



DESIGN REVIEW BOARD NOVEMBER 18, 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 10.21.2022

VIII. PUBLIC HEARING

1. DRB220039 Parkway 400 Office Buildings 11740 Amber Park Dr review exterior elevations and landscape/site plan

2. DRB220048 Off Leash 142 South Main St review new construction

DEFERRED: This item has been deferred, and will not be heard during the November 18, 2022, DRB.

IX. ADJOURNMENT



Design Review Board Meeting October 21, 2022

Department of Community Development
ALPHARETTA City Hall | 2 Park Plaza
8:30 A.M.

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. WORKSHOP

Chairman Kramer called the workshop to order at 8:41 A.M.

Bret Schroeder, Zoning Enforcement Officer, provided a brief overview of each case on the agenda for October 21, 2022.

Chairman Kramer adjourned the workshop at 9:20 A.M. and called for a brief recess.

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:26 A.M.

III. ROLL CALL

Board Members Present:

- Richard Kramer (Chair)
- Pat Corkill
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Teresa Rhodes
- Tom LeCain- Attended as non-voting member

Staff Present:

- Bret Schroeder, Zoning Enforcement Officer
- Tracy Jackson, Planning + Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

- Bret Schroeder introduced new Planning + Zoning coordinator, Tracy Jackson.

VI. ITEMS FROM BOARD MEMBERS

VII. APPROVAL OF MEETING MINUTES

Board member Rocco offered a motion to approve the meeting minutes from September 16, 2022

VIII. PUBLIC HEARING

1. DRB220040 / South of Wills - Harrison Design / State Highway 9

Review Landscaping

- Board Member Palmer, Board Member Rocco, and Board Member Owens all recused themselves from this item because they were not present for the September 16, 2022, meeting where the item was originally heard.

Landscape was originally a conceptual plan at the time.

We have tried to put as many canopies in available spaces as possible

Ground covers, shrubs, and sod throughout the property

Frontage on Main Street- DOT has Main Street under construction right now

Survey is limited to basically specimen trees.

Design Review Board discussed the following:

- Question of why are we not landscaping on the street?
The DOT has built a five-foot wall in front of this project along highway 9. It will be seen from the road. It's in place of a guard rail.
- Question about power or electricity present? Yes, overhead power. We need to put in the motion that David Shostak needs to review.
- Question regarding where will the walls go? There's currently an eight-foot sidewalk that connects all the frontages, which is why there's no landscape shown there.
- From sidewalk to sidewalk, is the grade change about 15 feet? Yes.
Where is the A/C units? The applicant pointed on the site plan where the proposed locations for the units are. The items with the red dashed circles are proposed lighting.
- Question as to what the entrance will look like? The right of way is City of Roswell, and there is a sewer that runs through as well. It's a little limited as far as what can go there, once you come through the property line, there's a privacy gate and there will be sod on both sides. There will be some trees but limited because of the utilities there.
- Question regarding additional layered shrubs other than just using turf in this location.

- Question of any gates or columns being looked at in previous discussion?
Yes, comments were made at that time.

Public Comment:

- There were no public comments for this item
2. Board Member Corkill offered a motion on (DRB220040 / South of Wills - Harrison Design / State Highway 9) to defer the landscaping, based on comments, which include:
1. Landscape treatment through sanitary easements
 2. Opportunities to plant the tree save area
 3. Fencing for the individual units needs to be submitted and reviewed
 4. Site lighting fixtures and poles need to be submitted and reviewed
- Board member Rhodes seconded the motion

Board members continue discussion:

- Can we do a landscaping plan along Wills? I will need to discuss with the owners, and the fencing needs to be consulted with the architects.
- What's your fire access?
- Will this hold up an LDP? It can potentially.
- It sounds like the biggest unknowns were along the streets.
Is there a way to conceptually approve the landscaping but note that the applicant must come back for the specific areas?
As far as I know, Roswell has approved everything as shown
I'd rather have the fence move inside, dress up the entrance, and figure out what they're doing for fire access.

- ❖ Board member Corkill withdrew his original motion
 - Board member Rhodes withdrew her second to the original motion
 - The motion is no longer on the table
- ❖ Board member Corkill offered a motion to conceptually approve (DRB220040 / South of Wills - Harrison Design / State Highway 9) landscaping, with final approval by Staff, with the following:
 1. Fencing with the individual units shall be submitted and approved
 2. Landscape treatment through sanitary easements shall be reviewed and approved with the fence and columns landscaped externally towards Wills Road.
 3. Landscape along Main Street shall be reviewed for opportunities to plant along areas damaged by GDOT.

4. Fire access shall be reviewed and approved
5. There needs to be some type of landscape treatment outside of the fence.
 - Chairman Kramer seconded the motion
 - The motion was approved (4-0-3) with Board Member Palmer, Board Member Rocco, and Board Member Owens all recused from this item because they were not present for the September 16, 2022, meeting where the item was originally heard.

3. DRB220046 / Minnie Olivia / 10 Roswell St #120

Review Exterior Patio Coverings

Applicant Anthony came forward seeking approval to install igloos for winter months, these are not the exact igloos from last year they are designed a little better they are now 12 x 12.

Design Review Board discussed the following:

- How are they held down? They will be held down with longer sandbags than last year.
- Board members are requesting sandbags to be installed on inside of igloos
- Question of will there be heaters? yes portable heaters
- Question of igloos having heat, maintaining heat and if it gets to hot can the heat be removed? Yes, there are doors that can be opened.
- Questions of what kind of lighting will be provided? Applicant stated string lights will be added and powered by the utility poles with outlets.
- Question asked regarding menu being better displayed or better presentation? Yes
- Question on if the applicant will be able to purchase the igloos right away? Yes, just awaiting approval before purchasing.
- What will be the time frame of the igloos once the igloos are in place? Chairman Kramer suggested start in November and possible removing by March.

Public Comment:

- There were no public comments for this item
- ❖ Board member Rocco offered a motion to approve (DRB220046 / Minnie Olivia / 10 Roswell St #120) with applicant working with staff to improve or remove food sign on building.
- Board member Owens seconded the motion
 - The motion was approved Unanimously (7-0)

4. DRB220045 / Viva Chicken / 11760 Haynes Bridge Road

Review Patio Enclosure

Mike Materno came forward to present for owner of building and discuss the patio enclosure. This is an electronic enclosure with the valence hidden.

There will be beefed up 8-inch black tube columns, the actual patio is Weld to Colum with black matte paint to match.

Railing would be inside column/ glass would hide the railing; railing will be on the inside.

Design Review Board discussed the following:

- Question on Would they be adding outside landscaping boxes? No there is an existing landscaping strip outside around the building.
- Question of is the panel's motorized? Yes, they are tucked in once they rise.
- Discussion of trying to understand what landscape strip looks like and What was approved previous? There is not much more to approve we can work on something much more architectural than what we are seeing.
- What is the view coming in from the street? Applicant presents the layout of how the view looks from the street.
- How is the parking? There is a parking agreement with overflow parking.
- Chairman Kramer suggesting that they work with staff to get proper landscaping for perimeter of entrance.
- Question from board member Owen is it possible to create a metal framework or cabling system that would support an evergreen? Yes, I can go to the landlord and ask if they can step up the landscaping.

Public Comment:

- There were no public comments for this item

❖ Board member Rhodes offered a motion on (DRB220045 / Viva Chicken / 11760 Haynes Bridge Road) to approve the patio enclosure as presented today with consideration of reviewing the plan that was previously approved by staff.

- Vice-Chair Schwing seconded the motion
- The motion was approved Unanimously (7-0)

5. DRB220044 / SJ Market Holdings / 233 South Main Street

Review Color Selection

Applicant David came forward to discuss his color selections for the office building stating he just wants to freshen up the property with the approved opposing 3

colors.

Colors presented are Evening Shadow, Ice cube and grey shingle. Left side of building will be office, right side will be storage.

Design Review Board discussed the following:

- Question of is are there any awnings? No, we can discuss adding some.
- Question of can you add potted planters to the front? Yes, can you suggest some or where I can purchase them.
- Board members requesting building to be grey shingle and columns evening shadow. Sides and back will also be grey.
- Requesting awnings to be added over 2 doors, material should be metal (black) and add big potted planters.
- Applicant asking which planters are approved. Bret advised he will check to see what he can find.

Public Comment:

- There were no public comments for this item
- ❖ Board member offered a motion to approve (DRB220044 / SJ Market Holdings / 233 South Main Street) with paint colors presented today, with following conditions all of brick and sign band be painted in the grey shingle with trim being evening shadow, applicant will work with staff on awnings over the doors and large planters in front of building, windows will be appropriately tinted with window treatment such that no interior storage will be visible through the windows.
 - Board member Palmer seconded the motion
 - The motion was approved unanimously (7-0)

6. DRB220043 / Chipotle / 3900 Brookside Parkway

Review Color Selection, Exterior Modifications, Materials, and Signage

Asking approval to remodel the old Arby's building.

I Brought in samples of building colors; we also resubmitted a landscape plan.

Design Review Board discussed the following:

- Chairman Kramer asked that applicant walk us through the actual color changes.
- Tower will be darker color Brick
- material where Chipotle sign will be Etics finish
- Will the tower be torn down? No just building on top of it.
- What material is cross hatch? Etisc as well

- Chairman Kramer asked is there a sample of the film that will be on the windows? No
- Will you be able to see inside the windows? No, I am only able to provide information to the perimeter of.
- Applicant advised he can get sample of film that will be on the windows
- Is there any roof top equipment on the top of the buildings? Will you be able to see inside the windows? No, I am only able to provide information to the perimeter of.
- Applicant advised he can get sample of film that will be on the windows
- Will building lights be changed? Not sure, possible replacement.
- Landscape plan is to add new scrubs, adding plantings to the corner outside of the wall annual color
- Is it irrigated; can irrigation be added? It may already be irrigated outside the property line
- Can we add evergreen or evergreen flowering? We have a local landscaper doing all the work.
- There is also a dumpster enclosure, will we be doing anything with that? Yes, we are adding some screening in.
- What are the parking lot trees? We have a lot of existing trees There are willow oaks, but the ordinance dictates you cannot have more than 40 % of the same.
- Question of Is staff comfortable with looking at recommendations for the parking lot trees? Yes, we will speak with staff on recommendation.
- There is also a dumpster enclosure, will we be doing anything with that? Yes, we are adding some screening in.
- Question of front signage? There is a monument sign, where will the new one be? Applicant advised same location.

Public Comment:

- There were no public comments for this item

- ❖ Board member Motion to approve (DRB220043 / Chipotle / 3900 Brookside Parkway) the elevation and materials with following conditions, applicant will submit the details of the window film to staff for approval including which windows will have film and which windows won't have film. Applicant will submit the building light fixture to staff for final approval, the dumpster enclosure will be painted the darker building color and staff will approve and review the condition of the dumpster doors since we don't have a photo to see what that looks like.
 - Board member Rocco seconded the motion
 - The motion was approved unanimously (7-0)

- ❖ Board member Corkill offered a motion to approve landscaping but be approved by staff based on the following comments, corner landscaping shall be updated from what was submitted today based on our comments existing hollies should be reviewed with staff for viability or replacement internal trees shall also be reviewed, landscaping around the monument sign should be added and screening of dumpster enclosure.
 - Board member Owens seconded the motion
 - The motion was approved unanimously (7-0)

7. DRB220041 / IVT Windward Commons / 12850 Highway 9

Review Exterior Modifications, Color Selection, and Materials

Applicant Jason Price came forward advising based on the new proposal we will not be painting any brick. Brick columns in previous presentation are no longer painted

Paint samples:

P1-Lighter color

P5-Darker color

P3(Roof) Lighter Grey

P6-Green Color

P8-Blue

During the original presentation we were painting the entire brick, we are no longer planning to do that, I can go back to the design architect and discuss different colors if needed, we can work with staff in regard to benches, dumpsters, and lighting.

Design Review Board discussed the following:

- Question on will you be touching the asphalt? Shingles will stay the same.
- Are you taking all existing signage down? Yes, it depends on the sign
- One of our goals is to create separation and uniqueness
- P8-is the Blue under the hunting learning center is the cream color same as P1 columns will remain as brick.
- Do you have to get permission from Kroger? No but we like to work with them.
- During the original presentation we were painting the entire brick, we are no longer planning to do that.
- What are outside colors underneath the wall? We can leave it the same far as symmetry.
- Question of can you create a color that can complement the brick? Yes, we can discuss that

- In the proposed that building is painted, will the terracotta be used anywhere else? No
- Is it possible to stick to 2 colors? Yes, we can discuss
- Question in regard to color of trash cans, we are not sure of the actual colors, we are not 100 % sure but we will paint and get new trash cans.
- Will there be any benches changed around? No
- Question based on the wall, will there be any changes? No just paint to the building, that's probably a larger discussion.
- Where will P7 go? That is part of the original design.
- Can we discard P9? Yes
- Can we do Blue where the terracotta is? We are pretty flexible based on just doing improvements.

Public Comment:

- There were no public comments for this item
- ❖ Vice-Chair Schwing offered a motion to approve (DRB220041 / IVT Windward Commons / 12850 Highway 9) building paint colors as submitted today with the following changes portions of the building that were presented as P9 Terracotta and P6 Jadeite will be painted P8 instead.
 - Board member Palmer seconded the motion
 - The motion was unanimously approved (7-0)

IX. ADJOURNMENT

- ❖ Chairman Kramer adjourned meeting for lunch at 11:58 A.M.
- ❖ Chairman Kramer Reconvened meeting at 12:32 P.M

8. DRB220042 / Northwinds Summit Office Building / 2000 Summit Place

Review Color Selection, Materials, and New Construction

Applicant Sean Mc Clinton (Principal with Cooper Carry) 191 Peachtree Street, Atlanta, GA, joined with Jordan Crawford (Cooper Carry), Francis Land (Pep and Land enterprises), Scott Samuel (Haynes Gibson), and Chris Mutter (H4 landscaping) to present.

We are Here to present a new office space on 2000 Summit place, an 80,000 SqFt, 5 story building, right at the corner of summit place and Haynes bridge Rd.

Site Plan (Scott Samuel):

Traffic will come in off Haynes bridge road and enter the lobby on NE corner coming from the parking deck with surface parking down a private drive with parking underneath the building as well.

In regard to the utilities, we have step outs of water and sanitary on east corner, some underground storm drainage, some infiltration in the courtyard area gas service coming from off Haynes Bridge Rd and electrical service coming thru [infrastructure](#) line thru the project down by the alpha loop.

Far as the underground electrical power there is a transformer.

Grading wise there is a high point at the intersection the building itself and its ground floor will probably be 10-12 feet below the elevation at the intersection.

And will be close to on grade near the northwest area.

The bottom floor is close to the same restaurant elevation of the multifamily right across the street.

The rest of the storm water development is handled by the large existing pond. It handles most of the peak flow detentions, little bit of water quality, but most of the water filtration will be run off in the courtyard area.

Each phase of this development requires filtration of this parcel.

Notice of a transformer in a diagonal corner, emergency generator?

Generator is there and required for the elevators. They have been put behind the monument sign so that they don't stand out.

Design Review Board discussed the following:

- Question as to is there anywhere else this transformer can be placed? We tried to tuck it behind the sign as much as possible and we will add landscaping as well to block as much visibility by the public as we can.
- Question about what the future plan for the alpha loop filtration area? what is being proposed is a ramp system that will ramp downhill to a grade of the low 60's 18 feet down, the plan will also provide a walk downstairs to an accessible walk.
- Question of dumpster location? Are you sharing this dumpster with building 3000? **Yes**, with Barrel Roof, we were trying to get something closer to the building that is more accessible.
- Question of Is it possible to share with Fairfield Inn? They were a little hesitant due to the dumpster is on their actual property.

