DESIGN REVIEW BOARD
MARCH 17, 2023

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. APPROVAL OF MEETING MINUTES

1. Meeting Minutes 2-17-2023

VII. ITEMS FROM BOARD MEMBERS

VIII. PUBLIC HEARING

1. **DRB230006 Caliber Car Wash 1500 Mansell Rd**
   Review new construction

2. **DRB230013 OFF LEASH 142 South Main St**
   Review New Exterior Elevations

3. **DRB230012 Market District 116 and 126 North Main St**
   Review New Construction

4. **DRB230010 Bridge Holdings 11505 Morris Rd**
   This item has been deferred by the applicant and will no longer be heard during this meeting.
   Review New Construction

5. **DRB230009 Delbar Old Milton 4120 Old Milton**
   Review exterior changes

IX. ADJOURNMENT

Design Review Board Meeting
February 17,2023
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

- Chairman Kramer called the meeting to order at 8:32 a.m.
- Zoning Enforcement Manager, Bret Schroeder presented each Design Review Board case.
- Chairman Kramer adjourned the workshop at 9:05 a.m.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:10 a.m.

IV. ROLL CALL

- Design Review Board Members Present
  - Richard Kramer, (Chairman)
  - Frank Schwing (Vice Chairman)
  - Richard Owens
  - Holly Palmer
  - Pat Corkill
  - Katie Rocco
  - Teresa Rhodes
  - Kim Matherly

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

V. PLEDGE TO THE FLAG
VI. ITEMS FROM STAFF
VII. ITEMS FROM BOARD MEMBERS
VIII. APPROVAL OF MINUTES

A. DRB Meeting Minutes 1-20-2023

- Board Member Rocco offered a motion to approve the DRB Meeting Minutes from 1-20-2023.
  - Board Member Corkill seconded the motion.
  - The motion was approved unanimously (7-0).

IX. PUBLIC HEARING

1. DRB230003 / The Oaks at Alpharetta
   Review signage
2. Patty came forward from Oakhurst Signs & Graphics to propose new sign and present color samples.

3. DRB Questions & Discussion:
   - Sign is 3 dimensional.
   - Blue cabinet with applied letters
   - Question on how thick lettering is.
     - The word "Oaks" is 1 inch.
     - The wording "At Alpharetta" and the bar underneath are ½ inch.
     - Assisted Living & Memory care are ½ inch.
     - The white Part of sign is a built out fabricated aluminum painted cabinet.
   - Board members asking applicant to frame out top of monument sign.

4. Public Comment:
   - There were no public comments for this item.

5. Board Member Rocco offered a motion to approve (DRB230003 / The Oaks at Alpharetta) with the change of adding a dark blue frame/cap at the top, applicant will work with staff on proper landscaping and possible extension of the landscape bed.
   - Board Member palmer seconded the motion.
   - The motion was approved (6-1).

6. DRB220048 / Off Leash142 South Main Street

Review Signage

- Chairman Kramer recused himself from this item as his firm is performing work for this application, and he left the meeting.
- Vice Chairman Schwing served as Chair for this item.

- Josh word (architect) & Wendy Neuman (CEO of Cooper Holdings) came forward to discuss specific on 2 signs (building & monument) for this property.
- DRB Questions & Discussion:
  - Board members requesting that the leash lettering be the same thickness as other lettering on the sign.
  - Bret will work with applicant on thickness of lettering and leash thickness.
  - There was some discussion regarding the color of previous sign being a greenish color. Board members questioned why the change.
  - Applicant advising that monument wall will stay the same except for the structure which will be a brick foundation.
- Public Comment:
  - There were no public comments for this item.

❖ Board Member Rhodes offered a motion to approve **(DRB220048 / Off Leash142 South Main Street)** signage as presented with the exception that the applicant will work with staff to approve the green color to be used on the logo as well as the lighting fixtures on building.
  - Board Member Owens seconded the motion.
  - The motion was approved (6–1; as Chairman Kramer recused himself from this item).

❖ Chairman Kramer rejoined the meeting.

3. DRB230004 / SWVP Alpharetta

Review Exterior Elevations and Landscaping

- Amy Stone & Laura Sherman from Genseler, Chris Mutter from HGOR and Jordan Corbitt came forward to present elevations and landscaping.

- DRB Questions & Discussion:
  - Samples of the brick and other materials were brought in for board members to view.
  - Member Corkill raised concern about what proposed landscaping is left after reconstructing the buildings what may be there or may not be there based on contractors tearing everything apart.

- Applicant stating current glass on window will be replaced and clear glaze will be added.
- Cast stone window seals will be cleaned.
- There will be existing brick still on building making a smooth transition into the new brick.
- New vertical fins will be added.
- Member Corkill specified concerns of perennials.
- Question regarding applicant submitting for an LDP due to property being more than 5,000 SQFT.

- **Public Comment:**
  - There were no public comments for this item.

❖ Board Member Schwing offered a motion to approve **(DRB230004 / SWVP Alpharetta)** the site plan as presented today as it pertains to the scope of this project.
- Board Member Rocco seconded the motion.
- The motion was approved unanimously (7-0).

❖ Board Member Palmer offered a motion to approve **(DRB230004 / SWVP Alpharetta)** the exterior elevations and materials as presented today.
- Board Member Owens seconded the motion.
- The motion was approved unanimously (7-0).

❖ Board Member Corkill offered a motion to approve **(DRB230004 / SWVP Alpharetta)** hardscape and hardscape materials excluding furniture as submitted.
- Board Member Rhodes seconded the motion.
- The motion was approved unanimously (7-0).

❖ Board Member Corkill offered a motion to defer landscaping **(DRB230004 / SWVP Alpharetta)** based on today's comments as well as provide board members the opportunity to review the landscape drawings and continue the discussion of the landscaping along the right of way of Windward Pkwy and West Side Pkwy.
- Board Member Owens seconded the motion.
- The motion was approved unanimously (7-0).

4. **DRB230002 / 82-92 Thompson St**
   Review New Construction

- Jeff Pitman/Brent Thomas came forward to present materials for new construction.

- **DRB Questions & Discussion:**
  - What does pedestrian railings look like?
  - Question regarding trash pickup and dumpster location
  - Where is pedestrian access?
  - What is intention of dead space on 3rd floor?

- Question on where Location of AC unit will be located.
- Will sidewalk have continuous material?
- Will street trees stay the same?
- Board member Corkill asking to see something more than just sod, asking applicant to use a material that will last.
- Board member Corkill asking if the walkway can be reduced to 3 Ft wide.
- Where is stair well tower, Are the stairs visible through the widows?
- What materials being used for this project
  - Corners and center pieces are clad material.
  - Building will be a natural stone brick and some old savanna brick.
  - The open balcony is a Tudor style with wood trim and smooth siding recessed.
  - There will be a cast stone band to break up each unit.
  - Roof will be cast stone seals and headers.
  - Front is a pedestal paver.
  - Garage door will be a cream color.
  - Glass lanterns will be dark bronze.
  - Gutters will be dark bronze to match other materials.
  - Front elevation will be metal to match railings.
  - rd floor recessed area will be smooth siding fiber cement or hard wood cream or dark almost like a dark brown to match windows.
- Question of where the mailboxes are located and are they visible to postal workers.

- **Public Comment:**
  - There were no public comments for this item.

❖ Board Member Rocco offered a motion to approve **(DRB230002 / 82-92 Thompson Street)** the site plan as presented today.
- Board Member Rhodes seconded the motion.
- Board Member Palmer voted no
- The motion was approved (6-1, Board member Palmer voted no).

❖ Board Member Schwing offered a motion to approve **(DRB230002 / 82-92 Thompson Street)** the elevations and materials with the following conditions: 3rd floor board and batten will be painted a darker color including the rear sections on both sides of the center gable with colors to be reviewed and approved by staff. The down spouts and gutters will be bronze. The following items will be approved and reviewed by staff, all paint colors (the balcony and all other railings, and the balcony ceiling).
Rear elevation (3rd floor) will be as presented except for 2 end sections outside the 2 end gables will be in darker color.

- Board Member Corkill seconded the motion.
- The motion was approved (6-1 Board Member Palmer voted no)

❖ Board Member Corkill offered a motion to approve **(DRB230002 / 82-92 Thompson Street)** landscaping with the following conditions: Front walks from the stair wells should be 3 ft verses 4 ft unless building code takes precedence over that, street scape plantings and hardscape sidewalks shall be continuous with the neighboring developments, ground cover materials in the planting strip under the front street trees shall be evergreen durable in lieu of turf, and it is understood that no trellis as part of the submittal or part of the approval today as presented.

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

➢ Applicant must address the following items below at the next meeting.

- Elevations and materials: add window tinting to Mansell Rd side, add brick detail such as soldier courses, awnings should be black, need detailed renderings of cleaning station and pay station, dumpster enclosure must match building, light fixtures and site lighting details need to be submitted.
- Landscaping: add screening along Mansell to break up the roof line, enhance corner landscaping, screen dumpster enclosure.
- Monument sign: flatten top, brick treatment, match building signage.

X. Board Members break for Lunch 12:10

XI. Meeting resumed 12:42

5. DRB230006 / Caliber Car Wash

Review New Construction

- Nan Wilcox came forward to present new construction of car wash.

- **DRB Questions & Discussion:**
  - Question regarding where dumpster location is.
  - Staff wants any trees that will be removed during construction be replanted with the original tree that was on property (Red-Maple)
  - Board members requesting that applicant add larger evergreens to screen the trash enclosure better.
  - Question regarding materials that will be used for project. (Whitewash brick, Door will be a grey color, EIFS will be a blueish color).
  - Question from Chairman Kramer will there be any additional brick work done?
  - Will hard coverings be used for awnings in vacuum area?
  - Board member Palmer asks if applicant has rendering of vacuum station and lighting shown that will be used.

- Is there a reception area for customers.
- Board members asking is it possible to add a metal top to the signage.
- Can applicant provide picture detail of dumpster and enclose?
- Will there be any landscaping to enhance the corner.

- **Public Comment:**

  There were no public comments for this item.

❖ Board Member Schwing offered a motion to defer **(DRB230006 / Caliber Car Wash)** elevation and materials.

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

6. **DRB230005 / Roberts Properties Office**
   Review New Construction
   Board member Corkill not present for this item.

- Bradley Russell came forward to present office building, Danny Mitchell presented site plan.

- **DRB Questions & Discussion:**
  - Questions on where dumpster will be located and or possibly moving location.
  - Questions regarding parking and extra parking spaces
  - Where is main entrance?
  - Where will delivery trucks park during unloading?
  - 1 monument sign will stay in same location.
  - There was some Back-and-forth discussion between board members regarding site plan and elevations of building stating that it looks like the building should be changed 180 degrees and that this would look better than the original plan.
  - Applicant has agreed to change/switch building180 degrees.

- **Public Comment:**
  - There were no public comments for this item.

❖ Board Member Schwing offered a motion to approve **(DRB230005 / Roberts Properties Office)** the site plan with the change discussed today of reversing the southeast and northwest building facade along with associated parking and landscaping.

- Board Member Palmer seconded the motion.
- The motion was approved unanimously (6-0).

❖ Board Member Schwing offered a motion to approve **(DRB230005 / Robert Properties Office)** elevations and materials as presented with the

- ❖ condition that the southeast and northwest facade will be swapped along with associated landscaping.
    - Board Member Owens seconded the motion.
    - The motion was approved unanimously (6-0)
- ❖ Board Member Owens offered a motion to defer **(DRB230005 / Roberts Properties Offices)** landscaping plan until applicant brings back new plan next month.
    - Board Member Rhodes seconded the motion.
    - The motion was approved unanimously (6-0)
- ❖ Board Member Schwing offered a motion to approve **(DRB230005 / Roberts Properties Offices)** site lighting as presented today.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (6-0)

7. **DRB230007 / North American Mission Board**
   Review New Construction
   Board member Corkill not present for this item.

- Blake (applicant) came forward to present this item stating that this will be a training facility for Pastors and Ministers.

- **DRB Questions & Discussion:**
    - Chairman Kramer asked will the auditorium be used primarily for training sessions.
    - With the new footprint will you have to change any of the storm water detention.
    - Are there any new retaining walls?
    - Will patrons access main building to get to auditorium?
    - Where is actual walkway?
    - Applicant advised that any existing land that will be disturbed during construction will be replaced.
    - Question of does this connect to the greenway.

- **Public Comment:**

    - There were no public comments for this item.

- ❖ Board Member Schwing offered a motion to approve **(DRB230007 / North American Mission Board)** site plan elevation materials and landscaping as presented.
    - Board Member Rhodes seconded the motion.
    - The motion was approved unanimously (6-0).

8. **DRB230008 / The Hyatt Place Hotel**
   Review Exterior Elevation Changes

Board member Corkill not present for this item.

- John O'Connell presented this item for major refresh to existing hotel.

  - **DRB Questions & Discussion:**
    - Question on will current windows be replaced.
    - Will hotel be closed during construction?
    - Will flagpole stay?
    - Will there be any changes to the pool?
    - Is there any other lighting that will be changed?
    - Board members ask applicant to ensure dumpster enclosure match new colors.
    - Will there be any other lighting added?

- **Public Comment:**

  - There were no public comments for this item.

❖ Board Member Rhodes offered a motion to approve **(DRB230008 / The Hyatt Place Hotel)** the exterior materials with the condition that the dumpster enclosure will match the building.

- Board Member Owens seconded the motion.
- The motion was approved unanimously (6-0).

XII. ADJOURNMENT

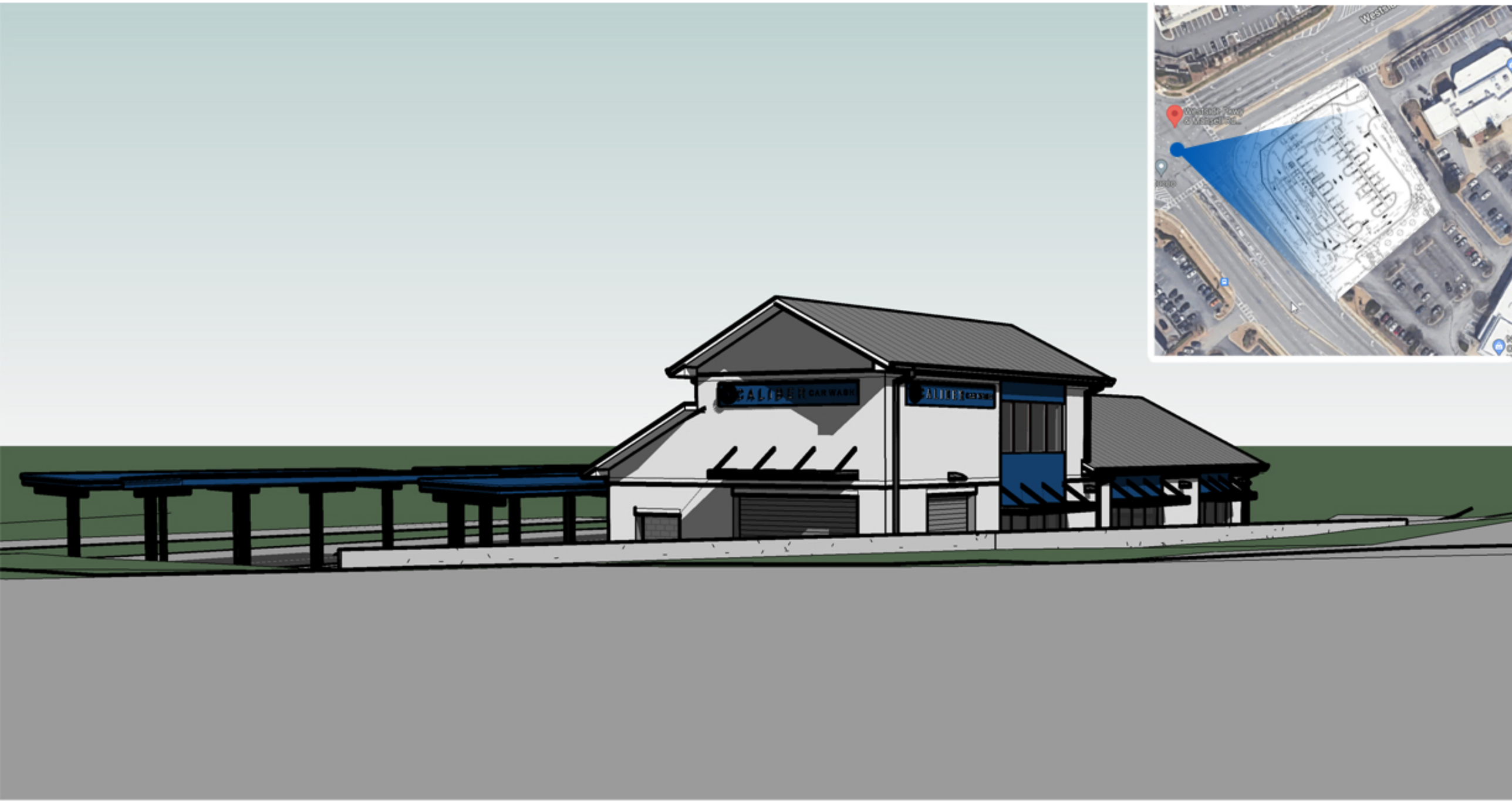
- With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 3:36 p.m.

Respectfully submitted,

Tracy Jackson

Planning + Zoning Coordinator

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA



VIEW 1 - CENTER OF INTERSECTION

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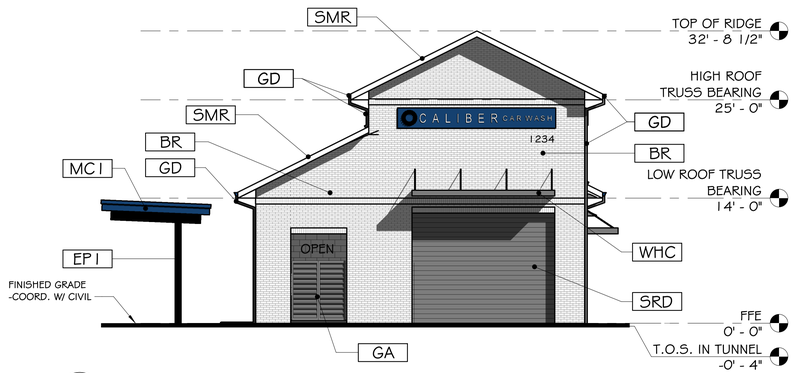
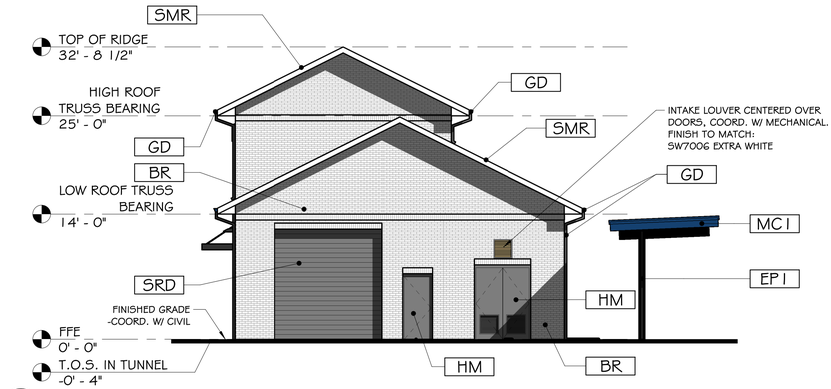


1 A2.0 ELEVATION - WEST
1/8" = 1'-0"



4 A2.0 ELEVATION - EAST
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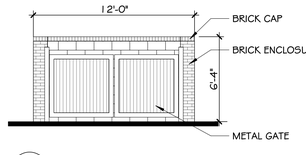
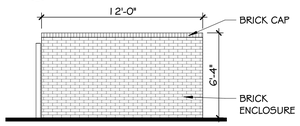


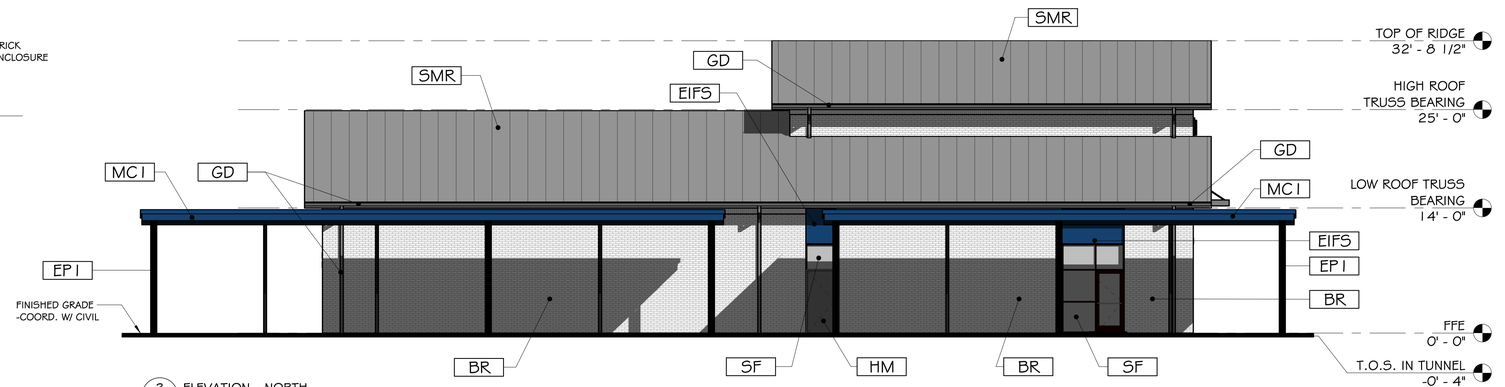
5 A2.0 DUMPSTER FRONT
3/16" = 1'-0"



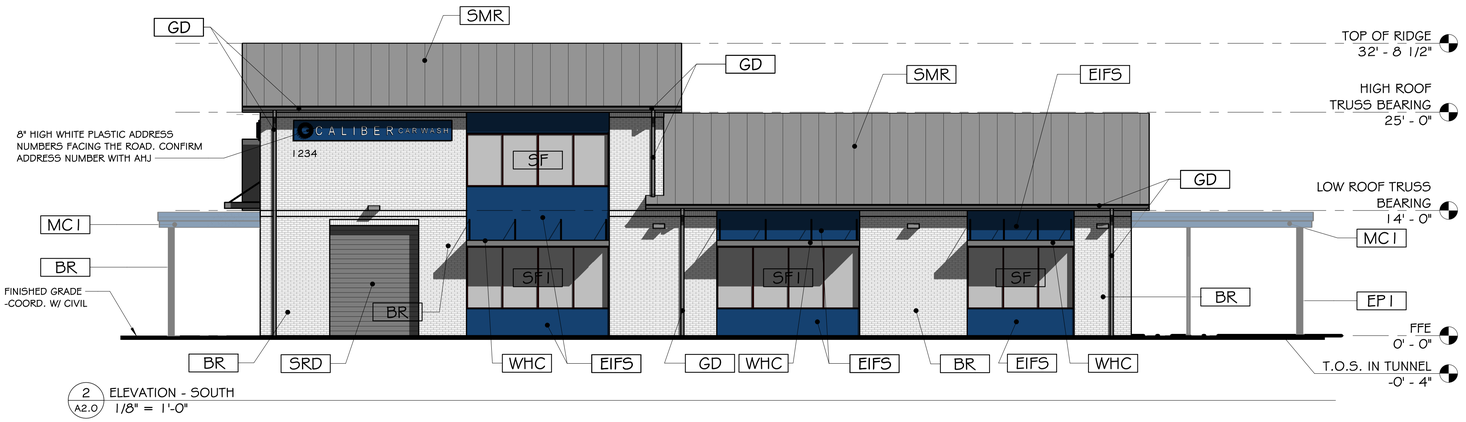
6 A2.0 DUMPSTER - SIDE ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND:

MARK	MATERIAL	SPECIFICATION
BR	BRICK VENEER	MODULAR BRICK VENEER, MYRTLE SAND MODULAR SIZE, PALMETTO BRICK, WHITE MORTAR
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: SLATE GRAY
GA	ALUM. GATE	PAINT: SW6277 SPECIAL GRAY - SEMI-GLOSS
HM	HOLLOW METAL DOOR & FRAME	PAINT: SW6277 SPECIAL GRAY - SEMI-GLOSS
MC1	METAL COPING/FASCIA	24 GA KYNAR FINISHED CAP FLASHING W/ STANDING SEAM JOINTS, MATCH "SW 6811 HONORABLE BLUE"
MF	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, TINTED GLASS
SMR	STANDING SEAM METAL ROOF	PAC-CLAD STANDING SEAM METAL ROOF 18" WIDE W/ PENCIL RIBS - COLOR: SLATE GRAY
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	CHK'D
SCHEMATIC ELEVATIONS	01/23/23	JRC	
REVISED ELEVATIONS	02/03/23	JRC	
REVISED ELEVATIONS	02/27/23	JRC	DD

