DESIGN REVIEW BOARD
FEBRUARY 17, 2023

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 ITEMS

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**

VIII. PUBLIC HEARING

1. **DRB230003 The Oaks at Alpharetta 253 North Main St**
   Review signage
2. **DRB220048 Off Leash 142 South Main St**
   Review signage
3. **DRB230004 SWVP Alpharetta 5555 Windward Pkwy**
   Review exterior elevations and landscape
4. **DRB230002 Thompson St Residential 82 & 92 Thompson St**
   Review new construction
5. **DRB230006 Caliber Car Wash 1500 Mansell Rd**
   Review new construction
6. **DRB230005 Roberts Properties Office 11556 Rainwater Dr.**
   Review new construction
7. **DRB230007 North American Mission Board 4200 North Point Parkway**
   Review new construction
8. **DRB230008 The Hyatt Place Hotel 7500 North Point Pkwy**
   review exterior elevation changes

IX. ADJOURNMENT

Design Review Board Meeting
January 20,2023
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

- Richard Kramer called the workshop to order at 8:40 a.m.
- Code Enforcement Manager, Bret Schroeder presented each case.
- Richard Kramer adjourned the workshop at 8:55 a.m.

III. CALL TO ORDER

- Tracy Jackson Planning + Zoning coordinator called the meeting to order at 9:03 a.m.

IV. ROLL CALL

- Design Review Board Members Present:
  - Richard Kramer- Chairman
  - Fran Schwing-Vice Chairman
  - Holly Palmer
  - Pat Corkill
  - Teresa Rhodes
  - Katie Rocco

- Staff Present:
  - Bret Schroeder, Zoning Enforcement Manager
  - Tracy Jackson, Planning + Zoning Coordinator

V. SWEARING-IN CEREMONY

- Judge Bendall swore in all board members that were unable to attend the annual meeting on January 3, 2023.

VI. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

- ❖ Board member Schwing offered a motion to nominate Richard Kramer to serve as Chairman
  - Board member Palmer seconded the nomination
  - Board member Kramer accepted the nomination
  - Nomination approved unanimously (6-0)
- ❖ Board member Palmer offered a motion to nominate Frank Schwing to serve as Vice Chairman
  - Board member Rocco seconded the nomination
  - Board member Schwing accepted the nomination
  - Nomination approved unanimously (6-0)

VII. PLEDGE TO THE FLAG

VIII. ITEMS FROM STAFF

IX. ITEMS FROM BOARD MEMBERS

X. APPROVAL OF MINUTES

A. DRB Meeting Minutes 12/9/2022

- ❖ Board Member Rocco offered a motion to approve the DRB Meeting Minutes from 12/9/2022.
  - Board Member Palmer seconded the motion.
  - Board member Schwing recused himself from the vote
  - The motion was approved (4-1, Pat Corkhill did not vote).

XI. PUBLIC HEARING

1. **DRB230001 / Custom Pools of Atlanta / 711 North Main Street**
   Review New Construction

- Chris Owens came forward to present item and discuss site plan, landscaping and building materials that will be used.

- **Landscaping:**
  - All trees will be saved on this property
  - Outside storage will be screened from public street view with privacy fence
  - 8-foot fencing will be screened in a weather gray color
  - Driveway will have black metal sliding gate access
  - Street scape will include potted maples, magnolias, oaks, evergreen, eastern cedar, and pine trees

- All building materials being used:
  - Brick manufactured product
  - 4-inch-thick Texas limestone on back of building
  - Doors will be black
  - Windows will be aluminum clad dark bronze or black
  - Sidewalk will be pavers
  - Gutters will match limestone to disappear seamlessly into building
  - 1 gas lantern at the top of building
  - windows will be added to wing sides of building for more attractive look
  - applicant wanting to add some small motion flood lights to sides/back of building

DRB Questions & Discussion:

- Curb cut into the property
- Underground storm water detention
- How deep is the easement
- Is it possible to avoid the 4-foot-high fence
- Any security lighting
- Concern of North side drive and the height of the storage
- Board members asking if applicant can identify all material being used on renderings.
- Can there be additional windows added to the wing wall

Public Comment:

- No public comment

❖ Board member Rocco offered a motion to approve **(DRB230001 / Custom Pools of Atlanta)** site-plan as presented today
  - Board member Palmer seconded the motion
  - The motion was unanimously approved (5-0-1 as member Corkhill recused himself from this item).

❖ Vice Chair schwing offered a motion to approve **(DRB230001 / Custom Pools of Atlanta)** elevation and materials as presented with the following conditions and clarifications, applicant will submit the details of the materials that were shown today to staff. The window and the door color will be black or dark bronze like what is shown on the renderings, the gutters and downspouts will match the trim, applicant will add bricked in windows on the right and left wings of the building as discussed today. The specifics on the front land terms will be summited to staff for approval.
  - Board member Rhodes seconded the motion
  - The motion was unanimously approved (5-0-1as member Corkhill recused himself from this item).

❖ Vice Chair Schwing offered a motion to approve **(DRB230001 / Custom Pools of Atlanta)**

landscaping as submitted with clarification that the onsite walkway pavers will be submitted to staff for final approval.

- Board member Rocco seconded the motion
- The motion was unanimously approved (5-0-1 as member Corkhill recused himself from this item).

2. DRB220048 / OFF Leash / 142 South Main Street
   Review landscaping and site lighting
   (Chairman Kramer recused himself from this item as he is performing work for this applicant. Member Palmer sat in as Chairman for this item only.)

   - Applicant (Lonnie Cooper Ventures) came forward to discuss changes made to conditions from staff.
   - Landscaping:
     - Trotted maples now replaced with Cherries, Dagwoods and mix of canopy trees.
     - Understory will have Dogwoods along Norcross Street using a mix of Oaks, Corn bean trees, Cherrie trees, Ginkgo trees and Dogwoods trees.
     - The street tree on entry is 6-foot Cypress tree with an Evergreen feel to it.
   - Site Lighting:
     - Lighting is only on during business hours
     - Parking lot area is now adjacent to walkways
     - All poles will be black
     - New poles with be added to entry of lot
     - Color of lighting/temperature is 4,000 not to bright

   DRB Questions & Discussion:
   - Question about width of beauty strip
   - Questions on hatch for synthetic turf
   - Color of poles on property

   Public Comment:
   - No public comment

❖ Board member Corkhill offered a motion to approve **(DRB220048 / OFF Leash)** lighting and landscaping with the condition that the entrance drive street trees off Norcross Street shall be moved to the back of the sidewalk out of the thin landscape strip to avoid canopy interreference with street traffic.

- Board member schwing seconded the motion
- The motion was unanimously approved (5-0-1 as members Corkhill, Schwing, Palmer, Rocco and Rhodes voted in favor and Chairman Kramer recused himself).

3. **DRB220050 / MARU Japanese Restaurant / 2500 North Point Court**
   Review Landscape
   (Vice Chairman Schwing and Member Rhodes recused themselves from this item)

- Sarah Spencer came forward to discuss changes to landscaping conditions from staff.

  - Applicant proposing removal of an existing Oak tree that is in poor condition and add a pedestrian concrete access
  - Raised square black planters with red dragon bamboo will be added
  - Existing hollies will stay on property
  - Existing Crape Myrtle tree will stay
  - Applicant to wants to add double head lighting near cross walk for staff to review
  - Charles Lansky discussed columns and material that it is wrapped in
  - Trash is in 4-foot metal container that sits on a concrete pad.

DRB Questions & Discussion:

- Question about metal bench and can it face a different direction
- Board member Corkhill concerned about Pair trees on property, applicant states they are working with the arborist regarding.
- Pedestrian connection

Public Comment:

- No public comment

❖ Board member Corkhill offered a motion to approve **(DRB220050 / MARU Japanese Restaurant)** landscaping as submitted today with the comments on the column basis as described by applicant.
  - Board member Rocco seconded the motion
  - The motion was unanimously approved (4-0)

XII. ADJOURNMENT

❖ Chairman Kramer adjourned the meeting at 11:15 a.m.

Respectfully submitted,

Tracy Jackson
Planning + Zoning Coordinator

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Oaks at Alpharetta

Location Address: 253 N. Main St. Alpharetta GA 30009

Mailing Address: 253 N. Main St.

City: Alpharetta State: GA Zip Code: 30009 - _____

Contact For All Notifications: Summer Trull

Contact Telephone: 864 - 444 - 7844 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: strull@apollosign.com

Contact's Relation To Business: Sign contractor

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: SNH AL GEORGIA LLC

Physical Address: 255 WASHINGTON ST

Mailing Address: 255 WASHINGTON ST

City: NEWTON State: MA Zip Code: 02458 -

Owner Telephone: 770 - 888 - 4683 Contact Fax: - - -

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

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

Owner Name (Printed): Richard W Siedel Jr CFO + Treasurer Date:

Owner Signature: Richard Siedel

Property Information:

Address (If Assigned) : 253 North Main Street, Alpharetta GA 30009

Tax ID or Map Reference Number: 22 481411970813

Land Lot(s): District: Section:

Existing Zoning of Property: C-1 Existing Uses of Property: 316-Nursing Home

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

Applicant Signature: Summer Hull Date: 1-25-23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

It meets requirements based on code enforcement manager notes.

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

☑ Yes

☐ No

OAKHURST
SIGNS & GRAPHICS

Oaks Senior Living

Oaks at Alpharetta

253 NORTH MAIN STREET
ALPHARETTA, GA 30009

PROJ 36272
Monument Reface

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PROPERTY: OAKS AT ALPHARETTA R1

DOUBLE SIDED / NON ILLUMINATED

SQFT : 23.3



P1 1/2” ACRYLIC LOGO - PAINTED FINISH MOUNTED FLUSH TO BLUE PAN

P3 6” DEEP ALUMINUM CABINET

P2 1/2” ACRYLIC COPY -PAINTED W/ REFLECTIVE POWDER COAT FINISH

P2 1 1/2” DEEP FABRICATED ALUM PAN SIGN FACE -WRAPS AROUND 4” DEEP CABINET

P2 1” ACRYLIC COPY -PAINTED FINISH PIN-MOUNTED 1/2” FROM BACKER

P3 1/2” ACRYLIC COPY -PAINTED FINISH MOUNTED FLUSH TO BLUE PAN

P1 1/2” ACRYLIC LINE -PAINTED FINISH MOUNTED FLUSH TO BLUE PAN

P3 1/4” PVC LETTERS MOUNTED W/ VHB TAPE & SILICONE

P2 .125” ALUMINUM CAP

M1 P4 BRICK VENEER OVER ALUMINUM FRAME -PAINT TO MATCH BUILDING SIDING

NOTE:
CLIENT TO PROVIDE PAINT COLOR FOR MATCHING BUILDING

CONCRETE PAD ABOVE GRADE

P1 PAINT TO MATCH PMS 325 C

P2 PAINT TO MATCH PMS 7692 C

P3 PAINT - WHITE

P4 PAINT - TBD (MATCH BUILDING)

VI CUT VINYL - WHITE

M1 THIN BRICK VENEER AUTHENTIC - OLD WILLIAMSBURG (DACO)

1/2.0 **FRONT VIEW**
SCALE: 1” = 1’-0”

OAKHURST
SIGNS & GRAPHICS

2392 31st STREET SOUTH
ST. PETERSBURG, FL 33712
PHONE: 727.532.8255

165 TIDWELL DRIVE, SUITE A
ALPHARETTA, GA 30004
PHONE: 770.569.5871

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CLIENT:
OAKS SENIOR LIVING

PROPERTY:
253 NORTH MAIN STREET
ALPHARETTA, GA 30009

PROJECT:
MONUMENT REFACE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
BRIAN NEAL

DATE:
08/17/22

VERSION:
SHOPS 04

HISTORY	DATE	DESIGNER
CD 01	12/17/21	PH
SD 01	01/04/22	JC
SD 02	02/15/22	JC
SD 03	02/16/22	JC
SD 04	03/22/22	RB
SD 05	05/04/22	RB
SD 06	05/25/22	RB
SHOPS 01	08/17/22	RB
SHOPS 02	09/20/22	RB
SHOPS 03	11/30/22	RB
SHOPS 04	12/14/22	RB

REVISION LOG:

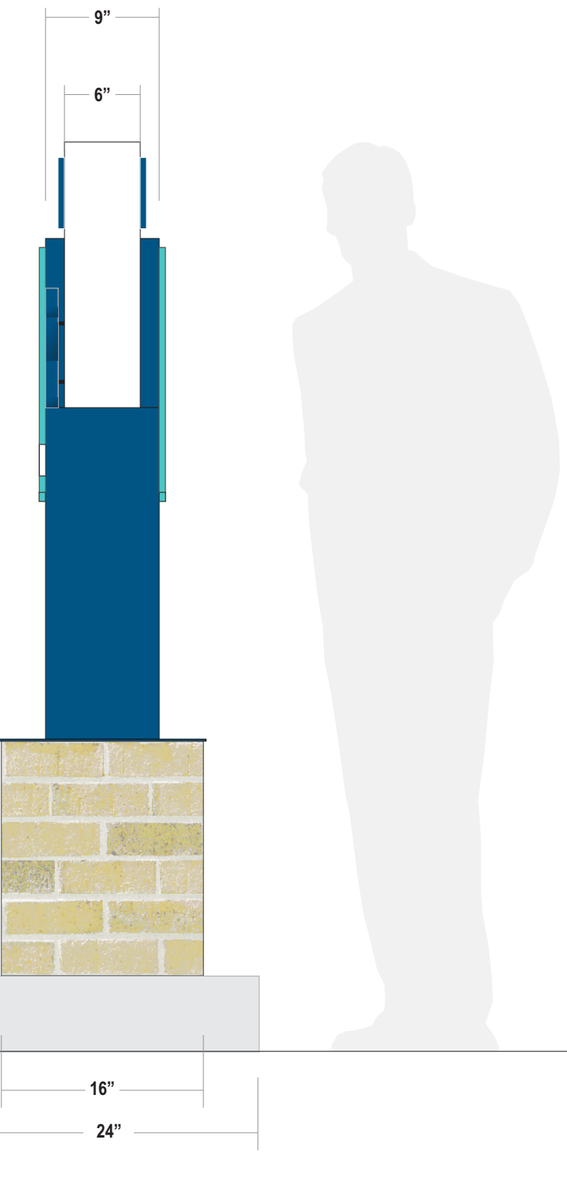
PROPERTY: OAKS AT ALPHARETTA R1

DETAIL

253 NORTH MAIN STREET
ALPHARETTA, GA 30009



1 / 3.0 **FRONT VIEW**
SCALE: 1” = 1’-0”



2 / 3.0 **SIDE VIEW**
SCALE: 1” = 1’-0”

OAKHURST
SIGNS & GRAPHICS

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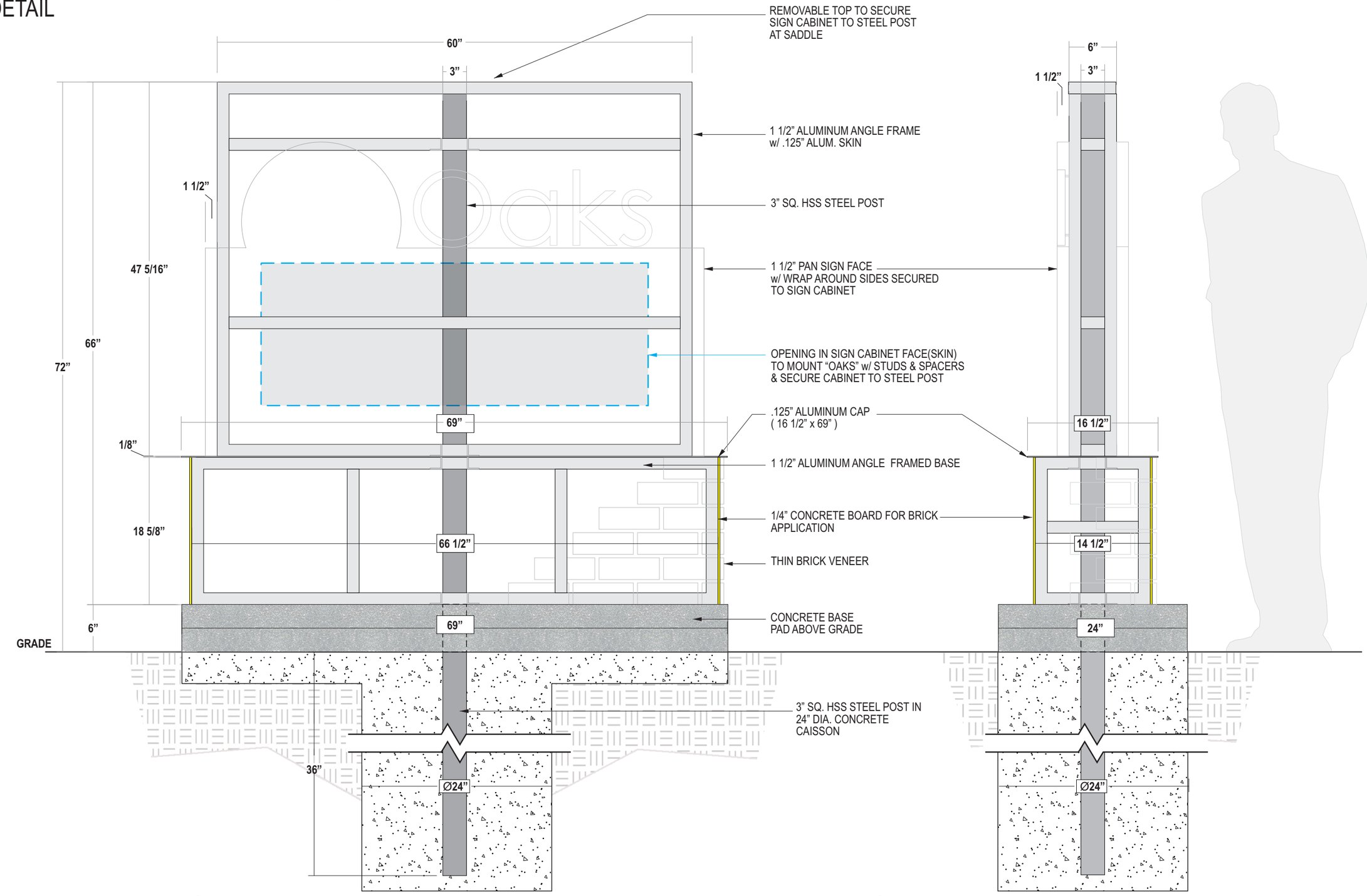
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SHOPS 02	09/20/22	RB
SHOPS 03	11/30/22	RB
SHOPS 04	12/14/22	RB

REVISION LOG:

PROPERTY: OAKS AT ALPHARETTA R1

DETAIL



1 / 4.0 **FRONT VIEW**
SCALE: 1" = 1'-0"

2 / 4.0 **SIDE VIEW**
SCALE: 1" = 1'-0"

OAKHURST
SIGNS & GRAPHICS

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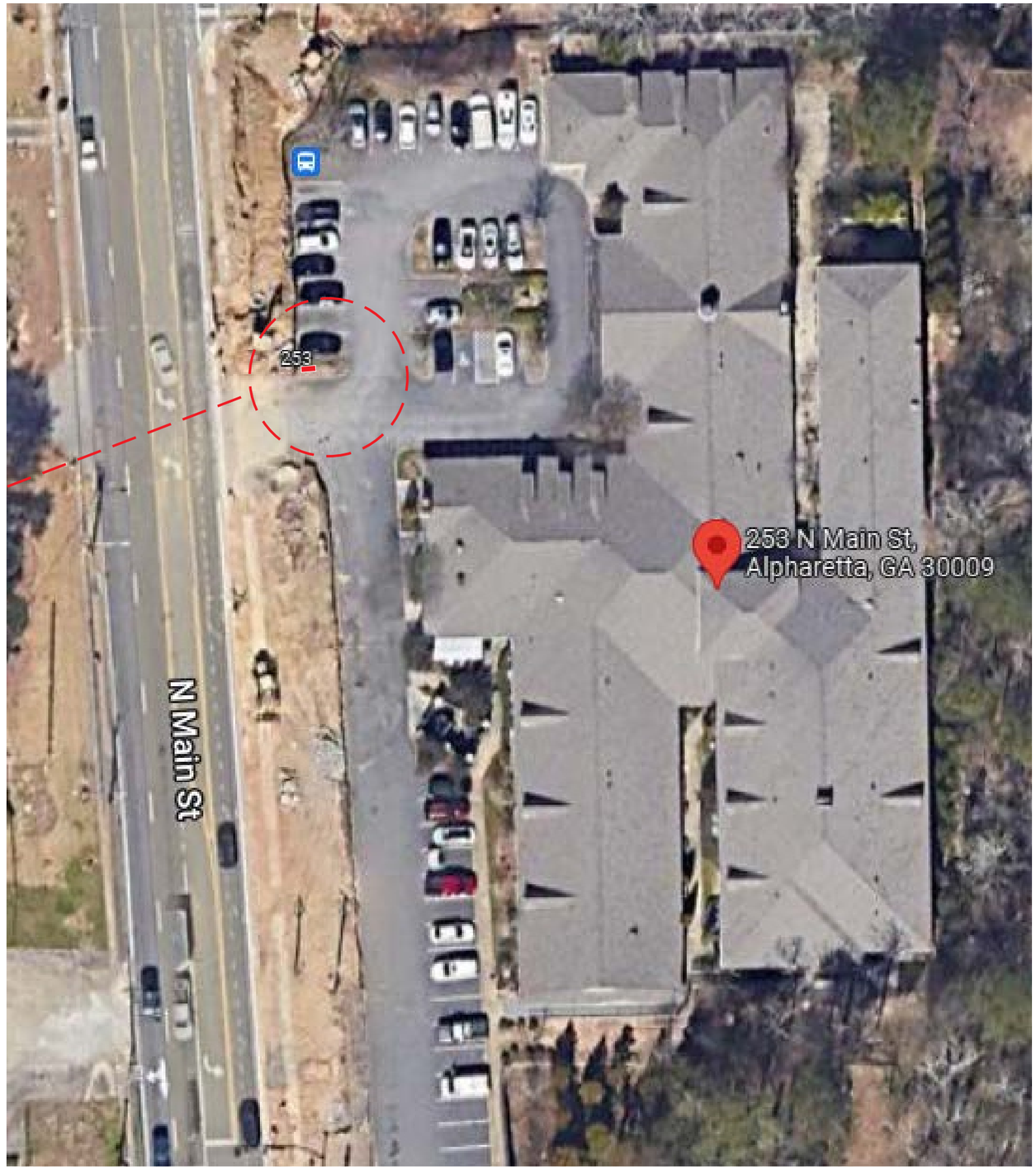
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SHOPS 01	08/17/22	RB
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SHOPS 03	11/30/22	RB
SHOPS 04	12/14/22	RB

REVISION LOG:

SITE MAP



SCALE: 1" = 20'



SCALE: 1" = 50'

OAKHURST
SIGNS & GRAPHICS

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SHOPS 03	11/30/22	RB
SHOPS 04	12/14/22	RB

REVISION LOG:

SIGN INSTALL LOCATION - RENDERING



NOTE:
- EXISTING TREE REMOVED
- NEW TREE (LANDSCAPING) TO BE ADDED BY CLIENT

VIRTUAL INSTALLATION RENDERING IS AN APPROXIMATION ONLY AND MAY NOT SHOW A 100% ACCURATE DEPICTION OF COMPLETED WORK

OAKHURST
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SHOPS 04	12/14/22	RB

REVISION LOG:

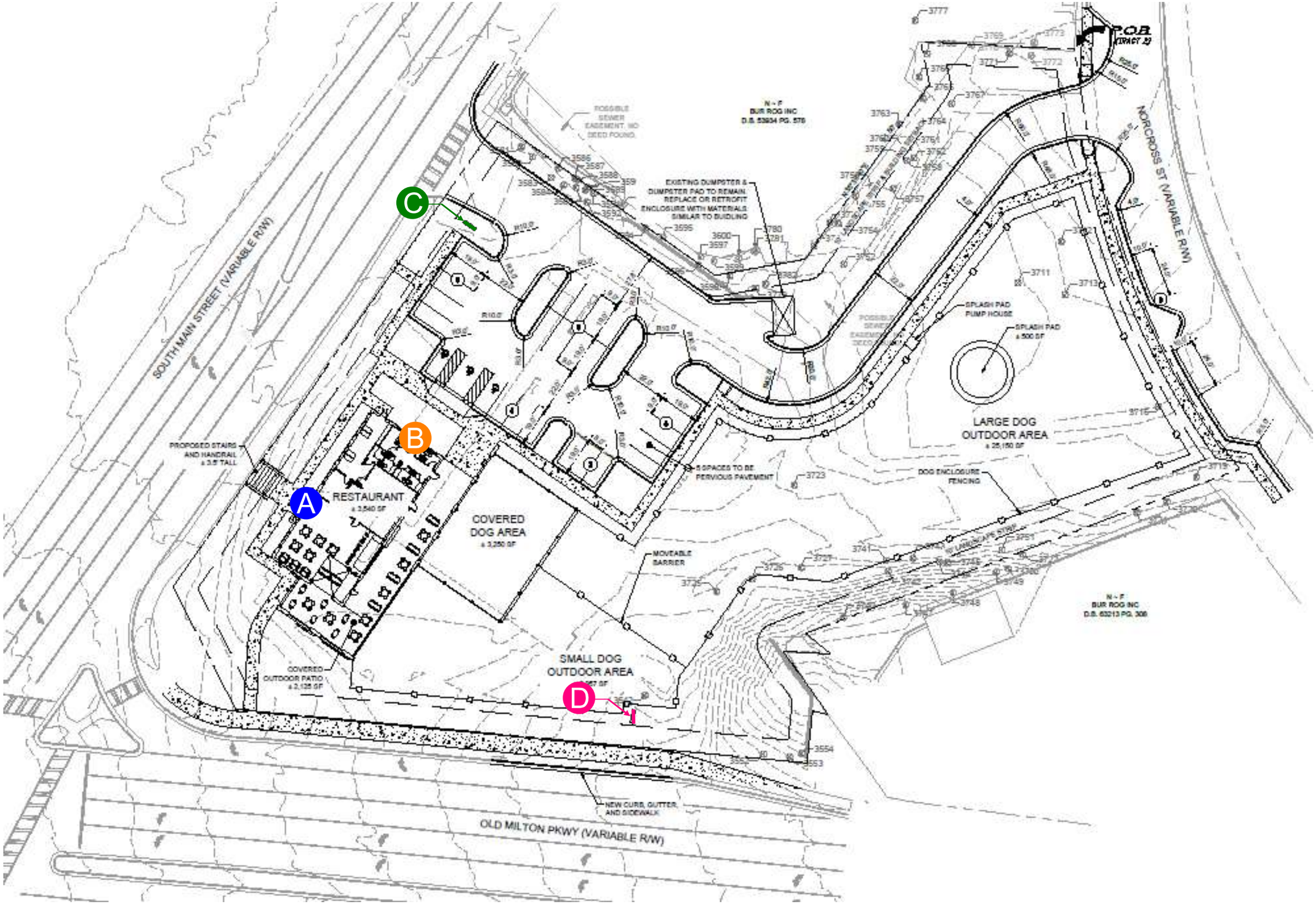
COMMERCIAL SIGNS EST. 1986

off leash
ALPHARETTA

142 South Main Street
Alpharetta, GA 30005

PROJECT REVISIONS		
DATE:	REV #	NOTES:
12/19/22	1	ADDED SITE PLAN & MONUMENTS; UPDATED ELEVATIONS
01/05/23	2	UPDATED MONUMENTS
01/31/23	3	UPDATED MONUMENTS
00/00/00	4	XX
00/00/00	5	XX

PROPOSED: SITE PLAN



COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290

Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807

comSIGNS.com

This Drawing is the Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings and Specs to follow upon Acceptance of Approval

off leash ALPHARETTA

PROJECT ADDRESS:
142 SOUTH MAIN STREET ALPHARETTA, GA 30005

SIGN CODE INFO:
QTY: 1 PER ROAD FRONTAGE - MAX OF 2 WALL SIGNS ALLOWED

SF: 1 SF PER ONE LINEAR FOOT OF TENANT FRONTAGE - PER BRET SCHROEDER: USING SMALLER SIDE (FRONT) AS THE SIZE FOR BOTH SIGNS

SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
XX

SALES REP:
XX

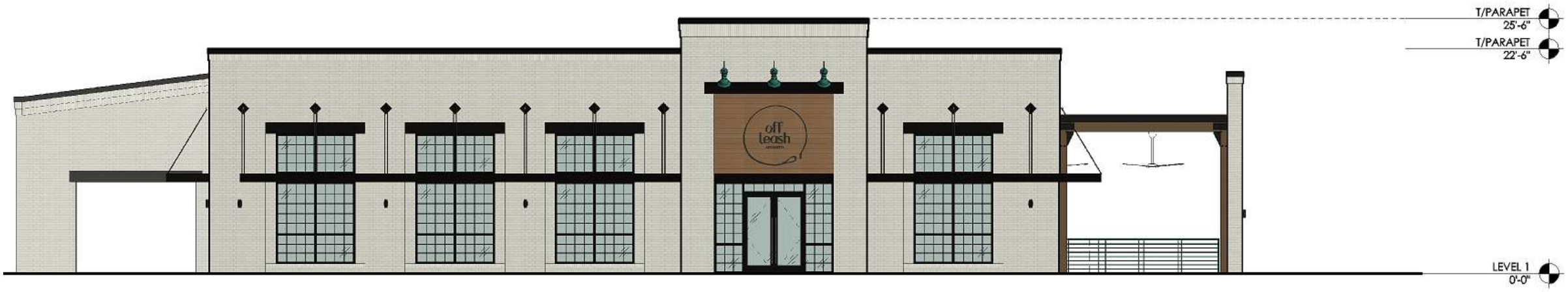
PM INITIALS:
MS

DRAWN BY INITIALS:
SD

DATE: **12/20/22**

FINAL APPROVAL
Authorized Signature:
X _ _ _ _ _ _ _ _ _ _ _ _
Date:
X _ _ _ _ _ _ _ _
PAGE 1

PROPOSED: ELEVATIONS



A WEST ELEVATION



B NORTH ELEVATION

Building sign rendering is for preliminary purposes only. Sign size and scaling is based on applicable code if noted and unconfirmed building dimensions. All signs are subject to permit review, a field survey is required to obtain actual building dimensions, evaluate accessibility for attachment and identify presence of primary power. Survey findings may result in revisions to sign size, scaling, attachment method, or overall scope of work, revised drawings and/or revised pricing may be required if actual conditions vary from those predicted herein. Commercial signs is not responsible for providing primary power to sign or for final connection if power is further than 5 ft from sign

COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA, 30082
(O) 770.989.1290

Corporate:
3548 Atlanta Rd.
Smyrna, GA, 30080
(O) 770.431.0807

comSIGNS.com

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off leash ALPHARETTA

PROJECT ADDRESS:
142 SOUTH MAIN STREET
ALPHARETTA, GA 30005

SALES REP: **NAME**

PM INITIALS: **MS**

DRAWN BY INITIALS: **SD**

DATE: **09/08/22**

SIGN CODE INFO:
QTY: 1 PER ROAD FRONTAGE - MAX OF 2 WALL SIGNS ALLOWED
SF: 1 SF PER ONE LINEAR FOOT OF TENANT FRONTAGE - PER BRET SCHROEDER: USING SMALLER SIDE (FRONT) AS THE SIZE FOR BOTH SIGNS

SQ. FT. ALLOWED: **105** SQ. FT. SHOWN: **38.38**

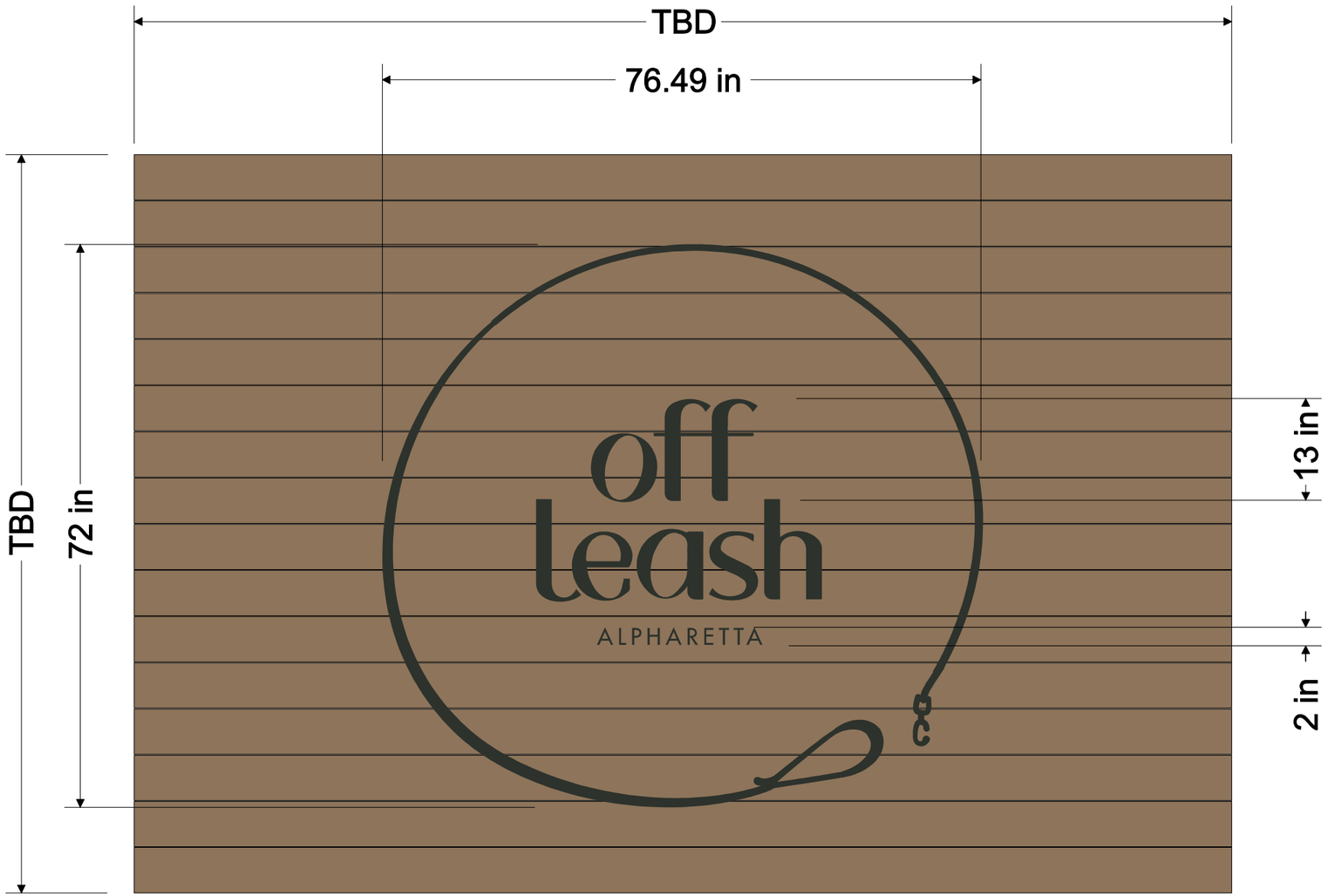
FINAL APPROVAL
Authorized Signature:
X
Date:
X
PAGE **2**

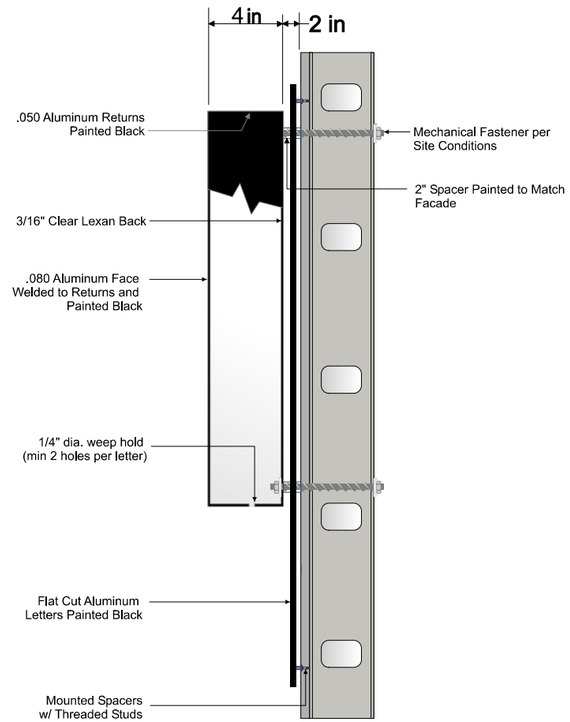
V:\LONNIE COOPER VENTURES\OFF LEASH\OFF LEASH - ALPHARETTA, GA\DESIGN FILES

PROPOSED: NON-ILLUMINATED REVERSE STYLE CHANNEL LETTERS W/ FLAT CUT ALUMINUM LETTERS - QTY 2

A B

PANELING BY OTHERS





P1 PAINT BLACK

COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290

Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807

comSIGNS.com

This Drawing is the Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings and Specs to follow upon Acceptance of Approval

PROJECT ADDRESS:
142 SOUTH MAIN STREET ALPHARETTA, GA 30005

SIGN CODE INFO:
QTY: 1 PER ROAD FRONTAGE - MAX OF 2 WALL SIGNS ALLOWED

SF: 1 SF PER ONE LINEAR FOOT OF TENANT FRONTAGE - PER BRET SCHROEDER: USING SMALLER SIDE (FRONT) AS THE SIZE FOR BOTH SIGNS

SQ. FT. ALLOWED:
105 SF

SQ. FT. SHOWN:
38.38 SF

SALES REP:
XX

PM INITIALS:
MS

DRAWN BY INITIALS:
SD

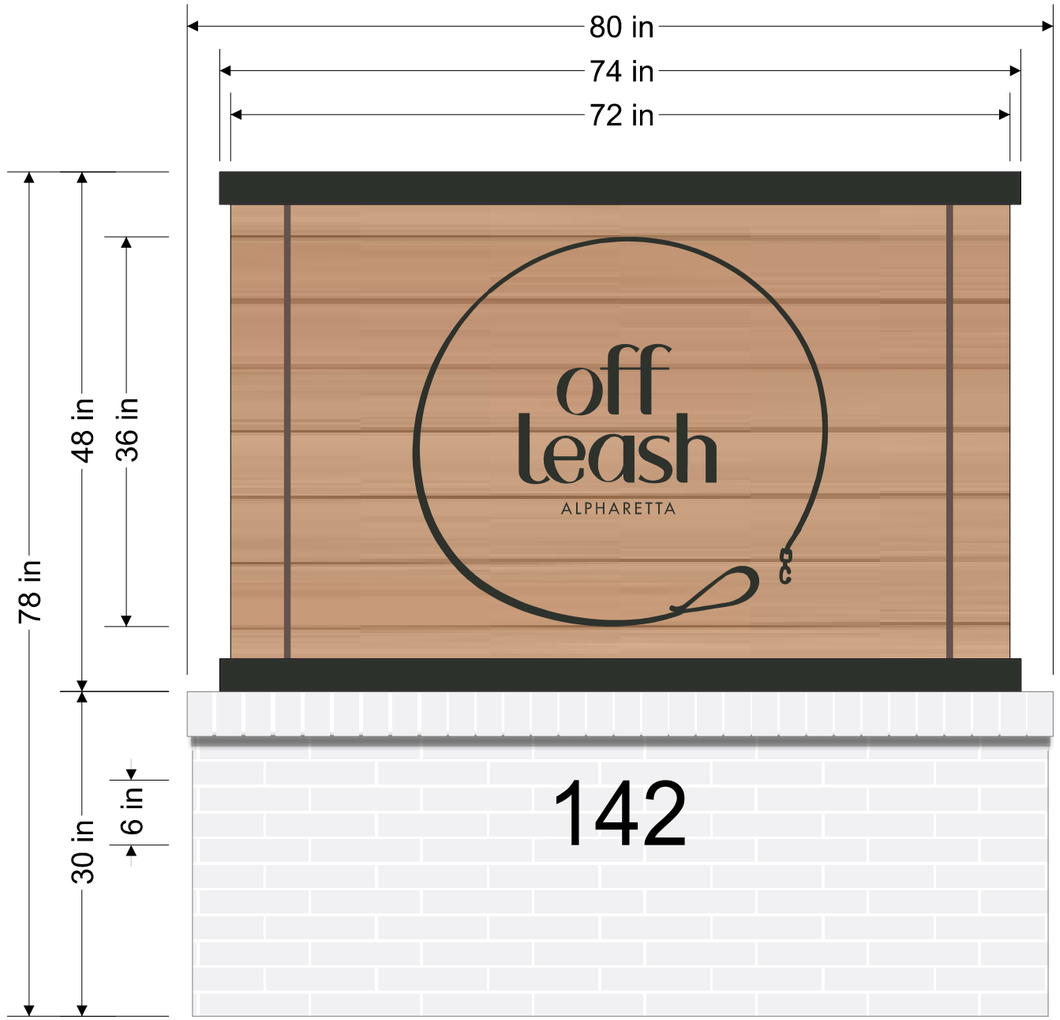
DATE: **09/08/22**

FINAL APPROVAL
Authorized Signature:
X _ _ _ _ _ _ _ _ _ _ _ _
Date:
X _ _ _ _ _ _ _
PAGE 3

Building sign rendering is for preliminary purposes only. Sign size and scaling is based on applicable code if noted and unconfirmed building dimensions. All signs are subject to permit review, a field survey is required to obtain actual building dimensions, evaluate accessibility for attachment and identify presence of primary power. Survey findings may result in revisions to sign size, scaling, attachment method, or overall scope of work, revised drawings and/or revised pricing may be required if actual conditions vary from those predicted herein. Commercial signs is not responsible for providing primary power to sign or for final connection if power is further than 5 ft from sign

PROPOSED: D/F MONUMENT

C



INTENT IS TO LEAVE THE EXISTING BRICK STRUCTURE AND OVERCLAD THE TOP WITH FIBER CEMENT BOARD AND OVERCLAD THE BASE WITH ANOTHER WYTHE OF BRICK.

MOUNTING PANELING TO EXISTING BRICK USING FURRING STRIPS ON BOTH SIDES. THEN OVERBUILD A BASE WITH THE SAME BRICK AS THE BUILDING.

DIMENSIONS AND MATERIAL DETAILS TBD UPON CLIENT APPROVAL.

EXISTING



PROPOSED - COLORS WILL VARY



P1 PAINT BLACK TO MATCH BUILDING TRIM

P2 BRICK TO MATCH BUILDING

M1 WOOD PANELING

COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290

Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807

comSIGNS.com

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PROJECT ADDRESS:
142 SOUTH MAIN STREET
ALPHARETTA, GA 30005

SIGN CODE INFO:
X

SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
XX

SALES REP:
XX

PM INITIALS:
MS

DRAWN BY INITIALS:
SD

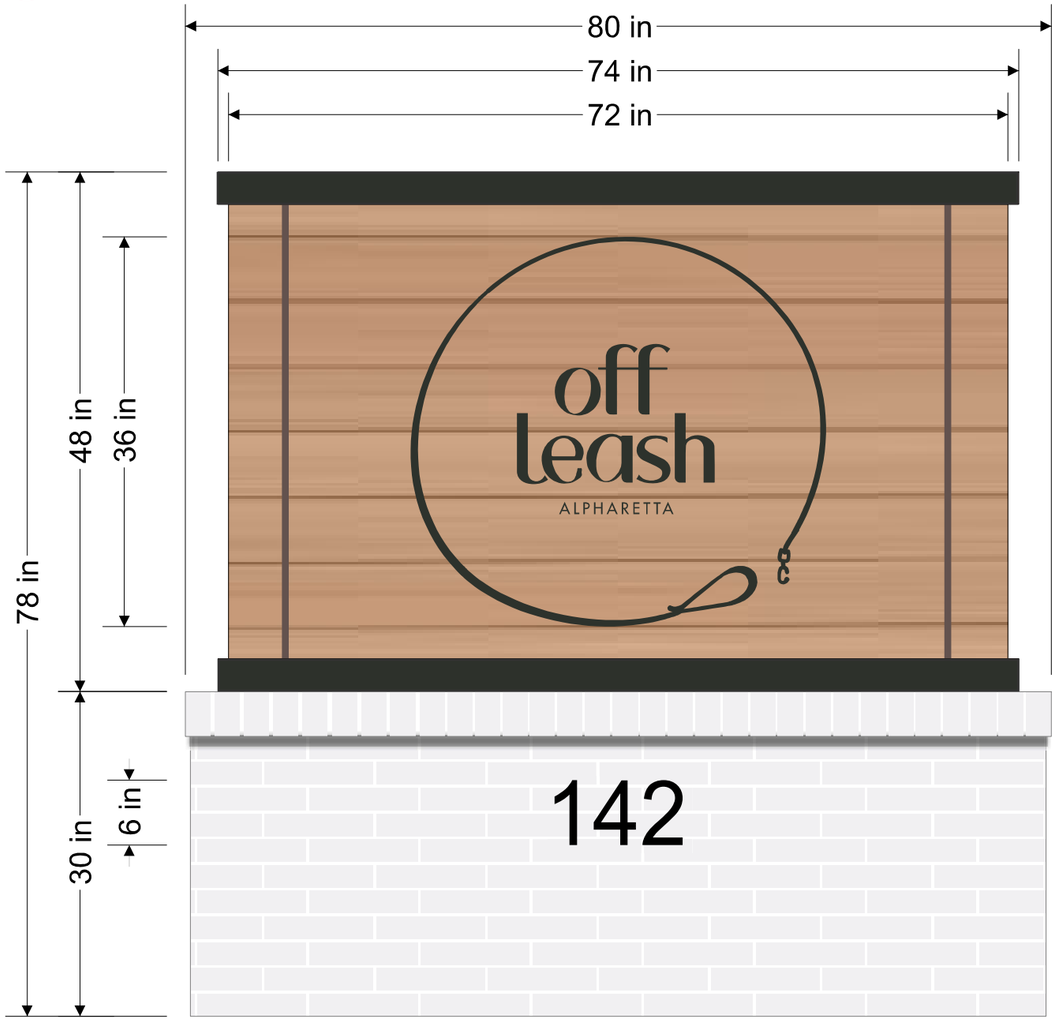
DATE: **12/20/22**

FINAL APPROVAL
Authorized Signature:
X _ _ _ _ _ _ _ _ _ _ _ _
Date:
X _ _ _ _ _ _ _ _
PAGE
4

Building sign rendering is for preliminary purposes only. Sign size and scaling is based on applicable code if noted and unconfirmed building dimensions. All signs are subject to permit review, a field survey is required to obtain actual building dimensions, evaluate accessibility for attachment and identify presence of primary power. Survey findings may result in revisions to sign size, scaling, attachment method, or overall scope of work, revised drawings and/or revised pricing may be required if actual conditions vary from those predicted herein. Commercial signs is not responsible for providing primary power to sign or for final connection if power is further than 5 ft from sign

PROPOSED: D/F MONUMENT

D



INTENT IS TO LEAVE THE EXISTING BRICK STRUCTURE AND OVERCLAD THE TOP WITH FIBER CEMENT BOARD AND OVERCLAD THE BASE WITH ANOTHER WYTHE OF BRICK.

MOUNTING PANELING TO EXISTING BRICK USING FURRING STRIPS ON BOTH SIDES. THEN OVERBUILD A BASE WITH THE SAME BRICK AS THE BUILDING.

DIMENSIONS AND MATERIAL DETAILS TBD UPON CLIENT APPROVAL.

EXISTING



PROPOSED - COLORS WILL VARY



P1 PAINT BLACK TO MATCH BUILDING TRIM

P2 BRICK TO MATCH BUILDING

M1 WOOD PANELING

COMMERCIAL SIGNS EST. 1986

MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290

Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807

comSIGNS.com

This Drawing is the Sole Property of Commercial Signs and may not be copied or reproduced without consent. Engineered Drawings and Specs to follow upon Acceptance of Approval

off leash ALPHARETTA

PROJECT ADDRESS:
142 SOUTH MAIN STREET
ALPHARETTA, GA 30005

SIGN CODE INFO:
X

SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
XX

SALES REP:
XX

PM INITIALS:
MS

DRAWN BY INITIALS:
SD

DATE: **12/20/22**

FINAL APPROVAL

Authorized Signature:
X _____

Date:
X _____

PAGE **4**

Building sign rendering is for preliminary purposes only. Sign size and scaling is based on applicable code if noted and unconfirmed building dimensions. All signs are subject to permit review, a field survey is required to obtain actual building dimensions, evaluate accessibility for attachment and identify presence of primary power. Survey findings may result in revisions to sign size, scaling, attachment method, or overall scope of work, revised drawings and/or revised pricing may be required if actual conditions vary from those predicted herein. Commercial signs is not responsible for providing primary power to sign or for final connection if power is further than 5 ft from sign

DocuSign Envelope ID: 7D966689-9DE7-460D-ACBB-EC7732CB0DA3

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Lonnie Cooper Ventures

Location Address: 142 S Main Street, Alpharetta, GA 30009

Mailing Address: 150 Interstate North Parkway, Atlanta, GA 30339

City: _____ State: _____ Zip Code: _____ - _____

Contact For All Notifications: Wendy Newman

Contact Telephone: 770 - 955 - 1300 Mobile Telephone: 404 - 860 - 0736

Fax: _____ - _____ - _____ Email: kieva@lcooperventures.com

Contact's Relation To Business: CEO

This Application For (Check all that apply):

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

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

Application Fees:

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

DocuSign Envelope ID: 7D966689-9DE7-460D-ACBB-EC7732CB0DA3

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Bur Rog, INC/Buck's East Side, LLC

Physical Address: 142 S. Main Street

Mailing Address: PO Box 642

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 787 - 1568 Contact Fax: - - -

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

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

Owner Name (Printed): Jamey Rogers (As Manager) Date: 10/31/2022

Owner Signature:

Property Information:

Address (If Assigned) : 142 S. Main Street

Tax ID or Map Reference Number: 12 258406951102

Land Lot(s): District: Section:

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

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

Applicant Signature: DocuSigned by: Wendy Newman 48430D23ACA3485... Date: 10/31/2022

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed primary materials are to consist of off-white brick masonry, glazed metal storefronts with muntins, timber framing at exterior patios, and metal and faux-wood accents and trim on the building facades. The style of the building is intended to be reminiscent of mill architecture. Each of these materials, and style, are inspired by numerous nearby buildings within the downtown overlay.

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

☐ Yes

☑ No The application is for signage only.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

It is our intent that the proposed design be of the Mercantile/Mill style as outlined in the Downtown Design Guidelines. Among the described attributes of this style, our design includes the use of exposed masonry, brick detailing and corbeling, minimal ornamentation (outside of brick detailing), the use of large, street level, metal storefronts, with smaller clear-story windows, the use of metal and wood architectural accents, and use of industrial style lighting.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

The design of the building aims to take numerous queues from the Downtown Design Guidelines. Among the key attributes of the design that compliment the Guidelines are the following:

- Highlighting of the building entrances through a change in material and massing.
- Use of compatible materials - brick and wood and steel.
- Use of brick detailing/corbeling along with changes in color and texture.
- Use of fenestration to break of solid building masses and create visible connections to the street.
- Strategic use of signage to highlight the branding and building entry.

Additionally, the overall redevelopment of the site aims to bring the building closer to the street and place the parking in the side yard, away from the visibility of the intersection, in order to better align with the more urban feel of the Downtown Overlay.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: SWVP Alpharetta LLC

Location Address: 5555 Windward Parkway Alpharetta GA 30004

Mailing Address: 5555 Windward Parkway Alpharetta GA 30004

City: Alpharetta State: GA Zip Code: 30004 -

Contact for All Notifications: Amy Stone

Contact Telephone: 404 - 507 - 0967 Mobile Telephone: ___ - ___ - ___

Fax: ___ - ___ - ___ Email: amy_stone@gensler.com

Contact's Relation to Business: Project Manager - Gensler

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: SWVP Alpharetta LLC

Physical Address: 12770 El Camino Real, Suite 200, San Diego CA 92130

Mailing Address: 12770 El Camino Real, Suite 200, San Diego CA 92130

City: San Diego State: CA Zip Code: 92130 -2247 -

Owner Telephone: 858 480 2900 - Contact Fax: 858 480 2909 -

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

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

Owner Name (Printed): Mark Schlossberg Date: 1/18/2023

Owner Signature:

Property Information:

Address (If Assigned) : 5555 Windward Pkwy, Alpharetta GA 30004

Tax ID or Map Reference Number: 22 529011910520

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property: Office

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

Applicant Signature: amy stone Date: 02/01/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The repositioning of 5555 Windward Parkway is an improvement and enhancement of the existing structure. The large, monotonous facade is broken apart to create an opening that introduces more natural light, increased pedestrian access, and an more active ground plane around and through the building. The ambitious decision of bisecting the large existing office buildings is driven by the desire to draw people in the heart of the site, paired with the effort to create an experience that will soon become a destination and a magnet for the local community and beyond.

The design takes inspiration from the deconstruction of the common building shape. The “box” is broken by shifting the planes off from their original position, sliding vertically and horizontally, sometime creating voids from parts that were completely removed. The intent is to provide new spatial experiences as one traverses the breezeway. Openings in the facade and in the roof provide improved views and introduce more natural light.The improvements lead people from one side of the property to the other in both directions. The modern material pallete is selected and curated to be visually compatible and complementary with the existing brick and glass facade.

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

☐ Yes

■ No

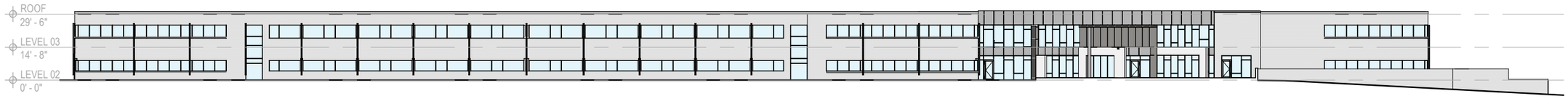
The building modifications do not alter the existing roof equipment and structures. Skylights are added at the building cut, as shown in the renderings included in the architectural pdf.

