is a decorative luminaire with an elegant, timeless design. It is a perfect addition to any outdoor lighting scheme.

TYPE D



SY802 SERIES SYRIOS - LED

Introduction

The SY802 Series Syrios LED luminaire is a decorative luminaire with an elegant, timeless design. It is a perfect addition to any outdoor lighting scheme.

Specifications

Size: 1.5' x 1.5'

Length: 1.5'

Width: 1.5'

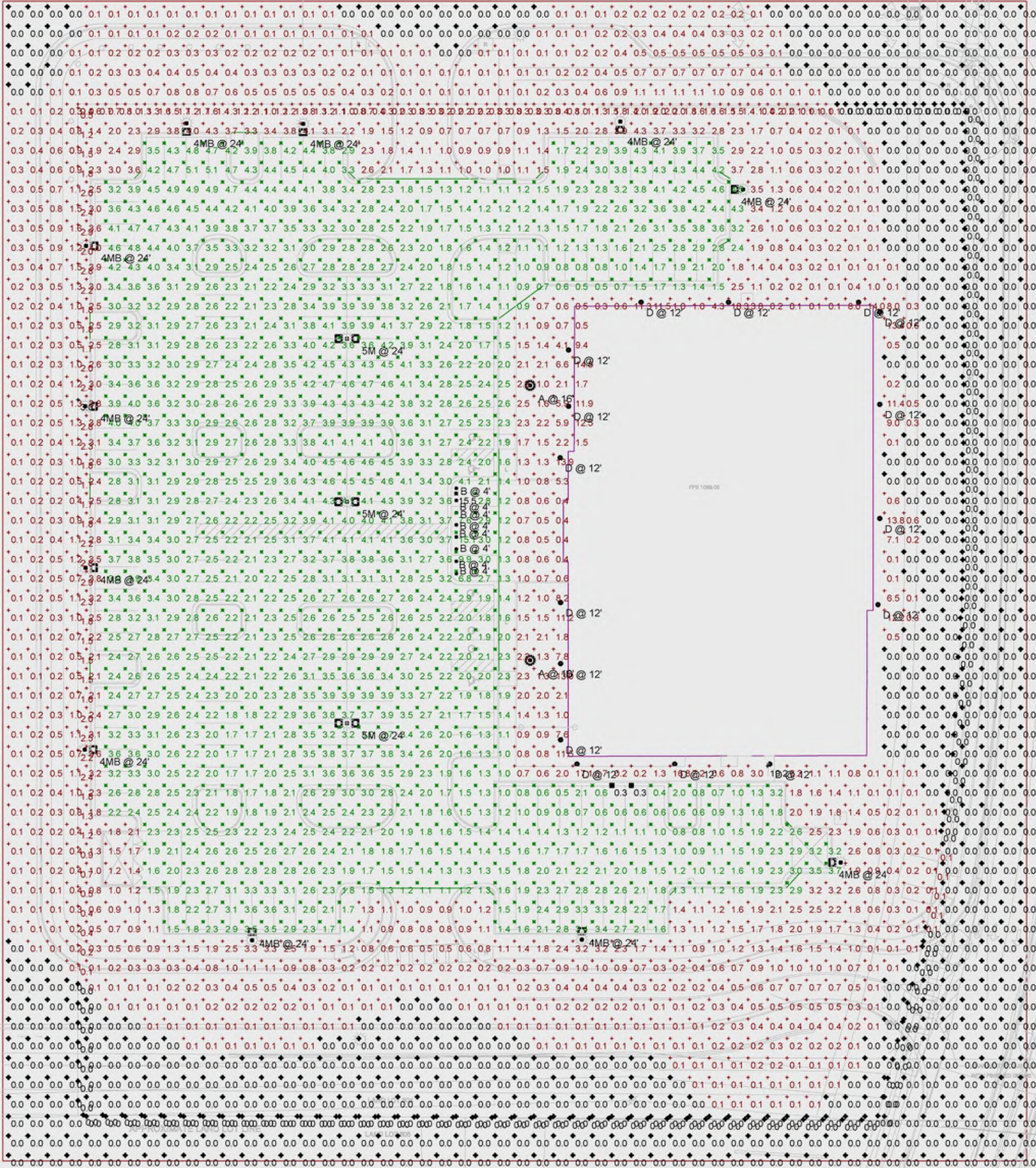
Height: 1.5'

Weight: 22 lbs

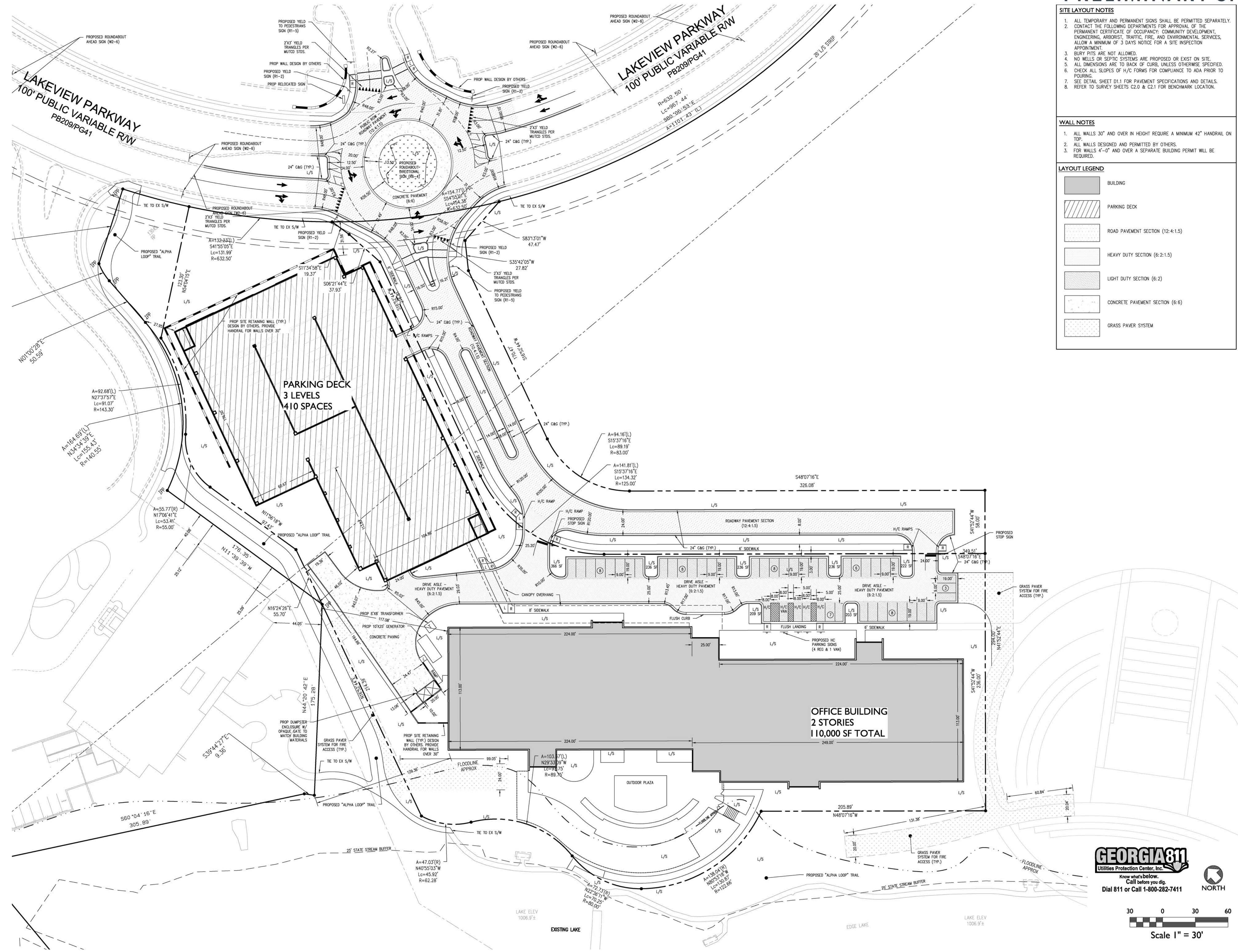
Ordering Information		EXAMPLE: SY802-L2L20-R55	
Part	Qty	Description	Part
SY802-L2L20-R55	16	SY802-L2L20-R55	

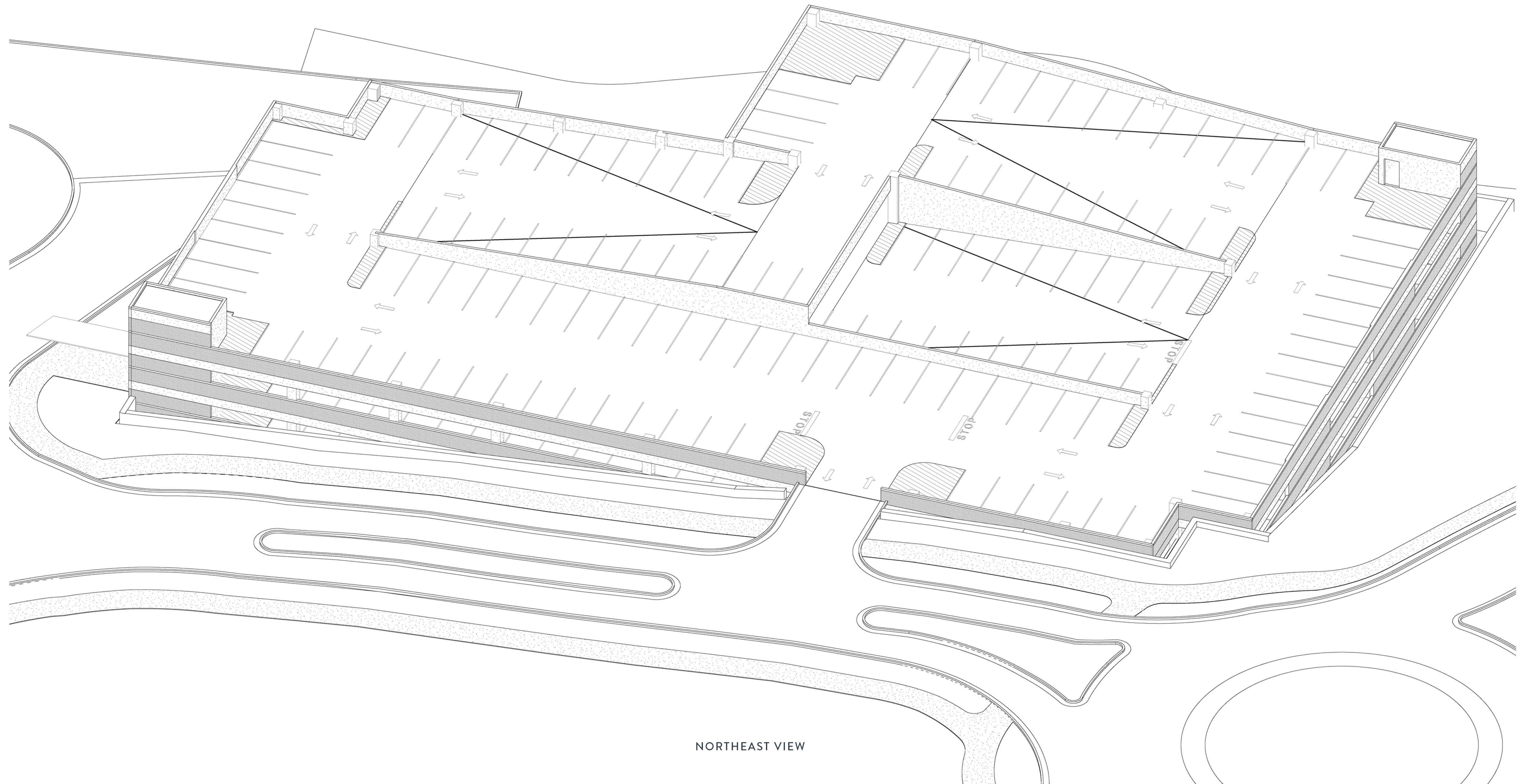
Statistics

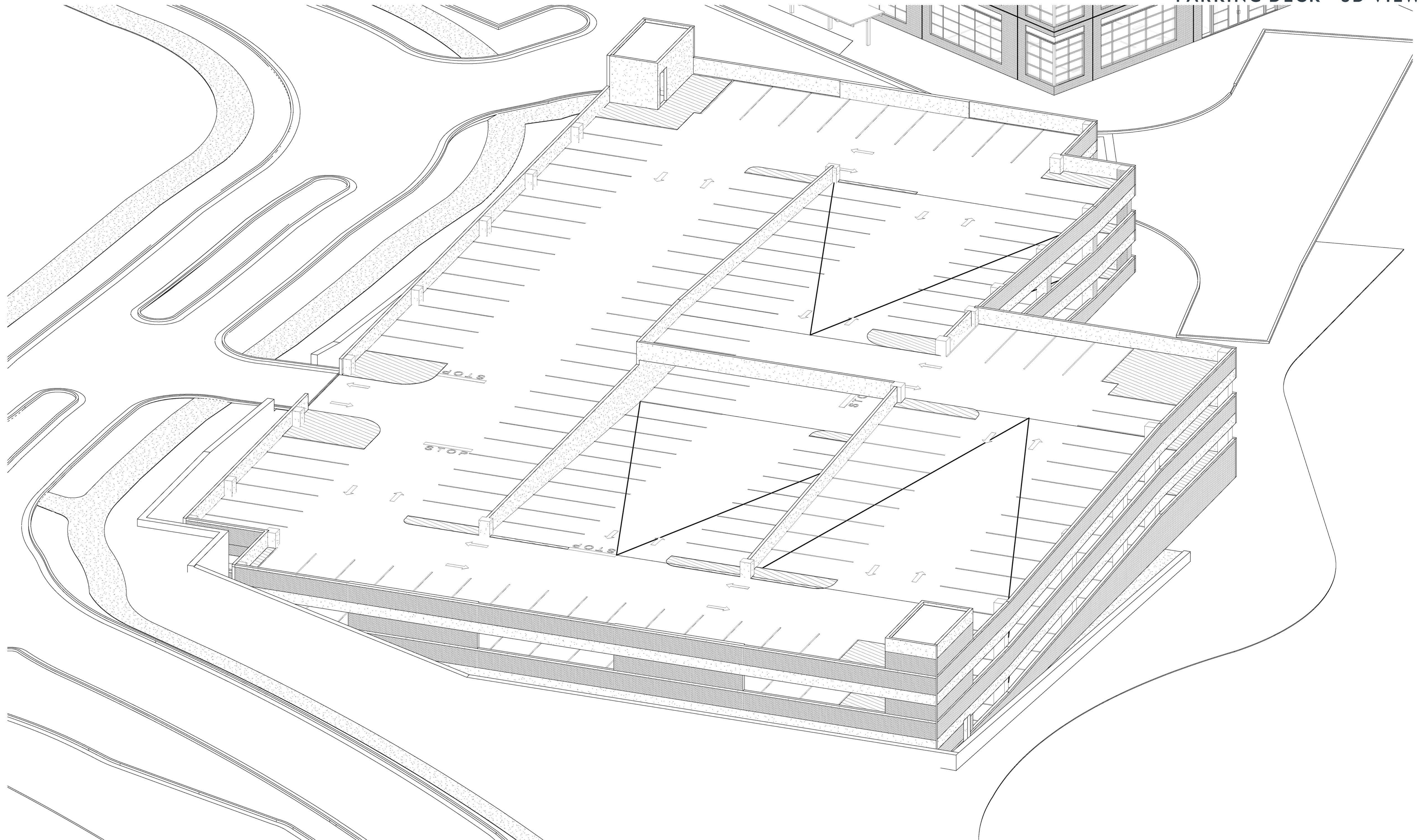
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	1.4 fc	19.2 fc	0.0 fc	N/A	N/A
Parking	X	2.7 fc	15.5 fc	0.3 fc	51.7:1	9.0:1
Phase 1 Prop Line	+	0.6 fc	3.0 fc	0.0 fc	N/A	N/A



