DESIGN REVIEW BOARD
SEPTEMBER 16, 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 July 15, 2022

VIII. PUBLIC HEARING

1. DRB220037 / Taco Bell / 106 South Main Street
2. DRB220038 / Chick-Fil-A / 2720 Old Milton Parkway
3. DRB220039 / Parkway 400 Office Buildings / 11740 Amber Park Drive
4. DRB220040 / South of Wills - Harrison Design / State Highway 9

IX. ADJOURNMENT

Design Review Board Meeting
July 15, 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 8:33 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for July 15, 2022.
- Chairman Kramer adjourned the workshop at 8:51 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:03 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
  - Richard Kramer, Chair
  - Frank Schwing, Vice-Chair
  - Richard Owens
  - Holly Palmer
  - Katie Rocco
  - Teresa Rhodes
  - Kim Matherly, Alternate
- **Design Review Board Members absent:**
  - Pat Corkill
  - Thom 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 June 17, 2022.

❖ Board Member Rocco offered a motion to approve.

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

VIII. PUBLIC HEARING

A. DRB220024 / Amazing Development C-Store / 9900 Westside Parkway

- The applicants came forward to present this item.
    - We are allowing for more pedestrian interconnectivity with this updated plan.
    - The building was shifted one foot on this plan.
    - It is the same plan, just with better grading function.
    - We added brackets to the front and top along with some cornice crown.
    - There is an intermediate rail due to the width of the stairs.
    - There will be brick siding with a dark grey color.
    - The awnings will be industrial, more of a heavy steel than light aluminum.
    - We added sod line where the grade works.
    - We also adjusted the trees per staff recommendations.
    - The plaza has been enlarged to show the flow.
- The Design Review Board discussed the following:
    - What is in the middle? A walkway, and there is one on the south as well.
    - What is the material of the four-foot wall that is non retaining that goes above the patio? It has not been decided yet.
    - What about the patio materials? What pavers are you using? The intent is to match the streetscape corners.
    - Are the pavers more of a brick orange? Yes. You need to think about what that would look like next to the grey building.
    - I like that it is more pedestrian friendly.

- The Board looked at the Downtown Consultant's comments.
- The applicant confirmed they agree with all the Downtown Consultant's comments.
- I am okay with the arch on the windows.

Public Comment:

- There were no public comments for this item.

❖ Vice-Chair Schwing offered a motion to approve the building elevation and materials, with the following conditions and clarifications:

1. Per city consultant comments, the clock tower and C-store entrance height will be lowered.
2. Mullions will be added to all the storefront windows.
3. The faux windows on the towers will be eliminated, and the top herring bone pattern will be extended down to the sill level of the upper windows.
4. The brick detail over the C-store door will be removed.
5. The brick colors are Belfast grey for the body and velour black for the accent.
6. The applicant will reduce the number of cornice brackets by about 1/3.
7. The doors will be matched on the patio side of both buildings.

- Board Member Rocco seconded the motion.
- The motion was approved 6-0-1, with Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.

❖ Vice-Chair Schwing offered a motion to approve the landscaping as presented, with the following conditions:

1. The applicant will add some cherry trees to the landscaping on Westside Parkway.
2. The applicant will add a tree to the corner patio plaza area.
3. Parking lot screening will be added to the six spaces facing Encore on the right side of the property.
4. Hardscape will be submitted for staff approval, including the following:
   - Material for the patio wall
   - Detail of the patio boundary
   - Fountain detail
   - Patio plaza material
   - Patio furniture

- Board Member Owens seconded the motion.
- The motion was approved 6-0-1, with Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.

❖ Vice-Chair Schwing offered a motion to approve the gas canopy as presented, with the following conditions:

1. The canopy will follow the Chevron level one canopy standard.
2. The canopy pillars will be in Belfast Grey.

- Board Member Matherly seconded the motion.

- The motion was approved 6-0-1, with Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.

Chairman Kramer adjourned the meeting for a short recess at 10:53 a.m.

Chairman Kramer called the meeting to order at 11:03 a.m.

B. DRB220031 / Luci's Steakhouse / 5805 Windward Parkway

- The applicant came forward to present this item.
  - The applicant brought in three options.
  - The top cornice is the dark color (iron ore).
- The Design Review Board discussed the following:
  - Are the light fixtures being painted the iron ore? No, they are being painted dark brown.
  - The light fixtures should be dark.
  - The stone should be painted one of the two colors to match the building.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Rhodes offered a motion to approve the option #3 as presented, with the following conditions:
    1. The water table will be painted the iron ore color.
    2. The canopy over the patio will be painted the iron ore color.
       - Board Member Rocco seconded the motion.
       - The motion was approved 5-0-1, with Board Member Matherly not being present and Board Member Palmer recusing herself because she was not present when the item was originally heard on June 17, 2022.

C. DRB220032 / Alpharetta Commons / 4305 Old Milton Parkway

- The applicant came forward to present this item.
  - The applicant presented the four color choices for the project:
    1. City Loft
    2. Requisite Grey
    3. Dovetail
    4. Urbane Bronze
  - It is not in the budget to paint the back, just the front and sides.

- The Design Review Board discussed the following:
    - The pictures we see do show the back being painted right, correct? Yes, but you can see a before picture, and there is not much of a difference.
    - Are you painting the kink at the Taco Mac? Yes.
    - It is refreshing that you are painting materials that receive the paint and do not obliterate.

Public Comment:

- There were no public comments for this item.
    - ❖ Board Member Rocco offered a motion to approve the painting designs as presented today.
        - Board Member Palmer seconded the motion.
        - The motion was approved unanimously (6-0).

D. **DRB220033 / Peachtree Immediate Care / 870 North Main Street**
WITHDRAWN: This item has been withdrawn by Staff. It was not heard or considered during the July 15, 2022 Design Review Board meeting.

E. **DRB220034 / False Mirror, LLC / 5815 Windward Parkway, Suite 202 + 203**
WITHDRAWN: This item has been withdrawn by Staff. It was not heard or considered during the July 15, 2022 Design Review Board meeting.

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 11:18 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

TACO BELL™

106 S. Main St.
Alpharetta, GA

RENDERINGS

1. NORTH SIDE
2. NORTHWEST SIDE
3. SOUTHWEST SIDE
4. AERIAL

GLMVArchitecture


TACO BELL
RITE AID
PHARMACY
TACO BELL
Breakfast


TACO BELL
Drive
Thru




RITE A
PHARMA

TACO BELL™

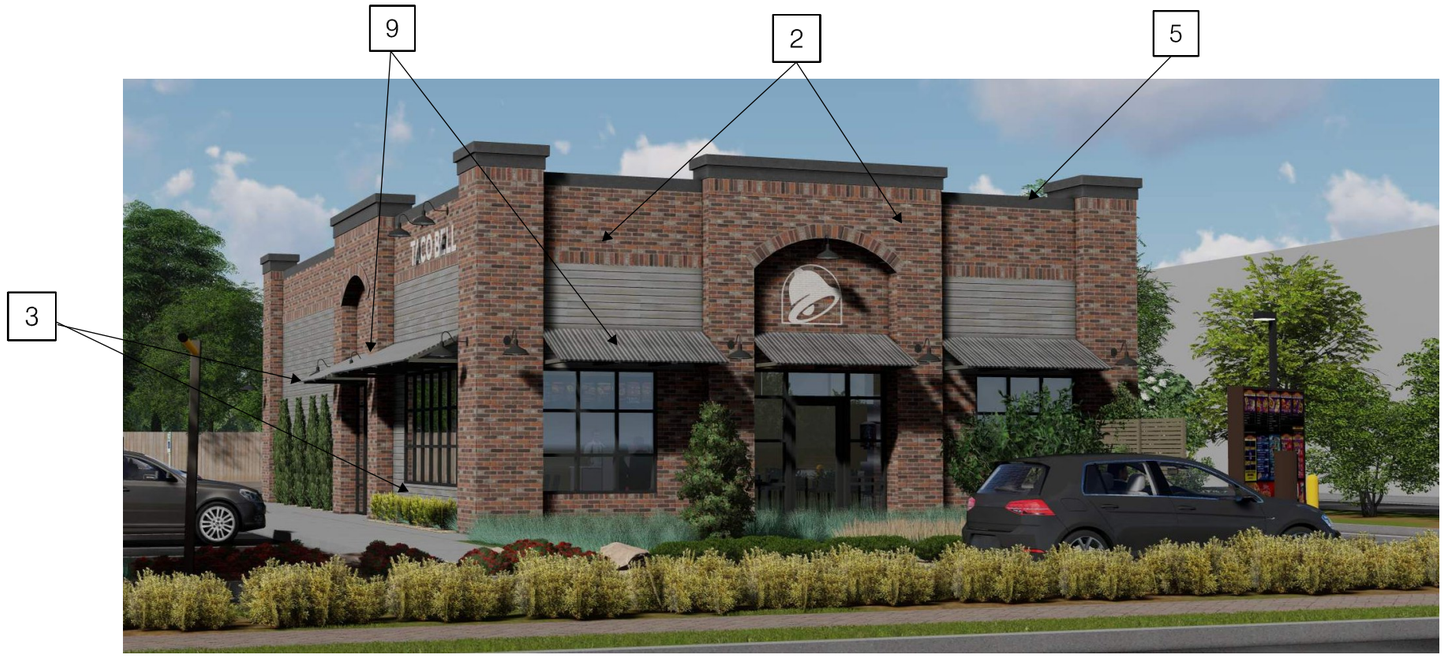
106 S. Main St.
Alpharetta, GA

MATERIAL BOARD
&
BEFORE AND AFTER PHOTOS

GLMVArchitecture

Taco Bell
106 S. Main St.
Alpharetta, GA

TACO BELL™





2 **FIELD BRICK**
GENERAL SHALE
CAMBRIDGE



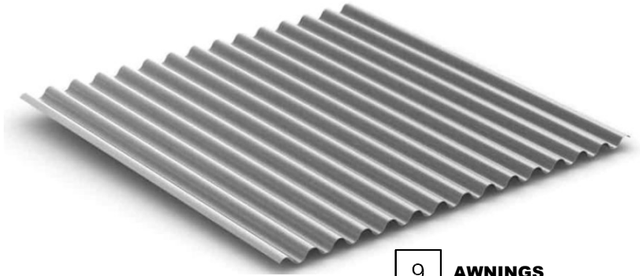
3 **FIBER CEMENT PANEL**
NICHIHA
ROUGH SAWN SMOKE

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	COLOR
1	NOT USED				
2	FIELD BRICK	GENERAL SHALE	CAMBRIDGE		
3	FIBER CEMENT PANEL	NICHIHA	ROUGH SAWN SMOKE		
5	CONTINUOUS PARAPET CAP	SHERWIN WILLIAMS	IRON ORE SW7069		
		SHERWIN WILLIAMS			
7	PIPE BOLLARDS	SHERWIN WILLIAMS	DOT YELLOW		
9	CANOPY/AWNINGS	BERRIDGE	S-DECK PREWEATERED GALVALUME		

EXTERIOR FINISH SCHEDULE | **H**



5 **PARAPET CAP**
SHERWIN WILLIAMS
IRON ORE - 7069



9 **AWNINGS**
BERRIDGE
PREWEATHERED GALVALUME
S DECK



DOWNLIGHT

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MATERIAL BOARD

TACO BELL



BEFORE



AFTER

RIGHT ELEVATION

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TACO BELL



BEFORE



AFTER

DRIVE THRU ELEVATION

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TACO BELL



BEFORE



AFTER

FRONT ELEVATION (FACING MAIN ST.)

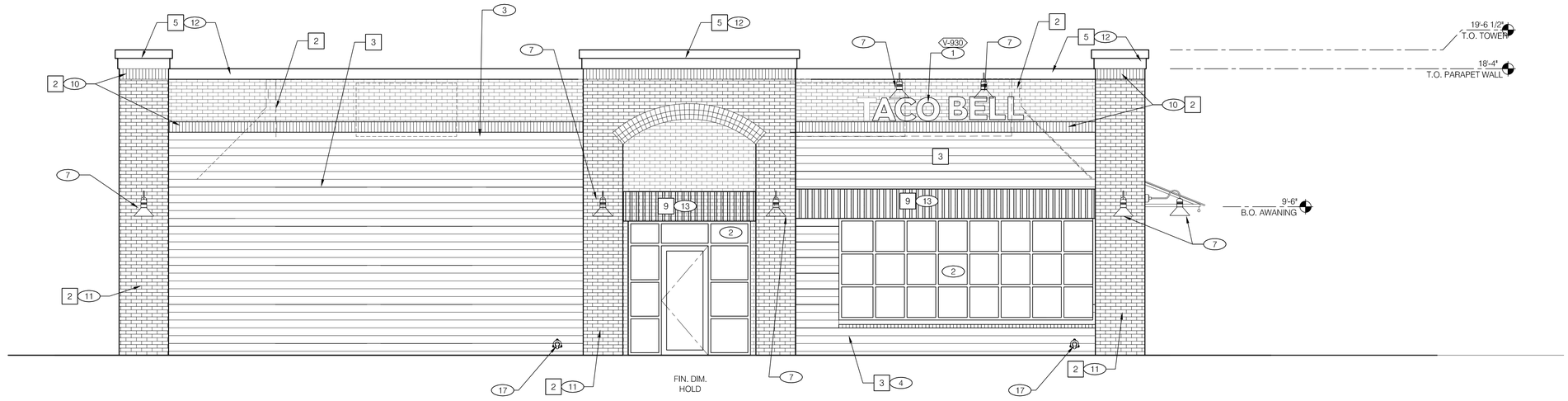
GLMVArchitecture

TACO BELL™

106 S. Main St.
Alpharetta, GA

EXTERIOR ELEVATIONS

GLMVArchitecture



LEFT SIDE ELEVATION 1/4" = 1'-0" | A

V-XXX	QTY	ITEM DESCRIPTION	
V-XX1	1	TACO BELL 3'-6" X 4'-0" LOGO BELL	
V-940	2	TACO BELL LETTERS 14" HIGH, WHITE	

SIGN SCHEDULE N.T.S. | D

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	COLOR
1	NOT USED				
2	FIELD BRICK	GENERAL SHALE	CAMBRIDGE		
3	FIBER CEMENT PANEL	NICHIHA	ROUGH SAWN SMOKE		
5	CONTINUOUS PARAPET CAP	SHERWIN WILLIAMS	IRON ORE SW7069		
		SHERWIN WILLIAMS			
7	PIPE BOLLARDS	SHERWIN WILLIAMS	DOT YELLOW		
9	CANOPY/AWNINGS	BERRIDGE	S-DECK PREWEATERED GALVALUME		

EXTERIOR FINISH SCHEDULE | H

MISCELLANEOUS
A. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
B. PROVIDE BLOCKING FOR SIGNAGE, TRELLIS AND CANOPY.
C. DURO-LAST TERMINATION BAR SHALL BE DARK BRONZE.
D. OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
C. DO NOT APPLY SEALANT AT WINDOW SILL WEEPS.

DENOTES ITEMS SUPPLIED AND INSTALLED BY SIGN VENDOR

DENOTES EXTERIOR FINISH.

DENOTES SIGN/AWNING/CANOPY ITEMS - VENDOR SUPPLIED AND INSTALLED. SEE THE SCOPE OF WORK SHEETS.

GENERAL NOTES | F

1. NEW BUILDING SIGN - UNDER SEPARATE PERMIT..
2. EXISTING STOREFRONT TO REMAIN. PROTECT DURING CONSTRUCTION.
3. INDICATES ROOF BEYOND.
4. NOT USED.
5. NEW PORTION OF WALL - FINISH PER SCHEDULE.
6. 30" TALL WOODEN PLANTER BOXES. STAIN TO MATCH ROUGH SAWN SMOKE NICHIHA
7. EXTERIOR DOWN LIIGHT.
8. NEW WINDOWS.
9. NEW TOWER/ENTRY LOCATION.
10. BRICK TRIM - SOLDIER COURSE.
11. NEW PILASTER.
12. DEOCRATIVE CORNICE.
13. AWNING.
14. DOWNSPOUT.
15. NOT USED.
16. 6' HIGH TRELLIS. STAIN TO MATCH ROUGH SAWN SMOKE NICHIHA.
17. INSTALL DOWNSPOUT NOZZLE (J.R. SMITH #1770 OR SIM.) AT ALL ROOF DRAIN DISCHARGE LOCATIONS.

KEY NOTES | C

GLMV ARCHITECTURE
1525 E. Douglas Wichita, KS 67211
TEL: (316) 262-2221 FAX: (316) 262-0646
www.glmv.com

7.29.22

13057.180

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CONTRACT DATE: 07.17.2017
BUILDING TYPE: M70H-EXP
PLAN VERSION: DEC 2016
SITE NUMBER: XXX-XXX
STORE NUMBER: 3868

TACO BELL

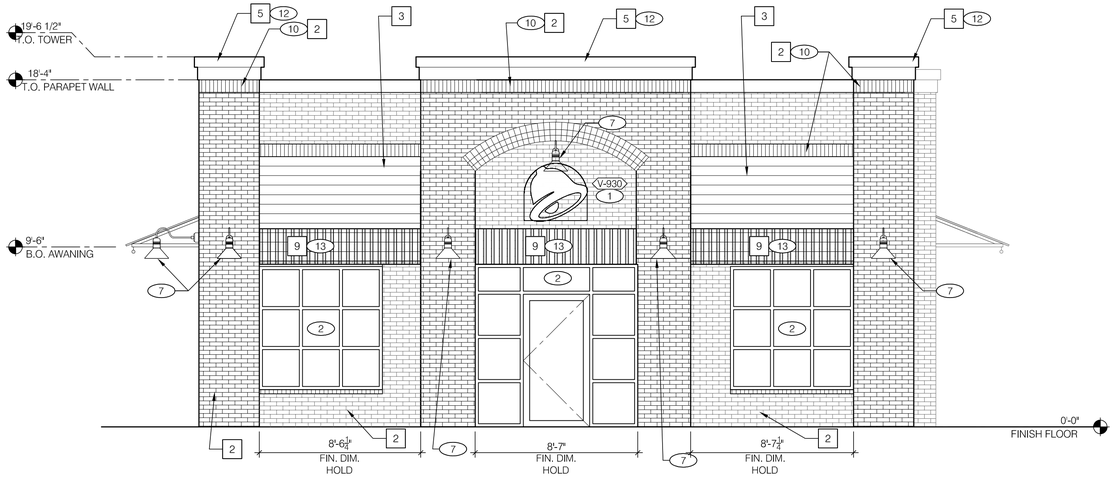
106 S. MAIN STREET
ALPHARETTA, GA

M70H
EXPLORER

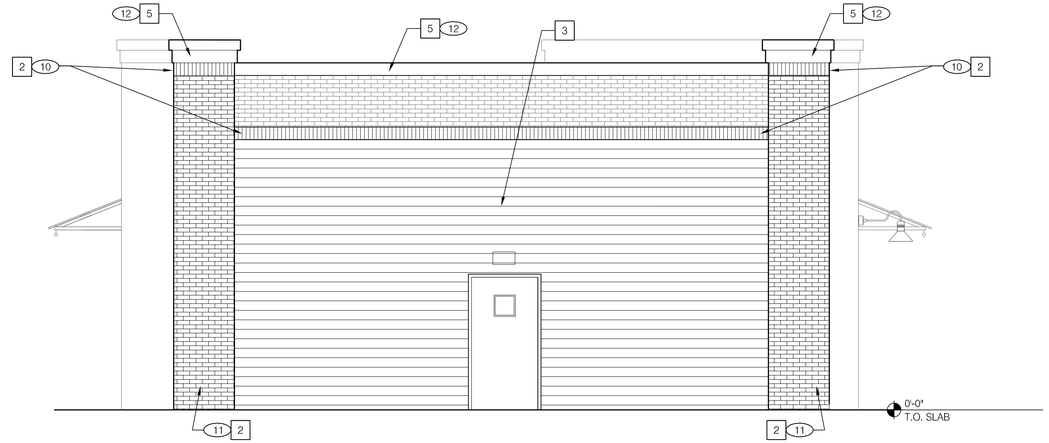
EXTERIOR ELEVATIONS

A4.0

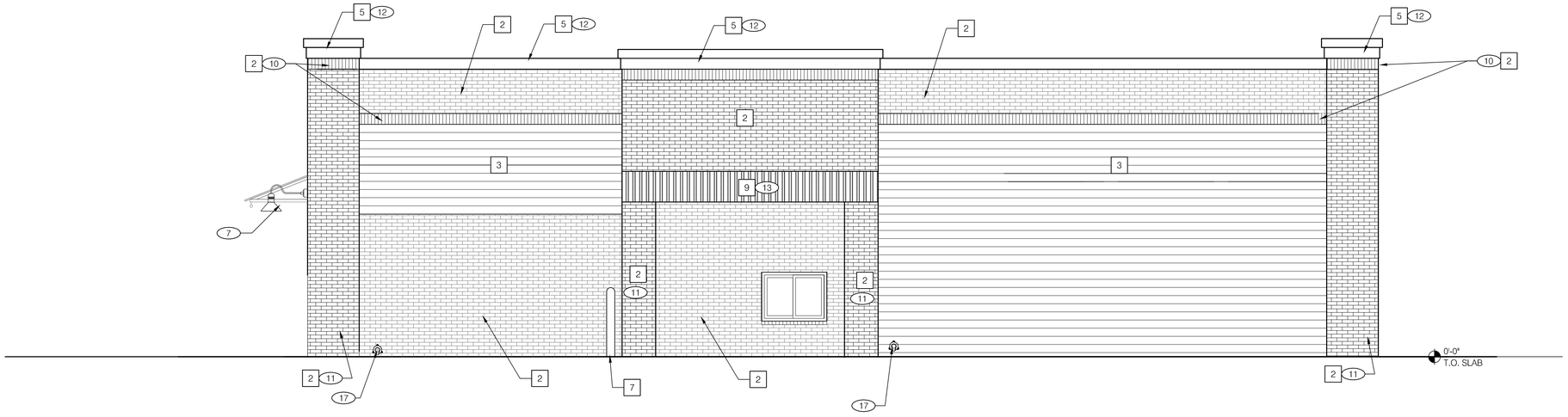
PLOT DATE: 8-01-22



FRONT SIDE ELEVATION 1/4" = 1'-0" | **A**



REAR ELEVATION 1/4" = 1'-0" | **B**



DRIVE THRU ELEVATION 1/4" = 1'-0" | **C**

GLMV ARCHITECTURE
525 E. Douglas Wichita, KS 67211
Tel: (316) 262-2221 Fax: (316) 262-0466
www.glmv.com

7.29.22

13057.180

CONTRACT DATE:	07.17.2017
BUILDING TYPE:	M70H-EXP
PLAN VERSION:	DEC 2016
SITE NUMBER:	XXX-XXX
STORE NUMBER:	3868

TACO BELL

106 S. MAIN STREET
ALPHARETTA, GA

M70H
EXPLORER

EXTERIOR ELEVATIONS

A4.1

PLOT DATE: 8-01-22

TACO BELL™

106 S. Main St.
Alpharetta, GA

LINE OF SITE

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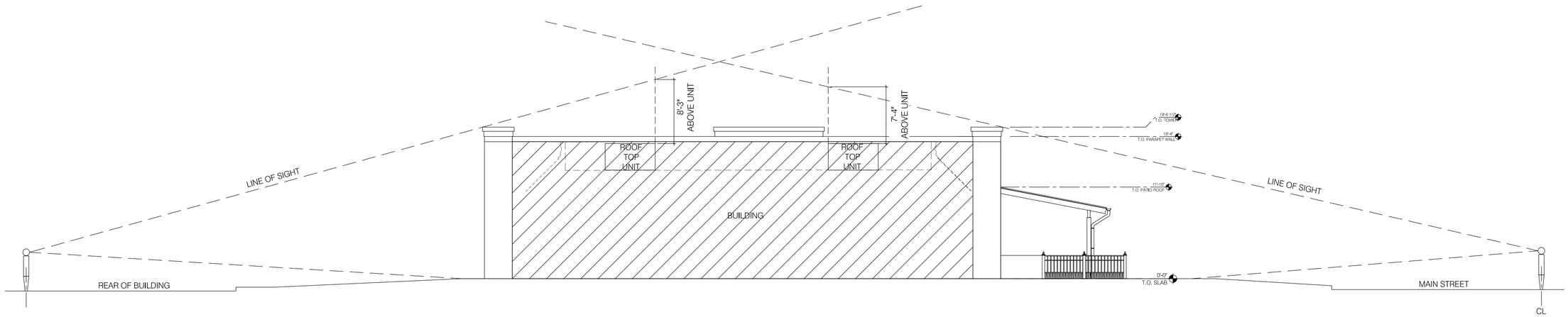
TACO BELL

