



DESIGN REVIEW BOARD

APRIL 22, 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. SWEARING-IN OF RICHARD KRAMER + RICHARD OWENS

III. WORKSHOP

IV. CALL TO ORDER

V. ROLL CALL

VI. PLEDGE TO THE FLAG

VII. ITEMS FROM STAFF

1. Approval of DRB Meeting Minutes of March 18, 2022

VIII. ITEMS FROM BOARD MEMBERS

IX. PUBLIC HEARING

1. DRB220015 Adora Day Care 5750 North Point Pkwy
review landscape changes and signage
2. DRB220017 CIP Mansell Commons 993 Mansell Rd
review exterior changes
3. DRB220018 Davidson Homes (217 South Main) 217 South Main
review design guide changes
4. DRB220010 Bay Equity Home Loans 145 North Main St
Exterior changes and signage
5. DRB220019 Angela Krause Lincoln 1575 Mansell Rd
review building addition
6. DRB220020 Amana Academy 285 South Main St
review site and landscape changes
7. DRB220003 201 and 205 Marietta St
review new construction

X. ADJOURNMENT



Design Review Board Meeting
March 18, 2022
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 8:31 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for March 18, 2022.
- Chairman Kramer adjourned the workshop at 9:05 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:12 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Frank Schwing
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Katie Rocco
 - Teresa Rhodes
- Design Review Board Members absent:
 - Tom Lecain, Alternate
 - Kim Matherly, Alternate

- **Staff**
 - Bret Schroeder, Code Enforcement Manager
 - Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- The Taste of Alpharetta will be held on May 12, 2022.
- GDOT has agreed to close Highway 9.
- The event will encompass City Center and most of what we had before.
- Canton Street will stay open for the hotel.
- The street will close the day of around 5am
- Elle Taylor is now the new City Clerk for the City of Woodstock.

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from February 18, 2022.

- ❖ Board Member Owens offered a motion to approve the meeting minutes of February 18, 2022.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. PUBLIC HEARING

A. DRB220014 / Vas Kouzina / 58 Canton Street

- The applicant, Billy Liakakos, came forward to present this item.
 - The request is for a patio enclosure.
 - We want to enclose the patio because of weather.
 - The cords and hardware are on the exterior.
 - There are propane heaters now- there is a gas heater put up.
 - In the winter, it will stay down.
 - We want to install black fans.
 - There is room for ceiling fans.
- The Design Review Board discussed the following:
 - Are the rolls on the outside? Yes.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Corkill offered a motion to approve the rollup curtains with the following conditions:

1. The cords and hardware are reversed from the image shown and presented to be on the inside of the structure.
2. Any fans or other pertinences shall not be seen from the street.
 - Board Member Palmer seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - We were suggesting ceiling fans, but you'll see them from the street.
 - I just think it should be hidden better. It's not part of the application, but it was discussed.
 - The color was submitted black.
 - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to remove the prior condition for a brick base on the columns.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (7-0).

B. DRB220010 / Bay Equity Home Loans / 145 North Main Street

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

C. DRB220012 / Wendy's / 4307 State Bridge Road

- The applicant, Nan Wilcox, came forward to present this item.
 - This is a remodel project for an existing Wendy's.
 - It is an exterior remodel and, this will bring it to the new national look.
 - For the existing patio, we will remove the top and replace it with a new cover.
 - We will use some railing that looks like wood.
 - The silver is on the patio.
 - The light fixtures will be silver and replaced with LED fixtures.
 - The side awnings are being removed.
 - The metal coping is going to silver.
 - The trim above the existing brick will be painted.
 - The columns will be brought down so it doesn't block the view.
 - The silver band will be all the way around the top.
 - We are proposing a monument sign.

- The brick base will match the existing brick of the building.
- The cameo will be internally lit, but not from the back.
- The word Wendy's will not be internally lit but lit from the back.
- This is a higher-level sign than the traditional Wendy's sign.
- There are five signs right now- we are proposing three
- We are not changing the photo metrics.
- The landscape plan is a full refresh.
- There are currently ten trees- five are in poor condition, three are in fair condition, two are in good condition. We will keep the two.
- Trees and shrubs will be sized to meet city requirements.
- Elms are going in on the streetscape- there are no other elms. Right now, it's mailing maples and oaks.
- There's a long gap between the corners without any trees. The trees that are there are in poor condition.
- We are trying to keep one existing maple- for consistency we could remove it and replace it.
- The Design Review Board discussed the following:
 - I'm struggling with the silver. The applicant provided samples.
 - The color of the hopsack for the EFIS appears greyer in the elevation. We could take the hopsack higher if need be.
 - You could have them paint up to the actual metal.
 - The new geometry you have for this building is exciting.
 - Anything that gets damaged or destroyed should be replaced with new landscaping.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials as presented.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Vice-Chair Schwing offered a motion to approve the signage as presented today.
 - Board Member Palmer seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - We glossed over the sign. The brick is going to match the existing brick.

- I don't prefer red on red. We can change the brick base if need be.
 - The motion was approved 6-1, with Board Member Corkill opposed.
- ❖ Board Member Corkill offered a motion to approve the landscaping plan with the following condition:
 1. The existing landscape shall be replaced with new plantings if damaged or destroyed.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a short recess at 10:21 am.

Chairman Kramer called the meeting to order at 10:26 am.

D. DRB220015 / Adora Day Care / 5750 North Point Parkway

- The applicant, Victor Talley, came forward to present this item.
 - We were planning to match the brick of the existing building, but it's difficult to match it exact. So, we are proposing the paint the building.
 - We will pressure wash and clean up the building.
 - The EFIS at the top would be maintained and matched with the wings.
 - Everything shaded in the pictures will be new architecture.
 - The storefront is silver.
 - All the paneling will be matched with the new windows.
 - If you feel there isn't enough contrast, we can work on that.
 - Our addition is going to be where the teller line was.
 - If you're driving on North Point, you will see the wings of the building, which are set back.
 - The playgrounds will be beside the wings.
 - The sign is at the existing area where the bank sign was.
 - The doors that lead to the playground are the only things we're adding.
 - We are not changing the sign size- just adding the Adora logo.
 - We will backlight it or floodlight it depending on regulations.
 - There will be one monument sign and one building sign.
 - It's very wooded on the side of North Point Parkway.
 - Most of the landscaping has been pruned severely.

- We could dress up the corner a little bit more.
- There's a couple of ways we could make it look fuller.
- The junipers on the property are doing well.
- We will remove the pine straw and replace with shredded mulch.
- This isn't typical pick up and drop off- parents come in the building, so it's more of a process.
- Both playground areas will have fences- we are considering seven-foot opaque fences, which will hide most of the playgrounds.
- The Design Review Board discussed the following:
 - Can the brick match be approved by staff?
 - I don't think you'll notice the playgrounds from the road- maybe slightly from Rock Mill Road.
 - Washing the front building is part of the plan.
 - We're glad to see an empty building being repurposed.
 - What age students are coming here? Toddler to 4 years old.
 - What's the material on the tower?
 - Natural light will flow into the building from the windows on the tower.
 - Brick will surround the new HVAC units.
 - What is code as far as the shrubs that were pruned? How do you plan to enforce that? It's a local owner, not a national owner. We can fill in with some smaller plants.
 - I think there's a lot of opportunity to improve the landscaping.
 - I think the monument sign needs to move so that the corner can look better.
 - The sign can go up to 10 feet.
 - They could do another sign at the Rock Mill side.
 - There's not a requirement to screen playground equipment – we just want to make sure it blends, and they continue the landscape.
 - What is your requirement for safety at playgrounds? Safety is number one priority, but we also want to have an elegant look with the fence.
 - Is the city open to something other than a seven-foot wood wall? Yes. I think a black fence is more elegant than a wood fence.
 - The HVAC units are in the playground area- we need to make sure it isn't a safety issue.
 - What's your preference for height? We want six-foot with a flat rail on top.
 - What are the materials for the dumpster enclosure? It will match what is existing on the

building.

- Do they have enough parking? I am not sure- it will get evaluated in their LDP.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials as presented today with the following conditions:
 1. The brick for the addition will match the brick and the mortar of the existing building, with final approval by Staff.
 2. The dumpster enclosure materials will match the existing building with a black metal door.
 - Board Member Rocco seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - The dumpster doors need to be opaque.
 - The paint that was presented is off. That will be a fallback for a later discussion.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Owens offered a motion to approve the landscaping as presented with the following conditions:
 1. Each corner is enhanced to dress up the appearance of the site.
 2. The northern entry corner will include the sign to be moved there.
 - Board Member Rhodes seconded the motion.
 - The motion was denied (2-5, with Board Members Kramer, Schwing, Corkill, Rocco, and Palmer in opposition).
 - During the motion, the Design Review Board discussed the following:
 - Board Member Corkill- I would like to see it come back because of the fencing.
 - With the North Point changes that are coming, it would be good to add a bench to enhance that corner.
 - Staff should push that agenda on corner enhancements.
 - ❖ Board Member Corkill offered a motion to defer the landscaping based on comments today, which include:
 1. The fence design needs to be generated and presented.
 2. The corners need to be enhanced.
 3. The sign location needs to be discussed.
 - Board Member Palmer seconded the motion.
 - The motion was approved (6-1, with Board Member Owens in opposition).

- ❖ Board Member Palmer offered a motion to approve the building signage and monument signage with the following condition:
 1. The monument signage background needs to be a cream color that matches the building.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

E. DRB220016 / Bocado Burger / 2820 Old Milton Parkway

- The applicant, Brian Lewis, came forward to present this item.
 - We want to update the paint color of the structure.
 - We are wanting to change to Sherwin Williams Alabaster.
 - We want to lower the lattice to a four-foot level.
 - The texture of the brick maintains a warehouse feel.
 - People will notice there is a change if the building color is different.
- The Design Review Board discussed the following:
 - Wouldn't you want to go a little higher to block the traffic? Personally, I want people to see people eating. Sometimes people don't even know if we're open because they can't see.
 - We want more visibility and appeal to draw people in since the building isn't in the walkway of Avalon.
 - Painting it this bright of a color is almost a disservice to the building because you have unique brick.
 - We blend in so much- I'm trying to stand out more.
 - Is your sign currently painted on the building? Yes.
 - There is a richness and realness that could be lost by painting the brick. I see an opportunity to take the brick and really make a statement. Have you considered putting accents on the windows?
 - What about an art design? I am open to that.
 - How about the wood being Alabaster white? I don't know if the alabaster matches the mortar.
 - You can put a logo in the mural if it doesn't go over square footage.
 - Maybe you can bring some Midtown into it.
 - If you paint where the sign is, that's the vertical wood slats. You're proposing to paint that alabaster? Yes.
 - I would keep the top black.

- We will eventually drop Burger from the name and just be Bocado.
- On the patio paint, any wood painted is alabaster? Yes.
- Is the roof dark metal? Yes, and it would stay that way.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to deny the painted brick building as presented, but propose that:
 - The red wood sections of the building be painted the Alabaster color and leave the under part of the roof on the patio. The posts will be painted the dark color to match the rood and cornice of the building, and the applicant will work with Staff or the Art Committee on creating artwork/ a sign.
 - Board Member Corkill seconded the motion.
 - During the motion, the Design Review Board discussed the following:
 - What about painting the lattice and lowering it? Yes, and they're not keeping any red.
 - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a recess at 11:54 am.

Chairman Kramer called the meeting to order at 12:27 pm.

F. DRB210058 / The Gathering / 0 Haynes Bridge Road

- The applicants, Matt Brock and Tyler Ahrens, came forward to present this item.
 - There is a council condition for hedges. It was changed along Haynes Bridge Road to all hedges.
 - There are some formal areas.
 - There is a little more greenspace between frontage and traffic.
 - The plan book is more of a materials package, not necessarily how it will be used .
 - This plan is underneath the power lines- any landscaping under there will have to be removable.
 - There's a lot of droops from the power lines.
 - We still want to add a swing, but we must consider the droop.
 - The first fall and water return will disappear through river stones or beach pebbles.
 - You can't actively integrate with the water.

- The gathering panels to the left and right are 45 degrees.
- It will be designed to be non-slip.
- This has been audited to the interested parties for commercial. There won't be wild cards.
- Most exteriors are selected by us.
- This book is also made so the HOA can reference back to it.
- The Design Review Board discussed the following:
 - Is this going to be part of your LDP? Yes.
 - You'll be developing the streetscape, not the tenants? Yes, the street scape will already be conditioned.
 - Will the flat roofs stair step? Most of them will.
 - We're adjusting the site to give GA power access to certain areas.
 - The lighter grey lots on the site plan are the detached homes.
 - Do any of the plans have elevator opportunities? The townhomes will not, but the detached all do.
 - The elements that are out on the street- is that part of the design guide? Yes, because it gives the theme of the area

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rhodes offered a motion to approve the design standards book as presented today.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).

G. DRB220009 / Suvidha International Market / 670 North Main Street

- The applicant, Jeff Lohman, came forward to present this item.
 - The applicant is expanding to the other tower.
 - They want to move the doors.
 - They want to duplicate the covered walkways.
 - The design is brick with stone bases with a shed type of shingle roof.
 - They feel like the current sign is hidden- this will let them put the sign above the new entrance.
 - We want a column look.
- The Design Review Board discussed the following:

- You're creating a roof situation where there isn't one now, but there is on the other two sides? Yes.
- You are adding stone to the actual storefront? Yes.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the modified elevations as presented today with the following changes:
 1. The cultured stone columns on both sides of the sign will be changed to EFIS.
 2. The EFIS below the new cornices will be painted the lighter color to match the cornice.
 3. It will be delineated with a bump out.
 - Board Member Corkill seconded the motion.
 - The motion was approved unanimously (7-0).

H. DRB220013 / SEDG Investments / 122 Marietta Street

- The applicant, Chris Sedgwick, came forward to present this item.
 - We are trying to add a bathroom.
 - It's already been painted, but we haven't done the addition.
 - I wasn't aware I had to go to DRB.
 - I've been to Arts Commission and HPC.
 - It's intended to be subtle with a design element.
 - We are required a 5' landscape strip.
 - It's a 10' strip in the back.
- The Design Review Board discussed the following:
 - What is the other property going to be used for? It will be a bakery, but it's not my property.
 - The bathroom will be on the backside, correct? Yes.
 - Would you be willing to consider looking at the maximum size and justifying it on the right end where people see it? Yes.
 - We appreciate you taking an older building and refreshing it.
 - The city architect felt the back needed windows.
 - How many signs will this building be allowed to have? One.
 - Is the restroom for public use? No, it's personal. We use this as a workshop.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Corkill offered a motion to approve the elevations and materials as presented today with the following conditions:
 1. The city architect's comments need to be addressed.
 2. The signage will be addressed by city Staff.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Corkill offered a motion to approve the landscaping as submitted.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (7-0).

I. DRB220011 / Regions Bank / 11790 Haynes Bridge Road

- Bret Schroeder, Code Enforcement Manager, presented on behalf of the applicant because the applicant had to leave the meeting.
 - There are two wall signs and one monument sign.
 - They meet the downtown code.
 - The two wall signs are going on the tower of the building.
 - Brick structure will encompass the whole sign.
 - The brick is the same as the building.
 - The sign is not lit.
 - The building signs are halo illuminated.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 2:08 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

SIGNAGE TOTAL NOT
TO EXCEED 32 SQFT

NEW MONUMENT
SIGNAGE MATERIALS
SHALL MATCH TO
BUILDING COLORS



ADORA CHILDCARE

ALPHARETTA, GEORGIA

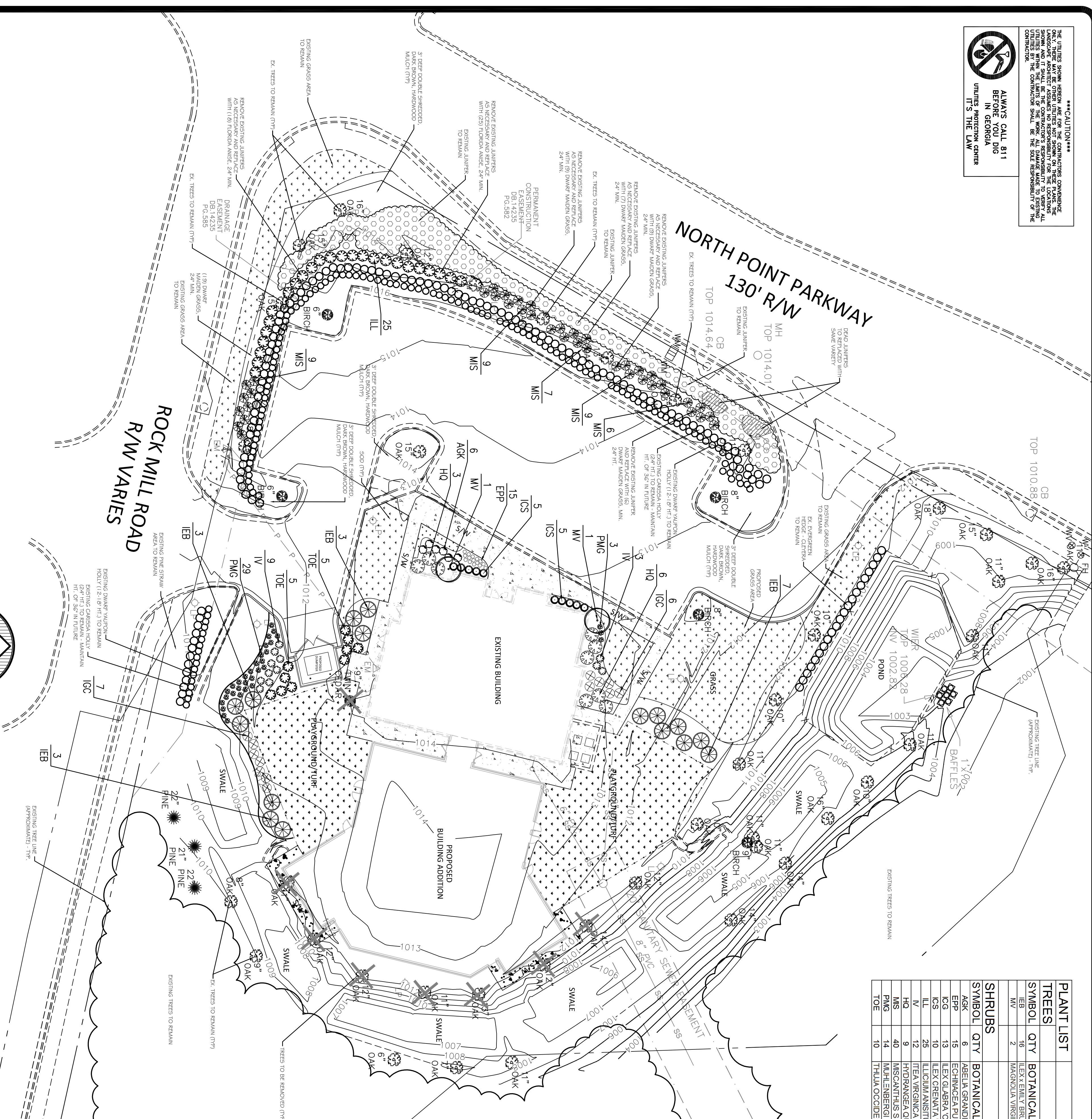


CAUTION

THE UTILITIES SHOWN HEREON MAY NOT BE THE CONTRACTOR'S CONCERNANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITIES PROTECTION CENTER
IT'S THE LAW

ALWAYS CALL 811
BEFORE YOU DIG
IN GEORGIA



PLANT LIST								
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	COMMENT	USE
E8	16	ACER FRAXINIFOLIA	RED BAY	6-8 FT.	B&B	12'	FULL & WELL FORMED	SCREENING
M2	2	MAGNOLIA YANOBIANA	SWEET BAY MAGNOLIA	11-12' HT.	B&B	SHOWN	MAX 5 STEMS	LANDSCAPE
SHRUBS								
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	COMMENT	COMMENT
AGK	6	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	3 GAL./18-24" HT.	CONT.	3 O.C.	FULL & WELL FORMED	LANDSCAPE
EPP	15	ECHECARRA PURPUREA	PURPLE CONEFLOWER	1 GAL./12-18" HT.	CONT.	18" O.C.	FULL & WELL FORMED	LANDSCAPE
ICG	13	LEX GLABRA COMPACTA	DWARF INGBERRY HOLLY	7 GAL./2-3 HT.	CONT.	3 O.C.	FULL & WELL FORMED	LANDSCAPE
IGS	10	LEX CLEMAIA SOFT TOUCH	SOFT TOUCH HOLLY	7 GAL./2-3 HT.	CONT.	3 O.C.	FULL & WELL FORMED	LANDSCAPE
LL	25	LILICUM ANGSTUTUM	FLORIDA ANISE	7 GAL./2-3 HT.	CONT.	5 O.C.	FULL & WELL FORMED	PARKING LOT SCREENING
V	12	ITEA VIRGINICA	SWEET PINE	7 GAL./2-3 HT.	CONT.	3 O.C.	FULL & WELL FORMED	LANDSCAPE
HQ	9	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	7 GAL./2-3 HT.	CONT.	4-5 O.C.	FULL & WELL FORMED	LANDSCAPE
MIS	40	MISCANTHUS SHENNIS 'ADGO'	PRAIRIE MADDER GRASS	7 GAL./2-3 HT.	CONT.	3-5 O.C.	FULL & WELL FORMED	PARKING LOT SCREENING
PMG	14	MULI ENBERGI CAPILLARIS	PIPK MULI GRASS	3 GAL./18-24" HT.	CONT.	3 O.C.	FULL & WELL FORMED	LANDSCAPE
TOE	10	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7' HT.	B&B	3 O.C.	FULL & WELL FORMED	SCREENING

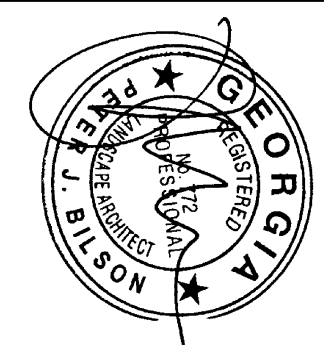
1. ALL PLANTS MUST BE FREE FROM ANY VARIOUS MAMMAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BACKFILLED AS INDICATED IN THE PLANT LIST.
3. ALL PLANTS MUST BE SPECIALLY SELECTED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING AND AFTER INSTALLATION.
5. ALL TREES MUST BE GATED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL TREES MUST BE PLANTED TO A MINIMUM DEPTH OF 3'.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PERFORMING THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PERFORMING THE WORK.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS THAT DO NOT SURVIVE DURING THE GUARANTEE PERIOD.
11. AFTER BEING DONE BY THE UNIVERSITY SOURCE, ALL TREES IN THIS SPEC SHALL BE ACQUIRED FOR TWO (2) WEEKS UNDER A JUST SYSTEM PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
13. ALL PLANTS MUST BE SPECIALLY SELECTED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR UNIVERSITY CROPS" REFERRED TO QUOTE SPECIFICATIONS ONLY AND SHALL CONSTITUTE A MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
15. ALL SHRUBS, GROUND COVER AND SEASONAL CROPS ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES.
16. DURING THE CONSTRUCTION PERIOD, UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
17. ALL PLANT MATERIALS PLANTED AND MAINTAINED SHALL BE PROTECTED FROM COMPLETE COVERAGE OF ALL PLANTING BEDS AT STAKING SHOWN.
18. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH, AND WATER UNTIL A HEALTHY STRAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND AREAS.
19. A MINIMUM SPECIFICATION OF 3" SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FREE EXPOSURE UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.

1. LANDSCAPING AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND REGRASSING.
2. ANY IRONIC PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR THE ISSUANCE OF ELECTRICAL PERMITS.
3. PERMITS FOR LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISSUES. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO THE ISSUANCE OF ELECTRICAL PERMITS.
4. OVERALL WATER RESOURCES AND THE PLANNING OF THE WATERShed ORIGINALLY WAS ADMINISTERED BY A BOARD OF WATER RESOURCES. THIS BOARD HAS BEEN DISBANDED.
5. ALL REVISIONS TO REVISION PLANS MUST BE SUBMITTED TO THE CITY OF HAMPSHIRE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL REGRASS APPLIANCES, SWAPPLER DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
7. CONTACT THE PLANNING DEPARTMENT FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY, COMMUNITY DEVELOPMENT, AIRBORNE, TRAFFIC ENGINEERING, AND PRE-MARSHAL.
8. ALL SITE BIRNALS MUST BE ALLOWED FOR A SITE INSPECTION APPOINTMENT.
9. AN EMPLOYER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS GREATER THAN 4'-SET IN REVISION NOTES.
10. REGRASSING STANDARDS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (STUDIES WILL BE ALLOWED INSIDE MEDIAN IF AN INDEMNIFICATION LETTER IS PROVIDED ASSUREING REGRASSING SPREAD OUT PUBLIC ROADWAYS IS NOT ALLOWED.
11. REGRASSING STANDARDS MUST BE SHUT OFF OR DEGRADED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

- [illegible]

- [illegible]

TREE REPLACEMENT CALCULATIONS
TOTAL SITE AREA: 3.53 AC
BUFFER AREA: 0.16 AC
NET SITE AREA: 0.94 AC
SDF = 1.30 INCHES PER ACRE
SDF = 1.30 x 3.53 = 458.9 INCHES
EDF = 481 INCHES
RDF = 0
NO SPECIMEN TREES WILL BE IMPACTED FOR THIS PROJECT.

[illegible]

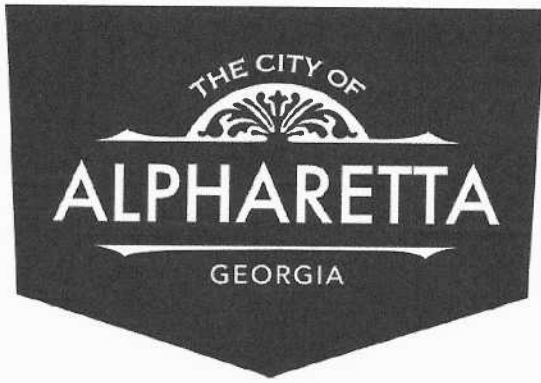
TREE REPLACEMENT PLAN

ROCK MILL DAY CARE CENTER

5750 NORTH POINT PARKWAY, ALPHARETTA, GA. 30022

PREPARED FOR

ADORA CHILD CARE, LLC



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 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
 - Exhaust pipes
 - Satellite dishes
 - 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 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 2022

December 09, 2022

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: CIP MANSELL COMMONS LLC

Location Address: 993-1011 MANSELL ROAD

Mailing Address: 1790 CORPORATE DRIVE, Suite 330

City: Norcross State: GA Zip Code: 30093

Contact For All Notifications: Laura A. Halbrook, RPA

Contact Telephone: 678 - 509 - 8783 Mobile Telephone: 678 - 662 - 1672

Fax: _____ Email: lhalbrook@ciprealestate.com

Contact's Relation To Business: Property Manager

This Application For (Check all that apply):

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

Application Fees:

Any 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: CIP MANSELL COMMONS LLC c/o CIP REAL ESTATE

Physical Address: 19762 MACARTHUR BLVD, Suite 300, IRVINE, CA 92612

Mailing Address: 1790 CORPORATE DRIVE, STE 330

City: NORCROSS State: GA Zip Code: 30093

Owner Telephone: 949 - 474 - 7030 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): Katie McKenna, as agent for owner Date: 3/28/22

Owner Signature: Katie McKenna

Property Information:

Address (If Assigned): 993, 995, 997, 999, 1003, 1005, 1007, 1009, 1011 MANSELL ROAD

Tax ID or Map Reference Number: 84-3000804

Land Lot(s): 522 District: 1 Section: 2nd

Existing Zoning of Property: L-I Existing Uses of Property: COMMERCIAL

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: 3/28/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Our proposal seeks to elevate the property without disrupting the compatibility of the surrounding area. Improvements include cleaning, caulking and painting the exterior of the property and replacing old or damaged landscaping materials in order to achieve a more revitalized look. Our goal to implement updates that add value to our asset and the community.

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](#).

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](#).

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](#).

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? N/A

- | | | |
|---|---|---|
| ☐ 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.

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.

CIP MANSELL COMMONS LLC

C/O CIP REAL ESTATE PROPERTY SERVICES
19762 MacArthur Blvd, #300
Irvine, CA 92612

RENESANT BANK
3328 PEACHTREE RD #150
ATLANTA, GA 30326

100090

**** THREE HUNDRED AND 00/100 DOLLARS

TO THE
ORDER OF

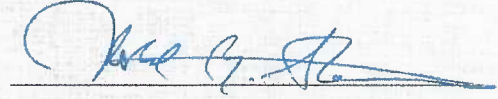
03/24/2022

\$300.00*****

CITY OF ALPHARETTA

2 PARK PLAZA

ALPHARETTA, GA 30009



⑈100090⑈⑈084201294⑈801279701⑈

DATE:03/24/2022 CK#:100090 TOTAL:\$300.00***** BANK:RENESANT BANK(rb5)
PAYEE:CITY OF ALPHARETTA(v0000651)

Property	Account	Invoice - Date	Description	Amount
5	1420-0000	3/16/22 CA - 03/16/2022	Application Fee - Design & Review Bo	300.00
				300.00



MANSELL COMMONS

993, 995, 997, 999, 1003, 1005, 1009 and 1011 Mansell Road, Alpharetta GA



Presented By:



c/o CIP Mansell Commons LLC

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- Area Location & Map



Our Firm

CIP Real Estate LLC ("CIP Real Estate" or "CIP") is committed to creating value for its investment partners and providing quality service to its tenants and the community. As an established company that has demonstrated success in both favorable and challenging market cycles, CIP Real Estate is a responsible steward of its capital and operates under the strictest standards of financial reporting and due diligence. For CIP Real Estate, value-add is a term that is indicative of both its investment strategy and its corporate philosophy.

Company Profile

CIP Real Estate is a full service real estate investment and management company focused on the acquisition, development, repositioning and management of industrial and business parks. Founded in 1995, CIP Real Estate has completed more than \$1.5 billion in real estate transactions, and owns and manages nearly 9.5 million square feet of quality real estate throughout California, Nevada, Georgia, Texas, North and South Carolina.

CIP Real Estate's principals, Eric Smyth and Robert Strom, combined their backgrounds in development, investment, finance, law, management and marketing to create a business that was built on service and driven by results. The company's core business plan remains acquiring and creating value in real estate assets and co-investing with institutional joint venture Partners.

In order to implement its business plan, CIP Real Estate established a program in 2019 to acquire a \$1.5 billion industrial portfolio investment with New York-based Almanac Realty Investors, LLC ("Almanac"). Almanac, a Neuberger Berman company, is a leading provider of growth capital to private and public real estate companies. From the time of its founding in 1981, the group has raised over \$6.5 billion related to a wide array of real estate opportunities and committed over \$6.1 billion to 46 different companies in North America as of December 31, 2020.

Guided by its founders, the Company's educated and experienced team of professionals provides institutional level asset management, financial analysis, modeling, due diligence, accounting and financial reporting, as well as a full spectrum of traditional real estate services in property management, leasing and marketing and construction management. In order to implement this strategy, CIP Real Estate has a full service head-quarters office in Irvine, California, and full service management offices in Inland Empire (Riverside and Upland, CA), Las Vegas (NV), Hayward (CA), Atlanta (GA), Charlotte (NC), and Dallas (TX).

PROJECT OVERVIEW



Project

Mansell Commons, located at 993, 995, 997, 999, 1003, 1005, 1007 & 1011 Mansell Road, Alpharetta GA. The property is a nine building, thirty occupant multi-industrial and flex project. Mansell Commons is 98% occupied and is zoned for a light industrial center located on a busy Mansell Road. The 223,251 square foot, 16 acre project is strategically positioned on the main thoroughfare of Mansell Road, just off of GA 400 and in close proximity to Alpharetta's Avenues Complex and mid market to Historic Roswell and Historic Alpharetta.

Mansell Commons was purchased by CIP Real Estate on December 16th of 2021 for \$36 Million. CIP Real Estate has planned to invest more than \$750,000 in capital improvements to enhance the exterior appearance of the project in addition to upgrades to dated interior suites. Due to very strong demand and limited supply of small and mid-bay industrial units in the Alpharetta area, the company projects significant rental increases in the next five years which will be supported by the substantial renovation of the park.

"It is very rare to have the opportunity to acquire a larger project of this type in Alpharetta, so **Mansell Commons** is an ideal addition to our expanding portfolio of industrial and flex parks in the greater Atlanta metro. Our team is looking forward to completing the needed upgrades in 2022 to propel this asset to be "best in class" in the submarket," said Robert Y. Strom, Chairman of CIP Real Estate.

On behalf of **Mansell Commons**, CIP Real Estate presents the first of applications to revitalize the property with up to date paint colors, properly spec'd paint applications and general repairs as the first step in revitalizing the center. The painting project was competitively bided by Class A contractors and restorations companies. Our winning contractor that will perform this work, is Harrison Contracting.



PAINT CHIPS



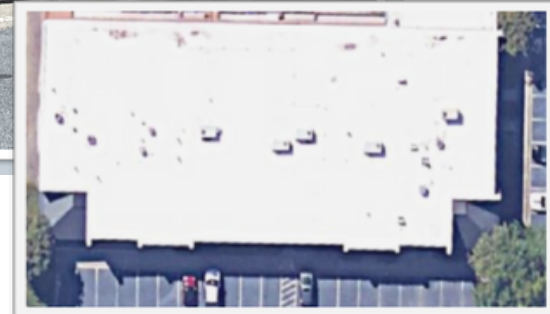
BEFORE & AFTER PHOTOS -RENDERINGS



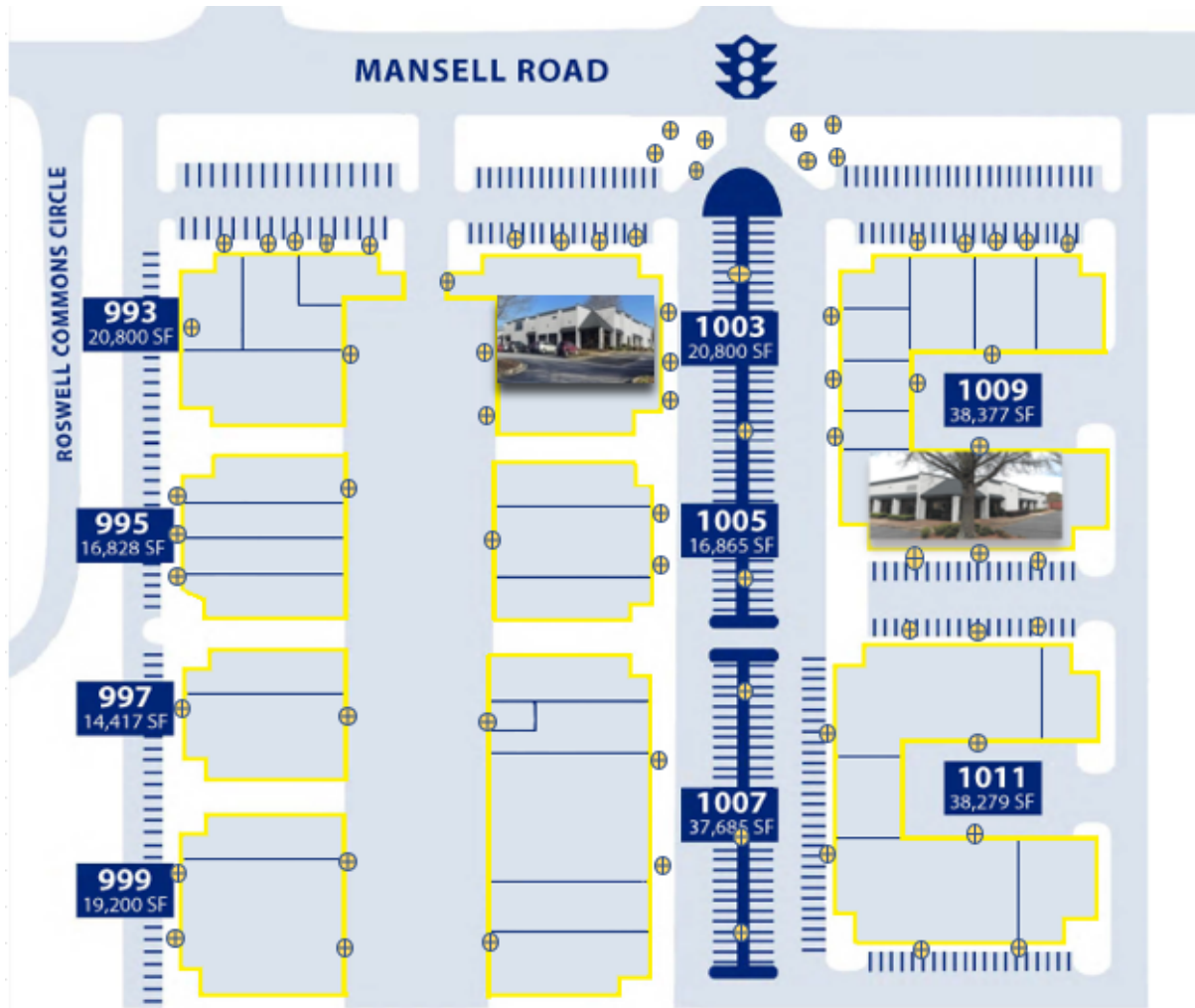
ELEVATIONS



RIGHT OF WAY



AREA TO BE PAINTED + LIGHTING PLAN



LOCATION & AREA MAP



217 SOUTH MAIN

ARCHITECTURAL GUIDELINES

A CLASSICAL
STUDIO
ARCHITECTS DESIGNERS



February 17, 2022

INTRODUCTION

217 South Main Street is a development of attached townhomes and detached homes clustered between Roswell St. and South Main St. in Alpharetta, GA. The development has selected Classical Styles of architecture, Federal Adams and Greek Revival. These styles will weave together streetscapes which convey quality, class, and taste. These homes will have authentic materials and details. They will be clad in brick, cast stone, hard coat stucco and accents of lap siding. Details such as operable appearing shutters, gas lanterns, window boxes, classical columns sized and located appropriately, iron handrails and cast stone lintels or cut jack arches over windows and doors will all bring authenticity to the development. Front porches and stoops, private courtyards, back decks over driveways, sky terraces carved out of roofs, sidewalks and parks will bring this neighborhood to life.

The following pages are the architectural guidelines which will dictate the application of these style and details on the homes within 217 South Main.

STYLES

IDENTIFYING FEATURES

FEDERAL/ADAMS STYLE

This style typically has a side gable or hip at the front.

An odd number of windows wide, never an even number across the front façade.

The front door is usually set into a classical surround. The front door is centered or as in narrow townhome set to one side.

Windows are typically double hung with multi panes in each sash.

Heavy cornice often with dental mold.

GREEK REVIVAL STYLE

This style typically has a side gable or hip at the front.

Facades are typically symmetrical with a front door centered or off center within the symmetry.

The front door usually has side lites and transoms and is set into a classical surround.

Front porches and stoops are typical with classical columns and entablature.

The cornice is typically very wide and classically divided and detailed.

EXTERIOR MATERIALS

All materials should be natural and appear real and authentic unless specific ARB approval has been granted to any other material. All material transitions should occur at an inside corner.

All homes are to have a masonry base at watertable of brick or stone on all 4 sides of the home. This watertable shall align with the front porch or stoop or the finished first floor.

Acceptable materials include but are not limited to real wood, stone and brick, hard-coat masonry stucco, Hardie-board siding, composite/asphalt roofing, cedar and P.T. shake, synthetic slate, metal, and copper. **Structural Manufactured Masonry Stone**

Materials which require approval include but are not limited to fiberglass, PVC or other synthetic materials used in columns, moldings and or railings, and metal clad products.

Unacceptable materials include but are not limited to effis or synthetic stucco, thin stone veneers that are not structural in appearance, large expanses of unarticulated glass, vinyl siding, synthetic stone or exposed concrete or concrete block.

COLUMNS

Columns are to appear structural. They should be centered on a visual line, which transfers loads through the structure of a home to the ground.

The column necking should align with the face of the entablature above. The entablature is the box beam, which spans above the columns. The entablature should not overhang the column necking to cover the extending capital.

Columns typically taper towards the top. This is called entasis. When the entablature (box beam) aligns with the column necking, the porch floor and column base will extend out beyond the entablature (box beam) above. Be sure not to align the porch floor with the entablature (box beam) above.

Any piers below the porch floor should be centered on the columns above to complete the structural transfer of loads, visually to the ground. The outside edge of the column base should align with the face of the pier or foundation below.

Metal columns are NOT allowed. Column shafts must connect to the base and capital with a smooth flare, not an abrupt cut.

ENTASIS

Entasis is the taper of a column usually from the diameter “d” at the lower part of a column to the upper diameter which is usually 5/6 the lower “d” diameter. This taper begins or becomes visible 1/3 up the column shaft.

This taper should not be continuous from the base or higher than 1/3 of the way up. Unless using Greek Doric columns which taper continuously from ground, all round columns must have entasis. Do not use round columns that are straight without entasis.

EXPRESSION OF STRUCTURAL INTEGRITY

All structural loads must be visually transferred to the ground. Elements, which appear structural should also appear supported. Beams, columns, piers and foundations should center one upon the other. Columns should reduce in diameter as they rise above one another.

Do not push windows too close to the corners of any massing or too close to the frieze board of the cornice. This tends to weaken the look of a building. Exterior walls are to be a minimum of 6” thick to allow for deep-set windows and doors.

PORCHES

The majority of porches consist of Columns, round or boxed, or posts, supporting an entablature (boxed beams) cross member. The vernacular versions are much more simplified versions.

Front porches may not be screened; rear porches may be screened. Screens shall not cover the vertical elements including columns, posts, or handrail pickets in order to express the structure.

The handrail at all porches, decks and patios must receive approval and be compatible with the design of the house. Pickets should not bypass the top and/or bottom rail.

Front porch floors should be T&G wood flooring, stone, brick, or pavers. The porch ceiling must be a T&G wood or open to a clean structure above. T-111 is not allowed. Front porch floors should be no more than 4” below 1st finish floor.

ENTRANCE

The front door should be recognizable from a distance as the main entrance to the house. They should also be detailed to a greater degree than other elements of the house because it is setting the stage for the rest of the house and a detail that everyone entering will see and touch.

If a transom is used at the entrance the individual lites must be vertical in proportion. Not horizontal. Two story entries are NOT allowed.

EXTERIOR DOORS

The style of the door should match the style of the house. All exterior doors must have a traditional design. Exterior doors are to be 6'-8" or 7'-0" with a transom, or 8'-0" with or without a transom. ~~Front doors must be wood.~~ Glass within doors shall be divided by muntin bars to give scale to the house. No etched or frosted glass allowed.

Flush Glaze Fiberglass door with simulated wood look.

WINDOWS

Windows are a reflection of the house, builder and development. Only high-quality windows are to be used.

Windows are to be wood, clad, or steel. ~~No vinyl or fiberglass windows allowed.~~

Premium Vinyl without a Brick Mould (YKK or similar)

Windows are to be true divided lite (TDL) or simulated divided lite (SDL), which are manufacturer installed. Field built SDL windows are not allowed. Snap-in grills or grills between glass (GBG) are not allowed.

Muntins (glazing bars) are required on all windows on the front of the house and sides facing public areas. The use of dividing a window with muntins helps frame the view but more importantly gives a house a sense of scale and detail and must be used. All windows and the lites within the windows must be vertically proportioned. Round, oval, elliptical or square windows are allowed as an accent or focal point window.

Large groupings of windows should only be used as strong architectural elements. When windows are grouped together, the proportion of the lites among all windows should relate to one another. The muntin bars and mullions should also align and be consistent between the windows.

The use of divided upper sash and clear lower sash windows is allowed and must be used consistently throughout the house.

If transoms are used, then the lites within the transom must relate to the window which they are above.

SHUTTERS

Shutters are to be operable appearing. They are to be hinged and held back with shutter dogs. Shutters are to be sized to cover the entire window when in the closed position. This includes shutters on multiple windows grouped together. Shutters are to match in shape of the window upon which they are hung. This is particularly important on windows with radius heads or unusual shapes. Shutters are to be built out of wood, preferably cedar or redwood, or solid PVC.

SCREENS

Screens are not allowed on front of homes. Screens must not be shiny or silver in color. They must be black. Screens are only allowed on the side and rear elevations of a house.

BAY WINDOWS

Bay windows should be fitted around the windows or window within it. The head, jambs, and sill should be kept to a minimum and should not have any siding in these locations. This may require a minimal amount of space between the windows and walls on the interior of the bay window, which may not allow typical millwork around the window.

The height of the bay window walls must be set to a minimum fitting the bay to the windows. This typically means that the bays wall heights will be shorter than those on the floor, which it extends from.

The trim above the windows on the bay typically consists of a head casing and cornice. This cornice is typically reduced in design from that of the main house with a minimal overhang.

Bay windows typically do not have siding, brick or stone on the veneer. One exception to this is raising the foundation material stone or brick to the underside of the windowsills. The windowsill is typically continuous across the bay.

BALCONIES AND CANTILEVERS

Balconies and cantilevers should be visually supported. This visual support can include but is not limited to brackets, extended & exposed floor joists with decorative profiles, modillions, and corbels. Be sure that their use is consistent with the style of home.

DORMERS

Dormers should be fitted around the window or windows within it. The head, jamb and sill should be kept to a minimum and there should not be any siding in these locations. This may require a minimal amount of space between the window and wall on the interior of the dormer, which may not allow typical millwork around the window.

The height of the dormer walls must be set to minimize the area above the window fitting the dormer to the window. This typically means that the dormer wall heights will be different than those of the finished area, which they are projecting from.

The trim above the window must consist of a head casing the fascia with soffit above. The fascia and soffit may be as minimal as a crown mold. This typically only happens with a raking cornice. Roof overhangs or dormers should be minimized. They should not be the same as the main roof. Eaves on the dormers must be minimized to avoid the doghouse look.

Dormers with a single window should be vertically proportioned or square. Windows in a dormer should be proportioned similar to or slightly smaller than the windows in the house below.

Dormers should typically not have brick or stone veneers.

ROOFS

Roofs are to be as simply designed as possible; complex roofs are discouraged. Roofs are to be 40-year composite/asphalt roof, slate, wood shingles or wood shake, clay tile or a pre-approved synthetic slate roof or select grand manor roofing. Metal, copper roofs can be used as an accent roof.

Roofs pitches shall be appropriate to the style of the home they are on. 6/12 or 5/12 can be used when producing a classical pediment.

Refrain from using too many different roof pitches on one house.

All vents and stacks should be grouped together on the rear of the house. They should be painted the same color as the roof.

Skylights and solar equipment are prohibited unless designed to be not visible from any vantage points.

All exposed flashing is to be copper. All gutters and down spouts are to be copper. Conductor heads – although not required are to be copper and be within the character of the homes' architecture.

CHIMNEYS

Chimneys must be built and expressed with masonry material veneer. Stone, brick and hard coat masonry stucco are acceptable materials. Stucco should only be used when appropriate to the style of the house.

Chimneys must have a base (with water table), vertical shaft, and cap (corbelling or some other horizontal element) where exposed.

A chimney's detailing should be appropriate for both the style house and material it is built in.

MISCELLANEOUS DETAILS

All exterior light fixtures shall complement the style of the house or structure on which it is fixed. When appropriate, gas lanterns are encouraged on the exterior.

All air conditioning compressors must be screened from view from the street. Fences or appropriate landscaping can screen this equipment.

Not allowed:

1. Window A/C Units
2. Window fans
3. Wood piles
4. Tarp covered items
5. Debris and compost piles

RV's, boats, and commercial vehicles must be parked inside. They are not allowed to be parked on any lot for more than 36 hours while in preparation for use. Parking on the street is not permitted.

GENERAL REQUIREMENTS

It should be noted that all Federal, State, County and City requirements must be met in addition to these guidelines.

The Design Guidelines may contain objective and subjective elements and may evolve as development progresses, as the needs and demands change.

The ACC shall have the sole and full authority to amend the design guidelines during the development and sales period.

The design guidelines are not the exclusive basis for the reviewer's decision, and compliance with the design guidelines does not guarantee an applicant's approval.

The ACC is authorized to define and interpret aesthetic standards and has the exclusive authority to examine, approval or disapprove all improvements.

Approval must be obtained for any improvement.

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 3000

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: Davidson Homes, LLC

Location Address: 2000 First Drive, Suite 220

Mailing Address: 11

City: Marietta State: GA Zip Code: 30062

Contact For All Notifications: Daniel Reid

Contact Telephone: 678 - 890 - 2991 Mobile Telephone: 828 - 230 - 7410

Fax: _____ Email: dreid@davidsonhomesllc.com

Contact's Relation To Business: ARCHITECTURAL DESIGN MANAGER

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: Davidson Homes, LLC

Physical Address: 2000 FIRST DRIVE, SUITE 200

Mailing Address: 11

City: Marietta State: GA Zip Code: 30062

Owner Telephone: 678 - 890 - 2995 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): Davidson Homes, LLC Date: 3/31/2022

Owner Signature:

Property Information:

Address (If Assigned): 217 SOUTH MAIN STREET

Tax ID or Map Reference Number:

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

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

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that at 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: 3/31/2022

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

We are seeking minor material changes to the existing proposal.

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 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.

PROPOSAL ALREADY APPROVED FOR GEORGIAN / FEDERAL / ADAMS STYLE.

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.

