



DESIGN REVIEW BOARD MARCH 19, 2021

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of February 19, 2021

VII. PUBLIC HEARING

1. 9:15 - 9:45 DRB210009 Right Quick LLC 11490 Maxwell Rd
review exterior paint
2. 09:45 - 10:00 DRB210016 Aria Salon 41 Milton Ave
review signage
3. 10:00 - 10:30 DRB210011 Advanced Medical Care 3900 Brookside
review exterior changes
4. 10:30 - 11:00 DRB210010 10 Roswell Street
review exterior changes
5. 11:00 - 12:00 DRB210004 Shake Shack 11780 Haynes Bridge rd
review new construction
6. 12:00 - 12:30 *Lunch break*
7. 12:30 - 1:15 DRB210006 Julio Jones Kia 10955 Westside Pkwy
review new construction comments from last meeting
8. 1:15 - 1:45 DRB210013 Hennessy Jaguar Land Rover 1505 Mansell Rd
review exterior changes

VIII. ADJOURNMENT



DESIGN REVIEW BOARD FEBRUARY 19, 2021

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

I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:11 a.m.

III. ROLL CALL

Board Members Present

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

Staff Present

- Bret Schroeder, Zoning Enforcement Officer
- Elle Taylor, Planning & Zoning Coordinator

IV. PLEDGE TO THE FLAG

Chairman Kramer called a led a moment of silence in honor of front-line workers during the pandemic.

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 15, 2021

- ❖ Board Member Rocco offered a motion to approve with corrections noted in the conversation
 - Vice Chair Brown seconded the motion
 - The motion was approved (7-0)

VII. PUBLIC HEARING

1. DRB210008 Vet Emergency Group 2725 Old Milton Pky

Applicant presented review of signage.

- Illuminated channel letters on building
 - Replacing bottom panel on existing monument sign
 - Staff suggested only having lettering light at night on opaque background
 - Discussion on “push thru” or acrylic plus
 - Monument sign is ground lit
 - Attempt to match up background of two panels. Applicant stated they will be the same
 - Put raised lettering? 3 dimensional?
 - ½ inch raised pin letter
 - Logo is raised also – 3D look
- ❖ Board Member Schwing offered a motion to approve the building sign as submitted and the monument sign with the condition that the letters be ½ inch raised pin letters vs. applied vinyl letters with final approval by Staff
 - Board Member Owens seconded the motion
 - The motion was approved (7-0)

2. DRB210007 Alpharetta FUMC 69 North Main St

Applicant presented review of signage

North Main St Elevations

- All aluminum letters, painted, two layers for logo portion
- Spacing between letters and columns is 180” leaves 61/2 inches. DRB thinks it looks squeezed in there.
- Would be right above the keystone (Applicant) pin mounted letters.
- Needs to be scaled down to width of window Cumming St Elevations
- Stacked in center of new portion of building. Reverse channel lit letters.
- Discussion of spacing – DRB thinks they need a foot of space on each side
- Color of AM Center red is very bright. Large AM in the slide is the better complement. Applicant said it is more of a maroon color.
- Panels sign reds are a striking color

- AMC 200C needs to be approved by staff

Cumming St Elevations

- Similar construction
 - Stacked and centered in new portion of the building
 - More spacing on this elevation
 - Color of larger AM is different tone than red in the center. Red in the center photo is very bright. PMS color 200C should be submitted to Staff for approval
 - Applicant stated large AM will be more of a maroon color.
- ❖ Board Member Owens offered a motion to approve as submitted with the comment about color submittal to Staff
- Board Member Palmer seconded the motion
 - The motion was approved (7-0)
- ❖ Board Member Schwing offered a friendly amendment for the Main St side sign to have a width similar to the window and on the Cumming Street side we ensure that the sign has at least one ft of space between the sign and the columns
- Board Member Owens accepted
 - The motion with the friendly amendment was approved (7-0)

3. DRB210003 Passador Brazilian Steakhouse 2355 Mansell Rd

Applicant presented review of exterior paint color change and signage

There was discussion of:

- Sherwin Williams color white, already painted
- New signage in existing locations
- Accented crown molding brown
- Awnings, canopies remain
- Cap on monument sign will be painted to match building
- Dumpster gates will be repainted
- Landscape to be evaluated by Applicants landscape architect and report back to Staff
- Halo glow sign with light coming from behind
- Monument sign currently does not meet NP Guidelines but is existing. Background will be 6320 with log in white, cap left as original color, Matches trim on building
- 6330 is called Bravado Red. DRB though it looked very red. Applicant stated it is meant to match building. He may have given wrong color number. It is meant to match dark window trim, shutters of building.
- Staff – existing mirrors do not go with the look of the building. Suggested painting white. Applicant suggested filming opaque or white
- DRB suggested painting background of monument sign white

- ❖ Vice-Chair Brown offered a motion to approve the elevation change to white as shown in the application with the conditions of
 1. Mirrors will have a white film application put over the mirrors
 2. Dumpster gate wood needs to be painted to match (existing)
 3. Applicant will also touch up the white on the building which is behind and around the existing building sign
 - Board Member Schwing seconded the motion
 - The motion was approved (7-0)

- ❖ Board Member Schwing offered a motion to approve the monument sign as submitted with the following conditions
 1. Background on monument sign will be painted white to match the building
 2. Applicant will have the landscape evaluated by landscape architect or arborist and submit to Staff for approval
 - Board Member Corkill seconded the motion
 - The motion was approved (7-0)

There was discussion of color of monument sign during the motion.

Chairman Kramer called a recess at 10:07 a.m. and reconvened the meeting at 10:12 a.m.

4. DRB210006 Julio Jones Kia 10955 Westside Pkwy

Applicant presented review of exterior changes

Site Plan

- Building has not moved
- Removed building basement parking
- 2 tier parking structure above dealership
- East side changed to standard double stacked parking
- Car wash drive is not level around the building
- Relocated Dumpster behind corner of building
- Added parking at rear
- Discussion on views from Westside Way to back of building once the trees are removed. Applicant stated several hundred feet will remain in natural state

Landscape Plan

- Added plantings in rear
- Dogwoods along the street
- Applicant stated their streetscape theme is stand-alone
- Staff suggested thematic duplication of street trees at existing self-storage

- What is percentage of evergreen plantings in back? Applicant stated there is an evergreen screen in back
- Impervious Buffer – no man-made structures are allowed in the impervious setback. Applicant will adjust by LDP.
- Resubmittal L1.1 black and white does not match R-1
- Black mulch underneath ramp of parking structure is okay

Building Elevations

- Base is cast stone base. Will bring to Staff for approval
 - Open Air windows for parking structure
 - Cars will be fully hidden on roof
 - No vertical lighting, only security lighting
 - 3 sides brick, back stucco
 - View straight in main entrance of parking deck has lack of fenestration (A-2 view)
 - Previous elevation had a green wall. Applicant is open to that
 - Discussion of planting space at base of deck
 - Large mass of building needs to be broken up. Looks monotonous
 - Move evergreen landscaping in front of building. 3' tall, more mature at initial phase
- ❖ Board Member Schwing offered a motion to defer the site plan and building elevations & materials for Applicant to consider the comments from today which include the following:
 1. Address intrusion of the parking lot on the impervious setback
 2. The façade of parking deck and service area needs more variety
 - Board Member Rocco seconded the motion
 - The motion was approved (7-0)
 - ❖ Board Member Corkill offered a motion to defer landscape applicant shall revise to reflect our conversation regarding streetscape trees and theming the streets trees with proposed trees with those on existing corridor and revising landscape materials both in the island directly across from parking deck providing a heavier screen and at the base of the deck with evergreen screen plants and self-clinging vines
 - Board Member Owens seconded the motion
 - The motion was approved (7-0)
 - ❖ Vice- Chair Brown offered a motion to defer signage and photometrics to give applicant a chance to change photometrics plan to reduce where the foot candles go to 1' of property line
 - Board Member Rocco seconded the motion
 - The motion was approved (7-0)

5. DRB210005 Alpharetta Up on the Roof 33 South Main St
Applicant presented review of exterior elevations

There was discussion of:

- Trellis
- Awnings
- Material Board
- Internal Roof drains
- Flooring
- Dedicated elevator to restaurant as well as service elevator
- Lighting system
- Location of exhaust fan below higher elevation of chimney

❖ Vice-Chair Brown offered a motion to approve elevations and lighting as presented today

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

6. DRB210004 Shake Shack 11780 Haynes Bridge Rd

Applicant presented a cursory review of new construction

There was discussion of:

- Online Drive-Thru
- Large Patio
- Parking Meets Code
- Stormwater Easement
- Monument sign in Existing Location
- Planting Strip between bank and this site. Applicant stated entire landscape strip will be redone
- Applicant stated dumpster enclosure will be fully screened
- Consider orientation for truck clearance
- Stormwater Detention is tying on to existing
- Submitted Revised Renderings dated 2.1.21
- Material Board
- B-1 Black with gray mortar
- B-2 White
- Amount of Stucco allowed
- 4sided architecture
- Screen wall
- Downtown Historic Guidelines
- Masonry walls
- Canopies
- Soldier Course
- Reveal of Oak in Patio

- Did not add turnbuckles
- DRB thought still too contemporary
- Needs more architectural features for historic look
- May need change to furniture
- Rooftop units are fully screened
- DRB – needs breaking up line of EIPHS above canopy line
- Staff showed picture of historic mercantile architecture look
- DRB showed façade of clothing store next to Kilwins in City Center
- Mural on blank wall?(B-2). It would not count as signage as long as it is now advertising
- Landscape
 - Greenscreen
 - Southern Heritage Plants
 - Historic Plants
 - Large overhead powerlines require understory trees
 - Bioretention area
 - Applicant stated perennial plantings are stormwater management techniques
 - There is a berm
 - Back of house screening. DRB prefers taller evergreen
 - Proper maintenance of plantings
 - Existing Street tree program at Starbucks. Furniture.
 - DRB encouraged streetscape program
 - Planters have not been chosen yet
- Furniture
 - DRB suggested more historic look (wicker). Applicant stated what is in renderings is what they intend to propose.
- Signage will be brought back next month

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:11 a.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 210009

☒ Fee Paid

Initial: PC

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: RIGHT QUICK LLC

Location Address: 11490 Maxwell Road

Mailing Address: 11490 Maxwell Road

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: David Artman

Contact Telephone: 404 - 993 - 0943 Mobile Telephone: 404 - 993 - 0943

Fax: _____ Email: daveartman@gmail.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due

175.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: David Artman / ZAK Properties LLC

Physical Address: 1385 Northcliff Trace

Mailing Address: 1385 Northcliff Trace

City: Roswell State: GA Zip Code: 30076

Owner Telephone: 404 - 993 - 0943 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): David Artman Date: 2/23/2021

Owner Signature: _____

Property Information:

Address (If Assigned): 11490 Maxwell Road, Alpharetta GA 30009

Tax ID or Map Reference Number: _____

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

Existing Zoning of Property: LI 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: 2/23/2021

Print Form

BACK

Right Quick LLC
11490 Maxwell Road
Alpharetta, GA 30009



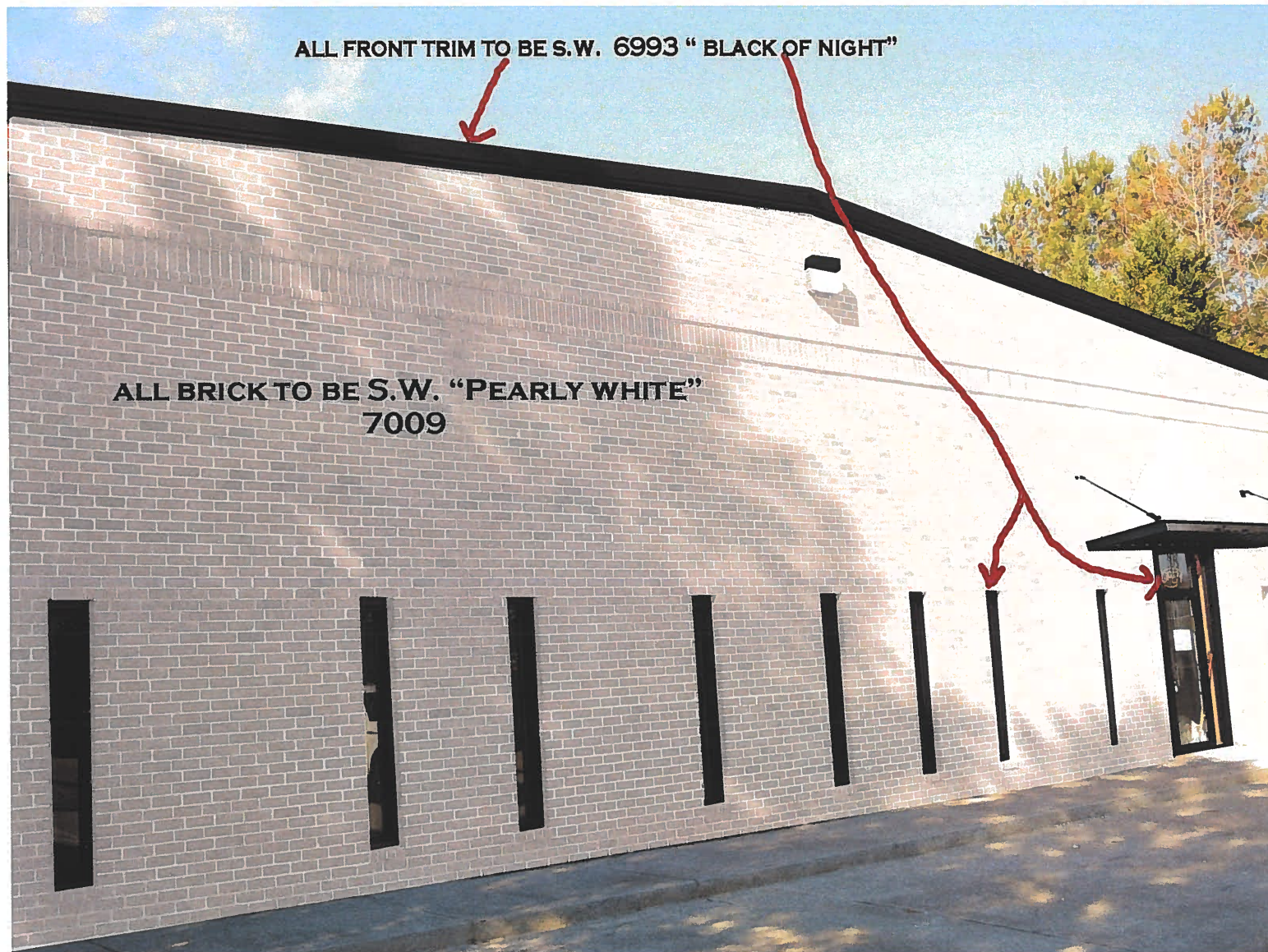
DUMPSTER

Right Quick LLC
11490 Maxwell Road
Alpharetta, GA 30009



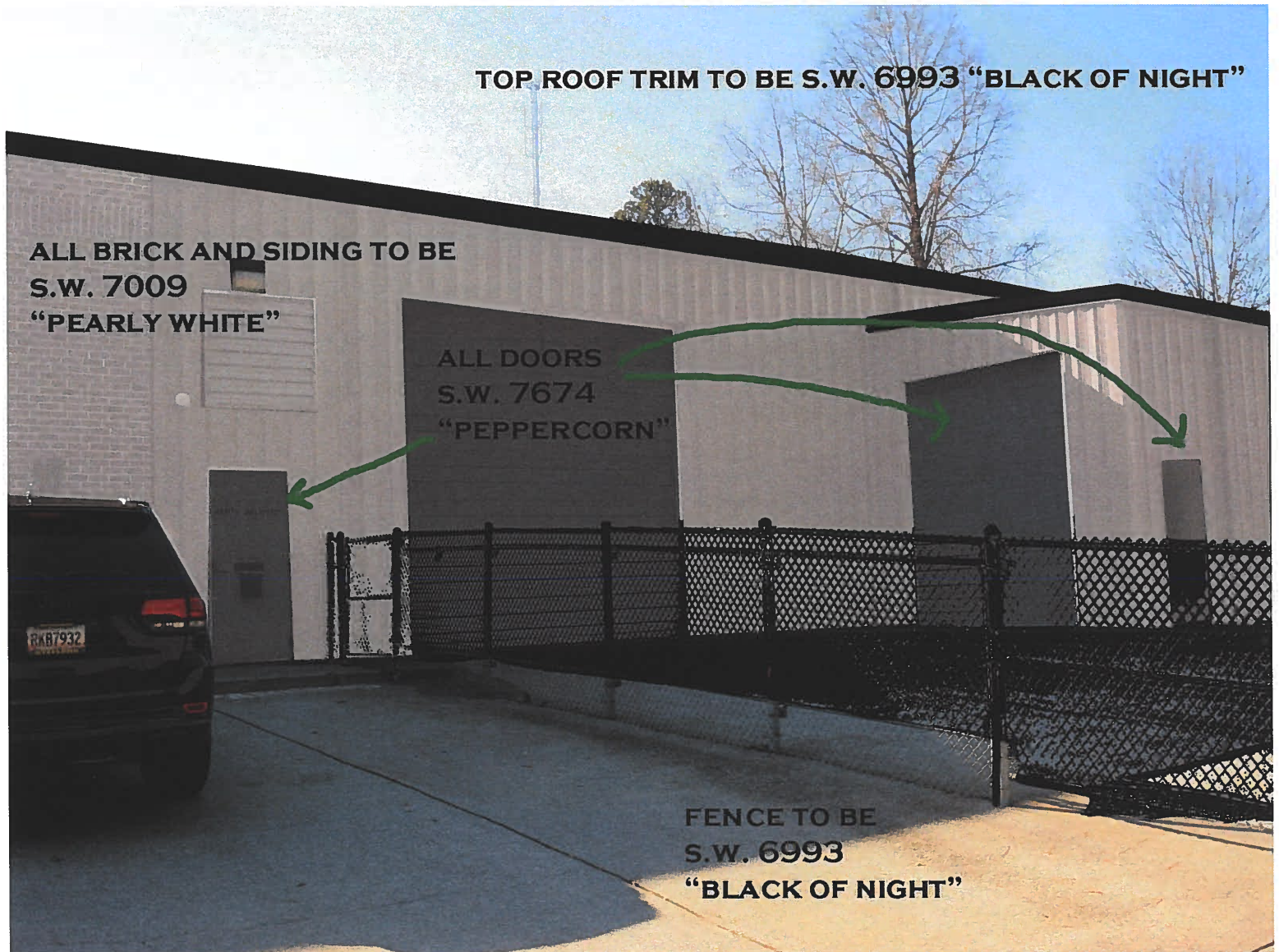
FRONT

Right Quick LLC
11490 Maxwell Road
Alpharetta, GA 30009



SIDE

Right Quick LLC
11490 Maxwell Road
Alpharetta, GA 30009



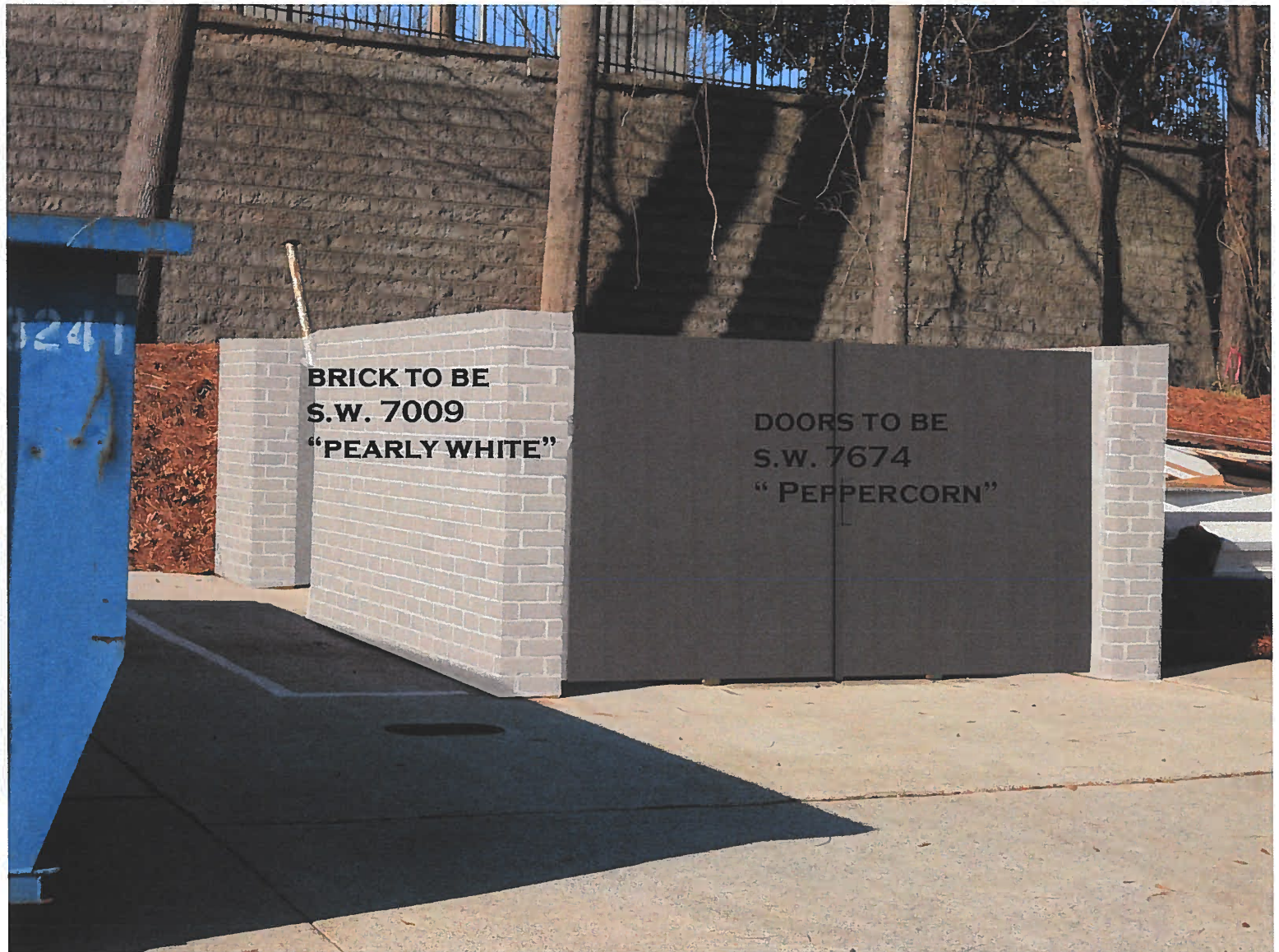
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Right Quick LLC
11490 Maxwell Road
Alpharetta, GA 30009



DUMPSTER

Right Quick LLC
11490 Maxwell Road
Alpharetta, GA 30009



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Alpharetta, GA 30009

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

Business Name: Aria Salon

Location Address: 41 Milton Avenue

Mailing Address: 41 Milton Avenue

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Matthew Khodayari

Contact Telephone: 770 - 475 - 8111 Mobile Telephone: 404 - 227 - 9221

Fax: _____ Email: mk@ariasalons.net

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

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	\$	175.00

Property Owner Information:

Property Owner Name: Milton Capital Funds LLC

Physical Address: 705 Windwalk Drive, Roswell, GA 30076

Mailing Address: 705 Windwalk Drive

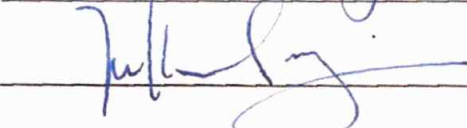
City: Roswell State: GA Zip Code: 30076

Owner Telephone: 404 - 277 - 9221 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 Khodayani Date: 3/9/21

Owner Signature: 

Property Information:

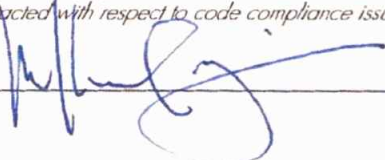
Address (If Assigned): 41 Milton Ave

Tax ID or Map Reference Number: 22 482512690078

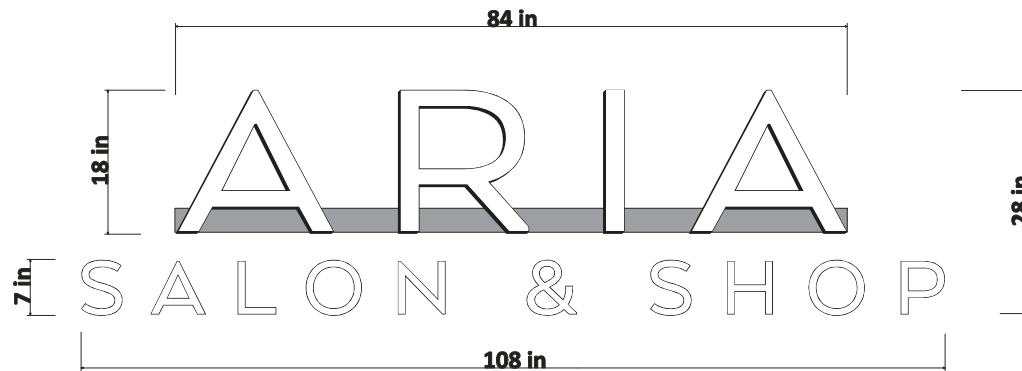
Land Lot(s): 1269 District: _____ Section: _____

Existing Zoning of Property: C-2 Existing Uses of Property: Mix-Use

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

Applicant Signature:  Date: 3/9/21

Print Form



Lighted Channel Letter Sign & non-lighted tagline

Size: Overall - 9'w x 2'4"h (21 sq ft total)

Letters - 7'w x 1'6"h

Tagline - 9'w x 0'7"h

Colors: Letter Faces - White acrylic

Tagline - White acrylic

1" Jewellite trim - black

Returns - black

Raceway - to match building

Construction: UL Listed with external service switch,
aluminum, acrylic, steel, single stroke LED
with non-lighted acrylic tagline letters below

Scale: 1/2" = 1 ft.

Scale: 1/4" = 1 ft.

108 in wide sign

28 in tall sign



17 ft wide canopy

54 ft wide store front



54 ft wide store front

Scale: 3/32" = 1 ft.



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 2, 2020

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
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☒ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☒ Site line study indicating lack of visibility of rooftop units from ground level
- ☒ Retaining wall(s) location and materials

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

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

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 03, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 2021

December 17, 2021

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

Business Name: Advanced Care Medical

Location Address: 3900 Brookside Parkway

Mailing Address: _____

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

Contact For All Notifications: Kelly Hiett

Contact Telephone: 615 - 928 - 5126 Mobile Telephone: 248 - 701 - 3307

Fax: _____ - _____ - _____ Email: hiett@cesoinc.com

Contact's Relation To Business: Consultant

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: SFD 3900 Brookside Pkwy, LLC c/o Matthew Burch

Physical Address: _____

Mailing Address: P.O. Box 120897

City: Nashville State: TN Zip Code: 37212 - _____

Owner Telephone: 615 - 473 - 0433 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 Burch Date: 02.16.21.

Owner Signature: Matthew Burch

Property Information:

Address (If Assigned) : 3900 Brookside Parkway

Tax ID or Map Reference Number: 11014000490951

Land Lot(s): 11 0050 District: 10 Section: _____

Existing Zoning of Property: C-2 Existing Uses of Property: 325-Franchise Food

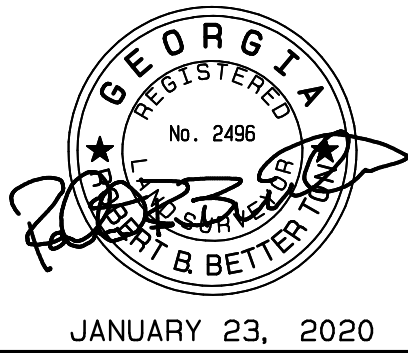
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also 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: Kelly Hutt Date: 2/16/2021

Print Form

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.


ROBERT B. BETTERTON 01/23/20
ROBERT B. BETTERTON GA. PLS #2496 PRINTED NAME DATE



THIS PROPERTY IS THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-986843-PHX1

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY (VARIABLE RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY (VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE NORTHERLY END OF A MITERED RIGHT-OF-WAY LINE, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 36°26'19" EAST FOR A DISTANCE OF 65.65 FEET TO A 1/2" REBAR SET; THENCE SOUTH 24°19'17" WEST FOR A DISTANCE OF 101.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 386.00 FEET, FOR A DISTANCE OF 120.24 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 33°14'44" WEST FOR A DISTANCE OF 119.76 FEET, TO A 1/2" REBAR SET; THENCE LEAVING THE RIGHT-OF-WAY OF BROOKSIDE PARKWAY NORTH 65°29'23" WEST FOR A DISTANCE OF 168.47 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 24°20'02" EAST FOR A DISTANCE OF 252.10 FEET TO A 1/2" REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY; THEN TRAVELING ALONG THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY THENCE SOUTH 65°30'10" EAST FOR A DISTANCE OF 129.70 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING. TOGETHER WITH, AND SUBJECT TO, ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 1.045 ACRES, MORE OR LESS.

PARCEL 2:

EASEMENTS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED FROM REALTICORP 528, LLC TO BROOKSIDE ASSOCIATION, INC., DATED MARCH 9, 20016, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 415, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ESTOPPEL AND RATIFICATION AGREEMENT BY AND BETWEEN ALPHA CAPITAL EQUITY, LLC AND BROOKSIDE ASSOCIATION, INC., A GEORGIA CORPORATION, DATED MARCH 16, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, DATED SEPTEMBER 29, 2014, FILED FOR RECORD OCTOBER 13, 2014, AND RECORDED IN DEED BOOK 54241, PAGE 296, AFORESAID RECORDS.

PARCEL 3:

EASEMENTS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTICORP, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED FEBRUARY 4, 2000, FILED FOR RECORD FEBRUARY 10, 2000, AND RECORDED IN DEED BOOK 28514, PAGE 7, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTICORP 528, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED AUGUST 2, 2000, FILED FOR RECORD AUGUST 7, 2000, AND RECORDED IN DEED BOOK 29341, PAGE 112, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED OF RELEASE BY AND AMONG REALTICORP 528, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, WALTER BEIL, A CALIFORNIA RESIDENT AND THE SUCCESSOR IN TITLE TO OLD MILTON VENTURE II, LLC, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED JULY 10, 2002, FILED FOR RECORD JULY 11, 2002, AND RECORDED IN DEED BOOK 32708, PAGE 522, AFORESAID RECORDS.

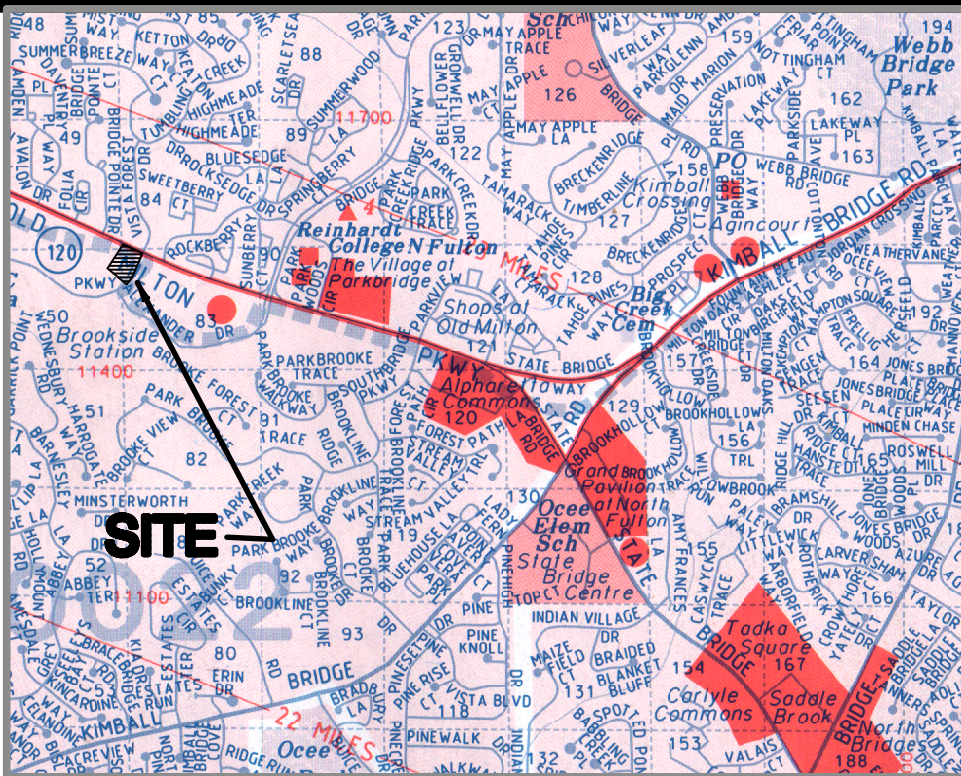
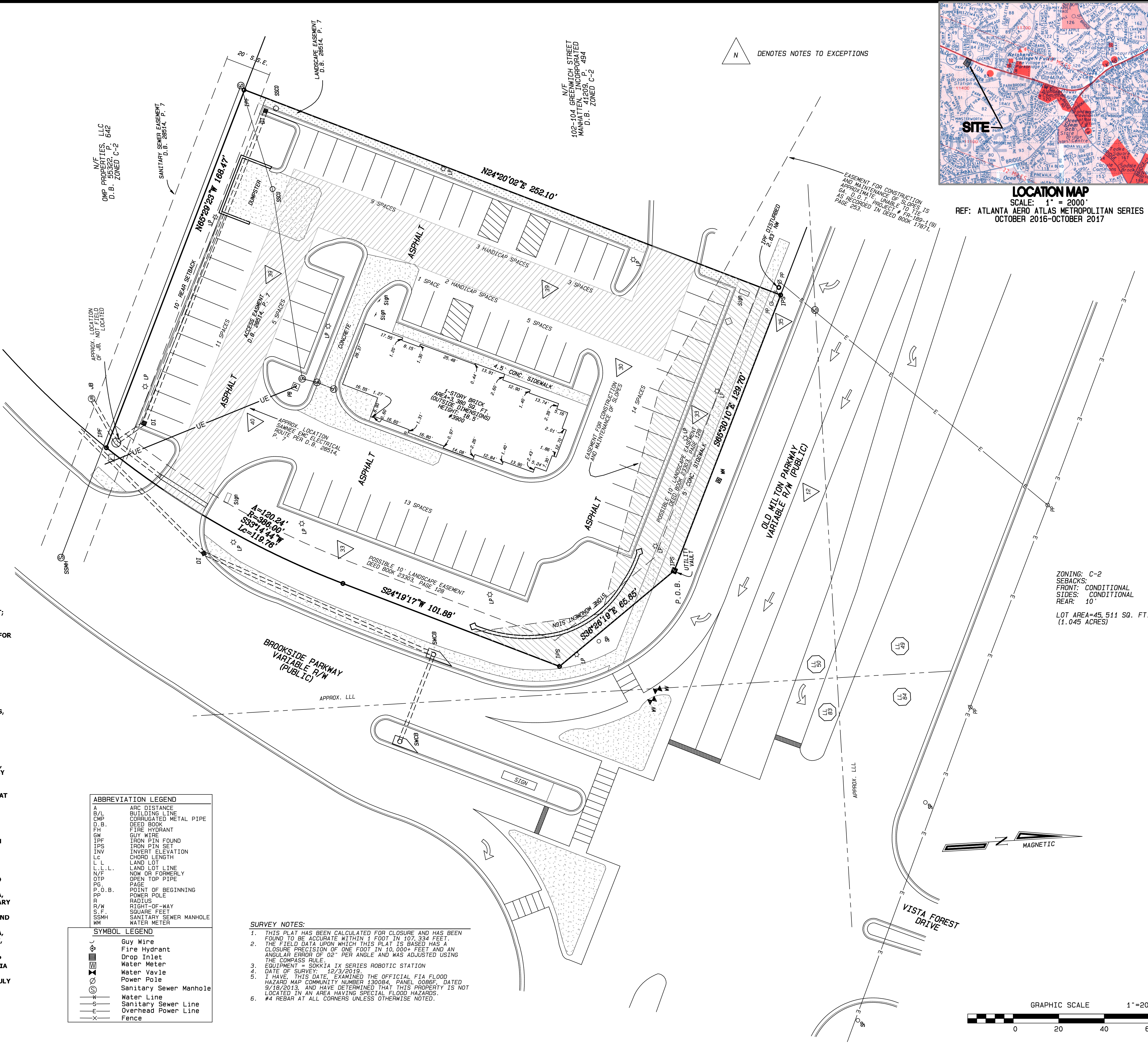
SURVEY REFERENCES:

1. LIMITED WARRANTY DEED TO ALPHARETTA BROOKSIDE, L.P., DATED JANUARY 24, 2013, AND BEING RECORDED IN DEED BOOK 52806, PAGE 670.

ABBREVIATION LEGEND	
1	ARC DISTANCE
B/L	BUILDING LINE
COMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
FDH	FIRE HYDRANT
GN	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
LC	CHORD LENGTH
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
N/E	NOW OR FORMERLY
OTIP	OPEN TOP PIPE
PS	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
SYMBOL LEGEND	
	Guy Wire
	Fire Hydrant
	Drop Inlet
	Water Meter
	Water Valve
	Power Pole
	Sanitary Sewer Manhole
	Water Line
	Sanitary Sewer Line
	Overhead Power Line
	Fence

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 107,334 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE.
3. EQUIPMENT = SOKKIA IX SERIES ROBOTIC STATION
4. DATE OF SURVEY: 12/3/2019
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130084, PANEL 0086F, DATED 9/19/2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



LOCATION MAP

SCALE: 1" = 2000'

REF: ATLANTA AERO ATLAS METROPOLITAN SERIES
OCTOBER 2016-OCTOBER 2017

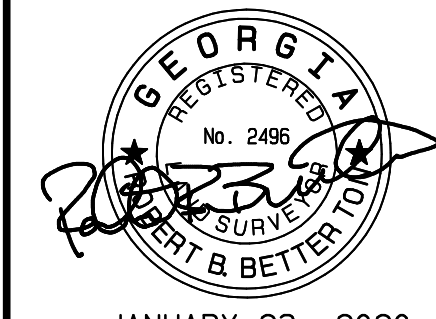
REVISION RECORD

DATE	PURPOSE

COPYRIGHT

THIS DRAWING IS THE PROPERTY OF THE BELOW REFERENCED FIRM AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE FIRM.

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242



JANUARY 23, 2020

ALTA/NSPS LAND TITLE SURVEY
3900 BROOKSIDE PARKWAY
LOCATED IN:
LAND LOT 50
1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA
PREPARED FOR:
PARKASH REALTY HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

DRAWN BY
RBB

CHECKED BY
RBB

SCALE
1" = 20'

DATE
JANUARY 23, 2020

FILE NUMBER
19179.PRO

JOB NUMBER
19179

SHEET NUMBER

1 OF 2

TO PARKASH REALTY HOLDINGS, LLC AND FIRST AMERICAN
TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD
PRACTICES FOR PROFESSIONAL SURVEYING, 2016 EDITION, ISSUED
AND ADOPTED BY THE BOARD OF SURVEYING AND MAPPING ENGINEERS,
7 (b)(1) 7 (C), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TITLE 41, CHAPTER
7 (b)(1) 7 (C), JANUARY 23, 2020.

Signed: 
Robert B. Betterton
BS, RLS #2396

12. Deed from Mrs. T. Shirley, et al to Fulton County, dated October 26, 1938, filed for record November 8, 1938, and recorded in Deed Book 1720, Page 34, Fulton County, Georgia records is within the existing right of way of Old Milton Parkway and does not affect the property.
13. Deed from Mrs. Sarah Barnett, et al to Fulton County, dated June 13, 1936, filed for record October 20, 1939, and recorded in Deed Book 1721, Page 276, aforesaid records refers to another section of the county and does not affect the property.
14. Easements as conveyed in Right-of-Way Deed from J. A. Webb, et al to Fulton County, dated March 9, 1943, filed for record March 20, 1943, and recorded in Deed Book 1855, Page 443, aforesaid records refers to another section of the county and does not affect the property.
15. Easements as conveyed in Right-of-Way Deed from W. H. Shirley, et al to Fulton County, dated March 15, 1952, filed for record October 20, 1952, aforesaid records refers to another section of the county and does not affect the property.
16. Right-of-Way Easement from H.D. Vaughan to Sawnee Electric Membership Corporation, dated December 5, 1960, filed for record December 12, 1960, and recorded in Deed Book 3647, Page 432, aforesaid records is ambiguous and not locatable.
17. Right-of-Way Easement from Howard Vaughan to Sawnee Electric Membership Corporation, dated October 2, 1963, filed for record November 4, 1963, and recorded in Deed Book 4145, Page 515, aforesaid records is ambiguous and not locatable.
18. Right-of-Way Easement from Howard Vaughan to Sawnee Electric Membership Corporation, dated April 30, 1964, filed for record May 5, 1964, and recorded in Deed Book 4231, Page 107, aforesaid records is ambiguous and not locatable.
19. Right-of-Way Easement from Mrs. H.D. Vaughan to Sawnee Electric Membership Corporation, dated May 31, 1966, filed for record June 15, 1966, and recorded in Deed Book 4603, Page 545, aforesaid records is ambiguous and not locatable.
20. Right-of-Way Easement from J.D. Vaughan to Sawnee Electric Membership Corporation, dated May 31, 1966, filed for record June 15, 1966, and recorded in Deed Book 4603, Page 546, aforesaid records is ambiguous and not locatable.
21. Right-of-Way Easement from Clarence Shirley to Sawnee Electric Membership Corporation, dated November 2, 1970, filed for record November 12, 1970, and recorded in Deed Book 5304, Page 398, aforesaid records refers to Holcomb Bridge Road and does not affect the property.
22. Right-of-Way Easement from John W. Kell to Sawnee Electric Membership Corporation, dated February 15, 1971, filed for record May 12, 1971, and recorded in Deed Book 5388, Page 358, aforesaid records is ambiguous and not locatable.
23. Right-of-Way Easement from John W. Kell to Sawnee Electric Membership Corporation, dated August 27, 1971, filed for record September 27, 1971, and recorded in Deed Book 5462, Page 359, aforesaid records is ambiguous and not locatable.
24. Right-of-Way Easement from J.T. Spruill to Sawnee Electric Membership Corporation, dated September 3, 1974, filed for record October 31, 1974, and recorded in Deed Book 6164, Page 168, aforesaid records is ambiguous and not locatable.
25. Right-of-Way Easement from Mrs. Edna D. Vaughan to Sawnee Electric Membership Corporation, dated December 6, 1974, filed for record December 30, 1974, and recorded in Deed Book 6194, Page 294, aforesaid records is ambiguous and not locatable.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-966843-PHX1
SCHEDULE B, PART II
EXEMPTIONS

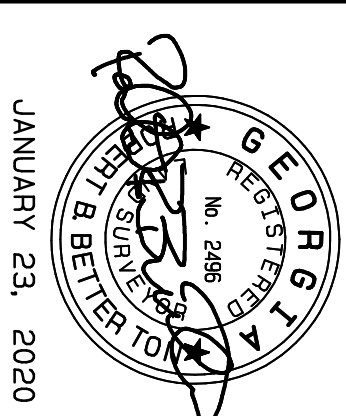
RECIPROCAL EASEMENT AGREEMENT, RECORDED IN DEED BOOK 28814, PAGE 7, AND RECORDED IN DEED BOOK 28815, PAGE 1, BOTH DATED OCTOBER 2, 1998, AND RECORDED IN DEED BOOK 28816, PAGE 1, DATED OCTOBER 2, 1998, APPEAR TO AFFECT THE PROPERTY BUT WAS NOT REFLECTED IN ANY DEED REFERENCES OR SITE PLANS PROVIDED TO THIS FIRM. LANDSCAPED EASEMENT SHOWN IS FOR REFERENCE ONLY.

26. Right-of-Way Easement from James D. Vaughan to Sawnee Electric Membership Corporation, dated December 6, 1974, filed for record December 30, 1974, and recorded in Deed Book 6194, Page 295, aforesaid records is ambiguous and not locatable.
27. Sewer Easement from James H. Cowart to Fulton County, Georgia, dated July 11, 1994, filed for record August 7, 1994, and recorded in Deed Book 9110, Page 142, is to the south and does not affect the property.
28. Terms and provisions of that certain Indemnification Flood Plain, by and between Crow Childrens' Mobility #7/A, a Texas limited partnership and Fulton County, a Georgia political subdivision, dated November 8, 1988, filed for record November 8, 1988, aforesaid records is to the south and does not affect the property.
29. Easements as conveyed in Right-of-Way Deed from Crow-Childrens-Mobility #7/A, a Texas limited partnership to Fulton County, dated November 8, 1988, filed for record February 23, 1989, and recorded in Deed Book 12296, Page 16, aforesaid records does not affect the property.
30. Easements contained in Declaration of Taking Docket E-26538, styled Department of Transportation vs. 10.622 acres of land, dated February 9, 1994, filed for record February 28, 1994, and recorded in Deed Book 17871, Page 259, aforesaid records is within the current right of way of Old Milton Parkway and does not affect the property.
31. Terms and provisions of that certain Agreement Regarding Access, by and among a Plus limited partnership, a Georgia limited partnership, J. McDonald Williams, Harlan R. Crow, Joel C. Peterson, Trammel Crow Company Employees, Inc., a Texas corporation, Trammel Crow Partners, Ltd., a Texas limited partnership, Trammel Crow Foundation, Ltd., a Texas limited partnership and Jim Cowart, Inc., a Georgia corporation, dated March 6, 1995, and recorded in Deed Book 19369, Page 41, aforesaid records is west of the property and does not affect the property.
32. Terms and provisions of that certain Reciprocal Agreement, by and between Realty, L.P., a Georgia limited partnership, dated October 17, 1997, filed for record October 24, 1997, and recorded in Deed Book 23303, Page 39, aforesaid records appears to refer to the existing right of way of Brookside Parkway and while it doesn't appear to affect the property it does appear to benefit the property.
33. Terms and provisions of that certain Master Declaration of Protective Covenants for Brookside by RealtyCorp 528, LLC, a South Carolina limited liability company, dated October 17, 1997, filed for record October 24, 1997, and recorded in Deed Book 23303, Page 128, aforesaid records; as affected by that certain Quit Claim Deed from RealtyCorp 528, LLC to Brookside Association, Inc., dated March 9, 2006, filed for record April 4, 2006, and recorded in Deed Book 42269, Page 415, aforesaid records; as affected by that certain Declaration of Protective Covenants for Brookside by RealtyCorp 528, LLC and Brookside Association, Inc., dated March 16, 2006, filed for record April 4, 2006, and recorded in Deed Book 42269, Page 417, aforesaid records; and as amended by that certain First Amendment to Master Declaration of Protective Covenants for Brookside, dated September 29, 2014, filed for record October 13, 2014, and recorded in Deed Book 54241, Page 296, aforesaid records refers to sanitary sewer in Brookside Parkway right of way and to the west of the property and does not affect the property.
34. Terms and provisions of that certain Reciprocal Easement Agreement, by and between RealtyCorp 528, LLC, a South Carolina limited liability company and Brookside Association, Inc., a Georgia limited liability company, dated October 28, 1998, filed for record November 3, 1998, and recorded in Deed Book 25460, Page 126, aforesaid records refers to Brookside Parkway and does not affect the property.

35. Right-of-Way Easement from RealtyCorp 528, LLC to Sawnee Electric Membership Corporation, dated September 14, 1998, filed for record October 5, 1998, and recorded in Deed Book 25473, Page 32, aforesaid records is ambiguous but appears to be along the right of way of Old Milton Parkway and does affect the property.
36. Terms and provisions of that certain Declaration of Restrictive Covenants by RealtyCorp 528, LLC, a South Carolina limited liability company, dated October 2, 1998, filed for record October 5, 1998, and recorded in Deed Book 25473, Page 90, aforesaid records does not affect the property but does benefit the property.
37. Terms and provisions of that certain Easement Agreement, by and among RealtyCorp 528, LLC, a South Carolina limited liability company, (Grantor) and National Build to Suit Brookside 100, L.L.C., a Delaware limited liability company (Grantee), dated March 12, 1999, filed for record April 9, 1999, and recorded in Deed Book 26404, Page 336, aforesaid records; as amended by that certain First Amendment to Easement Agreement by RealtyCorp 528, L.L.C., and National Build to Suit 500/600 L.L.C., (Grantees) filed for record May 31, 2000, and recorded in Deed Book 29117, Page 386, aforesaid records refers to Brookside Parkway and property to the south and east and does not affect the property.
38. Terms and provisions of that certain unrecorded lease, as evidenced by Memorandum of Lease from Old Milton Venture II, LLC, a Georgia limited liability company to RTM Georgia, Inc., a Georgia corporation, dated February 8, 2000, filed for record February 10, 2000 and recorded in Deed Book 28514, Page 1, aforesaid records; as amended by that certain First Amendment to Memorandum of Lease, dated September 22, 2000, filed for record October 17, 2000, and recorded in Deed Book 29581, Page 169, aforesaid records; as assigned by that certain Assignment of Lease from Lucinda Rae Harno, Surviving Co-Trustee of The Bell Family Trust Dated September 22, 1975, a California trust to Lucinda Rae Harno, 247 Trusting Co-Trustee of The Bell Family Trust, dated July 15, 2013, filed for record June 27, 2013, and recorded in Deed Book 32906, Page 666, aforesaid records; and as assigned by that certain Assignment of Lease from Lucinda Rae Harno, Surviving Co-Trustee of The Bell Family Trust Dated September 22, 1975, Survivor's Trust, a California trust to Alpharetta Brookside, L.P., a Delaware limited partnership, dated June 24, 2013, filed for record July 18, 2013, and recorded in Deed Book 52885, Page 389, aforesaid records does affect the property.
39. Terms and provisions of that certain Reciprocal Easement Agreement, by and among RealtyCorp 528, L.L.C., a South Carolina limited liability company, Old Milton Venture II, LLC, a Georgia limited liability company and RTM Georgia, Inc., a Georgia corporation, dated February 4, 2000, filed for record February 10, 2000, and recorded in Deed Book 28514, Page 1, aforesaid records; as amended by that certain First Amendment to Reciprocal Easement Agreement, dated August 2, 2000, filed for record August 7, 2000, and recorded in Deed Book 29341, Page 112, aforesaid records; and as affected by that certain Quitclaim Deed of Release by Walter Bell, a California resident and successor in title to Old Milton Venture II, LLC and RTM Georgia, Inc., a Georgia corporation, to RealtyCorp 528, LLC, a South Carolina limited liability company, dated July 10, 2002, filed for record July 11, 2002, and recorded in Deed Book 32708, Page 522, aforesaid records does affect the property and is shown hereon.
40. Right-of-Way Easement from William Vaughan II, LLC to Sawnee Electric Membership Corporation, dated March 15, 2000, filed for record April 26, 2000, and recorded in Deed Book 28925, Page 213, aforesaid records does affect the property and is shown hereon.

REVISION RECORD
DATE
PURPOSE

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242



ALTA/NSPS LAND TITLE SURVEY
3900 BROOKSIDE PARKWAY
LOCATED IN:
LAND LOT 50
1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA
PREPARED FOR:
PARKASH REALTY HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

DRAWN BY
RHB
CHECKED BY
RHB
SCALE
1" = 20'
DATE
JANUARY 23, 2020
FILE NUMBER
19179 PRO
JOB NUMBER
19179
SHEET NUMBER
2 OF 2



ACM ALPHARETTA
AMERICAN DEVELOPMENT PARTNERS
3900 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022



02/25/2021
Project number: 758066-01
Scale:
Drawn: JTT
Checked: M R
Date: 2021.02.05
Issue: PRELIMINARY

Drawing Title:
EXISTING
CONDITIONS &
DEMO PLAN

DEMOLITION GENERAL NOTES

- CONTRACTOR SHALL COORDINATE ALL WORK WITH FULTON COUNTY, CITY OF ALPHARETTA, AND ALL UTILITY PROVIDERS LOCATED ON-SITE AND IN THE RIGHT OF WAY.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK PER LOCAL, STATE AND FEDERAL REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL GEORGIA 811 AND THEN TO CONTACT ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED AND/OR RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) AND ALL STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL, IN A LOCATION APPROVED BY THE GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- SAWCUT AND REMOVE TO FULL DEPTH AT ALL PAVEMENT/SIDEWALK LIMITS OR TO EXISTING JOINTS.
- CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- EXTENT OF DEMOLITION WORK IS NOT LIMITED TO ONLY WHAT IS SHOWN TO BE DEMOLISHED ON THIS PLAN. DEMOLITION WORK MUST BE COMPLETE SO THE PROPOSED STRUCTURES AND APPURTENANCES CAN BE CONSTRUCTED.
- ALL POTENTIALLY HAZARDOUS/TOXIC MATERIALS MUST BE REMOVED FROM THE SITE PRIOR TO DEMOLITION, AND PER DIRECTION OF THE ENVIRONMENTAL ENGINEER.
- THE REMOVAL OF STRUCTURES AND OBSTRUCTIONS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL CONTROL THE DISPOSAL OF DEBRIS RESULTING FROM THE REMOVAL OPERATION.
- ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
- DEAD SEWER CONNECTIONS OR MAINS BEING REMOVED SHALL BE REMOVED TO THE RIGHT OF WAY (UNLESS PLANS OR CITY ENGINEER SPECIFY OTHERWISE) AND SEALED AND MADE WATERTIGHT.
- ALL TRENCHES, HOLES AND PITS RESULTING FROM THE REMOVAL AND ABANDONMENT OF ANY STRUCTURE OR OBSTRUCTION SHALL BE BACKFILLED AND COMPACTED.
- TREE REMOVAL AND CLEARING AND GRUBBING SHALL BE PERFORMED PER STATE AND LOCAL REGULATIONS. STUMP SHALL BE REMOVED COMPLETELY, INCLUDING ALL ROOTS.
- THE CONTRACTOR SHALL STRIP AND REMOVE (OR STOCKPILE) ALL TOPSOIL PRIOR TO COMMENCING WITH ANY EXCAVATION OR DEMOLITION.

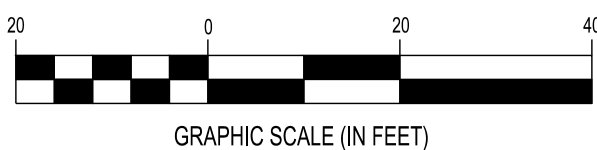
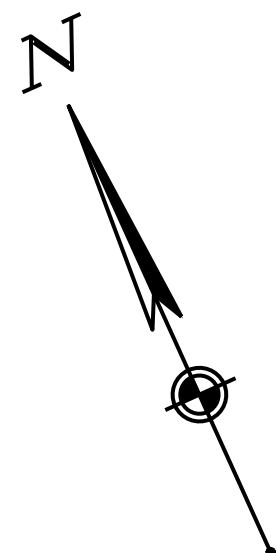
CODED NOTES:

- EXISTING CURB TO BE REMOVED.
- EXISTING CONCRETE PAVEMENT TO BE REMOVED.
- EXISTING ASPHALT TO BE REMOVED.
- SAWCUT PAVEMENT TO FULL DEPTH.

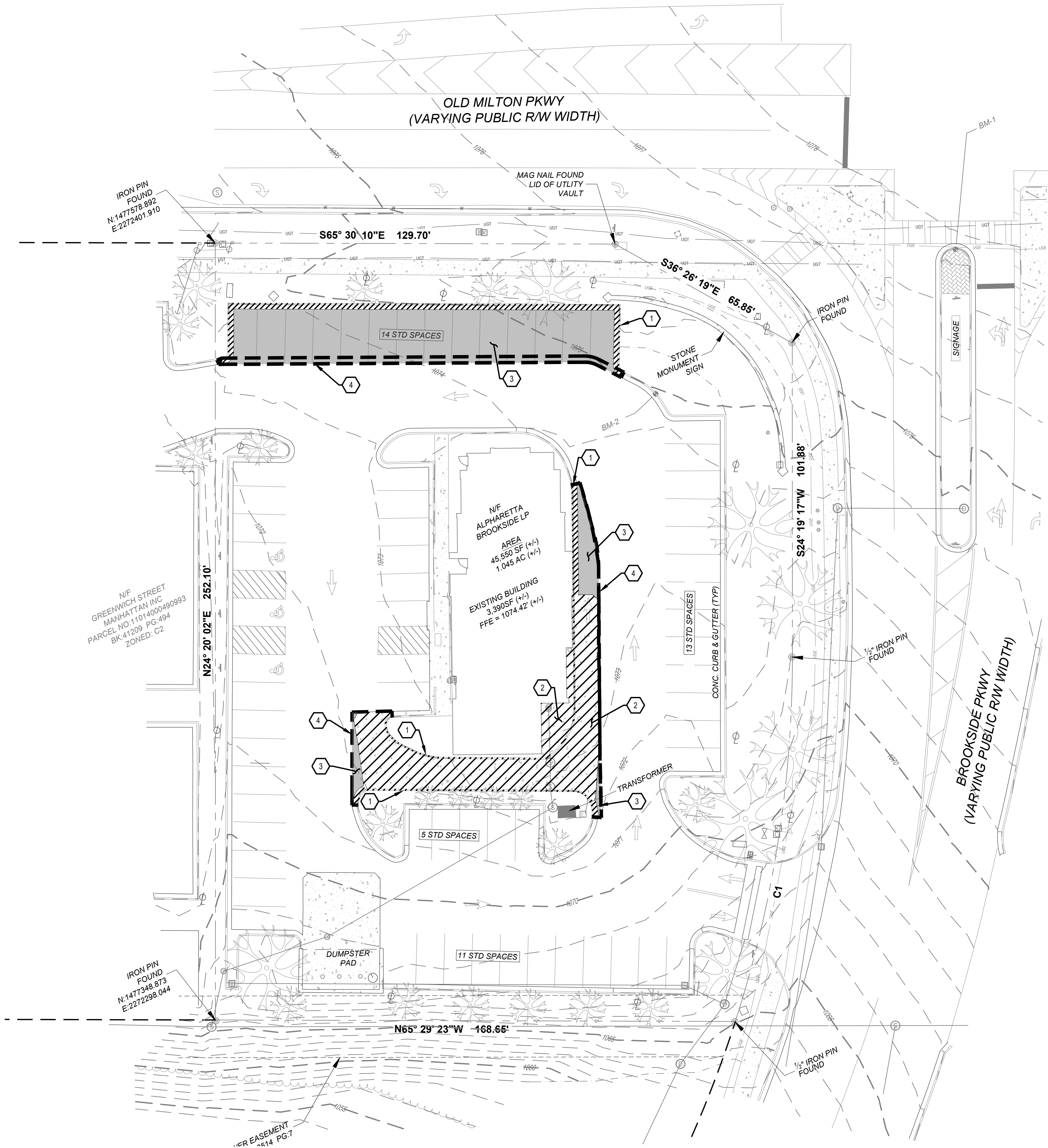
PROPOSED

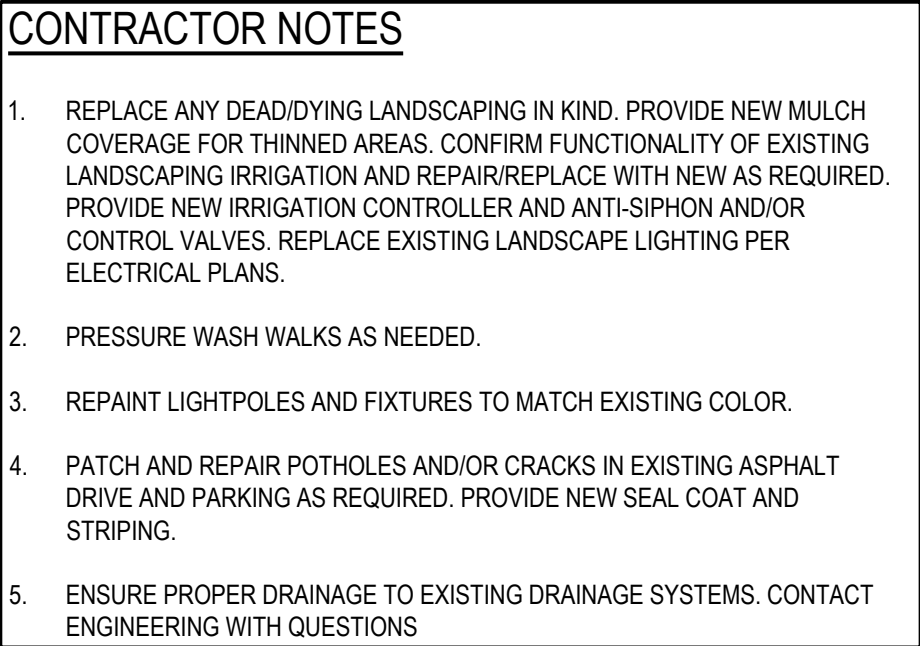
- REMOVE EXISTING CANOPY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING LANDSCAPING
- REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK

- SAW CUT LINE
- REMOVE EXISTING CURB



BENCHMARK	DATUM: NAVD83
BM "A": MAG NAIL-TOP OF CURB N:1477478.065 E: 2272819.795 EL: 1078.35	
BM "B": MAG NAIL-TOP OF CURB N:1477475.420 E: 2272511.856 EL: 1074.90	





- ## SITE GENERAL NOTES
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, LOCAL, DOT AND OSHA STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITS AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.
 3. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR FACE OF BUILDING, WHERE APPLICABLE.
 4. REFER TO CONSTRUCTION DETAILS/ GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
 6. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
 7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
 8. ALL SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
 7. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE DOT AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
 - a. LANE LINE: 6" WHITE (PER M.U.T.C.D.)
 - b. PARKING STALLS: 4" WHITE (PER M.U.T.C.D.)
 - c. STOP LINE: 12" WHITE (PER M.U.T.C.D.)
 - d. CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS PER SECTION 38.17 (GAP BETWEEN TRANSVERSE LINES SHALL BE 4") ALL PAINTED WHITE.
 9. EXISTING ASPHALT DRIVE AND PARKING. PATCH AND REPAIR POTHoles AND/OR CRACKS AS REQUIRED AND PROVIDE NEW SEAL COAT AND STRIPING. ENSURE PROPER SITE DRAINAGE TO UNDERGROUND, CORRECT AS REQUIRED. - SEE CIVIL.
 10. CONTRACTOR TO VERIFY GRADE PRIOR TO POURING CONCRETE.