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

EXTERIOR
ELEVATIONS

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

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA

VIEW 2 - WESTSIDE PKWY

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA

VIEW 3 - MANSELL RD

1 SE-2 BIRD'S EYE VIEW

1/24/2023 12:06:30 PM
X:\Project Categories\Caliber Car Wash\Caliber Car Wash (1500 Mansell Rd.) Alpharetta,GA - 2022.125\Drawings\DD\PFP's\Caliber Car Wash - Alpharetta-Mansell DR2 pitched roof enclosed.rvt
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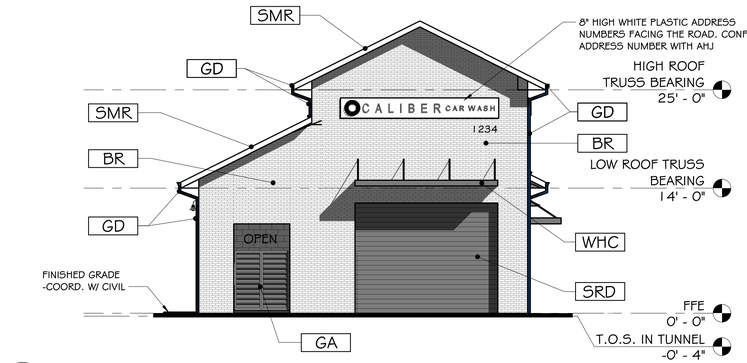
CONSULTANT
Converge Engineering
54 SOUTH AVENUE
MARIETTA, GA 30060
(404)-600-7988

DESCRIPTION	DATE	DRAWN CHKD

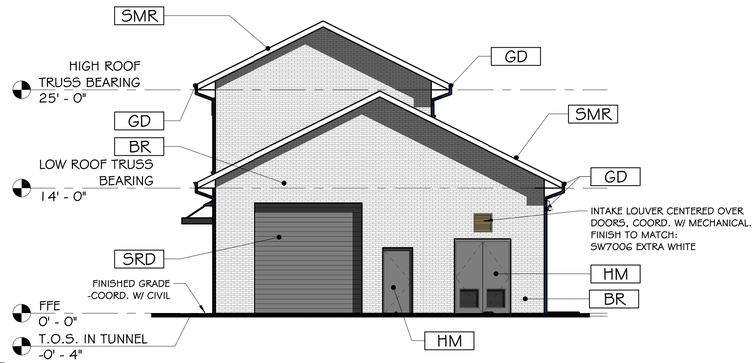
CALIBER CAR WASH -
ALPHARETTA-MANSELL
CALIBER CAR WASH, LLC
1500 MANSELL ROAD
ALPHATETTA, GA 30009

BIRD'S EYE VIEW

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



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
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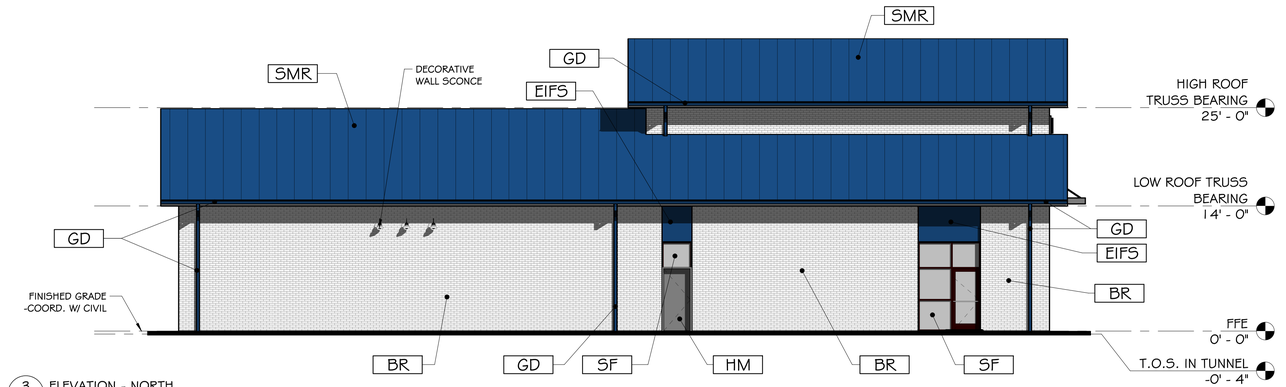
SMR	STANDING SEAM METAL ROOF	PAC-CLAD STANDING SEAM METAL ROOF 18" WIDE W/ PENCIL RIBS - COLOR: SW6811 HONORABLE BLUE; INSTALL PER MANUF. SPECIFICATIONS
SRD	STEEL ROLL-UP DOOR	STEEL ROLL-UP DOOR, PAINT TO MATCH - SW6277 SPECIAL GRAY - SEMI-GLOSS
WHC	WALL-HUNG CANOPY	PRE-ENGINEERED WALL-HUNG METAL CANOPY WITH HAVGER RODS, COLOR: "BLACK"



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

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

1/25/2023 11:30:46 AM
X:\Project Categories\Caliber Car Wash\Caliber Car Wash (1500 Mansell Rd.) Alpharetta,GA - 2022.125\Drawings\DD\FFP\Caliber Car Wash - Alpharetta-Mansell DR2 pitched roof enclosed.rvt
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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
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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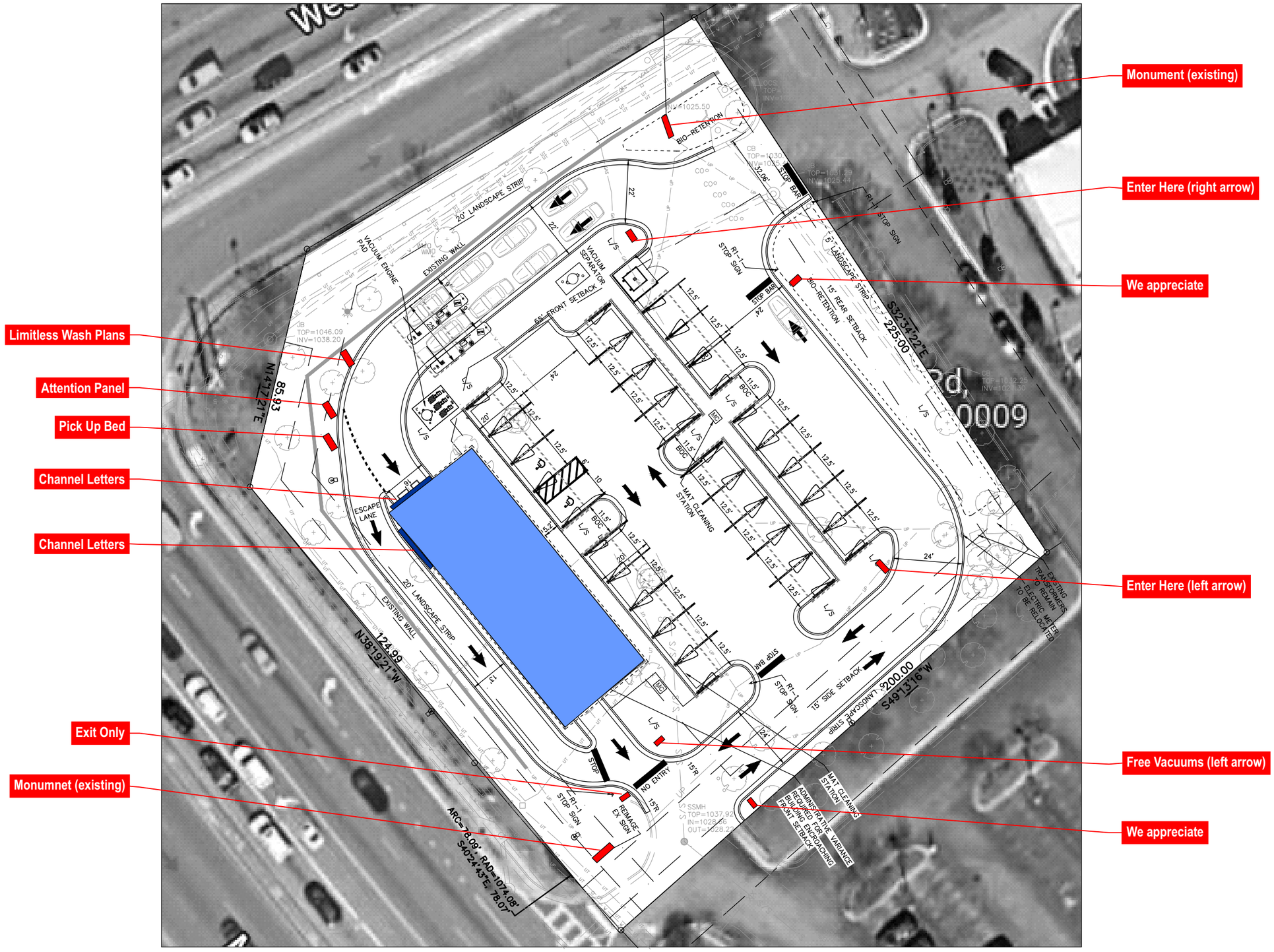

Alpharetta - Mansell

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

Filepath
S:\Nick Shepherd\Projects\Current Projects\Caliber Car Wash\Locations\Alpharetta (Mansell), GA\Designs\CCW Alpharetta, GA Mansell option.cdr

- ○ Concept
- ● Preliminary
- ○ Production

1

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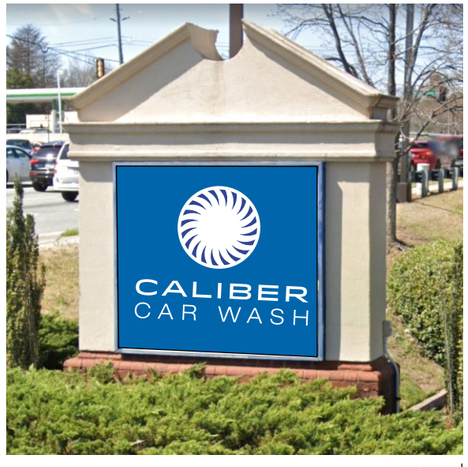
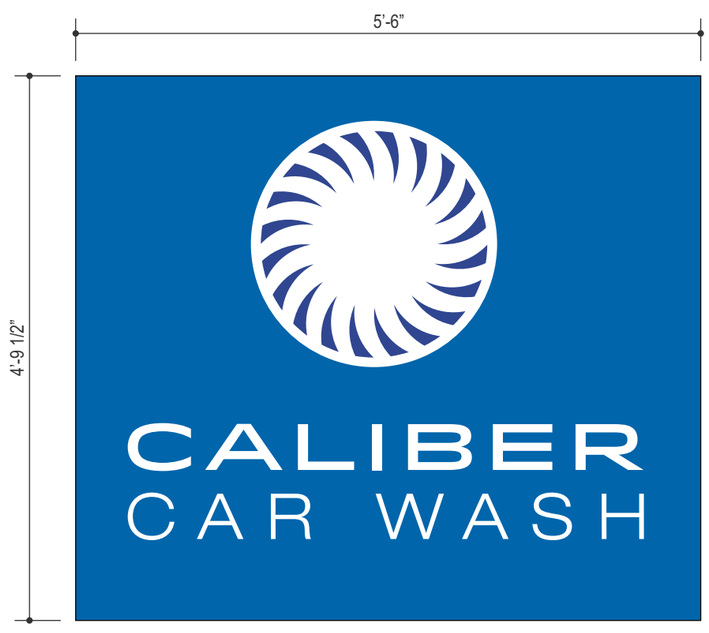
existing



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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1500 Mansell Rd
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Date
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Revision Date
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- ○ Concept
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- ○ Production

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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- ○ Production

3

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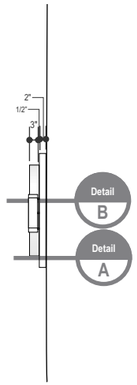
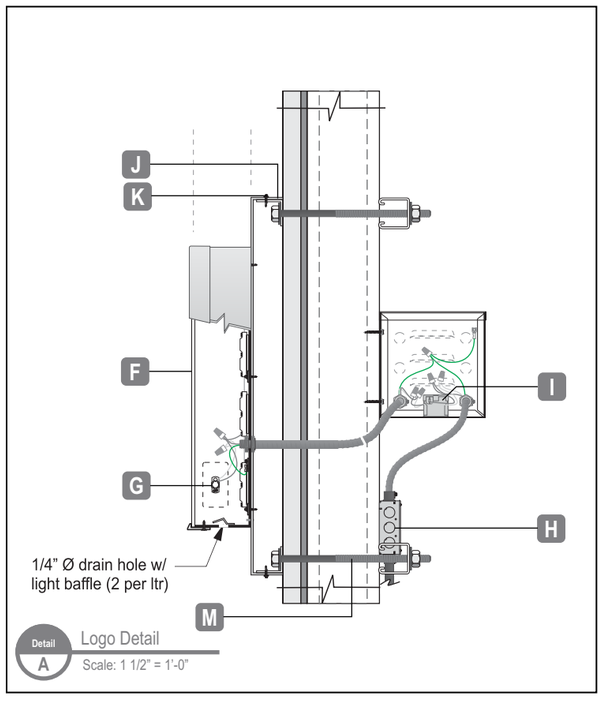
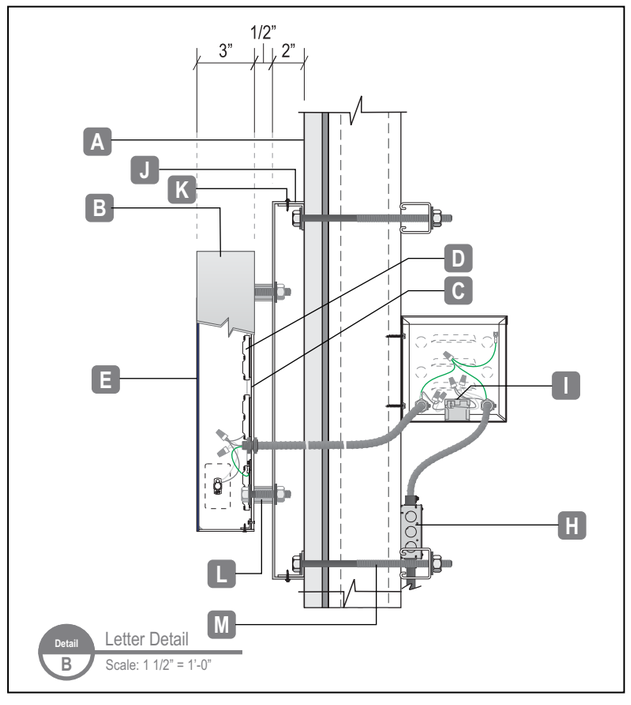
Letter Set - 3 - Channel Letter Set
Front View
Qty: 1

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

Revision Date
0 NA

Filepath
S:\Nick Shepherd\Projects\Current Projects\Caliber Car Wash\Locations\Alpharetta (Mansell), GA\Designs\CCW Alpharetta, GA Mansell option.cdr

- ○ Concept
- ● Preliminary
- ○ Production

4

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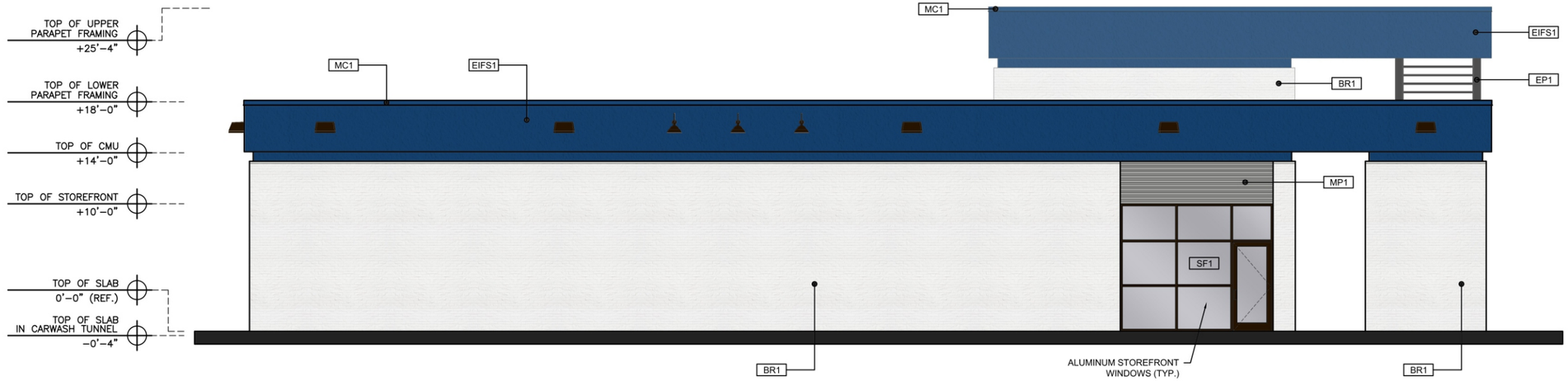
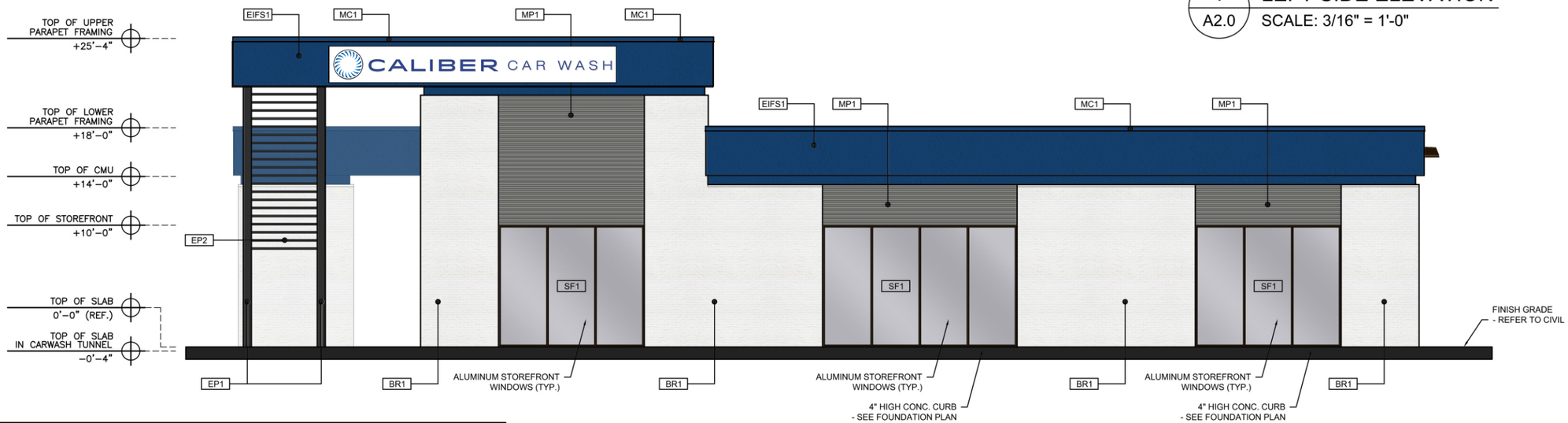


1 A2.0 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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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Customer Signature Required

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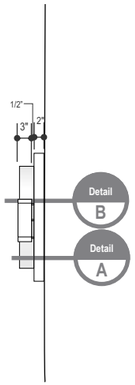
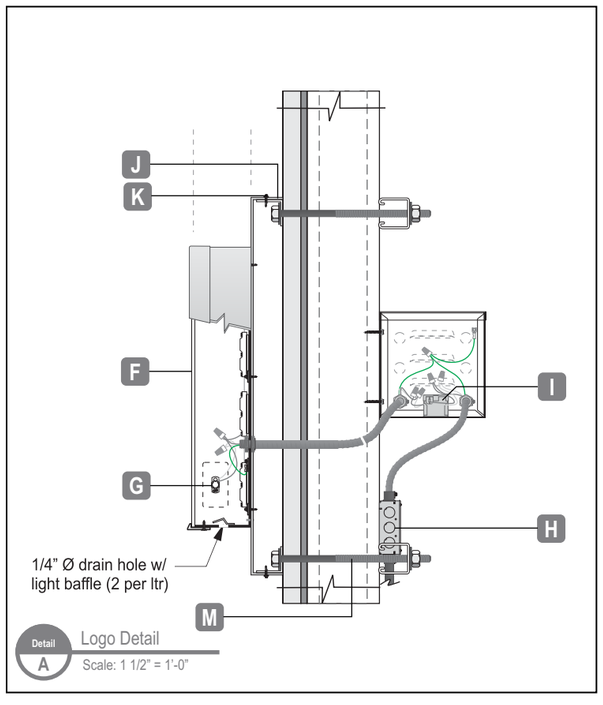
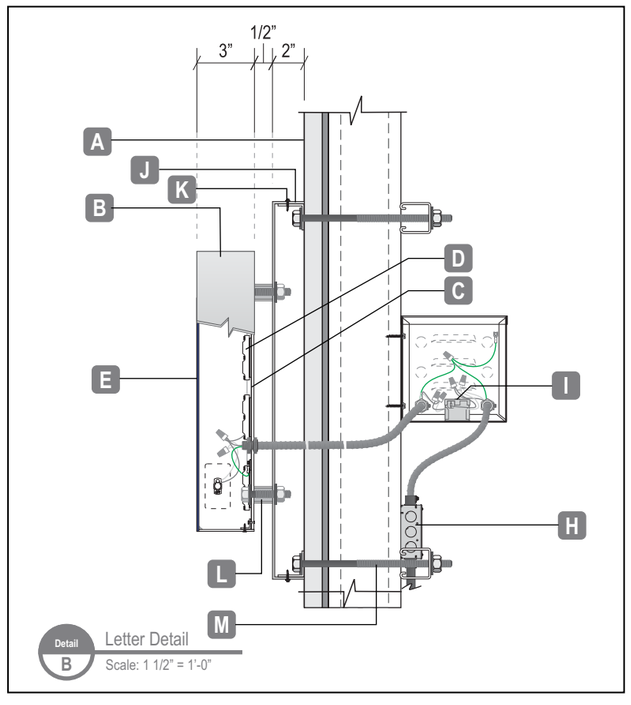
Letter Set - 1 - Channel Letter Set
Front View
Qty: 1







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

Revision Date
0 NA

Filepath
S:\Nick Shepherd\Projects\Current Projects\Caliber Car Wash\Locations\Alpharetta (Mansell), GA\Designs\CCW Alpharetta, GA Mansell option.cdr

- ○ Concept
- ● Preliminary
- ○ Production

6

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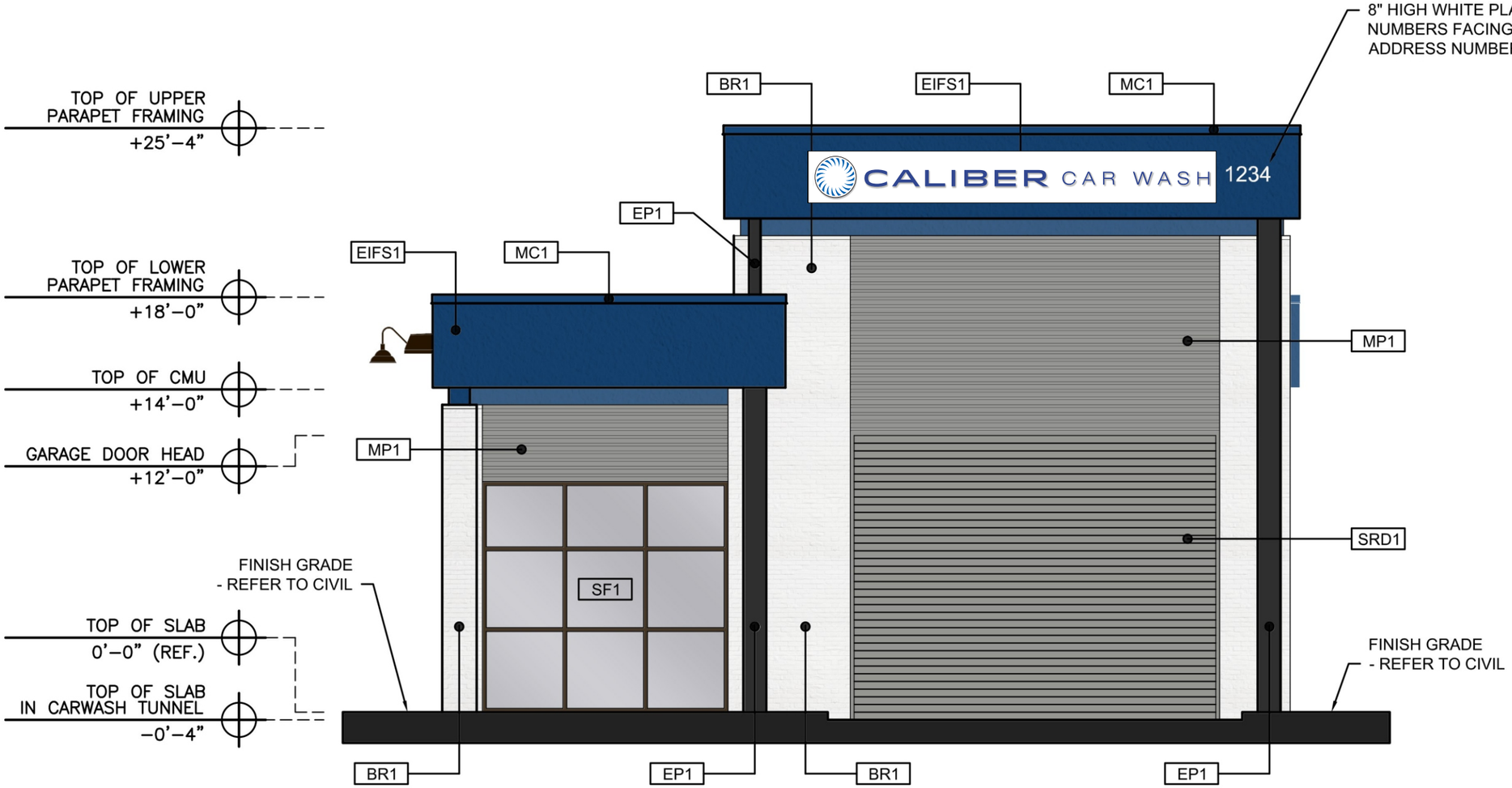