GENERAL PROPOSAL ALREADY APPROVED. SEEKING MINOR CHANGES

TOWNHOUSE ELEVATIONS

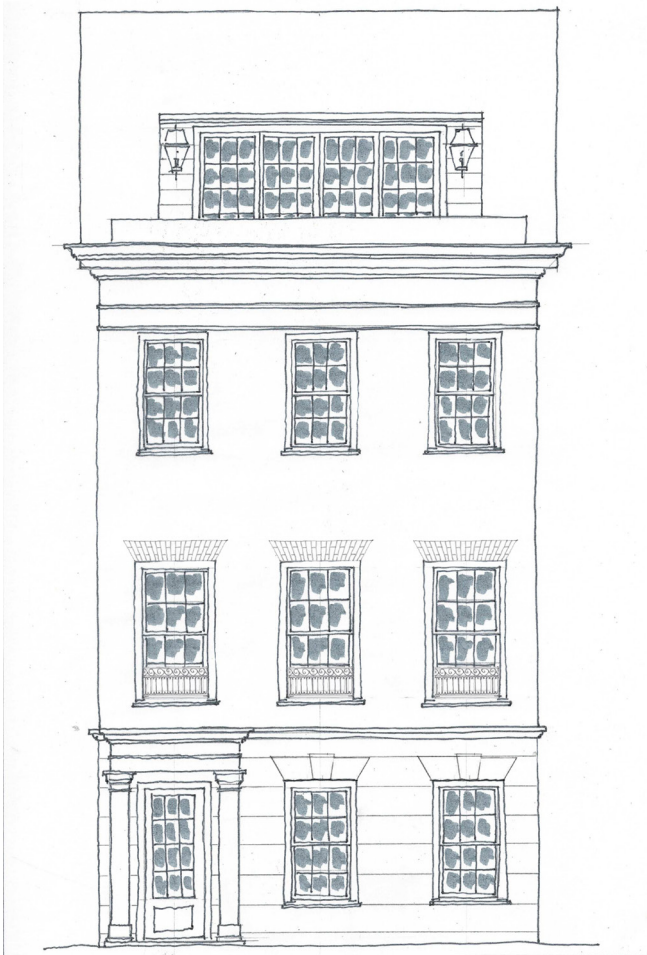


SIDE ELEVATION A



SIDE ELEVATION B

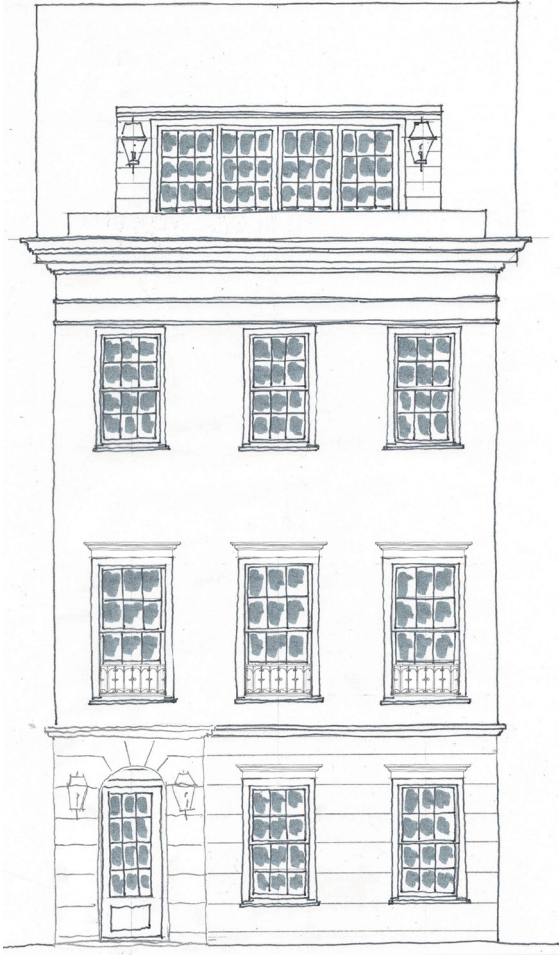
DETACHED HOME ELEVATIONS



ELEVATION A



ELEVATION A
ENTRY WALL & GARDEN



ELEVATION B



ELEVATION C

217 SOUTH MAIN

ARCHITECTURAL GUIDELINES

A CLASSICAL
STUDIO
ARCHITECTS DESIGNERS



February 17, 2022

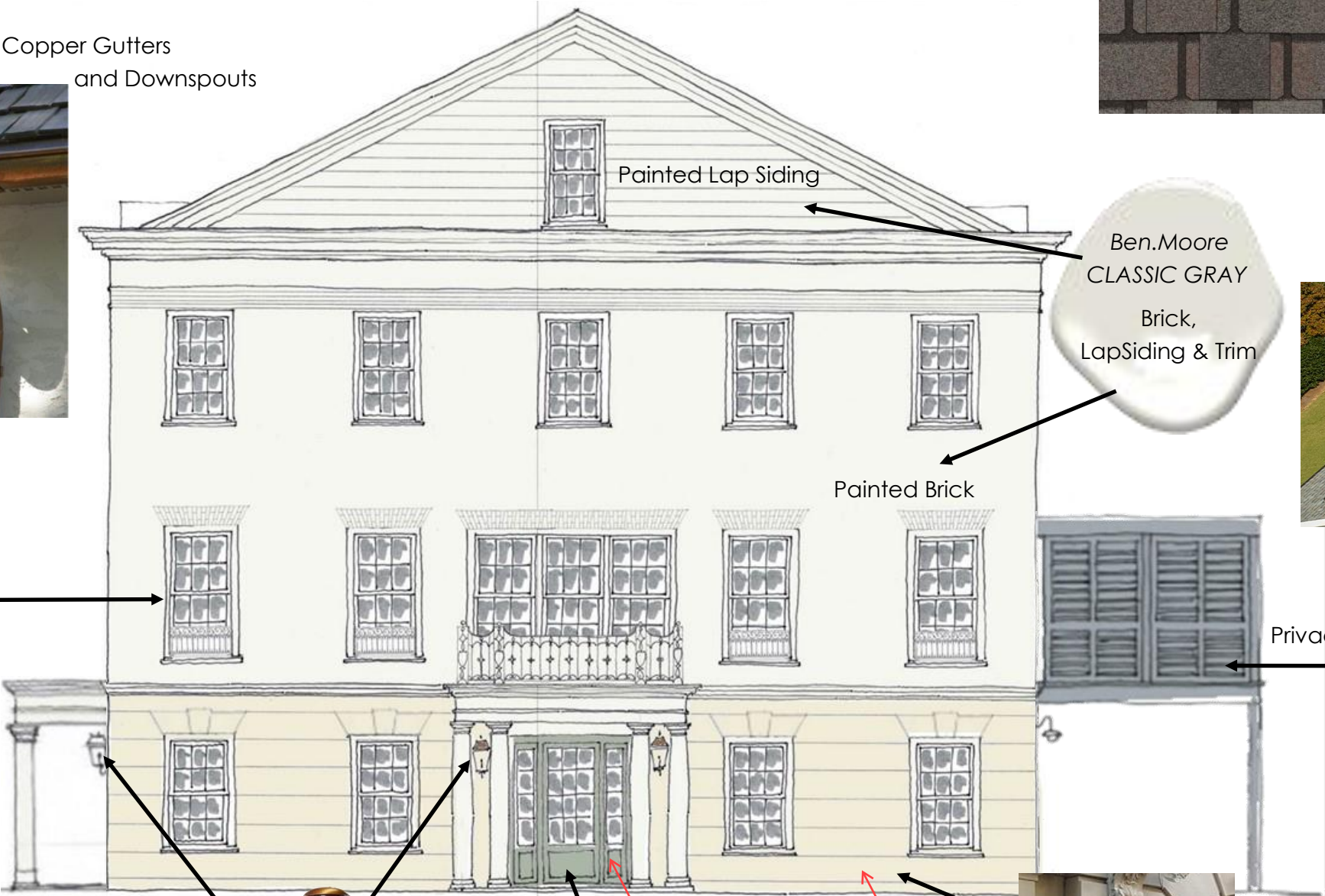
Inspiration Image



Round Copper Gutters
and Downspouts



217 SOUTH MAIN
TOWNHOUSE ELEVATION



Roof
Certainteed Belmont
COLONIAL SLATE
(slate-like appearance)

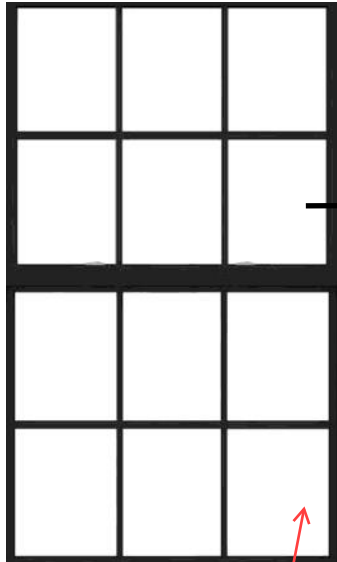
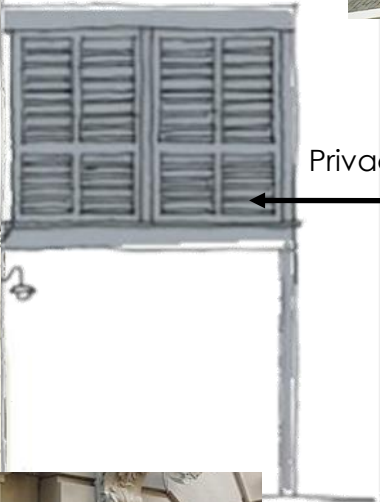
Ben.Moore
CLASSIC GRAY
Brick,
LapSiding & Trim



Painted Brick

Ben.Moore
PURITAN GRAY

Privacy Screens



Windows
Double Hung Black Steel

YKK Premium Vinyl
window with no Brick
Mould

Bevolo Copper Gas Lanterns



Front Door
Farrow & Ball PIGEON



Flush Glaze
Fiberglass door with
simulated wood
finish.



Front
Door Hardware



Water Table
Hard Coat Stucco
Egg Shell



Waterford - Franklin
Stone, smooth finish,
Monument White

NOTES
All finishes to be field verified prior to application. No color matching, paint brands shall be used as specified.
All painted front doors HIGH GLOSS.
Brick and siding FLAT.
Trim SEMI GLOSS.

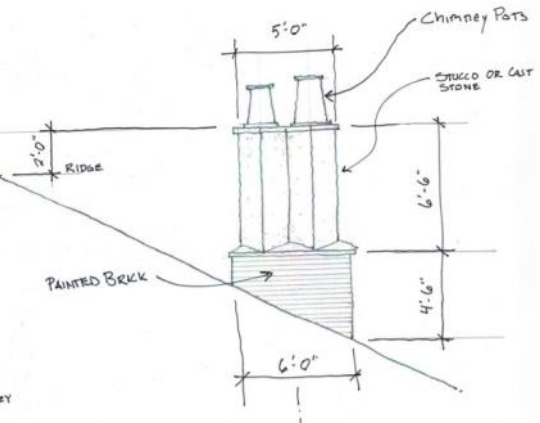
217 SOUTH MAIN - TOWNHOUSE BUILDING ELEVATIONS



Round Copper Gutters
and Downspouts



Roof
Certainteed Belmont
COLONIAL SLATE
(slate-like appearance)



Brick,
Lap Siding & Trim

Ben. Moore
CLASSIC GRAY



Iron Balconies

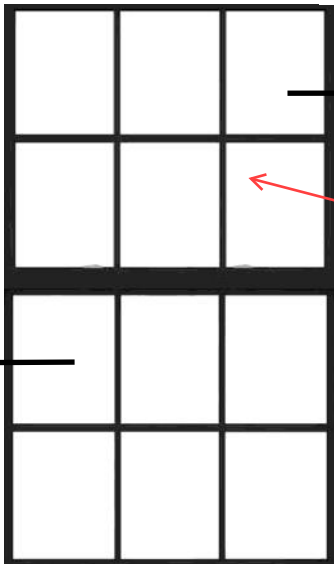
Painted Brick



Farrow & Ball
OVAL ROOM BLUE

Flush Glaze
Fiberglass door with
simulated wood
finish.

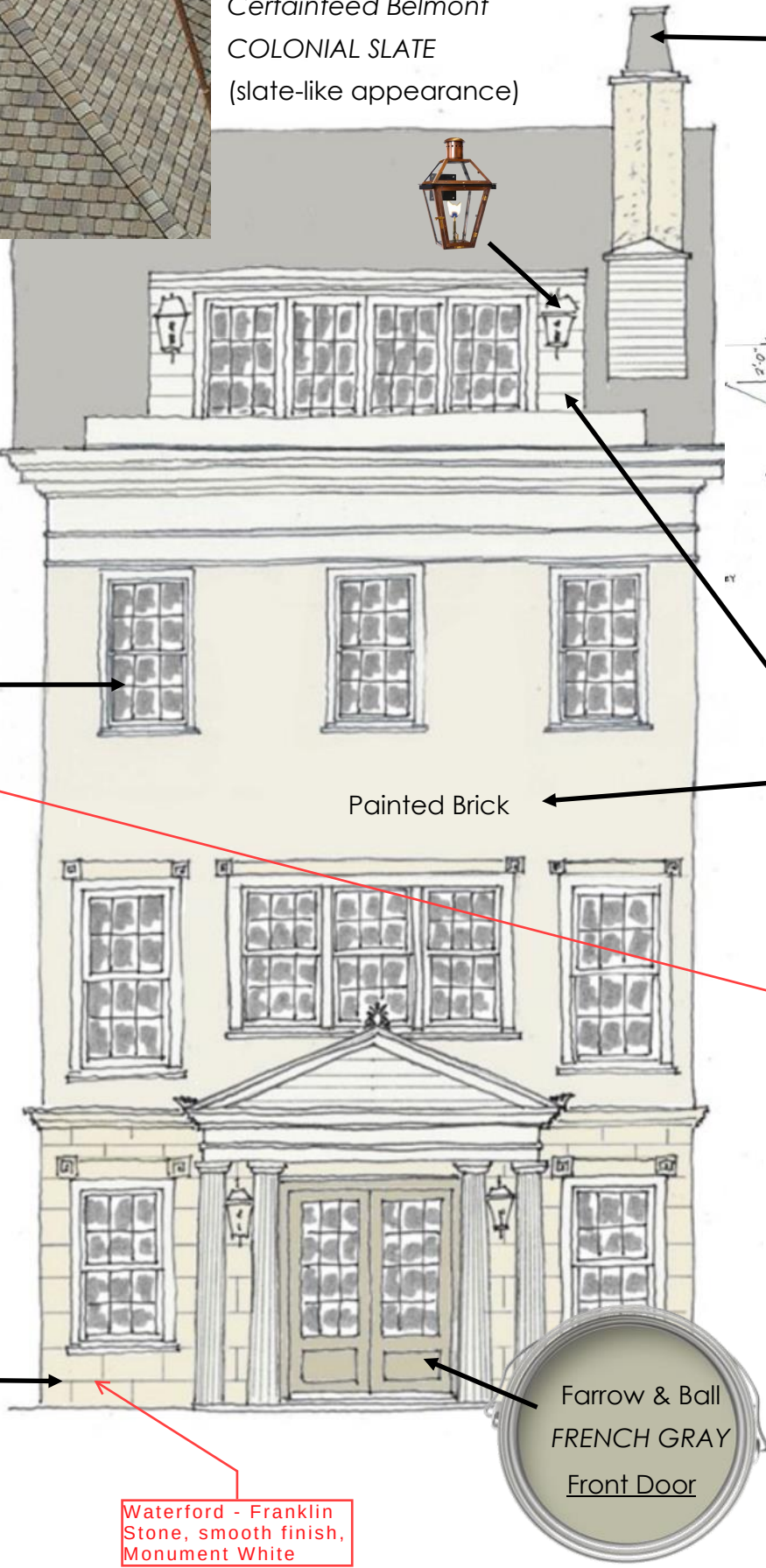
Bevolo Copper
Gas Lanterns



Windows



Water Table
Hard Coat Stucco
Egg Shell



Painted Brick



Ben. Moore
CLASSIC GRAY

Brick,
Lap Siding & Trim

YKK Premium Vinyl
window with no Brick
Mould

Inspiration Image



Farrow & Ball
FRENCH GRAY
Front Door

Waterford - Franklin
Stone, smooth finish,
Monument White

217 SOUTH MAIN - DETACHED HOMES



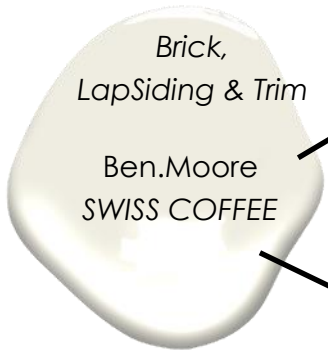
Round Copper Gutters
and Downspouts



Roof
CertainTeed
Presidential TL
Classic Weathered Wood
(cedar shake-like appearance)

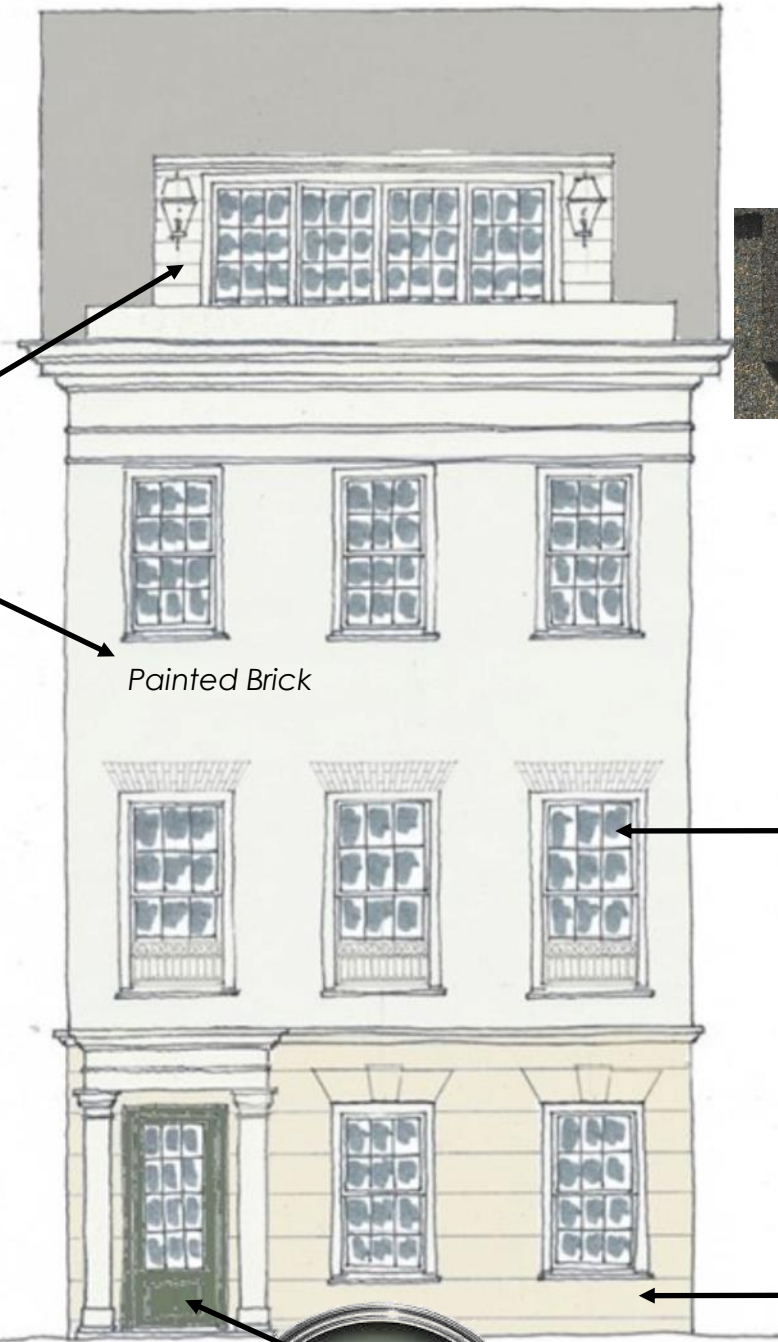


Bevolo Copper
Gas Lanterns



Brick,
LapSiding & Trim

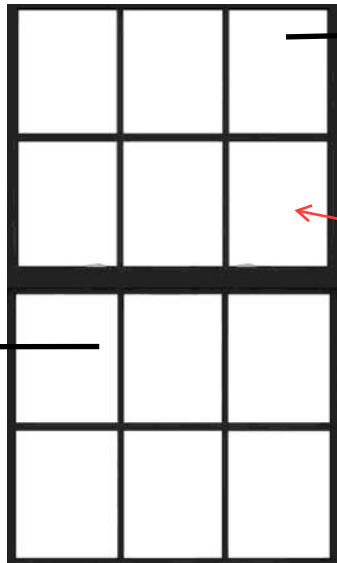
Ben. Moore
SWISS COFFEE



Painted Brick



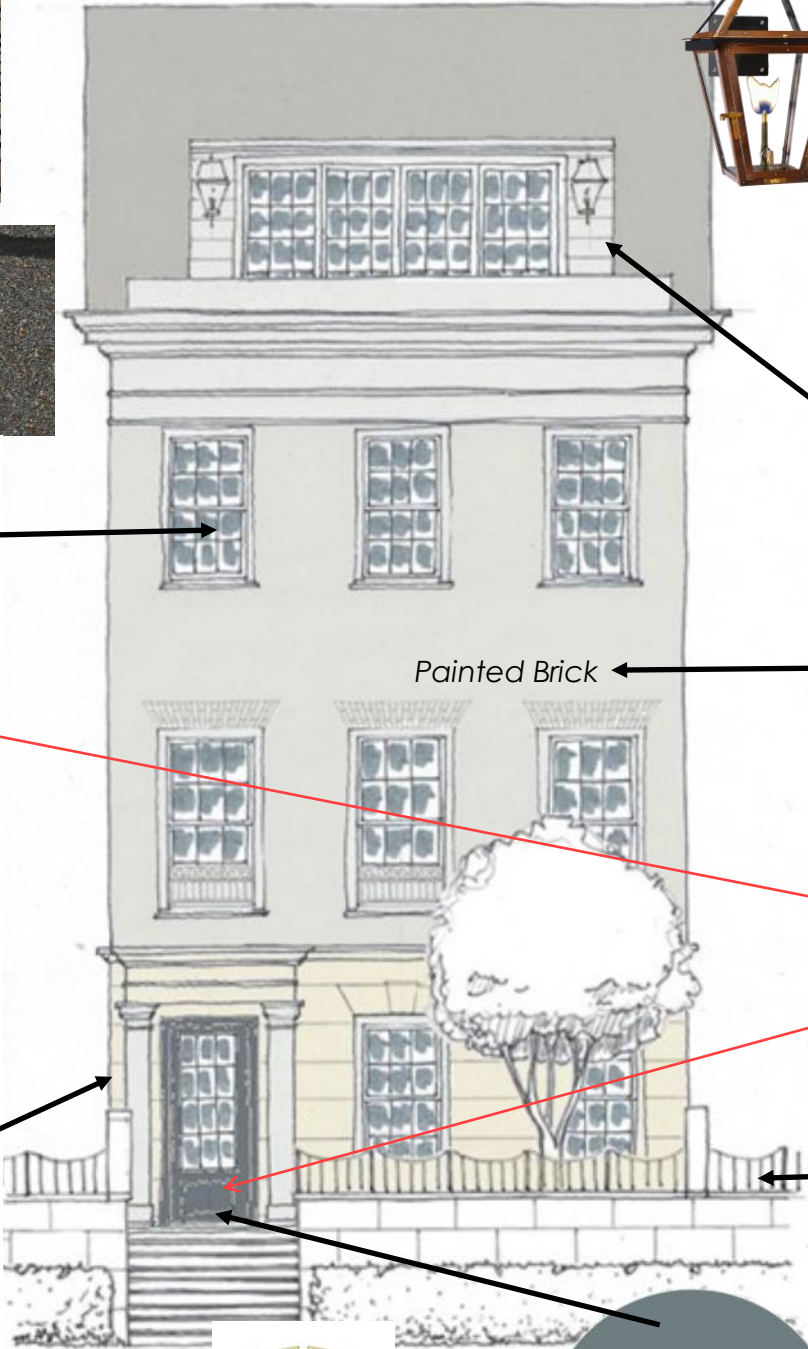
Signature
Brass Interior
Door Levers



Windows
Double Hung Black Steel



Water Table
Hard Coat Stucco
Egg Shell



Painted Brick

Painted Brick,
LapSiding & Trim

Ben. Moore
REVERE PEWTER

YKK Premium Vinyl
window with no Brick
Mould

Flush Glaze
Fiberglass door with
simulated wood
finish.



Inspiration Image



Farrow & Ball
CARD ROOM GREEN
Front Door



Brass Front Door
Handleset



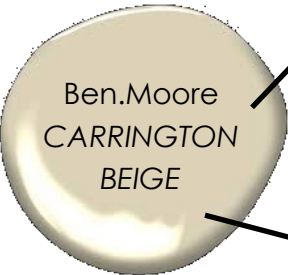
Farrow & Ball
DE NIMES
Front Door



217 SOUTH MAIN - DETACHED HOMES



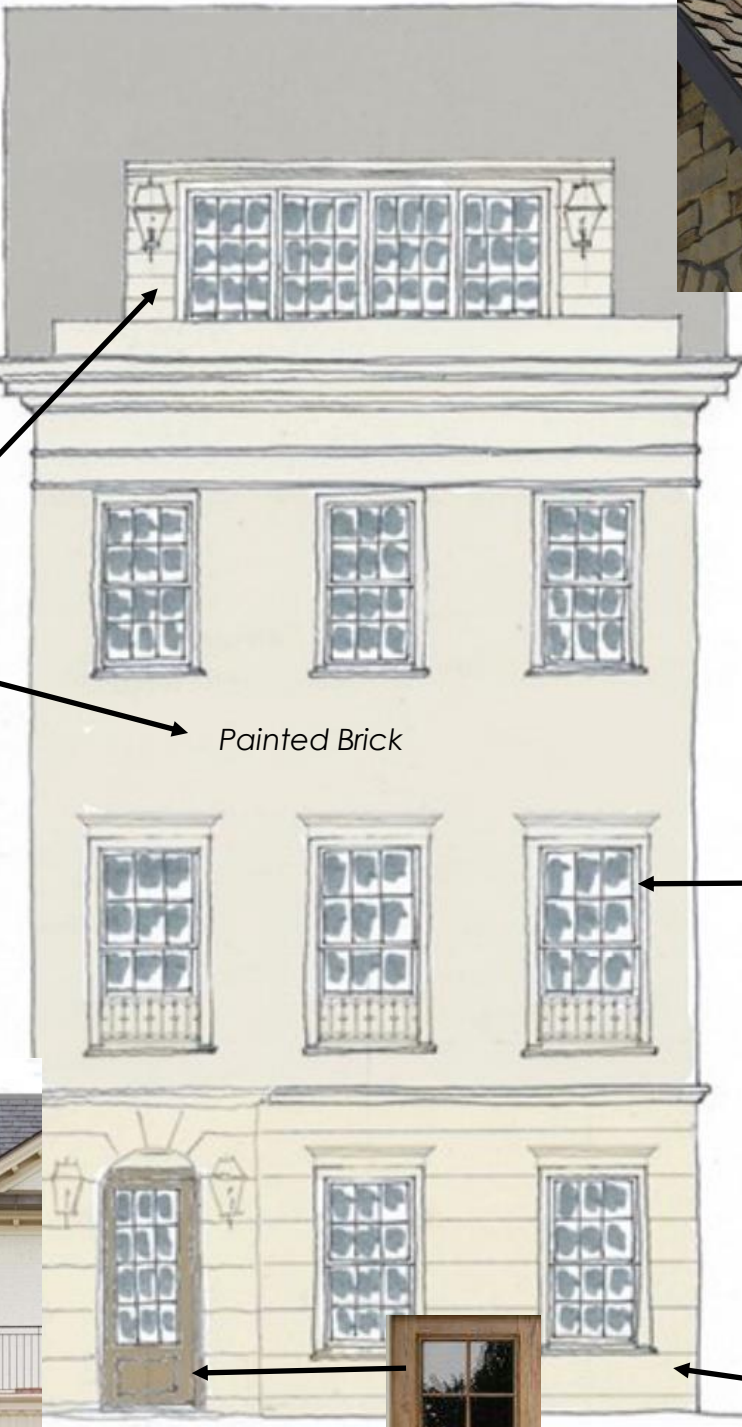
Inspiration Image



Brick,
LapSiding & Trim



Front Door
Oak
Stain: WEATHERED
OAK



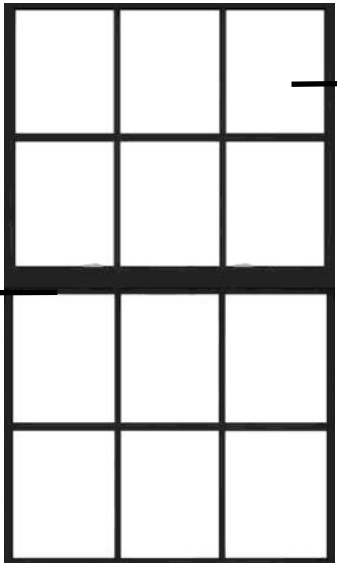
Painted Brick



Flush Glaze
Fiberglass door with
simulated wood
finish.



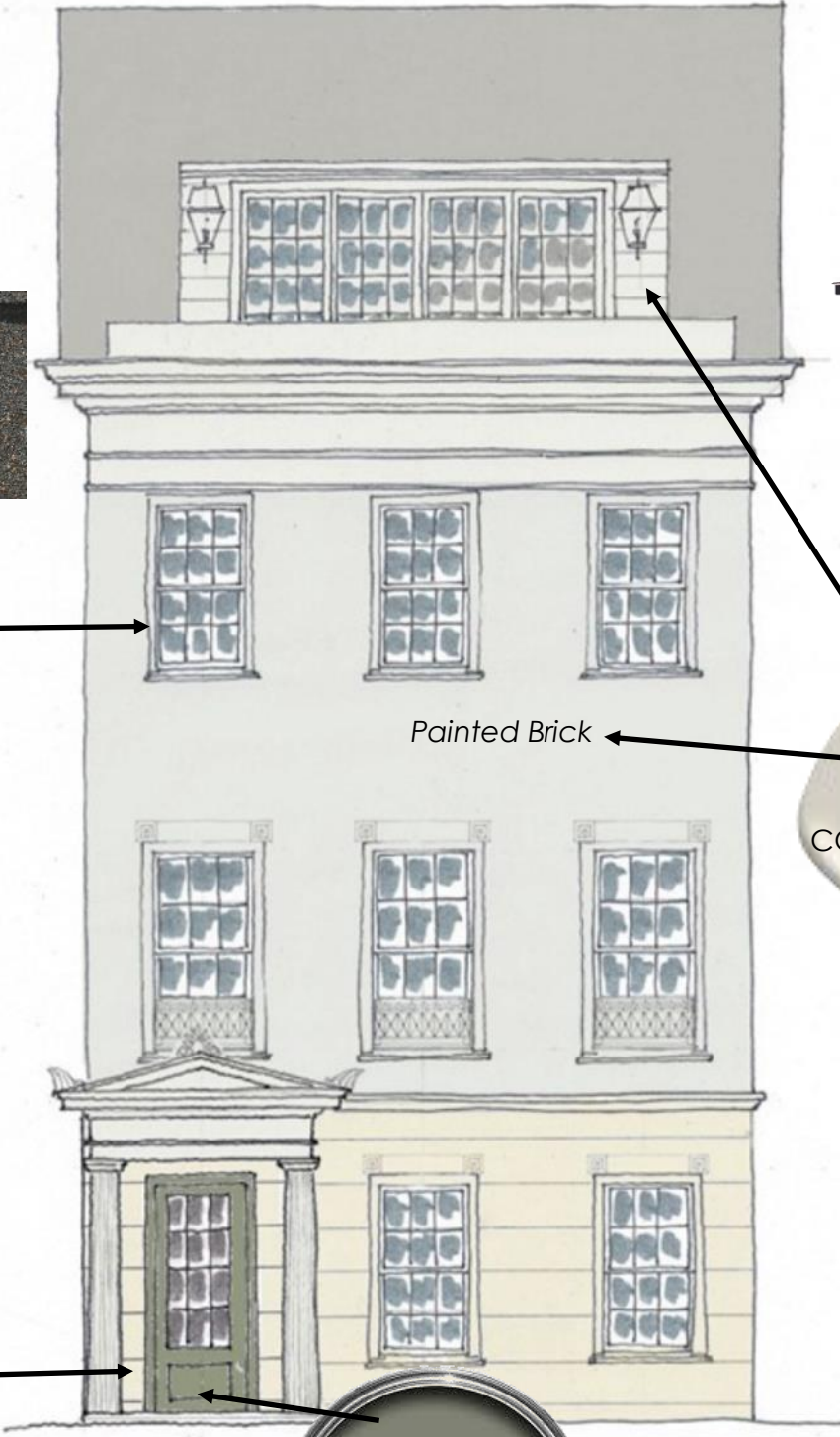
Water Table
Hard Coat Stucco
Egg Shell



Windows
Double Hung Black Steel



Roof
Certaineed
Presidential TL
CLASSIC WEATHERED WOOD



Painted Brick



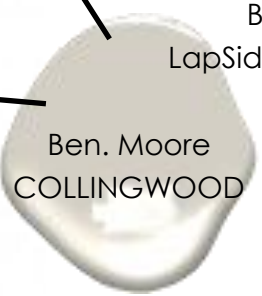
Farrow & Ball
TRERON
Front Door



Round Copper Gutters
and Downspouts



Bevolo Copper
Gas Lanterns

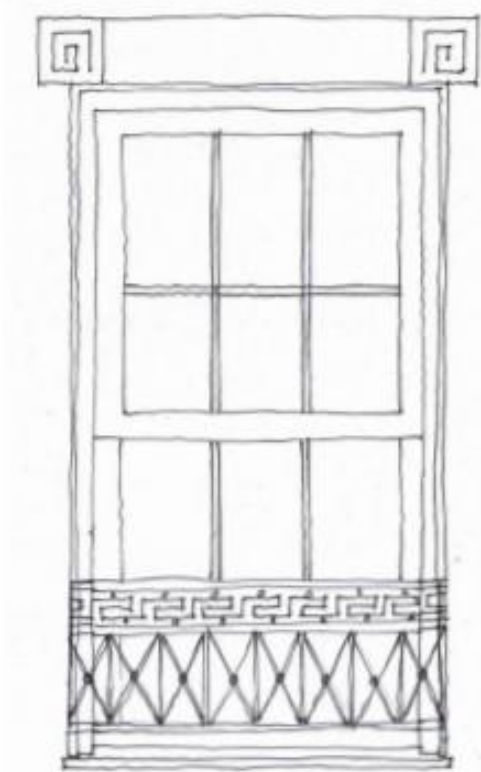
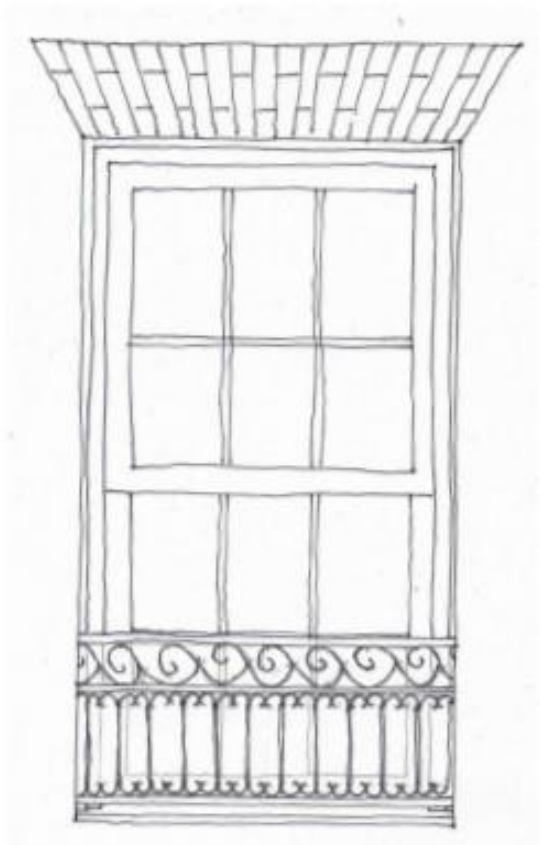
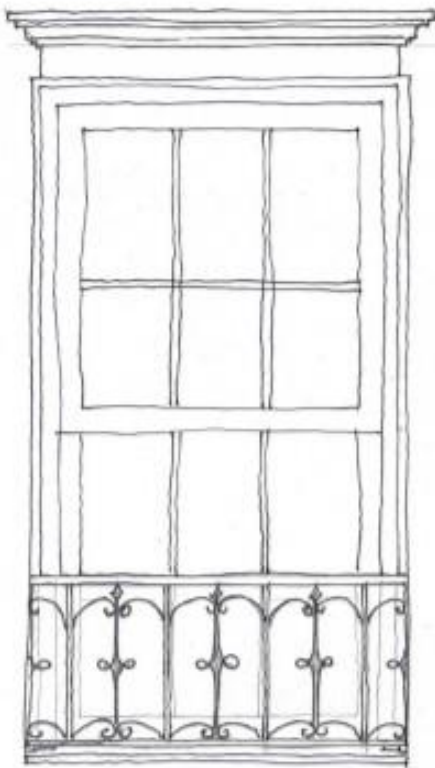


Brick,
LapSiding & Trim



Brass Front Door
Handleset

217 SOUTH MAIN - WINDOW DETAILING



Inspiration Images



COLOR PALETTE

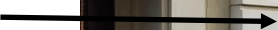
PAINTED BRICK AND SIDING				
DOORS				
STAINS				



Inspiration Image



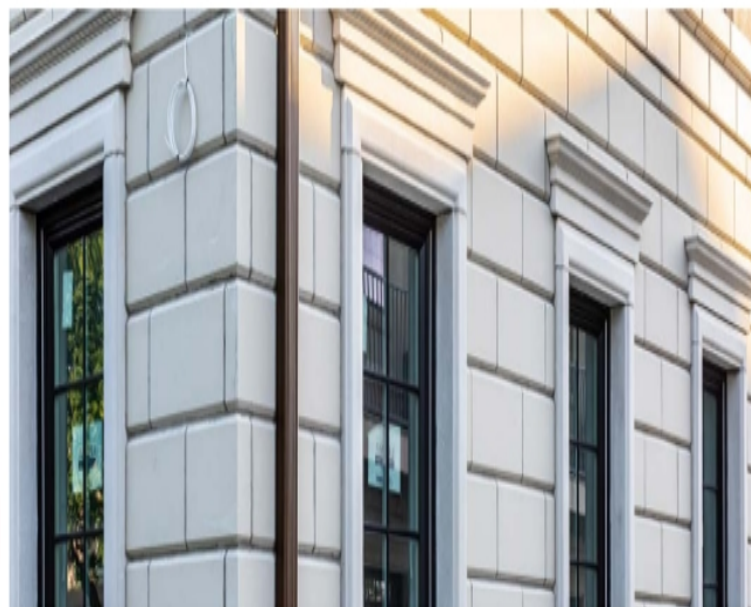
Scored Stucco
Egg Shell



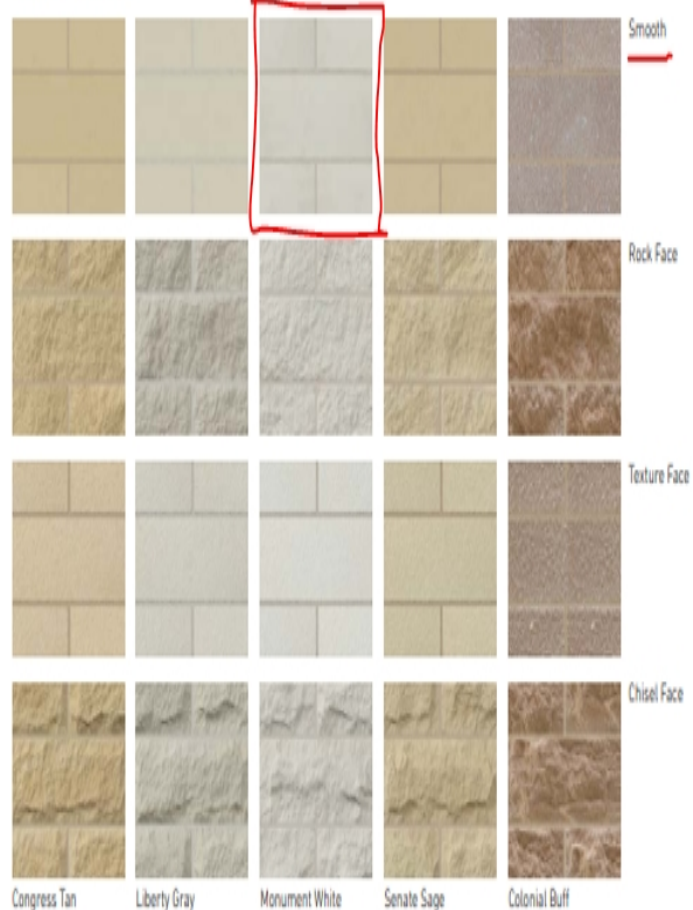


Franklin Stone™

Whether you prefer a smooth texture or a bold chiseled face, Franklin Stone is the ideal product for the look of cast stone with modern manufactured masonry advantages. A mixture of white Portland cement and combined with fine aggregates, Franklin Stone is a highly dense product with a texture similar to natural limestone. Unlike other masonry units, the aggregates do not show, giving Franklin Stone its consistent, natural finish.



Colors & Textures



Dimensions*

Depth - 4"

Height - 4, 8, 12, 16"

Length - 24"

*Nominal Dimensions



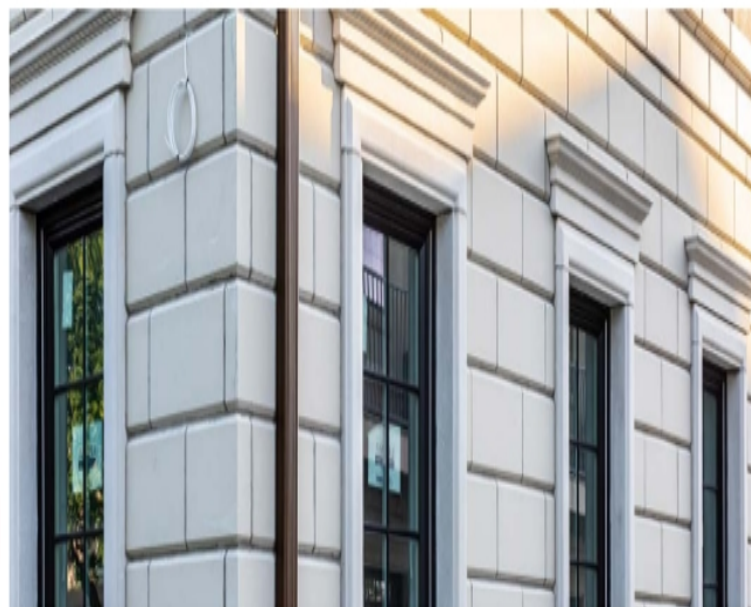




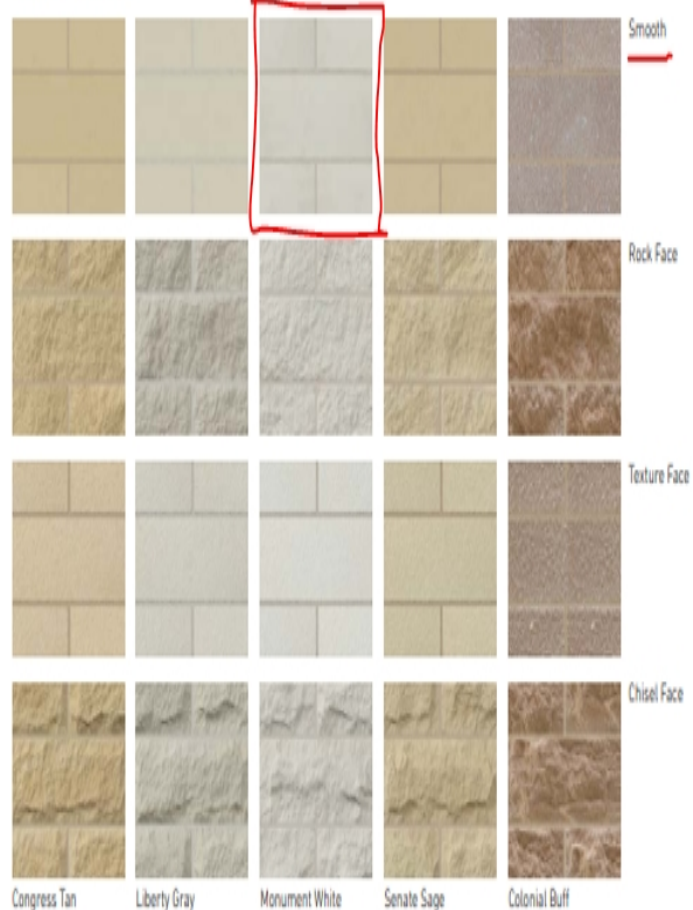


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Colors & Textures



Dimensions*

Depth - 4"

Height - 4, 8, 12, 16"

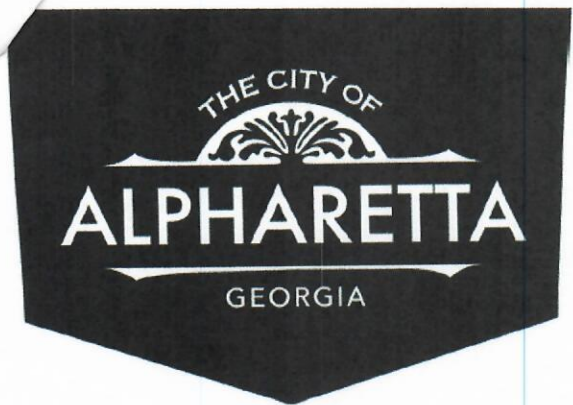
Length - 24"

*Nominal Dimensions









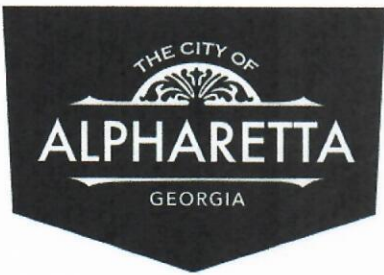
DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name:

Trans Evans

Physical Address:

145 N Main St, Alpharetta, GA 30009

Mailing Address:

145 N Main St, Alpharetta, GA 30009

City:

Alpharetta

State:

GA

Zip Code:

30009

Owner Telephone:

404 - 713 - 8662

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):

Trans Evans

Date:

2/7/22

Owner Signature:

[Signature]

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s):

District:

Section:

Existing Zoning of Property:

Existing Uses of Property:

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

Applicant Signature:

[Signature]

Date:

2/7/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The new face of the building will be a great addition to the new look of Alpharetta.

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

No changes to current roof line will occur.

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\(B\)](#).*

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](#).

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](#).

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](#).

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. *We are putting new shingles on a very old roof. The new roof will be 100% brand new and look great.*

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.

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

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 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 2022

December 09, 2022



First American Title™

ISSUED BY

First American Title Insurance Company

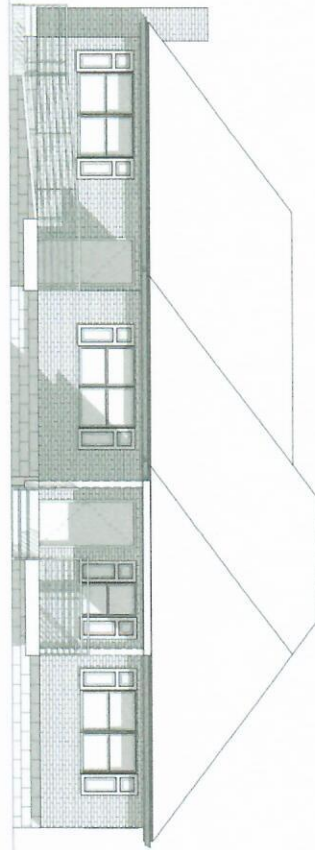
Schedule A (Continued)

5011413-0228540e

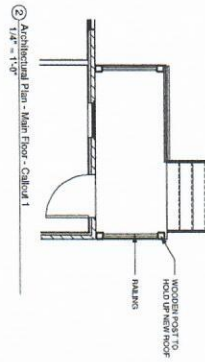
**EXHIBIT "A"
LEGAL DESCRIPTION**

ALL THAT TRACT or parcel of land lying and being in land lots 1252 and 1253 of the 2nd District, 2nd Section Fulton County, Georgia being more particularly described as follows:

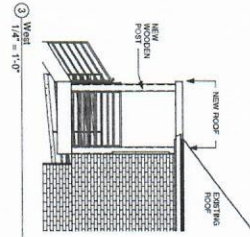
Beginning at an iron pin found on the Easterly side of North Main Street (having an 80' Right-of-way) 292.50 feet North of Cumming Street this being the true pint of beginning; running thence continuing along said Easterly right-of-way road North 05 08' 32" West a distance of 120.32 feet to an iron pin found; thence leaving said right-of-way running thence North 83 57' 04" East a distance of 118.50 feet to an iron pin found; running thence South 00 20' 00" East a distance of 119.73 feet to an iron pin found; running thence South 83 20' 00" West a distance of 108.49 feet to an iron pin found and the true point of beginning. Said tract of land containing 0.3118 acres as shown on a plat of survey for PGK REALTY, INC, North Atlanta National Bank and First American Title Insurance Company prepared by BUSBEE SURVEYING CO., INC, RICKY C. BUSBEE GA R.L.S. NO. 2497 dated July 16, 2003.



① North
1/4" = 1'-0"



② Architectural Plan - Main Floor - Column 1
1/4" = 1'-0"



③ West
1/4" = 1'-0"

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF HUGHES TURNER PHILLIPS ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HUGHES TURNER PHILLIPS ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING. THIS DOCUMENT IS THE PROPERTY OF HUGHES TURNER PHILLIPS ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HUGHES TURNER PHILLIPS ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING. THIS DOCUMENT IS THE PROPERTY OF HUGHES TURNER PHILLIPS ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HUGHES TURNER PHILLIPS ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING.

PROJECT NUMBER: 004 281 21	SCALE: 1/4" = 1'-0"
DATE: 12/23/21	DRAWN BY: ED/158
SHEET NUMBER: A-5.01	☒ REVIEW AND APPROVE ☐ NOT RELEASED FOR CONSTRUCTION ☐ RELEASED FOR CONSTRUCTION

STAMP:
STAMP DATE:

CLIENT: Bay Equity
Elevation:

PROJECT: Ground Floor
145 North Main Street Alpharetta, GA 30029

REVISION SCHEDULE		
NUMBER	DATE	COMMENTS

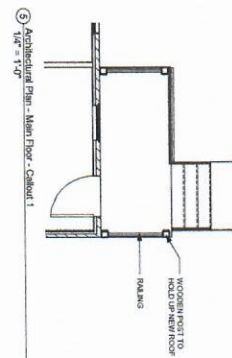
HUGHES TURNER PHILLIPS

ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING

2870 CLAREMONT ROAD, NE 1 SUITE 300 | ATLANTA, GA 30329 | 404 233 3633 | FAX 404 281 6788



③ North
1/4" = 1'.0"



CEILING HEIGHT : (AS SHOWN ON DRAWINGS) A/F.F. THROUGHOUT, U.N.O.

FURNISH AND INSTALL BUILDING STANDARD CEILING (TO MATCH EXISTING) AS NOTED ON PLAN.
REPAIR / PATCH EXISTING CEILING AS REQUIRED.

ENGINEER / NETWORK HVAC AS REQUIRED TO COMPLY WITH NFPA 99A.

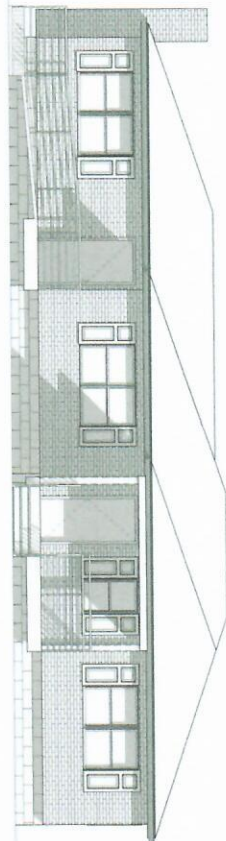
REBALANCE DRIVE SHAFT UPON COMPLETION OF CONSTRUCTION. PROVIDE TEST AND BALANCE REPORT TO OWNER/RENTAL.

INSTALL EXHAUST FAN WITH SWITCH WHERE INDICATED. (BATHROOM)

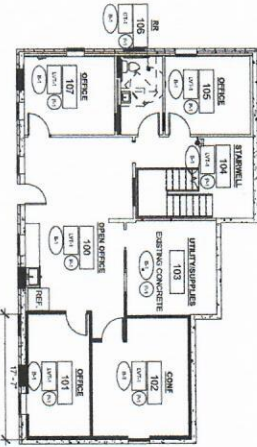
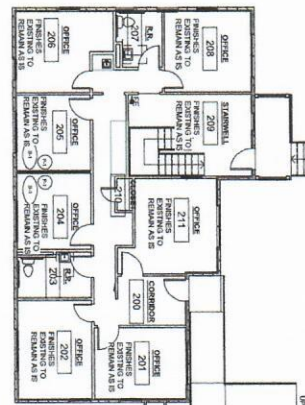
CLEAN ALL EXISTING AND RELOCATED HVAC SUPPLY AND RETURN AIR GRILLS AS REQUIRED.

CONTRACTOR TO VERIFY EXISTING HVAC CAPACITY WITHIN SUITE. UPGRADE AS REQUIRED FOR WORK SHOWN.