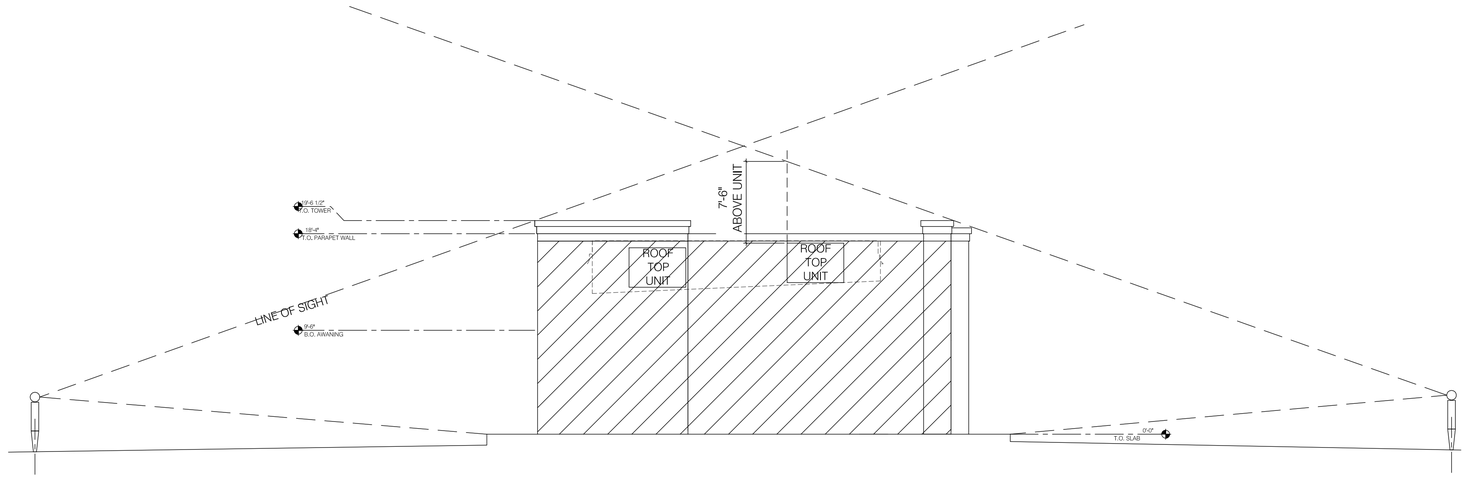




LINE OF SITE - NO ROOFTOP EQUIPMENT VISIBLE

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GLMV Architecture
1525 E. Douglas Wichita, KS 67211
Tel: (316) 262-4447
Fax: (316) 265-5848
www.glmv.com

13057.180

CONTRACT DATE:	XX.XX.XX
BUILDING TYPE:	M70H-EXP
PLAN VERSION:	DEC 2016
SITE NUMBER:	XXX-XXX
STORE NUMBER:	XXXXX

TACO BELL

106 S. MAIN STREET
ALPHARETTA, GA

M70H
EXPLORER

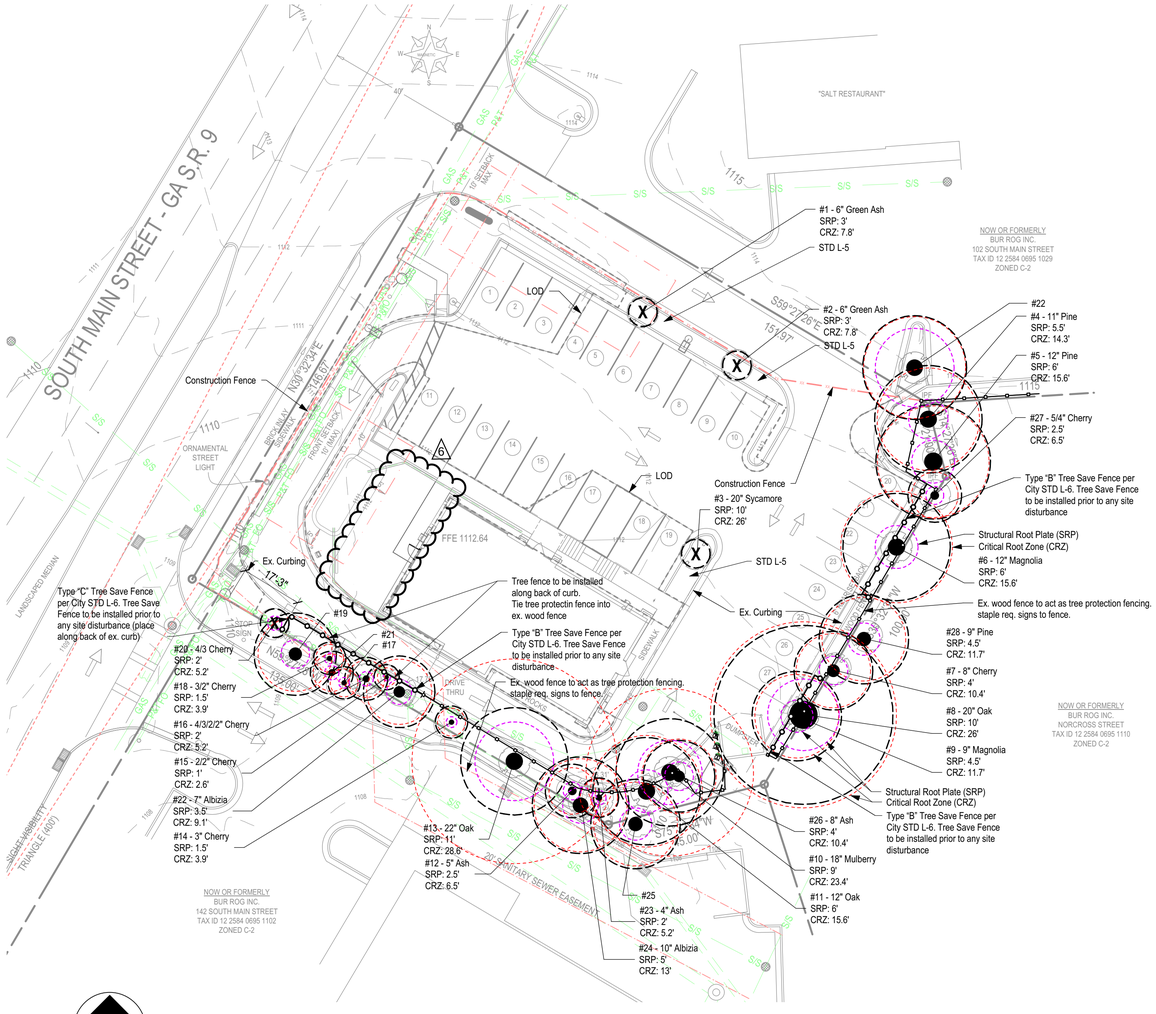
SIGHT LINE STUDY

A4.2

PLOT DATE: 5-04-17

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE
- EXISTING TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE (CRZ = 1.3 x DBH)
  PERCENT IMPACT (ex. curb/asphalt; no impact present)
- STRUCTURAL ROOT PLATE (SRP = .5 x DBH)
- TREE PROTECTION FENCING (TYPE "C" STD L-6)
- EXISTING 6' HGT WOODED FENCE



CITY OF ALPHARETTA TREE PROTECTION NOTES:

1. 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.
2. Prior to initial site opening and inspection City Arborist will be provided with receipts and or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. 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 signee.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. 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.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. 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 Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

Tree Care and Maintenance Plan:

Within two weeks start of construction a Certified Arborist will assess the trees for evidence of wood boring and other insect infestations, diseases and pathogen infestations, mechanical damage, etc.

A. Roots:
1. Any woody vegetation to be removed adjacent to existing trees should be cut at ground level and not pulled out by equipment. cutting all roots cleanly to a depth of 24 inches (to the maximum depth of root penetration). Roots shall be cut by manually digging a trench and cutting exposed roots with approved root pruning equipment.
2. Any roots damaged during construction shall be exposed to sound tissue and cut cleanly with a saw.
3. All root pruning should be performed by a Certified Arborist and conform to ANSI pruning standards.

B. Branching:
1. All trees within the project area shall be pruned to:
   i. Clear the crown of diseased, crossing, weak and dead wood to a min. size of 1 1/2 inches diameter.
   ii. Remove stubs, cutting outside the wounded wood tissue that has formed around the branch.
   iii. Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the end of the scaffolds.

2. Where temporary clearance is needed for access, branches shall be tied back to hold them out of the clearance zone.
3. All pruning shall be performed by an ISA Certified Arborist.
4. All pruning shall be in accordance with the Tree-Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standards (American National Standards for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1
5. Pruning cuts larger than 4 inches in diameter except for dead wood, shall be avoided.
6. Pruning cuts that expose heartwood shall be avoided whenever possible.
7. No more than 20 percent of live foliage shall be removed within the trees.
8. While in the tree, the Arborist shall perform an aerial inspection to identify defects that require treatment. Any additional work needed shall be reported to the consultant.

C. Irrigation:
Trees stored onsite prior to planting:
1. Hand water daily to ensure rootball stays moist and does not dry out.
2. More frequent watering may be needed during high temptress and/or high wind days.
3. Water rootball thoroughly prior to planting.

Newly planted trees:
1. Trees planted during springs and summer shall be watered 2 to 3 times per week.
2. After the first few months, provide weekly irrigation until plants are fully established.
3. Irrigation should be 2 to 3 gallons of water per inch of trunk diameter.
4. Trees planted during late fall and winter shall be watered 1 to 2 times per week. Less frequently during cold temperatures.

5. Do not water trees when temperatures are expected to be near freezing.

D. Fertilization:
1. Fertilizing is recommended if the tree has been growing slowly or has poor color, or if leaf litter has been removed.

E. City Arborist Notes:
1. In the event that there are changes to the health and/or condition of the tree(s) that warrant additional tree care, a new plan will be provided by the City Arborist.
2. The City Arborist must be notified within one week of completion of any tree care items in the plan. Provide City Arborist with proof of prepayment before scheduling the initial inspection.

EXISTING TREES

ID#	TYPE	DBH	STATUS	LOCATION	CONDITION
1	Ash	6	Replace	On Site	Poor
2	Ash	6	Replace	On Site	Poor
3	Sycamore	20	Replace	On Site	Poor
4	Pine	11	Preserve	On Site	Good
5	Pine	12	Preserve	On Site	Good
6	Magnolia	12	Preserve	On Site	Good
7	Cherry	8	Preserve	On Site	Fair
8	Oak	20	Preserve	On Site	Good
9	Magnolia	9	Preserve	On Site	Good
10	Mulberry	18	Preserve	On Site	Good
11	Oak	12	Preserve	On Site	Good
12	Ash	5	Preserve	On Site	Good
13	Oak	22	Preserve	On Site	Good
14	Cherry	3	Preserve	Off Site	Good
15	Cherry	2,2	Preserve	On Site	Good
16	Cherry	4,3,2,2	Preserve	On Site	Good
17	Cherry	3,2,2	Preserve	On Site	Good
18	Cherry	3,2	Preserve	On Site	Fair
19	Cherry	8	Preserve	Off Site	Good
20	Cherry	4,3	Remove	On Site	Poor
21	Cherry	4,3,4	Preserve	Off Site	Fair
22	Albizia	7	Preserve	Off Site	Good
23	Ash	4	Preserve	On Site	Good
24	Albizia	10	Preserve	On Site	Good
25	Pine	9	Preserve	Off Site	Good
26	Ash	8	Preserve	On Site	Good
27	Cherry	5,4	Preserve	On Site	Good
28	Pine	9	Preserve	On Site	Good

	=	Off Site Trees
	=	Removed Trees

4.19.17 Site visit completed by David Shostak (City of Alpharetta), Bret Schroeder (City of Alpharetta), Aaron Neitzke (Manley Land Design) and Steve Manley (Manley Land Design) to review ex. trees and discuss desires of the City for this project.
Tree #3 to be removed and replaced as per direction from David Shostak (4.19.17)

Re-assess existing trees health (10.12.18). Conditions listed above are reflective of re-assessment.

Solutions Naturally
Arborguard Tree Specialists

Arborguard Tree Specialists
PO Box 477
Avondale Estates, GA 30002-0477
Phone: (404) 299-5555 Fax: (404) 294-0090
Email: bkent@arborguard.com

Client	Service Location	7/3/2019
R & R Atlanta Real Estate, LLC 2530 Riva Rd, Suite 400 Annapolis, MD 21401-7413	Taco Bell Alpharetta 106 S Main St Alpharetta, GA 30009-1912 Home: (770) 442-8171	Proposal #: 20050937-00000216 Account #: 7192609 Home: (410) 271-9825 Email: ANEITZKE@MANLEYLANDDESIGN.COM

Tree Care	Service Period	Price	Tax	Total
☐ Tree Pruning		$2,160.00		$2,160.00

During renovation summer/fall 2019.

Prune to clean crown by removing dead, diseased, or detached branches, and select non-vital water sprouts of specified diameter 2(inches) and larger. Prune to raise crown by removal of lower branches to a specified height 12 (feet);
Existing trees along periphery of site overhanging walkways, driveways, and building.

Fertilization/SoilCare	Service Period	Price	Tax	Total
☐ Arborgrow Super Mix		$455.00		$455.00

Post renovations - Year 1, Service 1. Service visits are started in March and occur ever two months through November (4 services per year total). If CO is issued after March 2020, the service visit schedule will be adjusted.

Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.
Spray trunk with an insecticide to help prevent borers. The treatment is designed to improve the survivability of your tree(s), but it is impossible for Arborguard to offer guarantees.
4 - Trident maples, 1 - Nellie Stevens Holly, 1 - Black gum, 3 - Willow oak. Cypress.

☐ Arborgrow Super Mix		$455.00		$455.00

Post renovations - Year 1, Service 2. Service visits are started in March and occur ever two months through November (4 services per year total). If CO is issued after March 2020, the service visit schedule will be adjusted.

Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.
Spray trunk with an insecticide to help prevent borers. The treatment is designed to improve the survivability of your tree(s), but it is impossible for Arborguard to offer guarantees.
4 - Trident maples, 1 - Nellie Stevens Holly, 1 - Black gum, 3 - Willow oak. Cypress.

☐ Arborgrow Super Mix		$455.00		$455.00

Post renovations - Year 1, Service 3. Service visits are started in March and occur ever two months through November (4 services per year total). If CO is issued after March 2020, the service visit schedule will be adjusted.

Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.
Spray trunk with an insecticide to help prevent borers. The treatment is designed to improve the survivability of your tree(s), but it is impossible for Arborguard to offer guarantees.
4 - Trident maples, 1 - Nellie Stevens Holly, 1 - Black gum, 3 - Willow oak. Cypress.

☐ Arborgrow Super Mix		$455.00		$455.00

Post renovations - Year 1, Service 4. Service visits are started in March and occur ever two months through November (4 services per year total). If CO is issued after March 2020, the service visit schedule will be adjusted.
Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.
Spray trunk with an insecticide to help prevent borers. The treatment is designed to improve the survivability of your tree(s), but it is impossible for Arborguard to offer guarantees.
4 - Trident maples, 1 - Nellie Stevens Holly, 1 - Black gum, 3 - Willow oak. Cypress.

☐ Arborgrow Super Mix		$455.00		$455.00

Post renovations - Year 2, Service 1. Service visits are started in March and occur ever two months through November (4 services per year total). If CO is issued after March 2020, the service visit schedule will be adjusted.

Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.
Spray trunk with an insecticide to help prevent borers. The treatment is designed to improve the survivability of your tree(s), but it is impossible for Arborguard to offer guarantees.
4 - Trident maples, 1 - Nellie Stevens Holly, 1 - Black gum, 3 - Willow oak. Cypress.

☐ Arborgrow Super Mix		$455.00		$455.00

Post renovations - Year 2, Service 2. Service visits are started in March and occur ever two months through November (4 services per year total). If CO is issued after March 2020, the service visit schedule will be adjusted.

Inject critical root zone with Arborgrow Super Mix to provide essential nutrients, biostimulants, and mycorrhizae to help improve soil conditions.
Spray trunk with an insecticide to help prevent borers. The treatment is designed to improve the survivability of your tree(s), but it is impossible for Arborguard to offer guarantees.
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☐ Arborgrow Super Mix		$455.00		$455.00

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4 - Trident maples, 1 - Nellie Stevens Holly, 1 - Black gum, 3 - Willow oak. Cypress.

Consulting/Prof.Services	Service Period	Price	Tax	Total
☐ Consultation		$740.00		$740.00

During the renovation process. 2019-2020.

Provide urban forestry consulting services as specified:

Site monitoring and reporting to be completed on a two week intervals throughout the duration of the construction process. Reports will include condition assessments of existing trees and planted tree material with supporting images and recommendations if concern is to be found.

☐ Consultation		$740.00		$740.00

At the time of silt fence installation summer/fall 2019.

Client Care Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.
TREE REMOVAL: Includes removal of the above ground portion of the tree.
STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.
CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.
CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

ArborGrow Soil Therapy

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help your trees. Trees in urban environments usually require help in overcoming inhibiting physical factors or in obtaining adequate nutrients, both living and nonliving. The natural soil conditions in the areas of urban soils is a process called soil therapy. This involves duplicating natural conditions by adding organic matter, micronutrients, and living microbes to the soil, while simultaneously aerating compacted pore spaces.
Our proprietary ArborGrow® mix contains a custom blend of plant extracts, worm castings, Acadian sea kelp, humonates, amino acids, biostimulants, and living, essential microbes. In addition, natural phosphites and select micronutrients are added for stability and to suppress disease-causing soil fungi. Materials are mixed with non-chlorinated well water, and pressure injected to help fracture compacted soils and improve porosity and moisture retention.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.
INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.
DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.
EPA approved materials will be applied in accordance with State and Federal regulations.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.
WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances.

Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.
TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations. It is the client's responsibility to obtain all permits, authorizations or consents required to perform the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.
TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch breaks), travel to and from the job, and materials used.
BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status

must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.
PAYMENT: We accept checks and credit cards. Paying by check authorizes us to send the information from your check to your bank for payment.
UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.
SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

AXIS INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (678) 395-4920

TACO BELL
106 South Main Street
Alpharetta, GA 30009

GEORGIA REGISTERED No. PE040569 PROFESSIONAL ENGINEER LUKE WEMETTE

REVISION SCHEDULE

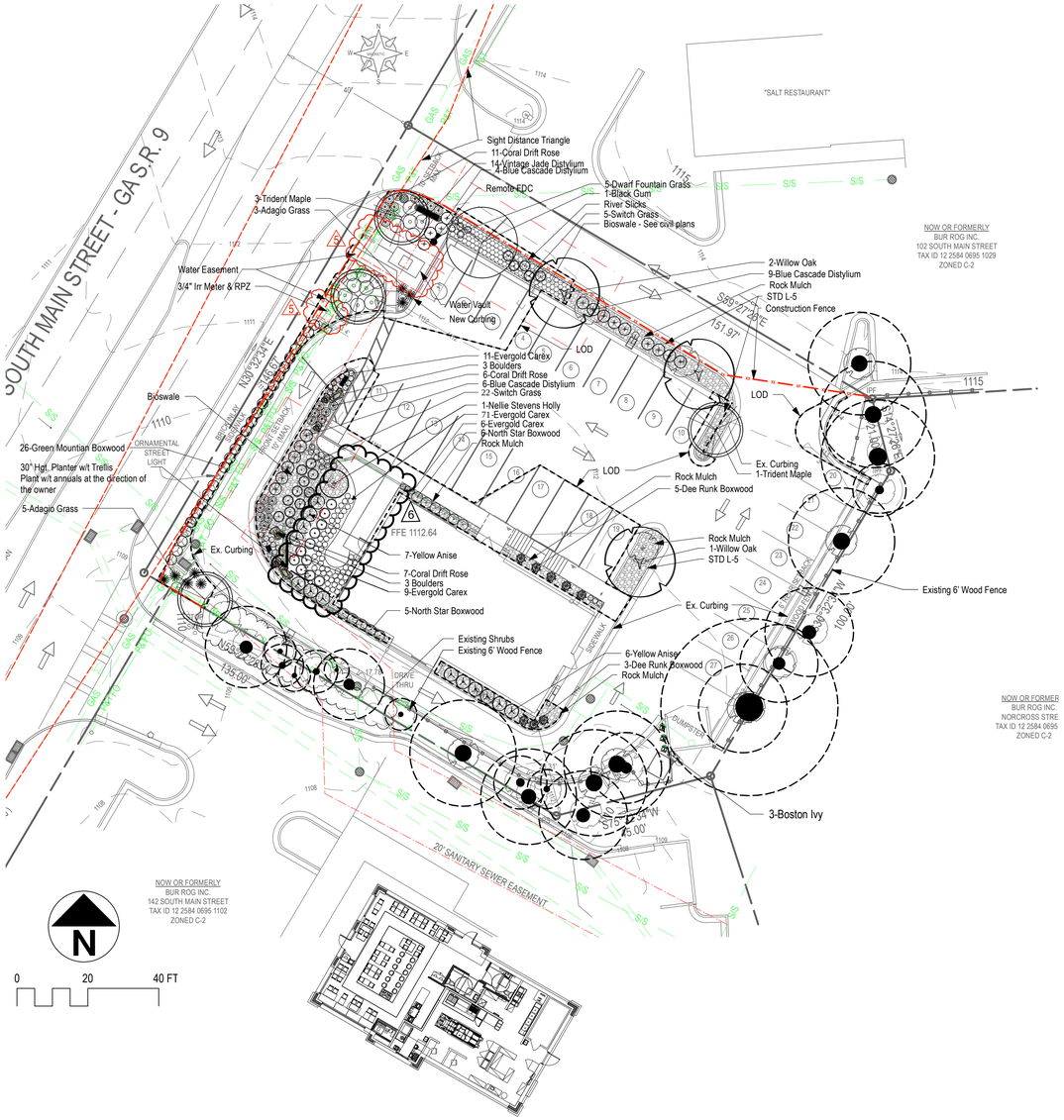
NO.	DATE	DESCRIPTION
1	10/25/18	City Comments
2	01/04/19	City Comments
3	06/10/19	City Comments
4	07/08/19	City Comments
6	08/01/22	Removed Patio

Tree Protection Plan

L-1.0

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE
- EXISTING TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE (CRZ = 1.3 x DBH)
  PERCENT IMPACT (ex. curb/asphalt; no impact present)
- STRUCTURAL ROOT PLATE (SRP = .5 x DBH)
- TREE PROTECTION FENCING (TYPE "C" STD L-6)
- EXISTING 6' HGT WOODED FENCE



LANDSCAPE REQUIREMENTS

A. SITE DENSITY

REQUIRED

1. SDF - EDF = RDF
   SDF = .54 ac. x 130 = 70.2 tree inches required
   EDF = 167 tree inches
   70.2 SDF - 167 EDF = 0 RDF

PROVIDED

1. 183 Existing Tree Inches

ID #	TYPE	DBH		EDF
4	Pine	11	=	11
5	Pine	12	=	12
6	Magnolia	12	=	12
7	Cherry	8	=	8
8	Oak	20	=	20
9	Magnolia	9	=	9
10	Mulberry	18	=	18
11	Oak	12	=	12
12	Ash	5	=	5
13	Oak	22	=	22
15	Cherry	2	=	2
16	Cherry	4	=	4
17	Cherry	3	=	3
18	Cherry	3	=	3
23	Ash	4	=	4
26	Ash	8	=	8
27	Cherry	5	=	5
28	Pine	9	=	9
			167	Total Existing Density Units

B. PARKING LOT SCREENING ***Majority of this site is existing and will not be disturbed.***

REQUIRED

1. A min. 200 SF wide landscape island is required at the end of each parking bay.
2. A 200 SF parking island shall be located each 72' of a single parking length.
3. Each parking island shall have 1 shade tree.
4. Screen dumpster.

PROVIDED

1. Existing Parking lot; island size does not meet min. size
2. Existing parking lot; islands are spaced further than 72'
3. Existing parking lot; trees are not in every island. Some existing islands are to small for a tree
   1 Willow Oak, 1 Trident Maple, 2 Ex. Trees
4. Dumpster is screened on three sides with a brick enclosure, added three Boston Ivy to exposed brick side.

C. LANDSCAPE STRIPS ***Majority of this site is existing and will not be disturbed.***

REQUIRED

1. A 10' wide landscape strip is required along Hwy 9 (Main Street).
   There must be 1 shade tree with a min. 4" cal. per 40 LF in the landscape buffer.
   There must be a 2' hgt. double row of shrubs to screen paved areas and parking along any ROW.
2. A min. 5' wide landscape strip is required along all property lines not adjoined by a ROW.
   There must be 1 shade tree min. 4" cal. per 50 LF.

