



DESIGN REVIEW BOARD JANUARY 21, 2022

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

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

III. CALL TO ORDER

IV. ROLL CALL

V. SWEARING-IN CEREMONY FOR TERESA RHODES AND PAT CORKILL

VI. ELECTION OF THE CHAIR AND VICE-CHAIR

VII. PLEDGE TO THE FLAG

VIII. ITEMS FROM STAFF

IX. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of November 19, 2021 & December 10, 2021

X. PUBLIC HEARING

1. DRB220001 Leg Up Recovery 305 South Main St
review signage
2. DRB220003 201 and 205 Marietta St houses **Applicant deferred**
review new construction elevations, materials, and colors only
3. DRB220002 Julio Jones Kia 10945 Westside Pkwy
review exterior modifications
4. DRB210060 Midgard Self Storage 11425 Morris Rd
review new construction
5. DRB210043 The Cooler 10800 Davis Dr
review exterior

XI. ADJOURNMENT



Design Review Board Meeting
November 19, 2021
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:30 p.m. The meeting will resume at 1:00 p.m.

II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:31 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for November 19, 2021.
- Chairman Kramer adjourned the workshop at 9:01 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:08 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Roger Brown, Vice-Chair
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Frank Schwing
 - Katie Rocco
- Design Review Board Members absent:
 - Tom LeCain, Alternate
 - Kim Matherly, Alternate
- Staff
 - Bret Schroeder, Code Enforcement Officer

- Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from September 17, 2021.

- ❖ Board Member Schwing offered a motion to approve.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

B. Approval of the Design Review Board Meeting Minutes from October 15, 2021.

- ❖ Vice-Chair Brown offered a motion to approve.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. PUBLIC HEARING

A. DRB210052 / 20 North Main Street / Mercantile Social

- The applicant, Joe Rampino, came forward to present this item.
 - Only the letters are illuminated.
 - The new sign is going over the same spot as the old sign, and it is the same dimensions.
 - The goal is for the sig to catch customers' eyes in the dark.
 - This will be the only building sign.
 - It is the same vinyl transfer as the previous sign.
- The Design Review Board discussed the following:
 - There were no discussion points/ public comments for this case.
- ❖ Vice-Chair Brown offered a motion to approve the signage as presented today.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously 7-0.

B. DRB210056 / 54 Roswell Street / Pamelot Farms

- The applicant was not present for the November meeting. The item was not heard or considered by the Design Review Board.

C. DRB210057 / 363 South Main Street / Parkland Communities

- The applicant, Jim Jacobi, came forward to present this item.
 - The building is his future office building.
 - The front elevation faces South Main Street.

- The darker brick will be the accent- he wants it to have an old downtown feel.
- The applicant confirms he will not be painting the brick.
- The color will be an Urbane Bronze, which is a dark grey. It blends in with the windows.
- There will be nothing unsightly on the roof.
- There will be diamond accents on the darker brick.
- ❖ Board Member Owens offered a motion to approve the presentation.
 - Board Member Palmer seconded the motion.
 - There was discussion on the following: Does this include architects and windowpanes? Does this include the window changes that were recommended by the consultant and the diamond accents?
 - Board Member Schwing offers a friendly amendment that the applicant will adjust the windowpanes per the city architect's comments and submit the building's light fixtures to staff for final approval.
 - Board Members Owens and Palmer accept the friendly amendment.
 - The motion was approved unanimously (7-0).
- Public Comments:
 - There were no public comments for this item.
- Chairman Kramer adjourned the meeting for a short recess at 9:41 a.m.
- Chairman Kramer called the meeting to order at 9:52 a.m.

D. DRB210058 / 0 Haynes Bridge Road / Brock Built Homes

- The applicant, Alan Brock, came forward to present this item.
 - This is a 24-acre site at Haynes Bridge Road/ Morrison.
 - The Alpha Loop runs through the site.
 - There are 140 townhomes in the plan.
 - The plan includes lots of street trees being planted.
 - The landscaping will be maintained by the HOA_ detached homes may be able to maintain their own lawns.
 - The three pillars shown are arches- they are designed to be within the property.
 - The pond will be a dry detention pond and will be 10-12 feet deep at the lowest point.
 - The plan is to have on street parking- this is a traffic calming feature.
 - The goal is to tighten down the roads, so the project doesn't become a cut through.
 - The goal is for people to access the site from the alpha loop.
 - The roundabouts are tabled, meaning there is a ramp up and a ramp off. The roundabouts can handle emergency vehicles, delivery trucks, sanitation, and moving trucks.
 - The commercial area is set up for box truck deliveries.
 - The applicant is working to make the water area an area for kids to play in, but they won't slide in to Haynes Bridge Road.

- The materials and look are locked in, but the applicant is willing to come back for finalizations if needed.
- They are still finalizing the grading plan and utility location.
- They are three months away from submitting an LDP.
- There will be a soft barrier to create the private yards,
- Trees are willow oak trees, winter cane hawthorne, and evergreen anchors.
- The shrubs below the oaks are hollies.
- In reference to condition 21- they are not using a barrier; they are using landscaping.
- The hedge would have to have decorated columns.
- The City approves of the street light fixture. They are trying to make it 80 feet between each fixture.
- The HOA would not allow townhomes to build fences on their own. They want a uniformed look.
- The streetscape is what needs to be approved.
- The Design Review Board discussed the following:
 - We want to make sure the shrubs underneath the trees can handle shade.
 - Is the city okay with the light fixtures and the distance between them?
 - We would suggest using a ginkgo tree- something pleasant for the residents when the leaves fall.
- ❖ Board Member Schwing offered a motion to approve the site plan as presented and conceptually approve the overall design concept as presented.
 - Board Member Owens seconded the motion.
 - The following was discussed during the motion: Yes, conditions 21 and 29 will be separate.
 - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to approve the plans per conditions 21 and 29 with the condition on 21 that due to the applicability of the design condition, there should be a hedge WITHOUT a decorative column along Haynes Bridge Road and Morrison, and the percentage of the trees should be per the tree removal plan as approved by staff. Per condition 29, we approve the street plan as presented today. The landscape plans for the commercial areas shall come back.
 - Board Member seconds the motion.
 - The following was discussed: Are you addressing the removal of the low wall and decorative fence? My motion was to have a hedge WITHOUT decorative columns.
 - The motion was approved unanimously (7-0).
- Chairman Kramer adjourned the meeting for recess at 11:17 a.m.
- Chairman Kramer called the meeting to order at 11:23 a.m.

E. DRB210055 / KB Venture Partners / 154 Kimball Bridge Road

- The applicants, Micah Hall, Danielle Katz, Adam, and Mark came forward to present this item.
 - We want to tactically upgrade the building while keeping the origin intact.
 - The applicant wants to incorporate play in the outdoor space.

- The project is a new ground up office building.
- There would be a softer landscape concept- less hedge and structure landscaping.
- It's a tight site, but it works out well.
- The top level of the parking deck is at grade.
- Trying to create passive circulation.
- Creating pockets of activity zones.
- There will be colored bands to allow for signage opportunity for individual tenants.
- There will be a rooftop sign that references the site.
- The gym is a two-level building with no windows on the front.
- We want to match the existing windows and add more to have natural daylight.
- Along the front of the classroom portion, we are adding an outdoor area meeting space.
- The lower level may be a site property amenity.
- Also installing an elevator on the side of the gym.
- This a podium plan- on the lower level of the office building, there will be parking, service, and trash underneath the building.
- The original brick is in pretty good condition.
- We want to add quirky style "recess" to the outside.
- The Design Review Board discussed the following:
 - Would you consider putting vines on the border wall?
 - Is this a multi-phase project?
 - Are you planning on displaying the history of the school?
 - Make sure to engage the landscape contractor to cut landscaping at the proper time.
- ❖ Board Member Rocco offered a motion to approve the elevation and materials as presented.
 - Board Member Palmer seconded the motion.
 - Board Member Owens offered a friendly amendment that the applicant provides screening for the rooftop and provide details to staff for approval, and the applicant will come back with specific details for graphics.
 - Board Member Rocco and Palmer accepted the friendly amendment.
 - The motion was approved unanimously (7-0).
- ❖ Board Member Owens offered a motion to approve the concept for landscape plans as presented today- we know there will be more refinement based on the comments today to manage the blend of evergreen shrubs to compliment and be complimented by the perennials.
 - Board Member Corkill seconded the motion.
 - The following was discussed: Can we approve it conceptually and have them meet with staff to address the conditions specifically? Are we comfortable with staff reviewing the conditions?
 - The motion was approved unanimously (7-0).

- Chairman Kramer adjourned the meeting for recess at 12:36 p.m.
- Chairman Kramer called the meeting to order at 1:02 p.m.

F. DRB210053 / Hampton Inn / 10740 Westside Parkway

- The applicant, Leslie Belimer, came forward to present this item.
 - We are seeking a complete refresh of the building.
 - We want it to feel fresh and modern and clean.
 - We are not expanding the footprint of the hotel.
 - The applicant is wanting to add an 1800 square foot covered patio, which is an extension of the lobby.
 - We are proposing to cover the existing brick with new paint finish, as well as new brick and aluminum wood siding.
 - This is the new branding look, and we interpreted it for this specific property.
 - A metal seal will bridge the transition between the new material and existing windows.
 - Both side elevations are the same.
 - The signage will be changed slightly from Hampton Inn to Hampton Inn and Suites.
 - There will be landscaping upgrades- this can be dealt with through their LDP.
- The Design Review Board discussed the following:
 - Why did you choose to efface the building?
 - Will anything be done to the shingles on the main roof.
 - Is there any exterior lighting? The applicant is adding building façade lighting. The landscape lighting will be upright the building.
- ❖ Board Member Schwing offered a motion to approve the elevation and materials with the following conditions:
 1. The applicant will repair the retaining wall at the entrance road and match it to the building.
 2. The applicant will apply efface to the dumpster enclosure and install new doors, which will be submitted to staff for approval.
 3. The applicant will submit a landscaping plan to staff for approval.
 - Vice-Chair Brown seconded the motion.
 - The motion was approved 6-0-1, with Board Member Corkill recusing himself.

IX. ADJOURNMENT

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

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator



Design Review Board Meeting

December 10, 2021

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:41 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for December 10, 2021.
- Chairman Kramer adjourned the workshop at 9:00 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:08 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Katie Rocco
- Design Review Board Members absent:
 - Roger Brown, Vice-Chair
 - Frank Schwing
 - Tom Lecain, Alternate
 - Kim Matherly, Alternate
- Staff
 - Bret Schroeder, Code Enforcement Officer
 - Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from November 19, 2021.

- ❖ Board Member Palmer offered a motion to defer the November 19, 2021 minutes until next month's meeting.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (5-0).

VIII. PUBLIC HEARING

A. DRB210056 - Pamelot Farms - 54 Roswell Street

- The applicant, Jim Savorski, came forward to present this item.
 - One monument sign in the front yard.
 - Sign will be six feet tall.
 - There will not be any lighting on the sign.
 - The background is white, and the letters are black.
- The Design Review Board discussed the following:
 - Are you willing to support painting the post black? The applicant agrees.
 - What is the amount of time the sign will be here? This is undetermined, but it is meant to be temporary- more than likely 1-2 years.
 - Staff is willing to work with the applicant on adding some annuals or a raised bed at the bottom of the sign, so the sign doesn't stand alone.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Palmer offered a motion to approve the sign as presented with the following changes:
 - a. Change the post to black
 - b. The applicant will work with staff to create an annual bed underneath using modular block.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (5-0).

B. DRB210043 – The Cooler – 10800 Davis Drive

- The applicants, John Bardis, Mike Bardis, Ronnie Jackson, and Steve Jacobs came forward to present this item.
 - There were discrepancies last time about the coloring and drawings.
 - We brought live photos as well as renderings of what the exterior decking will look like and how it blends into the live offices.
 - The offices are perpendicular to Westside Parkway.
 - The decking attached to the second floor is what is seen from Westside Parkway.
 - We intend to have decorative covering and landscaping.
 - There is no glass where the railing is. There is cabling underneath. It is the same as the existing railing.
 - The condensing units will be moved to another location- on the top of the building where they can't be seen.

- Our intention is to match the colors exactly.
- The applicant states they were told to come back with colors and materials for the Westside view. They state they were told to match the front of the building.
- We are not removing or adding stone to the building.
- The Design Review Board discussed the following:
 - Is it going to be dark bronze or light tan? The applicant states it will be exactly like the other side. The trimming will be charcoal.
 - Board Member Rocco- so this will **not** match the stone.
 - Is it a tan split face block?
 - The railing was an issue last time because it could be a hazard to somebody on that deck- they should be made vertical.
 - What color is the frame of the building?
 - Have you hired an architect? The applicant confirmed yes.
 - This Board has not reviewed these colors and materials previously- a permit was issued, but this Board has not seen this before September.
 - Board Member Corkill explains the Board needs to see which colors are going on the building. They need to physically see the colors.
 - If you are moving the HVAC units, we need to review that. You are taking what is down below and moving them? We can look at it in the future, but you would need to get a permit to replace the units.
 - Code Enforcement Manager Bret Schroeder- The permit was submitted as interior work, not exterior. This is the first we're hearing of a phased project.
 - What is the pitch of that roof?
 - The roof doesn't appear that it meets with the building.
 - The architect needs to define what materials and colors are being used.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to defer both the exterior as well as the landscaping.
 - Board Member Corkill seconded the motion.
 - The following was discussed during the motion: Board Member Rocco suggested to the applicant to take these comments back to the architect. They could also make an inspiration board.
 - The motion was approved 4-0-1, with Board Member Owens recusing himself because he was not present for the first hearing on September 17, 2021.

C. DRB210059 – Village Park Milton Phase II – 555 Wills Road

- The applicants, Brian Henderson, Steve Markey, and Francia Lozano came forward to present this item.
 - We are ready to extend 17 cottages at the lower end.

- There will be 13 cottages built now, and four post completion- this is to give space for construction.
- The main building expansion will come later.
- We will be enhancing the area along Highway 9, or we will lose the curb cut.
- We are waiting for leases to expire at the business center before we start phase II- looking at March 2022 for the building to be entirely empty.
- There are variations of the exterior finish- all will receive the same roof and siding.
- People like the two bedroom the most- that's why we are building 17 more.
- The Design Review Board discussed the following:
 - The existing building that will remain- what does the end look like after demolition? A blank brick wall will remain after demolition.
 - Number six has an aerial bridge? That's part of the later phase.
 - Is the forty percent brick condition consistent with the cottages you have now? Yes.
 - To clarify- it is forty percent overall, not individual buildings.
 - Where is storm water detention happening? It is to the rear of the cottages.
 - Are there any dumpsters/recycling? No, the residents will have individual bins.
 - Are we looking at the renderings from 2/9/2020, based on condition 3? Yes.
 - Having alternating trees seems odd.
 - Code Enforcement Manager Bret Schroeder- should we just defer the landscaping for now until we can set it the next time they come?
 - Code Enforcement Manager Bret Schroeder- we can relay to the LDP team what it is we are wanting.
 - Is your density based on individual units? Manager Bret Schroeder says no, but each unit is required a tree. They are not parceled into individual lots.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to approve the elevation and materials as presented today.
 - Board Member Corkill seconded the motion.
 - The motion was approved 4-0-1, with Board Member Palmer recusing herself.
 - ❖ Board Member Owens offered a motion to approve the site plan as it has been discussed this morning.
 - Board Member Rocco seconded the motion.
 - The motion was approved 4-0-1, with Board Member Palmer recusing herself.
 - ❖ Board Member Corkill offered a motion to approve the landscaping as submitted with the following conditions:
 - a. Condition 10: regarding street tree location and size- shall be conceptually approved with final design based on our comments today- this excludes phase two due to the construction of GDOT and their final site conditions.
 - Board Member Owens seconded the motion.
 - The motion was approved 4-0-1, with Board Member Palmer recusing herself.

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 10:50 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: LegUp Recovery

Location Address: 305 South Main Street, Alpharetta, GA 30009

Mailing Address: 305 South Main Street, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Dan Wells

Contact Telephone: 770 - 831 - 9660 Mobile Telephone: 770 - 314 - 8688

Fax: _____ Email: DAN@SARBUFORD.COM

Contact's Relation To Business: SIGN VENDOR

This Application For (Check all that apply):

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

Application Fees:

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

Total Due 175.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: C&G Land LLC

Physical Address: 305 South Main Street, Suite 9, Alpharetta, GA

Mailing Address: 11940 Alpharetta Hwy, Suite 106

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 404 - 863 - 8292 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): see email Date: 12/14

Owner Signature: _____

Property Information:

Address (If Assigned): 305 South Main Street, Suite 101

Tax ID or Map Reference Number: 12 258106930612

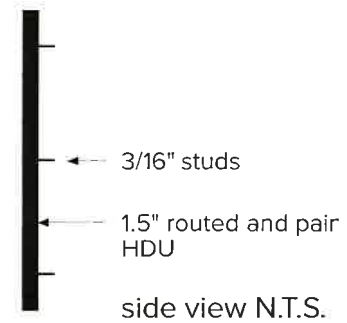
Land Lot(s): _____ District: 10 Section: _____

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

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

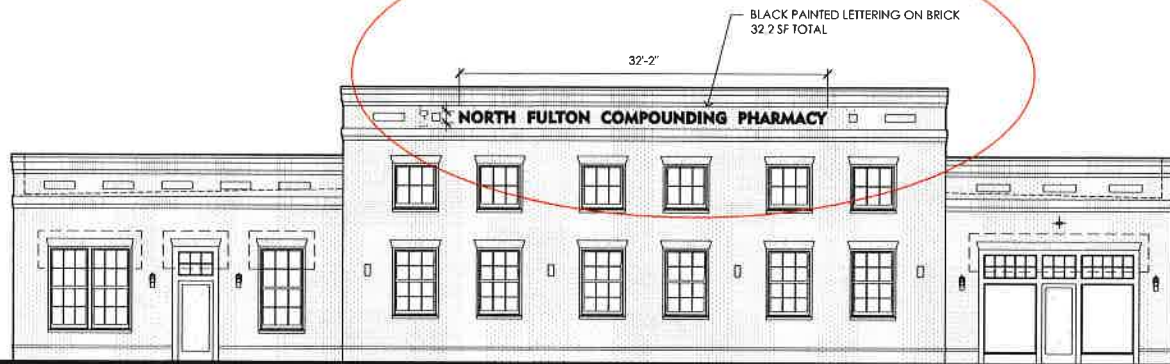
Applicant Signature: [Signature] Date: 12/20

Print Form



Existing

Letterset Outside Dims: 12" tall
bold block letter x 32'-2" total
length. Best font choice to match
below appearance.



SOUTH/MAIN STREET ELEVATION
SCALE 1/8\"/>

This document contains information confidential to the client and is not to be distributed or used without permission.



**PLACE
MAKER
DESIGN**

305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009

NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN
1920 GRACIE ST. PARKWAY
SUITE 405
ATLANTA, GEORGIA 30329
(404) 577-1400

ISSUE DATE: 01/19/21
DRAWN BY: PDS
CHECKED BY: JMB
PROJECT # 19021

SHEET TITLE
ELEVATIONS

SHEET # **A2.1**





CONCEPTUAL RENDERING

19021
04/17/19



PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY - SUITE 400 - ATLANTA, GEORGIA 30339

North Fulton Compounding Pharmacy
Alpharetta, Georgia

SITE CONCEPT
201 MARIETTA ST.
ALPHARETTA, GA

03.31.21
SCALE: 1"=20'

OWNER:
FERGAL BRADY





PATRICK CORKILL
LANDSCAPE ARCHITECTURE

404.680.2392

REVISIONS

DATE:

BRADY RESIDENCE

201 MARIETTA STREET
ALPHARETTA, GA

LOT 1

PERMIT SUBMITTAL

DRAWING TITLE:

TREE PROTECTION PLAN

DATE: 11.5.21

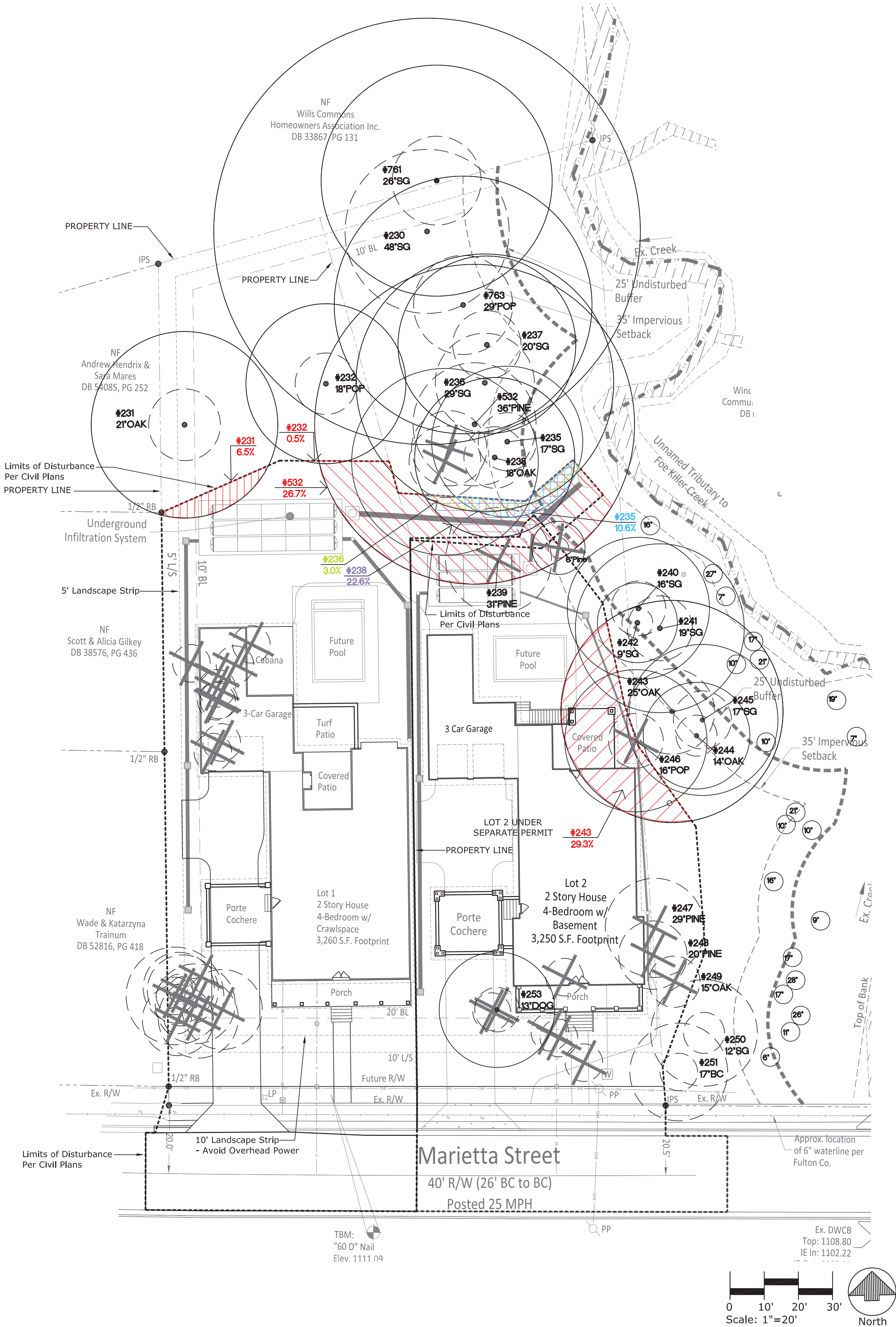
DRAWN: PJC

SCALE: 1"=20'-0"

SHEET:

TP1.1

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



TREE SURVEY LIST Lots 1 & 2)

Note: Tree Survey Information per Arborist Report by Moore Urban Forestry

LOT 1

Tree#	Size	Species	Specimen	Removal	Condition	Comments
231	21"	Water Oak	No	No	Good	
232	18"	Poplar	No	No	Good	

LOT 2

Tree#	Size	Species	Specimen	Removal	Condition	Comments
230	48"	Sweetgum	No	No	Poor	
235	17"	Sweetgum	No	No	Fair	
236	29"	Sweetgum	No	No	Good	
237	20"	Sweetgum	No	No	Good	
238	18"	Water Oak	No	No	Good	
239	31"	Loblolly Pine	Yes	Yes	Good	
240	16"	Sweetgum	No	No	Good	Boundary
241	9"	Sweetgum	No	No	Good	Boundary
242	9"	Sweetgum	No	No	Good	Boundary
243	25"	Water Oak	Yes	No	Good	Boundary
244	14"	Water Oak	No	No	Good	Boundary
245	17"	Sweetgum	No	No	Good	Boundary
246	16"	Poplar	No	Yes	Good	
247	29"	Loblolly Pine	No	Yes	Good	
248	20"	Loblolly Pine	No	Yes	Good	
249	15"	Water Oak	No	Yes	Poor	
250	12"	Sweetgum	No	No	Poor	
251	17"	Black Cherry	No	No	Good	
253	13"	Dogwood	No	Yes	Poor	
532	36"	Loblolly Pine	Yes	No	Good	
761	26"	Sweetgum	No	No	Good	Boundary
763	29"	Poplar	No	No	Good	

LOT 1 - TREE SURVEY LIST

Tree#	Size	LOD/CRZ Encroachment %
231	21" Oak	6.5%
232	18" Poplar	0.5%

Lot 2 Boundary Tree LOD/CRZ Encroachment

235	17" Sweetgum	10.6%
236	29" Sweetgum	3.0%
243	25" Oak	29.3%
244	14" Oak	0.0%
238	18" Oak	22.6%
532	36" Pine	26.7%

TREE DENSITY CALCULATIONS

*SITE SURVEY INFORMATION PROVIDED BY E303 ENGINEERING

STANDARD TREE DENSITY = 130-INCHES PER ACRE

SITE AREA = 16,982sf = .39 ACRES

SDF = .39 acres X 130 = 50.7 Inches Required

51 (SDF) - 39 (EDF) = 12 (RDF) DEFICIENT

12" ADDED PER LANDSCAPE PLAN = DENSITY REQUIREMENT MET

EXISTING DENSITY FACTOR (EDF)

Tree #	Density Credit
231	21
232	18
	39

SPECIMEN TREE RECOMPENSE

REMOVED	TYPE	SIZE
1	#239 LOBLOLLY PINE	31"
		31 INCHES REMOVED

SPECIMEN RECOMPENSE UNITS PROVIDED (1 x Recompense : Inches Removed)

8 - 4" TREES PROVIDED ON LOT 1 = 32"

31" REQUIRED = RECOMPENSE REQUIREMENT MET

NOTE: Tree #239 (31" Specimen Loblolly Pine) is impacted as part of the construction for both Lots 1 & 2. Recompense shall be provided as part of Lot 1 site improvements.

GENERAL NOTES:

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

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

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

4. A 4-INCH LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREES.

5. A MINIMUM 2-INCH LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREES.

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



PATRICK CORKILL
LANDSCAPE ARCHITECTURE

404.680.2392

REVISIONS

DATE:

BRADY RESIDENCE
201 MARIETTA STREET
ALPHARETTA, GA
LOT 1

PERMIT
SUBMITTAL

DRAWING TITLE:

LANDSCAPE
PLAN

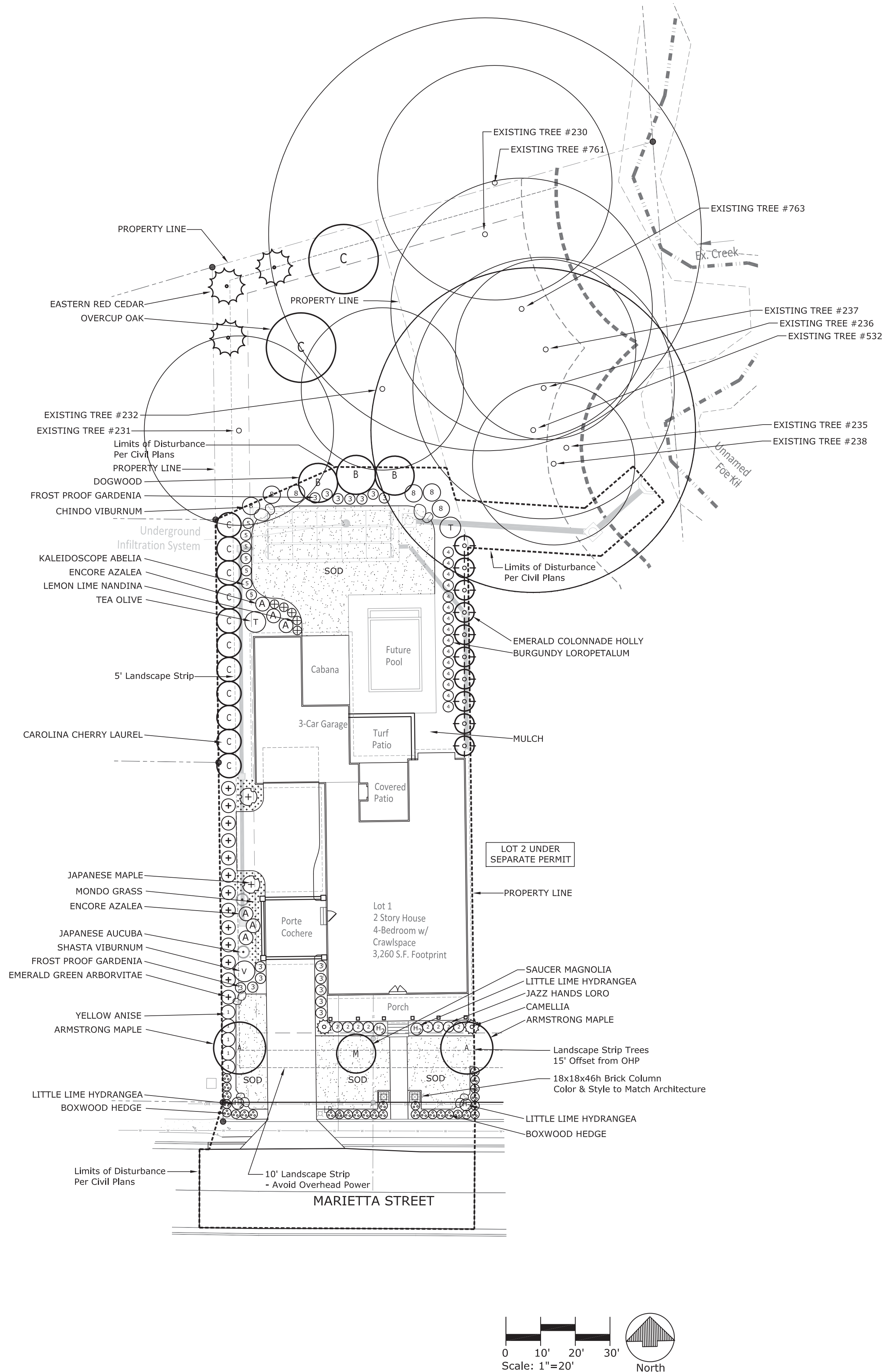
DATE: 11.5.21

DRAWN: PJC

SCALE: 1"=20'-0"

SHEET:

LP1.1



PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	'ARMSTRONG' GOLD MAPLE	ACER RUBRUM 'ARMSTRONG'	4" CALIPER	2
B	KOUSA DOGWOOD 'PINK'	CORNUS KOUSA	4" CALIPER * Recompense Trees	3
C	OVERCUP OAK	QUERCUS LYRATA	4" CALIPER * Recompense Trees	2
M	'DARK ALEXANDRINA' SAUCER MAGNOLIA	MAGNOLIA S. 'DARK ALEXANDRINA'	4" CALIPER	1
*	'GREENBELT' EASTERN RED CEDAR	JUNIPERUS V. 'GREENBELT'	13'-14' HEIGHT * Recompense Trees	3
C	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	2'-4' HEIGHT	11
+	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	4'-5' HEIGHT	13
+	EMERALD COLONNADE HOLLY	ILEX X. 'EMERALD COLONNADE'	4'-5' HEIGHT	10

SHRUBS

T	TEA OLIVE	OSMANTHUS FRAGRANS	7 GALLON	2
V	'SHASTA' VIBURNUM	VIBURNUM P.T. 'SHASTA'	7 GALLON	1
1	YELLOW ANISE	ILICIMUM PARVIFLORUM	3 GALLON	5
2	'JAZZ HANDS' LOROPETALUM	LOROPETALUM C. 'JAZZ HANDS'	3 GALLON	8
3	FROST PROOF GARDENIA	GARDENIA J. 'FROST PROOF'	3 GALLON	16
4	BURGUNDY LOROPETALUM	LOROPETALUM C. 'BURGUNDY'	3 GALLON	15
5	'KALEIDOSCOPE' ABELIA	ABELIA X. 'KALEIDOSCOPE'	3 GALLON	7
8	'CHINDO' VIBURNUM	VIBURNUM AWABUKI 'CHINDO'	3 GALLON	6
+	'CRIMSON QUEEN' JAPANESE MAPLE	ACER PALMATUM "CRIMSON QUEEN"	15 GALLON	2
A	ENCORE AZALEA 'AUTUMN CARNATION'	RHODODENDRON ENCORE 'ROBLEC'	3 GALLON	6
.	JAPANESE AUCUBA	AUCUBA JAPONICA	3 GALLON	2
+	'LEMON LIME' NANDINA	NANDINA 'LEMON LIME'	3 GALLON	5
+	'PINK SNOW' CAMELLIA	CAMELLIA SASANQUA 'PINK SNOW'	7 GALLON	2
25	'WINTER GEM' BOXWOOD	BUXUS M. J. 'WINTER GEM'	3 GALLON	30
H2	LITTLE LIME HYDRANGEA	HYDRANGEA P. 'LITTLE LIME'	7 GALLON	4

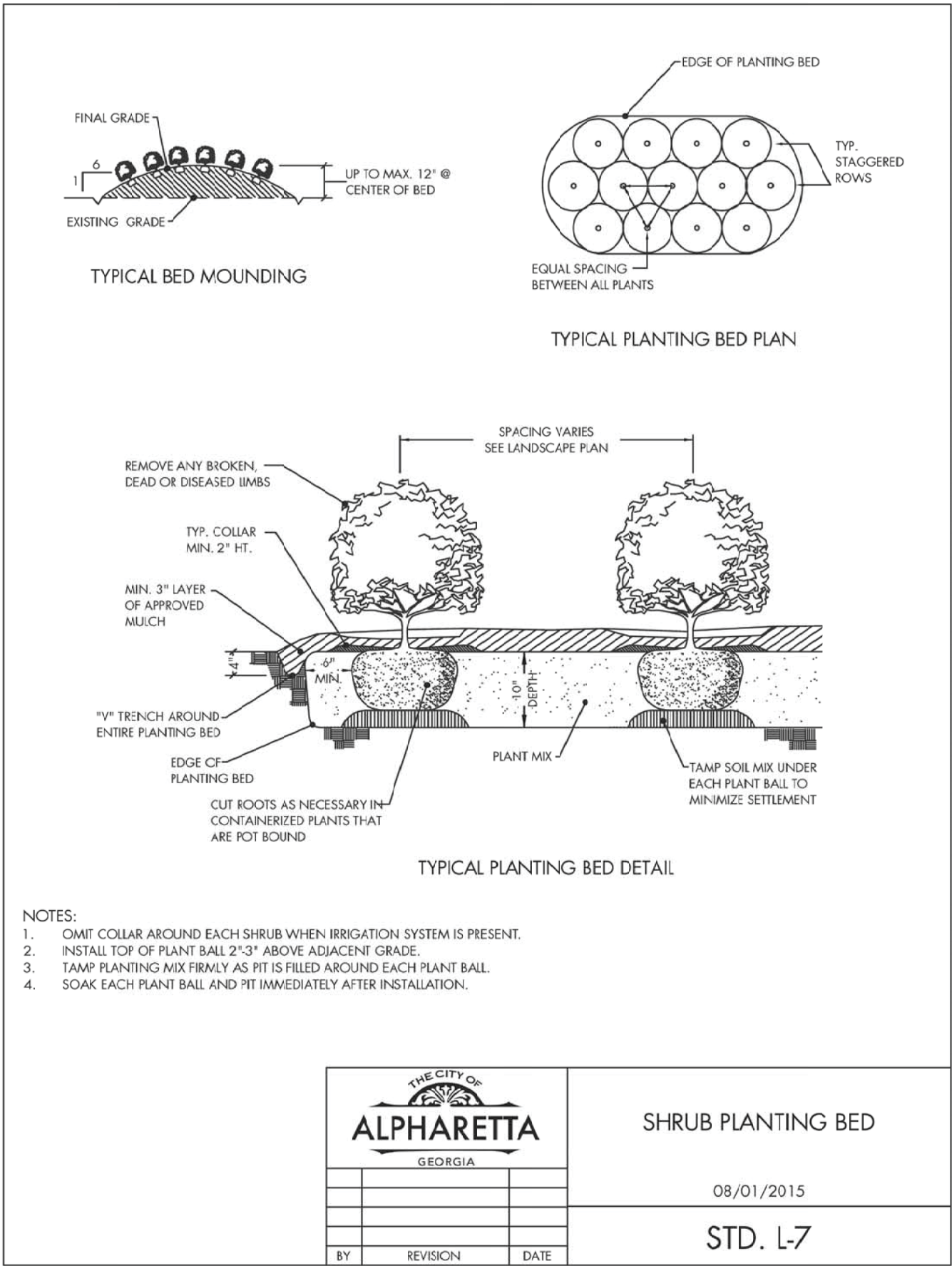
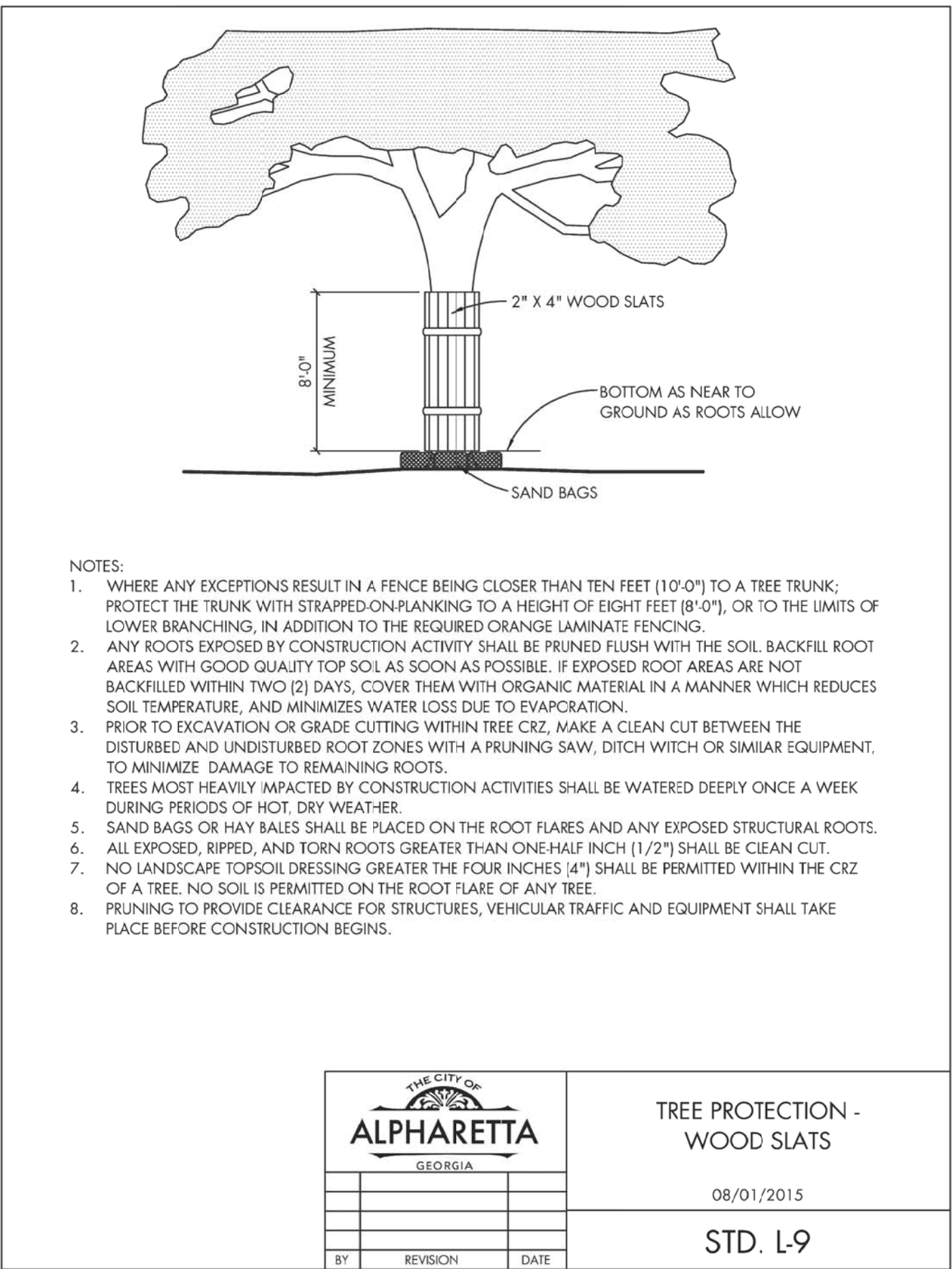
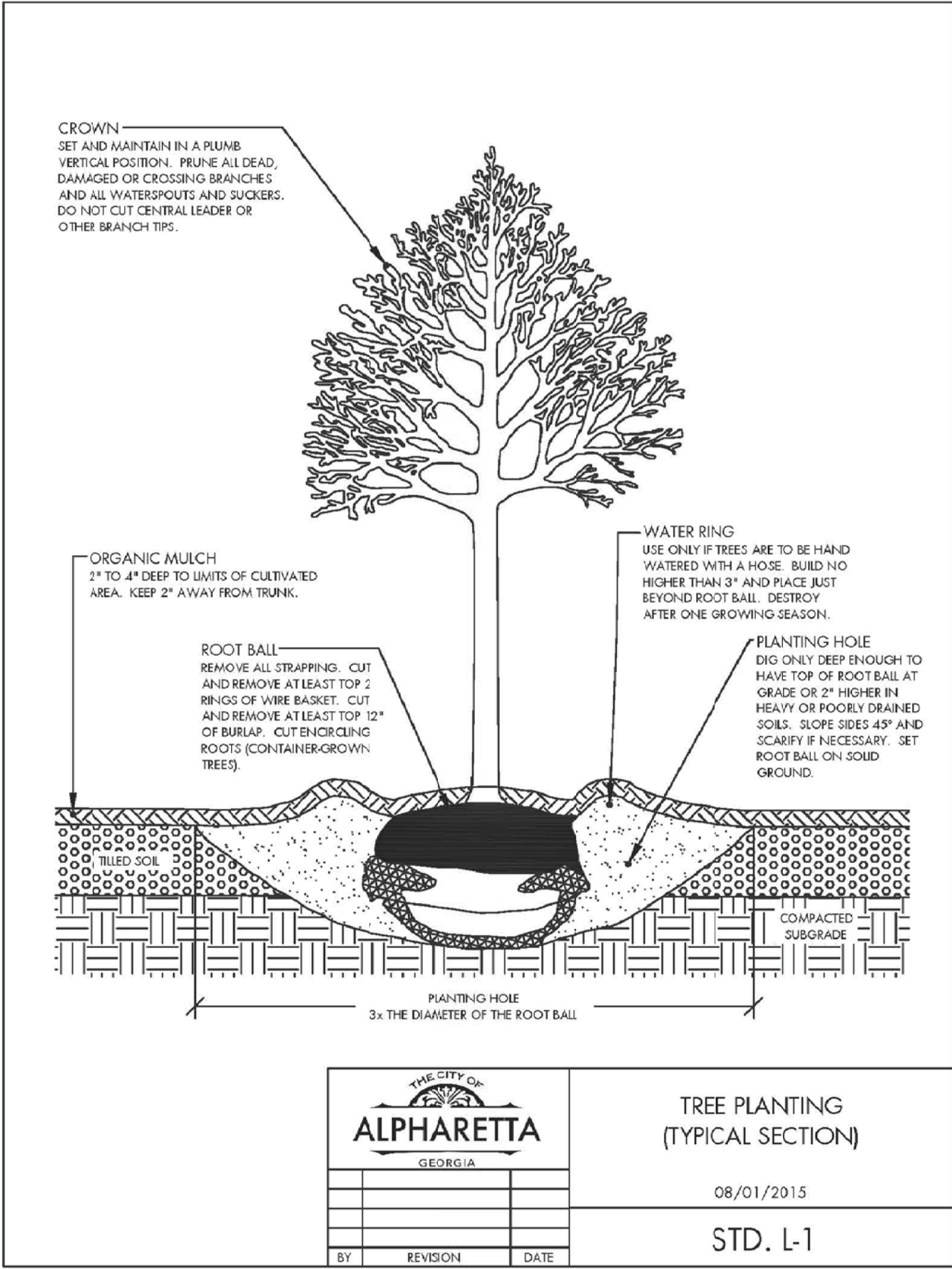
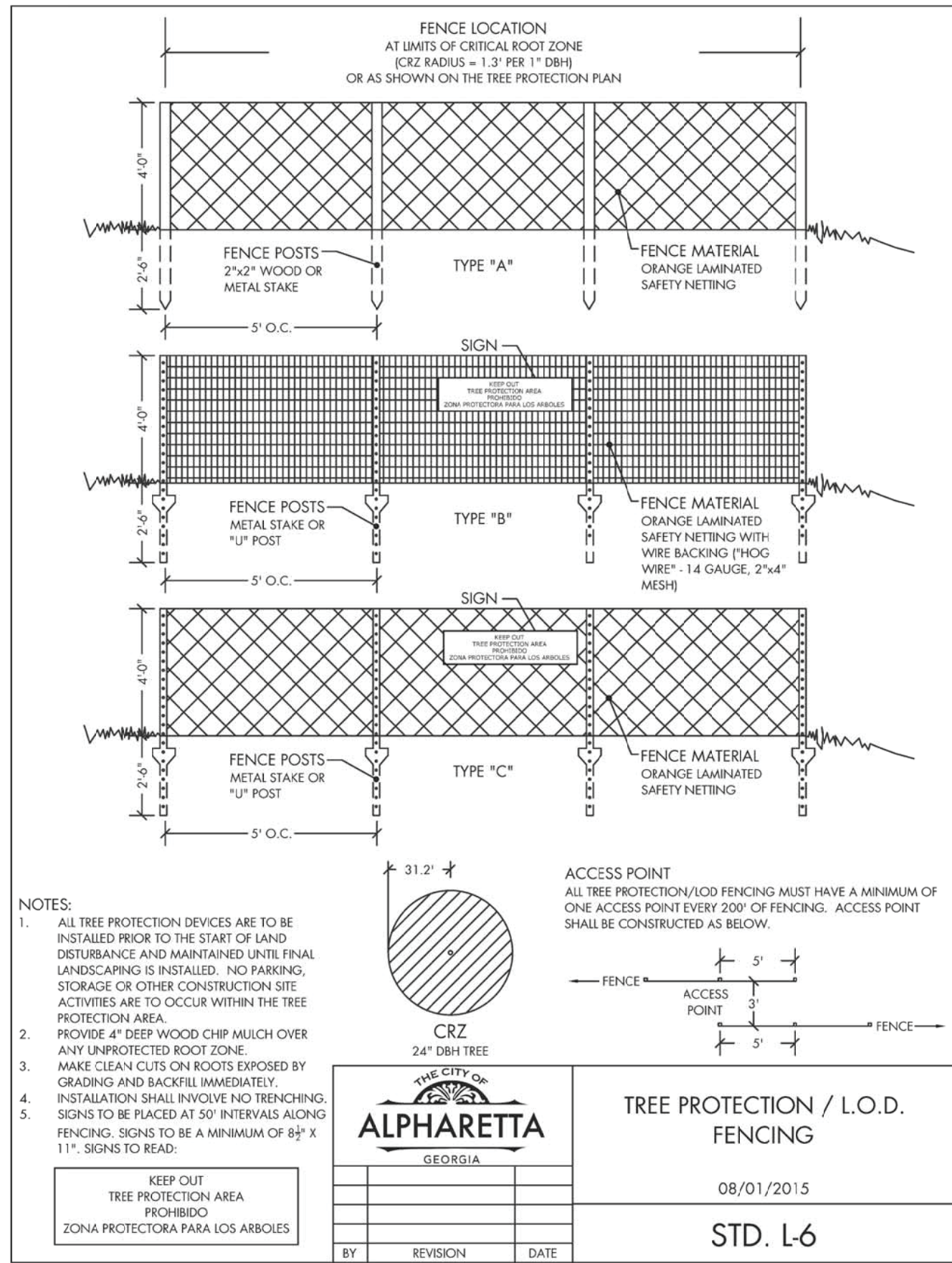
GROUNDCOVERS

[Pattern]	'MEYERS' ZOYSIA SOD UNLESS OTHERWISE NOTED	ZOYSIA JAPONICA 'MEYERS'	SOD	2,600 sf +/-
[Pattern]	MONDO GRASS	OPHIPOGON JAPONICUS	4" POT @ 12" o.c.	150 sf +/-
[Symbol]	BOULDERS: 2-1/2' x 3-1/2' diameter, Random groupings of 2-3, half-buried			

LANDSCAPE CONDITIONS:

Landscape Condition & Design Response:

- Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
 - A Boxwood Hedge, back of walk & brick columns at the entry walk have been provided in the Design.
- Developer shall supplement 5' landscape strip planting requirements with evergreen screening material, as approved by Staff. Off-site evergreen screening material shall be required along the east side of Lot 2, if approved by the property owner.
 - A heavy evergreen screen has been provided along the east property lines on Lot 2 and Lot 1.
- Trees shall be protected as depicted on the site plan prepared by E303, revised 5/7/21. Off-site trees #243 (25" Water Oak) and #244 (14" Water Oak) shall be protected and encroachment on the CRZs shall not exceed 30%, as approved by Staff.
 - Tree #243 encroachment is under 30% and there is no encroachment on tree #244. In addition, impact to trees on Lot 2 (#'s 235,236,238 & 532) has been kept at a minimum to preserve the trees.