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
●	BUILDING STANDARD LED DOWN LIGHT
■	BUILDING STANDARD EMERGENCY EXIT
●	BUILDING STANDARD EMERGENCY EXIT SIGN WITH BATTERY BACKUP
↕	BUILDING STANDARD MAIN LOCATED EMERGENCY EXITED LIGHT WITH BATTERY BACKUP
⚡	BUILDING STANDARD COMMUNICATION EMERGENCY EXIT SIGN (EMERGENCY LIGHT WITH BATTERY BACKUP)
①	WALL MOUNT
②	TRUSSEING
③	TRUSSEING
④	TRUSSEING
⑤	TRUSSEING
⑥	TRUSSEING
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PROJECT NUMBER: 99-221-21 DATE: 07/04/02	SCALE: As indicated DRAWN BY: ED: 08	STAMP:  STAMP DATE: 07/04/02	CLIENT: Bay Equity Reflected Ceiling Plan, Legend, Notes and Elevations	PROJECT:  HUGHES TURNER PHILLIPS ARCHITECTURE INTERIOR DESIGN SPACE PLANNING 2870 CLAIRMONT ROAD NE SUITE 300 ATLANTA, GA 30329 404.233.3533 FAX: 404.261.5768																					
SHEET NUMBER: A-3.01		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">REVISION SCHEDULE</th> </tr> <tr> <th style="width: 30%;">NUMBER</th> <th style="width: 20%;">DATE</th> <th style="width: 50%;">COMMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			REVISION SCHEDULE			NUMBER	DATE	COMMENTS															
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☐ REVIEW AND APPROVE ☐ NOT RELEASED FOR CONSTRUCTION ☒ RELEASED FOR CONSTRUCTION																									

 $\odot \quad 1/8^{\circ} = 1.0^{\circ}$ 

④ $1/8^\circ = 1^\circ 0'$

[illegible][illegible][illegible]

NOTE: WEILL ORIGINATOR CONTRACTORS SHALL VERIFY ALL SPECIFICATIONS BELOW PRIOR TO PROCUREMENT						FURNISH LABOR	
ALL FURNISH MATERIALS TO BE PROVIDED BY BIDDER							
SYMBOL	MATERIAL	MANUFACTURER	PRODUCT NUMBER	DESCRIPTION	LOCATION		
1	FLAT IRON PLANT	TRD	TRD	ALL MATERIALS FOR THE PLANT AND THE TRAILING	AS NOTED ON PLAN		
2	SEMI CONCRETE PLANT	TRD	TRD	SEMI CONCRETE PLANT	AS NOTED ON PLAN		
3	CONCRETE PLANT	TRD	TRD	CONCRETE PLANT	AS NOTED ON PLAN		
4	1" CONCRETE	TRD	TRD	1" CONCRETE	AS NOTED ON PLAN		
5	BROADSLOPE CONCRETE	TRD	TRD	BROADSLOPE CONCRETE	AS NOTED ON PLAN		
6	LIGHTWEIGHT CONCRETE	TRD	TRD	LIGHTWEIGHT CONCRETE	AS NOTED ON PLAN		
7	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
8	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
9	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
10	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
11	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
12	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
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14	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
15	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
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17	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
18	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
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45	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
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48	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
49	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
50	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
51	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
52	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		
53	CONCRETE	TRD	TRD	CONCRETE	AS NOTED ON PLAN		

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:

145 N Main, LLC

Location Address:

145 N Main St, Alpharetta, GA 30009

Mailing Address:

145 N Main St, Alpharetta, GA 30009

City:

Alpharetta

State:

GA

Zip Code:

30009

Contact For All Notifications:

Travis Evans

Contact Telephone:

Mobile Telephone:

404 - 713 - 8662

Fax:

Email:

travis@bayeq.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 | |

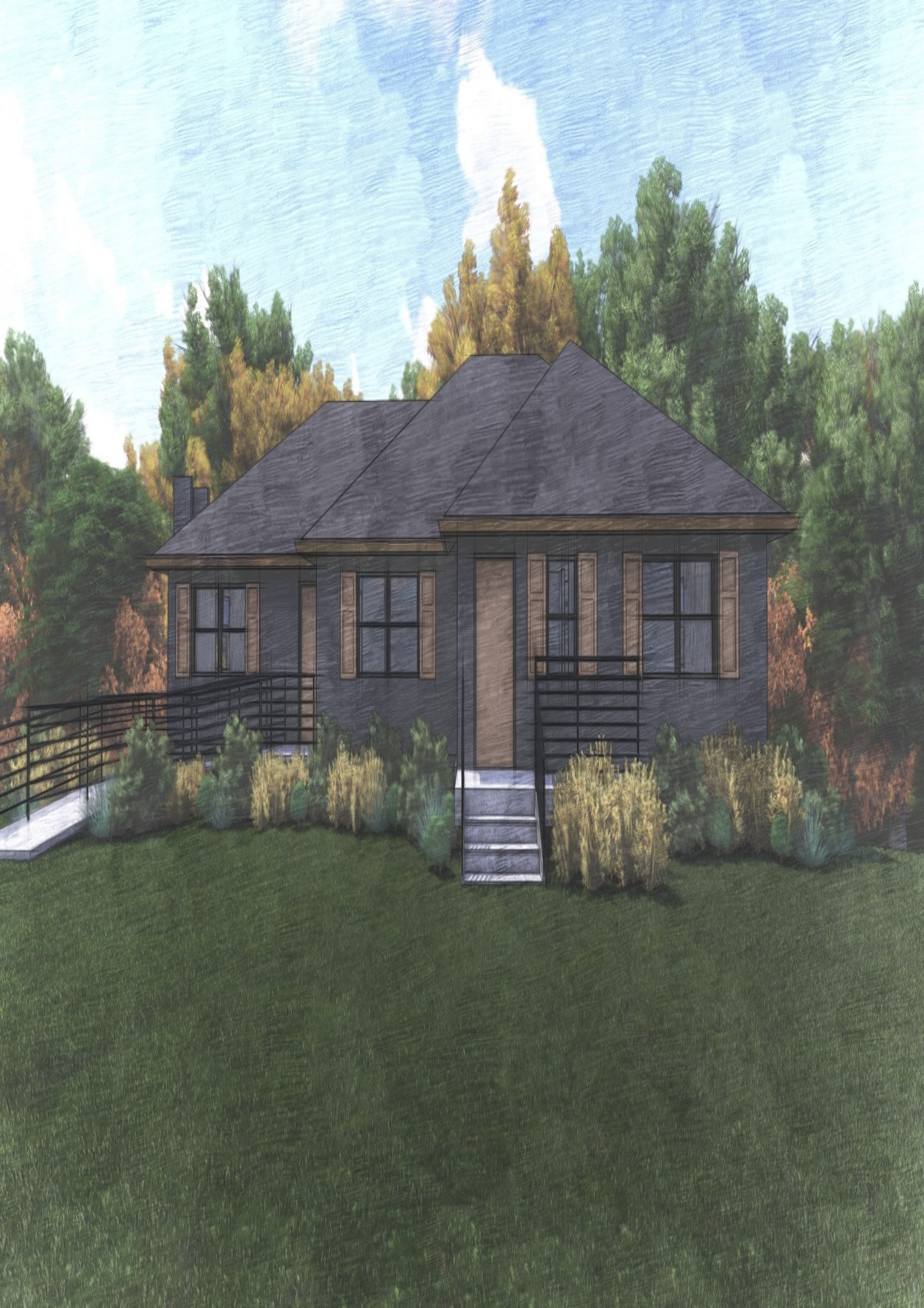
Application Fees:

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

All other reviews \$ 300.00

Total Due

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 220010

☒ Fee Paid Initial: gc

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.

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Fax:

Email:

travis@bayeq.com

Contact's Relation To Business:

Owner

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

Application Fees:

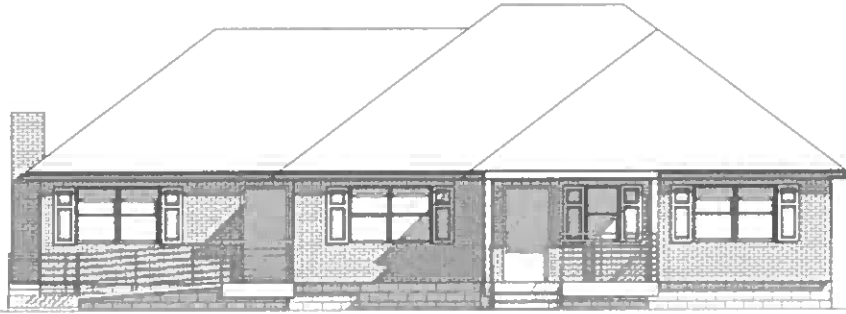
Any sign or remodel review within the Downtown Overlay \$ 175.00

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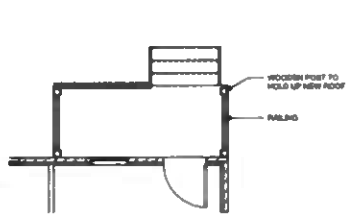
Total Due

175.00

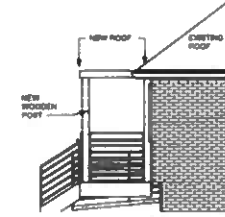
This page will be the first page of your completed submittal packet.



1 North
1/4" = 1'-0"



2 Architectural Plan - Main Floor - Callout 1
1/4" = 1'-0"



3 West
1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
1		

PROJECT	Ground Floor
DATE	10/10/2010
BY	HTP

CLIENT	Bay Equity
ADDRESS	

DATE	10/10/2010
BY	HTP

PROJECT NUMBER	A-5.01
DATE	10/10/2010
BY	HTP
PROJECT NAME	Bay Equity
PROJECT TYPE	CONSTRUCTION

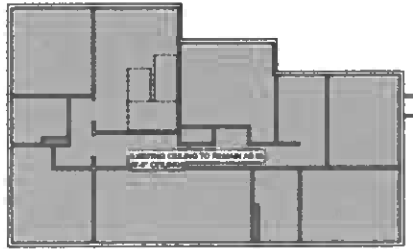


1 Reflected Ceiling Plan - Ground Floor
1/4" = 1'-0"

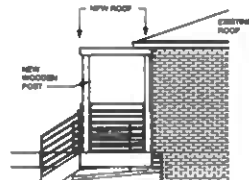
REMOVE AND INSTALL
NEW GYPSUM
CEILING
CEILING HEIGHT (7'-0")



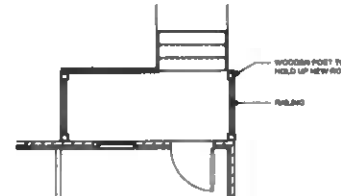
2 Arch
1/4" = 1'-0"



3 Reflected Ceiling Plan - Main Floor
1/4" = 1'-0"



4 West
1/4" = 1'-0"



5 Architectural Plan - Main Floor - Ceiling 1
1/4" = 1'-0"

ACoustICAL NOTES

CEILING HEIGHT (AS SHOWN ON DRAWINGS) A.P.F. THROUGHOUT, UNLESS NOTED.

CEILING TYPE, A - GYPSUM WALL BOARD

FURNISH AND INSTALL BUILDING STANDARD CEILING (TO MATCH EXISTING) AS NOTED ON PLAN.
REPAIR / PATCH EXISTING CEILING AS REQUIRED.

MECHANICAL NOTES

OWNER: PROVIDE HVAC AS REQUIRED TO COMPLY WITH HSPA AS A.

FURNISH AND INSTALL 1-STATE EXHAUST, SUPPLY AND RETURN AIR GRILLS, ETC., AS REQUIRED.

FURNISH AND INSTALL HVAC SYSTEM AS REQUIRED TO COMPLY WITH CURRENT CODE.

REBALANCE EXISTING SUEE UPON COMPLETION OF CONSTRUCTION. PROVIDE TEST AND BALANCE REPORT TO LANDLORD / RESIDENT.

INSTALL EXHAUST FAN WITH SWITCH WHERE INDICATED. (BATHROOM)

CLEAN ALL EXISTING AND RELOCATED HVAC SUPPLY AND RETURN AIR GRILLS AS REQUIRED.

CONTRACTOR TO VERIFY EXISTING HVAC CAPACITY WITHIN SUEE. UPGRADE AS REQUIRED FOR WORK SHOWN.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
●	BUILDING STANDARD LED DOWN LIGHT
■	BUILDING STANDARD EXHAUST FAN
●	BUILDING STANDARD EMERGENCY EXIT SIGN WITH BATTERY BACKUP
⬅	BUILDING STANDARD WALL MOUNTED EMERGENCY EXIT LIGHT WITH BATTERY BACKUP
⬅	BUILDING STANDARD COMBINATION EMERGENCY EXIT SIGN / EXIT LIGHT WITH BATTERY BACKUP
Ⓐ	TAO - NEW
Ⓑ	TAO - EXISTING
Ⓒ	"RELOCATE"
Ⓓ	CEILING TYPE AND HEIGHT TAG
Ⓔ	SEE UTILITY LEGEND FOR SWITCH LOCATIONS

HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING



3001 CLARKSON ROAD NE SUITE 300 ATLANTA, GA 30305 | 404.222.1746 | FAX 404.222.1746

REVISION SCHEDULE

REVISION

DATE

BY

REVISION

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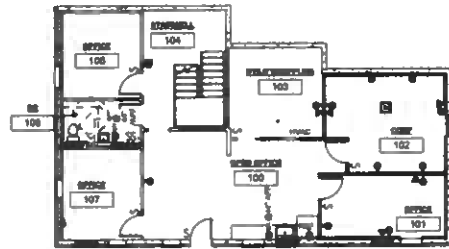
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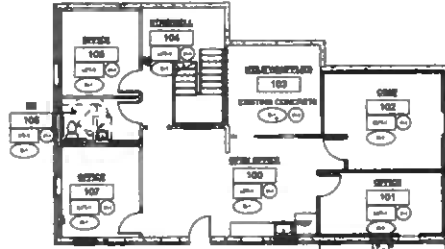
REVISION

DATE

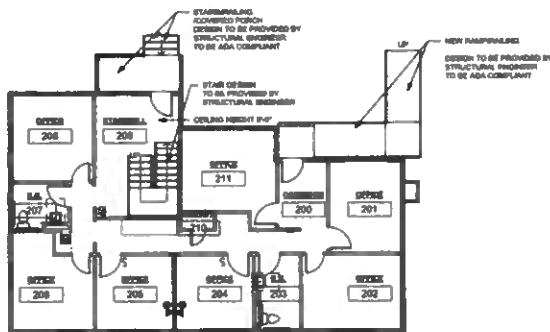
BY



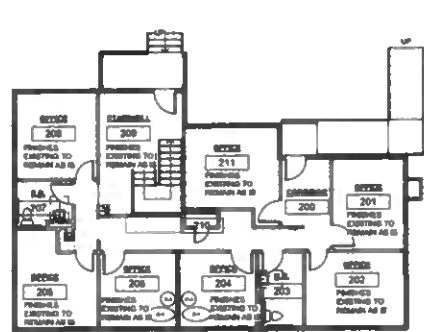
1. Lobby Plan - Ground Floor
1/8" = 1'-0"



2. Elevator Plan - Ground Floor
1/8" = 1'-0"



3. Lobby Plan - Main Floor
1/8" = 1'-0"



4. Elevator Plan - Main Floor
1/8" = 1'-0"

ELECTRICAL NOTES

GENERAL CONTRACTOR TO PATCH AND FINISH EXISTING UNUSED POWER / TELEPHONE / DATA OUTLETS AS REQUIRED (CAP ELECTRICAL TO SOURCE AS REQUIRED). COORDINATE WITH TENANT.

GENERAL CONTRACTOR TO VERIFY ELECTRICAL CAPACITY WITH SLATE. UPGRADE AS REQUIRED FOR MORE POWER.

RE-ROUT ALL ELECTRICAL AS REQUIRED / KNOWN TO COMPLY WITH NATIONAL ELECTRIC CODE (NEC).

ALL ELECTRICAL WORK SUBMITTED SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) OR PREVIOUS EDITIONS THEREOF. CONTRACTOR SHALL HAVE ALL CONNECTIONS TO BUILDING POWER AT SPECIAL WALLS OR FLOOR OUTLETS.

ALL DATA AND TELEPHONE CABLES SHALL BE THE RESPONSIBILITY OF THE TENANT'S OWN VENDOR AND IS NOT INCLUDED UNDER THIS CONTRACT.

UPGRADE LIFE SAFETY SYSTEMS AS REQUIRED TO COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND / OR LIFE SAFETY CODES.

EXCEED 3" CONCRETE WHERE PENETRATION FROM TELEPHONE/ DATA OUTLET TO ABOVE CEILING.

TENANT SHALL BE RESPONSIBLE FOR PROVIDING POWER CONNECTIONS AND PLACING CABLES IN SYSTEMS PLUMBING TRUNKS. CONTRACTOR SHALL HAVE ALL CONNECTIONS TO BUILDING POWER AT SPECIAL WALLS OR FLOOR OUTLETS.

ALL EXISTING OUTLETS SHALL BE EXPOSED / EXPOSED ON COVER PLATES WITH PANEL AND CIRCUIT NUMBER.

RELOCATE OUTLETS TO LABEL ALL PANELS. ALL ELECTRICAL OUTLETS SHALL BE EXPOSED ON COVER PLATES WITH PANEL AND CIRCUIT NUMBER.

INSTALL PLUMBING PHONE SECOND WITH ISOLATED GROUND DEDICATED OUTLET @ 7' A.F.F. U.A.O.

REMOVE AND INSTALL ALL POWER / TELEPHONE / DATA AT MOSTRETABLES THROUGH POWER POLES AND / OR / BOXES.

ALL CABLES IN RETURN AIR PLUMBING TO BE TYPICAL COATED BY APPLICABLE.

REMOVE AND INSTALL EMPTY METAL TUBING FROM BUILDING TELEPHONE ROOM TO TENANT PHONE ROOMS. COORDINATE WITH BAY EQUITY AND THEIR VENDOR.

ALL OUTLETS WITHIN ARE NEW. ALL EXISTING OUTLETS NOT SHOWN SHALL REMAIN.

REMOVE / RELOCATE EXISTING PHONE BORDERS IF POSSIBLE.

MECHANICAL NOTES

SHOW WATER LINES WITH SLOPE FOR R.P.C. 605.

PROVIDE 1/2" COLD WATER LINE AS REQUIRED FOR REFRIGERATION.

PROVIDE 1/2" COLD WATER LINE AS REQUIRED FOR COFFEE/BAKING (COUNTER TOP HEIGHT).

GENERAL CONTRACTOR SHALL PATCH / REPAIR / REPLACE MOISTURE BARRIER AS REQUIRED AT ALL SLAB CUTS FOR PLUMBING.

REMOVE AND INSTALL DRAINAGE AS REQUIRED AT ALL NEW PANELS, STAIRS, ETC., ACCORDING TO R.F.C. CONDITIONS.

REPAIR/ACCESSIBLE WATER CLOSETS SHALL BE 17"-18" A.F.F. TO TOP OF SEAT.

PROVIDE ELECTRIC HOT WATER HEATER, UNLESS EXISTING IS IN GOOD WORKING CONDITION.

INSPECT / REPAIR EXISTING HOT WATER HEATER AS NEEDED. INSPECT ALL WATER PIPES AND JOINTS FOR LEAKS AND PROPER FUNCTION.

REMOVE AND INSTALL DUAL HEAVY DUTY ELECTRIC WATER FOUNTAIN AS REQUIRED TO COMPLY WITH CURRENT PLUMBING CODE AND ADA. INSTALL HOT/COLD WATER ON LINE TO WATER FOUNTAIN.

GENERAL CONTRACTOR SHALL VERIFY SHOT HEIGHT OF EXISTING WATER FOUNTAIN (DUAL). DUAL TO REMAIN UNLESS IF SHOT HEIGHT IS NOT KNOWN THEN AT 4' A.F.F. PLUMBING AND INSTALL / REPAIR SHOT AS REQUIRED TO ASSURE SHOT HEIGHT IS AT 4' A.F.F. IF THE EXISTING SHOT IS IN NON-COMPLIANCE.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OTHERWISE COMPLAINTS TO PROTECT ADJACENT CONTACT. THERE SHALL BE NO SHOT OR ADHESIVE SURFACES UNDER LAVATORIES.

WHERE IT IS TECHNICALLY FEASIBLE TO ALLOW EXISTING TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN ACCESSIBLE TOILET OR BATHING ROOM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 103.2.1.1 (B) PERMITTED. THE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM SHALL BE LOCATED ON THE SAME FLOOR AND IN THE SAME AREA AS THE EXISTING TOILET OR BATHING ROOM FOR 2012 BUILDING CODE SECTION 103.2.1.1.

PROVIDE AUTOMATIC WATER SHUT-OFF WITH LEAK DETECTION SENSOR IF ONE DOES NOT EXIST.

PROVIDE LANDMARK SPRING 3" MOTORISED HYDRO-PNEUMATIC SHUT-OFF OR EQUAL IF ONE DOES NOT EXIST.

FLOOR STOPPERS SHALL BE INSTALLED ON ALL WATER HEATERS OR INSTAHEATS.

ALL WATERLINES FEEDING CUPBORDS, SINKS, ICY MACHINES, WATER COOLERS, REFRIGERATORS, OR ANY TYPE OF EQUIPMENT SHALL BE COPPER.

FINISH NOTES

NOTE: WHERE INTERNAL ALLOWANCE IS PROVIDED, ALLOWANCE INDICATES COST OF MATERIAL ONLY AND DOES NOT INCLUDE (BUT) LINE, PRIME, SHOWN, INSULATION, FINISHES, STORAGE, BAKING, CONNECTIONS, WRAPPAGE AND OTHER INCIDENTAL COSTS.

ALL FINISHES SHALL BE TYPE B, CLASS 1, OR BETTER.

PREP ALL SURFACES TO MEET MANUFACTURER'S INSTALLATION INFORMATION.

CARPET TO BE EXPOSED GLUE, U.A.O.

PROVIDE VENT, TRANSITION STRIPS AT ALL FLOOR FINISH CHANGES. TRANSITION STRIP SHALL BE INSTALLED AT CORNERS OF DOOR AND COLOR SHALL MATCH FINISHES.

DOORS TO HAVE BUILDING STANDARD (PAINT) FINISH TO MATCH EXISTING.

REMOVE AND INSTALL PAINT AND RUBBER GUM BARS THROUGHOUT AS NOTED. ALL VINYL OR RUBBER BARS SHALL BE CONTINUOUS ROLL BARS.

CARPET TILES TO BE EXPOSED GLUE AT PERIMETER OF SPACE. INSTALL MANUFACTURER'S RECOMMENDED HIGH TACK ADHESIVE TIES AT REPAIRING AREAS.

PREP TO SUBSTRATE INSTALLATION. FINISHES AND HANDCAP ACCESSIBLE FINISHES IN TENANT REPAIRS INCLUDING VINYL COMPOSITION TILE FLOORING, PLASTIC LAMINATE VANITY AND SHALIN, WATER (NOT IN A BATHING AREA). FLOORING PAPER (DEPENDENT ON FINISHES).

WALLS AND PARTITIONS WITHIN 7' FEET OF SERVICE BARS, STAIRS AND WATER CLOSETS SHALL HAVE A BRACKEN, HAZEL, UNPAINTED SURFACE. TO A HEIGHT OF NOT LESS THAN 4' FEET ABOVE THE FLOOR. THE MATERIALS USED IN EACH WALL SHALL BE OF A TYPE NOT ADVERSELY AFFECTED BY MOISTURE.

REMOVE AND INSTALL (2) COATS PLAT LATER PAINT AT ALL EXISTING DRY WALL SURFACES TO BE PAINTED WALL.

PAINT ALL WOOD TRIM AND OTHER WOOD SURFACES WITH (2) COATS ALKO-BAMA-GLOSS FINISH ENAMEL PAINT.

REMOVE AND INSTALL BUILDING STANDARD HANDCAPS AT PERIMETER OF STAIRWAYS / TYPICAL.

CONTRACTOR SHALL WET CLEAN AND SEAL CONCRETE FLOOR.

ALL REPAIRS AND VERTICAL TILE SURFACES SHALL COMPLY WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK JOINT REQUIREMENTS.

SYMBOL	DESCRIPTION	QUANTITY	UNIT	LOCATION
1	FLAT LAYER PAINT	750	SQ. YD.	ALL INTERIOR PARTITIONS (U.A.O.)
2	WALL GLOSS PAINT	750	SQ. YD.	ALL DOOR FRAMES AND TRIM (U.A.O.)
3	ACCENT PLAT LAYER PAINT	750	SQ. YD.	AS NOTED ON PLAN
4	WOOD BASE	750	SQ. YD.	AS NOTED ON PLAN
5	BRICK/CONC. CARPET TILE	750	SQ. YD.	AS NOTED ON PLAN
6	LIBRARY VINYL TLE	750	SQ. YD.	AS NOTED ON PLAN
7	CERAMIC TILE	750	SQ. YD.	AS NOTED ON PLAN
8	VINYL COMPOSITE TILE	750	SQ. YD.	AS NOTED ON PLAN
9	PLASTIC LAMINATE CABINETS	750	SQ. YD.	AS NOTED ON PLAN
10	PLASTIC LAMINATE COUNTERTOPS	750	SQ. YD.	AS NOTED ON PLAN
11	SOLID BURNING COUNTER	750	SQ. YD.	AS NOTED ON PLAN
12	TRANSITION STRIP	750	SQ. YD.	AS NOTED ON PLAN

HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING

REVISION SCHEDULE

1/4" = 1'-0"

Bay Equity



DATE: 10/1/11
BY: JTP
CHECKED BY: JTP
APPROVED BY: JTP
A-4.01



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Travis Evans

Physical Address: 145 N Main St, Alpharetta, GA 30009

Mailing Address: 145 N Main St, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 404 - 713 - 8662 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): Travis Evans Date: 2/7/22

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 145 N Main St, Alpharetta, GA 30009

Tax ID or Map Reference Number: _____

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

Existing Zoning of Property: Commercial Existing Uses of Property: Business

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: 2/7/22 Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The new face of the building will be a great addition to the new look of Alpharetta. It will be a substantial upgrade to the current exterior.

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

No changes to current roof line will occur.

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\(B\)](#).*

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](#).

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](#).

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](#).

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. *We are putting new shingles on a very old roof. The new roof will be 100% brand new and look great.*
Note: no change to parking lot or walkway.

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.

The new exterior will give the building a sleek, charming exterior. The landscape will give the building a much needed fresher look.

 First American Title™	
	ISSUED BY First American Title Insurance Company
Schedule A (Continued)	5011413-0228540e

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lots 1252 and 1253 of the 2nd District, 2nd Section Fulton County, Georgia being more particularly described as follows:

Beginning at an iron pin found on the Easterly side of North Main Street (having an 80' Right-of-way) 292.50 feet North of Cumming Street this being the true pint of beginning; running thence continuing along said Easterly right-of-way road North 05 08' 32" West a distance of 120.32 feet to an iron pin found; thence leaving said right-of-way running thence North 83 57' 04" East a distance of 118.50 feet to an iron pin found; running thence South 00 20' 00" East a distance of 119.73 feet to an iron pin found; running thence South 83 20' 00" West a distance of 108.49 feet to an iron pin found and the true point of beginning. Said tract of land containing 0.3118 acres as shown on a plat of survey for PGK REALTY, INC, North Atlanta National Bank and First American Title Insurance Company prepared by BUSBEE SURVEYING CO., INC, RICKY C. BUSBEE GA R.L.S. NO. 2497 dated July 16, 2003.



145 N MAIN



PROJECT PROOF FORM



Bay Equity

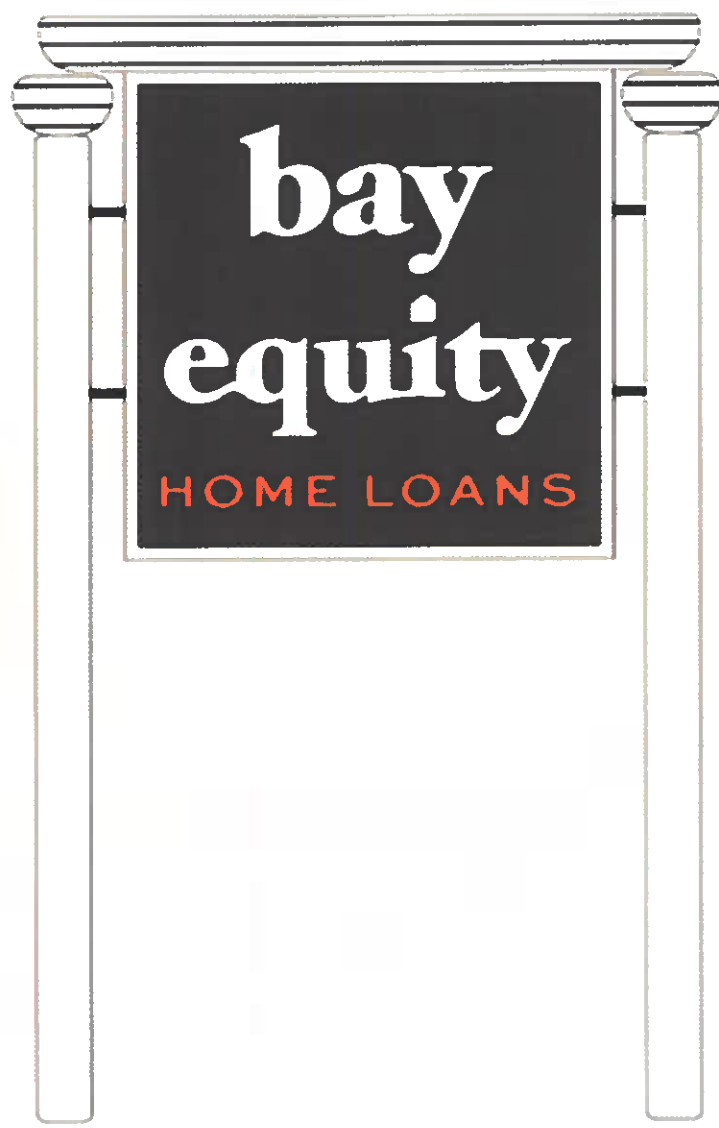
HDU Sign

Julia Rodgers

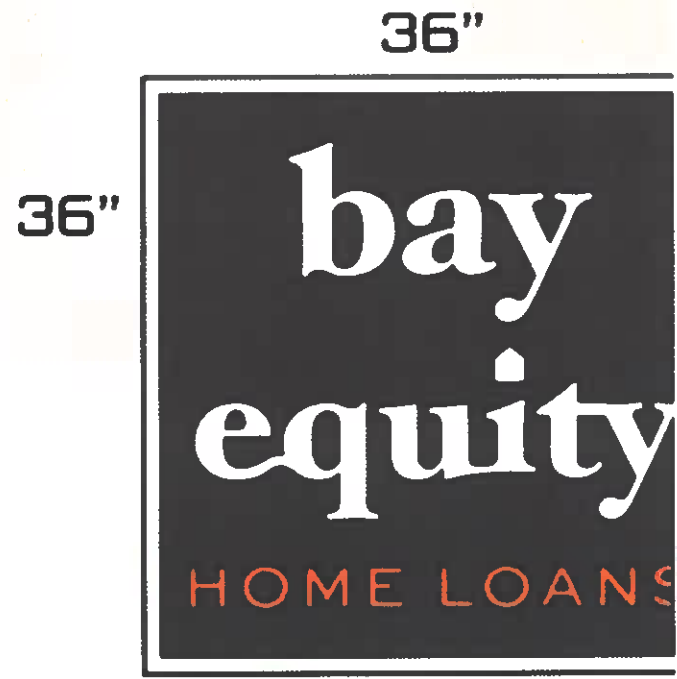
01V-2334

Yes ☐ No ☐ DATE: _____

Use this space to add changes/fix notes. This is not limited to edits, you can also ask and add reminders or any unique features concerning this project.



Revision #	Date
Revision 1	02/10/22
Revision 2	02/10/22
Revision 3	02/10/22
Revision 4	02/10/22
Revision 5	02/10/22
Revision 6	02/10/22



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: Angela Krause Lincoln - Service Reception

Location Address: 1575 Mansell Road, Alpharetta, Georgia 30009

Mailing Address: 1575 Mansell Road

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Steven Ellis

Contact Telephone: 770 - 455 - 1791 x 144 Mobile Telephone: 770 - 318 - 3225

Fax: _____ - _____ - _____ Email: STEllis@problbg.com

Contact's Relation To Business: Architect/Contractor

This Application For (Check all that apply):

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

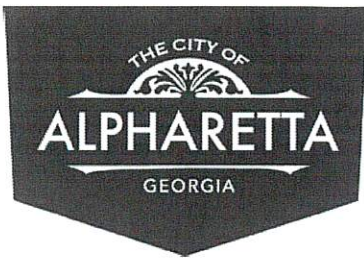
Application Fees:

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: Krause Family Properties, LLC

Physical Address: 1575 Mansell Road, Alpharetta, GA 30009

Mailing Address: 1575 Mansell Road

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 770 - 649 - 5124 Contact Fax: 770 - 649 - 5172

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): Zachary Krause Date: 03/09/2022

Owner Signature: 

Property Information:

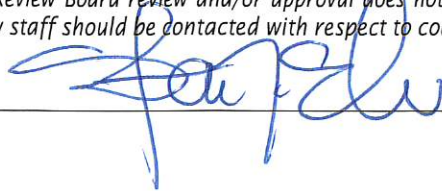
Address (If Assigned) : 1575 Mansell Road, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 238005600315

Land Lot(s): 589 & 590 District: 10 Section:

Existing Zoning of Property: LI Existing Uses of Property: Auto Dealer, Full Service

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

Applicant Signature:  Date: 3.31.2022

Print Form



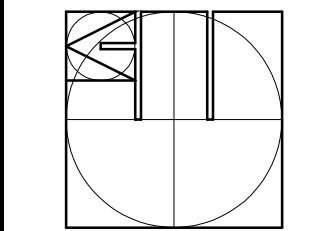
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A1.1

EXISTING GOOGLE EARTH IMAGE
N.T.S.



SEAL
REVISION DATE

ELLSWORTH
ARCHITECTS
3136 LANIER DRIVE
ATLANTA, GEORGIA 30319
PHONE: 404.702.4788



PRO
BUILDING
SYSTEMS
DESIGN BUILD
CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.problgdsystems.com

KRAUSE LINCOLN
1555 MANSELL ROAD
ALPHARETTA, GEORGIA 30009

DATE: 03.28.2022
SCALE: 1/8"=1'-0"
BY: RJE
JOB ID:

EXISTING
GOOGLE EARTH
DRAWING TITLE

ASP1.1

SHEET X OF X



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR
EMERGENCY CONTACT

STEVE ELLIS
(770) 455-1791

ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30066
COA# PEF005804



LAND LOT 589 & 590
1575 MANSELL ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

ANGELA KRAUSE LINCOLN
PRO BUILDING SYSTEMS, INC.
SERVICE RECEPTION ADDITION
CONCEPTUAL SITE PLAN

DATE 02/22/2022

REVISIONS

0 10' 20'
SCALE: 1"=20'

DRAWN BY: RMD
CHECKED BY: RJP
PROJECT MANAGER: RJP
JOB #: ###
FILE CODE: N/A
SHEET NO.

C200

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 24" CURB AND GUTTER

- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING

SITE DATA

TOTAL PROPERTY AREA	15.22± AC (662,983± S.F.)
DEVELOPMENT AREA	0.30± AC (13,059± S.F.)
EXISTING CONDITIONS	
IMPROVEMENT AREA	0.30± AC (13,059± S.F.)-100%
IMPERVIOUS AREA	0.26± AC (11,509± S.F.)-88%
PERVIOUS AREA	0.04± AC (1,550± S.F.)-12%
PROPOSED CONDITIONS	
IMPROVEMENT AREA	0.30± AC (13,059± S.F.)-100%
IMPERVIOUS AREA	0.23± AC (10,200± S.F.)-78%
PERVIOUS AREA	0.07± AC (2,859± S.F.)-22%
PARKING SPACES LOST	22 SPACES

BUILDING DATA

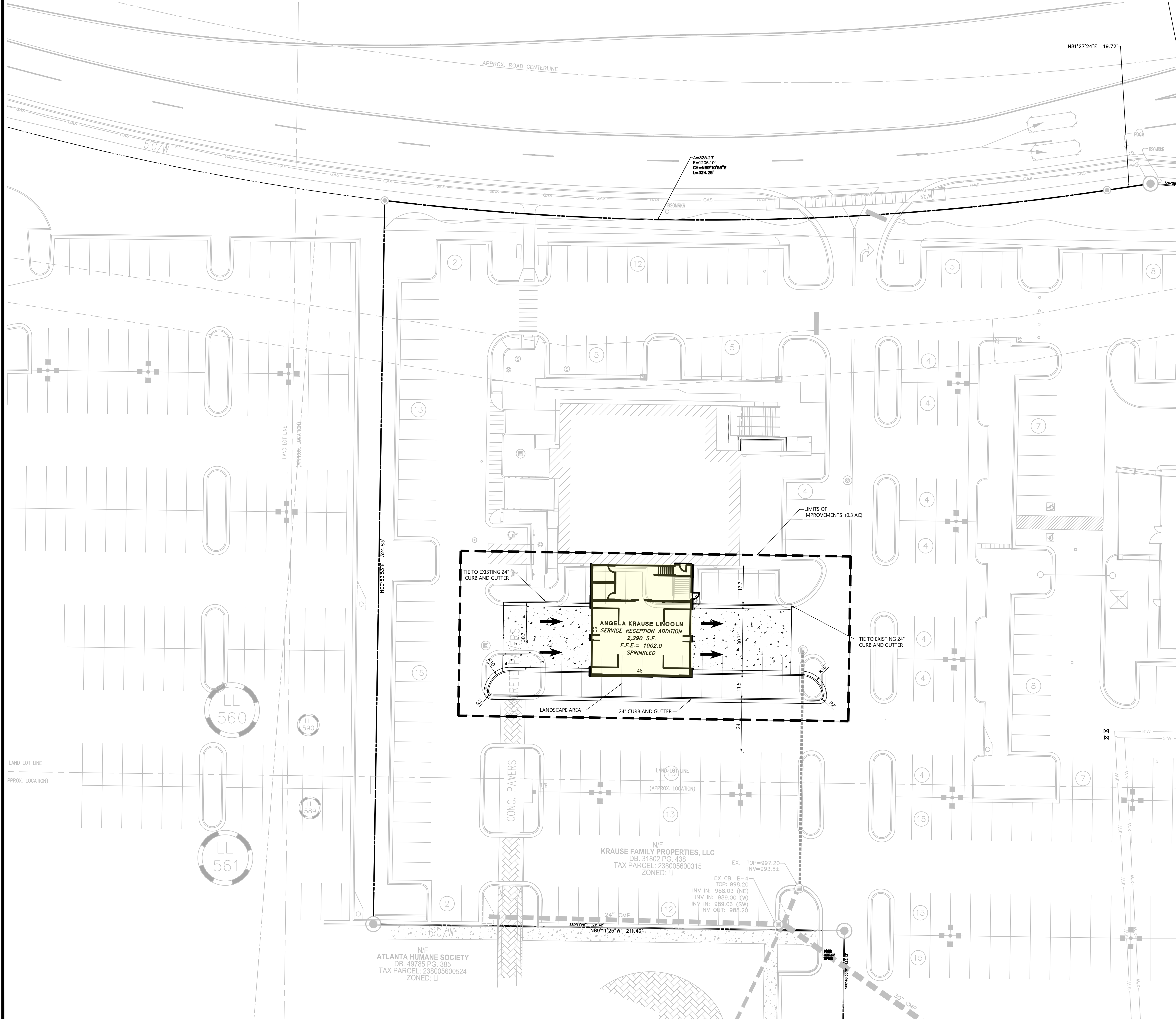
EXISTING ANGELA KRAUSE LINCOLN	5,700 S.F.
-SERVICE RECEPTION ADDITION	2,290 S.F.
TOTAL BUILDING AREA	7,990 S.F.

ZONING DATA

EXISTING ZONING	LI (LIGHT INDUSTRIAL)
ADJACENT ZONING-SOUTH	C1 (NEIGHBORHOOD COMMERCIAL)
ADJACENT ZONING-WEST	R4 (RESIDENTIAL DWELLING)
BUILDING HEIGHT LIMIT	35'

SETBACKS

FRONT SETBACK	65'
SIDE SETBACK	15'
REAR SETBACK	15'



EXISTING VEGETATION CONDITIONS:

TREE PROTECTION FENCE

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

TREE CONDITIONS

ON MARCH 10, 2022, FRAWLEY ASSOCIATES (FA) CONDUCTED A TREE INVENTORY AND OBSERVATION OF IMMEDIATELY IMPACTED TREES FOR THIS IMPROVEMENTS PROJECT AND OF THE PREVIOUSLY INSTALLED TREES IN IMMEDIATE VICINITY TO THE ANGELA KRAUSE LINCOLN SALES BUILDING. THE ONLY TREE IN POOR CONDITION IS LOCATED WITHIN THE LIMITS OF DISTURBANCE OF THIS PROJECT PHASE AND IS SLATED FOR REMOVAL. NO TREES WERE NOTED AS MISSING.

TREES TO BE REMOVED FOR IMPROVEMENTS:

TOTAL TREES TO REMOVE/REPLACE: 6
TOTAL INCHES TO BE REMOVED: 28.5
TREE #2, 4" HORNBEAM
TREE #3, 8" ZELKOVA
TREE #4, 4" HORNBEAM
TREE #11, 3.5" BLACKGUM
TREE #12, 4" HORNBEAM
TREE #13, 5" LACEBARK ELM

PROPOSED LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY FOR PROPOSED IMPROVEMENTS:

SDF: 0.21 AC (9008 SF) x 130 = 27.3 INCHES REQUIRED
EDF = 0 INCHES
RDF = 27.3 INCHES REQUIRED (28 INCHES PROPOSED, COMPLIES)

TREE CARE PLAN:

TREE CARE PLAN FOR PROPOSED TREES TO BE PROVIDED DURING LDP REVIEW/SUBMITTAL.

CITY OF ALPHARETTA TREE PROTECTION NOTES:

IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.

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

THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

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

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

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

ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER DIRECTION OF AN ISA CERTIFIED ARBORIST.

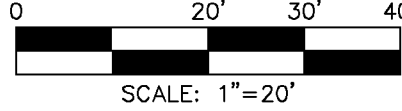
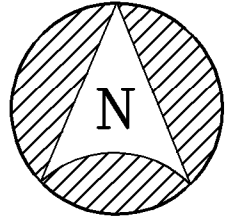
IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

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

EXISTING TREE LIST					
FA TREE #	SPECIES	DBH	LOCATION	CONDITION	NOTES
1	HORNBEAM	3	SW	GOOD	
2	HORNBEAM	4	SW	GOOD	
3	ZELKOVA	8	SW	POOR	DEAD CENTRAL LEADER; DECAY IN TRUNK AT ORIGIN OF MAJORITY OF UPPER LIMBS/CROWN.
4	HORNBEAM	4	SW	GOOD	
5	ZELKOVA	9	SW	GOOD	
6	ZELKOVA	9	SW	GOOD	
7	ZELKOVA	8	SW	GOOD	
8	RIVER BIRCH	4	SW	GOOD	
9	WILLOW OAK	9	SE	GOOD	
10	WILLOW OAK	8	SE	GOOD	
11	BLACKGUM	3.5	SE	FAIR	
12	HORNBEAM	4	SE	FAIR	
13	LACEBARK ELM	5	S	GOOD	
14	LACEBARK ELM	6	SE	GOOD	
15	DOGWOOD	4	EAST	GOOD	
16	DOGWOOD	4	EAST	GOOD	
17	HORNBEAM	4	NE	GOOD	
18	LACEBARK ELM	4	NE	GOOD	
19	CRAPE MYRTLE	2	NE	FAIR	HEAVILY PRUNED
20	CRAPE MYRTLE	3	N	FAIR	HEAVILY PRUNED
21	CRAPE MYRTLE	2	NW	FAIR	HEAVILY PRUNED
22	LACEBARK ELM	4.5	NW	GOOD	
23	BLACKGUM	3.5	NW	FAIR	
TOTAL TREES TO BE REMOVED AND REPLACED					6
TOTAL INCHES TO BE REMOVED					28.5
TOTAL TREES TO REMAIN					17
TOTAL INCHES TO REMAIN					87
NOTE FROM FRAWLEY ASSOCIATES: THE ABOVE INFORMATION WAS COLLECTED/VERIFIED AFTER SITE VISIT (3-10-2022). NUMBERS HAVE ONLY BEEN GIVEN ON PLAN FOR REFERENCE, NOT TAGGED IN FIELD.					

NORTH:

SCALE:



LEGEND:

- CRITICAL ROOT ZONE (CRZ)
- LIMITS OF DISTURBANCE
- TPF PLASTIC ORANGE TREE PROTECTION FENCE (TPF)
- X NON-SPECIMEN TREES TO BE REMOVED.

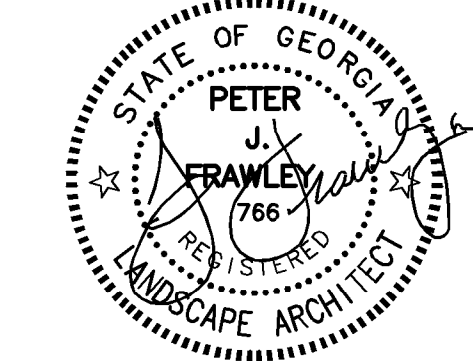


IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE

#



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

ANGELA KRAUSE LINCOLN-ADDITION
1555 MANSELL ROAD
ALPHARETTA, GA - FULTON COUNTY

EXISTING CONDITIONS
& TREE PROTECTION PLAN

SCALE: AS SHOWN

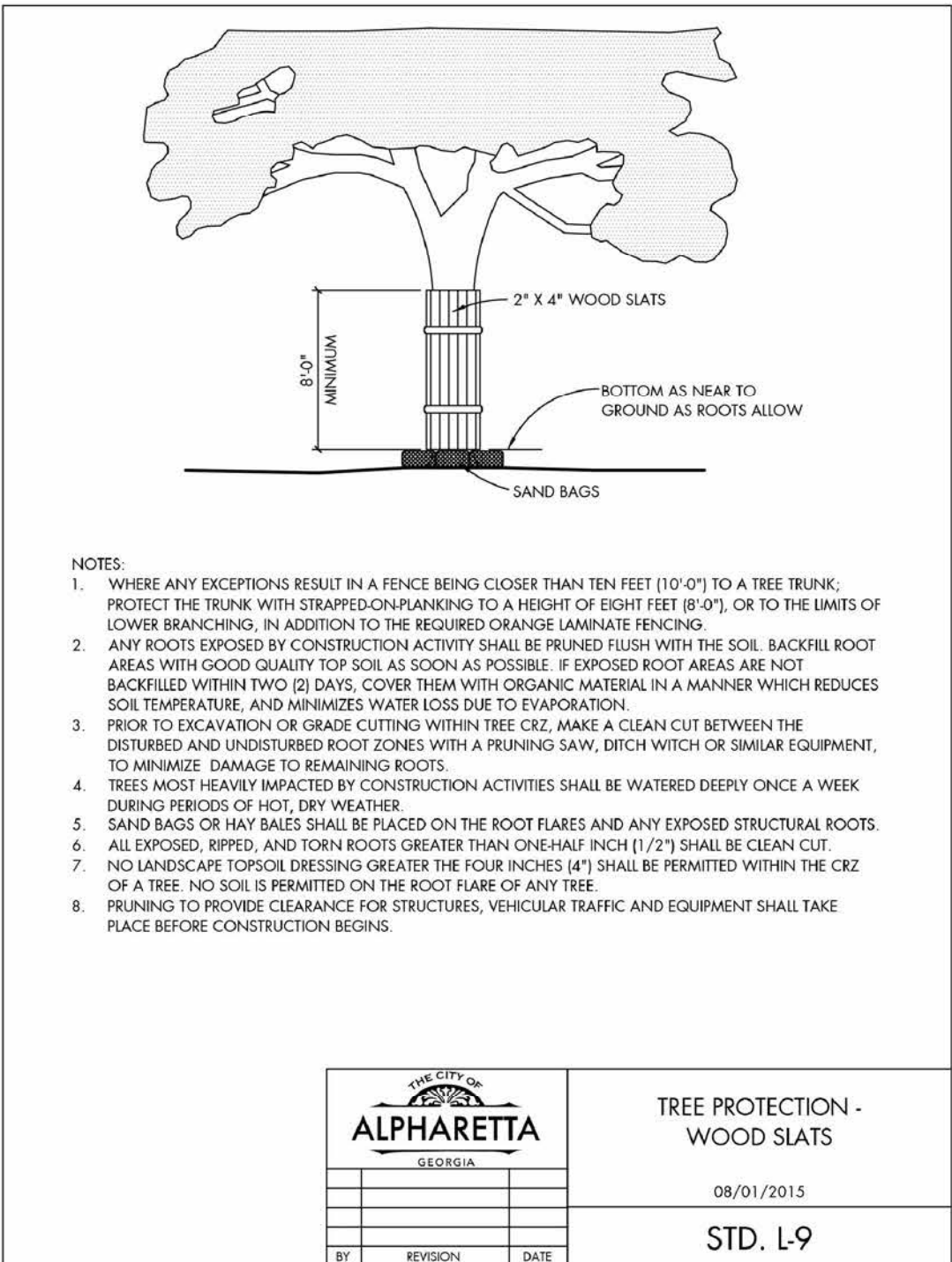
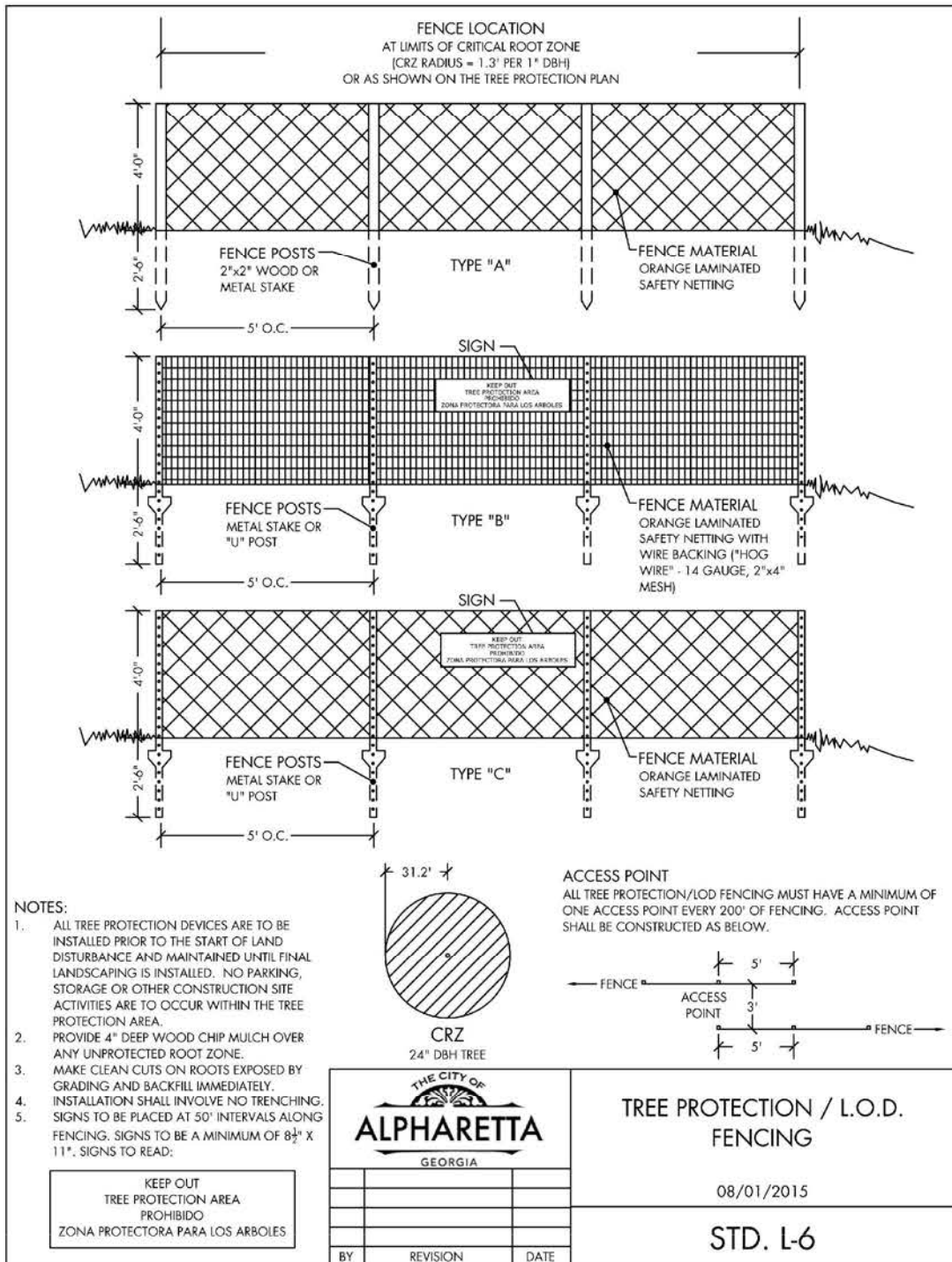
DATE: 03/28/2022

PROJECT: FA-22019

SHEET

L-1

SHEET 1 OF 3



PROPOSED LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY FOR PROPOSED IMPROVEMENTS:

SDF: 0.21 AC (9008 SF) x 130 = 27.3 INCHES REQUIRED
EDF = 0 INCHES
RDF = 27.3 INCHES REQUIRED (30 INCHES PROPOSED, COMPLIES)

TREE CARE PLAN:

TREE CARE PLAN FOR PROPOSED TREES TO BE PROVIDED DURING LDP REVIEW/SUBMITTAL.