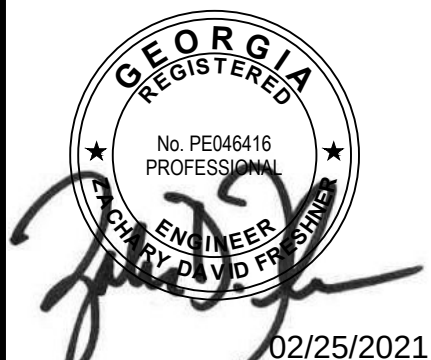
- CODING NOTES:**

 1. PROPOSED CURB AND GUTTER
 2. PROPOSED ASPHALT PAVEMENT (SEE DETAIL ON SHEET C-105)
 3. PROPOSED PAVEMENT MARKING
 4. PROPOSED ACCESSIBLE SYMBOL (SEE DETAIL ON SHEET C-105)
 5. PROPOSED STRIPING (WHITE)
 6. PROPOSED SIDEWALK
 7. PROPOSED ACCESSIBLE RAMP
 8. PROPOSED ACCESSIBLE LANDING
 9. TIE INTO EXISTING CURB AND GUTTER
 10. PROPOSED ACCESSIBLE SIGNAGE (SEE DETAIL ON SHEET C-105)
 11. PROPOSED SIDEWALK TO BE TIED INTO EXISTING SIDEWALK
 12. PROPOSED "DO NOT ENTER" SIGN
 13. RELOCATED EXISTING ACCESSIBLE SIGNAGE
 14. EXISTING TRANSFORMER TO BE REUSED
 15. PARKING TO RECEIVE SEAL COAT AND RESTRIPE

SITE DATA TABLE	
PARKING SPACES	
REQUIRED	REGULAR - 17 SPACES ADA - 3 SPACES TOTAL - 20 SPACES
EXISTING	REGULAR - 63 SPACES ADA - 3 SPACES TOTAL - 66 SPACES
PROPOSED	REGULAR - 50 SPACES ADA - 4 SPACES TOTAL - 54 SPACES
SITE DISTURBANCE:	
IMPERVIOUS REPLACED	1,058.3 SF
IMPERVIOUS ADDED	673 SF
IMPERVIOUS REMOVED	4,873.43 SF
NET DIFFERENCE	3,106 SF (3,106 SF OF IMPERVIOUS AREA REMOVED)

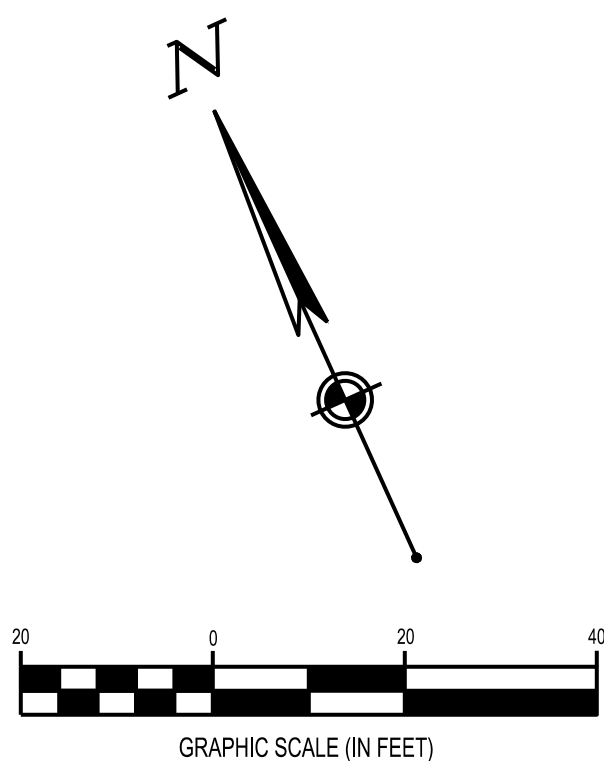
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ACM ALPHARETTA
AMERICAN DEVELOPMENT PARTNERS
3900 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022



02/25/2021	
Project number:	758066-01
Scale:	
Drawn:	JTT
Checked:	M R
Date:	2021.02.05
Issue:	PRELIMINARY
Drawing Title:	
SITE PLAN	

	BENCHMARK		DATUM: NAV083
	BM "A": MAG NAIL-TOP OF CURB N: 1477478.065 E: 2272619.795 EL: 1078.35 BM "B": MAG NAIL-TOP OF CURB N: 1477475.420 E: 2272511.856 EL: 1074.90		



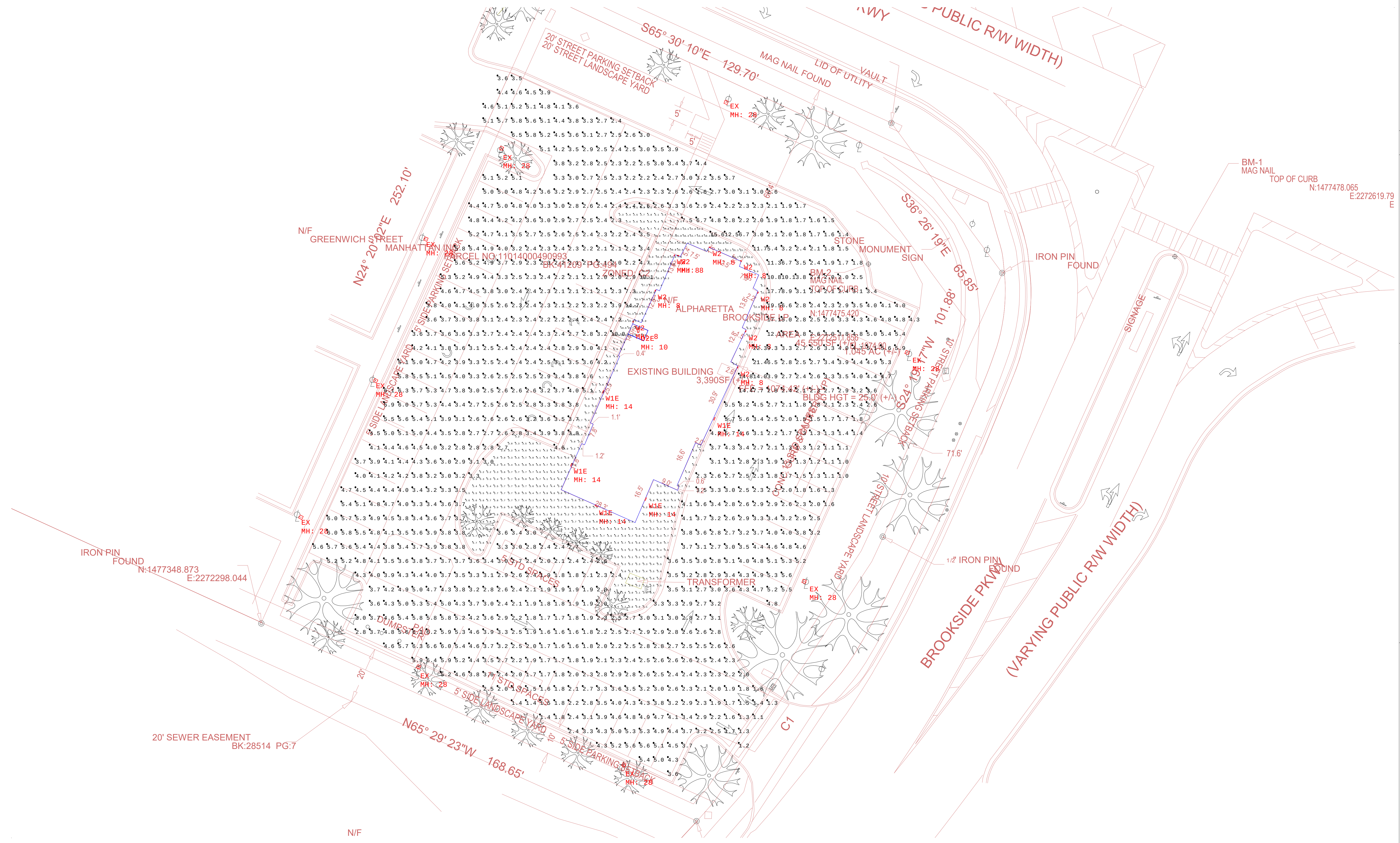
Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Lum. Lumens
	1	D2E	0.903	LITHONIA - LDN6 30 05 L06AR LSS	522
	9	EX	0.760	EXISTING - 400W PSMH TYPE 4	21727
	5	W1E	0.903	NLS LIGHTING - TWS-T3-16L-53-40K-UNV	3192
	9	W2	0.903	ARCH AREA LTG - CY1-25-4K7-1-1-R	2524

REFLECTANCES ARE .50

CALCULATION POINTS AT 5' O.C. IN PARKING AREAS
CALCULATION POINTS AT 2.5' O.C. IN PEDESTRIAN AREAS

CALCULATION POINTS AT GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT WALKWAY	Illuminance	Fc	11.20	31.4	2.6	4.31	12.08
NORTH LANDSCAPING	Illuminance	Fc	11.08	25.1	2.3	4.82	10.91
PARKING LOT	Illuminance	Fc	3.54	22.3	1.0	3.54	22.30
SOUTH LANDSCAPING	Illuminance	Fc	3.57	5.9	1.6	2.23	3.69



Rev. #Description

R1

.....

R2

.....

R3

.....

R4

.....

R5

.....

Rev. Date

04/16/2020

Disclaimer

Measured values may differ from forecasted results due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and varying site conditions. Further, room dimensions, reflectance, fixture and architectural elements within the space may significantly affect calculations. CED National Specialists, Inc. and its affiliates shall not be responsible for any errors or omissions in this document. The user of this document shall be responsible for any errors or omissions in this document. CED National Specialists, Inc. and its affiliates shall not be responsible for any errors or omissions in this document. CED National Specialists, Inc. and its affiliates shall not be responsible for any errors or omissions in this document.

Project:

MURFREESBORO SITE

Asst.:

ROBIN GORTZ

Spec:

CED NATIONAL ACCOUNTS

Lighting • Energy • Design

SPECIALISTS

CED NATIONAL



CESO
WWW.CESOINC.COM

1305 NE McClain Road, Suite 7
Bentonville, AR 72712-3839

Phone: 479.271.8058 Fax: 888.208.4826

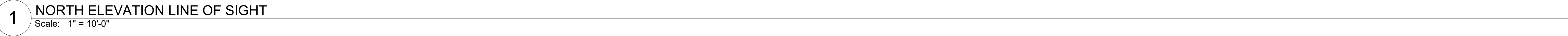
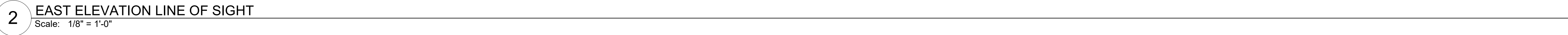
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ACM ALPHARETTA PKWY
AMERICAN DEVELOPMENT PARTNERS
3900 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022
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Project number:	758066-01
File:	As indicated
Drawn:	MRC
Checked:	JB
Date:	2021.02.26
Use:	INITIAL CITY REVIEW
Drawing Title:	

LINE OF SIGHT STUDY

A003





MULCH
- ALL PLANT BEDS SHALL CONTAIN A 4" LAYER OF PINE NEEDLE MULCH - CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

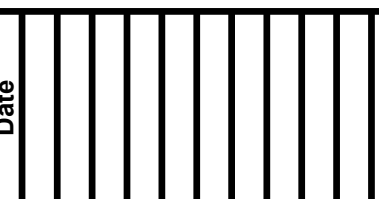
OLD MILTON PARKWAY (196 FT)	REQUIRED WIDTH: 5 FT
REQUIRED WIDTH: 20 FT	PROPOSED WIDTH: 5 FT
PROPOSED WIDTH: 20 FT	REQUIRED TREES: 4 (1 PER 50 LF)
REQUIRED TREES: 8 (1 PER 25 LF)	PROPOSED TREES: 4 (EXISTING)
PROPOSED TREES: 5 (4 NEW PLUS 4 EXISTING)	
	SOUTH PROPERTY (169 FT)

REQUIRED WIDTH: 10 FT	PROPOSED WIDTH: 5 FT
PROPOSED WIDTH: 10 FT	REQUIRED TREES: 4 (1 PER 50 LF)
REQUIRED TREES: 7 (1 PER 30 LF)	PROPOSED TREES: 6 (EXISTING)
PROPOSED TREES: 7 EXISTING	

PARKING LOT REQUIREMENTS

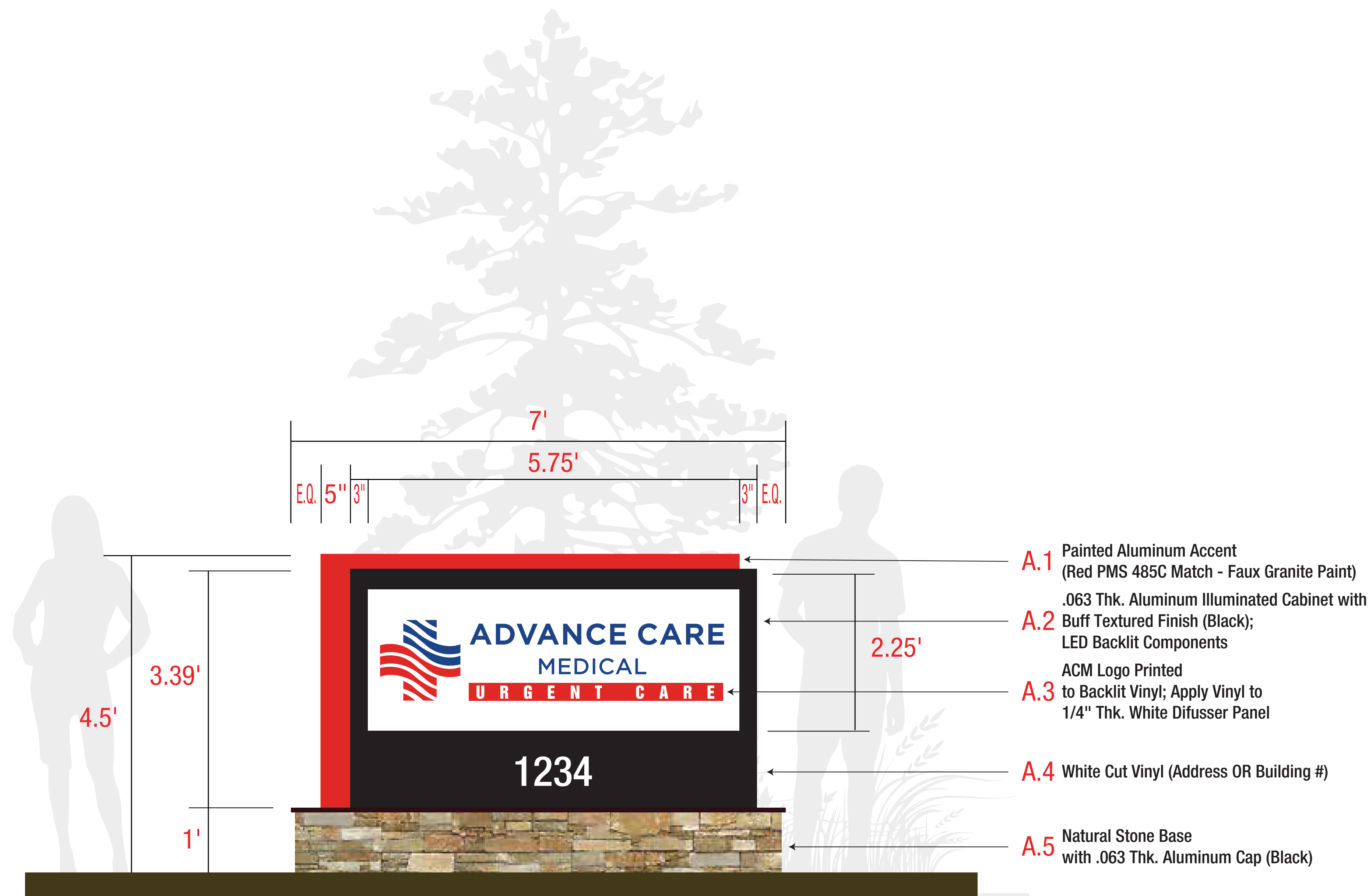
REQUIRED TREES:	9 (1 AT END OF EACH ISLAND)
PROPOSED TREES:	10 (3 NEW PLUS 6 EXISTING)

LEGEND

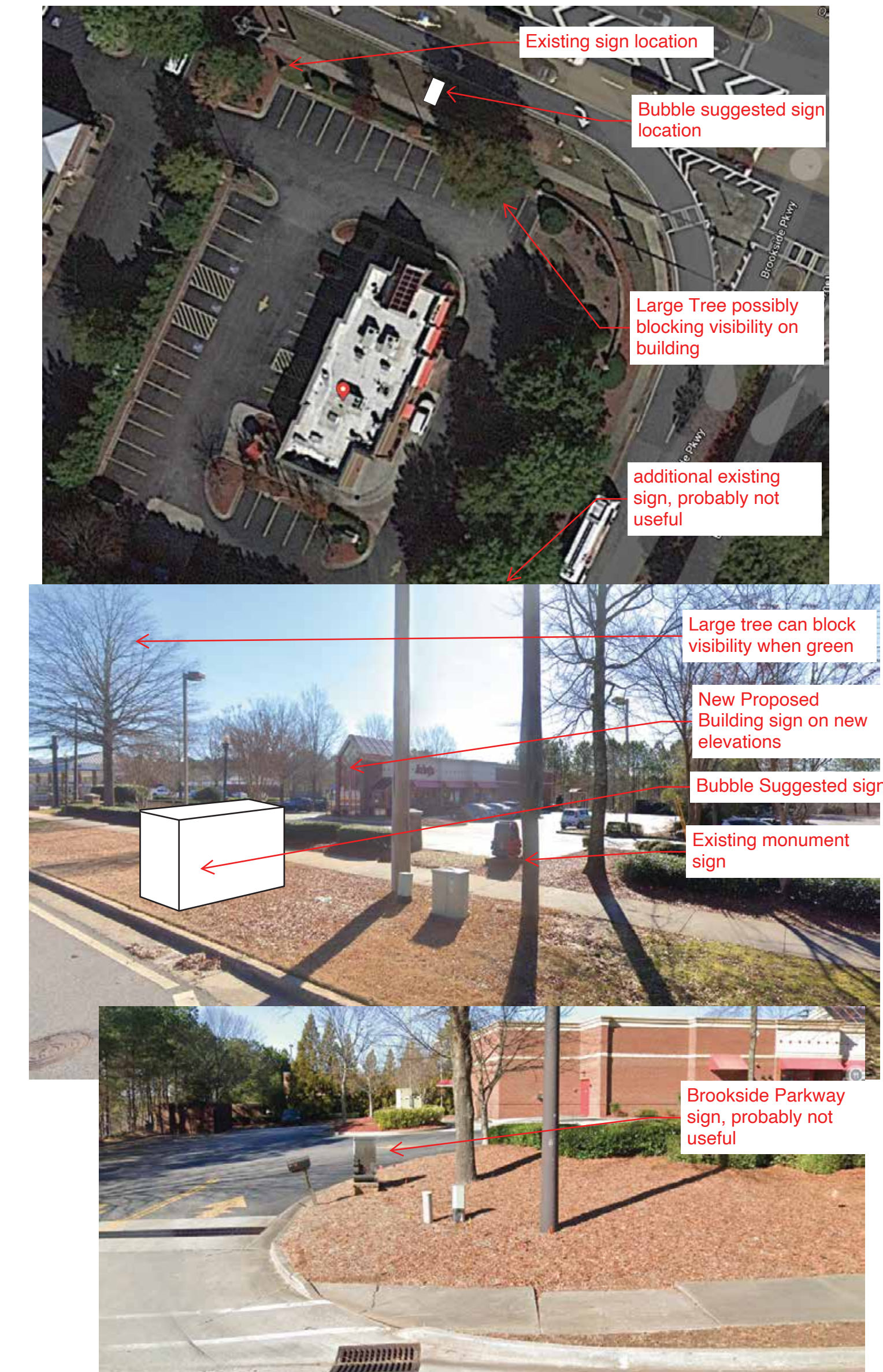




PLANTING PLAN



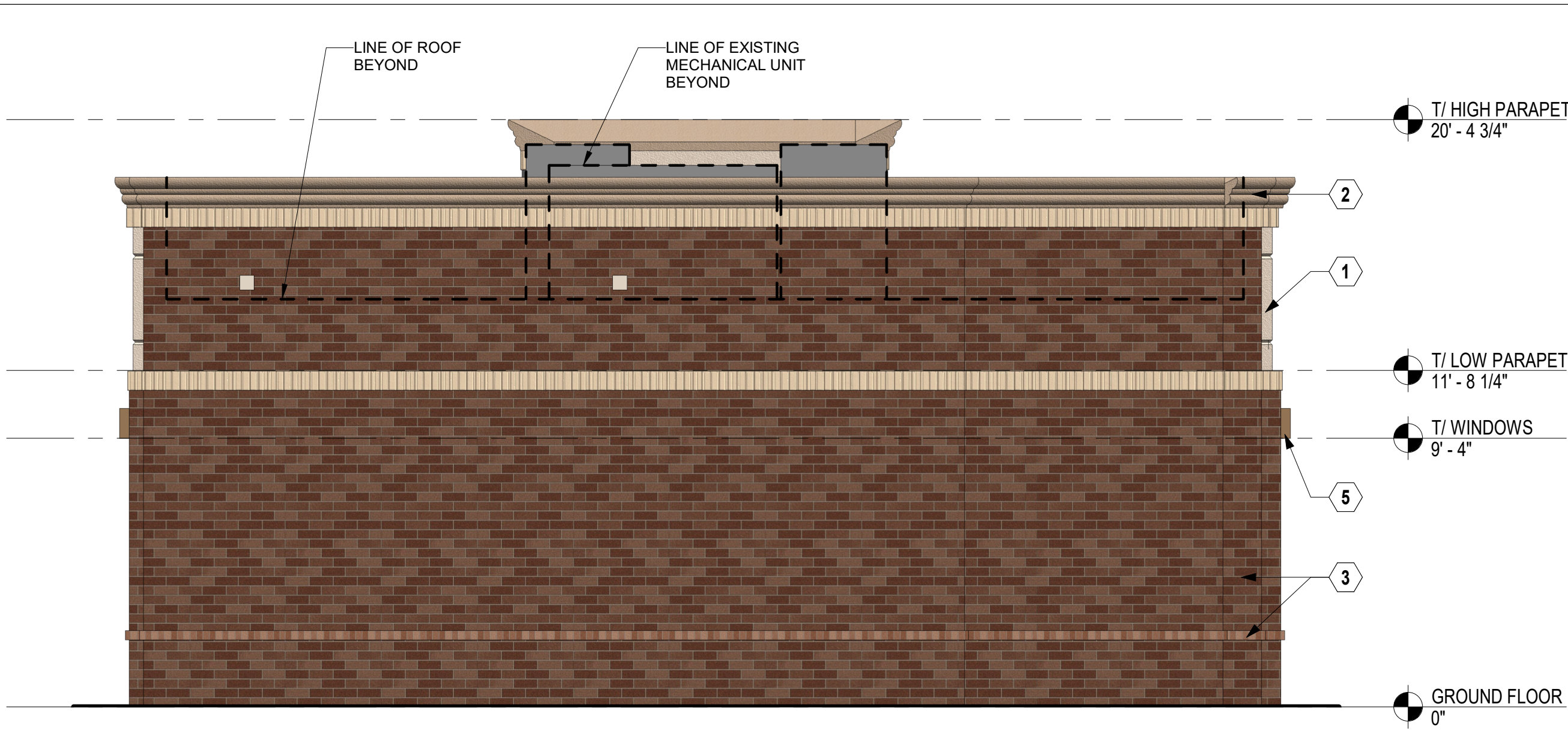
1 ADVANCE CARE MEDICAL - (MONUMENT SIGN)
 FRONT ELEVATION
 Scale: 1"=1'



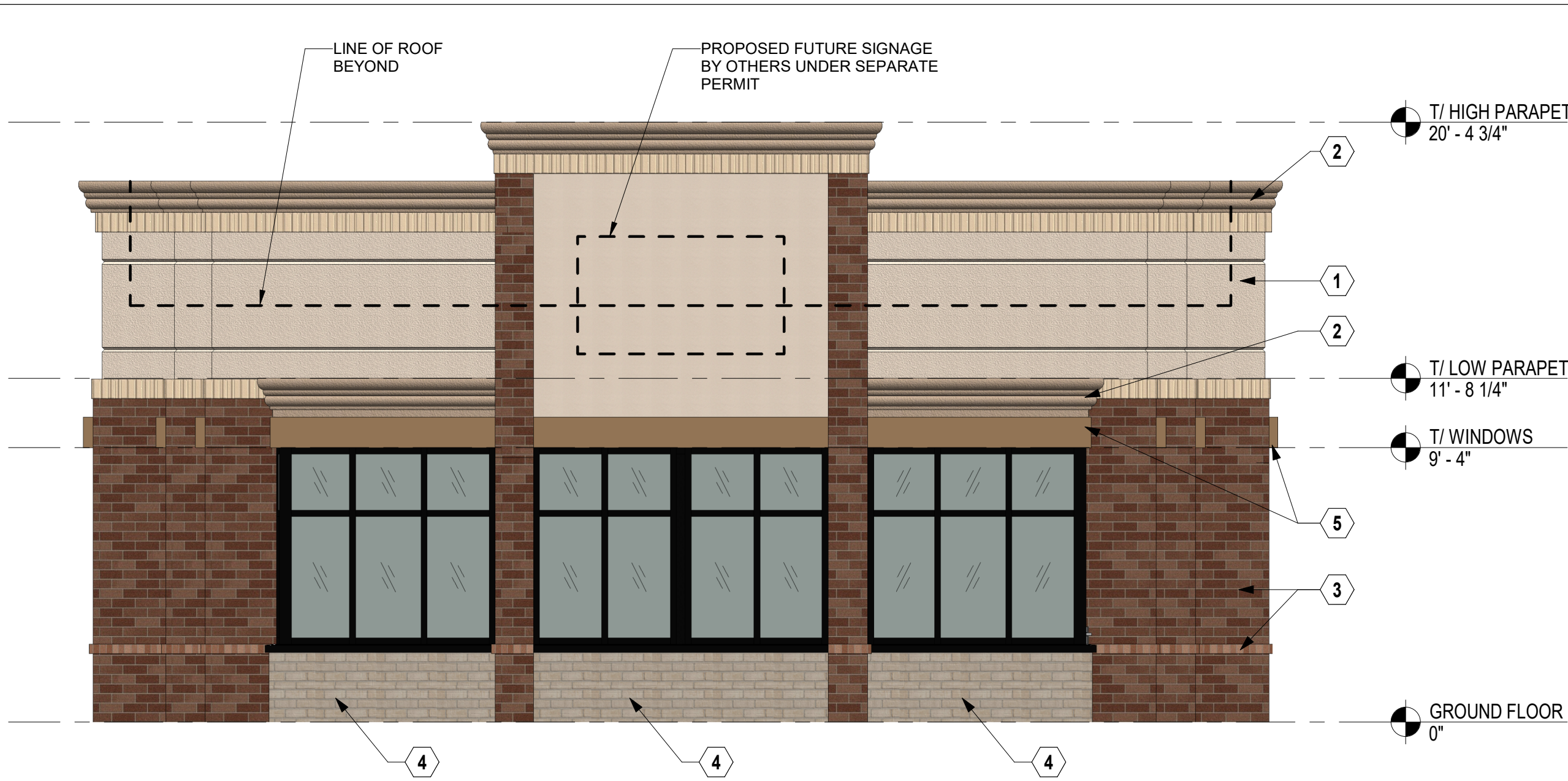
SITE LOCATION PHOTOS AND PRELIM LOCATION NOTES

Advanced Care Medical - Monument Concept

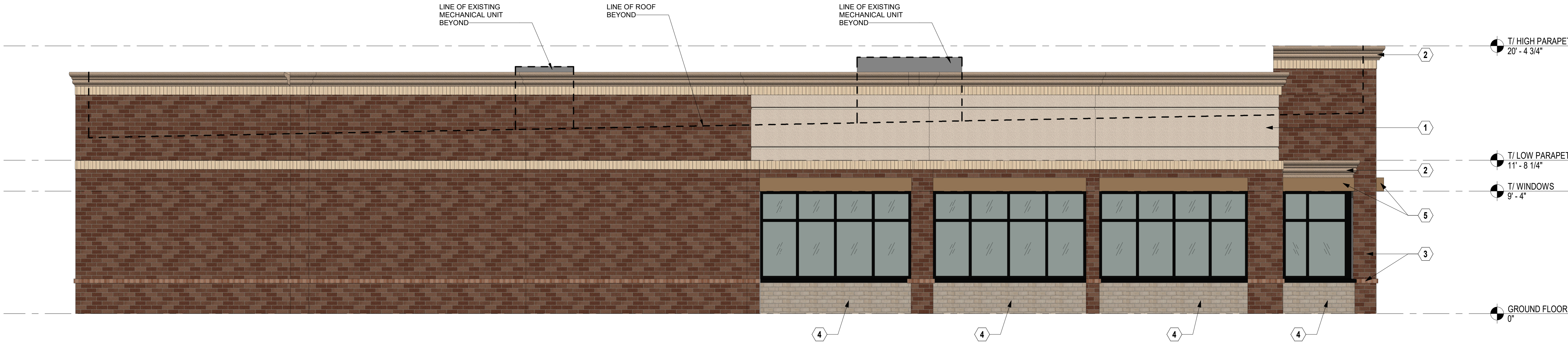
DEVELOPMENT OF SIGNAGE W0# 21-01_MG-ACM-AlphaGA-SignPackage (ALPHARETTA PKWY, GA)



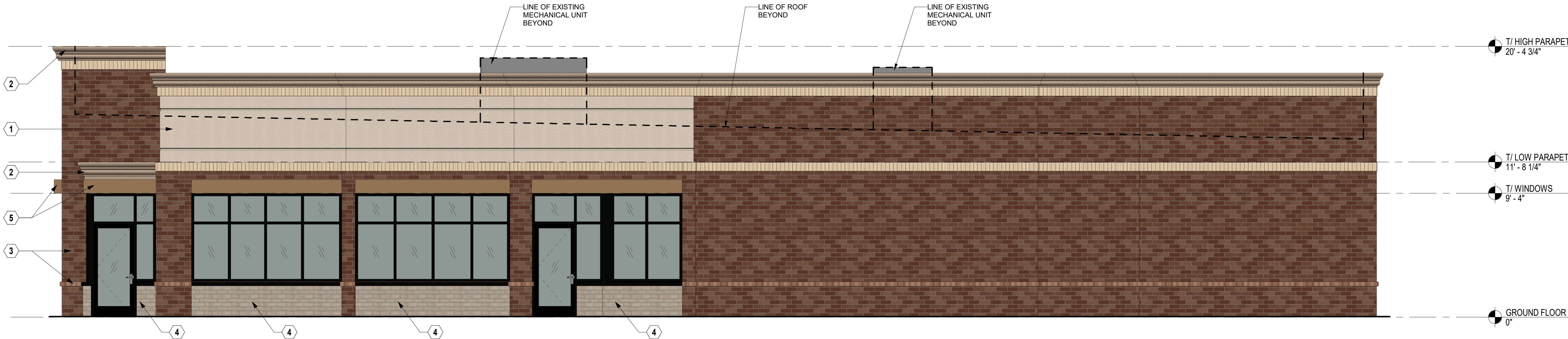
4 WEST ELEVATION
Scale: 1/4" = 1'-0"



3 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

#	EXTERIOR MATERIAL LEGEND
1	DRYVIT EIFS - PRAIRIE CLAY
2	DRYVIT EIFS - SPECTRUM BROWN
3	EXISTING BRICK TO REMAIN
4	GLEN GERY BRICK WAINSCOT - ST.CLOUD
5	PAC CLAD METAL PANEL - DARK BRONZE

 CESO WWW.CESOINC.COM 1305 NE McClain Road, Suite 7 Bentonville, AR 72712-3839 Phone: 479.271.8058 Fax: 888.208.4820	
Date	
Revisions / Submissions	
No.	

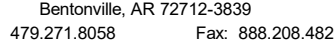
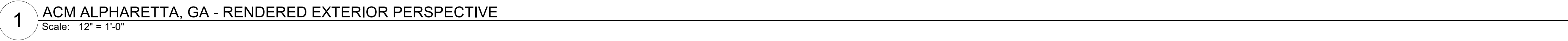
ACM ALPHARETTA PKWY
AMERICAN DEVELOPMENT PARTNERS
3900 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

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Project number:	758066-01
Scale:	As indicated
Drawn:	MRC & MEC
Checked:	Checker
Date:	2021.00.00
Issue:	PERMIT

Drawing Title:
RENDERED
EXTERIOR
ELEVATIONS

A001

A002

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: Alpharetta Town Commons, LLC

Location Address: 10 Roswell Street, Alpharetta GA 30009

Mailing Address: 1123 Ashton Trace

City: Brookhaven State: GA Zip Code: 30319

Contact For All Notifications: Tim Vaccaro

Contact Telephone: 404 - 549 - 4499 Mobile Telephone: 404 - 808 - 2990

Fax: _____ Email: tvaccaro@placemakerdesign.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

Application Fees:

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

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpharetta Town Commons, LLC

Physical Address: 10 Roswell Street, Alpharetta, GA 30319

Mailing Address: 1123 Ashton Trace

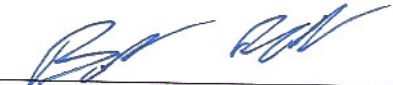
City: Brookhaven State: GA Zip Code: 30319

Owner Telephone: 404 - 663 - 7080 Contact Fax: _____

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

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

Owner Name (Printed): Robert Rothman Date: 2/26/21

Owner Signature: 

Property Information:

Address (If Assigned): 10 Roswell Street

Tax ID or Map Reference Number: 47-5021824

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

Existing Zoning of Property: C3/DTO Existing Uses of Property: Rest/Business/Retail

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: 2/26/21

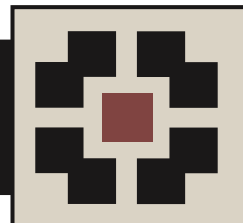
Print Form



EXISTING BUILDING FACADE

#20070

02/26/21



PLACE MAKER DESIGN

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

10 ROSWELL STREET

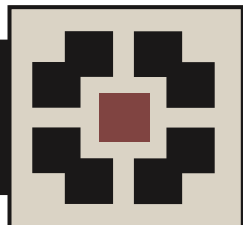
Alpharetta, GA



EXISTING BUILDING FACADE

#20070

02/26/21



PLACE MAKER DESIGN

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

10 ROSWELL STREET

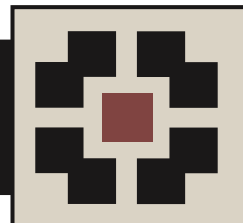
Alpharetta, GA



EXISTING BUILDING FACADE

#20070

02/26/21



PLACE MAKER DESIGN

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

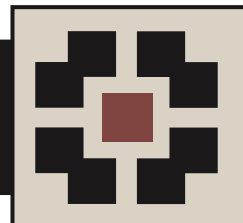
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Alpharetta, GA



#20070

02/26/21



PLACE MAKER DESIGN

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

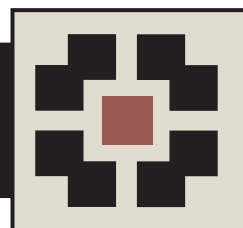
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Alpharetta, GA



#20070

02/26/21



PLACE MAKER DESIGN

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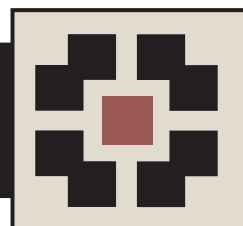
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Alpharetta, GA



#20070

02/26/21



PLACE MAKER DESIGN

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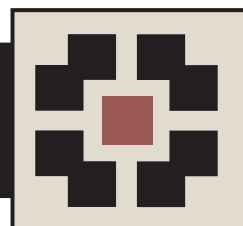
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Alpharetta, GA



#20070

02/26/21



PLACE MAKER DESIGN

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

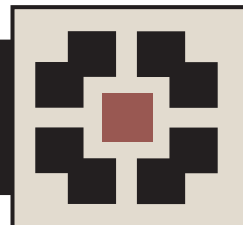
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Alpharetta, GA



#20070

02/26/21



PLACE MAKER DESIGN

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

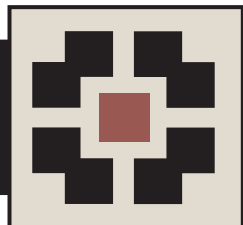
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Alpharetta, GA



#20070

02/26/21



PLACE MAKER DESIGN

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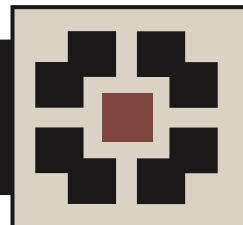
10 ROSWELL STREET

Alpharetta, GA



#20070

02/26/21



PLACE MAKER DESIGN

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

10 ROSWELL STREET

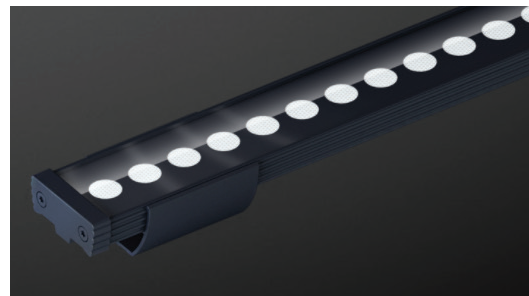
Alpharetta, GA



ACCENT LIGHTING
WAC LIGHTING
MINI ACCENT 5111
BLACK FINISH



WALL WASH LIGHT
WAC LIGHTING
WALL WASH 5022
BLACK FINISH



FACADE LIGHTING
LED LINEAR
X00LUX NANO IP67
WHITE/SILVER FINISH



ENTRY PENDANT
SEA GULL LIGHTING
12" GLOBE PENDANT
WHITE FINISH



STEP LIGHT
TAGETTI LIGHTING
ZEDGE LINE
BLACK FINISH



UPPER BALCONY PENDANT
SHADES OF LIGHT
FIBER WEAVE LED 16" PENDANT
WHITE FINISH



PATIO TABLE PENDANT
PAPER LATERN STORE
NYLON LATERN 10"
WHITE FINISH/WHITE CORD

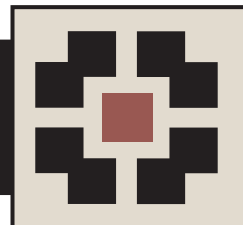


PATIO COMMUNITY PENDANT
PAPER LATERN STORE
NYLON LATERN VARIOUS SIZE
WHITE FINISH/WHITE CORD

LIGHTING

#20070

02/26/21



PLACE MAKER DESIGN

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

10 ROSWELL STREET

Alpharetta, GA



PATIO COVER
STRUXURE
PIVOT PERGOLA SYSTEM
BLACK FINISH



BENCH
FURNITURE OF AMERICA
ALUMINUM/OAK

UPPER BALCONY
BISTRO SETS
ALCOTT HILL
WHITE DENISSA



RETRACTABLE AWNING
MANHATTAN FOG

PATIO CHAIRS
RESTAURANT FURNITURE PLUS
BLACK FINISH



PLANTERS

VASESOURCE
CONCRETE
20X20



VASESOURCE
CONCRETE
12X12



KANTE
CONCRETE - STAINED BLACK
31x10x15

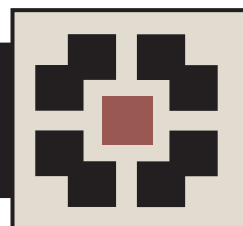
FURNISHINGS



TABLE
30X48 WOOD TABLE

#20070

02/26/21

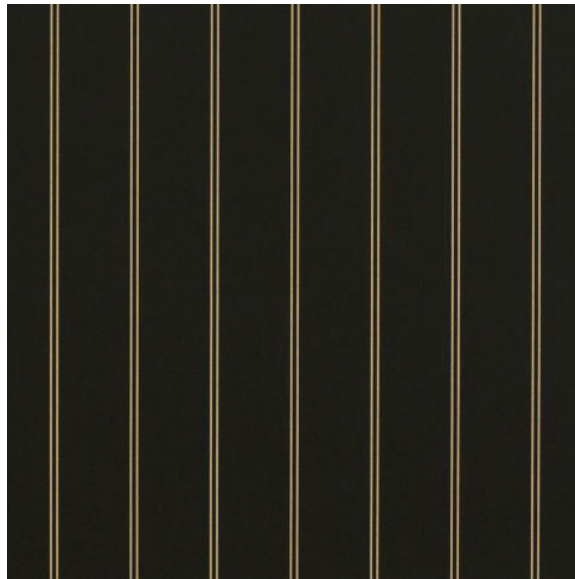


PLACE MAKER DESIGN

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

10 ROSWELL STREET

Alpharetta, GA



SUNBRELLA AWNING
COOPER BLACK



PATIO COVER FRAMING/STRUCTURE
SW 6991 - BLACK MAGIC



COLUMNS/FASCIAS
SW 6071 - POPULAR GRAY



SUNBRELLA AWNING
MANHATTAN FOG



BALCONY/PATIO CEILING
SW 6505 - ATMOSPHERIC



YELLOW TRIM
SW 9013 - OLDEN AMBER

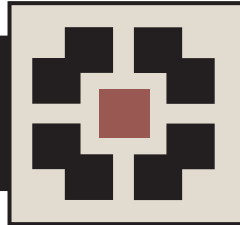


ORANGE TRIM
SW 6883 - RAUCOUS ORANGE

MATERIALS

#20070

02/26/21

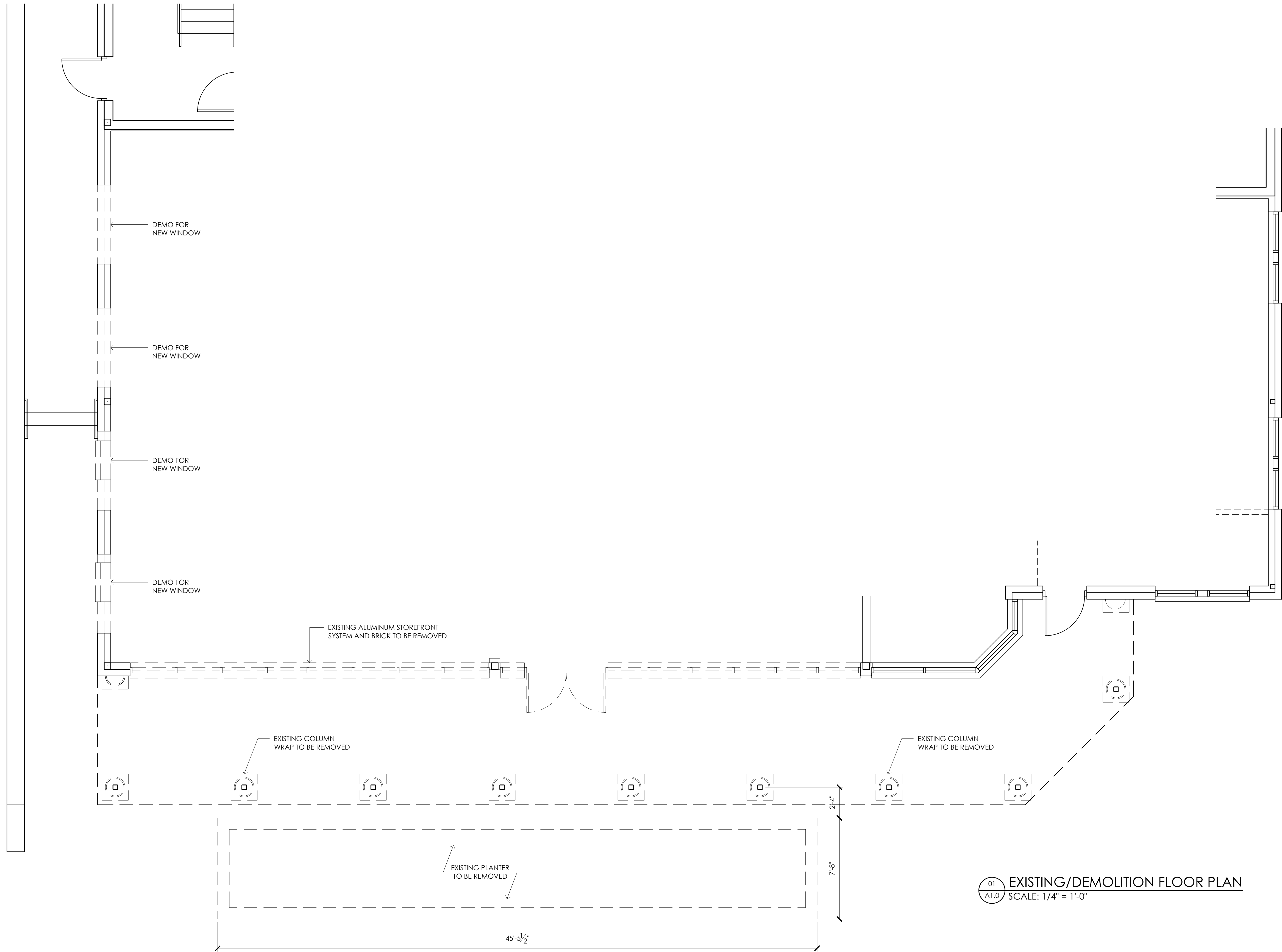


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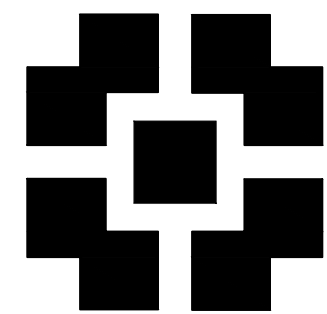
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

10 ROSWELL STREET

Alpharetta, GA



01
A1.0
EXISTING/DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

10 ROSWELL STREET

10 ROSWELL STREET
ALPHARETTA, GEORGIA 30009

CLIENT

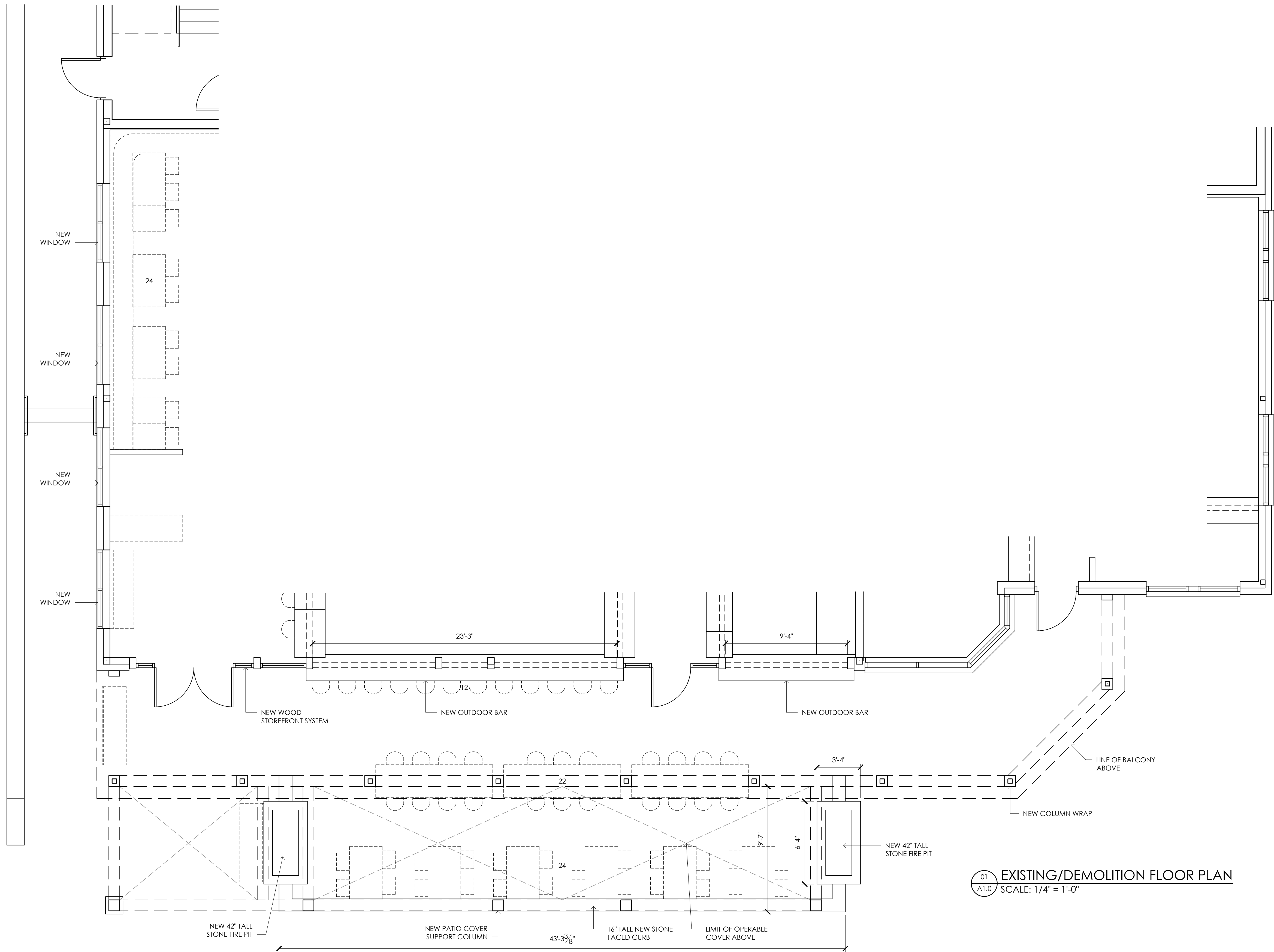
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ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	02/26/21
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PHD PROJ. #	20070

SHEET TITLE
FLOOR PLAN
DEMOLITION

SHEET #
A1.0



REV #	DATE	DESCRIPTION

10 ROSWELL STREET
10 ROSWELL STREET
ALPHARETTA, GEORGIA 30009
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SHEET #

EXTERIOR ELEVATIONS

A2.1

EXISTING MILTON AVENUE ELEVATION (STOREFRONT)

SCALE: 1/4" = 1'-0"

EXISTING FASCIA TO BE REMOVED

EXISTING PILASTER TO BE REMOVED

EXISTING FASCIA TO BE REMOVED

EXISTING PILASTER TO BE REMOVED

EXISTING BRICK VENEER TO BE REMAIN

EXISTING ALUMINUM DOORS AND WINDOWS TO REMAIN

EXISTING ALUMINUM STOREFRONT SYSTEM TO BE REMOVED

EXISTING BRICK VENEER TO BE REMOVED

EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN

EXISTING MILTON AVENUE ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING FASCIA TO BE REMOVED

EXISTING COLUMN COVER TO BE REMOVED

EXISTING GUARDRAIL TO BE REMOVED

EXISTING FASCIA TO BE REMOVED

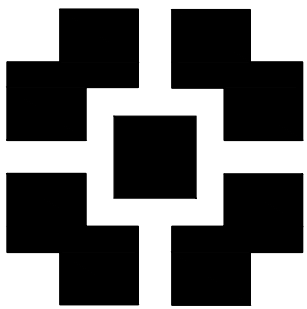
EXISTING COLUMN COVER TO BE REMOVED

EXISTING FASCIA TO BE REMOVED

EXISTING COLUMN COVER TO BE REMOVED

EXISTING FASCIA TO BE REMOVED

EXISTING COLUMN COVER TO BE REMOVED



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

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SHEET #

EXTERIOR
ELEVATIONS

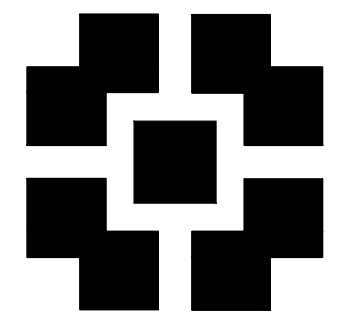
A2.2



02
A2.2 PROPOSED MILTON AVENUE ELEVATION (STOREFRONT)
SCALE: 1/4" = 1'-0"



01
A2.2 PROPOSED MILTON AVENUE ELEVATION
SCALE: 1/4" = 1'-0"



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DESIGN

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EXTERIOR
ELEVATIONS

A2.3



NEW PAINTED "WOOD"
COLUMN WITH STONE
BASE

NEW SYNTHETIC
STONE VENEER
GAS FIREPIT

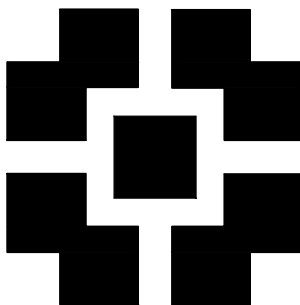
STRUXURE PIVOT PATIO
COVER SYSTEM (WITHIN
"WOOD" FRAMING SYSTEM)

SYNTHETIC STONE
VENEER ON NEW
CURB

NEW PAINTED "WOOD"
COLUMN AND PATIO COVER
SUPPORT STRUCTURE

NEW SYNTHETIC
STONE VENEER
GAS FIREPIT

01
A2.3 PROPOSED MILTON AVENUE ELEVATION
SCALE: 1/4" = 1'-0"



PLACE
MAKER
DESIGN

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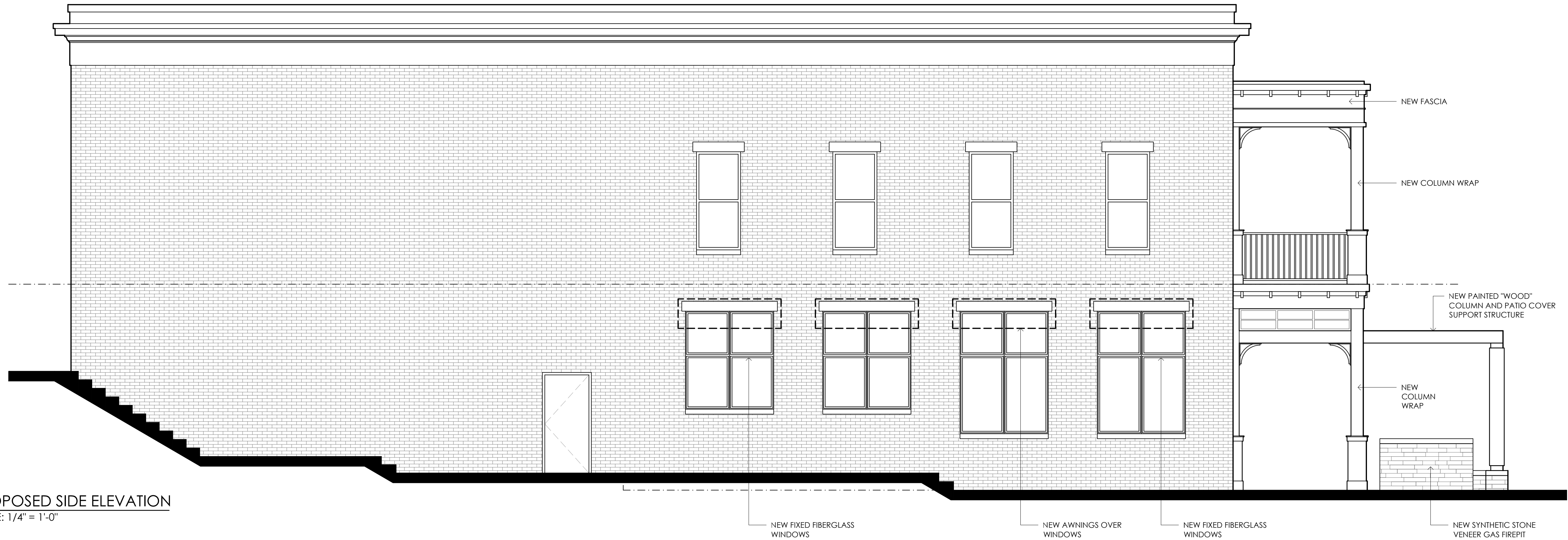
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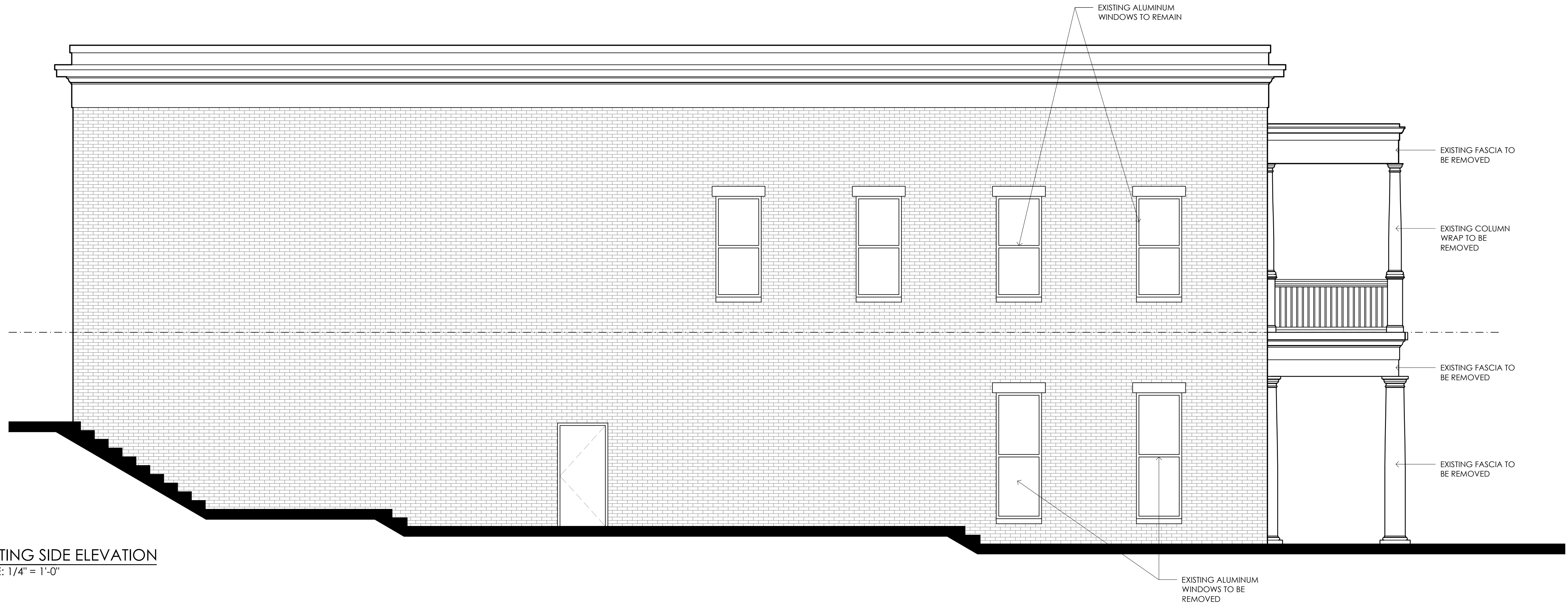
EXTERIOR
ELEVATIONS

SHEET #

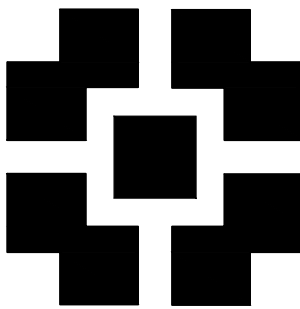
A2.4



02 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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MAKER
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REV #	DATE	DESCRIPTION

10 ROSWELL STREET

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SHEET #

EXTERIOR
ELEVATIONS

A2.5



02
A2.5
PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01
A2.5
EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

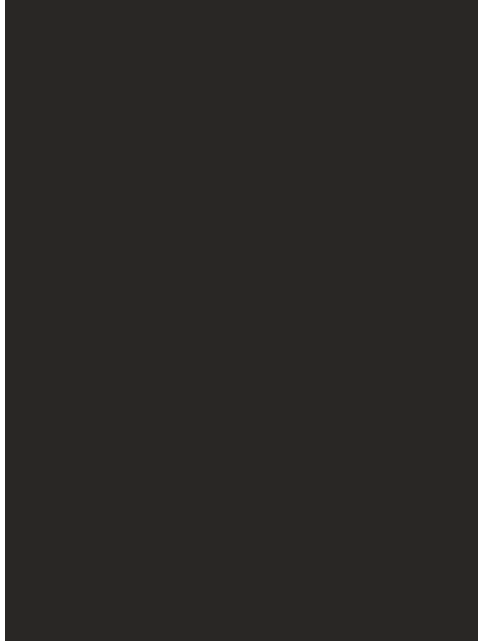


Alpharetta, GA

Design Review Board Submittal

March 4th, 2021

aria
GROUP



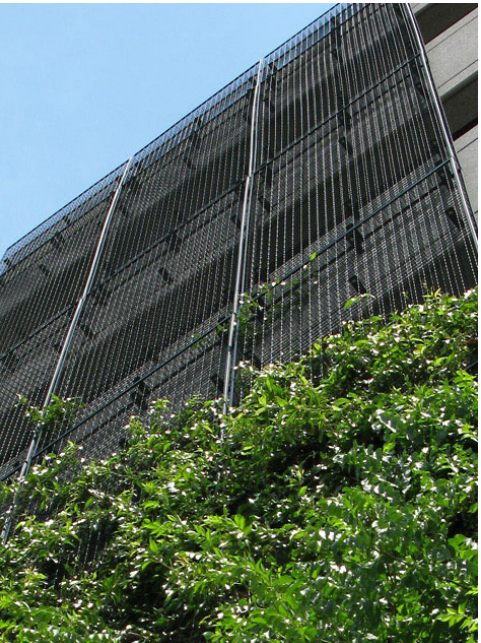
M-1
PREFINISHED METAL COPING
MATTE BLACK ANODIZED
ATAS



WD-SF-E
WOOD PANELING
WHITE OAK GRADE A NATURAL STAIN
PIONEER MILLWORKS



P-4
PAINT
SW7069 IRON ORE
SHERWIN WILLIAMS



M-5
WALL MOUNTED VERTICAL
VERTICAL GREEN SCREEN
GREENSCREEN



B-1
FACE BRICK
PURE SMOOTH BLACK
BRICKS INC.



B-3
FACE BRICK
OFF WHITE SMOOTH
BRICKS INC.



T-5-B
PORCELAIN TILE
STUDIO ELEMENTS SOLID MATTE
CERAMIC TECHNICS



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW



Exterior 2



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
DOWNTOWN OVERLAY DISTRICT
CURRENT ZONING: C-2
ADJACENT ZONING: NORTH: C-2, BANK EAST; O-1, OFFICE SOUTH: C-2, COMMERCIAL WEST: C-2, COMMERCIAL

SITE DENSITY
OVERALL SITE AREA= 0.58ac
SF = 0.58ac X 130 CALIPER INCHES = 75.4"
EDF = 0"
RDF = 75.4"
25 PROPOSED TREES, 80" (COMPLIES)

SPECIMEN TREE RECOMPENSE

0 SPECIMEN TREES ON SITE

PARKING
REQUIRED: 1 PER 500 SF
3280 SF/500 = 7 SPACES
16 SPACES PROPOSED (INCLUDING 2 ACCESSIBLE SPACES)

200 SF MIN. PARKING ISLANDS (COMPLIES)
2" GAL. MIN. TREE IN EACH ISLAND
UNDERSTORY GA POWER ESM.

SHRUBS, GRASSES, AND GROUND COVER. NO TURFGRASS.

2 ROWS OF SHRUBS, 2' HT. AT PLANTING TO SCREEN VIEW OF PARKING AREA FROM PUBLIC ROW. SHALL PROVIDE A SCREEN WITHIN 3 YEARS OF PLANTING.