Tree Grading Cue Card

provided by Roots Plus Growers

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



2 Check branch arrangement.



3 Choose appropriate tree matrix type.

- Type 1- spreading and rounded shapes.
ex. live oak, dogwood, black olive, gumbo limbo
- Type 2- pyramidal shapes.
ex. everbush, bald cypress, cedar, pine
- Type 3- columnar / upright shapes.
ex. East Palatka holly, schottelera, Italian cypress
- Type 4- vase shapes.
ex. crape-myrtle, buttonwood, ligustrum, redbud
- Type 5- oval shapes.
ex. red maple, podocarpus, la bebulia, dahon holly

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

4 Measure the caliper of the trunk.

Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4 1/2 feet (DBH) is not considered an appropriate measurement for nursery trees.

5 Grade the tree based on crown spread.

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

6 Grade the tree according to structural uniformity.



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

8 Reduce grade determined in step 7 by one grade if any **one** of the following is true.

- Tree with a trunk caliper > 1" needs a stake to hold it upright.
- The root ball or container is undersized, ~~exceeds tree height~~
- BBB root ball is not properly pinned, tied or wired.
- Tree is excessively root-bound.
- Evidence of large roots growing out of container, ~~6/5 trunk diam~~
- Crown is thin and sparsely foliated, ~~show for nesting time of year~~
- More than 5% of branches have tip dieback.

9 Reduce grade determined in step 8 by one grade if **two** of the following are true.

If only one is true, do not reduce the grade. However, it takes only ~~one~~ true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.

- Tree height is not in proper proportion, ~~consult tree matrix~~
- Flush cuts were made when pruning branches from the trunk.
- Branch stubs are left beyond the branch collar.
- Open trunk wounds or other bark injury is evident.
- Graft unions are not complete.
- More than the lower 40% of the trunk is free of branches.
- More than 5% of canopy is chlorotic/pest & disease damaged.
- Most leaves are smaller than normal.
- Included bark between main trunks or trunk and major branch.
- Trunks and/or major branches are touching.

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

Important Grading Notes

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

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

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

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

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



Growing Quality Field-Grown Trees

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



PATRICK CORKILL
LANDSCAPE ARCHITECTURE

404.680.2392

REVISIONS

DATE:

BRADY RESIDENCE
201 MARIETTA STREET
ALPHARETTA, GA
LOT 1

PERMIT SUBMITTAL

DRAWING TITLE:

STANDARD
LANDSCAPE
DETAILS

DATE: 11.5.21

DRAWN: PJC

SCALE: As Noted

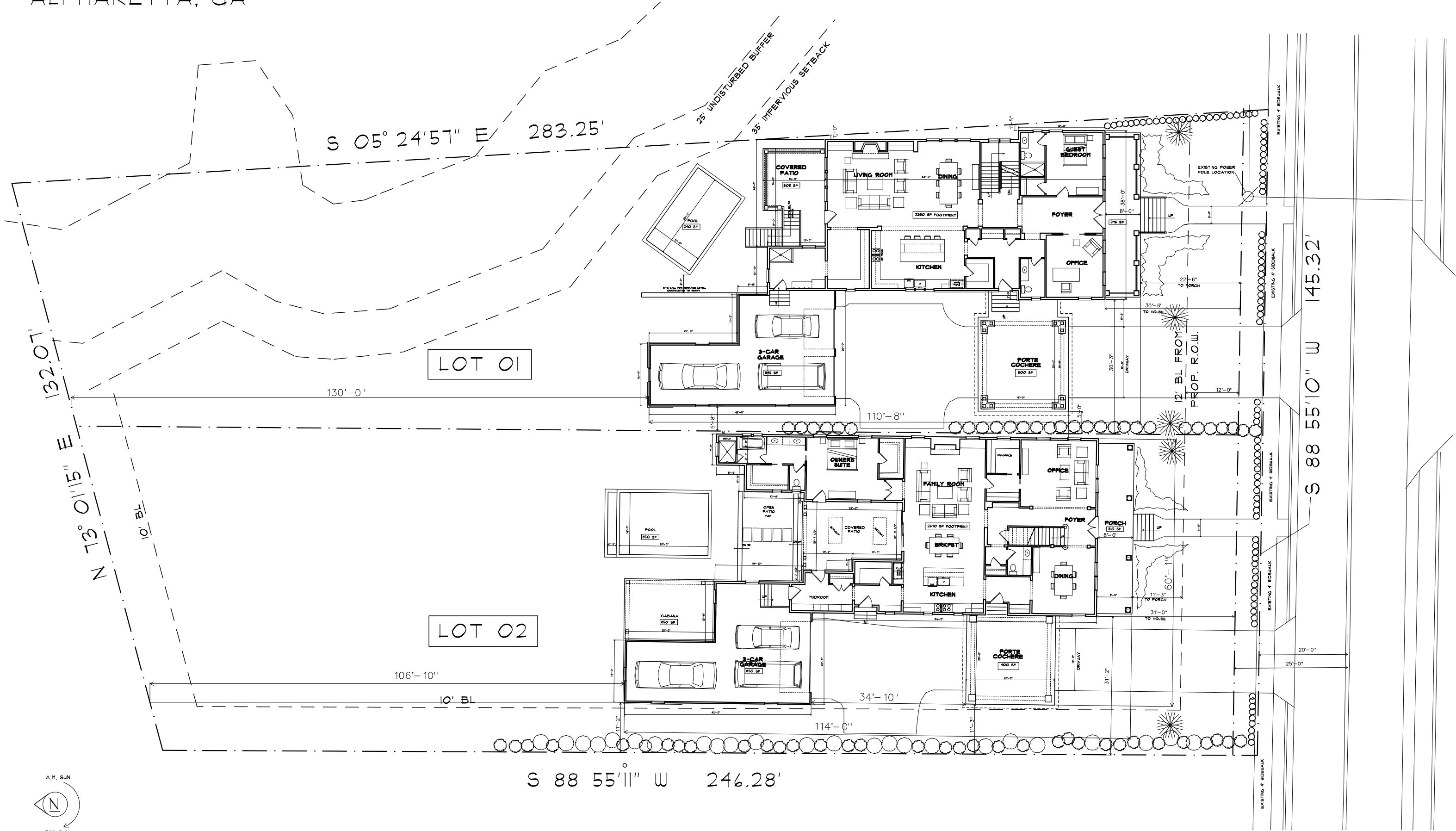
SHEET:

LP2.1

SITE CONCEPT
201 MARIETTA ST.
ALPHARETTA, GA

05.01.21
SCALE: 1"=20'

OWNER:
FERGAL BRADY





LOT 02

LOT 01

STREETSCAPE CONCEPT

201 MARIETTA ST.
ALPHARETTA, GA 30009
OWNER: FERGAL BRADY

05.01.21

SCALE: 3/32"=1'

CUSTOM RESIDENCE

PROJECT DATA

- PROJECT ADDRESS: 201 MARIETTA ST. ALPHARETTA, GA 30009
- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

COPYRIGHT 2021, 3ELKSDESIGN LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. ALL STRUCTURAL ASPECTS OF THE HOME ARE THE BUILDING CONTRACTORS RESPONSIBILITY. ALL STRUCTURAL MEMBERS SHOULD MEET OR EXCEED ALL APPLICABLE BUILDING CODES. 3ELKS DESIGN LLC ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ERRORS

CONTACT

SCOTT AUER- c. 110.352.4511

SQUARE FOOTAGE

1st FLOOR HTD.	2440 SF
2nd FLOOR HTD.	1980 SF
TOTAL HEATED	4420 SF

GARAGE	850 SF
FRONT PORCH	310 SF
COVERED PATIO	240 SF
CABANA	210 SF
TOTAL UNHEATED	1610 SF

SHEET INDEX

- AI.0 COVER
- AI.1 FIRST FLOOR
- AI.2 SECOND FLOOR
- AI.3 CRAWL FOUNDATION
- AI.4 ROOF PLAN
- AI.5 FRONT ELEVATION
- AI.6 LEFT ELEVATION
- AI.7 REAR ELEVATION
- AI.8 RIGHT ELEVATION
- AI.9 ELEC. FIRST FLOOR
- AI.10 ELEC. SECOND FLOOR
- AI.11 WALL SECTION
- AI.12 STAIR/PORCH DETAILS
- AI.13 MISC. DETAILS



STREET ELEVATION

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE PER OWNER SPECIFICATIONS AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.
WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.

6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.
7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.
8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELECTRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.
9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.
10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 31I. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.



3ELKS
DESIGN

REVISIONS

DATE	NO.	DESCRIPTION
06.26.21	4	REVS/ELEVS
06.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

COVER SHEET

SHEET NAME

PERMIT SET

CURRENT PHASE

09.19.21

DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

AI.0

SHEET

RELEASED FOR CONSTRUCTION

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS

DATE	NO.	DESCRIPTION
06.26.21	4	REVS/ELEVS
06.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

FIRST FLOOR PLAN

SHEET NAME

PERMIT SET

CURRENT PHASE

09.19.21

DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A.I.

SHEET

SQUARE FOOTAGE	
FLOOR 1 -	2440 SF
FLOOR 2 -	1980 SF
TOTAL HTD -	4420 SF
GARAGE -	850 SF
FRONT PORCH	310 SF
COVERED PATIO	240 SF
CABANA	270 SF
TOTAL UNHTD -	1610 SF

RELEASED FOR CONSTRUCTION

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS

DATE	NO.	DESCRIPTION
04.24.21	4	REVS/ELEVS
04.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

SECOND FLOOR PLAN

SHEET NAME

PERMIT SET

CURRENT PHASE

DATE

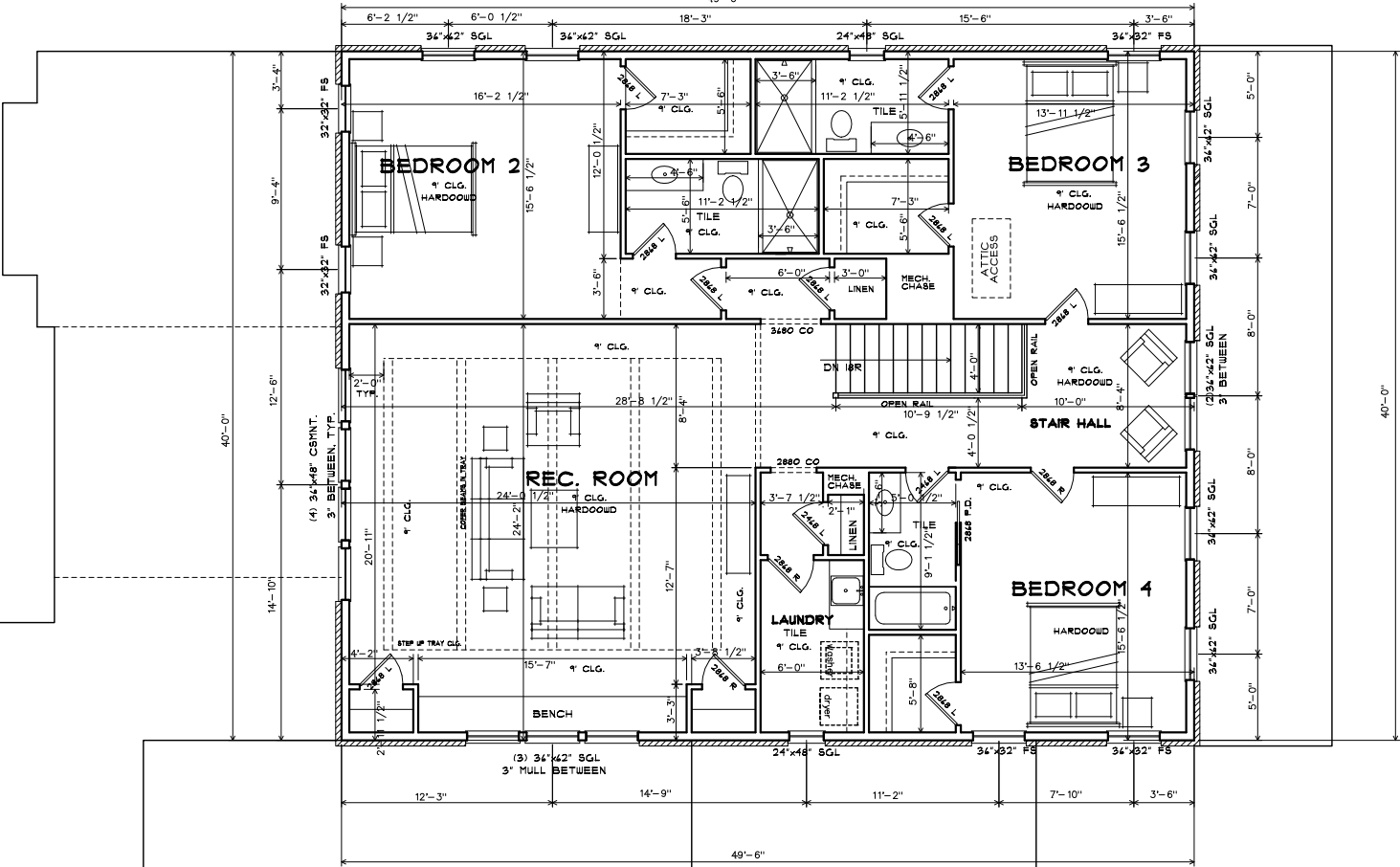
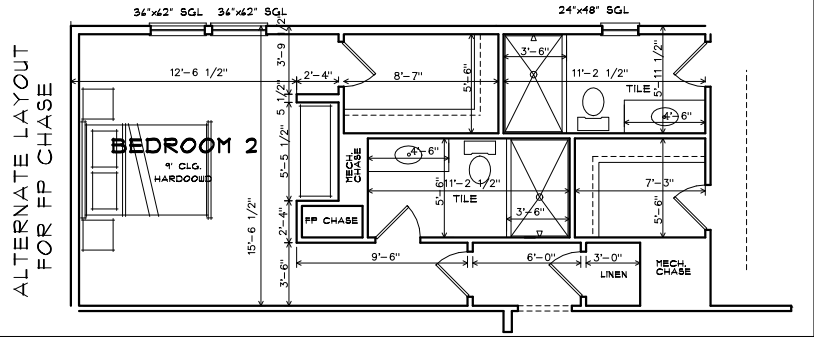
LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.2

SHEET

RELEASED FOR CONSTRUCTION



NOTE: ENGINEER TO PROVIDE ALL
CONC. WALL DESIGN/ FOOTING DESIGN/
WOOD FRAMING DESIGN. CONTRACTOR
TO VERIFY.



SCALE 3/32"=1'-0"
ON 11x17 SHEET

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

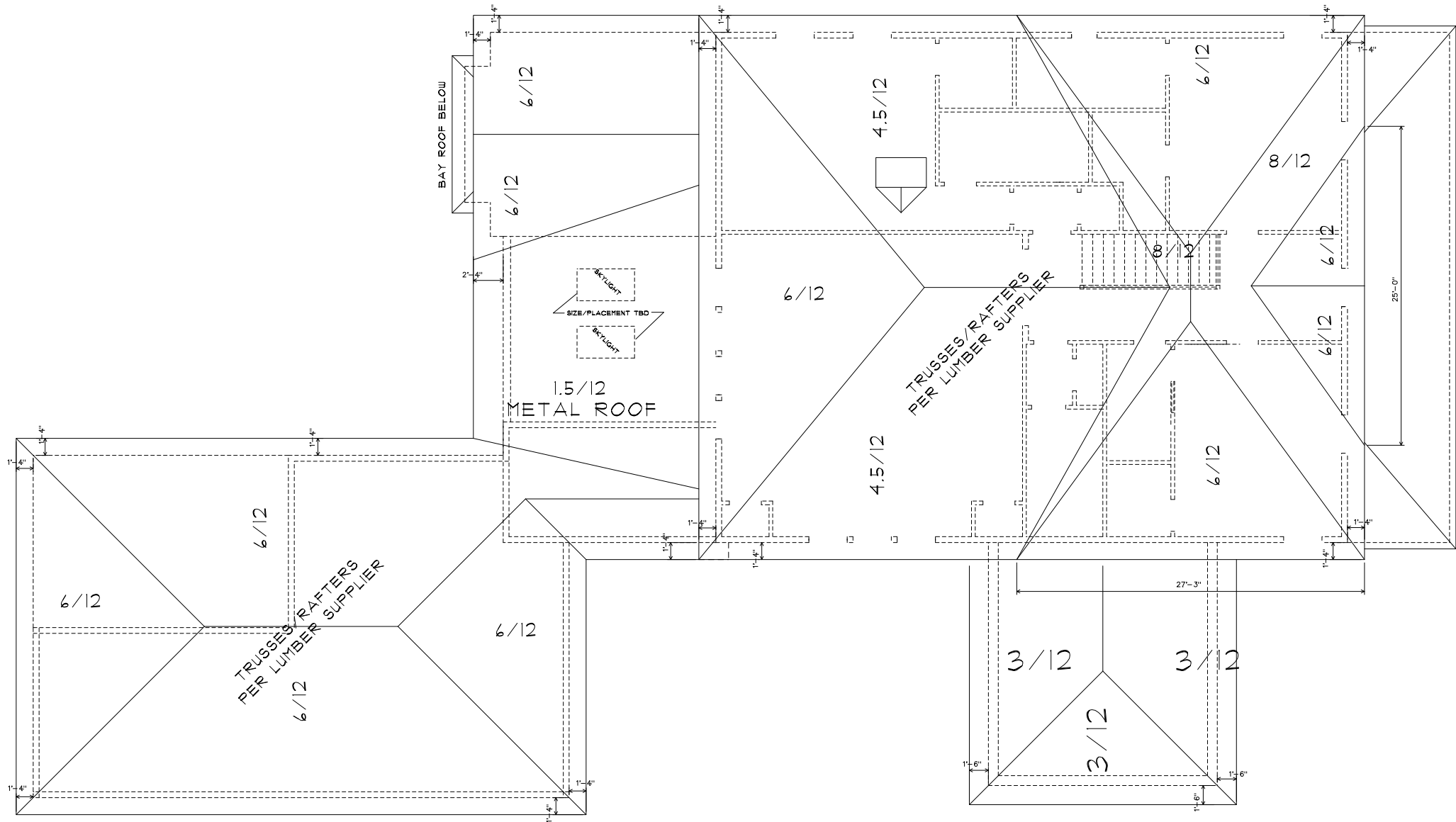
PROJECT ADDRESS

	STEE T
A1.3	



NOTE: RAFTERS, ROOF TRUSSES AND BRACING TO BEAR ON LOAD-BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD PER ENGINEER SPECIFICATIONS

ALL PREENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER-OF-RECORD



REVISIONS

DATE	NO.	DESCRIPTION
06.26.21	4	REVS/ELEVS
06.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

ROOF PLAN	SHEET NAME		CURRENT PHASE
	09.19.21	PERMIT SET	
	DATE		

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.4

SHEET

RELEASED FOR CONSTRUCTION

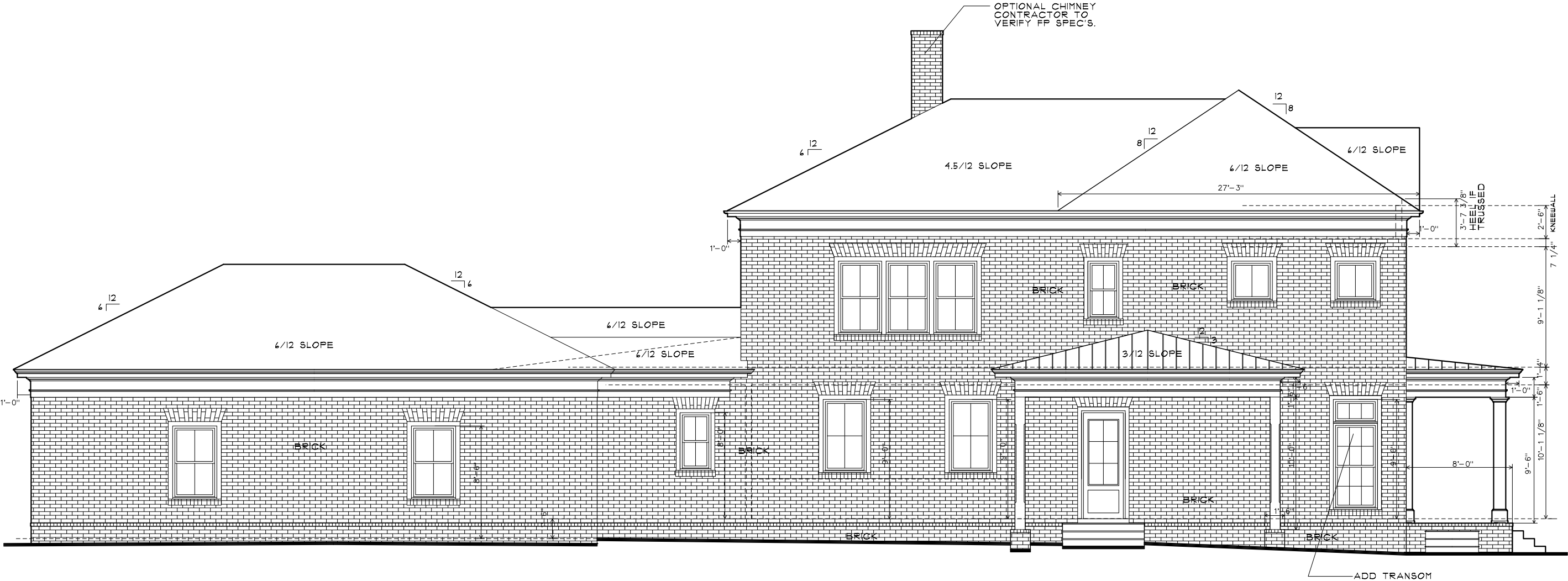
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS

DATE	NO.	DESCRIPTION
06.26.21	4	REVS/ELEVS
06.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 1/8"=1'-0"
ON 11x17 SHEET



LEFT ELEVATION

LEFT ELEVATION

SHEET NAME

PERMIT SET

CURRENT PHASE

09.19.21

DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.6

SHEET

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



REAR ELEVATION



3ELKS
DESIGN

REVISIONS

DATE	NO.	DESCRIPTION
06.26.21	4	REVS/ELEVS
06.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 1/8"=1'-0"
ON 11x17 SHEET

REAR ELEVATION

SHEET NAME

PERMIT SET

CURRENT PHASE

09.19.21

DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

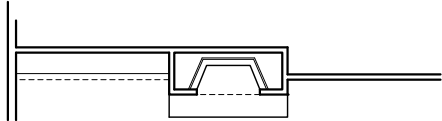
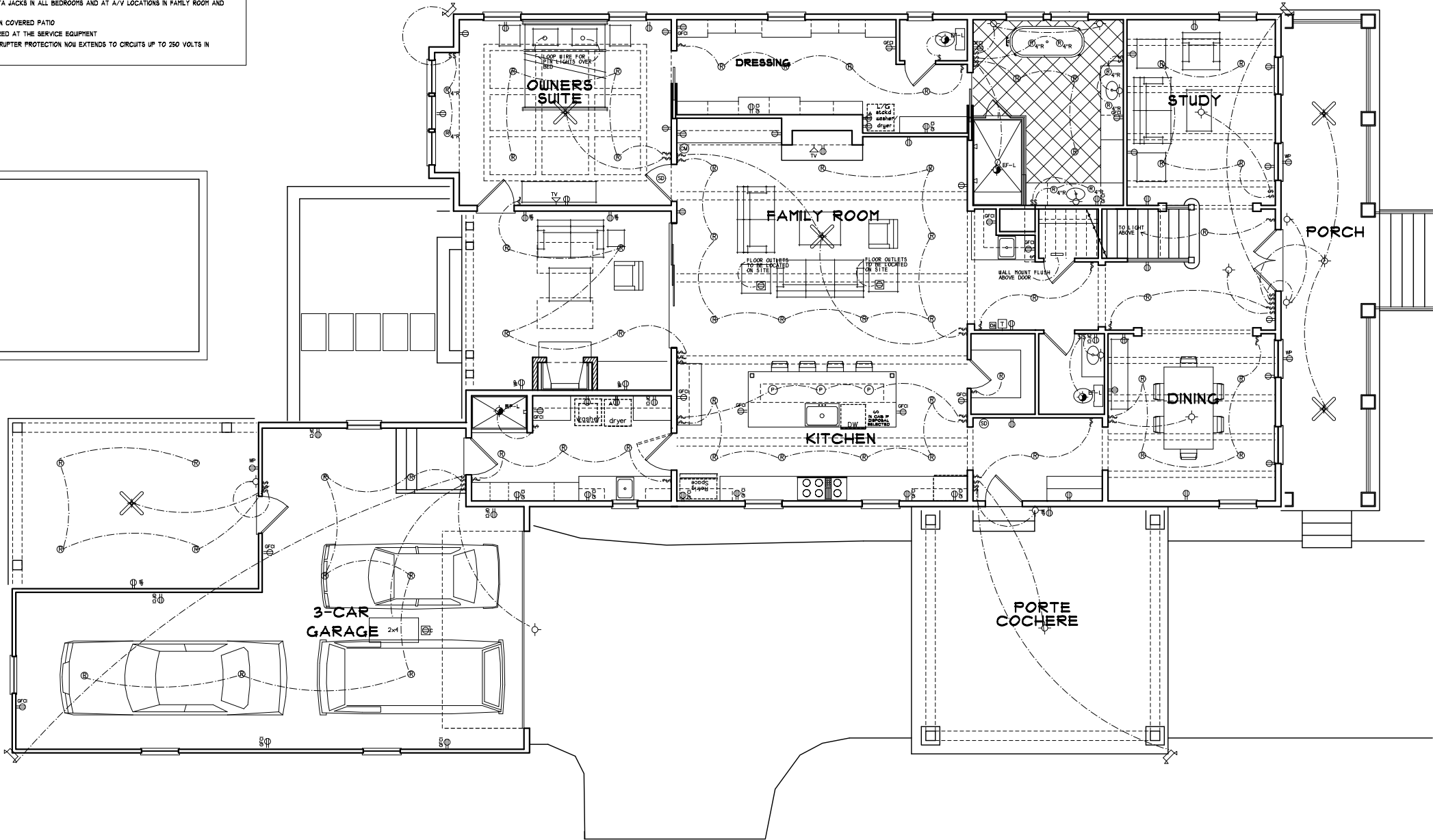
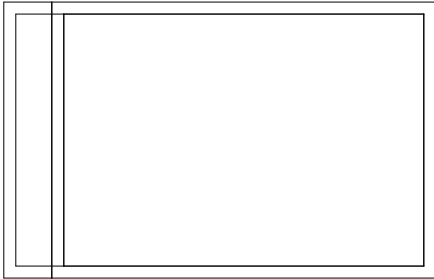
PROJECT ADDRESS

A1.7

SHEET

ELECTRICAL SYMBOL LEGEND	
	FLOOR OUTLET DUPLEX
	CEILING OUTLET DUPLEX
	FLOOR OUTLET QUADPLEX
	WALL OUTLET DUPLEX
	WALL OUTLET QUADPLEX
	USB WALL OUTLET
	GFCI WALL OUTLET
	H.O. PROOF GFCI WALL OUTLET
	APPLIANCE OUTLET
	HALF HOT/HALF SWITCHED WALL OUTLET DUPLEX
	CABLE TV OUTLET
	DATA OUTLET
	TELEPHONE OUTLET
	THERMOSTAT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	4' REC. LED CAN LIGHT
	4' REC. LED CAN LIGHT
	PENDANT LIGHT
	REC. DOWNLIGHT w/ WALL WASHER
	UNDER CAB. LIGHT
	EXHAUST FAN/LIGHT COMBO
	EXHAUST FAN ONLY
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR COMBO
	FLOOD LIGHTS
	GAS STUB OUT
	CEILING FAN/LIGHT
	2x4 FLOURESCENT LIGHT

GENERAL ELECTRICAL NOTES:	
1. ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES	
2. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND BE AUDIBLE IN ALL SLEEPING AREAS.	
3. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT.	
4. ALL RECEPTACLES INSTALLED IN BATHROOMS, UNFINISHED AND FINISHED BASEMENT AREAS, GARAGES, ABOVE KITCHEN COUNTERS, WITHIN 4' OF A SINK EDGE, AND OUTDOORS, MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.	
5. LOCATE OUTLETS IN BASEBOARDS IN DINING ROOM, FRONT ENTRY HALL, AND STUDY.	
6. PRE-WIRE FOR 2 PENDANTS OVER KITCHEN ISLAND, REFER TO PLAN	
7. BRACE FOR FAN/LIGHT IN FAMILY ROOM, MASTER BEDROOM, AND BONUS ROOM IN BASEMENT	
8. 5' CANS w/ LED BULBS THROUGHOUT	
9. WIRE BOXES FOR KITCHEN AND BUTLER'S PANTRY COUNTER OUTLETS	
10. DOORBELL CHIME AT FIRST AND SECOND FLOOR	
11. SECURITY SIREN AT FIRST AND SECOND FLOOR	
12. PRE-WIRE FOR SPEAKERS IN FAMILY ROOM, MASTER BEDROOM, KITCHEN, BREAKFAST, COVERED PATIO AND BONUS ROOM IN BASEMENT (S) SURROUND SOUND IN FRLY ROOM AND BONUS ROOM)	
13. CAT6 AND COAX COMBO DATA JACKS IN ALL BEDROOMS AND AT A/V LOCATIONS IN FAMILY ROOM AND BONUS ROOM IN BASEMENT.	
14. 240V WIRING FOR HEATERS ON COVERED PATIO	
15. SURGE PROTECTION IS REQUIRED AT THE SERVICE EQUIPMENT	
16. GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION NOW EXTENDS TO CIRCUITS UP TO 250 VOLTS IN SPECIFIC AREAS	



3ELKS
DESIGN

REVISIONS

DATE	NO.	DESCRIPTION
04.24.21	4	REVS/ELEVS
04.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"="'-0"
ON 11x17 SHEET

FIRST FLOOR ELEC.	SHEET NAME		PERMIT SET	
			CURRENT PHASE	
	09.19.21		DATE	

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

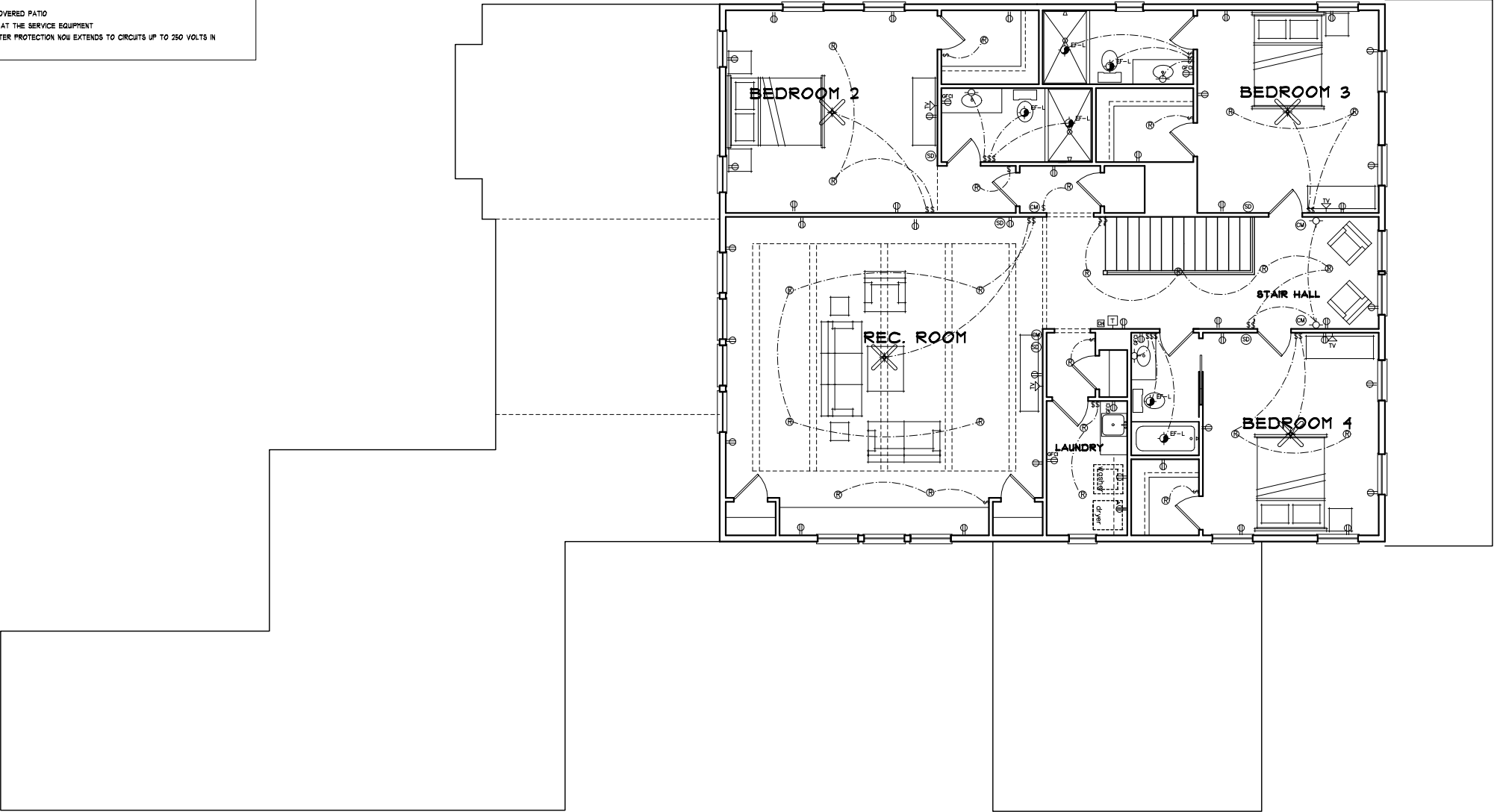
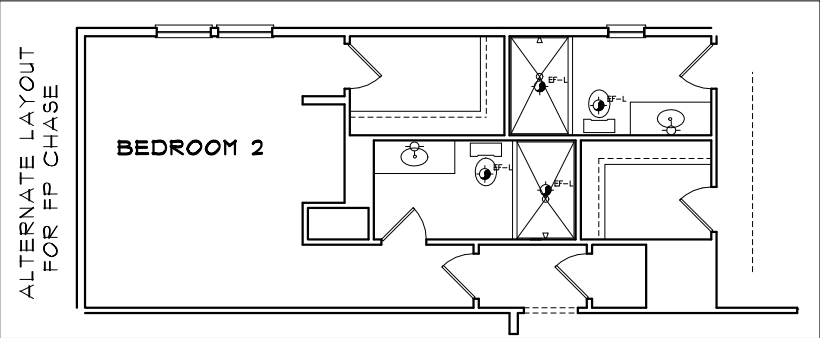
A1.9

SHEET

RELEASED FOR CONSTRUCTION

ELECTRICAL SYMBOL LEGEND	
	FLOOR OUTLET DUPLEX
	CEILING OUTLET DUPLEX
	FLOOR OUTLET QUADPLEX
	WALL OUTLET DUPLEX
	WALL OUTLET QUADPLEX
	USB WALL OUTLET
	GFCI WALL OUTLET
	H.O. PROOF GFCI WALL OUTLET
	APPLIANCE OUTLET
	HALF HOT/HALF SWITCHED WALL OUTLET DUPLEX
	CABLE TV OUTLET
	DATA OUTLET
	TELEPHONE OUTLET
	THERMOSTAT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	4' REC. LED CAN LIGHT
	4' REC. LED CAN LIGHT
	PENDANT LIGHT
	REC. DOWNLIGHT w/ WALL WASHER
	UNDER CAB. LIGHT
	EXHAUST FAN/LIGHT COMBO
	EXHAUST FAN ONLY
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR COMBO.
	FLOOD LIGHTS
	GAS STUB OUT
	CEILING FAN/LIGHT
	2x4 FLOURESCENT LIGHT

GENERAL ELECTRICAL NOTES:	
1. ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES	
2. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND BE AUDIBLE IN ALL SLEEPING AREAS.	
3. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COINTEGRATION TYPE INSTALLED TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT.	
4. ALL RECEPTACLES INSTALLED IN BATHROOMS, UNFINISHED AND FINISHED BASEMENT AREAS, GARAGES, ABOVE KITCHEN COUNTERS, WITHIN 4' OF A SINK EDGE, AND OUTDOORS, MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.	
5. LOCATE OUTLETS IN BASEBOARDS IN DINING ROOM, FRONT ENTRY HALL, AND STUDY.	
6. PRE-WIRE FOR 2 PENDANTS OVER KITCHEN ISLAND, REFER TO PLAN	
7. BRACE FOR FAN/LIGHT IN FAMILY ROOM, MASTER BEDROOM, AND BONUS ROOM IN BASEMENT	
8. 5' CANS w/ LED BULBS THROUGHOUT	
9. WIRE BOXES FOR KITCHEN AND BUTLER'S PANTRY COUNTER OUTLETS	
10. DOORBELL CHIME AT FIRST AND SECOND FLOOR	
11. SECURITY SIREN AT FIRST AND SECOND FLOOR	
12. PRE-WIRE FOR SPEAKERS IN FAMILY ROOM, MASTER BEDROOM, KITCHEN, BREAKFAST, COVERED PATIO AND BONUS ROOM IN BASEMENT (6J SURROUND SOUND IN FRILY ROOM AND BONUS ROOM)	
13. CAT6 AND COAX COMBO DATA JACKS IN ALL BEDROOMS AND AT A/V LOCATIONS IN FAMILY ROOM AND BONUS ROOM IN BASEMENT.	
14. 240V WIRING FOR HEATERS ON COVERED PATIO	
15. SURGE PROTECTION IS REQUIRED AT THE SERVICE EQUIPMENT	
16. GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION NOW EXTENDS TO CIRCUITS UP TO 250 VOLTS IN SPECIFIC AREAS	



REVISIONS		
DATE	NO.	DESCRIPTION
06.26.21	4	REVS/ELEVS
06.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

SECOND FLOOR ELEC.	
SHEET NAME	
09.19.21	PERMIT SET
DATE	CURRENT PHASE

A1.10	LOT 01 RESIDENCE 201 MARIETTA ST. ALPHARETTA, GA 30009		PROJECT ADDRESS	SHEET



REVISIONS

DATE	NO.	DESCRIPTION
04.24.21	4	REVS/ELEVS
04.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

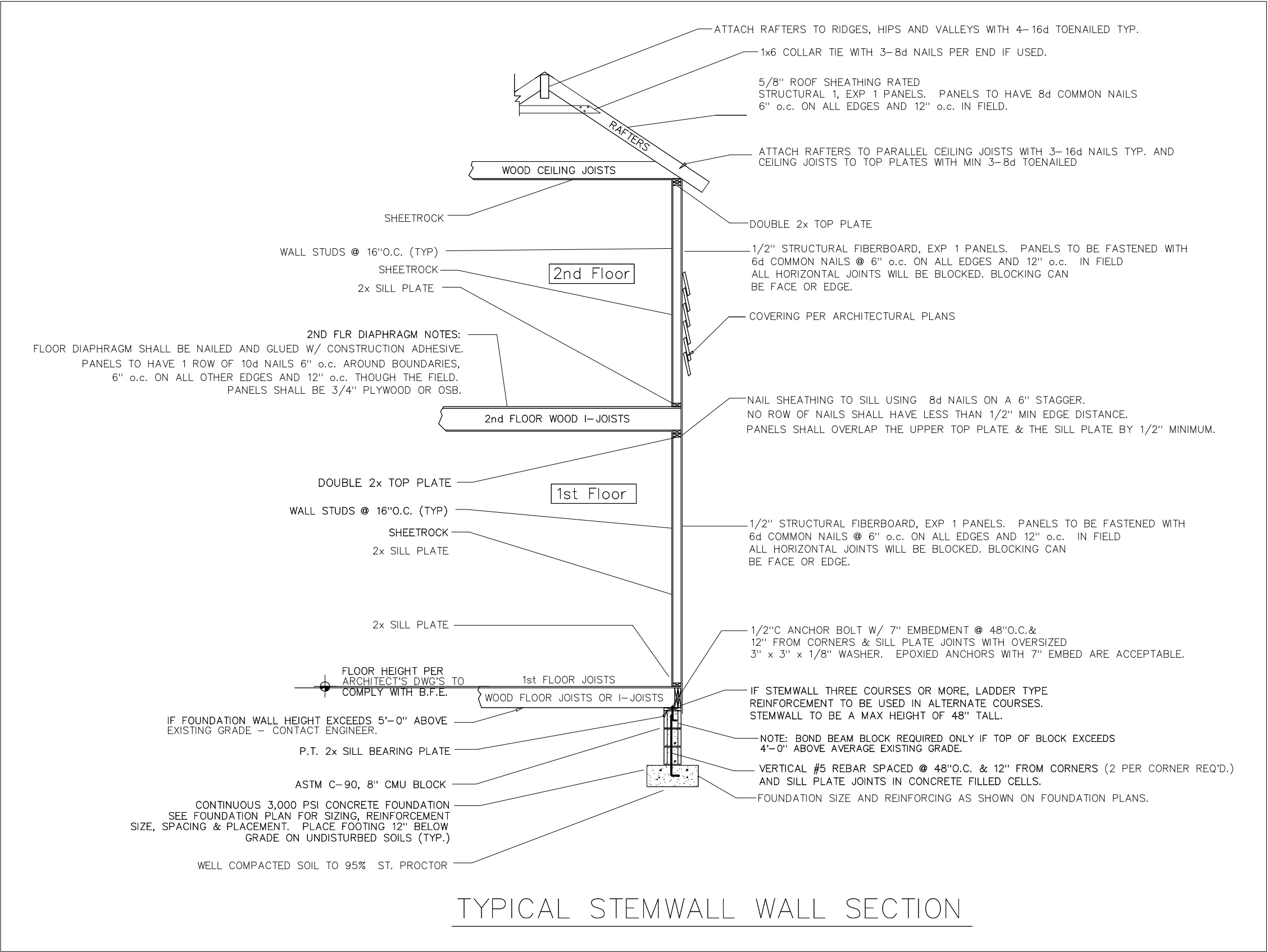
WALL SECTION	SHEET NAME	PERMIT SET	CURRENT PHASE
		09.19.21	DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.11

