



DESIGN REVIEW BOARD OCTOBER 21, 2016

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. 09:00-09:50 **DRB 160067 Triad Medical Morris Rd**
review Site Plan and Landscape, cursory Elevations
Staff recommends approval with light poles not in tree islands, amenity area at old Mill site with mulched path, work with Staff for trees and other landscape on elevated parking deck.
2. 09:50 - 10:45 **DRB 160058 Westside Daycare Westside at Academy St**
review Landscape and Site, Elevations with materials and colors
Staff recommends approval with condition of final landscape and elevations to Staff
3. 10:45 - 11:15 **DRB 160064 Outback 6400 North Point Pky**
review elevations, site
Staff recommends approval with Landscape to work with Staff on street trees and parking islands
4. 11:15 - 11:30 **DRB 160068 Waffle House 3319 Old Milton Pky**
review new awning color
Staff recommends approval
5. 11:30 - 11:40 **DRB160070 Alpha Park 210 South Main St**
review new monument sign
Staff recommends approval with more substantial brick base base to match the building, no digital printing, and landscaping requirement at base.
6. 11:40 - 11:50 **DRB 160071 Affairs Fusion Restaurant**
review signage
Staff recommends approval with change to monument background color
7. 11:50 - 12:15 **DRB 160022 Fairfield Inn 11385 Haynes Bridge Rd**
review new exterior paint colors
8. 12:15 - 12:45 **DRB 160072 1 South Main**
review exterior elevation and sign
Staff recommends approval with sign to be patina sealed

VIII. ADJOURNMENT



DESIGN REVIEW BOARD MEETING SUMMARY MEETING OF SEPTEMBER 16, 2016

PUBLISHED: Friday, October 21, 2016
Department of Community Development
WWW.ALPHARETTA.GA.US
678.297.6070

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown
 - Dick Debban
 - Frank Schwing
 - Kim Matherly
- Design Review Board Members Absent
 - Pat Corkill
 - Scott Doll
 - Tom Le Cain
- Staff Members Present
 - Michael Woodman, Senior Planner
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. DRB Meeting Minutes of August 19, 2016

- ❖ Board Member Schwing offered a motion to approve with corrections
 - The motion received a second from Board Member Brown
 - The motion passed by vote (5-0)

VIII. PUBLIC HEARING

1. *Staff update on pending projects*

2. *DRB 160061 Fairfield Inn & Suite 11385 Haynes Bridge Road*

Applicant presented paint colors and provided samples for building that was previously painted without approval. Applicant stated these are new Marriott approved colors.

There was discussion on:

- Board thought colors were conflicting, not in the same palette
- Dryvit on columns
- Applicant needs to choose one color palette
- Staff reminded Applicant that the City has been very patient with this building and Applicant needs to return next month to get this resolved

- ❖ Board Member Brown offered a motion to defer the item
 - The motion received a second from Board Member Matherly
 - The motion passed by vote (4--0)

3. *DRB 160062 101 Development Group, LLC Webb Bridge & Morris Rd*

Applicant presented Site Plan and Elevations and Materials.

- ❖ Board Member Brown offered a motion to approve the item conceptually with conditions subject to changes which may occur with a potential administrative variance. That we approve the Site Plan in concept with the following conditions:

That the walls will be brick or stone to match the building or could be modular with colors to match the building which will be subject to Staff final approval.

The approval of the Site Plan includes photometrics as submitted today.

In the Staff parking which is next to Webb Bridge Road that the 4 rows of parking, 2 Parking stalls each row, next to Webb Bridge be eliminated in favor of more landscaping and screening of the premises.

With regard to elevations and materials we approve as submitted. The approval applies to all materials as shown except for at this point we are approving the metal portion which is VMZ flat lock panel.

That the brick will be a jumbo or utility size brick which is larger than is shown in the Application

With regard to signage, that we approve the monument signage as submitted today, subject to Applicant providing landscaping around the base which will be shown on the landscape plan which will be shown on the landscape plan which leads me to the landscape plan has not been reviewed today and will be submitted at a later date.

- The motion received a second from Board Member Schwing
- The motion passed by vote (4--0)

Staff clarified that the Board had conceptually approved all the elevations and materials that were presented today. Board clarified to the Applicant that if there are any changes, Applicant would submit to Staff and it would be Staff's decision whether it came back to DRB for review.

Chairman Kramer called for a recess at 10:34 a.m.

Chairman Kramer reconvened the meeting at 10:41 a.m.

4. DRB 160064 Outback Steakhouse 6400 North Point Parkway

Applicant presented materials and elevations for a cursory review.

There was discussion concerning:

- Overview of Site Plan

- Screening of Parking
- Number of parking spaces
- Covered Area for seating for waiting
- Dumpster Enclosure
- Site Lines
- Potential for Outdoor Seating
- Site subject to North Point Activity Center Guidelines
- Formal and natural greenspace areas
- Pedestrian street lights along North Point Pky
- Internal sidewalks at key location should be paver materials
- Upgrade to NP Activity Center streetscape (as approved by Staff)
- Code pertaining to parking island

5. DRB 160063 *Liberty Hall* 33 South Main Street

J. T. Addams and Tracy Ward presented elevations and materials for 4 story building. Building will include an upscale restaurant, office and a private social club as well as a rooftop terrace.

- ❖ Board Member Brown offered a motion to approve the elevations and materials in concept as submitted today. Elements to be submitted to Staff to communicate to DRB Members where materials are located on each elevation.
 - The motion received a second from Board Member Schwing
 - The motion passed by vote (4--0)

Chairman Kramer called a 30 minute recess at 11:57 a.m.

Chairman Kramer reconvened the meeting at 12:24 p.m.

6. DRB 160065 *Angela Krause Lincoln of Alpharetta* 1575 Mansell Rd

Brian Kay presented new building for showroom for the Applicant.

- Site Plan
- Reduction of impervious area
- Single story Building
- HVAC on ground

- Retaining walls are to provide access to building
- Landscaping will match existing
- Replant trees where needed
- New Driveway from Mansell
- Secondary monument sign – will require a Variance
- Elevations, materials and colors
- Retaining walls facing roads will be clad in brown color to match building elevations (provided samples)

There was discussion from DRB:

- Parking Islands
- Parking Lot Screening
- Conceal “getaway railing” with landscaping with Evergreen material
- Zen Garden concept unclear
- Exterior Elevations preliminary design document
- Height of Building- 22-‘24’ approximate
- DRB would like to see pictures of one that has been built
- No external raised car display
- Parking lot lighting
- Site Lighting not complete at this time
- No plan for additional dumpster on the property
- Back right hand side of top elevation seemed blank. Applicant stated it is meant to match Ford dealership.
- Still working on building signage
- Blank block side elevations (lounge side) faces Ford
- DRB would like to see entire side elevation

❖ Board Member Brown offered a motion to approve the Site Plan and Landscaping conceptually with the direction that Applicant returns with the Zen Garden, the Building, Lighting, and Signage all at one time.

- The motion received a second from Board Member Matherly
- The motion passed by vote (4--0)

6. ADJOURNMENT

Chairman Kramer adjourned the meeting at 1:02 p.m.

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: Triad-Newcastle, LLC

Location Address: 100 Church St., Suite 100, Huntsville, AL. 35801

Mailing Address: 100 Church Street, Suite 100,

City: Huntsville State: Alabama Zip Code: 35801

Contact For All Notifications: William R. Stroud

Contact Telephone: 256 - 428 - 0405 Mobile Telephone: 256 - 656 - 9,610

Fax: 256 - 539 - 5,500 Email: wstroud@triadproperties.com

Contact's Relation To Business: Manager of the Manager of Triad-Newcastle, LLC

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ 300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Triad-Newcastle, LLC

Physical Address: 100 Church St., Suite 100, Huntsville, AL, 35801

Mailing Address: 100 Church St., Suite 100

City: Huntsville State: Alabama Zip Code: 35801

Owner Telephone: 256 0428 - 405 Contact Fax: 256 - 539 - 5,500

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: 12-2970-0855-037-5

Land Lot(s): 855 District: First Section: Second

Existing Zoning of Property: O-P Existing Uses of Property: Vacant land

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:  MANAGER OF TRIAD PROPERTIES HOLDINGS, LLC,
MANAGER OF TRIAD-NEWCASTLE, LLC

Date: 09-28-16

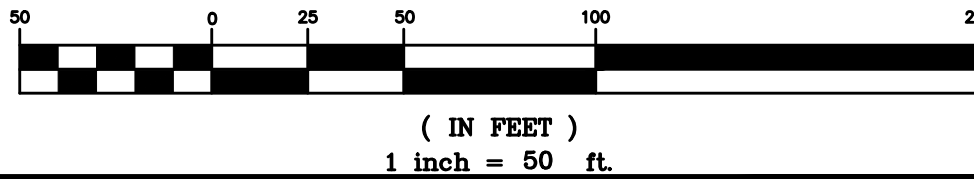
Print Form



OLD MILTON PARKWAY
-STATE ROUTE #120
R/W VARIES
A PUBLIC RIGHT-OF-WAY

SITE PLAN

GRAPHIC SCALE



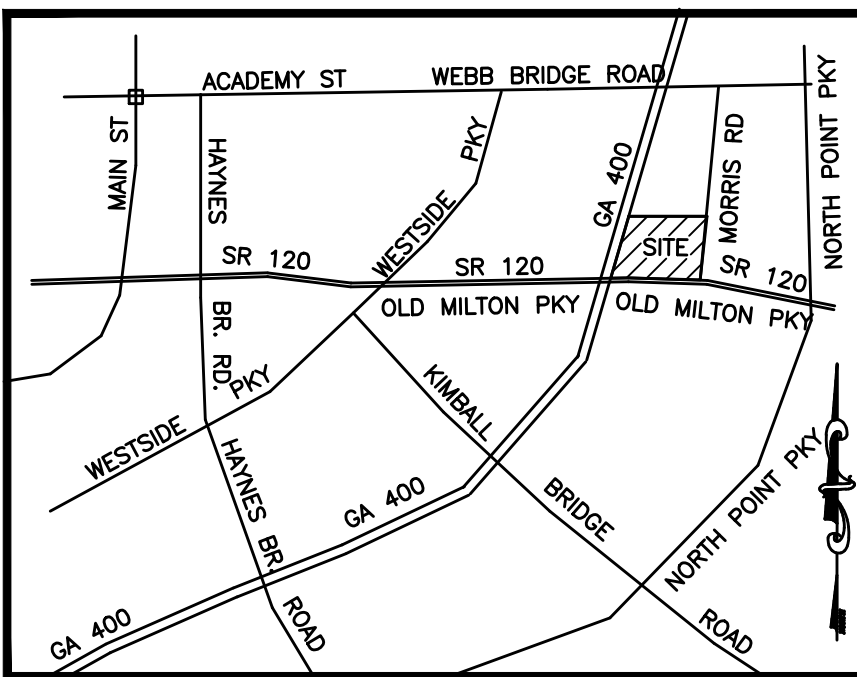
SITE DATA

EXISTING ZONING:	0-P (Z-12-02/CLUP-12-03/V-12-16)
PROPOSED USE:	MEDICAL OFFICE BUILDING
SITE AREA INFORMATION:	
GROSS AREA:	507,187 SF 11.64 AC
BUILDING A:	100,000 SF
BUILDING B:	4,000 SF
TOTAL BUILDING AREA:	104,000 SF
PARKING REQUIRED:	322 SPACES 8 HANDICAP REQUIRED 330 SPACES TOTAL (3.17 SPACES/1000 SF)
PARKING PROVIDED:	362 SPACES 10 HANDICAP REQUIRED 372 SPACES TOTAL (3.58 SPACES/1000 SF)
MAX BUILDING HEIGHT:	65'-0" (MAX.) 4 STORY BUILDING

SITE PLAN NOTES

1. THIS PROPERTY IS SUBJECT TO THE ZONING CONDITIONS AS PER Z-12-02/CLUP-12-03/V-12-16
2. FLOOD COMPENSATION STORAGE BELOW THE 100 YR DESIGN FLOOD ELEVATION WILL BE PROVIDED UNDER THE ELEVATED PARKING DECK.
3. STORM WATER MANAGEMENT SYSTEM WILL BE LOCATED UNDERGROUND WITH PARKING AREAS. THE EXISTING DRIVES ADJACENT TO QUICKTRIP WILL BE INCORPORATED INTO THE MEDICAL OFFICE DESIGN.
4. EXISTING DRIVES ADJACENT TO THE EXISTING QUICKTRIP STORE WILL REMAIN.
5. THERE IS A MINOR ENCROACHMENT INTO THE 150' IMPERVIOUS SETBACK SOUTHWEND OF THE ELEVATED PARKING DECK

LOCATION MAP
NOT TO SCALE



Project Title
TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA
BY: **ALPHARETTA MEDICAL CENTER I, LLC**

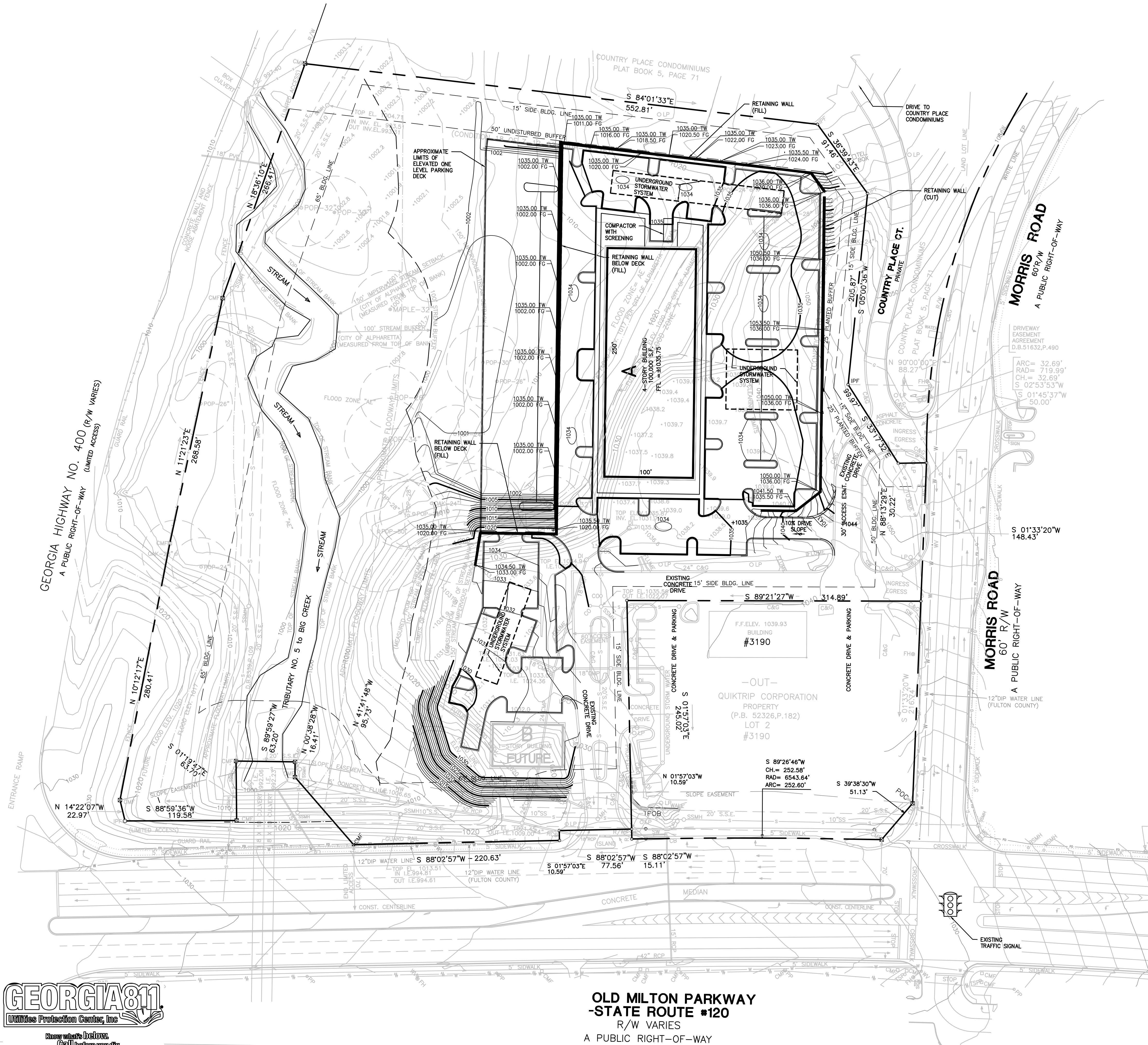
REVISIONS	BY

DRAWN BY	JLG
CHECKED BY	DMW
DATE	09/29/2016
SCALE	1"= 50'
JOB No.	15-CE-007
SHEET NUMBER	C-1

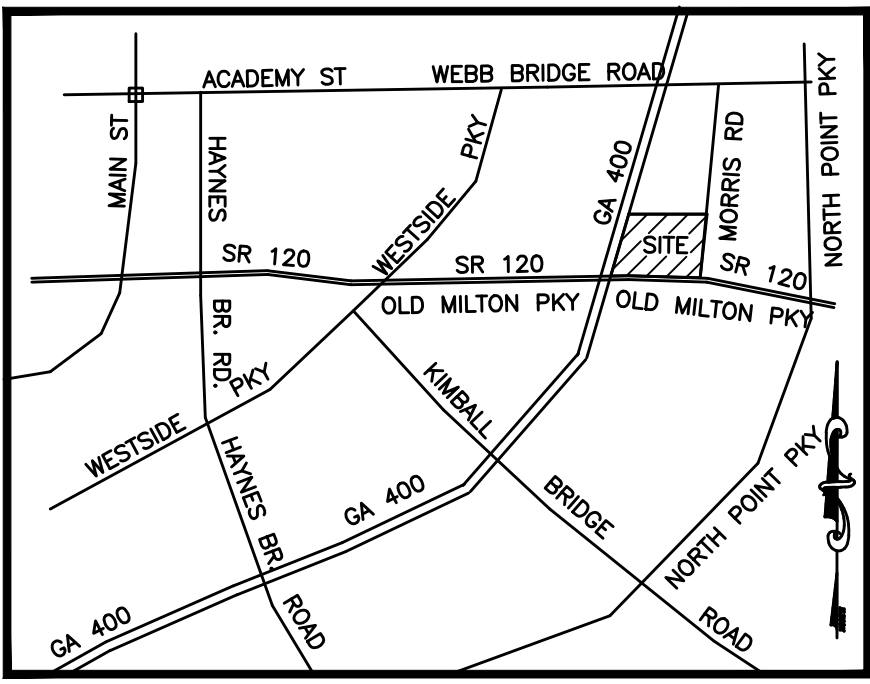
Wolverton & Associates
Consulting Engineers + Land Surveyors
8745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30087
Phone (770) 447-8898 • Fax (770) 447-9070
www.wolverton-assoc.com



GEORGIA HIGHWAY NO. 400
A PUBLIC RIGHT-OF-WAY
(LIMITED ACCESS)

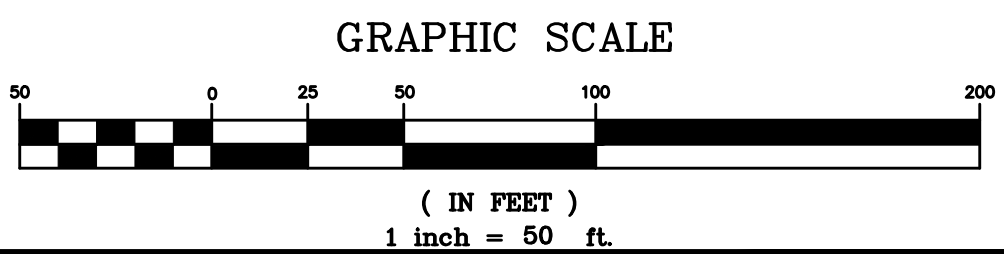


OLD MILTON PARKWAY
-STATE ROUTE #120
R/W VARIES
A PUBLIC RIGHT-OF-WAY



LOCATION MAP
NOT TO SCALE

GRADING & DRAINAGE PLAN



Project Title
**TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA**
BY: **ALPHARETTA MEDICAL CENTER I, LLC**

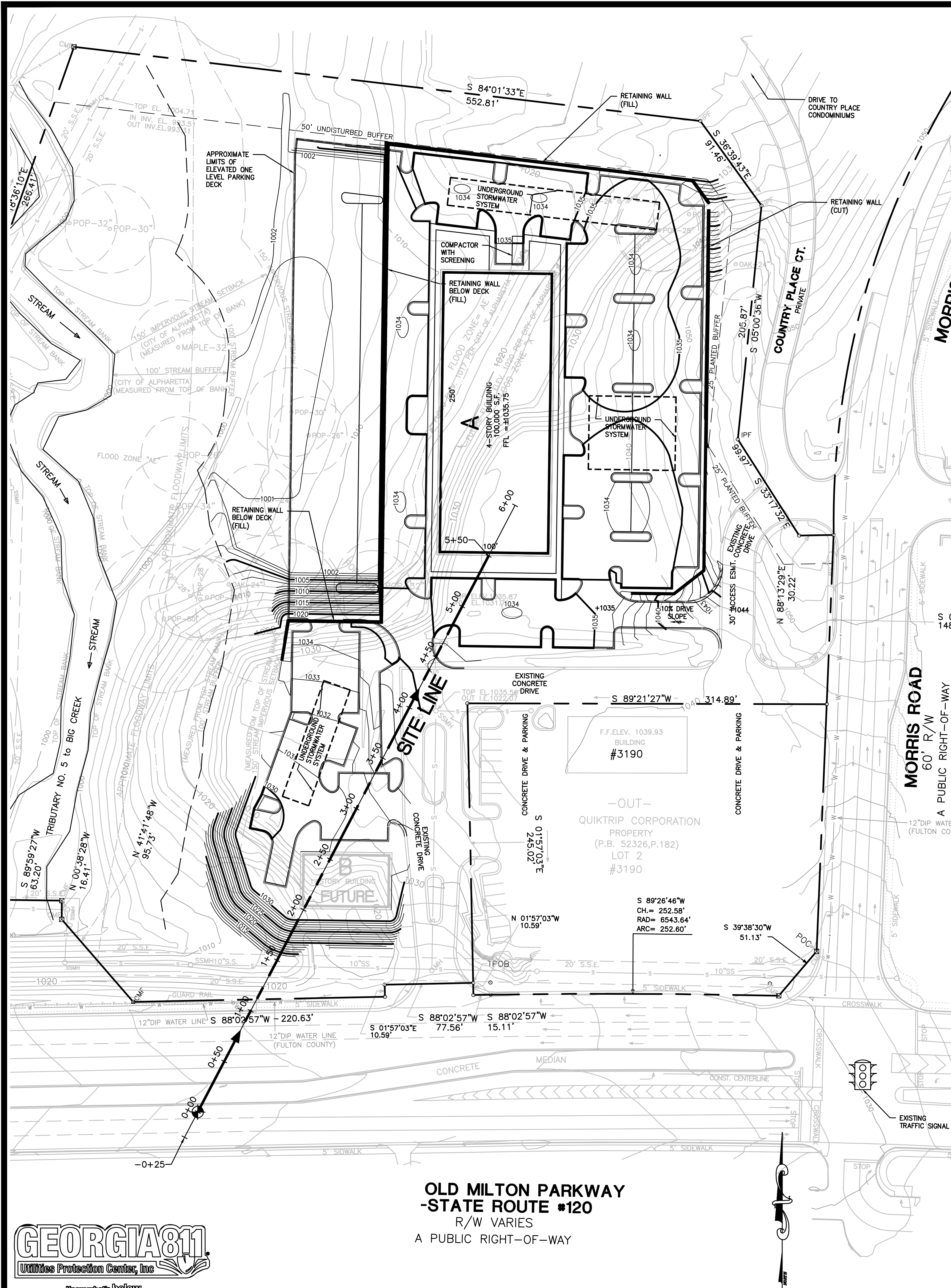
REVISIONS	BY

DRAWN BY JLG
CHECKED BY DMW
DATE 09/29/2016
SCALE: 1" = 60'
JOB No. 15-CE-007
SHEET NUMBER

C-2

W
Wolverton & Associates
Consulting Engineers + Land Surveyors
8745 Sugarloaf Parkway - Suite 100 - Duluth, Georgia 30087
Phone: (770) 447-8899 • Fax: (770) 447-9070
www.wolverton-assoc.com

USP2: c:\projects - Sep 29, 2016 - 4:01pm
2: \\vil Project Data\Projects\2015\15-CE-007 Alpharetta Medical Center 1\VE\Production\Production Drawings\15-CE-007 Main.dwg - LAYOUT: SL-1 VERSION: -----



Project Title
**TRIAD MEDICAL CENTER
OLD MILTON PKWY AND MORRIS RD
ALPHARETTA, FULTON COUNTY, GA**
BY: **ALPHARETTA MEDICAL CENTER I, LLC**

REVISIONS	BY

DRAWN BY **JLG**
CHECKED BY **DMW**
DATE **09/29/2016**
SCALE **1"= 60'**
JOB No. **15-CE-007**
SHEET NUMBER

SL-1



Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

PERSPECTIVE RENDERING - LOOKING NORTHWEST

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TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00



Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

PERSPECTIVE RENDERING - MAIN ENTRY

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PERSPECTIVE RENDERING - AERIAL VIEW LOOKING WEST

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MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00

EXTERIOR MATERIAL LEGEND	
1	TILT-UP CONCRETE WALL WITH ELASTOMERIC COATING
2	TILT-UP CONCRETE WALL WITH SIMULATED STONE FINISH
3	TILT-UP CONCRETE WALL WITH FORMLINER ACCENT AND ELASTOMERIC COATING
4	1" INSULATING TEMPERED LOW - E VISION GLASS
5	1" INSULATING SPANDREL GLAZING W / OPACIFIER
6	ALUMINUM WINDOW WALL SYSTEM
7	METAL PANEL PROJECTION
8	METAL SIDING SCREEN WALL
9	HORIZONTAL METAL SUNSCREEN
10	EXTERIOR WALL SCONCE LIGHTING
11	METAL CANOPY WITH GLASS INFILL
12	H.M. DOOR



SOUTH ELEVATION



EAST ELEVATION

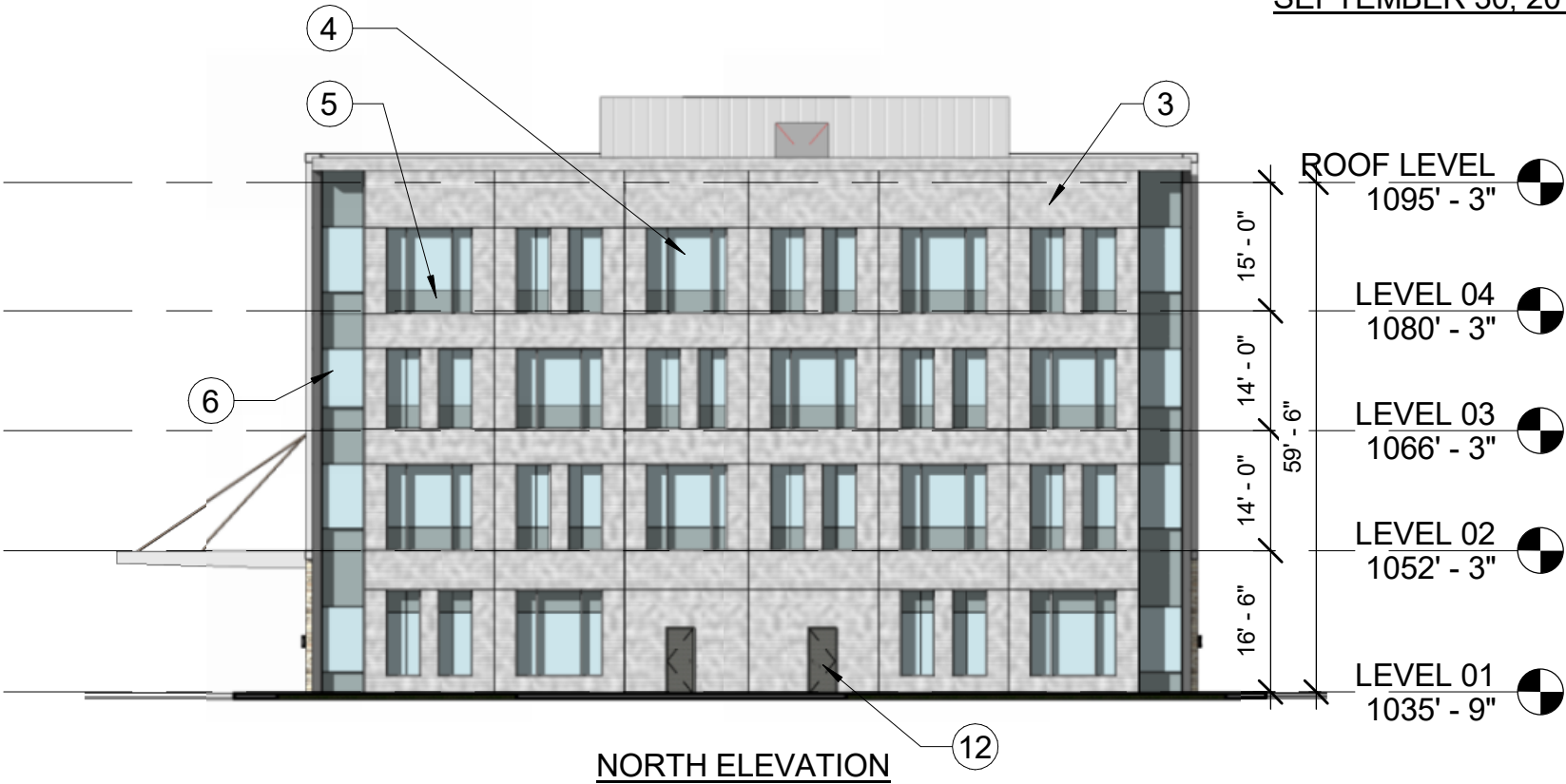


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Stewart, Stewart
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EXTERIOR ELEVATIONS

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00

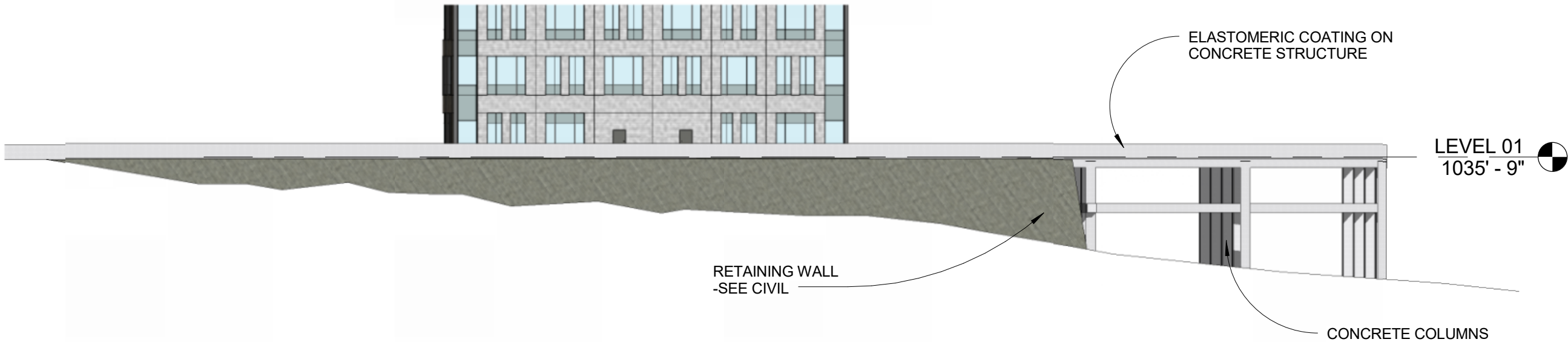
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11	METAL CANOPY WITH GLASS INFILL
12	H.M. DOOR



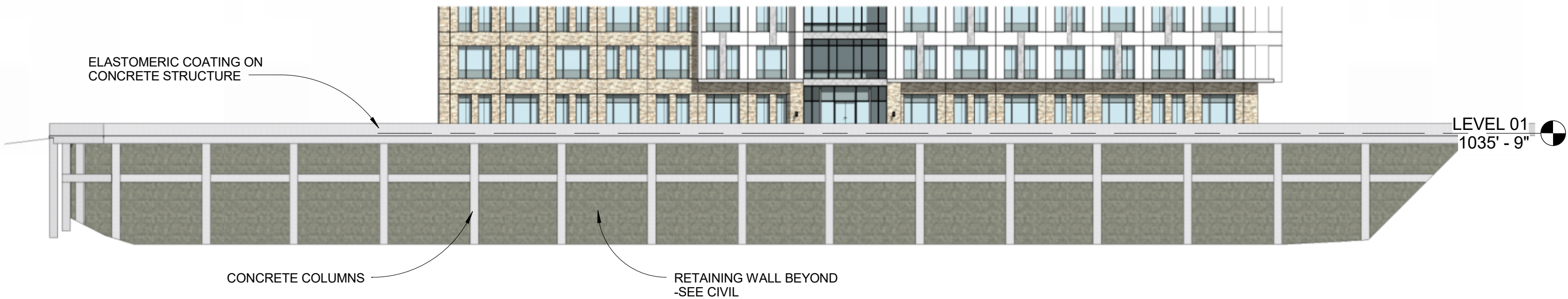
Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