- Question of Can the dumpster go anywhere else not on the street? Due to access of location, not possible.
 - Question of can the building be moved? The more we push it up away to the four-way intersection, there may be concerned about the traffic in the intersection. If we shift forward it shifts the underground parking as well.
- We have explored adding the dumpster in an underground closure (Enviro Bin) it's just a smaller footprint, the concern is will Fulton County approve this. Concern of storm water and you must have a sanitary in the dumpster enclosure. When it's in a whole how do you separate it?

Applicant presented a picture of the underground dumpster approved by Fulton County.

- Question of Can the Dumpster go on the other side of the parking lot? It can but will be more visible to the public. We will try to come up with other ideas.

Landscape (Chris Mutter):

- Question regarding what color is the concrete? Grey, a grey additive, and a charcoal grey, the lighter will be the color of the loop, as far as Some of the material it is the same as Artificial turf.

The lighting that we are proposing to use is the current existing lighting.

- Yellow-Ball Alpha loop light that goes along the trail
- Blue-dots around property
- Red lights-are accent lighting fixture on the building

We have a detailed list of all evergreens, perennial and grasses that accent the lawn shape as well as evergreen behind the existing walls.

Design Review Board discussed the following:

- Question of is there an area of just mulch? No
- We have a concern from summit place looking into the sight where there is woolly grass that goes away in the summertime.
- There is a box a couple feet below the base bottom elevation of the wall, the wall would be screening folks away from Haynes Bridge east bound away from the light.
- Question of can we get something that's evergreen and does not go away? We would just continue the Asian Jasmine.
- Graphically there is a double line is that meant to be separated. No
- Just a subjective Observation- it appears the material could flow together geometrically. Looks like there is an 8-inch separation is that intentional? No, it's just the way the drawing shows.

- How well are we going to be able to hide the generator?
- There is an 8-foot wall, may not be able to find a spot to tuck it in to be more hidden. If we put on the back side of the building it will be exposed to the hotel & southwest corner.
- Is this natural gas or diesel? Its diesel, this would require an enclosure like a dumpster.
- What size are the nellies coming in at 10-12 feet height.
- You have landscape boulders around the building? Are they anywhere else in the development? Yes, there are some temporary ones, a bunch installed near the edge.
- Are they black or white? They are natural native boulders.
- Are you able to sit on them? Yes.

Building:

This is a 5-story building, the ground floor is the primary building lobby we will have a gated parking area, the intent is some for rent, some for tenants, handicap accessible and electrical car chargers. The balance of the real tenant uses is driven on Floors 2-5.

The view of the building will be looking towards downtown, we want the building to have a signature entrance while addressing that corner.

This building connects to the multi-family and has a mix of architectural precast (Samples were provided).

The precast has a thin masonry cladding that is formed into the panel before its erected, also use a series of window wall to provide the glazing of the upper wall of the building, that glass reaches floor to floor.

We also have punch windows on level 2.

at the top of the building, we are using form metal wall panels as we go from base middle as we are moving up the facility.

This building has a mechanical penthouse on the roof to conceal and a screen wall around the perimeter that captures the fire stairs.

We are using a mix of panels that slices down vertically to give more enfaces to the building.

Design Review Board discussed the following:

- Question of material being used on the building. Let's look at each material as we work up the building
 1. Ground level building lobby-cladding brick and metal panel infield (Sample provided)
 2. The balance of the base of the building is the architect precast.

3. The curtain walls span from floor to floor and a horizontal metal with a stand Vol glass unit.

The reflection of the glass comes off as more of a reflection

There is a horizontal fin added to break up the façade.

And we also have a horizontal awning directly over the windows in the lobby over the pedestrian alcove across from the outdoor patio area with a metal panel finish.

- Question of Are there any different materials around the building? No
We are in the eco district they use earth tones as well as greys and neutrals.
- Question of how can we soften or lighten the building? It's coming across very dark.

Regarding the transparency and reflectiveness, it states" the window transparency must be higher than 70 % with reflectiveness of less than 15%. Chairman Kramer stating that he wants to go more neutral and lighten up building, if possible, this feels a little more contemporary.

We will look at the color selections and see what we can do to make some changes.

When you look at the four sides of the building this is the side that lacks, glass and the finishes that the other 3 sides have.

Applicant states the only other option would be to essentially introduce false windows.

- Question of how does the elements that you are using tie to the echo district? Looks like you have turned the back to city hall. We feel like the introduction and the base of the building is brought together from what was asked, a lot of the imagery provided is smaller scaled.

I feel that in future building will be bigger and will have to come to DRB in the future as well.

Brief discussion with Board members on material being used for building in regard to colors.

Public Comment:

- There were no public comments for this item

❖ Vice-Chair Schwing offered a motion to approve site plan (DRB220042 / Northwinds Summit Office Building / 2000 Summit Place) as presented with the exception of the dumpster enclosure, applicant to come back with a different solution and dumpster location.

- Board Member Owens seconded the motion
- The motion was approved (6-0-1, as Board Member Rhodes was not present stepped away during this motion).

- Board Member Corkill offered a motion on (DRB220042 / Northwinds Summit Office Building / 2000 Summit Place) on landscaping approved as submitted today with conditions that the utility area and transformer generator area is better screened as discussed as well as plant material be changed out in particular with seasonal evergreen.
 - Board Member Palmer Seconded the motion
 - The motion was Approved (7-0) unanimously
- Vice-Chair Schwing offered a motion to approve site plan (DRB220042 / Northwinds Summit Office Building / 2000 Summit Place) motion to defer the elevation of materials.
 - Board Member Palmer Seconded the motion
 - The motion was approved unanimously (7-0)

9. DRB220037 / Taco Bell / 106 South Main Street

Applicant Steven Jones, joined with Amy Rice (Via Zoom) came forward to discuss issue of materials that they are unable to be sourced for original approved brick. At this time, we have no way of knowing when we will get the approved brick, our temporary permit TCO expires 11-20-2022.

There was some miscommunication on construction everything will now be build based on the current elevations, we can make everything fit and work everywhere else, but we are unable to match the material.

Applicant is wanting to use smearing on the building in place of approved brick due to no delivery date of material.

Design Review Board discussed the following:

- Question of what if we extend the TCO 90 days to Mid-February, in order to give them time to get the specifics on when we could get the material and or time to work with the brick company.
- Applicant is wanting to use smearing, maybe more Nichiha some kind of green to break it up, smearing of heavy white or smearing of grey.
- If this is a Nichiha issue what is the time frame on the Nichiha.
- Is anyone in favor of the German smear? No
- We will extend the TCO once providing more days and time to figure out Nichiha supply.
- Is there a way below the Nichiha to hide the existing brick with something else without smearing the rest of the building?
- We want them to explore obtaining more brick or figure out what to explore using the Nichiha, Is the applicant consenting to this direction that we are looking at? Yes.
- We will look into revised renderings or something more creative with additional Nichiha

Public Comment:

- There were no public comments for this item

- ❖ Board member Palmer offered a motion to defer application
 - Board member Owens second to the motion
 - The motion was approved (6-0-1 with board member Rocco left the meeting before the motion was read)

X. ADJOURNMENT

- ❖ Chairman Kramer adjourned the meeting at 2:35 P.M.

Respectfully Submitted by

Tracy Jackson

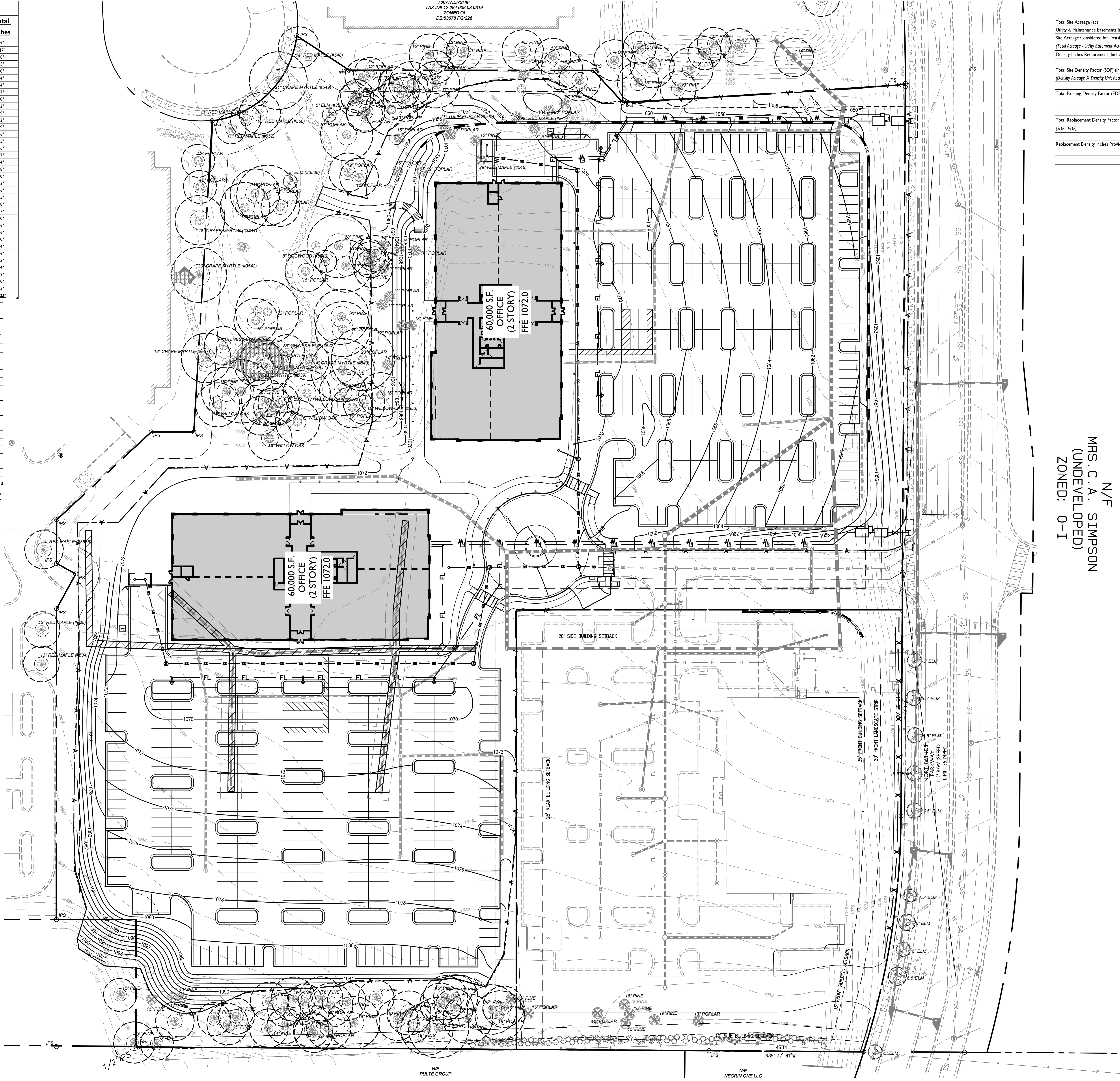
Tracy Jackson

Trees to Remain				
Qty	Tag #	Tree	DBH	Total Inches
3		Pine	12"	36"
9		Pine	13"	117"
7		Pine	14"	98"
5		Pine	15"	75"
2		Pine	16"	80"
2		Pine	17"	34"
3		Pine	18"	54"
3		Pine	19"	57"
1		Pine	20"	20"
1		Pine	22"	22"
3		Pine	23"	69"
4		Poplar	12"	72"
3		Poplar	13"	39"
4		Poplar	14"	56"
3		Poplar	15"	45"
6		Poplar	16"	96"
1		Poplar	17"	17"
3		Poplar	18"	54"
2		Poplar	19"	38"
1		Poplar	20"	20"
1		Poplar	22"	22"
2		Poplar	23"	46"
1	3537	Oak	15"	15"
2		Oak	16"	48"
1		Oak	17"	17"
2	3538, 3539	Elm	8"	16"
1	3540	Dogwood	8"	16"
2	539, 543	Crape Myrtle	14"	56"
1	540	Crape Myrtle	15"	30"
1	541	Crape Myrtle	17"	34"
1	537	Crape Myrtle	18"	36"
1	542	Chinese Elm	13"	13"
1	3536	Chinese Elm	14"	14"
2	531, 552	Maple	11"	22"
1	548	Maple	15"	30"
1	550	Maple	15"	15"
Total Inches to Remain			1932"	

Trees to be Removed				
Qty	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
Total Specimen Trees to be Removed				

NO SPECIMEN TREES ARE PROPOSED TO BE REMOVED

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



N/F
MRS. C. A. SIMPSON
(UNDEVELOPED)
ZONED: 0-1

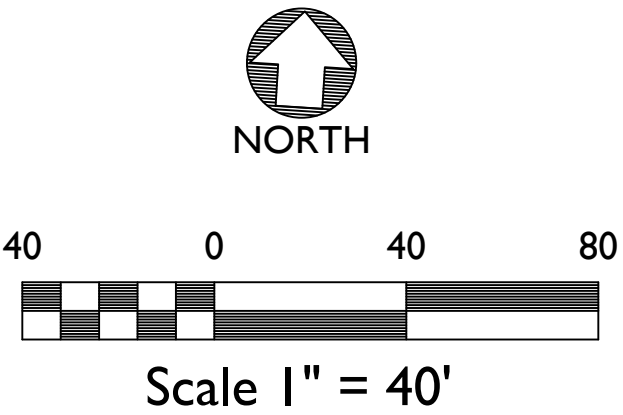
Tree Density Calculations	
Total Site Acreage (ac)	11.93
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	11.93
Total Acreage - Utility Easement Acreage	130
Density Inches Requirement (Inches/Acre)	
Total Site Density Factor (SDF) (Inches)	1550.9"
(Density Acreage X Density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