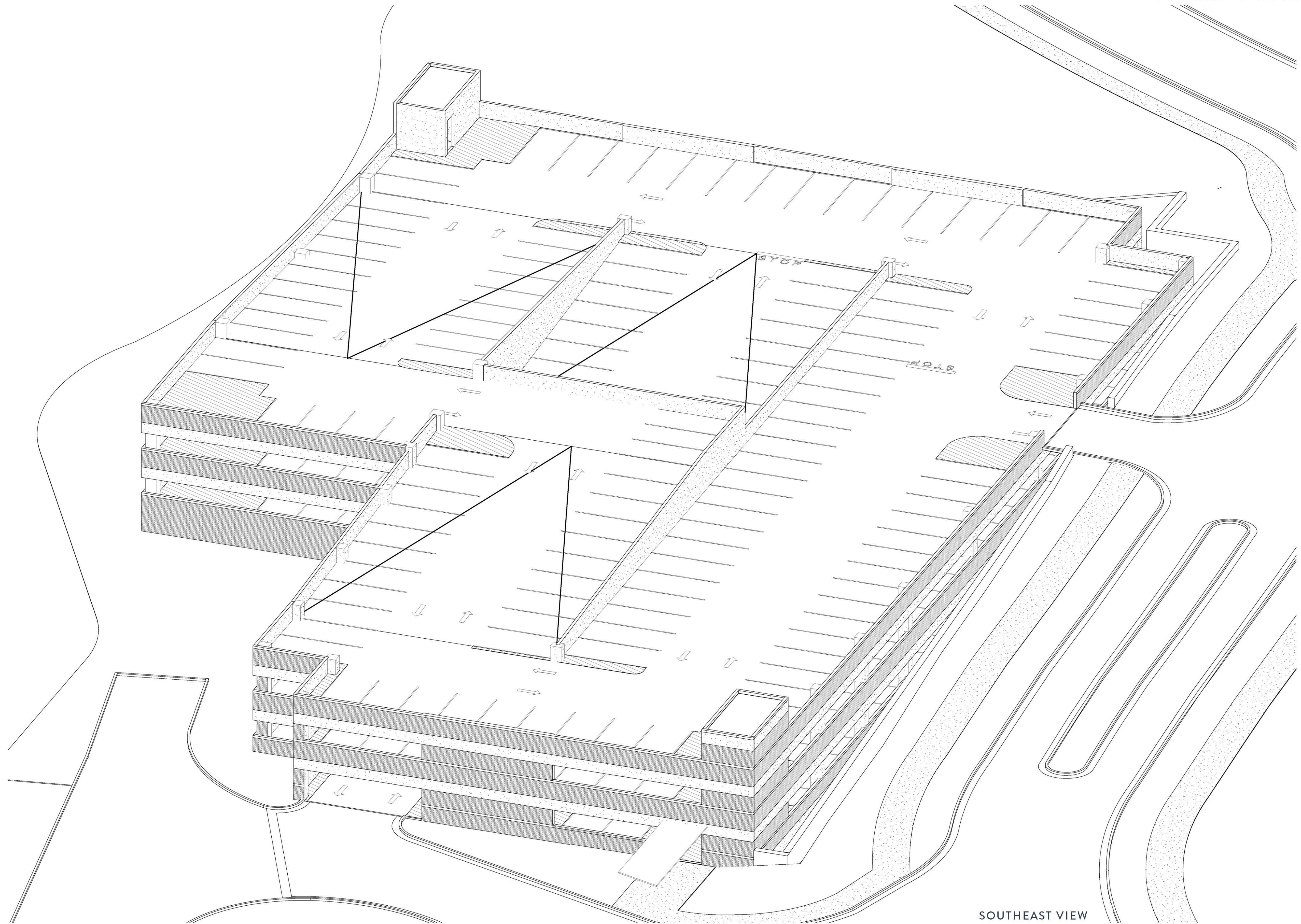
PRELIMINARY SITE LAYOUT PLAN



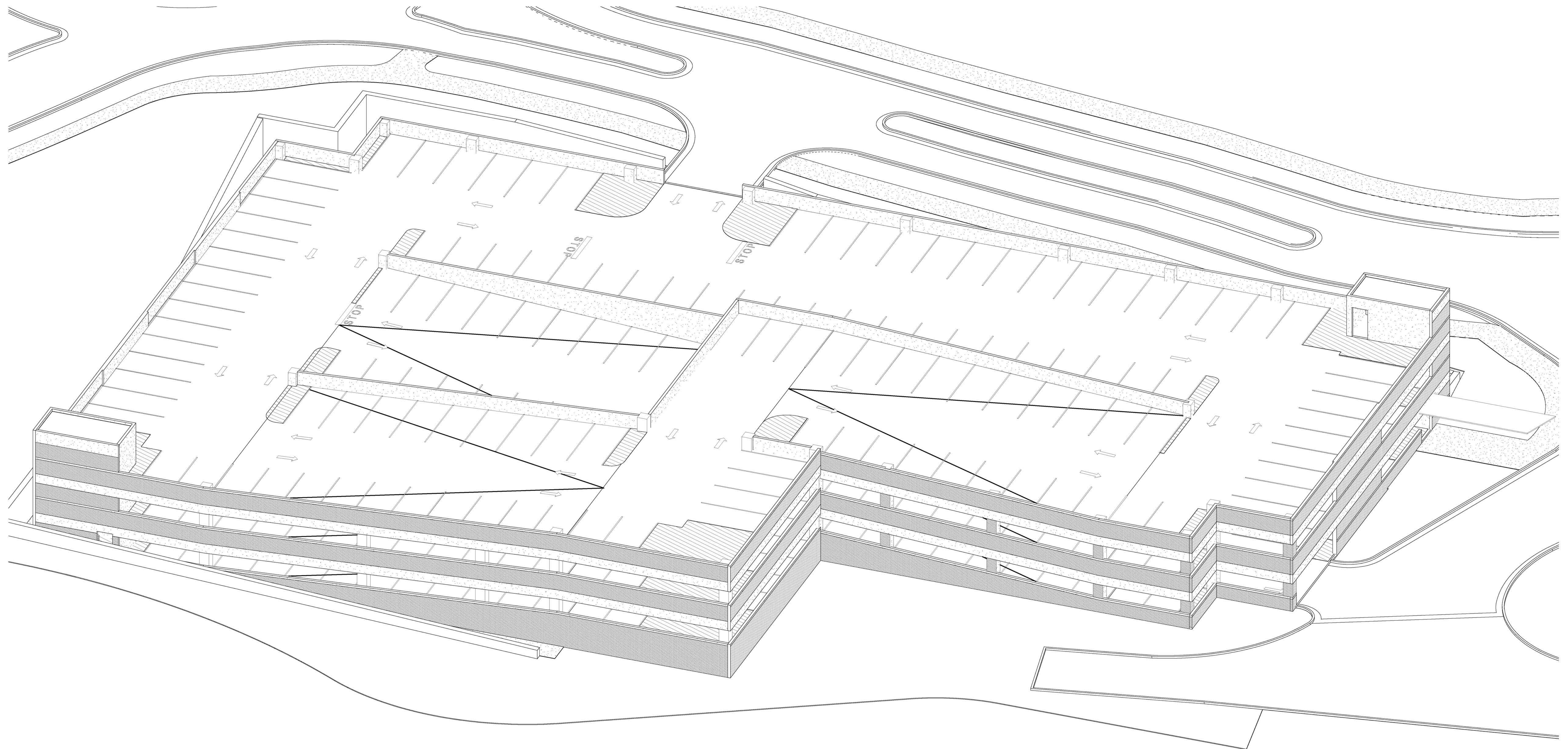




NORTHWEST VIEW

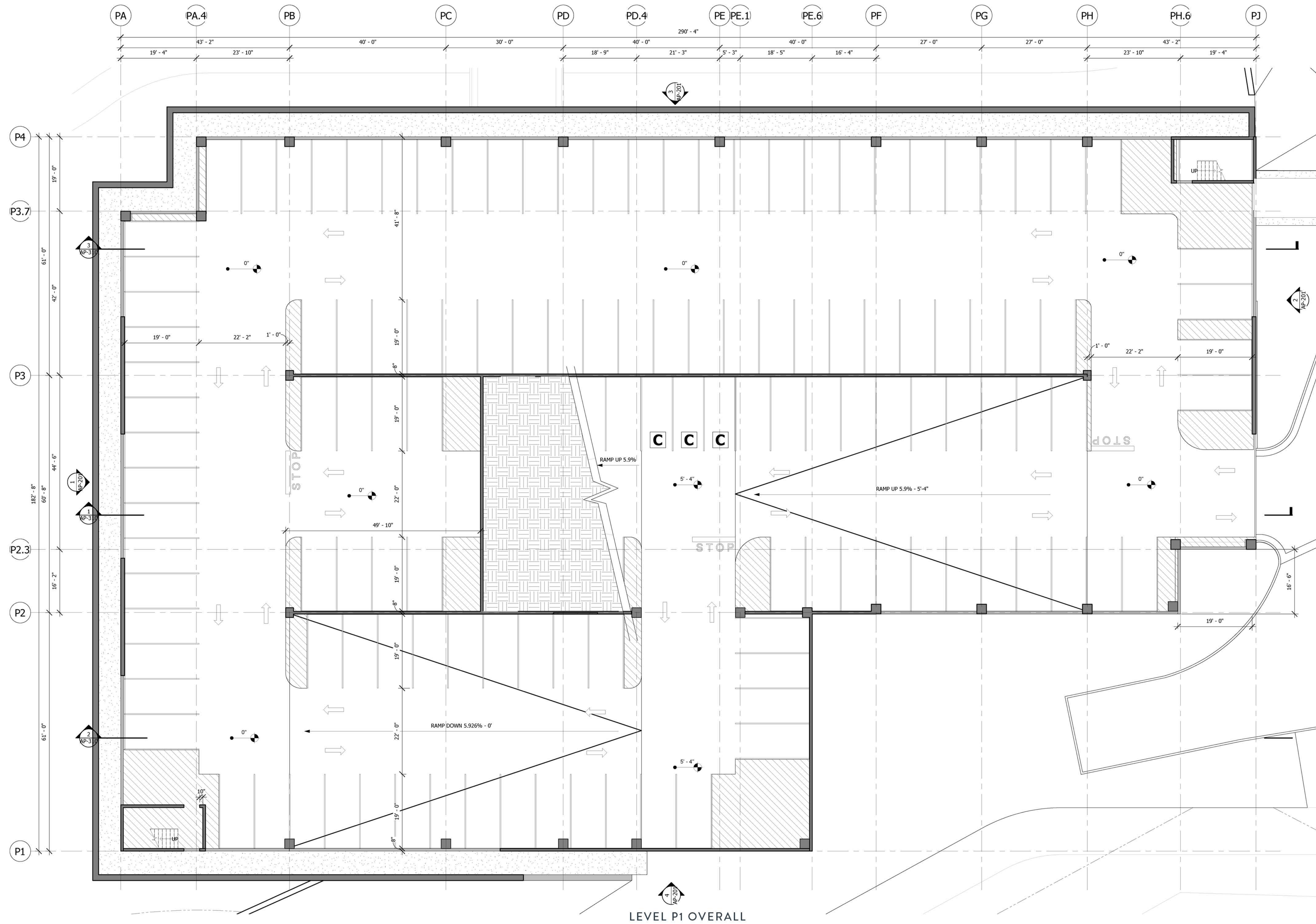


SOUTHEAST VIEW

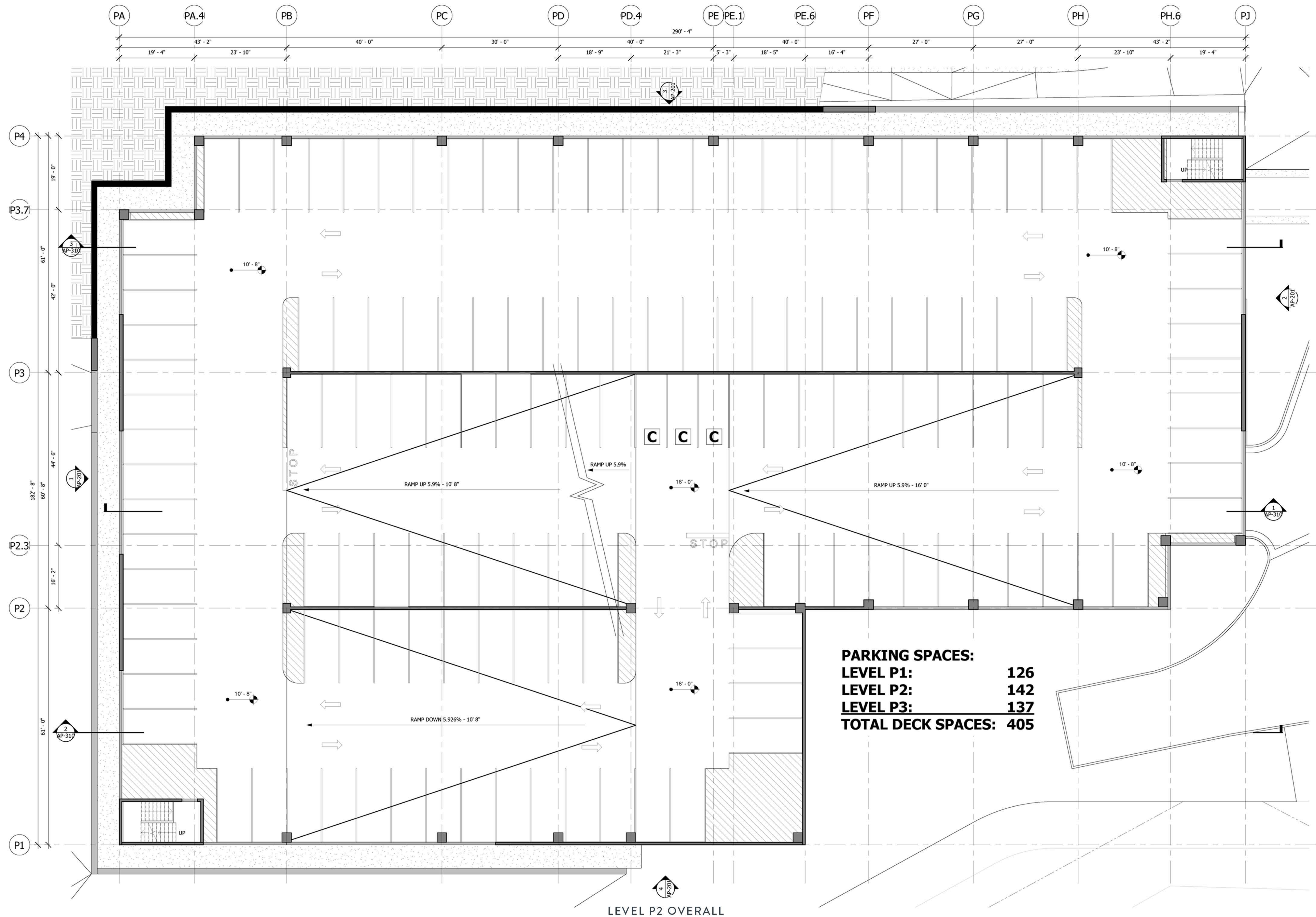


SOUTHWEST VIEW

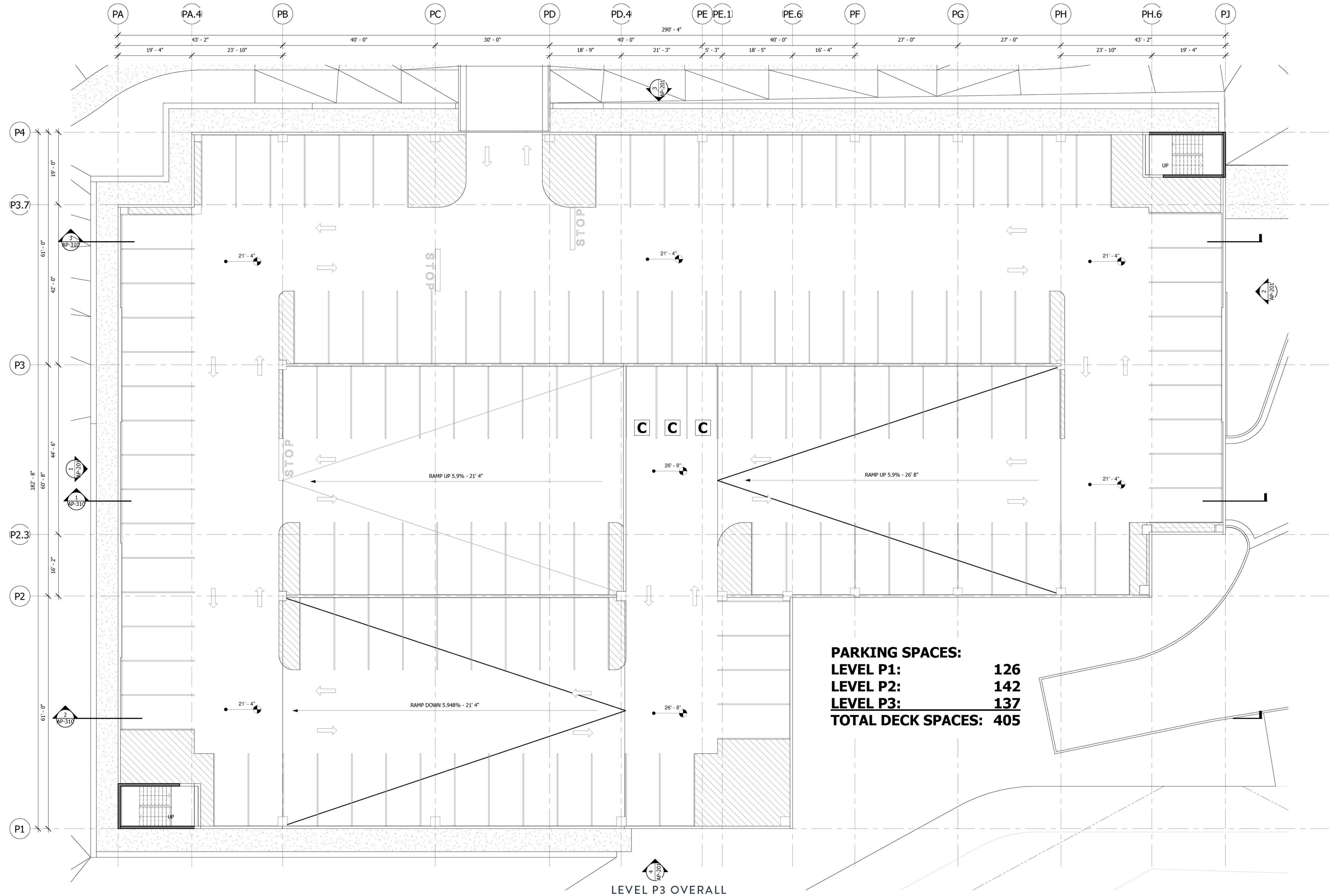
PARKING P1 FLOOR PLAN



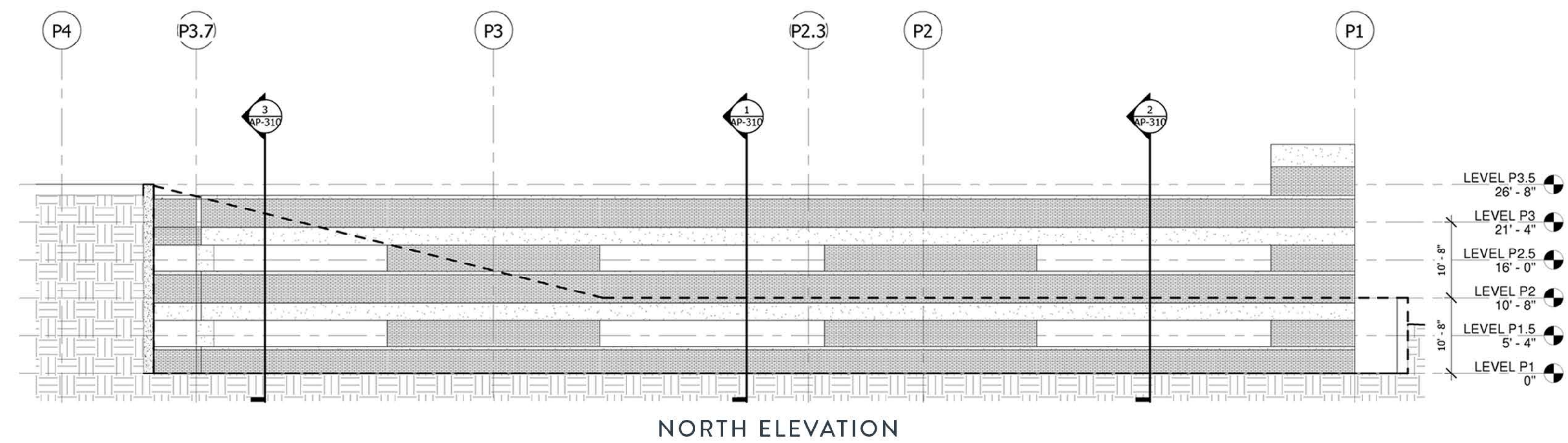
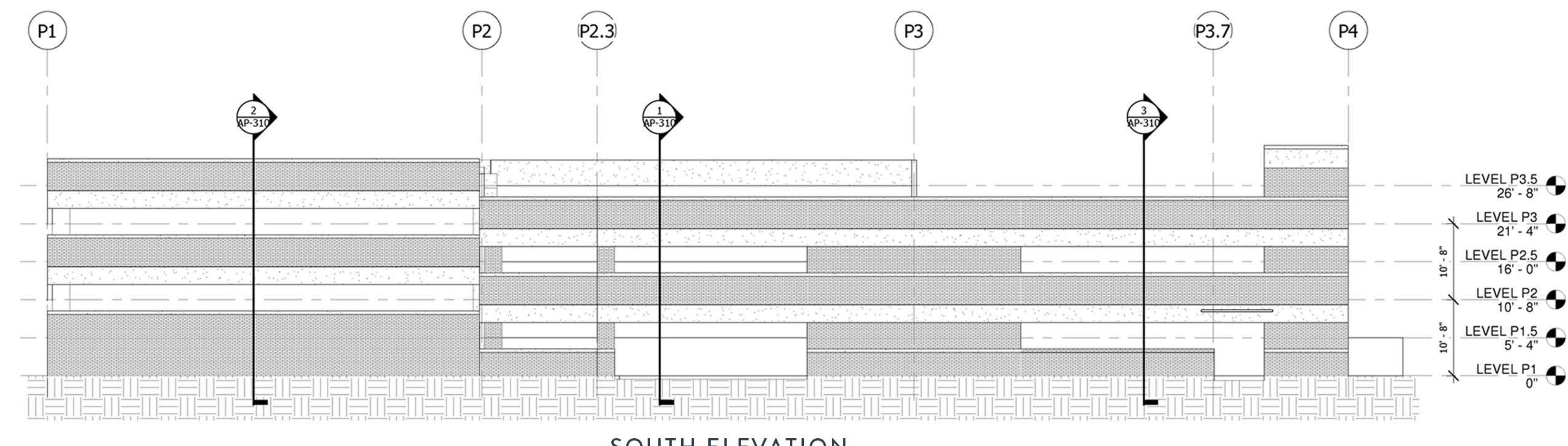
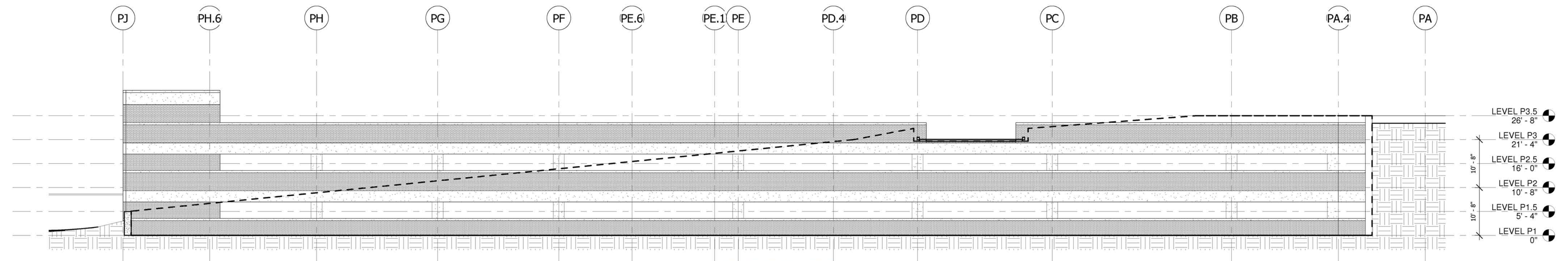
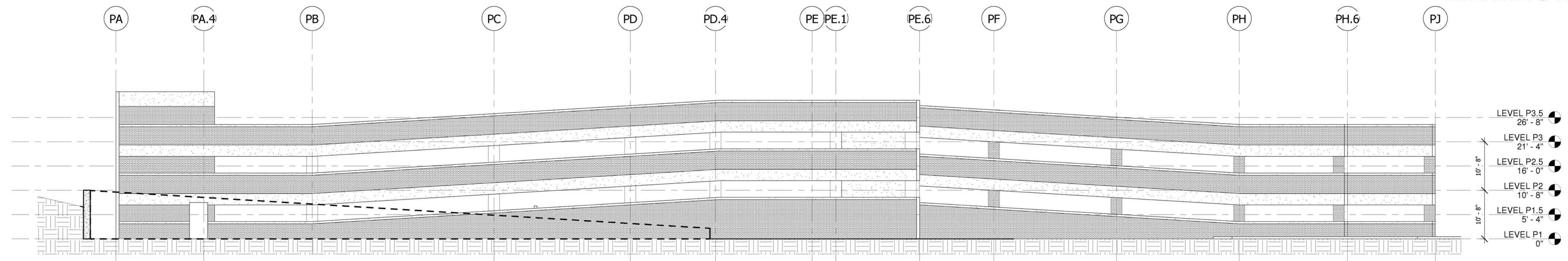
PARKING P2 FLOOR PLAN