EXTERIOR ELEVATIONS

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00



NORTH ELEVATION - PARKING DECK



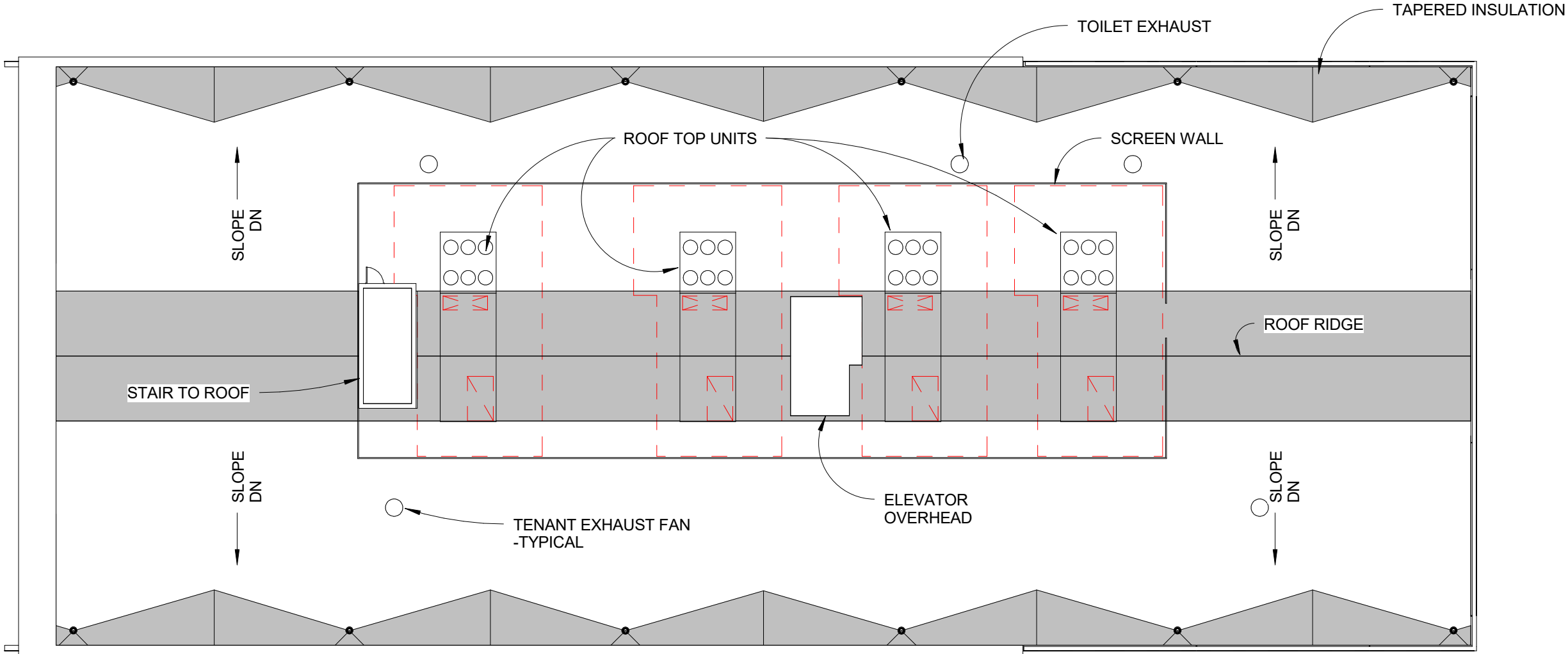
WEST ELEVATION - PARKING DECK



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EXTERIOR ELEVATIONS

TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00



ROOF PLAN



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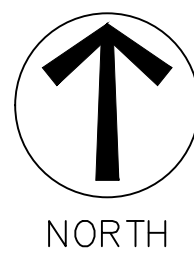
LOCATIONS OF ROOF TOP EQUIPMENT

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TRIAD MEDICAL CENTER
MEDICAL OFFICE BUILDING
COMMISSION NO. 215020.00



PLANT SCHEDULE LANDSCAPE									
TREES									
	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		DETAIL	REMARKS
	12	Acer rubrum 'October Glory' TM	October Glory Maple	BB	4"	12'-14" HT.			
	9	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	BB		12'-14" HT.			
	8	Ginkgo biloba	Maidenhair Tree	BB	4"	10'-12" Ht.			
	8	Juniperus virginiana	Eastern Red Cedar	BB		12'-14" HT.			
	19	Lagerstroemia x 'Natchez'	Crape Myrtle	BB		10'-12" Ht.			
	4	Magnolia grandiflora 'Brackets Brown Beauty'	Bracken's Southern Magnolia	BB		10'-12" Ht.			
	3	Magnolia x soulangeana	Saucer Magnolia Multi-Trunk	BB		12'-14" HT.			
	15	Metasequoia glyptostroboides	Dawn Redwood	BB	4"	12'-14" HT.			
	19	Quercus nuttallii	Nuttall Oak	BB	4"	12'-14" HT.			
	12	Quercus phellos	Willow Oak	BB	4"	12'-14" HT.			
	18	Quercus shumardii	Shumard Red Oak	BB	4"	12'-14" HT.			
	18	Taxodium distichum	Bald Cypress	BB	4"	10'-12" Ht.			
SHRUBS									
	QTY	BOTANICAL NAME	COMMON NAME	TYPE	DIMENSIONS		SPACING	DETAIL	REMARKS
	169	Abies concolor 'Autumn Moonlight' TM	Encore Azalea	#3		42" o.c.			
	47	Buxus microphylla koreana 'Green Mound'	Korean Boxwood	#5		36" o.c.			
	92	Cleyera japonica	Sakaki	#5		60" o.c.			
	22	Dryopteris erythrosora	Autumn Fern	#1		12" o.c.			
	66	Euonymus alatus 'Rudy Haag'	Rudy Haag Burning Bush	#5	36" Ht. x 30" Spread	42" o.c.			
	25	Fatsia japonica	Japanese Fatsia	#5		48" o.c.			
	93	Gardenia augusta	Common Gardenia	#3	30" Ht. x 30" Spread	48" o.c.			
	38	Gardenia radicans	Dwarf Gardenia	#3	12" Ht. x 18" Spread	24" o.c.			
	194	Ilex glabra	Wakberry Holly	#3	30" Ht. x 30" Spread	48" o.c.			
	104	Nandina domestica 'Gulf Stream' TM	Heavenly Bamboo	#3	36" Ht. x 30" Spread	36" o.c.			
	60	Parthenocissus tricuspidata	Boston Ivy	#1		48" o.c.			
	24	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	#15	6" Ht. x 4" Spread	48" o.c.			
GROUND COVERS									
	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING	DETAIL	REMARKS	
	45,235 sf	Cynodon dactylon 'Tuff 419'	Bermuda Grass	Sod					
	5,294	Linum catharticum	Lily Turf	HS#4 at 12" O.C.		12" o.c.			
	620	Ophiopogon japonicus	Mondo Grass	HS#4 at 8" o.c.		8" o.c.			
	3,085	Trachelospermum asiaticum	Asian Jasmine	HS#4 at 12" O.C.		12" o.c.			



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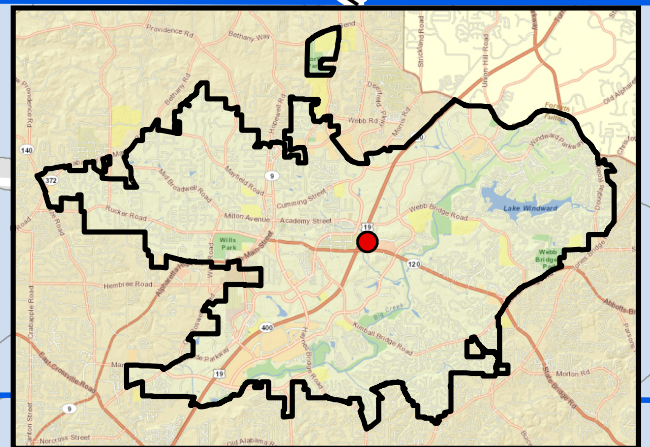
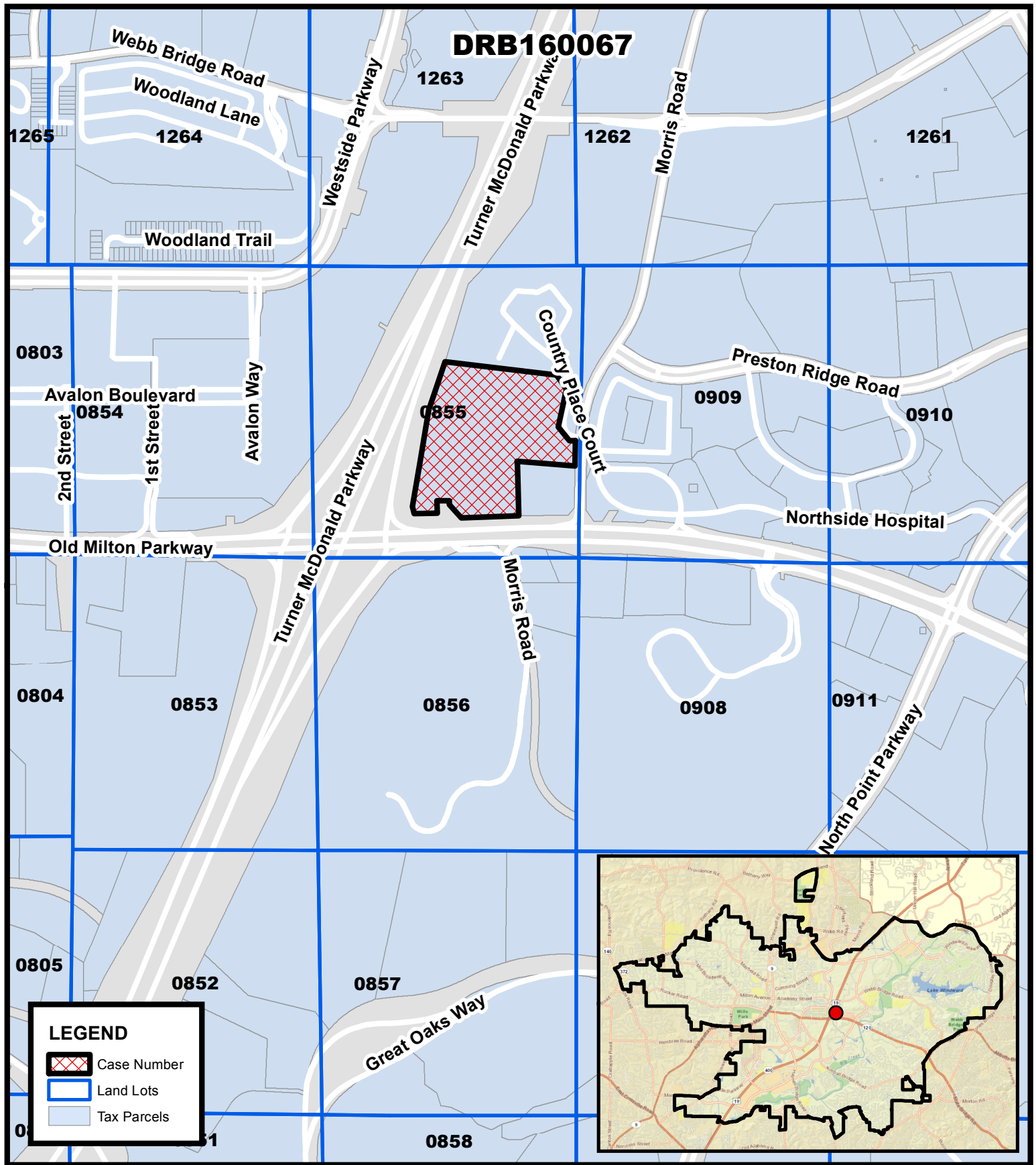
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		1.7 fc	2.9 fc	1.0 fc	2.9:1	1.7:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	A	7	Lithonia Lighting	DSX1 LED 60C 1000 40K T5W MVOLT	DSX1 LED with 60 LEDs @ 1000 mA , 4000K , TYPE 5 WIDE OPTICS	LED	1	22977	418
	B	2	Lithonia Lighting	DSX1 LED 60C 1000 40K T4M MVOLT	DSX1 LED with 60 LEDs @ 1000 mA , 4000K , TYPE 4 MEDIUM OPTICS	LED	1	22206	209

[illegible]

OLD MILTON PKWY &
MORRIS RD
ALPHARETTA, GA

S. BREWER	150202
PROJECT MANAGER J.CLARK	PROJECT NO.
PROJECT ENGINEER J.CLARK	SCALE 09/28/16
DRAWN BY	DATE
	E0.01
FILM PLOT DATE	DRAWING NO.



Location Map
Triad Medical
Old Milton Pkwy & Morris Rd

DRB160067
D/LL: 1/2/855
DRB Date: 10/21/16



Location Map Provided by:
Community Development - GIS



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Fourth Quarter Properties XL VII, LLC

Physical Address: 45 Ansley Drive

Mailing Address: 45 Ansley Drive

City: Newnan State: GA Zip Code: 30263 -

Owner Telephone: 678 - 423 - 5445 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): STANLEY E. THOMAS, MANAGER Date: 9-1-2016

Owner Signature: [Signature]

Property Information:

Address (If Assigned):

Tax ID or Map Reference Number: 22 530012632568

Land Lot(s): 1263 & 1264 District: 2 Section: 2

Existing Zoning of Property: O&P w/ cond. Existing Uses of Property: Daycare

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: B.W.D. Date: 9-1-2016 Print Form

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in land lots 1263 and 1264 of the 2ND District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of the southerly right-of-way of Webb Bridge Road (variable right-of-way) with the westerly right-of-way of Westside Parkway (variable right-of-way); Thence along said right-of-way of Westside Parkway the following courses and distances: South 28 degrees 10 minutes 39 seconds East a distance of 81.52 feet to a 5/8-inch rebar set; South 17 degrees 18 minutes 02 seconds West a distance of 230.01 feet to a 5/8-inch rebar set; North 72 degrees 42 minutes 31 seconds West a distance of 10.00 feet to a 5/8-inch rebar set; South 17 degrees 18 minutes 03 seconds West a distance of 109.99 feet to a 5/8-inch rebar set; Thence North 72 degrees 41 minutes 59 seconds West a distance of 30.60 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 01 degrees 38 minutes 29 seconds East a distance of 158.33 feet to a 5/8-inch rebar found; Thence North 88 degrees 11 minutes 57 seconds West a distance of 112.43 feet to a 1/2-inch rebar found; Thence North 13 degrees 31 minutes 57 seconds West a distance of 329.84 feet to a 5/8-inch rebar set on the southerly right-of-way of Webb Bridge Road; Thence along said right-of-way the following courses and distances: South 71 degrees 58 minutes 35 seconds East a distance of 36.06 feet to a 5/8-inch rebar set; South 65 degrees 48 minutes 59 seconds East a distance of 70.59 feet to a 5/8-inch rebar set; South 72 degrees 39 minutes 32 seconds East a distance of 161.68 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 1038.72 feet and an arc length of 34.80 feet, being subtended by a chord bearing of South 73 degrees 37 minutes 06 seconds East for a distance of 34.80 feet to a PK nail set; said point being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 1.795 acres.

LANDLOT	1263, 1264
DISTRICT/SECTION	1st/2nd
TAX PARCEL #	22 530012632568
ACRES	1.795

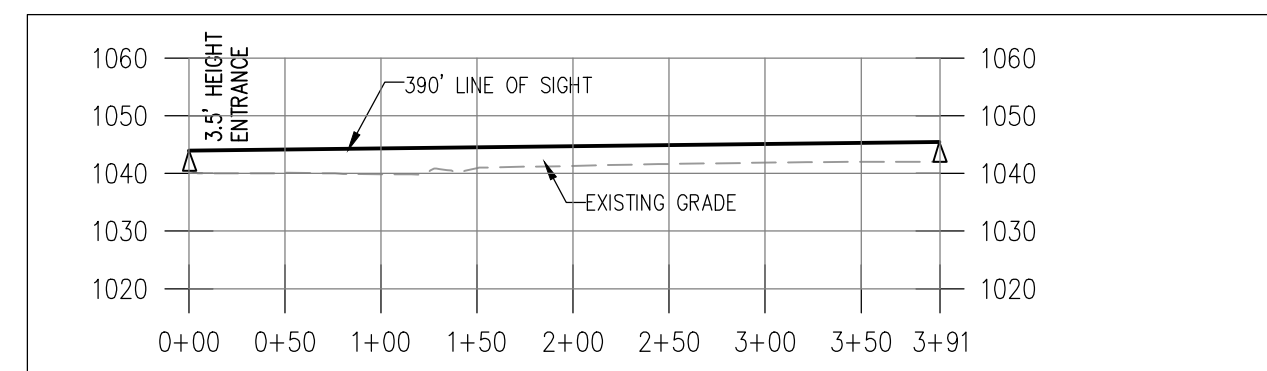
BUILDING SQ. FOOTAGE	13,200 SF
PARKING REQUIRED	33 (1 PER 400 SF BUILDING)
PARKING PROVIDED	50
H/C REQUIRED	2
H/C PROVIDED	2

FOURTH QUARTER PROPERTIES 87, LLC
45 ANSLEY DRIVE
NEWNAN, GA 30263
CONTACT: ROBERT BERGMANN

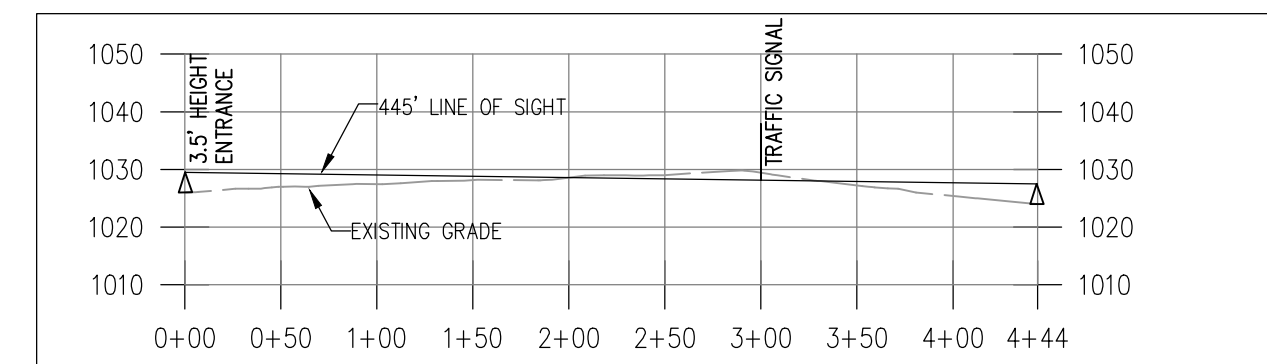
ZONING: O-P

FRONT YARD SETBACK	65'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	15'
LANDSCAPE STRIP WESTSIDE	20'
LANDSCAPE STRIP WEBB BRIDGE	10'

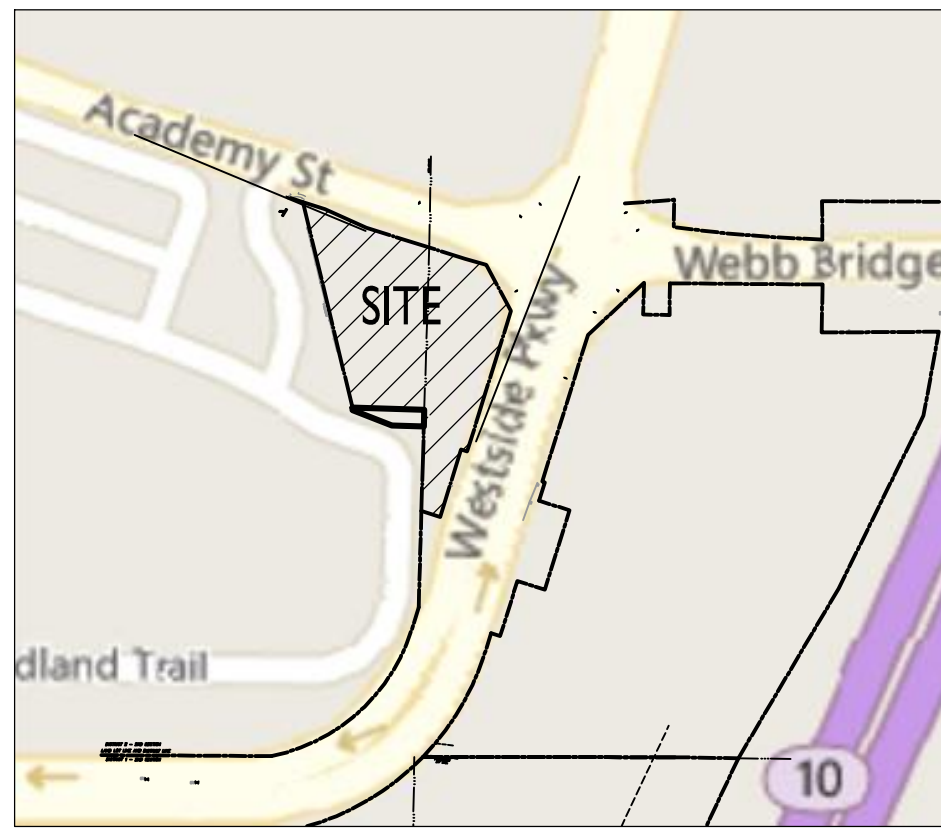
1. ON SITE DETENTION WILL BE UNDERGROUND.
2. DROP OFF & PICK UP OPERATIONS SHALL BE CONTAINED ON THE SITE. OPERATION SHALL NOT IMPEDE TRAFFIC ALONG WEBB BRIDGE ROAD AND WESTSIDE PARKWAY.
3. A LANDSCAPE SCREEN SHALL BE PROVIDED AROUND THE PLAYGROUND AREA TO SCREEN IT FROM WEBB BRIDGE ROAD, WESTSIDE PARKWAY AND THE WOODLANDS AT WEBB BRIDGE SUBDIVISION.
4. FENCING VISIBLE FROM WESTSIDE PARKWAY AND/OR WEBB BRIDGE ROAD SHALL BE DECORATIVE.
6. WALL VISIBLE FROM PUBLIC R/W OR ADJACENT SUBDIVISION SHALL BE FACED WITH BRICK OR STONE, AS APPROVED BY DRB.
7. THERE WILL BE NO EQUIPMENT ON ROOF, THEREFORE NO LINE OF SIGHT STUDY IS NEEDED.



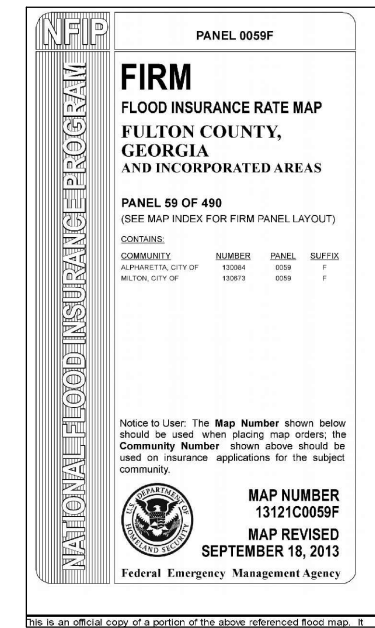
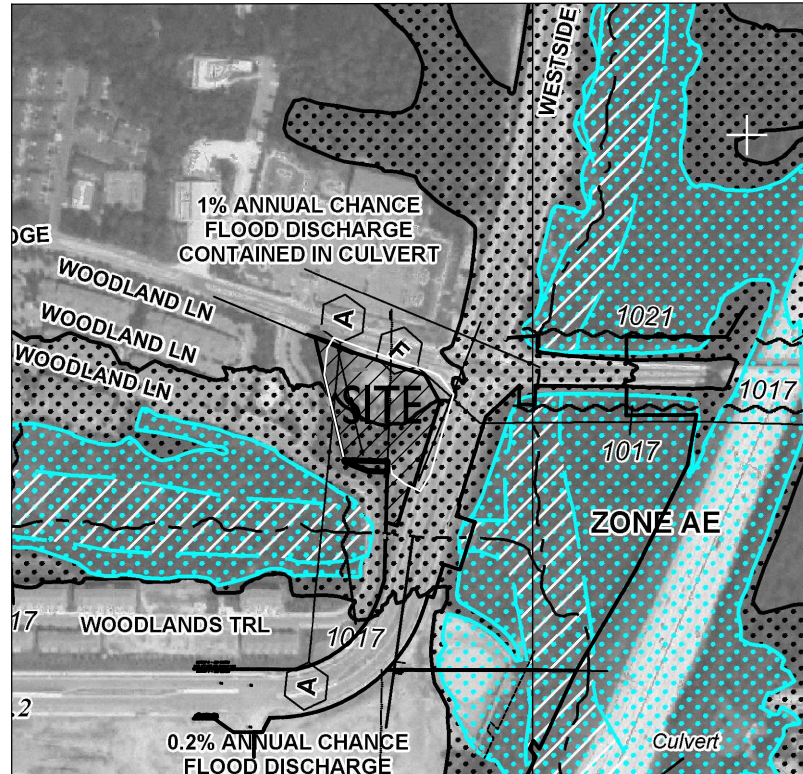
SCALE H: 1"=100'
V: 1"=10'



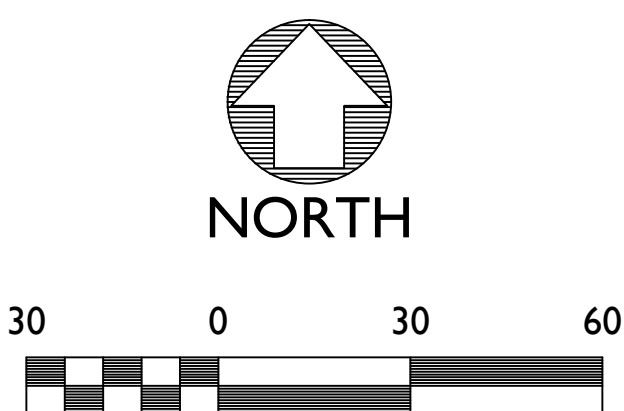
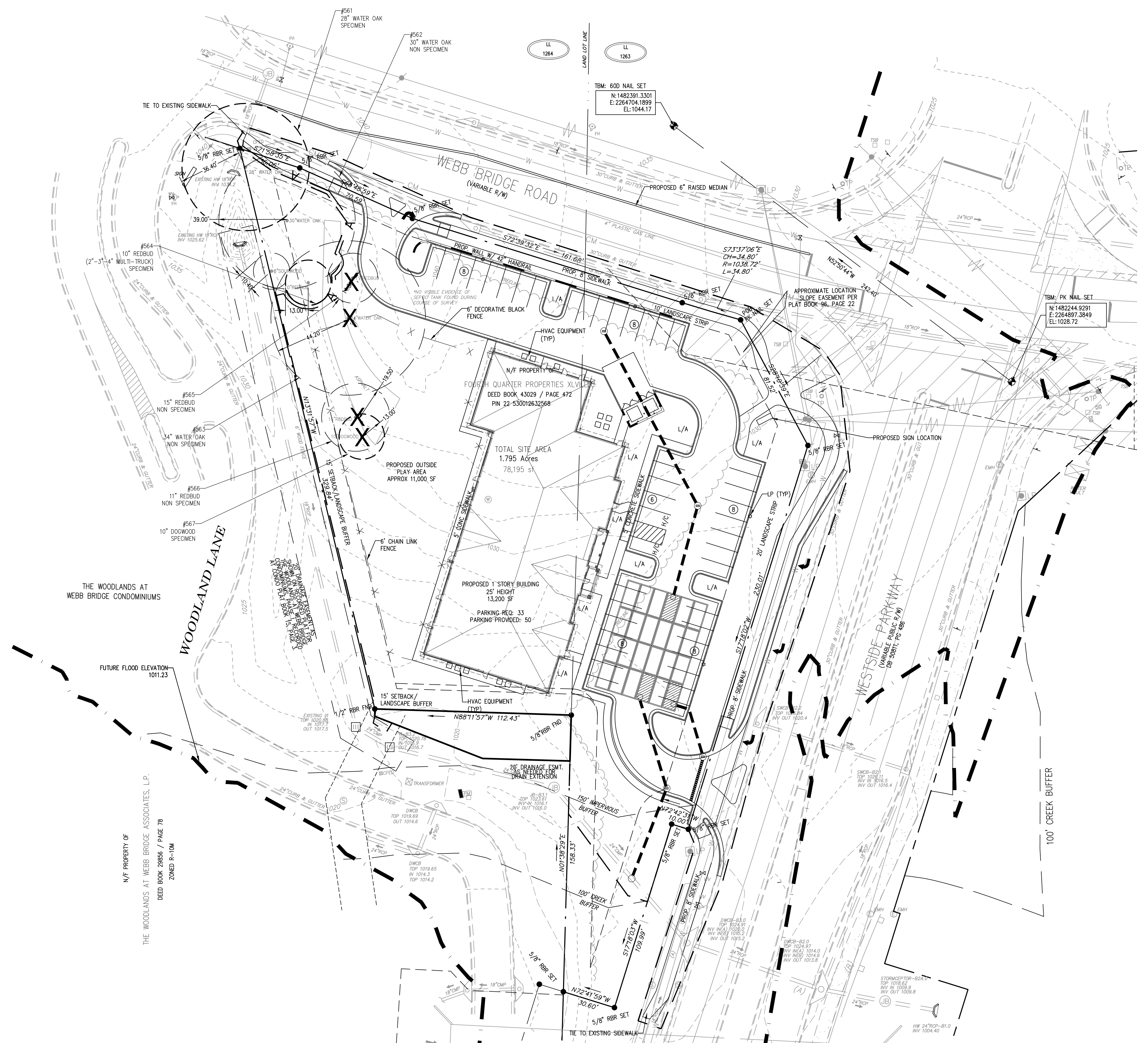
SCALE H: I⁹ = 10
V: Iⁿ = 10



LOCATION MAP
1"=300'



FEMA MAP
1"=500'



PRELIMINARY SITE PLAN

WESTSIDE DAYCARE

Alpharetta, Georgia

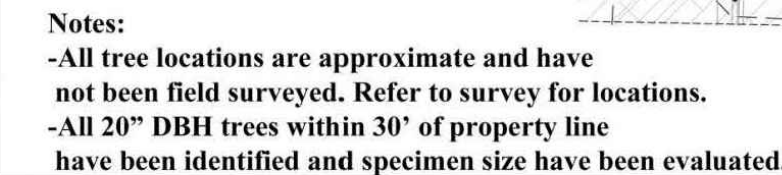
PROJECT NO.: 16-3865.10

DATE: 9-1-16

SCALE: 1" = 30'

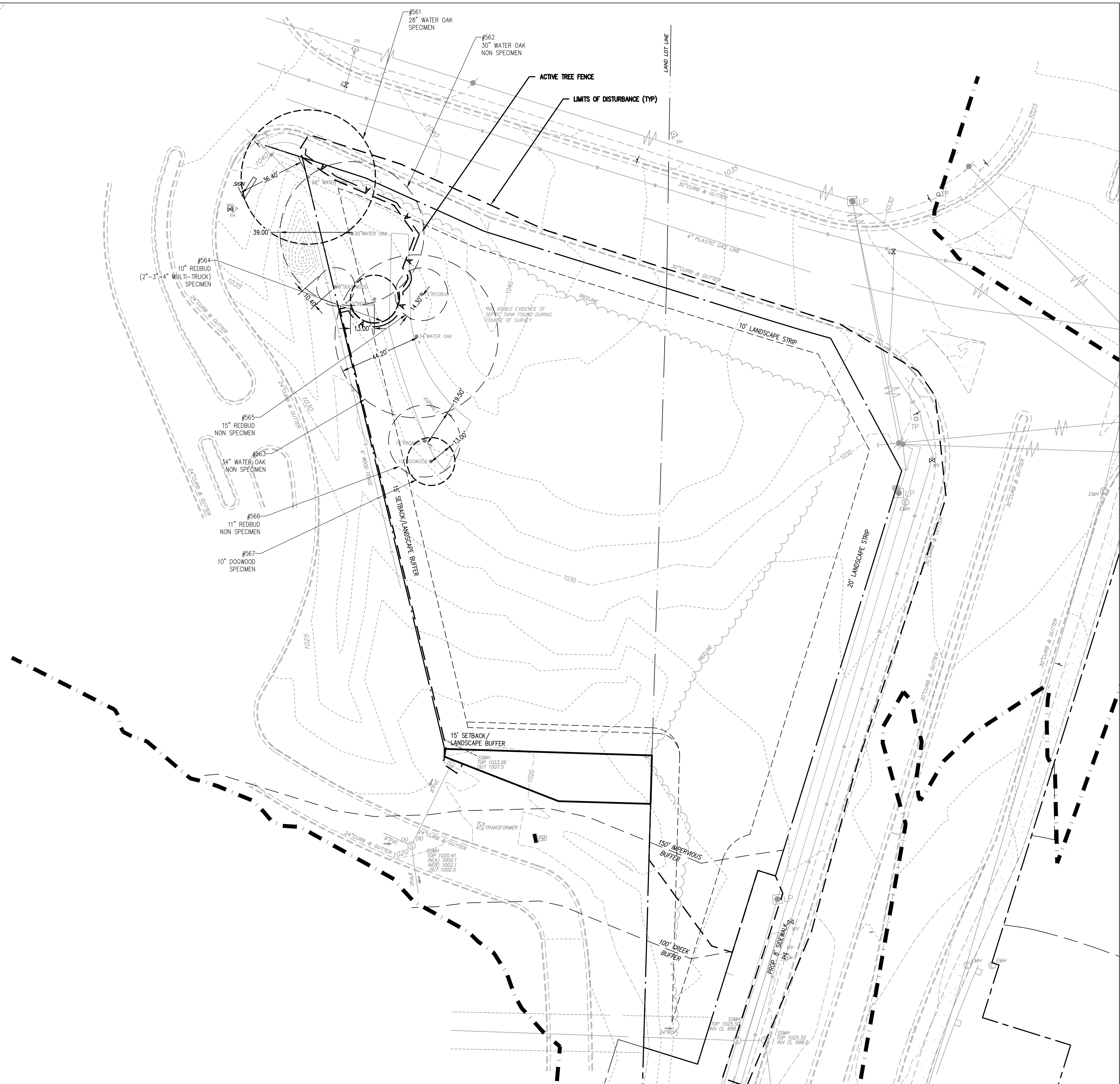
FILE NAME: 16-3865

DESIGN/DRAWN: slr/sch



Specimen Analysis							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Landscape Tree	Comments	Photo # (See Attached)
561	28" Water Oak	Fair	Fair	Yes		Tree is in fair condition. Tree will need proper/corrective pruning due to improper utility pruning. Due to location, this tree should be taken into design consideration.	1
562	30" Water Oak	Poor	Fair	No		Tree is in decline with severe tip die back. Main limb broken with several dead minor limbs. Due to condition, tree is not a design consideration.	2-3
563	34" Water Oak	Poor	Poor	No		Exposed decay in trunk. Trunk sounds hollow. Chain imbedded in trunk at base. Root system impacted by existing concrete drive. Due to condition tree is not a design consideration.	4-6
564	10" Redbud (2"-3"-4" Multi-trunk)	Fair	Fair	Yes		Due to condition, this tree should be taken into design consideration.	
565	11" Redbud	Poor	Poor	No		Severe die back and decay in trunks. Due to condition tree is not a design consideration.	7
566	15" Redbud	Fair	Poor	No		Two main limbs split and damaged. Due to condition tree is not a design consideration.	8-9
567	10" Dogwood	Good	Good	Yes		Due to condition, this tree should be taken into design consideration.	

SEE FULL ARBORIST REPORT BY OUTDOOR SPACES, LLC, DATED MAY 5, 2016.



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TREE TO BE REMOVED

○

CRITICAL ROOT ZONE (1.3 X DBH)

A

WIRE BACKED PROTECTION FENCE

ARBORIST NOTES

G-1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

G-2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

G-3. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

H-1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITIES.

