DESIGN REVIEW BOARD
JUNE 17, 2022

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

I. MEETING ANNOUNCEMENTS

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

II. WORKSHOP

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of May 20, 2022**

VIII. PUBLIC HEARING

1. **DRB220023 Texaco 2190 Old Milton Pkwy**
   review new changes to exterior and signage
2. **DRB220026 Surreal 92 Milton Ave # 300**
   review signage
3. **DRB220024 Amazing Dev Partners C-Store 9900 Westside Pkwy**
   review new construction
4. **DRB220028 First Watch 5035 Windward Pkwy**
   review exterior changes
5. **DRB220029 Georgia Banking Company 5225 Windward Pkwy**
   review exterior paint and signage
6. **DRB220027 Connor's Steak and Seafood 5045 Windward Pkwy**
   review exterior changes
7. **DRB220030 A & A Chapman Holdings 152 Marietta Street**
   New construction
8. **DRB220031 Luci's Steakhouse 5805 Windward Pkwy**
   review exterior paint

IX. ADJOURNMENT

Design Review Board Meeting
May 20, 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 8:41 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for May 20, 2022.
- Chairman Kramer adjourned the workshop at 9:00 and called for a short recess.

III. CALL TO ORDER

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

IV. ROLL CALL

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

- Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from April 22, 2022.

❖ Board Member Owens offered a motion to approve the meeting minutes of April 22, 2022.

- Board Member Rhodes seconded the motion.
- The motion was approved unanimously (7-0).

VIII. PUBLIC HEARING

A. DRB220025 / Viva Chicken / 11760 Haynes Bridge Road

- The applicant came forward to present this item.
  - Viva Chicken is a Peruvian chicken joint.
  - The signs will have halo lighting.
  - The square footage is up to code.
  - We are asking for two signs.
  - The applicant did not provide a color sample.
  - The returns are black.
  - The patio will eventually have some kind of enclosure.
- The Design Review Board discussed the following:
  - Why was the mural taken off? It's not for this board's review.
  - I think the orange looks great. It will pull the attention.
  - I like how it adds a little dimension on the monument sign.
  - I'm not opposed to the color, but the sign itself needs some interest.
  - Is this the standard brand image you developed? Yes.
  - What if you put a faux shadow behind the letters to bring life to it?

Public Comment:

- There were no public comments for this item.

❖ Board Member Rocco offered a motion to approve the two building signs and monument sign as presented.

- Board Member Corkill seconded the motion.
- The motion was approved 6-1, with Chairman Kramer opposed.

B. DRB220021 / Bed Bath & Beyond / 6050 North Point Parkway

- The applicant came forward to present this item.
    - We are proposing a change of colors and change of some materials.
    - The material behind letters currently is a tile.
    - We are proposing to remove the tile and continue the existing EFIS.
    - We will also freshen up the letters.
    - All of it will be the same color.
    - We provided some samples of other stores with the similar concept.
    - The last tenant bricked the storefronts.
    - The water table is not being painted.
- The Design Review Board discussed the following:
    - The paint color changes are just what we can see in the pictures, right? Yes. The texture will be different.
    - I like the blue color change, but it seems like a little too much in the front.
    - The examples you showed are simpler than this one.
    - None of the other tenants have wrapped their front in a bright color like this.
    - The brick will look odd if it's not updated as well.
    - If we're changing the front, what do you do with the cornice that continues their part of the building?
    - Are you okay with it ending where it's proposed? Yes.
    - The gray color should be brought down to the brick.
    - I'd like to minimize the amount of blue we're seeing.

Public Comment:

- There were no public comments for this item.
    - ❖ Board Member Owens offered a motion to approve the application of the colors as presented, but:
        1. The blue will be taken off the cornice and off the upper portion of the columns and keep it as a rectangle between the columns and below the cornice.
            - Board Member Corkill seconded the motion.
            - During the motion, the following was discussed by the Board:
                - Are you saying a larger portion goes to blue? Correct, the full rectangle.
                - Are those separate panels? Yes.
                - Is this something the applicant would agree with? I understand your points and would have to go back to the client to discuss.
                - What happens to the paint scheme as it goes around that blue?
                - I would presume within the motion that the colors that are proposed would be

expanded to replace the blue in the cornice.

- Maybe the motion should be withdrawn , and the presenter takes that back to the applicant to discuss.
- We found a store where the blue is only behind the letters.
- The lower area that spans between the colors- that could also be one of your other colors. It needs that kind of visual support.
- We're okay with the colors, we would just like to see a different format.
- The elevation makes the words seem centered. Would you reposition the words if you wanted all the blue?

❖ Board Member Owens offered a motion to withdraw the previous motion.

- Board Member Corkill seconded the motion.

❖ Board Member Owens offered a motion to defer the item.

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a short recess at 9:49 a.m.

Chairman Kramer called the meeting to order at 9:55 a.m.

C. DRB220023 / Texaco / 2190 Old Milton Parkway

- The applicants came forward to present this item.
  - We are changing the Valero to a Texaco.
  - We proposed a beige canopy.
  - Aluminum Composite Material (ACM) – around the canopy and building facial.
  - All ACM comes in gloss and is a painted finish from the factory.
  - The darker grey will be the coating at the bottom of the building.
  - The brick around the monument sign will be a darker grey.
  - The building color is medium gray.
  - I don't think the car wash will go back to a car wash, but we will make it blend in with the building.
  - The gas dispensers will get replaced with new ones.
  - The dispensers will be non-illuminated.
  - We are adding additional bushes, and we conducted a tree study.
  - The monument sign will be flood illuminated.
  - The sign is on the property line.
  - It is currently set on concrete, but we are proposing a brick face.

- The Design Review Board discussed the following:
    - Is there a reason you're not going black and red? We were told by the City we couldn't do that.
    - What have we done for Shell? It's white but has minimal red.
    - Texaco wants black and red together if approved, not one or the other.
    - RaceTrac and QT both have red, and they're very close to this location.
    - I'm not opposed to black and red; it just needs to be tasteful.
    - What if the Texaco words were red? Texaco wouldn't allow that because they only have white letters.
    - The beige doesn't work.
    - What if the canopy was grey and had black with a red stripe? I'm looking for muted with accent.
    - I think the canopy needs to be all one color.
    - The stone can be brought all the way down if need be.
    - Put the canopy and the building together in one picture for the future so we can see it all at once
    - If the lighting is changing, I'd like to see what the spillover is onto the street. We can bring a sample.
    - The landscaping presented for the front is way underdone.
    - There should be a dense hedge row – maintainable height of about 3 feet.
    - The sign doesn't need to have the wood grain – it's more about the stacking of materials.
    - If you are changing the building to stone, I would like to see the sign have the same stone.

Public Comment:

- There were no public comments for this item.
    - ❖ Board Member Rocco offered a motion to defer the elevations and materials as presented today.
        - Board Member Owens seconded the motion.
        - The motion was approved unanimously (7-0).
    - ❖ Board Member Corkill offered a motion to defer the landscaping based on today's comments.
        - Board Member Palmer seconded the motion.
        - The motion was approved unanimously (7-0).

D. DRB220022 / Village Park Phase II / 11940 Alpharetta Highway

- The applicants came forward to present this item.
    - We are going to demolish the existing structure, which is the Alpharetta Business Center.
    - We're trying to make it to where the site is consistently working.
    - The elevations shown are of the east, west, and south portions of the site.
    - Taking all elements and materials from the phase 1 design. We want cohesiveness.
    - The parking deck from Highway 9 is not noticeable.

- We are tying in a pedestrian bridge that will span over the road.
- We are trying to frame up the architecture and give a nice street presence with the landscaping.
- We want to give a lot of canopy.
- Next door had sugar maples as their street trees, so we pulled that across.
- It's more heavily planted because the front is all turf, which crunches our plants.
- There is parking and a sidewalk on the east side with some trees.
- On the west side, there are some magnolias, wax myrtle, oaks.

- The Design Review Board discussed the following:
  - Will it be an open or closed deck? More than likely it will be a closed deck.
  - 45% of the building will be stone.
  - Are there any supply issues in getting the same materials? No.
  - Will there be a bakery on the south side? It's currently a space that is to be defined. We would come back for signage once it's determined.
  - The elevation is showing some awning on the top – is that still the plan? Yes. It would be a dark metal to match the windows.
  - Are you planting things that will survive the shade under the trees?
  - I would not want you to match something if you don't believe it's the right tree.
  - How big are the utility boxes? 6 x 6.
  - Everything behind the canopy, is it shade tolerant? We had to space the trees out, so I don't think we will have as much shade.
  - We can thin out the landscaping some if need be.
  - Why do you not want a lot of the landscaping? It just comes down to the survivability.
  - How much impact will DOT's work have on the south side? I don't think it will impact us much; we aren't planting until 2023.
  - Boxes are made of concrete, and they are open at the bottom.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Palmer offered a motion to approve the elevations and materials as presented today.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (7-0).
  - ❖ Board Member Owens offered a motion to approve the landscaping as presented today, keeping in mind the discussions we've had.
    - Board Member Rhodes seconded the motion.
    - During the motion, the following was discussed by the Board:
      - Do we need direction on the boxes or on the tree street scape? No, but I'll send a note

to David Shostak, the City Arborist, that he needs to review that as well.

- The motion was approved unanimously (7-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 11:43 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

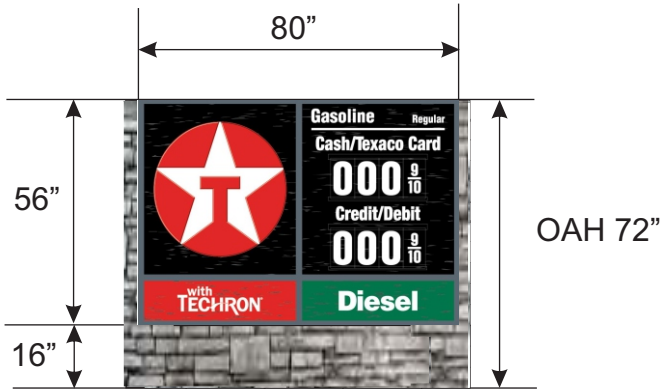
Existing Sign Structure
(to be removed)



(Scale: 1/4” = 1’)

Proposed New Sign
(using existing footing)

Total Area of Proposed Sign = 31.11 SF



HDU sign faces to be mounted directly onto the brick base.

Sign will be externally illuminated by flood lights installed at base of sign.

The Neon Zone Inc. dba
NZI services since 1989
1893 Talking Rock Rd., Jasper, GA
Ph: 706.253.3033 Fax: 706.253.3036
Email: NZIoffice@neonzoneonline.com

CONFIDENTIAL MATERIAL

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Customer: Cary Oil
Site No.:
Location: 2190 Old Milton Pkwy., Alpharetta, GA 30004
Drawn By: J. Adams
Date: 1/18/2022
Scale: As Spec’d
Job No:
Zoning Jurisdiction: City of Alpharetta

Rev #	Description	Rev. Date	By
A			
B			
C			
D			
E			

Existing Canopy



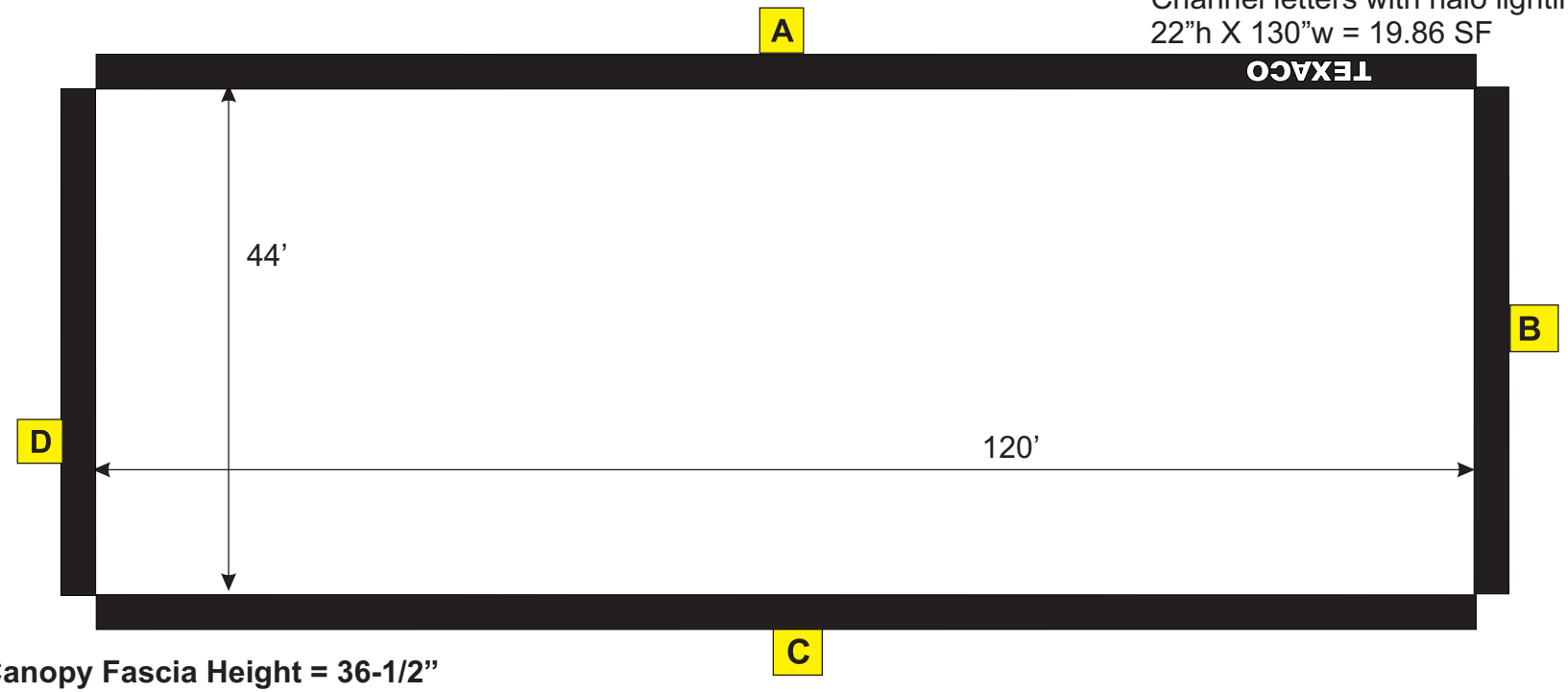
Aerial View of Site



Gas Canopy Fold Out View

(Scale: 1/16” = 1’)

Channel letters with halo lighting
22”h X 130”w = 19.86 SF



Canopy Fascia Height = 36-1/2”

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A			
B			
C			
D			
E			

Proposed Building Image



Proposed Car Wash Image



Wall Sign

Surreal reverse aluminum channel letters with 5000K white LED halo illumination on painted aluminum backing with raised border. Sign fastened to wall with non corrosive 3/8" masonry anchors. Electric Circuit to sign by Client's Electrician

50'-0" Store Front



Colors and Finishes

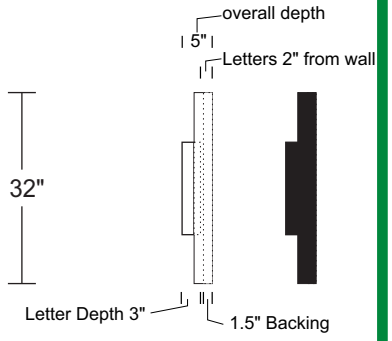
- Black
- White

Sign Area = 27.55 Sq Ft

Front View



Side View



Scale: 3/8" = 1'-0"

PREPARED BY:
RELIABLE SIGNS, LLC
770-754-0605

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Design Review Board Hearing Application And Filing Procedures

UPDATED: February 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
- ☐ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

Filing Deadlines And Meeting Schedule

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

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

Filing Deadlines	Meeting Schedule
January 04, 2021	January 15, 2021
February 01, 2021	February 18, 2021
March 01, 2021	March 19, 2021
April 01, 2021	April 16, 2021
May 3, 2021	May 21, 2021
June 01, 2021	June 18, 2021
July 01, 2021	July 16, 2021
August 02, 2021	August 20, 2021
September 01, 2021	September 17, 2021
October 01, 2021	October 15, 2021
November 01, 2021	November 19, 2021
December 01, 2021	December 17, 2021

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Amazing Development Partners

Location Address: 5950 Live Oak Parkway, Suite 210

Mailing Address: 5950 Live Oak Parkway, Suite 210

City: Norcross State: GA Zip Code: 30093 -

Contact For All Notifications: Sal Ajani

Contact Telephone: 404 - 905 - 2117 Mobile Telephone: 404 - 229 - 6980

Fax: - - Email: sal@theamazingenergy.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: The Peachtree Corners East Group, LP

Physical Address: 400 Northridge Road, Suite 255

Mailing Address: 400 Northridge Road, Suite 255

City: Sandy Springs State: GA Zip Code: 30350 -

Owner Telephone: 770 - 417 - 8800 Contact Fax: 770 - 417 - 8819

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): The Peachtree Corners East Group, LP Date: 10/21/21

Owner Signature: [signature]

Property Information:

Address (If Assigned) : 9900 Westside Parkway, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 248006520522

Land Lot(s): 652, 653 District: 1 Section: 2

Existing Zoning of Property: CUP/Cousins Master Plan Pod I Existing Uses of Property: undeveloped

CUP (Community Unit Plan) and part of the Cousins Master Plan Pod I

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: 10/21/2021

Print Form

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 652 AND 653, IN THE 1ST DISTRICT, IN THE 2ND SECTION, IN FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8–INCH CAPPED REBAR SET AT THE MITERED INTERSECTION OF FORMED BY THE NORTHWESTERLY RIGHT OF WAY OF WESTSIDE PARKWAY (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF ENCORE PARKWAY (HAVING A 85 FOOT, PUBLICLY DEDICATED RIGHT OF WAY), SAID 5/8–INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF WESTSIDE PARKWAY AND CONTINUING ALONG SAID RIGHT OF WAY OF ENCORE PARKWAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 24 MINUTES 18 SECONDS WEST A DISTANCE OF 50.23 FEET TO A 5/8–INCH CAPPED REBAR SET; NORTH 47 DEGREES 56 MINUTES 02 SECONDS WEST A DISTANCE OF 55.34 FEET TO A 5/8–INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 227.00 FEET, WITH AN ARC DISTANCE OF 292.62 FEET, WITH A CHORD BEARING NORTH 11 DEGREES 00 MINUTES 12 SECONDS WEST, AND A CHORD DISTANCE OF 272.78 FEET TO A 5/8–INCH CAPPED REBAR SET; NORTH 25 DEGREES 55 MINUTES 40 SECONDS EAST A DISTANCE OF 227.86 FEET TO A 5/8–INCH CAPPED REBAR SET; ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 423.00 FEET, WITH AN ARC DISTANCE OF 248.87 FEET, WITH A CHORD BEARING NORTH 09 DEGREES 04 MINUTES 22 SECONDS EAST, AND A CHORD DISTANCE OF 245.30 FEET TO A 1/2–INCHREBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF ENCORE PARKWAY SOUTH 89 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 44.19 FEET TO A 1/2–INCH REBAR FOUND; THENCE SOUTH 11 DEGREES 30 MINUTES 56 SECONDS WEST A DISTANCE OF 278.92 FEET TO A 5/8–INCH CAPPED REBAR SET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS WEST A DISTANCE OF 23.30 FEET TO A 3/8–INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 32 MINUTES 14 SECONDS WEST A DISTANCE OF 209.80 FEET TO A 1/2–INCH REBAR FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 247.73 FEET TO A 1/2–INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT OF WAY OF WESTSIDE PARKWAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF WESTSIDE PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1560.00 FEET, WITH AN ARC DISTANCE OF 4.21 FEET, WITH A CHORD BEARING SOUTH 14 DEGREES 22 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 4.21 FEET TO A POINT; SOUTH 25 DEGREES 39 MINUTES 33 SECONDS WEST A DISTANCE OF 6.57 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.12 FEET, WITH AN ARC DISTANCE OF 25.07 FEET, WITH A CHORD BEARING SOUTH 26 DEGREES 01 MINUTES 37 SECONDS WEST, AND A CHORD DISTANCE OF 25.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 62 DEGREES 02 MINUTES 36 SECONDS WEST A DISTANCE OF 3.08 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 27 DEGREES 58 MINUTES 39 SECONDS WEST A DISTANCE OF 6.50 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 61 DEGREES 06 MINUTES 14 SECONDS EAST A DISTANCE OF 3.13 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.12 FEET, WITH AN ARC DISTANCE OF 170.95 FEET, WITH A CHORD BEARING SOUTH 36 DEGREES 04 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 170.36 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 44 DEGREES 17 MINUTES 32 SECONDS WEST A DISTANCE OF 125.52 FEET TO A 5/8–INCH CAPPED REBAR SET, SAID 5/8–INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.078 ACRES (90,496 SQUARE FEET).

Design Review Board Review Criteria

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

Development will place the buildings toward the front of the property with two story building facades facing the main street, placing the fuel canopy behind the buildings. The buildings will adhere to the same character of the surrounding buildings, and the corner will have a plaza feature toward the intersection to create a visual appeal.

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.

- [x] Yes
- [ ] No

Shown on C06 View Corridor plan. All Roof Top Units (RTU) will be screened behind the proposed building parapets.

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).

Development will provide pedestrian sidewalks on all frontages; have ADA compliant access to all building doors and have a walkable feel to the project from all the neighboring residential.

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.

The buildings are designed as two-story buildings facing the streets directly with access to the streetscape pedestrian paths, have the fenestration required, and have a facade that matches the character of the area.

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.

The development will include a primary patio between the two buildings, as well as the lower patio at the front of the property. These are public civil spaces with benches to create an amenity for use by all the surrounding residential areas to have access to a neighborhood commercial retail setting.

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.

Development will include capturing all stormwater runoff. The primary parking and fueling area will be routed through oil/grit separator for Hot Spot treatment, then utilize underground sand filtration system before being stored in underground detention. The patio areas will be pervious pavers or pervious materials to create drainage and filtration within the hardscape, before being connected to underground detention.

LEGAL DESCRIPTION

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SAID TRACT OR PARCEL OF LAND CONTAINING 2.078 ACRES (90,496 SQUARE FEET).

GRAPHIC SCALE
40' 0 40' 80'
1 Inch = 40 Feet

GRID NORTH
GA WEST
(SURVEY NOTE 6)

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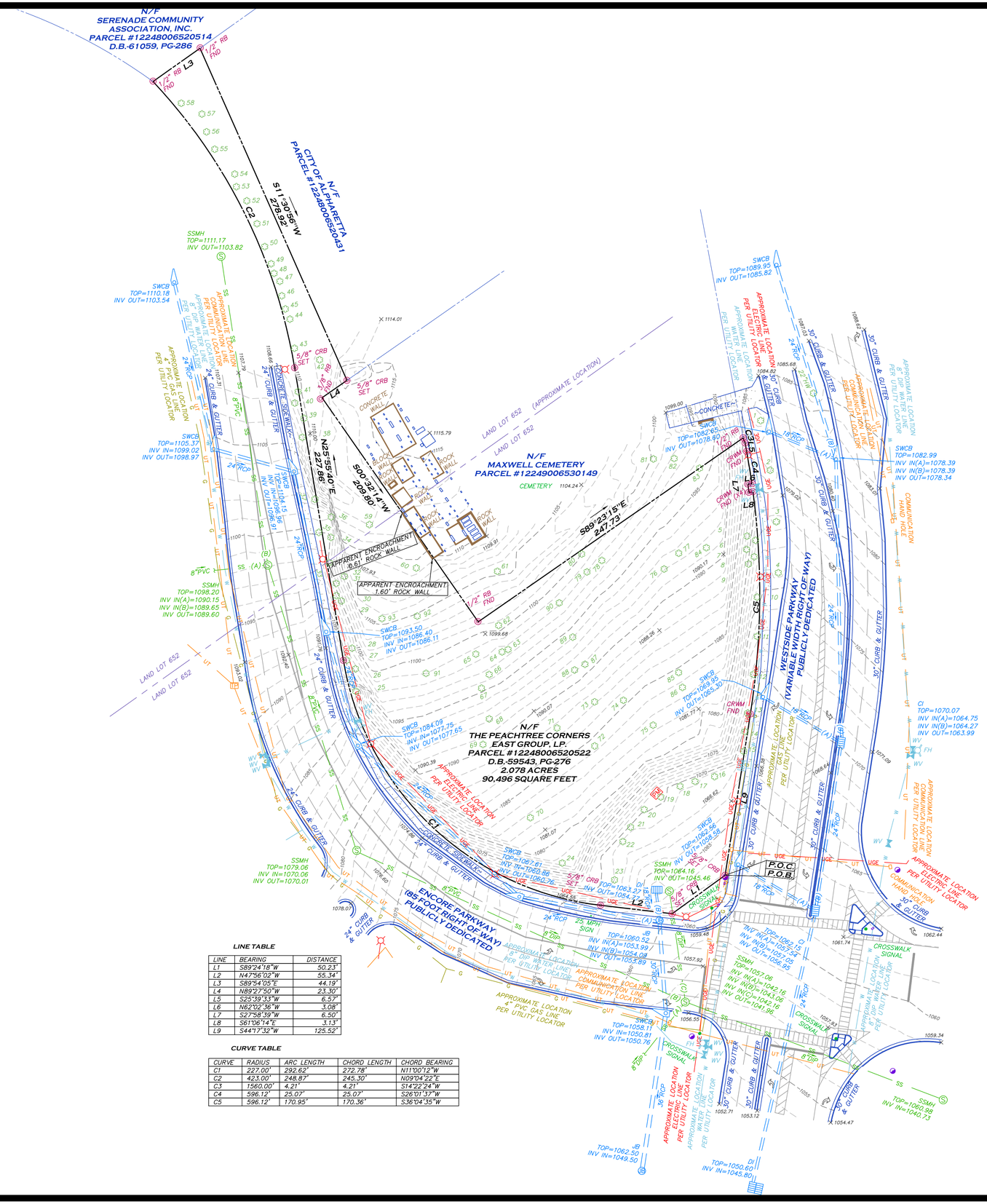
SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

GEORGIA REGISTERED LAND SURVEYOR MITCHELL LOWERY

MITCHELL LOWERY GEORGIA RLS# 3166
DATE OF PLAT OR MAP: MARCH 30, 2021.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°24'18"W	50.23'
L2	N47°56'02"W	55.34'
L3	S89°54'05"E	44.19'
L4	N89°27'50"W	23.30'
L5	S25°39'33"W	6.57'
L6	N62°02'36"W	3.08'
L7	S27°58'39"W	6.50'
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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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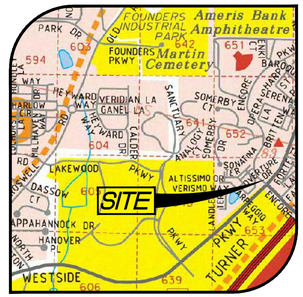
C4	596.12'	25.07'	25.07'	S26°01'37"W
C5	596.12'	170.95'	170.36'	S36°04'35"W



VICINITY MAP

SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED MARCH 29, 2021.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 37,943' WITH AN ANGULAR ERROR OF 3.42 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A NIKON NPL–322 TOTAL STATION, TOPCON HIPER LITE+ GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 170,661'.

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0066F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130084, IN THE CITY OF ALPHARETTA, IN FULTON COUNTY, STATE OF FULTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER LITE+ GPS RECEIVER UTILIZING OPUS–S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY–MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON–EXISTENCE OF SAID UTILITIES.

8) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 59543, PAGE 276, FULTON COUNTY RECORDS.

9) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.

10) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

11) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.

12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

13) SUBJECT PROPERTY HAS DIRECT ACCESS TO WESTSIDE PARKWAY AND ENCORE PARKWAY, BEING A PUBLICLY DEDICATED RIGHT OF WAY.

14) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXISTS.

LEGEND

	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
X	FENCE LINE
	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
S	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE–WING CATCH BASIN
DWCB	DOUBLE–WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
OTP	OPEN TOP PIPE
FND	FOUND
	LIGHT POLE
	SIGNAL POLE
	SIGN
HW	HARDWOOD TREE
P	PINE TREE
CYP	CYPRESS TREE

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
AMAZING DEVELOPMENT PARTNERS, LLC.

BOUNDARY TOPOGRAPHIC SURVEY OF:
ENCORE PARKWAY & WESTSIDE PARKWAY
ALPHARETTA, GEORGIA 30009
PARCEL #12248006520522

COUNTY: FULTON
DISTRICT: 1ST
SECTION: 2ND
STATE: GEORGIA
LAND LOTS: 652 & 653

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: MARCH 31, 2021
JOB #: 213198
SCALE: 1"=40'
DRAWN BY: H. FISHER



PARKING SUMMARY

	GLA	MIN.	REDUCED	MIN. ALLOW	PROVIDED
BUILDING 100					
LOWER LEVEL					
RESTAURANT	3,600–SF	36.0	–7.2	29	29
UPPER LEVEL					
C–STORE	3,600–SF	14.4	–2.9	12	12
GAS PUMP	6 PUMPS	12.0	–2.4	10	10
BUILDING 200					
UPPER LEVEL					
RETAIL	3,300–SF	16.5	–3.3	13	13
TOTAL	10,500–SF	78.9	–15.8	64	64

REQUIREMENTS BASED ON:

- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250–SF
- RETAIL: 1/200–SF
- RESTAURANT: 1/100–SF
- 20% REDUCTION ALLOWED

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SITE DATA

LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	12 248006520522
ZONING DESIGNATION	CUP
OVERLAY DISTRICT	NORTHPOINT ACTIVITY AREA
TOTAL PROPERTY ACREAGE	2.078 ACRES (90,496 SQ.FT)
IMPERVIOUS PERCENTAGE	60% (54,297 SQ.FT)
MAX. BUILDING HEIGHT	LESSER OF 4–STORY OR 65'
MIN. BUILDING HEIGHT	2–STORY OR 20'

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER
TRON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
05/25/22

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA. 30030
404.556.7721
www.tcg.engineer

AMAZING DEVELOPMENT PARTNERS
5950 LIVE OAK PARKWAY, SUITE 210
NORCROSS, GA 30093
(404) 905 - 2117
SAL@THEAMAZINGENERGY.COM

ALPHARETTA – WESTSIDE PKWY
CONVENIENCE STORE

ISSUED FOR: DRB REVIEW
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9900 WESTSIDE PARKWAY ALPHARETTA, GA 30009

#	DATE	REVISIONS

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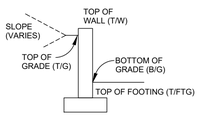
KH	RTC
JOB NO:	DATE:
20–363	05/25/22

SITE PLAN

SHEET C02

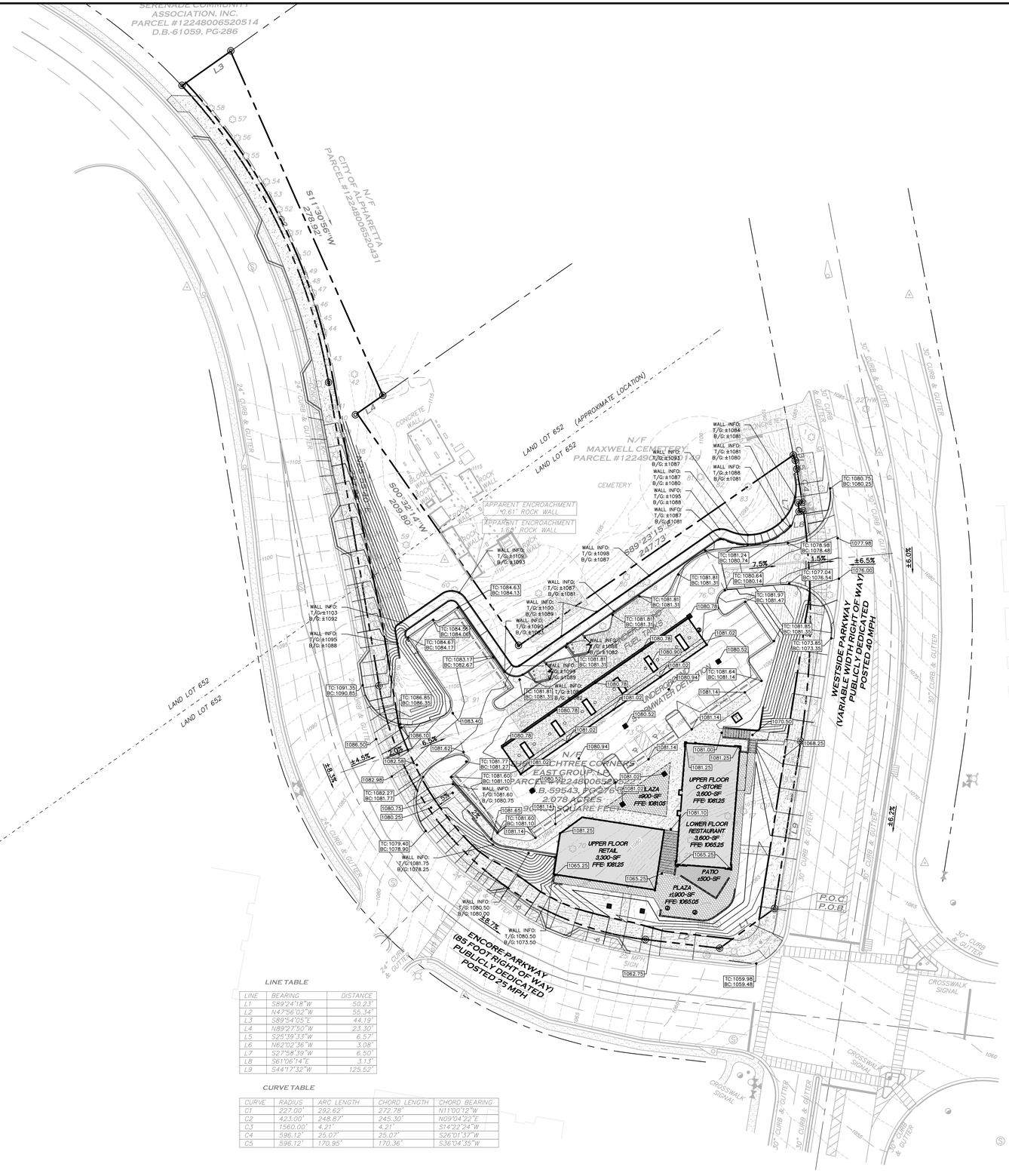
D:\DROPBOX (CONTINEO–MASTER)\CONTINEO–MASTER\(P–DRIVE) PROJECTS\2020–373 – AJANI – WESTSIDE PKWY + ENCORE PKWY ALPHARETTA\DWG



TYPICAL WALL LABELING ELEVATIONS

NOTE: WALL DESIGN BY OTHERS. CONTINEO DOES NOT PROVIDE WALL DESIGNS, LABELS ARE BASED ON GRADING DESIGN. FINAL DESIGN OF WALL NEEDS TO BE PROVIDED BY STRUCTURAL ENGINEER.

WALL INFO LABELS



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°24'18"W	50.23'
L2	N47°56'02"W	55.34'
L3	S89°54'05"E	44.19'
L4	N89°27'50"W	23.30'
L5	S25°39'33"W	6.57'
L6	N62°02'36"W	3.08'
L7	S27°58'39"W	6.50'
L8	S61°06'14"E	3.13'
L9	S44°17'32"W	125.52'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	227.00'	292.62'	272.78'	N11°00'12"W
C2	423.00'	248.87'	245.30'	N09°04'22"E
C3	1560.00'	4.21'	4.21'	S14°22'24"W
C4	596.12'	25.07'	25.07'	S26°01'37"W
C5	596.12'	170.95'	170.36'	S36°04'35"W

0 40' 80'
SCALE: 1"=40'

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
05/25/22

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DECATUR, GA .30030
404.556.7721
www.tcg.engineer

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ALPHARETTA – WESTSIDE PKWY CONVENIENCE STORE

ISSUED FOR: DRB REVIEW
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9900 WESTSIDE PARKWAY ALPHARETTA, GA 30009

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GRADING PLAN

SHEET C03

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0 40' 80'

SCALE: 1"=40'

LINE TABLE

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CURVE TABLE

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GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER RONY T. CRUMP

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DRB COLOR PLAN

SHEET C04

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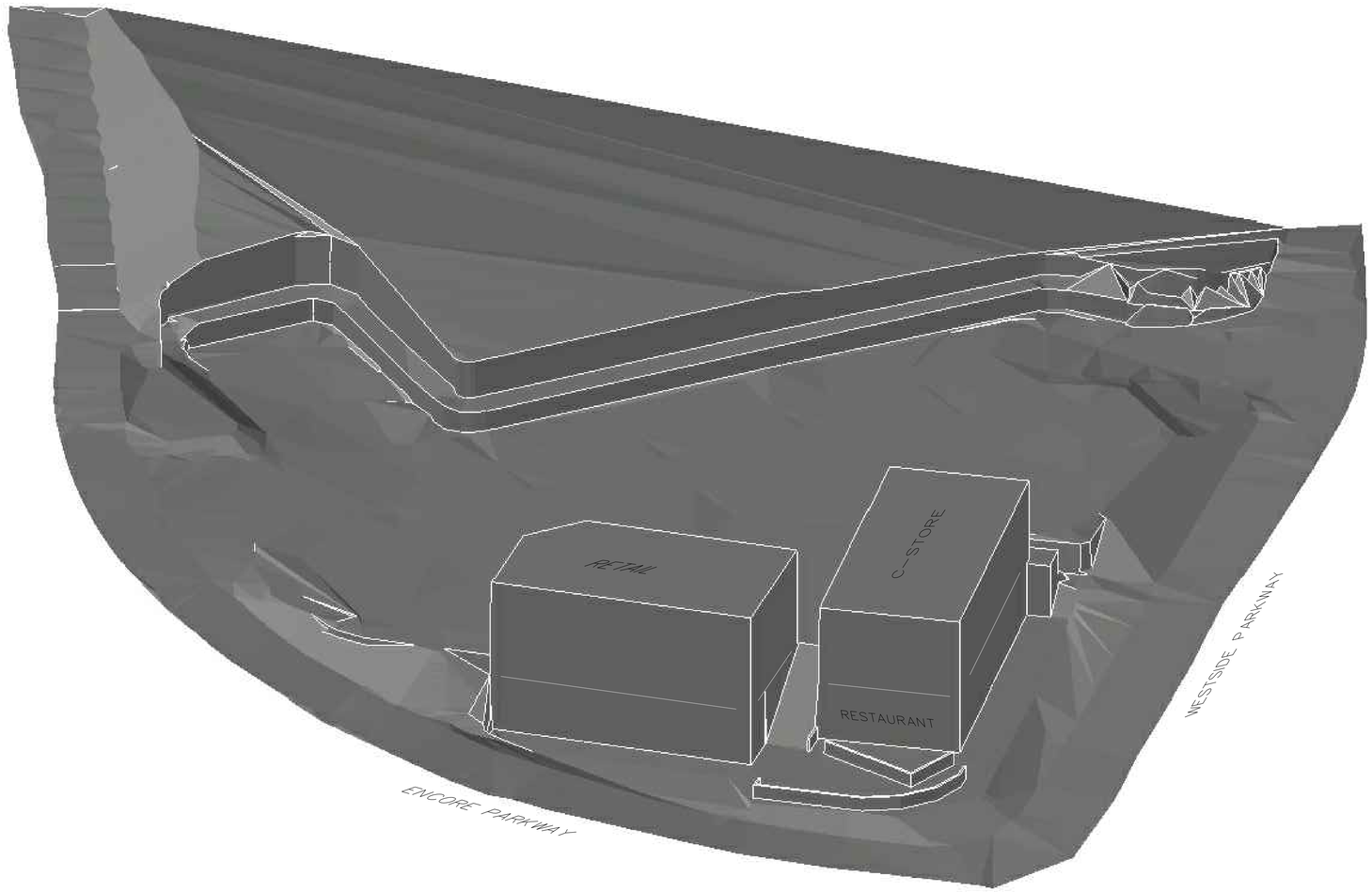

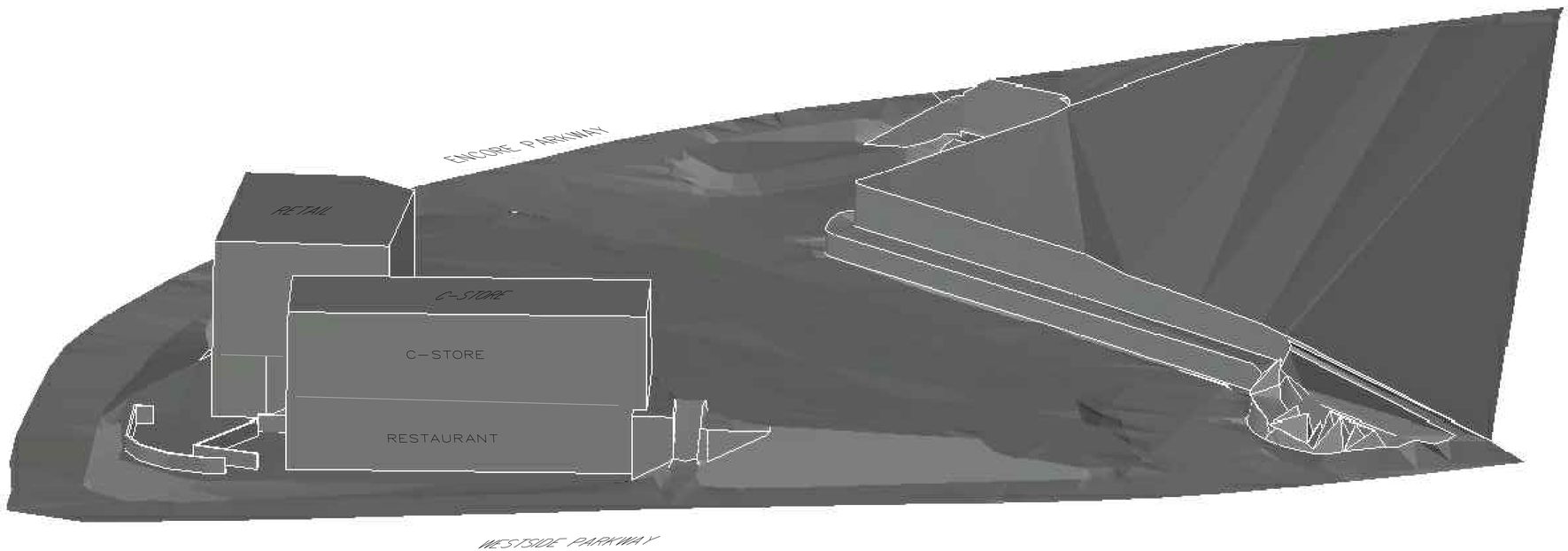

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GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
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JOB NO: 20-363	DATE: 05/25/22

PERSPECTIVE IMAGES

SHEET C05

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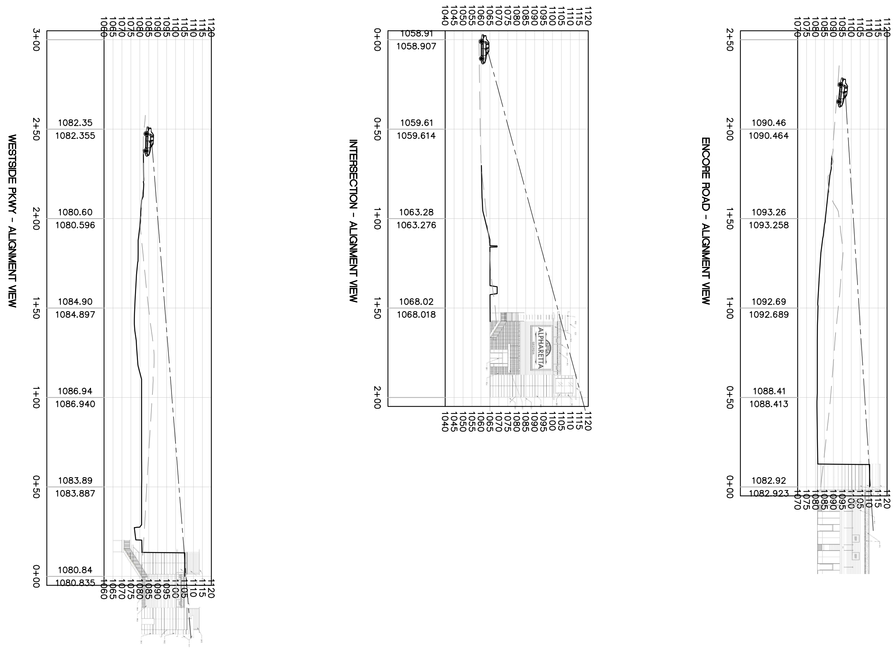



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SHEET C06	JOB NO: 20-363	DATE: 05/25/22

#	DATE	REVISIONS

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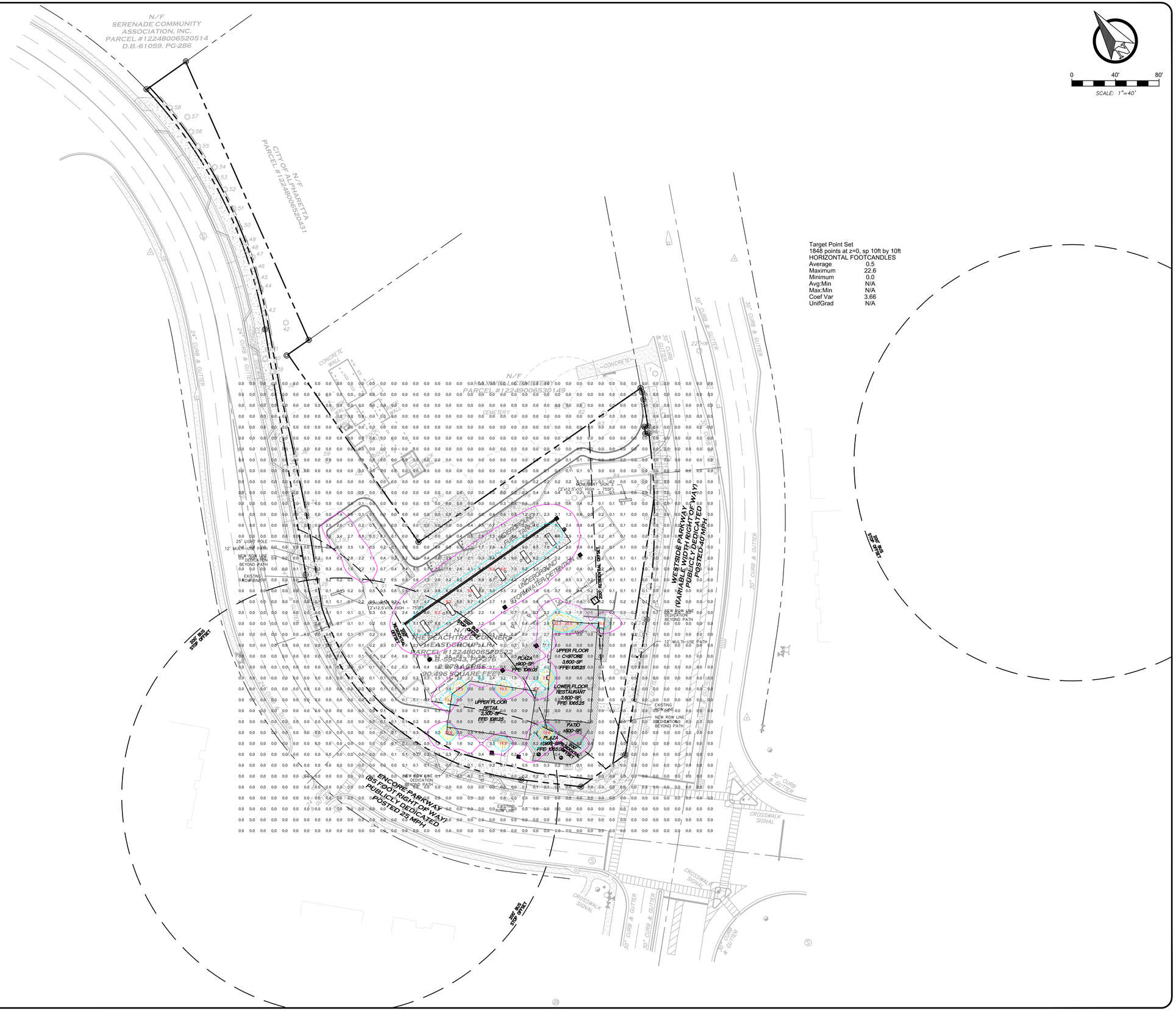
05/25/22



Target Point Set
1848 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.5
Maximum	22.6
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.66
UnifGrad	N/A

GEORGIA REGISTERED No. 030800 PROFESSIONAL ENGINEER
AARON T. CRUMP
GSWCC LEVEL II CERTIFICATION NO. 14184 EXPIRES: 7/28/2024
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LIGHTING PLAN

SHEET C07

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RumbleStone® Column - Wall No. 01





STRUCTURAL RETAINING WALL

REGAL STONE PRO® - ROCKFACE 3-pc

Regal Stone Pro - RockFace 3-pc brings the latest look and appeal in architectural design with its addition of the two smaller modular components. The three-piece system separates itself by creating alternating scale and dimensions. While the system still meets the rigorous demands for both engineering and structural components, its multiple shape patterning creates new and innovative applications for site work designs.



