DESIGN REVIEW BOARD
NOVEMBER 20, 2020

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of**
2. **September 18, 2020 Minutes**
3. **2. October 16, 2020 Meeting Minutes**

VII. PUBLIC HEARING

1. **9:10 - 9:35 DRB20038 City Alpha Loop mural**
   review of mural to meet conditions set by Council
2. **9:35 - 10:00 DRB200040 Pulte Group 299 Concord St (Old Milton @ Park St)**
   review a change in approved elevations
3. **10:00 - 10:30 DRB200042 On the Border 10575 Davis Dr**
   review exterior changes
4. **10:30 - 11:10 DRB200039 191 Roswell St**
   review exterior modifications
5. **11:10 - 11:30 DRB20043 Thai Rickshaw Restaurant Group 1495 Alpharetta Hwy**
   review new colors and exterior changes
6. ***12:00 - 12:30 Break***
7. **12:30 - 1:30 DRB200044 Carriage Kia of Alpharetta 10955 Westside Pkwy**
   review new construction
8. **1:30 - 2:00 DRB200045 Loyal Q and Brew 3655 Old Milton Pkwy**
   review new patio area
9. **2:00 - 2:30 DRB200046 STACK Data 3250 Webb Bridge Rd**
   review exterior modification to materials
10. **2:30 - 2:45 DRB200047 Alpharetta Outfitters 79 South Main St**
    roof material selection

VIII. ADJOURNMENT

DESIGN REVIEW BOARD SUMMARY
SEPTEMBER 18, 2020

ALPHARETTA CITY HALL
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I. WORKSHOP

II. CALL TO ORDER

Elle Taylor, Planning & Zoning Coordinator called the meeting to order at 9:15 a.m.

- ❖ Board Member Corkill nominated Frank Schwing as Chair for this meeting
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (5-0-1) (Schwing)

III. ROLL CALL

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

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator
- Tracy Ward, Historic Consultant

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IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of July 17, 2020

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

VII. PUBLIC HEARING

1. DRB200032 Ivy Brook Academy 61 Canton St

Applicant presented review of monument sign

- ❖ Board Member Corkill offered a motion to approve as submitted today with the condition that they add evergreen plantings around the base of the sign to match existing and the Applicant work with Staff on adding the address to the sign.
- The motion received a second from Board Member LeCain
- The motion was approved by a vote (6-0)

Board Member Rocco left the meeting at 9:26 a.m.

2. DRB200031 264 North Main St

Applicant presented review of exterior changes

After discussion:

- ❖ Board Member Corkill offered a motion to approve the paint as submitted today
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

There was discussion during the motion that shutters will be stained natural cedar or clear.

- ❖ Board Member Corkill offered a motion that shutter color shall be stained the natural cedar color and the applicant work with Staff on final determination of final color
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0)

- ❖ Board Member Owens offered a motion to accept the general concept of the landscape with the recommendations we have made regarding placement of using the sunshine Ligustrum with a dark liriope, suggest not using the narrow, tall plant on the corner and

DRAFT

use a tall open type of Japanese Maple in front

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

Staff suggested that "Bloodgood" Maple be planted.

3. DRB200034 Chick Fil A 2720 Old Milton Pkwy

Applicant presented a review of new drive lane canopies.

After discussion and presentation:

- ❖ Board Member Corkill offered a motion to approve canopies as submitted today with the conditions that bollard color will match the existing bollard color and the heater and fan units shall be a dark color
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0)
- ❖ Board Member Corkill offered a motion Applicant will work with Staff on the landscaping. Any damaged or destroyed shall be replaced. Any tree removal shall be accessed for viability before and after
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

4. DRB200036 Davis Group 0 Davis Dr

Board Member Rocco returned to the meeting at 11:20 a.m.

Applicant presented review of new 3 building project

After discussion of:

- Site Location and Existing Site Photos
- Site Plan
- Signage
- Foundation Wall
- Visibility of Walls
- Street parapet elevation
- Site Line from walls looking up
- Landscape Plan
  - Needs elements that carry over
  - Plantings in Islands need to be simplified
  - Work with Arborist on Spacing of plantings

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- Underplanting issues – Limit sun loving plants, Turf Bermuda Sod

- Storage Building
  - Office building feel
  - Material samples and location on buildings
  - Glazing percentage on Spandrel
  - Height on metal parapet tops
  - Mechanical screen wall needs fenestration
  - Parapet wing walls shall appear as complete 4 sided
- Daycare Building
  - Maximum length of stucco on rear as it relates in North Point Guidelines
  - Daycare Building Design
  - Main Entrance for users faces parking lot, Storage facility
  - Left side elevation faces Davis Dr.
  - Playground location is pushed as close to building as possible
  - Material Board
  - Provide Site Line Study to Staff
  - Ensure rooftop wing walls appear complete
- Site Lighting
- Landscape Plan
  - Plant material screen wall
  - Arborist to review shrubs under trees
  - Check for future shading to not allow plants to die
  - Street Trees theme
  - Landscape retaining wall details

❖ Board Member Owens offered a motion to approve site plan as submitted

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0-1)(Rocco)

DRAFT

- ❖ Board Member Corkill offered a motion to approve the materials and elevations on the Storage Building with conditions:

  Applicant work with Staff on the glazing percentages per the Guidelines

  Work to lower the heights on metal parapets proportionally

  Add fenestration to Mechanical screen wall as discussed during the meeting

  Wing walls on the parapets shall appear to be complete and not as a false storefront on all 4 sides

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0-1)Rocco

- ❖ Board Member Palmer offered a motion to approve the elevations for the Office Building as noted in the handout today with the following exceptions:

  North Elevation 1st floor be painted a dark color or a dark color brick that matches second floor brick color

  Any furniture that is on the outside patio be approved by Staff

- The motion received a second from Board Member Owens
- The motion was approved by a vote (5-0-1)(Rocco)

- ❖ Board Member Corkill offered a motion to approve the Daycare Elevations and materials as submitted today with the following conditions

  1. Applicant shall provide a site line study
  2. Work with Staff noting that parapet wall shall not appear as a wing wall/ storefront wall.
  3. Applicant work with Staff on materials specifically stucco meeting the Design Guidelines

- The motion received a second from Board Member LeCain
- The motion was approved by a vote (5-0-1)(Rocco)

- ❖ Board Member Owens offered a motion to approve the Landscape planting plan with three conditions

  Consider plantings for the mechanical screen wall to soften it

  Review with City Arborist condition of shrubs, planted near trees

  Review areas where future shade might preclude growth of plants

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (2-3-1)(Rocco)
- The Motion failed

DRAFT

- ❖ Board Member Owens offered a motion to defer Landscaping based on comments today regarding shade trees vs sun shrubs, perennials, street tree theme and the landscape retaining wall on Davis near Westside
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0-1)(Rocco)

6. **DRB200033 First Baptist Church Alpharetta 44 Academy St**

Applicant presented review of new exterior and landscape

There was discussion of:

- Glazed Material Canopy
  - Staff Stated it is not Historic
  - Applicant stated there are precedents for it
- West Façade Landscape
- East Façade
  - Remaining as is for most part
  - Portico going from 1 canopy to 2
  - Maintain brick with updated trim
  - "Double height glazing"
  - Low sloped roof on pathway
- DRB felt front looks more contemporary
- Applicant stated white has friendlier connotation, ecclesiastical feeling
- Removal of Mansard roof
- Arch will stay
- New roof is taller
- Front window frames
- Some DRB members did not want painted brick
- Downtown Consultant
  - Needs to feel 100 -140 years old
  - Fenestration misses the intent of the guidelines
  - Would prefer Lime wash
- Lighting Plan

DRAFT

- Phases of Construction
    - Phase I -Top of building, steeple
    - Phase II – Redesign of East Lot, Relocation of Flag Pole (18 months away)
    - Phase III – 24 -36 months away
- Steeple- Electrical inside steeple to glow and up lighting
- Landscape Plan
- Patio Furniture
- Neoclassical glass canopy
- Historical details in the Commons
- Staff gave direction on up lighting

❖ Board Member Palmer offered a motion to approve Phase 1 :

Replacement of roof on main sanctuary building and auditorium

Approval of steeple in packet with the condition that is painted white as shown today and any up lighting is approved by Staff

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

❖ Board Member Palmer offered a motion to defer Phase II and Phase III and remainder of project including landscape

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

7. DRB200030 Surcheros 91 South Main St

Board Member Rocco was not present for this item.

Applicant presented review of new exterior and landscape

After discussion of:

- Site
- Exterior Elevations
- Material Samples
- Drive thru canopy
- Roof plan

DRAFT

- Downtown Guidelines
- Building inspiration "Citizen Soul" building
- Landscape Plan
- Better trash enclosure
- Metal cable system for vines

❖ Board Member Palmer offered a motion to approve the elevations and materials, the 2nd elevation that was shown in meeting without Nichiha, with 2 garage doors on the side, all metal cable railing, flat awning over drive-thru and car canopy (the 2nd version)

- The motion received a second from Board Member Owens
- The motion was approved by a vote (5-0)

Murals are not part of this approval

❖ Board Member Owens offered a motion to approve the landscape plantings as presented today

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0)

Clarification: Screen, trash enclosure with evergreens, metal cables for the vines

❖ Board Member Corkill offered a motion to approve the site furniture as submitted today.

- The motion received a second from Board Member Owens
- The motion was approved by a vote (5-0)

There was discussion that the pots should be like Minnie Olivia's – galvanized tub with drainage, seasonal landscaping.

VIII. ADJOURNMENT

Chairman Schwing adjourned the meeting at 3:16 p.m.

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  - Needs to feel 100 -140 years old
  - Fenestration misses the intent of the guidelines
  - Would prefer Lime wash
- Lighting Plan
- Phases of Construction

DRAFT

    - Phase I -Top of building, steeple
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- The motion was approved by a vote (6-0)

❖ Board Member Palmer offered a motion to defer Phase II and Phase III and remainder of project including landscape

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

6. DRB200030 Surcheros 91 South Main St

Board Member Rocco was not present for this item.

Applicant presented review of new exterior and landscape

After discussion of:

- Site
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- Drive thru canopy
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- The motion was approved by a vote (5-0)

Murals are not part of this approval

❖ Board Member Owens offered a motion to approve the landscape plantings as presented today

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- The motion was approved by a vote (5-0)

Clarification: Screen, trash enclosure with evergreens, metal cables for the vines

❖ Board Member Corkill offered a motion to approve the site furniture as submitted today.

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- The motion was approved by a vote (5-0)

There was discussion that the pots should be like Minnie Olivia's – galvanized tub with drainage, seasonal landscaping.

VIII. ADJOURNMENT

Chairman Schwing adjourned the meeting at 3:16 p.m.

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DESIGN REVIEW BOARD
OCTOBER 16, 2020
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I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:03 a.m.

III. ROLL CALL

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

Staff Present:

- Kathi Cook, Community Development Director
- Morgan Rodgers, Recreation and Parks Director
- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. DRB20038 City Alpha Loop Mural

Morgan Rodgers, Director of Recreation and Parks, Cecila Gozales and Diane Greco presented review of mural to meet conditions set by Council.

There was discussion of:

- Location
- Newly formed Arts Commission
- Changes to this Mural must return to DRB per Zoning Conditions
- Cream Brick
- Sealant to prevent graffiti
- Unlit
- This is not the final artwork. Artist would like to make the flowers more organic, growing up from the ground with less white space, add ladybugs, butterflies, hummingbirds. The colors will be the same.
- DRB liked the present Mural
- Want it to be more "Instagramable"
- Required evergreen landscaping is in place
- Artist stated Evergreens block the wall from visibility of Academy Park residents
- Discussion of Council Condition for Tea Olives
- Distance from closest Academy Park residence to Mural – 250'
- Discussion that there is no visibility from homes due to woods and evergreens
- Discussion that originally the developer had discussed a tile wall but there was no budget for it
- At present time there are no funds for the Mural
- Artist needs approval of Mural to fundraise approximately $5,000.

Public Comment:

In Favor:

1. Don Welsco 450 Banbury Crossing

    1. Took a walk through the neighborhood and wall was not visible
    2. Fences along the loop- potential for Graffitti

In Opposition:
Dave Meeker 12033 Dancliff Trace
Nancy Meeker

DRAFT

Concerns:

1. Visibility from his home. The wall is located directly behind his home,
2. Pristine Area
3. Does not like Graphic " With Love, Alpharetta" on the Mural. Would like it to be kept as a nature scene.
4. What was presented originally was muted, nature idea
5. Would like to see final rendering before a decision is made

Director Cook commented:

- Visibility was established at Council. That is why they created a condition for Tea Olives to screen the wall.
- Condition
- Discussed concepts for Art presented at Council
- No condition for prohibiting a rear yard fence
- Graffiti on a private fence is an HOA issue
- Size of panels approximately 10 x 5
- Discussion of plaque on wall for donors. Staff stated that will make it a sign.

❖ Board Member Schwing offered a motion to approve the colors for the artwork as presented today with the general design of the artwork in concept with the requirement they come back with the final artwork for approval.

- Board Member Rocco seconded the motion
- The motion was approved (7-0)

There was discussion that DRB should only approve the colors. They decided that if the concept changes they need final approval from DRB.

Board Member Rocco left the meeting.

2. DRB200040 Pulte Group 299 Concord St (Old Milton @ Park St)
   Applicant presented review of change in approved elevations

There was discussion of:

- Background of Pulte Group
- 37 1/2 ' median height of commercial buildings
- 18' floor to floor on commercial buildings
- Old Edwards Inn Style
- Similar 3 story product in East Cobb is selling well
- Change to 3 story product is being requested as a market response to bring in a lower price point
- All Townhomes are 4 story

DRAFT

- Detached currently there are 3 story
- Elevation Study to compare different products

- Richness of structure with roof cover from standing seam roof. Don't like timber roof. Needs more architectural character.
- Roofline trellis feature under high voltage power lines is limiting
- Trellis feature on pedestrian connections
- Grade changes
- Relationship to existing commercial buildings
- Old Milton Parkway elevation is most important
- Consideration of more brick on Old Milton Parkway
- Added a door but it may not be visible from Old Milton Parkway
- DRB doesn't want to see the top of a roof
- 4 story Elevations Presented to and Approved by Council
- Staff read condition #30
- Side and Rear Elevation
- Landscape Planting Buffer on Old Milton Parkway
- Dressing up Old Milton Parkway side and stay with character on heights
- Presentation on end of building is important
- Dormers, Roof pitch
- Windows, shutters, roof overhangs on front elevation may help side elevation

❖ Vice-Chair Brown offered a motion to defer until the next meeting to allow Applicant to incorporate comments made today.
  - Board Member Owens seconded the motion
  - The motion was approved (6-0)

DRAFT

3. DRB200041 AVEGO Healthcare Inc 100 North Main St

Applicant presented review of new construction

There was discussion of:

- Model Views
- Photometrics Study did not cover entire site. Needs to be updated
- Concerns with lighting to neighborhood, "wash" and lighting of deck.
- Read Condition on Pecan Tree Area
- Trash enclosure
- Landscaping
- Future Cumming St connection
- Sides of parking deck

Katie Rocco returned to the meeting at 11:03 a.m.

❖ Vice Chair Brown offered a motion to approve site plan as in the packet and as presented today.
  - Board Member Palmer seconded the motion
  - The motion was approved (6-0)

There was during the motion that deck lighting is not part of site plan

❖ Board Member Schwing offered a motion to approve elevations and materials as presented today.
  - Vice Chair Brown seconded the motion
  - The motion was approved (6-0)

❖ Vice Chair Brown offered a motion to defer site lighting to come back to DRB next month.
  - Board Member Owens seconded the motion
  - The motion was approved (6-0)

There was discussion that Applicant may work with Staff also.

❖ Board Member Owens offered a motion to accept the landscaping plan that has been presented this morning.
  - Board Member Palmer seconded the motion
  - The motion was approved (6-0)

DRAFT

There was discussion on temporary wall material (modular) and whether the wall is temporary. The drawings show brick. Staff suggested calling the wall out as its own motion.

- ❖ Board Member Schwing offered a motion to defer the materials for the retaining wall on Cumming St. side of the building.
  - Board Member Corkill seconded the motion
  - The motion was approved (6-0)

- ❖ Vice Chair Brown offered a motion to approve furniture and trash enclosures as presented today with the condition that the trash enclosure has a top.
  - Board Member Owens seconded the motion
  - The motion was approved (6-0)

4. **DRB200037 Bank of America 244 South Main St**
   Applicant presented review of exterior changes

- No Lighting Approval today
- Location and Landscape around monument sign
- Face of letters current and proposed
- Width of sign/brick base
- Applicant's plan for white part of building is to be painted seam to seam, reskin and repaint. Not the entire side of the building.
- Directional signs on asphalt
- Extension of curb by driveway
- Painting upper stucco band

- ❖ Board Member Schwing offered a motion to approve ATM as presented today except the side will be painted Garbo Silver instead of red
  - Board Member Rocco seconded the motion
  - The motion was approved (7-0)

- ❖ Board Member Schwing offered a motion to approve the site plan as presented with the following change:

  Applicant will extend the curb by the driveway towards Main St and add a landscaping area along building
  - Vice Chair Brown seconded the motion
  - The motion was approved (7-0)

DRAFT

- ❖ Vice- Chair Brown offered a motion to approve the photometrics in the package today
  - Board Member Rocco seconded the motion
  - The motion was approved (7-0)

- ❖ Board Member Owens offered a motion to accept the Landscape Plan as is
  - Board Member Corkill seconded the motion
  - The motion was approved (7-0)

There was discussion during the motion that Applicant will work with Staff on evergreen shrubs around the base of the monument sign

- ❖ Board Member Schwing offered a motion to approve the monument sign as with following changes
  1. That the Brick base 24" will be wide plus a cap
  2. Applicant will work with Staff on plantings around the base
     - Vice- Chair Brown seconded the motion
     - The motion was approved (7-0)

- ❖ Vice- Chair Brown offered a motion to approve the building signage as presented today with the condition that Applicant repaints the top façade on all four sides with the same color
  - Board Member Rocco seconded the motion
  - The motion was approved (7-0)

VIII. ADJOURNMENT Chairman Kramer adjourned the meeting at 12:55 p.m.

DRAFT

MOONEY
design studio
Landscape Architecture | Planning

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

10.1.2020

RE: The Foundry FKA East Village
259 Thompson Street, Alpharetta Ga 30009
Land Lot 749 & 802, 1st District, 2nd Section
CLUP-14-07, Z-14-11, V-14-26, LDP #D150081

ATTN: CITY OF ALPHARETTA DESIGN REVIEW BOARD

On behalf of Pulte Homes, we respectfully submit a request to revise the approved architectural elevations of townhomes located at The Foundry. This modification includes a reduction in the height of the townhome structure from four floors to three, in addition to minor changes in the architectural details. The architecture is otherwise similar to the approved elevations which are of the southern historic vernacular style with significant architecture details.

This request for modification of architectural elevations is made with consideration of both the City's Downtown Master Plan and the 2035 Comprehensive Land Use Plan.

The architectural perspective renderings show that the reduced height of the townhome buildings does not interfere with the relationship of the single family residential portion of this mixed use development with the existing commercial property located immediately to the east of the project. Further, this change does not prevent engagement of the development with Old Milton Parkway. This modification is suitable in view of the zoning use and development of adjacent and nearby property.

The City of Alpharetta's 2035 Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. We believe that this variation of architecture is in line with the intent of this goal. This modification would not affect the public services or facilities, nor would it affect health safety and welfare.

The pedestrian connectivity to all uses within the development is not affected by this requested modification. The buildings along Old Milton Parkway will continue to face and engage with the street as well as provide access to the activated common areas located within the development.

We appreciate the opportunity to present this proposed modification to the Design Review Board. If we can provide you with supplemental information as you progress through your review, please do not hesitate to contact us.

Thank you,

Amanda K. Mooney, RLA
404.483.3761
amooney@mooneydesignstudio.com

MOONEY Design Studio | PO Box 8822 Atlanta, Ga 31106 404.483.7361

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: PulteGroup, Inc

Location Address: 2475 Northwinds Parkway, Suite 600

Mailing Address: 2475 Northwinds Parkway, Suite 600

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Brad Edwards

Contact Telephone: 404 - 434 - 5424 Mobile Telephone: ___ - ___ - ___

Fax: ___ - ___ - ___ Email: brad.edwards@pulte.com

Contact's Relation To Business: Director of Land Planning and Entitlements - Georgia Division

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Pulte Home Co., LLC.

Physical Address: 2475 Northwinds Pkwy

Mailing Address:

City: Alpharetta State: Ga Zip Code: 30009 -

Owner Telephone: - - 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): Jason Garrett Date: 9-30-20

Owner Signature:

Property Information:

Address (If Assigned) : 259 Thompson Street, Alpharetta Ga 30009

Tax ID or Map Reference Number:

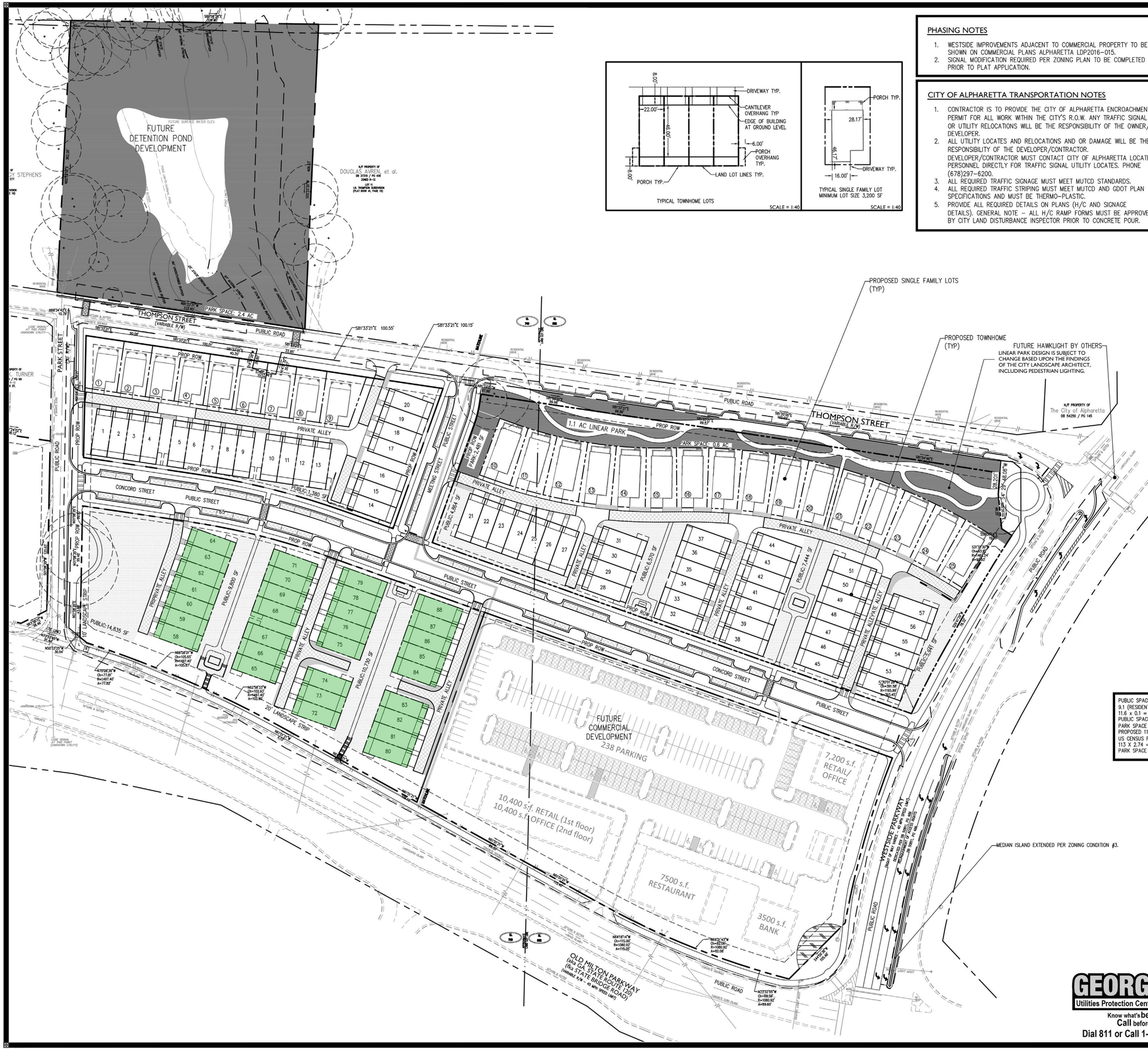
Land Lot(s): 749 & 802 District: 1st Section: 2nd

Existing Zoning of Property: MU Existing Uses of Property:

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

Applicant Signature: Date: 9-30-20

Print Form



PHASING NOTES

1. WESTSIDE IMPROVEMENTS ADJACENT TO COMMERCIAL PROPERTY TO BE SHOWN ON COMMERCIAL PLANS ALPHARETTA LDP2016-015.
2. SIGNAL MODIFICATION REQUIRED PER ZONING PLAN TO BE COMPLETED PRIOR TO PLAT APPLICATION.

CITY OF ALPHARETTA TRANSPORTATION NOTES

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678)297-6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
5. PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GENERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

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 APPOINTMENT.
3. BURY PITS ARE NOT ALLOWED.
4. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
5. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
6. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
7. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DIST. INSPECTOR PRIOR TO CONCRETE POUR.
8. CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
9. SEE SHEET D1.0 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
10. REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
11. REFER TO CITY OF ALPHARETTA STD 901 FOR ALL CITY PAVEMENT AND FOR ALL CURB AND GUTTER.
12. LINEAR PARK TO BE DESIGNED TO INCLUDE DECORATIVE PEDESTRIAN LIGHTING. PARK DESIGN IS UNDERWAY AND IS BEING COORDINATED WITH THE CITY AND ADJACENT PEDESTRIAN IMPROVEMENTS BY NORTH AMERICAN PROPERTIES.

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. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

TREE SAVE NOTES

1. 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 SAVE FENCING HAS BEEN APPROVED.
2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. ALL TREES MUST BE PLANTED AT LEAST FIVE (5) AWAY FROM ANY UTILITY LINE.

CAUTION

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

PAVING LEGEND

BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/A	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK
	PERVIOUS PAVER SECTION
	GRASS PAVERS
	AMENITY AREA
	PUBLIC/OPEN SPACE
	PARK SPACE

PUBLIC SPACE REQUIREMENT: 10% OF SITE ACREAGE
9.1 (RESIDENTIAL) + 2.5 (POND) = 11.6 AC
11.6 x 0.1 = 1.2 AC
PUBLIC SPACE PROVIDED: 1.4 AC
PARK SPACE REQUIREMENT: 1 AC/100 POPULATION GENERATED
PROPOSED 113 RESIDENCES
US CENSUS FOR ALPHARETTA 2.74 RESIDENTS / HOUSEHOLD
113 X 2.74 = 3.1 AC
PARK SPACE PROVIDED: 3.1 AC

SIGN LEGEND

"STOP" R1-1 | "YIELD" R1-2 | "NO LEFT TURN" R3-2

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

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

24-HOUR CONTACT:
BOB CHEELEY
(770) 861-4100 MOBILE

NORTH

60 0 60 120
Scale 1" = 60'

REGISTERED 06-23-16 PROFESSIONAL ENGINEER GEORGIA

AECOM
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

OVERALL SITE LAYOUT PLAN

EAST VILLAGE
- RESIDENTIAL PHASE
ALPHARETTA, GEORGIA
LDP#: D150081
FULTON COUNTY # 16-004VR

NO.	REVISIONS	DATE
1	PRICING PLANS	02-10-2016
2	CITY/COUNTY COMMENTS	03-09-2016
3	CITY/COUNTY COMMENTS	05-24-2016
4	CITY/COUNTY COMMENTS	06-09-2016
5	CITY/COUNTY COMMENTS	06-24-2016

COPYRIGHT BY AEC, INC.

PROJECT NO.: 15-3749.22
CIVIL DRAWN BY: EST, SCH, JLM
CIVIL DESIGNED BY: CJF, SLR
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - 12-04-15

SHEET
C4.0

MOONEY
design studio
Landscape Architecture | Planning

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

11.2.2020

RE: The Foundry FKA East Village
259 Thompson Street, Alpharetta Ga 30009
Land Lot 749 & 802, 1st District, 2nd Section
CLUP-14-07, Z-14-11, V-14-26, LDP #D150081

ATTN: CITY OF ALPHARETTA DESIGN REVIEW BOARD

On behalf of Pulte Homes, we respectfully submit a request to revise the approved architectural elevations of townhomes located at The Foundry. Specifically, to reduce the height of the townhome buildings from four stories to three stories. This request was initially made during October's Design Review Board meeting. At that time, the Board voted to defer approval until such time that Pulte could meet the Board's expectations for the streetscape and architecture as seen from Old Milton Parkway.

Since this last DRB hearing, Pulte Homes has modified the articulation of the architecture to address the following concerns of the Board:

- Added a gable on the far left elevation
- Added a dormer on the far right elevation
- Added metal roof to the bay on the side
- Added siding break on the side.
- Added window in the gable
- Added dormer on the rear

Pulte has also revised the 'Gateway' feature at the stairs leading to the two pocket parks:

- Pavilion features extended to provide a stronger presence along Old Milton Parkway, while being mindful of overhead power lines.
- Masonry Piers added at the base of the pavilion to enhance the aesthetic appeal of the structure.

We appreciate the opportunity to present this proposed modification to the Design Review Board. If we can provide you with supplemental information as you progress through your review, please do not hesitate to contact us.

Thank you,

Amanda K. Mooney, RLA
404.483.3761
amooney@mooneydesignstudio.com

BURGER

FOUNDRY

PulteGroup DESIGN

JOHN WIELAND HOMES AND NEIGHBORHOODS

MOONEY
design studio
Landscape Architecture | Planning

THE FOUNDRY
ELEVATION RENDERING

PulteGroup

MOONEY
design studio
Landscape Architecture | Planning

THE FOUNDRY
ELEVATION RENDERING

PulteGroup

MOONEY
design studio
Landscape Architecture | Planning

THE FOUNDRY
ELEVATION RENDERING

PulteGroup

Doors / Windows

Pantone 432C

Stucco / Painted Brick / Painted Siding Color

Pantone Cool Gray 2C

Wainscot / Cornice Color

Pantone 421C

Stucco / Painted Brick / Painted Siding Color (Brighter White Color)

Pantone 7541C

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: On the Border Mexican Grill & Cantina

Location Address: 10575 Davis Dr., Alpharetta, GA 30009

Mailing Address: 2201 W. Royal Ln., Suite 240

City: Irving State: TX Zip Code: 75063 -

Contact For All Notifications: Keith Wheaton

Contact Telephone: 517 - 974 - 3622 Mobile Telephone: 517 - 974 - 3622

Fax: - - Email: keith.wheaton@ontheborder.com

Contact's Relation To Business: Vice-President, Facilities & Construction

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		$300.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: VEREIT Real Estate, LP

Physical Address: 2325 E. Camelback Rd., 9th Floor, Attn: Legal Dept.

Mailing Address: 2325 E. Camelback Rd., 9th Floor

City: Phoenix State: AZ Zip Code: 85016 -

Owner Telephone: 602 - 778 - 8700 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): VEREIT Real Estate, L.P., a Delaware limited liability partnership (successor by merger to Cole OB Alpharetta GA, LLC
By: VEREIT Real Estate GP, LLC, a Delaware limited liability company, Its General Partner

Owner Signature: By: Karen Halpert
Karen Halpert, Authorized Officer

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: C-4 Existing Uses of Property: Restaurant

---

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

Applicant Signature: Keith Williams - On the Border Date: 10/26/2020

Print Form

ON THE
BORDER
MEXICAN GRILL
& CANTINA

ON THE
BORDER
MEXICAN GRILL
& CANTINA

ON THE BORDER
MEXICAN GRILL
& CANTINA

ON THE
BORDER

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: ***DECEMBER 9, 2019***

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

Filing Deadlines And Meeting Schedule

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

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

Filing Deadlines	Meeting Schedule
January 02, 2020	January 17, 2020
February 03, 2020	February 21, 2020
March 02, 2020	March 20, 2020
April 01, 2020	April 17, 2020
May 01, 2020	May 15, 2020
June 01, 2020	June 19, 2020
July 01, 2020	July 17, 2020
August 03, 2020	August 21, 2020
September 01, 2020	September 18, 2020
October 01, 2020	October 16, 2020
November 02, 2020	November 20, 2020
December 01, 2020	December 11, 2020

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: Gibson Construction Company

Location Address: 191 Roswell Street, Alpharetta, GA 30009

Mailing Address: 12460 Crabapple Road, Suite 202, #323

City: Alpharetta State: GA Zip Code: 30004 -

Contact For All Notifications: Margaret McBride

Contact Telephone: 404 - 402 - 1316 Mobile Telephone: 404 - 402 - 1316

Fax: - - Email: maggie@bunker.design

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 191 Roswell Street, LLC

Physical Address: 3105 Salisbury Drive

Mailing Address: 3105 Salisbury Drive

City: Alpharetta State: GA Zip Code: 30004 -

Owner Telephone: 404 - 456 - 8869 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): Daniel P. Gibson Date: 9/17/20

Owner Signature: Daniel P. Gibson Digitally signed by Daniel P. Gibson Date: 2020.09.17 09:36:15 -04'00'

Property Information:

Address (If Assigned) : 191 Roswell Street

Tax ID or Map Reference Number: 12-2583-0694-013-0

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

Existing Zoning of Property: C-2 Existing Uses of Property: Commercial / Office

---

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

Applicant Signature: Date: 09/16/2020

Print Form

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ABBREVIATION LEGEND:

BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TB	= thrust blocking
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:

= existing concrete
= existing asphalt
= existing gravel/riprap
= fire hydrant
= guy wire
= light pole
= power pole
= sanitary sewer manhole
= clean out
= transformer
= water meter
= single wing catch basin
= grate inlet
= junction box
= head wall
= buffer
= bldg setback
= fence
= overhead electric
= underground electric
= water line
= sanitary line
= gas line
= computed point

City of Alpharetta Traffic Notes

1. Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/developer.
2. All utility locates and relocations, and/or damage will be the responsibility of the developer/contractor. Developer/contractor must contact City of Alpharetta Locate Personnel directly for traffic signal utility locates. Phone 678-297-6200.
3. All required traffic signage must meet MUTCD standards.
4. All required traffic striping must meet MUTCD and GDOT plan specifications and must be thermo-plastic.
5. Provide all required details on plans (HC and Signage details). General note: All HC ramp forms must be approved by City Land Disturbance inspector prior to concrete pour.
6. If signs, striping, and modifications to traffic control are required as a part of development, construction should be complete and approved by the City traffic engineer prior to issuance of Certificate of Occupancy.