4 / A2.0 FRONT ELEVATION

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

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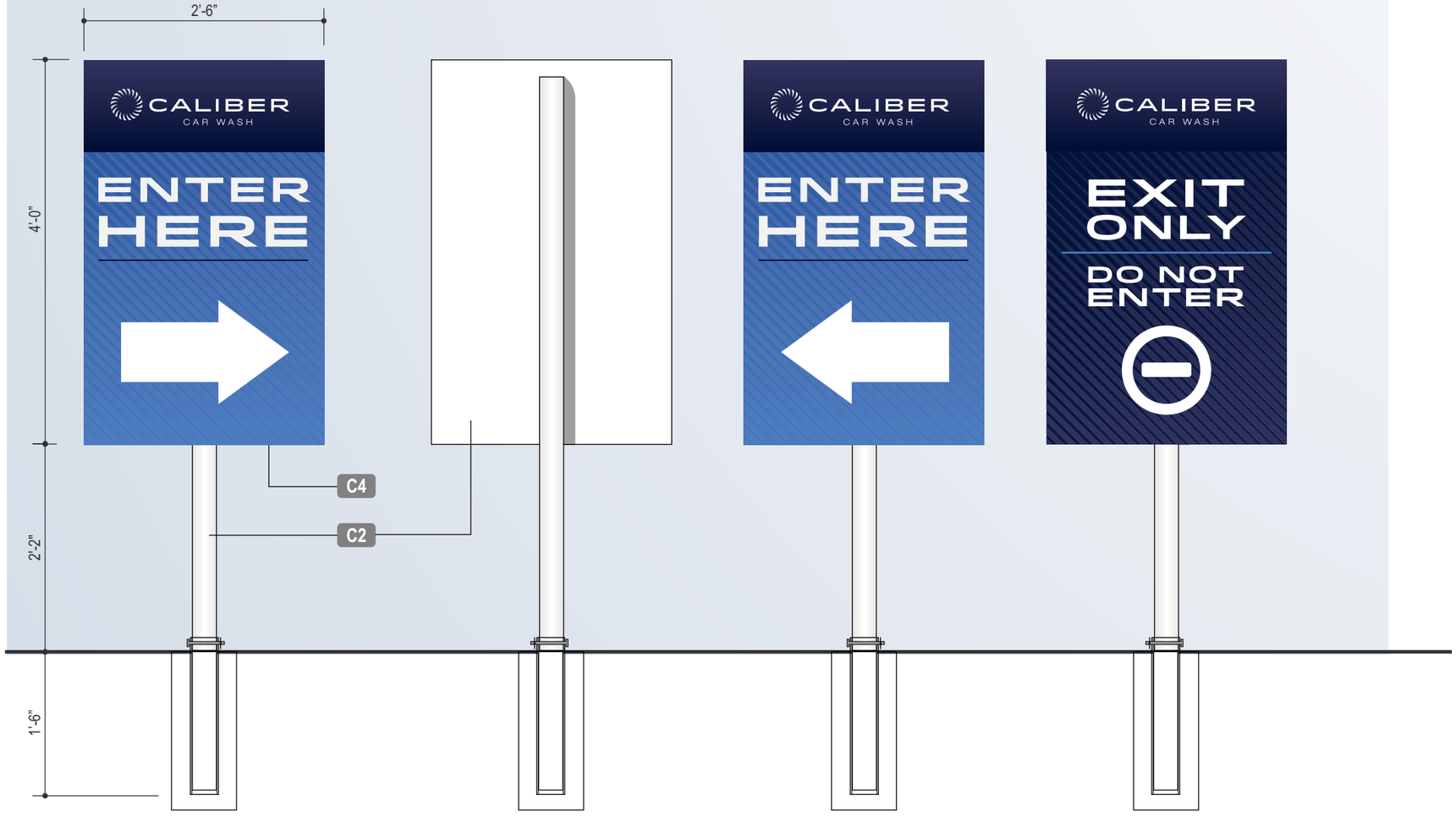
Directional - 1 - Single Face Directional
Face: .080” aluminum panel with first surface applied digitally printed vinyl.
Post: 3” round aluminum post, painted, with buried 3.5” round aluminum stub with capped bottom to keep clear of concrete to stick out of the ground 3” and .25” bolt and cotter pin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



Qty: 1 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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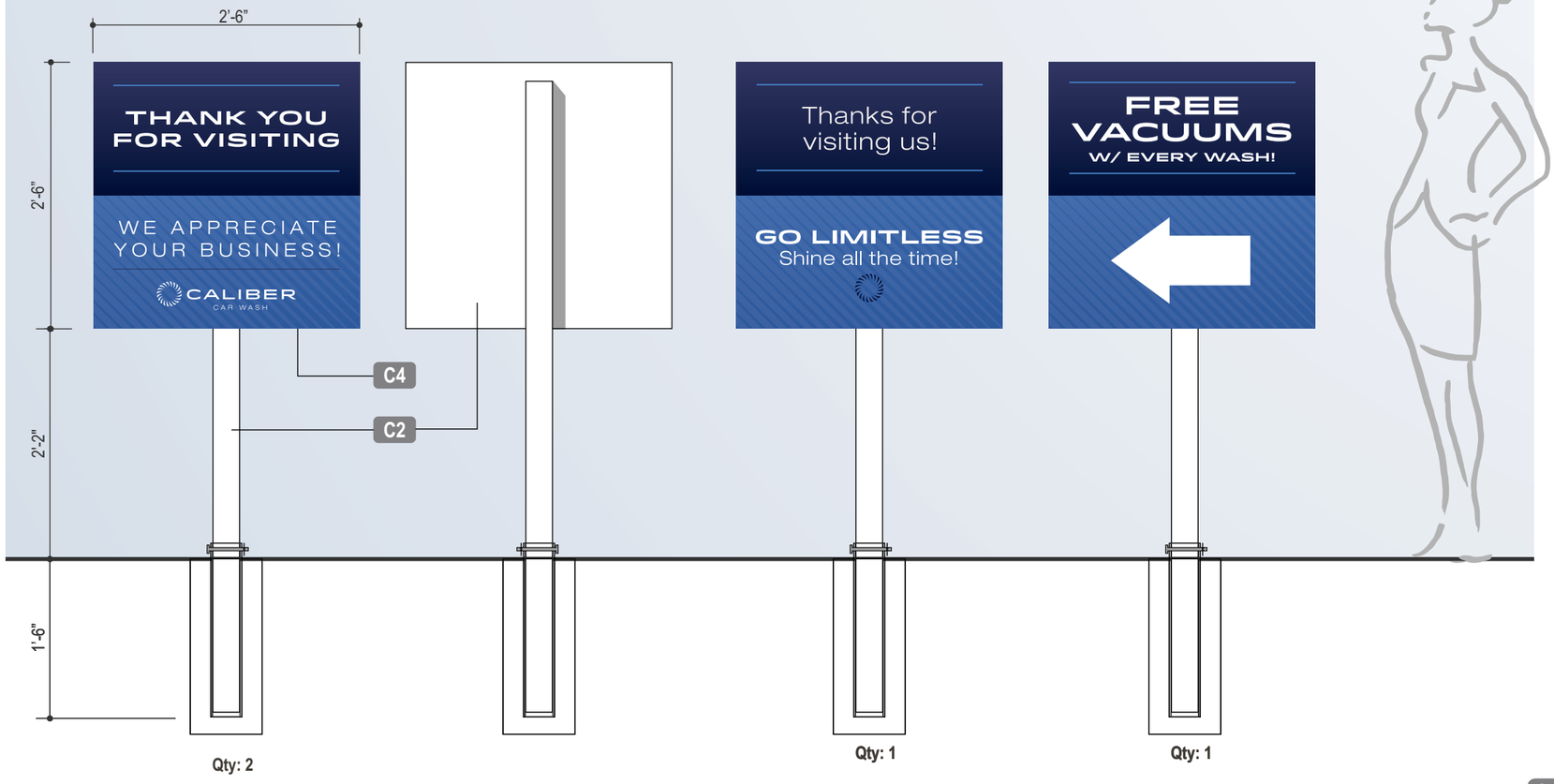
Directional - 3 - Small Directional
Face: .080” aluminum panel with first surface applied digitally printed vinyl.
Post: 3” round aluminum post, painted, with buried 3.5” round aluminum stub with capped bottom to keep clear of concrete to stick out of the ground 3” and .25” bolt and cotter pin so sign 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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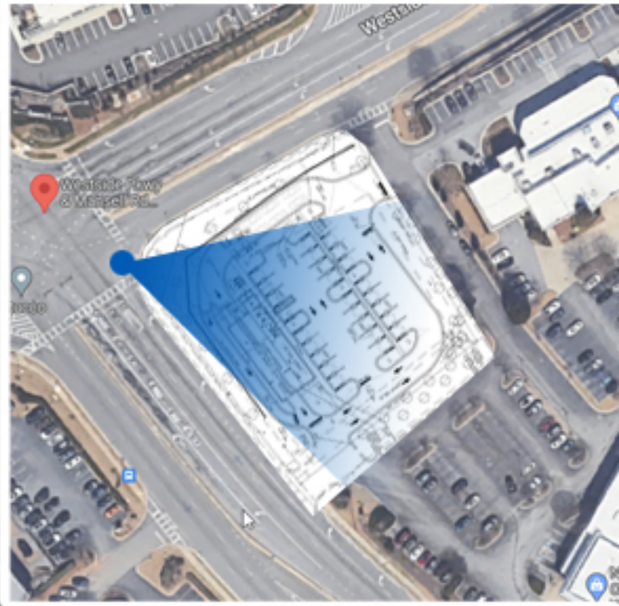
- ● Preliminary
- ○ Production

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.	
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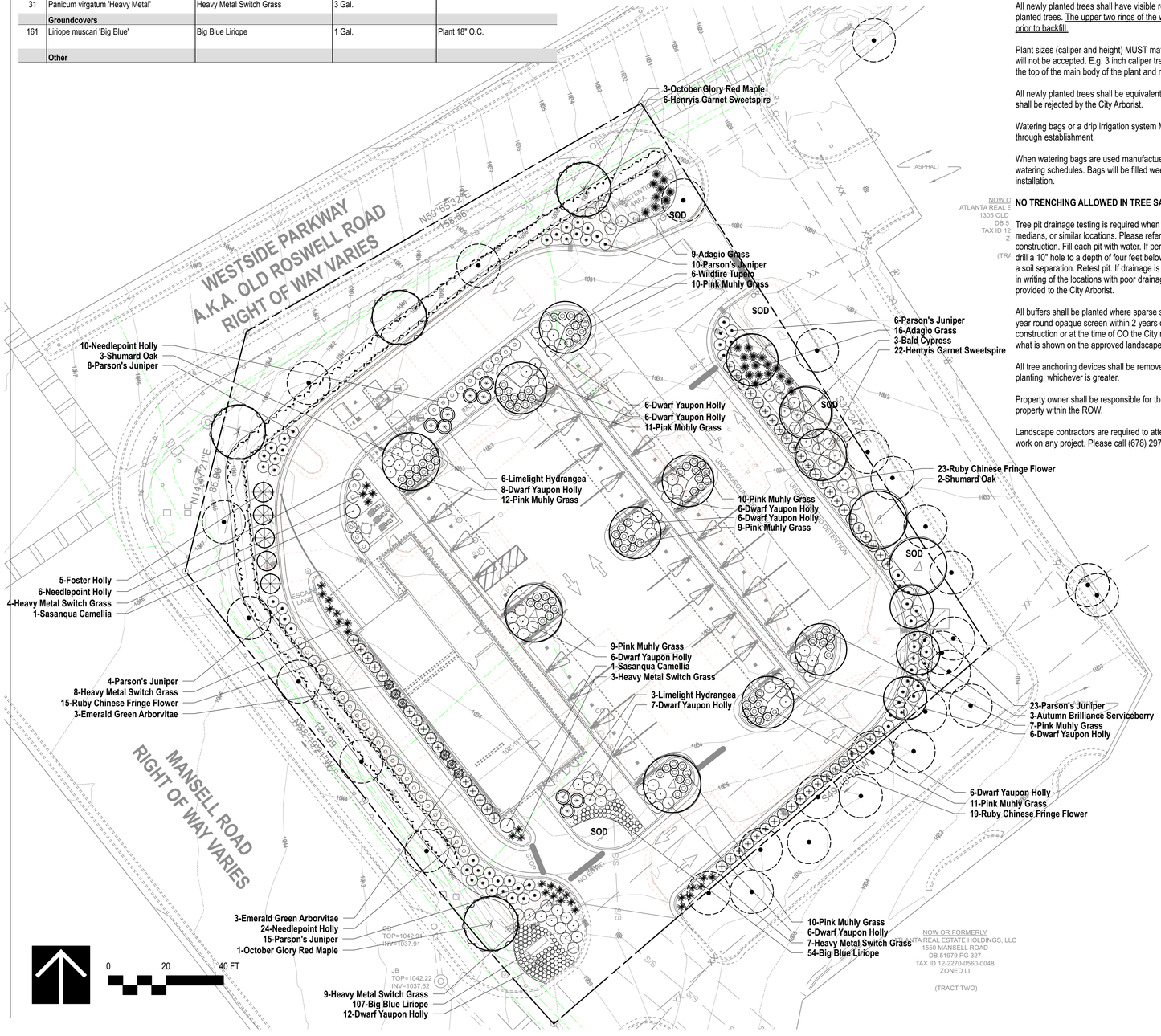
66	Juniperus squamata expansa 'Parsonii'	Parson's Juniper	3 Gal.	Plant 30" O.C.
57	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	
25	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
89	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
31	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 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
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CLIENT:

CALIBER CAR WASH

PROJECT INFORMATION:

CALIBER CAR WASH
1500 Mansell Road
Alpharetta, GA 30009

REVISION SCHEDULE:

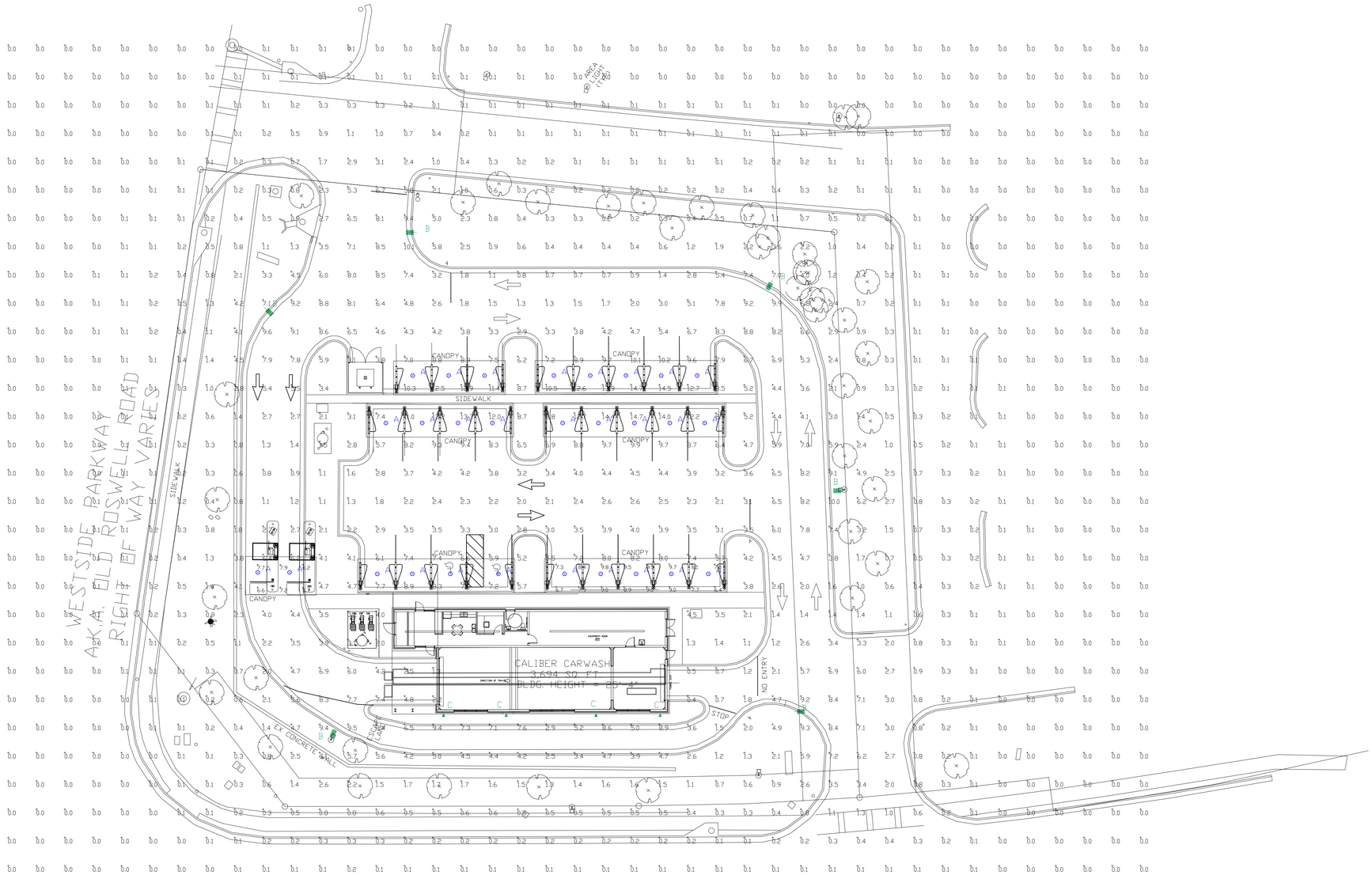
NO.	DATE	BY	DESCRIPTION

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

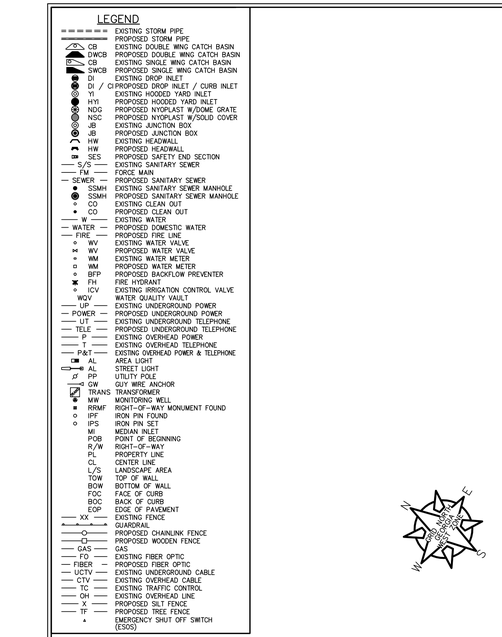
Landscape Plan

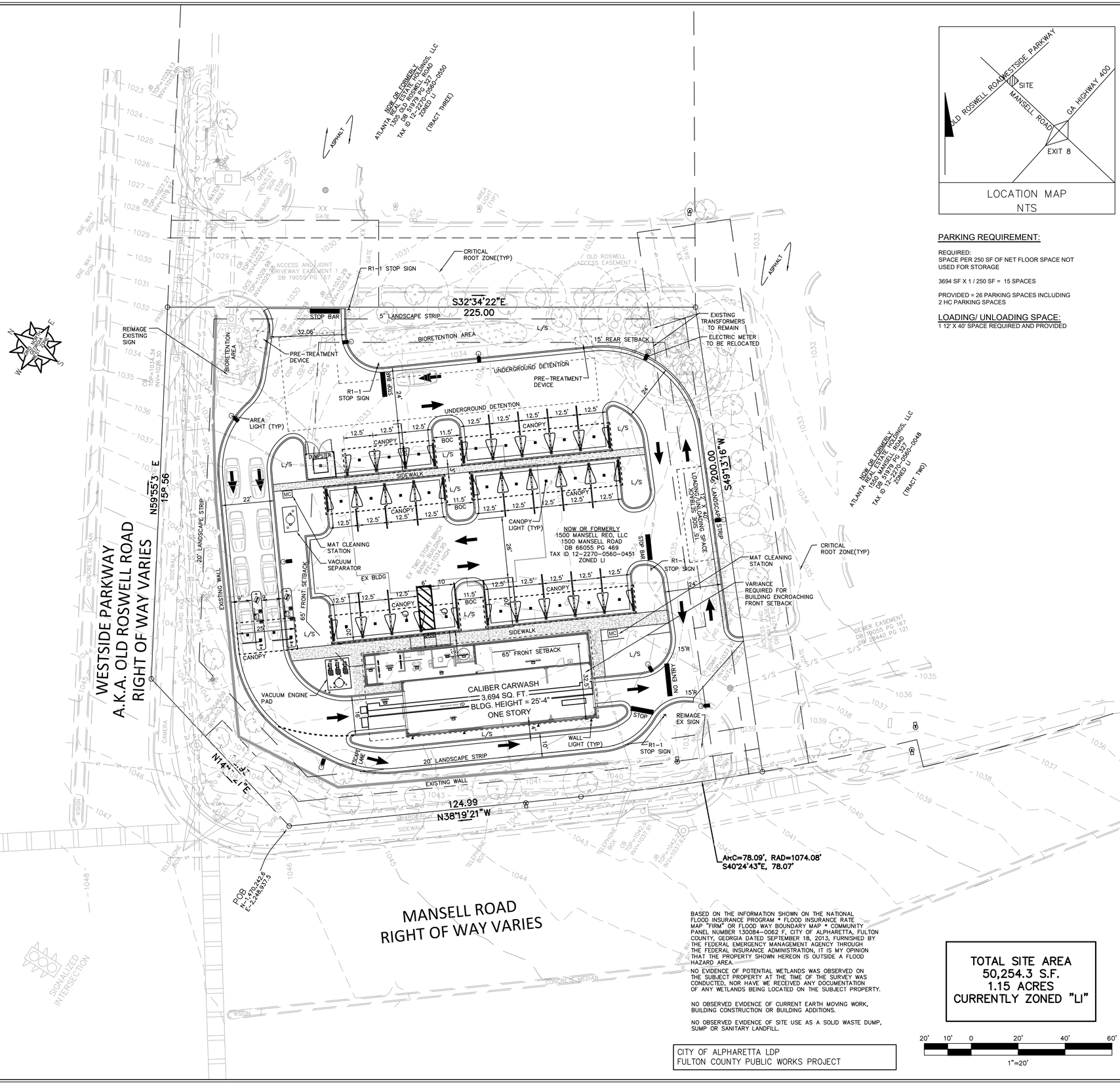
PRELIMINARY

L-100


WESTSIDE PARKWAY
AKA: FIELDCREST ROSWELL ROAD
RIGHT OF WAY VARIES
SIDEWALK
CANOPY
CANOPY
SIDEWALK
CANOPY
CANOPY
CANOPY
CALIBER CARWASH
3,694 SQ. FT.
BLDG. HEIGHT = 25' 4"
CALIFORNIA HOOK BIO
VACUUM
VACUUM
VACUUM

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:

1. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
2. THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
3. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD MY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
4. 'TYP' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED
5. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN PROFESSIONAL ORGANIZATION FOR TESTING MATERIALS.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
6. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS, UNLESS OTHERWISE NOTED.
7. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARDS.
8. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", LATEST EDITION.
9. THE PAVING CONTRACTOR IS TO COORDINATE WITH THE BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY BUILDINGS, SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
10. ALL DISCREPANCIES FOUND BY THE CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF THE OWNER/DEVELOPER AND ENGINEER OF RECORD PRIOR TO INSTALLATION OF ANY PAVEMENT.
11. EXISTING MANHOLE TOPS, INLETS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH FINISHED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
12. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

ADA NOTES:

1. ACCESSIBLE ROUTES AND GENERAL SITE ELEMENTS SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE D.O.J. "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND "2015 GEORGIA ACCESSIBILITY CODE.
2. WALKING SURFACES MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5.00%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
3. RAMPS MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 (8.33%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
4. RAMPS WITH A RISE GREATER THAN 6" (0.5') SHALL HAVE HANDRAILS. THE MAXIMUM RAMP RISE SHALL BE NO GREATER THAN 30" (2.5').
5. LANDINGS SHALL BE AT LEAST AS WIDE AS THE ASSOCIATED RAMP AND/OR CURB RAMP, AND HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS. EXCEPTION: LANDINGS THAT CHANGE DIRECTION SHALL BE AT LEAST 60" (5.0') WIDE.
6. A MINIMUM 60" (5.0') LONG LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF A RAMP. EXCEPTION: A MINIMUM 36" (3.0') LAND LANDING SHALL BE PROVIDED AT THE TOP OF A CURB RAMP, AND NO LANDING IS REQUIRED AT THE BOTTOM.
7. PARKING SPACES AND THE ASSOCIATED ACCESS AISLE(S) SHALL HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS.
8. GROUND SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT.
9. DETECTABLE WARNINGS SHALL BE INSTALLED ON WALKING SURFACES TO WARN OF HAZARDS ON WALKS, RAMPS, AND LANDINGS.