TREE REPLACEMENT:

TOTAL TREES TO REMOVE/REPLACE: 6
TOTAL INCHES TO BE REMOVED: 28.5
TREE #2, 4" HORNBEAM
TREE #3, 8" ZELKOVA
TREE #4, 4" HORNBEAM
TREE #11, 3.5" BLACKGUM
TREE #12, 4" HORNBEAM
TREE #13, 5" LACEBARK ELM

SHRUB REPLACEMENT AND ENHANCEMENT:

ALL EXISTING SHRUBS/GROUNDCOVER OUTSIDE OF THE LIMITS OF DISTURBANCE ARE INTACT AND SHALL REMAIN. PROPOSED LANDSCAPE IMPROVEMENTS, INCLUDING SHRUBS, GROUNDCOVER, AND HARDWOOD MULCH ARE PROPOSED WITHIN WITHIN LIMITS OF DISTURBANCE.

PARKING

NO ADDITIONAL PARKING PROPOSED.

LANDSCAPE STRIPS

EX. LANDSCAPE STRIPS ALONG MANSELL ROAD AND WEST SIDE OF PROPERTY WILL NOT BE DISTURBED.

TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FORM	% GENUS	% NATIVE	TOTAL INCHES
	CAR AME	3	Carpinus caroliniana American Hornbeam	3" Cal.	OVER-STORY	CARPINUS 27.3%	NATIVE	9
	CER CAN	3	Cercis canadensis Eastern Redbud	3" Cal.	UNDER-STORY	CERCIS 27.3%	NATIVE	9
	ILE NEL	3	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	2" Cal.	UNDER-STORY	ILEX 27.3%		6
	QUE SHU	2	Quercus shumardii Shumard Oak	3" Cal.	OVER-STORY	QUERCUS 18.2%	NATIVE	6
TOTALS:		11				*MAX GENUS: 27.3% (CARPINUS, CERCIS, & ILEX)	72.7% NATIVE	30

MAX GENUS IS 27.3%, EXCEPTION TO 25% MAX GENUS SOUGHT DUE TO SITE CONSTRAINTS AND PROXIMITY TO BUILDING(S) AND EXISTING STRUCTURES.

PLANT SCHEDULE

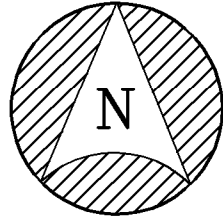
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>		<u>QTY</u>
	ILE NAN	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 gal.		50
	MUH CAP	Muhlenbergia capillaris Pink Muhly Grass	3 gal.		37
	PRU OTT	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	3 gal.		8
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
	LIR	Liriope muscari 'Big Blue' Big Blue Lilyturf	4"	15" o.c.	105
	PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	214

TOTAL PLANTINGS: 425 (11 TREES, 414 SHRUBS/GROUNDCOVER)
TOTAL NATIVE: 309 (8 TREES, 301 SHRUBS/GROUNDCOVER)
% NATIVE: 72.7% OF TOTAL PLANTINGS

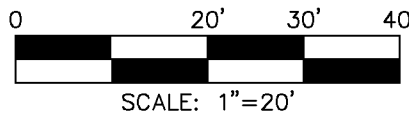
ANY REVISIONS TO THE LANDSCAPE PLAN OR RELOCATION OF PLANT MATERIAL SHALL REQUIRE A REVISION TO BE SUBMITTED BY THE DESIGN LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO MAKING THESE CHANGES IN THE FIELD.

EXISTING IRRIGATION SYSTEM TO BE REVISED TO EFFICIENTLY AND ADEQUATELY IRRIGATE NEW PLANT MATERIAL AND ZONES TO CONFORM WITH ANY/ALL CITY OF ALPHARETTA REQUIREMENTS AND STANDARDS.

NORTH:

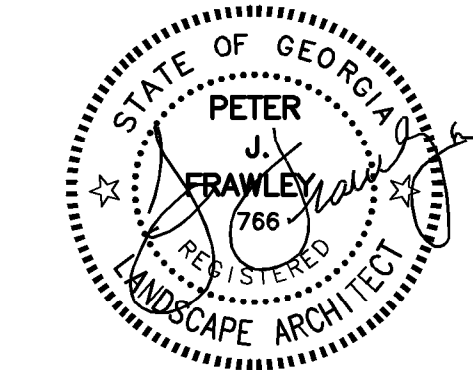


SCALE:



REVISIONS:

DATE #



FRAWLEY
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ATLANTA, GA 30307 (404) 874-5091

ANGELA KRAUSE LINCOLN - ADDITION
1555 MANSELL ROAD
ALPHARETTA, GA - FULTON COUNTY

TREE REPLACEMENT
& LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 03/29/2022

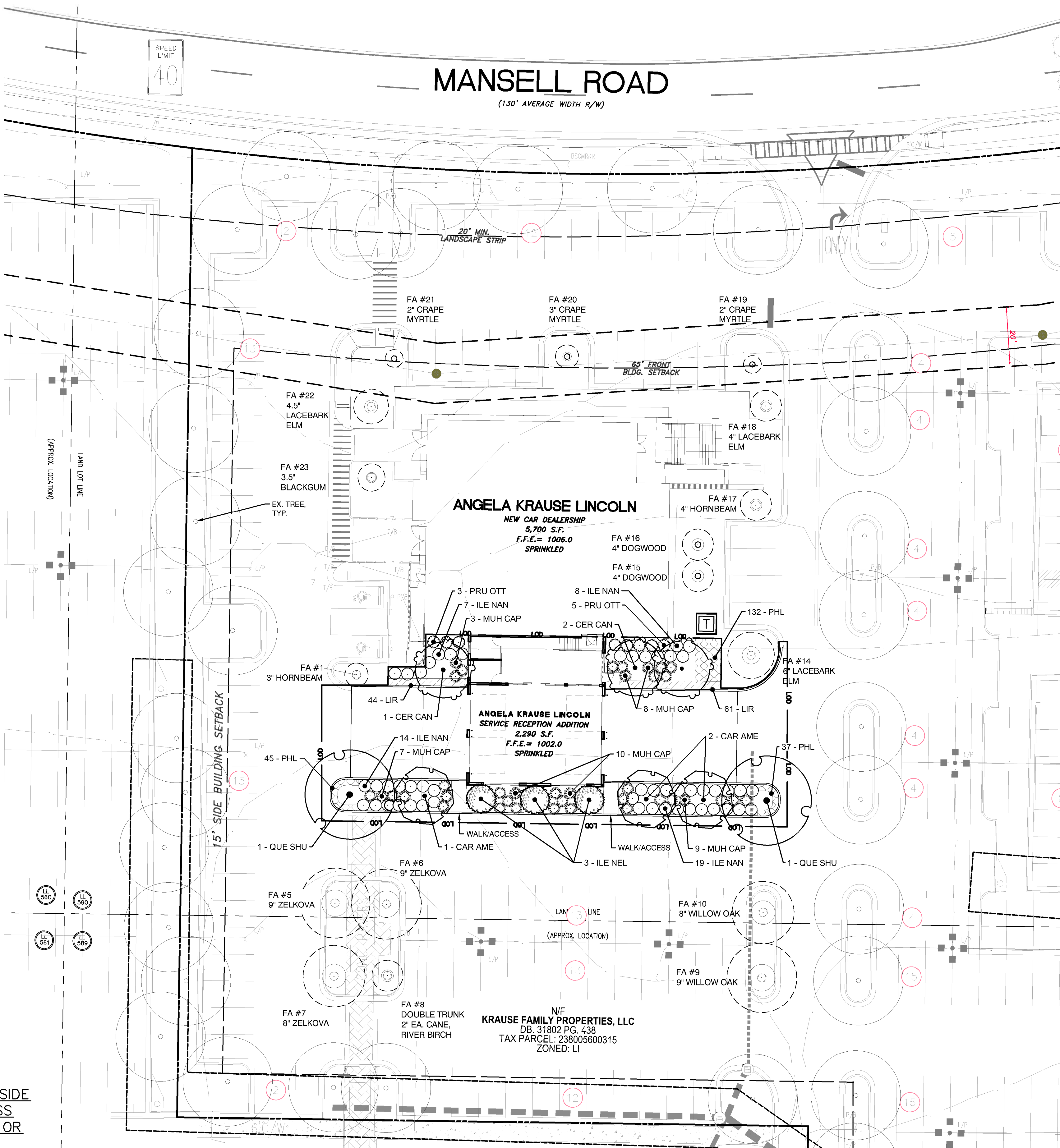
PROJECT: FA-22019

SHEET

L-2

SHEET 2 OF 3

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



CITY OF ALPHARETTA LANDSCAPE NOTES

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

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

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

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

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE GRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED TO TREES PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

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

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

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

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

WATERING BAGS OR A DRIP IRRIGATION SYSTEM **MUST** BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.

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

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

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

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

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

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

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

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

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

GENERAL CONTRACT NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HARDWOOD MULCH: ALL PROPOSED PLANTING AREAS SHALL BE MULCHED WITH HARDWOOD MULCH, TO A VERIFIED FULL DEPTH OF 3".

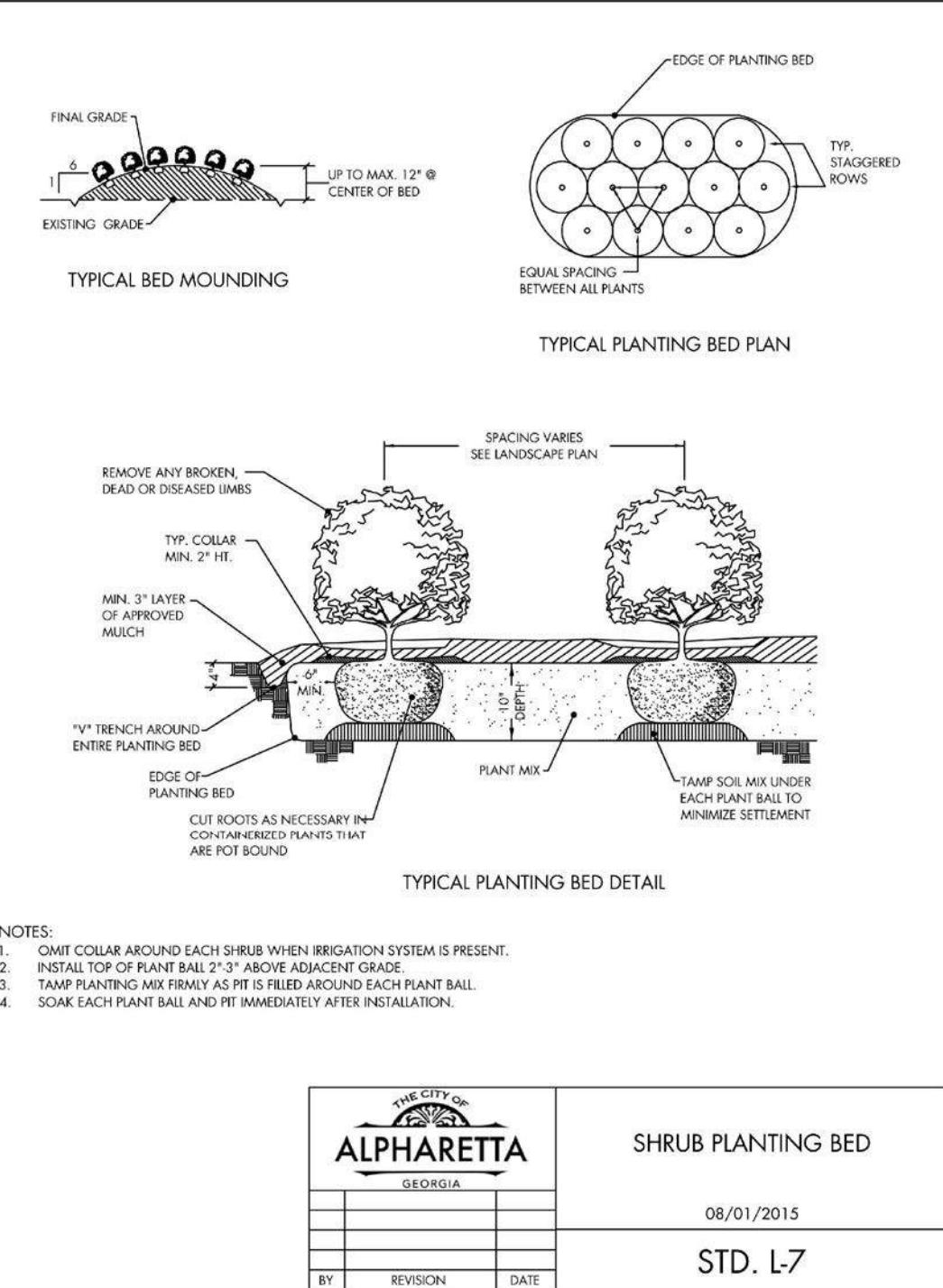
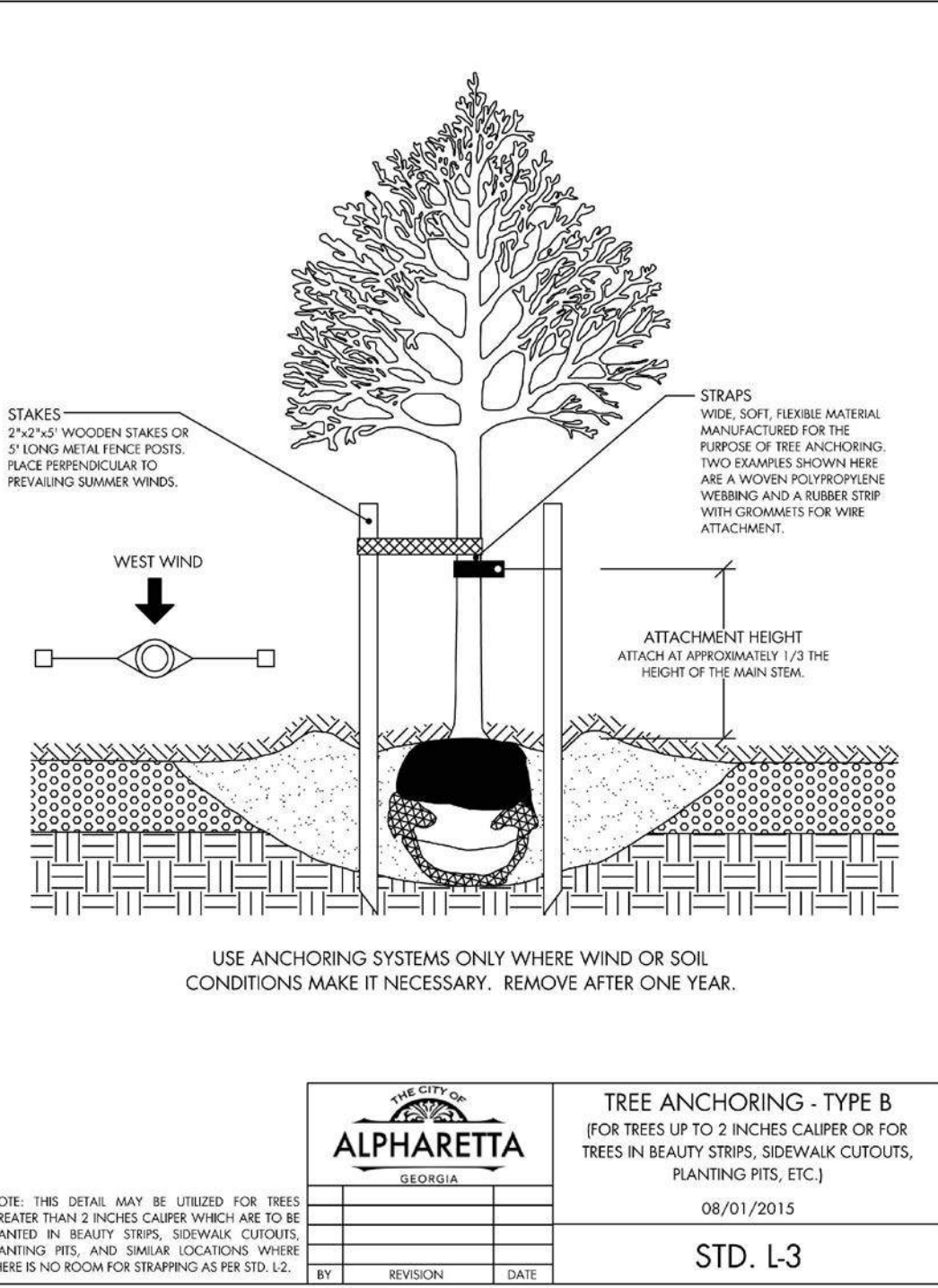
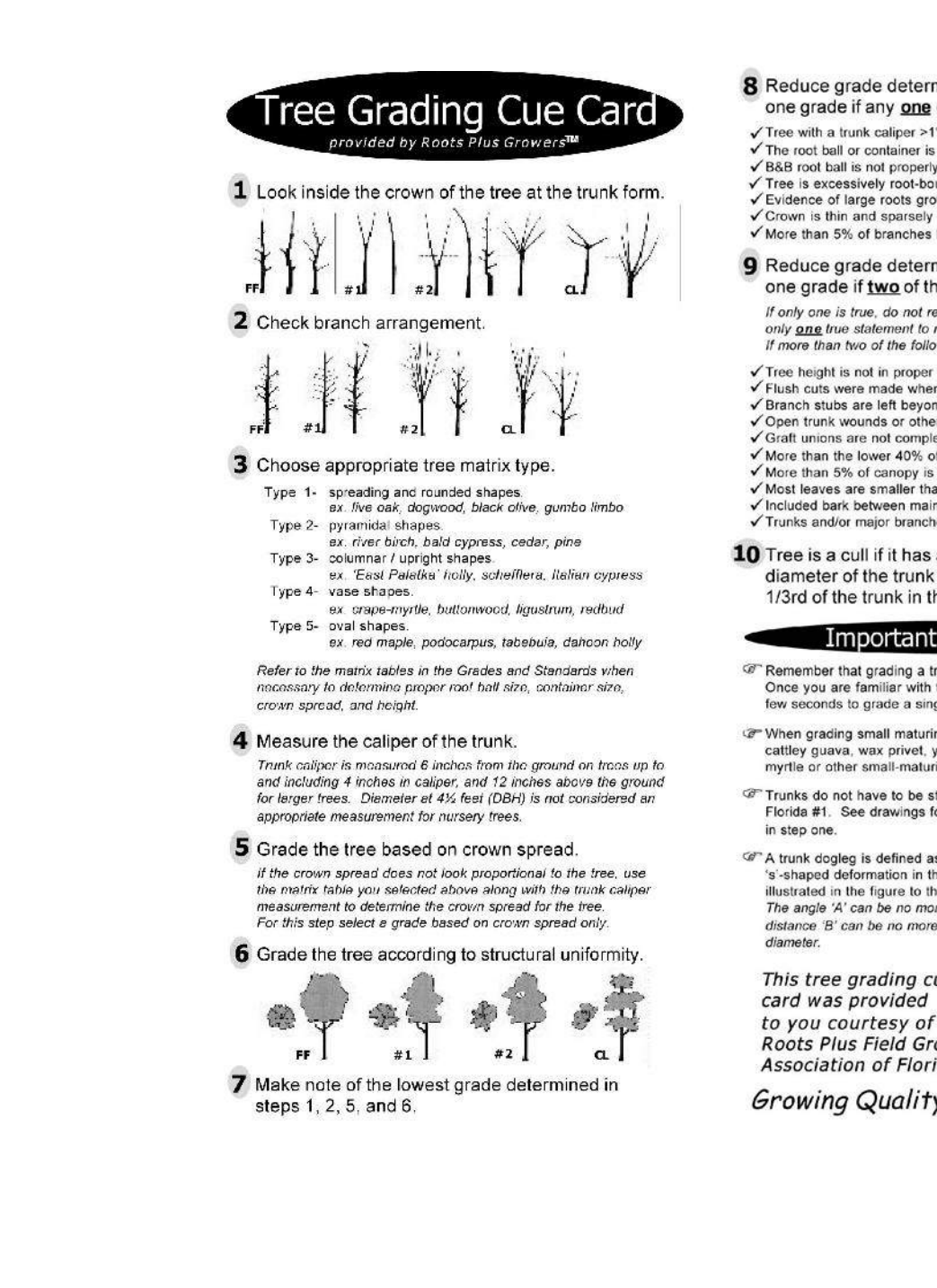
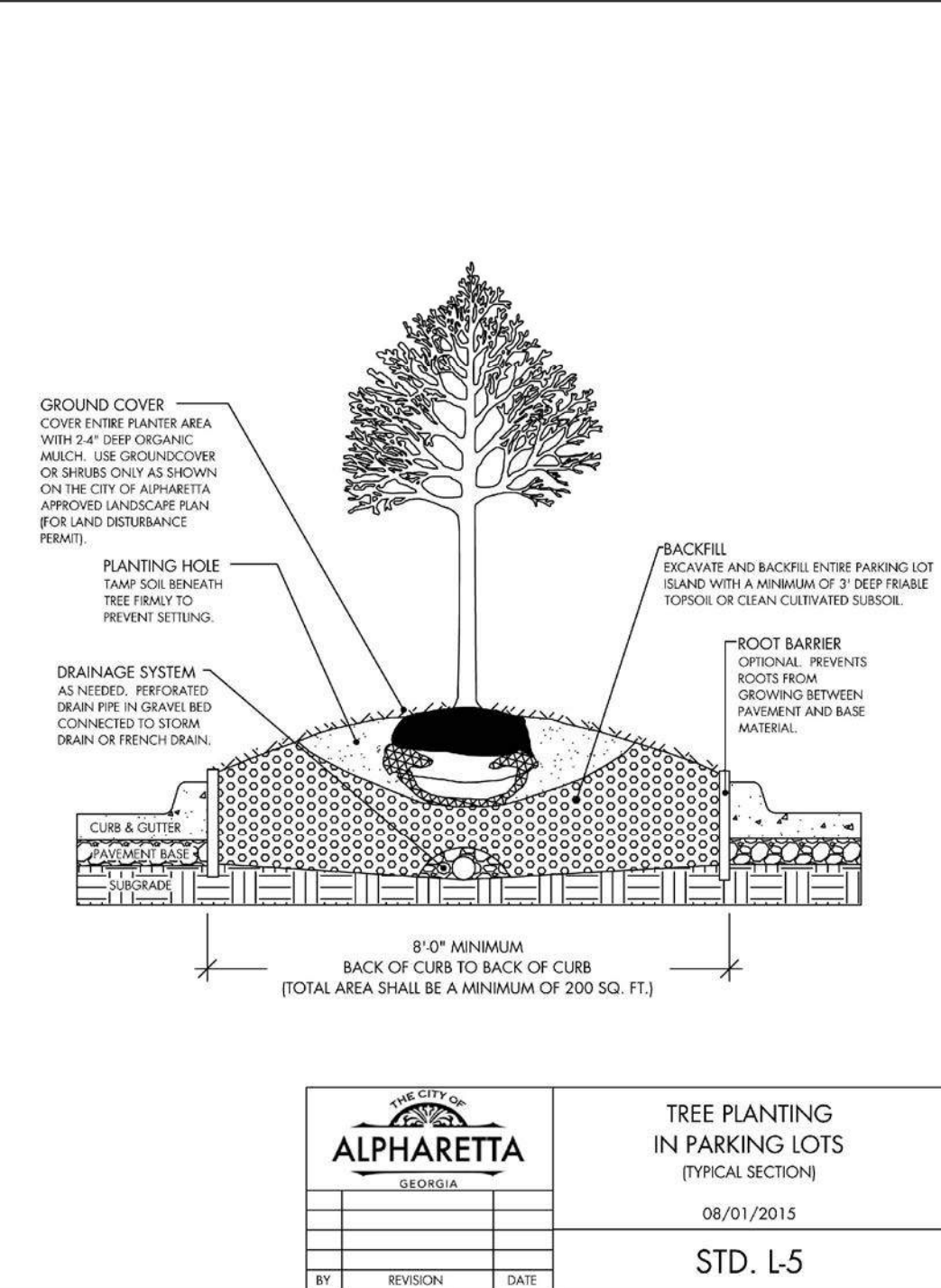
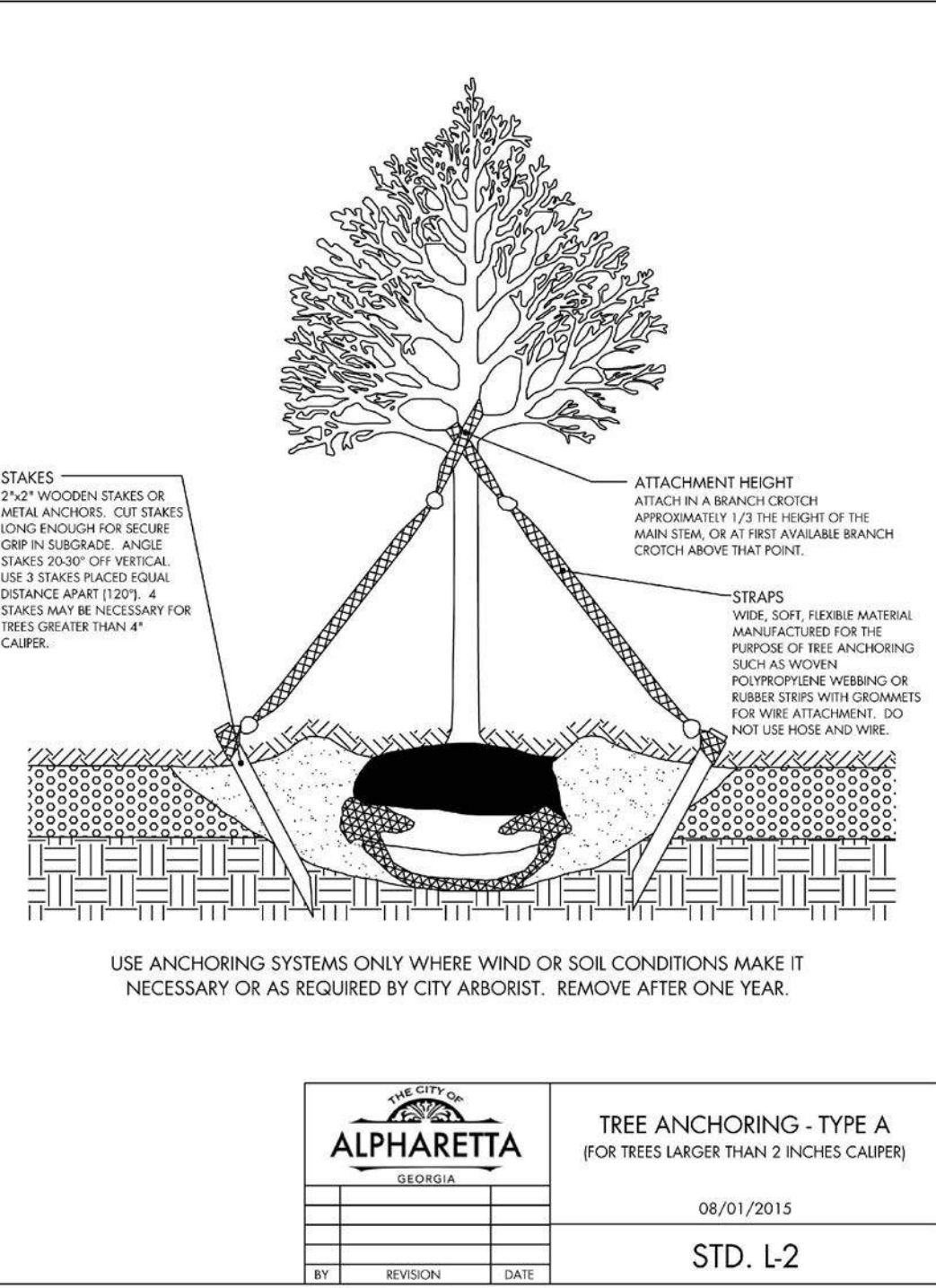
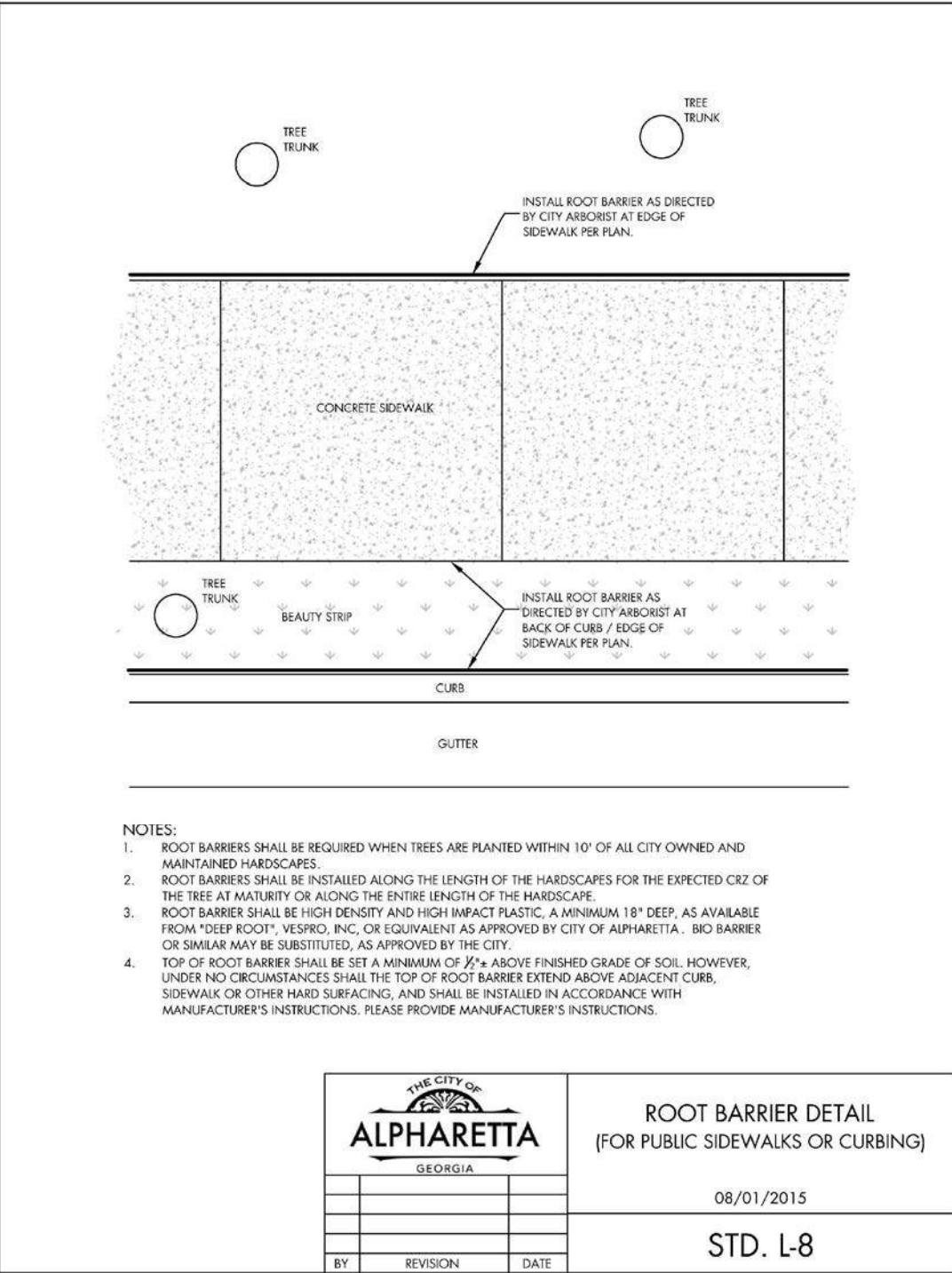
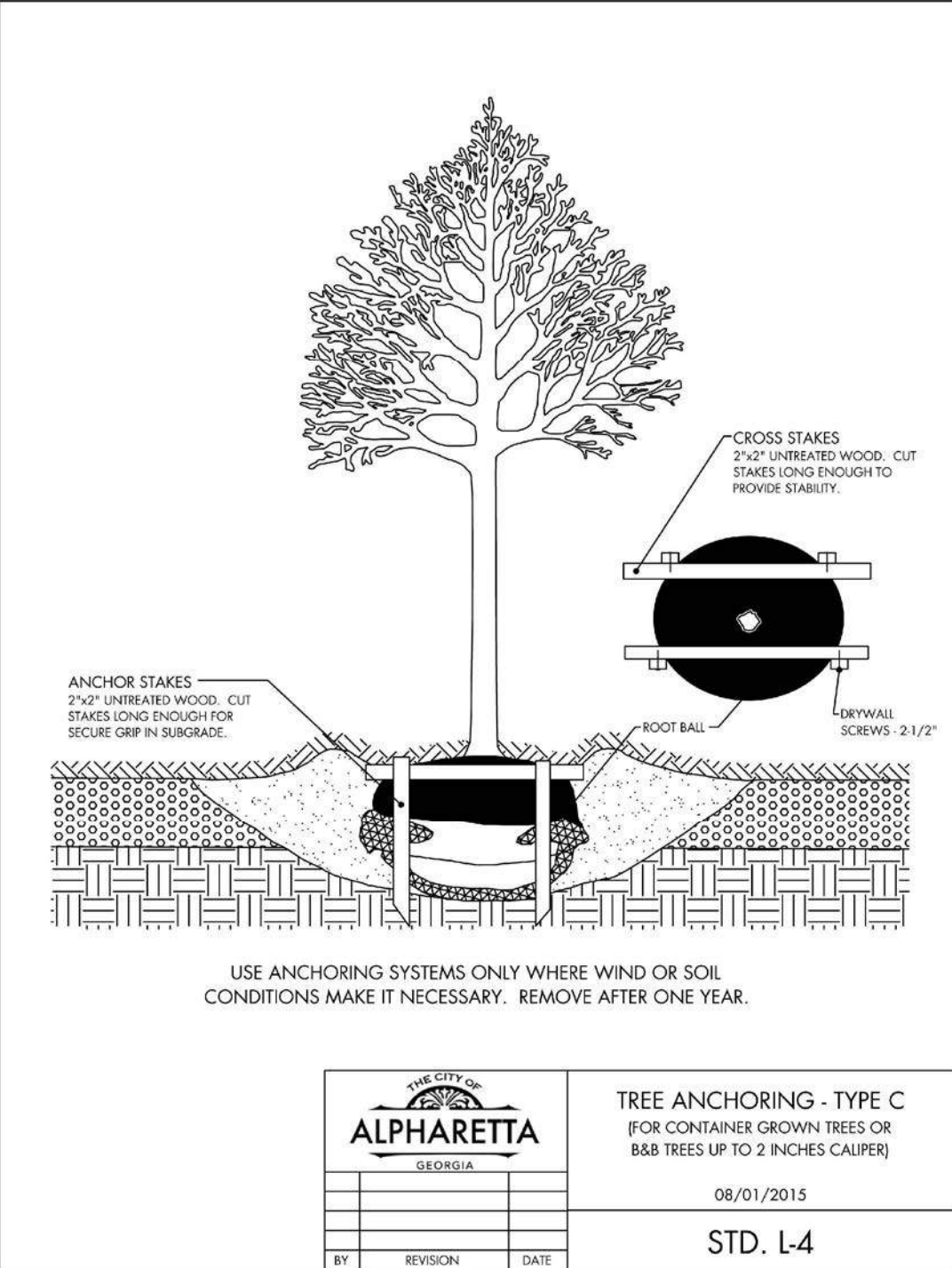
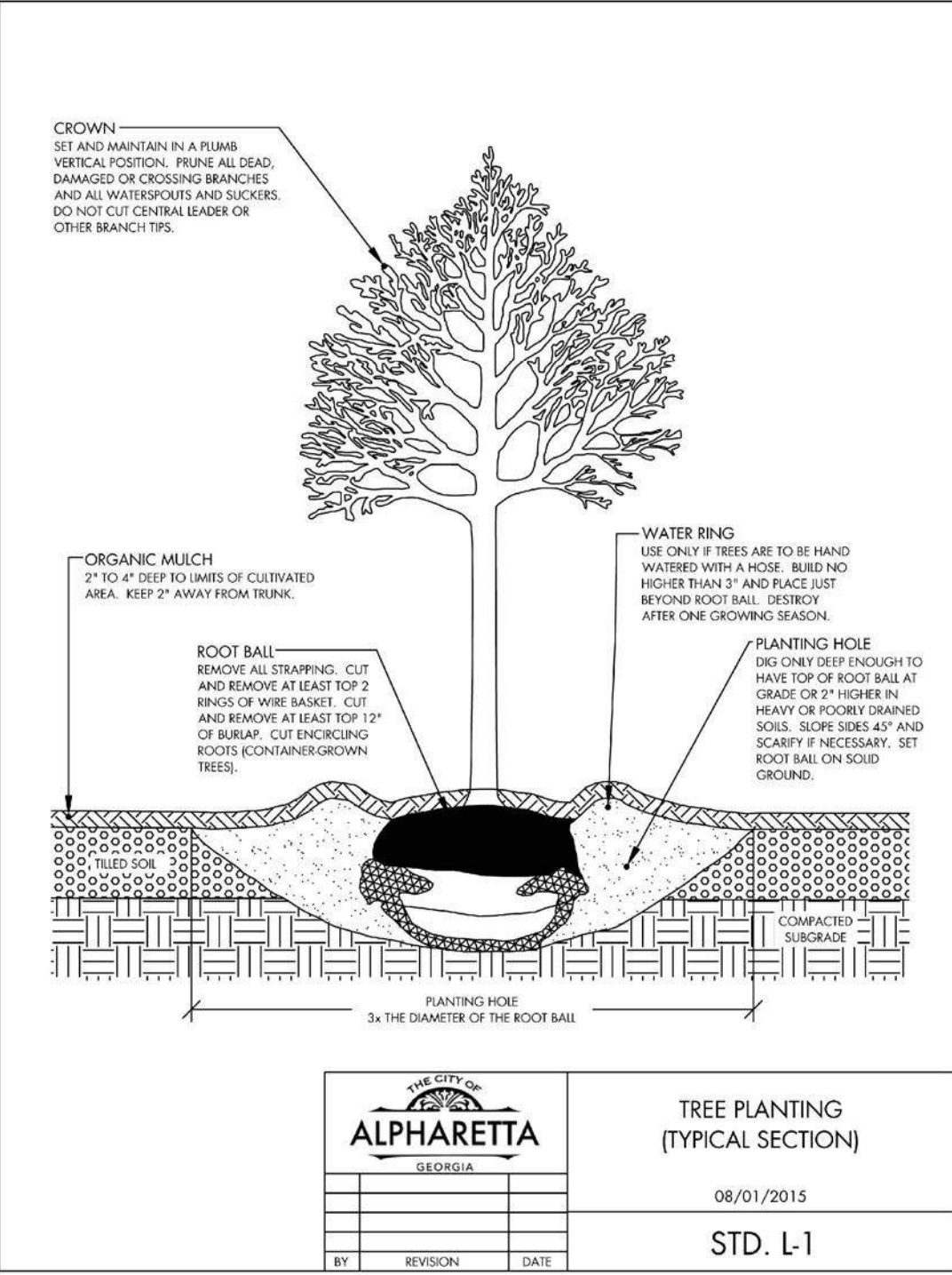
TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

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

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

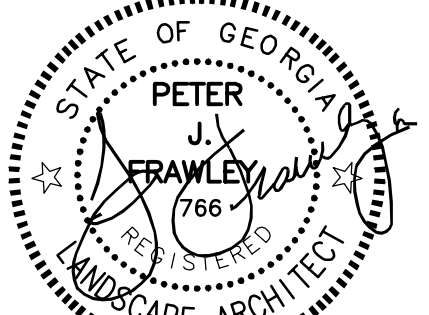
PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING).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

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



REVISIONS:

DATE	#
-	-



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

ANGELA KRAUSE LINCOLN-ADDITION 1555 MANSELL ROAD ALPHARETTA, GA - FULTON COUNTY

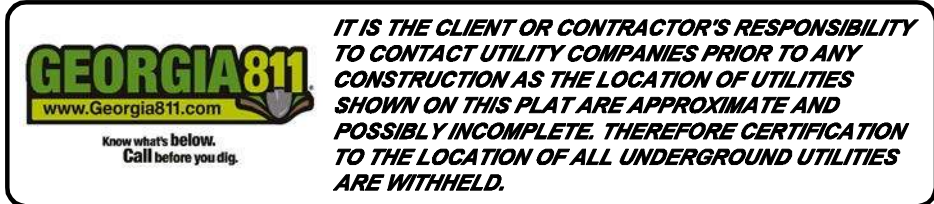
LANDSCAPE NOTES & DETAILS

SCALE: AS SHOWN

DATE: 03/29/2022

PROJECT: FA-22019

SHEET L-3 SHEET 3 OF 3



PROPOSED LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY FOR PROPOSED IMPROVEMENTS:

SDF: 0.21 AC (9008 SF) x 130 = 27.3 INCHES REQUIRED
EDF = 0 INCHES
RDF = 27.3 INCHES REQUIRED (30 INCHES PROPOSED, COMPLIES)

TREE CARE PLAN:

TREE CARE PLAN FOR PROPOSED TREES TO BE PROVIDED DURING LDP REVIEW/SUBMITTAL.

TREE REPLACEMENT:

TOTAL TREES TO REMOVE/REPLACE: 6
TOTAL INCHES TO BE REMOVED: 28.5
TREE #2, 4" HORNBEAM
TREE #3, 8" ZELKOVA
TREE #4, 4" HORNBEAM
TREE #11, 3.5" BLACKGUM
TREE #12, 4" HORNBEAM
TREE #13, 5" LACEBARK ELM

SHRUB REPLACEMENT AND ENHANCEMENT:

ALL EXISTING SHRUBS/GROUNDCOVER OUTSIDE OF THE LIMITS OF DISTURBANCE ARE INTACT AND SHALL REMAIN. PROPOSED LANDSCAPE IMPROVEMENTS, INCLUDING SHRUBS, GROUNDCOVER, AND HARDWOOD MULCH ARE PROPOSED WITHIN WITHIN LIMITS OF DISTURBANCE.

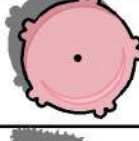
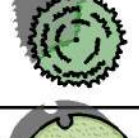
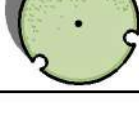
PARKING

NO ADDITIONAL PARKING PROPOSED.

LANDSCAPE STRIPS

EX. LANDSCAPE STRIPS ALONG MANSELL ROAD AND WEST SIDE OF PROPERTY WILL NOT BE DISTURBED.

TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FORM	% GENUS	% NATIVE	TOTAL INCHES
	CAR AME	3	Carpinus caroliniana American Hornbeam	3" Cal.	OVER-STORY	CARPINUS 27.3%	NATIVE	9
	CER CAN	3	Cercis canadensis Eastern Redbud	3" Cal.	UNDER-STORY	CERCIS 27.3%	NATIVE	9
	ILE NEL	3	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	2" Cal.	UNDER-STORY	ILEX 27.3%		6
	QUE SHU	2	Quercus shumardii Shumard Oak	3" Cal.	OVER-STORY	QUERCUS 18.2%	NATIVE	6
TOTALS:		11				*MAX GENUS: 27.3% (CARPINUS, CERCIS, & ILEX)	72.7% NATIVE	30

MAX GENUS IS 27.3%; EXCEPTION TO 25% MAX GENUS SOUGHT DUE TO SITE CONSTRAINTS AND PROXIMITY TO BUILDING(S) AND EXISTING STRUCTURES.

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
--------	------	-------------------------	------	-----

	ILE NAN	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 gal.	50
	MUH CAP	Muhlenbergia capillaris Pink Muhly Grass	3 gal.	37
	PRU OTT	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	3 gal.	8

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
---------------	------	-------------------------	------	---------	-----

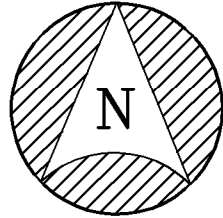
	LIR	Liriope muscari 'Big Blue' Big Blue Lilyturf	4"	15" o.c.	105
	PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	214

TOTAL PLANTINGS: 425 (11 TREES, 414 SHRUBS/GROUNDCOVER)
TOTAL NATIVE: 309 (8 TREES, 301 SHRUBS/GROUNDCOVER)
% NATIVE: 72.7% OF TOTAL PLANTINGS

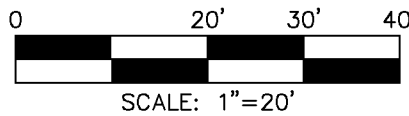
ANY REVISIONS TO THE LANDSCAPE PLAN OR RELOCATION OF PLANT MATERIAL SHALL REQUIRE A REVISION TO BE SUBMITTED BY THE DESIGN LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO MAKING THESE CHANGES IN THE FIELD.

EXISTING IRRIGATION SYSTEM TO BE REVISED TO EFFICIENTLY AND ADEQUATELY IRRIGATE NEW PLANT MATERIAL AND ZONES TO CONFORM WITH ANY/ALL CITY OF ALPHARETTA REQUIREMENTS AND STANDARDS.