LANDSCAPE STRIP

HAYNES BRIDGE ROAD (EAST):
WITH SITE LIMITATIONS WE PROVIDED:
153.46 LF/40' = 4 TREES REQ'D
1, 4" CAL. OVERSTORY AND 5 3" CAL., UNDERSTORY PROVIDED DUE TO O.H. WIRES=
SHRUBS: 10 PER 35 LF; 153.46/35x10=44
49 SHRUBS @ 24" HT. TO SCREEN PARKING

OPEN SPACE, NON-RESIDENTIAL

15% OF SITE GROSS ACREAGE
PROVIDED: 28% or 0.17AC of 0.58ac

BIORETENTION PLANTING REQUIREMENTS

PLANTINGS SHALL CONFORM TO GEORGIA STORMWATER MANAGEMENT MANUAL 2016, APPENDIX 'D' PLANTING AND SOIL GUIDANCE FOR BEST MANAGEMENT PRACTICES.

PRIOR TO PLANTING THE WATER QUALITY AREA THE CONTRACTOR SHALL SET UP A MEETING WITH THE CITY ARBORIST, CIVIL ENGINEER AND LANDSCAPE ARCHITECT. DO NOT PROCEED WITH THE PLANTING WITHOUT THIS MEETING.

THE CONTRACTOR OR SUB-CONTRACTOR SHALL HAVE 5 YEARS EXPERIENCE. IN THE PLANTING OF WATER QUALITY AREAS. SUBMIT DOCUMENTATION FOR PRIOR TO INITIAL ON-SITE MTG.

MULCH: SINGLE GROUND HARDWOOD MULCH, 3" DEPTH. MULCH TO BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIALS, SUCH AS WEED SEEDS, SOIL, ROOTS, ETC.

ZONE 3: SHORELINE FRINGE (REGULARLY INUNDATED):
AS SHOWN ON THE PLAN IS PERIODICALLY INUNDATED WITH WATER. IT IS COMPRISED OF A TOTAL OF 1315 SF, ONE GAL PERENNIALS SET 24" OC. 385 TOTAL PLANTS OR 55 OF EACH VARIETY PLANTED IN GROUPINGS OF 5 SHALL BE PLANTED IN A RANDOM MANNER IN THE AREA SHOWN AS COMPANION PLANTS WITH THE PREVIOUSLY ESTABLISHED GRASSING AS CALLED FOR BY THE ENGINEER. THIS PLANTING INVOLVES MINIMAL DISTURBANCE OF THE ESTABLISHED GRASS WITH PLUGGING OF 55 EACH OF THE FOLLOWING PLANTS: 1) LANCE LEAF ARROW-HEAD LANCIFOLIA SAGITTARIA; 2) WATER SMART WEED/POLYGONUM AMPHIBIUM 3) SWAMP HIBISCUS; HIBISCUS COCCINEUS; 4) SOFTSTEM BULLRUSH; SCIRPUS VILLODUS 5) DUCK POTATO: SAGITTARIA LATIFOLIA 6) SPIKED GAYFEATHER, LIATRIS SPICATA; 7) DWARF TICKSEED, COREOPSIS auriculata 'Nano'.

THE PERENNIAL PLANTINGS CALLED FOR IN THE BIO-RETENTION AREA SHALL BE PLANTED IN ADDITION TO THE GRASSING REQUIRED BY THE ENGINEER. AS THIS POND IS A FUNCTIONING STORM WATER FACILITY AT THE TIME OF PLANTING, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND ACCEPT THE AREA TO BE PLANTED PRIOR TO SUBMITTING A PRICE FOR THE INSTALLATION. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE LANDSCAPE ARCHITECT/ON-SITE INSPECTOR PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL INSTALL THE PLANTS INTO THE ALREADY ESTABLISHED SLOPE GRASSING TO PERFORM THE WATER QUALITY PLANTING WITH MINIMAL GRASSING DISTURBANCE. ANY AREA DISTURBED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE FULLY RESTORED AS A PART OF THIS CONTRACT.

POND CYPRESS SHALL BE PLANTED WHERE SHOWN AND APPROVED BY CITY OF ALPHARETTA.

(ANY CHANGES TO PLANT MATERIAL SHALL BE SUBMITTED IN WRITING FOR APPROVAL)

PLANT SPACING AS PER NOTES

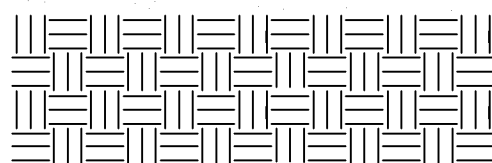
3" MULCH INSTALLED BEFORE PLANTING

NO HERBICIDES OR PRE-EMERGENT HERBICIDE SHALL BE USED

SLOPE AS PER ENG. DWGS.

PREPARED BIO-RETENTION SOIL 4" TO 6" <SEE ENG.SPECS>

1 PLANTING L-1 Perennials



TREE SCHEDULE									
CODE	QTY	BOTANICAL NAME COMMON NAME	CALIPER MIN. SIZE	MIN. HEIGHT (At planting)	FORM	% GENUS	TOTAL INCHES	NATIVE	
CAR	6	CARPINUS caroliniana AMERICAN HORNBEAM	3"	11'-12'	OVER-STORY	24%	18.0	Y	
ILE	6	ILEX x 'Emily Bruner' EMILY BRUNER HOLLY	3"	11'-12'	UNDER-STORY	24%	18.0	N	
MAL	6	MALUS spp. FIREBLIGHT RESISTANT CRABAPPLE (TO BE SPECIFIED BY CITY)	3"	11'-12'	UNDER-STORY	24%	18.0	Y	
NYS	5	NYSSA sylvatica 'Wildfire' BLACK GUM	4"	13'-14'	OVER-STORY	20%	20.0	Y	
TAX	1	TAXODIUM ascendens POND CYPRESS	4"	13'-14'	OVER-STORY	4%	4.0	N	
VIT	1	CHASTE TREE VITEX agnus-castus	2"	9'-10'	UNDER-STORY	4%	2.0	N	
25	TOTAL REPLACEMENT TREES				48.0%	100%	80.0	68.0%	

SHRUB SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ABE	43	Abelia x 'Rose Creek' Rose Creek Abelia	2' Ht.
	ASP	32	Aspidistra elatior Cast Iron Plant	2' Ht.
	AZA	51	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 gal.
	CAM	1	Camellia japonica Camellia	7 gal.
	CLE	12	Clematis armandii 'Snowdrift' Evergreen Clematis	1 gal.
	HYD	6	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.
	ILE CAR	46	Ilex cornuta 'Carissa' Carissa Holly	2' Ht.
	ILE SHA	22	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	2' Ht.
	LOR-B	27	Loropetalum chinense 'Blush' Blush Fringe Flower	2' Ht.
	LOR	16	Loropetalum chinense rubrum 'Peack' TM Purple Pixie Fringe Flower	3 gal.
	PAN	61	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	2' Ht.
	SCH	6	Schizophragma hydrangeoides Japanese Hydrangea	3 gal.
	VIB	8	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	7 gal.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	LIR	294	Liriope muscari 'Big Blue' Big Blue Lilyturf	4"	15" o.c.
	SEA	139	SEASONAL COLOR	4"	12" o.c.

LANDSCAPE MAINTENANCE AND PRUNING NOTES:

ALL TREE PRUNING SHALL BE DONE UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST. ALL TREE PRUNING SHALL BE DONE ADHERING TO ANSI A300 STANDARDS. BRANCH STUBS, HEADING CUTS BRANCH COLLARS, SHALL NOT BE ALLOWED. NO MORE THAN 25% OF FOLIAGE ON A SINGLE BRANCH, OR 25% TOTAL TREE FOLIAGE SHALL BE TRIMMED IN A SINGLE YEAR. NO CLIMBING SPIKES SHALL EVER BE UTILIZED.

SHRUBS HAVE BEEN SPECIFICALLY SELECTED FOR EITHER THEIR DWARF OR HEDGE CHARACTERISTICS AND SLOW GROWTH. THE SHRUBS ARE NOT INTENDED TO BE SHEERED INTO ROUNDED SHAPES BUT TO GROW IN A NATURAL FORM. THE ONLY PRUNING REQUIRED FOR SHRUB MATERIAL SHALL BE DONE WITH A HAND PRUNER AND ONLY TO REMOVE SINGLE SHOOT WHICH MAY GROW OCCASIONALLY. ANY SHRUB MATERIAL INDICATED ON THE PLAN AS 'HEDGE' SHALL BE TRIMMED WITH SIDES IN A SLOPING FASHION WITH A SLIGHTLY ROUNDED TOP TO A HEIGHT OF 3.5'. ANY SHRUB MATERIAL THAT INTERFERES WITH DRIVER'S ABILITY TO SEE OTHER VEHICLES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION.

CITY OF ALPHARETTA LANDSCAPE NOTES

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

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.

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

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

A 4" LAYER OF MULCH 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.

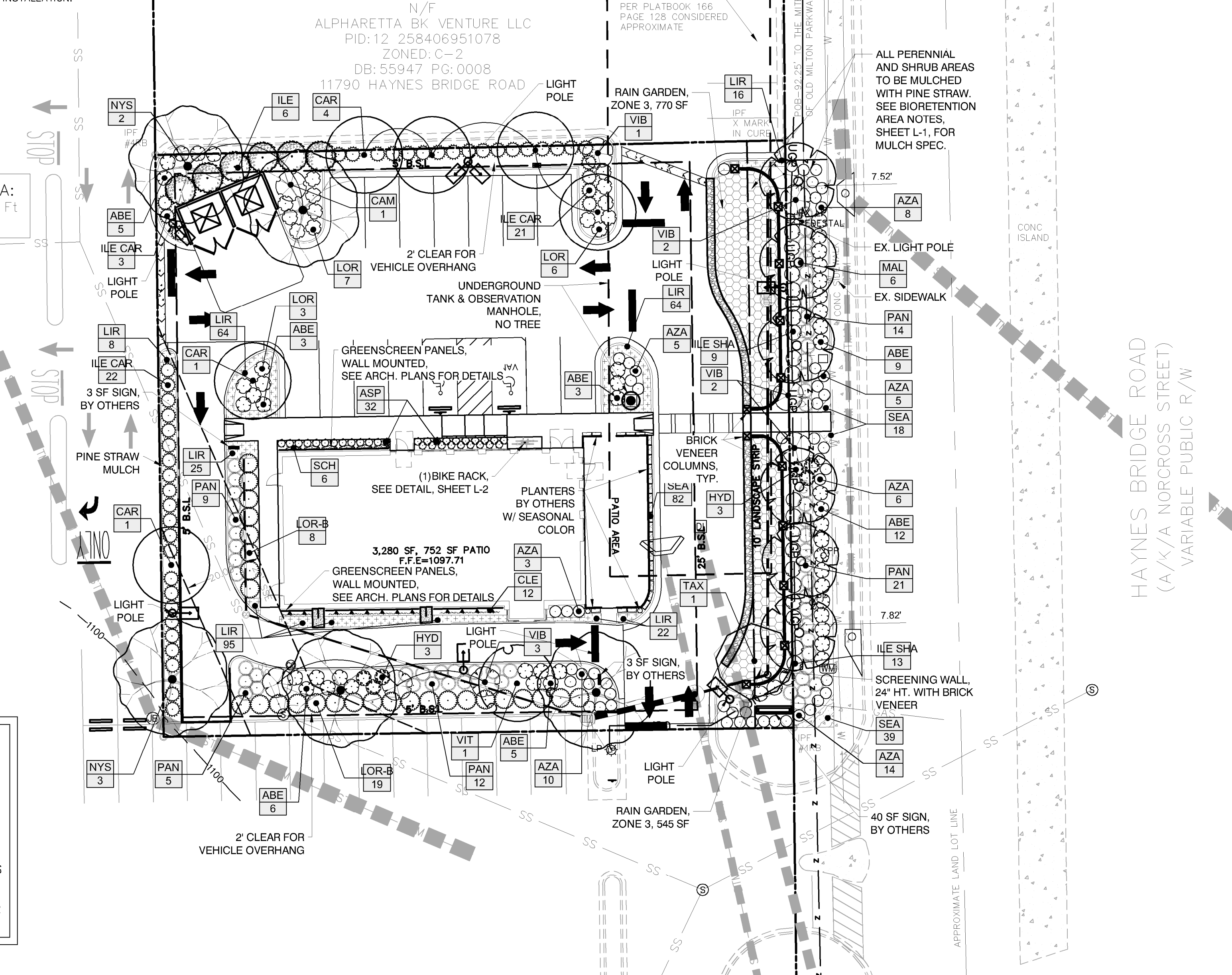
ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. EG. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO 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 TRENCHING

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. RE-TEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED. IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

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

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

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

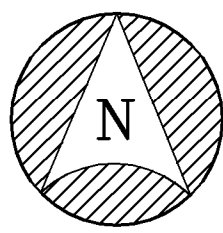
A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

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.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE 1-2 LANDSCAPE NOTES & DETAILS.

NORTH:



SCALE:



SCALE: 1"=20'



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

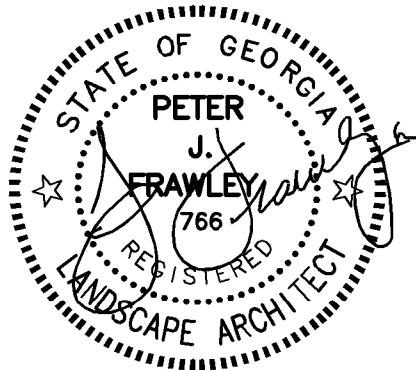
REVISIONS:

DATE

#

02-18-2021

03-01-2021



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

PROPOSED SHAKE SHACK

11780 HAYNES BRIDGE ROAD

ALPHARETTA, GEORGIA

LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 02/01/2021

PROJECT: FA-21010

SHEET

L-1

GENERAL CONTRACT NOTES

THESE NOTES CONTAIN IMPORTANT INFORMATION RELATIVE TO THE LANDSCAPE CONTRACTORS BID AND INSTALLATION. ANY REFERENCE TO 'CONTRACTOR' IN THESE NOTES REFERS TO THE 'LANDSCAPE CONTRACTOR' UNLESS OTHERWISE NOTED.

CORRESPONDENCE: WRITTEN CORRESPONDENCE CAN BE BY E-MAIL, WITH VERIFICATION OF ACTUAL RECEIPT.

SURVEY/BASE/TREE SURVEY: INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

LIMITS TO WORK: THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE WHETHER THE CONSTRUCTION WAS PERFORMED WITHIN THE LIMIT OF WORK AREA DEPICTED ON THIS DRAWING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO TURN OVER IN A 'FINISHED CONDITION' ALL THE DISTURBED AREA, EVEN IF IT IS OUTSIDE THE LIMIT OF WORK AREA SHOWN ON THE DRAWINGS. AT A MINIMUM THE DISTURBED AREA ASSOCIATED WITH THIS CONSTRUCTION SHALL BE SODDED AND LEFT IN A 'FINISHED CONDITION'. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING ALL DENUDED AREAS, AREAS OF DISTURBANCE, BACK TO LIKE OR BETTER CONDITIONS. THE CONTRACTOR SHALL AT A MINIMUM SOD AREAS IN PUBLIC RIGHT OF WAY AS NEEDED DUE TO SITE CONDITIONS. SHOULD THE CONTRACTOR HAVE QUESTIONS REGARDING THE LIMITS AND TYPE OF SEEDING OR PLANTING REQUIRED NOT FULLY DEFINED BY PLAN AND SPECIFICATION, THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE DEVELOPER AND ENGINEER OF RECORD. THE CONTRACTOR IS HEREBY NOTIFIED THAT THIS IS A PERFORMANCE AS WELL AS MAINTENANCE ITEM.

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE A PERMIT STAMP BY THE MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-WORK ASSOCIATED WITH WORKING ON NON-STAMPED / APPROVED PLANS. VERIFY WITH THE REVIEWING MUNICIPALITY WHETHER AN ADDITIONAL PERMIT IS REQUIRED FOR ANY IRRIGATION WORK WHICH IS NOT INCLUDED ON THESE PLANS.

MOST CURRENT PLANS: THESE PLANS MAY NOT BE THE MOST CURRENT DRAWINGS AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GENERAL CONTRACTOR/ENGINEER TO VERIFY/ENSURE THAT THESE PLANS ARE THE MOST CURRENT.

SITE CONDITIONS: ACTUAL SITE CONDITIONS MAY HAVE CHANGED SINCE THESE DRAWINGS WERE PREPARED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES/CONFLICTS WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS. FAILURE TO NOTIFY, WILL BE CONSIDERED ACCEPTANCE OF THE CURRENT SITE CONDITIONS.

TREE PROTECTION: ALL EXISTING TREES, SPECIMEN AND OR NON-SPECIMEN, COUNTED FOR MUNICIPAL CREDIT MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, PRIOR TO OR IN CONJUNCTION WITH THE INSTALLATION OF EROSION CONTROL MEASURES, NO LAND DISTURBANCE OF DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED.

THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED FATALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.

PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL AUTHORIZED THROUGH THE ISSUANCE OF A LAND DISTURBANCE PERMIT, A TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN 25' OF ANY GRADING, GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIERS AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.

ANY TREE DESIGNATED IN THE PLAN TO BE SAVED THAT IS DAMAGED DURING CONSTRUCTION, OR AS A RESULT OF SUCH CONSTRUCTION, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS, OR REPLACED WITH A TREE(S) EQUAL IN THE UNIT VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED ACCORDING TO MUNICIPAL DAMAGED TO ANY TREES. THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPENSATED FOR AT THE CONTRACTOR'S EXPENSE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING TO THE ATTENTION OF THE APPROPRIATE PARTY ANY CONFLICT WITH ANY 24" HARDWOOD, 30" PINE OR 1" UNDER-STORY SPECIMEN TREE PRIOR TO ANY DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FOR NOT REPORTING POTENTIAL DAMAGE TO SPECIMEN TREES.

SITE OBSERVATION/DRAWING DISCREPANCIES: THE OWNER MAY OR MAY NOT HAVE CONTRACTED WITH FRAWLEY ASSOCIATES LLC TO OBSERVE CONSTRUCTION COMPLIANCE WITH THE CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE DRAWINGS AND SPECIFICATIONS.

SUBSTITUTIONS: NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND IN A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE LANDSCAPE ARCHITECT ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

MUNICIPAL COMPLIANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MUNICIPALITY HAVING JURISDICTION THAT THE INSTALLED LANDSCAPE/IRRIGATION IS IN COMPLIANCE WITH PERMITTED DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE MUNICIPAL SITE INSPECTOR/ARBORIST ON ALL ASPECTS OF THE INSTALLATION.

FRAWLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CONFORM WITH ALL OSHA CONSTRUCTION STANDARDS. SEE WWW.OSHA.GOV. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. (FA) SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

FA HAS ONLY BEEN CONTRACTED TO PREPARE THE LANDSCAPE PLANTING PLAN FOR THIS PROPERTY. FA HAS NOT PREPARED THE FOLLOWING: IRRIGATION/WEELL DESIGN, GRADING DESIGN, HYDROLOGY DESIGN, SOILS DESIGN, PLANT MAINTENANCE SCHEDULES, UTILITY DESIGN, STRUCTURAL DESIGN, ARCHITECTURAL DESIGN, ELECTRICAL DESIGN. THE CONTRACTOR SHALL CONTACT THE OWNER FOR ANY ISSUES RELATED TO WORK PREPARED BY OTHERS.

CALL BEFORE YOU DIG-B11-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW. FINES AND PENALTIES THAT OCCUR AS A RESULT OF NOT LOCATING OVERHEAD OR UNDERGROUND UTILITIES, WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS, AT THE CONTRACTOR'S EXPENSE, TO OVERHEAD OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR'S ACTIONS. IF UTILITIES ARE SHOWN ON THE PLANS THE REPRESENTATION OF THE UTILITIES MAY OR MAY NOT CONSTITUTE ALL THE EXISTING OR NEWLY INSTALLED UTILITIES. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS AS UTILITY LOCATIONS MAY HAVE CHANGED. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

TREE MEASUREMENTS: SPECIFIC TO MUNICIPAL REQUIREMENTS ALL DECIDUOUS AND EVERGREEN TREES SHALL FIRST MEET THE CONDITIONS OF CALIPER AND THEN HEIGHT. CALIPER MEASUREMENTS ARE TAKEN 6" ABOVE THE GROUND FOR TREES 4" CAL OR LESS AND 12" ABOVE THE GROUND FOR TREES OVER 4" CALIPER. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT AND CONTAINER/B&B SIZE.

SIGHT DISTANCES: ALL TREES 3" CAL OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6.5' HT. ALL SHRUBS AT ANY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

PARKING LOT ISLANDS: THE CONTRACTOR SHALL FOLLOW CITY OF ALPHARETTA DETAIL L-5 WHEN PLANTING PARKING LOT TREES IN ISLANDS.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

GRADING/DRAINAGE/HYDROLOGY: SITE GRADING/DRAINAGE DESIGN HAS BEEN PREPARED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO 'FINE GRADE' WITH POSITIVE DRAINAGE THE TOP 3" AS A PART OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCEMENT OF LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AREAS WHICH DO NOT HAVE POSITIVE DRAINAGE PRIOR TO PROCEEDING. REFER TO CIVIL ENGINEER'S DRAWING FOR ALL DRAINAGE, SPOT GRADES, DRAINAGE STRUCTURES ETC.

PLANT DETAILS: ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL DEMONSTRATE THAT TREE ANCHORS HAVE BEEN INSTALLED AS DETAILED. NO ABOVE GROUND GUYING IS ALLOWED.

PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. PLANT MATERIAL SHALL BE WELL LEAVED WITH 90% COVERAGE. NO SUBSTANTIAL AREAS WHICH EXHIBIT DEAD, DYING OR DETERIORATING LEAF MASS WILL BE ACCEPTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL PRIOR TO INSTALLATION. THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER.

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISH GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO 'FINE GRADE' THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLANT MATERIAL.

ORGANIC MULCH: SHALL BE PINE STRAW. ALL PLANTED AREAS SHALL BE MULCHED WITH 3" FRESH MULCH CURRENT CROP 'SETTLED'. TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 3" SETTLED.

TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 4 TOPSOIL TO 3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

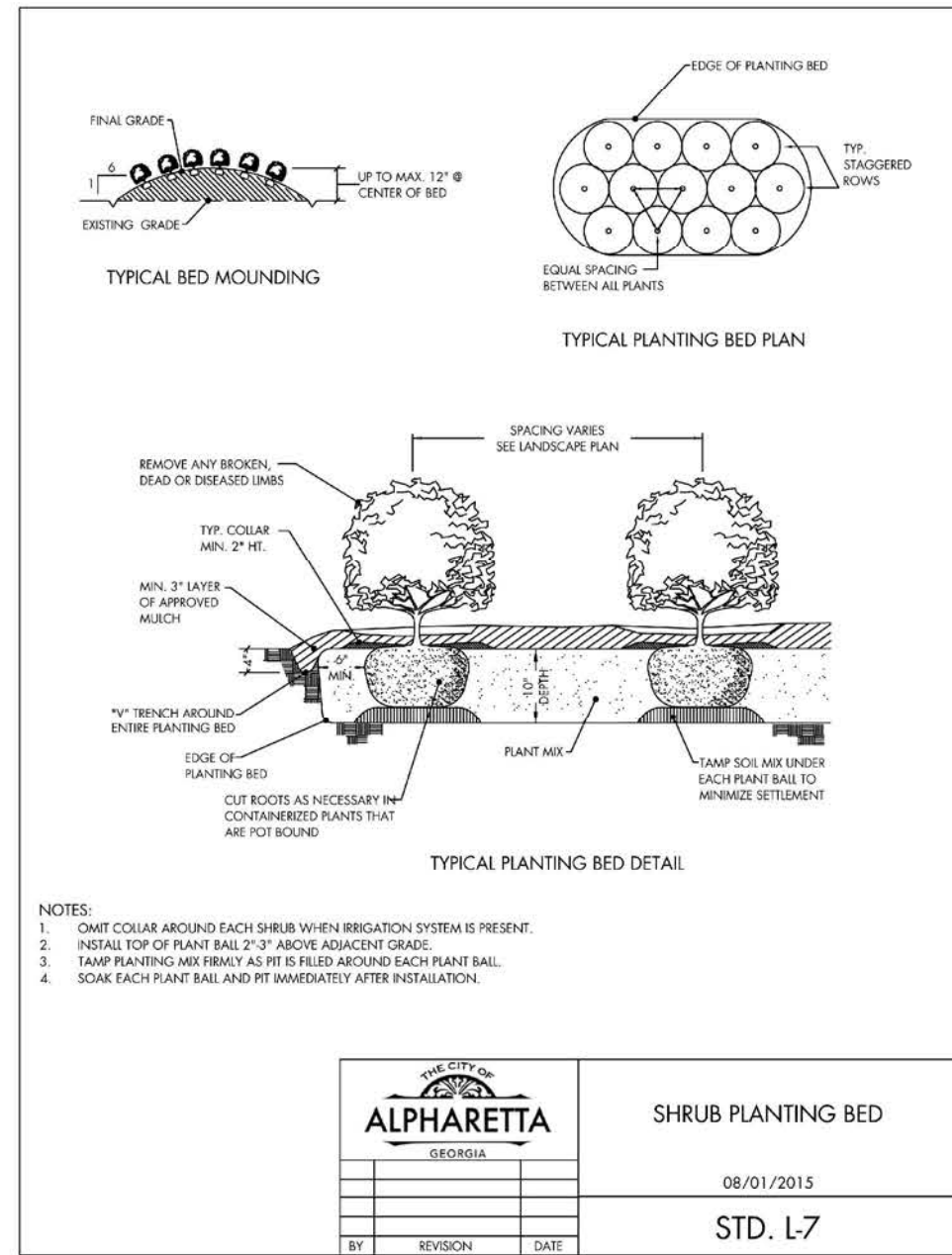
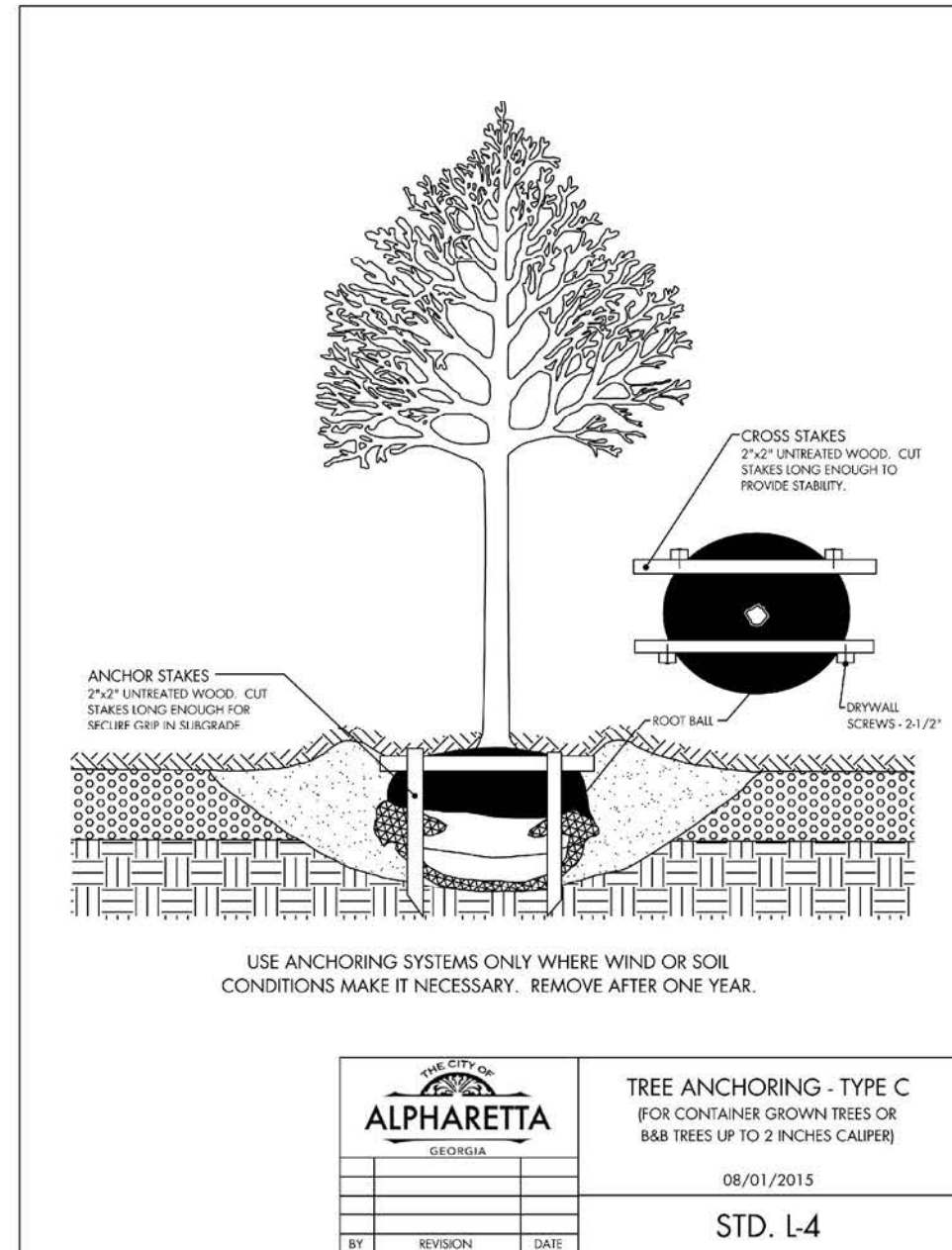
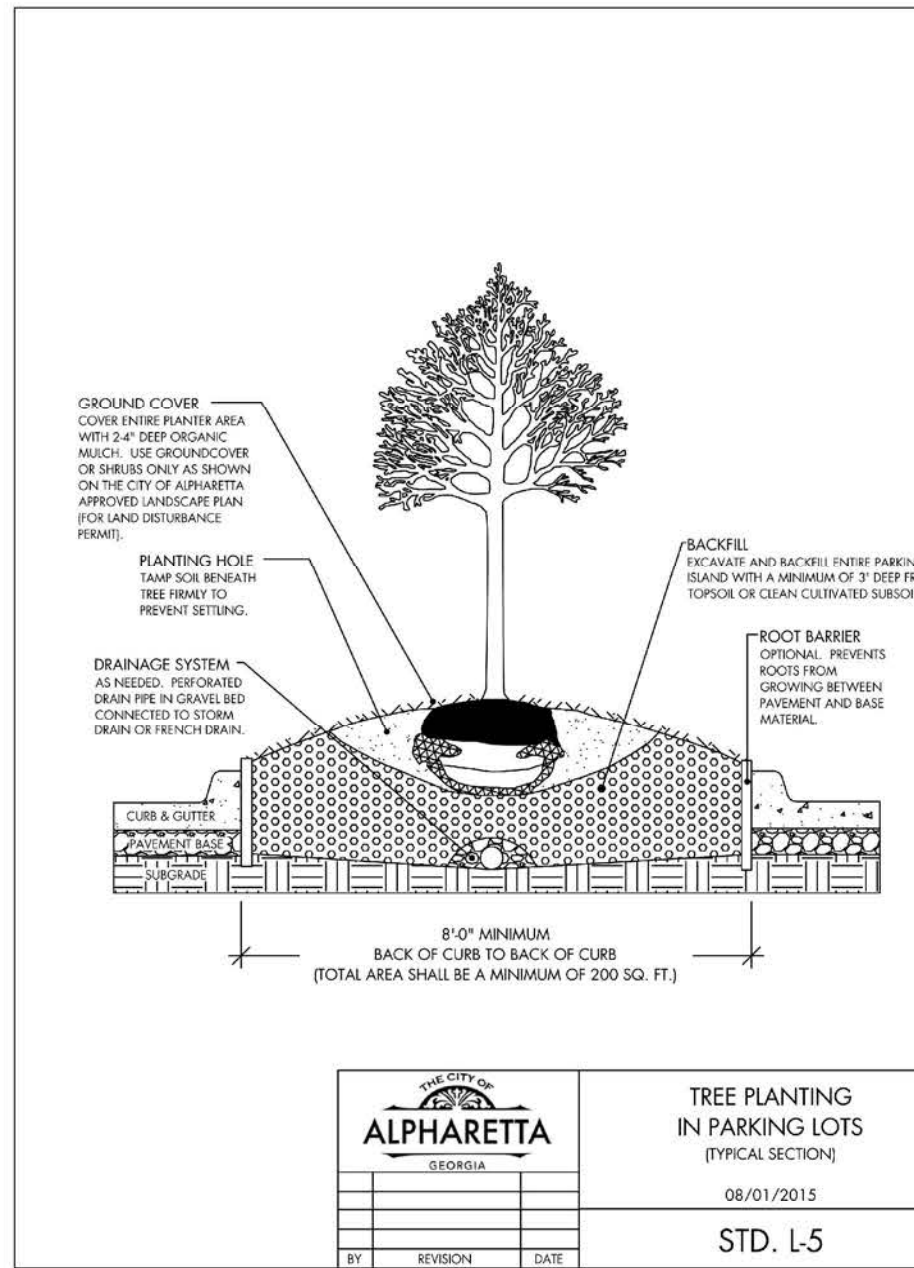
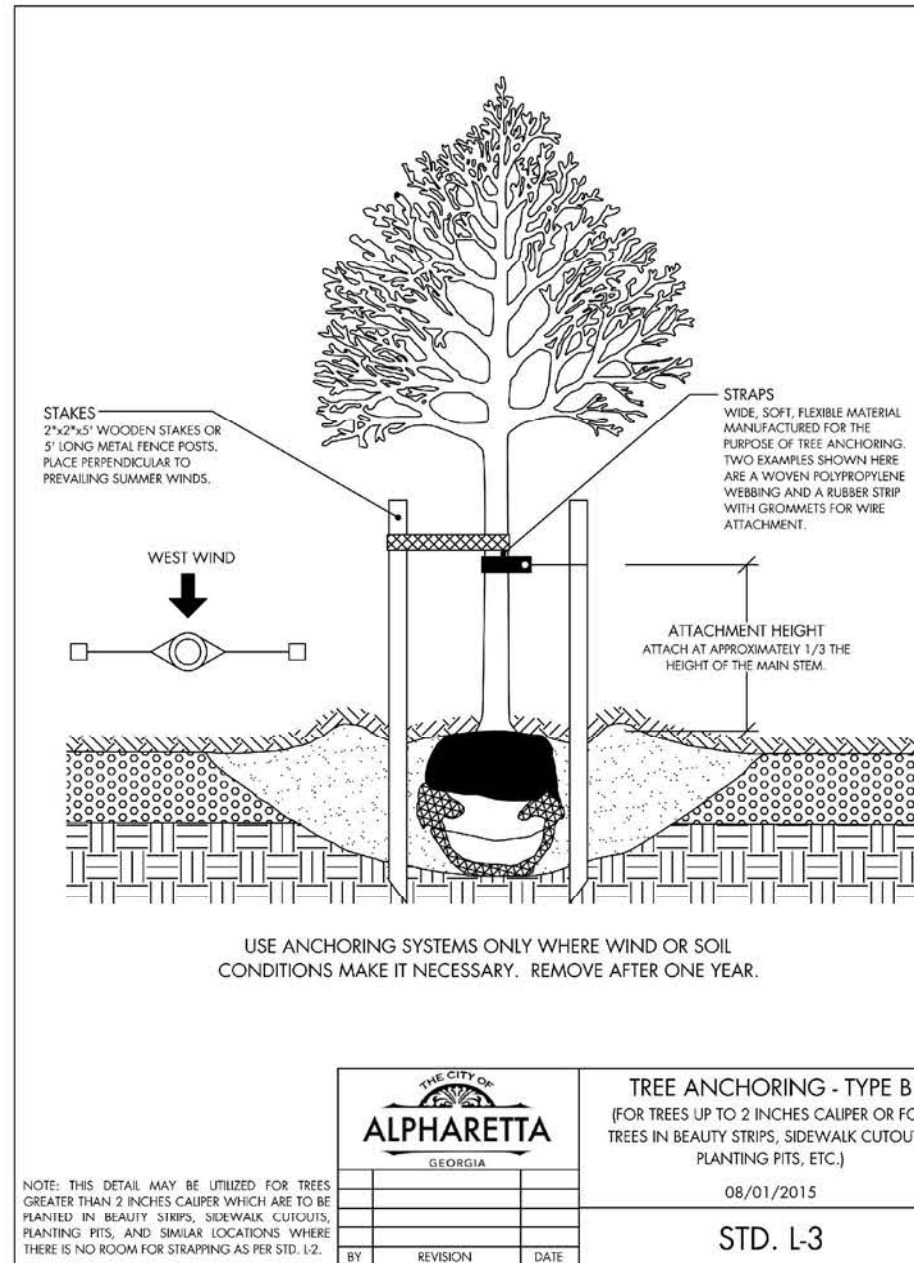
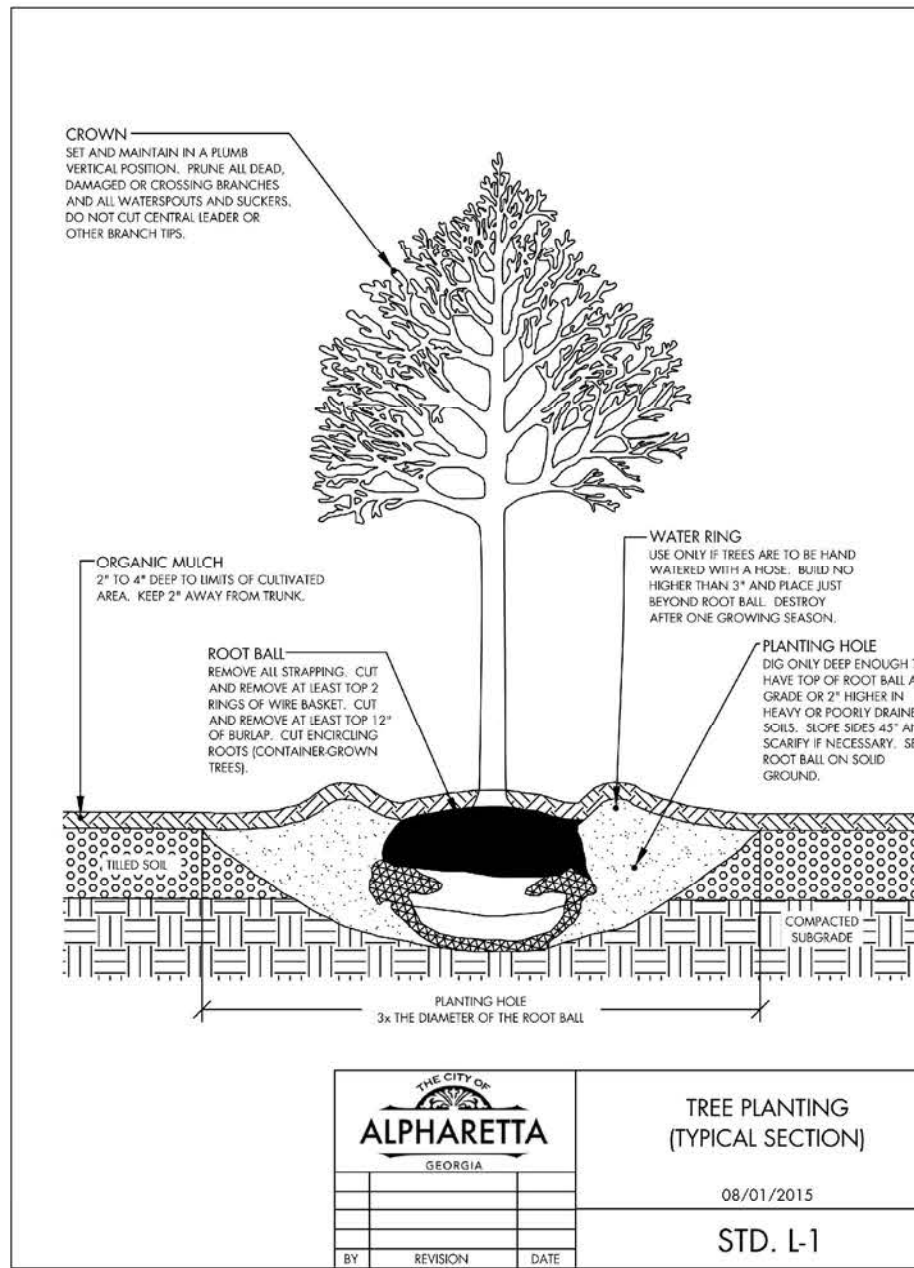
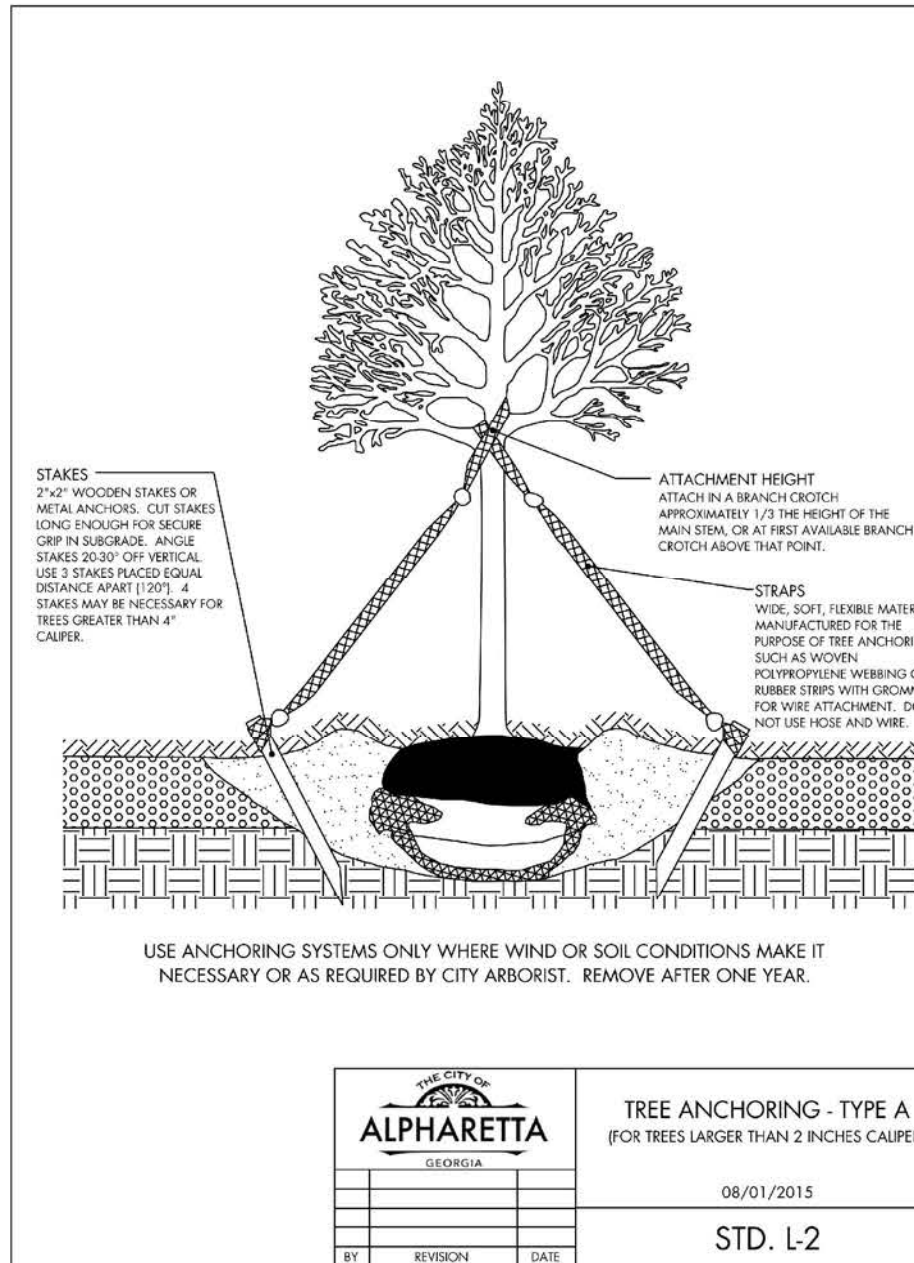
MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

IRRIGATION: THE CONTRACTOR SHALL SUBMIT A PRICE TO DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THIS LANDSCAPE INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE TYPE OF CONTROL SYSTEM, THE INCLUSION OF AS-BUILT DRAWINGS, THE TYPES & SIZES OF PIPES AND FITTINGS, BACKFLOW PREVENTION DEVICE, PRESSURE REDUCING VALVES, SLEEVES AND LOCATIONS, CONTROL WIRE, IRRIGATION VALVES, VALVE BOXES AND THURST BLOCKS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF WARRANTY, REGISTRATION AND WRITTEN GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ASPECTS OF ANY IRRIGATION SYSTEM; FRAWLEY ASSOCIATES LLC, HAS NOT, IN ANY MANNER, PARTICIPATED IN THE DESIGN AND OR INSTALLATION OF ANY IRRIGATION SYSTEM.

MANUAL WATERING: ANY PLANTING INSTALLED WITHOUT OR PRIOR TO THE OPERATION OF AUTOMATIC IRRIGATION SYSTEM SHALL BE WATERED BY THE CONTRACTOR ON A REGULAR SCHEDULE UNTIL FINAL ACCEPTANCE. ALL TREES SHALL BE INSTALLED WITH 'GATOR BAGS' OR APPROVED EQUAL FOR ANY INSTALLATION WITHOUT AN AUTOMATIC IRRIGATION SYSTEM.

IRRIGATION METER: THE LANDSCAPE CONTRACTOR SHALL VERIFY WHETHER THE OWNER OR MUNICIPALITY REQUIRES A SEPARATE IRRIGATION METER. IF A SEPARATE IRRIGATION METER IS REQUIRED THE CONTRACTOR SHALL PAY OF THE METER AND ITS INSTALLATION. IF A SEPARATE IRRIGATION METER IS NOT REQUIRED AND THE HOUSE METER IS PROPERLY SIZED TO ACCOMMODATE AN IRRIGATION SYSTEM, THE IRRIGATION SYSTEM SHALL BE ATTACHED TO THE HOUSE METER. ALL IRRIGATION CONNECTIONS SHALL HAVE THE PROPER CHECK AND OR BACK FLOW DEVICES AS REQUIRED BY THE MUNICIPALITY FOR SUCH AN INSTALLATION CONNECTION. THESE DEVICES SHALL BE A PART OF THE IRRIGATION CONTRACTOR'S WORK.



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THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

Tree Grading Cue Card
provided by Roots Plus Growers

- Look inside the crown of the tree at the trunk form.
- Check branch arrangement.
- Choose appropriate tree matrix type.
- Measure the caliper of the trunk.
- Grade the tree based on crown spread.
- Grade the tree according to structural uniformity.
- Make note of the lowest grade determined in steps 1, 2, 5, and 6.

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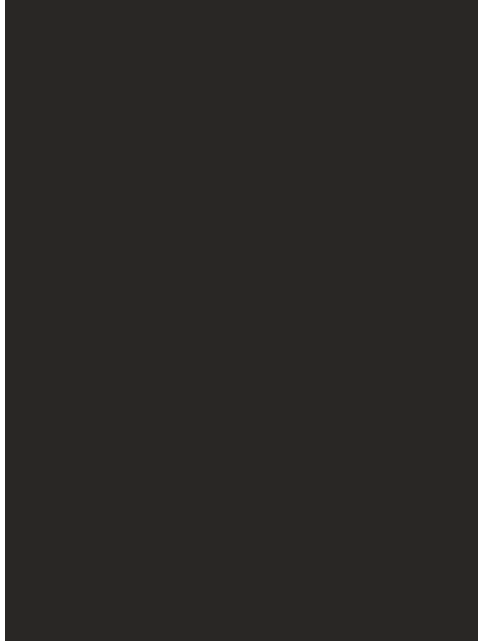


Alpharetta, GA

Design Review Board Submittal

March 4th, 2021

aria
GROUP



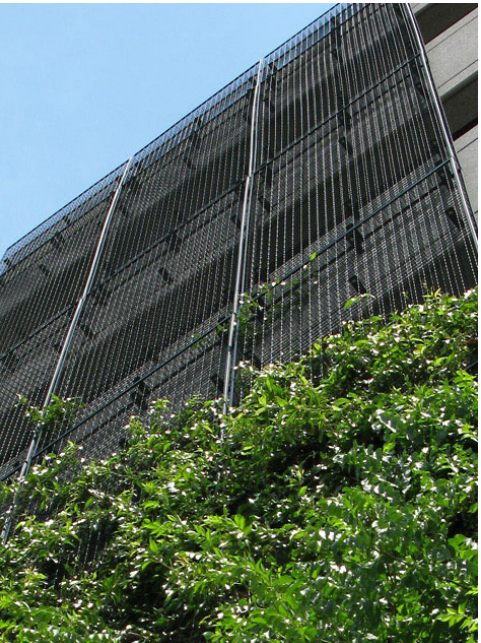
M-1
PREFINISHED METAL COPING
MATTE BLACK ANODIZED
ATAS



WD-SF-E
WOOD PANELING
WHITE OAK GRADE A NATURAL STAIN
PIONEER MILLWORKS



P-4
PAINT
SW7069 IRON ORE
SHERWIN WILLIAMS



M-5
WALL MOUNTED VERTICAL
VERTICAL GREEN SCREEN
GREENSCREEN



B-1
FACE BRICK
PURE SMOOTH BLACK
BRICKS INC.



B-3
FACE BRICK
OFF WHITE SMOOTH
BRICKS INC.



T-5-B
PORCELAIN TILE
STUDIO ELEMENTS SOLID MATTE
CERAMIC TECHNICS



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW

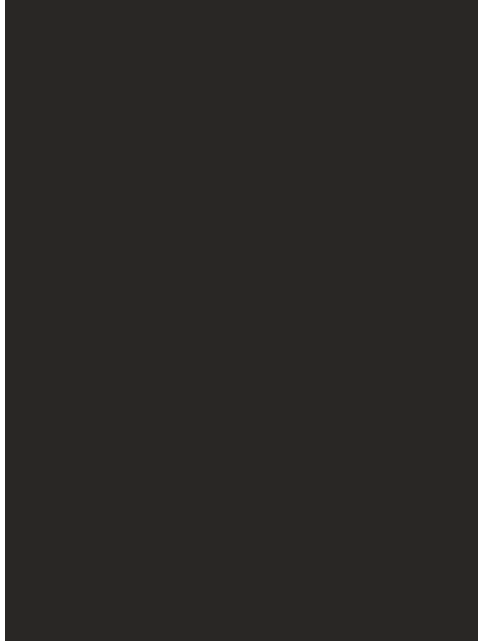


Alpharetta, GA

Design Review Board Submittal

March 4th, 2021

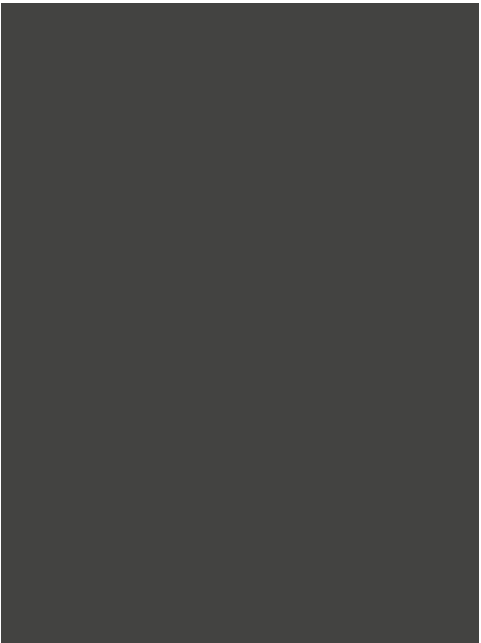
aria
GROUP



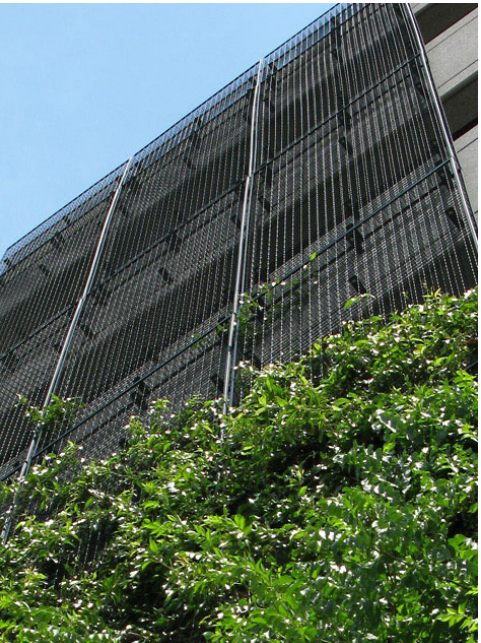
M-1
PREFINISHED METAL COPING
MATTE BLACK ANODIZED
ATAS



WD-SF-E
WOOD PANELING
WHITE OAK GRADE A NATURAL STAIN
PIONEER MILLWORKS



P-4
PAINT
SW7069 IRON ORE
SHERWIN WILLIAMS



M-5
WALL MOUNTED VERTICAL
VERTICAL GREEN SCREEN
GREENSCREEN



B-1
FACE BRICK
PURE SMOOTH BLACK
BRICKS INC.



B-3
FACE BRICK
OFF WHITE SMOOTH
BRICKS INC.



T-5-B
PORCELAIN TILE
STUDIO ELEMENTS SOLID MATTE
CERAMIC TECHNICs



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW



Exterior 1





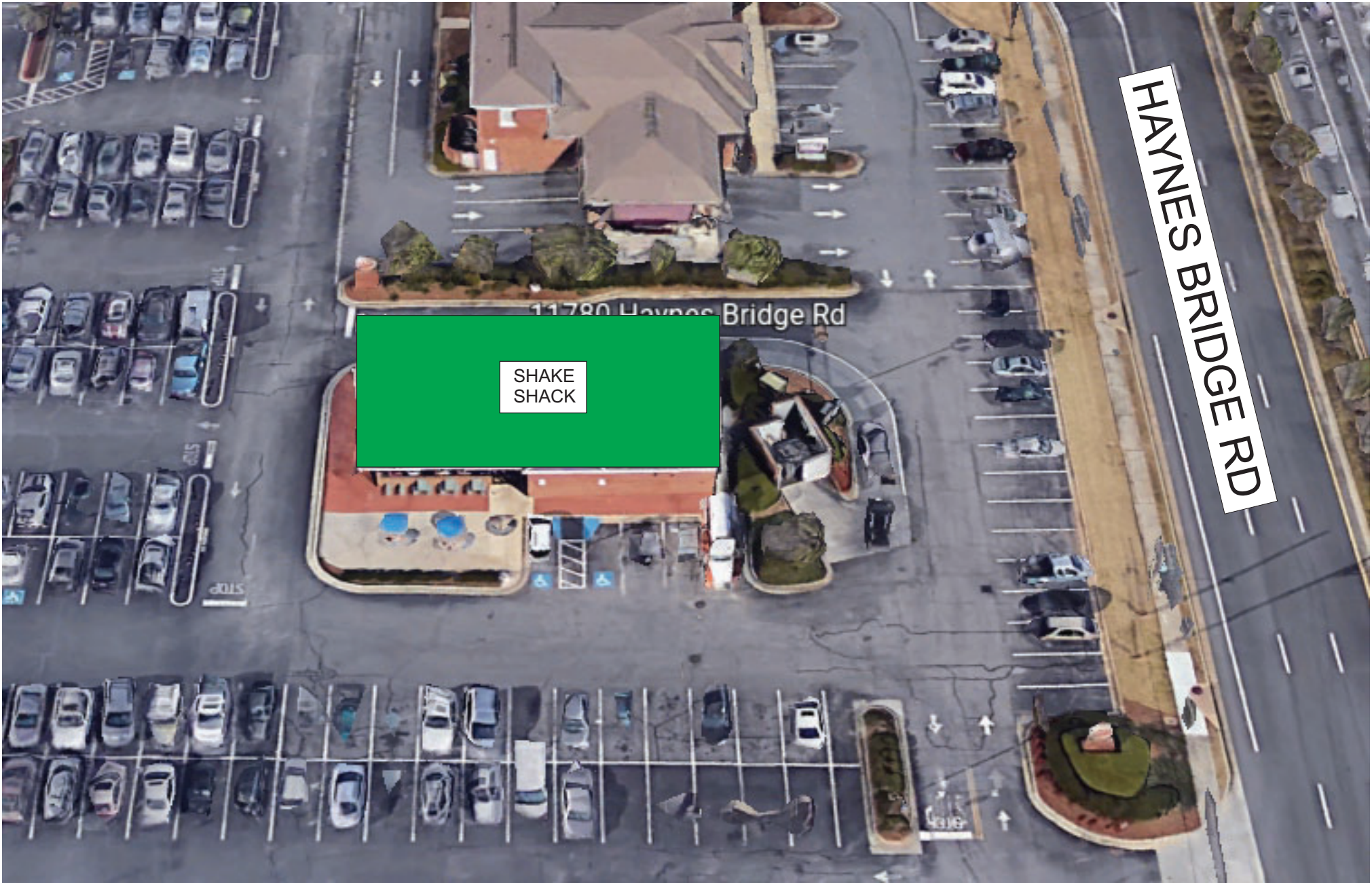
*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW



Exterior 2



*SIGNAGE DETAILS AND INFORMATION IN SEPARATE PACKET FOR REVIEW



GLOBAL LOCATION PLAN - PROPOSED

SCALE: N.T.S.

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JOB #: **255770-R2**
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
2	02.23.21	SW	REVISED PER REQUEST
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

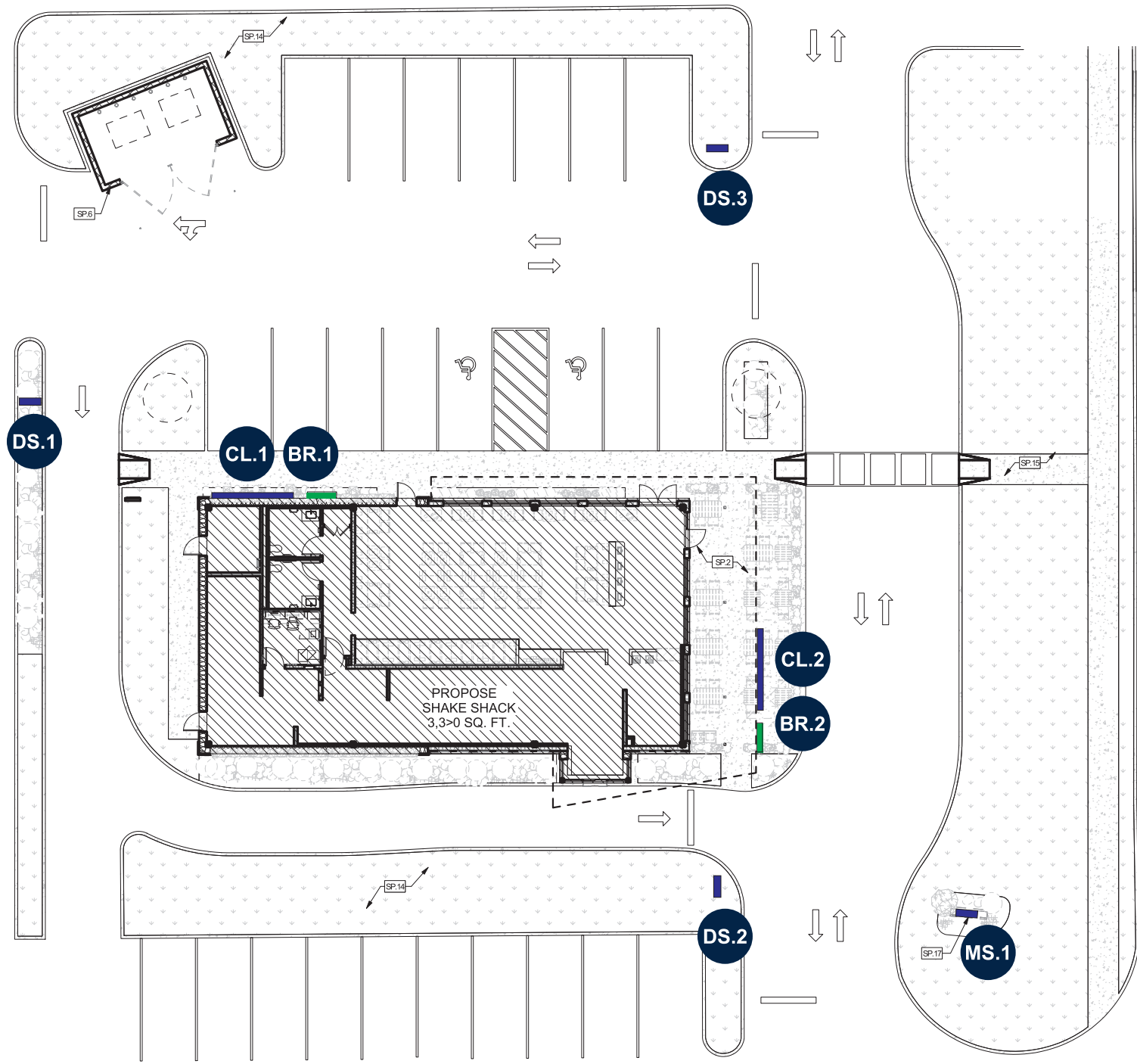
SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

0.0

EXTERIOR SITE PLAN



EXTERIOR - WORK SCOPE

- CL.1 24" H CHANNEL LETTERS - WALL MTD (QTY 1)
- BR.1 24" H S/F PUSH THROUGH BURGER - WALL MTD (QTY 1)
- CL.2 24" H CHANNEL LETTERS (QTY 1)
- BR.2 24" H S/F PUSH THROUGH BURGER (QTY 1)
- DS.1 4SF NON-ILLUMINATED DIRECTIONAL (QTY 1)
- DS.2 4SF NON-ILLUMINATED DIRECTIONAL (QTY 1)
- DS.3 4SF NON-ILLUMINATED DIRECTIONAL (QTY 1)
- MS.1 ILLUMINATED MONUMENT (QTY 1)
- VI.1 DOOR VINYL (QTY 4)
- VI.1 6" ADDRESS VINYL (QTY 1)

CODE ALLOWANCE

Monument Sign: Qty 1@ 42 Sq Ft- includes base & sign structure. 10' OAH. Setback: Front-20' Side-20'. Wall Mounted Signs (Includes Canopy Signs, Blade Signs and FCO Letters)- Max of Qty 2. 1 sqft per 1 ln ft of space frontage. Directional signs are allowed- Max 5' OAH. Non-Illuminated. 12 sqft (Can be 1 @ 12 sq ft or 4 @ 3 sq ft etc.) Drive-Thru Signage and equipment not regulated in the UDC. Window Signs allowed 4 sq ft for each sign w. aggregate total of 20% of the total window area. Can be Illumintated Murals allowed pending design approval Building address numbers must be at least six (6") tall. Monument signs must display property address numbers atleast six (6")tall but no more than twelve (12") tall



EXTERIOR LOCATION PLAN - Proposed

SCALE: N.T.S.