BUNDLED



#835 - RockFace 3-Pc

Before specifying a specific product, please confirm availability with your local Keystone Hardscapes producer.

PRODUCT		DIMENSIONS			WEIGHT/ UNIT (LBS)	PRODUCT #
		Height	Width	Depth		
RockFace 3-pc	Small	8" 203.2mm	7" 177.8	12" 304.8 mm	38	835
	Medium	8" 203.2mm	11" 279.4mm	12" 304.8 mm	50	
	Large	8" 203.2mm	18" 457.2mm	12" 304.8 mm	80	

FEATURES & BENEFITS

Maximum Versatility and Performance

- Made of durable concrete with iron oxide pigments that resist fading in extended UV exposure. Meets or exceeds applicable requirements of ASTM C1372 for compressive strength, absorption and dimensional tolerance.
- Able to build engineered walls in excess of 60' tall.

Ease of Installation

- Rear lips ensure setback and ease of installation.
- Unit cores reduce product weight and shipping cost and make it easy to handle.

Aesthetics

- The 3-piece system with a rockface texture evokes the look and feel of naturally weathered stone.
- Cap and corner units available.
- Variety of colors complement any landscape.

RETAINING WALLS | COLUMNS | STEPS

Note: Unit color, dimensions, weight, and availability varies by manufacturer.



STRUCTURAL RETAINING WALL | REGAL STONE PRO® - ROCKFACE 3-pc

INSTALLATION INSTRUCTIONS

STEP 1: Layout - Stake out the wall's placement according to lines and grades on approved plans. Excavate for the leveling pad to the lines and grades shown. Excavate soil to a dimension behind the wall for placement of grid and reinforced soils.

STEP 2: Leveling Pad - The leveling pad consists of a crushed aggregate compactible base material. The pad must extend a minimum six (6) inches in front and behind the first course of unit, and be a minimum six (6) inches in depth. Compact the aggregate and check top elevation for level.

STEP 3: Base Course - Place a string line along the back of the unit to align the wall units. Begin laying unit at the lowest elevation of the wall. Place wall units flat on the leveling pad with facings aligned according to plans. If necessary, remove rear lip of the unit so that it will lie flat on the leveling pad. Place the units side-by-side, flush against each other, and in full contact with the leveling pad. Level the unit front-to-back and side-to-side. Check the units for proper horizontal alignment.

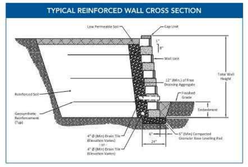
STEP 4: Wall Construction - Clean any debris off the top of the units. Place the second course of units on the base course maintaining as close to a running bond pattern as possible (do not align vertical joints). Push each unit forward as far as possible to ensure unit-to-unit engagement and the correct setback. Fill all voids between and within concrete wall units with drainage aggregate. Backfill with drainage aggregate directly behind the unit to a depth of 24" from the face of the wall. Fill behind the aggregate with soil meeting design parameters. Place and compact the backfill material before the next course is laid. Hand-operated equipment should be used within three (3) feet of the wall. Avoid driving heavy equipment within three (3) feet of the wall units.

STEP 5: Drainage - Place a perforated drain pipe at the base of the drainage aggregate. Daylight or direct the drain to an area lower than the lowest drain elevation in the wall. Additional drainage design may be required.

STEP 6: Install Fill and Compaction - Place the drainage aggregate and unit core fill as directed. Place reinforced backfill soil behind the drainage aggregate in maximum 6-8" lifts and compact to a minimum of 95% standard Proctor density with the appropriate compaction equipment.

STEP 7: Geogrid Reinforcement Placement - Check approved wall construction plan for grid placement lengths, elevations and strengths. Measure and cut the reinforcement geogrid to the design length in the plans.

TYPICAL REINFORCED WALL CROSS SECTION



The design strength direction of the geogrid shall be laid perpendicular to the wall. Place the front edge of the geogrid on the designated course a maximum of one (1) inch from the face of the unit. Apply the next course of units to secure it in place. Pull the reinforcement taut and secure in place. A minimum of six (6) inches of backfill over the grid is required prior to vehicular operation.

Repeat steps 4 to 7 as required to reach the top of wall elevation.

STEP 8: Cap Placement - Thoroughly clean the top course of wall units. Dry set the caps on the wall units using a string line to obtain the proper horizontal alignment. Cut caps to fit as needed. Adhere the cap units to the wall units with a sufficient amount of an exterior concrete adhesive.

STEP 9: Finish Grade and Surface Drainage - Protect your wall from water damage and erosion with a finished grade to provide positive drainage away from the wall at the top and bottom of the wall structure during construction. To minimize infiltration of water into the top of the backfill area of the wall, place a minimum of eight (8) inches of soil with low permeability (clay or similar materials) over the drainage aggregate and backfill soils.

NOTE: Colors are shown as accurately as possible in brochures and samples, but due to the nature of the product, regional color differences and variables in print reproduction, colors may not match exactly.

Complete installation and specification details are available by contacting your Keystone Hardscapes Sales Representative.

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KEYSTONE® HARDSCAPES

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- Rugged exterior evokes the look and feel of naturally weathered stone
- Rear lips ensure precise setback and eliminate the material and labor costs of connectors
- Made of durable concrete with iron oxide pigments that resist fading in extended UV exposure. Meets or exceeds applicable requirements of ASTM C1372

Our rear-lipped SRWs includes a comprehensive assortment of block heights, depths, and face styles to satisfy virtually any structural or aesthetic requirement. A proven block design with an extensive record of field performance, comprehensive support and expertise, and the experience accrued in manufacturing over a billion retaining wall units, our rear-lipped SRWs have become a trusted favorite of specifiers, installers, and owners alike.

STONE(S)



		Small	Medium	Large
Height	in	8	8	8
	mm	203.2	203.2	203.2
Length	in	12	12	12
	mm	304.8	304.8	304.8
Width	in	7	11	18
	mm	177.8	279.4	457.2
Units	/pl	16	16	16

PALLET INFO

Pallet Weight	2688 lbs
Sq Ft/Pallet	32 sq.ft.

PAVESTONE®
Creating Beautiful Landscapes®

ATLANTA, GEORGIA (Corporate Headquarters)
5 Concourse Parkway, Suite 1900
Atlanta, Georgia 30328
404.634.9100
404.841.0174 FAX

Jason Autry
678.615.9498
Jason.Autry@pavestone.com

Venetian®



The Venetian series creates dramatic and dynamic interaction with sunlight through its cleft and chamferless surfaces, which evoke the timeless appeal of cut flagstone. Venetian is available in an extensive range of paver sizes and heights to suit a variety of traffic conditions and base preparations. Many Venetian shapes are suitable for Rumbling, which weathers the paver stones by breaking and softening edges and corners.

Benches



The RumbleStone® system includes a set of rustic building blocks for your outdoor hardscape projects. The weathered appearance offers a natural look and feel, adding texture and depth to both vertical and paving applications. RumbleStone can be assembled in an infinite variety of configurations and orientations. Increase the possibilities for creative expression in your backyard landscape using RumbleStone and enjoy its beauty, versatility and strength.

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MATERIALS

SHEET C08

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RockWall®



The RockWall retaining wall system brings an unmatched sense of permanence to any home landscape. Durable, easy to install, and attractive, RockWall system blocks can be configured in a variety of ways to create different wall aesthetics, including multiheight ashlar patterns, that naturally flow with your landscape's contours. The RockWall cap adds a finishing touch without cuts, creating a flawless professional appearance.

RockWall®



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5 Concourse Parkway, Suite 1900
Atlanta, Georgia 30328
404.634.9100
404.841.0174 FAX

Jason Autry
678.615.9498
Jason.Autry@pavestone.com

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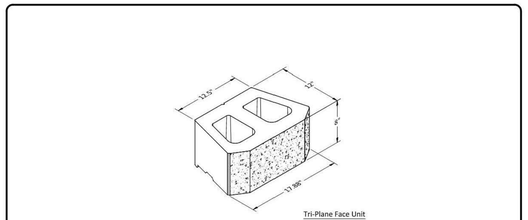
only shown.



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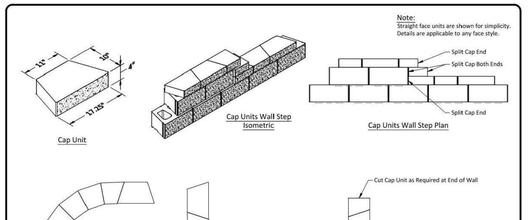
Final project specific designs shall be prepared by a licensed professional engineer.

Project:	Regal Stone Pro Details			Title:	8" Single Unit Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 1 of 12

only shown.



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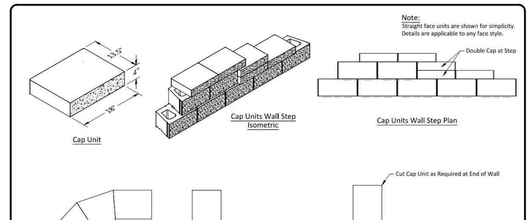
Project:	Regal Stone Pro Details			Title:	Trapezoidal Cap Unit Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 2 of 12

only shown.



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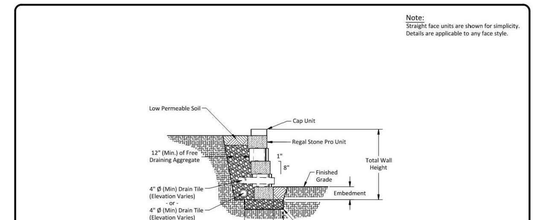
Project:	Regal Stone Pro Details			Title:	Rectangular Cap Unit Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 3 of 12

only shown.



Note:
Drain should be at bottom of wall when possible.
Utilize raised drain location when bottom of wall drainage is not possible.

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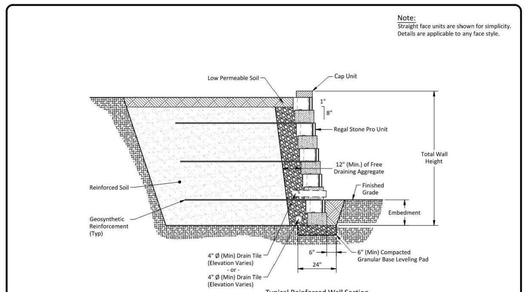
Project:	Regal Stone Pro Details			Title:	Gravity Wall Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 4 of 12

only shown.



Note:
Drain should be at bottom of wall when possible.
Utilize raised drain location when bottom of wall drainage is not possible.

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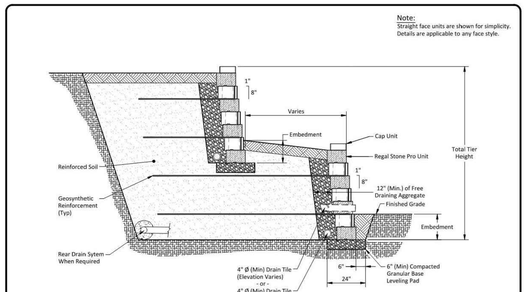
Project:	Regal Stone Pro Details			Title:	Reinforced Wall Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 5 of 12

only shown.



Note:
Drain should be at bottom of wall when possible.
Utilize raised drain location when bottom of wall drainage is not possible.

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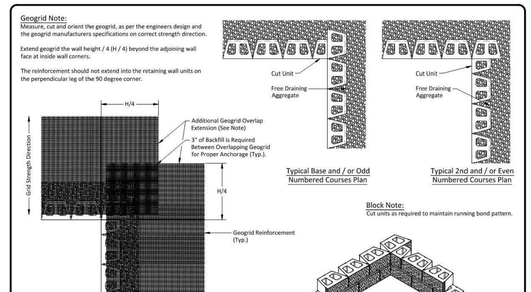
Final project specific designs shall be prepared by a licensed professional engineer.

Project:	Regal Stone Pro Details			Title:	Tiered Wall Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 6 of 12

only shown.



Note:
Straight face units are shown for simplicity. Details are applicable to any face style.

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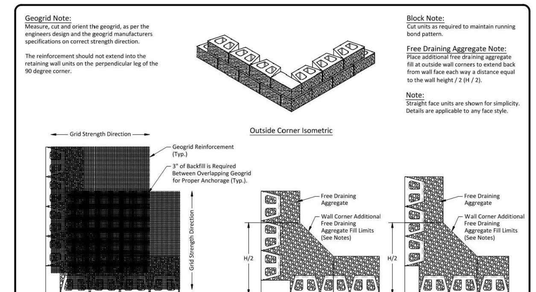
Project:	Regal Stone Pro Details			Title:	Inside Corner Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 7 of 12

only shown.



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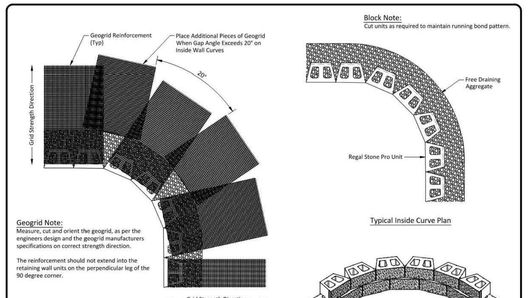
Project:	Regal Stone Pro Details			Title:	Outside Corner Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 8 of 12

only shown.



Note:
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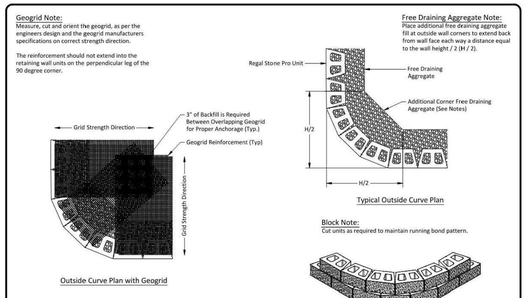
Project:	Regal Stone Pro Details			Title:	Inside Curve Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 9 of 12

only shown.



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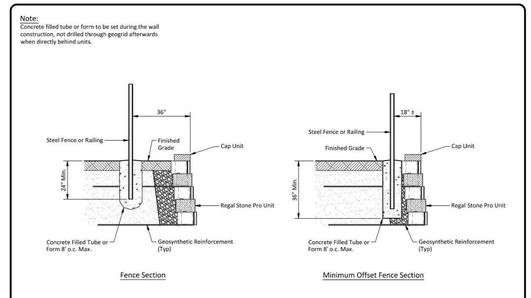
Project:	Regal Stone Pro Details			Title:	Outside Curve Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 10 of 12

only shown.



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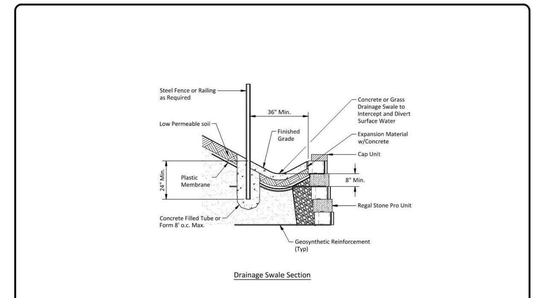
Final project specific designs shall be prepared by a licensed professional engineer.

Project:	Regal Stone Pro Details			Title:	Top of Wall Fence Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 11 of 12

only shown.



Note:
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Final project specific designs shall be prepared by a licensed professional engineer.

Project:	Regal Stone Pro Details			Title:	Top of Wall Swale Details	
Designed By: RKM	Checked By: CDM	Scale: No Scale		Revision:	Date: 08/2018	Drawing No: 12 of 12

ALPHARETTA – WESTSIDE PKWY
CONVENIENCE STORE

ISSUED FOR: DRB REVIEW
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9900 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

#	DATE	REVISIONS

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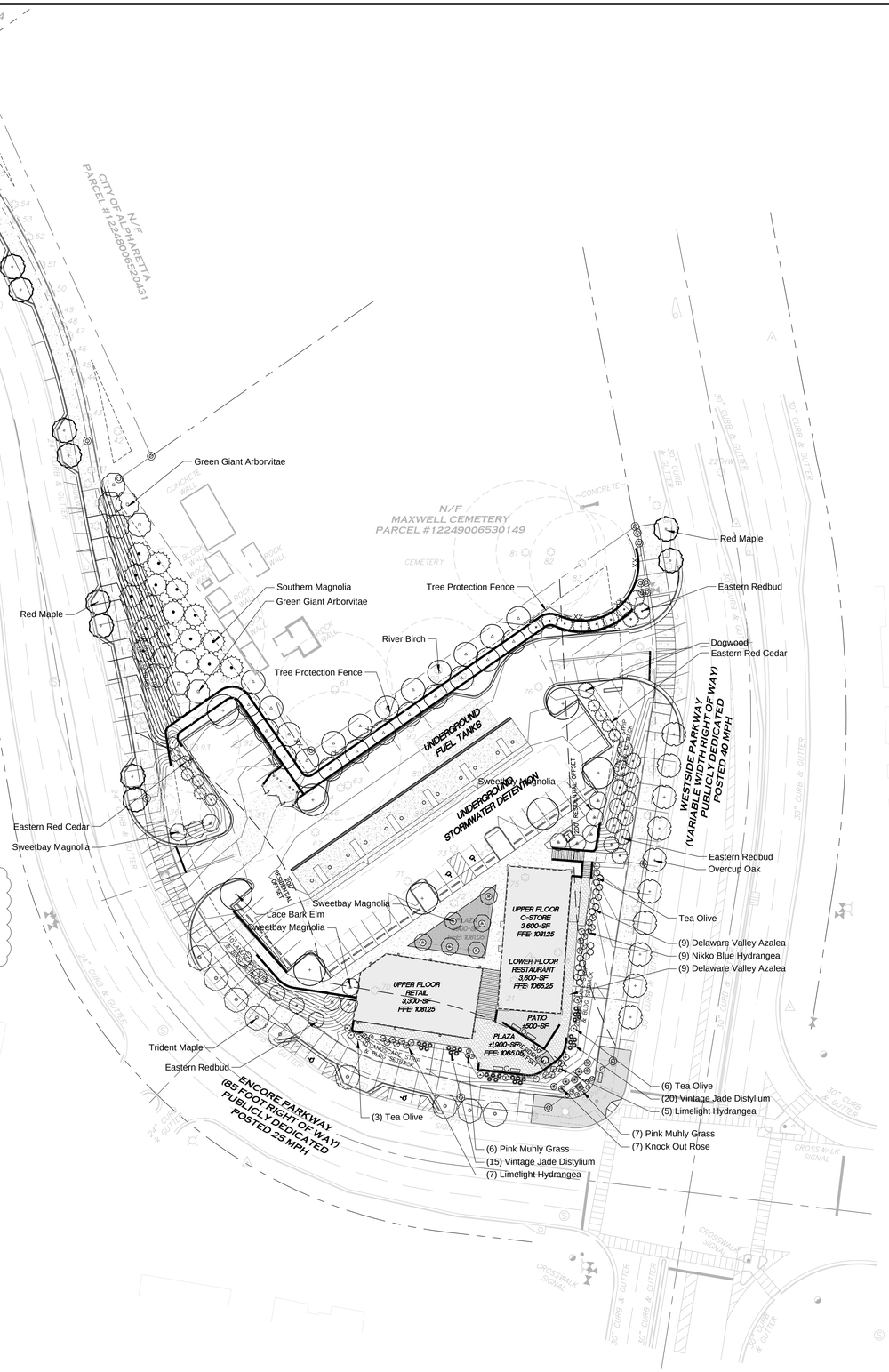
DRAWN: KH	CHECK: RTC
JOB NO: 20-363	DATE: 05/25/22

MATERIALS

SHEET C09

D:\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2020\20-373 - AJANI - WESTSIDE PKWY + ENCORE PKWY ALPHARETTA\DWG



0 40' 80'

SCALE: 1"=40'

Total Site Acreage = 3.0 Acres
Standard Tree Density = 130 inches per acre x 3.0 acres
Standard Tree Density = 390 inches

Existing Density Factor

1	Dogwood	4	4
1	Yoshino Cherry	3	3
8	Yoshino Cherry	4	32
3	Yoshino Cherry	5	15
1	Red Maple	5	5
1	Red Maple	6	6
2	Red Maple	7	14
1	Red Oak	22	22
			101

Existing Density Factor = 101 inches

Replacement Density Factor
(SDF) - (EDF) = (RDF)
(390) - (101) = (289)
Replacement Density Factor = 289 inches
Replacement Provided = 292
Requirement Met

Replacement Density

Trees

QU	Scientific Name	Common Name	Size	Spacing	Total Inches	Density %
9	Acer buergerianum	Trident Maple	4"-Cal	As Shown	36	12%
11	Acer rubrum	Red Maple	4"-Cal	As Shown	44	15%
8	Betula nigra	River Birch	4"-Cal	As Shown	32	11%
10	Carpinus caroliniana	American Hornbeam	4"-Cal	As Shown	40	13%
17	Magnolia grandiflora	Southern Magnolia	4"-Cal	As Shown	68	23%
10	Thuja standishii x plicata	Green Giant Arborvitae	4"-Cal	As Shown	40	13%
8	Ulmus parvifolia	Lace Bark Elm	4"-Cal	As Shown	32	6%

RDF Total 292
Requirement Met

Tree Recompense

Size	Scientific Name	Common Name	Required Replacement Inches	Req. Replace. Trees	Replace. Cost
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x $800 = $15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x $800 = $15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x $800 = $15,000
27"	Quercus rubra	Red Oak	27 x 3 = 81	81/4 = 20.25	20.25 x $800 = $16,200
		Total	306	(76.5) 4"Trees	$61,200

Recompense Trees

Qty.	Scientific Name	Common Name	Size	Total Inches	Density %
15	Betula nigra	River Birch	4"-Cal	60	21%
20	Cercis canadensis	Eastern Redbud	4"-Cal	80	28%
7	Cornus florida	Dogwood	4"-Cal	28	1%
11	Juniperus virginiana	Eastern Red Cedar	4"-Cal	44	15%
17	Magnolia virginiana	Sweetbay Magnolia	4"-Cal	36	24%
		Recompense Total Inches		248	

Recompense Inches Required: 306"
Recompense Inches Provided: 248"
306 Required - 248 Provided = 58"
58" / 4" = 14.5 x $800 = $11,600 Owed

$11,600 Owed to Tree Bank (Requirement Met)

No Boundary Trees have a Critical Root Zone encroachment of more than 10% (See Tree Chart)

Shrubs

QU	Scientific Name	Common Name	Size	Spacing	Comments
18	Azalea x 'Delaware Valley White'	Delaware Valley Azalea	3 gal.	4' o.c.	
30	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 gal.	4' o.c.	
12	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gal.	4' o.c.	
9	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	3 gal.	4' o.c.	
13	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	3' o.c.	
9	Osmanthus fragrans	Tea Olive	7 gal.	as shown	
7	Rosa x 'Knock Out'	Knock Out Rose	3 gal.	4' o.c.	

PARKING SUMMARY

	BUILDING	MIN.	REDUCED	MIN. ALLOW	PROVIDED
C-STORE	4,200-SF	17	-3.4	14	12
GAS PUMP	6 PUMPS	12	-2.4	10	12
RETAIL	1,200-SF	6	-1.2	5	5
RESTAURANT	1,800-SF	18	-3.6	14	14
TOTAL		53	-10	43	43

REQUIREMENTS BASED ON:

- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250-SF
- RETAIL: 1/200-SF
- RESTAURANT: 1/100-SF
- 20% REDUCTION ALLOWED

NON-CONFORMITY NOTES:

1. MP-03-02/Z-03-01/CLUP-03-01/V-03-17 IMPOSES A MAXIMUM IMPERVIOUS PERCENTAGE OF 50%. PROPOSED IMPERVIOUS PERCENTAGE IS >50%.

Tree Number	Species	Diameter	Condition	Critical Root Zone Radius (Dia. x 1.5)	STATUS
1	Willow Oak	17	BOUNDARY TREE, CRZ IMPACT 7%	25.5	SAVED
2	Willow Oak	12		18	REMOVED
3	Willow Oak	12		18	REMOVED
4	Willow Oak	16		24	REMOVED
5	Yoshino Cherry	4		6	REMOVED
6	Yoshino Cherry	4		6	REMOVED
7	Yoshino Cherry	4		6	REMOVED
8	Yoshino Cherry	4		6	REMOVED
9	Yoshino Cherry	4		6	REMOVED
10	Red Maple	8	Dead	12	REMOVED
11	Red Maple	8	Dead	12	REMOVED
12	Red Maple	9		13.5	REMOVED
13	Red Maple	7		10.5	REMOVED
14	Yoshino Cherry	5		7.5	REMOVED
15	Red Maple	10		15	REMOVED
16	Cryptomeria	14		21	REMOVED
17	Cryptomeria	14		21	REMOVED
18	Cryptomeria	13		19.5	REMOVED
19	Cryptomeria	12		18	REMOVED
20	Cryptomeria	13		19.5	REMOVED
21	Cryptomeria	14		21	REMOVED
22	Cryptomeria	14		21	REMOVED
23	Red Maple	7		10.5	REMOVED
24	Red Maple	7		10.5	REMOVED
25	Red Maple	8		12	REMOVED
26	Yoshino Cherry	7		10.5	REMOVED
27	Yoshino Cherry	6		9	REMOVED
28	Yoshino Cherry	4		6	REMOVED
29	Red Maple	8		12	REMOVED
30	Yoshino Cherry	5		7.5	REMOVED
31	Yoshino Cherry	6		9	REMOVED
32	Yoshino Cherry	4		6	REMOVED
33	Red Maple	6		9	REMOVED
34	Yoshino Cherry	4		6	REMOVED
35	Yoshino Cherry	6		9	REMOVED
36	Yoshino Cherry	4		6	REMOVED
37	Red Maple	10		15	REMOVED
38	Red Maple	7		10.5	REMOVED
39	Yoshino Cherry	5		7.5	REMOVED
40	Yoshino Cherry	6		9	REMOVED
41	Yoshino Cherry	5		7.5	REMOVED
42	Dogwood	4		6	SAVED
43	Yoshino Cherry	5		7.5	SAVED
44	Yoshino Cherry	5		7.5	SAVED
45	Yoshino Cherry	5		7.5	SAVED
46	Red Maple	5		7.5	SAVED
47	Yoshino Cherry	3		4.5	SAVED
48	Yoshino Cherry	4		6	SAVED
49	Yoshino Cherry	4		6	SAVED
50	Red Maple	6		9	SAVED
51	Red Maple	7		10.5	SAVED
52	Yoshino Cherry	4		6	SAVED
53	Yoshino Cherry	4		6	SAVED
54	Yoshino Cherry	4		6	SAVED
55	Red Maple	7		10.5	SAVED
56	Yoshino Cherry	4		6	SAVED
57	Yoshino Cherry	4		6	SAVED
58	Yoshino Cherry	4		6	SAVED
59	Tulip Poplar	36	DOH large basal cavity	54	REMOVED
60	Red Oak	25	SPECIMEN	37.5	REMOVED
61	Post Oak	24	BOUNDARY TREE, CRZ IMPACT 2%	36	OFF-SITE
62	Tulip Poplar	27		40.5	REMOVED
63	Tulip Poplar	24		36	REMOVED
64	Red Oak	16		24	REMOVED
65	Red Oak	16		24	REMOVED
66	Red Oak	17	DOH large cavity	25.5	REMOVED
67	Red Oak	16		24	REMOVED
68	Tulip Poplar	24		36	REMOVED
69	Pine	23		34.5	REMOVED
70	Red Oak	25	SPECIMEN	37.5	REMOVED
71	Red Oak	22	DOH Large Cavity	33	REMOVED
72	Red Oak	25	SPECIMEN	37.5	REMOVED
73	Red Oak	23		34.5	REMOVED
74	Tulip Poplar	22		33	REMOVED
75	Red Oak	27	SPECIMEN	40.5	REMOVED
76	Pine	19		28.5	REMOVED
77	Tulip Poplar	21		31.5	REMOVED
78	Red Cedar	16		24	REMOVED
79	Pine	19		28.5	REMOVED
80	Hickory	22		33	REMOVED
81	Red Oak	30	BOUNDARY TREE, CRZ IMPACT 2%	45	OFF-SITE
82	Pine	23	BOUNDARY TREE, CRZ IMPACT 0%	34.5	OFF-SITE
83	Red Oak	22		33	SAVED
84	Pine	20		30	REMOVED
85	Red Oak	21		31.5	REMOVED
86	Hickory	13-12		19.5	REMOVED
87	Red Oak	20		30	REMOVED
88	Pine	19		28.5	REMOVED
89	Red Oak	18		27	REMOVED
90	Pine	21		31.5	REMOVED
91	Pine	20		30	REMOVED
92	Pine	21		31.5	REMOVED
93	Pine	19		28.5	REMOVED

SITE DATA

LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	
ZONING DESIGNATION	
OVERLAY DISTRICT	
TOTAL PROPERTY ACREAGE	
IMPERVIOUS PERCENTAGE	
MAX. BUILDING HEIGHT	
MIN. BUILDING HEIGHT	

GEORGIA REGISTERED No. 1457 RAY MYERS

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA. 30030
404.556.7721
www.tcg.engineer

AMAZING
DEVELOPMENT PARTNERS
5950 LIVE OAK PARKWAY, SUITE 210
NORCROSS, GA 30093
(404) 905 - 2117
SAL@THEAMAZINGENERGY.COM

ALPHARETTA - WESTSIDE PKWY
CONVENIENCE STORE

ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9700 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

#	DATE	REVISIONS
1	10/27/2021	REVISIONS
2	5/02/2022	REVISIONS

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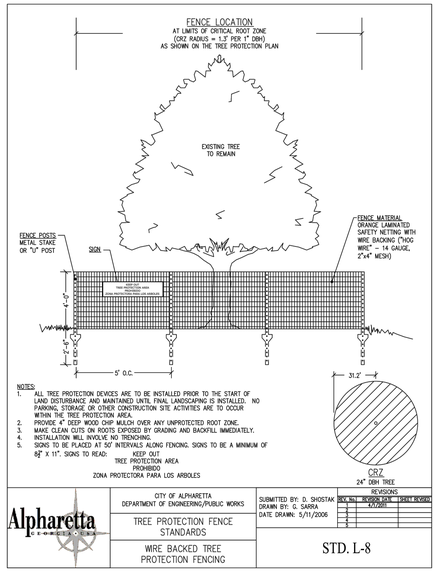
DRAWN: KH
CHECK: RTC
JOB NO: 20-363
DATE: 08/27/202

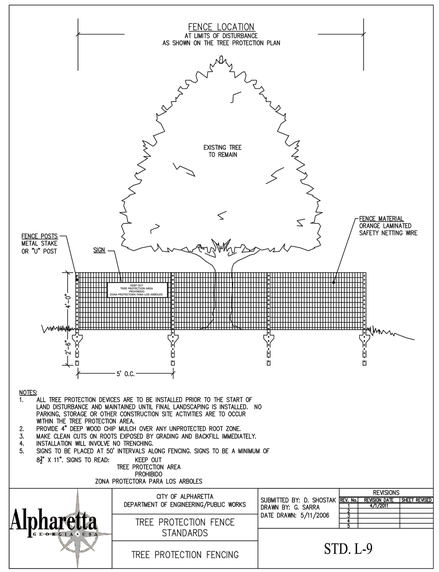
LANDSCAPE PLAN
SHEET LS-1

C:\USERS\RAA DESIGN\DROPBOX\RAA DESIGN\2021\2021036 - ALPHARETTA C-STORE\BASE FILES

City of Alpharetta Landscape 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 survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved adn processed based on accurate information.
3. The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved are the responsibility of the Owner.
5. A 4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
6. A minimum 2" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
7. All newly planted trees shall 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 shall be cut and removed prior to backfill.
8. Trees less than the caliper inch shown will not be accepted. I.e: 3 inch caliper trees must be 3 inches or larger.
9. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. 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.
11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by Owner and refilled during droughts for a minimum of 3 years after installation.
12. No trenching allowed in tree save areas, including irrigation.
13. All tree guys and stakes shall be removed from tree one year after planting or before.
14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.





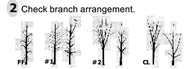
Tree Grading Cue Card

provided by Roots Plus Growers℠

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



2 Check branch arrangement.



3 Choose appropriate tree matrix type.

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

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

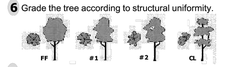
4 Measure the caliper of the trunk.

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

5 Grade the tree based on crown spread.

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

6 Grade the tree according to structural uniformity.



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

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

- ✓Tree with a trunk caliper >1" needs a stake to hold it upright.
- ✓The root ball or container is undersized. *(consult tree matrix)*
- ✓B&B root ball is not properly pinned, tied or wired.
- ✓Tree is excessively root-bound.
- ✓Evidence of large roots growing out of container. *(≥5 trunk diam)*
- ✓Crown is thin and sparsely foliated. *(allow for harvest/grtime of year)*
- ✓More than 5% of branches have tip dieback.

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

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

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

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

Important Grading Notes

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

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

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

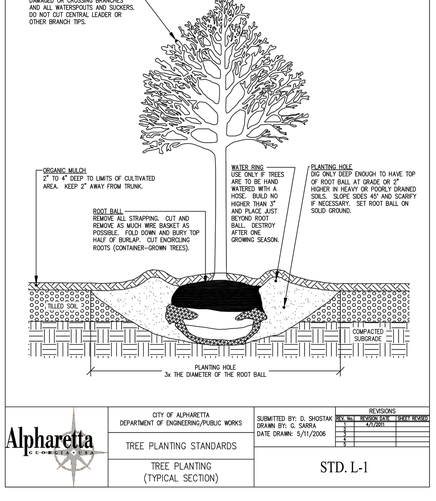
☞ A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. *The angle 'A' can be no more than 30º. The distance 'B' can be no more than the trunk diameter.*

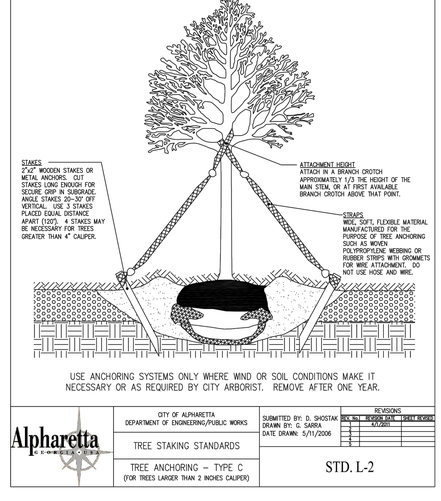


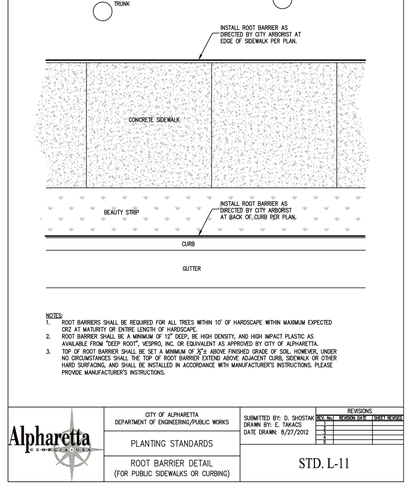
This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees







City of Alpharetta - Water Conservation Requirements

Note: The city of Alpharetta requires a minimum of 10% water use reduction for new construction projects. Contractor will be responsible for following techniques outlined below toward achieving said goal.

1. Use of native vegetation is required to ensure plant species are adapted to the site's climatic conditions.
2. Protect infiltration capabilities of soils within the underground detention area, as well as landscape bed locations.
3. Mulch planting beds to minimize evaporation and maximize water retention by maintaining a 3-inch minimum mulch layer to the dripline of trees and shrubs.
4. Protect soils and topsoils to be used in landscape areas to optimze water retention, enhance absorption, retention, and infiltration of precipitation, and support healthy plants within those soils.
5. Use soil improvement techniques to break compaction and increase infiltration rates.
6. All plants shown must be provided in order to help create shade and reduce heat island effects, thereby reducing needs for air-conditioning and water usage.
7. Island sizes are designed to provide adequate space for vegetation growth.
8. Plants of similar water needs are designed to be grouped together to maximize irrigation efficiency.
9. Landscape contractor is required to provide a short-term and long-term sustainable maintenance plan that minimizes water usage but ensures the healthy growth and survivability of all landscape planting.
10. Property is designed with green space area above the required code minimum to provide additional planting space, especially along the front of the property, which will allow for added shading from the plantings at their maturity.
11. Turf areas are limited and are required to be drought-tolerant, low-nutrient lawn species that will reduce maintenance requirements where turf is shown.
12. Contractor is required to provide a design/build irrigation system. Irrigation systems are required to utilize water-efficient techniques, such as systems that use drip or subsurface delivery methods. Irrigation system must be tailored to function based on local weather conditions and measure soil moisture.
13. Pervious patio areas must be installed per design to allow surface water to infiltrate into the soils beneath.
14. Protect soils from compaction during site construction by restricting machinery to designated zones and away from the underground detention area as well as future landscape bed locations.
15. Restore infiltration capacity and reduce compaction of soils by breaking up compaction by tilling, adding organic matter, and planting vegetation where possible or necessary.

GEORGIA REGISTERED No. 1457 LANDSCAPE ARCHITECT
TIMOTHY R. CAYMEES

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA .30030
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AMAZING DEVELOPMENT PARTNERS
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NORCROSS, GA 30093
(404) 905 - 2117
SAL@THEAMAZINGENERGY.COM

ALPHARETTA – WESTSIDE PKWY
CONVENIENCE STORE

ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9700 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

#	DATE	REVISIONS
1	10/27/2021	REVISIONS
2	5/02/2022	REVISIONS

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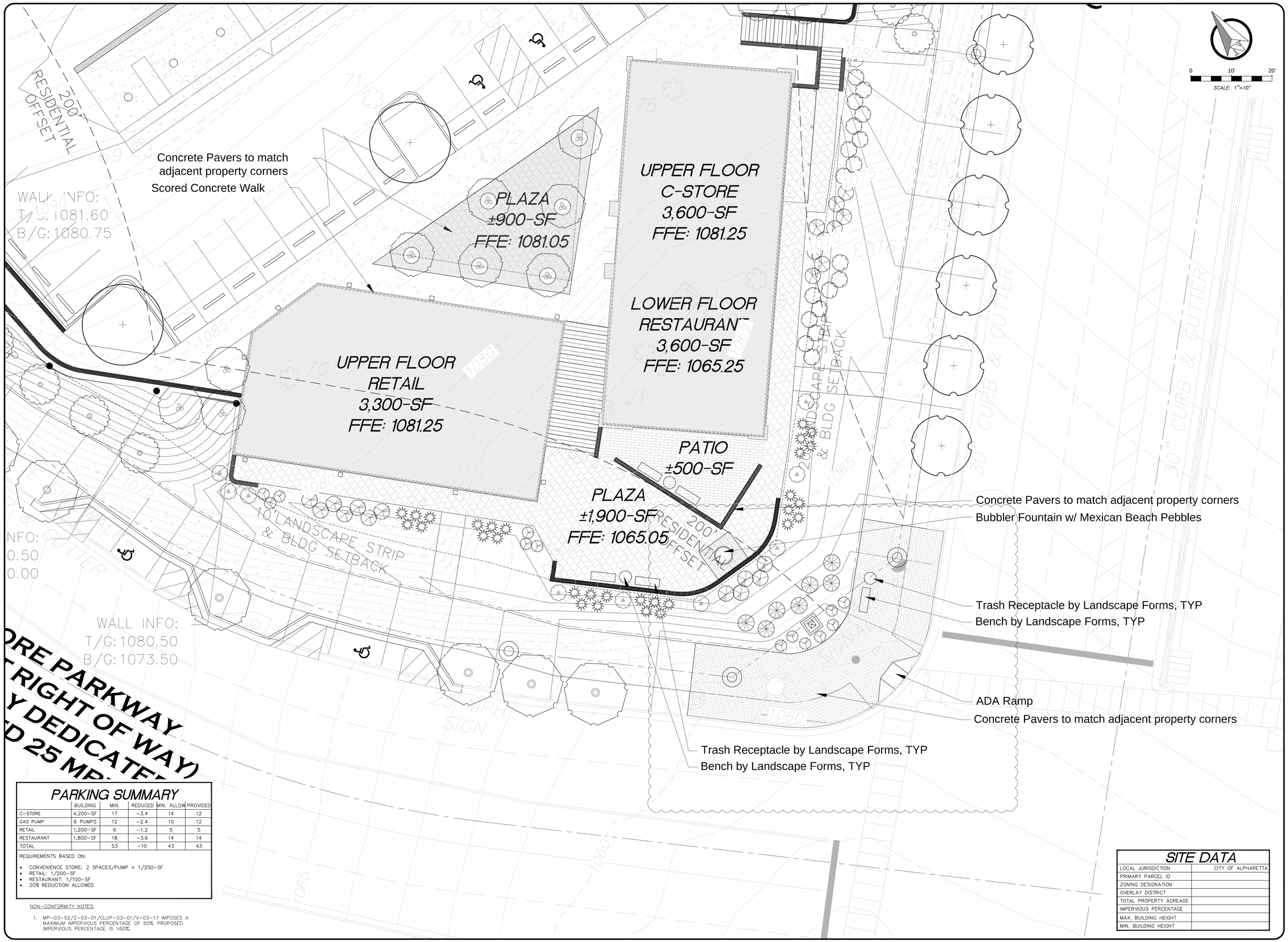
DRAWN: KH | CHECK: RTC
JOB NO: 20-363 | DATE: 08/27/202

LANDSCAPE DETAILS
SHEET LS-2

C:\USERS\RAA DESIGN\DROPBOX\RAA DESIGN\2021\2021036 - ALPHARETTA C-STORE\BASE FILES



PARKING SUMMARY

	BUILDING	MIN.	REDUCED	MIN. ALLOW	PROVIDED
C-STORE	4,200-SF	17	-3.4	14	12
GAS PUMP	6 PUMPS	12	-2.4	10	12
RETAIL	1,200-SF	6	-1.2	5	5
RESTAURANT	1,800-SF	18	-3.6	14	14
TOTAL		53	-10	43	43

REQUIREMENTS BASED ON:

- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250-SF
- RETAIL: 1/200-SF
- RESTAURANT: 1/100-SF
- 20% REDUCTION ALLOWED

NON-CONFORMITY NOTES:

1. MP-03-02/Z-03-01/CLUP-03-01/V-03-17 IMPOSES A MAXIMUM IMPERVIOUS PERCENTAGE OF 50%. PROPOSED IMPERVIOUS PERCENTAGE IS >50%.