NORTH:



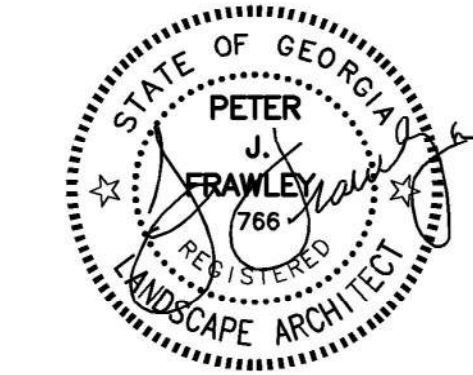
SCALE:



REVISIONS:

DATE

#



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

ANGELA KRAUSE LINCOLN - ADDITION

1555 MANSELL ROAD

ALPHARETTA, GA - FULTON COUNTY

TREE REPLACEMENT
& LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 03/29/2022

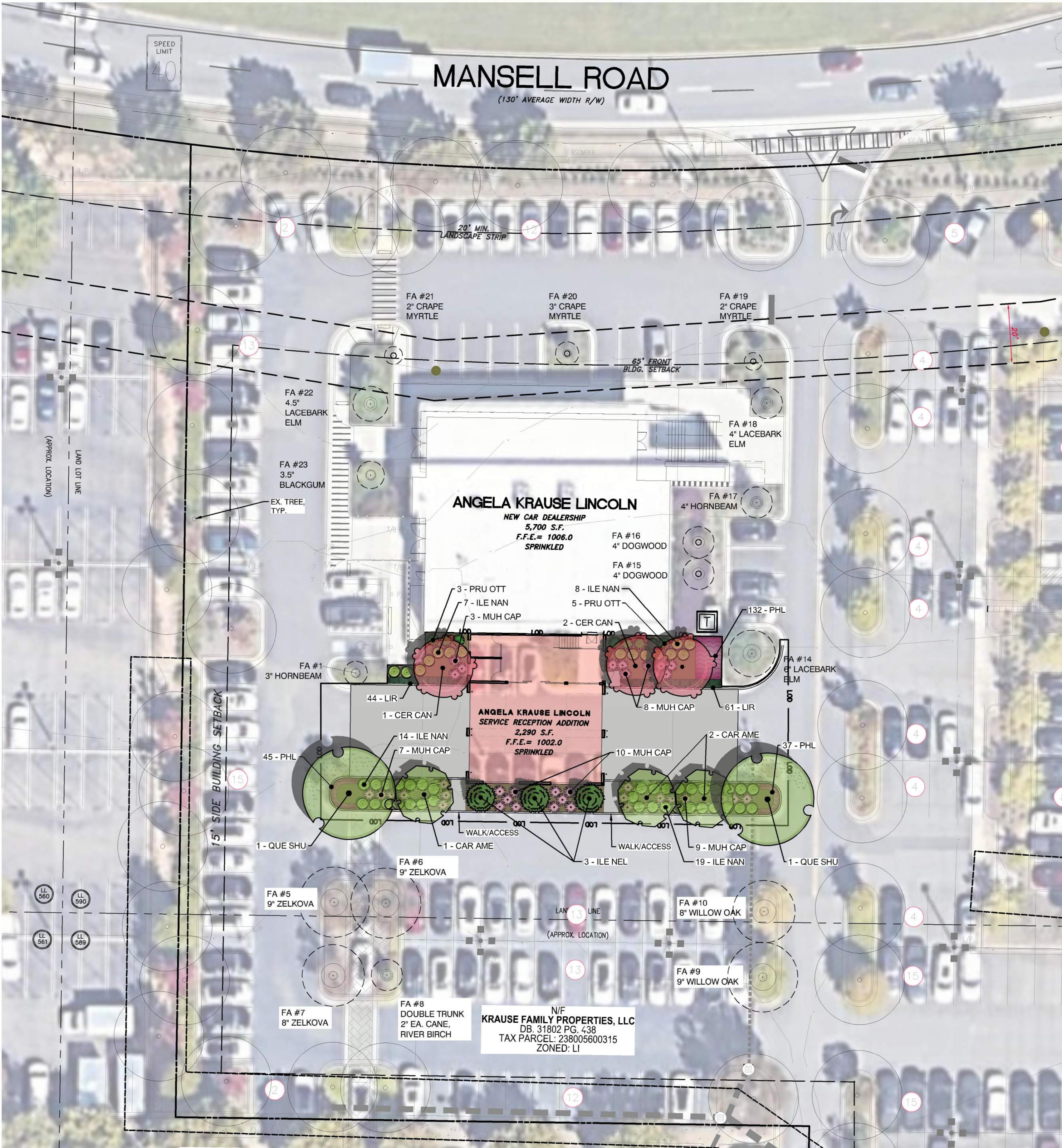
PROJECT: FA-22019

SHEET

R-1

SHEET 1 OF 1

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





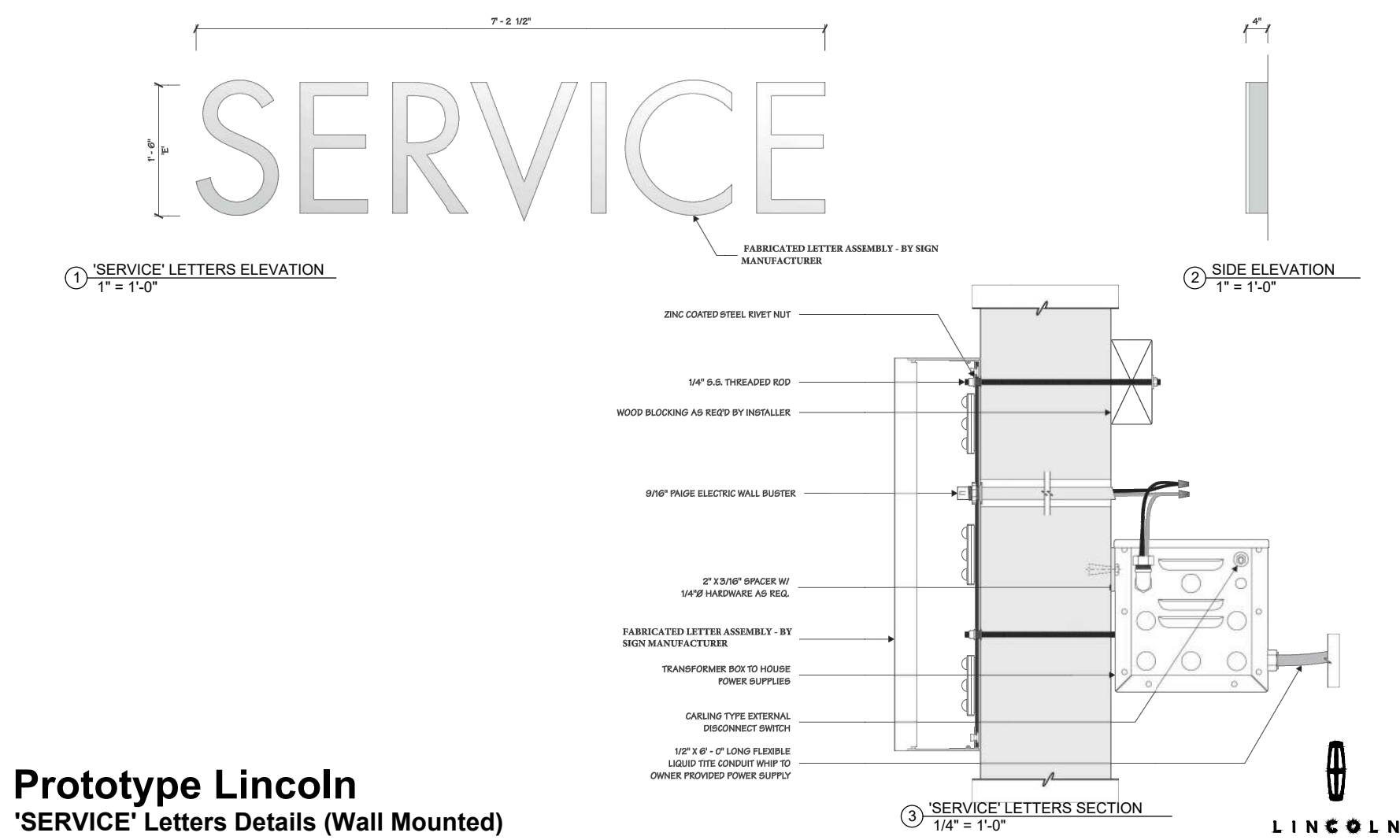
EXISTING PICTURE #1 - EAST ELEVATION



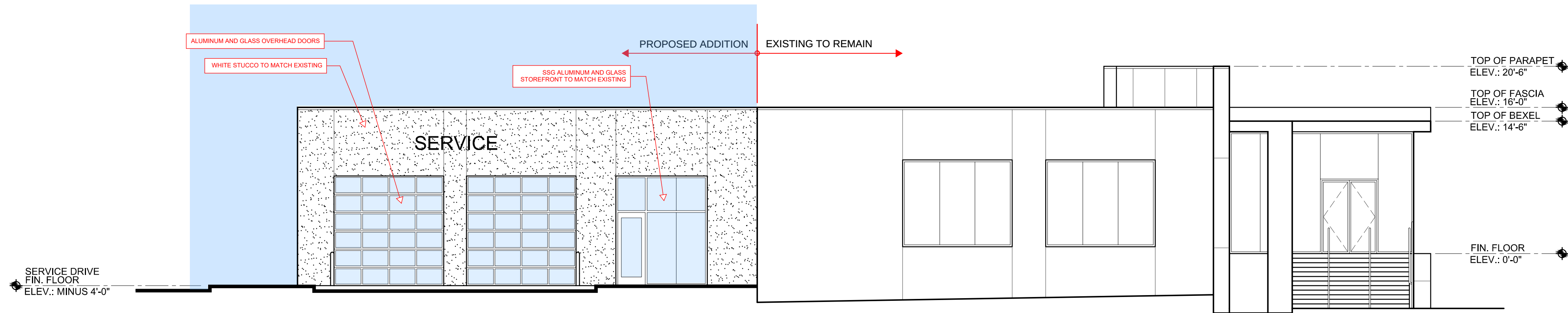
EXISTING PICTURE #2 - SOUTH ELEVATION



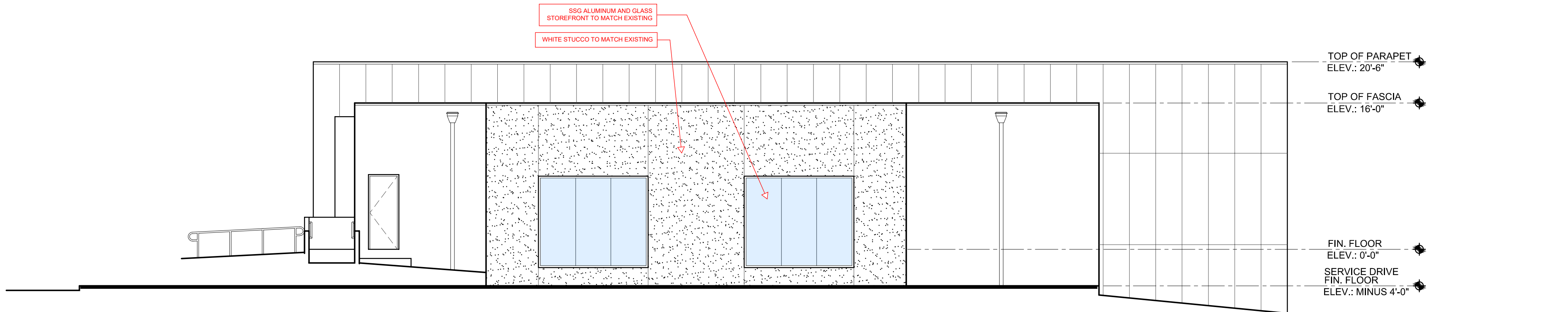
EXISTING PICTURE #3 - WEST ELEVATION



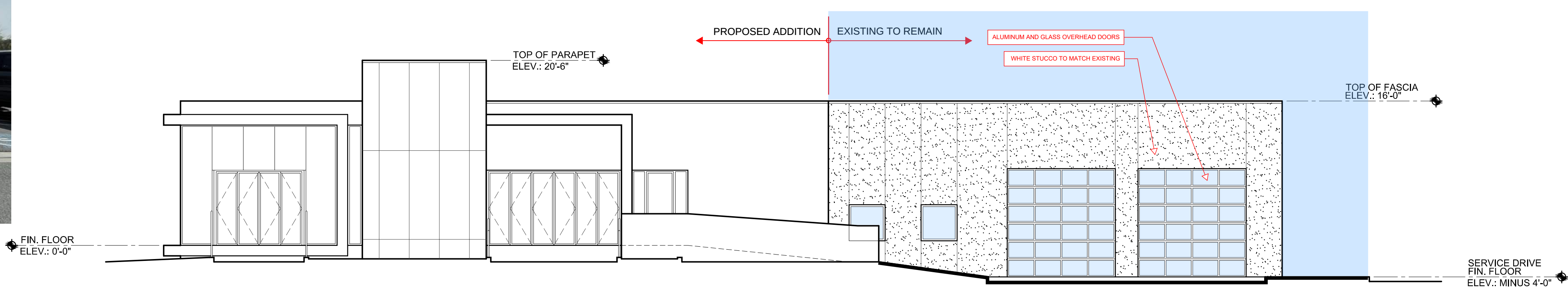
Prototype Lincoln
'SERVICE' Letters Details (Wall Mounted)



1
A4.2
1/8"=1'-0"



2
A4.2
1/8"=1'-0"



3
A4.2
1/8"=1'-0"

SEAL
REVISION DATE

ELLSWORTH
ARCHITECTS
3136 LANIER DRIVE
ATLANTA, GEORGIA 30319
PHONE: 404.702.4788

PRO
BUILDING
SYSTEMS
DESIGN BUILD
CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.problgdsystems.com

KRAUSE LINCOLN
1555 MANSELL ROAD
ALPHARETTA, GEORGIA 30009

DATE: 03.28.2022
SCALE: 1/8"=1'-0"
BY: RJE
JOB ID:

PROPOSED
EXTERIOR
ELEVATIONS
DRAWING TITLE

A4.2
SHEET X OF X

4/12/2022 4:56:19 PM

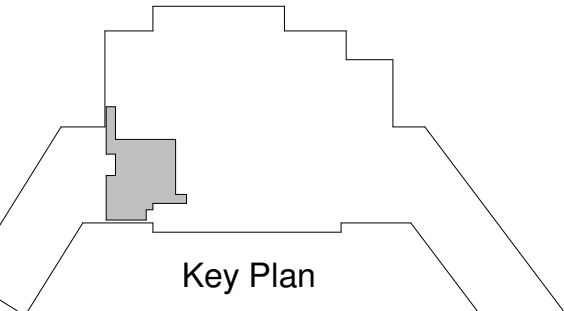
5 AMANA CAMPUS - SITE PLAN
1" = 40'-0"

AMANA
PARKING LOT
CONVERSION



Architect
Goode Van Slyke Architecture Inc
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

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seal/signature

not for construction

rev	date	description
-----	------	-------------

date	4/01/2022
phase	DESIGN DEVELOPMENT
issued for	DRB
project number	22009.00

AMANA CAMPUS SITE PLAN

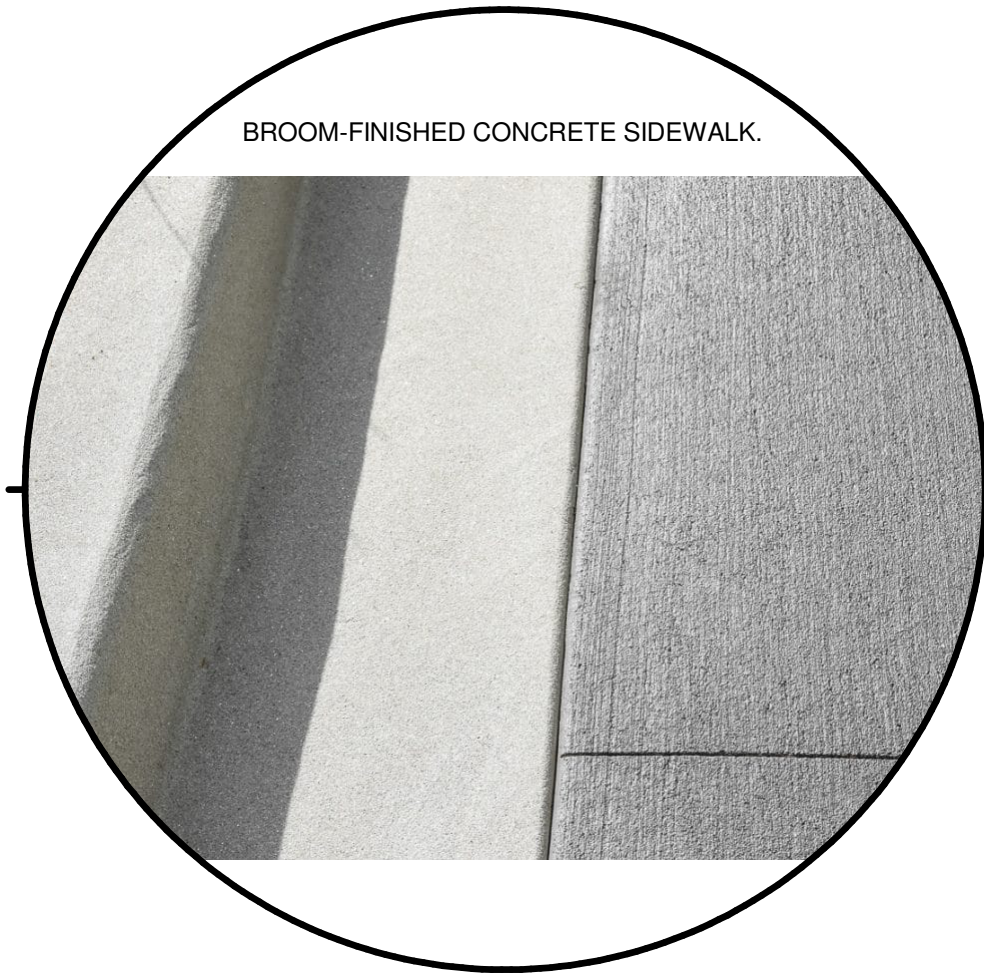
sheet number

A105



8'-0" X 8'-0" CONCRETE TREE PLANTERS.

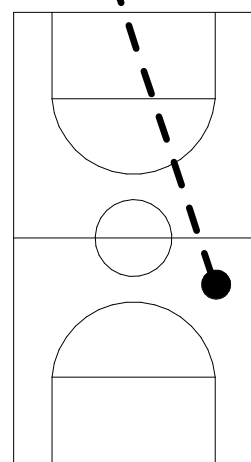
STRIPE THIS PORTION OF PARKING LOT FOR DROP-OFF. 3" CONCRETE FILLED BOLLARDS @ 6'-0" O.C.



BROOM-FINISHED CONCRETE SIDEWALK.



SURFACE-PAINTED BASKETBALL COURT



ELEVATED DRIVE AISLE WITH PAVERS

HOSE BIB FOR SYNTHETIC TURF MAINTENANCE



CONCRETE SEATING / STEPS TO MATCH PLANTERS.

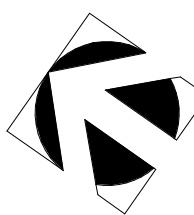


WALKWAY WITH SYNTHETIC WOOD DECKING

RELOCATED FLAGPOLE

FUTURE SCHOOL BRANDING

STRIPE THIS PORTION OF PARKING LOT FOR DROP-OFF. 3" CONCRETE FILLED BOLLARDS @ 6'-0" O.C.



AMANA
PARKING LOT
CONVERSION



Architect
Goode Van Slyke Architecture Inc
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

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Key Plan

seal/signature

not for construction

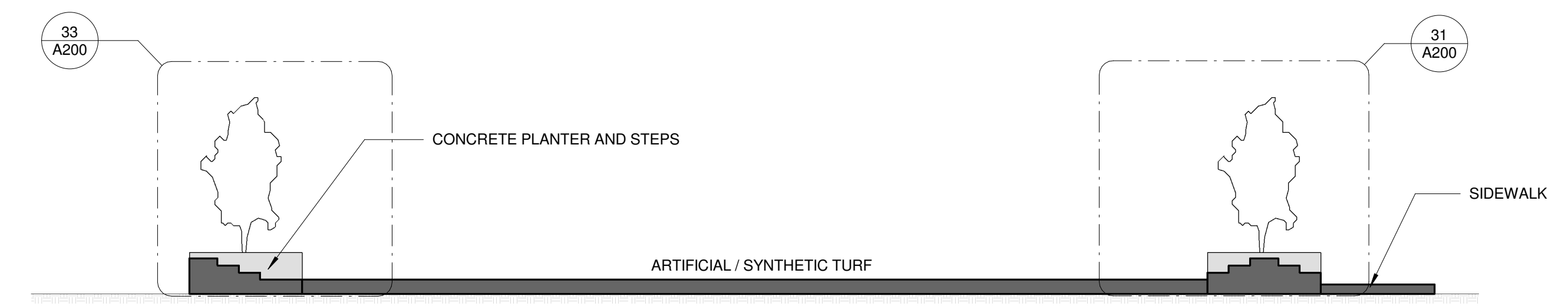
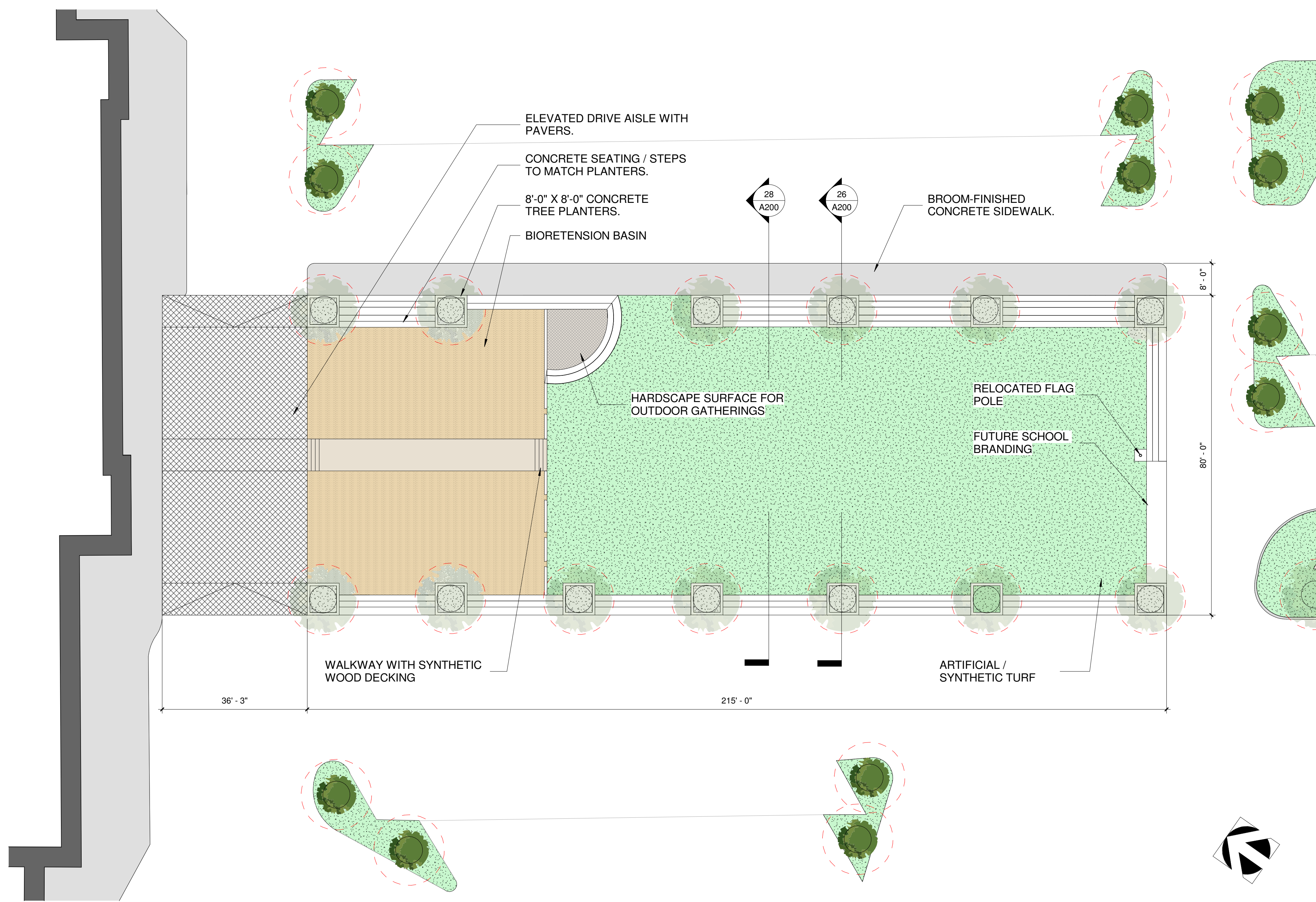
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date 4/01/2022
phase DESIGN DEVELOPMENT
issued for Author
project number 22009.00

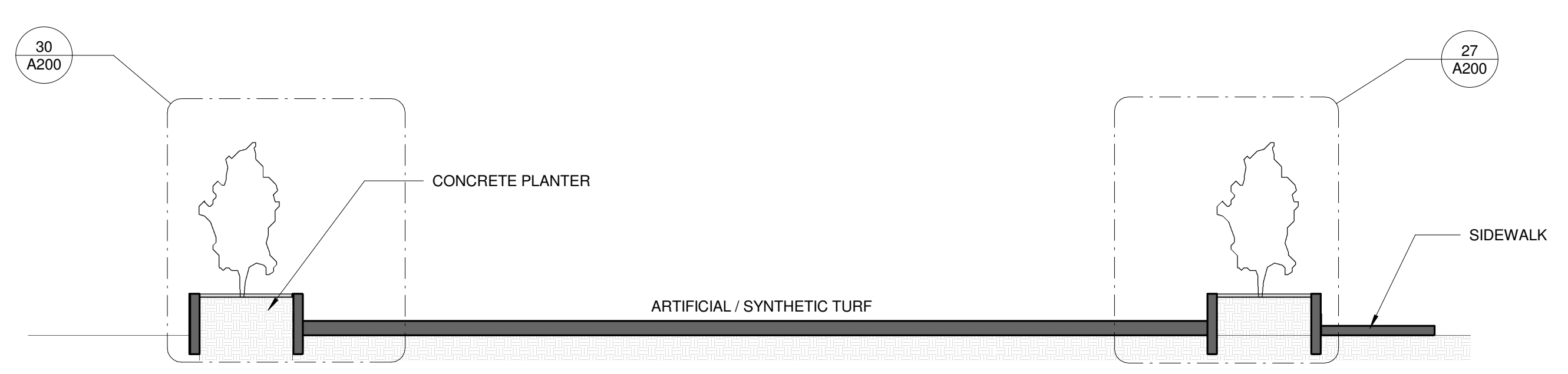
ENLARGED PLAN & SECTIONS

sheet number

A200

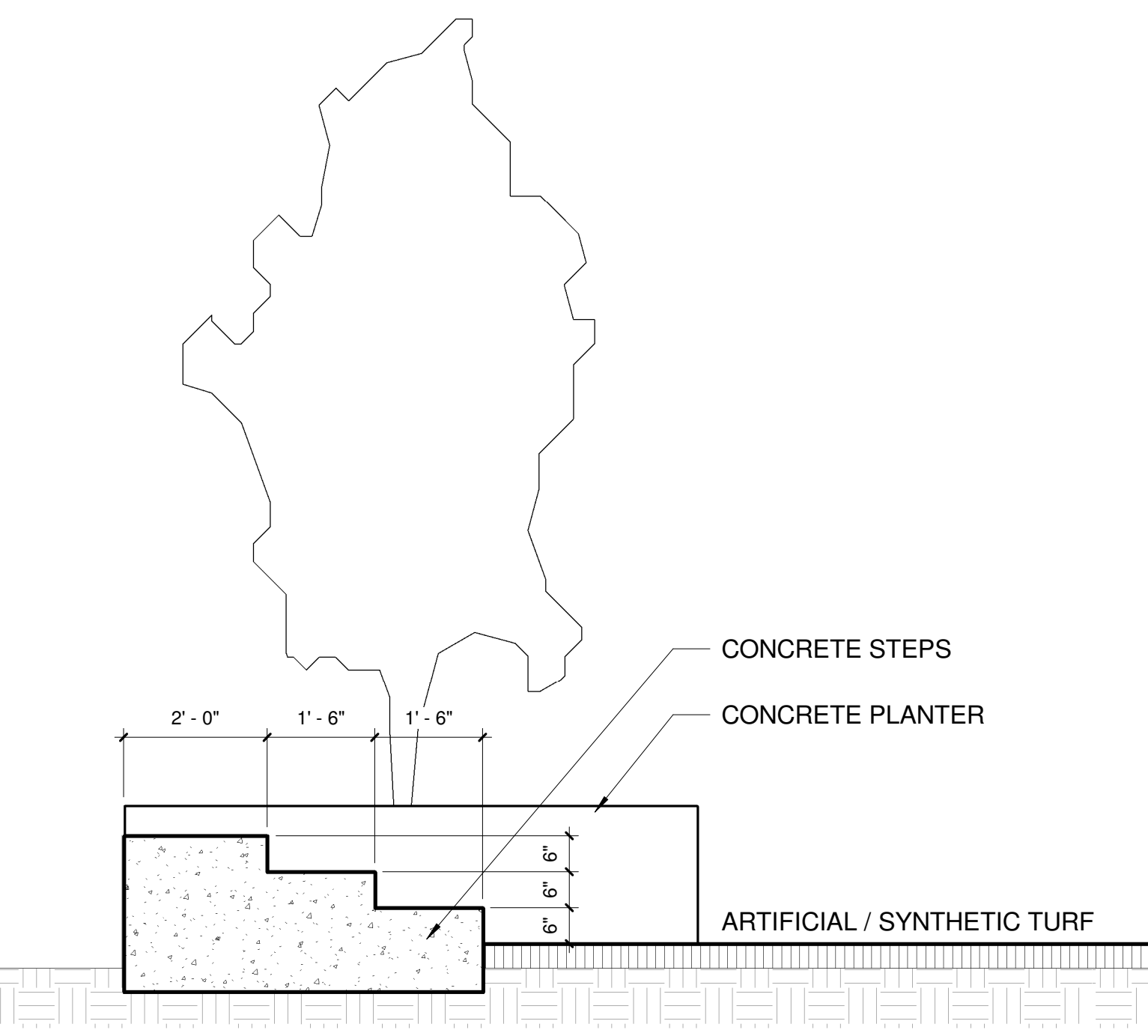


28 Section 40
1/8" = 1'-0"

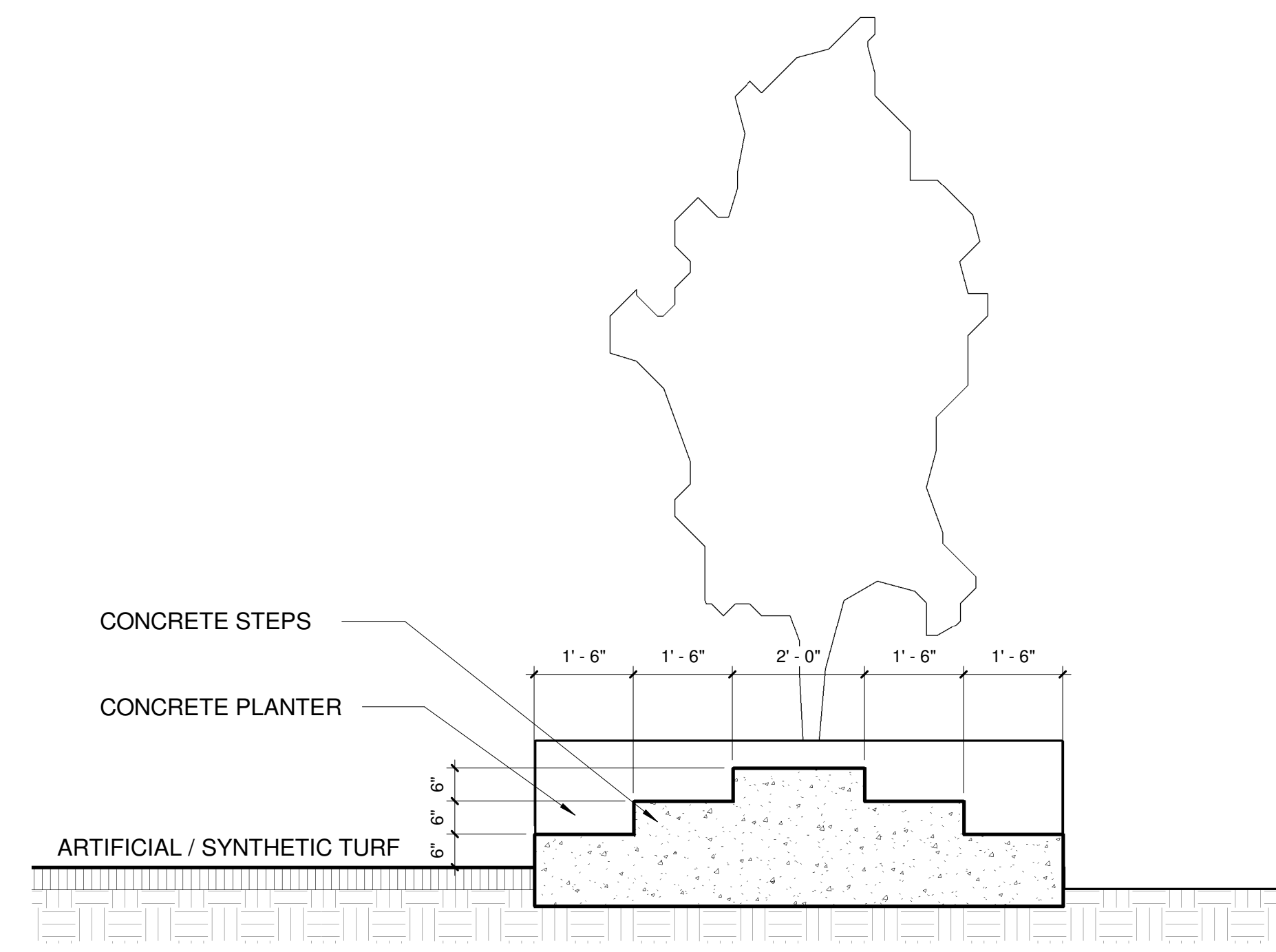


26 Section 38
1/8" = 1'-0"

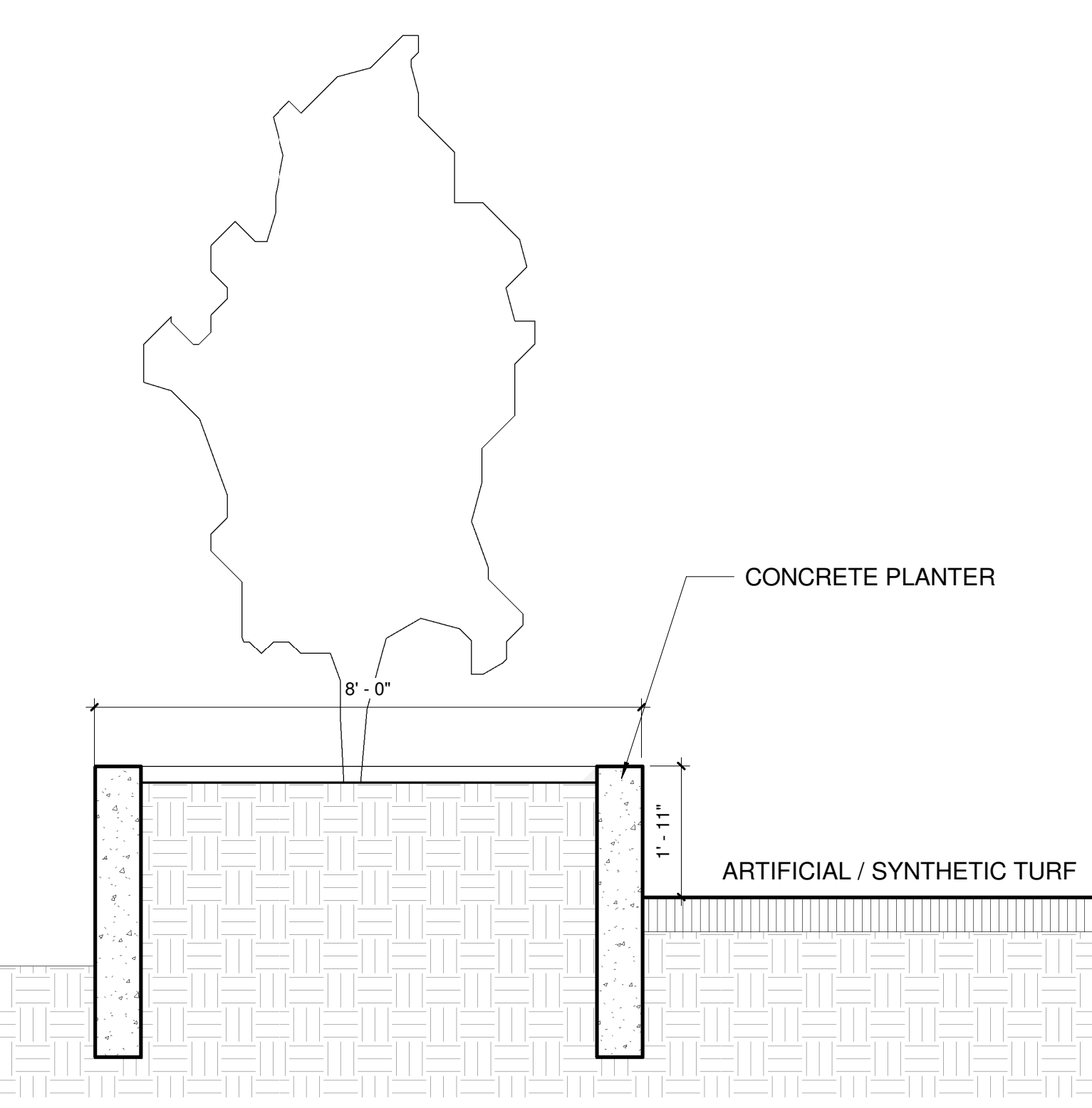
4 AMANA CAMPUS - ENLARGED GREENSPACE PLAN
1/16" = 1'-0"



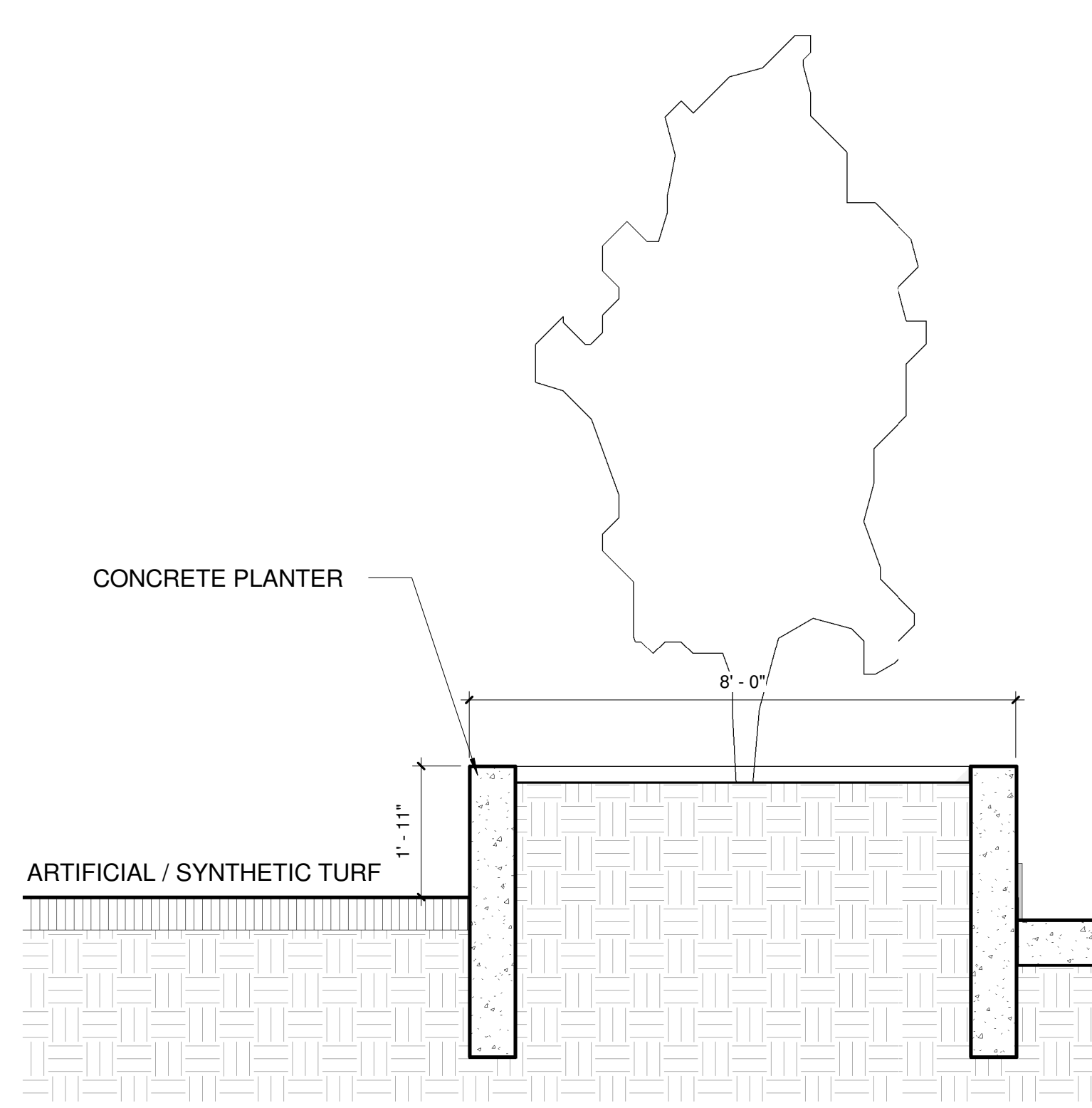
33 Section 40 - Callout 3
1/2" = 1'-0"



31 Section 40 - Callout 1
1/2" = 1'-0"



30 Section 38 - Callout 3
1/2" = 1'-0"



27 Section 38 - Callout 1
1/2" = 1'-0"

4/12/2022 4:56:37 PM



PATRICK CORKILL
LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

AMANA ACADEMY

Parking Lot Conversion
Alpharetta, GA

6160 Peachtree Dunwoody Rd
Suite B200
Atlanta, GA 30328

DRAWING TITLE:

EXISTING TREE & CONDITIONS

DRB SUBMITTAL

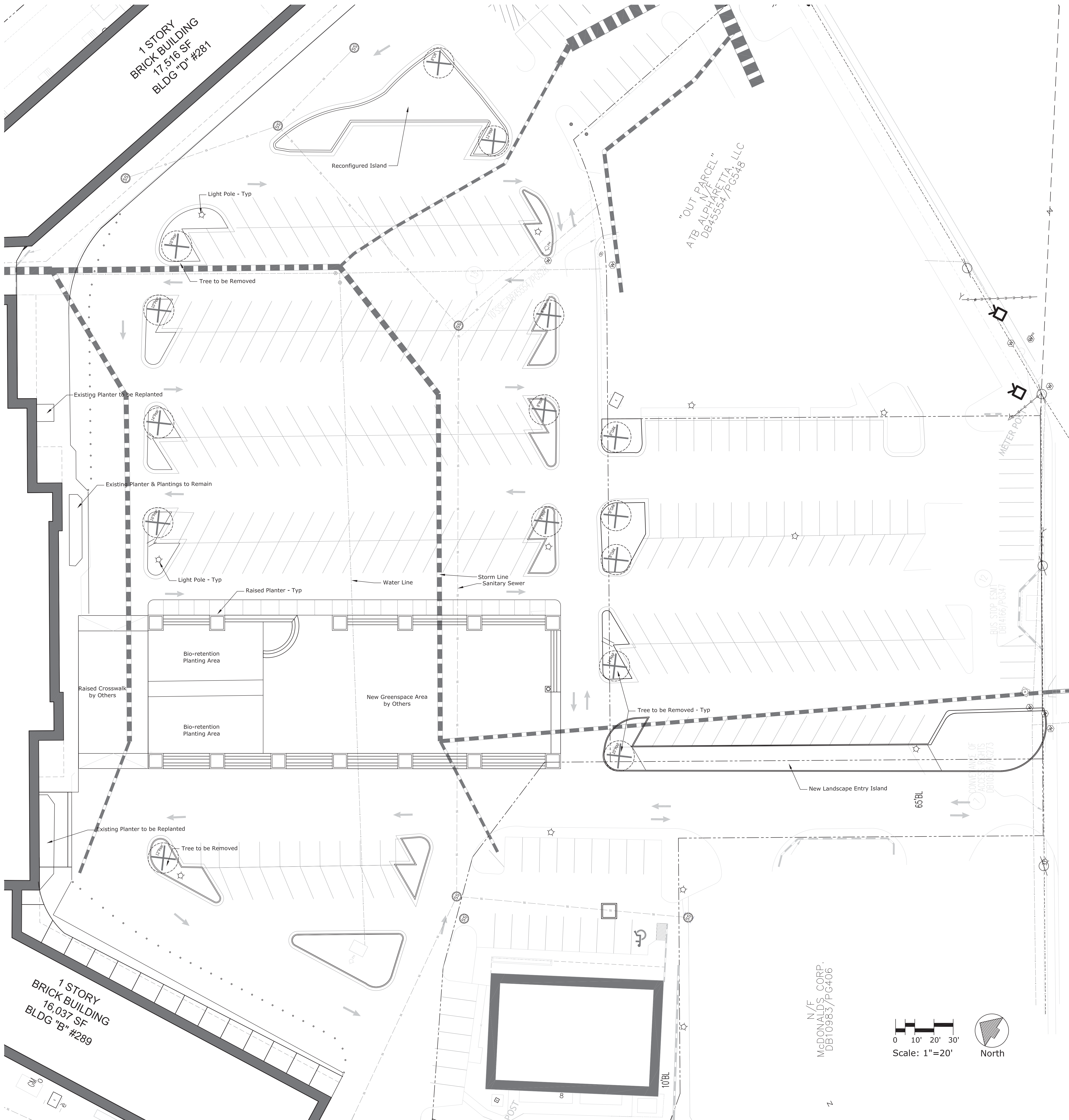
DATE: 4/22/22

DRAWN: PJC

SCALE: 1"=20'-0"

SHEET:

T-1





ForeverLawn Playground Grass 'Ultra'

1. Artificial Turf Greenspace - Example Photo



Hanover 'Prest' Brick - Limestone Gray & Charcoal Blend
w/Granite Paver Edge

2. Decorative Crosswalk Apron



Bollards USA - 'Bastion' 310-SD - Powdercoat Paint 'Slate Gray'
- Paint to match building trim Color

3. Protective Bollard - Example Photo



4. Bioswale - Example Photo



London Planetree



Dark Alexandrina Magnolia



Chinese Pistache



Willow Oak



Sweetspire



Bowles Sedge



Yellow Flag



Burgundy Loropetalum



Limelight Hydrangea



Jazz Hands Loropetalum



Wax Myrtle



Florida Anise



Carissa Holly



Pink Muhly Grass



Radiance Abelia



Gold Mop Cypress



Asiatic Jasmine

Project Plant Photos



PATRICK CORKILL
LANDSCAPE ARCHITECTURE

404.680.2392

REVISIONS

DATE:

AMANA ACADEMY

Parking Lot Conversion
Alpharetta, GA

6160 Peachtree Dunwoody Rd
Suite B200
Atlanta, GA 30328

DRAWING TITLE:

LANDSCAPE IMAGES

DRB SUBMITTAL

DATE: 4/22/22

DRAWN: PJC

SCALE: As Noted

SHEET:

L-2

4/1/2022 12:59:53 PM

5 AMANA CAMPUS - SITE PLAN
1" = 40'-0"

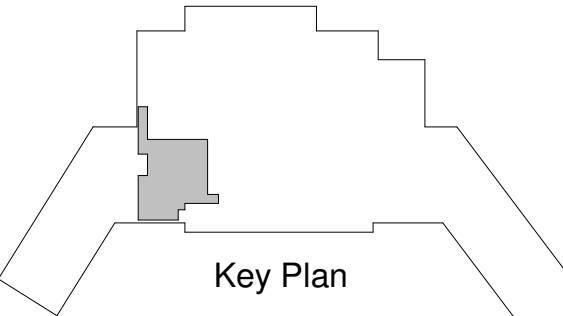


AMANA
PARKING LOT
CONVERSION



Architect
Goode Van Slyke Architecture Inc
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

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not for construction

rev date description

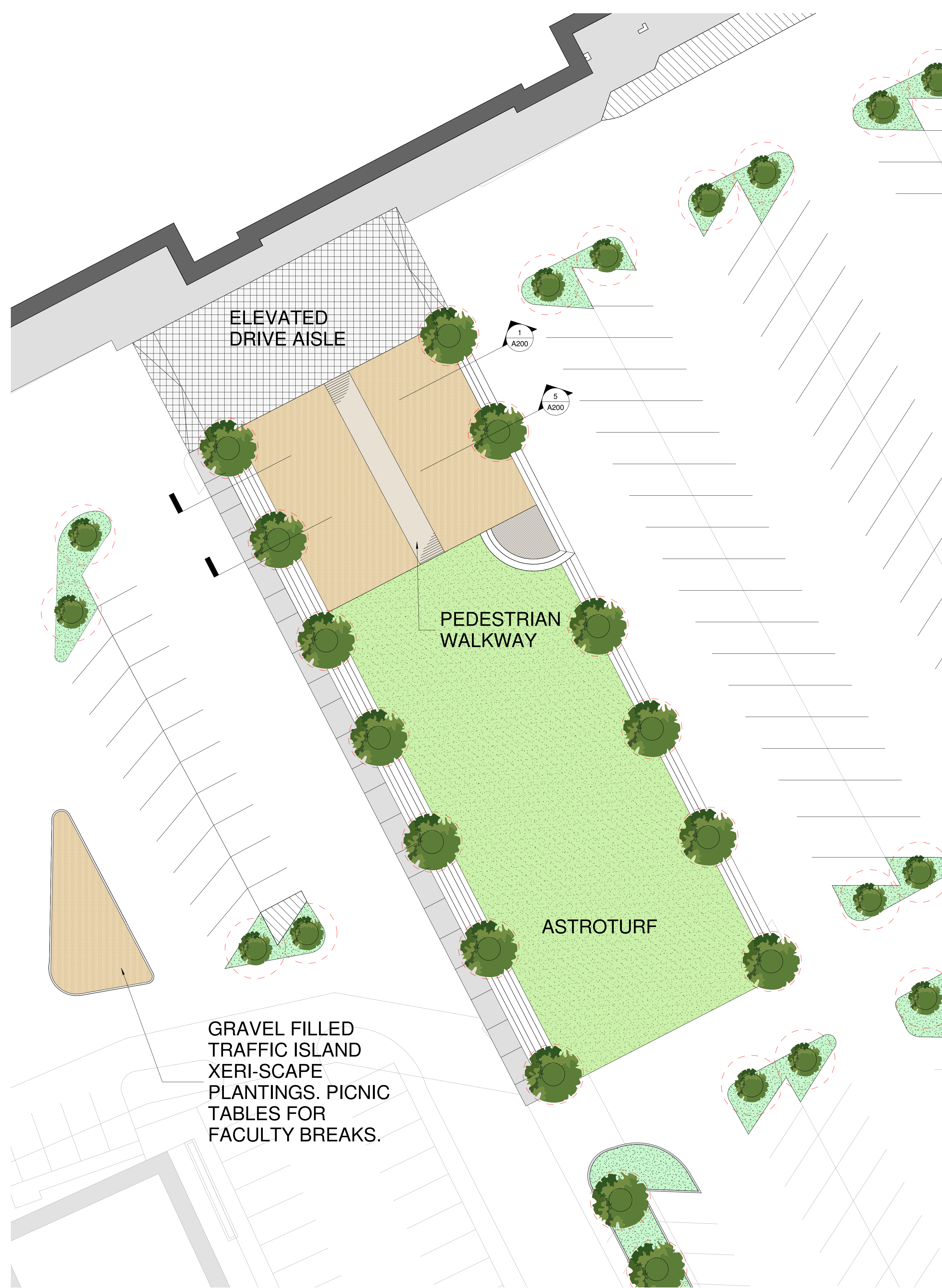
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phase	DESIGN DEVELOPMENT
issued for	DRB
project number	22009.00

AMANA CAMPUS SITE PLAN

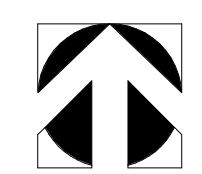
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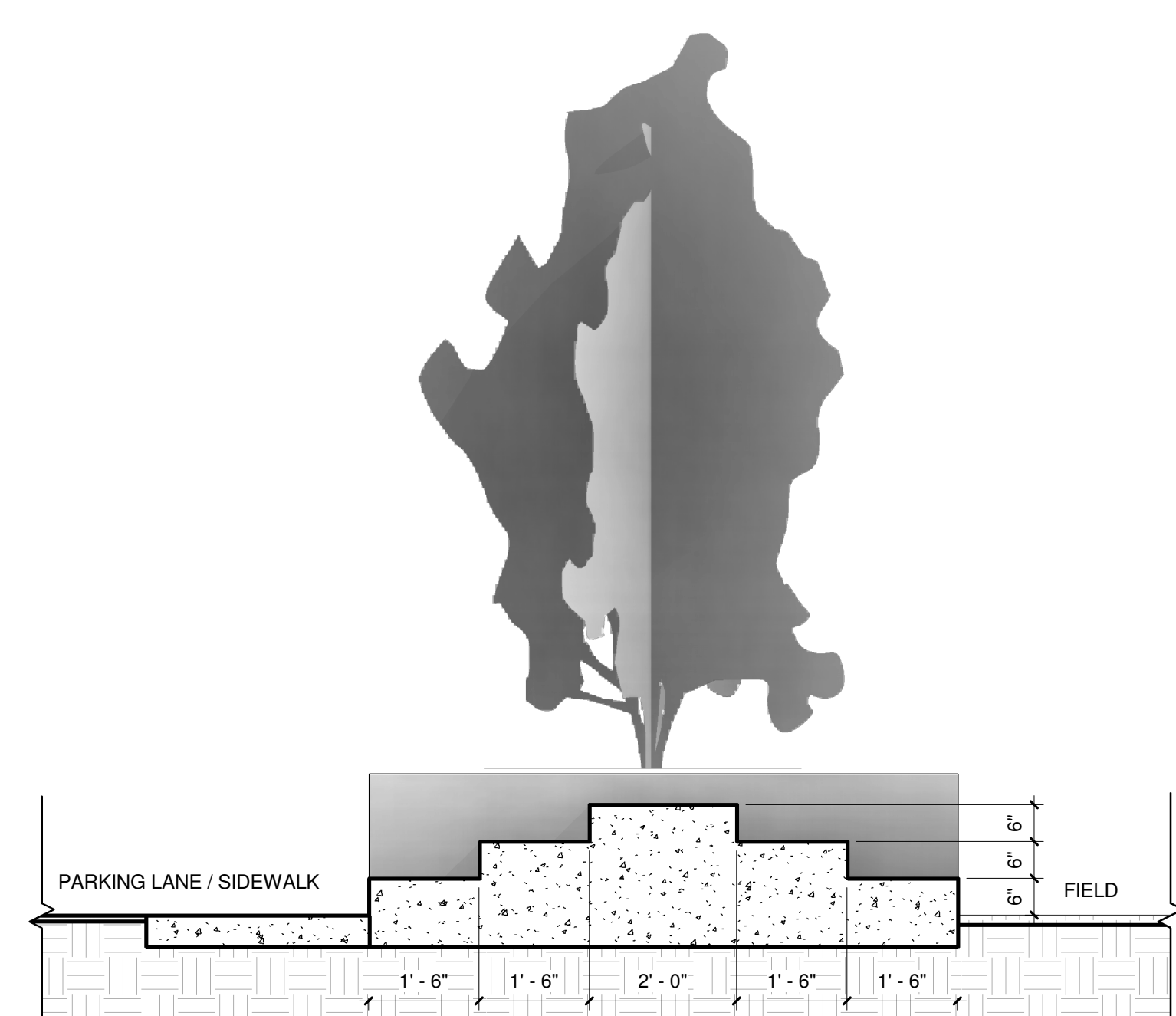
4 AMANA CAMPUS - ENLARGED GREENSPACE PLAN
1/16" = 1'-0"



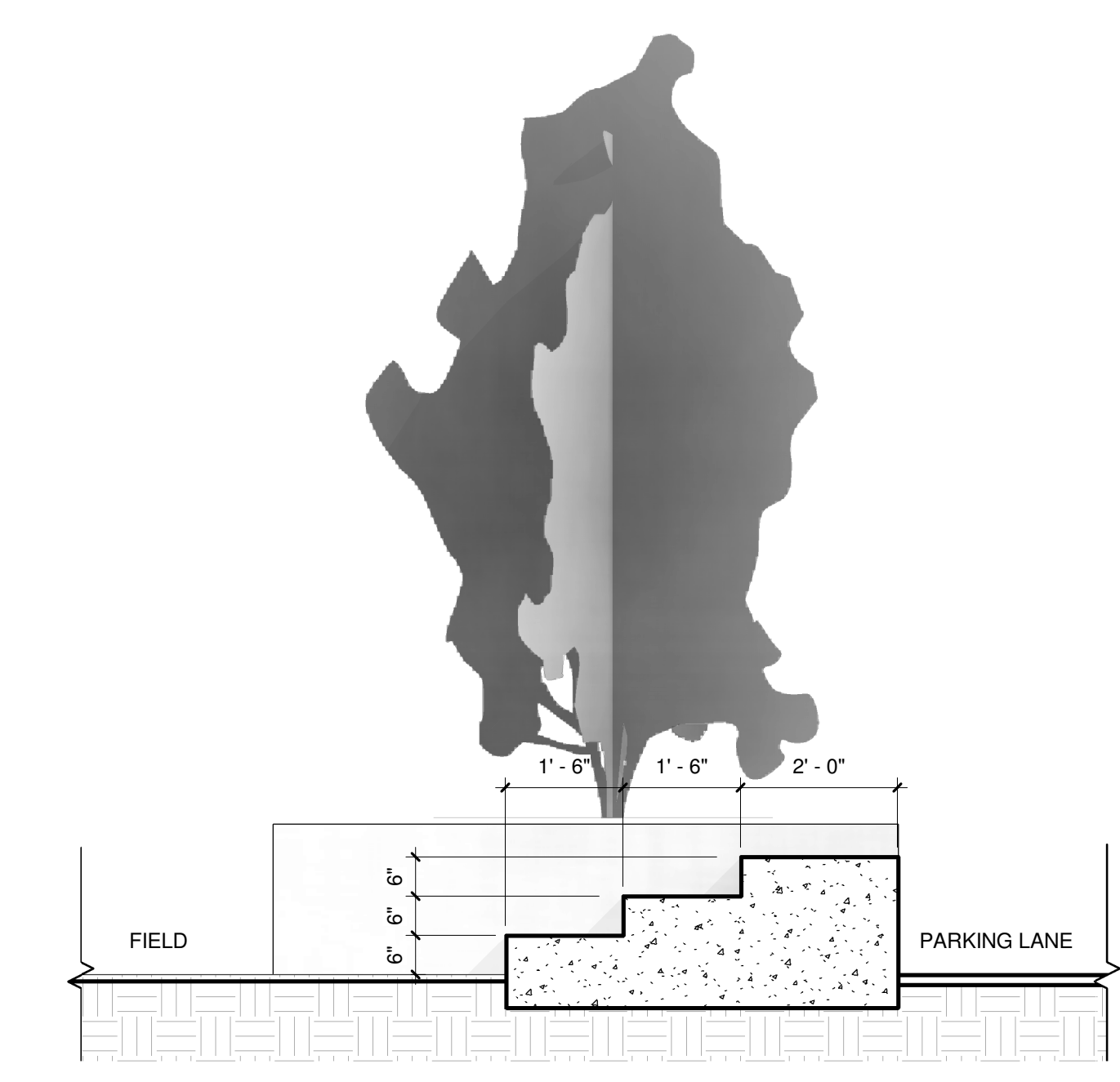
1 Section 19
1/8" = 1'-0"