Gensler

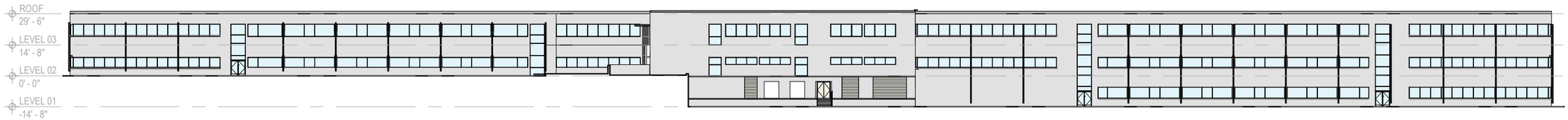
CONTINUUM

ALPHARETTA, GEORGIA

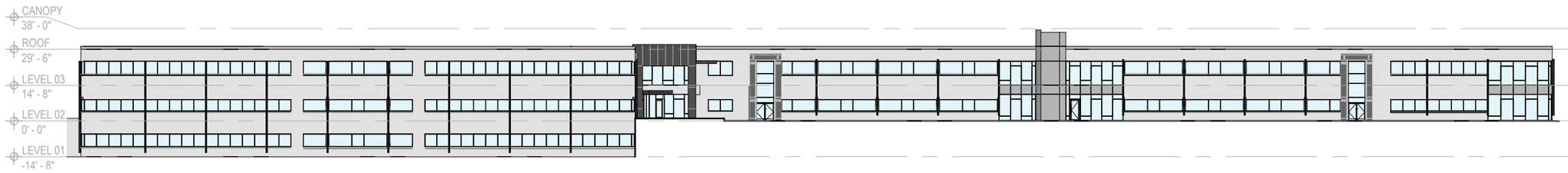
5555 WINDWARD PARKWAY REPOSITIONING



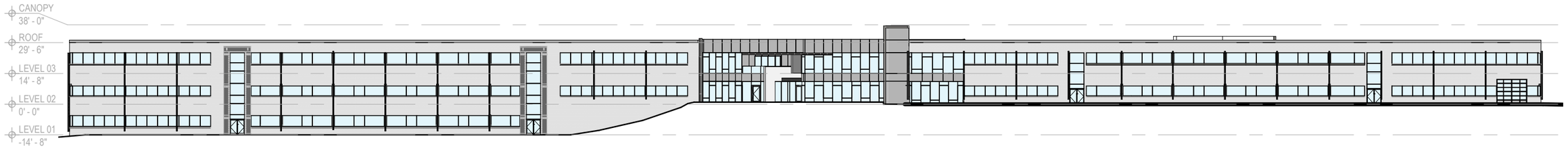
01 | ELEVATION - WINDWARD PKWY



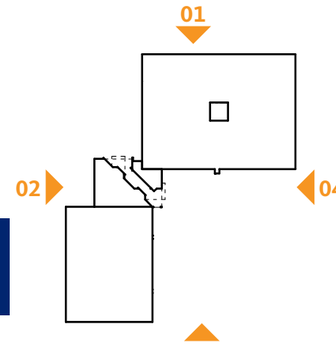
02 | ELEVATION - WESTSIDE PKWY



03 | ELEVATION - SOUTH PARKING LOT



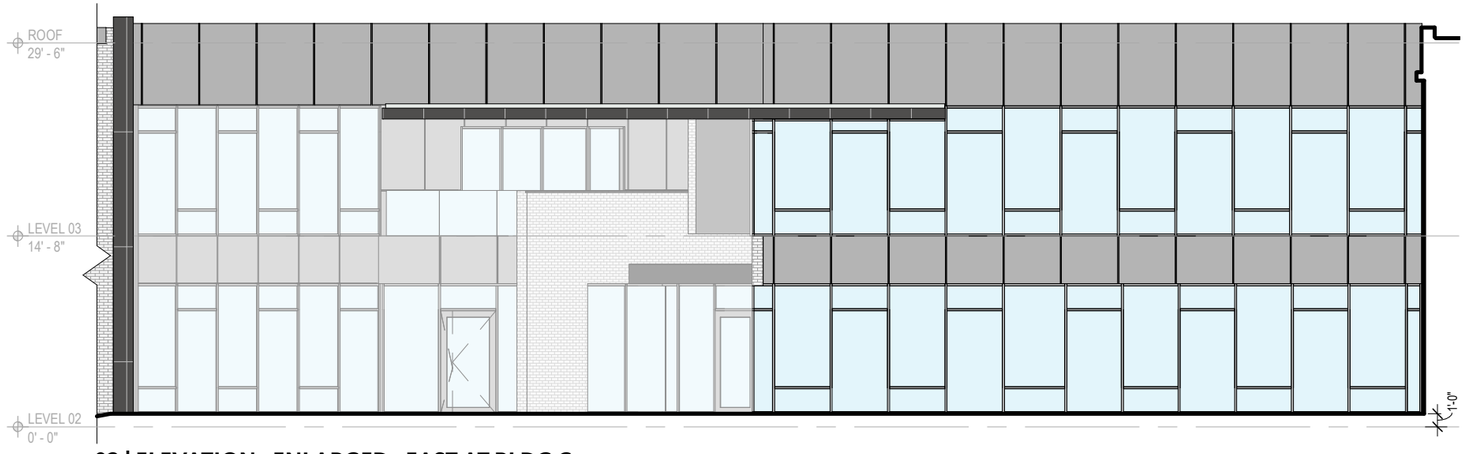
04 | ELEVATION - EAST PARKING LOT [I-400]



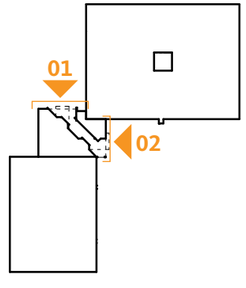
OVERALL ELEVATIONS

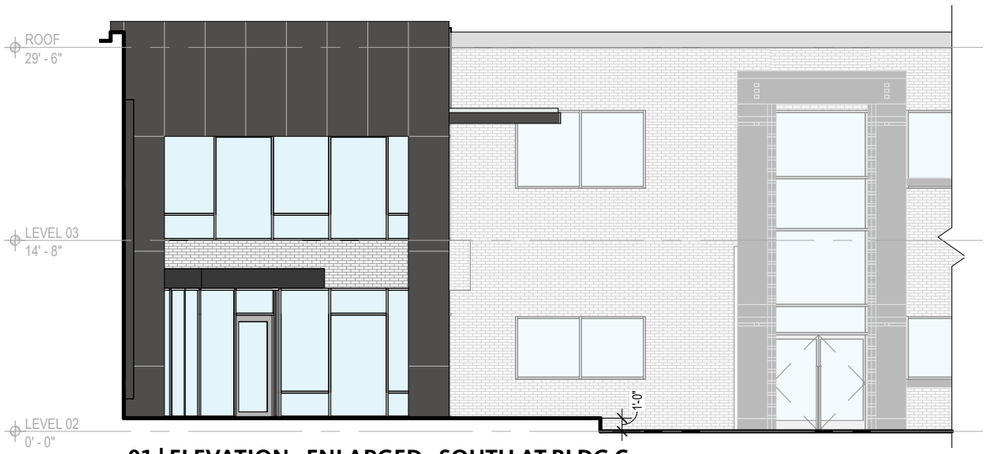


01 | ELEVATION - ENLARGED - NORTH AT BLDG C

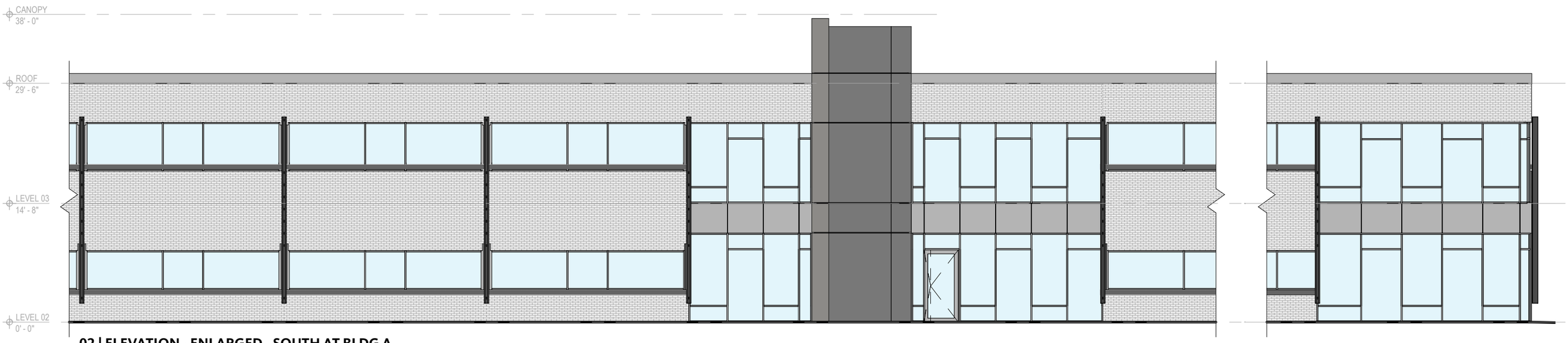


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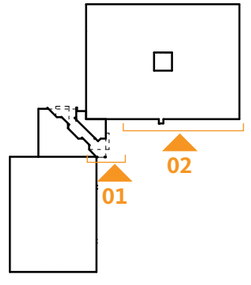


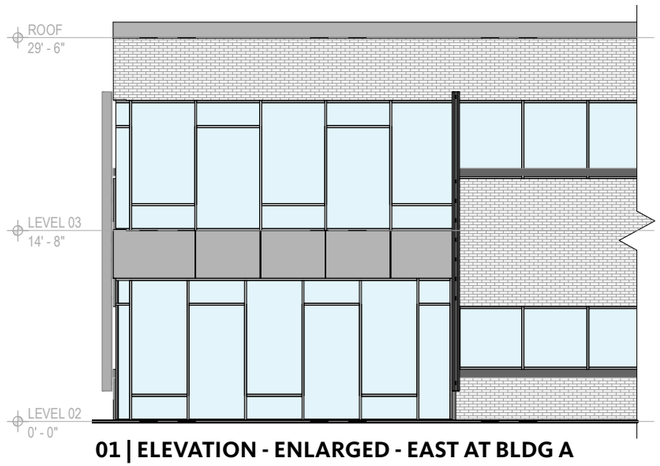


01 | ELEVATION - ENLARGED - SOUTH AT BLDG C

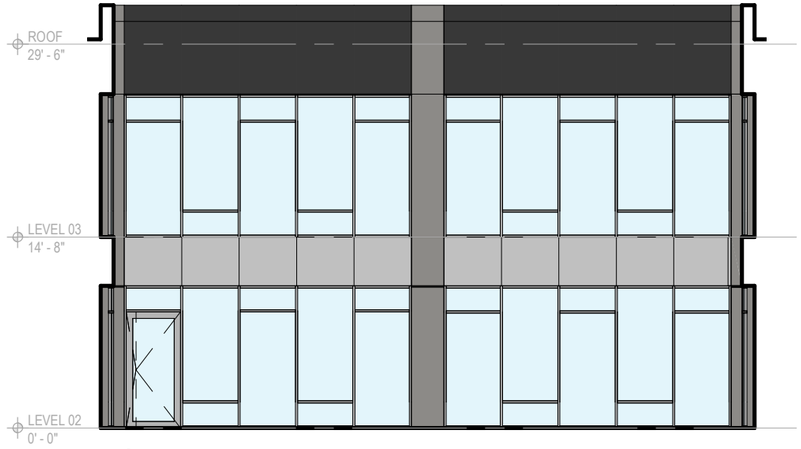


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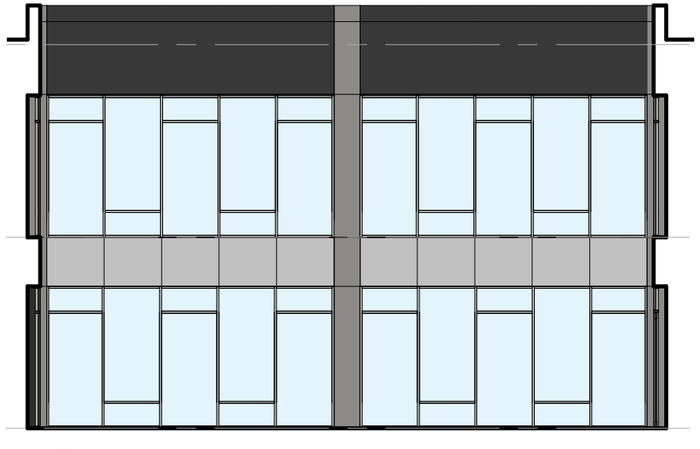




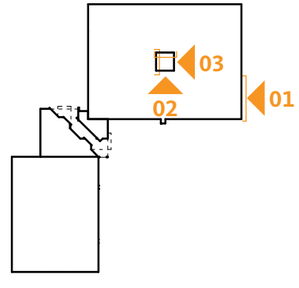
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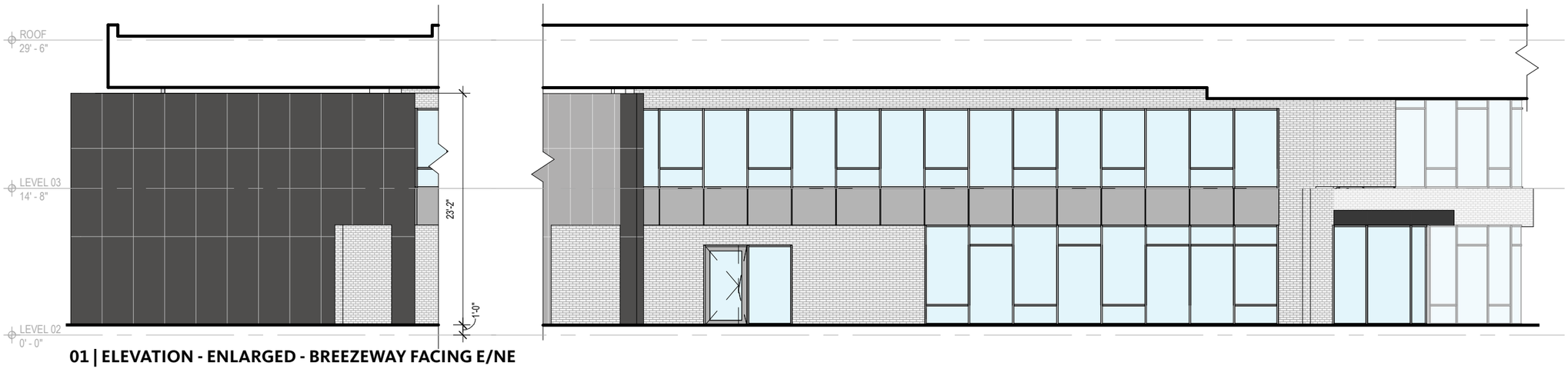


02 | ELEVATION - ENLARGED - COURTYARD AT DOORS, TYP.

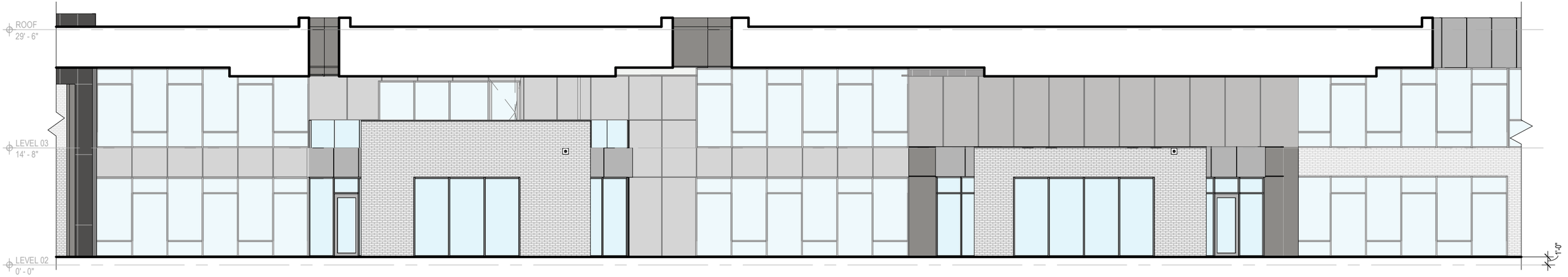


02 | ELEVATION - ENLARGED - COURTYARD GLAZING, TYP.

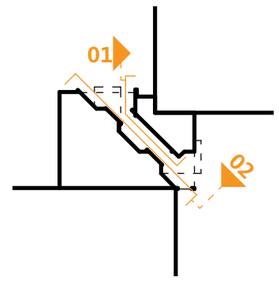




01 | ELEVATION - ENLARGED - BREEZEWAY FACING E/NE

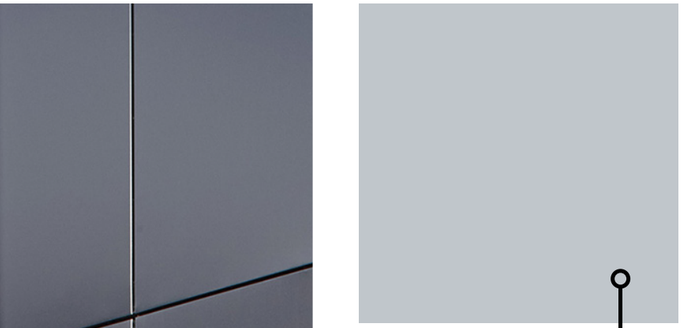


02 | ELEVATION - ENLARGED - BREEZEWAY FACING SW





METAL COMPOSITE MATERIAL
ALUCOBOND
FOCUS BLACK II



PAINT
BENJAMIN MOORE
SWEET INNOCENCE
2125-50



PAINT
BENJAMIN MOORE
BLACK KNIGHT
2136-10



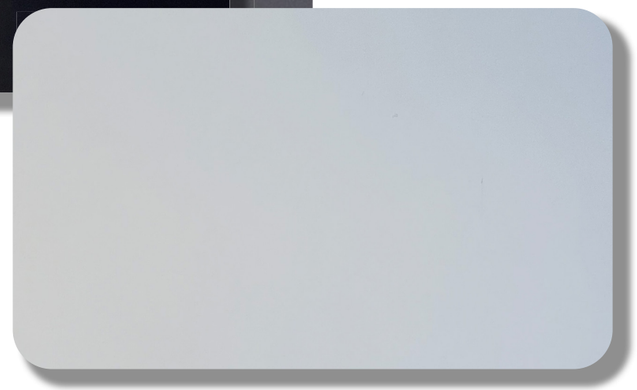
AESS STEEL PLATE, PAINTED BLACK



MASONRY VENEER (THIN BRICK)
ALLEY-CASSETTY
ROMABIO VAPOR-PERMEABLE MASONRY MINERAL PAINT



STOREFRONT SYSTEM
KAWNEER TRIFAB 451T
BLACK ANODIZED ALUMINUM

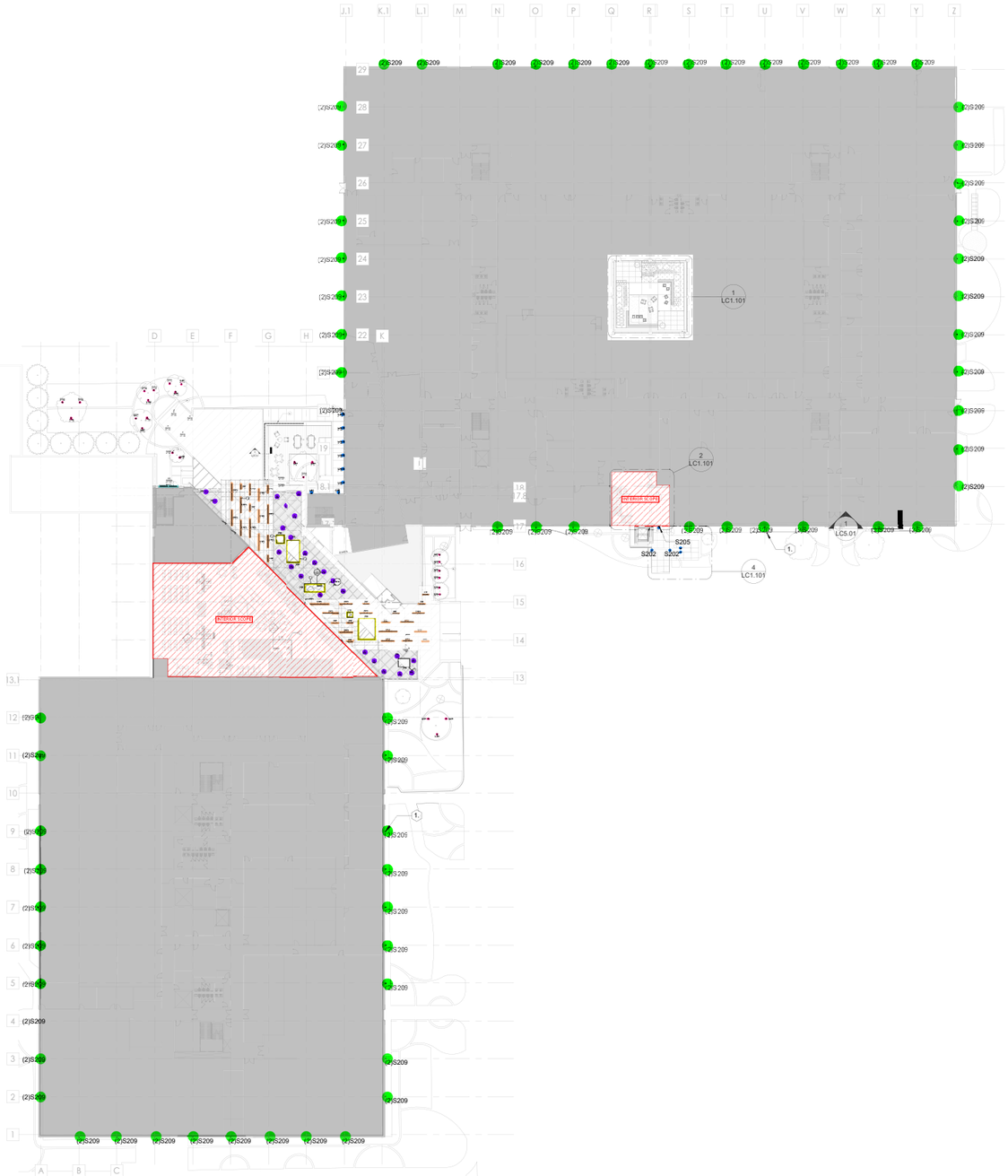


METAL COMPOSITE MATERIAL
ALUCOBOND
SILVER METALLIC

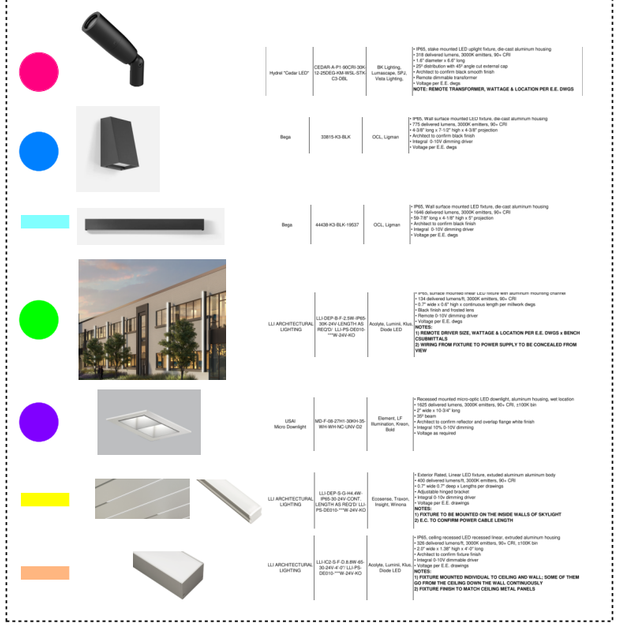


LAMINATED FRAMELESS GLASS GUARDRAIL

PEDESTAL PAVER 24 X 24
BREEZEWAY BALCONY
HANOVER
MATRIX #1109



LIGHTING LEGEND

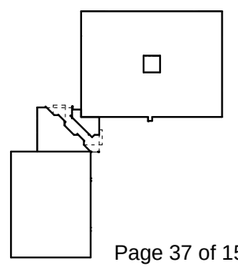


Hybrid "Cedar LED"	CEDAR-A-P1-WCRI-30K-12-2SDEG-KM-WSL-STK-C3-DBL	BK Lighting, Lumascape, SPJ, Vista Lighting,	> IP65, stake mounted LED uplight fixture, die-cast aluminum housing > 318 delivered lumens, 3000K emitters, 90+ CRI > 7.5" wide x 7.5" deep x 12" high > 20° distribution with 45° angle cut external cap > Architect to confirm black smooth finish > Remote dimmable transformer > Voltage per E.E. dwgs **NOTE: REMOTE TRANSFORMER, WATTAGE & LOCATION PER E.E. DWGS**
Bega	33815-K3-BLK	OCL, Lignan	> IP55, Wall surface mounted LED fixture, die-cast aluminum housing > 775 delivered lumens, 3000K emitters, 90+ CRI > 5.9" long x 4.1" high x 4.5" projection > Architect to confirm black finish > Integral 0-10V dimming driver > Voltage per E.E. dwgs
Bega	44438-K3-BLK-19937	OCL, Lignan	> IP65, Wall surface mounted LED fixture, die-cast aluminum housing > 1646 delivered lumens, 3000K emitters, 90+ CRI > 59-7/8" long x 4-1/8" high x 5" projection > Architect to confirm black finish > Integral 0-10V dimming driver > Voltage per E.E. dwgs
LU ARCHITECTURAL LIGHTING	LU-DEP-B-F-2.5W-IP65-30K-24V-LENGTH-AS REQ'D - LU-PS DE010-***W-24V-KO	Acrylite, Lumnii, Rive Diode LED	> 4"H0, surface mounted linear LEDr recess wet aluminum mounting channel > 2,500 delivered lumens, 3000K emitters, 90+ CRI > 4.7" wide x 0.6" high x continuous length per millwork dwgs > Black finish and frosted lens > Remote 0-10V dimming driver > Voltage per E.E. dwgs > 24" lead **1) REMOTE DRIVER SIZE, WATTAGE & LOCATION PER E.E. DWGS + BENCH CSUBMITTALS** **2) WIRING FROM FIXTURE TO POWER SUPPLY TO BE CONCEALED FROM VIEW**
USAI Micro Downlight	MD-F-08-27K1-30KH-35-90V-WH-NC-UNV-D2	Element, LF Illumination, Kreon, Bold	> Recessed mounted micro-optic LED downlight, aluminum housing, wet location > 1625 delivered lumens, 3000K emitters, 90+ CRI, ≥100K bin > 3.5" wide x 10-3/4" long > 35° beam > Architect to confirm reflector and overlap flange white finish > Integral 10%-5-10V dimming > Voltage as required
LU ARCHITECTURAL LIGHTING	LU-DEP-S-Q-44.4W-IP65-90.24V-(CONT. LENGTH AS REQ'D) LU-PS DE010-***W-24V-KO	Ecosense, Tronic Insight, Winona,	> Exterior Rated, Linear LED fixture, extruded aluminum aluminum body > 3,000 delivered lumens, 3000K emitters, 90+ CRI > 5.7" wide x 3.7" deep x Lengths per drawings > Adjustable hinged bracket > Integral 0-10v dimming driver > Voltage per E.E. drawings > 24" lead **1) FIXTURE TO BE MOUNTED ON THE INSIDE WALLS OF SKYLIGHT** **2) E.C. TO CONFIRM POWER CABLE LENGTH**
LU ARCHITECTURAL LIGHTING	LU-IC2-S-F-D-8.8W-65-3K-24V-4'-(LU-PS-DE010-***W-24V-KO	Acrylite, Lumnii, Rive Diode LED	> IP65, ceiling recessed LED recessed linear, extruded aluminum housing > 926 delivered lumens/ft, 3000K emitters, 90+ CRI, ≥100K bin > 2.5" wide x 1.38" high x 4'-0" long > Architect to confirm torque finish > Integral 0-10V dimmable driver > Voltage per E.E. drawings NOTES: **1) FIXTURE MOUNTED INDIVIDUAL TO CEILING AND WALL; SOME OF THEM GO FROM THE CEILING DOWN THE WALL CONTINUOUSLY** **2) FIXTURE FINISH TO MATCH CEILING METAL PANELS**



CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

MASTER PLAN - AERIAL VIEW 1

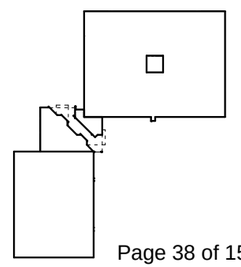


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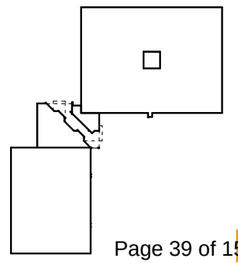
CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

MASTER PLAN - AERIAL VIEW 2





MASTER PLAN - AERIAL VIEW 3

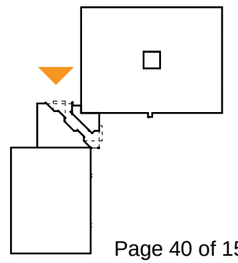


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CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

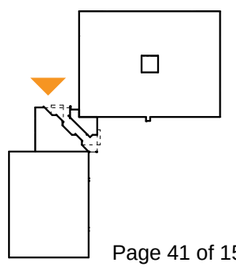
VIEW 4 - EXISTING





CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

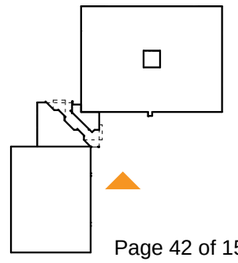
VIEW 4





CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

VIEW 5 - EXISTING

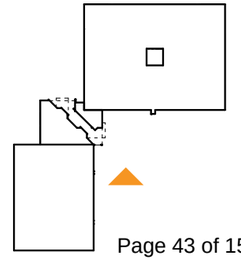


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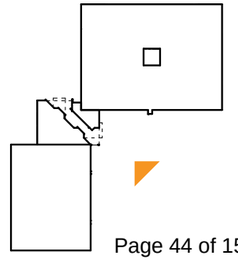
CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

VIEW 5





VIEW 6 - EXISTING

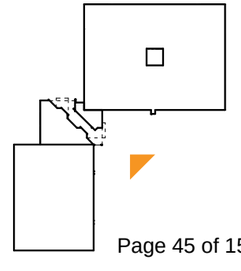


Gensler



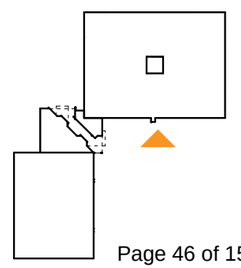
CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

VIEW 6





VIEW 7 - EXISTING

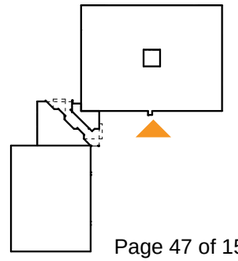


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CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

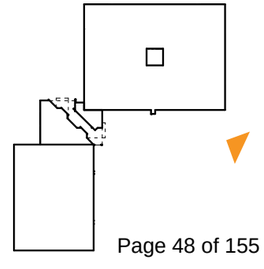
VIEW 7



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VIEW 8 - EXISTING

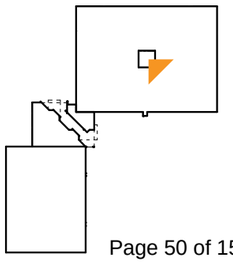


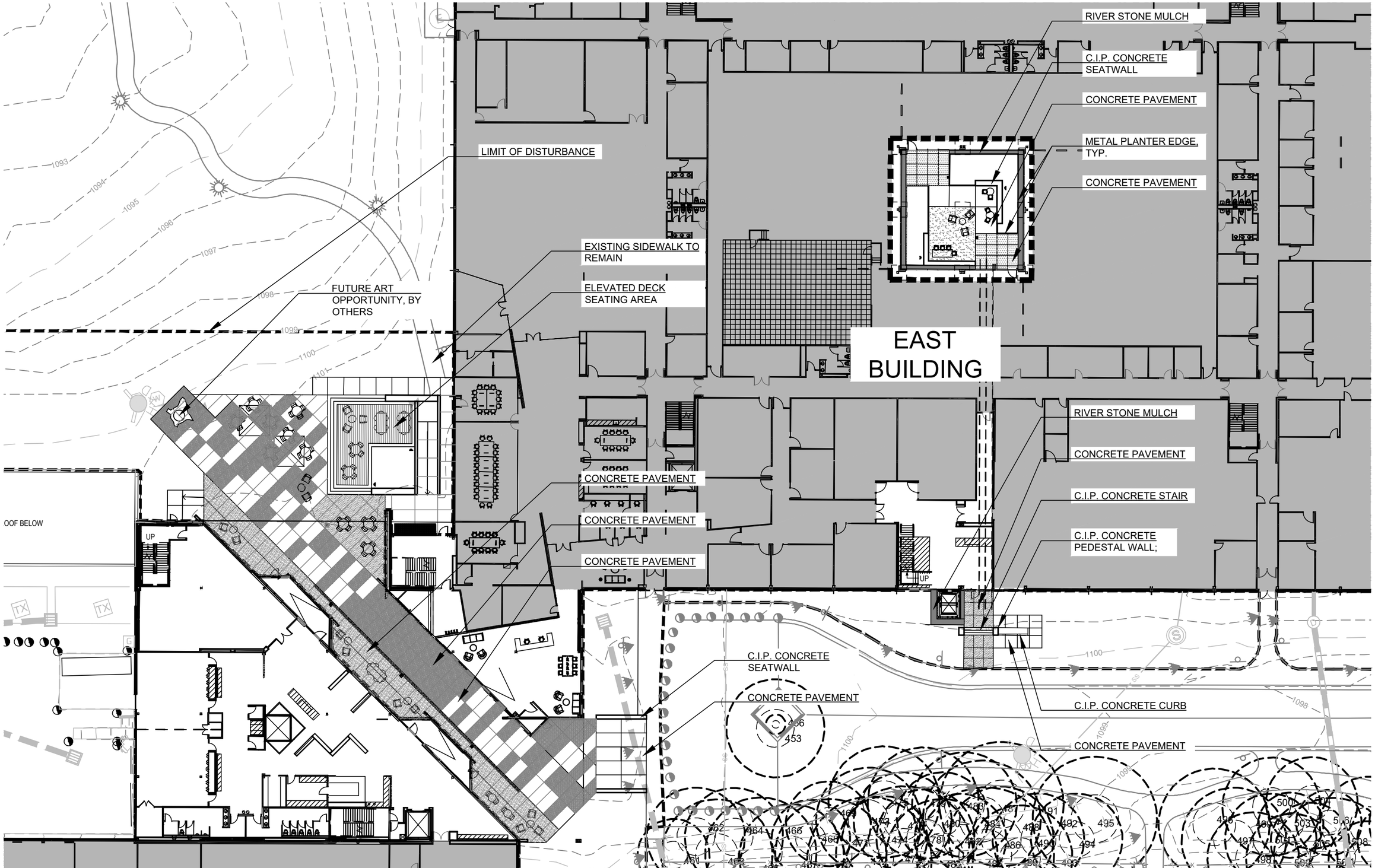
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CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA, GEORGIA

VIEW 9




RIVER STONE MULCH
C.I.P. CONCRETE SEATWALL
CONCRETE PAVEMENT
METAL PLANTER EDGE, TYP.
CONCRETE PAVEMENT
LIMIT OF DISTURBANCE
EXISTING SIDEWALK TO REMAIN
ELEVATED DECK SEATING AREA
FUTURE ART OPPORTUNITY, BY OTHERS
EAST BUILDING
RIVER STONE MULCH
CONCRETE PAVEMENT
C.I.P. CONCRETE STAIR
C.I.P. CONCRETE PEDESTAL WALL;
CONCRETE PAVEMENT
CONCRETE PAVEMENT
CONCRETE PAVEMENT
OOF BELOW
UP
UP
C.I.P. CONCRETE SEATWALL
CONCRETE PAVEMENT
C.I.P. CONCRETE CURB
CONCRETE PAVEMENT
1093
1094
1095
1096
1097
1098
1099
1100
1101

BREEZEWAY FINISHES:

DECORATIVE CONCRETE PAVEMENT:



GRAY CONCRETE W/ BLACK BEAUTY SAND ADDITIVE W/ LIGHT RETARDANT FINISH



CHARCOAL COLOR CONCRETE W/ BLACK BEAUTY SAND ADDITIVE W/ LIGHT RETARDANT FINISH

SEAT WALL/RETAINING WALL:



CHARCOAL GRAY C.I.P. CONCRETE SEAT WALL

RAISED DECK:



IPE DECKING & BENCHES W/ METAL STUD FRAMING

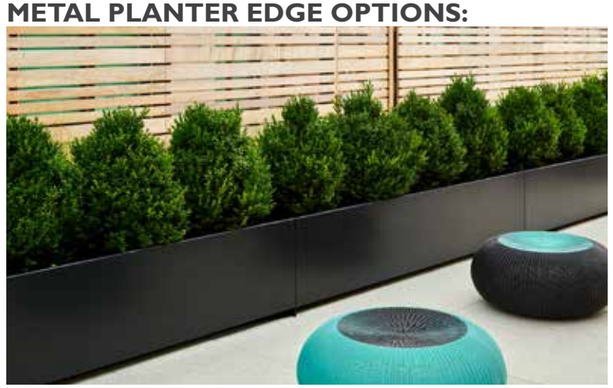




ALTERNATE DECKING: TREX - TRANSCEND COMPOSITE DECKING; COLOR: SPICED RUM

INTERNAL COURTYARD FINISHES:

METAL PLANTER EDGE OPTIONS:



12" HT. POWDERCOAT ALUMINUM EDGING SYSTEM - COLOR: CARBON





RIVERSTONE BANDING

ARTIFICIAL TURF:



ARTIFICIAL TURF - FOREVER LAWN FUSION ELITE



MS. SCHILLER'S DELIGHT VIBURNUM



SOFT CARESS MAHONIA



RUBY SLIPPERS OAKLEAF HYDRANGEA



CAST-IRON PLANT



FATSIA



BORDEAUX YAUPON HOLLY



ROSAS BLUSH DWARF BLUEBERRY



ASIAN JASMINE



AUSTRALIA CANNA



BOBO HYDRANGEA



DUKE GARDENS PLUM YEW



OGON SWEET FLAG



CORAL DRIFT ROSE



FORMOSA AZALEA



NEEDLE PALM



WALKERS LOW CATNIP



SHENANDOAH SWITCH GRASS



GOLDSTRUM BLACK EYED SUSAN



PINK MUHLY GRASS



MONDO GRASS

SHADE & ORNAMENTAL TREES



SHAWNEE BRAVE BALD CYPRESS



GLOWING EMBERS JAPANESE MAPLE



MERRILL MAGNOLIA



GREEN SHADOW SWEETBAY MAGNOLIA



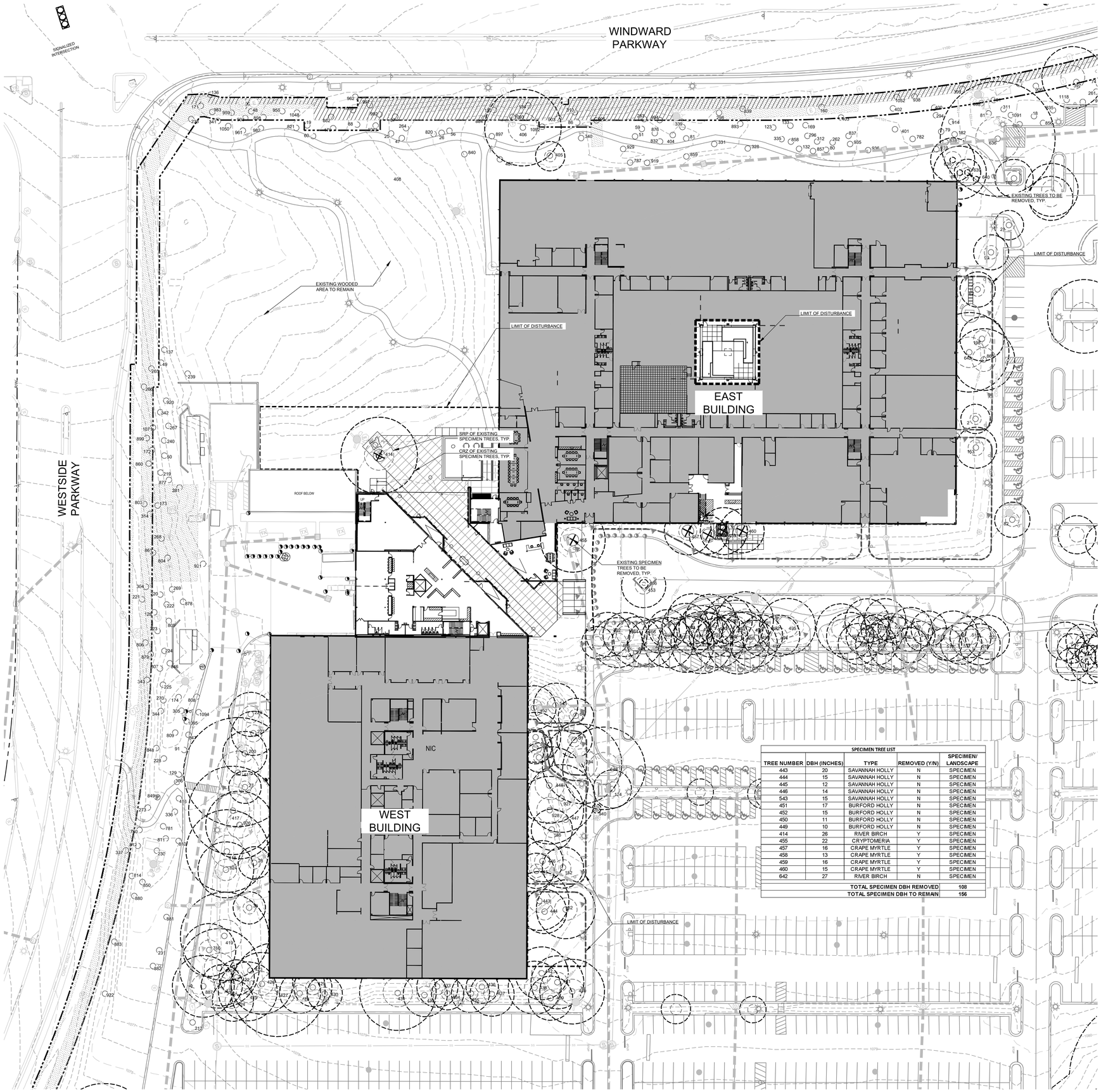
REGAL PRINCE OAK



NELLIE STEVENS HOLLY



AUTUMN BRILLIANCE SERVICEBERRY



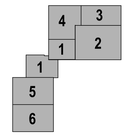
SPECIMEN TREE LIST				
TREE NUMBER	DBH (INCHES)	TYPE	REMOVED (Y/N)	SPECIMEN/ LANDSCAPE
443	20	SAVANNAH HOLLY	N	SPECIMEN
444	15	SAVANNAH HOLLY	N	SPECIMEN
445	12	SAVANNAH HOLLY	N	SPECIMEN
446	14	SAVANNAH HOLLY	N	SPECIMEN
543	15	SAVANNAH HOLLY	N	SPECIMEN
451	17	BURFORD HOLLY	N	SPECIMEN
452	15	BURFORD HOLLY	N	SPECIMEN
450	11	BURFORD HOLLY	N	SPECIMEN
449	10	BURFORD HOLLY	N	SPECIMEN
414	26	RIVER BIRCH	Y	SPECIMEN
455	22	CRYPTOMERIA	Y	SPECIMEN
457	16	CRAPE MYRTLE	Y	SPECIMEN
458	13	CRAPE MYRTLE	Y	SPECIMEN
459	16	CRAPE MYRTLE	Y	SPECIMEN
460	15	CRAPE MYRTLE	Y	SPECIMEN
642	27	RIVER BIRCH	N	SPECIMEN
		TOTAL SPECIMEN DBH REMOVED		108
		TOTAL SPECIMEN DBH TO REMAIN		156

01 SPECIMEN TREE PLAN
SCALE: 1"=30'

SHEET NOTES

GENERAL NOTES

KEY PLAN



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5555 Windward Parkway
Alpharetta, GA 30004

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Kimley»Horn
11720 Amber Park Drive
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Tel 770.619.4280

CD+M
2302 Parklake Dr NE Suite 610
Street Name, Suite
Atlanta, GA 20345
Tel 404.522.9911.

Date	Description
02/01/2023	DRB SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
5555 Windward Pkwy Repositioning

Project Number
013.3423.000

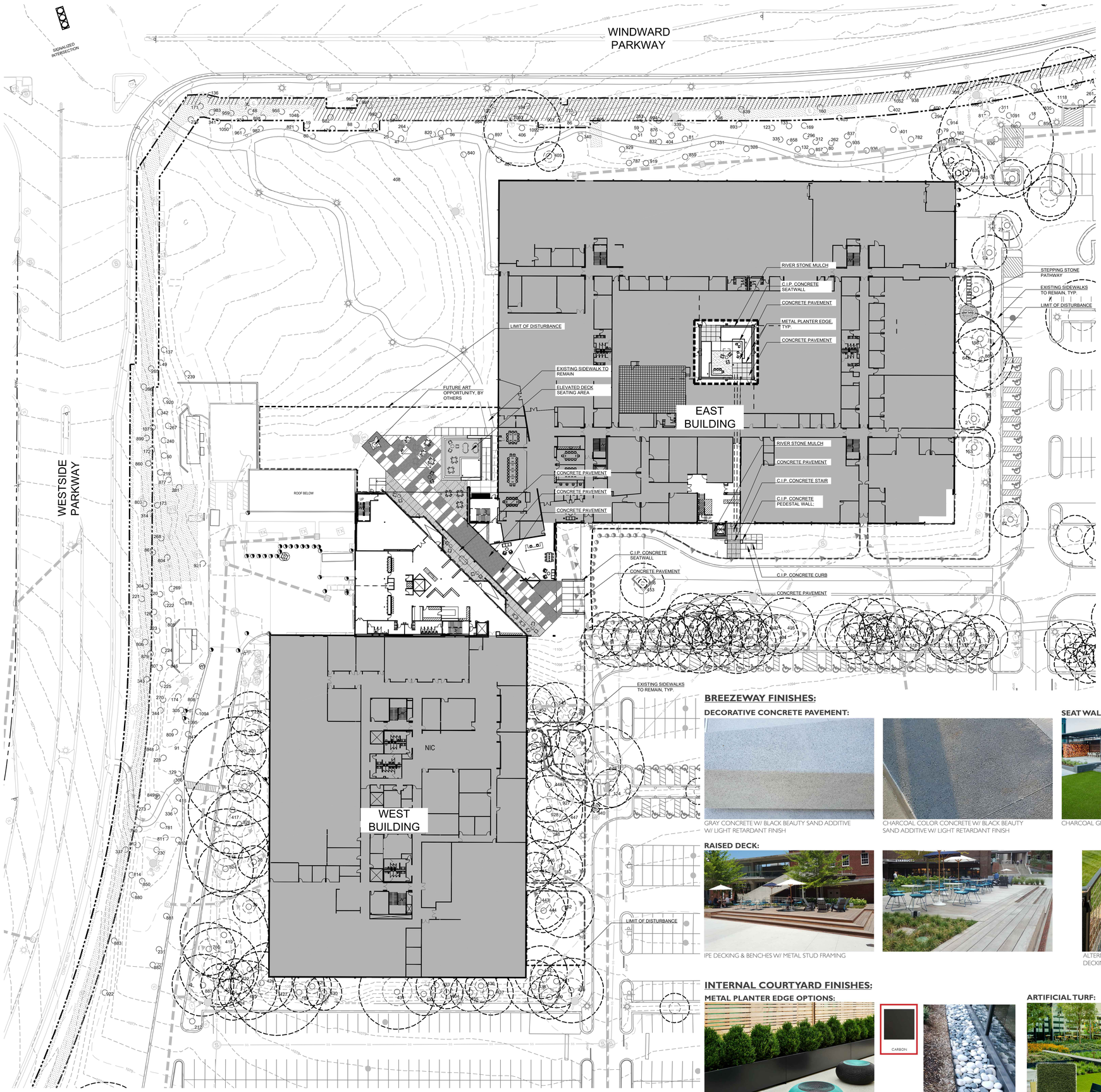
Description
SPECIMEN TREE PLAN

Scale
As indicated

HS.1

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Last modified on 01/27/23 by SHEA
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BREEZEWAY FINISHES:

DECORATIVE CONCRETE PAVEMENT:

GRAY CONCRETE W/ BLACK BEAUTY SAND ADDITIVE W/ LIGHT RETARDANT FINISH

CHARCOAL COLOR CONCRETE W/ BLACK BEAUTY SAND ADDITIVE W/ LIGHT RETARDANT FINISH

SEAT WALL/RETAINING WALL:



CHARCOAL GRAY C.I.P. CONCRETE SEAT WALL

RAISED DECK:

IPE DECKING & BENCHES W/ METAL STUD FRAMING



ALTERNATE DECKING: TREX - TRANSCEND COMPOSITE DECKING; COLOR: SPICED RUM

INTERNAL COURTYARD FINISHES:

METAL PLANTER EDGE OPTIONS:

12" HT. POWDERCOAT ALUMINUM EDGING SYSTEM - COLOR: CARBON

RIVERSTONE BANDING

ARTIFICIAL TURF:



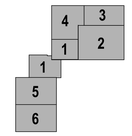
ARTIFICIAL TURF - FOREVER LAWN FUSION ELITE

01 HARDSCAPE IMPROVEMENT PLAN
SCALE: 1"=30'

SHEET NOTES

GENERAL NOTES

KEY PLAN



Southwest Value Partners
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Alpharetta, GA 30004

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Alpharetta, GA 30009
Tel 770.619.4280

CD+M
2302 Parklake Dr NE Suite 610
Street Name, Suite
Atlanta, GA 20345
Tel 404.522.9911.

△	Date	Description
	02/01/2023	DRB SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
5555 Windward Pkwy Repositioning

Project Number
013.3423.000

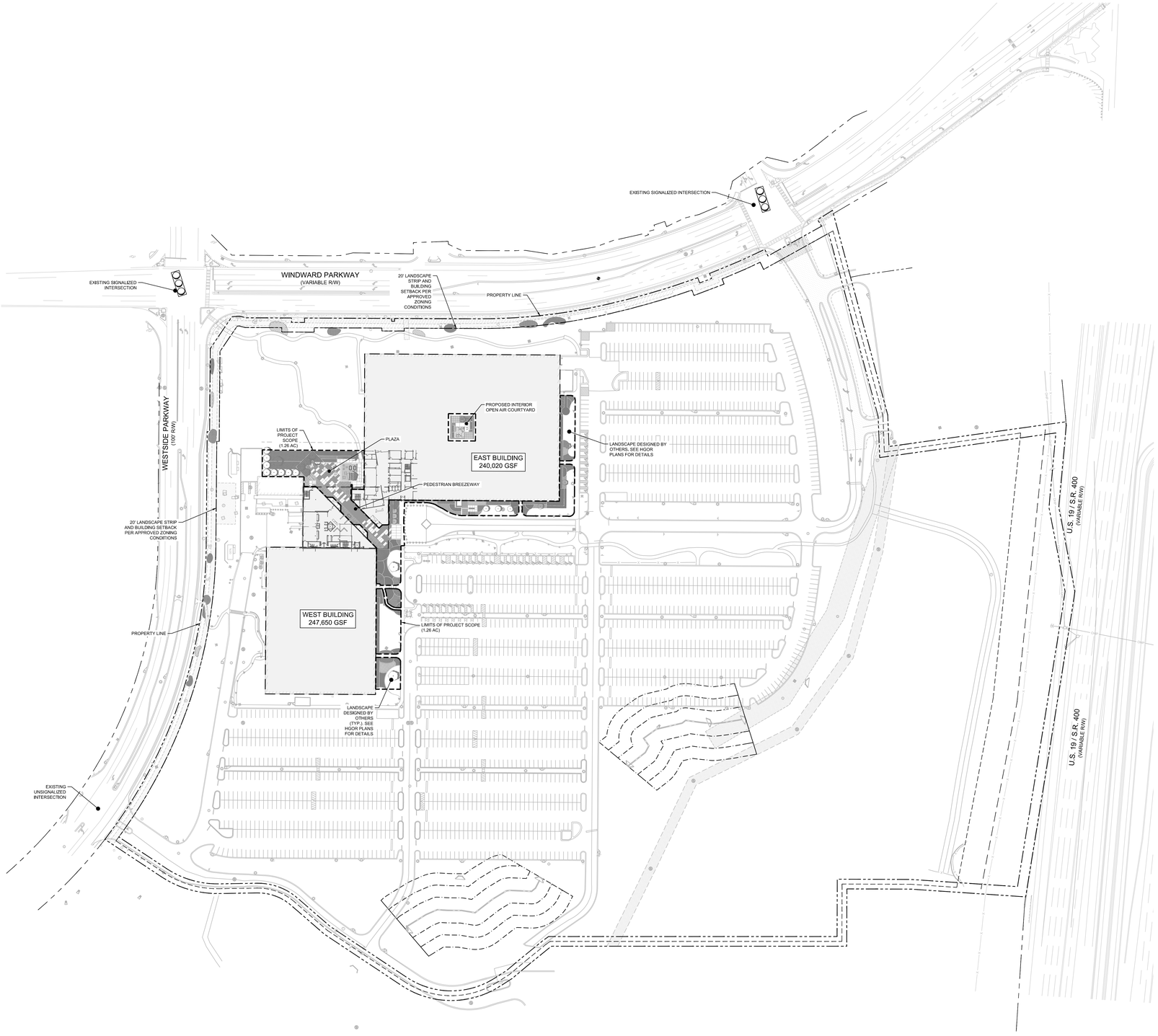
Description
HARDSCAPE IMPROVEMENT PLAN

Scale
As indicated

HS.2

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Last modified on 01/31/23 by SHEA
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ARBORIST 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 IS 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 SHALL 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 MANUFACTURER'S 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. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
16. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.
17. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.
18. ALL UTILITIES (WATER, SEWER, GAS FIBER OPTIC, ETC.) MUST BE AT LEAST FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

FIRE MARSHAL NOTES:

1. AN ADDRESS TO INCLUDE AN APPROVED NUMERICAL AND STREET NAME DESIGNATION SHALL BE PROVIDED. PROVIDE DESIGNATIONS FOR EACH BUILDING ON THE SUBMITTED PLANS, INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 505.1, 2018 EDITION.
2. WATER MAIN LOCATION AND SIZES ARE TO BE SHOWN ON PLAN.
3. EVERY DEAD-END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS, INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.5, 2018 EDITION.
4. FIRE LANES SHALL BE INSTALLED IN STREETS OR ROADS ADJACENT TO BUILDINGS, ON AT LEAST ONE SIDE WHICH PRESENTS MAJOR POINT(S) OF ACCESS INTO THE BUILDING. INTERNATIONAL FIRE CODE, 2018 EDITION APPENDIX D.
5. SPRINKLER CONNECTION FOR FIRE DEPARTMENT USE IS TO BE A MAXIMUM OF 100 FT. FROM A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION. THE CONNECTION SHALL BE BETWEEN 18 INCHES AND 48 INCHES ABOVE GROUND LEVEL. NFPA 14 CHAPTER 6.
6. FIRE DEPARTMENT SPRINKLER CONNECTION LOCATIONS SHALL BE SHOWN ON THE SITE PLAN.
7. FIRE DEPARTMENT CONNECTIONS IF INSTALLED UNDERGROUND SHALL HAVE A LISTED CHECK VALVE, AN AUTO- DRIP VALVE, A SIGN ON A PLATE OR FITTING READING, "AUTO-SPRINKLER OR AUTO SPRINKLER/STANDPIPES", AND HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963.
8. FIRE SPRINKLER SYSTEMS REQUIRED FOR MULTI-FAMILY (APARTMENTS, TOWNHOMES & CONDO'S) SHALL COMPLY WITH CITY OF ALPHARETTA SPRINKLER ORDINANCE #220. A MINIMUM 2" WATER LINES MUST BE SHOWN ON PLANS.
9. INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY AN UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER CHAPTER 11 TITLE 25 SECTION 25-11-7.
10. POST INDICATOR VALVES (PIV) IN THE UNDERGROUND PIPING SHALL BE OMITTED UNLESS SPECIFICALLY PERMITTED BY THE ALPHARETTA FIRE MARSHAL'S OFFICE.
11. HYDRANT LOCATIONS ARE TO BE SHOWN ON PLANS.
12. PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION.
13. FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
14. FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL SHALL BE SPACED NO MORE THAN 600 FT. APART.
15. 3-WAY FIRE HYDRANTS IN MULTI-FAMILY RESIDENTIAL SUBDIVISIONS SHALL BE LOCATED SUCH THAT ALL PORTIONS OF THE BUILDING CAN BE REACHED BY FIRE HOSE LAYS NOT TO EXCEED 400 FT.
16. FIRE HYDRANT SPACING IN INDUSTRIAL & COMMERCIAL DEVELOPMENTS, ADDITIONAL HYDRANTS MAY BE REQUIRED TO PERMIT ALL PORTIONS, OF ALL BUILDINGS, TO BE REACHED BY HOSE LAYS NOT TO EXCEED 400 FT. BY ROAD TRAVEL.
17. MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2018 EDITION.
18. GRADES SHALL BE NO MORE THAN 10%. INTERNATIONAL FIRE CODE, 2018 EDITION, APPENDIX D103.2.
19. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2018 EDITION.
20. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.1.1, 2018 EDITION.
21. THE ADA PARKING NUMBER AND SIZE MUST COMPLY WITH CHAPTER 2 SECTION 208 OF THE 2010 ADA STANDARDS.
22. EMERGENCY RESPONDER RADIO COVERAGE 2018ED. IFC SECTION 510 ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS.

GENERAL NOTES:

EXISTING ZONING: MU (MIXED USE)
FUTURE ZONING: MU (MIXED USE)

TOTAL SITE AREA = 51.86 ACRES
DISTURBED AREA UNDER THIS PERMIT: 1.26 ACRES
IMPERVIOUS AREA = 0.21 ACRES (16.7%)

NO STATE WATERS WILL BE AFFECTED BY THIS DEVELOPMENT.

NO WETLANDS WILL BE AFFECTED BY THIS DEVELOPMENT.

NO FLOODPLAIN WILL BE AFFECTED BY THIS DEVELOPMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP PANEL NUMBER 13121C0059F, DATED 09/18/2013.

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GENSLER, DATED 08/26/2022 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LECRAW ENGINEERING, INC., DATED 04/21/2021.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

ARBORIST NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
5. 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.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

TRANSPORTATION NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

CITY OF ALPHARETTA SITE NOTES:

1. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
2. CITY OF ALPHARETTA LDP #: TBD

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 OF 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, ARBORIST, TRAFFIC AND FIRE. ALLOW A MINIMUM OF 3 DAYS 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.

TRAFFIC ENGINEERING NOTES:

1. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200.
2. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
3. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
4. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
5. ROADWAY PAVEMENT SPECIFICATION AND CURT & GUTTER DETAIL MUST MEET CITY OF ALPHARETTA STANDARD 901.

GRAPHIC SCALE IN FEET
0 40 80 160

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5555 Windward Parkway
Alpharetta, GA 30004

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Newcomb & Boyd
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HGOR
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Tel 770.619.4280

CD+M
2302 Parklake Dr NE Suite 610
Street Name, Suite
Atlanta, GA 20345
Tel 404.522.9911.