SPECIMEN TREES REMOVED					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	10	DOGWOOD	0.6	3	1.8
TOTAL SPECIMEN REPLACEMENT UNITS REQUIRED					1.8

SPECIMEN TREE REPLACEMENT REQUIRED	
UNITS OF SPECIMEN TREES TO REPLACE	1.8
REPLACE WITH 4" TREES (0.6 UNITS)	
4" TREES REQUIRED FOR SPECIMEN REPLACEMENT -	1.8 / 0.6 = 3

SPECIMEN TREES TO REMAIN (EDF)					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	28	WATEROAK	4	2	8
1	10	REDBUD	0.6	2	1.2
TOTAL TREE UNITS PRESERVED (EDF)					9.2

FENCE LOCATION
AT LIMITS OF DISTURBANCE
AS SHOWN ON THE TREE PROTECTION PLAN

EXISTING TREE
TO REMAIN

FENCE POSTS
METAL STAKE
OR 1" POST

FENCE MATERIAL
SIGNAGE LAMINATED
SAFETY NETTING WIRE

5' O.C.

NOTES:

1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.

2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.

3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.

4. INSTALLATION WILL INVOLVE NO TRENCHING.

5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8 1/2" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBITED
ZONA PROTECTORA PARA LOS ARBOLES

Alpharetta
ENGINEERS & ARCHITECTS

CITY OF ALPHARETTA
DEPARTMENT OF ENGINEERING/PUBLIC WORKS

TREE PROTECTION FENCE
STANDARDS

TREE PROTECTION FENCING

SUBMITTED BY: D. SHOSTAK
DRAWN BY: G. SARRA
DATE: 5/11/2008

REVISIONS
DATE
BY
DESCRIPTION

STD. L-9

SPECIMEN REPLACEMENT

UNITS REQUIRED: 1.8 UNITS FOR REPLACEMENT
UNITS PROVIDED: 1.8 UNITS
1.8 / 0.6 = 3 - 4" TREES REQUIRED FOR SPECIMEN RECOMPENSE

TREE CALCULATIONS

DENSITY
SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 20
SDF = 1.79 Acres X 20 units = 35.8 units

EXISTING DENSITY FACTOR (EDF)
EDF = 9.2 Units

REPLACEMENT DENSITY FACTOR (RDF)
RDF = SDF - EDF
RDF = 35.8 - 9.2 = 26.6
RDF = 26.6 Units Required

TOTAL DENSITY UNITS REQUIRED = 26.6 UNITS
TOTAL DENSITY UNITS PROVIDED = 63.5 UNITS

DENSITY REQUIREMENT MET

The main site plan illustrates the proposed tree protection measures for the Westside Daycare project. It features a detailed layout of the property with various trees identified by numbers and species (e.g., #561 28" WATER OAK SPECIMEN, #562 30" WATER OAK NON SPECIMEN). The plan shows the placement of wire-backed protection fences, critical root zones (CRZ), and landscape strips (10', 15', 20'). It also indicates the location of utilities, including a 4" plastic gas line and a transformer. The plan includes a 100' creek buffer and a 15' setback/landscape buffer. The site is bounded by a land lot line to the north and a creek to the east. The plan also shows a grading easement and a 15' setback/landscape buffer. The plan includes a 100' creek buffer and a 15' setback/landscape buffer. The plan also shows a grading easement and a 15' setback/landscape buffer.

AEC

IVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

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

NORTH

30 0 30 60

TREE PROTECTION

WESTSIDE DAYCARE

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 16-3865.10

DATE: 9-1-16

SCALE: 1" = 30'

FILE NAME: 16-3865

DESIGN/DRAWN: slr/sch

SPECIMEN TREE REPLACEMENT UNITS						
<u>Quantity</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>UNITS</u>	<u>TOTAL UNITS</u>	<u>% OF TOTAL*</u>
3	Cryptomeria japonica	Cryptomeria	4" Cal.	0.6	1.8	100.00%
3					1.8	100.00%

DENSITY TREE REPLACEMENT UNITS							
Quantity	Botanical Name	Common Name	Size	UNITS	TOTAL UNITS	% OF TOTAL*	% 2"
5	Magnolia grandiflora 'Bracken's Beauty'	Bracken's Brown Beauty Magnolia	2" Cal.	0.4	2	6.76%	20%
8	Pistache chinensis	Chinese Pistache	4" Cal.	0.6	4.8	10.81%	
6	Nyssa sylvatica	Black Gum	4" Cal.	0.6	3.6	8.11%	
9	Quercus nuttallii	Nuttall Oak	4" Cal.	0.6	5.4	12.16%	
9	Ulmus americana	American Elm	4" Cal.	0.6	5.4	12.16%	
21	Juniperus virginiana	Brodie Eastern Red Cedar	3" Cal.	0.5	10.5	28.38%	
1	Amelanchier	Serviceberry	4" Cal.	0.6	0.6	1.35%	
4	** Cercis x 'Merlot'	** Merlot Redbud	** 2" Cal.(9-10' HT)	0.4	1.6	5.41%	
11	** Illex x 'Nellie R. Stevens'	** Nellie R. Stevens Holly	** 2" Cal.	0.4	4.4	14.86%	
74			TOTAL UNITS REPLACED		38.3	100.00%	

*NO MORE THAN 30% OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT ARE OF ANY ONE SPECIES
**2" CALIPER TREES PLANTED FOR REPLACEMENT DENSITY CREDIT COMPRISE LESS THAN 20% OF TOTAL QUANTITY

LANDSCAPE STRIP PLANTINGS						
Quantity	Botanical Name	Common Name	Minimum Size	Type	Spacing	Specifications
Westside						
1	Amelanchier	Serviceberry	4" Cal.	Tree	As Shown	Specimen Free of Pests and disease
1	** Cercis x 'Merlot'	** Merlot Redbud	** 2" Cal.	Tree	As Shown	Specimen Free of Pests and disease
8	Quercus nuttalli	Nuttall Oak	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
1	Pistache chinensis	Chinese Pistache	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
Webb Bridge						
6	Nyssa sylvatica	Black Gum	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
1	** Cercis x 'Merlot'	** Merlot Redbud	** 2" Cal (9-10' HT)	Tree	As Shown	Straight leader. Free of Pests and disease
7	Pistache chinensis	Chinese Pistache	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
1	Quercus nuttalli	Nuttall Oak	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease

SPECIMEN TREES REMOVED					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	10	DOGWOOD	0.6	3	1.8
TOTAL SPECIMEN REPLACEMENT UNITS REQUIRED					1.8

SPECIMEN TREE REPLACEMENT REQUIRED			
UNITS OF SPECIMEN TREES TO REPLACE			1.8
REPLACE WITH 4" TREES (0.6 UNITS)			
4" TREES REQUIRED FOR SPECIMEN REPLACEMENT -	1.8 / 0.6	=	3

SPECIMEN TREES TO REMAIN (EDF)					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	28	WATEROAK	4	2	8
1	10	REDBUD	0.6	2	1.2
TOTAL TREE UNITS PRESERVED (EDF)					9.2

SPECIMEN REPLACEMENT

UNITS REQUIRED: 1.8 UNITS FOR REPLACEMENT
UNITS PROVIDED: 1.8 UNITS
1.8 / 0.6= 3 - 4" TREES REQUIRED FOR SPECIMEN RECOMPENSE

TREE CALCULATIONS

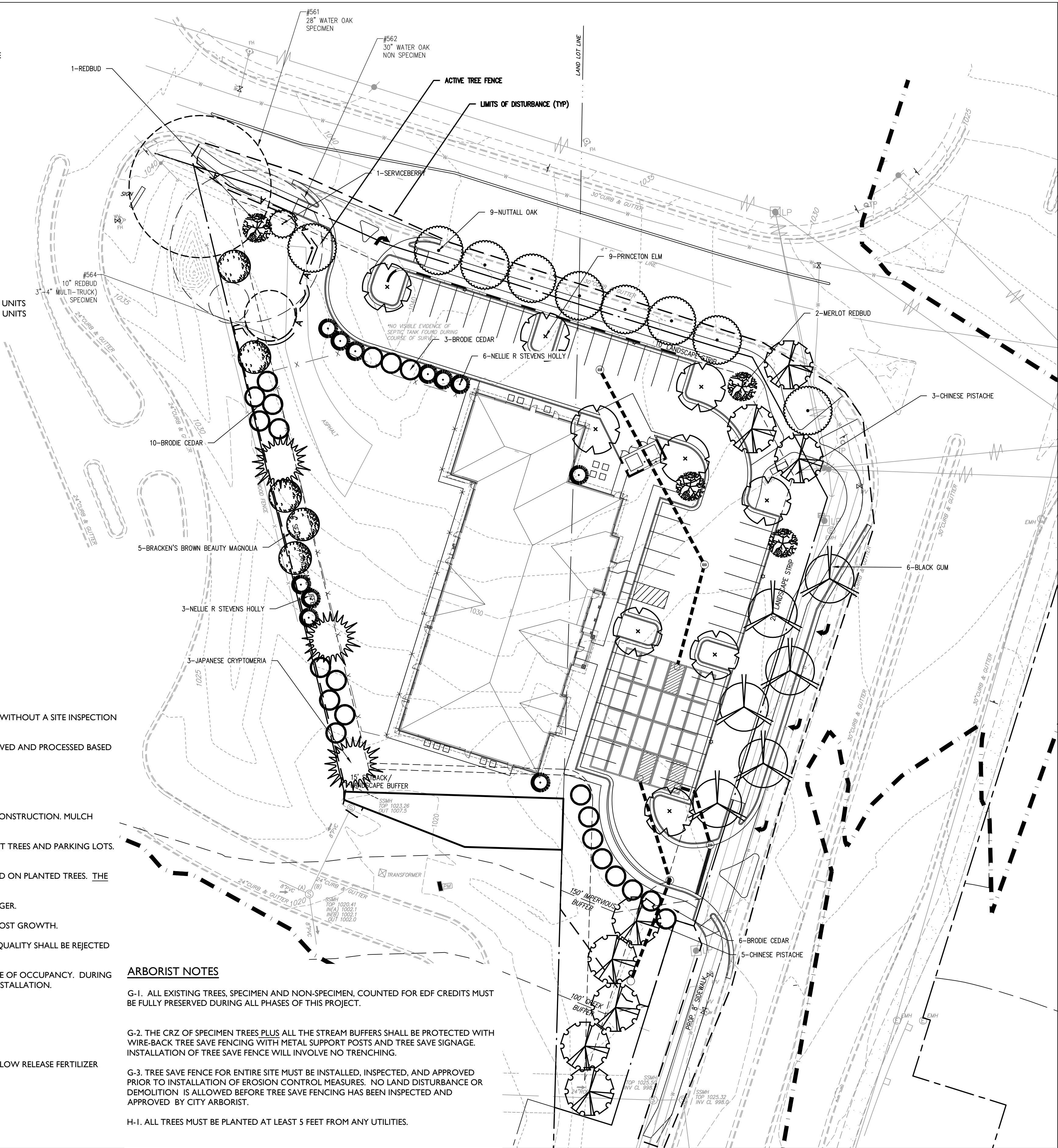
DENSITY
SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 20
SDF = 1.79 Acres X 20 units = 35.8 units

EXISTING DENSITY FACTOR (EDF)
EDF = 9.2 Units

REPLACEMENT DENSITY FACTOR (RDF)
 $RDF = SDF - EDF$
 $RDF = 35.8 - 9.2 = 26.6$
 $RDF = 26.6$ Units Required

TOTAL DENSITY UNITS REQUIRED = 26.6 UNITS
TOTAL DENSITY UNITS PROVIDED = 63.5 UNITS

DENSITY REQUIREMENT MET

ARBORIST NOTES:

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

A2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

A3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

A4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNK.

A6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOTS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNK.

A7. 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.

A8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.

A9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

AI0. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

ALL: WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR, BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.

A12. NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION

A13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.

A14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

A15. CONTRACTOR SHALL ADD TO BACKFILL DIRT AN APPROVED MIX OF ENDO AND ECTO-MYCORRHIZAL FUNGI PLUS 12-10-7 SLOW RELEASE FERTILIZER PELLETS (#3 N/1000 SQ FT).

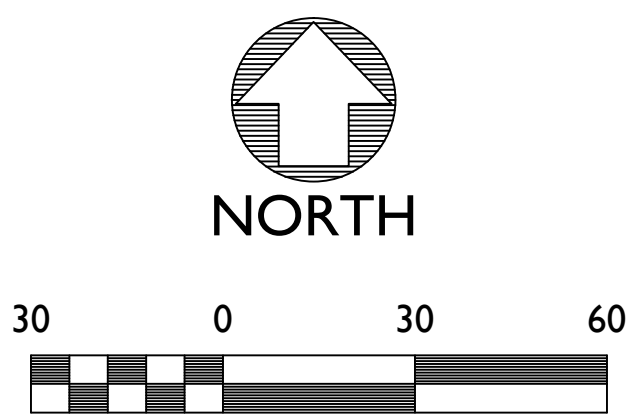
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G-2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

G-3. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

H-1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITIES.



TREE REPLACEMENT PLAN

WESTSIDE DAYCARE

Alpharetta, Georgia

PROJECT INFORMATION

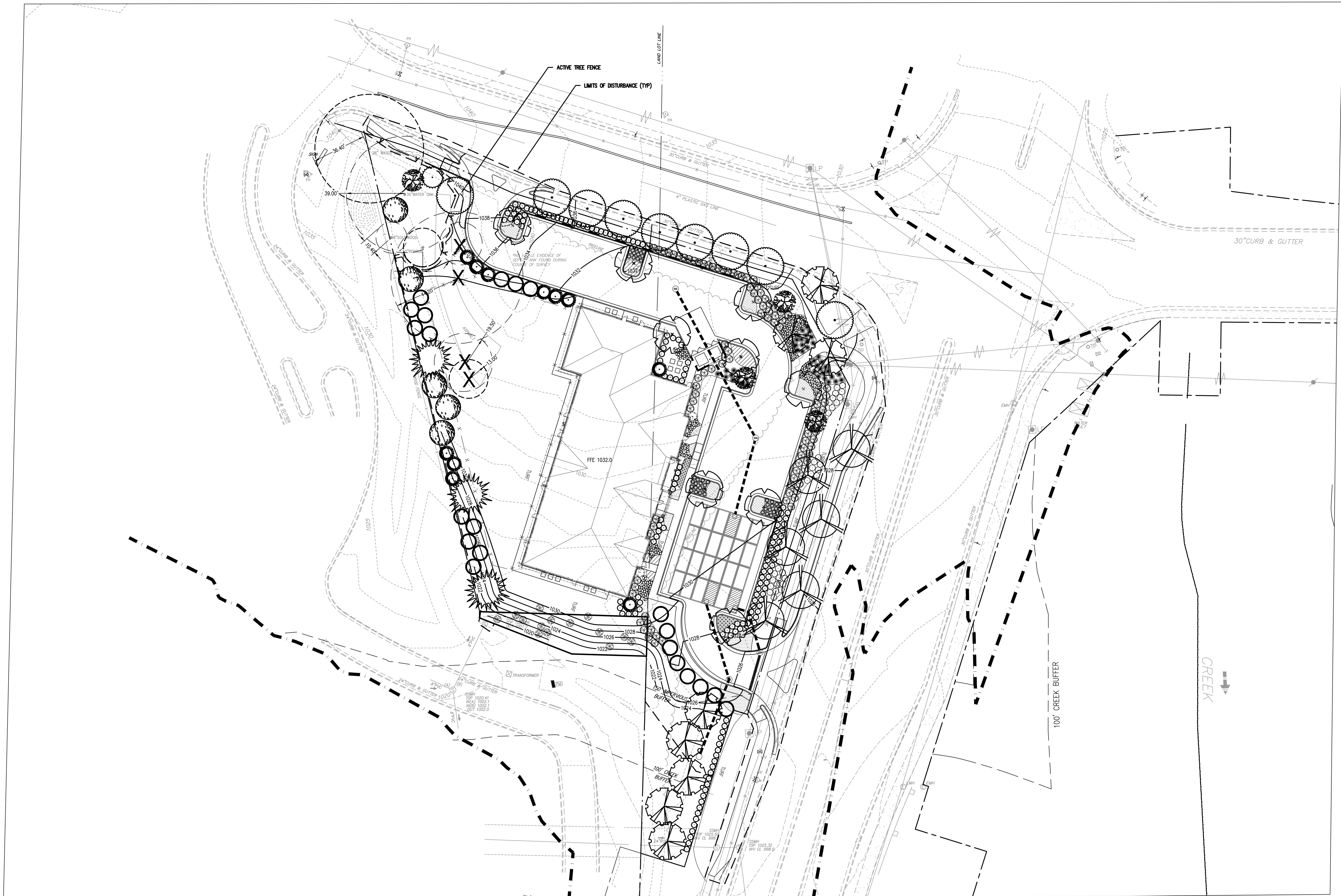
PROJECT NO.: 16-3865.10

DATE: 9-1-16

SCALE: 1" = 30'

FILE NAME: 16-3865

DESIGN/DRAWN: slr/sch

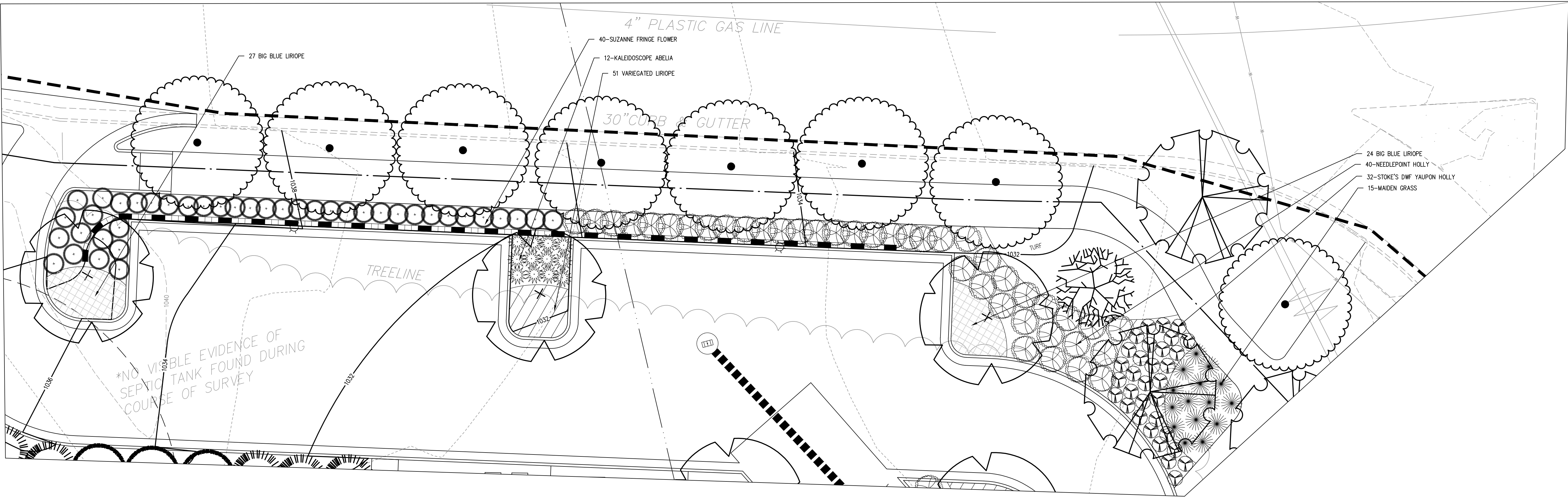


OVERALL LANDSCAPE PLAN

WESTSIDE DAYCARE

Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.:	16-3865.10
DATE:	9-1-16
SCALE:	1" = 30'
FILE NAME:	16-3865
DESIGN/DRAWN:	slr/sch



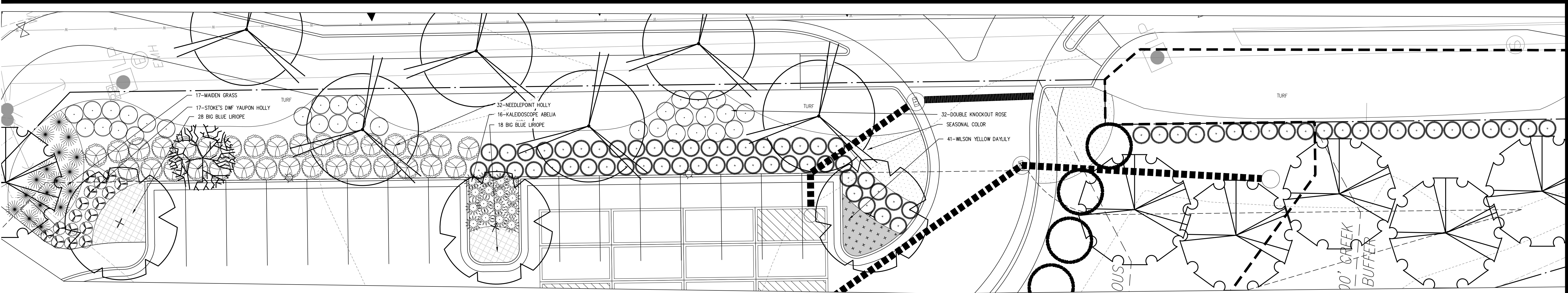
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- A2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- A3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNK.
- A6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOTS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNK.
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Quantity	Botanical Name	Common Name	Type	Size	Spacing	Specifications
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93	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	Shrub	3 Gal	As Shown	Free of Pests and disease
147	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower	Shrub	3 Gal	As Shown	Free of Pests and disease
43	Miscanthus sinensis 'Gracillimus'	Maiden Grass	Grass	3 Gal	As Shown	Free of Pests and disease
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4	Camellia japonica	Japanese Camellia	Shrub	15 Gal	As Shown	Free of Pests and disease
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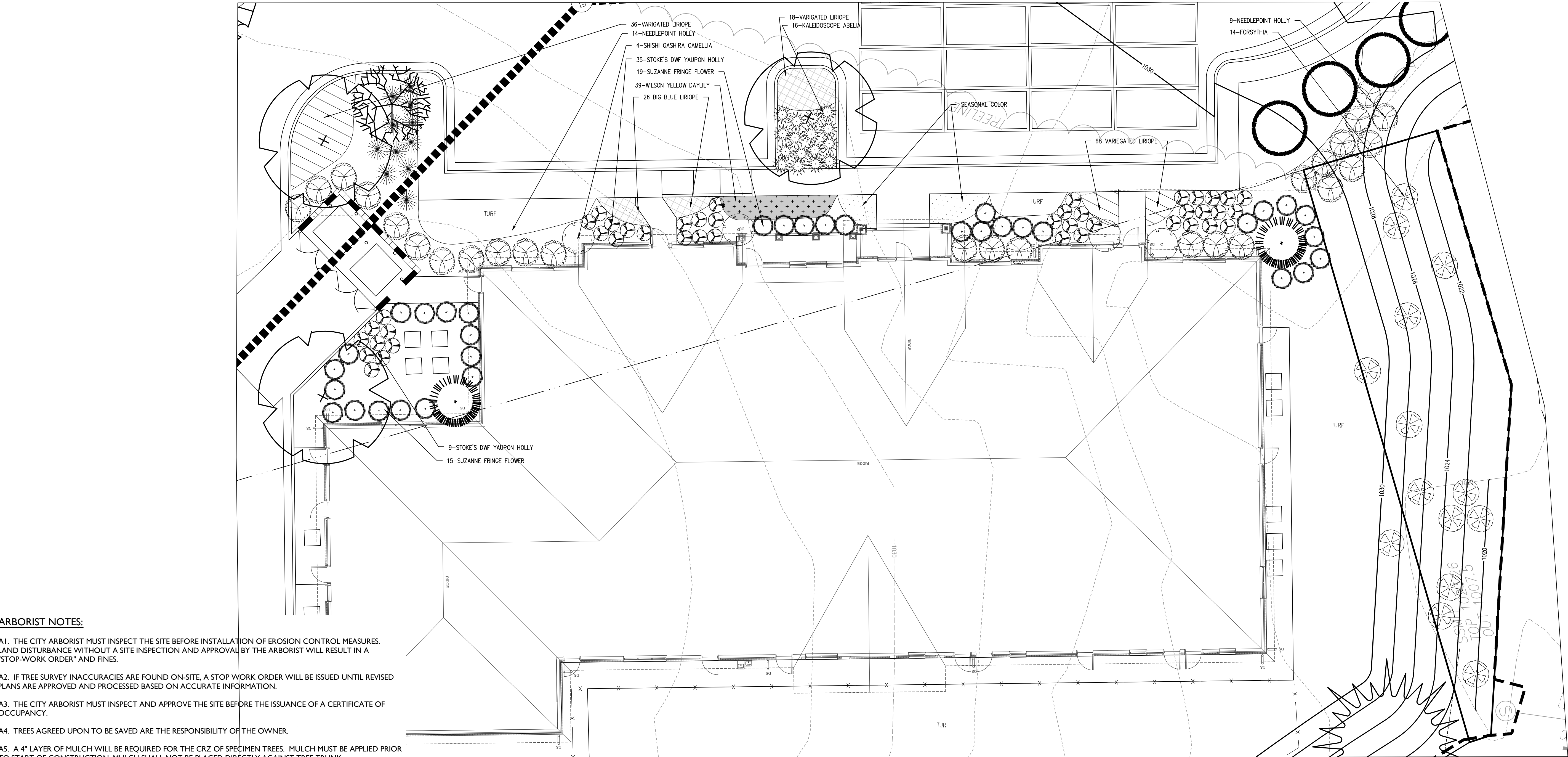
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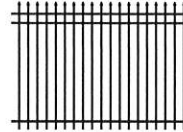
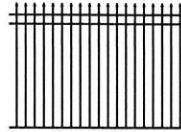
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MONTAGE PLUS® | Welded Ornamental Steel Fence



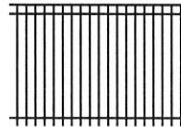
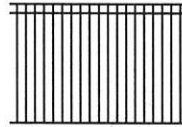
CLASSIC™

- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space



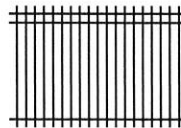
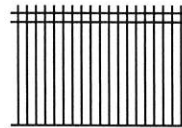
MAJESTIC™

- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space



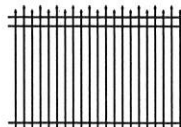
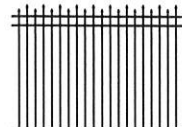
GENESIS™

- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space



WARRIOR™

- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard Picket Air-Space





2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: August 22, 2016

CLUP-16-06/Z-16-07/V-16-17 Westside DayCare Center

Consideration of a request for a of land use change from “High Density Residential” to “Professional Business Office” and a change in zoning for the 1.795 acres from R-10M to O-P in order to develop a ‘Day Care Center’ at the southwest corner of Westside Parkway and Webb Bridge Road. A variance is requested from the Unified Development Code (UDC) to eliminate the 50’ undisturbed buffer requirement between non-residential and residential uses.

Motion: Approve, Belle Isle
Second: Mitchell
Approve: 7-0

Mayor Belle Isle offered a substitute motion with the staff conditions and conditions that

Council Member Kennedy and Owens amended with the exception of the change to Condition #8.

Conditions are as follows:

1. The property to be rezoned shall have an “O-P” zoning classification and the Land Use classification shall be “Professional Business Office”.
2. Site plan shall be developed substantially as depicted on the site plan prepared by AEC dated 8/12/16. Site shall be restricted to day care center use only.
3. A raised median shall be constructed between the eastbound and westbound lanes of Webb Bridge Road between the Woodland Lane and Westside Parkway, enforcing the prohibition of westbound left turns. The Webb Bridge Road access point is subject to staff approval of final design for the proposed raised median.
4. Drop-Off& Pick-Up operations shall be contained on the site. Operations shall not impede traffic along Webb Bridge Road and Westside Parkway.
5. A landscaping screen shall be provided around the playground area to screen it from Webb Bridge Road, Westside Parkway and the Woodlands at Webb Bridge subdivision, as approved by Staff.
6. The building shall have the same level of architectural details and materials on the front and 2 sides, with final approval by the Design Review Board. Design shall be a minimum of 50 percent brick or stone on each elevation and shall have a residential scale and appearance.
7. The fencing and hand rail visible from Westside/Webb Bridge Road be subject to decorative approval by Design Review Board.
8. Walls visible from public right-of-way or adjacent subdivision shall be faced with brick or stone, as approved by the Design Review Board.
9. Dumpster shall have a brick or stone enclosure with painted metal doors and shall be heavily screened with landscaping, as approved by the Design Review Board.
10. A varying width reduced undisturbed and/or replanted buffer, minimum 15-foot wide, shall be provided along all property lines adjacent to Woodlands at Webb Bridge. The applicant shall save specimen trees and significant tree groupings within the reduced undisturbed and/or replanted buffer, as

approved by the City Arborist. Side and rear setbacks may be included within undisturbed and/or replanted buffer. All the above as approved by Staff.

11. Specimen trees identified in the arborist report prepared by Outdoor Spaces, dated May 5, 2016, shall be incorporated into the site plan with the exception of specimen tree 567.

12. Pedestrian-scale lighting shall be provided along Webb Bridge Road and Westside Parkway, as approved by Staff.

13. In addition to the landscape strip requirements along Webb Bridge Road and Westside Parkway, street trees shall be planted in the beauty strip between the road and the sidewalk as approved by Staff and shall count toward any required tree density.

14. Parking spaces shall be located no closer than 75 feet from the project driveways, as measured from the right-of-way line.

15. 8-foot sidewalks shall be required along Webb Bridge Road and Westside Parkway. Additional right-of-way may be required. Staff will work with Applicant regarding any encroachment into landscape strips or adjustments to sidewalk widths. Provide sidewalk connection from parking lot to the corner of Westside Parkway and Webb Bridge Road sidewalk.

6. DRB 160058 Westside Daycare Westside @ Webb Bridge

Applicant presented Elevations for a cursory review for Council Recommendations for Conditions.

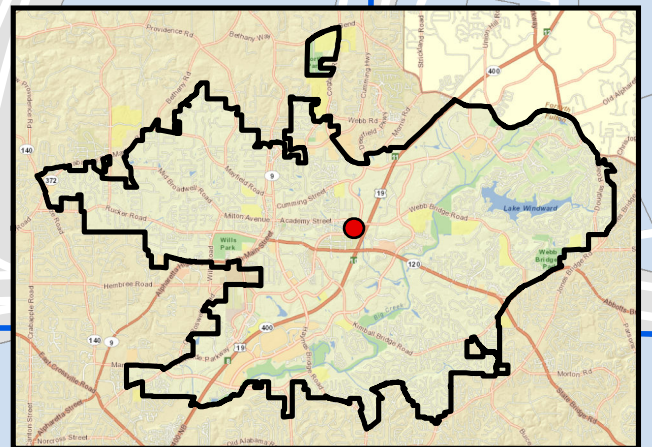
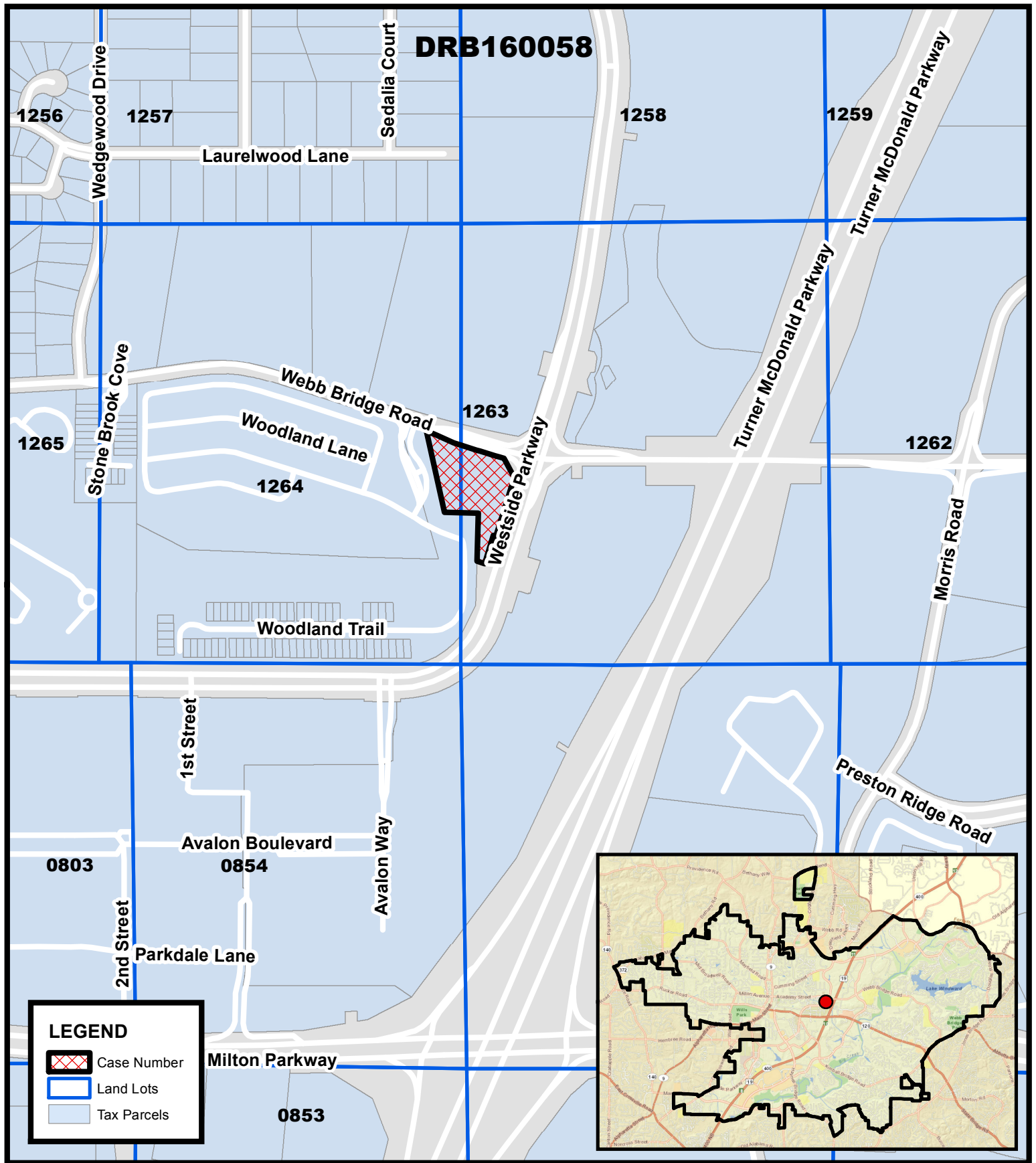
- Location of Entrances
- Location of Play Area
- Tree Saves
- Dogwood will not be saved due to grading issues
- Brick materials presented on sample board
- Hartiboard Accent on front
- Showed Photos of Location in Johns Creek
- Craftsman Style
- Percentages of materials on each elevation
- Visibility from Webb Bridge Rd
- Modular Wall

There was discussion from the Board:

- Revised Site Plan directly addressing Westside Pky
- 50% Brick and/or Stone Condition
- Two types of Brick
- DRB did not like color of stone, too busy
Board Member Corkill commented on:
- 2 outside gables different materials on same elevation did not like
- Center gable needs to be taller
- Add Grids to Windows
- Two doors to the side on front entrance look more like fire doors. Materials need to match the front door.
- Discussed road grades due to large amount of roof
Board Member Brown agreed with everything Corkill said and suggested
- Stone is too busy, requested a more consistent stone or change to brick
- Webb Bridge Rd Elevation- lessen visibility of Roof Top Units
- Brick enclosed dumpster
- Minimize sea of roof, use architectural feature to break up roof
- No walls facing the street, but will be visible from parking lot
- Dress up Gables on Window on far right
- Board did not like Window to the left of the front door (Heartiplank siding)
- DRB suggested front entry could be different stone and the

remainder of the building be brick. Stone may become water table.