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.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

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'

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

SHEET C2.0

C:\Users\VonWilcox\Documents\6381\6381cp.dwg Jan 16, 2023 - 12:28pm

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
OHP	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
RBMF	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

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:

1. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
2. THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
3. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD MY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
4. 'TYP' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED
5. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN PROFESSIONAL ORGANIZATION FOR TESTING MATERIALS.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
6. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS, UNLESS OTHERWISE NOTED.
7. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARDS.
8. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", LATEST EDITION.
9. THE PAVING CONTRACTOR IS TO COORDINATE WITH THE BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY BUILDINGS, SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
10. ALL DISCREPANCIES FOUND BY THE CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF THE OWNER/DEVELOPER AND ENGINEER OF RECORD PRIOR TO INSTALLATION OF ANY PAVEMENT.
11. EXISTING MANHOLE TOPS, INLETS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH FINISHED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
12. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

ADA NOTES:

1. ACCESSIBLE ROUTES AND GENERAL SITE ELEMENTS SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE D.O.J. "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND "2015 GEORGIA ACCESSIBILITY CODE.
2. WALKING SURFACES MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5.00%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
3. RAMPS MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 (8.33%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
4. RAMPS WITH A RISE GREATER THAN 6" (0.5') SHALL HAVE HANDRAILS. THE MAXIMUM RAMP RISE SHALL BE NO GREATER THAN 30" (2.5').
5. LANDINGS SHALL BE AT LEAST AS WIDE AS THE ASSOCIATED RAMP AND/OR CURB RAMP, AND HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS. EXCEPTION: LANDINGS THAT CHANGE DIRECTION SHALL BE AT LEAST 60" (5.0') WIDE.
6. A MINIMUM 60" (5.0') LONG LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF A RAMP. EXCEPTION: A MINIMUM 36" (3.0') LAND LANDING SHALL BE PROVIDED AT THE TOP OF A CURB RAMP, AND NO LANDING IS REQUIRED AT THE BOTTOM.
7. PARKING SPACES AND THE ASSOCIATED ACCESS AISLE(S) SHALL HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS.
8. GROUND SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT.
9. DETECTABLE WARNINGS SHALL BE INSTALLED ON WALKING SURFACES TO WARN OF HAZARDS ON WALKS, RAMPS, AND LANDINGS.

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.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

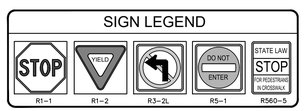
NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

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



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

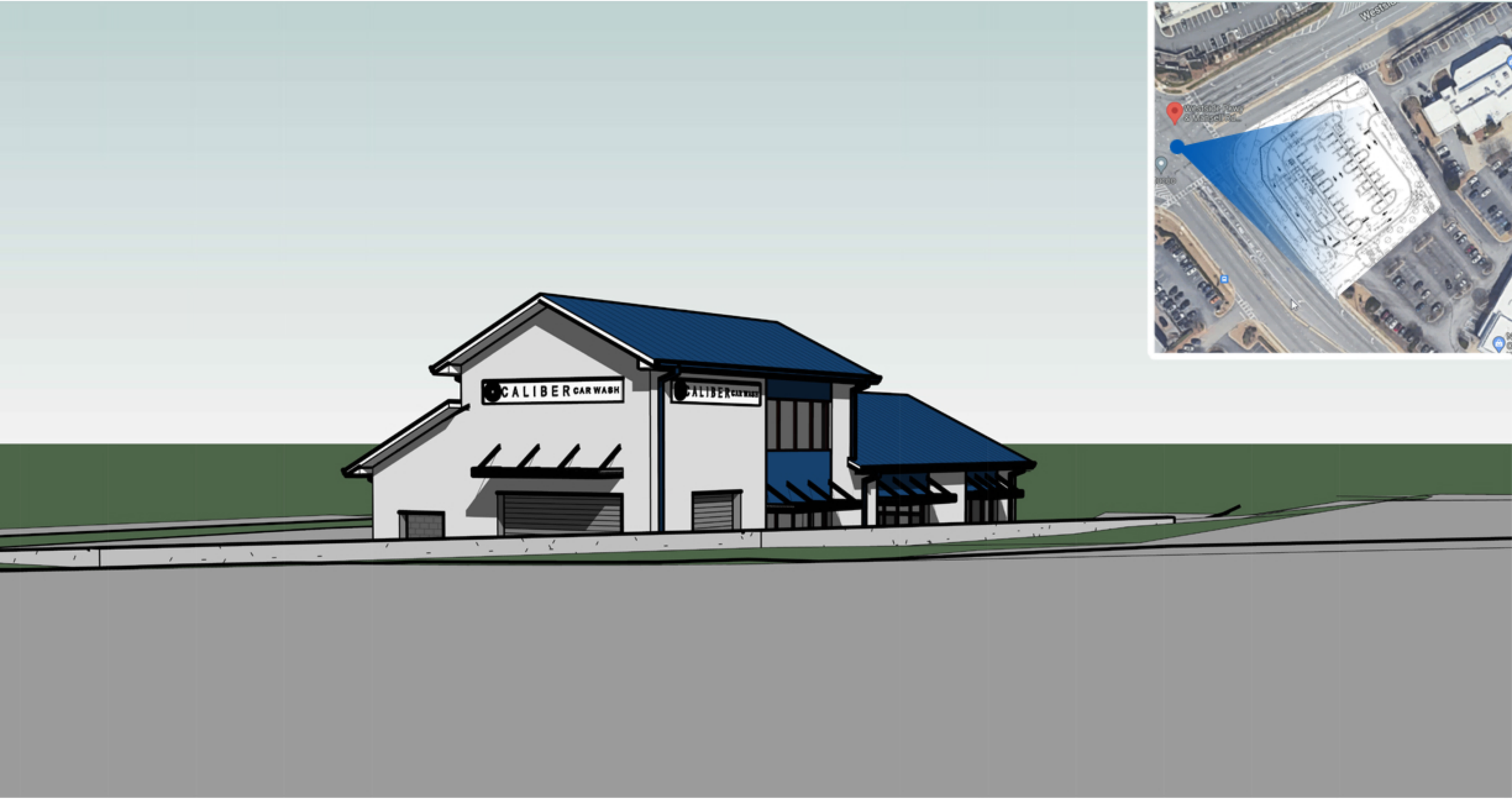
SCALE:	1"=20'	PRJ. NO.:	6381	DATE:	12-27-22	BY:	NSW

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

SHEET C2.0

C:\Users\NanWilcox\Documents\6381\6381cp.dwg Jan. 24, 2023 - 4:46pm

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA

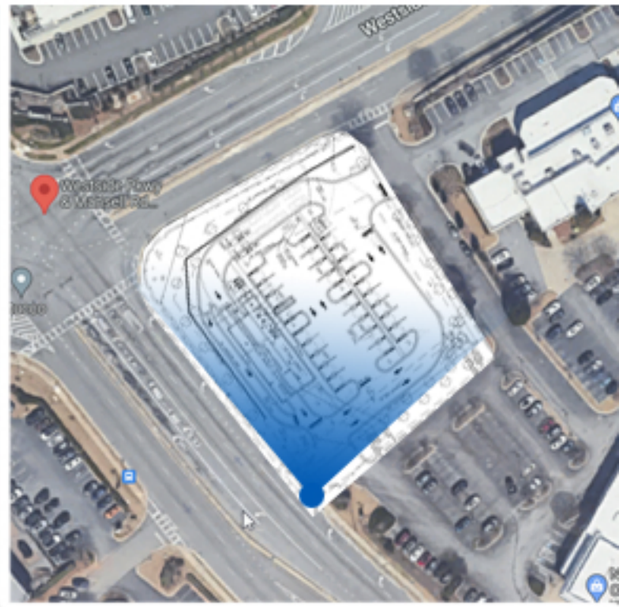


VIEW 1 - CENTER OF INTERSECTION

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA

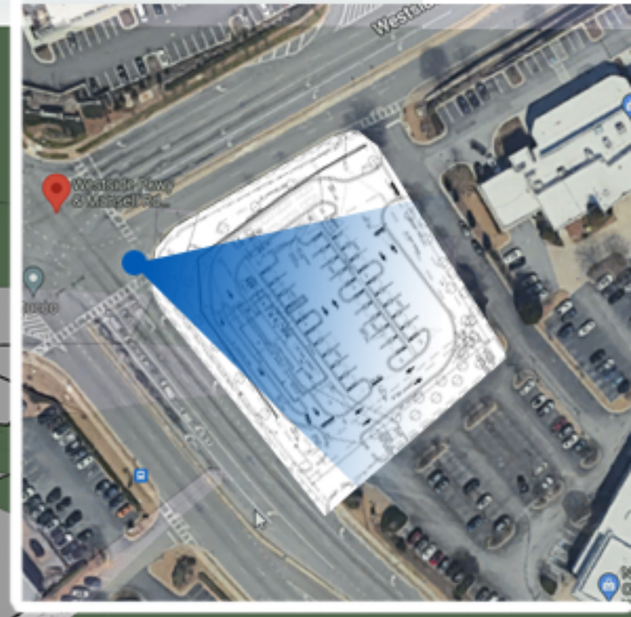
VIEW 2 - WESTSIDE PKWY

CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA



VIEW 3 - MANSELL RD

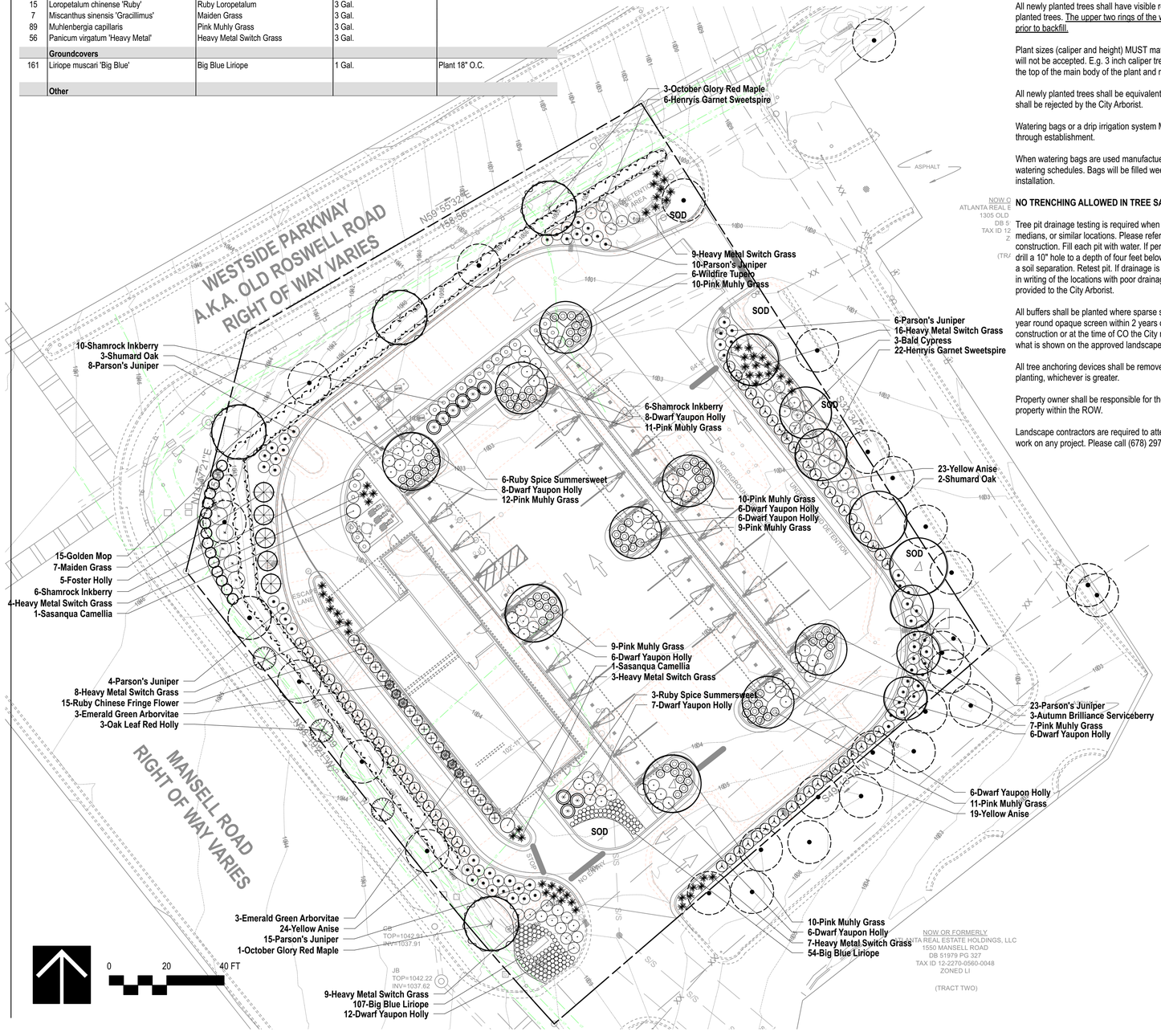
CALIBER CAR WASH - PERSPECTIVE STUDY | MANSELL ROAD, GA



VIEW 4 - BIRD'S EYE VIEW FROM INTERSECTION

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
3	Ilex x 'Conaf'	Oak Leaf Red Holly	7'-8' Hgt.	Well-branched, full to ground
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.	
15	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	24" Hgt.	Plant 48" O.C.
9	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 Gal.	
22	Ilex glabra 'Shamrok'	Shamrock Inkberry	3 Gal.	
71	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.	
66	Illicium parviflorum	Yellow Anise	3 Gal.	
28	Itea virginica 'Henry's Garnet'	Henrys Garnet Sweetspire	3 Gal.	
66	Juniperus squamata expansa 'Parsonii'	Parson's Juniper	3 Gal.	Plant 30" O.C.
15	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	
7	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	
89	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
56	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. Contracor 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:

NO.	DATE	BY	DESCRIPTION

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

Landscape Plan

PRELIMINARY

L-100

LEGEND

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

0 20 40 FT

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
3	Ilex x 'Conaf'	Oak Leaf Red Holly	7'-8' Hgt.	Well-branched, full to ground
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.	
15	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	24" Hgt.	Plant 48" O.C.
9	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 Gal.	
22	Ilex glabra 'Shamrok'	Shamrock Inkberry	3 Gal.	
71	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.	
66	Illicium parviflorum	Yellow Anise	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.
15	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	
7	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	
89	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
56	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
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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

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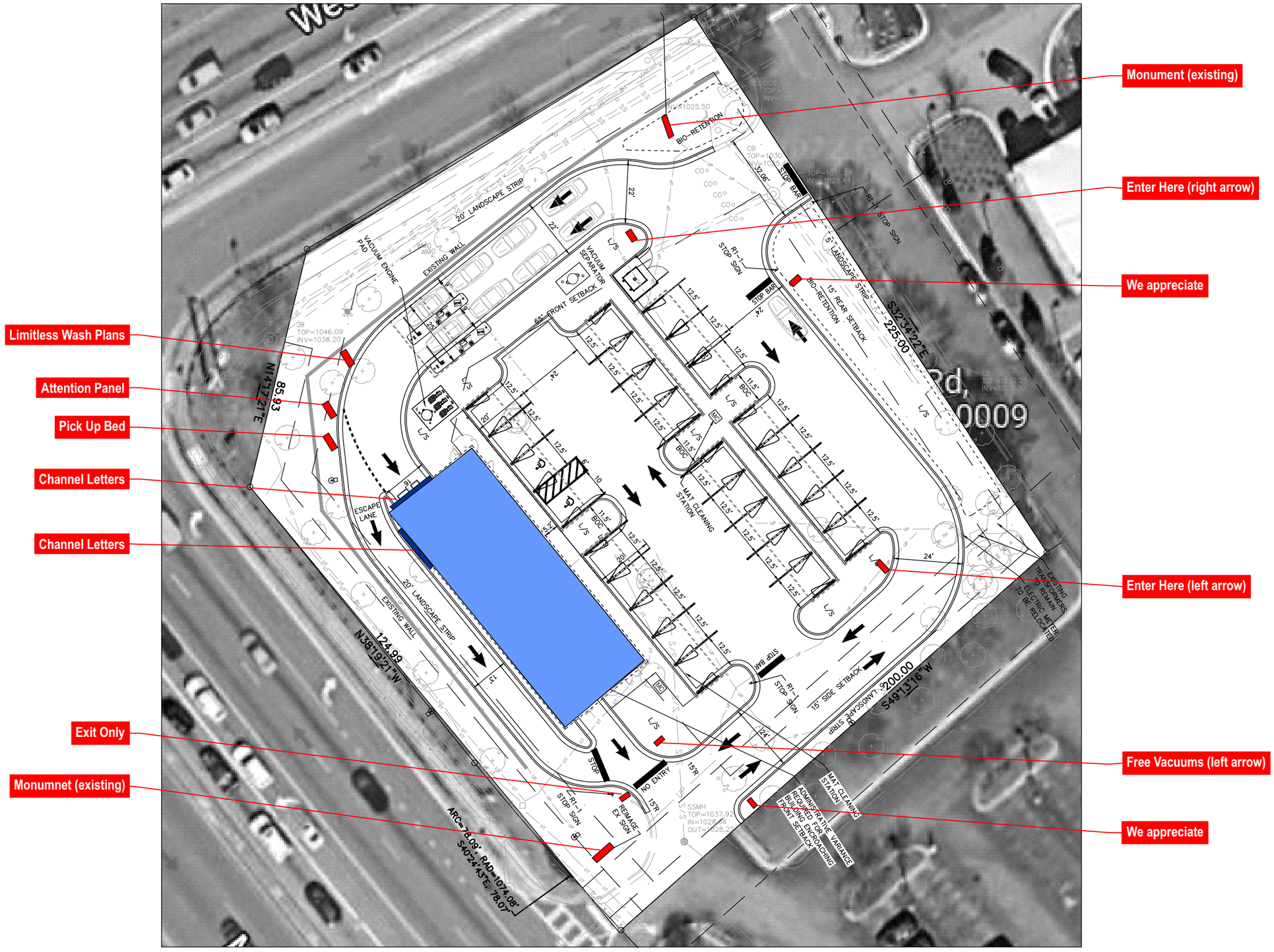

Alpharetta - Mansell

Customer Signature Required

DENYSE
SIGNAGE & ARCHITECTURAL ELEMENTS
1.800.941.7446
denyseco.com

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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
2 — 01.20.2023 ns; 02.27.2023 ns

Filepath
S:\Nick Shepherd\Projects\Current Projects\Caliber Car Wash\Locations\Alpharetta (Mansell), GA\Designs\CCW Alpharetta, GA Mansell option v3.cdr

- ○ Concept
- ● Preliminary
- ○ Production

1

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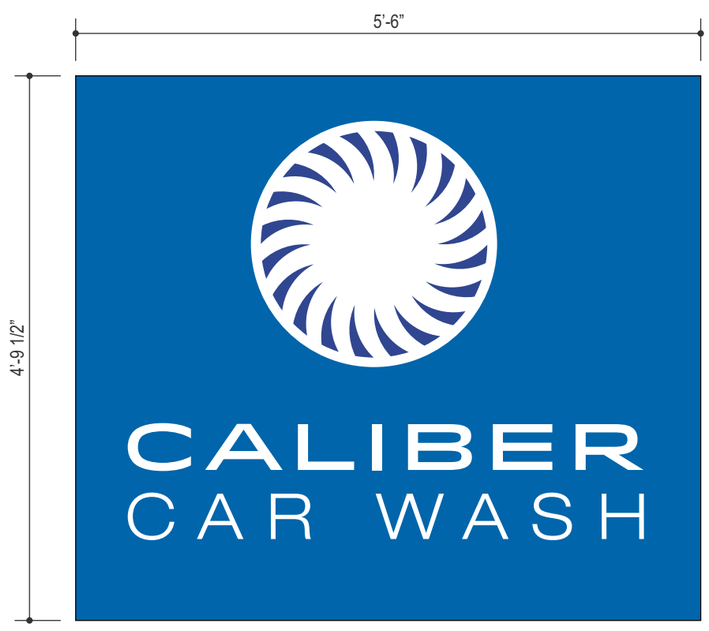
existing

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
Cabinet: paint existing cabinet and brick base
Top Cap: fabricated aluminum top cap



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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1.800.941.7446
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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
2 01.20.2023 ns
02.27.2023 ns

Filepath
S:\Nick Shepherd\Projects\Current Projects\Caliber Car Wash\Locations\Alpharetta (Mansell), GA\Designs\CCW Alpharetta, GA Mansell option v3.cdr

- ○ Concept
- ● Preliminary
- ○ Production

2

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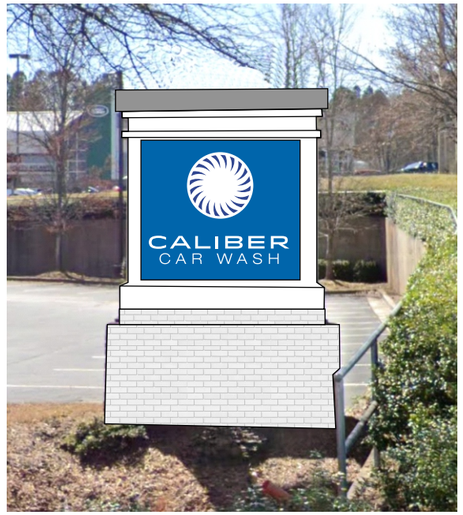
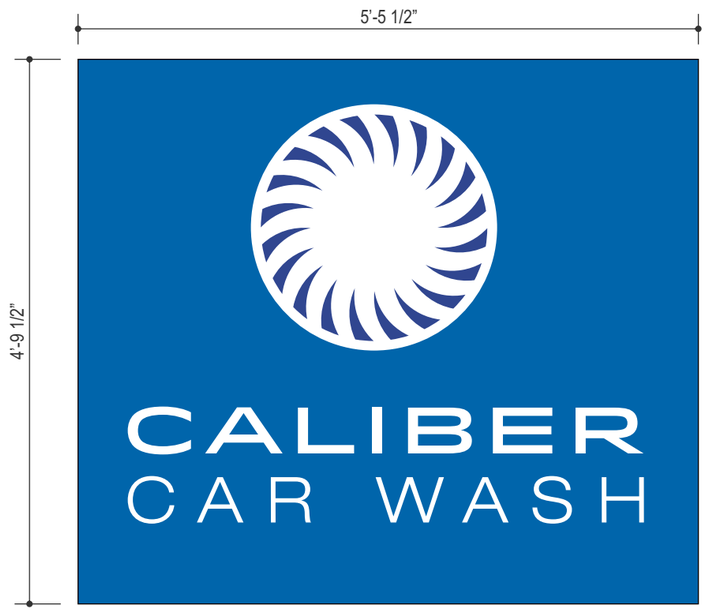
existing



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
Cabinet: paint existing cabinet and brick base
Top Cap: fabricated aluminum top cap



Qty: 02

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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Date
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Revision Date
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02.27.2023 ns

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- ○ Concept
- ● Preliminary
- ○ Production

3

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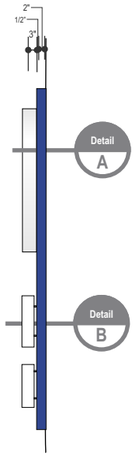
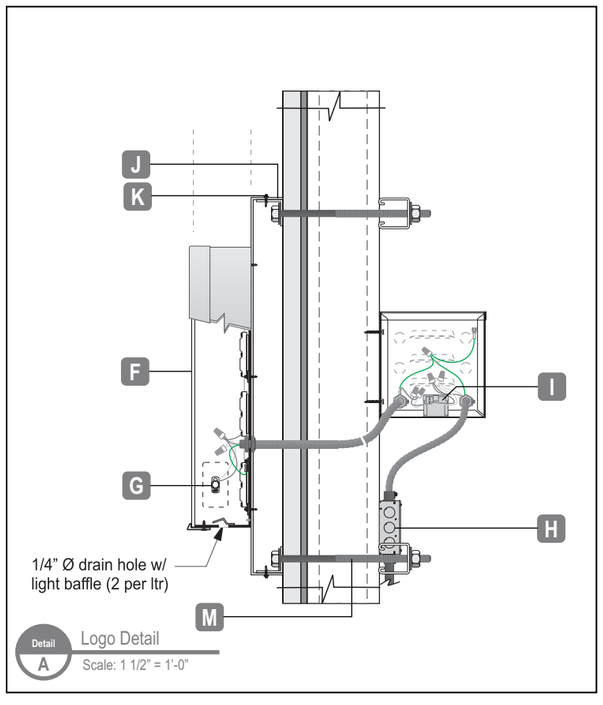
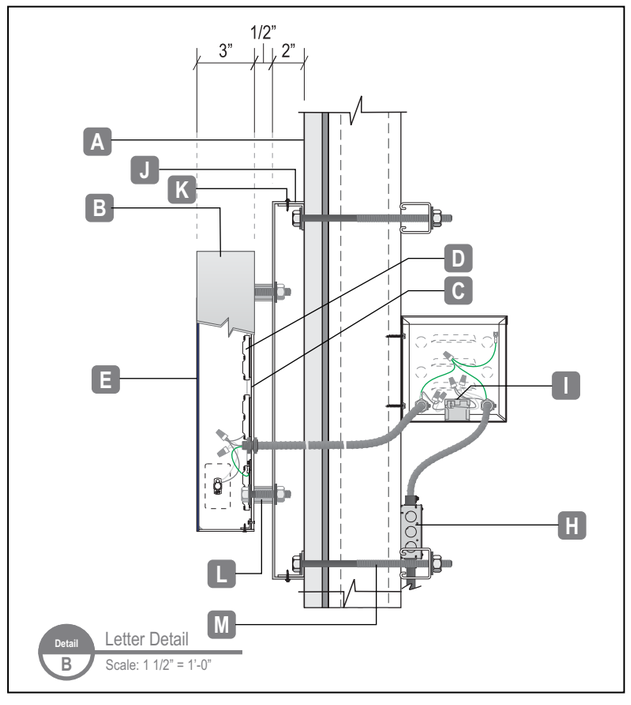
Letter Set 5 - Benbrook - Channel Letter Set
Front View
Qty: 1



Scale
3/8" = 1'-0"





Colors & Finishes

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

Fonts Used

Client Supplied Artwork

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

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
2 — 01.20.2023 ns; 02.27.2023 ns