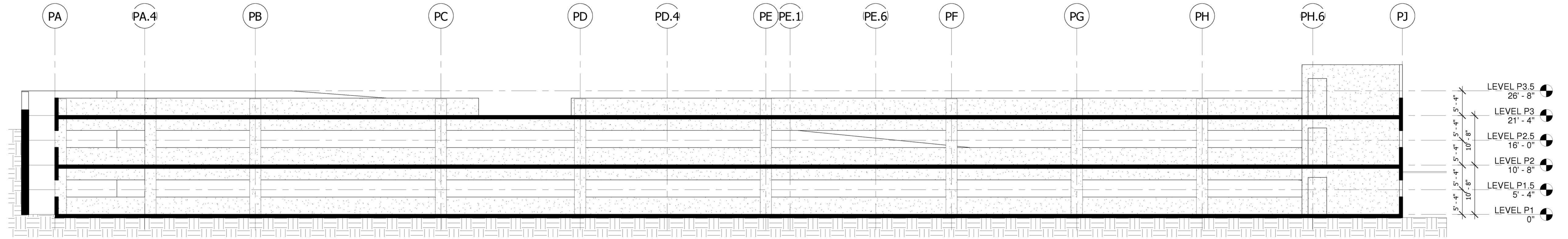
PARKING P3 FLOOR PLAN



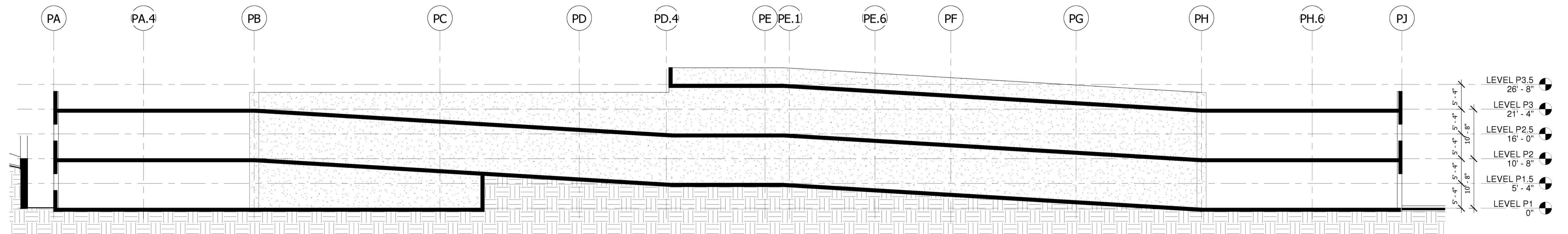
EXTERIOR ELEVATIONS



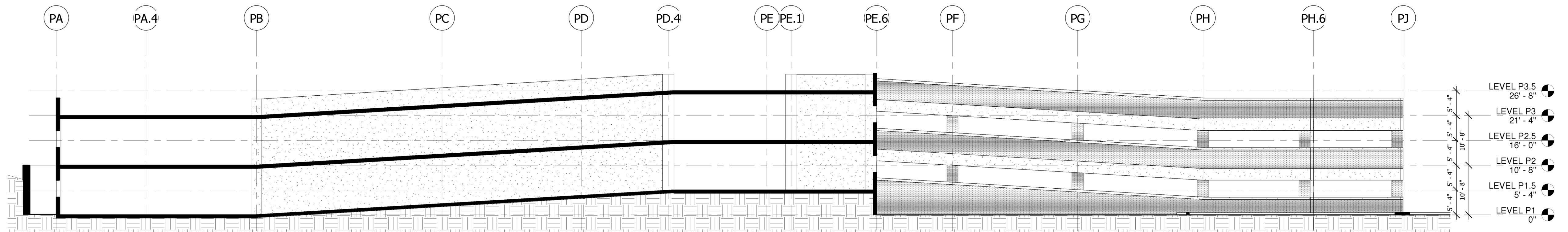
PARKING BUILDING SECTIONS



BUILDING SECTION - FLAT TRAY



BUILDING SECTION - MIDDLE BAY



BUILDING SECTION - SHORT RAMP



DESIGN REVIEW BOARD MAY 15, 2020

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

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

Please note that, due to ongoing efforts to encourage “social distancing” in response to the COVID-19 pandemic, this meeting was conducted virtually using Zoom Meetings. This platform will allow for the public and media to attend the meeting just as they could any other regular Design Review Board Meeting but do so from a computer or telephone.

I. WORKSHOP

II. CALL TO ORDER

1. DRB Virtual Meeting Procedures

III. ROLL CALL

Board Members:

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

IV. PUBLIC HEARING

1. DRB200021` LWV TPA 400

Lakeview and Haynes Bridge

Applicant presented review of new construction of 2 story office building

Site Plan

- 110,000 sf Office Building with Fortune 400 build to suit tenant
- Pedestrian connectivity to existing office building will be provided
- Limits of Land disturbance in the sphere of project
- Roundabout on Northwinds Pky will be part of the final LDP
- Exterior refuse and trash
- Grades
- Ability to screen Parking Deck
- Hardscape – enhanced pavers per condition of zoning. Exposed aggregate with a color based on the color of the building
- Patio
 - Not visible from the Lakeside Trail
 - Pervious paving area
- Fixtures chosen are from North Point Guidelines
- Fire Access
- Bike Rack and location
- Screened Service Area

Landscape Plan

- Landscape plan will follow the North Point Guidelines
- Landscape along Northwinds Roundabout has not been confirmed yet
- Tree Save Plan
- Plant palette

Staff Comments on Landscape:

- Why are trees not staggered to cover more of the sidewalk to create a canopy? Applicant stated it has more design integrity with square spacing. More powerful impact

DRB Discussion:

- Types of trees will be planted up at the corner at Lakeview next to the deck
- Condition # 11. Staff stated that the Applicant had requested this condition with regard to surface materials.
- When Applicant comes back with Parking Deck DRB will revisit screening it from street views
- North side of office Entry Road Retaining Wall is a 2' stone wall visible from the interior. Will not have a railing.
- Needlepoint Hollies at back of walk. Code requires double row. Applicant will work with Staff on 10' planting area in there.
- Hardscape materials will be discussed at LDP and be brought back for DRB approval. (Condition #11)
- Retaining Wall around Parking Deck to retain earth outside of parking structure
- " HA HA" fence – 42" metal picket security fence. Due to where it is placed it doesn't obscure patio views of the patrons looking out. Disappears behind plantings due to 3:1 bank slope and plantings. Rendering shows it not interfering with walking along the path. Applicant agreed to move it so it is not in walking path.
- Grading Plans

Exterior Elevations and Materials

- Used elements to break up long façade
- Balcony and Patio overlooking the Lake
- Concrete Panels
- Thin Brick
- Recessed Steel channel
- Wood colors at entrance
- Steel panel made to look like wood for outside, inside is actual wood
- Front Entrance has canopy connecting to the parking deck
- East Elevation –
 - Concrete panels with thin brick inlay
 - o Tilt up panel
 - o Natural concrete color similar to project in Kennesaw
 - o Staff stated concrete finish on that building may not fit Alpharetta
 - Channel above windows detail with thin brick above it
 - Glass storefront in neutral colors as in North Point Overlay requirements

- Rooftop Equip screened with vertical metal panels
 - 360 Tech Village Design Standards will come with residential and will be handled administratively. They will be brought forward to DRB. Staff will allow time on that condition.
 - Office Building is not called out in North Point Code
 - Elevations presented to Council were prior to North Point Code
 - o Showed overall plan presented to Council
 - DRB would like to see color and finish of concrete panel since it is a prominent feature on the building
 - More Discussion on being flexible with North Point Code in reference to Office Building
 - This development is in EcoDistrict
 - Discussion on cementitious versus concrete
 - Timeframe for completion of development is October 2021
 - DRB requested Design Standards fairly quickly as this is the first building to set the standard. Design Standards are needed for an overall of the Architectural Palette. Applicant stated they can present standards to relate to EcoDistrict, North Point Overlay, Zoning Conditions and materiality of things to be used and ability to conform.
 - Staff stated Design Standards will mirror North Point EcoDistrict Standards.
 - DRB stated previous developmental guidelines are usually more detailed.
-
- ❖ Vice Chair Brown offered a motion to approve the Site Plan as presented today.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
 - ❖ Board Member Corkill offered a motion to approve as presented today with the conditions:
 1. Landscape planting at the parking deck corner will be reviewed with parking deck elevations.
 2. Revisit roundabout plantings we will revisit that at time of final Layout and submittal
 3. Work with Staff on parking strip brick or materials
 4. Work with Staff on the Front Sidewalk width of 5 -6' as the code allows
 - ❖ Board Member Corkill offered a Friendly Amendment that the "HA HA" fence for the perimeter metal fencing be placed a minimum of 15' off of the Alpha Loop Trail
 - Board Member Rocco accepted
 - The Friendly Amendment was approved by a vote (7-0)
 - The motion including the Friendly Amendment received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

There was discussion during the motion that the illustrations did not match the plan.
Plan view needs

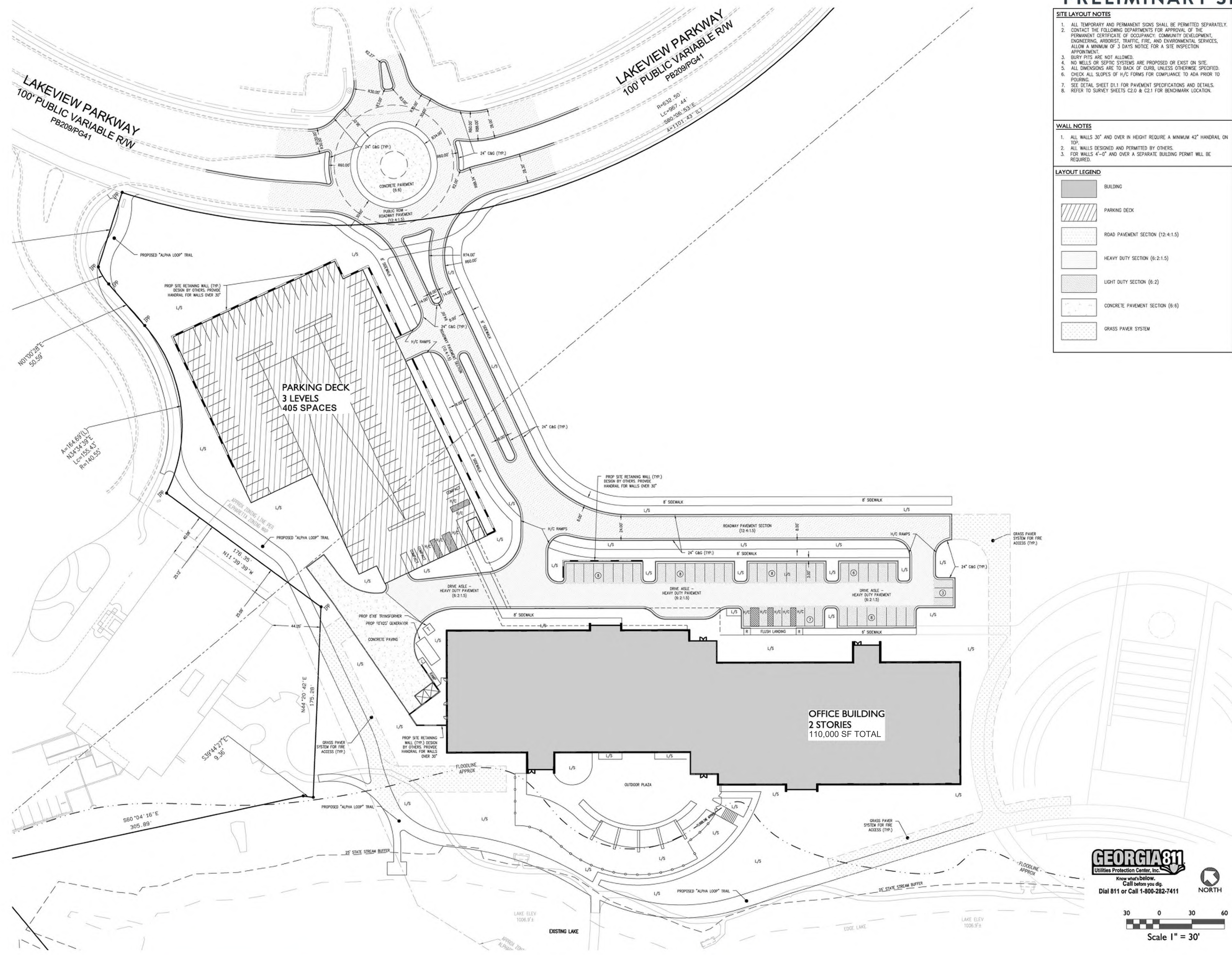
There was more discussion on concrete vs. cement panels. Board Member Schwing asked for clarification on the difference architecturally. DRB needs to see color and finish.

- ❖ Board Member Schwing offered a motion to approve Elevations and Materials as presented today with the condition that Applicant submit a sample of concrete sample to Staff for approval.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

Staff clarified that the Board wants to see a finish on the concrete material.

DRAFT

PRELIMINARY SITE LAYOUT PLAN



SITE LAYOUT NOTES

1. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
2. 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.
3. BURY PITS ARE NOT ALLOWED.
4. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
5. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
6. CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
7. SEE DETAIL SHEET D1.1 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
8. REFER TO SURVEY SHEETS C2.0 & C2.1 FOR BENCHMARK LOCATION.

WALL NOTES

1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED.

LAYOUT LEGEND

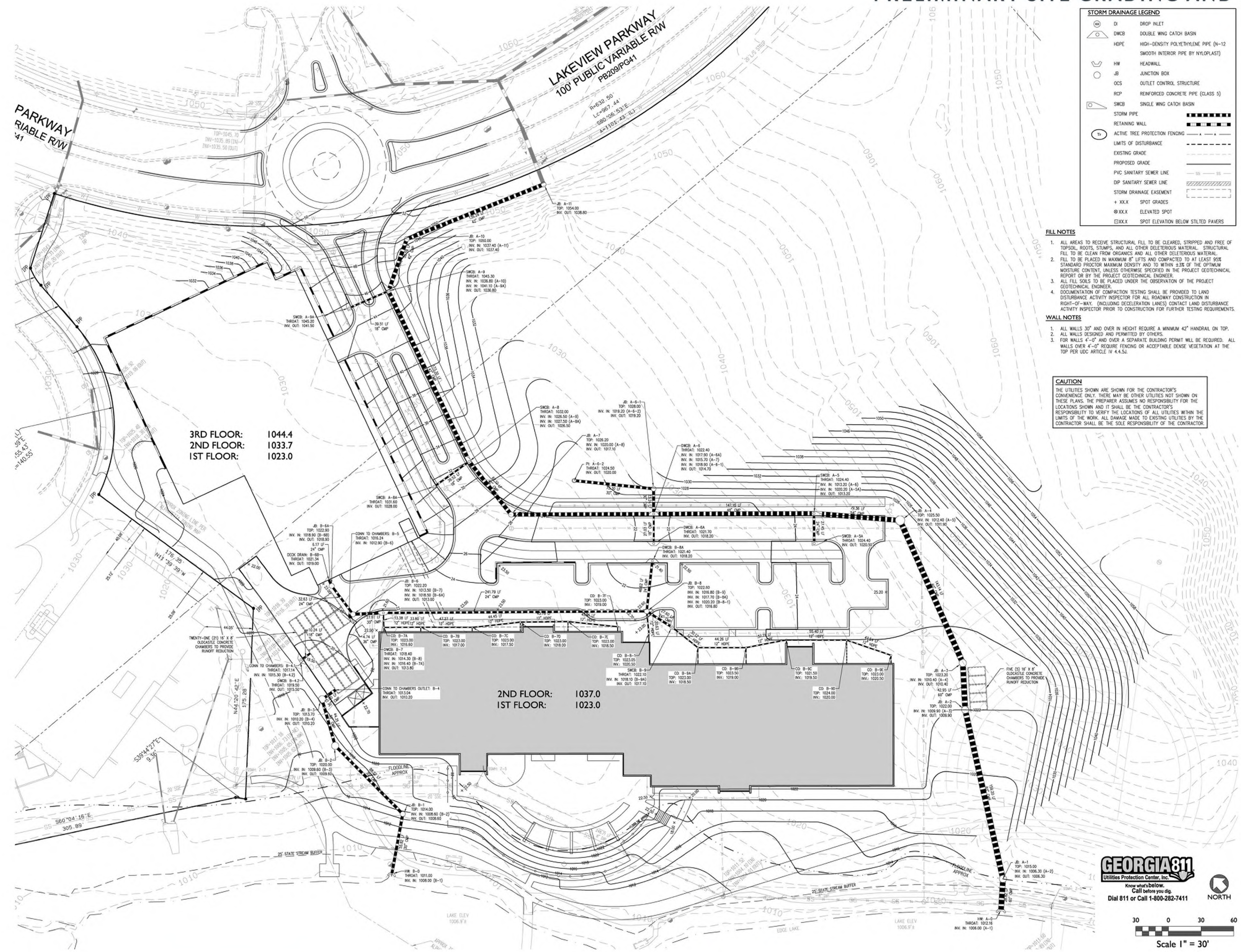
[Symbol]	BUILDING
[Symbol]	PARKING DECK
[Symbol]	ROAD PAVEMENT SECTION (12:4:1.5)
[Symbol]	HEAVY DUTY SECTION (8:2:1.5)
[Symbol]	LIGHT DUTY SECTION (6:2)
[Symbol]	CONCRETE PAVEMENT SECTION (6:6)
[Symbol]	GRASS PAVER SYSTEM