SITE DATA

LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	
ZONING DESIGNATION	
OVERLAY DISTRICT	
TOTAL PROPERTY ACREAGE	
IMPERVIOUS PERCENTAGE	
MAX. BUILDING HEIGHT	
MIN. BUILDING HEIGHT	

GEORGIA REGISTERED No. 1457 PROFESSIONAL ENGINEER RAY MYERS

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SUITE 800
DECATUR, GA 30030
404.556.7721
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CONVENIENCE STORE

ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9700 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

#	DATE	REVISIONS
1	10/27/2021	REVISIONS
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DRAWN:	CHECK:
KH	RTC
JOB NO:	DATE:
20-363	08/27/2021

HARDSCAPE PLAN

SHEET HS-1

Atlanta Arbor
301 Old Clay St SE
Marietta, GA 30060

Joshua Paul Correll
770.765.6555
www.atlantaarbor.com

#25240
10000 Westside Pkwy
Alpharetta, GA 30009

Tree Inventory

Tree Number	Species	Diameter	Condition
1	Willow Oak	17	
2	Willow Oak	12	
3	Willow Oak	12	
4	Willow Oak	16	
5	Yoshino Cherry	4	
6	Yoshino Cherry	4	
7	Yoshino Cherry	4	
8	Yoshino Cherry	4	
9	Yoshino Cherry	4	
10	Red Maple	8	Dead
11	Red Maple	8	Dead
12	Red Maple	9	
13	Red Maple	7	
14	Yoshino Cherry	5	
15	Red Maple	10	
16	Cryptomeria	14	
17	Cryptomeria	14	
18	Cryptomeria	13	
19	Cryptomeria	12	
20	Cryptomeria	13	
21	Cryptomeria	14	
22	Cryptomeria	14	
23	Red Maple	7	
24	Red Maple	7	
25	Red Maple	8	
26	Yoshino Cherry	7	
27	Yoshino Cherry	6	
28	Yoshino Cherry	4	
29	Red Maple	8	
30	Yoshino Cherry	5	
31	Yoshino Cherry	6	
32	Yoshino Cherry	4	
33	Red Maple	6	
34	Yoshino Cherry	4	
35	Yoshino Cherry	6	
36	Yoshino Cherry	4	
37	Red Maple	10	
38	Red Maple	7	
39	Yoshino Cherry	5	
40	Yoshino Cherry	6	
41	Yoshino Cherry	5	
42	Dogwood	4	
43	Yoshino Cherry	5	
44	Yoshino Cherry	5	

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Alpharetta, GA 30009

Tree Inventory

Tree Number	Species	Diameter	Condition
45	Yoshino Cherry	5	
46	Red Maple	5	
47	Yoshino Cherry	3	
48	Yoshino Cherry	4	
49	Yoshino Cherry	4	
50	Red Maple	6	
51	Red Maple	7	
52	Yoshino Cherry	4	
53	Yoshino Cherry	4	
54	Yoshino Cherry	4	
55	Red Maple	7	
56	Yoshino Cherry	4	
57	Yoshino Cherry	4	
58	Yoshino Cherry	4	
59	Tulip Poplar	36	DDH, large basal cavity
60	Red Oak	25	
61	Post Oak	24	
62	Tulip Poplar	27	
63	Tulip Poplar	24	
64	Red Oak	16	
65	Red Oak	16	
66	Red Oak	17	DDH, large cavity
67	Red Oak	16	
68	Tulip Poplar	24	
69	Pine	23	
70	Red Oak	25	
71	Red Oak	22	DDH, Large Cavity
72	Red Oak	25	
73	Red Oak	23	
74	Tulip Poplar	22	
75	Red Oak	27	
76	Pine	19	
77	Tulip Poplar	21	
78	Red Cedar	16	
79	Pine	19	
80	Hickory	22	
81	Red Oak	30	
82	Pine	23	
83	Red Oak	22	
84	Pine	20	
85	Red Oak	21	
86	Hickory	13-12	
87	Red Oak	20	
88	Pine	19	

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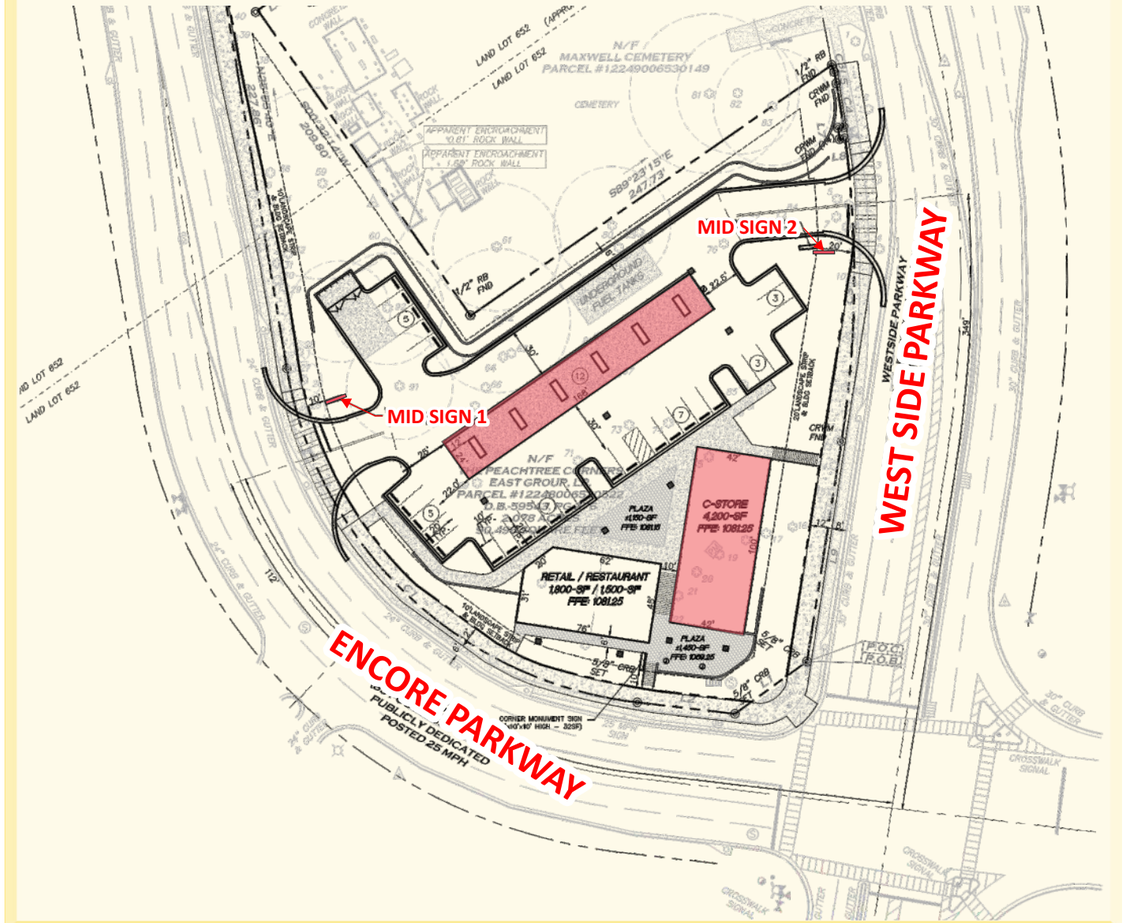
Tree Inventory

Tree Number	Species	Diameter	Condition
89	Red Oak	18	
90	Pine	21	
91	Pine	20	
92	Pine	21	
93	Pine	19	

9000 Westside Parkway
Alpharetta, GA



Street view N/A - New Site

Customer Approval:

_____ / _____ / _____
Date

Print Name

Signature

I understand that by signing this drawing I am giving my approval for TII to proceed with this layout for my site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or Fuel Brand requirements will be communicated to me by TII and may require additional revisions.

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

TOTAL IMAGING
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	10/26/2021

Address: **9000 Westside Parkway Alpharetta, GA**

Customer: GAS EXPRESS

Drawn by: EG

Job Number: GAE-28362-CH

Date: 10/26/2021

Customer Approval: _____

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<---------- Please initial here

MID SIGN #1

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

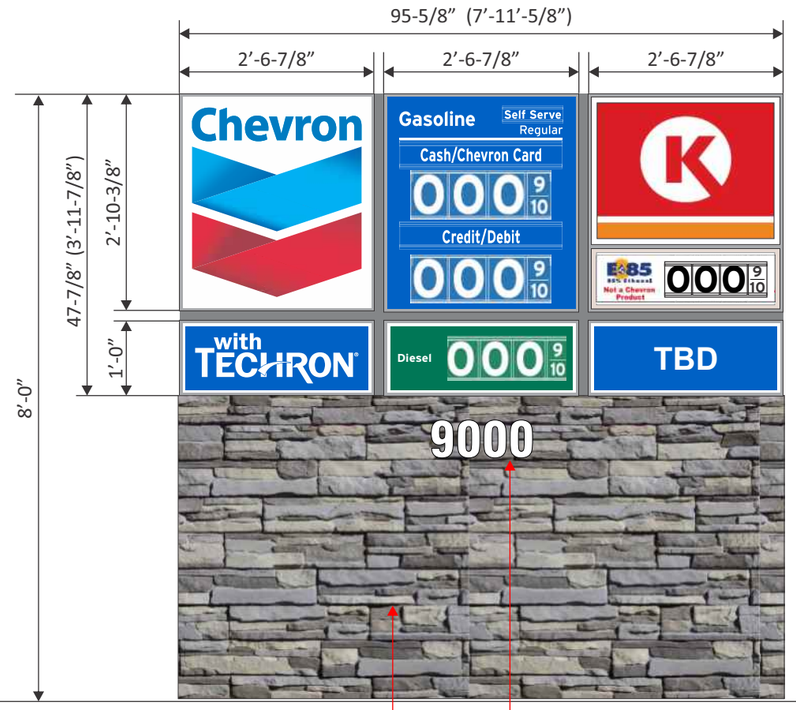
SCOPE OF WORK

New C-30 monument sign system to be installed to include:
Chevron logo, w/ techron, reg cash, reg credit, diesel & E85
MANUAL FONT pricers, with Circle K & "TBD" ancillary faces.
Sign to be installed on new TII supplied footer.
Brick/Masonry base to match c-store to be provided by others.

PROPOSED

STREET

Chevron logos to be street jusfitied





PROPOSED C-30 Sign System
LED PRICERS NOT ALLOWED

Minimum 6" Address numerals required by code

Masonry/Stone base to match c-store to be supplied & installed by others.

Square Footage Totals:

Existing:
TBV sq ft

Proposed:
31.75 sq ft

TOTAL IMAGING
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	10/26/2021
Rev. 2 - C-32 MID.	05/02/2022
Rev. 4- changed to C30 monument sign	05/25/2022

Address: **9000 Westside Parkway Alpharetta, GA**

Customer: GAS EXPRESS

Drawn by: EG

Job Number: GAE-28362-CH

Date: 10/26/2021

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Customer Approval: _____ *<---------- Please initial here*

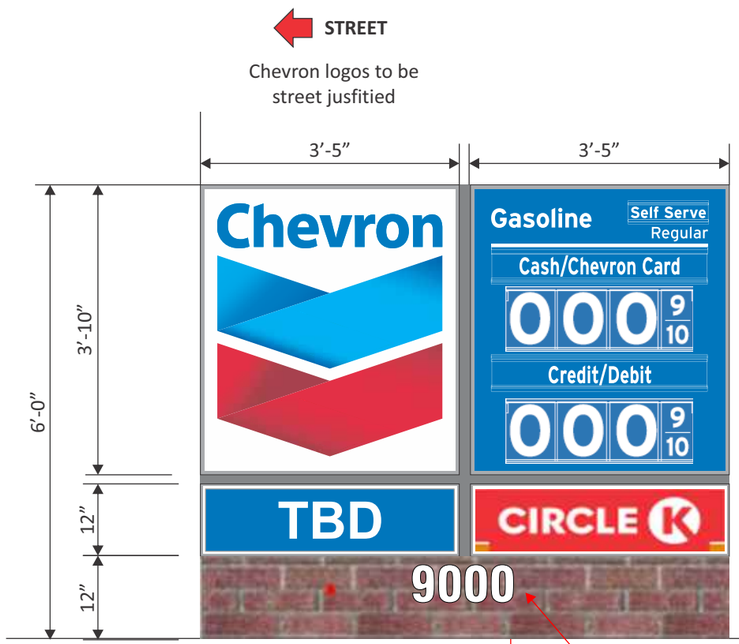
MID SIGN #2

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

PROPOSED

SCOPE OF WORK

New C-32 monument sign system to be installed to include:
Chevron logo, w/ techron, reg cash, reg credit
MANUAL FONT pricers, with Circle K & “TBD” ancillary faces.
Sign to be installed on new TII supplied footer.
Brick/Masonry base to match c-store to be provided by others.





PROPOSED

C-32 Sign System
LED PRICERS NOT ALLOWED

Minimum 6” Address numerals required by code

Masonry/Stone base to match c-store to be supplied & installed by others.

Square Footage Totals:

Existing:
TBV sq ft

Proposed:
25 sq ft

TOTAL IMAGING
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	10/26/2021
Rev. 2 - C-32 MID.	05/02/2022
Rev. 3 - Updated MID.	05/02/2022

Address: **9000 Westside Parkway Alpharetta, GA**

Customer: GAS EXPRESS

Drawn by: EG

Job Number: GAE-28362-CH

Date: 10/26/2021

Customer Approval: _____

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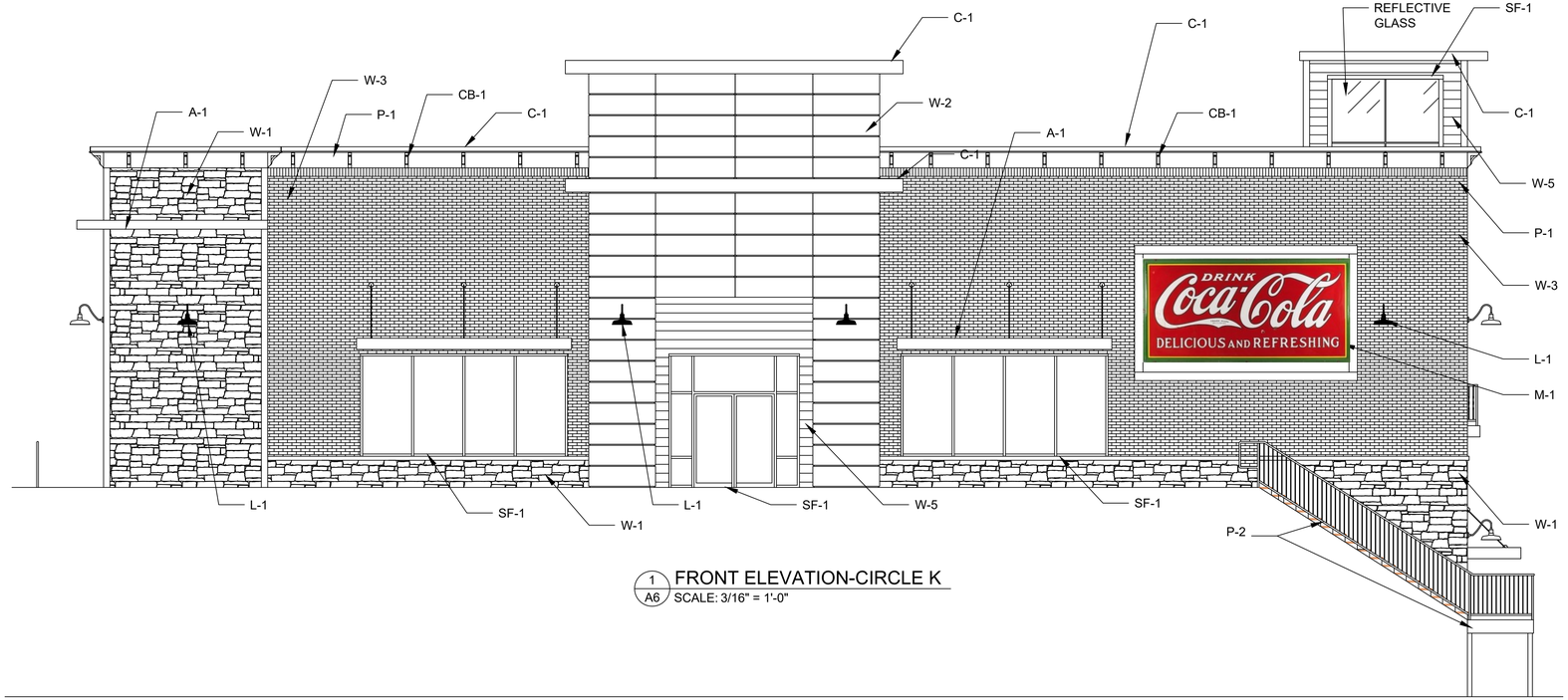
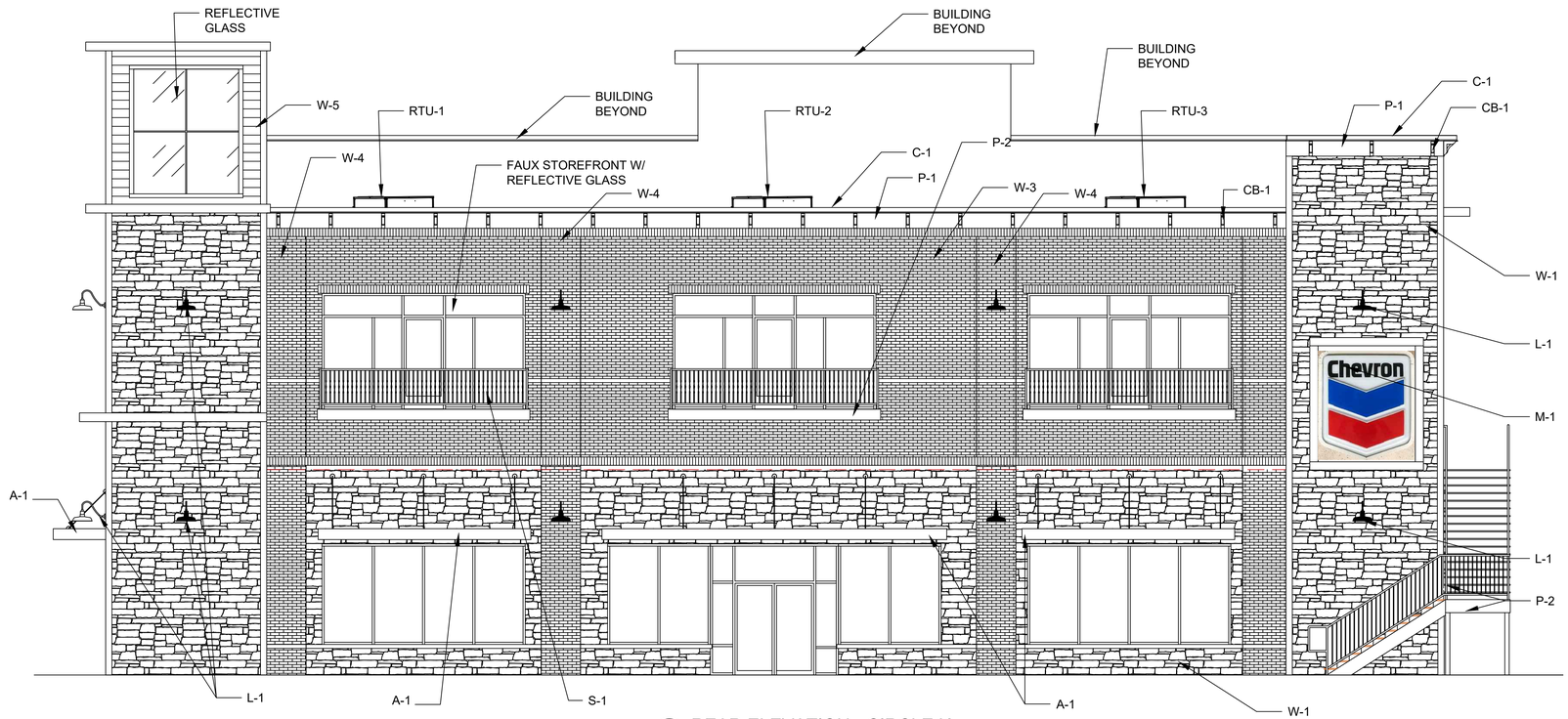


1 / A6 FRONT ELEVATION-CIRCLE K
SCALE: 3/16" = 1'-0"



2 / A6 REAR ELEVATION - CIRCLE K
SCALE: 3/16" = 1'-0"

W-1
MAUFACT: CULTURED STONE
MODEL: COUNTRY LEDGESTONE W/ STONE CAP
TYPE/COLOR: WHEATON



W-2
MAUFACT: NICHIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD



W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY



W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK



W-5
MAUFACT: JAMES HARDI
MODEL: LAP SIDING
TYPE/COLOR: GRAY SLATE



SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE



C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM



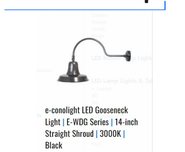
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK





S-1
MAUFACT: MENARD
MODEL/SKU: 1717380
TYPE/COLOR: 30" COLONIAL ALUMINUM SPINDLE BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK



CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKTP03X12X14THR01
TYPE/COLOR: COLONIAL CORBEL PVC W/ TRADITIONAL ENDS



M-1
MAUFACT: MURAL ART BY LOCAL ARTIST
MODEL/SKU: N/A
TYPE/COLOR: MUST BE APPROVED BY DRB/COUSINS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE



P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



N
PLAN NORTH

DATE:

LDG
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PH: 678.290.9200
EMAIL: INFO@LORINGDG.COM

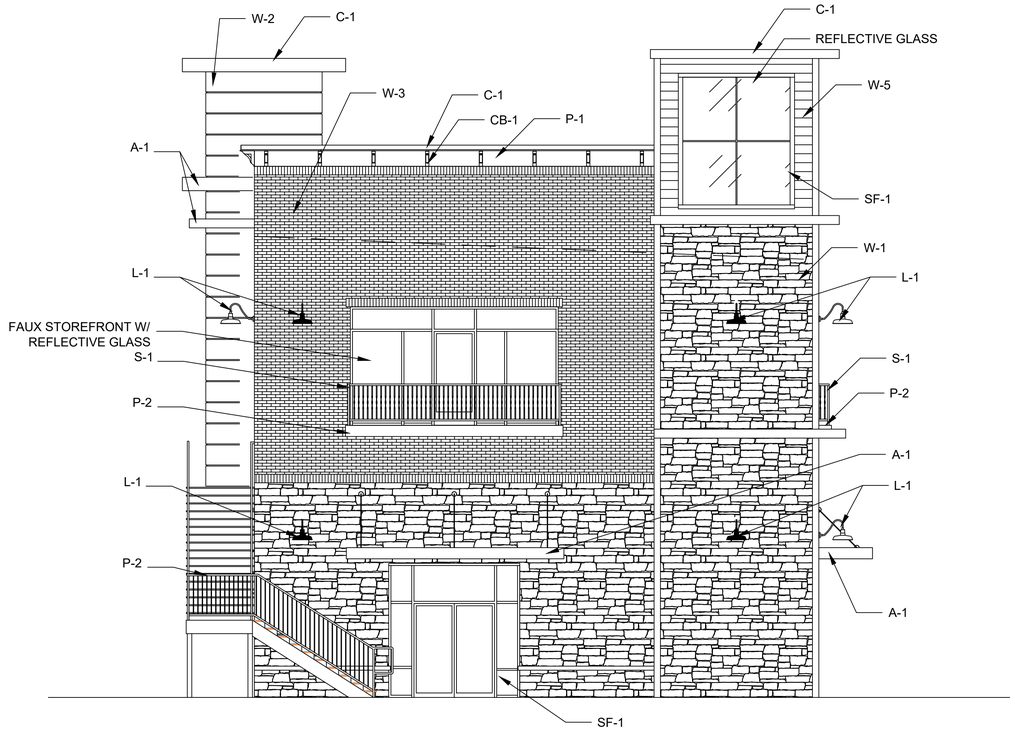
9900 PKWY &
WESTSIDE PKWY
ALPHARETTA, GA 30009

GAS EXPRESS LLC

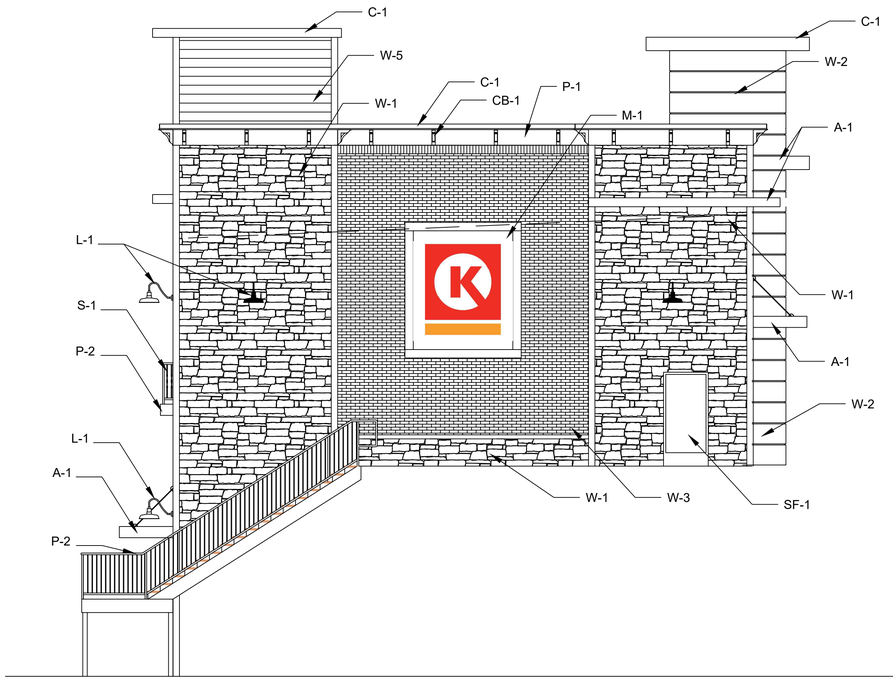
DRAWN BY: JWT
CHECKED BY:
PROJECT:
REVISION:
REVISION:
REVISION:

EXTERIOR ELEVATIONS

DRAWING NUMBER
A6



1 A6.1 RIGHT ELEVATION - CIRCLE K
SCALE: 3/16 = 1 FOOT



2 A6.1 LEFT ELEVATION - CIRCLE K
SCALE: 3/16 = 1 FOOT

W-1
MAUFACT: CULTURED STONE
MODEL: COUNTRY LEDGESTONE W/ STONE CAP
TYPE/COLOR: WHEATON

W-2
MAUFACT: NICHIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-5
MAUFACT: JAMES HARDI
MODEL: LAP SIDING
TYPE/COLOR: GRAY SLATE

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

S-1
MAUFACT: MENARD
MODEL/SKU: 1717380
TYPE/COLOR: 30" COLONIAL ALUMINUM SPINDLE BLACK

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MODEL/SKU: E-WDG SERIES 14"
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MODEL/SKU: BKTP03X12X14THR01
TYPE/COLOR: COLONIAL CORBEL PVC W/ TRADITIONAL ENDS

M-1
MAUFACT: MURAL ART BY LOCAL ARTIST
MODEL/SKU: N/A
TYPE/COLOR: MUST BE APPROVED BY DRB/COUSINS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



N
PLAN NORTH

DATE:

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EMAIL: INFO@LORINGDG.COM

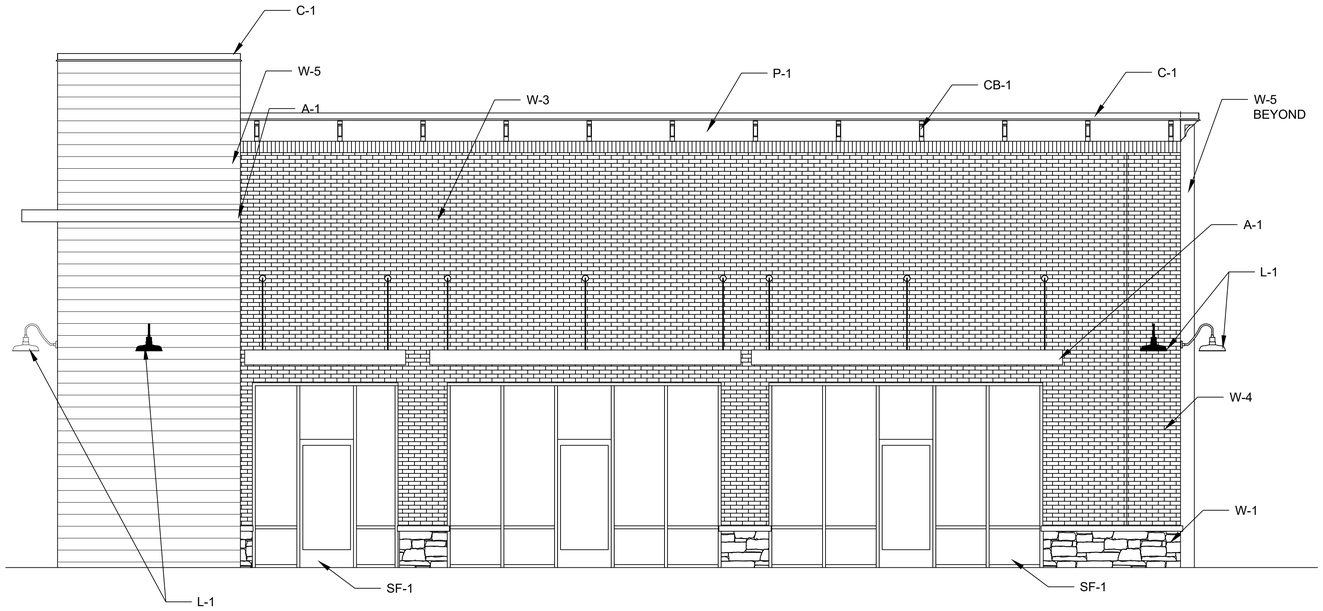
9900 PKWY &
WESTSIDE PKWY
ALPHARETTA, GA 30009

GAS EXPRESS LLC
KANGAROO 76
CIRCLE K

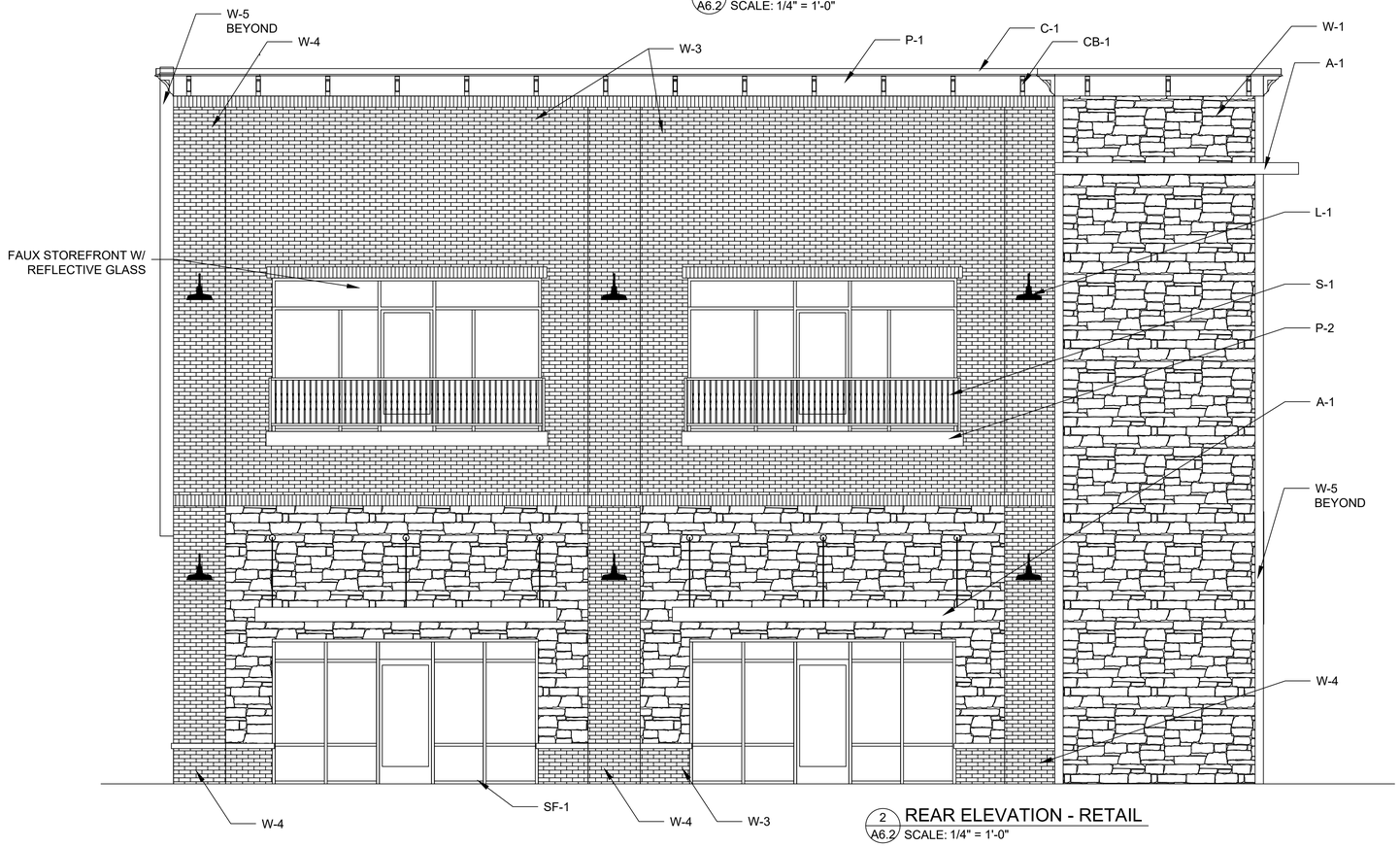
DRAWN BY:	JWT
CHECKED BY:	
PROJECT:	
REVISION:	
REVISION:	
REVISION:	

EXTERIOR ELEVATIONS

DRAWING NUMBER
A6.1



1 A6.2 FRONT ELEVATION - RETAIL
SCALE: 1/4" = 1'-0"



2 A6.2 REAR ELEVATION - RETAIL
SCALE: 1/4" = 1'-0"

W-1
MAUFACT: CULTURED STONE
MODEL: COUNTRY LEDGESTONE W/ STONE CAP
TYPE/COLOR: WHEATON

W-2
MAUFACT: NICHIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-5
MAUFACT: JAMES HARDI
MODEL: LAP SIDING
TYPE/COLOR: GRAY SLATE

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

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MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

S-1
MAUFACT: MENARD
MODEL/SKU: 1717380
TYPE/COLOR: 30" COLONIAL ALUMINUM SPINDLE BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKTP03X12X14THR01
TYPE/COLOR: COLONIAL CORBEL PVC W/ TRADITIONAL ENDS

M-1
MAUFACT: MURAL ART BY LOCAL ARTIST
MODEL/SKU: N/A
TYPE/COLOR: MUST BE APPROVED BY DRB/COUSINS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK











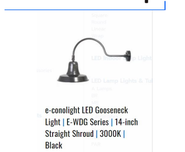






N
PLAN NORTH

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DATE:

LDG
LORING DESIGN GROUP

LORING DESIGN GROUP
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MARIETTA, GA 30060
PH: 678.290.9200
EMAIL: INFO@LORINGDG.COM

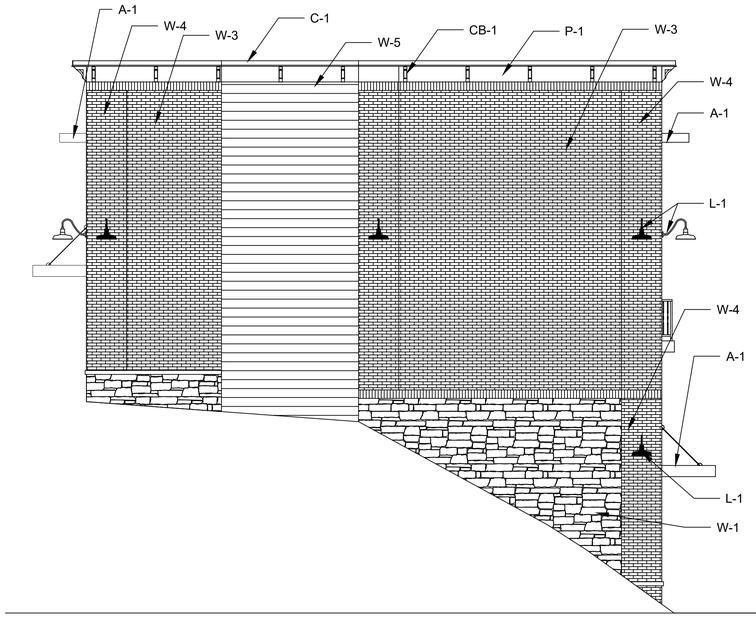
9900 PKWY &
WESTSIDE PKWY
ALPHARETTA, GA 30009

GAS EXPRESS LLC
KANGAROO EXPRESS
CIRCLE K
7-ELEVEN

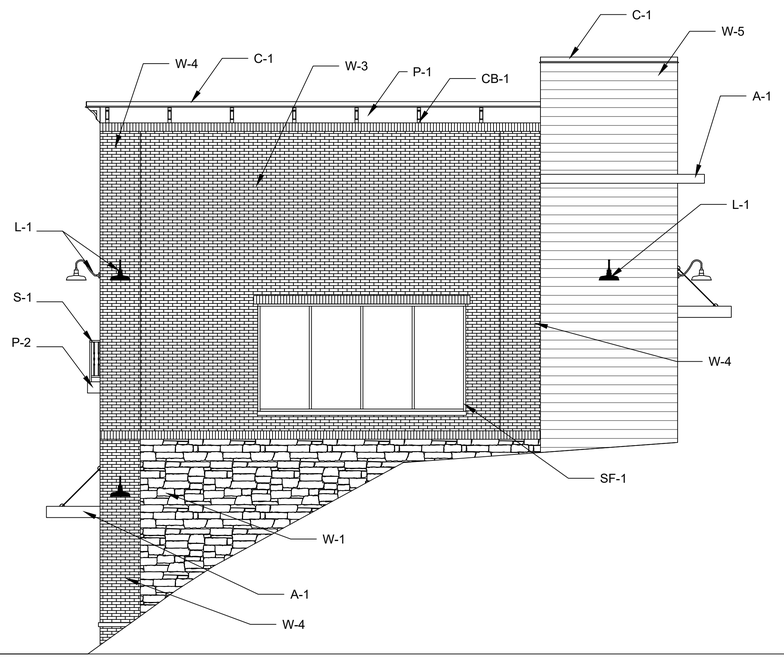
DRAWN BY:	JWT
CHECKED BY:	
PROJECT:	
REVISION:	
REVISION:	
REVISION:	

EXTERIOR ELEVATIONS

DRAWING NUMBER
A6.2



1 A6.3 RIGHT ELEVATION - RETAIL
SCALE: 1/4" = 1'-0"



2 A6.3 LEFT ELEVATION - RETAIL
SCALE: 1/4" = 1'-0"

W-1
MAUFACT: CULTURED STONE
MODEL: COUNTRY LEDGESTONE W/ STONE CAP
TYPE/COLOR: WHEATON



W-2
MAUFACT: NICHIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD



W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY



W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK



W-5
MAUFACT: JAMES HARDI
MODEL: LAP SIDING
TYPE/COLOR: GRAY SLATE



SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE



C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM



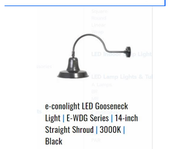
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK



S-1
MAUFACT: MENARD
MODEL/SKU: 1717380
TYPE/COLOR: 30" COLONIAL ALUMINUM SPINDLE BLACK



L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK



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TYPE/COLOR: PURE WHITE



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MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



N
PLAN NORTH

DATE:

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LORING DESIGN GROUP

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9900 PKWY &
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ALPHARETTA, GA 30009

GAS EXPRESS LLC
KANGAROO
CIRCLE K

DRAWN BY:	JWT
CHECKED BY:	
PROJECT:	
REVISION:	
REVISION:	
REVISION:	

EXTERIOR ELEVATIONS

DRAWING NUMBER
A6.3


Chevron






CHEVERON GAS
CHEVERON GAS

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Counsel
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

May 18, 2022

VIA EMAIL (C/O BRET SCHROEDER: BSCHROEDER@ALPHARETTA.GA.US)

Design Review Board of the City of Alpharetta, Georgia
City Hall
2 Park Plaza
Alpharetta, Georgia 30009

RE: DRB220024 – Amazing Development Partners LLC – C-Store – 9900 Westside Parkway – review new construction; Fulton County Tax Assessor Parcel Identification No. ("***TPN***"): 12 -2480-0652-052-2 (the "***Property***").

Dear Design Review Board:

Enclosed for your consideration, as the Design Review Board (the "***DRB***") of the City of Alpharetta, Georgia (the "***City***"), prior to the DBR's official action on the above-styled, previously filed Design Review Board Hearing Application (the "***Application***") for the Property are the enclosed Constitutional and York Objections of Amazing Development Partners LLC (the "***Applicant***"). Decisions of Georgia's appellate courts require the Applicant to submit to the DRB the enclosed objections prior to the DRB's decision on the Application.

Please also accept this letter as an amendment to the Applicant to correct the name of the Applicant to be "Amazing Development Partners LLC, a Georgia limited liability company".

This letter also documents and confirms that the City Attorney, Jarrard & Davis, LLP, and I have stipulated, on behalf of the City of Alpharetta, Georgia (including, but not limited to the DRB) and the Applicant, respectively, to the following: (1) a copy of the Code of the City of Alpharetta, Georgia and the Unified Development Code of the City of Alpharetta, Georgia, current as of the date the Application was accepted by the DRB is properly in and shall conclusively be deemed to be a part of the record on the Application before the DRB; and (2) in the event the Application becomes the subject of any action in any court, the Clerk of said city shall certify said ordinances current as of the date the Application was accepted by the DRB, as applicable, and that the certified copy of said ordinance shall be a proper part of the record before any such court.

The Applicant respectfully requests that the DRB approve Application as presented.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,



Steven L. Jones

Enclosures
cc: Applicant
Jarrard & Davis, LLP (via email w/ encl.: kjarrard@jarrard-davis.com; messwein@jarrard-davis.com)

CONSTITUTIONAL OBJECTION

As applied to the real property of The Peachtree Corners East Group, L.P., a Georgia limited partnership, which is identified as Fulton County Tax Assessor Parcel No.: 12 -2480-0652-052-2 (the "Subject Property") and is the subject of the previously-filed application, styled as "DRB220024 – Amazing Development Partners LLC – C-Store – 9900 Westside Parkway – review new construction" (the "Application"), filed by the Amazing Development Partners LLC, a Georgia limited liability company (the "Applicant"), if the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and Section 5.4 of Article V of the Unified Development Code of the City of Alpharetta, Georgia and Division 2 of Chapter 36 of the Code of Ordinances of the City of Alpharetta, Georgia (collectively, the "Ordinance") will be unconstitutional in that the Applicant's property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application and the Ordinance will deprive the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Ordinance to the Subject Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the

Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant to use the Subject Property and simultaneously comply with the Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Ordinance to the Subject Property will constitute an arbitrary, capricious, and unreasonable act by the City of Alpharetta, Georgia without any rational basis therefor and constitute an abuse of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Ordinance to the Subject Property will be unconstitutional and discriminate against the Applicant in an arbitrary, capricious, and unreasonable manner between the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

Additionally, to the extent that the DRB's decision is a legislative decision, the Applicant

objects to the extent the DRB's decision constitutes an unlawful delegation of the City's home rule zoning power under its Charter and Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983.

WHEREFORE, the Applicant requests that the DRB approve, as specified and designated therein, the Application without conditions (or with only condition(s) consented to by the Applicant).

Respectfully submitted this 18th day of May 2022.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenglish.com

OBJECTION TO PRELIMINARY PLAT HEARING BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the real property of The Peachtree Corners East Group, L.P., a Georgia limited partnership, which is identified as Fulton County Tax Assessor Parcel No.: 12 -2480-0652-052-2 (the "Subject Property") and is the subject of the previously-filed application, styled as "DRB220024 – Amazing Development Partners LLC – C-Store – 9900 Westside Parkway – review new construction" (the "Application"), the public hearing regarding and any Design Review Board (the "DRB") of the City of Alpharetta, Georgia (the "City") action on the same are objected to by Amazing Development Partners LLC, a Georgia limited liability company and the filer/applicant of the Application, (the "Applicant") based on, but not limited to, the reasons set forth herein (collectively the "*York* Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection to any action by the DRB that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant, and all Objections set forth therein are incorporated herein by reference as if fully restated.

To the extent that any decision by the DRB is a quasi-judicial decision, the Applicant objects to the hearing, if any, before the DRB because the time limitation, if any, imposed on the presentation of evidence and testimony in support of the Application deprives the Applicant a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at the hearing, if any, before the DRB to the extent that (but not limited to) said individuals (a) do

not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the DRB set out in Section 5.4 of Article V of the Unified Development Code of the City of Alpharetta, Georgia and Division 2 of Chapter 36 of the Code of Ordinances of the City of Alpharetta, Georgia (collectively, the "Ordinance"); and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Applicant objects to any DRB action that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the DRB; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to the purview of and procedure for the DRB set out in the Ordinance; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application and/or in any manner which does not afford the Applicant an opportunity to review or respond to the same; and/or (e) not made pursuant and in conformance with the Ordinance; the Code of the City of Alpharetta, Georgia; the Unified

Development Code of the City of Alpharetta, Georgia; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*., and/or any other law of the state of Georgia or the United States of America.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Applicant at or prior to the DRB hearing on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the DRB.

WHEREFORE, Applicant requests that the DRB approve, as specified and designated therein, the Application without condition(s) (or with only condition(s) consented to by the Applicant).

Respectfully submitted this 18th day of May 2022.

TAYLOR ENGLISH DUMA LLP
Counsel for Applicant

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenglish.com


FIRST WATCH


FIRST WATCH


FIRST WATCH


ORDER AHEAD PICKUP


ORDER AHEAD PICKUP

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: First Watch Cafe

Location Address: 5035 Windward Parkway Alpharetta, GA 30004

Mailing Address: 8725 Pendery Place #201

City: Bradenton State: FL Zip Code: 34201 - _____

Contact For All Notifications: Steven Jacobson

Contact Telephone: 941 - 350 - 1491 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: sjacobson@firstwatch.com

Contact's Relation To Business: Director of Development Management

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 5035 Windward, LLC

Physical Address: 3715 Northside Pkwy NW Bldg-400 Ste-515 Atlanta, GA 30

Mailing Address: 3715 Northside Pkwy NW Bldg-400 Ste 515

City: Atlanta State: GA Zip Code: 30327 -

Owner Telephone: 617 - 659 - 3047 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): Zach Shipps Date: 5-27-22

Owner Signature: Zach C. Shipps

Property Information:

Address (If Assigned) : 5035 Windward Parkway Alpharetta, GA 30004

Tax ID or Map Reference Number: 22 512011122858

Land Lot(s): District: 10 Section:

Existing Zoning of Property: C1 Existing Uses of Property: Restaurant

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

Applicant Signature: Date: 5/31/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The existing building structure will not change however the paint colors will be updated to a more contemporary color scheme similar to the Chase Bank across the street, the Chick-Fil-a adn the McDonald's further southeast on Windward Parkway.