SHEET



RELEASED FOR CONSTRUCTION

REVISIONS

DATE	NO.	DESCRIPTION
04.24.21	4	REVS/ELEVS
04.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

STAIR/PORCH DETAILS

SHEET NAME

PERMIT SET

CURRENT PHASE

09.19.21

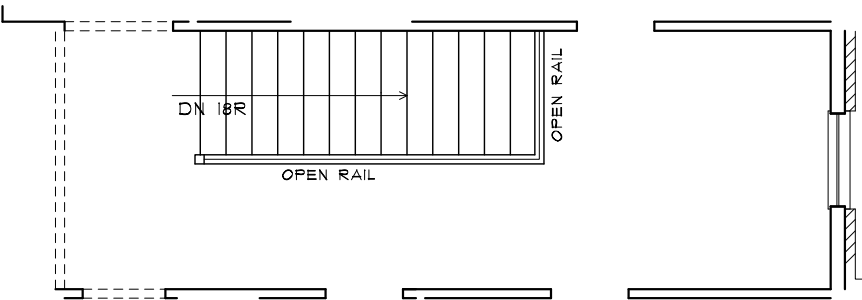
DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

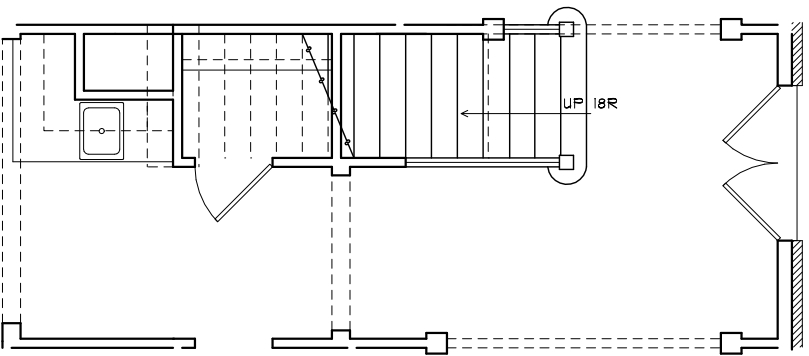
PROJECT ADDRESS

A1.12

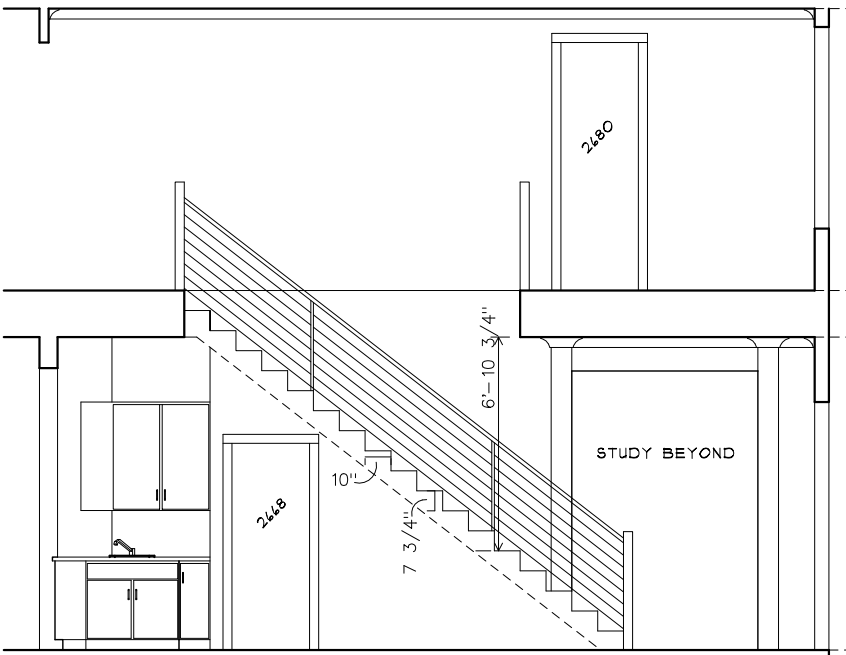
SHEET



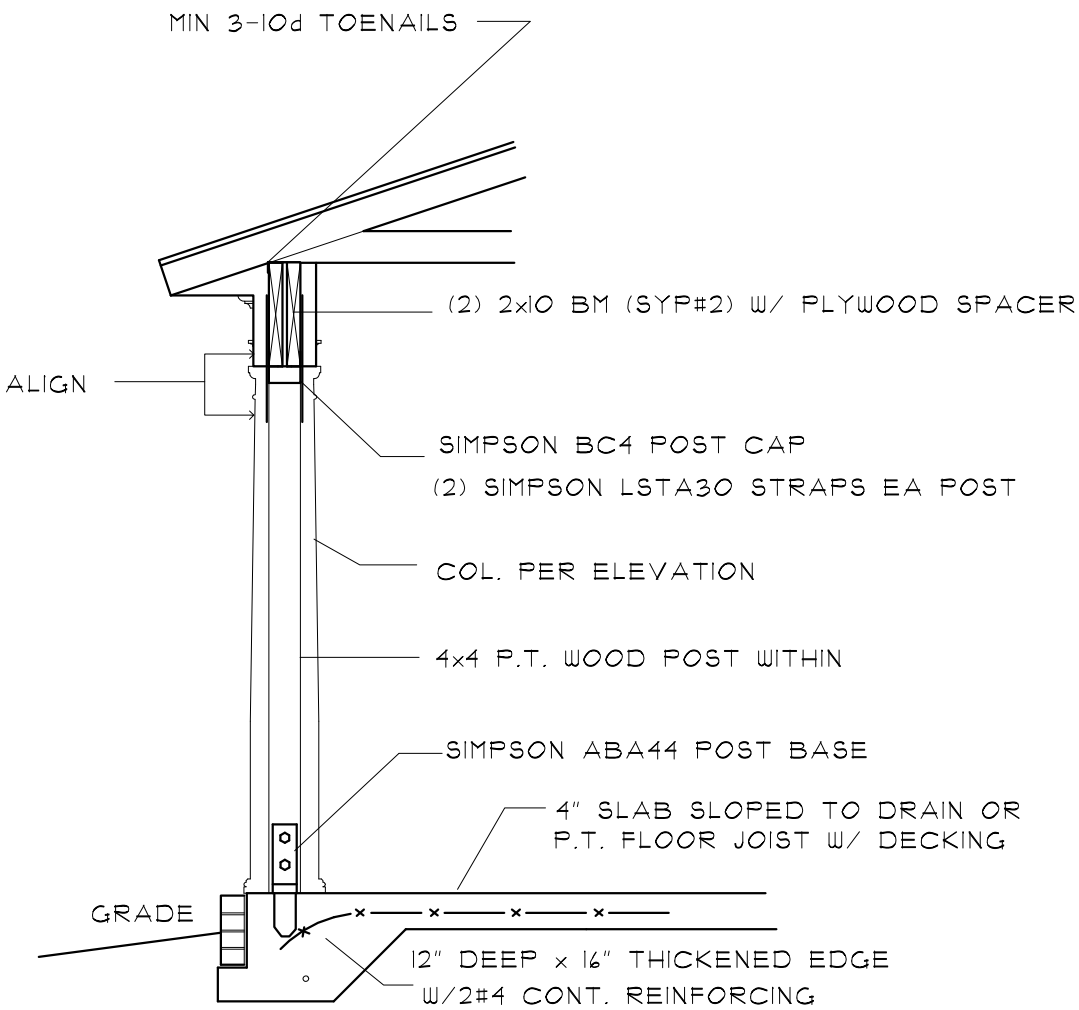
STAIR-UPPER FLOOR



STAIR-MAIN FLOOR



BAR AT STAIR



TYPICAL DECK/PORCH SECTION

TYP. STAIR DETAIL:

- TREAD DEPTH TO BE NOT LESS THAN 10" w/ NOT MORE THAN 3/8" VARIATION
- RISER HT. NO MORE THAN 7 3/4" w/ NOT MORE THAN 3/8" HT. VARIATION
- HANDRAIL TO BE CONTINUOUS AT NO LESS THAN 36" AND NO MORE THAN 42" HT.
- PICKETS TO BE SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE

REVISIONS

DATE	NO.	DESCRIPTION
04.24.21	4	REVS/ELEVS
04.27.21	5	FND
07.13.21	6	BID SET
09.19.21	7	PERMIT SET

SCALE 3/32"=1'-0"
ON 11x17 SHEET

SHEET NAME	PERMIT SET	CURRENT PHASE
09.19.21	DATE	

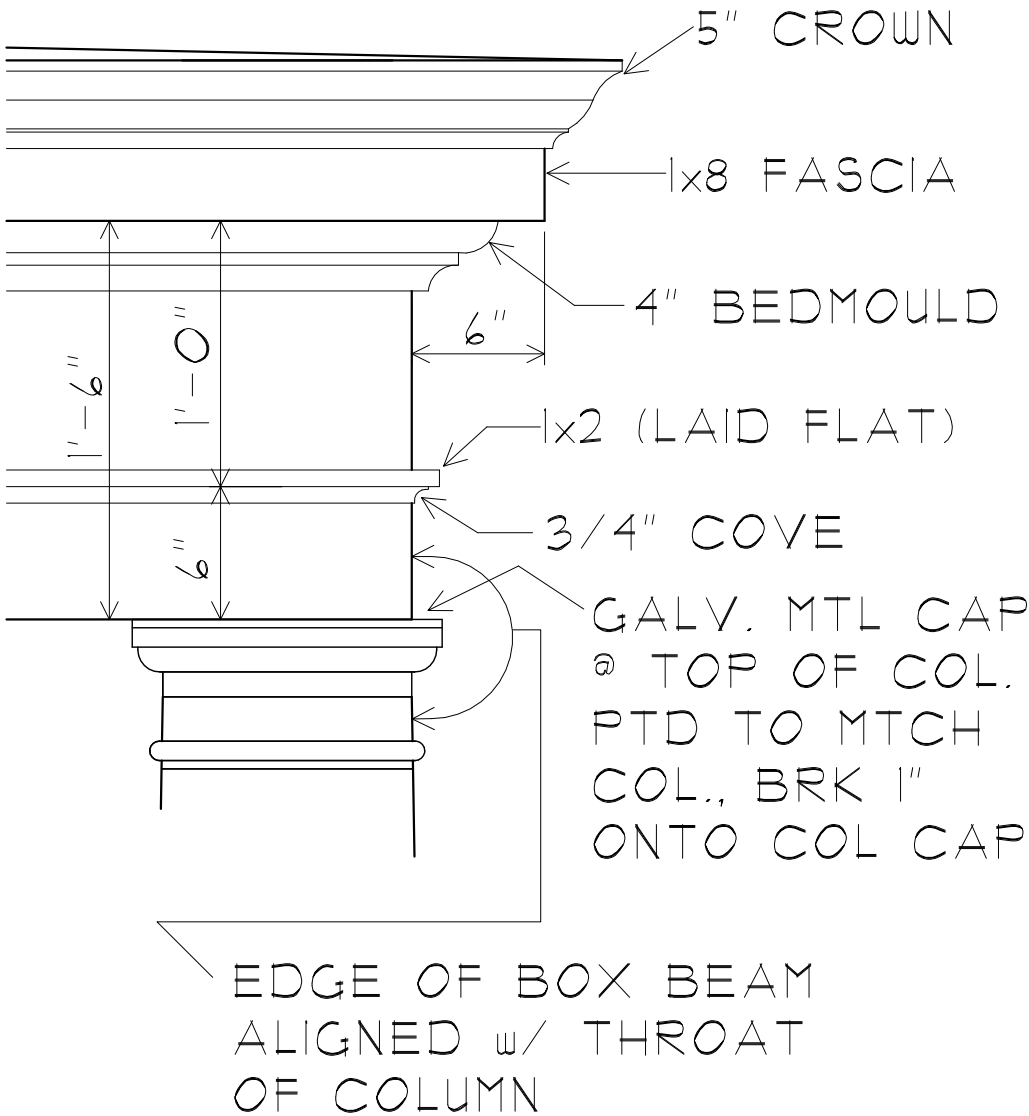
LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.13

SHEET

TYP. PORCH DETAIL



1. GENERAL

- a. Provide construction conforming to the 2018 International Residential Code (IRC) with 2020 Georgia amendments. Reference to other standards, specifications, or codes means the latest standard or code published and adopted.
- b. The structural general notes apply except where indicated otherwise on the drawings. A detail shown for one condition applies for all like similar conditions even though not specifically indicated on the drawings.
- c. Verify all existing conditions, dimensions, and elevations before starting work. Notify the Architect and Structural Engineer of Record in writing of any discrepancy.
- d. The Contractor is solely responsible for the design, adequacy, and safety of erection bracing, shoring, temporary supports, and all other means, methods, techniques, sequences, and procedures of construction.
- e. Coordinate the structural contract documents with architectural, mechanical, electrical, plumbing, civil, and all other consultants. Notify the Architect and Structural Engineer of Record in writing of any conflict and/or omission.
- f. Coordinate and verify floor and roof opening sizes and locations with architectural, mechanical, plumbing, and electrical drawings and consultants. For additional openings not shown on the structural drawings refer to the architectural drawings.
- g. Review of the submittals and/or shop drawings by the Structural Engineer of Record is only for general conformance with the contract documents and does not relieve the Contractor of the responsibility to review and check shop drawings before submittal to the Structural Engineer of Record. The Contractor must review and stamp all submittals prior to submission. The Contractor remains solely responsible for errors and omissions associated with the preparation of shop drawings as they pertain to member sizes, details, and dimensions specified in the contract documents. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record.
- h. Do not make shop drawings using reproductions of the contract documents or referencing the contract documents.
- i. Structures are designed to resist standard gravity loads, and lateral loads from wind, seismic, and earth pressure as specified by the 2018 IRC, including the following:
- | | | |
|------------------|---------|--|
| Roof Live Load: | 20 psf | (roof pitch less than 4:12) |
| Roof Live Load: | 16 psf | (roof pitch 4:12 or steeper) |
| Attic Live Load: | 20 psf | |
| Floor Live Load: | 40 psf | (all rooms except Bedrooms) |
| Floor Live Load: | 30 psf | (Bedrooms only) |
| Wind Speed: | 115 mph | (Ultimate Design Wind Speed per Figure R301.2(5)(A)) |

2. REINFORCED CONCRETE

- a. Provide reinforced concrete conforming to the following standards:
- | | |
|---------------|---|
| ACI 301-16 | Specification for Structural Concrete for Buildings |
| ACI 318-14 | Building Code Requirements for Structural Concrete |
| ACI 332-14 | Residential Code Requirements for Structural Concrete |
| ACI 302.1R-15 | Guide to Concrete Floor and Slab Construction |
| ACI 360R-10 | Guide to Design of Slabs-on-Ground |
| ACI SP66-04 | ACI Detailing Manual |
- b. Unless noted otherwise, provide normal weight concrete with 3000 PSI compressive strength at 28 days.
- c. Provide 4% to 6% entrained air by volume in concrete permanently exposed to weather.
- d. Provide concrete with a maximum water-to-cementitious materials ratio of 0.45.
- e. Fully document and submit for review the proposed materials and mix design for all concrete. The Contractor is responsible for obtaining the required design strength. All concrete test data must be available at the job site.
- f. The use of calcium chloride, chloride ions, or other salts is not permitted.
- g. Place concrete at a slump of 3" ± 1".
- h. Unless noted otherwise, provide construction or contraction joints in slabs-on-grade such that the maximum area between joints does not exceed 225 square feet with the length not exceeding twice the width.
- i. The location of construction joints requires the approval of the Structural Engineer of Record. Unless noted otherwise, thoroughly roughen (by mechanical means) and clean construction joints.
- j. Chamfer or round all exposed corners a minimum of 3/4".
- k. Detail concrete reinforcement according to the ACI Detailing Manual. Submit shop drawings for approval, showing all fabrication dimensions and locations for placing concrete reinforcing and accessories. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record.
- l. Unless noted otherwise, provide reinforcing steel conforming to ASTM A 615, Grade 60.
- m. Provide welded wire fabric (mesh) in galvanized flat sheets (rolls not permitted) conforming to ASTM A 185 and ASTM A 82. Lap welded wire fabric a minimum of 6" at each splice. Place welded wire fabric 1" below the top of slabs-on-grade.
- n. Fiber reinforcing may be substituted for welded wire fabric in slabs-on-grade only with the approval of the Architect and Structural Engineer of Record. Provide fiber reinforcing conforming to ASTM C 1116, Type III. Use only 100% virgin polypropylene fibrillated fibers with a minimum of 1.5 pounds per cubic yard of concrete unless otherwise directed by the fiber reinforcing manufacturer.
- o. Unless noted otherwise, provide 6x6 - W1.4xW1.4 welded wire fabric in 4" thick slabs on grade.
- p. Tie all reinforcing steel and embedded items securely in place prior to placing concrete. Provide sufficient supports to maintain the position of the reinforcement within specified tolerances during all construction activities. "Sticking" dowels, anchor rods, or other embedded items into wet concrete is not permitted.
- q. Provide corner bars at all corners and intersections of all footings, beams, and walls.
- r. Provide continuous reinforcement wherever possible. Splice reinforcing bars only as shown or approved. Stagger splices where possible. Lap #4 bars 24" minimum.
- s. The placement of all reinforcing steel must be reviewed by a professional engineer registered in the state of Georgia or by a representative responsible to him.
- t. Unless noted otherwise, provide the following concrete cover on all reinforcing steel:
- | | |
|--|--------|
| Concrete against earth (not formed): | 3" |
| Formed concrete exposed to earth or weather: | 1 1/2" |
| #5 bars and smaller: | 1 1/2" |
- u. Do not place pipes or ducts with a maximum dimension exceeding one-third the slab thickness within the slab unless specifically shown and detailed on the structural drawings.
- v. Do not weld or tack weld reinforcing steel unless approved or directed by the Structural Engineer of Record. Provide reinforcing steel conforming to ASTM A 706, Grade 60 where welding is approved or directed.

3. MASONRY

- a. Provide concrete masonry conforming to the following standards:
- | | |
|------------|--|
| TMS 402-16 | Building Code Requirements for Concrete Masonry Structures |
| TMS 602-16 | Specification for Masonry Structures |
- b. Load bearing masonry walls are designed in accordance with Chapters 1 and 3 of TMS 402.
- c. Brick and masonry veneer is designed in accordance with Chapter 6 of TMS 402.
- d. Provide light-weight, hollow, load bearing concrete masonry units conforming to ASTM C 90, Grade N, Type II with a compressive strength of masonry (f'm) of 1500 PSI and a net strength of 2000 PSI on the net cross-sectional area of CMU determined in accordance with ASTM C 140.
- e. Provide mortar conforming to ASTM C 270, Type M or S. Standard mortar bed joint thickness is 3/8" and must not exceed 5/8".
- f. Unless noted otherwise, provide grout for reinforced masonry conforming to ASTM C 476 with minimum compressive strength of 2500 PSI. Pea gravel concrete with a minimum compressive strength of 3000 PSI may be substituted for grout only with approval of the Structural Engineer of Record.
- g. Unless noted otherwise, lay masonry units in running bond.
- h. Provide ladder type horizontal joint reinforcing conforming to ASTM A 82. Unless noted otherwise, place 9 gage or heavier, zinc coated ladder type horizontal joint reinforcing at 16" on center. Lap horizontal joint reinforcing minimum 12". Use prefabricated L's and T's at corners and intersections.
- i. For grouted walls, the maximum height of grout lifts must not exceed 5'-0". The maximum ungrouted height of 8" or thicker CMU walls prior to grouting must not exceed 12'-0". Consolidate and reconsolidate grout in accordance with TMS 602. Walls higher than 5'-0" must have inspection holes at the base of the wall.
- j. Lap vertical masonry wall reinforcing as follows:
- | | |
|---------|-----|
| #4 Bars | 25" |
| #5 Bars | 31" |
- k. Unless noted otherwise, provide minimum (1) #4 or vertical bar, grouted full height, at each side of openings and at all corners and ends of walls, including both sides at ends of wall panels at vertical control joints.
- l. Provide masonry veneer ties with a typical spacing of 16" on center vertically and 24" on center horizontally, but in no case more than 24" on center vertically and 32" on center horizontally, with a maximum wall area per tie not to exceed 2.67 square feet.

4. STRUCTURAL LUMBER

- a. Provide Structural lumber conforming to the following standards:
- | | |
|-------|--|
| AF&PA | National Design Specification (NDS) for Wood Construction with 2015 Supplement |
|-------|--|
- b. Provide framing materials (rafters, joists, wood I joists, LVL beams, TrimJoist trusses, etc.) as indicated on the approved framing plans, or as specified in general notes 4.q through 4.s).
- c. Unless noted otherwise, provide #2 Grade Southern Yellow Pine or equivalent for dimensional framing lumber. Unless noted otherwise, provide #3 SPF or #3 Hem-Fir, or standard grade or stud grade, or equivalent for stud lumber and other miscellaneous framing/blocking.
- d. All framing and blocking material below grade, or in direct contact with masonry or concrete shall be pressure treated for ground contact.
- e. Provide American Plywood Association (APA) rated sheathing with an exposure classification of exposure 1, unless noted otherwise. Provide 15/32" sheathing for walls, 19/32" for roofs. Store structural sheathing in accordance with the manufacturer's recommendations.
- f. Fasten wall and roof sheathing 6" on center at panel edges, 12" on center at intermediate supports. Provide 8d nails for wall sheathing, 10d nails for roof sheathing. For wall sheathing, provide solid blocking between studs behind all horizontal panel joints and fasten both panels to blocking with 8d nails 6" on center.
- g. Anchor sill plates to foundation for all exterior walls and any interior shear walls as indicated on structural plans, with 1/2"x9 epoxy anchors or cast-in-place anchors with 3 1/2" minimum embedment for epoxy anchors and 7" minimum embedment for cast-in-place anchors, with standard nut and washer. Provide at least two (2) anchors for each section of sill plate, with first anchors within 12" but not less than 4" from end or corner of sill plate. Maximum spacing for anchors between shall not exceed 48", except where closer spacing is indicated on structural plans.
- h. All wood fastenings must conform to Part 10 of the National Design Specification.
- i. Fastenings not indicated on plans and details must be in accordance with Table R602.3(1) Fastener Schedule for Structural Members of the 2018 International Residential Code.
- j. Unless noted otherwise, toe nailing and end nailing are acceptable for bearing type connections. Provide metal connectors for all other connections.
- k. Provide common wire nails unless noted otherwise on the drawings or recommended otherwise by the framing connector manufacturer.
- l. Provide fasteners and metal framing hardware with a corrosion resistant metal or with a minimum G90 galvanized finish. For metal in contact with pressure treated lumber provide stainless steel or G185 galvanized finish.
- m. Provide solid wood blocking behind all horizontal panel joints of exterior wall sheathing. Fasten both panels to blocking with 8d nails 6" on center at all horizontal joints.
- n. Provide reinforcement (wood or steel side pieces) for any member cut for the installation of plumbing or wiring such that the member is of equal strength to the member prior to cutting.
- o. Provide rafters and outriggers cut to have horizontal contact for the full width of the supporting member.
- p. Install all hurricane clips and other metal connectors in strict compliance with Manufacturer's recommendations.
- q. Unless noted otherwise, frame stud walls with single sill plate and double top plate, with stud size and spacing not to exceed:
- | | |
|--|------------------------------------|
| a.o. Upper Floor: | 2x4 @ 16" |
| a.b. Main Floor: | 2x4 @ 16" |
| a.c. Basement Level: | 2x6 @ 16" (Load bearing walls) |
| a.d. Basement Level: | 2x4 @ 16" (Non-load bearing walls) |
| a.e. All stud framing to be #3 SPF, #3 Hem-Fir or equivalent, or better. | |
| a.f. Provide 2x6 @ 16" for all walls with studs taller than 10'-0" | |
- r. Unless noted otherwise, frame ceiling joists with maximum spans as follows (reference Table R802.5.1(2)):
- | | |
|-----------------------|---------|
| r.a. 2x6 @ 16" #2 SPF | 12'-10" |
| r.b. 2x6 @ 12" #2 SPF | 14'-9" |
| r.c. 2x8 @ 16" #2 SPF | 16'-3" |
| r.d. 2x8 @ 12" #2 SPF | 18'-9" |
- s. Unless noted otherwise, frame rafters with maximum horizontal spans as follows (reference Table R802.4.1(2)):
- | | |
|-----------------------|--------|
| s.a. 2x6 @ 16" #2 SPF | 13'-5" |
| s.b. 2x6 @ 12" #2 SPF | 14'-9" |
| s.c. 2x8 @ 16" #2 SPF | 17'-9" |
| s.d. 2x8 @ 12" #2 SPF | 19'-6" |
- t. Minimum design properties for LVL (Laminated Veneer Lumber) beams:
- | | | | |
|-------------------------------|----------------|---|----------|
| t.a. Modulus of Elasticity | E | = | 2000 ksi |
| t.b. Allowable Bending Stress | F _b | = | 2850 psi |

5. PRE-ENGINEERED WOOD TRUSSES

- a. Pre-Fabricated Wood Floor Joists (Trusses):
- J-16 (TrimJoist) for 1st floor: Provide J-16 TrimJoist, open web trimmable wood floor trusses, as manufactured by TrimJoist Corporation of Columbus, Mississippi.
- b. Transport, handle, store and install TrimJoist trusses in strict compliance with all Manufacturer's instructions and recommendations. Substitutions for the TrimJoist floor framing for the 1st floor are not permitted.
- c. J-18 TrimJoist may be substituted with all instructions and details as for J-16 trusses.
- d. Pre-Engineered Wood Roof or Floor Trusses:
- Provide wood trusses connected with light gage metal plates designed and fabricated in accordance with the following standards:
- | | |
|------------|--|
| TPI 1-2014 | National Design Standard for Metal-plate-connected Wood Truss Construction |
| TPI | Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing, Restraining and Bracing of Metal Plate Connected Wood Trusses. |
- e. The maximum allowable duration factor for short term loading is 1.25.
- f. Truss Design Loads:
- | Roof Trusses: | Floor Trusses: |
|--------------------------|-------------------------|
| Top Chord LL = 20 PSF | Top Chord LL = 40 PSF |
| Top Chord DL = 15 PSF | Top Chord DL = 5 PSF |
| Mechanical LL = 10 PSF | Bottom Chord DL = 5 PSF |
| Bottom Chord DL = 10 PSF | |
| Total Load = 55 PSF | Total Load = 50 PSF |
- g. Design Trusses to accommodate the loads indicated above with the following deflection criteria:
- | | |
|-----------------------|-------|
| Total Load Deflection | L/240 |
| Live Load Deflection | L/360 |
- h. Design trusses for wind and seismic loads (in addition to the loads indicated above) acting in the plane of the truss (calculated per sections 1609 and 1613 of the 2018 International Building Code) and/or any axial forces specified on the drawings.
- i. Handle, install, and brace plate connected wood trusses in accordance with Building Component Safety Information (BCSI) Guide and Summary Sheets 81, 82, 83, and 84.
- j. Provide 'X' or 'V' bridging at 8'-0" on center for all floor trusses and roof trusses. Provide 2x4 bridging material on roof trusses, and provide 1x4 bridging material on floor trusses.
- k. Coordinate the location of roof mechanical units, access doors, and duct runs with individual truss geometry. Design trusses for the weight of mechanical units in addition to the loads indicated above.
- l. Where truss member sizes specifically indicated on plans, sections, or details exceed the size required by analysis, provide the larger member indicated in the contract documents.
- m. Submit shop drawings for each truss indicating the design loads and spacing sealed by a professional engineer registered in the state of Georgia. Provide a layout plan indicating the location of each truss and all bridging. The layout plan must conform to the layout indicated on the structural contract documents. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record.

6. FOUNDATIONS

- a. The design of foundations and slabs-on-grade is based on the following presumptive design criteria:
- | | |
|---|------------|
| Allowable Soil Bearing Pressure: | 2000 PSF |
| Equivalent Lateral Fluid Pressure - Active Case: | 40 PSF/FT |
| Equivalent Lateral Fluid Pressure - At-Rest Case: | 60 PSF/FT |
| Equivalent Lateral Fluid Pressure - Passive Case: | 303 PSF/FT |
| Coefficient of Sliding Friction: | 0.40 |
| Soil Density: | 110 PCF |
- After excavation, if the condition of the soils is not consistent with these values, notify the Architect and Structural Engineer of Record so that the foundations may be redesigned if necessary.
- b. The Geotechnical Engineer must verify the condition and/or adequacy of all subgrades, fills, and backfills prior to the placement of foundations, footings, slabs, walls, etc.
- c. If any interference appears between existing foundations and the specified design, notify the Architect and Structural Engineer so that the foundations may be redesigned as required.
- d. Coordinate top of footing elevations with the requirements of other trades (plumbing, electrical, etc.).
- e. Place all slabs and wall footings monolithically with adjacent footings at the same elevation.
- f. All footings must bear on original undisturbed soil where possible. Bottom of exterior footings must be at least 12" below lowest adjacent finished grade.
- g. Remove all organic soils and replace with clean structural fill at the direction of the Geotechnical Engineer. Place fill soils in 6" maximum (loose) lifts at moisture contents as prescribed by the Geotechnical Engineer. Compact the upper 12" of subgrade soils within the building footprint to 98% of Standard Proctor Density (ASTM D698), and compact all other fill within 10'-0" of the building limit to 95% Standard Proctor Density. Field density tests must be made as prescribed by the geotechnical engineer to verify adequate compaction and design bearing pressure.
- h. Sides of foundations must be formed unless conditions permit earth forming. Foundations placed against the earth require the following precautions: slope sides of excavations as approved by the Geotechnical Engineer and clean up sloughing before and during concrete placement.
- i. Where footing steps are necessary, slope no steeper than one vertical to two horizontal.
- j. Provide 4" concrete slabs on grade as follows: 4" concrete slab with 6x6 - W1.4x W1.4 welded wire fabric 1" below top of slab, over a 6 mil polyethylene moisture vapor barrier, over 4" of gravel or compacted soil. Lap adjacent panels of WWF 6" minimum. Lap adjacent panels of vapor barrier 6" minimum.
- k. Footing requirements for spread footings for interior concentrated loads only:
- | Size | Reinforcing | Maximum Concentrated Load |
|---------------------|---------------------------|---------------------------|
| 24"x 24"x 10" thick | 2 #4 each way bottom bars | 8,000 lb (8.0 kips) |
| 30"x 30"x 10" thick | 3 #4 each way bottom bars | 12,500 lb (12.5 kips) |
| 36"x 36"x 12" thick | 4 #4 each way bottom bars | 18,000 lb (18.0 kips) |
| 42"x 42"x 12" thick | 5 #4 each way bottom bars | 24,500 lb (24.5 kips) |
| 48"x 48"x 15" thick | 7 #4 each way bottom bars | 32,000 lb (32.0 kips) |

RELEASED FOR CONSTRUCTION

Revisions 09.07.2021	
#	Date

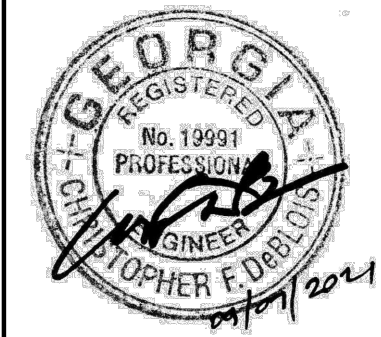
201 MARIETTA STREET

A New Single Family Residence at

201 MARIETTA STREET, ALPHARETTA, GEORGIA 30009



CFD STRUCTURAL ENGINEERING
PO BOX 76729
ROSWELL, GA 30076-9698
770.713.2181 cell
cfdse@cfdsstructural.com



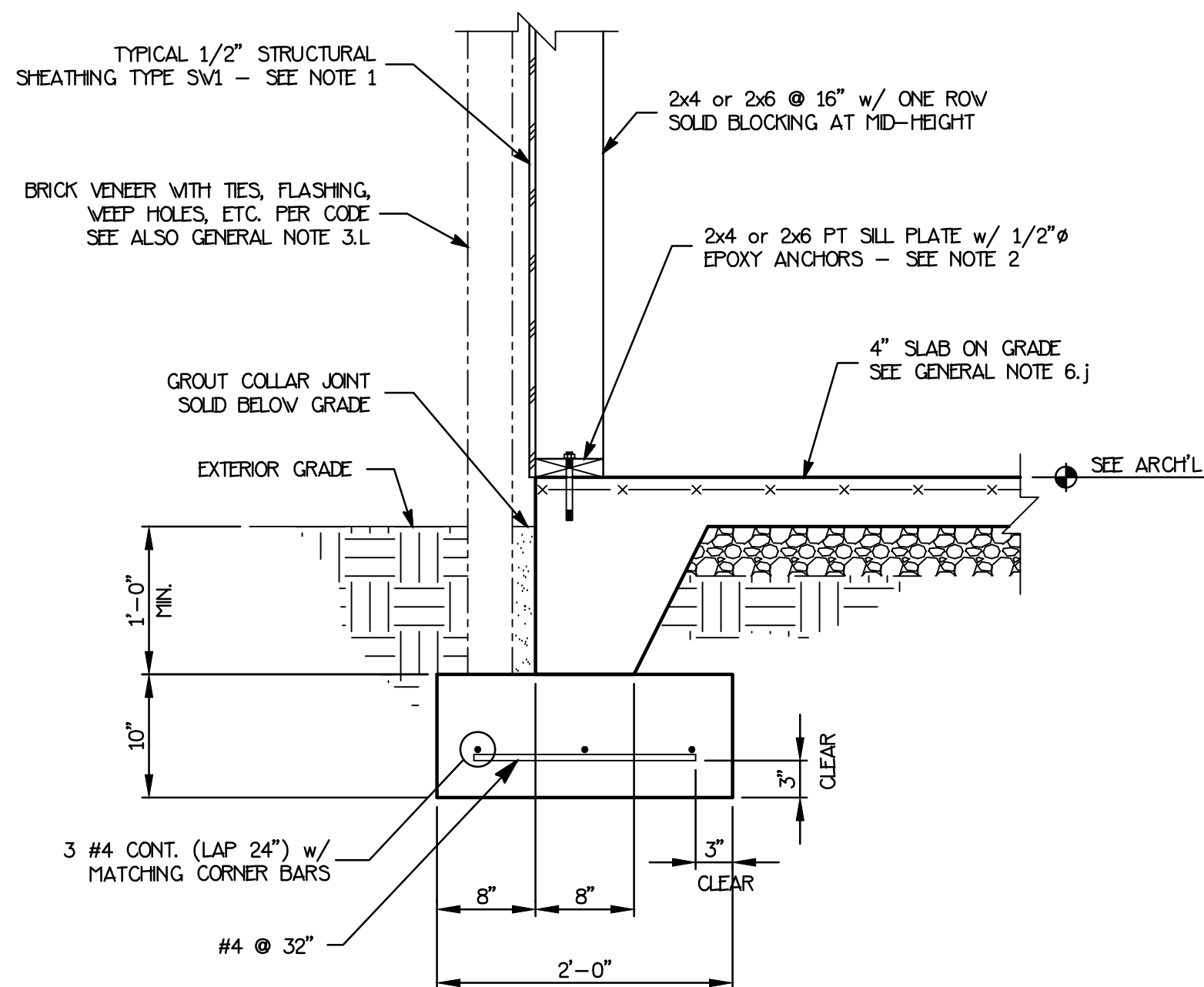
USE OF THIS DRAWING:
This drawing is the exclusive property of the structural engineer, CFD Structural Engineering, LLC. Copyright 2021. It is not to be copied or reproduced in whole or in part without written permission. It is to be used only for the project and location specifically identified on this drawing, and may not be used for any other project at any other site location without written permission of CFD Structural Engineering, LLC.
Copyright CFD Structural Engineering, LLC 2021.

SCALE OF DRAWING:
Scale(s) as stated on this drawing are valid on the original drawing only. The dimensions of which are 24"x 36". Do not scale drawings - use dimensions only.

Date	09.07.2021
Scale	N/A
Drawn	CFD
Checked	CFD
Project #	21089

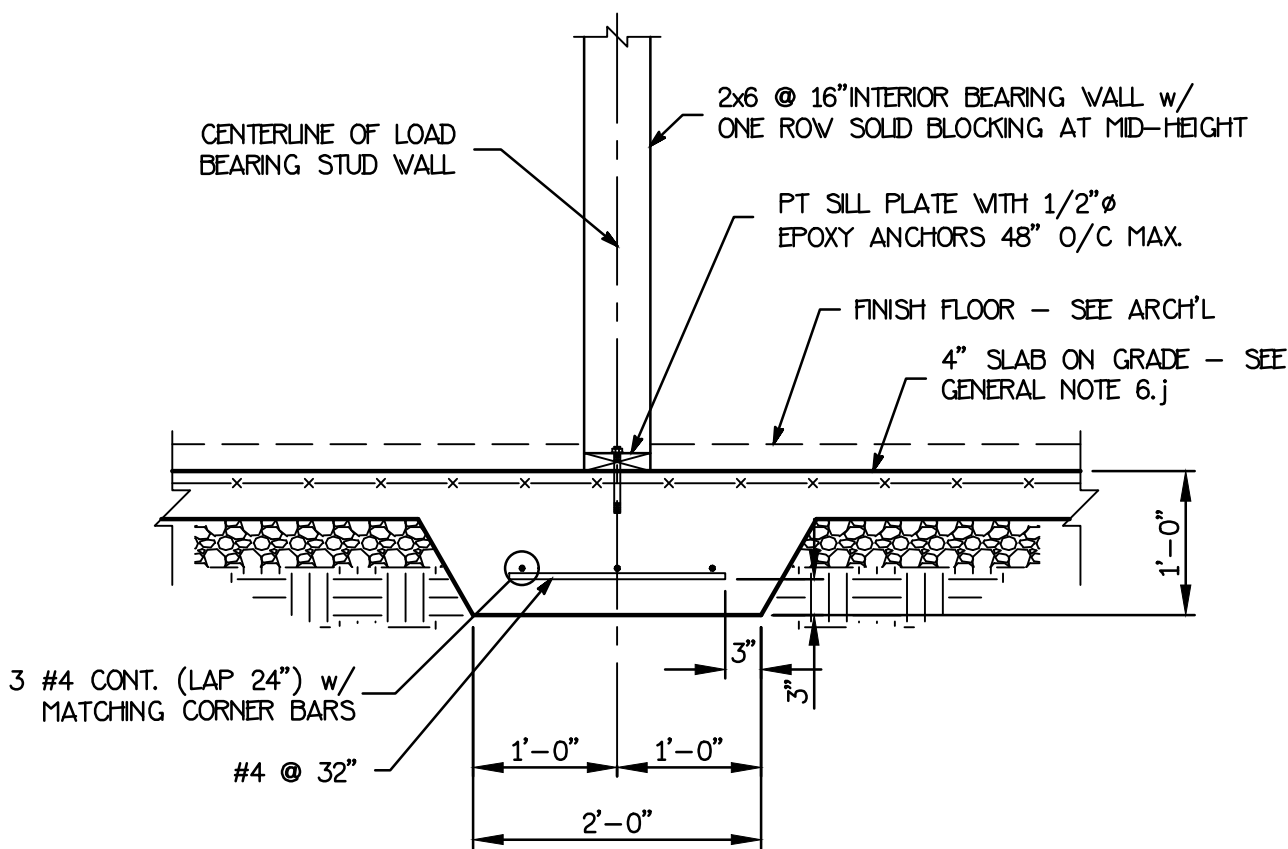
STRUCTURAL NOTES
and
FOUNDATION DETAILS

S1.0

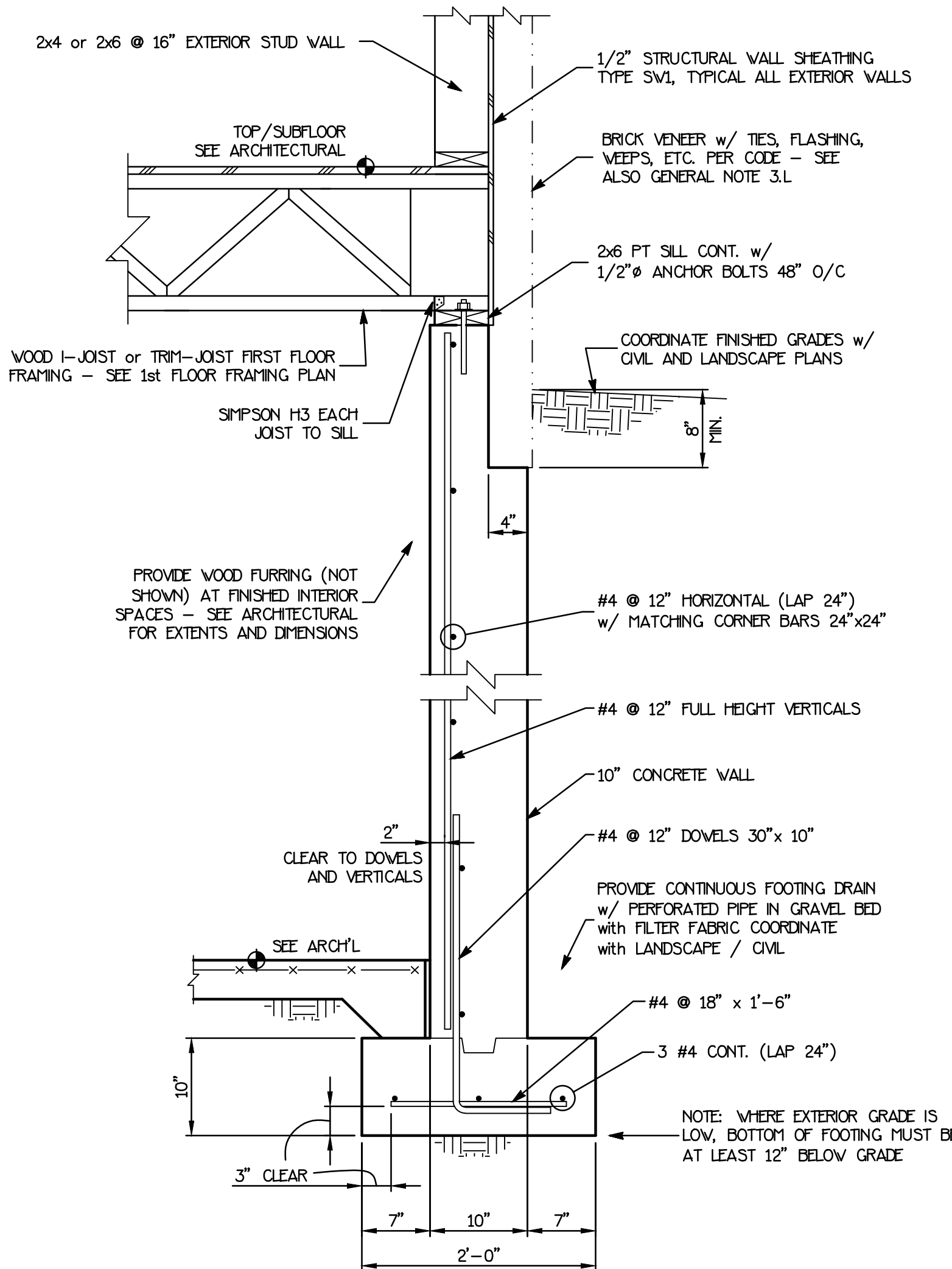


SECTION TYPICAL EXTERIOR WALL AT TURN DOWN SLAB & FOOTING
1" = 1'-0" **1**
S1.1

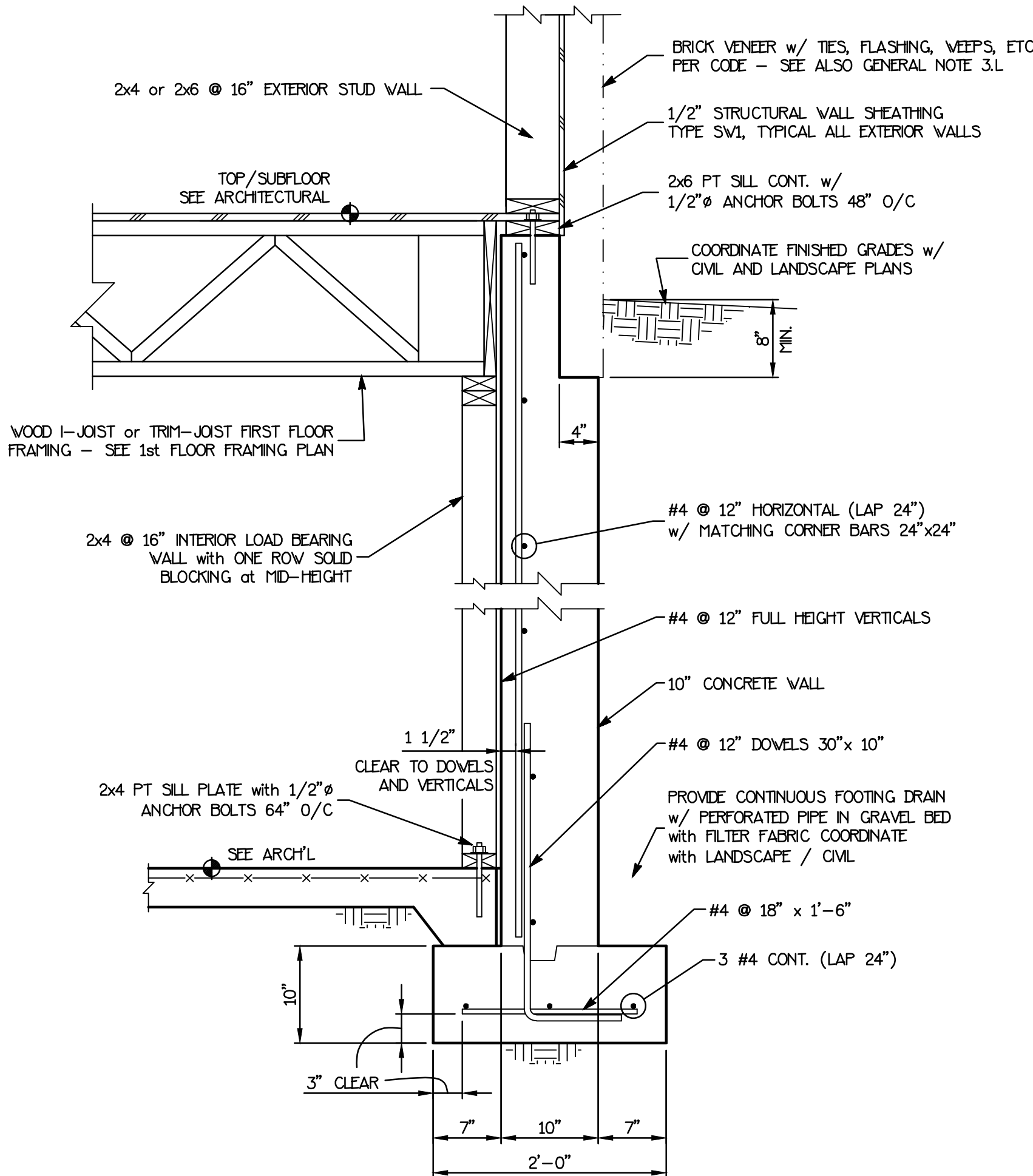
- NOTES:
1. TYPICAL EXTERIOR WALL STRUCTURAL SHEATHING TYPE SV1: 1/2" APA RATED SHEATHING, EXPOSURE 1 w/ 8d NAILS 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING BETWEEN STUDS BEHIND ALL HORIZONTAL JOINTS IN SHEATHING AND FASTEN BOTH PANELS TO BLOCKING w/ 8d NAILS 6" O/C.
 2. TYPICAL ANCHOR BOLTS FOR EXTERIOR SILL PLATES: 1/2" Ø EPOXY ANCHORS, 3 1/2" MINIMUM EMBEDMENT AT BOTH SIDES OF CORNERS (WITHIN FIRST 12" FROM CORNER), AT ENDS OF WALLS, AND 48" O/C MAXIMUM BETWEEN.