City of Alpharetta Fire Marshal Notes

1. During construction and for Permanent Access, roadways constructed of an all-weather surface capable of supporting 75,000 pounds gross weight shall be provided per International Fire Code, Chapter 5, Section 503.2.3, 2012 Edition.
2. Fire Hydrants and Water Mains are to be installed, flushed and under pressure before any combustible construction is started.

Waste Generation Calculation

A. Office, No Food Service, 1 lb/100 SF
2,026 SF / 100 = 20 lbs per day
B. Assume one trash pickup day:
20 lbs per day x 7 days = 140 lbs per weekly trash pickup
B. 150 lbs / CY and 1 CY = 205 gallons
C. 1 rolling cart container will be stored behind the building.

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Contact: Brian King
Phone: 770-442-0500
brian@engineering303.com

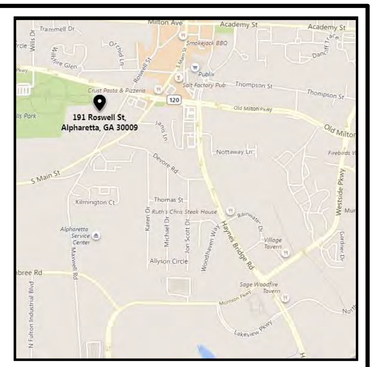
Developer

Gibson Construction
12460 Crabapple Road
Alpharetta, GA .30004
24 Hour Contact:
Mr. Dan Gibson
Phone: 404.456.8869

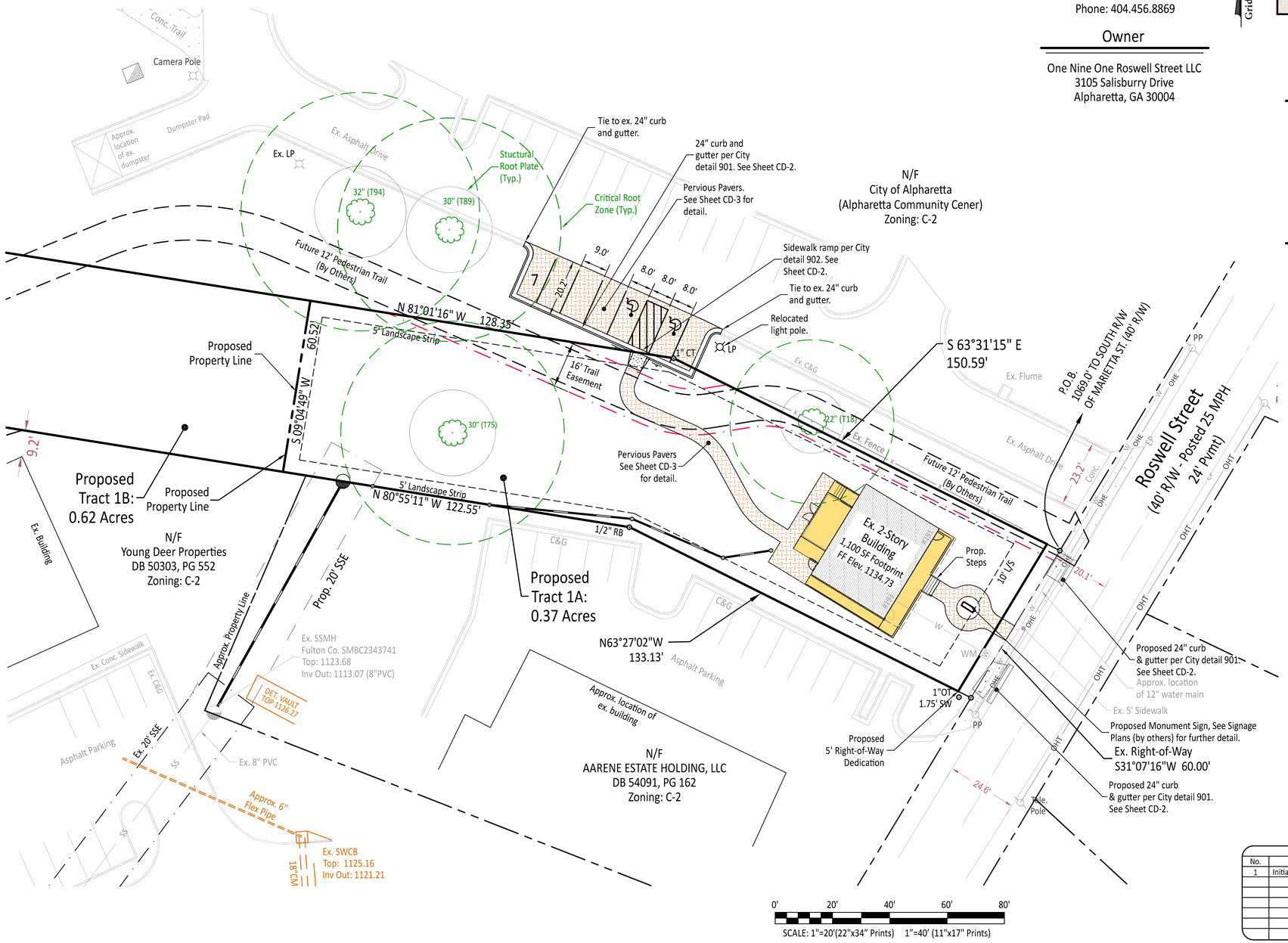
Owner

One Nine One Roswell Street LLC
3105 Salisburry Drive
Alpharetta, GA 30004

Grid-Ga West



LOCATION MAP
NOT TO SCALE



SCALE: 1"=20'(22"x34" Prints) 1"=40' (11"x17" Prints)

Site Area

Total Site Area: 0.99 Acres
Proposed Parcels:
Tract 1A: 0.36 Ac (15,770 SF)
Tract 1B: 0.62 Ac (27,000 SF)
Proposed Dedicated R/W: 300 SF

Disturbed Area

Offsite: 9,706 SF
Onsite: 5,386 SF
Total: 15,092 SF (0.35 Acres)

Site Information

Address: 191 Roswell Street
Parcel ID: 12 258306940130
Zoning: C-2, General Commercial
Overlay District: Downtown
Proposed Use: Office
Parking Special Exception: E-18-08
Building Setbacks:
Front: Conditional
Side: Conditional
Rear: 10'

Landscape Strips:
10' adjacent to Roswell Street
5' Exterior Property Lines

Required Parking:
Per Overlay: 3 spaces/1,000 GSF: 16 spaces

Proposed Parking: 7 spaces including 2 HC

Legend

Proposed Building Addition
Proposed Pervious Pavers

Revisions:		
No.	Description	Date
1	Initial Submittal	12-20-19

Drawn: RL
Date: 12-20-19
Sheet
Site-1
Project Number
18-4404

Engineering 303

Site Plan for:
Dan Gibson

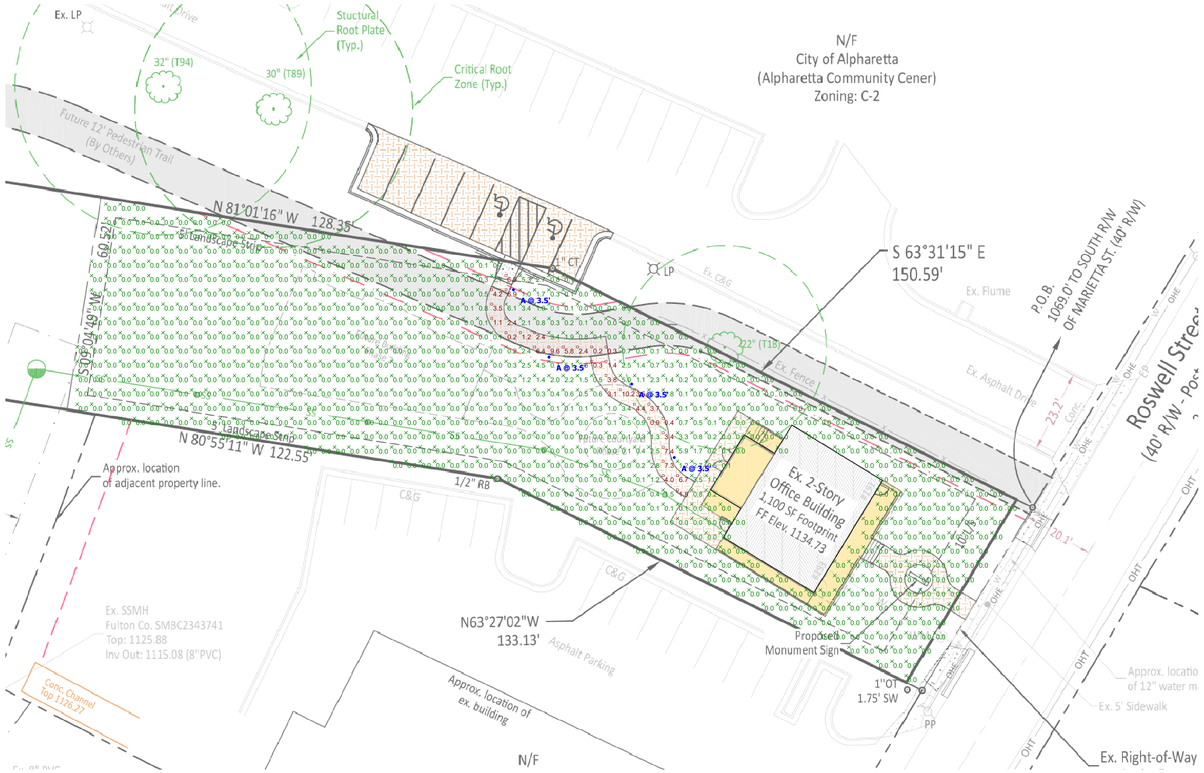
191 Roswell Street

City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 694

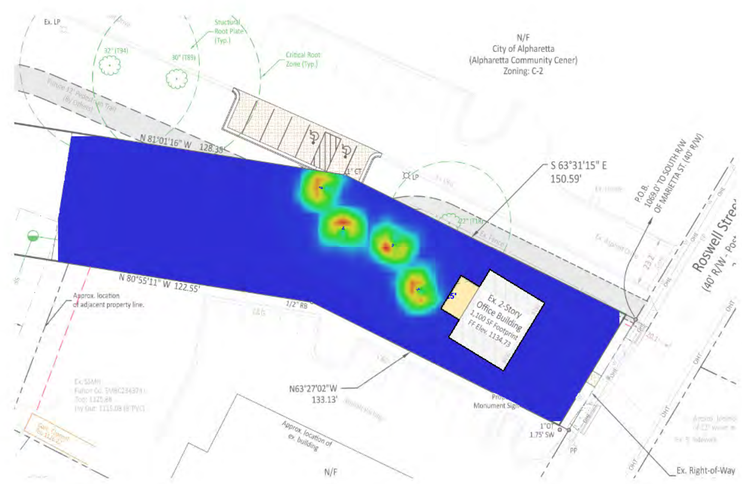
GEORGIA REGISTERED ATLANTA NO. 23747 12-20-19 PROFESSIONAL ENGINEER BRIAN J. KING

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Fulton Co. Public Works 19-127 WR/City of Alpharetta LDP D190051



Plan View
Scale - 1" = 20ft



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	X	0.3 fc	10.2 fc	0.0 fc	N/A	N/A
SIDEWALK	□	3.7 fc	10.2 fc	0.2 fc	51.0:1	18.5:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	A	4	Lithonia Lighting	KBA8 LED 12C 350 40K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	LED	1	1210	16

1. This architectural lighting submittal is provided only for informational purposes and to the help the customer or end-user (as applicable) understand how various area fixtures work with each other and how they connect to poles and/or building exteriors. This lighting submittal is strictly based on the information provided to Smart Lighting Solutions , and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Smart Lighting Solutions is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability, and effectiveness for use in a particular application. In no event will Smart Lighting Solutions be responsible for any loss resulting from any use of any information contained in this lighting submittal.
2. Luminaire performance data is representative of a 25°C environment, based on photometric testing to industry standards under laboratory conditions.

KBA8 LED
LED Specification Bollard

Catalog Number
Notes
Type

Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

8" Round
Height: 42"
Weight (max): 27 lbs

Ordering Information

EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Nominal power	Color temperature	Distribution	Voltage	Control option	Other options	Finish	
KBA8 LED	Asymmetric 12C 12 LEDs[1] Symmetric 16C 16 LEDs[1]	350 350 mA 450 430 mA[2,3] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber blended wavelength[2,3]	ASY Asymmetric SYM Symmetric	MVOLT[4,5] 120[5] 208[5] 240[5] 277[5] 347[6]	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[7] ELCW Emergency battery backup[8,9]	Shipped installed SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240V)[5] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault receptacle outlet L/AB Wet/cold anchor bolts (3 bolt base) L/AB4 4 bolt remote base without anchor bolts[2]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	Striping[9] SDDB Dark bronze SDWH White SDBL Black SDNA Natural aluminum SDTG Tennis green SDBR Bright red SDBUA Dark blue SDYLB Yellow

Accessories
Ordered and shipped separately.
MBAB-U Anchor bolts for KBA8 LED[2]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB-U not available with L/AB4 option.
9. Striping is available only in the colors listed.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 •
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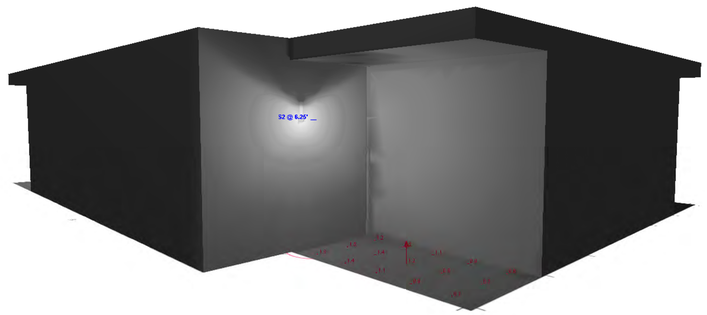
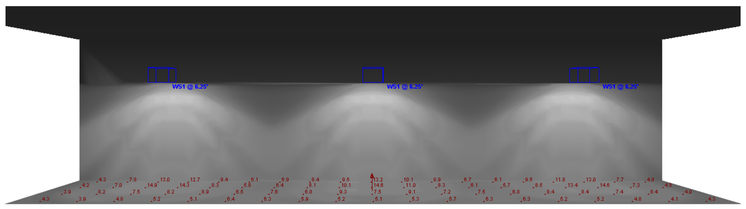
SMART LIGHTING SOLUTIONS

191 ROSWELL STREET

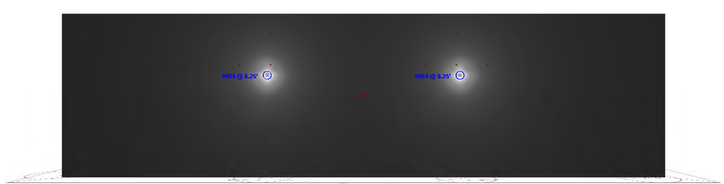
Designer
Jason Austin
Date
8/21/2020
Scale
1" = 20'-0"
Drawing No.
435035717A1
Summary



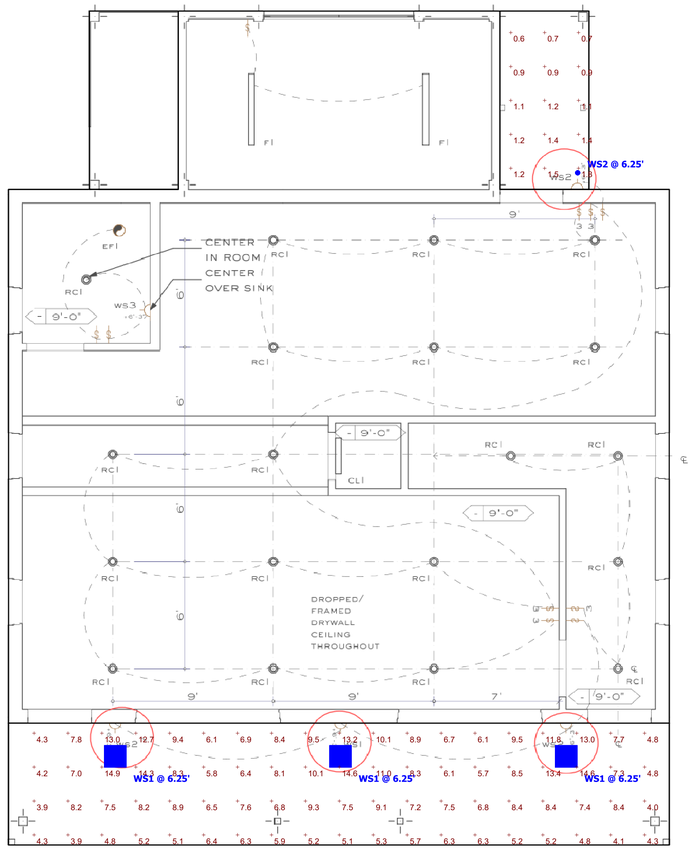
1ST FLOOR WS2



1ST FLOOR WS1

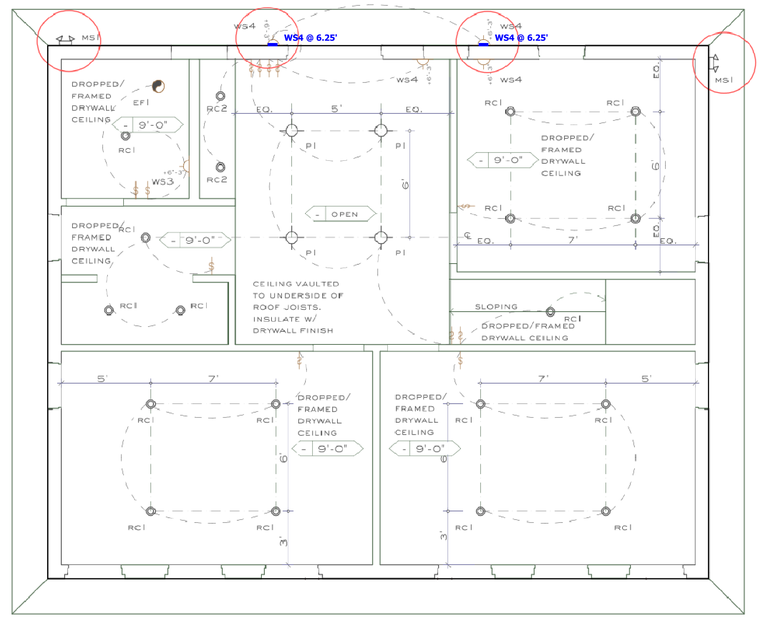


2ND FLOOR WS4



Plan View - 1ST FLOOR

Scale - 1/4" = 1ft



Plan View - 2ND FLOOR

Scale - 1/4" = 1ft

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2. Luminaire performance data is representative of a 25˚C environment, based on photometric testing to industry standards under laboratory conditions.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1ST FLOOR WS1	+	7.7 fc	14.9 fc	3.9 fc	3.8:1	2.0:1
1ST FLOOR WS2	+	1.1 fc	1.8 fc	0.6 fc	3.0:1	1.8:1
2ND FLOOR WS4	+	N/A	0.0 fc	N/A	N/A	N/A

Schedule

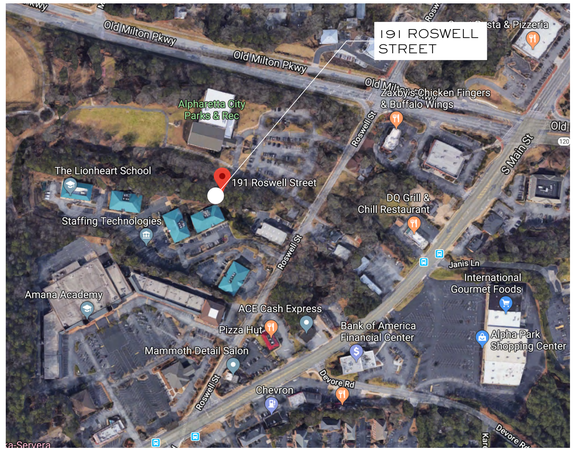
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	WS1	3			VR Series	LED 20.24W WARM WHITE (550MA)	1	2000	26
	WS2	1	BOCK LIGHTING	VP15-41-CLR GLASS-100I-G	Vaportight Clear Glass Globe with Guard	100 WATT INCANDESCENT	1	1600	100
	WS4	2	WAC Lighting	FM-W44806	Surface-mounted Luminaires	NA	1	572	10.5831

SMART LIGHTING SOLUTIONS

191 ROSWELL STREET

Designer
Jason Austin
Date
8/21/2020
Scale
1/4" = 1'-0"
Drawing No.
435025820B1
Summary

VICINITY MAP



191 Roswell Street

Exterior Renovation Plans for City of Alpharetta DRB Review

PROJECT DESCRIPTION	BUILDING OWNER/TENANT
EXISTING TWO-STORY STRUCTURE, OWNED AND OCCUPIED BY DAN GIBSON CONSTRUCTION IS TYPE 5B, UNPROTECTED, UNSPRINKLERED W/ A BUSINESS OCCUPANCY THE EXISTING STRUCTURE IS BUILT ON A CRAWL SPACE CONSTRUCTION, EXTERIOR WALLS ARE WOOD STUD W/ BRICK VENEER AND EXISTING ROOF FRAMING TO REMAIN W/ NEW STANDING SEAM METAL ROOFING. ALL EXTERIOR WINDOWS TO BE REPLACED W/ NEW WOOD WINDOWS W/ INSULATED GLASS. ALL EXTERIOR DOORS TO BE REPLACED W/ NEW WOOD DOORS. ENTIRE BRICK EXTERIOR TO BE PAINTED. EXTERIOR SCOPE OF WORK TO INCLUDE: NEW CONCRETE SLAB FRONT PATIO, WOOD STAIRS, METAL AWNING AND ACCESSIBLE RAMP AND NEW BACK SECOND STORY WOOD DECK W/ UNCONDTIONED STORAGE BELOW	Dan Gibson 404-456-8869 **ARCHITECT** Maggie N. McBride, Registered Architect, magggie@maggienmcbride.com 404-402-1316 **INTERIOR/ SIGNAGE DESIGN** Bunker Design Collaborative Contact: Kandace Walker-Bunda 646.401.2077 kandace@bunker.design

MAGPIE DESIGN
architecture
404.402.1316
maggie@maggienmcbride.com@gmail.com
www.maggienmcbride.com

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canton, georgia 30115
bunker.design
kandace@bunker.design

CONSULTANTS

STATE OF GEORGIA
MARGARET MCBRIDE
CERTIFICATE NO. GA001925
REGISTERED ARCHITECT
09.25.20

191 Roswell Street

Interior & Exterior Renovation

191 Roswell Street
Alpharetta, GA 30004

Client:
Dan Gibson
404.456.8869

REVISIONS:

NO.	DATE	DESCRIPTION
	11.02.20	City of Alpharetta DRB review

JOB NUMBER: 180811

DATE OF ISSUE: 10.01.20

DRAWING NAME:

COVER SHEET

DRAWING ID:

CS

RELEASED FOR CONSTRUCTION

4 EXISTING SIDE NORTH FACADE PICTURE
SCALE: N.T.S.

3 EXISTING REAR YARD WEST FACADE PICTURE
SCALE: N.T.S.

2 EXISTING SIDE SOUTH & EAST FACADE PICTURE
SCALE: N.T.S.

1 EXISTING ROSWELL STREET EAST FACADE PICTURE
SCALE: N.T.S.

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maggie@maggienmcbride.com@gmail.com
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kandace@bunker.design

CONSULTANTS

STATE OF GEORGIA
MARGARET MCBRIDE
CERTIFICATE NO. GA014925
REGISTERED ARCHITECT
09.25.20

191 Roswell Street
Interior & Exterior Renovation
191 Roswell Street
Alpharetta, GA 30004

Client:
Dan Gibson
404.456.8869

REVISIONS:

NO.	DATE	DESCRIPTION
	11.02.20	City of Alpharetta DRB review

JOB NUMBER: 180811
DATE OF ISSUE: 10.01.20
DRAWING NAME:
EXTERIOR IMAGERY
DRAWING ID:
A3.0
RELEASED FOR CONSTRUCTION

P-1

P-2

P-3

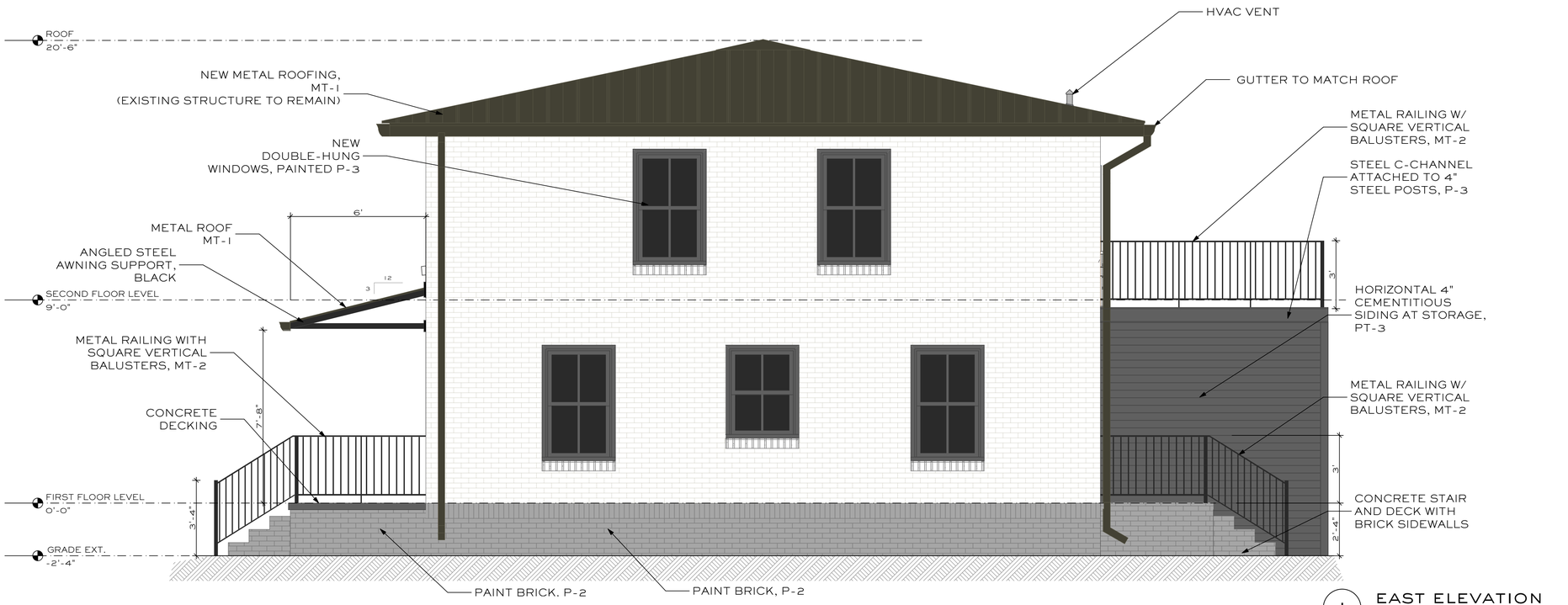
P-4

MT-1

BRUSHED CONCRETE

BLACK STEEL

2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

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www.maggienmcbride.com

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canton, georgia 30115
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kandace@bunker.design

CONSULTANTS

STATE OF GEORGIA
MARGARET MCBRIDE
~~LICENSE~~
CERTIFICATE NO. GA014925
REGISTERED ARCHITECT
09.25.20

191 Roswell Street
Interior & Exterior Renovation
191 Roswell Street
Alpharetta, GA 30004

Client:
Dan Gibson
404.456.8869

REVISIONS:

NO.	DATE	DESCRIPTION
	11.02.20	City of Alpharetta DRB review

JOB NUMBER: 180811

DATE OF ISSUE: 10.01.20

DRAWING NAME:

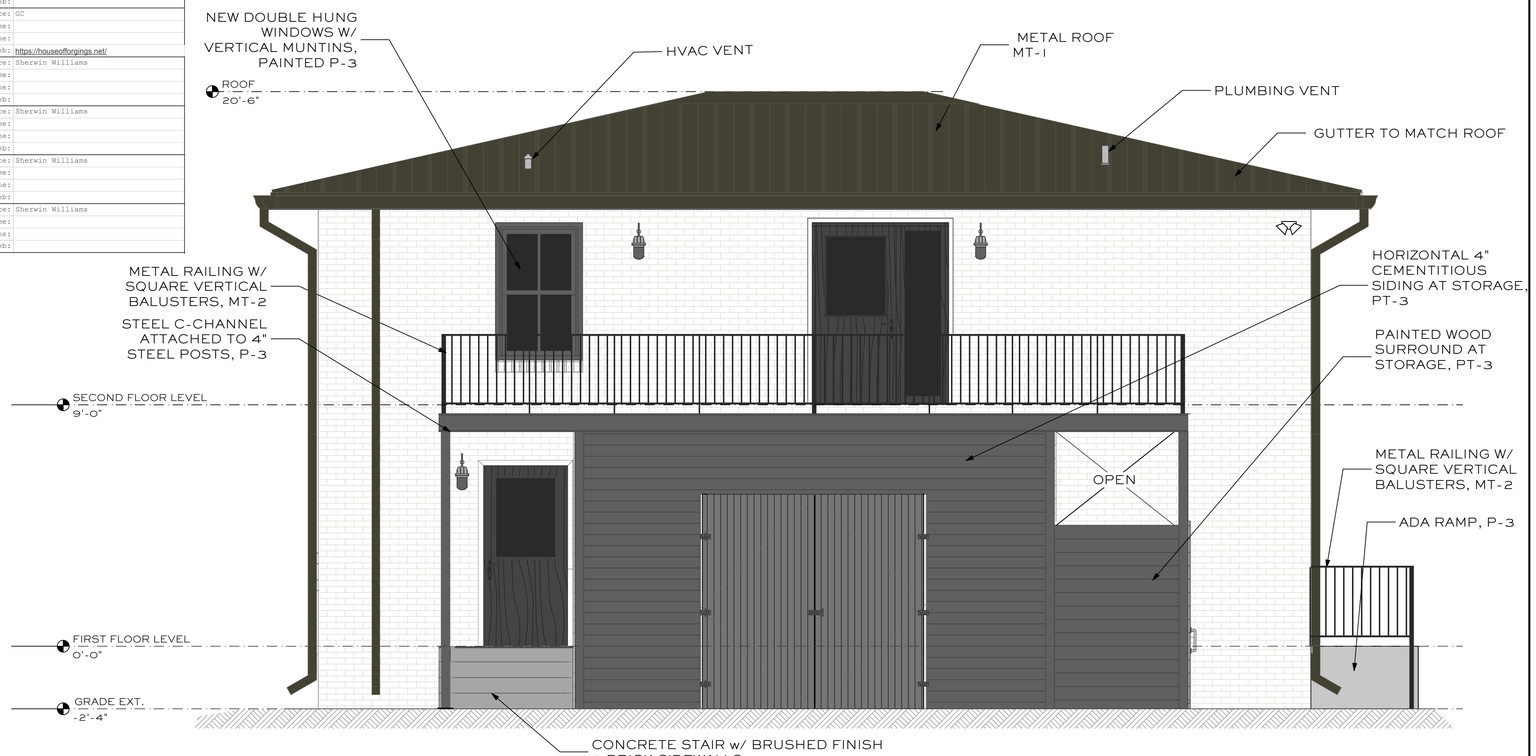
EXTERIOR ELEVATIONS

DRAWING ID:

A4.0

RELEASED FOR CONSTRUCTION

FINISH SCHEDULE				
TAG	Finish Info.	Notes	Contact	
MT-1	Description: **Standing Seam Metal Roofing**		Source:	GC
	Series:		Name:	
	Size: 4"Panels		Phone:	
	Finish: Dark Bronze		Web:	
MT-2	Description: **Steel Railing & Balusters**		Source:	GC
	Series:	-	Name:	
	Size: 30"		Phone:	
	Finish: Satin Black		Web:	https://houseofforgings.net/
PT-1	Description: **White Paint Color - SW7008**		Source:	Sherwin Williams
	Series: Alabaster	-	Name:	
	Size:		Phone:	
	Finish: Exterior - Flat for Masonry		Web:	
PT-2	Description: **Ligth Gray Paint Color - SW0055**		Source:	Sherwin Williams
	Series: Light French Grey	-	Name:	
	Size:		Phone:	
	Finish: Exterior -		Web:	
PT-3	Description: **Dark Grey - SW-7019**		Source:	Sherwin Williams
	Series: Gauntlet Gray	-	Name:	
	Size:		Phone:	
	Finish: Exterior		Web:	
PT-4	Description: **Black Paint Color - SW7069**		Source:	Sherwin Williams
	Series: Iron Ore	-	Name:	
	Size:		Phone:	
	Finish: Exterior		Web:	



2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

MAGPIE DESIGN
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kandace@bunker.design

CONSULTANTS

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09.25.20

191 Roswell Street
Interior & Exterior Renovation

191 Roswell Street
Alpharetta, GA 30004

Client:
Dan Gibson
404.456.8869

REVISIONS:

NO.	DATE	DESCRIPTION
	11.02.20	City of Alpharetta DRB review

JOB NUMBER: 180811

DATE OF ISSUE: 10.01.20

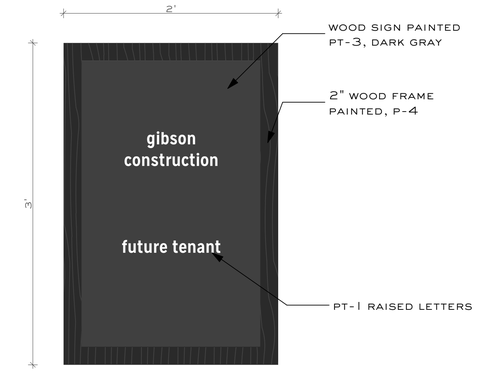
DRAWING NAME:

EXTERIOR ELEVATIONS

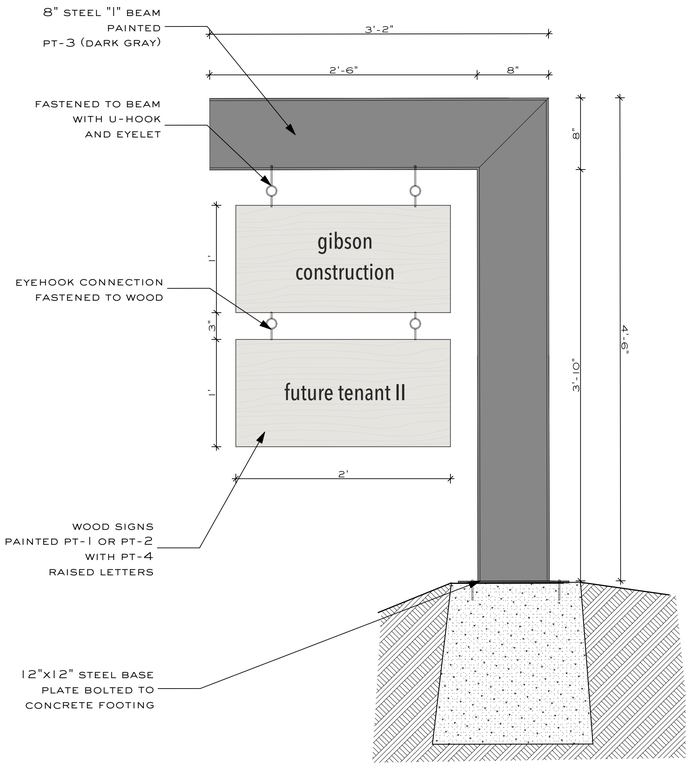
DRAWING ID:

A4.1

RELEASED FOR CONSTRUCTION



2 MONUMENT SIGN ELEVATION
SCALE: 1 1/2"= 1'-0"



2 MONUMENT SIGN ELEVATION
SCALE: 1 1/2"= 1'-0"

MAGPIE DESIGN
architecture
404.402.1316
maggie@maggienmcbride.com@gmail.com
www.maggienmcbride.com

B.D
BUNKER.DESIGN
220 east main street
canton, georgia 30115
bunker.design
kandace@bunker.design

CONSULTANTS

STATE OF GEORGIA
MARGARET MCBRIDE
LICENSE
CERTIFICATE NO. GA001925
REGISTERED ARCHITECT
09.25.20

191 Roswell Street
Interior & Exterior
Renovation
191 Roswell Street
Alpharetta, GA 30004

Client:
Dan Gibson
404.456.8869

REVISIONS:

NO.	DATE	DESCRIPTION
	11.02.20	City of Alpharetta DRB review

JOB NUMBER: 180811

DATE OF ISSUE: 10.01.20

DRAWING NAME:

SIGNAGE DETAILS

DRAWING ID:

A5.0

RELEASED FOR CONSTRUCTION

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= **0.37** AC or 16117.2 SF
SDF = **0.37** AC x 130 CALIPER INCHES = **48.1"**
EDF = 113 INCHES + 122 INCHES (SPECIMEN CREDITS)= 235
RDF = **48.1** – **235** = (–186.9) or **186.9** INCHES IN EXCESS (COMPLIES)
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7 PARKING SPACES PROPOSED VIA AGREEMENT WITH CITY OF ALPHARETTA.
SEE CIVIL PLANS FOR DETAILS.