- Columns in front need to be more substantial



Location Map
Westside Daycare Center
2945 Webb Bridge Road

DRB160058
D/LL: 2/2/1263,1264
DRB Date: 09/16/16



Location Map Provided by:
Community Development - GIS

PRODUCT INFORMATION



The Diamond[®] retaining wall system is the contractor's choice for wall construction. Straight- or beveled-face shapes offer design freedom. Optional step and cap accessories provide even more design versatility. For an attractive retaining wall with enduring performance, the Diamond product is the perfect choice.

- Original rear-lip locator
- Gravity walls up to 4 feet 6 inches high, including buried course, but excluding the cap*
- Taller walls can be built using geosynthetic reinforcement or the Anchorplex[™] retaining wall system when designed by a qualified engineer
- ICC evaluated

Straight Face

- Minimum outside radius, measured on the top course to the front of the units: 4 feet
- Minimum inside radius, measured on the base course to the front of the units: 8 feet

Beveled Face

- Minimum outside radius, measured on the top course to the front of the units: 2 feet
- Minimum inside radius, measured on the base course to the front of the units: 4 feet

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



PRODUCT INFORMATION



No pins. No mortar. No misalignments. Rear-lip locator, invented by Anchor, makes installation fast and accurate. Anchor – the original rear-lip product!



Visit anchorwall.com for installation instructions.



Stretcher Units

	Straight Face	Beveled Face
Approximate Dimensions*	6" x 17 1/4" x 12"	6" x 15 7/8" x 12"
Approximate Weight*	72 lbs.	68 lbs.
Coverage	0.72 sq. ft.	0.67 sq. ft.
Setback/System Batter	1 1/8" / 10.6°	1 1/8" / 10.6°



Accessory Units

	Cap	Step
Approximate Dimensions*	Front, 3" x 17 1/4" x 10 3/8" Back, 3" x 12" x 10 3/8"	6" x 16" x 12" 6" x 16" x 12"
Approximate Weight*	34 lbs.	89 lbs.
Coverage	1.22 lin. ft.	

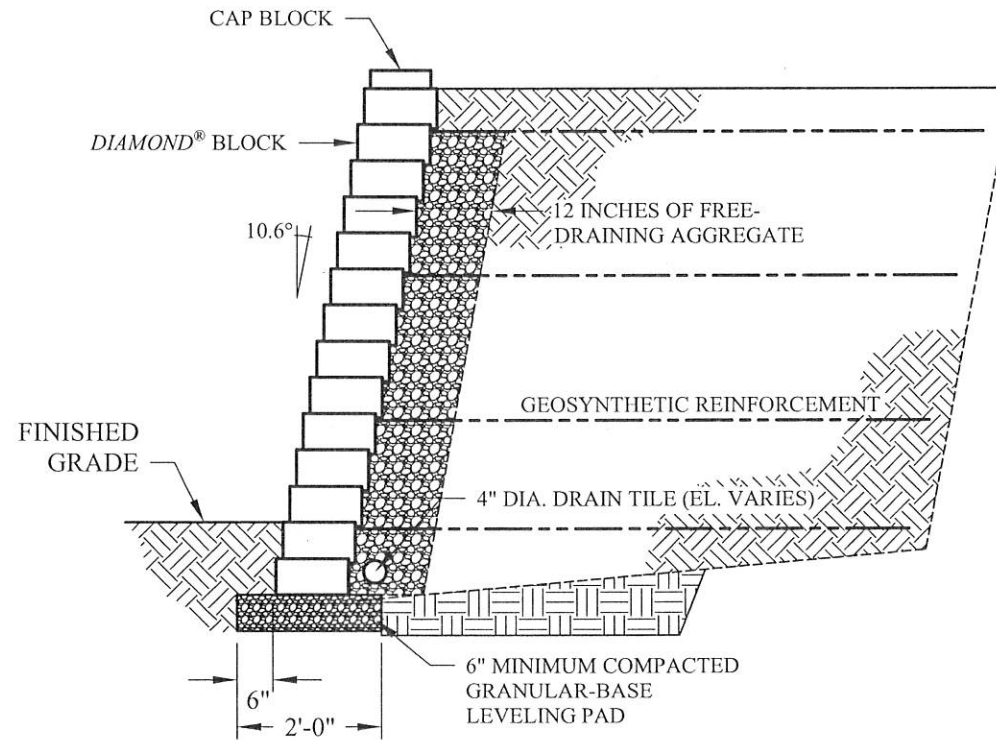
*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

A&B0810

72.3076.1 10/11 4015

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Anchor Wall Systems, Inc., 5959 Baker Road, Suite 390, Minnetonka, MN 55345.



Anchor Wall Engineering, LLC
5959 Baker Road, Suite 390
Minnetonka, MN 55345

These graphic representations are intended for preliminary design purposes only and are not to be used for construction without the signature of a registered professional engineer.

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Drawn By:

AWE

Date:

3/18/2008

Scale:

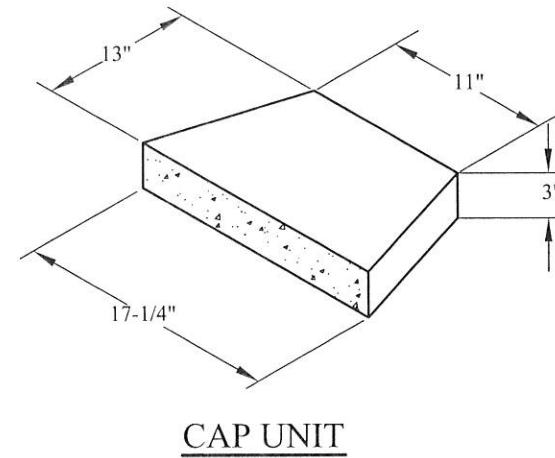
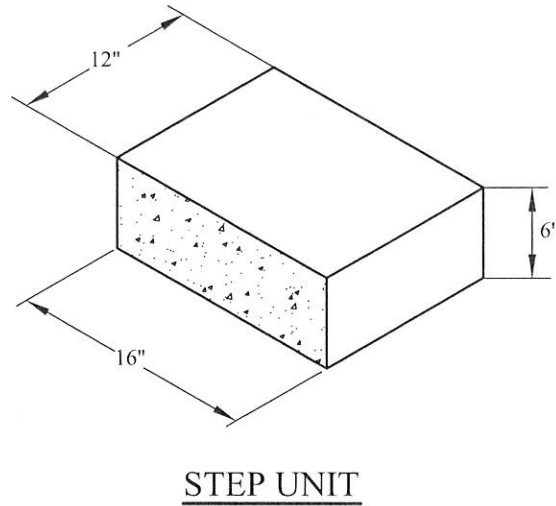
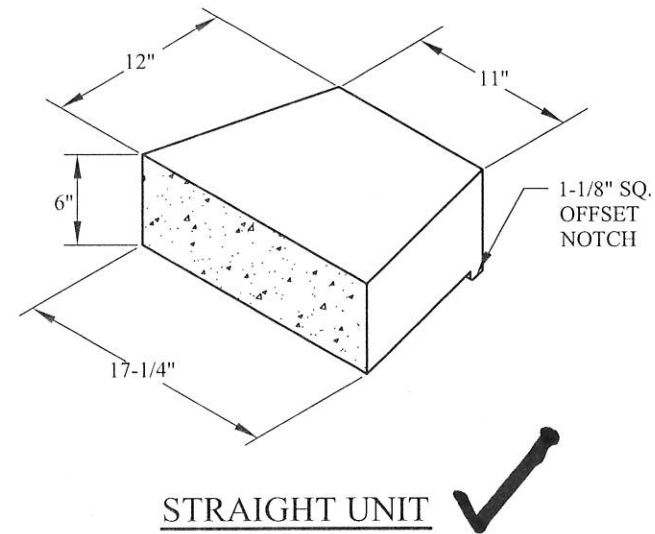
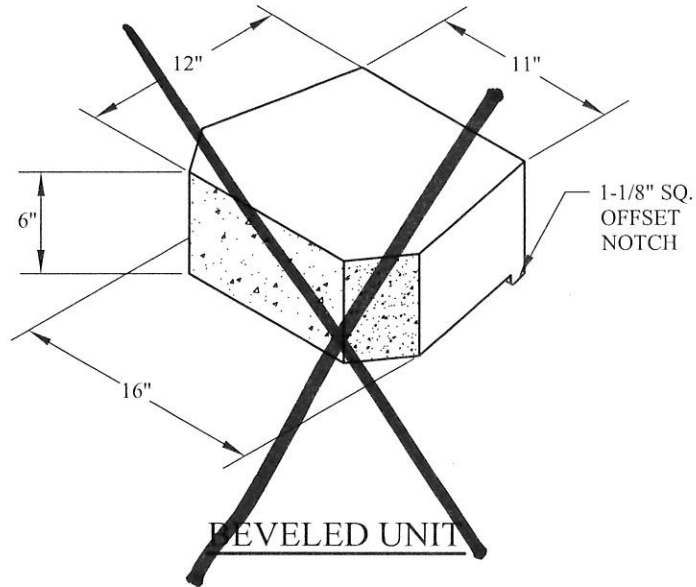
3/8"=1'-0"

Drawing Title:

Diamond® Retaining Walls
Typical Cross Section

Project Information:

Typical Retaining Wall Details
www.anchorwall.com



Anchor Wall Engineering, LLC
5959 Baker Road, Suite 390
Minnetonka, MN 55345

These graphic representations are intended for preliminary design purposes only and are not to be used for construction without the signature of a registered professional engineer.

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Drawn By:
AWE

Date:
3/18/2008

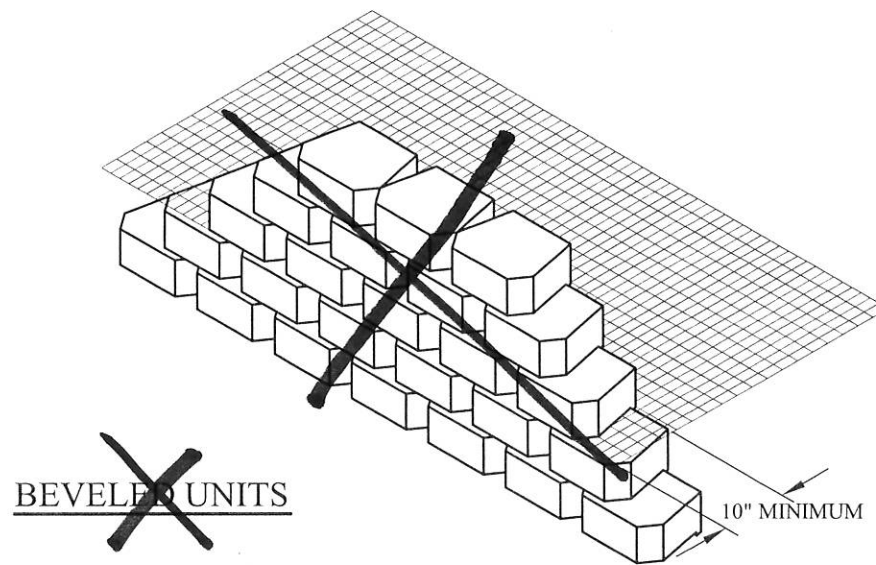
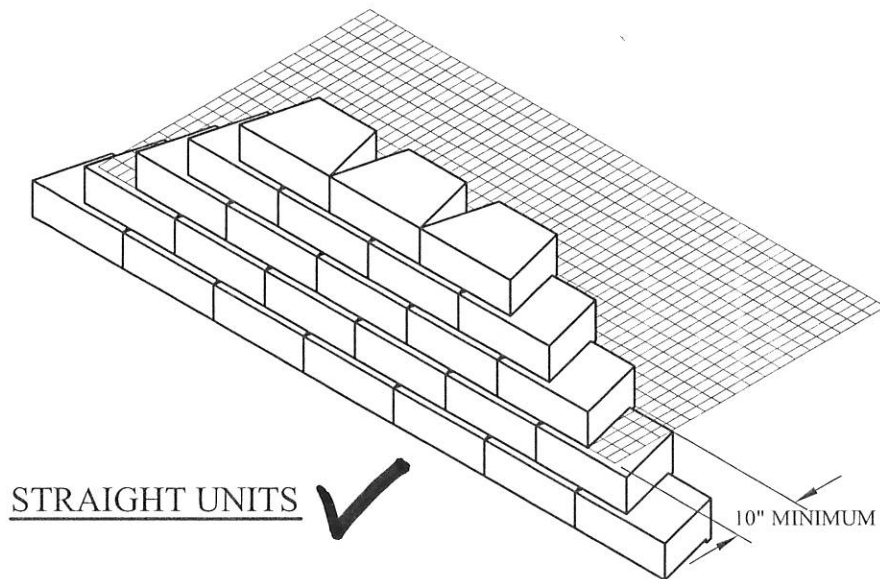
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Drawing Title:

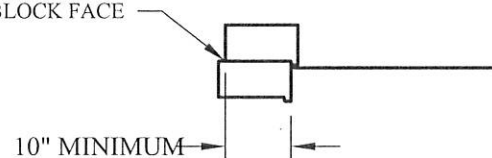
Diamond[®] Retaining Walls
Isometric Block Views

Project Information:

Typical Retaining Wall Details
www.anchorwall.com



EXTEND GEOSYNTHETIC REINFORCEMENT
TO WITHIN 2 INCHES OF THE LOWER BLOCK FACE



ANCHOR[™]
BUILD SOMETHING BEAUTIFUL

Anchor Wall Engineering, LLC
5959 Baker Road, Suite 390
Minnetonka, MN 55345

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® and [™] Anchor Wall Systems, Inc.

Drawn By:

AWE

Date:

3/18/2008

Scale:

NONE

Drawing Title:

Diamond[®] Retaining Walls
Reinforcement Connection Detail

Project Information:

Typical Retaining Wall Details
www.anchorwall.com

Staff comments for DRB 160058

- We do not know what all of the proposed shrubs are along the ROWs. They will need to be evergreen and listed on the plant schedule as 2' tall and more than a 3 gallon size.
- Provide heights of evergreen trees and shrubs.
- Zoning Condition 5 has not been met. Add shrubs of varying heights, colors and textures. Tall enough and dense enough to screen any playground equipment.
- They will need to identify those existing trees and groupings to be saved per zoning condition 10. They will also need to show the areas to be replanted where sparse to meet this condition.
- Zoning condition 13 not met. The code required landscape strip is not shown on Webb Br Rd. The street trees in the beauty strip along Westside south of entrance drive are not shown.
- • Double row of shrubs required between parking area and the ROW (min. 2' at planting). Only a single row is provided along Webb Bridge Rd.
- • Varying width (min. 15' in all areas) undisturbed buffer is required along all property lines adjacent to Woodlands at Webb Bridge. The buffer shall consist of evergreen material (trees and shrubs) of varying heights to create a vertical screen. There are areas that are not planted and no shrubs. Areas larger than 15' need planting throughout. Buffer shall meet the requirement of providing an opaque screen.
- • Playground needs more screening (think vertical – evergreen trees and shrubs)
- • Are they not getting DRB approval of the retaining walls? I don't see any proposed materials.
- • I see very little landscape material around the dumpster. Double row of shrubs and trees are required. They've moved the dumpster practically to the corner of Webb and Westside. I want to make sure it's screened properly. Also, I see no proposed dumpster enclosure materials.
- • I'd recommend changing some of the selected shrub species. For example, get rid of the Knock Out Roses. I'd suggest using a variety of colors like loropetalum, boxwoods (variegated), lime light hydrangea, tea olives, wisteria, etc.
-

SITE DATA
LANDLOT 1263, 1264
DISTRICT/SECTION 1st/2nd
TAX PARCEL # 22 530012632568
ACRES 1.795

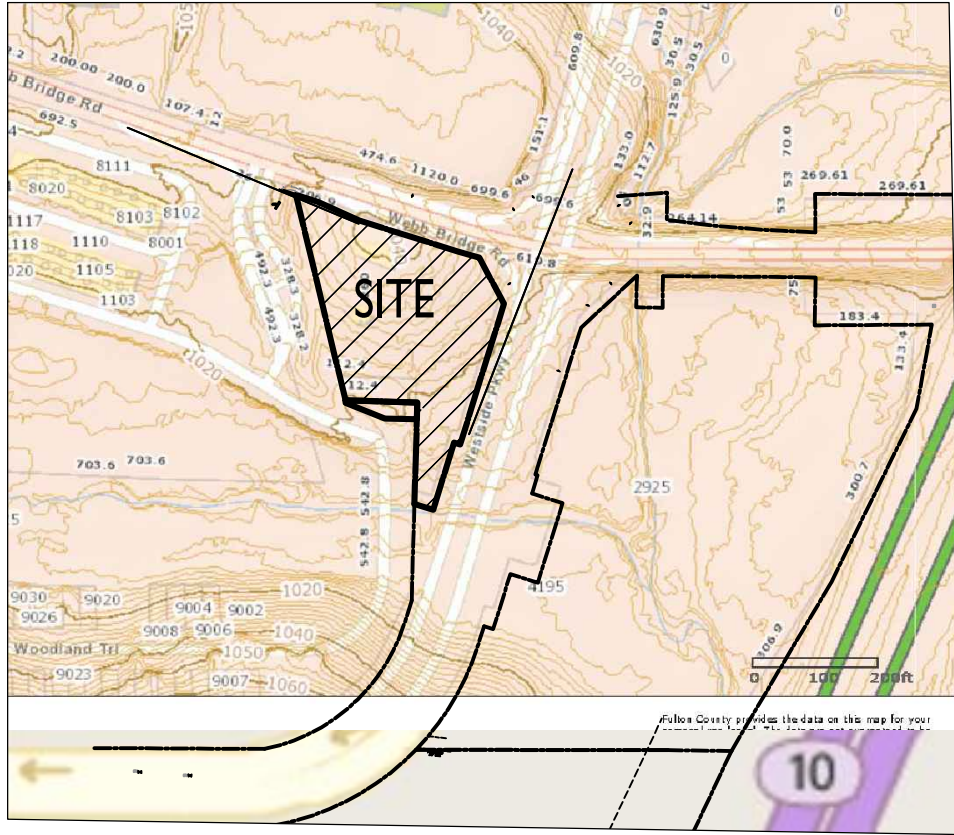
BUILDING SQ. FOOTAGE 13,200 SF
PARKING REQUIRED 33 (1 PER 400 SF BUILDING)
PARKING PROVIDED 46
H/C REQUIRED 2
H/C PROVIDED 2

OWNER
AVALON CHILD CARE, LLC
2945 WEBB BRIDGE ROAD
ALPHARETTA, GA 30009
CONTACT: BRENT DAVIS 770-680-2721

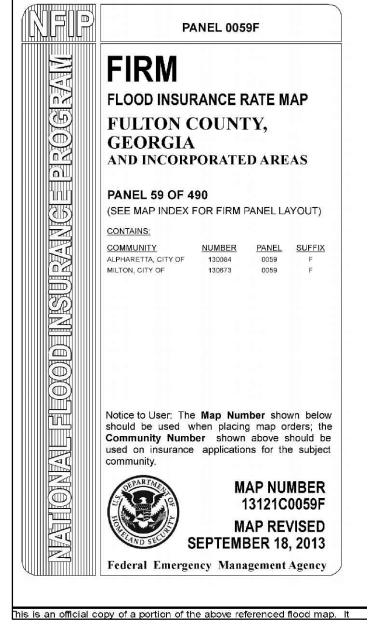
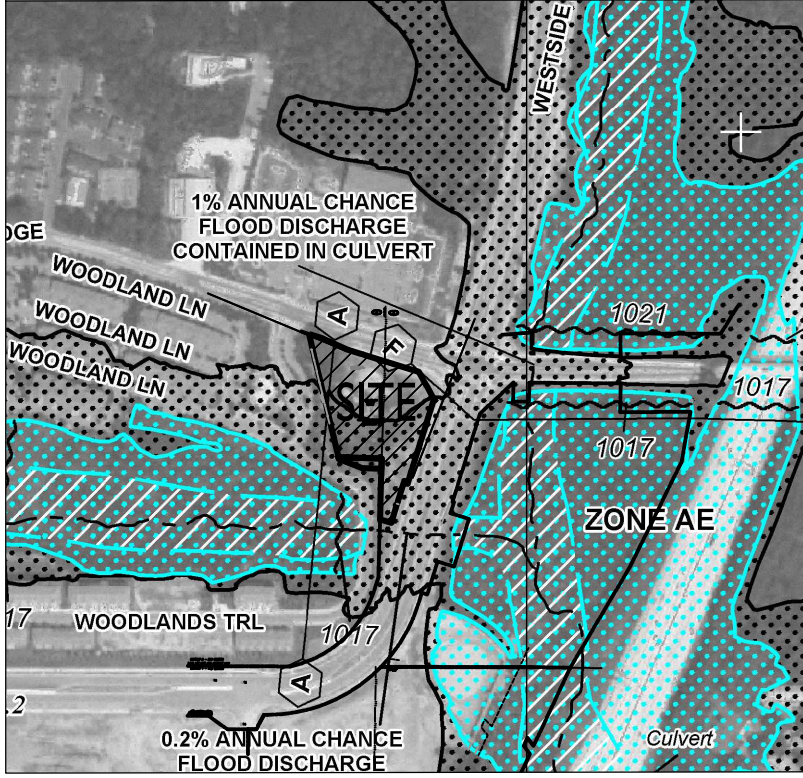
ZONING
ZONING: O-P

FRONT YARD SETBACK 65'
SIDE YARD SETBACK 15'
REAR YARD SETBACK 15'
LANDSCAPE STRIP WESTSIDE 20'
LANDSCAPE STRIP WEBB BRIDGE 10'

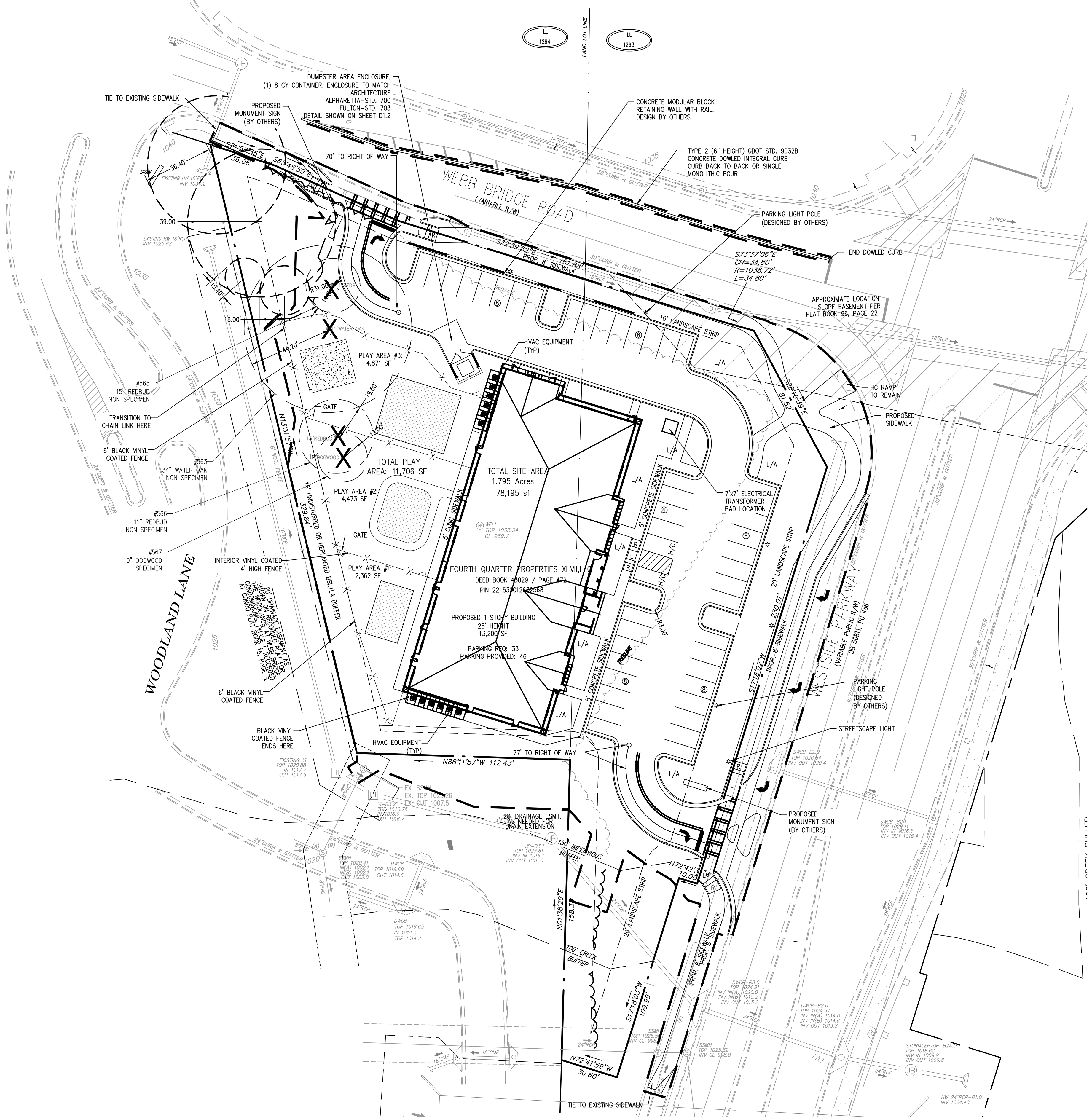
- NOTES:
1. ON SITE DETENTION WILL BE UNDERGROUND.
 2. DROP OFF & PICK UP OPERATIONS SHALL BE CONTAINED ON THE SITE. OPERATION SHALL NOT IMPEDE TRAFFIC ALONG WEBB BRIDGE ROAD AND WESTSIDE PARKWAY.
 3. A LANDSCAPE SCREEN SHALL BE PROVIDED AROUND THE PLAYGROUND AREA TO SCREEN IT FROM WEBB BRIDGE ROAD, WESTSIDE PARKWAY AND THE WOODLANDS AT WEBB BRIDGE SUBDIVISION.
 4. FENCING VISIBLE FROM WESTSIDE PARKWAY AND/OR WEBB BRIDGE ROAD SHALL BE DECORATIVE.
 6. WALL VISIBLE FROM PUBLIC R/W OR ADJACENT SUBDIVISION SHALL BE FACED WITH BRICK OR STONE, AS APPROVED BY DRB.
 7. THERE WILL BE NO EQUIPMENT ON ROOF, THEREFORE NO LINE OF SIGHT STUDY IS NEEDED.

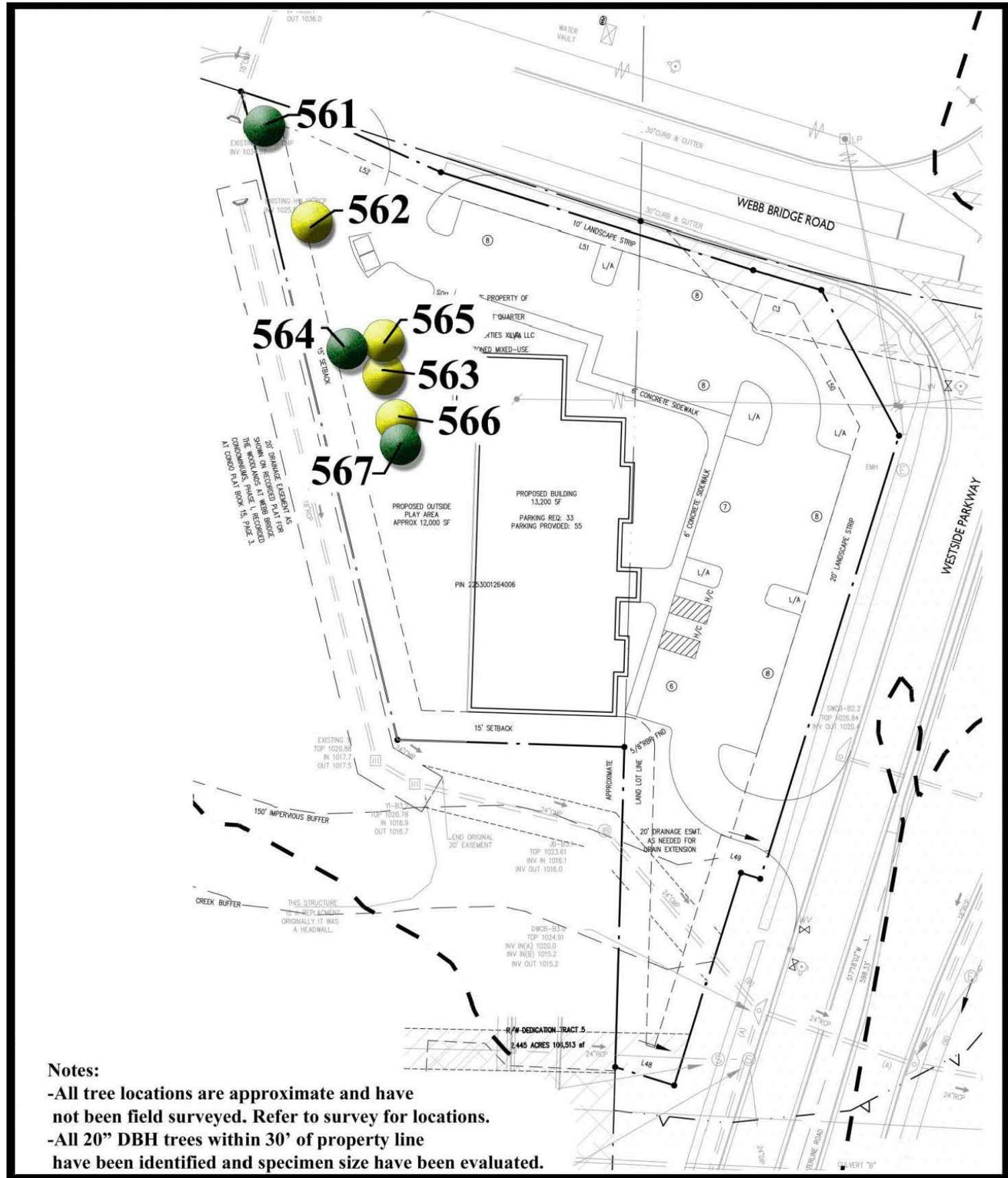


LOCATION MAP
1"=300'



FEMA MAP
1"=500'





Landscape Tree

Specimen

Non-Specimen

North

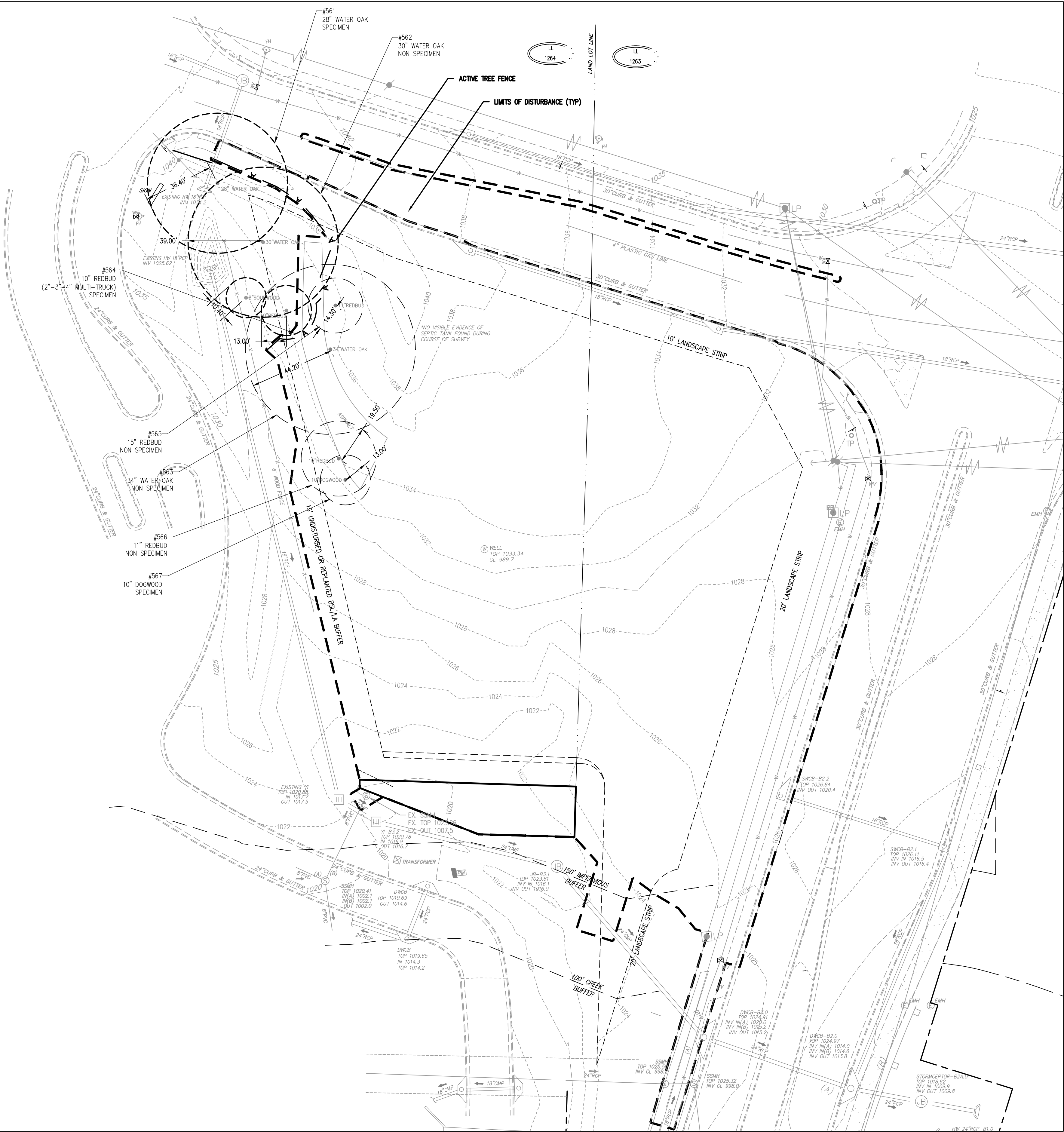
Not To Scale

Specimen

Location Plan

Specimen Analysis							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Landscape Tree	Comments	Photo # (See Attached)
561	28" Water Oak	Fair	Fair	Yes		Tree is in fair condition. Tree will need proper/corrective pruning due to improper utility pruning. Due to location, this tree should be taken into design consideration.	1
562	30" Water Oak	Poor	Fair	No		Tree is in decline with severe tip die back. Main limb broken with several dead minor limbs. Due to condition tree is not a design consideration.	2-3
563	34" Water Oak	Poor	Poor	No		Exposed decay in trunk. Trunk sounds hollow. Chain imbedded in trunk at base. Root system impacted by existing concrete drive. Due to condition tree is not a design consideration.	4-6
564	10" Redbud (2"-3"-4" Multi-trunk)	Fair	Fair	Yes		Due to condition, this tree should be taken into design consideration.	
565	11" Redbud	Poor	Poor	No		Severe die back and decay in trunks. Due to condition tree is not a design consideration.	7
566	15" Redbud	Fair	Poor	No		Two main limbs split and damaged. Due to condition tree is not a design consideration.	8-9
567	10" Dogwood	Good	Good	Yes		Due to condition, this tree should be taken into design consideration.	