△ 02/01/2023 DRB SUBMITTAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN TAYLOR CORBIN

Seal / Signature
02/01/2023

NOT FOR CONSTRUCTION

Project Name
5555 Windward Pkwy
Continuum Alpharetta

Project Number
014502000

Description

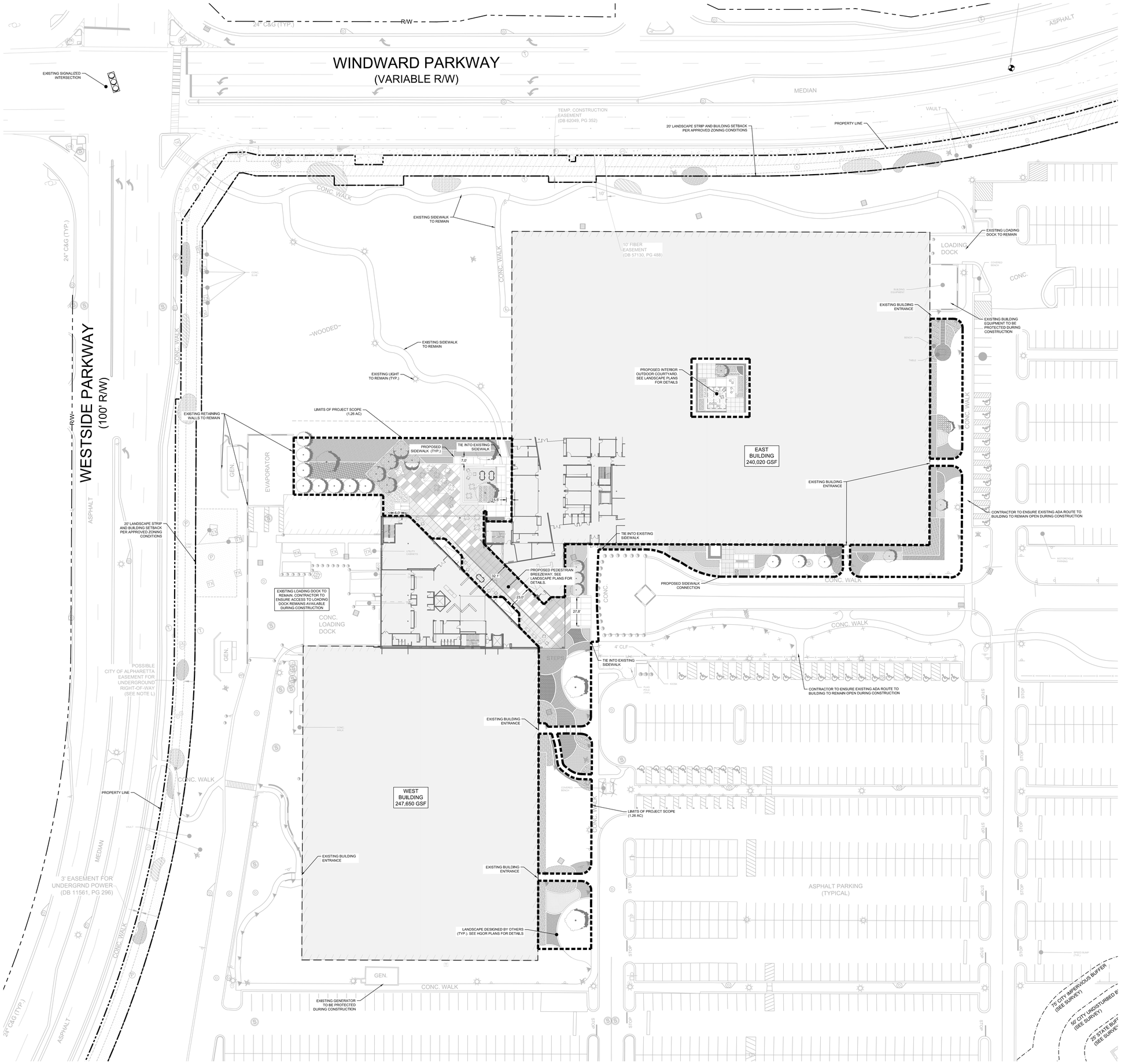
OVERALL SITE PLAN

Sheet

C2-00

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SITE PLAN LEGEND:

- PROPERTY LINE
- XX FT BUILDING SETBACK LINE
- XX FT LANDSCAPE BUFFER LINE

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	MU (MIXED USE)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES
PROPOSED BUILDING SETBACK:	
FRONT (WINDWARD PKWY):	20 FT
FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT
PROPOSED LANDSCAPE SETBACK:	
FRONT (WINDWARD PKWY):	20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE (GA-400 FRONTAGE):	60 FT
SIDE:	10 FT

LAND USES:

EXISTING OFFICE:	517,399 GSF (GFA)
PROPOSED OFFICE:	490,670 GSF (GFA)

SITE NOTES:

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6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

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△ 02/01/2023 DRB SUBMITTAL

GEORGE THOMAS ALBERT JR. 3561 REGISTERED PROFESSIONAL ENGINEER BRIAN TAYLOR CORBIN

Seal / Signature 02/01/2023

NOT FOR CONSTRUCTION

Project Name
5555 Windward Pkwy
Continuum Alpharetta

Project Number
014502000

Description

DETAILED SITE PLAN

Sheet

C2-01

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92 THOMPSON STREET

ALPHARETTA, GA

DRB APPLICATION - JANUARY 2023

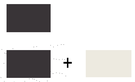
TERMINUS DESIGN GROUP



2 WEST ELEVATION - COLOR

Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

BRICK:	
BR-1: BRICK VENEER CHEROKEE BRICK - OLD SAVANANNAH MORTAR COLOR - CEMEX IVORY 1111	
STONE VENEER:	
ST-1: STONE VENEER NATURAL QUARRY STONE - RIO BRAVO BLEND MORTAR COLOR - CEMEX IVORY 1111 **ST-2:** STONE ACCENT NATURAL QUARRY - LIMESTONE MORTAR COLOR - CEMEX IVORY 1111	
METAL:	
MT-1: PREFINISHED COPING (PRE-FINISHED COLOR) COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT **MT-2:** PREFINISHED METAL ROOF (PRE-FINISHED COLOR) COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT	
WINDOWS:	
WN-1: MARVIN - MODERN CASEMENT ALUMINUM WOOD CLAD COLOR - BRONZE GLASS - BRONZE TINT	
SIDING / FASCIA:	
WD-1: WOOD SIDING AND BATTEN COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT **FC-1:** SMOOTH FC SIDING W/ BATTENS AS NEEDED COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT COLOR - TO MATCH SW 7008 - ALABASTER - FLAT	
LIGHTING:	
WS-1: WALL SCONCE - CHAPMAN & MYERS FRESNO XL 3/4 GAS WALL LANTERN FINISH - BLACK	
ROOF:	
RF-1: DAVINCI ROOF TILE SIZE BLEND - 6"-12" WIDE FINISH - SLATE GRAY	



1 SOUTH ELEVATION - COLOR

Scale: 3/16" = 1'-0"

92 THOMPSON STREET - CONCEPT DESIGN

01/23/22

CONCEPT ELEVATIONS

As indicated

TERMINUS DESIGN GROUP



1 EAST ELEVATION - COLOR
Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

BRICK:	
BR-1: BRICK VENEER CHEROKEE BRICK - OLD SAVANANNAH MORTAR COLOR - CEMEX IVORY 1111	
STONE VENEER:	
ST-1: STONE VENEER NATURAL QUARRY STONE - RIO BRAVO BLEND MORTAR COLOR - CEMEX IVORY 1111 **ST-2:** STONE ACCENT NATURAL QUARRY - LIMESTONE MORTAR COLOR - CEMEX IVORY 1111	
METAL:	
MT-1: PREFINISHED COPING (PRE-FINISHED COLOR) COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT **MT-2:** PREFINISHED METAL ROOF (PRE-FINISHED COLOR) COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT	
WINDOWS:	
WN-1: MARVIN - MODERN CASEMENT ALUMINUM WOOD CLAD COLOR - BRONZE GLASS - BRONZE TINT	
SIDING / FASCIA:	
WD-1: WOOD SIDING AND BATTEN COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT **FC-1:** SMOOTH FC SIDING W/ BATTENS AS NEEDED COLOR - TO MATCH SW 9175 - DEEP FORREST BROWN - FLAT COLOR - TO MATCH SW 7008 - ALABASTER - FLAT	
LIGHTING:	
WS-1: WALL SCONCE - CHAPMAN & MYERS FRESNO XL 3/4 GAS WALL LANTERN FINISH - BLACK	
ROOF:	
RF-1: DAVINCI ROOF TILE SIZE BLEND - 6"-12" WIDE FINISH - SLATE GRAY	



3 NORTH ELEVATION - COLOR
Scale: 3/16" = 1'-0"

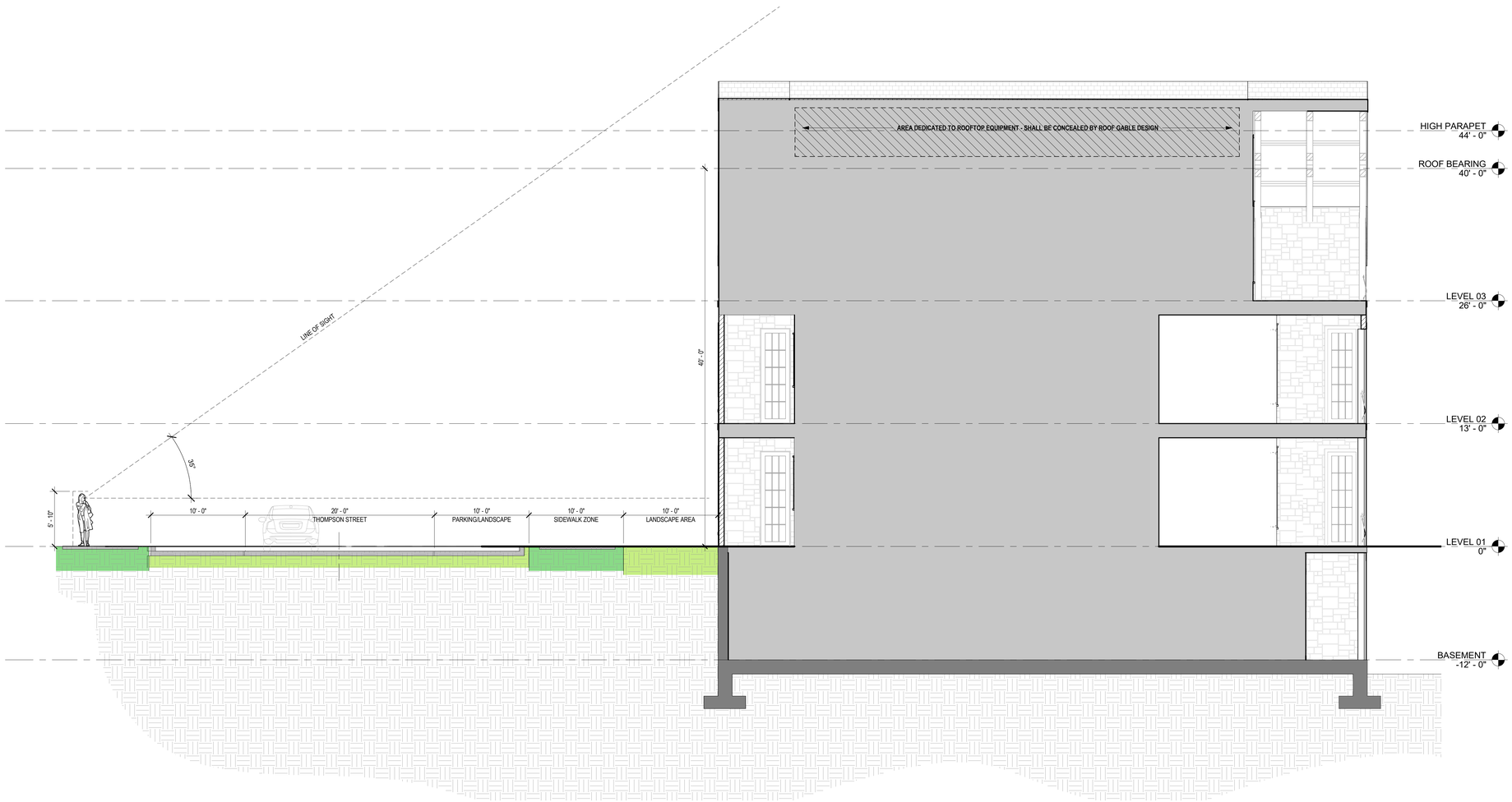
92 THOMPSON STREET - CONCEPT DESIGN

01/23/22

CONCEPT ELEVATIONS

As indicated

TERMINUS DESIGN GROUP



92 THOMPSON STREET - CONCEPT DESIGN

01/23/23

SITE LINE STUDY

3/16" = 1'-0"

TERMINUS DESIGN GROUP



92 THOMPSON STREET - CONCEPT DESIGN

01/23/23

RENDERING

TERMINUS DESIGN GROUP



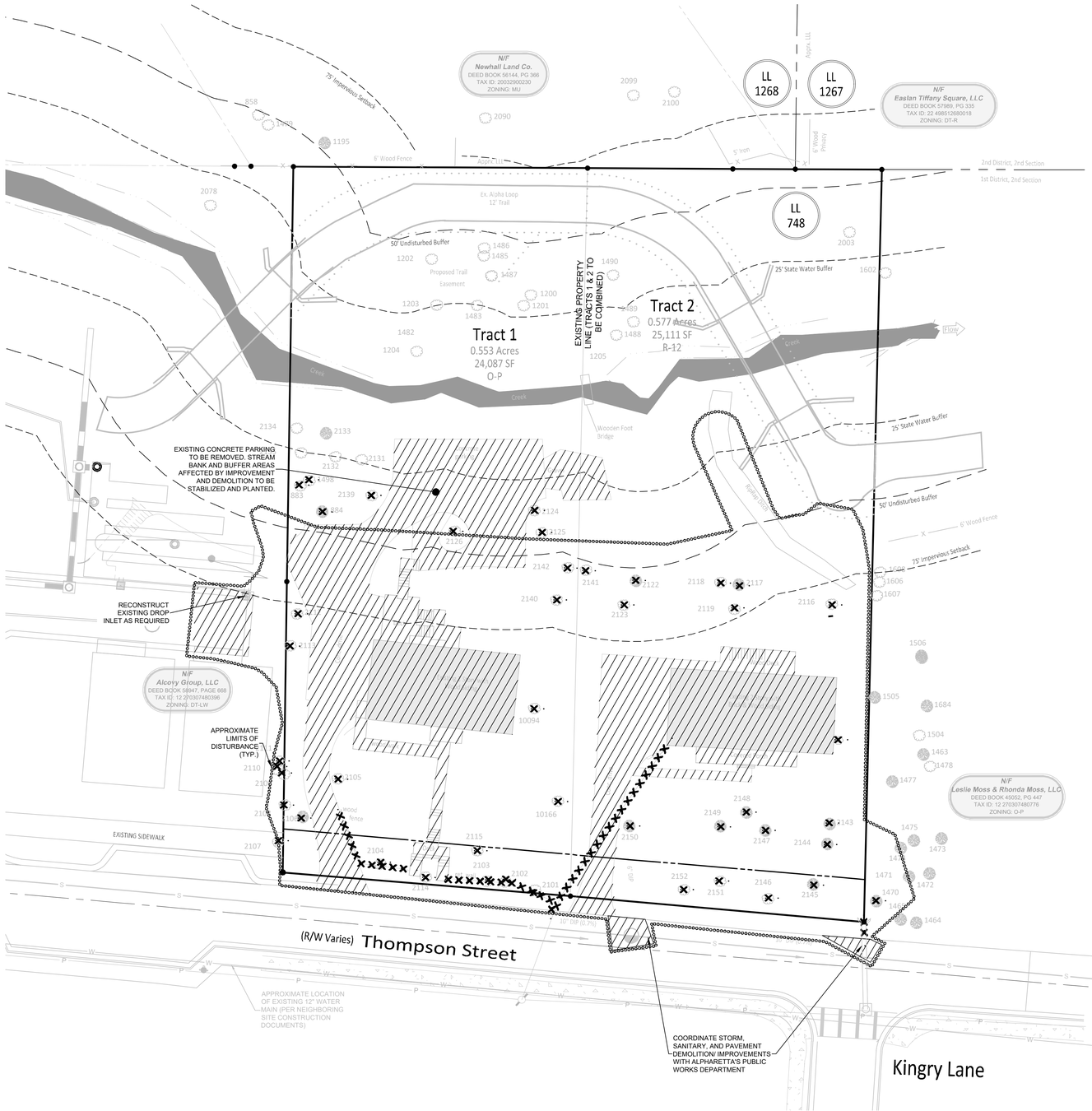
92 THOMPSON STREET - CONCEPT DESIGN

01/23/23

RENDERING

TERMINUS DESIGN GROUP

DESIGN REVIEW BOARD - SITE PLANS



GRAPHIC SCALE - IN FEET

10 0 20 40 60 80

SURVEY LEGEND:

- = existing concrete
- = existing asphalt
- = gravel/riprap
- = fire hydrant
- = guy wire
- = light pole
- = power pole
- = sanitary sewer manhole
- = clean out
- = transformer
- = water meter
- = single wing catch basin
- = grate inlet
- = junction box
- = head wall
- = buffer
- = bldg setback
- = fence
- = overhead electric
- = underground electric
- = water line
- = sanitary line
- = gas line

DESIGN LEGEND:

- NEW SANITARY SEWER LINE
- NEW CHILLED WATER LINE
- NEW STEAM WATER LINE
- NEW FIRE LINE
- NEW WATER LINE
- NEW GAS LINE
- NEW STORM SEWER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW DROP INLET
- NEW HEADWALL
- NEW CATCH BASIN
- NEW MANHOLE
- NEW CLEANOUT
- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW NUMBER OF PARKING SPACES
- STORM STRUCTURE IDENTIFICATION
- SANITARY STRUCTURE IDENTIFICATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW PAVERS
- EXISTING PAVEMENT/ C&G TO BE REMOVED
- STRUCTURES/ITEMS TO BE REMOVED
- TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)
- NEW ADA ACCESSIBLE SYMBOL

Grid North (GA West Zone)



LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES WITHOUT INTERFERING WITH VEHICLE AND PEDESTRIAN TRAFFIC IN ADJACENT AREAS.
2. CONTRACTOR SHALL PROTECT UTILITIES AND BENCHMARKS NOT SCHEDULED FOR DEMOLITION FROM DAMAGE. AT NO ADDITIONAL COST TO OWNER, THE CONTRACTOR SHALL REPLACE OR REPAIR ITEMS DAMAGED BEYOND THE LIMITS OF THE DEMOLITION SHOWN.
3. REMOVE EXISTING ABOVE/BELOW GRADE CONSTRUCTION, AS INDICATED TO BE REMOVED, TO THE LIMIT INDICATED.
4. DISCONNECT AND SEAL OFF ABANDONED UTILITIES TO BE REMOVED PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE LEVEL, OR OUTSIDE OF CONTRACT LIMITS BY REPRESENTATIVES OF THE PUBLIC UTILITY BEING DISCONNECTED. MAINTAIN UTILITY SERVICE TO FACILITIES IN USE.
5. EXCEPT FOR ITEMS DESIGNATED TO BE REMOVED OR REUSED IN THE WORK, ALL MATERIALS RESULTING FROM THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE PROMPTLY REMOVED FROM THE SITE. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE PERMITTED ON PROJECT SITE.
6. REMOVE ALL DEBRIS, RUBBISH, AND WASTE MATERIALS FROM THE SITE. DO NOT STOCKPILE DEBRIS ON SITE.
7. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
8. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY LOCAL MUNICIPALITY.
9. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
10. ALL TREES TO REMAIN SHALL HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
11. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
12. SAWCUT PAVEMENTS & CURB & WALL WHOLE TO PROVIDE SMOOTH TRANSITION BETWEEN IMPROVEMENTS TO REMAIN & NEW IMPROVEMENTS.
13. EXISTING CONDITIONS AND SITE DEMOLITION PLAN DOES NOT SHOW ALL TREES ON THE SUBJECT PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREES LOCATED WITHIN THE LIMITS OF DISTURBANCE THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.

HVAC NOTE:
THE HVAC WILL BE BUILT ON THE ROOF AND IN THE ROOF ENCLOSURE AND WILL NOT BE VISIBLE FROM THE EXTERIOR

DUMPSTER NOTE:
THERE IS NO EXTERIOR DUMPSTER INCLUDED IN THE CONSTRUCTION OF THIS PROJECT

SHEET INDEX

No.	DESCRIPTION
C1.0	SITE DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
LS1.0	TREE PROTECTION PLAN
LS2.0	OVERALL LANDSCAPE PLAN
LS3.0	DETAILED LANDSCAPE PLAN

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

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REVISIONS

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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

Travis Pruitt & Associates, Inc. SURVEYORS · ENVIRONMENTAL SCIENTISTS · ENGINEERS · LANDSCAPE ARCHITECTS

SITE DEMOLITION PLAN

92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

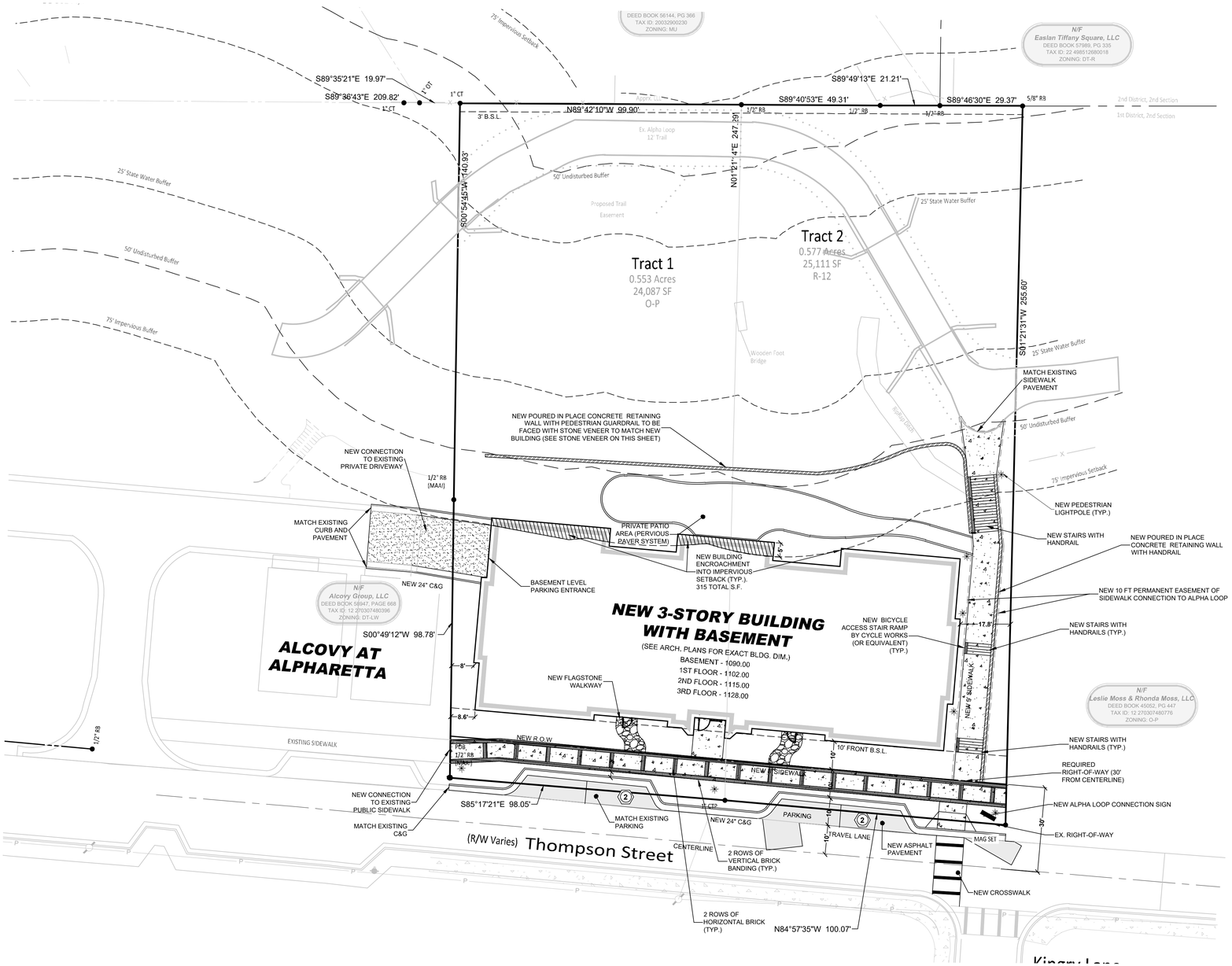
GEORGIA REGISTERED No. 43947 PROFESSIONAL ENGINEER G. BRENT THOMAS, JR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 11/10/2022
SCALE: 1" = 20'
CN: 220470 DESIGN REVIEW
JN: 1-22-0470
FN: 170-D-035
SHEET NO: C1.0

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STONE VENEER:	
ST-1: STONE VENEER NATURAL QUARRY STONE - RIO BRAVO BLEND MORTAR COLOR - CEMEX IVORY 1111	



GRAPHIC SCALE - IN FEET

10 0 20 40 60 80





LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

SITE ZONING:	**O-P & R-12**
SITE AREA:	**1.13 ACRES**
TAX PARCEL ID:	**12 270307480701**

BUILDING SETBACK LINES:

FRONT YARD: 10 FT.
REAR YARD: 3 FT.
SIDE YARD: 10 FT. BETWEEN STRUCTURES

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		

PROJECT DESCRIPTION:
NEW CONDOMINIUM BUILDING

AMENITY SPACE

REQUIRED:	4,920 SF (10% OF SITE)
PROVIDED:	EXISING ALPHA LOOP - 5,235 SF
	PROPOSED ALPHA LOOP - 1,040 SF
TOTAL	6,275 SF

IMPERVIOUS LOT COVERAGE

ALLOWABLE:	33,038 SF OR 70% MAX
PROPOSED:	BUILDING PAD - 10,000 SF
	PROPOSED ALPHA LOOP + SIDEWALKS - 2594 SF
	PROPOSED FRONT ENTRANCE AND PATIO - 2,288
TOTAL	14,882 SF OR 45%

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
TOTAL PARKING SPACES:	13	25
MIN. 1 PER BEDROOM (UP TO 2 BEDROOMS), PLUS 0.50 VISITOR SPACE PER UNIT		

BUILDING SUMMARY:

3-STORY
BUILDING FOOT PRINT: 10,000
MAX BUILDING HEIGHT: 40 FT
BUILDING HEIGHT: 40 FT.
MAXIMUM DENSITY: 8 UNITS/ACRE
PROPOSED DENSITY: 4.5 UNITS/ACRE
PROPOSED UNITS: 5 UNITS
REQUIRED MINIMUM HOUSE REQUIREMENTS: 2500 SF/ 25' WIDTH
REQUIRED MINIMUM WALKUP FLAT REQUIREMENTS: 2500 SF/ 20' WIDTH
PROPOSED FLAT: 83' X 60'/4,051 HSF
PROPOSED FLAT: 155' X 60'/8,450 HSF

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 1/24/2023.

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CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

SITE PLAN

92 THOMPSON STREET

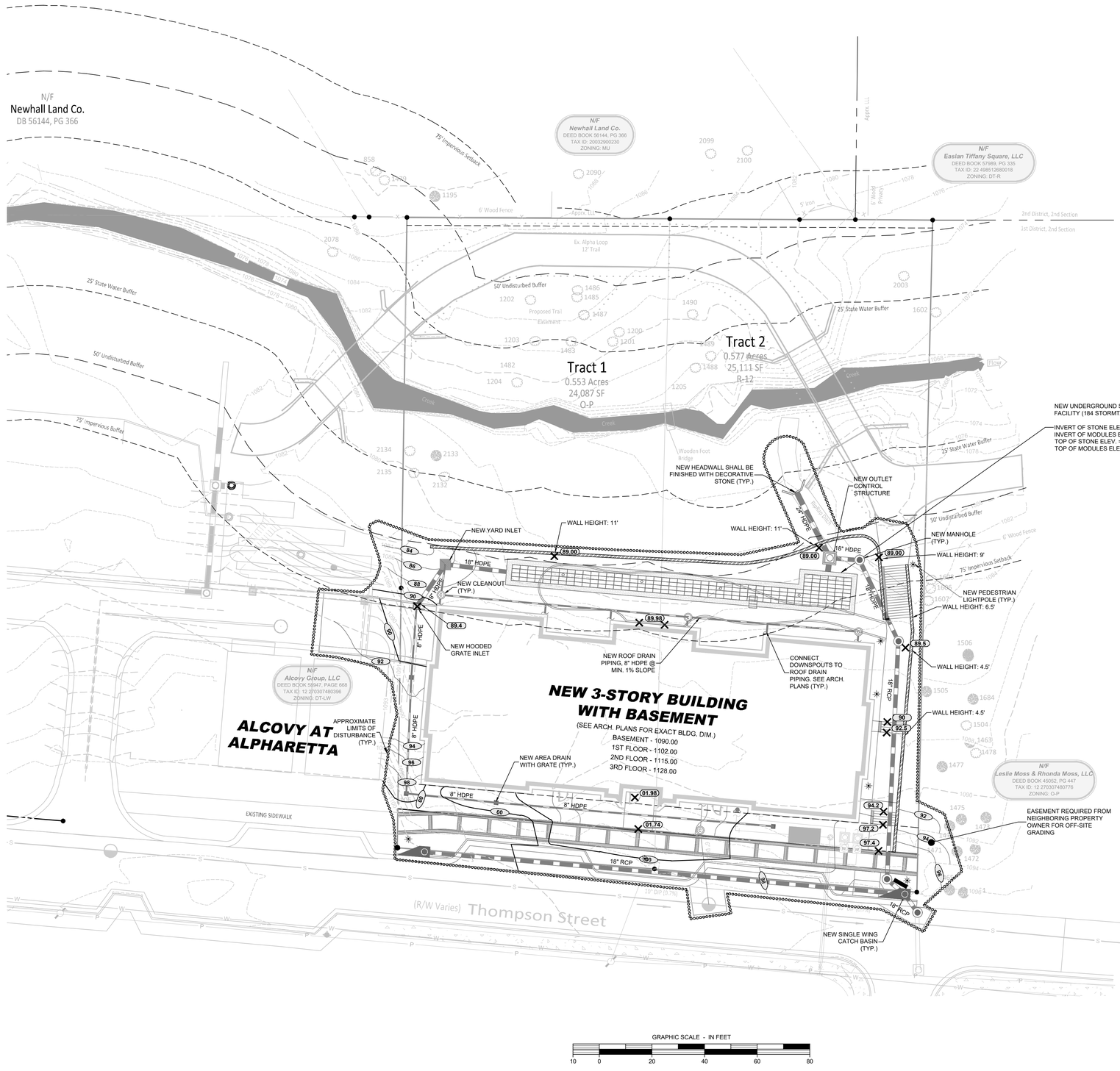
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED No. 43947 PROFESSIONAL ENGINEER G. BRENT THOMAS, JR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 11/10/2022
SCALE: 1" = 20'
CN: 220470 DESIGN REVIEW
JN: 1-22-0470
FN: 170-D-035
SHEET NO: C2.0

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Grid North (GA West Zone)



LOCATION MAP
NOT TO SCALE

NO	DATE	DESCRIPTION	BY
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REVISIONS

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

DISTURBED AREA: ±.7 ACRES

EARTHWORK ESTIMATE:
CUT = ± 217 CU.YDS
FILL = ± 3045 CU.YDS
EARTH WORK IS AN ESTIMATE AND IS NOT TO BE USED FOR BIDDING PURPOSES.

NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

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e-mail: bthomas@travispruitt.com

Travis Pruitt & Associates, Inc. — Surveyors • Engineers • Environmental Scientists • Landscape Architects

GRADING PLAN

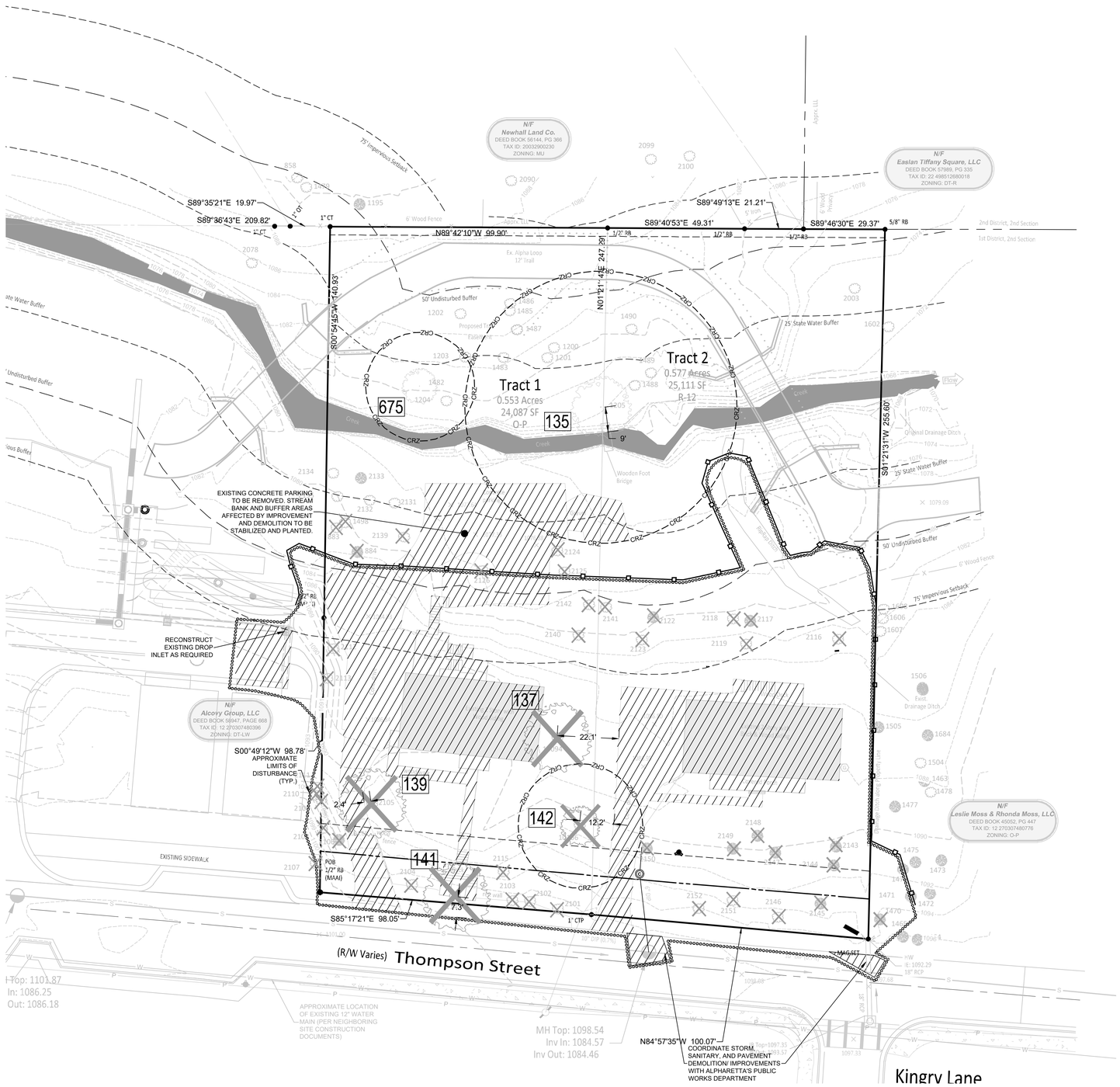
92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED No. 45947 PROFESSIONAL ENGINEER G. BRENT THOMAS, JR.

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 11/10/2022
SCALE: 1" = 20'
CN: 220470 DESIGN REVIEW
JN: 1-22-0470
FN: 170-D-035
SHEET NO: C3.0



Grid North (GA West Zone)



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE - IN FEET
10 0 20 40 60 80

OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076
---

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

SPECIMEN TREE RECOMPENSE NOTES:

ONE(1) SPECIMEN TREES WILL BE REMOVED FOR A TOTAL OF 16 INCHES
16 X 3 = 48 INCHES REQUIRED FOR RECOMPENSE

OVERALL TREE DENSITY CALCULATION:

SITE DENSITY FACTOR (SDF) = 130 x SITE AREA
SDF = (1.13 ACRES x 130) = 146.9
114 PROPOSED 2" CAL. TREES + EXISTING TREES SAVED
MEETS SITE DENSITY FACTOR

CITY ARBORIST REQUIRED 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 signage.
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 of 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 PROTECTION LEGEND:

STANDARD TYPE 'C' TREE SAVE FENCE
REINFORCED TYPE 'B' TREE SAVE FENCE
SUPPLEMENTAL EROSION CONTROL SILT FENCE FOR TREE PROTECTION
LIMITS OF CLEARING
TREE TO BE REMOVED

NOTE: ALL TREES MUST BE PLANTED A MINIMUM 5' FROM ANY UTILITY LINE AND / OR EASEMENTS.

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

NOTE: CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNER'S REPRESENTATIVES.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

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CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

TREE PROTECTION PLAN

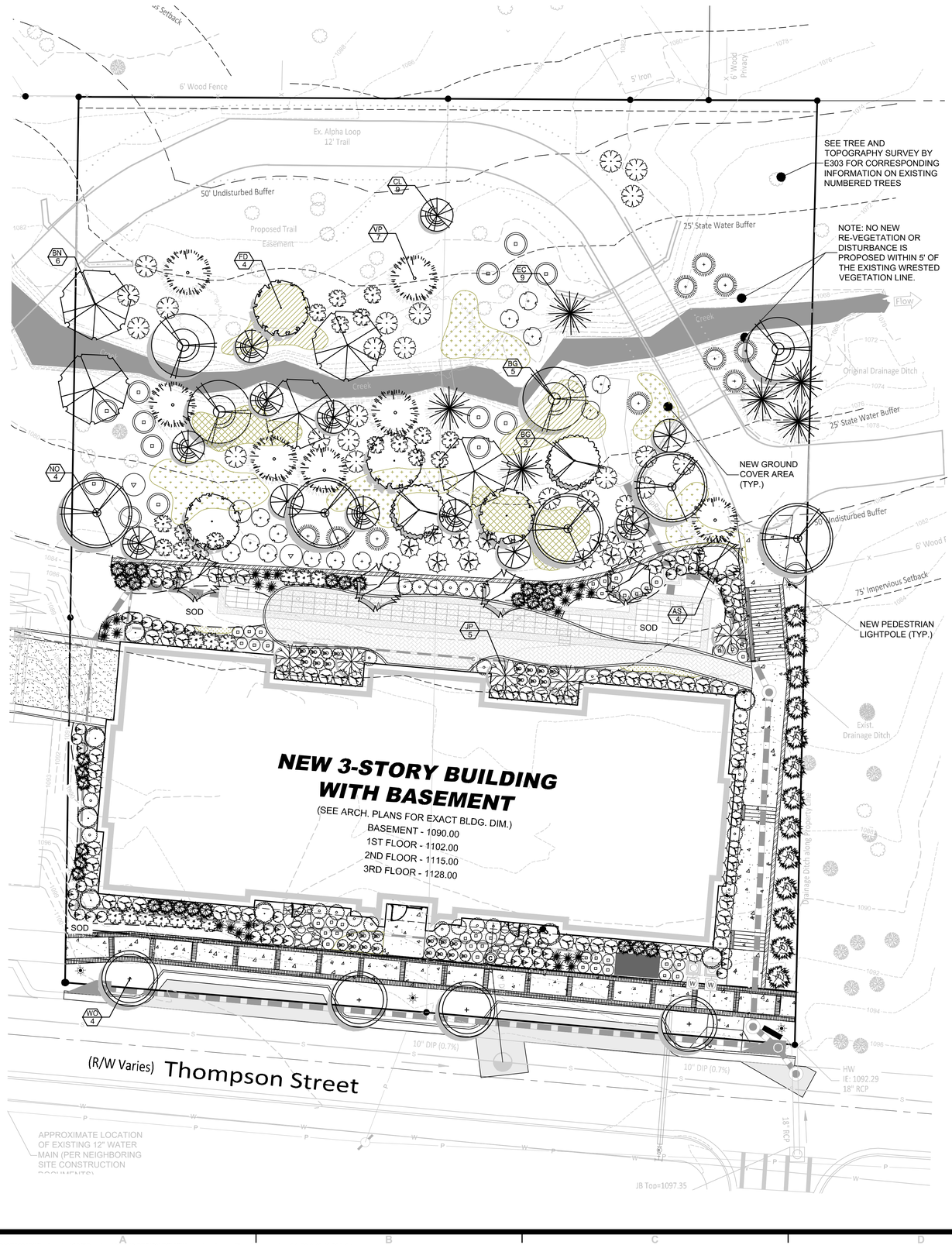
92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED J. WARD J. ANDERSON LANDSCAPE ARCHITECT 1035

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 1/24/2023
SCALE: 1" = 20'
CN: 220470 DESIGN REVIEW
JN: 1-22-0470
FN: 170-D-035
SHEET NO: LS1.0



TREE SAVE CHART

TREE NO.	ESCRIPTIO	TREE NO.	DESCRIPTION
858	27" HRD	1490	13" HRD
1195	18" PINE	1504	15" HRD
1200	18" HRD	1505	17" PINE
1201	20" HRD	1506	12" PINE
1202	18" HRD	1602	20" HRD
1203	20" HRD	1606	28" HRD
1204	22" HRD	1607	28" HRD
1205	34" HRD	1608	10" HRD
1463	19" PINE	1681	20" PINE
1464	22" PINE	1684	22" HRD
1465	18" PINE	2003	9" HRD
1470	17" PINE	2078	9" HRD
1471	11" PINE	2090	32" HRD
1472	14" PINE	2099	19" HRD
1473	17" PINE	2100	6" HRD
1474	15" PINE	2127	25" HRD
1475	11" PINE	2128	27" HRD
1477	16" PINE	2129	16" HRD
1478	16" HRD	2130	24" HRD
1479	7" HRD	2132	12" HRD
1482	12" HRD	2133	18" HRD
1483	10" HRD	2134	12" HRD
1485	13" HRD	2135	18" HRD
1486	12" HRD	2136	15" HRD
1487	14" HRD	2137	19" HRD
1488	14" HRD	2138	26" HRD
1489	10" HRD		

SPECIMEN TREE RECOMPENSE NOTES:

ONE(1) SPECIMEN TREES WILL BE REMOVED FOR A TOTAL OF 16 INCHES
16 X 3 = 48 INCHES REQUIRED FOR RECOMPENSE

OVERALL TREE DENSITY CALCULATION:

SITE DENSITY FACTOR (SDF) = 130 x SITE AREA
SDF = (1.13 ACRES x 130) = 146.9
114 PROPOSED 2" CAL. TREES + EXISTING TREES SAVED
MEETS SITE DENSITY FACTOR

Grid North (GA West Zone)



Tree Schedule

SYM	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
	EC	9	Juniperus virginiana	E. RED CEDAR	10-12' ht 2" cal	b&b	12' o.c.	Full to ground
	FD	4	Cornus florida	FLOWERING DOGWOOD	10-12' ht 2" cal	b&b	ai	Matching
	BN	6	Betula nigra 'Dura heat'	DURA HEAT RIVER BIRCH	10-12' ht 2" cal	b&b	ai	Multi trunk
	VP	7	Pinus virginiana	VIRGINIA PINE	2" cal	b&b	ai	Matching
	WO	4	Quercus phellos 'Hightower'	WILLOW OAK	4" cal	b&b	ai	Matching, Recompense
	BG	5	Nyssa sylvatica	BLACK GUM	4" cal	b&b	ai	Matching, Recompense
	JM	5	Acer palmatum 'Crimson Queen'	JAPANESE MAPLE	4' ht 2" cal	b&b	ai	Matching
	AS	4	Amelachier x grandiflora 'P. Diana'	APPLE SERVICEBERRY	10-12' ht 2" cal	b&b	ai	Matching
	CL	9	Prunus caroliniana	CHERRY LAUREL	6'-8' ht, 2" cal.	b&b	12' o.c.	Matching
	NS	9	Ilex X 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	6'-8' ht, 2" cal.	b&b	12' o.c.	Full to ground
	NO	4	Quercus nuttalli	NUTTALL OAK	10-12' ht 2" cal	b&b	ai	Matching
	SM	3	Magnolia virginiana 'Tensaw'	SWEETBAY MAGNOLIA	4" cal	b&b	ai	Matching, Recompense
TOTAL		69						

SHRUBS

	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
	DL	9	Ilex x aquiperyl 'Meschick'	DRAGON LADY HOLLY	7 gal	con	ai	
	WB	11	Ilex verticillata	WINTERBERRY	4' ht 3 gal	b&b	ai	Male per 3 plants
	CG	29	Gardenia augusta 'Radicans'	CREEPING GARDENIA	3 gal	con		
	BV	14	Juniperus chinensis 'Blue Vase'	CHINESE JUNIPER	3 gal	con	6' OC	
	RB	4	Aesculus pavia	RED BUCKEYE	3 gal	con	6' oc	
	LV	15	Viburnum dentatum 'Blue Muffin'	ARROWWOOD VIBURNUM	3 gal	con	6' oc	
	JC	7	Juniperus chinensis 'Nick's Compact'	CHINESE JUNIPER	3 gal	con	4'oc	
	AZ	42	Rhododendron sp. 'Red Ruffle'	RED RUFFLE AZALEA	3 gal	con	2.5' oc	
	SG	26	Panicum virgatum 'Shanandoah'	SWITCHGRASS	3 gal	con	3'oc	
	CJ	25	Camellia japonica 'Shishi Gishira'	SHISHI GISHIRA CAMELIA	3 gal	con	3'oc	
	SA	16	Illicium floridanum 'Alba'	FLORIDA ANISE	3 gal	con	4' O.C.	
	KG	23	Chamaecyaris pisifera 'Kings Gold'	Kings Gold Thread Cypress	3 gal	con	4'oc	
	FA	24	Rhododendron austrinum 'Escatawpa'	FLORIDA AZALEA	3 gal	con	6 'oc	
	NH	11	Ilex glabra 'Nordic'	INKBERRY HOLLY	3 gal	con	4'oc	
	LP	51	Loropetalum chinense 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con	3'oc	
	OH	31	Hydrangea quercifolia	OAKLEAF HYDRANGEA	3 gal	con	3'oc	
	IH	70	Ilex glabra 'Gem Box'	INKBERRY HOLLY	3 gal	con	4'oc	
		409						
	LP	50 S.F.	Liriope muscari 'Big Blue'	BIG BLUE LIRIOPE	2.25"	pot		1' oc

GROUND COVERS - WOODLAND STONECROP (SEDUM TERNATUM)
GOLDEN RAGWORT (PACKERA AUREA)
LYRELEAF SAGE (SALVIA LYRATA)
WOODLAND PHLOX (PHLOX DIVARICATA)

GRAPHIC SCALE - IN FEET
7.5 0 15 30 45 60

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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NO	DATE	DESCRIPTION	BY
7			
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4			
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2			
1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

Travis Pruitt & Associates, Inc. CONSULTING SCIENTISTS LANDSCAPE ARCHITECTS

OVERALL LANDSCAPE PLAN

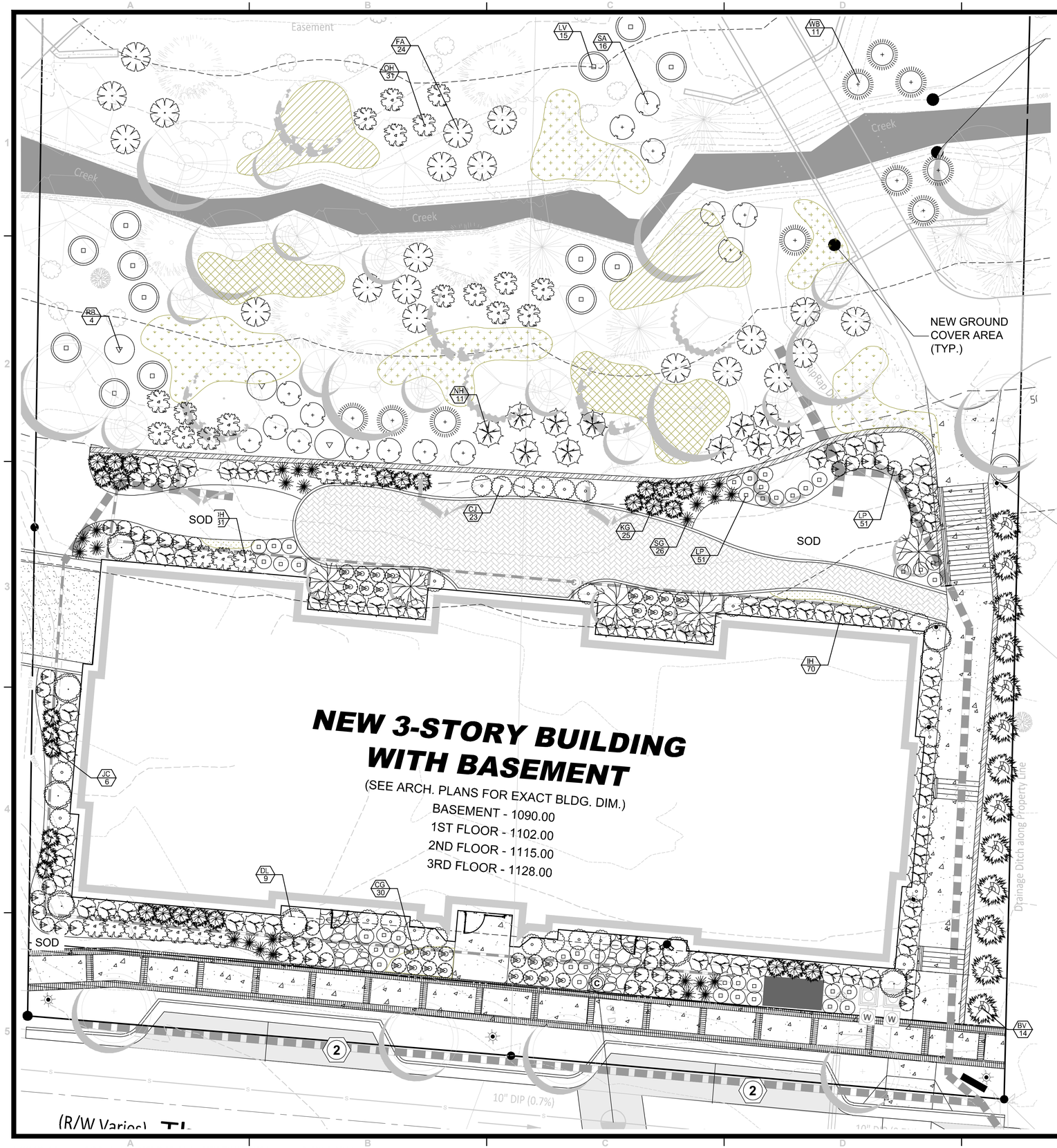
92 THOMPSON STREET

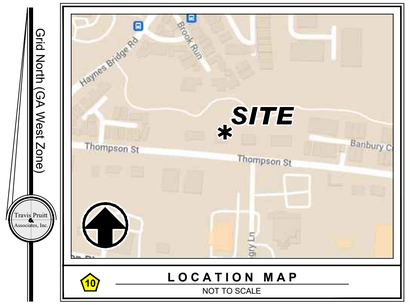
82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED 1995 LANDSCAPE ARCHITECT EDWARD J. ANDERSON

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 1/24/2023
SCALE: 1" = 15'
CN: 220470 DESIGN REVIEW
JN: 1-22-0470
FN: 170-D-035
SHEET NO: LS2.0





OWNER / DEVELOPER

92 Thompson, LLC

3066 Bellingrath Blvd
Roswell, Ga 30076

24 HOUR EMERGENCY CONTACT
Paul Gibbs
646-734-8316
E-mail: paulgibbsjr@gmail.com

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON GEORGIA COMMUNITY PANEL NUMBER 58, DATED 09/18/2013.

SHRUBS

	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
	DL	9	Ilex x aquiporyi 'Meschick'	DRAGON LADY HOLLY	7 gal	con	ai	
	WB	11	Ilex verticillata	WINTERBERRY	4' ht 3 gal	b&b	ai	Male per 3 plants
	CG	29	Gardenia augusta 'Radicans'	CREEPING GARDENIA	3 gal	con		
	BV	14	Juniperus chinensis 'Blue Vase'	CHINESE JUNIPER	3 gal	con	6' OC	
	RB	4	Aesculus pavia	RED BUCKEYE	3 gal	con	6' oc	
	LV	15	Viburnum dentatum 'Blue Muffin'	ARROWWOOD VIBURNUM	3 gal	con	6' oc	
	JC	7	Juniperus chinensis 'Nick's Compact'	CHINESE JUNIPER	3 gal	con	4'oc	
	AZ	42	Rhododendron sp. 'Red Ruffle'	RED RUFFLE AZALEA	3 gal	con	2.5' oc	
	SG	26	Panicum virgatum 'Shanandoah'	SWITCHGRASS	3 gal	con	3'oc	
	CJ	25	Camelia japonica 'Shishi Gishira'	SHISHI GISHIRA CAMELIA	3 gal	con	3'oc	
	SA	16	Illicium floridanum 'Alba'	FLORIDA ANISE	3 gal	con	4' O.C.	
	KG	23	Chamaecyaris pisifera 'Kings Gold'	Kings Gold Thread Cypress	3 gal	con	4'oc	
	FA	24	Rhododendron austrinum 'Escatawpa'	FLORIDA AZALEA	3 gal	con	6 'oc	
	NH	11	Ilex glabra 'Nordic'	INKBERRY HOLLY	3 gal	con	4'oc	
	LP	51	Loropetalum chinense 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con	3'oc	
	OH	31	Hydrangea quercifolia	OAKLEAF HYDRANGEA	3 gal	con	3'oc	
	IH	70	Ilex glabra 'Gem Box'	INKBERRY HOLLY	3 gal	con	4'oc	
		409						
	LP	50 S.F.	Liriope muscari 'Big Blue'	BIG BLUE LIRIOPE	2.25"	pot		1' oc

GROUND COVERS - WOODLAND STONECROP (SEDUM TERNATUM)
GOLDEN RAGWORT (PACKERA AUREA)
LYRELEAF SAGE (SALVIA LYRATA)
WOODLAND PHLOX (PHLOX DIVARICATA)

GRAPHIC SCALE - IN FEET
5 0 10 20 30 40

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3			
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1			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: BRENT THOMAS
e-mail: bthomas@travispruitt.com

PRELIMINARY LANDSCAPE PLAN

92 THOMPSON STREET

82 & 92 THOMPSON STREET, LAND LOT 748, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON, GEORGIA

GEORGIA REGISTERED No. 1395 EDWARD J. ANDERSON LANDSCAPE ARCHITECT

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 1/24/2023
SCALE: 1" = 10'
CN: 220470 DESIGN REVIEW
JN: 1-22-0470
FN: 170-D-035
SHEET NO: LS3.0



1 SE-2 BIRD'S EYE VIEW

X:\Project Categories\Caliber Car Wash\Caliber Car Wash (11500 Mansell Rd.) Alpharetta,GA - 2022.125\Drawings\DD\PFP's\Caliber Car Wash - Alpharetta-Mansell DR2 pitched roof enclosed.rvt
1/24/2023 12:06:30 PM
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CLIENT
CALIBER CAR WASH, LLC
3625 CUMBERLAND BLVD.
SUITE 1150
ATLANTA, GA 30339

ARCHITECT
ALEX ROUSH
ARCHITECTS, INC.
2255 CUMBERLAND PKWY
BLDG. 100
ATLANTA, GA 30339
(770)-333-7878

CONSULTANT
Converge Engineering
54 SOUTH AVENUE
MARIETTA, GA 30060
(404)-600-7988

DESCRIPTION	DATE	DRAWN CHKD

CALIBER CAR WASH -
ALPHARETTA-MANSELL
CALIBER CAR WASH, LLC
11500 MANSELL ROAD
ALPHATETTA, GA 30009

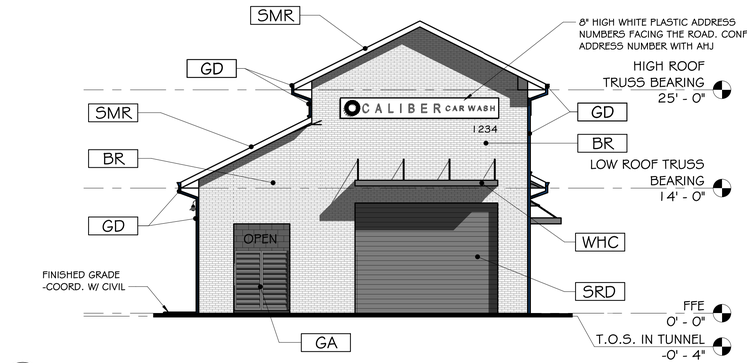
BIRD'S EYE VIEW

DRAWN BY: JRC
DATE 01/23/23
PROJECT NO. 2022.125
SHEET NO.
SE-2

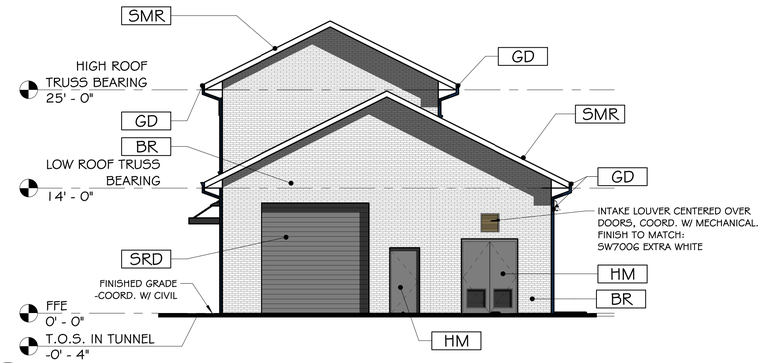
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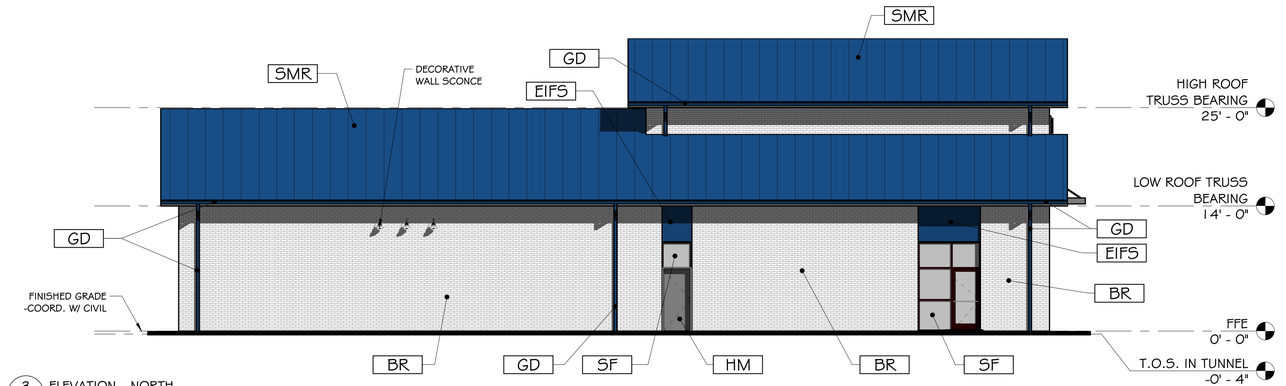
1 A2.0 ELEVATION - WEST
1/8" = 1'-0"



4 A2.0 ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND:

MARK	MATERIAL	SPECIFICATION
BR	BRICK VENEER	MODULAR BRICK VENEER, PAINT: SW7006 EXTRA WHITE - EGG SHELL
EIFS	EXTERIOR INSULATION FINISH SYSTEM	BASF EIFS FINE, COLOR: SW6811 HONORABLE BLUE; INSTALL PER MANUF. SPECIFICATIONS
EP1	EXTERIOR STRUCTURAL STEEL	PAINT: BLACK - SEMI-GLOSS
EP2	EXTERIOR DECORATIVE STEEL	PAINT: BLACK - SEMI-GLOSS
GD	GUTTER AND DOWNSPOUT	ALUMINUM 5x5 GUTTER AND 3x4 DOWNSPOUTS - COLOR: SW6811 HONORABLE BLUE
GA	ALUM. GATE	PAINT: SW6277 SPECIAL GRAY - SEMI-GLOSS
HM	HOLLOW METAL DOOR & FRAME	PAINT: SW6277 SPECIAL GRAY - SEMI-GLOSS
MC	METAL COPING	24 GA. KYNAR FINISHED CAP FLASHING W/ STANDING SEAM JOINTS, MATCH: SW6277 SPECIAL GRAY
MP	HORIZONTAL METAL WALL PANELS	7.2 PANEL BY MBCI WITH RIBBED EXPOSED FASTENER; COLOR TO MATCH: MBCI - SLATE GRAY
SF	STOREFRONT	ALUMINUM STOREFRONT - DARK BRONZE ANODIZED FINISH
SMR	STANDING SEAM METAL ROOF	PAC-CLAD STANDING SEAM METAL ROOF 18" WIDE W/ PENCIL RIBS - COLOR: SW6811 HONORABLE BLUE; INSTALL PER MANUF. SPECIFICATIONS
SRD	STEEL ROLL-UP DOOR	STEEL ROLL-UP DOOR, PAINT TO MATCH - SW6277 SPECIAL GRAY - SEMI-GLOSS
WHC	WALL-HUNG CANOPY	PRE-ENGINEERED WALL-HUNG METAL CANOPY WITH HAVGER RODS, COLOR: "BLACK"