PROVIDED

1. Hwy 9 (Main Street)
   130 LF / = 3 Trees
   Existing Frontage, 3 Trident Maple used due to proximity of Overhead Power Lines.
2. North:
   139 LF / = 3 Trees
   2 Willow Oak, 1 Blackgum
   South:
   135 LF / = 3 Trees
   12 Ex. Trees
   East:
   145 LF / = 3 Trees
   6 Ex. Trees

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
4	Acer buergerianum	Trident Maple	4" Cal.	B & B; single straight leader
1	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	5'-6' Hgt. x 2'-3' Spr.	Full To Ground
1	Nyssa sylvatica	Black Gum	4" Cal.	B & B; single straight leader
3	Quercus phellos	Willow Oak	4" Cal.	B & B; single straight leader
	Shrubs			
8	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	5' Hgt.	Full To Ground
11	Buxus sempervirens 'Katerberg'	North Star Boxwood	12"-15" Hgt.	
26	Buxus x 'Green Mountain'	Green Mountain Boxwood	12"-15" Hgt.	
19	Distylium 'Blue Cascade'	Blue Cascade Distylium	24" Hgt.	
14	Distylium 'Vintage Jade'	Vintage Jade Distylium	12"-15" Hgt.	
13	Illicium parviflorum	Yellow Anise	24" Hgt.	
8	Miscanthus sinensis 'Adagio'	Adagio Grass	12"-15" Hgt.	
27	Panicum virgatum	Switch Grass	12"-15" Hgt.	
5	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	8"-10" Hgt.	
24	Rosa 'Meflocos'	Coral Drift Rose	8"-10" Hgt.	
	Groundcovers			
103	Carex oshimensis 'Evergold'	Evergold Carex	1 Gal.	Plant 18" OC.
6	Parthenocissus tricuspidata	Boston Ivy	3 Gal; 4' runner	3' OC; train runner to grown on dumpster
133	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	
	Other			
200	River Sticks	River Sticks	SF; 4"-6" In Size	
1591	Rock Mulch	Rock Mulch	SF; 2"-3" Aggregate	Rock Mulch
6	Landsacpe Boulders	Landscape Boulders	12"-36" In Size	Boulder

Plant Percentages For Proposed Trees:

1. Single Tree Genus
   44.4% Of One Genus
2. Canopy Trees
   44.4% Proposed Canopy Trees
3. Native Trees
   44.4% Native Trees

COMMUNITY DEVELOPMENT NOTES:

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appurtenances, satellite dishes and/ or other communication devices will be screened from all public rights-or-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arbors, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation Notes:
    a) Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
    b) Irrigation spray onto public roadways is not allowed.
    c) Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

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.

The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.

Trees agreed upon to be saved are the responsibility of the owner.

A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.

All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping **MUST** be cut and removed prior to backfill.

Plant sizes (caliper and height) **MUST** match the sizes 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 a 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 water bags are sued 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 medians, 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. If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.

All buffers stall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

All landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please contact (678) 297-6200 for information and to reserve a spot.

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

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

SEE SHEET L-1.0 TREE PROTECTION PLAN, FOR LIST OF EXISTING TREES, TREE PROTECTION NOTES AND TREE CARE PLAN.

AXIS INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (678) 395-4920

TACO BELL
106 South Main Street
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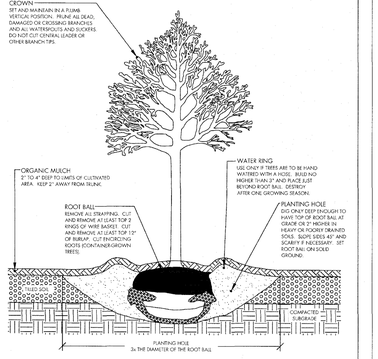
GEORGIA REGISTERED No. PE040589 PROFESSIONAL ENGINEER LUKE WEMETTE

REVISION SCHEDULE

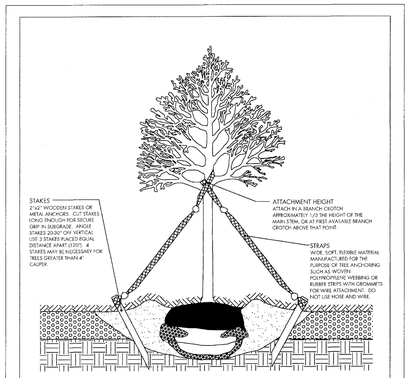
NO.	DATE	DESCRIPTION
1	10/25/18	City Comments
2	01/04/19	City Comments
3	06/10/19	City Comments
4	07/08/19	City Comments
5	03/26/21	Water Meter Vault Location
6	08/01/22	Removed Patio

Landscape Plan

L-1.1

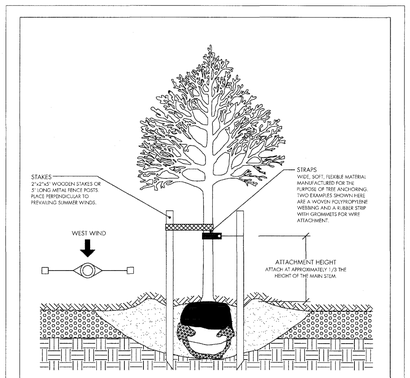


THE CITY OF ALPHARETTA GEORGIA		TREE PLANTING (TYPICAL SECTION)
		08/01/2015
BY	REVISION DATE	STD. L-1



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

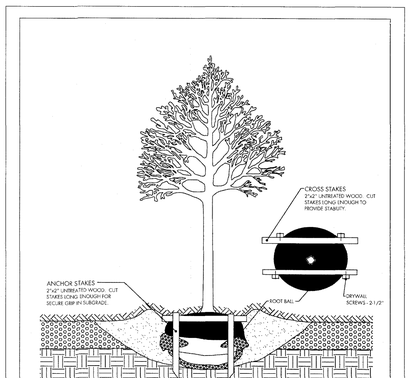
THE CITY OF ALPHARETTA GEORGIA		TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
		08/01/2015
BY	REVISION DATE	STD. L-2



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

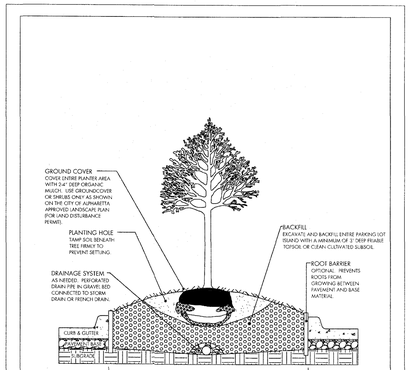
NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L-2.

THE 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

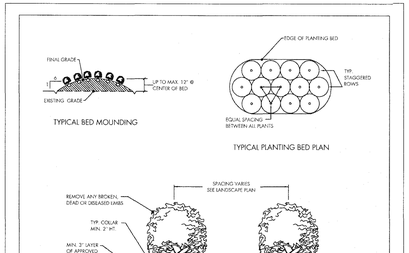


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

THE 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

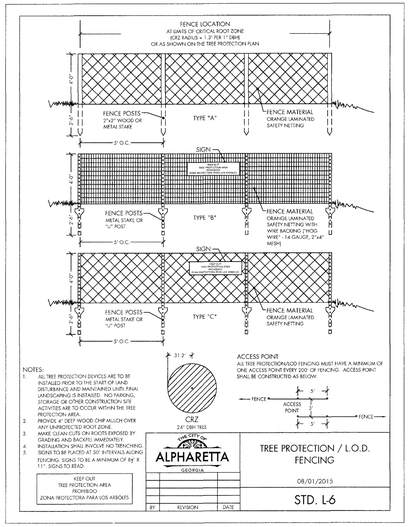


THE CITY OF ALPHARETTA GEORGIA		TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
		08/01/2015
BY	REVISION DATE	STD. L-5



NOTES:
1. CRAT 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 PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

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

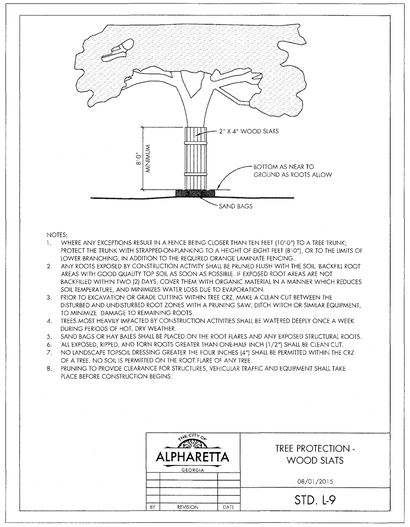


NOTES:
1. TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALL SILT FENCE AT BASE OF STRETCHING.
5. INSTALL RAMP PLATES AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW:

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



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

THE CITY OF ALPHARETTA GEORGIA		TREE PROTECTION - WOOD SLATS
		08/01/2015
BY	REVISION DATE	STD. L-9

PLANTER BOX AND TRELLIS

Patio Planter Boxes:

30" hgt x 24" wide planter to surround the south, west and a portion of the north sides of the proposed Taco Bell patio.
Refer to landscape plan rendering for planter location and layout.
Planter boxes will be faced with 1" x 6" cedar wood boards, laid horizontal to the ground plane.
Horizontal boards to mimic those found on the exterior of the building
Planter boxes will be painted with: Sherwin Williams - SW 9171 Felted Wool.
Stain will be the same color as the siding on the building.

PLANTER/TRELLIS COLOR:
Sherwin Williams - Painted SW 9171 Felted Wool

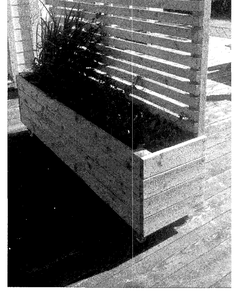
PAINT SAMPLE

Patio Trellis:

6' hgt Trellis will be located along the entire length of the southern patio planter
Vines to be trained on trellis for visual screen between the patio and drive thru
Trellis to be anchored in the ground behind the planter box
Trellis will be independent of the planter box for structural stability
Trellis will have 1" x 2" cedar wood boards laid horizontal to the ground plane, 4" gaps between 1" x 2" boards
Gaps to allow vines to work themselves around boards
Trellis will be painted with Sherwin Williams - SW 9171 Felted Wool.
Paint color will be the same color as the siding on the building.



PLANTER BOXES

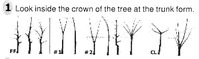


PLANTER BOX WITH TRELLIS

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.

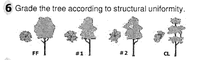
4 Measure the caliper of the trunk.

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. *(>1.5 trunk diam)*
✓ Crown is thin and sparsely foliated. *(allow for harvesting time of year)*
✓ More than 5% of branches have tip dieback.

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

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

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

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

Important Grading Notes

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

℠ When grading small maturing trees such as crape-myrtle, 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 30°. The distance 'B' can be no more than the trunk diameter.*



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

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees

AXIS INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (678) 395-4920

TACO BELL
106 South Main Street
Alpharetta, GA 30009

GEORGIA REGISTERED No. PE040568 PROFESSIONAL ENGINEER LUKE WEMETTE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	10/25/18	City Comments
2	01/04/19	City Comments
3	06/10/19	City Comments
4	07/08/19	City Comments
6	08/01/22	Removed Patio

Landscape Details

L-1.2



WEST ELEVATION



NORTH ELEVATION

CHICK-FIL-A 3700

2720 OLD MILTON PARKWAY
ALPHARETTA, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN

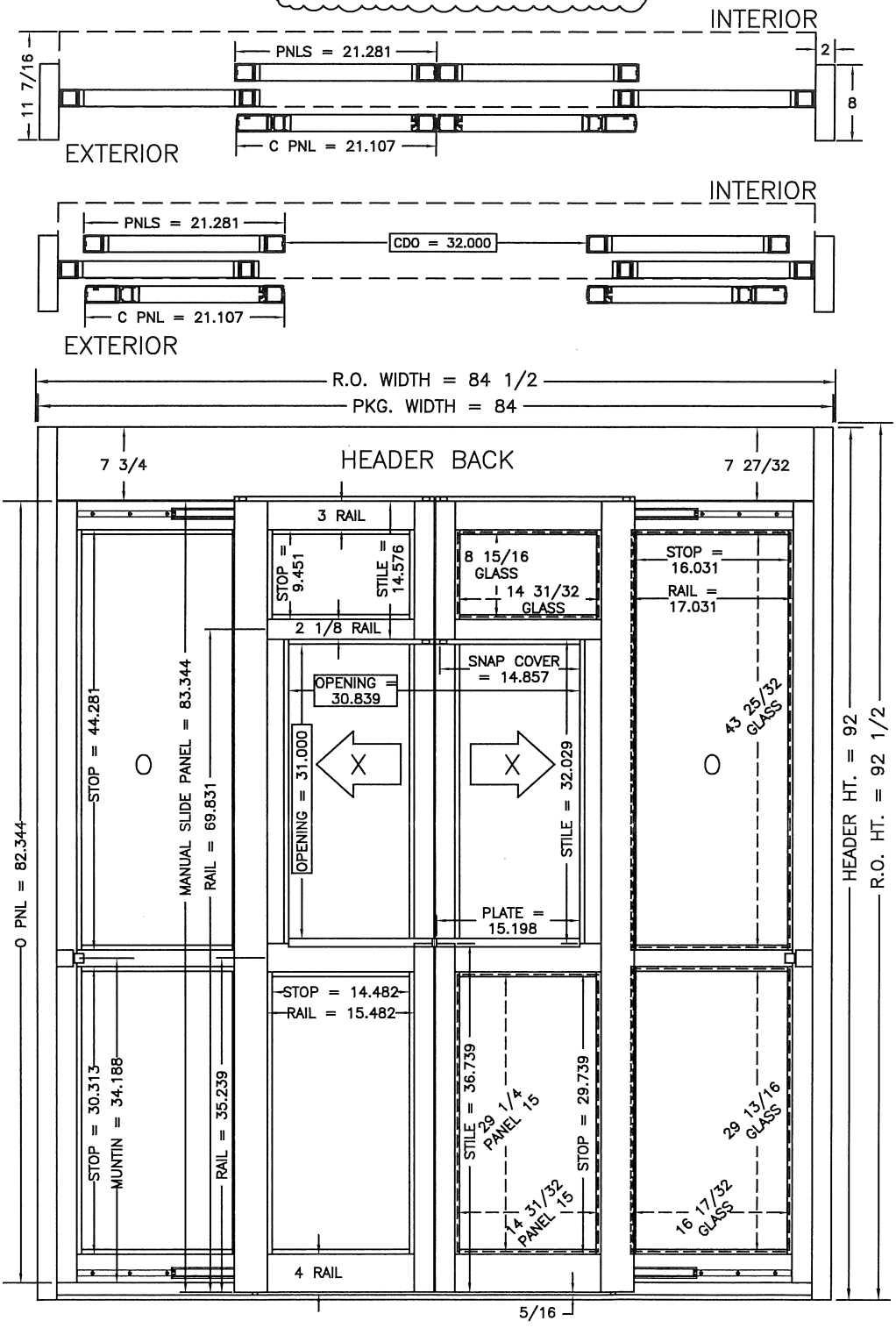
INTERPLAN NO. 2022.0355
09-07-2022

CUSTOMER APPROVAL: (Sign Only if 100% Accurate) By:_____ Date:_____ TORMAX AUTOMATIC	CUSTOMER NOTES: (Please Record & Number All Changes In this Box Only)	CDO (Height) 83 1/8"	HOLDING BEAMS: YES
		CDO (Width) 32"	COLOR: DARK BRONZE

EXTERIOR SIDE

WH BASS INC.
SO # 0042928-001 (CUSTOMER PO # 2929)
TX9200SM PG BP, (O-X-X-O), 1/4" GLASS, MANUAL "C" PANELS

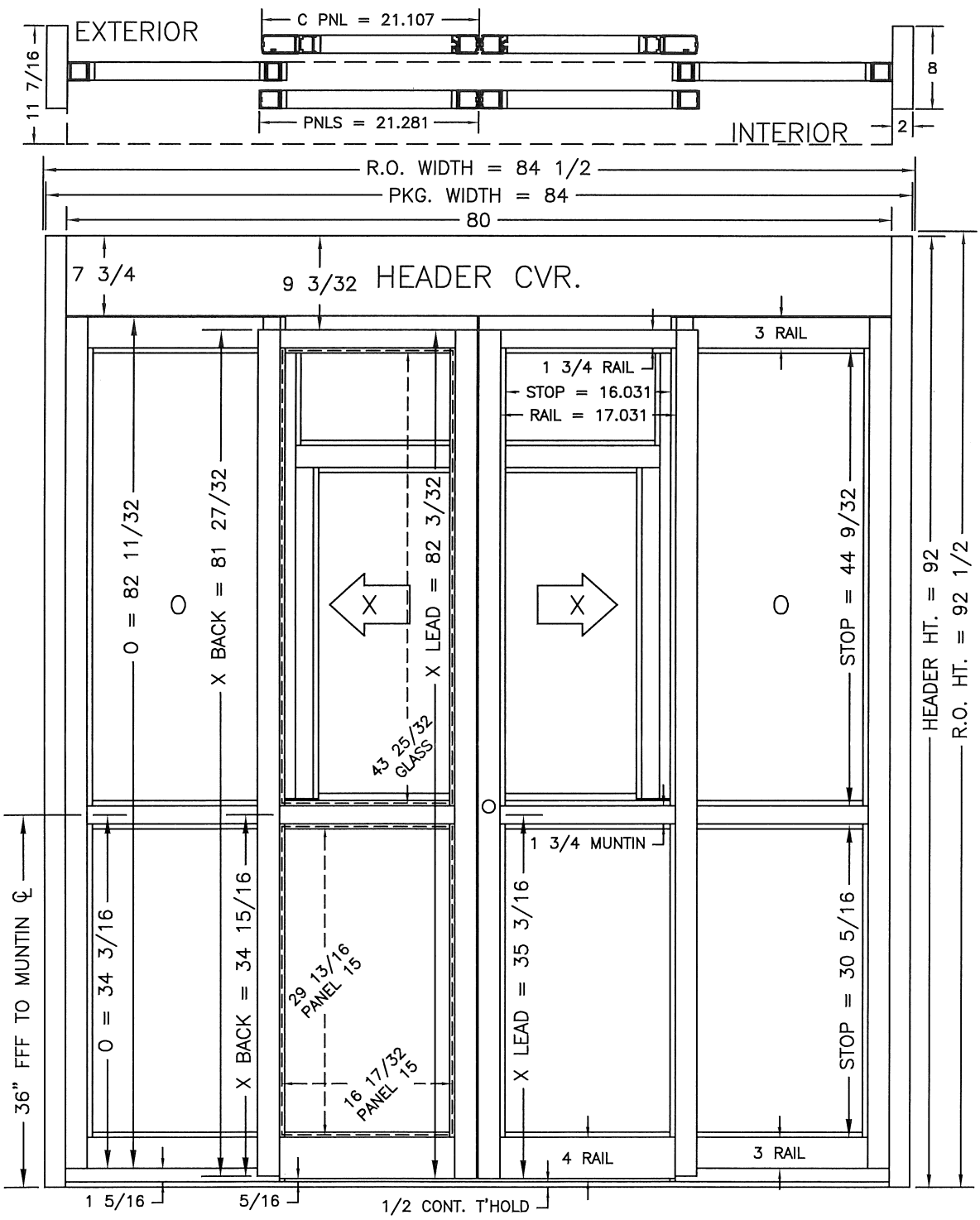
TAG AS: CHICK FIL A 4570



CUSTOMER APPROVAL: (Sign Only if 100% Accurate) By:_____ Date:_____ TORMAX AUTOMATIC	CUSTOMER NOTES: (Please Record & Number All Changes In this Box Only)	CDO (Height) 83 1/8"	HOLDING BEAMS: YES
		CDO (Width) 32"	COLOR: DARK BRONZE

WH BASS INC.
SO # 0042928-001 (CUSTOMER PO # 2929)
TX9200SM PG BP, (O-X-X-O), 1/4" GLASS, CONT. T'HOLD

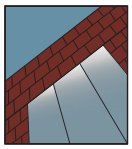
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INTERIOR SIDE

YES 45 FI

Center Set Storefront System with Insulating Glass



STOREFRONT SYSTEM

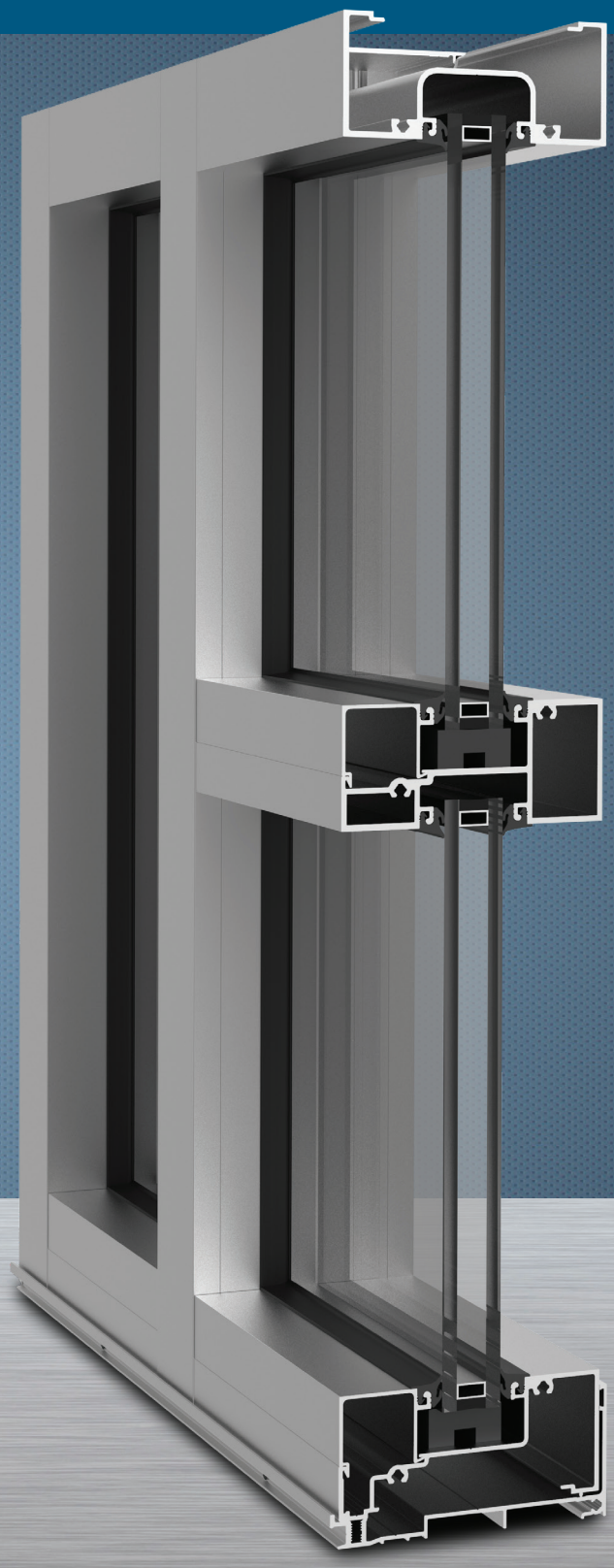
Product Description

The YES 45 FI (2" x 4-1/2") is a center set, flush glazed framing system developed for 1" insulating glass and other types of infill panels of varying thicknesses. The system will accommodate YKK AP's hinged mullion, as well as our flexible mullion; these mullions allow more creative freedom where curves and angles become a functional part of the design.

Product Options & Features

- Outside Glazed / Inside Glazed Option
- 1" Standard Glazing, with Various Infills
- Screw Spline or Shear Block Assembly
- Seemless Entrance Door Integration
- Gasket With Stretch-Resistant Cord
- Enhanced Water Infiltration Resistance





YKK AP® Quality inspires®

YES 45 FI

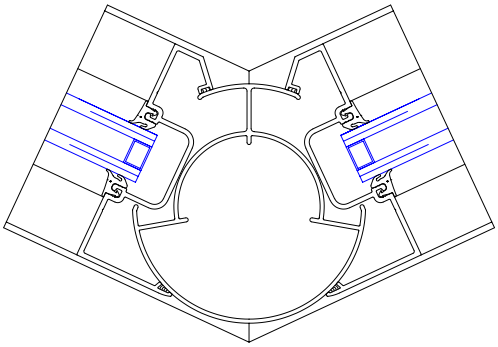
SYSTEM SPECIFICATIONS

System Sightline	Base Depth	Glazing & Config	Glass	Air Infiltration	Water Infiltration	Thermal Performance	Acoustical Performance
2″	4-1/2″	Inside or Outside & Center Set	1″ IGU with Low-E (C.O.G. U-factor: 0.29)	0.06 CFM/FT² (1.10 m³/h·m²) @ 6.24 PSF (299 Pa)	12 PSF (575 Pa)	**U-factor:** 0.49 BTU/HR•FT²•°F* **CRF:** Minimum of 33 on frame**	**Std STC:** 32 **Std OITC:** 27 / **Lam STC:** 37 **Lam OITC:** 30
Testing Standards				ASTM E 283	ASTM E 331 & AAMA 501	* NFRC 100 & ** AAMA 1503	ASTM E 90 & 1425
Installation Options				Screw Spline or Shear Block with Monolithic or Insulating Glass			
Available Finishes				Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)			

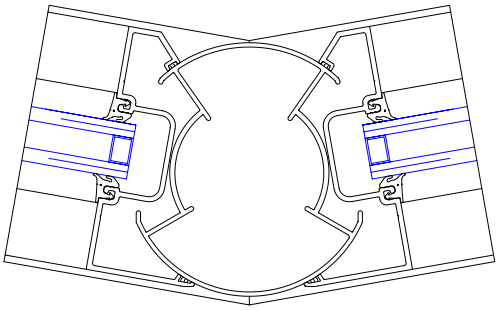
HINGED MULLIONS

With the use of our hinged mullion setup, the YES 45 system direction can be changed to allow angles and curves to create more a aesthetic and functional design with your building project. The 3 mullion options available are: 93-133 degrees, 134-170 degrees and 165-180 degrees. Combined with a 90, 135 or 158 degree static mullion, the design possibilities are endless.