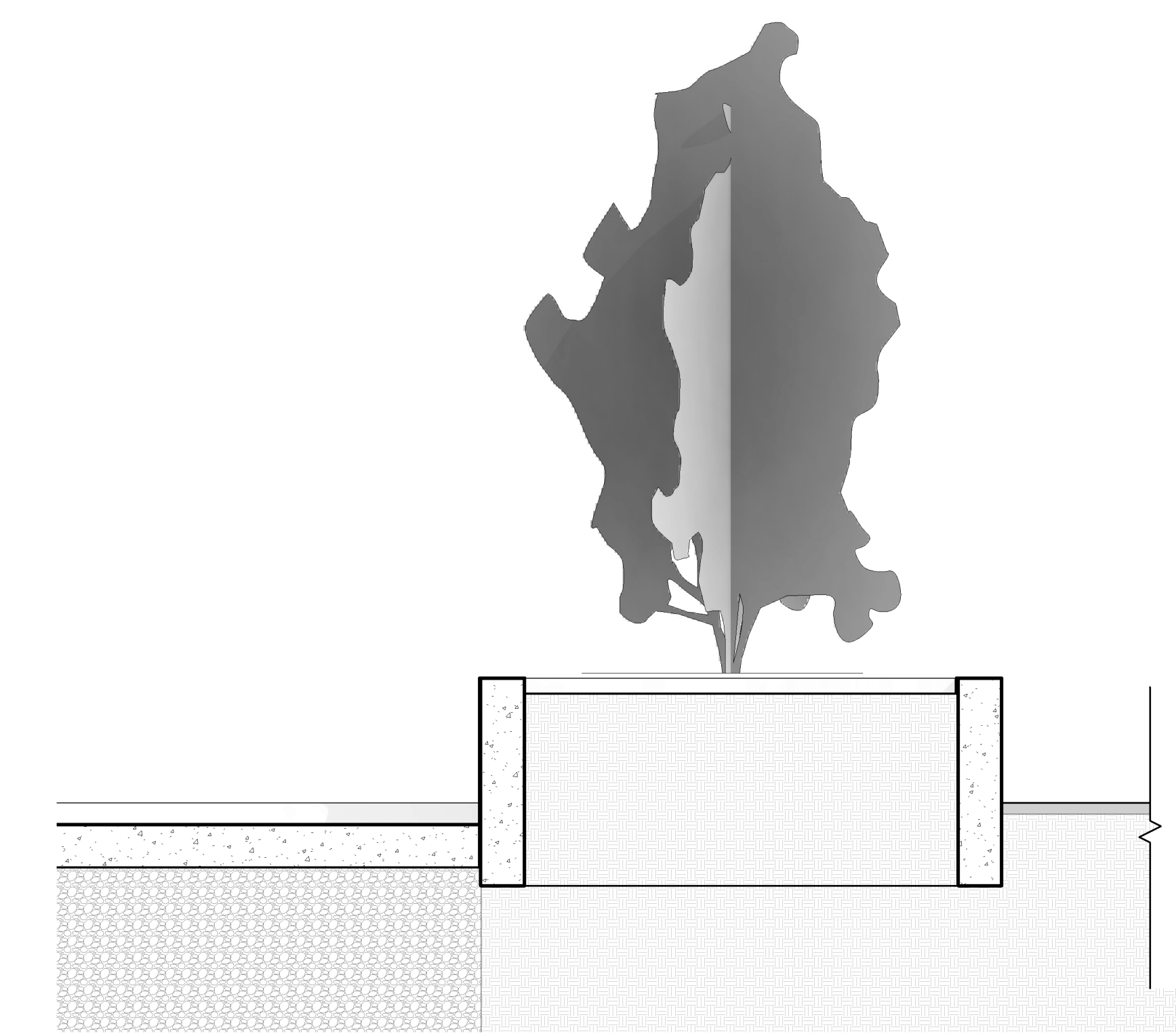
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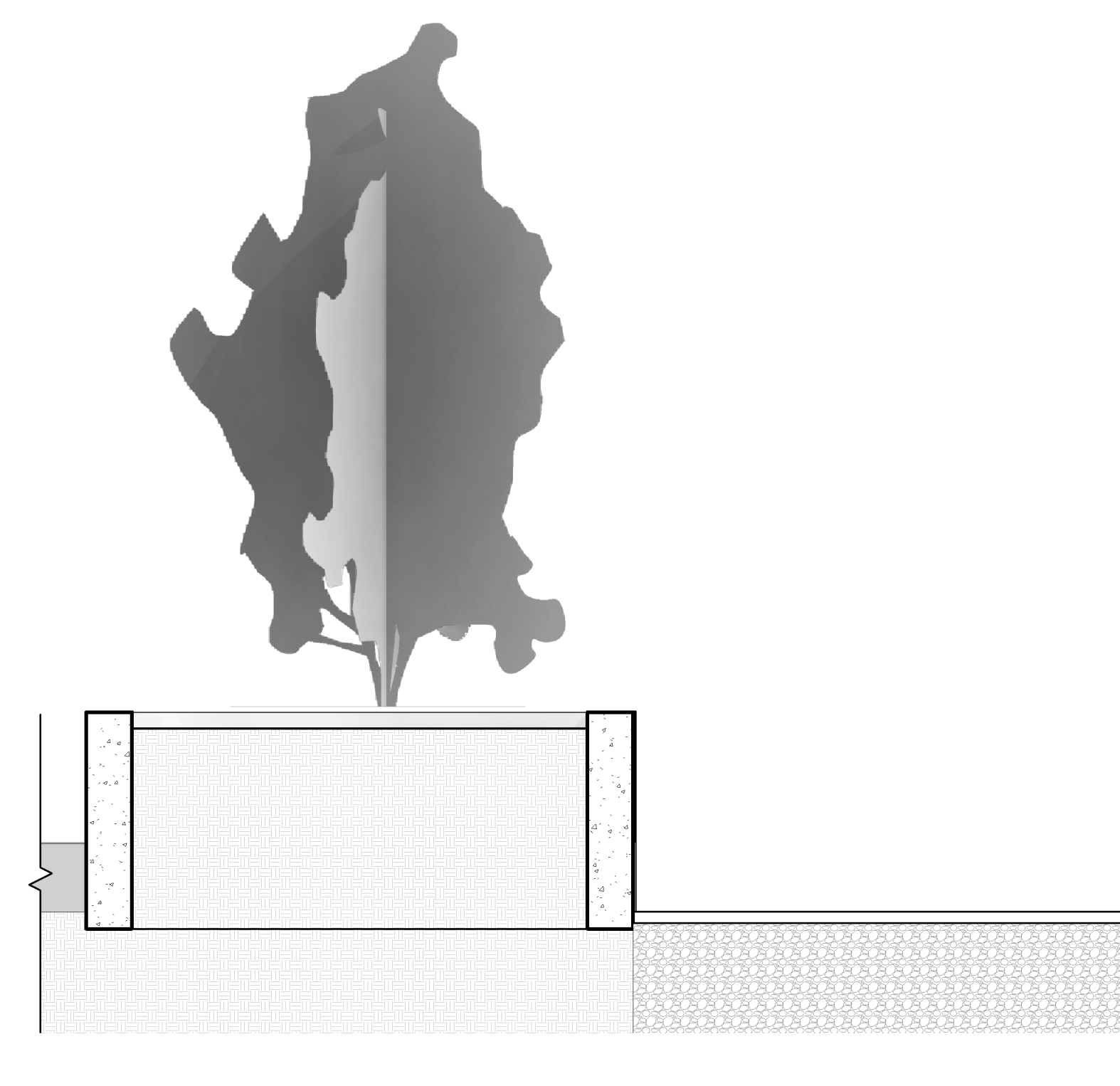
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1/2" = 1'-0"



12 Section 19 - Callout 5
1/2" = 1'-0"



7 Section 15 - Callout 4
1/2" = 1'-0"



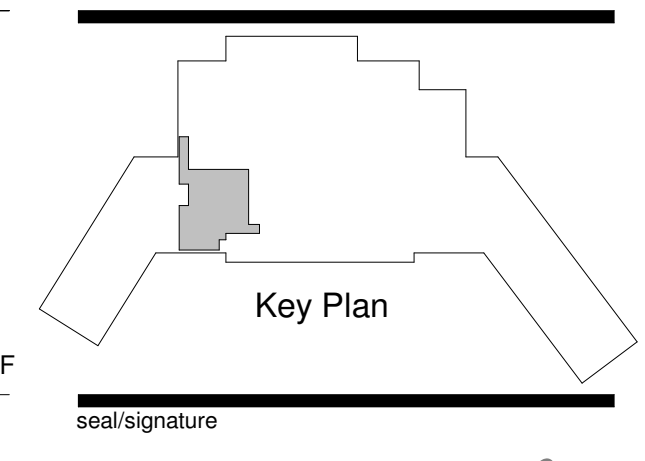
8 Section 15 - Callout 5
1/2" = 1'-0"

AMANA
PARKING LOT
CONVERSION



Architect
Goode Van Slyke Architecture Inc
409 John Wesley Dobbs Avenue
Atlanta, GA 30312
404.523.5525

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rev date description

date 4/01/2022
phase DESIGN DEVELOPMENT
issued for Author
project number 22009.00

ENLARGED PLAN & SECTIONS

sheet number

A200

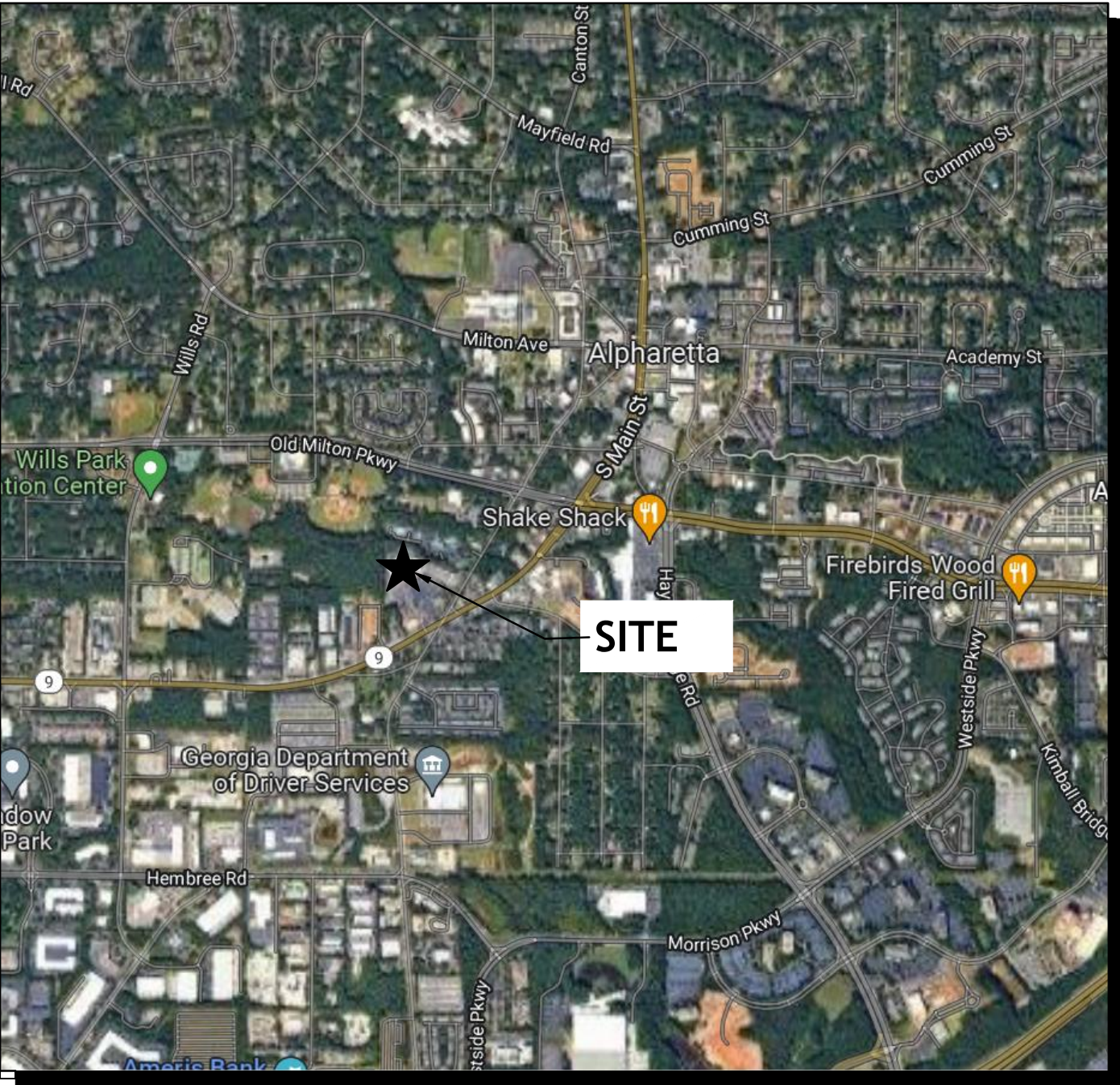
DESIGN DEVELOPMENT PLANS

FOR

AMANA ACADEMY

SHEET LIST TABLE

<u>SHEET NUMBER</u>	<u>SHEET TITLE</u>
---	COVER SHEET
CD101	DEMOLITION PLAN
CS101	SITE PLAN
CG101	GRADING & DRAINAGE PLAN



LOCATION MAP
NTS

STREET ADDRESS: 285 S MAIN ST.
LAND LOT 693, 694, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA,
FULTON COUNTY, GEORGIA
TAX PARCEL I.D. # 12 258306930842

CIVIL ENGINEER



2550 HERITAGE CT. TEL 770.951.2495
SUITE 250 FAX 770.951.2496
ATLANTA, GA 30339 www.longeng.com

LEI PROJECT NO. 0617-0080

ISSUE DATE: REVISIONDATE
LAST REVISED: REVISIONDATE

PROPERTY AREA: CATEGORY
LIMITS OF DISTURBANCE: CATEGORY
ZONING: CATEGORY
PROJECT DESCRIPTION: SITE WORK RELATED TO TRAFFIC
FLOW IMPROVEMENT OF SURFACE PARKING LOT BY
RESTRIPPING OF PARKING SPACES AND AND OTHER
CIRCULATION AREAS AND STORMWATER MANAGEMENT
IMPROVEMENT BY INSTALLATION OF RAIN GARDEN AND
RAINWATER HARVESTING ASTROTURF.

COLORIZED PLANS DISCLAIMER: THIS SET OF
PLANS HAS BEEN FORMATTED TO BE PRINTED IN FULL
COLOR. GRAY-SCALE PHOTO COPIES MAY NOT APPEAR AS
INTENDED. CONTACT LONG ENGINEERING FOR ACCESS TO
AN OFFICIAL GRAY-SCALE VERSION OF THE PLANS.

ARCHITECT
GOODE VAN SLYKE ARCHITECTURE
THE GOODE VAN SLYKE BUILDING
409 JOHN WESLEY DOBBS AVE.
ATLANTA, GA 30312
404-523-5525 x 118

OWNER/DEVELOPER
AMANA ACADEMY
285 S MAIN ST.,
ALPHARETTA, GA 30009
678-624-0989

24-HOUR EMERGENCY CONTACT
TBD

REVISIONS			
REV #	DATE	DESCRIPTION	REQUESTED BY

PROJECT NAME : AMANA ACADEMY
LONG #0617-0080
DESIGN DEVELOPMENT PLANS

NOT ISSUED FOR CONSTRUCTION



SEATING AREA
SEE ARCHITECTURAL
DRAWING FOR DETAILS.

CONCRETE STEPS WITH
INTEGRATED PLANTER BOXES.
REFER TO ARCHITECTURAL
DRAWINGS FOR DETAILS

DROP-OFF AREA WITH
STRIPPING AND CONCRETE
FILLED BOLLARDS @ 6' O.C.

MODIFIED TRAFFIC ISLAND -
FILLED WITH GRAVEL

SEATING WALL SEE
ARCHITECTURAL
DRAWING FOR DETAILS

DROP-OFF AREA WITH
STRIPPING AND CONCRETE
FILLED BOLLARDS @ 6' O.C.

PROPOSED
STRIPPING TYP.

ELEVATED DRIVE
AISLE

PEDESTRIAN WALKWAY
REFER TO ARCHITECTURAL
DRAWINGS FOR DETAILS

TOP OF STRUCTURE TO
MATCH FINISH GRADE &
CONVERT GRATE TO
MANHOLE TOP

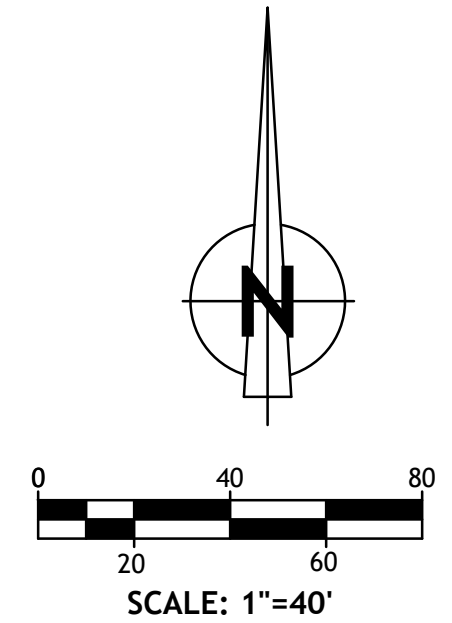
6 FOOT CONCRETE
SIDEWALK

CONCRETE STEPS WITH
INTEGRATED PLANTER BOXES.
REFER TO ARCHITECTURAL
DRAWINGS FOR DETAILS

TOP OF STRUCTURE TO
MATCH FINISH GRADE &
CONVERT GRATE TO
MANHOLE TOP

SYNTHETIC
TURF

TRAFFIC ISLAND FILLED
WITH GRAVEL



REVISIONS			
NO.	DATE	DESCRIPTION	REQUESTED BY
03/11/22			



2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495, FAX 770.951.2496
www.longeng.com

AMANA ACADEMY

285 S MAIN ST
ALPHARETTA, FULTON COUNTY

GEORGIA

LL 693, 694

SITE PLAN

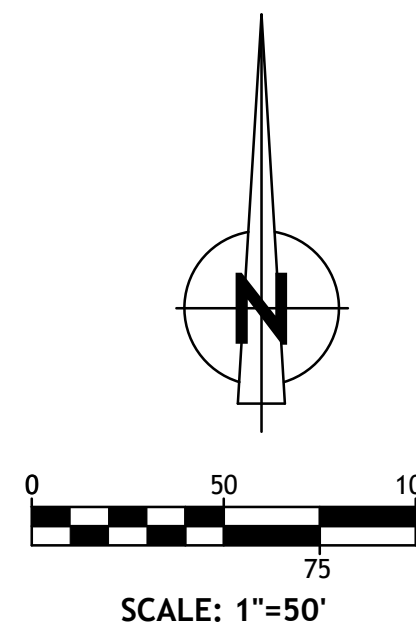
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DESIGN QC:	TA
CADD QC:	TA
DESIGNED BY:	CT
DRAWN BY:	CT

SHEET

CS101

NOT ISSUED FOR CONSTRUCTION

LONG #0069-0001



2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495, FAX 770.951.2496
www.longeng.com



AMANA ACADEMY
285 S MAIN ST
ALPHARETTA, FULTON COUNTY
GEORGIA

693-694

GSWCC LEVEL II CERT. #01209, EXPIRES 02/01/24	
DATE	03/11/22
DESIGN QC:	TA
CADD QC:	TA
DESIGNED BY:	CF
DRAWN BY:	CF

SHEET
CG101



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 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

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 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 2022

December 09, 2022

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: Amana Academy

Location Address: 285 S. Main St.

Mailing Address: 285 S. Main St.

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Ehab Jaleel

Contact Telephone: 678 - 624 - 0989 Mobile Telephone: 404 - 786 - 8038

Fax: _____ Email: ejaleel@amanaacademy.com

Contact's Relation To Business: Executive Director

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.



DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed project will enhance the current site where the Amana Academy is located by adding a significant amount of recreational and ecological space to the current site. This addition of green space for faculty and students will not only enhance the appearance of what is now just a large parking lot, but it will also improve the current hydrological conditions of the site as well.

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\(B\)](#).*

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](#).

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](#).

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](#).

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.

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.

The proposed project adds a significant amount of ecological elements to the site, therefore conforming with the Alpharetta Downtown Design Guidelines.

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

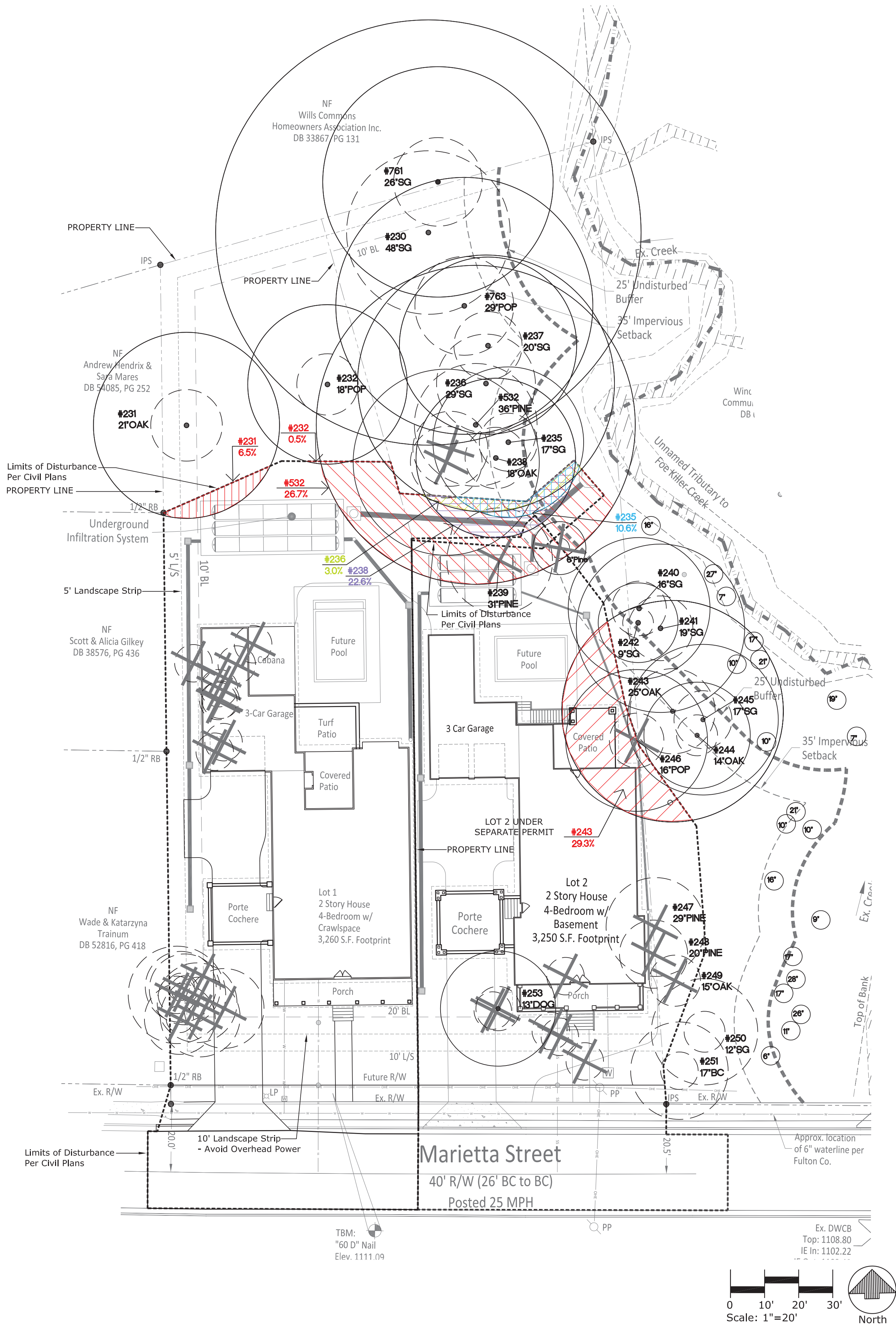
DRAWN: PJC

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

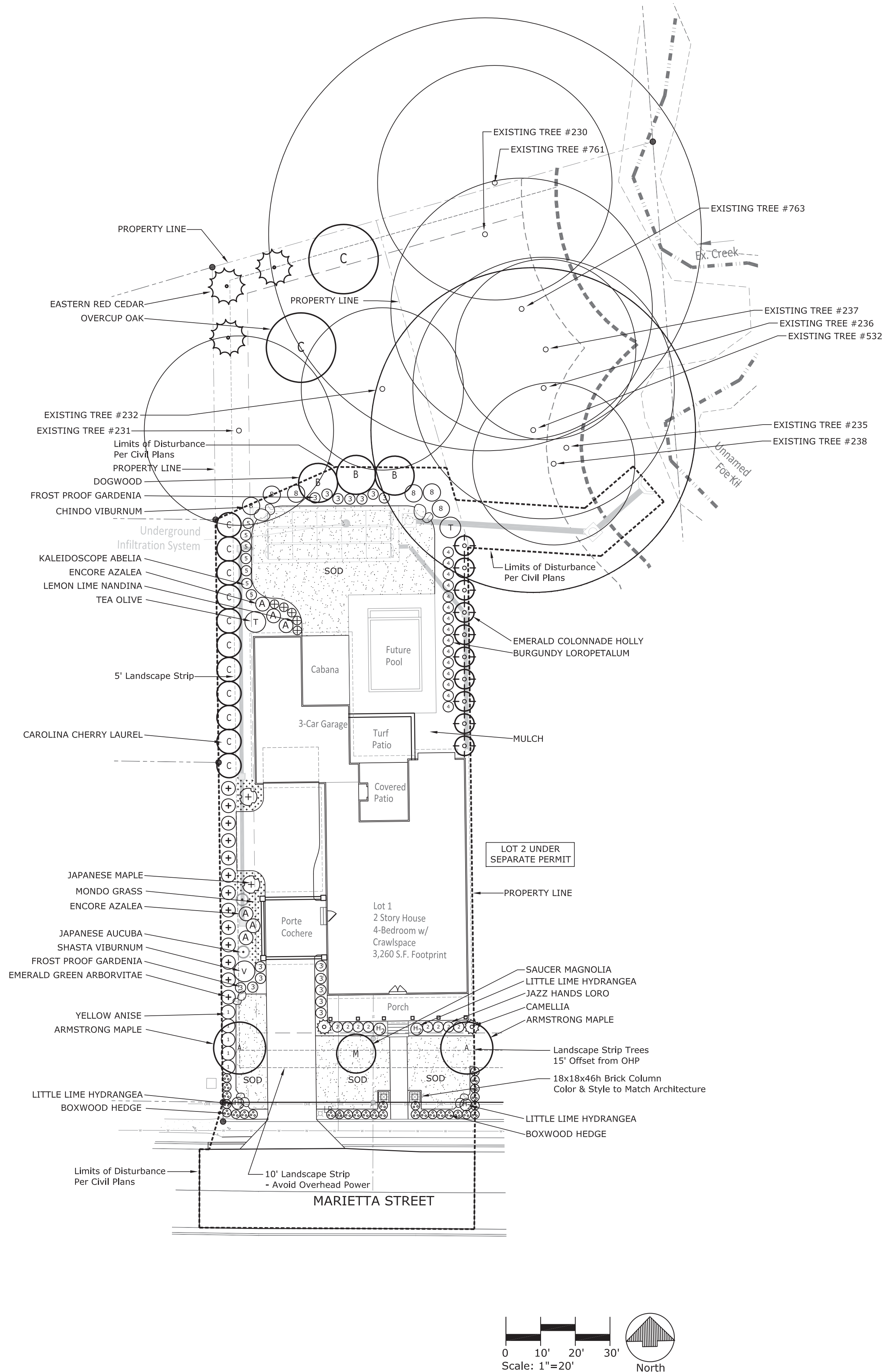
DATE: 11.5.21

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

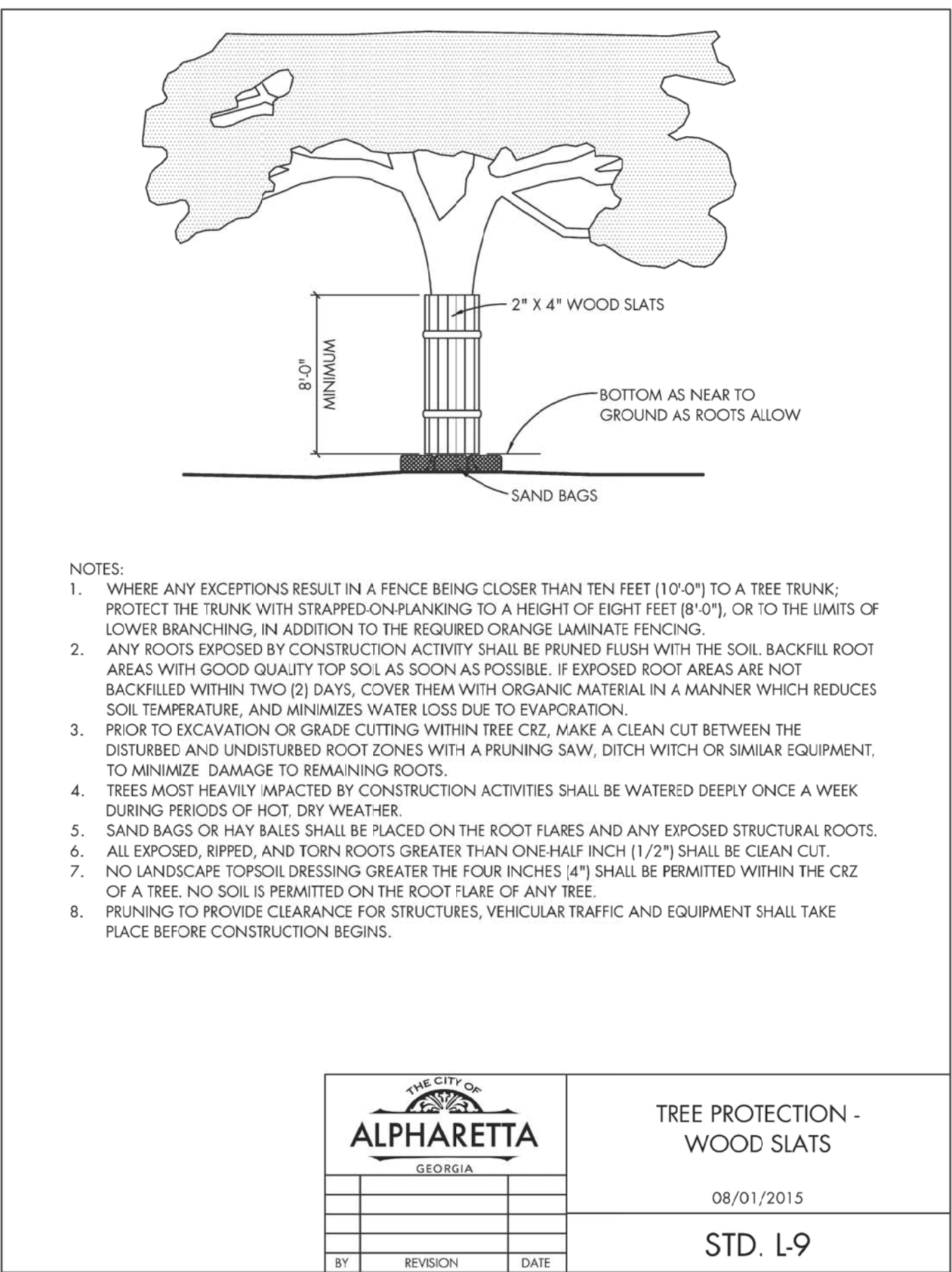
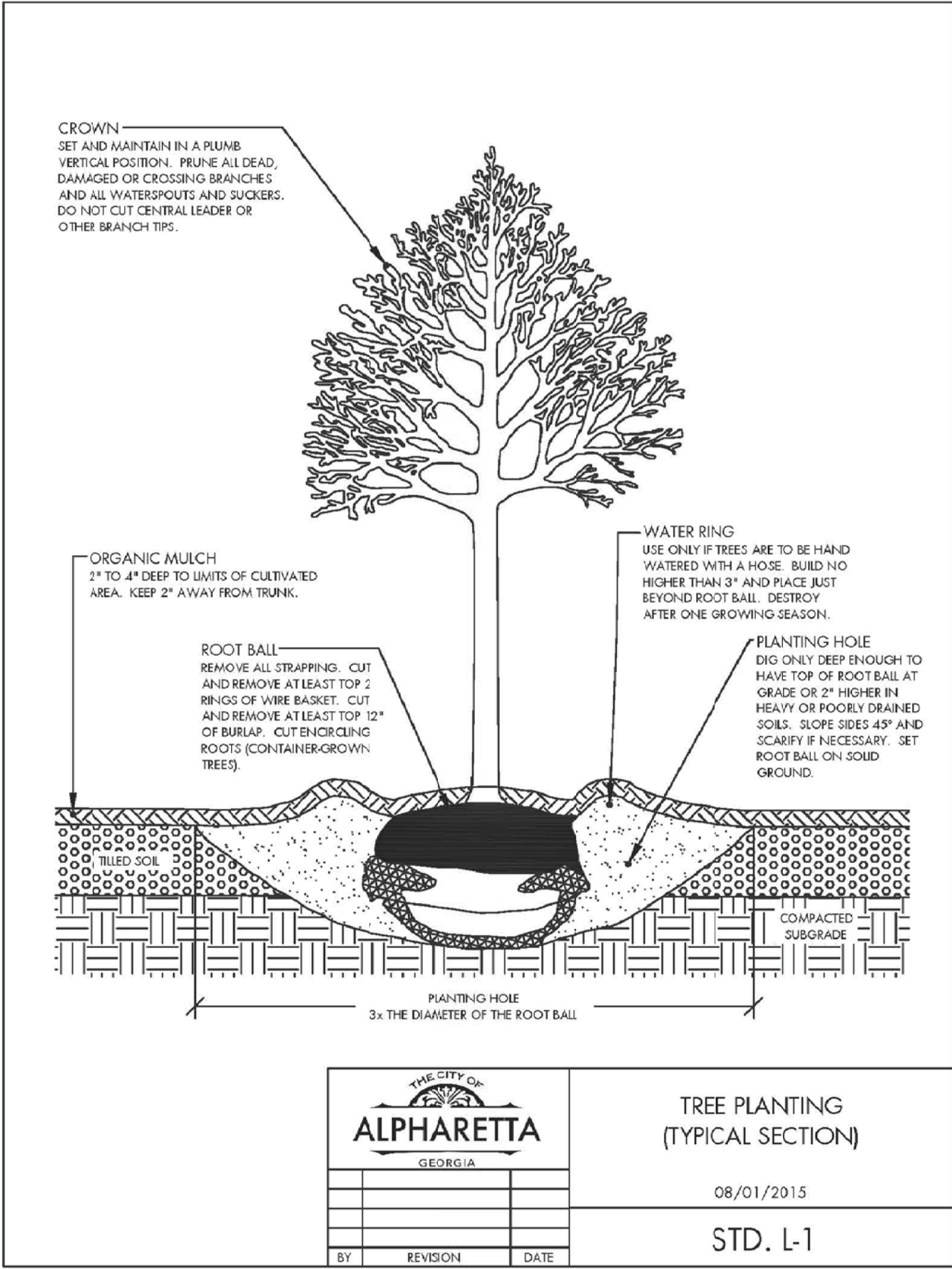
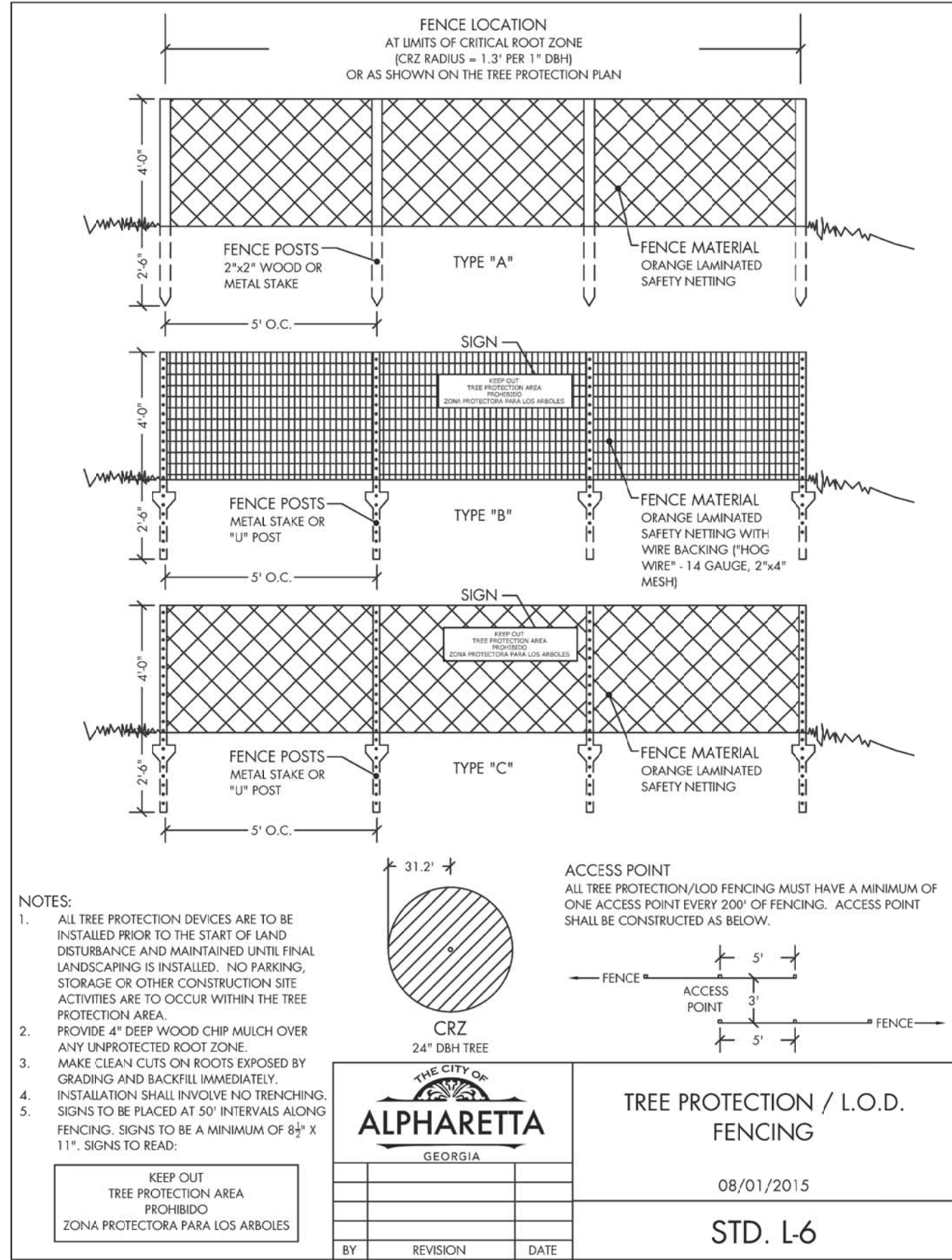
GROUNDCOVERS

[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:

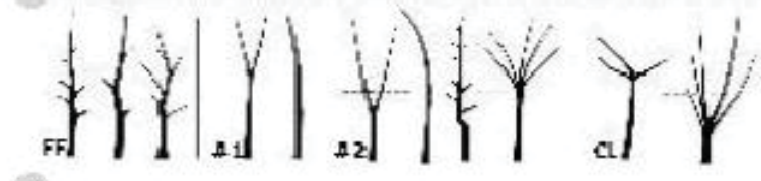
- Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
 - A Boxwood Hedge, back of walk & brick columns at the entry walk have been provided in the Design.
- Developer shall supplement 5' landscape strip 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.



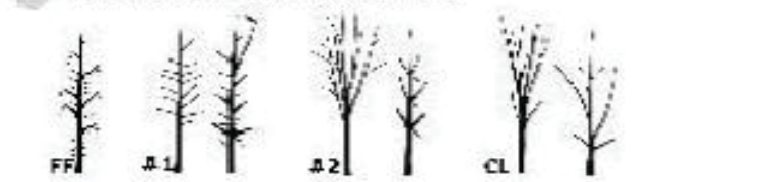
Tree Grading Cue Card

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 bebuia, dabo on 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.

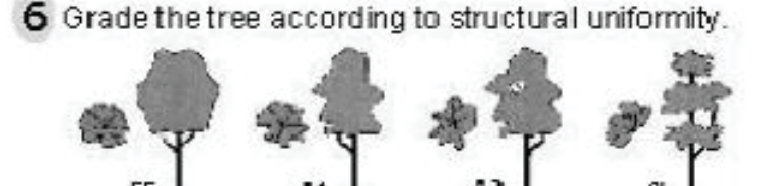
4 Measure the caliper of the trunk.

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 nursery~~
- 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.

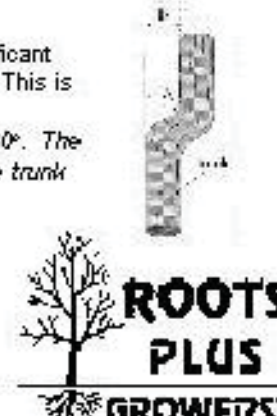
When grading small maturing trees such as crape-myrtle,
cattle y guava, wax privet, yaupon holly, ligum-vitae, wax
myrtle or other small-maturing trees: skip steps 1, 2, and 4.

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

A trunk 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



REVISIONS

DATE:

BRADY RESIDENCE
201 MARIETTA STREET
ALPHARETTA, GA
LOT 1

PERMIT SUBMITTAL

DRAWING TITLE:
STANDARD
LANDSCAPE
DETAILS

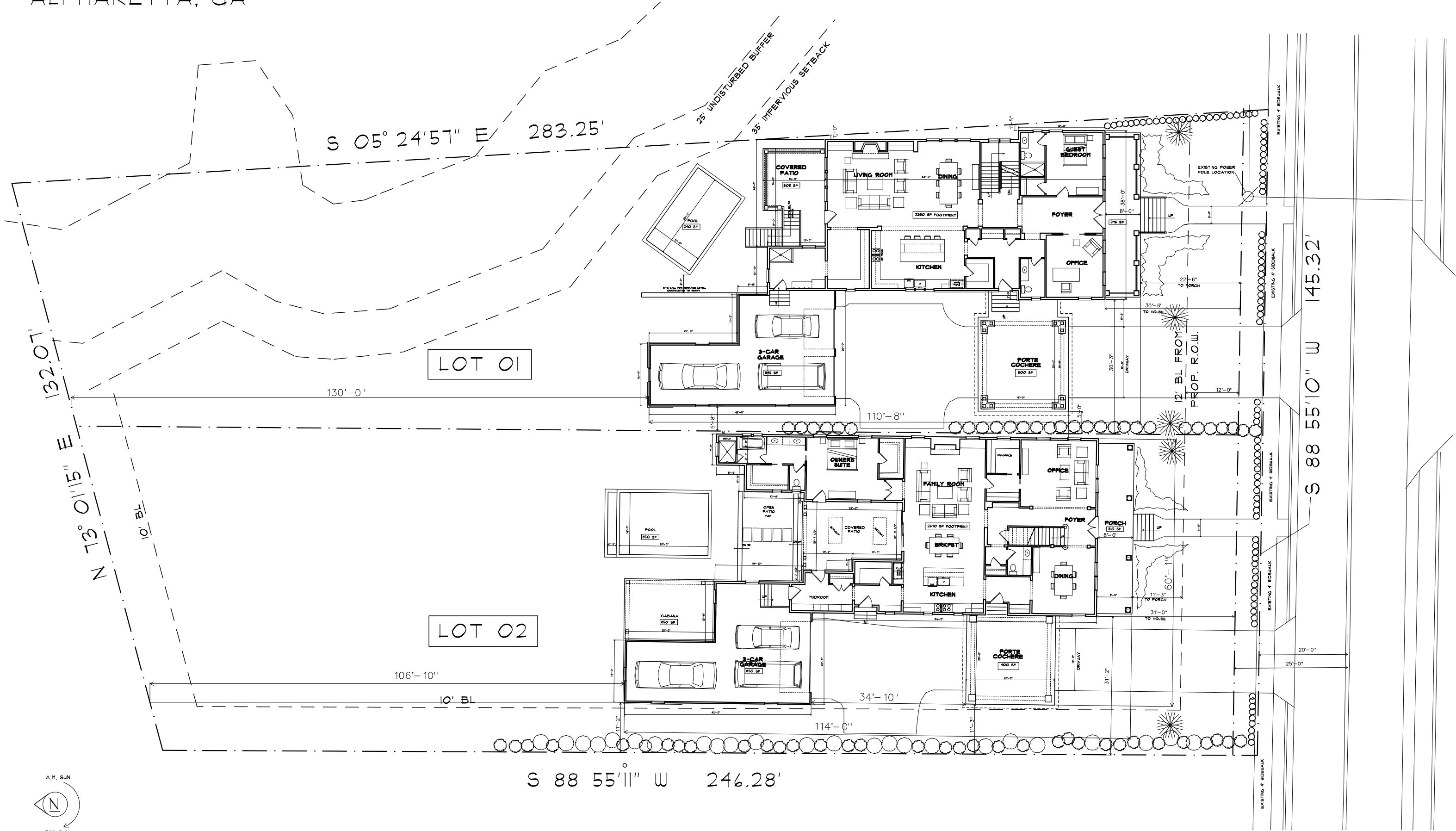
DATE: 11.5.21
DRAWN: PJC
SCALE: As Noted
SHEET:

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

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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

- 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



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 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
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

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
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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

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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

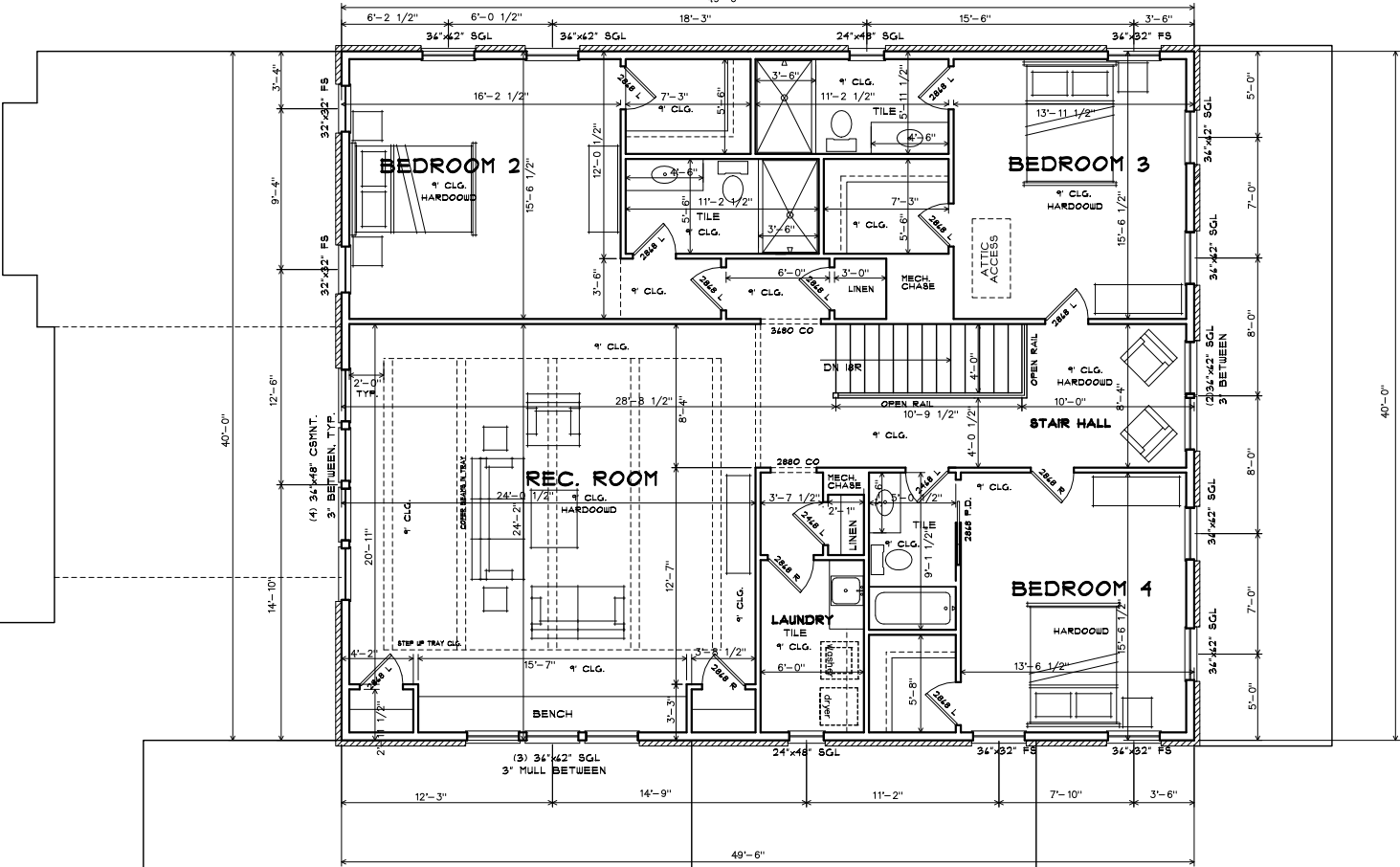
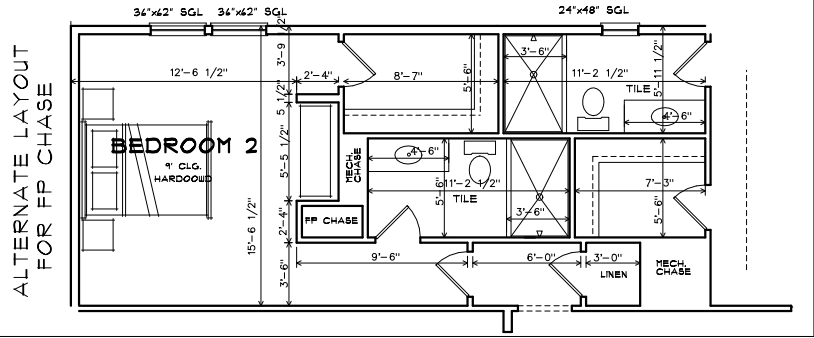
DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.2