3 A2.0 ELEVATION - NORTH
1/8" = 1'-0"



2 A2.0 ELEVATION - SOUTH
1/8" = 1'-0"

CLIENT
CALIBER CAR WASH, LLC
3625 CUMBERLAND BLVD.
SUITE 1150
ATLANTA, GA 30339

ARCHITECT
ALEX ROUSH ARCHITECTS, INC.
2255 CUMBERLAND PKWY
BLDG. 100
ATLANTA, GA 30339
(770)-333-7878

CONSULTANT
Converge Engineering
54 SOUTH AVENUE
MARIETTA, GA 30060
(404)-600-7988

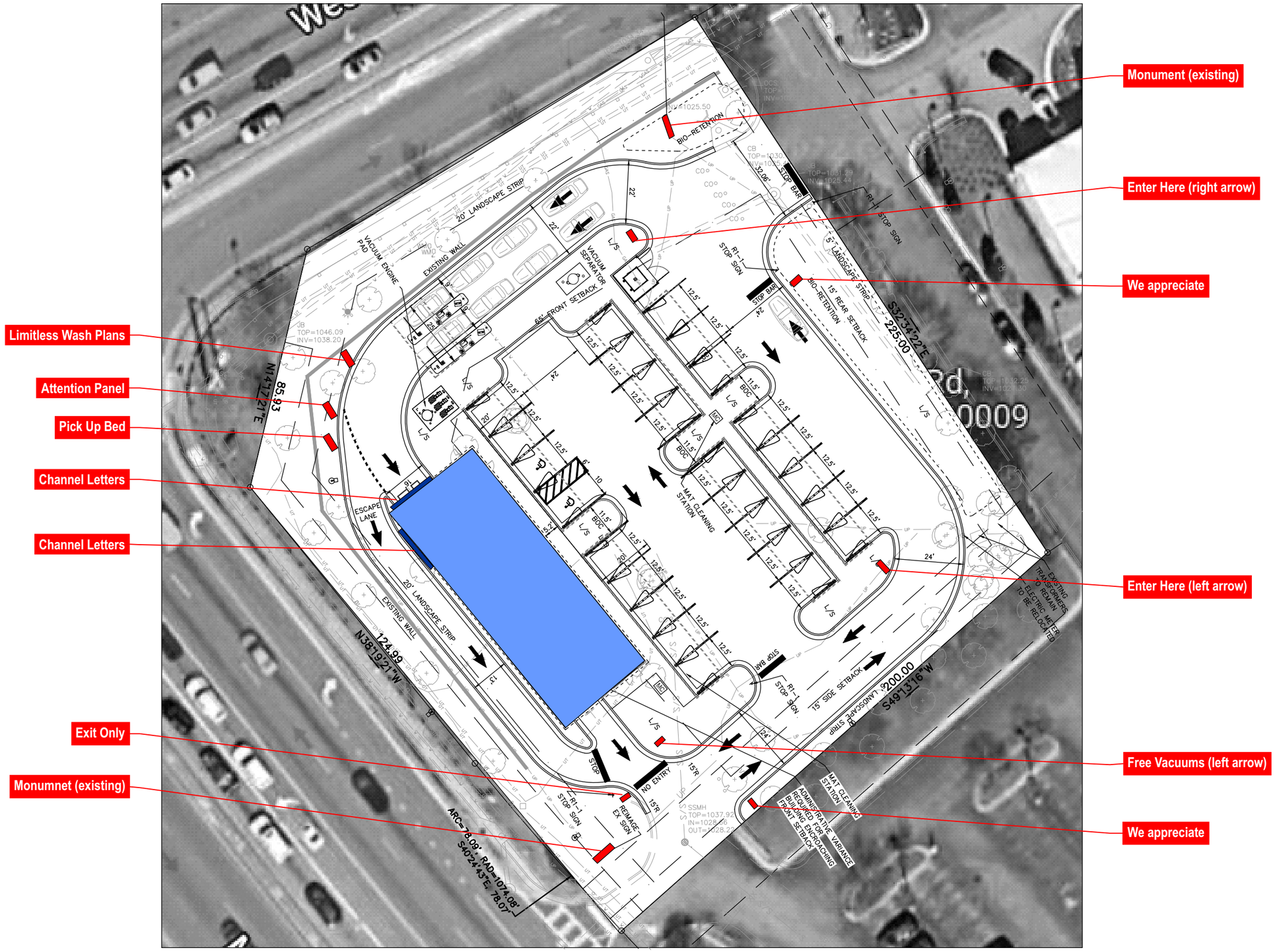
DESCRIPTION	DATE	DRAWN CHKD
SCHEMATIC ELEVATIONS	01/25/23	JRC

CALIBER CAR WASH - ALPHARETTA-MANSELL
CALIBER CAR WASH, LLC
1500 MANSELL ROAD
ALPHARETTA, GA 30009

EXTERIOR ELEVATIONS

DRAWN BY: JRC
DATE 01/25/23
PROJECT NO. 2022.125
SHEET NO.
A2.0

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Management Company
N/A

Property Name & Address
Caliber Car Wash
1500 Mansell Rd
Alpharetta, GA 30009

Opportunity Number
55421

DeNyse Representative
Nick Shepherd

Designer
NS

Date
01.05.2023

Revision Date
0 NA

Filepath
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- ○ Concept
- ● Preliminary
- ○ Production

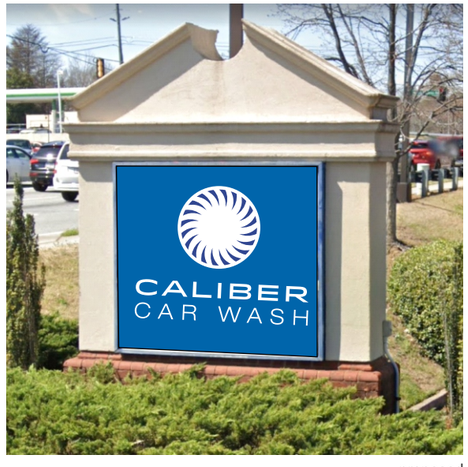
Alpharetta - Mansell

Customer Signature Required

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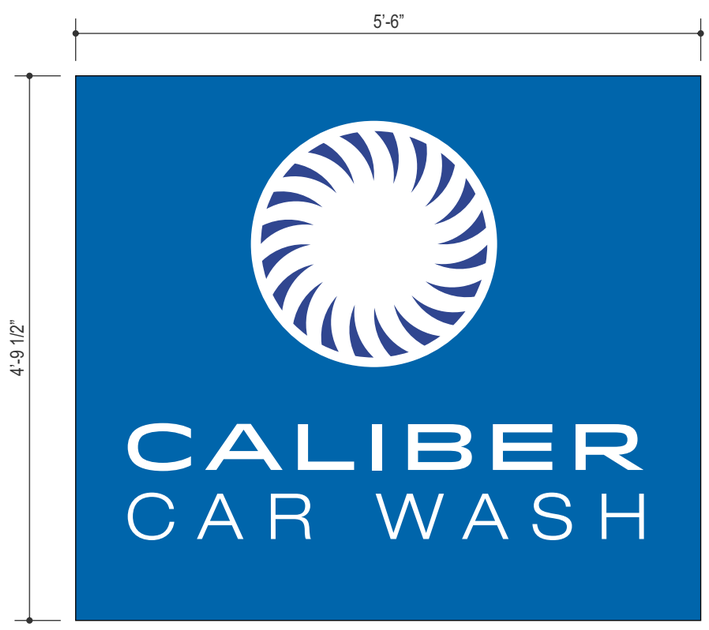


existing



proposed

Tenant - 5 - Tenant Panel Alpharetta Mansell
Face: .187" white polycarbonate face with first surface applied logo and second surface diffuser to be installed onto existing cabinet with existing retainer system



Qty: 02

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PANTONE 294 C
- C2 WHITE
- C3 PANTONE 2727 C
- C4 Digitally Printed Image (color match not required)
- C5 White LEDs

Fonts Used

Client Supplied Artwork

Scale
3/4" = 1'-0"

Customer Signature Required

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Management Company
N/A

Property Name & Address
Caliber Car Wash
1500 Mansell Rd
Alpharetta, GA 30009

Opportunity Number
55421

DeNyse Representative
Nick Shepherd

Designer
NS

Date
01.05.2023

Revision Date
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2

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existing



proposed

Tenant - 6 - Tenant Panel Alpharetta Mansell
Face: .187" white polycarbonate face with first surface applied logo and second surface diffuser to be installed onto existing cabinet with existing retainer system



Qty: 02

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PANTONE 294 C
- C2 WHITE
- C3 PANTONE 2727 C
- C4 Digitally Printed Image (color match not required)
- C5 White LEDs

Fonts Used

Client Supplied Artwork

Scale
3/4" = 1'-0"

Customer Signature Required

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Management Company
N/A

Property Name & Address
Caliber Car Wash
1500 Mansell Rd
Alpharetta, GA 30009

Opportunity Number
55421

DeNyse Representative
Nick Shepherd

Designer
NS

Date
01.05.2023

Revision Date
0 NA

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- ○ Production

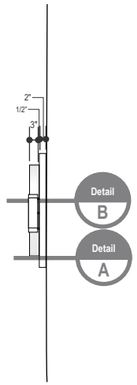
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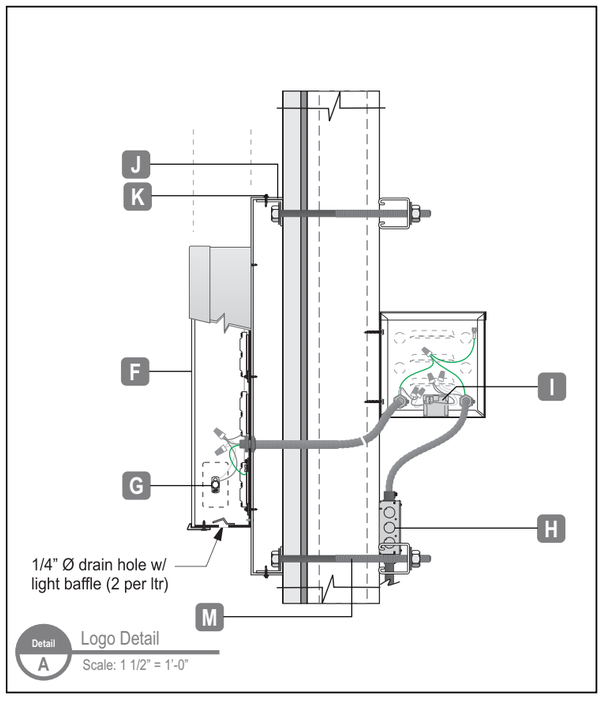
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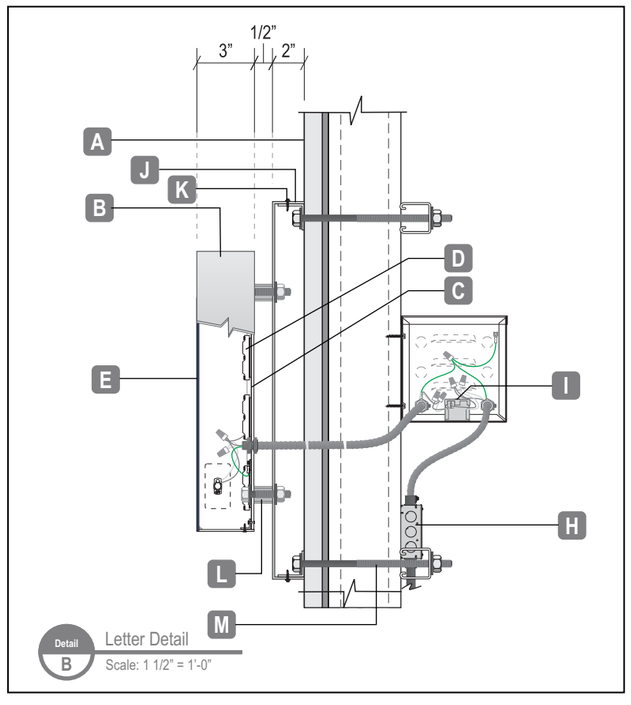
Letter Set - 3 - Channel Letter Set
Front View
Qty: 1



Scale
1/4" = 1'-0"







Colors & Finishes

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- C1 PANTONE 294 C
- C2 WHITE
- C3 PANTONE 2727 C
- C5 White LEDs

Fonts Used

Font Name 1
Font Name 2

Construction Specifications

- A Existing Facade
- B .063" Aluminum Letter Returns
- C 3/16" Clear Polycarbonate backs
- D White LED's
- E .125" Routed aluminum faces, painted.
- F Clear acrylic backing w/ digitally printed vinyl to match PMS 2727C
- G Disconnect switch UL Outdoor rated toggle type w/neoprene boot per NEC 6
- H Primary electrical feed in UL conduit / customer supplied UL junction box.
- I Transformers within UL enclosure (removable lid), 1/4" x 1" min screws.
- J .080" Aluminum shoebox (all jumps contained within shoebox) painted.
- K #12 Tek screws fastening shoe-box to 1 1/2" x 1 1/2" aluminum angle.
- L 1/2" spacers with threaded rod.
- M 3/8" thru bolts with 1 5/8" x 1 5/8" 12 gauge unistrut backer

Electrical Notes

⊗ Disconnect switch(s) UL & ID labels ▽ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____
Connection Type: permanent continuous operation
Number of Circuits: _____ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: _____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

Scale
1/4" = 1'-0"

Customer Signature Required

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Management Company
N/A

Property Name & Address
Caliber Car Wash
1500 Mansell Rd
Alpharetta, GA 30009

Opportunity Number
55421

DeNyse Representative
Nick Shepherd

Designer
NS

Date
01.05.2023

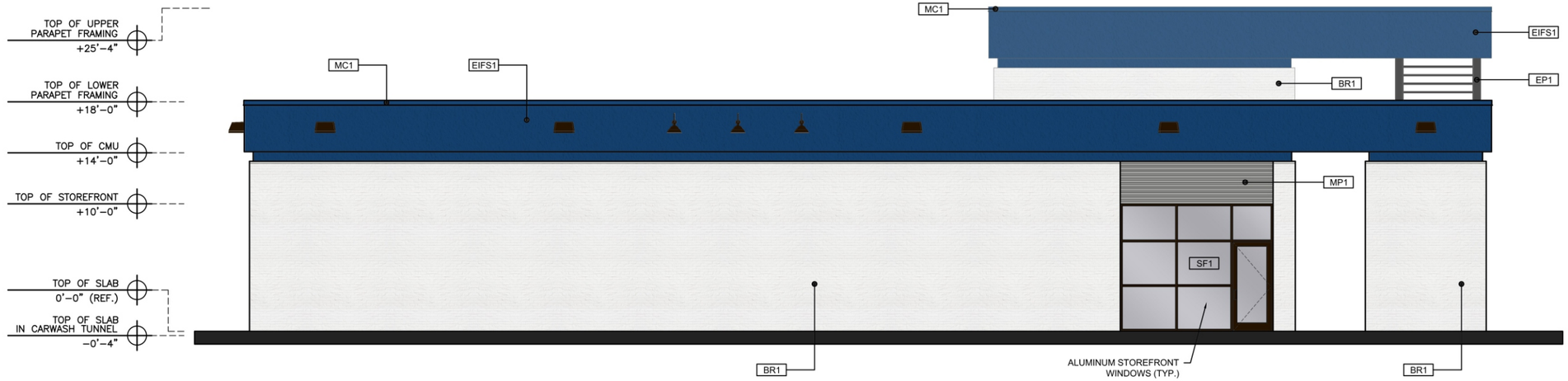
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1 A2.0 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2 A2.0 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND

MATERIAL	SPECIFICATIONS
EXTERIOR INSULATION FINISH SYSTEM	BASF EIFS FINE FINISH, COLOR "SW 6811 HONORABLE BLUE" ; INSTALL PER MFG'S SPECIFICATIONS
BRICK VENEER	MODULAR BRICK VENEER; PAINTED "SW 7006 EXTRA WHITE"
HOLLOW METAL DOOR & FRAME	PAINTED, MATCH "SW 6277 SPECIAL GRAY"

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Management Company
N/A

Property Name & Address
Caliber Car Wash
1500 Mansell Rd
Alpharetta, GA 30009

Opportunity Number
55421

DeNyse Representative
Nick Shepherd

Designer
NS

Date
01.05.2023

Revision Date
0 NA

Filepath
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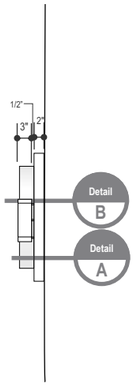
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○ Production

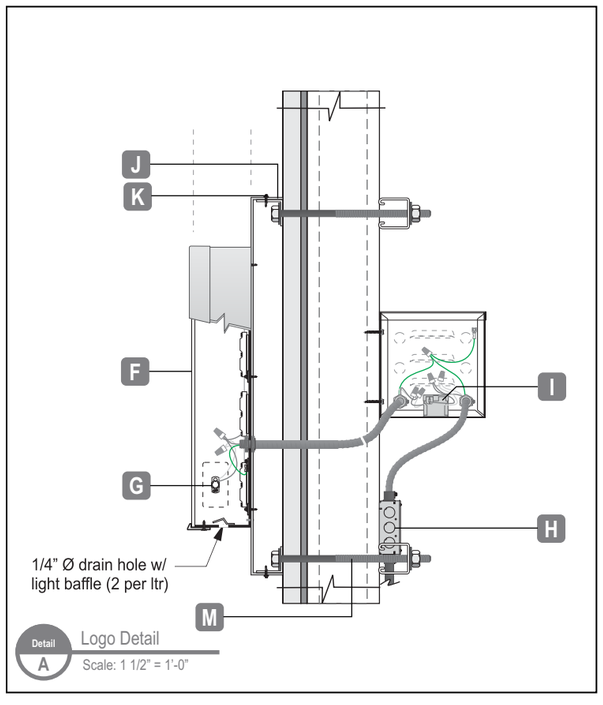
Customer Signature Required

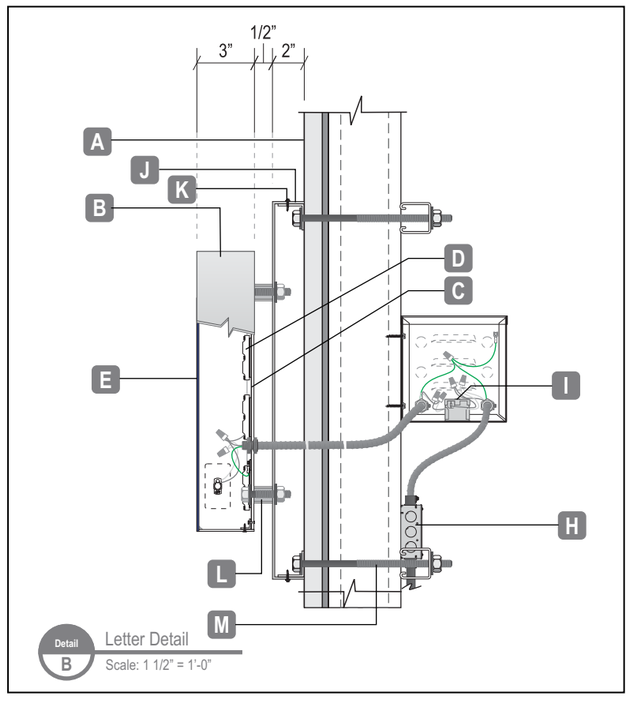
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Letter Set - 1 - Channel Letter Set
Front View
Qty: 1









Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PANTONE 294 C
- C2 WHITE
- C3 PANTONE 2727 C
- C5 White LEDs

Fonts Used

Font Name 1
Font Name 2

Construction Specifications

- A Existing Facade
- B .063" Aluminum Letter Returns
- C 3/16" Clear Polycarbonate backs
- D White LED's
- E .125" Routed aluminum faces, painted.
- F Clear acrylic backing w/ digitally printed vinyl to match PMS 2727C
- G Disconnect switch UL Outdoor rated toggle type w/neoprene boot per NEC 6
- H Primary electrical feed in UL conduit / customer supplied UL junction box.
- I Transformers within UL enclosure (removable lid), 1/4" x 1" min screws.
- J .080" Aluminum shoebox (all jumps contained within shoebox) painted.
- K #12 Tek screws fastening shoe-box to 1 1/2" x 1 1/2" aluminum angle.
- L 1/2" spacers with threaded rod.
- M 3/8" thru bolts with 1 5/8" x 1 5/8" 12 gauge unistrut backer

Electrical Notes

⊗ Disconnect switch(s) UL & ID labels ▽ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____
Connection Type: permanent continuous operation
Number of Circuits: _____ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: _____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

Scale
1/4" = 1'-0"

Customer Signature Required

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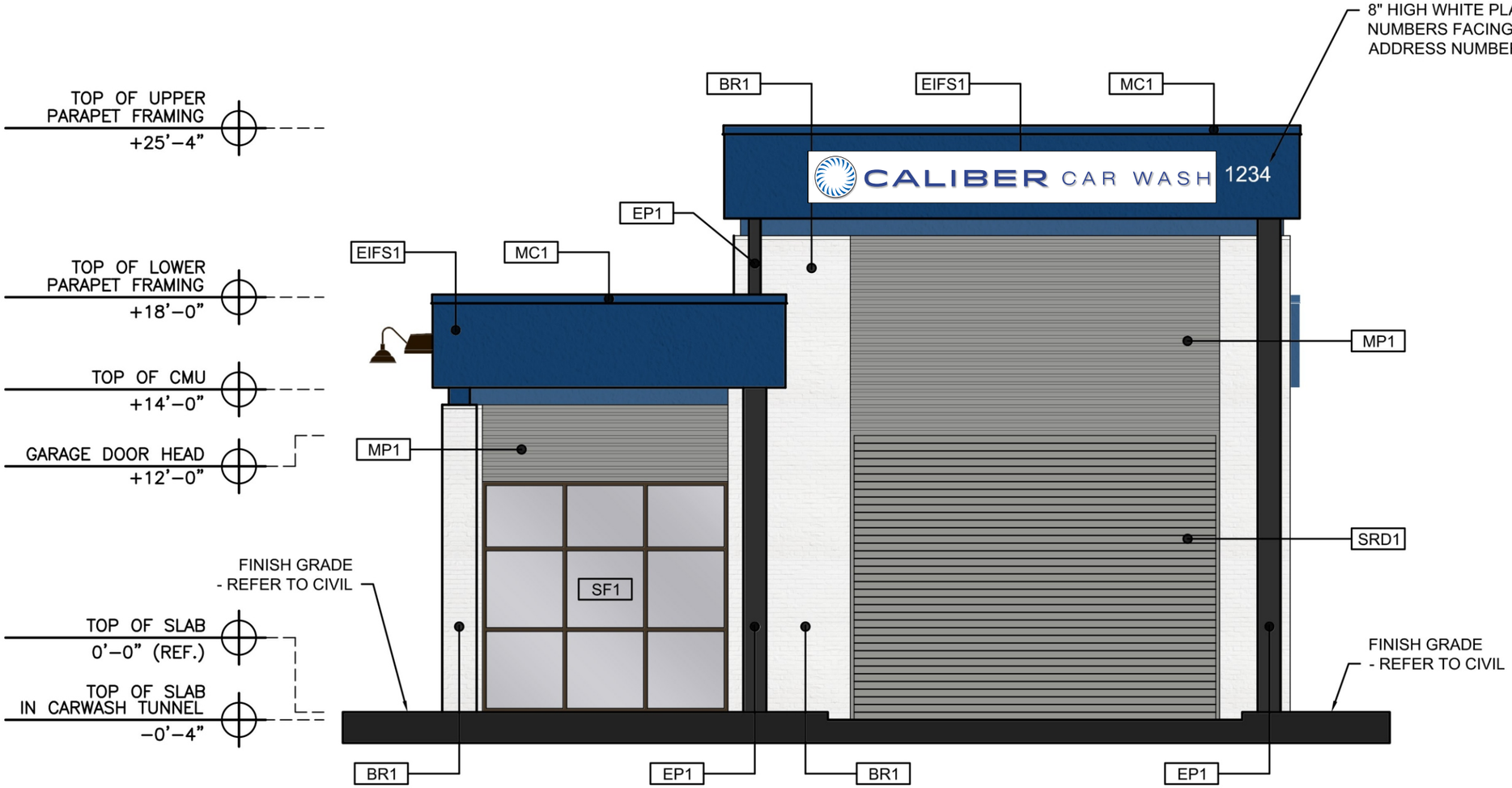
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- ○ Concept
- ● Preliminary
- ○ Production

6

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4 / A2.0 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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Directional - 4 - Large Directional
Face: .080” aluminum panel with first surface applied digitally printed vinyl.
Post: 3” round aluminum post, painted, with buried 3.5” round aluminum stub with capped bottom to keep clear of concrete to stick out of the ground 3” and .25” bolt and cotter pin so sign can be removed if needed.



Qty: 1 Qty: 1

Colors & Finishes

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- C1 PANTONE 294 C
- C2 WHITE
- C3 PANTONE 2727 C
- C4 Digitally Printed Image (color match not required)
- C5 White LEDs

Fonts Used

Client Supplied Artwork

Scale
3/4” = 1’-0”

Customer Signature Required

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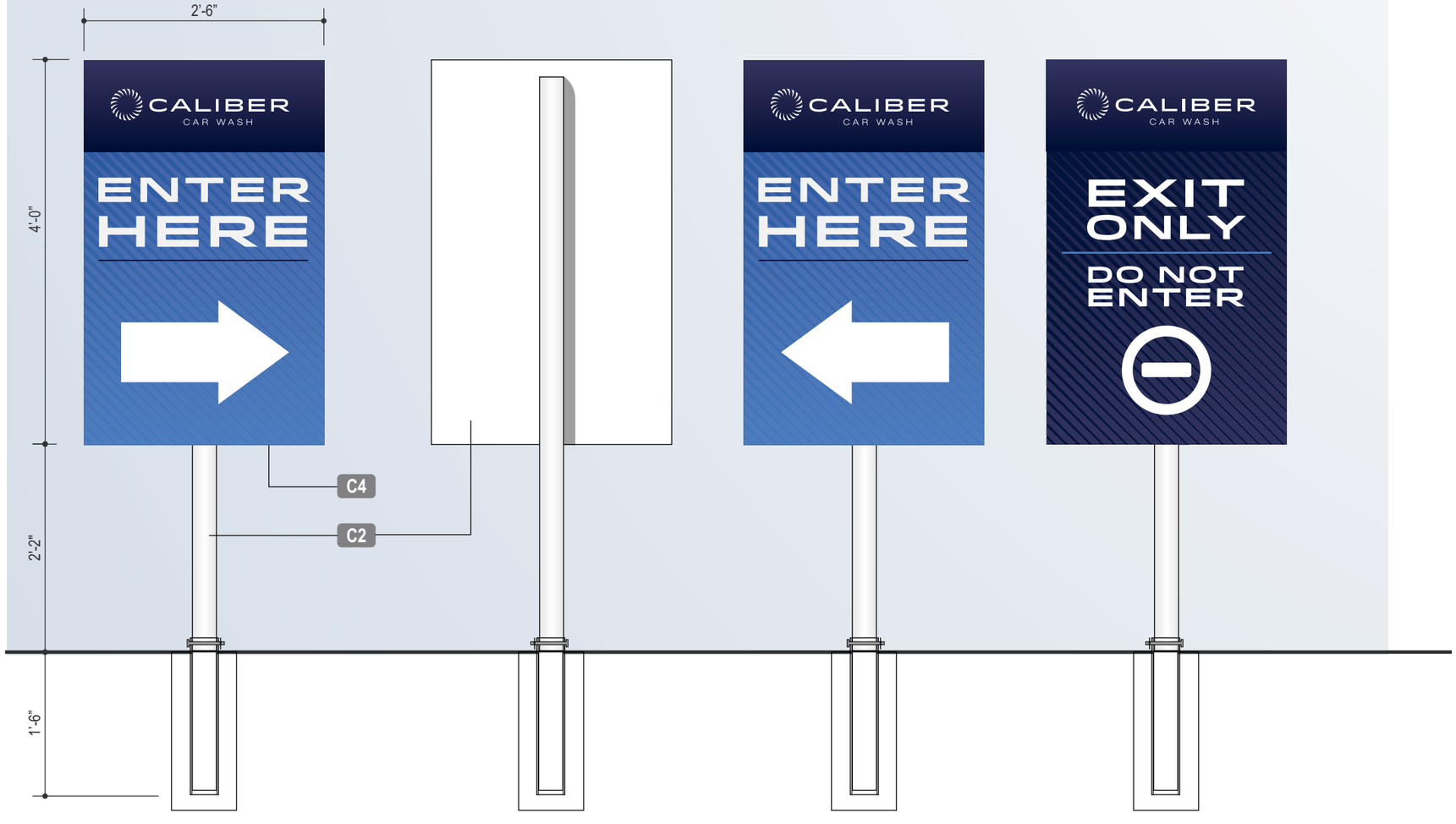
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Directional - 1 - Single Face Directional
Face: .080” aluminum panel with first surface applied digitally printed vinyl.
Post: 3” round aluminum post, painted, with buried 3.5” round aluminum stub with capped bottom to keep clear of concrete to stick out of the ground 3” and .25” bolt and cotter pin so sign can be removed if needed.



Colors & Finishes

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- C1 PANTONE 294 C
- C2 WHITE
- C3 PANTONE 2727 C
- C4 Digitally Printed Image (color match not required)
- C5 White LEDs

Fonts Used

Client Supplied Artwork

Scale
3/4” = 1’-0”

Customer Signature Required

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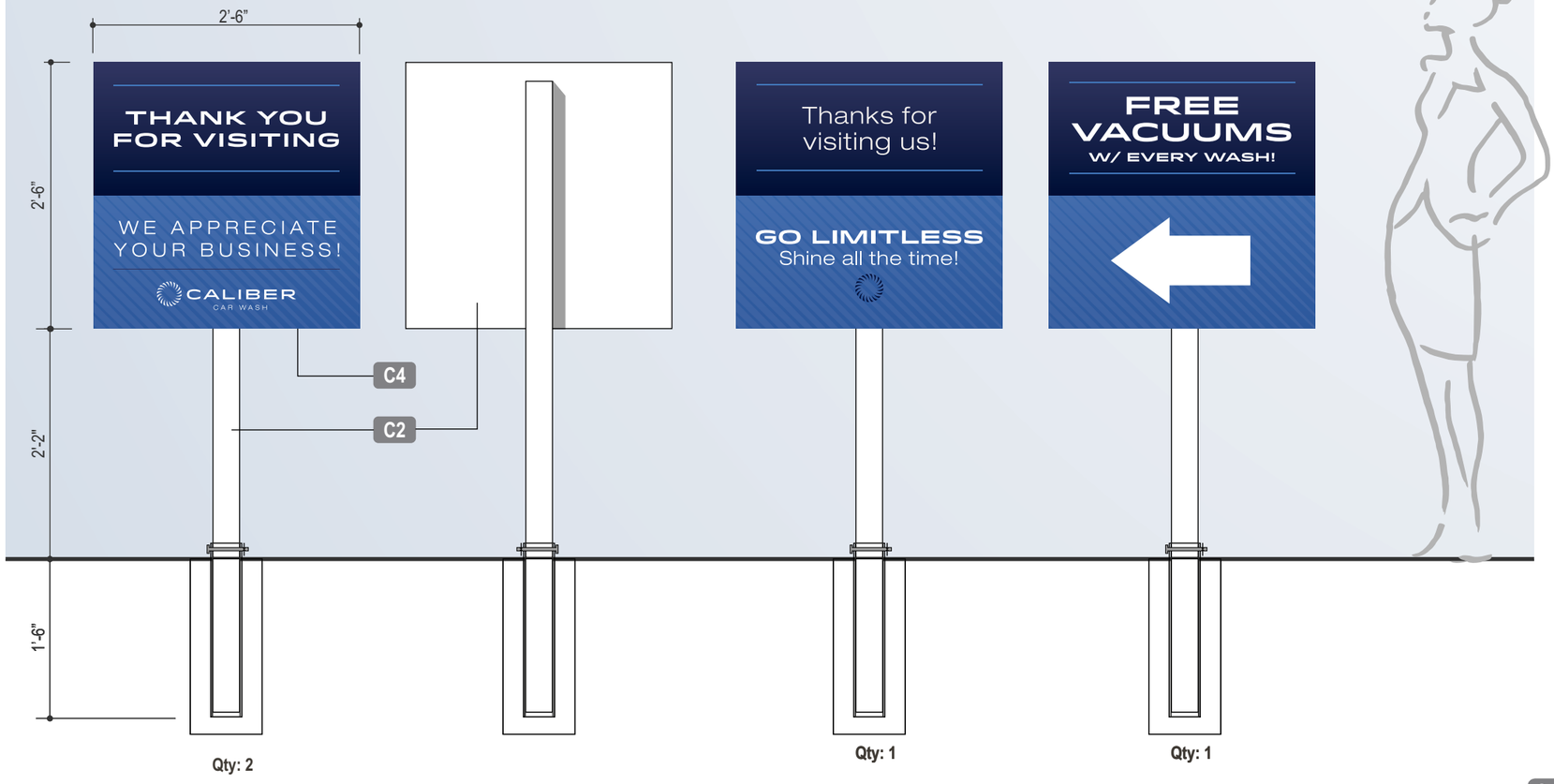
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- ○ Concept
- ● Preliminary
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Directional - 3 - Small Directional
Face: .080” aluminum panel with first surface applied digitally printed vinyl.
Post: 3” round aluminum post, painted, with buried 3.5” round aluminum stub with capped bottom to keep clear of concrete to stick out of the ground 3” and .25” bolt and cotter pin so sign can be removed if needed.



Colors & Finishes

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- C1 PANTONE 294 C
- C2 WHITE
- C3 PANTONE 2727 C
- C4 Digitally Printed Image (color match not required)
- C5 White LEDs

Fonts Used

Client Supplied Artwork

Scale
3/4” = 1’-0”

Customer Signature Required

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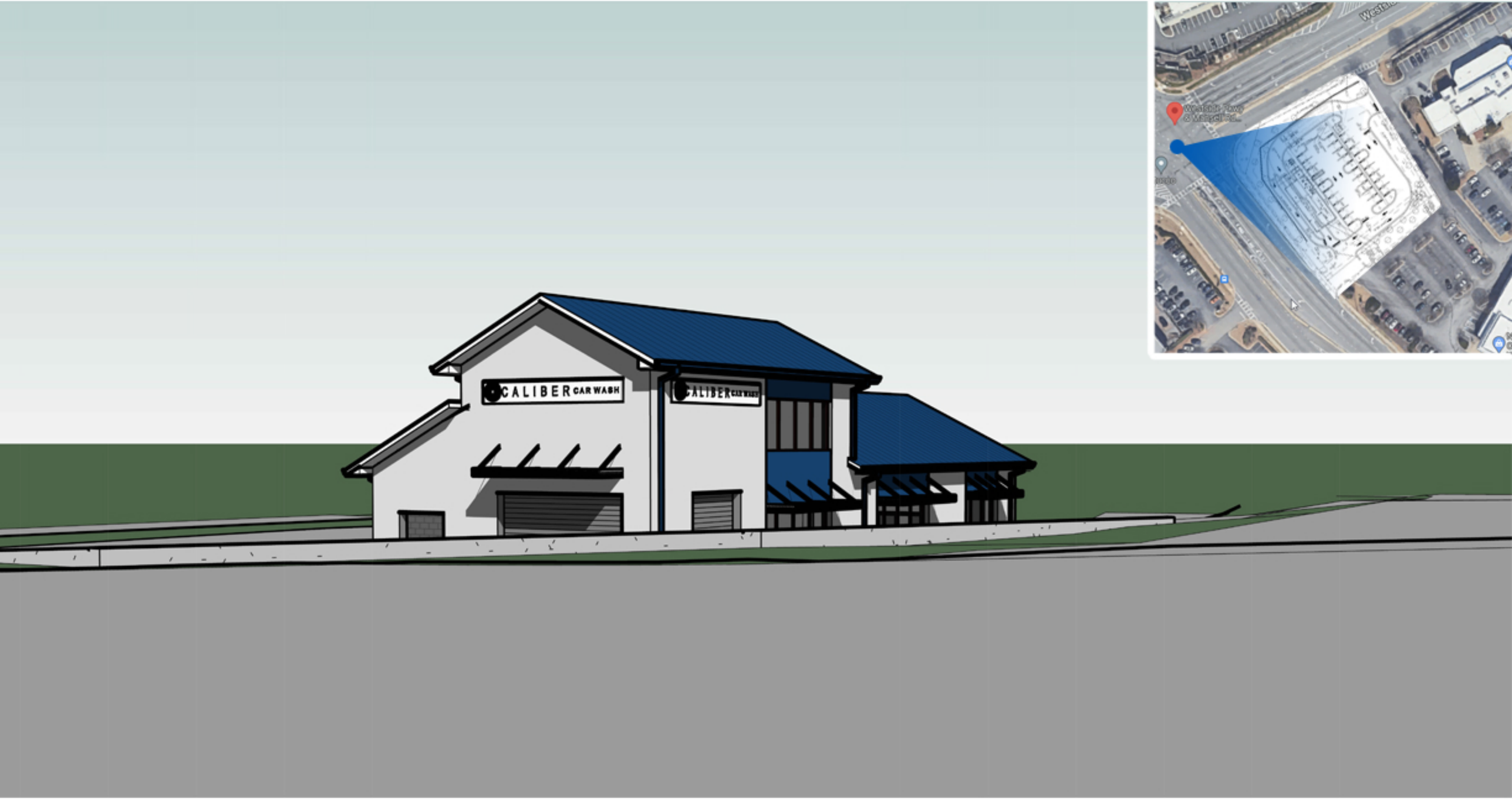
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- ○ Production

10

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA



VIEW 1 - CENTER OF INTERSECTION

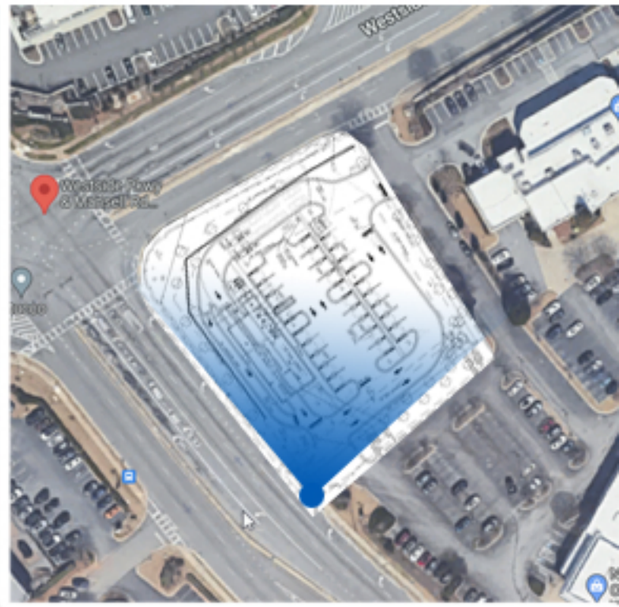
CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA



VIEW 2 - WESTSIDE PKWY

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA

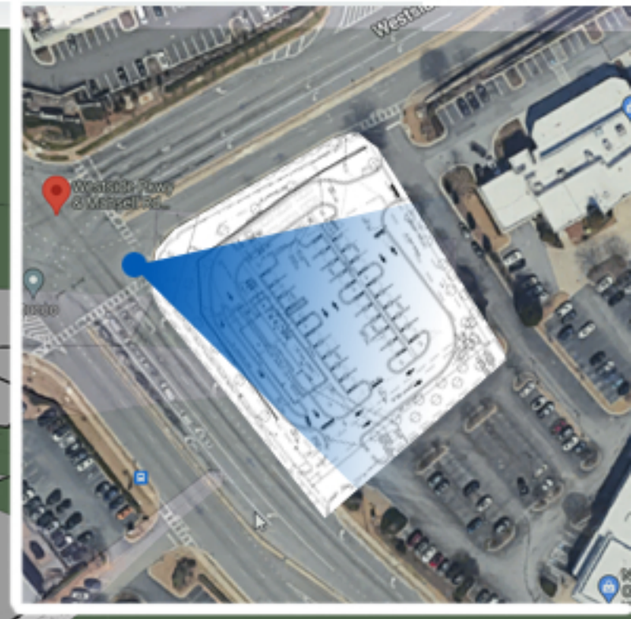




VIEW 3 - MANSELL RD

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA





VIEW 4 - BIRD'S EYE VIEW FROM INTERSECTION

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The subject property is the southeast corner of the Mansell Road and Westside Parkway. The site is zoned LI but is developed as a bank that has been closed for many years. The other three corners are a Home2 Suite hotel, a BP convenience store and a Land Rover dealership. South of the property is a Volkswagen dealership and to the east is a Bentley Dealership. Obviously, the intersection is automobile oriented and a car wash will look visually compatible with the area. The applicant has worked with the city staff to design a layout that places the building closer to the intersection and putting the vacuum stations behind the building. The proposed building design includes material and colors that are similar to the adjacent car dealerships.

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

- [X] Yes
- [ ] No

LEGEND

- X — EXISTING TREE TO BE REMOVED
- • — EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING



PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
4	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.; 12' Hgt.	B & B; single straight leader
3	Amelanchier x grandiflora' Autumn Brilliance'	Autumn Brilliance Serviceberry	1" Cal.	Multi-trunked
5	Ilex x attenuata 'Fosteri'	Foster Holly	1" Cal.	Full to Ground
6	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	3" Cal; 12' Hgt.	B & B; single straight leader
5	Quercus shumardii	Shumard Oak	4" Cal; 14' Hgt.	B & B; single straight leader
3	Taxodium distichum	Bald Cypress	4" Cal; 14' Hgt.	B & B; single straight leader
6	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-8' Hgt.	
	Shrubs			
2	Camellia sasanqua	Sasanqua Camellia	7 Gal.	
9	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal.	
40	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	
75	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.	
28	Itea virginica 'Henry's Garnet'	Henryis Garnet Sweetspire	3 Gal.	
66	Juniperus squamata expansa 'Parsonii'	Parson's Juniper	3 Gal.	Plant 30" O.C.
57	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	
25	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
89	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
31	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal.	
	Groundcovers			
161	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
	Other			

manley LAND DESIGN
Landscape Architecture
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

CALIBER CAR WASH

PROJECT INFORMATION:

CALIBER CAR WASH
1500 Mansell Road
Alpharetta, GA 30009

REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION

MLD PROJECT # : 2022317
DRAWN BY: MB
CHECKED BY: AN
DATE: 1/27/23

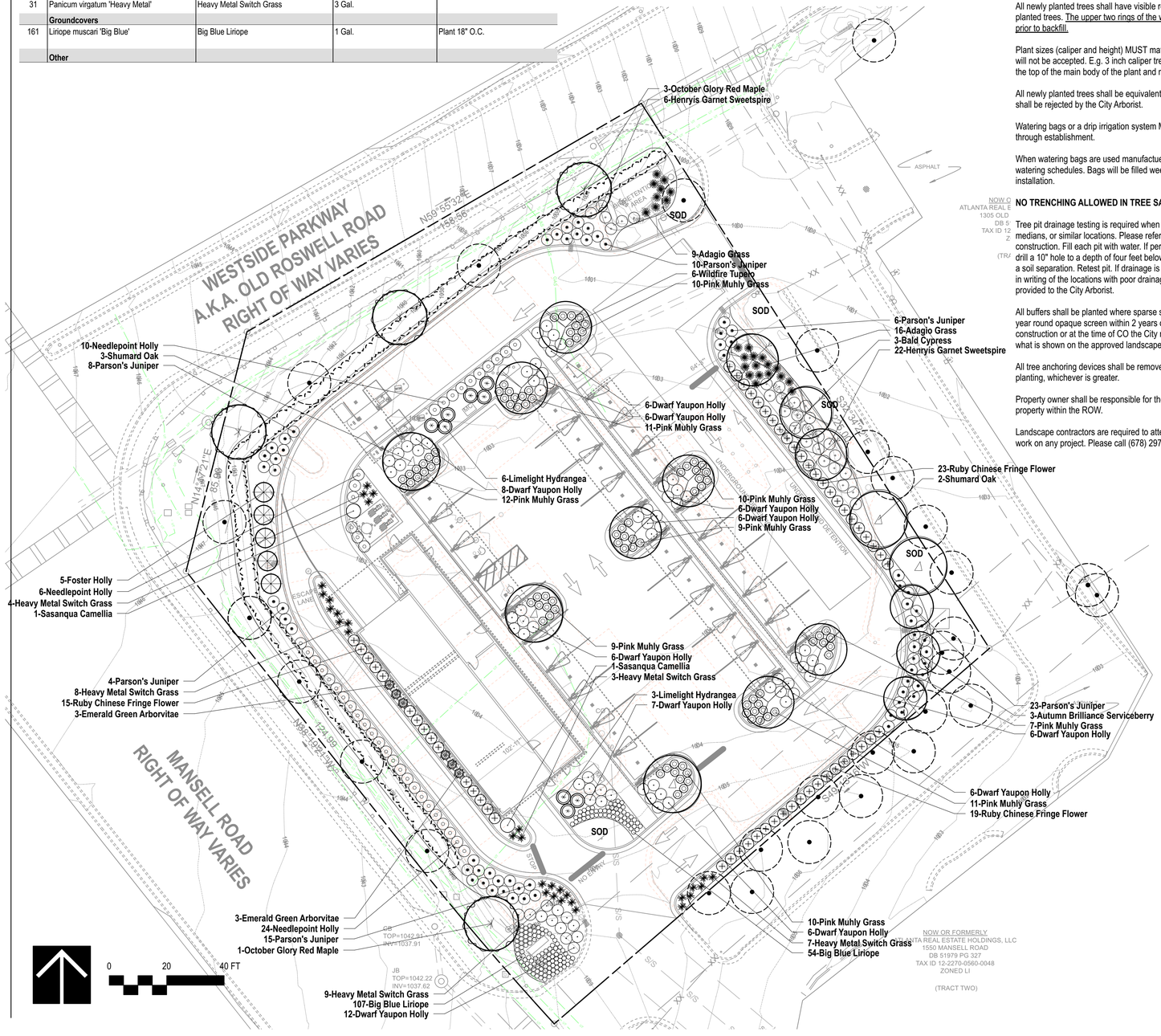
Landscape Plan

PRELIMINARY

L-002

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
4	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.; 12' Hgt.	B & B; single straight leader
3	Amelanchier x grandiflora' Autumn Brilliance'	Autumn Brilliance Serviceberry	1" Cal.	Multi-trunked
5	Ilex x attenuata 'Fosteri'	Foster Holly	1" Cal.	Full to Ground
6	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	3" Cal; 12' Hgt.	B & B; single straight leader
5	Quercus shumardii	Shumard Oak	4" Cal; 14' Hgt.	B & B; single straight leader
3	Taxodium distichum	Bald Cypress	4" Cal; 14' Hgt.	B & B; single straight leader
6	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-8' Hgt.	
	Shrubs			
2	Camellia sasanqua	Sasanqua Camellia	7 Gal.	
9	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal.	
40	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	
75	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.	
28	Itea virginica 'Henry's Garnet'	Henryis Garnet Sweetspire	3 Gal.	
66	Juniperus squamata expansa 'Parsonii'	Parson's Juniper	3 Gal.	Plant 30" O.C.
57	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	
25	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
89	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
31	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal.	
	Groundcovers			
161	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
	Other			



CITY OF ALPHARETTA LANDSCAPE NOTES:

The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

Design Landscape Architect or Project Arborist will inspection, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

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

A 4" layer of mulch 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 trunk 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 tree(s).

All mulch must be organic consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for us 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 large. 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 grad or better. All trees of lesser quality shall be rejected by the City Arborist.

Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

When watering bags are used manufactuers 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 12 hour period, use an auger to drill a 10" hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separation. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solutio nbefore planting. Testing results must be provided to the City Arborist.

All buffers shall be planted where sparse sand 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 additonal plantings to meet these requirements above what is shown on the approved landscape plan.

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

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

Landscape contractors are required to attend the City of Alpharetta Pre-Construction class prior to beginning work on any project. Please call (678) 297-6070 for information and to reserve a pot.

GENERAL LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landscape Details and Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. Contraocr is responsible for understanding and adhearing to all constraints and limits of the site ie: Code requirements as stated on the landscape plan, minimum plant sizes in the plant list, property boundaries, limits of disturbance, easements and buffers.
5. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
6. Tree protection areas to be protected from sedimentation.
7. Tree protection fencing shall be inspected daily; repair or replaced as needed.
8. No parking, storage or other construction activities shall occur within tree protection areas.
9. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
10. Minimum 4" depth of topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
11. Remove debris from all parking lot islands, fracture/loosen subgrade to a min. 24" depth and add topsoil to a 6"-8" bermed height above island curbing; refer to landscape specifications and landscape island detail.
12. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
13. Any deviations from the approved set of plans shall be approved by the Landscape Architect.
14. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
15. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
16. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
17. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
18. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
19. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
20. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (brown, double shredded hardwood mulch).
21. Planting holes to be dug a minimum of twice the width of the root ball, for both shrubs and trees. Set plant material 2-3" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
22. Water thoroughly twice in first 24 hours and apply mulch immediately.
23. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
24. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS

A. SITE DENSITY

REQUIRED 1. 130 inches per site acreage
1.15 acre x 130 inches = 149.5 inches
See sheet L-001 for Existing Trees List = 101 inches existing
= 48.5 inches required

2. No more than 25% of any (1) genus
25 x 25% = 6 max of any (1) genus
3. No less than 50% of the trees planted shall be native tree species
25 x 50% = 13 native trees required
4. No less than 40% of the trees planted shall be overstory trees
25 x 40% = 9 overstory trees required
5. No less than 40% of all landscaping shall be native
(25 trees + 420 shrubs) x 40% = 178 native plants required

PROVIDED 1.

QTY	TREE	SIZE (INCHES)	NATIVE	PERCENT		
3	Bald Cypress	4	Yes	8%	=	12
4	Red Maple	3	Yes	16%	=	12
3	Serviceberry	3	Yes	12%	=	9
5	Foster Hollies	1	No	20%	=	5
6	Black Gum	3	Yes	24%	=	18
4	Shumard Oak	3	Yes	16%	=	12
25	Total					68 inches provided

2. No more than 4 of any one genus is being planted
3. 20 trees are native
4. 20 overstory trees
5. 226 native plants

B. PARKING LOT

REQUIRED 1. 200 SF of landscape island at the end of each parking bay
2. Each landscape island shall have at least (1) shade tree
9 landscape islands = 9 landscape island trees required

PROVIDED 1. All landscape islands are 200 SF minimum
2. 3 Shumard Oak, 6 Black Gum = 9 landscape island trees provided

C. LANDSCAPE STRIPS

REQUIRED 1. (1) 4"-Cal tree per 40 LF of street frontage
Mansell Road: 242 LF / 40 LF = 6 street trees required
Westside Parkway: 200 LF / 40 LF = 5 street trees required
2. Screen paved areas and parking from ROW with 24" Hgt. double row of shrubs
3. (1) 4"-Cal tree per 40 LF of landscape strip along all property lines which do not adjoin a ROW or private road
Northeast: 190 LF / 40 LF = 5 perimeter trees required
Southeast : 140 LF / 40 LF = 4 perimeter trees required

PROVIDED 1. Mansell Road: 5 existing street trees, 1 Red Maple = 6 street trees
Westside Parkway: 2 existing street trees, 3 Red Maples = 5 street trees
2. Double row of 24" Hgt. shrubs provided
3. Northeast: 3 Bald Cypress, 2 Shumard Oak = 5 perimeter trees
Southeast: 5 existing Willow Oaks = 5 perimeter trees existing

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

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.
This pertains to ALL utilities (water, sewar, gas, fiber optic, electric, etc.).

manley LAND DESIGN
Landscape Architecture
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

CALIBER CAR WASH

PROJECT INFORMATION:

CALIBER CAR WASH
1500 Mansell Road
Alpharetta, GA 30009

REVISION SCHEDULE:

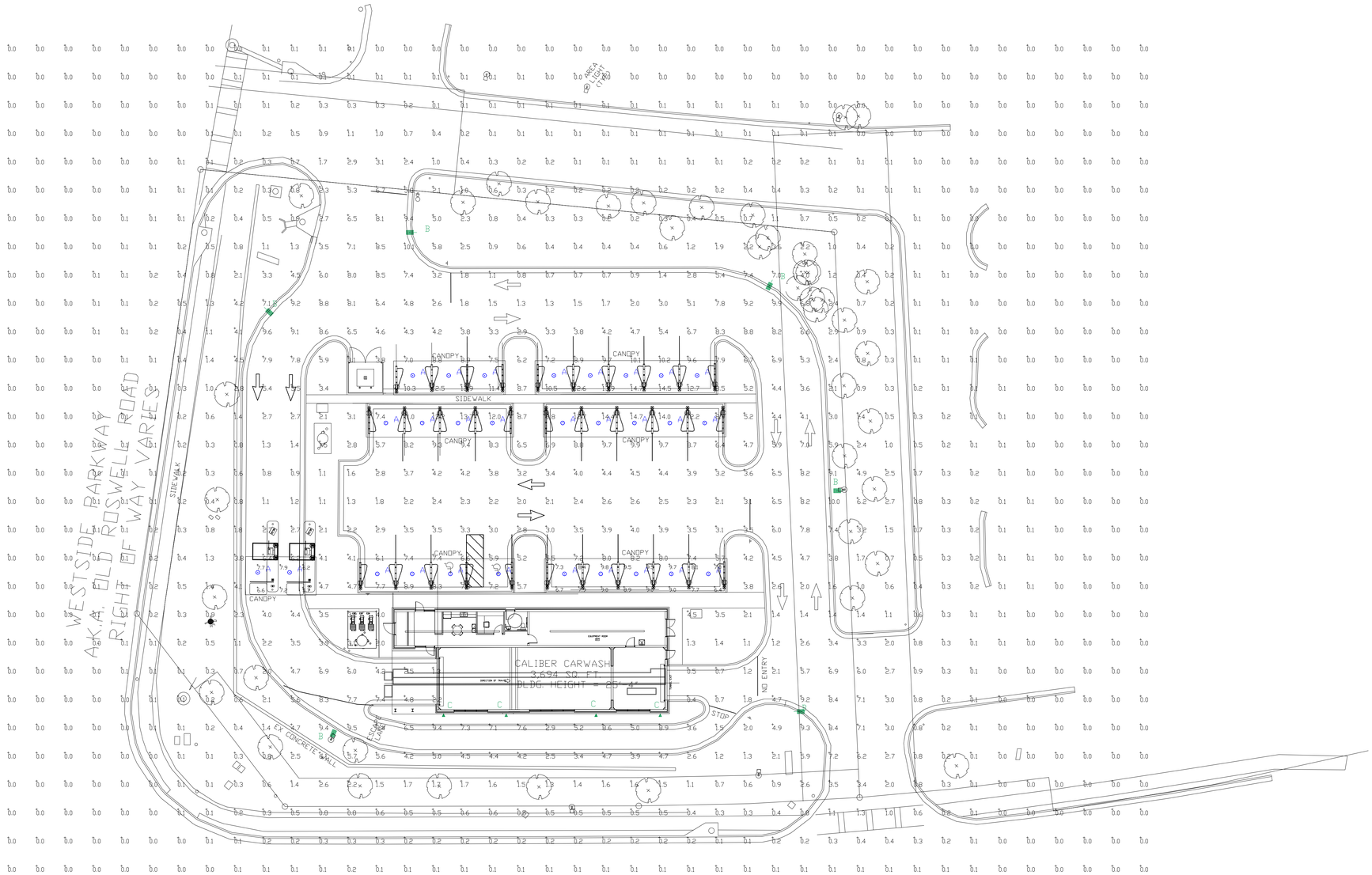
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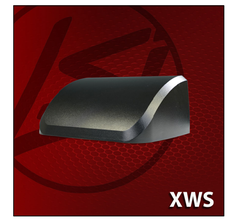
MLD PROJECT # : 2022317
DRAWN BY: MB
CHECKED BY: AN
DATE: 1/27/23

Landscape Plan

PRELIMINARY

L-100







Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	28	A	SINGLE	UFO-40WLED-UNIV-40 FIXTURE BY OTHERS	10'	1.000	1.000	4718	42.77
	6	B	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	14'POLE+2'BASE	1.000	1.000	16890	135
	4	C	SINGLE	XWS-LED-03L-FTW-50-80CRI	10'	1.000	1.000	3793	26

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.79	14.7	0.0	N.A.	N.A.
PAY CANOPY	Illuminance	Fc	6.88	7.9	5.7	1.21	1.39
VACUUM CANOPY	Illuminance	Fc	8.37	9.8	6.4	1.31	1.53
INSIDE CURB	Illuminance	Fc	4.84	10.2	0.4	12.10	25.50

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Photometric data for fixture types "A" are based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

Total Project Watts
Total Watts = 2111.56

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4383

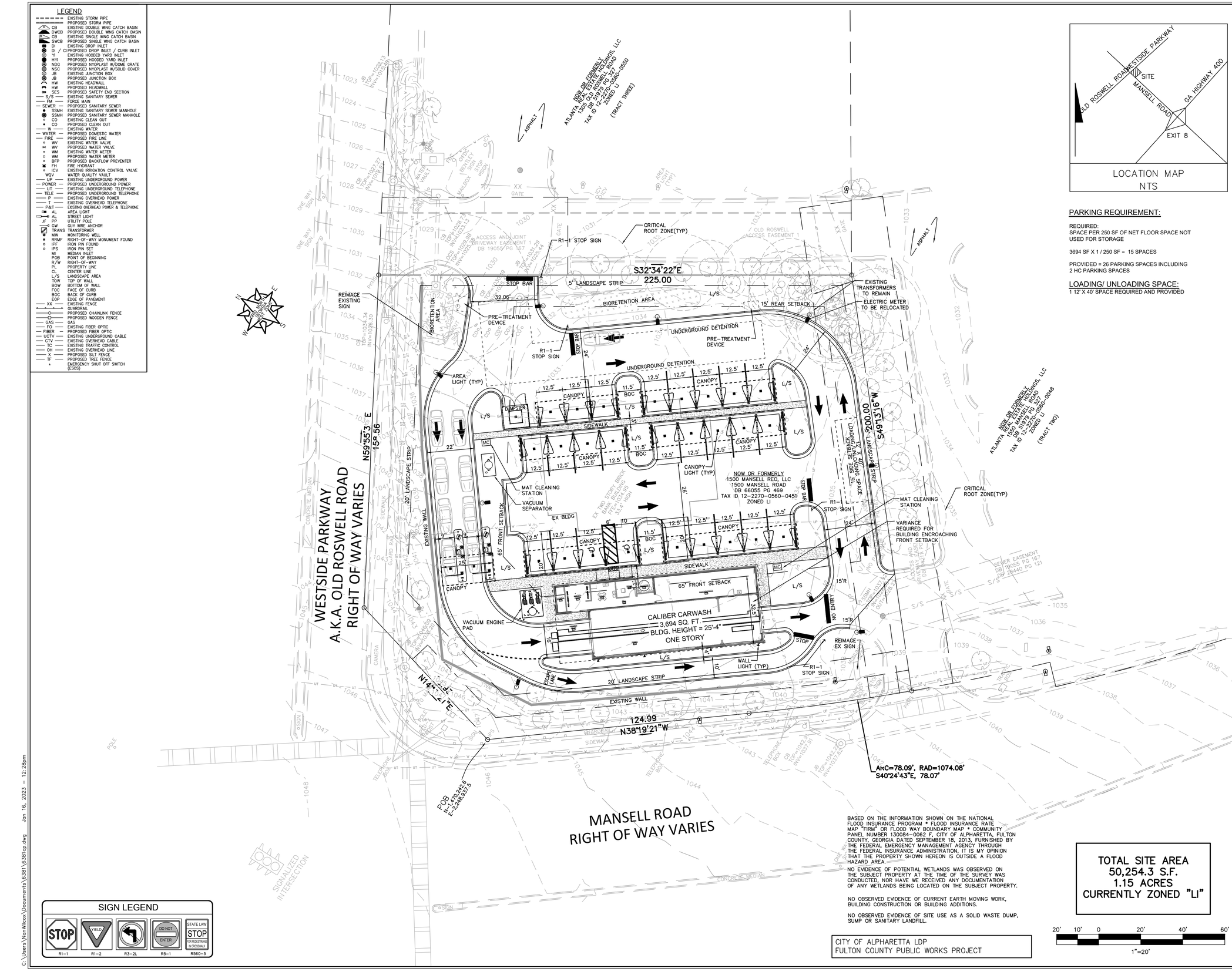
LIGHTING PROPOSAL LO-157245

PROJECT NAME
ADDRESS
CITY, STATE

BY:MWE	DATE:01-09-23	REV:1-24-23	SHEET 1 OF 1

SCALE: 1"=20' 0 20

CALIBER CAR WASH - #1500 MANSELL ROAD



LOCATION MAP
NTS

PARKING REQUIREMENT:

REQUIRED:
SPACE PER 250 SF OF NET FLOOR SPACE NOT USED FOR STORAGE

3694 SF X 1 / 250 SF = 15 SPACES

PROVIDED = 26 PARKING SPACES INCLUDING 2 HC PARKING SPACES

LOADING/ UNLOADING SPACE:

1 12' X 40' SPACE REQUIRED AND PROVIDED

SITE NOTES:

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WASTE GENERATION :

(1) 6 CY DUMPSTER SERVICED ONCE A WEEK.