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JOB #: 255770-R2
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6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
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10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

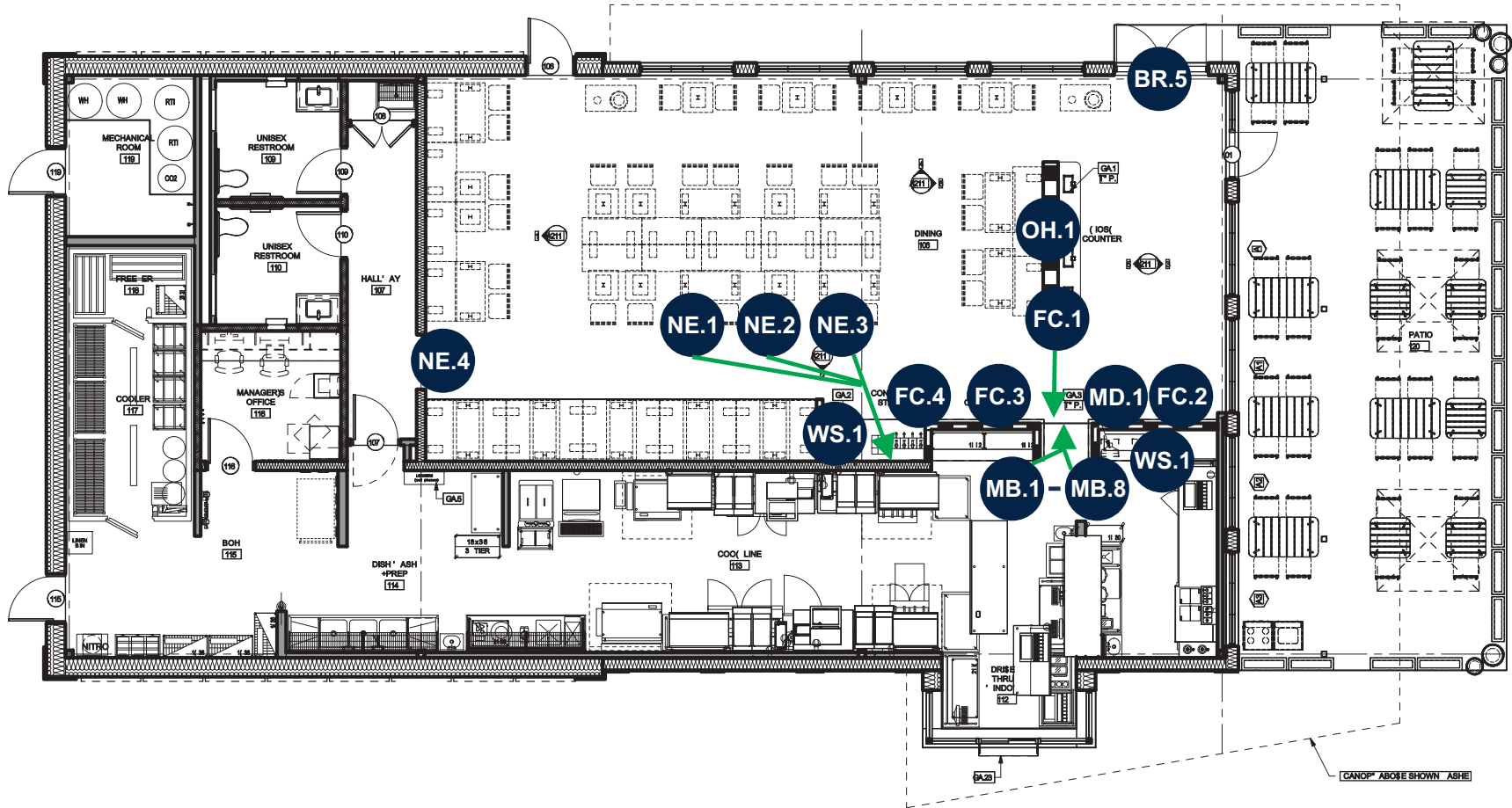
SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

0.1

INTERIOR SITE PLAN



INTERIOR-WORK SCOPE

- BR.5** 45" SUSPENDED BURGER
- FC.1** 6" SIGNBAND FCO'S (QTY 1)
- FC.2** APP & ONLINE PICK-UP FCO'S
- FC.3** ORDER FCO'S
- FC.4** PICK-UP FCO'S
- MB.1 - MB.8** MENU BOARDS CANTILEVERED (QTY 8)
- WS.1** WINE SHELVES (QTY 2)
- MD.1** MENU DISPLAY (QTY 2)
- NE.1** FAUX NEON CONE (QTY 1)
- NE.2** FAUX NEON HOT DOG (QTY 1)
- NE.3** FAUX NEON FRIES (QTY 1)
- NE.4** FAUX NEON RESTROOM (QTY 1)
- OH.1** ORDER HERE FREE STANDING PIPE MTD SIGN



INTERIOR LOCATION PLAN - Proposed

SCALE: N.T.S.

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JOB #: **255770-R2**
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
2	02.23.21	SW	REVISED PER REQUEST
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

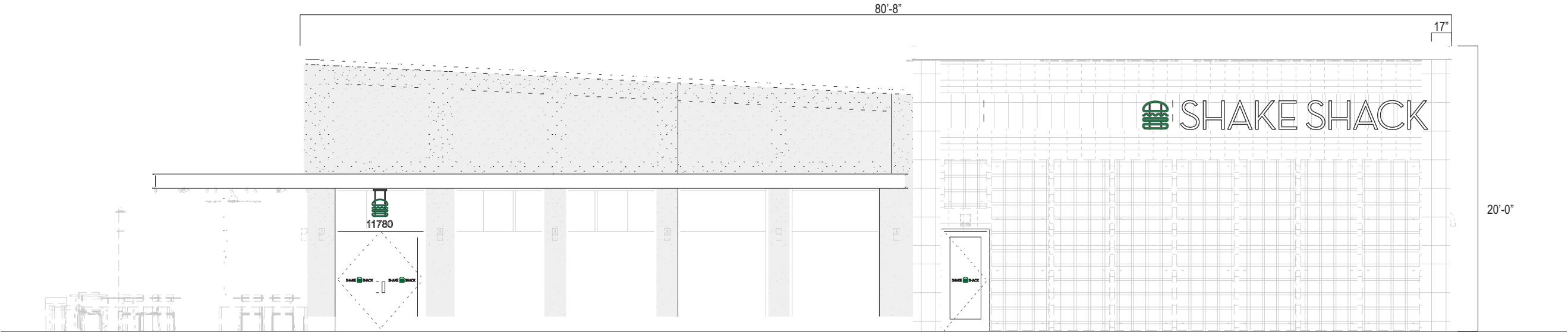
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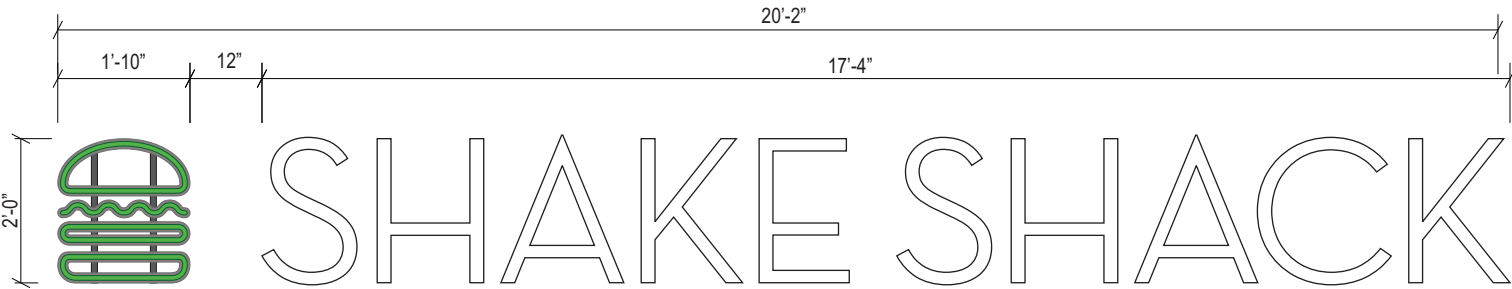
0.2

CL.1/BR.1 FACE LIT CHANNEL LETTERS W/ S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)

PROPOSED SQUARE FOOTAGE: 40 SF



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

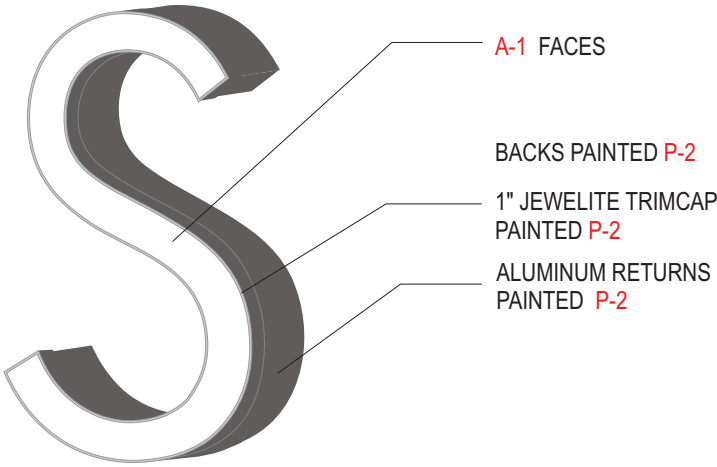


FRONT VIEW
SCALE: 3/8" = 1'-0"

SPECIFICATIONS

- ILLUMINATED CHANNEL LETTERS W/ A-1. WHITE LED ILLUMINATION. ALUMINUM RETURNS & 1" JEWELITE TRIMCAP PAINTED P-2. STANDOFFS PAINTED TO MATCH WALL
- S/F LED ILLUMINATED ROUTED & PUSHED THRU FACE A-2. ACRYLIC CABINET PAINTED P-2, WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE. 1ST & 2ND SURFACE VINYL V-1 SUPPORTS AND STANDOFFS PAINTED TO MATCH WALL

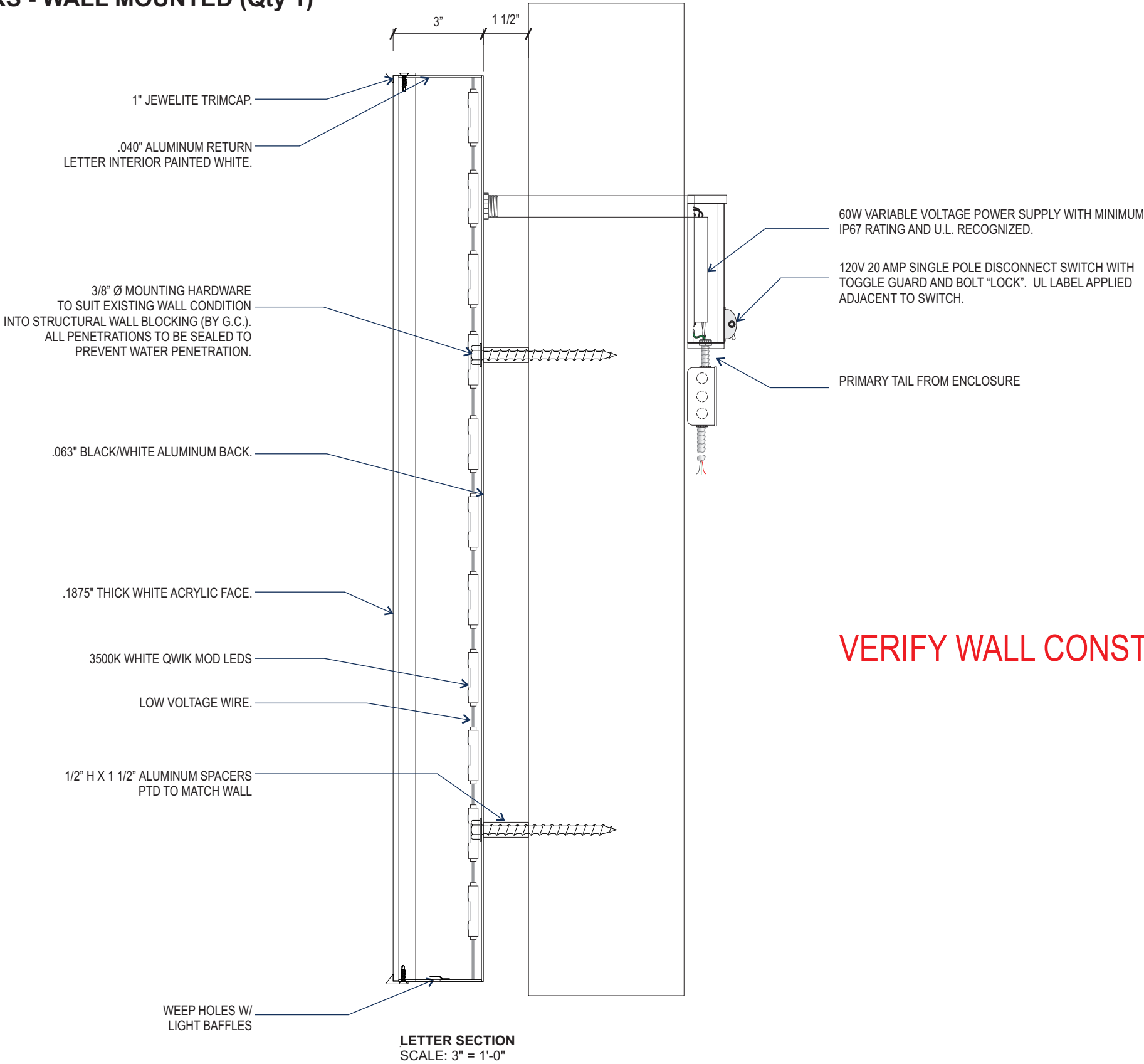
COLORS/FINISHES				
	P-2	SW 7069 - IRON ORE - MATTE FINISH		
	A-1	.1875" THICK WHITE ACRYLIC FACE		
	A-2	CLEAR ACRYLIC		
	V-1	3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)		



ISOMETRIC VIEW

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER 1.0
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		2 02.23.21 SW REVISED PER REQUEST				
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4 00.00.00 XX XXXX	QC					
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7 00.00.00 XX XXXX						
8 00.00.00 XX XXXX						
9 00.00.00 XX XXXX						
10 00.00.00 XX XXXX						

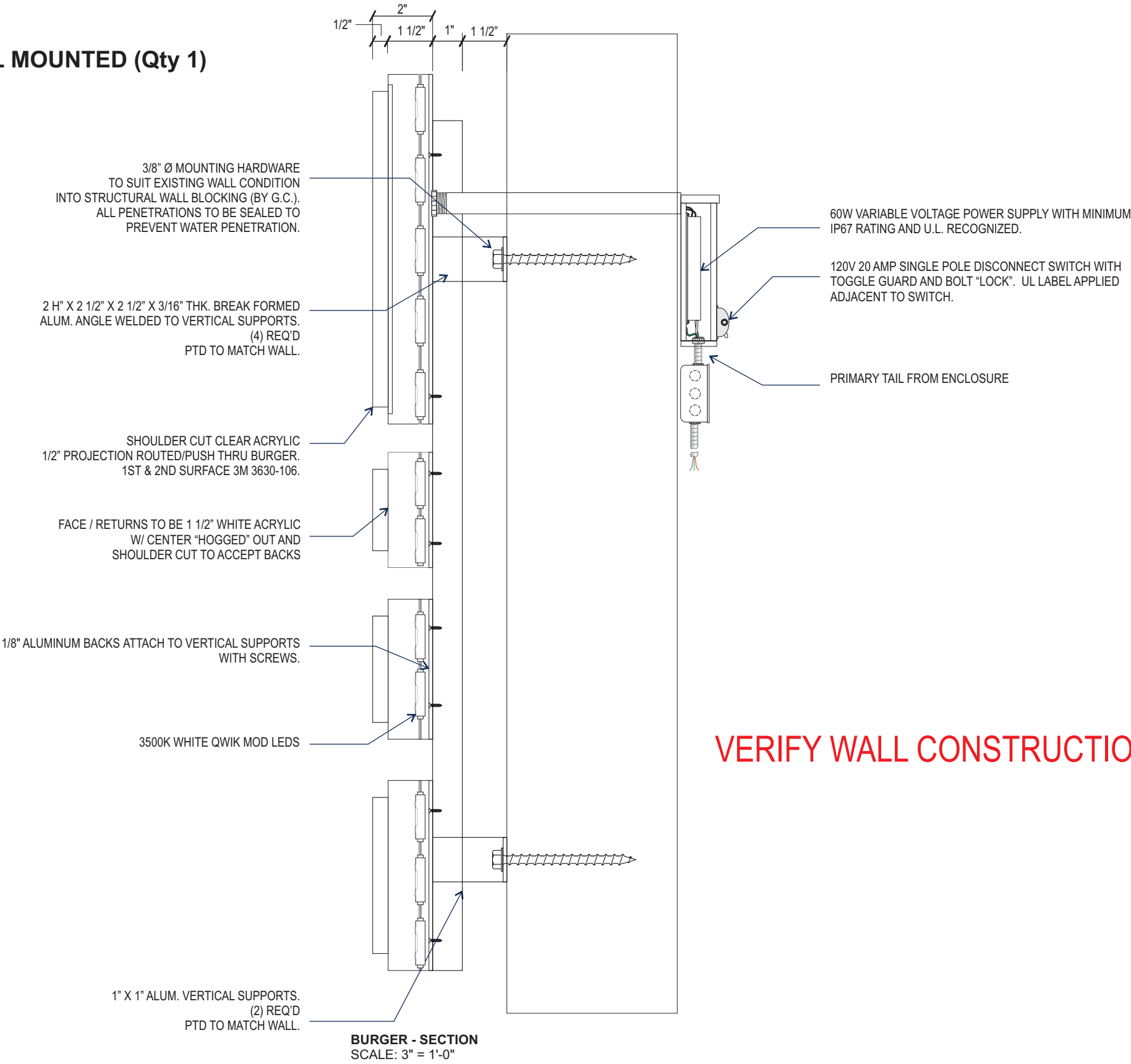
CL.1 FACE LIT CHANNEL LETTERS - WALL MOUNTED (Qty 1)



JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHAKE SHACK	DESIGN PHASE: CONCEPTUAL	SHEET NUMBER 1.1
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL DATE					
		2 02.23.21 SW REVISED PER REQUEST						
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4 00.00.00 XX XXXX	QC							
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8 00.00.00 XX XXXX								
9 00.00.00 XX XXXX								
10 00.00.00 XX XXXX								

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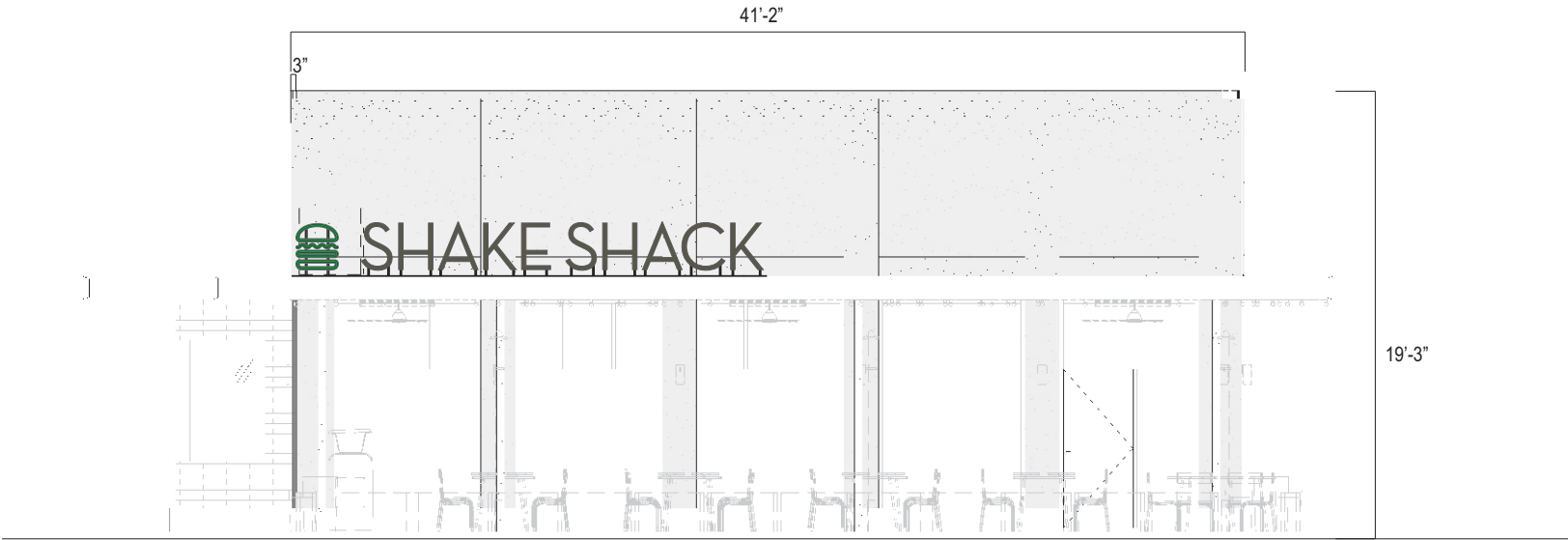
S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)



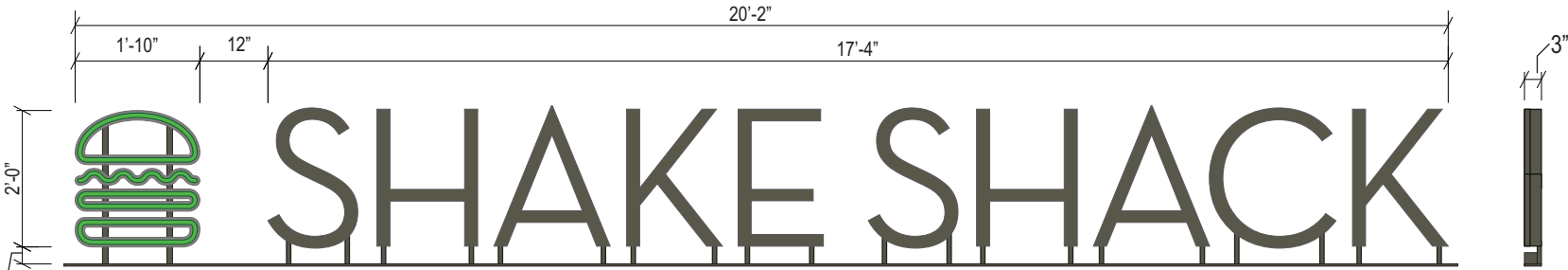
JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2	REV	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	SHAKE SHACK	SHAKE SHACK	SHEET NUMBER
	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD.	
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST				ALPHARETTA, GA. 30009	
	SALES REP:	3	00.00.00	XX	XXXX				QC	DESIGN PHASE: CONCEPTUAL
PROJ MGR: J. COUNTS	4	00.00.00	XX	XXXX						
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	10	00.00.00	XX	XXXX						

CL.2/BR.2 FACE LIT CHANNEL LETTERS W/ S/F PUSH THROUGH BURGER (Qty 1)

PROPOSED SQUARE FOOTAGE: 40 SF



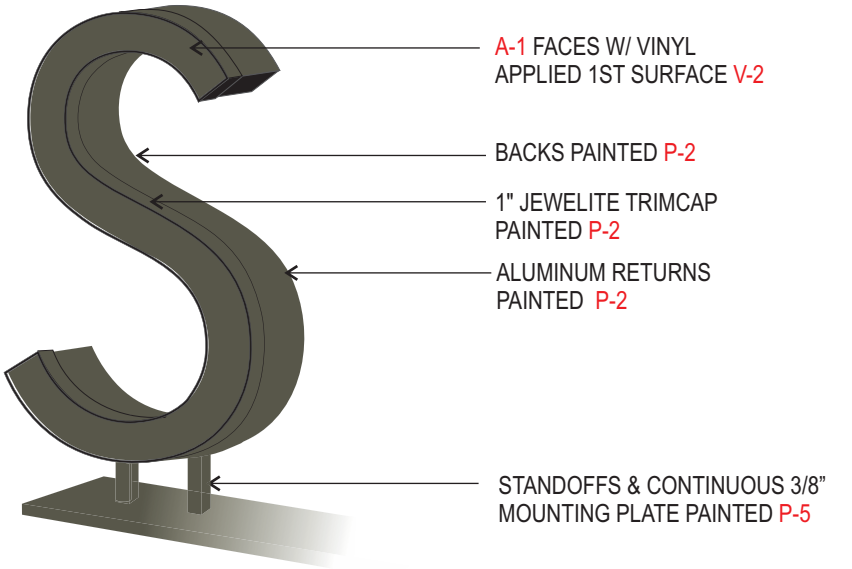
EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT VIEW
SCALE: 3/8" = 1'-0"



SIDE VIEW
SCALE: 3/8" = 1'-0"



ISOMETRIC VIEW

SPECIFICATIONS

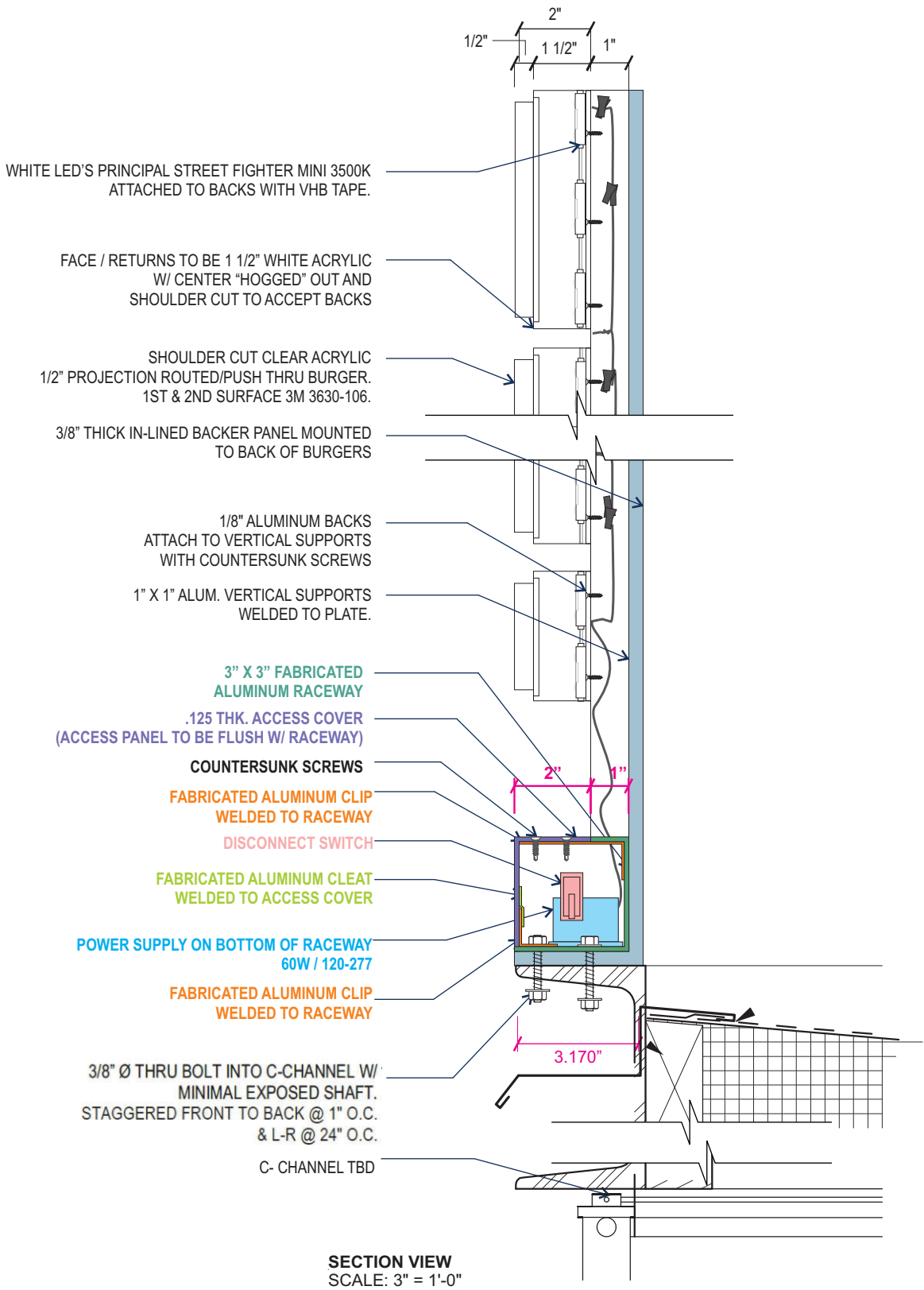
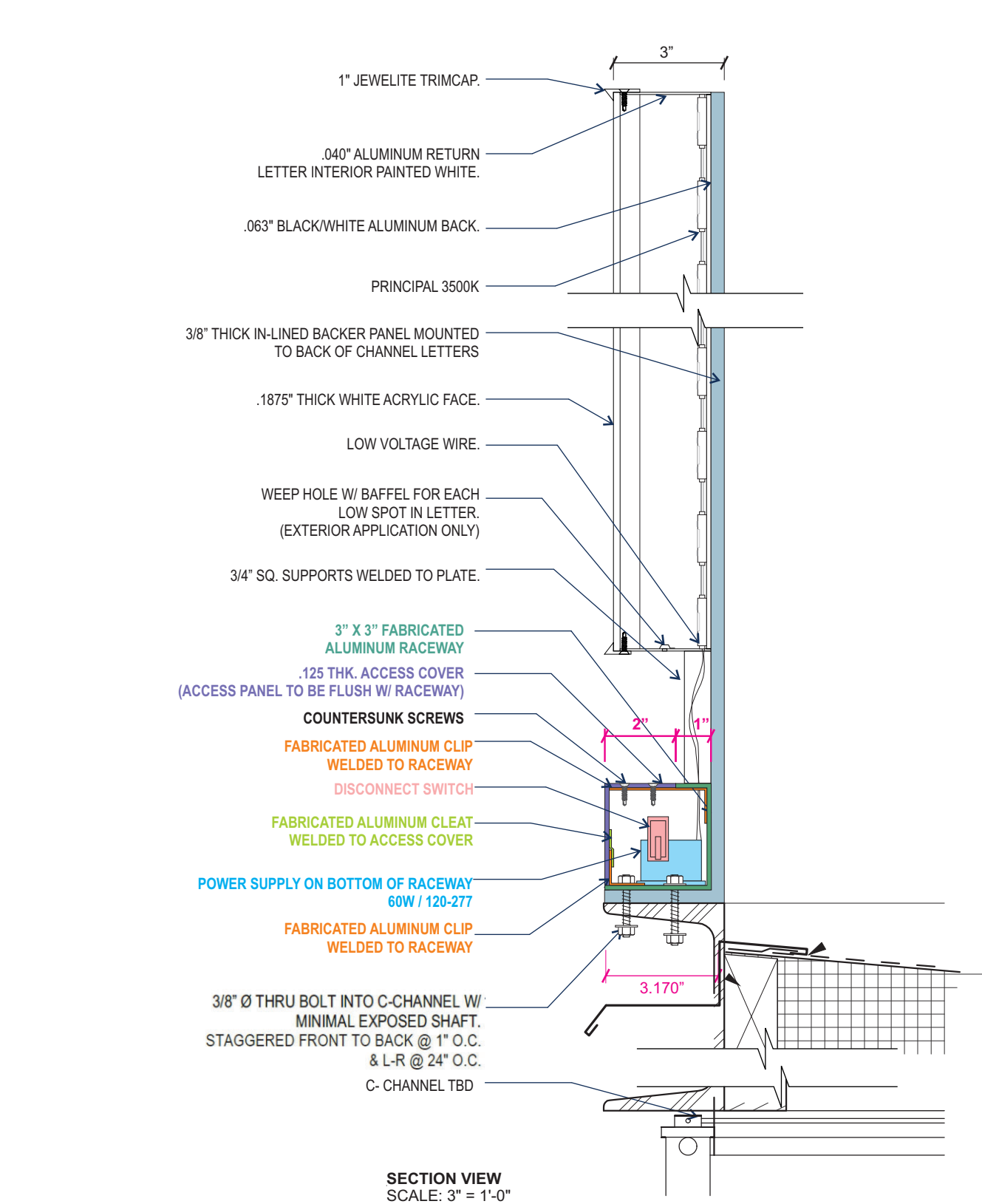
- ILLUMINATED CHANNEL LETTERS W/ A-1 FACES, VINYL APPLIED 1ST SURFACE V-2, W/ WHITE LED ILLUMINATION. ALUMINUM RETURNS & 1" JEWELITE TRIMCAP PAINTED P-2. 3/4" SQ. STAND-OFFS WELDED TO 3/8" THK. PLATE PAINTED P-5.
- S/F LED ILLUMINATED ROUTED & PUSHED THRU FACE. ACRYLIC CABINET PAINTED P-2, WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE. 1ST & 2ND SURFACE VINYL V-1 1" SQ. SUPPORTS & HARDWARE P-5. RACEWAY PTD. P-5

COLORS/FINISHES

- P-2 SW 7069 - IRON ORE - MATTE FINISH
- P-5 SW 7005 - PURE WHITE - MATTE FINISH
- A-1 .1875" THICK WHITE ACRYLIC FACE
- A-2 CLEAR ACRYLIC
- V-1 3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)
- V-2 3M PERF VINYL TO MATCH SW 7069 IRON ORE

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL		DATE	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL		DATE		
		2 02.23.21 SW REVISED PER REQUEST	QC		DESIGN PHASE: CONCEPTUAL		
		3 00.00.00 XX XXXX					
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8 00.00.00 XX XXXX							
9 00.00.00 XX XXXX							
10 00.00.00 XX XXXX							

CL.2/BR.2 FACE LIT CHANNEL LETTERS W/ S/F PUSH THROUGH BURGER (Qty 1)



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JOB #: **255770-R2**

DATE: 01.28.2021

DESIGNER: S. Wiands

SALES REP:

PROJ MGR: J. COUNTS

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9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

QC

SHAKE SHACK

SHAKE SHACK

11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

DESIGN PHASE: CONCEPTUAL

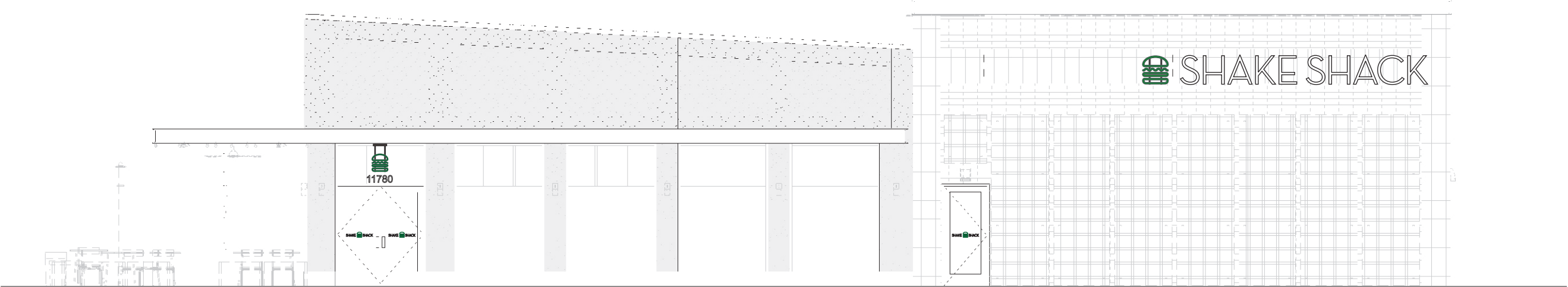
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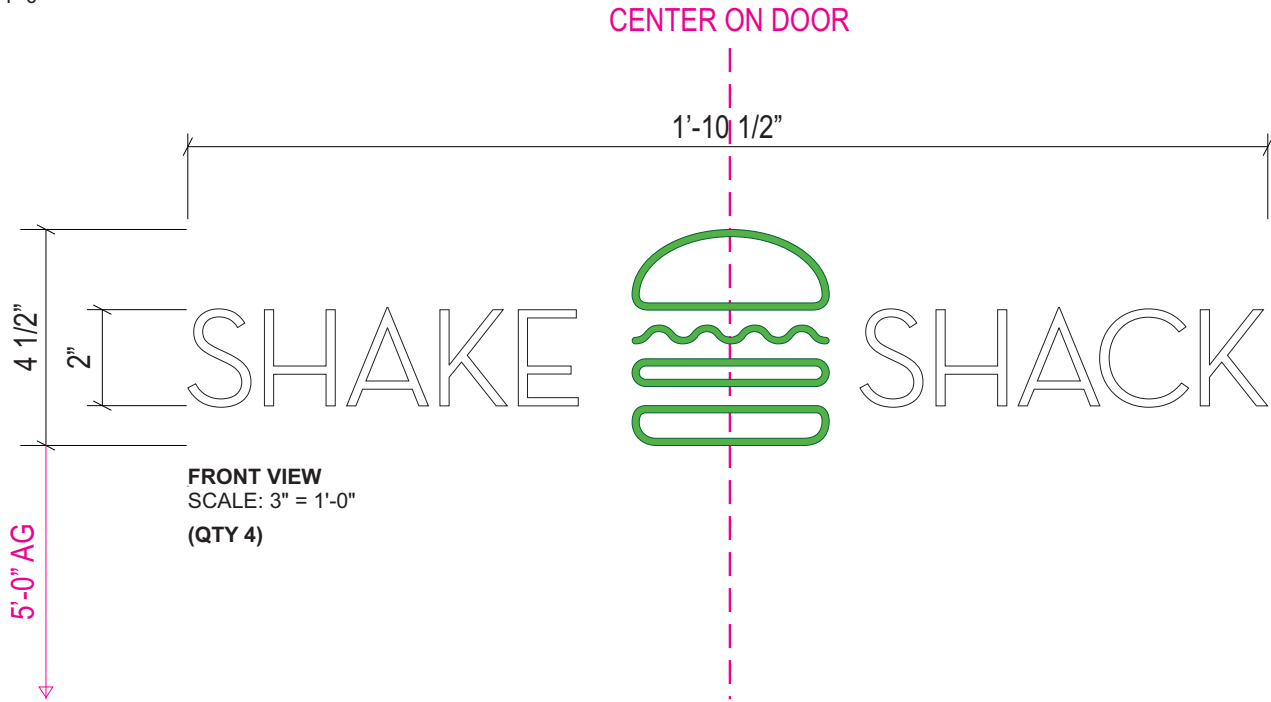
VI.1/VI.2

WINDOW VINYL (QTY 4) ADDRESS VINYL (QTY 1)

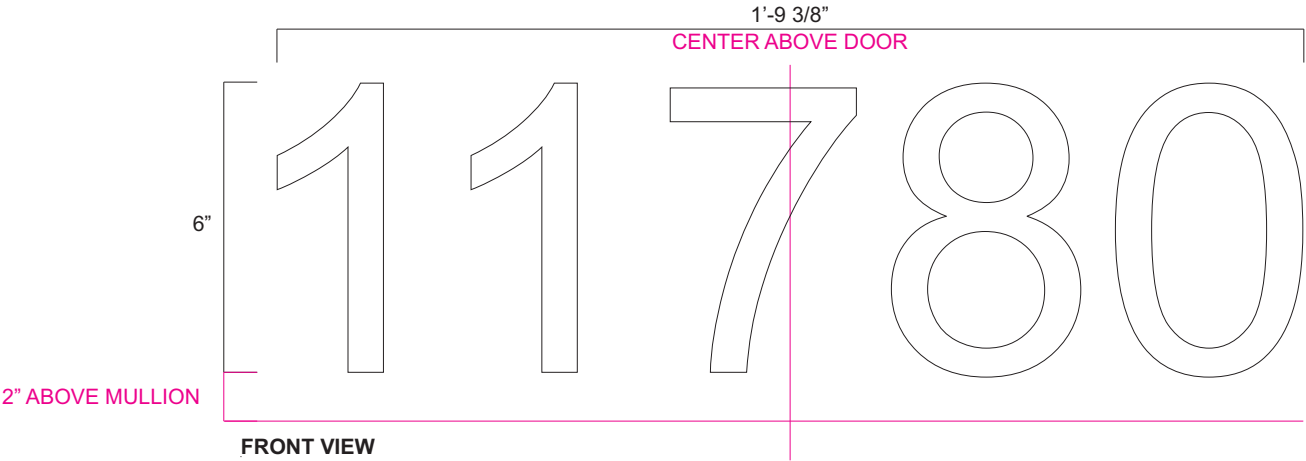
PROPOSED SQUARE FOOTAGE: 40 SF



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



FRONT VIEW
SCALE: 3" = 1'-0"
(QTY 4)



FRONT VIEW
SCALE: 3"=1'-0"
(QTY 1)

SPECIFICATIONS

1. WHITE OPAQUE VINYL **V-1** AND GREEN **V-2** , APPLIED 1ST SURFACE TO WINDOW

COLORS/FINISHES

- V-2**

3M 7725-10 (OPAQUE WHITE VINYL)
- V-1**

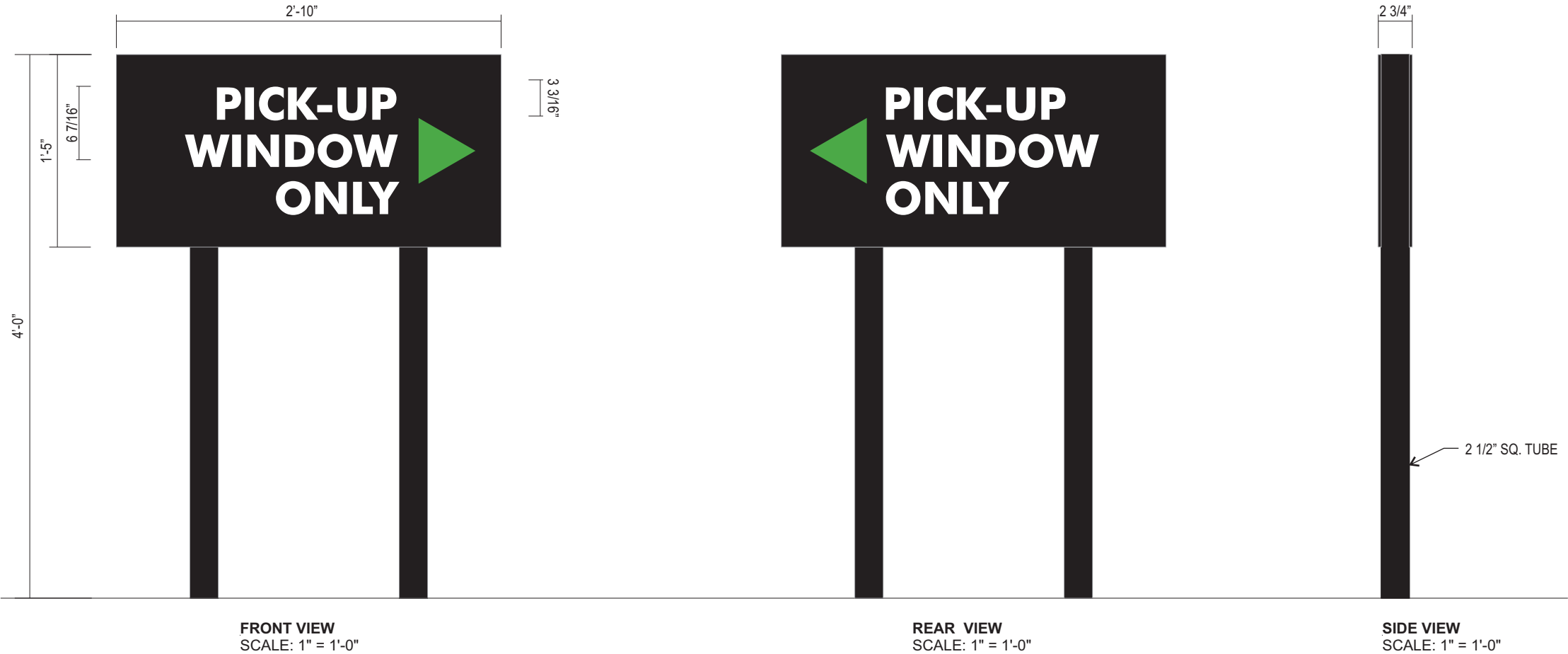
3M 3630-106 BRILLIANT GREEN - TRANS VINYL
BACKED W/ OPAQUE WHITE VINYL - BURGER

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL		DATE	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL		DATE		
		2 02.23.21 SW REVISED PER REQUEST	QC		DESIGN PHASE: CONCEPTUAL		
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DS.1 NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 4.0



COLORS/FINISHES

- P-3** RAL #9004 BLACK - MATTE FINISH
- V-2** 3M REFLECTIVE VINYL TO MATCH PMS 369C
- V-3** 3M WHITE REFLECTIVE VINYL

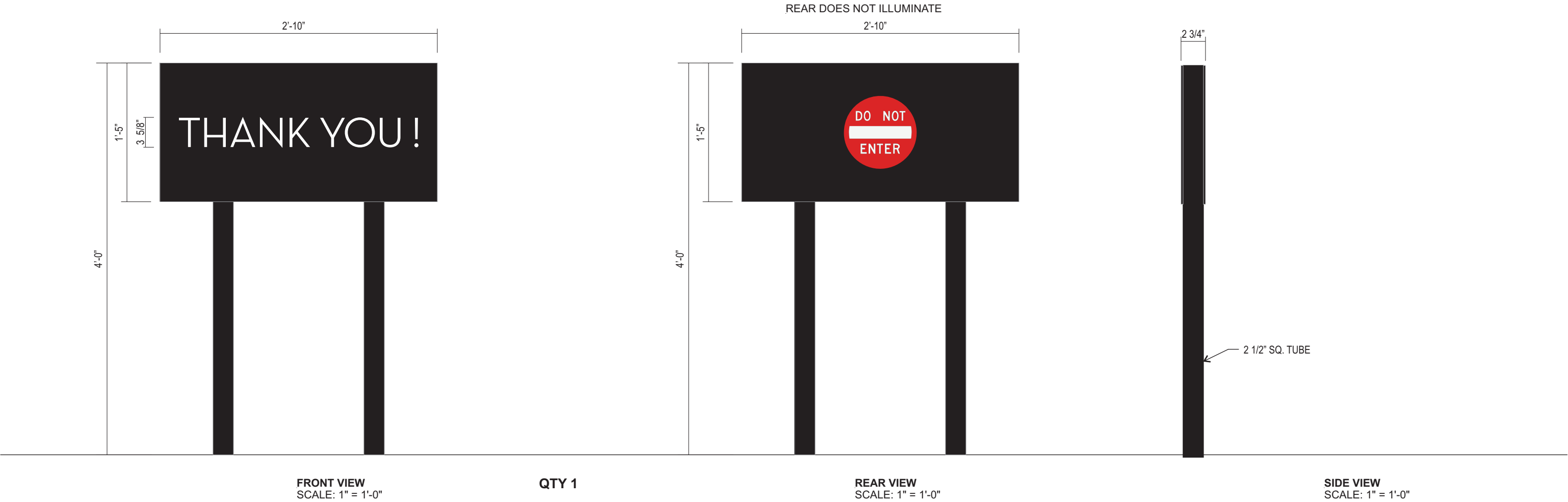
SPECIFICATIONS

- ALUMINUM PANELS PAINTED **P-3**
- PANEL ATTACHED W/ COUNTERSUNK SCREWS PTD. **P-3**
- REFLECTIVE VINYL APPLIED TO FACE OF ALUMINUM PANEL **V-2 & V-3**
- 2 1/2" SQ. TUBE SUPPORTS PAINTED **P-3**

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER 4.0
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL DATE			
		2 02.23.21 SW REVISED PER REQUEST	QC			DESIGN PHASE: CONCEPTUAL
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DS.2 NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 4.0 EA



SPECIFICATIONS

- 1. ALUMINUM PANELS PAINTED P-3
- 2. PANEL ATTACHED W/ COUNTERSUNK SCREWS PTD. P-3
- 3. REFLECTIVE VINYL APPLIED TO FACE OF ALUMINUM PANEL V-3
- 4. 2 1/2" SQ. TUBE SUPPORTS PAINTED P-3
- 5. REAR VIEW. REFLECTIVE WHITE V-3 AND RED V-5 VINYLs

COLORS/FINISHES

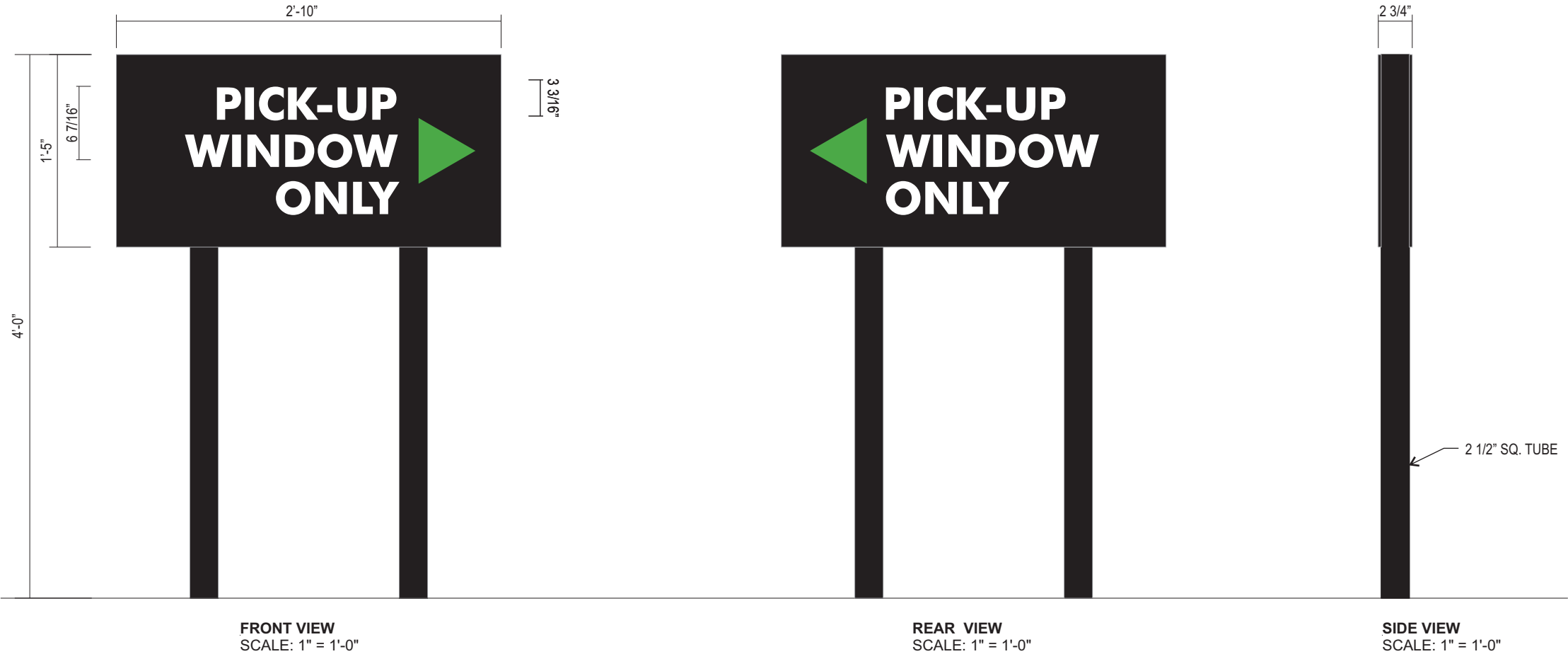
- P-3 RAL #9004 BLACK - MATTE FINISH
- V-3 3M WHITE REFLECTIVE VINYL
- V-5 3M RED REFLECTIVE VINYL (FOR THE DO NOT ENTER SIGN ONLY)

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	SHAKE SHACK	SHAKE SHACK	SHEET NUMBER
	DATE: 01.28.2021	1	02.04.21	SW	REVISED PER REQUEST	LANDLORD APPROVAL	DATE		11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	5.0
	DESIGNER: S. Wiands	2	02.23.21	SW	REVISED PER REQUEST					
	SALES REP:	3	00.00.00	XX	XXXX	QC		DESIGN PHASE: CONCEPTUAL		
	PROJ MGR: J. COUNTS	4	00.00.00	XX	XXXX					
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DS.3 NON-ILLUMINATED DIRECTIONAL SIGN (Qty 1)

SQUARE FOOTAGE: 4.0



SPECIFICATIONS

1. ALUMINUM PANELS PAINTED **P-3**
2. PANEL ATTACHED W/ COUNTERSUNK SCREWS PTD. **P-3**
3. REFLECTIVE VINYL APPLIED TO FACE OF ALUMINUM PANEL **V-2 & V-3**
4. 2 1/2" SQ. TUBE SUPPORTS PAINTED **P-3**

COLORS/FINISHES

- | | | |
|-------------|------------|---------------------------------------|
| <div></div> | P-3 | RAL #9004 BLACK - MATTE FINISH |
| <div></div> | V-2 | 3M REFLECTIVE VINYL TO MATCH PMS 369C |
| <div></div> | V-3 | 3M WHITE REFLECTIVE VINYL |

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL		DATE	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL		DATE		
		2 02.23.21 SW REVISED PER REQUEST	QC				
		3 00.00.00 XX XXXX			DESIGN PHASE: CONCEPTUAL		

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MS.1 ILLUMINATED MONUMENT SIGN (Qty 1)

SQUARE FOOTAGE: 23.0



FRONT VIEW
SCALE: 1" = 1'-0"

SIDE VIEW
SCALE: 1" = 1'-0"

SPECIFICATIONS

1. ALUMINUM SIGN CABINET PAINTED P-2 (RETURNS, TOP, BASE)
2. ROUTED ALUMINUM FACES PAINTED P-5 WITH 1" BORDER PAINTED P-2
3. "SHAKE SHACK" 1/2" WHITE PUSH THRU ACRYLIC A-1 W/1ST SURFACE PERFORATED VINYL V-2
4. BURGER 1/2" CLEAR ACRYLIC PUSH THRU W/ VINYL APPLIED 1ST & 2ND SURFACE A-2/V-2
5. SLOAN LED 5000K SIGNBOX 3 DS
6. REFLECTIVE ADDRESS VINYL V-3 , APPLIED BOTH SIDES

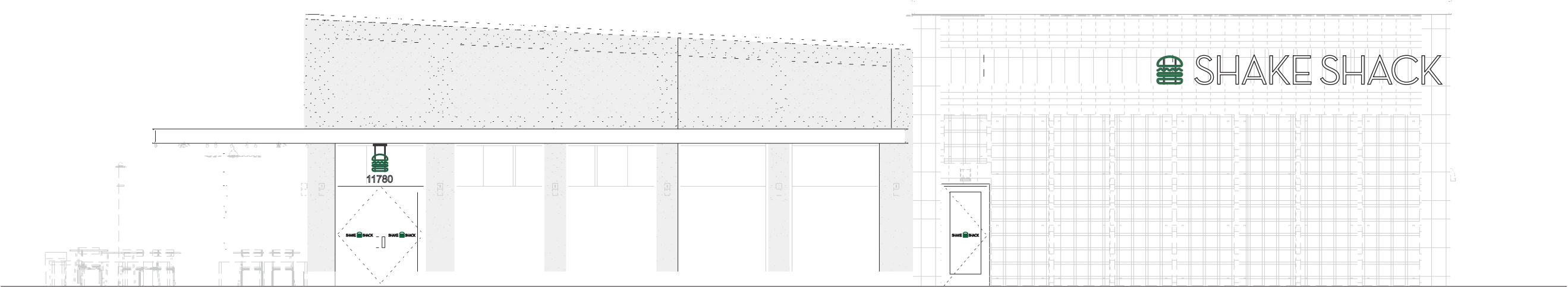
COLORS/FINISHES

- | | | |
|--|-----|---|
| | P-2 | SW 7069 - IRON ORE - MATTE FINISH |
| | V-2 | 3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE) |
| | A-1 | WHITE ACRYLIC |
| | A-2 | CLEAR ACRYLIC |
| | V-2 | PERFORATED VINYL TO MATCH - IRON ORE - MATTE FINISH |
| | P-5 | SW 7005 - PURE WHITE - MATTE FINISH |
| | V-3 | 3M WHITE REFLECTIVE VINYL |

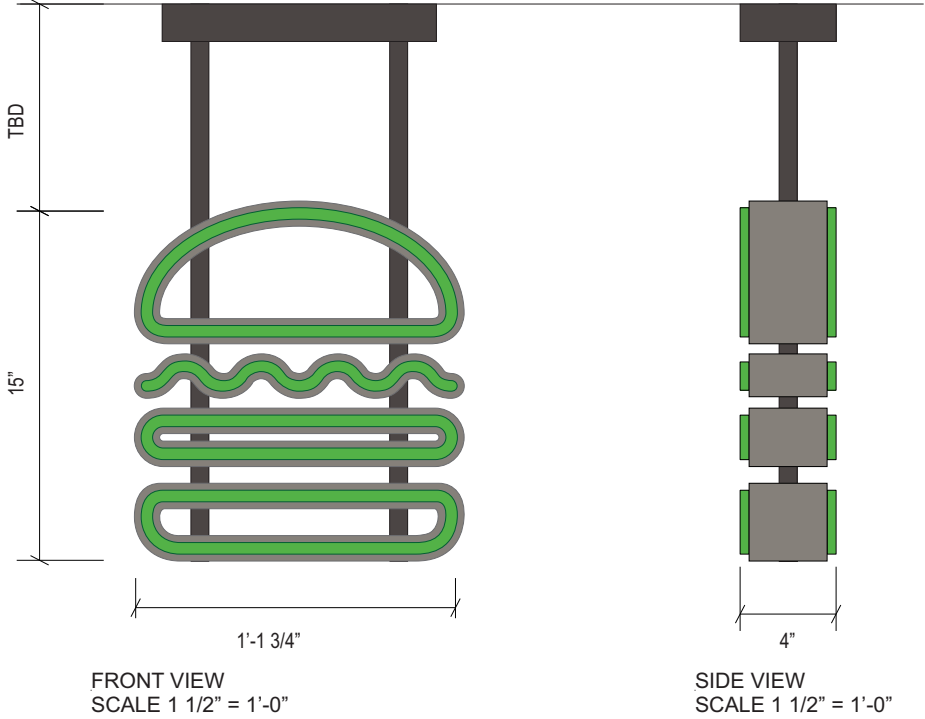
JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL		DATE	SHAKE SHACK	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER 7.0
		1 02.04.21 SW REVISED PER REQUEST	LANDLORD APPROVAL		DATE			
		2 02.23.21 SW REVISED PER REQUEST	QC					
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BR.5 D/F ROUTED & PUSH THRU BURGER - SUSPENDED (Qty 1)

SQUARE FOOTAGE: 1.44



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



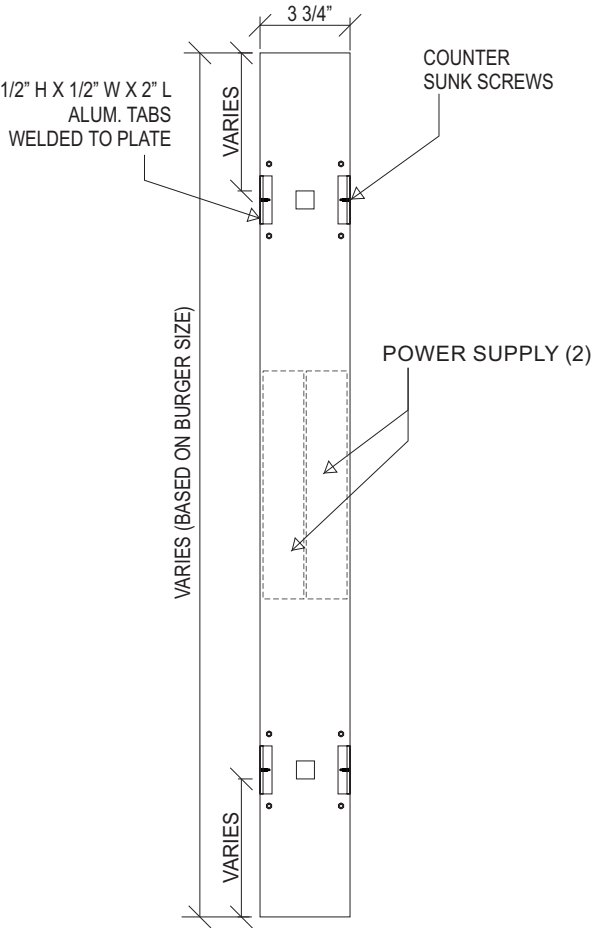
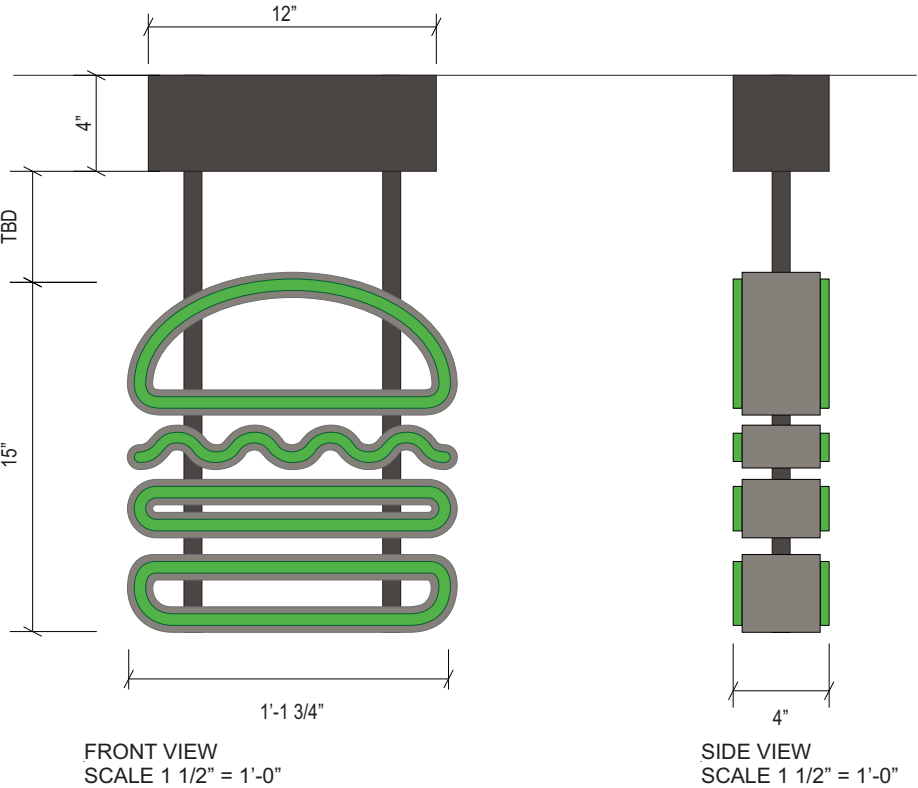
- SPECIFICATIONS**
- 1. LED ILLUMINATED ROUTED & PUSHED THRU FACE.
 - 2. ACRYLIC CABINET PAINTED MP 18140 SMOKY SILVER METALLIC WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE.
 - 3. 1ST & 2ND SURFACE VINYL 3M 3630-106.
 - 4. 3/4 SQ. SUPPORTS & HARDWARE PAINTED (VARIES).