Filepath
S:\Nick Shepherd\Projects\Current Projects\Caliber Car Wash\Locations\Alpharetta (Mansell), GA\Designs\CCW Alpharetta, GA Mansell option v3.cdr

- ○ Concept
- ● Preliminary
- ○ Production

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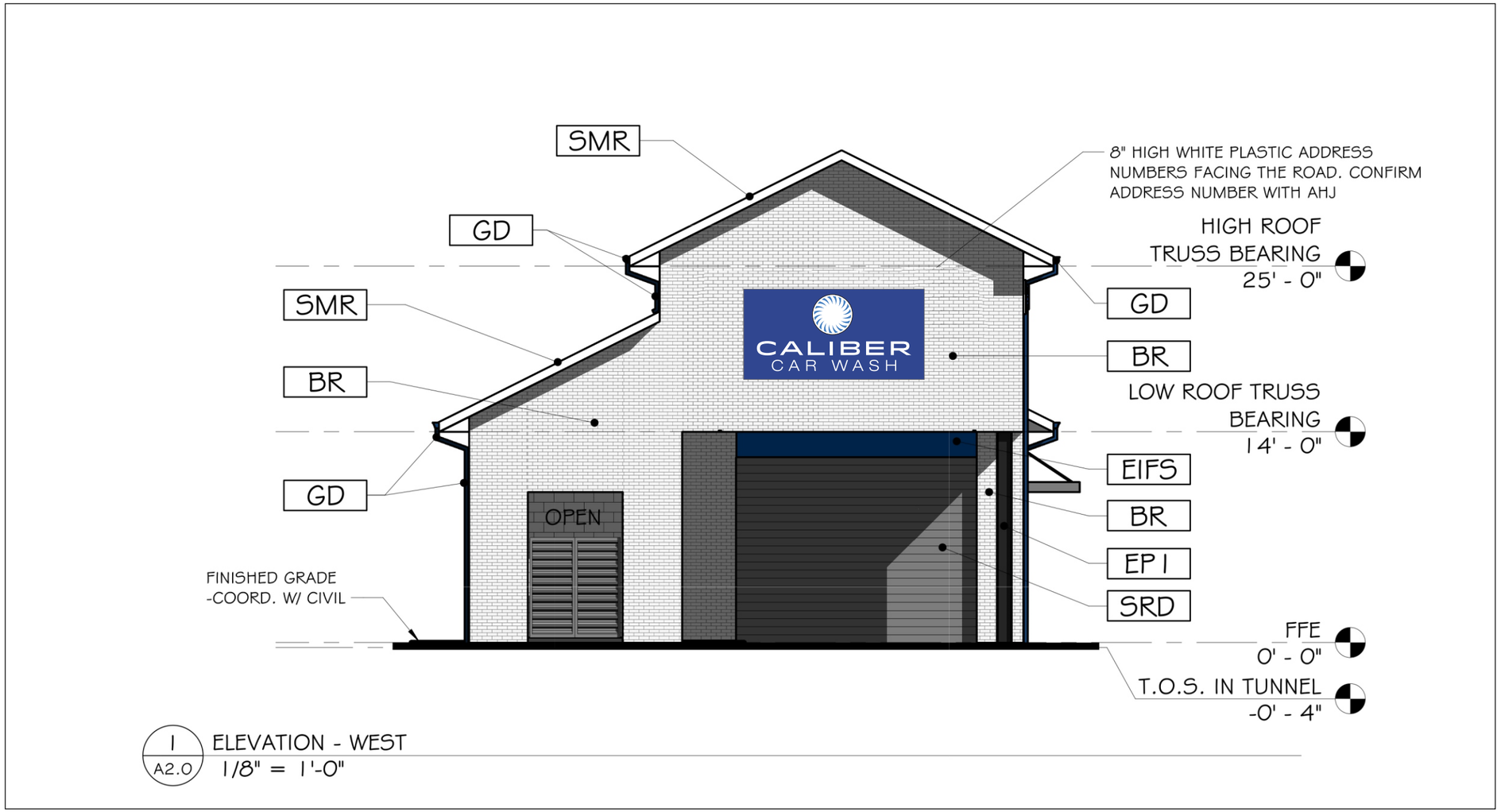

1 / A2.0 ELEVATION - WEST
1/8" = 1'-0"

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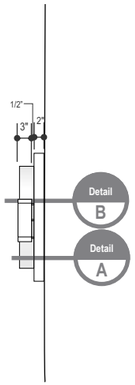
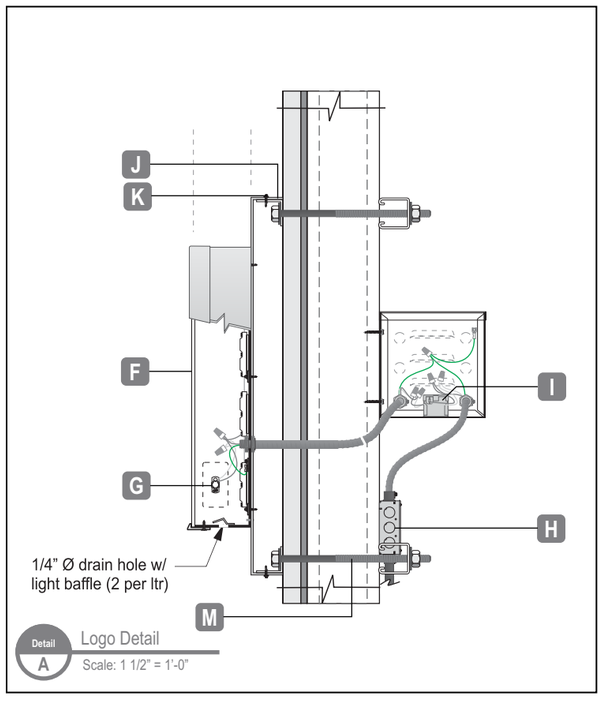
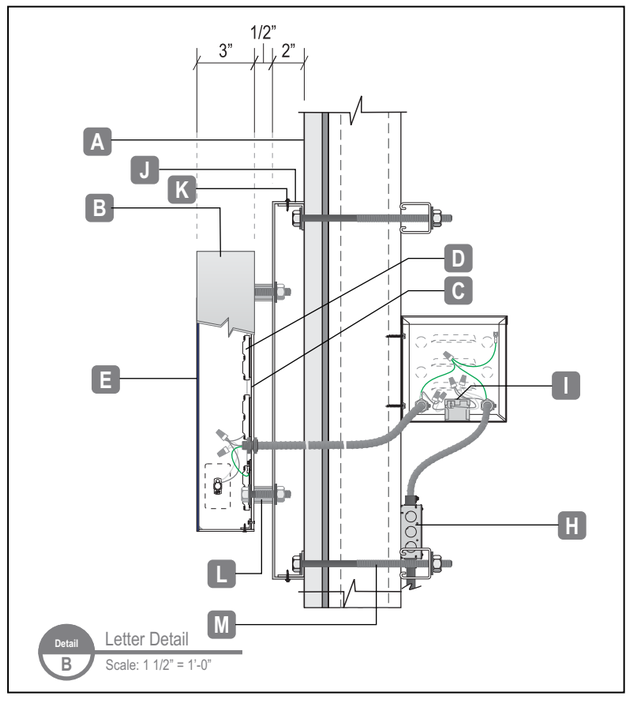
Letter Set - 1 - Channel Letter Set
Front View
Qty: 1







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

Revision Date
2 — 01.20.2023 ns
02.27.2023 ns

Filepath
S:\Nick Shepherd\Projects\Current Projects\Caliber Car Wash\Locations\Alpharetta (Mansell), GA\Designs\CCW Alpharetta, GA Mansell option v3.cdr

- ○ Concept
- ● Preliminary
- ○ Production

6

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Customer Signature Required

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- ○ Concept
- ● Preliminary
- ○ Production

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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

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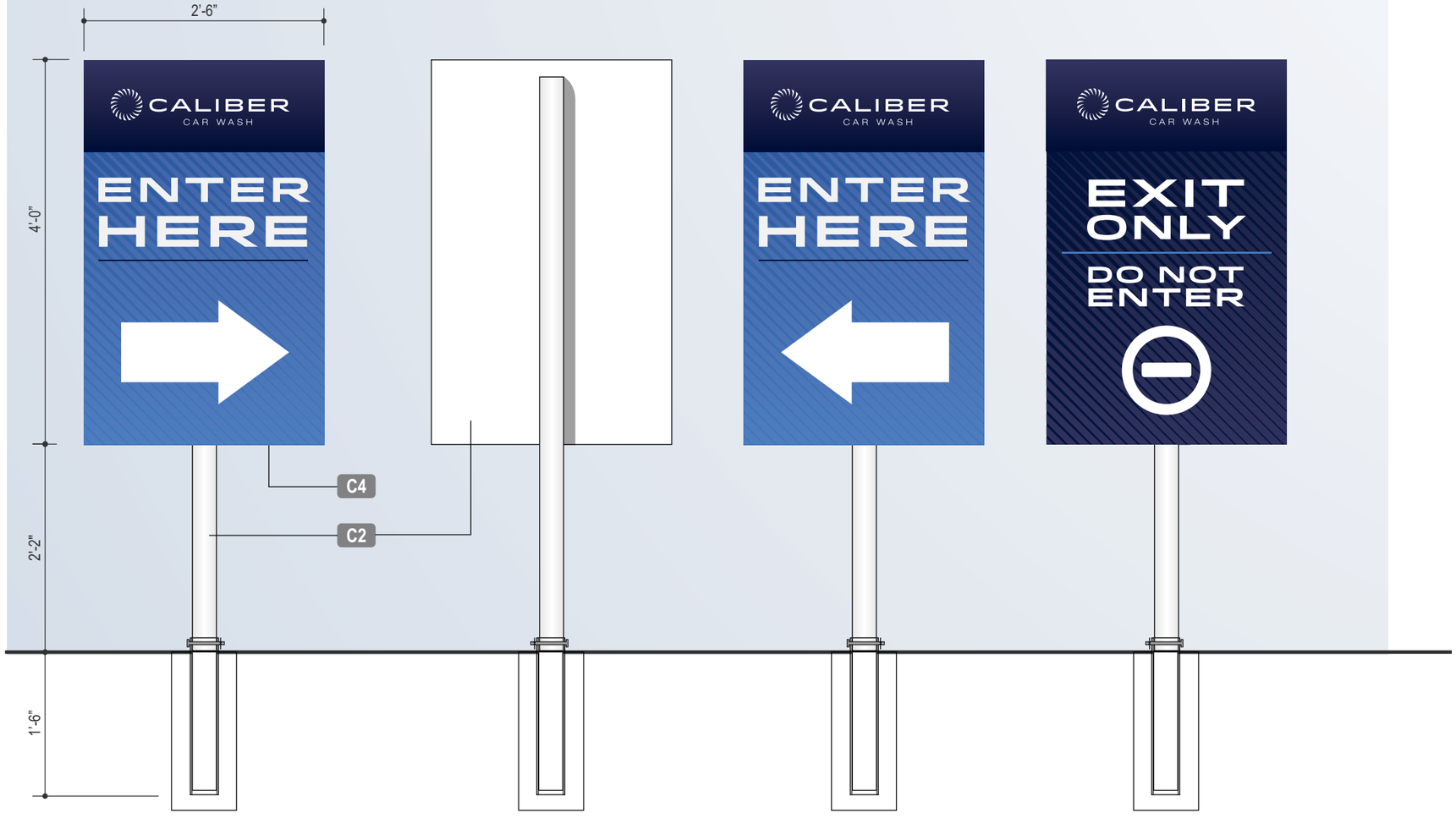
Directional - 1 - Single Face Directional
Face: .080” aluminum panel with first surface applied digitally printed vinyl.
Post: 3” round aluminum post, painted, with buried 3.5” round aluminum stub with capped bottom to keep clear of concrete to stick out of the ground 3” and .25” bolt and cotter pin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



Qty: 1 | 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”

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- ○ Concept
- ● Preliminary
- ○ Production

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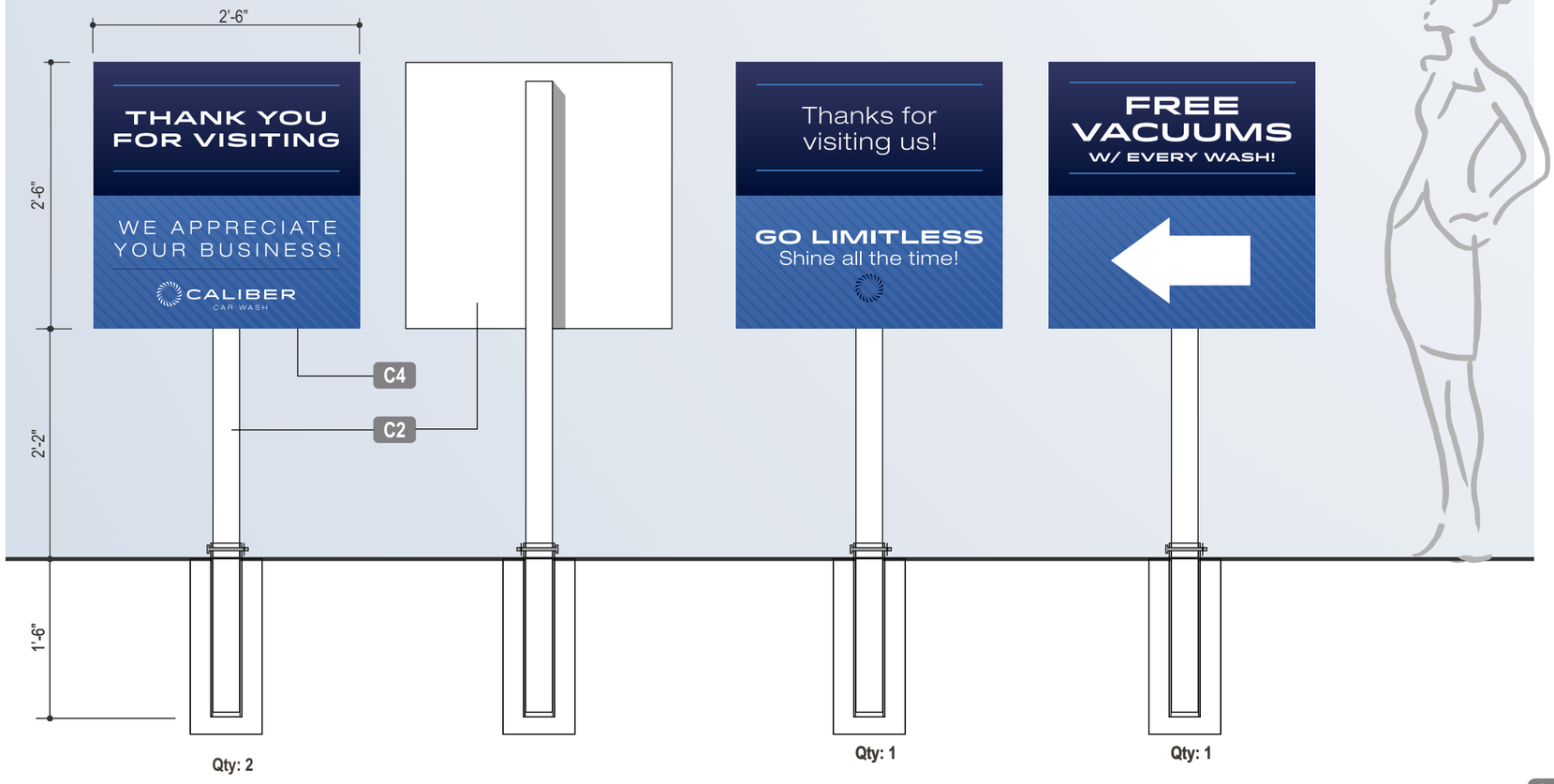
Directional - 3 - Small Directional
Face: .080” aluminum panel with first surface applied digitally printed vinyl.
Post: 3” round aluminum post, painted, with buried 3.5” round aluminum stub with capped bottom to keep clear of concrete to stick out of the ground 3” and .25” bolt and cotter pin so sign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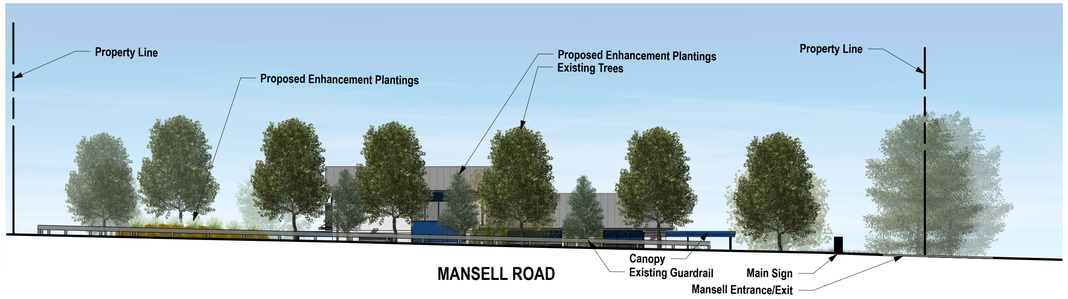
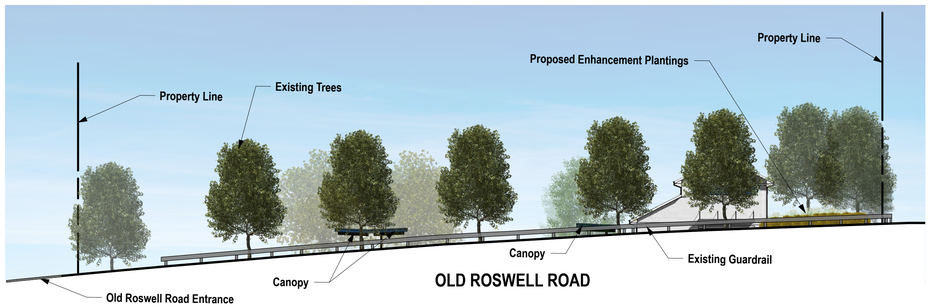
- ○ Production



1 **MANSELL ROAD ELEVATION**
SCALE: 1" = 20'0"



2 **OLD ROSWELL ROAD ELEVATION**
SCALE: 1" = 20'0"

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:

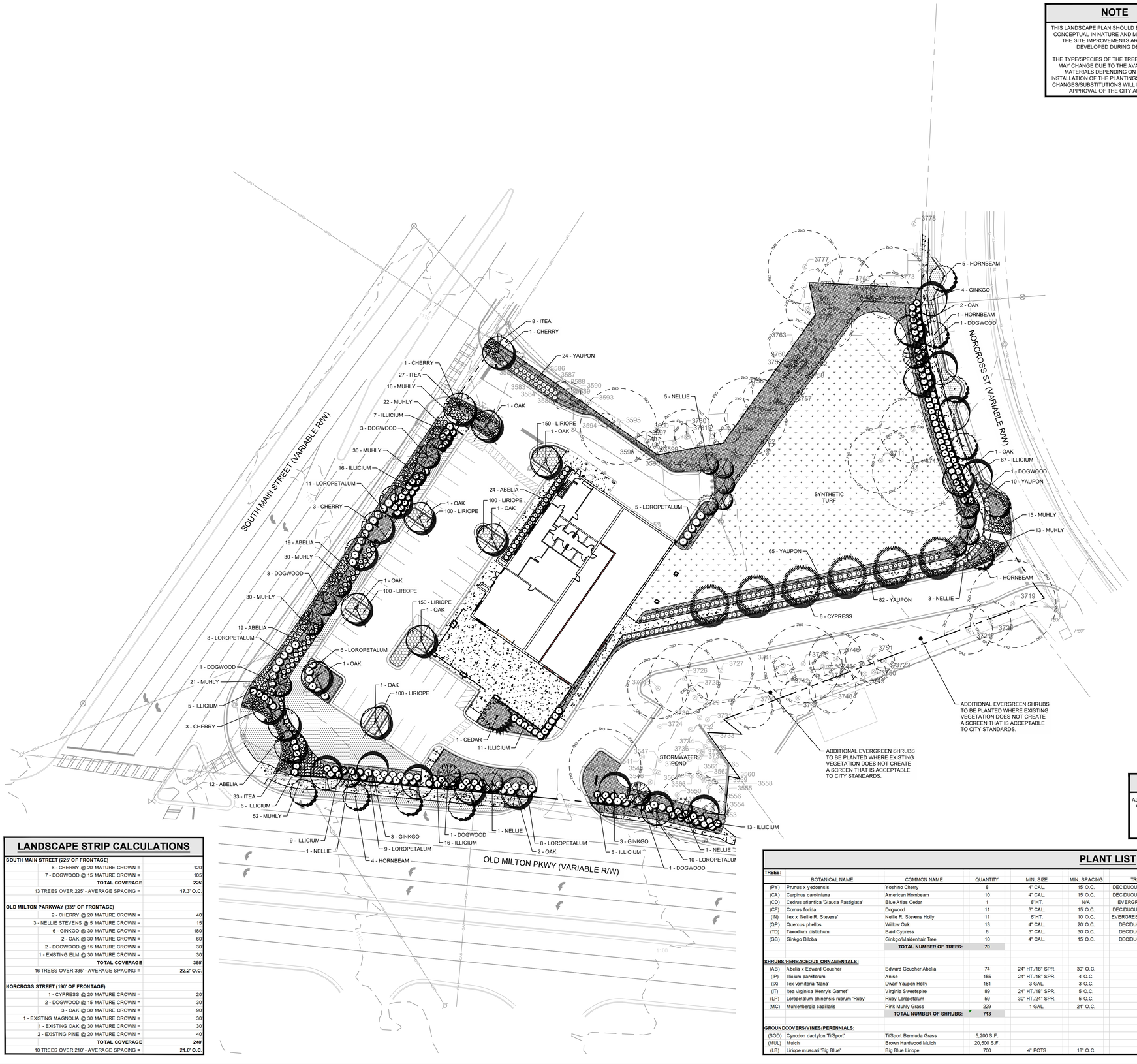
NO.	DATE	BY	DESCRIPTION

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

Elevations

PRELIMINARY

L-003



NOTE

THIS LANDSCAPE PLAN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE AND MAY CHANGE AS THE SITE IMPROVEMENTS ARE FURTHER DEVELOPED DURING DESIGN.

THE TYPE/SPECIES OF THE TREES AND SHRUBS MAY CHANGE DUE TO THE AVAILABILITY OF MATERIALS DEPENDING ON WHEN THE INSTALLATION OF THE PLANTINGS OCCURS. ANY CHANGES/SUBSTITUTIONS WILL BE SUBJECT TO APPROVAL OF THE CITY ARBORIST.