RECYCLABLES: 25% x 6 CY = 1.5 CY CONTAINER.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE MAP "FIRM" OR FLOOD WAY BOUNDARY MAP * COMMUNITY PANEL NUMBER 130084-0062 F, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA DATED SEPTEMBER 18, 2013, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

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NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CITY OF ALPHARETTA LDP
FULTON COUNTY PUBLIC WORKS PROJECT

TOTAL SITE AREA
50,254.3 S.F.
1.15 ACRES
CURRENTLY ZONED "LI"

20' 10' 0 20' 40' 60'
1"=20'

SIGN LEGEND

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

DATE	NO.	REVISION	BY

PREFERRED SITE PLAN
FOR
CALIBER CAR WASH
LOCATED
1500 MANSELL ROAD
LAND LOT 560, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
TAX ID: 12-2270-0560-0451

SCALE: 1"=20' | PRJ. NO.: 6381 | DATE: 12-27-22 | BY: NSW

Carter ◆ Harkleroad Group
1608 Tree Lane, Suite A100, Snellville, Ga 30078
(770) 982-1996
COA DONALD W. HARKLEROAD AND ASSOCIATES, INC.
No. PEF000295, LSF000260 EXPIRATION: 6-30-2024

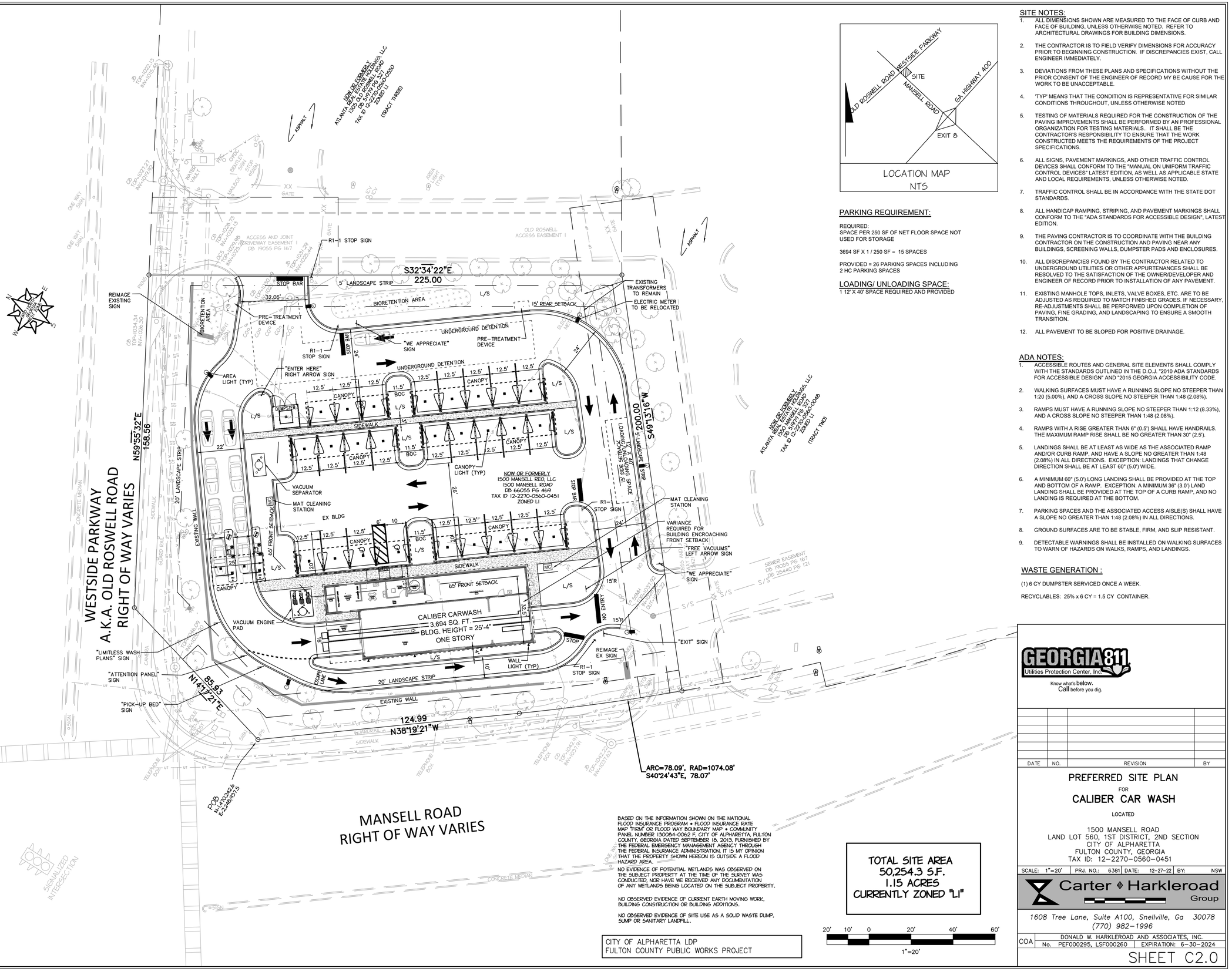
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CALIBER CAR WASH - #1500 MANSELL ROAD

LEGEND

- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- CB — EXISTING DOUBLE WING CATCH BASIN
- DWCB — PROPOSED DOUBLE WING CATCH BASIN
- CB — EXISTING SINGLE WING CATCH BASIN
- SWCB — PROPOSED SINGLE WING CATCH BASIN
- DI — EXISTING DROP INLET
- DI / CI — PROPOSED DROP INLET / CURB INLET
- YI — EXISTING HOODED YARD INLET
- HYI — PROPOSED HOODED YARD INLET
- NDG — PROPOSED NYOPLAST W/DOME GRATE
- NSC — PROPOSED NYOPLAST W/SOLID COVER
- JB — EXISTING JUNCTION BOX
- JB — PROPOSED JUNCTION BOX
- HW — EXISTING HEADWALL
- HW — PROPOSED HEADWALL
- SES — PROPOSED SAFETY END SECTION
- S/S — EXISTING SANITARY SEWER
- FM — FORCE MAIN
- SEWER — PROPOSED SANITARY SEWER
- SSMH — EXISTING SANITARY SEWER MANHOLE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- CO — EXISTING CLEAN OUT
- CO — PROPOSED CLEAN OUT
- W — EXISTING WATER
- WATER — PROPOSED DOMESTIC WATER
- FIRE — PROPOSED FIRE LINE
- WV — EXISTING WATER VALVE
- WV — PROPOSED WATER VALVE
- WM — EXISTING WATER METER
- WM — PROPOSED WATER METER
- BPP — PROPOSED BACKFLOW PREVENTER
- FH — FIRE HYDRANT
- ICV — EXISTING IRRIGATION CONTROL VALVE
- WQV — WATER QUALITY VAULT
- UP — EXISTING UNDERGROUND POWER
- POWER — PROPOSED UNDERGROUND POWER
- UT — EXISTING UNDERGROUND TELEPHONE
- TELE — PROPOSED UNDERGROUND TELEPHONE
- P — EXISTING OVERHEAD POWER
- T — EXISTING OVERHEAD TELEPHONE
- P&T — EXISTING OVERHEAD POWER & TELEPHONE
- AL — AREA LIGHT
- AL — STREET LIGHT
- PP — UTILITY POLE
- GW — GUY WIRE ANCHOR
- TRANS — TRANSFORMER
- MW — MONITORING WELL
- RSMF — RIGHT-OF-WAY MONUMENT FOUND
- IPF — IRON PIN FOUND
- IPS — IRON PIN SET
- MI — MEDIAN INLET
- POB — POINT OF BEGINNING
- R/W — RIGHT-OF-WAY
- PL — PROPERTY LINE
- CL — CENTER LINE
- L/S — LANDSCAPE AREA
- TOW — TOP OF WALL
- BOW — BOTTOM OF WALL
- FOC — FACE OF CURB
- BOC — BACK OF CURB
- EOP — EDGE OF PAVEMENT
- XX — EXISTING FENCE
- GUARDRAIL
- PROPOSED CHAINLINK FENCE
- PROPOSED WOODEN FENCE
- GAS — GAS
- FO — EXISTING FIBER OPTIC
- FIBER — PROPOSED FIBER OPTIC
- UCTV — EXISTING UNDERGROUND CABLE
- CTV — EXISTING OVERHEAD CABLE
- TC — EXISTING TRAFFIC CONTROL
- OH — EXISTING OVERHEAD LINE
- X — PROPOSED SILT FENCE
- TF — PROPOSED TREE FENCE
- EMERGENCY SHUT OFF SWITCH (ESOS)



LOCATION MAP
NTS

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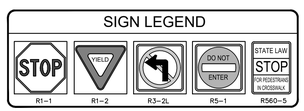
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CITY OF ALPHARETTA LDP
FULTON COUNTY PUBLIC WORKS PROJECT

TOTAL SITE AREA
50,254.3 S.F.
1.15 ACRES
CURRENTLY ZONED "LI"

20' 10' 0 20' 40' 60'
1"=20'

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

DATE	NO.	REVISION	BY

PREFERRED SITE PLAN
FOR
CALIBER CAR WASH
LOCATED
1500 MANSELL ROAD
LAND LOT 560, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
TAX ID: 12-2270-0560-0451

SCALE:	1"=20'	PRJ. NO.:	6381	DATE:	12-27-22	BY:	NSW

Carter ♦ Harkleroad Group
1608 Tree Lane, Suite A100, Snellville, Ga 30078
(770) 982-1996
COA No. PEF000295, LSF000260 — DONALD W. HARKLEROAD AND ASSOCIATES, INC. — EXPIRATION: 6-30-2024

SHEET C2.0

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Roberts Properties, Inc.

Location Address: 375 Northridge Road, Suite 330, Atlanta, GA 30350

Mailing Address: 375 Northridge Road, Suite 330

City: Atlanta State: GA Zip Code: 30350 -

Contact for All Notifications: Bradley Russell

Contact Telephone: 770 - 394 - 6000 Ext. 200 Mobile Telephone: 770 - 722 - 1402

Fax: - - Email: brussell@robertsproperties.com

Contact's Relation to Business: Vice President of Development

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Rainwater Drive Investors, LLC

Physical Address: 375 Northridge Road, Suite 330, Atlanta, GA 30350

Mailing Address: 375 Northridge Road, Suite 330

City: Atlanta State: GA Zip Code: 30350 -

Owner Telephone: 770 - 856 - 5000 Contact Fax: - - -

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

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

Owner Name (Printed): Charles S. Roberts Date: 2/1/2023

Owner Signature:

Property Information:

Address (If Assigned) : 11556 Rainwater Drive, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 271007460613

Land Lot(s): 751 District: 1st Section: 2nd

Existing Zoning of Property: O-I Existing Uses of Property: Formerly (Prior to 2016) - The Varsity Restaurai Currently (2016 - Present) - Vacant Parking Lot

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

Applicant Signature: Date: 2/1/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

This signature office building, located off Haynes Bridge Road, at the corner of Westside Parkway and Rainwater Drive, has been designed to the architectural standards and expectations imposed on this area, as of October 2018, through the North Point Overlay District to satisfy the City of Alpharetta's new vision for the North Point area.

The combination of the 3-story building height and exterior finish materials, consisting of modular brick, with clear glass windows with black muntins, as well as, ground floor metal storefronts and metal accents on the building facades will bring life and vibrancy to this otherwise dated and lower level retail pocket along Haynes Bridge Road, which consists of +/- 25 year old architecture in the adjacent office buildings, BP gas station, restaurants, and retail center. This leading edge office building will elevate the surrounding area, by raising the design standards, as well as, provide a sense of compatibility between this dated side of Haynes Bridge Road and the new exciting mixed-use developments happening across Haynes Bridge Road.

Certain design features of the building were inspired by the DataScan building, located in Downtown Alpharetta, such as, the exterior building materials, covered parking, and the 883 square foot covered balcony on the top floor. Incorporation of these certain features, into the building, which has been designed to meet the architectural goals and objectives of the North Point Overlay District, provides for some architectural unity amongst two separate, but directly adjacent, overlay districts.

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

☑ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

This application satisfies site design and streetscape standards, required for the North Point Overlay, by:

1. Satisfying the minimum building setbacks that are outlined in the North Point Overlay streetscape standards.
2. Designing a 3-story signature building fronting Westside Parkway that is highly visible from Haynes Bridge Road.
3. Replacing existing parking and drive aisle improvements along Rainwater Drive with a landscaped and pedestrian friendly courtyard, so that no parking or driveways are located between the building and Rainwater Drive.
4. Increasing the sidewalk width, along Westside Parkway, from 5' wide to 8' wide, while sidewalks on adjacent property's are just 5' wide. Existing utilities and topography prevent further expansion of this sidewalk.
5. Providing sufficient widths for a Planter and Landscape Strip, required by the North Point Overlay streetscape standards, along Westside Parkway.
6. Maintaining the existing 11' wide Planter and protecting existing matured trees along Rainwater Drive, as well as, installing additional shrubbery within this area. Maintaining the existing conditions of this streetscape and enhancing it with additional landscaping, will further accent the existing matured trees that line Rainwater Drive and beautify the Rainwater Drive entry from Westside Parkway.

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

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

This building design provides for approximately 40% - 44% window and door glass per facade, which satisfies the preferred range of 25% - 65%.

This building design provides a pedestrian entrance facing Rainwater Drive and an entrance facing Westside Parkway. The Rainwater Drive pedestrian entrance is also located off proposed civic space, and an additional main pedestrian entrance is proposed facing Haynes Bridge Road.

The exterior finish material of brick with metal panel accents, and painted steel, meets the building materials standards required for the North Point Overlay. Windows topped with painted steel are proposed to span horizontally across each building facade at the top of the finished floor of the second and third floors, as well as the top of the wall plate of the third floor, delineating all stories above the ground floor. In conjunction with the proposed horizontal and painted steel accents, above storefront windows on the first floor, awnings will be provided on the northeast and southwest facades of the building, providing division between the ground story and second story.

The building mass standards required for the North Point Overlay are satisfied by a 6' deep recess (27' in length) located centrally along the northeast and southwest facades of the building, constituting 20% of the total facade length (130'), as well as, three 25' deep recesses (86' in length) proposed along the first floor of the southeast facade of the building, which constitutes 88% of the total facade length (98'), and a 61' deep recess (86' in length) proposed along the third floor of the northwest facade of the building constitutes 88% of the total facade length (98'). Therefore, all facades satisfy the minimum 20% building mass standard.

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

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

This application includes approximately 14,556 SF of civic and amenity spaces, or 15.9%. Proposed civic and amenity spaces includes:

1. An 883 SF covered balcony, on the third floor of the northwest facade of the building. Similar to the DataScan building, located in Downtown Alpharetta, this balcony will be enclosed on three sides by the building, as well as include amenities, such as, various forms of seating, ceiling fans, heaters, and a television.
2. A minimum 57 SF seating area, consisting of two benches and a trash receptacle, will be located, for public use, within the Planter area of Westside Parkway, along the existing sidewalk that leads to the Alpharetta Loop, just behind Village Tavern.
3. 12,729 SF of pocket park, hardscape, and patio are proposed around the perimeter of the building. The pocket parks include lawn areas and flower beds spatially defined by proposed sidewalks, and/or curbing, and the building. Proposed hardscape areas include proposed sidewalks, to encourage walkability, and loading zones, as we intend to utilize the loading zones, after delivery hours, for courtyard event staging space such as, food truck parking, booth setup, etc. Finally, a hardscaped patio will be located within the courtyard, or area between the building and the existing retaining wall along Rainwater Drive. Amenities such as various forms of seating, public art, and bike racks will be provided in this courtyard area to promote a pedestrian friendly atmosphere.
4. 887 SF of additional hardscape trail expansion is proposed along Westside Parkway to connect to the Alpharetta Loop, located just behind Village Tavern, encouraging connectivity and walkability amongst adjacent properties.

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

This application includes the following EcoDistrict Measures (7 Total Points Provided):

1. Building Water Efficiency (2 Points)
   a. Providing building fixtures that reduce overall building water usage by an average of 20%, such as standard low flow fixtures.
2. Transportation Demand Management (2 Points)
   a. Employers to Provide Flex-Time Work Schedule to reduce congestion at peak time.
   b. Employers to Provide ride home in case of emergency or sickness for employees using transit.
   c. Providing 200% of the required bicycle parking spaces and a bicycle repair center kiosk to encourage bicycle use, or reduce personal vehicular traffic.
3. Enhanced Bicycle Amenities (1 Point)
   a. Providing 200% of the required bicycle parking spaces, or 10 bicycle parking spaces.
   b. Providing a bicycle repair center kiosk.
4. Alternative Transportation (2 Points)
   a. Providing 2 ride-share parking spaces.
   b. Providing 1 van pool parking space.

11556 Rainwater Drive Alpharetta



DRAWING SHEET FOR PRESENTATIONAL PURPOSES ONLY. FINISH MATERIALS, COLORS AND DESIGN DO NOT NECESSARILY REFLECT FINAL DESIGN OR FINISH SELECTIONS.

– ROBERTS PROPERTIES CORPORATE HQ –

EXTERIOR RENDERING

01-27-2023



NORTH EAST ELEVATION

– ROBERTS PROPERTIES CORPORATE HQ –



NORTH WEST ELEVATION

– ROBERTS PROPERTIES CORPORATE HQ –



SOUTH WEST ELEVATION

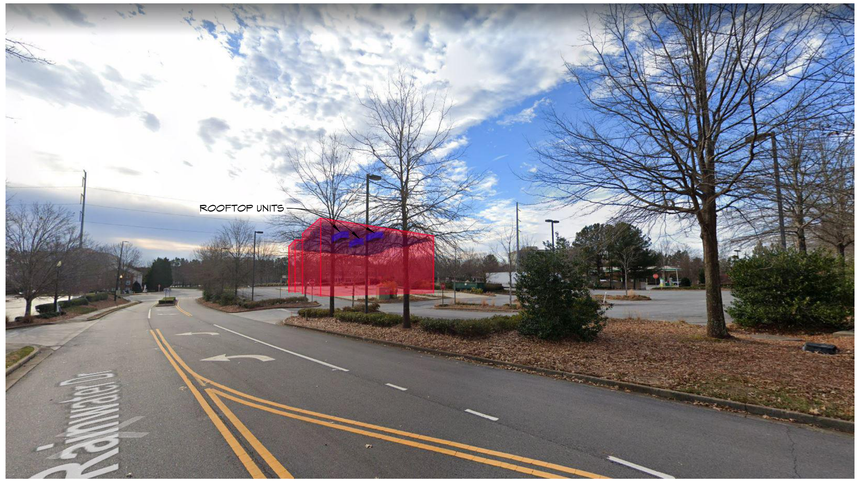
– ROBERTS PROPERTIES CORPORATE HQ –

11556 Rainwater Drive Alpharetta

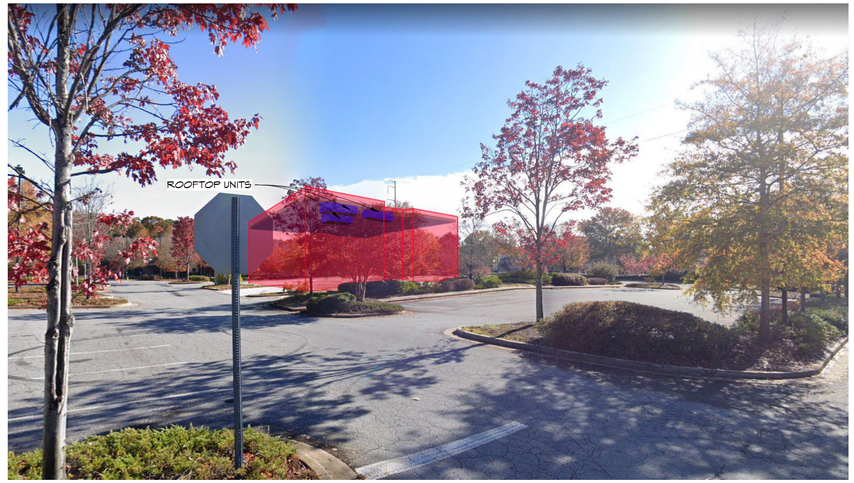


SOUTH EAST ELEVATION

– ROBERTS PROPERTIES CORPORATE HQ –



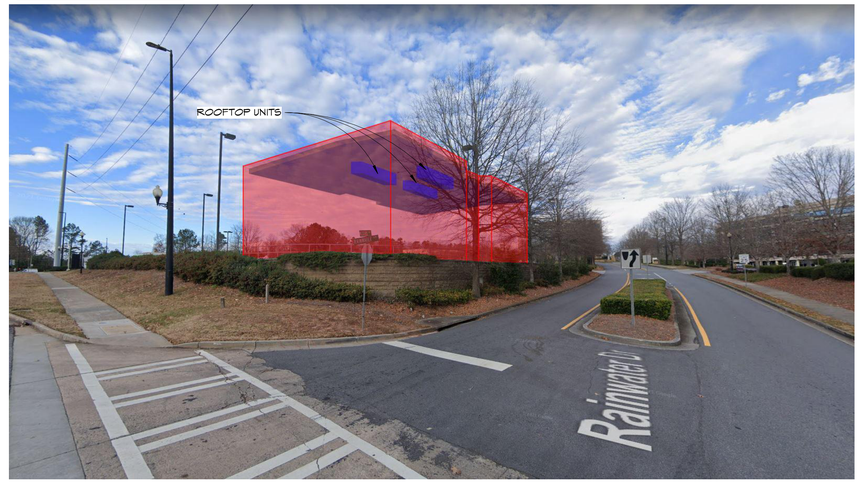
REFERENCE VIEW 4



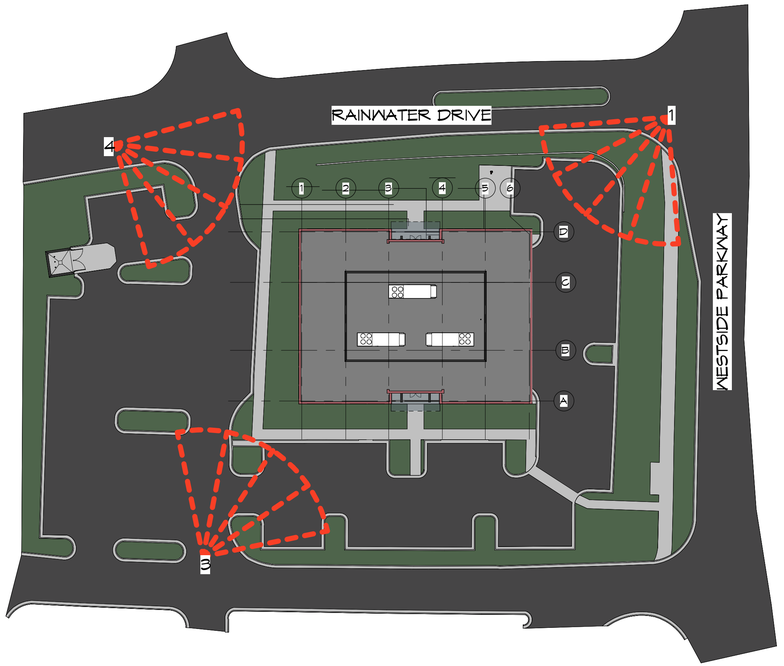
REFERENCE VIEW 3



REFERENCE VIEW 2



REFERENCE VIEW 1



1 SITE PLAN
1" = 40'-0"

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ARCHITECTURE
PLANNING
INTERIOR DESIGN

Lyman
Davidson
Dooley, Inc.

1640 Powers Ferry Road
Building One
Marietta, GA 30067

770.850.8494 t
770.956.9030 f

lddi-architects.com

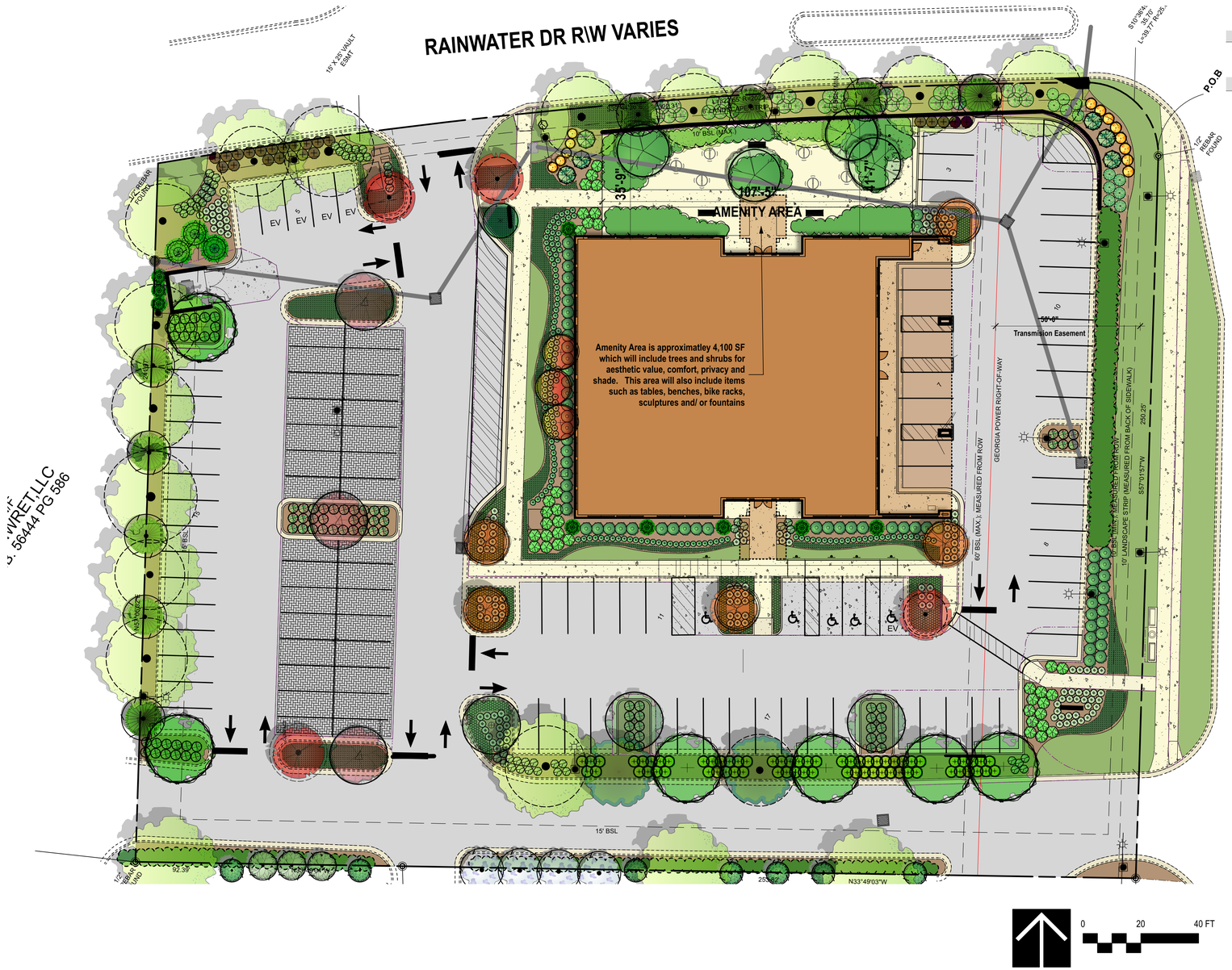
REVISIONS

New Corp. HQ Office Bldg for
ROBERTS PROPERTIES
Alpharetta, GA

ROBERTS PROPERTIES
11556 Rainwater Dr.,
Alpharetta, GA 30009

ROBERTS PROPERTIES, INC.
375 Northridge Rd.
Suite 330
Atlanta, GA 30350

TITLE SITE LINE VIEWS (FOR REFERENCE ONLY)
STATUS DRB
JOB 122041.00
QC SDB
DRAWN TB
SHEET A900
DATE 01/26/23



PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
5	Acer buergerianum	Trident Maple	2" Cal, 12' Hgt. x 5' Spr.	B & B; single straight leader; full head
3	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	3" Cal; 10' Hgt	B & B; well branched; 4' clear trunk
6	Ilex x 'RutHol1'	Emerald Colonnade Holly	8' Hgt. x 3' Spr.	Columnar, full to ground
3	Quercus hemispherica 'QHMTF'	Avalyn Laurel Oak	3" Cal; 12' Hgt.	B & B; single straight leader; full head
3	Quercus shumardii	Shumard Oak	3" Cal; 12' Hgt.	B & B; single straight leader; full head
9	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7'-8' Hgt.	Full, strong leaders
3	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	2" Cal; 10' Hgt.	Full to ground
6	Ulmus parvifolia 'Bosque'	Bosque Elm	3" Cal; 14' Hgt.	B & B; full head
	Shrubs			
80	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	5 Gal; 15" Hgt x 18" Spr	Plant 3' OC.
36	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	5 Gal.	Plant 48" O.C.
13	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	5 Gal; 24" O.A.	
150	Gardenia jasminoides 'Radicans'	Miniature Gardenia	5 Gal	Plant 24" O.C.
66	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	5 Gal; 30" Hgt x 24' Spr	Full well branched; well rooted
66	Ilex glabra 'Shamrock'	Shamrock Inkberry	5 Gal; 30" Hgt	Full head, well rooted; plant 42" OC.
56	Itea virginica 'Sprich'	Little Henry Sweetspire	5 Gal.	Full well branched; Plant 2.5' OC.
23	Loropetalum chinense 'Ruby'	Ruby Loropetalum	5 Gal; 30" Hgt x 24" Spr	
12	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gal.	
1	Myrica cerifera	Southern Waxmyrtle	7'-8' Hgt.	Tree-form
149	Rhododendron 'Roblev' PP25046	Autumn Ivory Azalea	5 Gal.	Plant 30" O.C.
	Groundcovers			
2841	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	4" Min.	Space 6" O.C.
503	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	Plant 24" O.C.
	Other			

manley LAND DESIGN
Landscape Architecture
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

ROBERTS PROPERTIES, INC
375 NORTHRIDGE RD
SUITE 330
ATLANTA, GA 30350

PROJECT INFORMATION:

ROBERTS PROPERTIES
11556 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION

MLD PROJECT # :	2022336
DRAWN BY:	MB
CHECKED BY:	ADN
DATE:	1/31/23

Landscape Plan

PRELIMINARY

L-001

Specimen Tree Report
City of Alpharetta

Client

Roberts Properties, Inc



Address

11556 Rainwater Dr

Project

22065

Survey Date

8/8/2022

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects

Canopy Consultants
www.canopy-consultants.com

11556 Rainwater Dr

Specimen Tree Report

No specimen trees on site.

Tree of Quality Report

There are no trees of quality on site.

Boundary Tree Report

There are no boundary trees.

Landscape Tree Report

Tree #	DBH	Species	Condition	Comment
LS 1	8"	Acer rubrum Red Maple	Good	Tree is in good health.
LS 2	8"	Acer rubrum Red Maple	Poor	Poor 1: Tree is in decline. Pic 1
LS 3	12"	Quercus phellos Willow Oak	Poor	Poor 2: Tree is in decline. Pic 2
LS 4	8"	Ulmus parvifolia Lacebark Elm	Good	Tree is in good health.
LS 5	7"	Ulmus parvifolia Lacebark Elm	Poor	Poor 3: Tree is in decline. Pic 3
LS 6	7"	Ulmus parvifolia Lacebark Elm	Good	Tree is in good health.

11556 Rainwater Dr

Tree #	DBH	Species	Condition	Comment
LS 7	11"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 8	8"	Acer rubrum Red Maple	Poor	Poor 4: Tree is in decline. Pic 4
LS 9	8"	Acer rubrum Red Maple	Good	Tree is in good health.
LS 10	12"	Ulmus parvifolia Lacebark Elm	Good	Tree is in good health.
LS 11	L	Ulmus parvifolia Lacebark Elm	Poor	Poor 5: Tree is in decline. Pic 5
LS 12	8"	Ulmus parvifolia Lacebark Elm	Good	Tree is in good health.
LS 13	14"	Ulmus parvifolia Lacebark Elm	Good	Tree is in good health.
LS 14	9"	Ulmus parvifolia Lacebark Elm	Good	Tree is in good health.
LS 15	5"	Acer rubrum Red Maple	Poor	Poor 6: Tree is in decline. Pic 6
LS 16	6"	Acer rubrum Red Maple	Poor	Poor 7: Tree is in decline. Pic 7
LS 17	8"	Acer rubrum Red Maple	Poor	Poor 8: Tree is in decline. Pic 8
LS 18	8"	Acer rubrum Red Maple	Poor	Poor 9: Tree is in decline. Pic 9
LS 19	5"	Acer rubrum Red Maple	Poor	Poor 10: Tree is in decline. Pic 10
LS 20	6"	Acer rubrum Red Maple	Poor	Poor 11: Tree is in decline. Pic 11
LS 21	6"	Acer rubrum Red Maple	Good	Tree is in good health.

11556 Rainwater Dr

Tree #	DBH	Species	Condition	Comment
LS 22	9"	Zelkova serrata Zelkova	Poor	Poor 12: Trunk wound. Pic 12
LS 23	11"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 24	13"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 25	13"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 26	13"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 27	13"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 28	16"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 29	12"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 30	12"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 31	6"	Acer rubrum Red Maple	Good	Tree is in good health.
LS 32	8"	Acer rubrum Red Maple	Good	Tree is in good health.
LS 33	13"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 34	13"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 35	13"	Quercus phellos Willow Oak	Good	Tree is in good health.
LS 36	13"	Quercus phellos Willow Oak	Good	Tree is in good health.

11556 Rainwater Dr

Tree #	DBH	Species	Condition	Comment
LS 37	16"	Quercus phellos Willow Oak	Good	Tree is in good health.

Landscape Tree Summary: There are 37 Landscape trees on site with 12 in decline and poor condition.

CITY OF ALPHARETTA NOTES:

If there are any inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.

Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.

Tree save fence and signage for entire site must be installed, inspected and approved prior to instalaltion 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 buffers shall be protected with wire-back tree save fencing with metal support ports or chain link and Tree Save signage.

Installation of the tree save fence will involve no trenching.

All exiting trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.

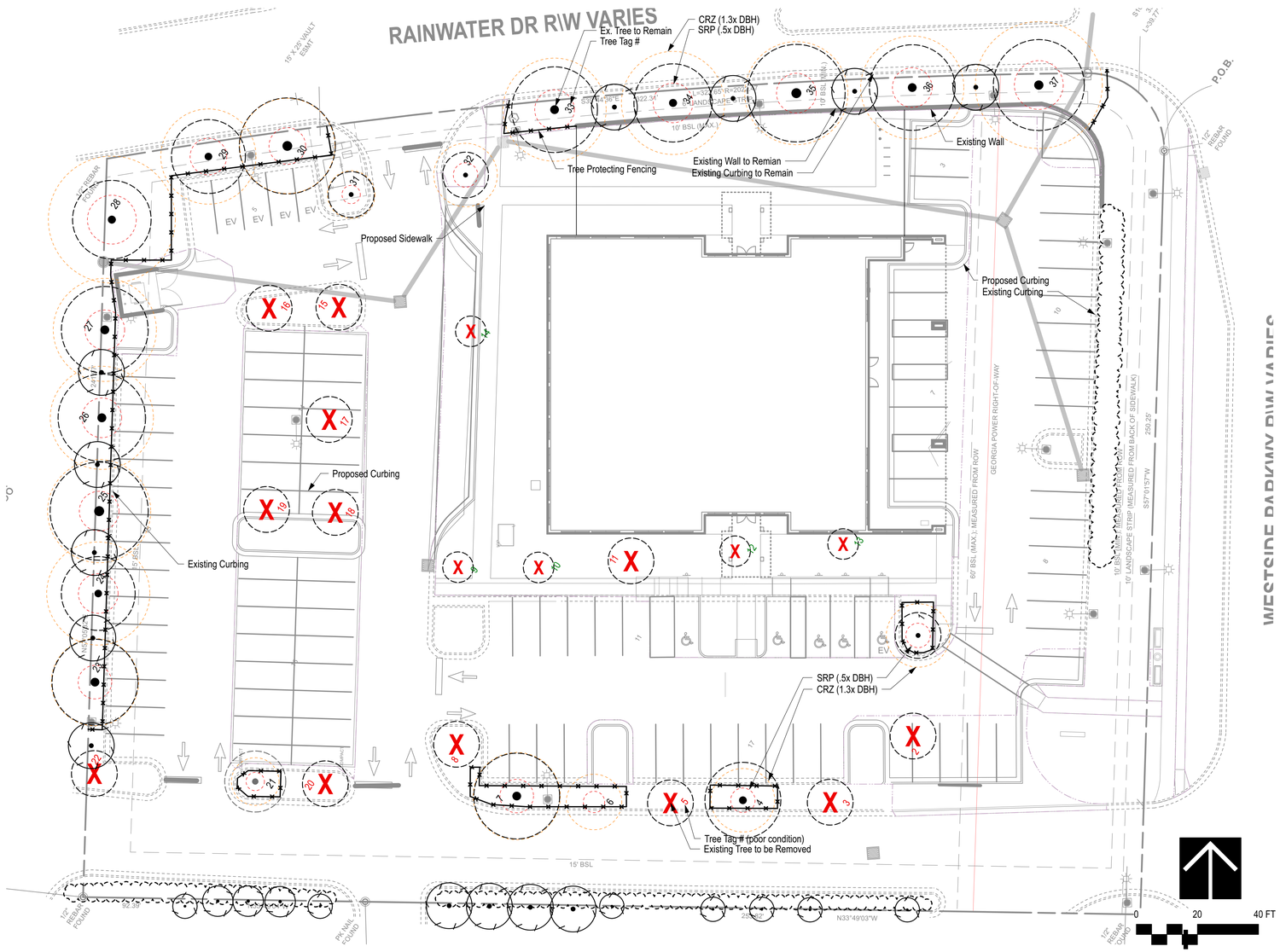
Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.

All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.

Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be propertly pruned under the direction of an ISA Certified Arborist.

It is the owner's responsbility to maintain the vegetaion and removed 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 relocaiton.



manley LAND DESIGN
Landscape Architecture

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
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ROBERTS PROPERTIES, INC
375 NORTHRIDGE RD
SUITE 330
ATLANTA, GA 30350

PROJECT INFORMATION:

ROBERTS PROPERTIES
11556 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION

MLD PROJECT # :	2022336
DRAWN BY:	MB
CHECKED BY:	ADN
DATE:	1/31/23

Tree Disposition Plan

PRELIMINARY

L-100

LANDSCAPE REQUIREMENTS

alpharetta, ga

A. SITE DENSITY

REQUIRED

1. Site Area = 2.03 Ac @ 130 Inches / Ac = # Inches
   SDF = 263.9 Inches
   EDF = 219.0 Inches
   RDF = 44.9 Inches

No more than 25% of the trees planted shall be the same Genus.
No less than 50% of the trees planted shall be native.
No less than 40% of the trees planted shall be overstory trees.
No less than 40% of all landscaping planted shall be native.

PROVIDED

1.	Qty	Tree	Inches	=	Total	Species %	Native	Overstory
	5	Trident Maple	2	=	10	25.0%	N	M
	3	Bloodgood Japanese Maple	3	=	9	15.0%	N	S
	3	Laurel Oak	3	=	9	15.0%	Y	L
	3	Green Giant Arborvitae	2	=	6	15.0%	Y	M
	3	Shumard Oak	3	=	9	15.0%	Y	L
	6	Bosque Elm	3	=	18	30.0%	N	M
	20	**Total RDF Provided**			**61**	**Inches**	65%	60%

*overstory Status: L= large, M= medium, S= small
* Native Status: Y= Yes, N= No
Shrubs planted: 660 total shrubs planted (660 x 40%) minimum of 264 shall be native
63.2% Native shrubs provided: Gardenia, Inkberry, Azalea, Sweetspire, Waxmyrtle

B. PARKING LOT

REQUIRED

1. 200 SF of landscape island at the end of each parking bay
2. 1 Island per 72 LF of single row parking.
3. 1 Tree shall be planted in each island; Min. 2" caliper, 6' clear trunk.
4. 400 SF islands or corner islands shall be planted with a large shade tree.
5. Island shall be planted with shrubs, ornamental grasses, ground cover - sod, utilities, and lights are not permitted.
6. Shrbus shall screen paved areas; double row, 2' hgt at install

PROVIDED

1. All landscape islands are 200 SF minimum
2. *See Civil sheets
3. A tree is planted in each landscape island; trees are 2" caliper with a 6' clear trunk
4. Large shade tree planted in each 400 SF island
5. Remander of the islands are planted with shrubs or ground cover
6. Double row of shrubs, installed at 2" hgt screen paved areas

C. LANDSCAPE STRIPS

REQUIRED

1. Westside Pkwy; 20' Wide landscape strip w/ 1 tree per 40 LF
   Westside Pkwy: 239 LF / 40 LF = 6 street trees required
2. Rainwater Dr: 10' Wide landscape strip w/t 1 tree per 40 LF *100' GA power easement present
   Rainwater Dr: 290 LF / 40 LF = 7 street trees required
   *If spacing exceeds 25', understory trees shall fill in the gaps
   *Shade trees shall be 4" caliper; ornamental trees 3" caliper - a combination of both is recommended.
3. 5' wide landscape strip along property lines not abutting R.O.W w/ 1 shade tree for each 50 LF
   West PL: 213 LF less drive / 50 LF = 5 perimeter trees required
4. Shrubs shall be provided in all landscape strips; 2' Hgt at install

PROVIDED

1. Westside Pkwy; 20' wide landscape strip
   no trees due to 100' transmition easement = 0 street trees
   Rainwater Dr: 10 wide landscape strip
   7 shade trees + 4 understory = 7 street trees
2. Screen paved areas and parking from ROW with 24" Hgt. double row of shrubs
3. 5' wide existing landscape strip.
   West PL: 5 Existing trees = 5 perimeter trees
4. Double row of 24" Hgt. shrubs provided

D. FOUNDATION PLANTINGS

REQUIRED

1. Bldg foundation facing public streets shall be planted with a continuous evergreen/ semi-evergreen shrubs.
2. Shrubs shall be insatlled at a min. 1' hgt and reach 3' hgt at 3 years

PROVIDED

1. Foundation plantings provided.
2. Shrubs are installed at 2' hgt.

E. GENERAL INFORMATION

*Site is zoned O-I
*Site is located within the Northpoint LCI
*Site is located within the Northpoint Eco district; requires 7 points
bio-retention = 2 pts
heat island reduction = 2 pts
connected open space = 2 pts
consolidated open space = 2 pts
sustainable landsacpe = 1 pts
additional landsacpe civic space = 1 pts
*Westside parkway is condisered a corridor of influance
*Westside Parkway is a Type B corridor
*Rainwater Drive is a Type C corridor

LC 96

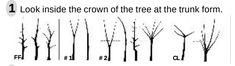
PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
5	Acer buergerianum	Trident Maple	2" Cal, 12' Hgt. x 5' Spr.	B & B; single straight leader; full head
3	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	3" Cal; 10' Hgt	B & B; well branched; 4' clear trunk
6	Ilex x 'RutHol1'	Emerald Colonnade Holly	8' Hgt. x 3' Spr.	Columnar, full to ground
3	Quercus hemispherica 'QHMTF'	Avalyn Laurel Oak	3" Cal; 12' Hgt.	B & B; single straight leader; full head
3	Quercus shumardii	Shumard Oak	3" Cal; 12' Hgt.	B & B; single straight leader; full head
9	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7'-8' Hgt.	Full, strong leaders
3	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	2" Cal; 10' Hgt.	Full to ground
6	Ulmus parvifolia 'Bosque'	Bosque Elm	3" Cal; 14' Hgt.	B & B; full head
	Shrubs			
80	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	5 Gal; 15" Hgt x 18" Spr	Plant 3' OC.
36	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	5 Gal.	Plant 48" O.C.
13	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	5 Gal; 24" O.A.	
150	Gardenia jasminoides 'Radicans'	Miniature Gardenia	5 Gal	Plant 24" O.C.
66	Ilex cornuta 'Dwarf Burford Holly'	Dwarf Burford Holly	5 Gal; 30" Hgt x 24' Spr	Full well branched; well rooted
66	Ilex glabra 'Shamrock'	Shamrock Inkberry	5 Gal; 30" Hgt	Full head, well rooted; plant 42" OC.
56	Itea virginica 'Sprich'	Little Henry Sweetspire	5 Gal.	Full well branched; Plant 2.5' OC.
23	Loropetalum chinense 'Ruby'	Ruby Loropetalum	5 Gal; 30" Hgt x 24" Spr	
12	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gal.	
1	Myrica cerifera	Southern Waxmyrtle	7'-8' Hgt.	Tree-form
149	Rhododendron 'Roblev' PP25046	Autumn Ivory Azalea	5 Gal.	Plant 30" O.C.
	Groundcovers			
2841	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	4" Min.	Space 6" O.C.
503	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	Plant 24" O.C.
	Other			

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.

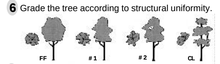
4 Measure the caliper of the trunk.

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 understized.*(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.*(15 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

CITY OF ALPHARETTA LANDSCAPE NOTES:

The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

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

A 4" layer of mulch 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 used manufacturers recommendations **MUST** be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway 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 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.

All buffers shall be 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.

Landscape contractors are required to attend the City of Alpharetta Pre-Construction class prior to beginning work on any project. Please call (678)297-6070 for information and to reserve a spot.

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

If there are any inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.

Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.

Tree save fence 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 buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.

Installation of the tree save fence will involve no trenching.

All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.

Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.

All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.

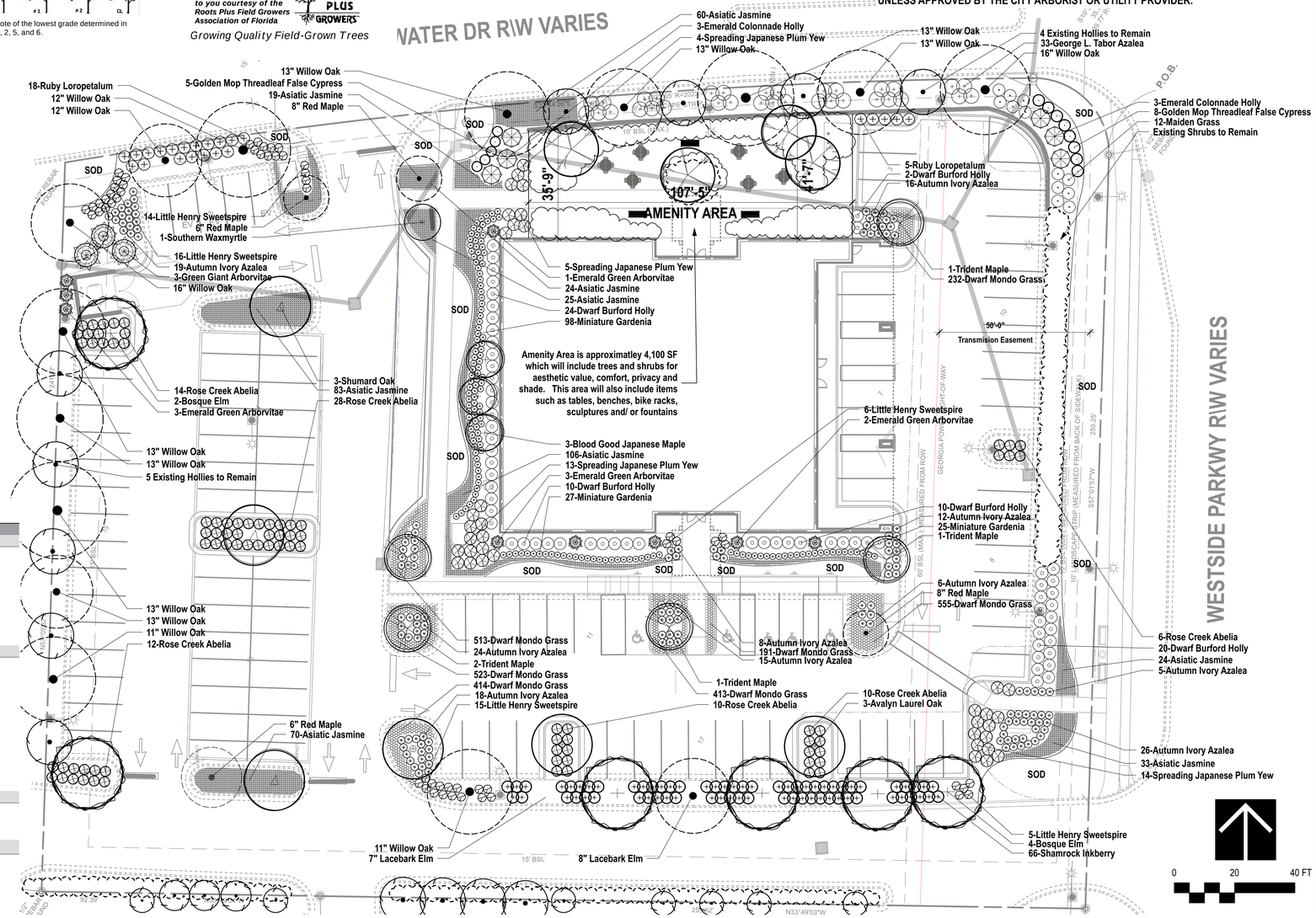
Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.

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.

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. This pertains to ALL utilities (water, sewer, gas, fiber optic, electric, etc.).

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



manley LAND DESIGN
Landscape Architecture
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

ROBERTS PROPERTIES, INC
375 NORTHRIDGE RD
SUITE 330
ATLANTA, GA 30350

ROBERTS PROPERTIES

11556 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

PROJECT INFORMATION:

REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION

MLD PROJECT # :	2022336
DRAWN BY:	MB
CHECKED BY:	ADN
DATE:	1/31/23

Landscape Plan

PRELIMINARY

L-101



Rose Creek Abelia
Abelia 'Rose Creek'



Ruby Loropetalum
Loropetalum chinense 'Ruby'



Nordic Inkberry
Ilex glabra 'Chamzin'



Dwarf Burford Holly
Ilex cornuta 'Dwarf Burford'



Hummingbird Summersweet
Clethra alnifolia



Golden Mop False Cypress
Chamaecyparis pisifera 'Golden Mop'



Dwarf Gardenia
Gardenia jasminoides 'Radicans'



Maiden Grass
Miscanthus sinensis 'Gracillimus'



Autumn Ivory Azalea
Rhododendron 'Roblev' PP25046



Spreading Japanese Plum Yew
Cephalotaxus harringtonia 'Prostrata'



Asiatic Jasmine
Trachelospermum asiaticum



Dwarf Mondo Grass
Ophiopogon japonicus 'Nanus'



Emerald Colonade Holly
Ilex x 'RutHol1'



Emerald Green Arborvitae
Thuja occidentalis 'Smaragd'



Southern Waxmyrtle
Myrica cerifera



Trident Maple
Acer buergerianum



Shumard Oak
Quercus shumardii



Bloodgood Japanese Maple
Acer palmatum var. atropurpureum 'Bloodgood'



Bosque Elm
Ulmus parvifolia 'Bosque'



Avalyn Laurel Oak
Quercus hemispherica 'QHMTF'



Green Giant Arborvitae
Thuja 'Green Giant'

manley
LAND DESIGN
Landscape Architecture

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51 Old Canton Street
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CLIENT:

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11556 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION

MLD PROJECT # :	2022336
DRAWN BY:	MB
CHECKED BY:	ADN
DATE:	1/31/23

Plant Material

PRELIMINARY

L-102

11556 Rainwater Drive Alpharetta

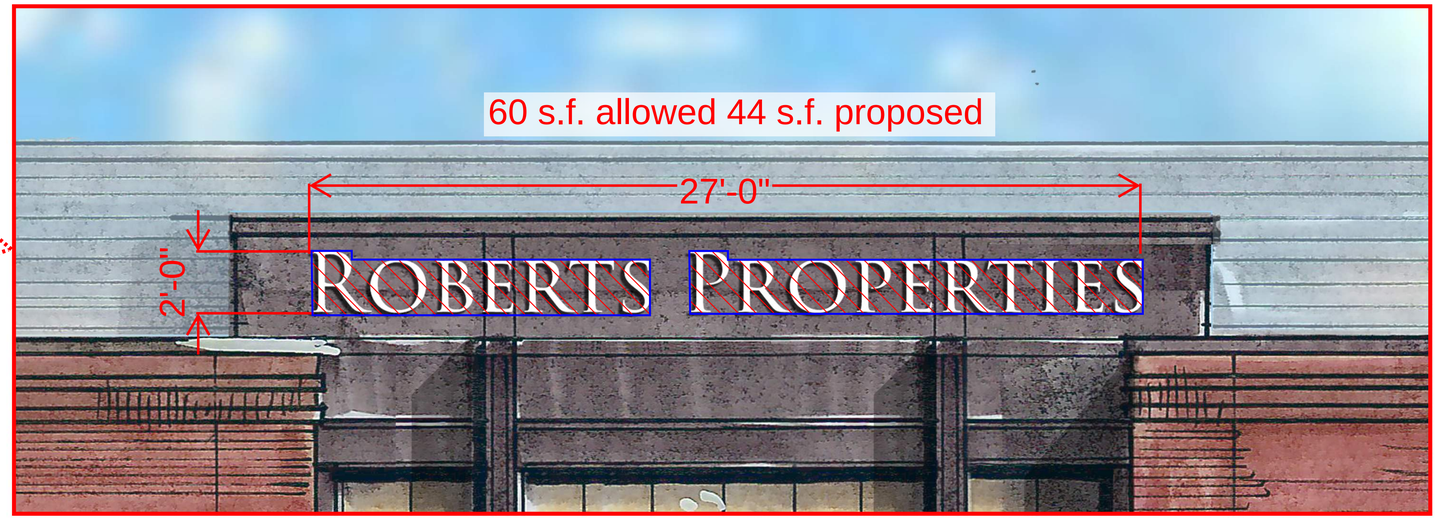


NORTH EAST ELEVATION

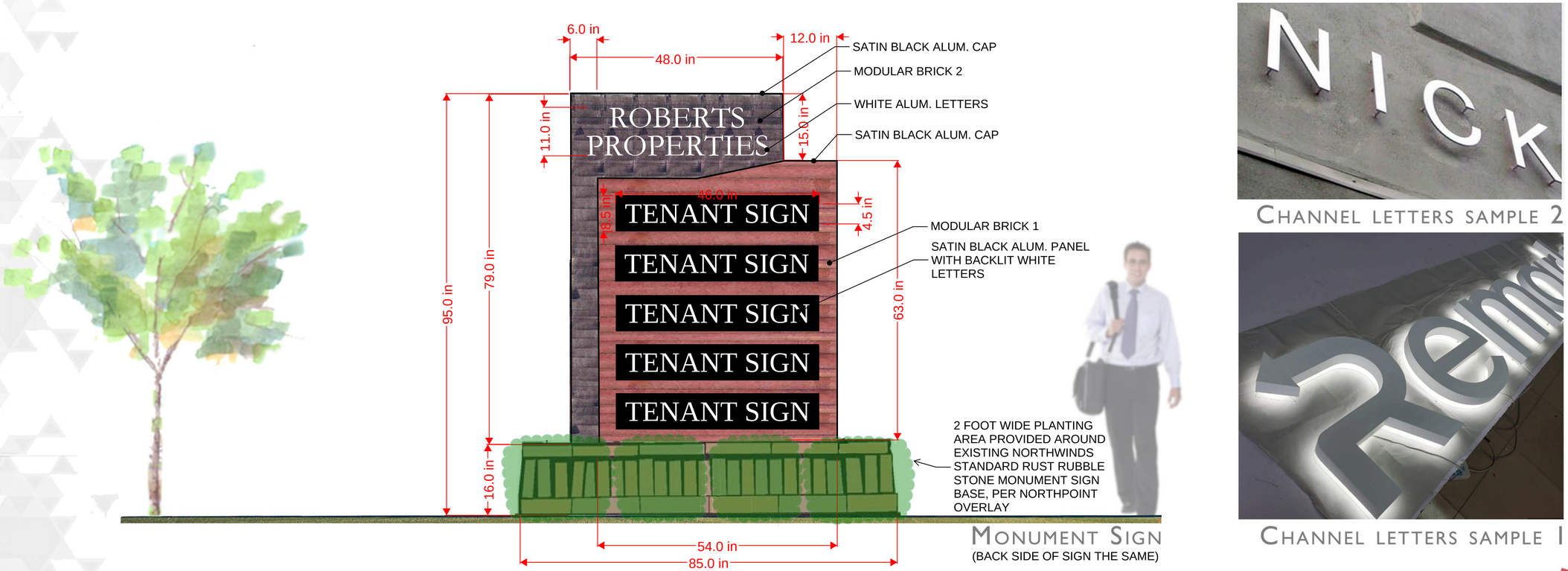


SOUTH WEST ELEVATION

BUILDING SIGN DESIGN CONCEPT SHOWN, ACTUAL DESIGN BY SIGNAGE VENDOR
FONT PER OWNER TO BE GARAMOND, COLOR WHITE.