- COLORS/FINISHES**
- P-1** MP 18140 SMOKY SILVER METALLIC - MATTE FINISH
 - V-1** 3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)
 - A-2** CLEAR ACRYLIC

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 255770-R2 DATE: 01.28.2021 DESIGNER: S. Wiands SALES REP: PROJ MGR: J. COUNTS	REV. DATE BY DESCRIPTION	CLIENT APPROVAL DATE		SHAKE SHACK	SHAKE SHACK 11780 HAYNES BRIDGE RD. ALPHARETTA, GA. 30009	SHEET NUMBER 8.0
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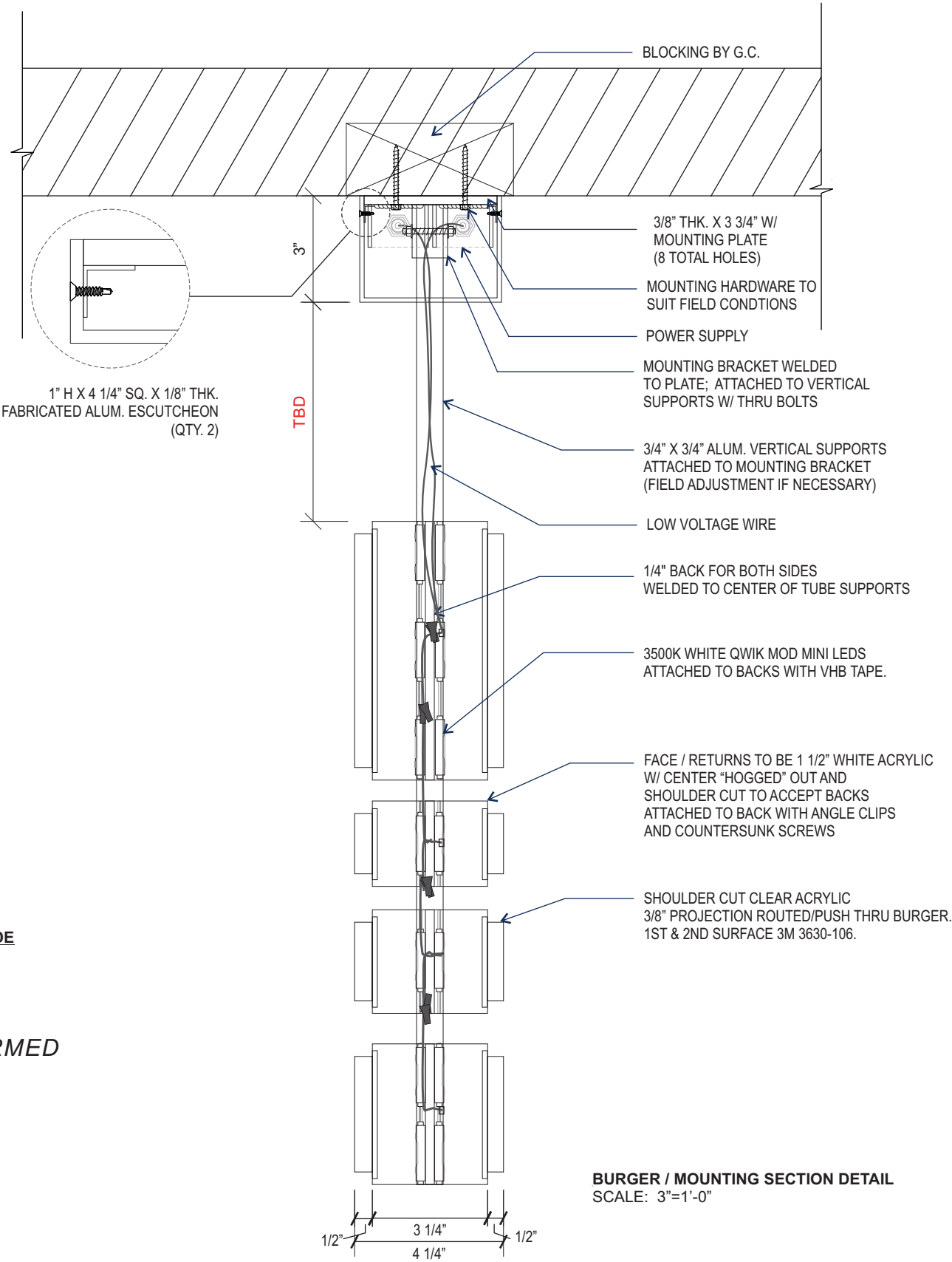
BR.5 D/F ROUTED & PUSH THRU BURGER - SUSPENDED (Qty 1)

SQUARE FOOTAGE: 1.44



MOUNTING PLATE - MOUNTED TO UNDERSIDE
SCALE: 1/2"=1'-0"

*** NOTE:**
WINDOW SIZE TO BE CONFIRMED



BURGER / MOUNTING SECTION DETAIL
SCALE: 3"=1'-0"

- SPECIFICATIONS**
- 1. LED ILLUMINATED ROUTED & PUSHED THRU FACE.
 - 2. ACRYLIC CABINET PAINTED MP 18140 SMOKY SILVER METALLIC WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE.
 - 3. 1ST & 2ND SURFACE VINYL 3M 3630-106.
 - 4. 3/4 SQ. SUPPORTS & HARDWARE PAINTED (VARIES).

COLORS/FINISHES				
	P-1	MP 18140 SMOKY SILVER METALLIC - MATTE FINISH		
	V-1	3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)		
	A-2	CLEAR ACRYLIC		

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: **255770-R2**
DATE: 01.28.2021
DESIGNER: S. Wiands
SALES REP:
PROJ MGR: J. COUNTS

REV.	DATE	BY	DESCRIPTION
1	02.04.21	SW	REVISED PER REQUEST
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7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
11780 HAYNES BRIDGE RD.
ALPHARETTA, GA. 30009

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

8.1

VIPER S

SMALL VIPER LUMINAIRE

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations



*3000K and warmer CCTs only

CONTROL TECHNOLOGY

NX DISTRIBUTED
INTELLIGENCE

wISCAPE™

energeni®

SiteSync™
LIGHTING CONTROL

SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is $\geq .90$ at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components and a push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit ([see Electrical Data](#))

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if

OPTICS
STRIKE



RELATED PRODUCTS

[Viper Large](#)

project requirements vary from standard configuration

- Available with [Energeni](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec available online](#)

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	5400–16,216
Wattage Range	55–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.1–1.1

VIPER S

SMALL VIPER LUMINAIRE

ORDERING GUIDE

Example: VPS-24L-55-4K7-4W-UNV-A-DB-TL-GENI-04-BC

CATALOG # VPS-60L-136-5K7-4W-UNV-A

VPS	60L-136	5K7	4W		UNV
Series	LED Engine	CCT/CRI ⁷	Distribution	Rotation	Voltage
VPS Viper Small	24L-55 55W, LED array 36L-65 65W, LED array 36L-80 80W, LED array 48L-110 110W, LED array 60L-136 136W, LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	FR Type 1/Front Row 2 Type 2 3 Type 3 4 Type 4 4W Type 4 Wide 5QM Type 5QM 5R Type 5R (rectangular) 5W Type 5W (round wide) TC Tennis Court	Blank No rotation L Optic rotation left ⁵ R Optic rotation right ⁵	UNV 120-277V 347 347V 480 480V

A	DB		BC
Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole MAF Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm K Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon WB Wall Bracket AD Universal Arm for square pole AD3 Adapter for 2.4"-4.1" round pole AD4 Adapter for 4.2"-5.3" round pole AD5 Adapter for 5.5"-5.9" round pole AD6 Adapter for 6.0"-6.5" round pole	BL Black Textured DB Dark Bronze Textured GYS Light Gray Smooth PS Platinum Silver Smooth WH White Textured CC Custom Color	7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) 7PR-SC 7-Pin Receptacle w/Shorting Cap 7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control SCP/_F Programmable Occupancy Sensor w/ daylight control ^{1,2,6} GENI-XX ENERGENI ³ SWP SiteSync Pre-Commission ^{1,4} SWPM_F SiteSync Pre-Commission w/ Sensor ^{1,2,4}	F Fusing BSP Bird Spikes BC Backshield (available for FR, 2, 3, 4, 4W Optics)

House Side Shield Accessories

- ☐ **HSS/VP-S/90-FB/XXX** 90° shield front or back
☐ **HSS/VP-S/90-LR/XXX** 90° shield left or right
☐ **HSS/VP-S/270-FB/XXX** 270° shield front or back
☐ **HSS/VP-S/270-LR/XXX** 270° shield left or right
☐ **HSS/VP-S/360/XXX** Full shield

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

Mounting Accessories

- ☒ **VPL-AD-RPA3** 2.4"-4.1" Round Pole Adapter for AD arm
☐ **VPL-AD-RPA4** 4.2"-5.3" Round Pole Adapter for AD arm
☐ **VPL-AD-RPA5** 5.5"-5.9" Round Pole Adapter for AD arm
☐ **VPL-AD-RPA6** 6.0"-6.5" Round Pole Adapter for AD arm

Notes:

- Not available with other wireless control or sensor options
- Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
- Specify routine setting code (example: GENI-04). See [ENERGENI brochure](#) and [instructions](#) for setting table and options. Not available with sensor or SiteSync options
- Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
- Only available with FR, 2, 3, 4, 4W and 5R distributions
- Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

- ☐ **SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
☐ **SWUSB*** SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
☐ **SWTAB*** Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
☐ **SWBRG** SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
☐ **SW7PR+** SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

- ☐ **NXOFM-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC

wiSCAPE® Lighting Control

- ☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

VIPER S

SMALL VIPER LUMINAIRE

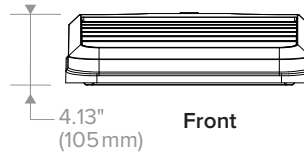
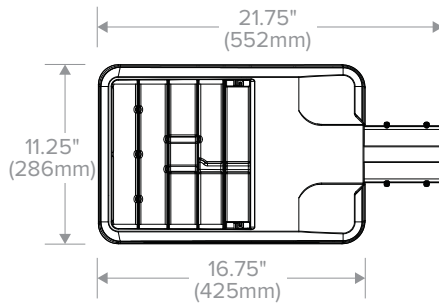
DELIVERED LUMENS

# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
24	700 mA	55W	FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5793	108	1	0	2	5909	110	1	0	2	5272	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	113	1	0	1	6309	118	1	0	1	5645	105	1	0	1
36	560 mA	65W	FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	8690	108	1	0	2	8864	110	1	0	2	7908	98	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
			TC	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
36	700 mA	80W	FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	11587	108	1	0	3	11819	110	1	0	3	10544	98	1	0	3
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
			5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
48	700 mA	110W	FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	12175	114	2	0	2	10984	102	1	0	2
			4	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	14484	108	2	0	4	14774	111	2	0	4	13180	98	2	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
			5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			TC	12366	115	1	0	2	12619	118	1	0	2	11290	105	1	0	2
60	700 mA	136W	FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14802	109	2	0	3	15104	112	2	0	3	13515	100	2	0	3
			5QM	15055	111	3	0	2	15362	114	3	0	2	13747	102	3	0	2
			5R	15158	112	4	0	4	15469	114	4	0	4	13841	102	4	0	4
			5W	14781	109	4	0	2	15083	111	4	0	2	13495	100	4	0	2
			TC	15458	115	1	0	2	15834	118	1	0	2	14113	105	1	0	2

VIPER S

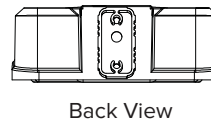
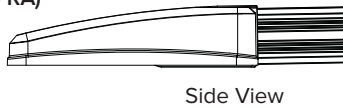
SMALL VIPER LUMINAIRE

DIMENSIONS

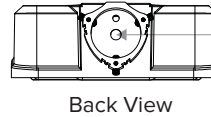
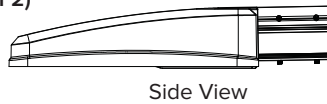


Weight	15.0 lbs (6.8 kg)
EPA	.67 ft ²

A Arm (formerly RA)

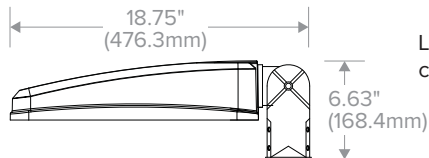


MAF (formerly SF2)



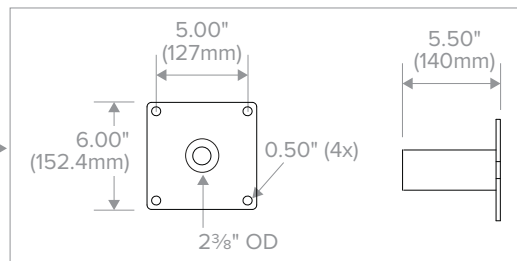
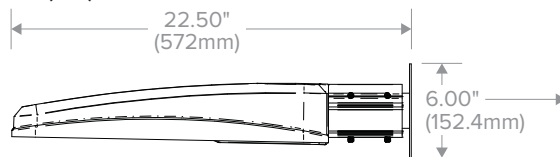
Accepts 2 3/8" OD tenon, min 5" long.

2 3/8" Adjustable Knuckle (K) (formerly PK2)

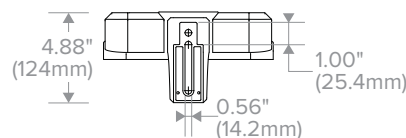
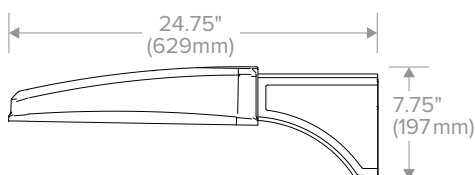


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

Wall Bracket (WB)



AD Decorative Arm


 See [page 9](#) for mounting details.

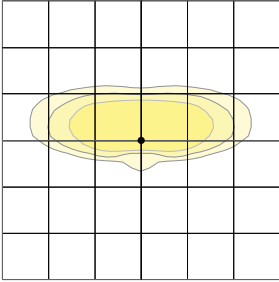
VIPER S

SMALL VIPER LUMINAIRE

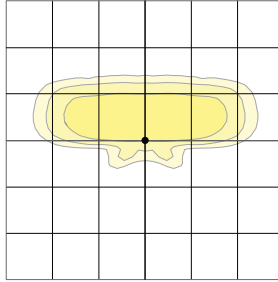
PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

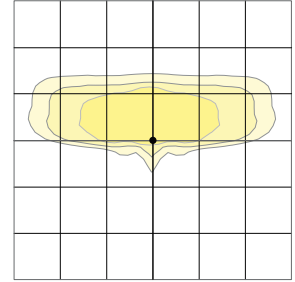
Type FR – Front Row/Auto Optic



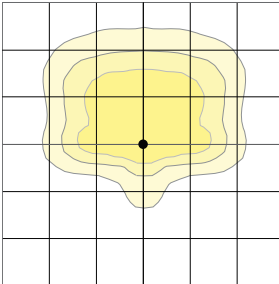
Type 2



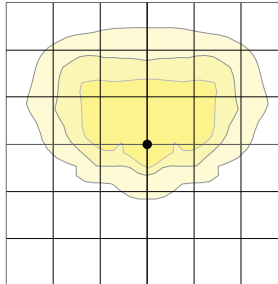
Type 3



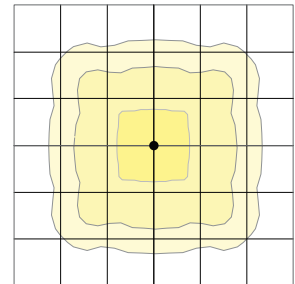
Type 4



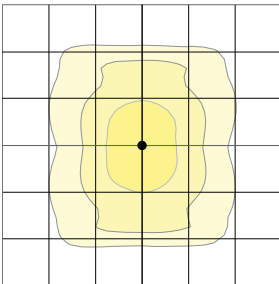
Type 4 Wide



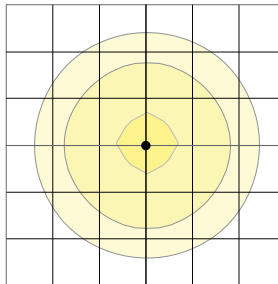
Type 5QM



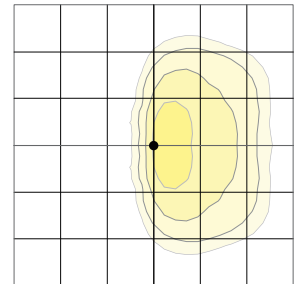
Type 5R (rectangular)



Type 5W (round wide)



Type TC



VIPER S

SMALL VIPER LUMINAIRE

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	1	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	525 mA	120	65	0.65
			277		0.28
			347		0.22
			480		0.16
		700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE						
Ambient Temp.	0	25,000	50,000	TM-21-11 60,000 ¹	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.97	0.95	0.95	0.92	>377,000

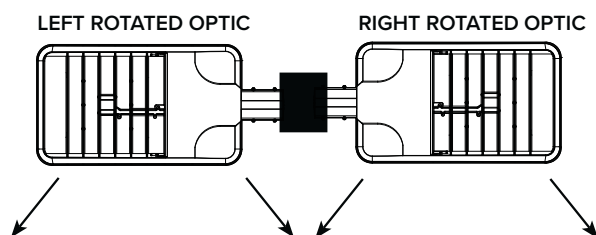
1 Projected per IESNA TM-21-11.
Data references the extrapolated performance projections for the 60 LED base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0–10V control devices (occupancy sensors, external dimmers, etc.)

ADDITIONAL INFORMATION

ROTATION OPTIONS



VIPER S

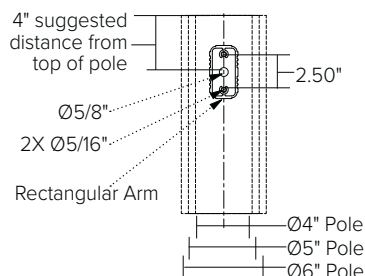
SMALL VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

DRILL PATTERN

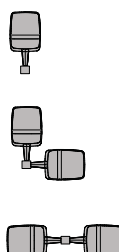
RECTANGULAR ARM (A)

Compatible with Pole drill pattern B3

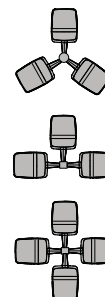


EPA

Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12



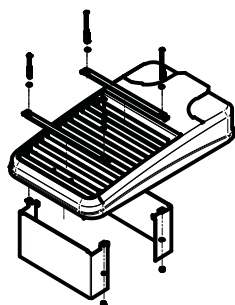
TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

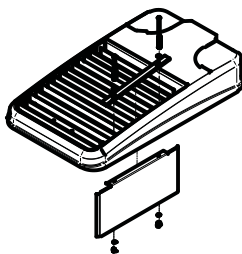
TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

- ☐ SETAVP-XX Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ RETAVP-XX Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ SETA2XX Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- ☒ RETA2XX Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
- ☐ TRETA2XX Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

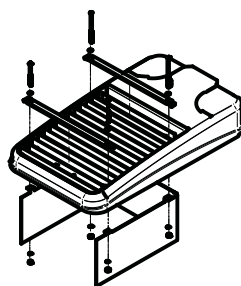
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



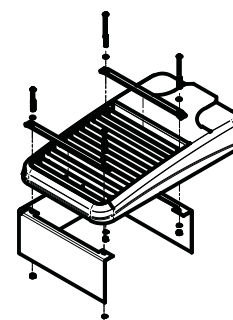
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



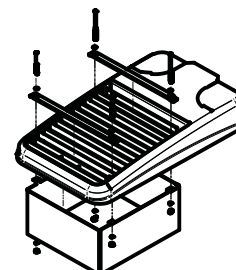
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)



HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



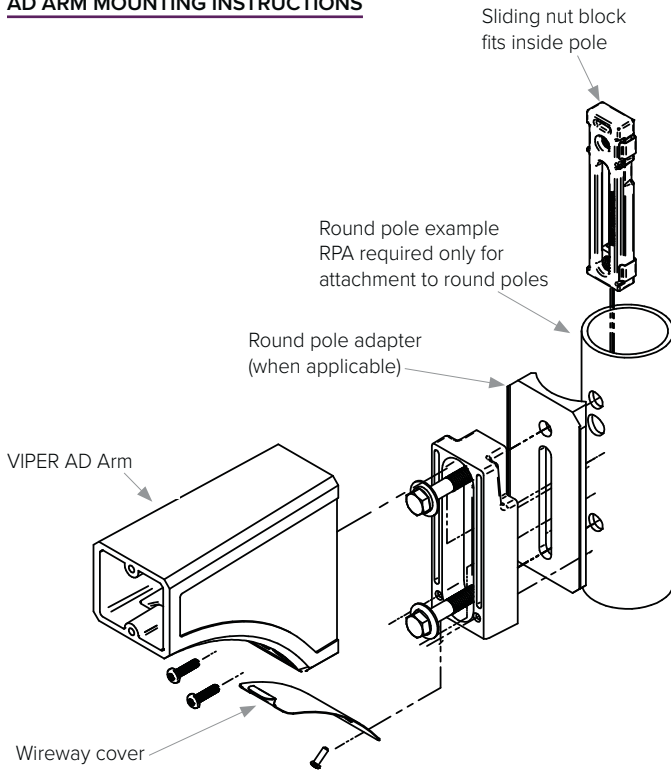
HSS/VP-S/360/XXX
Full shield
(1 shield shown)

VIPER S

SMALL VIPER LUMINAIRE

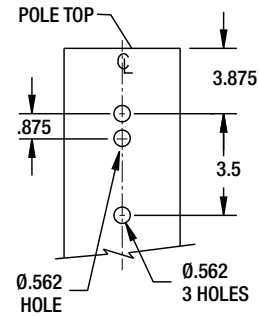
ADDITIONAL INFORMATION (CONTINUED)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2





COMPOSITE POLE

TR34

DESIGNED FOR POST TOP OR AREA LIGHTING LUMINAIRES

- Tapered composite pole shaft
- Direct Embedded and Anchor Base models
- Base cover provided with AB pole

Job: Shake Shack
Location: Alpharetta, GA
Type: Site Lighting Poles

Ordering Information

SAMPLE CATALOG NUMBER LOGIC

TR34-18/DE/XXX/SMS/23

	B	C	D	E	F	G
TR34	16	DE	BLK	TXT	23	•
TR34	20	AB	DGR	SMS	30	•
POLE	ABOVE GRADE HEIGHT	INSTALLATION METHOD	COLOR	SURFACE FINISH	TENON O.D.	OPTIONS

B ABOVE GRADE HEIGHT

Cat No.	Description
TR34-10	10 feet/3.0M
TR34-11	11 feet/3.4M
TR34-12	12 feet/3.7M
TR34-13	13 feet/4.0M
TR34-14	14 feet/4.3M
TR34-15	15 feet/4.6M
TR34-16	16 feet/4.9M
TR34-17	17 feet/5.2M
TR34-18	18 feet/5.5M
TR34-19	19 feet/5.8M
TR34-20	20 feet/6.1M
TR34-21	21 feet/6.40M
TR34-22	22 feet/6.71M
TR34-23	23 feet/7.01M
TR34-24	24 feet/7.32M
TR34-25	25 feet/7.62M
TR34-26	26 feet/7.92M
TR34-27	27 feet/8.32M
TR34-28	28 feet/8.53M
TR34-29	29 feet/8.84M
TR34-30	30 feet/9.14M

C INSTALLATION METHOD

Cat No.	Description
DE	Direct Embedded
AB	Anchor Base

D COLOR XXX=Specify

Cat No.	Description
BLK	Black
DBZ	Dark Bronze
DGR	Dark Green
SLV	Silver
WHT	White
GRY	Grey
CC	Custom color - Please provide a min. 3" x 3" color chip.

E SURFACE FINISH

Cat No.	Description
TXT	Natural texture of the reinforcing strands
SMS	Smooth surface finish

F TENON SIZE

Cat No.	Description
23	2 3/8" (60mm) OD x 3 3/4" (95mm) height
30	3" (76mm) OD x 3 3/4" (95mm) height
99	Custom Tenon Size

G OPTIONS

Cat No.	Description
DTC	Top pole cap and drilling for a side mounted arm(s). Provide template or drawing for hole locations.
FLD	Top pole cap. Field drill to accept a luminaire.
RC	Receptacle housing and a NEC approved cover. GFCI receptacle by others. Standard location is 12"/305mm below the top of the pole.
RBC	XTREME urethane composite base cover for direct embedded (DE) installations. Painted to match the pole color.
• Other accessories are shown on the Accessories specification sheet.	

ABOVE GRADE
HEIGHT
20' MODEL
SHOWN

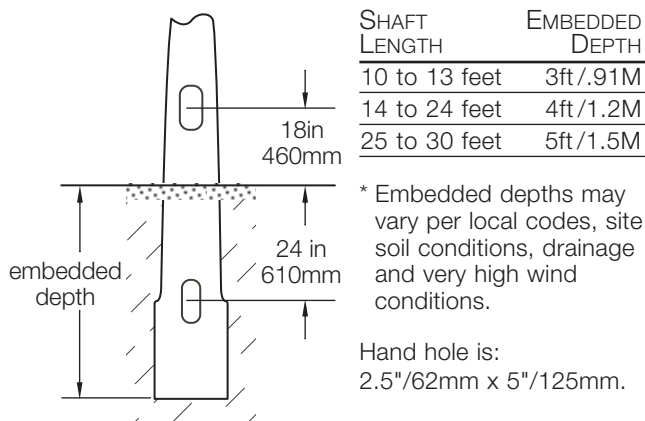


Whatley - Valmont Composite Structures, Inc.

19845 U.S. Highway 76 • Newberry, SC 29108 USA

Tel: 877.959.7678 | 803.276.5507 • Fax: 803.276.8940 • whatley.com

Direct Embedded - DE



Specifications

POLE SHAFT

The pole shaft shall be round tapered, smooth with a .14"/3.5mm per foot taper. The hand hole shall be 2.5"/62mm x 5"/125mm with a cover. The shaft shall be constructed of continuous fiberglass filament combined with a thermosetting resin. The glass filament shall be helically wound at alternating high and low angle layers for maximum compressive and bending strength. The hand hole area and hardware attachment areas shall be reinforced. The poles shall be designed with a minimum safety factor of 1.5:1 and have a maximum deflection of 15% under full wind loading conditions.

The butt end of the embedded-type post shall be enlarged and oval to increase the resistance to rotation and provide maximum ground bearing resistance (anti-lift). The post shall be non-conductive and chemically inert.

PERFORMANCE CRITERIA

The post shall be designed with a minimum safety factor of 1.5:1 and have no more than a 15% deflection at full wind loading. The post shall deflect no more than 2.5% of the above-ground length with 100 lbs. of lateral top load. Poles shall be tested and rated per ANSI C136.20-2012.

DIRECT EMBEDDED INSTALLATION

Direct embedded poles shall have a 2.5 inch (62mm) by 6 inch (152mm) slot for conduit entrance 24 inches (610mm) below finished grade. Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

ANCHOR BASE

Anchor bases shall be constructed of primed and painted aluminum or galvanized steel. The base shall be factory bonded to the pole.

TENON

A painted galvanized steel or aluminum tenon shall be firmly bonded to the pole for mounting a post-top luminaire or arm.

FINISH

The surface of the post shall be uniform and consistent for the entire length of the post. A UV-resistant catalyzed urethane coating shall be extremely durable and retains its gloss after a 5000 hour exposure test (ASTM) to the sun, with no dulling or chalking of the surface.

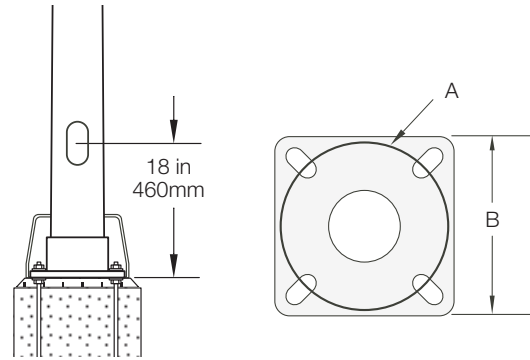
BASE COVER

The standard base cover shall be a round or square two-piece molded ABS cover. Optional base cover – Proprietary elastomeric urethane or fiberglass (one or two-piece). All base covers shall be corrosion free and painted to match pole.

WARRANTY

The products shall be warranted to be free of defects for three years from the date of shipment from the factory.

Anchor Base Installation - AB



Anchor Base Dimensions for TR34

- Hand hole is 2.5"/62mm x 5"/125mm
- Mounting slots are .75"/19mm x 1.5"/38mm for 8" bolt circle and 1"/25mm x 1.5"/38mm for 10" & 12" bolt circle
- Conduit entry hole in base plate is 4.0"/100mm

SHAFT LENGTH	BOLT CIRCLE (A)	BASE PLATE SIZE (B)	ANCHOR BOLTS
10'-13'	8"/203MM	7.5"/190MM	5/8" x 21"
14'-26'	10"/254MM	10"/254MM	3/4" x 30"
27'-30'	12"/304MM	11.5"/292MM	3/4" x 30"

Wind Loading Data
for Direct Embedded and Anchor Base

		WIND SPEED (MPH) WITH 3 SECOND GUST FACTOR								
Cat No.	Description	WT	90	100	110	120	130	140	150	
10	10 feet/3.10M	26	11.8	9.2	7.5	6.2	5.2	4.4	3.8	
11	11 feet/3.35M	29	11.3	8.8	7.2	5.9	5.0	4.2	3.6	
12	12 feet/3.66M	31	10.2	8.0	6.5	5.3	4.4	3.7	3.2	
13	13 feet/3.96M	34	9.4	7.4	5.9	4.9	4.1	3.4	2.9	
14	14 feet/4.27M	37	8.7	6.8	5.5	4.5	3.7	3.1	2.6	
15	15 feet/4.57M	38	9.2	8.0	6.5	5.3	4.4	3.7	3.1	
16	16 feet/4.88M	42	9.3	7.3	5.9	4.8	4.0	3.3	2.8	
17	17 feet/5.18M	45	8.6	6.7	5.4	4.4	3.6	3.0	2.5	
18	18 feet/5.49M	49	7.9	6.1	4.9	3.9	3.2	2.7	2.2	
19	19 feet/5.79M	51	7.2	5.6	4.4	3.6	2.9	2.4	2.0	
20	20 feet/6.10M	52	6.6	5.1	4.0	3.2	2.6	2.1	1.8	
21	21 feet/6.40M	75	8.2	6.4	5.1	4.1	3.4	2.8	2.3	
22	22 feet/6.71M	77	7.5	5.8	4.6	3.7	3.0	2.5	2.1	
23	23 feet/7.01M	80	6.9	5.3	4.2	3.3	2.7	2.2	1.8	
24	24 feet/7.32M	83	6.3	4.9	3.8	3.0	2.4	2.0	1.6	
25	25 feet/7.62M	85	5.8	4.4	3.4	2.7	2.1	1.7	1.3	
26	26 feet/7.92M	88	5.3	4.0	3.1	2.4	1.9	1.5	1.1	
27	27 feet/8.32M	91	4.9	3.6	2.8	2.1	1.7	1.3	0.9	
28	28 feet/8.53M	93	4.4	3.3	2.5	1.9	1.4	1.1	0.7	
29	29 feet/8.84M	96	3.9	2.9	2.1	1.6	1.2	0.9	0.5	
30	30 feet/9.14M	99	3.5	2.5	1.8	1.3	1.0	0.7	0.3	

Wind speed values are for a 3-second gust per ASCE. Calculated per ANSI C136.20-2012. Assumes load 12 inches above the pole top. Safety factor = 1.5:1. Maximum weight for tenon mount is 100 lbs; for side mounting, total loading cannot exceed 50 lbs (max loading includes all attachments, arms, fixtures & accessories).

Contact factory for AASHTO or specific local codes.

Civil Consulting Engineers, Inc.

March 3, 2021

Mr. Bret Schroeder
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Shake Shack Restaurant
11780 Haynes Bridge Rd
Alpharetta, GA 30009

Dear Mr. Bret Schroeder,

On behalf of Verdad Real Estate please find attached a resubmittal:

1. DRB Application previously issued
2. Application fee previously issued
3. One (1) original plus five (5) collated sets of the following sheets in 11x17 format. *"Plans will need to be folded to 8.5 x 11"*.
4. Hearing application form - (noted above)
5. Site Plan - Site and Grading Plan. 5 sets.
6. Site Lighting Plan - 5 ea
7. Landscape Plan - 5 sets
8. Colored Exterior Elevations/Perspective renderings – 5 sets
9. Signage – 5 sets
10. Flashdrive of the above

Should you have additional needs please do not hesitate to ask.

Very truly yours,



Civil Consulting Engineers, Inc.

LDP # : _____



VICINITY MAP

N.T.S.

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13121C0058F DATED SEPTEMBER 18, 2013.

CONTRACTOR PLEASE NOTE THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN CROSSINGS. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS

UTILITY CONTACTS:

FULTON COUNTY
WATER & SEWER: 404.612.2903
GEORGIA POWER: 888.655.5888
ATLANTA NATURAL GAS: 877.427.4321
AT&T BUSINESS: 855.453.0431

CITY OF ALPHARETTA NOTES

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT
- INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND
- APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- 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.

LEGEND - PROPOSED

	SETBACK LINE		WATER METER		SIDEWALKS AND ARCHITECTURAL CONCRETE
	PROPERTY LINE		ADA RAMP		HEAVY DUTY ASPHALT
	PROPOSED TYPE F CURB		CONCRETE WHEEL STOP		HEAVY DUTY CONCRETE
	PARKING SPACE NUMBER		TRANSFORMER PAD		STANDARD DUTY ASPHALT
	DIRECTIONAL ARROWS				
	STOP BAR				
	ACCESSIBLE SPACES				
	ID SIGN				
	PROPOSED LIGHT POLES				

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



Know what's below.
Call before you dig.

N/F
DALTEX ALPHARETTA LLC
PID:12 258406951052
ZONED: C-2
DB: 54807 PG: 0008
11770 HAYNES BRIDGE RD

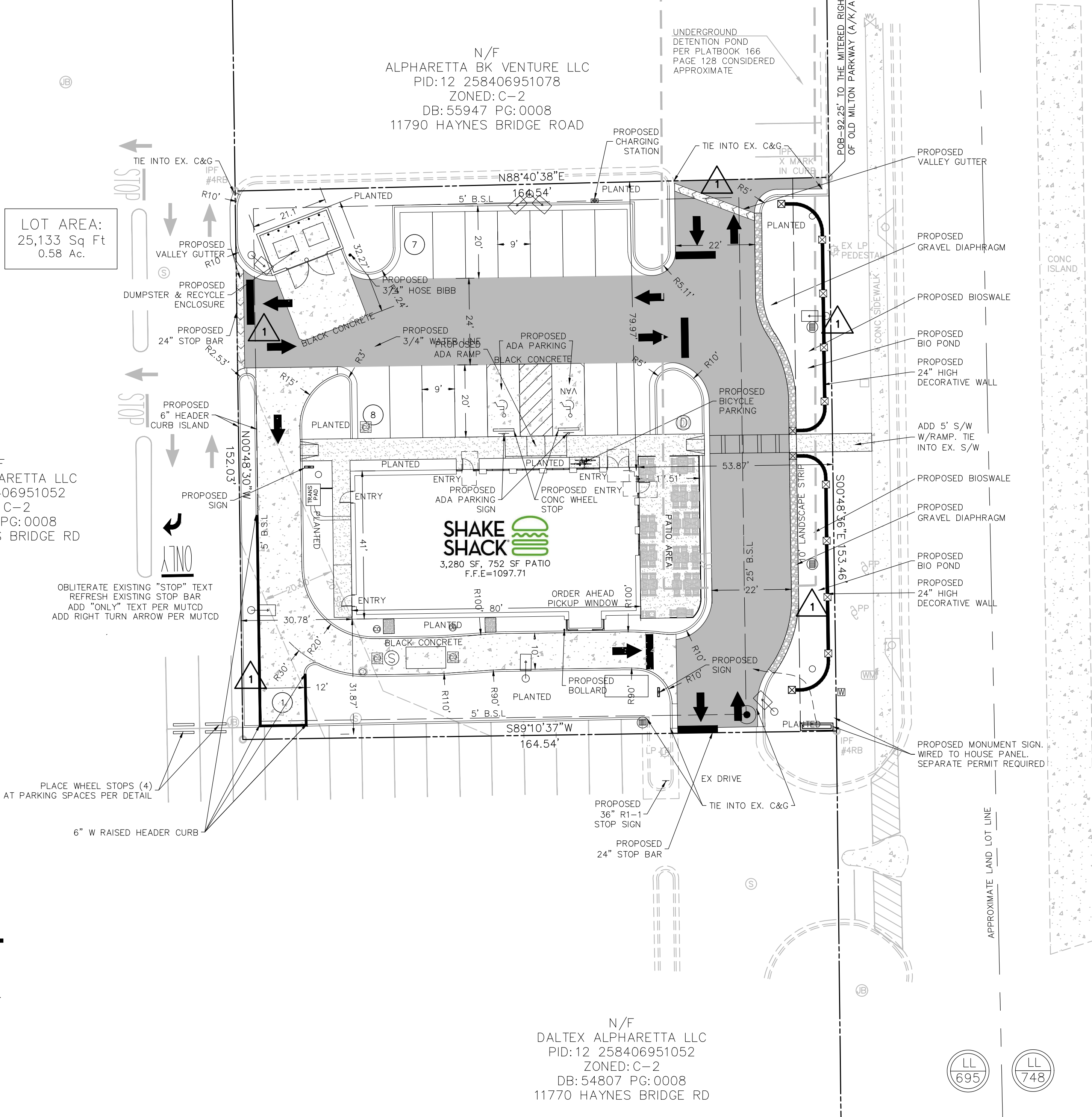
LOT AREA:
25,133 Sq Ft
0.58 Ac.

OBLITERATE EXISTING "STOP" TEXT
REFRESH EXISTING STOP BAR
ADD "ONLY" TEXT PER MUTCD
ADD RIGHT TURN ARROW PER MUTCD

PLACE WHEEL STOPS (4)
AT PARKING SPACES PER DETAIL

6" W RAISED HEADER CURB

N/F
ALPHARETTA BK VENTURE LLC
PID:12 258406951078
ZONED: C-2
DB: 55947 PG: 0008
11790 HAYNES BRIDGE ROAD



N/F
DALTEX ALPHARETTA LLC
PID:12 258406951052
ZONED: C-2
DB: 54807 PG: 0008
11770 HAYNES BRIDGE RD

SITE AREA CALCULATIONS

TOTAL SITE AREA	25,133 SF	0.58 AC.	100%
EXISTING IMPERVIOUS AREA	24,234 SF	0.56 AC.	96%
EXISTING PERVIOUS AREA	900 SF	0.02 AC.	4%
PROPOSED IMPERVIOUS AREA	17,994 SF	0.41 AC.	72%
BUILDING	3,280 SF	0.08 AC.	13%
PATIO AREA	752 SF	0.02 AC.	3%
SIDEWALK/PAVEMENT/DRIVEWAYS	13,962 SF	0.31 AC.	56%
PROPOSED PERVIOUS AREA	7,139 SF	0.17 AC.	28%

PROPOSED PARKING DATA

RESTAURANT MIN. 1 PER 500 SF	7
3280/500 = 7	
TOTAL MINIMUM SPACES REQUIRED	7 SPACES
STANDARD SPACES 9'x20'	14 SPACES
ACCESSIBLE SPACES 9'x20' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	16 SPACES

SITE DATA

PARCEL ID: (REFERENCE):	12258406951086
FUTURE LAND USE:	CORPORATE OFFICE
EXISTING LAND USE:	COMMERCIAL
CURRENT ZONING CLASSIFICATION:	C-2
OVERLAY DISTRICT:	DOWNTOWN OVERLAY
CURRENT LOCAL JURISDICTION:	CITY OF ALPHARETTA, GA
FLOOD ZONE CLASSIFICATION:	'ZONE X'

DIRECTION	PROPERTY USE	ZONING
NORTH	BANK	C-2
EAST	OFFICE	0-1
SOUTH	COMMERCIAL	C-2
WEST	COMMERCIAL	C-2

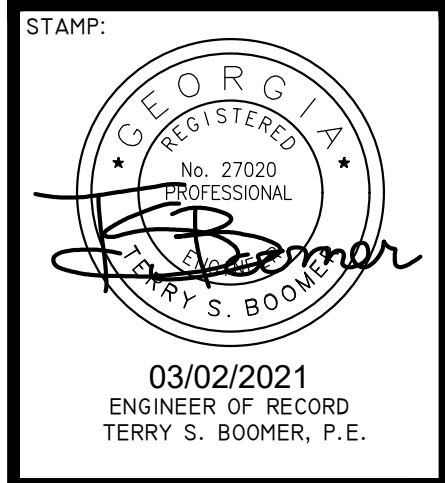
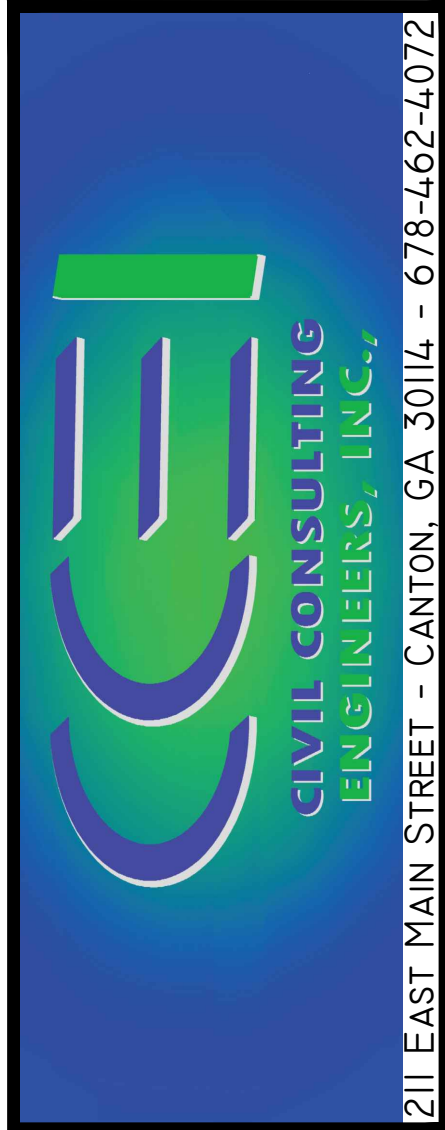
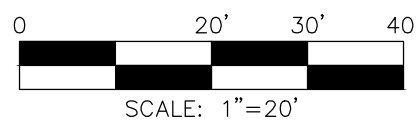
BUILDING DATA

C-STORE BUILDING FLOOR AREA:	±3,280 SQ. FT.
BUILDING COVERAGE:	± 13%

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	25 FEET	SEE PLAN
REAR	5 FEET	SEE PLAN
SIDE	5 FEET	SEE PLAN
SIDE	5 FEET	SEE PLAN

NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- LIGHT POLE BASES SHALL BE PAINTED PER SITE WORK SPECIFICATIONS.
- ALL STOP BARS, DIRECTIONAL ARROWS AND DOUBLE YELLOW STRIPING ARE TO BE THERMOPLASTIC, BOTH ON SITE AND WITHIN THE DOT RIGHT OF WAY. PARKING STALL STRIPING IS TO BE 6" WIDE WHITE PAINT.
- LOADING AND UNLOADING OF ANY TRUCKS MUST TAKE PLACE ONSITE. NO LOADING OR UNLOADING WILL BE ALLOWED IN THE CITY, COUNTY AND/OR STATE RIGHT OF WAY.



PROJECT NAME:	PROPOSED SHAKE SHACK
PROJECT ADDRESS:	11780 HAYNES BRIDGE ROAD
CITY:	ALPHARETTA, GA 30009
CLIENT NAME:	VERDAD REAL ESTATE & CONSTRUCTION SERVICES
CLIENT ADDRESS:	1211 SOUTH WHITE CHAPEL BLVD
CITY:	SOUTH LAKE, TX 76092

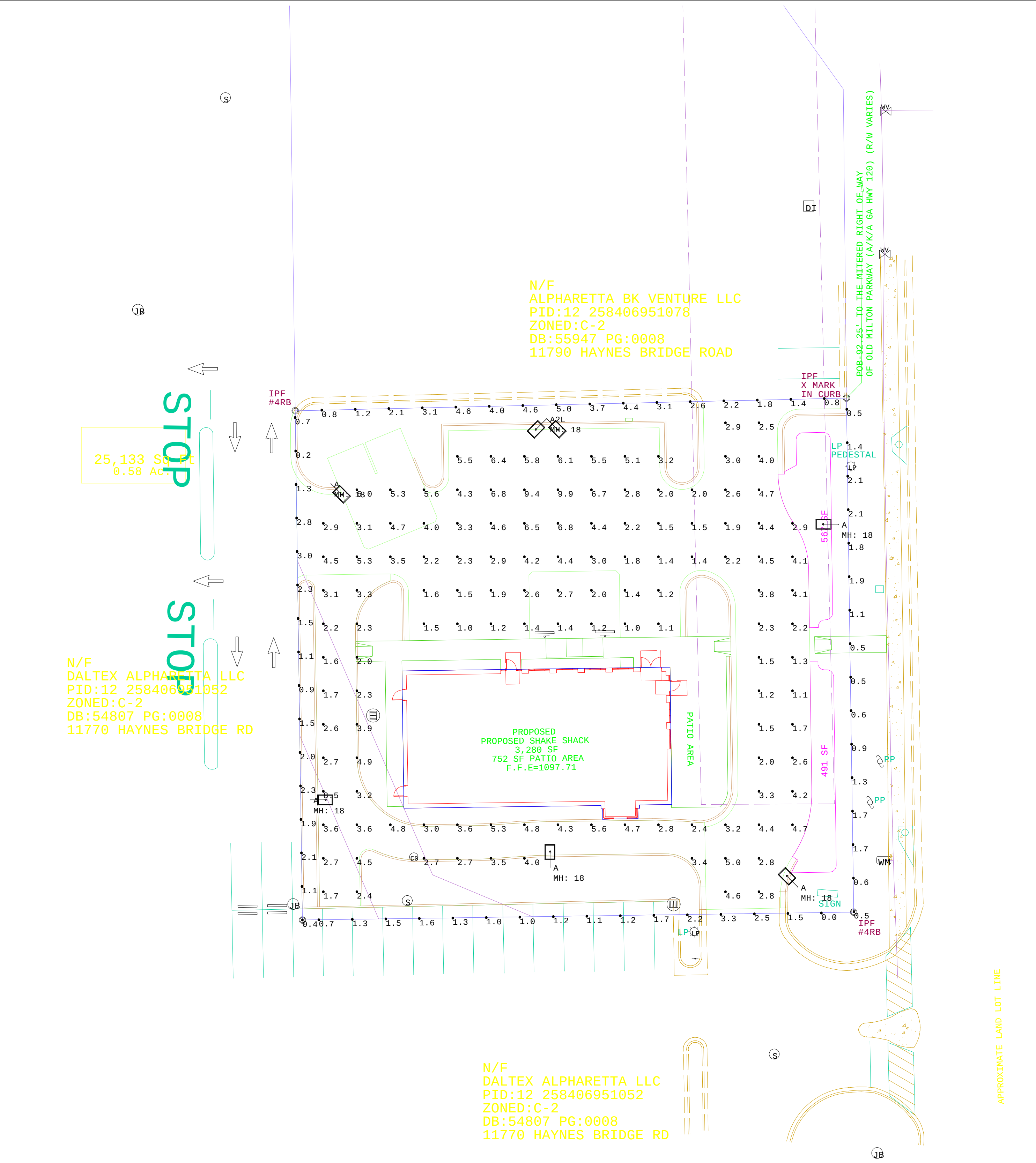
REV	DATE	DESCRIPTION
1	2/20/21	ADDED WALL AT BIO POND
1	2/20/21	ADDED VALLEY GUTTER AT DRIVES

OTHER PROJ. #:	
CLIENT PROJ. #:	
CCE PROJ. #:	2020-051
ISSUE DATE:	1/4/20
SHEET NAME:	

SITE PLAN

SHEET NO:

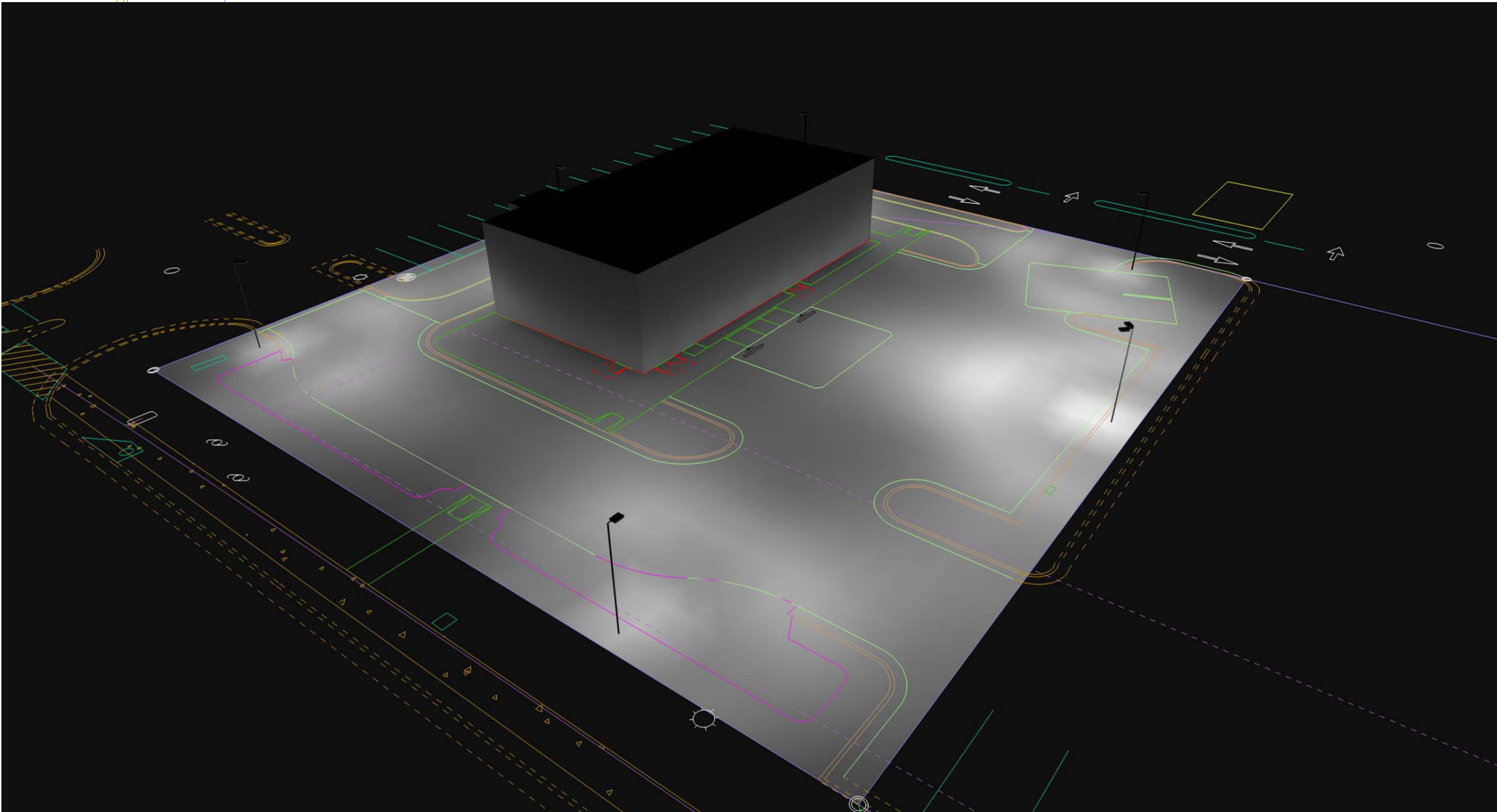
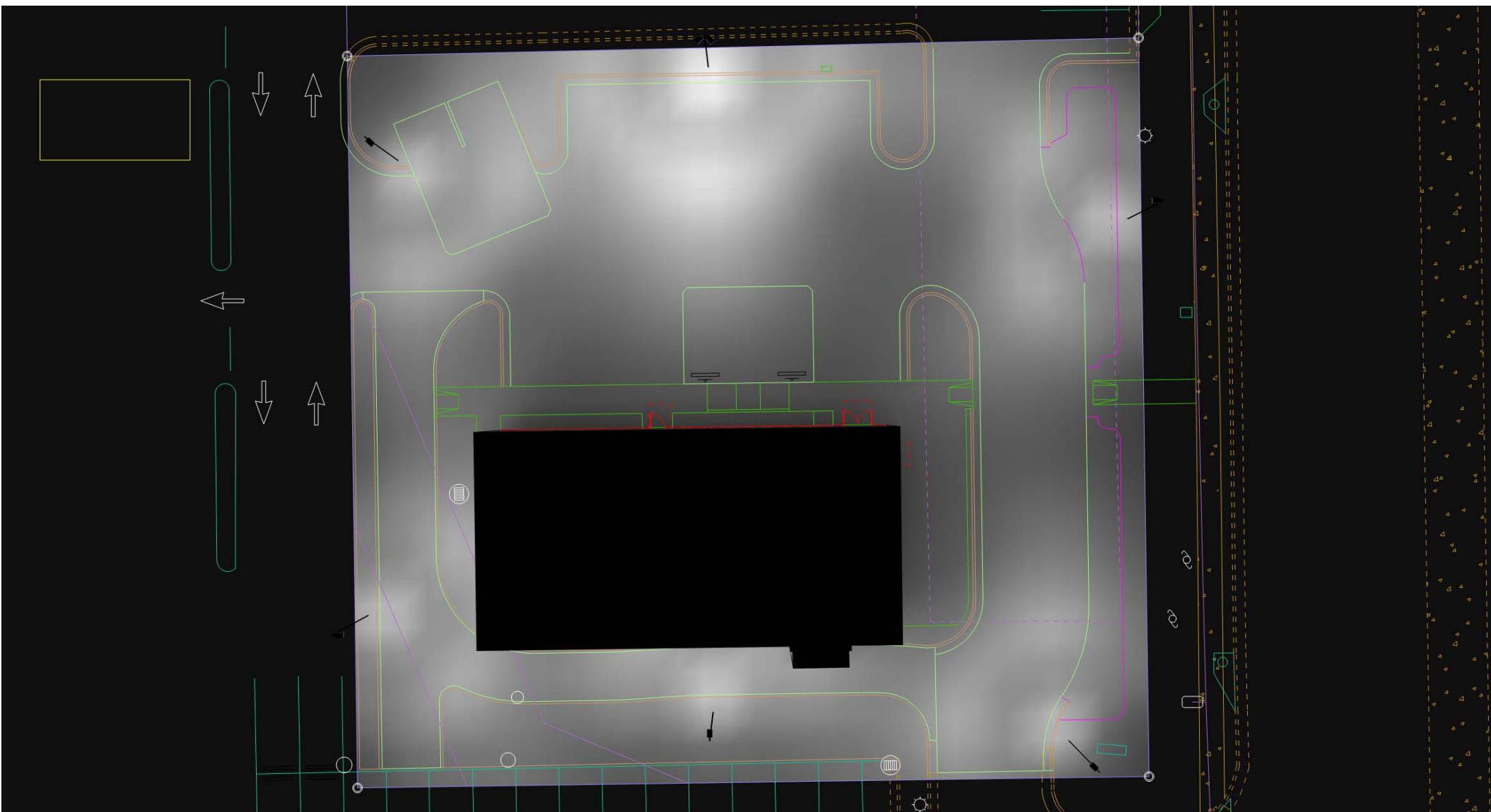
C1



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	5	A	SINGLE	0.900	VPS-60L-136-5K7-4W / Mounted @ 18'
	1	A2L	2 @ 90 DEGREES	0.900	VPS-60L-136-5K7-4W-TWIN90 / Mounted @ 18'

FIXTURE MANUFACTURER: WHITEWAY LIGHTING/SECURITY LIGHTING

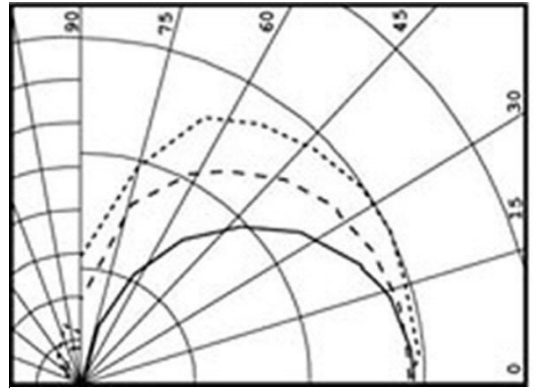
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE READINGS	Illuminance	Fc	1.76	5.0	0.0	N.A.	N.A.
DUMPSTER AREA	Illuminance	Fc	4.78	6.00	3.10	1.54	1.94
ENTRANCES	Illuminance	Fc	3.42	5.30	1.70	2.01	3.12
PARKING & DRIVES	Illuminance	Fc	3.29	9.90	1.00	3.29	9.90



3D RENDERINGS

Mounting Height=18ft (Pole)
Fixture Tilt=0
Light Loss Factor=.9 (Maintained Fc)
Calculation Grids Are At Grade (Z=0)

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	117.5	-23.5	18	135	0
2	A	129.7	84.8	18	180	0
3	A2L	42.6	116.3	18	270	0
4	A	-28	2.5	18	0	0
5	A	43.6	-17.6	18	90	0
7	A	-21.8	96.9	18	315	0



#	Date	Comments
Revisions		

Draen By: Bob Veazey	Checked By:	Date: 3/1/2021
Scale: 1"=20' (at 24"x36" Print Size)		

SHAKE SHACK

11780 HAYNES BRIDGE RD

ALPHARETTA, GA

Photometric Plan

Photometrics LLC
2129 Chinook Tr
Maitland, FL 32751
(407) 330-8220

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: Julio Jones Kia

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@problgdg.com

Contact's Relation To Business: Agent / Representative

This Application For (Check all that apply):

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

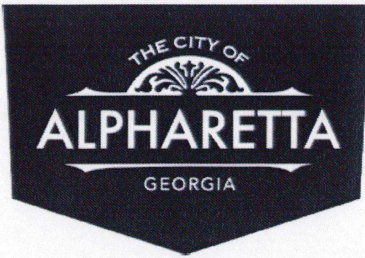
Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 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:

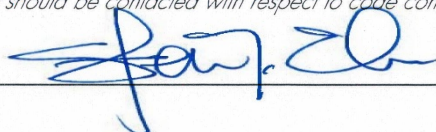
Address (If Assigned) : 10945 Westside Parkway

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

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	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 SURVEY 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
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.

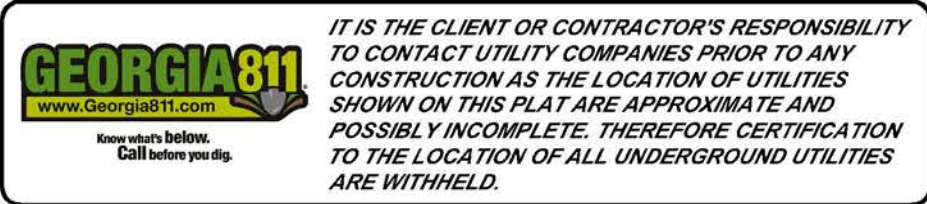
ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE
FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE
INSPECTOR PRIOR TO RELOCATION.

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

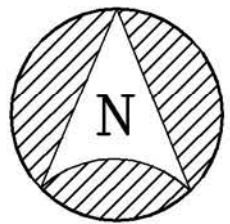
N/F
BELL SOUTH MOBILITY
ZONED: L-I
DB 12032 Pg 9

N/F
ATLANTA REAL ESTATE HOLDIGS, LLC
ZONED: L-I
DB 51979 Pg 302

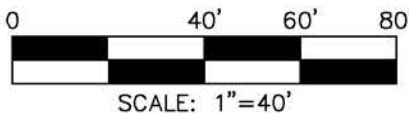
N/F
GASCO REAL ESTATE
HOLDINGS LLC
ZONED: L-I
DB54288 Pg 7



NORTH:

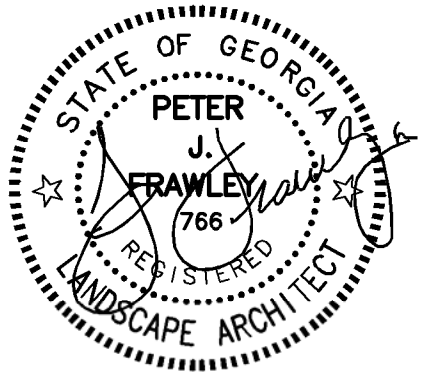


SCALE:



REVISIONS:

DATE	#
12-10-2020	
02-01-2021	
03-01-2021	



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

JULIO JONES KIA-ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

TREE PROTECTION &
EXISTING CONDITIONS

SCALE: AS SHOWN

DATE: 11/13/2020

PROJECT: FA-20061

SHEET

L1.0

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= 269,252 SF or **6.181**ac
LESS 2.06ac (100' UNDISTURBED BUFFER, GA POWER AND DRAINAGE ESMTS.) = 4.121
SDF = **4.121**ac X 130 CALIPER INCHES = **535.73"**
EDF = **97"** (SEE BELOW)
535.73 - 94 = 441.73 INCHES REQUIRED
136 INCHES PROVIDED (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 2 = 06"
EDF = 94"

PARKING
PARKING REQUIRED: 1 SP/100 SF x 23,360 SF = 234 SP REQUIRED
PARKING PROVIDED: 148 SURFACE
38 SURFACE COMPACT
126 SUBSURFACE
312 TOTAL INCLUDING 2 HC

OVERALL TREE CALCULATIONS
TOTAL TREES TO BE PLANTED ON SITE: **141**

OVERSTORY TREES: 97
UNDERSTORY TREES: 44
% OVERSTORY: 68.8%

NATIVE TREES:
% NATIVE: 68% (SEE TREE TABLE)

RECOMPENSE INCHES:
399 INCHES REQUIRED (SEE CALCS, SHEET L-1)
408 INCHES PROPOSED (102, 4" CAL./EQ. TREES)

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.

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#/1,000 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.