ORDINANCE REQUIREMENTS

SITE DENSITY REQUIREMENT: 2.96 ACRES	
SITE DENSITY FACTOR (SDF) = 130 INCHES/AC.	293.80
EXISTING DENSITY FACTOR (EDF) =	680.00
REPLACEMENT DENSITY FACTOR (RDF) =	**-386.20**
3" TREE = 3 INCHES	
4" TREE = 4 INCHES	
5" TREE = 5 INCHES	
PLANTER STRIP REQUIREMENTS:	
NORCROSS STREET (190' OF FRONTAGE)	(4' WIDE)
1 TREE/40 LINEAR FEET =	**5 TREES**
OLD MILTON PARKWAY (160' OF FRONTAGE)	(4' WIDE)
1 TREE/40 LINEAR FEET =	**4 TREES**
LANDSCAPE STRIP REQUIREMENTS:	
SOUTH MAIN STREET (225' OF FRONTAGE)	(10' WIDE)
SEE TREE CALCULATIONS ON PLAN	
OLD MILTON PARKWAY (335' OF FRONTAGE)	(10' WIDE)
SEE TREE CALCULATIONS ON PLAN	
NORCROSS STREET (190' OF FRONTAGE)	(10' WIDE)
SEE TREE CALCULATIONS ON PLAN	
NORTHERN PROPERTY LINE (365' OF FRONTAGE)	(5' WIDE)
1 TREE/50 LINEAR FEET =	**8 TREES**
EXISTING TREES USED TO MEET REQUIREMENT	
SOUTHEAST PROPERTY LINE (220' OF FRONTAGE)	(5' WIDE)
1 TREE/50 LINEAR FEET =	**5 TREES**
EXISTING TREES USED TO MEET REQUIREMENT	
PARKING LOT REQUIREMENTS:	
MINIMUM 200 S.F. AREA FOR CANOPY TREES	
100 S.F. FOR EACH ADDITIONAL	
PARKING ISLAND EVERY 72 LINEAR FEET OF PARKING	

SITE SUMMARY

SITE AREA	
SITE AREA:	2.26 ACRES (98,551 S.F.)
IMPERVIOUS AREA:	47,789 S.F. (48.5%)
PERVIOUS AREA:	50,792 S.F. (50.5%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C-2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C-2 (DOWNTOWN OVERLAY)
BUILDING SETBACKS	
FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN
SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	RESTAURANT: 3,540 S.F.
	COVERED PATIO: 2,125 S.F.
	COVERED DOG AREA: 3,250 S.F.
TOTAL AREA:	8,915 SF
PARKING SUMMARY	
PARKING REQ.:	18 SPACES @ 1 PER 500 S.F.
PARKING PROV. (ON-SITE/ON-STREET):	46 / 4 SPACES
TOTAL PARKING PROV.:	50 SPACES
STANDARD STALL DIMENSIONS:	19' x 9'
MIN. DRIVE WIDTH:	22'

LANDSCAPE STRIP CALCULATIONS

SOUTH MAIN STREET (225' OF FRONTAGE)	
6 - CHERRY @ 20' MATURE CROWN =	120'
7 - DOGWOOD @ 15' MATURE CROWN =	105'
TOTAL COVERAGE	**225'**
13 TREES OVER 225' - AVERAGE SPACING =	**17.3' O.C.**
OLD MILTON PARKWAY (335' OF FRONTAGE)	
2 - CHERRY @ 20' MATURE CROWN =	40'
3 - NELLIE STEVENS @ 5' MATURE CROWN =	15'
6 - GINKGO @ 30' MATURE CROWN =	180'
2 - OAK @ 30' MATURE CROWN =	60'
2 - DOGWOOD @ 15' MATURE CROWN =	30'
1 - EXISTING ELM @ 30' MATURE CROWN =	30'
TOTAL COVERAGE	**355'**
16 TREES OVER 335' - AVERAGE SPACING =	**22.2' O.C.**
NORCROSS STREET (190' OF FRONTAGE)	
1 - CYPRESS @ 20' MATURE CROWN =	20'
2 - DOGWOOD @ 15' MATURE CROWN =	30'
3 - OAK @ 30' MATURE CROWN =	90'
1 - EXISTING MAGNOLIA @ 30' MATURE CROWN =	30'
1 - EXISTING OAK @ 30' MATURE CROWN =	30'
2 - EXISTING PINE @ 20' MATURE CROWN =	40'
TOTAL COVERAGE	**240'**
10 TREES OVER 210' - AVERAGE SPACING =	**21.0' O.C.**

NOTE

ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. GASKINS + LECRAW, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

HATCH LEGEND

- SOD / GRASS
- MULCH
- BIG BLUE LIRIOPE

PLANT LIST

	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	MIN. SPACING	TREE TYPE	CANOPY %	NATIVE %	GENUS %	INCHES/TREE	INCHES	COMMENTS
TREES:												
(PY)	Prunus x yedoensis	Yoshino Cherry	8	4" CAL.	15' O.C.	DECIDUOUS UNDERSTORY	11.43%		11.43%	4	32	6' CLEAR BELOW CANOPY
(CA)	Carpinus caroliniana	American Hornbeam	10	4" CAL.	15' O.C.	DECIDUOUS UNDERSTORY	14.29%		14.29%	3	30	UPRIGHT HABIT
(CD)	Cedrus atlantica 'Glauca Fastigiata'	Blue Atlas Cedar	1	8' HT.	N/A	EVERGREEN CANOPY			1.43%	3	3	UPRIGHT HABIT
(CF)	Cornus florida	Dogwood	11	3" CAL.	15' O.C.	DECIDUOUS UNDERSTORY		15.71%	15.71%	3	33	BALLED & BURLAPED
(IN)	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	11	6' HT.	10' O.C.	EVERGREEN UNDERSTORY			15.71%	3	33	BALLED & BURLAPED
(QP)	Quercus phellos	Willow Oak	13	4" CAL.	20' O.C.	DECIDUOUS CANOPY	18.57%	18.57%	18.57%	4	52	6' CLEAR BELOW CANOPY
(TD)	Taxodium distichum	Bald Cypress	6	3" CAL.	30' O.C.	DECIDUOUS CANOPY	8.57%	8.57%	8.57%	3	18	6' CLEAR BELOW CANOPY
(GB)	Ginkgo Biloba	Ginkgo/Maidenhair Tree	10	4" CAL.	15' O.C.	DECIDUOUS CANOPY	14.29%		14.29%	4	40	MALE ONLY / 6' CLEAR
		TOTAL NUMBER OF TREES:	**70**				**67.14%**	**42.86%**	**DENSITY UNITS PROVIDED:**		**241**	
SHRUBS/HERBACEOUS ORNAMENTALS:												
(AB)	Abelia x Edward Goucher	Edward Goucher Abelia	74	24" HT./18" SPR.	30" O.C.							
(IP)	Illicium parviforum	Anise	155	24" HT./18" SPR.	4' O.C.			21.74%				
(IX)	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	181	3 GAL.	3' O.C.							
(IT)	Itea virginica 'Henry's Gamet'	Virginia Sweetspire	89	24" HT./18" SPR.	5' O.C.			12.48%				
(LP)	Loropetalum chinensis rubrum 'Ruby'	Ruby Loropetalum	59	30" HT./24" SPR.	5' O.C.							
(MC)	Muhlenbergia capillaris	Pink Muhly Grass	229	1 GAL.	24" O.C.			32.12%				
		TOTAL NUMBER OF SHRUBS:	**713**					**66.34%**				
GROUNDCOVERS/VINES/PERENNIALS:												
(SOD)	Cynodon dactylon 'TifSport'	TifSport Bermuda Grass	5,200 S.F.									
(MUL)	Mulch	Brown Hardwood Mulch	20,500 S.F.									
(LB)	Liriope muscari 'Big Blue'	Big Blue Liriope	700	4" POTS	18" O.C.							

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
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3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV.#	DATE	DRAWN BY:	CHECKED BY:
1			

CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:

GEORGIA REGISTERED LANDSCAPE ARCHITECT 1593 MICHAEL TOOTHAKER 3/1/23

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

NORTH ARROW
0' 15' 30' 60'
SCALE: 1" = 30'

DESIGN INFO:

DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	March 1, 2023

LANDSCAPE PLAN

L-1.2

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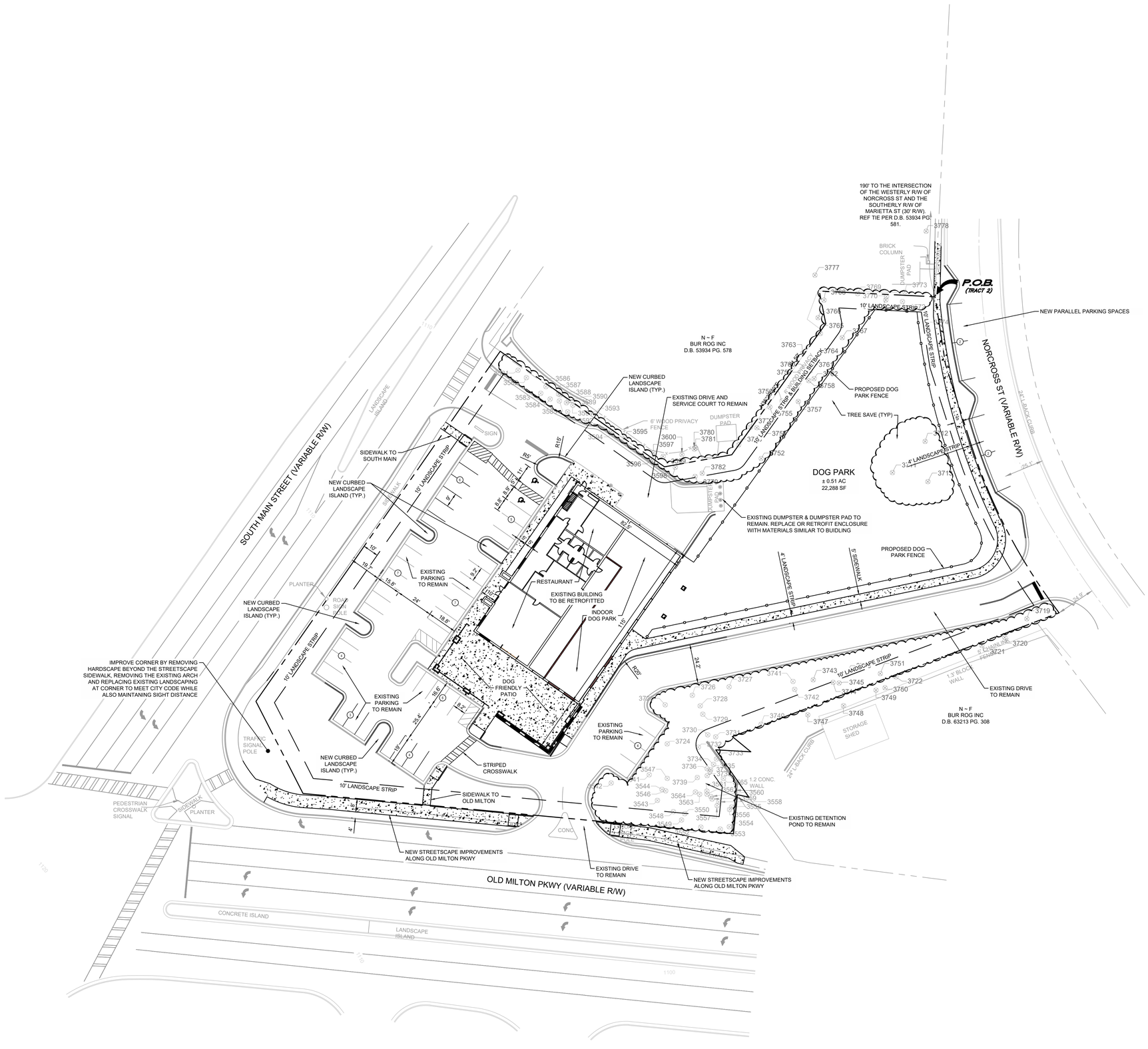

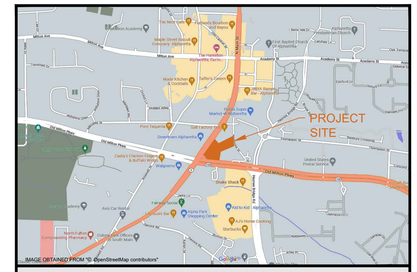

LOCATION MAP

SITE SUMMARY

SITE AREA		
	SITE AREA:	2.26 ACRES (98,551 S.F.)
	IMPERVIOUS AREA:	47,789 S.F. (48.5%)
	PERVIOUS AREA:	50,792 S.F. (50.5%)
ZONING CLASSIFICATION		
	JURISDICTION:	CITY OF ALPHARETTA
	ZONING:	C-2 (DOWNTOWN OVERLAY)
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BUILDING SETBACKS		
	FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN
	SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN
	REAR:	10'
BUILDING SUMMARY		
	BUILDING AREA:	RESTAURANT: 3,540 S.F.
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		COVERED DOG AREA: 3,250 S.F.
	TOTAL AREA:	8,915 SF
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	PARKING REQ.:	18 SPACES @ 1 PER 500 S.F.
	PARKING PROV. (ON-SITE/ON-STREET):	46 / 4 SPACES
	TOTAL PARKING PROV.:	50 SPACES
	STANDARD STALL DIMENSIONS:	19' x 9'
	MIN. DRIVE WIDTH:	22'

IMPERVIOUS CALCULATIONS

	PERVIOUS (SF)	IMPERVIOUS (SF)
EXISTING CONDITION:	48,003 (48.7%)	50,548 (51.3%)
PROPOSED CONDITION:	50,762 (51.5%)	47,789 (48.5%)

NET REDUCTION OF 2,759 S.F. OF IMPERVIOUS AREA

CONCEPT PLAN DISCLAIMER

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES

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

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

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS, DATED MAY 16, 2022. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

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

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

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

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY --- DATED ---.

PREPARED IN THE OFFICE OF:
GASKINS +LECRAW
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PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
1			

CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:
GEORGIA REGISTERED
No. PE036681 PROFESSIONAL ENGINEER
TIMOTHY KYLE SHARPE
3/1/2023

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0' 15' 30' 60'
SCALE: 1" = 30'

DESIGN INFO:

DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	March 1, 2023

CONCEPT SITE PLAN - B

C-1.0

Drawing name: C:\Users\kyle.sharpe\LeCraw Engineering Dropbox\Shared Folders\LeCraw Engineering\048016 - VDG - Off-Leash - Alpharetta_GA\CADD\CONSTR\048016 - 06 - SITE.dwg SITE PLAN Mar 01, 2023 3:01pm by: kyle.sharpe

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TRACT 1

LEGAL DESCRIPTION

All that tract or parcel of land lying and and being in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

TO FIND the True Point of Beginning, commence at a point formed by the intersection of the Northerly right of way line of Maddox Street (variable width) and the Easterly right of way line of South Main Street (variable width), if the rights of way were extended to form a point; thence, leaving said point and running North 34°59'34" East, 63.14 feet to the **TRUE POINT OF BEGINNING** of the below described property; thence, leaving the said True Point of Beginning and running with the aforesaid line of South Main Street

1. North 34°59'34" East, 105.47 feet; thence,
2. North 34°59'32" East, 163.39 feet; thence, leaving the aforesaid right of way of South Main Street and running
3. South 54°28'47" East, 124.41 feet; thence,
4. North 80°31'32" East, 45.00 feet, thence,
5. North 35°34'45" East, 10.05 feet; thence,
6. South 01°41'04" West, 186.27 feet; thence,
7. South 48°04'47" East, 15.00 feet; thence,
8. North 87°20'31" West, 22.51 feet, thence,
9. South 36°05'49" East, 36.23 feet to a point on the aforesaid right of way line of Maddox Street as shown on GADOT right of way plans; thence, running with the said line of Maddox Street
10. North 83°00'56" West, 7.38 feet; thence,
11. South 05°35'14" West, 24.78 feet; thence,
12. North 84°24'46" West, 272.34 feet, thence,
13. North 26°51'15" West, 65.17 feet to the **POINT OF BEGINNING.**

Said tract contains 1.4498 acres and is depicated as "Tract 1" on that certain ALTA/ACSM Land Title Survey for Sembler Family Partnership #16 Limited (L.P.), First American Title Insurance Company, Wachovia Bank, N.A., Eckerd Corporation, Bur-Rog, Inc. and Hill, Ward & Henderson, by W.K. Dickson, certified by William C. Wohlford, Jr., GRLS No. 2577, dated December 11, 1997, last revised September 10, 1998.

TRACT 2

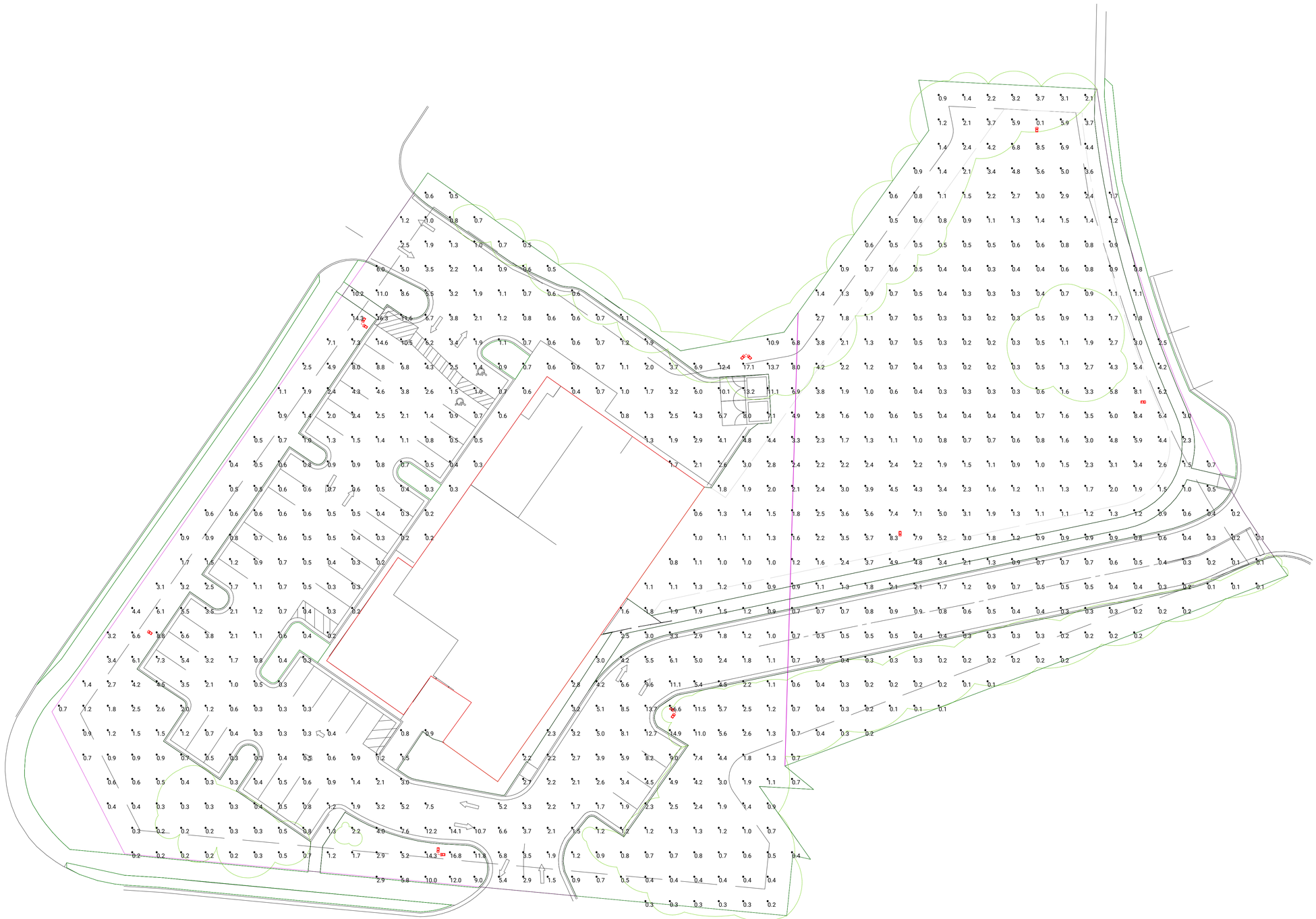
LEGAL DESCRIPTION

Being part of the property lying in Land Lot 695 of the First (1st) District, Second (2nd) Section of Fulton County, City of Alpharetta, Georgia; and being more particularly described as follows:

To find the True Point of Beginning, commence at a point formed by the intersection of the Northerly right of way line of Maddox Street (variable width) and the Easterly right of way line of South Main Street (variable width), if the rights of way were extended to form a point; thence, leaving said point and running with the said line of South Main Street, North 34°59'84" 63.14 feet to a point; thence, continuing with the said line of South Main Street, North 34°59'34" East, 105.47 feet; thence, North 34°59'32" East, 163.39 feet, thence leaving the aforesaid right of way of South Main Street and running, South 54°28'47" East, 124.41 feet; thence, North 80°31'32" East, 45.00 feet; thence, North 35°34'45" East, 10.05 feet to The True Point of Beginning of the below described property; thence, leaving the said True Point of Beginning and running

1. North 35°34'45" East, 91.20 feet; thence,
2. North 11°20'31" West, 20.89 feet; thence,
3. South 87°33'50" East, 73.04 feet to a point on the Westerly right of way line of Norcross Street; thence, running with the said line of Norcross Street
4. South 08°44'28" East, 42.84 feet; thence,
5. South 17°42'40" East, 52.03 feet; thence,
6. 121.44 feet along the arc of a curve deflecting to the left, having a radius of 413.96 feet and a chord bearing and distance of South 27°27'33" East, 121.01 feet; thence, leaving the aforesaid line of Norcross Street and running
7. South 69°06'29" West, 220.01 feet; thence
8. North 01°41'04" East, 186.27 feet to the point of beginning; containing 35.581 square feet or 0.8168 of an acre of land, more or less.

Property is subject to all easements and rights-of-way, recorded and unrecorded.



ZLIGHT Technology
504-322-4516
325 Funston Street
Elmwood, LA 70123
info@zlighttech.com

OFF-LEASH
142 Main Street
Alpharetta, GA 30004

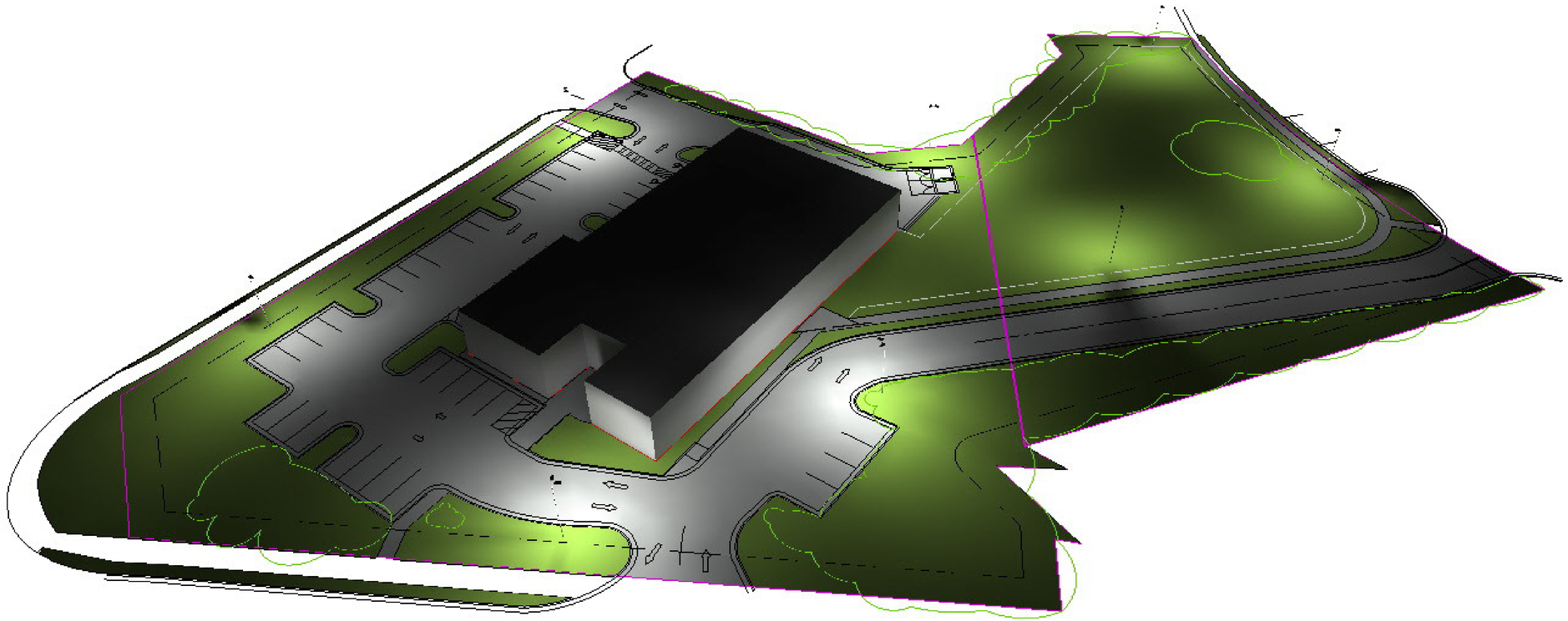
Version: 4
Creation Date: 11/1/2022
Last Updated: 3/3/2023
Comments:

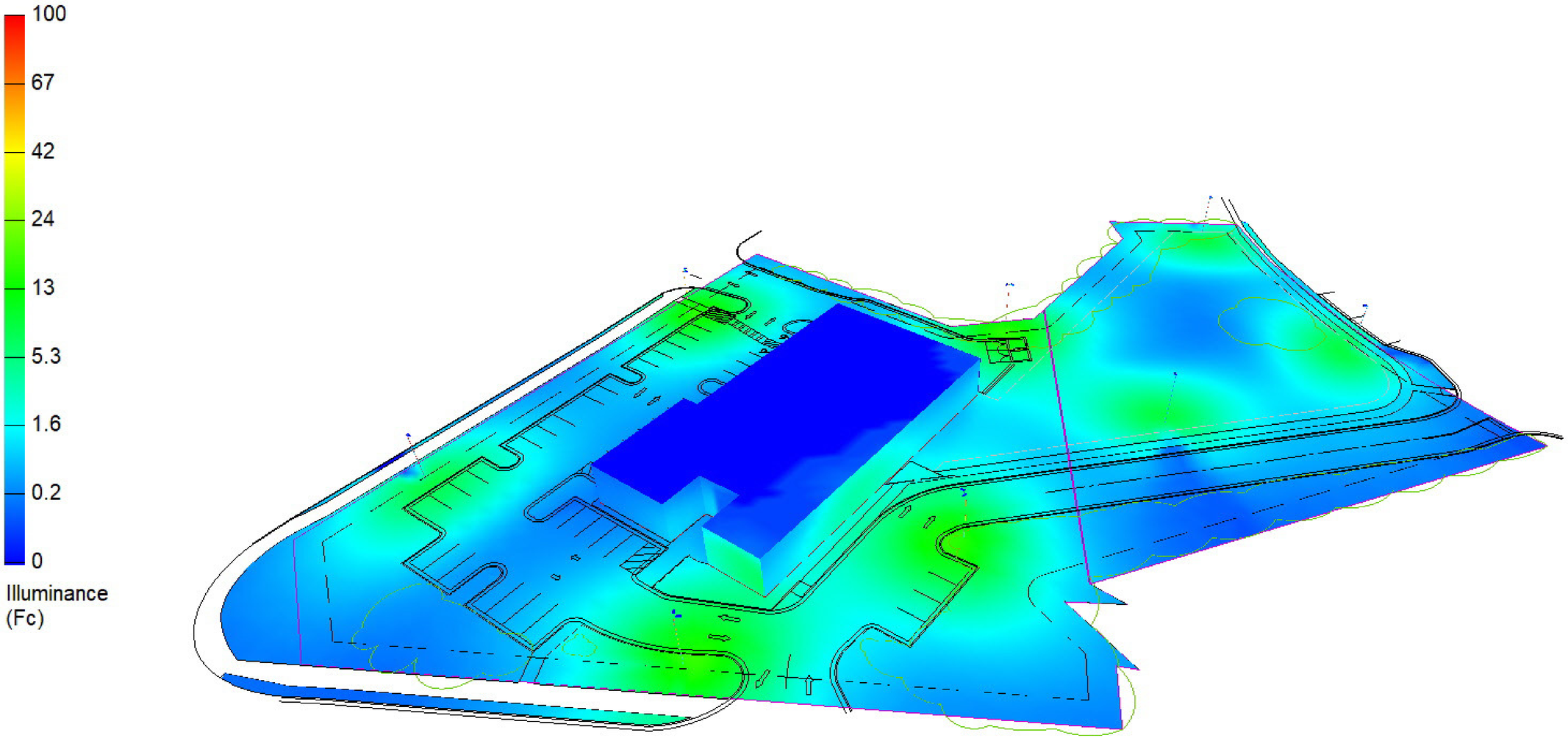
Page Name: Page 1

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Arrangement Lamp Lumens	Description
	4	ZL-ParkL6-150W x2 @ 90	2 @ 90 DEGREES	20697	41394	150W Parking Lot Light, 5000K, V6, x2 @ 90
	4	ZL-ParkL6-150W	SINGLE	20697	20697	150W Parking Lot Light, 5000K, V6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.20	17.1	0.1	22.00	171.00