LANDSCAPE STRIPS
NORTH 5' LS: 256.9'/50 = 5 SHADE TREES, 4" CAL.
1 EXISTING SHADE TREES (>4" CAL.) AND 4 PROPOSED TREES, 4" CAL. (COMPLIES)

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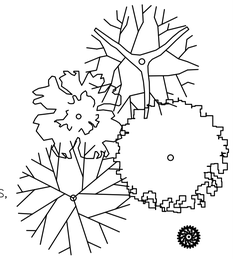

TREE SCHEDULE					
QTY	BOTANICAL NAME – COMMON NAME	CALIPER MIN. SIZE	MIN. HEIGHT (At planting)	FORM	% GENUS
3	SHUMARD OAK QUERCUS shumardii; NATIVE	4"	6' HT. MIN.	OVER–STORY	QUERC 23.1%
3	FLORIDA SUGAR MAPLE* ACER saccharum var. floridum; NATIVE	4"	6' HT. MIN.	OVER–STORY	ACER 23.1%
2	JAPANESE ZELKOVA ZELKOVA serrata	4"	6' HT. MIN.	OVER–STORY	ZELK 15.35%
3	BLACK GUM NYSSA sylvatica; NATIVE	4"	6' HT. MIN.	UNDER–STORY	NYSS 23.1%
2	EMERALD GREEN ARBORVITAE THUJA occidentalis 'Smaragd'		6' HT. MIN.	UNDER–STORY	THUJA 15.35%
13	TOTAL TREES (69.2% NATIVE; 84.6% OVERSTORY)				100

SHRUB LIST:

	04	SKY PENCIL HOLLY	ILEX cornuta 'Sky Pencil'	MIN. 4' HT. AT PLANTING
	15	ENGLISH LAUREL	PRUNUS laurocerasus	MIN. 2' HT. AT PLANTING
	19	LOROPETALUM	LOROPETALUM chinense	MIN. 2' HT. AT PLANTING
	08	DOUBLEFILE VIBURNUM	VIBURNUM plicatum tomentosum 'Mariessii'	MIN. 2' HT. AT PLANTING
	18	CURLY LEAF LIGUST.	LIGUSTRUM japonicum 'Recurvifolium'	MIN. 2' HT. AT PLANTING
	20	SHERWOOD ABELIA	ABELIA grandiflora 'Sherwoodi'	MIN. 2' HT. AT PLANTING
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	09	ENCORE AZALEA	RHODODENDRON SPP.	MIN. 2' HT. AT PLANTING
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	13	ROSE CREEK ABELIA	ABELIA x 'Rose Creek'	3 GAL.
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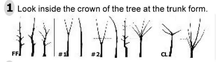
	07	DWARF BOXWOOD	BUXUS sempervirens 'Suffruticosa'	3 GAL.
	32	STELLA D'ORO DAYLILY	HEMEROCALLIS 'Stella del Oro'	1 GAL.
	25	BIG BLUE LIRIOPE	LIRIOPE muscari 'Big Blue'	1 GAL.

Tree Grading Cue Card
provided by Roots Plus Growers℠

1 Look inside the crown of the tree at the trunk form.



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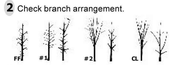


3 Choose appropriate tree matrix type.

Type 1- spreading and rounded shapes.
ex. live oak, dogwood, black olive, gumbo limbo
Type 2- pyramidal shapes.
ex. river birch, bald cypress, cedar, pine
Type 3- columnar / upright shapes.
ex. 'East Palatka' holly, schefflera, Italian cypress
Type 4- vase shapes.
ex. crape-myrtle, buttonwood, ligustrum, redbud
Type 5- oval shapes.
ex. red maple, podocarpus, tabebuia, dahoon holly

Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.

4 Measure the caliper of the trunk.
Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4½ feet (DBH) is not considered an appropriate measurement for nursery trees.

5 Grade the tree based on crown spread.
If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.

6 Grade the tree according to structural uniformity.

7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.

8 Reduce grade determined in step 7 by one grade if any **one** of the following is true.
- ✓Tree with a trunk caliper >1" needs a stake to hold it upright.
- ✓The root ball or container is undersized. *(consult tree matrix)*
- ✓B&B root ball is not properly pinned, tied or wired.
- ✓Tree is excessively root-bound.
- ✓Evidence of large roots growing out of container. *(1/5 trunk diam)*
- ✓Crown is thin and sparsely foliated. *(allow for harvesting/time of year)*
- ✓More than 5% of branches have tip dieback.

9 Reduce grade determined in step 8 by one grade if **two** of the following are true.
*If only one is true, do not reduce the grade. However, it takes only **one** true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.*
- ✓Tree height is not in proper proportion. *(consult tree matrix)*
- ✓Flush cuts were made when pruning branches from the trunk.
- ✓Branch stubs are left beyond the branch collar.
- ✓Open trunk wounds or other bark injury is evident.
- ✓Graft unions are not complete.
- ✓More than the lower 40% of the trunk is free of branches.
- ✓More than 5% of canopy is chlorotic/pest & disease damaged.
- ✓Most leaves are smaller than normal.
- ✓Included bark between main trunks or trunk and major branch.
- ✓Trunks and/or major branches are touching.

10 Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

Important Grading Notes

☞ Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.

☞ When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, lignum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.

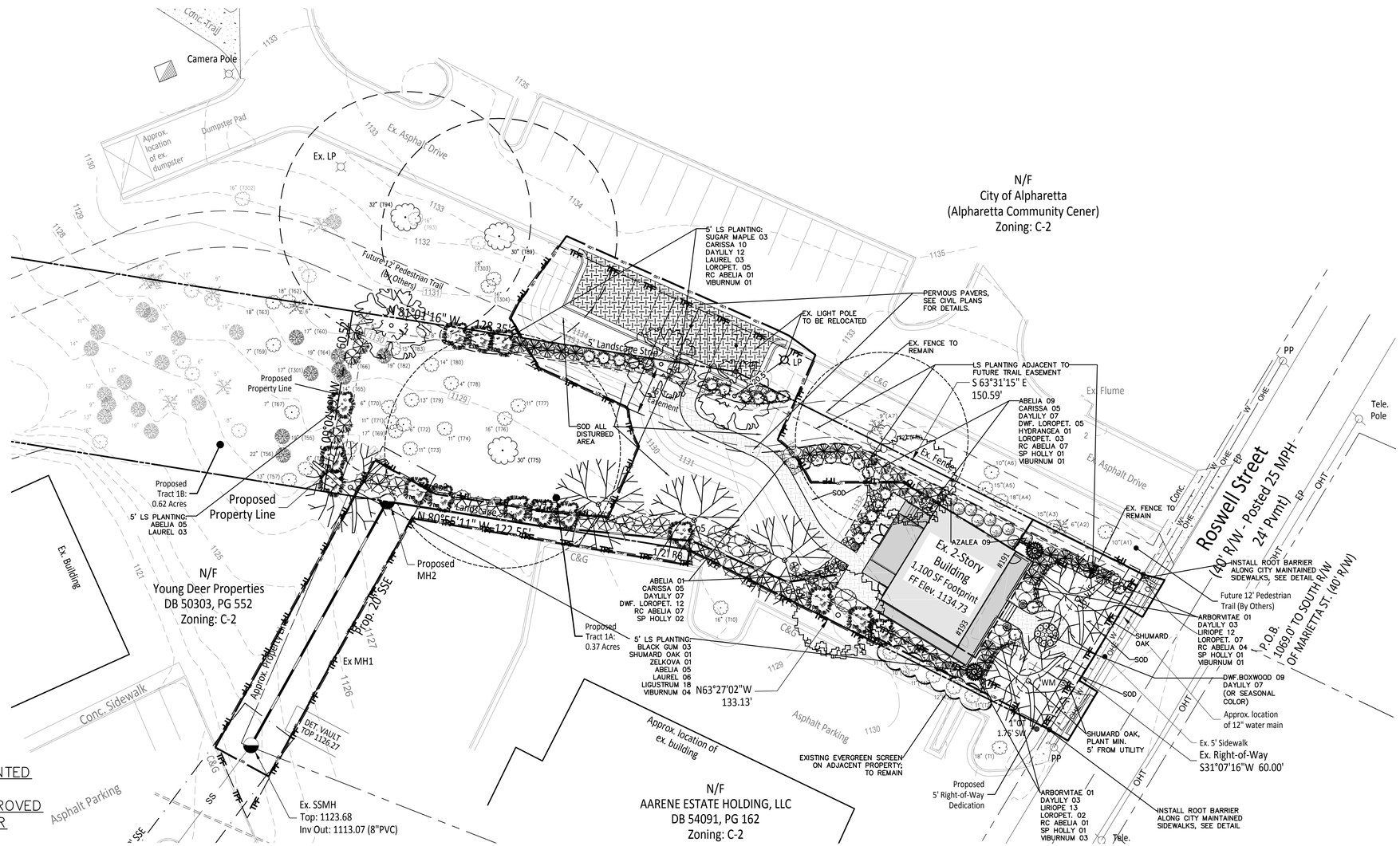
☞ Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.

☞ A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. *The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.*

This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS

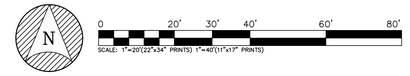
Growing Quality Field-Grown Trees



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

NORTH:

SCALE:



GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

SEE SHEET SURVEY – BOUNDARY, TOPOGRAPHIC & TREE SURVEY IN THE CIVIL SET.

REVISIONS:

DATE	#
– –	

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE. (SUITE 101)
ATLANTA, GA 30307 (404) 874–5091

191 ROSWELL STREET
ALPHARETTA, GEORGIA

LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 12/19/19

PROJECT: FA–19076

SHEET L–2

Margaret McBride, RA

City of Alpharetta
Design Review Board
November 2nd, 2020

Project Info & Design Narrative:

191 Roswell Street, Parcel ID: 12 258306940130, Zoning C-2 Gen. Commercial, Existing 2-Story Commercial House

This project is an interior and exterior renovation to an existing brick two-story Commercial House. The proposed renovations include the design of a new accessible front porch and porch stairs with a wall-supported awning, a new ada-compliant entry ramp that provides access to the front entrances, replacement of the roofing finish only, all new exterior windows and doors, new rear second-level deck with concealed exterior storage below, new porch railings and new signage. All exterior renovations are compliant with section 2.8 Building Design. The existing wall, floor and roof framing are to remain. Existing masonry window openings are being adjusted in size and location slightly in order to vertically align windows and doors on both levels.

Per the Alpharetta Downtown Design Guidelines (ADDG,) this structure most clearly exemplifies the Mill/Mercantile Style. In order to comply with the Mill Style, the following exterior modifications have been taken into account to further align this structure with the Mill design characteristics:

1. Exterior Windows are aluminum clad with a black finish along with the black metal railing. The new standing seam metal roofing is a dark bronze finish to contrast subtly with the other metal details on the structure. The metal roofing and railing along with the metal clad windows align with typical steel exterior details of the Mill style.
2. The masonry foundation wall and concrete front porch style are honored in the front porch renovation.
3. The metal awning is wall-supported with steel angle supports, typical of the Mill style.
4. Keeping the rowlock masonry window sills at all windows and having divided lites / muntins at all windows aligns with the typical Mill characteristics.
5. There are minimal decorative details added to the exterior in order to align with the Mill Style.
6. The back elevated porch will have steel supports and cementitious siding that is painted in a dark gray color to align with the Mill Style.
7. All exterior lighting and signage meets the DRB regulations as well as aligns with the Mill Style.

The vast majority of these exterior renovations are to meet the general architectural building standards, the commercial and local building codes along with making the building accessible to the public, but still allow the original design character and minimalist aesthetic to be celebrated.

We look forward to your comments and consideration for this project and hope to review together any additional minor modifications to this design that seem relevant to the style suggested.

Thank you,

Margaret McBride, RA
Bunker Design
maggie@bunker.design
+1.404.402.1316

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ABBREVIATION LEGEND:

BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TB	= thrust blocking
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:

= existing concrete
= existing asphalt
= existing gravel/riprap
= fire hydrant
= guy wire
= light pole
= power pole
= sanitary sewer manhole
= clean out
= transformer
= water meter
= single wing catch basin
= grate inlet
= junction box
= head wall
= buffer
= bldg setback
= fence
= overhead electric
= underground electric
= water line
= sanitary line
= gas line
= computed point

City of Alpharetta Traffic Notes

1. Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/developer.
2. All utility locates and relocations, and/or damage will be the responsibility of the developer/contractor. Developer/contractor must contact City of Alpharetta Locate Personnel directly for traffic signal utility locates. Phone 678-297-6200.
3. All required traffic signage must meet MUTCD standards.
4. All required traffic striping must meet MUTCD and GDOT plan specifications and must be thermo-plastic.
5. Provide all required details on plans (HC and Signage details). General note: All HC ramp forms must be approved by City Land Disturbance inspector prior to concrete pour.
6. If signs, striping, and modifications to traffic control are required as a part of development, construction should be complete and approved by the City traffic engineer prior to issuance of Certificate of Occupancy.

City of Alpharetta Fire Marshal Notes

1. During construction and for Permanent Access, roadways constructed of an all-weather surface capable of supporting 75,000 pounds gross weight shall be provided per International Fire Code, Chapter 5, Section 503.2.3, 2012 Edition.
2. Fire Hydrants and Water Mains are to be installed, flushed and under pressure before any combustible construction is started.

Waste Generation Calculation

A. Office, No Food Service, 1 lb/100 SF
2,026 SF / 100 = 20 lbs per day
B. Assume one trash pickup day:
20 lbs per day x 7 days = 140 lbs per weekly trash pickup
B. 150 lbs / CY and 1 CY = 205 gallons
C. 1 rolling cart container will be stored behind the building.

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Contact: Brian King
Phone: 770-442-0500
brian@engineering303.com

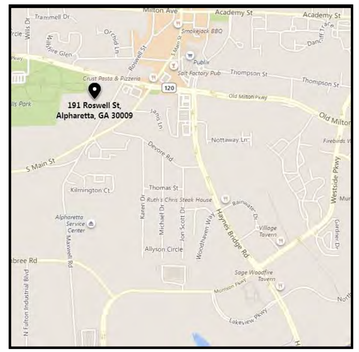
Developer

Gibson Construction
12460 Crabapple Road
Alpharetta, GA .30004
24 Hour Contact:
Mr. Dan Gibson
Phone: 404.456.8869

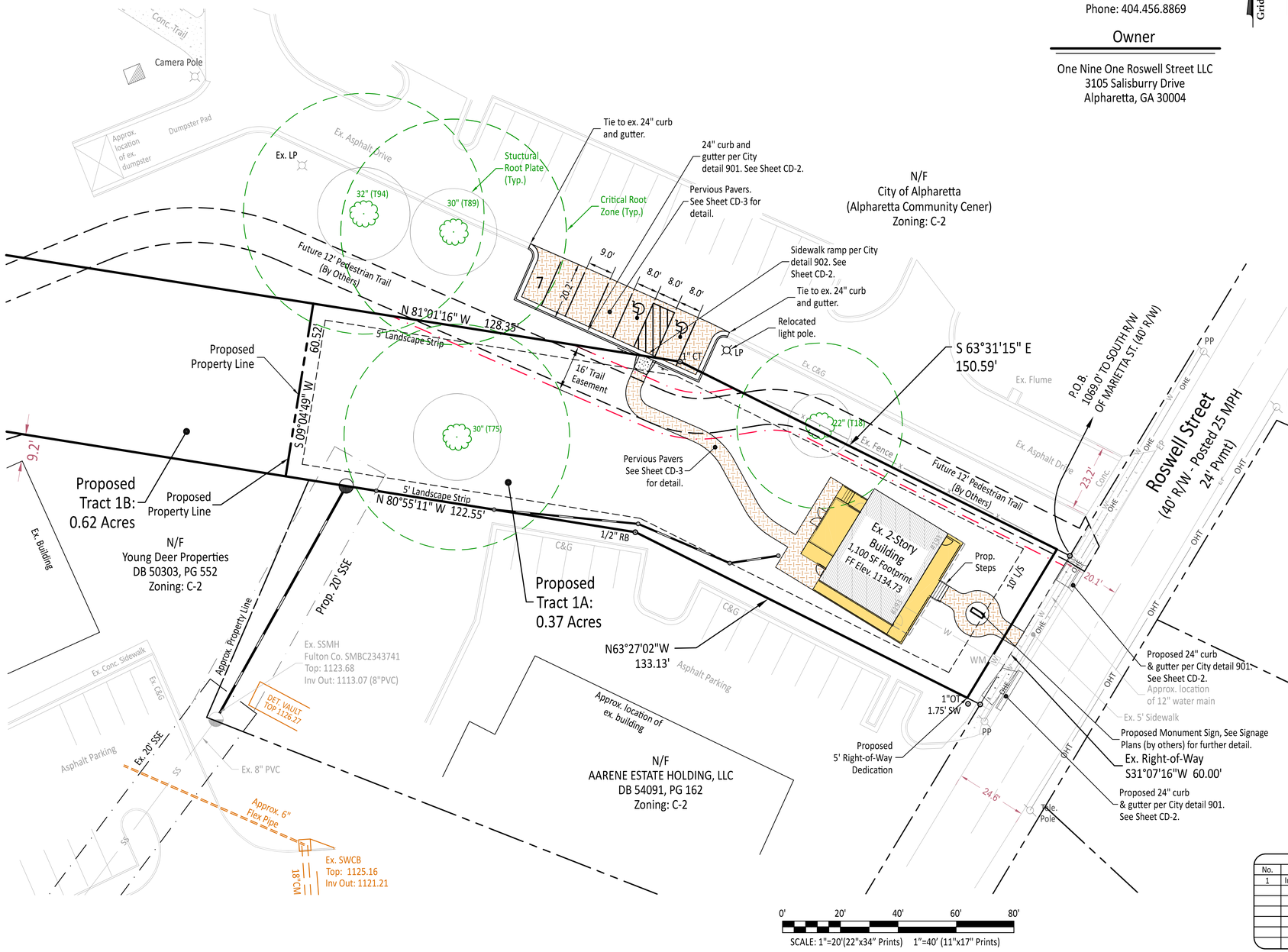
Owner

One Nine One Roswell Street LLC
3105 Salisburry Drive
Alpharetta, GA 30004

Grid-Ga West



LOCATION MAP
NOT TO SCALE



SCALE: 1"=20'(22"x34" Prints) 1"=40' (11"x17" Prints)

Site Area

Total Site Area: 0.99 Acres
Proposed Parcels:
Tract 1A: 0.36 Ac (15,770 SF)
Tract 1B: 0.62 Ac (27,000 SF)
Proposed Dedicated R/W: 300 SF

Disturbed Area

Offsite: 9,706 SF
Onsite: 5,386 SF
Total: 15,092 SF (0.35 Acres)

Site Information

Address: 191 Roswell Street
Parcel ID: 12 258306940130
Zoning: C-2, General Commercial
Overlay District: Downtown
Proposed Use: Office
Parking Special Exception: E-18-08
Building Setbacks:
Front: Conditional
Side: Conditional
Rear: 10'

Landscape Strips:
10' adjacent to Roswell Street
5' Exterior Property Lines

Required Parking:
Per Overlay: 3 spaces/1,000 GSF: 16 spaces

Proposed Parking: 7 spaces including 2 HC

Legend

Proposed Building Addition
Proposed Pervious Pavers

Revisions:		
No.	Description	Date
1	Initial Submittal	12-20-19

Drawn: RL
Date: 12-20-19
Sheet
Site-1
Project Number
18-4404

Engineering 303

Site Plan for:
Dan Gibson

191 Roswell Street

Fulton County, GA
City of Alpharetta
1st District, 2nd Section
Land Lot 694

GEORGIA REGISTERED ATLANTA NO. 23747 12-20-19 PROFESSIONAL ENGINEER BRIAN J. KING

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Fulton Co. Public Works 19-127 WR/City of Alpharetta LDP D190051

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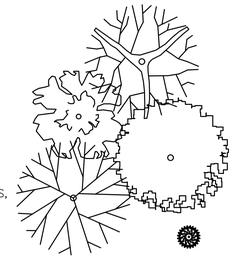

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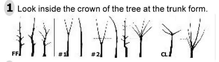

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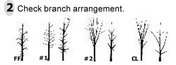

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Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.

4 Measure the caliper of the trunk.
Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4½ feet (DBH) is not considered an appropriate measurement for nursery trees.

5 Grade the tree based on crown spread.
If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.

6 Grade the tree according to structural uniformity.

7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.

8 Reduce grade determined in step 7 by one grade if any **one** of the following is true.
- ✓Tree with a trunk caliper >1" needs a stake to hold it upright.
- ✓The root ball or container is undersized. *(consult tree matrix)*
- ✓B&B root ball is not properly pinned, tied or wired.
- ✓Tree is excessively root-bound.
- ✓Evidence of large roots growing out of container. *(1/5 trunk diam)*
- ✓Crown is thin and sparsely foliated. *(allow for harvesting/time of year)*
- ✓More than 5% of branches have tip dieback.

9 Reduce grade determined in step 8 by one grade if **two** of the following are true.
*If only one is true, do not reduce the grade. However, it takes only **one** true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.*
- ✓Tree height is not in proper proportion. *(consult tree matrix)*
- ✓Flush cuts were made when pruning branches from the trunk.
- ✓Branch stubs are left beyond the branch collar.
- ✓Open trunk wounds or other bark injury is evident.
- ✓Graft unions are not complete.
- ✓More than the lower 40% of the trunk is free of branches.
- ✓More than 5% of canopy is chlorotic/pest & disease damaged.
- ✓Most leaves are smaller than normal.
- ✓Included bark between main trunks or trunk and major branch.
- ✓Trunks and/or major branches are touching.

10 Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

Important Grading Notes

☞ Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.

☞ When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, lignum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.

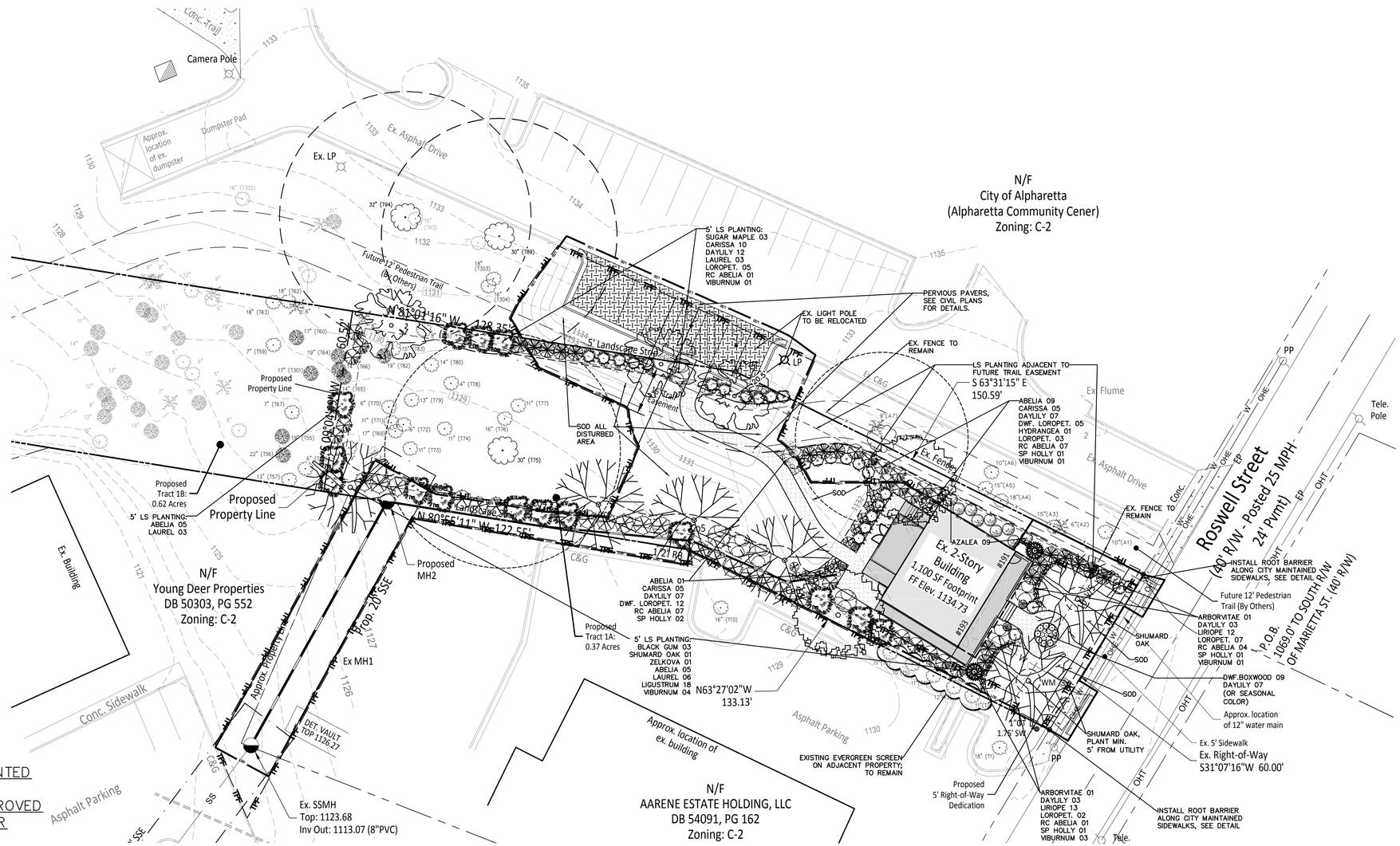
☞ Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.

☞ A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. *The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.*

This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS

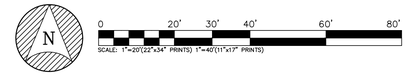
Growing Quality Field-Grown Trees



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

NORTH:

SCALE:



GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

SEE SHEET SURVEY – BOUNDARY, TOPOGRAPHIC & TREE SURVEY IN THE CIVIL SET.

REVISIONS:

DATE	#
– –	

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE. (SUITE 101)
ATLANTA, GA 30307 (404) 874–5091

191 ROSWELL STREET
ALPHARETTA, GEORGIA

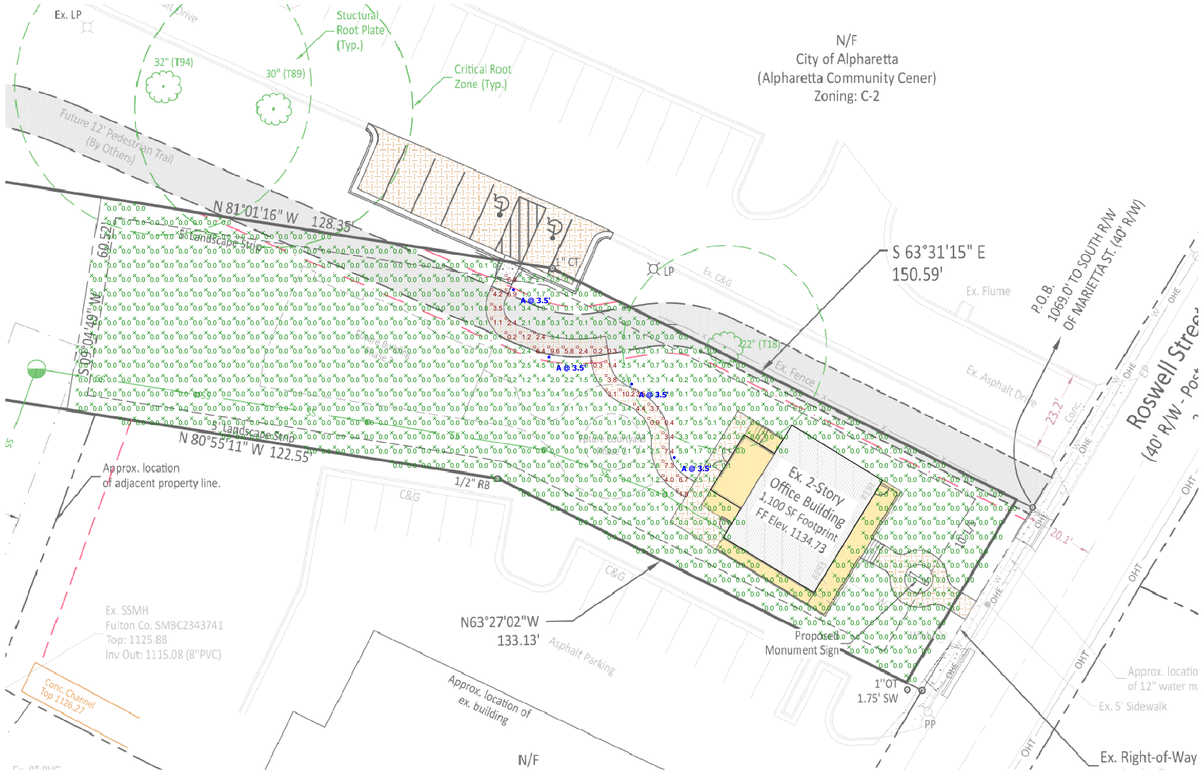
LANDSCAPE PLAN

SCALE: AS SHOWN

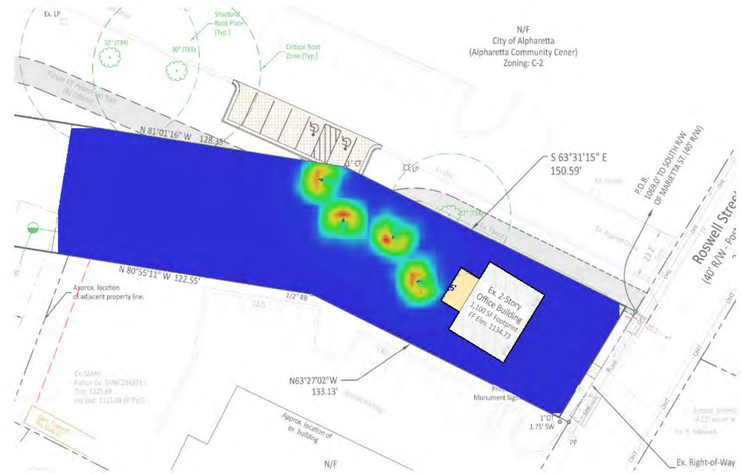
DATE: 12/19/19

PROJECT: FA–19076

SHEET L–2



Plan View
Scale - 1" = 20ft



KBA8 LED
LED Specification Bollard

Catalog Number
Notes
Type

Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

8" Round

Height: 42"

Weight (max): 27 lbs

Ordering Information — **EXAMPLE:** KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Nominal power	Color temperature	Distribution	Voltage	Control option	Other options	Finish
KBA8 LED	Asymmetric: 12C (12 LEDs); Symmetric: 16C (16 LEDs)	350 (350 mA); 450 (450 mA); 530 (530 mA); 700 (700 mA)	30K (3000 K); 40K (4000 K); 50K (5000 K); AMBPC (Amber phosphor converted); AMBLW (Amber blended wavelength)	ASY (Asymmetric); SYM (Symmetric)	MVOLT; 120; 208; 240; 277; 347	Shipped installed: PE (Photoelectric cell, button type); DMG (0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)); ELCW (Emergency battery backup)	Shipped installed: SF (Single fuse (120, 277, 347V)); DF (Double fuse (208, 240V)); H24 (24" overall height); H30 (30" overall height); H36 (36" overall height); FG (Ground-fault receptacle); L/AB (Wetrated anchor bolts (3 bolt base)); L/AB4 (4 bolt square base without anchor bolts)	DWHXD (White); DNAXD (Natural aluminum); DDBXD (Dark bronze); DBLXD (Black); DBLBXD (Textured black); DNATXD (Textured natural aluminum); DWHGXD (Textured white)	Striping: SDDB (Dark bronze); SDWH (White); SDBL (Black); SDNA (Natural aluminum); SDSG (Sunis green); SDBR (Bright red); SDBUA (Dark blue); SDYLB (Yellow)

Accessories

Ordered and shipped separately.