SEE FULL ARBORIST REPORT BY OUTDOOR SPACES, LLC, DATED MAY 5, 2016.



TREE PLAN KEY

X

TREE TO BE REMOVED

CRITICAL ROOT ZONE (1.3 X DBH)

A

WIRE BACKED PROTECTION FENCE

ARBORIST NOTES

G-1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

G-2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

G-3. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

H-1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITIES.

SPECIMEN TREES REMOVED					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	10	DOGWOOD	0.6	3	1.8
TOTAL SPECIMEN REPLACEMENT UNITS REQUIRED					1.8

SPECIMEN TREE REPLACEMENT REQUIRED	
UNITS OF SPECIMEN TREES TO REPLACE	1.8
REPLACE WITH 4" TREES (0.6 UNITS)	
4" TREES REQUIRED FOR SPECIMEN REPLACEMENT -	1.8 / 0.6 = 3

SPECIMEN TREES TO REMAIN (EDF)					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	28	WATEROAK	4	2	8
1	10	REDBUD	0.6	2	1.2
TOTAL TREE UNITS PRESERVED (EDF)					9.2

FENCE LOCATION
AT LIMITS OF DISTURBANCE
AS SHOWN ON THE TREE PROTECTION PLAN

EXISTING TREE
TO REMAIN

FENCE MATERIAL
ORANGE PLASTIC SAFETY NETTING WIRE

FENCE POSTS
METAL STAKE
OR "V" POST

5' O.C.

NOTES

1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.

2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.

3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.

4. INSTALLATION WILL INVOLVE NO TRENCHING.

5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8 1/2" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBITED
ZONA PROTECCION PARA LOS ARBOLES

Alpharetta
CITY OF ALPHARETTA

CITY OF ALPHARETTA
DEPARTMENT OF ENGINEERING/PUBLIC WORKS

TREE PROTECTION FENCE
STANDARDS

TREE PROTECTION FENCING

STANDARD L-9

SUBMITTED BY: D. SHOSTAK
DRAWN BY: G. SARRA
DATE: 5/17/2005

REVISIONS

DATE

DESCRIPTION

DATE

DESCRIPTION

AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

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

NORTH

30 0 30 60

TREE PROTECTION

WESTSIDE DAYCARE

Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.:	16-3865.10
DATE:	9-1-16
SCALE:	1" = 30'
FILE NAME:	16-3865
DESIGN/DRAWN:	slr/sch

SPECIMEN TREE REPLACEMENT UNITS						
Quantity	Botanical Name	Common Name	Size	UNITS	TOTAL UNITS	% OF TOTAL*
3	Cryptomeria japonica	Cryptomeria	4" Cal. (12-14' HT)	0.6	1.8	100.00%
3	TOTAL UNITS REPLACED			1.8	100.00%	

DENSITY TREE REPLACEMENT UNITS							
Quantity	Botanical Name	Common Name	Size	UNITS	TOTAL UNITS	% OF TOTAL*	% 2"
4	Cryptomeria japonice	Japanese Cryptomeria	4" Cal.	0.6	2.4	4.60%	
5	Magnolia grandiflora 'Bracken's Beauty'	Bracken's Brown Beauty Magnolia	4" Cal.	0.6	3	5.75%	
8	Pistache chinensis	Chinese Pistache	4" Cal.	0.6	4.8	9.20%	
6	Carpinus betulus Fastigiata	Fastigate European Hornbeam	4" Cal.	0.6	3.6	6.90%	
9	Quercus nuttallii	Nuttall Oak	4" Cal.	0.6	5.4	10.34%	
9	Ulmus americana	American Elm	4" Cal.	0.6	5.4	10.34%	
26	Juniperus virginiana	Brodie Eastern Red Cedar	3" Cal. (10-12' HT)	0.5	13	29.89%	
1	Amelanchier	Serviceberry	4" Cal.	0.6	0.6	1.15%	
3	** Cercis x 'Merlot'	Merlot Redbud	4" Cal.	0.4	1.2	3.45%	
16	** Illex x 'Nellie R. Stevens'	** Nellie R. Stevens Holly	** 2" Cal. (9-10' HT)	0.4	6.4	18.39%	18%
87	TOTAL UNITS REPLACED			45.8	100.00%		

*NO MORE THAN 30% OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT ARE OF ANY ONE SPECIES

**2" CALIPER TREES PLANTED FOR REPLACEMENT DENSITY CREDIT COMPRISE LESS THAN 20% OF TOTAL QUANTITY

LANDSCAPE STRIP PLANTINGS						
Quantity	Botanical Name	Common Name	Minimum Size	Type	Spacing	Specifications
WEBB: 303.89/25.0= 12.15=13 TREES REQUIRED WEBB BRIDGE ROAD						
1	Amelanchier	Serviceberry	4" Cal.	Tree	As Shown	Specimen Free of Pests and disease
2	** Cercis x 'Merlot'	** Merlot Redbud	** 2" Cal.	Tree	As Shown	Specimen Free of Pests and disease
8	Quercus nuttallii	Nuttall Oak	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
2	Pistache chinensis	Chinese Pistache	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
13 TOTAL						
WESTSIDE 349.77/25=13.99=14 TREES REQUIRED WESTSIDE PKWAY						
6	Nyssa sylvatica	Black Gum	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
1	** Cercis x 'Merlot'	** Merlot Redbud	** 2" Cal.(9-10' HT)	Tree	As Shown	Straight leader. Free of Pests and disease
6	Pistache chinensis	Chinese Pistache	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
1	Quercus nuttallii	Nuttall Oak	4" Cal.	Tree	25' O.C.	Straight leader. Free of Pests and disease
14 TOTAL						

SPECIMEN TREES REMOVED					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	10	DOGWOOD	0.6	3	1.8
TOTAL SPECIMEN REPLACEMENT UNITS REQUIRED					1.8

SPECIMEN TREE REPLACEMENT REQUIRED			
UNITS OF SPECIMEN TREES TO REPLACE REPLACE WITH 4" TREES (0.6 UNITS)			1.8
4" TREES REQUIRED FOR SPECIMEN REPLACEMENT -	1.8 / 0.6	=	3

SPECIMEN TREES TO REMAIN (EDF)					
QUANTITY	DBH (INCHES)	TREE	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL UNITS
1	28	WATEROAK	4	2	8
1	10	REDBUD	0.6	2	1.2
TOTAL TREE UNITS PRESERVED (EDF)					9.2

SPECIMEN REPLACEMENT

UNITS REQUIRED: 1.8 UNITS FOR REPLACEMENT
UNITS PROVIDED: 1.8 UNITS
1.8 / 0.6= 3 - 4" TREES REQUIRED FOR SPECIMEN RECOMPENSE

TREE CALCULATIONS

DENSITY
SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 20
SDF =1.79 Acres X 20 units = 35.8 units

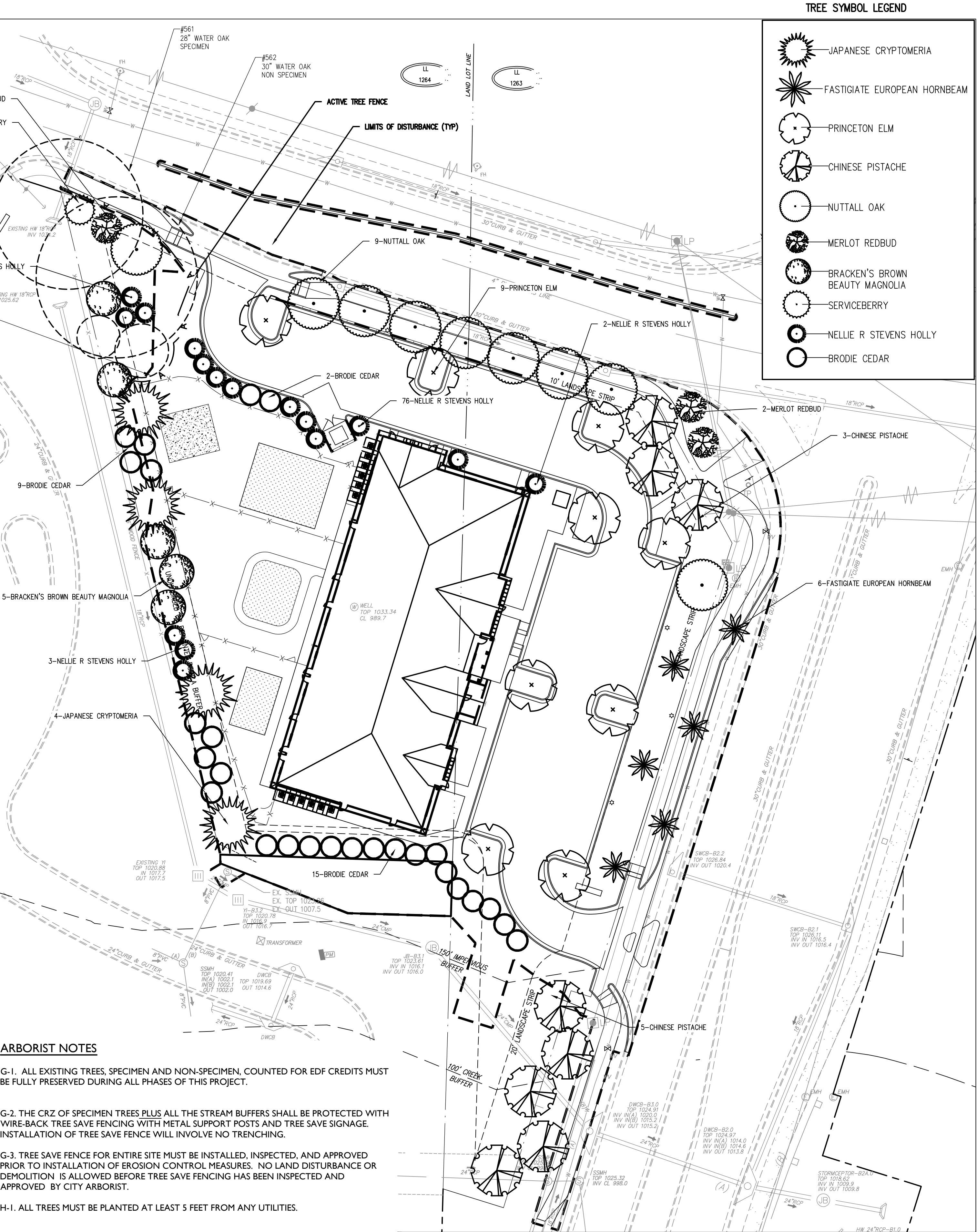
EXISTING DENSITY FACTOR (EDF)
EDF = 9.2 Units

REPLACEMENT DENSITY FACTOR (RDF)
RDF = SDF - EDF
RDF = 35.8 - 9.2 = 26.6
RDF = 26.6 Units Required

TOTAL DENSITY UNITS REQUIRED = 26.6 UNITS
TOTAL DENSITY UNITS PROVIDED = 45.8 UNITS
DENSITY REQUIREMENT MET

ARBORIST NOTES:

- A1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- A2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- A3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNK.
- A6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOTS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNK.
- A7. 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.
- A8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
- A9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- A10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
- A11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR, BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
- A12. NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
- A13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
- A14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.
- A15. CONTRACTOR SHALL ADD TO BACKFILL DIRT AN APPROVED MIX OF ENDO AND ECTO-MYCORRHIZAL FUNGI PLUS 12-10-7 SLOW RELEASE FERTILIZER PELLETS (#3 #/1000 SQ FT).



ARBORIST NOTES

- G-1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- G-2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- G-3. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
- H-1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITIES.

TREE REPLACEMENT PLAN

WESTSIDE DAYCARE

Alpharetta, Georgia

TREE SYMBOL LEGEND

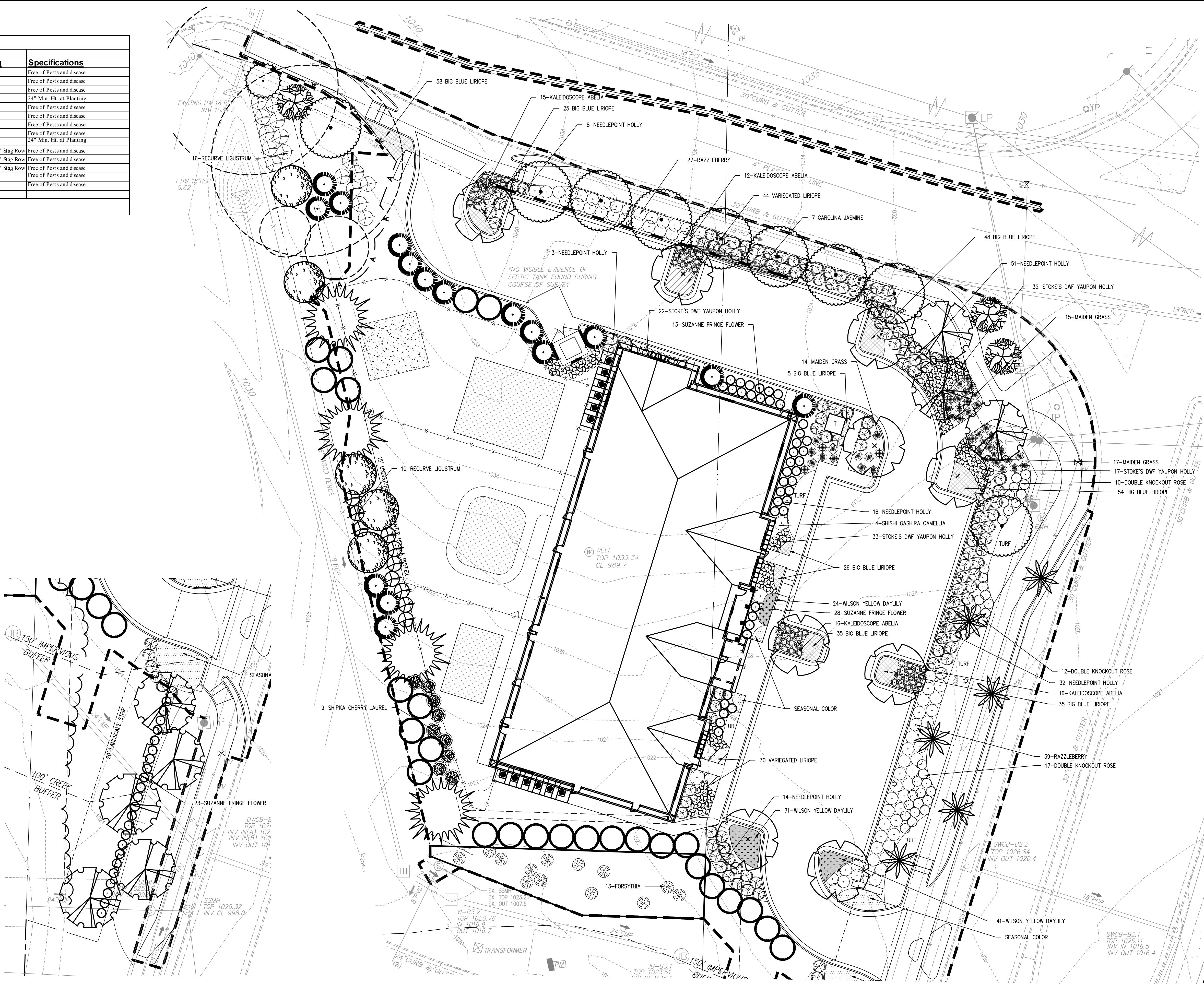
- JAPANESE CRYPTOMERIA
- FASTIGIATE EUROPEAN HORNBEAM
- PRINCETON ELM
- CHINESE PISTACHE
- NUTTALL OAK
- MERLOT REDBUD
- BRACKEN'S BROWN BEAUTY MAGNOLIA
- SERVICEBERRY
- NELLIE R STEVENS HOLLY
- BRODIE CEDAR

PROJECT INFORMATION

PROJECT NO.: 16-3865.10
DATE: 9-1-16
SCALE: 1" = 30'
FILE NAME: 16-3865
DESIGN/DRAWN: slr/sch

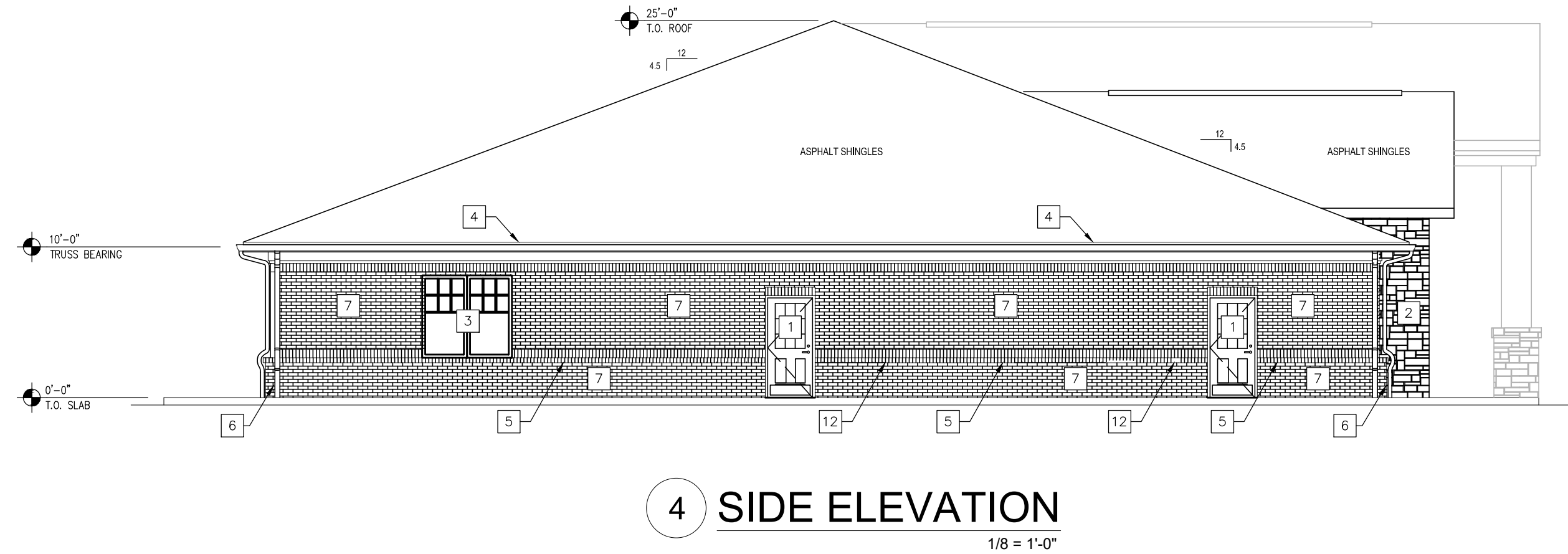
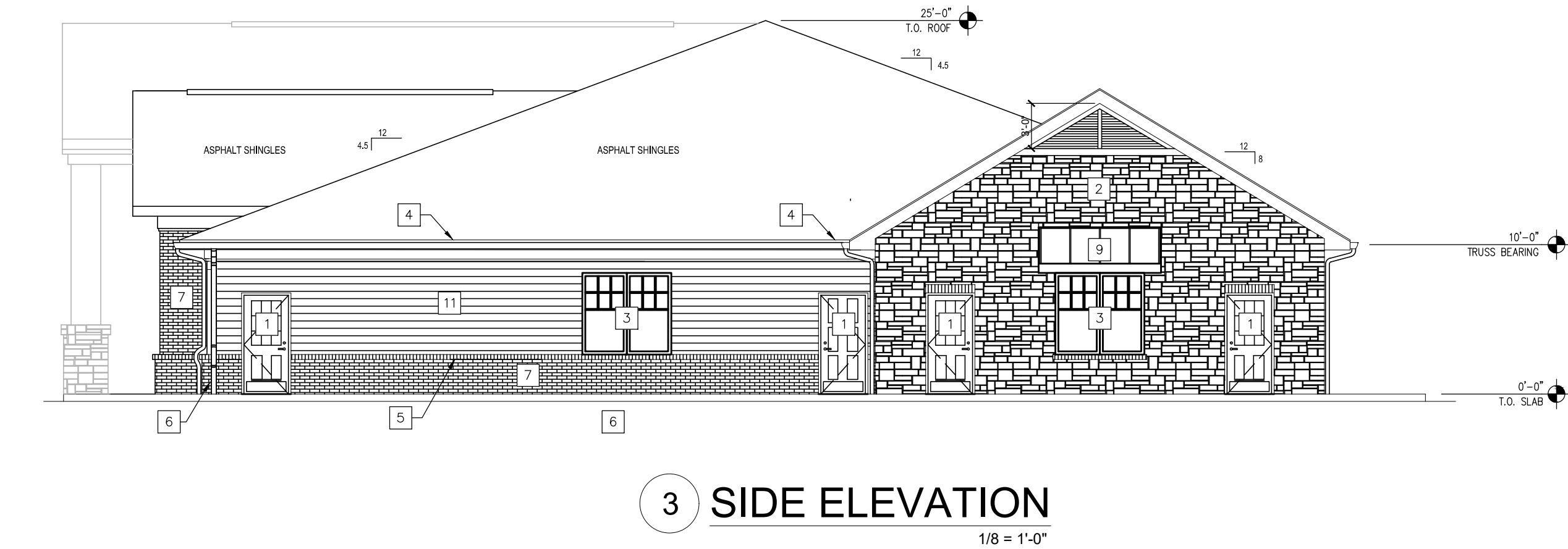
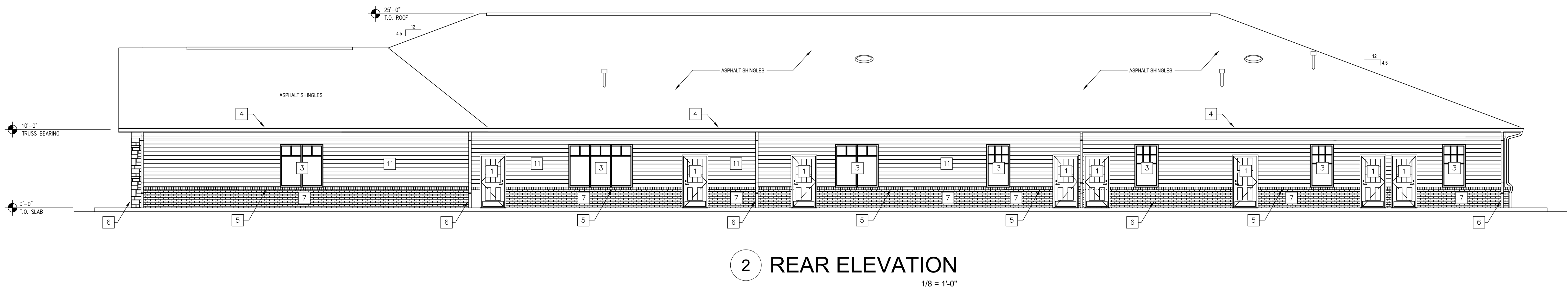
ORNAMENTAL LANDSCAPE PLANT LIST						
Quantity	Botanical Name	Common Name	Type	Size	Spacing	Specifications
59	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	Shrub	3 Gal	As Shown	Free of Pests and disease
105	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwf Yaupon Holly	Shrub	3 Gal	As Shown	Free of Pests and disease
64	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower	Shrub	3 Gal	As Shown	Free of Pests and disease
67	Loropetalum chinensis 'Razzeberry'	Razzeberry Fringe Flower	Shrub	7 Gal	As Shown	24" Min. Ht. at Planting
46	Miscanthus sinensis 'Gracillimus'	Maiden Grass	Grass	3 Gal	As Shown	Free of Pests and disease
37	Rosa x 'Baltic'	Double Knock Out Rose	Shrub	1 Gal	As Shown	Free of Pests and disease
4	Camellia japonica	Japanese Camellia	Shrub	15 Gal	As Shown	Free of Pests and disease
13	Forsythia x intermedia	Forsythia	Shrub	3 Gal	As Shown	Free of Pests and disease
129	Ilex cornuta 'Needlepoint'	Needlepoint holly	Shrub	7 Gal	As Shown	24" Min. Ht. at Planting
112	Hemerocallis "Wilson Yellow"	Wilson Yellow Day lily	Perennial	1 Gal	18" OC x 18" Sag Row	Free of Pests and disease
286	Liriope muscari 'Big Blue'	Big Blue Liriope	Perennial	4" pot	18" OC x 18" Sag Row	Free of Pests and disease
71	Liriope muscari 'Variegata'	Variegated Liriope	Perennial	4" pot	18" OC x 18" Sag Row	Free of Pests and disease
26	Ligustrum japonicum 'Recurvifolium'	Recurve Ligustrum	Shrub	3 Gal	As Shown	Free of Pests and disease
9	Prunus caroliniana	Cherrybarel	Shrub	3 Gal	As Shown	Free of Pests and disease
574 sf	Seasonal Color	Seasonal Color				
	Bermuda Sod	Bermuda Sod				

TREE SYMBOL LEGEND		ORNAMENTAL LANDSCAPE LEGEND	
	JAPANESE CRYPTOMERIA		CHERRY LAUREL
	FASTIGIATE EUROPEAN HORNBEAM		MAIDEN GRASS
	PRINCETON ELM		FORSYTHIA
	CHINESE PISTACHE		SHISHI GASHIRA CAMELLIA
	NUTTALL OAK		RECURVE LIGUSTRUM
	MERLOT REDBUD		RAZZLEBERRY
	BRACKEN'S BROWN BEAUTY MAGNOLIA		NEEDLEPOINT HOLLY
	SERVICEBERRY		KALEIDOSCOPE ABELIA
	NELLIE R STEVENS HOLLY		DOUBLE KNOCKOUT ROSE
	BRODIE CEDAR		STOKE'S DWF YAUPON HOLLY
			SUZANNE FRINGE FLOWER
			SEASONAL COLOR
			BIG BLUE LIRIOPE
			WILSON YELLOW DAYLILY
			VARIGATED LIRIOPE



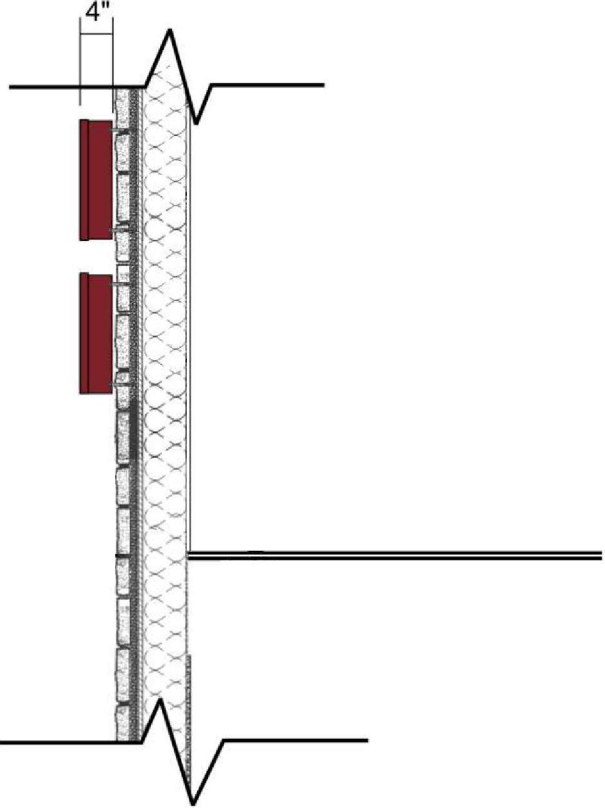
EXTERIOR MATERIAL SCHEDULE	
TRASH ENCLOSURE GATES, POSTS AND HINGES	PAINT COLOR: TONY TAUPE, SW 7038 (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR HARDIE SIDING AND PANELS	PAINT COLOR: TONY TAUPE, SW 7038
EXTERIOR HARDIE TRIM, LOUVERS, FASCIA, FRIEZE, GUTTERS, DOWN SPOUTS, AND SOFFITS	PAINT COLOR: QUIVER TAN, SW 6151
EXTERIOR DOORS	PAINT COLOR: QUIVER TAN, SW 6151
WINDOWS	BEIGE
BRICK #1	BODY OF GROUND LEVEL AND FILL OF WALLS, CHEROKEE BRICK & TILE COMPANY COLOR: SHELLMANS BLUFF GROUT: BUFF
BRICK #2	WATER TABLE AND ACCENT BANDING, CHEROKEE BRICK & TILE COMPANY COLOR: BUCKLEY BLEND GROUT: BUFF
ASPHALT SHINGLES	GAF TIMBERLINE SERIES, T-30 WITH SHADOW ACCENT COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOFING COLOR	
STANDING SEAM METAL ROOF	AEP-SPAN, 12" SNAP SEAM COLOR: DARK BRONZE
STONE VENEER	ELDORADO STONE - MOUNTAIN LEDGE COLOR: WALNUT RIDGE GROUT: BUFF

CONSTRUCTION NOTES:	
1	HOLLOW METAL DOOR (SEE ELEVATIONS SHEET A5.1)
1A	ALUMIMUM STOREFRONT DOOR WITH TINTED GLASS. (SEE ELEVATIONS SHEET A5.1)
2	MANUFACTURED STONE VENEER: SEE SPECIFICATION ABOVE
3	VINYL WINDOW. (SEE ELEVATIONS SHEET A5.1)
4	EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRILE AT 36" O.C. OGEE PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
5	BRICK SOLDIER COURSE
6	EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
7	BRICK VENEER: SEE SPECIFICATION ABOVE
8	ATTIC VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. HEIGHT AS SHOWN ON ELEVATIONS.
9	STANDING SEAM METAL ROOFING: SEE SPECIFICATION ABOVE.
10	CEDAR SHAKE SIDING
11	HARDI-SIDING W/ 6" PLANK REVEAL

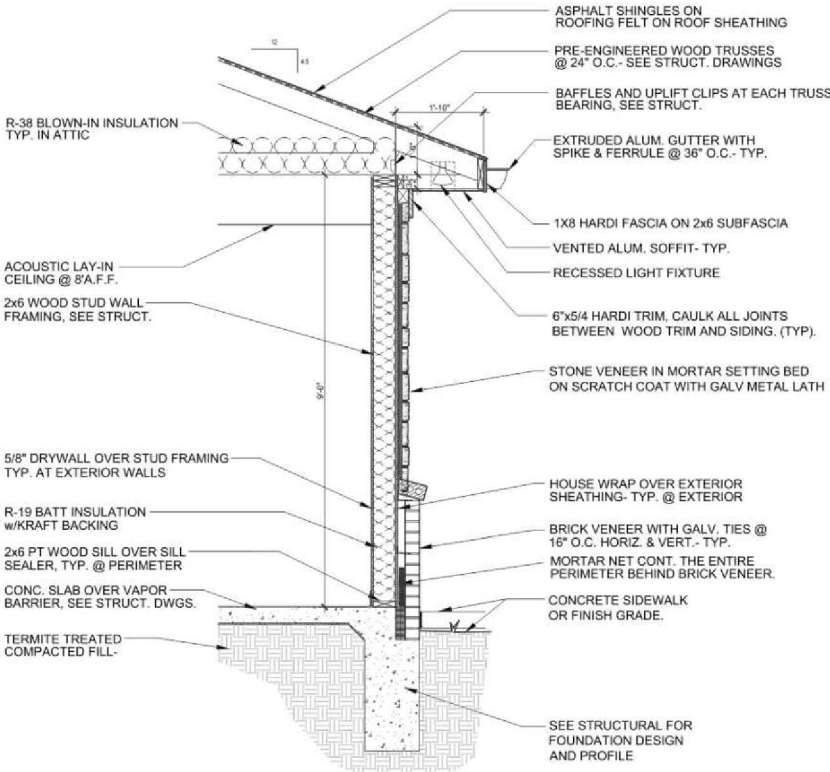


Notes

- Trim Capped Channel Letters
- White Acrylic Faces
- Returns and Trim Cap Burgundy Color to match PMS 188c
- 3/8"Ø Expansion bolts to facade
- Actual sign placement to be verified in field.