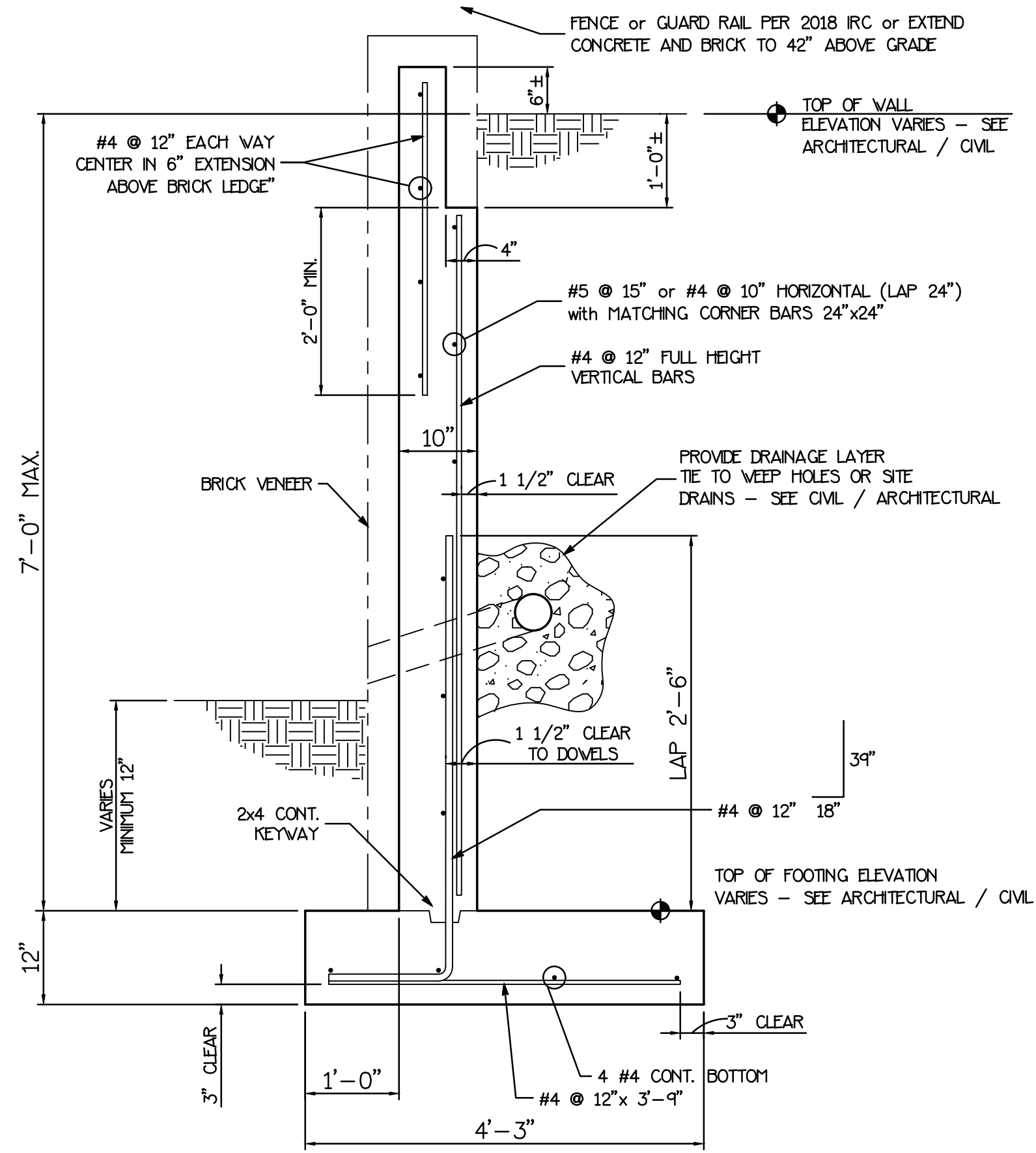
SECTION TYPICAL 24" GRADE BEAM AT INTERIOR LOAD BEARING WALL
3/4" = 1'-0" **2**
S1.1



SECTION TYPICAL 10" FULL HEIGHT BASEMENT WALL
1" = 1'-0" **3**
S1.1



SECTION 10" FULL HEIGHT BASEMENT WALL AT GRADE
1" = 1'-0" **4**
S3.1

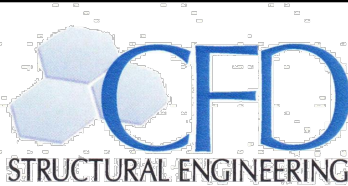


SECTION CONCRETE RETAINING WALL. USE FOR WALLS UP TO 7' TALL. NOT TO SCALE **5**
S1.1

RELEASED FOR CONSTRUCTION

#	Date

201 MARIETTA STREET
A New Single Family Residence at
201 MARIETTA STREET, ALPHARETTA, GEORGIA 30009



CFD STRUCTURAL ENGINEERING
PO BOX 767229
ROSWELL, GA 30076-9928
770.713.1811 ext
cfm.daniel@cfdsstructural.com



USE OF THIS DRAWING:
This drawing is the exclusive property of the structural engineer, CFD Structural Engineering, LLC, copyright 2021. It is not to be copied or reproduced in whole or in part without written permission. It is to be used only for the project and location specifically identified on this drawing, and may not be used on any other project or at any other site location without written permission of CFD Structural Engineering, LLC.
Copyright CFD Structural Engineering, LLC 2021.

SCALE OF DRAWING:
Scale(s) as stated on this drawing are valid on the original drawing only. The dimensions of which are 24" x 36". Do not scale drawings - use dimensions only.

Date	09.07.2021
Scale	As Noted
Drawn	CFD
Checked	CFD
Project #	21089

TYPICAL FOUNDATION DETAILS

S1.1

CUSTOM RESIDENCE

PROJECT DATA

- PROJECT ADDRESS: 201 MARIETTA ST. ALPHARETTA, GA 30009
- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

COPYRIGHT 2021, 3ELKSDESIGN LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSIONS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE. ALL STRUCTURAL ASPECTS OF THE HOME ARE THE BUILDING CONRACTORS RESPONSIBILITY. ALL STRUCTURAL MEMBERS SHOULD MEET OR EXCEED ALL APPLICABLE BUILDING CODES. 3ELKS DESIGN LLC ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ERRORS

CONTACT

SCOTT AUER- c. 770.352.4577

SQUARE FOOTAGE

1st FLOOR HTD. 2350 SF
2nd FLOOR HTD. 2130 SF

TOTAL HEATED 4480 SF
TERRACE HTD. 1410 SF

GARAGE 825 SF
TERRACE UNHTD. 940 SF
PORCHES/DECKS 410 SF

TOTAL UNHEATED 2375 SF

SHEET INDEX

- A1.0 COVER
- A1.1 FIRST FLOOR
- A1.2 SECOND FLOOR
- A1.3 CRAWL FOUNDATION
- A1.4 ROOF PLAN
- A1.5 FRONT ELEVATION
- A1.6 LEFT ELEVATION
- A1.7 REAR ELEVATION
- A1.8 RIGHT ELEVATION
- A1.9 ELEC. FIRST FLOOR
- A1.10 ELEC. SECOND FLOOR
- A1.11 WALL SECTION
- A1.12 STAIR/PORCH DETAILS
- A1.13 MISC. DETAILS

DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90MPH
SEISMIC DESIGN CATAGORY: B
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS
NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
A.I.S.C. MANUAL OF STEEL CONSTRUCTION
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES



STREET ELEVATION

GENERAL NOTES

1. ALL EXTERIOR FINISH MATERIALS SHALL BE PER OWNER SPECIFICATIONS AND COMPLY w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS.
2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR.
ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED.
WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED
3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE.
4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS.
5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2011 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS.

6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS.
7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2011 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES.
8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELECTRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED.
9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE.
10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 311. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.



3ELKS
DESIGN

REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

COVER SHEET

SHEET NAME

PERMIT SET

CURRENT PHASE

11.06.21

DATE

BRADY RESIDENCE

LOT 02

201 MARIETTA ST.

ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.0

SHEET

RELEASED FOR CONSTRUCTION

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

FIRST FLOOR PLAN

SHEET NAME

PERMIT SET

CURRENT PHASE

DATE

BRADY RESIDENCE

LOT 02

201 MARETTA ST.

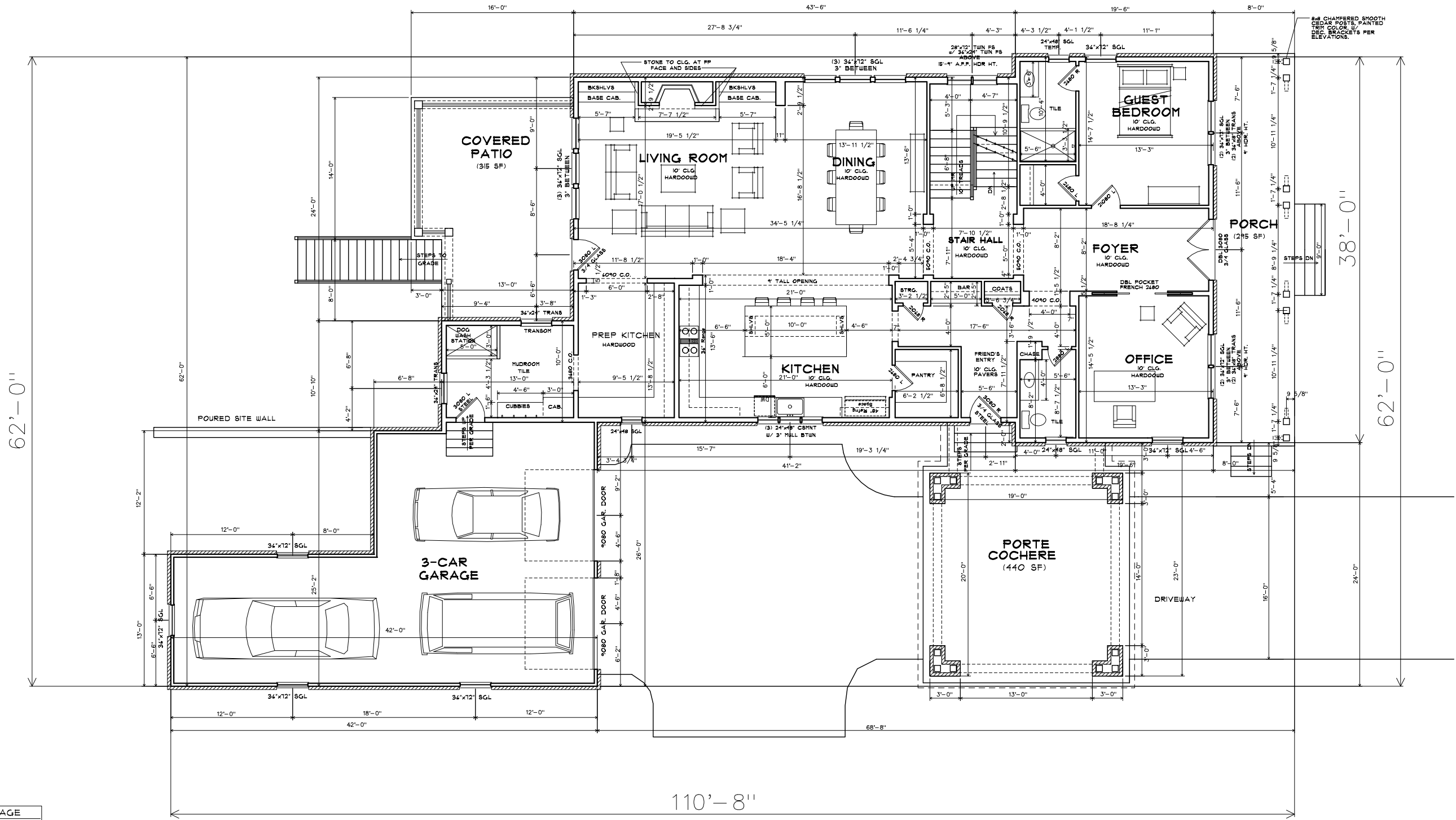
ALPHARETTA, GA 30009

PROJECT ADDRESS

A.I.

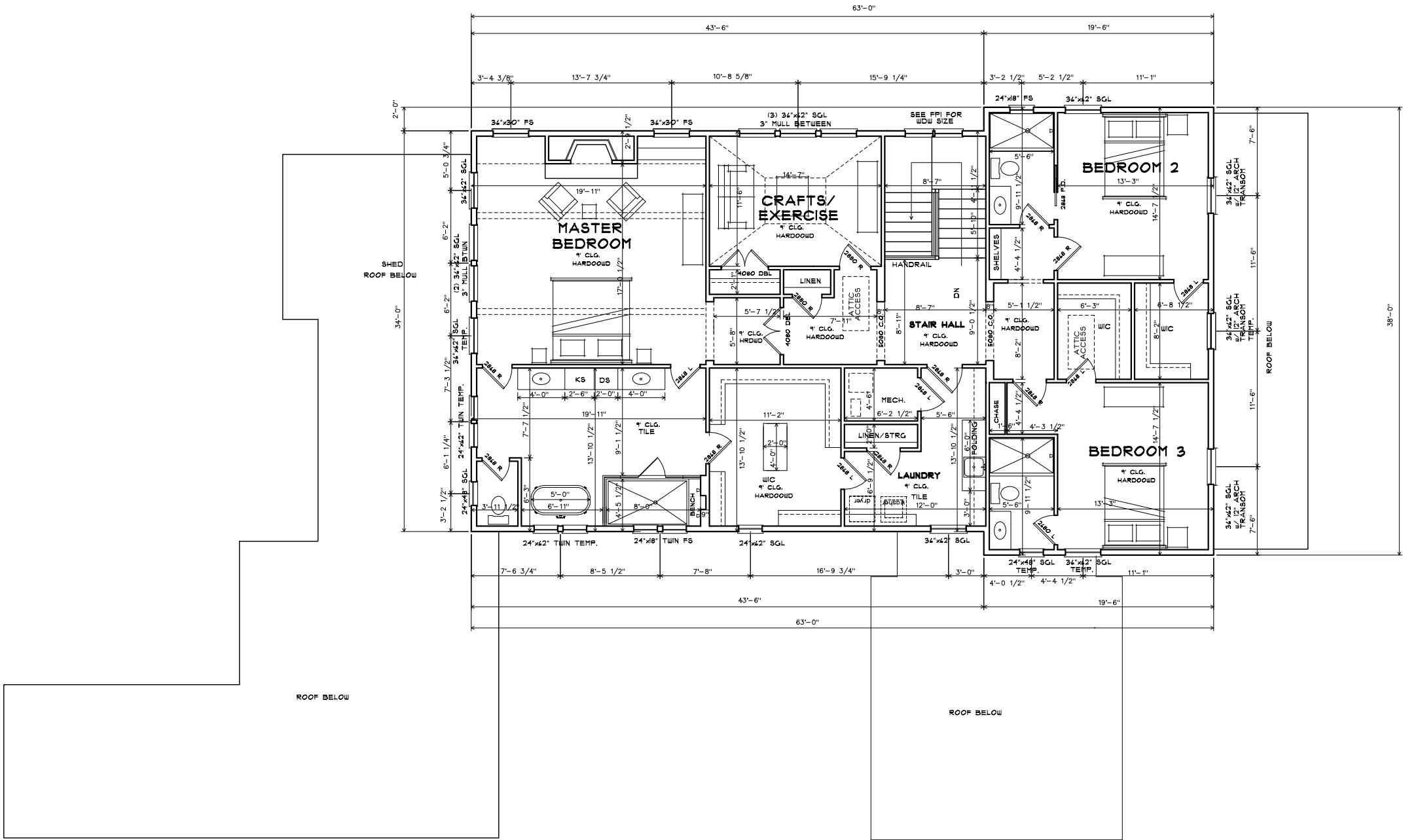
SHEET

SQUARE FOOTAGE	
FLOOR 1 -	2350 SF
FLOOR 2 -	2130 SF
TOTAL HTD-	4480 SF
TERRACE HTD-	1410 SF
GARAGE-	825 SF
TRRC UNHTD-	940 SF
PORCH/DECKS-	410 SF
TOTAL UNHTD.-	2315 SF



RELEASED FOR CONSTRUCTION

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



3ELKS
DESIGN

REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

SECOND FLOOR PLAN

SHEET NAME

PERMIT SET

CURRENT PHASE

DATE

BRADY RESIDENCE

LOT 02

201 MARETTA ST.

ALPHARETTA, GA 30009

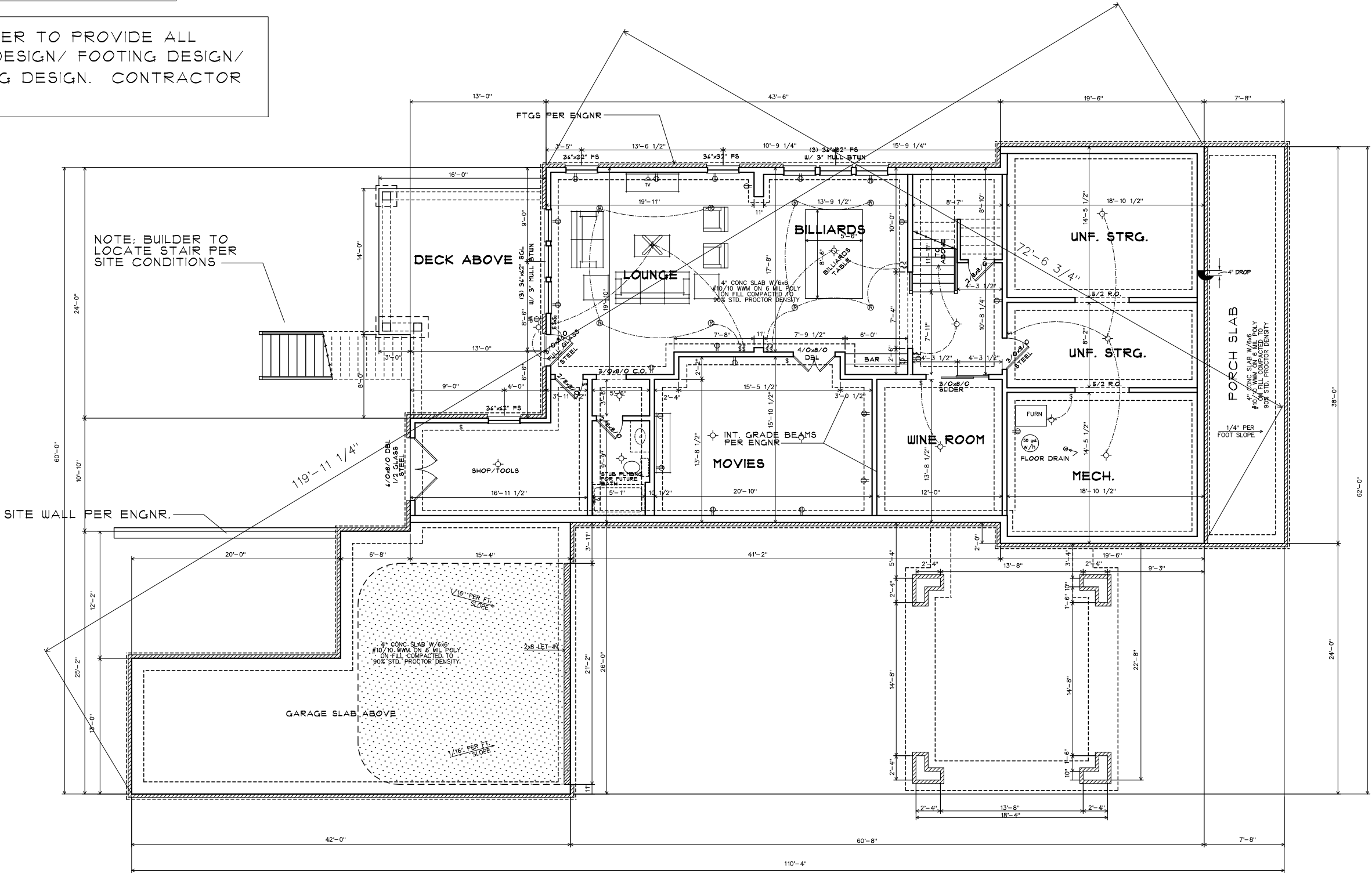
PROJECT ADDRESS

A1.2

SHEET

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES

NOTE: ENGINEER TO PROVIDE ALL CONC. WALL DESIGN/ FOOTING DESIGN/ WOOD FRAMING DESIGN. CONTRACTOR TO VERIFY.



REVISIONS		
DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

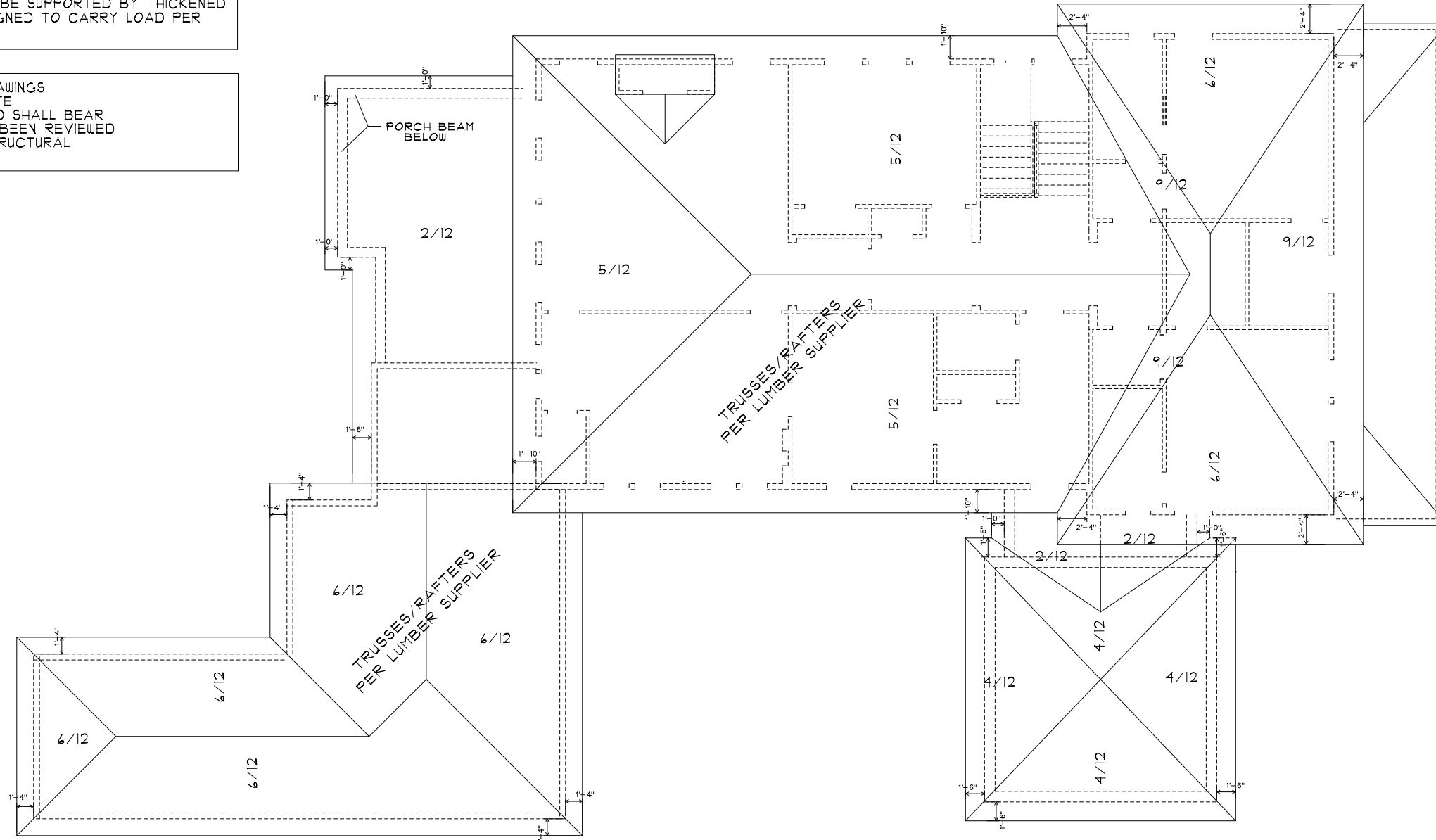
TERRACE FLOOR PLAN		
SHEET NAME		
11.06.21	PERMIT SET	
DATE	CURRENT PHASE	

BRADY RESIDENCE LOT 02 201 MARETTA ST. ALPHARETTA, GA 30009	PROJECT ADDRESS	

A1.3	SHEET
------	-------

NOTE: RAFTERS, ROOF TRUSSES AND BRACING TO BEAR ON LOAD-BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD PER ENGINEER SPECIFICATIONS

ALL PREENGINEERED TRUSS SHOP DRAWINGS
SHALL BE AVAILABLE ON THE JOB SITE
DURING THE TIMES OF INSPECTION AND SHALL BEAR
CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED
AND APPROVED BY THE PROJECT STRUCTURAL
ENGINEER-OF-RECORD



RELEASED FOR CONSTRUCTION



REVISIONS

DATE	NO.	DESCRIPTION
3.27.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

A1.4	BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	ROOF PLAN	
		SHEET NAME	
		11.06.21	PERMIT SET
SHEET	PROJECT ADDRESS	DATE	CURRENT PHASE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



FRONT ELEVATION



REVISIONS		
DATE	NO.	DESCRIPTION
3.27.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 1/8"=1'-0"
ON 11x17 SHEET

FRONT ELEVATION	SHEET NAME	PERMIT SET	CURRENT PHASE
		11.06.21	DATE

BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	PROJECT ADDRESS
---	-----------------

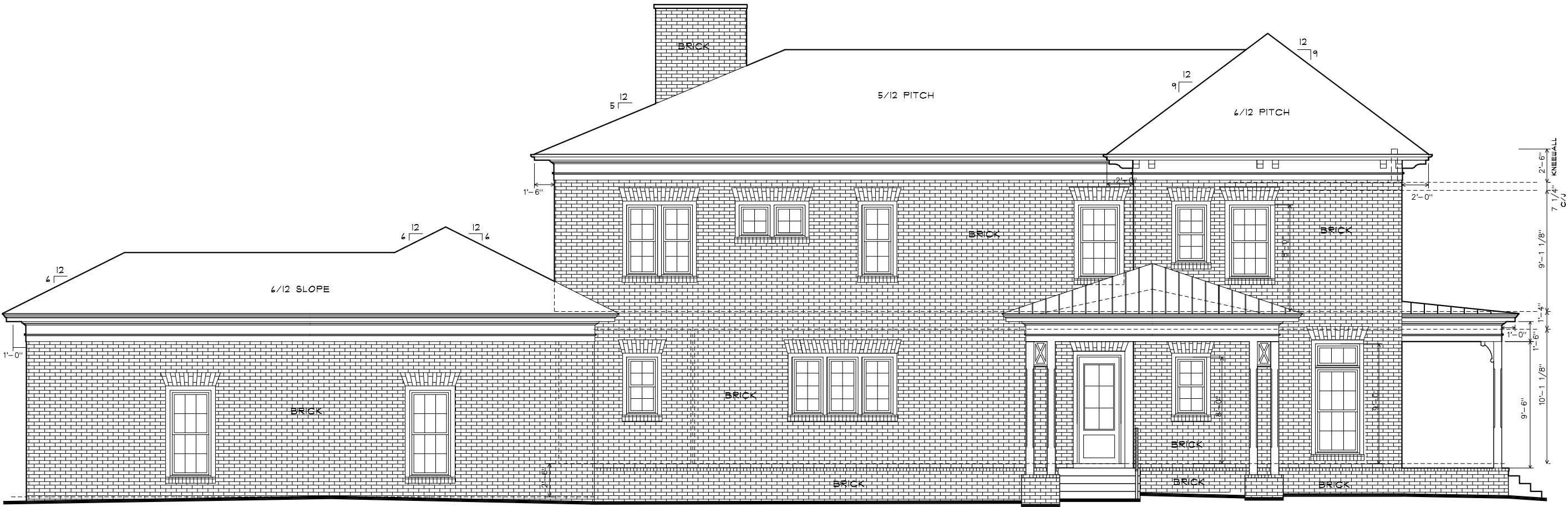
A1.5	SHEET
------	-------

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS		
DATE	NO.	DESCRIPTION
3.27.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 1/8"=1'-0"
ON 11x17 SHEET



LEFT ELEVATION

A1.6	BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	LEFT ELEVATION	
		SHEET NAME	
		11.06.21	PERMIT SET
SHEET	PROJECT ADDRESS	DATE	CURRENT PHASE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS		
DATE	NO.	DESCRIPTION
3.27.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 1/8"=1'-0"
ON 11x17 SHEET



REAR ELEVATION

REAR ELEVATION	SHEET NAME		PERMIT SET	CURRENT PHASE
BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	11.06.21	DATE	PROJECT ADDRESS	
A1.7	SHEET		RELEASED FOR CONSTRUCTION	

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



REVISIONS		
DATE	NO.	DESCRIPTION
3.27.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 1/8"=1'-0"
ON 11x17 SHEET

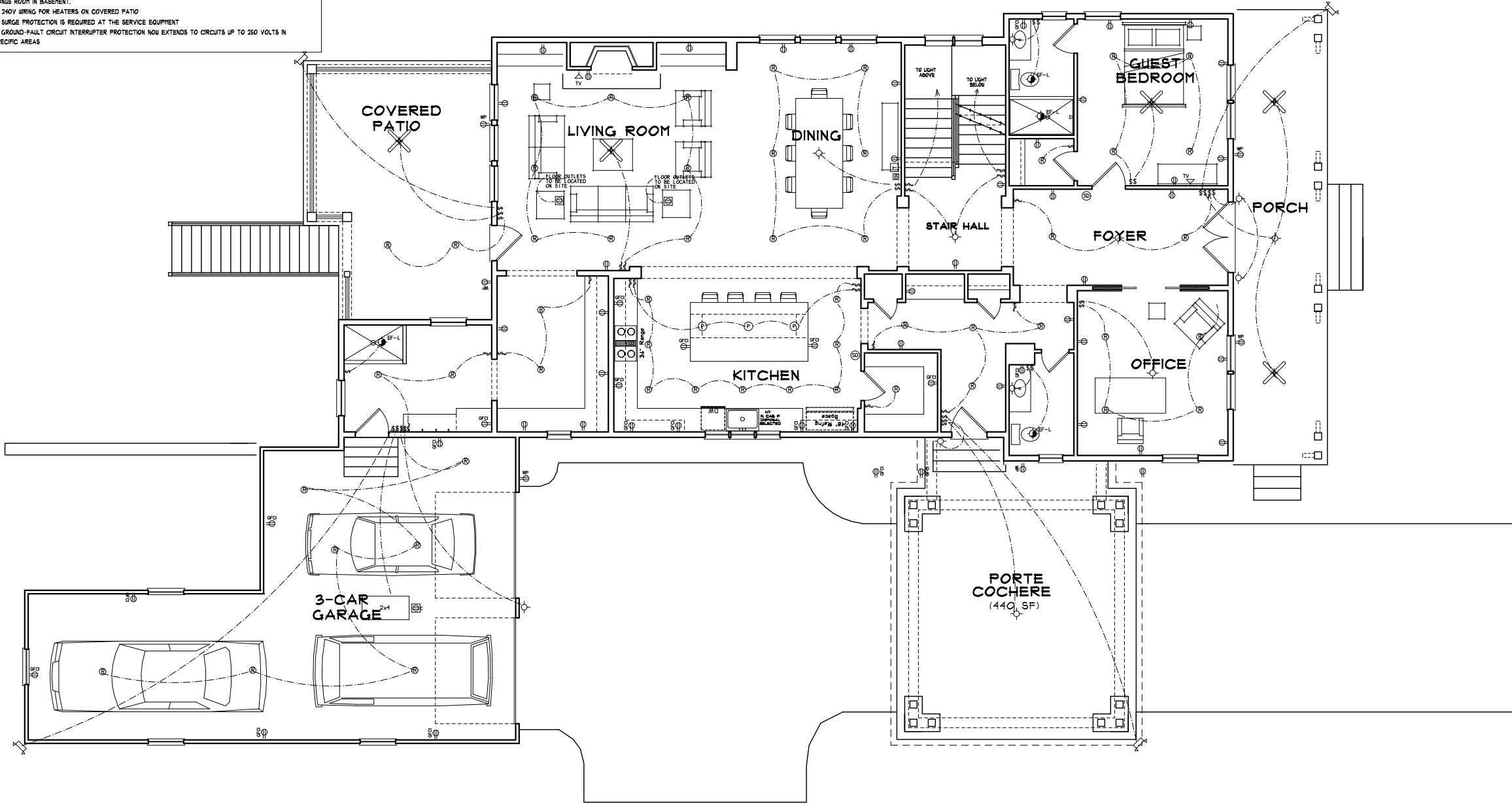


RIGHT ELEVATION

A1.8	BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	RIGHT ELEVATION		
		SHEET NAME		
		11.06.21	PERMIT SET	
SHEET	PROJECT ADDRESS	DATE	CURRENT PHASE	

ELECTRICAL SYMBOL LEGEND	
	FLOOR OUTLET DUPLEX
	CEILING OUTLET DUPLEX
	FLOOR OUTLET QUADPLEX
	WALL OUTLET DUPLEX
	WALL OUTLET QUADPLEX
	USB WALL OUTLET
	GFCI WALL OUTLET
	H P PROOF GFCI WALL OUTLET
	APPLIANCE OUTLET
	HALF HOT/HALF SWITCHED WALL OUTLET DUPLEX
	CABLE TV OUTLET
	DATA OUTLET
	TELEPHONE OUTLET
	THERMOSTAT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	4" REC. LED CAN LIGHT
	4" REC. LED CAN LIGHT
	PENDANT LIGHT
	REC. DOWNLIGHT w/ WALL WASHES
	UNDER CAB. LIGHT
	EXHAUST FAN/LIGHT COMBO
	EXHAUST FAN ONLY
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR COMBO
	FLOOD LIGHTS
	GAS STUB OUT
	CEILING FAN/LIGHT
	2x4 FLOURESCENT LIGHT

GENERAL ELECTRICAL NOTES:	
1. ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES	
2. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND BE AUDIBLE IN ALL SLEEPING AREAS.	
3. ALL 120-VOLT, SINGLE PHASE, 15 AMP 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT.	
4. ALL RECEPTACLES INSTALLED IN BATHROOMS, UNFINISHED AND FINISHED BASEMENT AREAS, GARAGES, ABOVE KITCHEN COUNTERS, WITHIN 4' OF A SINK EDGE, AND OUTDOORS, MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.	
5. LOCATE OUTLETS IN BASEBOARDS IN DINING ROOM, FRONT ENTRY HALL, AND STUDY.	
6. PRE-WIRE FOR 2 PENDANTS OVER KITCHEN ISLAND, REFER TO PLAN	
7. BRACE FOR FAN/LIGHT IN FAMILY ROOM, MASTER BEDROOM, AND BONUS ROOM IN BASEMENT	
8. 5" CANS w/ LED BULBS THROUGHOUT	
9. WIRE BOXES FOR KITCHEN AND BUTLER'S PANTRY COUNTER OUTLETS	
10. DOORBELL CHIME AT FIRST AND SECOND FLOOR	
11. SECURITY SIREN AT FIRST AND SECOND FLOOR	
12. PRE-WIRE FOR SPEAKERS IN FAMILY ROOM, MASTER BEDROOM, KITCHEN, BREAKFAST, COVERED PATIO AND BONUS ROOM IN BASEMENT (S). SURROUND SOUND IN FAMILY ROOM AND BONUS ROOM	
13. CAT4 AND COAX COMBO DATA JACKS IN ALL BEDROOMS AND AT A/V LOCATIONS IN FAMILY ROOM AND BONUS ROOM IN BASEMENT.	
14. 240V WIRING FOR HEATERS ON COVERED PATIO	
15. SURGE PROTECTION IS REQUIRED AT THE SERVICE EQUIPMENT	
16. GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION NOW EXTENDS TO CIRCUITS UP TO 250 VOLTS IN SPECIFIC AREAS	



3ELKS
DESIGN

REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

FIRST FLOOR ELEC.	SHEET NAME		PERMIT SET		CURRENT PHASE	
	11.06.21		DATE			

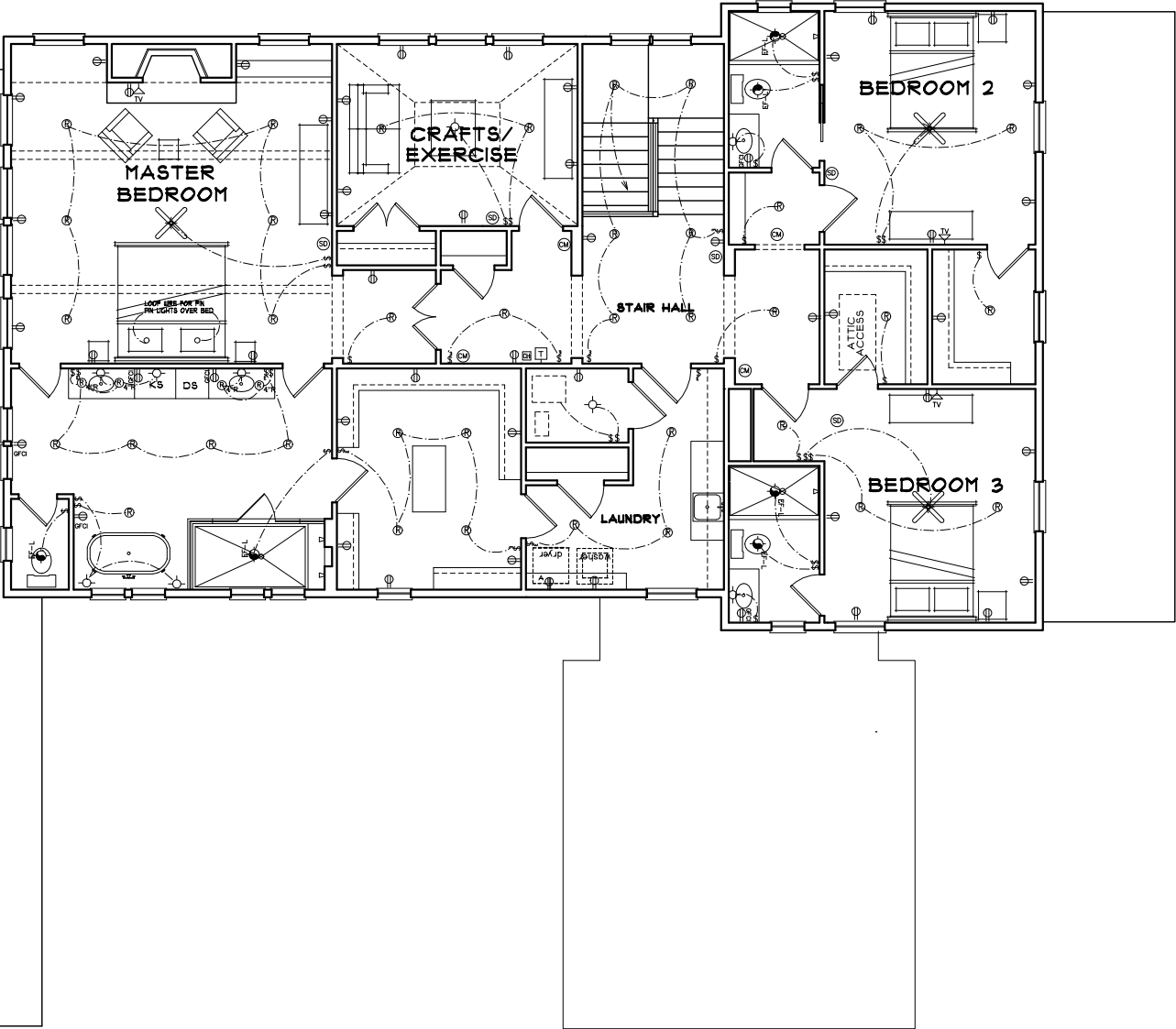
BRADY RESIDENCE LOT 02 201 MARETTA ST. ALPHARETTA, GA 30009	PROJECT ADDRESS	

A1.9

SHEET

ELECTRICAL SYMBOL LEGEND	
	FLOOR OUTLET DUPLEX
	CEILING OUTLET DUPLEX
	FLOOR OUTLET QUADPLEX
	WALL OUTLET DUPLEX
	WALL OUTLET QUADPLEX
	USB WALL OUTLET
	GFCI WALL OUTLET
	H P PROOF GFCI WALL OUTLET
	APPLIANCE OUTLET
	HALF HOT/HALF SWITCHED WALL OUTLET DUPLEX
	CABLE TV OUTLET
	DATA OUTLET
	TELEPHONE OUTLET
	THERMOSTAT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	4" REC. LED CAN LIGHT
	4" REC. LED CAN LIGHT
	PENDANT LIGHT
	REC. DOWNLIGHT w/ WALL WASHER
	UNDER CAB. LIGHT
	EXHAUST FAN/LIGHT COMBO
	EXHAUST FAN ONLY
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR COMBO.
	FLOOD LIGHTS
	GAS STUB OUT
	CEILING FAN/LIGHT
	2x4 FLOURESCENT LIGHT