MBAB-U Anchor bolts for KBA8 LED [1]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MBAB-U not available with L/AB4 option.
9. Striping is available only in the colors listed.

LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8441 •
©2017-2018 Acuity Brands Lighting, Inc. All rights reserved.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.3 fc	10.2 fc	0.0 fc	N/A	N/A
SIDEWALK	□	3.7 fc	10.2 fc	0.2 fc	51.0:1	18.5:1

Schedule

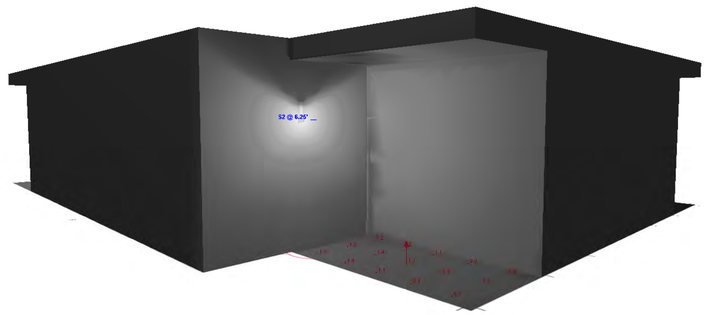
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
⌒ ○	A	4	Lithonia Lighting	KBA8 LED 12C 350 40K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	LED	1	1210	16

1. This architectural lighting submittal is provided only for informational purposes and to the help the customer or end-user (as applicable) understand how various area fixtures work with each other and how they connect to poles and/or building exteriors. This lighting submittal is strictly based on the information provided to Smart Lighting Solutions , and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Smart Lighting Solutions is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability, and effectiveness for use in a particular application. In no event will Smart Lighting Solutions be responsible for any loss resulting from any use of any information contained in this lighting submittal.
2. Luminaire performance data is representative of a 25°C environment, based on photometric testing to industry standards under laboratory conditions.

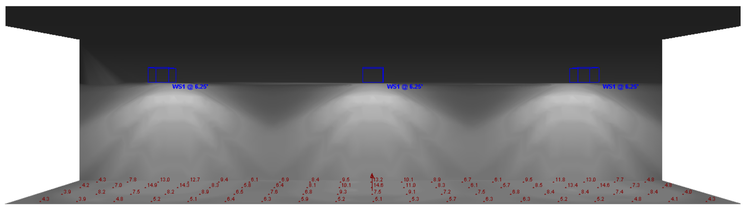
SMART LIGHTING SOLUTIONS

191 ROSWELL STREET

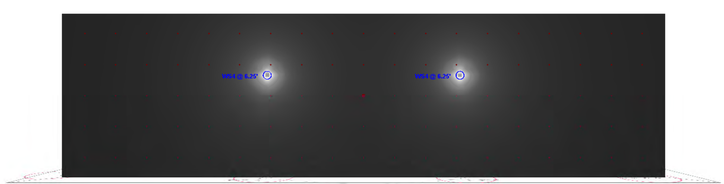
Designer
Jason Austin
Date
8/21/2020
Scale
1" = 20'-0"
Drawing No.
435035717A1
Summary



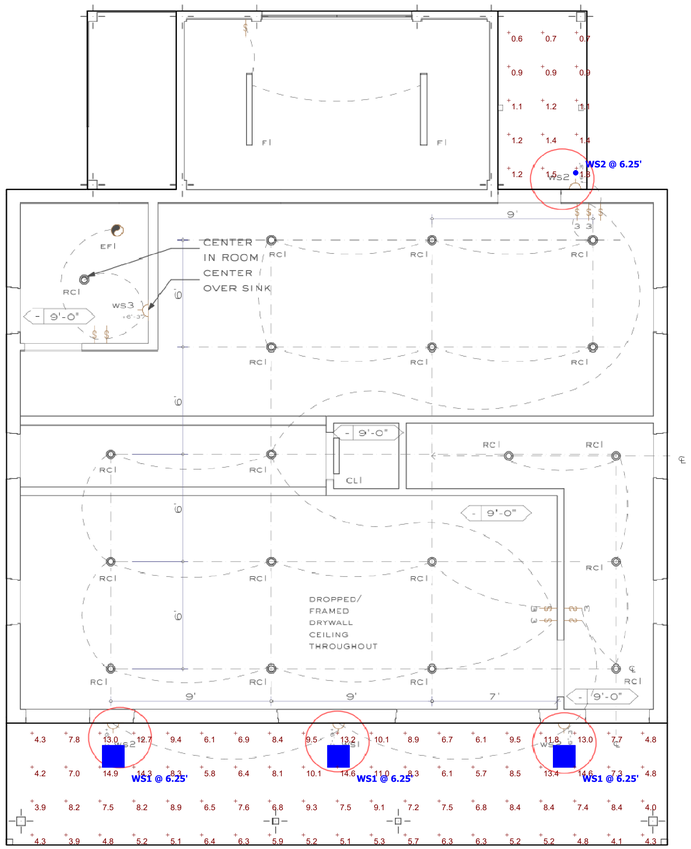
1ST FLOOR WS2



1ST FLOOR WS1

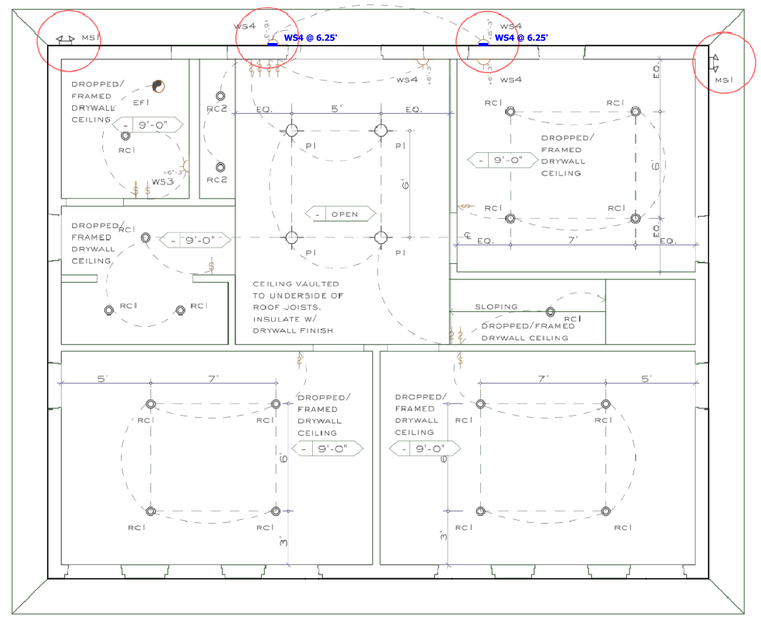


2ND FLOOR WS4



Plan View - 1ST FLOOR

Scale - 1/4" = 1ft



Plan View - 2ND FLOOR

Scale - 1/4" = 1ft

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2. Luminaire performance data is representative of a 25˚C environment, based on photometric testing to industry standards under laboratory conditions.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1ST FLOOR WS1	+	7.7 fc	14.9 fc	3.9 fc	3.8:1	2.0:1
1ST FLOOR WS2	+	1.1 fc	1.8 fc	0.6 fc	3.0:1	1.8:1
2ND FLOOR WS4	+	N/A	0.0 fc	N/A	N/A	N/A

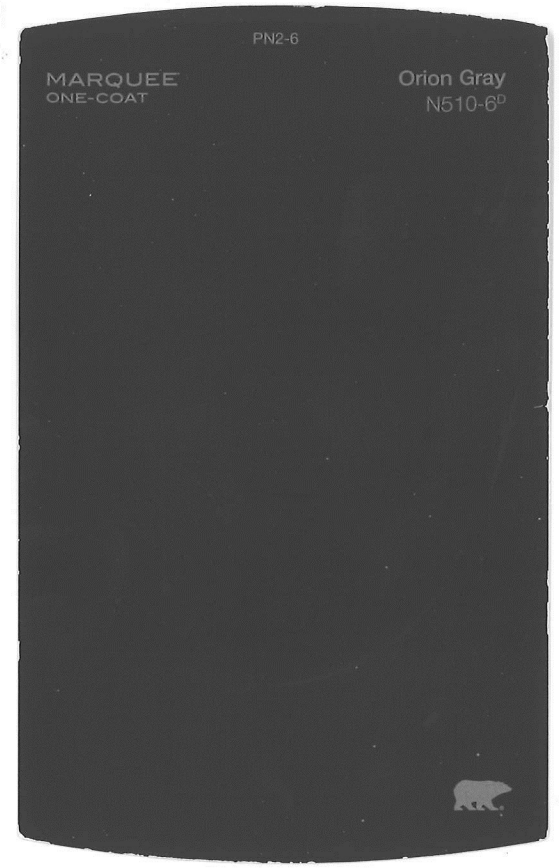
Schedule

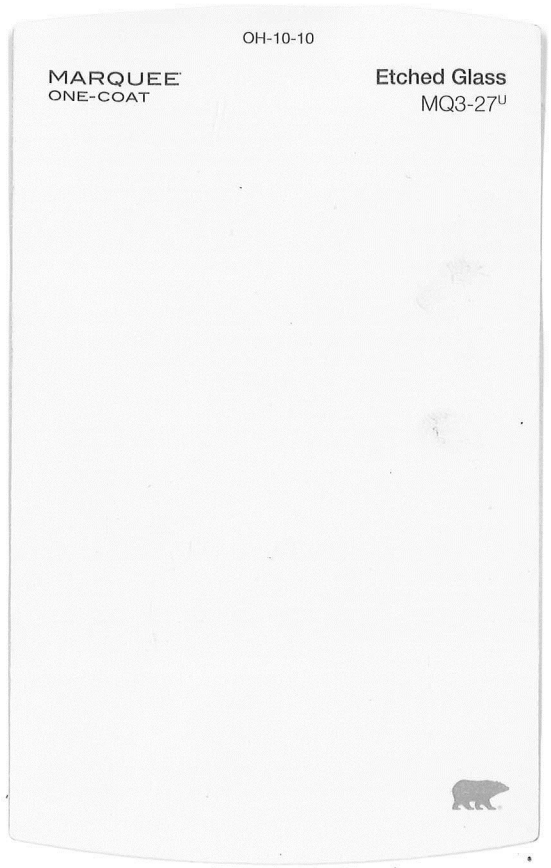
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	WS1	3			VR Series	LED 20.24W WARM WHITE (550MA)	1	2000	26
	WS2	1	BOCK LIGHTING	VP15-41-CLR GLASS-100I-G	Vaportight Clear Glass Globe with Guard	100 WATT INCANDESCENT	1	1600	100
	WS4	2	WAC Lighting	FM-W44806	Surface-mounted Luminaires	NA	1	572	10.5831

SMART LIGHTING SOLUTIONS

191 ROSWELL STREET

Designer
Jason Austin
Date
8/21/2020
Scale
1/4" = 1'-0"
Drawing No.
435025820B1
Summary


PN2-6
MARQUEE
ONE-COAT
Orion Gray
N510-6D


OH-10-10
MARQUEE
ONE-COAT
Etched Glass
MQ3-27U

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: Thai Ricksaw Restaurant Group LLC

Location Address: 1495 Alpharetta Hwy Alpharetta, GA 30009

Mailing Address: (same)

City: _____ State: _____ Zip Code: _____ - _____

Contact For All Notifications: Paul Yuwachit

Contact Telephone: 404 - 859 - 3301 Mobile Telephone: 404 - 859 - 3301

Fax: 866 - 708 - 1492 Email: Paulcav@yahoo.com

Contact's Relation To Business: President

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
		300.00
Total Due	$	~~475~~.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: TT Alpharetta/Roswell Real Estate, LLC

Physical Address: 1495 Alpharetta Hwy. Alpharetta, Ga 30009

Mailing Address: P.O. Box 48752

City: Atlanta State: GA Zip Code: 30362 -

Owner Telephone: 404 - 281 - 5913 Contact Fax: 866 - 708 - 1492

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 Seaman - managing member Date: 10/7/20

Owner Signature: X

Property Information:

Address (If Assigned) : 1495 Alpharetta Hwy. Alpharetta, Ga 30009

Tax ID or Map Reference Number: # 12 2340 0597 054 6

Land Lot(s): 597, 600 District: 1st Section: 2nd

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

---

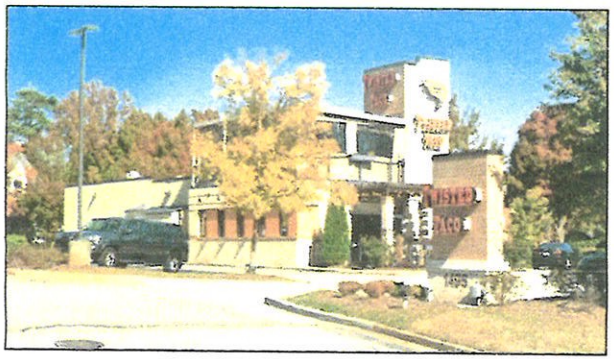
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

Applicant Signature: Date: 10/7/20

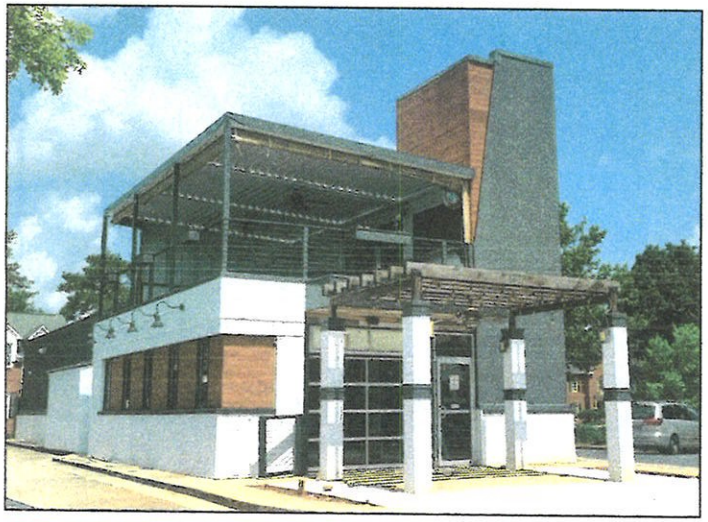
Print Form

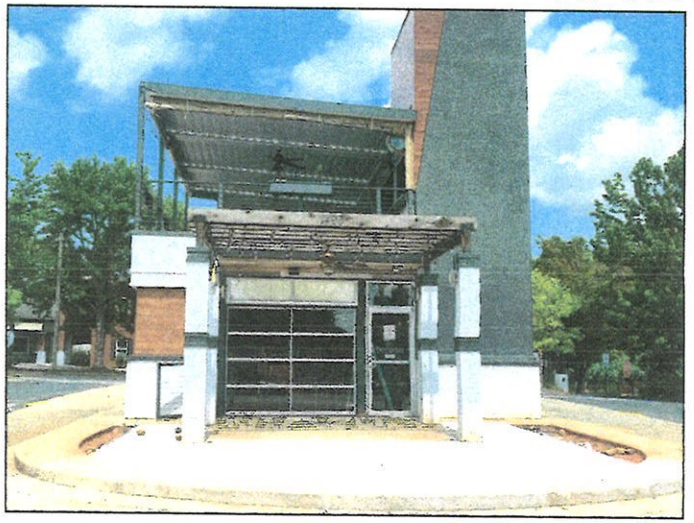
RICKSHAW
THAI STREET FOOD

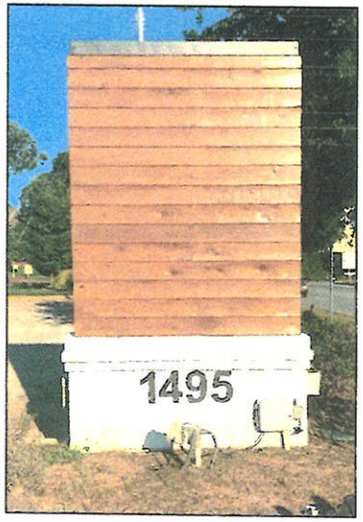
BEFORE



AFTER







* REPAINT BUILDING IN DARK GREY COLOR
* NEW WARM WHITE FOR BRICKS.
* INSTALL PREMIUM CEDAR WOOD ACCENT.

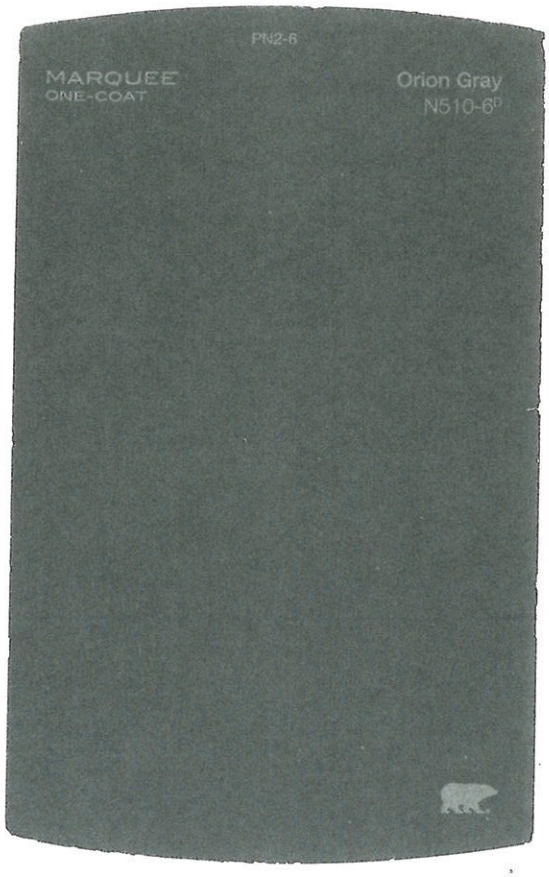
TWISTED
TACO
TWISTED
TACO
TWISTED
TACO
1495

MEDITERRANEAN
GRILL

OH-10-10

MARQUEE
ONE-COAT

Etched Glass
MQ3-27[U]



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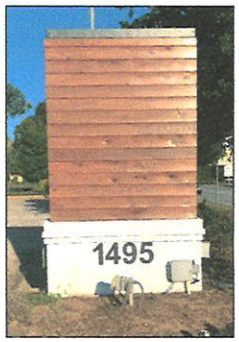
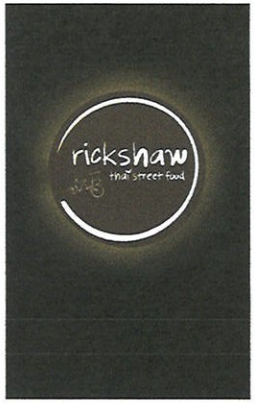
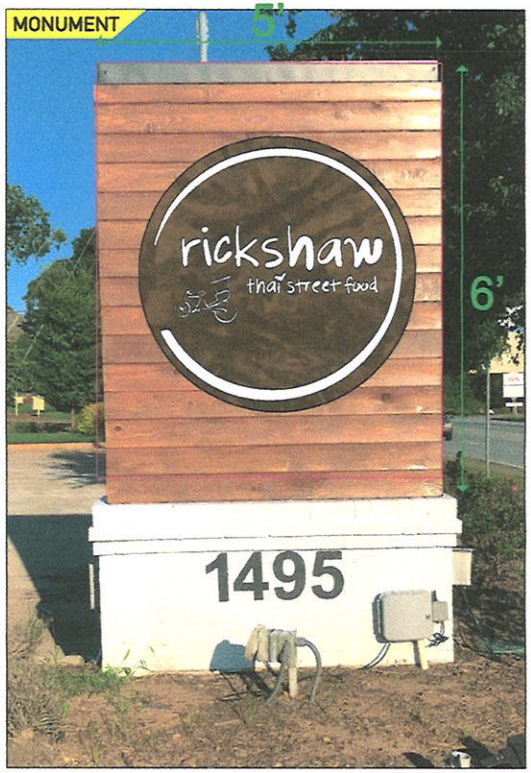
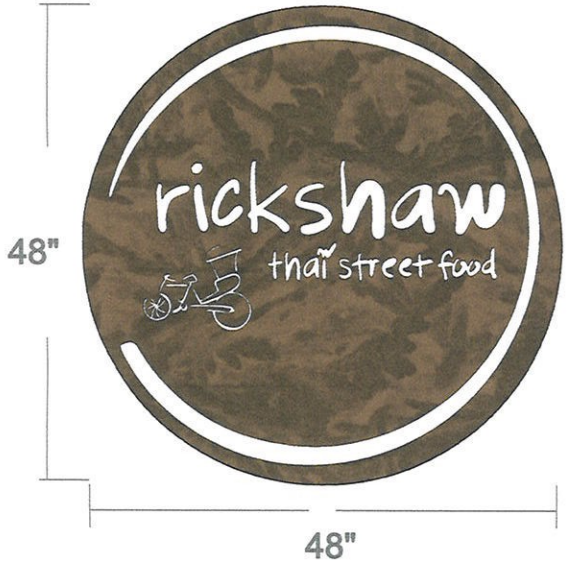




NEW



SCALE: 3/8" = 1'



* 2 SETS 48"H ROUTED ALUM & WHITE AC OVER TOP W/3000K LED BACKLIT
* 2"D STUDS DIRECT MOUNT

LeeSigns

CLIENT: RICKSHAW THAI STREET FOOD

X 9-30-2020
REVISIONS
X
X

Paul (Owner & Landlord):
404-859-3301
pauleav@yahoo.com

SALES HENRY YANG
DESIGNER JJ

ADDRESS:
1495 Alpharetta Hwy.,
Alpharetta, GA 30009
1=1sqft front, 1side ok
monument sign need permit

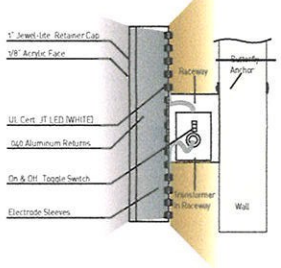
SQFT: 16
MONUMENT

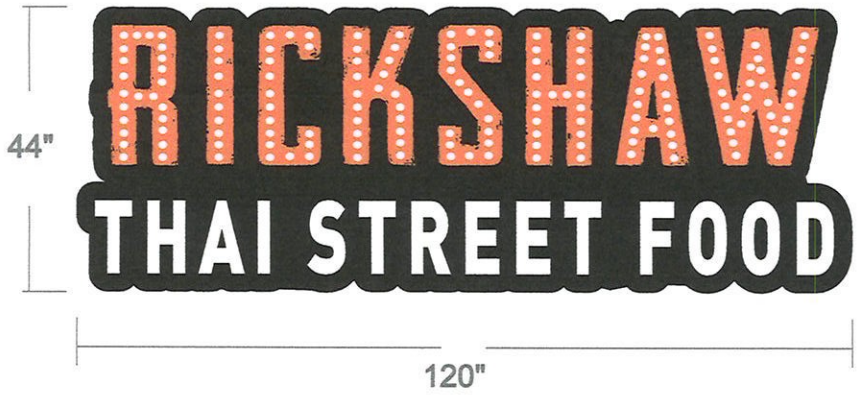
BEFORE

NEW

SCALE: 1/16" = 1'

LED CHANNEL LETTER
ATTACHMENT DETAILS





* 44"H LED CHANNEL CLOUD
* BLACK TRIM & RETURN
* 3000K WARM WHITE LED BACK LIT
* RACEWAY MATCH WALL COLOR

LeeSigns

CLIENT: RICKSHAW THAI STREET FOOD

X 9-30-2020
REVISIONS
X
X

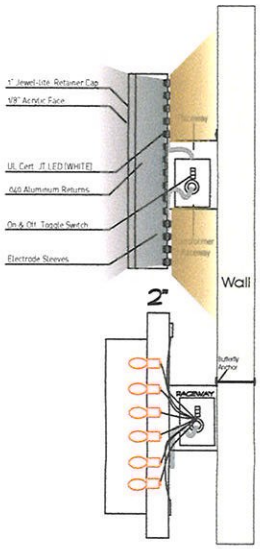
Paul (Owner & Landlord):
404-859-3301
pauleav@yahoo.com

SALES HENRY YANG
DESIGNER JJ

ADDRESS:
1495 Alpharetta Hwy.,
Alpharetta, GA 30009
1=1sqft front, 1side ok
monument sign need permit

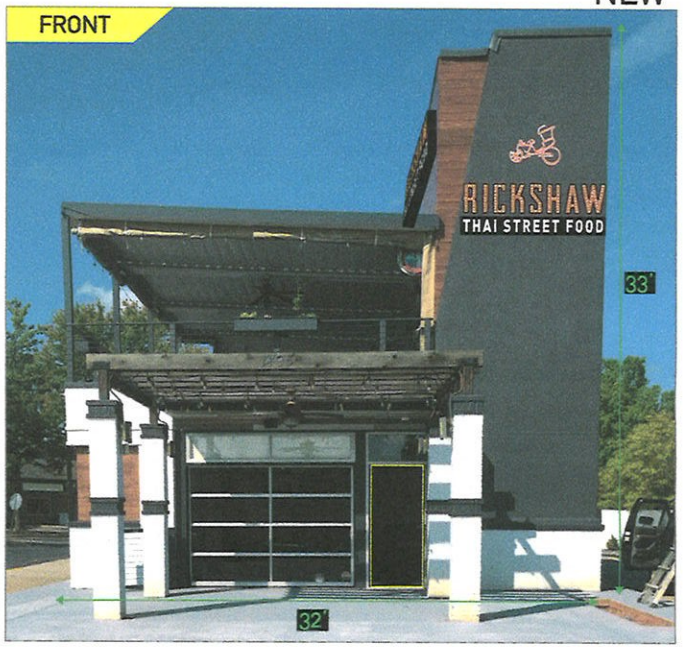
SQFT: 36.6
WALL SIGN

LED CHANNEL LETTER
ATTACHMENT DETAILS

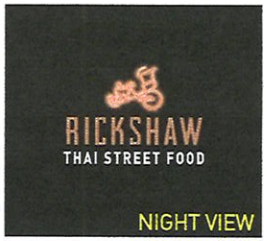


BEFORE

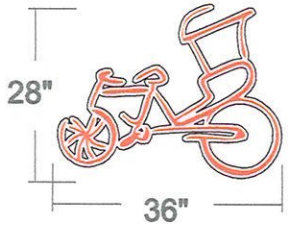
NEW



SCALE: 3/32" = 1'



ALLOWED: 1'=1SQFT (32SQFT)
PROPOSED: 40" X 114" = 31.6SQFT



* 28"H LED CHANNEL LOGO W/3000K-BACKLIT
* 21"H ROUTED ALUM CHANNEL LETTER W/ LED LIGHT BULB
* 13"H LED CABINET THAI STREET FOOD
* RACEWAY MATCH WALL COLOR

LeeSigns

CLIENT: RICKSHAW THAI STREET FOOD

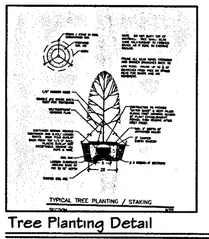
X 9-30-2020
REVISIONS
X
X

Paul (Owner & Landlord):
404-859-3301
pauleav@yahoo.com

SALES HENRY YANG
DESIGNER JJ

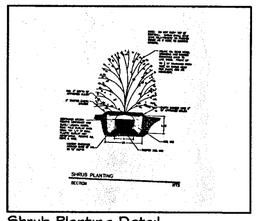
ADDRESS:
1495 Alpharetta Hwy.,
Alpharetta, GA 30009
1'=1sqft front, 1side ok
monument sign need permit

SQFT: 32
WALL SIGN



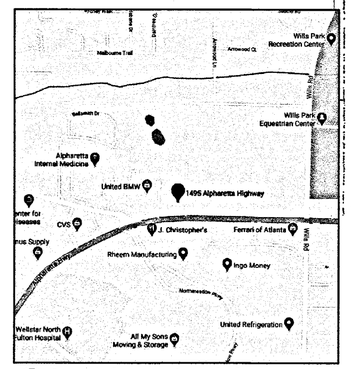
Tree Planting Detail

Not To Scale



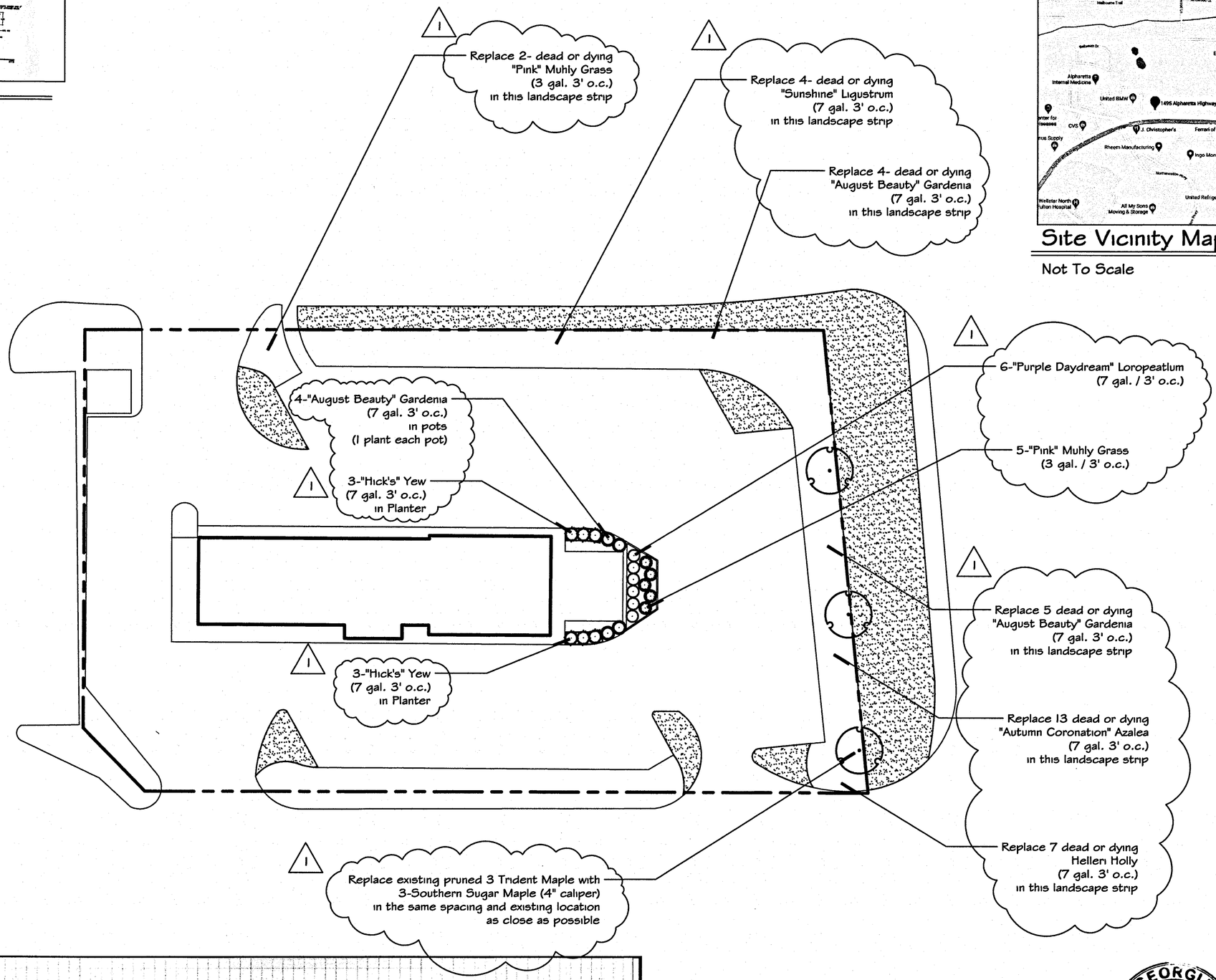
Shrub Planting Detail

Not To Scale



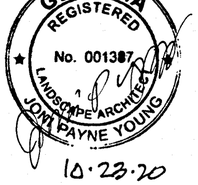
Site Vicinity Map

Not To Scale



PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
3	SOUTHERN SUGAR MAPLE	ACER BARBATUM (1	(4" CAL.)
13	'AUGUST BEAUTY' GARDENIA	GARDENIA JASMINOIDES 'AUGUST BEAUTY'	(7 GAL.)
7	HELLERI HOLLY	ILEX CRENATA 'HELLERI'	(7 GAL.)
6	'PURPLE DAYDREAM' LOROPETALUM	LOROPETALUM CHINENSE 'PPI'	(7 GAL.)
7	'PINK' MUHLY GRASS	MUHLEBERGIA CAPILLARIS	(3 GAL.)
4	'SUNSHINE' LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	(7 GAL.)
13	'AUTUMN CORONATION' AZALEA	RHODODENDRON 'ROBLEC'	(7 GAL.)
6	'HICK'S' YEW	TAXUS x MEDIA 'HICKSII'	(7 GAL.)