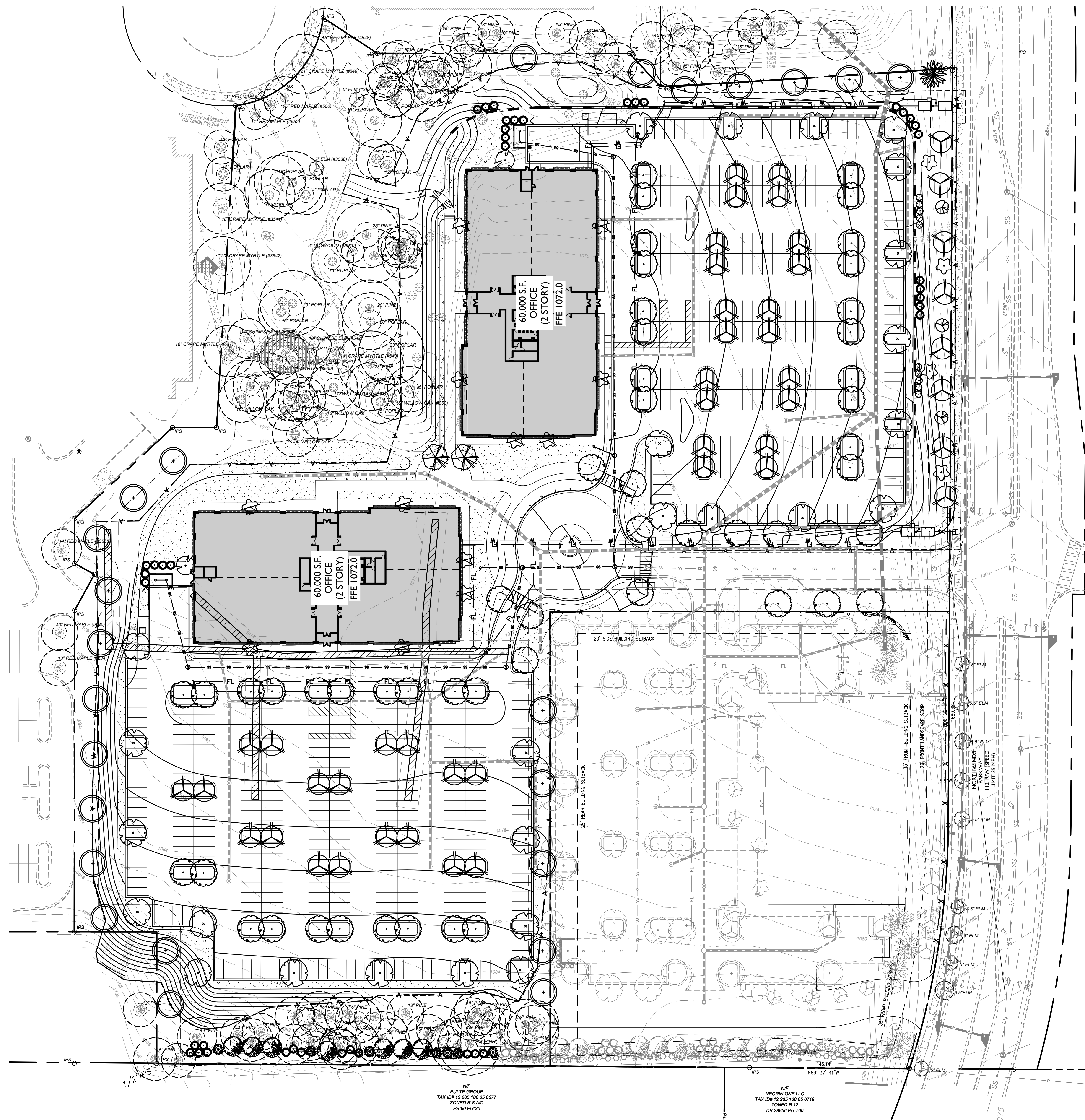
TREE PROTECTION & REPLACEMENT KEY

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

- CITY OF ALPHARETTA TREE SAVE NOTES**
- 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.
 - 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.
 - THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH MIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
 - INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TREEMING.
 - ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
 - ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
 - ALL ROOTS ENCOUNTERED 1/2' OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
 - IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
 - ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

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Replacement Trees						
Density Replacement Qty	Botanical Name	Common Name	Min. Size	Total Density Inches (29.89 Inches Required)	% Of Total*	Overstory**
26	Ulmus americana 'Princeton'	Princeton American Elm	3" Cal	78.0"	12.7%	12.7%
10	Quercus shumardii (Landscape Strip Trees)	Shumard Oak	4" Cal	40.0"	4.9%	4.9%
43	Quercus shumardii	Shumard Oak	3" Cal	129.0"	21.1%	21.1%
24	Quercus phellos	Willow Oak	4" Cal	96.0"	11.8%	11.8%
2	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal	4.0"	1.0%	1.0%
2	Acer boergerianum	Trident Maple	2" Cal	4.0"	1.0%	1.0%
9	Nyssa sylvatica (Landscape Strip Trees)	Black Gum	4" Cal	36.0"	4.4%	4.4%
38	Nyssa sylvatica	Black Gum	3" Cal	114.0"	18.6%	18.6%
1	Cedrus deodora	Deodar Cedar	4" Cal	4.0"	0.5%	0.5%
7	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2" Cal	14.0"	3.4%	3.4%
7	Thuja (standishii 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	Viburnum acerifolium	Chaste Tree	2" Cal	6.0"	1.5%	
28	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6" Ht.		13.7%	
204		Total Tree Inches Replaced		533.0"	100.0%	78.4%
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS						
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES						
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA/PEDMONT						

SUPPLEMENTAL BUFFER TREES TO BE FIELD ADJUSTED BASED ON EXISTING CONDITIONS.

SUPPLEMENTAL BUFFER TREES TO BE CONNECTED TO SITE IRRIGATION SYSTEM

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

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
	GREEN GIANT ARBORVITAE
	NELLIE R. STEVENS HOLLY

N/F
MRS. C. A. SIMPSON
(UNDEVELOPED)
ZONED: 0-1

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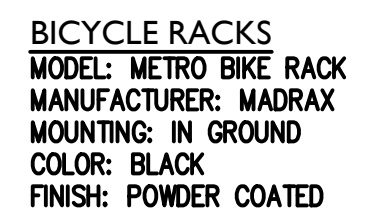
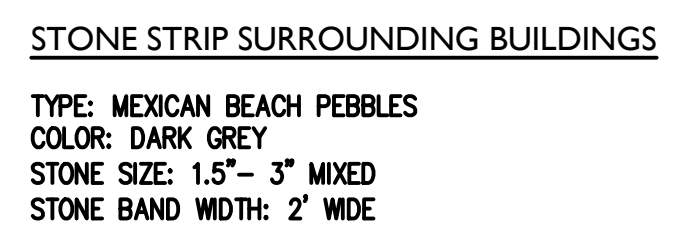
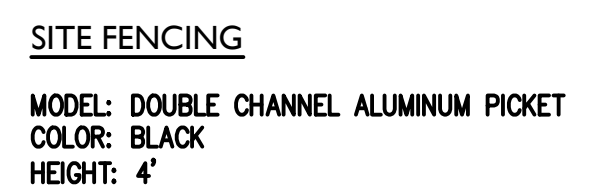
NORTH

Scale 1" = 40'

Ornamental Plant List						
Qnty	Botanical Name	Common Name	Min. Size	Spacing	Specifications	
Ornamental Trees						
51	<i>Prunus caroliniana</i>	Laurel Cherry	7 Gal	As Shown	Free of Pests and Disease	
737	<i>Lagerströmia indica 'Catawba'</i>	Catawba Crane Myrtle	2" Gal	As Shown	Free of Pests and Disease	
97	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	4 1/2 H	As Shown	Free of Pests and Disease	
Shrubs						
665	<i>Ligustrum japonicum 'Recurvifolium'</i>	Recurve Waxleaf Ligustrum	2 HT	As Shown	Free of Pests and Disease	
10	<i>Ornithanthus fragrans</i>	Fragrant Tea Olive	2 HT	As Shown	Free of Pests and Disease	
232	<i>Loropetalum chinensis 'Ruby'</i>	Ruby Fringe Flower	2 HT	As Shown	Free of Pests and Disease	
317	<i>Daylily 'Vintage jade' (Landscape Strp - Northwind ploy)</i>	Vintage jade Daylily	2 HT	As Shown	Free of Pests and Disease	
128	<i>Daylily 'Vintage jade'</i>	Vintage jade Daylily	3 Gal	As Shown	Free of Pests and Disease	
312	<i>Loropetalum chinensis 'Suzanne'</i>	Suzanne Fringe Flower	2 HT	As Shown	Free of Pests and Disease	
19	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	7 Gal	As Shown	Free of Pests and Disease	
31	<i>Hydrangea macrophylla</i>	Garden Hydrangea	3 Gal	As Shown	Free of Pests and Disease	
8	<i>Ilex crenata 'Sky Pearl'</i>	Sky Pearl Holly	7 Gal	As Shown	Free of Pests and Disease	
28	<i>Spirea alibaba</i>	Japanese Spirea	3 Gal	As Shown	Free of Pests and Disease	
398	<i>Ilex crenata 'Hoogendorn'</i>	Hoogendorn Japanese Holly	1 Gal	As Shown	Free of Pests and Disease	
86	<i>Abelia x grandiflora 'Kaledioscopi'</i>	Kaledioscopia Abelia	1 Gal	As Shown	Free of Pests and Disease	
59	<i>Rosa x 'Radiko'</i>	Double Knock Out Rose	3 Gal	As Shown	Free of Pests and Disease	
Ferns/Grasses						
115	<i>Calamagrostis x acutiflora 'Carl Foerster'</i>	Foerster's Feather Reed Grass	1 Gal	As Shown	Free of Pests and Disease	
227	<i>Macarthurus tenax 'Morning Light'</i>	Morning Light Maiden Grass	3 Gal	As Shown	Free of Pests and Disease	
293	<i>Muhlenbergia capillaris</i>	Peak Muhly Grass	1 Gal	As Shown	Free of Pests and Disease	
Perennial/Groundcover						
1690	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	4" Pot	16" OC x 18" Stag. Rows	Free of Pests and Disease	
737	<i>Hemerocallis x 'Sally du Ovi'</i>	Sally Du Ovi Dwarf Daylily	1 Gal	16" OC x 18" Stag. Rows	Free of Pests and Disease	
182	<i>Hemerocallis x 'Ruby Spide'</i>	Ruby Spide' Daylily	1 Gal	24" OC x 24" Stag. Rows	Free of Pests and Disease	
467	<i>Phlox subulata 'Emerald Blue'</i>	Emerald Blue Creeping Phlox	1 Gal	24" OC x 24" Stag. Rows	Free of Pests and Disease	
82	<i>Gaura lindheimeri</i>	Whirling Butterflies Gaura	1 Gal	24" OC x 24" Stag. Rows	Free of Pests and Disease	
234	<i>Rosa x 'Meteorfall'</i>	White Crift Rose	1 Gal	36" OC x 36" Stag. Rows	Free of Pests and Disease	
67	<i>Jasminum nudiflorum</i>	Winter Jasmine	1 Gal	36" OC x 36" Stag. Rows	Free of Pests and Disease	
241	<i>Paricium virginum 'Sheenadoh'</i>	Sheenadoh Switch Grass	1 Gal	36" OC x 36" Stag. Rows	Free of Pests and Disease	
378	<i>Hesperis matrona</i>	Shrubby St. John's Wort	1 Gal	24" OC x 24" Stag. Rows	Free of Pests and Disease	
179	<i>Iris sempervirens 'Little Gem'</i>	Little Gem Candytuft	1 Gal	24" OC x 24" Stag. Rows	Free of Pests and Disease	
248	<i>Loropetalum chinensis 'PaceX' PP#18,411</i>	Purple Pixie Loropetalum	1 Gal	24" OC x 24" Stag. Rows	Free of Pests and Disease	
295	<i>Echinacea purpurea / Rudbeckia fulgida 'Goldstarr'</i>	Purple Coneflower & Black Eyed Susan Mix	1 Gal	24" OC x 24" Stag. Rows	Free of Pests and Disease	
285	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag. Rows	Free of Pests and Disease	
12	<i>Gelsemium sempervirens</i>	Caroline's jessamine	1 Gal	As Shown	Free of Pests and Disease	
241	<i>Landscape River Stone - Mexican Beach Pebbles</i>	Landscape River Stone - Mexican Beach Pebbles	2" Width stone strip with metal edging and landscape fabric lining			
2	<i>Timothy 419 Bermuda sod</i>	Timothy 419 Bermuda sod	Free of Pests and Disease			
180	<i>Mulch/Piezestraw</i>	Mulch/Piezestraw	Min 4" Depth. Free of Pests and Disease			

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

	CATNIP CRANE MYRTLE		DOG BIL
	OSMANTHUS		STELLA
	CHERRY LAUREL		RUBY
	EMERALD GREEN ARBOREVITAE		PURPLE
	LOUSTRUM RECDINE		SEASIDE
	RUBY PRINCE FLOWER		WHITE
	VINTAGE JADE DISTYLIUM		WHITE
	SEASIDE PRINCE FLOWER		WHITE
	ORCHARD HYDRANGEA		WINTER
	GARDEN HYDRANGEA		ST. JAMES
	SKY PEGGY HOLLY		EVERGREEN
	MOONSHED HOLLY		PURPLE
	KADECOGARD HOLLY		STELLA
	ARWENIA WHITE SPIREA		EVERGREEN
	DR. HOOKWOOD ROSE		PURPLE
	FOERSTEDT'S NEED GRASS		STELLA
	MADON GRASS		EVERGREEN
	PINK MAINT GRASS		PURPLE
	CAROLINA JESSAMINE (AT TOP OF WALL)		STELLA



Scale 1" = 40'