GENERAL ELECTRICAL NOTES:	
1. ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES	
2. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND BE AUDIBLE IN ALL SLEEPING AREAS.	
3. ALL 120-VOLT, SINGLE PHASE, 15 AMP 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT.	
4. ALL RECEPTACLES INSTALLED IN BATHROOMS, UNFINISHED AND FINISHED BASEMENT AREAS, GARAGES, ABOVE KITCHEN COUNTERS, WITHIN 4' OF A SINK EDGE, AND OUTDOORS, MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.	
5. LOCATE OUTLETS IN BASEBOARDS IN DINING ROOM, FRONT ENTRY HALL, AND STUDY.	
6. PRE-WIRE FOR 2 PENDANTS OVER KITCHEN ISLAND, REFER TO PLAN	
7. BRACE FOR FAN/LIGHT IN FAMILY ROOM, MASTER BEDROOM, AND BONUS ROOM IN BASEMENT	
8. 5" CANS w/ LED BULBS THROUGHOUT	
9. WIRE BOXES FOR KITCHEN AND BUTLER'S PANTRY COUNTER OUTLETS	
10. DOORBELL CHIME AT FIRST AND SECOND FLOOR	
11. SECURITY SIREN AT FIRST AND SECOND FLOOR	
12. PRE-WIRE FOR SPEAKERS IN FAMILY ROOM, MASTER BEDROOM, KITCHEN, BREAKFAST, COVERED PATIO AND BONUS ROOM IN BASEMENT (S). SURROUND SOUND IN FAMILY ROOM AND BONUS ROOM	
13. CAT4 AND COAX COMBO DATA JACKS IN ALL BEDROOMS AND AT A/V LOCATIONS IN FAMILY ROOM AND BONUS ROOM IN BASEMENT.	
14. 240V WIRING FOR HEATERS ON COVERED PATIO	
15. SURGE PROTECTION IS REQUIRED AT THE SERVICE EQUIPMENT	
16. GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION NOW EXTENDS TO CIRCUITS UP TO 250 VOLTS IN SPECIFIC AREAS	



3ELKS
DESIGN

REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

A1.10	BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	SECOND FLOOR ELEC.			
		SHEET NAME		PERMIT SET	
		11.06.21	DATE	CURRENT PHASE	
SHEET	PROJECT ADDRESS				



REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

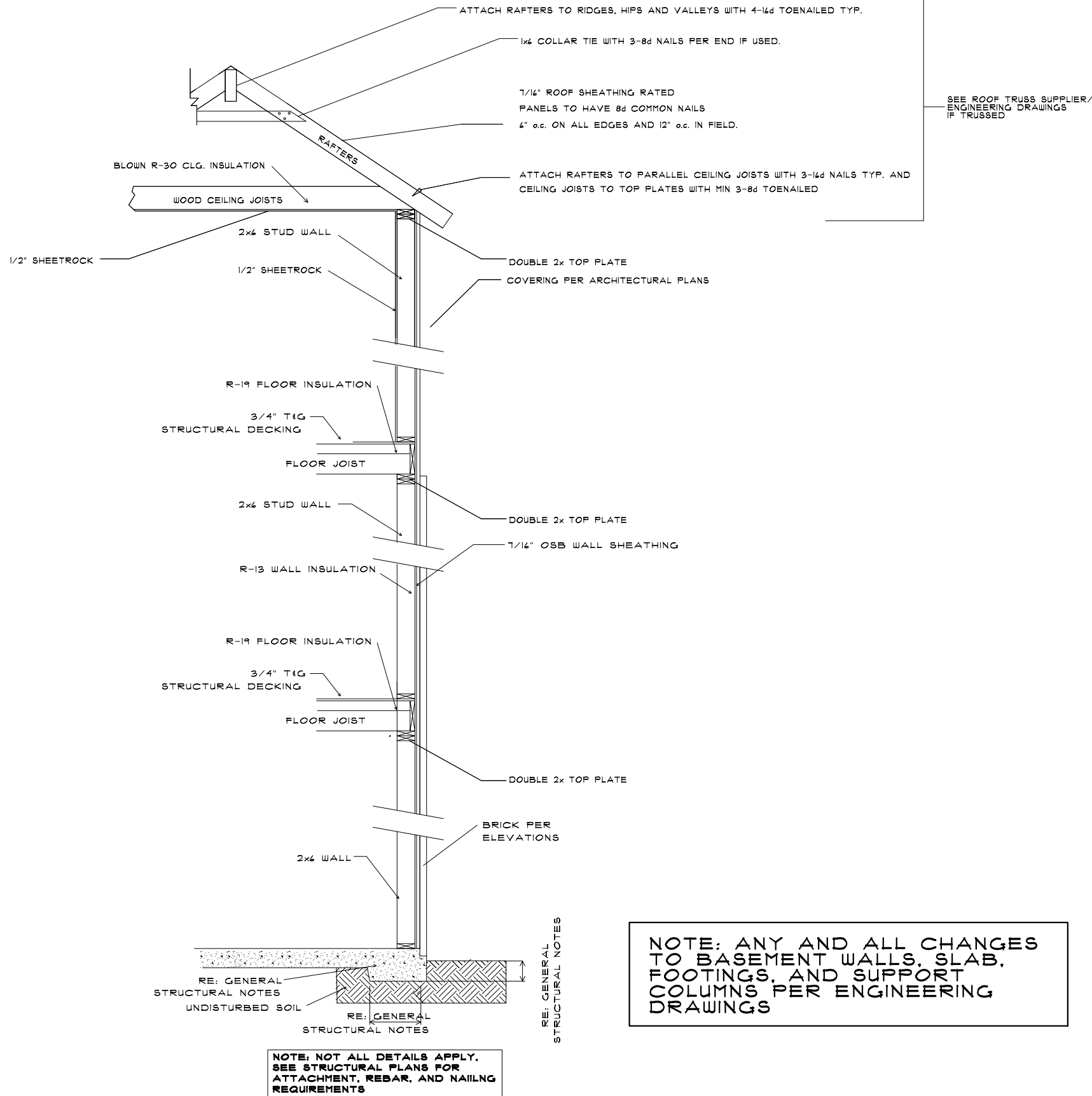
WALL SECTION	SHEET NAME	PERMIT SET	CURRENT PHASE
		11.06.21	DATE

BRADY RESIDENCE
LOT 02
201 MARIETTA ST.
ALPHARETTA, GA 30009

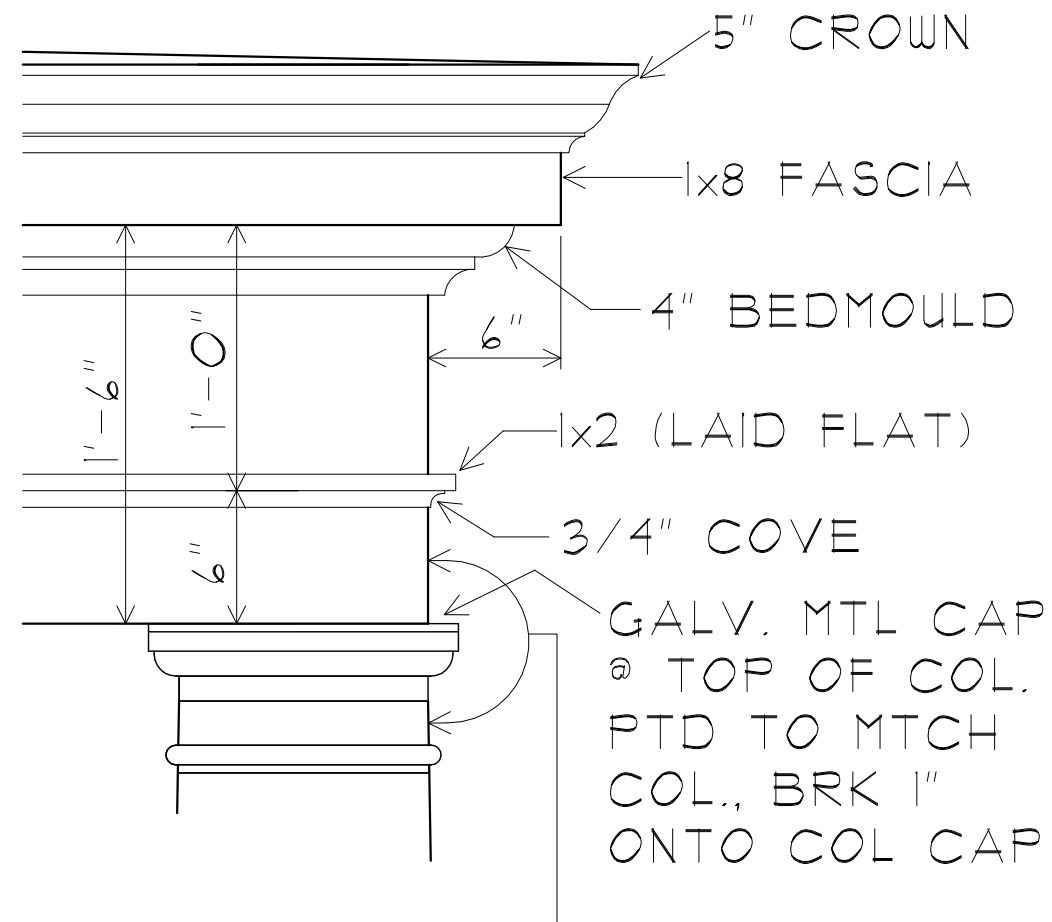
PROJECT ADDRESS

A1.11

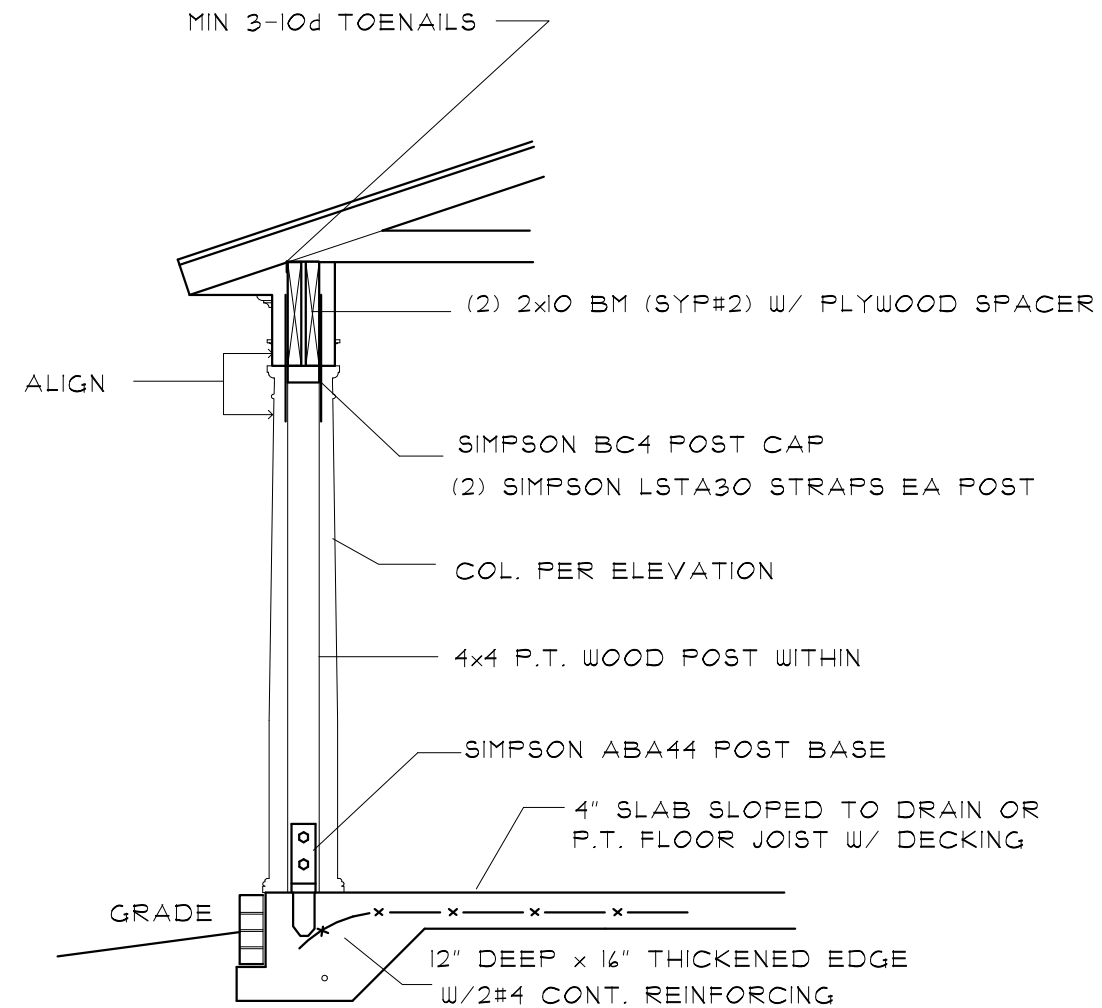
SHEET



TYP. PORCH DETAIL



EDGE OF BOX BEAM
ALIGNED w/ THROAT
OF COLUMN



TYPICAL DECK/PORCH SECTION



REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

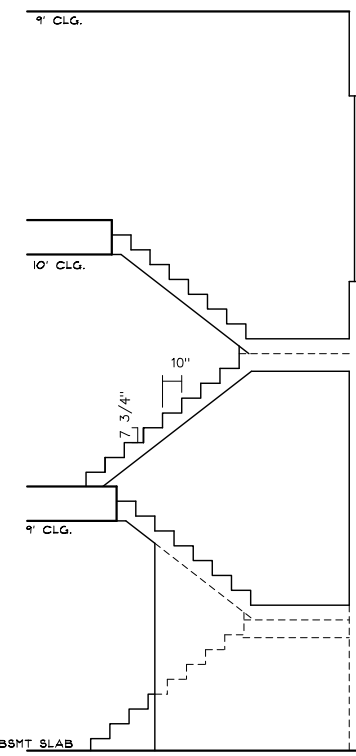
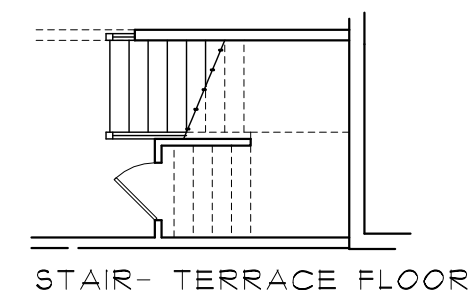
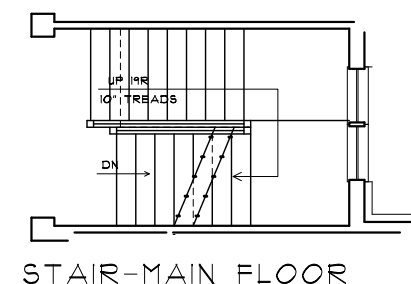
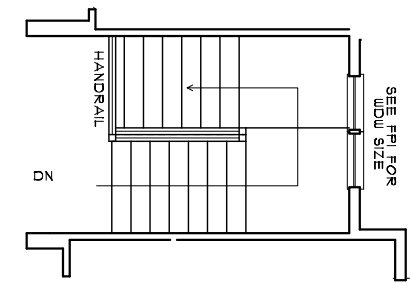
PORCH DETAILS	SHEET NAME	PERMIT SET	CURRENT PHASE
		11.06.21	DATE

BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	PROJECT ADDRESS
---	-----------------

A1.12

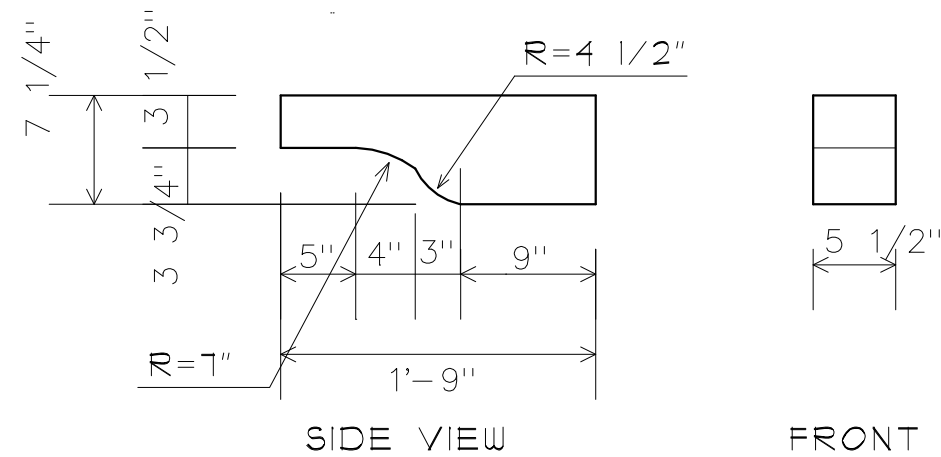
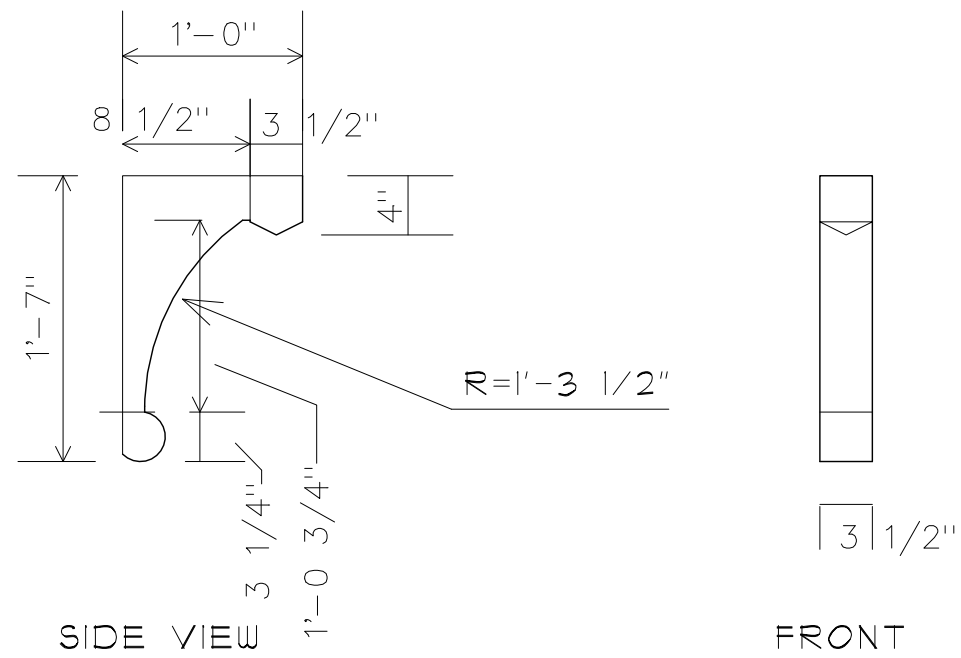
SHEET

RELEASED FOR CONSTRUCTION



TYP. STAIR DETAIL:

- TREAD DEPTH TO BE NOT LESS THAN 10" w/ NOT MORE THAN 3/8" VARIATION
- RISER HT. NO MORE THAN 7 3/4" w/ NOT MORE THAN 3/8" HT. VARIATION
- HANDRAIL TO BE CONTINUOUS AT NO LESS THAN 36" AND NO MORE THAN 42" HT.
- PICKETS TO BE SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE



REVISIONS

DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

SCALE 3/32"=1'-0"
ON 11x17 SHEET

STAIR/CORBEL DTLS

SHEET NAME

PERMIT SET

CURRENT PHASE

BRADY RESIDENCE

LOT 02

201 MARETTA ST.

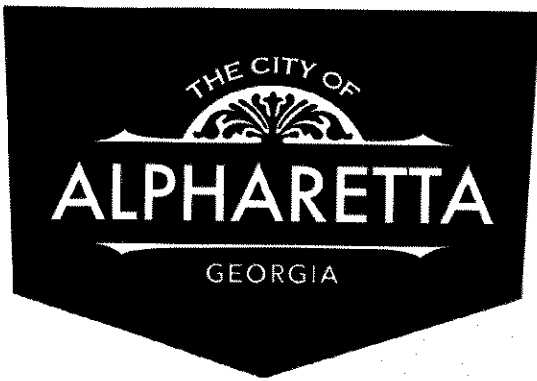
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.13

SHEET

RELEASED FOR CONSTRUCTION



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: September 7, 2021

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
- ☐ 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)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing Application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one .PDF document.

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. Two (2) 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, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board 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 a.m. and 3:30 p.m. 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 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 2021

December 10, 2021

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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: _____

Location Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Contact For All Notifications: _____

Contact Telephone: _____ - _____ - _____ Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: _____

Contact's Relation To Business: _____

This Application For (Check all that apply):

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

Application Fees:

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

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Fergal Brady

Physical Address: 201 & 205 Marietta Street

Mailing Address: (same)

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 404 - 441 - 3374 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): Fergal Brady Date: 12/1/2021

Owner Signature: _____

Property Information:

Address (If Assigned) : 201 & 205 Marietta Street

Tax ID or Map Reference Number: 22482412700266

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

Existing Zoning of Property: R-8A Existing Uses of Property: SFR

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

Applicant Signature: [Signature] Date: 12/1/21

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

The architecture of the two homes represent the highest standards of construction material and in alignment with the City of Alpharetta design codes. The owner spent time reviewing existing architecture in close proximity and brought forward a plan that represents a "city home" constructed of brick and a design that has continuity with other homes in the downtown Alpharetta market.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

N/A

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

N/A

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

N/A

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

N/A

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|--|--|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☒ Neoclassical | ☒ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

201 MARIGETTA - ITALIANE DESIGN - THE ROOF HAS A SHALLOW HIP DESIGN WITH SYMMETRICAL FACADE COMPOSITION. THE DESIGN INCLUDES COLUMNS + BRACKETS APPROPRIATE TO THE DESIGN STYLE.

205 MARIGETTA - NEO CLASSICAL - THE DESIGN HAS A SYMMETRICAL COMPOSED FACADE WITH FRONT FACING GABLE APPROPRIATE TO THE DESIGN.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

BOTH DESIGN USED WERE PICKED FROM THE DESIGN GUIDELINES. WE SEE THIS SAME DESIGN IN SEVERAL OTHER HOMES THAT HAVE BEEN CONSTRUCTED IN DOWNTOWN ALPHARETTA. THE DESIGNS ON BOTH HOMES COMPLIMENT TO DESIGN ELEMENTS OF ALPHARETTA.

FULL BRICK COMPOSITION

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: JULIO JONES KIA

Location Address: 10945 WESTSIDE PARKWAY ALPHARETTA, GA 30009

Mailing Address: 2350 BROWNS BRIDGE ROAD

City: GAINESVILLE State: GA Zip Code: 30504

Contact For All Notifications: Steven T. Ellis

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

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

Contact's Relation To Business: Agent / Representative

This Application For (Check all that apply):

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

Application Fees:

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

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: JJ/DB-KROS REAL ESTATE, LLC

Physical Address: 10945 WESTSIDE PARKWAY

Mailing Address: 2350 BROWNS BRIDGE ROAD

City: GAINESVILLE State: GA Zip Code: 30504

Owner Telephone: 678 - 570 - 2734 Contact Fax: - - -

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

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

Owner Name (Printed): DAVID BASHA Date: _____

Owner Signature: 

Property Information:

Address (If Assigned): 10945 Westside Parkway

Tax ID or Map Reference Number: 12 237005910214

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

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

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

Applicant Signature:  Date: 12.29.2021

Print Form



Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall retain all common law, statutory, and other reserved rights, including copyright thereto.

This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales as stated are only valid on the original drawings.

Rev	Date	Comments
-----	------	----------

D:\Revit Temp\2021-11-22-- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW_IMAGE_CD nt_lgutierrezQKUKY.rvt
12/8/2021 10:15:54 AM

10945 Westside Parkway, Alpharetta, GA
January 01, 2021

Project:

**JULIO
JONES KIA
ALPHARETTA**

10945 Westside Parkway,
Alpharetta, GA

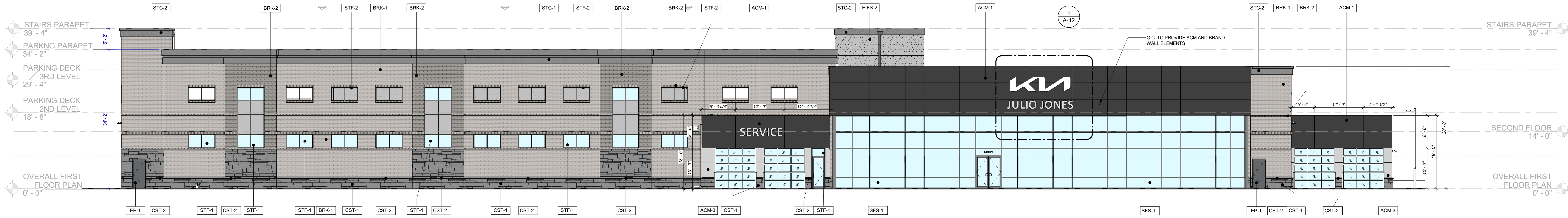
Sheet Title:

COVER

Sheet Number:

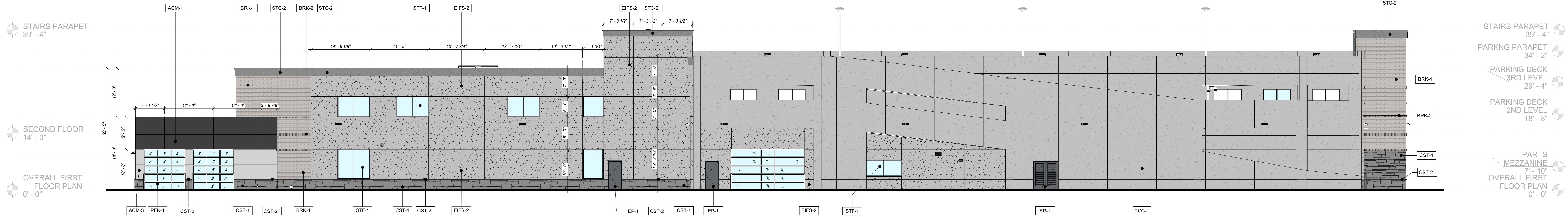
A-1

D:\Revit Temp\2021-11-22- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW IMAGE_CD n\lgutierrezQKUY.rvt
12/8/2021 10:16:10 AM



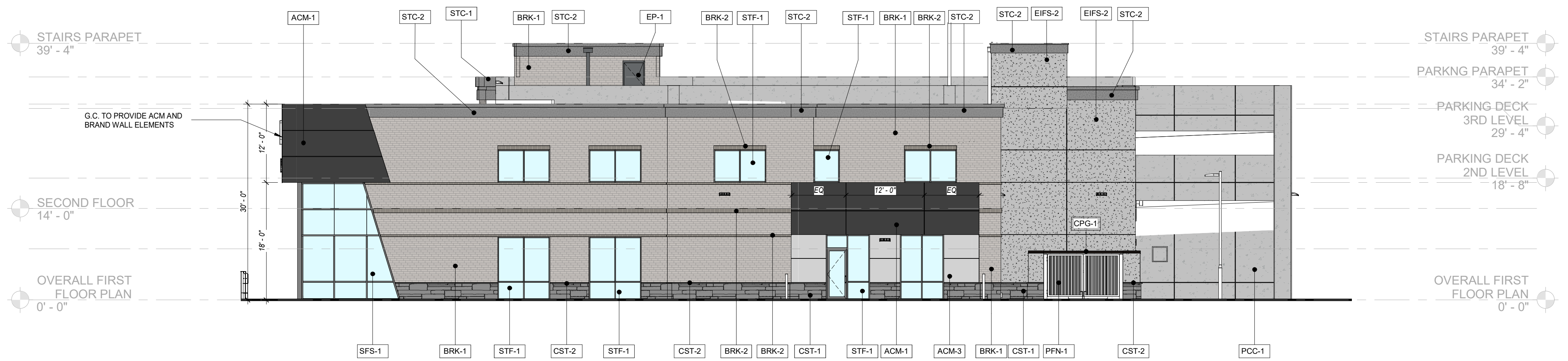
1
A-3
3/32" = 1'-0"

PROPOSED- FRONT NORTHWEST ELEVATION



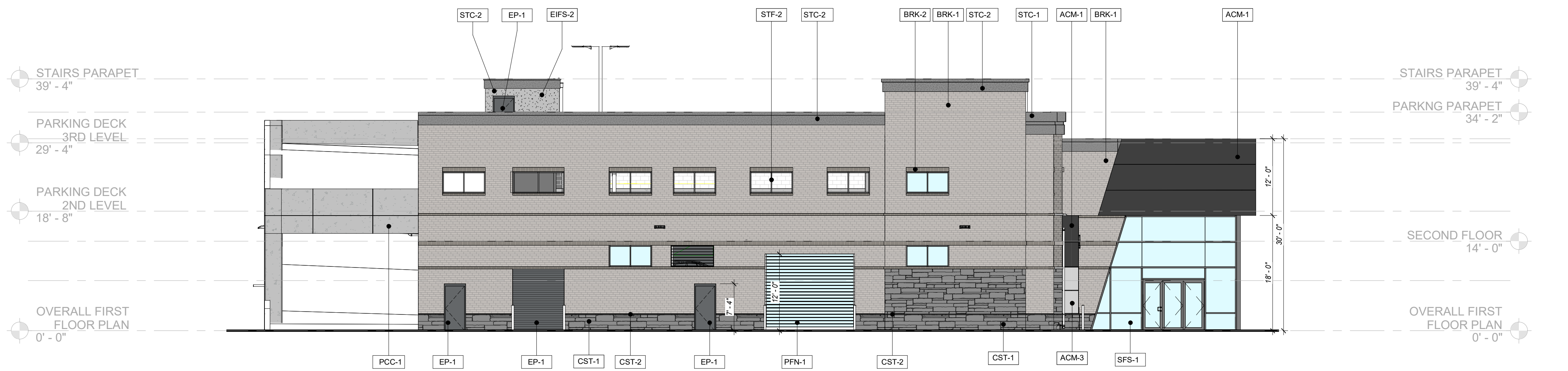
2
A-3
3/32" = 1'-0"

PROPOSED - BACK SOUTHEAST ELEVATION



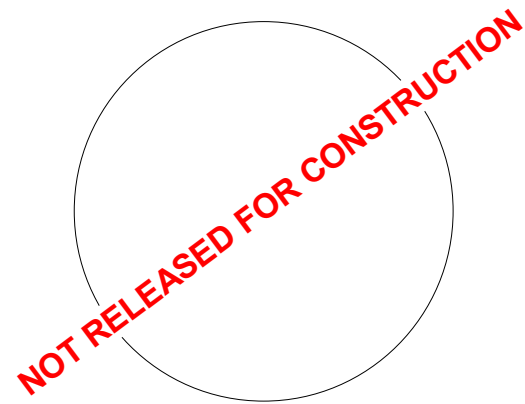
3
A-3
3/32" = 1'-0"

PROPOSED - SIDE SOUTHWEST ELEVATION



4
A-3
3/32" = 1'-0"

PROPOSED - SIDE NORTHEAST ELEVATION



Signed & Sealed: _____

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission of YSM Design, P.C. It shall be returned upon request. Scales on sheets are only valid on the original drawings.

This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales on sheets are only valid on the original drawings.

Rev	Date	Comments
-----	------	----------

Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:
JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

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

Sheet Title:
BUILDING ELEVATIONS

Sheet Number:
A-3



NOT RELEASED FOR CONSTRUCTION

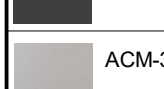
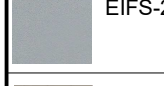
Signed & Sealed: ---

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated on only one set of the original drawings.

This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated on only one set of the original drawings.

Rev	Date	Comments
-----	------	----------

EXTERIOR MATERIAL LEGEND								
FINISH MATERIAL TYPE	MARK	MATERIAL	MANUFACTURER	NUMBER / PRODUCT LINE	COLOR	SIZE / TYPE / SHEEN	REMARKS	CONTACT
	PAINT FINISHES							
METALS	EP-1	EXTERIOR PAINT	BENJAMIN MOORE	SUPER SPEC HP DTM (P25)	CHARCOAL SLATE	-	EXTERIOR METAL DOORS, BOLLARDS	JASON WALKER (773) 597-8898
	CPG-1	METAL COPING	LOCAL SUPPLIER	--	PRE-FINISHED TO MATCH ACM-1 (TBL BLACK)	-	SEE ELEVATIONS FOR LOCATIONS	--
	ACM-1	ALUMINUM COMPOSITE METAL	ALUCOBOND	ALUCOBOND PLUS 4MM ACM	TBL BLACK	-	SEE ELEVATIONS FOR LOCATIONS	ALUCOBONDUSA.COM
	ACM-3	ALUMINUM COMPOSITE METAL	ALUCOBOND	ALUCOBOND PLUS	SUNRISE SILVER METALLIC II	-	SEE ELEVATIONS FOR LOCATIONS	
EIFS SYS.	PFN-1	PRE-FINISHED METAL	LOCAL SUPPLIER	--	COLOR TO MATCH BLACK ANODIZE - STF-1	-	DUMPS/TER	--
	EIFS-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	FINISH: FINESSE	CUSTOM TO MATCH PMS 422 C	-	SEE ELEVATIONS FOR LOCATIONS	--
MASSORY	BRK-1	BRICK VENEER	INTERSTATE BRICK	--	ASH	3 5/8" DEPTH	MAIN BODY BRICK	--
	BRK-2	BRICK ACCENT VENEER	INTERSTATE BRICK	--	PLATINUM L-4	3 5/8" DEPTH	ACCENT BRICK	--
	CST-1	CAST STONE BASE VENEER	ECHELON	--	LAMINA GRAY-GRANITE	-	SEE ELEVATIONS FOR LOCATIONS	--
	CST-2	CAST STONE BULLNOSE ACCENT	ECHELON	--	LAMINA GRAY-GRANITE	-	SEE ELEVATIONS FOR LOCATIONS	--
STUCCO	STC-1	STUCCO CORNICE - TALL	LOCAL SUPPLIER	--	TO MATCH CST-1 COLOR	-	SEE ELEVATIONS FOR LOCATIONS	--
	STC-2	STUCCO CORNICE	LOCAL SUPPLIER	--	TO MATCH CST-1 COLOR	-	SEE ELEVATIONS FOR LOCATIONS	--
STOREFRONT	STF-1	ALUMINUM STOREFRONT	KAWNEER	--	BLACK ANODIZE ALUMINUM - LOW-E GLAZING	-	SEE ELEVATIONS FOR LOCATIONS	--
	STF-2	ALUMINUM STOREFRONT	KAWNEER	--	BLACK ANODIZE ALUMINUM - NO GLAZING	-	SEE ELEVATIONS FOR LOCATIONS	--
	SFS-1	CURTAINWALL GLAZING SYSTEM	KAWNEER	--	BLACK ANODIZE ALUMINUM - LOW-E GLAZING	-	SEE ELEVATIONS FOR LOCATIONS	--
CONCRETE	PCC-1	PRECAST CONCRETE	--	--	TO MATCH EIFS-2	--	SEE ELEVATIONS FOR LOCATIONS	--

EXTERIOR MATERIAL LEGEND		
CODE	MATERIAL	COLOR
	STF-1	ALUMINIUM STOREFRONT
	STF-2	ALUMINIUM STOREFRONT
	SFS-1	CURTAINWALL GLAZING SYSTEM
	CPG-1	METAL COPING
	ACM-1	ALUMINIUM COMPOSITE METAL
	ACM-3	ALUMINIUM COMPOSITE METAL
	EIFS-2	EXTERIOR INSULATION FINISH SYSTEM
	BRK-1	BRICK VENEER
	BRK-2	BRICK ACCENT VENEER
	CST-1	CASTS TONE BASE VENEER
	CST-2	CAST STONE BULLNOSE ACCENT
	STC-1	STUCCO CORNICE - TALL
	STC-2	STUCCO CORNICE
	PFN-1	PRE-FINISHED METAL
	EP-1	EXTERIOR PAINT
	PCC-1	PRECAST CONCRETE

MATERIAL LEGEND

1/4" = 1'-0"

ysm

DESIGN

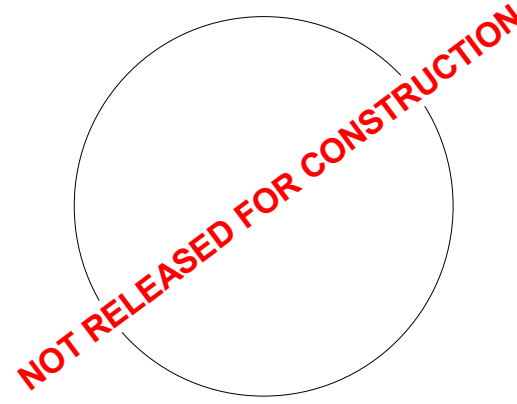
architecture+planning

1320 Ellsworth Industrial Blvd
Suite A-100
Atlanta GA 30318
404-249-4555 tel
404-355-6394 fax



305 N. Coast Hwy
Suite L
Laguna Beach CA 92651
949-715-4275

www.ysmdesign.com



Signed & Sealed:

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain all common law, statutory, and other reserved rights, including copyright therein.
This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated and only valid on the original drawings.

Rev	Date	Comments
-----	------	----------

Cilent:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: 21004

Drawn By: Author

Checked By: Checker

Approved By: Approver

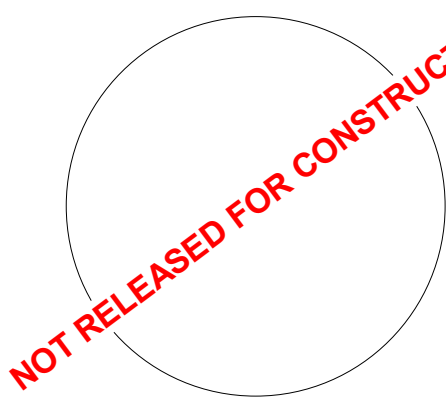
Sheet Title:

EXTERIOR FINISH LEGEND

Sheet Number:

A-4

D:\Revit Temp\2021-11-22- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW IMAGE_CD nLlgutierrezQKUY.rvt
12/8/2021 10:16:12 AM



Signed & Sealed: -- -- --

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated on only one set of the original drawings.

This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated on only one set of the original drawings.

Rev	Date	Comments
-----	------	----------

Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:
JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

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

Sheet Title:
PERSPECTIVE

Sheet Number:
A-5



D:\Revit Temp\2021-11-22- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW IMAGE_CD m_LgutienezQKUKY.rvt
12/8/2021 10:16:12 AM



ysm

DESIGN

architecture+planning

1320 Ellsworth Industrial Blvd
Suite A-100
Atlanta GA 30318
404-249-4555 tel
404-355-4394 fax

305 N. Coast Hwy
Suite L
Laguna Beach CA 92651
949-715-4275

www.ysmdesign.com

NOT RELEASED FOR CONSTRUCTION

Signed & Sealed: _____

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and
other documents and instruments prepared by YSM Design, P.C.
shall retain all common law, statutory, and other reserved rights,
including copyright therein.
This drawing may not be reproduced in whole or in part without written
permission of YSM Design, P.C. It shall be returned upon request.
Scales are stated on only used on the original drawings.

Rev	Date	Comments
-----	------	----------

Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

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

Sheet Title:

PERSPECTIVE

Sheet Number:

A-6

PROGRESS PRINT-DO NOT USE
FOR CONTRACT PRICING

D:\Revit Temp\2021-11-22- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW IMAGE_CD m_LgutiérrezQKUY.rvt
12/8/2021 10:16:12 AM



NOT RELEASED FOR CONSTRUCTION

Signed & Sealed: _____

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. It shall be returned upon request. Scales on sheets are only valid on the original drawings.

This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales on sheets are only valid on the original drawings.

Rev	Date	Comments
-----	------	----------

Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:
JULIO JONES KIA ALPHARETTA

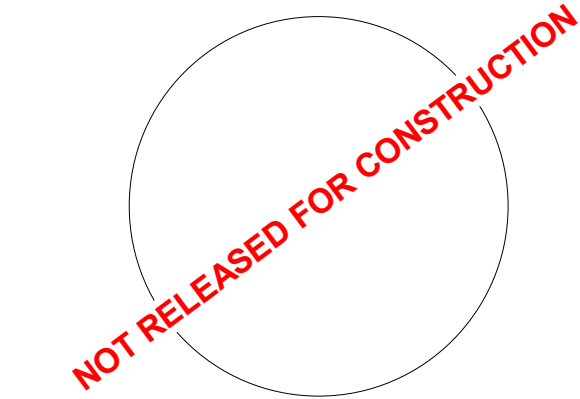
10945 Westside Parkway,
Alpharetta, GA

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

Sheet Title:
PERSPECTIVE

Sheet Number:
A-7

D:\Revit Temp\2021-11-22- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW IMAGE_CD nLlgutierrezQKUY.rvt
12/8/2021 10:16:13 AM



Signed & Sealed: _____

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. It shall be returned upon request. Scales indicated are only used on the original drawings.

Rev	Date	Comments
-----	------	----------

Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

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

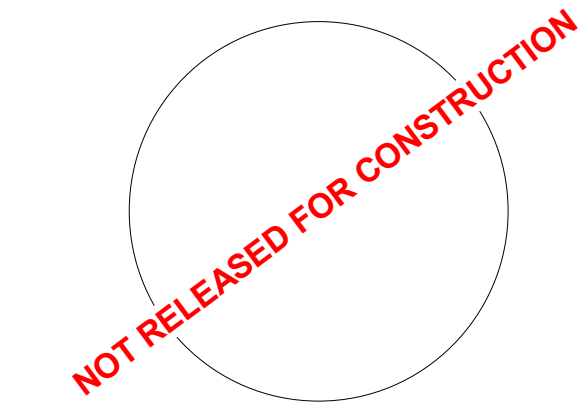
Sheet Title:

PERSPECTIVE

Sheet Number:

A-8

D:\Revit Temp\2021-11-22- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW IMAGE_CD nLgdtiemzQKUKY.rvt
12/8/2021 10:16:13 AM



Signed & Sealed: _____

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. It shall be returned upon request. Scales on sheets are only valid on the original drawings.

Rev	Date	Comments
-----	------	----------

Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

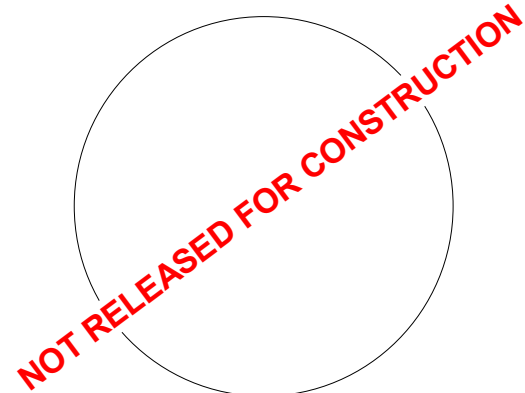
Project:
JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

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

Sheet Title:
PERSPECTIVE

Sheet Number:
A-9



Signed & Sealed: _____

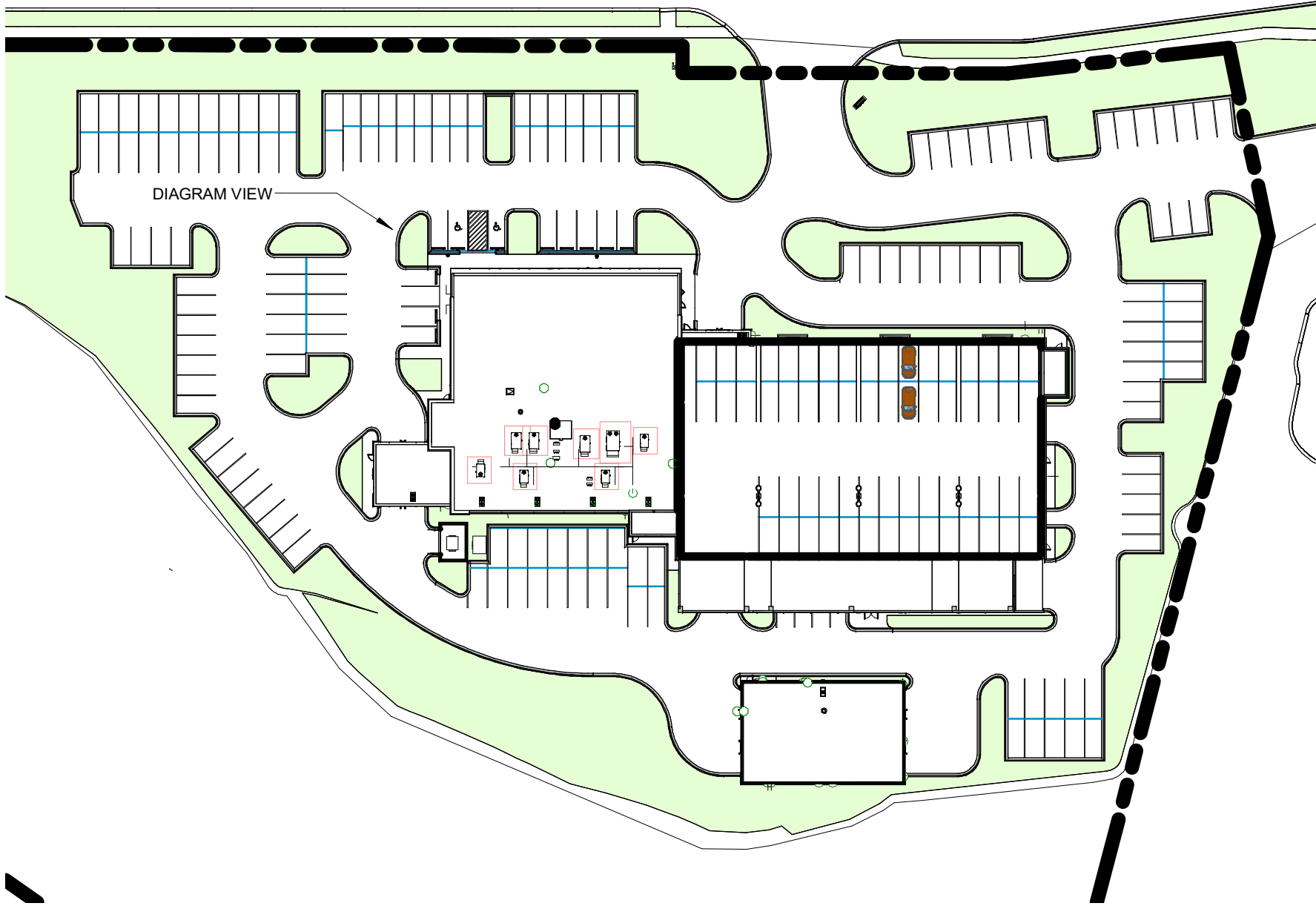
Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C.