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

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.

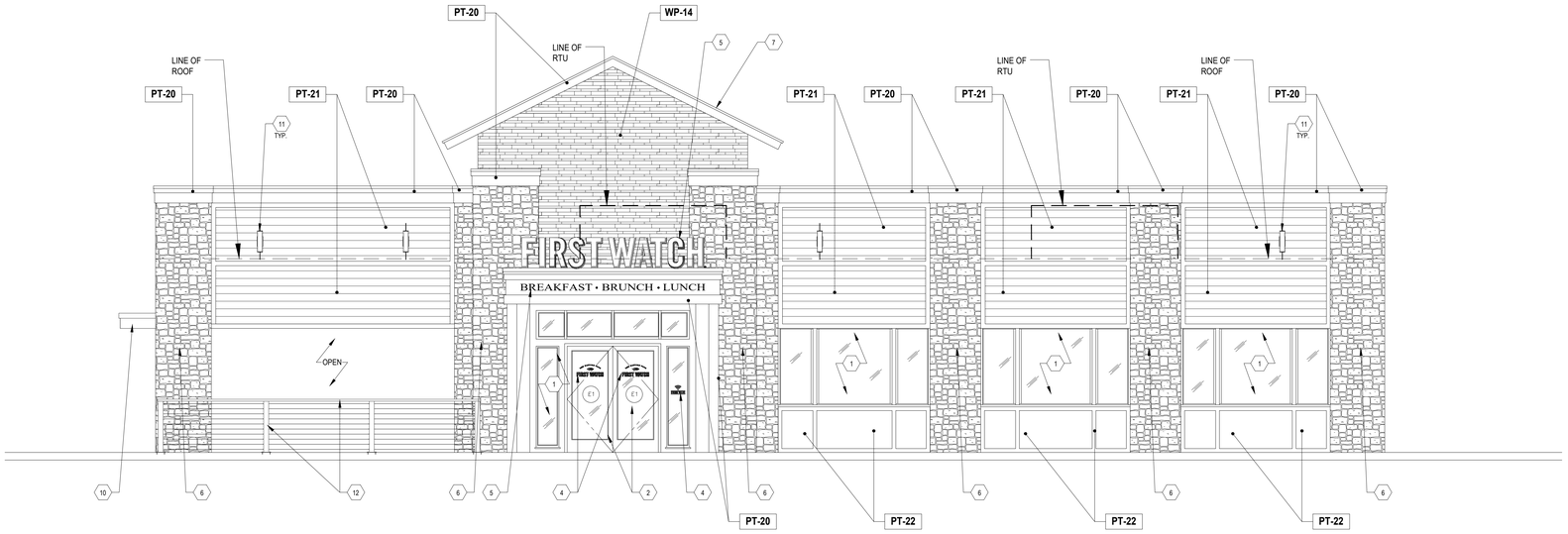
NOTE:
UNLESS NOTED OTHERWISE EXTERIOR FACADE IS EXISTING TO REMAIN & TO BE REPAINTED AS INDICATED.

KEYED NOTES

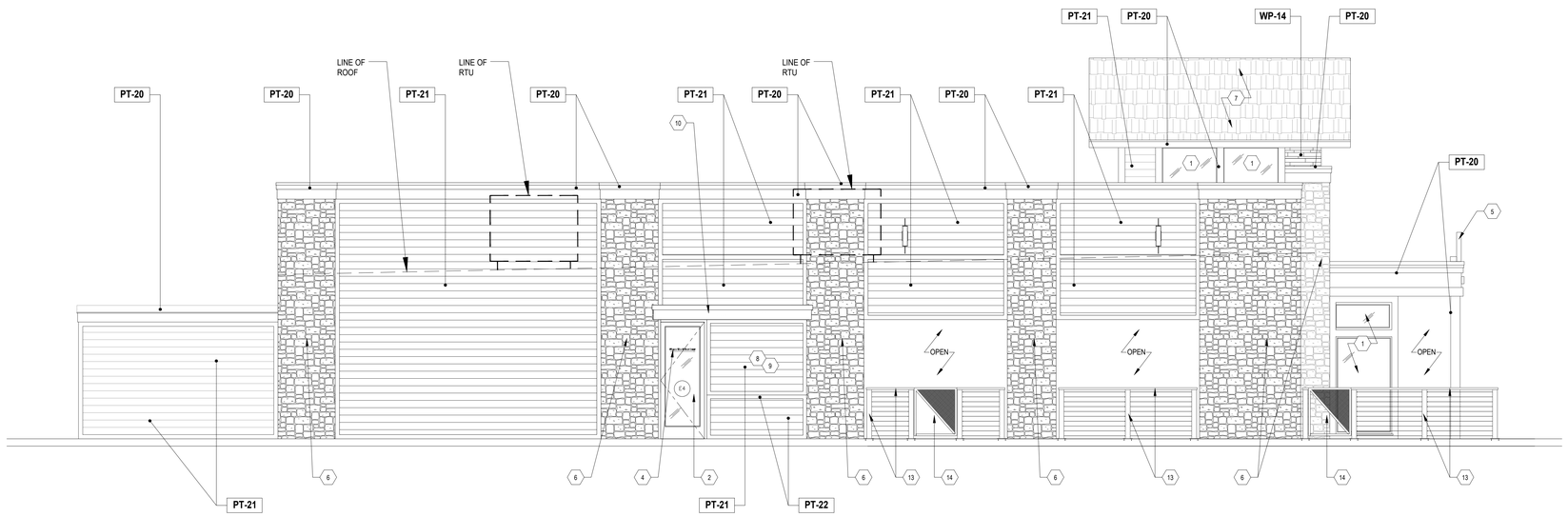
1. EXISTING WINDOW TO REMAIN.
2. EXISTING STOREFRONT DOOR TO REMAIN.
3. EXISTING HOLLOW METAL DOOR TO REMAIN - G.C. TO INSPECT & PROVIDE BUD PRICE TO REPLACE DOOR & FRAME.
4. VINYL GRAPHICS APPLIED TO INTERIOR OF GLASS.
5. NEW SIGNAGE BY SIGN VENDOR.
6. EXISTING STONE TO REMAIN - G.C TO POWERWASH, RE-GROUT MORTAR AND REPAIR STONE AS DIRECTED BY CPM.
7. EXISTING SLOPED ROOF TO REMAIN.
8. IN-FILL PORTION OF WALL AT REMOVED STOREFRONT W/ NEW WALL FRAMING, SHEATHING AND EXTERIOR FINISH TO MATCH ADJACENT CONSTRUCTION.
9. NEW EIFS OVER RIGID INSULATION & DRYVIT BACKSTOP NT WATER/AIR BARRIER @ DEMOLISHED EXTERIOR STONE OR WOOD PANELING. G.C. TO PROVIDE SMOOTH CONTIGUOUS SURFACE AT EXISTING AND NEW EIFS SURFACE.
10. NEW PRE-FAB CANOPY BY AWNING VENDOR UNDER SEPARATE PERMIT.
11. NEW WALL SCONCE - RE-USE EXISTING ELECTRICAL POWER & CIRCUIT.
12. NEW METAL PATIO RAILING, REFER TO DETAIL 4 THIS SHEET.
13. NEW METAL PATIO GATE, REFER TO DETAIL 5 THIS SHEET.
14. EXISTING METAL BOLLARDS - GC TO CLEAN & REPAINT SAFETY YELLOW.
15. EXISTING METAL GATES & GATE POSTS - GC TO CLEAN & REPAINT PNT- 26.

GENERAL NOTES

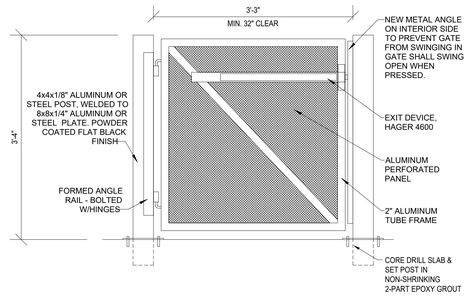
1. EXTERIOR FACADE AND EXTERIOR FINISHES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
2. GENERAL CONTRACTOR TO VERIFY ALL WOOD BLOCKING MOUNTING HEIGHTS WITH OWNER'S VENDORS FOR ALL SIGNAGE AND AWNINGS.
3. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF ALL EXTERIOR WALL MOUNTED ACCENT LIGHTS.
4. GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
5. GENERAL CONTRACTOR TO PROTECT ALL EXTERIOR WALL MOUNTED ACCENT LIGHTS UNTIL PROJECT TURN-OVER.
6. SIGNAGE SHOWN FOR GENERAL LOCATION ONLY. REFER TO APPROVED SIGN DRAWINGS BY OWNER'S SIGNAGE VENDOR.
7. CONTRACTOR SHALL PROVIDE ADEQUATE POWER AND CONNECTION TO SIGN. COORDINATE WITH SIGN CONTRACTOR.
8. SEPARATE PERMIT REQUIRED FOR ALL SIGNS.
9. AWNINGS SHOWN FOR GENERAL LOCATION ONLY. REFER TO APPROVED SHOP DRAWINGS BY OWNER'S AWNING VENDOR.
10. SEPARATE PERMIT REQUIRED FOR ALL AWNINGS & CANOPIES.



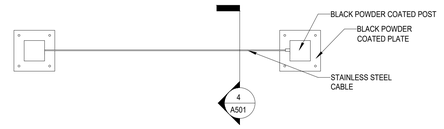
1 / A501 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



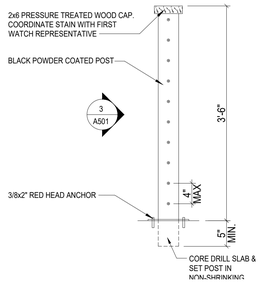
2 / A501 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



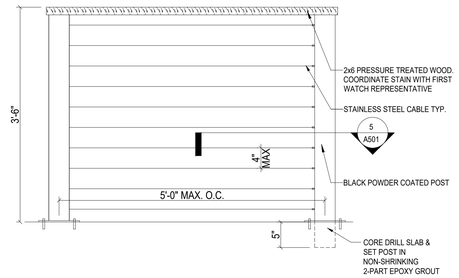
6 / A501 PATIO GATE ELEVATION
SCALE: 1" = 1'-0"



5 / A501 PATIO RAILING PLAN DETAIL
SCALE: 1" = 1'-0"



4 / A501 PATIO RAILING SECTION
SCALE: 1" = 1'-0"



3 / A501 PATIO RAILING ELEVATION
SCALE: 1" = 1'-0"

JON W. SAMMER
ARCHITECT, AIA
3921 OLD LEE HWY
SUITE 72-B
FAIRFAX, VIRGINIA 22030
(703) 591-0747

I CERTIFY THAT THESE DRAWINGS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF GEORGIA, LICENSE NUMBER 010026, RENEWAL DATE 06/30/2023. THIS DRAWING IS PRELIMINARY UNTIL SIGNED AND SEALED BY ME.

Revisions:

04/25/2022	JAH
ISSUED FOR BID/PERMIT	

NO.	DATE	BY	DESCRIPTION

FIRST WATCH
THE DAYTIME CAFE

FIRST WATCH WINDWARD PARKWAY
Alpharetta, Georgia

PROJECT # FWWP_2204
DATE ISSUED 04/25/2022

EXTERIOR ELEVATIONS AND DETAILS

A501

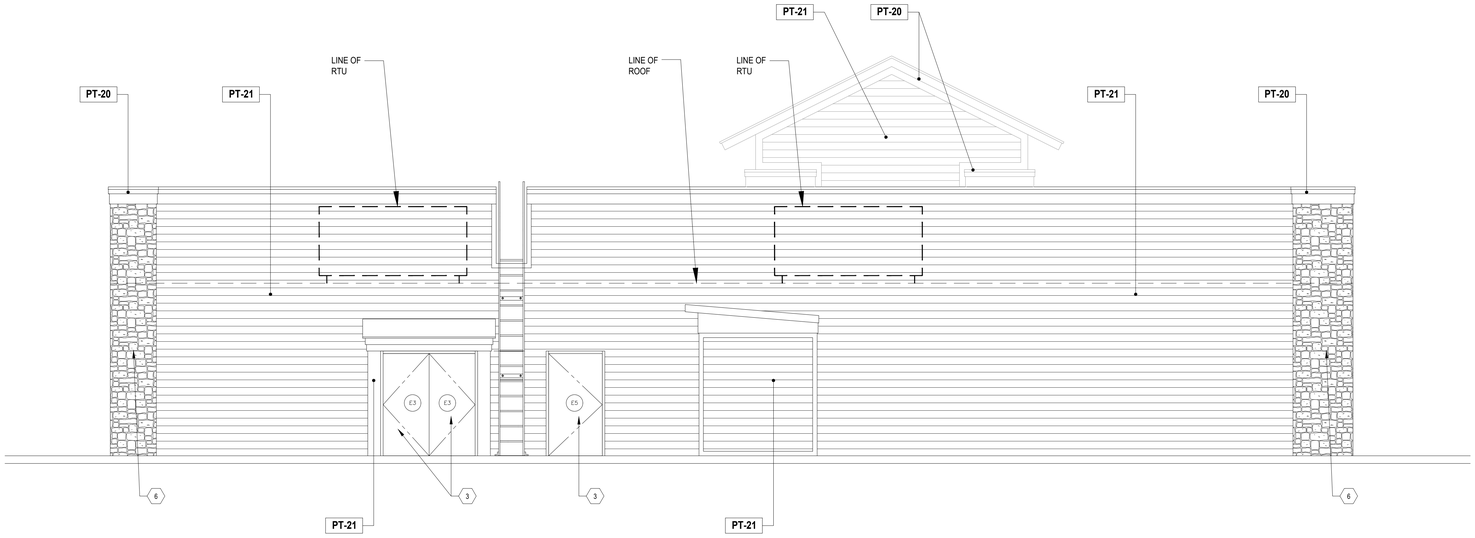
NOTE:
UNLESS NOTED OTHERWISE EXTERIOR FACADE IS EXISTING TO REMAIN & TO BE REPAINTED AS INDICATED.

KEYED NOTES

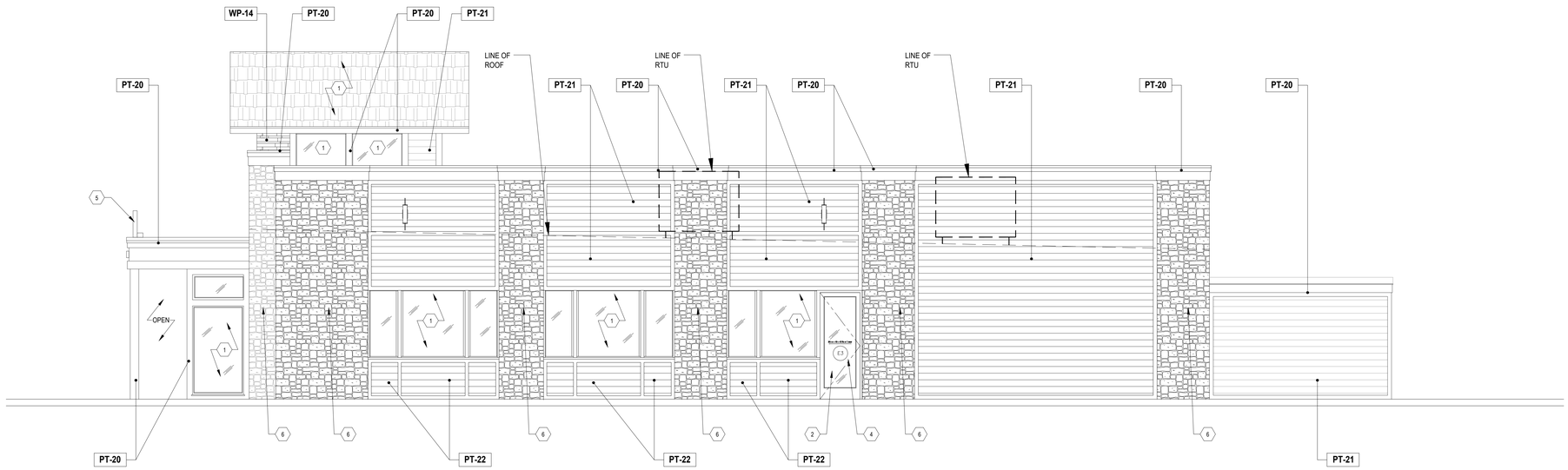
1. EXISTING WINDOW TO REMAIN.
2. EXISTING STOREFRONT DOOR TO REMAIN.
3. EXISTING HOLLOW METAL DOOR TO REMAIN - G.C. TO INSPECT & PROVIDE BUD PRICE TO REPLACE DOOR & FRAME.
4. VINYL GRAPHICS APPLIED TO INTERIOR OF GLASS.
5. NEW SIGNAGE BY SIGN VENDOR.
6. EXISTING STONE TO REMAIN - G.C TO POWERWASH, RE-GROUT MORTAR AND REPAIR STONE AS DIRECTED BY CPM.
7. EXISTING SLOPED ROOF TO REMAIN.
8. IN-FILL PORTION OF WALL AT REMOVED STOREFRONT W/ NEW WALL FRAMING, SHEATHING AND EXTERIOR FINISH TO MATCH ADJACENT CONSTRUCTION.
9. NEW EIFS OVER RIGID INSULATION & DRYVIT BACKSTOP NT WATER/AIR BARRIER @ DEMOLISHED EXTERIOR STONE OR WOOD PANELING. G.C. TO PROVIDE SMOOTH CONTIGUOUS SURFACE AT EXISTING AND NEW EIFS SURFACE.
10. NEW PRE-FAB CANOPY BY AWNING VENDOR UNDER SEPARATE PERMIT.
11. NEW WALL SCONCE - RE-USE EXISTING ELECTRICAL POWER & CIRCUIT.
12. NEW METAL PATIO RAILING, REFER TO DETAIL 4 THIS SHEET.
13. NEW METAL PATIO GATE, REFER TO DETAIL 5 THIS SHEET.
14. EXISTING METAL BOLLARDS - GC TO CLEAN & REPAINT SAFETY YELLOW.
15. EXISTING METAL GATES & GATE POSTS - GC TO CLEAN & REPAINT PNT- 26.

GENERAL NOTES

1. EXTERIOR FACADE AND EXTERIOR FINISHES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
2. GENERAL CONTRACTOR TO VERIFY ALL WOOD BLOCKING MOUNTING HEIGHTS WITH OWNER'S VENDORS FOR ALL SIGNAGE AND AWNINGS.
3. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF ALL EXTERIOR WALL MOUNTED ACCENT LIGHTS.
4. GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES TO OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
5. GENERAL CONTRACTOR TO PROTECT ALL EXTERIOR WALL MOUNTED ACCENT LIGHTS UNTIL PROJECT TURN-OVER.
6. SIGNAGE SHOWN FOR GENERAL LOCATION ONLY. REFER TO APPROVED SIGN DRAWINGS BY OWNER'S SIGNAGE VENDOR.
7. CONTRACTOR SHALL PROVIDE ADEQUATE POWER AND CONNECTION TO SIGN. COORDINATE WITH SIGN CONTRACTOR.
8. SEPARATE PERMIT REQUIRED FOR ALL SIGNS.
9. AWNINGS SHOWN FOR GENERAL LOCATION ONLY. REFER TO APPROVED SHOP DRAWINGS BY OWNER'S AWNING VENDOR.
10. SEPARATE PERMIT REQUIRED FOR ALL AWNINGS & CANOPIES.



3 A502 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 A502 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

JON W. SAMMER
ARCHITECT, AIA
3921 OLD LEE HWY
SUITE 72-B
FAIRFAX, VIRGINIA 22030
(703) 591-0747

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Revisions:

04/25/2022	JAH
ISSUED FOR BID/PERMIT	

NO.	DATE	BY	DESCRIPTION

FIRST WATCH
THE DAYTIME CAFE

FIRST WATCH WINDWARD PARKWAY

Alpharetta, Georgia

PROJECT #	FWWP_2204
DATE ISSUED	04/25/2022

EXTERIOR ELEVATIONS AND DETAILS

A502

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: GEORGIA BANKING COMPANY

Location Address: 5225 WINDWARD PKWY

Mailing Address: 5225 WINDWARD PKWY

City: ALPHARETTA State: GA Zip Code: 30004 -

Contact For All Notifications: TONY BOLT

Contact Telephone: 770 - 342 - 9028 Mobile Telephone: ( ) - -

Fax: - - Email: tony.bolt@gensaco.com

Contact's Relation To Business: GENERAL CONTRACTOR

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: BT WINDWARD PARKWAY, LLC

Physical Address: 5225 WINDWAD PARKWAY

Mailing Address: 3715 NORTHSIDE PKWY STE 4-450

City: ATLANTA State: GA Zip Code: 30327 -

Owner Telephone: 470 - 428 - 2718 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): Parker Blanchard, MEMBER Date: 6/1/22

Owner Signature:

Property Information:

Address (If Assigned) : 5225 WINDWARD PARKWAY ALPHARETTA, GA 30004

Tax ID or Map Reference Number: 22 528011200452

Land Lot(s): 1120 District: 0 Section: 1

Existing Zoning of Property: O-I Existing Uses of Property: FINANCIAL

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: 6-1-22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

THE NEW PAINT WILL UPLIFT THIS BUILDING TO BRING THE BUILDING UP TO DATE WITH SURROUNDING AREA. WE AIM TO MESH WITH EXISTING

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

WE ARE NOT MAKING ANY CHANGES TO EXISTING EQUIPMENT, STRUCTURES, OR LANDSCAPING.

WE ARE ONLY ASKING FOR PERMISSION TO PAINT BUILDING AND INSTALL NEW SIGNAGE.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

NOT APPLICABLE

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.

NOT APPLICABLE

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

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

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.

2300 Lakeview Parkway Suite 100
Alpharetta, Georgia 30009
tel 770-984-2337
fax 770-984-2378

GENOA

To:
Alpharetta Design Review Board

Re:
5225 Windward Parkway – Alpharetta, GA 30009

To whom it may concern;

Genoa Construction Services, Inc. is asking to change the exterior color of the existing building located at 5225 Windward Parkway. Genoa Construction also requests permission to install new signage on the exterior of the building as well on site.

Genoa will not be changing the landscaping or any other existing conditions on the site besides Paint and Signage.

We believe that all changes being made improve the aesthetic of the building and surrounding area by rejuvenating the space and bringing the building up to date.

Thank you,

Tony Bolt
Project Engineer
Genoa Construction Services, Inc.
2300 Lakeview Parkway, Ste 100
Alpharetta, GA 30009

5225 Windward Pkwy, Alpharetta, GA 30004 Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL of land lying and being in Land Lot 1120 of the Second District of the Second Section in the City of Alpharetta, County of Fulton, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a 5/8" rebar set at the Northernmost mitered corner at the intersection of the Southerly right of way line of Windward Parkway (having a variable right-of-way), and the Westerly right-of-way line of Westfield Drive (having a variable right-of-way); said point being the TRUE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, thence along the Westerly right-of-way line of Westfield Drive South 04 degrees 09 minutes 30 seconds East for a distance of 32.63 feet to a 5/8" rebar set; thence South 52 degrees 53 minutes 50 seconds West for a distance of 203.00 feet to a 5/8" rebar set; thence South 86 degrees 42 minutes 36 seconds West for a distance of 35.08 feet to a 5/8" rebar set; thence leaving said right-of-way North 38 degrees 17 minutes 46 seconds West for a distance of 215.00 feet to a 5/8" rebar set; thence North 51 degrees 42 minutes 14 seconds East for a distance of 250.00 feet to a 5/8" rebar set on the Southerly right of way line of Windward Parkway (having a variable right-of-way); thence along said right-of-way South 38 degrees 17 minutes 46 seconds East for a distance of 212.34 feet to a 5/8" rebar set; said point being the TRUE POINT OF BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

GENOA

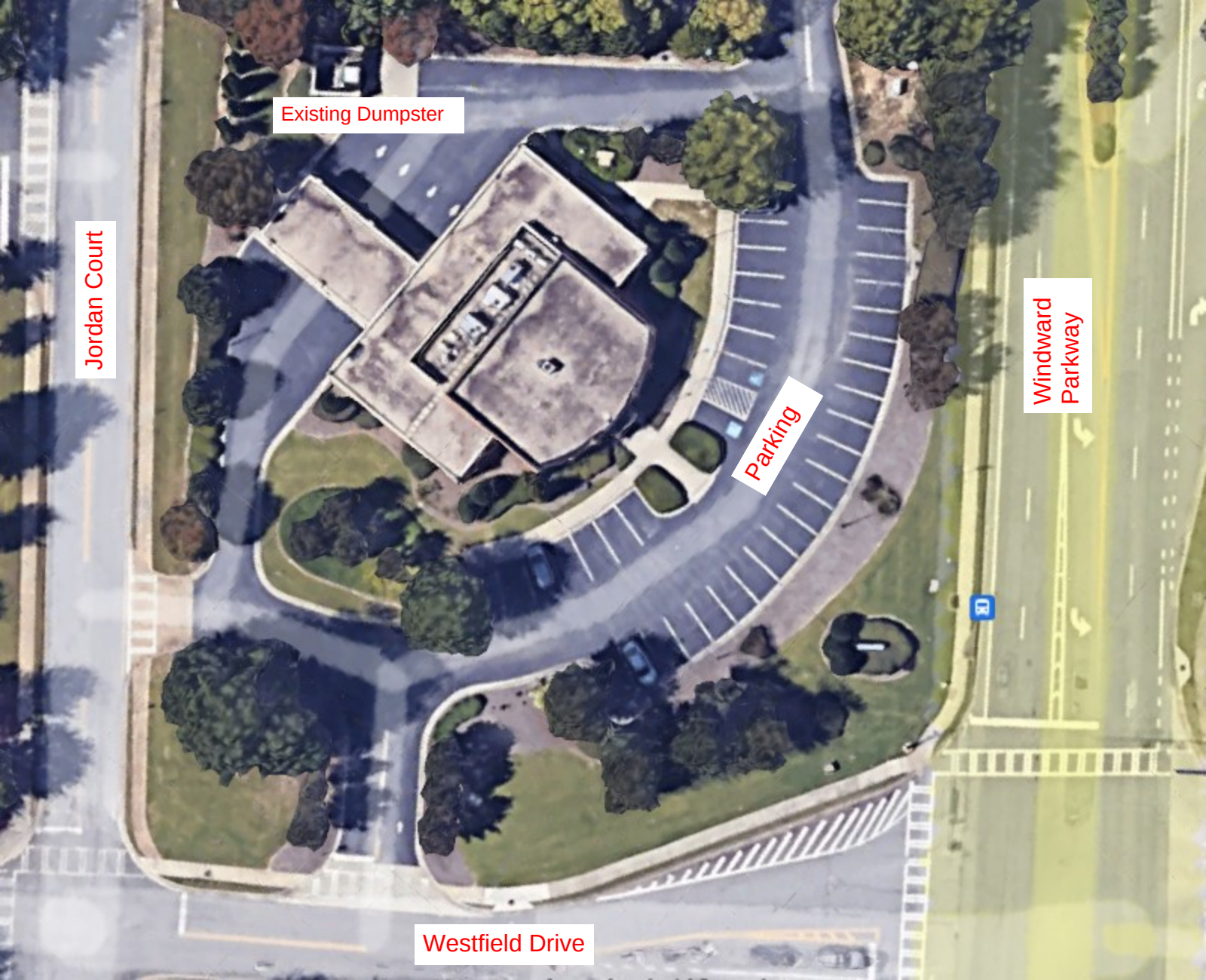
Site Plan

There will be no change to existing site lighting

Contractor: Genoa Construction Services Inc.

2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378


Existing Dumpster
Jordan Court
Parking
Windward Parkway
Westfield Drive

GENOA

Landscape Review

Contractor: Genoa Construction Services Inc.

2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378

2300 Lakeview Parkway Suite 100
Alpharetta, Georgia 30009
tel 770-984-2337
fax 770-984-2378

GENOA

To:
Alpharetta Design Review Board

Re:
Landscaping Plan
5225 Windward Parkway – Alpharetta, GA 30009

To whom it may concern;

Genoa Construction Services, Inc. is making no changes to the existing landscaping and will maintain the landscaping as existing

Thank you,

Tony Bolt
Project Engineer
Genoa Construction Services, Inc.
2300 Lakeview Parkway, Ste 100
Alpharetta, GA 30009

GENOA

Signage Review

Contractor: Genoa Construction Services Inc.

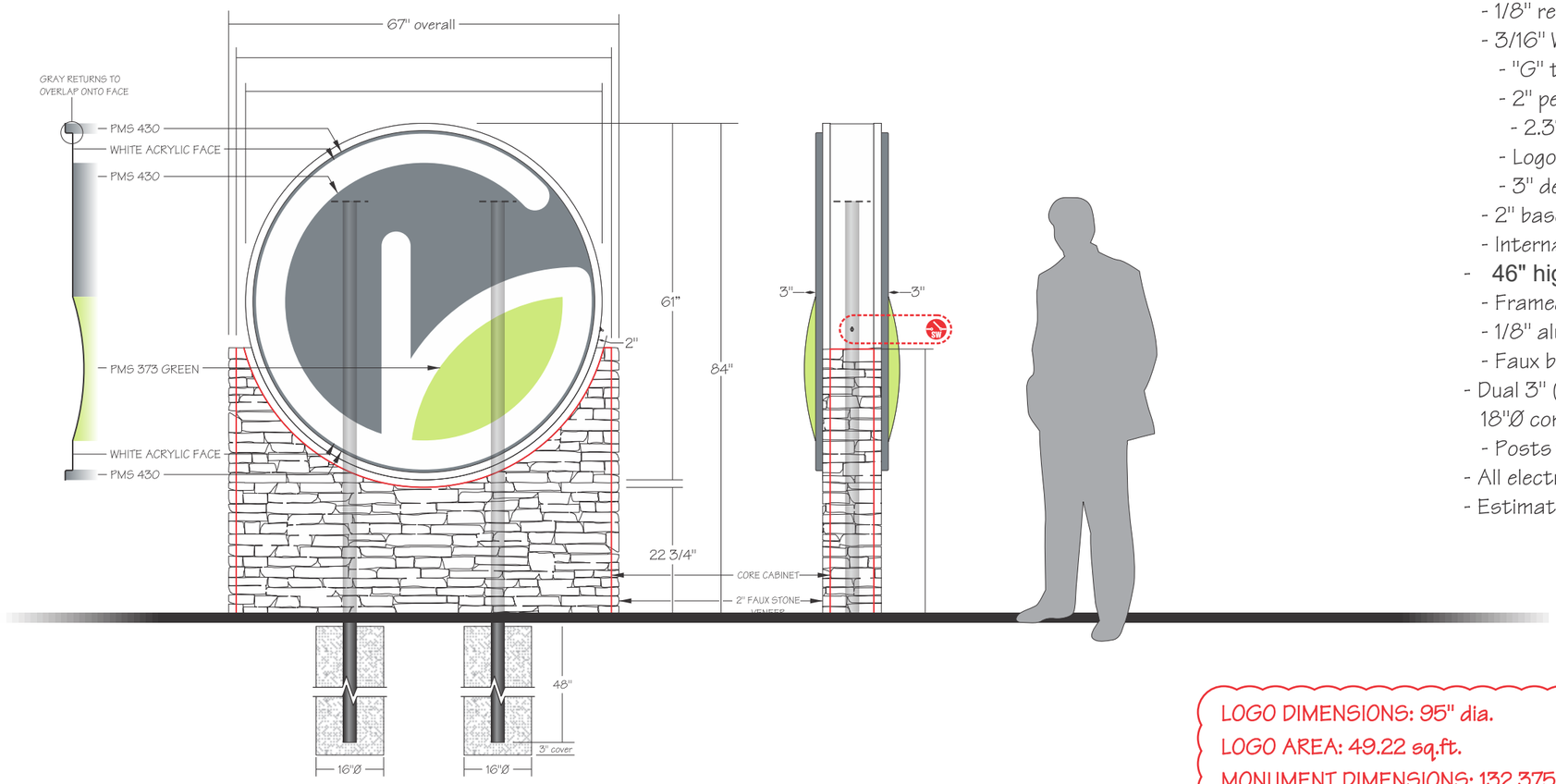
2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378


GBC Marketing Sign
Facing Costco Traffic
GBC Marketing Sign
Facing Costco Traffic
Exst.
DT Sign
Horizontal GBC Signage
on facade with uplighting
Directional Sign
Monument Sign
Jordan Ct
Westfield Dr
Westfield Dr
Windward Pkwy W
Windward Pkwy
Windward
Windward Pkwy
Verizon Authorized
Retailer - Victra
Cell phone store
Chick'nCone
5225
Google

INNERFACE
ARCHITECTURAL SIGNAGE INC.

5849 Peachtree Road · Atlanta, GA 30341 · 770-921-5566 · Fax 770-564-0362



LOGO MONUMENT - Double Sided - LED Illuminated

- 84" high x 67" wide overall size
- 84" high grade to top of sign
- 62 Ø x 15.625 deep fabricated round aluminum logo cabinet
  - Framed aluminum construction - Returns painted MAP 11477 Natural White
  - 2" x 2" round aluminum retainers - Painted MAP Natural White
  - 1/8" returns - Painted MAP Natural White
  - 3/16" White DR acrylic pan embossed logo face
    - "G" to illuminate White and Green
    - 2" perimeter flange - measured from edge to pan transition
      - 2.375" flange measured to return surface of the pan
    - Logo returns and face background is painted OPAQUE PMS 430 Gray
    - 3" deep embossed "Leaf" accent is painted PMS 373 Green
  - 2" base reveal between logo cabinet and brick base
  - Internal illumination by White LED modules and internal power supplies
- 46" high x 67" wide fabricated aluminum core cabinet for faux brick base
  - Framed aluminum construction for 2" thick faux brick veneer
  - 1/8" aluminum faces and returns
  - Faux brick pattern TBD
- Dual 3" (3.5"Ø) Sched. 40 steel posts - extended 48" for direct burial in 18"Ø concrete footers
  - Posts terminate inside cabinet - 71" from grade
- All electrical service to be 120v
- Estimated service load is

LOGO DIMENSIONS: 95" dia.
LOGO AREA: 49.22 sq.ft.
MONUMENT DIMENSIONS: 132.375" x 104"
MONUMENT AREA: 95.6 sq.ft.

- [x] 120v
- [ ] 277v
- [x] LED

- [ ]

- [x] Ext.
- [ ] Int.

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 GBC Alpharetta 1	South Elevation	1	5-31-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green; - White trans DR acrylic; - MAP 11477 Natural White; - PMS 430 Gray	1/2" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

INNERFACE
ARCHITECTURAL
SIGNAGE INC.

5849 Peachtree Road · Atlanta, GA 30341 · 770-921-5566 · Fax 770-564-0362



NOTE: THIS ARTISTIC RENDERING IS FOR CONCEPTUAL PURPOSES ONLY. IT DOES NOT ACCURATELY REPRESENT THE PRODUCT UNDER THESE CONDITIONS. THE FINAL PRODUCT WILL APPEAR DIFFERENTLY WHEN INSTALLED

☑ 120v
☐ 277v
☑ LED

☐

☑ Ext.
☐ Int.

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 GBC Alpharetta 1	South Elevation	1 set	8-25-21 1-20-22 9-23-21	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green - MAP 11477 Natural White - Trans White DR acrylic	1/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

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ARCHITECTURAL SIGNAGE INC.

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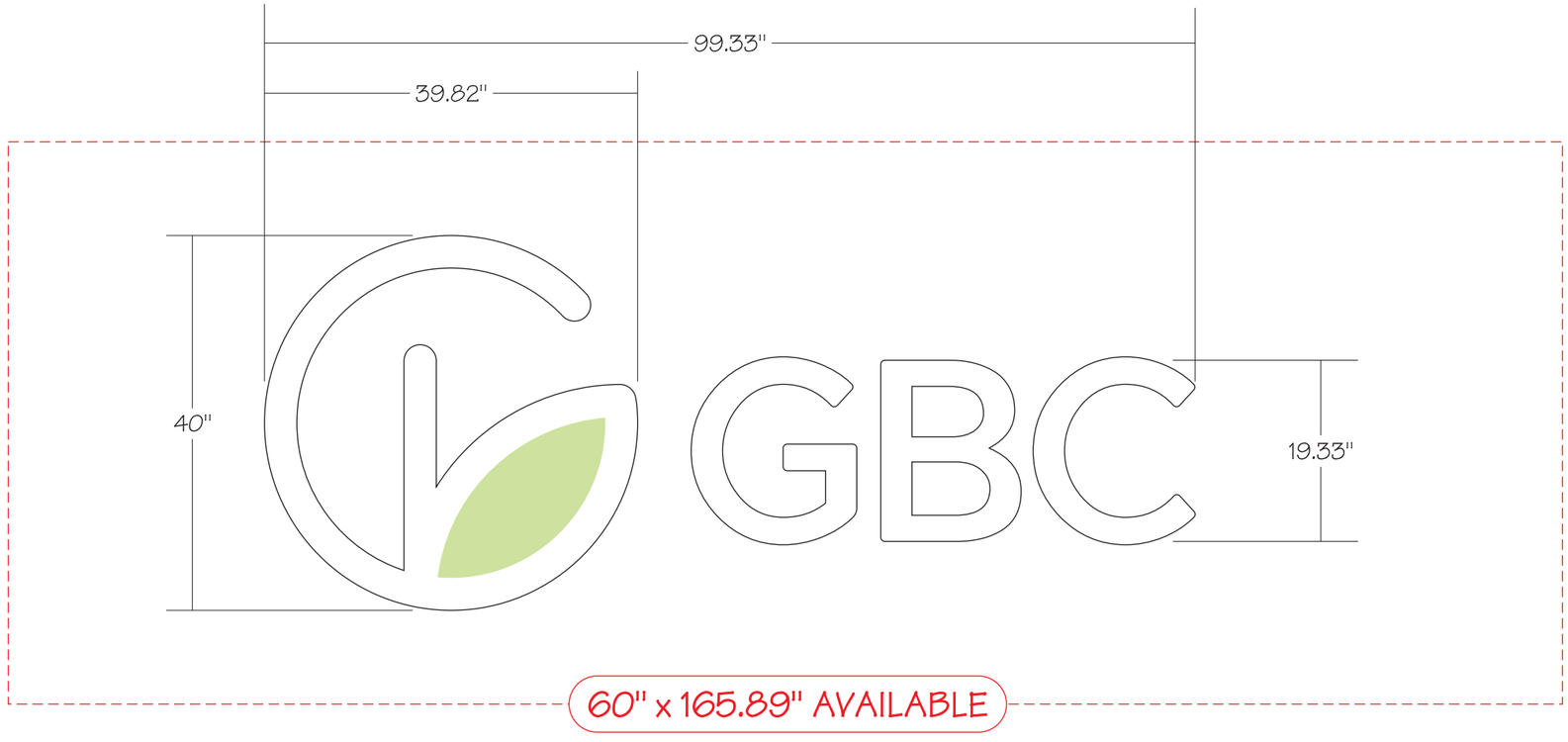

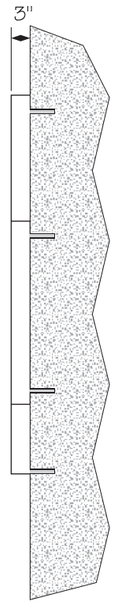

REVERSE CHANNEL LOGO - Single Sided - Non Illuminated
- (1) 40" x 39.82" x 2" deep fabricated aluminum reverse channel logo "G"
  - Welded aluminum construction
  - Face and returns are painted MAP 11477 Natural White
  - "Leaf" is painted PMS 373 Green
  - Logo is stud mounted flush to an existing exterior wall

REVERSE CHANNEL LOGO - Single Sided - Non Illuminated
- (3) 19.33" x 2" deep fabricated aluminum reverse channel letters "GBC"
  - Welded aluminum construction
  - Face and returns are painted MAP 11477 Natural White
  - Letters are stud mounted flush to an existing exterior wall

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 Georgia Banking Company Marietta 2	2	1 set	4-28-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green; - Trans White DR acrylic; - MAP 11477 Natural White	1/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

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ARCHITECTURAL SIGNAGE INC.