1 | Elevation - Proposed
Scale: 1/2"=1'-0"



5 TYP. WALL SECTION @ STONE VENEER
1/4" = 1'-0"



Typical Carrington Academy

Contact Info:

COMPASS
SIGN COMPANY

1505 Ford Rd.
Bensalem, PA 19020
tel 215.639.6777 fax 215.639.6776
email: info@compass-sign.net
www.compass-sign.net

Site Address:

Noble Learning Carrington Academy
2945 Webb Bridge Rd.
Alpharetta, GA 30009

File Information:

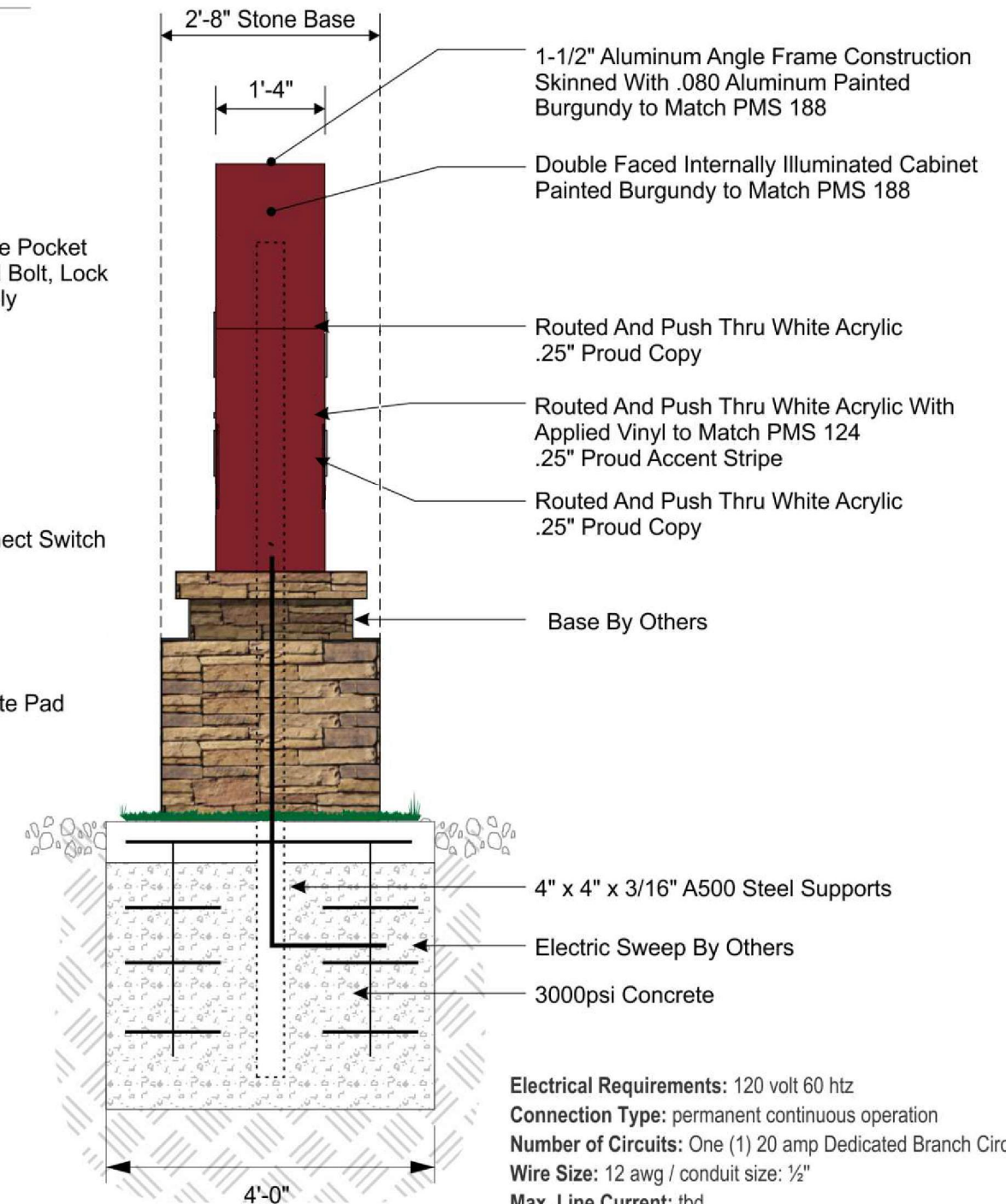
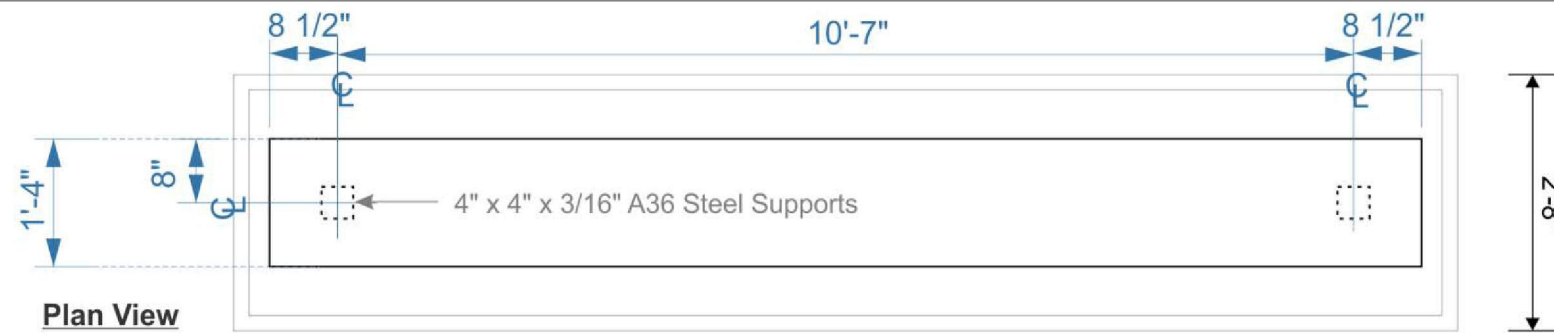
Date: 04/05/2016
File Name: 142100 Carrington Academy Peachtree Suwanee GA
P.M. MS
Designer: GB

Drawing Number:

142100-1

Page Number:

2



Electrical Requirements: 120 volt 60 hz
Connection Type: permanent continuous operation
Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
Wire Size: 12 awg / conduit size: 1/2"
Max. Line Current: tbd

Contact Info:

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 SIGN COMPANY

1505 Ford Rd.
 Bensalem, PA 19020
 tel 215.639.6777 fax 215.639.6776
 email: info@compass-sign.net
 www.compass-sign.net

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 2945 Webb Bridge Rd.
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File Information:

Date: 04/05/2016
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 P.M. MS
 Designer: GB

Drawing Number:

142100-1

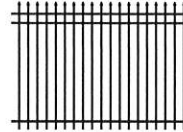
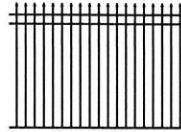
Page Number: **3**

MONTAGE PLUS® | Welded Ornamental Steel Fence



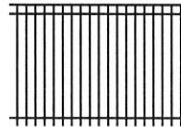
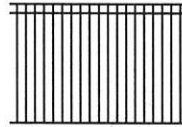
CLASSIC™

- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space



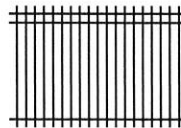
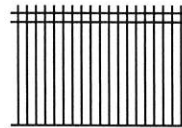
MAJESTIC™

- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space



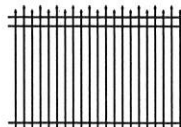
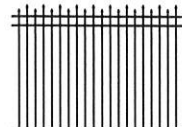
GENESIS™

- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space



WARRIOR™

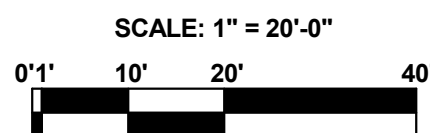
- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard Picket Air-Space





LIGHTING FIXTURE SCHEDULE							
TAG	DESCRIPTION	LAMP	WATTAGE	VOLTAGE	MOUNTING	MANUFACTURER	NOTES
A	ONE PIECE HEAVY GAUGE DIE FORMED ALUMINUM CONSTRUCTION. ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM POLE FRAME WITH CLEAR THERMOPLASTIC LENS. 27W/4'X4' EXTRUSION ALUMINUM ARM'S SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS. POLYESTER POWDER COAT. FIXTURES TO BE MOUNTED AT 20' AFG.	4000MH	400W	120 V	POLE MTD	USALGT - FIXTURE: VR5-IV-400MH-120-V-WAL-8019-T-PC+V POLE:RTA-2304-108-PT23-RAL-8019-S.	
B	8" RECESSED DOWNLIGHT. HEAVY GAUGE DIE FORMED GALVANIZED STEEL FRAME, ALUMINUM FULL REFLECTOR, ELECTRONIC BALLAST, DAMP LOCATED. REFER TO BUILDING FIXTURE SCHEDULE.	(1) 42TRT	42 W	120 V	RECESSED	LITHONIA LIGHTING - LP8FN-42TRT-883W-120-EL	

- SHEET NOTES:**
- 1 REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR EXACT LOCATION OF SITE LIGHTING FIXTURES.
 - 2 THE NUMBERS IN A GRID PATTERN SHOWN ON THE SITE PLAN ARE THE FOOT-CANDLES PRODUCED FROM THE MOUNTED LIGHTING FIXTURES.
 - 3 SEE DETAIL ON THIS SHEET FOR LIGHTING FIXTURE AND POLE BASE DESIGN.
 - 4 SITE LIGHTING FIXTURES SHALL BE CONNECTED TO PANEL WITH WIRE SIZE OF #2410, #10G, 3/4" UNLESS OTHERWISE NOTED.
 - 5 POLE BASE FOR SITE LIGHTING SHALL START AT 18" MINIMUM BACK FROM CURB FACE.



**CARRINGTON ACADEMY AVALON
WESTSIDE DAYCARE
ALPHARETTA, GEORGIA**

REV #	DATE	DESCRIPTION
DESIGN BY:		
DRAWN BY:	LAC	
APPROVED BY:	BAK	
PROJECT No.:	216132	
DATE:	10/3/16	
ISSUE:		
TITLE SHEET: SITE PLAN LIGHTING PHOTOMETRICS		
SHEET No.:		

E-1



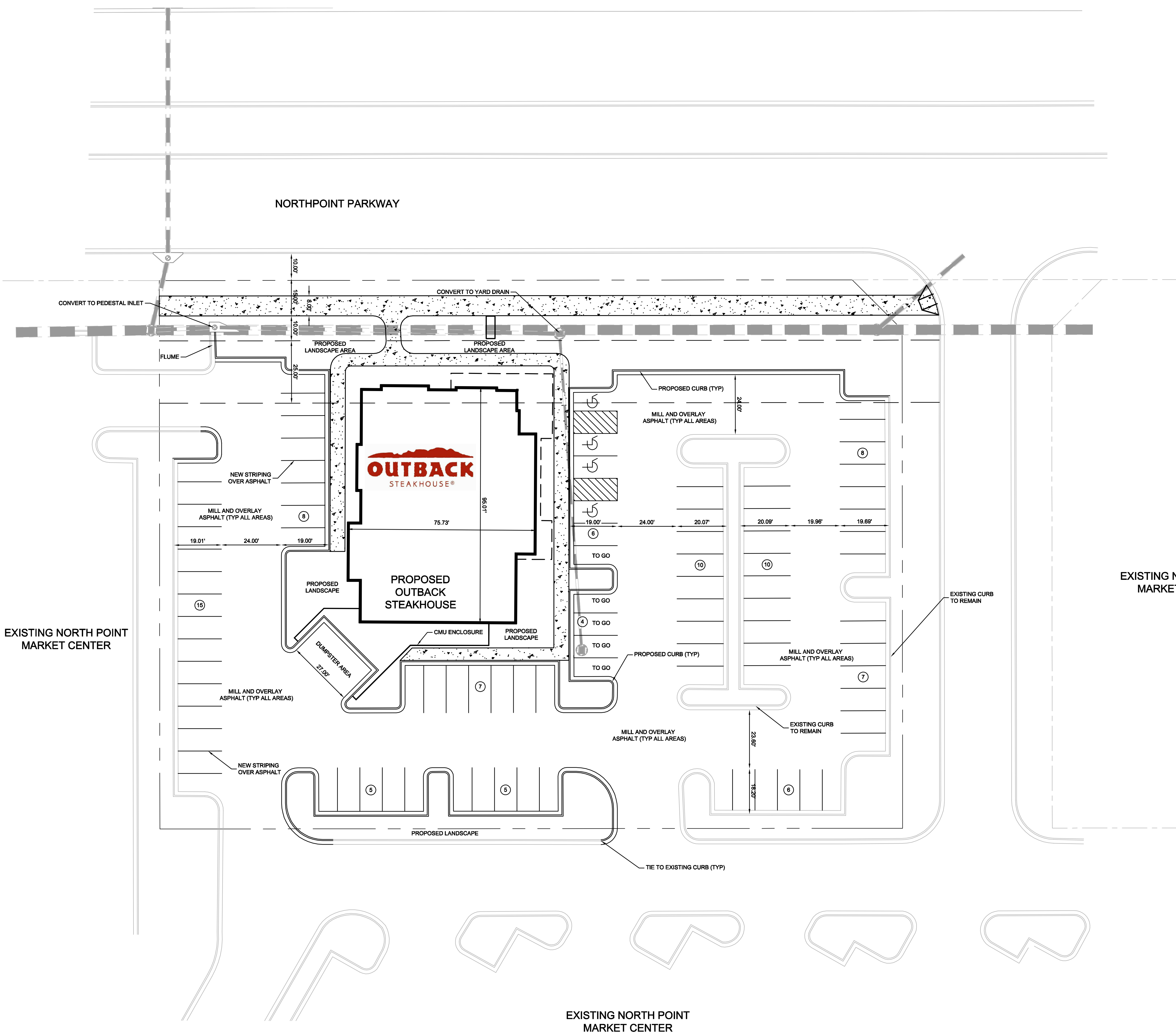
3. DRB 160064 Outback Steakhouse 6400 North Point Parkway

Applicant presented materials and elevations for a cursory review.

There was discussion concerning:

- Overview of Site Plan
- Screening of Parking
- Number of parking spaces
- Covered Area for seating for waiting
- Dumpster Enclosure
- Site Lines
- Potential for Outdoor Seating
- Site subject to North Point Activity Center Guidelines
- Formal and natural greenspace areas
- Pedestrian street lights along North Point Pky
- Internal sidewalks at key location should be paver materials
- Upgrade to NP Activity Center streetscape (as approved by Staff)
- Code pertaining to parking island

Drawing name: K:\ALP_PR\017253001_Outback-Alpharetta\CAD\PlanSheets\C2-00 - AL T SITE PLAN.dwg Concept-DRB Sep 29, 2016 4:16pm by: luck.vastford
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared.



SITE NOTES:

ZONING: PSC

SITE AREA: 1.5 ACRES

GREEN/OPEN SPACE AREA: 0.39 ACRES (25.8%)

IMPERVIOUS AREA: 1.11 ACRES (74.2%)

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY BLOOMIN BRANDS AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.

2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.

4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

6. FOR LOCATION AND DESCRIPTION OF WALL MOUNTED SIGNS, SEE SIGN PACKAGE.

7. EXISTING STORM SYSTEM TO REMAIN.

8. EXISTING WATER AND SEWER CONNECTIONS ARE TIED TO FULTON COUNTY SYSTEM.

SITE PLAN LEGEND:

PROPERTY LINE

XX FT BUILDING SETBACK LINE

XX FT LANDSCAPE BUFFER LINE

[Pattern]

STANDARD DUTY ASPHALT PAVEMENT

[Pattern]

HEAVY DUTY ASPHALT PAVEMENT

[Pattern]

STANDARD DUTY CONCRETE SIDEWALK

[Pattern]

HEAVY DUTY CONCRETE PAVEMENT

PARKING SUMMARY:

PROPOSED USE: 6497 SQ FT RESTAURANT

REQUIRED PARKING: 65 SPACES (1 SPACE/1000 SQ FT)

PARKING PROVIDED: 91

ADA SPACES PROVIDED: 4

PROJECT: OUTBACK AT NORTH POINT
6400 NORTH POINT PARKWAY

TITLE: CONCEPTUAL SITE PLAN

CLIENT: DEVELOPER: BLOOMIN BRANDS

2202 N. WEST SHORE BLVD., SUITE 500
TAMPA, FL 33607
PHONE: 813-830-4171

DATE: XX/XX/XX

PROJECT NO: 017253001

SHEET NUMBER

CONCEPT

7

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No.

DATE

BY

Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

GSWCC LEVEL II #: 0000060876

SCALE: 1" = 20'

DRAWN BY: AAA

DESIGNED BY: BBB

CHECKED BY: CCC

GEORGIA811

Utilities Protection Center, Inc.

Know what's below.

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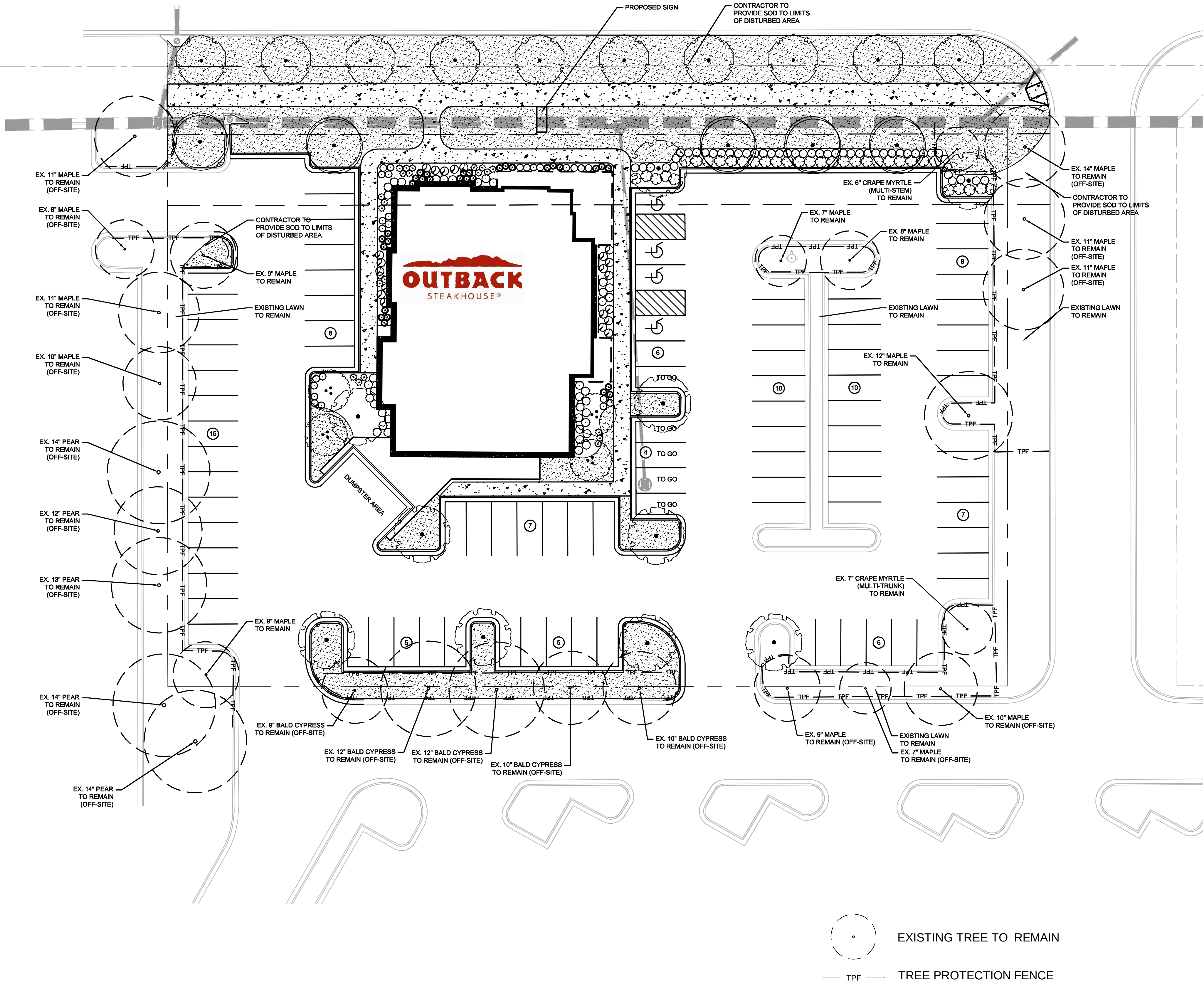
NORTH

0 10 20 40

GRAPHIC SCALE IN FEET

Drawing name: K:\ALP_PRJ\017253001_Outback-Alpharetta\CAD\Plan\Streets\L1-10 LANDSCAPE PLAN.dwg L1-10 LANDSCAPE PLAN Oct 14, 2016 5:20am by: david.young

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	MIN CAL	MIN SIZ
	4	Cercis canadensis	Eastern Redbud	B&B or Cont.	3" Cal per Cane, 3 Canes	6'-8' ht
	10	Quercus phellos 'Hightower'	Willow Oak	B&B or Cont.	4" Cal	8' - 12' l
	10	Quercus shumardii	Shumard Red Oak	B&B or Cont.	4" Cal	8' - 12' l
	7	Ulmus parvifolia	Chinese Elm	B&B or Cont.	4" Cal	8'-10' ht

SHRUBS

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	84	Abelia x grandiflora 'Sherwoodii'	Dwarf Abelia	3 gal	2'-3' ht.
	33	Clethra alnifolia 'Compacta'	Compact Summersweet	3 gal	2'-3' ht.
	31	Miscanthus sinensis	Japanese Silver Grass	3 gal	3'-6' ht
	21	Rosa x 'Radrazz'	Knock Out Shrub Rose	3 gal	2'-3' ht.
	25	Salvia greggii 'Navajo Bright Red'	Autumn Sage	1 gal	2'-3' ht.
	22	Yucca filamentosa 'Color Guard'	Adam's Needle	3 gal	1'-2' ht.

GROUND COVERS

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	13,357 sf	Cynodon dactylon	Bermuda Grass	Sod	

ARBORIST NOTES

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

NOTES

- ALL EXISTING TREES, SPECIMEN AND NON SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THE PROJECT
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST
- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM AN UTILITY LINE. ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEAST (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

IRRIGATION

- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE 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.

SITE DENSITY REQUIREMENT:

TOTAL SITE AREA:	1.5 ACRES
DENSITY UNITS REQUIRED (SDF):	30 UNITS
EXISTING DENSITY FACTOR (EDF):	
1 - 6" TREE (0.2 EA)	0.2 UNITS
2 - 7" TREES (0.2 EA)	0.4 UNITS
1 - 8" TREE (0.4 EA)	0.4 UNITS
2 - 9" TREES (0.4 EA)	0.8 UNITS
1 - 12" TREE (0.8 EA)	0.8 UNITS
TOTAL EDF:	2.6 UNITS

REPLACEMENT DENSITY FACTOR: 27.4 UNITS
30 UNITS (SDF) - 2.6 UNITS (EDF) = 27.4 UNITS (RDF)

PROPOSED TREES:	
17 - 4" TREES (0.6 EA)	10.2 UNITS
10 - 4" TREES (0.6 EA)	6.0 UNITS
4 - 6" TREES (0.8 EA)	3.2 UNITS
TOTAL DENSITY UNITS PROVIDED:	19.4 UNITS

SITE IS SHORT BY 8.0 DENSITY UNITS

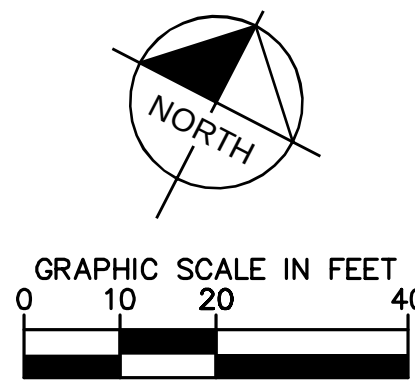
NORTH POINT ACTIVITY CENTER REQUIREMENTS:

TOTAL SITE AREA:	1.5 ACRES / 65,340 SF
15% OF TOTAL SITE AREA TO BE GREENSPACE = 9,801 SF	
GREENSPACE PROVIDED	= 11,626 SF (17.7%)

PROVIDE A DOUBLE ROW OF EVERGREEN SHRUBS BETWEEN PARKING AREAS AND PUBLIC RIGHT OF WAY - PROVIDED ALONG NORTH POINT PARKWAY

STREET TREES TO BE PROVIDED ALONG NORTH POINT PARKWAY - 1 TREE EVERY 30'

GEORGIA811
Utilities Protection Center, Inc.
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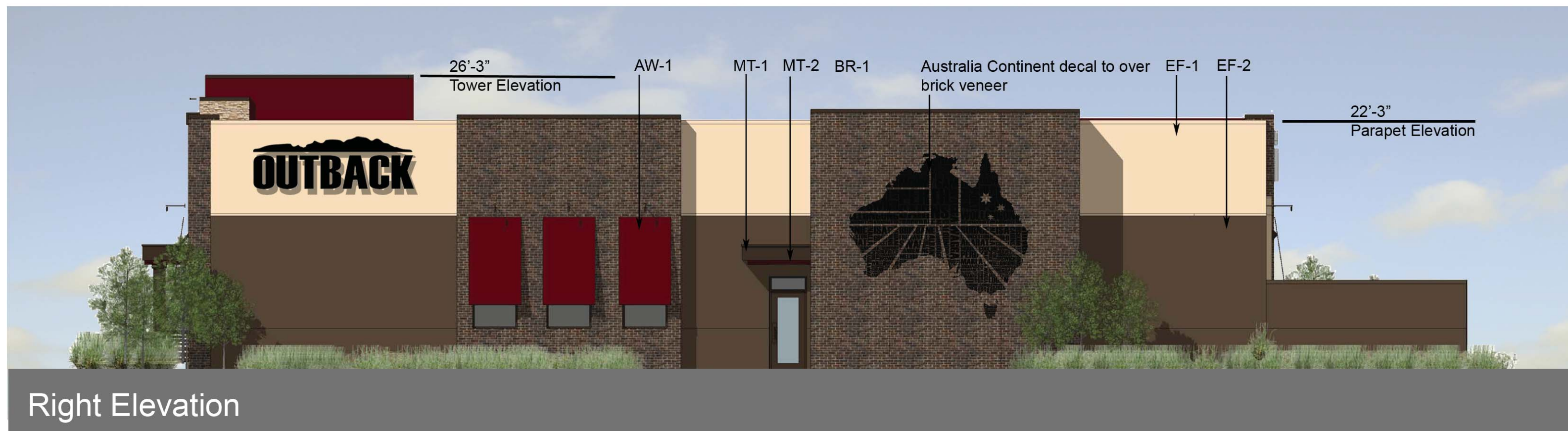
Front Corner View



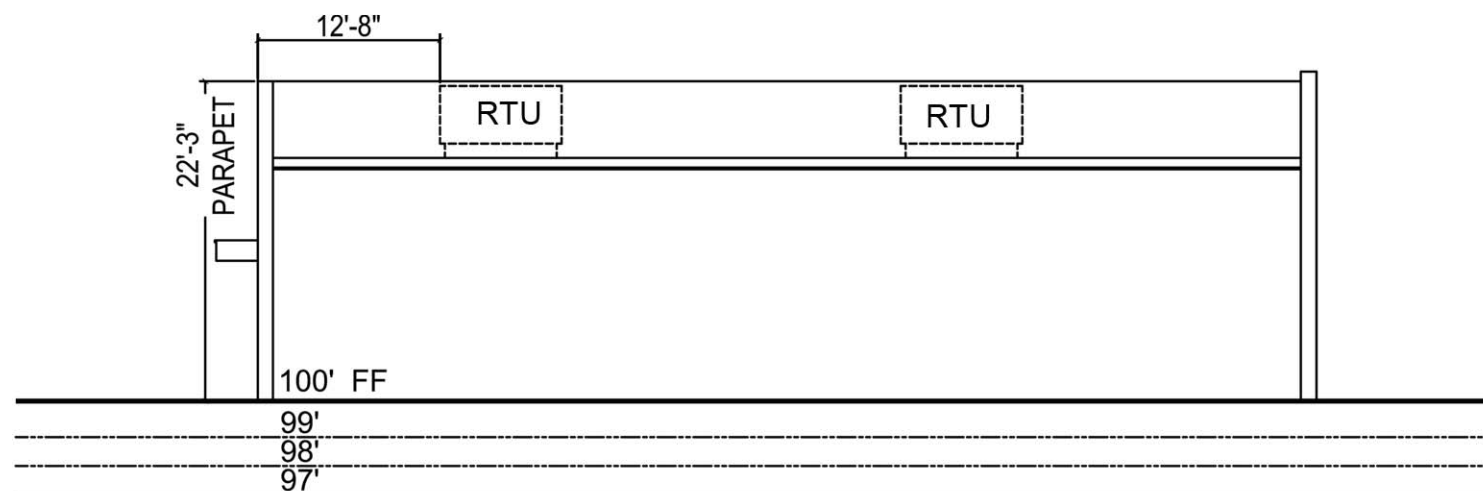
Left Side View



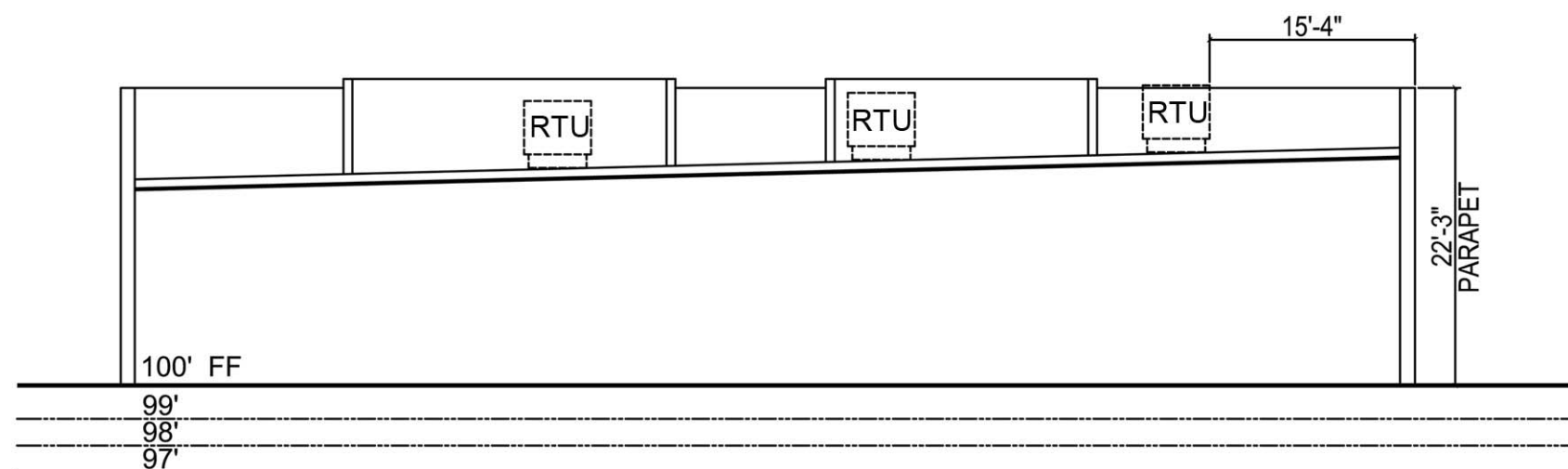
Right Side View



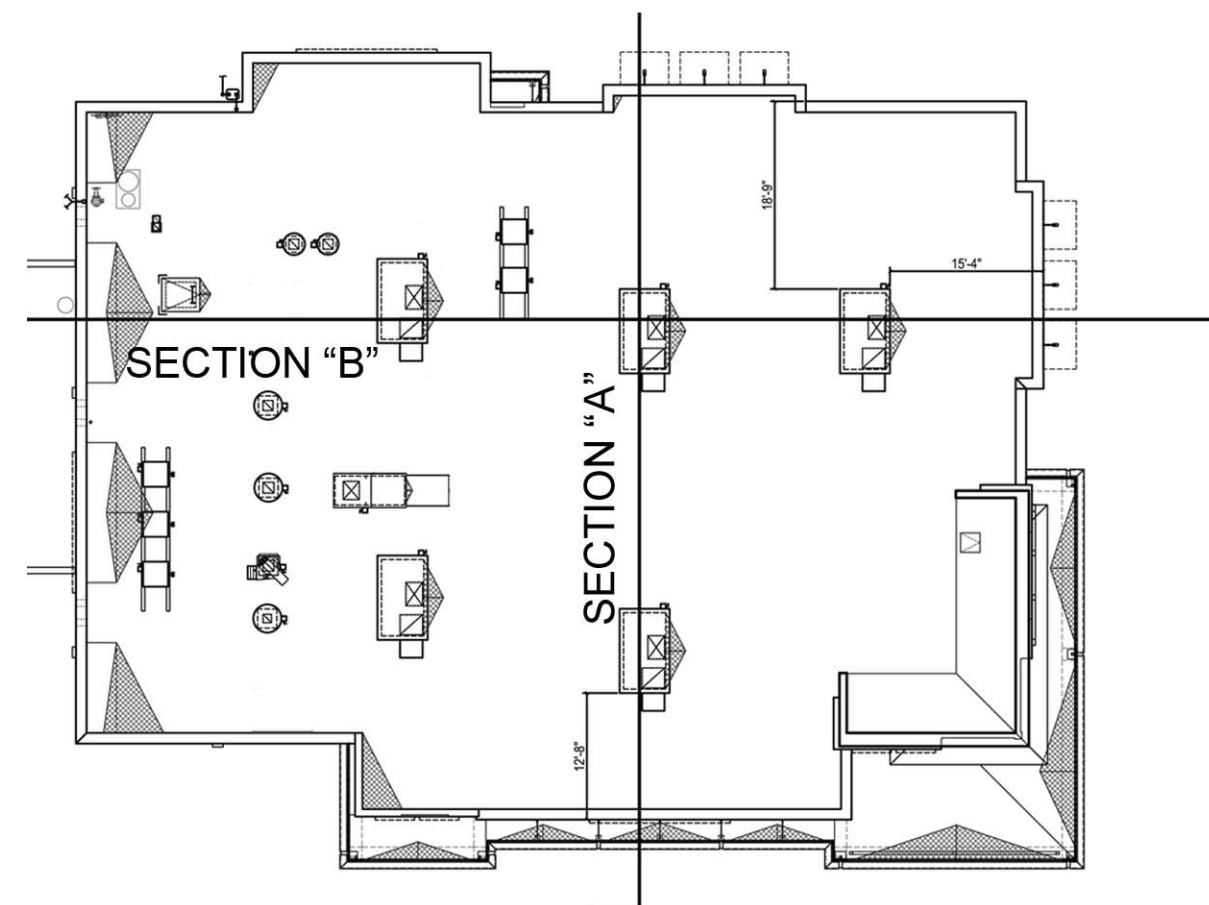




SECTION "A"



SECTION "B"

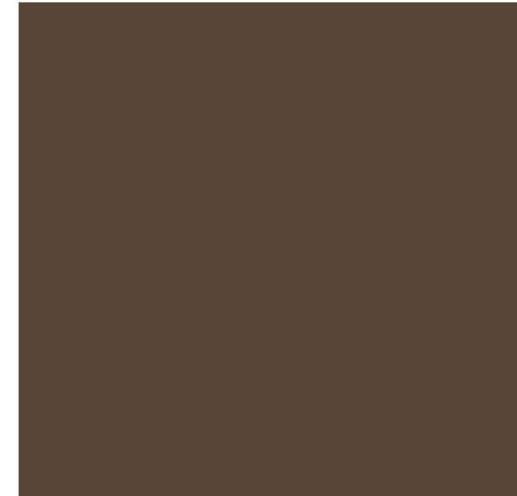




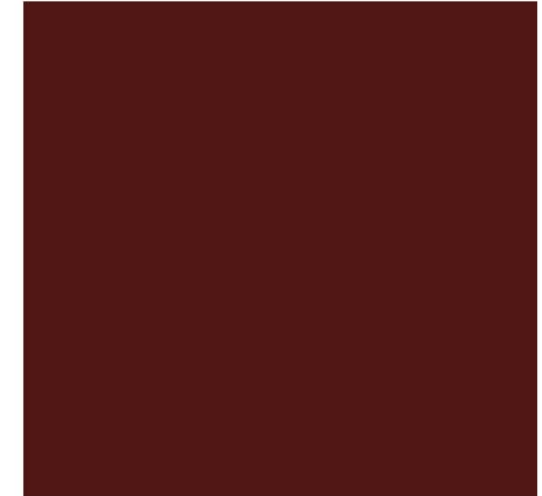
ST-1 Stone Veneer
El Dorado Stone
Dry Creek Stack Stone