NORTH EAST AND SOUTH WEST ELEVATION BUILDING SIGNS



MONUMENT SIGN
(BACK SIDE OF SIGN THE SAME)

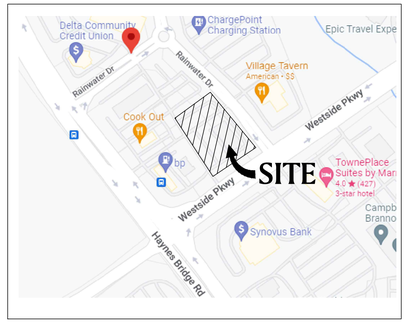
CHANNEL LETTERS SAMPLE 2

CHANNEL LETTERS SAMPLE 1

– ROBERTS PROPERTIES CORPORATE HQ –

01-27-2023

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VICINITY MAP

SCALE: NTS

LEGAL DESCRIPTION

All that tract of land lying and being in Land Lot 751, City of Alpharetta, Fulton County, Georgia more particularly described as follows:

Beginning at the mitered intersection of the Northerly right of way of Westside Parkway (RW varies) and the Westerly right of way of Rainwater Drive (RW varies) marked with a 1/2" rebar found which is the True Point of Beginning; thence continuing along said right of way of Westside Parkway South 57 degrees 01 minutes 57 seconds West a distance of 250.25 feet to a ½' rebar found; thence leaving said right of way of Westside Parkway North 33 degrees 49 minutes 03 seconds West a distance of 253.82 feet to a PK Nail; thence North 33 degrees 49 minutes 04 seconds West a distance of 92.39 feet to a 1/2" rebar found; thence North 57 degrees 05 minutes 32 seconds East a distance of 241.97 feet to a 1/2" rebar found located on the westerly right of way of Rainwater Drive; thence continuing along said right of way following a curve to the right an arc distance of 322.65 feet (having a radius of 2022.47 feet) and being subtended by a bearing of South 39 degrees 44 minutes 36 seconds East a distance of 322.31 feet to a point located on the mitered intersection; thence along said miter following a curve to the right an arc distance of 39.77 feet (having a radius of 25.00 feet) and being subtended by a bearing of South 10 degrees 36 minutes 49 seconds West a distance of 35.70 feet to the True Point of Beginning.
Said tract of land contains 91,163 S.F. (2.09 AC.)

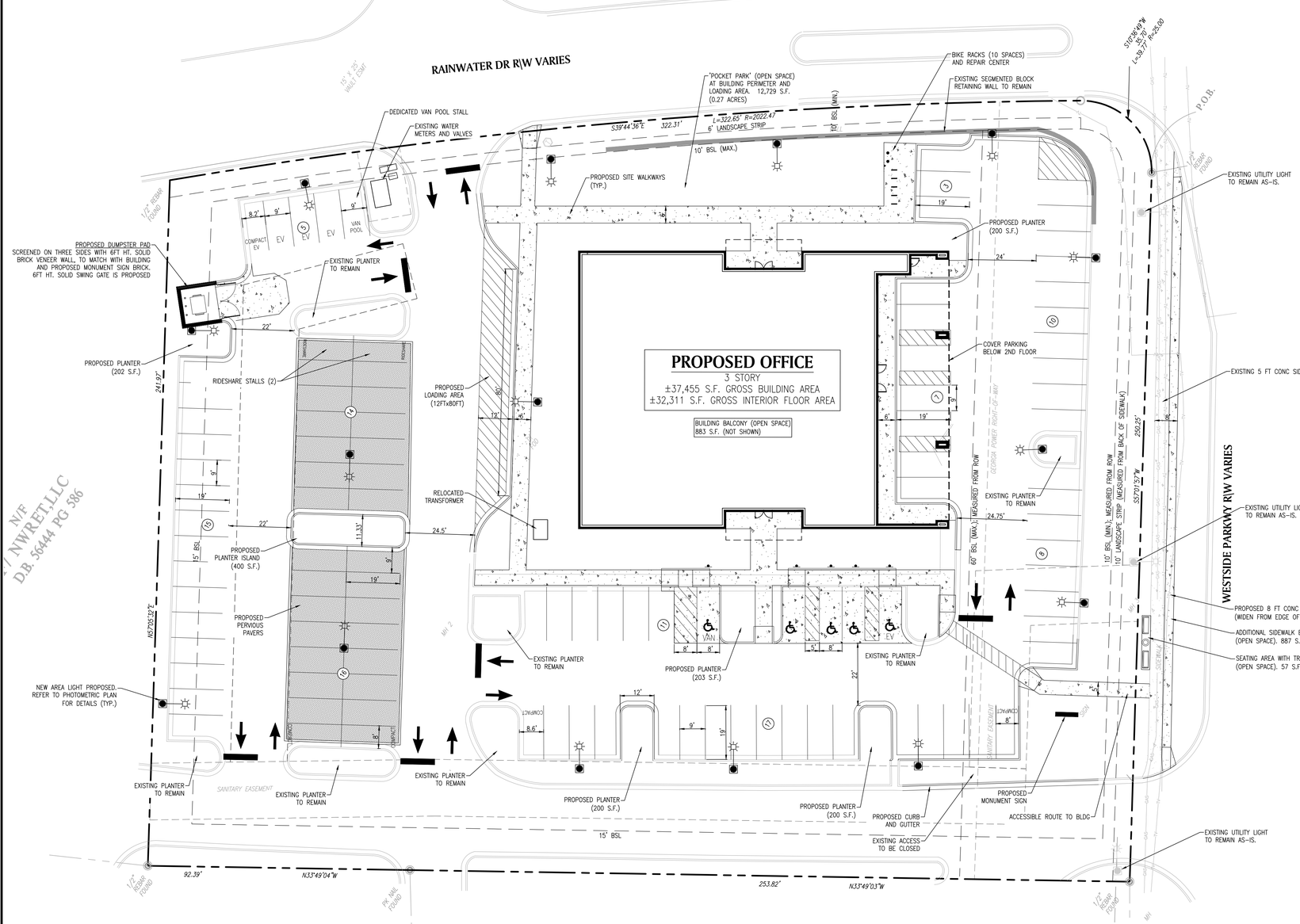
SITE ANALYSIS

OFFICE BLDG AREA	±37,455 S.F.
BLDG GROSS INTERIOR FLOOR AREA	±32,311 S.F.
BUILDING HEIGHT PROPOSED	3–STORIES
BUILDING COVERAGE PROPOSED	±12,485 (13.7%) S.F.
PARKING PROVIDED (TOTAL)	106 SPACES*
PARKING RATIO	3.25 SPACES/MSF*
SITE AREA	±2.09 ACRES (±91,040.4 S.F.)
PRE–DEVELOPMENT IMPERVIOUS AREA	±71,426 S.F. (78.3%)
POST–DEVELOPMENT IMPERVIOUS AREA	±66,594 S.F. (73.0%)
TOTAL DISTURBED AREA	±38,948 S.F. (42.6%)
OPEN SPACE PROVIDED	
CIVIC + AMENITY OPEN SPACE	14,556 S.F. (15.9%)
POCKET PARK	12,729 S.F.
COVERED BALCONY	883 S.F.
SIDEWALK SEATING	57 S.F.
SIDEWALK(TRAIL) EXPANSION	887 S.F.
EcoDistrict APPLICABILITY	APPLICABLE – 7 POINTS REQ'D

* WITHIN 20% PARKING REDUCTION ALLOWED IN ACTIVITY ZONE ORDINANCE

EcoDistrict ANALYSIS

EcoDistrict Measures and Values	VALUE
TOTAL POINTS REQUIRED	7
PROVIDED MEASURES	
BUILDING WATER EFFICIENCY MEASURE (SEC. 2.10.11.D.6.a)	2
TRANSPORTATION DEMAND MANAGEMENT (SEC. 2.10.11.D.8.a. i,iii & v)	2
ENHANCED BICYCLE AMENITIES MEASUREMENT (SEC. 2.10.11.D.13.a.iii & iv)	1
ALTERNATIVE TRANSPORTATION MEASURE (SEC. 2.10.11.D.14.a.i & ii)	2
TOTAL POINTS PROVIDED	7



HVAC UNITS SHALL BE LOCATED ON BUILDING ROOF

NO SPECIMEN TREES EXIST ON SITE

STORMWATER MANAGEMENT NOTE:
DETENTION SHALL BE PROVIDED BY THE EXISTING MASTER STORMWATER DETENTION FACILITY, LOCATED OFF–SITE

NORTH

0 10 20 40 80

SCALE: 1 = 20

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:

ROBERTS PROPERTIES HEADQUARTERS

11556 RAINWATER DRIVE
CITY OF ALPHARETTA
FULTON COUNTY, GA

FOR:

ROBERTS PROPERTIES, INC.

375 NORTHRIDGE ROAD
SUITE 330
ATLANTA, GA 30350

ZONING INFORMATION

ZONING RESEARCH DATE: JANUARY 2023

ZONING CLASSIFICATION

JURISDICTION:	CITY OF ALPHARETTA
EX. ZONING:	O–I (OFFICE–INSTITUTIONAL)
	NORTHWIND MASTERPLAN POD C
OVERLAY:	NORTH POINT DISTRICT
PR. ZONING:	O–I (OFFICE–INSTITUTIONAL)

BUILDING SETBACKS

WESTSIDE PKWY:	60' MAX./10 ' MIN
RAINWATER DRIVE:	10' MAX.
SIDE:	15'
REAR:	15'

LANDSCAPES STRIPS

WESTSIDE PARKWAY FROM BACK OF S/W:	10'
RAINWATER DRIVE:	6'
REAR:	5'

BUILDING SUMMARY

MIN. BUILDING HT.:	20' OR 2 STORY
MAX. BUILDING HT.:	40' OR 20 FLOORS
MAX. BUILDING COVERAGE:	40%

PARKING SUMMARY

OFFICE REQ.:	1/250 S.F. OF GROSS FL. SPACE; 130 SPACES
20% DISCOUNT PARKING:	104 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
COMPACT STALLS ALLOWED:	20%
MIN. 90° DRIVE WIDTH:	22'

LANDSCAPE REGULATIONS

TREE DENSITY:	-- UNITS/ACRE
ISLAND REQ.:	1 ISLAND/8 SPACES
MIN. ISLAND SIZE/WIDTH:	200 S.F./11'
MIN. OPEN SPACE:	15%

FEMA MAP

FIRM PANEL #:	--

DRAWING RECORD

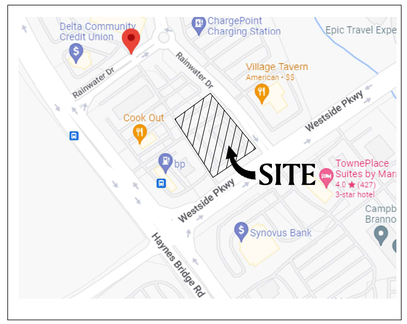
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01.31.23

CONCEPTUAL SITE PLAN

SHEET **CP-04**

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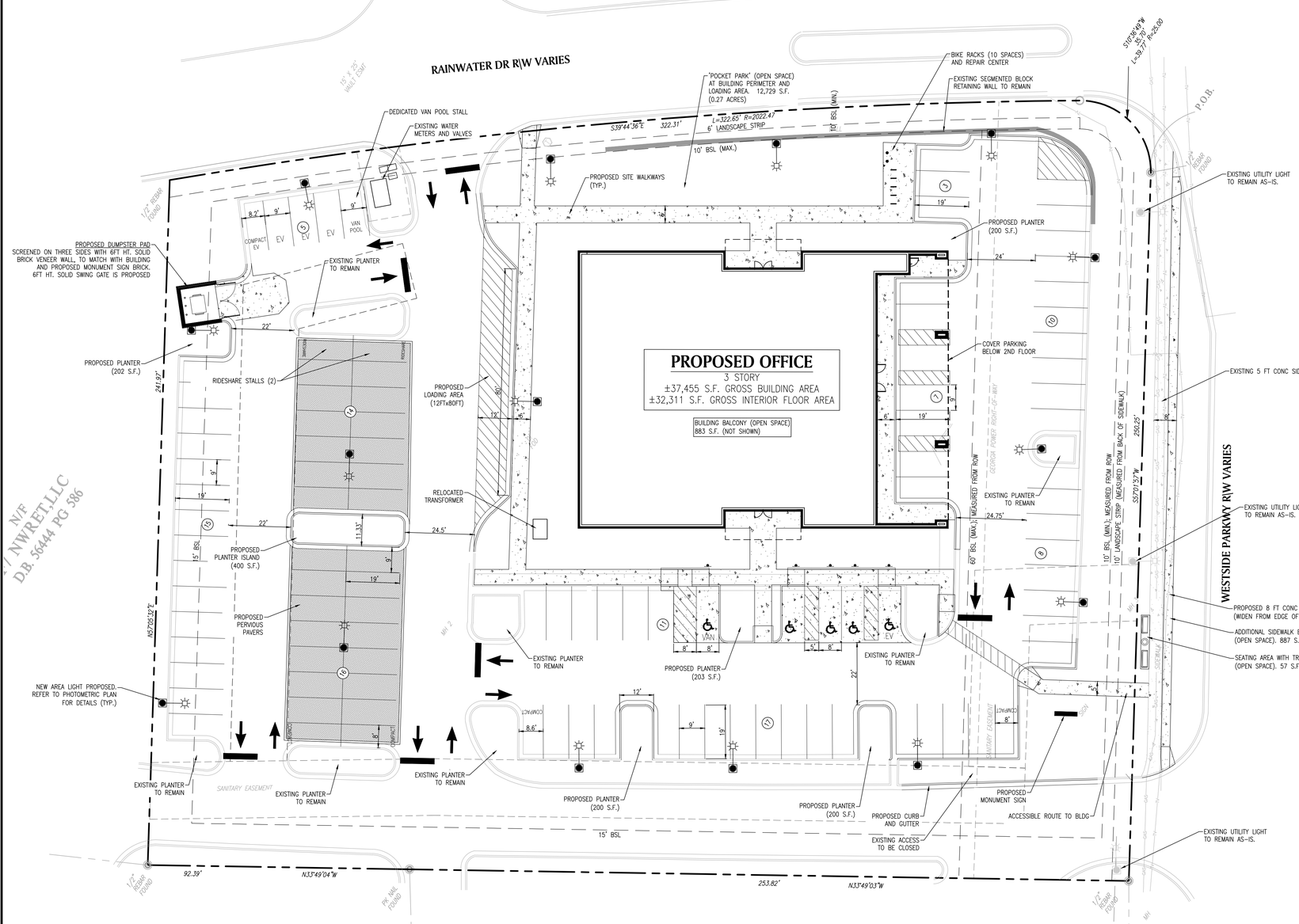
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NO SPECIMEN TREES EXIST ON SITE

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NORTH

0 10 20 40 80

SCALE: 1 = 20

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL INCORPORATED

PROJECT:
ROBERTS PROPERTIES HEADQUARTERS
11556 RAINWATER DRIVE
CITY OF ALPHARETTA
FULTON COUNTY, GA

FOR:
ROBERTS PROPERTIES, INC.
375 NORTHRIDGE ROAD
SUITE 330
ATLANTA, GA 30350

ZONING INFORMATION
ZONING RESEARCH DATE: JANUARY 2023

ZONING CLASSIFICATION

JURISDICTION:	CITY OF ALPHARETTA
EX. ZONING:	O–I (OFFICE–INSTITUTIONAL)
	NORTHWIND MASTERPLAN POD C
OVERLAY:	NORTH POINT DISTRICT
PR. ZONING:	O–I (OFFICE–INSTITUTIONAL)

BUILDING SETBACKS

WESTSIDE PKWY:	60' MAX./10 ' MIN
RAINWATER DRIVE:	10' MAX.
SIDE:	15'
REAR:	15'

LANDSCAPES STRIPS

WESTSIDE PARKWAY FROM BACK OF S/W:	10'
RAINWATER DRIVE:	6'
REAR:	5'

BUILDING SUMMARY

MIN. BUILDING HT.:	20' OR 2 STORY
MAX. BUILDING HT.:	40' OR 20 FLOORS
MAX. BUILDING COVERAGE:	40%

PARKING SUMMARY

OFFICE REQ.:	1/250 S.F. OF GROSS FL. SPACE; 130 SPACES
20% DISCOUNT PARKING:	104 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
COMPACT STALLS ALLOWED:	20%
MIN. 90° DRIVE WIDTH:	22'

LANDSCAPE REGULATIONS

TREE DENSITY:	-- UNITS/ACRE
ISLAND REQ.:	1 ISLAND/8 SPACES
MIN. ISLAND SIZE/WIDTH:	200 S.F./11'
MIN. OPEN SPACE:	15%

FEMA MAP

FIRM PANEL #:	--

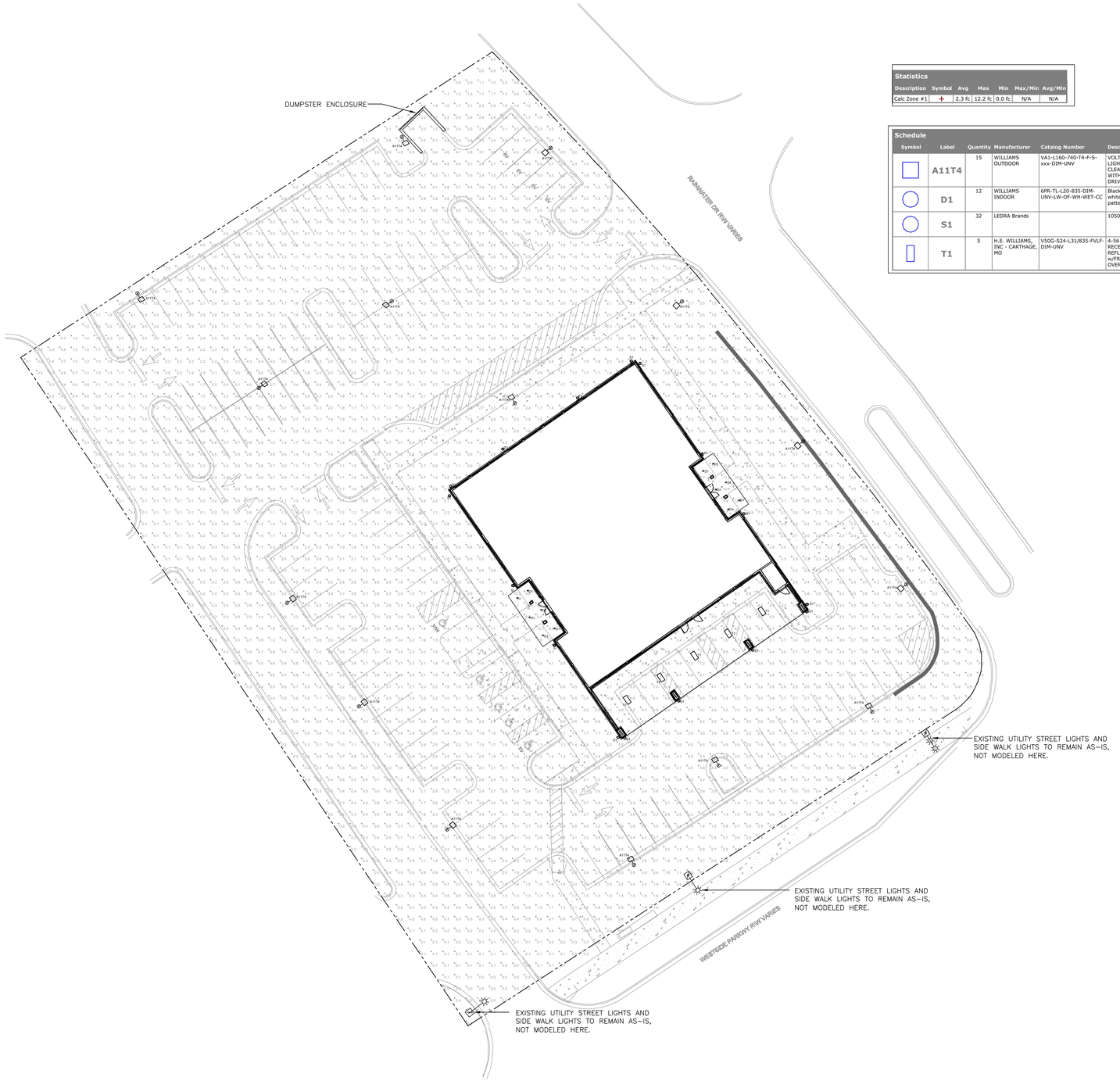
DRAWING RECORD

DRAWN BY:	SHH

01.31.23

CONCEPTUAL SITE PLAN

SHEET **CP-04**



1 / E-091 SITE PLAN PHOTOMETRIC – ELECTRICAL
1/32" = 1' 0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.3 fc	12.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A11T4	15	WILLIAMS OUTDOOR	VA1-L160-740-T4-F-S-xxx-DIM-UNV	VOLTAIRE ARCHITECTURAL AREA LIGHT WITH TYPE IV OPTICS, CLEAR LENS AND (1) LED BOARD WITH LEDS AND (1) ELECTRONIC DRIVER IN A BROWN HOUSING.		1	VA1-L160-740-T4-F-S-xxx-DIM-UNV_.ies	14808	0.78	161
	D1	12	WILLIAMS INDOOR	6PR-TL-L20-835-DIM-UNV-LW-OF-WH-WET-CC	Black formed aluminum housing, white reflecter, clear glas s patterned lens enclosure	One white LED	1	6PR-TL-L20-835-DIM-UNV-LW-OF-WH-WET-CC_.ies	1877	0.8	22.7
	S1	32	LEDRA Brands		105010		1	105010.ies	1411	0.8	18.49
	T1	5	H.E. WILLIAMS, INC - CARTHAGE, MO	V50G-S24-L31/835-FVLF-DIM-UNV	4-56 LED 22" ARRAYS 2X4' RECESSED LUMINAIRE w/WHITE REFL CLEAR POLYCARB LENS w/FROSTED PRISMATIC PAT12 OVERLAY		1	V50G-S24-L31-835-FVLF-DIM-UNV_.ies	3098	0.8	24.9

BW&A
Barrett, Woodyard & Associates, Inc.
3495 Holcomb Bridge Road
Norcross, GA 30092
Phone (770) 810-8800

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No.	Drawing Issue Description	Date

ROBERTS PROPERTIES HQ
11556 RAINWATER DR.,
ALPHARETTA, GA 30009

ROBERTS PROPERTIES, INC.

ROBERTS PROPERTIES HQ

SITE PLAN PHOTOMETRIC - ELECTRICAL

PROJECT MANAGER	PROJECT NO.
R. WILLIAMS	2022-1610
PROJECT ENGINEER	SCALE
R. WILLIAMS	N.T.S.
DRAWN BY	DATE
R. WILLIAMS	01.27.2023
	E-091
FILE PLOT DATE	DRAWING NO.

ISSUED FOR CONSTRUCTION

Design Review Board Hearing Application And Filing Procedures

UPDATED: December 13, 2022

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6070
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- [x] Legal description of the property
- [x] Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- [ ] Site lighting with photometric drawings and compatibility to neighboring buildings and property

N/A - existing site lighting to remain

- [x] Retaining wall(s) location and materials

Landscape Review

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

Signage Review

N/A - no new signage in project scope

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

Exterior Elevation Review

- [x] Colored exterior elevations with materials notes of all facades of the building(s)
- [x] All exterior material and color samples (Shall be brought to the scheduled meeting)
- [x] Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- [x] Locations of building lighting
- [x] Perspective drawings and renderings

Submittal Procedure:

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

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

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

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

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

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

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	July 21, 2023
August 01, 2023	August 18, 2023
September 01, 2023	September 15, 2023
October 02, 2023	October 20, 2023
November 01, 2023	November 17, 2023
December 01, 2023	December 15, 2023

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: North American Mission Board (NAMB)

Location Address: 4200 North Point Parkway, Alpharetta, GA 30022

Mailing Address: 4200 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022 -

Contact for All Notifications: Blake Nelson - CMH Architects, Inc.

Contact Telephone: 205 - 969 - 2696 Mobile Telephone: 205 - 915 - 9572

Fax: 205 - 969 - 3930 Email: bnelson@cmharch.com

Contact's Relation to Business: Design Professional under Design/Build Contract with NAMB

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: North American Mission Board (NAMB)

Physical Address: 4200 North Point Parkway, Alpharetta, GA 30022

Mailing Address: 4200 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022 -

Owner Telephone: 404 - 514 - 2862 Contact Fax: 770 - 410 - 6000

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

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

Owner Name (Printed): NORTH AMERICAN MISSION BOARD by CARLOS FERRER Date: 1-31-2023

Owner Signature: Carlos Ferrer for the North American Mission Board

Property Information:

Address (If Assigned) : 4200 North Point Parkway, Alpharetta, GA 30022

Tax ID or Map Reference Number: Parcel ID: 12 312009120175

Land Lot(s): 3, 4, 907, 911, & 912 District: 1st Section:

Existing Zoning of Property: CUP Existing Uses of Property: corporate office

---

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

Applicant Signature: Date: 02/01/2023

Print Form

Design Review Board Review Criteria

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

The architecture of the proposed addition is conceived as an aesthetic and functional extension of the existing building to which it will be physically connected. The exterior skin materials are being specified to visually match those already existing in context, and the fenestration is generally complementary of and/or a continuation of the existing building design. The height of the addition is substantially lower than the adjacent midrise office portion and concealed within the surrounding site features, with limited to no visibility from neighboring parcels or public way.

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

☒ Yes

☐ No

Included in this package are a few annotated photos from the public ROW that indicate the proposed building is generally not visible from same, but there will be no rooftop equipment or structures on the addition and therefore nothing to be seen even if the building itself were visible.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

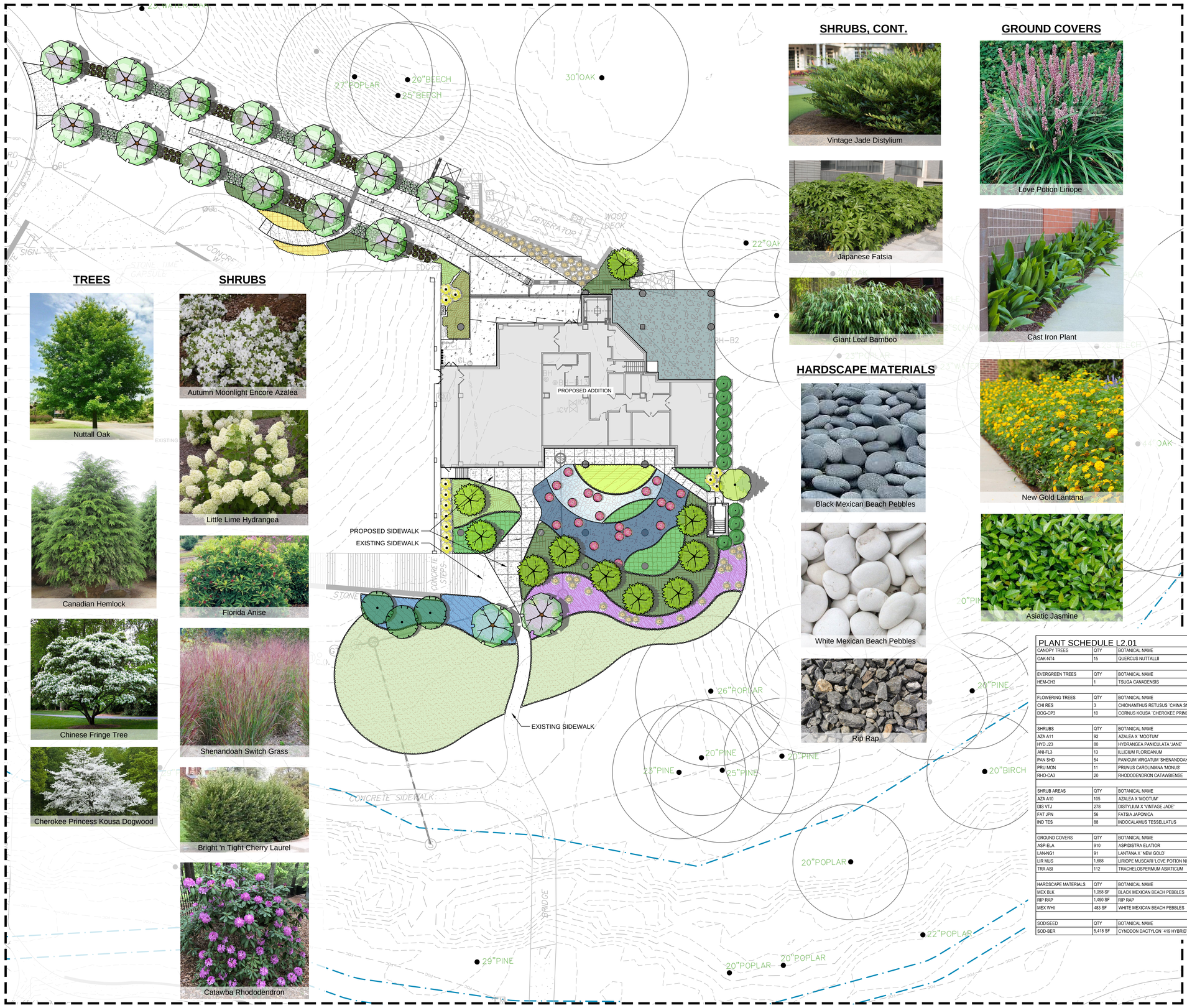
- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

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

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

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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



TREES

Nuttall Oak

Canadian Hemlock

Chinese Fringe Tree

Cherokee Princess Kousa Dogwood

SHRUBS

Autumn Moonlight Encore Azalea

Little Lime Hydrangea

Florida Anise

Shenandoah Switch Grass

Bright 'n Tight Cherry Laurel

Catawba Rhododendron

SHRUBS, CONT.

Vintage Jade Distylium

Japanese Fatsia

Giant Leaf Bamboo

HARDSCAPE MATERIALS

Black Mexican Beach Pebbles

White Mexican Beach Pebbles

Rip Rap

GROUND COVERS

Love Potion Liriope

Cast Iron Plant

New Gold Lantana

Asiatic Jasmine

PLANT SCHEDULE L2.01

CANOPY TREES	CODE	COMMON NAME
	OAK-NT4	NUTTALL OAK
EVERGREEN TREES	**CODE**	**COMMON NAME**
	HEM-CH3	CANADIAN HEMLOCK
FLOWERING TREES	**CODE**	**COMMON NAME**
	CHI RES	CHINA SNOW CHINESE FRINGE TREE
	DOG-CP3	CHEROKEE PRINCESS DOGWOOD
SHRUBS	**CODE**	**COMMON NAME**
	AZA A11	AUTUMN MOONLIGHT® ENCORE® AZALEA
	HYD J23	LITTLE LIME® PANICLE HYDRANGEA
	ANI-FL3	ANISE
	PAN SHD	SHENANDOAH SWITCH GRASS
	PRU MON	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY
	RHO-CA3	CATAWBA RHODODENDRON
SHRUB AREAS	**CODE**	**COMMON NAME**
	AZA A10	AUTUMN MOONLIGHT® ENCORE® AZALEA
	DIS VTJ	VINTAGE JADE DISTYLIUM
	FAT JPN	JAPANESE FATSIA
	IND TES	GIANT LEAF BAMBOO
GROUND COVERS	**CODE**	**COMMON NAME**
	ASP-ELA	CAST IRON PLANT
	LAN-NG1	NEW GOLD LANTANA
	LIR MUS	EMERALD GODDESS® LILYTURF
	TRA ASI	ASIATIC JASMINE
HARDSCAPE MATERIALS	**CODE**	**COMMON NAME**
	MEX BLK	BLACK MEXICAN BEACH PEBBLES
	RIP RAP	RIP RAP
	MEX WHI	WHITE MEXICAN BEACH PEBBLES
SOD/SEED	**CODE**	**COMMON NAME**
	SOD-BER	BERMUDA GRASS

PLANT SCHEDULE L2.01

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	
OAK-NT4	15	QUERCUS NUTTALLII	NUTTALL OAK	4" CAL	16-18' HT	8-9' SPRD	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	
HEM-CH3	1	TSUGA CANADENSIS	CANADIAN HEMLOCK	---	10' HT	5-6' SPRD	B&B	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	
CHI RES	3	CHIONANTHUS RETUSUS 'CHINA SNOW'	CHINA SNOW CHINESE FRINGE TREE	---	12-14' HT	7-8' SPRD	B&B	
DOG-CP3	10	CORNUS KOUSA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	3" CAL	12-14' HT	6-7' SPRD	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD		
AZA A11	92	'AZALEA X `MOOTUM'	AUTUMN MOONLIGHT® ENCORE® AZALEA	3 GAL	18-24"	16-18"		
HYD J23	80	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICLE HYDRANGEA	3 GAL	24-30"	18"-24"		
ANI-FL3	13	ILLICIUM FLORIDANUM	ANISE	3 GAL	18-24"	16-18"		
PAN SHD	54	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	30-36"	18"-24"		
PRU MON	11	PRUNUS CAROLINIANA 'MONUS'	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL	42-48"	24-36" SPRD		
RHO-CA3	20	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	3 GAL	18-24"	16-18"		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT				
AZA A10	105	AZALEA X 'MOOTUM'	AUTUMN MOONLIGHT® ENCORE® AZALEA	3 GAL				36" o.c.
DIS VTJ	278	DISTYLIUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM	3 GAL				36" o.c.
FAT JPN	56	FATSIA JAPONICA	JAPANESE FATSIA	3 GAL				36" o.c.
IND TES	88	INDOCALAMUS TESSELLATUS	GIANT LEAF BAMBOO	B&B				24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT				
ASP-ELA	910	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL				12" o.c.
LAN-NG1	91	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL				18" o.c.
LIR MUS	1,688	LIRIOPE MUSCARI 'LOVE POTION NO. 13'	EMERALD GODDESS® LILYTURF	1 GAL				12" o.c.
TRA ASI	112	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL				18" o.c.
HARDSCAPE MATERIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT				
MEX BLK	1,058 SF	BLACK MEXICAN BEACH PEBBLES	BLACK MEXICAN BEACH PEBBLES	---				
RIP RAP	1,490 SF	RIP RAP	RIP RAP	---				
MEX WHI	483 SF	WHITE MEXICAN BEACH PEBBLES	WHITE MEXICAN BEACH PEBBLES	---				
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT				
SOD-BER	5,418 SF	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS	SOD				

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770.740.7800
WWW.KIMLEY-HORN.COM

PREPARED FOR
NAMB
4200 NORTH POINT PKWY
ALPHARETTA, GA 30022
PHONE: 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL I.D. 12312009120175

GEORGIA REGISTERED No. 1001232 LANDSCAPE ARCHITECT EPIC HARMON SHADE

DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
COLOR RENDERED LANDSCAPE PLAN

SHEET NUMBER
L2.10

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\L2.00 - TREE REPLACEMENT PLAN.dwg L2.10 COLOR RENDERED LANDSCAPE PLAN Jan 26, 2023 1:05pm by: Zack.Orr

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE L2.02

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	
ACE VAL	1	ACER BUERGERIANUM `ABFSS`	VALYNOR® TRIDENT MAPLE	4" CAL	16-18` HT	8-9` SPRD	B&B	
TAX ASE	3	TAXODIUM ASCENDENS	POND CYPRESS	4" CAL	10-12` HT	5-6` SPRD		
TAX AS2	2	TAXODIUM ASCENDENS	POND CYPRESS	5" CAL	14-16` HT	6-7` SPRD		
TAX DIS	3	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL	10-12` HT	5-6` SPRD	B&B	
TAX DI2	2	TAXODIUM DISTICHUM	BALD CYPRESS	5" CAL	14-16` HT	6-7` SPRD	B&B	
ULM PRI	5	ULMUS AMERICANA `PRINCETON`	PRINCETON AMERICAN ELM	4" CAL	16-18` HT	7-8` SPRD	B&B	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT				
VIB ODO	25	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL				60" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT				
JUN-EFF	626	JUNCUS EFFUSUS	COMMON RUSH	1 GAL				18" o.c.
SAG LAT	1,501	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	1 GAL				12" o.c.
TRA ASI	455	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL				18" o.c.

TRees


Valynor Trident Maple


Pond Cypress


Bald Cypress


Princeton American Elm

PLANT SCHEDULE L2.02

CANOPY TREES	CODE	COMMON NAME
	ACE VAL	VALYNOR® TRIDENT MAPLE
	TAX ASE	POND CYPRESS
	TAX AS2	POND CYPRESS
	TAX DIS	BALD CYPRESS
	TAX DI2	BALD CYPRESS
	ULM PRI	PRINCETON AMERICAN ELM

SHRUB AREAS	CODE	COMMON NAME
	VIB ODO	SWEET VIBURNUM

GROUND COVERS	CODE	COMMON NAME
	JUN-EFF	COMMON RUSH
	SAG LAT	BROADLEAF ARROWHEAD
	TRA ASI	ASIATIC JASMINE

SHRUB AREAS


Sweet Viburnum

GROUND COVERS

Common Rush


Broadleaf Arrowhead


Asiatic Jasmine

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
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PHONE: 770.740.7740
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PREPARED FOR
NAMB
4200 NORTH POINT PKWY
ALPHARETTA, GA 30022
PHONE: 000.000.0000

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 1231209012017S

GEORGIA REGISTERED No. 1001232 LANDSCAPE ARCHITECT ERIC HARMON SHADE

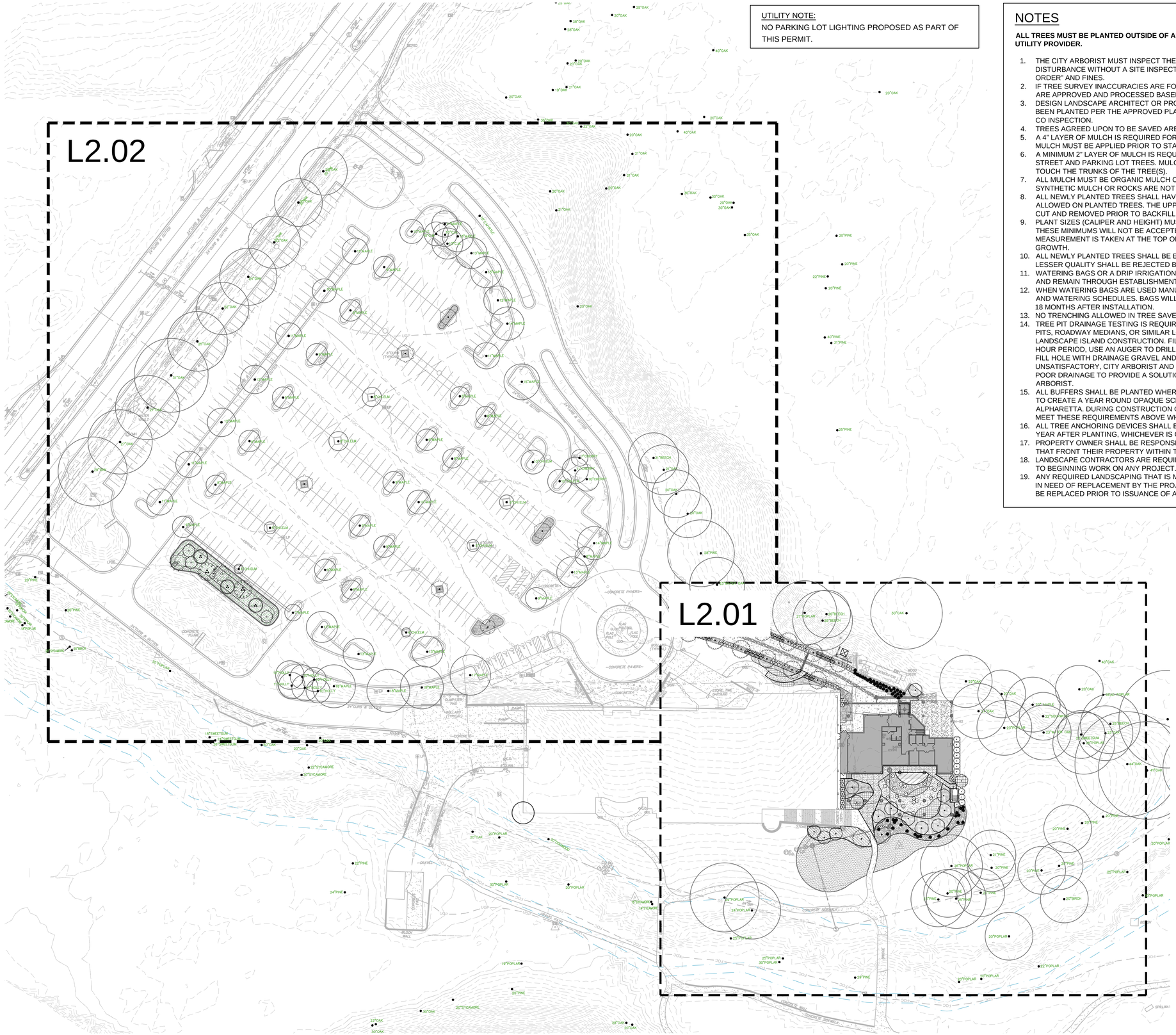
DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
COLOR RENDERED LANDSCAPE PLAN

SHEET NUMBER
L2.11

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\L2.00 - TREE REPLACEMENT PLAN.dwg L2.11 COLOR RENDERED LANDSCAPE PLAN Jan 26, 2023 1:09pm by: Zack.Orr

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UTILITY NOTE:
NO PARKING LOT LIGHTING PROPOSED AS PART OF THIS PERMIT.

NOTES

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

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. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. 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).
6. 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).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
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. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
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 IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
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 DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. 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 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL 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.
16. ALL TREE ANCHORING 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 THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
19. ANY REQUIRED LANDSCAPING THAT IS MISSING OR EXISTING ON SITE THAT IS DEEMED TO BE IN POOR CONDITION OR IN NEED OF REPLACEMENT BY THE PROJECT LANDSCAPE ARCHITECT, PROJECT ARBORIST, OR CITY ARBORIST WILL BE REPLACED PRIOR TO ISSUANCE OF A C.O.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

PREPARED BY
Kimley»Horn
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PREPARED FOR
NAMB
4200 NORTH POINT PKWY
ALPHARETTA, GA 30022
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No.	DESCRIPTION	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 12312009120175

GEORGIA REGISTERED No. 001232 LANDSCAPE ARCHITECT ERIC HARMON SHADIX

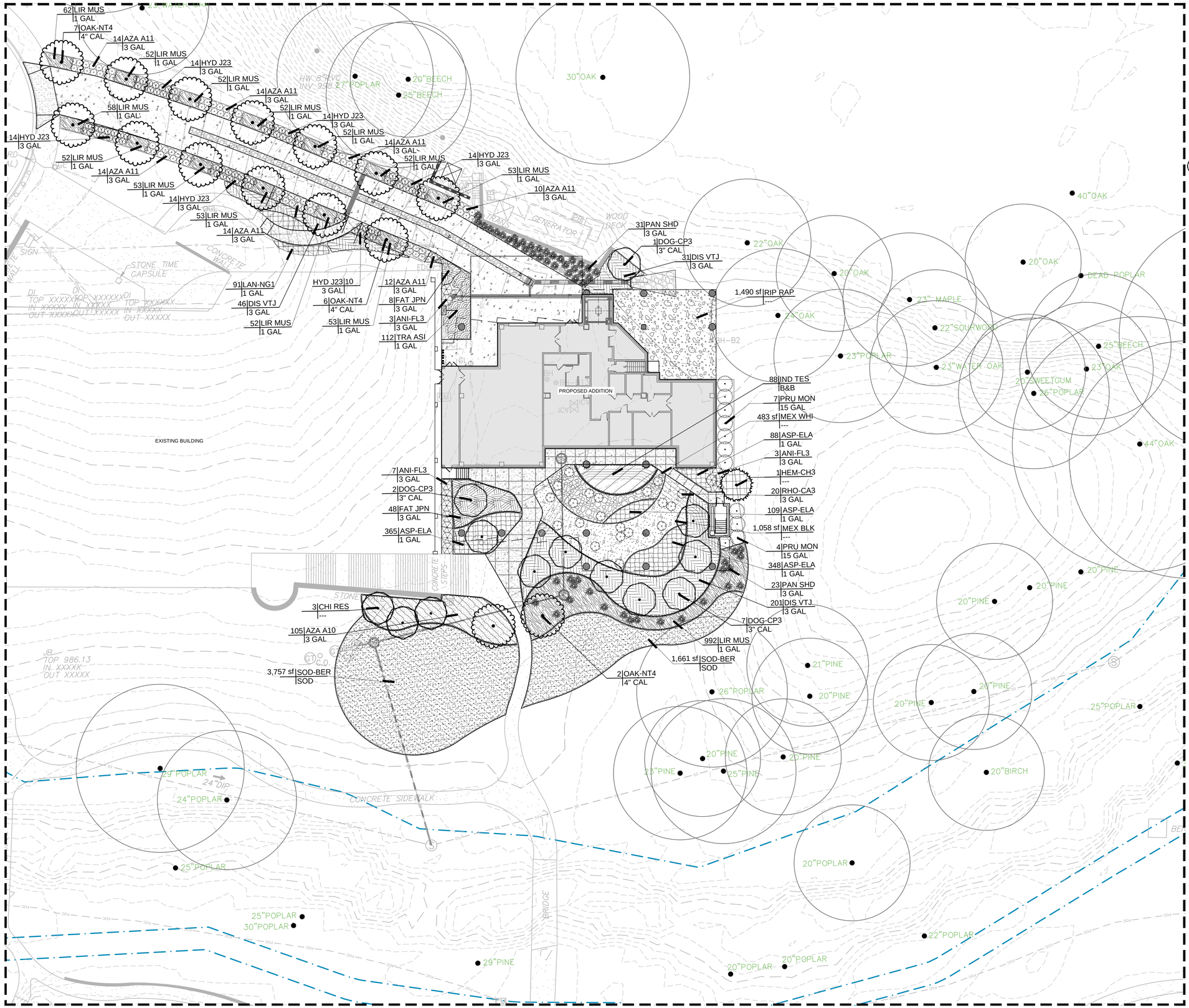
DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L2.00

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\L2.00 - TREE REPLACEMENT PLAN.dwg L2.00 TREE REPLACEMENT PLAN Jan 26, 2023 12:39pm by: Zack.Orr

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PLANT SCHEDULE L2.01

CANOPY TREES	CODE	COMMON NAME
	OAK-NT4	NUTTALL OAK
EVERGREEN TREES	**CODE**	**COMMON NAME**
	HEM-CH3	CANADIAN HEMLOCK
FLOWERING TREES	**CODE**	**COMMON NAME**
	CHI RES	CHINA SNOW CHINESE FRINGE TREE
	DOG-CP3	CHEROKEE PRINCESS DOGWOOD
SHRUBS	**CODE**	**COMMON NAME**
	AZA A11	AUTUMN MOONLIGHT® ENCORE® AZALEA
	HYD J23	LITTLE LIME® PANICLE HYDRANGEA
	ANI-FL3	ANISE
	PAN SHD	SHENANDOAH SWITCH GRASS
	PRU MON	BRIGHT 'N TIGHT CAROLINA LAUREL CHERR
	RHO-CA3	CATAWBA RHODODENDRON
SHRUB AREAS	**CODE**	**COMMON NAME**
	AZA A10	AUTUMN MOONLIGHT® ENCORE® AZALEA
	DIS VTJ	VINTAGE JADE DISTYLIUM
	FAT JPN	JAPANESE FATSIA
	IND TES	GIANT LEAF BAMBOO
GROUND COVERS	**CODE**	**COMMON NAME**
	ASP-ELA	CAST IRON PLANT
	LAN-NG1	NEW GOLD LANTANA
	LIR MUS	EMERALD GODDESS® LILYTURF
	TRA ASI	ASIATIC JASMINE
HARDSCAPE MATERIALS	**CODE**	**COMMON NAME**
	MEX BLK	BLACK MEXICAN BEACH PEBBLES
	RIP RAP	RIP RAP
	MEX WHI	WHITE MEXICAN BEACH PEBBLES
SOD/SEED	**CODE**	**COMMON NAME**
	SOD-BER	BERMUDA GRASS

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PREPARED BY

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ALPHARETTA, GA 30022
PHONE: 000.000.0000

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT

NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL I.D. 12312009120175

GEORGIA REGISTERED No. 001232 LANDSCAPE ARCHITECT ERIC HARMON SRADER

DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L2.01

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PLANT SCHEDULE L2.02

CANOPY TREES	CODE	COMMON NAME
	ACE VAL	VALYNOR® TRIDENT MAPLE
	TAX ASE	POND CYPRESS
	TAX AS2	POND CYPRESS
	TAX DIS	BALD CYPRESS
	TAX DI2	BALD CYPRESS
	ULM PRI	PRINCETON AMERICAN ELM

SHRUB AREAS	CODE	COMMON NAME
	VIB ODO	SWEET VIBURNUM

GROUND COVERS	CODE	COMMON NAME
	JUN-EFF	COMMON RUSH
	SAG LAT	BROADLEAF ARROWHEAD
	TRA ASI	ASIATIC JASMINE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 1231209120175

GEORGIA REGISTERED No. 1001232 LANDSCAPE ARCHITECT ERIC HARMON SPADE

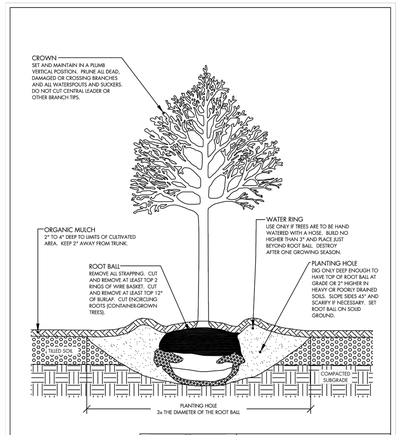
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TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L2.02

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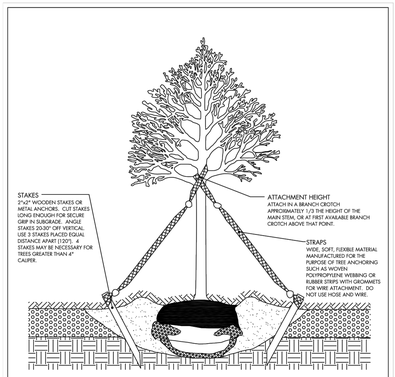
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BY	REVISION	DATE

TREE PLANTING (TYPICAL SECTION)

08/01/2015

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.

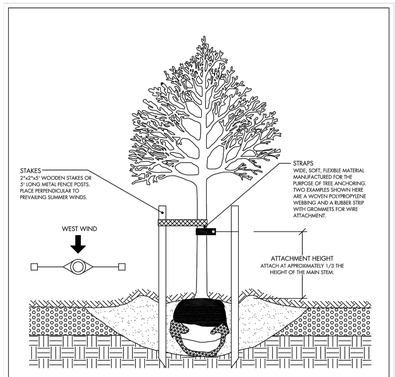
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BY	REVISION	DATE

TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)

08/01/2015

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.

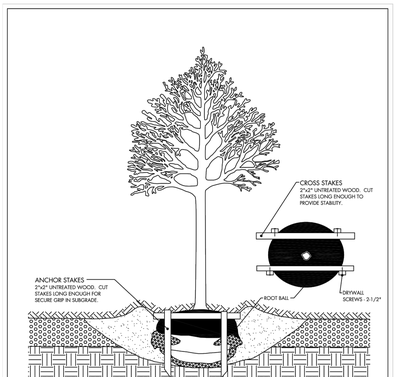
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BY	REVISION	DATE

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

STD. L-3



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

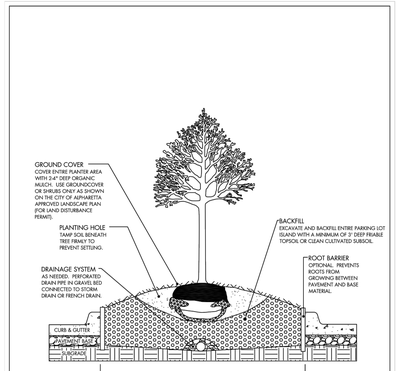
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BY	REVISION	DATE

TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER)

08/01/2015

STD. L-4



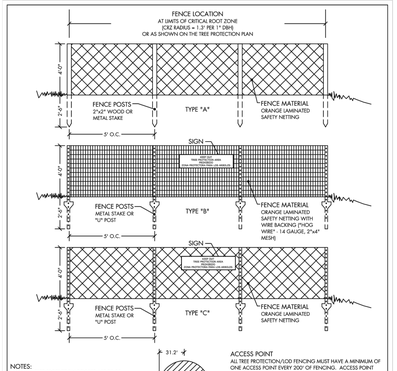
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BY	REVISION	DATE

TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)

08/01/2015

STD. L-5



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY. INSTALLATION SHALL INVOLVE NO TRENCHING.
4. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 99" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

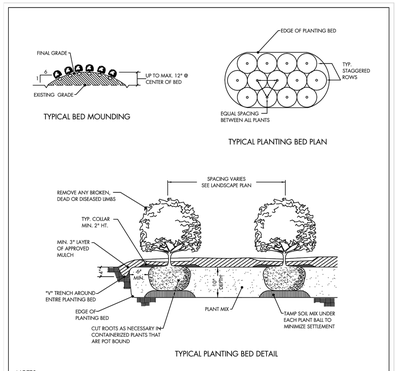
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BY	REVISION	DATE

TREE PROTECTION / L.O.D. FENCING

08/01/2015

STD. L-6



NOTES:
1. OMIT 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.

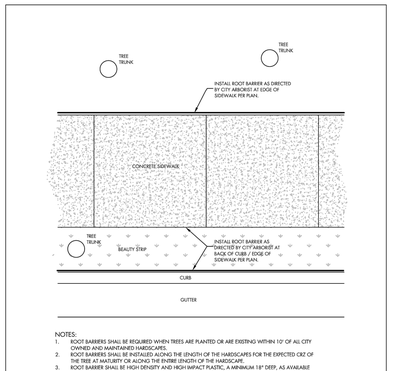
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BY	REVISION	DATE

SHRUB PLANTING BED

08/01/2015

STD. L-7



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED DRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM DEEP ROOT OR APPROVED EQUAL. ALTERNATIVES MAY BE APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF 0" ± ABOVE FINISHED GRADE OF SOIL. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

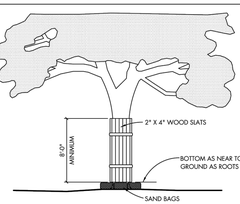
ALPHARETTA GEORGIA

PCB	REVISE NOTE #1	8/24/16
BY	REVISION	DATE

ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)

08/01/2015

STD. L-8



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.