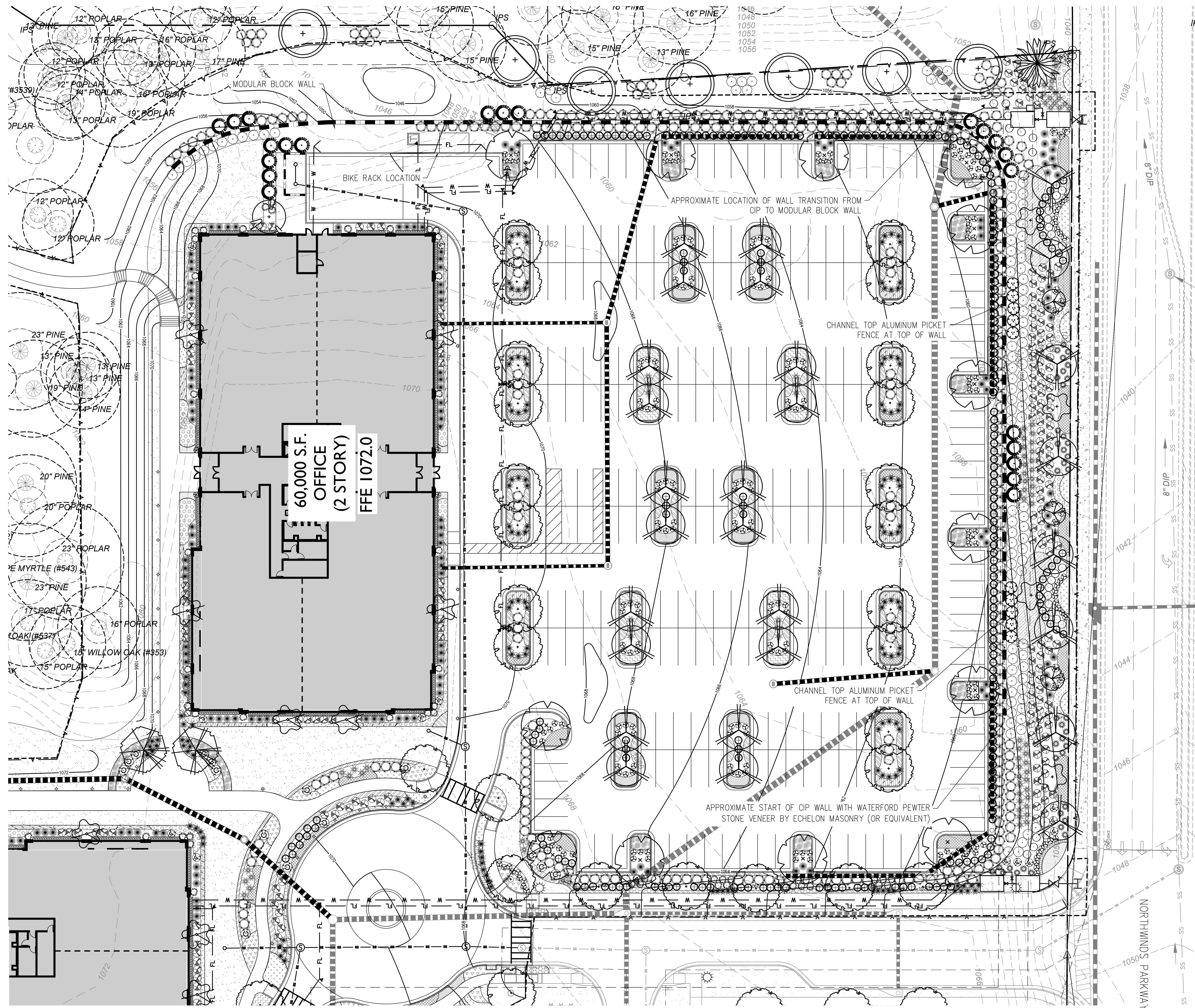


NELSON



PARKWAY 400 OFFICE BUILDINGS

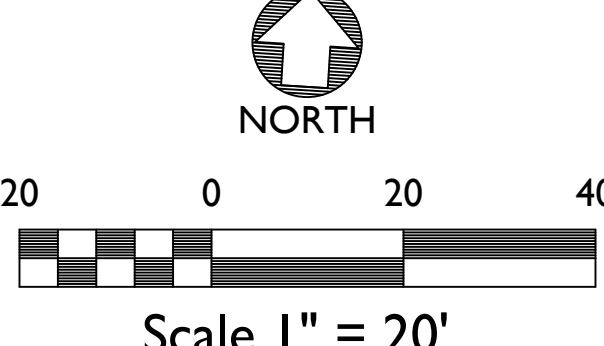




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	CHASTE TREE
	GREEN GIANT ARBORVITAE
	NELLIE R. STEVENS HOLLY

SHRUB & GROUNDCOVER KEY	
	CATAMBA GRAPE MYRTLE
	OSMANthus
	CHERRY LAUREL
	EMERALD GREEN ARBORVITAE
	LIGUSTRUM RECTUM
	RUBY FRINGE FLOWER
	VINTAGE JADE DISTYLUM
	SUZANNE FRINGE FLOWER
	OAKLEAF HYDRANGEA
	GARDEN HYDRANGEA
	SKY PENCK HOLLY
	HOODED HOLLY
	KALEIDOSCOPE ABELIA
	JAPANESE WHITE SPIREA
	DBL KNOCKOUT ROSE
	FOSTER'S REED GRASS
	MAIDEN GRASS
	PINK MUHLY GRASS
	CAROLINA JESSAMINE (AT TOP OF WALL)
	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 PINE LYCOPodium
	TURFWAY 419 SOD

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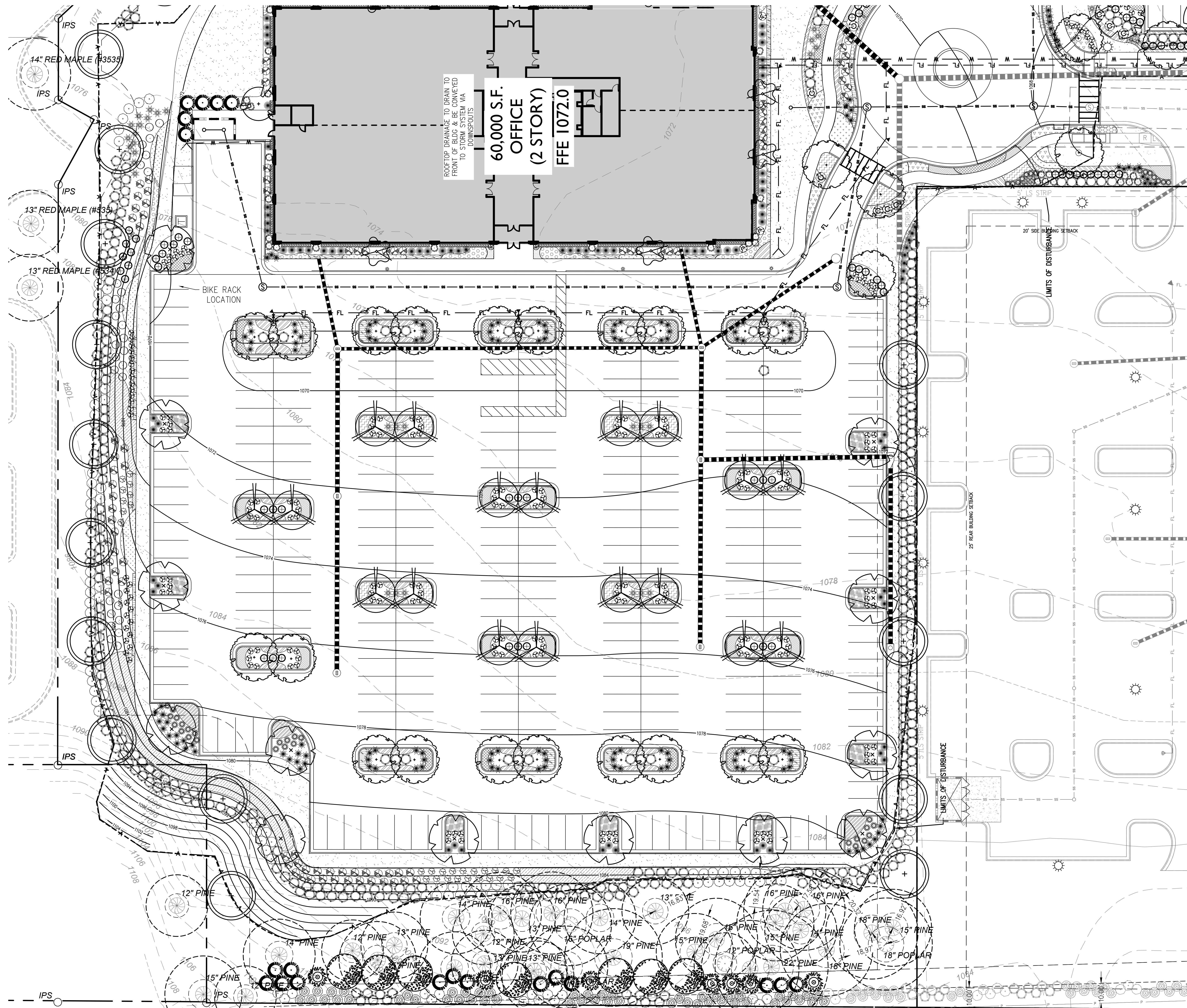
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PARKWAY 400 OFFICE BUILDINGS
ALPHARETTA, GA



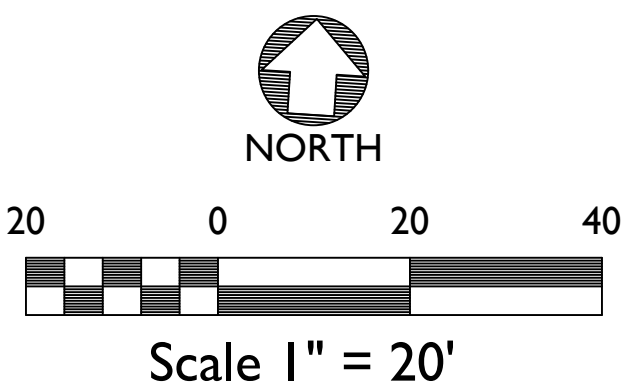
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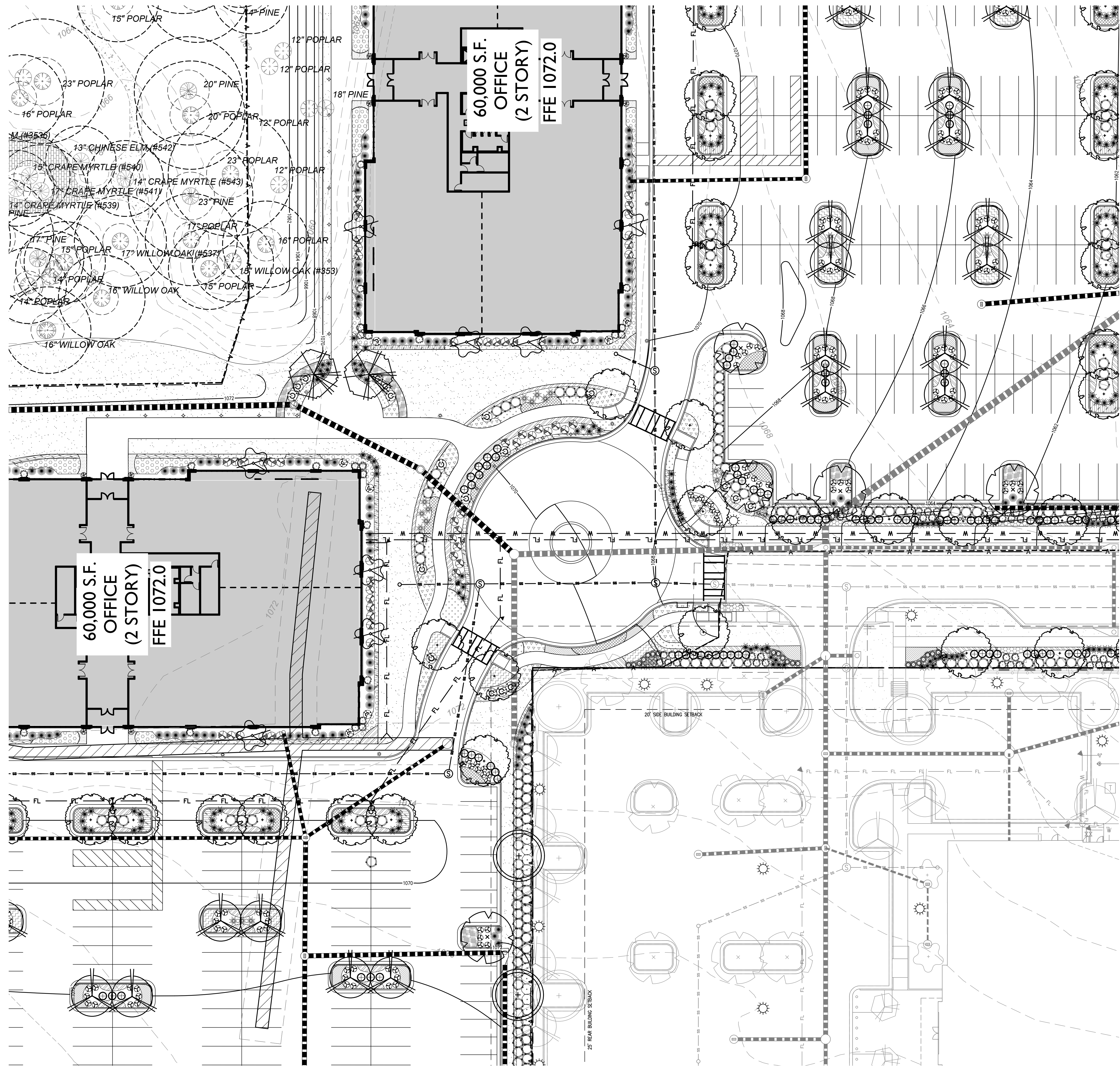
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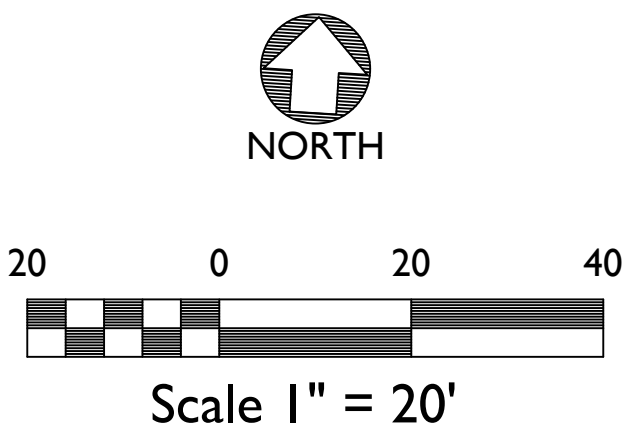
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1 NOVEMBER 2022