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

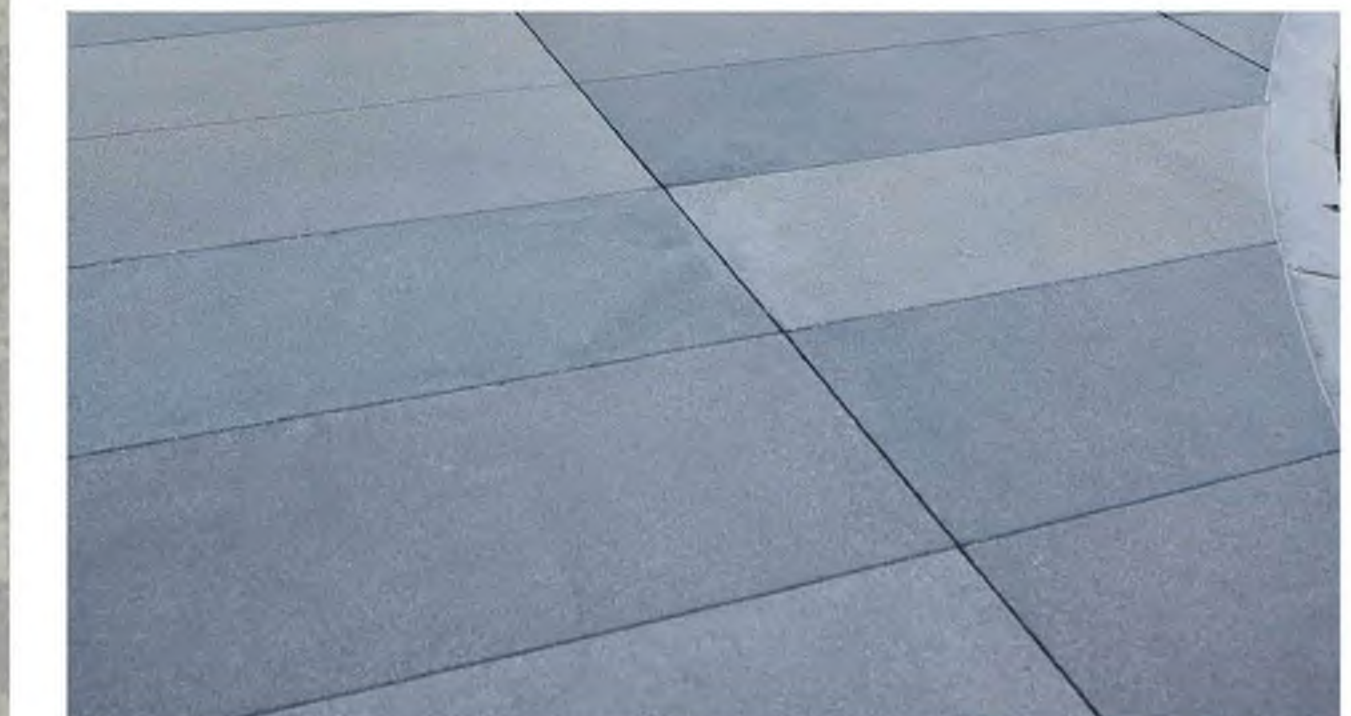
NORTH

Scale 1" = 30'

PRELIMINARY SITE GRADING AND DRAINAGE PLAN



HARDSCAPE PLAN - MATERIALS



ENHANCED CONCRETE



UNIT PAVERS



STALOK FIBER REINFORCEMENT TECHNOLOGY



STONE WALL



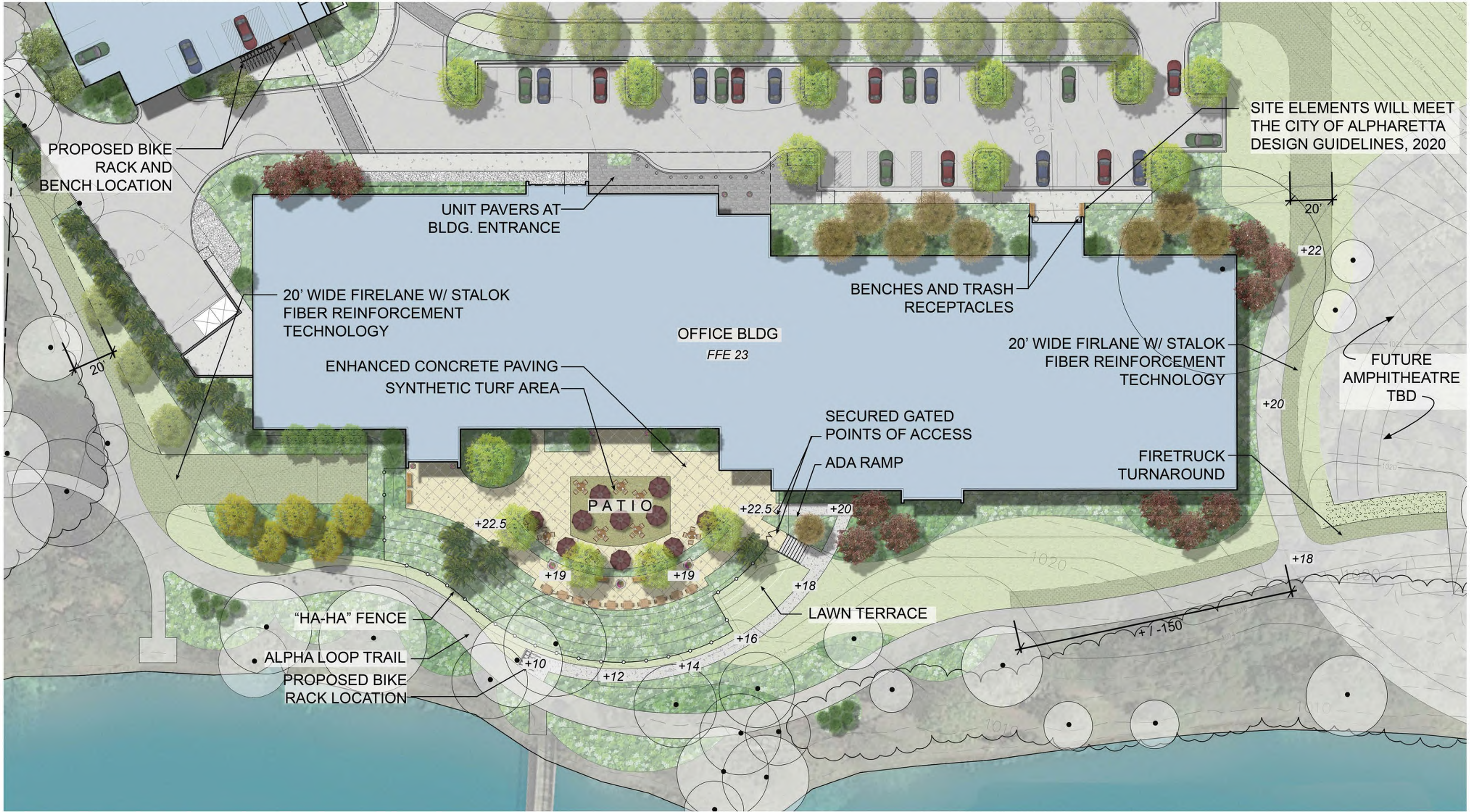
SAGE TRASH RECEPTACLE BY VICTOR STANLEY

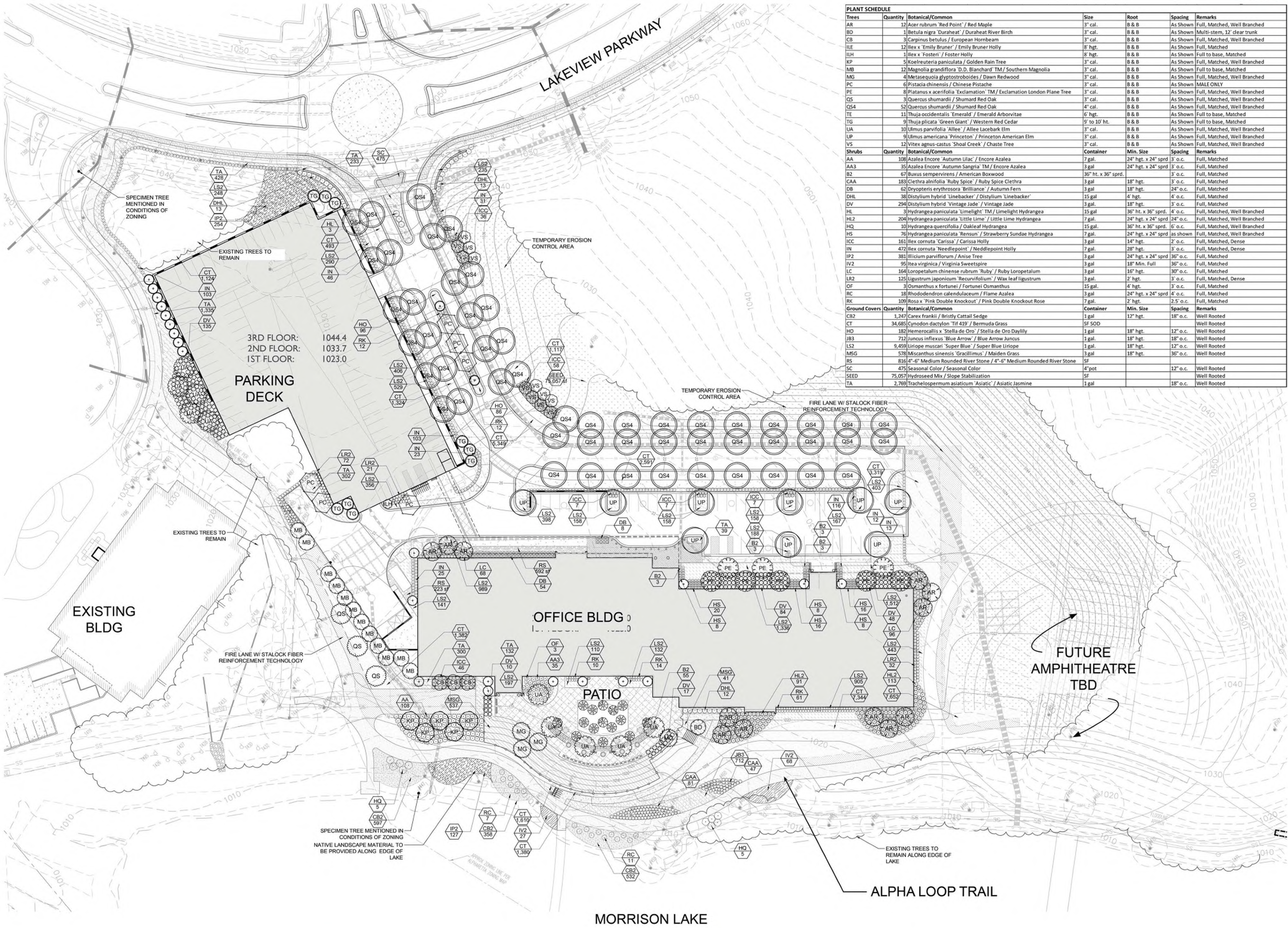


EVA BENCH BY VICTOR STANLEY



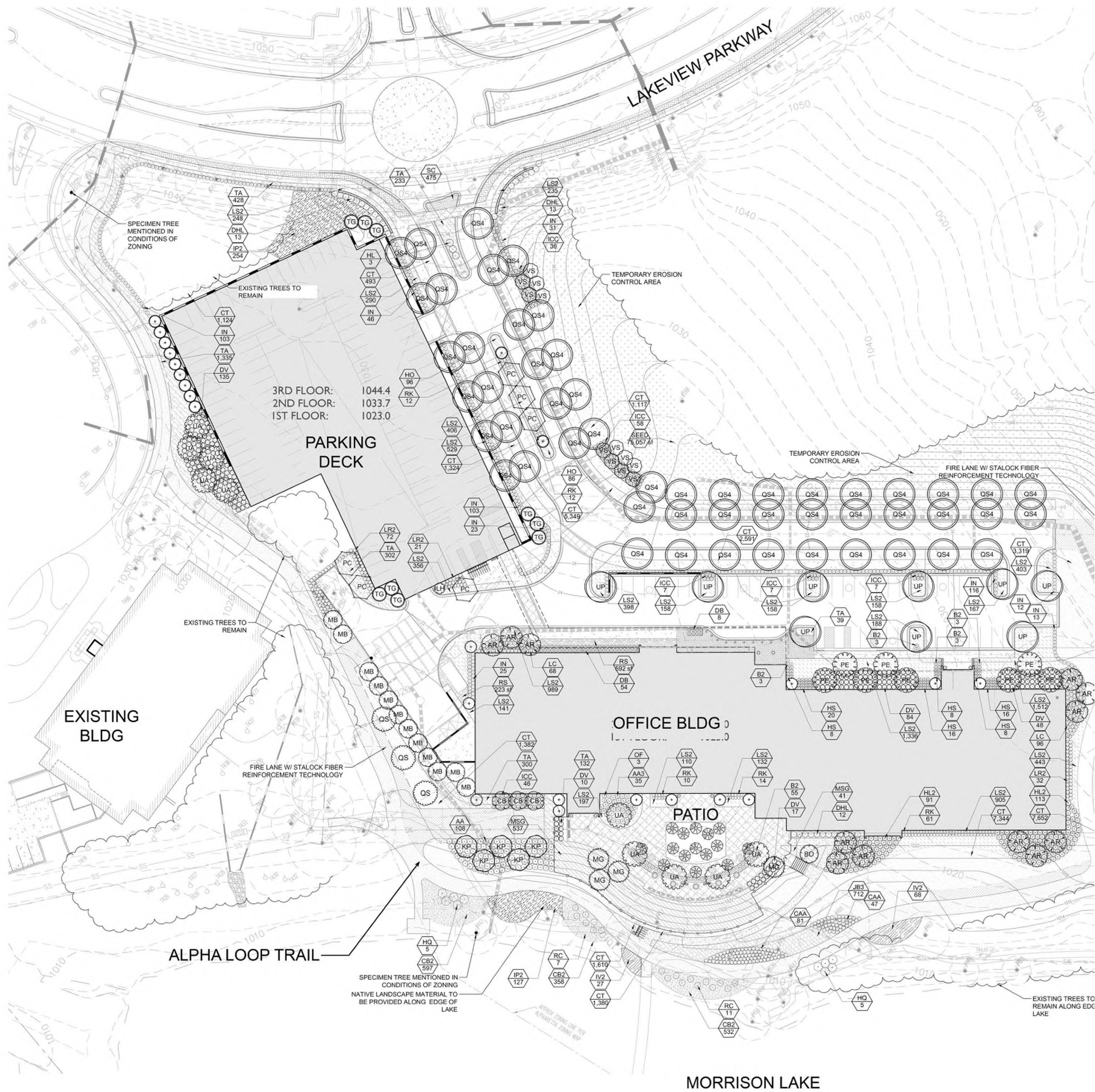
CAPITOL BIKE RACK BY FORMS AND SURFACES





PLANT SCHEDULE						
Trees						
Quantity	Botanical/Common	Size	Root	Spacing	Remarks	
AR	12 <i>Acer rubrum</i> 'Red Point' / Red Maple	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
BD	1 <i>Betula nigra</i> 'Duraheat' / Duraheat River Birch	3" cal.	B & B	As Shown	Multi-stem, 12" clear trunk	
CB	3 <i>Carpinus betulus</i> / European Hornbeam	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
IE	12 <i>Ilex</i> x 'Emily Bruner' / Emily Bruner Holly	8' hgt.	B & B	As Shown	Full, Matched	
ILH	1 <i>Ilex</i> x 'Fosteri' / Foster Holly	8' hgt.	B & B	As Shown	Full to base, Matched	
KP	5 <i>Koeleria paniculata</i> / Golden Rain Tree	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
MB	12 <i>Magnolia grandiflora</i> 'D.D. Blanchard' TM / Southern Magnolia	3" cal.	B & B	As Shown	Full to base, Matched	
MG	4 <i>Metasequoia glyptostroboides</i> / Dawn Redwood	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
PC	6 <i>Pistacia chinensis</i> / Chinese Pistache	3" cal.	B & B	As Shown	MALE ONLY	
PE	8 <i>Platanus x acerifolia</i> 'Exclamation' TM / Exclamation London Plane Tree	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
QS	3 <i>Quercus shumardii</i> / Shumard Red Oak	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
QS4	52 <i>Quercus shumardii</i> / Shumard Red Oak	4" cal.	B & B	As Shown	Full, Matched, Well Branched	
TE	11 <i>Thuja occidentalis</i> 'Emerald' / Emerald Arborvitae	6' hgt.	B & B	As Shown	Full to base, Matched	
TG	9 <i>Thuja plicata</i> 'Green Giant' / Western Red Cedar	5' to 10' ht.	B & B	As Shown	Full to base, Matched	
UA	10 <i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
UP	9 <i>Ulmus americana</i> 'Princeton' / Princeton American Elm	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
VS	12 <i>Vitex agnus-castus</i> 'Shoal Creek' / Chaste Tree	3" cal.	B & B	As Shown	Full, Matched, Well Branched	
Shrubs						
Quantity	Botanical/Common	Container	Min. Size	Spacing	Remarks	
AA	108 <i>Azalea</i> Encore 'Autumn Ulac' / Encore Azalea	7 gal.	24" hgt. x 24" sprd	3' o.c.	Full, Matched	
AA3	35 <i>Azalea</i> Encore 'Autumn Sangria' TM / Encore Azalea	3 gal.	24" hgt. x 24" sprd	3' o.c.	Full, Matched	
B2	67 <i>Buxus sempervirens</i> / American Boxwood	36" ht. x 36" sprd.		3' o.c.	Full, Matched	
CAA	283 <i>Clethra alnifolia</i> 'Ruby Spice' / Ruby Spice Clethra	3 gal.	18" hgt.	3' o.c.	Full, Matched	
DB	62 <i>Dryopteris erythrosora</i> 'Brilliance' / Autumn Fern	3 gal.	18" hgt.	24" o.c.	Full, Matched	
DHL	38 <i>Distylium</i> hybrid 'Linebacker' / <i>Distylium</i> 'Linebacker'	15 gal.	4" hgt.	4' o.c.	Full, Matched	
DV	204 <i>Distylium</i> hybrid 'Vintage Jade' / Vintage Jade	3 gal.	18" hgt.	3' o.c.	Full, Matched	
HL	3 <i>Hydrangea paniculata</i> 'Limelight' TM / Limelight Hydrangea	15 gal.	36" ht. x 36" sprd.	4' o.c.	Full, Matched, Well Branched	
HL2	204 <i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea	7 gal.	24" hgt. x 24" sprd	24" o.c.	Full, Matched, Well Branched	
HQ	10 <i>Hydrangea quercifolia</i> / Oakleaf Hydrangea	15 gal.	36" ht. x 36" sprd.	6' o.c.	Full, Matched, Well Branched	
HS	76 <i>Hydrangea paniculata</i> 'Renss' / Strawberry Sundae Hydrangea	7 gal.	24" hgt. x 24" sprd	as shown	Full, Matched, Well Branched	
ICC	161 <i>Ilex cornuta</i> 'Carissa' / Carissa Holly	3 gal.	14" hgt.	2' o.c.	Full, Matched, Dense	
IN	472 <i>Ilex cornuta</i> 'Needlepoint' / Needlepoint Holly	7 gal.	28" hgt.	3' o.c.	Full, Matched, Dense	
IP2	381 <i>Ilicium parviflorum</i> / Anise Tree	3 gal.	24" hgt. x 24" sprd	36" o.c.	Full, Matched	
IV2	95 <i>Itea virginica</i> / Virginia Sweetgum	3 gal.	18" Min. Full	30' o.c.	Full, Matched	
LC	164 <i>Loropetalum chinense rubrum</i> 'Ruby' / Ruby Loropetalum	3 gal.	16" hgt.	30' o.c.	Full, Matched	
LR2	125 <i>Ligustrum japonicum</i> 'Recurvifolium' / Wax leaf Ligustrum	3 gal.	2" hgt.	3' o.c.	Full, Matched, Dense	
OF	3 <i>Osmanthus x fortunei</i> / Fortunei Osmanthus	15 gal.	4" hgt.	3' o.c.	Full, Matched	
RC	18 <i>Rhododendron calendulaceum</i> / Flame Azalea	3 gal.	24" hgt. x 24" sprd	4' o.c.	Full, Matched	
RK	209 <i>Rosa</i> x 'Pink Double Knockout' / Pink Double Knockout Rose	7 gal.	2" hgt.	2.5' o.c.	Full, Matched	
Ground Covers						
Quantity	Botanical/Common	Container	Min. Size	Spacing	Remarks	
C2	1,247 <i>Carex flaccida</i> / Bristly Cattail Sedge	1 gal.	12" hgt.	18" o.c.	Well Rooted	
CT	34,685 <i>Cynodon dactylon</i> 'Titi 419' / Bermuda Grass	5" SOD			Well Rooted	
HO	182 <i>Hemerocallis</i> x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	18" hgt.	12" o.c.	Well Rooted	
JB3	712 <i>Juncea inflexus</i> 'Blue Arrow' / Blue Arrow Juncea	1 gal.	18" hgt.	18" o.c.	Well Rooted	
LS2	9,459 <i>Liriope muscaris</i> 'Super Blue' / Super Blue Liriope	1 gal.	18" hgt.	12" o.c.	Well Rooted	
MSG	578 <i>Miscanthus sinensis</i> 'Gracillimus' / Maiden Grass	3 gal.	18" hgt.	36" o.c.	Well Rooted	
RS	816 4"-6" Medium Rounded River Stone / 4"-6" Medium Rounded River Stone	5"			Well Rooted	
SC	475 Seasonal Color / Seasonal Color	4" pot		12" o.c.	Well Rooted	
SEED	75,057 Hydroseed Mix / Slope Stabilization	5"			Well Rooted	
TA	2,709 <i>Trachelospermum asiaticum</i> 'Asiatic' / Asiatic Jasmine	1 gal.	18" o.c.		Well Rooted	