SHEET



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

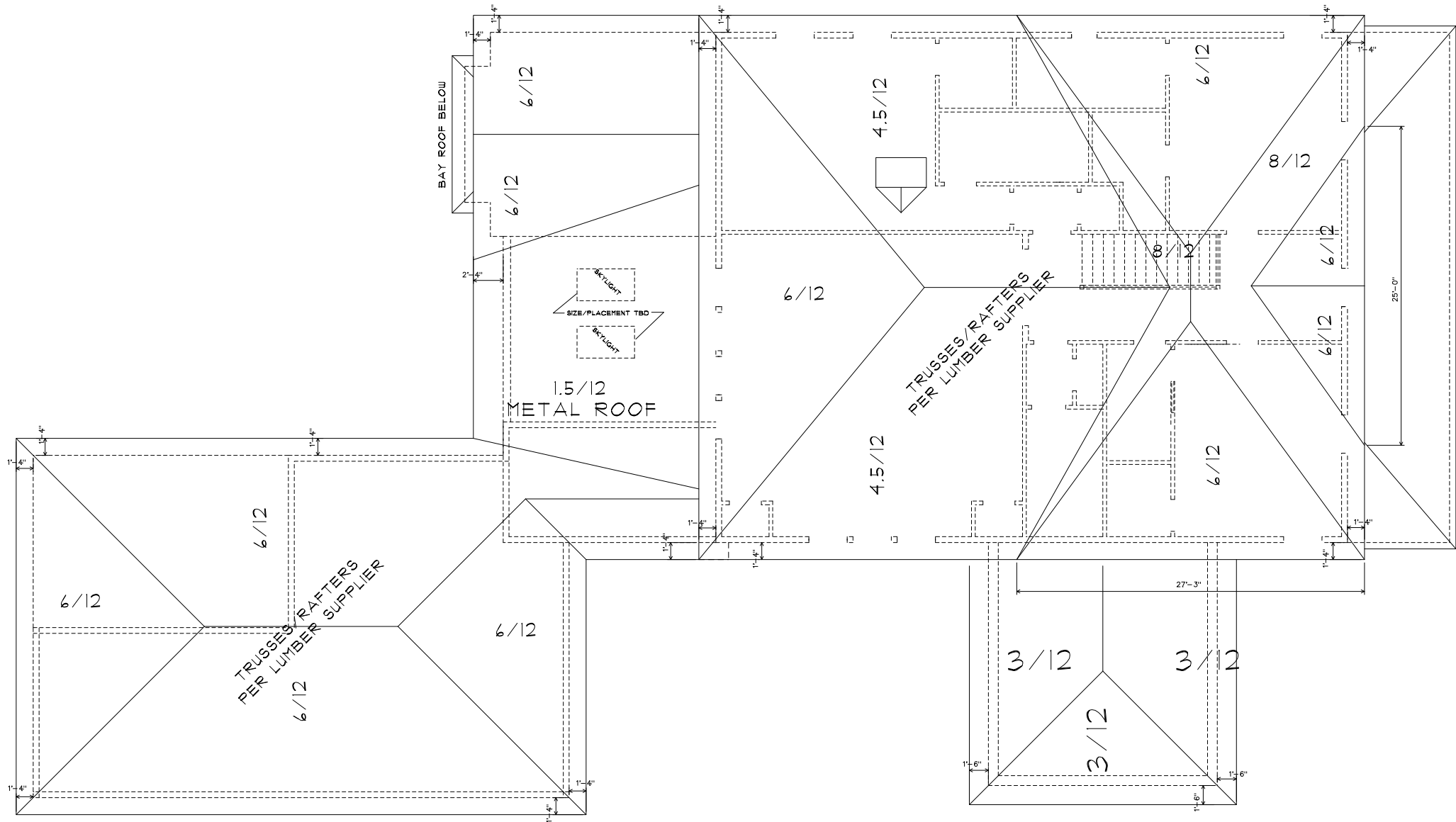
PROJECT ADDRESS

A1.3	SHEET
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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

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

ROOF PLAN	SHEET NAME	PERMIT SET	CURRENT PHASE
		09.19.21	DATE

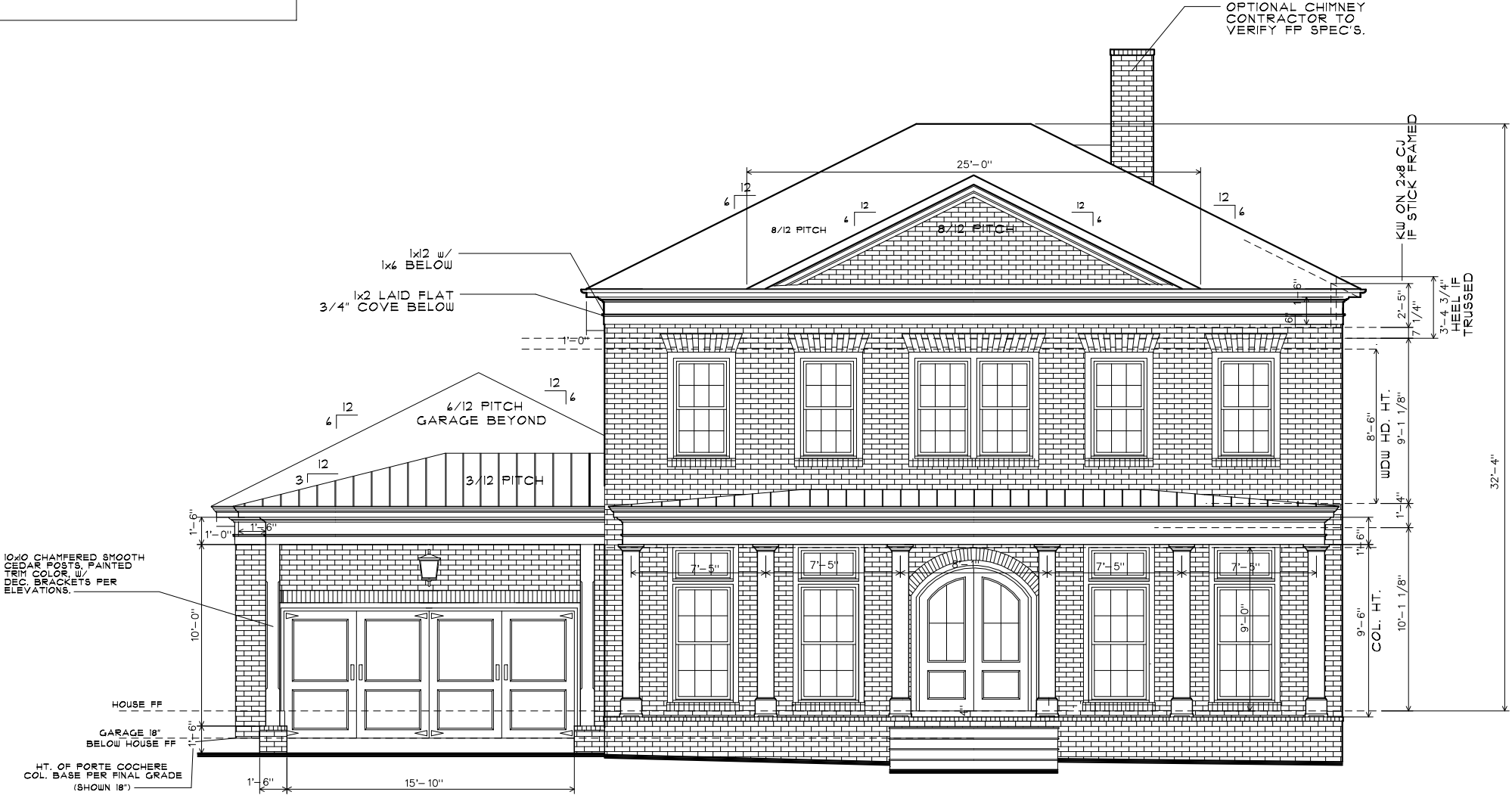
LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.4

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



FRONT ELEVATION



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

FRONT ELEVATION	
SHEET NAME	
09.19.21	PERMIT SET
DATE	CURRENT PHASE

LOT 01 RESIDENCE 201 MARIETTA ST. ALPHARETTA, GA 30009		PROJECT ADDRESS
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A1.5	SHEET
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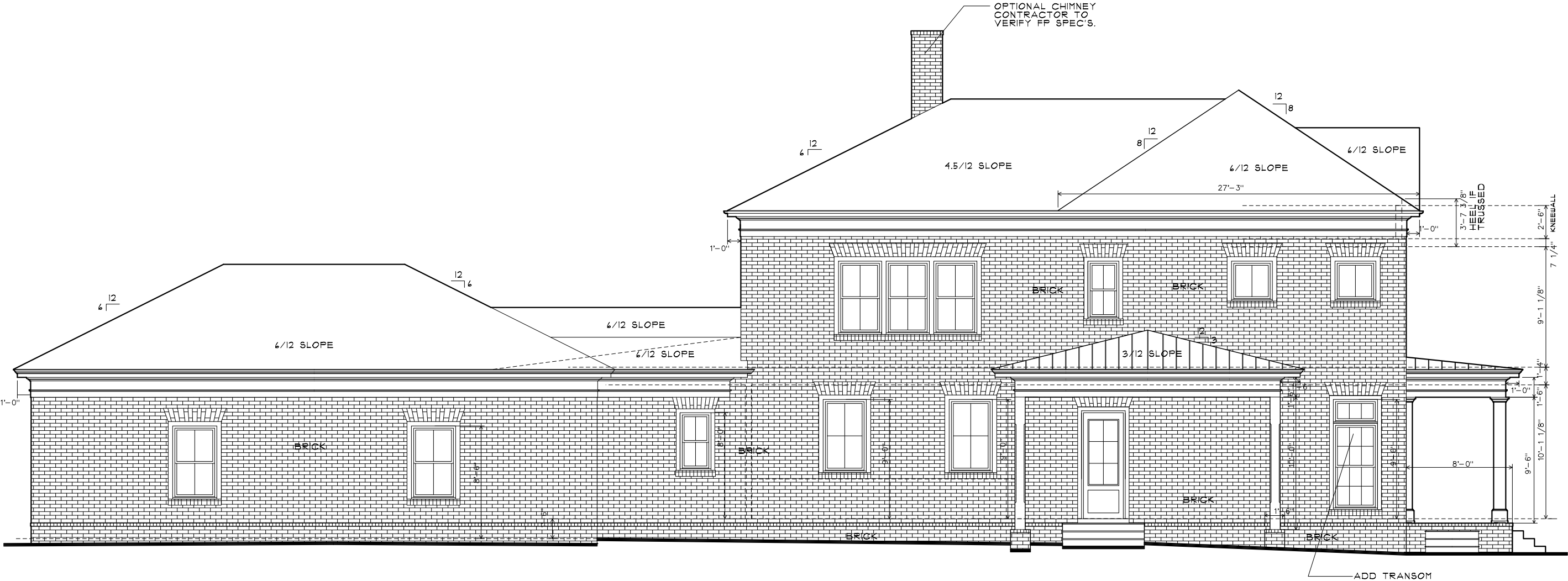
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
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REVISIONS

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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



REVISIONS

DATE	NO.	DESCRIPTION
06.26.21	4	REVS/ELEVS
06.27.21	5	FND
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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

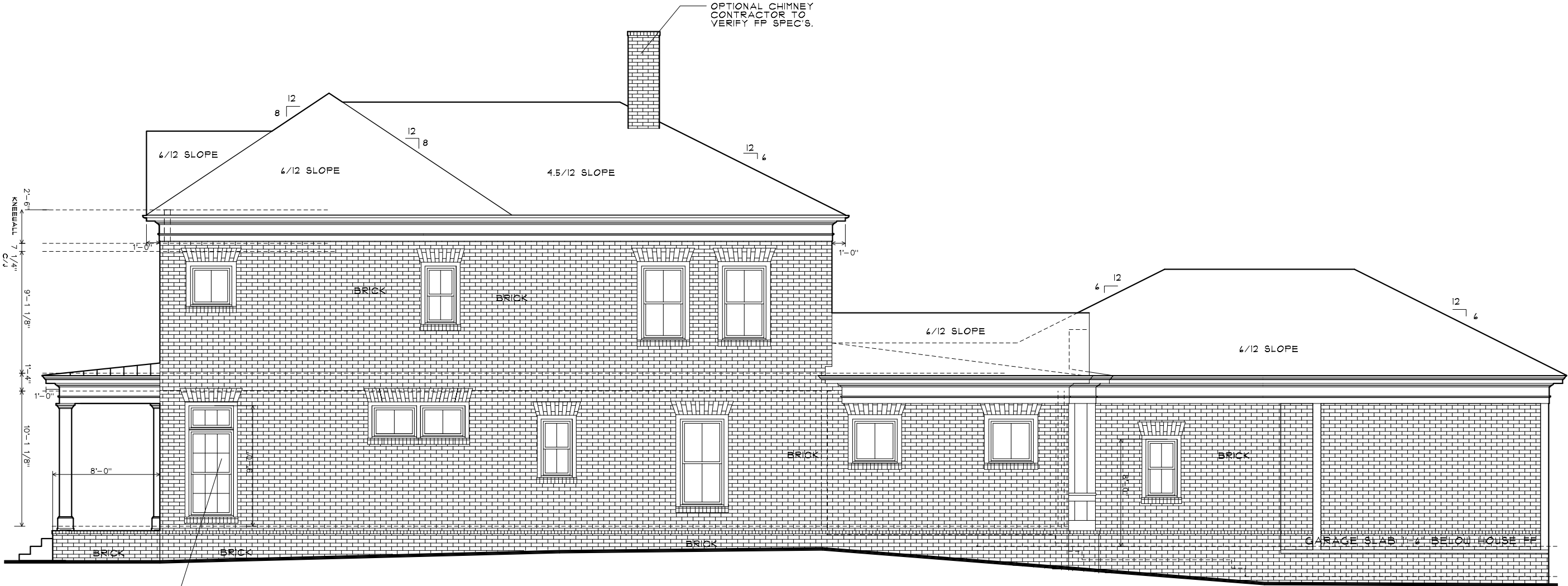
LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.7

SHEET

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



RIGHT ELEVATION



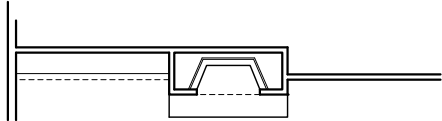
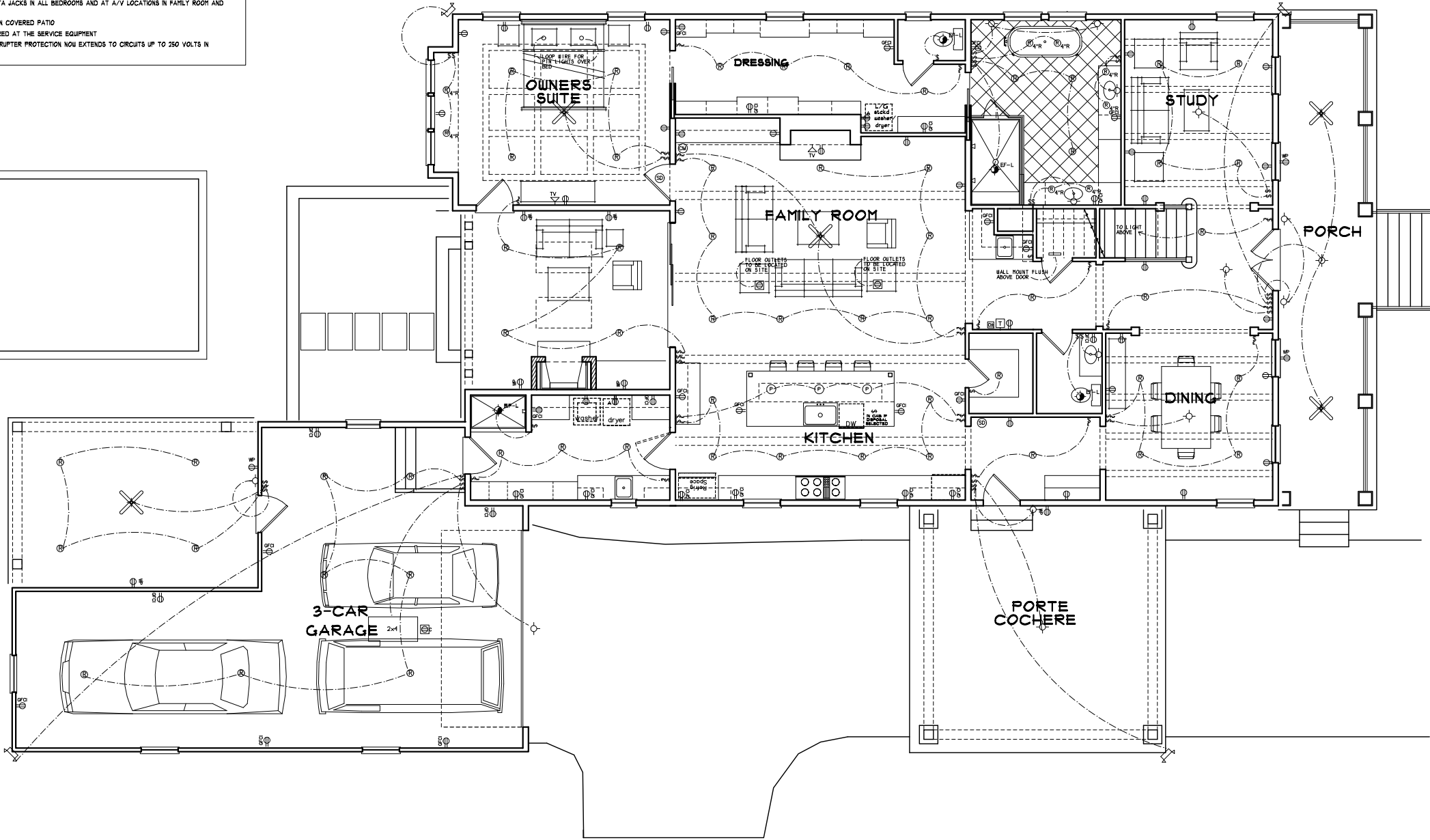
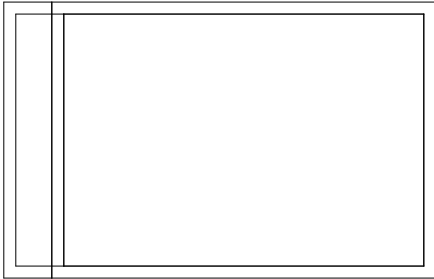
REVISIONS		
DATE	NO.	DESCRIPTION
04.26.21	4	REVS/ELEVS
04.27.21	5	FND
07.13.21	6	BID SET
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SCALE 1/8"=1'-0"
ON 11x17 SHEET

A1.8	LOT 01 RESIDENCE 201 MARIETTA ST. ALPHARETTA, GA 30009	RIGHT ELEVATION		
		SHEET NAME		
		09.19.21	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.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, DEN'S, 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 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	



3ELKS
DESIGN

REVISIONS

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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

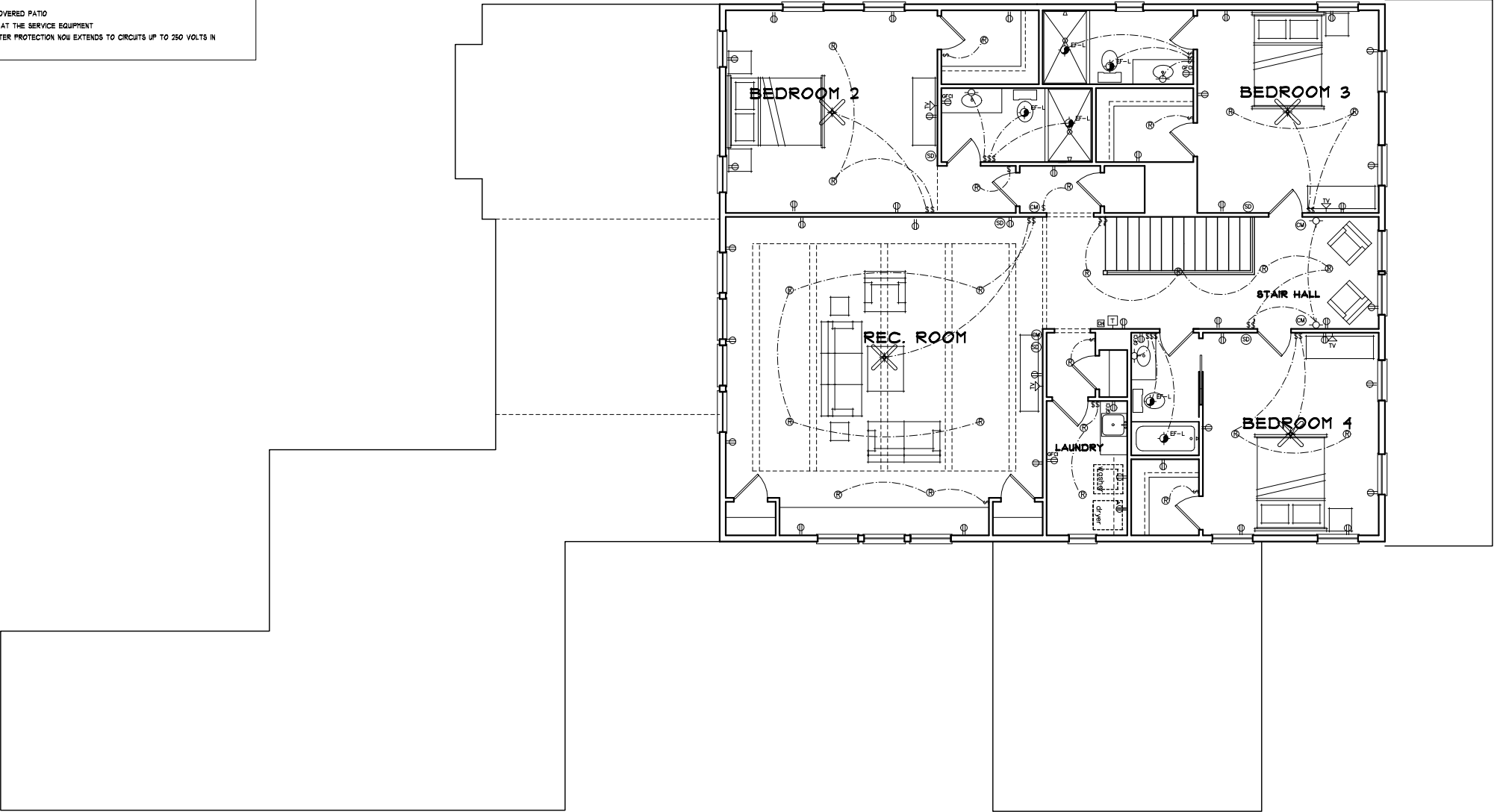
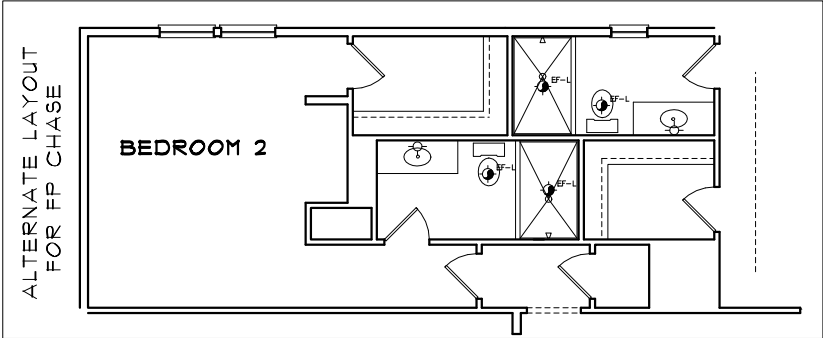
A1.9

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.	
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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	
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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)	
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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	



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

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

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



REVISIONS

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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

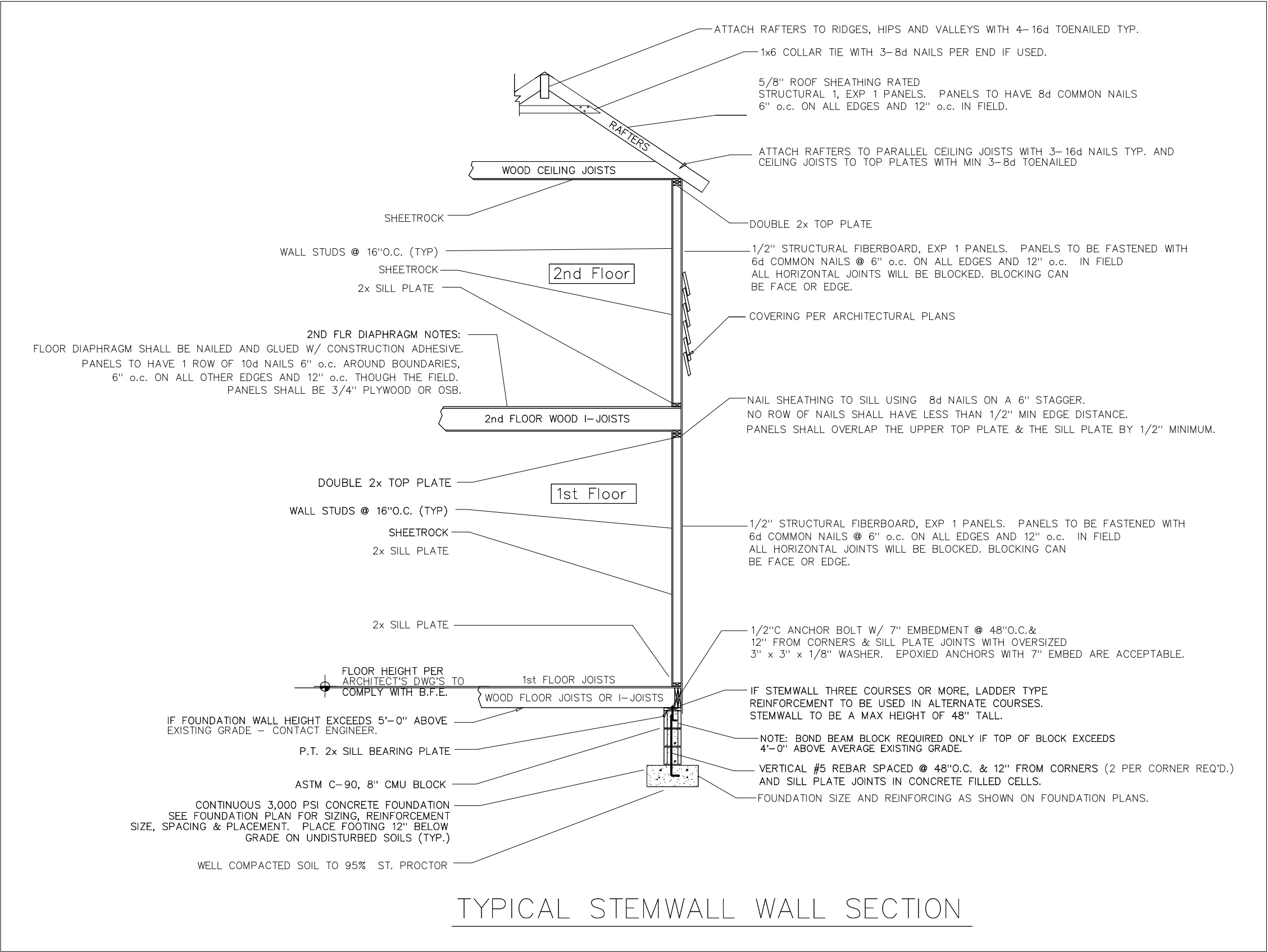
WALL SECTION	SHEET NAME	PERMIT SET	CURRENT PHASE
		09.19.21	DATE

LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT ADDRESS

A1.11

SHEET





EST. 2019
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"=1'-0"
ON 11x17 SHEET

STAIR/PORCH DETAILS

SHEET NAME

PERMIT SET

CURRENT PHASE

09.19.21

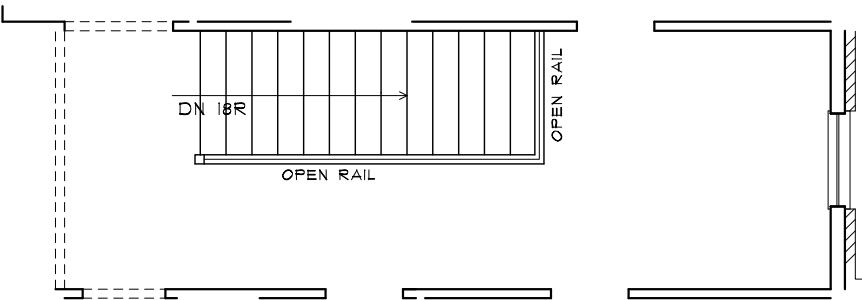
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LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

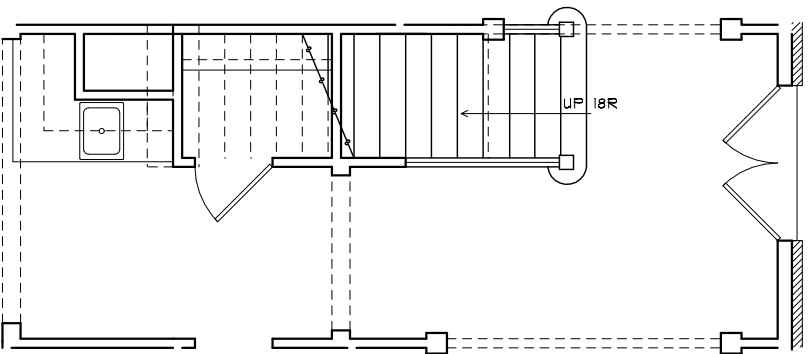
PROJECT ADDRESS

A1.12

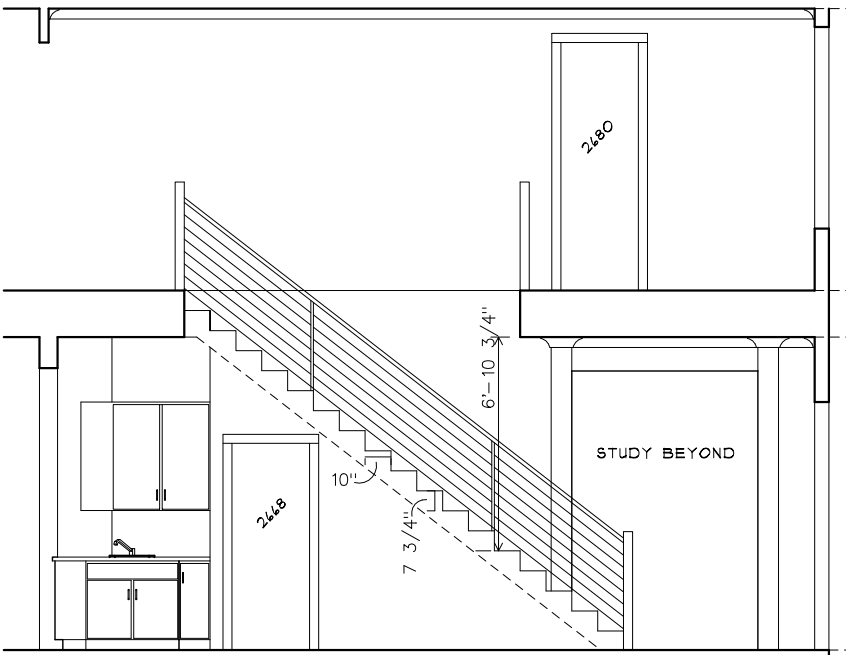
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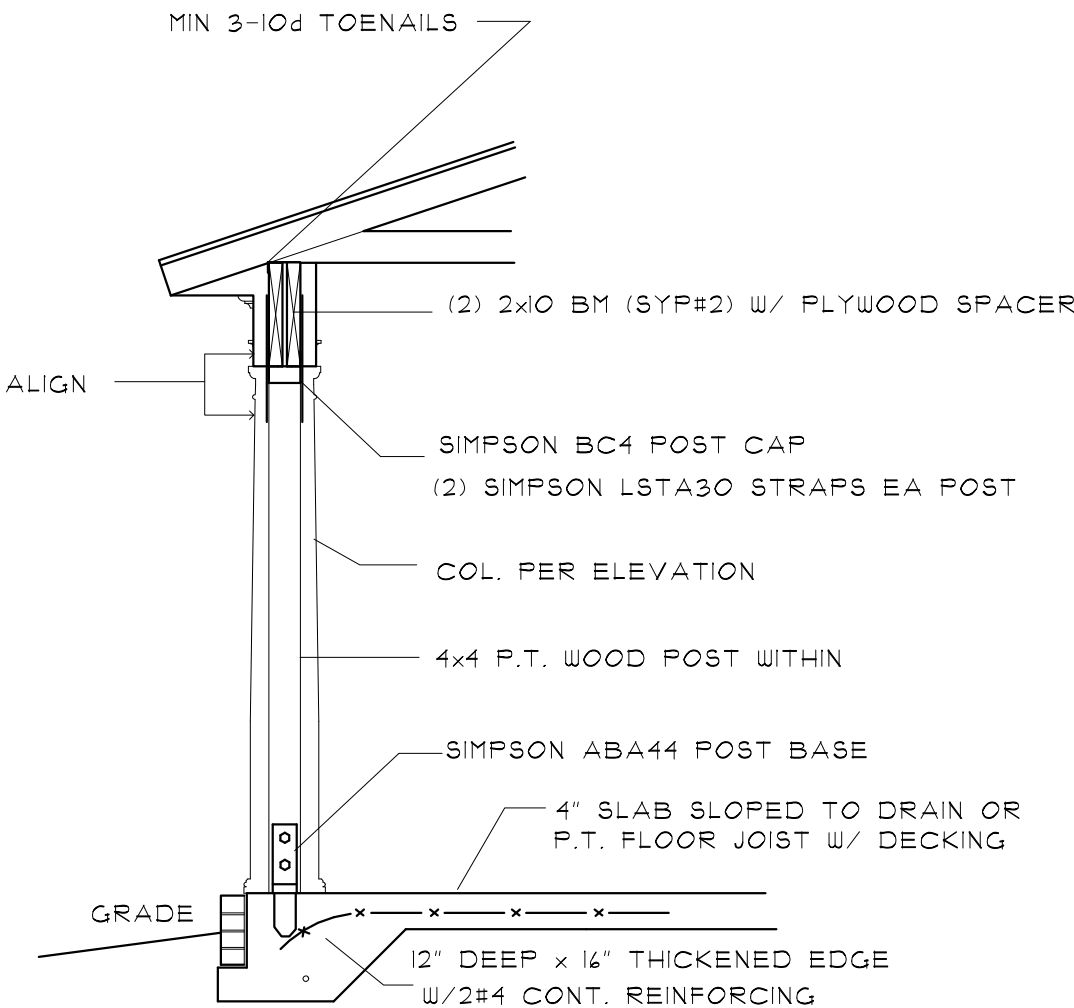
STAIR-UPPER FLOOR



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
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09.19.21	7	PERMIT SET

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

SHEET NAME	PERMIT SET		CURRENT	PHASE
	09.19.21	DATE		

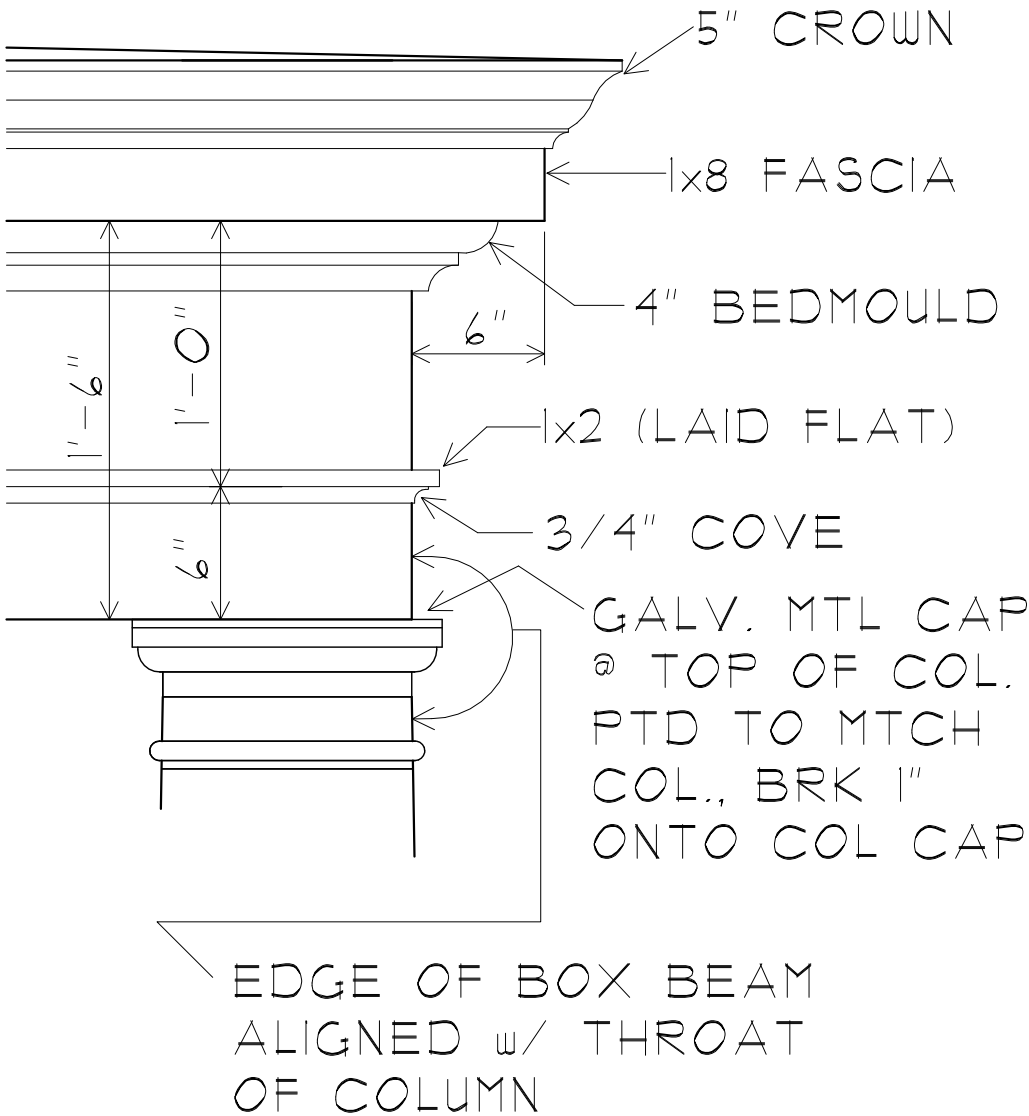
LOT 01 RESIDENCE
201 MARIETTA ST.
ALPHARETTA, GA 30009

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

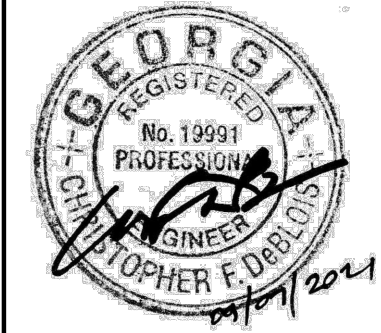
201 MARIETTA STREET

A New Single Family Residence at

201 MARIETTA STREET, ALPHARETTA, GEORGIA 30009



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PO BOX 76729
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770.713.2181 cell
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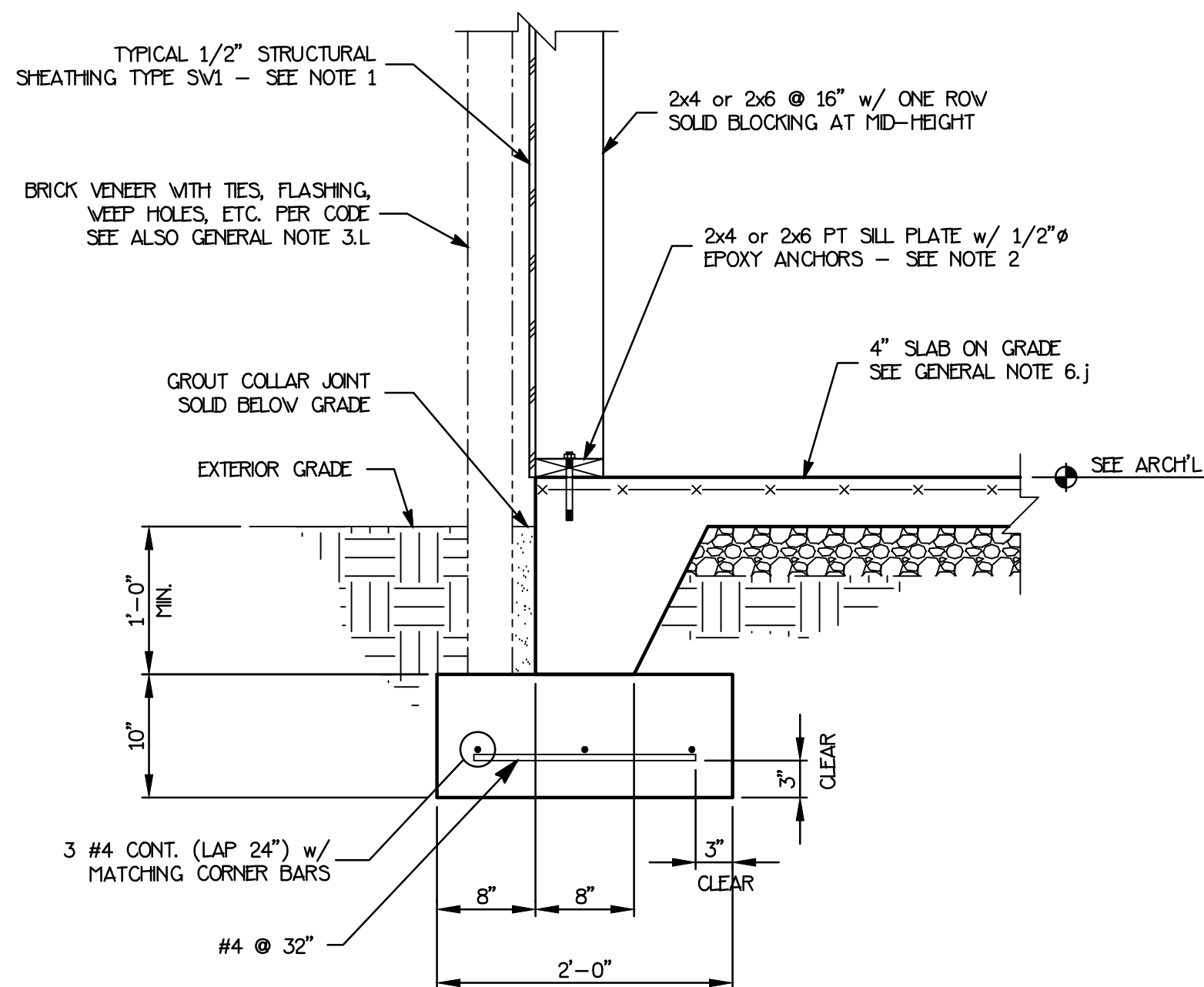
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Date	09.07.2021
Scale	N/A
Drawn	CFD
Checked	CFD
Project #	21089

STRUCTURAL NOTES
and
FOUNDATION DETAILS

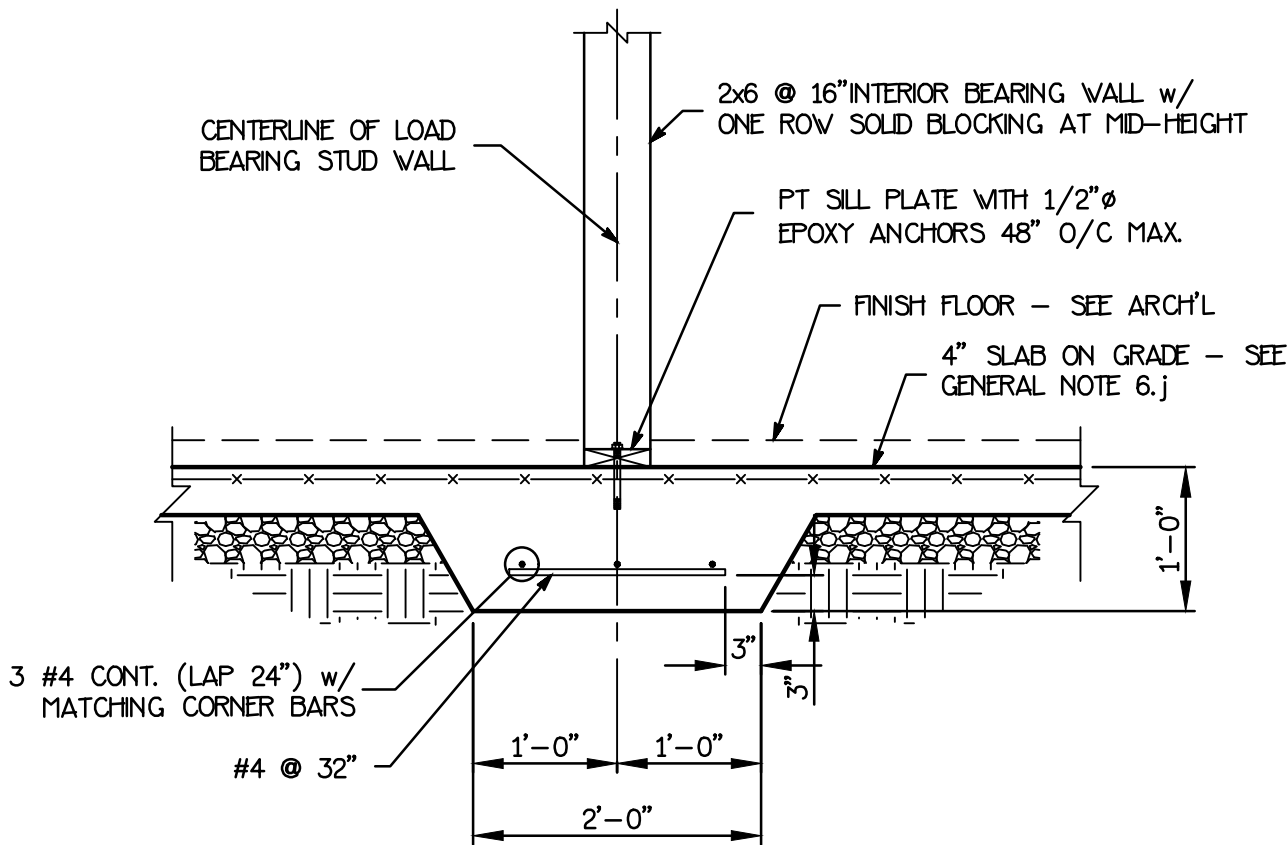
S1.0



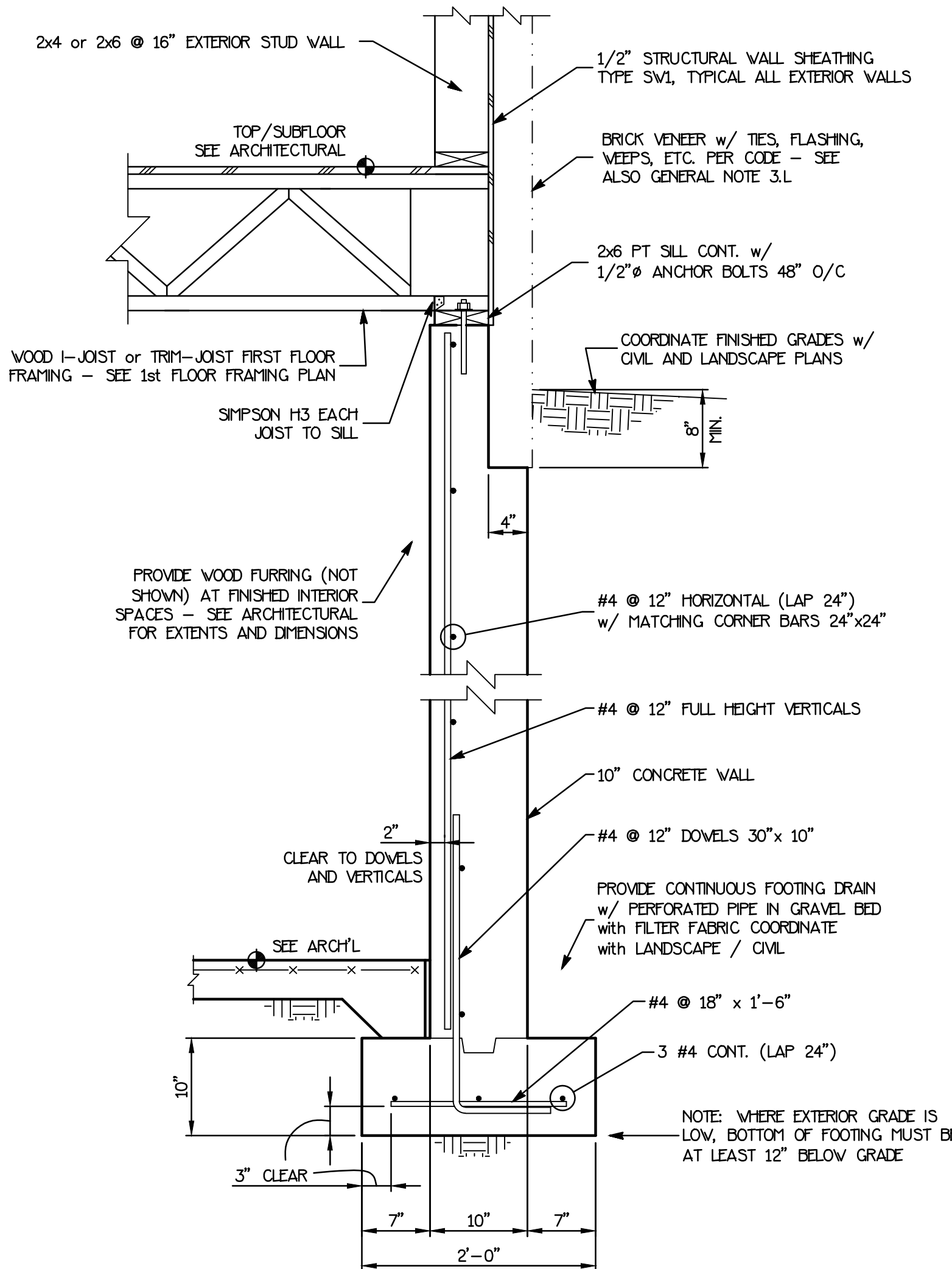
SECTION TYPICAL EXTERIOR WALL AT TURN DOWN SLAB & FOOTING 1 S1.1 1" = 1'-0"

NOTES:

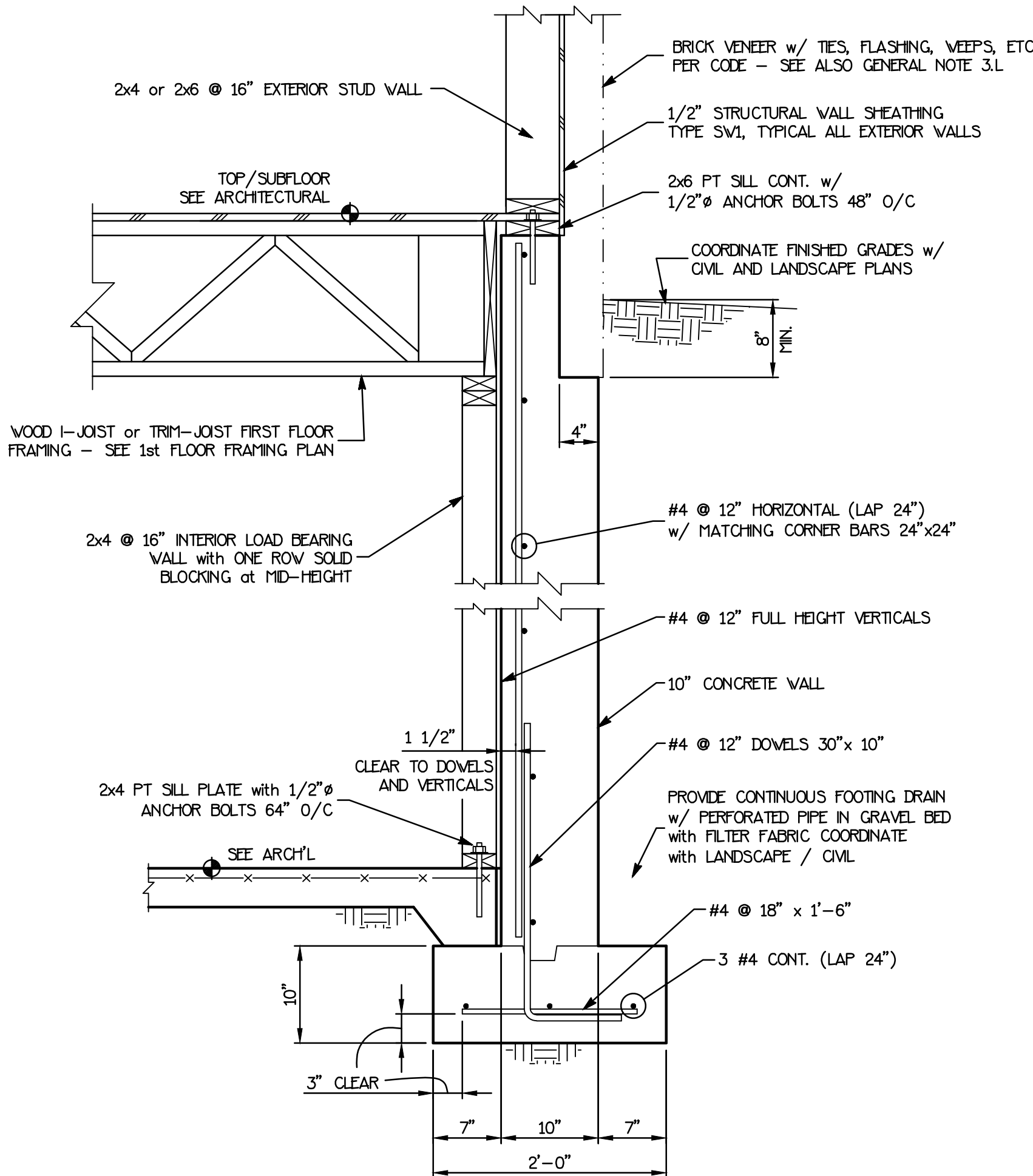
1. TYPICAL EXTERIOR WALL STRUCTURAL SHEATHING TYPE SV1: 1/2" APA RATED SHEATHING, EXPOSURE I w/ 8d NAILS 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING BETWEEN STUDS BEHIND ALL HORIZONTAL JOINTS IN SHEATHING AND FASTEN BOTH PANELS TO BLOCKING w/ 8d NAILS 6" O/C.
2. 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.