10·23·20

Graphic Scale: 1" =20'

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

Released for Construction

Plant replacement plan

△1 10-22-20-Revised per city official's comments to comply with codes

Thai Rickshaw Group
1495 Alpharetta Highway
Alpharetta, Georgia
Date:10-22-2020

young² studios
landscape architecture • land planning
scott young
principal
c. 678.822.3115
t. 770.938.7609
scottyoung365@gmail.com
1493 sanden ferry drive • decatur, georgia 30033

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: Carriage Kia of Alpharetta

Location Address: 10945 Westside Parkway, Alpharetta, Georgia

Mailing Address: 3678 North Peachtree Road

City: Atlanta State: GA Zip Code: 30341 -

Contact For All Notifications: Steven T. Ellis / PRO Building Systems

Contact Telephone: 770 - 455 - 1791 Mobile Telephone: 770 - 318 - 3225

Fax: 770 - 455 - 4123 Email: stellis@probldg.com

Contact's Relation To Business: Agent / Representative

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Environs LLC

Physical Address:

Mailing Address: 5784 Lake Forrest Dr Ste 265

City: Atlanta State: ga Zip Code: 30328 -

Owner Telephone: 770 - 365 - 2609 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): Sean Rasmus Date: 10/24/20

Owner Signature:

Property Information:

Address (If Assigned) : 10945 Westside Parkway

Tax ID or Map Reference Number: 12 237005910214

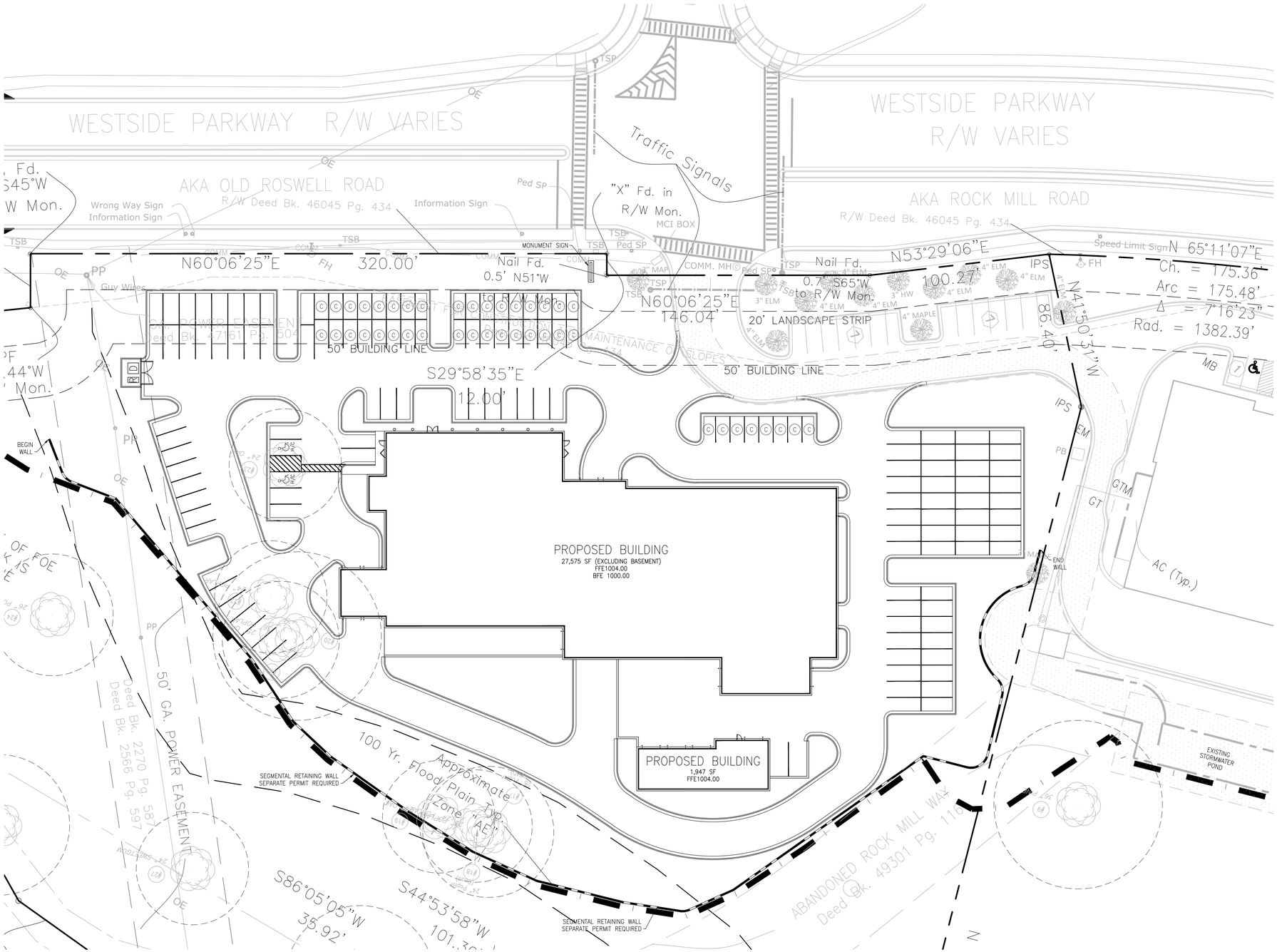
Land Lot(s): 590&591 District: 1st Section: 2nd

Existing Zoning of Property: LI Existing Uses of Property: Undeveloped

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: 11.02.2020

Print Form



SITE NOTES:

1. THE SCOPE OF THE PROJECT DEPICTED IN THESE DRAWINGS CONSISTS OF CONSTRUCTION OF THE CONSTRUCTION OF A KIA AUTOMOBILE DEALERSHIP WITH ASSOCIATED PARKING AND INFRASTRUCTURE.
2. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. SEE MEP DRAWINGS FOR LOCATIONS AND SIZES OF WATER AND SANITARY SEWER CONNECTIONS. NOTIFY SITE DEVELOPMENT PARTNERS OF ANY DISCREPANCIES FOUND.

PARKING SUMMARY:
PARKING REQUIRED – 1 SP/100 SF X 29,522 SF = 296 SP
PARKING PROVIDED – 101 SURFACE STANDARD
42 SURFACE COMPACT
69 SUBSURFACE STANDARD
212 TOTAL INCL 2 HC

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 590 and 591, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at the point of intersection of the northeast corner of Land Lot 590, the southeast corner of Land Lot 591, the southwest corner of Land Lot 606 and the northwest corner of Land Lot 607; thence, leave said land lot corner and run northwesterly along the south land lot line of said Land Lot 591, North 89 degrees 41 minutes 08 seconds West, a distance of 486.05 feet to a 1/2" rebar found; and THE TRUE POINT OF BEGINNING.
From the TRUE POINT OF BEGINNING as thus established, run southwesterly along the south land lot line of said Land Lot 591 North 89 degrees 41 minutes 08 seconds West, a distance of 196. 85 feet to a 1/2" rebar found; run thence North 45 degrees 06 minutes 02 seconds West, a distance of 60.00 feet to a 1/2" rebar found; run thence South 44 degrees 53 minutes 58 seconds West, a distance of 101.30 feet to a point, said point being described as the centerline of Foe Killer Creek, and the property line; run thence along the centerline of said Foe Killer Creek, and the meanderings thereof, the following bearings and distances: South 86 degrees 05 minutes 05 seconds West, 35.92 feet; South 73 degrees 45 minutes 21 seconds West, 103.52 feet; North 84 degrees 22 minutes 30 seconds West, 62.34 feet; North 59 degrees 20 minutes 57 seconds West, 82.74 feet; North 47 degrees 52 minutes 09 seconds West, 98.01 feet; North 53 degrees 39 minutes 23 seconds West, 90.41 feet; North 41 degrees 37 minutes 16 seconds West, 68.32 feet to a point, and North 30 degrees 37 minutes 00 seconds West, 1.40 feet to a point, said point being located on the south right-of-way line of Westside Parkway, having a varying right-of-way; thence, leave said Foe Killer Creek center line and run northeasterly along said Westside Parkway right-of-way the following bearings and distances: North 54 degrees 21 minutes 17 seconds East, 128.53 feet to a 1/2" rebar found (said 1/2" rebar found being witnessed by a concrete r/w monument found North 44 degrees West 1.3 feet thereof); North 29 degrees 53 minutes 35 seconds West, 30.00 feet to a nail found (said nail found being witnessed by a concrete r/w monument found South 45 degrees West 0.3 feet thereof); North 60 degrees 06 minutes 25 seconds East, 320.00 feet to a concrete r/w monument found; South 29 degrees 58 minutes 35 seconds East, 12.00 feet to a nail found (said nail found being witnessed by a concrete r/w monument found North 51 degrees West 0.5 feet thereof); North 60 degrees 06 minutes 25 seconds East, 146.04 feet to a nail found (said nail found being witnessed by a concrete r/w monument found South 65 degrees West 0.7 feet thereof) and North 53 degrees 29 minutes 06 seconds East, a distance of 100.27 feet to a 1/2" iron pin set; thence, leave said Westside Parkway right-of-way line and run South 41 degrees 50 minutes 31 seconds East, a distance of 86.40 feet to a 1/2" iron pin set; run thence South 15 degrees 33 minutes 33 seconds East, a distance of 496.43 feet to a 1/2" rebar found, and THE TRUE POINT OF BEGINNING.

Said tract of land comprising 269,252 square feet, or 6.181 acres, more or less.

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 325-5000
(metro Atlanta only)
IT'S THE LAW

NORTH PROJECT NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CLIENT

carriage

2350 Browns Bridge Road
Gainesville, GA 30504

PROJECT

Kia of Alpharetta

Alpharetta, Georgia

SDP PROJECT NO. C-2005-01

SITE DEVELOPMENT PARTNERS, LLC
4555 Mansell Road, Suite 300
Alpharetta, GA 30022
Phone 404-647-4006
GA P.E. Firm PEF007277

SEAL

GEORGIA REGISTERED No. 15305 PROFESSIONAL ENGINEER ROBERT O. BLACKWELL 11/2/2020

NOT VALID WITHOUT SIGNATURE AND DATE

These drawings are instruments of service and are the exclusive property of SITE DEVELOPMENT PARTNERS, LLC (SDP). Their use and publication shall be restricted to the project for which they were prepared. Reuse, reproduction, or publication by any method, in whole or in part, is prohibited except by written permission from SDP.

DATE

Preliminary

PRINT RECORD

11/02/2020 DRB SUBMITTAL 1	ROB

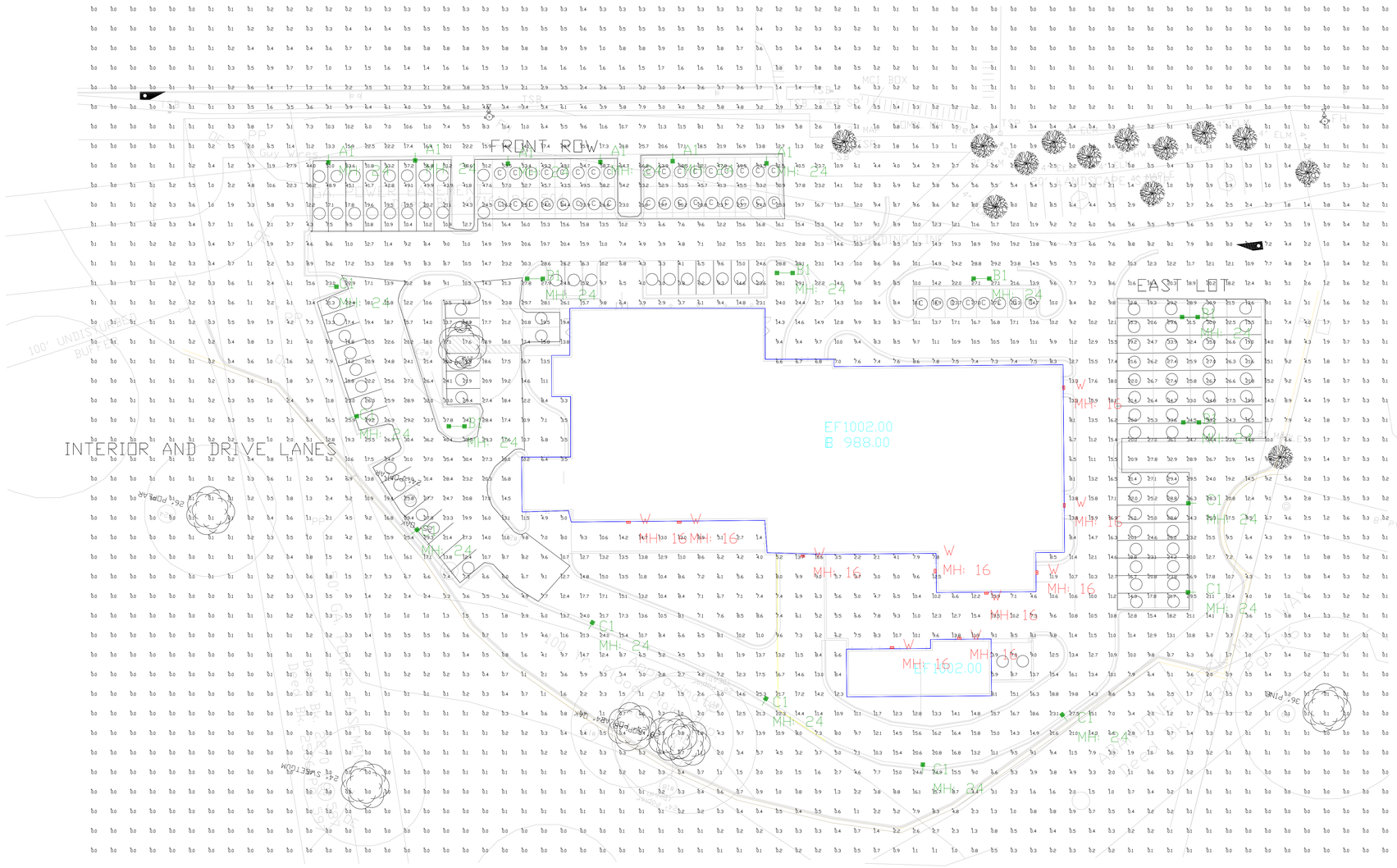
DRAWING TITLE

DRB SITE PLAN

DRAWING NUMBER

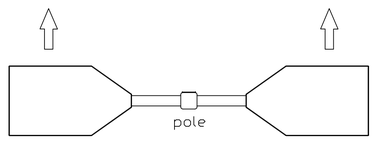
DRB1.01

SITE DEVELOPMENT PARTNERS, LLC, Alpharetta, Georgia o Civil Engineering o Land Planning o SERVICE o EXPERIENCE o QUALITY o What Our Clients Need When They Need It.



Optics Rotated Left
FT-L

Optics Rotated Right
FT-R



Use Type
FT-R
(Optics Rotated Right)

Use Type
FT-L
(Optics Rotated Left)

For D180 Forward Throw installations specify left rotated optics (FT-L) and/or right rotated optics (FT-R), side mounting. Orientation is based on standing at the pole and looking out at the area to be illuminated.

Top View

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS 4' ABOVE GRADE 10X1	Illuminance	Fc	6.94	66.2	0.0	N.A.	N.A.
EAST LOT	Illuminance	Fc	25.26	36.3	12.8	1.97	2.84
FRONT ROW	Illuminance	Fc	38.22	63.9	7.5	5.10	8.52
INTERIOR AND DRIVE LANES	Illuminance	Fc	20.94	40.4	6.7	3.13	6.03

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A1	SINGLE	MRL-LED-65L-SIL-FTA-50-70CRI-SINGLE-24' MH	1.000	1.000	1.000	70972	592
	6	B1	SINGLE	MRL-LED-65L-SIL-5W-50-70CRI-D180-24' MH	1.000	1.000	1.000	134894	1184
	9	C1	SINGLE	MRL-LED-65L-SIL-FT-50-70CRI-SINGLE24' MH	1.000	1.000	1.000	70055	592
	10	W	SINGLE	XWM-FT-LED-12L-50-16' MH	1.000	1.000	1.000	11838	102.2

Total Project Watts_1
Total Watts = 17006

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

10998 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6003

LIGHTING PROPOSAL LO-152706-1

CARRIAGE KIA
ALPHARETTA, GA

BY:GEF | DATE:10/28/2020 | REV:10/29/2020 | SHEET 1 OF 1

SCALE: 1"=30' 0 30

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= 269,252 SF or 6.181ac
LESS 2.06ac (100' UNDISTURBED BUFFER, GA POWER AND DRAINAGE ESMTS.) = 4.121
SDF = 4.121ac X 130 CALIPER INCHES = 535.73"
EDF = 97" (SEE BELOW)
RDF = 535.73 – 97 = 438.73 INCHES REQUIRED
124 INCHES PROVIDED AS OF NOW (NON–RECOMPENSE)
(WILL BE ADJUSTED WHEN TREE SAMPLE/ADDITIONAL TREE SURVEY COMPLETE WITH ADDITIONAL TREE DATA. *GOAL IS TO COMPLY OR BE CLOSE TO REQUIREMENT WITH ADDITIONAL PRESERVED TREES ON SITE)

EDF TREES TO REMAIN ON SITE:
26" BIRCH (S) x 2 = 52"
4" HARDWOOD x 9 = 36"
3" HARDWOOD x 1 = 3"
2" HARDWOOD x 1 = 2"
EDF = 97"

PARKING
PARKING REQUIRED: 1 SP/100 SF x 23,360 SF = 234 SP
PARKING PROVIDED: 103 SURFACE, 79 SUBSURFACE
182 TOTAL INCLUDING 2 HC

LANDSCAPE STRIPS
20' LS WESTSIDE PARKWAY – ONE 4" SHADE TREE/40'
DOUBLE SHRUB ROW TO SCREEN ALL PARKING/PAVEMENT FROM PUBLIC ROW AND PRIVATE DRIVE; 24" HT. AT PLANTING

EX. TREES AND SHRUBS PLANTED DURING PARCEL 1 CONSTRUCTION TO REMAIN.

OVERALL TREE CALCULATIONS
TOTAL TREES TO BE PLANTED ON SITE: 131

OVERSTORY TREES: 94
UNDERSTORY TREES: 37
% OVERSTORY: 71.8%

NATIVE TREES:
% NATIVE: 70.2%* (SEE TREE TABLE)

CITY OF ALPHARETTA LANDSCAPE NOTES

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION
CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL
BY THE CITY ARBORIST WILL RESULT IN A "STOP–WORK ORDER" AND FINES.

IF A TREE SURVEY INACCURACIES ARE FOUND ON–SITE, A STOP WORK ORDER WILL BE
ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE
INFORMATION.

THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF
A CERTIFICATE OF OCCUPANCY

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXIST. NON–SPECIMEN, LANDSCAPE TREES INCLUDING PARKING LOT AND STREET TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.

ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.

TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E., 3 INCH CALIPER TREES MAY NOT BE 2.5–3 INCHES. UNDERSIZED TREES SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

CONTRACTOR SHALL ADD TO BACKFILL DIRT AN APPROVED MIX OF ENDO AND ECTO–MYCORRHIZAL FUNGI PLUS 12–10–7 SLOW RELEASE FERTILIZER PELLETS (3#/A000 SQ. FT.)

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.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE L–2 LANDSCAPE DETAILS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE	Acer rubrum `Brandywine` Native	Brandywine Red Maple	4" Cal.	23
	COR	Cornus florida Recompense-Native	Eastern Dogwood	4" Cal.	22
	ILE	Ilex x `Emily Bruner` Recompense	Emily Bruner Holly	13-14` Ht.	15
	JUN	Juniperus virginiana Recompense-Native	Eastern Red Cedar	13-14` Ht.	32
	QUE	Quercus nuttallii Recompense-Native	Nuttall Oak	4" Cal.	15
	TAX	Taxodium distichum `Mickelson` TM Recompense	Shawnee Brave Bald Cypress	4" Cal.	16
	ZEL	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	4" Cal.	8

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ABE	Abelia x `Rose Creek`	Rose Creek Abelia	2` Ht.	184
	CAR	Ilex cornuta `Carissa`	Carissa Holly	2` Ht.	115
	LOR	Loropetalum chinense `Daruma`	Daruma Dwarf Loropetalum	2` Ht.	34
	MUH	Muhlenbergia capillaris	Pink Muhly Grass	2` Ht.	105
	PRU	Prunus laurocerasus `Otto Luyken`	Otto Luyken Laurel	2` Ht.	166

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SGN	Juniperus chinensis `Sargentii`	Sargent Juniper	1` Ht.	36" o.c.	85

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	HEM	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	12" o.c.	117
	LIR	Liriope muscari `Big Blue`	Big Blue Lilyturf	4"	12" o.c.	456

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST

PARKING LOT ISLANDS:
ISLANDS SHALL BE EXCAVATED TO 3 FEET DEEP OR TO A DEPTH 6 INCHES GREATER THAN THE HEIGHT OF THE ROOT BALL AND BACKFILLED WITH A MINIMUM OF 600 CUBIC FEET OF FRIABLE SOIL. TURF GRASS WILL NOT BE ACCEPTED. UTILITIES AND LIGHTING SHALL NOT BE ALLOWED WITHIN REQUIRED PARKING LOT LANDSCAPE ISLANDS.

IRRIGATION NOTES:
IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT–OF–WAY. (SYSTEMS WILL BE ALLOWED INSIDE THE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF APLHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (6780 297–6200 FOR INFORMATION AND TO RESERVE A SPOT.

ALL TREES MUST BE PLANTED AT LEAST 5' FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER

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

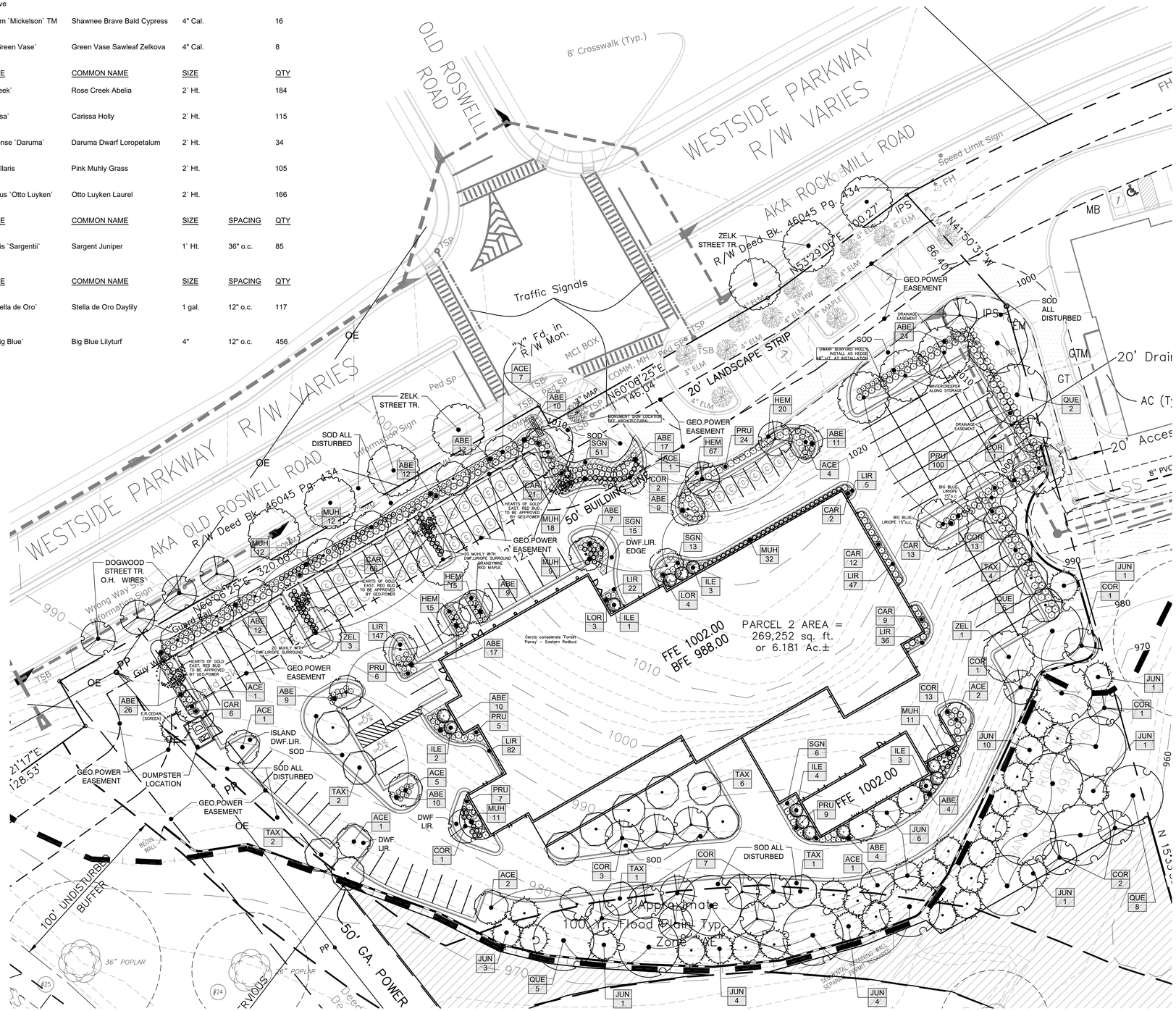
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

NORTH:

SCALE:
0 30' 45' 60'
SCALE: 1"=30'

REVISIONS:

DATE	#



FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874–5091

CARRIAGE KIA OF ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

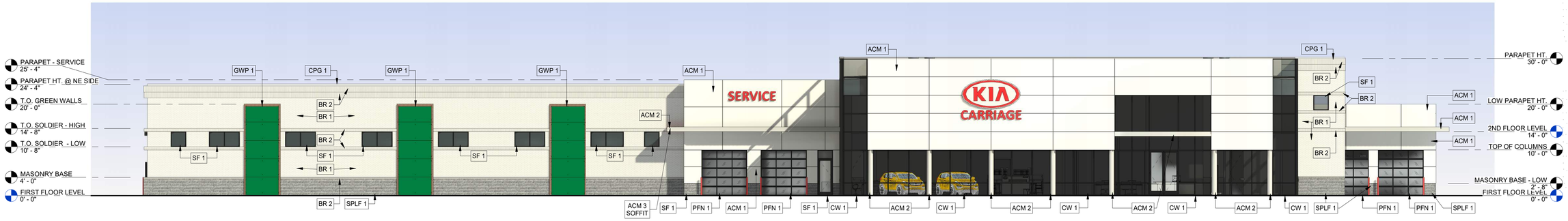
LANDSCAPE PLAN
DESIGN REVIEW BOARD

SCALE: AS SHOWN

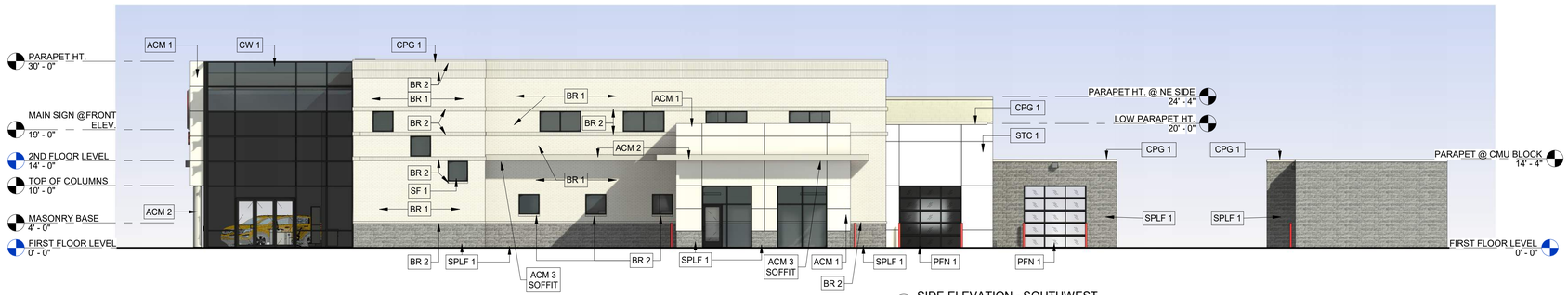
DATE: 11/03/2020

PROJECT: FA–20061

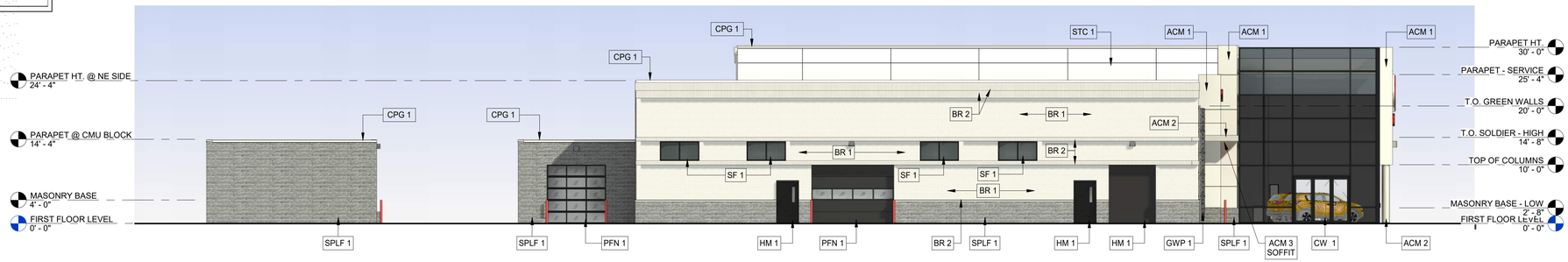
SHEET
L–1.1



1 FRONT ELEVATION - NORTHWEST
3/32" = 1'-0"



3 SIDE ELEVATION - SOUTHWEST
3/32" = 1'-0"



4 SIDE ELEVATION - NORTHEAST
3/32" = 1'-0"

2 REAR ELEVATION - SOUTHEAST
3/32" = 1'-0"

MATERIAL LEGEND

CODE	MATERIAL	COLOR
SF 1	ALUMINUM STOREFRONT	BLACK ANODIZED ALUMINUM
CPG 1	METAL COPING	PRE-FINISHED TO MATCH ACM 1 - ALPOLIC SUPER WHITE
ACM 1	ALUMINUM COMPOSITE PANEL	ALPOLIC PE - SUPER WHITE
ACM 2	ALUMINUM COMPOSITE PANEL	ALPOLIC OPT - MICA PLATINUM
ACM 3	ALUMINUM COMPOSITE PANEL	ALPOLIC PE - RON RED
STC 1	HARD COAT STUCCO	COLOR TO MATCH ACM 1 - ALPOLIC SUPER WHITE
CW 1	CURTAINWALL GLAZING SYSTEM	BLACK ANODIZED ALUMINUM
BR 1	BRICK VENEER	INTEGRAL COLOR - OFF WHITE
BR 2	BRICK ACCENT VENEER	INTEGRAL COLOR - LIGHT GREY
SPLF 1	SPLIT FACE BLOCK	INTEGRAL COLOR - CHARCOAL GREY
HM 1	HOLLOW METAL DOOR	COLOR TO MATCH BLACK ANODIZED - SF1
PFN 1	PRE-FINSHED METAL	COLOR TO MATCH BLACK ANODIZED - SF1
GWP 1	GREEN WALL PANELS	8'W x 20'H TRELLIS PANELS W/ CLIMBING VINES

SEAL

ISSUANCE

No.	Description	Date

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(770) 455-1791 / Fax 455-4123
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PROPOSED DESIGN FOR
CARRIAGE KIA OF ALPHARETTA
10945 Westside Parkway
Alpharetta, GA

Date:	11.02.2020
Scale:	As indicated
By:	MEN STE
ID:	20YXXX000

EXTERIOR ELEVATIONS

A201

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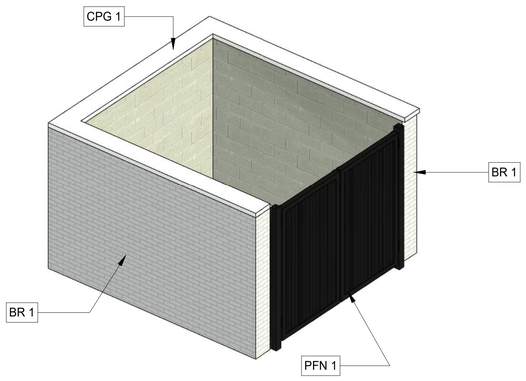
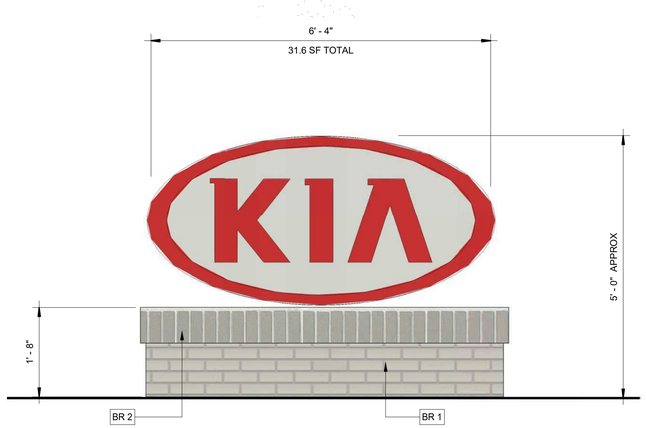
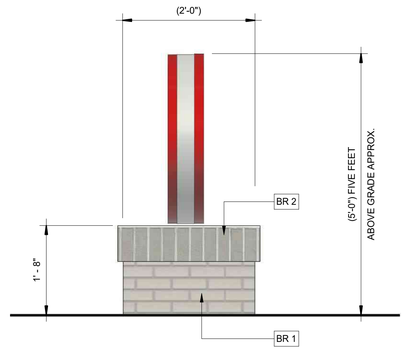


4 DUMPSTER ENCLOSURE



1 MONUMENT FRONT ELEVATION
3/4" = 1'-0"



2 MONUMENT SIDE ELEVATION
3/4" = 1'-0"

COLOR PALETTE

Colors shown represent main colors in the program.
All other colors to match as noted on appropriate pages.