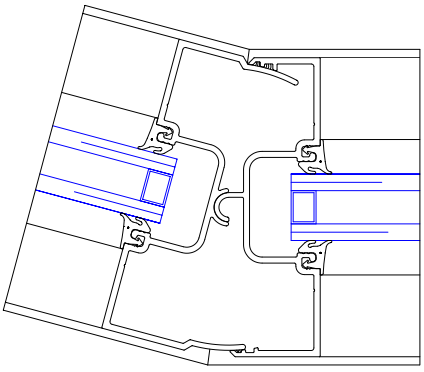
93-133 Degree Hinge Mullion

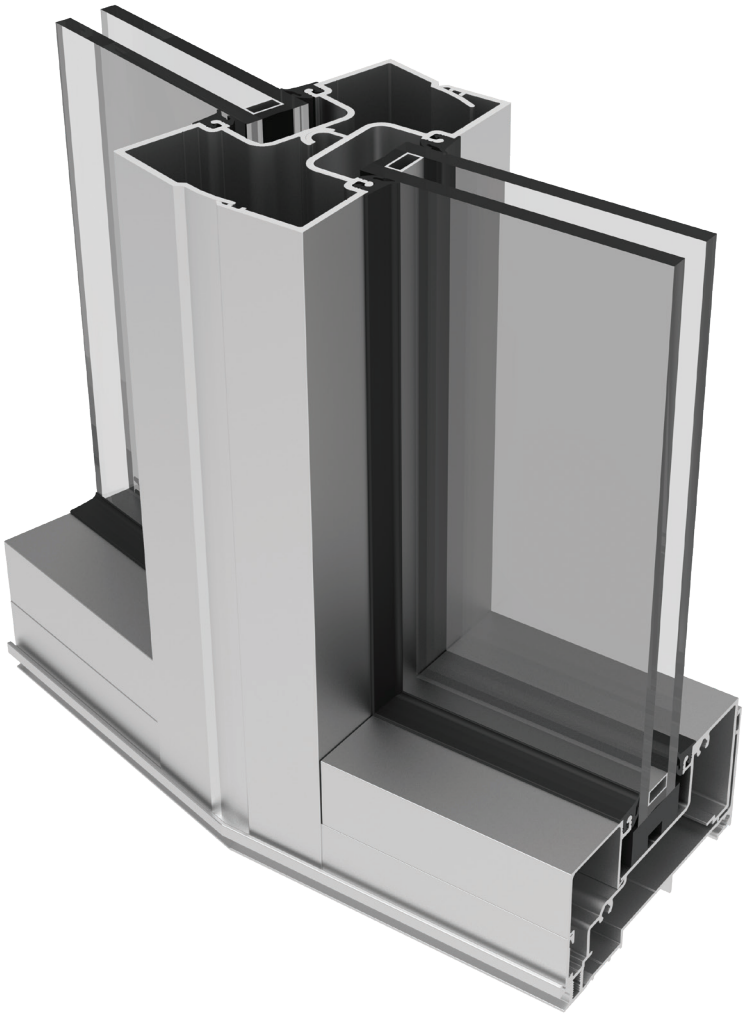


134-170 Degree Hinge Mullion



165-180 Degree Hinge Mullion



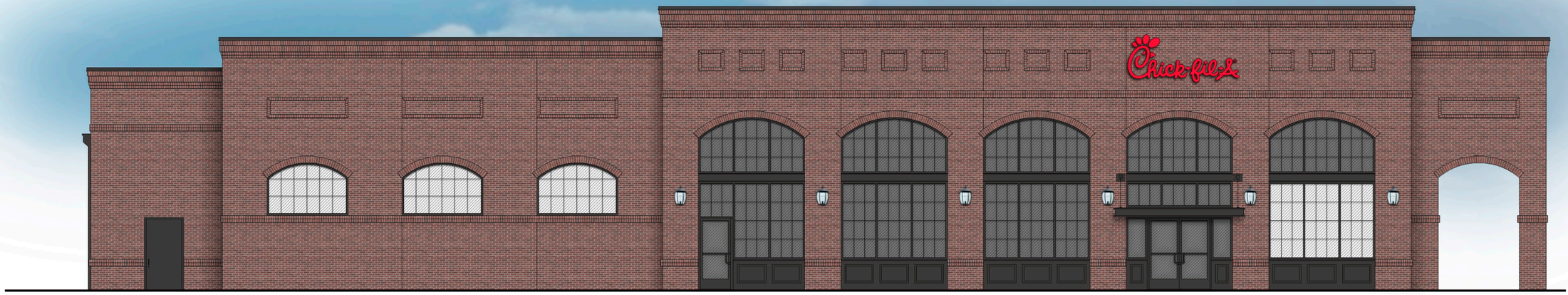


Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/storefronts/yes-45-fi/

©2020 YKK AP America Inc.
270 Riverside Pkwy, Suite 100, Austell, GA 30168 Tel: 678-838-6000



EAST ELEVATION



SOUTH ELEVATION

CHICK-FIL-A 3700

2720 OLD MILTON PARKWAY

ALPHARETTA, GA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
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INTERPLAN

INTERPLAN NO. 2022.0355

09-07-2022



1 SEPTEMBER 2022

NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 1.1

22.0000438.000



1 SEPTEMBER 2022

NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 1.2

22.0000438.000



1 SEPTEMBER 2022

NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 1.3

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1 SEPTEMBER 2022

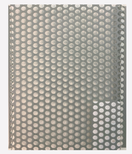
NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

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22.0000438.000

PERFORATED METAL PANEL SAMPLE

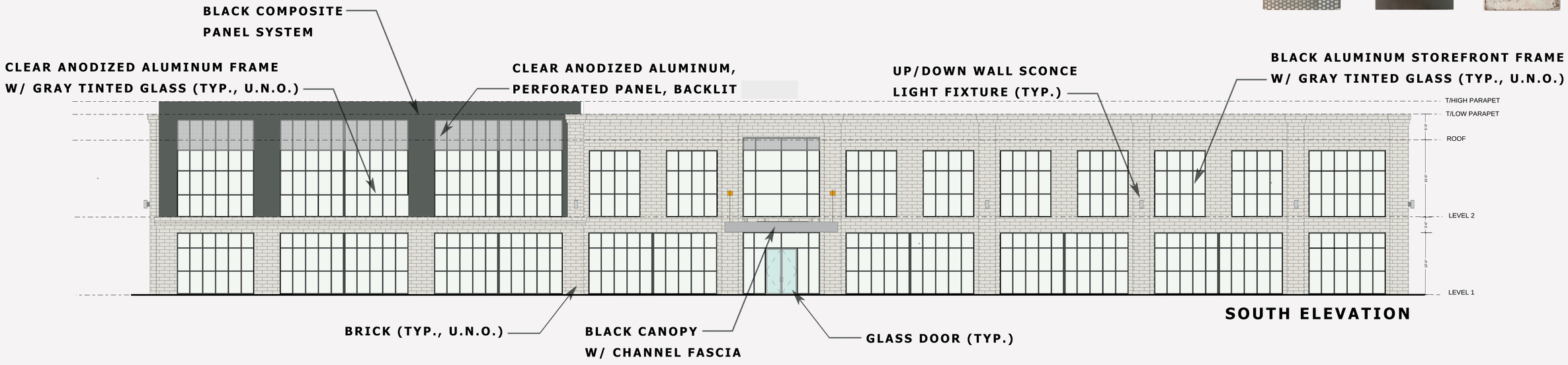


COMPOSITE PANEL SAMPLE

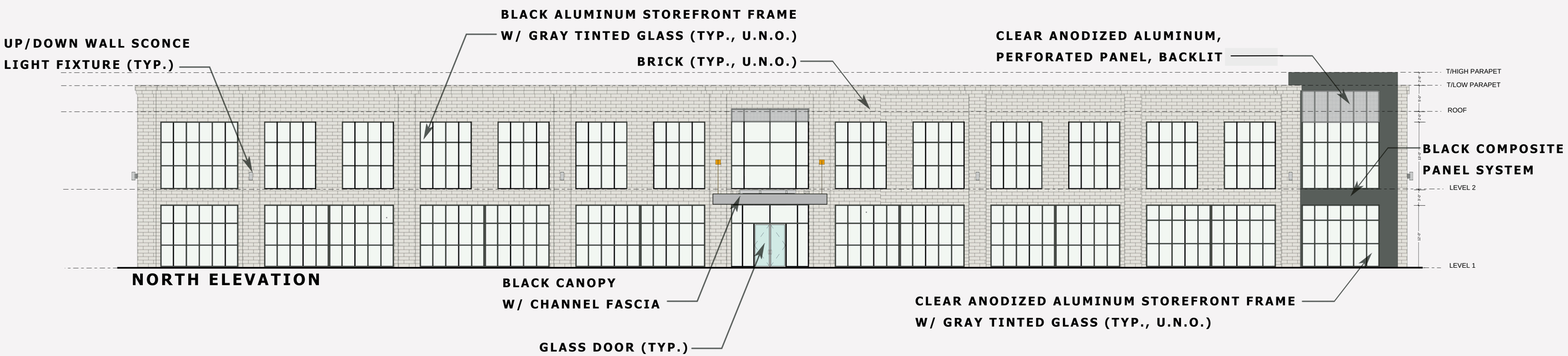


BRICK SAMPLE





SOUTH ELEVATION



NORTH ELEVATION

1 SEPTEMBER 2022

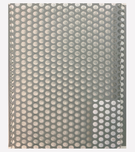
NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 2.1

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PERFORATED METAL PANEL SAMPLE

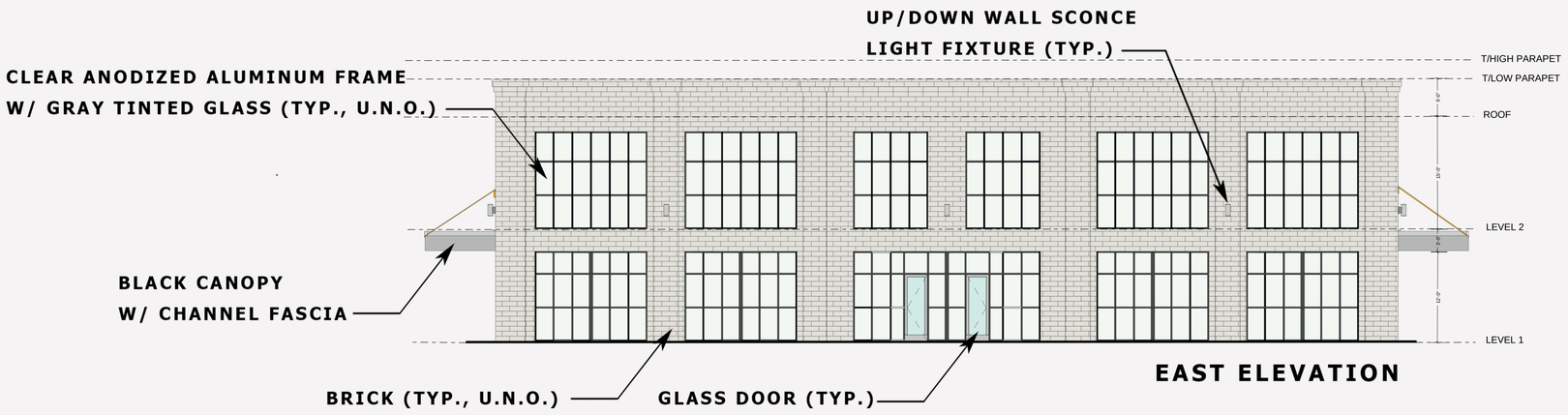


COMPOSITE PANEL SAMPLE

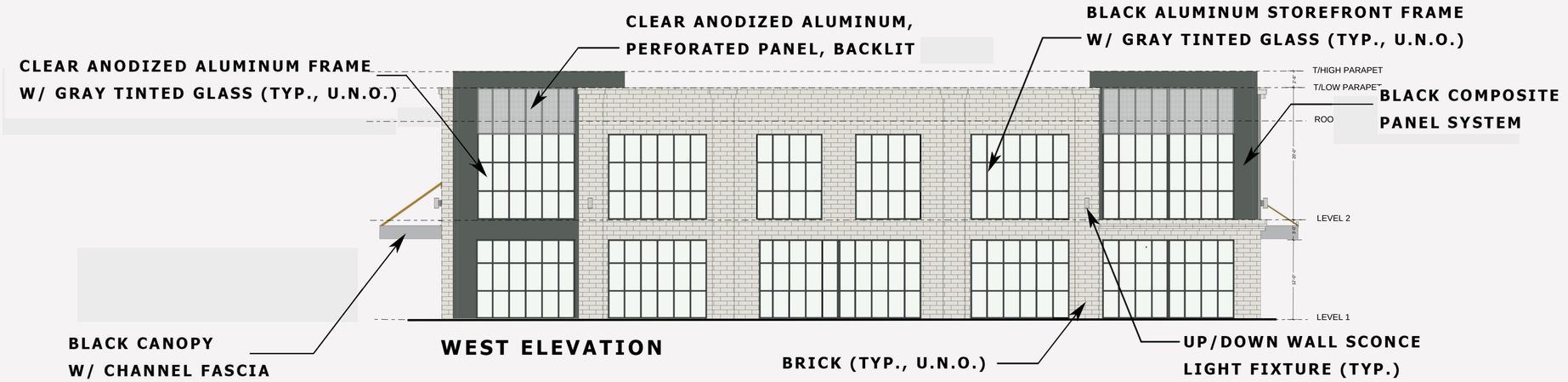


BRICK SAMPLE





EAST ELEVATION



WEST ELEVATION

1 SEPTEMBER 2022

NELSON GREENSTONE

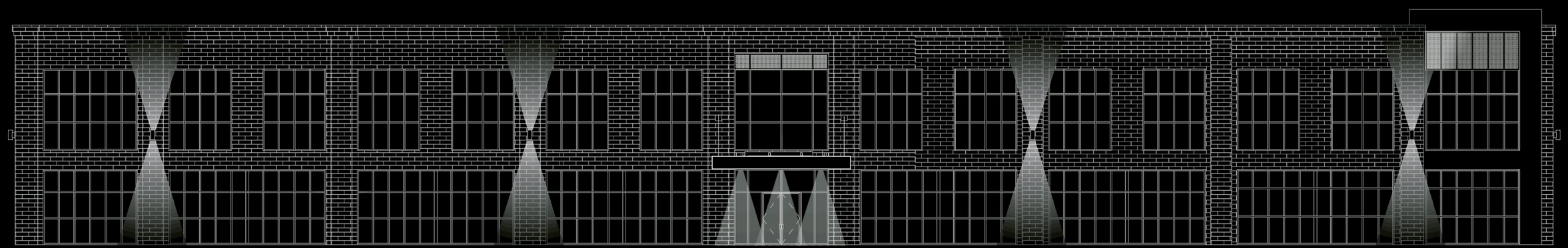
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ALPHARETTA | GA

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SOUTH ELEVATION



NORTH ELEVATION

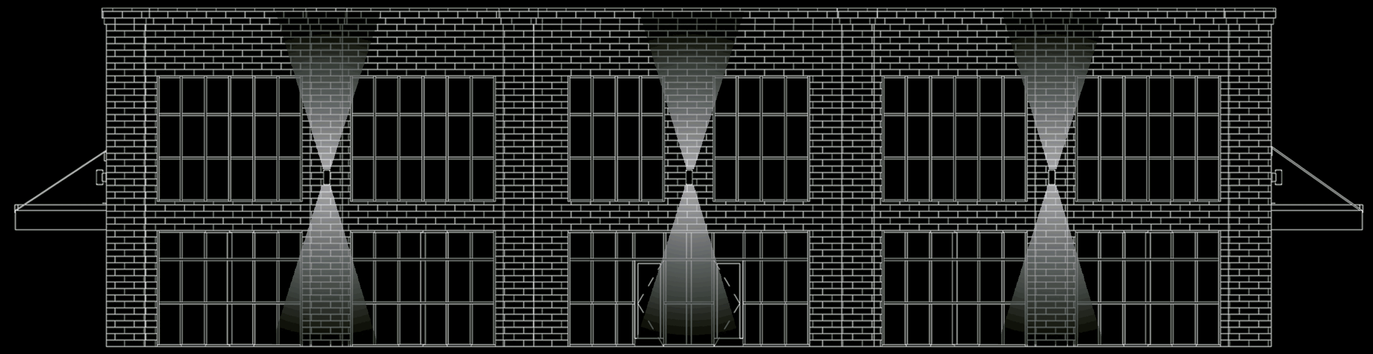
1 SEPTEMBER 2022

NELSON GREENSTONE

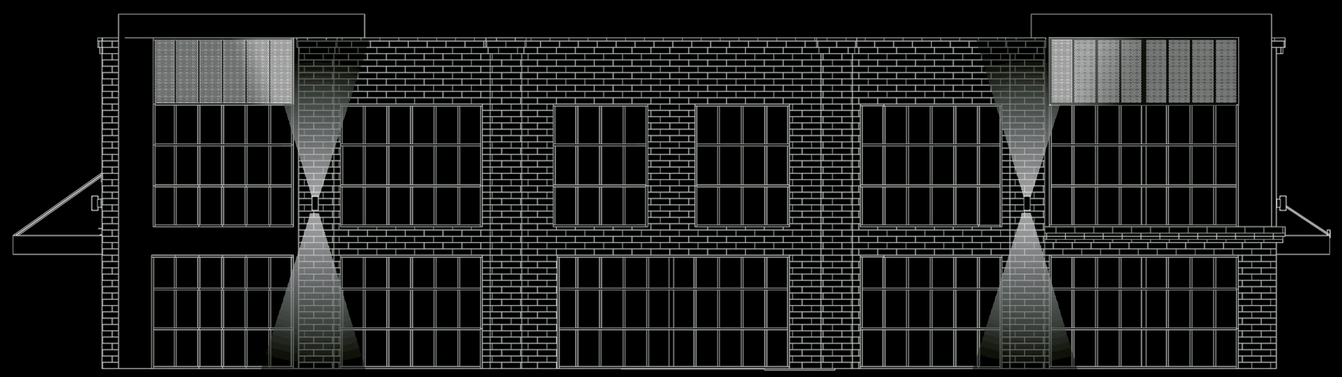
PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 3.1

22.0000438.000



EAST ELEVATION



WEST ELEVATION

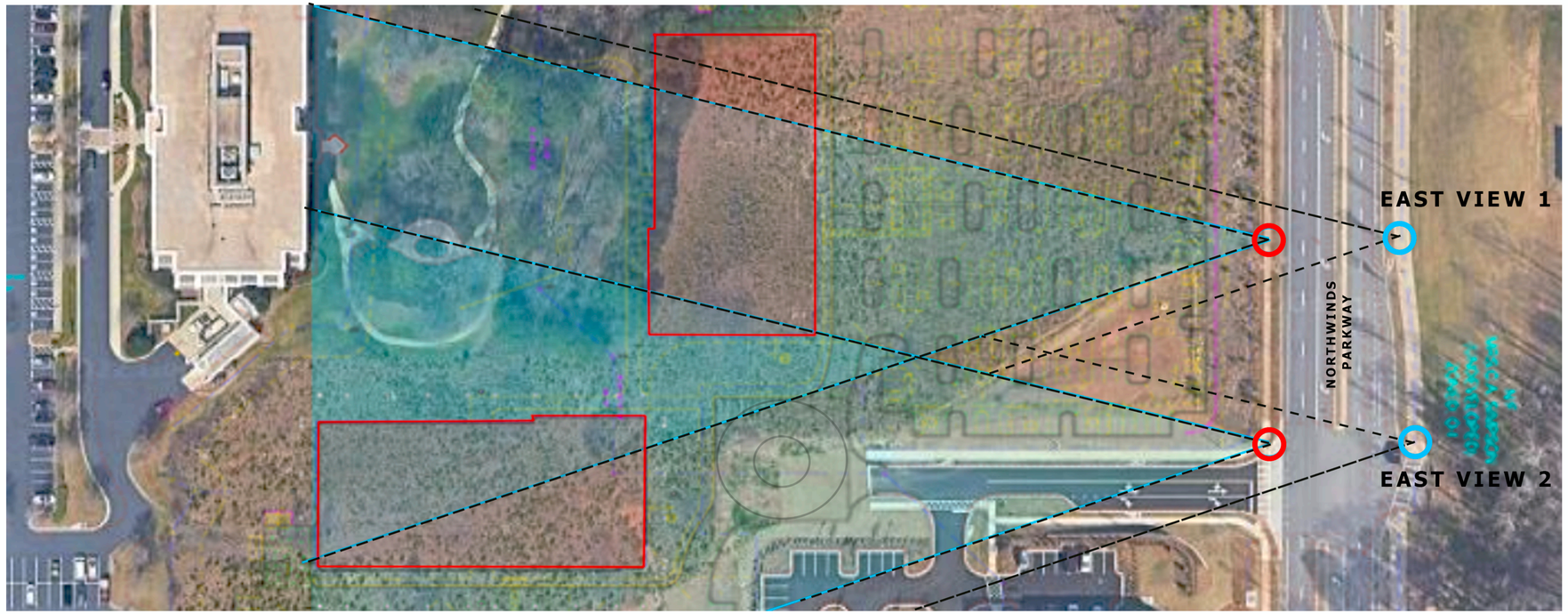
1 SEPTEMBER 2022

NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 3.2

22.0000438.000





1 SEPTEMBER 2022

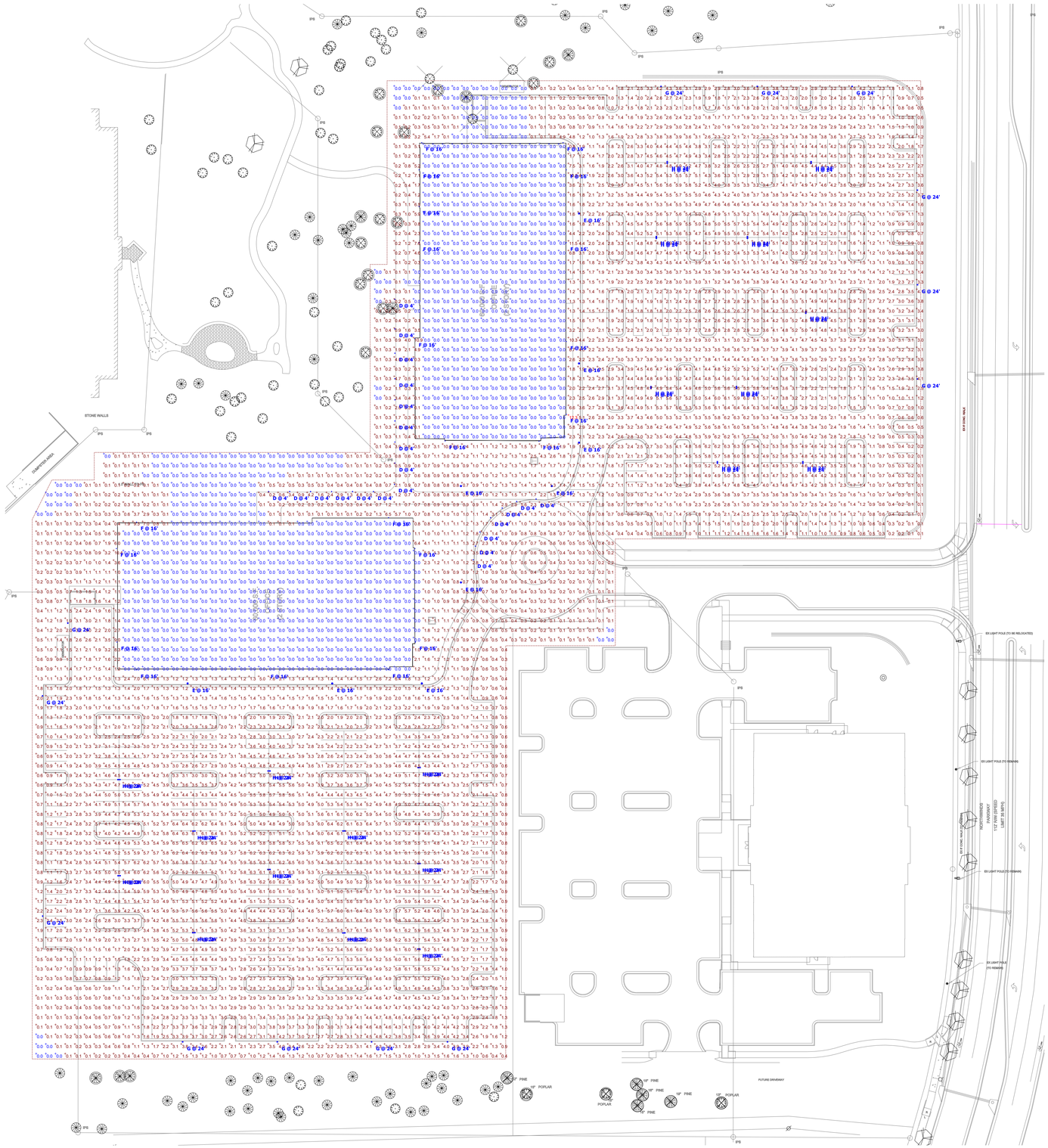
NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 4.1