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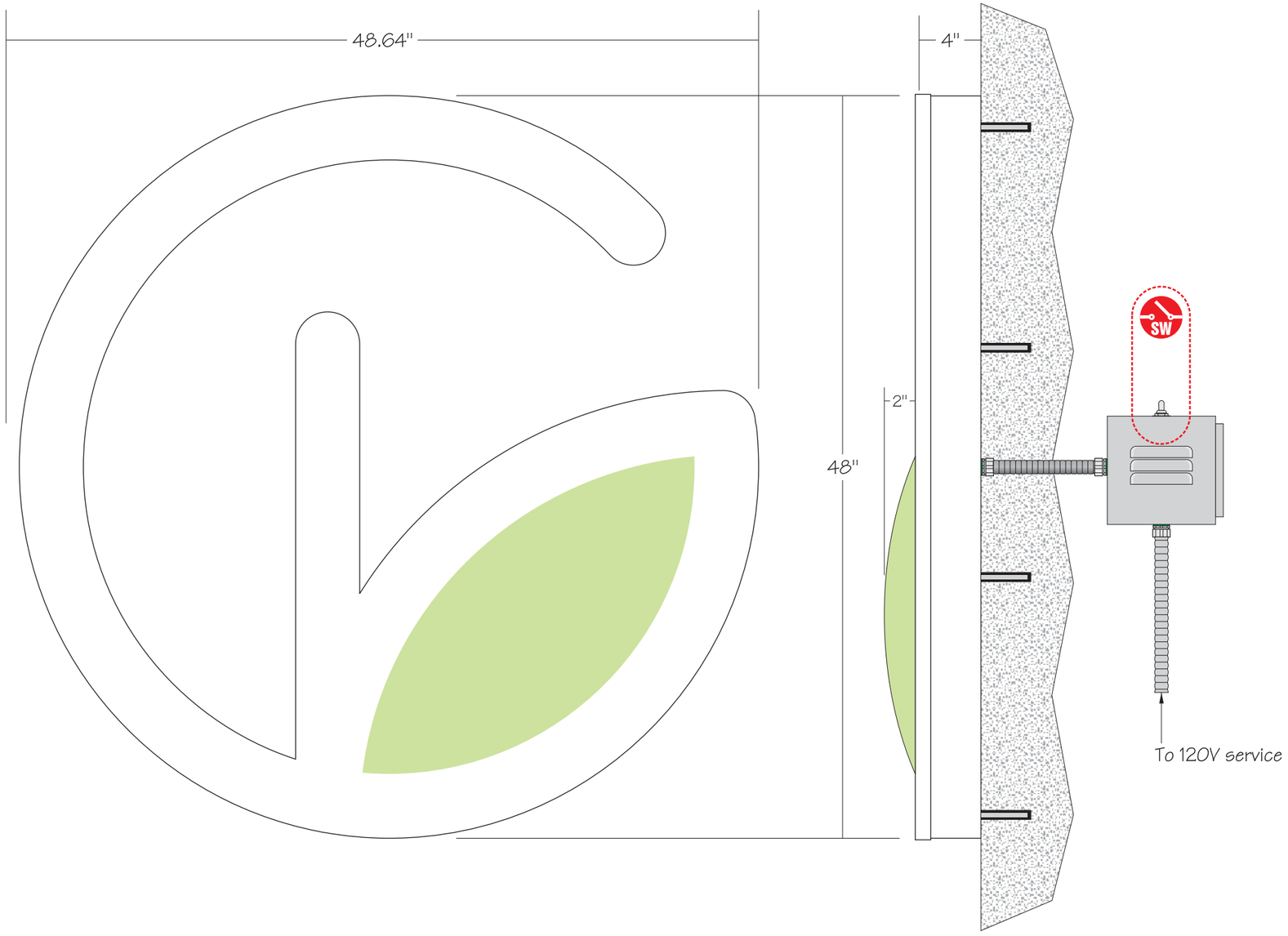



CHANNEL LOGO - Single Sided - LED Illuminated

- 48" x 48.64" x 4" deep fabricated aluminum channel logo "G" for mounting flush to an existing exterior wall
  - .090" back / .063" returns
  - Returns painted MAP 11477 Natural White
  - 1/8" White trans acrylic face w/ 2" deep embossed "leaf"
    - "Leaf" is painted PMS 376 Green
  - 1" standard White trimcap
  - Internal illumination by White LED modules and remote power supplies
- All electrical service to be 120v
- Estimated service load is <2A @ 120v

Sign may be altered to be Web Grey instead of white to match front of Building and not be drowned out on new white exterior

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 Georgia Banking Company Marietta 4	5	1	4-28-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype **Swis721 BT Bold**	- PMS 373 Green - White trans acrylic - MAP 11477 Natural White	1½" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

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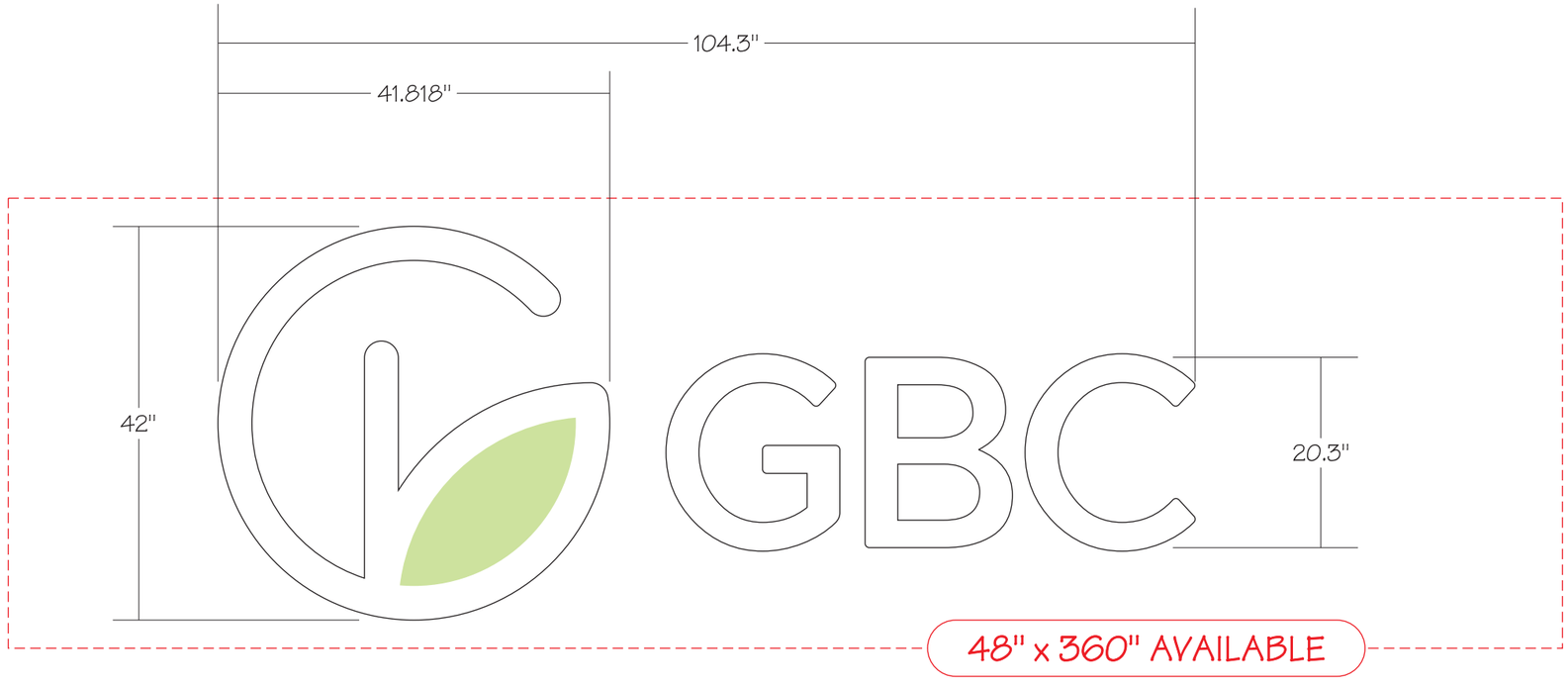
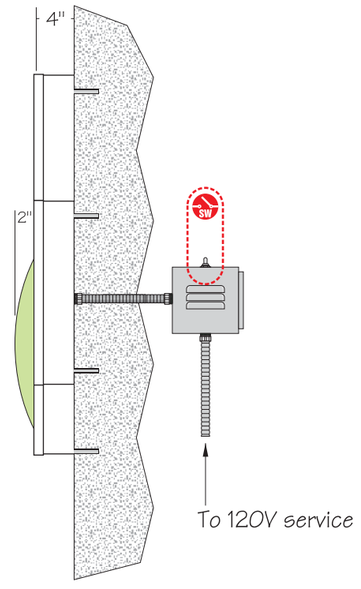




REVERSE CHANNEL LOGO - Single Sided - LED Illuminated
- (1) 42" x 41.818 x 4" deep fabricated aluminum channel logo "G"
  - .063 back and returns
  - 1/8" White trans acrylic face w/ 2" embossed "Leaf"
  - 1" standard White trimcap
  - "Leaf" is painted PMS 373 Green
- Logo is stud mounted flush to an existing exterior wall
- Internal illumination by White LED modules and remote power supply

REVERSE CHANNEL LOGO - Single Sided - Non Illuminated
- (3) 20.3" x 4" deep fabricated aluminum channel letters "GBC"
  - .063" backs and returns
  - Face and returns are painted MAP 11477 Natural White
  - 1/8" White trans acrylic faces
  - 1" standard White trimcap
- Letters are stud mounted flush to an existing exterior wall
- Internal illumination by White LED modules and remote power supply
- All electrical service to be 120v
- Estimated service load is <2A @ 120v

☑ 120v
☐ 277v
☑ LED

Sign may be altered to be Web Grey instead of white to match front of Building and not be drowned out on new white exterior ☑

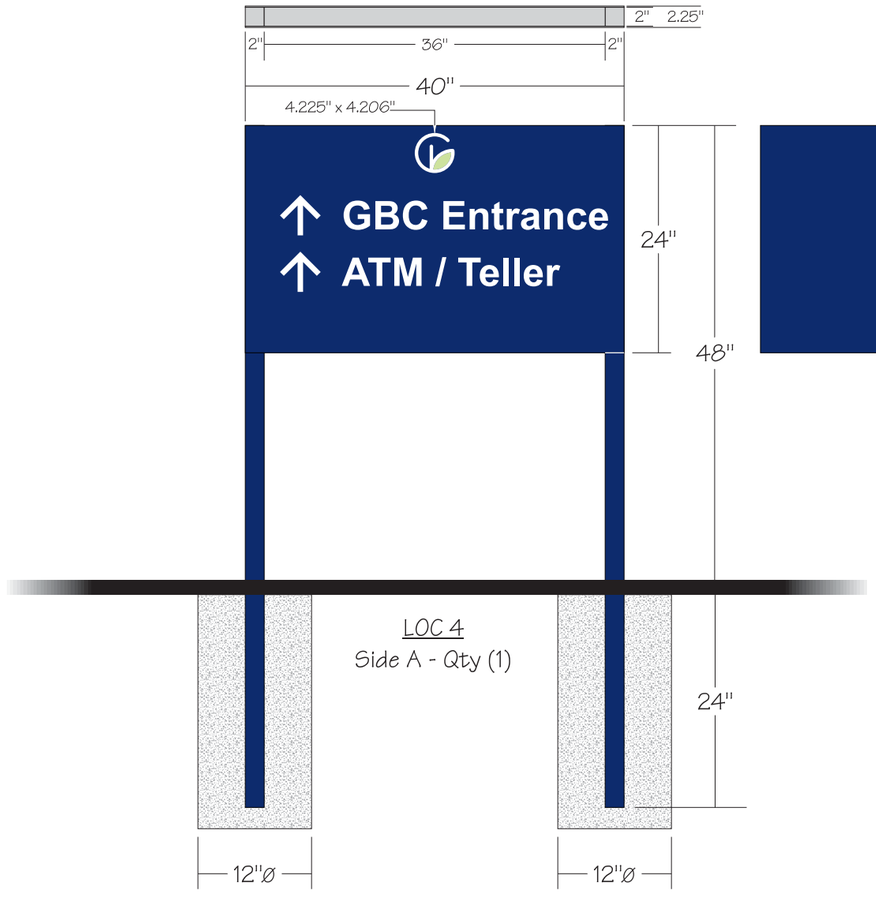
☑ Ext.
☐ Int.

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 Georgia Banking Company Marietta 6	6	1 set	4-28-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green; - White trans acrylic; - MAP 11477 Natural White	3/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

INNERFACE
ARCHITECTURAL SIGNAGE INC.

5849 Peachtree Road · Atlanta, GA 30341 · 770-921-5566 · Fax 770-564-0362



LOC 4
Side A - Qty (1)



LOC 4
Side B



LOC 5
Side A - Qty (1)



LOC 5
Side B

POST & PANEL - Single & Double Faced - Non Illuminated
- 48" x 40" x 2.25" overall size
- Dual 2" square aluminum posts framed w/ 1 x 2" at top and bottom
- 1/8" bleed aluminum faces - covering 2" square posts
- Posts are extended 24" for direct burial in 12" dia. concrete footers
- Faces and posts are painted PMS 281 Dark Blue
- Logo graphics are digitally printed and surface applied
- Copy is surface applied White HP vinyl



PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R21378 Georgia Banking Company 8	4, 5	2	11-4-21 11-10-21	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Arial Bold	- PMS 281 Blue - PMS 373 Green - White HP vinyl	3/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

GENOA

Exterior Elevation Review

There will be no change to existing Site Lines from Roadway as well as no change to existing equipment locations

Contractor: Genoa Construction Services Inc.

2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378


Metal Coping
Brick
EIFS
EIFS


Metal Coping
Brick
EIFS


Metal Coping
Brick
EIFS
futurus
BANK

SW-7071
Gray Screen

Not Used

OC-65
Cantilly Lace

SW-7075
Web Gray

GBC ALPHARETTA

5225 WINDWARD PARKWAY

PAINT OPTION TWO

Uplighting to be used for Horiztonal GBC Signage






futurus

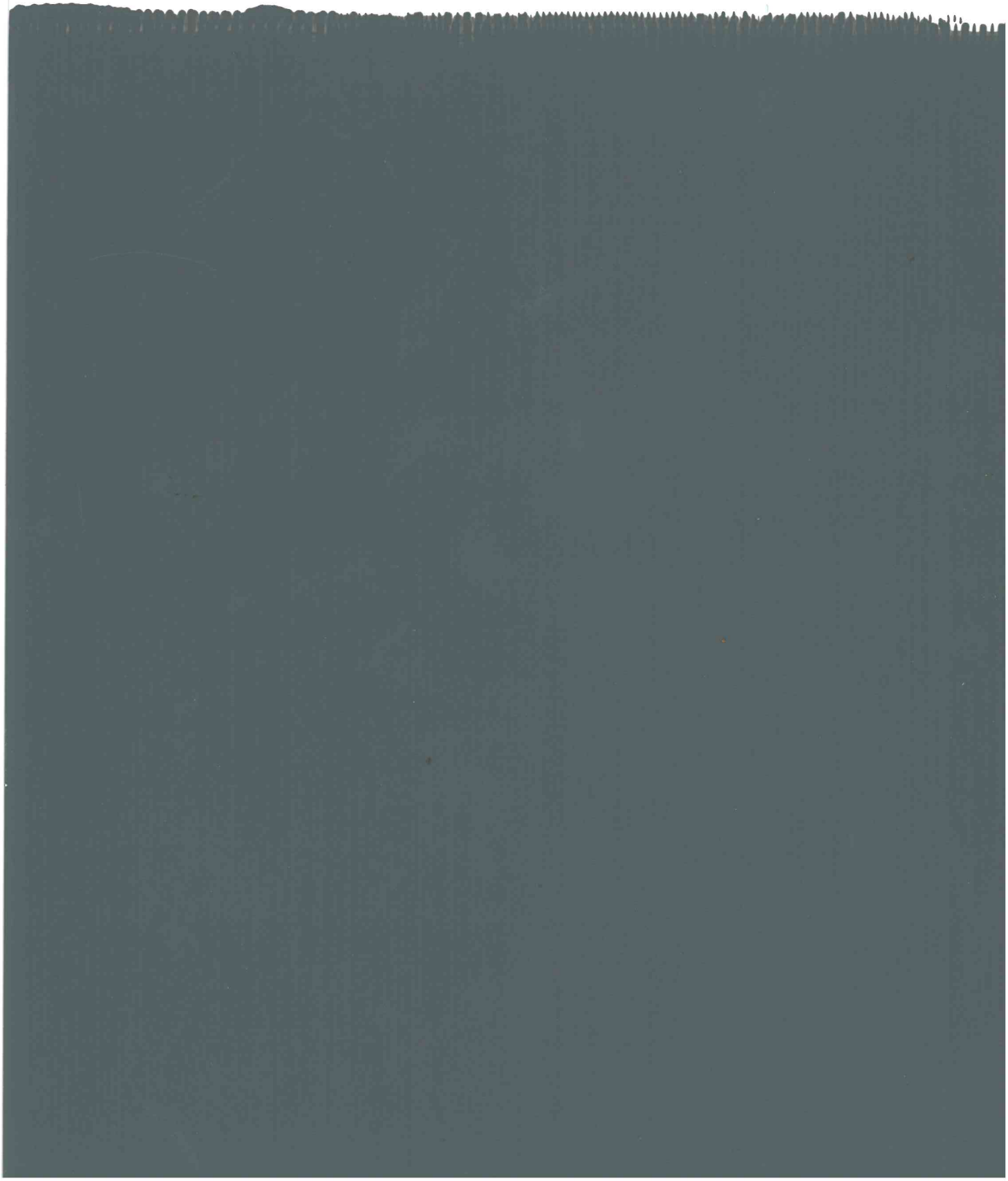
Customer: Horne PTG

Job: _____ Date: 05/27/22

Color: 7075 Web Gray Finish: Flat

Color Approved By: _____

SHERWIN-WILLIAMS.



Customer: [illegible]

Job: _____ Date: 05/27/22

Color: OC-65 Finish: flat

Color Approved By: _____

SHERWIN-WILLIAMS.

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: GEORGIA BANKING COMPANY

Location Address: 5225 WINDWARD PKWY

Mailing Address: 5225 WINDWARD PKWY

City: ALPHARETTA State: GA Zip Code: 30004 -

Contact For All Notifications: TONY BOLT

Contact Telephone: 770 - 342 - 9028 Mobile Telephone: ( ) - -

Fax: - - Email: tony.bolt@gensaco.com

Contact's Relation To Business: GENERAL CONTRACTOR

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: BT WINDWARD PARKWAY, LLC

Physical Address: 5225 WINDWAD PARKWAY

Mailing Address: 3715 NORTHSIDE PKWY STE 4-450

City: ATLANTA State: GA Zip Code: 30327 -

Owner Telephone: 470 - 428 - 2718 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): Parker Blanchard, MEMBER Date: 6/1/22

Owner Signature:

Property Information:

Address (If Assigned) : 5225 WINDWARD PARKWAY ALPHARETTA, GA 30004

Tax ID or Map Reference Number: 22 528011200452

Land Lot(s): 1120 District: 0 Section: 1

Existing Zoning of Property: O-I Existing Uses of Property: FINANCIAL

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: 6-1-22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

THE NEW PAINT WILL UPLIFT THIS BUILDING TO BRING THE BUILDING UP TO DATE WITH SURROUNDING AREA. WE AIM TO MESH WITH EXISTING

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

WE ARE NOT MAKING ANY CHANGES TO EXISTING EQUIPMENT, STRUCTURES, OR LANDSCAPING.

WE ARE ONLY ASKING FOR PERMISSION TO PAINT BUILDING AND INSTALL NEW SIGNAGE.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

NOT APPLICABLE

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.

NOT APPLICABLE

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

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

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.

2300 Lakeview Parkway Suite 100
Alpharetta, Georgia 30009
tel 770-984-2337
fax 770-984-2378

GENOA

To:
Alpharetta Design Review Board

Re:
5225 Windward Parkway – Alpharetta, GA 30009

To whom it may concern;

Genoa Construction Services, Inc. is asking to change the exterior color of the existing building located at 5225 Windward Parkway. Genoa Construction also requests permission to install new signage on the exterior of the building as well on site.

Genoa will not be changing the landscaping or any other existing conditions on the site besides Paint and Signage.

We believe that all changes being made improve the aesthetic of the building and surrounding area by rejuvenating the space and bringing the building up to date.

Thank you,

Tony Bolt
Project Engineer
Genoa Construction Services, Inc.
2300 Lakeview Parkway, Ste 100
Alpharetta, GA 30009

5225 Windward Pkwy, Alpharetta, GA 30004 Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL of land lying and being in Land Lot 1120 of the Second District of the Second Section in the City of Alpharetta, County of Fulton, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a 5/8" rebar set at the Northernmost mitered corner at the intersection of the Southerly right of way line of Windward Parkway (having a variable right-of-way), and the Westerly right-of-way line of Westfield Drive (having a variable right-of-way); said point being the TRUE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, thence along the Westerly right-of-way line of Westfield Drive South 04 degrees 09 minutes 30 seconds East for a distance of 32.63 feet to a 5/8" rebar set; thence South 52 degrees 53 minutes 50 seconds West for a distance of 203.00 feet to a 5/8" rebar set; thence South 86 degrees 42 minutes 36 seconds West for a distance of 35.08 feet to a 5/8" rebar set; thence leaving said right-of-way North 38 degrees 17 minutes 46 seconds West for a distance of 215.00 feet to a 5/8" rebar set; thence North 51 degrees 42 minutes 14 seconds East for a distance of 250.00 feet to a 5/8" rebar set on the Southerly right of way line of Windward Parkway (having a variable right-of-way); thence along said right-of-way South 38 degrees 17 minutes 46 seconds East for a distance of 212.34 feet to a 5/8" rebar set; said point being the TRUE POINT OF BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

GENOA

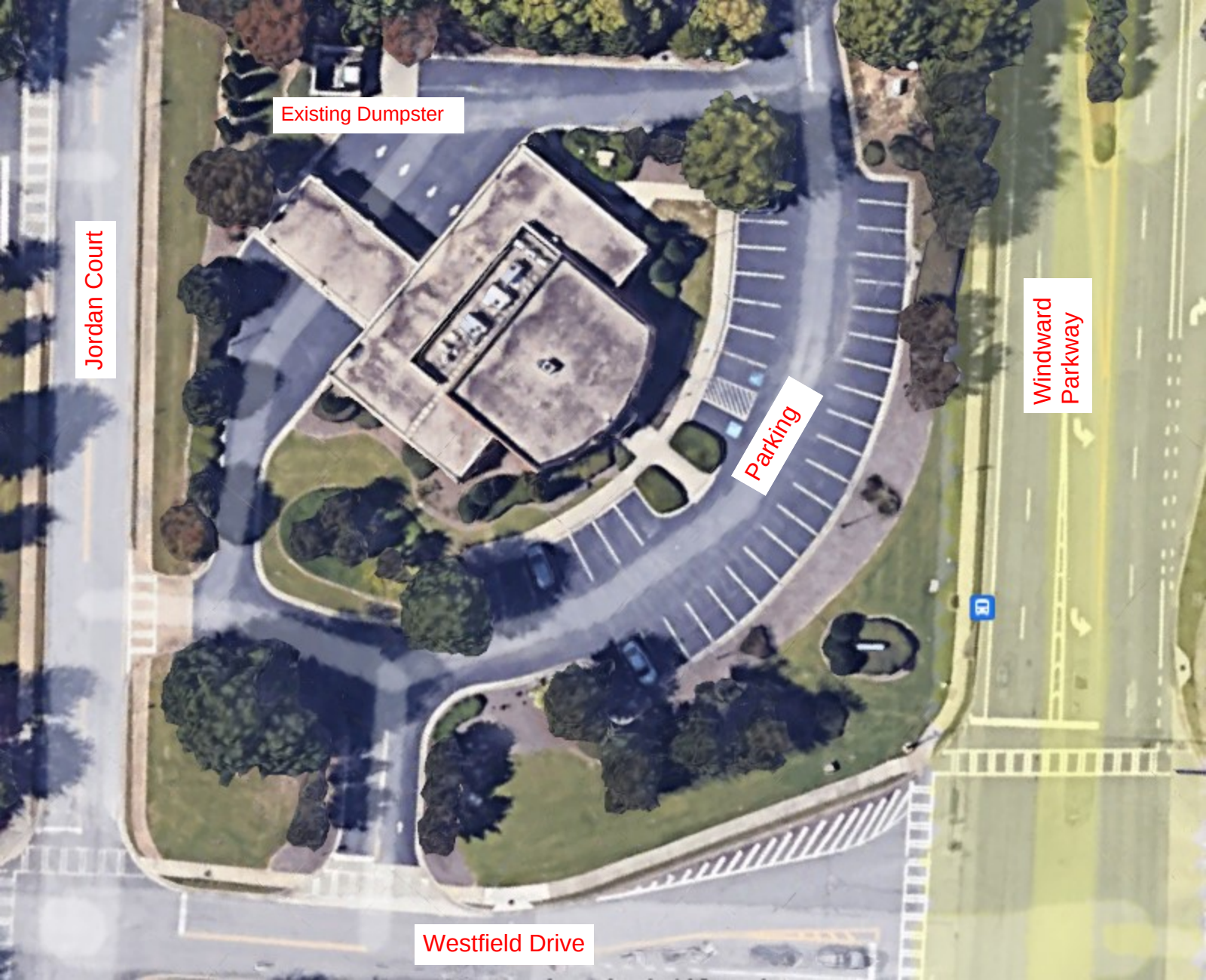
Site Plan

There will be no change to existing site lighting

Contractor: Genoa Construction Services Inc.

2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378


Existing Dumpster
Jordan Court
Parking
Windward Parkway
Westfield Drive

GENOA

Landscape Review

Contractor: Genoa Construction Services Inc.

2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378

2300 Lakeview Parkway Suite 100
Alpharetta, Georgia 30009
tel 770-984-2337
fax 770-984-2378

GENOA

To:
Alpharetta Design Review Board

Re:
Landscaping Plan
5225 Windward Parkway – Alpharetta, GA 30009

To whom it may concern;

Genoa Construction Services, Inc. is making no changes to the existing landscaping and will maintain the landscaping as existing

Thank you,

Tony Bolt
Project Engineer
Genoa Construction Services, Inc.
2300 Lakeview Parkway, Ste 100
Alpharetta, GA 30009



Signage Review

Contractor: Genoa Construction Services Inc.

2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378


GBC Marketing Sign
Facing Costco Traffic
GBC Marketing Sign
Facing Costco Traffic
Exst.
DT Sign
Horizontal GBC Signage
on facade with uplighting
Directional Sign
Monument Sign
Jordan Ct
Westfield Dr
Westfield Dr
Windward Pkwy W
Windward Pkwy
Windward
Windward Pkwy
Verizon Authorized
Retailer - Victra
Cell phone store
Chick'nCone
5225
Google

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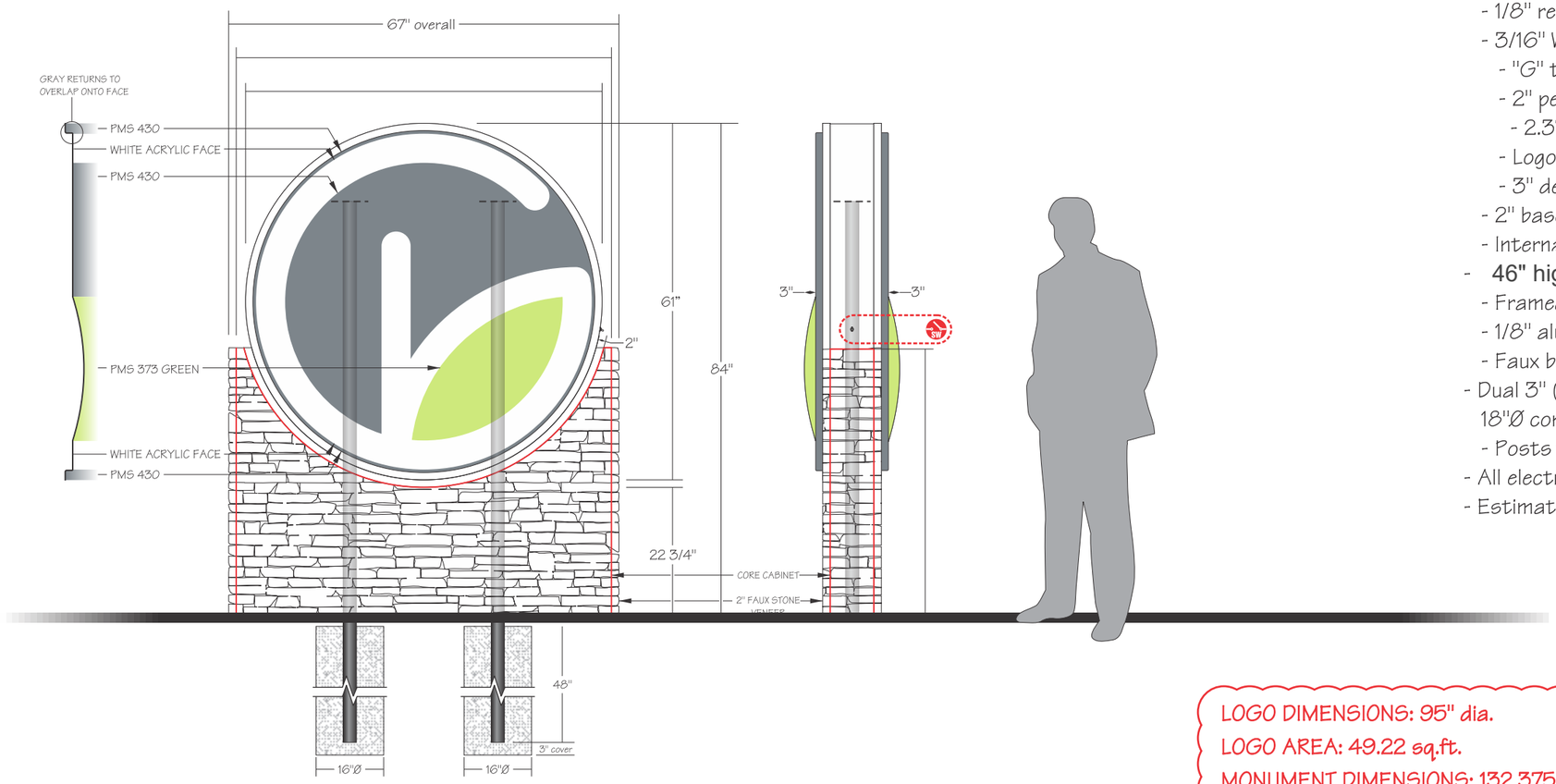


LOGO MONUMENT - Double Sided - LED Illuminated

- 84" high x 67" wide overall size
- 84" high grade to top of sign
- 62 Ø x 15.625 deep fabricated round aluminum logo cabinet
  - Framed aluminum construction - Returns painted MAP 11477 Natural White
  - 2" x 2" round aluminum retainers - Painted MAP Natural White
  - 1/8" returns - Painted MAP Natural White
  - 3/16" White DR acrylic pan embossed logo face
    - "G" to illuminate White and Green
    - 2" perimeter flange - measured from edge to pan transition
      - 2.375" flange measured to return surface of the pan
    - Logo returns and face background is painted OPAQUE PMS 430 Gray
    - 3" deep embossed "Leaf" accent is painted PMS 373 Green
  - 2" base reveal between logo cabinet and brick base
  - Internal illumination by White LED modules and internal power supplies
- 46" high x 67" wide fabricated aluminum core cabinet for faux brick base
  - Framed aluminum construction for 2" thick faux brick veneer
  - 1/8" aluminum faces and returns
  - Faux brick pattern TBD
- Dual 3" (3.5"Ø) Sched. 40 steel posts - extended 48" for direct burial in 18"Ø concrete footers
  - Posts terminate inside cabinet - 71" from grade
- All electrical service to be 120v
- Estimated service load is

LOGO DIMENSIONS: 95" dia.
LOGO AREA: 49.22 sq.ft.
MONUMENT DIMENSIONS: 132.375" x 104"
MONUMENT AREA: 95.6 sq.ft.

- [x] 120v
- [ ] 277v
- [x] LED

- [ ]

- [x] Ext.
- [ ] Int.

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 GBC Alpharetta 1	South Elevation	1	5-31-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green; - White trans DR acrylic; - MAP 11477 Natural White; - PMS 430 Gray	1/2" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

INNERFACE
ARCHITECTURAL
SIGNAGE INC.

5849 Peachtree Road · Atlanta, GA 30341 · 770-921-5566 · Fax 770-564-0362



NOTE: THIS ARTISTIC RENDERING IS FOR CONCEPTUAL PURPOSES ONLY. IT DOES NOT ACCURATELY REPRESENT THE PRODUCT UNDER THESE CONDITIONS. THE FINAL PRODUCT WILL APPEAR DIFFERENTLY WHEN INSTALLED

☑ 120v
☐ 277v
☑ LED

☐

☑ Ext.
☐ Int.

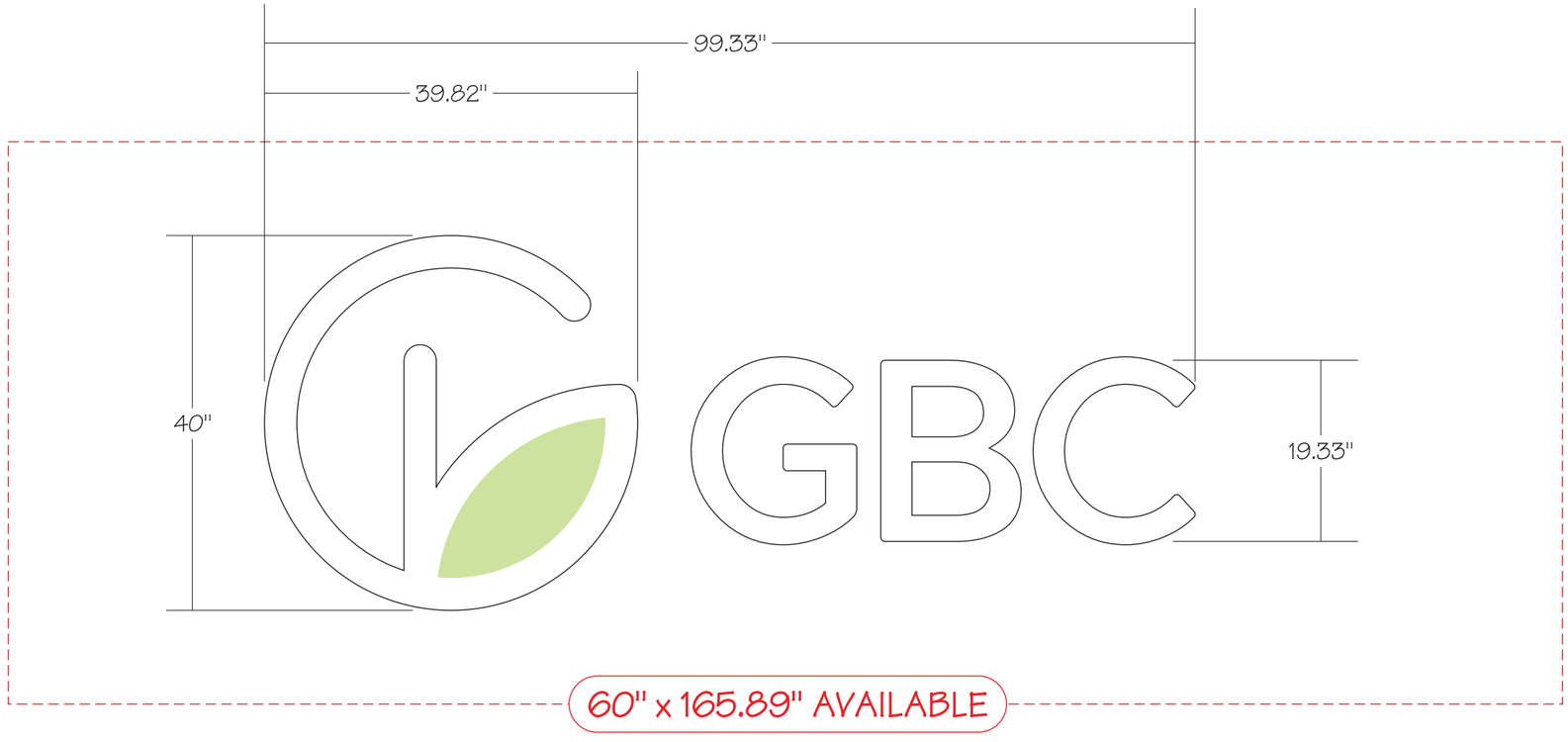
PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 GBC Alpharetta 1	South Elevation	1 set	8-25-21 1-20-22 9-23-21	X	Date:

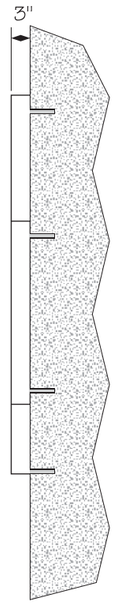
TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green - MAP 11477 Natural White - Trans White DR acrylic	1/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

INNERFACE
ARCHITECTURAL SIGNAGE INC.

5849 Peachtree Road · Atlanta, GA 30341 · 770-921-5566 · Fax 770-564-0362







REVERSE CHANNEL LOGO - Single Sided - Non Illuminated
- (1) 40" x 39.82" x 2" deep fabricated aluminum reverse channel logo "G"
  - Welded aluminum construction
  - Face and returns are painted MAP 11477 Natural White
  - "Leaf" is painted PMS 373 Green
  - Logo is stud mounted flush to an existing exterior wall

REVERSE CHANNEL LOGO - Single Sided - Non Illuminated
- (3) 19.33" x 2" deep fabricated aluminum reverse channel letters "GBC"
  - Welded aluminum construction
  - Face and returns are painted MAP 11477 Natural White
  - Letters are stud mounted flush to an existing exterior wall

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 Georgia Banking Company Marietta 2	2	1 set	4-28-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green; - Trans White DR acrylic; - MAP 11477 Natural White	1/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

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ARCHITECTURAL SIGNAGE INC.

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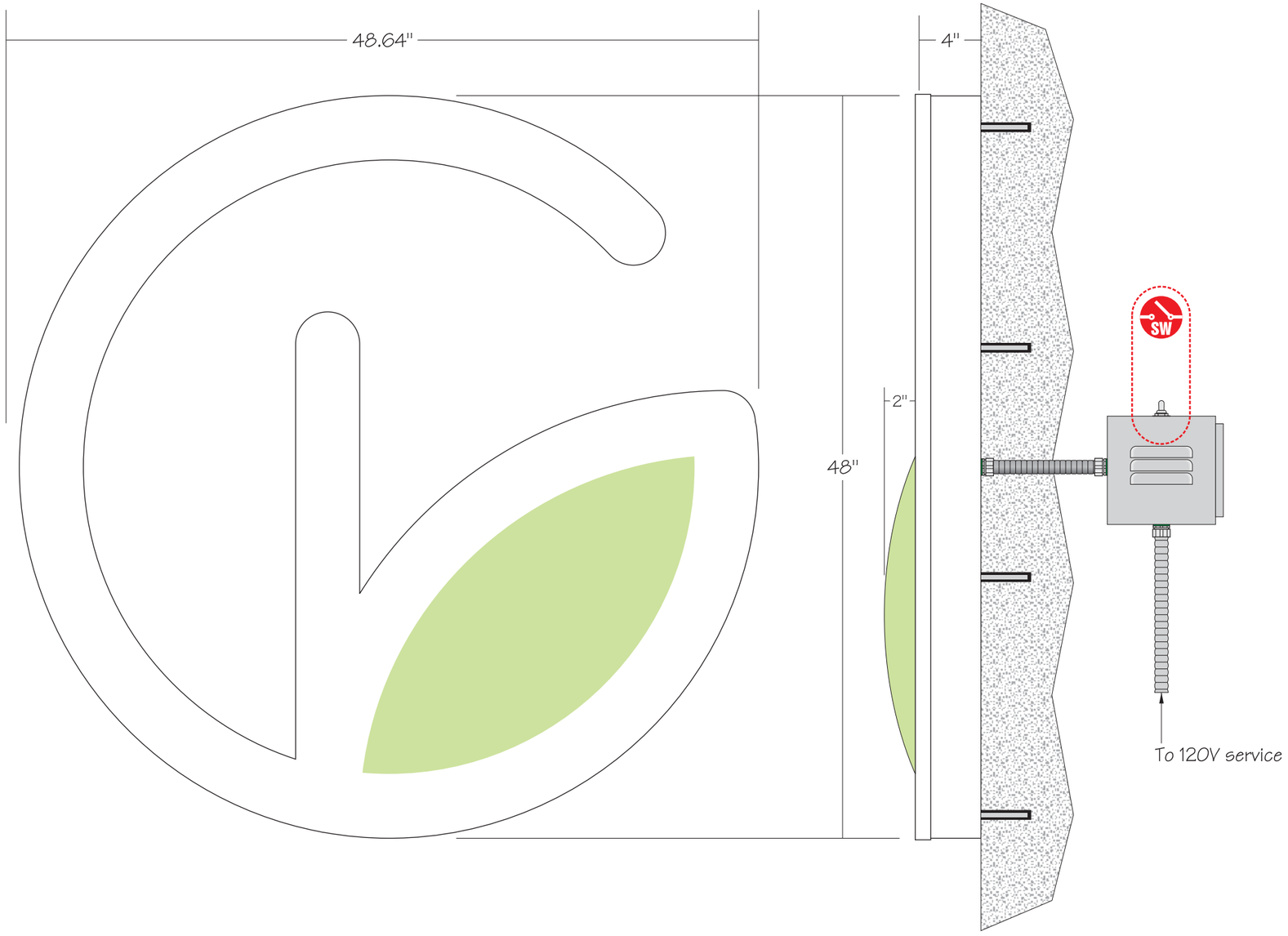



CHANNEL LOGO - Single Sided - LED Illuminated

- 48" x 48.64" x 4" deep fabricated aluminum channel logo "G" for mounting flush to an existing exterior wall
  - .090" back / .063" returns
  - Returns painted MAP 11477 Natural White
  - 1/8" White trans acrylic face w/ 2" deep embossed "leaf"
    - "Leaf" is painted PMS 376 Green
  - 1" standard White trimcap
  - Internal illumination by White LED modules and remote power supplies
- All electrical service to be 120v
- Estimated service load is <2A @ 120v

Sign may be altered to be Web Grey instead of white to match front of Building and not be drowned out on new white exterior

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 Georgia Banking Company Marietta 4	5	1	4-28-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype **Swis721 BT Bold**	- PMS 373 Green - White trans acrylic - MAP 11477 Natural White	1½" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

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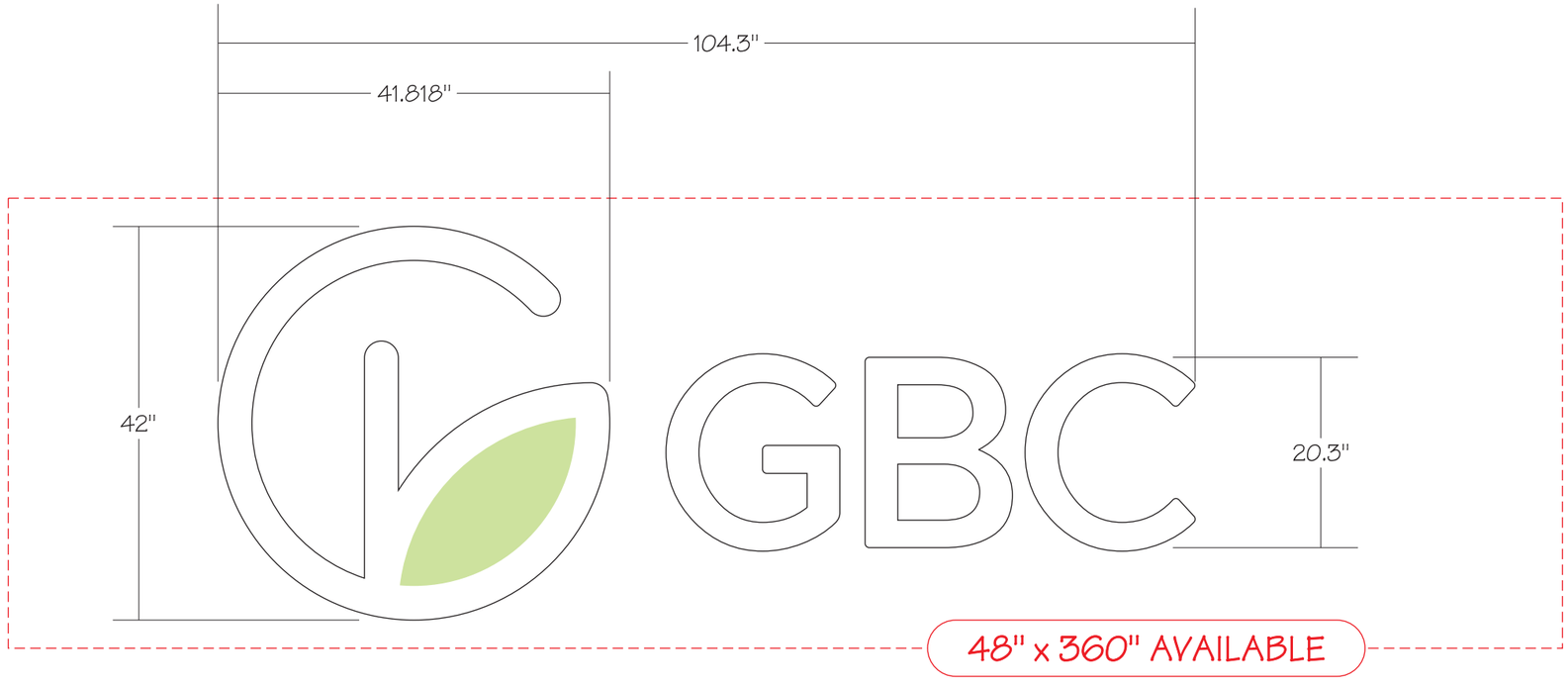

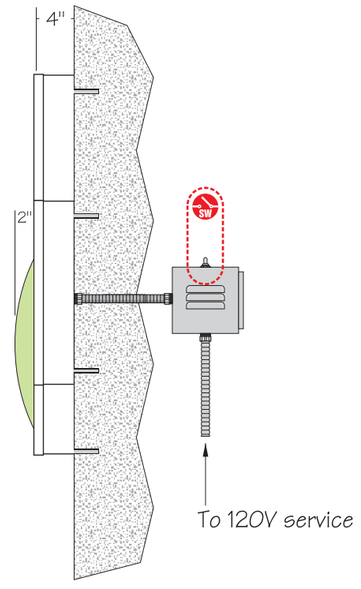

REVERSE CHANNEL LOGO - Single Sided - LED Illuminated
- (1) 42" x 41.818 x 4" deep fabricated aluminum channel logo "G"
  - .063 back and returns
  - 1/8" White trans acrylic face w/ 2" embossed "Leaf"
  - 1" standard White trimcap
  - "Leaf" is painted PMS 373 Green
- Logo is stud mounted flush to an existing exterior wall
- Internal illumination by White LED modules and remote power supply

REVERSE CHANNEL LOGO - Single Sided - Non Illuminated
- (3) 20.3" x 4" deep fabricated aluminum channel letters "GBC"
  - .063" backs and returns
  - Face and returns are painted MAP 11477 Natural White
  - 1/8" White trans acrylic faces
  - 1" standard White trimcap
- Letters are stud mounted flush to an existing exterior wall
- Internal illumination by White LED modules and remote power supply
- All electrical service to be 120v
- Estimated service load is <2A @ 120v

☑ 120v
☐ 277v
☑ LED

Sign may be altered to be Web Grey instead of white to match front of Building and not be drowned out on new white exterior ☑

☑ Ext.
☐ Int.

PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R22224 Georgia Banking Company Marietta 6	6	1 set	4-28-22	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Logotype	- PMS 373 Green; - White trans acrylic; - MAP 11477 Natural White	3/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

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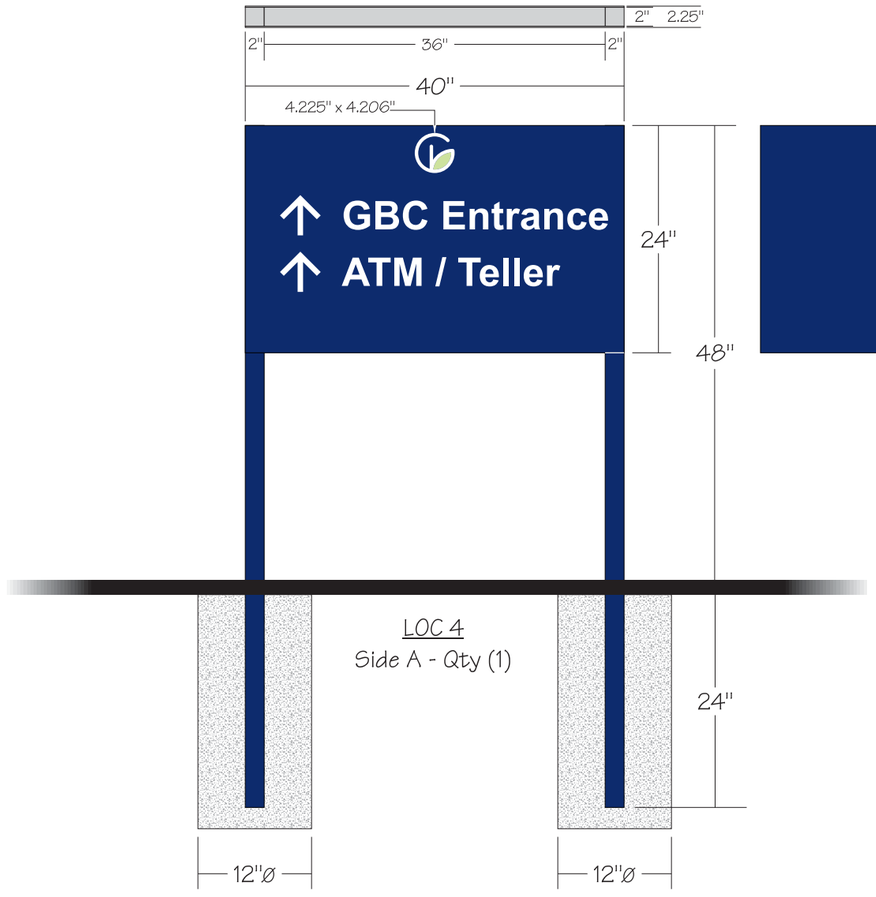


LOC 4
Side A - Qty (1)



LOC 4
Side B



LOC 5
Side A - Qty (1)



LOC 5
Side B

POST & PANEL - Single & Double Faced - Non Illuminated
- 48" x 40" x 2.25" overall size
- Dual 2" square aluminum posts framed w/ 1 x 2" at top and bottom
- 1/8" bleed aluminum faces - covering 2" square posts
- Posts are extended 24" for direct burial in 12" dia. concrete footers
- Faces and posts are painted PMS 281 Dark Blue
- Logo graphics are digitally printed and surface applied
- Copy is surface applied White HP vinyl



PROJECT:	LOCATION:	QTY:	RELEASE DATE:	APPROVAL:	
R21378 Georgia Banking Company 8	4, 5	2	11-4-21 11-10-21	X	Date:

TYPEFACE:	COLOR:	SCALE:	DRAWN BY:	
Arial Bold	- PMS 281 Blue - PMS 373 Green - White HP vinyl	3/4" = 1'	avh	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the expressed written consent of a representative or an again of INNERFACE Architectural Signage Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustrative purposes only. Actual colors are to be determined by client specification.

GENOA

Exterior Elevation Review

There will be no change to existing Site Lines from Roadway as well as no change to existing equipment locations

Contractor: Genoa Construction Services Inc.