PLANT PALETTE



MAGNOLIA
GRANDIFLOA
'D.D. BLANCHARD'



METASEQUOIA
GLYPTOSTROBOIDES



CARPINUS
BETULUS



ULMUS
AMERICANA
'PRINCETON'



DISTYLIUM
VINTAGE JADE



ROSA
RADRAZZ



ILEX CORNUTA
'NEEDLEPOINT'



TRACHELOSPERMUM
ASIATICUM

PLANT PALETTE - NATIVES



CAREX
RADIATA



HYDRANGEA
ARBORESCENS



ILLEX GLABRA



HYDRANGEA
PANICULATA



RHODODENDRON
CANESCENS



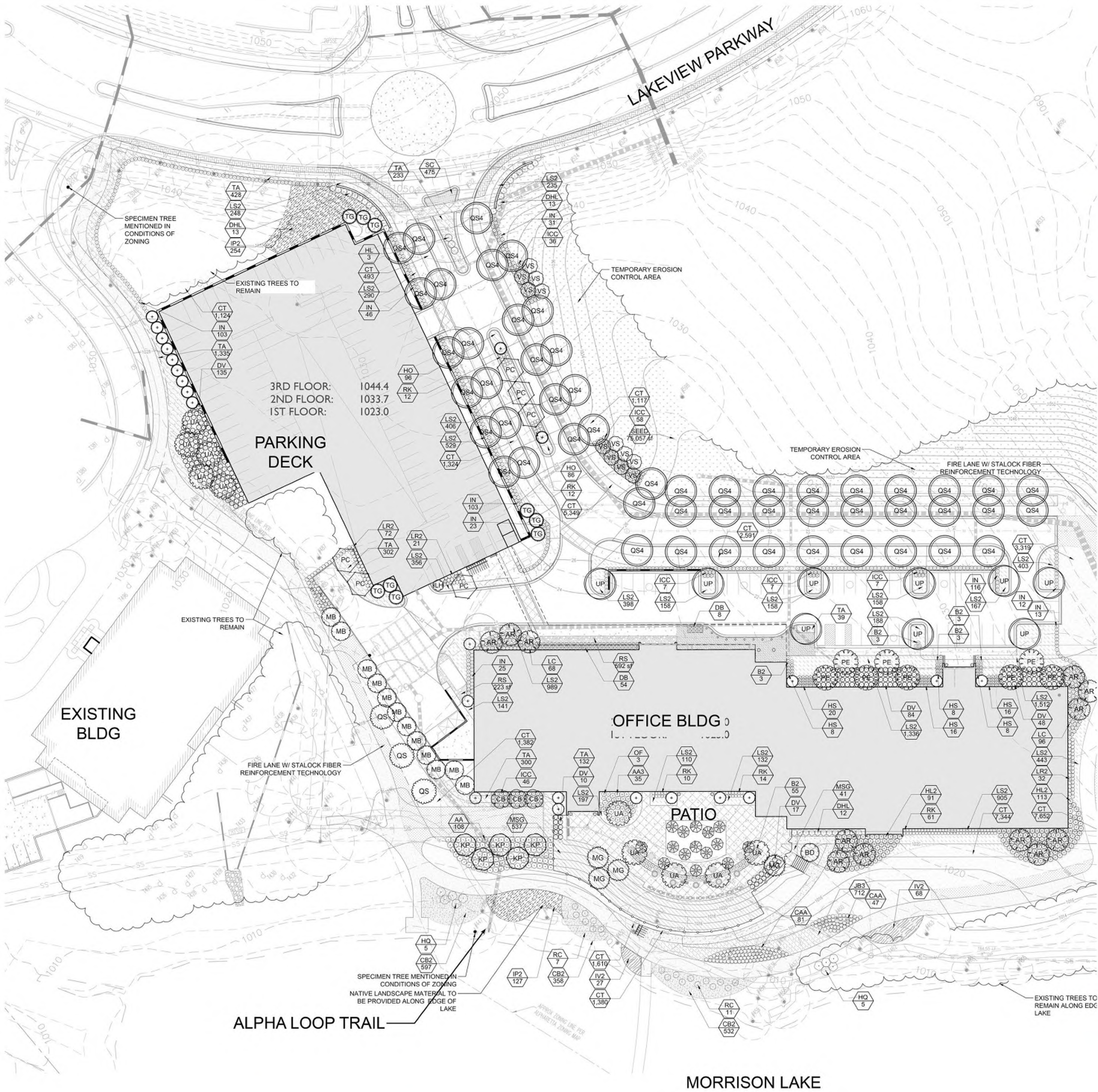
MUHLENBERGIA
CAPILLARIS



SCHIZACHYRIUM
SCOPARIUM



SISYRINCHIUM
'BLUE NOTE'

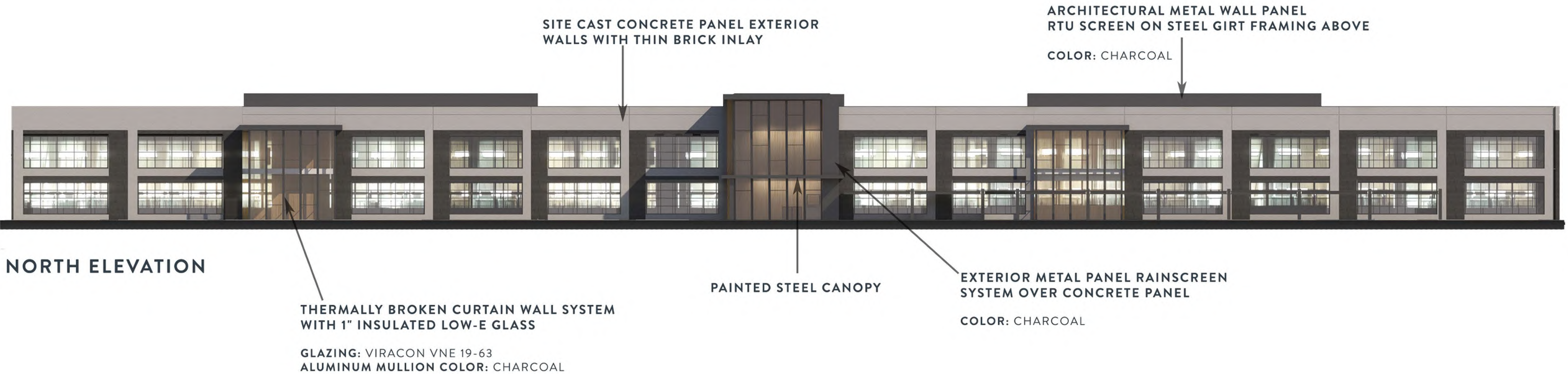


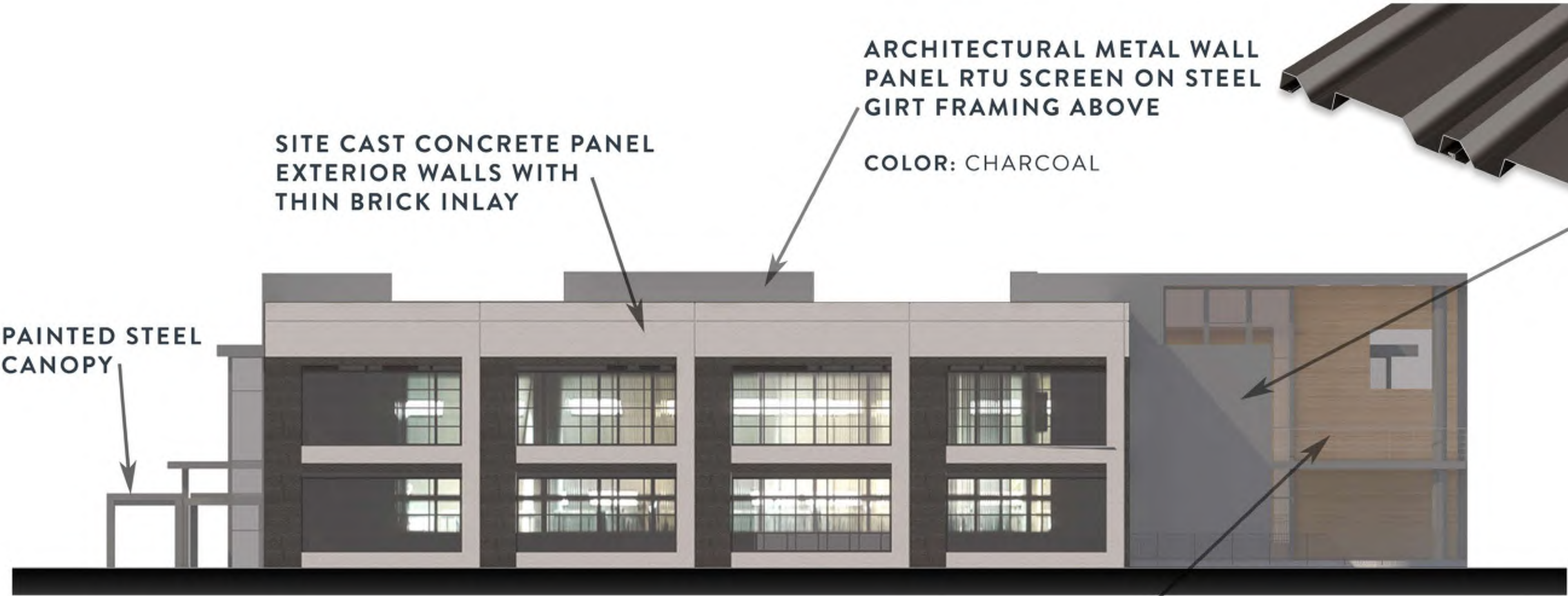






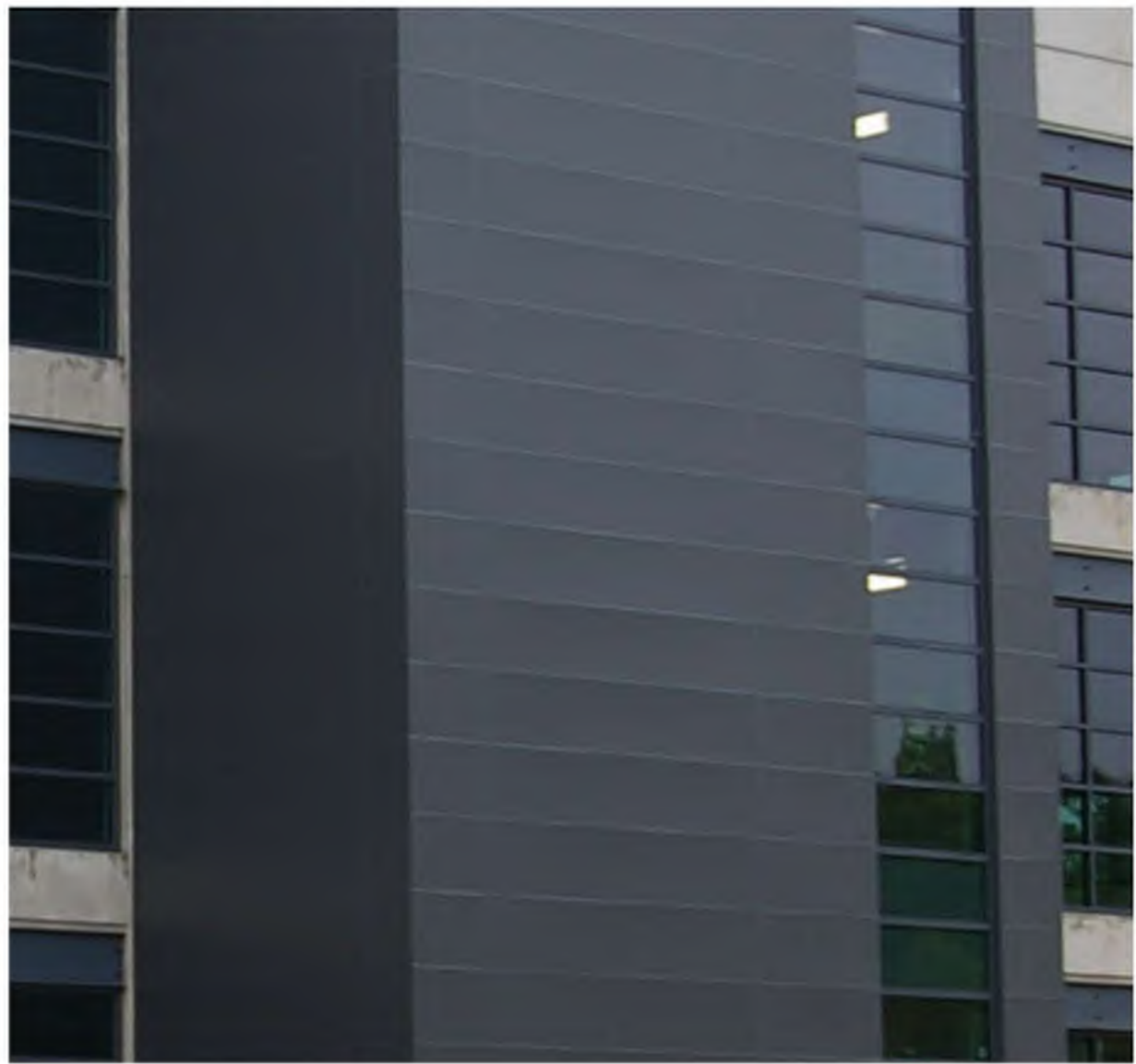
1 MAY 2020





WEST ELEVATION

EXTERIOR METAL PANEL RAINSCREEN SYSTEM OVER CONCRETE PANEL
COLOR: CHARCOAL



5" WIDE METAL WORKS LINEAR EXTERIOR PANELS BY ARMSTRONG TO MATCH INTERIOR WOOD PANEL COLOR (OAK)

THERMALLY BROKEN WINDOW WALL SYSTEM WITH 1" INSULATED LOW-E GLASS

GLAZING: VIRACON VNE 19-63
ALUMINUM MULLION COLOR: CHARCOAL



8" TALL FIBERGLASS PANEL CAST IN CONCRETE ABOVE WINDOW WALL
COLOR: CHARCOAL



3/4" THIN BRICK INSET IN CONCRETE PANEL
MANUF: TAYLOR CLAY
COLOR: BLACK ONYX
TEXTURE: WIRECUT
SIZE: MODULAR



EAST ELEVATION

Building setback 25' from property line along Lakeview and Morrison as part of tree preservation

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings (+/- 55' height)

Parking deck structures built into slope taking advantage of existing topography to allow only one level of deck to be visible from Lakeview Parkway - architectural treatment and screening of decks where visible from street

Existing office building - 6 stories with 154,400 sf

12' wide Alpha Loop path connecting through development along lake frontage (0.93 miles)

Plaza area paved to accommodate food trucks

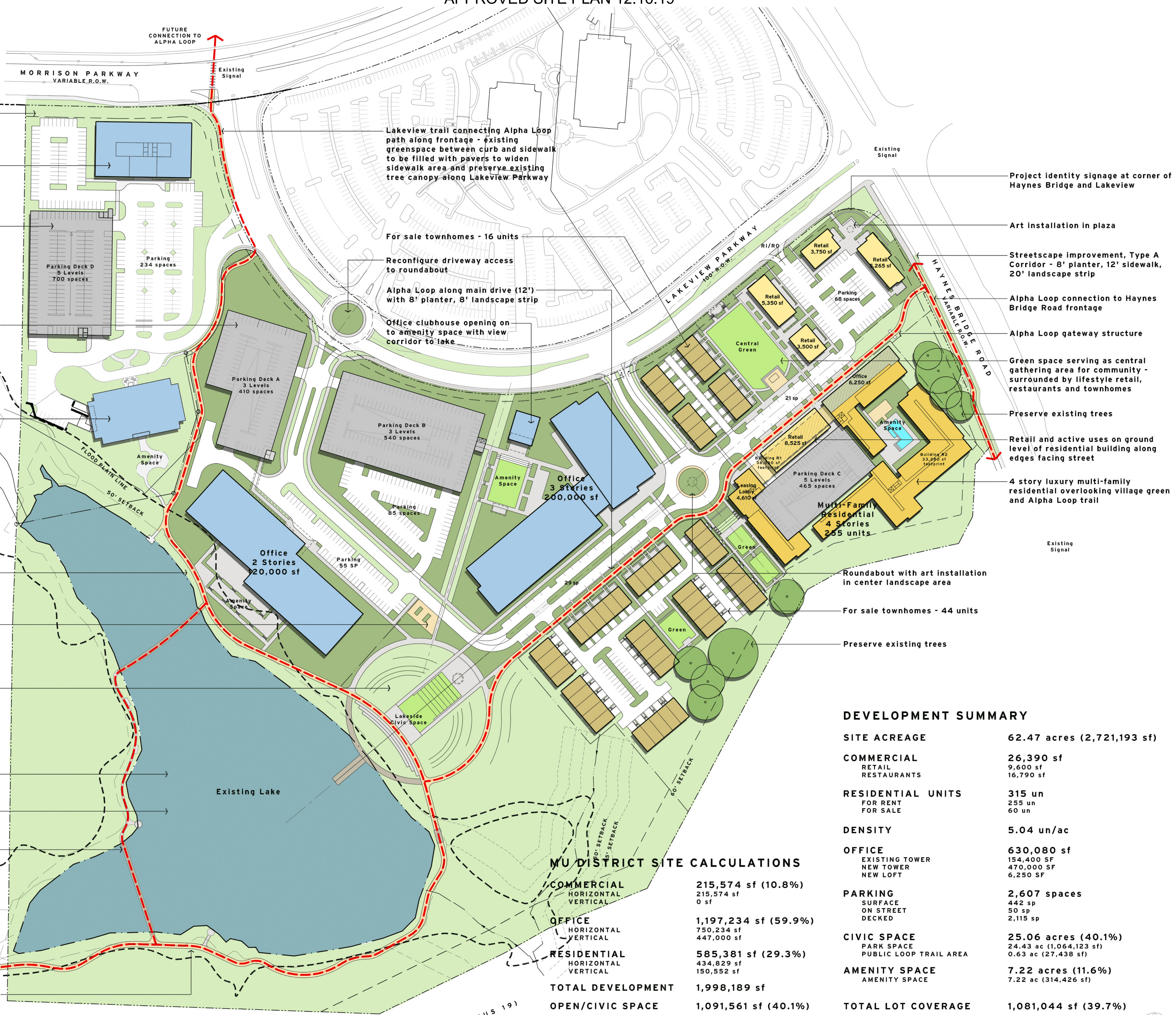
Civic space connecting development to lake with plaza area, pier, and terraced amphitheater seating

Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of Alpha Loop path



MU DISTRICT SITE CALCULATIONS

COMMERCIAL	215,574 sf (10.8%)
HORIZONTAL	215,574 sf
VERTICAL	0 sf
OFFICE	1,197,234 sf (59.9%)
HORIZONTAL	750,234 sf
VERTICAL	447,000 sf
RESIDENTIAL	585,381 sf (29.3%)
HORIZONTAL	434,829 sf
VERTICAL	150,552 sf
TOTAL DEVELOPMENT	1,998,189 sf
OPEN/CIVIC SPACE	1,091,561 sf (40.1%)

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	26,390 sf
RETAIL	9,600 sf
RESTAURANTS	16,790 sf
RESIDENTIAL UNITS	315 un
FOR RENT	255 un
FOR SALE	60 un
DENSITY	5.04 un/ac
OFFICE	630,080 sf
EXISTING TOWER	154,400 SF
NEW TOWER	470,000 SF
NEW LOFT	6,250 SF
PARKING	2,607 spaces
SURFACE	442 sp
ON STREET	50 sp
DECKED	2,115 sp
CIVIC SPACE	25.06 acres (40.1%)
PARK SPACE	24.43 ac (1,064,123 sf)
PUBLIC LOOP TRAIL AREA	0.63 ac (27,438 sf)
AMENITY SPACE	7.22 acres (11.6%)
AMENITY SPACE	7.22 ac (314,426 sf)
TOTAL LOT COVERAGE	1,081,044 sf (39.7%)

NELSON

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.nelsonww.com



360 TECH VILLAGE

TPA Group
Crawford Arnold
1776 Peachtree Street NW
Atlanta, GA
P | 770.436.3400

print record

06 DECEMBER 2019 - SUBMITTED FOR ZONING

revisions

date 06 DECEMBER 019 job number 1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-19

SUBMITTED FOR ZONING

360 Tech Village Aerial 12.5.19



360 Tech Village Retail 12.5.19



360 Tech Village Multi-Family 12.5.19



TPA 360 Tech Village Townhomes 12.5.19



TPA DRB Conditions:

FINAL CONDITIONS:

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Nelson, revised 12/6/2019 (SP-18), subject to the approved conditions.
2. Architectural style of all buildings shall be substantially similar to submitted renderings prepared by Nelson, with non-residential buildings approved by the DRB and residential buildings approved by Staff
 - e. Parking Decks – Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping, as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
16. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA Group/360 Tech Village Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2019 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
17. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.