This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated on only one set of the original drawings.

Rev	Date	Comments
-----	------	----------

PARKING DECK AREA

RTU UNITS



Client:
Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:
JULIO JONES KIA ALPHARETTA

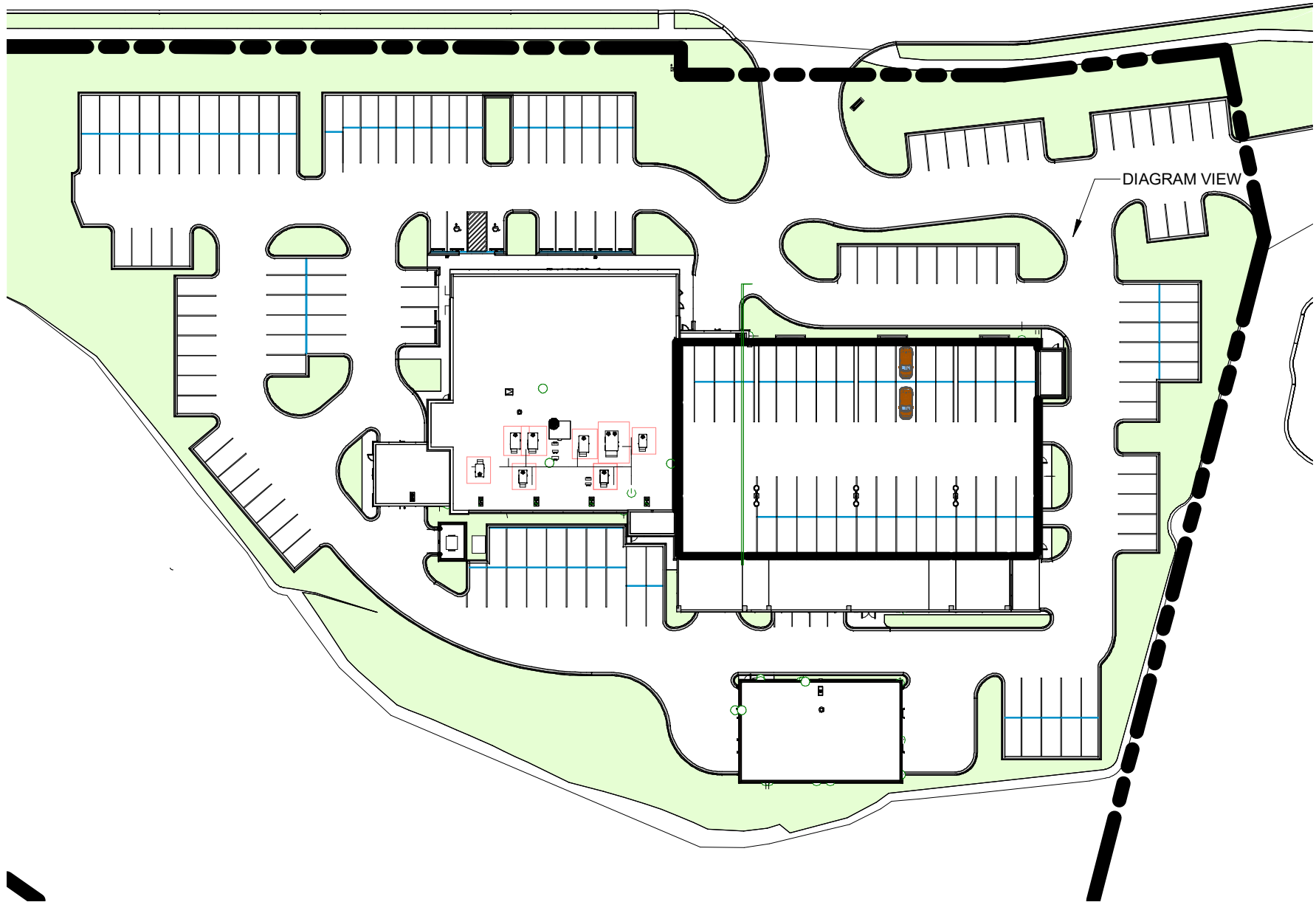
10945 Westside Parkway,
Alpharetta, GA

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

Sheet Title:
RTU AND PARKING DECK DIAGRAM

Sheet Number:
A-10

D:\Revit Temp\2021-11-22- CARRIAGE JULIO JONES KIA_ALPHARETTA_NEW IMAGE_CD m_LgutienezQKUY.rvt
12/8/2021 10:16:22 AM



NOT RELEASED FOR CONSTRUCTION

Signed & Sealed: _____

Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated on only one set of the original drawings.

This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales are stated on only one set of the original drawings.

Rev	Date	Comments
-----	------	----------

Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

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

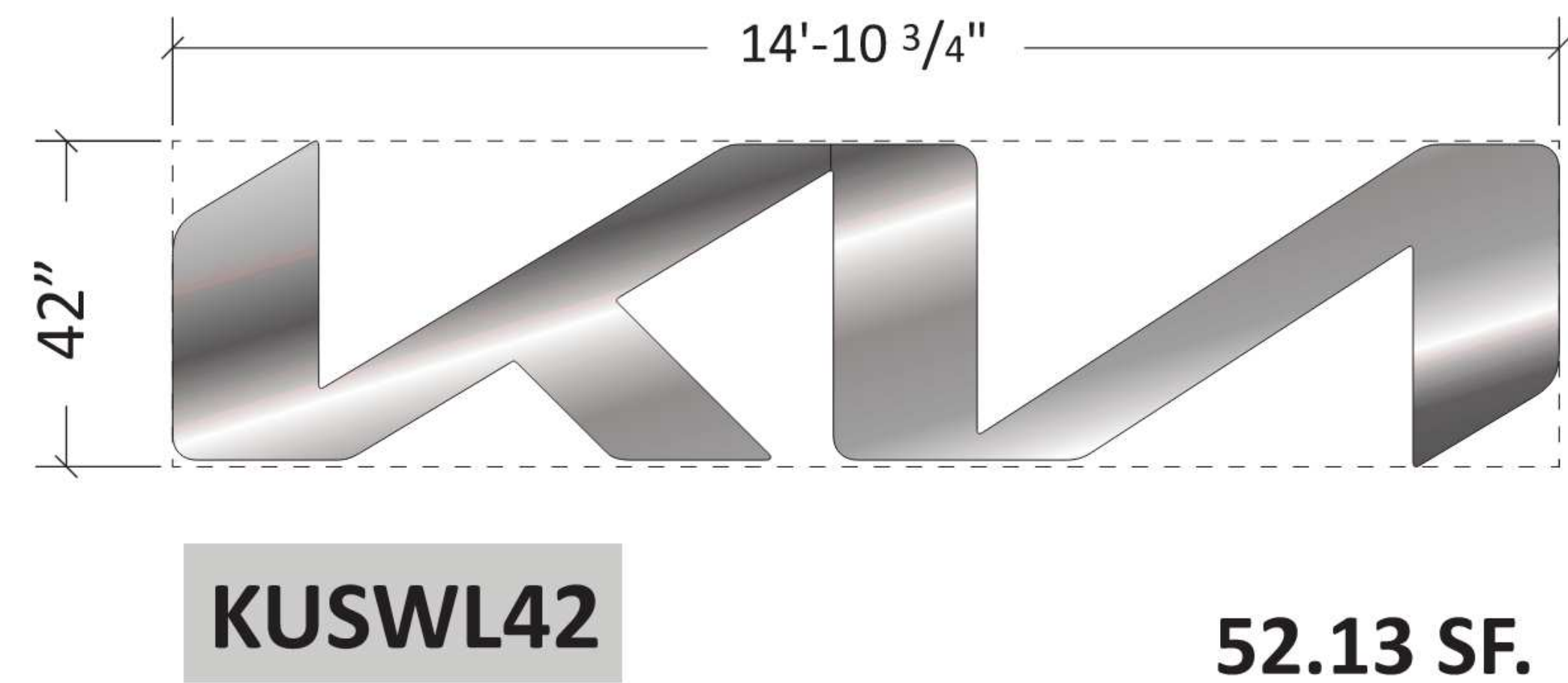
Sheet Title:

RTU AND PARKING DECK DIAGRAM

Sheet Number:

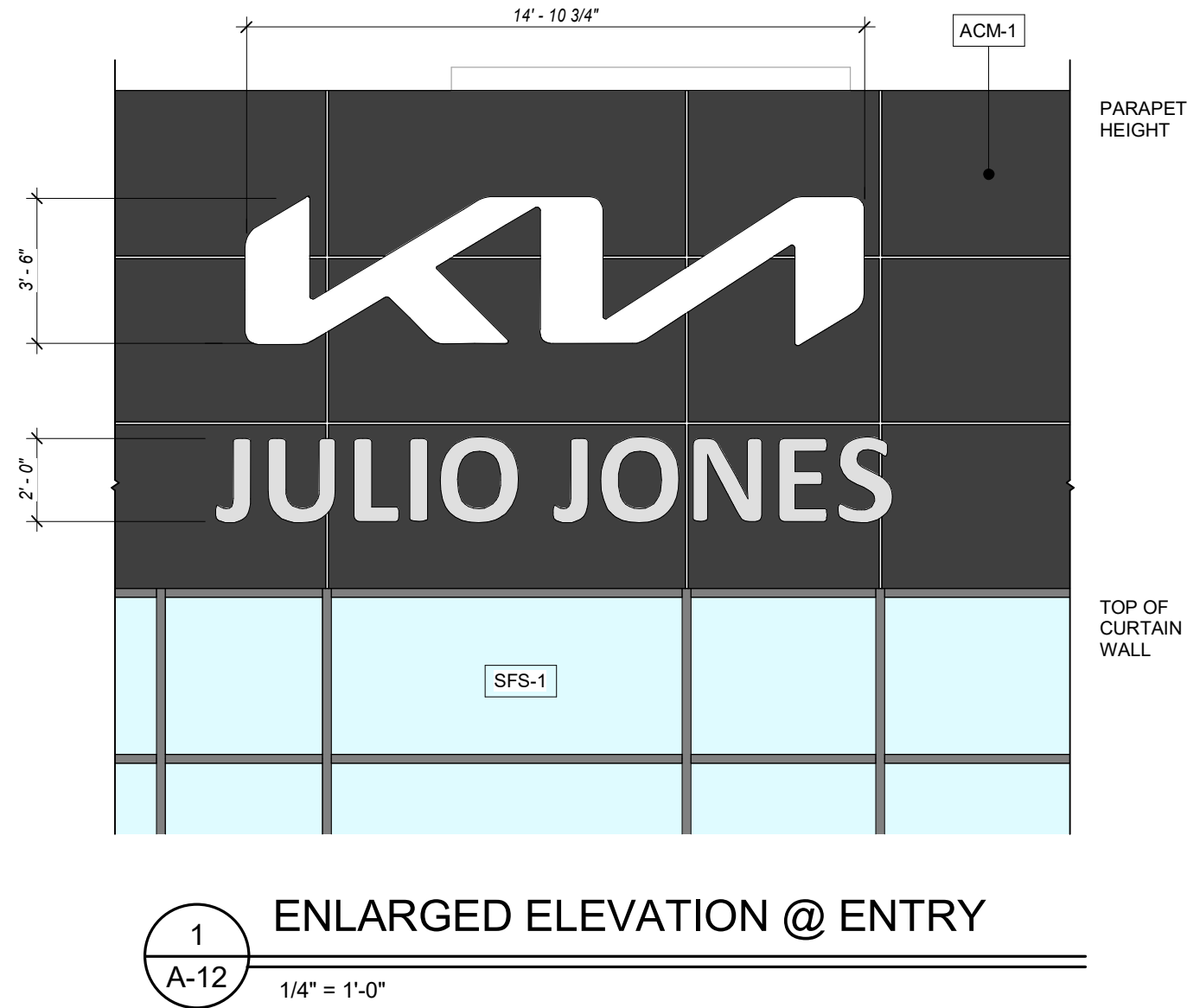
A-11

WALL SIGNS



Side View
NTS

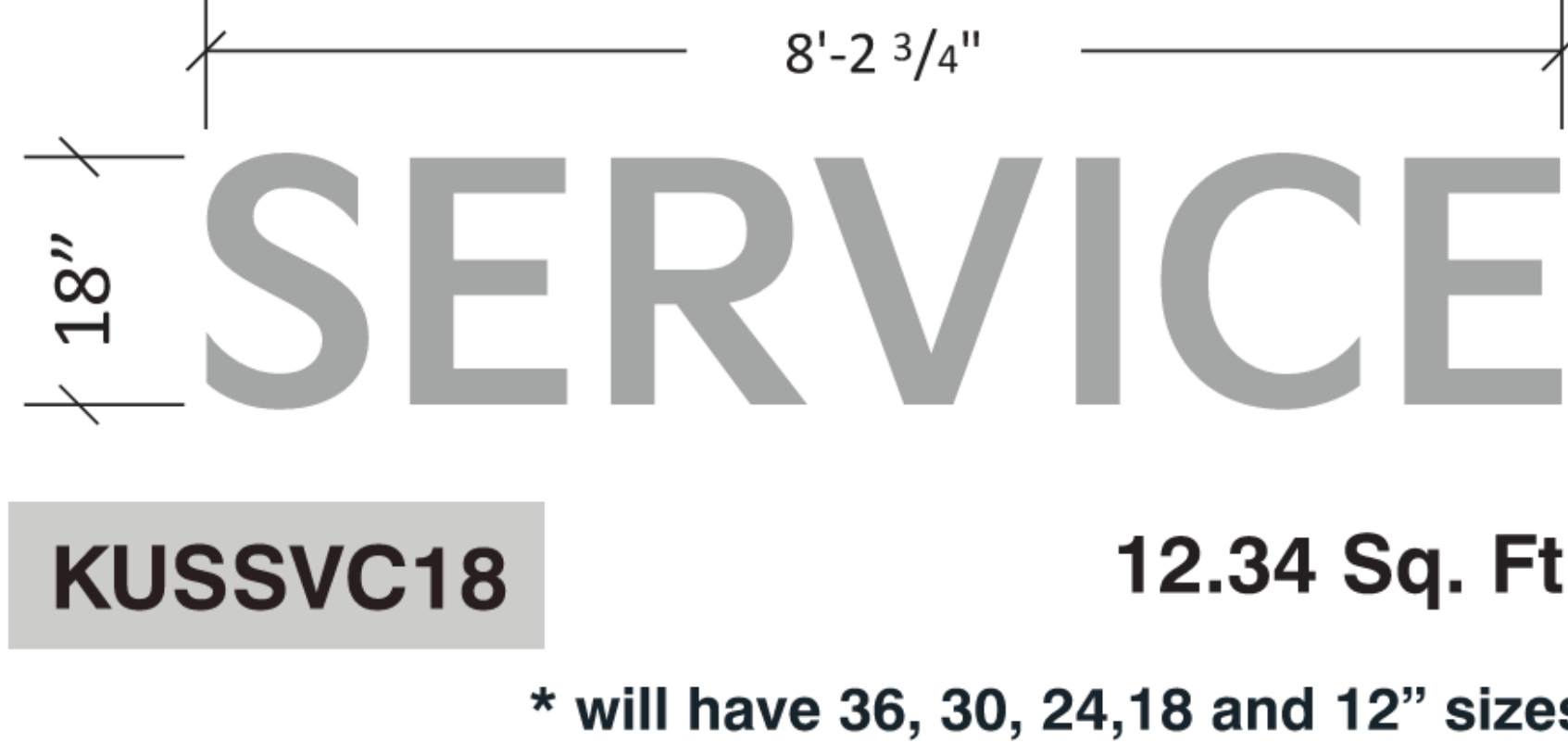
- Specifications
- Colors
- Faces – Fabricated Aluminum painted KIA Metallic Silver
 - Returns – 2” Deep Fabricated Aluminum painted KIA Metallic Silver
 - Stand-off Pedestal – 1” Deep Fabricated Aluminum painted KIA Metallic Silver
 - Clear Edge Light Band - .220” Clear Acrylic mounted over .177 Clear Polycarbonate on back of cans for light transmission.
 - Illumination – 7100K LED, Power Supplies are remote mounted
- All Aluminum is painted KIA Silver Metallic
 - Edge Light Bank – Clear Acrylic
 - LED – 7100K White illumination



CHANNEL LETTERS

FONT: KIA SIGNATURE BOLD

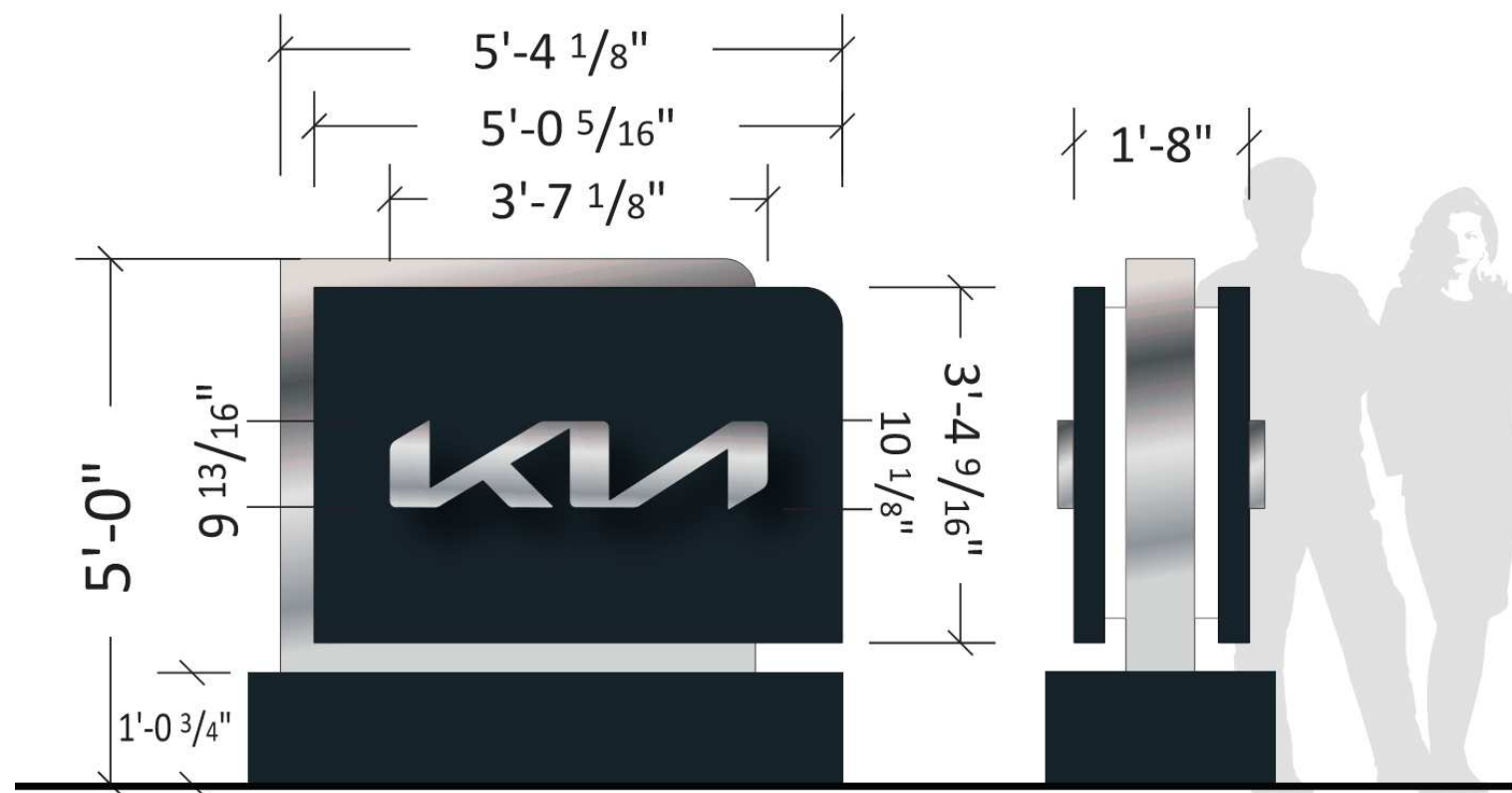
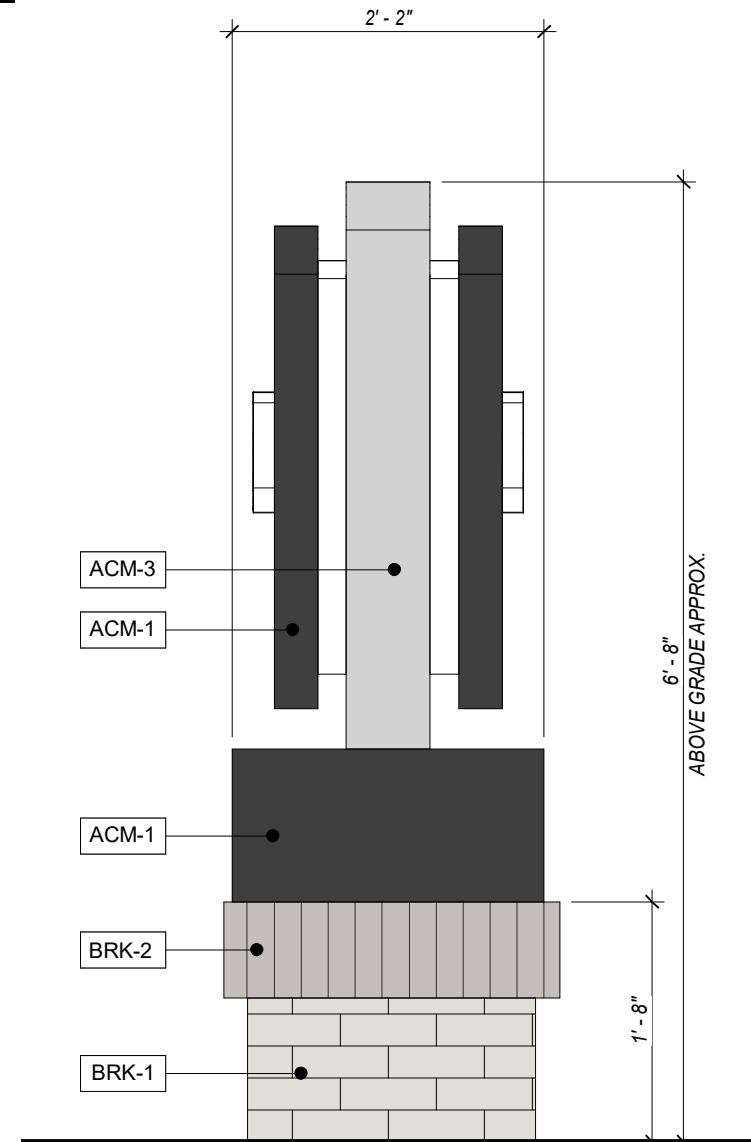
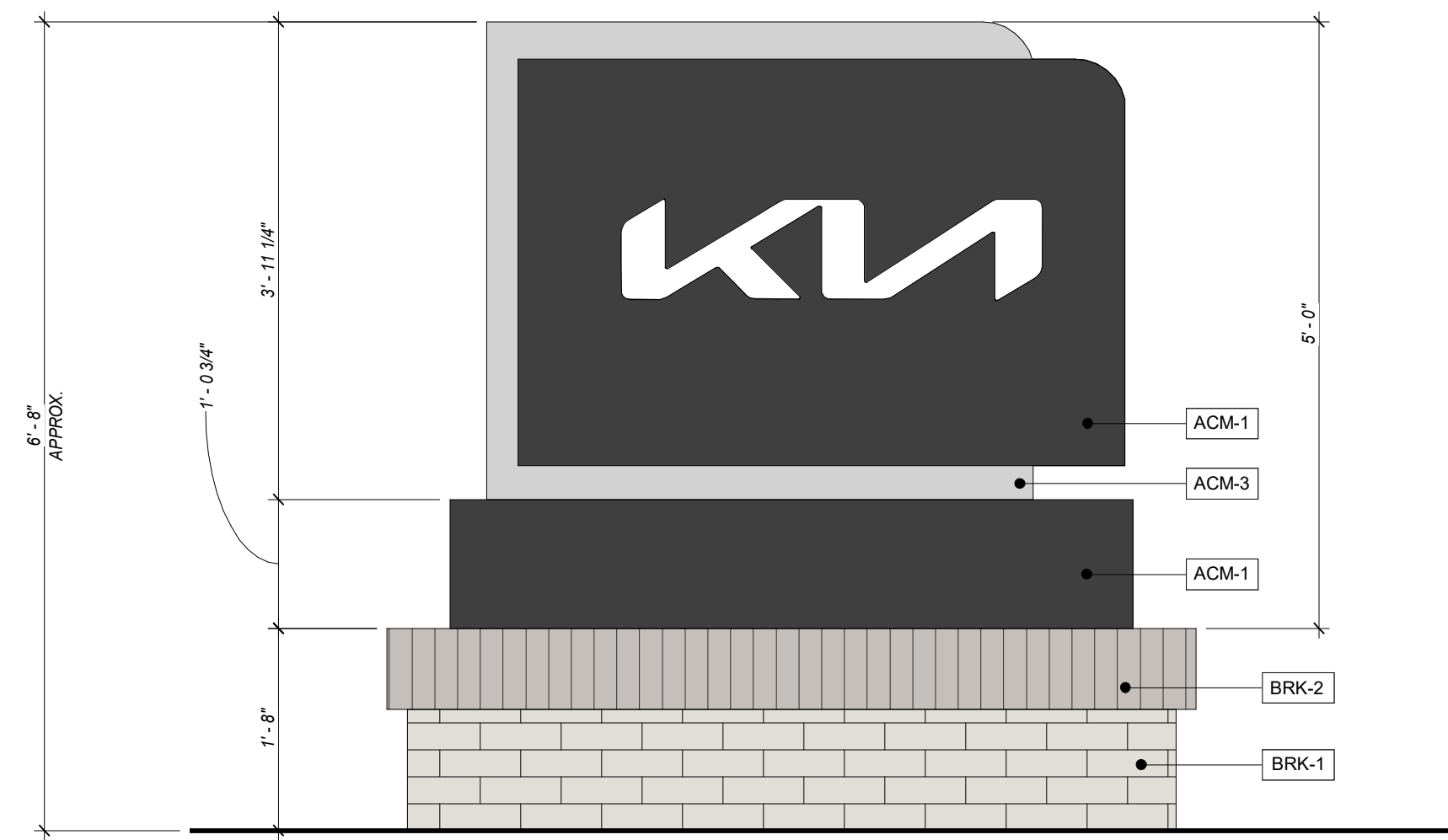
DAY/NIGHT



- Colors
- Faces – KIA Metallic Silver
 - Returns – Anodized Aluminum
 - Trimcap – PSG Standard Metallic Silve
 - LED – 7100K White Illumination

- Specifications
- KIA Font Dealer and Secondary Lettersets
 - Faces – KIA Metallic Silver Perforated Vinyl with Clear Overlamine applied to .177” 2447 White Acrylic
 - Face Retainer – 1” Metallic Silver Jewelite
 - Returns - .040 Anodized Aluminum 3” Deep
 - Illumination – 7100K LED, Power Supplies are remote mounted

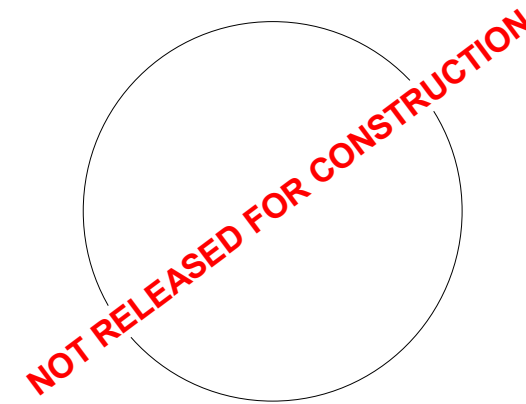
SMALL MONOLITHS / MONUMENTS



Logo: 3 Sq. Ft.
Total: 26.71 Sq. Ft.

- Colors
- Black KIA ACM – TBD
 - Metallic Silver KIA ACM – Alfrex Exotic Mica
 - Accent Lighting Lens – 7328 White
 - LED – 7100K White Illumination

- Specifications
- Cladding – 4MM KIA Black and Metallic Silver ACM
 - Accent Lighting – 7100K LED illumination with 7328 White Polycarbonate Lens
 - KIA Wordmark – Milled Aluminum and Plastic
 - “Sandwich” Design with 7100K LED illumination thru edge of filler



Signed & Sealed:
Copyright (c) 2020 YSM Design, P.C.
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by YSM Design, P.C. shall remain the property of YSM Design, P.C. and shall not be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of YSM Design, P.C. It shall be returned upon request. Scales are noted on the original drawings.
This drawing may not be reproduced in whole or in part without written permission of YSM Design, P.C. It shall be returned upon request. Scales are noted on the original drawings.

Rev	Date	Comments
-----	------	----------

NOT RELEASED FOR CONSTRUCTION

PROGRESS PRINT-DO NOT USE FOR CONTRACT PRICING

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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: Midgard Self Storage

Location Address: 14.95 Acres, Tax Parcel 12-2970-0856-048-1, Land Lot 856, Fulton County Old Milton Parkway and GA Hwy 400

Mailing Address: 1146 Canton Street

City: Roswell State: GA Zip Code: 30075

Contact For All Notifications: Low Pollack

Contact Telephone: 770 - 609 - 8276 Mobile Telephone: 561 - 212 - 5350

Fax: _____ - _____ - _____ Email: lpollack@reliant-mgmt.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Total Due 300.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Midgard Self Storage Alpharetta Ga, LLC

Physical Address: 1146 Canton Street, Roswell GA 30075

Mailing Address: 1146 Canton Street

City: Roswell State: GA Zip Code: 30075

Owner Telephone: 770 - 609 - 8276 Contact Fax: 770 - 864 - 1837

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): Midgard Self Storage Alpharetta Ga, LLC Date: 11/30/21

Owner Signature: By: 
Lewis G. Pollack, Manager of Midgard Self Storage Alpharetta GA, LLC

Property Information:

Address (If Assigned): 14.95 Acres, Tax Parcel 12-2970-0856-048-1, Land Lot 856, Fulton County, Old Milton Parkway and GA Hwy 400

Tax ID or Map Reference Number: 12-2970-0856-048-1

Land Lot(s): 856 District: 1st Section: 2nd

Existing Zoning of Property: L-1, O&I Existing Uses of Property: Vacant

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

Applicant Signature: By:  Date: 11/30/21
Lewis G. Pollack Manager of Midgard Self Storage Alpharetta GA, LLC

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

The building is similar in the style to other existing buildings in the area. Also, the location of the proposed building will be naturally screened by existing topography and vegetation

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No



Tree Density Calculations	
Total [Site Acreage] (ac)	14.9
Utility/Maintenance Easements w/ Stream and Wetland buffer (ac)	9.3
Site Acreage Considered for Density (ac)	5.6
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/Acre)	130
Total Site Density Factor (SDF) (Inches)	728.3"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	253.0"
Total Replacement Density Factor (RDF) (Inches)	475.3"
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	476.0"

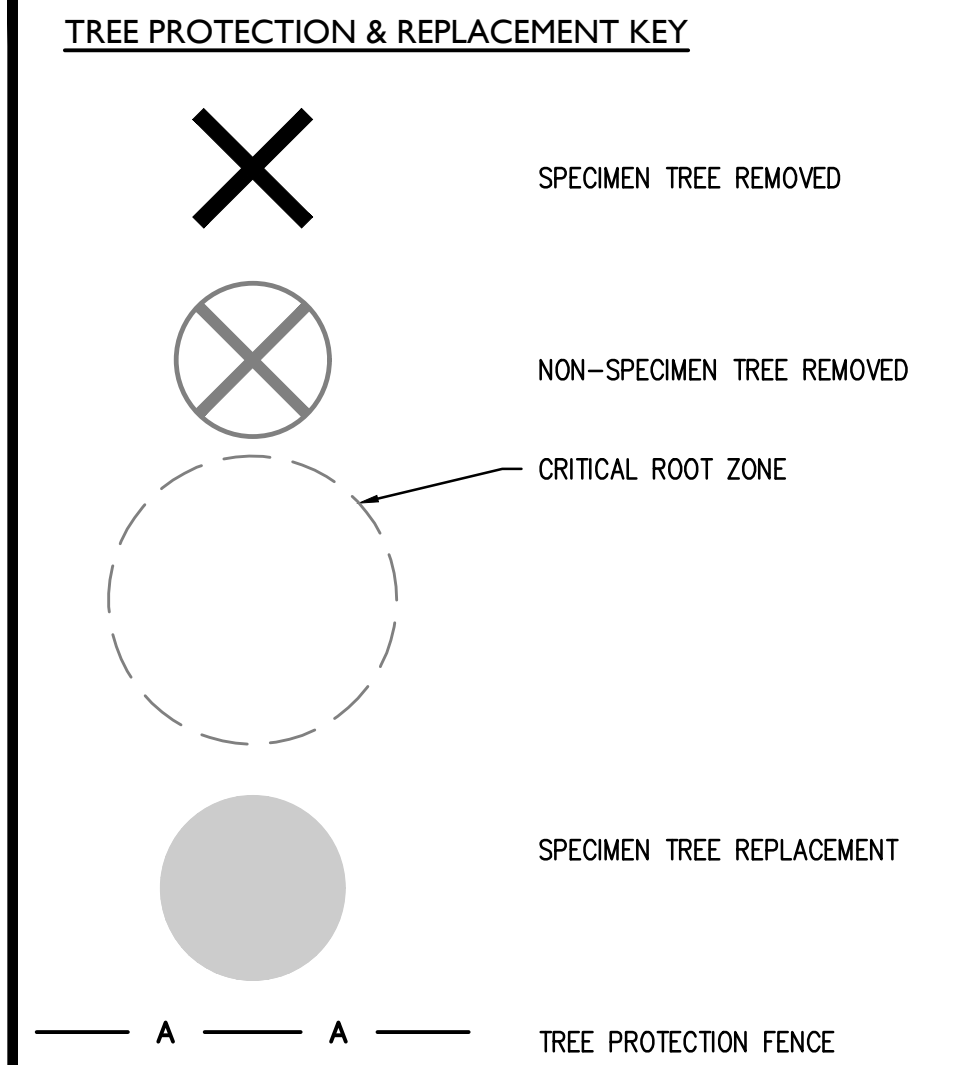
ACCESS EASEMENT
PRIVATE DRIVE
(DB 58496 PG 2)

Density Requirement Met	
Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	249.0"
Total Specimen Inches Provided	252.0"
Specimen Requirement Met	

SITE DATA:
11425 MORRIS ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 853 & 856
1st DISTRICT 2nd SECTION
TOTAL ACREAGE: 14.948
CURRENT ZONING: L-1 & O&I
PROPOSED USE: SELF STORAGE
TOTAL PARKING: 28
SITE STANDARDS:
MINIMUM LOT SIZE: 1 AC
MINIMUM LOT WIDTH: NONE
MINIMUM SETBACK:
FRONT: 65'
SIDE: 15'
REAR: 15'
MAX BUILDING COVERAGE: 35%
PROP. BUILDING COVERAGE: 3.9%
MAX BUILDING HT: 35'
PROP. BUILDING HT: 42'
(ADMIN VARIANCE)

Specimen Trees to be Removed					
Qty	Tree Tag	Tree	DBH	Specimen Multiplier	Total Inches
1	803	Oak	31"	3	93"
1	522	Poplar	25"x26"	3	75"
1	796	Oak	27"	3	81"
3		Total Specimen Tree Inches To Recompense			249"

Trees to Remain			
Qty	Tree	DBH	Total Inches
1	Sycamore	24"	24"
4	Maple	3"	12"
8	Poplar	3"	24"
9	Cypress	3"	27"
17	Poplar	6"	102"
16	Poplar	4"	64"
55			253"



AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

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

NORTH

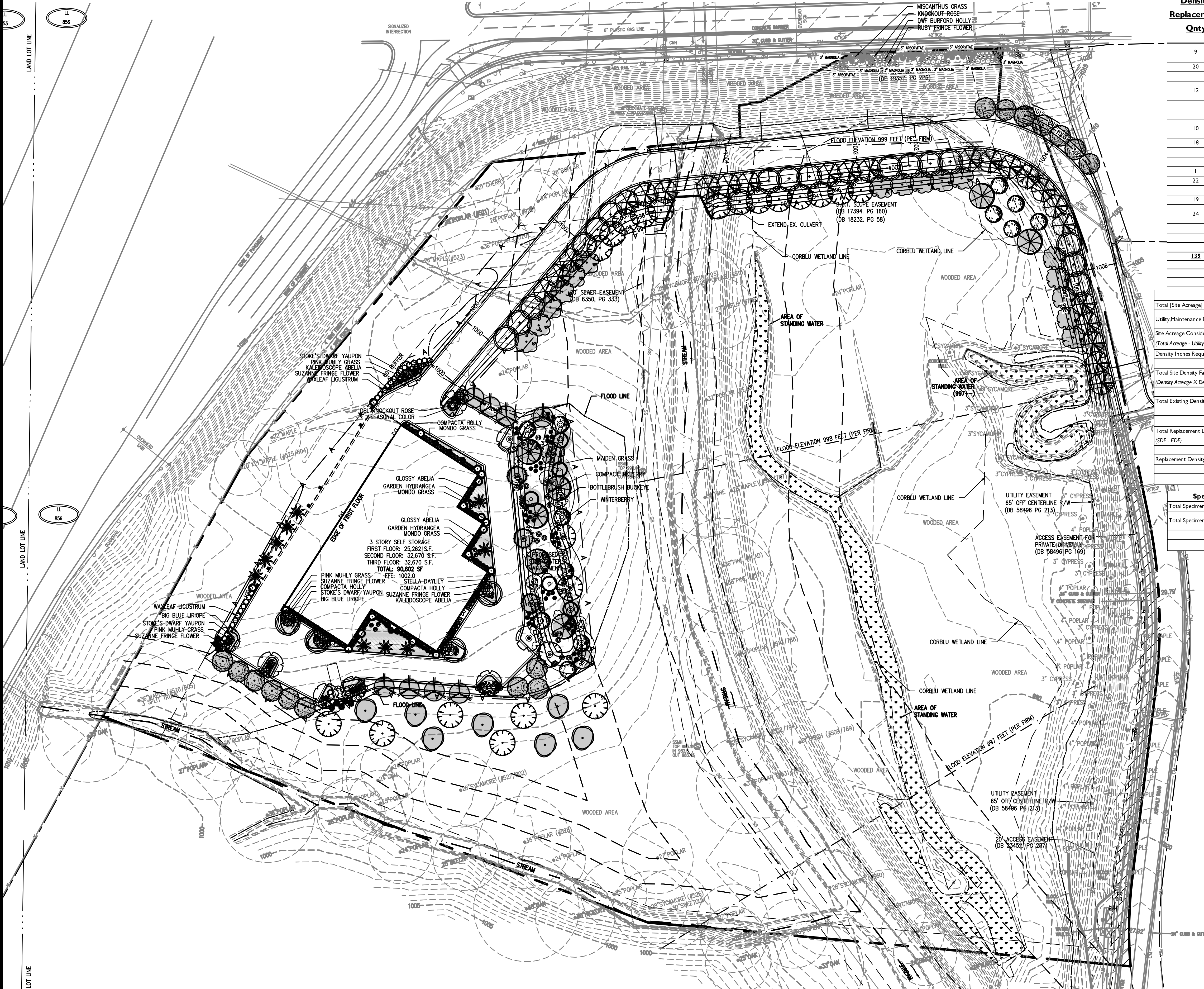
50 0 50 100

PRELIMINARY TREE PROTECTION

MidGard SS Alpharetta

ALPHARETTA, GEORGIA

PROJECT INFORMATION	
PROJECT NO.:	19-4303
DATE:	11-1-19
SCALE:	1" = 50'
FILE NAME:	19-4303 L00.DWG
DESIGN/DRAWN:	slr/sch/tpb



Density & Specimen Replacement Trees									
Density Replacement Qty	Specimen Replacement Qty	Botanical Name	Common Name	Min. Size	Total Density Inches (475.3289 Required)	Total Specimen Inches (249 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
9		Ulmus americana 'Princeton'	Princeton American Elm	3" Cal.	27.0"		4.5%	4.5%	4.5%
20		Quercus phellos	Willow Oak	4" Cal.	80.0"		10.1%	10.1%	10.1%
	7	Quercus falcata	Southern Red Oak	4" Cal.		28.0"	3.5%	3.5%	3.5%
12		Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	4" Cal.	48.0"		6.1%	6.1%	6.1%
	16	Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	4" Cal.		64.0"	8.1%	8.1%	8.1%
10		Carpinus betulus 'Fastigiata'	European Hornbeam	4" Cal.	40.0"		5.1%	5.1%	
18		Ilex x 'Nelle R. Stevens'	Nelle R. Stevens Holly	2" Cal.	36.0"		9.1%		9.1%
	3	Taxodium distichum	Bald Cypress	4" Cal.		12.0"	1.5%	1.5%	1.5%
	7	Betula nigra 'Heritage'	Heritage River Birch	4" Cal.		28.0"	3.5%	3.5%	3.5%
1	4	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	4" Cal.	4.0"	16.0"	2.5%		2.5%
22		Platanus occidentalis	American Sycamore	4" Cal.	88.0"		11.1%	11.1%	11.1%
	9	Nyssa sylvatica	Black Gum	4" Cal.		36.0"	4.5%	4.5%	4.5%
19		Thuja occidentalis 'Nigra'	Dark American Arborvitae	3" Cal.	57.0"		9.6%		9.6%
24		Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	96.0"		12.1%	12.1%	12.1%
	17	Liriodendron tulipifera	Tulip Poplar	4" Cal.		68.0"	8.6%	8.6%	8.6%
135	63	Total Tree Inches Replaced			476.0"	252.0"	100.0%	78.8%	94.9%
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS									
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES									
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT									

Tree Density Calculations	
Total [Site Acreage] (ac)	14.9
Utility/Maintenance Easements w/ Stream and Wetland buffer (ac)	9.3
Site Acreage Considered for Density (ac)	5.6
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	728.3"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	253.0"
Total Replacement Density Factor (RDF) (Inches) (SDF - EDF)	475.3"
Replacement Density Inches Provided (Inches)	476.0"

Density Requirement Met	
Specimen Inches Required for Replacement	249.0"
Total Specimen Inches Provided	252.0"

Specimen Requirement Met	
Specimen Inches Required for Replacement	249.0"
Total Specimen Inches Provided	252.0"

Ornamental Plant List					
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
35	Abelia x grandiflora	Glossy Abelia	7 Gal.	As Shown	Free of Pests and Disease
18	Abelia x grandiflora 'Kaledoscope'	Kaledoscope Abelia	3 Gal.	As Shown	Free of Pests and Disease
44	Ilex crenata 'Compacta'	Compacta Holly	7 Gal.	As Shown	Free of Pests and Disease
3	Osmanthus fragrans	Fragrant Tea Olive	15 Gal.	As Shown	Free of Pests and Disease
40	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal.	As Shown	Free of Pests and Disease
35	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	7 Gal.	As Shown	Free of Pests and Disease
70	Lotopetalum chinensis 'Suzanne'	Suzanne Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
17	Rosa x 'Radtko'	Double Knock Out Rose	7 Gal.	As Shown	Free of Pests and Disease
9	Hydrangea macrophylla	Garden Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
36	Ilex glabra 'Compacta'	Compact Inkberry	3 Gal.	As Shown	Free of Pests and Disease
4	Aesculus parviflora	Bottlebrush Buckeye	15 Gal.	As Shown	Free of Pests and Disease
12	Ilex verticillata	Winterberry	7 Gal.	As Shown	Free of Pests and Disease
Ferns/Grasses					
49	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	As Shown	Free of Pests and Disease
44	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
120	Heimerocallis x 'Stella de Oro'	Annual/Groundcover Bed	1 Gal.	As Shown	Free of Pests and Disease
220	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	18" OC x 18" Stag. Rows	Free of Pests and Disease
184	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag. Rows	Free of Pests and Disease
2360 SF	Ophiopogon japonicus	Mondo Grass	4" Pot	As Shown	Free of Pests and Disease
13,745 SF	Wetland Planting	Wetland Planting	Hydroseed	As Shown	Free of Pests and Disease
	Pinestraw	Pinestraw	4" Thick		Free of Pests and Disease
*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS					

TREE KEY:

- PRINCETON ELM
- M WILLOW OAK
- SYCAMORE
- HERITAGE BIRCH
- 'BRACKENS BROWN BEAUTY' MAGNOLIA
- SOUTHERN RED OAK
- BLACK GUM
- BALD CYPRESS
- 'LITTLE GEM' MAGNOLIA
- 'BRODIE' CEDAR
- 'FASTIGIATE' EUROPEAN HORNBREAM
- 'NELLE R. STEVENS' HOLLY
- DARK AMERICAN HOLLY

LANDSCAPE KEY:

- BOTTLEBRUSH
- BUCKEYE
- WINTERBERRY
- 'STOKE'S DWARF' YAUPON
- 'KALEDOSCOPE' ABELIA
- MAIDEN GRASS
- PINK MUHLY GRASS
- 'STELLA DE ORO' DAY LILY
- GLOSSY ABELIA
- MONDO GRASS
- BIG BLUE LIRIOPE
- SEASONAL BED
- BIO-RETENTION LANDSCAPE AREA
- GARDEN HYDRANGEA
- SUZANNE FRINGE FLOWER
- 'STOKE'S DWARF' HOLLY
- 'KALEDOSCOPE' ABELIA
- MAIDEN GRASS
- PINK MUHLY GRASS
- 'STELLA DE ORO' DAY LILY
- GLOSSY ABELIA
- MONDO GRASS
- BIG BLUE LIRIOPE
- SEASONAL BED
- BIO-RETENTION LANDSCAPE AREA

MULCHING NOTE

ALL DISTURBED AREAS AND LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (4" MINIMUM).