CITY OF ALPHARETTA LANDSCAPE NOTES

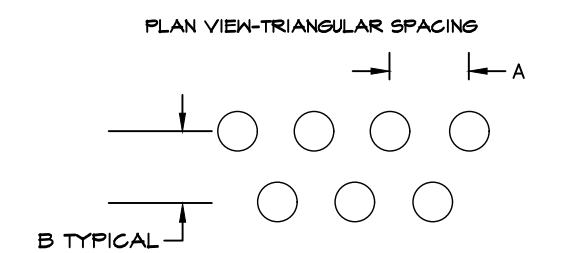
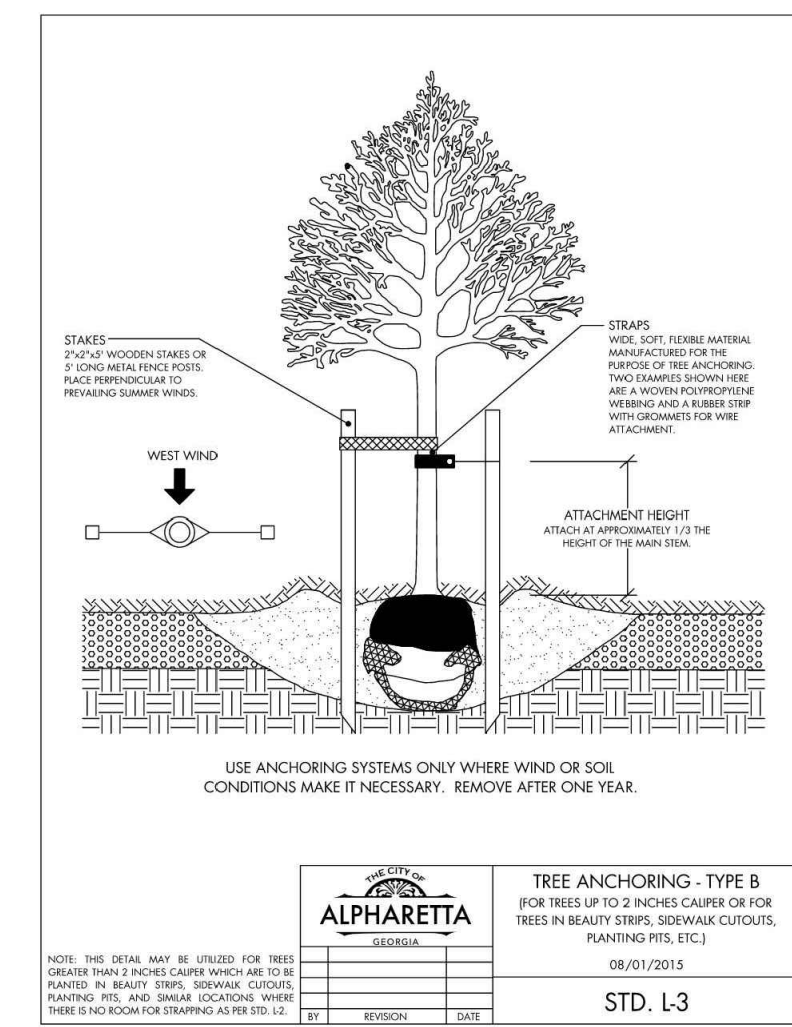
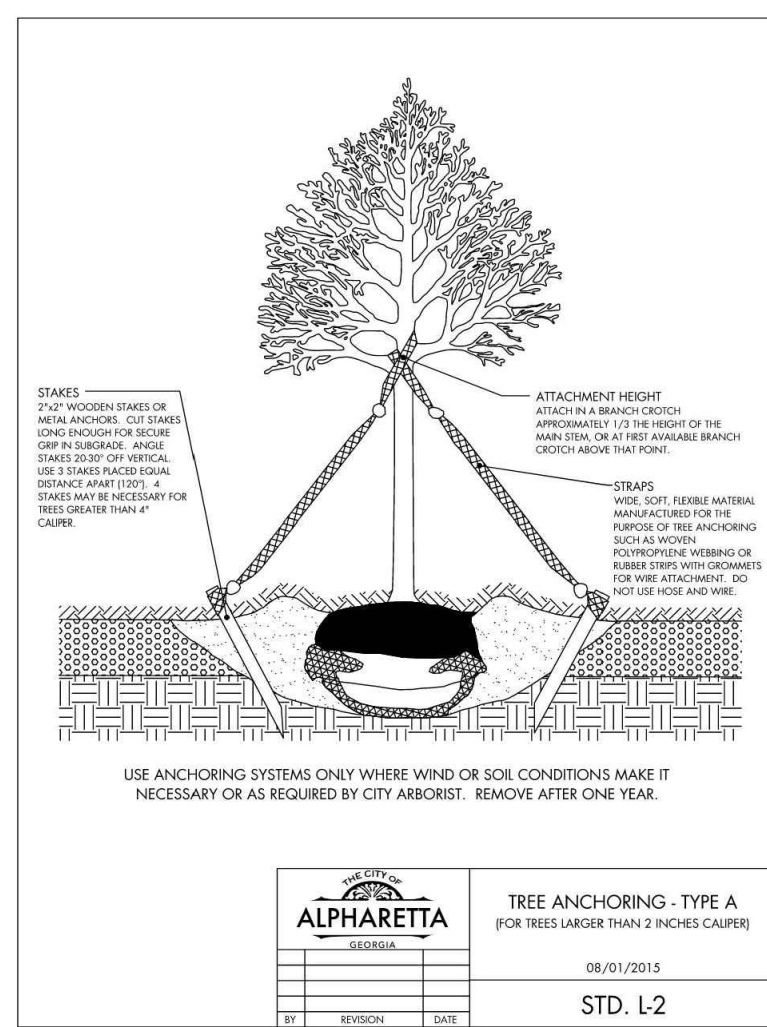
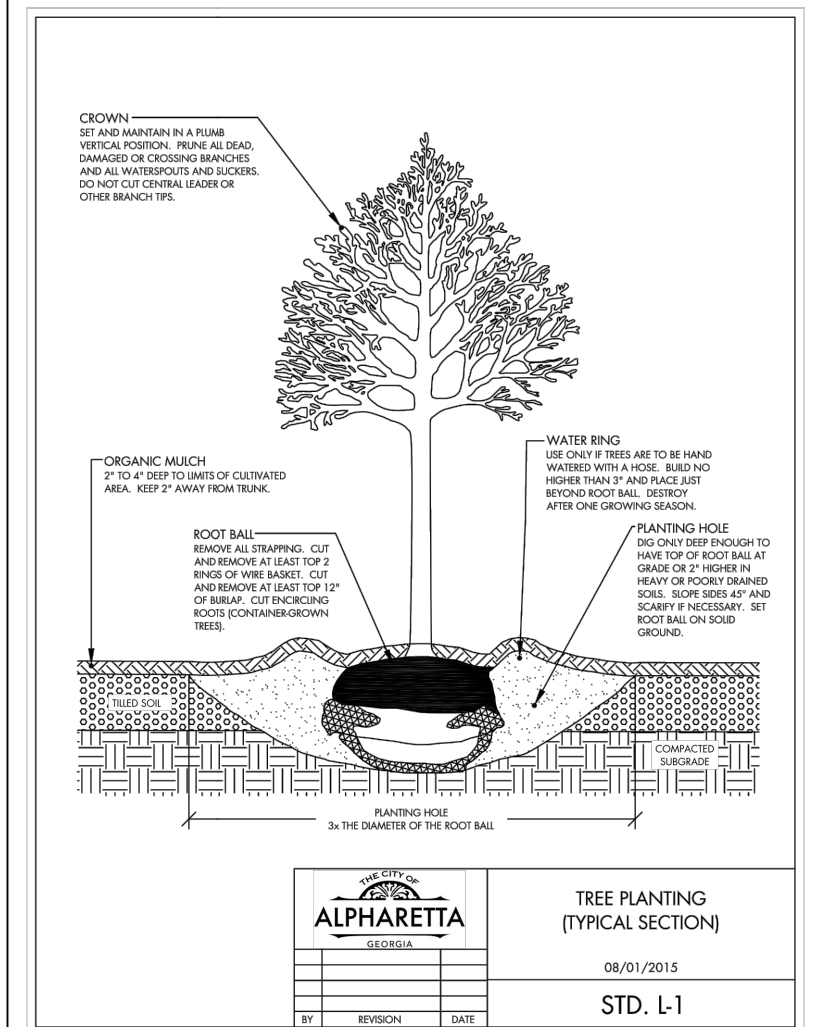
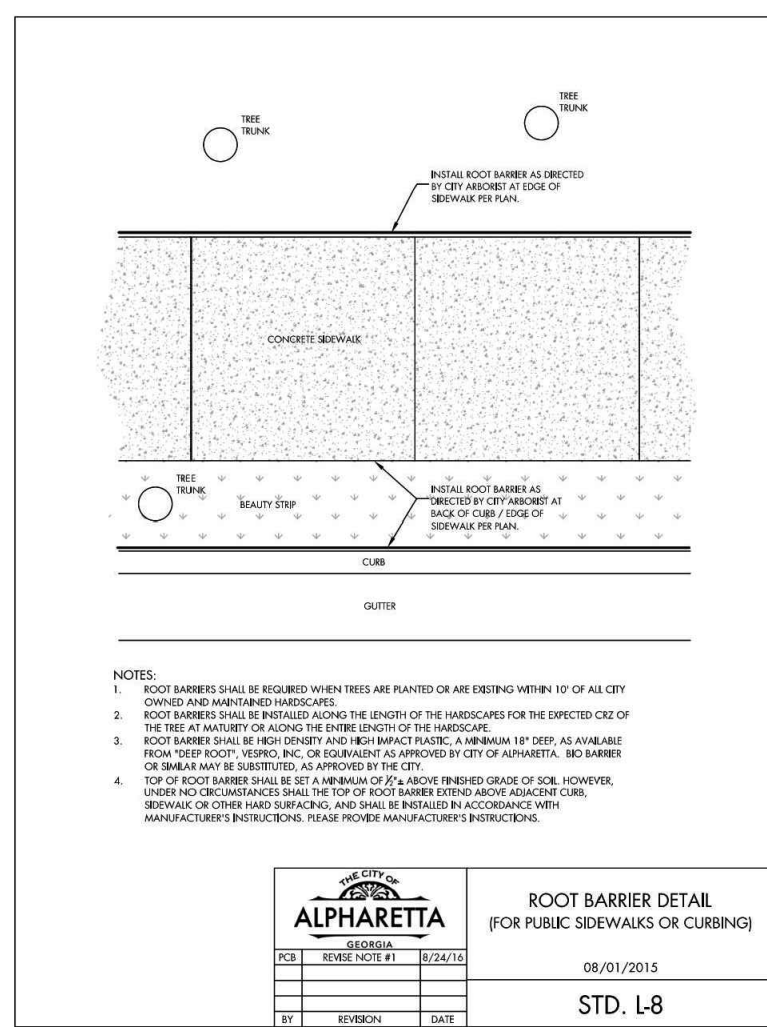
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A STOP - WORK ORDER AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROVIDED TO THE CITY ARBORIST. INFORMATION THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE CITY ARBORIST.
4. 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.
5. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES. MULCH SHALL BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS OR SHREDDED BARK. PLASTICS OR SIMILAR SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. MULCH SHALL BE APPLIED TO THE STREET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER HORN SHOWN WILL NOT BE ACCCEPTED, I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND MUST BE SUFFICIENT FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCING ALLOWED IN TREE SAVED AREAS - INCLUDING PLANTATION.
14. TREE DRAINAGE TESTING IS REQUIRED WHEN TREES ARE IRRIGATED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL GRADE SHALL BE MAINTAINED TO BE LESS THAN 100% WITHIN A PERIOD OF 12 HOURS. USE AN AUGER TO DRILL A 10" HOLE DOWN TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER WITH DRAINAGE GRAVEL AND COVER WITH A 2" G. S. SEPARATOR. REST OF PIT 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 PROVIDED PRIOR TO THE CITY ARBORIST'S NEXT VISIT. A REPORT BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR NO PLANTING. WHERE THERE IS NO PLANTING, THE CITY ARBORIST WILL HAVE ONE YEAR IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL EROSION CONTROL DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF ALL TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY ARBORIST'S PLANTING CONSTRUCTION MEETING PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (787) 279-6200 FOR INFORMATION AND TO RESERVE A SPOT.

GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL PROVIDE ADEQUATE WARNING TO UTILITIES IN THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREES, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW.
3. ALL PLANTS ARE CHARGED TO THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON PLANS. THE LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED. ALL PLANTS SHALL BE LAID TO REST ON THE BED OF THE BED. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
5. PLANTING BED LINES, TREES, SHRUB, GROUNDCOVER, & SEASONAL ANNUALS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS. O. C. = ON CENTER, & S.S. = SPACE AS SPECIFIED.
7. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPED (B&B) AS INDICATED IN THE PLANT LIST.
8. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. PLANTS MAY BE REPLACED AFTER INSTALLATION. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
10. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND COVERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
11. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM FOR A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBS, ANNUALS, PERENNIALS, & GROUND COVERS). THE WORK IS ACCOUNTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
12. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
13. 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 BE RESPONSIBLE TO MAKE REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
14. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WEEDING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
15. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
16. NEW PLANTING SHALL BE PLANTED TO THE DEPTHS OF ALL TREES IN LEAF SHALL BE INSTALLED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO ACCLIMATION.
17. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFLATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT SPECIFICATION CONDITIONS.
18. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
19. ALL PLANTING SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

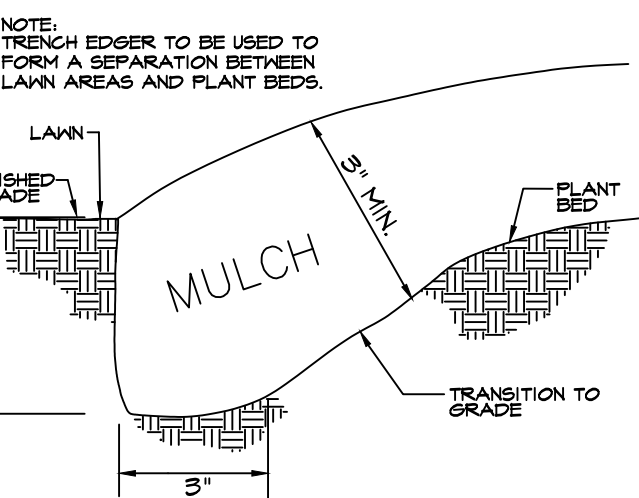
MULCHING NOTE

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



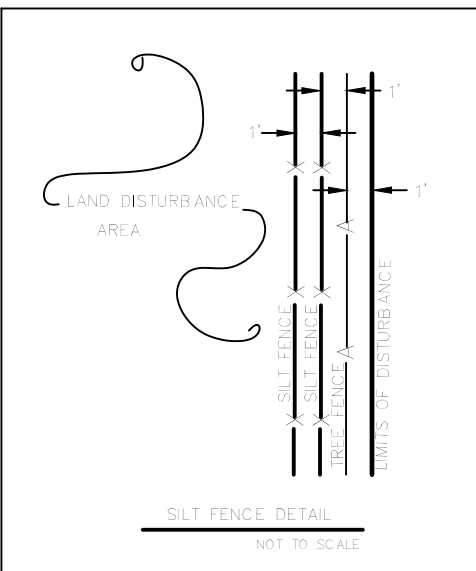
TRIANGULAR SPACING			RECTILINEAR SPACING		
		NO./SF			NO./SF
6" OC	5.2"	4.61	4" OC	5.46"	3.2
8" OC	6.93"	2.60	6" OC	5.20"	4.0
10" OC	8.66"	1.66	8" OC	6.93"	2.25
12" OC	10.4"	1.18	10" OC	7.78"	1.78
15" OC	12.9"	0.74	12" OC	10.66"	1.44
18" OC	15.4"	0.51	15" OC	10.4"	1.0
21" OC	17.9"	0.24	18" OC	11.05"	0.84
24" OC	2.18'	0.14	24" OC	13.8"	0.56