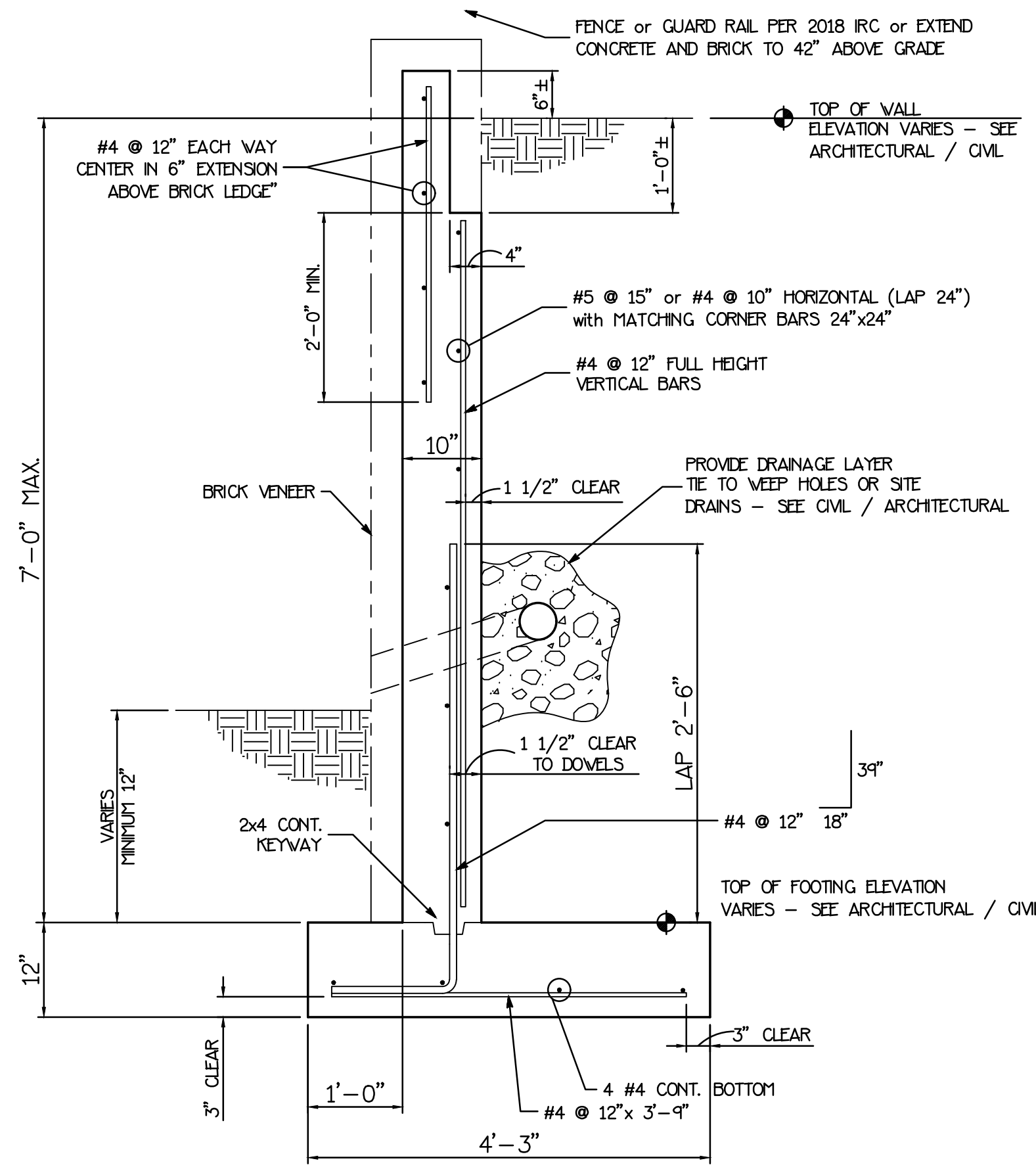
SECTION TYPICAL 24" GRADE BEAM AT INTERIOR LOAD BEARING WALL 2 S1.1 3/4" = 1'-0"



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



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

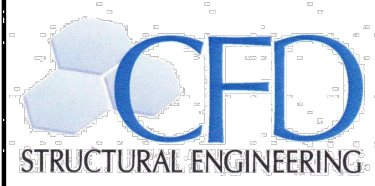


SECTION CONCRETE RETAINING WALL USE FOR WALLS UP TO 7' TALL 5 S1.1 NOT TO SCALE

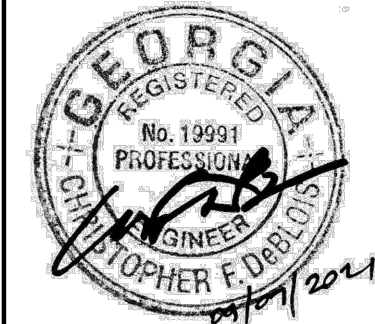
RELEASED FOR CONSTRUCTION

#	Date

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



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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

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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



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.

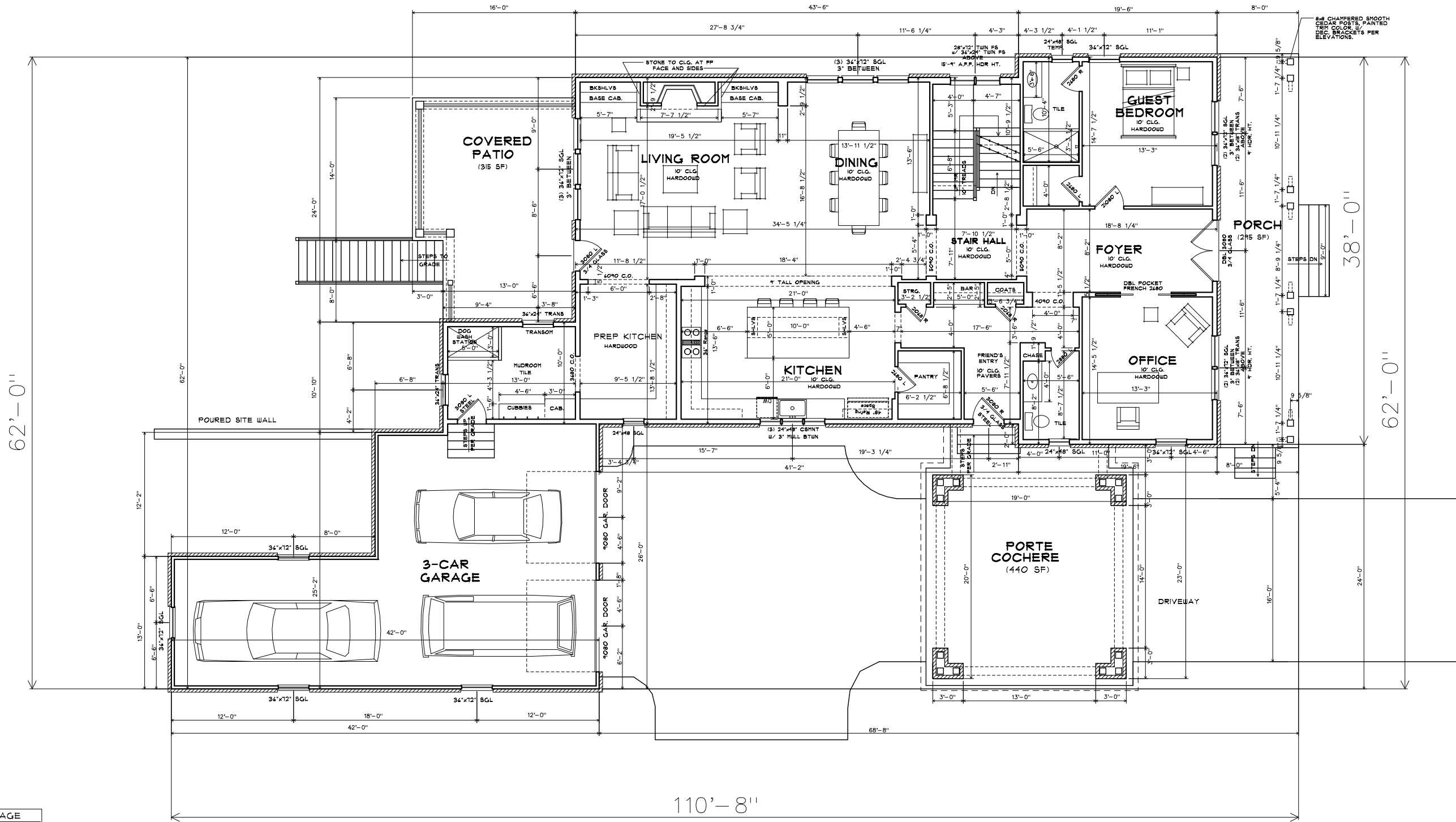
ALPHARETTA, GA 30009

PROJECT ADDRESS

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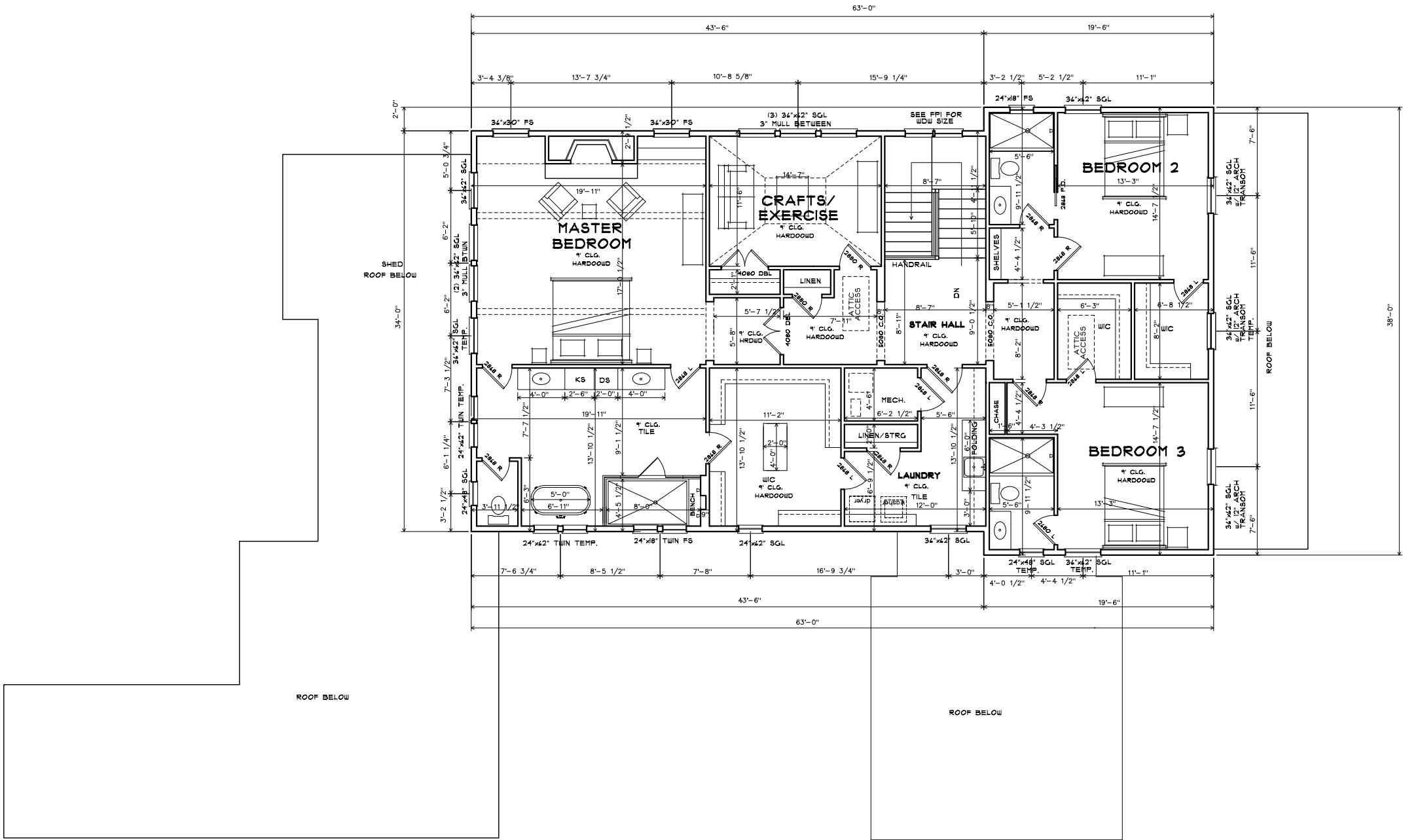
SHEET

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

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CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



3ELKS
DESIGN

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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

BRADY RESIDENCE

LOT 02

201 MARETTA ST.

ALPHARETTA, GA 30009

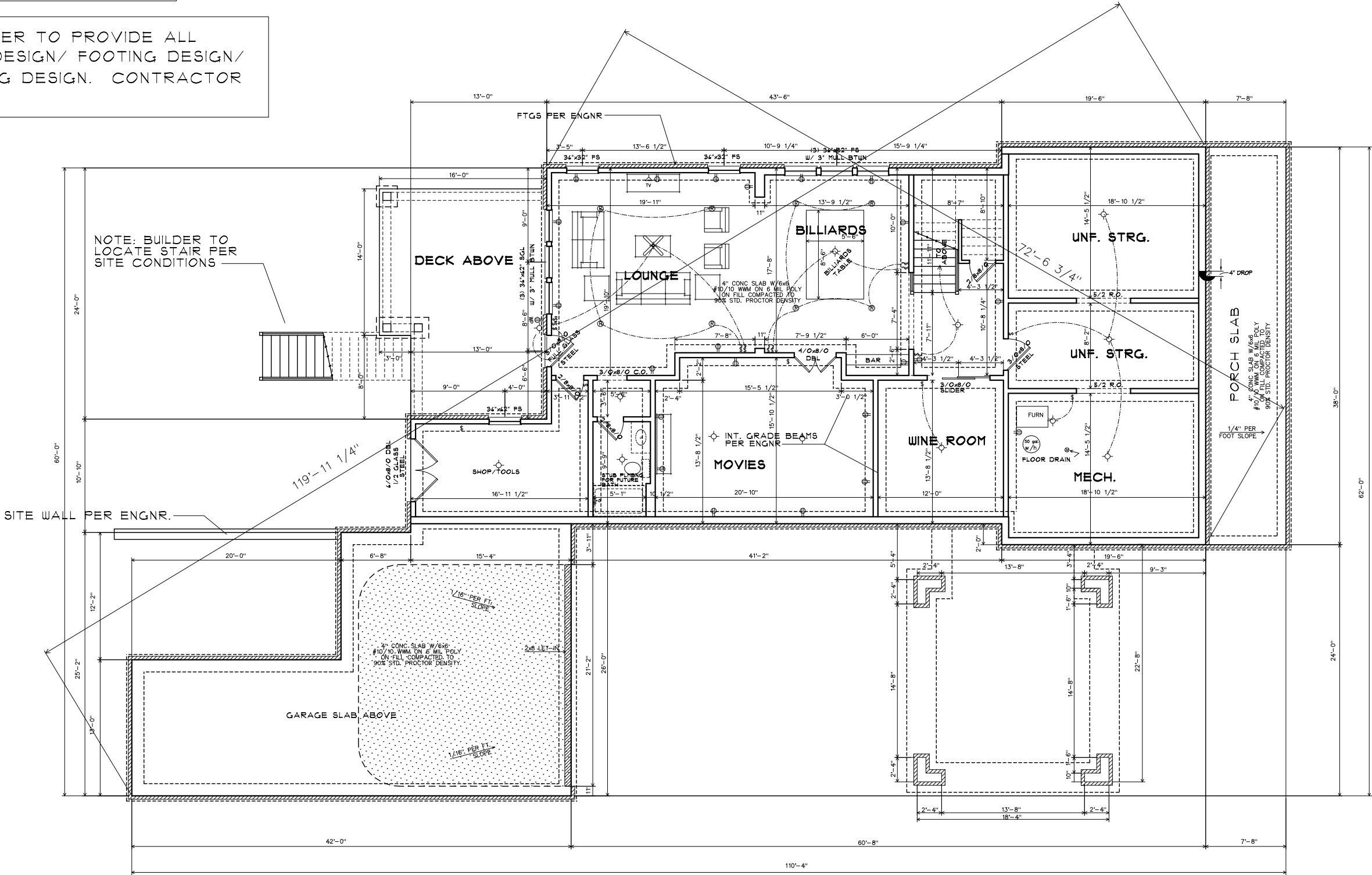
PROJECT ADDRESS

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

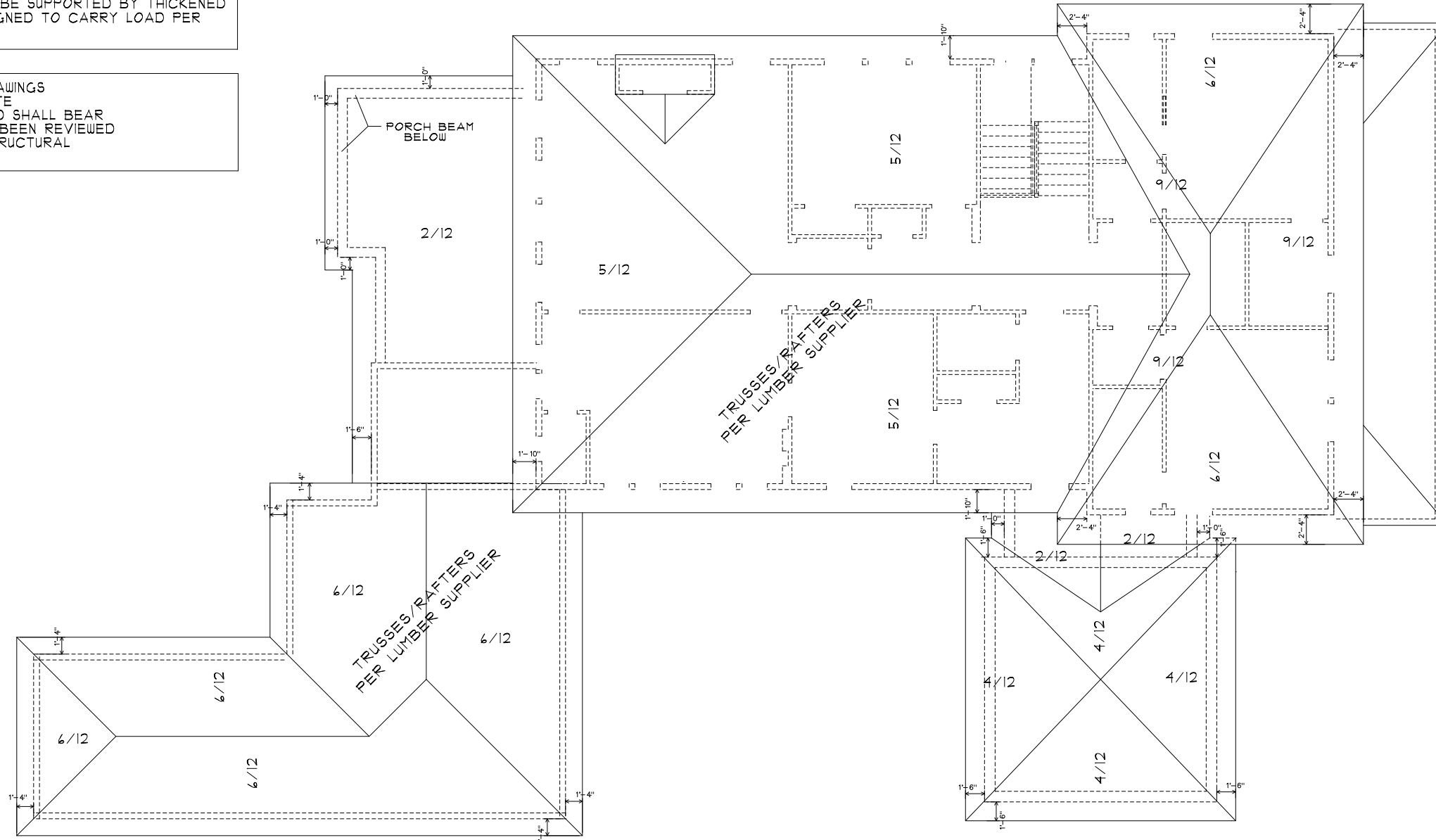
TERRACE FLOOR PLAN		
SHEET NAME		
11.06.21	PERMIT SET	
DATE	CURRENT PHASE	

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

A1.3	SHEET
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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
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

ROOF PLAN	
SHEET NAME	
11.06.21	PERMIT SET
DATE	CURRENT PHASE

BRADY RESIDENCE

LOT 02

201 MARIETTA ST.

ALPHARETTA, GA 30009

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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



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
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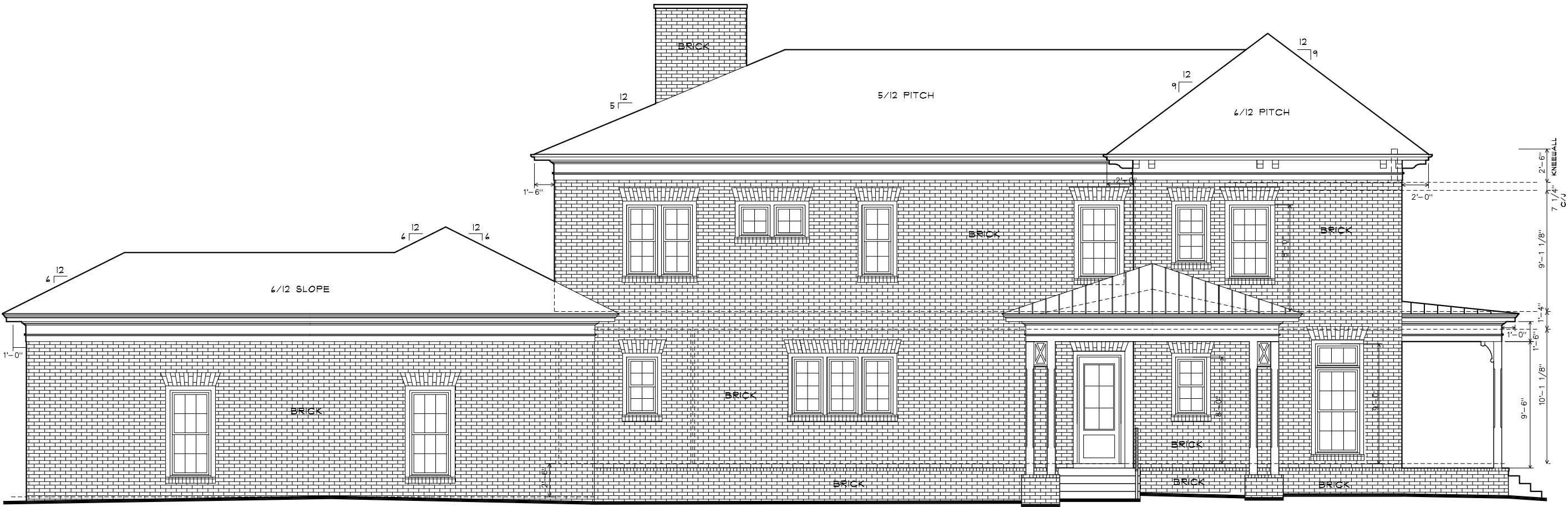
A1.5	SHEET
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NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



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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		
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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		

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
3.27.21	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

RIGHT ELEVATION

SHEET NAME

T	S
H	N
E	V
S	E
R	O

CURRENT PHASE

BRADY RESIDENCE
LOT 02
201 MARIETTA ST.
ALPHARETTA, GA 30008

PROJECT ADOBE

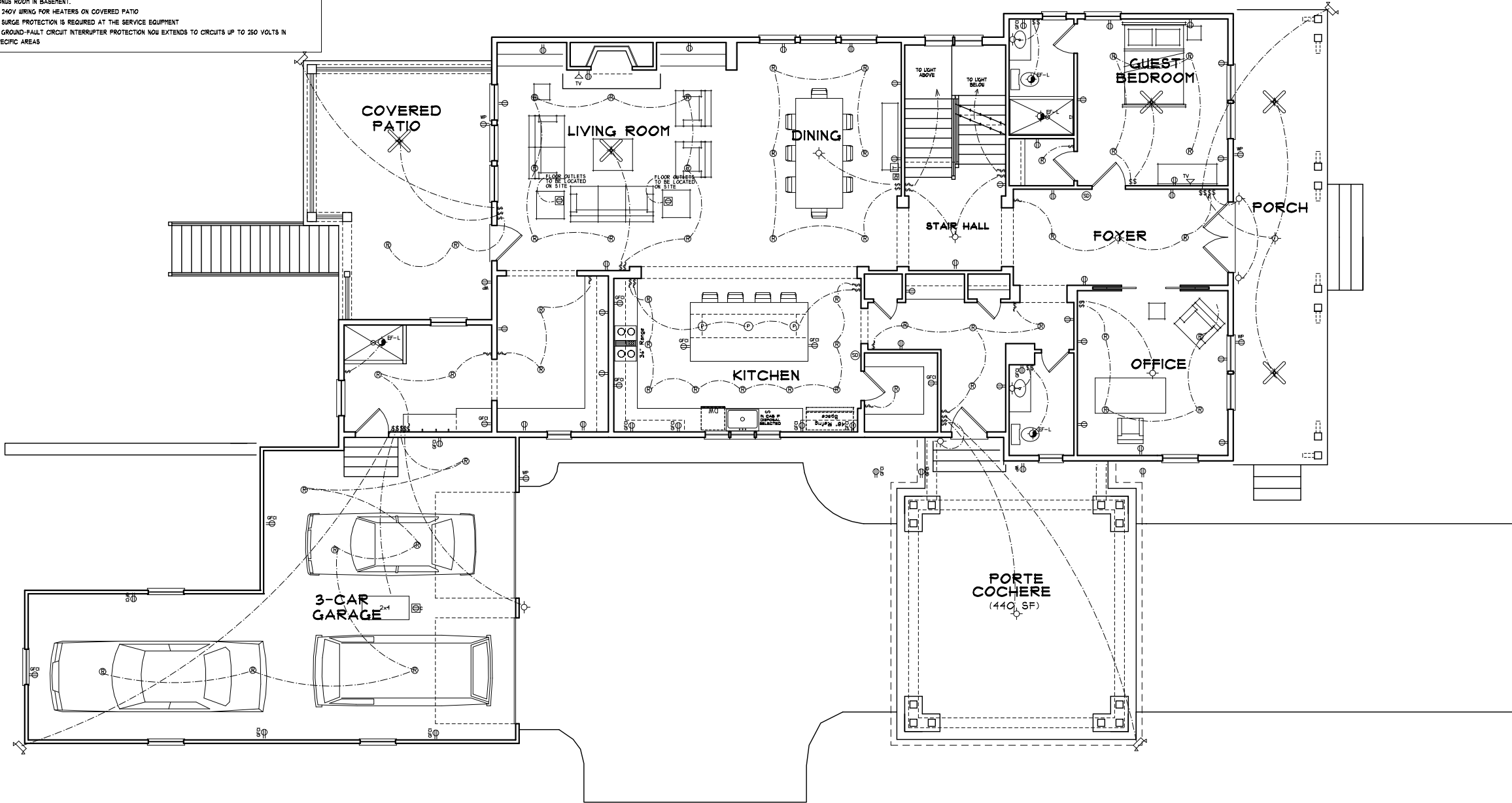
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RELEASED FOR CONSTRUCTION

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 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:
- ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES
 - ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND BE AUDIBLE IN ALL SLEEPING AREAS.
 - 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.
 - 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.
 - LOCATE OUTLETS IN BASEBOARDS IN DINING ROOM, FRONT ENTRY HALL, AND STUDY.
 - PRE-WIRE FOR 2 PENDANTS OVER KITCHEN ISLAND, REFER TO PLAN
 - BRACE FOR FAN/LIGHT IN FAMILY ROOM, MASTER BEDROOM, AND BONUS ROOM IN BASEMENT
 - 5" CANS w/ LED BULBS THROUGHOUT
 - WIRE BOXES FOR KITCHEN AND BUTLER'S PANTRY COUNTER OUTLETS
 - DOORBELL CHIME AT FIRST AND SECOND FLOOR
 - SECURITY SIREN AT FIRST AND SECOND FLOOR
 - 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
 - CAT4 AND COAX COMBO DATA JACKS IN ALL BEDROOMS AND AT A/V LOCATIONS IN FAMILY ROOM AND BONUS ROOM IN BASEMENT.
 - 240V WIRING FOR HEATERS ON COVERED PATIO
 - SURGE PROTECTION IS REQUIRED AT THE SERVICE EQUIPMENT
 - GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION NOW EXTENDS TO CIRCUITS UP TO 250 VOLTS IN SPECIFIC AREAS



3ELKS
DESIGN

REVISIONS

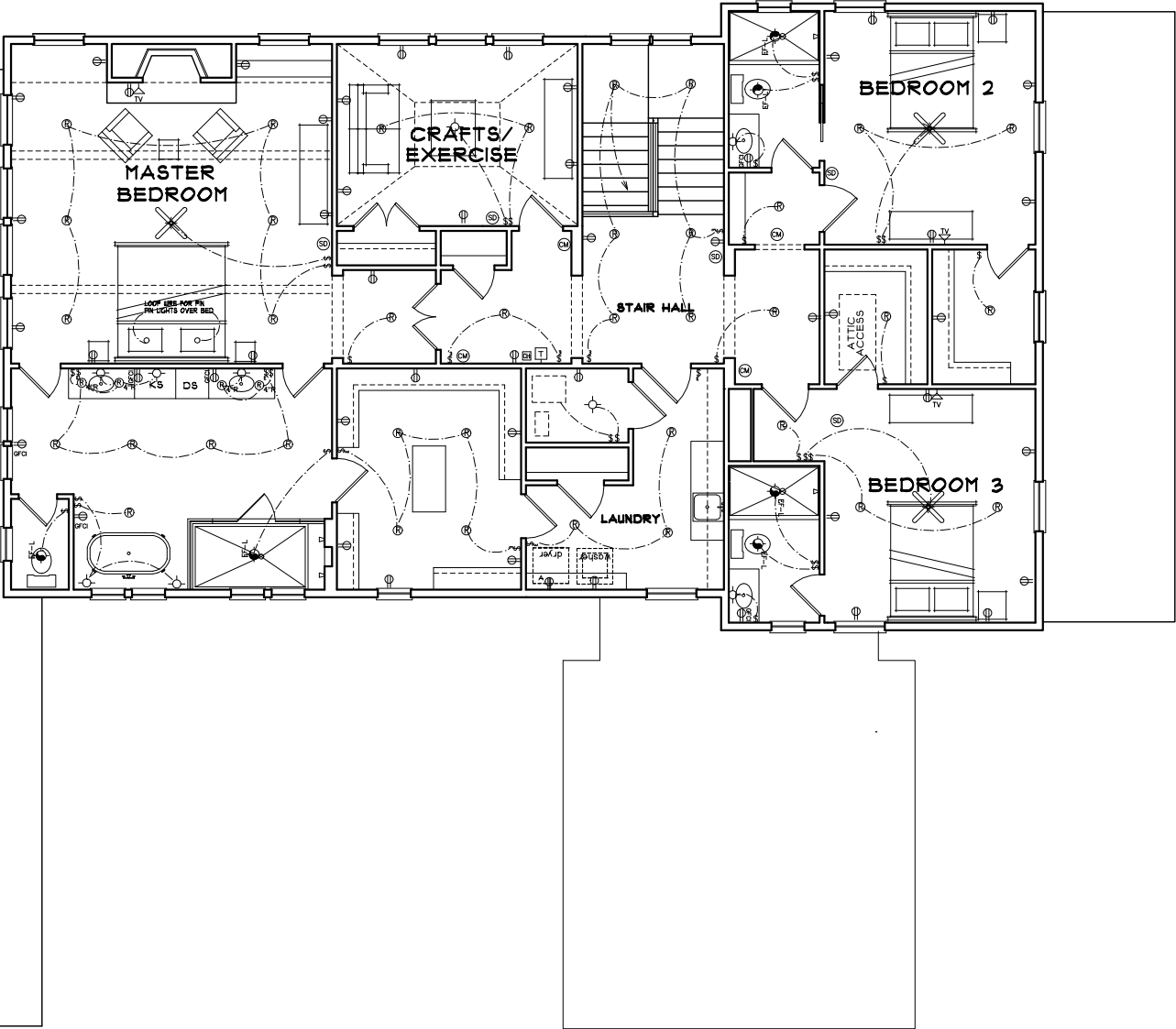
DATE	NO.	DESCRIPTION
3.21.21	1	CONCEPT
4.26.21	2	ELEVS
10.10.21	3	PERMIT SET
11.06.21	4	REVS

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

A1.9	BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009		FIRST FLOOR ELEC.	
			SHEET NAME	
			11.06.21	PERMIT SET
	SHEET	PROJECT ADDRESS		DATE

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

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

SECOND FLOOR ELEC.	SHEET NAME	PERMIT SET	CURRENT PHASE
		11.06.21	DATE
BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	PROJECT ADDRESS		
A110	SHEET		



REVISIONS

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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

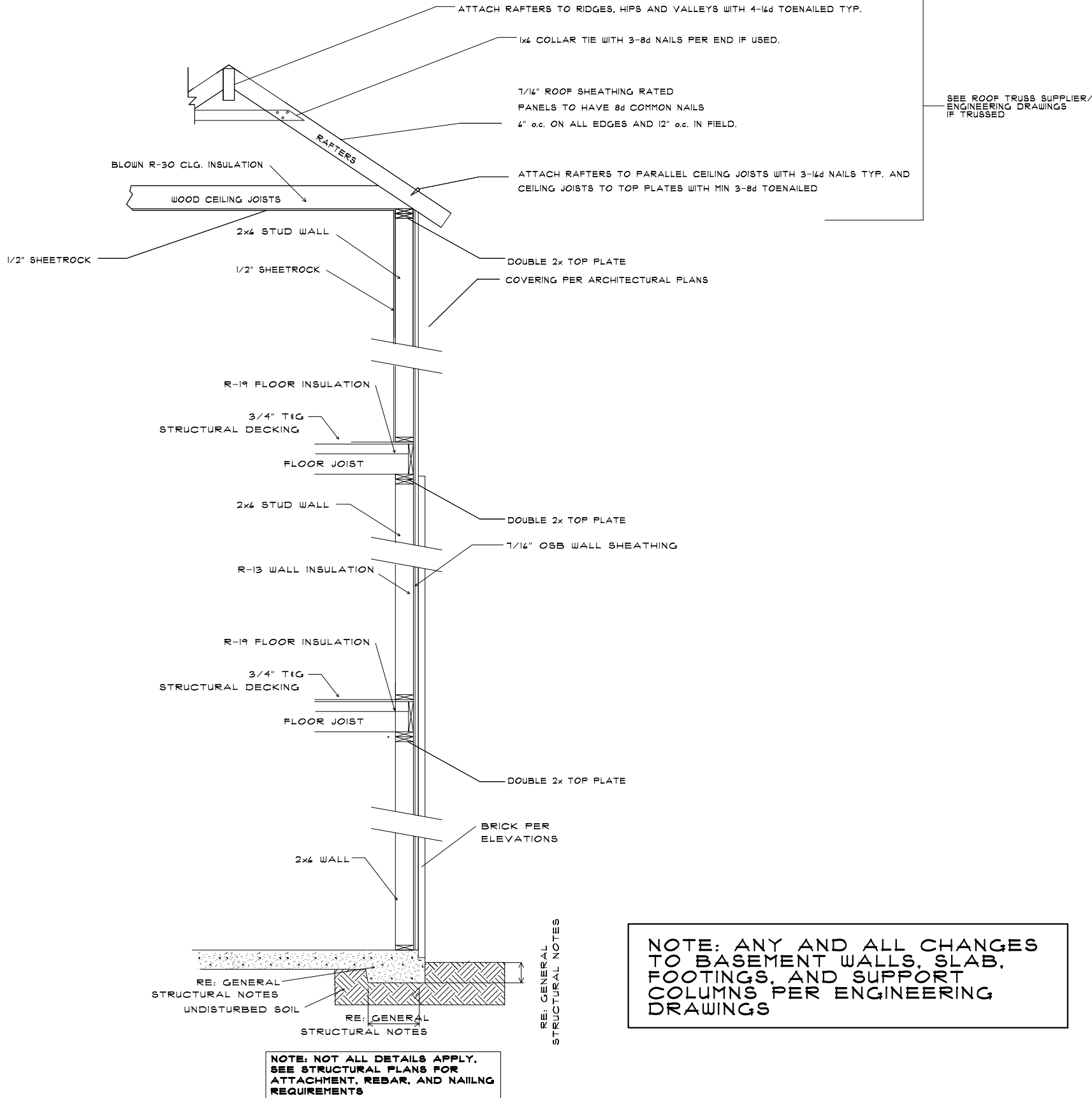
201 MARIETTA ST.

ALPHARETTA, GA 30009

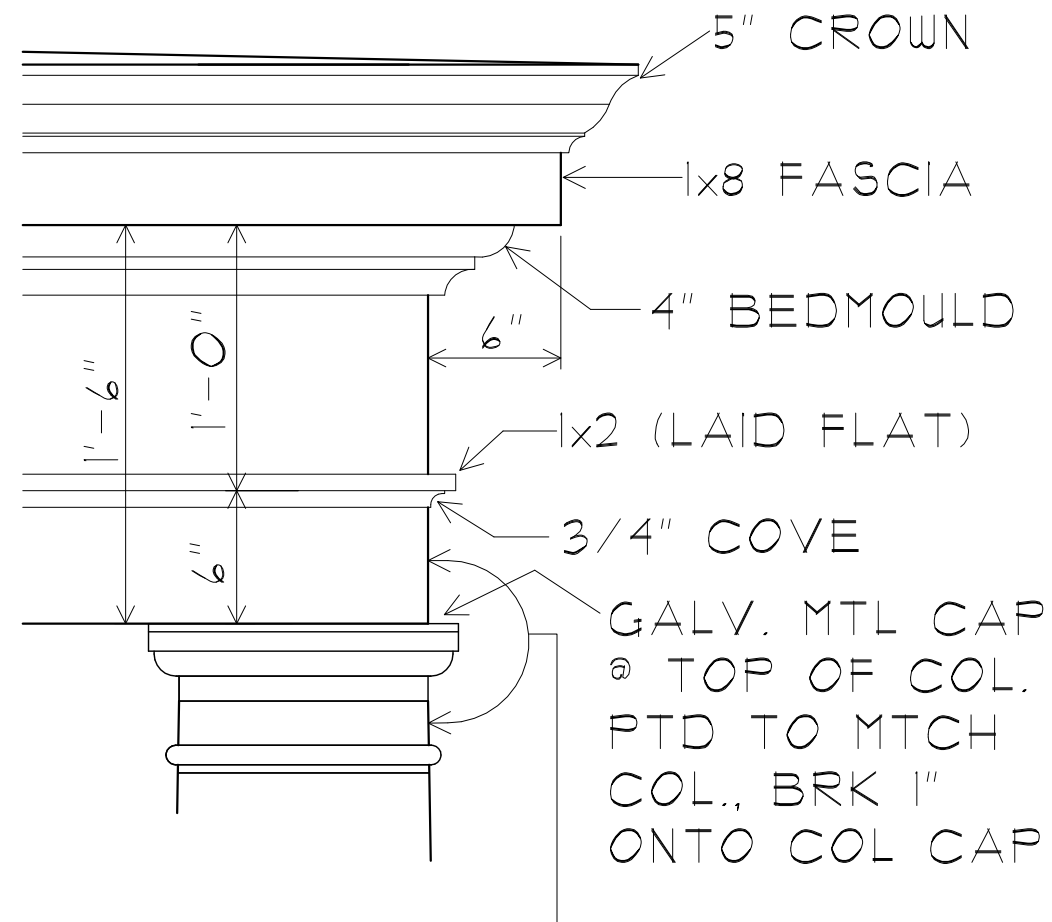
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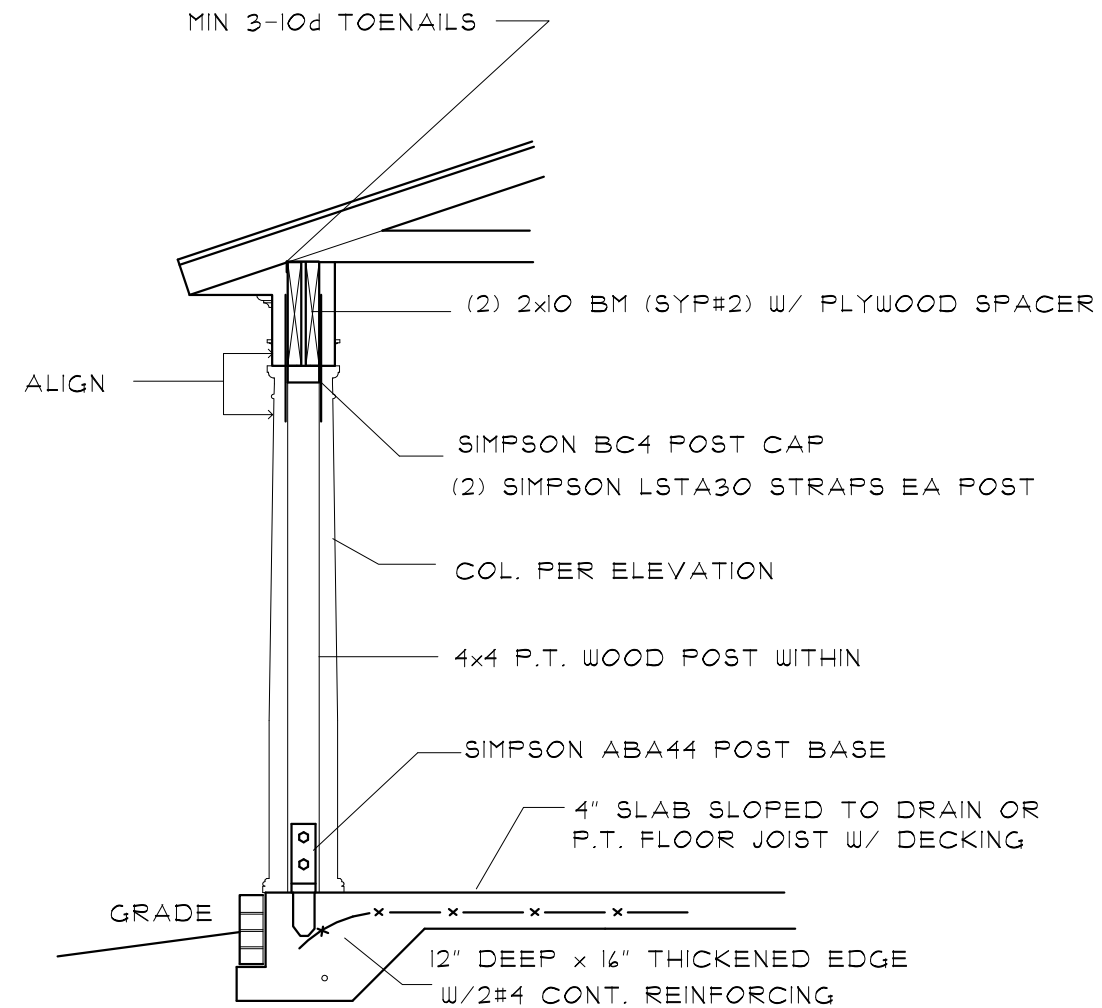
SHEET



TYP. PORCH DETAIL



EDGE OF BOX BEAM
ALIGNED w/ THROAT
OF COLUMN



TYPICAL DECK/PORCH SECTION



REVISIONS

DATE	NO.	DESCRIPTION
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10.10.21	3	PERMIT SET
11.06.21	4	REVS

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

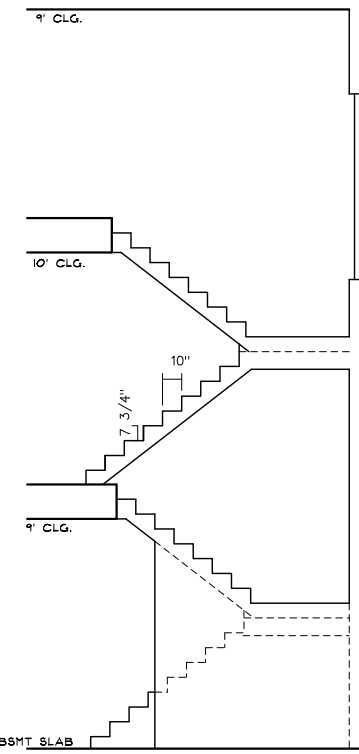
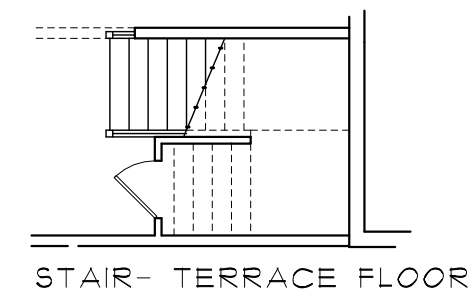
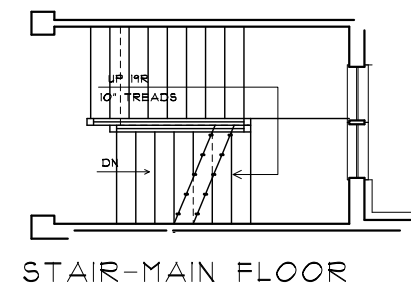
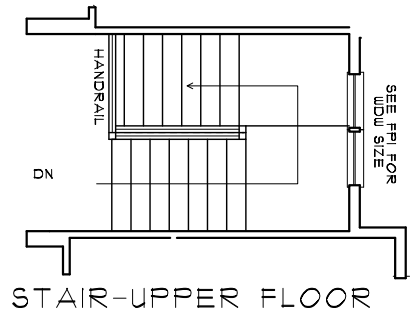
PORCH DETAILS	SHEET NAME	PERMIT SET	CURRENT PHASE
		11.06.21	DATE

BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	PROJECT ADDRESS
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A1.12

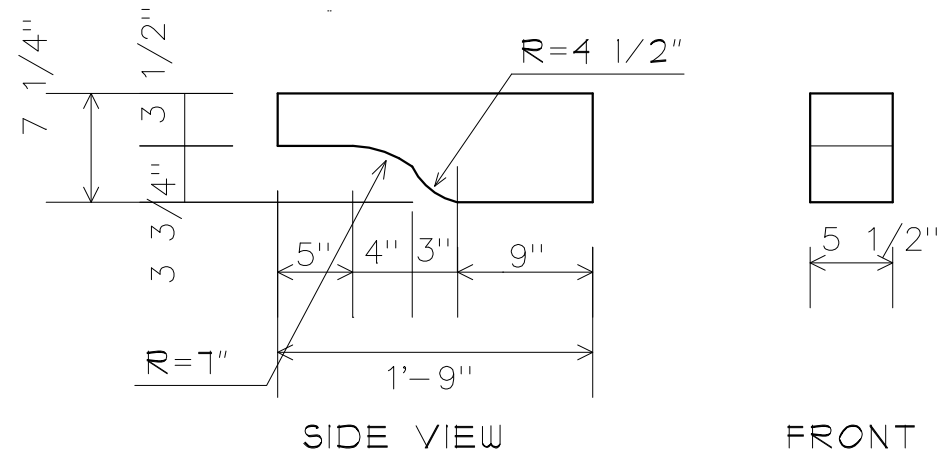
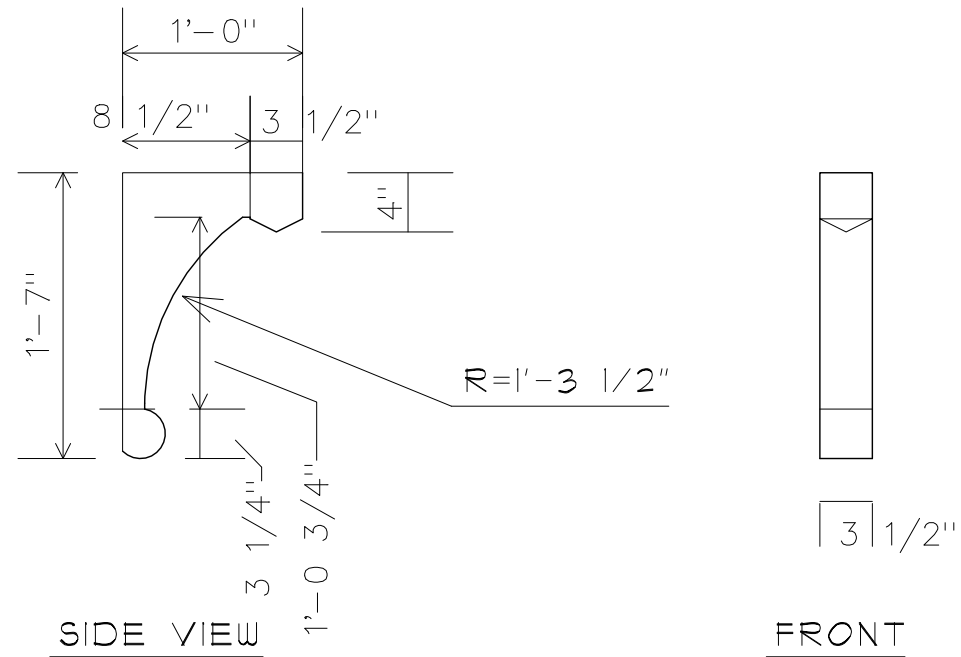
SHEET

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
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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
	11.06.21		

BRADY RESIDENCE LOT 02 201 MARIETTA ST. ALPHARETTA, GA 30009	PROJECT ADDRESS
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A1.13	SHEET
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RELEASED FOR CONSTRUCTION

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 HYP 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