Luminaire Location Summary				
LumNo	**Label**	**Height**	**Orient**	**Tilt**
1	ZL-ParkL6-150W x2 @ 90	25	44.922	0
2	ZL-ParkL6-150W x2 @ 90	25	190.829	0
3	ZL-ParkL6-150W x2 @ 90	25	13.568	0
4	ZL-ParkL6-150W	25	326.266	0
5	ZL-ParkL6-150W	25	270	0
6	ZL-ParkL6-150W	25	180	0
7	ZL-ParkL6-150W	25	90	0
8	ZL-ParkL6-150W x2 @ 90	25	270	0




100
67
42
24
13
5.3
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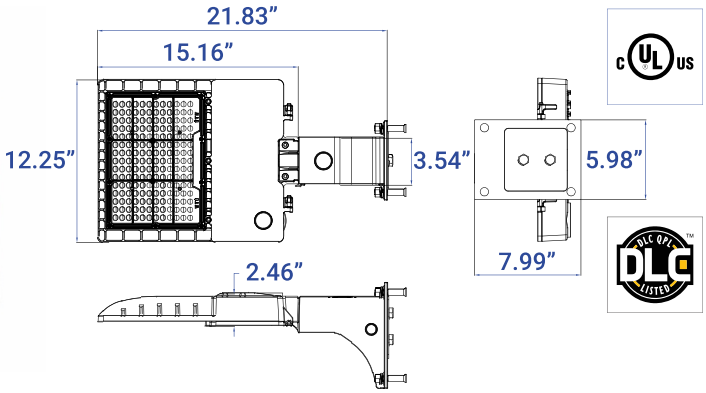
Illuminance
(Fc)

150W LED Area Light - Direct Mount

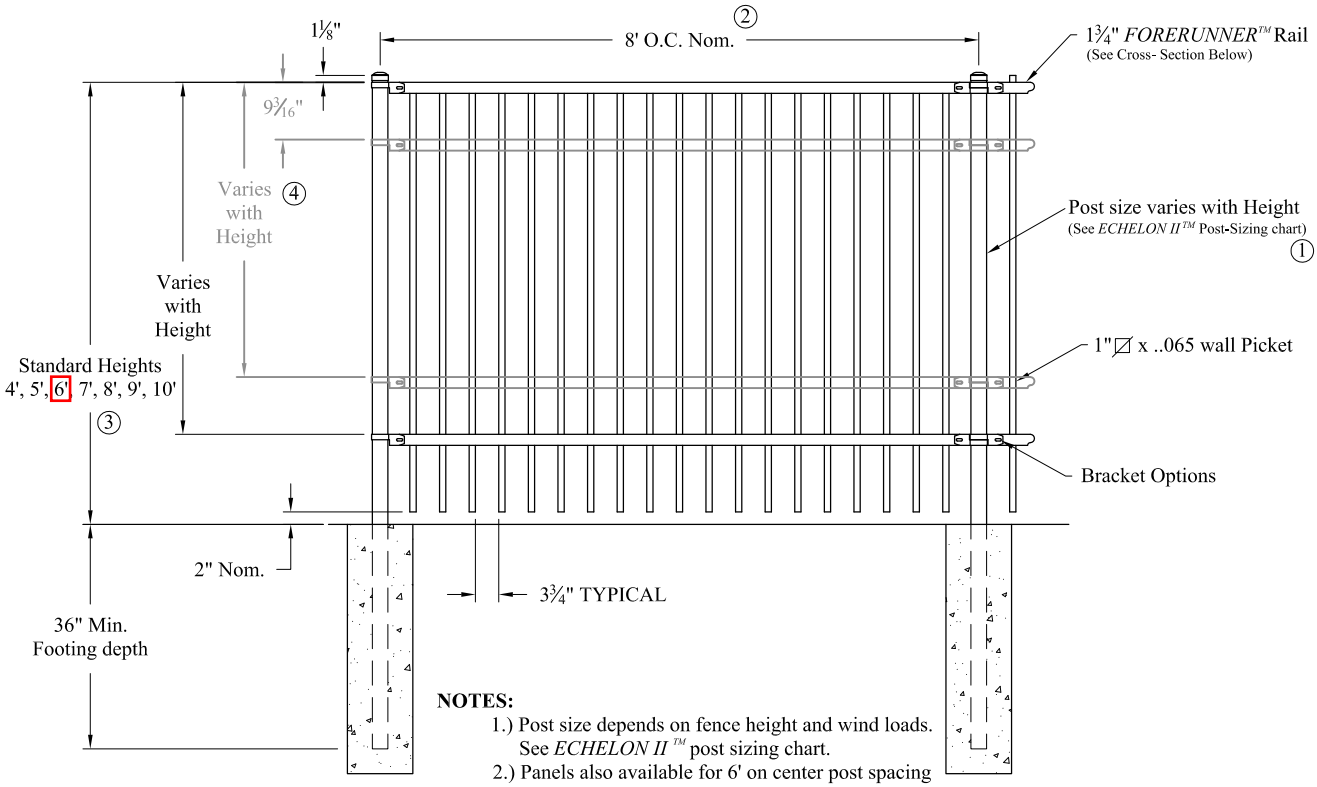


Parameters

Part Number	ZL-ParkL3-40K-150W-DM	ZL-ParkL3-50K-150W-DM
Product Description	150W LED Area Light – Wall Mount	
Wattage Equivalent	400W	
Dimension	21.83” x 12.25” x 7.99”	
Weight (lbs)	15	
Color Temperature	4000K	5000K
Lumen Output	21,000	21,300
System Power	150W	
Input Voltage	120 - 277 VAC	
Viewing Angles	Type III	
CRI	>80	
Working Temperature	-40 °C –45°C; 10% - 90% RH	
Storage Temperature	-40 °C – 80 °C	
LED Life (L70)	50,000 Hours	
Material	Aluminum Alloy	
Protection Rate	IP65	
Safety Rating	UL, cUL, DLC	
Warranty	5 Years	

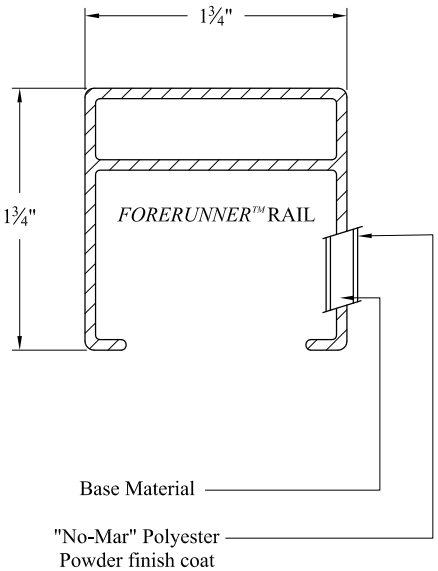
Zlight Technology LLC
325 Funston St. Elmwood, LA 70123
www.zlighttech.com

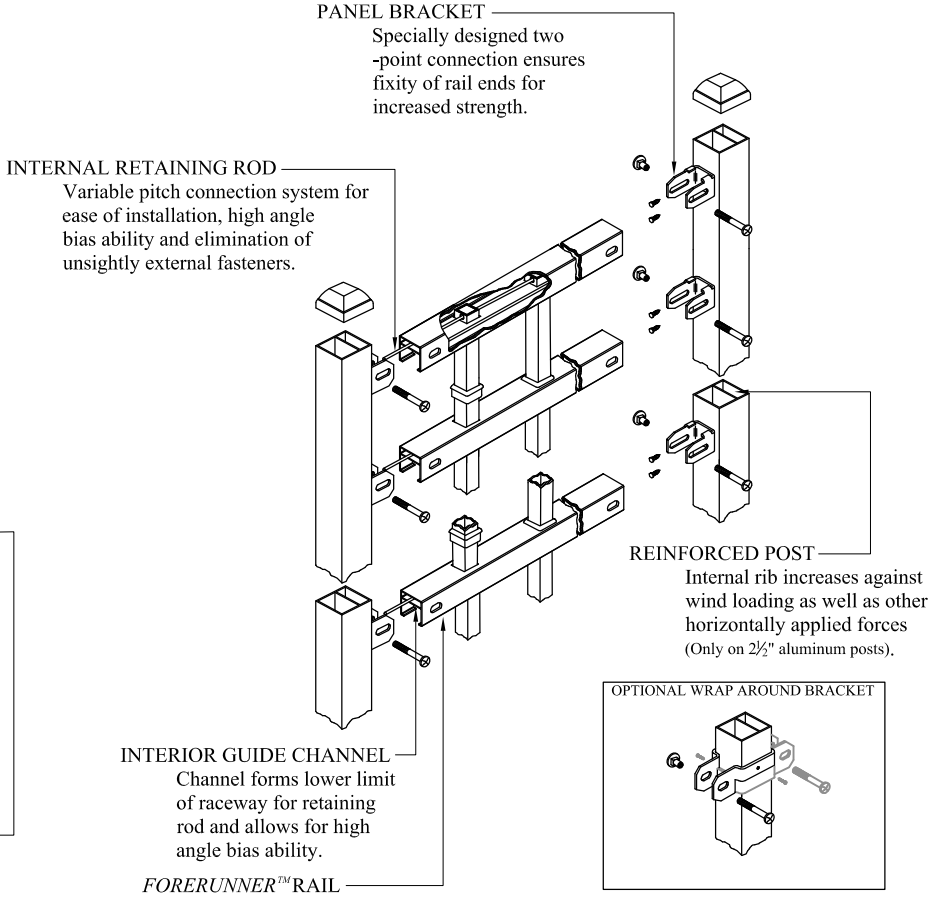
Phone: 504-322-4516
Fax: 504-836-0008



NOTES:

1.) Post size depends on fence height and wind loads. See *ECHELON II* ™ post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
4.) Third and Fourth rail optional.





Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

INDUSTRIAL STRENGTH ALUMINUM

2AMISO

Title: ECHELON II MAJESTIC 2/3/4-RAIL			
DR: NJB	SH . 1of 1	SCALE: DO NOT SCALE	
CK: BS	Date 2-07-12		REV: e

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Tulsa, OK 74116
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www.ameristarfence.com

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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: 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
- ☑ 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		

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 painted brick masonry, off-white EIFS (existing), glazed metal storefronts with muntins, 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, as much as existing structure can be feasibly modified. 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.

- [x] Yes
- [ ] No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

- ☐ Georgian
- ☐ 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.

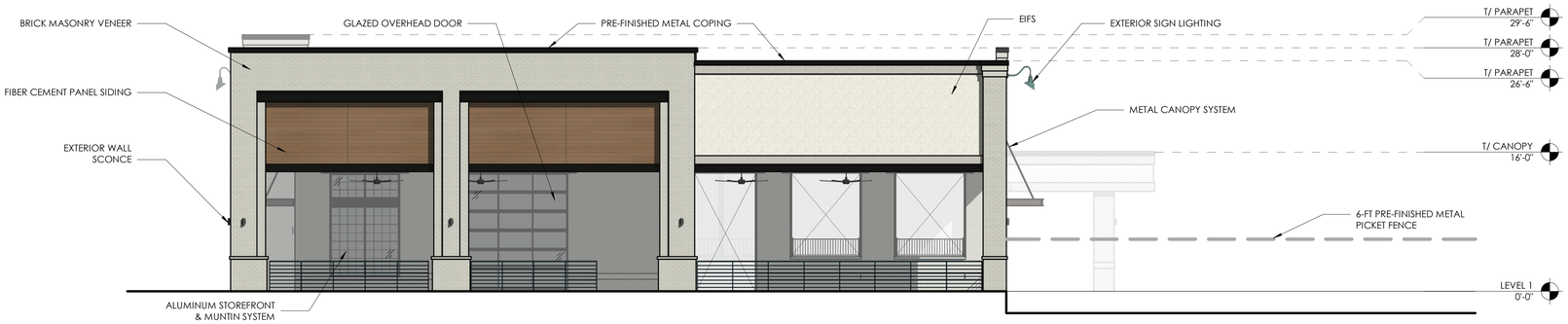
The design is a re-use/renovation of an existing Rite Aid building. However, it is our intent that the proposed design be of the Mercantile/Mill style as outlined in the Downtown Design Guidelines, as much as is feasible. Among the described attributes of this style, our design includes the use of exposed 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

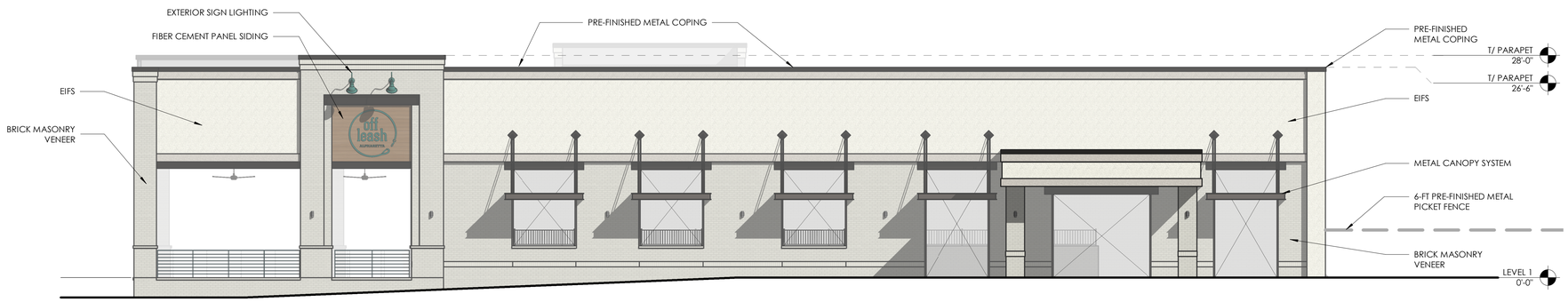
List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

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.

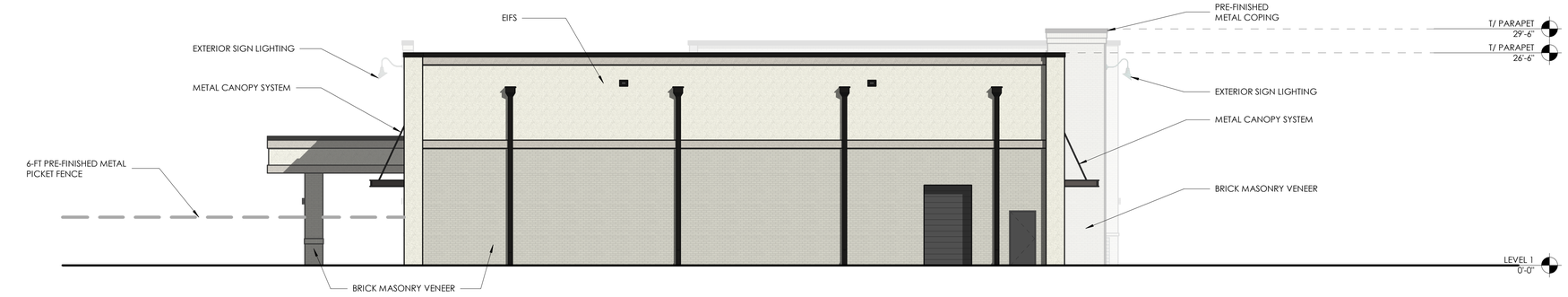


1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

BRICK MASONRY VENEER:
PALMETTO BRICK, WHITESTONE

ALUMINUM STOREFRONTS WITH MUNTINS (& METAL TRIM): BLACK

FIBER CEMENT PANEL SIDING:
NICHIHA, VINTAGEWOOD, CEDAR

SEMI-TRANSPARENT WATERPROOF
EXTERIOR WOOD STAIN: CEDAR

EXTERIOR INSULATION
FINISHING SYSTEM (EIFS): OFFWHITE

EXTERIOR LIGHTING LEGEND

EXTERIOR WALL SCONCE:
G-LIGHTING, CYLINDER, 9 1/4" H, BLACK

EXTERIOR SIGN LIGHT:
BARN-LIGHT, FIRE CHIEF LED SIGN LIGHT
12" SHADE, CUSTOM COLOR

VICKERS
design group
1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

Offleash - Alpharetta

DESIGN REVIEW BOARD

142 S MAIN STREET
ALPHARETTA, GA 3004

No.	Revisions / Submissions	Date
	DESIGN REVIEW BOARD	03/01/2023

RENDERED ELEVATIONS

PROJECT NUMBER: 22017.00

EL-01

ALL IDEAS, DESIGNS, ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY AND THE PROPERTY OF MEMBERS DESIGN GROUP AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF MEMBERS DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. IN THE EVENT OF UNAUTHORIZED DISCLOSURE OR USE, MEMBERS DESIGN GROUP SHALL BE ENTITLED TO AN IMMEDIATE INJUNCTION. IN ADDITION, MEMBERS DESIGN GROUP SHALL BE ENTITLED TO RECOVER ATTORNEY'S FEES AND COURT COSTS IN THE EVENT IT MUST ENFORCE ITS RIGHTS IN A LAWSUIT. IN THE EVENT OF UNAUTHORIZED USE, MEMBERS DESIGN GROUP SHALL BE ENTITLED TO DAMAGES IN THE AMOUNT OF $250 PER DAY FOR EACH DAY THE UNAUTHORIZED USE CONTINUES. ANY CONSTRUCTION WORK PERFORMED IN VIOLATION OF THESE RESTRICTIONS SHALL BE DEEMED TO BE WILLFUL INFRINGEMENT. ANY CONSTRUCTION

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY AND THE PROPERTY OF VICKERS DESIGN GROUP AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VICKERS DESIGN GROUP. ANY REPRODUCTION OF VICKERS DESIGN GROUP'S IDEAS, DESIGNS, AND DRAWINGS, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER IS PROHIBITED. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER PROPERTY RIGHTS MAY BE ENFORCED BY VICKERS DESIGN GROUP.

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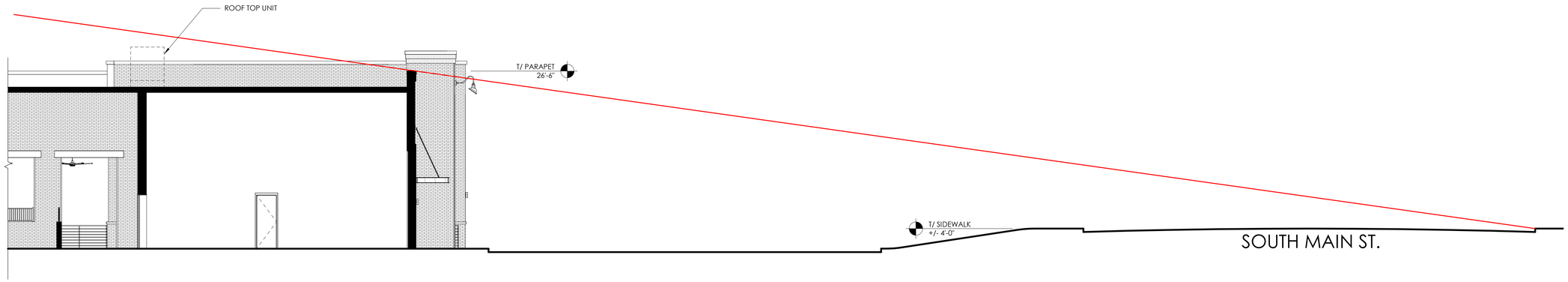
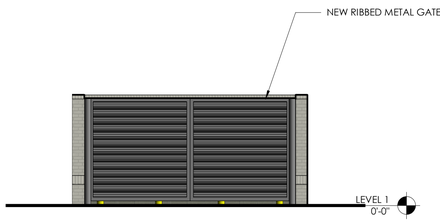
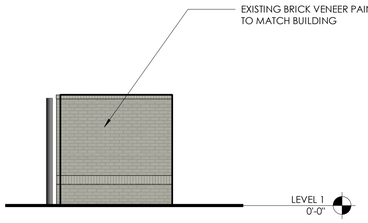
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY AND THE PROPERTY OF VICKERS DESIGN GROUP AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF VICKERS DESIGN GROUP. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THE IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED HEREIN ARE EXPRESSLY RESERVED. THE INTENDED USE OF THIS DOCUMENT MAY CONSTITUTE, BASED ON APPLICABLE LAW, THE GRANT OF A LIMITED LICENSE, BUT ANY UNAUTHORIZED USE, REPRODUCTION OR MODIFICATION OF THIS DOCUMENT IS EXPRESSLY PROHIBITED. ANY UNAUTHORIZED USE OF THESE PLANS MAY CONSTITUTE COPYRIGHT INFRINGEMENT AND OTHER VIOLATIONS OF LAW. ANY AND ALL UNAUTHORIZED USERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. VICKERS DESIGN GROUP RESERVES ALL RIGHTS WITH RESPECT TO ANY PROTECTABLE INTELLECTUAL PROPERTY INCLUDED IN THESE PLANS, INCLUDING, WITHOUT LIMITATION, ANY COPYRIGHTS OR RIGHTS ARISING FROM OBTAINING A COPYRIGHT REGISTRATION OR FILING AN APPLICATION FOR COPYRIGHT REGISTRATION, WHETHER PUBLISHED OR UNPUBLISHED, OR OF PENDING PATENT APPLICATION.



1 SITE LINE STUDY
1/8" = 1'-0"



WEST ELEVATION



SOUTH ELEVATION

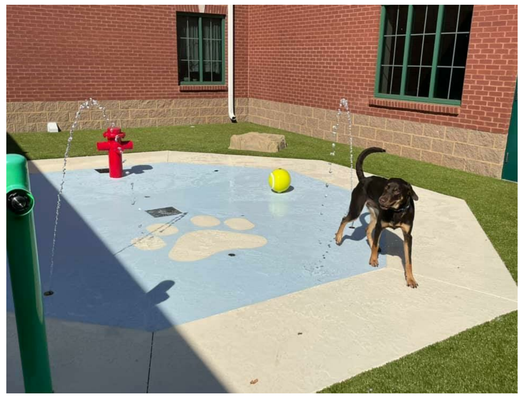
EXISTING DUMPSTER ENCLOSURE CONDITIONS

BASIS-OF-DESIGN: CITYSCAPES TOUGHGATE;
METAL INFILL SERIES; 7.2 RIB

2 DUMPSTER ENCLOSURE INFORMATION
3/16" = 1'-0"

BASIS-OF-DESIGN: AMERISTAR ECHELON II
MAJESTIC 2/3/4-RAIL

3 TYPICAL FENCE PROFILE
NTS



BASIS-OF-DESIGN: H20 FIDO OUTDOOR
SPLASH PAD

SPLASH PAD PUMP HOUSE
BASIS-OF-DESIGN: H20 FIDO STANDARD SERIES

4 REFERENCED SPLASH PAD IMAGERY
NTS

VICKERS
design group
1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30346
404.937.6550

NOT FOR CONSTRUCTION

Offleash - Alpharetta

DESIGN REVIEW BOARD

142 S MAIN STREET
ALPHARETTA, GA 3004

No.	Revisions / Submissions	Date
	DESIGN REVIEW BOARD	03/01/2023

SITE LINE STUDY &
MISCELLANEOUS

PROJECT NUMBER: 22017.00

EL-05

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Your completed submittal package should be delivered to:

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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: Market District Development, LLC

Location Address: 116 & 126 North Main Street

Mailing Address: 4575 Webb Bridge Road

City: Alpharetta State: Ga. Zip Code: 30005 -

Contact for All Notifications: Brent Beecham

Contact Telephone: 770 - 862 - 7895 Mobile Telephone: 770 - 862 - 7895

Fax: - - Email: brent@md-atl.com

Contact's Relation to Business: Owner

This Application For (Check all that apply):

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

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: 116 North Main, LLC

Physical Address: 116 & 126 North Main Street

Mailing Address: 4575 Webb Bridge Road

City: Alpharetta State: Ga. Zip Code: 30005 -

Owner Telephone: 770 - 862 - 7895 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): Brent Beecham Date: 3-1-2023

Owner Signature:

Property Information:

Address (If Assigned) : 116 & 126 North Main Street

Tax ID or Map Reference Number: 22-4822-1252-077-3, 22-4822-1252-076-5

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

Existing Zoning of Property: DT-MU Existing Uses of Property: Residential, Commercial

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

Applicant Signature: Date: 3-1-2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Yes, we are pulling elements from the surrounding developments within the downtown district to make sure this project is in visual compatibility.

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

☒ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

- ☐ Georgian
- ☐ 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.

The architectural style utilized is in the Neoclassical style of the 19th Century incorporating the enduring scale and forms of antiquity. Building A adjoins an existing Tudor Revival house (to be renovated and repurposed to commercial use) and was designed to complement its historic architectural features. Building B continues the Neoclassical styling and yet reveals its own identity and personality.