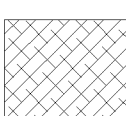
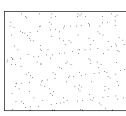
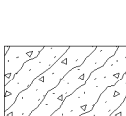
WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia	2' Ht.	203
	CAR	Ilex cornuta 'Carissa' Carissa Holly	2' Ht.	147
	BUR	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly	2' Ht.	148
	LOR	Loropetalum chinense 'Daruma' Daruma Dwarf Loropetalum	3 gal.	32
	MUH	Muhlenbergia capillaris Pink Muhly Grass	2' Ht.	226
	PRU	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	2' Ht.	50
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	2' Ht.	8

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	SGN	Juniperus chinensis 'Sargentii' Sargent Juniper	3 gal.	48" o.c.	141
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CYN	Cynodon dactylon Bermuda Grass	sod		14,021 sf
	EUO	Euonymus fortunei 'Coloratus' Coloratus Purple Wintercreeper	4"	12" o.c.	351
	LIR	Liriodendron muscari 'Big Blue' Big Blue Lilyturf	4"	15" o.c.	483
	SEA	Seasonal Color	4"	12" o.c.	31

TREE SCHEDULE							
CODE	QTY	BOTANICAL NAME COMMON NAME	CALIPER MIN. SIZE	MIN. HEIGHT (At planting)	FORM	% GENUS	TOTAL INCHES
AME	19	CARPINUS caroliniana AMERICAN HORNBEAM	4"	11'-12'	OVER-STORY	13.5%	76.0
COR	12	CORUNUS florida 'Cherokee Brave' CHEROKEE BRAVE DOGWOOD	3"	8'-10'	UNDER-STORY	8.5%	36.0
ILE	24	ILEX x 'Emily Bruner' EMILY BRUNER HOLLY	4"	13'-14'	OVER-STORY	17.1%	96.0
JUN	32	JUNIPERUS virginiana EASTERN RED CEDAR	4"	13'-14'	OVER-STORY	22.7%	128.0
NYS	12	NYSSA sylvatica 'Widfire' BLACK GUM	4"	8'-10'	OVER-STORY	8.5%	48.0
QUE	6	QUERCUS nuttallii NUTTALL OAK	4"	11'-12'	OVER-STORY	4.2%	24.0
QUE	15	QUERCUS shumardii SHUMARD OAK	4"	11'-12'	OVER-STORY	10.6%	60.0
TAX	13	TAXODIUM distichum 'Nickelson' SHAWNEE BRAVE BALD CYPRESS	4"	11'-12'	OVER-STORY	9.2%	52.0
VIT	8	VITEK agnus-costatus CHASTE TREE (MULTI-STEM)	2"	9'-10'	UNDER-STORY	5.7%	16.0
141	TOTAL REPLACEMENT TREES					68.8%	100% 536.0

*GRAY HATCH DENOTES RECOMPENSE TREE



GEORGIA811
www.Georgia811.com
Have your bill before you dig

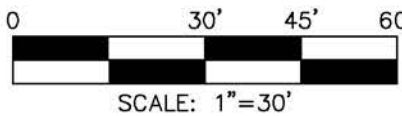
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

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

NORTH:

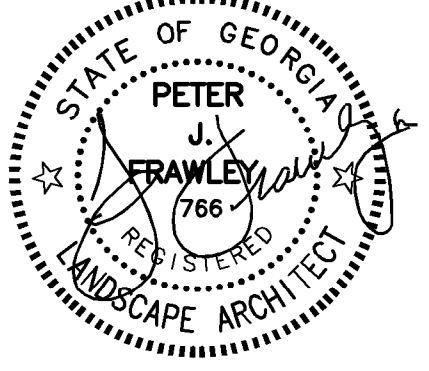


SCALE:



REVISIONS:

DATE	#
12-10-2020	
02-01-2021	
03-01-2021	



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

JULIO JONES KIA-ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

LANDSCAPE PLAN
DESIGN REVIEW BOARD

SCALE: AS SHOWN

DATE: 11/13/2020

PROJECT: FA-20061

SHEET
L1.1

GENERAL CONTRACT NOTES

ALL REQUIRED CITY OF ALPHARETTA NOTES AND DETAILS TAKE PRECEDENCE OVER THE FOLLOWING NOTES.

SURVEY/BASE/TREE SURVEY: INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE THE PERMIT STAMP BY THE MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-WORK ASSOCIATED WITH WORKING ON NON-STAMPED/ APPROVED PLANS. VERIFY WITH THE REVIEWING MUNICIPALITY WHETHER AN ADDITIONAL PERMIT IS REQUIRED FOR ANY IRRIGATION WORK WHICH IS NOT INCLUDED ON THESE PLANS.

MOST CURRENT PLANS: THESE PLANS MAY NOT BE THE MOST CURRENT DRAWINGS AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GENERAL LANDSCAPE ARCHITECT TO VERIFY/INSURE THAT THESE PLANS ARE THE MOST CURRENT.

SITE CONDITIONS: ACTUAL SITE CONDITIONS MAY HAVE CHANGED SINCE SINCE THESE DRAWINGS WERE PREPARED. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES/CONFLICTS WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS. FAILURE TO NOTIFY, WILL BE CONSIDERED ACCEPTANCE OF THE CURRENT SITE CONDITIONS.

TREE PROTECTION: REFER TO ALL CITY OF ALPHARETTA NOTES AND DETAILS FOR TREE PROTECTION COMPLIANCE. FAILURE TO ADHERE TO THE REQUIREMENTS OF TREE PROTECTION MAY RESULT IN A STOP WORK.

SITE OBSERVATION/DRAWING DISCREPANCIES: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO ALL REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

SUBSTITUTIONS: NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND IN A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE LANDSCAPE ARCHITECT ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

MUNICIPAL COMPLIANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MUNICIPALITY HAVING JURISDICTION THAT THE INSTALLED LANDSCAPE IS IN COMPLIANCE WITH PERMITTED DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE CITY ARBORIST/LANDSCAPE ARCHITECT ON ALL ASPECTS OF THE INSTALLATION.

FRAWLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. (FA) SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

FA HAS ONLY BEEN CONTRACTED TO PREPARE THE TREE PROTECTION/TREE REPLACEMENT AND LANDSCAPE PLANTING PLAN FOR THIS PROPERTY. FA HAS NOT PREPARED THE FOLLOWING: IRRIGATION/WELL DESIGN, GRADING DESIGN, HYDROLOGY DESIGN, SOILS DESIGN, PLANT MAINTENANCE SCHEDULES, UTILITY DESIGN, STRUCTURAL DESIGN, ARCHITECTURAL DESIGN, ELECTRICAL DESIGN. THE CONTRACTOR SHALL CONTACT THE OWNER FOR ANY ISSUES RELATED TO WORK PREPARED BY OTHERS.

CALL BEFORE YOU DIG-811-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW. FINES AND PENALTIES THAT OCCUR AS A RESULT OF NOT LOCATING OVERHEAD OR UNDERGROUND UTILITIES, WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS, AT THE CONTRACTOR'S EXPENSE, TO OVERHEAD OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR'S ACTIONS. IF UTILITIES ARE SHOWN ON THE PLANS THE REPRESENTATION OF THE UTILITIES MAY OR MAY NOT CONSTITUTE ALL THE EXISTING OR NEWLY INSTALLED UTILITIES. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS AS UTILITY LOCATIONS MAY HAVE CHANGED. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

SIGHT DISTANCES: ALL TREES 3" CAL. OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6.5' HT. ALL SHRUBS AT ANY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

PARKING LOT ISLANDS: THE CONTRACTOR SHALL FOLLOW CITY OF ALPHARETTA DETAIL L-5 WHEN PLANTING PARKING LOT TREES IN ISLANDS.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

GRADING/DRAINAGE/HYDROLOGY: SITE GRADING/DRAINAGE DESIGN HAS BEEN PREPARED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO 'FINE GRADE' WITH POSITIVE DRAINAGE THE TOP 3" AS A PART OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCEMENT OF LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AREAS WHICH DO NOT HAVE POSITIVE DRAINAGE PRIOR TO PROCEEDING. REFER TO CIVIL ENGINEER'S DRAWING FOR ALL DRAINAGE, SPOT GRADES, DRAINAGE STRUCTURES ETC.

PLANT DETAILS: ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING.

PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL 'PRIOR TO INSTALLATION'. THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER.

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISHED GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO 'FINE GRADE' THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLAN MATERIAL.

MULCH SHALL BE PINE STRAW. ALL PLANTED AREAS SHALL BE MULCHED WITH 4" FRESH MULCH CURRENT CROP 'SETTLED', TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 4" SETTLED.

PRE-EMERGENT & WEED CONTROL FABRIC: ALL AREAS TO RECEIVE TREE, SHRUB, OR GROUND COVER TO BE PRE-TREATED WITH PRE-EMERGENT THEN A LAYER OF LANDSCAPE WEED CONTROL FABRIC AND FINALLY TOPPED WITH EITHER HARDWOOD MULCH OR EGG ROCK MULCH, (SEE PLAN AND NOTES). SEE PLANT GUARANTEE AND WARRANTY.

EGG ROCK MULCH: ALL PLANTING AREAS SURROUNDING THE BUILDING, WHERE NOTED ON PLAN (SHEET L1.1), SHALL HAVE TAN EGG ROCK MULCH. THE EGG ROCK MULCH SHALL BE 3" DIAMETER MINIMUM AND PLACED OVER A CERTIFIED WEED CONTROL FABRIC TO A DEPTH OF 3". THE WEED CONTROL FABRIC SHALL NOT BE VISIBLE THROUGH THE ROCK LAYER. IF ANY OF THE WEED CONTROL FABRIC IS VISIBLE INCREASE THE DEPTH OF THE ROCK MULCH UNTIL THE MULCH ACHIEVES FULL COVERAGE.

TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

SODDING: THE SPECIES OF SOD SHALL BE BERMUDA GRASS OR AS REQUIRED BY THE DEVELOPMENT AND AS SUITABLE FOR THE GEOGRAPHIC LOCALITY. SOD SHALL ONLY BE INSTALLED DURING THE APPROPRIATE SEASON. SOD SHALL BE STRONGLY ROOTED, WEED, DISEASE AND PEST FREE AND UNIFORM IN THICKNESS. IT SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY. IT SHALL BE INSTALLED IN AREAS FINE GRADED TO DRAIN PROPERLY. ANY SOD WHICH CREATES PONDING SHALL BE REMOVED, THE AREA RE-GRADED AND THE SOD RESET.

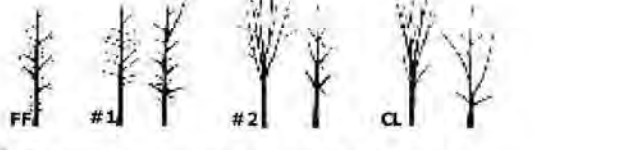
PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

Tree Grading Cue Card
provided by Roots Plus Growers™

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



2 Check branch arrangement.



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. grape-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.

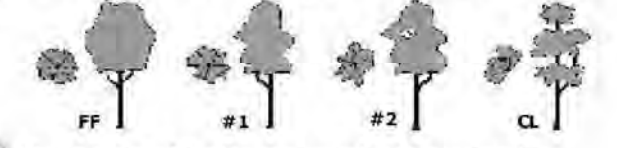
4 Measure the caliper of the trunk.

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 4 1/2 foot (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. (15 tank diam)
 - ✓ Crown is thin and sparsely foliated. (labor for transplanting 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.

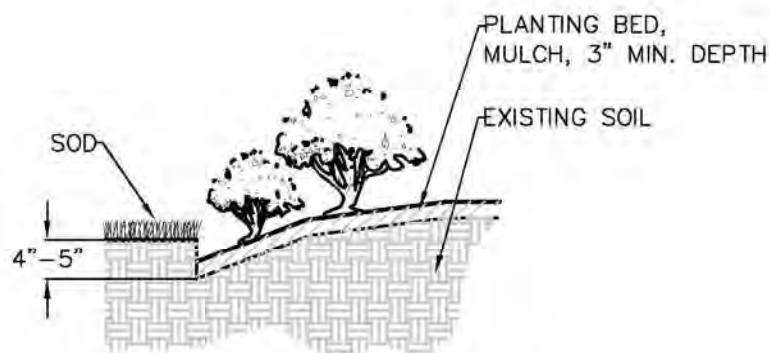
When grading small maturing trees such as crape-myrtle, catty guava, wax privet, yaupon holly, ligum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.

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.

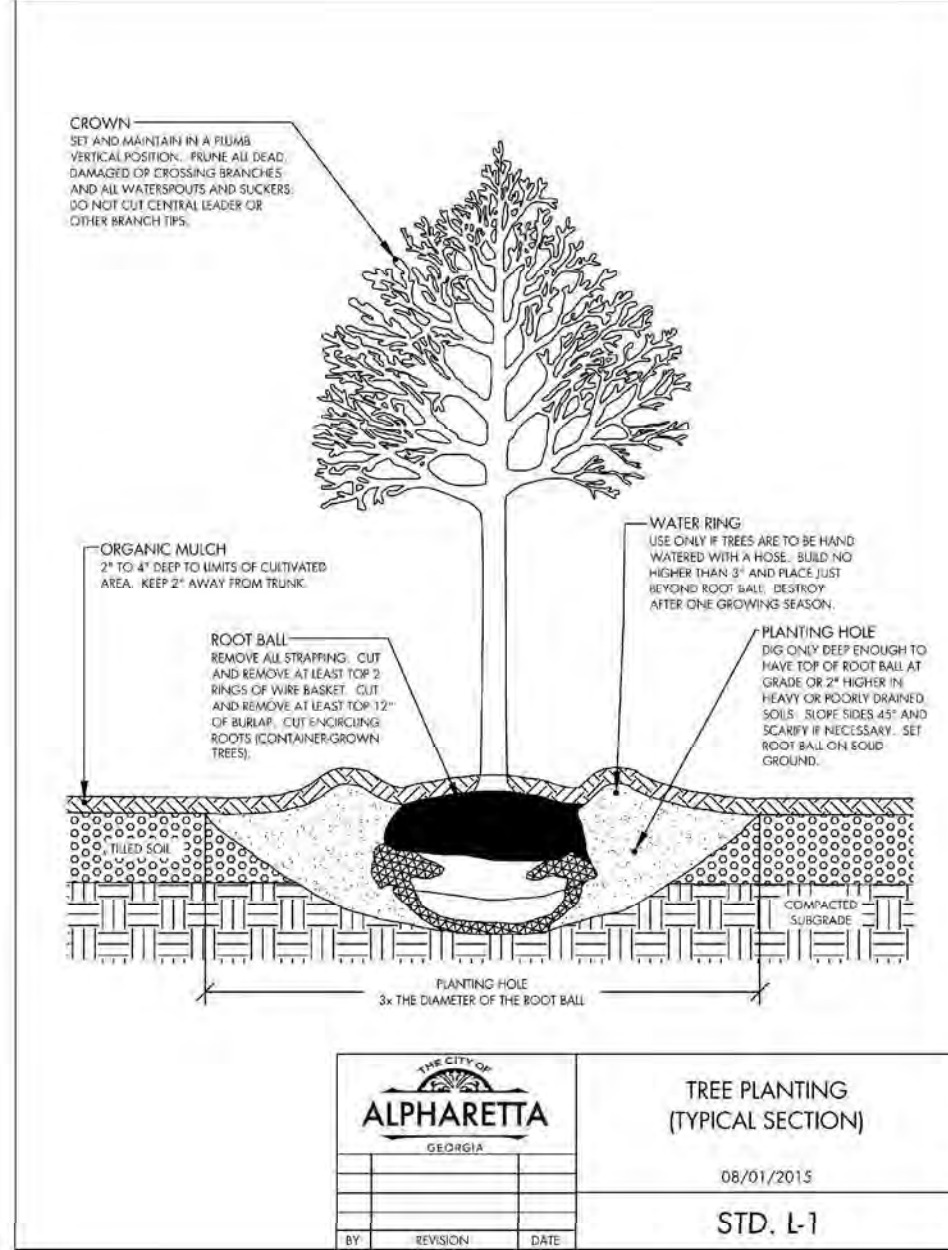
A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.

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

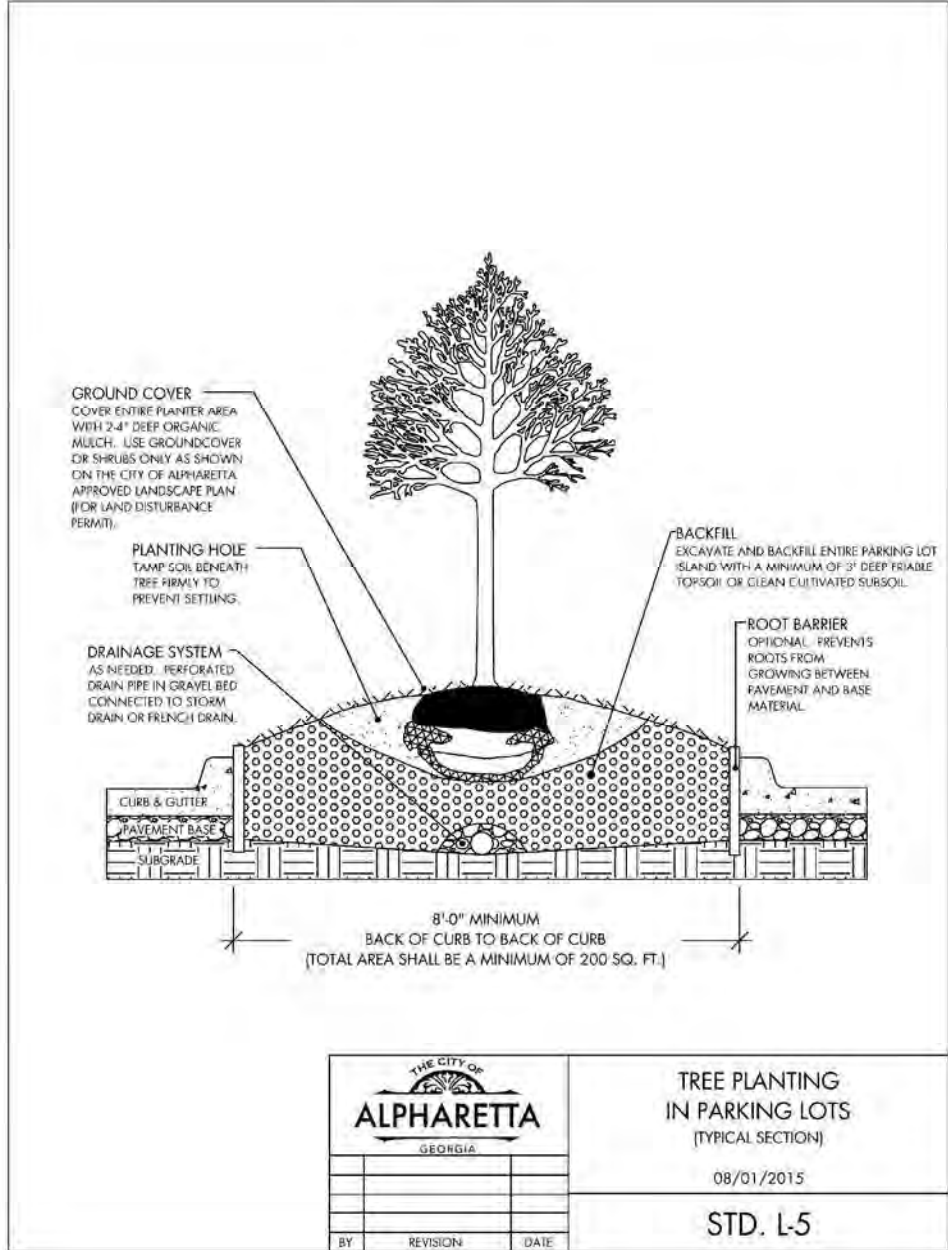
Growing Quality Field-Grown Trees



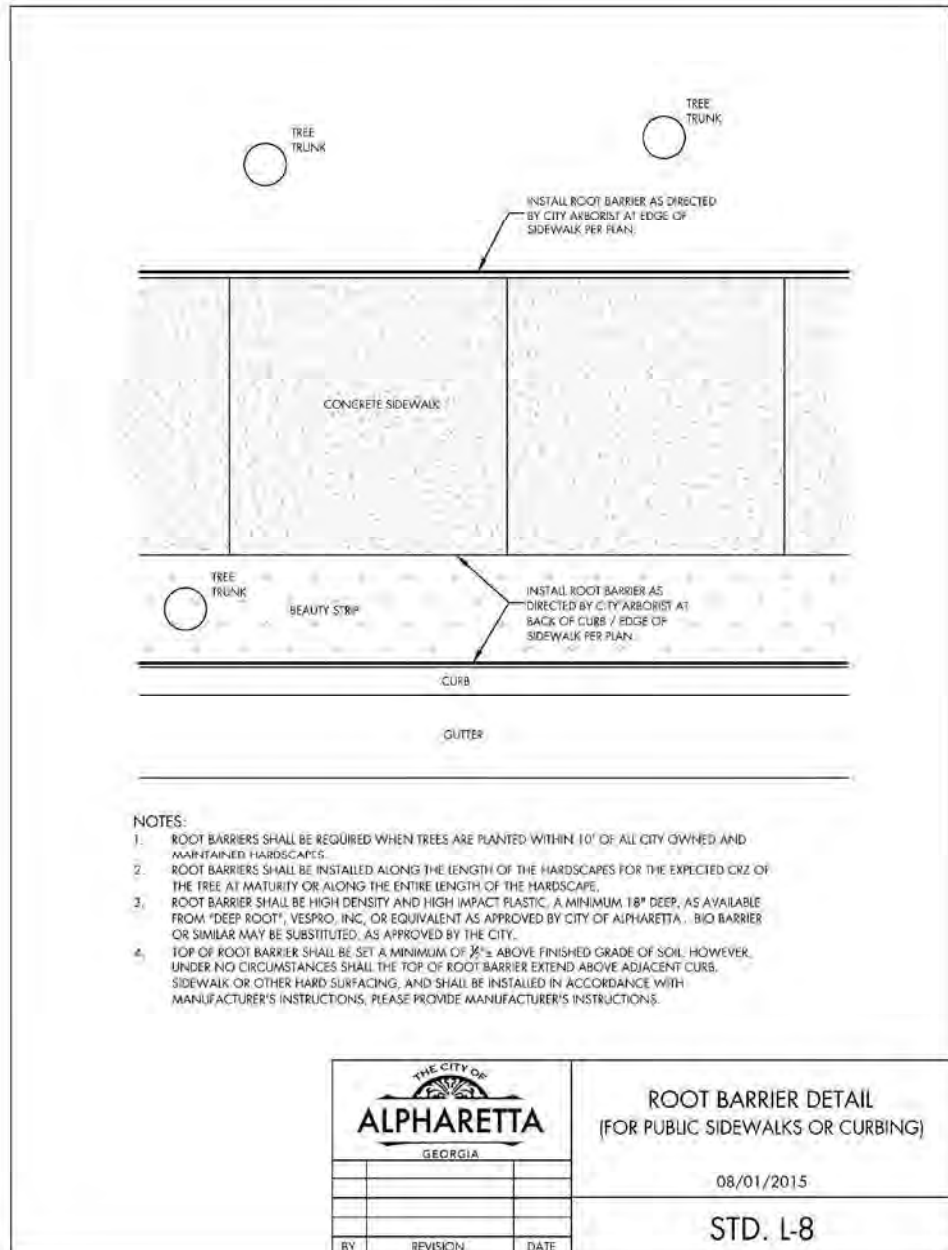
SHOVEL CUT BED EDGE
NOT TO SCALE



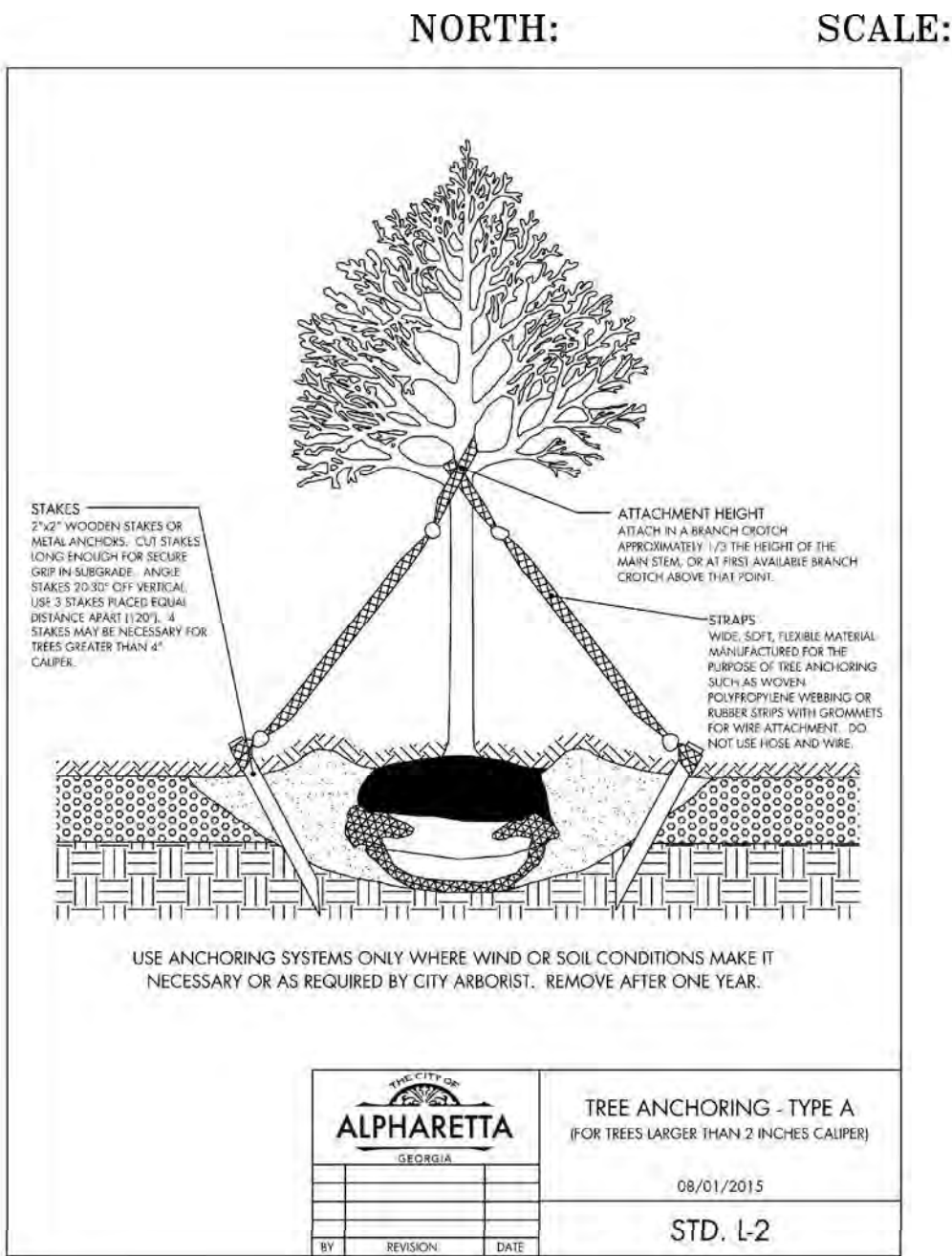
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BY	REVISION	DATE	BY	REVISION	DATE
					08/01/2015
			STD. L-1		



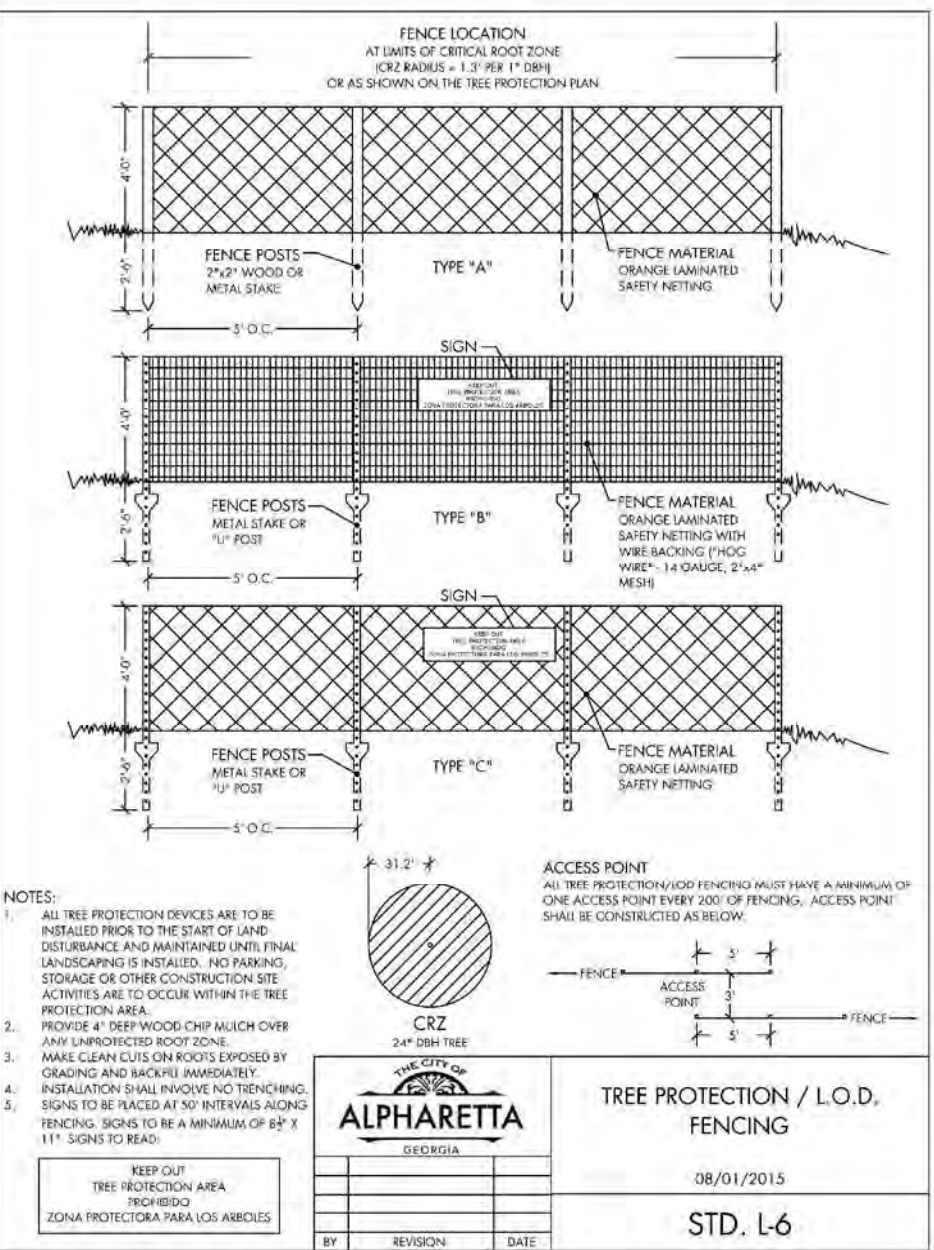
CITY OF ALPHARETTA GEORGIA			TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)		
BY	REVISION	DATE	BY	REVISION	DATE
					08/01/2015
			STD. L-5		



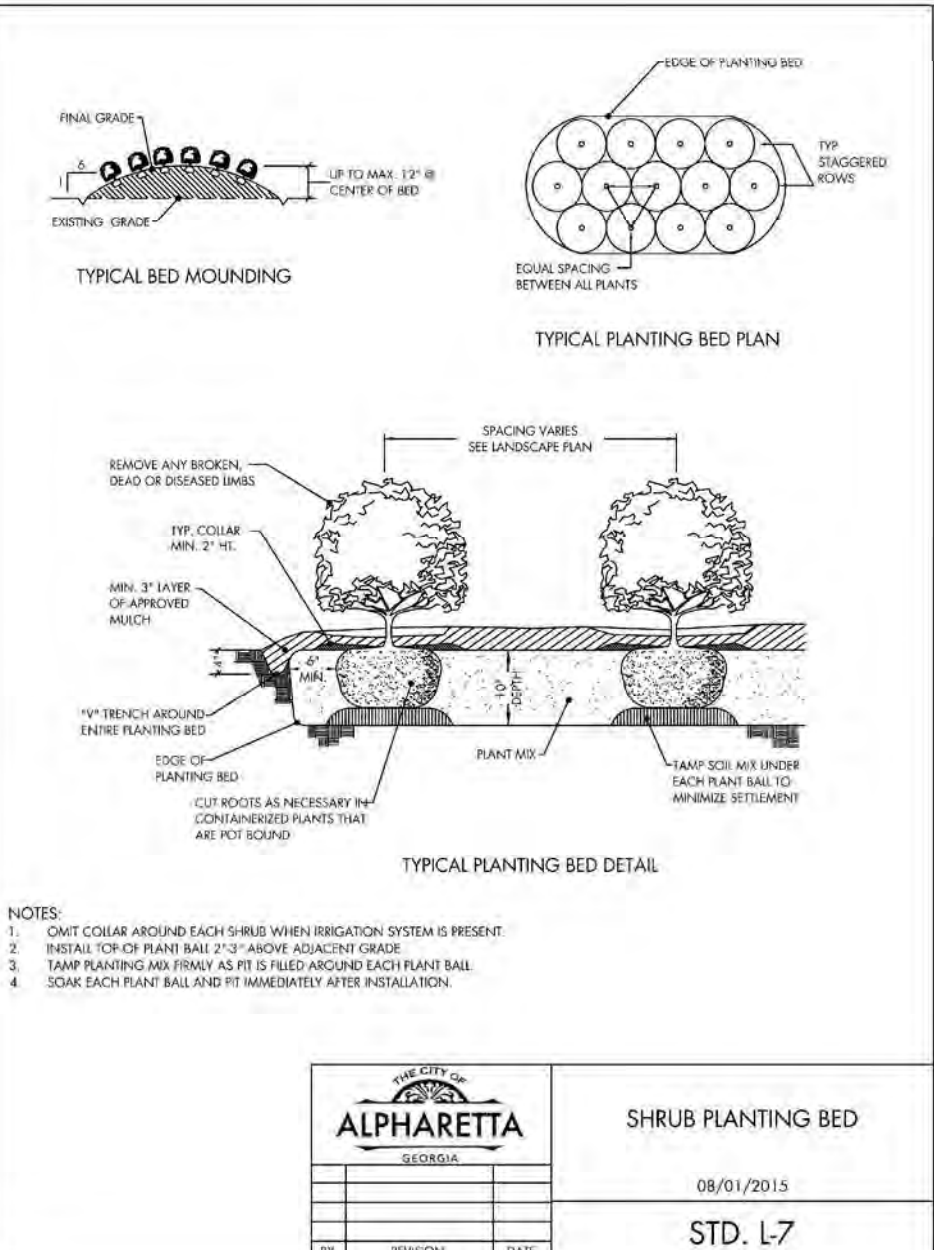
CITY OF ALPHARETTA GEORGIA			ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)		
BY	REVISION	DATE	BY	REVISION	DATE
					08/01/2015
			STD. L-8		



CITY OF ALPHARETTA GEORGIA			TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)		
BY	REVISION	DATE	BY	REVISION	DATE
					08/01/2015
			STD. L-2		



CITY OF ALPHARETTA GEORGIA			TREE PROTECTION / L.O.D. FENCING		
BY	REVISION	DATE	BY	REVISION	DATE
					08/01/2015
			STD. L-6		



CITY OF ALPHARETTA GEORGIA			SHRUB PLANTING BED		
BY	REVISION	DATE	BY	REVISION	DATE
					08/01/2015
			STD. L-7		

REVISIONS:

DATE	#
12-10-2020	
02-01-2021	
03-01-2021	



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

JULIO JONES KIA-ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

NOTES & DETAILS

SCALE: AS SHOWN

DATE: 11/13/2020

PROJECT: FA-20061

SHEET

L-1.2

SEE SHEET L1.0 FOR TREE PROTECTION & EX. CONDITIONS.

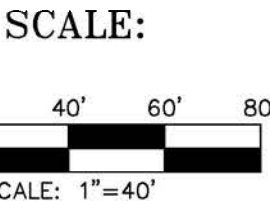
SEE SHEET L1.1 FOR LANDSCAPE PLAN.

GEORGIA811
www.georgia811.com
Have maps before.
Call before you dig.

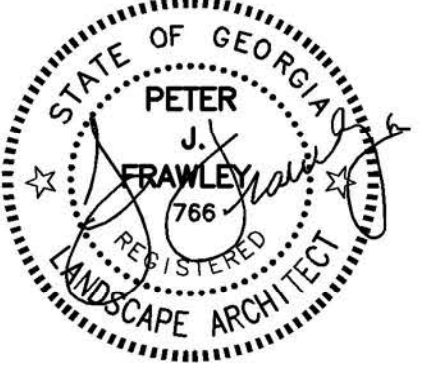
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	AME	Carpinus caroliniana Native; Overstory	American Hornbeam	4" Cal.	19	
	COR	Cornus florida Recompense; Native; Understory	Eastern Dogwood	4" Cal.	12	
	ILE	Ilex x 'Emily Bruner' Recompense; Understory	Emily Bruner Holly	13-14' Ht.	24	
	JUN	Juniperus virginiana Recompense; Native; Overstory	Eastern Red Cedar	13-14' Ht.	32	
	NYS	Nyssa sylvatica 'Wildfire' Overstory, Native	Black Gum	4" Cal.	12	
	QUE NUT	Quercus nuttallii	Nuttall Oak	3" Cal.	6	
	QUE	Quercus shumardii Recompense; Native; Overstory	Shumard Red Oak	4" Cal.	15	
	TAX	Taxodium distichum 'Mickelson' TM Overstory	Shawnee Brave Bald Cypress	4" Cal.	13	
	VIT	Vitex agnus-castus Native; Understory	Chaste Tree	8' Ht.	8	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ABE	Abelia x 'Rose Creek'	Rose Creek Abelia	2' Ht.	203	
	CAR	Ilex cornuta 'Carissa'	Carissa Holly	2' Ht.	147	
	BUR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	2' Ht.	148	
	LOR	Loropetalum chinense 'Daruma'	Daruma Dwarf Loropetalum	3 gal.	32	
	MUH	Muhlenbergia capillaris	Pink Muhly Grass	2' Ht.	226	
	PRU	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2' Ht.	50	
	VIB	Viburnum plicatum tomentosum 'Mariesii'	Double File Viburnum	2' Ht.	8	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SGN	Juniperus chinensis 'Sargentii'	Sargent Juniper	3 gal.	48" o.c.	141
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	CYN	Cynodon dactylon	Bermuda Grass	sod		14,018 sf
	EUO	Euonymus fortunei 'Coloratus'	Coloratus Purple Wintercreeper	4"	12" o.c.	351
	LIR	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4"	15" o.c.	483
	SEA	Seasonal Color		4"	12" o.c.	31



REVISIONS:	
DATE	#
02-01-2021	
03-01-2021	



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

JULIO JONES KIA-ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

LANDSCAPE PLAN
RENDERING

SCALE: AS SHOWN

DATE: 11/13/2020

PROJECT: FA-20061

SHEET
R-1

LEGAL DESCRIPTION - 10945 WESTSIDE PARKWAY, ALPHARETTA, GEORGIA

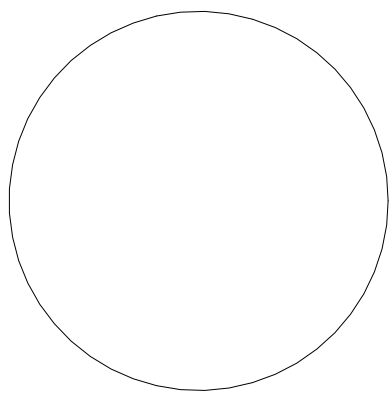
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 590 and 591, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

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 northwesterly 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 centerline 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.



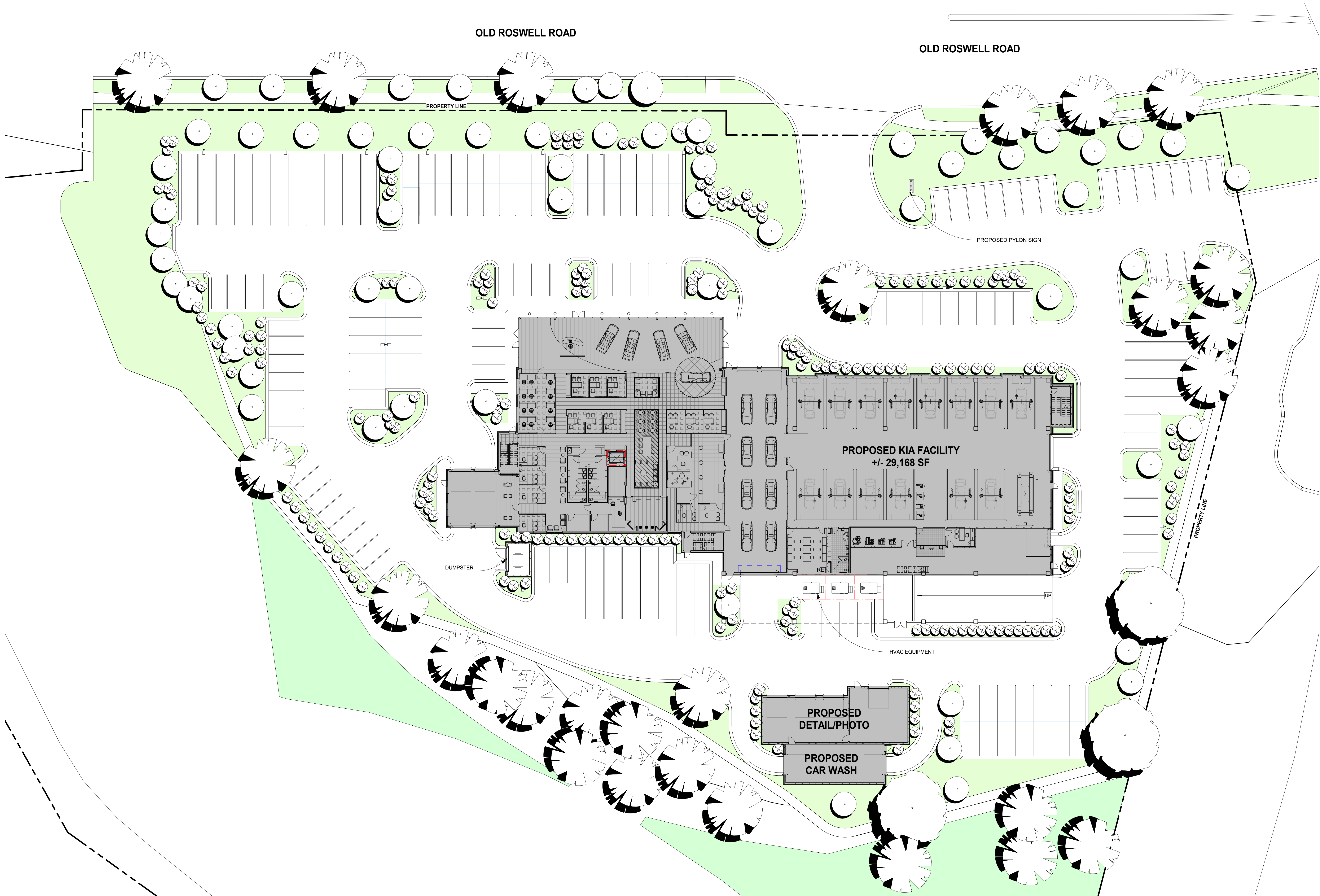
This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other factors. The lighting conditions do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes 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.



Signed & Sealed:

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Rev	Date	Comments
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Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:
JULIO JONES KIA ALPHARETTA

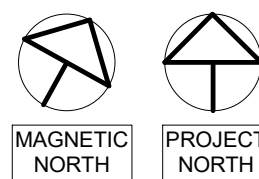
10945 Westside Parkway,
Alpharetta, GA

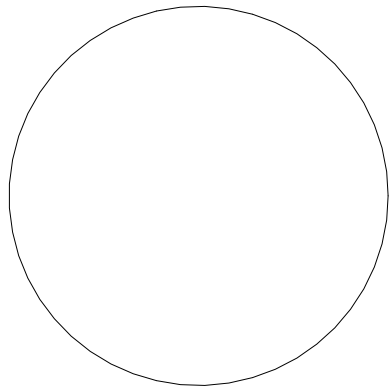
Project Number: 21004
Drawn By: FEC
Checked By: AEA
Approved By: YSM

Sheet Title:
PROPOSED SITE PLAN

Sheet Number:
101

1 ARCH SITE PLAN
101 1" = 20'-0"





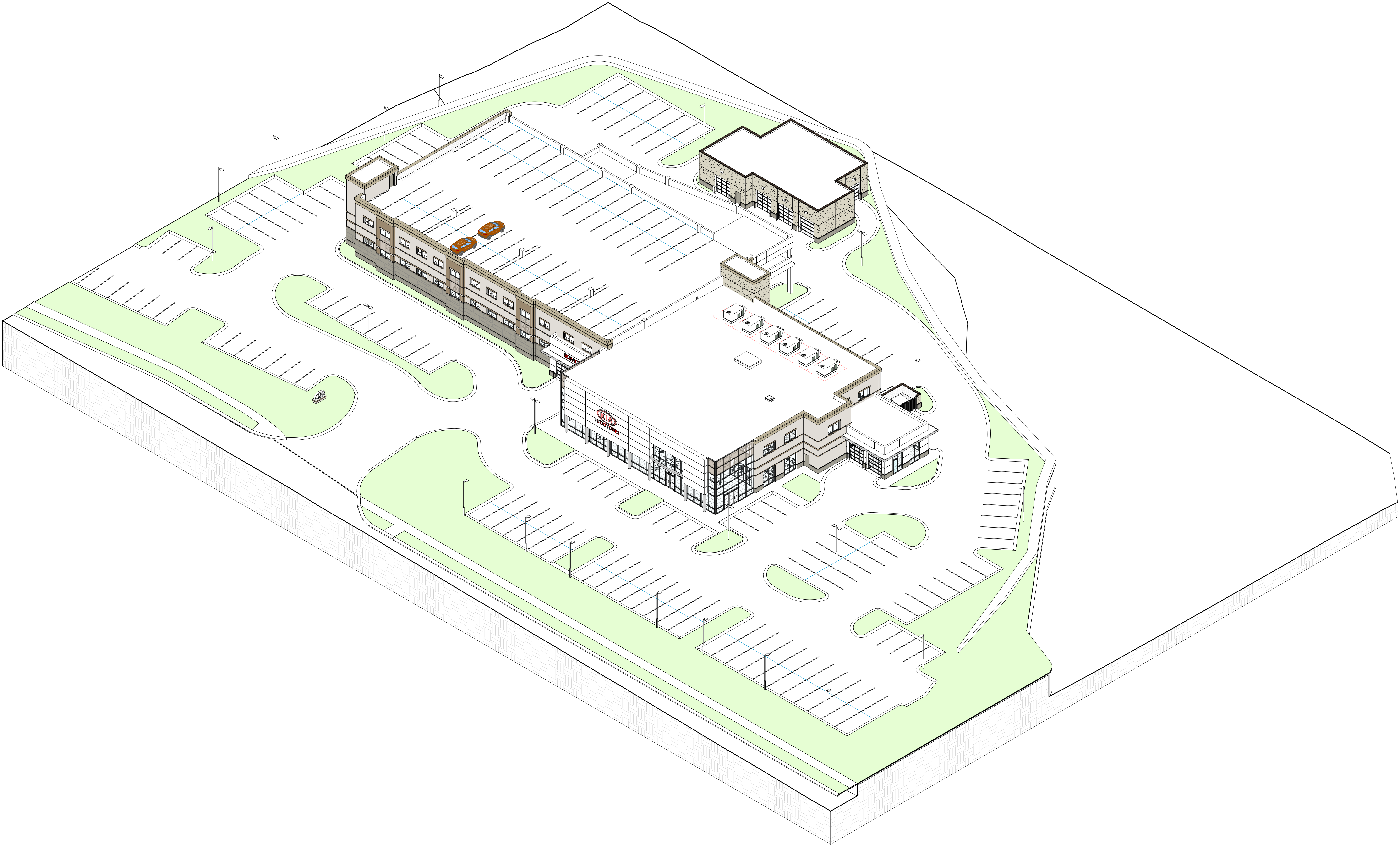
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Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004

Drawn By: FEC

Checked By: AEA

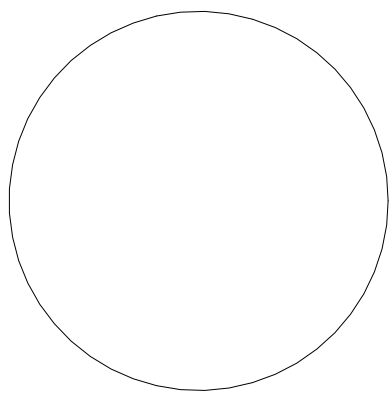
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Sheet Title:

AXONOMETRIC VIEWS

Sheet Number:

102



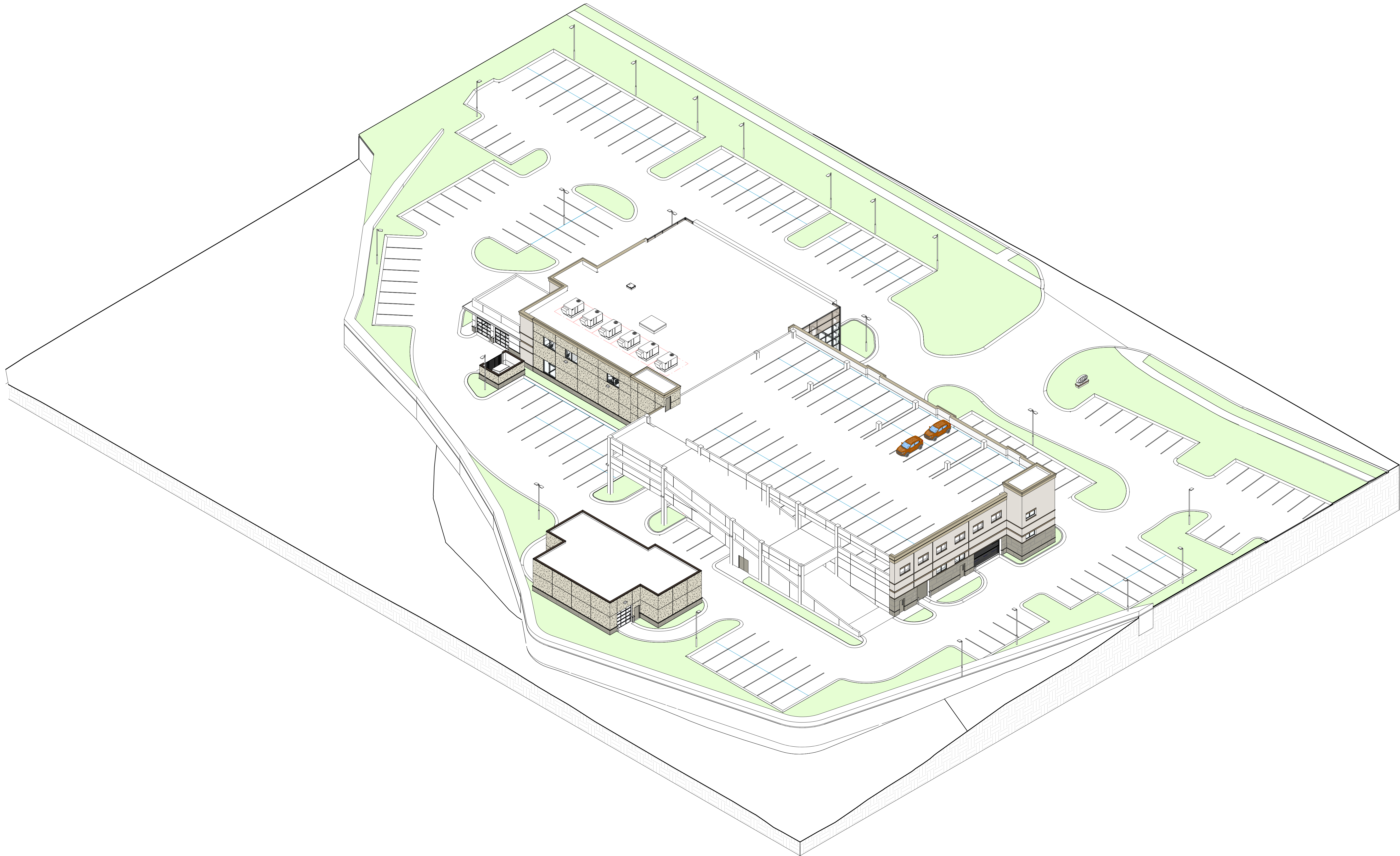
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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004

Drawn By: FEC

Checked By: AEA

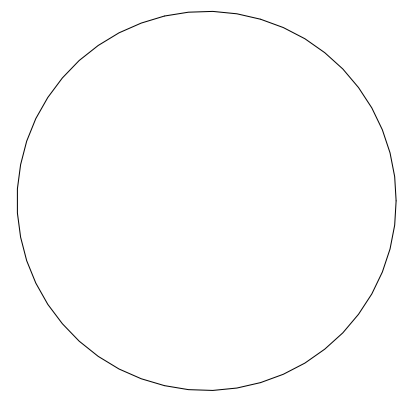
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AXONOMETRIC VIEWS

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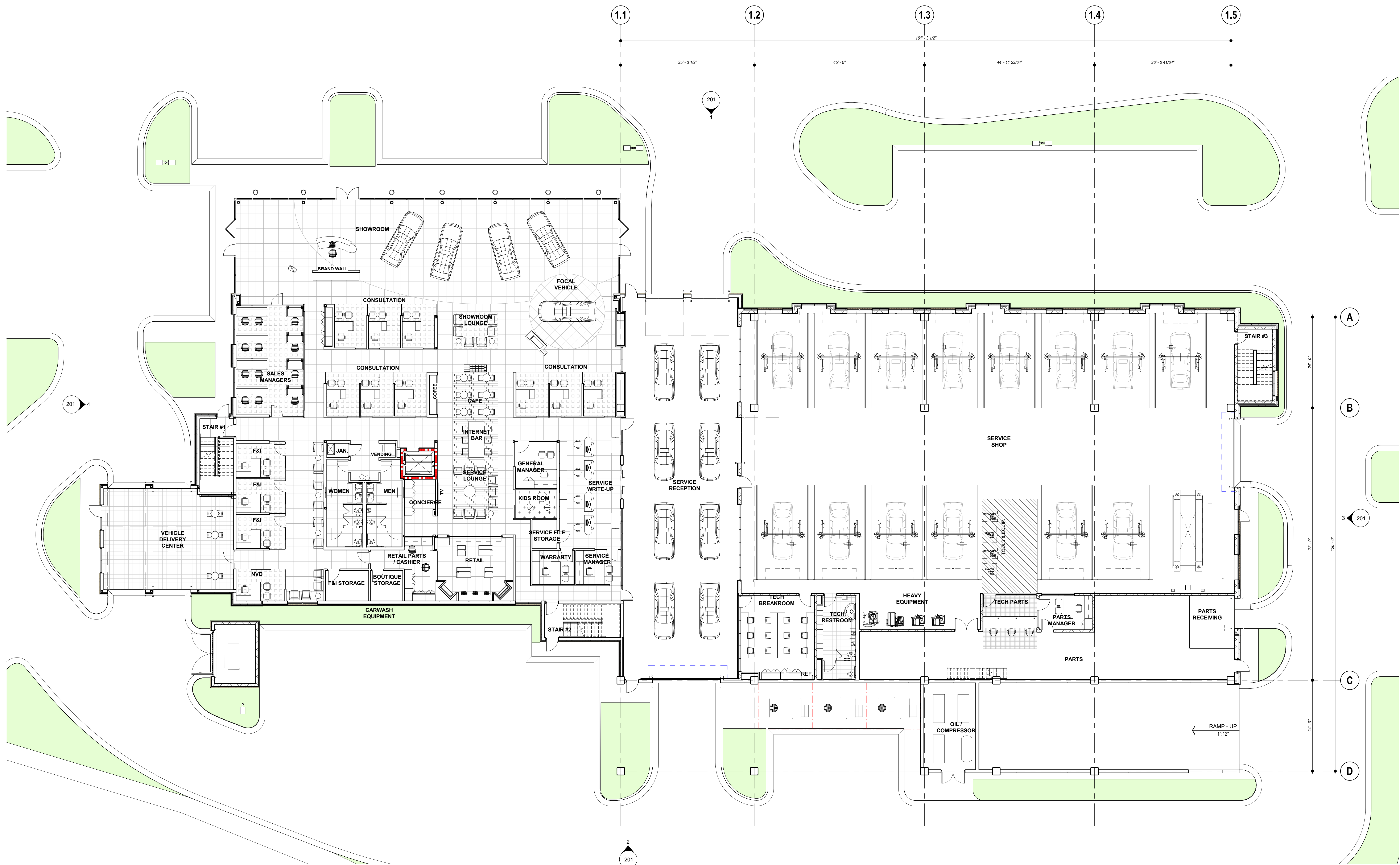
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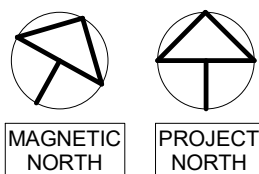
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1 131
3/32" = 1'-0"



Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

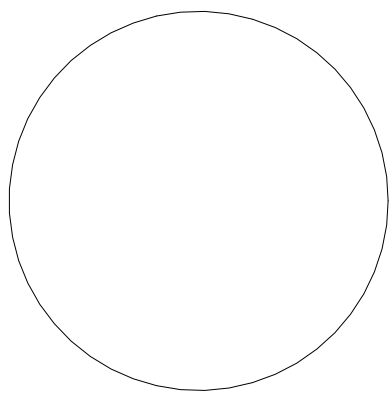
Project:
JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
131



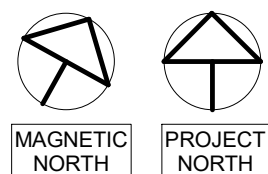
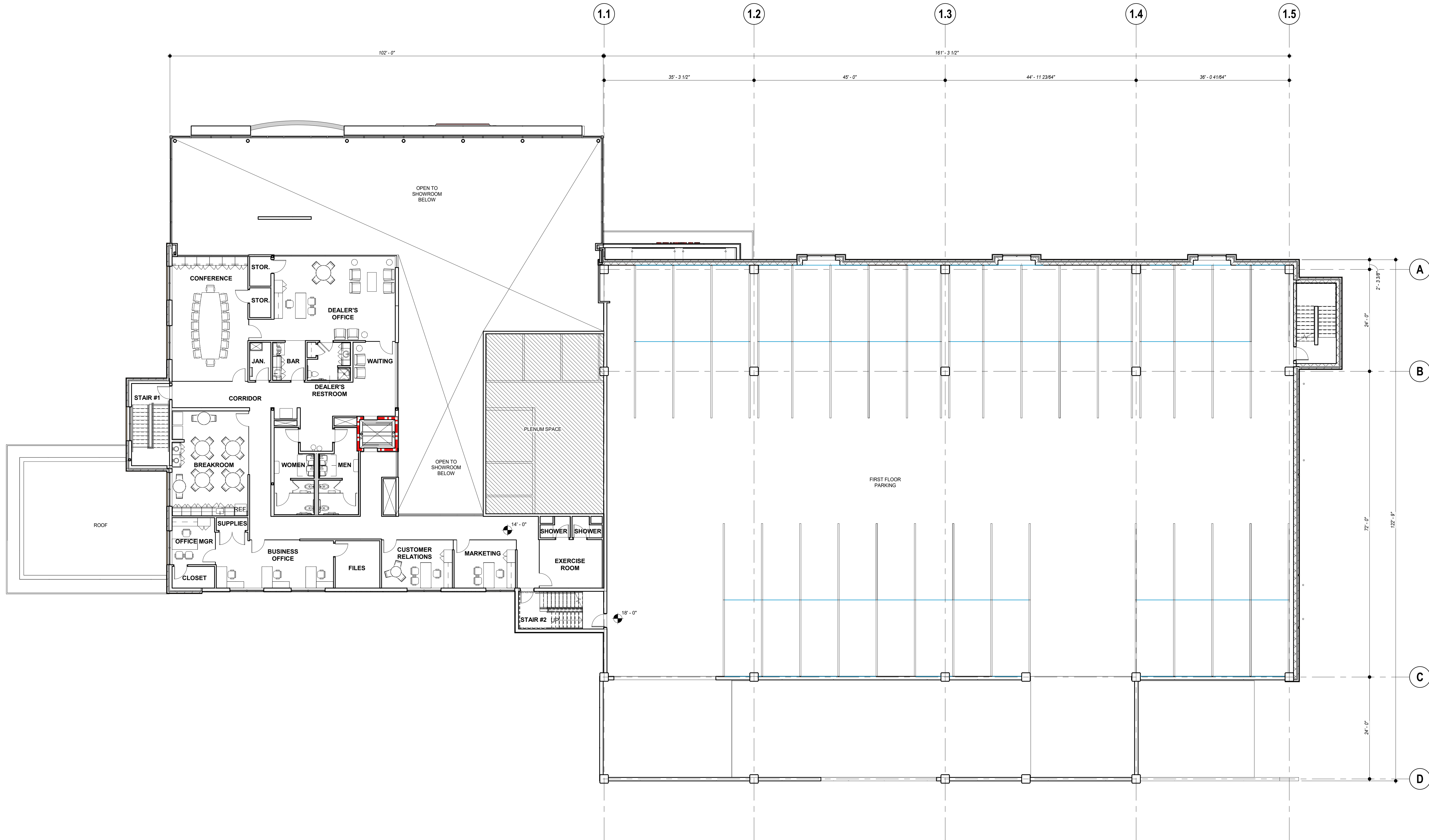
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Rev	Date	Comments
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Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

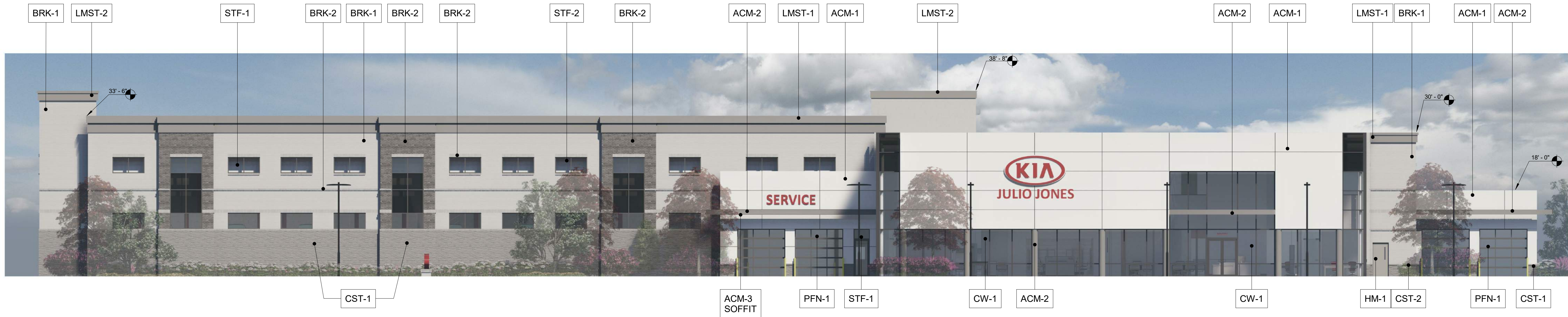
Project:
JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