2300 Lakeview Parkway
Suite 100
Alpharetta, GA 30009

Phone: (770) 984-2337
Fax: (770) 984-2378


Metal Coping
Brick
EIFS
EIFS


Metal Coping
Brick
EIFS


Metal Coping
Brick
EIFS
futurus
BANK

SW-7071
Gray Screen

Not Used

OC-65
Cantilly Lace

SW-7075
Web Gray

GBC ALPHARETTA

5225 WINDWARD PARKWAY

PAINT OPTION TWO

Uplighting to be used for Horiztonal GBC Signage






futurus

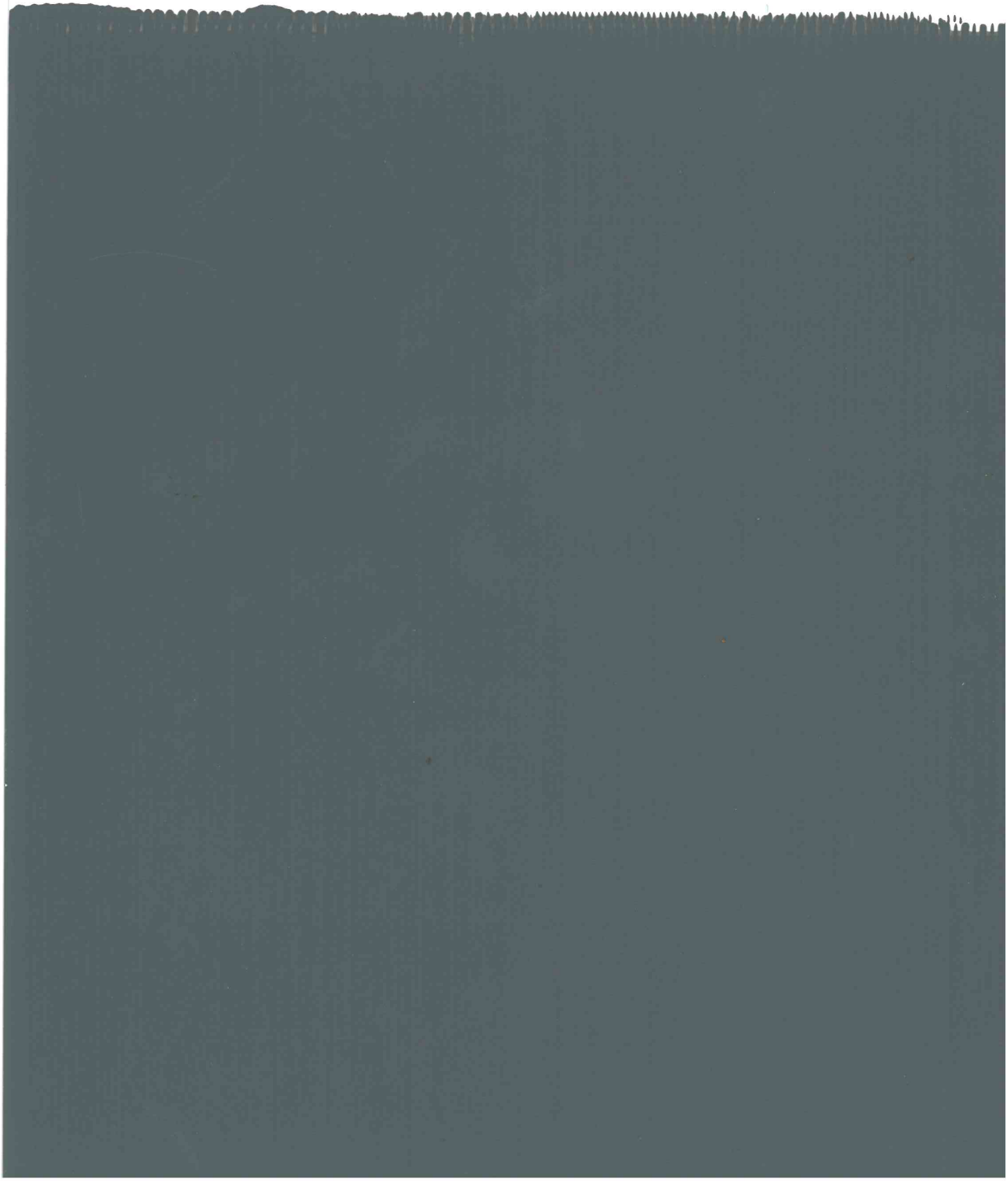
Customer: Horne PTG

Job: _____ Date: 05/27/22

Color: 7075 Web Gray Finish: Flat

Color Approved By: _____

SHERWIN-WILLIAMS.



Customer: [illegible]

Job: _____ Date: 05/27/22

Color: OC-65 Finish: flat

Color Approved By: _____

SHERWIN-WILLIAMS.

ARCH D



SITE PLAN

SCALE : 1" = 10'-0"

1

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5/31/2022 1:23:48 PM

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

CONSULTANT

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PROJECT INFORMATION

PROJECT:

RENOVATIONS FOR A NEW CONNOR'S RESTAURANT

PROJECT ADDRESS:

5045 WINDWARD PARKWAY
ALPHARETTA, GA 30004

PROJECT NO.: 220131

ACTIVE DESIGN PHASE

- [x] FOR REVIEW ONLY
- [ ] FOR PERMITTING ONLY
- [x] SCHEMATIC DESIGN
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION BIDDING
- [ ] CONSTRUCTION DOCUMENTS
- [ ] AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	5/31/2022
DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Checker

SHEET TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO.:

A103

ARCH D



LANDSCAPE PLAN

1

SCALE : 1" = 10'-0"

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- [ ] CONSTRUCTION BIDDING
- [ ] CONSTRUCTION DOCUMENTS
- [ ] AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	5/31/2022
DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Checker

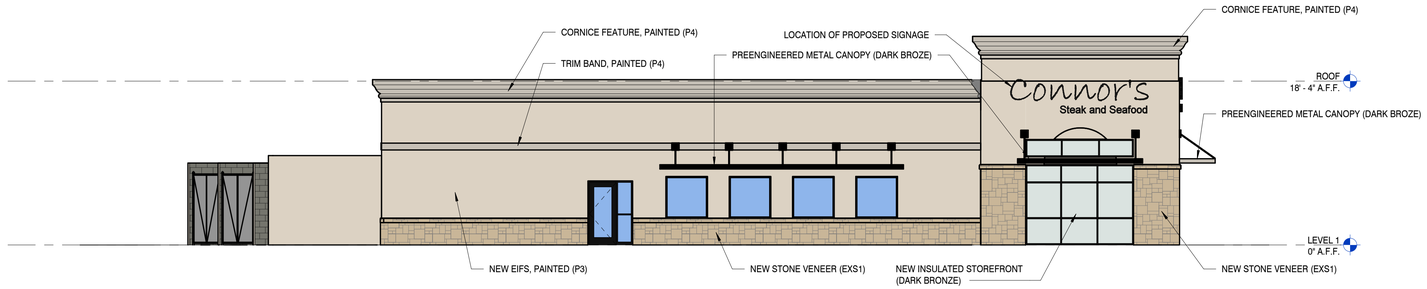
SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

A104

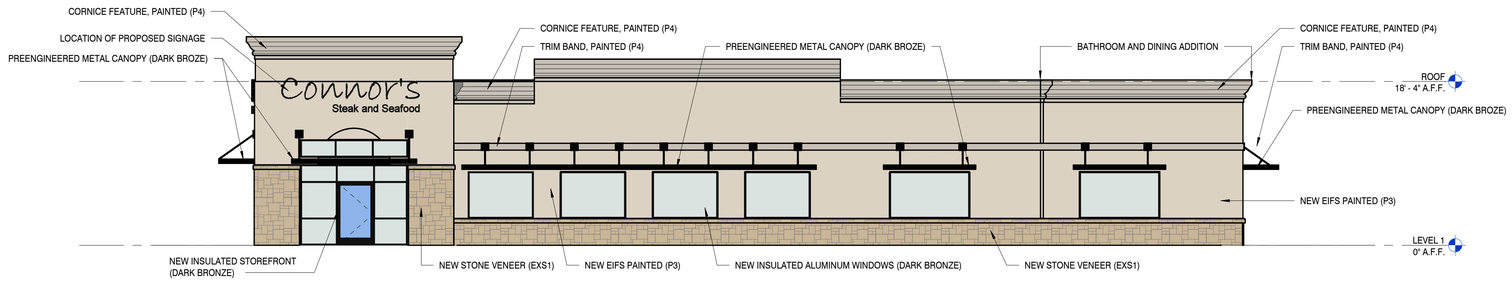
ARCH D



SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

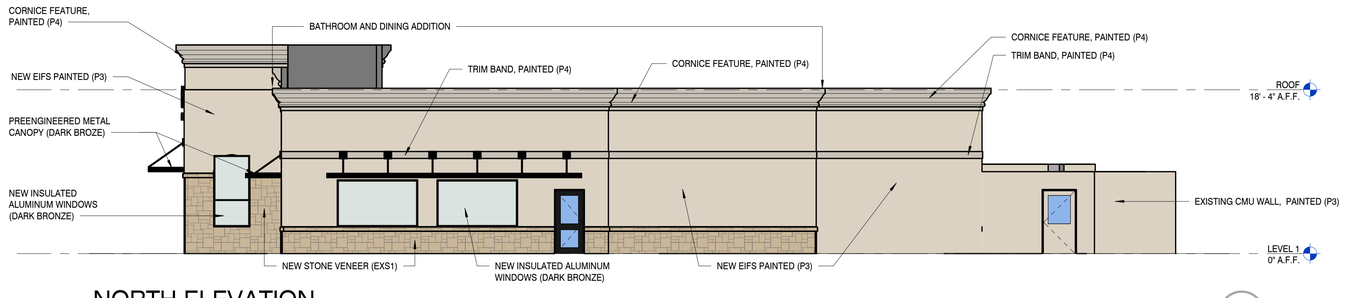
1



EAST ELEVATION

SCALE : 1/8" = 1'-0"

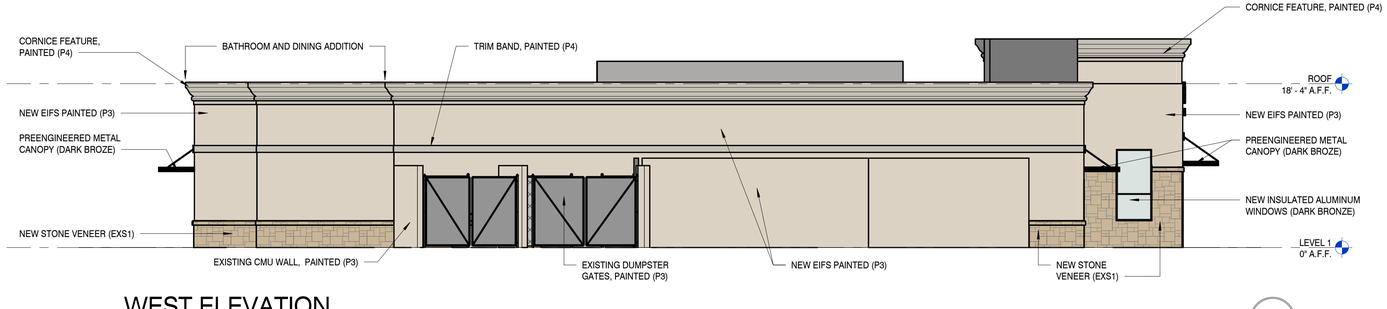
2



NORTH ELEVATION

SCALE : 1/8" = 1'-0"

3



WEST ELEVATION

SCALE : 1/8" = 1'-0"

4

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KEY PLAN

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DESIGNED BY:	Designer
DRAWN BY:	Author
REVIEWED BY:	Checker
SHEET TITLE:	

EXTERIOR ELEVATIONS

SHEET NO.:

A401

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: MBI Companies Inc.

Location Address: Same as mailing

Mailing Address: 299 N Weisgarber Rd

City: Knoxville State: TN Zip Code: 37919 -

Contact For All Notifications: Ashley Vevera

Contact Telephone: 865 - 584 - 0999 Mobile Telephone: ___ - ___ - ___

Fax: ___ - ___ - ___ Email: ashleyv@mbicompanies.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 5035 Windward, LLC

Physical Address: 5045 Windward Parkway Alpharetta, GA 30004

Mailing Address: 3715 Northside Pkwy NW Building 400 - Suite 515

City: Atlanta State: GA Zip Code: 30327 -

Owner Telephone: 617 - 659 - 3047 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): Zachary Shipps Date: 05-31-22

Owner Signature: Zachary C. Shipps

Property Information:

Address (If Assigned) : 5045 Windward Pkwy Alpharetta, GA 30004

Tax ID or Map Reference Number: 22 5120111228 66

Land Lot(s): District: 10 Section:

Existing Zoning of Property: C1 Existing Uses of Property: Restaurant

---

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

Applicant Signature: Ashley Hines Date: 05/31/2022

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

This proposal is visually compatible since it is only a minor renovation to an existing building.
Color selections are neutral and similar to surrounding buildings. Location of roof top units will remain hidden from view and only minor changes have been made to parapet walls. The addtion is to match existing portion of building in asthetic and scale.

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

We have included an overlay of perspective of road with the 3d rendering of model.
However the roof line is not changing enough for it to effect the current conditions.

CITY OF ALPHARETTA DESIGN REVIEW APPLICATION

FOR CONNOR'S STEAKHOUSE



MBI

www.mbicompanies.com

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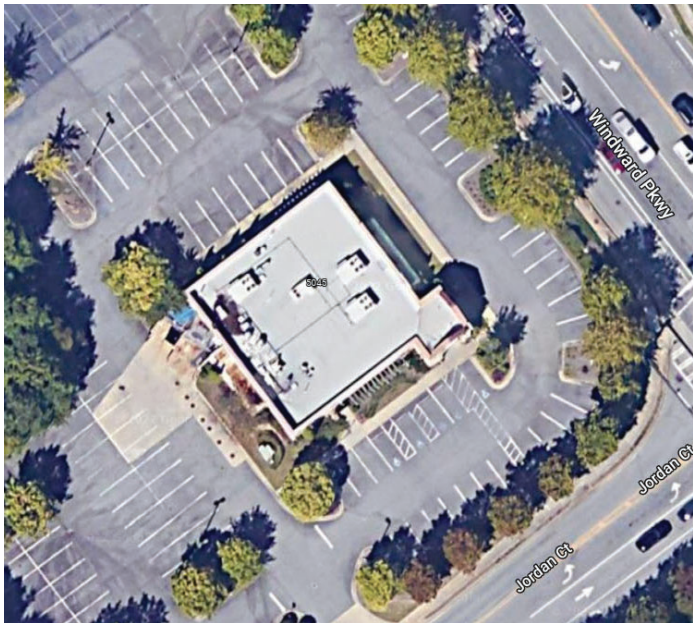
SITE PLAN REVIEW

LEGAL PROPERTY DISCRIPTION

5045 WINDWARD PKWY
ALPHARETTA, GEORGIA 30004

The existing building consists of a restaurant building containing approximately 6,426 square feet that was previously a Macaroni Grill. The building is situated at the corner of Windward and Jordan Ct in the Windward Delveopment. This building is proposed to be renovated into a Connor's Steakhouse Restaurant.



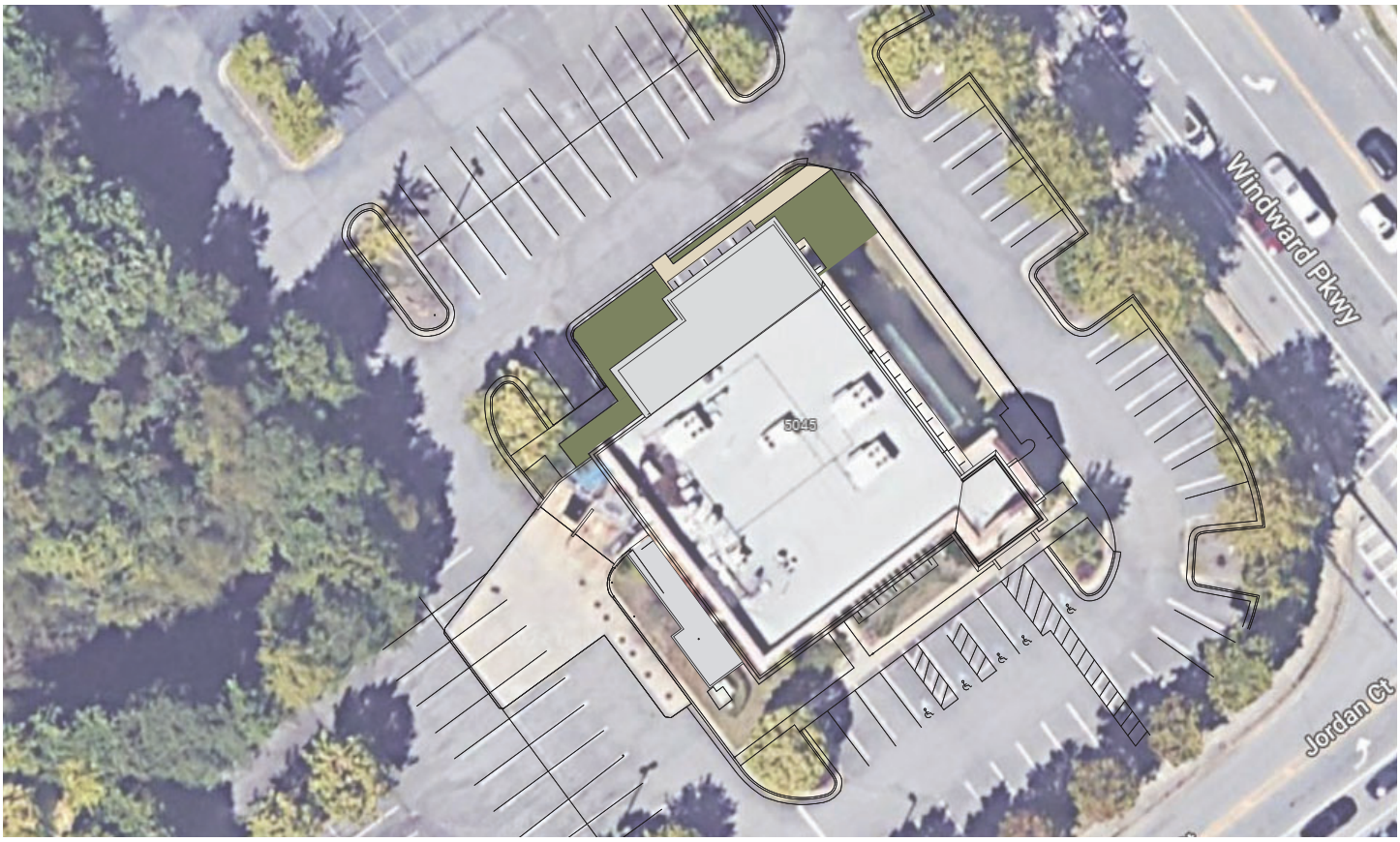
EXISTING SITE PLAN

SITE LIGHTING

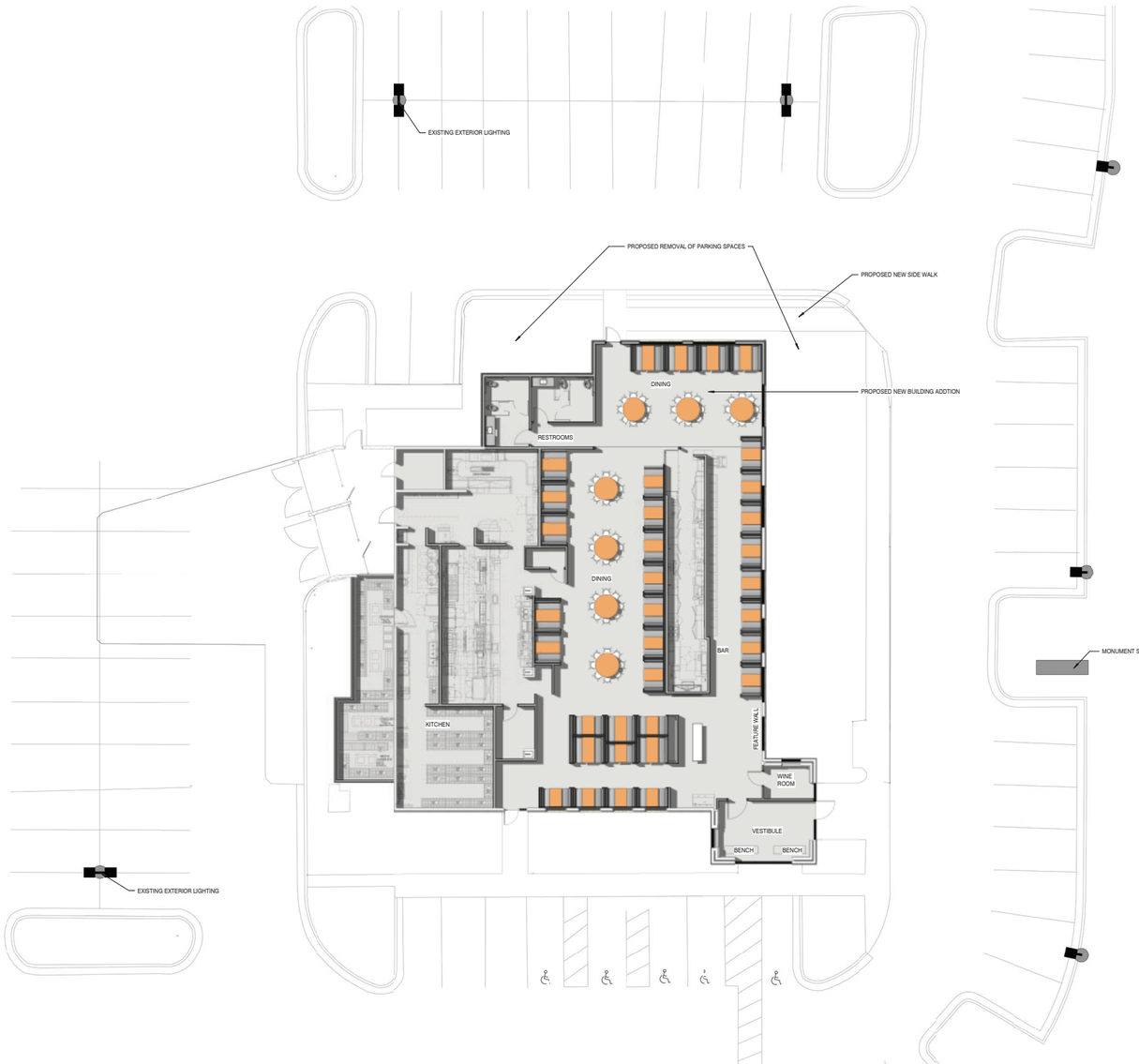
Site currently has adequate site lighting and construction will not interfere with existing site lighting.

RETAINING WALLS

There are no existing retaining walls and none will be added in the renovation of the bulding.



PROPOSED SITE PLAN



SITE PLAN

SCALE 1"=30'-0"

LANDSCAPE REVIEW

EXISTING LANDSCAPE ANALYSIS



SOUTHEAST FRONT ENTRANCE:
This is the existing conditions of the southeast side of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with like in kind.



SOUTHEAST FRONT ENTRANCE:
This is the existing conditions of the southeast side of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with like in kind.



SOUTH CORNER OF BUILDING:
This is the existing conditions of the south corner of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with like in kind.

LANDSCAPE REVIEW

EXISTING LANDSCAPE ANALYSIS



SOUTHWEST SIDE OF BUILDING:
This is the existing conditions of the southwest side of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with like in kind.



SOUTHWEST SIDE OF BUILDING:
This is the existing conditions of the southwest side of the building. Landscaping to be removed for the expansion of the freezer cooler. Same species to be replanted in area around expanded freezer cooler. See landscape plan for relocated planting.



WEST CORNER OF BUILDING:
This is the existing conditions of the west corner of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with like in kind.

EXISTING LANDSCAPE ANALYSIS



NORTHWEST SIDE OF BUILDING:
This is the existing conditions of the northwest side of the building. Landscaping to be removed for the expansion of the building. Same species to be replanted in area around addition. See landscape plan for relocated planting.



NORTH CORNER OF BUILDING:
This is the existing conditions of the north corner of the building. Landscaping to be removed for the expansion of the building. Same species to be replanted in area around addition. See landscape plan for relocated planting.

LANDSCAPE REVIEW

EXISTING LANDSCAPE ANALYSIS



NORTH CORNER OF BUILDING:
This is the existing conditions of the north corner of the building. Landscaping to be removed for the expansion of the building. Same species to be replanted in area around addition. See landscape plan for relocated planting.



Northeast Front Entrance:
This is the existing conditions of the northeast side of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with like in kind.

EXISTING LANDSCAPE ANALYSIS



NORTHEAST FRONT ENTRANCE:
This is the existing conditions of the northeast side of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with same species of landscaping that is existing.



NORTHEAST FRONT ENTRANCE:
This is the existing conditions of the northeast side of the building. Landscaping to remain. If landscaping dies or is removed during construction it will be replaced with like in kind.



LANDSCAPE PLAN

SCALE 1"=30'-0"

SIGNAGE REVIEW

EXISTING SIGNAGE LOCATIONS



EXISTING SOUTHEAST FRONT ENTRANCE
- Approximate size 4’ X 15’
- To be removed
- Location for new signage



EXISTING NORTHEAST FRONT ENTRANCE
- Approximate size 4’ X 15’
- To be removed
- Location for new signage

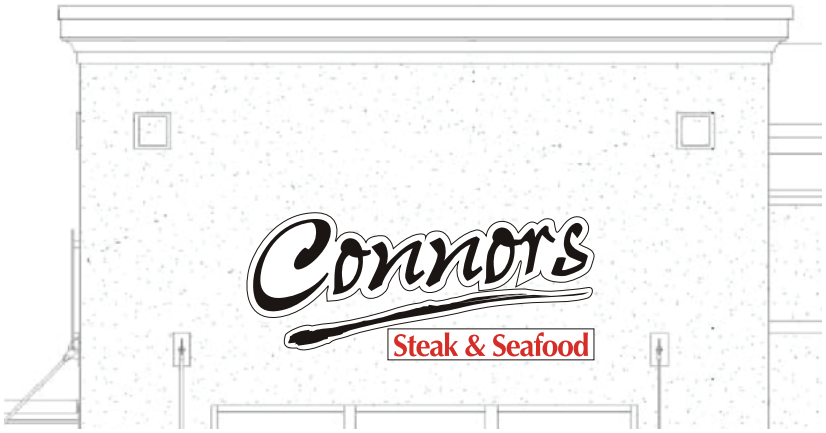


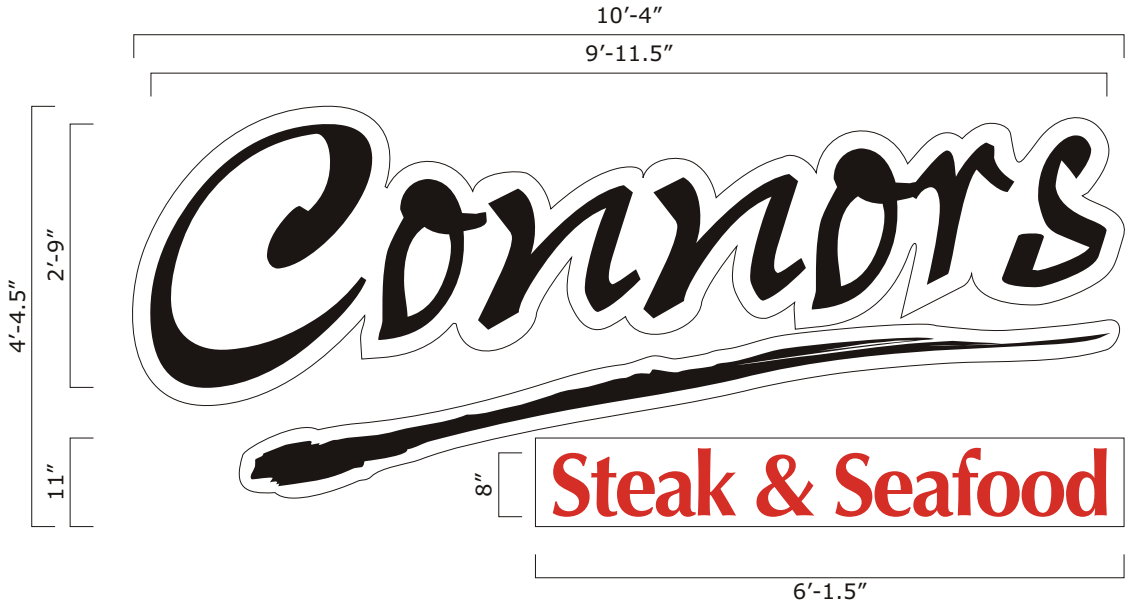
Existing Monument Sign
- See site plan for existing location
- Location for new monument signage

SIGNAGE REVIEW

SIGNAGE SHOP DRAWINGS AND NEW SIGN LOCATIONS

New signage to be installed in the same location as exisitng signage. The sign shop drawings below are taken from a previous project by the same company. This building is similar and will use similar signage applications.

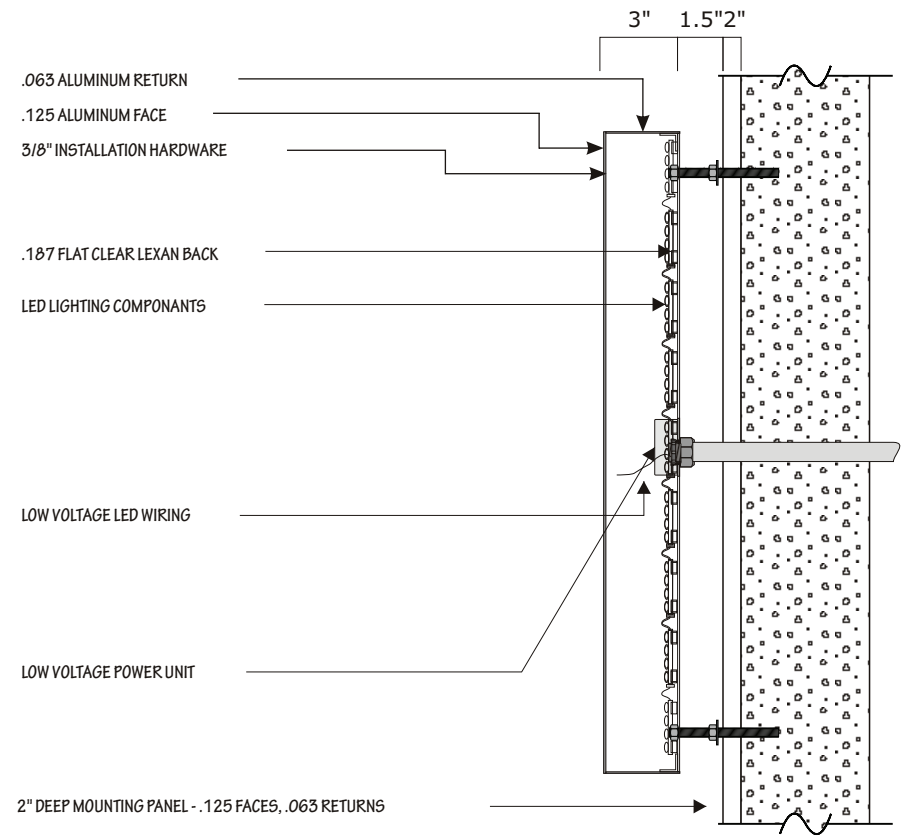




TYPICAL SIGNAGE ELEVATION

COLOR SCHEDULE:

PAINTED WHITE	PAINTED #313 BRONZE	3M VINYL #3630-33 RED



MANUFACTURE & INSTALL TWO (2) SETS OF REVERESE CHANNEL LETTERS W/BACKER PANELS AND CAPSULES.

BACKER PANELS TO HAVE .125 ALUMINUM FACES & .063 ALUMINUM RETURNS. MOUNTED FLUSH TO EXTERIOR WALL. CAPSULES TO HAVE .125 ALUMINUM FACES, .063 ALUM. RETURNS AND BACKS WITH 3/4" CLEAR ACRYLIC PUSH THRU COPY WITH 3M VINYL APPLIED FIRST SURFACE. TO MOUNT FLUSH TO EXTERIOR WALL AND ILLUMINATE USING PRINCIPAL FUSION 2 LED's.

CHANNEL LETTER SQUARE FOOTAGE:

4'-4.5" x 10'-4" = 45.0 SQUARE FEET

GENERAL SPECIFICATIONS:

ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE SEALANT. SIGN TO BE MANUFACTURED TO U.L. STANDARDS & BEAR MARK. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LOCAL CODES.

REVERSE CHANNEL LETTER SPECIFICATIONS / COLORS:

RETURNS: .063 x 3" / #313 BRONZE
FACES: .125 / #313 BRONZE
BACKS: 3/16" LEXAN / CLEAR
LED'S: PRINCIPAL FUSION 2 WHITE LED's
DISTANCE OFF BIG PANEL: 1-1/2"

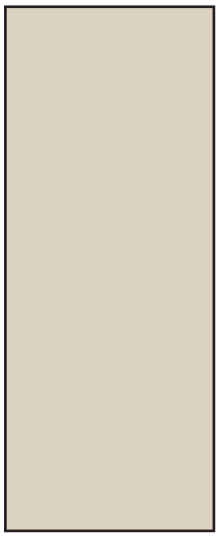
TYPICAL SIGNAGE SECTION

EXTERIOR ELEVATION REVIEW

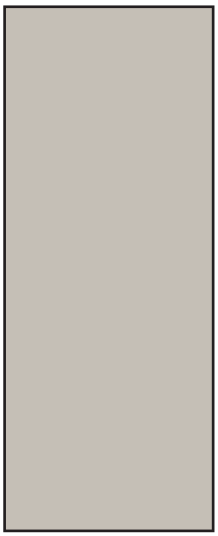
FINISH SAMPLES AND COLORS

Exterior Finishes

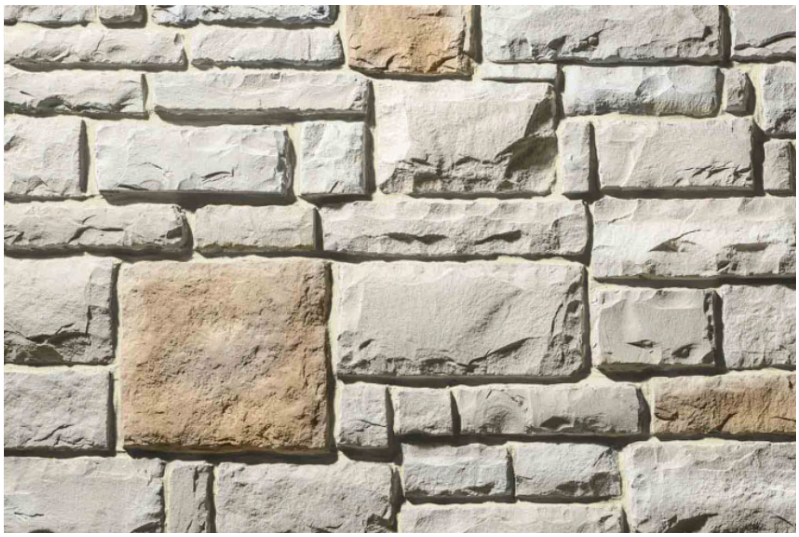
	MISC. EXTERIOR		
P3	PAINT	SHERWIN WILLIAMS	SW7567 NATURAL TAN
P4	PAINT	SHERWIN WILLIAMS	SW7641 COLONNADE GRAY (ACCENT)
EXS1	STONE	GENERAL SHALE	PROVIA, LIMESTONE, FLATS OHIO VINTAGE GROUT: HOLCIM OYSTER WHITE INSTALLATION: HORIZONTAL RANDOM



P3



P4



EXS1

EXISTING EXTERIOR ELEVATIONS



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

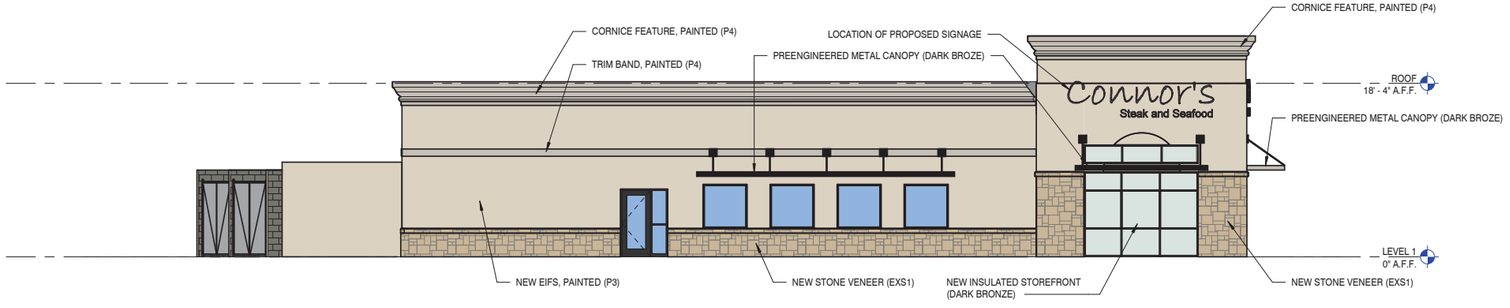


NORTHWEST ELEVATION



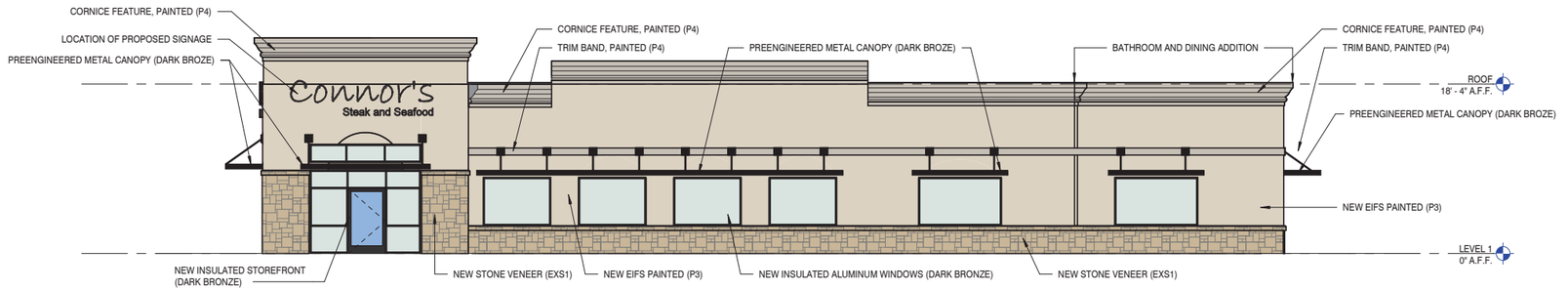
NORTH EAST ELEVATION

PROPOSED EXTERIOR ELEVATIONS



SOUTH ELEVATION
SCALE 1/16"=1'-0"

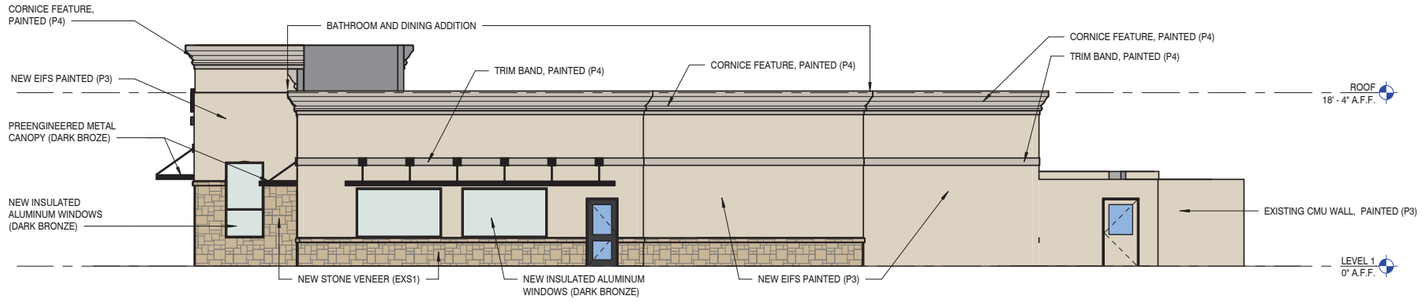
1



EAST ELEVATION
SCALE 1/16"=1'-0"

2

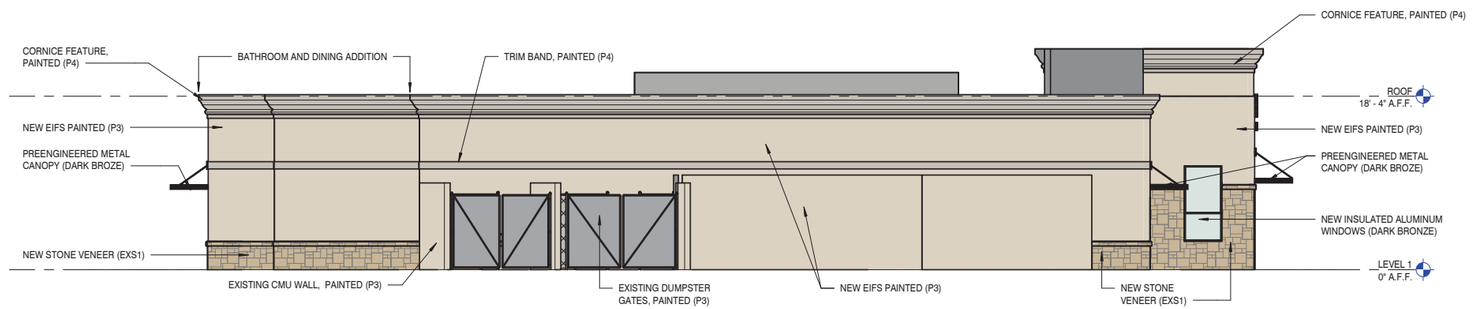
PROPOSED EXTERIOR ELEVATIONS



NORTH ELEVATION

SCALE 1/16"=1'-0"

3



WEST ELEVATION

SCALE 1/16"=1'-0"

4

SITE LINE STUDY

Existing site lines from the right of way will be maintained with proposed modifications to the building. Mechanical equipment on roof will continue to be hidden from view.



EXTERIOR ELEVATION REVIEW

RENDERINGS

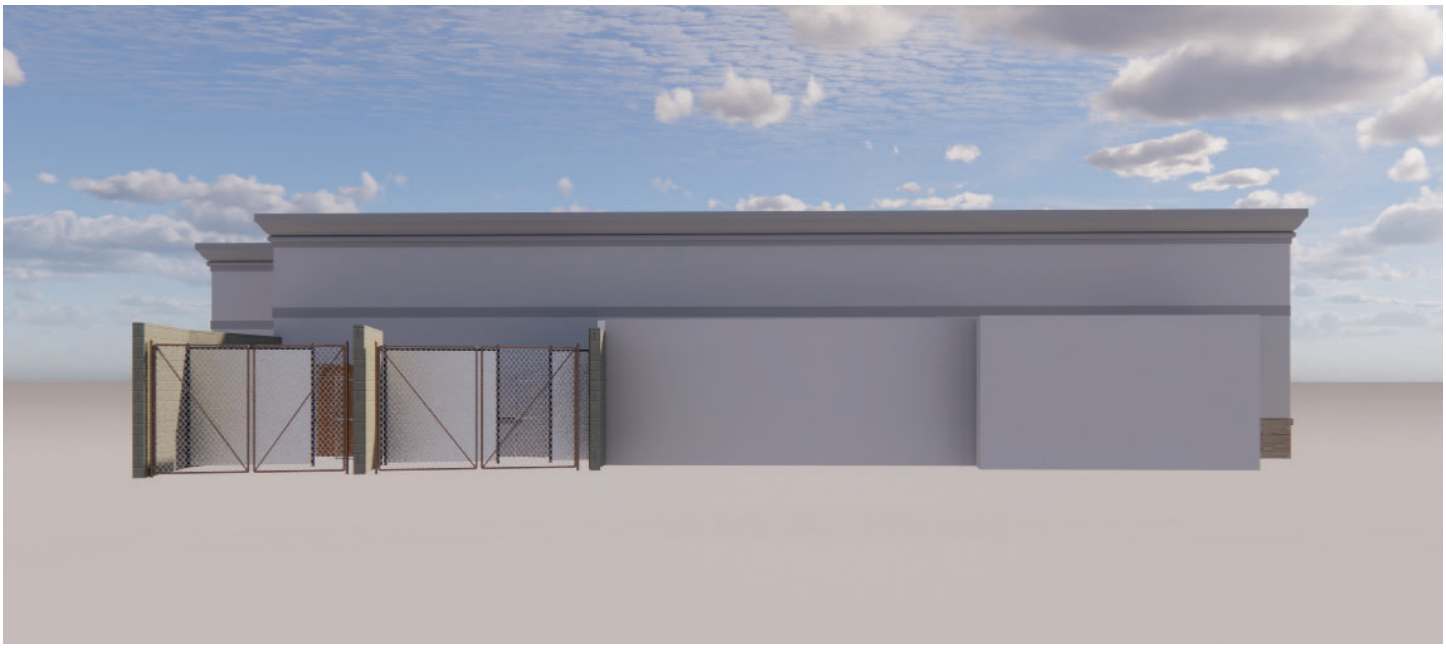


SOUTHWEST ELEVATION



NORTHWEST ELEVATION

RENDERINGS



SOUTHEAST ELEVATION



NORTH EAST ELEVATION

ARCH D

PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATIONS INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROW / PROPERTY LINE WITH OWNER.
IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.
CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.
ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.

EROSION CONTROL AND SITE CLEANUP
PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS

PLANT MATERIAL
NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM.
GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE)
PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
FERTILIZER: COMMERCIAL GRADE 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

EXISTING SOIL
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

TOP SOIL
1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
3. TAKEN FROM WELL-DRAINED SITE.
4. FREE OF SUBSOIL, CLAY, LUMPS OR STONES LARGER THAN ONE INCH" IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
5. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.
6. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.
7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX:
5 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)

NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS)
1. TILL SOIL TO A DEPTH OF 12 INCHES.
2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
3. EVENLY TILL TO DEPTH OF 6 INCHES.
4. RAKE TO LEVEL GRADE THEN ADD 2 INCHES PINE BARK MULCH PRIOR TO PLANTING.