22.0000438.000

PHOTOMETRIC STUDY



Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	D		22	Forms & Surfaces, Inc.	CRT1907171153-002, Model: LBHL0-603-360	Bollard	1	424	1	38.3	Max: 138cd
	E		9	Holophane	AWDE3 P30 40K XXXX ALS FNT	Acrylic Washington Gen3, P30 performance package, 4000K CCT 70CRI, Refractive Acrylic Lens with Type 5 distribution with Full Cover	1	8554	1	66	Max: 3131cd
	F		21	Lumins Canada Inc.	SYB02-L2L20-R55	Syrios Round B	1	4359	1	31.1	Max: 2074cd
	G		13	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT	DSX1 LED P5 40K T4M MVOLT	1	15495	1	138	Max: 861lkd
	H		40	Lithonia Lighting	DSX1 LED P4 40K T5M MVOLT	DSX1 LED P4 40K T5M MVOLT	1	15042	1	125	Max: 998lkd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.2 fc	12.3 fc	0.0 fc	N/A	N/A



D-Series Size 1
LED Area Luminaire

Buy American

Specifications

EPA:	1.0 ft² (0.09m²)
Length:	35" (889mm)
Width:	13" (330mm)
Height H1:	7-1/2" (191mm)
Height H2:	3-1/2" (89mm)
Weight (max):	27 lbs (12kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics: P10 P12 P11 P13	30K 3000K; 40K 4000K; 50K 5000K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; T4W Type IV wide; T5W Forward Throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT 347 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adapter; RPUMBA Round pole universal mounting adapter; Shipped separately: KMA8 DDBXD Mast arm mounting bracket adapter (specify finish)

Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, high/low motion/ambient sensor; PER Network, high/low motion/ambient sensor and 5-pin receptacle; PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5 fc; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5 fc; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1 fc; PIRHN1FC3V At least one motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1 fc; DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching;	Shipped included: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); LW Left handed optics; RW Right handed optics; WG 10" LED wattage generator; BAA Buy American Act Compliant; Shipped separately: BS Bird spikes; EGS External glare shield;	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white;

Ordering Information EXAMPLE: SY802 LED 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

SY802 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
SY802 LED	40K 4000K; 50K 5000K	T3M Type III medium; T4M Type IV medium; T4W Type IV wide; T5W Forward Throw medium; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT 347 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adapter; RPUMBA Round pole universal mounting adapter; Shipped separately: KMA8 DDBXD Mast arm mounting bracket adapter (specify finish)

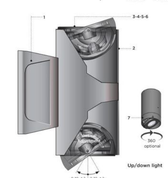
Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, high/low motion/ambient sensor; PER Network, high/low motion/ambient sensor and 5-pin receptacle; PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5 fc; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5 fc; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1 fc; PIRHN1FC3V At least one motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1 fc; DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching;	Shipped included: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); LW Left handed optics; RW Right handed optics; WG 10" LED wattage generator; BAA Buy American Act Compliant; Shipped separately: BS Bird spikes; EGS External glare shield;	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white;

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DSX1 LED
Rev. 07/19/21
Page 4 of 8

LUMINIS®

SY802 SERIES
SYRIOS
8" WALL LUMINAIRE

TYPE: _____ QUANTITY: _____ PROJECT: _____
CATALOG NUMBER: _____
FIXTURE | SUFFIX | REFLECTOR | VOLTAGE | FINISH | OPTION | OPTION | OPTION





1- Cast aluminum driver housing. Includes galvanized steel wall mount pressure plate.
2- Seamless extruded aluminum cylindrical housing.
3- Fully sealed cast aluminum up/down reflector.
4- Sealed cast aluminum lens frame.
5- Clear tempered glass lens.
6- Faceted specular aluminum reflector.
7- Optional 360° adjustable rotation.

All stainless steel hardware.

Syrios light module is designed with a tilting mechanism allowing forward and back light adjustability. The ±30° directional module allows for ±15° adjustment. The module can be rotated 360° around the luminaire mounting. The module can be secured using the built in locking mechanism.
Fully adjustable 360° rotation also available, see option A360.

Other adjustment factory set positions are available. Please consult factory.

MATERIALS
Housing is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.
The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.
Lens is made of tempered glass. A unique proprietary design allowing the sealed LED module to fit within the cylindrical housing.
Syrios SY802 series is standard with 2ft optics. See options section for alternate selection.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to 40°C (-40°F to 104°F). Includes over voltage protection, output over current protection and output short circuit protection with auto-recovery.
LED Standard 4000K(40K), Optional 5000K & 3500K.
Optional Amber LED for turtle sensitive areas.
Wavelengths: 594.5nm to 597nm.

LIFE
60,000hrs L_{70} (Based on IESNA TM-29 Test Method and LM-80 data).
Up to 100,000hrs L_{70} (calculated projection from LM-80 data).

FINISH
Five-stage preparation process including preheating of cast aluminum parts for ion extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING
Weight (without options): 34.2 lbs (15.5 kg)
The Syrios SY802 is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.
Additional mounting holes are provided as per site requirements.

CERTIFICATION
Certified and tested as per CSA C22.2 No. 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP66.



LUMINIS | Toll Free: 866.586.4647 Fax: 514.685.8872 Email: info@luminis.com
2611 Jennison, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS.COM | 1

+

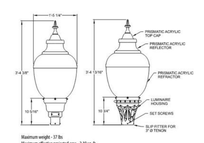
HELIO™ BOLLARD, SERIES 600
PRODUCT DATA



FORMS+SURFACES®

HOLOPHANE
A LEGACY IN LIGHTING SOLUTIONS





AWDE3
Acrylic Washington Postlite Standard LED3

Maximum weight - 37 lbs
Maximum effective projected area - 2.59 sq. ft.

Buy American

SPECIFICATIONS

General Description
The Acrylic Washington Postlite Standard LED3 is designed for use with traditional applications with post top acrylic refractor mounted within the decorative acrylic optic. The top reflector redirects over 50% of the upward light into the controlling refractor while allowing a soft uplight component to define the traditional acorn shape of the luminaire. The lower refractor uses precisely molded pattern to maximize the pole spacing while maintaining uniform illuminance. Two reflectors are available, designed for #2 type III and #3 distributions.

Mechanical Specifications
- Die-cast aluminum housing.
- Be heavy grade A360-a4 aluminum (aluminum with < 1% copper)
- Mounts to 3" I.D. tenon with (4) stainless steel set screws (two per side).
- Mount to slip fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon.
- Provide four uniquely designed stainless steel spring clips, enclosed in a clear polyvinyl chloride sleeve and adjusted by 1/4-20 hex head bolts that securely cradle the prismatic acrylic refractor. The same 1/4-20 bolts also support the decorative tilt and banding assembly (see Fig. 1).
- 1000cm cyanoacrylate power coat paint to ensure maximum durability.
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 per ASTM D7714A) after over 5,000 hours exposure to salt fog chamber (equivalent per ASTM B117) or in standard wet/dd, humid regions.
- Fully CAD tested/RCAD sizes are Super Durable Corrosion Resistant, 80% gloss.

Electrical Specifications
- Suitable for the following requirements:
- Certified by UL or CSA for wet locations
- A factory programmable electronic driver with 0-10V dimming control leads
- Input voltage options are universal voltage (120-277V) or high voltage (347V and 480V).
- The electrical system shall be designed to withstand ANSI/IEEE C62.41.2 Class A, B&C, and 100kA SCCR surge protection, full-off, as standard with an upgradable 20kA/10kA surge protection, full-off with indicator light, option.
- Lumen output can be customized prior to manufacturing by way of Fifthos Options
- The electrical components are mounted on an aluminum plate that is removable with minimum use of tools.

Optical Specifications
The Acrylic Refractor is UV stabil and consists of a precisely molded thermal resistant acrylic lens and a top reflector mounted within the decorative acrylic optic. The top reflector redirects over 50% of the upward light into the controlling refractor while allowing a soft uplight component to define the traditional acorn shape of the luminaire. The lower refractor uses precisely molded pattern to maximize the pole spacing while maintaining uniform illuminance. Two reflectors are available, designed for #2 type III and #3 distributions.

Control Options
Control options may be specified include, but not limited to, the following:
- Three (3) choices of button-style photocontrol kits (6ok, specified to match voltage requirements, 120V, 208-277V, and 347V, and colored to match housing color (no 480V option).

Certification and Standards
- Luminaire shall be UL or CSA listed.
- Suitable for operation in an ambient temperature up to 40°C / 103°F per UL or CSA certification requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Buy American
This product can be assembled in the USA and meets the Buy American(x) government procurement requirements under FAR, BAA80, and DOT. Please refer to www.acuitybrands.com/resource/buy-american for additional information.

Warranty – 5 Years Limited
This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

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AWDE3v
Page 1 of 2

1 SEPTEMBER 2022

NELSON GREENSTONE

PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA | GA

A 5.1

22.0000438.000

Trees to Remain

Qnty	Tag #	Tree	DBH	Specimen Multiplier	Total Inches
3		Pine	12"	1	36"
9		Pine	13"	1	117"
7		Pine	14"	1	98"
5		Pine	15"	1	75"
5		Pine	16"	1	80"
2		Pine	17"	1	34"
3		Pine	18"	1	54"
3		Pine	19"	1	57"
1		Pine	20"	1	20"
1		Pine	22"	1	22"
3		Pine	23"	1	69"
6		Poplar	12"	1	72"
3		Poplar	13"	1	39"
4		Poplar	14"	1	56"
3		Poplar	15"	1	45"
6		Poplar	16"	1	96"
1		Poplar	17"	1	17"
3		Poplar	18"	1	54"
2		Poplar	19"	1	38"
1		Poplar	20"	1	20"
1		Poplar	22"	1	22"
2		Poplar	23"	1	46"
1	3537	Oak	15"	1	15"
3		Oak	16"	1	48"
1		Oak	17"	1	17"
2	3538, 3539	Elm	5"	1	10"
1	3540	Dogwood	8"	2	16"
2	539, 543	Crape Myrtle	14"	2	56"
1	540	Crape Myrtle	15"	2	30"
1	541	Crape Myrtle	17"	2	34"
1	537	Crape Myrtle	18"	2	36"
1	542	Chinese Elm	13"	1	13"
1	3536	Chinese Elm	14"	1	14"
2	551, 552	Maple	11"	1	22"
1	548	Maple	15"	2	30"
1	550	Maple	15"	1	15"
93				Total Inches to Remain	1523"

Trees to be Removed

Qnty	Tag #	Tree	DBH	Specimen Tree
3		Pine	12"	NO
2		Pine	13"	NO
2		Pine	15"	NO
1		Pine	18"	NO
5		Poplar	12"	NO
1		Poplar	15"	NO
2		Poplar	16"	NO
1		Poplar	17"	NO
1		Poplar	18"	NO
1		Poplar	19"	NO
1		Poplar	24"	NO
1		Poplar	28"	NO
1		Poplar	29"	NO
1	545	Poplar	71"	NO
1	546	Maple	29"	NO
1	547	Maple	42"	NO
25				

NO SPECIMEN TREES ARE PROPOSED TO BE REMOVED

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	0.0"
Total Specimen Inches Provided	0.0"
Specimen Requirement Met	

Tree Density Calculations	
Total Site Acreage (ac)	11.93
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	11.93
Density Inches Requirement (inches/acre)	130
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	1550.9"
Total Existing Density Factor (EDF) (Inches)	1523.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	27.9"
Replacement Density Inches Provided (Inches)	533.0"
Density Requirement Met	

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- PARKING SHADING
- A — A — TREE PROTECTION FENCE

CITY OF ALPHARETTA TREE SAVE NOTES

1. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
2. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
3. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
4. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
5. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
6. 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.
7. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. 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.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

N/F
WBCMT 2007 C31 AMBERPARK LIMITED PARTNERSHIP
TAX ID# 12 284 008 03 0319
ZONED OI
DB:53678 PG:226

N/F
MRS. C.A. SIMPSON
(UNDEVELOPED)
ZONED: O-I

60,000 S.F. OFFICE (2 STORY) FFE 1072.0

60,000 S.F. OFFICE (2 STORY) FFE 1072.0

20' SIDE BUILDING SETBACK
25' REAR BUILDING SETBACK
35' FRONT BUILDING SETBACK
20' FRONT LANDSCAPE STRIP
NORTHWINDS PARKWAY 117' R/W (OPED 100' R/W)
20' SIDE BUILDING SETBACK
35' FRONT BUILDING SETBACK

N/F
PULTE GROUP
TAX ID# 12 285 108 05 0677
ZONED R-8 A/D
PB:60 PG:30

N/F
NEGRIN ONE LLC
TAX ID# 12 285 108 05 0719
ZONED R 12
DB:29856 PG:700

N89° 37' 41"W
146.14'

NORTH

40 0 40 80
Scale 1" = 40'

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TREE PROTECTION

PARKWAY 400 OFFICE BUILDINGS

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

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PROJECT NO.: 22-4711
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: JLM, SCH
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: CJF
DATE - 09-01-2022

SHEET
LI.0

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Civil Engineering
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50 Warm Springs Circle
Roswell • Georgia • 30075
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TREE REPLACEMENT

PARKWAY 400
OFFICE BUILDINGS

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

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PROJECT NO.: 22-4711
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: JLM, SCH
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: CJF
DATE: 09/01/2022

SHEET

L2.0

TREE KEY

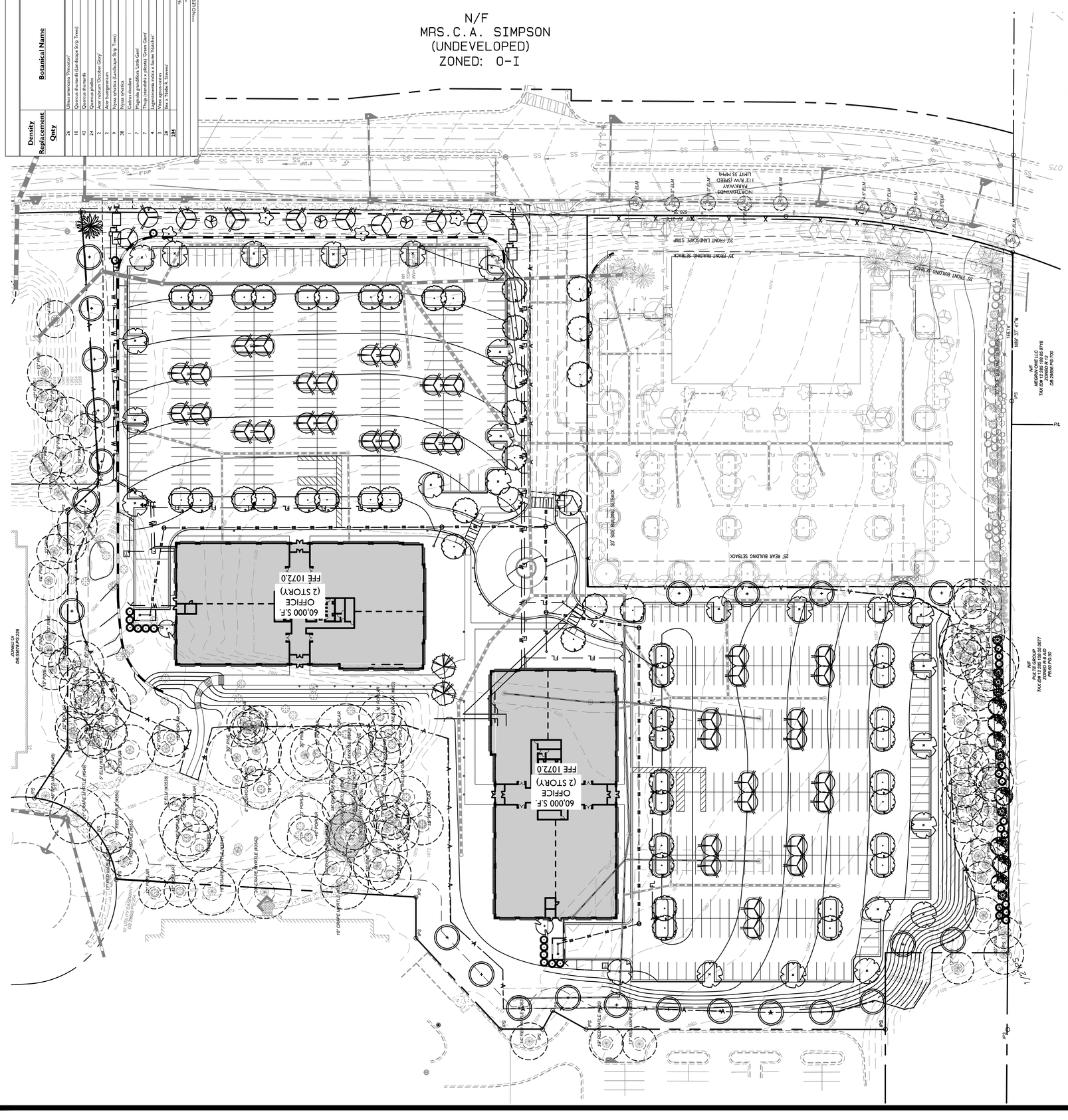
- PRINCETON ELM
- SHUMARD OAK
- BLACK GUM
- OCTOBER GLORY RED MAPLE
- WILLOW OAK
- DEODAR CEDAR
- LITTLE GEM MAGNOLIA
- TRIDENT MAPLE
- WATCHES GRAPE MYRTLE-SINGLE STEM
- CHASTE TREE
- EMERALD GREEN GIANT ARBORVITAE
- NELLIE R. STEVENS HOLLY

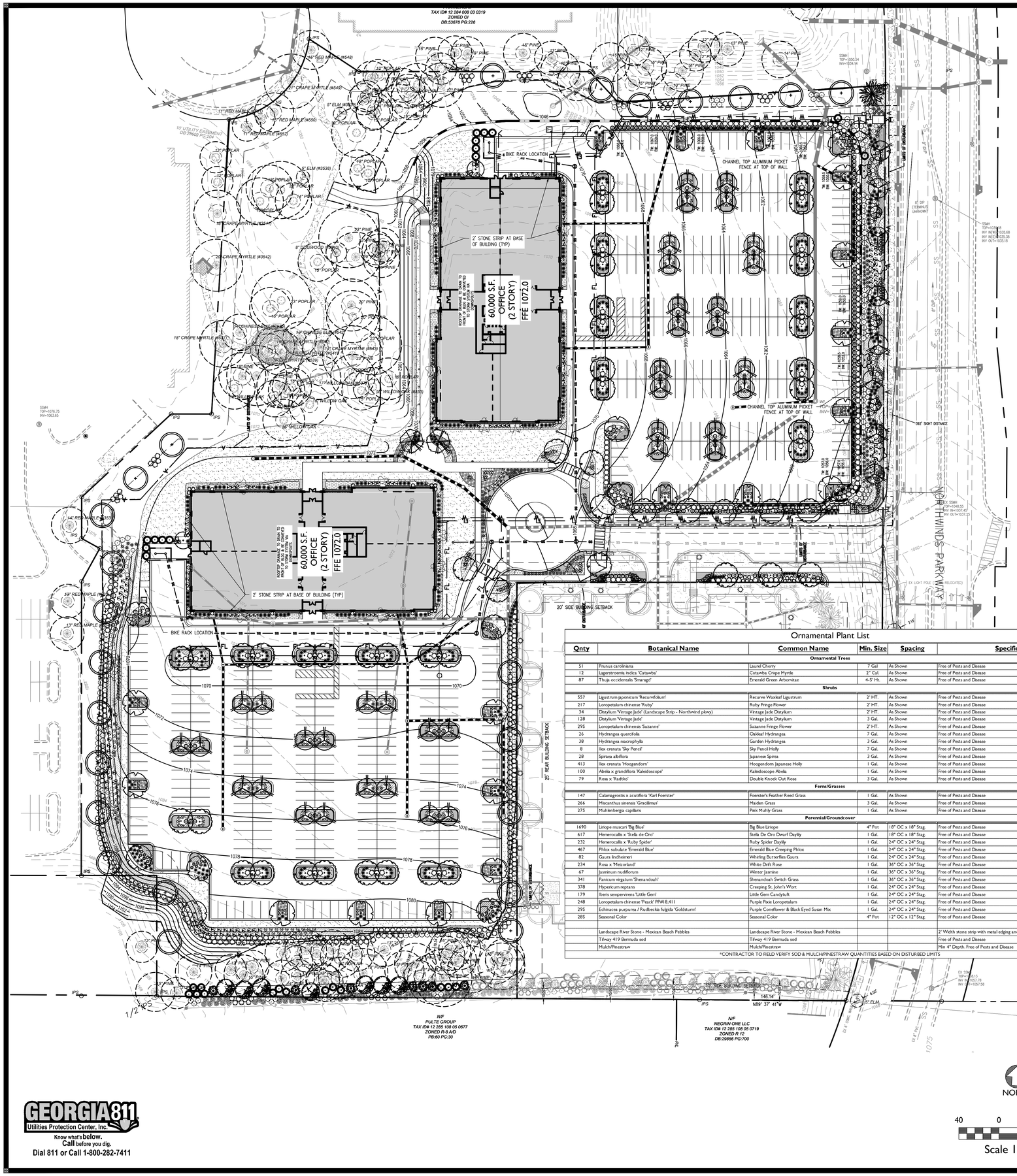
ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

Replacement Trees

Density Replacement Qnty	Botanical Name	Common Name	Min. Size	Total Density Inches (29.89 Inches Required)	% Of Total*	Overstory**	Native to GA Piedmont***
26	Ulmus americata 'Princeton'	Princeton American Elm	3" Cal.	78.0"	12.7%	12.7%	12.7%
10	Quercus shumardii (Landscape Strip Tree)	Shumard Oak	4" Cal.	40.0"	4.9%	4.9%	4.9%
143	Quercus phellos	Willow Oak	3" Cal.	429.0"	71.1%	71.1%	71.1%
24	Quercus velutina	Black Gum	4" Cal.	96.0"	11.8%	11.8%	11.8%
2	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	4.0"	1.0%	1.0%	1.0%
2	Acer buergeranum	Trident Maple	2" Cal.	4.0"	1.0%	1.0%	1.0%
9	Nyssa sylvatica (Landscape Strip Tree)	Black Gum	4" Cal.	36.0"	4.4%	4.4%	4.4%
38	Nyssa sylvatica	Black Gum	3" Cal.	114.0"	18.6%	18.6%	18.6%
1	Cercis canadensis	Eastern Redbud	2" Cal.	4.0"	0.5%	0.5%	0.5%
7	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2" Cal.	14.0"	3.4%	3.4%	3.4%
7	Thuja (standish x plicata) 'Green Giant'	Green Giant Arborvitae	6' Ht.		3.4%		
4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle (Single Stem)	2" Cal.	8.0"	2.0%		
3	Vitex agnus-castus	Chaste Tree	2" Cal.	6.0"	1.5%		
28	Ilex x 'Nellie R Stevens'	Nellie R Stevens Holly	6' Ht.		11.5%		
304				Total Tree Inches Replaced	133.0"	100.0%	78.4%	79.4%

*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 20% OF ALL TREES PLANTED ARE OVERSTORY TREES
***NO LESS THAN 60% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT





TREE KEY

- PRINCETON ELM
- SHUMARD OAK
- BLACK GUM
- OCTOBER GLORY RED MAPLE
- WILLOW OAK
- DEODAR CEDAR
- LITTLE GEM MAGNOLIA
- TRIDENT MAPLE
- NATCHEZ CRAPE MYRTLE–SINGLE STEM
- CHASTE TREE
- EMERALD GREEN GIANT ARBORVITAE
- NELLIE R. STEVENS HOLLY

SHRUB & GROUNDCOVER KEY

- CATAWBA CRAPE MYRTLE
- CHERRY LAUREL
- EMERALD GRN ARBORVITAE
- LIGUSTRUM RECURVE
- RUBY FRINGE FLOWER
- VINTAGE JADE DISTYLIUM
- SUZANNE FRINGE FLOWER
- OAKLEAF HYDRANGEA
- GARDEN HYDRANGEA
- SKY PENCIL HOLLY
- HOODENDORN HOLLY
- KALEIDOSCOPE ABELIA
- JAPANESE WHITE SPIREA
- DBL KNOCKOUT ROSE
- FOERSTER'S REED GRASS
- MAIDEN GRASS
- PINK MUHLY GRASS
- BIG BLUE LIRIOPE
- STELLA DE ORO DAYLILY
- RUBY SPIDER DAYLILY
- PURPLE CONEFLOWER/ BLK EYED SUSAN MIX
- EMERALD BLUE CREEPING PHLOX
- SEASONAL COLOR
- WHITE WHIRLING BUTTERFLIES
- WHITE DRIFT GROUNDCOVER ROSE
- WINTER JASMINE
- SHENANDOAH SWITCH GRASS
- ST. JOHN'S WORT
- EVERGREEN CANDYTUFT
- PURPLE POSE LOROPETALUM
- TIFWAY 419 SOD

Ornamental Plant List

Qnty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
		Ornamental Trees			
51	Prunus caroliniana	Laurel Cherry	7 Gal	As Shown	Free of Pests and Disease
12	Lagerstroemia Indica 'Catawba'	Catawba Crape Myrtle	2" Cal.	As Shown	Free of Pests and Disease
87	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4-5' Ht.	As Shown	Free of Pests and Disease
		Shrubs			
557	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	2' HT.	As Shown	Free of Pests and Disease
217	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	2' HT.	As Shown	Free of Pests and Disease
34	Distylium 'Vintage Jade' (Landscape Strip - Northwind pkwy)	Vintage Jade Distylium	2' HT.	As Shown	Free of Pests and Disease
128	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	As Shown	Free of Pests and Disease
295	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower	2' HT.	As Shown	Free of Pests and Disease
26	Hydrangea quercifolia	Oakleaf Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
38	Hydrangea macrophylla	Garden Hydrangea	3 Gal.	As Shown	Free of Pests and Disease
8	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	7 Gal.	As Shown	Free of Pests and Disease
28	Spiraea albiflora	Japanese Spirea	3 Gal.	As Shown	Free of Pests and Disease
413	Ilex crenata 'Hoogendorn'	Hoogendorn Japanese Holly	1 Gal.	As Shown	Free of Pests and Disease
100	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	1 Gal.	As Shown	Free of Pests and Disease
79	Rosa x 'Radtko'	Double Knock Out Rose	3 Gal.	As Shown	Free of Pests and Disease
		Ferns/Grasses			
147	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 Gal.	As Shown	Free of Pests and Disease
266	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	As Shown	Free of Pests and Disease
275	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal.	As Shown	Free of Pests and Disease
		Perennial/Groundcover			
1690	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag.	Free of Pests and Disease
617	Hemerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	1 Gal.	18" OC x 18" Stag.	Free of Pests and Disease
232	Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
467	Phlox subulate 'Emerald Blue'	Emerald Blue Creeping Phlox	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
82	Gaura lindheimeri	Whirling Butterflies Gaura	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
234	Rosa x 'Meicorland'	White Drift Rose	1 Gal.	36" OC x 36" Stag.	Free of Pests and Disease
67	Jasminum nudiflorum	Winter Jasmine	1 Gal.	36" OC x 36" Stag.	Free of Pests and Disease
341	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	36" OC x 36" Stag.	Free of Pests and Disease
378	Hypericum reptans	Creeping St. John's Wort	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
179	Iberis sempervirens 'Little Gem'	Little Gem Candytuft	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
248	Loropetalum chinense 'Pauck' PP#18,411	Purple Pixie Loropetalum	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
295	Echinacea purpurea / Rudbeckia fulgida 'Goldsturm'	Purple Coneflower & Black Eyed Susan Mix	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
285	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag.	Free of Pests and Disease
	Landscape River Stone - Mexican Beach Pebbles	Landscape River Stone - Mexican Beach Pebbles			2' Width stone strip with metal edging and landscape fabric lining
	Tifway 419 Bermuda sod	Tifway 419 Bermuda sod			Free of Pests and Disease
	Mulch/Pinestraw	Mulch/Pinestraw			Min 4" Depth. Free of Pests and Disease
	*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS				



SITE FENCING

MODEL: DOUBLE CHANNEL ALUMINUM PICKET
COLOR: BLACK
HEIGHT: 4'



STONE STRIP SURROUNDING BUILDINGS

TYPE: MEXICAN BEACH PEBBLES
COLOR: DARK GREY
STONE SIZE: 1.5"– 3" MIXED
STONE BAND WIDTH: 2' WIDE



BICYCLE RACKS

MODEL: METRO BIKE RACK
MANUFACTURER: MADRAX
MOUNTING: IN GROUND
COLOR: BLACK
FINISH: POWDER COATED

NORTH

40 0 40 80

Scale 1" = 40'

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LANDSCAPE

PARKWAY 400 OFFICE BUILDINGS

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

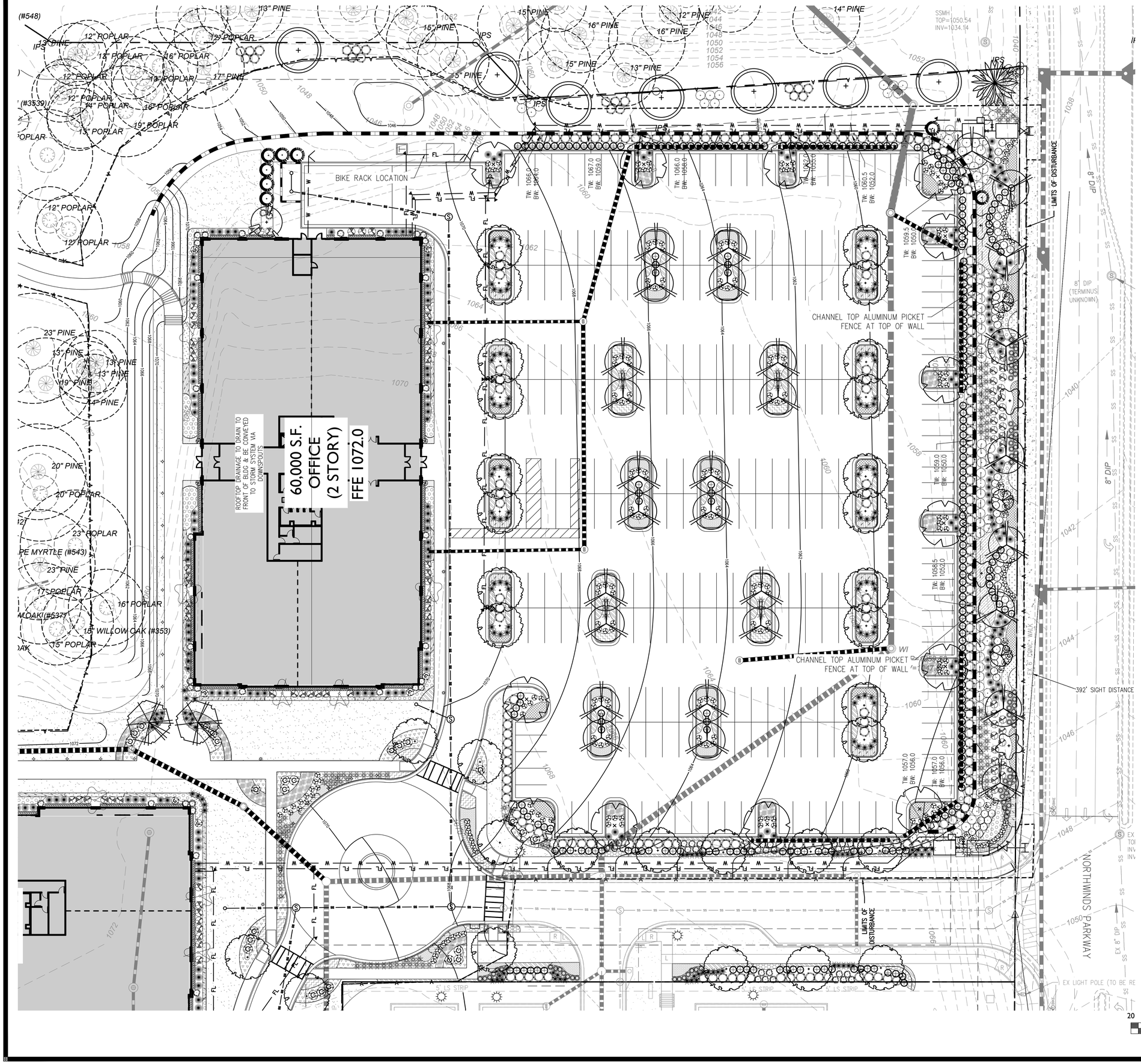
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CIVIL DESIGNED BY: JLM, SCH
LANDSCAPE DRAWN BY:
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CHECKED BY: CJF
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TREE KEY

- PRINCETON ELM
- SHUMARD OAK
- BLACK GUM
- OCTOBER GLORY RED MAPLE
- WILLOW OAK
- DECDAR CEDAR
- LITTLE GEM MAGNOLIA
- TRIDENT MAPLE
- NATCHEZ CRAPE MYRTLE-SINGLE STEM
- CHASTE TREE
- EMERALD GREEN GIANT ARBORVITAE
- NELLIE R. STEVENS HOLLY

SHRUB & GROUNDCOVER KEY

- CATAWBA CRAPE MYRTLE
- CHERRY LAUREL
- EMERALD GRN ARBORVITAE
- LIGUSTRUM RECURVE
- RUBY FRINGE FLOWER
- VINTAGE JADE DISTYLIUM
- SUZANNE FRINGE FLOWER
- OAKLEAF HYDRANGEA
- GARDEN HYDRANGEA
- SKY PENCIL HOLLY
- HOOGENDORN HOLLY
- KALEIDOSCOPE ABELIA
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PARKWAY 400 OFFICE BUILDINGS

ALPHARETTA, FULTON COUNTY, GEORGIA

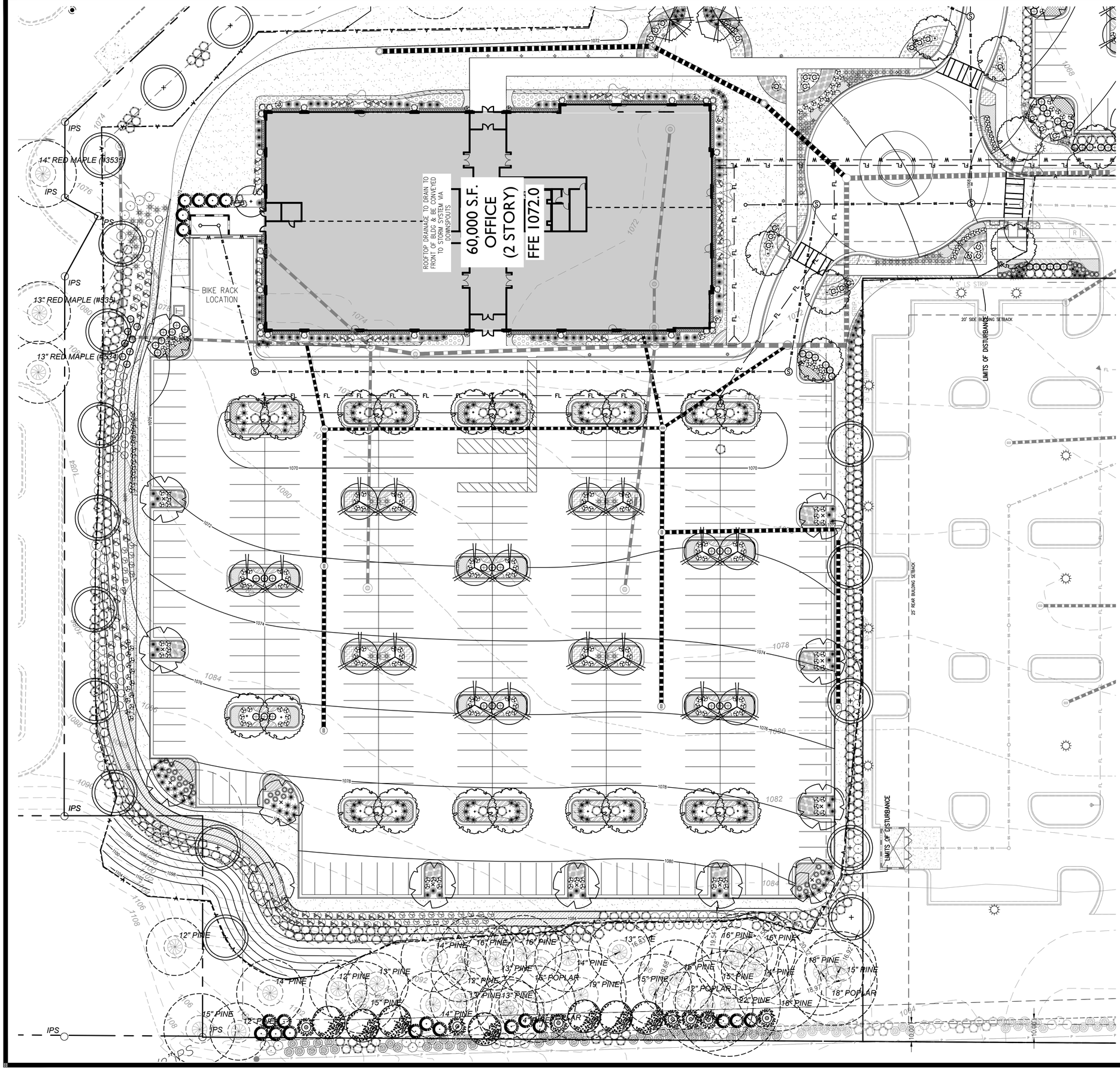
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CITY OF ALPHARETTA LANDSCAPE NOTES

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 AND 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 MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. 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.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. 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.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS– INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297–6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

IRRIGATION NOTES

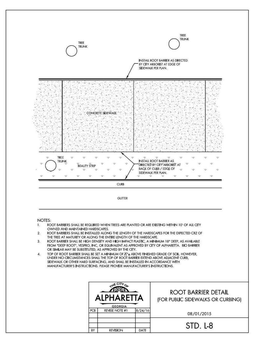
1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS.
2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
7. AN ACCURATE AS–BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
8. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW.
3. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPENCIES.
4. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
5. ALL TREES IN LAWN AREA TO HAVE A 4' DIAMETER MULCH BED.
6. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
7. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
9. O. C. = ON CENTER, & S.A.S. = SPACE AS SHOWN.
10. ALL PLANTS MUST BE CONTAINER–GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
11. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
12. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
13. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
14. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
16. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
18. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
19. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
20. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
21. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
22. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
23. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

MULCHING NOTE

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


TREE TRUNK
ROOTBALL
ROOTBALL
ROOTBALL

Legal Description

Parkway 400 Office Buildings

ALL THAT TRACT OR PARCEL of land being in Land Lots 804 of the 1st District, 2nd Section of Fulton County, Georgia; this description is based on information taken from a survey by GA Land Surveyor, LLC. dated March 17, 2017, being more particularly described as follows:

THE POINT OF COMMENCEMENT is a point at the land lot corner common to land lots 804, 805, 852, and 853; running thence along the land lot line between land lots 804 and 805 north 89 degrees 37 minutes 41 seconds west a distance of 95.29 feet to a ½" rebar set on the westerly right of way margin of Northwinds Parkway; running thence along said right of way margin and along a curve to the left a distance of 226.00 feet with a radius of 747.00 feet and being subtended by a chord with a bearing of north 09 degrees 00 minutes 23 seconds east and a distance of 225. 14 feet to a 1/2" rebar set; running thence continuing along said right of way margin north 00 degrees 20 minutes 21 seconds west a distance of 195.15 feet to the POINT OF BEGINNING;

from said POINT OF BEGINNING leaving said right of way running thence north 90 degrees 00 minutes 00 seconds west for 221.81 feet to a point;

running thence north 90 degrees 00 minutes 00 seconds west for 142.92 feet to a point;

running thence south 00 degrees 00 minutes 00 seconds east for 415.38 feet to a point;

running thence north 89 degrees 37 minutes 41 seconds west for 359.48 feet to a point;

running thence north 00 degrees 01 minutes 13 seconds east for 120.48 feet to a point;

running thence north 89 degrees 58 minutes 47 seconds west for 75.37 feet to a point;

running thence north 00 degrees 03 minutes 35 seconds east for 293.47 feet to a point;

running thence north 28 degrees 50 minutes 53 seconds east for 37.60 feet to a point;

running thence north 61 degrees 09 minutes 07 seconds west for 20.66 feet to a point;

running thence north 00 degrees 03 minutes 35 seconds east for 41.19 feet to a point;

running thence north 47 degrees 06 minutes 53 seconds east for 122.00 feet to a point;

running thence south 89 degrees 58 minutes 47 seconds east for 40.23 feet to a point;

running thence north 03 degrees 22 minutes 41 seconds east for 294.56 feet to a point;

running thence along a curve to the left a distance of 60.92 feet with a radius of 92.00 feet and being subtended by a chord with a bearing of north 63 degrees 54 minutes 36 seconds east and a distance of 59.81 feet to a point;

running thence along a curve to the left a distance of 61.20 feet with a radius of 92.00 feet and being subtended by a chord with a bearing of north 25 degrees 52 minutes 57 seconds east and a distance of 60.08 feet to a point;

running thence south 56 degrees 41 minutes 12 seconds east for 59.31 feet to a point;

running thence south 89 degrees 58 minutes 45 seconds east for 230.55 feet to a point;

running thence south 42 degrees 44 minutes 04 seconds east for 41.12 feet to a point;

running thence north 86 degrees 54 minutes 36 seconds east for 69.75 feet to a point;

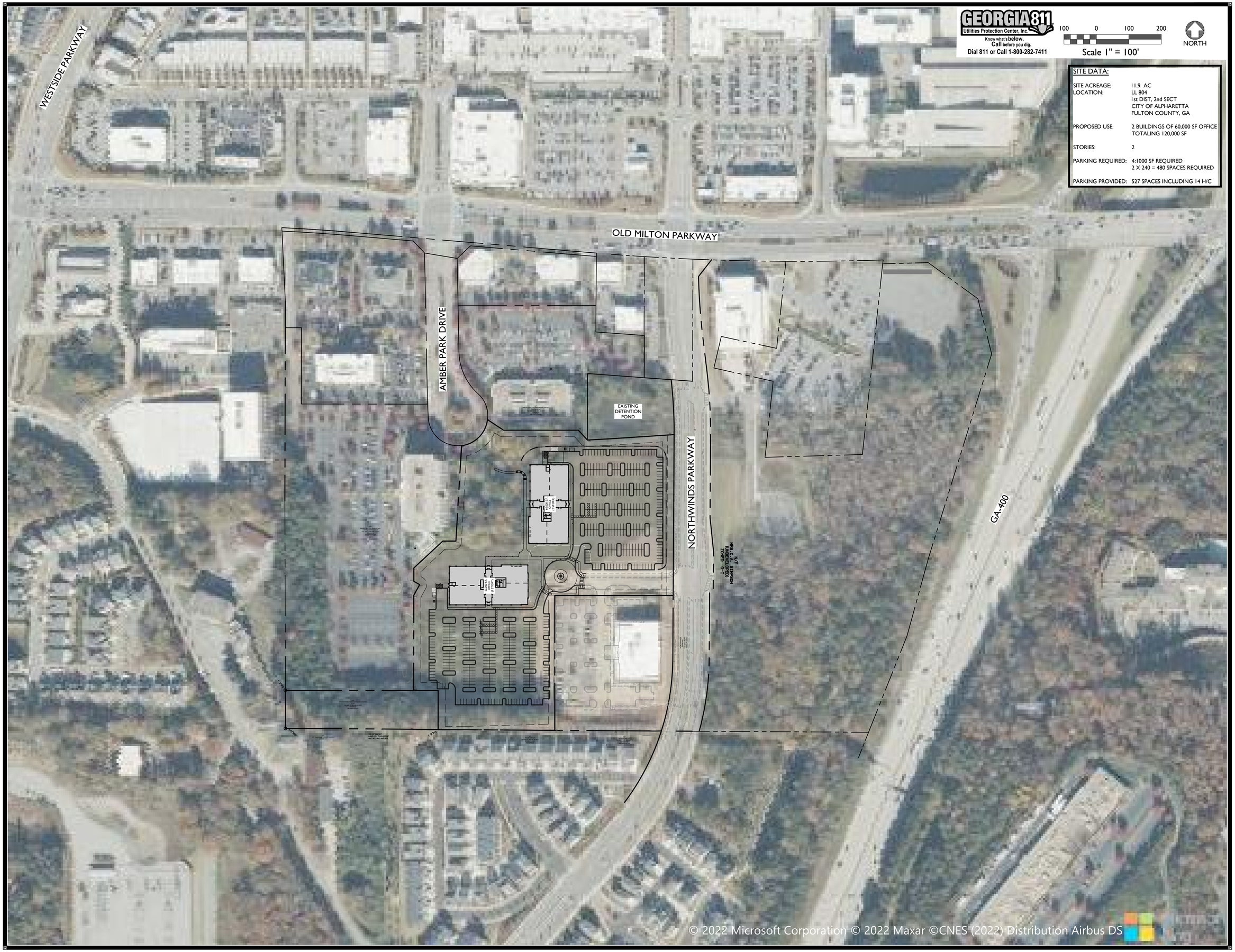
running thence north 86 degrees 14 minutes 49 seconds east for 191.73 feet to a point;

running thence north 77 degrees 39 minutes 55 seconds east for 6.32 feet to a point;

running thence along a curve to the right a distance of 3.02 feet with a radius of 1447.00 feet and being subtended by a chord with a bearing of south 00 degrees 16 minutes 46 seconds west and a distance of 3.02 feet to a point;

running thence south 00 degrees 20 minutes 21 seconds west for 494.22 feet to the POINT OF BEGINNING.

Said tract of land contains 11.93 acres or 519,644 square feet.



GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.
Dial 811 or Call 1-800-282-7411

100 0 100 200
Scale 1" = 100'

NORTH

SITE DATA:

SITE ACREAGE:	11.9 AC
LOCATION:	LL 804 1st DIST, 2nd SECT CITY OF ALPHARETTA FULTON COUNTY, GA
PROPOSED USE:	2 BUILDINGS OF 60,000 SF OFFICE TOTALING 120,000 SF
STORIES:	2
PARKING REQUIRED:	4:1000 SF REQUIRED 2 X 240 = 480 SPACES REQUIRED
PARKING PROVIDED:	527 SPACES INCLUDING 14 H/C

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50 Warm Springs Circle
Roswell • Georgia • 30075
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OVERALL SITE LOCATION PLAN

PARKWAY 400
OFFICE BUILDINGS

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT AEC, INC.