GROUND COVER DETAIL
NOT TO SCALE



TRENCH EDGER DETAIL

NOT TO SCALE

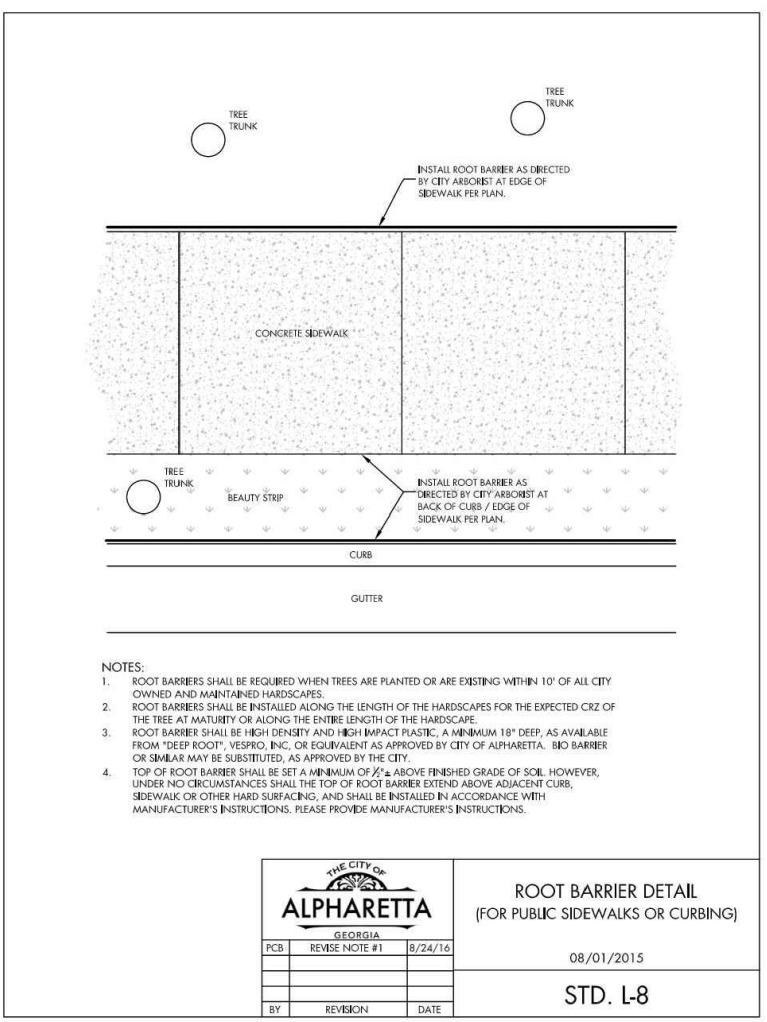
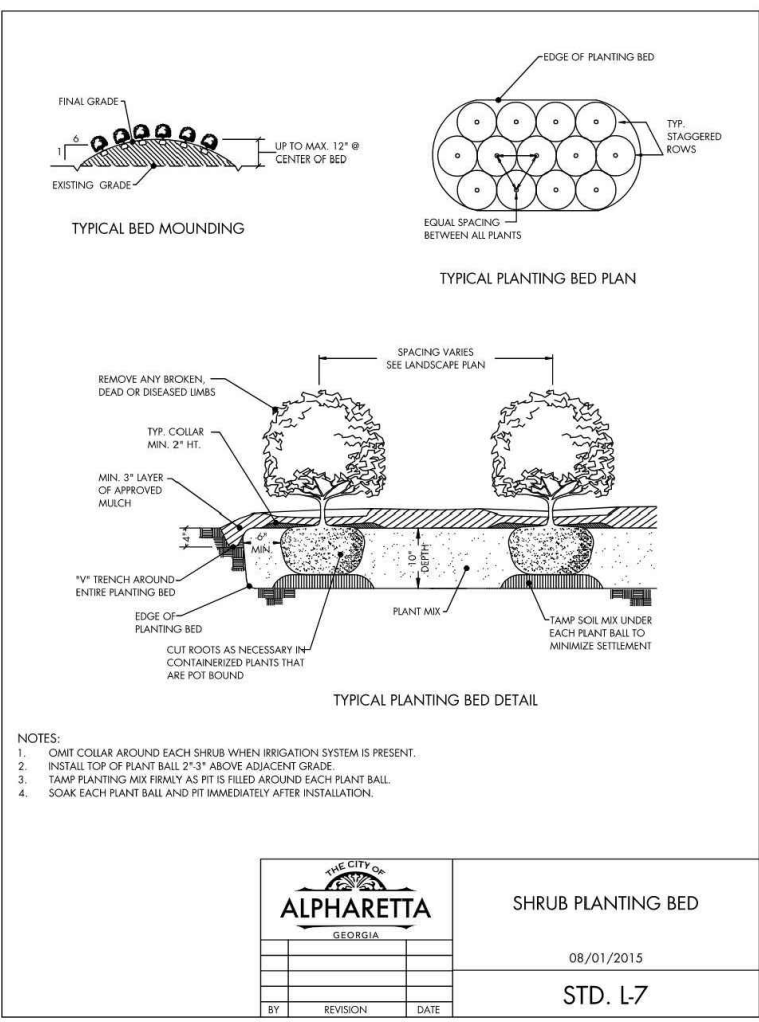
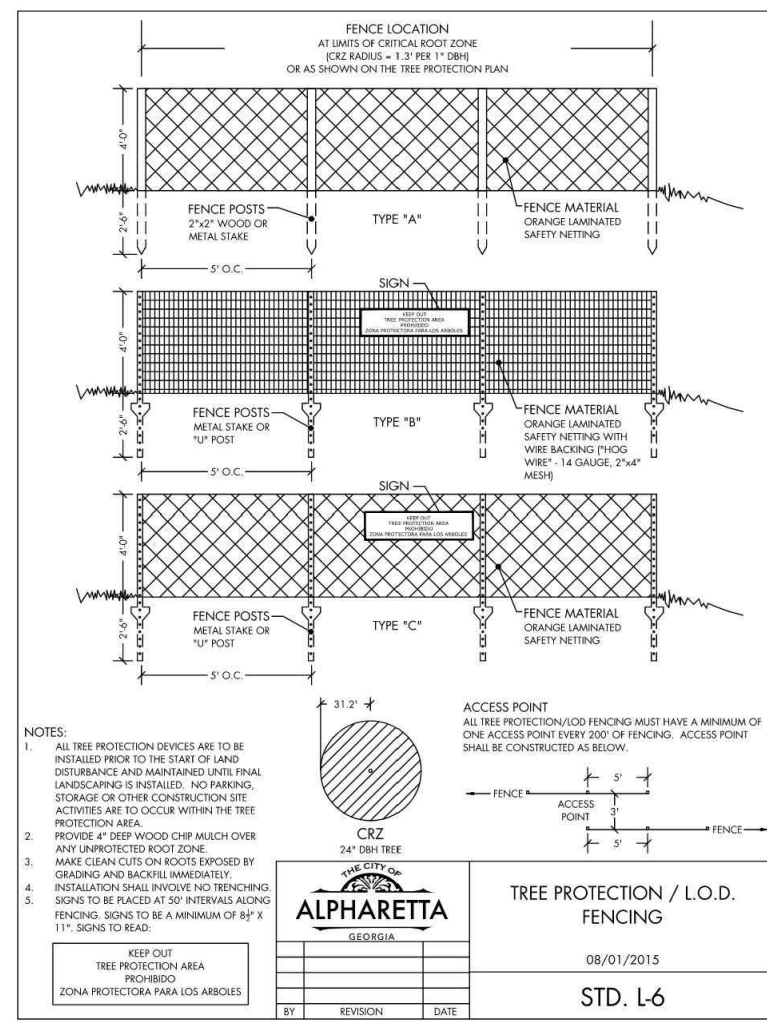
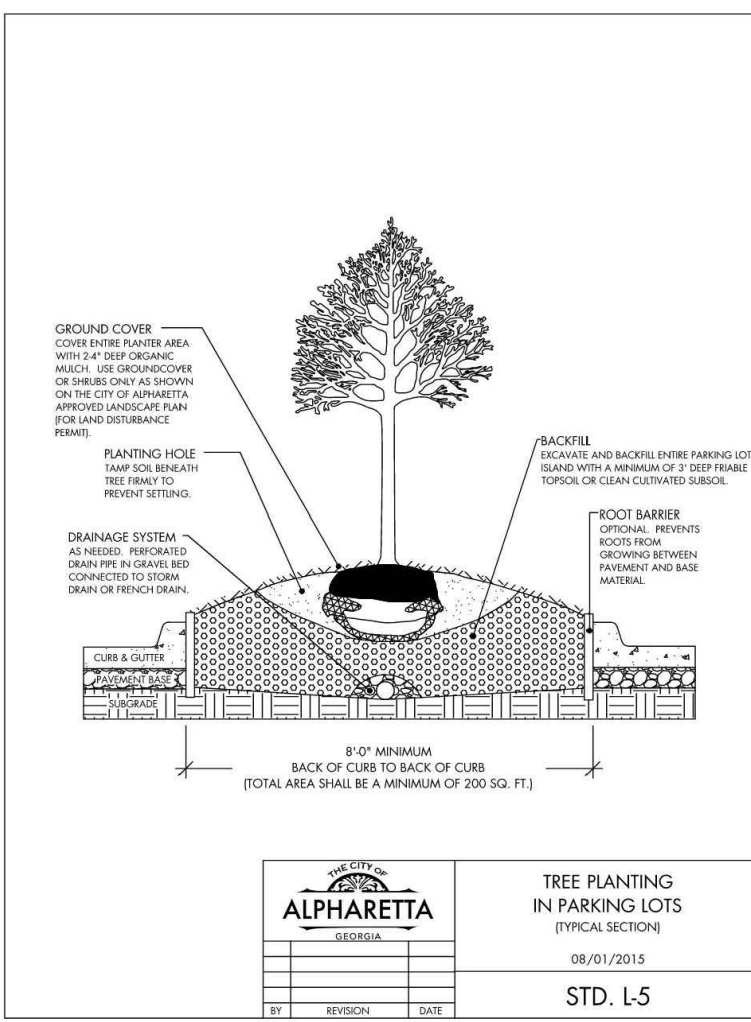
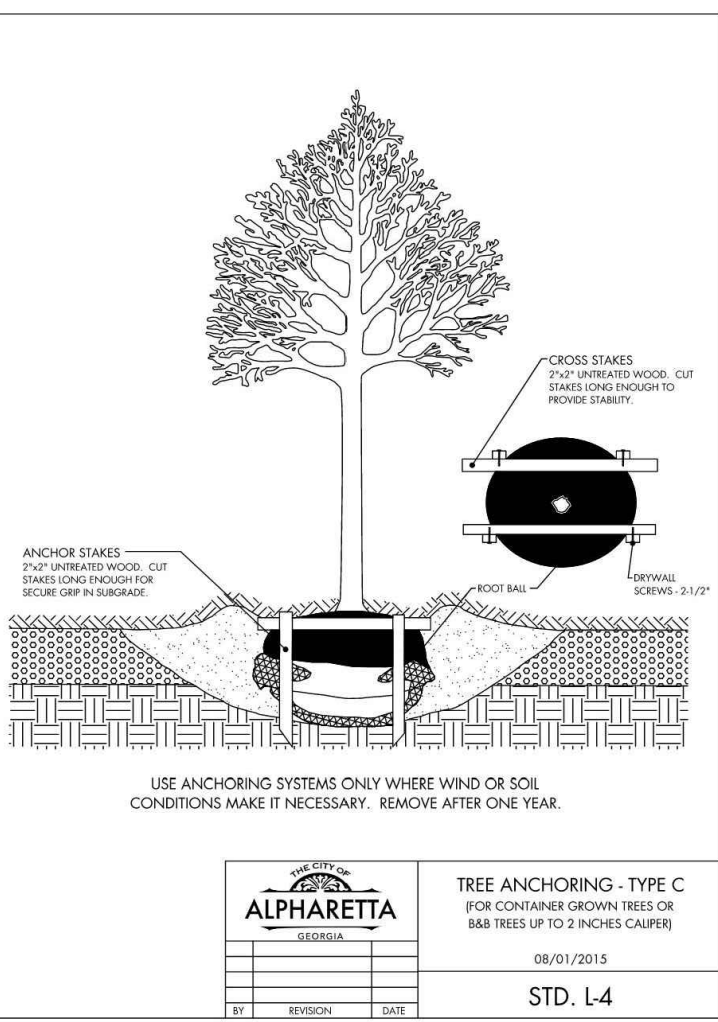


CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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



Tree Grading Cue Card

- ## Tree-planting Card
- Look inside the crown of the tree at the trunk-form.




 - Check branch arrangement.




 - Choose appropriate tree form type.


Type-1: spreading and rounded crown


Type-2: spreading and rounded crown, quite low


Type-3: spreading and rounded crown, quite low


Type-4: columnar / upright crown


Type-5: columnar / upright crown, black crown


Type-6: columnar / upright crown, black crown


Type-7: columnar, horizontal spreading, reduced


Type-8: columnar, horizontal spreading, reduced


Type-9: columnar, horizontal spreading, reduced

Refer to the crown-form and trunk-form of the tree to choose the appropriate tree form type. The tree form type is determined by the trunk-form and the crown-form. The tree form type is determined by the trunk-form and the crown-form. The tree form type is determined by the trunk-form and the crown-form.
 - Measure the diameter of the tree trunk.

This diagram is a reference for the tree trunk diameter. The tree trunk diameter is measured at the base of the tree trunk. The tree trunk diameter is measured at the base of the tree trunk. The tree trunk diameter is measured at the base of the tree trunk.
 - Grade the tree based on crown spread.

This diagram is a reference for the tree crown spread. The tree crown spread is measured at the base of the tree crown. The tree crown spread is measured at the base of the tree crown. The tree crown spread is measured at the base of the tree crown.
 - Grade the tree according to the crown spread.

This diagram is a reference for the tree crown spread. The tree crown spread is measured at the base of the tree crown. The tree crown spread is measured at the base of the tree crown. The tree crown spread is measured at the base of the tree crown.
 - Grade the tree according to structural uniformity.

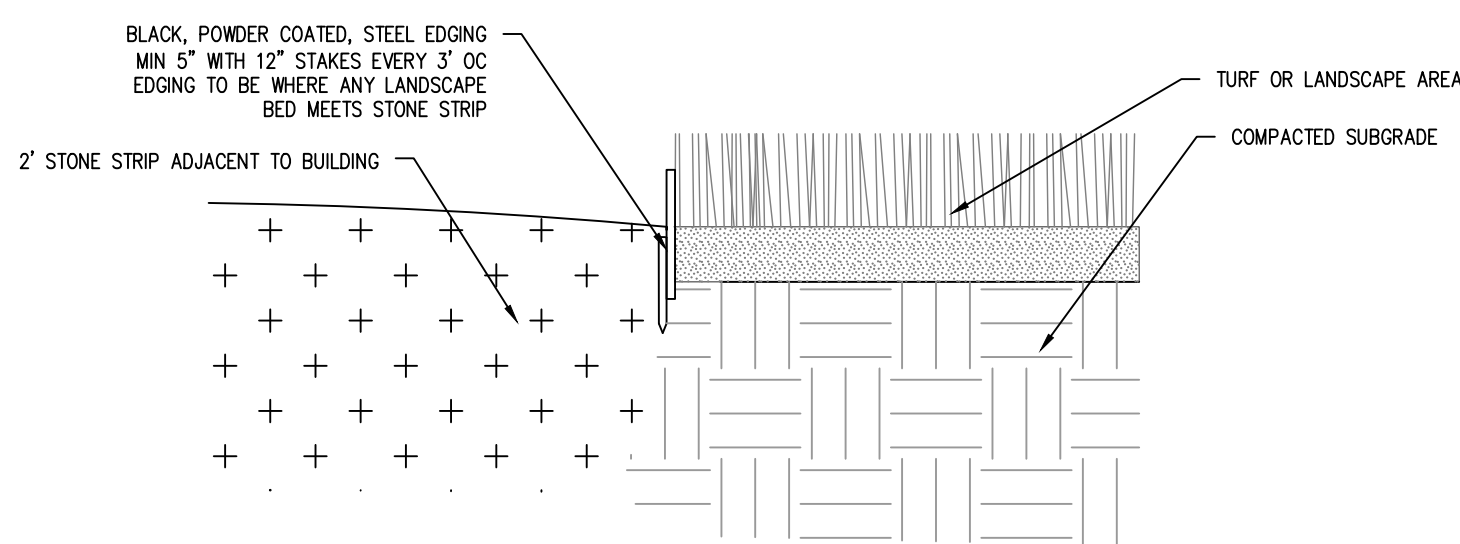



 - Make notes of the lowest grade determined in steps 1, 2, 4, and 6.