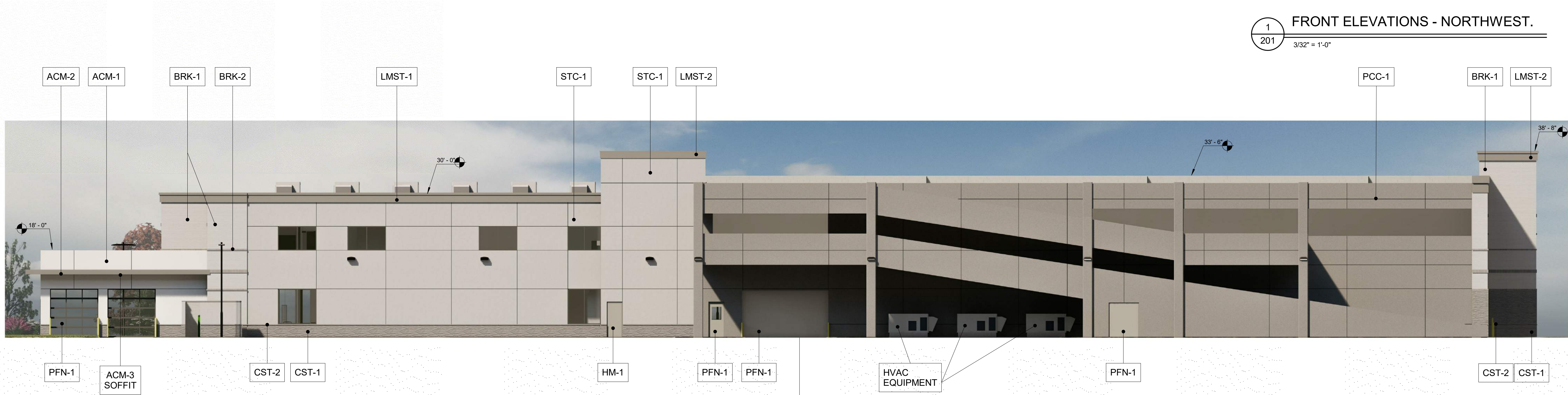
Project Number: 21004
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:
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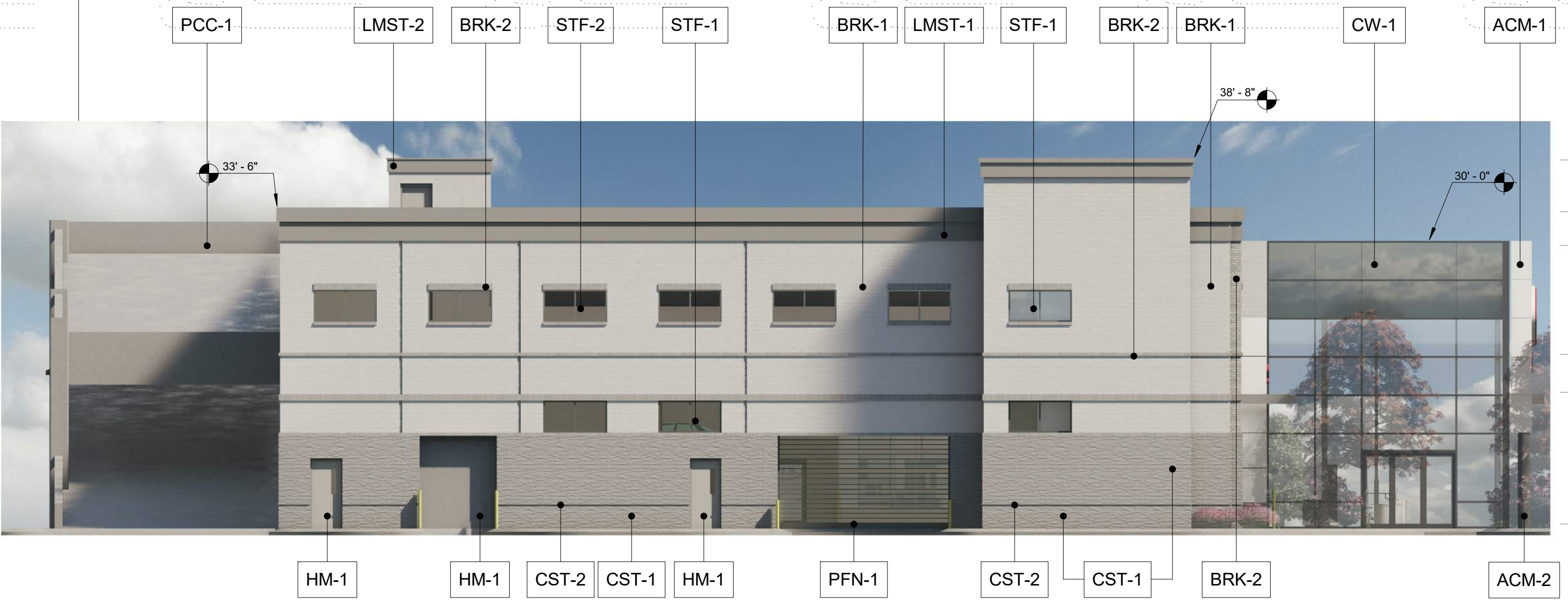
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1
201
FRONT ELEVATIONS - NORTHWEST.
3/32" = 1'-0"



2
201
SIDE ELEVATION - NORTHEAST.
3/32" = 1'-0"



3
201
REAR ELEVATION - SOUTHEAST.
3/32" = 1'-0"



4
201
SIDE ELEVATION - SOUTHWEST.
3/32" = 1'-0"

ysm
DESIGN
architecture+planning

1320 Ellsworth Industrial Blvd.
Suite A-100
Atlanta GA 30318
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Rev	Date	Comments
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50
CELEBRATING 50 YEARS
PRO
BUILDING
SYSTEMS
DESIGN BUILD
CONTRACTORS

Client:
Carriage Automotive Group
10945 Westside Parkway,
Alpharetta, GA

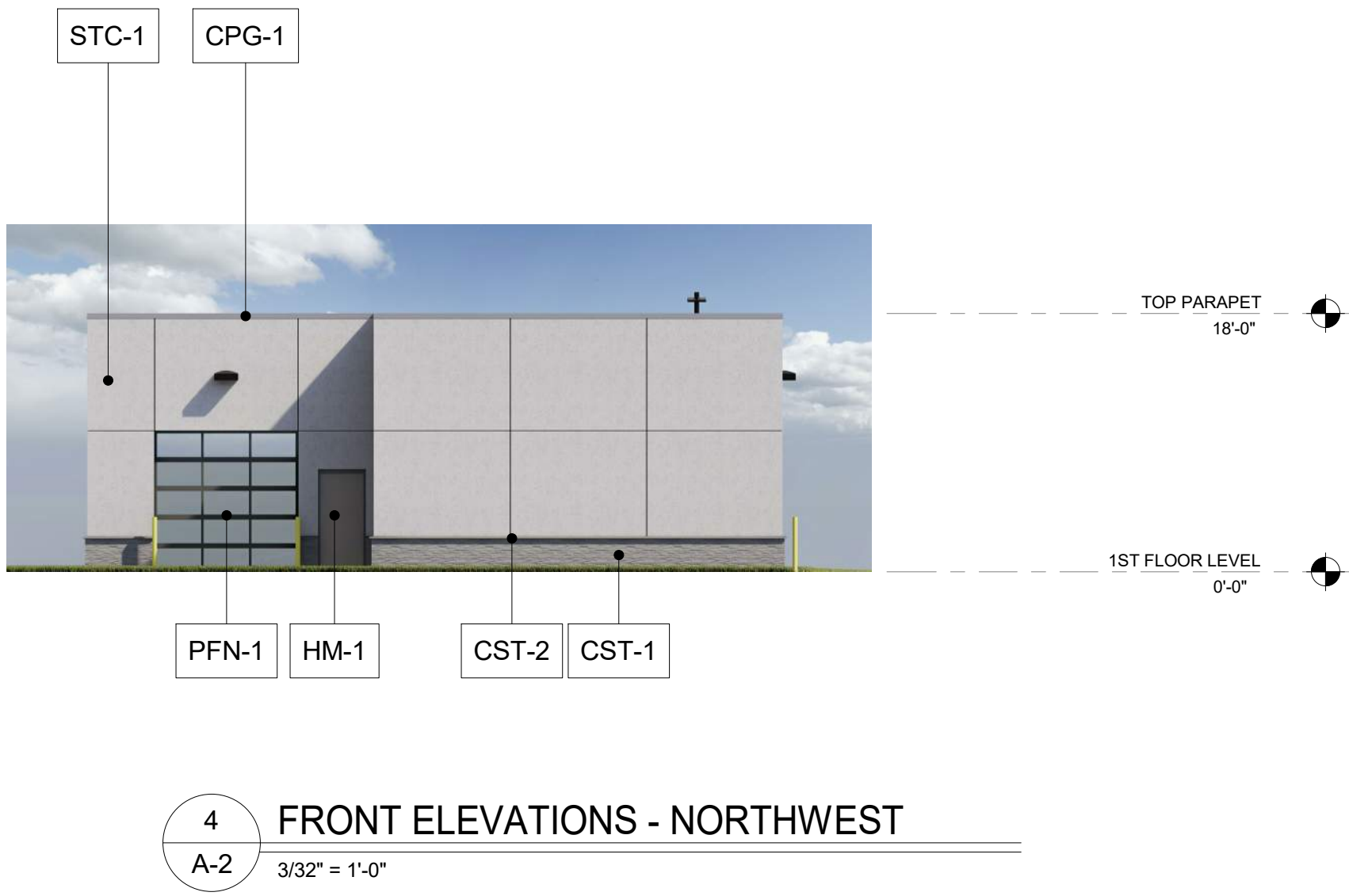
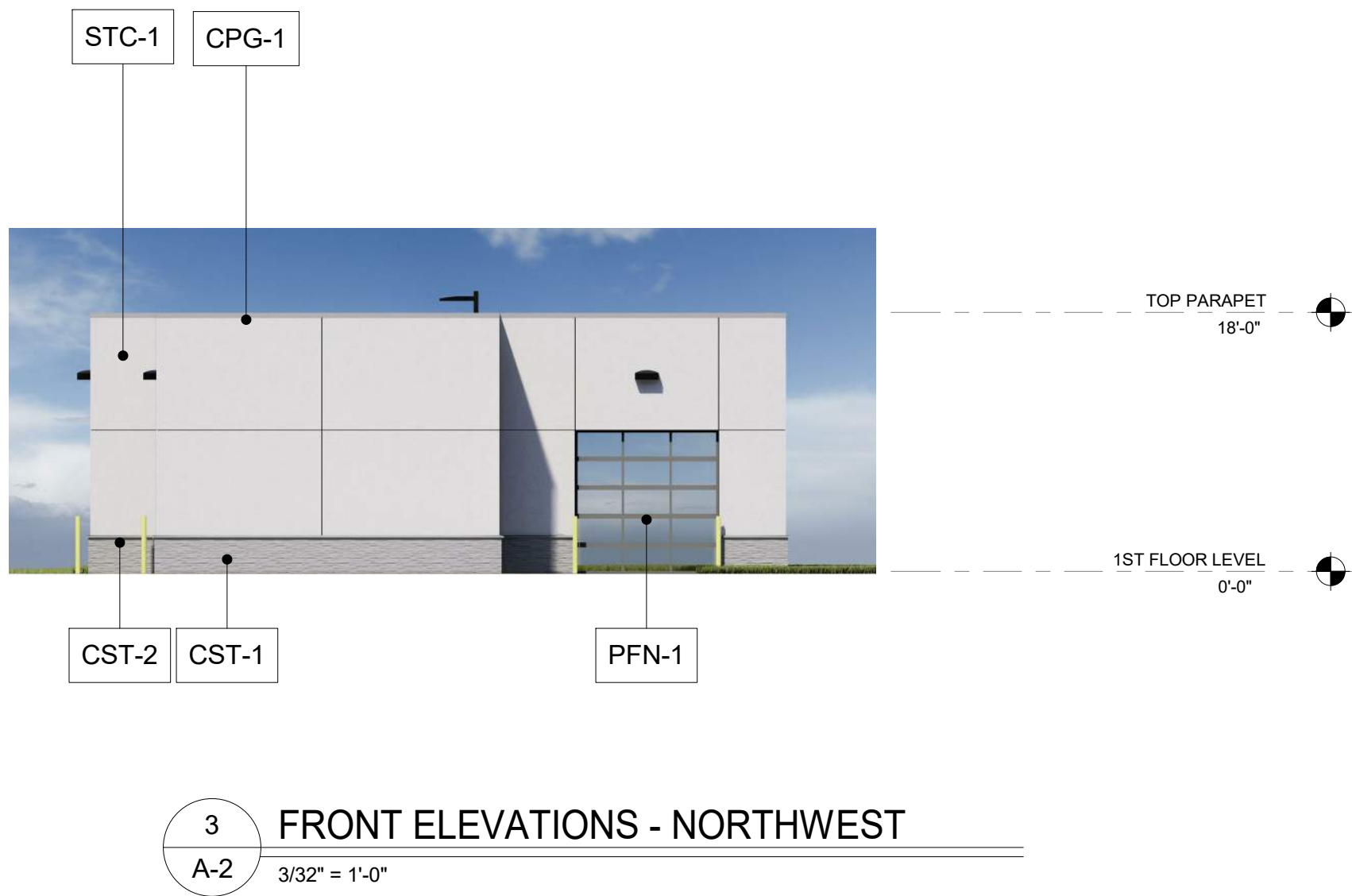
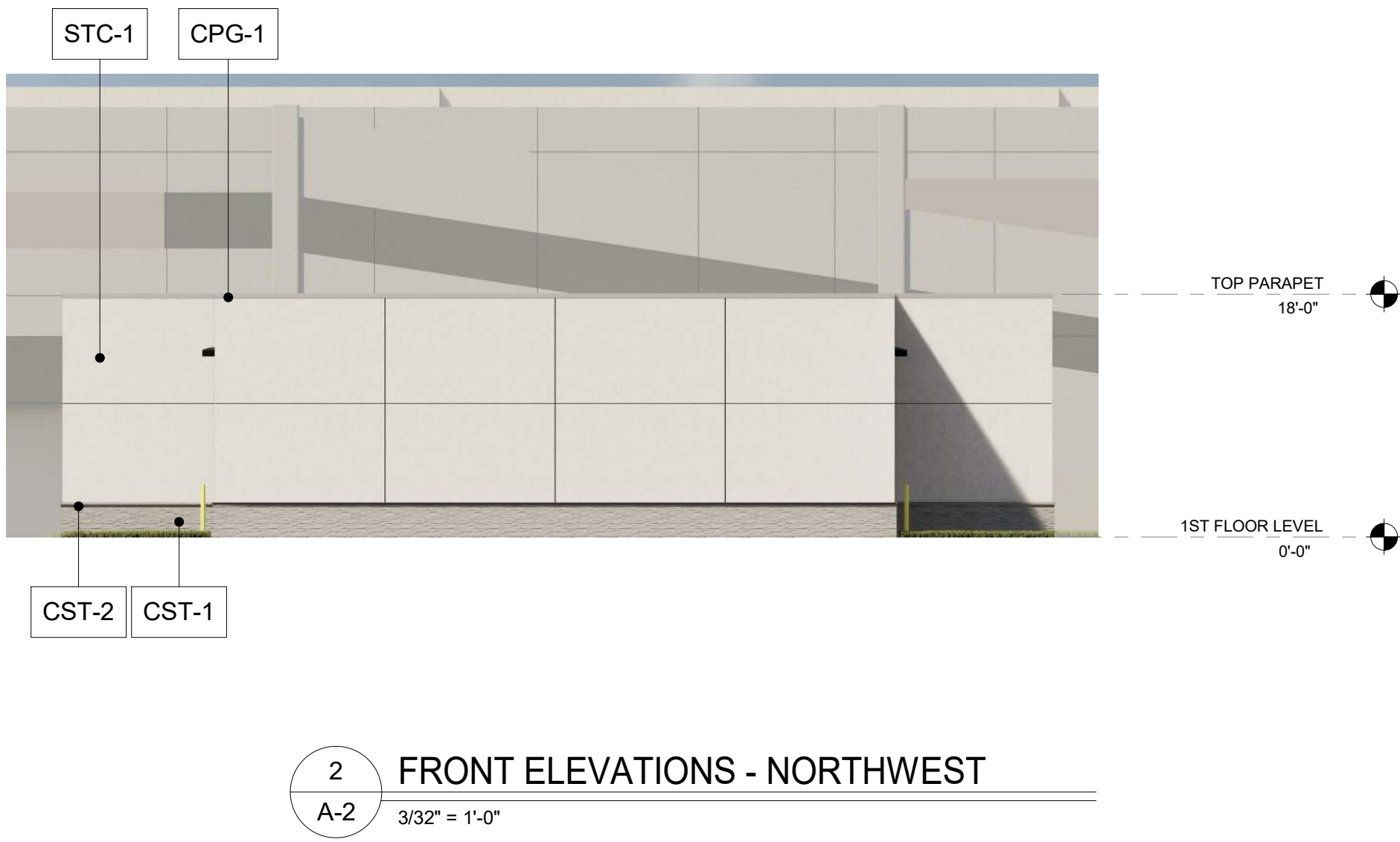
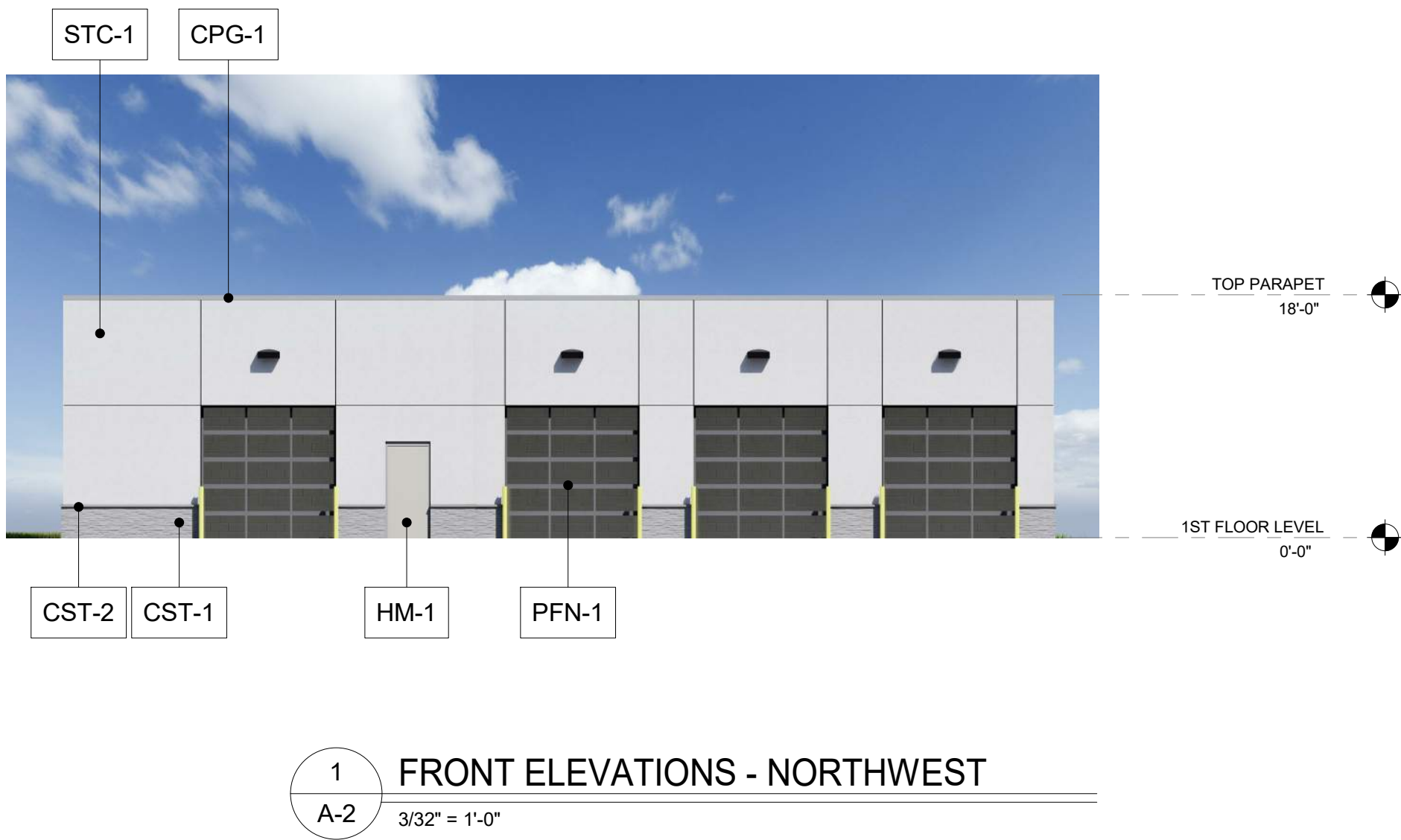
Project:
JULIO JONES KIA ALPHARETTA
10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AA
Approved By: YSM

Sheet Title:
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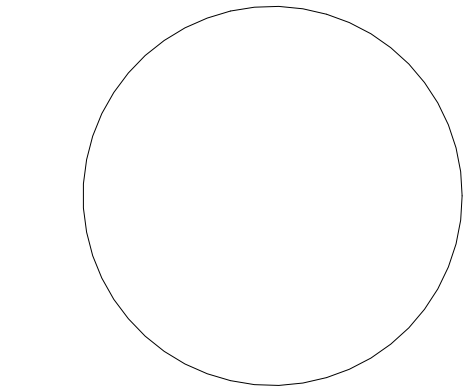
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EXTERIOR MATERIAL LEGEND		
CODE	MATERIAL	COLOR
STF-1	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
STF-2	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - NO GLAZING
CW-1	CURTAINWALL GLAZING SYSTEM	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
CPG-1	METAL COPING	PRE-FINISHED TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
ACM-1	ALUMINUM COMPOSITE METAL	ALPOLIC PE - SUPER WHITE
ACM-2	ALUMINUM COMPOSITE METAL	ALPOLIC OPT - MICA PLATINUM
ACM-3	ALUMINUM COMPOSITE METAL	ALPOLIC PE - RON RED
STC-1	HARD COAT STUCCO	COLOR TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
BRK-1	BRICK VENEER	INTEGRAL COLOR - OFF WHITE
BRK-2	BRICK ACCENT VENEER	INTEGRAL COLOR - LIGHT GREY
CST-1	CASTS TONE BASE VENEER	--
CST-2	CAST STONE BULLNOSE ACCENT	--
LMST-1	LIMESTONE CORNICE - TALL	--
LMST-2	LIMESTONE CORNICE	--
PFN-1	PRE-FINISHED METAL	COLOR TO MATCH BLACK ANODIZE - STF-1
HM-1	HOLLOW METAL DOOR	COLOR TO MATCH BLACK ANODIZE - STF-1
PCG-1	PRECAST CONCRETE	--

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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

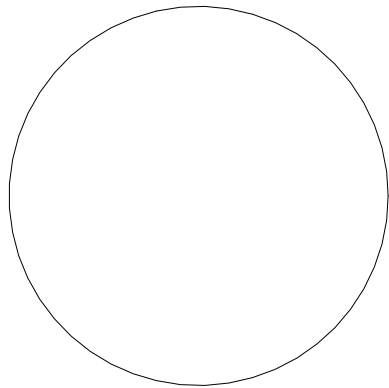
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Drawn By: FEC
Checked By: AEA
Approved By: YSM

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PERSPECTIVE

Sheet Number:

205



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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AEA
Approved By: YSM

Sheet Title:

COVER

Sheet Number:

001

JULIO JONES KIA ALPHARETTA

FORMAL PLANNING SUBMISSION

10945 Westside Parkway, Alpharetta, GA

March 03, 2021

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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AA
Approved By: YSM

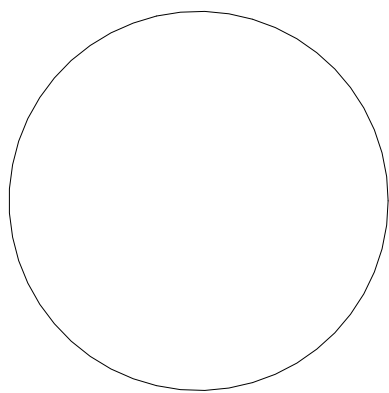
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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AA
Approved By: YSM

Sheet Title:

PERSPECTIVE

Sheet Number:

204

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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AA
Approved By: YSM

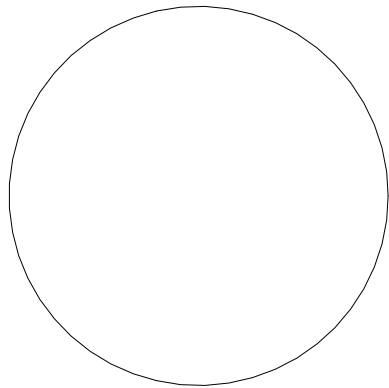
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BIRD EYE VIEW

Sheet Number:

206

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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AA
Approved By: YSM

Sheet Title:

BIRD EYE VIEW

Sheet Number:

207



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Client:
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Alpharetta, GA

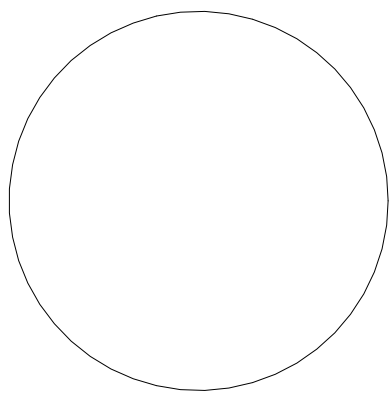
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JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AA
Approved By: YSM

Sheet Title:
BIRD EYE VIEW

Sheet Number:
208



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PARKING DECK AREA

RTU UNITS



Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

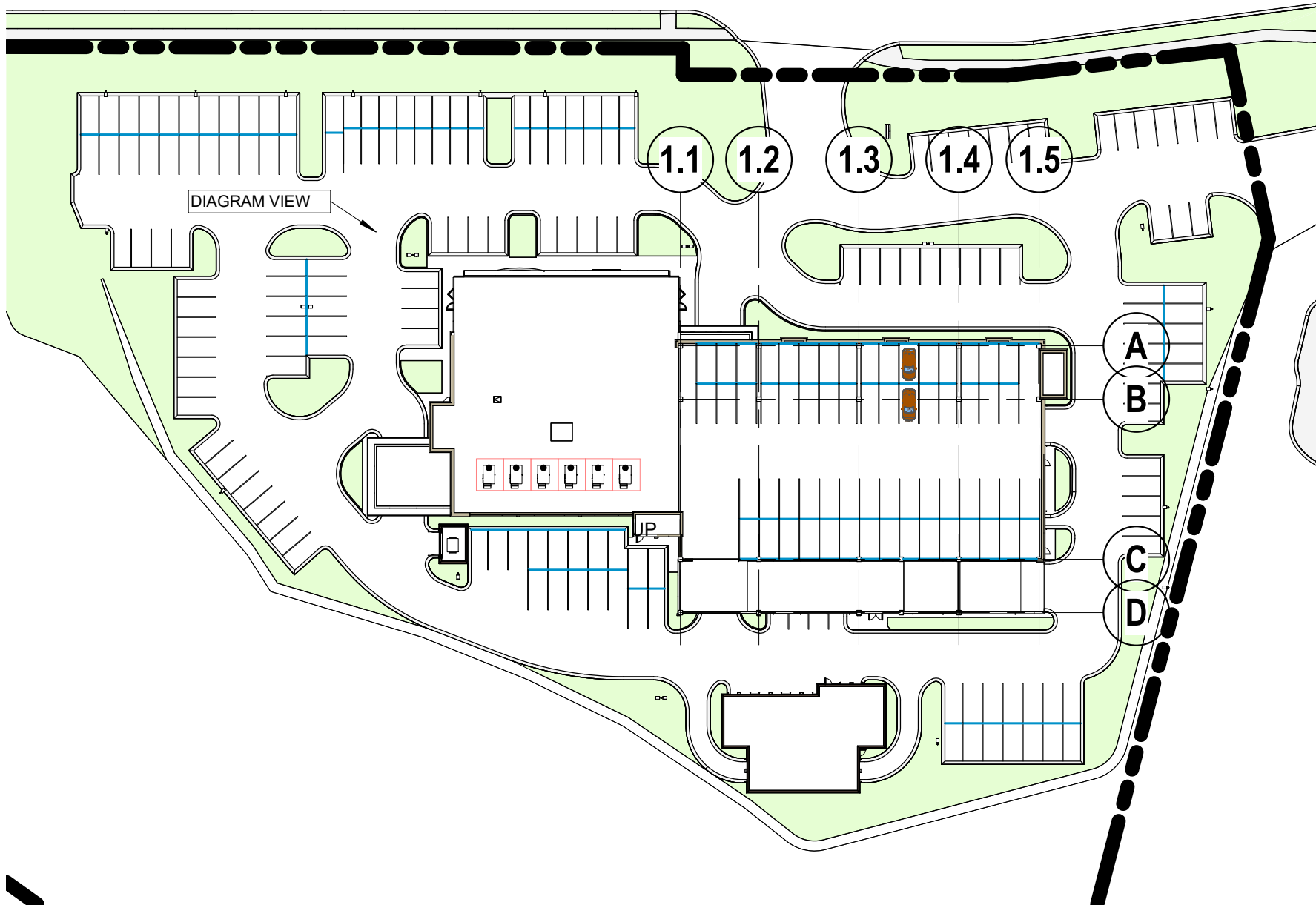
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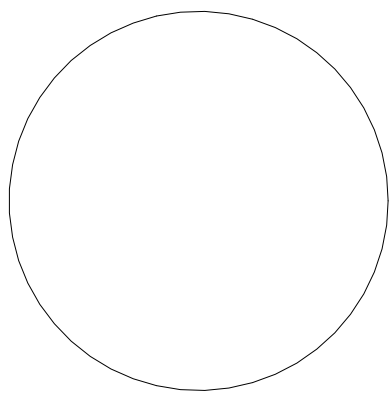
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RTU AND PARKING DECK DIAGRAM

Sheet Number:

301





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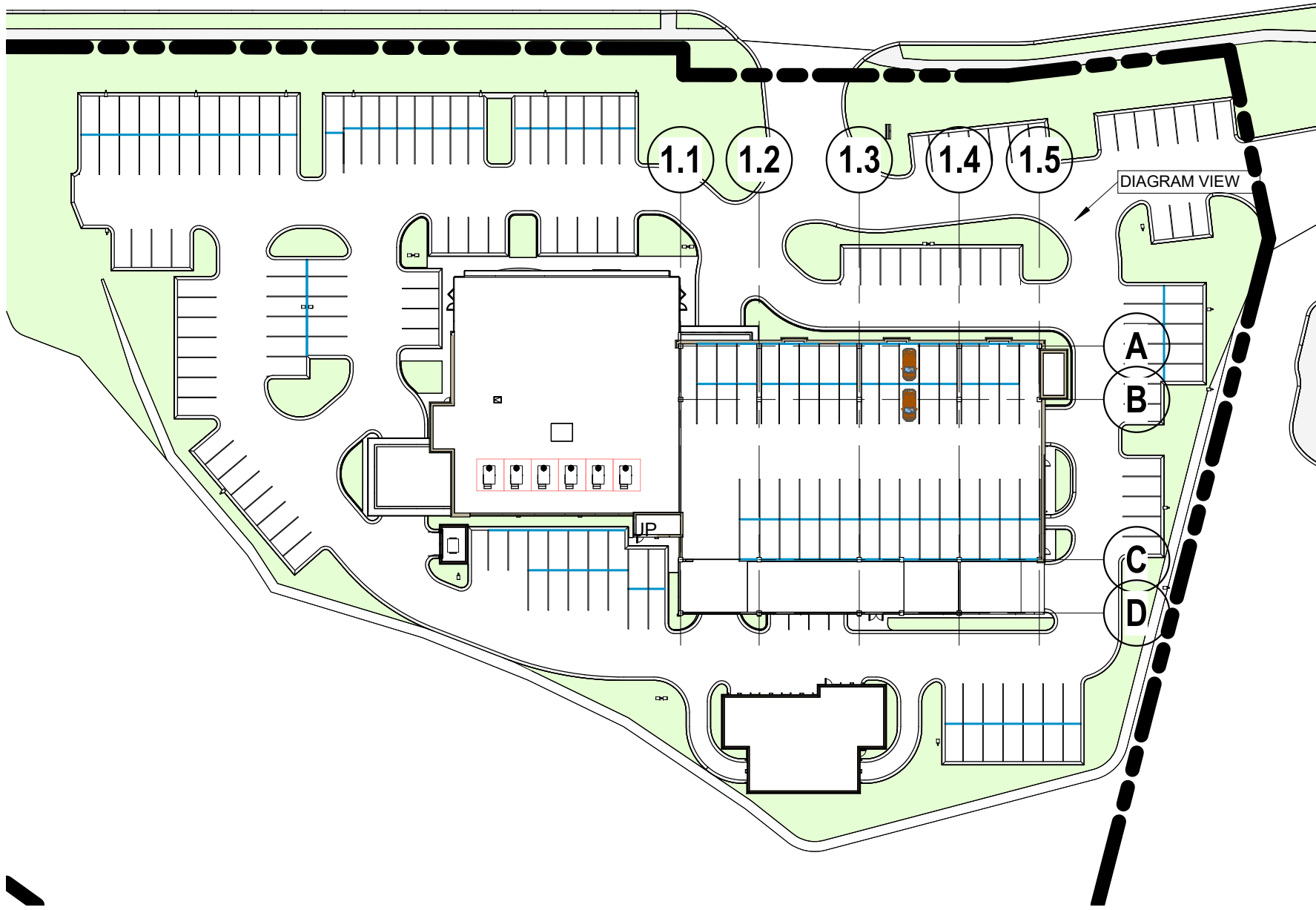
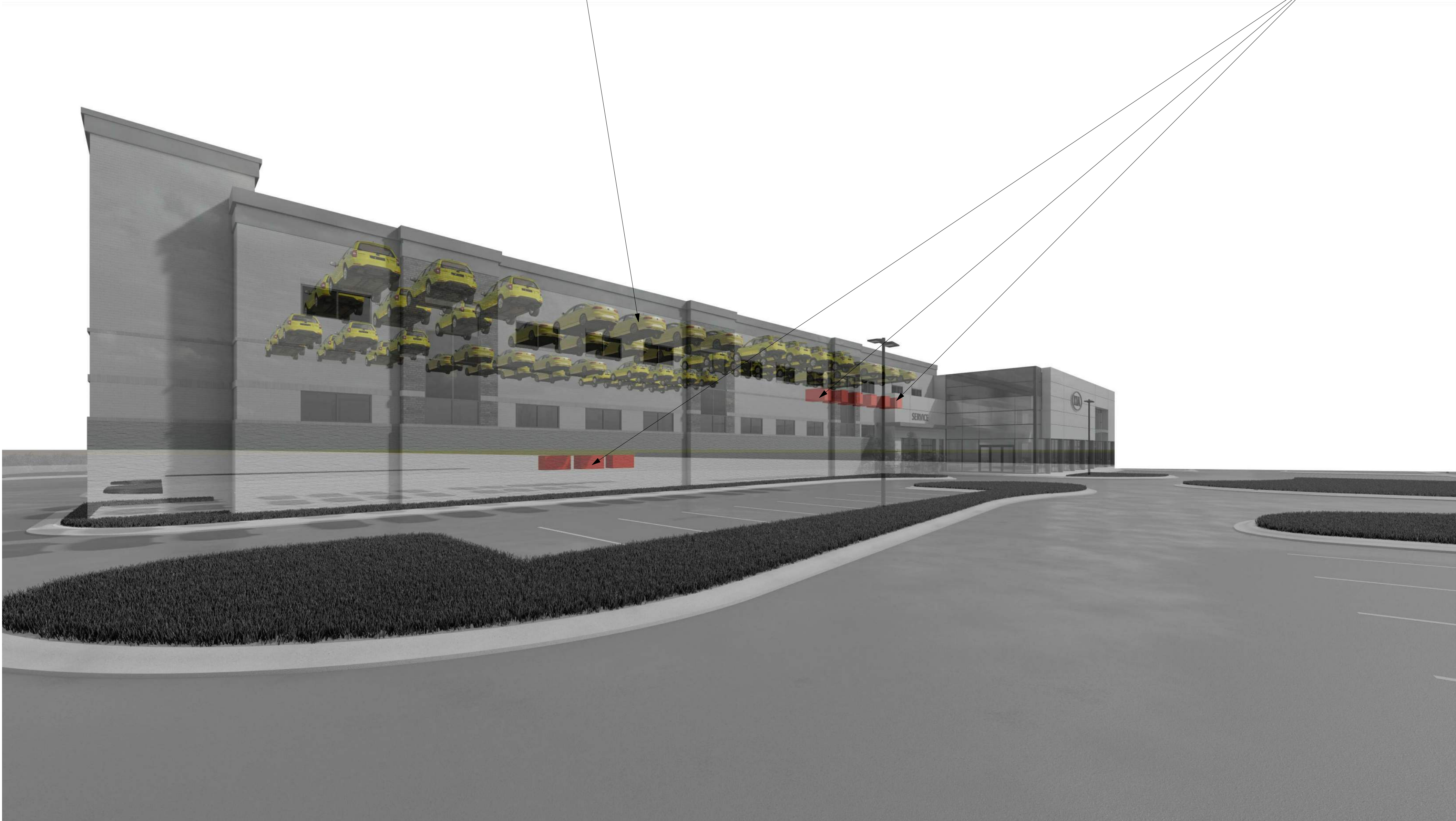
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PARKING DECK AREA

RTU UNITS



Client:
Carriage Automotive Group

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Alpharetta, GA

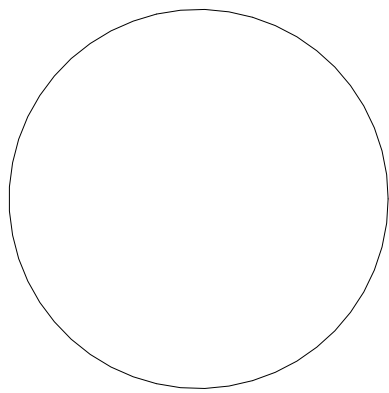
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JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004
Drawn By: FEC
Checked By: AA
Approved By: YSM

Sheet Title:
RTU AND PARKING DECK DIAGRAM

Sheet Number:
302



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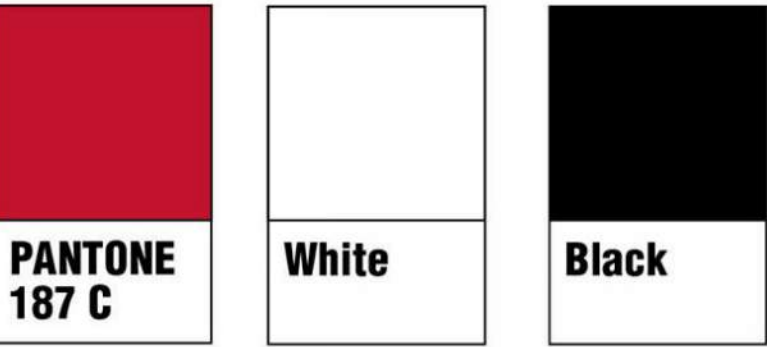
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All other colors to match as noted on appropriate pages.



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EXTERIOR MATERIAL LEGEND		
CODE	MATERIAL	COLOR
STF-1	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
STF-2	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - NO GLAZING
CW-1	CURTAINWALL GLAZING SYSTEM	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
CPG-1	METAL COPING	PRE-FINISHED TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
ACM-1	ALUMINUM COMPOSITE METAL	ALPOLIC PE - SUPER WHITE
ACM-2	ALUMINUM COMPOSITE METAL	ALPOLIC OPT - MICA PLATINUM
ACM-3	ALUMINUM COMPOSITE METAL	ALPOLIC PE - RON RED
STC-1	HARD COAT STUCCO	COLOR TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
BRK-1	BRICK VENEER	INTEGRAL COLOR - OFF WHITE
BRK-2	BRICK ACCENT VENEER	INTEGRAL COLOR - LIGHT GREY
CST-1	CASTS TONE BASE VENEER	--
CST-2	CAST STONE BULLNOSE ACCENT	--
LMST-1	LIMESTONE CORNICE - TALL	--
LMST-2	LIMESTONE CORNICE	--
PFN-1	PRE-FINISHED METAL	COLOR TO MATCH BLACK ANODIZE - STF-1
H&M-1	HOLLOW METAL DOOR	COLOR TO MATCH BLACK ANODIZE - STF-1
PCC-1	PRECAST CONCRETE	--

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

FONTS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

NEO SANS BOLD



Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

**JULIO JONES KIA
ALPHARETTA**

10945 Westside Parkway,
Alpharetta, GA

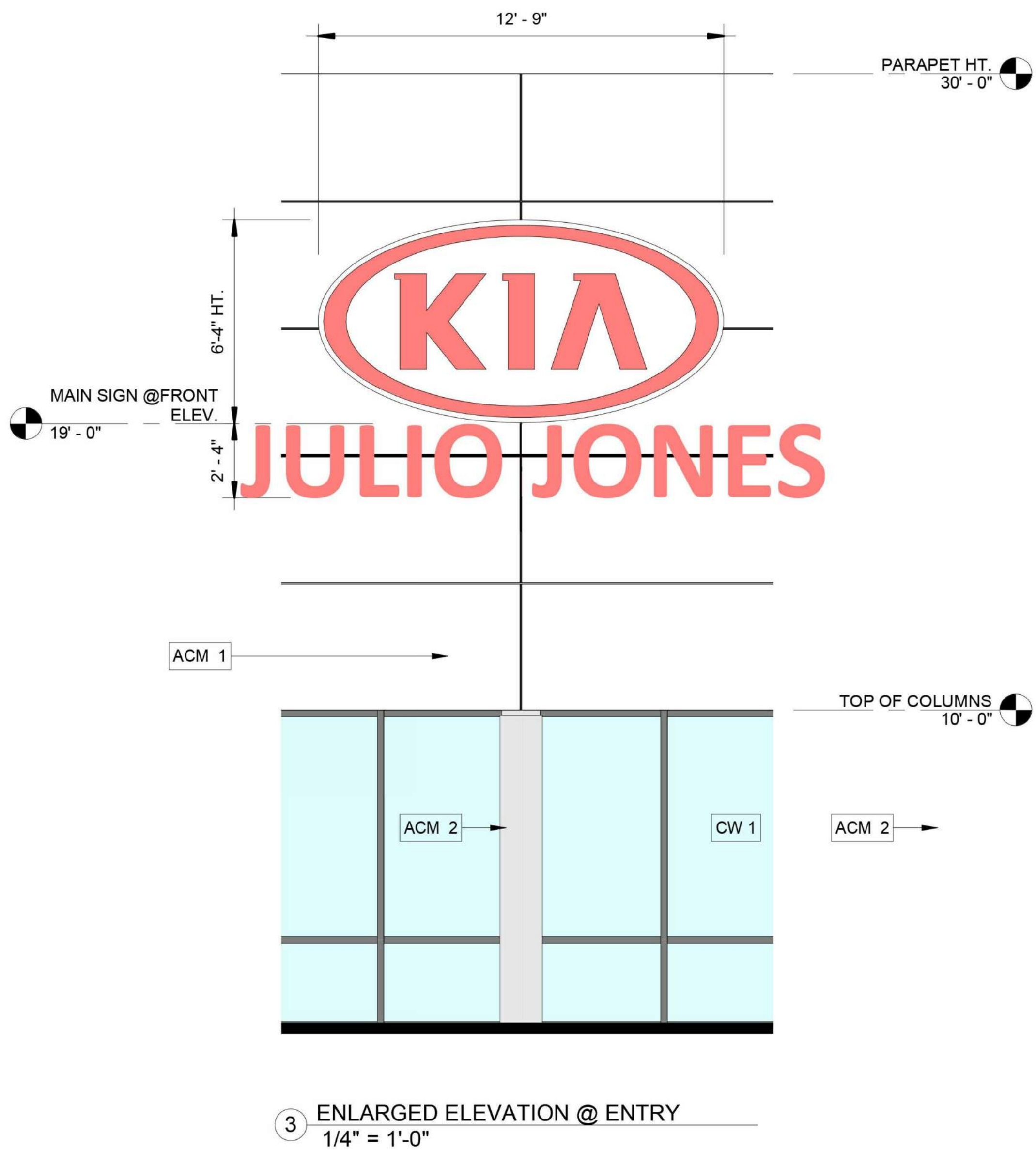
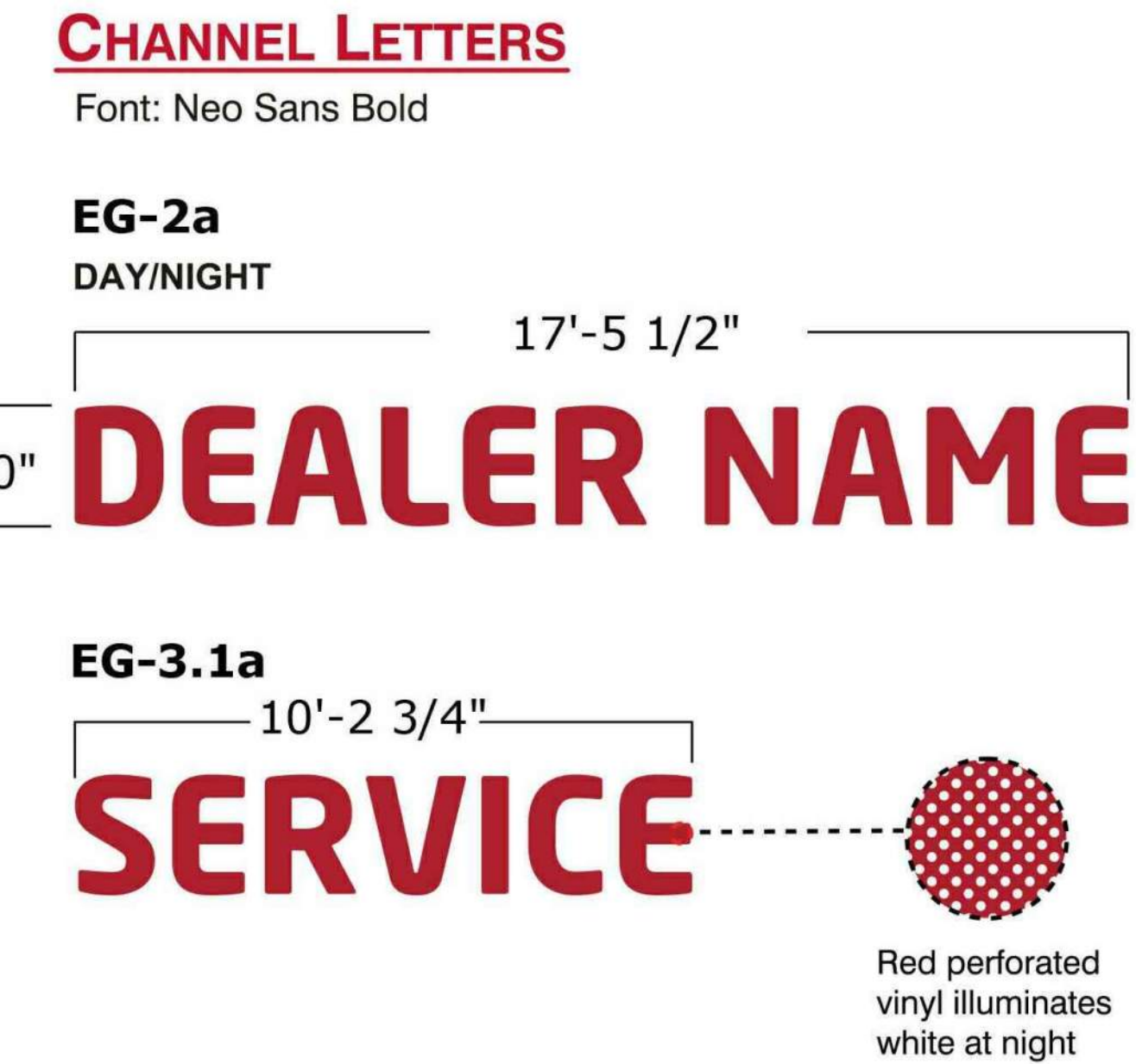
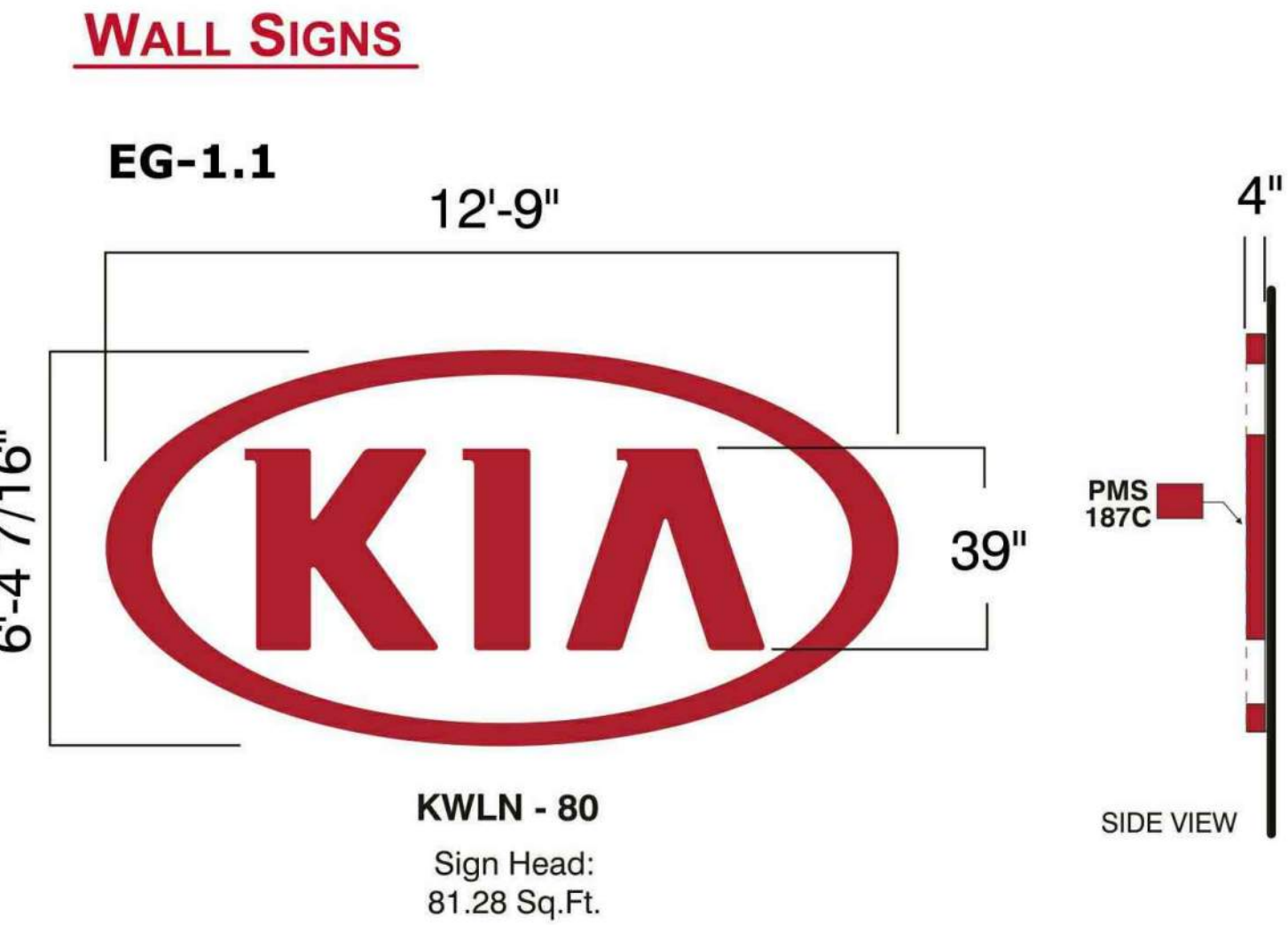
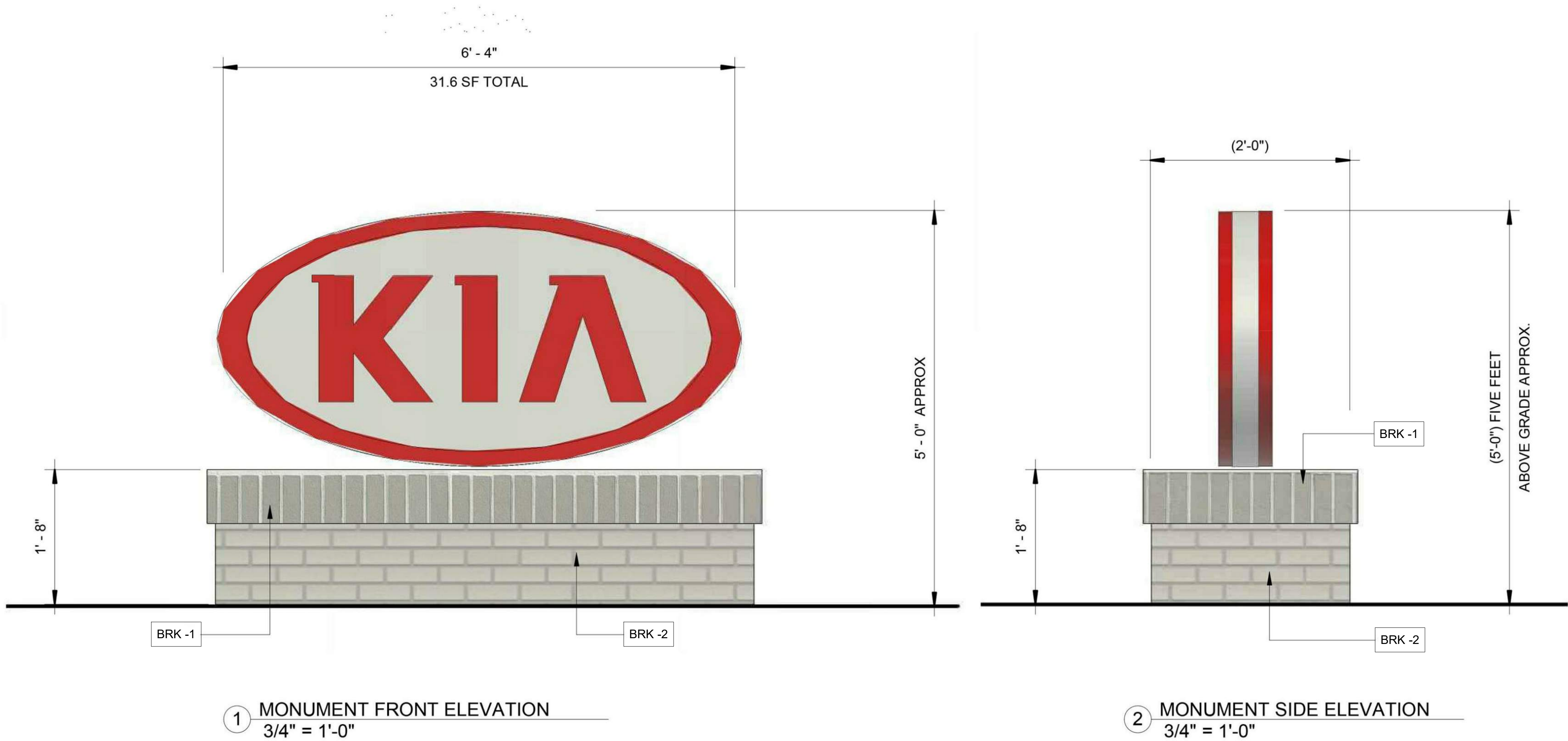
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Drawn By: FEC
Checked By: AA
Approved By: YSM

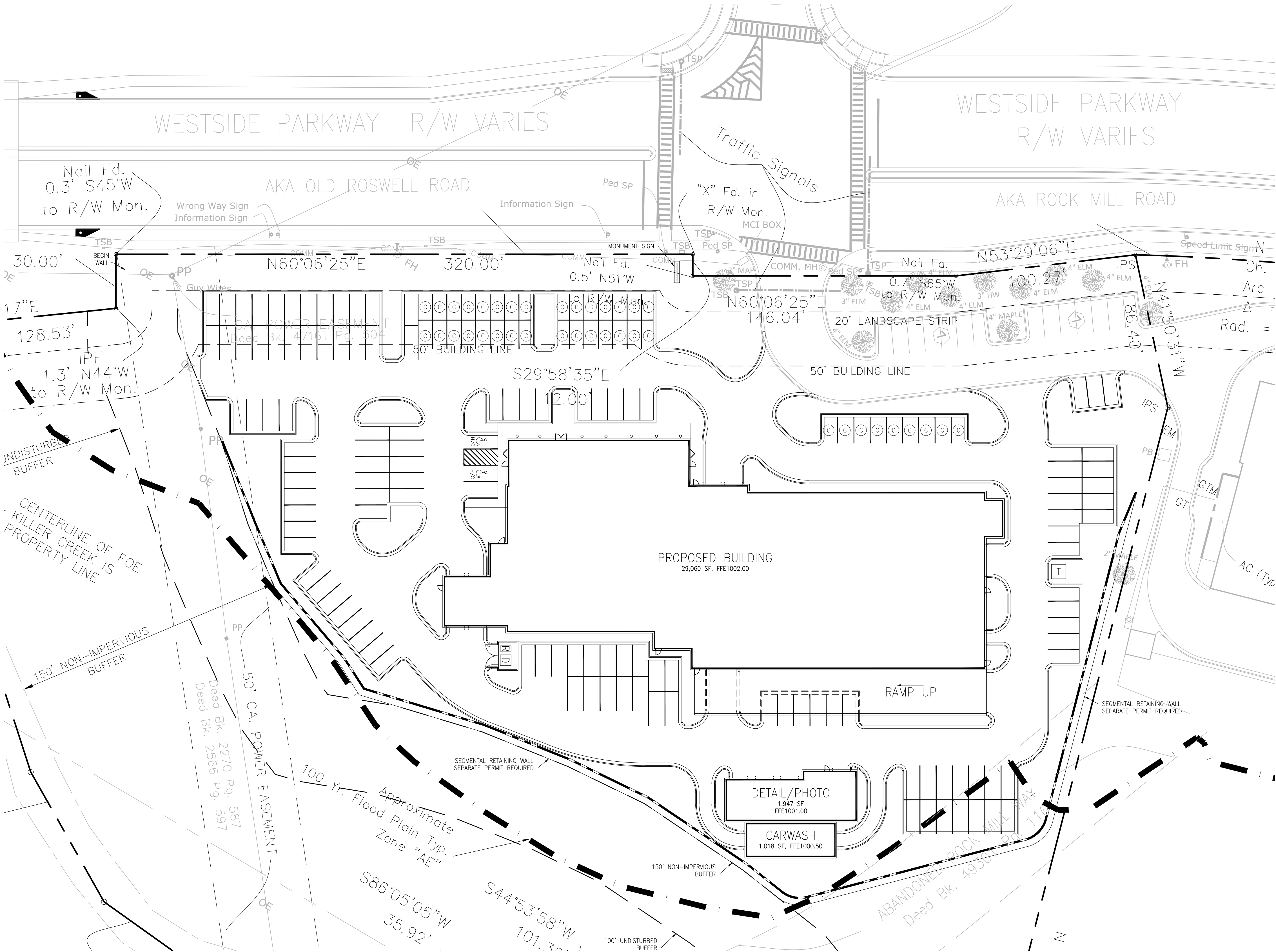
Sheet Title:

**SIGN AND
ELEVATIONS
DETAILS**

Sheet Number:

401





SITE NOTES:

1. THE SCOPE OF THE PROJECT DEPICTED IN THESE DRAWINGS CONSISTS OF CONSTRUCTION OF ...
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.
3. ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SHALL BE CLASS C, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE SHALL HAVE A FINE BROOM FINISH.
5. ALL TRAFFIC SIGNS SHALL BE PER AND PLACED IN ACCORDANCE WITH THE MUTCD, LATEST EDITION.
6. CONSTRUCT SAFETY RAILING OR FENCE ALONG THE TOP OF ALL RETAINING WALLS WHERE HEIGHT EXCEEDS 30".
7. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
8. PAVEMENT SHALL BE IN ACCORDANCE WITH GDOT STANDARDS AND SPECIFICATIONS.
9. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.

PARKING SUMMARY:
PARKING REQUIRED - 1 SP/100 SF X 29,060 SF = 291 SP
PARKING PROVIDED - 136 SURFACE STANDARD
39 SURFACE COMPACT
126 DECK
301 TOTAL INCL 2 HC

LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT

CLIENT



2350 Browns Bridge Road
Gainesville, GA 30504

PROJECT

Julio Jones Kia

Alpharetta, Georgia

SDP PROJECT NO. C-2005-01



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

SEAL

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02/24/2021

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DATE Preliminary

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DRAWING TITLE

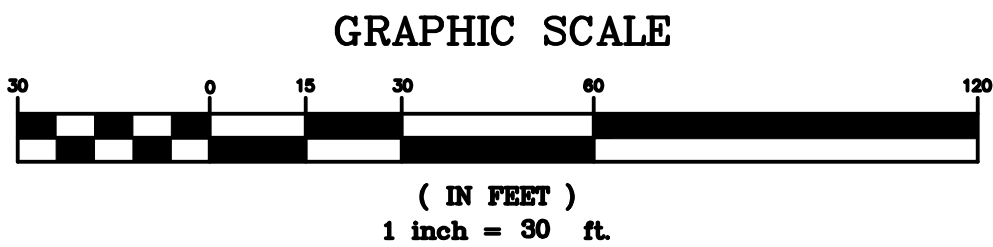
SITE
PLAN

DRAWING NUMBER

C4.01



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LEGAL DESCRIPTION - 10945 WESTSIDE PARKWAY, ALPHARETTA, GEORGIA

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 northwesterly 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 centerline 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.

SEAL

ISSUANCE

[illegible]

THIS DRAWING AND ASSOCIATED ELECTRONIC FILES ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THE PROJECT LISTED HEREIN. THE DESIGNS REPRESENTED IN THESE DOCUMENTS REMAIN THE PROPERTY OF PRO BUILDING SYSTEMS, INC. ANY USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THE PROJECT LISTED HEREIN, WITHOUT THE EXPRESS WRITTEN PERMISSION OF PRO BUILDING SYSTEMS, INC. IS PROHIBITED.