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: LWU TPA GA 400 LLC

Location Address: 1776 Peachtree Street, Suite 100, Atlanta, GA 30309

Mailing Address: Same as above

City: Atlanta State: GA Zip Code: 30309

Contact For All Notifications: Tyler Wakefield

Contact Telephone: 770 - 436 - 6016 Mobile Telephone: 770 - 356 - 3274

Fax: 770 - 436 - 3484 Email: twakefield@tpa-grp.com

Contact's Relation To Business: Manager

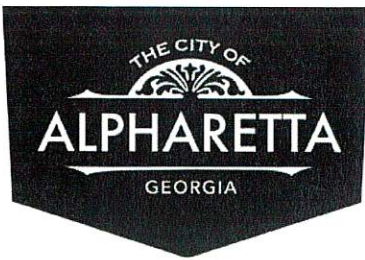
This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: LWU TPA GA 400 LLC

Physical Address: 1776 Peachtree Street, Suite 100, Atlanta, GA 30309

Mailing Address: Same as above

City: Atlanta State: GA Zip Code: 30309

Owner Telephone: 770 - 436 - 6016 Contact Fax: 770 - 436 - 3484

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): LWU TPA GA 400 LLC Date: 4/30/20

Owner Signature: [Signature]

Property Information:

Address (If Assigned): (NOT ASSIGNED) PROJECT IS LOCATED DUE EAST OF 2325 LAKEVIEW PARKWAY

Tax ID or Map Reference Number: 12 272007440514

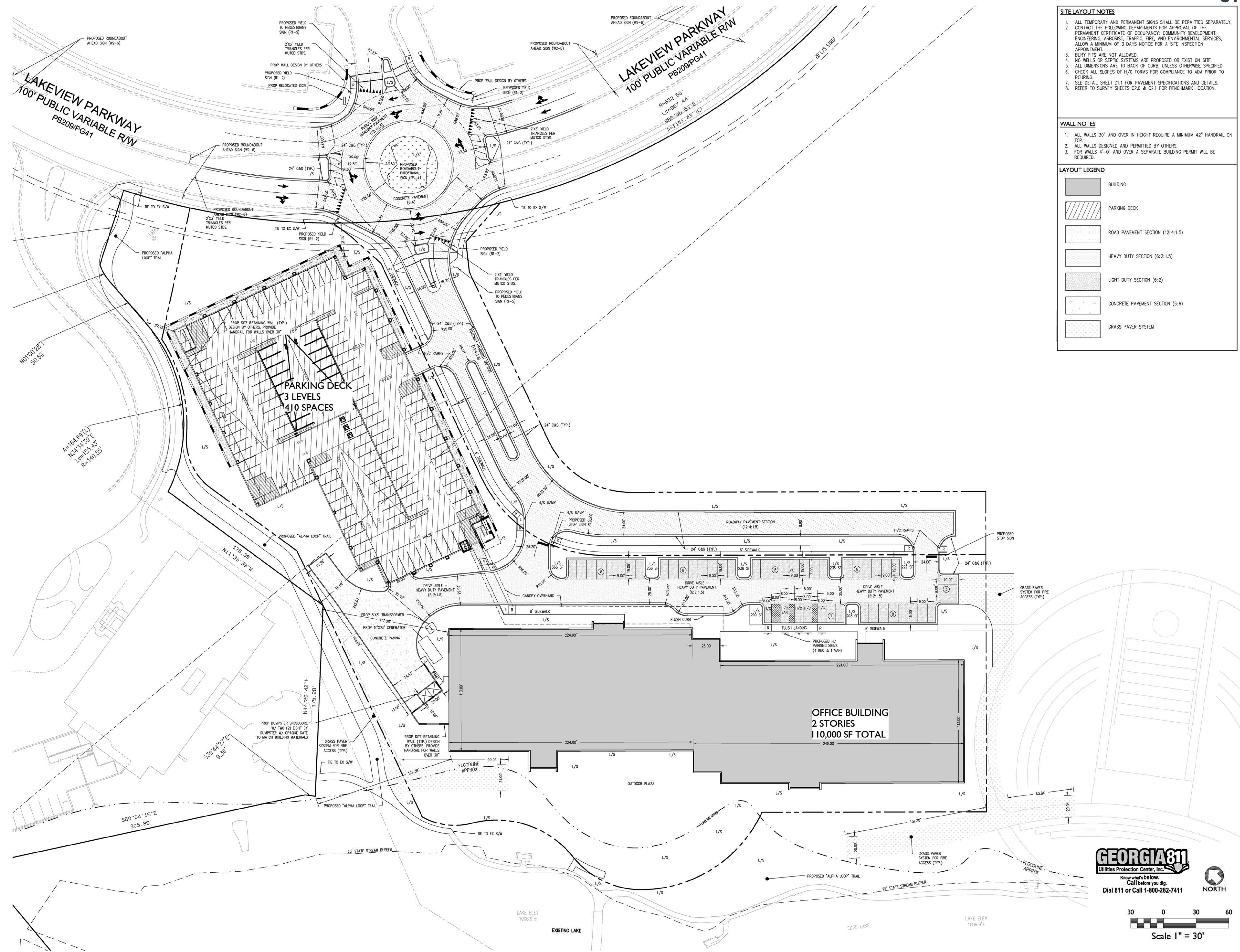
Land Lot(s): 744 & 745 District: 1 Section: 2

Existing Zoning of Property: MU Existing Uses of Property: Vacant

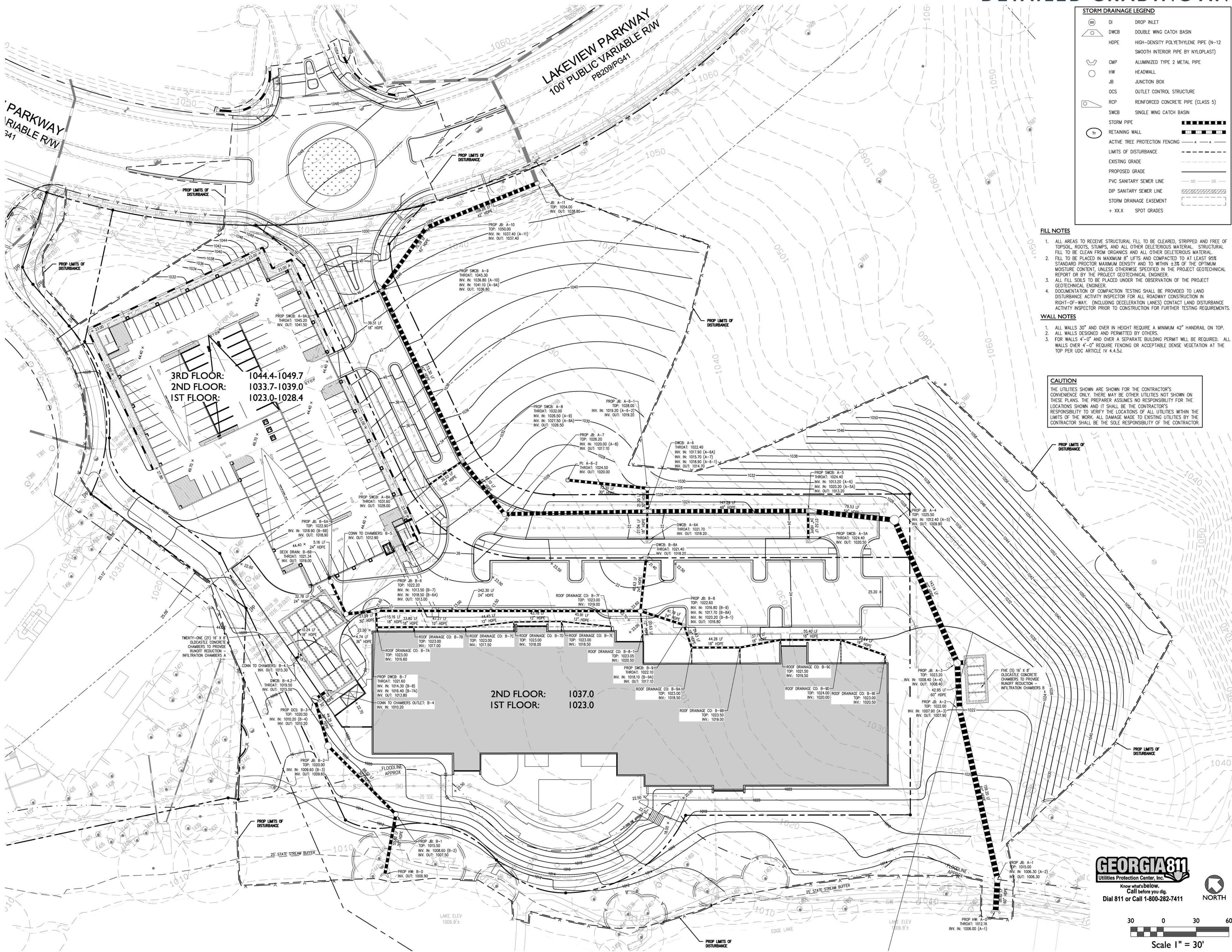
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

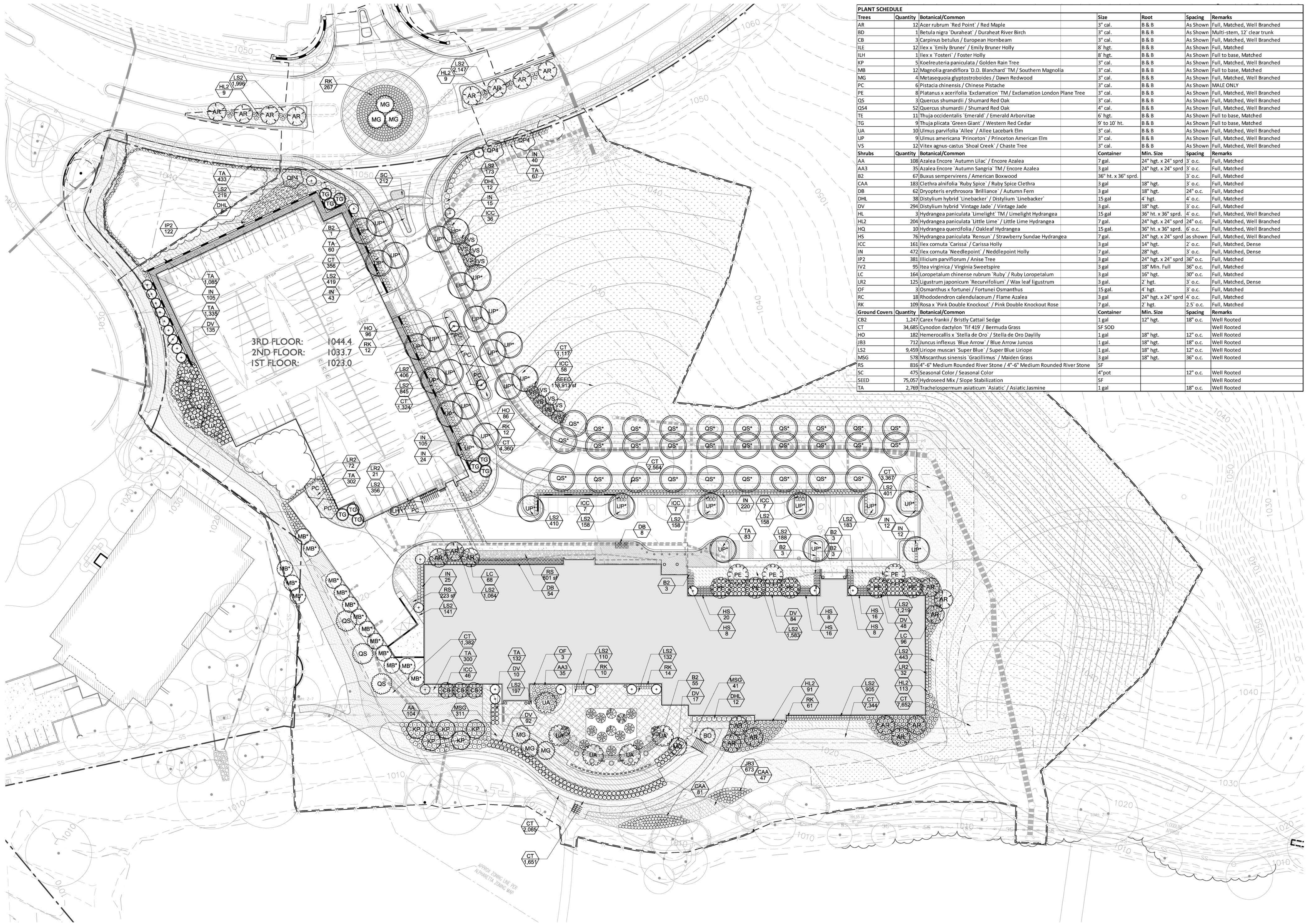
Applicant Signature: [Signature] Date: 4/30/20

Print Form



DETAILED GRADING AND DRAINAGE PLAN





HARDSCAPE PLAN - MATERIALS



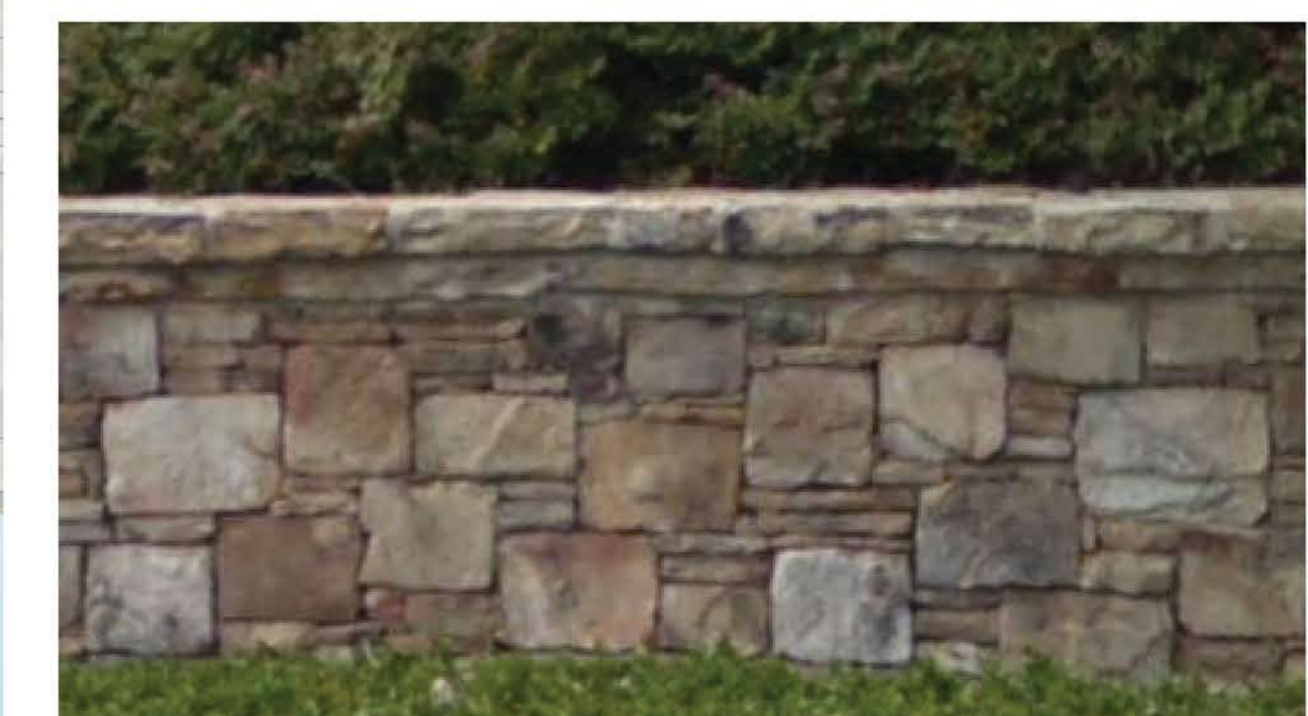
ENHANCED CONCRETE



UNIT PAVERS @ LAKEVIEW PKWY.: MANUFACTURER: BELGARD. STYLE: HOLLAND STONE. 4" X 8": COLOR - AVONDALE: PATTERN - HERRINGBOND