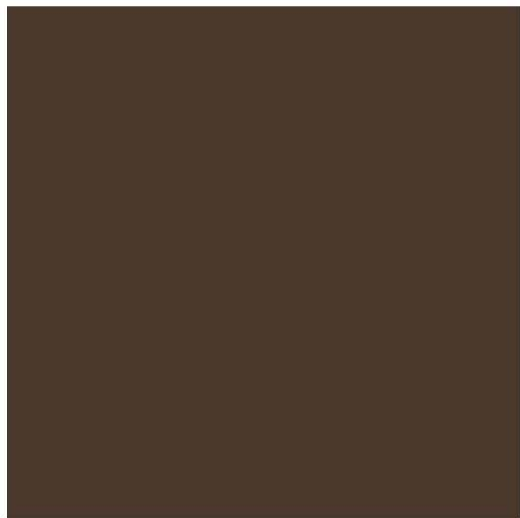
EF-1 EIFS
STO
BM 1068 Squire Hill Buff



EF-2 EIFS
STO
SW 7027 Well Bred Brown



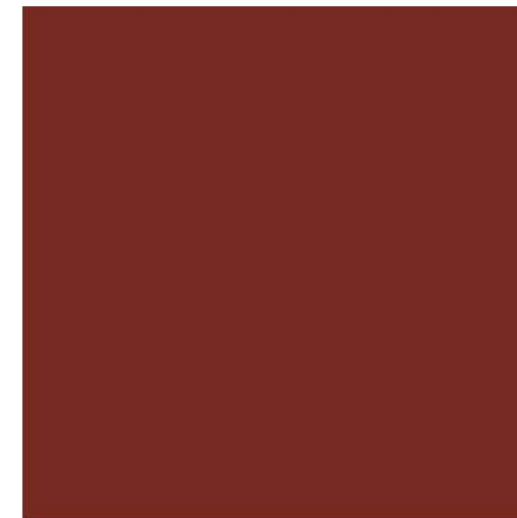
EF-3 EIFS
STO
To Match SW Rustic Red



MT-1 Exterior Metal Finish
Berridge Manufacturing
Dark Bronze
& Dark Bronze Paint at
Metal Doors and Gates



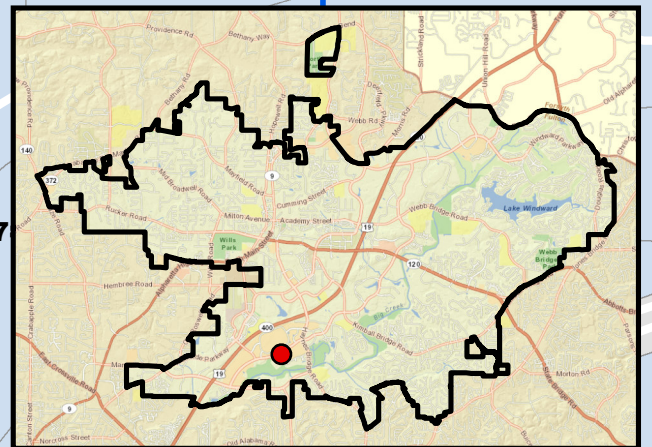
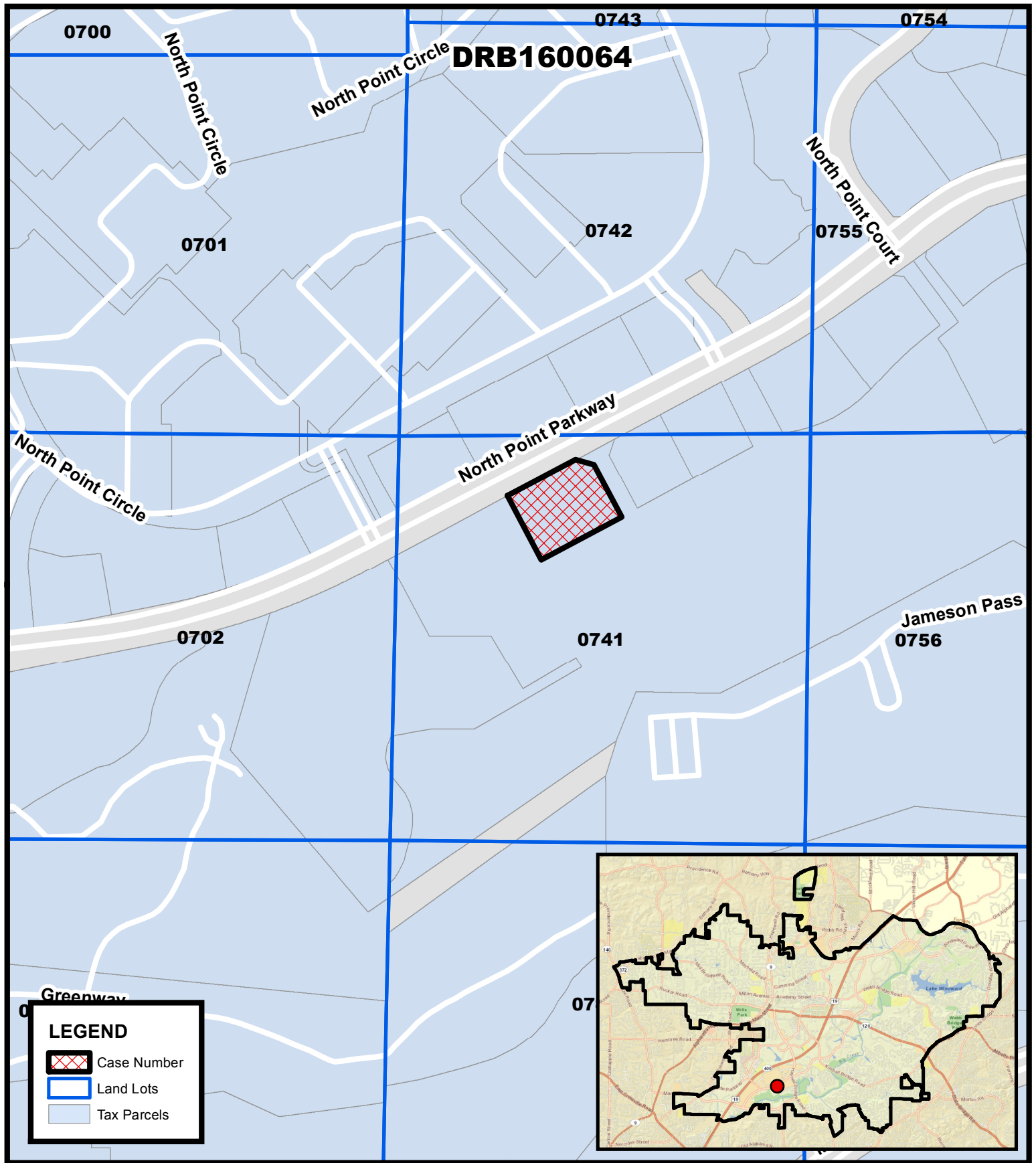
MT-2 Exterior Metal Trim
Berridge Manufacturing
Colonial Red



AW-1 Canvas Awnings
Sunbrella
Tresco Brick



BR-1
Belden Brick
Ebony Black Smooth



**Location Map
Outback
6400 North Point Parkway**

**DRB160064
D/LL: 1/2/741
DRB Date: 10/21/16**



**Location Map Provided by:
Community Development - GIS**

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 160068

☒ Fee Paid

Initial: BP

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: Waffle House, Inc.

Location Address: 3319 Old Milton Pkwy., Alpharetta, GA 30005

Mailing Address: 5986 Financial Dr.

City: Norcross

State: GA

Zip Code: 30071

Contact For All Notifications: Deb Martin - Property Management

Contact Telephone: 770 - 729 - 5,980

Mobile Telephone: 770 - 596 - 4,290

Fax: 770 - 729 - 5,840

Email: deborahmartin@wafflehouse.com

Contact's Relation To Business: Property Manager

This Application For (Check all that apply):

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

Application Fees:

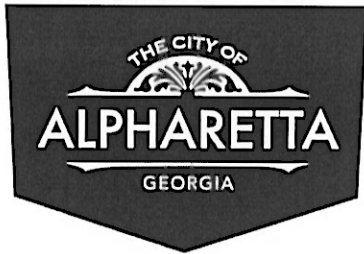
Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ 200

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: Waffle House, Inc.

Physical Address: 3319 Old Milton Pkwy., Alpharetta, GA 30005

Mailing Address: 5986 Financial Dr.

City: Norcross State: GA Zip Code: 30071 -

Owner Telephone: 770 - 729 - 5,980 Contact Fax: 770 - 729 - 5,840

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): Ryan D. Peterson, VP of Property Management, Waffle House, Inc. Date: 9/2/16

Owner Signature: _____

Property Information:

Address (If Assigned) : 3319 Old Milton Pkwy, Alpharetta, GA 30005

Tax ID or Map Reference Number: Parcel Number 12 311008560365

Land Lot(s): 855, 856, 908 and 909 District: 1st Section: 2nd

Existing Zoning of Property: OI Office/Ind Existing Uses of Property: Restaurant

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

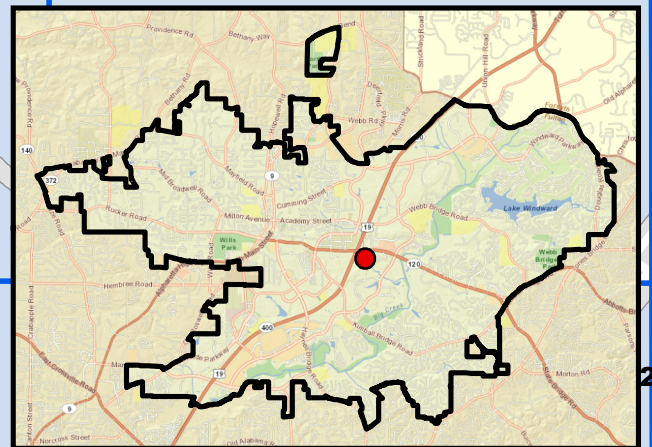
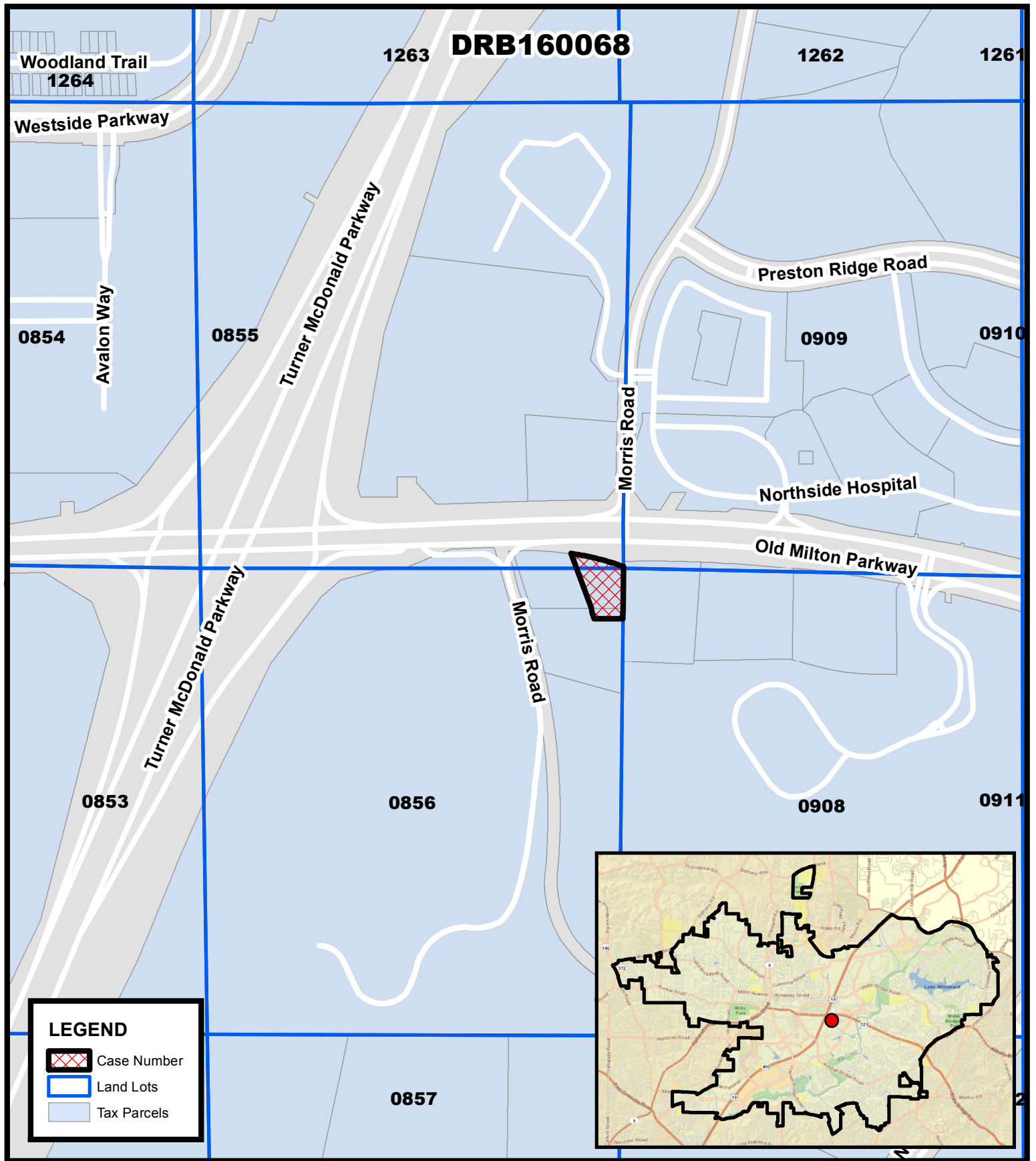
Applicant Signature: _____

Date: _____

Print Form







Location Map
Waffle House
3319 Old Milton Parkway

DRB160068
D/LL: 1/2/855, 856
DRB Date: 10/21/16



Location Map Provided by:
Community Development - GIS



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: November 2015

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 file in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. The full packet must be saved as a single file.

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 04, 2016

February 01, 2016

March 01, 2016

April 01, 2016

May 02, 2016

June 01, 2016

July 01, 2016

August 01, 2016

September 01, 2016

October 03, 2016

November 01, 2016

December 01, 2016

Meeting Schedule

January 15, 2016

February 19, 2016

March 18, 2016

April 15, 2016

May 20, 2016

June 16, 2016

July 21, 2016

August 19, 2016

September 16, 2016

October 21, 2016

November 18, 2016

December 16, 2016

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: ALPHA DEVELOPMENT

Location Address: 221 SOUTH MAIN STREET

Mailing Address: PO BOX 92

City: ALPHARETTA State: GA Zip Code: 30009 -

Contact For All Notifications: JONATHAN PERLING

Contact Telephone: 404 - 775 - 1,226 Mobile Telephone: - -

Fax: - - Email: J.PERLING56@GMAIL.COM

Contact's Relation To Business: PRESIDENT

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: JONATHAN PERLING

Physical Address: 1048 WINDING BRANCH CT

Mailing Address: PO BOX 92

City: ALPHARETTA State: GA Zip Code: 30009 -

Owner Telephone: 404 - 775 - 1,226 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): JONATHAN PERLING Date: 10/4/16

Owner Signature:

Property Information:

Address (If Assigned) : 221 SOUTH MAIN STREET

Tax ID or Map Reference Number: 12-2584-0695-081-5

Land Lot(s): District: Section:

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

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

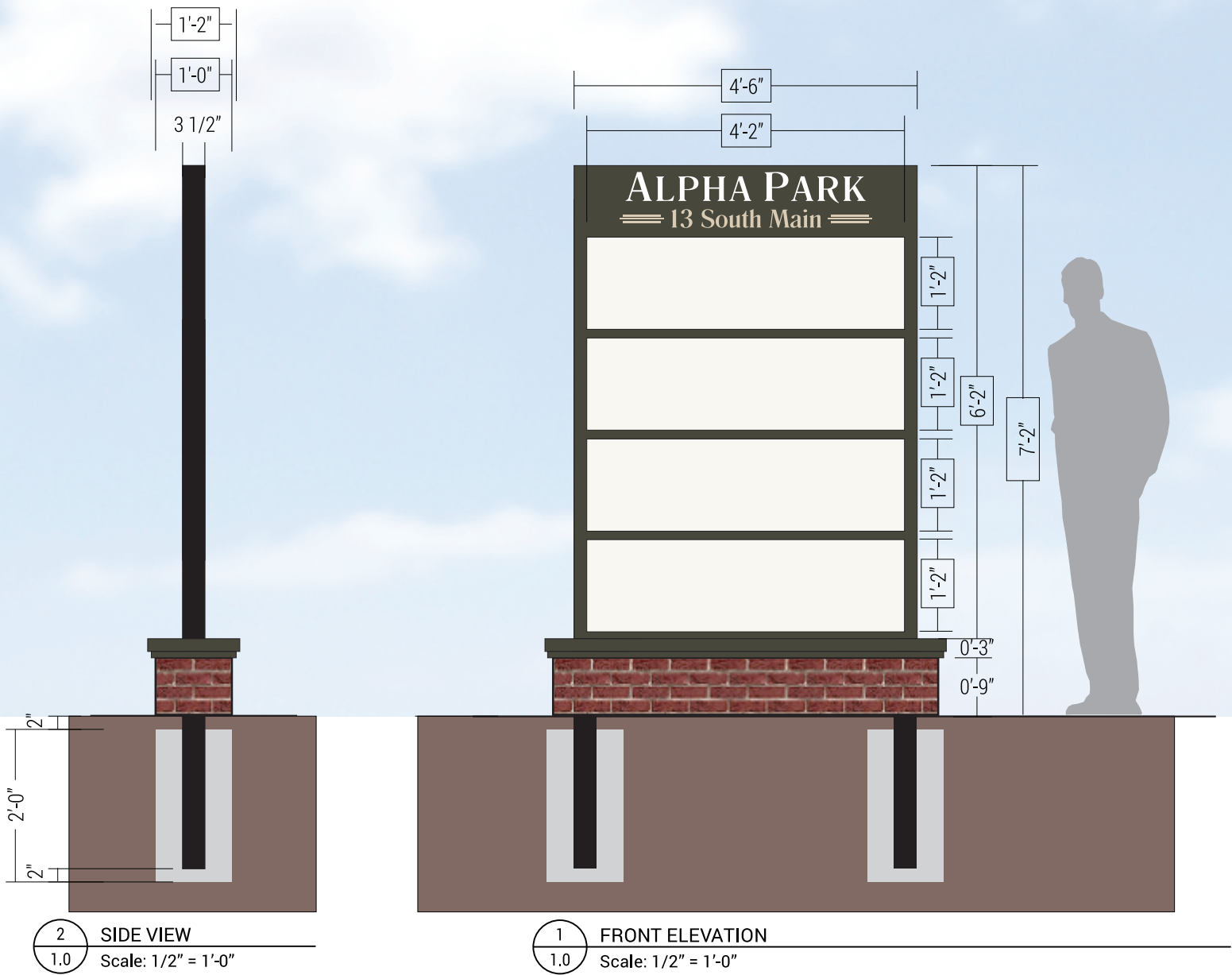
Applicant Signature:

Date: 10/6/16

Print Form

ALPHA PARK:
DOUBLE-SIDED
Qty: 01

Double Sided Non-Illuminated Sign made of 2 ea. 4'-6" x 7'-2" ACM Panels with Vinyl Graphics.
Entire face to be digital print. Tenant graphics to be part of entire face, not individual panels.
Panels to mount to 4' x 4" x 10' wooden post.
Cost to add tenant graphics is \$200 per tenant section.



M1 ACM PANELS PAINTED MP4131/28313SP DK BRONZE
V1 WHITE VINYL



**OPTION
SIGNS**

& ENVIRONMENTAL
GRAPHICS

165 Tidwell Drive, Suite A
Alpharetta, GA 30004
PHONE: 770.569.5871
FAX: 770.569.5456

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CLIENT:
ALPHA PROPERTIES

PROJECT NAME:
ALPHA PARK

PROJECT ADDRESS:
**13 SOUTH MAIN STREET
ALPHARETTA GA**

PROJECT #: **60748**

PROJECT MANAGER:
PM NAME HERE

DRAWN BY:
ARTIST NAME

DATE: **9/14/16**

REVISIONS:

0	DATE:	BY:
	00/00/00	XX

CLIENT APPROVAL:

BY: **CUSTOMER**

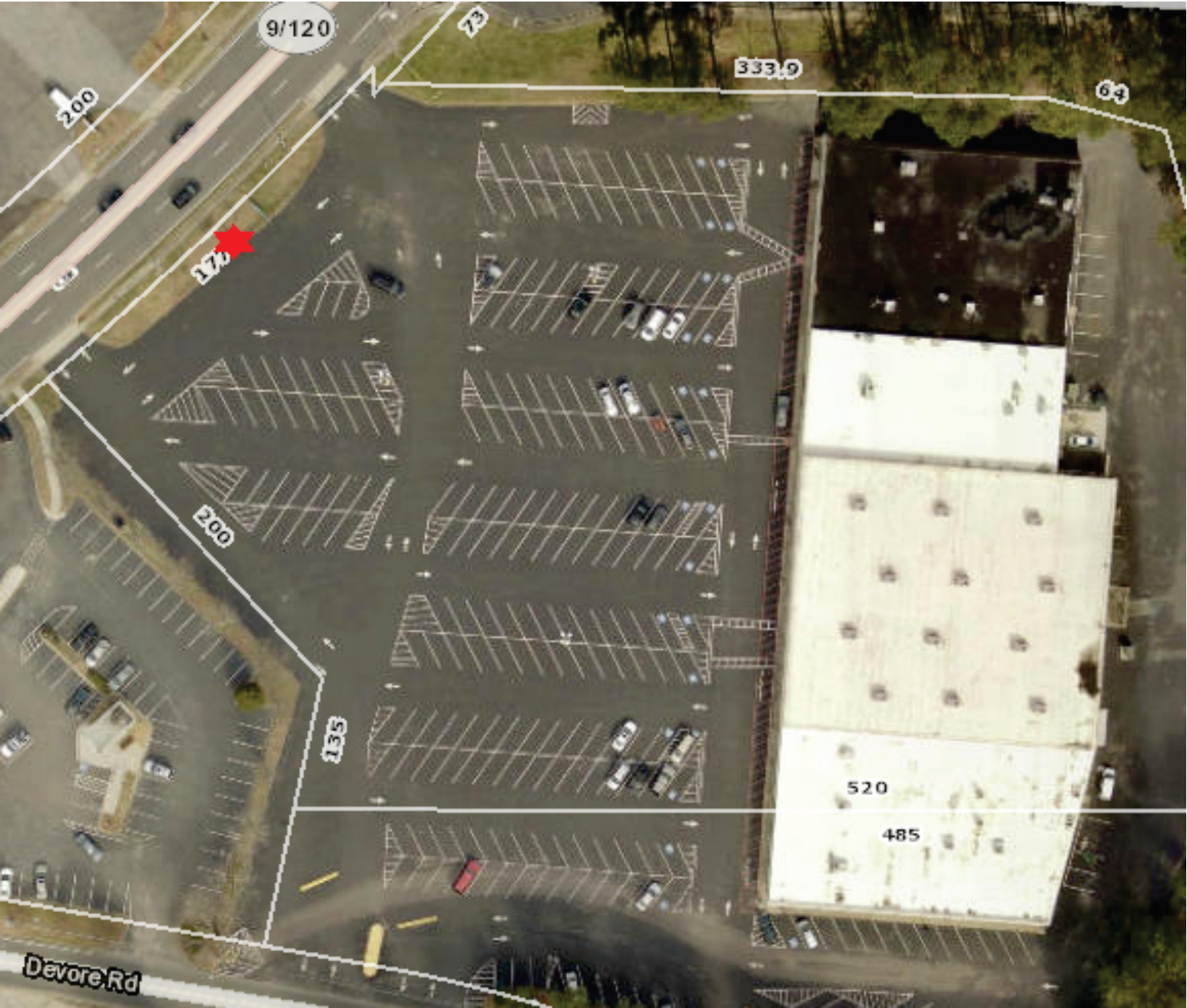
DATE: _____

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PAGE: **1 of 1**

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ARTIST NAME

DATE: **9/14/16**

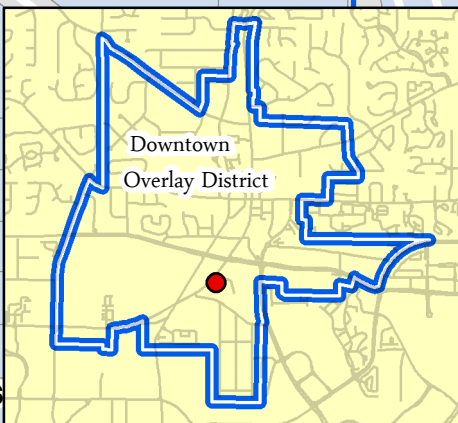
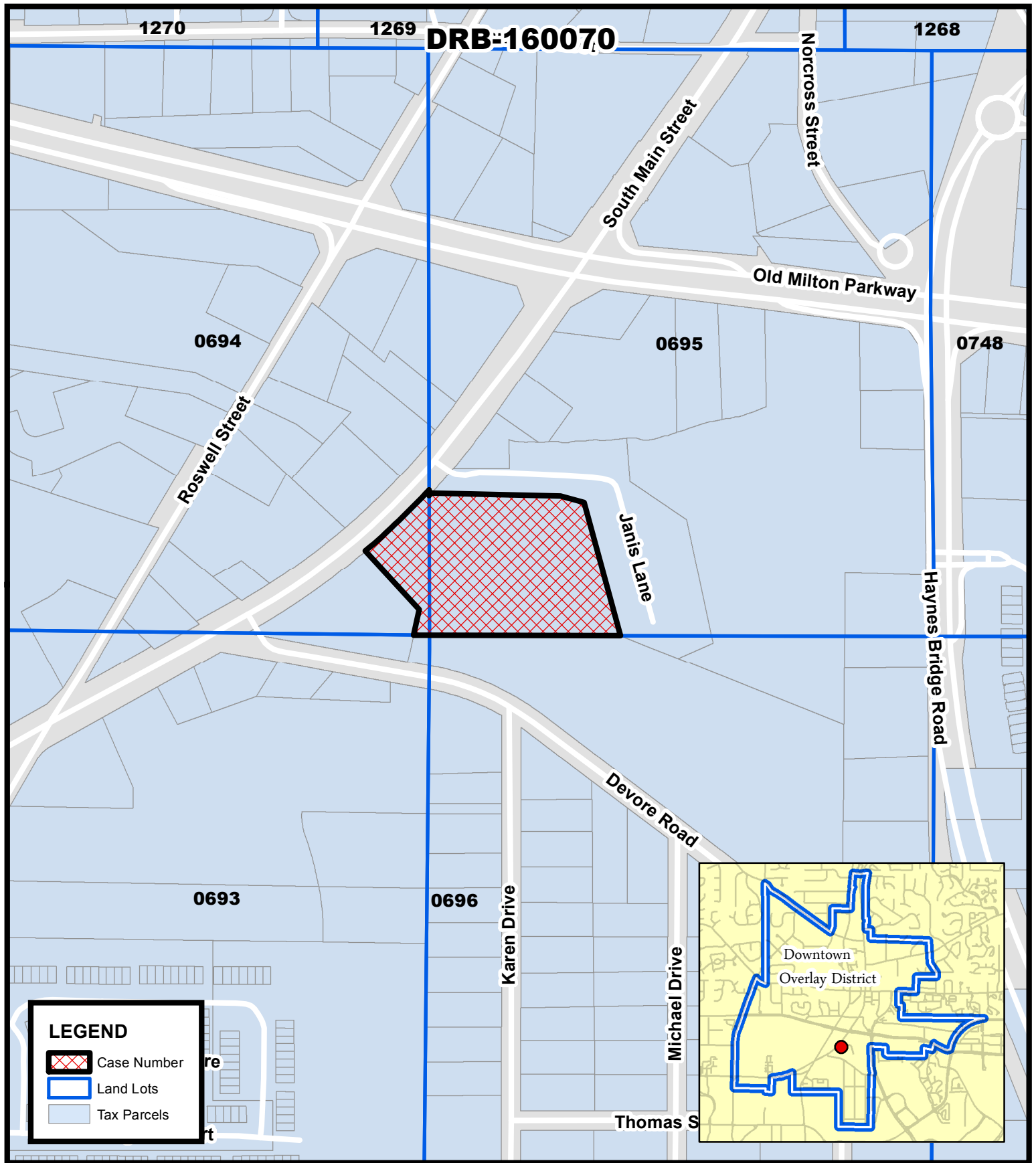
REVISIONS:

0	DATE: 00/00/00	BY: XX
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CLIENT APPROVAL:
BY CUSTOMER
DATE _____

DRAWING:
PAGE: **2 of 1**
WO DATE: **00/00/00**

#00000



Location Map
Alpha Park
210 South Main Street

DRB-160070
D/LL: 1/2/694, 695
DRB Date: 10/21/16



Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 165071

☒ Fee Paid

Initial: SP

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:

AFFAIRS FUSION RESTAURANT

Location Address:

4120 OLD MILTON PKWY

Mailing Address:

SAME

City:

ALPHARETTA

State:

GA.

Zip Code:

30009

Contact For All Notifications:

REHAN MOHAMMAD

Contact Telephone:

678 - 554 - 5505

Mobile Telephone:

678 - 554 - 5505

Fax:

Email:

INFO@SPICEAFFAIRATLANTA.COM

Contact's Relation To Business:

MANAGER

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ _____

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: A CHITTRANJAN THAKKAR

Physical Address: 5100 PEACHTREE INDUSTRIAL BLVD.

Mailing Address: SAME

City: NORCROSS State: GA Zip Code: 30071

Owner Telephone: 404 - 552 - 0566 Contact Fax: _____

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

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

Owner Name (Printed): _____ Date: OCT 12, 2016

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: 11 0250 - 0089 - 047-9

Land Lot(s): _____ District: 1 Section: 1

Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: _____

Date: 10/12/16

164'

Affairs Restaurant
4120 Old Milton Parkway



FedEx Office Print
& Ship Center

Google

Map data ©2018 Google Terms Send feedback 20%



2199 Narrowway Church Circle
Dallas, Ga 30132

Affairs Restaurant
4120 Old Milton Pkwy
Alpharetta, GA

Landlord Approval

X

Total Sign Area:

52"x159" = 38 sq ft of

164 allowed; 75% of Height &

75% of width [72"(h)x216"(w)]

Alpha

A Spiced Indulgence

FUSION RESTAURANT

159"

52"

15" Channel Letters with Black returns

White Acrylic Faces w/Vinyl Overlay

12v White LED modules

12vDC Power supply

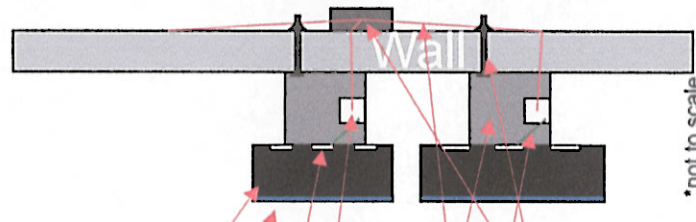
7" Easy Install Raceway

Low Voltage 18/2 Security wire

10 Gauge Primary Wire

Interior Junction Box w/ Independent 20A breaker

4" x 3/8" Toggle bolts

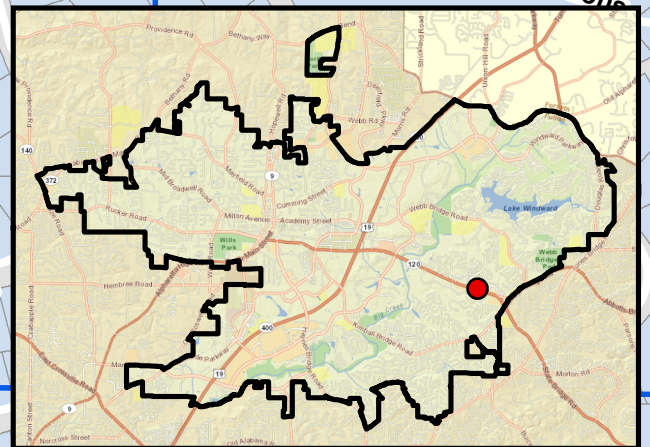
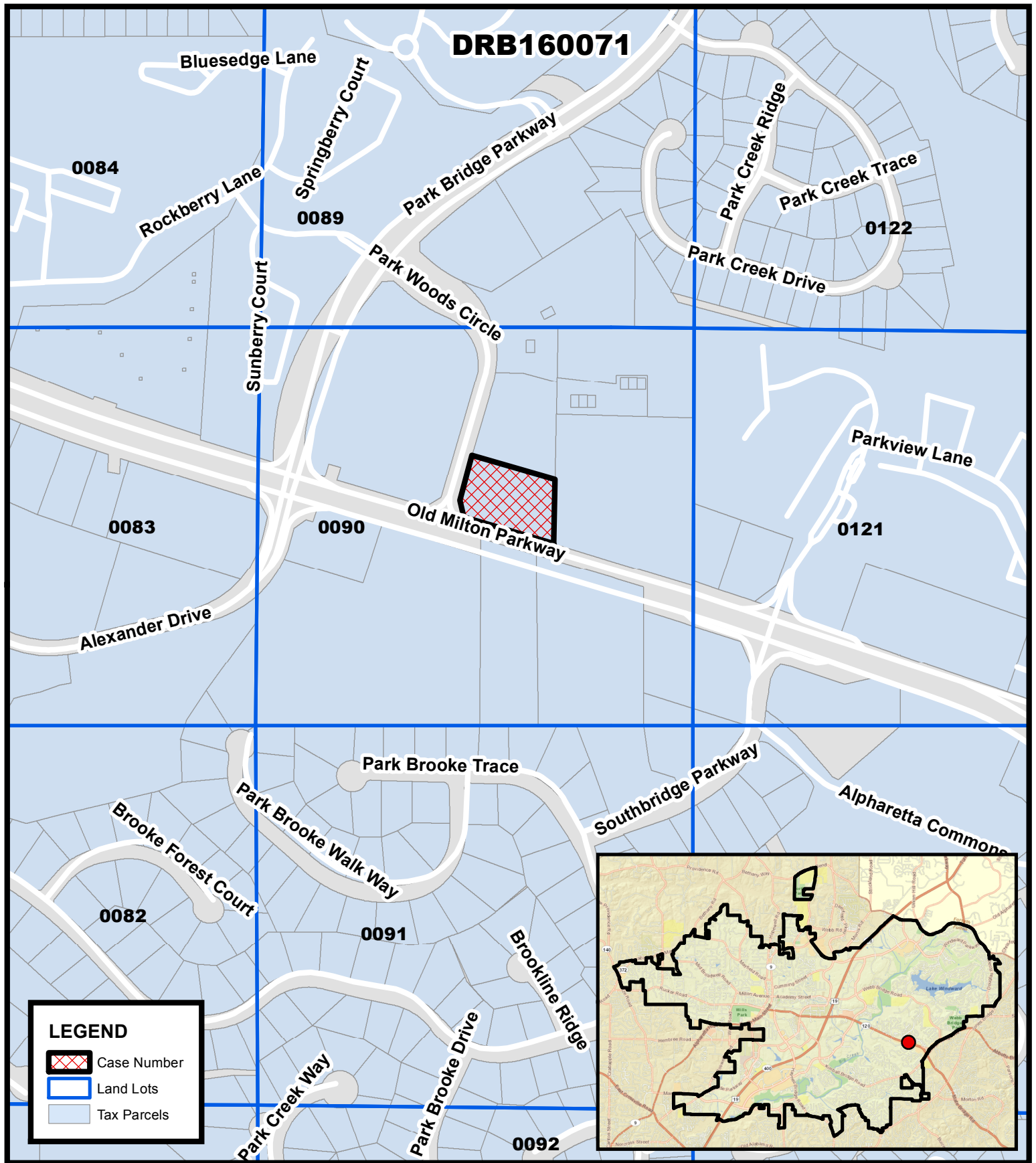


2199 Narrowway Church Circle
Dallas, Ga 30132

Affairs Restaurant
4120 Old Milton Pkwy
Alpharetta, GA

Landlord Approval

X



Location Map
Affairs Restaraunt
4120 Old Milton Parkway

DRB160071
D/LL: 1/1/90
DRB Date: 10/21/16



Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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: Hotel Development Partners LLC

Location Address: 3414 Peachtree Rd, Ste 1075

Mailing Address: Same

City: Atlanta State: GA Zip Code: 30326

Contact For All Notifications: Brian Tarter

Contact Telephone: 404 - 842 - 1422 Mobile Telephone: _____

Fax: _____ Email: BTARTER@HDPFUNDS.COM

Contact's Relation To Business: CFO

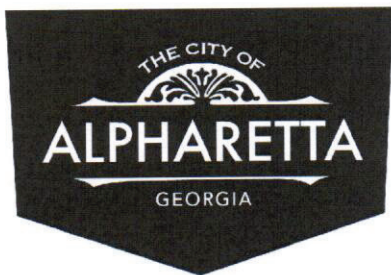
This Application For (Check all that apply):

- | | |
|--|--|
| ☐ Addition | ☒ Modification to Exterior (Paint) |
| ☐ 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</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: Hotel Development Partners

Physical Address: 3414 Peachtree Rd, Ste 1025

Mailing Address: same

City: Atlanta State: GA Zip Code: 30326

Owner Telephone: 404 - 842 - 1422 Contact Fax: _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned): 11385 Haynes Bridge Rd (Fairfield Inn & Suites)
216/A
Attn: 5144411

Tax ID or Map Reference Number: ~~5200051~~ Parcel ID: 12-2710-0752-034-1

Land Lot(s): _____ District: Tax District 10 Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: Hospitality

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: Bruce F. Farn Date: 2/29/16

Print Form

Fairfield Inn & Suites by Marriott

11385 Haynes Bridge Road
Alpharetta, Georgia 30004



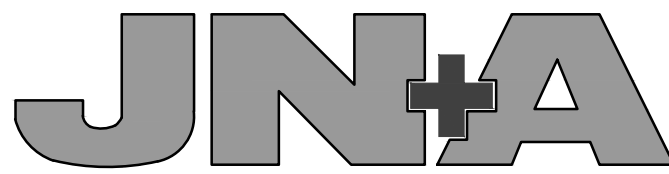
September 14, 2015

OWNER:
IRE-Capital
AREG HDP
FFIS Alpharetta Operator, LLC
3414 Peachtree Road NE, Suite 1075,
Atlanta, Georgia 30326

PROJECT MANAGER:
JONATHAN NEHMER + ASSOCIATES, INC
7361 CALHOUN DRIVE, Suite 310
ROCKVILLE, MD 20855

ARCHITECT OF RECORD:
JONATHAN NEHMER + ASSOCIATES, INC
7361 CALHOUN DRIVE, Suite 310
ROCKVILLE, MD 20855

INTERIOR DESIGN
HVS DESIGN
7361 CALHOUN DRIVE, Suite 310
ROCKVILLE, MD 20855



JONATHAN NEHMER + ASSOCIATES, INC.