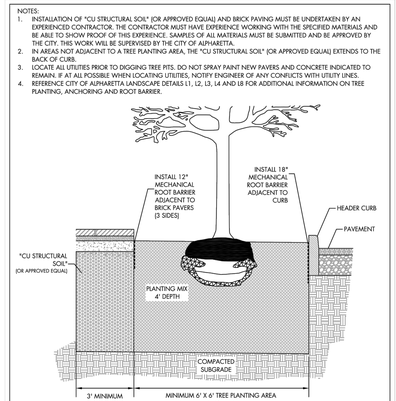
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BY	REVISION	DATE

TREE PROTECTION - WOOD SLATS

08/01/2015

STD. L-9



NOTES:
1. INSTALLATION OF "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) AND BRICK PAVING MUST BE UNDERTAKEN BY AN EXPERIENCED CONTRACTOR. THE CONTRACTOR MUST HAVE EXPERIENCE WORKING WITH THE SPECIFIED MATERIALS AND BE ABLE TO SHOW PROOF OF THIS EXPERIENCE. SAMPLES OF ALL MATERIALS MUST BE SUBMITTED AND BE APPROVED BY THE CITY. THIS WORK WILL BE SUPERVISED BY THE CITY OF ALPHARETTA.
2. IN AREAS NOT ADJACENT TO A TREE PLANTING AREA, THE "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) EXTENDS TO THE BACK OF CURB.
3. LOCATE ALL UTILITIES PRIOR TO DIGGING TREE PITS. DO NOT SPRAY PAINT NEW PAVERS AND CONCRETE INDICATED TO REMAIN. IF AT ALL POSSIBLE WHEN LOCATING UTILITIES, NOTIFY ENGINEER OF ANY CONFLICTS WITH UTILITY LINES.
4. REFERENCE CITY OF ALPHARETTA LANDSCAPE DETAILS L1, L2, L3, L4 AND L8 FOR ADDITIONAL INFORMATION ON TREE PLANTING, ANCHORING AND ROOT BARRIER.

ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE WELL IN BRICK SIDEWALK

02/19/2016

STD. L-10

IRRIGATION PERFORMANCE SPECIFICATION:

CONTRACTOR SHALL PROVIDE A FULLY AUTOMATED IRRIGATION SYSTEM WHICH SHALL SUPPLY FULL COVERAGE IRRIGATION FOR PROPOSED PLANTINGS ALONG KIMBALL BRIDGE ROAD. TREES SHALL BE WATERED WITH DRIP ON A DEDICATED ZONE. ALL POTS SHALL HAVE A FLEX IRRIGATION LINE RUN UP THE BACK SIDE TO PROVIDE A DRIP LINE FOR POTTED PLANTINGS. THE SYSTEM SHALL INCLUDE AN EVAPOTRANSPIRATION (ET) / RAIN-FREEZE SENSOR. FINAL LOCATION OF CONTROLLER AND LOCATION OF SLEEVING AND CONDUIT TO BE DETERMINED PRIOR TO PAVING INSTALLATION AND TO BE APPROVED BY OWNER / OWNER'S REPRESENTATIVE. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. AS-BUILT PLANS AND OPERATIONS MANUALS TO BE SUPPLIED TO THE OWNER UPON ACCEPTANCE OF THE INSTALLATION.
SYSTEM SHALL MEET THE MORE STRINGENT OF EITHER LOCAL JURISDICTIONAL REQUIREMENTS OR ESTABLISHED INDUSTRY STANDARD.

Tree Grading Cue Card

2015 Edition

provided by RPG, ACT, Florida Chapter ISA & UF/IFAS

1 Choose appropriate tree matrix type.

Type 1 – tall and wide form
ex. black-olive, live oak, mahogany, southern magnolia

Type 2 – tall and narrow form
ex. bald-cypress, East Palatka holly, Japanese blueberry, pine

Type 3 – short/wide and multi-trunked form
ex. silver buttonwood, tabebuia, yaupon holly, crape-myrtle

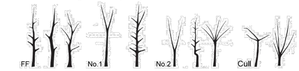
Refer to the matrix tables in the Grades and Standards to determine tree height, crown diameter and root ball or container size requirements.

a) For multi-trunked small maturing trees measure the container or root ball size.
b) For all other trees measure the caliper.

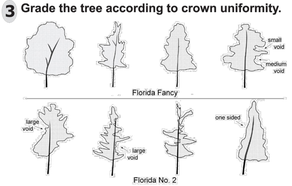
Trunk caliper is measured 6 inches above the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at breast height (DBH) is not considered an appropriate measurement for nursery trees.

2 Grade the tree according to trunk structure.

Small-maturing trees skip step 2.



3 Grade the tree according to crown uniformity.



Not all shapes and forms are represented here; however, these images represent what would be acceptable for Florida Fancy or Florida No. 2 of other shapes and forms. Note: For crown uniformity there is no Florida No. 1 or Cull grade.

4 Record the lowest grade determined in Steps 2 and 3.

5 If one of the following statements is true, reduce the grade determined in Step 4 by one.

If two or more are true, reduce the grade by two. Reference tree caliper and appropriate matrix for 5a, 5b, and 5d. For multi-trunked small maturing trees, use container size or root ball diameter (not caliper) for 5b and skip 5a and 5d.

a) Tree does not meet height requirement.
b) Crown does not meet diameter requirement.
c) Root ball is not secure enough to successfully transplant.
d) Root ball or container is undersized. If two or more sizes, reduce grade by two.
e) Tree with a trunk caliper larger than two inches requires a stake to hold the trunk erect. For multi-trunked trees, this applies to each trunk individually.

6 If two of the following statements are true, reduce the grade determined in Step 5 by one.

If three or more of the statements are true, reduce the grade by two. It takes only one true statement to reduce Florida Fancy to Florida No. 1.

a) Flush cuts were made when pruning branches from the trunk.
b) Branch stubs were left beyond the collar.
c) Open trunk wounds are evident.
d) More than 10% of the crown exhibits necrosis, chlorosis or damage from pests, diseases or tip dieback.
e) The crown is thin and sparsely foliated (allow for harvesting/ time of year).
f) Included bark between the trunk and a major lateral branch or between main trunks.
g) Trunks and/or major branches are touching.

7 The tree is a Cull if one of the following conditions is true:

a) Top-most structural root emerges from trunk more than two inches below the top of the root ball surface. Soil, substrate and/or roots can be removed from the top 1/3 of the root ball to conform to this depth requirement.
b) One or more roots greater than 1/10 the trunk caliper, circle more than 1/3 of trunk in the top 1/2 of the root ball. Circling roots less than 1/3 the trunk diameter can be cut at the point just inside where they begin to circle, following cutting, the tree is no longer a Cull.

Grading notes

- A dogleg is a significant S-shaped deformation in the trunk below the crown. If there is a dogleg in the clear trunk portion, the tree is graded Florida No. 2. If the dogleg is in the crown portion of the tree, the tree is not downgraded. The distance 'A' can be no more than the trunk diameter.



- Grades and Standards do not apply to specialty trees like braided stems, poodles, espalier, topiary and bonsai.
- To download the complete G&S document visit http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry

ROOTS PLUS GROWERS · ACT Grower · ISA Member · UF UNIVERSITY of FLORIDA IFAS Extension

This tree grading cue card provided to you courtesy of Roots Plus Growers, Association of Certified Container Tree Growers, the Florida Chapter ISA & The University of Florida IFAS Extension

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
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PREPARED FOR
NAMB
4200 NORTH POINT PKWY
ALPHARETTA, GA 30022
PHONE: 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 12312009120175

GEORGIA REGISTERED No. 001232 LANDSCAPE ARCHITECT ERIC HARMON SHADE

DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L2.03

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\L2.00 - TREE REPLACEMENT PLAN.dwg L2.03 LANDSCAPE DETAILS Jan 26, 2023 12:40pm by: Zack.Orr

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PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	ACE VAL	1	ACER BUERGERIANUM `ABFSS`	VALYNOR® TRIDENT MAPLE	4" CAL	16-18` HT	8-9` SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	OAK-NT4	15	QUERCUS NUTTALLII	NUTTALL OAK	4" CAL	16-18` HT	8-9` SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
	TAX ASE	3	TAXODIUM ASCENDENS	POND CYPRESS	4" CAL	10-12` HT	5-6` SPRD		DENSE FOLIAGE
	TAX AS2	2	TAXODIUM ASCENDENS	POND CYPRESS	5" CAL	14-16` HT	6-7` SPRD		DENSE FOLIAGE
	TAX DIS	3	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL	10-12` HT	5-6` SPRD	B&B	DENSE FOLIAGE
	TAX DI2	2	TAXODIUM DISTICHUM	BALD CYPRESS	5" CAL	14-16` HT	6-7` SPRD	B&B	DENSE FOLIAGE
	ULM PRI	5	ULMUS AMERICANA `PRINCETON`	PRINCETON AMERICAN ELM	4" CAL	16-18` HT	7-8` SPRD	B&B	

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	HEM-CH3	1	TSUGA CANADENSIS	CANADIAN HEMLOCK	---	10` HT	5-6` SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT

FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	CHI RES	3	CHIONANTHUS RETUSUS `CHINA SNOW`	CHINA SNOW CHINESE FRINGE TREE	---	12-14` HT	7-8` SPRD	B&B	DENSE FOLIAGE, MULTI-STEM
	DOG-CP3	10	CORNUS KOUSA `CHEROKEE PRINCESS`	CHEROKEE PRINCESS DOGWOOD	3" CAL	12-14` HT	6-7` SPRD	B&B	STRAIGHT TRUNK, FULL HEAD

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD		
	AZA A11	92	AZALEA X `MOOTUM`	AUTUMN MOONLIGHT® ENCORE® AZALEA	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	HYD J23	80	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICLE HYDRANGEA	3 GAL	24-30"	18"-24"		DENSE FOLIAGE
	ANI-FL3	13	ILLICIUM FLORIDANUM	ANISE	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	PAN SHD	54	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	30-36"	18"-24"		DENSE FOLIAGE
	PRU MON	11	PRUNUS CAROLINIANA 'MONUS'	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL	42-48"	24-36" SPRD		DENSE FOLIAGE
	RHO-CA3	20	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	3 GAL	18-24"	16-18"		DENSE FOLIAGE

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	AZA A10	105	AZALEA X 'MOOTUM'	AUTUMN MOONLIGHT® ENCORE® AZALEA	3 GAL	36" o.c.	DENSE FOLIAGE
	DIS VTJ	278	DISTYLIUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM	3 GAL	36" o.c.	DENSE FOLIAGE
	FAT JPN	56	FATSIA JAPONICA	JAPANESE FATSIA	3 GAL	36" o.c.	DENSE FOLIAGE
	IND TES	88	INDOCALAMUS TESSELLATUS	GIANT LEAF BAMBOO	B&B	24" o.c.	B&B CLUMPS; MIN. 6 CULMS PER CLUMP; CLUMPS PLANTED CLUMP TO CLUMP
	VIB ODO	25	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL	60" o.c.	DENSE FOLIAGE

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	ASP-ELA	910	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	12" o.c.	DENSE FOLIAGE
	JUN-EFF	626	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	18" o.c.	
	LAN-NG1	91	LANTANA X `NEW GOLD`	NEW GOLD LANTANA	1 GAL	18" o.c.	DENSE FOLIAGE
	LIR MUS	1,688	LIRIOPE MUSCARI 'LOVE POTION NO. 13'	EMERALD GODDESS® LILYTURF	1 GAL	12" o.c.	DENSE FOLIAGE
	SAG LAT	1,501	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	1 GAL	12" o.c.	
	TRA ASI	567	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL	18" o.c.	DENSE FOLIAGE

HARDSCAPE MATERIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	MEX BLK	1,058 SF	BLACK MEXICAN BEACH PEBBLES	BLACK MEXICAN BEACH PEBBLES	---	3" - 5" SIZED PEBBLES
	RIP RAP	1,490 SF	RIP RAP	RIP RAP	---	6" - 9" GRANITE
	MEX WHI	483 SF	WHITE MEXICAN BEACH PEBBLES	WHITE MEXICAN BEACH PEBBLES	---	3" - 5" SIZED PEBBLES

SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	SOD-BER	5,418 SF	CYNODON DACTYLON `419 HYBRID`	BERMUDA GRASS	SOD	TIGHT JOINTS, ROLL ALL SOD SMOOTH

GEORGIA811.
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

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No.	BY	DATE	ISSUANCE AND REVISION DESCRIPTIONS
1		12/29/2022	PERMIT AND CONSTRUCTION ISSUE

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 12312009120175

GEORGIA REGISTERED No. 001232 LANDSCAPE ARCHITECT ERIC HARMON SHADE

DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
PLANT SCHEDULE

SHEET NUMBER
L2.04

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\L2.00 - TREE REPLACEMENT PLAN.dwg L2.04 PLANT SCHEDULE Jan 26, 2023 12:40pm by: Zack.Orr

(CLERK OF COURT RECORDING INFORMATION)

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
NF	NAIL FOUND
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

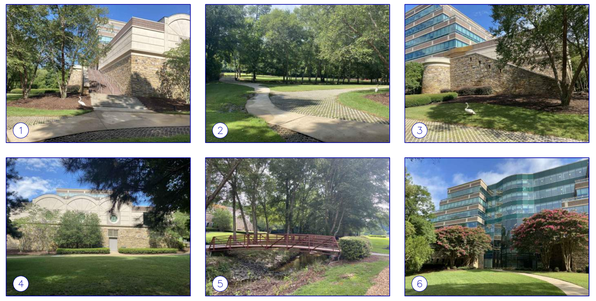
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

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

SITE PHOTOGRAPHS



VICINITY MAP

SITE LOCATION – LATITUDE: *34° 03' 44.50"* LONGITUDE: *84° 15' 44.00"*



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0059F AND 13121C0067F, AND THE DATE OF SAID MAP IS 9/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 20-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

CONTOUR INFORMATION DEPICTED HEREON WAS OBTAINED USING FIELD RUN AND LIDAR REMOTE SENSING COLLECTION METHODS. LIDAR DATA WAS OBTAINED ON AUGUST 21ST, 2022 BY DRONEVIEW PHOTOGRAPHY UTILIZING A Rock R2A USING a LIVOX AVIA LIDAR SENSOR. WITH 6 GROUND CONTROL POINTS. THE CONTROL POINTS AVERAGE A Vertical ACCURACY OF 0.198 FEET.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT) AS SHOWN ON THE ZONING MAP OF ALPHARETTA, GEORGIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 176,911, AND WAS NOT ADJUSTED. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 237,537 FEET. ERP INIT.

GRAPHIC SCALE

0 20 40 100 200

1" = 40'

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2840 PROFESSIONAL LAND SURVEYOR BRADLEY D. CASH

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

PARKING SUMMARY
472 REGULAR
14 HANDICAP
486 TOTAL

SHEET 1 OF 2

MATCH LINE
MATCH LINE

MATCH LINE
MATCH LINE

BOUNDARY & TOPOGRAPHIC SURVEY

4200 North Point Parkway

FOR

NORTH AMERICAN MISSION BOARD

GS JOB NO:	20227411	DRAWING SCALE:	1"= 40'
FIELD WORK:	CC	CITY:	ALPHARETTA
PROJ MGR:	MDG	COUNTY:	FULTON STATE: GA
REVIEWED:	BDC	LAND LOT:	3, 4, 907, 911, & 912
DWG FILE:	20227411–1.dwg	DISTRICT:	1ST

SURVEY DATE: 8-15-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

GeoSurvey

GRID NORTH – GA. WEST ZONE

N/F PROPERTY OF
GREENSTONE PRESTON RIDGE LP
DEED BOOK 40058 / PAGE 283

N/F PROPERTY OF
HOME MISSION BOARD OF THE SOUTHERN BAPTIST CONVENTION
DEED BOOK 14798 / PAGE 329

TRACT 1
9.659 Acres
420,728 SF

N/F PROPERTY OF
HOME MISSION BOARD OF THE SOUTHERN BAPTIST CONVENTION
DEED BOOK 14798 / PAGE 329

TRACT 2
24.856 Acres
1,082,734 SF

N/F PROPERTY OF
THE CITY OF ALPHARETTA
DEED BOOK 47273 / PAGE 239

N/F PROPERTY OF
LG ELECTRONICS USA, INC.
DEED BOOK 58650 / PAGE 51

NORTH POINT PARKWAY (130' R/W)

NORTH AMERICAN MISSION BOARD
6-STORY CONCRETE/ROCK BUILDING
41,354 S.F. (FOOTPRINT)
BUILDING HEIGHT=106'±

BENCHMARK
NAIL IN CONCRETE
N: 1,477,947.08
E: 2,267,798.44
EL: 986.14

BENCHMARK
NAIL – BOB
N: 1,477,873.40
E: 2,267,796.44
EL: 985.34

5/8"RBR SET
5/8"RBR FND (OFF LINE)
1/2"RBR FND

(CLERK OF COURT RECORDING INFORMATION)

GRID NORTH - GA WEST ZONE

GeoSurvey

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
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RCP	REINFORCED CONCRETE PIPE
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SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

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POWER LINE
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ELECTRIC TRANSFORMER
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GAS VALVE
GM — GAS METER
WATER VALVE
WM — WATER METER
FIRE HYDRANT
E — UNDERGROUND ELECTRIC LINE
G — UNDERGROUND GAS LINE
CM — UNDERGROUND COMMUNICATION LINE
W — UNDERGROUND WATER LINE
1 — PHOTO POSITION INDICATOR
XX — REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

GRAPHIC SCALE

0 20 40 100 200

1" = 40'

N/F PROPERTY OF
THE CITY OF ALPHARETTA
DEED BOOK 47273 / PAGE 239

MATCH LINE
MATCH LINE

NORTH AMERICAN MISSION BOARD
6-STORY CONCRETE/ROCK BUILDING
41,354 S.F. (FOOTPRINT)
BUILDING HEIGHT=106'±

N/F PROPERTY OF
HOME MISSION BOARD OF THE SOUTHERN BAPTIST CONVENTION
DEED BOOK 14798 / PAGE 329

TRACT 2
24.856 Acres
1,082,734 SF

N/F PROPERTY OF
THE CITY OF ALPHARETTA
DEED BOOK 14833 / PAGE 163

N/F PROPERTY OF
NORTH POINT MINISTRIES, INC.
DEED BOOK 58650 / PAGE 51

~LAKE~

~WET AREA~

BIG CREEK TRIBUTARY

BENCHMARK
NAIL IN CONCRETE
N:1477938.17
E:2267582.08
EL:1007.47

BENCHMARK
NAIL-BOX
N:1,477,873.40
E:2,267,799.44
EL:968.34

BENCHMARK
NAIL-BOX
N:1,477,673.46
E:2,267,871.93
EL:980.04

BENCHMARK
NAIL-BOX
N:1,477,591.45
E:2,267,495.00
EL:978.94

5/8"RBR SET
1/2"RBR FND
LOST SIGNAL
UNABLE TO OBTAIN CONNECTION
APPROXIMATE LAND LOT LINE
APPROXIMATE LAND LOT CORNER
CENTERLINE CREEK IS PROPERTY LINE
TOE BANK
TOP BANK
EDGE OF WATER
LIMITS OF SWAMP AREA
MONUMENT
BENCH
GROUND WATERFALL AREA
UNDERGROUND ELECTRICAL FOR UTILITY LOCATOR
20' SANITARY SEWER EASEMENT
LUHAMAID STREET CONDEMNED
"PAVILION" ~CONCRETE~
AREA DRAIN# TOP 978.68 BOS 975.68

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

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

SHEET 2 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY

4200 North Point Parkway

FOR

NORTH AMERICAN MISSION BOARD

GS JOB NO:	20227411	DRAWING SCALE:	1"= 40'
FIELD WORK:	CC	CITY:	ALPHARETTA
PROJ MGR:	MDG	COUNTY:	FULTON STATE: GA
REVIEWED:	BDC	LAND LOT:	3, 4, & 912
DWG FILE:	20227411-1.dwg	DISTRICT:	1ST

SURVEY DATE: 8-15-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

GEORGIA REGISTERED No. 3340 PROFESSIONAL LAND SURVEYOR BRADLEY D. CASH

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SITE DEVELOPMENT NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ARCHITECT COMPANY, DATED 00.00.0000 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEOSURVEY, DATED 00.00.0000.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. BUILDING MATERIAL FOR RETAINING WALL WILL MEET TAD REQUIREMENTS.

SITE PLAN LEGEND

- PROPERTY LINE
- HEAVY DUTY DUTY CONCRETE
- CONCRETE SIDEWALK
- GRAVEL

EXISTING WETLANDS

PROPOSED CURB AND GUTTER, 24" TYP.

PROPOSED FLUSH CURB

PROPOSED BIORETENTION AREA

EXISTING STATE WATERS

EXISTING BUILDING

150' CITY IMPERVIOUS SETBACK

100' CITY UNDISTURBED BUFFER

25' STATE UNDISTURBED BUFFER

FLOODPLAIN LIMITS
WSEL = 984.87'

3' GRAVEL SWALE

PROPOSED BUILDING ADDITION

126.0'

123.2'

GEORGIA811.
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 470.435.6700
FAX: 770.307.1454
WWW.KIMLEY-HORN.COM

PREPARED FOR
NAMB
4200 NORTH POINT PKWY
ALPHARETTA, GA 30022
PHONE: 000.000.0000

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 12312D09120175

PRELIMINARY
NOT FOR CONSTRUCTION
01.20.23

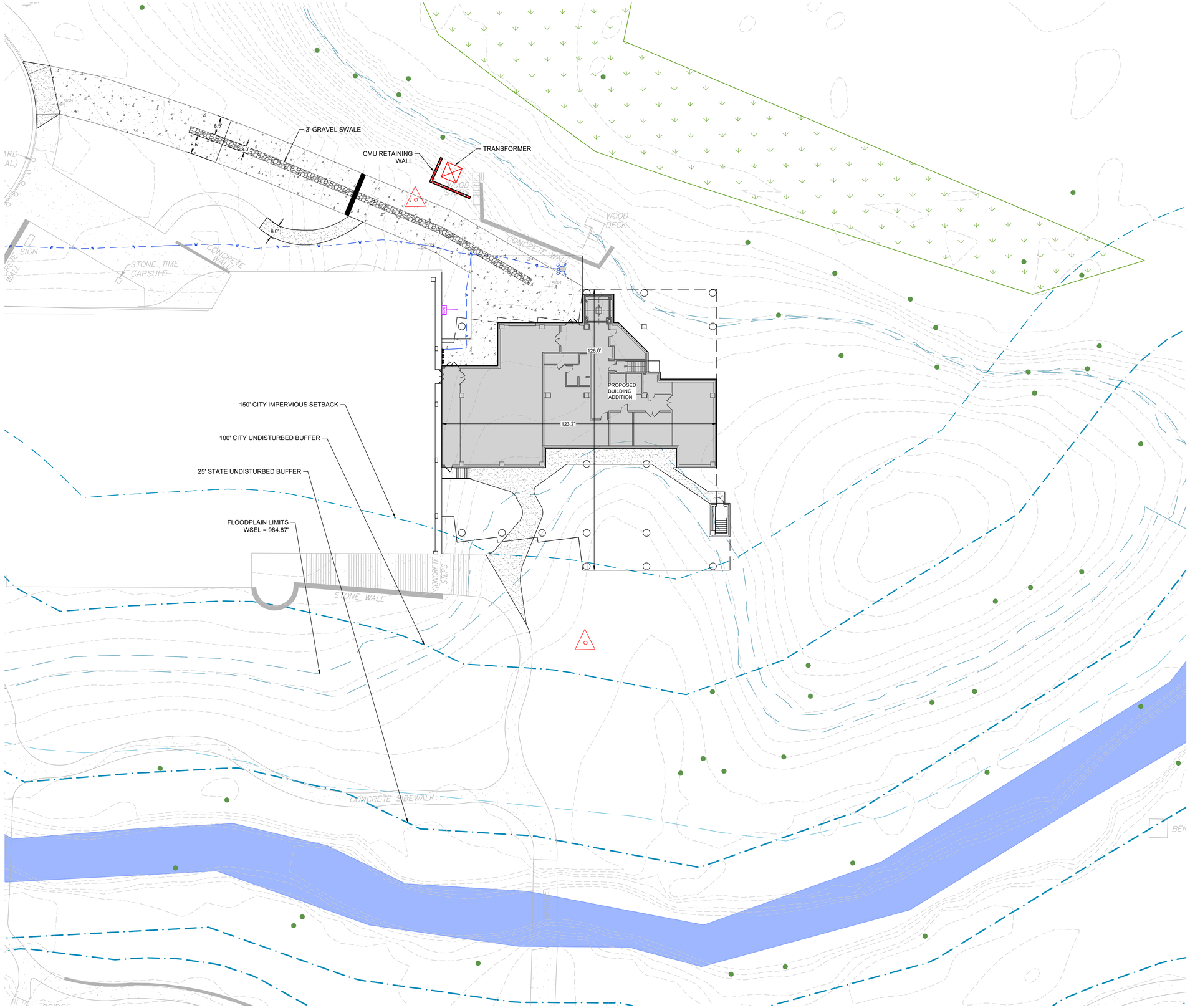
DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
SITE PLAN

SHEET NUMBER
C2.00

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.00 SITE PLAN Feb 01, 2023 11:02am by: Zack.Orr

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SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	CUP	
PROPOSED ZONING:	CUP	
OVERLAY DISTRICT:	OVERLAY DISTRICT	
SITE AREA:	5.00	ACRES
TOTAL DISTURBED AREA:	5.00	ACRES
BUILDING SETBACK:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	0 FT	
LANDSCAPE SETBACK:		
FRONT:	0 FT	
SIDE:	0 FT	
REAR:	0 FT	

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	184 UNITS
RETAIL/RESTAURANT	5,000 SF

PARKING SUMMARY:

REQUIRED PARKING:	**277 SPACES** (TOTAL)
MULTIFAMILY (184 UNITS)	252 SPACES (1.5/UNIT)
STUDIO UNITS (20 UNITS, 10.9%)	20 SPACES (1.0/UNIT)
1 BED UNITS (96 UNITS, 52.2%)	96 SPACES (1.0/UNIT)
2 BED UNITS (63 UNITS, 34.2%)	126 SPACES (2.0/UNIT)
3 BED UNITS (5 UNITS, 2.7%)	10 SPACES (2.0/UNIT)
RETAIL (5,000 SF)	25 SPACES (4.0/1000 SF + 5 EMP)
PROPOSED PARKING:	**275 SPACES** (TOTAL)
STANDARD	166 SPACES
COMPACT	55 SPACES
ADA ACCESSIBLE	7 SPACES
STANDARD ADA	4 SPACES
VAN ACCESSIBLE	3 SPACES
EV CHARGING	4 SPACES
ON-STREET PARKING	43 SPACES

SITE DEVELOPMENT NOTES

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6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. BUILDING MATERIAL FOR RETAINING WALL WILL MEET TAD REQUIREMENTS.

SITE PLAN LEGEND

- PROPERTY LINE
- CMU RETAINING WALL
- CAST IN PLACE RETAINING WALL
- CONCRETE BUILDING WALL. FOR REFERENCE ONLY.
- STANDARD DUTY CONCRETE SIDEWALK
- (10) PARKING COUNT

GEORGIA811 Utilities Protection Center Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 410-1200
WWW.KIMLEY-HORN.COM

PREPARED FOR
NAMB
4200 NORTH POINT PKWY
ALPHARETTA, GA 30022
PHONE: 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 000000000000

PRELIMINARY NOT FOR CONSTRUCTION 01.01.2023

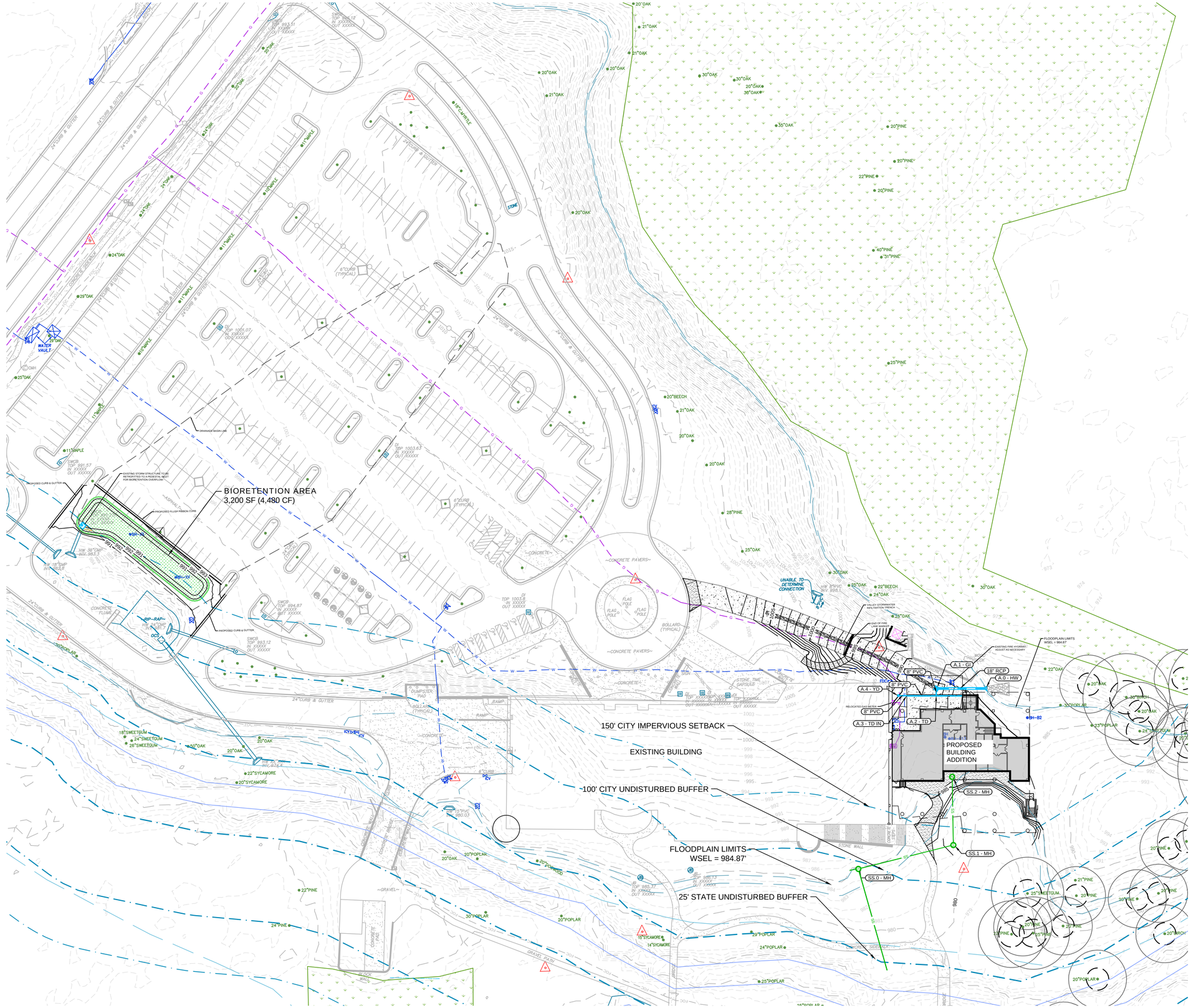
DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

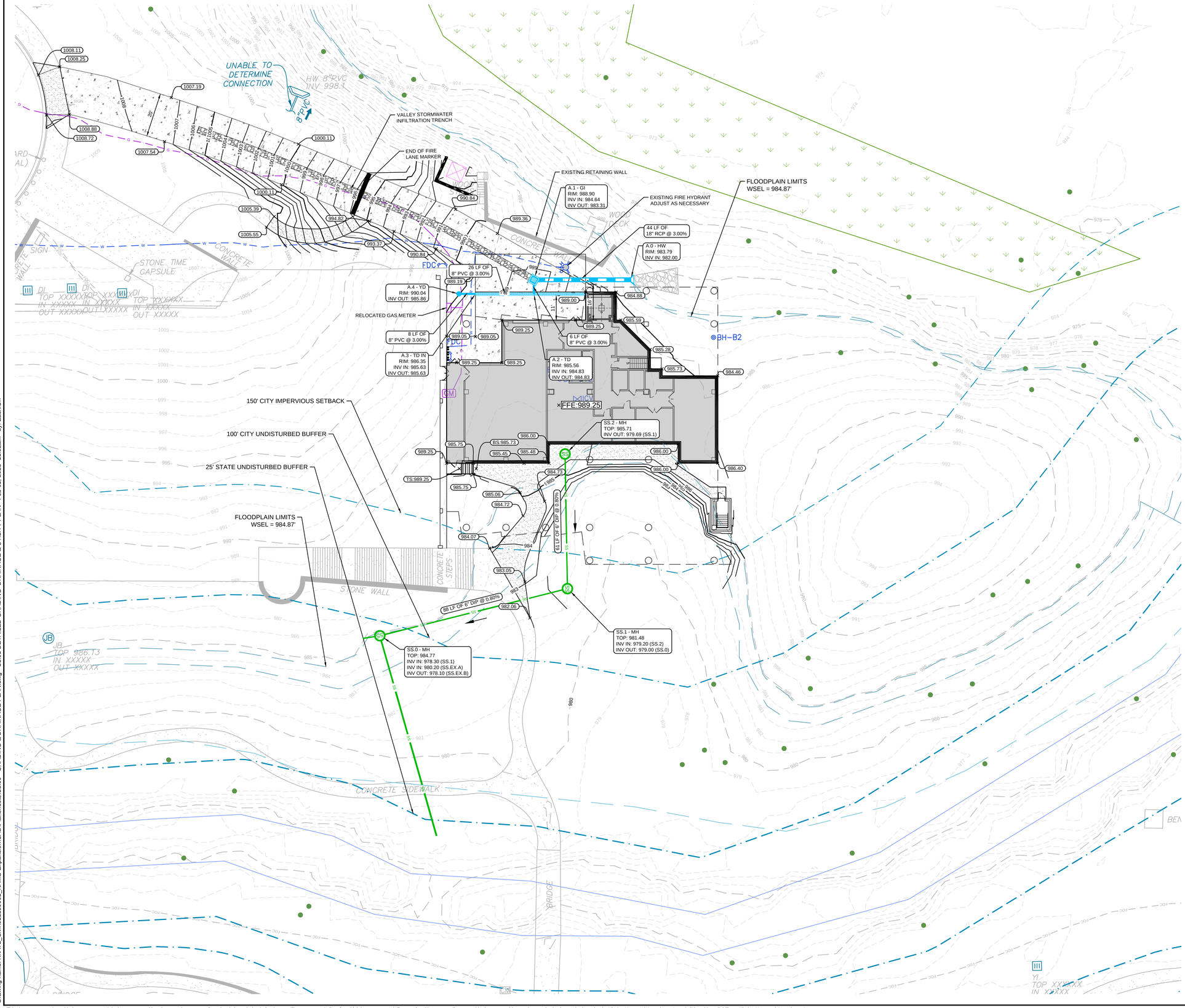
TITLE
DETAILED SITE PLAN

SHEET NUMBER
C2.01

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.01 DETAILED SITE PLAN Feb 01, 2023 11:53am by: Mitch Collins

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– BIORETENTION AREA
3,200 SF (4,480 CF)
150' CITY IMPERVIOUS SETBACK
EXISTING BUILDING
100' CITY UNDISTURBED BUFFER
FLOODPLAIN LIMITS
WSEL = 984.87'
25' STATE UNDISTURBED BUFFER
PROPOSED BUILDING ADDITION
UNABLE TO DETERMINE CONNECTION
SS.0 - MH
SS.1 - MH
SS.2 - MH
A.0 - HW
A.1 - GI
A.2 - TD
A.3 - TD IN
A.4 - YD
18" RCP
8" PVC
WATER VAULT
RIP-RAP
FLAG POLE
BOLLARD (TYPICAL)
STONE TIME CAPSULE
STONE WALL
RAMP
DUMPSTER PAD
CONCRETE PAVERS
GRAVEL
WOOD FENCE
CHAIN LINK FENCE
6" CURB (TYPICAL)
24" CURB & GUTTER
EXISTING FIRE HYDRANT; ADJUST AS NECESSARY
RELOCATED GAS METER
VALLEY STORMWATER INFILTRATION TRENCH
FLOODPLAIN LIMITS WSEL = 984.87
PROPOSED CURB & GUTTER
PROPOSED FLUSH RIBBON CURB
EXISTING STORM STRUCTURE TO BE RETROFITTED TO A PEDESTAL INLET FOR BIORETENTION OVERFLOW
DRAINAGE BASIN LINE
ASPHALT
CONCRETE
SWCB TOP 991.57 IN XXXXX OUT XXXXX
SWCB TOP 993.51 IN XXXXX OUT XXXXX
SWCB TOP 993.12 IN XXXXX OUT XXXXX
SWCB TOP 994.87 IN XXXXX OUT XXXXX
SWCB TOP 993.12 IN XXXXX OUT XXXXX
DI TOP 1001.07 IN XXXXX OUT XXXXX
DI TOP 1003.63 IN XXXXX OUT XXXXX
DI TOP 1003.8 IN XXXXX OUT XXXXX
DI TOP 1000.0 IN XXXXX OUT XXXXX
DI TOP 985.37 IN XXXXX OUT XXXXX
DI TOP 985.13 IN XXXXX OUT XXXXX
STORM MH TOP 992.03
HW 36" CMP INV. 983.3
HW 18" CMP INV. 984.6
HW 18" CMP INV. 985.2
HW 24" CMP INV. 982.4
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HW 24" CMP INV. 1071.1
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GRADING & DRAINAGE NOTES

1. SITE AREA: 5.00 ACRES
   DISTURBED AREA: 5.00 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES/DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 00000X0000X, DATED 00.00.0000.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 3:1
11. ALL WALLS GREATER THAN 48" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. STORM DRAIN PIPES WILL BE CLASS III REINFORCED CONCRETE PIPE (RCP), TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) OR HDPE . ALL STORM DRAIN STREET CROSSINGS SHALL BE CLASS III RCP.
14. THE PIPED STORM WATER SYSTEMS WERE DESIGNED FOR A 25-YEAR STORM. CROSS DRAINS WERE DESIGNED FOR A 100-YEAR STORM.
15. CENTERLINE MUST BE SURVEYED AND STAKED FOR GRADING INSPECTION.
16. THE CLEARING LIMITS WILL BE CLEARLY LOCATED IN THE FIELD. NO CONSTRUCTION ACTIVITY WILL TAKE PLACE OUTSIDE OF THE CLEARING LIMITS.

GRADING LEGEND

950	EXISTING MAJOR CONTOUR
948	EXISTING MINOR CONTOUR
945	PROPOSED MAJOR CONTOUR
944	PROPOSED MINOR CONTOUR
945.00	PROPOSED SPOT GRADE
TG:945.00	PROPOSED TOP GRADE AT WALL
BG:945.00	PROPOSED BOTTOM GRADE AT WALL
TS:945.00	PROPOSED TOP OF STAIR GRADE
BS:945.00	PROPOSED BOTTOM OF STAIR GRADE
HP:945.00	PROPOSED HIGH POINT GRADE
LP:945.00	PROPOSED LOW POINT GRADE
TC:945.00	PROPOSED TOP OF CURB GRADE
BC:945.00	PROPOSED BOTTOM OF CURB GRADE

STORM DRAINAGE LEGEND

JB	JUNCTION BOX (XXXXXXXXXXX)
CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI	GRATE INLET (GDOT 10191A, TYPE A)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
YD	YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
CO	CLEAN OUT (XXXXXXXXXXXX OR COMPARABLE)
WQ	WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
TD	TRENCH DRAIN (XXXXXXXXXXXXXX)
	PROPOSED ROOF DRAIN PIPE
	PROPOSED STORM PIPE

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 470.435.6700
WWW.KIMLEY-HORN.COM

PREPARED FOR
NAMB
4200 NORTH POINT PKWY
ALPHARETTA, GA 30022
PHONE: 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	PERMIT AND CONSTRUCTION ISSUE	12/29/2022	

PROJECT
NAMB BUILDING EXPANSION
4200 NORTH POINT PKWY, ALPHARETTA, GA 30022
LAND LOT 907, 911, 912, 1ST DISTRICT
PARCEL ID: 12312009120175

PRELIMINARY NOT FOR CONSTRUCTION 01/11/23

DRAWN BY	CMC
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	12.29.2022
PROJECT NO.	011589001

TITLE
DETAILED GRADING, DRAINAGE & UTILITY PLAN

SHEET NUMBER
C3.01

Drawing name: K:\ATL_Civil\011589001_NAMB Expansion\CAD\Plansheets\C3.00 - GRADING & DRAINAGE PLAN.dwg C3.01 DETAILED GRADING, DRAINAGE & UTILITY PLAN Feb 01, 2023 11:02am by: Zack.Orr

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EXISTING BUILDING
NEW ADDITION
MATCHLINE
EXISTING EXPANSION JOINT
GATHERING 120
BOARD ROOM 122
VEST 131
PREFUNCTION AREA 121
AUDITORIUM 150
AUDITORIUM 151
BACKSTAGE 152
A/V 153
BACKSTAGE 154
STOR. 154B
RESTROOM 155
GREEN ROOM 156
MECH. 154C
MECH. 158
STAIR 157
VESTIBULE 123
WOMEN'S 124
JAN. 125A
FAMILY 125
MEN'S 126
EXISTING EXPANSION JOINT

17 18 19 19A 20 21 22 23 23.3 23.9 24 25 26 27 28 29 30
L K J.1 J H G F E D B.1 B A
K.6 J.5 H.5 H.1 G F D.9 D.5 D.4 B.3 A.5

01 2.0 **NEW CONSTRUCTION MAIN LEVEL FLOOR PLAN - AUDITORIUM**
1/16" = 1'-0"

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PLOT DATE: 2/1/2023 8:17 AM

DESIGN REVIEW BOARD SUBMITTAL
FEBRUARY 1, 2023

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Alpharetta, Georgia

North American Mission Board

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SHEET TITLE
MAIN LEVEL FLOOR PLAN - AUDITORIUM

PROJECT NUMBER
1691

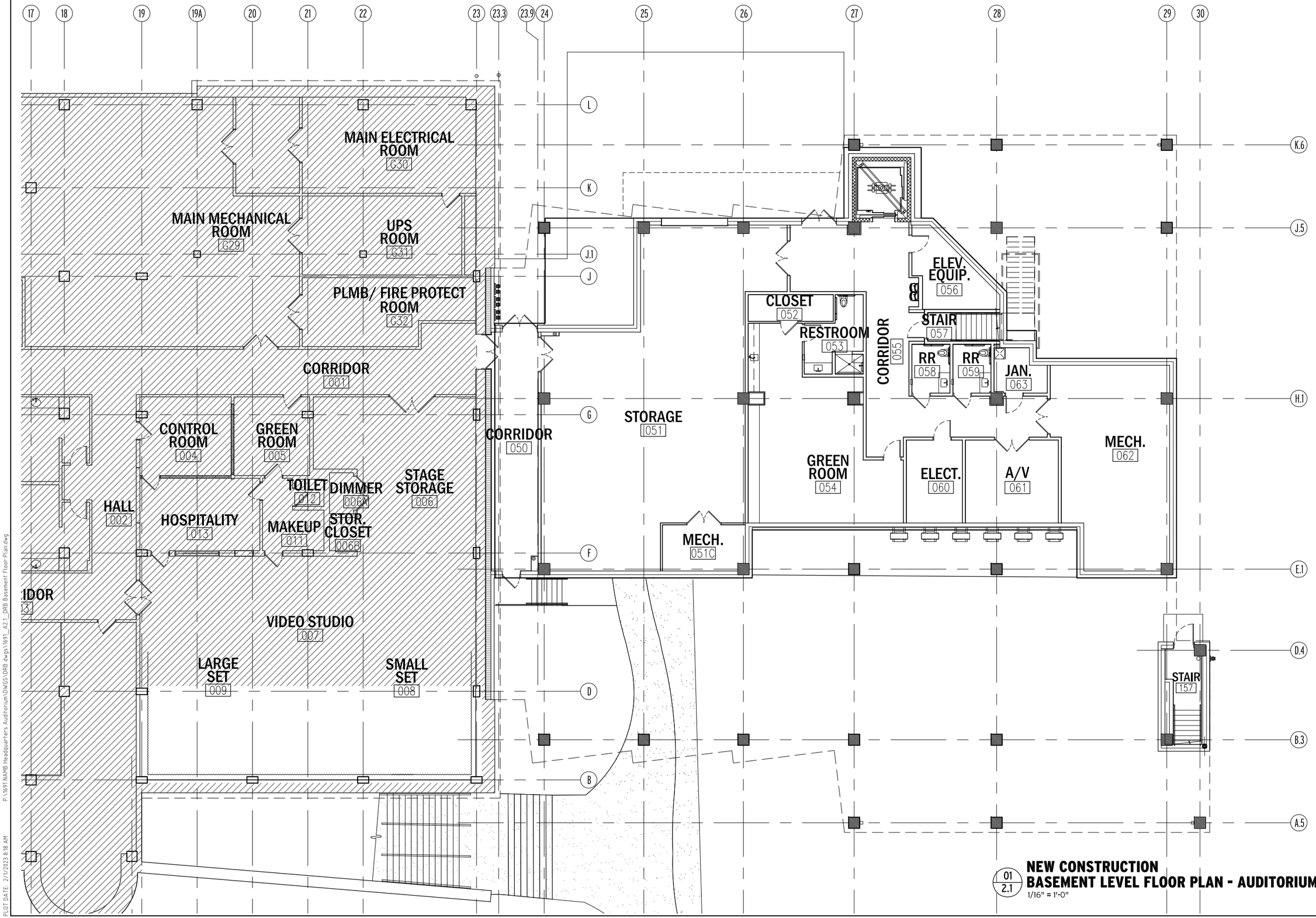
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01 NEW CONSTRUCTION BASEMENT LEVEL FLOOR PLAN - AUDITORIUM
2.1 1/16" = 1'-0"

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PLOT DATE: 2/1/2023 8:18 AM



03 / 3.0 NEW NORTH ELEVATION WITH PARTIAL EXISTING BLDG.
NTS



02 / 3.0 NEW EAST ELEVATION WITH EXISTING BLDG BEYOND
NTS



01 / 3.0 OVERALL SOUTH ELEVATION INCL. EXISTING BUILDING
NTS

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SHEET NUMBER
A3.0

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PLOT DATE: 2/1/2023 8:27 AM



04 / 3.1 LOW-LEVEL VIEW FROM FROM SOUTHEAST (REAR)
NTS



03 / 3.1 GROUND LEVEL VIEW OF NORTH SIDE OF ADDITION (FRONT)
NTS



02 / 3.1 GROUND LEVEL VIEW OF SOUTH SIDE OF ADDITION (REAR)
NTS



01 / 3.1 OVERALL CAMPUS VIEW FROM SOUTHEAST (REAR)
NTS

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SHEET TITLE
RENDERED EXTERIOR PERSPECTIVE VIEWS

PROJECT NUMBER
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ISSUE DATE
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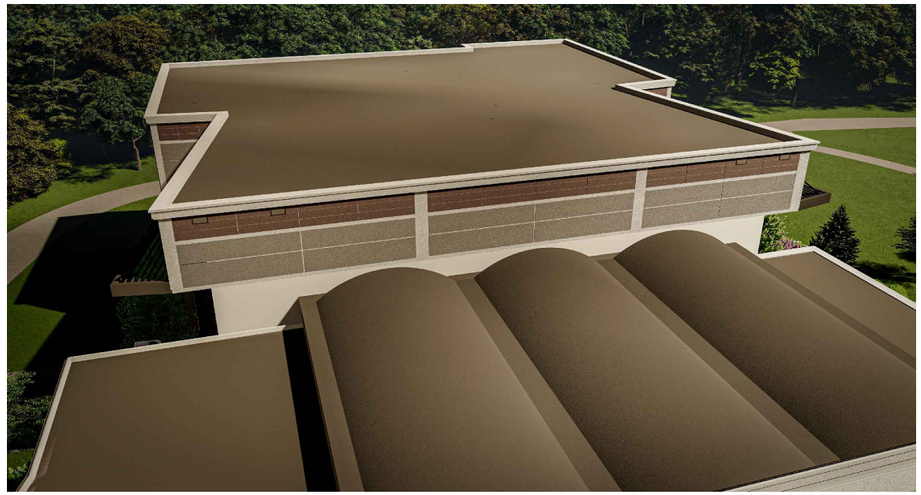
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03 / 3.2 VIEW FROM UPPER OFFICE FLOOR SHOWING NEW AUDITORIUM ROOF
NTS



02 / 3.2 PEDESTRIAN VIEW OF NEW AUDITORIUM ENTRY CANOPY
NTS



01 / 3.2 OVERHEAD VIEW OF NEW AUDITORIUM ENTRY CANOPY
NTS

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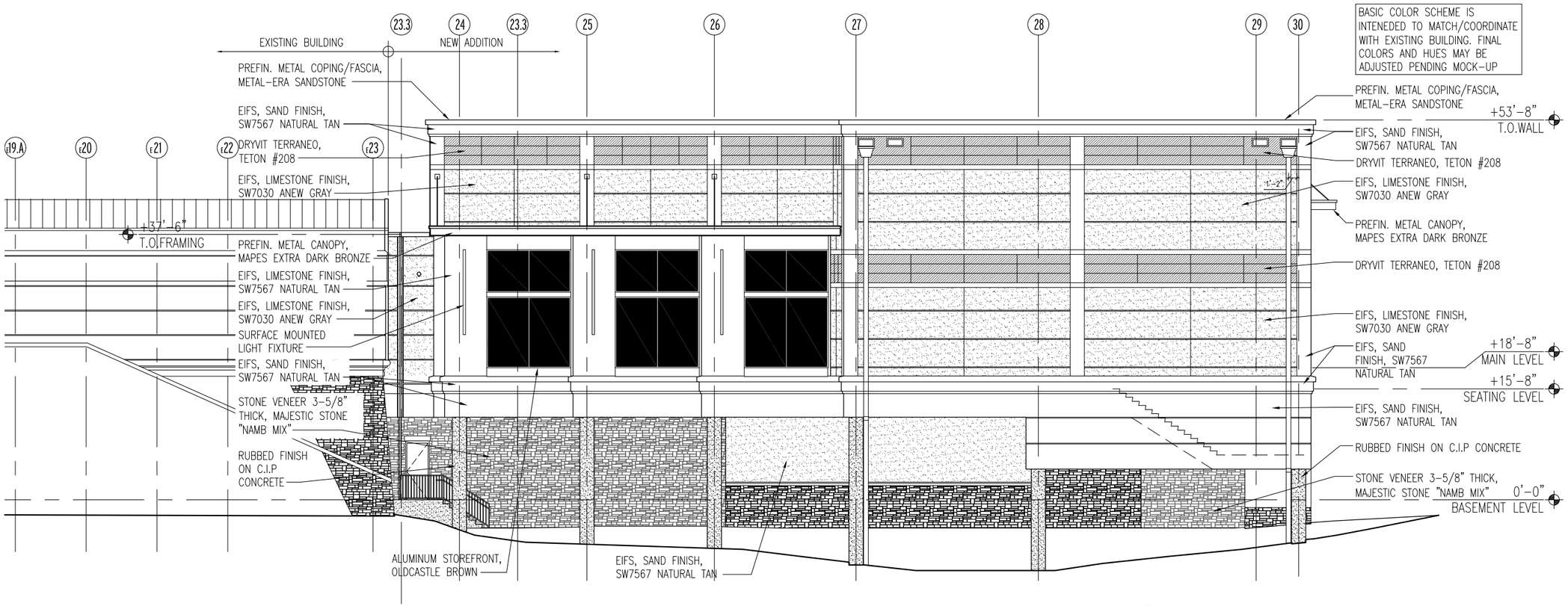
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01/3.3 **SOUTH ELEVATION**
1/16" = 1'-0"

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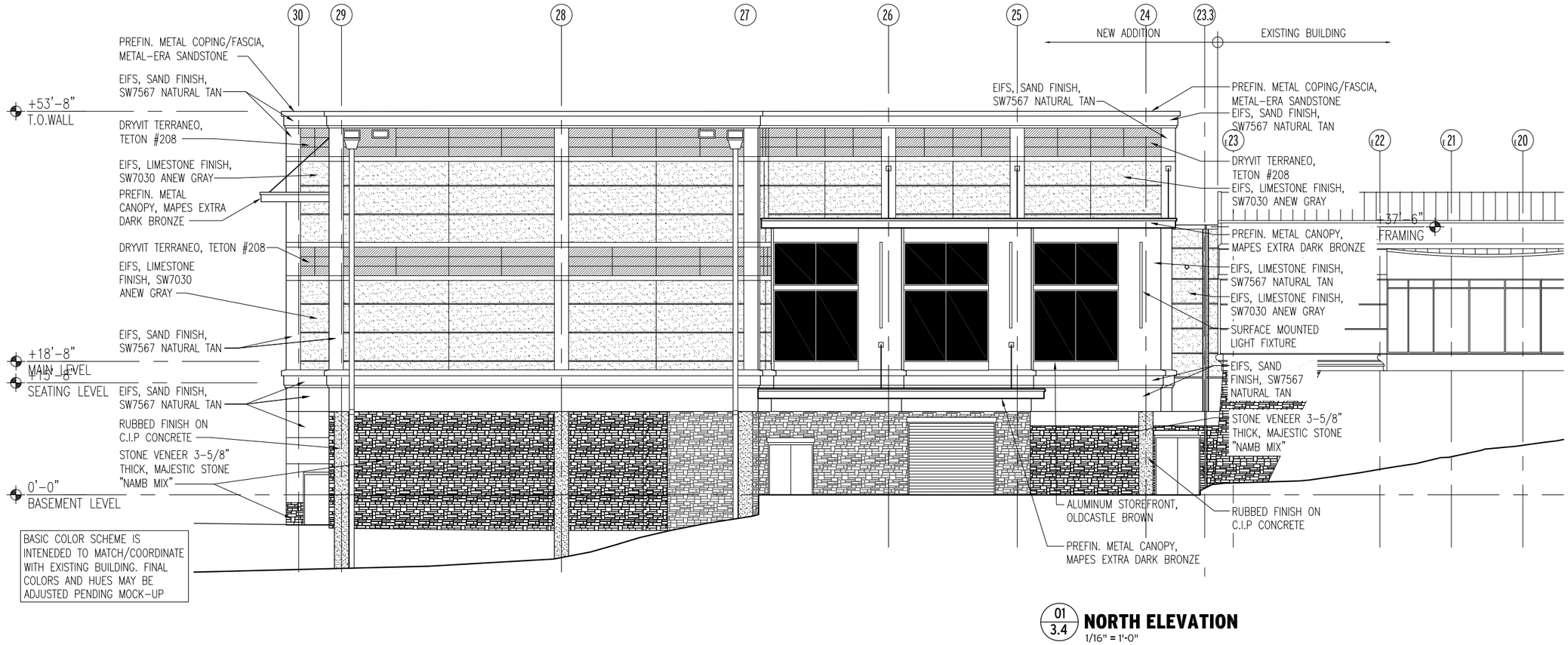
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01 / 3.4 **NORTH ELEVATION**
1/16" = 1'-0"

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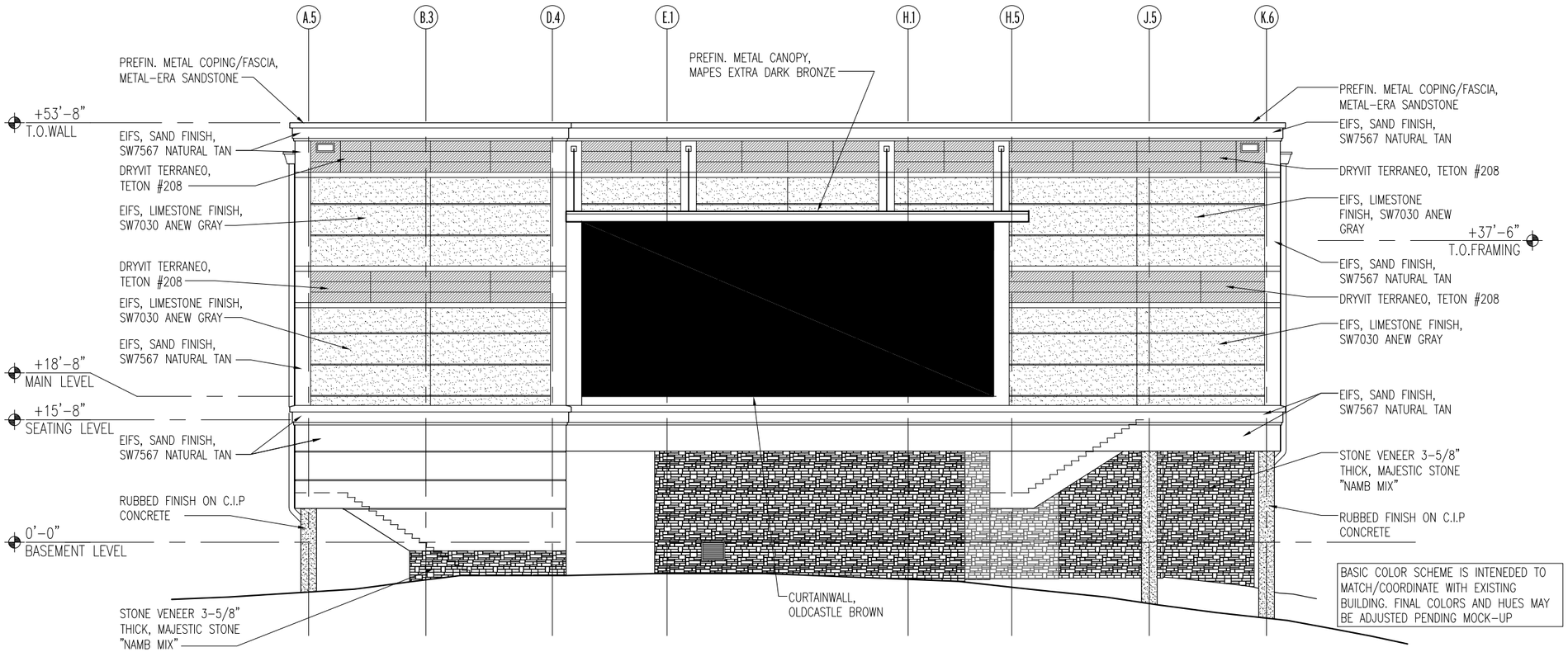
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01 / 3.5 **EAST ELEVATION**
1/16" = 1'-0"