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- SPECIMEN TREE REPLACEMENT
- TREE PROTECTION FENCE

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecat.com

NORTH

50 0 50 100

OVERALL TREE & LANDSCAPE PLAN

MidGard SS Alpharetta

ALPHARETTA, GEORGIA

PROJECT INFORMATION

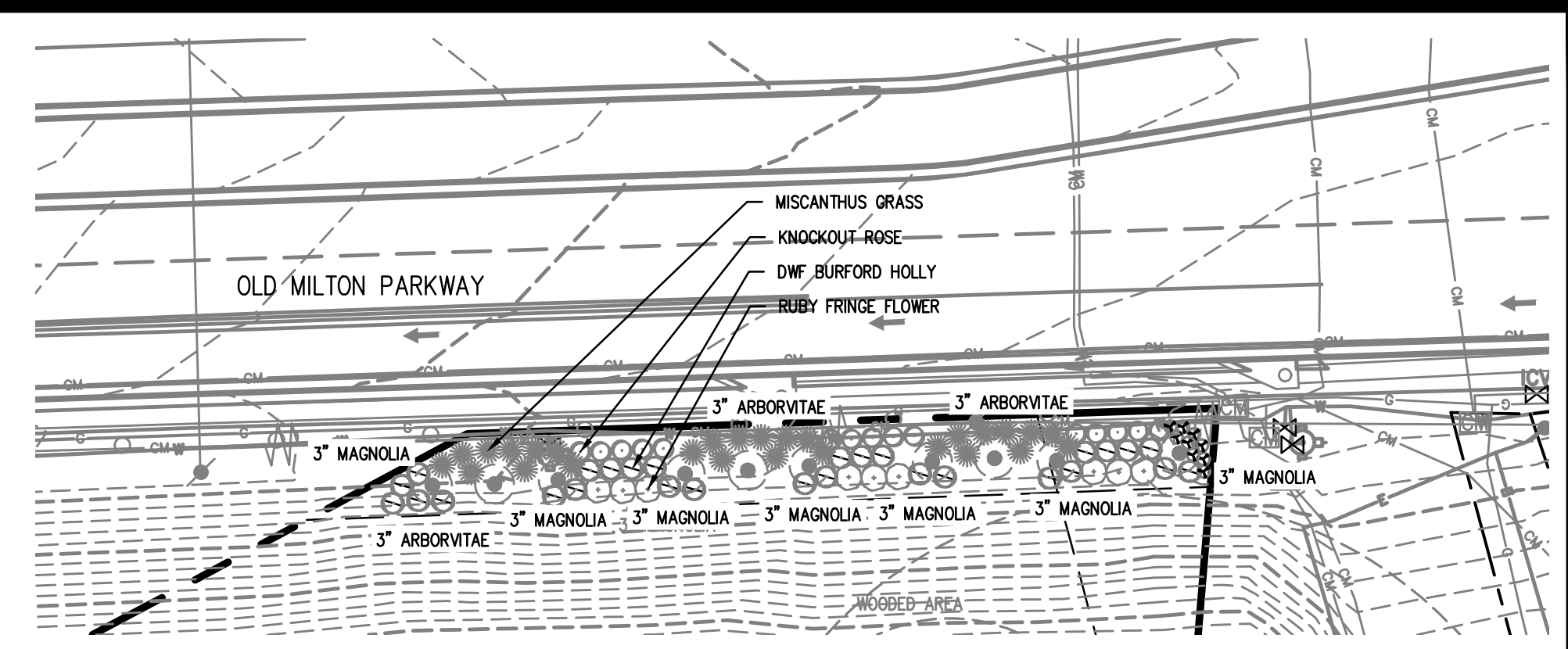
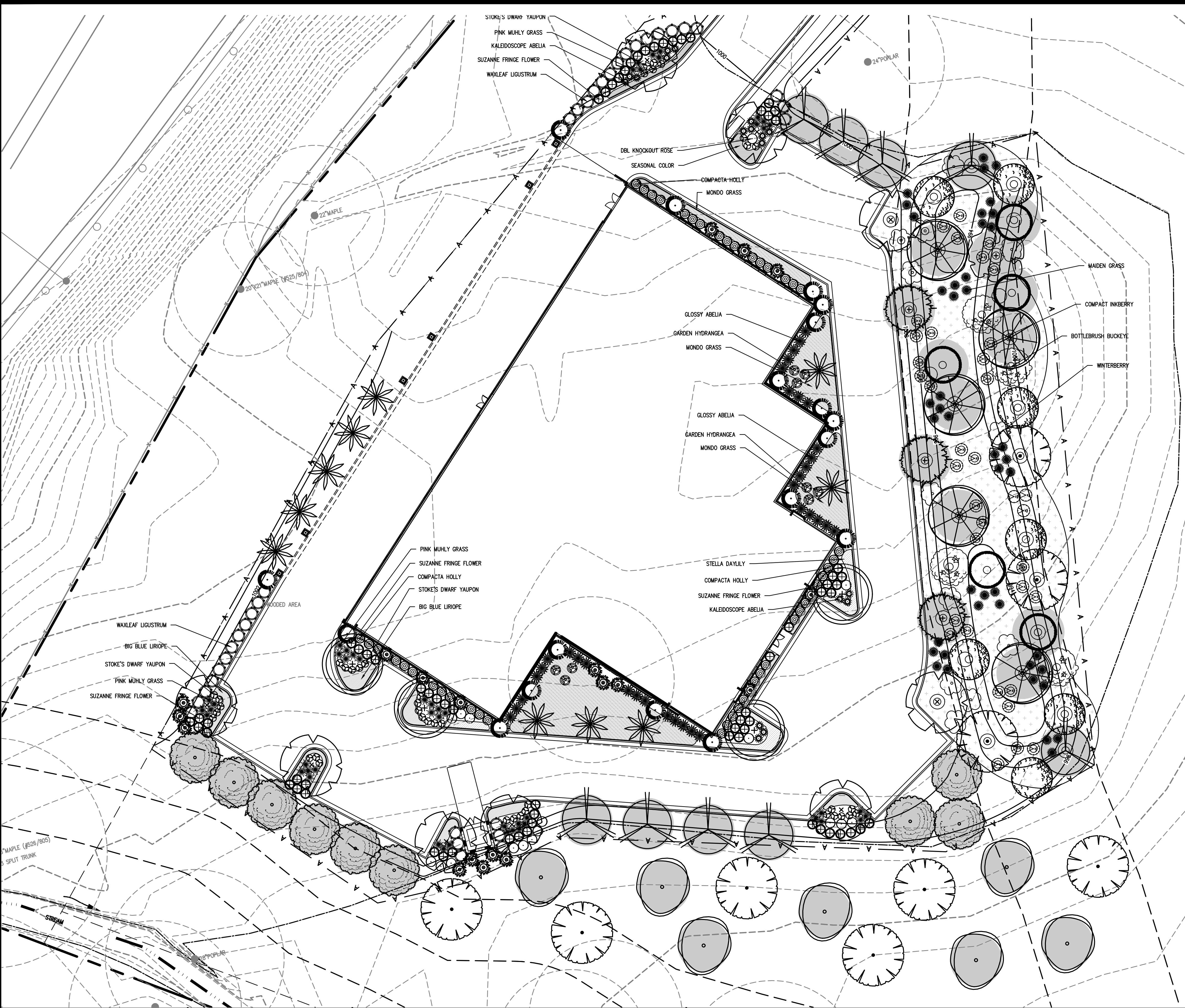
PROJECT NO.: 19-4303

DATE: 11-1-19

SCALE: 1" = 50'

FILE NAME: 19-4303 L00.DWG

DESIGN/DRAWN: slr/sch/tpb



1
LXX
EXISTING LANDSCAPE STRIP TO REMAIN
SCALE: 1"=30'

TREE KEY:

✕

PRINCETON ELM

+

WILLOW OAK

●

SYCAMORE

⊗

HERITAGE BIRCH

⊙

'BRACKENS BROWN BEAUTY' MAGNOLIA

○

SOUTHERN RED OAK

⊖

BLACK GUM

⊕

BALD CYPRESS

⊙

'LITTLE GEM' MAGNOLIA

○

'BRODIE' CEDAR

⊙

'FASTIGIATE' EUROPEAN HORNBEAM

⊙

'NELLIE R. STEVENS' HOLLY

⊙

DARK AMERICAN HOLLY

MULCHING NOTE

ALL DISTURBED AREAS AND LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (4" MINIMUM).

LANDSCAPE KEY:

⊙

BOTTLEBRUSH BUCKEYE

⊙

WINTERBERRY

⊙

OSTMANTHUS

⊙

WAXLEAF LIGUSTRUM

⊙

GLOSSY ABELIA

⊙

COMPACTA HOLLY

⊙

KNOCK OUT ROSE

⊙

INKBERRY

⊙

GARDEN HYDRANGEA

⊙

SUZANNE FRINGE FLOWER

⊙

STOKE'S DWARF HOLLY

⊙

KALEDOSCOPE ABELIA

⊙

MAIDEN GRASS

⊙

PINK MUHLY GRASS

⊙

STELLA DE ORO DAY LILY

⊙

MONDO GRASS

⊙

BIG BLUE LIRIOPE

⊙

SEASONAL BED

⊙

BIO-RETENTION LANDSCAPE AREA

Ornamental Plant List					
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
35	Abelia x grandiflora	Glossy Abelia	7 Gal	As Shown	Free of Pests and Disease
18	Abelia x grandiflora 'Kaledoscope'	Kaledoscope Abelia	3 Gal	As Shown	Free of Pests and Disease
44	Ilex crenata 'Compacta'	Compacta Holly	7 Gal	As Shown	Free of Pests and Disease
3	Osmanthus fragrans	Fragrant Tea Olive	15 Gal	As Shown	Free of Pests and Disease
40	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal	As Shown	Free of Pests and Disease
35	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	7 Gal	As Shown	Free of Pests and Disease
70	Lotopetalum chinense 'Suzanne'	Suzanne Fringe Flower	3 Gal	As Shown	Free of Pests and Disease
17	Rosa x 'Radtko'	Double Knock Out Rose	7 Gal	As Shown	Free of Pests and Disease
9	Hydrangea macrophylla	Garden Hydrangea	7 Gal	As Shown	Free of Pests and Disease
36	Ilex glabra 'Compacta'	Compact Inkberry	3 Gal	As Shown	Free of Pests and Disease
4	Auculus parviflora	Bottlebrush Buckeye	15 Gal	As Shown	Free of Pests and Disease
12	Ilex verticillata	Winterberry	7 Gal	As Shown	Free of Pests and Disease
Ferns/Grasses					
49	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal	As Shown	Free of Pests and Disease
44	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal	As Shown	Free of Pests and Disease
Perennial/Groundcover					
120	Hemerocallis x 'Stella de Oro'	Annual/Groundcover Bed	1 Gal	As Shown	Free of Pests and Disease
220	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal	18" OC x 18" Stag. Rows	Free of Pests and Disease
184	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag. Rows	Free of Pests and Disease
2360 SF	Ophiopogon japonicus	Mondo Grass	4" Pot	As Shown	Free of Pests and Disease
13,745 SF	Wetland Planting	Wetland Planting	Hydroseed	As Shown	Free of Pests and Disease
	Pinestraw	Pinestraw	4" Thick		Free of Pests and Disease
*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS					

AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

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

NORTH

20 0 20 40

PRELIMINARY LANDSCAPE
AT BUILDING

MidGard SS Alpharetta

ALPHARETTA, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 19-4303

DATE: 11-1-19

SCALE: 1" = 20'

FILE NAME: 19-4303 L00.DWG

DESIGN/DRAWN: slr/sch/tpb

M:\2019_OB\19-4303 Midgard SS Alpharetta\19-4303 L00.dwg, 11/1/2019 11:45:39 AM, tpb, Previous paper size: (35.00 x 24.00 inches), 11

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, within the city of Alpharetta, and being more particularly described as follows:

Commencing at a 1/2-inch rebar found at the Land Lot Corner common to Land Lots 852, 853, 856 and 857; Thence along the Land Lot Line common to Land Lots 853 and 856, North 00 degrees 49 minutes 38 seconds East, a distance of 139.81 feet to a point; Thence North 00 degrees 49 minutes 38 seconds East, a distance of 21.66 feet to a 1/2-inch rebar found; Thence departing said Land Lot Line, North 89 degrees 10 minutes 22 seconds West, a distance of 274.47 feet to a 5/8-inch rebar set located on the Easterly right-of-way line of Georgia Highway 400 (a variable width, controlled access right-of-way); Thence along said right of way, North 23 degrees 30 minutes 00 seconds East, a distance of 165.49 feet to a point; Thence North 28 degrees 45 minutes 18 seconds East, a distance of 449.83 feet to a concrete monument found; Thence North 28 degrees 50 minutes 14 seconds East, a distance of 110.24 feet to a concrete monument found; Thence North 29 degrees 00 minutes 20 seconds East, a distance of 51.73 feet to a point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way, North 29 degrees 00 minutes 20 seconds East, a distance of 295.10 feet to a point; Thence North 39 degrees 52 minutes 17 seconds East, a distance of 376.34 feet to a concrete monument found located at the intersection with the Southerly right-of-way line of Old Milton Parkway, a.k.a. Georgia Hwy 120 (variable right-of-way); Thence along said right-of-way, North 84 degrees 21 minutes 39 seconds East, a distance of 246.19 feet to a concrete monument found; Thence North 02 degrees 05 minutes 52 seconds West, a distance of 31.93 feet to a concrete monument found; Thence North 80 degrees 14 minutes 30 seconds East, a distance of 21.89 feet to a point; Thence North 61 degrees 48 minutes 01 seconds East, a distance of 100.89 feet to a concrete monument found; Thence North 88 degrees 02 minutes 29 seconds East, a distance of 149.83 feet to a concrete monument found; Thence South 04 degrees 43 minutes 07 seconds West, a distance of 60.72 feet to a concrete monument found; Thence North 88 degrees 08 minutes 06 seconds East, a distance of 36.33 feet to a 5/8-inch rebar set located on the Westerly right-of-way line of Morris Road (30-foot right-of-way); Thence along said right-of-way and following along a curve to the left having an arc length of 30.01 feet, with a radius of 304.51 feet, being subtended by a chord bearing of South 18 degrees 19 minutes 22 seconds East, for a distance of 30.00 feet to a point; Thence South 21 degrees 08 minutes 46 seconds East, a distance of 76.85 feet to a point; Thence along a curve to the right having an arc length of 150.30 feet, with a radius of 916.67 feet, being subtended by a chord bearing of South 16 degrees 26 minutes 56 seconds East, for a distance of 150.13 feet to a point; Thence South 11 degrees 45 minutes 06 seconds East, a distance of 161.05 feet to a point; Thence along a curve to the right having an arc length of 173.59 feet, with a radius of 528.17 feet, being subtended by a chord bearing of South 02 degrees 20 minutes 49 seconds East, for a distance of 172.81 feet to a point; Thence South 07 degrees 04 minutes 06 seconds West, a distance of 90.36 feet to a point; Thence South 07 degrees 04 minutes 06 seconds West, a distance of 96.26 feet to a point; Thence along a curve to the left having an arc length of 87.20 feet, with a radius of 420.87 feet, being subtended by a chord bearing of South 01 degrees 07 minutes 58 seconds West, for a distance of 87.05 feet to a point; Thence departing said right-of-way of Morris Road, North 84 degrees 48 minutes 54 seconds West, a distance of 478.40 feet to a point; Thence North 69 degrees 18 minutes 21 seconds West, a distance of 575.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 14.948 Acres.

The property described above, when taken together with Proposed Tract 1 as shown on ALTA/ACSM Land Title Survey for Atlanta Senior Care Services, LLC, ORIX Public Finance, LLC, as prepared by GeoSurvey, Ltd, dated 09/29/2015, constitute one and the same land as the legal description of Tracts 1 and 2 on commitment #724960-ATL.

SSS SERIES POLES

SQUARE STRAIGHT STEEL

SSS-20-50-7TA-DB

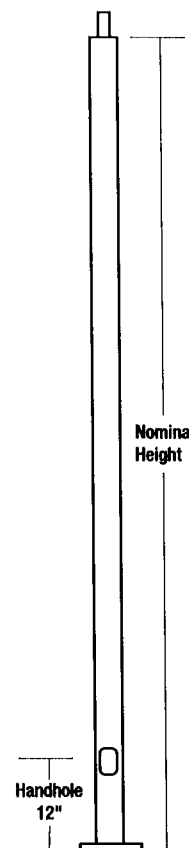


APPLICATIONS

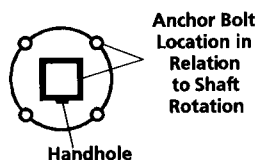
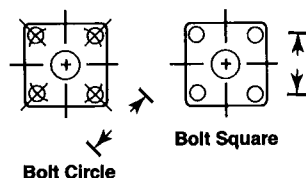
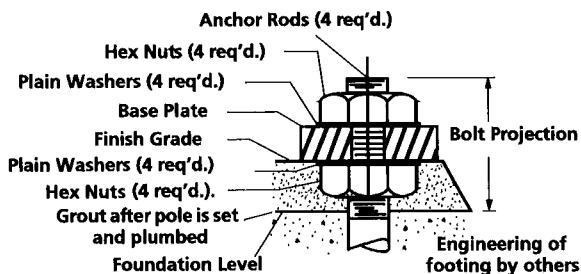
- Lighting installations for top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

FEATURES

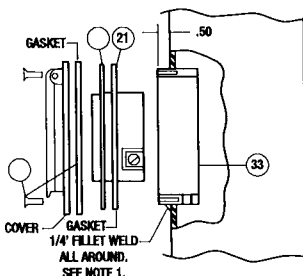
- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.36" radius on all corners. Minimum yield of 46,000 psi (ASTM-A500, Grade B). Longitudinal weld seam to appear flush with shaft side wall. Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ATM-A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- HAND HOLE:** Rectangular steel-reinforced hand hole (2.5" x 4.5"). Pole grounding lug located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (modified ASTM-A36). Galvanized hardware with two washers/nuts per bolt for leveling meet or exceed bolt strength
- FINISH:** Durable Lektrocote® TGIC thermoset polyester powder coat paint finish with nominal 3.0 mil thickness. Zinc-rich powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method. Decorative finish coat available in seven standard colors. Custom colors available. RAL number preferable. Internal protective coating available. Lektrocote® meets or exceeds the following standards:
 - Exterior Durability: up to five years Florida exposure with 10% or less gloss reduction
 - ASTM B-117: 1000 hour salt spray test
 - ASTM D-2247: 1000 hour salt spray test
 - ASTM D-2794: 1000 hour salt spray test
 - ASTM D-522: 1000 hour salt spray test
 - ASTM 3359B: 1000 hour salt spray test



BASE DETAIL

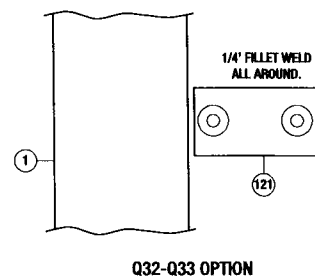


15 AMP GFCI RECEPTACLE & COVER



Q18 OPTION

MID-POLE LUMINAIRE BRACKET



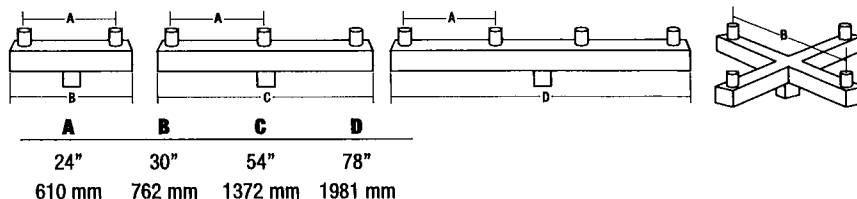
Q32-Q33 OPTION

ACCESSORIES: SQUARE STEEL BRACKETS

(order as separate part #, field installed)

Catalog Number	Description	Maximum Weight Per Tenon lbs. (kg)	EPA ft ² (m ²)	Weight lbs. (kg)
SSB-21-M51	Twin 180°	60 (27.2)	1.2 (0.1)	24 (10.9)
SSB-31-M51	Triple 180°	60 (27.2)	2.3 (0.2)	44 (19.9)
SSB-41-M51	Quad 180°	60 (27.2)	3.4 (0.3)	64 (29)
SSB-43-M51	Quad 90°	60 (27.2)	2.8 (0.3)	46 (20.8)

Note: Bronze color standard, for others, add suffix to catalog number: -M50 - Black finish; -M52 - White finish; -M53 - Gray finish



ORDERING INFORMATION

S - S - S - 25 - 40 - 1 - TA - DB
 | | | | | | | |
 Cross Style Material Nominal Nominal Shaft Mounting Finish
 Section Length Dia. Thickness Type

Catalog Number	Pole Ht.	Nominal Shaft	70	Wind Load Rating ¹	80	90	100	120	Wall	Bolt Circle	Bolt Circle	Bolt Sq.	Base Plate	Anchor Bolt	Bolt	Pole
	ft m	Dim.	mph	mph	mph	mph	mph	mph	Thick.	(sug.)			(sq)	Size	Proj.	Wt. (lbs)
SSS-10-40-1-XX-XX	10 3.0	4	38	28.5	22	17	11	.119	.119	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	.75 x 30 x 3"	4"	91
SSS-10-50-1-XX-XX	10 3.0	5	60	46	36	28	19	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	106
SSS-12-40-1-XX-XX	12 3.7	4	28	21	15	12	7.5	.119	.119	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	.75 x 30 x 3"	4"	104
SSS-12-50-1-XX-XX	12 3.7	5	45	33	25	20	13	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	122
SSS-14-40-1-XX-XX	14 4.3	4	23	17	12.5	9.5	6	.119	.119	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	.75 x 30 x 3"	4"	116
SSS-14-40-7-XX-XX	14 4.3	4	34.5	25.5	20	15	9.5	.179	.119	11"	8.5 - 12"	6 - 8.4"	11 x 1"	.75 x 30 x 3"	4"	158
SSS-14-50-1-XX-XX	14 4.3	5	38	28.5	21.5	16.5	10.5	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	138
SSS-16-40-1-XX-XX	16 4.9	4	19.5	14	10.5	7.5	4	.119	.119	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	.75 x 30 x 3"	4"	128
SSS-16-40-7-XX-XX	16 4.9	4	29.5	21.5	16	12	8	.179	.119	11"	8.5 - 12"	6 - 8.4"	11 x 1"	.75 x 30 x 3"	4"	176
SSS-16-50-1-XX-XX	16 4.9	5	32	23.5	17.5	13.5	8	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	153
SSS-16-50-7-XX-XX	16 4.9	5	47.5	35.5	27	21.5	13.5	.179	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	214
SSS-18-40-1-XX-XX	18 5.5	4	16.5	11.5	8.5	6	3	.119	.119	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	.75 x 30 x 3"	4"	147
SSS-18-40-7-XX-XX	18 5.5	4	25.5	18	13.5	10.5	6	.179	.119	11"	8.5 - 12"	6 - 8.4"	11 x 1"	.75 x 30 x 3"	4"	201
SSS-18-50-1-XX-XX	18 5.5	5	27.5	20	14	11	6	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	175
SSS-18-50-7-XX-XX	18 5.5	5	42	31	23.5	18	11	.179	.119	11"	8.5 - 12"	6 - 8.4"	12 x 1"	.75 x 30 x 3"	4"	243
SSS-20-40-1-XX-XX	20 6.1	4	13.5	9.5	6.5	4.5	1.8	.119	.119	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	.75 x 30 x 3"	4"	160
SSS-20-40-7-XX-XX	20 6.1	4	22	16	11.5	8.5	4.5	.179	.119	11"	8.5 - 12"	6 - 8.4"	11 x 1"	.75 x 30 x 3"	4"	173
SSS-20-50-1-XX-XX	20 6.1	5	23.5	17	12	9	4.5	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	191
SSS-20-50-7-XX-XX	20 6.1	5	36.5	27	20	15.5	9	.179	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	.75 x 30 x 3"	4"	266
SSS-20-60-7-XX-XX	20 6.1	6	51	38	28.5	22	14.5	.179	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	312
SSS-25-40-1-XX-XX	25 7.6	4	8.5	5	3	1.5	NR	.119	.119	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	.75 x 30 x 3"	4"	238
SSS-25-40-7-XX-XX	25 7.6	4	14.5	10	6.5	4.5	1.4	.179	.119	11"	8.5 - 12"	6 - 8.4"	11 x 1"	.75 x 30 x 3"	4"	266
SSS-25-50-1-XX-XX	25 7.6	5	15	10.5	6.5	4	NR	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	231
SSS-25-50-7-XX-XX	25 7.6	5	25	18	12.5	8.5	4	.179	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	324
SSS-25-50-3-XX-XX	25 7.6	5	36.5	26	19	14	8	.250	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	437
SSS-25-60-7-XX-XX	25 7.6	6	38.5	28	20.5	15	8	.179	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	404
SSS-27-40-7-XX-XX	27 8.2	4	-	9.4	-	4.2	1.2	.179	.119	11"	8.5 x 12"	6 - 8.4"	11 x 1"	1 x 36 x 4"	4"	290
SSS-30-40-7-XX-XX	30 9.1	4	6.5	4.5	2.5	1.5	NR	.179	.119	11"	8.5 x 12"	6 - 8.4"	11 x 1"	1 x 36 x 4"	4"	313
SSS-30-50-1-XX-XX	30 9.1	5	7.5	5.5	2.5	NR	NR	.119	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	274
SSS-30-50-7-XX-XX	30 9.1	5	18	12	8	4.5	NR	.179	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	398
SSS-30-50-3-XX-XX	30 9.1	5	22	16	13	8	3.8	.250	.119	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	537
SSS-30-60-7-XX-XX	30 9.1	6	30	20	14	9	3.4	.179	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	467
SSS-30-60-3-XX-XX	30 9.1	6	42	30	22	16	8	.250	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1.25 x 42 x 6"	4"	630
SSS-35-60-7-XX-XX	35 10.7	6	20.5	13	8	4.5	NR	.179	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	538
SSS-35-60-3-XX-XX	35 10.7	6	26	18	12	7.5	3.4	.250	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1.25 x 42 x 6"	4"	726
SSS-40-60-7-XX-XX	40 12.2	6	11	8	3.5	NR	NR	.179	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	614
SSS-40-60-3-XX-XX	40 12.2	6	14	10.5	5.5	2.5	NR	.250	.12	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1.25 x 42 x 6"	4"	802

1 Allowable EPA with 1.3 gust factor. To determine max. pole loading weight, multiply allowable EPA by 30 lbs.

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

COMPLETE PART NUMBER REQUIRES SHAFT ABOVE PLUS MOUNTING TYPE, FINISH & APPROPRIATE OPTIONS BELOW

MOUNTING TYPE

TA Tenon (2.375" OD)
TD Tenon (2.875" OD)
TR Removable Tenon
 (2.375 x 4.25)

FINISH

DB Dark Bronze
BL Black
WH White
GR Gray
PS Platinum Silver
CC Custom Color (Consult Factory)
PR Primer Only

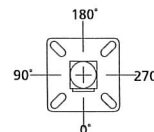
OPTIONS

Q55 Internal Coating (Hubbell Seal)
Q18³ 15 Amp GFCI Receptacle and Cover
Q22³ Extra Handhole
Q26³ .5" Coupling
Q27³ .75" Coupling
Q30³ 2" Coupling
Q32³ Mid-pole Luminaire Bracket
Q40 Vibration Damper
LAB Less Anchor Bolts
CSA CSA Certified (consult factory)

OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option Q26 should be ordered as: **SSS-20-40-1-TA-DB-Q26-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base)
 1" spacing required between option. Consult factory for other configurations.

Height of option (in feet)



Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Blvd. • Greenville, SC 29607 • PHONE: 864-678-1000

For more information visit our web site: www.hubbelloutdoor.com

Cree Edge™ Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Description

The Cree Edge™ High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low profile design that minimizes wind load and a rugged die cast aluminum adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. Available with Cree TrueWhite® Technology, the Cree Edge™ High Output helps to beautifully render true colors and deliver value beyond energy savings.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K); 90 CRI (5000K)

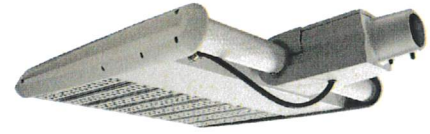
CCT: 4000K (+/- 300K), 5000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

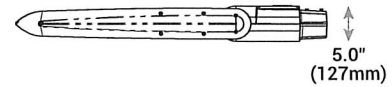
* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

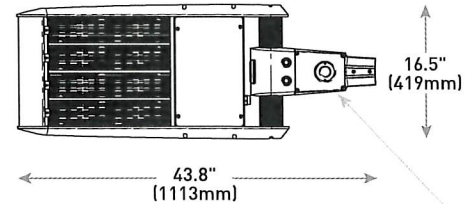
Field-Installed	
Bird Spikes XA-BRDSPKXAK12 - 120 LED XA-BRDSPKXAK24 - 240 LED	Backlight Control Shields XA-30BLS-4 - Four-pack for 120 LED - Unpainted stainless steel XA-30BLS-8 - Eight-pack for 240 LED - Unpainted stainless steel



HV Mount (shown in horizontal position)

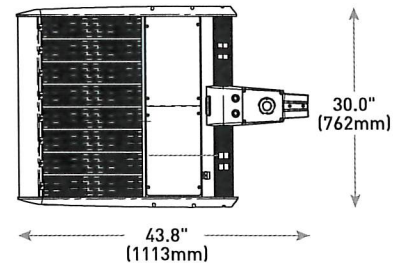


120 LED



NEMA® Photocell Receptacle location (ordered as an option)

240 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

HV Mount (shown in Vertical position) and Direct Mount Bracket - see page 13 for weight & dimensions

Ordering Information

Example: ARE-EHO-2M-HV-12-E-UL-SV-700

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EHO	2M Type II Medium w/BLS 2MB Type II Medium w/BLS 3M Type III Medium w/BLS	5M Type V Medium 5S Type V Short AF Automotive Frontline-Optic™	12 24	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	700 700mA 1000 1000mA	DIM 0-10V Dimming - Control by others for details - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options - Not available with UH voltage - Available for U.S. applications only
FLD-EHO	15 15° Flood 25 25° Flood	40 40° Flood 70 70° Flood	SN Sign N6 NEMA® 6					ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt - Not available with UH voltage or 240 LEDs with 1000mA drive current R NEMA® Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Consult factory for vertical tenon application - Photocell and shorting cap by others - Refer to ML spec sheet for availability with ML options
								RL Rotate Left - Optic is rotated to the left RR Rotate Right - Optic is rotated to the right 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Utilizes Cree TrueWhite® Technology - Color temperature per luminaire

* Reference EPA and pole configuration suitability data beginning on page 11
 NOTE: Price adder may apply depending on configuration



Rev. Date: V8 11/10/2016



US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED High Output Area/Flood Luminaire

Luminaire EPA

Horizontal/Vertical Tenon Mount and EHO-UNV Direct Mount Bracket											
LED Count (x10)	Luminaire Weight	Single	2 @ 90°	2 @ 180°	2 @ 180°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°	4 @ 180°	
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA											
		Vertical	Horizontal	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical
											
		PB-1A*; PW-1A3; EHO-UNV	Horizontal Tenon	PB-2A*; PB-2R2.375; PW-2A3; (2) EHO-UNV	PB-2A*; PB-2R2.375; PW-2A3 (picture does not apply)	PB-2A*; PB-2R2.375; PW-2A3 (picture doesn't apply)	PB-3A*; PB-3R2.375; (3) EHO-UNV	PB-3A*; PB-3R2.375	PB-3A*; PB-3R2.375	PB-4A*(90); PB-4R2.375; (4) EHO-UNV	PB-4A*(180); PB-4R2.375
0° Tilt											
12	45.3 lbs. (20.6kg)	1.41	1.41	2.35	2.83	2.83	3.76	3.76	4.24	4.70	5.66
24	80.5 lbs. (36.6kg)	1.41	1.41	2.80	2.83	N/A	4.22	4.22	N/A	5.61	N/A
10° Tilt											
12	45.3 lbs. (20.6kg)	1.49	1.41	2.90	2.98	2.98	4.39	4.39	5.96	5.81	7.95
24	80.5 lbs. (36.6kg)	2.38	1.97	2.38	4.76	N/A	6.18	6.18	N/A	7.59	N/A
20° Tilt											
12	45.3 lbs. (20.6kg)	2.11	1.71	3.53	4.22	4.22	5.64	5.64	8.45	7.05	11.26
24	80.5 lbs. (36.6kg)	3.46	3.11	4.87	6.92	N/A	7.12	7.12	N/A	9.74	N/A
30° Tilt											
12	45.3 lbs. (20.6kg)	2.69	2.30	4.11	5.39	5.39	6.80	6.80	10.78	8.22	14.37
24	80.5 lbs. (36.6kg)	4.59	4.23	6.97	9.19	N/A	10.60	10.60	N/A	12.01	N/A
45° Tilt											
12	45.3 lbs. (20.6kg)	3.50	3.11	4.91	6.99	6.99	8.40	8.40	13.98	9.82	18.64
24	80.5 lbs. (36.6kg)	6.03	5.73	7.44	10.31	N/A	13.48	13.48	N/A	14.89	N/A
60° Tilt											
12	45.3 lbs. (20.6kg)	4.12	3.74	5.54	8.25	8.25	9.66	9.66	16.49	11.08	21.99
24	80.5 lbs. (36.6kg)	7.24	6.91	8.65	12.37	N/A	15.89	15.89	N/A	17.30	N/A
70° Tilt											
12	45.3 lbs. (20.6kg)	4.41	4.03	5.83	8.83	8.83	10.24	10.24	17.65	11.65	23.54
24	80.5 lbs. (36.6kg)	7.76	7.45	9.17	15.51	N/A	16.93	16.93	N/A	18.34	N/A
80° Tilt											
12	45.3 lbs. (20.6kg)	4.59	4.21	6.00	9.18	9.18	10.59	10.59	18.36	12.01	24.47
24	80.5 lbs. (36.6kg)	8.06	7.79	9.48	16.12	N/A	17.54	17.54	N/A	18.95	N/A
90° Tilt											
12	45.3 lbs. (20.6kg)	4.64	4.26	6.06	9.29	9.29	10.70	10.70	18.58	12.12	24.77
24	80.5 lbs. (36.6kg)	8.14	7.89	9.56	16.29	N/A	17.70	17.70	N/A	19.12	N/A

Note: Not for use with aluminum tenons



Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*[90]	1.11
PB-4A*[180]	2.22
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-2L	0.13
WM-4L	0.32
EHO-UNV	0.22

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Tenons and Brackets† (must specify color)

Square Internal Mount Vertical Tenons (Steel)

- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single

PB-2A* – 180° Twin

PB-3A* – 180° Triple

PB-4A*[90] – 90° Quad

PB-4A*[180] – 180° Quad

Wall Mount Brackets

- Mounts to wall or roof

WM-2 – Horizontal

WM-2L – Extended Horizontal

WM-4L – Extended L-Shape

Round External Mount Vertical Tenons (Steel)

- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin

PB-3R2.375 – Triple

PB-4R2.375 – Quad

Mid-Pole Bracket

- Mounts to square pole

PW-1A3** – Single

PW-2A3** – Double

Direct Mount Bracket

- Mounts to minimum 4" (102mm) round or square; aluminum or steel pole or can be surface-mounted directly to a vertical or horizontal surface

- See Direct Mount Configurations table below

- Poles must be field drilled for direct mount

EHO-UNV

† Refer to the [Bracket and Tenons spec sheet](#) for more details

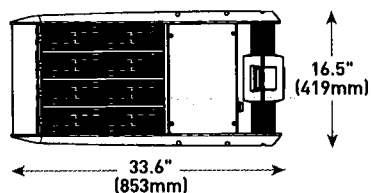
Direct Mount Configurations

Compatibility with EHO-UNV Direct Mount Bracket					
LED Count [x10]	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
4" Square					
12	✓	✓	N/A	N/A	N/A
24	✓	✓	N/A	N/A	N/A
4" Round					
12	N/A	✓	N/A	N/A	N/A
24	N/A	✓	N/A	N/A	N/A
5" Square					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
5" Round					
12	N/A	✓	N/A	✓	N/A
24	N/A	✓	N/A	✓	N/A
6" Square					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
6" Round					
12	✓	✓	✓	✓	✓
24	✓	✓	✓	✓	✓

Cree Edge™ LED High Output Area/Flood Luminaire

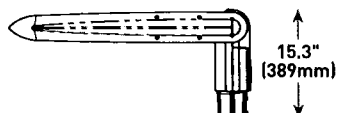
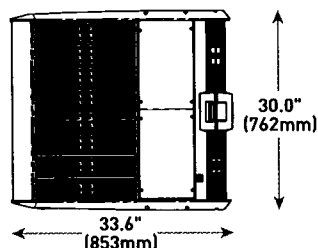
HV Mount (shown in vertical position)

120 LED



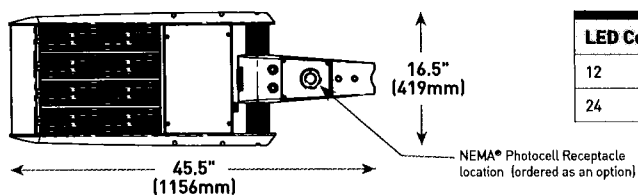
LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

240 LED



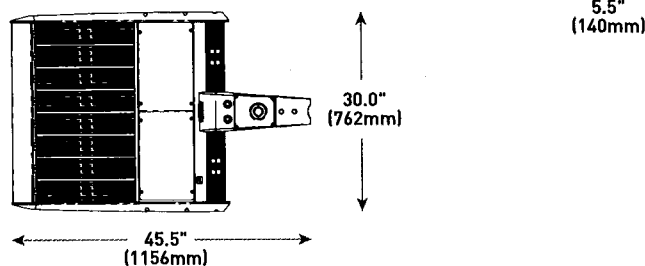
Direct Mount Bracket (accessory sold separately)

120 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

240 LED



© 2016 Cree, Inc. and/or one of its subsidiaries. All rights reserved. For informational purposes only. Content is subject to change.
 Patent www.cree.com/patents. Cree®, NanoOptic®, TrueWhite®, Cree TrueWhite®, and Colorfast DeltaGuard® are registered trademarks, and the Cree logo, Cree Edge™, the Cree TrueWhite Technology logo, and Automotive FrontlineOptic™ are trademarks of Cree, Inc. The UL logo is a registered trademark of UL LLC. NEMA® is a registered trademark of the National Electrical Manufacturers Association. The DLC QPL is a registered trademark of Northeast Energy Efficiency Partnerships, Inc.

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

CREE 

T (800) 473-1234 F (800) 890-7507

ATLANTA SENIOR CARE SERVICES 2 LLC
8380 BAY PINES BLVD FLOOR 3
SAINT PETERSBURG FL 33709

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS GA 30091 6450

3333 OLD MILTON ALPHARETTA LLC
180 GLASTONBURY BLVD STE 201
GLASTONBURY CT 06033

SAMS REAL ESTATE HOLDINGS GEORGIA LLC
7935 COUNCIL PL SUITE 200
MATTHEWS NC 28105

ALPHARETTA LIFEHOPE LAND SPE LLC
3330 PRESTON RIDGE RD SUITE 380
ALPHARETTA GA 30005

Triad Newcastle LLC
100 CHURCH ST SUITE 100
HUNTSVILLE AL 35801

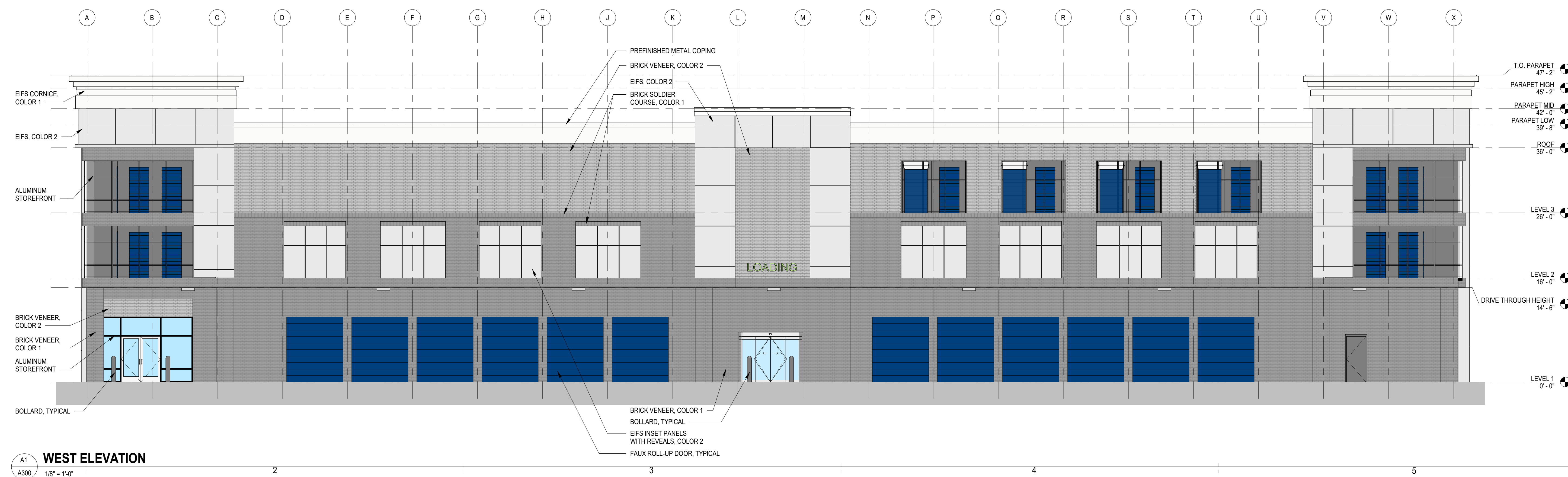
Abed Mohammed A Trustee Et AL
11500 OLIVE BLVD SUITE 188
SAINT LOUIS MO 63141 7147

Burson Claire Lee
P.O. BOX 1905
CLAYTON GA 30525 1905

SHEET NO.	PROJ. NO.
	019232.03

A300

A



SHEET NO.	PROJ. NO.
	019232.03



NOT FOR CONSTRUCTION



City Council Meeting NOVEMBER 1, 2021 Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

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 Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:30 p.m.

II. ROLL CALL

- **Council Members**
 - Mayor Jim Gilvin
 - Mayor Pro Tem Donald F. Mitchell
 - Ben Burnett
 - Jason Binder
 - John Hipes
 - Dan Merkel
 - Karen Richard
- **Staff**
 - Bob Regus, City Administrator
 - Mike Stacy, City Attorney
 - James Drinkard, Asst. City Administrator
 - Lauren Shapiro, City Clerk
 - Cris Randall, Director of Human Resources
 - Peter Sewczwicz, Director of Public Works
 - John Robison, Director of Public Safety
 - Tom Harris, Director of Finance
 - Kathi Cook, Director of Community Development and Economic Development
 - Adam Montgomery, Information Technology Manager
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer / Planner

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

- A. Arts Alpharetta Board Member, Ben Hollingsworth
- B. Presentation of CALEA Award – Public Safety Department
- C. National Native American Heritage Month Proclamation
- D. Veterans Day Proclamation

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 10/25/2021)
- B. Financial Management Report: Month Ending September 30, 2021
 - ❖ Mayor Pro Temp Mitchell offered a motion to approve the consent agenda.
 - ❖ Council Member Burnett seconded the motion.
 - ❖ The motion was approved unanimously (7-0).

VI. PUBLIC HEARING

A. V-20-01 / E-20-02 MidGard Self Storage Variance & Exception

Consideration of variances and an exception to allow a 3-story, 90,000 square foot self-storage facility with moving truck rental on 14.9 acres. Variances are requested to the definition of 'Storage, Climate Controlled' to allow for moving truck rentals and to reduce the minimum parking requirement from 91 to 28 spaces. An exception is requested to increase the building height from 35' to 36'-4". The property is located at 11425 Morris Road and is legally described as being located in Land Lot 856, 1st District, 2nd Section, Fulton County, Georgia.