PANTONE 187 C	White	Black

ALL COLORS SHOWN IN THIS DOCUMENT (PMS AND/OR CMYK) ARE FOR COLOR REFERENCE ONLY AND ARE NOT FOR FINAL COLOR MATCHING. GRAPHICS ARE TO BE PRODUCED TO MATCH PMS COLORS AS NOTED. REFER TO THE APPROPRIATE PANTONE® MATCHING SYSTEM SWATCH BOOK FOR ACCURATE COLOR.

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MATERIAL LEGEND

CODE	MATERIAL	COLOR
SF 1	ALUMINUM STOREFRONT	BLACK ANODIZED ALUMINUM
CPG 1	METAL COPING	PRE-FINISHED TO MATCH ACM 1 - ALPOLIC SUPER WHITE
ACM 1	ALUMINUM COMPOSITE PANEL	ALPOLIC PE - SUPER WHITE
ACM 2	ALUMINUM COMPOSITE PANEL	ALPOLIC OPT - MICA PLATINUM
ACM 3	ALUMINUM COMPOSITE PANEL	ALPOLIC PE - RON RED
STC 1	HARD COAT STUCCO	COLOR TO MATCH ACM 1 - ALPOLIC SUPER WHITE
CW 1	CURTAINWALL GLAZING SYSTEM	BLACK ANODIZED ALUMINUM
BR 1	BRICK VENEER	INTEGRAL COLOR - OFF WHITE
BR 2	BRICK ACCENT VENEER	INTEGRAL COLOR - LIGHT GREY
SPLF 1	SPLIT FACE BLOCK	INTEGRAL COLOR - CHARCOAL GREY
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PFN 1	PRE-FINSHED METAL	COLOR TO MATCH BLACK ANODIZED - SF1
GWP 1	GREEN WALL PANELS	8'W x 20'H TRELLIS PANELS W/ CLIMBING VINES

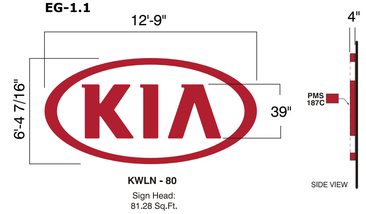
FONTS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
NEO SANS BOLD

KIA RED	PMS 187C
METALLIC SILVER	MP 18091
METALLIC GRAY	MP 18214

WALL SIGNS

EG-1.1



KWLN - 80
Sign Head:
81.28 Sq.Ft.

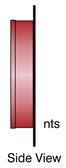
CHANNEL LETTERS

Font: Neo Sans Bold

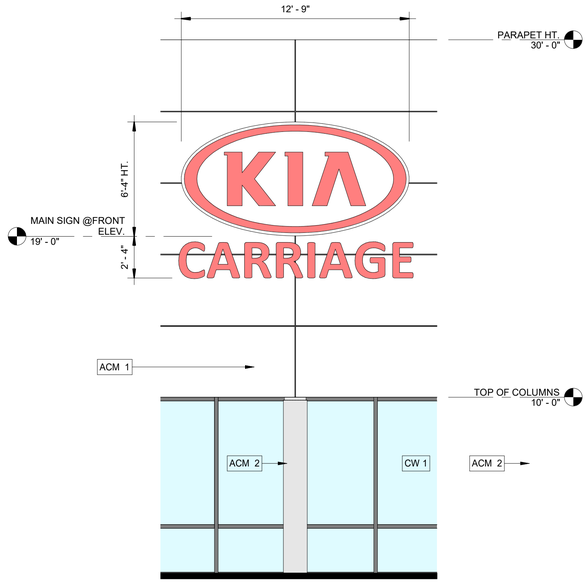
EG-2a
DAY/NIGHT

EG-3.1a

Red perforated vinyl illuminates white at night



Side View



3 ENLARGED ELEVATION @ ENTRY
1/4" = 1'-0"

SEAL

ISSUANCE

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(770) 455-1791 / Fax 455-4123
www.probldgsystems.com

PROPOSED DESIGN FOR
CARRIAGE KIA OF ALPHARETTA
10945 Westside Parkway
Alpharetta, GA

Date:	11.02.2020
Scale:	As indicated
By:	MEN STE
ID:	20YXXX000

SIGN ELEVATIONS & DETAILS

A202

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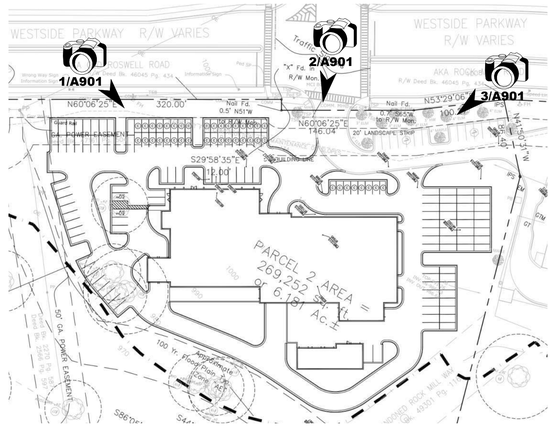
1 VIEW 1
12" = 1'-0"



4 VIEW KEY PLAN
1" = 50'-0"

2 VIEW 2
12" = 1'-0"

3 VIEW 3
12" = 1'-0"

SEAL

ISSUANCE

No.	Description	Date

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PROPOSED DESIGN FOR
CARRIAGE KIA OF ALPHARETTA
10945 Westside Parkway
Alpharetta, GA

Date:	11.02.2020
Scale:	As indicated
By:	Author Checker
ID:	20YXXX000

Perspectives

A901

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1 BIRDS EYE VIEW 1
12" = 1'-0"

2 BIRDS EYE VIEW 2
12" = 1'-0"

3 BIRDS EYE VIEW 3
12" = 1'-0"

SEAL

ISSUANCE

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PROPOSED DESIGN FOR
CARRIAGE KIA OF ALPHARETTA
10945 Westside Parkway
Alpharetta, GA

Date:	11.02.2020
Scale:	12" = 1'-0"
By:	MN STE
ID:	20YXXX000

BIRD EYE VIEW

A902

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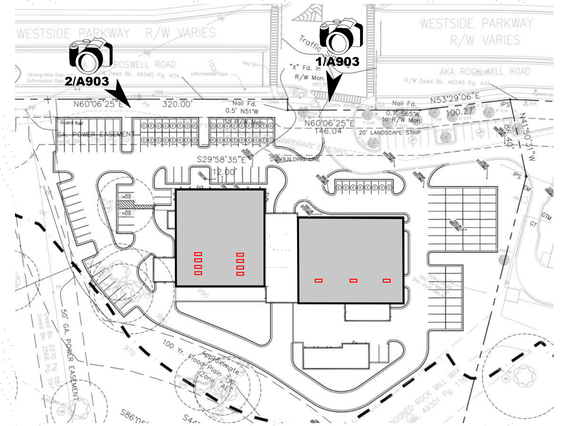
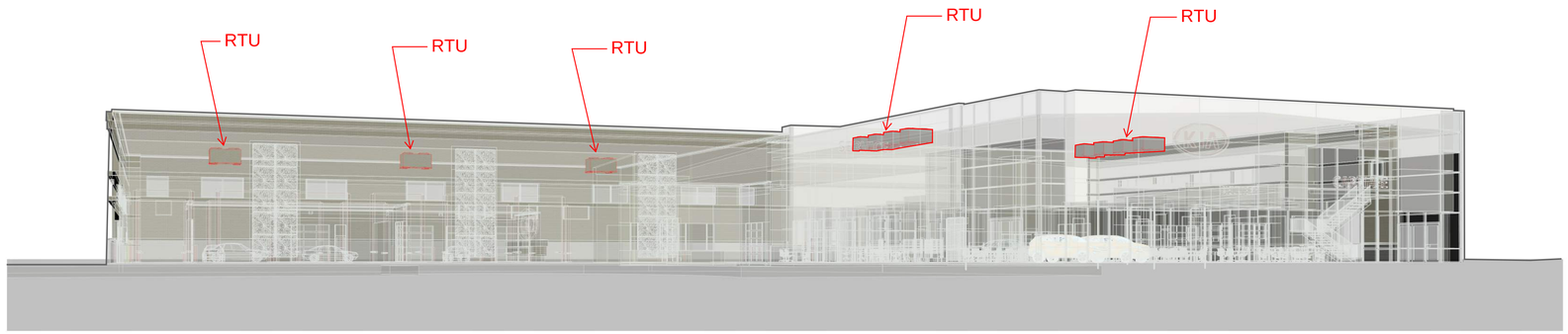
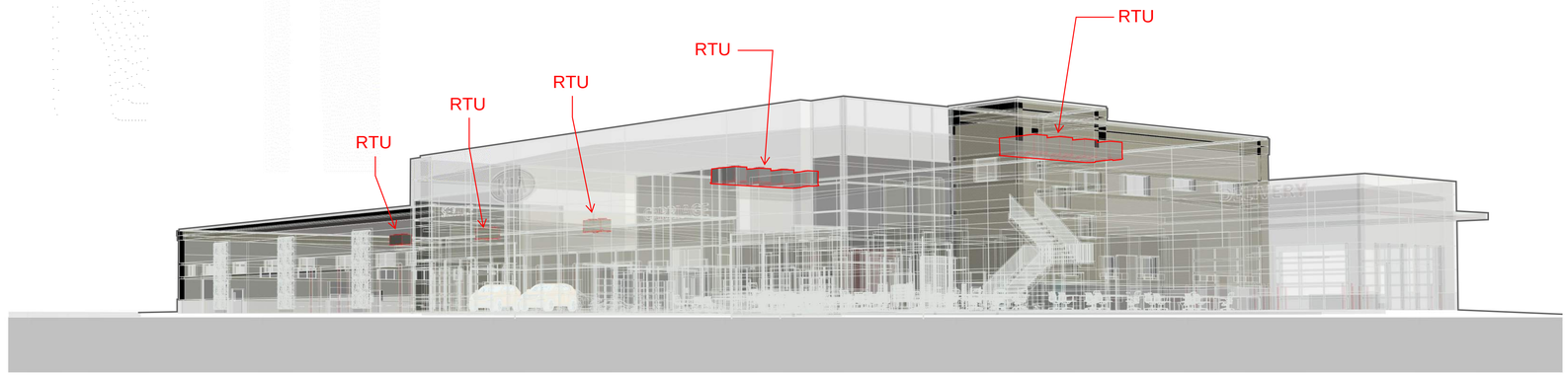


3 RTU VIEW KEY PLAN
1" = 50'-0"



1 RTU VIEW #1 (SITELINE FROM INTERSECTION)



2 RTU VIEW #2 (SITELINE FROM SOUTH ON WESTSIDE PARKWAY)

SEAL

ISSUANCE

No.	Description	Date

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PROPOSED DESIGN FOR
CARRIAGE KIA OF ALPHARETTA
10945 Westside Parkway
Alpharetta, GA

Date:	11.02.2020
Scale:	1" = 50'-0"
By:	AAA STE
ID:	20YXXX000

RTU VIEWS

A903

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SPECIMEN TREE LIST						
TREE#	SPECIES	DBH	LOCATION	CONDITION	NOTES	STATUS
11	PINE	32	SE	GOOD	BUFFER	PROTECT
12	SWEETGUM	26	SE	GOOD	BUFFER	PROTECT
13	RIVER BIRCH	26	SE	GOOD		PROTECT
14	MAPLE	25	S	GOOD	OFFSITE	OFFSITE–PROTECT
16	POPLAR	32	S	GOOD	BUFFER	PROTECT
17	POPLAR	28	S	DEAD	NON–SPECIMEN	REMOVE
18	POPLAR	24	S	DEAD	NON–SPECIMEN	REMOVE
19	OAK	24	S	GOOD		REMOVE
20	POPLAR	36	CENTER	GOOD		REMOVE
21	OAK	25	CENTER	GOOD		REMOVE
22	POPLAR	24	CENTER	GOOD		REMOVE
23	OAK	24	CENTER	GOOD		REMOVE
24	POPLAR	26	W	GOOD	BUFFER	PROTECT
25	POPLAR	36	W	GOOD	BUFFER	PROTECT
26	POPLAR	30	SW	GOOD	BUFFER	PROTECT
27	SWEETGUM	24	SW	GOOD	BUFFER	PROTECT
TOTAL SPECIMEN INCHES TO BE REMOVED:		133	x3			399
TOTAL SPECIMEN INCHES TO REMAIN:		26	x2			52
THE ABOVE INFORMATION AND ORIGINAL TREE SUVEY WAS COMPLETE AND PROVIDED BY THIRD PARTY AT A PREVIOUS DATE.						

SPECIMEN TREE RECOMPENSE

SPECIMEN TREE RECOMPENSE:
109 CALIPER INCHES TO BE REMOVED X 3 = 399
TREE GROUP INCHES TO REMAIN X 1 (TO BE DETERMINED WITH TREE SURVEY)
399 – X INCHES = 399 INCHES OR (100), 4" CAL. TREES REQUIRED;
399 INCHES OR (100), 4" CAL. TREES PROVIDED ON SITE
0 INCHES FOR ALTERNATE RECOMPENSE (MUST BE APPROVED BY CITY ARBORIST)
DETAILED SPECIMEN TREE EVALUATION TO BE SUBMITTED BY A LICENSED ARBORIST WITH PLAN REVIEW SUBMITTAL TO INCLUDE DRB COMMENTS.

NOTES:
PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE–PAID TO A REPUTABLE TREE CARE COMPANY.

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

INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

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

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

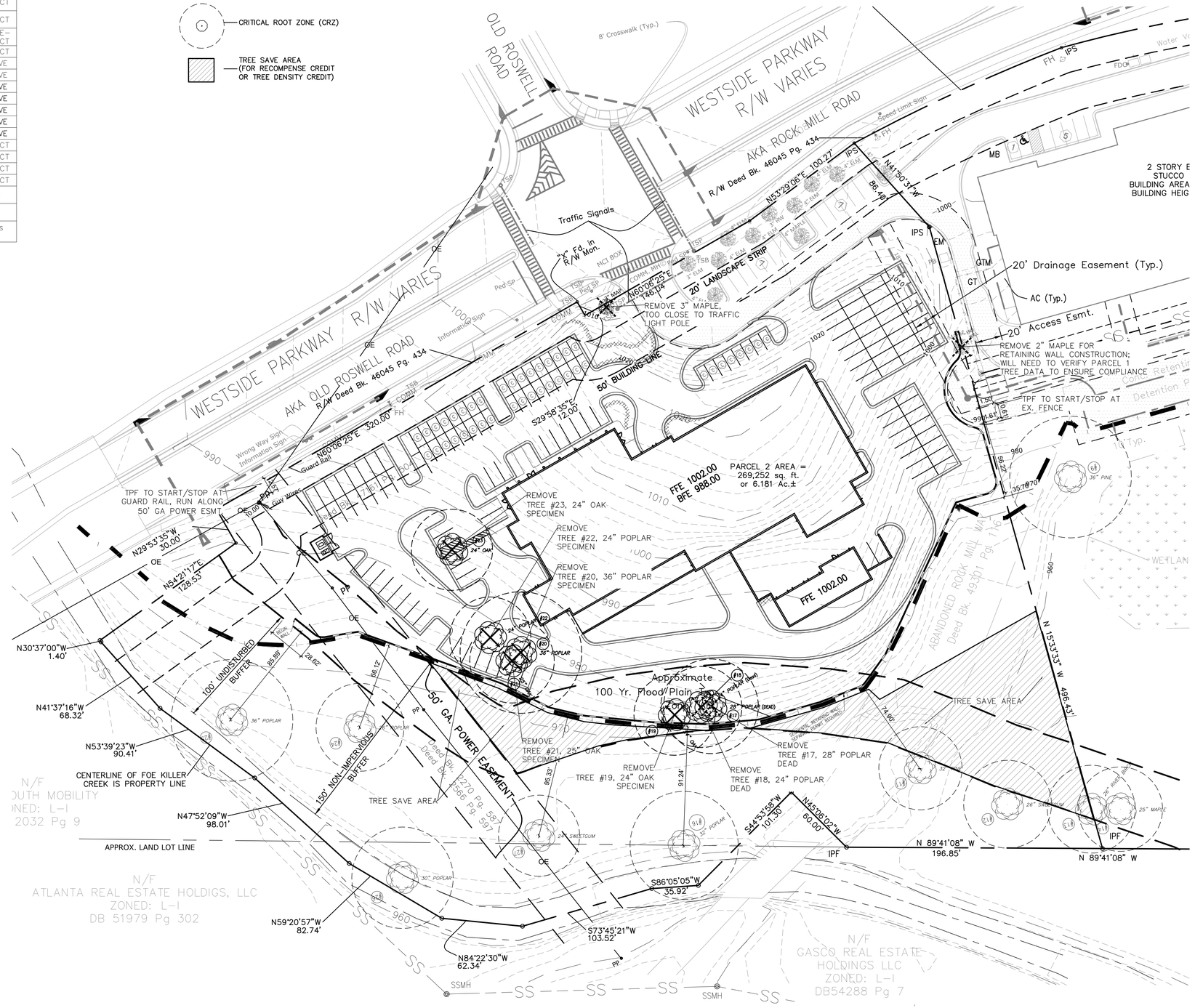
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

NORTH:

SCALE: 0 40' 60' 80' — SCALE: 1"=40'

LEGEND:

- LIMITS OF DISTURBANCE (LOD)
- TREE PROTECTION FENCING, TYPE 'C'
- CRITICAL ROOT ZONE (CRZ)
- TREE SAVE AREA (FOR RECOMPENSE CREDIT OR TREE DENSITY CREDIT)



REVISIONS:

DATE	#

STATE OF GEORGIA — PETER J. FRAWLEY — 766 — REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

CARRIAGE KIA OF ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

TREE PROTECTION & EXISTING CONDITIONS

SCALE: AS SHOWN

DATE: 11/02/2020

PROJECT: FA-20061

SHEET L1.0

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= 269,252 SF or 6.181ac
LESS 2.06ac (100' UNDISTURBED BUFFER, GA POWER AND DRAINAGE ESMTS.) = 4.121
SDF = 4.121ac X 130 CALIPER INCHES = 535.73"
EDF = 97" (SEE BELOW)
RDF = 535.73 – 97 = 438.73 INCHES REQUIRED
124 INCHES PROVIDED AS OF NOW (NON-RECOMPENSE)
(WILL BE ADJUSTED WHEN TREE SAMPLE/ADDITIONAL TREE SURVEY COMPLETE WITH ADDITIONAL TREE DATA. *GOAL IS TO COMPLY OR BE CLOSE TO REQUIREMENT WITH ADDITIONAL PRESERVED TREES ON SITE)

EDF TREES TO REMAIN ON SITE:
26" BIRCH (S) x 2 = 52"
4" HARDWOOD x 9 = 36"
3" HARDWOOD x 1 = 3"
2" HARDWOOD x 1 = 2"
EDF = 97"

PARKING
PARKING REQUIRED: 1 SP/100 SF x 23,360 SF = 234 SP
PARKING PROVIDED: 103 SURFACE, 79 SUBSURFACE
182 TOTAL INCLUDING 2 HC

LANDSCAPE STRIPS
20' LS WESTSIDE PARKWAY – ONE 4" SHADE TREE/40'
DOUBLE SHRUB ROW TO SCREEN ALL PARKING/PAVEMENT FROM PUBLIC ROW AND PRIVATE DRIVE; 24" HT. AT PLANTING

EX. TREES AND SHRUBS PLANTED DURING PARCEL 1 CONSTRUCTION TO REMAIN.

OVERALL TREE CALCULATIONS
TOTAL TREES TO BE PLANTED ON SITE: 131

OVERSTORY TREES: 94
UNDERSTORY TREES: 37
% OVERSTORY: 71.8%

NATIVE TREES:
% NATIVE: 70.2%* (SEE TREE TABLE)

CITY OF ALPHARETTA LANDSCAPE NOTES

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION
CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL
BY THE CITY ARBORIST WILL RESULT IN A "STOP–WORK ORDER" AND FINES.

IF A TREE SURVEY INACCURACIES ARE FOUND ON–SITE, A STOP WORK ORDER WILL BE
ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE
INFORMATION.

THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF
A CERTIFICATE OF OCCUPANCY

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXIST. NON–SPECIMEN, LANDSCAPE TREES INCLUDING PARKING LOT AND STREET TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.

ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.

TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E., 3 INCH CALIPER TREES MAY NOT BE 2.5–3 INCHES. UNDERSIZED TREES SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

CONTRACTOR SHALL ADD TO BACKFILL DIRT AN APPROVED MIX OF ENDO AND ECTO–MYCORRHIZAL FUNGI PLUS 12–10–7 SLOW RELEASE FERTILIZER PELLETS (3#n/A000 SQ. FT.)

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.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE L–2 LANDSCAPE DETAILS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE	Acer rubrum `Brandywine` Native	Brandywine Red Maple	4" Cal.	23
	COR	Cornus florida Recompense-Native	Eastern Dogwood	4" Cal.	22
	ILE	Ilex x `Emily Bruner` Recompense	Emily Bruner Holly	13-14` Ht.	15
	JUN	Juniperus virginiana Recompense-Native	Eastern Red Cedar	13-14` Ht.	32
	QUE	Quercus nuttallii Recompense-Native	Nuttall Oak	4" Cal.	15
	TAX	Taxodium distichum `Mickelson` TM Recompense	Shawnee Brave Bald Cypress	4" Cal.	16
	ZEL	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	4" Cal.	8

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ABE	Abelia x `Rose Creek`	Rose Creek Abelia	2` Ht.	184
	CAR	Ilex cornuta `Carissa`	Carissa Holly	2` Ht.	115
	LOR	Loropetalum chinense `Daruma`	Daruma Dwarf Loropetalum	2` Ht.	34
	MUH	Muhlenbergia capillaris	Pink Muhly Grass	2` Ht.	105
	PRU	Prunus laurocerasus `Otto Luyken`	Otto Luyken Laurel	2` Ht.	166

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SGN	Juniperus chinensis `Sargentii`	Sargent Juniper	1` Ht.	36" o.c.	85

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	HEM	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	12" o.c.	117
	LIR	Liriope muscari `Big Blue`	Big Blue Lilyturf	4"	12" o.c.	456

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST

PARKING LOT ISLANDS:
ISLANDS SHALL BE EXCAVATED TO 3 FEET DEEP OR TO A DEPTH 6 INCHES GREATER THAN THE HEIGHT OF THE ROOT BALL AND BACKFILLED WITH A MINIMUM OF 600 CUBIC FEET OF FRIABLE SOIL. TURF GRASS WILL NOT BE ACCEPTED. UTILITIES AND LIGHTING SHALL NOT BE ALLOWED WITHIN REQUIRED PARKING LOT LANDSCAPE ISLANDS.

IRRIGATION NOTES:
IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT–OF–WAY. (SYSTEMS WILL BE ALLOWED INSIDE THE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF APLHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (6780 297–6200 FOR INFORMATION AND TO RESERVE A SPOT.

ALL TREES MUST BE PLANTED AT LEAST 5' FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER

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

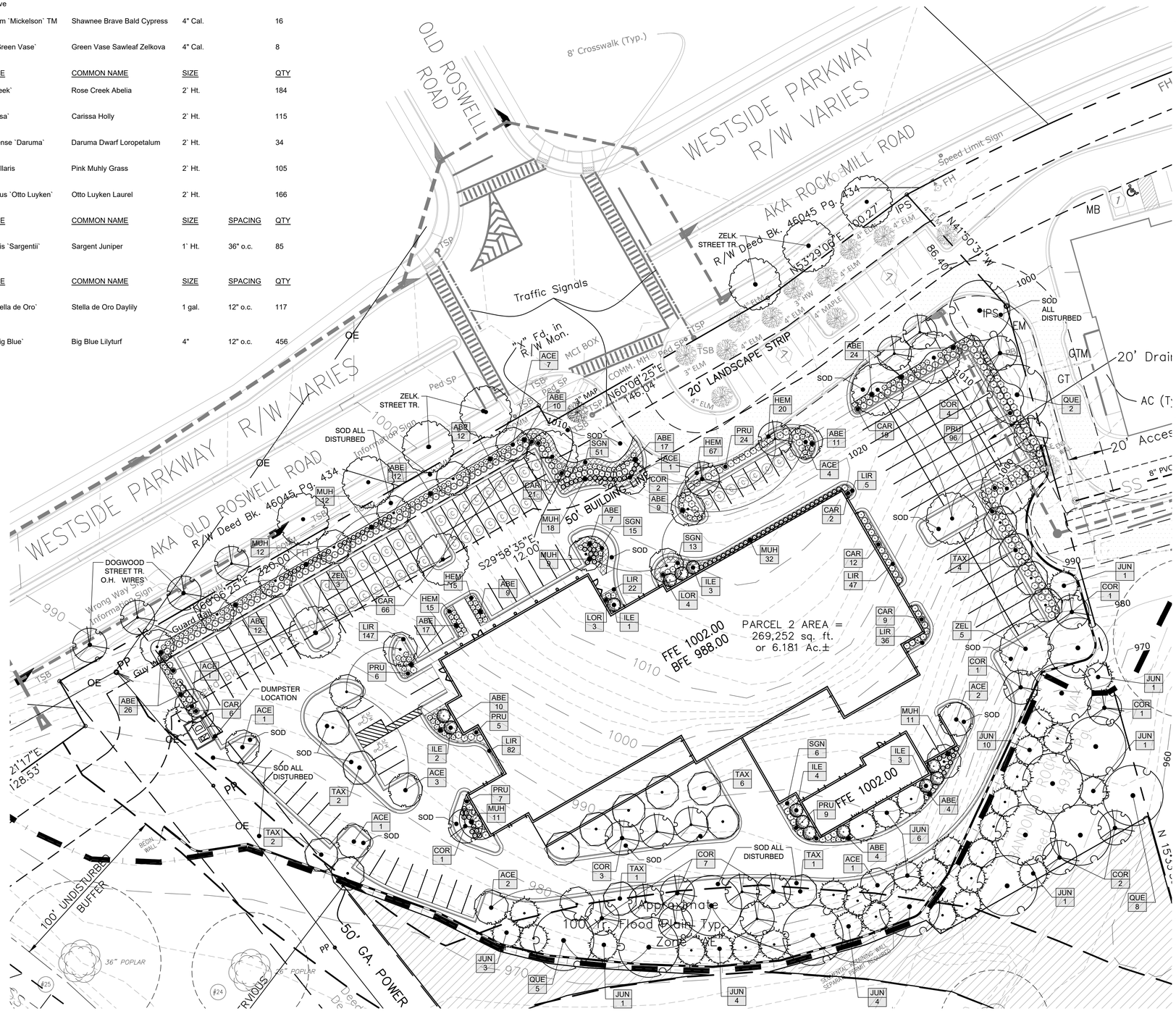
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

NORTH:

SCALE:
0 30' 45' 60'
SCALE: 1"=30'

REVISIONS:

DATE	#



FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

CARRIAGE KIA OF ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 11/02/2020

PROJECT: FA-20061

SHEET
L–1.1

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Loyal Q and Brew

Location Address: 3655 Old Milton Pkwy.

Mailing Address: 3655 Old Milton Pkwy.

City: Alpharetta State: GA Zip Code: 30005 -

Contact For All Notifications: Doug Overtreet

Contact Telephone: - - Mobile Telephone: 404 - 372 - 9209

Fax: - - Email: doug@cadenceconstructionservices.com

Contact's Relation To Business: general contractor

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Robert W. Campbell

Physical Address: 3655 Old Milton Pkwy, Alpharetta, GA 30005

Mailing Address: 3655 Old Milton Pkwy

City: Alpharetta State: GA Zip Code: 30005 -

Owner Telephone: 770 . 310 . 8221 Contact Fax: - - -

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

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

Owner Name (Printed): Date:

Owner Signature:

Property Information:

Address (If Assigned) : 3655 Old Milton Pkwy., Alpharetta, GA 30005

Tax ID or Map Reference Number: 11 002000030315

Land Lot(s): 0044 District: 1st Section: 1st

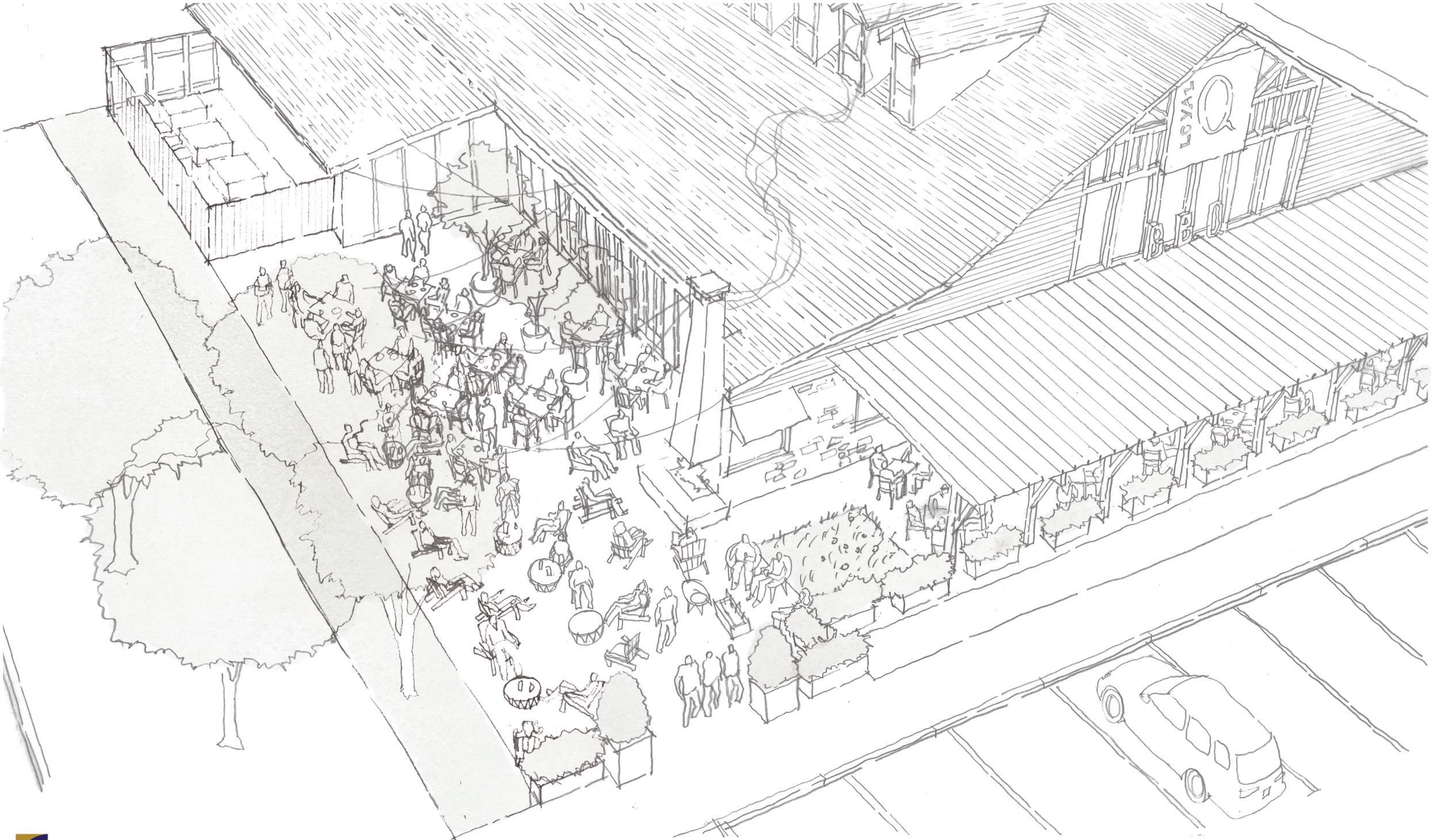
Existing Zoning of Property: C2 Existing Uses of Property: Restaurant

---

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

Applicant Signature: Date:

Print Form

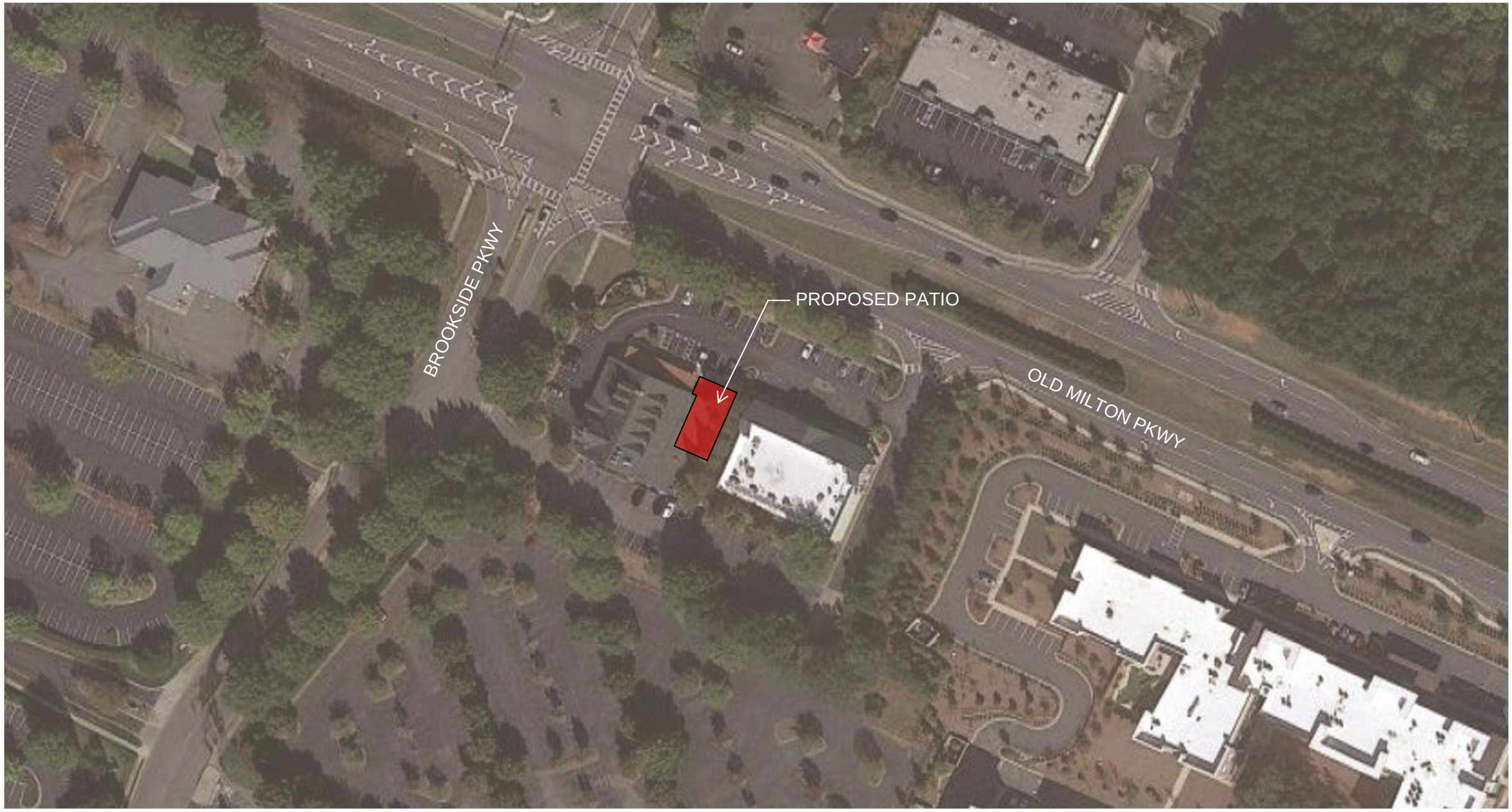


RANDALL PAULSON architects

LOYAL Q ALPHARETTA PATIO CONCEPT: AERIAL VIEW SIDE PATIO

LOYALTY MARKET CONCEPTS

ALPHARETTA, GA | RPA JOB # 2020354.00 | 11/03/2020 | SCALE: N.T.S.