ARCHITECTURE
PROJECT MANAGEMENT

7361 CALHOUN PLACE SUITE 310
ROCKVILLE, MARYLAND 20855
301.670.1635 FAX 301.670.9643
www.nehmer.com

CONSULTANTS



Washington, DC Boston, MA
7361 Calhoun Place Suite 310
Rockville, MD 20855
240.683.7123 F: 301.670.9643
www.hvsdesignservices.com

Expires:

The professional services of the architect are undertaken for and are performed in the interest of AREG HDP. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

Fairfield Inn & Suites Alpharetta
Renovation
11385 Haynes Bridge Road
Alpharetta, GA 30004

DRAWING ISSUE	09/14/2015
DRAWING ISSUE	06/19/2015
DRAWING ISSUE	04/15/2015
DESCRIPTION	DATE

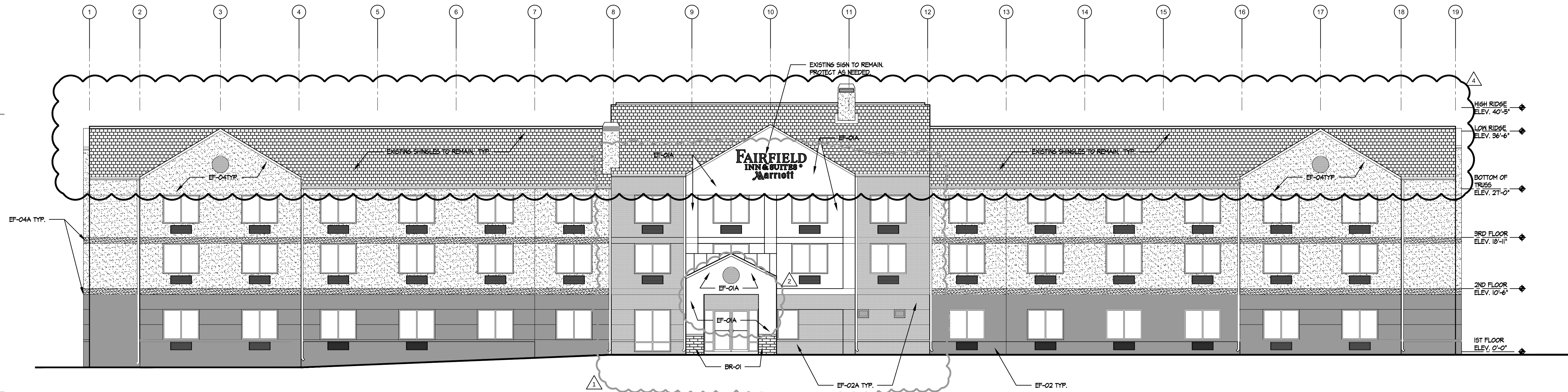
PROJECT NO: 14082

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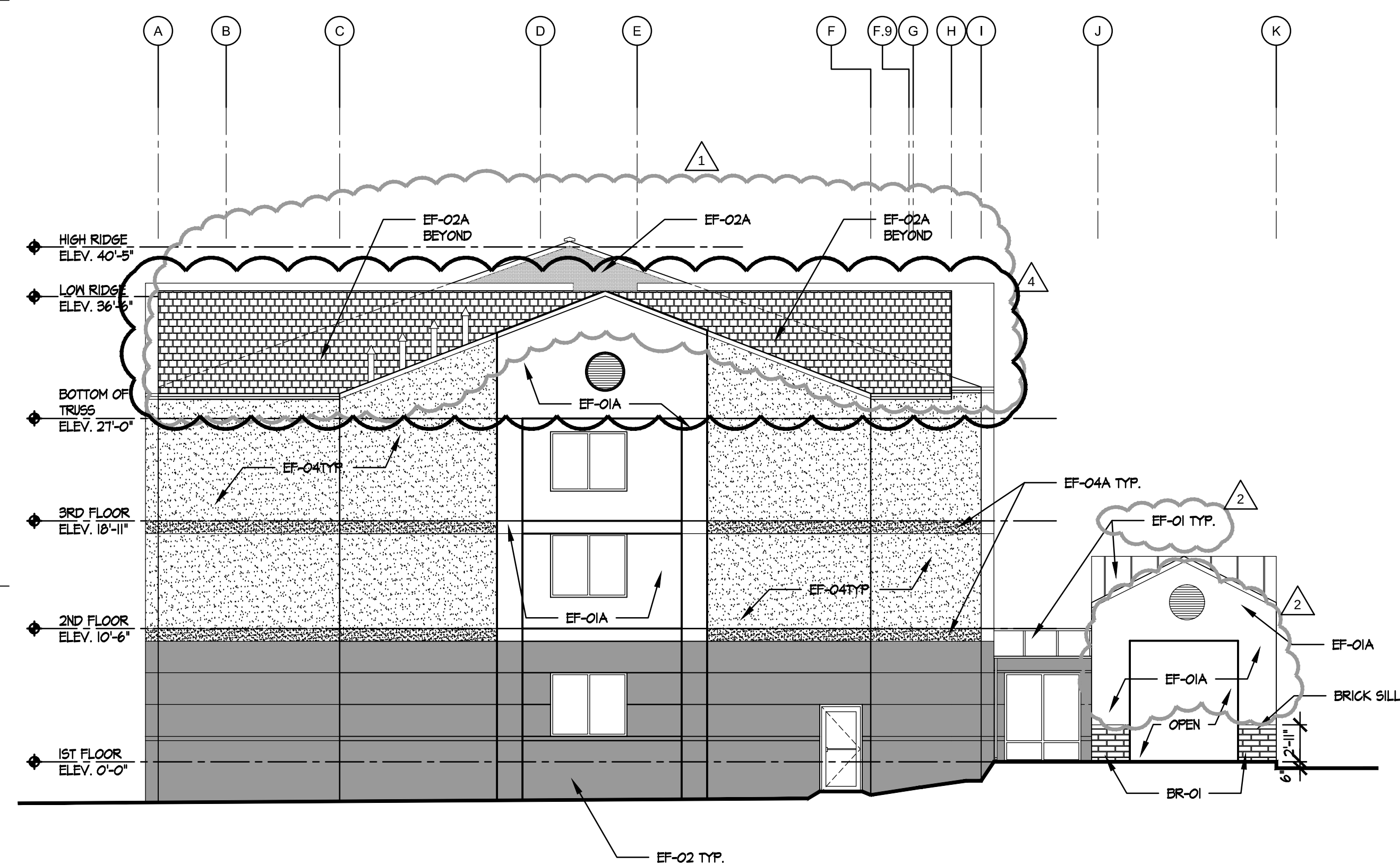
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COVER SHEET

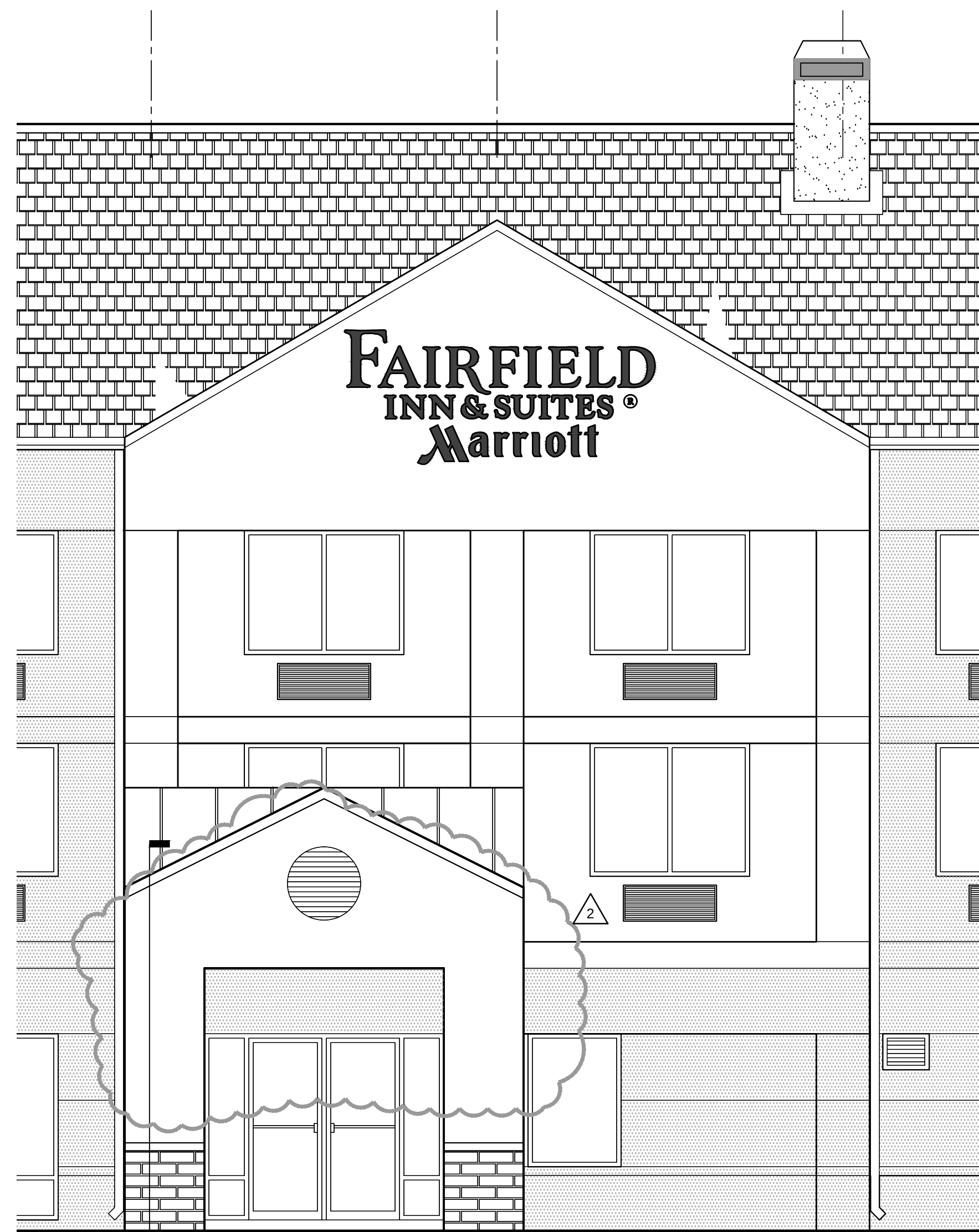
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1 FRONT ELEVATION
A301 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A301 1/8" = 1'-0"

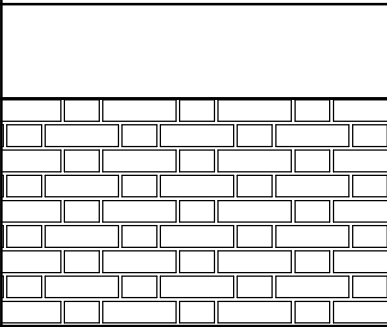
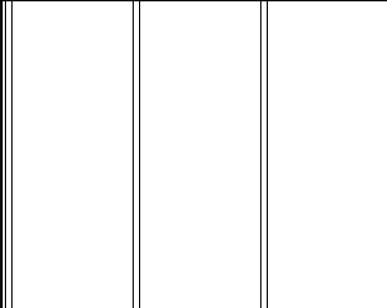
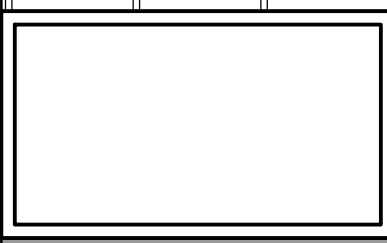
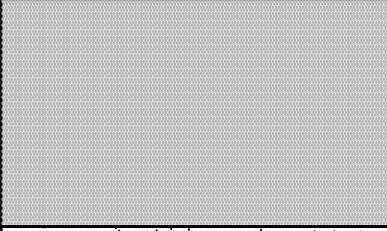
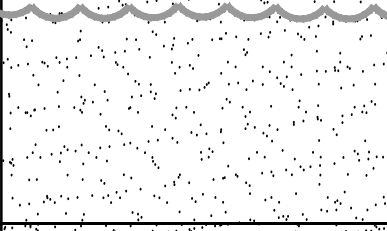
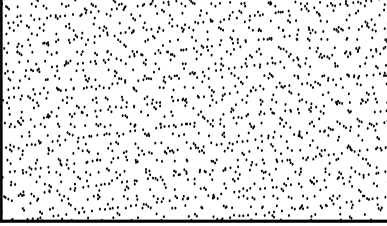


1
A500

4
A301

FRONT ELEV PORTE COCHERE

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
BR-01	EXTERIOR — PORTE COCHERE / MAIN ENTRANCE MANUFACTURER : ENDICOTT BRICK PRODUCT : THIN BRICK MASONRY COLOR : MANGANESE IRONSPOT PATTERN : FACE BRICK		
EF-01	EXTERIOR — STANDING SEAM METAL ROOF MANUFACTURER : SHERWIN WILLIAM PRODUCT : EXTERIOR PAINT PRIMER: S-W DTM BONDING PRIMER FINISH COAT: S-W BOND PLEX WB ACRYLIC COATING COLOR: SHERWIN WILLIAMS 7048 "URBANE BRONZE"		
EF-01A	EXTERIOR — PORTE COCHERE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT — PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS — Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : MATCH DRYVIT FINESSE 6270a TWILIGHT GRAY		
EF-02	EXTERIOR — DARK BASE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT — PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS — Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "DEEP SPACE 2125-20"		
EF-02A	EXTERIOR — MAIN FEATURE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT — PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS — Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "GRAY SHOWER 2125-30"		
EF-04	EXTERIOR — MAIN BOUT MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT — PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS — Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "POMELL BUFF HC-35"		
EF-04A	EXTERIOR — MAIN BODY ACCENT MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT — PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS — Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "WILMINGTON TAN HC-34"		
<u>GENERAL NOTES:</u> - FOR EACH SPECIFIED PAINT, PROVIDE PAINT SAMPLE ON WOOD SECTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. - PAINT FTAC GRILLES TO MATCH ADJACENT - ADHESION TEST IS REQUIRED TO VERIFY THE NEW PAINT IS COMPATIBLE WITH THE OLD FACTORY COATINGS. VERIFY COMPATIBILITY OF THE PREVIOUSLY PAINTED SURFACE WITH NEW COATING BY APPLYING A 2-3 SOFT. ALLOW TO DRY THOROUGHLY FOR ONE WEEK BEFORE CHECKING ADHESION. - REPLACE ALL INSULATED GLASS WINDOWS THAT HAVE FOGGINS. VERIFY CONDITION WITH OWNER BEFORE PURCHASE. - VERIFY THE CONDITION OF ALL EXTERIOR WINDOWS, DOOR FRAMES, SILLS AND SEALS. REPAIR AND/OR REPLACE AS NECESSARY TO PREVENT WIND, RAIN AND NOISE FROM LEAKING INTO BUILDINGS. - LOWERS & FTAC GRILLES ARE TO BE PAINTED TO MATCH THEIR ADJACENT SURFACE.			

Fairfield Inn & Suites Alpharetta
Renovation
11385 Haynes Bridge Road
Alpharetta, GA 30004

4	REVISION	02/23/2016
3	REVISION	02/03/2016
2	DRAWING ISSUE	09/24/2015
1	DRAWING ISSUE	09/21/2015
	DRAWING ISSUE	09/14/2015
	DRAWING ISSUE	06/19/2015
	DRAWING ISSUE	04/15/2015
	DESCRIPTION	DATE

PROJECT NO: 14082

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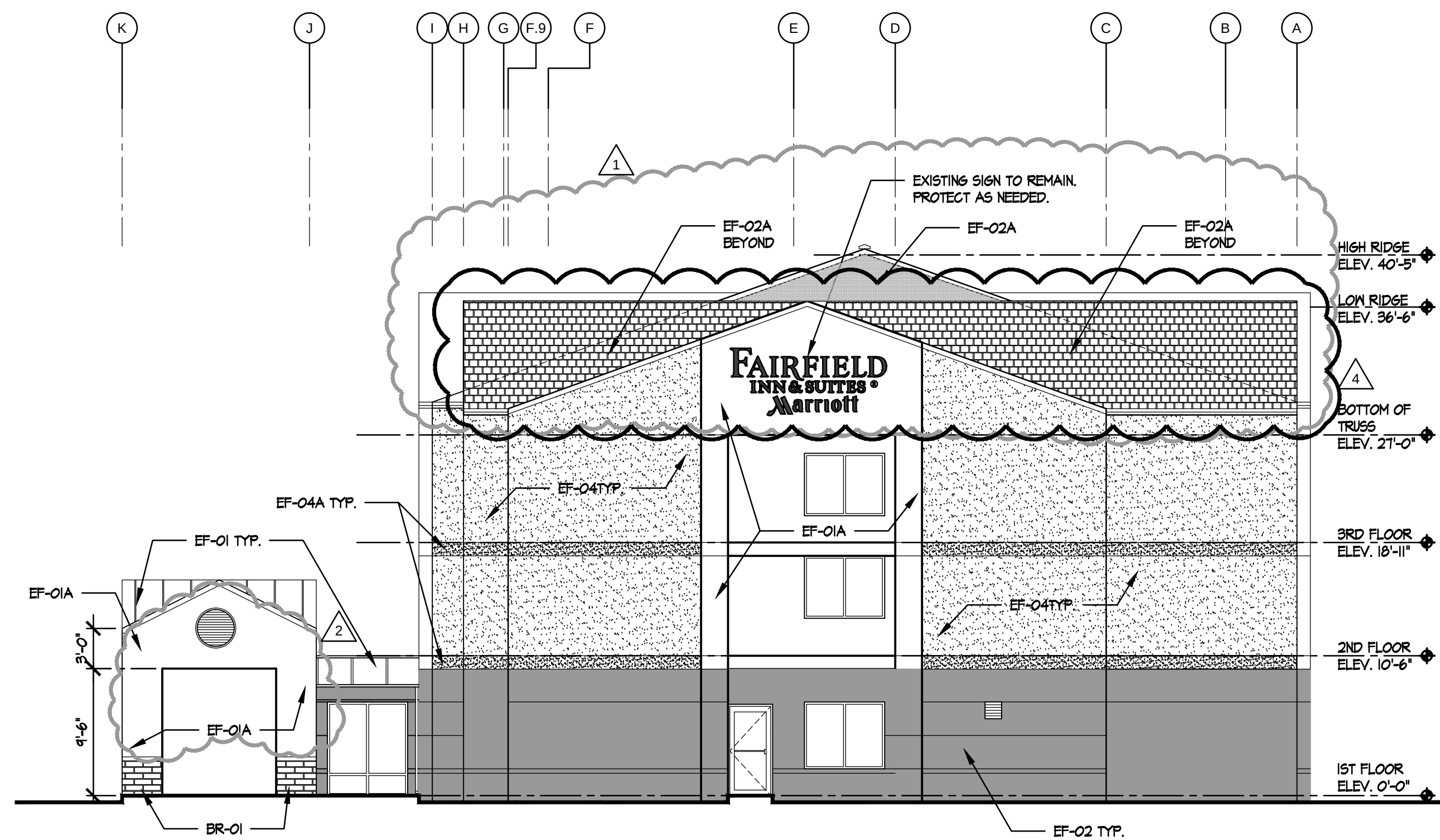
SHEET TITLE

EXTERIOR ELEVATIONS

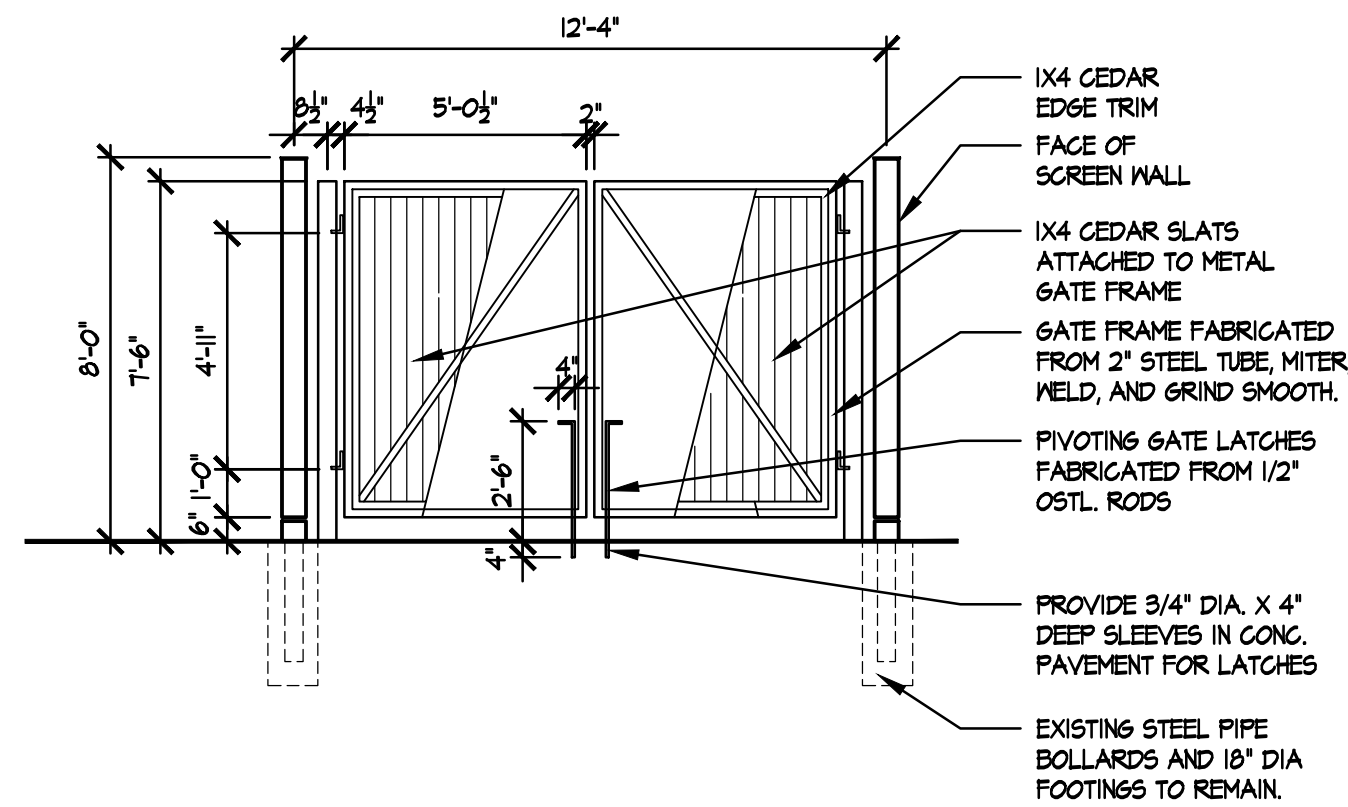
A301



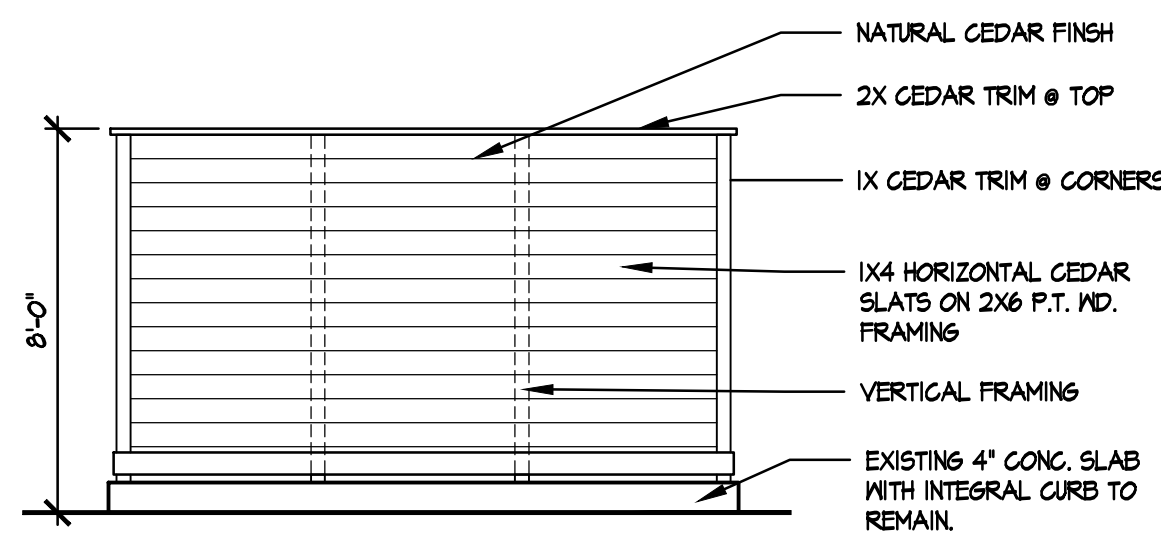
2 REAR ELEVATION
A302 1/8" = 1'-0"



1 RIGHT SIDE ELEVATION
A302 1/8" = 1'-0"



4 EXT TRASH ENCLOSURE ELEV - FRONT
A302 1/4" = 1'-0"



5 EXT TRASH ENCLOSURE ELEV - SIDE
A302 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BR-01	EXTERIOR - PORTE COCHERE / MAIN ENTRANCE MANUFACTURER : ENDICOTT BRICK PRODUCT : THIN BRICK MASONRY COLOR : MANGANESE IRONSPOT PATTERN : FACE BRICK
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EF-02	EXTERIOR - MAIN BODY MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : "DEEP SPACE 2125-20"
EF-02A	EXTERIOR - MAIN FEATURE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : "GRAY SHOWER 2125-30"
EF-04	EXTERIOR - MAIN BODY MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : "PONELL BUFF HC-35"
EF-04A	EXTERIOR - MAIN BODY ACCENT MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : "WILMINGTON TAN HC-34"
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Fairfield Inn & Suites Alpharetta
Renovation
11385 Haynes Bridge Road
Alpharetta, GA 30004

REVISION	02/23/2016
REVISION	02/03/2016
DRAWING ISSUE	09/24/2015
DRAWING ISSUE	09/21/2015
DRAWING ISSUE	09/14/2015
DRAWING ISSUE	06/19/2015
DRAWING ISSUE	04/15/2015
DESCRIPTION	DATE

PROJECT NO: 14082

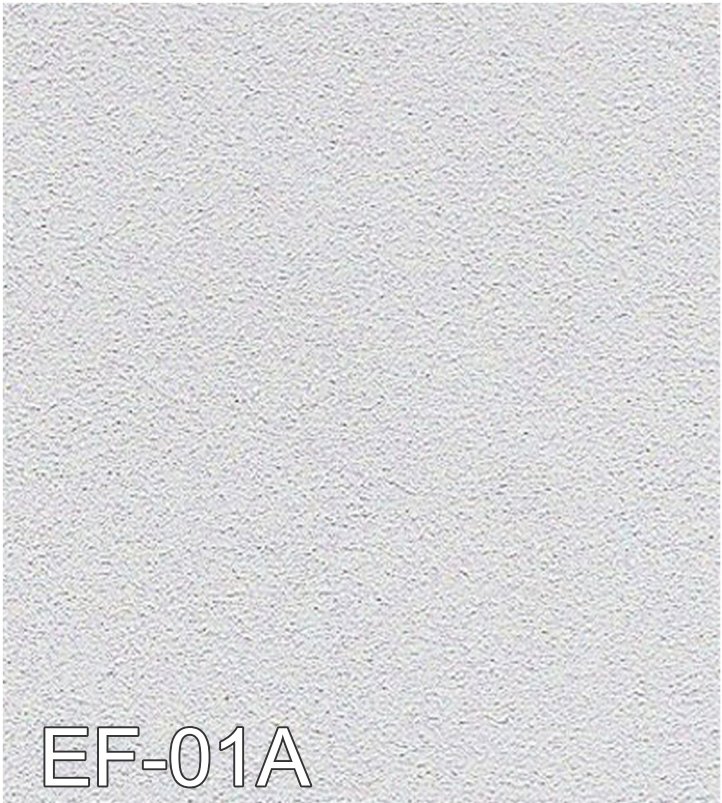
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SHEET TITLE

**EXTERIOR
ELEVATIONS**

A302





SHERWIN-WILLIAMS 5000
732-287-4000

11/10/15
Order# 0000583

EXTERIOR
LOXON COATING
FLAT

SPECIALTY
ACRYLIC-LOW VOC
STANDALONE

627 TWILIGHT GRAY

CUST OM SHER-COLOR MATCH

CCE COLORANT	OZ	32	64	128
B1-Black	-	15	-	1
Y3-Deep Gold	-	2	1	-

ONE GALLON
A24WA0351

EXTRA WHITE
640362729

Non Returnable Tinted Color

CAUTION: To assure consistent color,
always order enough paint to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.



0000583-014

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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2 Park Plaza
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: One South Main LLC

Location Address: One South Main Street Alpharetta , GA 30009

Mailing Address: PO BOX 374

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

Contact For All Notifications: Daniel Vernon

Contact Telephone: 770 - 772 - 285 Mobile Telephone: 770 - 316 - 2,414

Fax: 770 - 772 - 925 Email: dhvernon@comcast.net

Contact's Relation To Business: Officer of the LLC

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: One South Main LLC

Physical Address: One South Main Alpharetta ,GA 30009

Mailing Address: One South Main

City: Alpharetta

State: GA

Zip Code: 30009

Owner Telephone: 770 - 772 - 285

Contact Fax: 770 - 772 - 925

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): One South Main LLC

Date: 10/7/16

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 22-4825-1269-011-0

Land Lot(s): 1269

District: 2nd

Section: 2nd

Existing Zoning of Property: commercial

Existing Uses of Property: 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: 10/7/16

Print Form



- BLACK COLUMN

WALL MOUNTED LAMP
COLOR _____

— DOOR AND WINDOW
COLORS



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



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

One
Main
Street

D. TRACY
WARD
ARCHITECT

EST. 1993

EST. 1993

D. Tracy Ward, CA #8236

Issue Date	00/00/0000
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[illegible]

09/26/2016 Preliminary Review

Comeback Vinyl

Project Number	16033
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Drawn by

Designed by **DTM**

Checked by **DTW**

Proposed Elevations

Sheet Number

A1



Subject: ONE SOUTH MAIN LLC

Date: Friday, October 7, 2016 at 4:49:19 PM Eastern Daylight Time

From: Daniel Vernon

To: Daniel Vernon



← CBR-Ten
mounted to
building, letting
attached to it

Sign in Victory
↓



Dress Up
boutique