**PRO
BUILDING
SYSTEMS
DESIGN BUILD
CONTRACTORS**

8 North Peachtree Road
Atlanta, Georgia 30341
(404) 455-1791 / Fax 455-4123
www.probltdgsystems.com

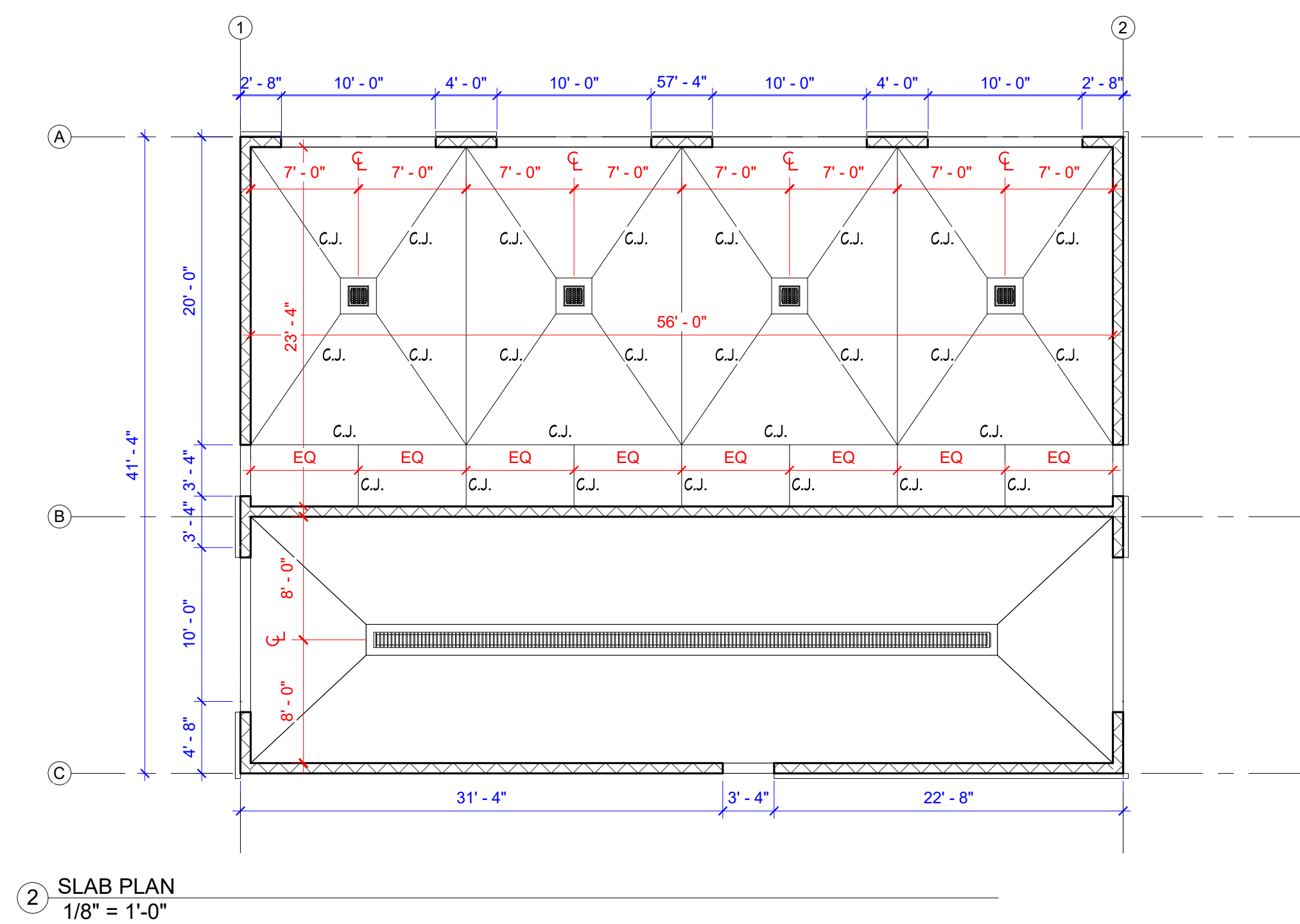
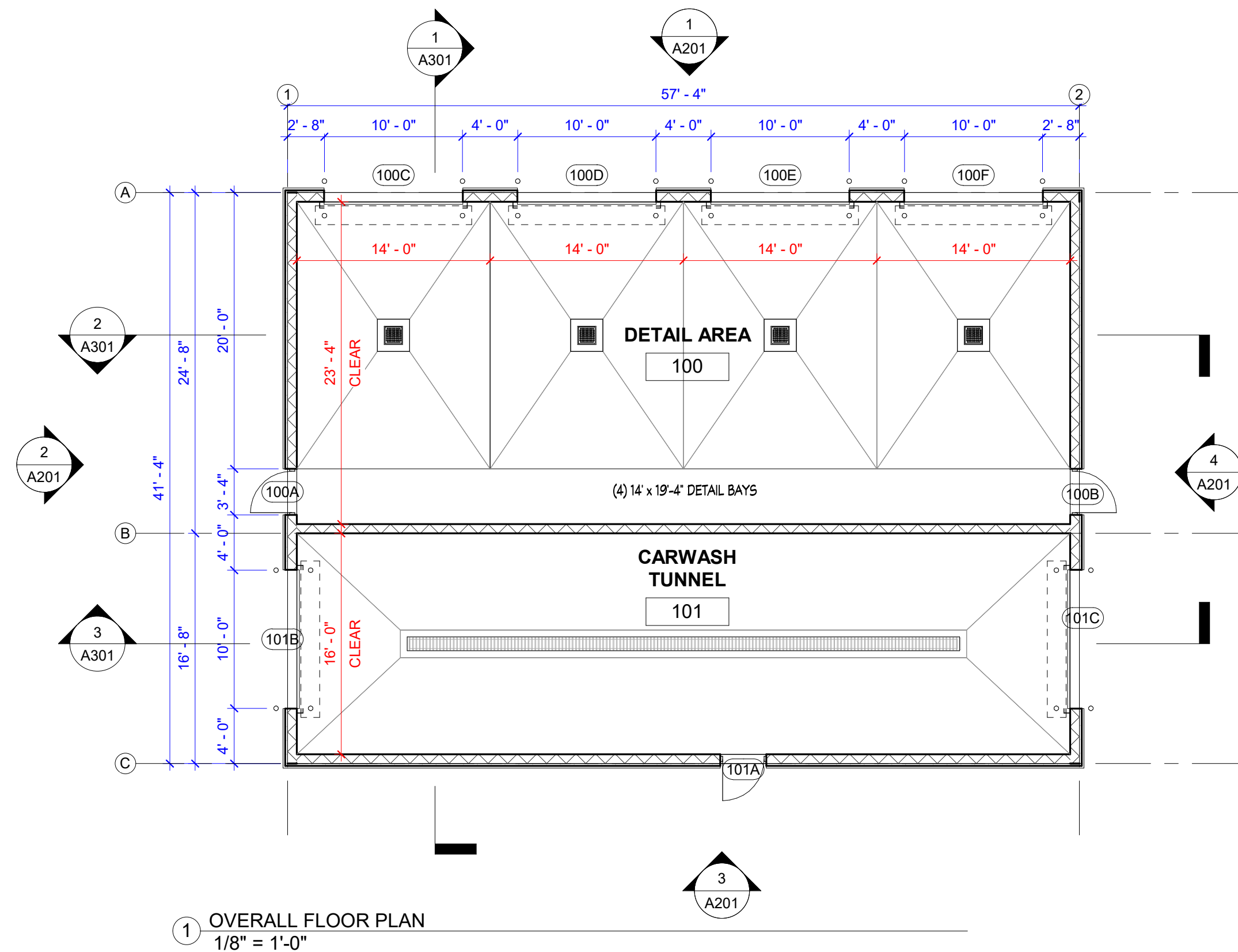
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1505 MANSELL RD
ALPHARETTA, GA 30009

e:	03.01.2021
e:	1/8" = 1'-0"
	MC STE
	19YHEN031

ARCH. FLOOR PLANS

A101



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: Hennessy Jaguar Land Rover North Atlanta

Location Address: 1505 Mansell Road, Alpharetta, GA 30009

Mailing Address: 3040 Piedmont Road

City: Atlanta State: GA Zip Code: 30305 - _____

Contact For All Notifications: Steven T. Ellis

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

Fax: 770 - 455 - 4123 Email: SEllis@problgdg.com

Contact's Relation To Business: Architect \ Owner's Representative

This Application For (Check all that apply):

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

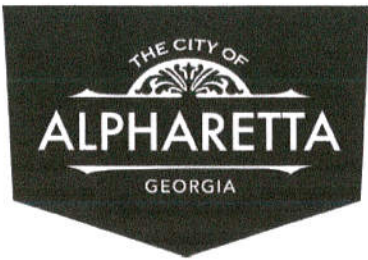
Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Hennessy Cadillac, Inc.

Physical Address: 1505 Mansell Road

Mailing Address: 3040 Piedmont Road

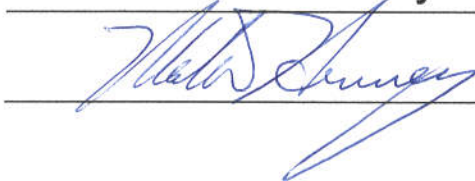
City: Atlanta State: GA Zip Code: 30305

Owner Telephone: 470 - 602 - 2109 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): Mark W. Hennessy Date: 2/24/2021

Owner Signature: 

Property Information:

Address (If Assigned): 1505 Mansell Road, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 227005600436

Land Lot(s): 560 District: 1st Section: 2nd

Existing Zoning of Property: LI Existing Uses of Property: Auto Dealership

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: 02.24.2021

Print Form

EXISTING TREE LIST						
FA TREE #	SPECIES	DBH	LOCATION	CONDITION	NOTES	STATUS
1	MAPLE	11	EAST	GOOD		PROTECT
2	MAPLE	11	EAST	STUMP		REPLACE
3	MAPLE	13	EAST	STUMP		REPLACE
4	MAPLE	13	EAST	GOOD		PROTECT
5	MAPLE	13	EAST	GOOD		PROTECT
6	MAPLE	6	EAST	FAIR		PROTECT
7	MAPLE	5.5	EAST	FAIR		PROTECT
8	MAPLE	7	EAST	FAIR		PROTECT
9	MAPLE	10	EAST	FAIR		PROTECT
10	WILLOW OAK	5.5	EAST	FAIR		PROTECT
11	WILLOW OAK	5.5	EAST	FAIR		PROTECT
12	WILLOW OAK	5	EAST	FAIR		PROTECT
13	MAPLE	8.5	EAST	FAIR		PROTECT
14	MAPLE	8	SE	DDH	DEAD CENTRAL LEADER	REPLACE
15	MAPLE	8	SE	FAIR	MONITOR	PROTECT
16	MAPLE	5	SE	DDH	DEAD CENTRAL LEADER	REPLACE
17	MAPLE	5.5	SE	FAIR		PROTECT
18	MAPLE	6	SOUTH	DDH	DEAD CENTRAL LEADER	REPLACE
19	MAPLE	7	SOUTH	DDH	DEAD CENTRAL LEADER	REPLACE
20	MAPLE	12.5	SW	FAIR		PROTECT
21	MAPLE	12	SW	FAIR		PROTECT
22	MAPLE	12	SW	STUMP		REPLACE
23	MAPLE	12	SW	STUMP		REPLACE
24	MAPLE	12	SW	GOOD		PROTECT
25	MAPLE	14	W	GOOD	CONSTRUCTION	REPLACE
26	WILLOW OAK	4.5	W	FAIR	CONSTRUCTION	REPLACE
27	WILLOW OAK	4.5	W	GOOD		PROTECT
28	MAPLE	6.5	W	DDH	DEAD CENTRAL LEADER	REPLACE
29	MAPLE	6.5	CENTER	FAIR		PROTECT
30	MAPLE	7	CENTER	GOOD		PROTECT
31	CRAPE	9.5	CENTER	GOOD	MULTI-TRUNK, 3-3.5-4-4	PROTECT
32	CRAPE	11	CENTER	GOOD	MULTI-TRUNK, 3.5-4-4-5	PROTECT
33	CRAPE	8.5	CENTER	GOOD	MULTI-TRUNK, 3-3-4-5	PROTECT
34	MAPLE	5	CENTER	DDH	DEAD	REPLACE
35	MAPLE	4	CENTER	FAIR	CONSTRUCTION	REPLACE
36	CRAPE	10	CENTER	FAIR	CONSTRUCTION	REPLACE
37	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
38	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
39	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
40	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
41	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
42	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
43	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
44	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
45	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
46	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
47	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
48	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
49	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
50	CRYPTOMERIA	5	WEST	FAIR	CONSTRUCTION	REPLACE
51	WILLOW OAK	3.5	WEST	FAIR	CONSTRUCTION	REPLACE
52	CRYPTOMERIA	4	WEST	FAIR	CONSTRUCTION	REPLACE
53	CRYPTOMERIA	4	WEST	FAIR	CONSTRUCTION	REPLACE
54	CRYPTOMERIA	4	WEST	FAIR	CONSTRUCTION	REPLACE
55	CRYPTOMERIA	4	WEST	FAIR	CONSTRUCTION	REPLACE
56	CRYPTOMERIA	4	WEST	FAIR	CONSTRUCTION	REPLACE
57	CRYPTOMERIA	4	WEST	FAIR	CONSTRUCTION	REPLACE
58	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
59	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
60	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
61	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
62	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
63	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
64	ZELKOVA	12	WEST	GOOD	BUFFER	PROTECT
65	ZELKOVA	16	WEST	GOOD	BUFFER	PROTECT
66	ZELKOVA	16	WEST	GOOD	BUFFER	PROTECT
67	ZELKOVA	14	WEST	GOOD	BUFFER	PROTECT
68	ZELKOVA	14.5	WEST	GOOD	BUFFER	PROTECT
69	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
70	E. RED CEDAR	2	WEST	DEAD	REMOVED	REPLACE
71	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
72	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
73	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
74	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
75	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
76	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
77	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
78	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
79	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
80	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
81	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
82	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
83	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
84	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
85	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
86	E. RED CEDAR	2	WEST	GOOD	BUFFER	PROTECT
87	ZELKOVA	4	NW	DDH		REPLACE
88	ZELKOVA	4.5	NW	FAIR	CONSTRUCTION	REPLACE
89	ZELKOVA	6	NW	FAIR	CONSTRUCTION	REPLACE
90	ZELKOVA	4	NW	FAIR		PROTECT
91	T. MAPLE	3	NE	FAIR		PROTECT
92	T. MAPLE	3	NE	DDH	BARK DAMAGE	REPLACE
93	CRAPE	6.5	NE	DDH	RUBBING CANES, DEAD CANE	REPLACE
94	OAK	12	N	GOOD		PROTECT
95	OAK	20.5	N	GOOD		PROTECT
96	CRYPTOMERIA	4	NW	FAIR		PROTECT
97	CRYPTOMERIA	7	NW	GOOD		PROTECT
98	CRYPTOMERIA	3.5	NW	FAIR		PROTECT
99	CRYPTOMERIA	6	NW	GOOD		PROTECT
100	CRYPTOMERIA	4	NW	FAIR		PROTECT
101	CRYPTOMERIA	6	NW	GOOD		PROTECT
102	CRYPTOMERIA	5	NW	GOOD		PROTECT
103	CRYPTOMERIA	7	NW	GOOD		PROTECT
104	CRYPTOMERIA	5	NW	GOOD		PROTECT
105	CRYPTOMERIA	7	NW	GOOD		PROTECT
106	CRYPTOMERIA	6	NW	GOOD		PROTECT
107	CRYPTOMERIA	7	NW	GOOD		PROTECT
108	CRYPTOMERIA	6	NW	GOOD		PROTECT
109	CRYPTOMERIA	6	NW	GOOD		PROTECT
110	CRYPTOMERIA	7	NW	GOOD		PROTECT
111	CRYPTOMERIA	6	NW	GOOD		PROTECT
112	CRYPTOMERIA	7	NW	GOOD		PROTECT
113	CRYPTOMERIA	6	NW	GOOD		PROTECT
114	CRYPTOMERIA	7	NW	GOOD		PROTECT
115	CRYPTOMERIA	6	NW	GOOD		PROTECT
116	CRYPTOMERIA	7	NW	GOOD		PROTECT
117	CRYPTOMERIA	7	NW	GOOD		PROTECT
118	CRYPTOMERIA	7	NW	GOOD		PROTECT
119	CRYPTOMERIA	4	NW	FAIR		PROTECT
120	CRYPTOMERIA	7	NW	GOOD		PROTECT
121	CRYPTOMERIA	5	NW	FAIR		PROTECT
122	CRYPTOMERIA	2	NW	DDH	DEAD	REPLACE
123	ZELKOVA	3	WEST	FAIR	CONSTRUCTION	REPLACE
124	ZELKOVA	3	WEST	FAIR	CONSTRUCTION	REPLACE
125	CRAPE	6	WEST	GOOD	MULTI-TRUNK, 3 AT 3" EA.	REPLACE
126	CRAPE	6	WEST	FAIR	CONSTRUCTION, MULTI-TRUNK, 5 AT 2" EA.	REPLACE
127	CRAPE	6	WEST	GOOD	CONSTRUCTION, MULTI-TRUNK, 3 AT 4" EA.	REPLACE
128	ZELKOVA	3.5	WEST	FAIR	CONSTRUCTION	REPLACE
129	ZELKOVA	3.5	WEST	FAIR	CONSTRUCTION	REPLACE
130	CRAPE	10	WEST	GOOD	MULTI-TRUNK, 3-3-4-5	REPLACE
TOTAL TREES TO BE REMOVED AND REPLACED:						51
TOTAL TREES TO REMAIN:						125
TOTAL TREES TO REMAIN (NON-BUFFER):						391.5
TOTAL INCHES TO REMAIN (BUFFER, ON-SITE):						118.5
NOTE FROM FRAWLEY ASSOCIATES: THE ABOVE INFORMATION WAS COLLECTED/VERIFIED AFTER SITE VISIT (2-26-2021). NUMBERS HAVE ONLY BEEN GIVEN ON PLAN FOR REFERENCE, NOT TAGGED IN FIELD.						

EXISTING VEGETATION CONDITIONS:

TREE PROTECTION/REPLACEMENT/REMOVAL

TREE PROTECTION FENCE, TYPE C, PROVIDED FOR TREES IMMEDIATELY ADJACENT TO CONSTRUCTION AND BUILDING ADDITIONS ON SITE. SEE THIS SHEET FOR LOCATION AND DIMENSIONS.

TREE REPLACEMENT DUE TO CONDITION:

TOTAL TREES TO REPLACE (16)

- TREE #2, 11" RED MAPLE
- TREE #3, 13" RED MAPLE
- TREE #14, 8" RED MAPLE
- TREE #16, 5" RED MAPLE
- TREE #18, 6" RED MAPLE
- TREE #19, 7" RED MAPLE
- TREE #22, 12" RED MAPLE
- TREE #23, 12" RED MAPLE
- TREE #28, 6.5" RED MAPLE
- TREE #34, 5" RED MAPLE
- TREE #70, 2" EASTERN RED CEDAR (8-10' HT.)
- TREE #87, 4" ZELKOVA
- TREE #88, 4" ZELKOVA
- TREE #93, 3" TRIDENT MAPLE
- TREE #94, 6.5" CRAPE MYRTLE (MULTI-TRUNK)
- TREE #122, 2" CRYPTOMERIA (6-8' HT.)

NOTES:

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.

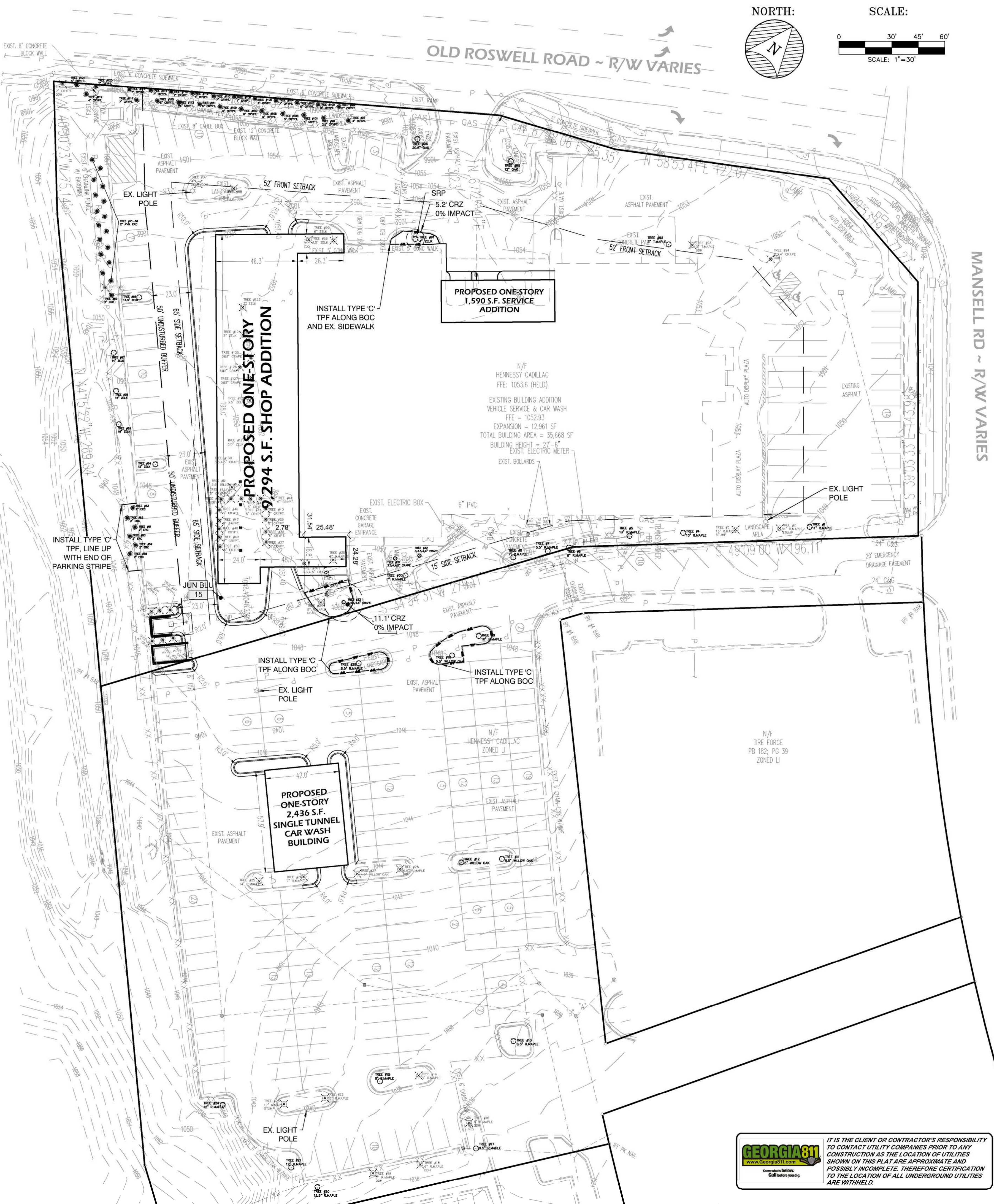
ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

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.

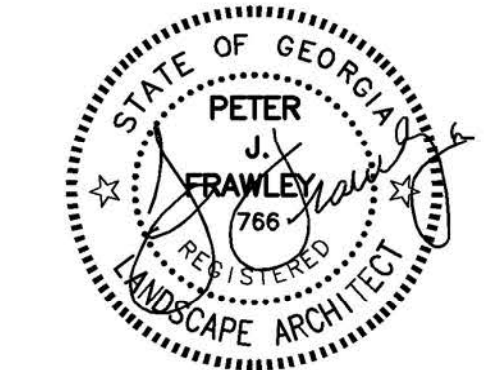
ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

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



REVISIONS:

DATE	#
- -	



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

**HENNESSY LAND ROVER JAGUAR NORTH POINT
SERVICE BUILDING ADDITION**
1505 MANSELL ROAD
ALPHARETTA, GEORGIA

TREE PROTECTION & REMOVAL PLAN

SCALE: AS SHOWN

DATE: 03/01/2021

PROJECT: FA-19093

SHEET
L-1

Georgia811
www.Georgia811.com

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

TREE REPLACEMENT DUE TO CONDITION:

TOTAL TREES TO REPLACE (16)
TREE #2, 11" RED MAPLE
TREE #3, 13" RED MAPLE
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TREE #122, 2" CRYPTOMERIA (6-8' HT.)

SHRUB REPLACEMENT AND ENHANCEMENT:
(LOCATIONS INDICATED, THIS SHEET)

EXISTING LANDSCAPE ISLANDS ON NORTH END OF BUILDING.

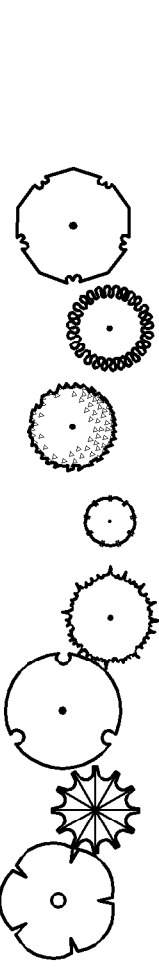
PROPOSED LANDSCAPE AREAS AROUND NEW CONSTRUCTION/BUILDING IMPROVEMENTS.

PARKING

NO ADDITIONAL PARKING PROPOSED.

LANDSCAPE STRIPS

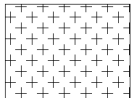
EX. LANDSCAPE STRIPS ALONG OLD ROSWELL ROAD AND MANSELL ROAD TO REMAIN AS IS, PER ORIGINAL ZONING CONDITIONS AND APPROVALS (2004 AND 2014).



TREE SCHEDULE							
CODE	QTY	BOTANICAL NAME COMMON NAME	CALIPER MIN. SIZE	MIN. HEIGHT (At planting)	FORM	% GENUS	TOTAL INCHES
AME	4	CARPINUS caroliniana AMERICAN HORNBEAM (Native)	3"	11'-12'	OVER-STORY	5.1%	12,000
CRY	1	CRYPTOMERIA japonica JAPANESE CEDAR	2"	8'-10'	OVER-STORY	1.3%	2,000
ILE	17	ILEX x 'Emily Bruner' EMILY BRUNER HOLLY	2"	8'-10'	UNDER-STORY	21.5%	34,000
JUN SKY	18	JUNIPERUS scopulorum 'Skyrocket' SKYROCKET JUNIPER (Native)	2"	8'-10'	UNDER-STORY	22.8%	36,000
JUN	5	JUNIPERUS virginiana EASTERN RED CEDAR (Native)	2"	8'-10'	OVER-STORY	6.3%	10,000
QUE	6	QUERCUS shumardii SHUMARD OAK (Native)	3"	11'-12'	OVER-STORY	7.6%	18,000
THU	19	THUJA x 'GREEN GIANT' GREEN GIANT ARBORVITAE	2"	8'-10'	OVER-STORY	24.1%	38,000
VIT	9	VITEX agnus-castus CHASTE TREE (MULTI-STEM)	3"	11'-12'	UNDER-STORY	11.3%	27,000
79	TOTAL REPLACEMENT TREES					100%	177

41.8% OF ALL TREES ARE NATIVE; 45.6% OVERSTORY

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	ABE	Abelia x 'Rose Creek' / Rose Creek Abelia	2' Ht.	45	
	CAR	Ilex cornuta 'Carissa' / Carissa Holly	2' Ht.	26	
	BUR	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	2' Ht.	4	
	LOR	Loropetalum chinense 'Blush' / Blush Fringe Flower	2' Ht.	9	
	PAN	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	2' Ht.	69	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	JUN BLU	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	3 gal.	48" o.c.	27
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	LIR	Liriope muscari 'Big Blue' / Big Blue Lilyturf	4"	15" o.c.	47

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.

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.

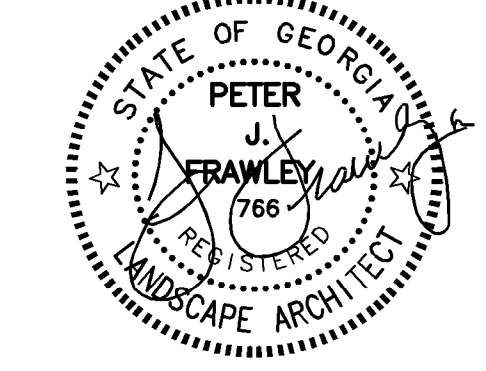
PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6200 FOR INFORMATION AND TO RESERVE A SPOT.



REVISIONS:

DATE	#
- -	



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

**HENNESSY LAND ROVER JAGUAR NORTH POINT
SERVICE BUILDING ADDITION**
1505 MANSELL ROAD
ALPHARETTA, GEORGIA

TREE REPLACEMENT & LANDSCAPE PLAN

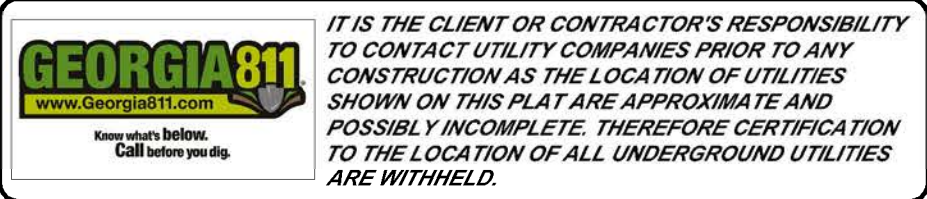
SCALE: AS SHOWN

DATE: 03/01/2021

PROJECT: FA-19093

SHEET

L-2



TREE SCHEDULE						
CODE	QTY	BOTANICAL NAME COMMON NAME	CALIPER MIN. SIZE	MIN. HEIGHT (At planting)	FORM	% GENUS
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	LIR	Liriope muscari 'Big Blue' / Big Blue Lilyturf	4"	15" o.c.	47



NORTH:

SCALE:

REVISIONS:

DATE	#
-	-

MANSELL RD ~ R/W VARIES

STATE OF GEORGIA
PETER J. FRAWLEY
REGISTERED
LANDSCAPE ARCHITECT

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

HENNESSY LAND ROVER JAGUAR NORTH POINT
SERVICE BUILDING ADDITION
1505 MANSELL ROAD
ALPHARETTA, GEORGIA

LANDSCAPE
RENDERING

SCALE: AS SHOWN

DATE: 03/01/2021

PROJECT: FA-19093

SHEET
R-1

GEORGIA811

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

www.Georgia811.com

Deed Book 56144 Pg 104
Filed and Recorded May-11-2016 09:32am
2016-0182334
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

When Recorded Return To:
CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-331-3282

Prepared By:
SUNTRUST - GA WLO
211 PERIMETER CENTER PARKWAY SUITE 100
ATLANTA, GA 30346

SATISFACTION OF AGREEMENT NOT TO ENCUMBER ASSETS



SUNTRUST BANK, holder of a certain Agreement Not To Encumber Assets (or Deed to Secure Debt), bearing the date 11/24/2014 executed by Hennessy Cadillac, Inc. to SUNTRUST BANK and recorded on 12/18/2014 in Deed Book: 54468 Page: 248 Instrument No: 2014-0354573 Fulton County, Georgia Records, certifies that the debt is fully paid, satisfied, or otherwise discharged and that the clerk of the superior court of Fulton County, Georgia is hereby authorized and directed to cancel that deed of record as provided in Code Section 44-14-4 O.C.G.A. for other mortgage cancellations.

Description/Additional information: See attached.
Property Address: 1505 Mansell Road, Alpharetta, GA, 30009

SUNTRUST BANK

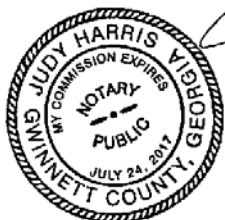
By: Karen Shelton
Its. Assistant Vice President

Witness Linda Moore

Witness Virginia Hearn

STATE OF GEORGIA, GWINNETT COUNTY

On April 19, 2016 before me, the undersigned, a notary public in and for said state, personally appeared Karen Shelton, Assistant Vice President of SUNTRUST BANK personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public Judy Harris



Legal Description
File No. 19730195

Deed Book 54468 Pg 250

EXHIBIT "B"

LEGAL DESCRIPTION

Property located in Fulton, GA

PARCEL 1:

All that tract or parcel of land lying and being in Land Lot 560 of the 1st District, 2nd Section of Fulton County, Georgia, being particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection formed by the southwesterly right of way line of Mansell Road (a variable right of way) and the southeasterly right of way line of Old Roswell Road (a variable right of way), if said right of way lines were extended to form an angle instead of a miter, and proceed thence South 39 degrees 00 minutes 52 seconds East along the extended right of way line of Mansell Road a distance of 61.42 feet to the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING thus established, run thence southeasterly along the southwesterly right of way line of Mansell Road South 39 degrees 00 minutes 52 seconds East a distance of 150.82 feet; running thence South 49 degrees 09 minutes 00 seconds West, and departing the southwesterly right of way line of Mansell Road, a distance of 198.00 feet to a point; running thence South 34 degrees 34 minutes 31 seconds West a distance of 279.11 feet to a point; running thence North 44 degrees 14 minutes 35 seconds West a distance of 269.02 feet to a point; running thence North 40 degrees 30 minutes 20 second West a distance of 79.99 feet to a point on the southeasterly right of way line of Old Roswell Road; running thence northeasterly along the southeasterly right of way line of Old Roswell Road the following courses and distances; along the arc of a curve to the right 254.26 feet (said arc having a chord distance of 254.23 feet on a bearing of North 53 degrees 52 minutes 59 seconds East and a radius of 4,210.76 feet), thence South 34 degrees 22 minutes 49 seconds East, 12.00 feet, thence North 57 degrees 05 minutes 50 seconds East, 179.61 feet to a point; running thence South 80 degrees 48 minutes 32 seconds East along the mitered intersection of Old Roswell Road and Mansell Road a distance of 91.10 feet to the southwesterly right of way line of Mansell Road and the TRUE POINT OF BEGINNING; said tract containing 2.947 acres and being described upon a boundary survey for Hennessy Cadillac, Inc., made by Watts & Browning Engineers, Inc., certified by Garry M. Gillespie, Georgia Registered Professional Land Surveyor No. 2121, dated November 15, 1993, last revised January 20, 1994.

AND BEING the same property conveyed to Hennessy Cadillac, Inc., a Georgia corporation from J. Davis Adams, Opal D. Abbink, and Opal D. Abbink and Kendall J. Zeff, Jr., as Trustees under the residual trust of the Will of Richard L. Duke by Limited Warranty Deed dated January 26, 1994 and recorded February 15, 1994 in Deed Book 17931, Page 212.

PARCEL 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 560, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at the southwesterly mitered corner of the intersection of the southern right-of-way line of Old Roswell Road (variable right-of-way) and the southwestern right-of-way line of Mansell Road (variable right-of-way); then run South 80°48'32" East a distance of 91.10 feet to a point; thence run along and coincident with the southwestern right-of-way of Mansell Road the following courses and distances: South 39°00'52" East a distance of 150.82 to a point said point being the TRUE POINT OF

Deed Book 56144 Pg 106

Deed Book 54468 Pg 251

Legal Description
File No. 19730195

EXHIBIT "B" - (Continued)

1:29 p.m., recorded in Deed Book 17278, Page 13, aforesaid Records.

SUBJECT TO AND TOGETHER WITH those easement rights arising under that certain Water, Sanitary Sewer and General Utility Easement Agreement by and between J. Davis Adams, as to an undivided twenty-five percent (25%) interest, Opal D. Abbink, as to an undivided thirty-seven and one-half percent (37 1/2%) interest, and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of Residual Trust U/W of Richard L. Duke dated September 09, 1976 as to an undivided thirty-seven and one-half percent (37 1/2%) interest and Hennessy Cadillac, Inc. a Georgia corporation, dated as of January 26, 1994, filed for record February 15, 1994 at 8:30 a.m., recorded in Deed Book 17931, Page 230, aforesaid Records.

SUBJECT TO AND TOGETHER WITH those easement rights arising under that certain Easement Agreement by and between J. Davis Adams, as to an undivided 25% interest, Opal D. Abbink, as to a 37 1/2% interest and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of the Residual Trust under the Will of Richard L. Duke dated September 09, 1976, as to a 37 1/2% interest and Chattahoochee General Contractors, Inc., dated as of July 27, 1995, filed for record August 09, 1995 at 2:57 p.m., recorded in Deed Book 19858, Page 318, aforesaid Records.

SUBJECT TO AND TOGETHER WITH those easement rights arising under that certain Easement Agreement by and between J. Davis Adams, as to an undivided twenty-five percent (25%) interest, Opal D. Abbink, as to an undivided thirty-seven and one-half percent (37 1/2%) interest, and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of Residual Trust U/W of Richard L. Duke dated September 09, 1976 as to an undivided thirty-seven and one-half percent (37 1/2%) interest and Tylor Investments, Inc., a Georgia corporation, dated as of May 05, 1994, filed for record May 06, 1994 at 9:39 a.m., recorded in Deed Book 18235, Page 15, aforesaid Records: as amended by that certain First Amendment to and Partial Release of Easement Agreement by and between J. Davis Adams, as to an undivided twenty-five percent (25%) interest, Opal D. Abbink, as to an undivided thirty-seven and one-half percent (37 1/2%) interest, and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of Residual Trust U/W of Richard L. Duke dated September 09, 1976 as to an undivided thirty-seven and one-half percent (37 1/2%) interest and Tylor Investments, Inc., a Georgia corporation, dated March 27, 1998, filed for record March 27, 1998 at 1:49 p.m., recorded in Deed Book 24163, Page 91, aforesaid Records.

AND BEING the same property conveyed to Hennessy Cadillac, Inc., a Georgia corporation from J. Davis Adams, an individual, as to an undivided twenty-five percent (25%) interest, Opal D. Abbink, an individual, as to an undivided thirty-seven and one-half percent (37 1/2%) interest, and Opal D. Abbink and Kendall J. Zeff, Jr., as Trustees under Item V of the Will of Richard L. Duke dated September 09, 1976, as to an undivided thirty-seven and one-half percent (37 1/2%) interest by Limited Warranty Deed dated March 25, 1998 and recorded March 27, 1998 in Deed Book 24163, Page 104.

Tax Parcel Nos. 12-2270-0560-053-5 (1525 Mansell Road), 12-227-0560-043-6 (1505 Mansell Road)

Deed Book 56144 Pg 107
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Legal Description
File No. 19730195

Deed Book 54468 Pg 252
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "B" - (Continued)

BEGINNING; from the Point of Beginning run along an arc of a curve to the left an arc distance of 37.72 feet (said curve having a radius of 1206.10 feet, being subtended by a chord lying to the north of said arc bearing South 40°37'23" East a chord distance of 37.32 feet) to a point; thence leave said right-of-way and run South 49°09'00" West a distance of 193.03 feet to a point; thence run South 34°34'31" West a distance of 13.72 feet to a point; thence run South 45°08'37" East a distance of 241.51 feet to a point; thence run North 31°25'20" East a distance of 213.88 feet to a point found on the southwestern right-of-way of Mansell Road; thence run along and coincident with the southern right-of-way of Mansell Road along an arc of a curve to the left an arc distance of 37.50 feet (said curve having a radius of 1206.10 feet, being subtended by a chord lying to the North of said arc bearing South 50°57'38" East a chord distance of 37.50 feet) to a point; thence leave said right-of-way and run South 31°25'20" East a distance of 224.11 feet to a point; thence run along an arc of a curve to the left an arc distance of 17.17 feet (said curve basing a radius of 1428.87 feet, being subtended by a chord lying to the south of said arc bearing South 51°46'53" East a chord distance of 17.17 feet) to a point; thence run South 37°52'29" West a distance of 256.33 feet to a point; thence run North 55°43'44" West a distance of 47.96 feet to a point; thence run North 44°14'35" West a distance of 272.91 feet to a point; thence run North 34°34'31" East a distance of 279.11 feet to a point; thence run North 49°09'00" East a distance of 198.00 feet to a point, said point being the Point of Beginning.

Said tract containing 2.35862 acres, and being more particularly shown on that certain boundary survey for Hennessy Cadillac, Inc., prepared by Watts & Browning Engineers, Inc., bearing the seal and certification of V.T. Hammond, Georgia Certified Land Surveyor No. 2554, dated September 29, 1997, last revised January 29, 1998.

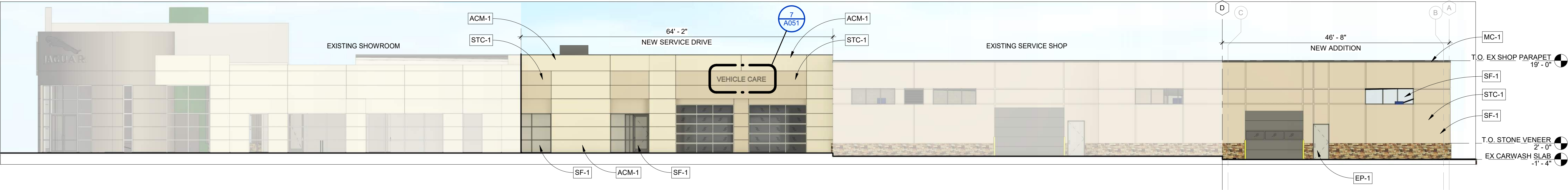
SUBJECT TO AND TOGETHER WITH those easement rights arising under that certain Detention Pond Declaration and Maintenance Agreement by J. Davis Adams, Individually, Opal O. Abbink, individually and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of the Residual Trust under Item V of the Will of Richard L. Duke, dated August 02, 1993, filed for record August 05, 1993 at 9:58 a.m., recorded in Deed Book 16997, Page 251, Records of Fulton County, Georgia; as amended by that certain First Amendment to Detention Pond Declaration and Maintenance Agreement by J. Davis Adams, individually, Opal D. Abbink, individually and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of the Residual Trust under Item V of the Will of Richard L. Duke, undated, filed for record September 08, 1995 at 12:59 p.m., recorded in Deed Book 19978, Page 203, aforesaid Records.

SUBJECT TO AND TOGETHER WITH those easement rights arising under that certain Utility and Drainage Easements Agreement by and between Genuine Parts Company, a Georgia corporation and J. Davis Adams, as to an undivided 25% interest, Opal D. Abbink, as to a 37 1/2% interest and Opal O. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of the Residual Trust under the Will of Richard L. Duke dated September 09, 1976, as to a 37 1/2% interest, dated as of October 22, 1993, filed for record October 26, 1993 at 1:29 p.m., recorded in Deed Book 17278, Page 5, aforesaid Records.

SUBJECT TO AND TOGETHER WITH those easement rights arising under that certain Easement Agreement by and between J. Davis Adams, as to an undivided 25% interest, Opal D. Abbink, as to a 37 1/2% interest and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of the Residual Trust under the Will of Richard L. Duke dated September 09, 1976, as to a 37 1/2% interest and Genuine Parts Company, a Georgia corporation, dated as of October 22, 1993, filed for record October 26, 1993 at



1 EXISTING NORTH ELEVATION
3/32" = 1'-0"



3 PROPOSED NORTH ELEVATION
3/32" = 1'-0"



10'-0"
1'-0"
VEHICLE CARE

7 SIGNAGE @ SERVICE DRIVE
1/2" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND		
MARK	MATERIAL	SPECIFICATIONS
ACM-1	ALUMINUM COMPOSITE METAL PANELS	COLOR TO MATCH EXISTING
STC-1	HARD COAT STUCCO	COLOR TO MATCH EXISTING
MC-1	METAL COPING SYSTEM	COLOR TO MATCH EXISTING
EP-1	EXTERIOR PAINT	COLOR TO MATCH EXISTING
SV-1	STONE VENEER	TO MATCH EXISTING
CURTAINWALL & STOREFRONT		
SF-1	STOREFRONT / CURTAIN WALL SYSTEM	COLOR TO MATCH EXISTING

STATE OF GEORGIA

STEVEN T. ALLEN

03.01.2021

REGISTERED ARCHITECT

SEAL

ISSUANCE

No.	Description	Date
1	EXISTING NORTH ELEVATION	03.01.2021
2	PROPOSED NORTH ELEVATION	03.01.2021
3	VEHICLE CARE SIGNAGE	03.01.2021
4	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
5	CURTAINWALL & STOREFRONT	03.01.2021
6	LANDSCAPING	03.01.2021
7	VEHICLE CARE SIGNAGE	03.01.2021
8	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
9	CURTAINWALL & STOREFRONT	03.01.2021
10	LANDSCAPING	03.01.2021
11	VEHICLE CARE SIGNAGE	03.01.2021
12	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
13	CURTAINWALL & STOREFRONT	03.01.2021
14	LANDSCAPING	03.01.2021
15	VEHICLE CARE SIGNAGE	03.01.2021
16	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
17	CURTAINWALL & STOREFRONT	03.01.2021
18	LANDSCAPING	03.01.2021
19	VEHICLE CARE SIGNAGE	03.01.2021
20	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
21	CURTAINWALL & STOREFRONT	03.01.2021
22	LANDSCAPING	03.01.2021
23	VEHICLE CARE SIGNAGE	03.01.2021
24	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
25	CURTAINWALL & STOREFRONT	03.01.2021
26	LANDSCAPING	03.01.2021
27	VEHICLE CARE SIGNAGE	03.01.2021
28	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
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91	VEHICLE CARE SIGNAGE	03.01.2021
92	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
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94	LANDSCAPING	03.01.2021
95	VEHICLE CARE SIGNAGE	03.01.2021
96	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021
97	CURTAINWALL & STOREFRONT	03.01.2021
98	LANDSCAPING	03.01.2021
99	VEHICLE CARE SIGNAGE	03.01.2021
100	EXTERIOR FINISH MATERIAL LEGEND	03.01.2021

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NEW ADDITION AND ALTERATION FOR

HENNESSY JLR NORTH POINT

1505 MANSELL RD
ALPHARETTA, GA 30009

Date: 02.24.2021

Scale: As indicated

By: MC STE

ID: 19YHEN031

EXTERIOR ELEVATIONS

A051



No.	Description	Debit	Credit
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1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.



2070 North Doughty Ave.

[illegible]

Date:	02.21.20
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Byu MC 87

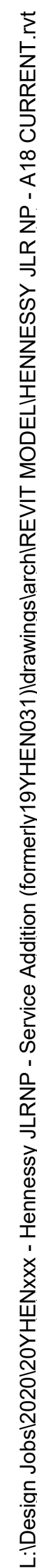
ID: 19YHENU

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1. *Journal of the American Medical Association*, 277:1225-1230, 1997.

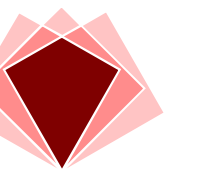


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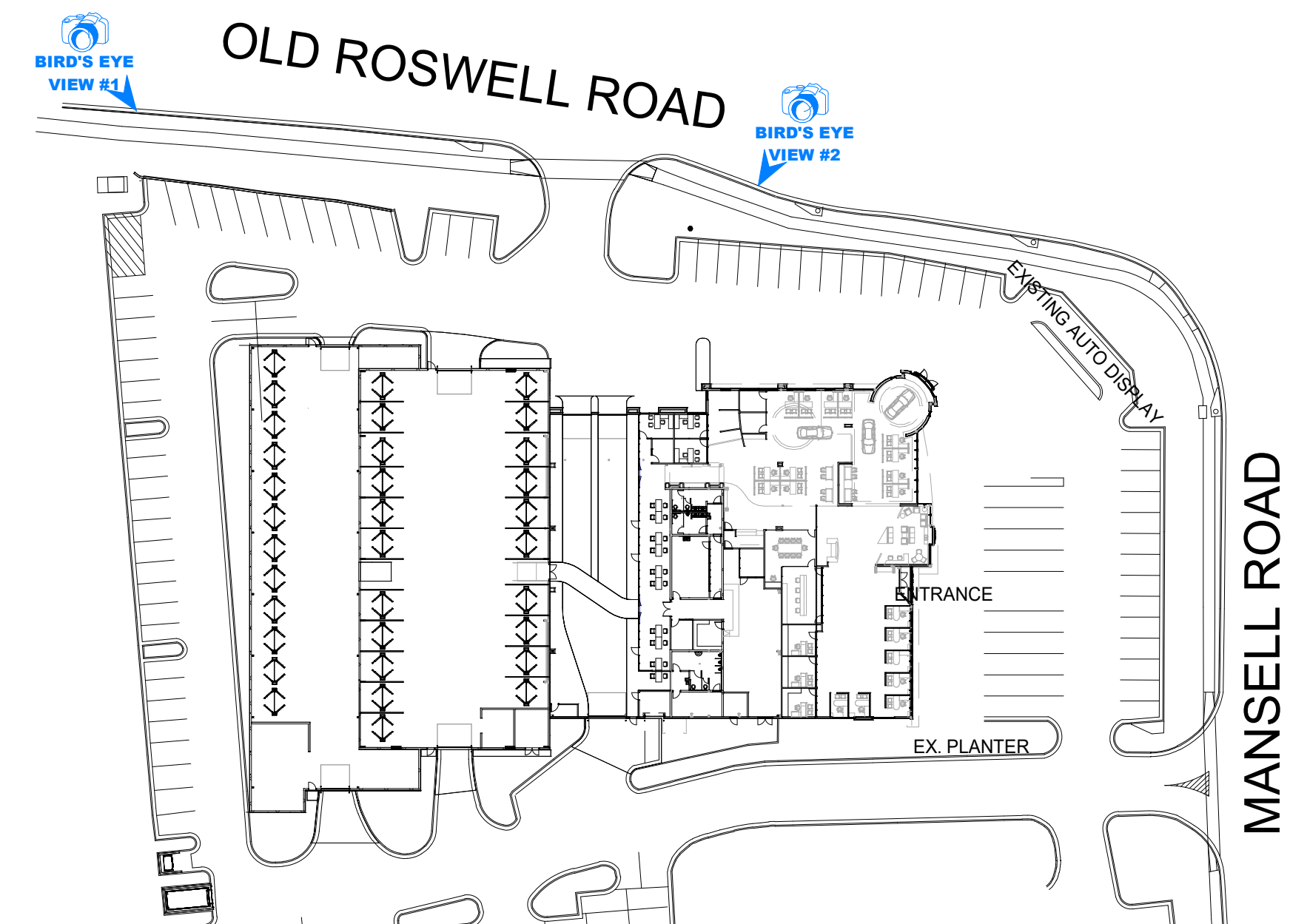


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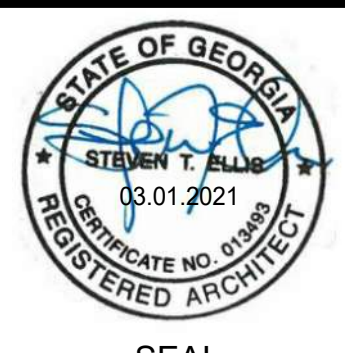
HENNESSY JLR NORTH POINT
1505 MANSELL RD
ALPHARETTA, GA 30009

Revised Date:	02.24.2021
Revised By:	As indicated
MC STE	
19YHEN031	

A901



③ PROPOSED KEY PLAN
1" = 60'-0"



SEAL

ISSUANCE

[illegible]

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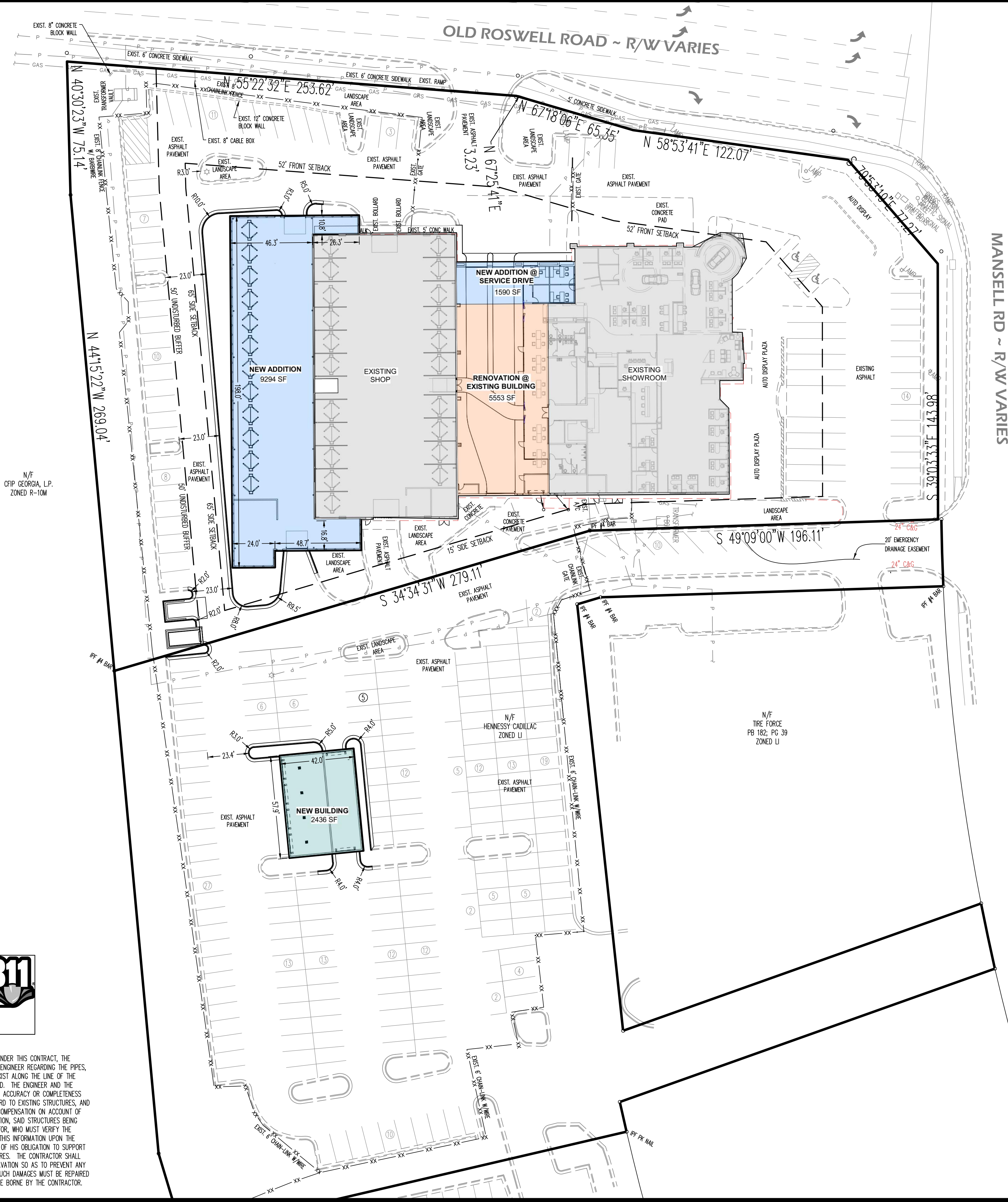
NEW ADDITION AND ALTERATION FOR

HENNESSY JLR NORTH POINT
1505 MANSELL RD
ALPHARETTA, GA 30009

Date:	02.24.2021
Scale:	As indicated
By:	Author Checker
ID:	19YHEN031

BIRD'S EYE
PERSPECTIVES

A902



Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

REGISTERED
ENGINEER
NO. 26681
PROFESSIONAL
JON M. EVANS
GSWCC LEVEL II CERT. # 10877

PROJECT NAME
**HENNESSY LAND
ROVER JAGUAR
NORTH POINT
SERVICE
BUILDING
ADDITION**

1505 MANSELL RD., L.L.
560, 1ST DIST., 2ND SEC.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
10-24-19

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

☒ Not Released For Construction
☐ Released For Construction

OWNER/DEVELOPER

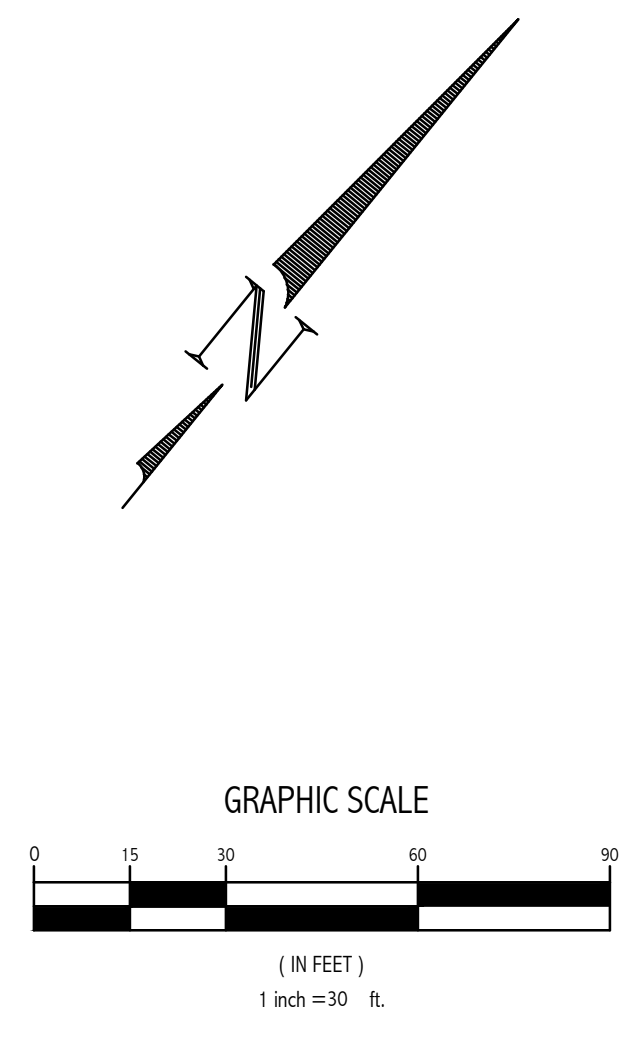
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REVISIONS	

JOB NUMBER:
19-027

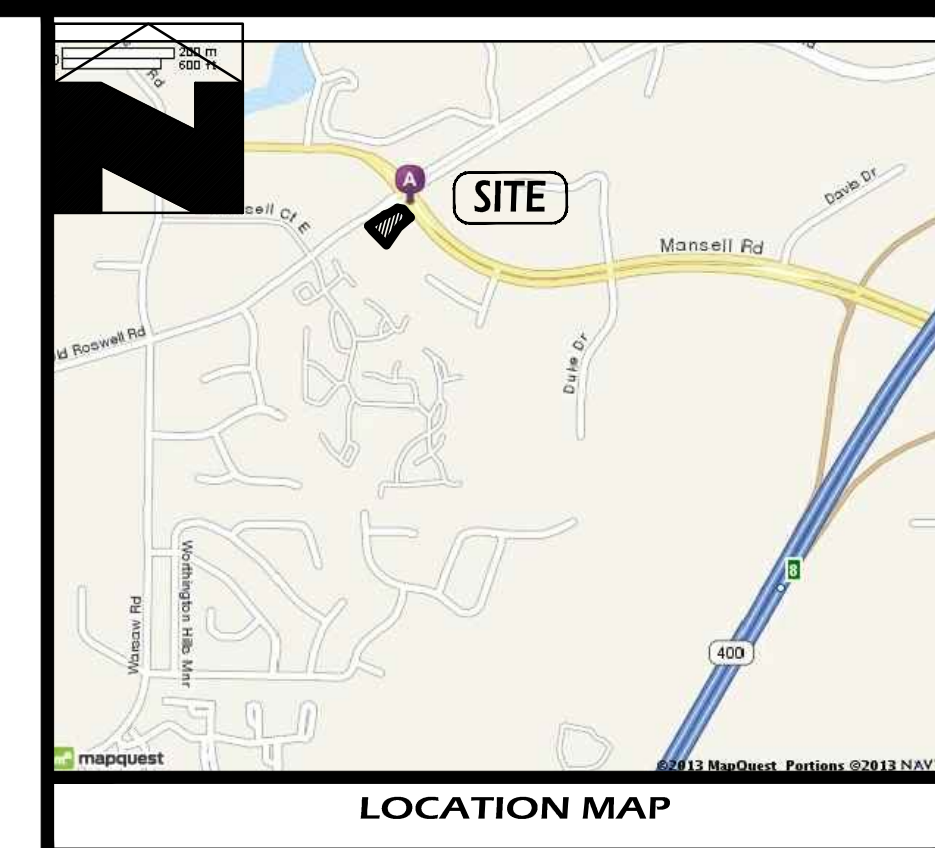
SHEET TITLE
**SITE
PLAN
C-4**

OWNER/DEVELOPER:
HENNESSY CADILLAC, INC.
3040 PIEDMONT ROAD
ATLANTA, GEORGIA 30305
404.261.5700 (PH)
MR. MARK HENNESSY
24-HR CONTACT:
STEVE ELLIS
770.455.1791 (PH)
ENGINEER:
EVANS DESIGN GROUP, INC.
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.



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GSWCC LEVEL II CERT. # 10877

PROJECT NAME
**HENNESSY LAND
ROVER JAGUAR
NORTH POINT
SERVICE
BUILDING
ADDITION**

1505 MANSELL RD., L.L.
560, 1ST DIST., 2ND SEC.
CITY OF ALPHARETTA,
GEORGIA

DATE:

10-24-19

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

☒ Not Released For Construction
☐ Released For Construction

OWNER/DEVELOPER

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JOB NUMBER:

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SHEET TITLE

SITE PLAN

C-4



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OWNER/DEVELOPER:

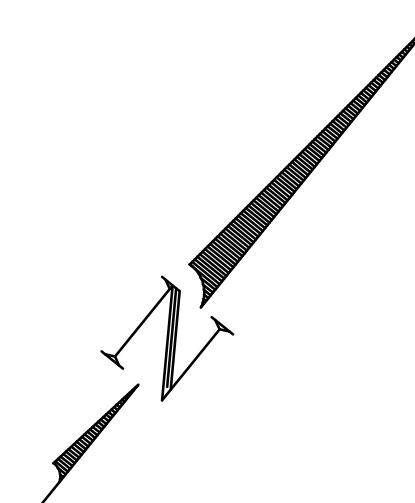
HENNESSY CADILLAC, INC.
3040 PIEDMONT ROAD
ATLANTA, GEORGIA 30305
404.261.5700 (PH)
MR. MARK HENNESSY

24-HR CONTACT:

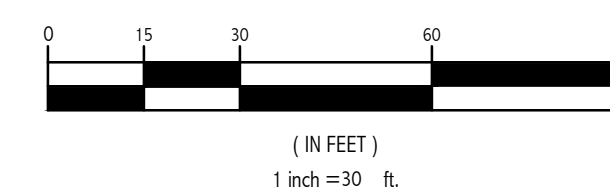
STEVE ELLIS
770.455.1791 (PH)

ENGINEER:

EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.



GRAPHIC SCALE



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Call before you dig.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.



EXISTING TREE SYMBOL LEGEND:

- Red Maple
- Pine
- Japanese Zelkova
- Crape Myrtle
- Cryptomeria

OWNER/DEVELOPER:

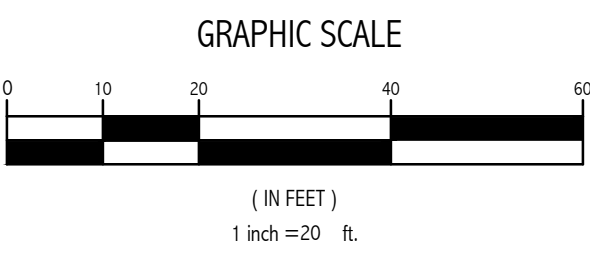
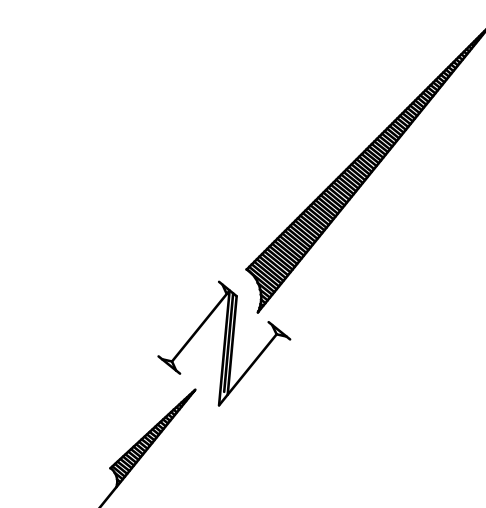
HENNESSY CADILLAC, INC.
3040 PIEDMONT ROAD
ATLANTA, GEORGIA 30305
404.261.5700 (PH)
MR. MARK HENNESSY

24-HR CONTACT:

STEVE ELLIS
770.455.1791 (PH)

ENGINEER:

EVANS DESIGN GROUP, INC.
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (PH)
CONTACT: JON M. EVANS, P.E.



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Buford, GA 30519
(PH) 678.207.6830
jevans@evansdg.com

GEORGIA
REGISTERED
NO. 26681
PROFESSIONAL
ENGINEER
JON M. EVANS
GSWCC LEVEL II CERT. # 10877

PROJECT NAME
HENNESSY LAND ROVER JAGUAR NORTH POINT SERVICE BUILDING ADDITION

1505 MANSELL RD., L.L.
560, 1ST DIST., 2ND SEC.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
10-24-19

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

☒ Not Released For Construction
☐ Released For Construction

OWNER/DEVELOPER

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REVISIONS

JOB NUMBER:
19-027

SHEET TITLE
EXISTING CONDITIONS

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