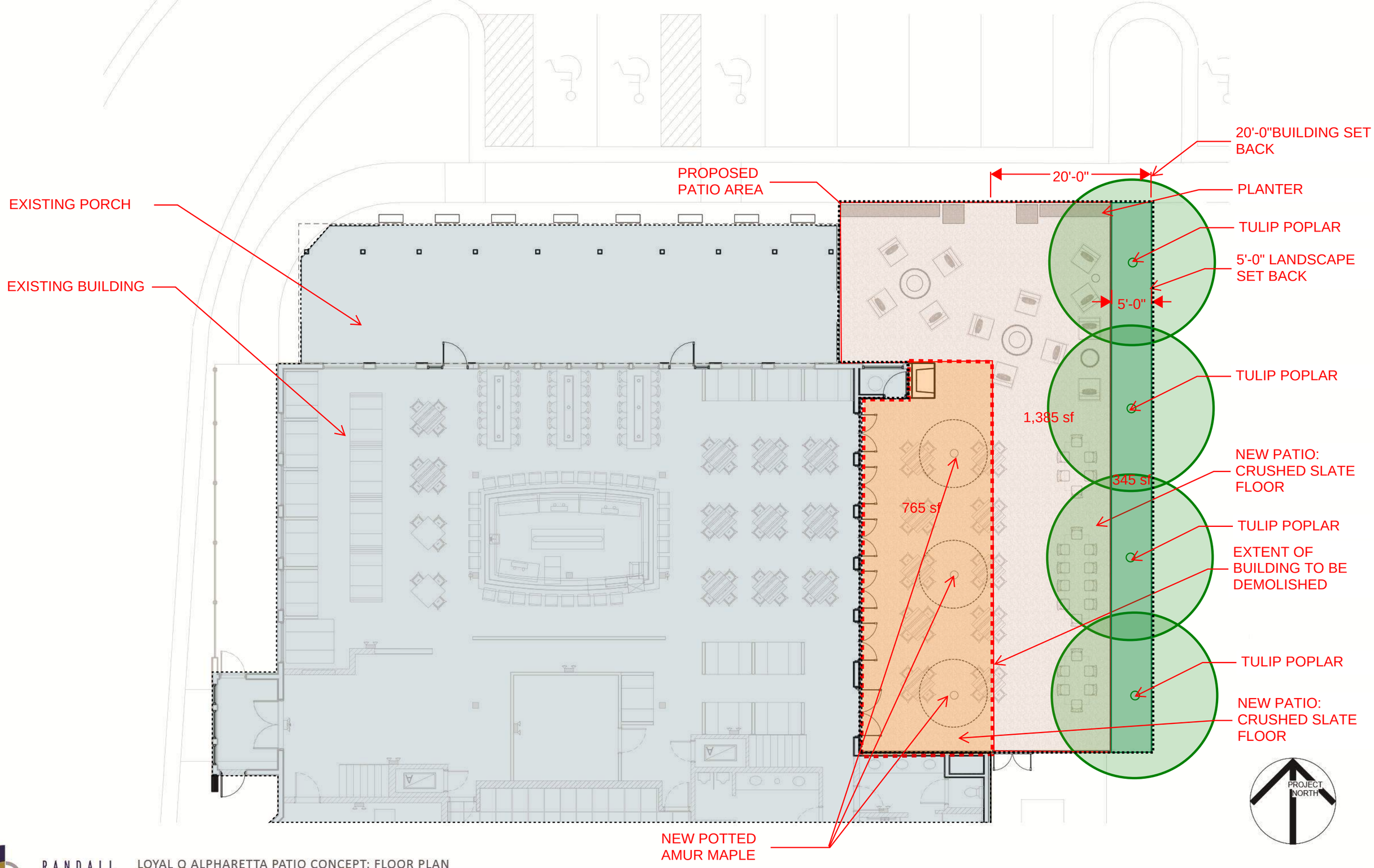


RANDALL PAULSON architects

LOYAL Q ALPHARETTA PATIO CONCEPT: SITE PLAN

LOYALTY MARKET CONCEPTS

ALPHARETTA, GA | RPA JOB # 2020354.00 | 11/03/2020 | SCALE: N.T.S.



RANDALL PAULSON architects

LOYAL Q ALPHARETTA PATIO CONCEPT: FLOOR PLAN

LOYALTY MARKET CONCEPTS

ALPHARETTA, GA | RPA JOB # 2020354.00 | 11/03/2020 | SCALE: 3/32" = 1'-0"

NORTH ELEVATION

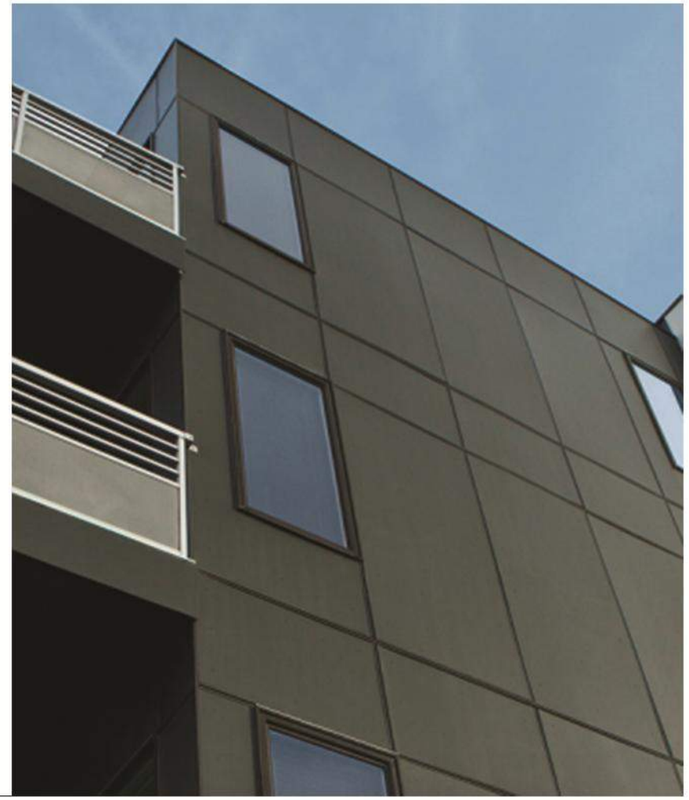
EAST ELEVATION

RANDALL PAULSON architects

LOYAL Q ALPHARETTA PATIO CONCEPT: ELEVATIONS

LOYALTY MARKET CONCEPTS

ALPHARETTA, GA | RPA JOB # 2020354.00 | 11/03/2020 | SCALE: 1/8" = 1'-0"



RANDALL PAULSON architects

LOYAL Q ALPHARETTA PATIO CONCEPT: INSPIRATION IMAGES

LOYALTY MARKET CONCEPTS

ALPHARETTA, GA | RPA JOB # 2020354.00 | 11/03/2020 | SCALE: N.T.S.

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: STACK Infrastructure

Location Address: 3250 Webb Bridge Road

Mailing Address: 1600 Broadway, Suite 1320

City: Denver State: CO Zip Code: 80202 -

Contact For All Notifications: John Brillant / Chris Owens

Contact Telephone: 703 - 965 - 0580 Mobile Telephone: 404 - 518 - 5505

Fax: ___ - ___ - ___ Email: jbrillant@cps-llc.com / cowens@landisevans.com

Contact's Relation To Business: Project Management Representative

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: SI ATLL2, LLC

Physical Address: 3250 Webb Bridge Road

Mailing Address: 1600 Broadway, Suite 1320

City: Denver State: CO Zip Code: 80202 -

Owner Telephone: 703 - 965 - 0580 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): Matthew VanderZanden Date: 7/1/20

Owner Signature:

Property Information:

Address (If Assigned) : 3250 Webb Bridge Road

Tax ID or Map Reference Number: 22 546012591398, 22 546012591422

Land Lot(s): 1259, 1260, 1261, 1262 District: 2nd Section: 2nd

Existing Zoning of Property: CUP, Pod G Preston Ridge Existing Uses of Property: Undeveloped

---

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

Applicant Signature: Date: 7/1/20

Print Form

STACK-ATLL2

TITLE DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1259, 1260, 1261, AND 1262 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, ASSESSED AS TAX PARCEL 22-5460-1259-139-8, AS DEPICTED ON EXHIBIT A-2 OF THAT CERTAIN PURCHASE AGREEMENT FOR UNIMPROVED REAL ESTATE, BY AND BETWEEN GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP, "SELLER" AND STACK ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, "PURCHASER".

BEING A PORTION OF POD "G" TRACT DESCRIBED IN THAT CERTAIN LIMITED WARRANTY DEED WITH TEMPORARY RESERVED EASEMENTS FROM CPS-400, LTD, A TEXAS LIMITED PARTNERSHIP, TO GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP, DATED MAY 17, 2005, AND RECORDED IN DEED BOOK 40056, PAGE 283, FULTON COUNTY, GEORGIA RECORDS.

LESS AND EXCEPT ANY PORTION OF THE ABOVE REFERENCED PROPERTY CONVEYED BY RIGHT OF WAY DEDICATION DEED WITH RIGHT OF REVERSION AND TEMPORARY CONSTRUCTION EASEMENT FROM CPS-400, LTD., A TEXAS LIMITED PARTNERSHIP, TO CITY OF ALPHARETTA, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED JUNE 23, 2003, AND RECORDED IN DEED BOOK 35255, PAGE 516, FULTON COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE REFERENCED PROPERTY CONVEYED BY LIMITED WARRANTY DEED FROM GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP, TO T5@ATLANTA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JANUARY 20, 2011, AND RECORDED IN DEED BOOK 49799, PAGE 286, FULTON COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE REFERENCED PROPERTY CONVEYED BY LIMITED WARRANTY DEED FROM GREENSTONE PRESTON RIDGE LP, A GEORGIA LIMITED PARTNERSHIP, TO WINDWARD MEMORY CARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 21, 2014, AND RECORDED IN DEED BOOK 54403, PAGE 453, FULTON COUNTY, GEORGIA RECORDS.

THIS IS THE SAME PARCEL INSURED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-987596-ATL DATED OCTOBER 29, 2019 AT 8:00 AM.

AS SURVEYED DESCRIPTION:

THE PORTION OF THE FOLLOWING PROPERTY LYING NORTH OF WEBB BRIDGE ROAD, EAST OF MORRIS ROAD AND WEST OF NORTH POINT PARKWAY:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1259, 1260, 1261, 1262, AND 1263 OF THE 2ND DISTRICT, 2ND SECTION, OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 1259, 1260, 1262, AND 1261; THENCE NORTH 89 DEGREES 05 MINUTES 26 SECONDS EAST (BEARING BASIS - DEED BOOK 40056, PAGE 283) FOR A DISTANCE OF 842.23 FEET TO A 1/2" REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY (HAVING A 120 FOOT RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 03 DEGREES 34 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 37.99 FEET TO A 1/2" REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.96 FEET AND AN ARC LENGTH OF 203.61 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 13 DEGREES 05 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 202.73 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 23 DEGREES 48 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 62.85 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY AND FOLLOWING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEBB BRIDGE ROAD THE FOLLOWING COURSES AND DISTANCES: THENCE

SOUTH 59 DEGREES 21 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 152.34 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 59 DEGREES 21 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 293.22 FEET A CAPPED REBAR STAMPED "GEOSURVEY LTD LSF-000621" FOUND; THENCE CONTINUING NORTH 27 DEGREES 37 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 32.02 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 62 DEGREES 31 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 29.56 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 27 DEGREES 19 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 33.66 FEET TO A CAPPED REBAR SET; THENCE SOUTH 59 DEGREES 21 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 30.31 FEET TO A POINT; THENCE SOUTH 59 DEGREES 39 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 207.48 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF WEBB BRIDGE ROAD RUN NORTH 16 DEGREES 21 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 476.98 FEET TO A CAPPED REBAR SET; THENCE NORTH 45 DEGREES 42 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 194.38 FEET TO C CAPPED REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MORRIS ROAD THE FOLLOWING COURSES AND DISTANCES: THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND AN ARC LENGTH OF 115.46 FEET, BEING SUBTENDED BY A CHORD OF NORTH 12 DEGREES 01 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 114.64 FEET TO A POINT; THENCE NORTH 00 DEGREES 12 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 95.75 FEET TO A CAPPED REBAR SET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MORRIS ROAD SOUTH 65 DEGREES 52 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 257.60 FEET TO A CAPPED REBAR SET; THENCE NORTH 89 DEGREES 05 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 168.12 FEET TO A POINT; THENCE SOUTH 00 DEGREES 54 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 290.00 FEET TO A CAPPED REBAR SET; THENCE NORTH 89 DEGREES 05 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 247.01 FEET TO A POINT; THENCE SOUTH 31 DEGREES 15 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 149.46 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 266,108.91 SQ. FT. 6.109 ACRES, MORE OR LESS.

CORGAN

PARCEL I.D:
22 546012600728
ZONED: CUP
(COMMUNITY UNIT PLAN)

LEGEND

- STATE STREAM BUFFER IMPACT AREA
- CITY OF ALPHARETTA STREAM BUFFER IMPACT AREA

PARCEL I.D:
22 546012590796
ZONED: O-I
(OFFICE INDUSTRIAL)

PARCEL I.D:
22 546012591380
ZONED: O-I
(OFFICE INDUSTRIAL)

PARCEL I.D:
22 546012591414
ZONED: CUP
(COMMUNITY UNIT PLAN)

PARCEL I.D:
22 546012591398
ZONED: CUP
(COMMUNITY UNIT PLAN)

PARCEL I.D:
22 546012261C01
ZONED: CUP
(COMMUNITY UNIT PLAN)

MORRIS ROAD
(35 M.P.H.)
VARIABLE WIDTH RIGHT-OF-WAY
FOUR LANE PAVED ASPHALT PUBLIC ROADWAY

NORTH POINT PARKWAY
FOUR LANE PAVED ASPHALT PUBLIC ROADWAY
120' WIDE RIGHT-OF-WAY

WEBB BRIDGE ROAD
(40 M.P.H.)
FOUR LANE ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

DATA CENTER
131,720 GSF
TWO-STORY BUILDING
BUILDING HEIGHT: 48 FT.
FFE: 1066.4

UPS YARD
19299 SF
FFE: 1064.4

PARCEL SUMMARY
PARCEL ID: 22 546012591398
PARCEL NAME: GREENSTONE PRESTON RIDGE
BUILDING AREA = 131,720 SF
EXISTING SITE AREA = 6.11 AC. = 266,109 SF
PROPOSED SITE AREA = 6.527 AC. = 284,297 SF
DENSITY = 46%
BUILDING HEIGHT = 48 FT (TO PARAPET), TWO STORY
ZONING: CUP (COMMUNITY UNIT PLAN)

PARKING REQUIRED:
NETWORK DATA CENTER:
MANNED SPACE: 1 SPACE / 300 SQ. FT.
8,977 SQ. FT. * (1 SPACE / 300 SQ. FT.) = 30 SPACES
UNMANNED SPACE: 1 SPACE / 1000 SQ. FT.
122,743 SQ. FT. * (1 SPACE / 1000 SQ. FT.) = 123 SPACES
TOTAL PARKING REQUIRED = 153 SPACES

PARKING PROVIDED:
PROPOSED STANDARD (9' X 19') = 38 SPACES
PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
ACCESSIBLE VAN (8' X 19')= 4 SPACES
TOTAL = 47 SPACES

SITE NOTES:
1. THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
2. BOUNDARY SURVEY PROVIDED BY FRONTLINE SURVEYING & MAPPING, INC. DECEMBER 11, 2010
3. TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERING, INC. FEBRUARY 10, 2020
4. BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OBSERVATIONS ON SITE BY LAI ENGINEERING, DURING THE MONTH OF SEPTEMBER 2010. GPS OBSERVATIONS WERE COMPLETED USING THE eGPS STATEWIDE RTK NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 13, 2013
6. STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- (10) PARKING SPACE QUANTITY
- TRAFFIC DIRECTIONAL AROW
- DETECTABLE WARNING SURFACE
- (11) CURB RAMP TYPE PER GDOT INDEX
- (S) SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
- (D) DRAINAGE MANHOLE REFER TO GRADING AND DRAINAGE PLAN SHEET
- DRAINAGE INLET REFER TO GRADING AND DRAINAGE PLAN SHEET
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

BOUNDARY LINE TABLE

NUMBER	BEARING	DISTANCE
L-1	N27°37'26"W	32.02'
L-2	S62°31'34"W	29.56'
L-3	S27°37'26"E	33.66'

SCALE: 1" = 30'

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\22 VARIANCE\SITE PLAN.DWG PLOT DATE:2020-08-31

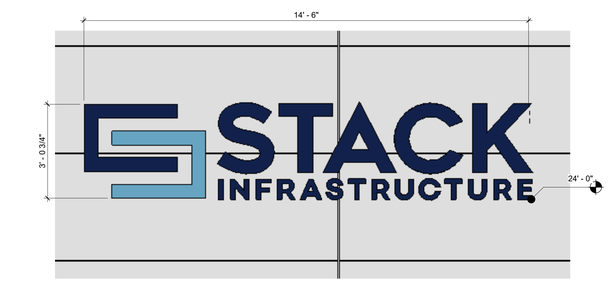
STACK ATLL2 SITE PLAN
WITH PROPOSED PARKING

STACK INFRASTRUCTURE
LANDIS EVANS + PARTNERS
PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE
CORGAN

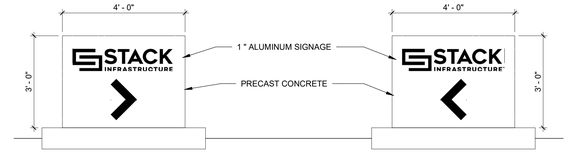
1 SITE PLAN
1/32" = 1'-0"

0 PHASE 1 ALTERNATE SCREENING
1/32" = 1'-0"

BUILDING	
Building Height	48' - 0"
Levels	2
Gross S.F.	133,000 SF
# of Data Halls	2
Data Hall S.F.	24,000 SF
MW Installed | Planned	2 | 12
Equipment Screen Wall Height	60' - 0"



4 BUILDING SIGNAGE
1/2" = 1'-0"



3 SECONDARY ENTRY - MONUMENT SIGN ELEVATION
1/2" = 1'-0"

2 MAIN ENTRY - MONUMENT SIGN ELEVATION
1/2" = 1'-0"

N

STACK INFRASTRUCTURE

SITE PLAN

As indicated

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

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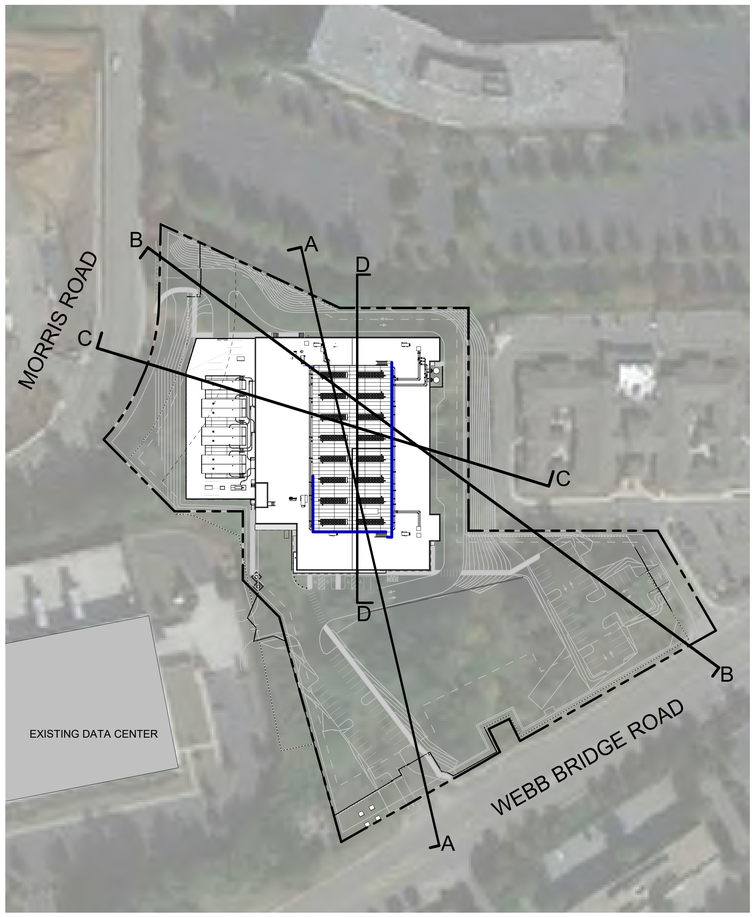
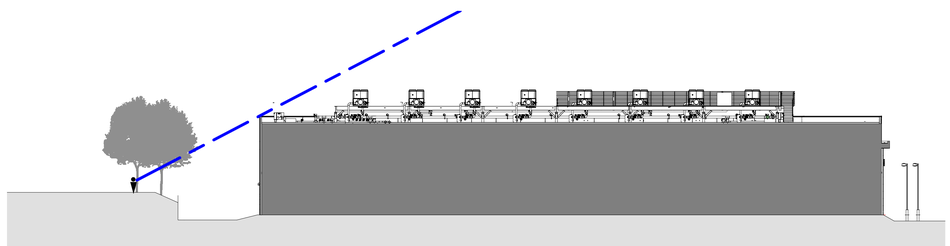
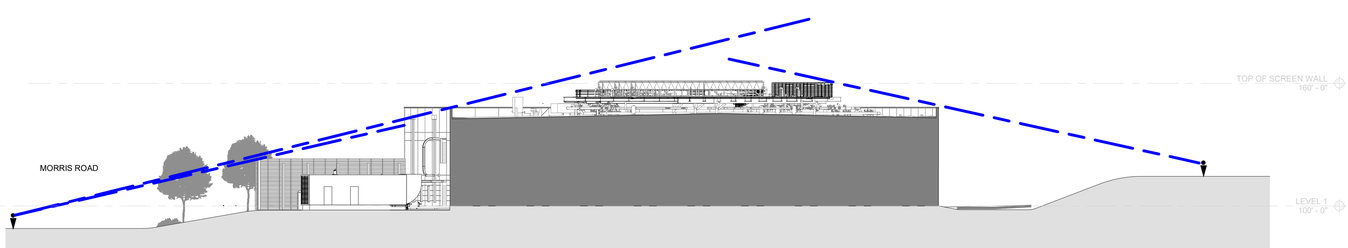
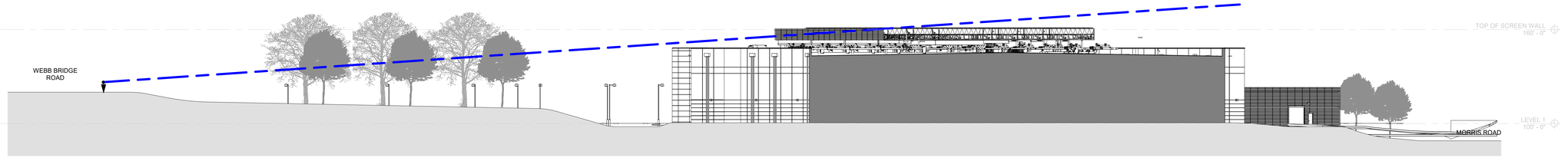




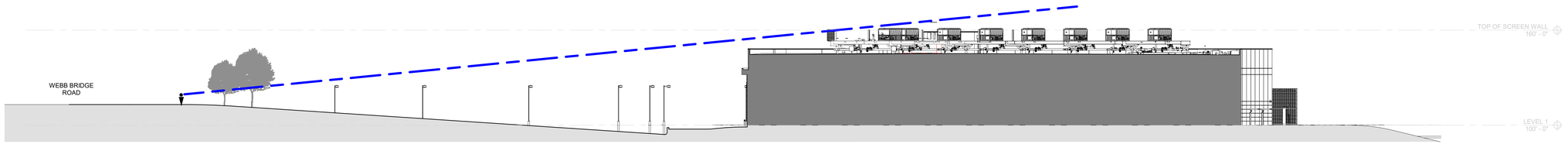
D SECTION D
1" = 30'-0"



C SITE SECTION C
1" = 30'-0"



B SITE SECTION B
1" = 30'-0"



A SITE SECTION A
1" = 30'-0"

N

SITE VIEWS

As indicated

STACK INFRASTRUCTURE

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

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MORRIS ROAD PERSPECTIVE (1 YEAR LANDSCAPE SCREENING)

STACK INFRASTRUCTURE™

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

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0' 2' 4' 8' 16'

N

MORRIS ROAD PERSPECTIVE (5 YEAR LANDSCAPE SCREENING)

STACK INFRASTRUCTURE™

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

CORGAN

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WEBB BRIDGE ROAD (1 YEAR LANDSCAPE SCREENING)

STACK INFRASTRUCTURE™

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

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STACK INFRASTRUCTURE™

WEBB BRIDGE ROAD (5 YEAR LANDSCAPE SCREENING)

LANDIS EVANS +PARTNERS

PATRICK CORKILL LANDSCAPE ARCHITECTURE PC LA

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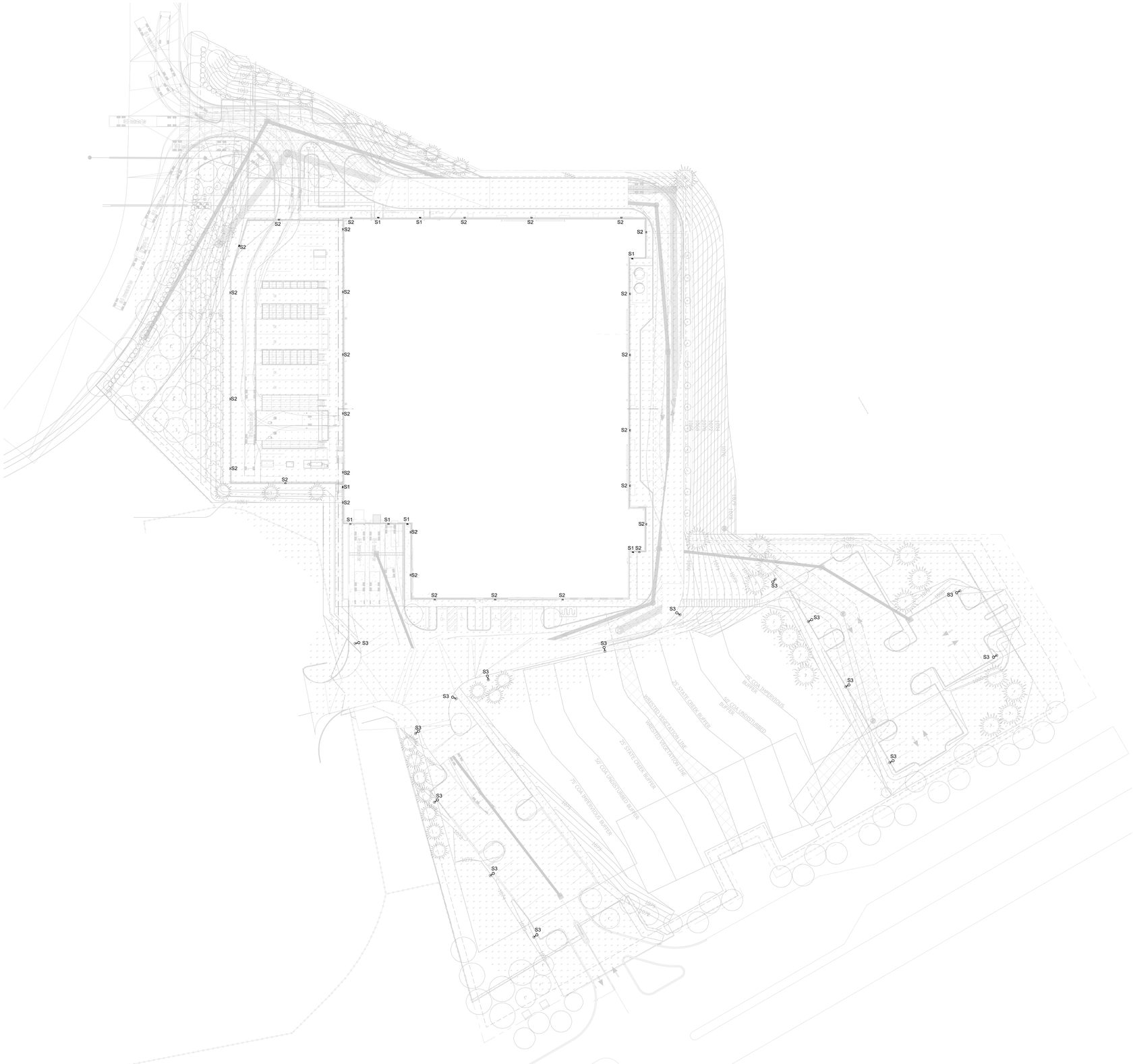

GRAPHIC SCALE:
1" = 30'-0"
0 15 30 60FT

N

SITE LIGHTING PHOTOMETRICS

STACK INFRASTRUCTURE™

kW mission critical engineering

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

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GENERAL NOTES

1. REFER TO PROJECT GENERAL NOTES ON E00-01 FOR ADDITIONAL INFORMATION.

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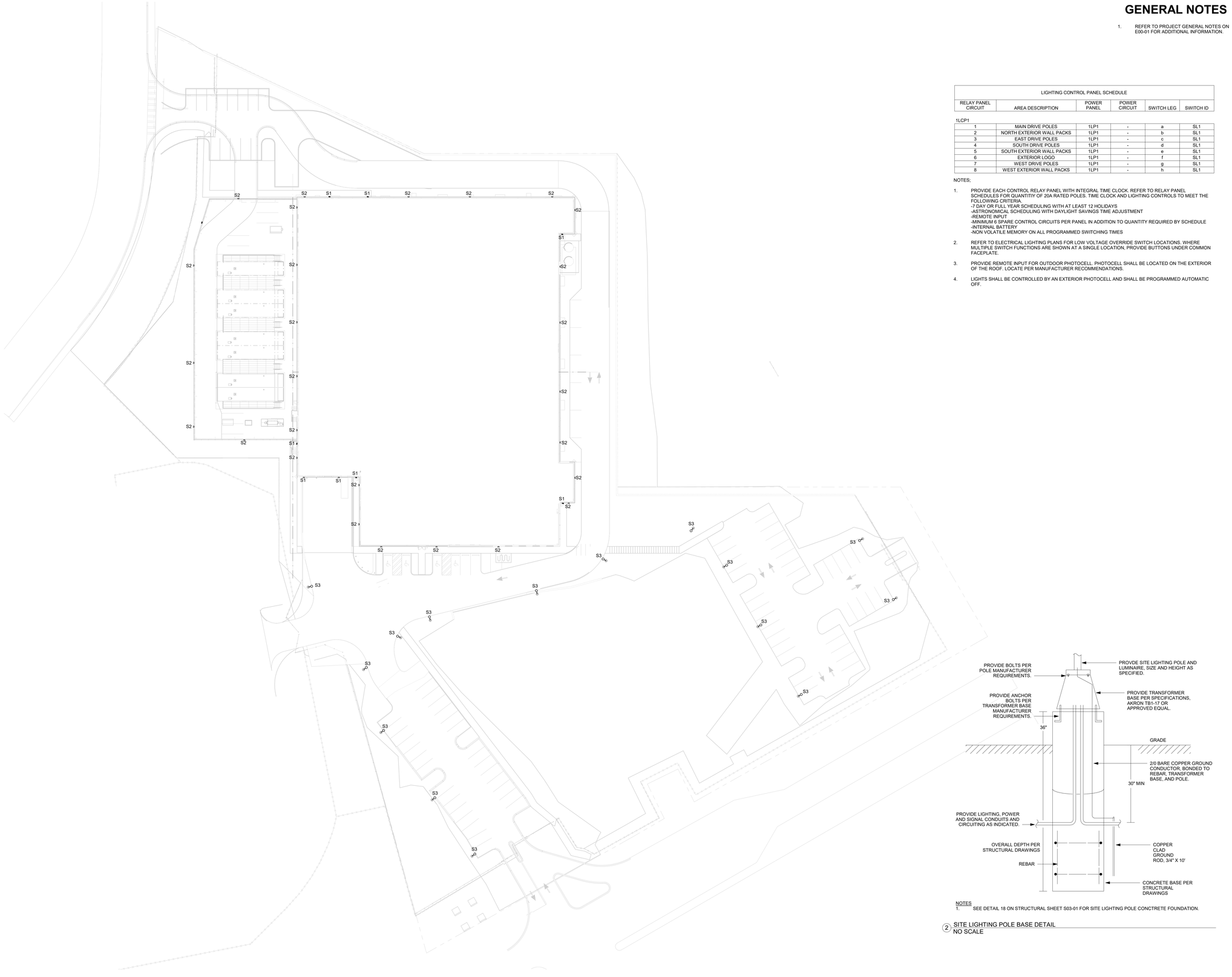

LIGHTING CONTROL PANEL SCHEDULE					
RELAY PANEL CIRCUIT	AREA DESCRIPTION	POWER PANEL	POWER CIRCUIT	SWITCH LEG	SWITCH ID
1LCP1					
1	MAIN DRIVE POLES	1LP1	-	a	SL1
2	NORTH EXTERIOR WALL PACKS	1LP1	-	b	SL1
3	EAST DRIVE POLES	1LP1	-	c	SL1
4	SOUTH DRIVE POLES	1LP1	-	d	SL1
5	SOUTH EXTERIOR WALL PACKS	1LP1	-	e	SL1
6	EXTERIOR LOGO	1LP1	-	f	SL1
7	WEST DRIVE POLES	1LP1	-	g	SL1
8	WEST EXTERIOR WALL PACKS	1LP1	-	h	SL1

NOTES;

1. PROVIDE EACH CONTROL RELAY PANEL WITH INTEGRAL TIME CLOCK. REFER TO RELAY PANEL SCHEDULES FOR QUANTITIY OF 20A RATED POLES. TIME CLOCK AND LIGHTING CONTROLS TO MEET THE FOLLOWING CRITERIA.
   -7 DAY OR FULL YEAR SCHEDULING WITH AT LEAST 12 HOLIDAYS
   -ASTRONOMICAL SCHEDULING WITH DAYLIGHT SAVINGS TIME ADJUSTMENT
   -REMOTE INPUT
   -MINIMUM 6 SPARE CONTROL CIRCUITS PER PANEL IN ADDITION TO QUANTITY REQUIRED BY SCHEDULE
   -INTERNAL BATTERY
   -NON VOLATILE MEMORY ON ALL PROGRAMMED SWITCHING TIMES
2. REFER TO ELECTRICAL LIGHTING PLANS FOR LOW VOLTAGE OVERRIDE SWITCH LOCATIONS. WHERE MULTIPLE SWITCH FUNCTIONS ARE SHOWN AT A SINGLE LOCATION, PROVIDE BUTTONS UNDER COMMON FACEPLATE.
3. PROVIDE REMOTE INPUT FOR OUTDOOR PHOTOCELL. PHOTOCELL SHALL BE LOCATED ON THE EXTERIOR OF THE ROOF. LOCATE PER MANUFACTURER RECOMMENDATIONS.
4. LIGHTS SHALL BE CONTROLLED BY AN EXTERIOR PHOTOCELL AND SHALL BE PROGRAMMED AUTOMATIC OFF.