PROJECT NO.: 22-4711
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: JLM, SCH
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: CJF
DATE - 09-01-2022

SHEET
C1.0

GEORGIA811 Utilities Protection Center, Inc.
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Dial 811 or Call 1-800-282-7411

Scale 1" = 30'

NORTH

LIGHTING LEGEND
- ACORN LIGHT POLE
- 4' PEDESTRIAN BOLLARD

AMBER PARK DRIVE

60,000 S.F. OFFICE (2 STORY)

60,000 S.F. OFFICE (2 STORY)

SOUTH LOT 269 SPACES

SOUTH LOT PARKING: REQ'D: 240 SPACES PROV: 269 SPACES (51 COMPACT)

NORTH LOT PARKING: REQ'D: 240 SPACES PROV: 258 SPACES (50 COMPACT)

NORTH LOT 250 SPACES

EXISTING DETENTION POND (DESIGNED TO SERVE BOTH PROPOSED BUILDINGS)

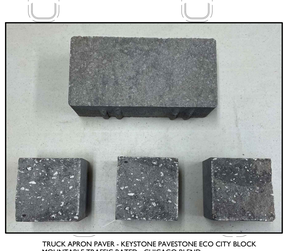
NORTHWINDS PARKWAY 112' R/W (SPEED LIMIT 35 MPH)

SITE DATA:

SITE ACREAGE:	11.9 AC
LOCATION:	LL 804 1st DIST, 2nd SECT CITY OF ALPHARETTA FULTON COUNTY, GA
PROPOSED USE:	2 BUILDINGS OF 60,000 SF OFFICE TOTALING 120,000 SF
STORIES:	2
PARKING REQUIRED:	4:1000 SF REQUIRED 2 X 240 = 480 SPACES REQUIRED
PARKING PROVIDED:	527 SPACES INCLUDING 14 H/C

NORTH LOT PARKING CALCULATIONS
OFFICE: 4 SPACES PER 1,000 SF
60 X 4 = 240 SPACES
258 SPACES PROVIDED (50 COMPACT)
7 ADA SPACES REQUIRED
7 ADA SPACES PROVIDED
1 EV PER 25 REQ SPACES: 9.6 SPACES
4 EV SPACES PROVIDED

SOUTH LOT PARKING CALCULATIONS
OFFICE: 4 SPACES PER 1,000 SF
60 X 4 = 240 SPACES
269 SPACES PROVIDED (51 COMPACT)
7 ADA SPACES REQUIRED
7 ADA SPACES PROVIDED
1 EV PER 25 REQ SPACES: 9.6 SPACES
4 EV SPACES PROVIDED


TRUCK APRON PAVER - KEYSTONE PAVESTONE ECO CITY BLOCK MOUNTABLE TRAFFIC RATED - CHICAGO BLEND


ADA ARTICULATED DOME PAVER FOR TACTILE WARNING STRIPS


RETAINING WALL - ANCHOR DIAMOND PRO

N/F RULE 6 GROUP TAX ID# 22 285 108 05 0877 ZONED R-8 AD PB 60 PG 30

N/F NEGRIN ONE LLC TAX ID# 12 285 108 05 0719 ZONED LI DB 29856 PG 700

N/F WBCMT 2007 C31 AMBERPARK LIMITED PARTNERSHIP TAX ID# 12 285 108 03 0319 ZONED OI DB 55678 PG 226

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SITE LAYOUT PLAN

PARKWAY 400 OFFICE BUILDINGS

ALPHARETTA, FULTON COUNTY, GEORGIA

DATE
REVISIONS
NO.
COPYRIGHT AEC INC

PROJECT NO.: 22-4711
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: JLM, SCH
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: CJF
DATE - 09-01-2022

SHEET
C2.0

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

30 0 30 60
Scale 1" = 30'

NORTH

ROOFTOP DRAINAGE TO DRAIN TO FRONT OF BLDG & BE CONVEYED TO STORM SYSTEM VIA DOWNSPOUTS

60,000 S.F.
OFFICE
(2 STORY)
FFE 1072.0

ROOFTOP DRAINAGE TO DRAIN TO FRONT OF BLDG & BE CONVEYED TO STORM SYSTEM VIA DOWNSPOUTS

60,000 S.F.
OFFICE
(2 STORY)
FFE 1072.0

NORTHWINDS PARKWAY
112' R/W (SPEED LIMIT 35 MPH)

EXISTING DETENTION POND

NIF
PULTE GROUP
TAX ID# 12 285 108 05 0677
ZONED: R-4A
PB 60 PG 30

NIF
NEGRIN ONE LLC
TAX ID# 12 285 108 05 0719
ZONED: R-4A
DB 28698 PG 170

NIF
WBGMT 2007 C31 ANGERPARK LIMITED PARTNERSHIP
TAX ID# 12 284 008 03 0019
ZONED: O-I
DB 53678 PG 226

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

SITE GRADING PLAN

PARKWAY 400 OFFICE BUILDINGS

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT AEC INC

PROJECT NO.: 22-4711
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: JLM, SCH
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: CJF
DATE - 09-01-2022

SHEET
C3.0

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lamp Lumens	Light Loss Factor	Wattage	Arm
	D		22	Cree & Ruud	CAN-ARE-F-HO-SA-MW-PSMC-UNIV-HS-GY.REQ	Arkeos	1	8000	1	80.3	
	E		9	Holophane	GWMS1-FB-WW-SA04-U-GY3	Gentilly Washington Decor, IES performance package, Full Cut-off, Wide Distribution, Type 3 Medium Lens, Universal Mount, Color Temp 4,000 Kelvin, Gray Finish	1	8054	1	46	
	F		11	Lumine Canada Inc.	CRB03-LL20-HO	Vortex Round 4	1	4200	1	31.1	
	G		13	Lithonia Lighting	DSXO LED 40 40K T4M MVOLT	DSXO LED P5 40K T4M MVOLT	1	13400	1	126	
	H		40	Lithonia Lighting	DSXO LED P4 40K T4M MVOLT	DSXO LED P4 40K T4M MVOLT	1	13662	1	123	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.2 fc	12.3 fc	0.0 fc	N/A	N/A

STONE WALLS

CEMENTED AREA

EX LIGHT POLE (TO BE RELOCATED)

EX LIGHT POLE (TO REMAIN)

EX LIGHT POLE (TO REMAIN)

EX LIGHT POLE (TO REMAIN)

EX CIVIC ADDRESS SIGN

EX CIVIC ADDRESS SIGN

EX STONE WALL

BASELINE ROAD

PARKWAY

11'-0" (EXTD)

PARKWAY

FUTURE DRIVEWAY

18" PINE

18" POPLAR

18" PINE

18" PINE

POPLAR

18" PINE

18" PINE

18" POPLAR

Designer
J.Payne
Date
09/01/2022
Scale
Not to Scale
Drawing No.

Summary

DESIGN REVIEW SUBMITTAL FOR

0 STATE HIGHWAY 9

LAND LOT 645, 1st DISTRICT, 2nd SECTION,
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
SEPTEMBER 1, 2022



VICINITY MAP

SCALE: NTS

PLAN NORTH

Sheet List Table
Sheet Title
COVER SHEET
MASTER SITE PLAN
MASTER LANDSCAPE PLAN
SITE LIGHTING PLAN
SITE PHOTOMETRIC PLAN
PERSPECTIVE VIEW - ENTRY VIEW
PERSPECTIVE VIEW - BIRDS EYE VIEW
EXTERIOR ELEVATION - BUILDING 100
FRONT & REAR ELEVATIONS - BUILDING 200
RIGHT & LEFT ELEVATIONS - BUILDING 200
EXTERIOR ELEVATION - POOL PAVILION

LEGAL DESCRIPTION

TO FIND THE POINT OF BEGINNING COMMENCE AT A RIGHT OF WAY MONUMENT FOUND AT THE SOUTHWESTERN END OF THE MITER INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF MAINE STREET (RIGHT OF WAY WIDTH VARIES), ALSO KNOWN AS U.S. HIGHWAY 19, STATE ROUTE 9 & 120 AND ALPHARETTA HIGHWAY, AND THE EASTERN RIGHT OF WAY LINE OF WILLS ROAD (RIGHT OF WAY WIDTH VARIES); THENCE PROCEEDING ALONG SAID RIGHT OF WAY LINE OF WILLS ROAD SOUTH 01 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 197.00 FEET TO A 1/2 INCH REBAR SET, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, AS THUS ESTABLISHED, LEAVING WILLS ROAD AND PROCEEDING SOUTH 88 DEGREES 33 MINUTES 04 SECONDS EAST A DISTANCE OF 225.00 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 01 DEGREES 21 MINUTES 15 SECONDS EAST A DISTANCE OF 166.16 FEET TO A 1/2 INCH REBAR SET ON THE SOUTHERN RIGHT OF WAY LINE OF MAINE STREET; THENCE PROCEEDING ALONG SAID RIGHT OF WAY LINE OF MAINE STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 00 MINUTES 26 SECONDS EAST A DISTANCE OF 58.11 FEET TO A 1/2 INCH REBAR SET, NORTH 00 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 58.67 FEET TO A 1/2 INCH REBAR SET, SOUTH 88 DEGREES 50 MINUTES 32 SECONDS EAST A DISTANCE OF 261.44 FEET TO A 1/2 INCH REBAR SET AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5686.58 FEET AND AN ARC LENGTH OF 140.93 FEET (SAID CURVE HAVING A CHORD BEARING OF SOUTH 88 DEGREES 18 MINUTES 52 SECONDS EAST AND A CHORD DISTANCE OF 140.93 FEET) TO A 1/2 INCH REBAR SET; THENCE LEAVING MAIN STREET AND PROCEEDING SOUTH 00 DEGREES 18 MINUTES 32 SECONDS WEST A DISTANCE OF 421.79 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 89 DEGREES 45 MINUTES 04 SECONDS WEST A DISTANCE OF 692.57 FEET TO A GEORGIA POWER COMPANY MONUMENT FOUND ON THE EASTERN RIGHT OF WAY LINE OF WILLS ROAD; THENCE PROCEEDING ALONG SAID RIGHT OF WAY LINE OF WILLS ROAD NORTH 01 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 241,272 SQUARE FEET OR 5.539 ACRES.

THE ABOVE DESCRIBED PROPERTY IS SHOWN ON A ALTA/NSPS LAND TITLE SURVEY FOR AAI PARTNERS LLC, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED OCTOBER 29, 2021. (FN:168-D-087)

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT 55 FOR SALE TOWNHOUSES, A CABANA AND COURTYARD

PROJECT INFORMATION:

PARCEL ID # 12 240600645034

SITE AREA: 5.54 ACRES;

NOTE:
NO APPARENT OR OBSERVABLE GRAVESITE / HISTORICAL AREAS ON SITE.

OWNER/DEVELOPER

OWNER CONTACT (24-HR):
DIMITRI GACH
AAI DEVELOPMENT
PHONE (404) 775-8166

375 MELLEDGE AVE SE
ATLANTA, GA 30312

SITE DESIGN TEAM

PROJECT MANAGER:
JASON BACH, PE

PROJECT ENGINEER:
WALTER JORDON, EIT

POND AND COMPANY
3500 PARKWAY LANE SUITE 500
PEACHTREE CORNERS, GA 30092
PHONE (678) 336-7740
FAX (678) 336-7744
WEB: www.pondco.com

ARCHITECTURAL TEAM

PRINCIPAL:
ALAN WILLIAMSON, AIA

PRINCIPAL:
EMILY SCHICKNER, AIA

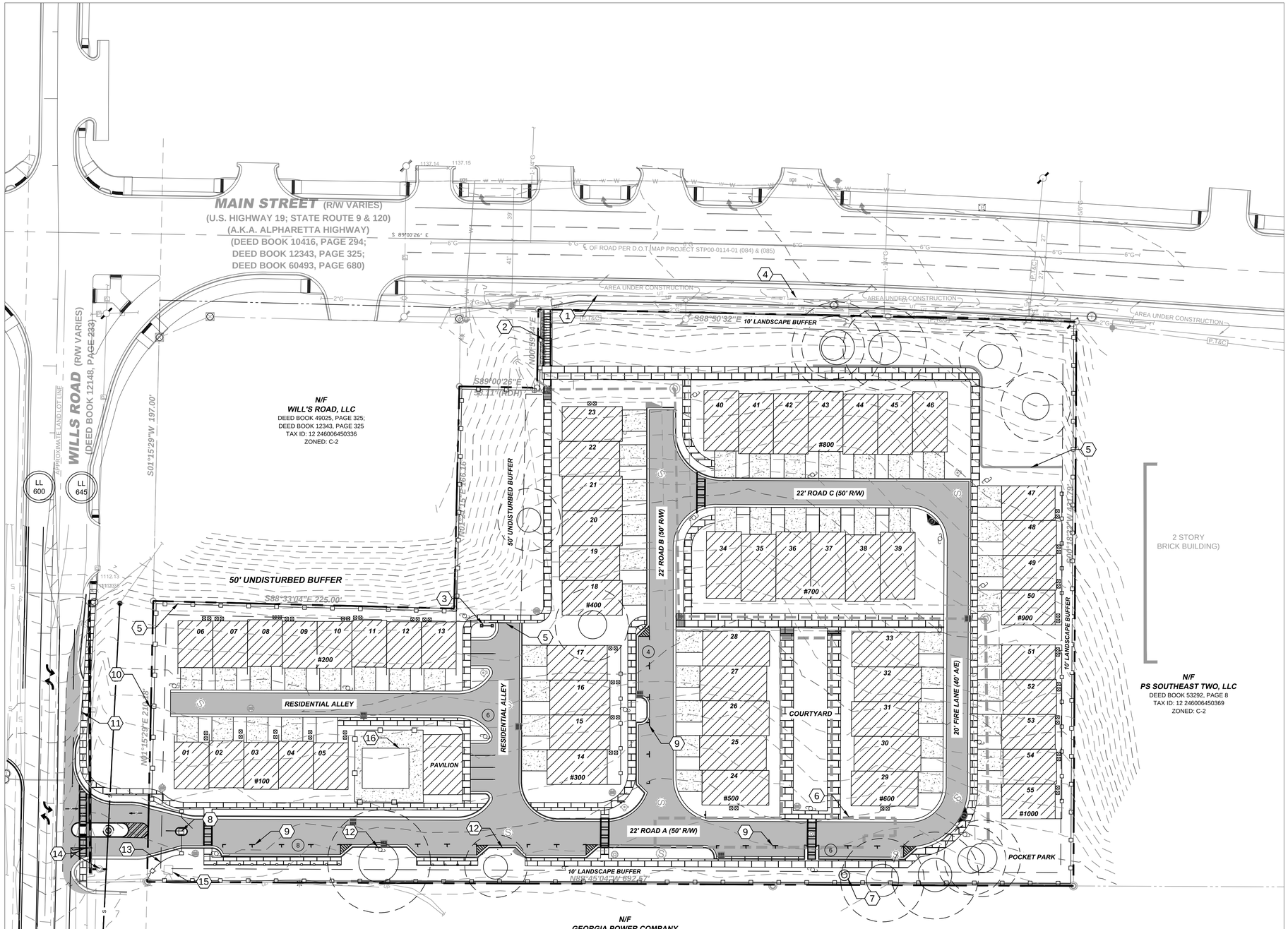
HARRISON DESIGN
3565 PIEDMONT RD NE, SUITE 700
ATLANTA, GA 30312
PHONE (404) 365-7760

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

SEPTEMBER 1, 2022

DRB- S1



SITE INFORMATION:

TOTAL AREA:	5.538 ACRES
BUILDING AREA:	64,771 SQ FT
IMPERVIOUS COVERAGE:	~45% /(80% MAX)
PARKING REGULATIONS:	(1 SPACE PER BED UP TO 2 BEDS)
	(0.5 SPACE PER UNIT)
PROVIDED:	24 SPACES

RESIDENTIAL UNIT BREAKDOWN:

26 x 50'	16 UNITS
26 x 45'	17 UNITS
26 x 40'	9 UNITS
26 x 35'	13 UNITS
TOTAL UNITS:	55 UNITS

SHEET KEYNOTES

1. PROPOSED PARAPET WALL BY GDOT. AREA CURRENTLY UNDER CONSTRUCTION.
2. PROPOSED PEDESTRIAN STAIRWAY WITH BICYCLE RUNNEL
3. PROPOSED BICYCLE RACK
4. PROPOSED 10' SIDEWALK BY GDOT. AREA CURRENTLY UNDER CONSTRUCTION
5. PROPOSED MODULAR BRICK/STONE RETAINING WALL (TYP.)
6. UNDERGROUND STORMWATER DETENTION
7. OUTLET CONTROL STRUCTURE (TYP.)
8. ENTRY GATE
9. PARALLEL PARKING (TYP.)
10. FIRE ACCESS GATE WITH KNOX BOX
11. MOUNTABLE CURB WITH REINFORCED GRASSPAVE ACCESSWAY
12. PROPOSED TREE WELL
13. PROPOSED ENTRANCE SIGN
14. EXISTING HIGH VOLTAGE POWER POLE
15. EXISTING TRANSFORMER ON CONC. PAD
16. PROPOSED POOL

LEGEND:

- PARKING COUNT
- A/C UNIT
- LIGHTPOLE
- EXISTING SPECIMEN TREE & CRZ
- ASPHALT PAVMENT
- NEW TOWNHOUSE
- BRICK PAVING

A1 MASTER SITE PLAN

SCALE: 1" = 40'

0 20' 40' 80' 120'

PLAN NORTH

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

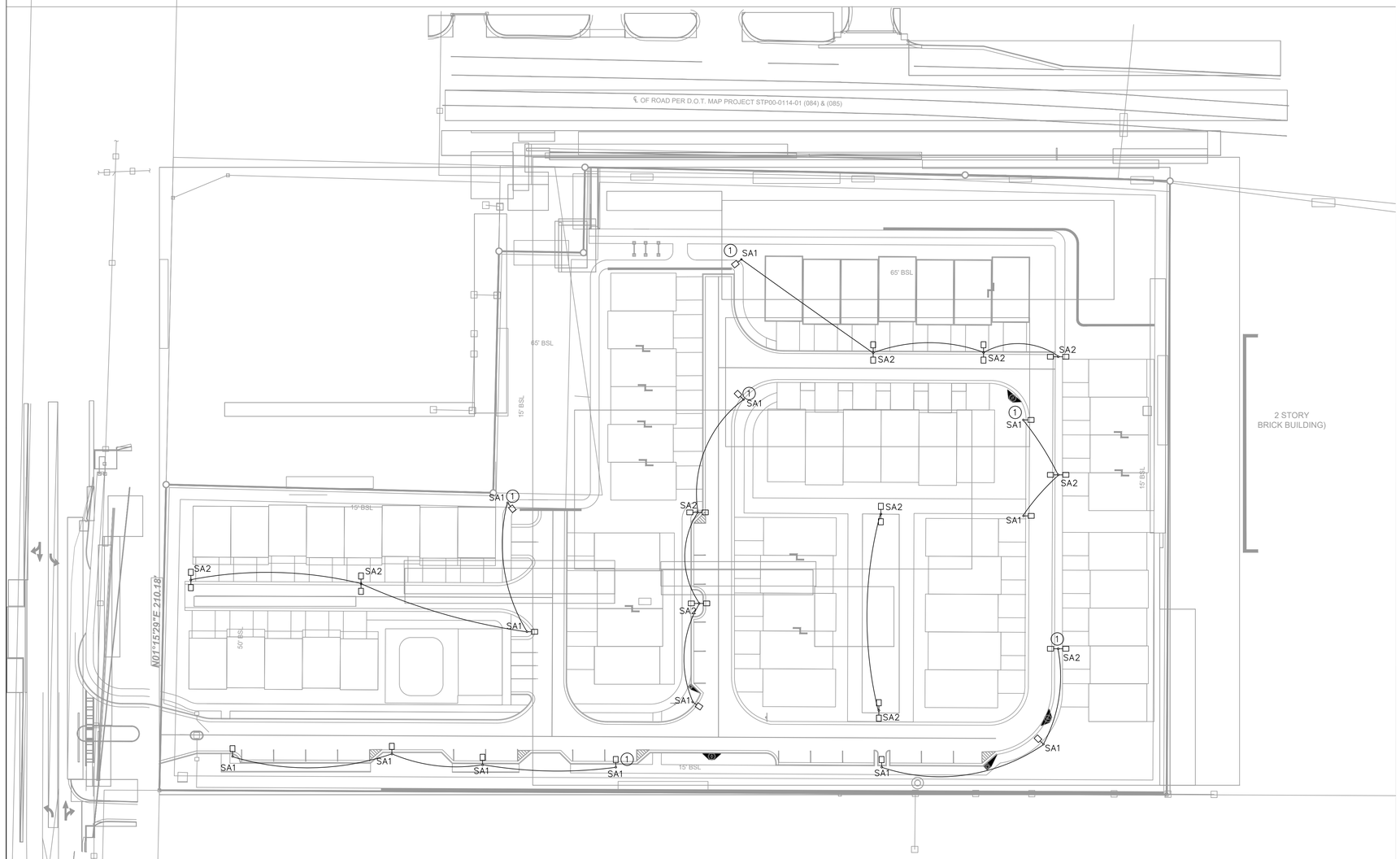
SEPTEMBER 1, 2022

POND

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN



A1 SITE LIGHTING PLAN - ELECTRICAL

SCALE: 1" = 40' 0 20' 40' 80' 120'

PLAN NORTH

ELECTRICAL NOTES

A. GENERAL PROVISIONS
1. THE WORK SHALL CONSIST OF FURNISHING LABOR, EQUIPMENT, AND MATERIALS TO PROVIDE THE COMPLETE INTERGRATED AND PROPER FUNCTIONS SYSTEMS AS SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.
3. ALL EQUIPMENT AND MATERIALS PROVIDED SHALL BE NEW AND IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANSI, U.L., ETC.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO AS TO AVOID INTERFERENCES.
5. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS. FIELD VERIFICATIONS OF DIMENSIONS IS DIRECTED.
6. SECURE PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES.
7. UPON COMPLETION OF THE WORK, FURNISH TO THE OWNER CERTIFICATES OF FINAL INSPECTIONS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.

B. RACEWAYS
1. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS, AS TIGHT TO WALLS AND HIGH TO UNDERSIDE OF ROOF FRAMING AS POSSIBLE.
2. MINIMUM CONDUIT SIZE SHALL BE 1/2' TRADE SIZE.
3. USE FLEXIBLE CONDUIT FOR SHORT FINAL CONNECTIONS TO VIBRATING EQUIPMENT SUCH AS MOTORS AND TRANSFORMERS. LIQUID-TIGHT FLEXIBLE CONDUIT SHALL BE USED IN DAMP AND WET LOCATIONS.
4. EXPOSED CONDUITS SHALL BE RUN PARALLEL TO BUILDING LINES.
5. DO NOT INSTALL CONDUITS LARGER THAN 1/3 THE SLAB THICKNESS IN CONCRETE SLABS.
6. PROVIDE APPROVED FIRE STOPPING MATERIALS AT ALL PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS TO PREVENT THE PASSAGE OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER A FIRE, AS REQUIRED BY ARTICLE 300-21 OF THE N.E.C.
7. PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH ARTICLE 300 OF THE N.E.C.
8. PROVIDE EXPANSION FITTINGS IN CONDUIT STRUCTURAL EXPANSION JOINTS.
9. ALL NEW WIRING AND FIXTURES IN THE CEILING PLENUM, SHALL BE INSTALLED PER NEC AND LOCAL APPLICABLE CODE REQUIREMENTS.
10. ALL CONDUCTORS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE RIGID GALVANIZED STEEL (RGS) EXCEPT THAT: A) POLY VINYL CHLORIDE (PVC) CONDUITS MAY BE USED IN CONCRETE SLABS AND UNDERGROUND PROVIDED ELBOWS AND RISERS ARE RGS; (B) ELECTRICALMETALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP CONDITIONS OR CORROSIVE CONDITIONS; (C) LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED; (D) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS. ALL CONDUITS IN HAZARDOUS AREAS AS OUTLINED IN NEC SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 500. (E) ALUMINUM CONDUIT IS NOT PERMITTED.
11. ALL COMMUNICATIONS, SIGNAL AND CONTROL WIRING TO BE SIZED IN ACCORDANCE WITH EQUIPMENT MANUFACTURERS

C. CONDUCTORS
1. ALL WIRING SHALL BE COPPER WITH COLOR CODED INSULATION THROUGHOUT THE ELECTRICAL SYSTEM.
2. CONDUCTORS SHALL BE RATED 600V. WITH TYPE THHN/THWN INSULATION.
3. WIRES SIZE #10 AWG AND SMALLER SHALL BE SOLID CONDUCTOR. WIRES SIZE #8 AND LARGER SHALL BE STRANDED.
4. MINIMUM CONDUCTORS SIZE SHALL BE #12 AWG. EXCLUDING CONTROL WIRES

D. LIGHTING PANELS
1. PROVIDE LIGHTING AND RECEPTACLES PANELS AS INDICATED ON THE PLANS AND AS SPECIFIED HEREIN. ALL PANELS SHALL BE DEAD FRONT, CIRCUIT BREAKER TYPE AND SHALL BEAR THE U.L. LABEL AS WELL AS MEET ALL APPLICABLE NEMA REQUIREMENTS.
2. ALL PANELS SHALL BE FULLY IDENTIFIED AND LABELED, HAVE TYPEWRITTEN CIRCUITS DIRECTORIES MOUNTED INSIDE OF DOOR, IN PLASTIC SLEEVE.
3. PANELS SHALL BE SUITABLE FOR THE SERVICE RATING INDICATED ON THE PANEL SCHEDULES.
4. ALL BREAKERS SHALL BE FULL SPACE, INDIVIDUAL FRAME TYPE. NO "PIGGY BACK" OR TANDEM BREAKERS WILL BE PERMITTED.
5. PROVIDE 3/4" EXTERIOR GRADE PLYWOOD BACKBOARD, PAINTED ON BOTH SIDES WITH 2 COATES OF FLAT BLACK ASPHALT PAINT FOR PANEL BOARDS, TELEPHONE EQUIPMENT, CATV EQUIPMENT, MUSIC SYSTEM, BUGLAR ALARM, TIME CLOCKS, GROUPED ELECTRICAL EQUIPMENT, ETC.