LANDSCAPE BEDS
ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL "V" TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

MULCHES
MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ON YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING
REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.
PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS.
ROOTS OF GROUNDCOVER TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

MAINTENANCE
MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.

SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

INSPECTION AND ACCEPTANCE
UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS (EXCLUSIVE OF SEASON REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROUTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD

LAWNS AND GRASSES

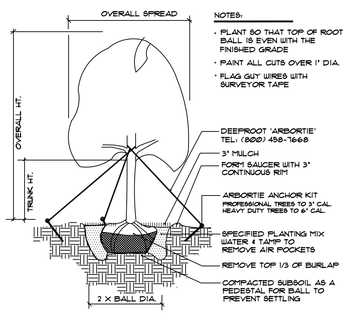
QUALITY ASSURANCE
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS. PROJECT MANAGER TO INFORM CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO PERFORM WORK.

FERTILIZER AND LIME
FERTILIZER WITH COMMERCIAL FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION
LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES. MINIMUM OF 30 % MAGNESIUM CARBONATES.

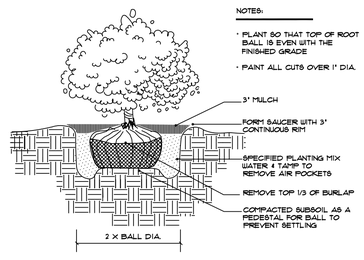
SODDING
LAY SOD TIGHT WITH NO OPEN JOINTS AND NOT OVERLAPPING. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE.
ON SLOPES GREATER THAN 3:1, INSTALL SOD STAPLES.

LAWN MAINTENANCE
MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.
IF SEEDED IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN, FREE OF ERODED OR BARE AREAS.



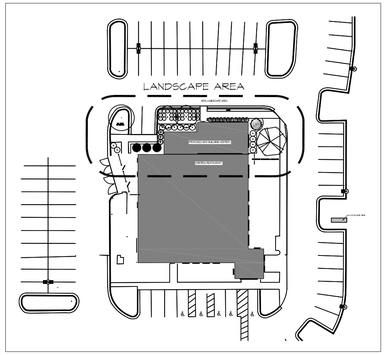
NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- PAINT ALL CUTS OVER 1" DIA.
- FLAG GUY WIRES WITH SURVEYOR TAPE

TREE PLANTING - GUY WIRES
SCALE: NOT TO SCALE



NOTES:
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- PAINT ALL CUTS OVER 1" DIA.

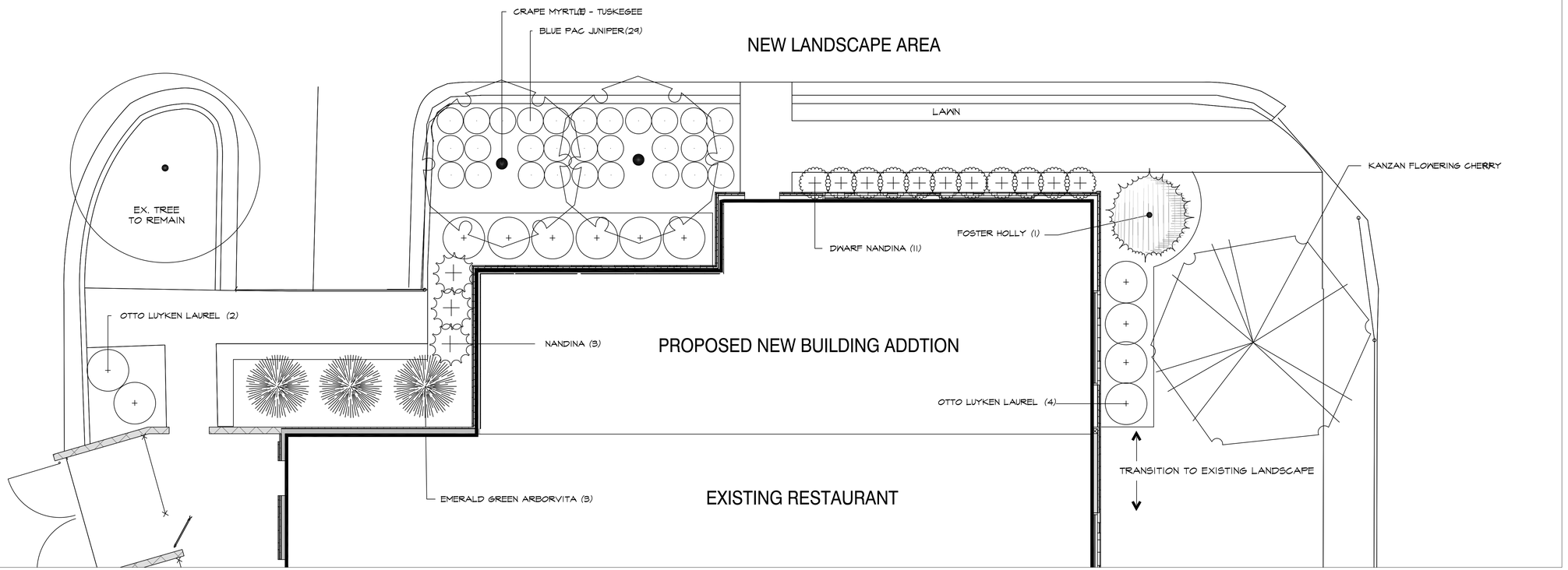
SHRUB PLANTING
SCALE: NOT TO SCALE



SITE PLAN 1
SCALE: NOT TO SCALE

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	SIZE	CAL	CONT
3	EMERALD GREEN ARBORVITA / Thuja occidentalis 'Smaragd'	15 gal		
1	KANZAN FLOWERING CHERRY / Prunus x 'Kanzan'	8'HT.X5'SP.	2" Cal. Min.	B&B
EVERGREEN TREES	COMMON / BOTANICAL NAME	SIZE	CAL	CONT
1	FOSTER HOLLY / Ilex attenuata 'Foster's'	8-10'H		B&B
FLOWERING TREES	COMMON / BOTANICAL NAME	SIZE	CAL	CONT
2	CRAPE MYRTLE - TUSKEGEE / Lagerstroemia indica 'Tuskegee'	12-14'H X 6-8'SP	1.5" Cal. Min. (on 3 canes)	multi trunk B&B
EVERGREEN SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT	
29	BLUE PAC JUNIPER / Juniperus conferta 'Blue Pacific'	1 gal		
11	DWARF NANDINA / Nandina domestica 'Gulf Stream'	12-15"H	3 gal	
3	NANDINA / Nandina domestica	18-24"H	3 gal	
12	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	18-24"H	B&B	



LANDSCAPE PLAN 2
SCALE: 3 / 16" = 1'-0"

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MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

CONSULTANT

SEAL

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THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/ OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT INFORMATION

PROJECT:

RENOVATIONS FOR A NEW CONNOR'S RESTAURANT

PROJECT ADDRESS:

5045 WINDWARD PARKWAY
ALPHARETTA, GA 30004

PROJECT NO.: 220131

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ■ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION
	6-3-2022	LANDSCAPE PLAN

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	5/31/2022
DESIGNED BY:	MAV
DRAWN BY:	MAV
REVIEWED BY:	Checker

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

L-100

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.

His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT

152 MARIETTA ST.

Tree Study
152 Marietta Street
Alpharetta, GA 30009

Prepared For:
Dr. Jean Chapman
jkchapma@bellsouth.net
404-664-7086

Assessor:
Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

March 29, 2022

Thank you for contacting His Hands Tree Preservation to help you protect the trees around the property during the construction project.
On March 29, 2022, the onsite assessment was conducted by Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist. This assessment aimed to verify sizes and evaluate the biological and structural health of the trees being potentially impacted during the construction.
All corrections identified in the report should be provided to Caswell Design Group, LLC. To make the necessary correction for the official plan submittal. The trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. This assessment was performed as a visual tree assessment.

The following criteria per the City of or Alpharetta Unified Development Code were used to determine Boundary/Shared Tree or Specimen status. The potential impacts and treatments deemed necessary were based on the critical root zone impacts.

Boundary Tree: is any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Critical Root Zone (CRZ): is the minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter.

Specimen Tree: is any tree that qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and which also meets the minimum size criteria set forth below.

- *Pine Trees*: 30-inch diameter or larger for trees in the Pinus (Pine) genus.
- *Coniferous Trees:* 20" diameter or larger for trees in the Cedrus (deodar cedar), Thuja (Arborvitae), or other ecologically similar trees.
- *Overstory Trees:* 30-inch diameter or larger for trees in the Liquidambar (Sweetgum) or Liriodendron (Tulip poplar) genus, 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Persimmon), Sassafras (Sassafras), or other ecologically similar trees, 20-inch diameter or larger for Magnolia grandiflora (Southern magnolia) and those cultivars that generally reach a mature height over 40 feet, 24-inch diameter or larger for trees in all other genera.
- *Understory Trees:* 8-inch diameter or larger genera and 10-inch diameter or larger for Oxydendron arboretum (Sourwood).

Structural Root Plate (SRP): is the zone of rapid root taper that provides the tree stability against windthrow. The radius of the structural root plate is equal to 0.5 feet per inch of the trunk diameter measured at 4.5-feet (DBH).

The table below summarizes the inventory and assessment of the trees on this site.
All of the trees have been assigned a condition rating of good, fair, or poor and comments as to why. We understand that determining a tree's specimen status is ultimately up to the City of Alpharetta Arborist and staff.
Trees were not tagged because they are located and identified on the plan in the map section below.
A Tree Care Prescription will be written based on the updated plan set for the Boundary Trees and new landscape trees that will be planted on site.

Table: Trees on site

Tree ID	Dbh	Tree	Condition		Specimen	Comments
#	Inches	Common Name	Biological	Structural		
1	46	Water Oak	Good	Good	Yes	Removal is recommended based on root impacts. Plan to be updated.
2	22	Pecan	Good	Good	No	Marked to be removed.
3	17	Magnolia	Good	Good	No	Marked to be removed.
4	19	Pecan	Good	Good	No	Marked to be removed.
5	44	Water Oak	Good	Good	Yes	Marked to be removed.
6	15	Hackberry	Poor	Fair	No	Marked to be removed.
7	31	Water Oak	Fair	Fair	Yes	Marked to be removed.
8	21	Pecan	Good	Good	No	Removal is recommended based on root impacts. Plan to be updated.
9-B	61	Water Oak	Fair	Good	Yes	Boundary Tree Could need a prescription based on construction activities around the CRZ or removal based on SRP impacts.
10-B	19	Sweetgum	Good	Good	No	Boundary Tree The plan should show TPF at CRZ.

The observations, discussion, and recommendations stated above are based upon my professional experience and education. It is important to note that trees are natural living things and it is impossible to predict when a tree may die or fail, especially when impacted by construction, human intervention, natural causes, or other means.

Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted by email at hishandstp@gmail.com.

Robert D. Brettschneider
His Hands Tree Preservation, LLC.
Owner
ISA Certified Arborist WI-0338 AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor
Certified Pesticide Applicator GA #04207

EXISTING TREE CONDITIONS:

ALL TREES TO BE REMOVED ARE LOCATED IN PROPOSED DEVELOPMENT AREA.

TREE 1, 46" Water Oak-SPECIMEN
Remove in development area

TREE 2, 22" Pecan-NOT SPECIMEN
Remove in development area

TREE 3, 17" Magnolia - NOT SPECIMEN
Remove in development area

TREE 4, 19" Pecan - NOT SPECIMEN
Remove in development area

TREE 5, 44" Water Oak - SPECIMEN
Remove in development area

TREE 6, 15" Hackberry - NOT SPECIMEN
Remove poor concition

TREE 7, 31" Water Oak - SPECIMEN
SAVED WITH PRESCRIPTION

TREE 8, 21" Pecan- NOT SPECIMEN
SAVED WITH PRESCRIPTION

TREE 9b, 61" Water Oak - SPECIMEN
SAVED WITH PRESCRIPTION

TREE 10b, 19" Sweetgum - NOT SPECIMEN
SAVED WITH PRESCRIPTION

NORTH:

SCALE:

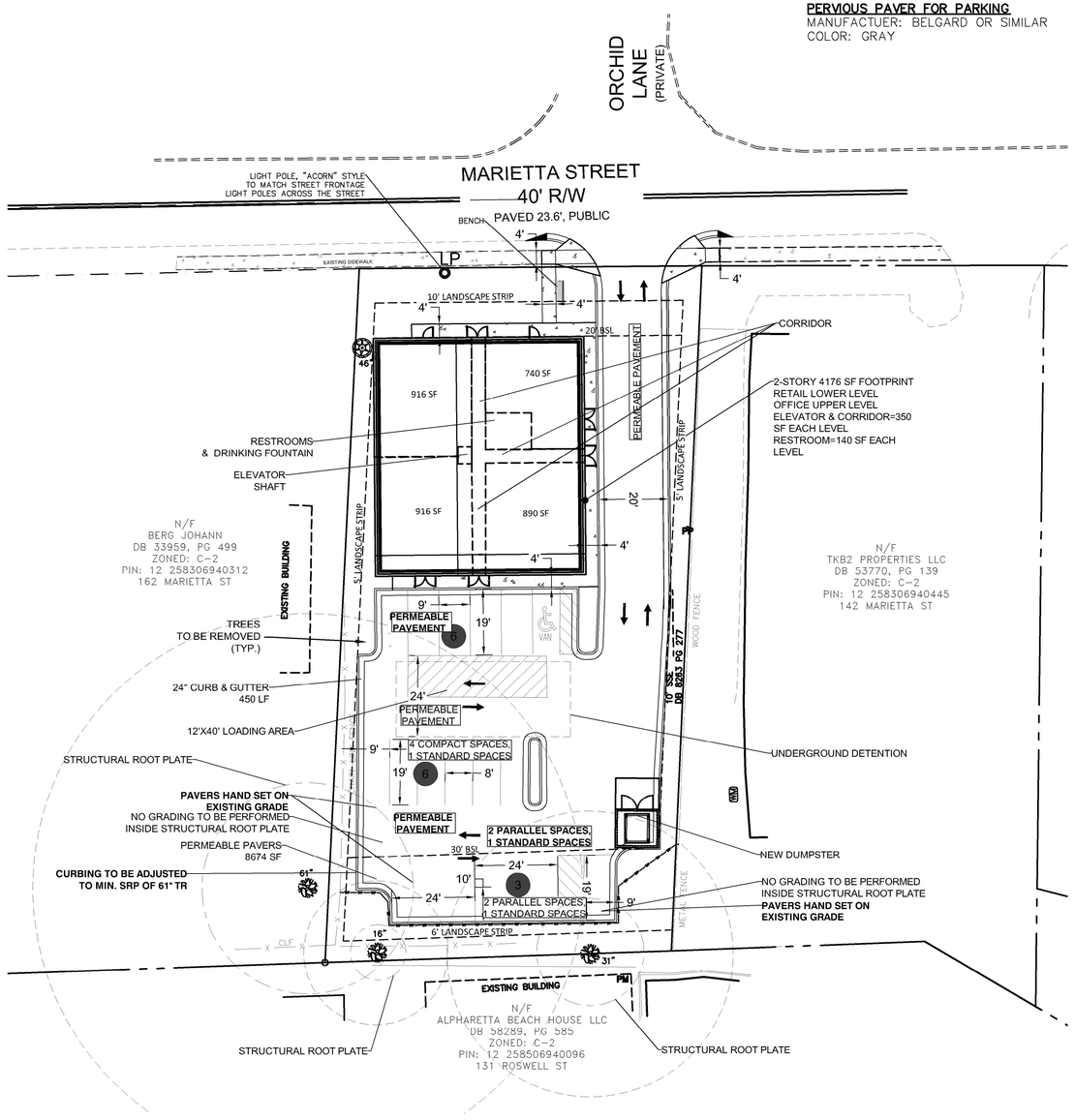
0 20' 30' 40'
SCALE: 1"=20'

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

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



PERVIOUS PAVER FOR PARKING
MANUFACTUER: BELGARD OR SIMILAR
COLOR: GRAY



REVISIONS:

DATE	#

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

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

PROPOSED OFFICE BUILDING
152 MARIETTA ST.
ALPHARETTA, GEORGIA

TREE PROTECTION & REMOVAL PLAN

SCALE: AS SHOWN

DATE: 05/31/2022

PROJECT: FA-22032

SHEET
L-1

SITE DATA
DOWNTOWN OVERLAY DISTRICT
CURRENT ZONING: C-2
ADJACENT ZONING: NORTH: MARIETTA STREET R-8A AND R-10M

EAST: C-2, COMMERCIAL
SOUTH: C-2, COMMERCIAL
WEST: C-2, COMMERCIAL

SITE DENSITY
OVERALL SITE AREA= **0.45**ac/19,771sf
SDF = **.45**ac X 130 CALIPER INCHES = **58.5"**
EDF = 0"
RDF = **58.5"**
24 PROPOSED TREES, 68" (COMPLIES)

SPECIMEN TREE RECOMPENSE:
3 Specimen trees to be removed
TREE #1, 46" WATER OAK
TREE #5, 44" WATER OAK
TREE #7, 31" WATER OAK
121" X 3 = 363" RECOMPENSE REQUIRED

PARKING
Trees provided in each end cap.

200 SF MIN. PARKING ISLANDS REQ.
2" CAL. MIN. TREE IN EACH ISLAND
SHRUBS, GRASSES, AND GROUNDCOVER. NO TURFGRASS.

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

LANDSCAPE STRIP
NORTH, 10' LS, MARIETTA STREET FRONTAGE:
78 LF (EXCLUDING PAVING)/40 = 2 TREES REQUIRED
SHRUBS: 10 PER 35 LF; 78/35=2.22x10=23 (35, COMPLIES)

SOUTH, 6' LS:
100 LF/50 = 2 TREES REQ'D (2 EXISTING, 1 PROPOSED)
SHRUBS, 2' HT. AT TIME OF PLANTING

EAST, 5' LS:
182 LF/ 50 = 4 TREES REQ'D
SHRUBS, 2' HT. AT TIME OF PLANTING

WEST, 5' LS:
184 LF/ 50 = 4 TREES REQ'D
SHRUBS, 2' HT. AT TIME OF PLANTING

OPEN SPACE, NON-RESIDENTIAL
15% OF SITE GROSS ACREAGE
4,790sf PROVIDED: 24.4%

LANDSCAPE PERCENTAGES
17.4% IS LARGEST PERCENTAGE FOR SINGLE GENUS
47.8% OF ALL TREES ARE OVERSTORY SPECIES
82.6% OF THE TOTAL TREES ARE NATIVE SPECIES
50.2% OF SHRUBS ARE NATIVE SPECIES
52.4% OF OVERALL PLANTINGS ARE NATIVE

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 CRZ (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.

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

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

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

NORTH:

SCALE:

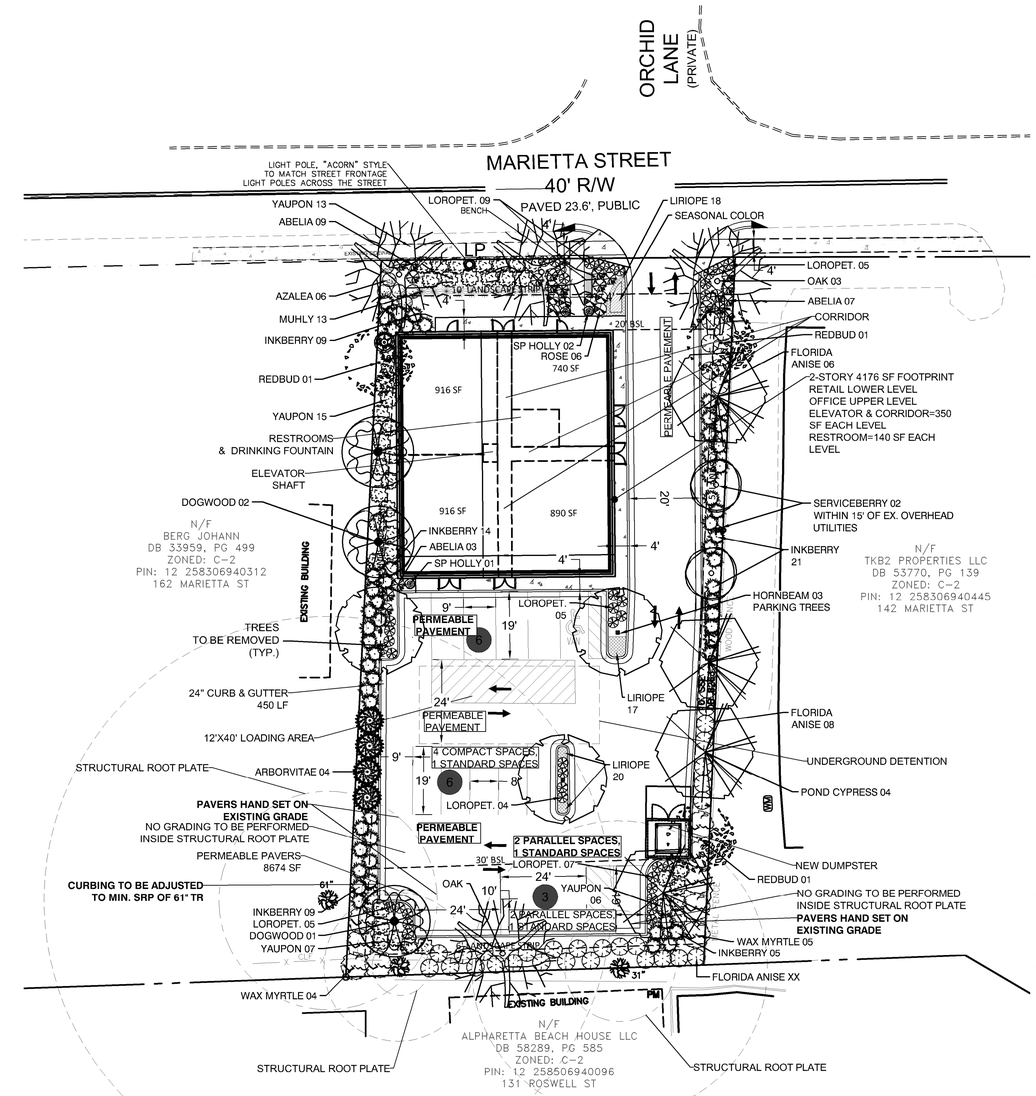
0 20' 30' 40'
SCALE: 1"=20'

GEORGIA 811 www.Georgia811.com Know what's below. Call before you dig.

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

REVISIONS:

DATE	#



TREE LIST (All Native, EXCEPT ARBORVITAE)

03	AMERICAN HORNBEAM – CARPINUS caroliniana 2.0" CAL. (6"), OVERSTORY
02	AUTUMN BRILLIANCE SERVICEBERRY – AMELANCHIER x grandiflora 'Autumn Brilliance' MULTI-STEM – 4" CAL. (8"), UNDERSTORY
03	EASTERN REDBUD – CERCIS canadensis 4.0" CAL. (12"), UNDERSTORY
03	FLOWERING DOGWOOD – CORNUS florida 4.0" CAL. (12"), UNDERSTORY
04	GREEN GIANT ARBORVITAE – THUJA plicata 4.0" CAL. 13'-14' Ht. (16"), UNDERSTORY
04	POND CYPRESS – TAXODIUM distichum var. iimbricarium 4.0" CAL. (16"), OVERSTORY
04	SHUMARD OAK – QUERCUS shumardii 4.0" CAL. (16"), OVERSTORY

TOTAL TREES PROVIDED: 23
TOTAL INCHES PROVIDED: 86 INCHES
MAX GENUS: 17.4% (ARB., QUERCUS, TAX.)
OVERSTORY: 47.8%
NATIVE: 19 OR 82.6%

SHRUBS *Denotes Native

35	*FLORIDA ANISE	Illicium floridanum	3 GAL.
58	*INKBERRY HOLLY	ILEX glabra	3 GAL.
41	*YAUPON HOLLY	ILEX vomitoria	24" Ht. at planting
09	*WAX MYRTLE	Myrica cerifera	48" Ht @ planting
03	SKY PENCIL HOLLY	ILEX x 'Sky Pencil'	3 GAL.
06	KNOCKOUT ROSE	ROSA spp.	3 GAL
03	ENCORE PINK AZALEA	RHODO. Encore	3 GAL.
20	'ROSE CREEK' ABELIA	ABELIA grand. 'R.CREEK'	3 GAL.
40	LOROPETALUM 'P.Pixie'	LOR. chin. "P.Pixie" Dwarf	3 GAL.
11	*PINK MUHLY GRASS	MUHLENBERGIA capillaris	3 GAL.
45	BIG BLUE LIRIOPE	LIRIOPE muscari 'Big Blue' 15" O.C. SPACING	1 GAL.
36	SEASONAL COLOR	9" O.C. SPACING	4" POTS

TOTAL SHRUBS/GROUNDCOVER: 307
TOTAL NATIVE: 154 OR 50.2%

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED LANDSCAPE ARCHITECT

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

PROPOSED OFFICE BUILDING
152 MARIETTA ST.
ALPHARETTA, GEORGIA

LANDSCAPE PLAN

SCALE: AS SHOWN
DATE: 05/31/2022
PROJECT: FA-22032
SHEET
L-2

GENERAL CONTRACT NOTES

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

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

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

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

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE 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 CONTRACTOR/ENGINEER TO VERIFY/ENSURE THAT THESE PLANS ARE THE MOST CURRENT.

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

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

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

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

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

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

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING TO THE ATTENTION OF THE APPROPRIATE PARTY ANY CONFLICT WITH ANY 24" HARDWOOD, 30" PINE OR 8" UNDER-STORY SPECIMEN TREE PRIOR TO ANY DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FOR NOT REPORTING POTENTIAL DAMAGE TO SPECIMEN TREES.

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

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

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

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

FA HAS ONLY BEEN CONTRACTED TO PREPARE THE LANDSCAPE PLANTING PLAN FOR THIS PROPERTY. FA HAS NOT PREPARED THE FOLLOWING: IRRIGATION/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.

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

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

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

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

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

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

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

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

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO 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.

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

TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF ¼ TOPSOIL TO ¾ SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

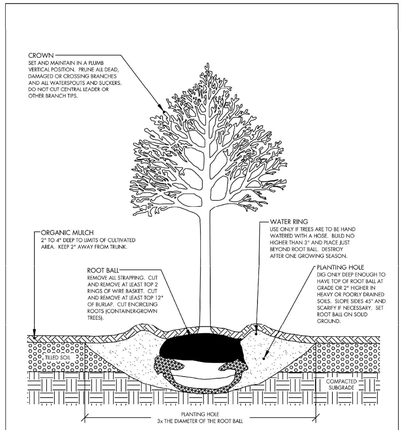
MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

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

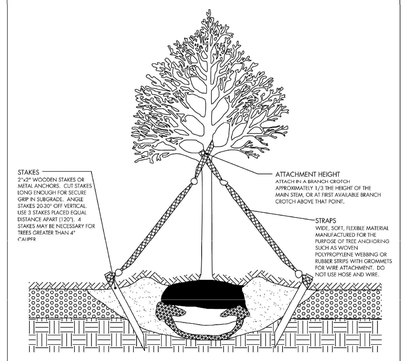
IRRIGATION: THE CONTRACTOR SHALL SUBMIT A PRICE TO DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THIS LANDSCAPE INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE TYPE OF CONTROL SYSTEM, THE INCLUSION OF AS-BUILT DRAWINGS, THE TYPES & SIZES OF PIPES AND FITTINGS, BACKFLOW PREVENTION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

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

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

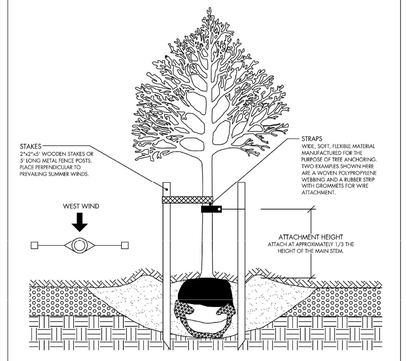


CITY OF ALPHARETTA GEORGIA			TREE PLANTING (TYPICAL SECTION)
			08/01/2015
BY	REVISION	DATE	STD. L-1



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

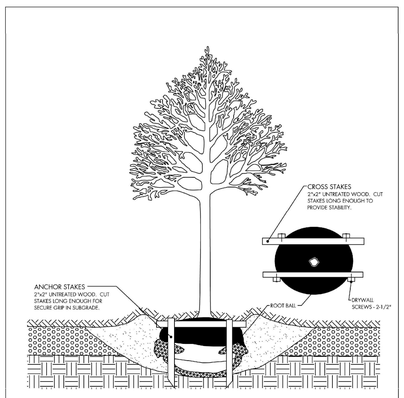
CITY OF ALPHARETTA GEORGIA			TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
			08/01/2015
BY	REVISION	DATE	STD. L-2



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

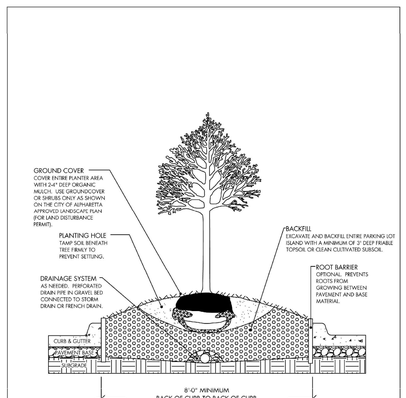
CITY OF ALPHARETTA GEORGIA			TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.)
			08/01/2015
BY	REVISION	DATE	STD. L-3

NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L2.

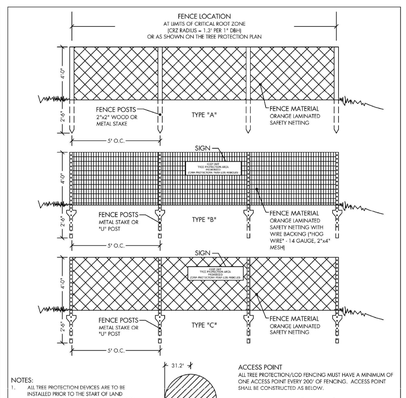


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

CITY OF ALPHARETTA GEORGIA			TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER)
			08/01/2015
BY	REVISION	DATE	STD. L-4



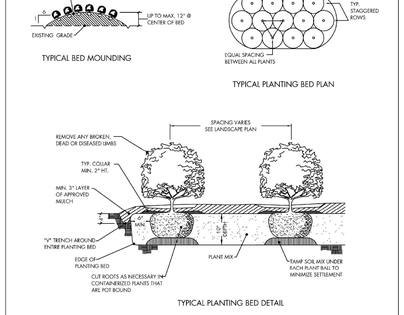
CITY OF ALPHARETTA GEORGIA			TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
			08/01/2015
BY	REVISION	DATE	STD. L-5



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. ANY ROOTS ENCOUNTERED EXPOSED BY GRADING AND BACKFILL IMMEDIATELY INSTALLATION SHALL BE MADE NO TRENCHING.
4. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

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



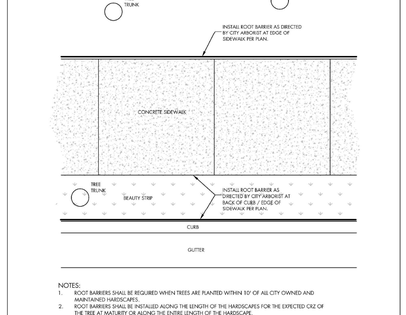
TYPICAL BED MOUNDING

TYPICAL PLANTING BED PLAN

TYPICAL PLANTING BED DETAIL

NOTES:
1. CHAT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS FIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

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



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED DIC OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", VESPRO, INC., OR EQUIVALENT AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF ½" ABOVE FINISHED GRADE OF SOIL. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER

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: A&A Chapman Holding, LLC

Location Address: 152 Marietta St. Alpharetta, GA 30009

Mailing Address: 1218 Basnett Dr.

City: Milton State: GA Zip Code: 30004 -

Contact For All Notifications: Jean Chapman

Contact Telephone: 404 - 664 - 7086 Mobile Telephone: 404 - 664 - 7086

Fax: None - - Email: jkchapma@bellsouth.net

Contact's Relation To Business: Owner / President

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		$175

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: A & A Chapman Holding, LLC

Physical Address: 1218 Basnett Dr. Milton, GA 30004

Mailing Address: 1218 Basnett Dr. Milton, GA 30004

City: Milton State: GA Zip Code: 30004 -

Owner Telephone: 404 - 664 - 7086 Contact Fax: None - - -

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : 152 Marietta St. Alpharetta, GA 30009

Tax ID or Map Reference Number: 13121C0058F

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

Existing Zoning of Property: C2 Existing Uses of Property: Residential

---

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: 5/31/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The immediate surrounding areas are in a state of transition from suburban/rural residential (representative of the existing house) to a more dense urban character (represented by the townhome buildings across the street). Our project proposes to be visually compatible with the new urban character the area is striving for. The stone facade and tall narrow windows of the upper floors are representative of this urban character.

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 rooftop structures.

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

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.

Our project proposes a French eclectic style with a touch of modern. It is reminiscent of urban commercial buildings currently found in some streets in Paris. It is reminiscent of old parisian commercial buildings in terms of massing and general rhythm, but the execution of the details is decidely modern. The buff colored stone is very french.

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.

Our design strives to align with the Alpharetta Design Guidelines by following the suggested floor to ceiling height, facade alignment and symmetry, and window rhythm. We are also trying, as much as it is possible given our site constraints, to link the ground floor to the sidewalk in order to create a vibrant urban landscape.

Legal Description of

Deed Book 64444 Page 443
CATHELENE ROBINSON
Clerk of Superior Court

152 Marietta St
Alpharetta, GA 30009

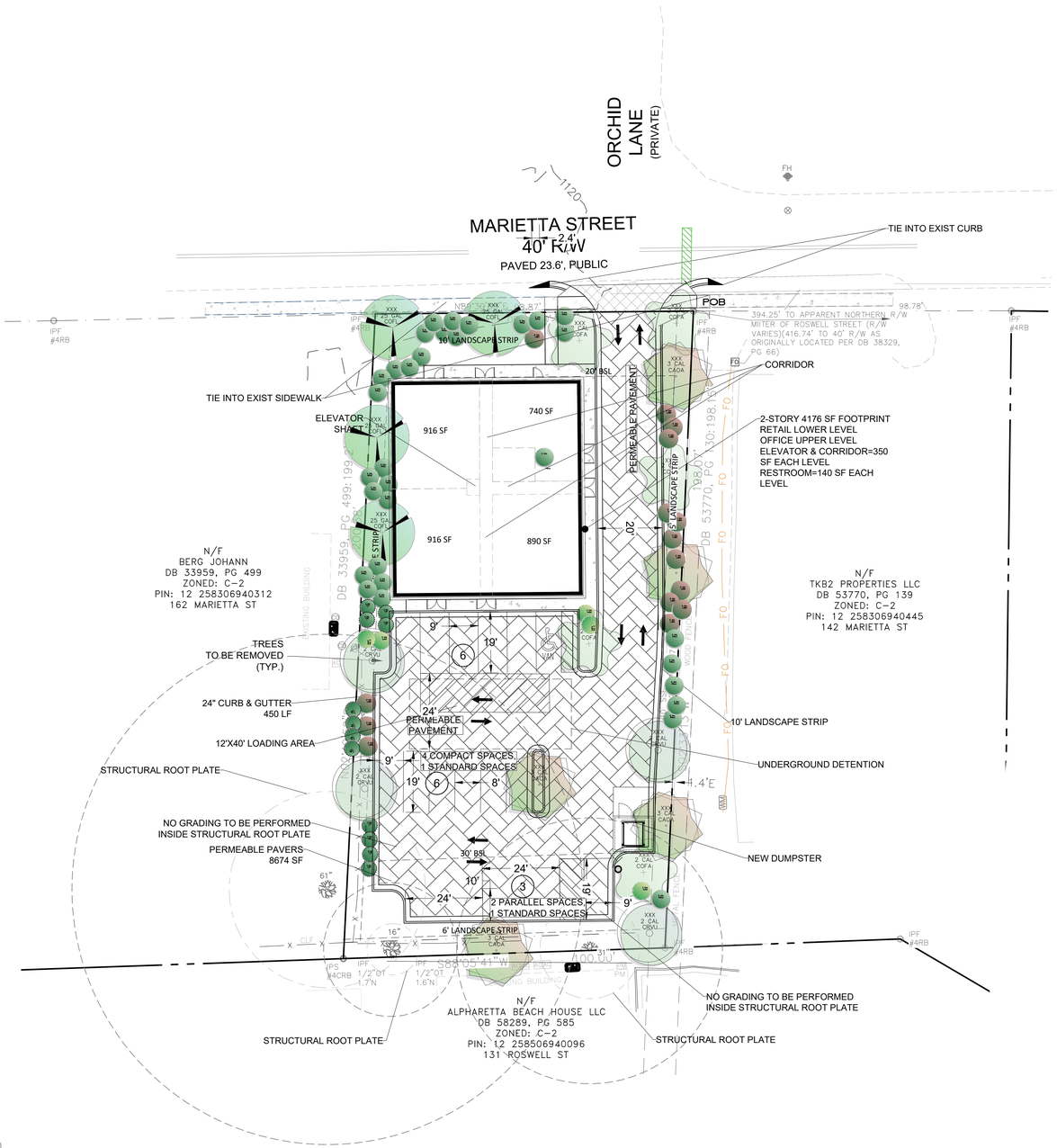
EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 694 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE X-SCRIBE LOCATED ON THE NORTHERN CORNER OF THE MITERED INTERSECTION FORMED BY THE WESTERLY RIGHT-OF-WAY LINE OF ROSWELL STREET (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET (A PUBLIC RIGHT-OF-WAY OF HAVING AN APPARENT WIDTH OF 40 FEET); THENCE, PROCEED WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET, AND FOLLOWING THE CURVATURE THEREOF, A DISTANCE OF 394.25 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT-OF-WAY LINE, PROCEED SOUTH 2 DEGREES, 33 MINUTES, 13 SECONDS WEST A DISTANCE OF 198.07 FEET TO A #4 REBAR FOUND; THENCE, PROCEED SOUTH 88 DEGREES, 5 MINUTES, 41 SECONDS WEST A DISTANCE OF 100.0 FEET TO A #4 CAPPED REBAR SET; THENCE, PROCEED NORTH 2 DEGREES, 49 MINUTES, 52 SECONDS EAST A DISTANCE OF 200.58 FEET TO A #4 REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, PROCEED NORTH 89 DEGREES, 30 MINUTES, 5 SECONDS EAST A DISTANCE OF 98.87 FEET TO A #4 REBAR FOUND, THE POINT OF BEGINNING.

CONTAINING 0.45 OF AN ACRE, AS PER THE SURVEY, WHICH IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, PREPARED FOR A & A CHAPMAN HOLDING, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY THOMAS EDWARD PEAY, JR., REGISTERED LAND SURVEYOR NO. 2402 OF FRONTLINE SURVEYING & MAPPING, INC., DATED JULY 12, 2021.



DESCRIPTION		UNIT	PROVIDED	COMPLY
LOT SIZE	19772	SF		
IMPERVIOUS ALLOWED PER CODE	13840.4	SF		
IMPERVIOUS PROPOSED				
BUILDING FOOTPRINT	4176	SF		
SIDEWALK	635	SF		
CURB & GUTTER	675	SF		
TOTAL IMPERVIOUS PROPOSED ON SITE	5486	SF		YES
BUILDING SETBACK				
FRONT	20	FT	20	YES
SIDE	5	FT	5	YES
REAR	30	FT	30	YES
MAX HEIGHT	40	FT	40	YES
PROPOSED BUILDING	8352	SF		
PARKING REQUIRED				
	RETAIL/RESTAURANT/ COFFEE SHOP	1/500 SF		
	MEDICAL OFFICE	3/1000 SF		
	2900 OFFICE		9	
	2800 SF RETAIL/RESTAURANT/ COFFEE SHOP		6	
	1200 CORRIDOR/ELEVATOR RESTROOM AREAS			
	700 SF KITCHEN & BREAKROOM AREAS			
TOTAL PARKING REQUIRED			15	
TOTAL PARKING PROVIDED			15	
PARKING SPACE SIZE	STANDARD 9X19	COMPACT 8X16	5	
LOADING	1 SPACE		1	YES
LAND LOT	694			
ZONING	C-2			
HISTORIC	NO			
FUTURE LAND USE	MU			
UTILITIES				
GAS	GA NATURAL GAS			
POWER	GA POWER			

SYMBOLS LEGEND

PERMEABLE PAVEMENT

CONCRETE SIDEWALK
4" PORTLAND CEMENT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI
6x6 - W1.4 / W1.4 WELDED WIRE FRAME
UNDISTURBED GRADE 4" COMPACTED SUBGRADE COMPACTED TO 95% PER STANDARD PROCTOR ASTM D698A OR D698B

GDOT/RW PAVEMENT
5" 9.5MM TYPE II SUPERPAVE HMA SURFACE COURSE
2" 19MM SUPERPAVE HMA BINDER COURSE
8" GRADED AGGREGATE BASE

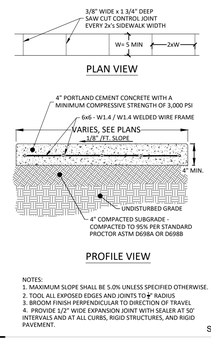
SOD

SIDEWALK NOTES:
1. MAXIMUM SLOPE SHALL BE 5.0% UNLESS SPECIFIED OTHERWISE.
2. TOOL ALL EXPOSED EDGES AND JOINTS TO 4" RADIUS.
3. BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
4. PROVIDE 1/2" WIDE EXPANSION JOINT WITH SEALER AT 50' INTERVALS AND AT ALL CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT.

GDOT NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. HOT MIX ASPHALTIC COURSES PER GDOT 828 OR EQUIVALENT.
3. PORTLAND CEMENT CONCRETE PER GDOT 830 OR EQUIVALENT.

CSP-CSW

SIDEWALK DETAIL



NOTES:
1. MAXIMUM SLOPE SHALL BE 5.0% UNLESS SPECIFIED OTHERWISE.
2. TOOL ALL EXPOSED EDGES AND JOINTS TO 4" RADIUS
3. BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL
4. PROVIDE 1/2" WIDE EXPANSION JOINT WITH SEALER AT 50' INTERVALS AND AT ALL CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT.