- [illegible]

Important Grading Notes

- Remember that grading a tree should be a quick process. The tree should be able to move its roots to a new location in two to three seconds by grading a single tree.
- When grading small maturing trees such as cypresses, magnolias, cacti, grasses, etc., you will have to grade a tree in 15 seconds or less.
- Thanks do not have to be straight to be a Florida Fanny and #1 in the world. See drawings for Florida Fanny and #1 in the world.
- A "hook" grading is defined as a significant "hook" deformation in the trunk. This is illustrated in the figure to the right. The angle of the hook is no more than 30 degrees. The distance "D" can be no more than the trunk diameter.
- This tree grading class was provided to you as part of the Roots Plus Field Growers Association of Florida
- ROOTS PLUS**
GROWERS
- Growing Quality Field-Grown Trees



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CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

1 NOVEMBER 2022

PARKWAY 400 OFFICE BUILDINGS

ALPHARETTA | GA



22.0000438.00

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;

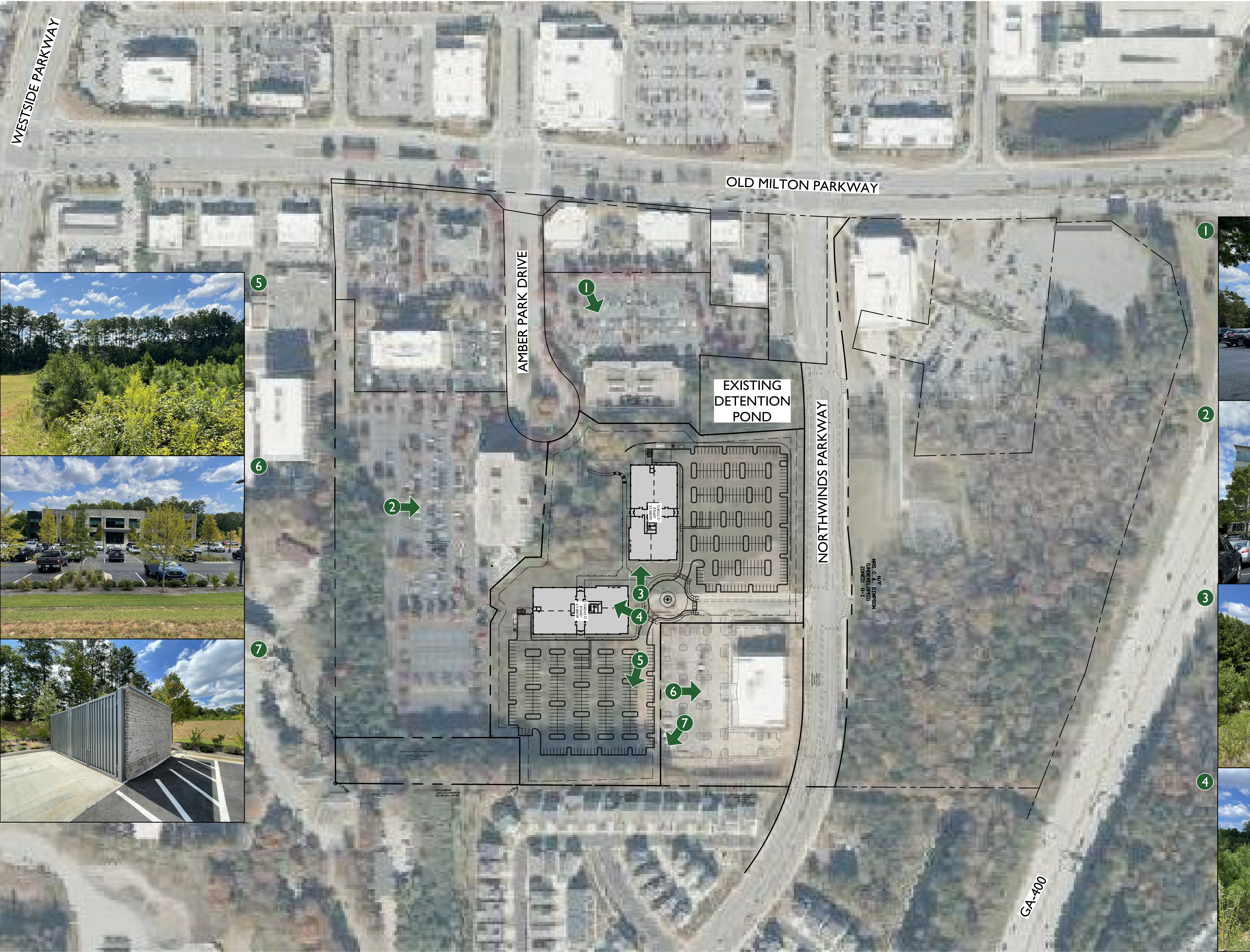
running thence north 86 degrees 14 minutes 49 seconds east for 191.73 feet to a point;

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.



1000 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

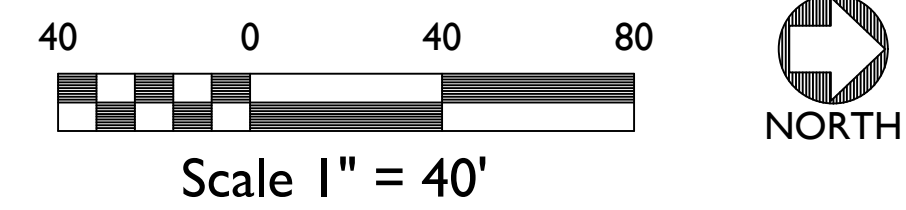
PARKING REQUIRED:

4:1000 SF REQUIRED
2 X 240 = 480 SPACES REQUIRED

PARKING PROVIDED:

507 SPACES INCLUDING 14 H/C





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:	507 SPACES INCLUDING 14 H/C

NORTH LOT PARKING CALCULATIONS	
OFFICE: 4 SPACES PER 1,000 SF	
60 X 4 = 240 SPACES	
238 SPACES PROVIDED (48 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 (52 COMPACT)	
7 ADA SPACES REQUIRED	
7 ADA SPACES PROVIDED	
1 EV PER 25 REQ SPACES: 9.6 SPACES	
4 EV SPACES PROVIDED	



MODULAR BLOCK RETAINING WALL - ANCHOR DIAMOND PRO



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

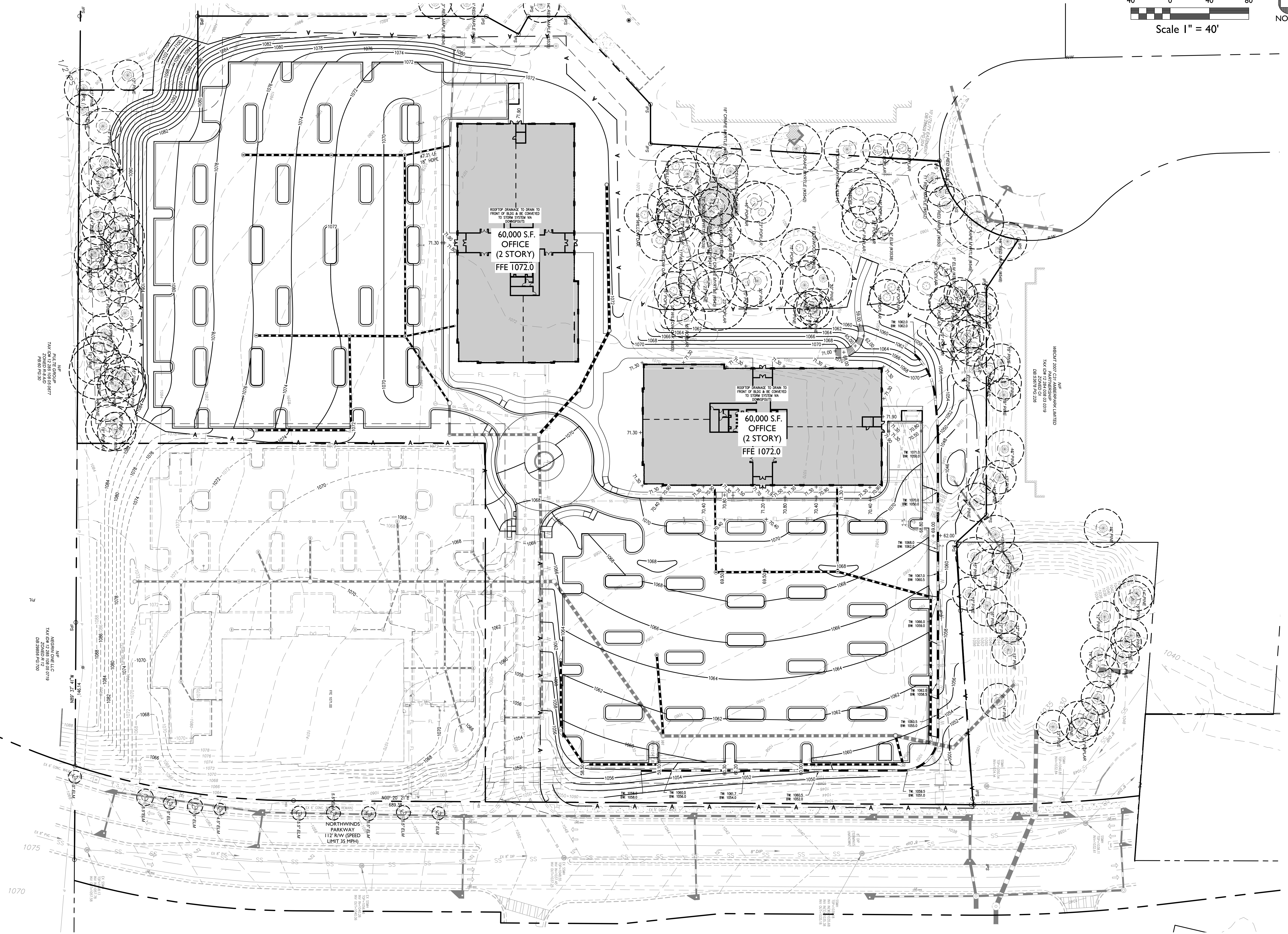
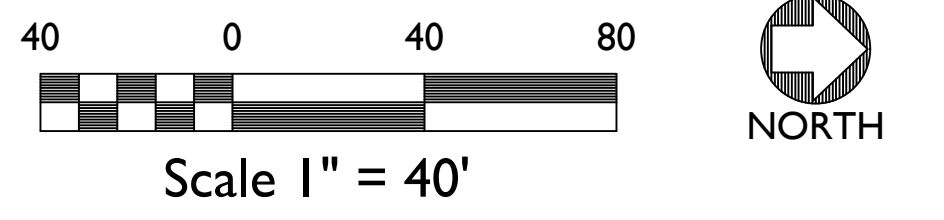


ADA ARTICULATED DOME PAVES
FOR TACTILE WARNING STRIPS



CAST IN PLACE WALL STONE VENEER TO MATCH ADJACENT PROPERTY'S WALL:
WATERFORD PEWTER STONE VENEER BY ECHELON MASONRY, OR EQUIVALENT





1 NOVEMBER 2022

Schedule													
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot		
	D		22	Form & Surfaces, Inc.	AK11WV171152-002 (Panel: 200x400-002)	Board	1	424	1	39.3			
	E		9	Halophane	AW021 F30 40K XXXX 6x1 THT	Acrylic Washington Grid LED performance Acrylic, 6000K CCT, 70°C, reflective with Full Cove	1	8554	1	61			
	F		21	Lumens Canada Inc.	SY802-LL20-R55	Sirius Round B	1	4339	1	31.1			
	G		13	Ultrahue Lighting	DSX1 LED P6 40K TM MOUNT	DSX1 LED P6 40K TM MOUNT	1	14665	1	1.88			
	H		40	Ultrahue Lighting	DSX1 LED P6 40K TM MOUNT	DSX1 LED P6 40K TM MOUNT	1	15042	1	1.15			

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

By American

Specifications

EPA: 123 ft

Length: 123 ft

Width: 123 ft

Height: 123 ft

Weight: 27 lbs

Footcandle: 123

HELIO BOLLARD, SERIES 600

By American

Ordering Information										EXAMPLE: DSX1 LED P7 40K TSM MVOLT SPA NETAIR2 PRHN DOBXO									
LED		Color Temperature		Beam Spread		Mounting		Rating		Special Features		Material		Finish		Accessories		Options	
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO
DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO	DSX1	LED	P7	40K	TSM	MVOLT	SPA	NETAIR2	PRHN	DOBXO