- Director of Community Development and Economic Development, Kathi Cook, came forward to present this item.
- This item was previously heard in August 2020 and is brought back before Council because of an appeal to the Superior Court and for Council's decision pursuant to the Court Order. There is no new staff report, except the applicant may present a proposed change to Condition #9.
- In the original August 10, 2020 staff report, it states the following: "If approval is considered, recommend the following conditions:
 - Property shall be developed substantially in accordance with submitted plan prepared by AEC, dated 11/1/2019, except for modifications required to comply with the conditions below.
 - Maximum building height shall be 3-stories and 36'-4".
 - Self-storage facility shall appear as an office building and shall be substantially brick on 3 sides (West, North and East) with breaks and relief in the elevations, final approval by DRB. Parapet heights shall be approved by DRB.
 - Dumpster shall have brick enclosure with painted metal doors, with final approval by DRB.
 - Retaining walls facing Old Milton Parkway or Georgia 400 shall be brick to match the building. Retaining walls exceeding 16' in height shall be terraced with landscaping, as approved by DRB.

- Interior storage units shall not be visible through windows.
- Loading/unloading areas shall not be visible from Georgia 400 or Old Milton Parkway and shall be heavily screened with landscaping and decorative walls or berms.
- Fences and walls visible from Georgia 400 or Old Milton Parkway shall be decorative, subject to approval by DRB.
- 'Moving vehicles' shall not be sold or leased from the property and shall not be parked between the building and Georgia 400 or Old Milton Parkway.
- Outside storage shall be prohibited.
- Existing tree buffer along Old Milton Parkway shall remain undisturbed, except to accommodate the driveway extension from Morris Road, as depicted on the plan prepared by AEC, dated 11/1/2019. Additional landscaping may be required to be installed within the Georgia 400 buffer where sparse, subject to approval by Staff.
- Wall signs shall not be permitted facing or visible from Georgia 400 and all signage shall be approved by DRB.
- CC&R's shall be recorded and shall limit the use of the subject property to climate controlled self-storage with no lodging or dwelling."
- In this meeting's agenda packet, the applicant provided proposed language for Condition #9 that states: "'Moving vehicles' may be made available for leasing on the property but shall not be parked between the building and Georgia 400 or Old Milton Parkway. There shall not be more than four moving vehicles available for lease on the property at a time and such vehicles shall be parked in contiguous designated parking spaces, the location of such spaces to be approved by DRB. Leasing services shall be provided from the office maintained for general business and sales purposes and shall not be a separate business office. Any signage for the leasing services shall be approved by DRB."
- The applicant, Don Rolader, residing at 200 Foothills Parkway, Marble Hill, Georgia, 30148, and Steve Rowe with AEC, which is located at 50 Warm Springs Circle, Roswell, Georgia 30075, came forward to speak on behalf of this application.
 - The applicant does not seek a full u-haul service facility.
 - Four (4) of the parking spaces would be used for the moving vehicle rental.
 - There will be 28 total parking spaces.
 - When the parking spaces are created, the four spaces would be sized to fit the size of moving vehicle trucks.
- During questioning of the applicant, Council Member Hipes read the definition of storage climate controlled from the 1.4 Definitions of the municipal code.

Public Comments:

- There were no public comments for this item.
- ❖ Council Member Richard offered a motion to approve V-20-01 / E-20-02 MidGard Self Storage Variance & Exception as to the request for height exception and parking variance due to and only due to the Superior Court's order on MidGard's appeal, subject to the proposed staff conditions, including condition #9 which does not permit moving vehicle leasing on the site. Moving vehicle leasing will not be permitted on the site, as it is not within the definition of climate controlled self-storage, and any request for a definitional variance as to climate

controlled self-storage is denied.

- Mayor Pro Tem Mitchell seconded the motion.
- The motion was approved (6-1; with Council Member Burnett in opposition).

B. E-21-05 Kimball Bridge Road Sign Exception

Consideration of a sign exception to reduce the setback for a monument sign. The property is located at 3060 Kimball Bridge Road and is legally described as being located in Land Lots 849, 850, 859 & 860, 1st District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve E-21-05 3060 Kimball Bridge Road Sign Exception, subject to the following conditions:
 1. Monument sign shall be permitted with a 4' setback from Kimball Bridge Road right-of-way, as depicted on the submitted plan.
 2. Monument sign shall have a brick or stone base and sign cabinet shall not be internally-illuminated. Decorative landscape beds shall be provided at the base of the monument sign, with final approval by Staff.
- The applicant, Patti Huxford, is requesting consideration of a sign exception to reduce the setback for a monument sign from ten-feet (10') to two-feet (2'). The City recently installed a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road, which required additional right-of-way from adjacent properties. The subject property is located at 3060 Kimball Bridge Road at the intersection of Kimball Bridge Road and Rock Mill Road.
- The submitted request, if approved, would allow a monument sign within two-feet (2') of the public right-of-way on Kimball bridge Road. The Unified Development Code (UDC) requires that monument signs be setback at least ten-feet (10') from the public right-of-way.
- The subject property is zoned O-I (Office-Institutional) and is developed with two (2), low-rise office buildings. Surrounding properties are zoned O-I to the north and west and SU (Special Use) to the south and east. New Prospect Elementary School is located to the south, Rock Mill Park to the east, low-rise office buildings to the north and west.
- The City recently installed a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road, which required additional right-of-way from adjacent properties. The location of the existing parking lot limits the applicant's ability to meet the ten-foot (10') setback.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.
- The CZIM was held on October 13, 2021. There were no public comments.
- Staff has reviewed the applicant's proposal and finds that the request for sign exception does not conflict with the established review criteria. The sign exception request is directly related to the right-of-way taking for the newly installed roundabout at Kimball Bridge Road and Rock Mill Road. If approved, conditions are recommended requiring that the monument sign cabinet not be internally illuminated and that the setback be four-feet (4') which will help with the scale of the sign close to the sidewalk and allow for a planting area.
- The applicant, Patti Huxford, on behalf of Option Signs, which is located at 165 Tidwell Road, Alpharetta, GA 30004, came forward to speak on behalf of this application.
 - The applicant shared that they would be okay with having this sign be back lit or

halo lit.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Richard offered a motion to approve E-21-05 3060 Kimball Bridge Road Sign Exception, subject to the following conditions:
 1. Monument sign shall be permitted with a 4' setback from Kimball Bridge Road right-of-way, as depicted on the submitted plan.
 2. Monument sign shall have a brick or stone base and sign cabinet shall be back lit or halo lit. Decorative landscape beds shall be provided at the base of the monument sign, with final approval by Staff.
- Council Member Merkel seconded the motion.
- The motion was approved unanimously (7-0).

C. PH-21-19 Lewis Manning House / 40 Cumming Street Change to Conditions of Zoning

Consideration of a request to change conditions of zoning to allow the Lewis Manning house to be used for a private residence. Previous conditions of zoning allowed the structure to be used for an office or HOA use. The property is located at 40 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-21-19 Lewis Manning House / 40 Cumming Street Change to Conditions of Zoning, subject to the following conditions:
 2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan ~~submitted prepared~~ by PEC D. Tracy Ward, dated ~~9/22/2017~~ 9/8/2021, except for modifications required to comply with the conditions below. Use shall be restricted to ~~office or HOA use~~ a private single-family residence.
 - ~~10. An easement shall be recorded on the final plat providing for use of the Lewis Manning House yard as depicted on the site plan.~~
 11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, ~~seating areas and a sculpture or fountain~~, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House. Developer of the Manning on the Square subdivision shall provide a sculpture or fountain in the civic space on the east side of the entrance to the subdivision, as approved by Staff.
 12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection ~~and maintenance~~ of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
 13. ~~The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB.~~ The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure, as approved by DRB.

New Conditions:

1. Exterior modifications and additions to the historic structure, accessory structures and walls and fencing shall be consistent with the architectural style of the Lewis Manning House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
 2. Swimming pool and cabanas shall be located to have the least impact to existing trees. This may result in a reduction to the swimming pool and cabana footprints. CRZ Impacts to trees shall not exceed the impacts listed on the site plan prepared by D. Tracy Ward, dated 9/8/2021, with final approval by Staff. Cabanas shall not exceed a height of 16' and shall be screened from view of the public right-of-way.
 3. The proposed addition to the Lewis Manning House shall not exceed the height depicted on the submitted conceptual images.
 4. The Lewis Manning House yard shall be developed with a park-like setting, including decorative plant selections promoting the historic district. A landscape plan shall be subject to approval by the Design Review Board.
 5. Prior to a Certificate of Occupancy associated with the Manning on the Square subdivision and Lewis Manning House property, the Manning on the Square final plat shall be updated to reflect the above changes, including but not limited to a statement that the Lewis Manning House shall be used as a private residence, amending open space areas, providing access for the Lewis Manning House and reflecting any necessary revisions to the declarations and covenants.
 6. Conditions of zoning related to file #CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street shall remain in effect, unless superseded by the conditions above. Changes to the conditions above shall not release the developer of Manning on the Square from conditions, such as addressing the Cumming Street streetscape, providing civic space along Cumming Street and path connection through the site.
- The submitted request, if approved, will allow for changes to previous conditions of zoning related to the Lewis Manning House. The proposed changes would allow for the Lewis Manning House to be used for a private residence. Previous conditions of zoning allow the Lewis Manning House to be used for an office or HOA use.
 - The property was rezoned on September 25, 2017, to DT-LW (Downtown Live-Work) to allow for the historic structure and property to be used for an office or HOA use on 0.837 acres.
 - Previous conditions of zoning required the Lewis Manning House yard to be made available for use by residents of the Manning on the Square subdivision, which was depicted on the approved site plan and referenced in condition #10. Subsection 3.2.4(l) of the Alpharetta Downtown Code states that a site's open space requirements shall be considered completely satisfied when a development incorporates a historic building on the City's Contributing Historic Buildings Inventory. Therefore, no open space was required by the Downtown Code for the Manning on the Square subdivision. However, the approved site plan depicted 14.6% civic space, or 1.71 acres, and 10.5% amenity space, or 1.23 acres, for a total of 25.1% open space, or 2.94 acres. The Lewis Manning House yard represents approximately 0.56 acres of amenity space, which would reduce the overall open space for the Manning on the Square subdivision to 2.38 acres, or 21.9%. The zoning of the Manning on the Square subdivision, DT-R (Downtown Residential), requires a minimum 10% amenity and 10% civic space if a historic building was not saved on the property.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a letter of objection was received from an adjacent resident on Manning Drive with concerns that the Lewis Manning House property would no longer be available for public use and concerns over tree removal in conjunction with the proposed pool and cabanas.
- The CZIM was held on October 13, 2021. There were no public comments.
- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for changes to previous conditions of zoning. The use of the Lewis Manning House as a private residence would generate fewer vehicular trips than a business use, which would have less impact to traffic on Cumming Street and other streets in the vicinity. In addition, the Manning on the Square subdivision would still comply with the minimum open space requirement of 20%. If approved, conditions are recommended requiring Historic Preservation Commission approval of a certificate of appropriateness for building additions, accessory structures and walls and fencing, as well as limiting impacts to existing trees.
- The applicant, Jeremy Cady, residing at 8000 Avalon Boulevard, Alpharetta, GA 30009, came forward to speak on behalf of this application.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Richard offered a motion to approve PH-21-19 Lewis Manning House / 40 Cumming Street Change to Conditions of Zoning, subject to the following conditions:
 2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan prepared by D. Tracy Ward, dated 9/8/2021, except for modifications required to comply with the conditions below. Use shall be restricted to a private single-family residence.
 - ~~10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.~~
 11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House. Developer of the Manning on the Square subdivision shall provide a sculpture or fountain in the civic space on the east side of the entrance to the subdivision, as approved by Staff.
 12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
 13. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure, as approved by DRB.

New Conditions:

1. Exterior modifications and additions to the historic structure, accessory structures and walls and fencing shall be consistent with the architectural style of the Lewis Manning House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
2. Swimming pool and cabanas shall be located to have the least impact to existing trees. This may result in a reduction to the swimming pool and cabana footprints. CRZ Impacts to trees shall not exceed the impacts listed on the site plan prepared by D. Tracy Ward,

dated 9/8/2021, with final approval by Staff. Cabanas shall not exceed a height of 16' and shall be screened from view of the public right-of-way.

3. The proposed addition to the Lewis Manning House shall not exceed the height depicted on the submitted conceptual images.
4. The Lewis Manning House yard shall be developed with a park-like setting, including decorative plant selections promoting the historic district. A landscape plan shall be subject to approval by the Design Review Board.
5. Prior to a Certificate of Occupancy associated with the Manning on the Square subdivision and Lewis Manning House property, the Manning on the Square final plat shall be updated to reflect the above changes, including but not limited to a statement that the Lewis Manning House shall be used as a private residence, amending open space areas, providing access for the Lewis Manning House and reflecting any necessary revisions to the declarations and covenants.
6. Conditions of zoning related to file #CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street shall remain in effect, unless superseded by the conditions above. Changes to the conditions above shall not release the developer of Manning on the Square from conditions, such as addressing the Cumming Street streetscape, providing civic space along Cumming Street and path connection through the site.
 - o Council Member Burnett seconded the motion.
 - o The motion was approved (6-1; with Council Member Binder in opposition).

VII. OLD BUSINESS

A. Approval of Fiscal Year 2022 Mid-Year Budget Amendment (Personnel Compensation) – 2nd Reading Public Comment:

- City Administrator, Bob Regus, Director of Finance, Tom Harris, and Director of Human Resources, Cris Randall came forward to present this item.
- The purpose of the Fiscal Year (FY) 2022 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that are planned to occur before fiscal year-end.
- Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.
- Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021. This 3% increase is also considered as a cost-of-living increase to fill the gap from current inflation.
- However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).
- The compensation adjustments will take effect in November 2021.
- Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act.

- The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.
- The FY 2022 Budget included 10.5 full-time equivalent (FTE) positions that were not funded but are part of the authorized workforce. These positions were to remain vacant pending a needs assessment by the City Administrator and identification of a sustainable funding source.
- The City Administrator has identified 6 positions that meet the above criteria and is requesting their funding be returned:
 - Police Officer (2 FTE; Public Safety);
 - Public Works Crew Leader (2 FTE; Public Works);
 - Public Works Tech I (1 FTE; Public Works); and
 - IT Tech Analyst (1 FTE; Information Technology).
- The City has struggled with recruiting and retaining E911 operators for quite some time (for as long as City Administrator Regus has been employed with the City). Over the past 8 years, the City has been fully staffed in E911 for only 1 week.
- Mayor and City Council asked staff to stay on top of what is happening in the market and if any changes are observed in pay within the market to please come forward and share that information with the Mayor and City Council.
- City Attorney, Mike Stacy, read the resolution aloud.

Public Comment:

- Matthew Mullen, residing at 1130 Arbor Hill Lane, Alpharetta, GA 30004, came forward to speak on this item. Mr. Mullen shared that fewer people are showing up for applicant testing each year.
- Kirk Monday, residing at 11128 Gray Owl Road, Alpharetta, GA 30022, came forward to speak on this item. Mr. Monday shared that he believed that there should be raise across the border.
- Council Member Binder offered a motion to approve the Fiscal Year 2022 Mid-Year Budget Amendment (Personnel Compensation), as read by City Attorney, Mike Stacy.
 - Council Member Hipes seconded the motion.
 - This motion was approved unanimously (7-0).

VIII. NEW BUSINESS

A. Kimball Bridge Road Tree Planting

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The proposed Kimball Bridge Rd Tree Planting Project includes the installation of 179 trees within the newly constructed landscape areas along Kimball Bridge Road, from North Point Parkway to Waters Road. The tree planting project includes the installation of trees, root barriers, soil, and hardwood mulch. Watering per City specifications is also included. Specifications also include detailed watering requirements and a two-year warranty for all trees.
- The work proposal was provided in accordance with the City's On-Call Landscape Installation

Contract with Ruppert Landscape (#17-103B; RFP 17-103). Pricing has been reviewed by City staff and is found to be competitive based on current market conditions and FY 2021 landscape project costs. Maintenance of the new trees is also accounted for in the forthcoming Citywide Landscape Maintenance contracts.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Richard offered a motion to approve the award of Kimball Bridge Road Tree Planting to Ruppert Landscape for an amount not to exceed \$470,315.61 for the purchase, installation, and watering of trees along Kimball Bridge Road from North Point Parkway to Waters Road, and to authorize the Mayor to execute all necessary documents.
 - Council Member Burnett seconded the motion.
 - The motion was approved unanimously (7-0).

IX. WORKSHOP

A. Georgia 400 Express Lane KBR Bridge Replacement

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The Georgia Department of Transportation is progressing with the GA 400 Express Lanes project by phasing the removal and replacement of three bridges: Pitts Road, Roberts Drive, and Kimball Bridge Road. The RFP will be issued in January 2022 and proposals are due in April 2022. Construction of the work along the 3 bridges is anticipated to begin in the first quarter of 2023. The goal is for the bridges to be completed in 2025.
- Utility relocations are a significant component of any project. The attached no-cost MOU is the first of several as the project proceeds in multiple phases. The purpose of the MOU is to provide documentation to the design/build teams on how each utility owner is handling their utilities. More specific, the MOU outlines if the utility owner will design or relocate the utilities on their own or through the design/build vendor, or some combination. This information is important in order for the design/build teams to price out the project. Public Works is recommending the City's Traffic Fiber as well as our Stormwater Pipes and Structures be designed and relocated via the design/build vendor. Southern Gas and Comcast are designing their own utility relocations and having the design/build vendor relocate their utilities as part of the project.
- Kimball Bridge Road Bridge will be an additional 20 feet longer / wider.
- Staff recommends that the design be incorporated into the entire project.
- City Attorney, Mike Stacy, shared that if it is a no-cost MOU, it could go forward by way of conversation between the Public Works Director Sewczwicz and the City Attorney, and with keeping the Council Liaison in the loop. However, if there will be an MOU that later leads to an increased contract price for a contract that will need Council approval, it does make sense to bring it forward as a workshop item, so that Council is aware of the future agreements. This will also allow Director Sewczwicz to know Council's input and direction before finalizing the contract terms.

X. PUBLIC COMMENT

- There were no public comments.

XI. REPORTS

- There were no reports.

XII. ADJOURNMENT

Mayor Gilvin adjourned the meeting at 8:41 p.m.

Respectfully submitted,

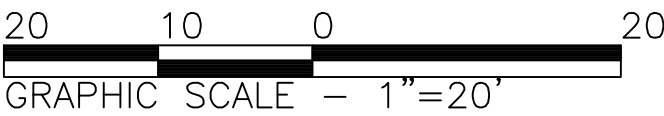
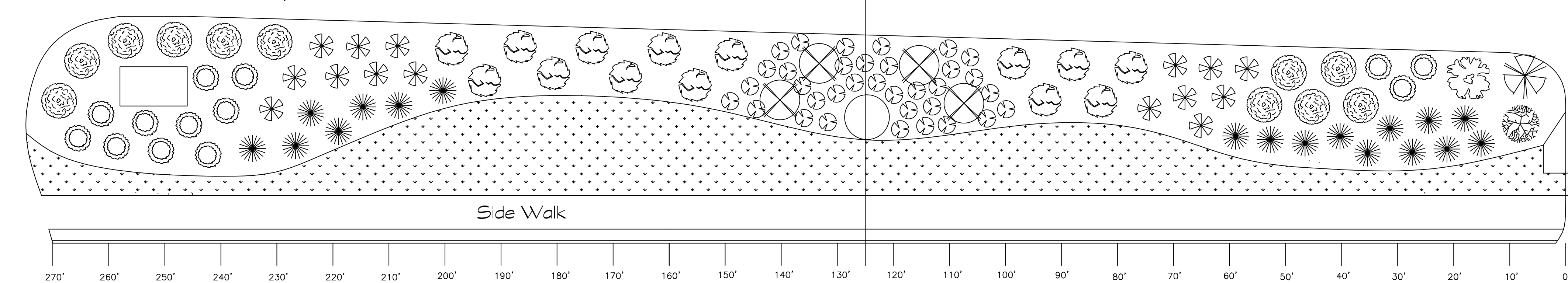
A handwritten signature in blue ink that reads "Lauren Shapiro". The signature is written in a cursive, flowing style.

Lauren Shapiro, City Clerk

Cooler Landscape Plan

Backyard Escape Inc.

Westside Parkway



Planting Details

- 6) 6' Emerald Green Arborvitae
- 13) 7gal Gold Mop Cypress
- 14) 6' Oak leaf Holly
- 15) 5gal Purple Diamond Loro.

- 18) 3' Adagio Maiden Grass
- 35) 3gal Encore Azalea "Autumn Bonfire"
- Existing Vitex
- 4) 30gal Natchez Grape Myrtle

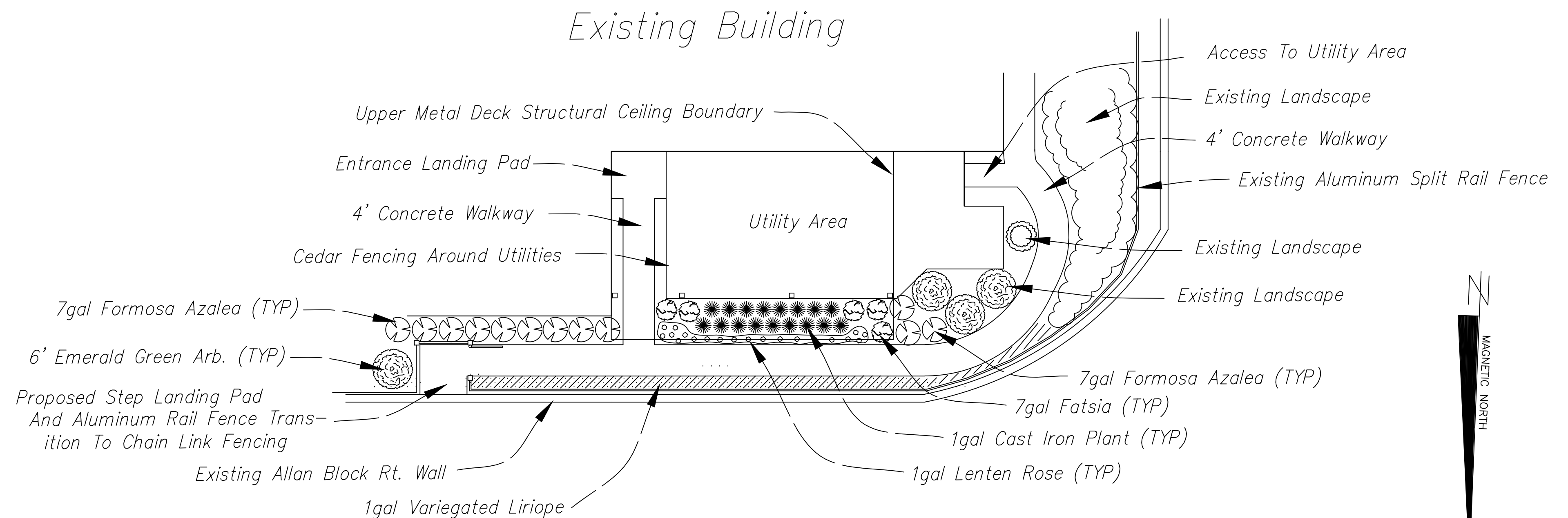
- Existing Blue Atlas Cedar
- Existing Jap. Maple

Bermuda Sod

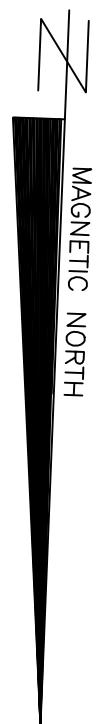
Cooler Landscape Plan

Upper Entrance + Walkway Area

Backyard Escape Inc.



Scale = 1"=10'-00"







ARCADE, Inc.
Architects, Building Consultants
3877 Thayer Trace
Duluth, Georgia 30096
Tel/ V.M. (404)731-2322
E-Mail: arcadeinc@aol.com

January 10, 2022

To: City of Alpharetta
Re: New Submittal of Additional Drawings
Project Number: BC 190301
For (project): New Sound Studio for: Einnor Studios
Located at: The "Cooler" Family Ice Skating Center
10800 Davis Drive
Alpharetta, Georgia 30009

Dear Mr. Schroeder:

This letter is written in response to our meeting and conversation on the job site on December 17, 2021. I have attached the following additional drawings, renderings and pictures with this submittal as a complement to the previous approved drawings.

These drawings include the updated details of the outside Balcony, and are as follows:

A5.1 thru 5.4- Floor Plan and other drawings of the Balcony with the new updated fascia and finishes.

Rendering 1, 2, & 3- 3D views of the new Balcony with updated fascia and lower level shown.

Landscape plans of upper and lower landscaped areas around the new balcony.

Pictures of the existing building and the proposed materials to show the color and finishes used.

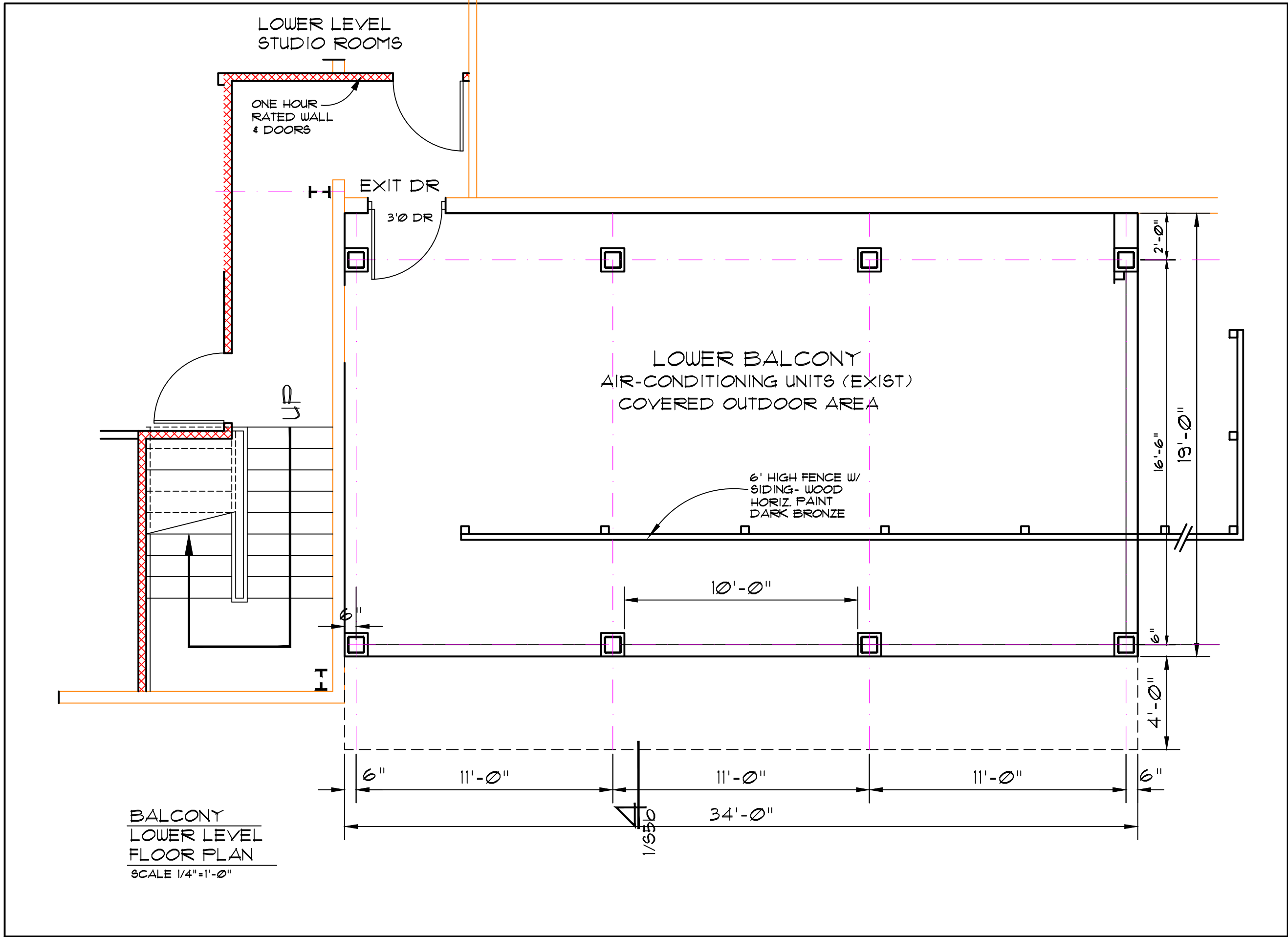
As per your comments we have added a new fascia around the balcony roof with the finish matching the existing building fascia. We have modified the lower level back to the existing conditions keeping the air conditioning units and the fence around (with new finish and Bronze paint). We are painting the frame a bronze color matching the existing frames as shown in the pictures. The windows and handrails are aluminum color matching existing storefronts.

Please feel free to contact us at the email or telephone numbers above for your Questions or concerns.

We appreciate your consideration of this matter.

Sincerely,

Mani Farhan (Project Architect)
Arcade, Inc.



BALCONY
LOWER LEVEL
FLOOR PLAN
SCALE 1/4"=1'-0"

SUBMITTED W/ REVISION PACKAGE DATED 1, 11, 2021

STUDIO ADDITION
BALCONY FLOOR PLAN

DATE: 10/12/2021
REVISION: 1
10/12/2021 1. BALCONY EXTENDED
11/2/2021 2. BALCONY ENCLOSED
12/2/2021 3. BALCONY UPDATED W/ FABRIA

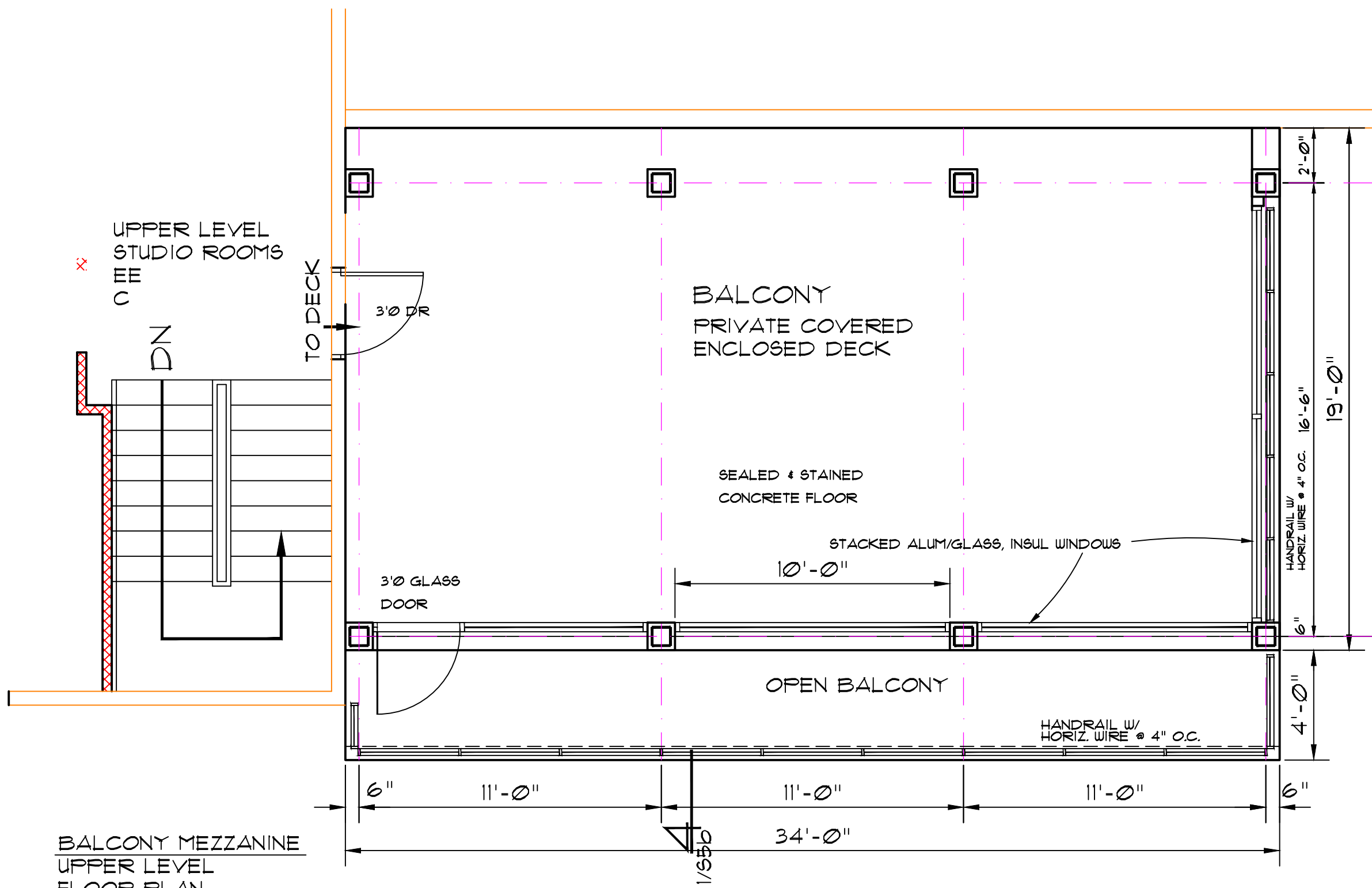
ARCADIE, INC.
1000 W. 10TH AVE. SUITE 100, DENVER, CO 80202
TEL: 303.733.1111 (404) 731-2322
TEL: 303.733.1111 (404) 731-2322

FILM, TV, RECORD STUDIOS FOR
EINOR STUDIOS
THE "COOL" MUSIC DANCE ROAD
ALPHARETTA, GEORGIA 30009

DATE: 10/12/2021
REVISION: 1
10/12/2021 1. BALCONY EXTENDED
11/2/2021 2. BALCONY ENCLOSED
12/2/2021 3. BALCONY UPDATED W/ FABRIA

SHEET NO:
BALCONY
FLOOR PLAN

SHEET NO:
A-5.1

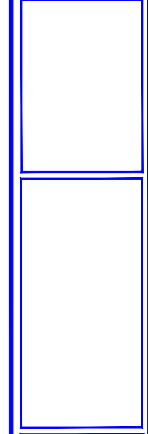


BALCONY MEZZANINE
UPPER LEVEL
FLOOR PLAN
SCALE 1/4"=1'-0"

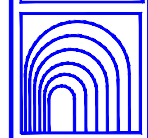
STUDIO ADDITION
BALCONY FLOOR PLAN

SUBMITTED W/ REVISION PACKAGE DATED 1, 11, 2021

DATE	NO.	REVISION
10/20/20	1	STEL EXTENDED
11/20/20	2	BALCONY ENCLOSED
1/20/21	3	BALCONY UPDATED W/ FABRIA

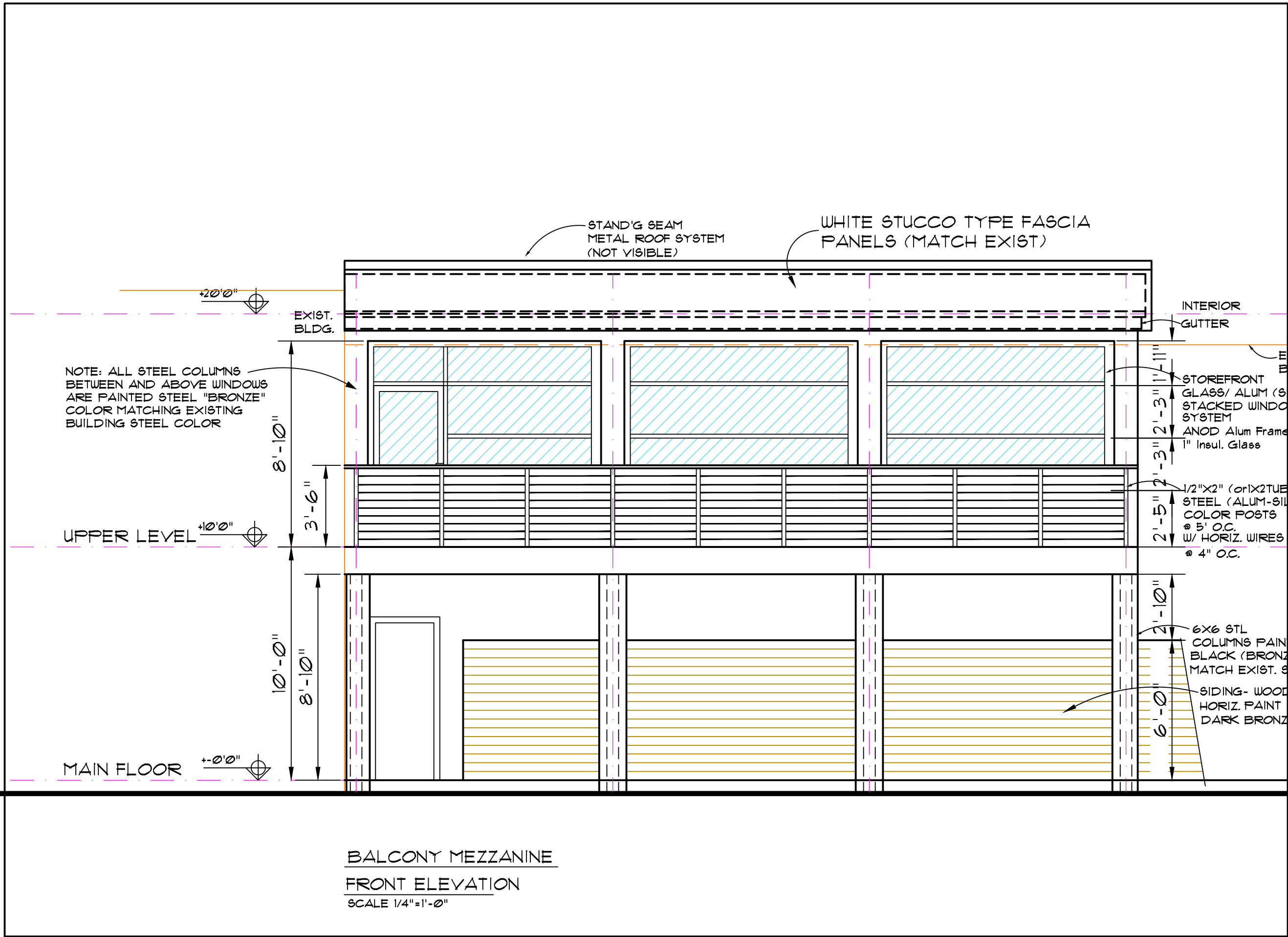


ARCADE, INC.
1000 W. BROADWAY, SUITE 1000, ATLANTA, GEORGIA 30309
TEL: 404.525.1111 FAX: 404.525.1112



FILM, TV, RECORD STUDIOS FOR
EINNOV STUDIOS
THE "COOL" MUSIC DANCE ROAD
ALPHARETTA, GEORGIA 30009

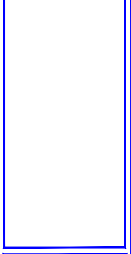
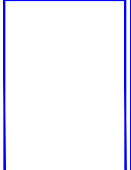
DATE	11/11/20
SCALE	1/8"=1'-0"
DATE	1/21/2021
BY	1/21/2021
SHEET NO.	BALCONY FLOOR PLAN
SHEET NO.	A-5.2



STUDIO ADDITION
BALCONY ELEVATION

SUBMITTED W/ REVISION PACKAGE DATED 1, 11, 2021

DATE	NO.	REVISION
10/20/20	1	STEEL EXTENDED
11/20/20	2	BALCONY ENCLOSED
1/3, 2021	3	BALCONY UPDATED W/ FASCIA



ARCADE, INC.
1000 10TH AVENUE, SUITE 100, ALBUQUERQUE, NM 87102
TEL: 505.261.1111 FAX: 505.261.1112

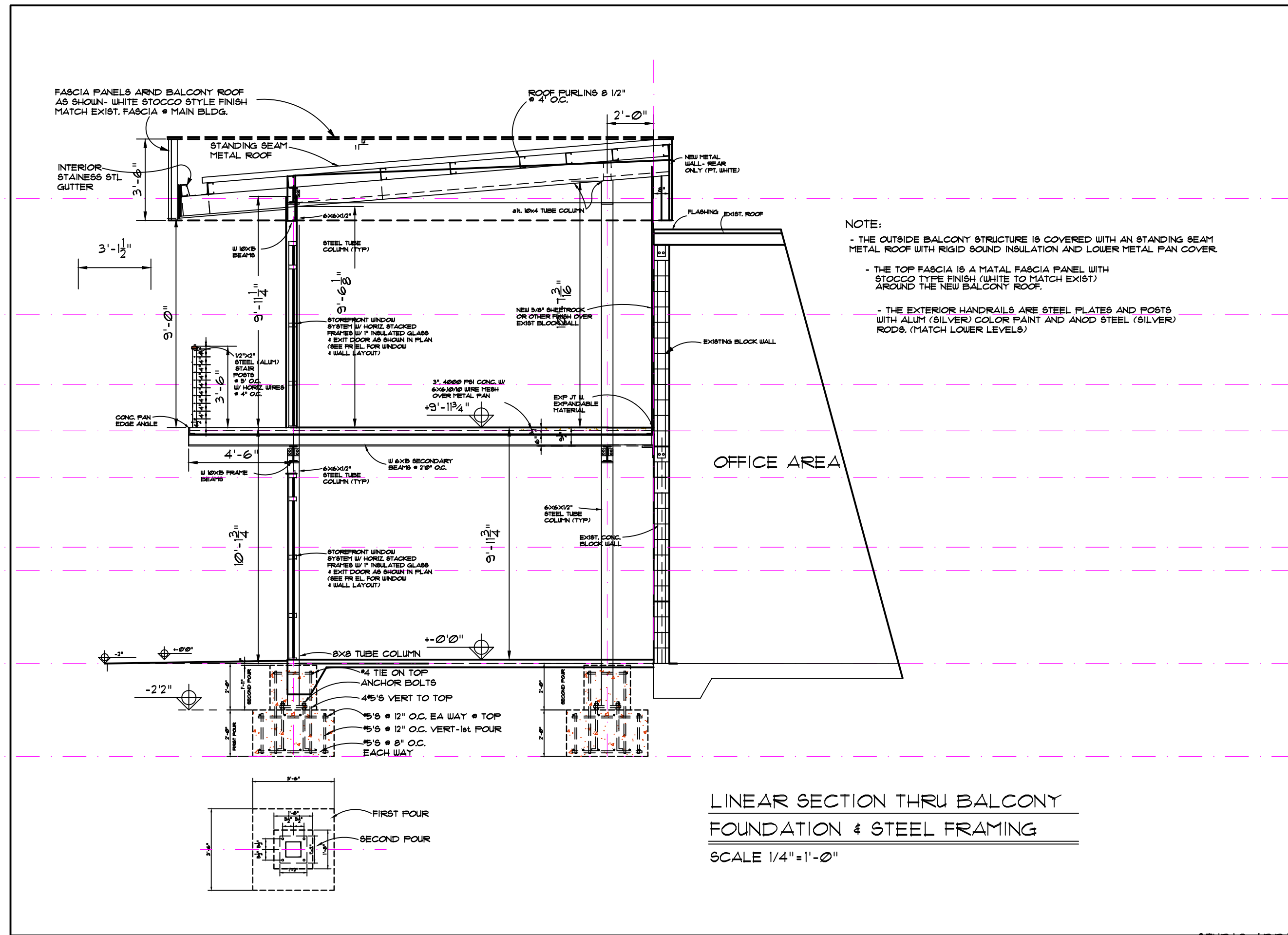


FILM, TV, RECORD STUDIOS FOR
EINNOR STUDIOS
THE "COOL" MUSIC DANCE ROAD
ALBUQUERQUE, NEW MEXICO 87102

DATE: 11-11-2021
SCALE: 1/8"=1'-0"
SHEET NO: 1

SHEET NO:
BALCONY
ELEVATION

SHEET NO:
A-5.3



NOTE:

- THE OUTSIDE BALCONY STRUCTURE IS COVERED WITH AN STANDING SEAM METAL ROOF WITH RIGID SOUND INSULATION AND LOWER METAL PAN COVER
- THE TOP FASCIA IS A MATAL FASCIA PANEL WITH STUCCO TYPE FINISH (WHITE TO MATCH EXIST) AROUND THE NEW BALCONY ROOF.
- THE EXTERIOR HANDRAILS ARE STEEL PLATES AND POSTS WITH ALUM (SILVER) COLOR PAINT AND ANOD STEEL (SILVER) RODS. (MATCH LOWER LEVELS)

LINEAR SECTION THRU BALCONY
FOUNDATION & STEEL FRAMING
SCALE 1/4"=1'-0"

DATE	NO.	REVISION
11/15/2012	1	STEEL EXTENDED
12/15/2012	2	BALCONY ENCLOSED
2/15/2013	3	BALCONY FTS DTL UPDATED
1/22/2013	4	BALCONY UPDATED W/ FASCIA

ARCADE, INC.
1000 W. MARKET STREET, SUITE 200, CHICAGO, IL 60607
TEL: 773.232.1111 FAX: 773.232.1111

FILM, TV, RECORD STUDIOS FOR
EINOR STUDIOS
THE "COOLIN" 1800 DAVIS ROAD
ALPHARETTA, GEORGIA 30009

DRAWN BY: M
FIELD: M-1000
SCALE: 1/8"=1'-0"
DATE: 1/23/2013
JOB NO.

SHEET AND
BALCONY
DETAILS
SHEET NO.
S-5.4