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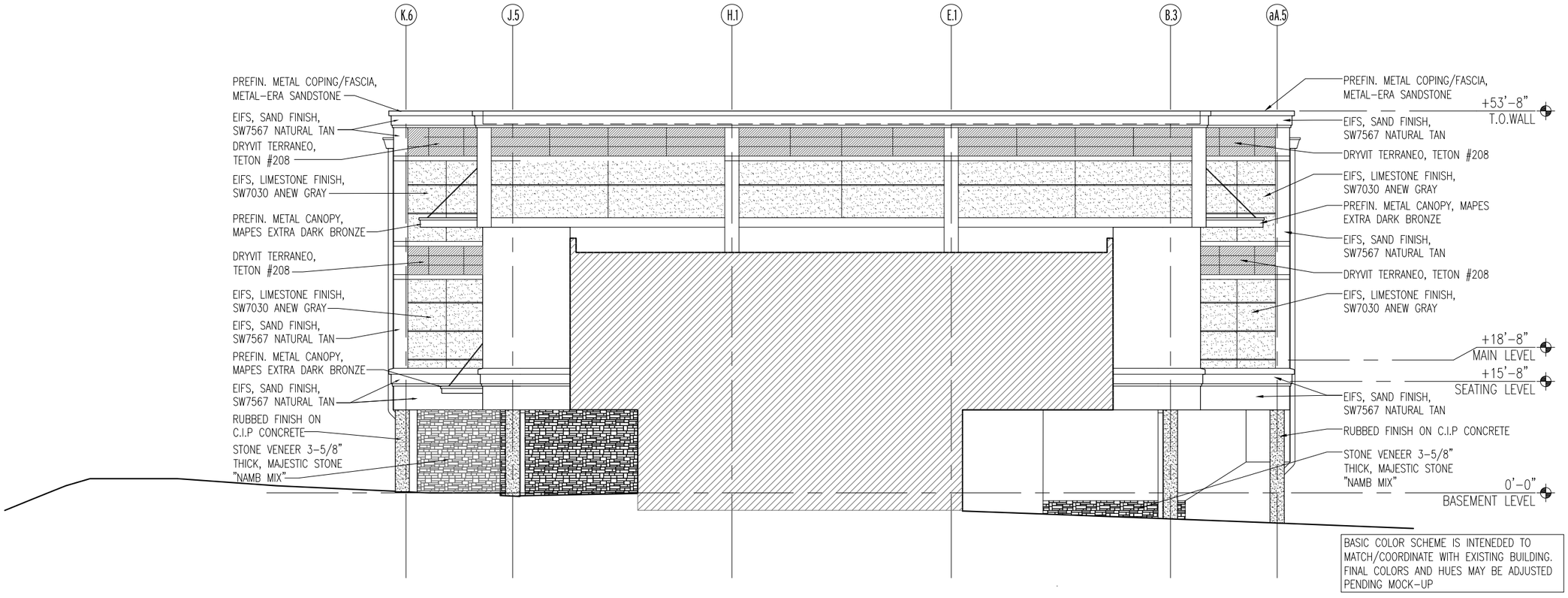
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A3.5

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01 / 3.6 **WEST ELEVATION**
1/16" = 1'-0"

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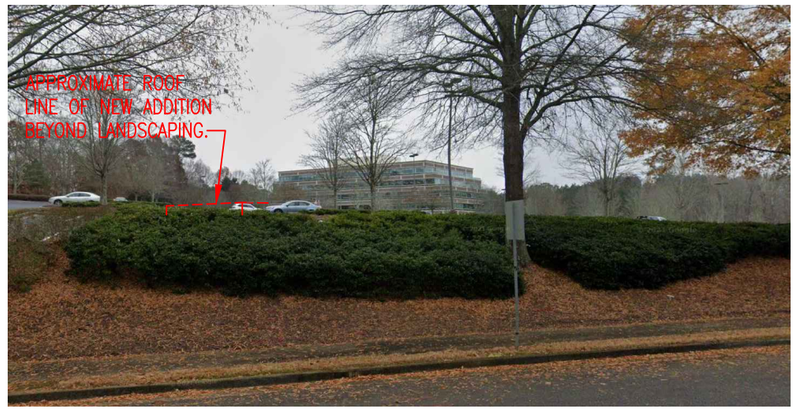
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STREET VIEW B



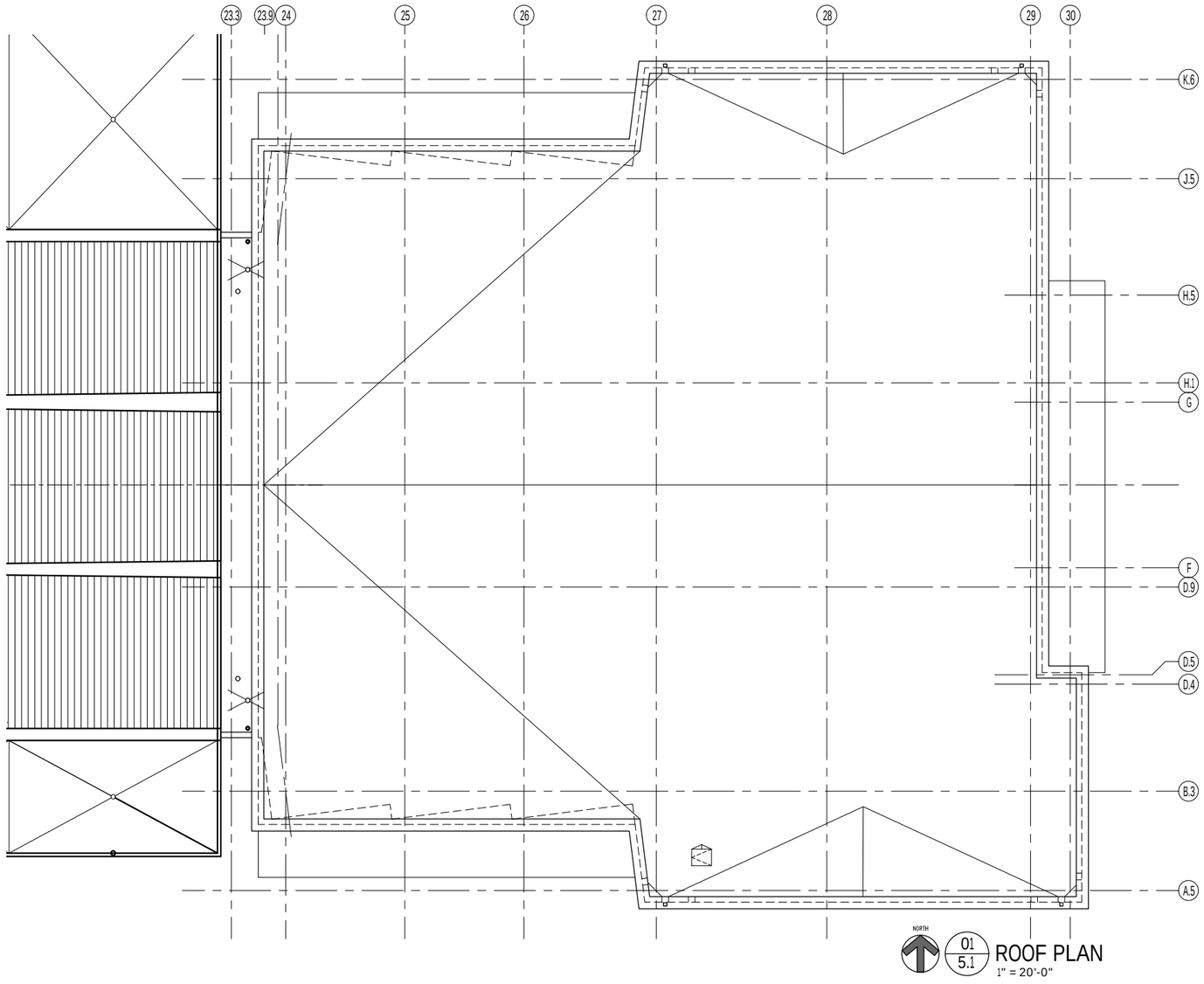
STREET VIEW C



STREET VIEW A



AERIAL VIEW



NORTH

01
5.1

ROOF PLAN
1" = 20'-0"

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FEBRUARY 1, 2023

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SHEET TITLE
ROOF PLAN

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BN

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A5.1

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PLOT DATE: 2/1/2023 8:31 AM

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 13, 2022

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

☐ Legal description of the property

☐ Site plan(s) showing locations of all site features, including but not limited to

- Buildings
- Roads
- Parking Areas
- Specimen trees
- Detention / retention areas
- Dumpster / refuse locations (screening and materials)
- HVAC / electrical equipment locations

☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property

☐ Retaining wall(s) location and materials

Landscape Review

☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to

- Size and type of all plant material; including ground covers
- Seasonal beds

Signage Review

☐ Overall site plan drawing indicating locations of ground signs and required setbacks

☐ Exterior elevations indicating locations of all wall signs

☐ Individual color drawings of each sign indicated

- Dimensions
- Materials
- Lighting
- Construction
- Colors

Exterior Elevation Review

☒ Colored exterior elevations with materials notes of all facades of the building(s)

☒ All exterior material and color samples (Shall be brought to the scheduled meeting)

☒ Provide site line study from the public right of way showing locations of roof-top equipment

- Vents
- Satellite dishes
- Exhaust pipes
- Antennas

☒ Locations of building lighting

☒ Perspective drawings and renderings

Submittal Procedure:

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

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

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

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

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

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

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	July 21, 2023
August 01, 2023	August 18, 2023
September 01, 2023	September 15, 2023
October 02, 2023	October 20, 2023
November 01, 2023	November 17, 2023
December 01, 2023	December 15, 2023

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: HYATT PLACE HOTEL

Location Address: 7500 North Point Parkway, Alpharetta, GA 30022

Mailing Address: 2970 Clairmont Road, Suite 945

City: Atlanta State: GA Zip Code: 30329 -

Contact for All Notifications: John R. O'Connell, Pate Design Group

Contact Telephone: 404 - 840 - 1314 Mobile Telephone: - -

Fax: - - Email: john@patedesigngroup.com

Contact's Relation to Business: Architect

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: HARIKRUSHNA BHAKT

Physical Address: 7500 North Point Parkway Alpharetta, GA 30022

Mailing Address: 2970 Clairmont Rd NE Ste 945

City: Brookhaven State: GA Zip Code: 30329 -

Owner Telephone: 404 - 500 - 9094 Contact Fax: - -

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

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

Owner Name (Printed): Harikrushna Bhagat Date: 2/2/23

Owner Signature:

Property Information:

Address (If Assigned) : 7500 NORTH POINT PARKWAY ALPHARETTA GA 30022

Tax ID or Map Reference Number: 12 26200 655 0173

Land Lot(s): District: Section:

Existing Zoning of Property: PSC - NORTH POINT OVERLAY Existing Uses of Property: HOTEL

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

Applicant Signature: Date: 02/02/23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Project is an exterior renovation to update an exterior design from the 1990's. This remodel will replace the portico, and remove the existing gabled parapet roofs at the center and sides of the front and rear elevations. The design reflects the modernization program for this hotel brand (Hyatt Place), and introduces more modern materials (metal panels, grooved metal panels, wood-grain metal plank soffits, and an angled, projected parapet element to highlight the entry and primary elevation for the building.

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

☐ Yes

☒ No

The existing overall parapet line around the perimeter of the building is not being modified (lowered) by this project. Also, all existing rooftop equipment is existing to remain.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

Streetscape and site design is not being proposed to be modified by this project. The only part of the site to be impacted is the location and arrangement of the portico columns, which will be reduced from eight to four locations. The outer column locations will be removed, with curb, gutter and pavers to be replaced or installed to match existing. No landscaping or streetscape is being impacted by this project.

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

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

This project scope is limited to the replacement of the portico and updating the facades. This scope does not impact the footprint of the existing structure or the fenestration.

Materials proposed for the project will comply with the overlay requirements.

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

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

Project scope does not include the creation or modification of any Civic or Amenity spaces.

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

Project is a modification to an existing development, and not subject to Eco District measures.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

EXTERIOR RENOVATION
HYATT PLACE

7500 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

RELEASED FOR PERMIT
01/31/2023

CONTACT:
Sanjay Patel
sanjay@hkbhotelgroup.com
404.500.9097

ARCHITECT
Pate Design Group, Inc.
1640 Powers Ferry Road Building 16, Suite 300
Marietta, Georgia 30067
Contact: Kirby Pate
Phone: 770.814.0885

MECHANICAL/PLUMBING/ELECTRICAL
Best Engineering Solutions
Contact: Bob Beach
Phone: 678.665.3280
bbeach@bestengineeringsolutions.com

STRUCTURAL
Auburn Structural Design
Contact: Roy Mayo
Phone: 334.826.8040
e-mail: engineer@austructure.com



SITE PLAN



PROJECT LOCATION

INDEX of DRAWINGS

A0.0 COVER SHEET

ARCHITECTURAL
A1.1 FIRST FLOOR DEMO PLAN
A1.2 SECOND FLOOR DEMO PLAN
A1.3 UPPER FLOOR DEMO PLAN
A1.4 PROPOSED FIRST FLOOR PLAN
A1.5 PROPOSED UPPER FLOOR PLAN
A2.1 EXISTING/DEMO ROOF PLAN
A2.2 PROPOSED ROOF PLAN
A3.1 DEMOLITION ELEVATIONS
A3.2 DEMOLITION ELEVATIONS
A3.3 PROPOSED ELEVATIONS
A3.4 PROPOSED ELEVATIONS
A4.1 REFLECTED CEILING PLAN
A5.1 WALL SECTIONS

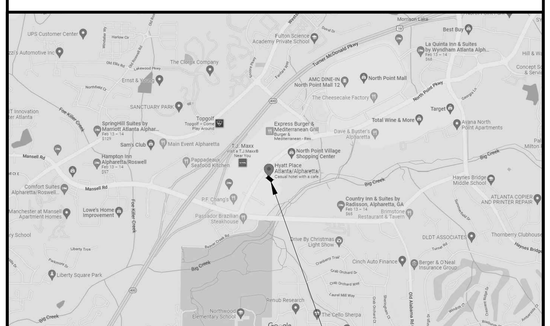
STRUCTURAL
S1.0 GENERAL NOTES
S2.0 FOUNDATION NOTES/CANOPY REFRAMING PLAN
S2.1 ROOF/PARAPET INFORMATION PLAN
S3.0 SECTIONS AND DETAILS

ELECTRICAL
E0.1 SPECIFICATIONS
E1.1 LIGHTING PLAN

CODES

ACCESSIBILITY:	GEORGIA ACCESSIBILITY CODE – GSFC RULES & REGS. 120-3-20 – LATEST REVISION.
ADMINISTRATION:	THE CODE OF THE CITY OF ALPHARETTA, GEORGIA – LATEST REVISION \ 1994 STANDARD BUILDING CODE (SBC) CHAPTER 1 ADMINISTRATION CITY OF ALPHARETTA UNIFIED DEVELOPMENT CODE – LATEST REVISION
BUILDING :	2018 INTERNATIONAL BUILDING CODE (IBC), WITH GA. AMENDMENTS
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE, WITH GA. AMENDMENTS
ENERGY:	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), WITH GA. AMENDMENTS
ENERGZ: FIRE SAFETY :	2018 STANDARD FIRE PREVENTION CODE (IFC), WITH GA. AMENDMENTS 2018 LIFE SAFETY CODE, CITY SPRINKLER CODE – ORD. NO. 220, LATEST REVISION
GAS PIPING:	2018 INTERNATIONAL FUEL GAS CODE (IFGC), WITH GA. AMENDMENTS
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE (IMC), WITH GA. AMENDMENTS
PLUMBING:	2018 INTERNATIONAL PLUMBING CODE (IPC), WITH GA. AMENDMENTS
SOILS /EROSION:	ALPHARETTA SOIL EROSION & SEDIMENT CONTROL ORDINANCE - LATEST REVISION

PROJECT LOCATION



PROJECT LOCATION

PROJECT DATA

PROJECT:	HYATT PLACE EXTERIOR RENOVATION 7500 NORTH POINT PARKWAY ALPHARETTA, GEORGIA 30022 PARCEL ID 12 262006550173
CONSTRUCTION TYPE:	Type IIA, NFPA 13 sprinklered, with fire alarm system.
OCCUPANCY:	Hotel (R1)
ALLOWABLE HEIGHT/AREA :	85'/5 Stories (9 stories/100' with exception 510.6)
ACTUAL HEIGHT/STORIES:	6 Stories, 64' Height 13,026 sf first floor 11,663 sf upper floors 2-6 71,341 sf total
SITE ZONING:	PSC - NORTH POINT OVERLAY

FIRE RESISTANCE RATINGS REQUIRED: TABLE 601 TYPE IIA

STRUCTURAL FRAME	1 HOUR
BEARING WALLS	1 HOUR
NON BEARING WALLS	0 HOUR
FLOOR CONSTRUCTION	1 HOUR
ROOF CONSTRUCTION	1 HOUR

SCOPE OF WORK:
EXTERIOR REFURBISHMENT, PARAPET REPLACEMENT AND PORTICO REPLACEMENT FOR AN EXISTING HOTEL.

Pate Design Group, Inc.
Architecture / Interiors
1640 Powers Ferry Rd
Bldg 16 Suite 300
Marietta GA 30067

(p) 770-814-0885

kirby@patedesigngroup.com

A RENOVATION
HYATT PLACE
7500 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

Revisions:

No.	Date	Description

COVER SHEET

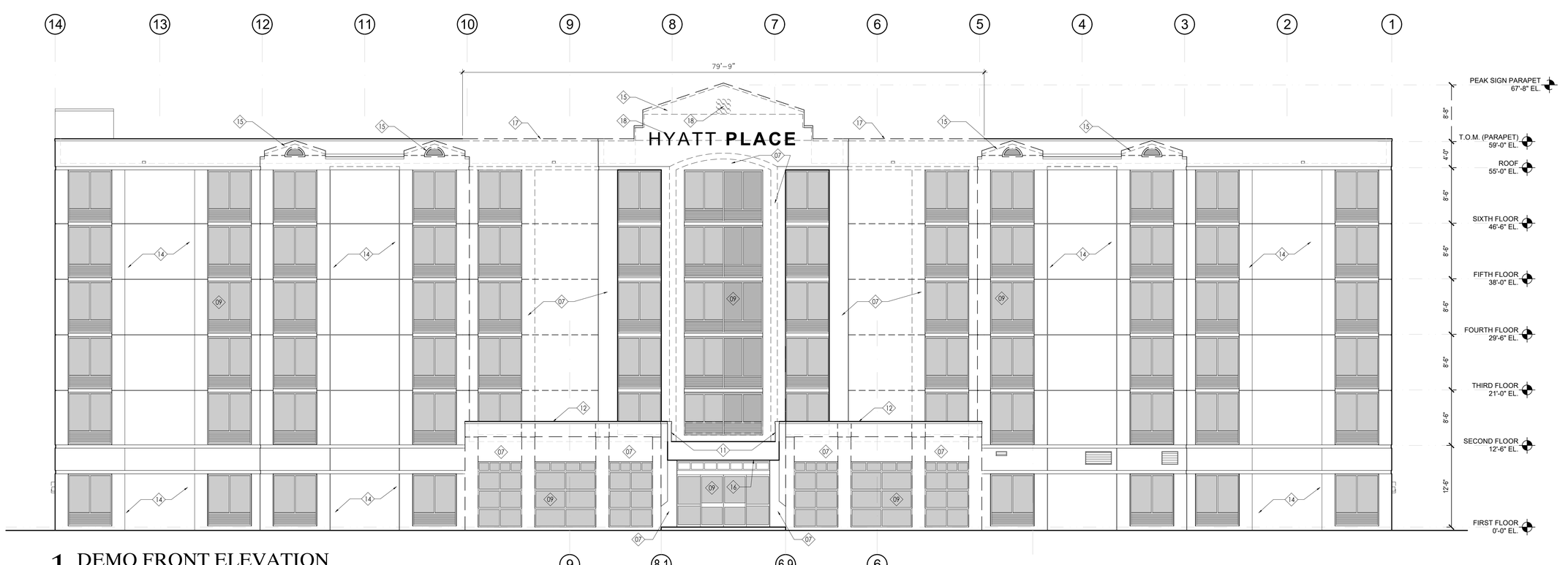
Drawn: JR0
Checked: KEP
Contract No.: 22-44
Scale:
Date: 01.31.23
Last Rev.:

STATE OF GEORGIA
KIRBY E. PATE
01/31/2023
CERTIFICATE NO. 17257
REGISTERED ARCHITECT

A0.0
of sheets

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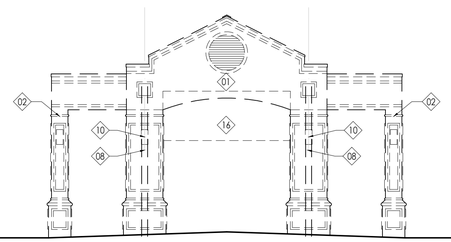


1 DEMO FRONT ELEVATION

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

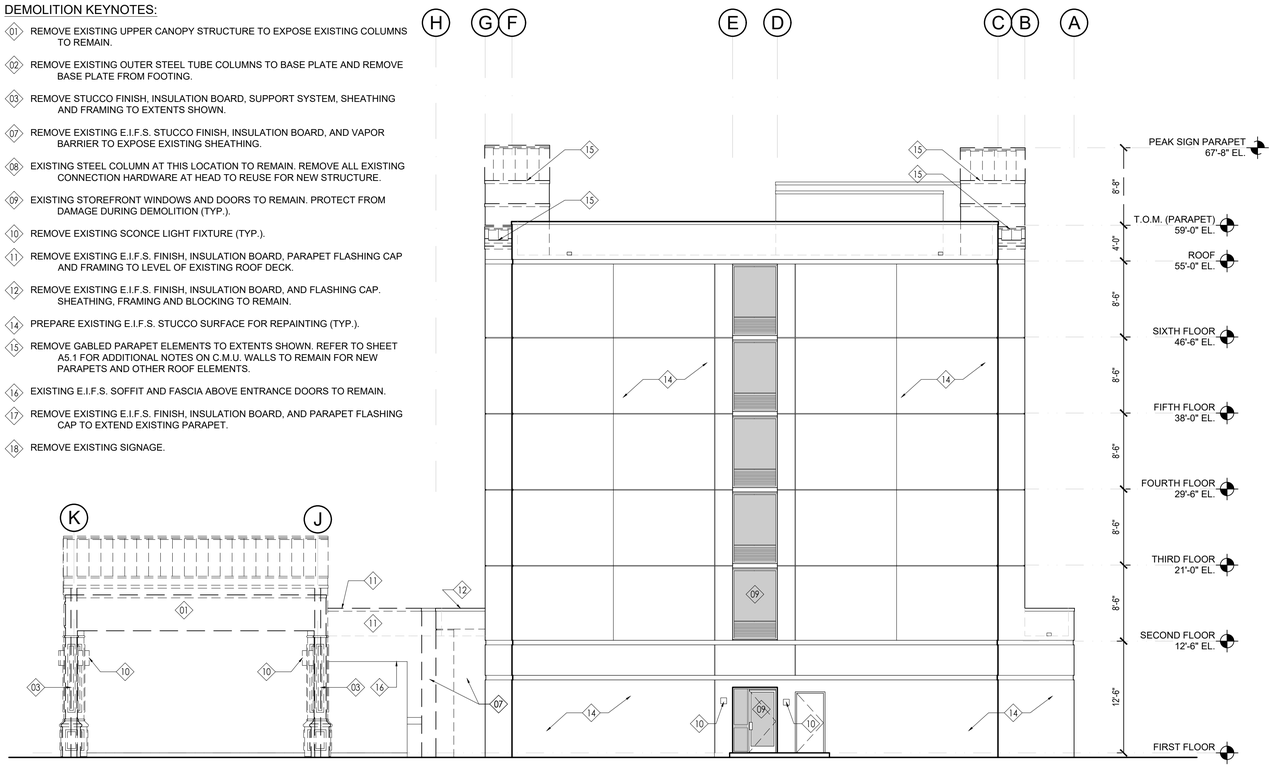
DEMOLITION KEYNOTES:

01. REMOVE EXISTING UPPER CANOPY STRUCTURE TO EXPOSE EXISTING COLUMNS TO REMAIN.
02. REMOVE EXISTING OUTER STEEL TUBE COLUMNS TO BASE PLATE AND REMOVE BASE PLATE FROM FOOTING.
03. REMOVE STUCCO FINISH, INSULATION BOARD, SUPPORT SYSTEM, SHEATHING AND FRAMING TO EXTENTS SHOWN.
07. REMOVE EXISTING E.I.F.S. STUCCO FINISH, INSULATION BOARD, AND VAPOR BARRIER TO EXPOSE EXISTING SHEATHING.
08. EXISTING STEEL COLUMN AT THIS LOCATION TO REMAIN. REMOVE ALL EXISTING CONNECTION HARDWARE AT HEAD TO REUSE FOR NEW STRUCTURE.
09. EXISTING STOREFRONT WINDOWS AND DOORS TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION (TYP.).
10. REMOVE EXISTING SCONCE LIGHT FIXTURE (TYP.).
11. REMOVE EXISTING E.I.F.S. FINISH, INSULATION BOARD, PARAPET FLASHING CAP AND FRAMING TO LEVEL OF EXISTING ROOF DECK.
12. REMOVE EXISTING E.I.F.S. FINISH, INSULATION BOARD, AND FLASHING CAP. SHEATHING, FRAMING AND BLOCKING TO REMAIN.
14. PREPARE EXISTING E.I.F.S. STUCCO SURFACE FOR REPAINTING (TYP.).
15. REMOVE GABLED PARAPET ELEMENTS TO EXTENTS SHOWN. REFER TO SHEET A5.1 FOR ADDITIONAL NOTES ON C.M.U. WALLS TO REMAIN FOR NEW PARAPETS AND OTHER ROOF ELEMENTS.
16. EXISTING E.I.F.S. SOFFIT AND FASCIA ABOVE ENTRANCE DOORS TO REMAIN.
17. REMOVE EXISTING E.I.F.S. FINISH, INSULATION BOARD, AND PARAPET FLASHING CAP TO EXTEND EXISTING PARAPET.
18. REMOVE EXISTING SIGNAGE.



2 DEMO PORTICO ELEVATION

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



3 DEMO RIGHT ELEVATION

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

Pate Design Group, Inc.
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kirby@patedesigngroup.com

A RENOVATION
HYATT PLACE
7500 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

Revisions:

No.	Date	Description

DEMOLITION ELEVATIONS

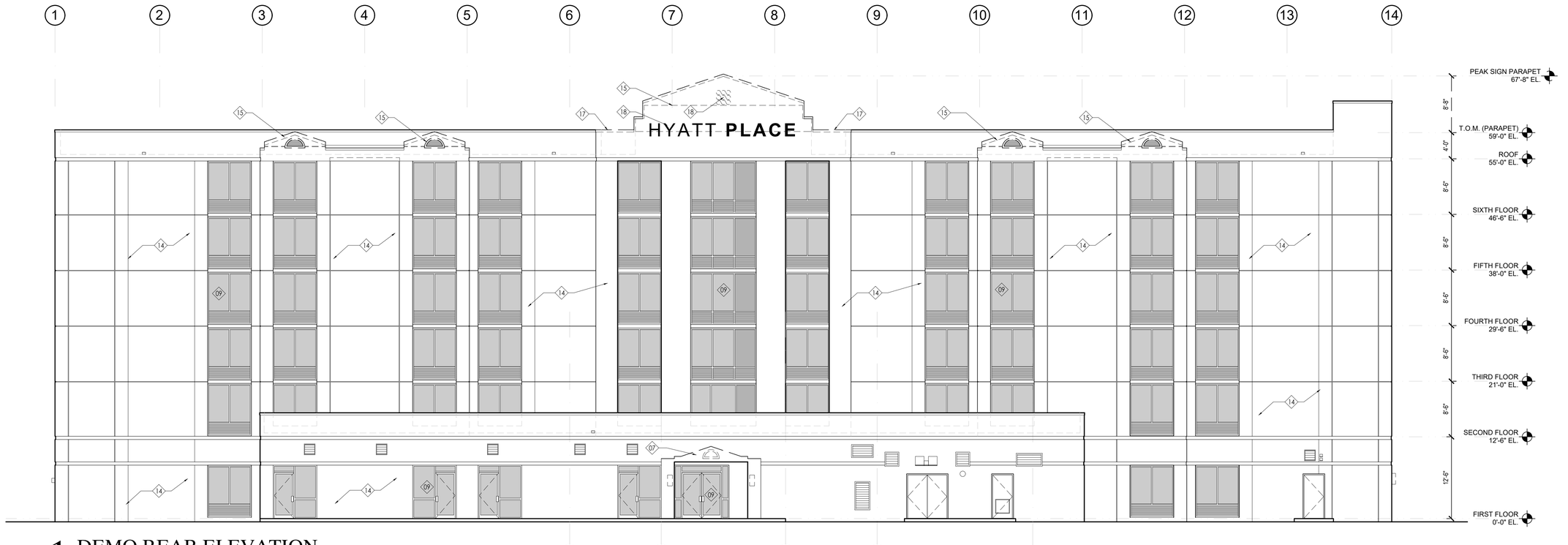
Drawn: JRO
Checked: KEP
Contract No.: 22-57
Scale: 1/8"=1'-0"
Date: 01.31.23
Last Rev.:

STATE OF GEORGIA
KIRBY EDMOND PATE
01/31/2023
CERTIFICATE NO.
REGISTERED ARCHITECT

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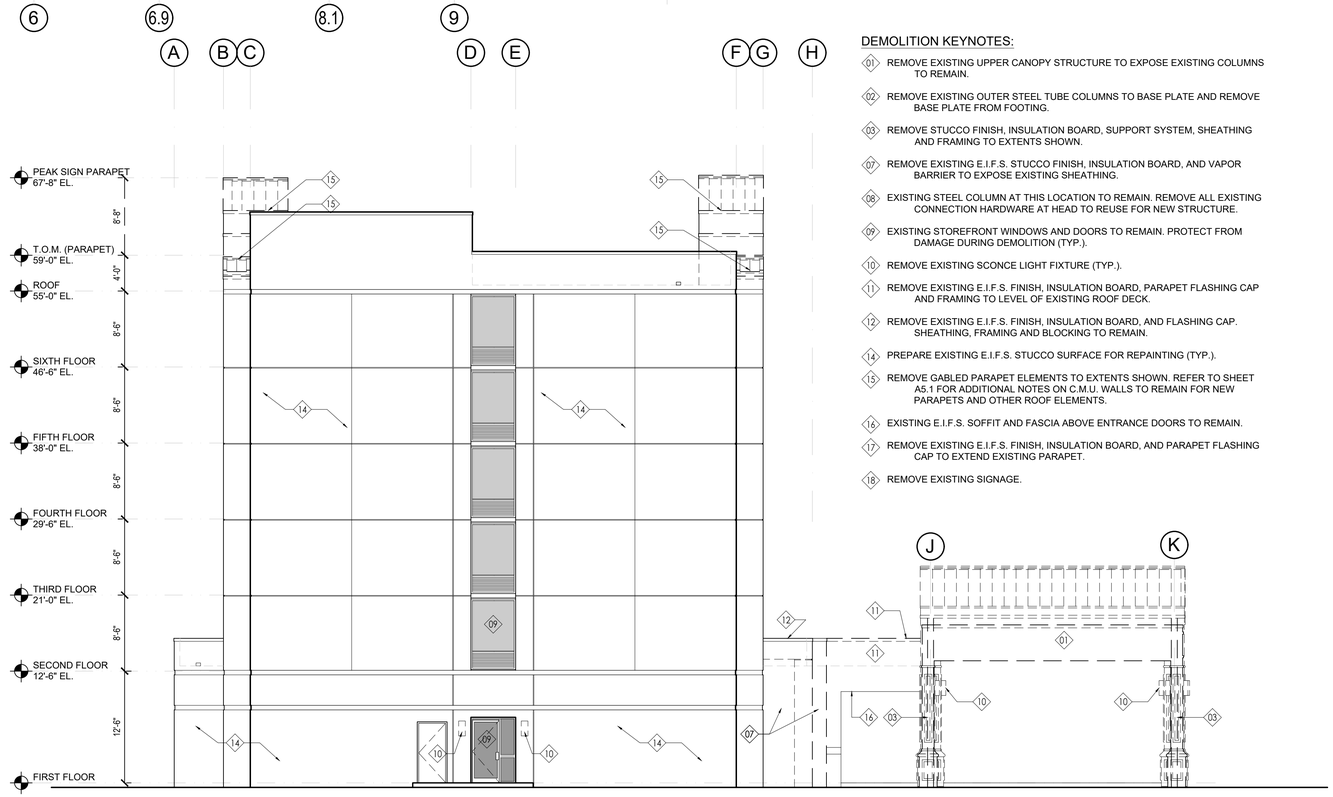
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1 DEMO REAR ELEVATION

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



2 DEMO LEFT ELEVATION

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

DEMOLITION KEYNOTES:

01. REMOVE EXISTING UPPER CANOPY STRUCTURE TO EXPOSE EXISTING COLUMNS TO REMAIN.
02. REMOVE EXISTING OUTER STEEL TUBE COLUMNS TO BASE PLATE AND REMOVE BASE PLATE FROM FOOTING.
03. REMOVE STUCCO FINISH, INSULATION BOARD, SUPPORT SYSTEM, SHEATHING AND FRAMING TO EXTENTS SHOWN.
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08. EXISTING STEEL COLUMN AT THIS LOCATION TO REMAIN. REMOVE ALL EXISTING CONNECTION HARDWARE AT HEAD TO REUSE FOR NEW STRUCTURE.
09. EXISTING STOREFRONT WINDOWS AND DOORS TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION (TYP.).
10. REMOVE EXISTING SCONCE LIGHT FIXTURE (TYP.).
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12. REMOVE EXISTING E.I.F.S. FINISH, INSULATION BOARD, AND FLASHING CAP. SHEATHING, FRAMING AND BLOCKING TO REMAIN.
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18. REMOVE EXISTING SIGNAGE.

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Revisions:

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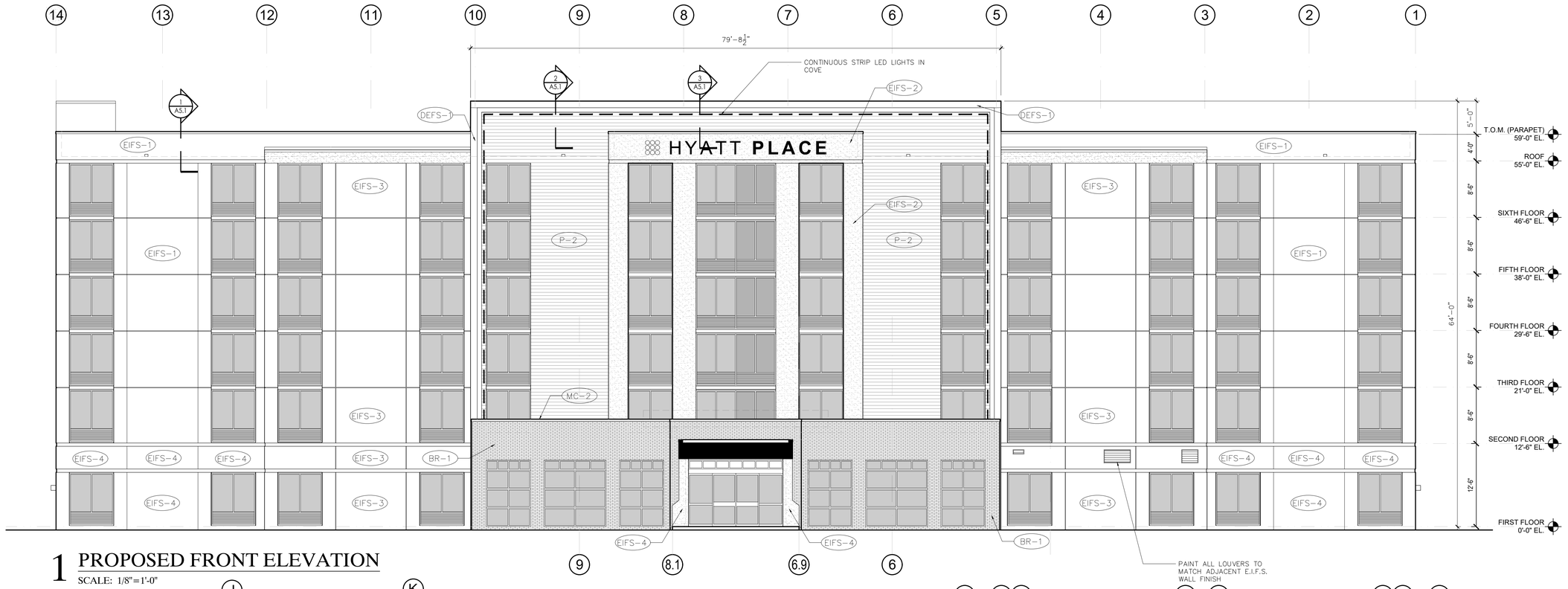
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Date: 01.31.23
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01/31/2023
CERTIFICATE NO.
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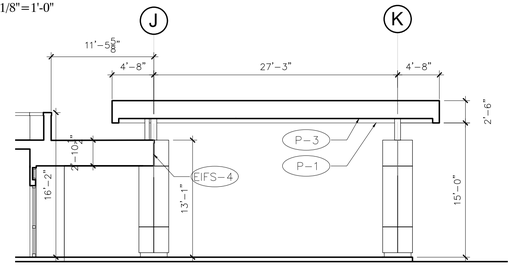
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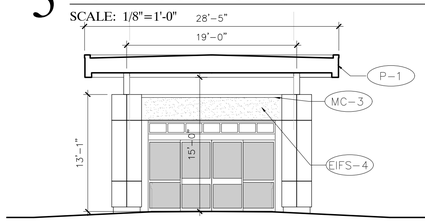
1 PROPOSED FRONT ELEVATION

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



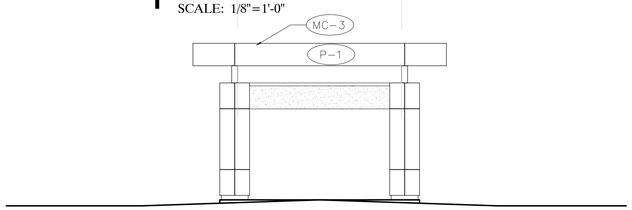
5 PORTICO SECTION-ELEVATION

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



4 PORTICO INNER ELEVATION

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

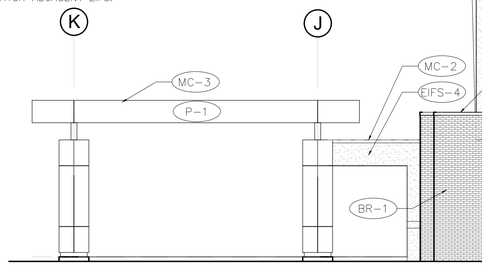


2 PROPOSED PORTICO ELEVATION

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

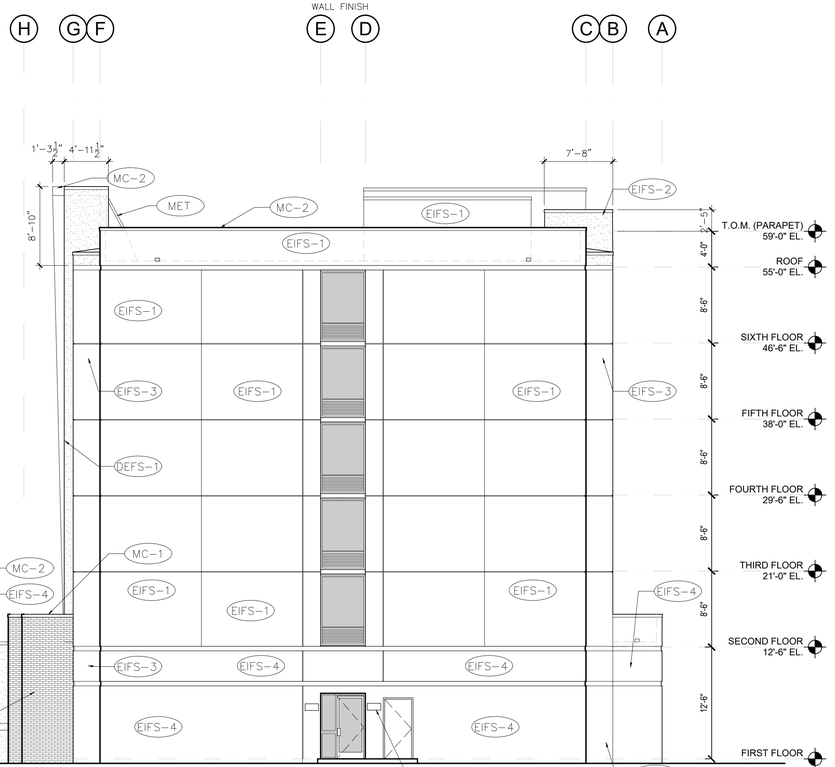
EXTERIOR FINISH MATERIALS			
MATERIAL	TAG	MANUFACTURER	COLOR
EXISTING EXTERIOR STUCCO FINISH	EIFS-1	EXISTING TO REMAIN - NEW PAINT FINISH	SW 7636 ORIGAMI WHITE
EXISTING/NEW EXTERIOR STUCCO FINISH	EIFS-2	EXISTING TO REMAIN AND STO OR DRYVIT	SW 6335 FIRED BRICK - LIMESTONE FINISH
EXISTING/NEW EXTERIOR STUCCO FINISH	EIFS-3	EXISTING TO REMAIN AND STO OR DRYVIT	SW 7641 COLONNADE GRAY - LIMESTONE FINISH
EXISTING EXTERIOR STUCCO FINISH	EIFS-4	EXISTING TO REMAIN -NEW PAINT FINISH	SW 7636 ORIGAMI WHITE
NEW EXTERIOR STUCCO FINISH	DEFS-1	STO OR DRYVIT	SW 7636 ORIGAMI WHITE - LIMESTONE FINISH
CLAD PANEL SYSTEM	P-1	PAC CLAD	COLOR WELD 500 PEWTER PAC-3000 CS
PANEL SIDING	P-2	NICHIHA USA	INDIGO BLUE - DIMENSION SERIES
MODULAR PLANK SOFFIT	P-3	LONGBOARD ARCH. PRODUCTS	LIGHT CHERRY 6" V-GROOVE LINEAR CLG.
THIN BRICK VENEER	BR-1	ENDICOTT CLAY PRODUCTS	MANGANESE IRONSPOT VELOUR MODULAR
METAL COPING AT BRICK	MC-1		PREFINISHED ALUM - MATCH BR-1
METAL COPING AT EIFS/DEFS	MC-2		PREFINISHED ALUM - MATCH EIFS PAINT FINISH
METAL COPING AT CLAD PANEL SYSTEM	MC-3		PREFINISHED ALUM - MATCH PAC CLAD PEWTER
MISCELLANEOUS METALS	MET		GLOSS BLACK

NOTES:
1. ALL COPING/PARAPET TO MATCH ADJACENT MATERIALS.
2. ALL PAINT COLORS ARE BASED ON SHERWIN WILLIAMS.
3. ALL STOREFRONT AND GLAZING IS EXISTING TO REMAIN.
4. ALL SEALANTS PROVIDED BETWEEN EIFS AND DISSIMILAR MATERIALS TO BE PRE-TINTED TO MATCH EIFS.
5. HOLLOW METAL DOORS, FRAMES AND METAL LOUVERS TO BE PAINTED TO MATCH ADJACENT EIFS.



3 PROPOSED RIGHT ELEVATION

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



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A RENOVATION
HYATT PLACE
7500 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

Revisions:

No.	Date	Description

PROPOSED ELEVATIONS

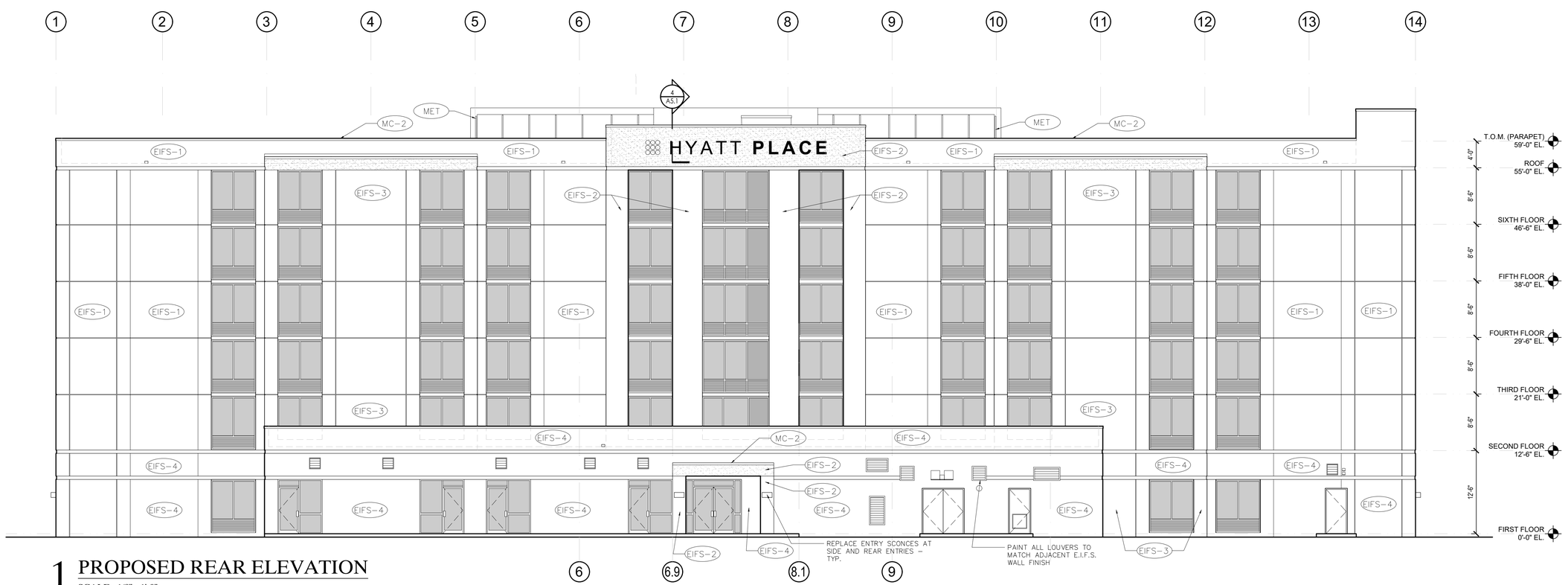
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Contract No.: 22-57
Scale: 1/8"=1'-0"
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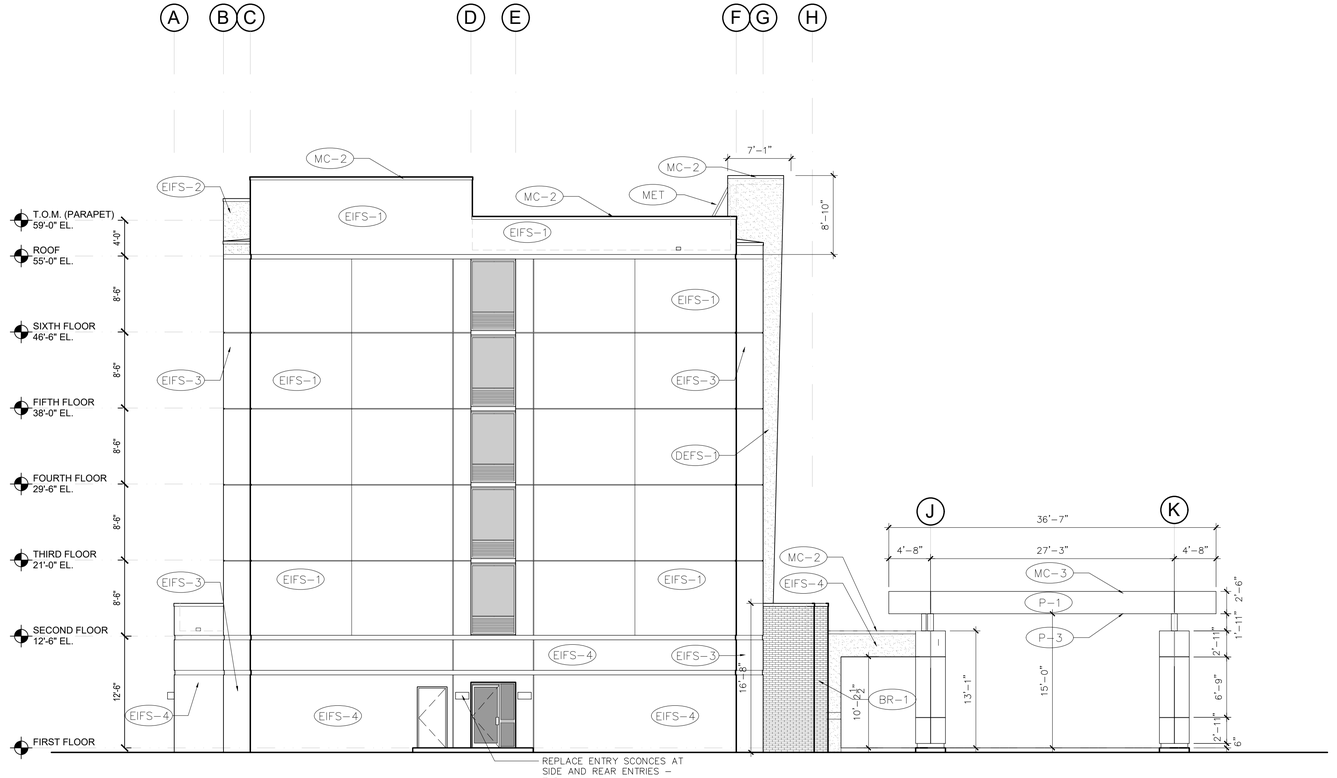


1 PROPOSED REAR ELEVATION

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

EXTERIOR FINISH MATERIALS			
MATERIAL	TAG	MANUFACTURER	COLOR
EXISTING EXTERIOR STUCCO FINISH	EIFS-1	EXISTING TO REMAIN - NEW PAINT FINISH	SW 7636 ORIGAMI WHITE
EXISTING/NEW EXTERIOR STUCCO FINISH	EIFS-2	EXISTING TO REMAIN AND STO OR DRYVIT	SW 6335 FIRED BRICK - LIMESTONE FINISH
EXISTING/NEW EXTERIOR STUCCO FINISH	EIFS-3	EXISTING TO REMAIN AND STO OR DRYVIT	SW 7641 COLONNADE GRAY - LIMESTONE FINISH
EXISTING EXTERIOR STUCCO FINISH	EIFS-4	EXISTING TO REMAIN -NEW PAINT FINISH	SW 7636 ORIGAMI WHITE
NEW EXTERIOR STUCCO FINISH	DEFS-1	STO OR DRYVIT	SW 7636 ORIGAMI WHITE - LIMESTONE FINISH
CLAD PANEL SYSTEM	P-1	PAC CLAD	COLOR WELD 500 PEWTER PAC-3000 CS
PANEL SIDING	P-2	NICHIHA USA	INDIGO BLUE - DIMENSION SERIES
MODULAR PLANK SOFFIT	P-3	LONGBOARD ARCH. PRODUCTS	LIGHT CHERRY 6" V-GROOVE LINEAR CLG.
THIN BRICK VENEER	BR-1	ENDICOTT CLAY PRODUCTS	MANGANESE IRONSPOT VELOUR MODULAR
METAL COPING AT BRICK	MC-1		PREFINISHED ALUM - MATCH BR-1
METAL COPING AT EIFS/DEFS	MC-2		PREFINISHED ALUM - MATCH EIFS PAINT FINISH
METAL COPING AT CLAD PANEL SYSTEM	MC-3		PREFINISHED ALUM - MATCH PAC CLAD PEWTER
MISCELLANEOUS METALS	MET		GLOSS BLACK

NOTES:
1. ALL COPING/PARAPET TO MATCH ADJACENT MATERIALS.
2. ALL PAINT COLORS ARE BASED ON SHERWIN WILLIAMS.
3. ALL STOREFRONT AND GLAZING IS EXISTING TO REMAIN.
4. ALL SEALANTS PROVIDED BETWEEN EIFS AND DISSIMILAR MATERIALS TO BE PRE-TINTED TO MATCH EIFS.
5. HOLLOW METAL DOORS, FRAMES AND METAL LOUVERS TO BE PAINTED TO MATCH ADJACENT EIFS.



2 PROPOSED LEFT ELEVATION

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

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DESIGN COMPONENTS - EXTERIOR REFRESH



01 EDGE ELEMENT
BUILDING FRAME USED TO ACCENTUATE THE CORE OF THE BUILDING. HIGHLIGHTING BRAND SIGNAGE AND PATHWAY INTO THE BUILDING.

02 EDGE LIGHTING
LIGHTING COMPONENT TO VISUALLY CELEBRATE AND ENHANCE THE PRESENCE OF THE EDGE ELEMENT AFTER DARK.

03 ACCENT PANELING
FEATURE MATERIAL WITH FINER HORIZONTAL TEXTURE USED WITHIN THE EDGE ELEMENT TO BRING ATTENTION TO THE CENTRAL MASS OF THE BUILDING.

04 PORTE COCHERE
NEW FLOATING CONTEMPORARY FLAT PLANE PORTE COCHERE WITH ACCENT WOOD CEILING MATERIAL FOR CONTRAST.

05 MODERN PARAPET
UPDATED CLEAN LOW PROFILE PARAPETS TO REPLACE THE DATED PEAKS.

06 ACCENT BRICK
BASE MATERIAL TO COMPLEMENT THE CENTRAL MASS OF THE BUILDING AND ADDING TO THE OVERALL ENTRY EXPERIENCE.

07 UPDATED PAINT
REVIVED BUILDING PAINT IN NEW MODERN CONTEMPORARY COLORS.

DESIGN COMPONENTS NOTES:
- THIS DESIGN IS BASED OFF THE HYATT PLACE ITASCA, IL PROPERTY

MATERIAL BOARD - EXTERIOR REFRESH



01 EIFS-1
MANUFACTURER: STO/DRYVIT
COLOR: SW7636 ORIGAMI WHITE
FINISH: LYMESTONE/FINE

02 EIFS-2
MANUFACTURER: STO/DRYVIT
COLOR: SW6335 FIRED BRICK
FINISH: LYMESTONE/FINE

03 EIFS-3
MANUFACTURER: STO/DRYVIT
COLOR: SW7641 COLONNADE GRAY
FINISH: LYMESTONE/FINE

04 EIFS-4
MANUFACTURER: STO/DRYVIT
COLOR: SW7067 CITYSCAPE
FINISH: LYMESTONE/FINE

05 DEFS-1
MANUFACTURER: STO/DRYVIT
COLOR: SW7636 ORIGAMI WHITE
FINISH: LYMESTONE/FINE

06 P-1
MANUFACTURER: PAC CLAD
COLOR: COLOR WELD 500 - PEWTER
DESCRIPTION: PAC-3000 CS (FIRE RETARDANT CORE)

07 P-2
MANUFACTURER: NICHIA
COLOR: INDIGO BLUE
DESCRIPTION: DIMENSION SERIES

08 BR-1
MANUFACTURER: ENDICOTT CLAY PRODUCTS CO.
COLOR: MANGANESE IRONSPOT VELOUR MODULAR
STYLE: THIN BRICK, RUNNING BOUND, ON TABS II SYSTEM

MATERIAL NOTES:
- ANY MATERIALS/COLORS SELECTED THAT ARE NOT PROVIDED IN THIS BOOKLET MUST BE SUBMITTED TO HYATT FOR APPROVAL.
- ALL COPING/PARAPET CAP TO MATCH ADJACENT MATERIAL.
- ALL PAINT COLORS ARE SELECTED FROM SHERWIN WILLIAMS.

PORTICO - EXTERIOR REFRESH





PORTICO DESIGN ELEMENTS

01 METAL CLADDING
CLEAN METAL PERIMETER CLADDING TO MATCH THE FINISH OF THE EDGE ELEMENT.

02 CAN LIGHTING
NEW UPDATED PORTE COCHERE LIGHTING TO CREATE A SPARKLE AT THE CEILING PLANE AND A POOL OF BRIGHT LIGHT TO ENHANCE THE ENTRY EXPERIENCE.

03 ACCENT PANELING
FEATURE MATERIAL USED TO HIGHLIGHT THE UNDERSIDE OF THE PORTE COCHERE AND TO CREATE A CONTRAST OF COLOR AND TEXTURE.

04 COLUMN EXTENSION
INTENDED TO LIFT THE PORTE COCHERE CEILING PLANE CREATING A CONTEMPORARY FLOATING EFFECT TO MAKE THE ENTRY LIGHT AND AIRY.

05 COLUMN WRAP
BASE ELEMENT OF THE PORTE COCHERE THAT ENHANCES THE RECTILINEAR PROFILE OF THE NEW, UPDATED, BUILDING ELEMENT.

PORTICO MATERIAL NOTES

01 P-1
MANUFACTURER: PAC CLAD
COLOR: COLOR WELD 500 - PEWTER
DESCRIPTION: PAC-3000 CS (FIRE RETARDANT CORE)

02 P-3
MANUFACTURER: LONGBOARD
COLOR: LIGHT CHERRY
DESCRIPTION: 6" V-GROOVE LINEAR METAL CEILING

03 W-1
MANUFACTURER: PAC CLAD
COLOR: CHARCOAL
DESCRIPTION: PAC-2000F COLUMN COVER

04 W-2
MANUFACTURER: PAC CLAD
COLOR: CHARCOAL
DESCRIPTION: PAC-2000F COLUMN COVER (BASE)

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SCOPE OF WORK - EXTERIOR REFRESH



DEMO
- REMOVE PEAKS ON ROOF PARAPETS
- REMOVE EIFS AT TWO STORY LOBBY
- REMOVE EIFS ABOVE TWO STORY LOBBY, LEFT AND RIGHT OF CENTRAL BUMP OUT
- DEMO PORTE COCHERE, EXISTING STRUCTURAL MEMBERS AT CENTER OF PORTE COCHERE TO REMAIN FOR REUSE

CONSTRUCTION
- REPAINT ALL EXISTING EIFS
- RE-CAP ROOF PARAPETS WHERE PEAKS WERE REMOVED. PARAPET CAPS TO MATCH ADJACENT MATERIAL
- CLAD TWO STORY LOBBY WITH NEW THIN BRICK
- CONSTRUCT NEW EDGE ELEMENT WITH EDGE LIGHTING
- CLAD INSIDE EDGE ELEMENT WITH NEW PANELING
- NEW PORTE COCHERE
- NEW SIGNAGE AT BACK OF BUILDING

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