E. SAFETY SWITCHES
1. SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE FUSIBLE OR NON-FUSIBLE WITH POLES, AMPERE AND SERVICES RATINGS AS INDICATED ON THE PLANS. LUGS SHALL BE U.L. LISTED FOR CU. -AL.
2. ENCLOSURES FOR SAFETY SWITCHES SHALL BE NEMA 1, EXCEPT FOR SWITCHES MARKED "WP" (WEATHERPROOF) SHALL BE NEMA 4XSS.

F. FUSES
1. ALL FUSES SHALL HAVE A 200,000 AMP RMS SYMETRICAL RATING UNLESS OTHERWISE NOTED.
2. FUSES RATED 0 TO 600 AMPS SHALL BE AS FOLLOW:
   a) CIRCUIT BREAKER PANEL PROTECTION-U.L. CLASS RK-1, DUAL ELEMENT(BUSSMANN "LOW PEAK" OR EQUAL).
   b) MOTOR CIRCUIT PROTECTION-U.L. CLASS RK-5, DUAL ELEMENT (BUSSMANN "FUSETRON" OR EQUAL).
3. FUSES RATED 601 AMPS OR LARGER SHALL BE U.L. CLASS L TIME DELAY (BUSSMANN "HI-CAP" OR EQUAL).

G. TRANSFORMERS
1. TRANSFORMER SHALL MEET LANLORDS REQUIREMENTS, 115 DEGREE C RISE WITH LOW SOUND LEVEL CLASS H INSULATION.

H. SITE VISIT
1. BEFORE SUBMITTING A BID THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE CONDITIONS AT THE SITE AND ALL EXISTING STRUCTURES IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ELECTRICAL SYSTEMS WHICH WILL IN ANY WAY AFFECT THE WORK REQUIRED UNDER THE CONTRACT. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DISCREPANCIES FOUND DURING SAID SITE VISIT. NO SUBSEQUENT INCREASE IN CONTRACT COST WILL BE ALLOWED FOR ADDITIONAL WORK REQUIRED BECAUSE OF CONTRACTOR'S FAILURE TO FULFILL THIS REQUIREMENT.

KEY NOTES

(1) IN 1"C. CIRCUIT TO BE FED FROM TO NEAREST AVAILABLE 2-POLE BREAKER IN SITE HOUSE PANEL.

GEORGIA REGISTERED No. PE047450 PROFESSIONAL ENGINEER NATHANIEL D. HAMMOND

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

SEPTEMBER 1, 2022

POND

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

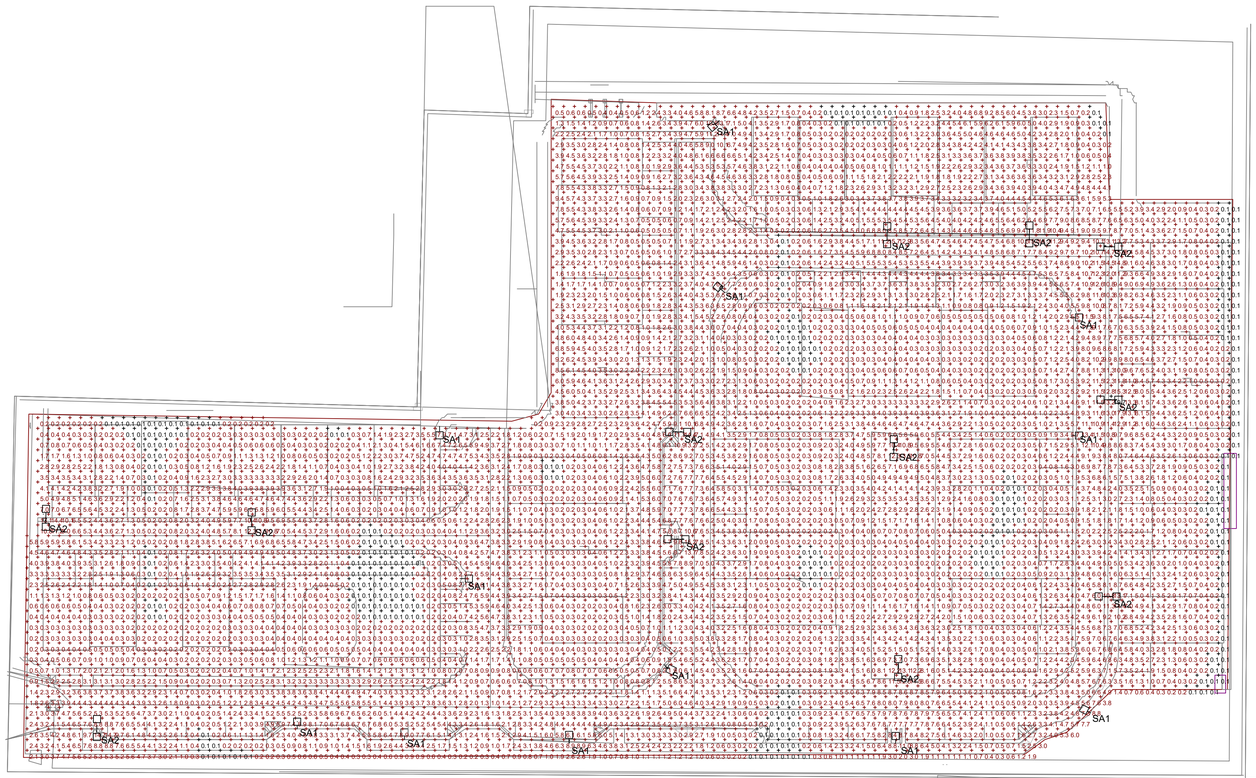
HAMMOND ENGINEERING, INC
CONSULTING ENGINEERS
6961 PEACHTREE INDUSTRIAL BLVD. #208
NORCROSS, GEORGIA 30092
PHONE: (770) 840-9366
ERIC J. HAMMOND P.E.
MECHANICAL / ELECTRICAL ENGINEER
P.E. #042812

HARRISON DESIGN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #6	+	2.6 fc	19.7 fc	0.1 fc	197.0:1	26.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□ ▫	SA1	11	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALN-SA4C-740-U-SL3-MA1136-XX	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH BLACK GLARE REDUCTION SHIELD	64	254	0.8	213
□ ▫ □	SA2	13	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALN-SA4C-740-U-SL3-MA1136-XX	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH BLACK GLARE REDUCTION SHIELD	64	254	0.8	426



A1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'

0 20' 40' 80' 120'

PLAN NORTH

ELECTRICAL NOTES

A. GENERAL PROVISIONS
1. THE WORK SHALL CONSIST OF FURNISHING LABOR, EQUIPMENT, AND MATERIALS TO PROVIDE THE COMPLETE INTERGRATED AND PROPER FUNCTIONS SYSTEMS AS SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.
3. ALL EQUIPMENT AND MATERIALS PROVIDED SHALL BE NEW AND IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANSI, U.L., ETC.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO AS TO AVOID INTERFERENCES.
5. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS. FIELD VERIFICATIONS OF DIMENSIONS IS DIRECTED.
6. SECURE PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAWS AND ORDINANCES.
7. UPON COMPLETION OF THE WORK, FURNISH TO THE OWNER CERTIFICATES OF FINAL INSPECTIONS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.

B. RACEWAYS
1. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS, AS TIGHT TO WALLS AND HIGH TO UNDERSIDE OF ROOF FRAMING AS POSSIBLE.
2. MINIMUM CONDUIT SIZE SHALL BE 1/2" TRADE SIZE.
3. USE FLEXIBLE CONDUIT FOR SHORT FINAL CONNECTIONS TO VIBRATING EQUIPMENT SUCH AS MOTORS AND TRANSFORMERS. LIQUID-TIGHT FLEXIBLE CONDUIT SHALL BE USED IN DAMP AND WET LOCATIONS.
4. EXPOSED CONDUITS SHALL BE RUN PARALLEL TO BUILDING LINES.
5. DO NOT INSTALL CONDUITS LARGER THAN 1/3 THE SLAB THICKNESS IN CONCRETE SLABS.
6. PROVIDE APPROVED FIRE STOPPING MATERIALS AT ALL PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS TO PREVENT THE PASSAGE OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER A FIRE, AS REQUIRED BY ARTICLE 300-21 OF THE N.E.C.
7. PROVIDE CABLE SUPPORTS IN ACCORDANCE WITH ARTICLE 300 OF THE N.E.C.
8. PROVIDE EXPANSION FITTINGS IN CONDUIT STRUCTURAL EXPANSION JOINTS.
9. ALL NEW WIRING AND FIXTURES IN THE CEILING PLENUM, SHALL BE INSTALLED PER NEC AND LOCAL APPLICABLE CODE REQUIREMENTS.
10. ALL CONDUCTORS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE RIGID GALVANIZED STEEL (RGS) EXCEPT THAT: A) POLY VINYL CHLORIDE (PVC) CONDUITS MAY BE USED IN CONCRETE SLABS AND UNDERGROUND PROVIDED ELBOWS AND RISERS ARE RGS; (B) ELECTRICALMETALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP CONDITIONS OR CORROSIVE CONDITIONS; (C) LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED; (D) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS. ALL CONDUITS IN HAZARDOUS AREAS AS OUTLINED IN NEC SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 500. (E) ALUMINUM CONDUIT IS NOT PERMITTED.
11. ALL COMMUNICATIONS, SIGNAL AND CONTROL WIRING TO BE SIZED IN ACCORDANCE WITH EQUIPMENT MANUFACTURERS

C. CONDUCTORS
1. ALL WIRING SHALL BE COPPER WITH COLOR CODED INSULATION THROUGHOUT THE ELECTRICAL SYSTEM.
2. CONDUCTORS SHALL BE RATED 600V. WITH TYPE THHN/THWN INSULATION.
3. WIRES SIZE #10 AWG AND SMALLER SHALL BE SOLID CONDUCTOR. WIRES SIZE #8 AND LARGER SHALL BE STRANDED.
4. MINIMUM CONDUCTORS SIZE SHALL BE #12 AWG. EXCLUDING CONTROL WIRES

D. LIGHTING PANELS
1. PROVIDE LIGHTING AND RECEPTACLES PANELS AS INDICATED ON THE PLANS AND AS SPECIFIED HEREIN. ALL PANELS SHALL BE DEAD FRONT, CIRCUIT BREAKER TYPE AND SHALL BEAR THE U.L. LABEL AS WELL AS MEET ALL APPLICABLE NEMA REQUIREMENTS.
2. ALL PANELS SHALL BE FULLY IDENTIFIED AND LABELED, HAVE TYPEWRITTEN CIRCUITS DIRECTORIES MOUNTED INSIDE OF DOOR, IN PLASTIC SLEEVE.
3. PANELS SHALL BE SUITABLE FOR THE SERVICE RATING INDICATED ON THE PANEL SCHEDULES.
4. ALL BREAKERS SHALL BE FULL SPACE, INDIVIDUAL FRAME TYPE. NO "PIGGY BACK" OR TANDEM BREAKERS WILL BE PERMITTED.
5. PROVIDE 3/4" EXTERIOR GRADE PLYWOOD BACKBOARD, PAINTED ON BOTH SIDES WITH 2 COATES OF FLAT BLACK ASPHALT PAINT FOR PANEL BOARDS, TELEPHONE EQUIPMENT, CATV EQUIPMENT, MUSIC SYSTEM, BUGLAR ALARM, TIME CLOCKS, GROUPED ELECTRICAL EQUIPMENT, ETC.

E. SAFETY SWITCHES
1. SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE FUSIBLE OR NON-FUSIBLE WITH POLES, AMPERE AND SERVICES RATINGS AS INDICATED ON THE PLANS. LUGS SHALL BE U.L. LISTED FOR CU. -AL.
2. ENCLOSURES FOR SAFETY SWITCHES SHALL BE NEMA 1, EXCEPT FOR SWITCHES MARKED "WP" (WEATHERPROOF) SHALL BE NEMA 4XSS.

F. FUSES
1. ALL FUSES SHALL HAVE A 200,000 AMP RMS SYMETRICAL RATING UNLESS OTHERWISE NOTED.
2. FUSES RATED 0 TO 600 AMPS SHALL BE AS FOLLOW:
   a) CIRCUIT BREAKER PANEL PROTECTION-U.L. CLASS RK-1, DUAL ELEMENT(BUSSMANN "LOW PEAK" OR EQUAL).
   b) MOTOR CIRCUIT PROTECTION-U.L. CLASS RK-5, DUAL ELEMENT (BUSSMANN "FUSETRON" OR EQUAL).
3. FUSES RATED 601 AMPS OR LARGER SHALL BE U.L. CLASS L TIME DELAY (BUSSMANN "HI-CAP" OR EQUAL).

G. TRANSFORMERS
1. TRANSFORMER SHALL MEET LANLORDS REQUIREMENTS, 115 DEGREE C RISE WITH LOW SOUND LEVEL CLASS H INSULATION.

H. SITE VISIT
1. BEFORE SUBMITTING A BID THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE CONDITIONS AT THE SITE AND ALL EXISTING STRUCTURES IN ORDER TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ELECTRICAL SYSTEMS WHICH WILL IN ANY WAY AFFECT THE WORK REQUIRED UNDER THE CONTRACT. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DISCREPANCIES FOUND DURING SAID SITE VISIT, NO SUBSEQUENT INCREASE IN CONTRACT COST WILL BE ALLOWED FOR ADDITIONAL WORK REQUIRED BECAUSE OF CONTRACTOR'S FAILURE TO FULFILL THIS REQUIREMENT.

GEORGIA REGISTERED NO PE047450 PROFESSIONAL ENGINEER NATHANIEL D. HAMMOND

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

SEPTEMBER 1, 2022

POND

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

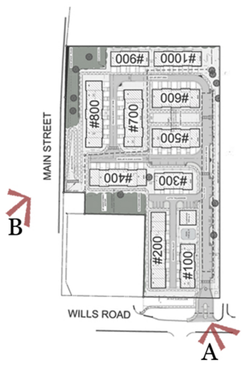
HAMMOND ENGINEERING, INC
CONSULTING ENGINEERS
6961 PEACHTREE INDUSTRIAL BLVD. #208
NORCROSS, GEORGIA, 30092
TEL: (678)390-8971
NATHANIEL D. HAMMOND, P.E.
MECHANICAL / ELECTRICAL ENGINEER
P.E. #042812

HARRISON DESIGN

DRB-1



A-PERSPECTIVE VIEW@MAIN ENTRANCE ON WILLS ROAD





B-PERSPECTIVE VIEW@SECONDARY GATE ON MAIN STREET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

SEPTEMBER 1, 2022

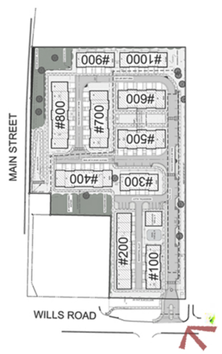
SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN

DRB-2





BIRD'S EYE PERSPECTIVE VIEW@MAIN ENTRANCE ON WILLS ROAD

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

SEPTEMBER 1, 2022

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN

DRB-3



FRONT ELEVATION BUILDING 100



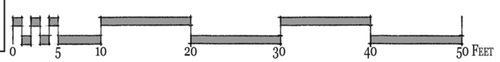
RIGHT SIDE ELEVATION BUILDING 100

MATERIAL LEGEND

1 COPING (STONE/METAL)
2 ASPHALT SHINGLES ROOFING
3 SIDING
4 RECESSED BRICK PANEL
5 GUTTERS & DOWNSPOUT (DARK BRONZE)
6 WOOD PANEL (DARK BROWN)
7 BRICK BAND
8 WOOD SHUTTER (DARK BROWN)
9 BRICK ,LIMESTONE OR STUCCO
10 METAL RAILING
11 WOOD SCREEN (DARK BROWN)
12 STANDING SEAM METAL ROOFING
13 UNIT ADDRESS
14 16'-0" GARAGE DOOR
15 GAS OR ELECTRICAL LANTERN



LEFT SIDE ELEVATION BUILDING 100





REAR ELEVATION BUILDING 100

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
SEPTEMBER 1, 2022

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN

DRB-4



FRONT ELEVATION BUILDING 200

MATERIAL LEGEND

1 COPING (STONE/METAL)
2 ASPHALT SHINGLES ROOFING
3 SIDING
4 RECESSED BRICK PANEL
5 GUTTERS & DOWNSPOUT (DARK BRONZE)
6 WOOD PANEL (DARK BROWN)
7 BRICK BAND
8 WOOD SHUTTER (DARK BROWN)
9 BRICK ,LIMESTONE OR STUCCO
10 METAL RAILING
11 WOOD SCREEN (DARK BROWN)
12 STANDING SEAM METAL ROOFING
13 UNIT ADDRESS
14 16'-0" GARAGE DOOR
15 GAS OR ELECTRICAL LANTERN



REAR ELEVATION BUILDING 200

0 5 10 20 30 40 50 FEET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

SEPTEMBER 1, 2022

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN

DRB-5



RIGHT SIDE ELEVATION BUILDING 200



LEFT SIDE ELEVATION BUILDING 200

MATERIAL LEGEND

1 COPING (STONE/METAL)
2 ASPHALT SHINGLES ROOFING
3 SIDING
4 RECESSED BRICK PANEL
5 GUTTERS & DOWNSPOUT (DARK BRONZE)
6 WOOD PANEL (DARK BROWN)
7 BRICK BAND
8 WOOD SHUTTER (DARK BROWN)
9 BRICK ,LIMESTONE OR STUCCO
10 METAL RAILING
11 WOOD SCREEN (DARK BROWN)
12 STANDING SEAM METAL ROOFING
13 UNIT ADDRESS
14 16'-0" GARAGE DOOR
15 GAS OR ELECTRICAL LANTERN

0 5 10 20 30 40 50 FEET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

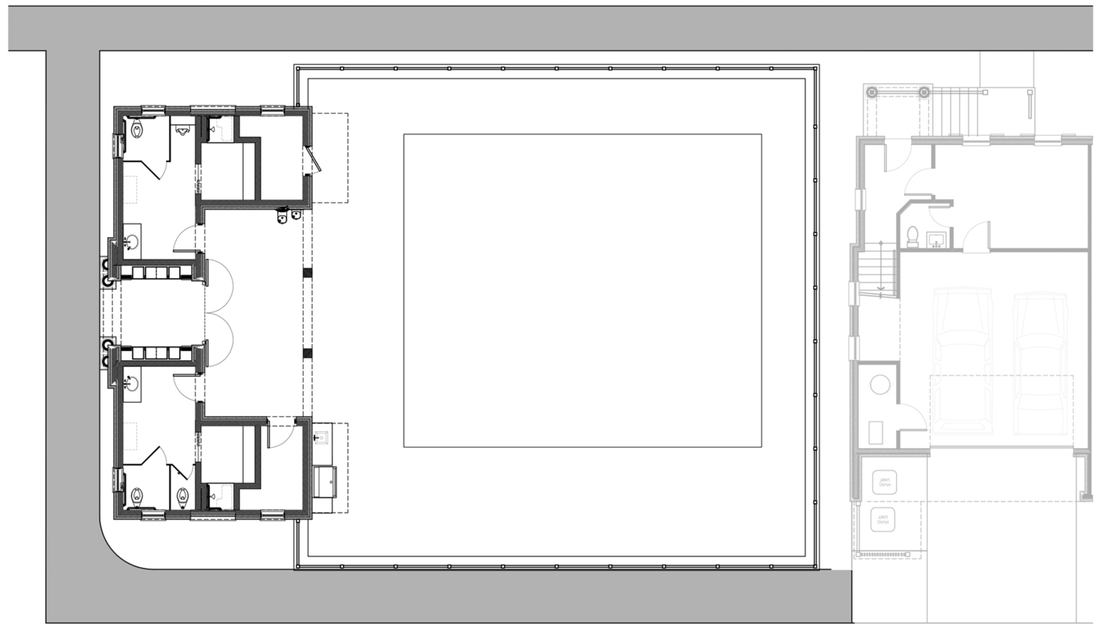
SEPTEMBER 1, 2022

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN

DRB-6



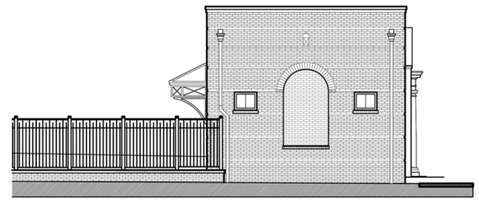
POOL PAVILION FLOOR PLAN

MATERIAL LEGEND

1 COPING (STONE/METAL)
2 ASPHALT SHINGLES ROOFING
3 SIDING
4 RECESSED BRICK PANEL
5 GUTTERS & DOWNSPOUT (DARK BRONZE)
6 WOOD PANEL (DARK BRONZE)
7 BRICK BAND
8 WOOD SHUTTER (DARK BRONZE)
9 BRICK ,LIMESTONE OR STUCCO
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13 UNIT ADDRESS
14 16'-0" GARAGE DOOR
15 GAS OR ELECTRICAL LANTERN



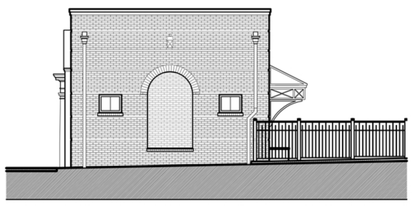
FRONT ELEVATION POOL PAVILION



RIGHT SIDE ELEVATION POOL PAVILION



REAR ELEVATION POOL PAVILION



LEFT SIDE ELEVATION POOL PAVILION

0 5 10 20 30 40 50 FEET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
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SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN

PROSPECTIVE PLANT MATERIAL

FASTIGATE CANOPY TREES



QUERCUS BICOLOR
Beacon® Swamp White Oak



CARPINUS BETULUS
Emerald Avenue®
European Hornbeam



QUERCUS ROBUR X BICOLOR
'LONG' PP12673
Regal Prince® Oak

CANOPY TREES



TAXODIUM DISTICHUM
'JFS-SGPN' (STANDARD)
Green Whisper® Baldcypress



QUERCUS LYRATA
'DAHLONEGA'
Green Spring™
Overcup Oak



QUERCUS BICOLOR
Swamp White Oak



QUERCUS NUTTALLII
Nuttall Oak



NYSSA SYLVATICA 'WILDFIRE'
Wildfire Tupelo



CLADRASTIS KENTUKEA
Yellowood

ORNAMENTAL TREES



AMELANCHIER ARBOREA
'AUTUMN BRILLIANCE'
(STANDARD)
Autumn Brilliance®
Serviceberry



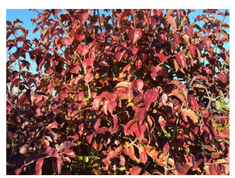
MAGNOLIA X
'BUTTERFLIES'
Butterflies Magnolia



LAGERSTROEMIA
'SARAH'S FAVORITE'
Sarah's Favorite
White Crapemyrtle



CARPINUS CAROLINIANA
'ORANGE CRUSH'
Orange Crush
American Hornbeam



VIBURNUM
PRUNIFOLIUM
Blackhaw Viburnum



PARROTIA PERSICA
'VANESSA'
Vanessa Ironwood

EVERGREEN SCREENING TREES



ILEX 'NELLIE R. STEVENS'
Nellie R. Stevens Holly



ILEX OPACA 'AIKEN RED'
Aiken Red American Holly



ILEX X 'RUTHOL1'
Emerald Colonnade® Holly



JUNIPERUS VIRGINIANA 'BRODIE'
Brodie Eastern Red Cedar

FOUNDATION PLANTS



DRYOPTERIS
ERYTHROSORA
'BRILLIANCE'
Brilliance Autumn Fern



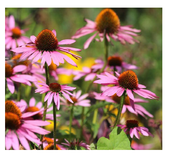
LIATRIS SPICATA 'KOBOLD'
Kobold Gayfeather



RUDBECKIA FULGIDA VAR.
SULLIVANTII
'GOLDSTURM'
Goldsturm Black-Eyed Susan



COREOPSIS GRANDIFLORA
'BABY SUN'
Baby Sun Coreopsis



ECHINACEA PURPUREA
'MAGNUS'
Magnus Purple Coneflower



DISTYLIUM 'PIIDIST-IV'
PP25984
Distylium Linebacker™



HYDRANGEA PANICULATA
'ILVOBO'
Bobo® Hardy Hydrangea



ILLICIUM PARVIFLORUM
'FLORIDA SUNSHINE'
Florida Sunshine
Illicium



PHYSOCARPUS
OPULIFOLIUS 'SMNPOTWG'
Tiny Wine®
Gold Ninebark

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE

SEPTEMBER 1, 2022

SOUTH OF WILLS PARK

ALPHARETTA, GEORGIA

HARRISON DESIGN