SY802 SERIES SY802S IFF WALL UPDOWN LIGHT

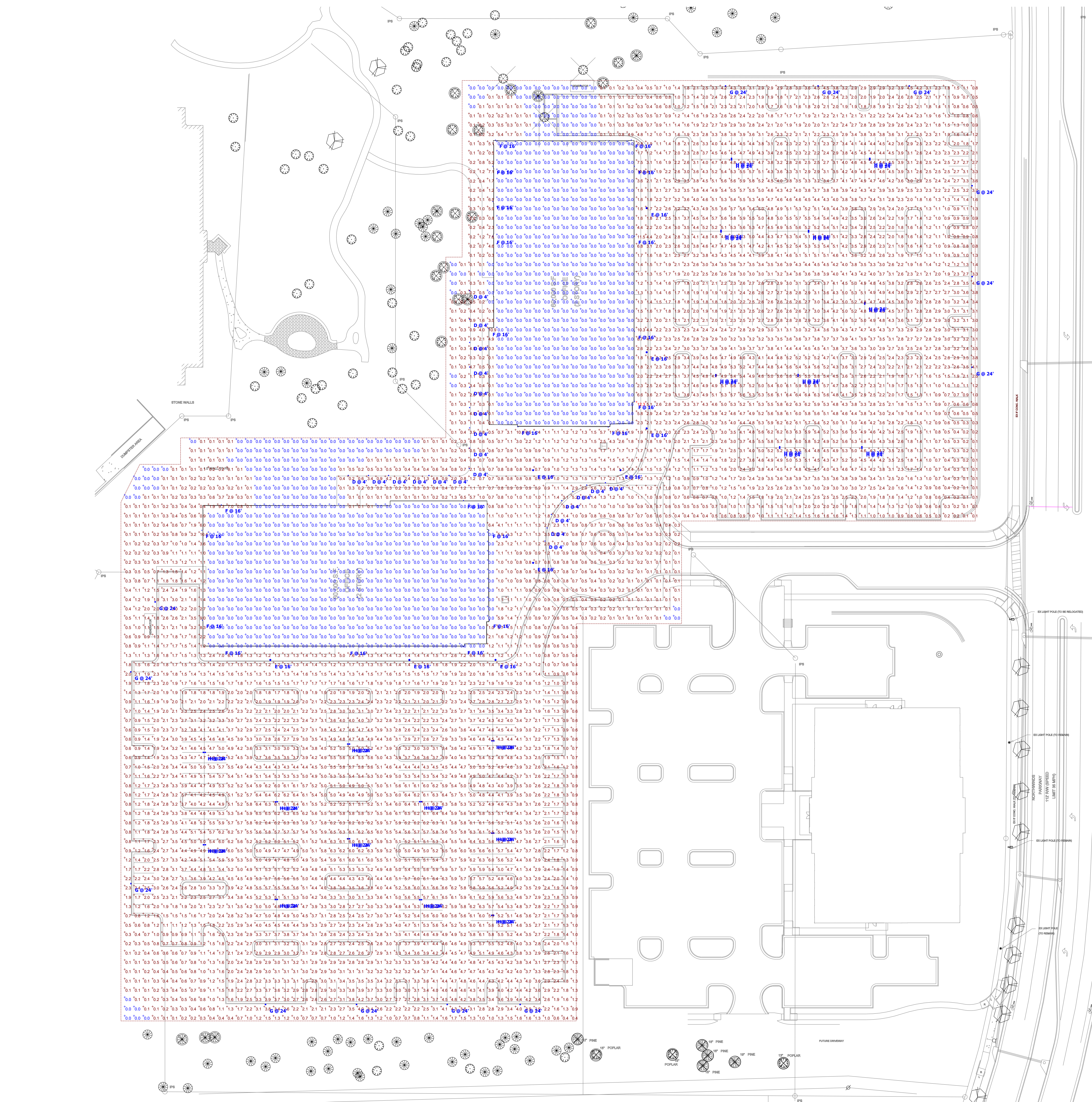
By American

AWDE3 Acrylic Washington Profile Standard LED

By American

HOLOPHANE HOLOPHANE HOLOPHANE

By American





01 NOVEMBER 2022



01 NOVEMBER 2022



01 NOVEMBER 2022



01 NOVEMBER 2022



01 NOVEMBER 2022

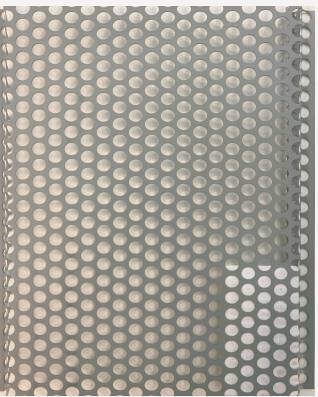


4
A-300
OVERALL ELEVATION - SOUTH
1/8" = 1'-0"

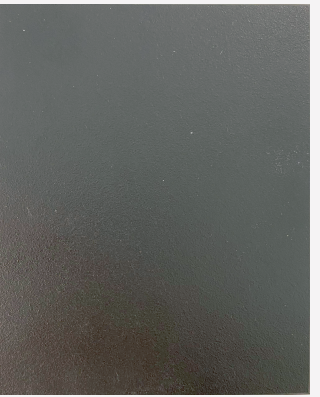


3
A-300
OVERALL ELEVATION - NORTH
1/8" = 1'-0"

PERFORATED
METAL PANEL
SAMPLE



COMPOSITE
PANEL SAMPLE



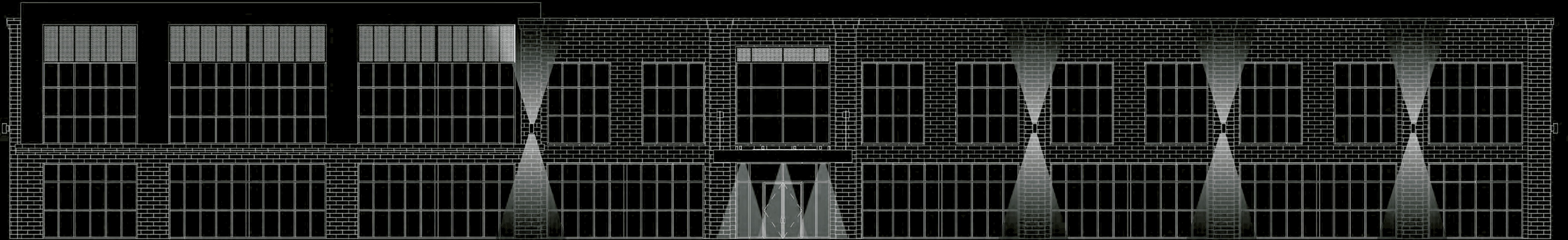
BRICK SAMPLE



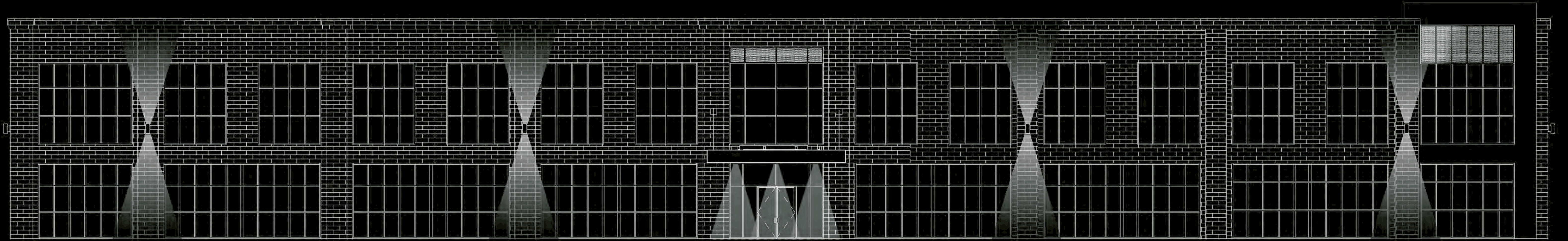
3
A-301
OVERALL ELEVATION - EAST
1/8" = 1'-0"



4
A-301
OVERALL ELEVATION - WEST
1/8" = 1'-0"

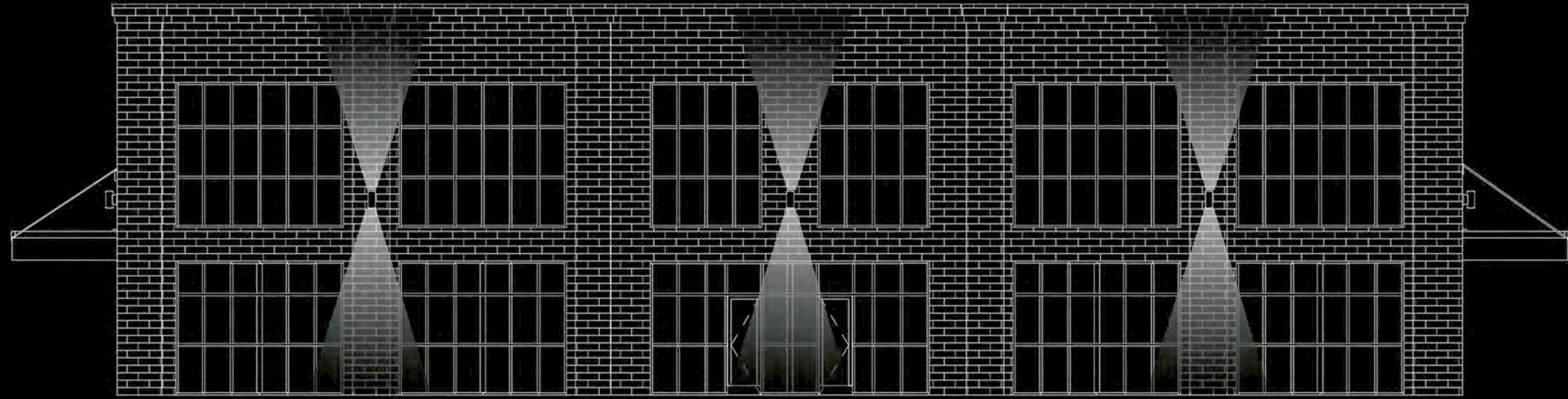


SOUTH ELEVATION

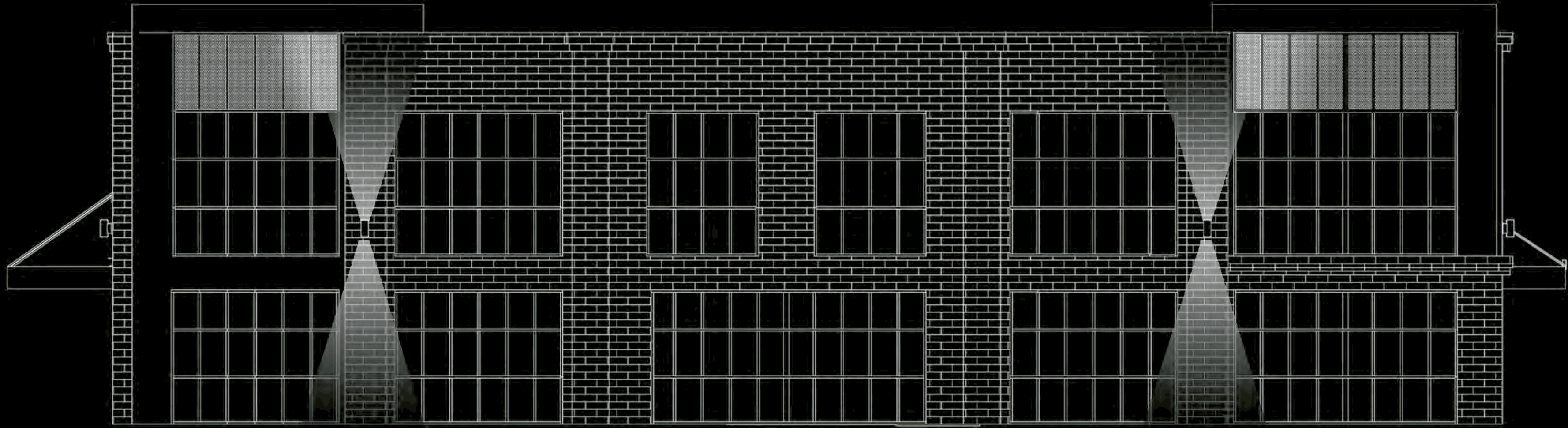


NORTH ELEVATION

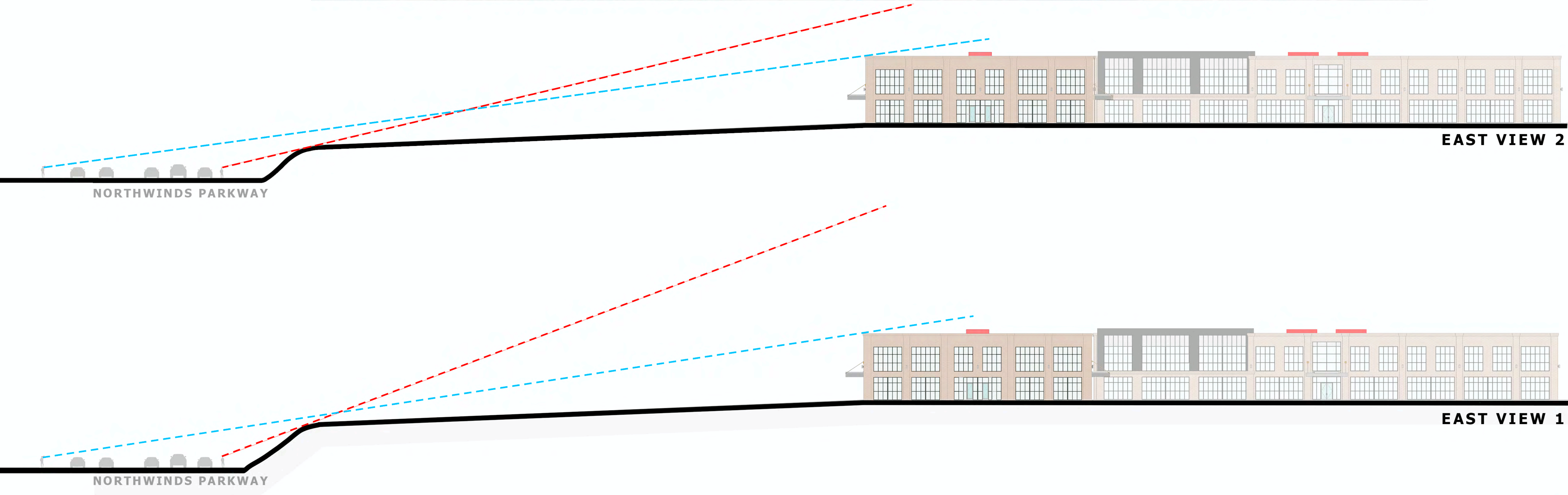
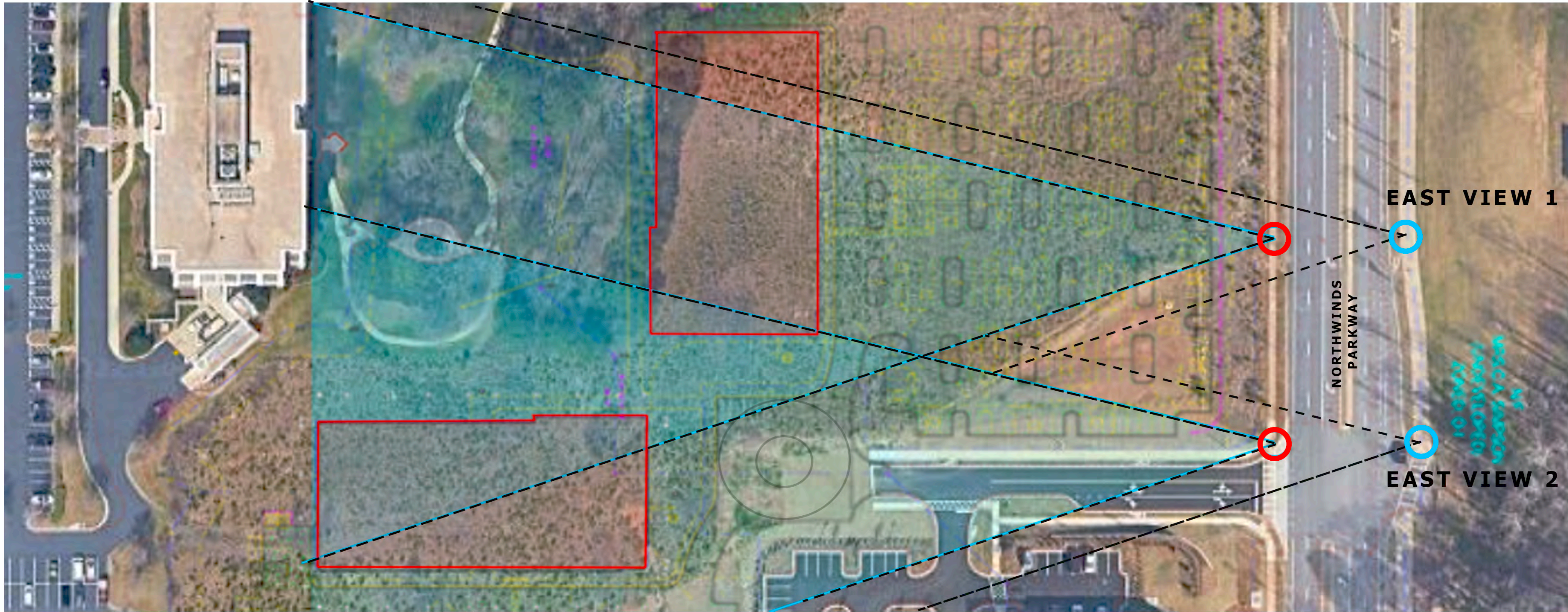
1 SEPTEMBER 2022



EAST ELEVATION



WEST ELEVATION



Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	D		22	Form & Surfaces, Inc.	DA11071-F1132-002 (Panel: 2000x300-002)	Recessed	1	424	1	39.3	
	E		9	Radphane	AWD21-F30-40K-XXXX (6'x1'x1')	Acrylic Washington Grid, 120° performance Acrylic, 3000K CCT, 70°C max temperature with Type 1 distribution with Full Cove	1	8554	1	61	
	F		21	Lumens Canada Inc.	SY802-12L20-R35	Synco Round B	1	4339	1	31.1	
	G		13	Lithonia Lighting	DSX1-LED-PK-40K-TM-PMH-1	DSX1 LED PK 40K TM PMH	1	15495	1	1.58	
	H		40	Lithonia Lighting	DSX1-LED-PK-40K-TM-PMH-1	DSX1 LED PK 40K TM PMH	1	15042	1	1.25	

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

Specifications:

- EPA: 120°
- Length: 12"
- Width: 12"
- Height: 1.12"
- Weight: 27 lbs

Introduction:

The modern styling of the D-Series is striking yet understated - 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 efficiency, long life luminaire.

The outstanding photometric performance results in uniformity, 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 special energy savings of 40% and expected service life of over 100,000 hours.



Ordering Information **EXAMPLE: DSX1 LED PY 40K TSM MVOLT 3A NETAIR PRHVN DOBKO**

Series	Size	Color	Temperature	Beam	Mount	Notes
DSX1 LED	40K	120°	120°	120°	120°	120°

Series	Size	Color	Temperature	Beam	Mount	Notes
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LUMINIS SY802 SERIES 8" WALL UPDOWN LIGHT

TYPE QUANTITY PROJECT

CATALOG PARTS: FEATURE, SUFFIX, REFLECTOR, VOLTAGE, FINISH, OPTION, OTHER

SY802

UPDOWN LIGHT

MATERIALS:

Series is made of corrosion resistant, 304 aluminum alloy with a copper (C2) coating of less than 0.05.

FINISHING:

Maximum weight: 14.2 lbs (6.5 kg)

CERTIFICATION:

Compliant with CE, ENEC, and other international standards.

ELECTRICAL:

Input: 120V AC, 60Hz, 15A

LIFE:

Estimated life: 50,000 hours

FORMS+SURFACES

HOLOPHANE

AWDE3

Acrylic Washington Profile Standard LED

Specifications:

The Acrylic Washington Profile Standard LED is designed for use with traditional applications.

Technical Specifications:

Series is made of corrosion resistant, 304 aluminum alloy with a copper (C2) coating of less than 0.05.