NOTES:
1. SEE DETAIL 18 ON STRUCTURAL SHEET S03-01 FOR SITE LIGHTING POLE CONCTRETE FOUNDATION.

2 SITE LIGHTING POLE BASE DETAIL
NO SCALE

N

SITE LIGHTING PLAN

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DATE: 06/30/20

STACK ATLL2 SITE PLAN

STACK INFRASTRUCTURE

LANDIS EVANS + PARTNERS

PATRICK CORKILL LANDSCAPE ARCHITECTURE

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T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\20 DESIGN DEVELOPMENT\C300 SITE PLAN.DWG, PLOT DATE:2020-06-30

PARCEL SUMMARY

PARCEL ID: 22 546012591398
PARCEL NAME: GREENSTONE PRESTON RIDGE
BUILDING AREA = 131,720 SF
EXISTING SITE AREA = 6.11 AC. = 266,109 SF
PROPOSED SITE AREA = 6.527 AC. = 284,297 SF
DENSITY = 46%
BUILDING HEIGHT = 48 FT (TO PARAPET), TWO STORY

PARKING REQUIRED:
NETWORK DATA CENTER:
MANNED SPACE: 1 SPACE / 300 SQ. FT.
8,977 SQ. FT. * (1 SPACE / 300 SQ. FT.) = 30 SPACES
UNMANNED SPACE: 1 SPACE / 500 SQ. FT.
122,743 SQ. FT. * (1 SPACE / 1000 SQ. FT.) = 123 SPACES
TOTAL PARKING REQUIRED = 153 SPACES

PARKING PROVIDED:
PROPOSED STANDARD (9' X 19') = 72 SPACES
PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
ACCESSIBLE VAN (8' X 19')= 4 SPACES
TOTAL = 81 SPACES

UTILITY SERVICE:
-NATURAL GAS.....ATLANTA GAS LIGHT COMPANY
-TELEPHONE.....AT&T
-ELECTRICITY.....GEORGIA POWER
-WATER.....FULTON COUNTY
-SANITARY SEWER.....FULTON COUNTY

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PARKING SPACE QUANTITY
- TRAFFIC DIRECTIONAL AROW
- DETECTABLE WARNING SURFACE
- CURB RAMP TYPE PER GDOT INDEX
- SANITARY SEWER MANHOLE — REFER TO UTILITY PLAN SHEET
- DRAINAGE MANHOLE — REFER TO GRADING AND DRAINAGE PLAN SHEET
- DRAINAGE INLET — REFER TO GRADING AND DRAINAGE PLAN SHEET
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

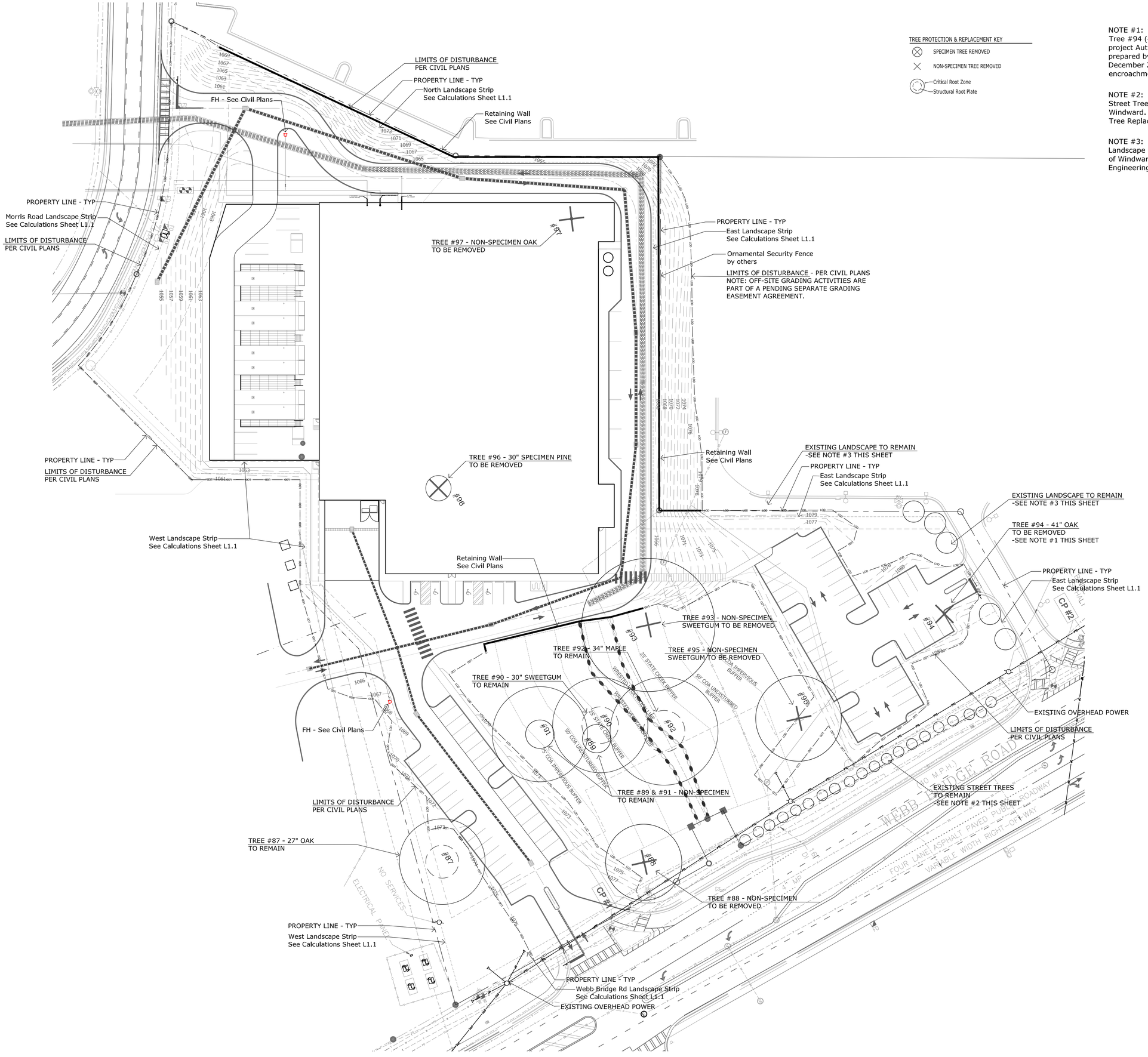
SITE NOTES:

1. THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
2. PERCENT IMPERVIOUS COVER: 54.18%
3. BOUNDARY SURVEY PROVIDED BY FRONTLINE SURVEYING & MAPPING, INC. DECEMBER 11, 2010
4. TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERING, INC. FEBRUARY 10, 2020
5. BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OBSERVATIONS ON SITE BY LAI ENGINEERING, DURING THE MONTH OF SEPTEMBER 2010. GPS OBSERVATIONS WERE COMPLETED USING THE eGPS STATEWIDE RTK NETWORK.
6. THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 13, 2013
7. STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

WASTE GENERATION ANALYSIS - STACK ATLL02

TYPE OF DEVELOPMENT: OFFICE, NO FOOD SERVICE
DAILY GENERATION FACTOR: 1 LB/100 SF
TOTAL ANNUAL WASTE GENERATED:
1 LB / DAY / 100 SQ. FT. * 8,977 SQ. FT. = 90 LB / DAY
90 LB / DAY * 260 DAYS / YEAR * 1 TON / 2,000 LB = 12 TONS / YEAR
WASTE RECYCLING: 25%
12 TONS / YEAR * 25% = 3 TONS / YEAR
CONTAINER SIZES:
LANDFILLED WASTE:
9 TONS / YEAR * 2000 LB / TON * 1 YEAR / 52 WEEKS = 347 LB / WEEK
347 LB / WEEK * 1 CY / 150 LB = 3 CY / WEEK
CONTAINER REQUIRED: 1xFRONT-LOAD, 6 CY
RECYCLING:
3 TONS / YEAR * 2000 LB / TON * 1 YEAR / 52 WEEKS = 116 LB / WEEK
116 LB / WEEK * 1 CY / 120 LB = 1 CY / WEEK
CONTAINER REQUIRED: 1xFRONT-LOAD 2 CY OR 3xROLLING CART(95GAL)

SCALE: 1" = 30'



TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- Critical Root Zone
- Structural Root Plate

NOTE #1:
Tree #94 (41" Willow Oak) has been recompensed per the previous project Autumn Leaves of Windward. Refer to the LDP-140002 plans prepared by AEC Engineering, Tree Removal Plan, Sheet L1.1, dated December 2014. The tree was to be removed due to critical root zone encroachment as the result of the Webb Bridge access drive construction.

NOTE #2:
Street Trees were installed per the previous project Autumn Leaves of Windward. Refer to the LDP-140002 plans prepared by AEC Engineering, Tree Replacement Plan, Sheet L1.3, dated 2/5/15.

NOTE #3:
Landscape Planting was installed per the previous project Autumn Leaves of Windward. Refer to the LDP-140002 plans prepared by AEC Engineering, Ornamental Landscape Plan, Sheet L2.0.

Scale: 1"=30'

0 15' 30' 45'

North

NOT FOR CONSTRUCTION

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

STACK DATA CENTER

Morris Road
Alpharetta, Georgia

STACK INFRASTRUCTURE

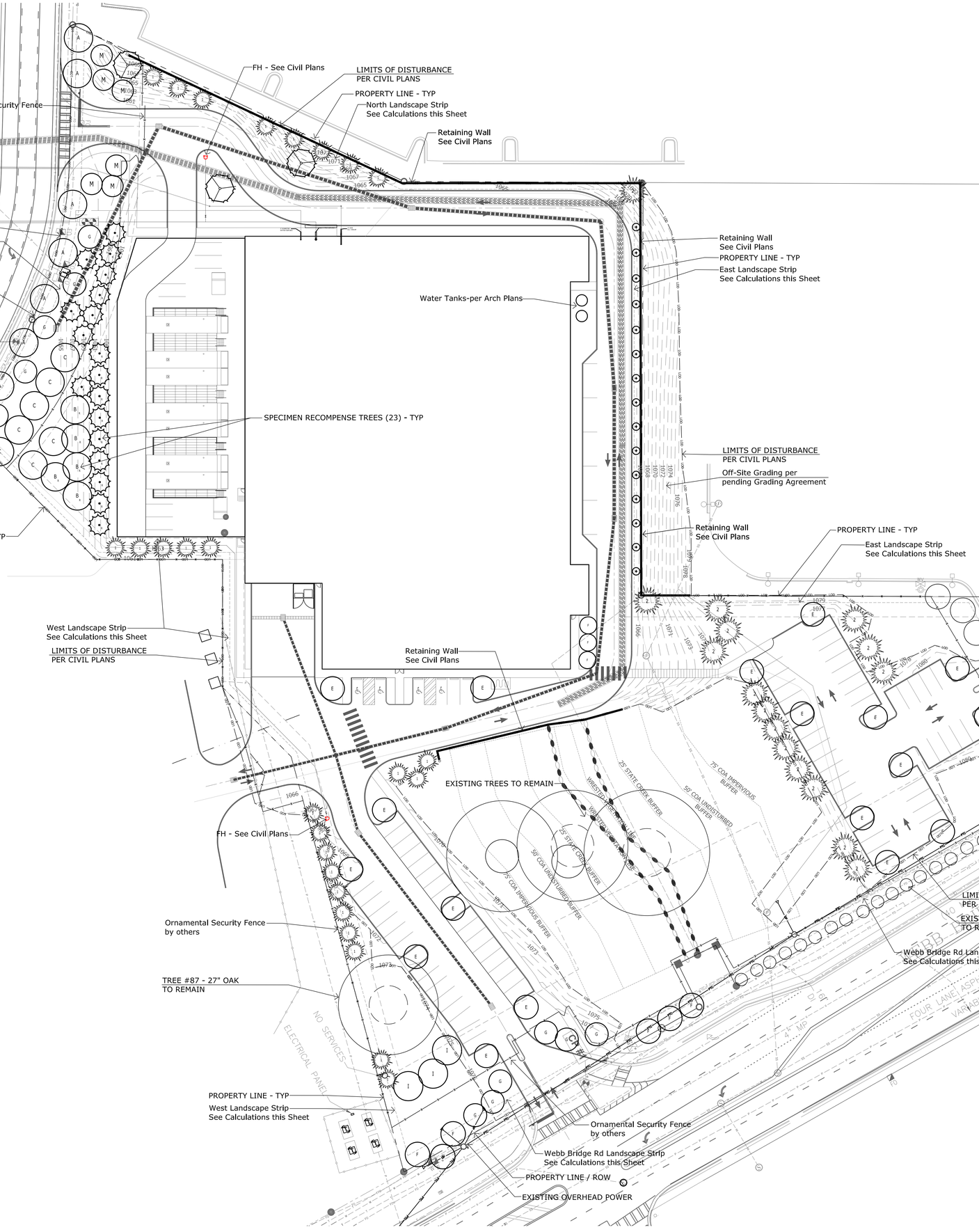
DRB SUBMITTAL

DRAWING TITLE:

TREE PROTECTION PLAN

DATE: 17JULY20
DRAWN:
SCALE: 1"=30'-0"
SHEET:

L1.0



PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER	8
C	SOUTHERN SUGAR MAPLE	ACER BARBATUM	4" CALIPER	7
M	'LITTLE GEM' MAGNOLIA	MAGNOLIA G. 'LITTLE GEM'	4" CALIPER	6
E	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	18
F	'PINK VELOUR' CRAPE MYRTLE	LAGERSTROEMIA I. 'PINK VELOUR'	12'-14' HEIGHT	9
G	EASTERN REDBUD	CERCIS CANADENSIS	4" CALIPER	10
I	BRACKEN'S BROWN BEAUTY MAGNOLIA	MAGNOLIA G. 'BRACKEN'S BROWN BEAUTY'	4" CALIPER	5
1	'GREEN GIANT' ARBORVITAE	THUJA 'GREEN GIANT'	12'-14' HEIGHT	22
2	JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA	12'-14' HEIGHT	16
	DEODAR CEDAR	CEDRUS DEODARA	12'-14' HEIGHT	3
+	'EMERALD GREEN' ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	12'-14' HEIGHT	23
	RECOMPENSE TREES		TOTALS:	153
B	OVERCUP OAK	QUERCUS LYRATA	4" CALIPER	5
K	'BURKII' EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'BURKII'	4" CALIPER	18

SEE SHEET L2.1 FOR CITY OF ALPHARETTA LANDSCAPE NOTES

TREE SURVEY INFORMATION: SEE CIVIL "SITE TOPOGRAPHIC SURVEY" SHEET C0.00

PROJECT LIMITS OF DISTURBANCE INFORMATION: SEE CIVIL SHEET C0.00

DENSITY REPLACEMENT TREES

REPLACEMENT QUANTITY	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	UNIT VALUE	TOTAL DENSITY INCHES	% OF TOTAL	OVERSTORY	NATIVE
8	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER	4.0	32.0	5.5%	Y	Y
7	SOUTHERN SUGAR MAPLE	ACER BARBATUM	4" CALIPER	4.0	28.0	4.8%	Y	Y
6	'LITTLE GEM' MAGNOLIA	MAGNOLIA G. 'LITTLE GEM'	4" CALIPER	4.0	24.0	4.1%	N	Y
18	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	4.0	72.0	12.4%	Y	N
9	'PINK VELOUR' CRAPE MYRTLE	LAGERSTROEMIA I. 'PINK VELOUR'	12'-14' HEIGHT	4.0	36.0	6.2%	N	N
11	EASTERN REDBUD	CERCIS CANADENSIS	4" CALIPER	4.0	44.0	7.6%	N	Y
3	BRACKEN'S BROWN BEAUTY MAGNOLIA	MAGNOLIA G. 'BRACKEN'S BROWN BEAUTY'	4" CALIPER	4.0	12.0	2.1%	Y	Y
26	'GREEN GIANT' ARBORVITAE	THUJA 'GREEN GIANT'	12'-14' HEIGHT	4.0	104.0	17.9%	Y	N
16	JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA	12'-14' HEIGHT	4.0	64.0	11.0%	Y	N
3	DEODAR CEDAR	CEDRUS DEODARA	12'-14' HEIGHT	4.0	12.0	2.1%	Y	N
15	'EMERALD GREEN' ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	12'-14' HEIGHT	4.0	60.0	10.3%	N	N
122					**488.0**	84.1%	55.9%	24.1%
RECOMPENSE TREES								
5	OVERCUP OAK	QUERCUS LYRATA	4" CALIPER	4.0	20.0	3.4%	Y	Y
18	BURKII' EASTERN RED CEDAR	JUNIPERUS VIRGINIANA "BURKII"	4" CALIPER	4.0	72.0	12.4%	Y	Y
23					**92.0**	15.9%	100.0%	100.0%
145	TOTAL TREES				**580.0**	100.0%	71.7%	40.0%

TREE DENSITY CALCULATIONS - 130-INCHES PER ACRE

SITE AREA = 6.109 ACRES
WETLAND BUFFER = 1.13 ACRES
SITE DENSITY AREA = 4.979 ACRES
SITE DENSITY FACTOR (SDF) = 4.98ac x 130 = 647"

SPECIMEN TREES TO REMAIN = 91" x 2 DENSITY CREDIT = 182"
TREE #87 = 27" WATER OAK
TREE #90 = 30" SWEETGUM
TREE #92 = 34" MAPLE
91"

SITE DENSITY FACTOR (SDF) = 647" - 182" = 465" REQUIRED / 488" PROVIDED

SPECIMEN TREE RECOMPENSE = 30" REMOVED

Tree #	Caliper Inches
96-Pine	30"

RECOMPENSE = 3 x 30" = 90" Replacement Caliper Required / 92" PROVIDED (23 4-inch Caliper)

LANDSCAPE STRIP CALCULATIONS

WEBB BRIDGE ROAD: 10-FOOT LANDSCAPE STRIP = 560 L.F.
NOTE: TRANSMISSION POWER LINES ARE PRESENT OVERHEAD LIMITING PLANT HEIGHT
STREET TREE SPACING AT 25' = 22 TREES REQUIRED

MORRIS ROAD: 10-FOOT LANDSCAPE STRIP = 240 L.F.
STREET TREE SPACING AT 35' = 7 - 4" CALIPER TREES

NORTH LANDSCAPE STRIP: 5-FOOT LANDSCAPE STRIP = 425 L.F.
REQUIRED: 1 TREE PER 50 FEET = 9 TREES REQUIRED

EAST LANDSCAPE STRIP: 5-FOOT LANDSCAPE STRIP = 690 L.F.
REQUIRED: 1 TREE PER 50 FEET = 14 TREES REQUIRED

WEST LANDSCAPE STRIP: 5-FOOT LANDSCAPE STRIP = 630 L.F.
REQUIRED: 1 TREE PER 50 FEET = 13 TREES REQUIRED

0 15' 30' 45'
Scale: 1"=30'

North

NOT FOR CONSTRUCTION

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

STACK DATA CENTER

Morris Road
Alpharetta, Georgia

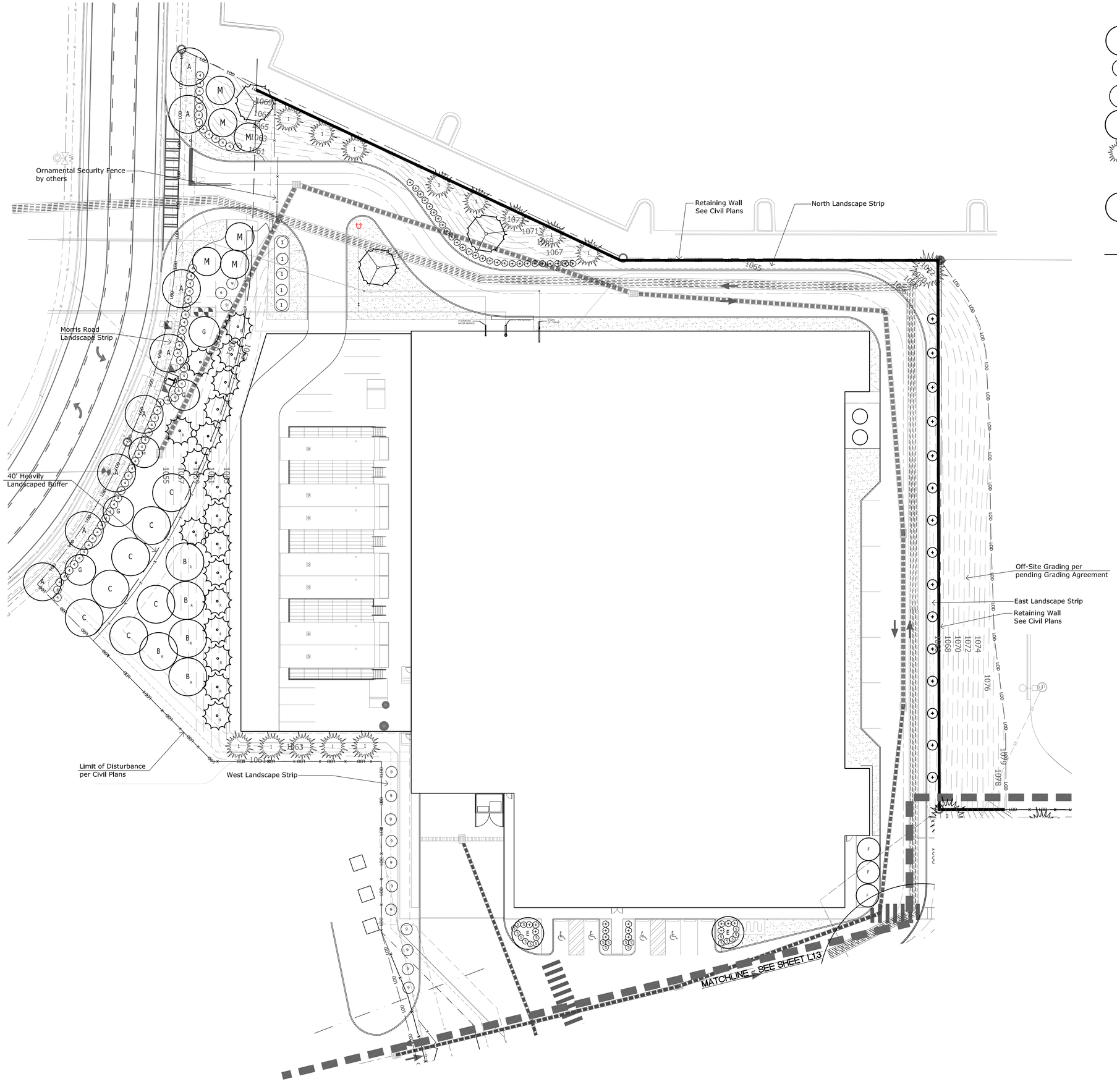
STACK INFRASTRUCTURE

DRB SUBMITTAL

DRAWING TITLE:

TREE REPLACEMENT PLAN

DATE: 17JULY20
DRAWN:
SCALE: 1"=30'-0"
SHEET: L1.1



PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER	8
C	SOUTHERN SUGAR MAPLE	ACER BARBATUM	4" CALIPER	7
M	'LITTLE GEM' MAGNOLIA	MAGNOLIA G. 'LITTLE GEM'	4" CALIPER	6
E	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	18
F	'PINK VELOUR' CRAPE MYRTLE	LAGERSTROEMIA I. 'PINK VELOUR'	12'-14' HEIGHT	9
G	EASTERN REDBUD	CERCIS CANADENSIS	4" CALIPER	10
I	BRACKEN'S BROWN BEAUTY MAGNOLIA	MAGNOLIA G. 'BRACKEN'S BROWN BEAUTY'	4" CALIPER	5
1	'GREEN GIANT' ARBORVITAE	THUJA 'GREEN GIANT'	12'-14' HEIGHT	22
2	JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA	12'-14' HEIGHT	16
+	DEODAR CEDAR	CEDRUS DEODARA	12'-14' HEIGHT	3
+	'EMERALD GREEN' ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	12'-14' HEIGHT	23
			TOTALS:	153
	RECOMPENSE TREES			
B R	OVERCUP OAK	QUERCUS LYRATA	4" CALIPER	5
R	'BURKII' EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'BURKII'	4" CALIPER	18

SHRUBS

1	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS	7 GALLON	11
2	MAIDEN GRASS	MISCANTHUS S. 'GRACILLIMUS'	3 GALLON	34
3	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	3 GALLON	49
4	YELLOW ANISE	ILLICIUM PARVIFLORUM	3 GALLON	61
5	'RADIANCE' ABELIA	ABELIA GRANDIFLORA 'RADIANCE'	3 GALLON	21
7	'BLUSH' LOROPETALUM	LOROPETALUM C. 'BLUSH'	3 GALLON	49
8	JAPANESE LIGUSTRUM	LIGUSTRUM JAPONICUM	3 GALLON	148
9	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	7 GALLON	14
+	'PURPLE DIAMOND' LOROPETALUM	LOROPETALUM C. 'PURPLE DIAMOND'	3 GALLON	44

GROUNDCOVERS

	'TIFGRAND 419' BERMUDA UNLESS OTHERWISE NOTED	CYNODON DACTYLON 'TIF 419'	SOD	6,900 sf +/-

0 10' 20' 30'
Scale: 1"=20'

North

NOT FOR CONSTRUCTION

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

STACK DATA CENTER
Morris Road
Alpharetta, Georgia

STACK INFRASTRUCTURE

DRB SUBMITTAL

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 17JULY20
DRAWN:
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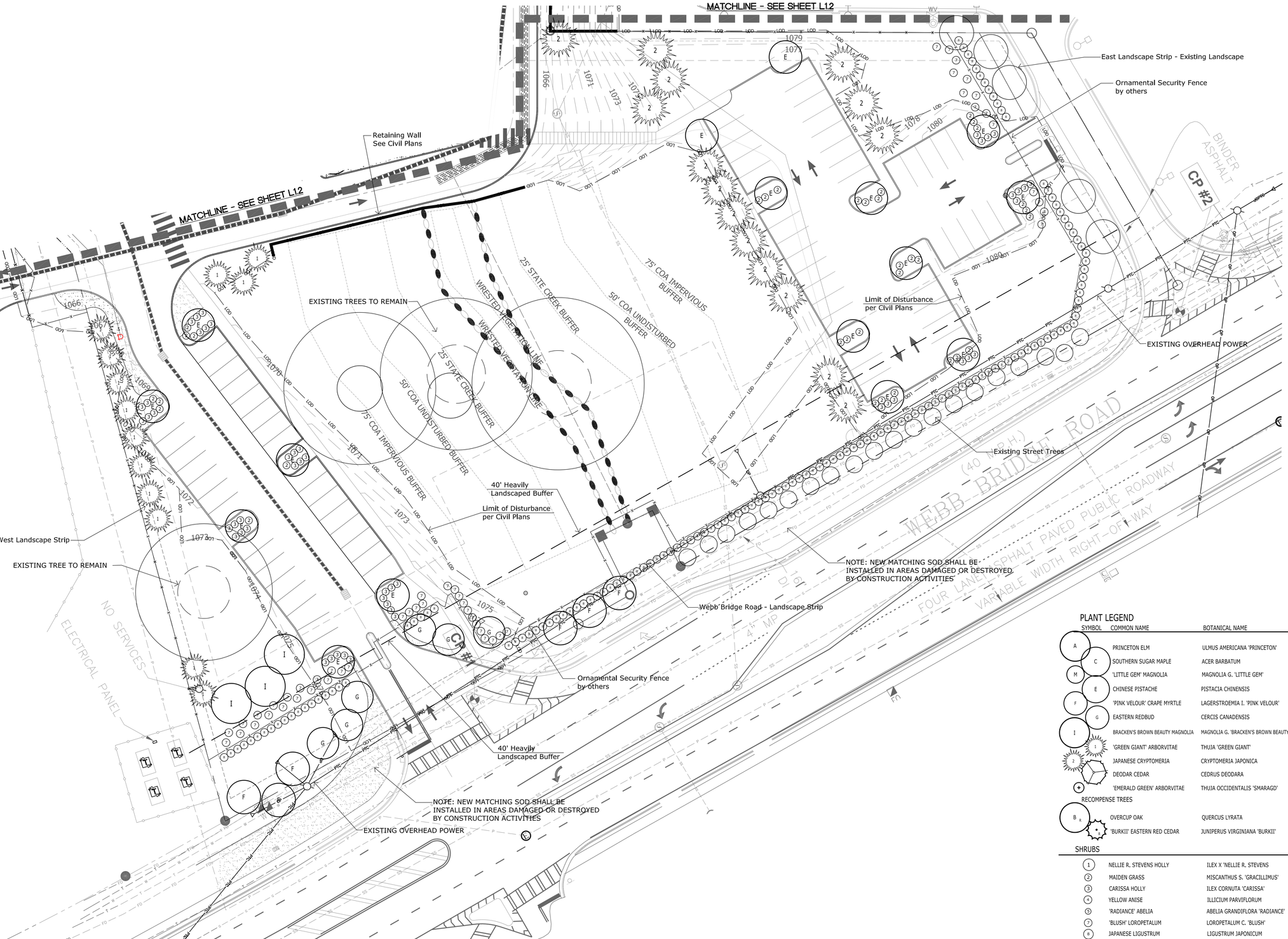
SHEET:

L1.2



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PATRICK CORKILL LANDSCAPE ARCHITECTURE
PC LA
PATRICK CORKILL
LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

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Alpharetta, Georgia

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