SCALE: NONE

SITE ANALYSIS

JURISDICTION	CITY OF ALPHARETTA
ZONING	C2
OVERLAY DISTRICT	DOWNTOWN
SPRINKLER	YES
STATE WATERS	NO
FLOOD ZONE	NO

N

SCALE: 1" = 20'

20 20 40 60 FEET

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

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

CASSWELL DESIGN GROUP, LLC
279 W. CROGAN ST, LAWRENCEVILLE, GA 30046
470.282.1875
CASSWELLDESIGNGROUP.NET

SHEET TITLE
SITE PLAN

PROJECT
152 MARIETTA ST
ALPHARETTA, GA

FOR
DR. JEAN CHAPMAN
JKCHAPMA@BELLSOUTH.NET

SHEET NUMBER
C201

PROJECT NUMBER
21162

DATE
APRIL 28, 2022

REVISIONS

commercial building

152 MARIETTA STREET
ALPHARETTA, GA 30009

project description

PROJECT DESCRIPTION:
CONSTRUCTION OF NEW COMMERCIAL BUILDING

REFER TO A0.1 FOR AREA SUMMARY

project information

OWNER:

JEAN CHAPMAN

CONTACT:
JEAN CHAPMAN
404-664-7086
JKCHAPMA@BELLSOUTH.NET

ARCHITECT:

GOTSCH STUDIO, LLC

CONTACT: ALEXANDRA GOTSCH, AIA
1587 RUNNYMEADE RD NE
ATLANTA, GA 30319
TEL: (404) 428-6625
AGOTSCH@GOTSCHSTUDIO.COM

codes

BUILDING CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING MINIMUM CODES:

INTERNATIONAL BUILDING CODE (2018 EDITION)*
INTERNATIONAL FIRE CODE (2018 EDITION)*
INTERNATIONAL PLUMBING CODE (2018 EDITION)*
INTERNATIONAL MECHANICAL CODE (2018 EDITION)*
INTERNATIONAL FUEL GAS CODE (2018 EDITION)*
INTERNATIONAL SWIMMING POOL AND SPA CODE (2018 EDITION)
NEC 2017 - NATIONAL ELECTRICAL CODE
INTERNATIONAL ENERGY CONSERVATION CODE (2015 EDITION)*
2018 NFPA101 - LIFE SAFETY CODE*
2010 ADA
CITY OF ALPHARETTA CODE OF ORDINANCES

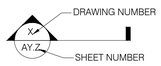
* WITH GEORGIA AMENDMENTS

symbols

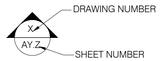
ELEVATION MARK

ELEV 0'

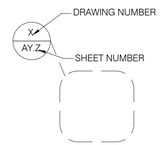
SECTION REFERENCE



ELEVATION REFERENCE



DETAIL REFERENCE



WALL TYPE

XX

DOOR LABEL

000

NOTE LABEL

0

abbreviations

A.F.F. : ABOVE FINISHED FLOOR
ALUM.: ALUMINUM
A.P.C.: ARCHITECTURAL PRECAST CONCRETE
BD.: BOARD
BLDG.: BUILDING
B.O.: BOTTOM OF
C.B.: CATCH BASIN
CLG.: CEILING
C.L.: COLUMN LINE
COL.: COLUMN
CONC.: CONCRETE
CONT.: CONTINUOUS
CONTR.: CONTRACTOR
D.S.: DOWN SPOUT
DIM.: DIMENSION
D.I.: DROP INLET
DN: DOWN
DWG.: DRAWING
EA.: EACH
E.C.: ELECTRICAL CONTRACTOR
E.I.F.S.: EXTERIOR INSULATED FINISH SYSTEM
EL.: ELEVATION
ELEC.: ELECTRICAL
E.O.S.: EDGE OF SLAB
EQ.: EQUAL
EXIST.: EXISTING
EXP.: EXPANSION
F.D.: FLOOR DRAIN
F.E.: FIRE EXTINGUISHER
F.F.E.: FINISH FLOOR ELEVATION
F.J.T.: FALSE JOINT
FL: FLOOR
F.O.: FRAME OPENING
F.O.B.: FACE OF BRICK
FT.: FEET
GA: GAUGE
G.B.: GRAB BAR
G.C.: GENERAL CONTRACTOR
G.F.R.C.: GLASS FIBER REINFORCED CONCRETE
GL.: GLASS
G.W.B.: GYPSUM WALLBOARD
GYP. BD.: GYPSUM BOARD
H.C.W.: HOLLOW CORE WOOD DOOR
H.M.: HOLLOW METAL FRAME
HT: HEIGHT
JT: JOINT
INC.: INCANDESCENT
INSUL.: INSULATION
MIN.: MINIMUM
MISC.: MISCELLANEOUS
M.O.: MASONRY OPENING
M.R.: MOISTURE RESISTANT
MECH.: MECHANICAL
N.H.C.: NO HUNG CEILING
N.I.C.: NOT IN CONTRACT
N.T.S.: NOT TO SCALE
O.C.: ON CENTER
P.E.J.: PREMOLDED EXPANSION JOINT
OPP. HAND.: OPPOSITE HAND
PT: PRESSURE TREATED
R.A.: RETURN AIR LINE DIFFUSER
R.A.G.: RETURN AIR GRILLE
R.D.: ROOF DRAIN
REF: REFERENCE
R.O.: ROUGH OPENING
R.T.C.: REFER TO CIVIL DRAWINGS
R.T.E.: REFER TO ELECTRICAL DRAWINGS
R.T.L.: REFER TO LANDSCAPE DRAWINGS
R.T.M.: REFER TO MECHANICAL DRAWINGS
R.T.P.: REFER TO PLUMBING DRAWINGS
R.T.S.: REFER TO STRUCTURAL DRAWINGS
S.A.: SUPPLY AIR DIFFUSER
S.C.W.: SOLID CORE WOOD DOOR
SH.: SHELVES
SIM.: SIMILAR
STL.: STEEL
STRUCT.: STRUCTURAL
SUSP.: SUSPENDED
TH.: THRESHOLD
T.O.: TOP OF
TYP.: TYPICAL
U.N.O.: UNLESS NOTED OTHERWISE
V.C.T.: VINYL COMPOSITION TILE
V.I.F.: VERIFY IN FIELD
W: WITH
WD.: WOOD
WPM: WATERPROOFING MEMBRANE

drawing index

	REVISIONS			ARC REVIEW	SUBMITTALS
				01	06-06-2022

NOT for construction

○	DRAWING SUBMITTED FOR REVIEW OR REFERENCE
●	DRAWING SUBMITTED FOR CONSTRUCTION
X	DRAWING ISSUED FOR REVISION

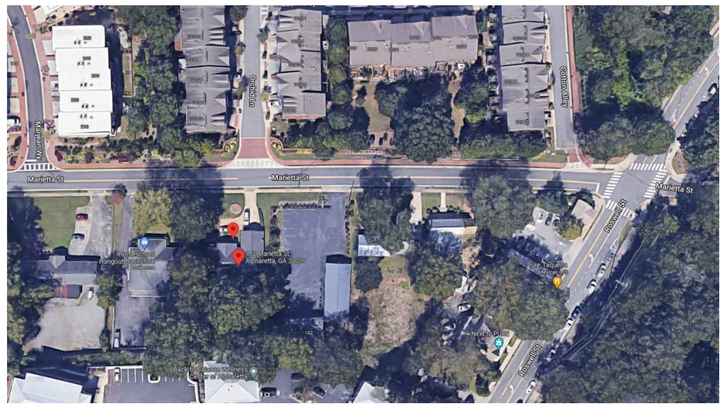
information

A0.0 TITLE AND NOTES
A0.1 LIFE SAFETY INFORMATION
A0.2 LIFE SAFETY FLOOR PLAN - 1ST FL
A0.3 LIFE SAFETY FLOOR PLAN - 2ND FL

architectural

A2.1 FLOOR PLAN - 1ST FLOOR
A2.2 FLOOR PLAN - 2ND FLOOR
A2.3 ROOF PLAN
A3.1 REFLECTED CEILING PLAN - 1ST FL
A3.2 REFLECTED CEILING PLAN - 2ND FL
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A4.3 EXTERIOR RENDERINGS
A5.1 WALL SECTION AND DETAILS

vicinity plan



N

1 A0.0 vicinity plan
NOT TO SCALE

general notes

1. CONTACT CITY OF ALPHARETTA WHEN APPROXIMATELY 80% COMPLETE FOR A PRELIMINARY INSPECTION, AND AGAIN AT 100% COMPLETE FOR A FINAL INSPECTION
2. GENERAL CONTRACTOR WILL PROVIDE TEMPORARY FIRE EXTINGUISHERS DURING CONSTRUCTION .
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO AND DURING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK. NOTIFY THE CITY OF ALPHARETTA INSPECTOR 24 HOURS PRIOR TO BEGINNING EVERY PHASE OF CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL AWARD SUBCONTRACTS TO ENTITIES DULY LICENSED IN THE STATE OF GEORGIA AND CITY OF ALPHARETTA FOR THE WORK TO BE PERFORMED ON THIS PROJECT.
6. THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
7. THE CONSTRUCTION SCHEDULE SHALL BE RELATED TO THE ENTIRE PROJECT AND BE CONDUCTED IN STRICT ACCORDANCE WITH THE SEQUENCE OF OPERATIONS AS APPROVED BY THE OWNER.
8. THE USE OF THE SITE SHALL BE CONFINED TO THOSE AREAS APPROVED BY THE OWNER AND BUILDING INSPECTOR, IN ORDER TO MINIMIZE PUBLIC EXPOSURE TO UNSAFE CONDITIONS.
9. SHOULD ANY PORTION OF THESE DOCUMENTS BE AT VARIANCE WITH REQUIRED BUILDING CODES, ORDINANCES OR OTHER PROVISIONS (NFPA, NEMA, ETC.) THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT FOR CONSTRUCTION CHANGE DIRECTIVES.
10. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ALL REQUIRED TESTING.
11. CONTRACTOR TO VERIFY THE EXISTING LOAD BEARING CAPACITY OF THE SOIL AT THE CONSTRUCTION SITE. LOAD BEARING CAPACITY OF THE SOIL AT THE CONSTRUCTION SITE MUST MEET THE MINIMUM ACCEPTABLE BEARING CAPACITY AS INDICATED IN LOCAL BUILDING CODES.
12. ALL HOLES, GAPS, CRACKS, AND OPENINGS MUST BE SEALED TIGHT BY USING APPROVED FIRE-STOPPING SYSTEM OR MATERIALS.
13. PASSAGES OF PIPES, CONDUITS, CABLES, WIRES, AIR DUCTS, AND SIMILAR BUILDING SERVICE EQUIPMENT THROUGH ALL FIRE BARRIERS SHALL BE PROTECTED AS FOLLOWS: A) THE SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE BARRIER SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE RESISTANCE RATING OF THE FIRE BARRIER PRODUCT. B) FIRE BARRIERS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH A 1" STENCILING ABOVE ANY DECORATIVE CEILING OR CONCEALED SPACES.
14. ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING BY OTHERS.
15. INSTALL ALL WINDOWS AND DOORS ACCORDING TO MANUFACTURERS INSTRUCTIONS. ALL BEDROOMS TO HAVE EGRESS WINDOWS.

GOTSCH STUDIO
ARCHITECTURE & DESIGN

www.gotschstudio.com
1587 Runnymeade Rd. NE
Atlanta, GA 30319
404.428.6625

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Commercial Building
152 Marietta Street
Alpharetta, GA 30009

For:
Jean Chapman
404-664-7086

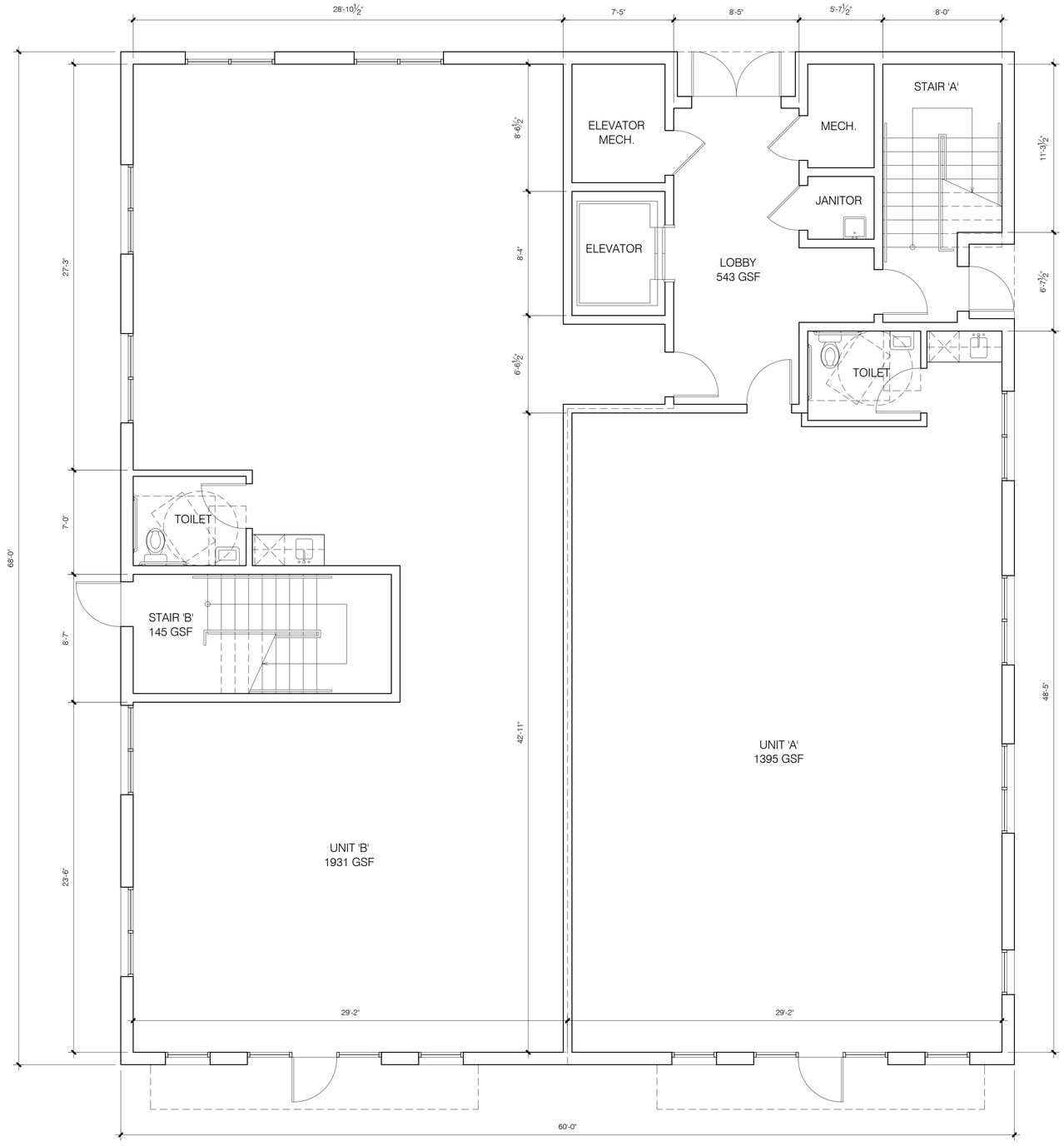
submittal
06-06-2022 ARC REVIEW

NOT for construction

Date: 06-06-2022
Project No.: 21072

Title Sheet

A0.0



floor plan - 1st floor

1 / A2.1 SCALE: 1/4" = 1'-0"

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06-06-2022 ARC REVIEW

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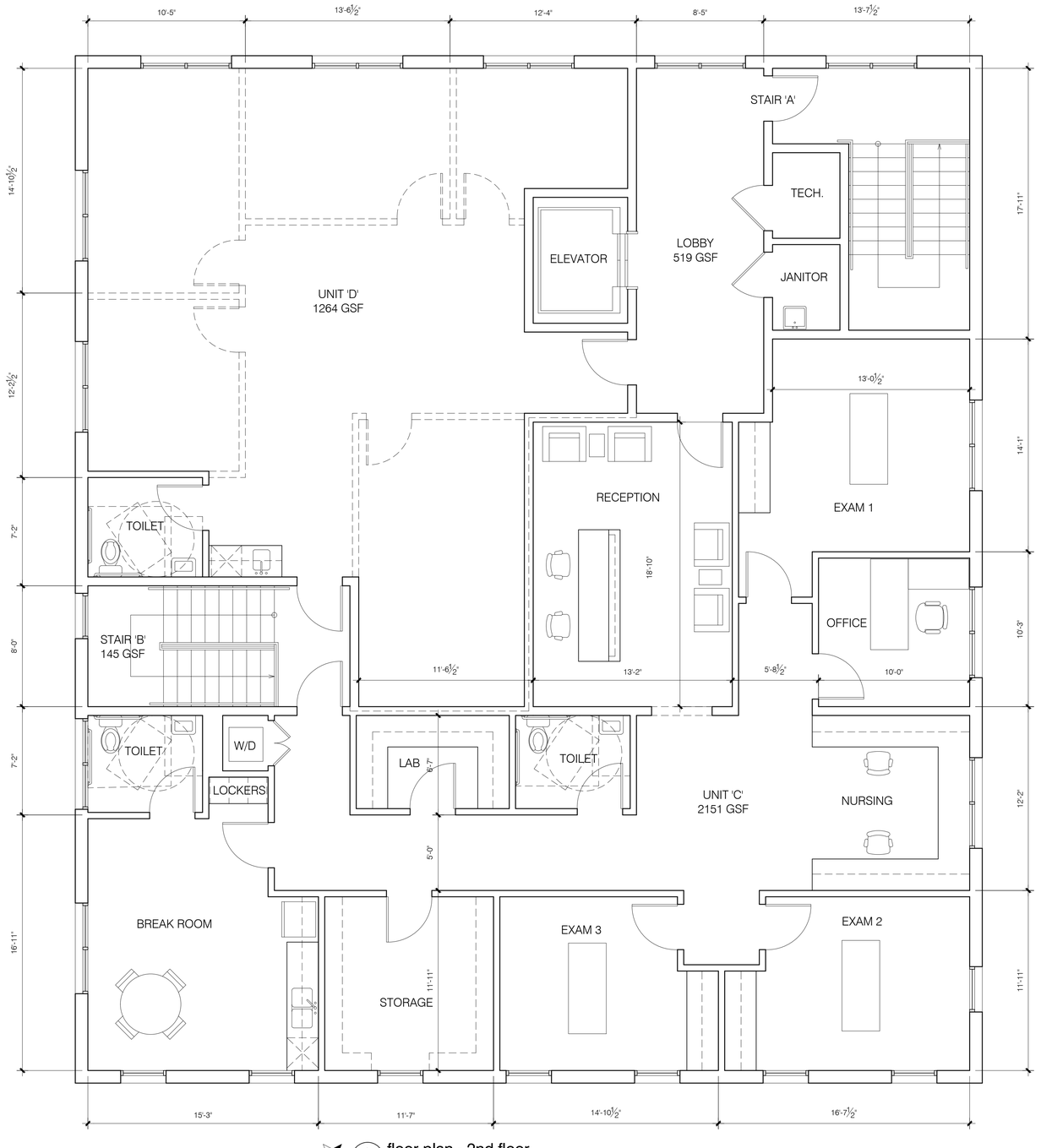
Project No.: 21072

Floor Plan
1st Floor

A2.1



1 / A2.2 floor plan - 2nd floor

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

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submittal
06-06-2022 ARC REVIEW

NOT for construction

Date: 06-06-2022
Project No.: 21072

Floor Plan
2nd Floor

A2.2



1 / A4.1 front elevation
SCALE: 1/4" = 1'-0"



2 / A4.1 right elevation
SCALE: 1/4" = 1'-0"

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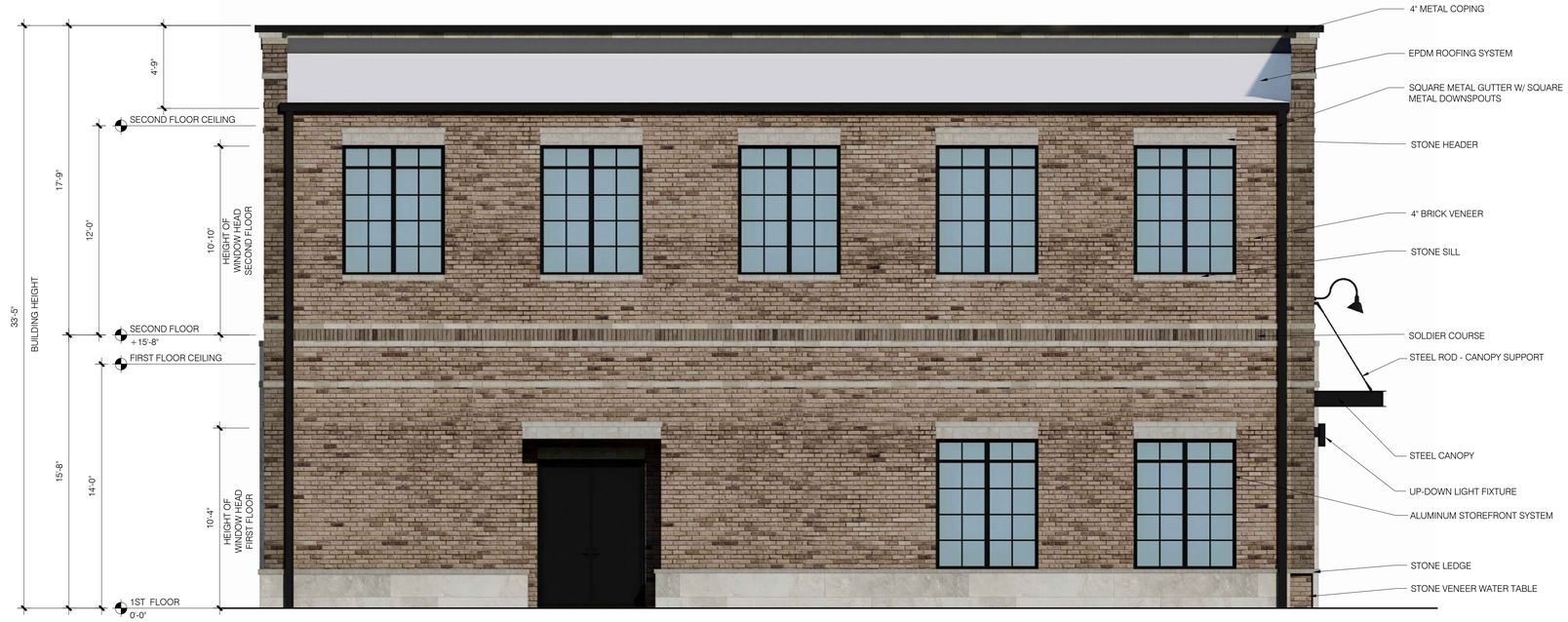
submittal
06-06-2022 ARC REVIEW

NOT for construction

Date: 06-06-2022
Project No.: 21072

Exterior Elevations

A4.1



1 A4.2 **rear elevation**
SCALE: 1/4" = 1'-0"



2 A4.2 **left elevation**
SCALE: 1/4" = 1'-0"

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06-06-2022 ARC REVIEW

NOT for construction

Date: 06-06-2022
Project No.: 21072

Exterior Elevations

A4.2



REAR FACADE



FRONT FACADE
CORNER VIEW



FRONT FACADE
STREET VIEW



ALTERNATE
MATERIAL PALETTE

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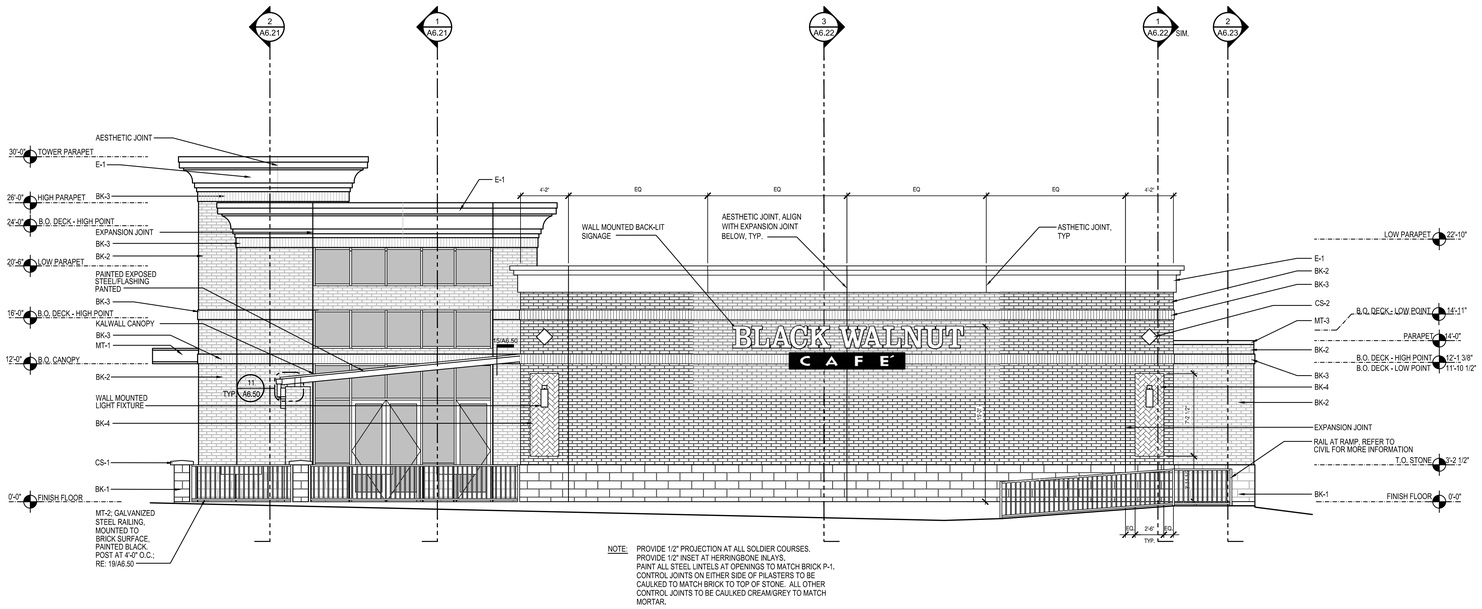
Date: 06-06-2022
Project No.: 21072

Exterior Renderings

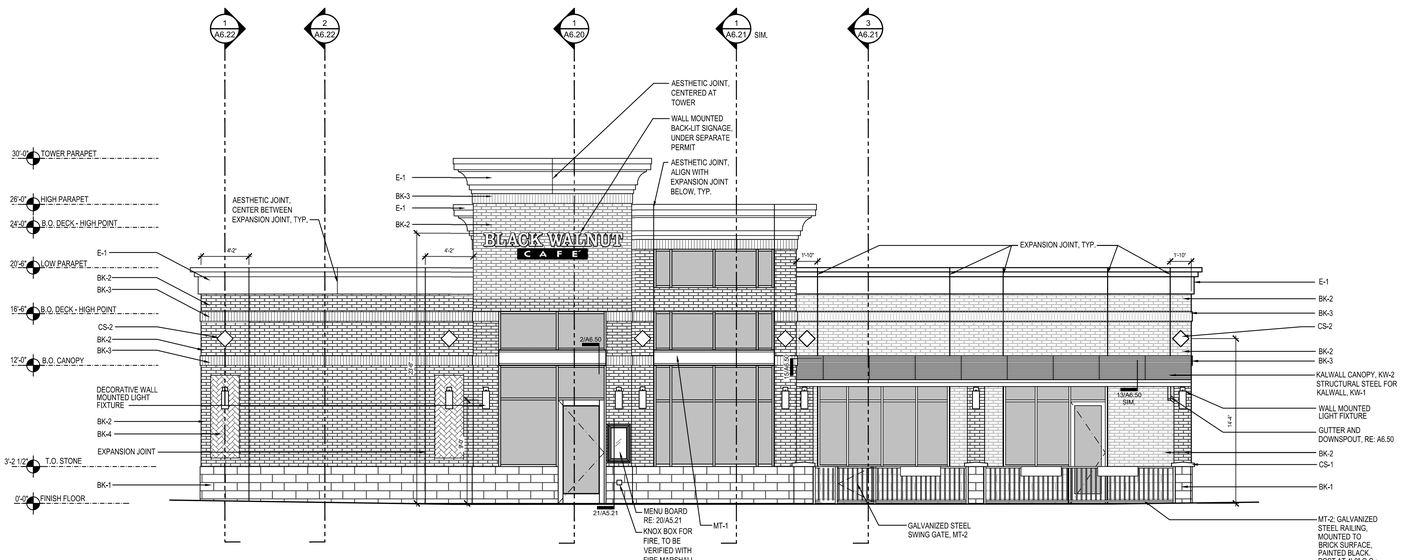
A4.3



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLDIER COURSES. PROVIDE 1/2" INSET AT HERRINGBONE INLAYS. PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-1, CONTROL JOINTS ON EITHER SIDE OF PILASTERS TO BE CAULKED TO MATCH BRICK TO TOP OF STONE. ALL OTHER CONTROL JOINTS TO BE CAULKED CREAM/GREY TO MATCH MORTAR.

WEST ELEVATION

3/16"=1'-0" **2**



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLDIER COURSES. PROVIDE 1/2" INSET AT HERRINGBONE INLAYS. PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-1, CONTROL JOINTS ON EITHER SIDE OF PILASTERS TO BE CAULKED TO MATCH BRICK TO TOP OF STONE. ALL OTHER CONTROL JOINTS TO BE CAULKED CREAM/GREY TO MATCH MORTAR.

NORTH ELEVATION

3/16"=1'-0" **1**

JACOBS
Jacobs Consultants Inc.
5985 Rogerdale Road
Houston, TX 77072 (832) 351-6000
www.jacobs.com
TBPE Firm #2966

PROJECT TITLE:

BLACK WALNUT CAFE
ALPHARETTA

PROJECT LOCATION:

5805 WINDWARD PARKWAY
ALPHARETTA, GA 30022

OWNER:

Black Forest Ventures, LLC
24 Waterway Ave., Suite 225
Black Forest Tower
The Woodlands, TX 77380

CONSULTANT:

SEAL:

STATE OF GEORGIA
CHARLES WILLIAM NIXUN
CERTIFICATE NO. 029857
REGISTERED ARCHITECT
26 MAR 2015

JACOBS PROJECT NO	F8Y81B17
DRAWN BY	SC / CB
CHECKED BY	SC

ISSUE FOR	DATE
70% REVIEW SET	12/08/2014
95% REVIEW SET	01/27/2015
100% REVIEW SET	02/23/2015
PERMIT SET	03/30/2015

REVISIONS

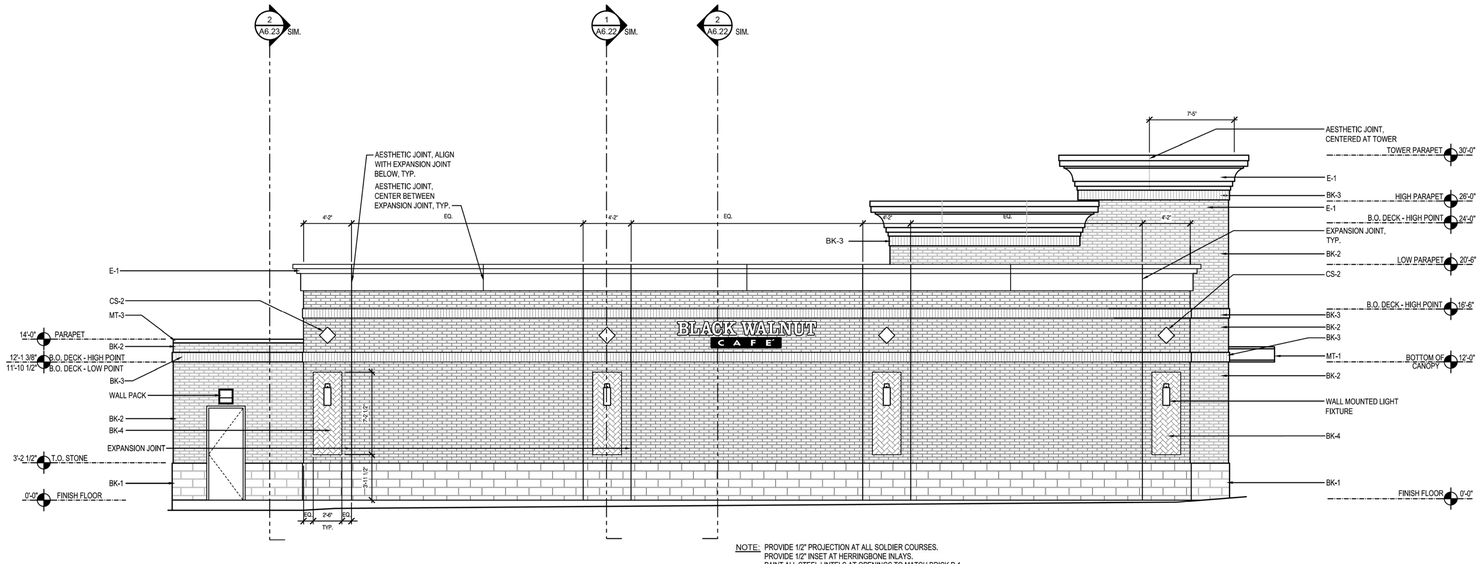
Delta	Date	Description

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO

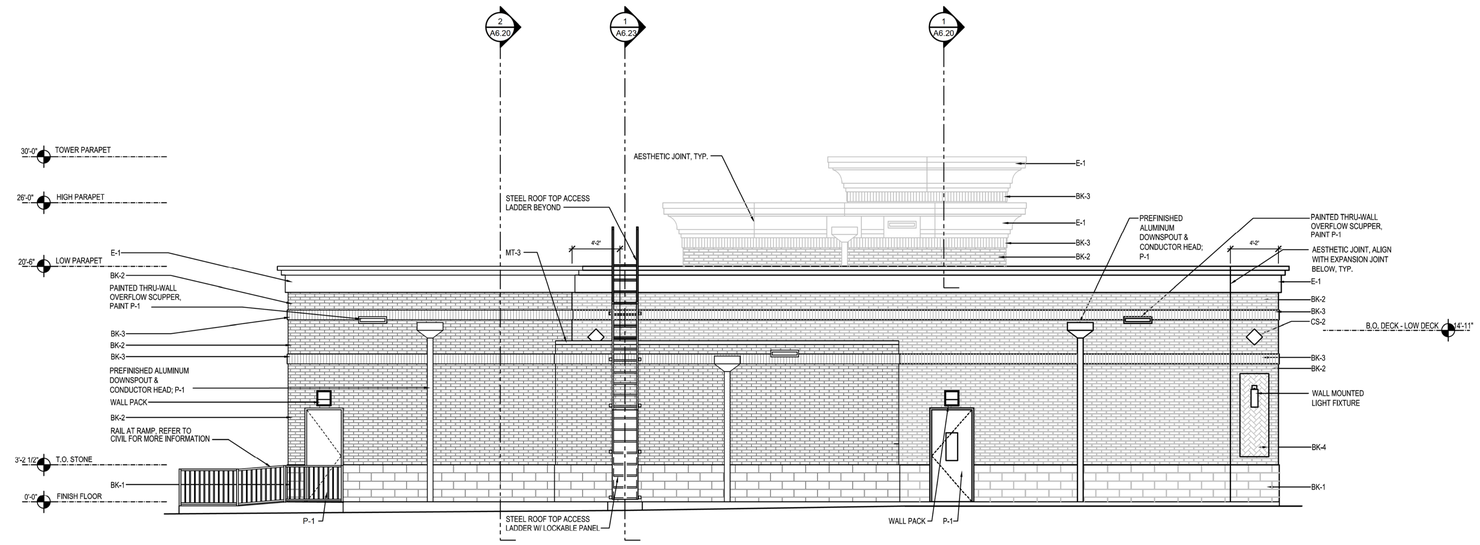
A6.01



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLDIER COURSES.
PROVIDE 1/2" INSET AT HERRINGBONE INLAYS.
PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-1.
CONTROL JOINTS ON EITHER SIDE OF PILASTERS TO BE CAULKED TO MATCH BRICK TO TOP OF STONE. ALL OTHER CONTROL JOINTS TO BE CAULKED CREAM/GREY TO MATCH MORTAR.

EAST ELEVATION

3/16"=1'-0" 2



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLDIER COURSES.
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PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-1.
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SOUTH ELEVATION

3/16"=1'-0" 1

JACOBS
Jacobs Consultants Inc.
5985 Rogerdale Road
Houston, TX 77072 (832) 351-6000
www.jacobs.com
TBPE Firm #2966

PROJECT TITLE:
BLACK WALNUT CAFE
ALPHARETTA

PROJECT LOCATION:
5805 WINDWARD PARKWAY
ALPHARETTA, GA 30022

OWNER:
Black Forest Ventures, LLC
24 Waterway Ave., Suite 225
Black Forest Tower
The Woodlands, TX 77380

CONSULTANT:

SEAL:
STATE OF GEORGIA
CHARLES WILLIAM NIXON
CERTIFICATE NO. 00857
REGISTERED ARCHITECT
26 mar 2015

JACOBS PROJECT NO	F8Y81B17
DRAWN BY	SC / CB
CHECKED BY	SC

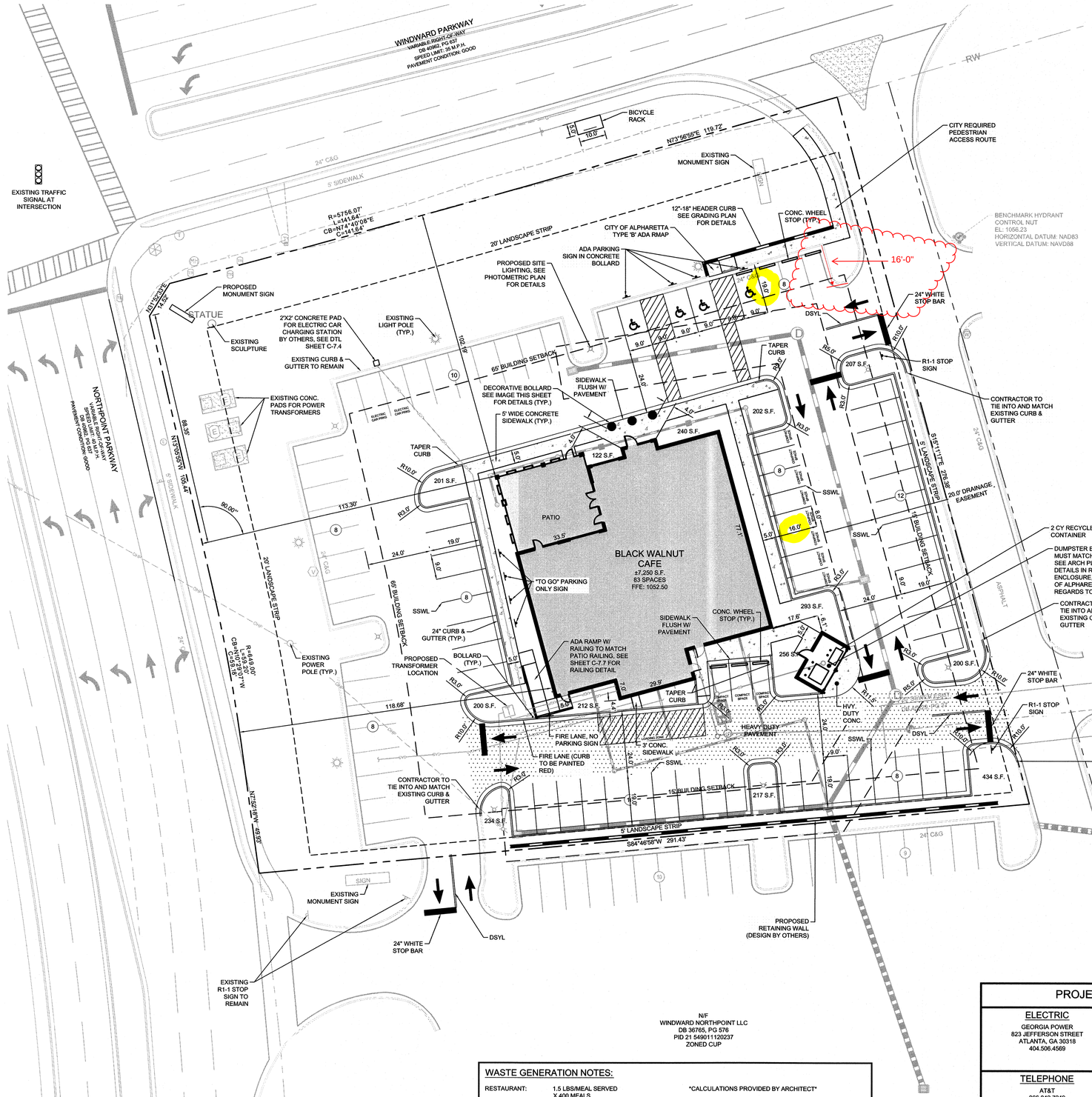
ISSUE FOR	DATE
70% REVIEW SET	12/08/2014
95% REVIEW SET	01/27/2015
100% REVIEW SET	02/23/2015
PERMIT SET	03/30/2015

REVISIONS

Delta	Date	Description

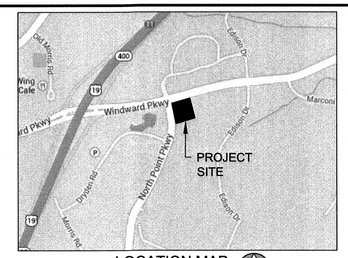
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO
A6.02

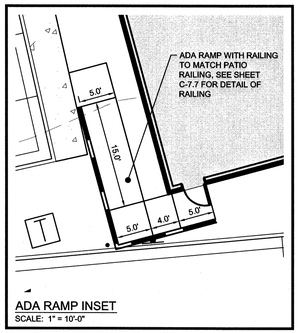




DECORATIVE BOLLARD SAMPLE IMAGE
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



ADA RAMP INSET
SCALE: 1" = 10'-0"

SITE SUMMARY

SITE AREA	
SITE AREA:	1.59 ACRES (69,260 SF)
IMPERVIOUS AREA:	42,253 SF (86%)
PERVIOUS AREA:	27,007 SF (14%)
DISTURBED AREA:	1.05 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	CUP
ADJACENT ZONING:	CUP
BUILDING SETBACKS	
FRONT:	65'
SIDE:	15'
REAR:	15'
LANDSCAPE STRIPS	
FRONT:	20'
SIDE:	5'
REAR:	5'
BUILDING SUMMARY	
BUILDING AREA:	7,250 S.F.
BUILDING HT.:	30'
MAX. BUILDING COVERAGE:	35%
PARKING SUMMARY	
PARKING REQ.:	10 SPACES/1,000 S.F.
	73 SPACES
PARKING PROV.:	11.4 SPACES/1,000 S.F.
	83 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	22'

WASTE GENERATION NOTES:

RESTAURANT: 1.5 LBS/MEAL SERVED X 400 MEALS = 600 LBS *CALCULATIONS PROVIDED BY ARCHITECT*

PICK UP FREQUENCY: 4 DAYS/WEEK
1.75 X 600 LBS
1050 LBS
25% RECYCLE = 263 LBS

WEIGHT TO AREA: 150 LBS/CY FOR DRY TRASH OR RECYCLABLES @ 90% = 234 LBS - 150/234 = 0.64 CUBIC YARDS
40 LBS/CY LOOSE OR 900 LBS/BALE FOR CARDBOARD @ 95% = 250 LBS - 40/250 = 0.16 CUBIC YARDS
1 CY = 205 GALLONS @ 263/205 = 1.28 CUBIC YARDS

REQUIRED CONTAINER SIZE: 0.64 + 0.16 + 1.28 = 2.08 CUBIC YARDS
FRONT LOAD, 2 CUBIC YARD (2.33 CY) 350 LB CAPACITY (DIMENSIONS 6X3X3.5)

PROJECT CONTACTS

ELECTRIC	**NATURAL GAS**
GEORGIA POWER 823 JEFFERSON STREET ATLANTA, GA 30318 404.506.4569	ATLANTA GAS LIGHT 10 PEACHTREE STREET, NE ATLANTA, GA 30309 404.584.4126
TELEPHONE	**WATER & SEWER**
AT&T 866.842.7249	FULTON COUNTY WATER RESOURCES 141 PRYOR STREET ATLANTA, GA 30303 404.612.4000
PLANNING & ZONING	**ENGINEERING**
CITY OF ALPHARETTA 217 ROSWELL STREET SUITE A ALPHARETTA, GA 30009 678.297.6076 MR. MICHAEL WOODMAN	CITY OF ALPHARETTA 217 ROSWELL STREET SUITE A ALPHARETTA, GA 30009 678.297.6070 MR. ROBERT STACHLER, PE

GENERAL SITE NOTES:

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL NEW CURB AND GUTTER TO BE GEORGIA DOT 'TYPE 2' 24", UNLESS OTHERWISE INDICATED.

3) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

4) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

5) TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, INC., AUGUST 7, 2014. BENCHMARK IS NOTED ON SURVEY.

6) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0059F, DATED SEPTEMBER 18, 2013.

7) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

8) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

9) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

10) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

11) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

12) NO NEW DRIVEWAYS ARE PROPOSED AS A PART OF THIS PROJECT.

13) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

14) NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXISTING ON THIS SITE.

15) ALL HANDICAP RAMP FORMS MUST BE APPROVED BY THE CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

16) ALL REQUIRED STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.

17) GEORGIA CERTIFICATE OF OCCUPANCY HOLDER FOR AUTOMATIC FIRE SPRINKLE SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.

18) DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTION OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION

19) PROOF OF INTERPARCEL ACCESS PROVIDED IN DEED BOOK 43684 PAGE 437, RECORDED ON OCTOBER 17, 2006 AND DEED BOOK 36765 PAGE 583, RECORDED ON DECEMBER 29, 2003.

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING

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4320 SUWANEE DAM ROAD
SUITE 1400
SUWANEE, GA 30024
PHONE - 678.546.8100
FAX - 770.614.0006
WWW.LECRAWENGINEERING.COM
PEF005768

REV.#	DATE	DRAWN BY:	CHECKED BY:
5	03/30/15	MAT	MSL
4	CITY & ARCHITECT COMMENTS 03/09/15	MAT	MSL
3	FCWS COMMENTS 02/10/15	MAT	MSL
2	CITY COMMENTS 12/08/14	MAT	MSL
1	ARCHITECT COMMENTS 10/16/14	MAT	MSL

CLIENT
BLACK FOREST VENTURES, LLC
24 WATERWAY AVE. SUITE 225, THE WOODLANDS, TX 77380

PROJECT
BLACK WALNUT CAFE - ALPHARETTA
5805 WINDWARD PARKWAY
LAND LOT 1112, 2ND DISTRICT, PARCEL # 21 549011120476
ALPHARETTA, FULTON COUNTY, GEORGIA

LDP#: D14-0041

SEAL:

GEORGIA REGISTERED No. 30828 PROFESSIONAL ENGINEER MARK S. LECRAW
3/30/2015

DESIGN TEAM:

DRAWN BY:	MAT
DESIGNED BY:	MAT
REVIEWED BY:	MSL

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

SCALE & NORTH ARROW:

NORTH ARROW
0' 10' 20' 40'
SCALE: 1"=20'

JOB #: 117001
DATE: SEPTEMBER 4, 2014

SITE PLAN
C-3.0

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Drawing name: L:\117001 - Black Forest Ventures - Black Walnut Cafe - Alpharetta_GA\CAD\CONSTR\117001 - 03 - SITE.dwg SITE PLAN Mar 30, 2015 11:01am by: michael.boehler

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 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	Meeting Schedule
January 03, 2022	January 21, 2022
February 01, 2022	February 18, 2022
March 01, 2022	March 18, 2022
April 01, 2022	April 22, 2022
May 02, 2022	May 20, 2022
June 01, 2022	June 17, 2022
July 01, 2022	July 15, 2022
August 02, 2022	August 19, 2022
September 01, 2022	September 16, 2022
October 03, 2022	October 21, 2022
November 01, 2022	November 18, 2022
December 01, 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: Luci's Steakhouse

Location Address: 5805 Windward Parkway, Alpharetta, GA 30005

Mailing Address: 5805 Windward Parkway

City: Alpharetta State: GA Zip Code: 30005 -

Contact For All Notifications: GiYoung Kim

Contact Telephone: 404 - 514 - 3412 Mobile Telephone: 404 - 514 - 3412

Fax: N/A - - Email: gk@in-arch.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

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

Application Fees:

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

Total Due $ 300

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: S. DEV COMERCIAL, LLC

Physical Address: 1440 Dutch Valley Place NE, Atlanta, GA 30324

Mailing Address: 1440 Dutch Valley Place NE

City: Atlanta State: GA Zip Code: 30324 -

Owner Telephone: - - Contact Fax: - -

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

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

Owner Name (Printed): Dirk Lawren Date: 5/27/2022

Owner Signature:

Property Information:

Address (If Assigned) : 5805 Windward Parkway, Alpharetta, GA 30005

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: Date: Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The main building color surrounding the area is light beige with black accent. Our proposed color is matched with the surrounding buildings. (See the attached photo)

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

The scope of work is only exterior wall color change.

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.

N/A

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

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

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.

N/A

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.

N/A



Current Exterior Finish

Lucis's Steakhouse | 06.01.2022



Proposed Exterior Finish

Lucis's Steakhouse | 06.01.2022

in▪arch
architecture | interiors | planning

MEMO

Project Name:	LUCI'S STEAKHOUSE	Project Number:	21-19
Project Location:	5805 WINDWARD PARKWAY, ALPHARETTA, GA 30005		
Project Size:	N/A	Project Type:	Exterior Work
Owner Name:	LUCI'S STEAKHOUSE	Contact Number:	201.410.1166
Subject:	Project Descriptions		

Project Description

This project involves repainting exterior wall with a new finish color. The Owner wants to achieve more neighbor friendly exterior image, while he is trying to make the building looks like a modern steakhouse. The proposed color is matched with the color of the existing buildings surrounding (See the attached photo).


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INNOVATIVE WORKPLACE
roam
medical skincare & apothecary


COMPACT