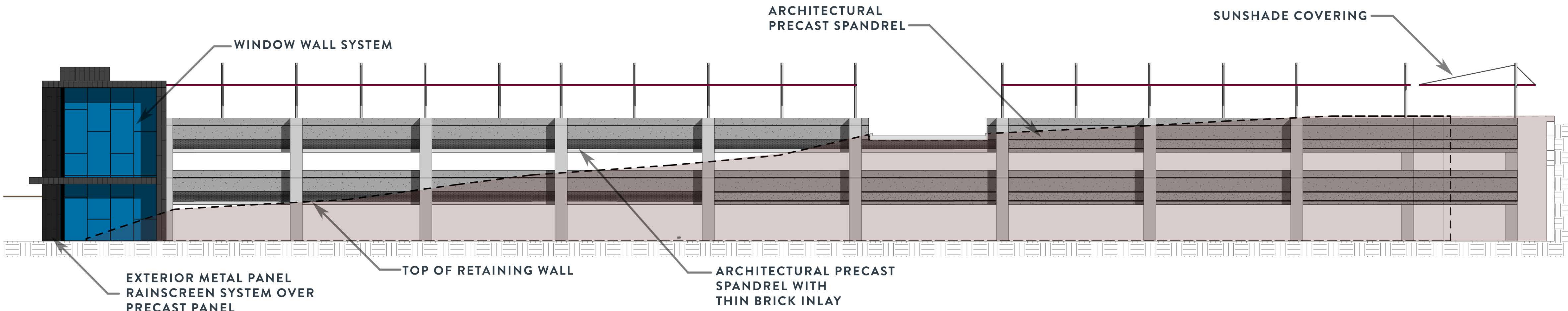
STALOK FIBER REINFORCEMENT TECHNOLOGY



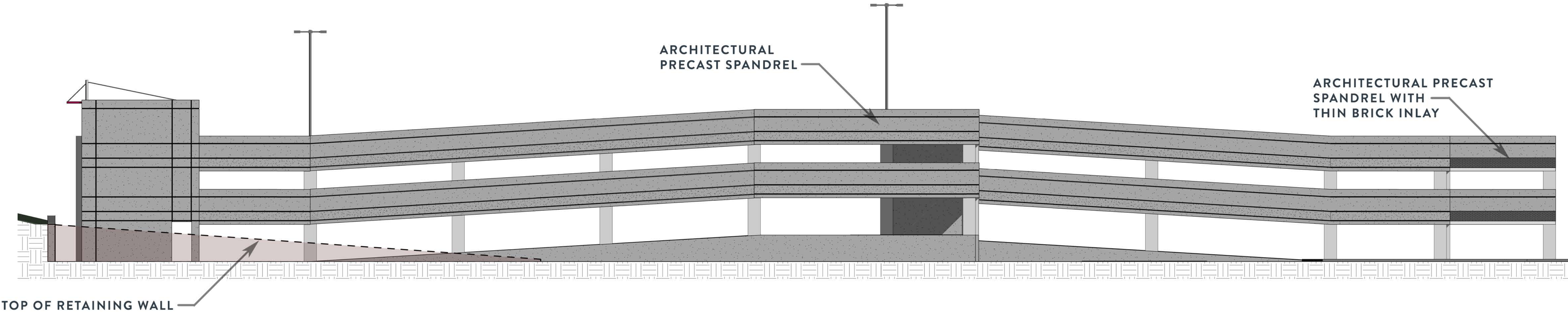
STONE WALL



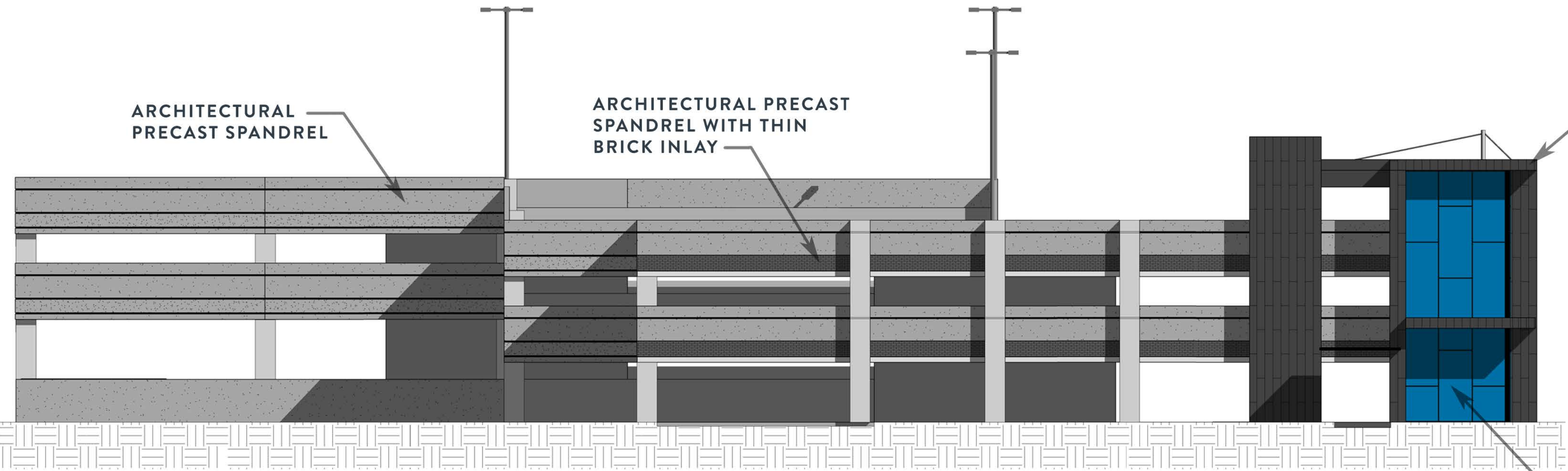




EAST ELEVATION ALONG ENTRANCE DRIVE



WEST ELEVATION ALONG ALPHA LOOP



SOUTH ELEVATION FACING OFFICE BUILDING



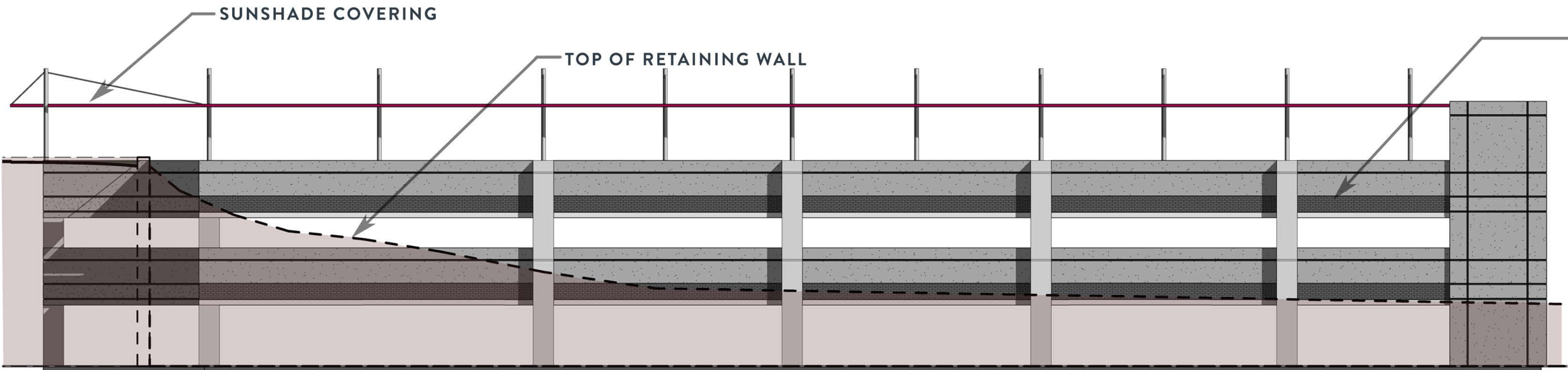
EXTERIOR METAL PANEL
RAINSCREEN SYSTEM OVER
PRECAST PANEL

COLOR: CHARCOAL



WINDOW WALL SYSTEM

GLAZING:
VIRACON VNE 19-63
ALUMINUM MULLION COLOR:
CHARCOAL



NORTH ELEVATION ALONG LAKEVIEW PARKWAY



3/4" THIN BRICK INSET
IN PRECAST PANEL

MANUF: TAYLOR CLAY
COLOR: BLACK ONYX
TEXTURE: WIRECUT
SIZE: MODULAR

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: Crust, LLC

Location Address: 131 South Main Street, Suite H

Mailing Address: 131 South Main Street, Suite H

City: Alpharetta State: GA Zip Code: 30009 - 7913

Contact For All Notifications: Stephen West

Contact Telephone: 770 - 457 - 4495 Mobile Telephone: 404 - 906 - 9467

Fax: _____ Email: steve@westarchitects.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: BUR-ROG

Physical Address: 72 Marietta Street 255 Canton Street

Mailing Address: 72 Marietta Street P.O. Box 642

City: Alpharetta State: GA Zip Code: 30009 - 1940

Owner Telephone: 770 - 778-475-9385 Contact Fax: _____

401-2136

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): Jerry Rogers (BUR-ROG) Date: 5-27-20

Owner Signature: 

Property Information:

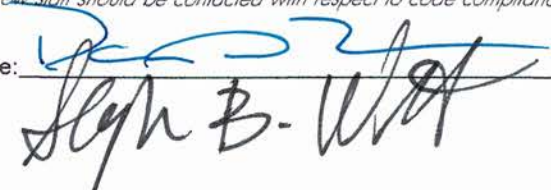
Address (If Assigned): 131 South Main Street (72 State HWY 9)

Tax ID or Map Reference Number: 12 258406951094

Land Lot(s): 694,695 District: 1 Section: 2

Existing Zoning of Property: C2 Existing Uses of Property: Strip Shopping Center

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

Applicant Signature:  Date: 27 MAY 20 27 MAY 20

Print Form

Lumark

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-

Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W [-40°C / -40°F]). High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of

installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish

Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Eaton for a complete selection of standard colors.

Efficiency Standards Notice

Select luminaires are manufactured to USA and California efficiency regulations.



WP WAL-PAK

27, 32 and 46W

LED

250 - 400W

Pulse Start Metal Halide

250 - 400W

High Pressure Sodium

WALL MOUNT LUMINAIRE



TECHNICAL DATA

UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA Ø, ARRA, Title 20 Compliant
LM79 / LM80 Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) Ø
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) Ø

SHIPPING DATA

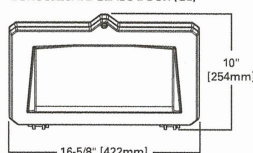
Approximate Net Weight:
32-42 lbs. (15-19 kgs.)



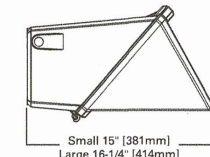
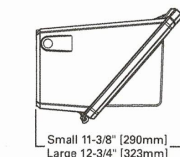
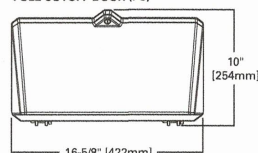
TD514018EN
March 2, 2018 10:39 AM

DIMENSIONS

BOROSILICATE GLASS DOOR (GL)



FULL CUTOFF DOOR (FC)



FULL CUT OFF FIXTURE, BRONZE FINISH AND NOTED AS ** ABOVE; LOCATED OVER DOORS AND UNDER AWNING; LIGHT SOURCE NOT VISIBLE



*www.designlights.org



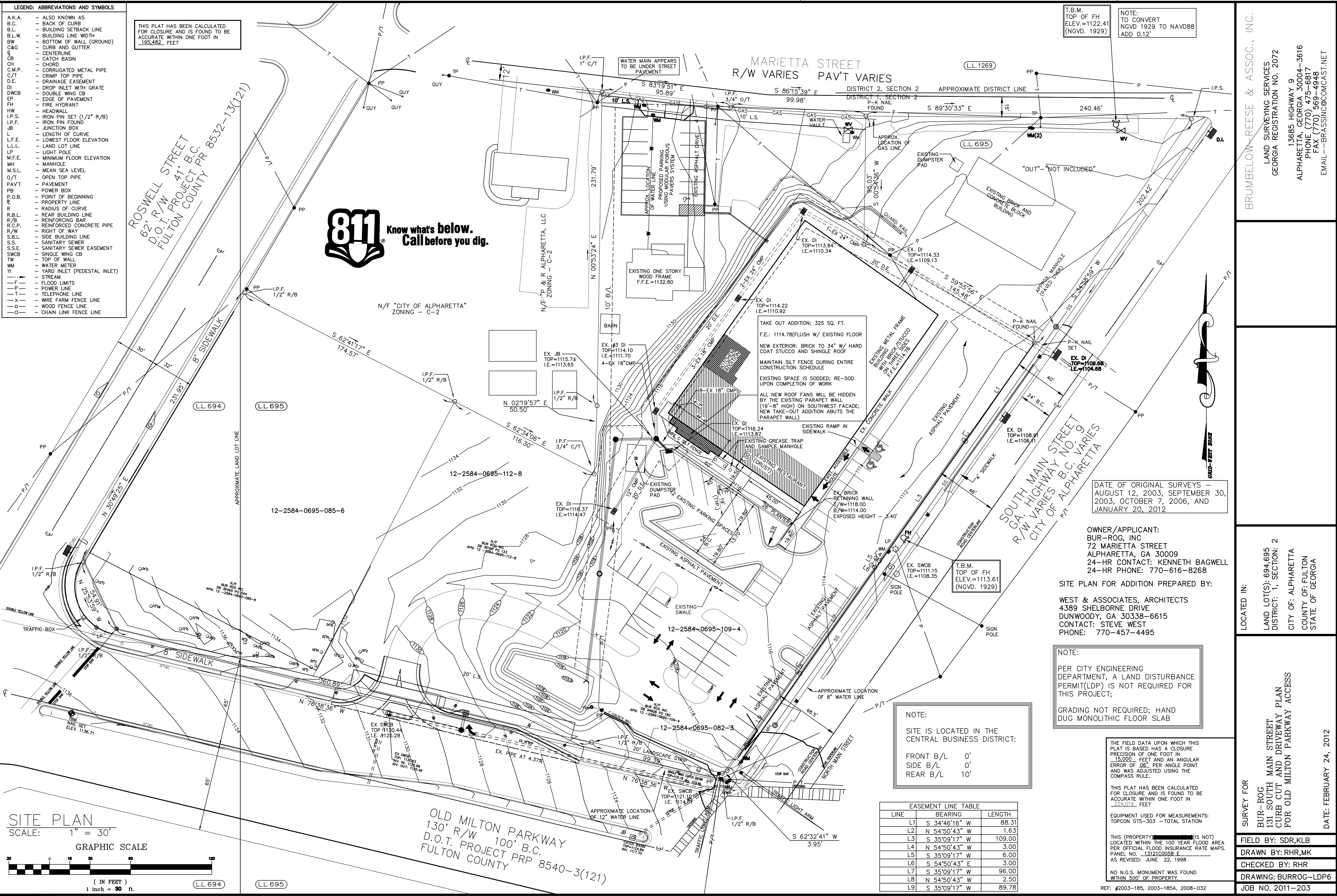
**FRONT VIEW - EXISTING
BRICK ON NEW ADDITION WILL
MATCH COLOR OF BRICK AND
MORTAR**

**VIEW OF EXISTING ROOF - ALL NEW ROOF
TOP FANS WILL BE HIDDEN BY EXISTING
PARAPET AT RIGHT**



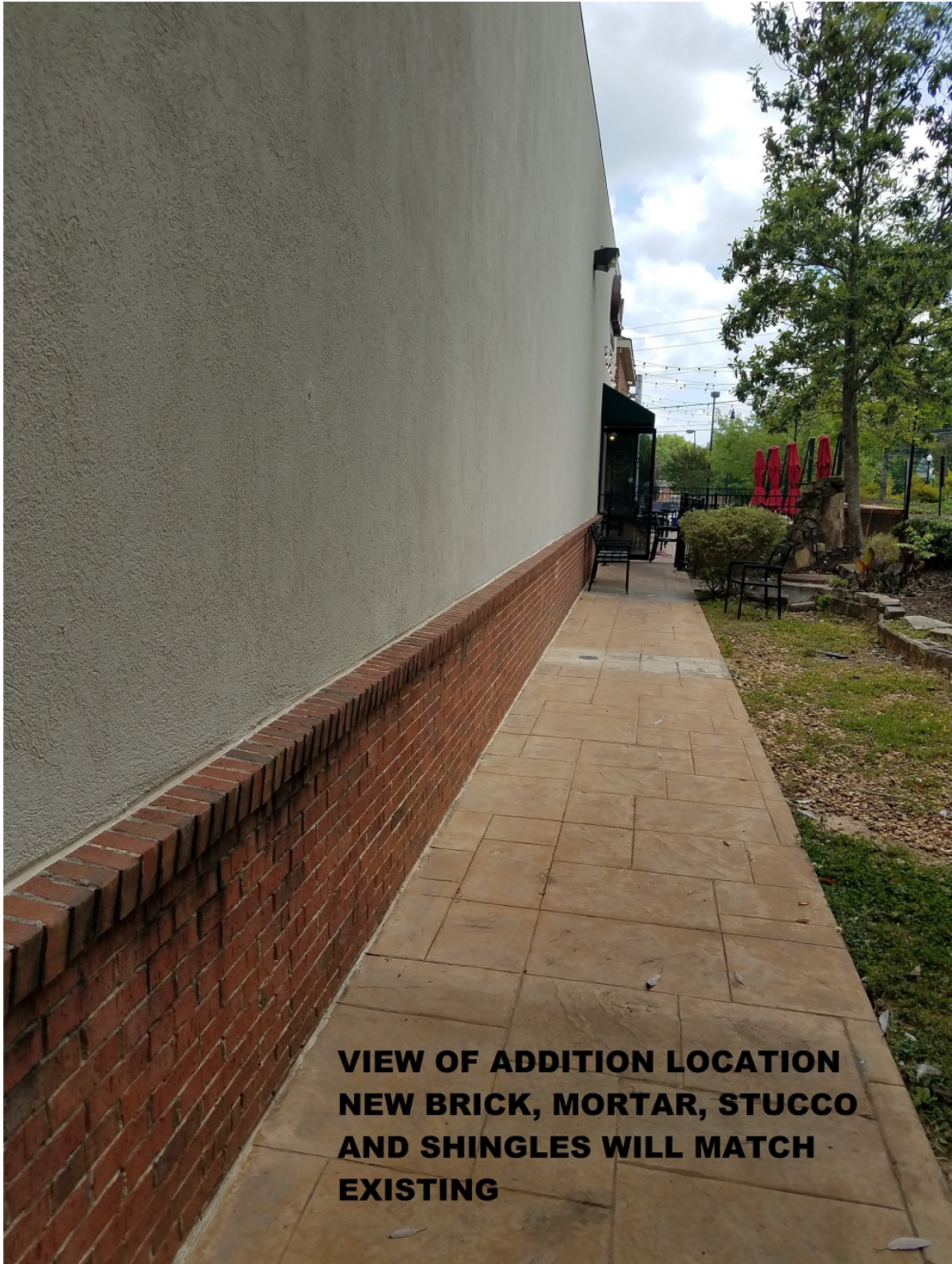
TAKE-OUT ADDITION & KITCHEN ADDITION FOR
CRUST PASTA AND PIZZERIA
131 S. MAIN STREET – SUITE H
ALPHARETTA, GEORGIA 30009-7913

NOTE:
PRINTED SCALE FOR ARB IS 1" = 80'





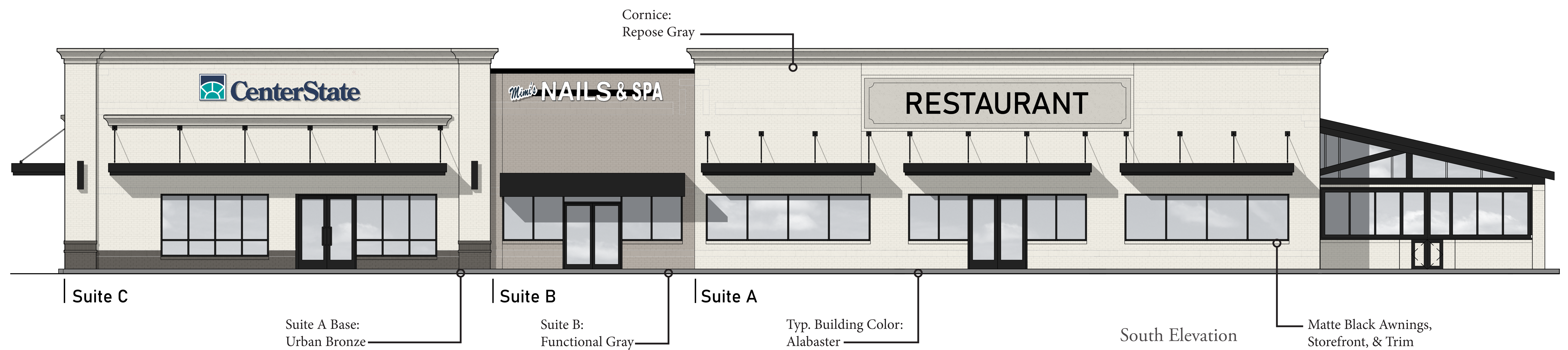
**SIDE VIEW EXISTING
NEW BRICK, MORTAR, STUCCO,
AWNING, SHINGLES, AND CORNICE
WILL MATCH EXISTING**



**VIEW OF ADDITION LOCATION
NEW BRICK, MORTAR, STUCCO
AND SHINGLES WILL MATCH
EXISTING**



West Elevation



South Elevation



East Elevation

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

Business Name: Centerstate

Location Address: 11760 Haynes Bridge Road

Mailing Address: 11760 Haynes Bridge Road

City: Alpharetta State: GA Zip Code: 30004

Contact For All Notifications: Danny Lankford

Contact Telephone: 770 - 593 - 1234 Mobile Telephone: 404 - 983 - 5851

Fax: 770 - 593 - 1533 Email: _____

Contact's Relation To Business: sign contractor

This Application For (Check all that apply):

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

Application Fees:

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

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: Stonewall Alpha III LLC

Physical Address: 11760 Haynes Bridge Road Alpharetta GA

Mailing Address: 140 BLACKLAND COURT EAST

City: MARIETTA State: GA Zip Code: 30067

Owner Telephone: 404 - 229 - 0144 Contact Fax: [REDACTED]

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

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Owner Name (Printed): Vincent Jr Kenny Date: 5/20/2020

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 11760 Haynes Bridge Road

Tax ID or Map Reference Number: 12 258406951060

Land Lot(s): 695 District: 1st Section: 2nd

Existing Zoning of Property: C2 Existing Uses of Property: retail shopping center

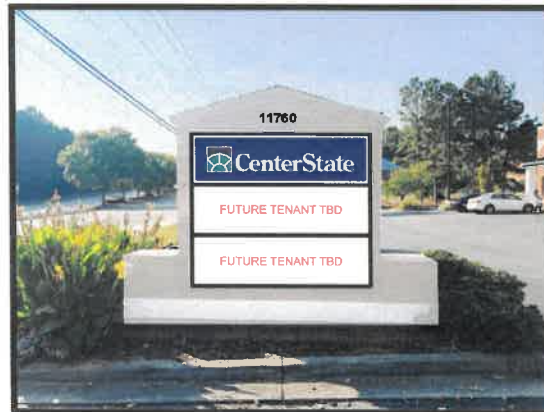
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Applicant Signature: [Signature] Danny Lankford Date: 5-28-2020

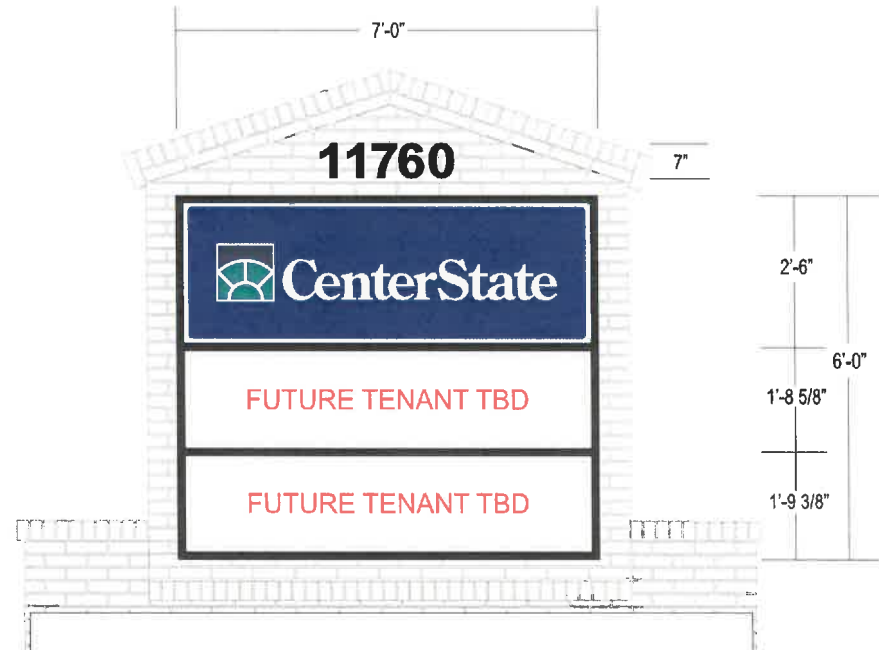
[Print Form](#)



Existing Sign



Proposed



42 Square Feet

Monument Sign Three Tenant Option

Scale 1/2" = 1'-0"

Two (2) Single Face Fabricated Aluminum Cabinets With Pan Foamed Faces and LED Internal Lighting

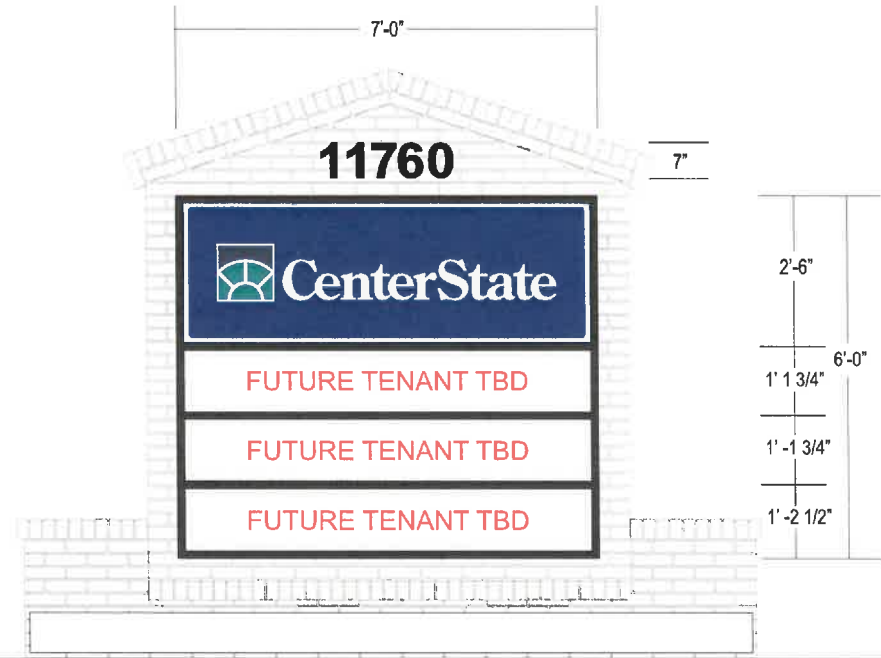




Existing Sign



Proposed



42 Square Feet

Monument Sign Four Tenant Option

Scale 1/2" = 1'-0"

Two (2) Single Face Fabricated Aluminum Cabinets With Pan Foamed Faces and LED Internal Lighting





East Elevation Wall Sign

Internally Illuminated Letters With LED Lighting

Scale: 3/8" = 1'-0"





Wall Sign 43.76 Sq. Ft.
ATM 4.0 Sq. Ft.

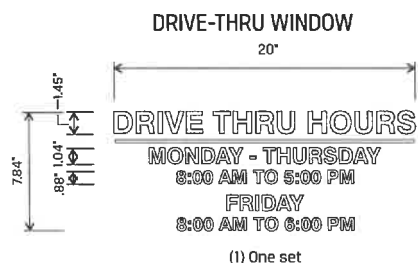


South Elevation Wall Sign

Internally Illuminated Letters With LED Lighting

Scale: 3/8" = 1'-0"

 1815 Delaney Avenue Ridge 5 Atlanta GA 30117 404.486.2111 ext 211 FAX 404.486.2117 www.miii.com	JOB NAME: CenterState Bank	DESIGNER: JMC	DATE: 9/27/2019	REVISIONS: 	CUSTOMER APPROVAL: SIGNATURE NAME	DRAWING 4 of 9
	PROJECT ADDRESS: 11760 Haynes Bridge Road, Alpharetta GA 30004	CUSTOMER REP: Mark Connell	FILE NAME: Haynes Bridge v9			



Actual Hours To Be Determined



ELEVATION

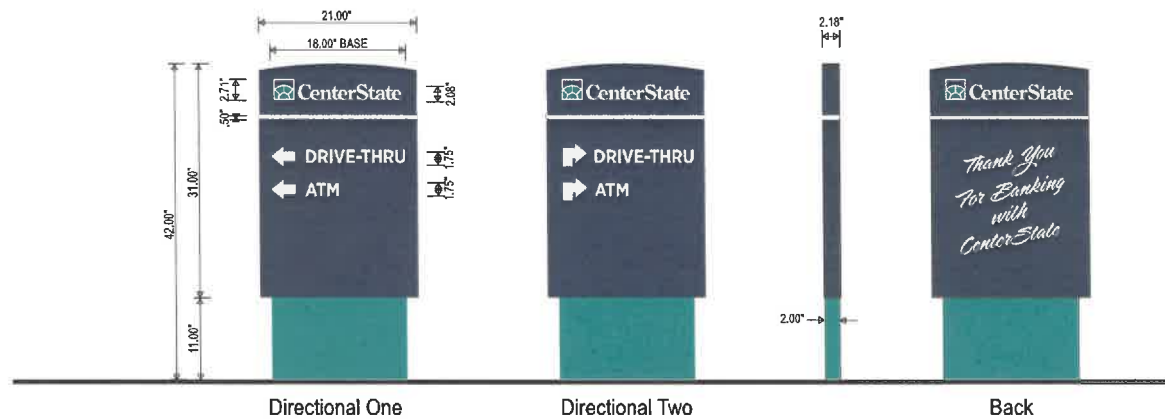
Scale: 1 1/2" = 1'-0"

Door Hours

One Set of Doors

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

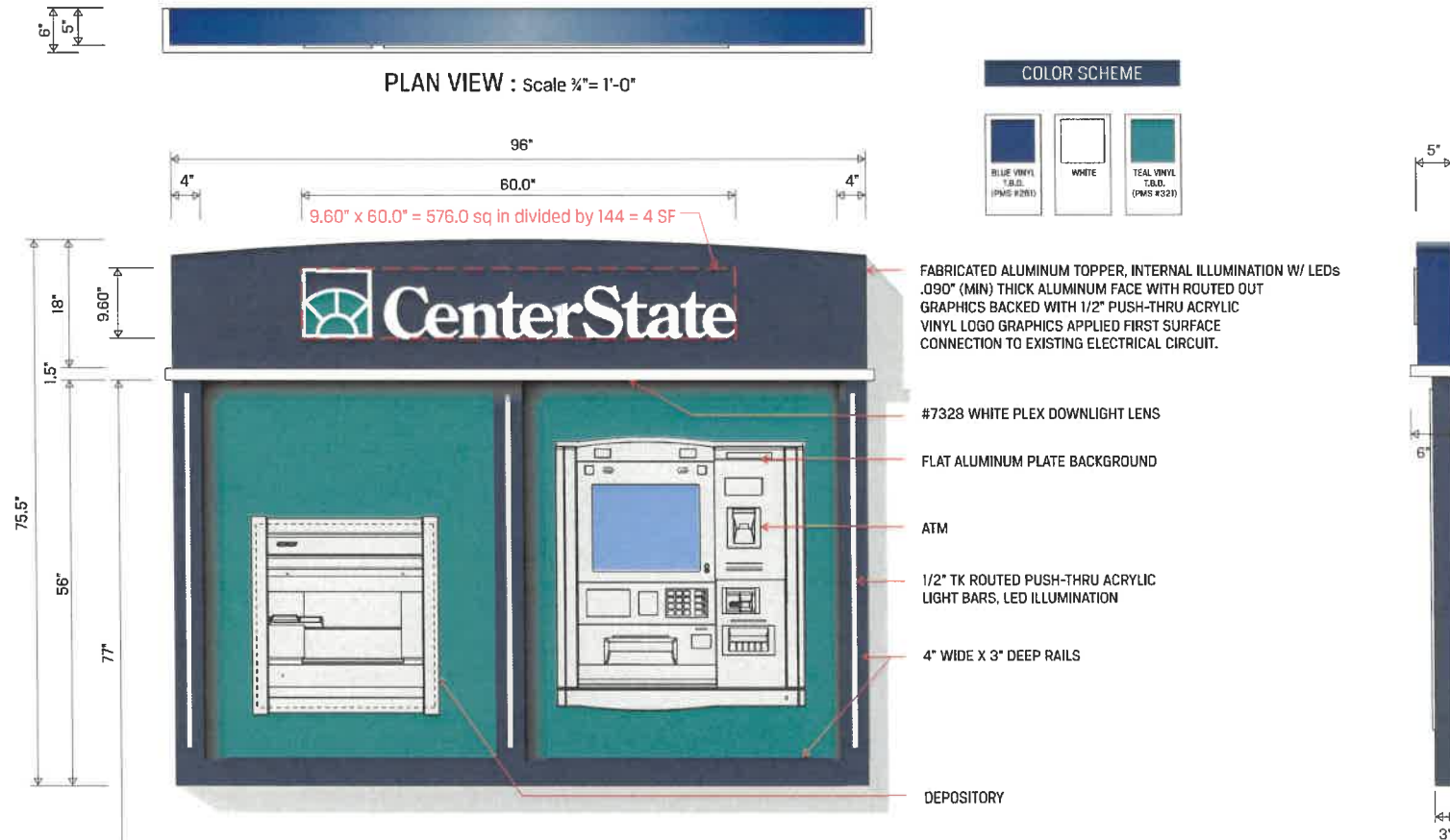




Directional Signs

Scale 3/4" = 1'-0"

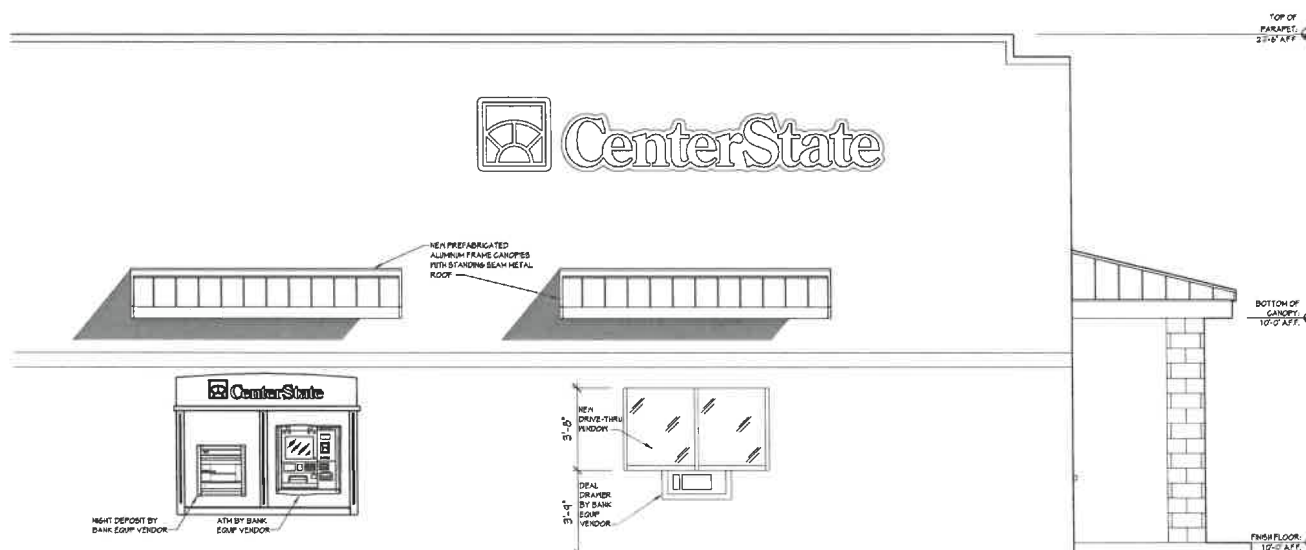
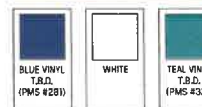
mark III signs 14750 Dillard Rd., Suite 100, Atlanta, GA 30341 404.525.1111 • FAX 404.525.1112 markiii.com	JOB NAME: CenterState Bank	DESIGNER: JMC	DATE: 9/27/2019	REVISIONS: △	CUSTOMER APPROVAL: SIGNATURE NAME	DRAWING 6 of 9
	PROJECT ADDRESS: 11760 Haynes Bridge Road, Alpharetta GA 30004	CUSTOMER REP: Mark Connell	FILE NAME: Haynes Bridge v9			





1. MANUFACTURE & INSTALL NEW ILLUMINATED ATM SURROUND.

COLOR SCHEME



SOUTH ELEVATION Scale 3/16" = 1'-0"



Scale: 3/8" = 1'-0"

 1876 Pershing Avenue, Ring 5, Alhambra, CA 91803 TEL: 626-453-1773 FAX: 626-453-2247 WWW.MIISIGNS.COM	JOB NAME: CenterState Bank	DESIGNER: JMC	DATE: 9/27/2019	REVISIONS:  _____ _____ _____	CUSTOMER APPROVAL: _____ SIGNATURE _____ NAME	DRAWING 9 of 9
	PROJECT ADDRESS: 11760 Haynes Bridge Road, Alpharetta GA 30004	CUSTOMER REP: Mark Connell	FILE NAME: Haynes Bridge v9			



DESIGN REVIEW BOARD FEBRUARY 21, 2020

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

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

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

Staff Present:

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

1. DRB190047 Stonewalk Alpha III LLC 11760 Haynes Bridge Rd review

Board Member Owens recused himself from this Application as he was not a Board Member at initial hearing.

Applicant presented review of colors and signage

- Storefront Aluminum System
- Distance between floor and ceiling of the building
- Color of the Building
 - Darker colors are the trim
 - End of building darker colors
- Canopy
- Center State Bank would like to remove the wing walls and replace them with a Storefront Aluminum System. Staff believes they would be open to putting an 18" or reasonable height kick plate at the bottom.
- Applicant stated Bank wants more open light.
- Staff stated existing wing walls are a little tall but to remove them requires DRB approval
- Staff stated different heights could help create differences in tenant buildings
- DRB stated that at the last meeting the discussion was to keep as much unpainted brick as possible and gray accents behind the signage. DRB does not feel the painted brick works with the rest of the shopping center. Needs more details. Would like accents/banding around the building to be putty gray color similar to Urban Hardware. Existing red brick to would remain, awnings will be flat black and white goes to gray.
- Staff thought painting brick might help with look of "striping".
- There was more discussion of striping and gray color
- There was discussion that DRB did not have a consensus of not painting the brick.
- DRB discussed separation of each building by using separate storefronts.
- Staff showed "BurgerFi" building as an example
- Downtown Guidelines do not allow glass storefronts in historic buildings
- DRB stated the building needs more interest
- Staff gave suggestions on how to provide differentiation of businesses including changing the roofline

- ❖ Board Member Palmer offered a motion to deny the Application as presented today
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (5-0)

DRAFT

Proposed Paint Colors for 11760 Haynes Bridge Road

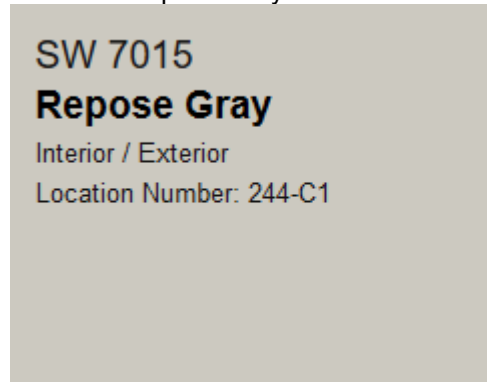
04/09/2020

Rev-1

Bank Space Cornice Alternate Paint Color:

Sherwin Williams

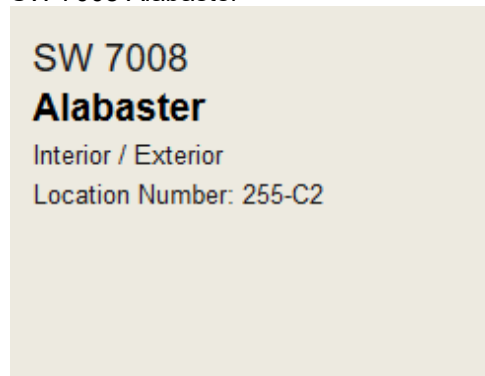
SW 7015 Repose Gray



Bank Space Main Building Color:

Sherwin Williams

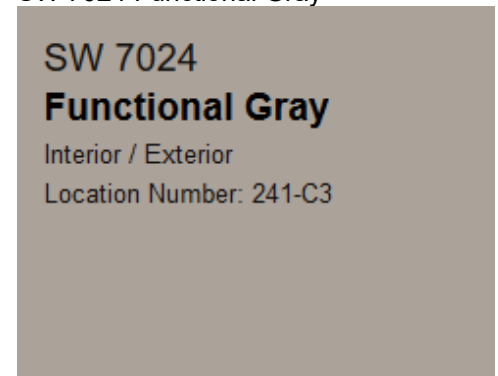
SW 7008 Alabaster



Nail Salon Color:

Sherwin Williams

SW 7024 Functional Gray



Entire elevation (top to bottom) to be painted this color.

Parapet coping to be black.

Bank Space Base Color:

Sherwin Williams

SW 7048 Urban Bronze