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 Alpharetta Downtown Design Guidelines feature 8 Key Design Principles. Our development is specifically tailored to adhere to each of the prescribed goals and to create value for the citizenry in every respect, while paying true homage to Alpharetta' past. Our design comprises two 3-story buildings, one of which fronts North Main Street (A), while the other (B) is perched behind it on an equal plane with inconspicuous but ample parking in between and below. The environs immediately surrounding the buildings will be enhanced to include an extra-wide front sidewalk and entryway which will improve the transition to the town green as well as entice the public to make use of the walkways north and south. The architectural style utilized is in the Neoclassical style of the 19th Century incorporating the enduring scale and forms of antiquity. Building A adjoins an existing Tudor Revival house (to be renovated and repurposed to commercial use) and was designed to complement its historic architectural features. Building B continues the Neoclassical styling and yet reveals its own identity and personality. The brick and window details (fenestration pattern) blend well with the newly constructed building at 100 North Main without copying or repeating. When fully redeveloped, 100, 116 and 126 North Main Street properties will blend into the historic context of the downtown core and contribute to the stated goals of the city. More importantly, they will be emblematic of what a community which truly values its past can imagine for its future.

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
- [ ] 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

- [ ] 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
- [ ] 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.

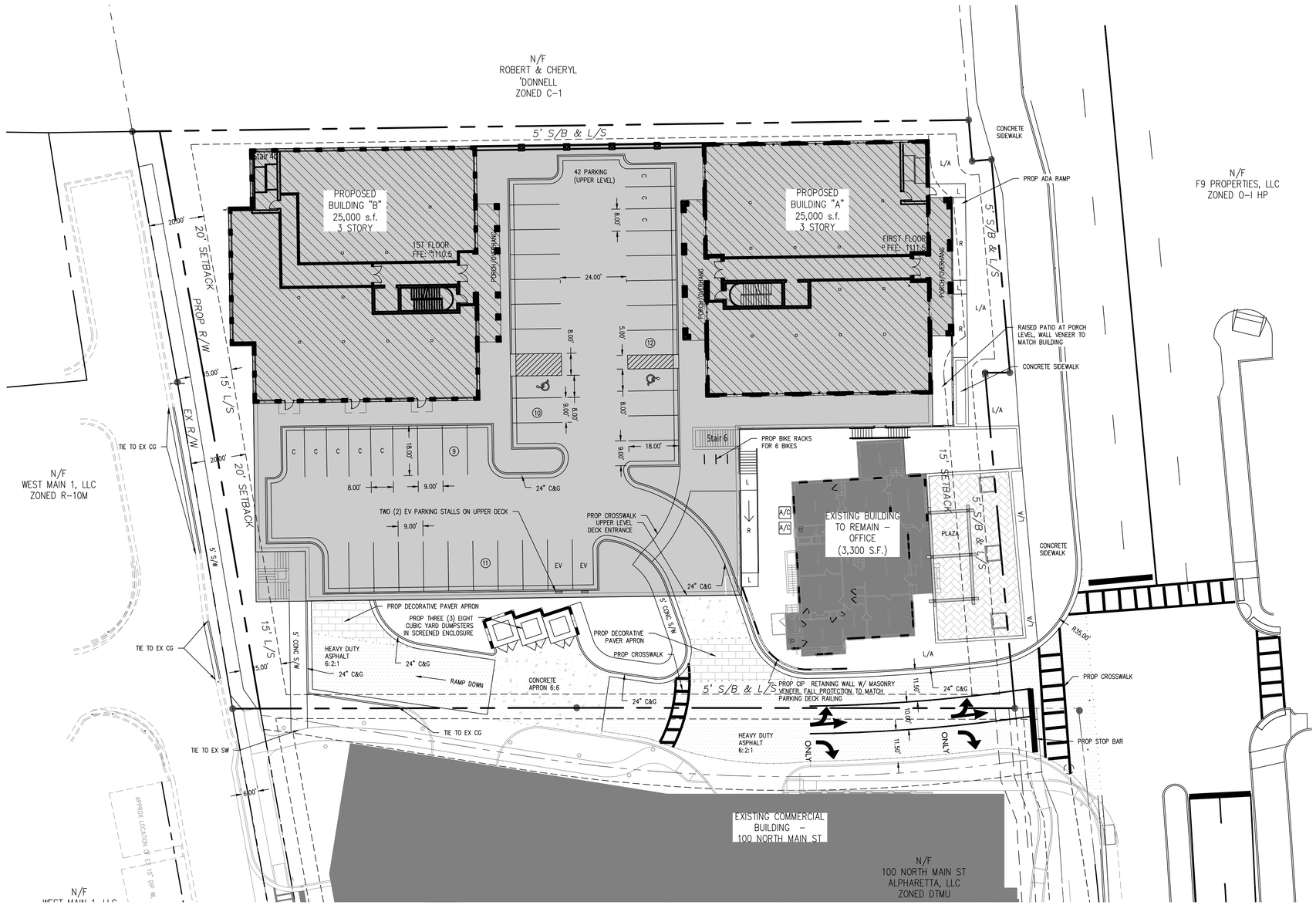
Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

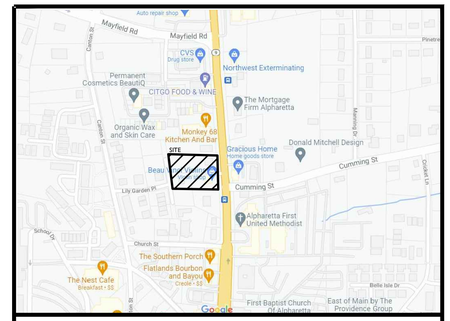
116 and 126 North
Main Street
Legal Description

All that tract or parcel of land lying and being in Land Lot 1252,2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, Three Hundred and Seventeen (317) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening to the Point of Beginning: thence departing the Right of Way of Highway 9 North 88 degrees 55 minutes 33 seconds West a distance of 158.69' to a point; thence North 89 degrees 8 minutes 4 seconds West a distance of 124.67' to a point; thence North 8 degrees 28 minutes 21 seconds West a distance of 119.97' to a point; thence North 9 degrees18 minutes 25 seconds West a distance of 92.27' to a point; thence South 89 degrees 46 minutes 22 seconds East a distance of 302.99 to a point, said point being on the Right of way of Highway 9; thence continuing along said Right of way South 3 degrees 55 minutes 10 seconds East a distance of 14.95' to a point; thence North 86 degrees 4 minutes 51 seconds East a distance of 7.0' to a point; thence South 3 degrees 55 minutes 8 seconds East a distance of 77.47' to a point; thence South 89 degrees 38 minutes 39 seconds East a distance of 8.94 to a point; thence South 4 degrees 1 minute46 seconds West a distance of 119.97 to a point, said point being the Point of Beginning.

Said tract contains 1.43 acres (62,290 square feet) more or less.





SITE LOCATION MAP (NTS)

SITE DATA:

116 & 126 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 1.43

ZONING: DT-MU

PROPOSED USE:
- OFFICE: 36,167 s.f.
- RESTAURANT: 7,391 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:
REQUIRED PARKING RATIOS
- OFFICE: 3: 1000 s.f. (109 SPACES)
- RESTAURANT: 1: 500 s.f. (15 SPACES)
- RESIDENTIAL: 2.5 UNIT (10 SPACES)

TOTAL REQUIRED PARKING: 134 SPACES

ADA REQ: 5 SPACES (6 SHOWN)
ELECTRIC VEHICLE REQ: 6 SPACES (6 SHOWN)

TOTAL PARKING PROVIDED:
92 LOWER DECK
42 UPPER DECK
134 SPACES PROVIDED

SITE STANDARDS:

MIN AMENITY AREA	10% OF SITE (6,229 SF)	
PROP AMENITY AREA	11% (7,000 SF)	ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE		80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE		31.5% (19,600 SF)
PROP LOT DECK COVERAGE		32.9% (20,500 SF)
TOTAL BUILDING/ DECK COVERAGE		64.4%

SETBACKS

FRONT	15'
SIDE	5'
REAR	20' FROM EXISTING R/W

*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND BENEATH THE DECK.

BUILDING AREA BREAKDOWN:
BUILDING A (3 STORIES)
1ST - 7,391 SF - RESTAURANT
2ND - 8,344 SF - OFFICE
3RD - 8,344 SF - 2 CONDOS

BUILDING B (3 STORIES)
1ST - 7,835 SF - OFFICE
2ND - 8,344 SF - OFFICE
3RD - 8,344 SF - 2 CONDOS

EXISTING BUILDING
3,300 SF - OFFICE

NORTH

20 0 20 40
Scale 1" = 20'

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LAYOUT PLAN
STREET LEVEL

116 & 126 NORTH MAIN STREET
116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

DATE
REVISIONS
NO.

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CIVIL DESIGNED BY: CJF
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CHECKED BY:
DATE - 02/20/2023

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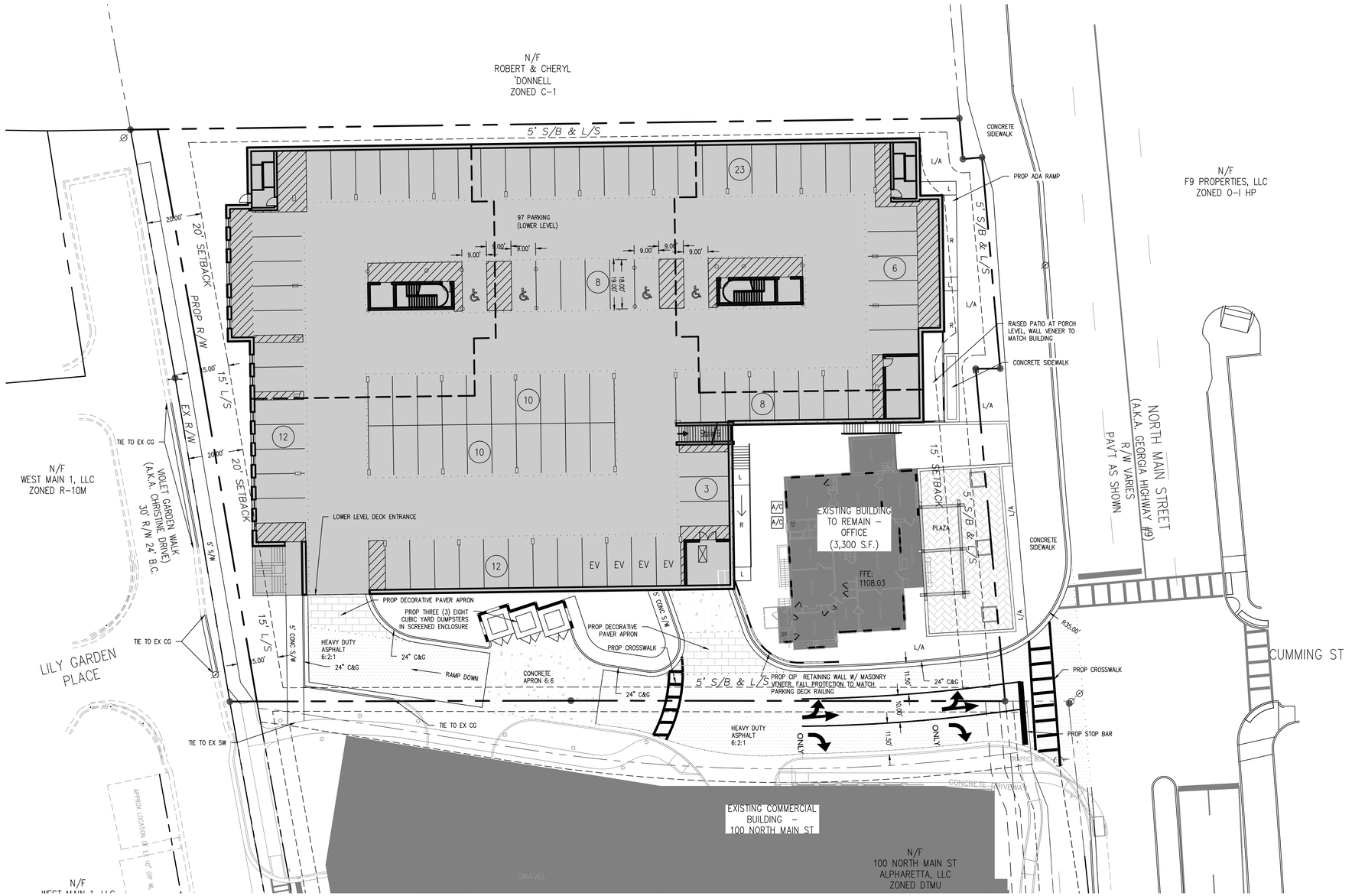

NORTH

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LAYOUT PLAN
LOWER LEVEL OF DECK

116 & 126 NORTH MAIN STREET

116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

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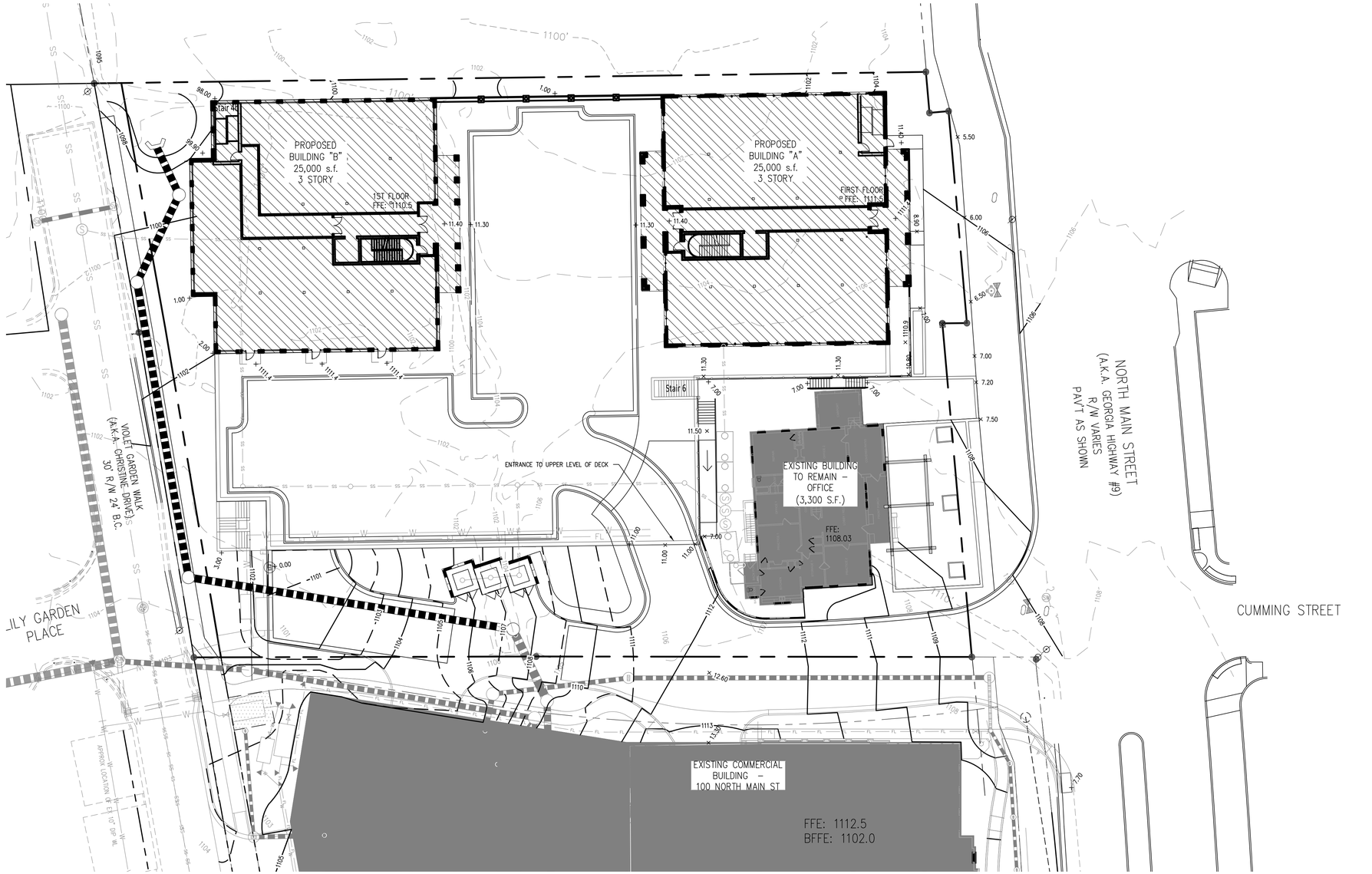

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GRADING PLAN STREET LEVEL

116 & 126 NORTH MAIN STREET

116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

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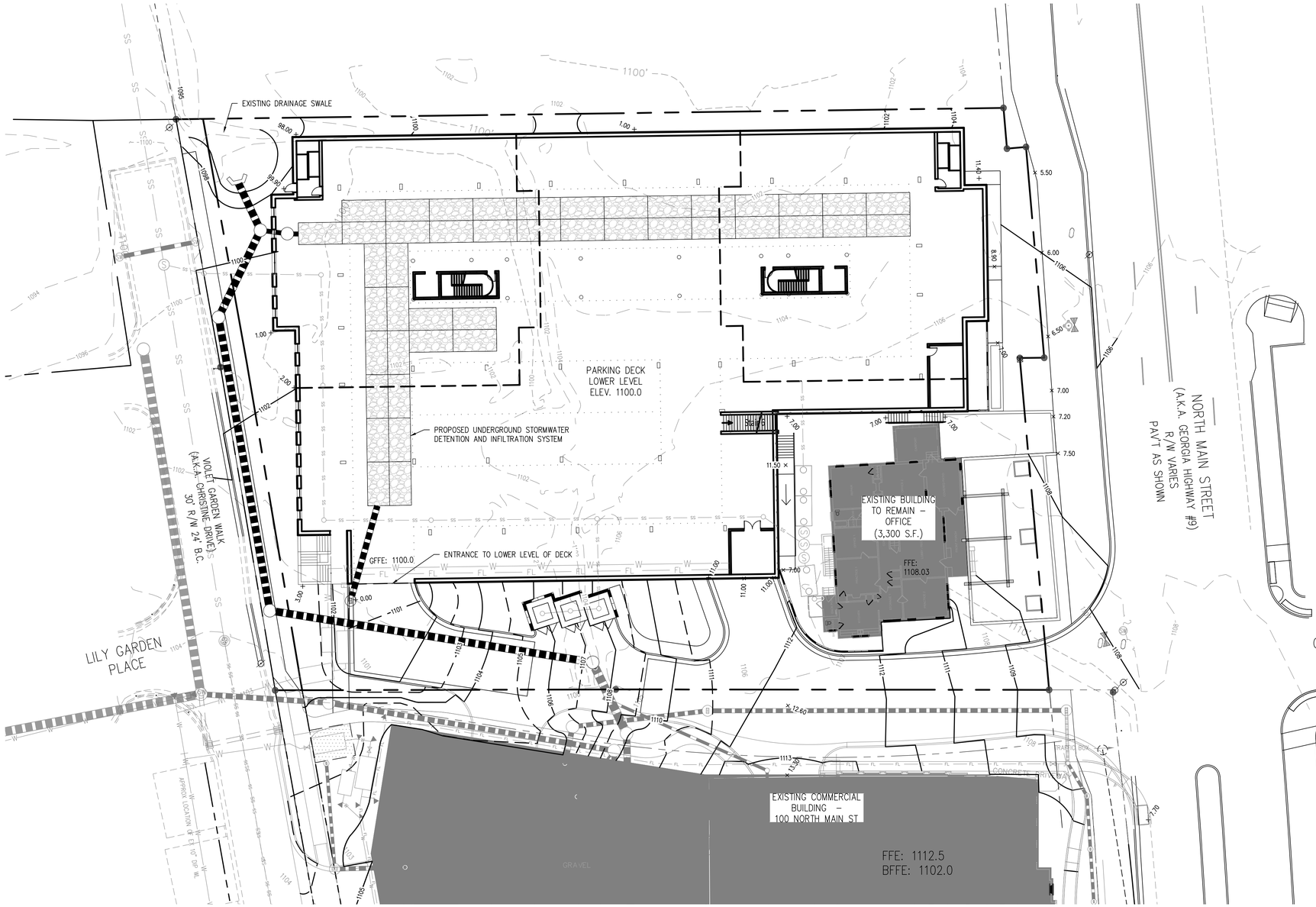

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NORTH

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Scale 1" = 20'

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GRADING PLAN
LOWER LEVEL OF DECK

116 & 126 NORTH MAIN STREET

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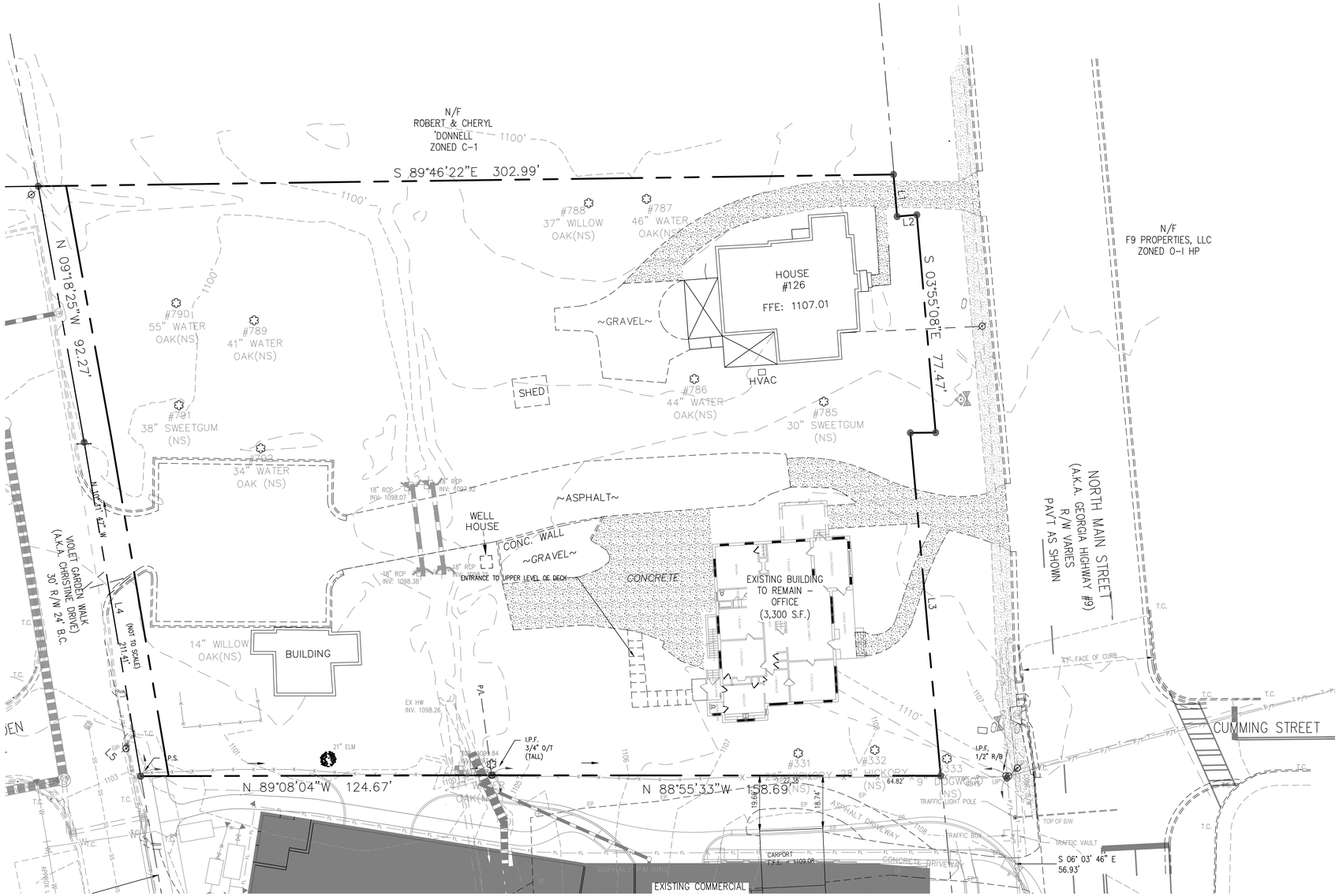

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE / ROOT PLATE
- SPECIMEN TREE REPLACEMENT
- A — A — TREE PROTECTION FENCE

NORTH

20 0 20 40

Scale 1" = 20'

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EXISTING CONDITIONS

116 & 126 NORTH MAIN STREET

116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

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L1.0

21-09-19-01 116 N Main Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)

Location Map North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 12, 2021
Report Date: October 18, 2021
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen or not.

All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:
Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was Force = Diameter * 613 - 1388, r 2 = 0.92. When only those unions with included bark were analyzed, the regression line was Force = Diameter * 537 - 1285, r 2 = 0.76. There was a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

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

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

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

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *or* other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

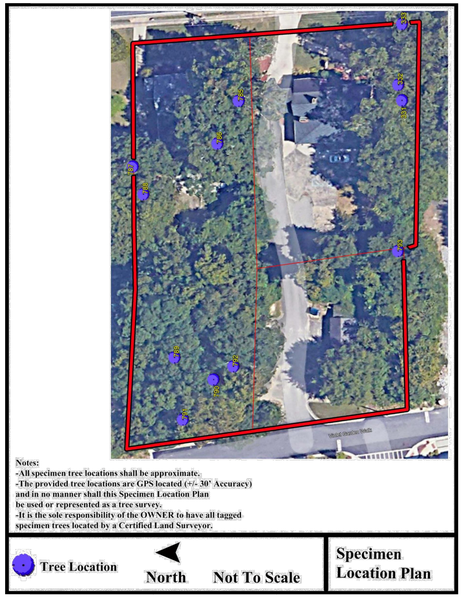
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Specimen Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

Tree Location North Not To Scale

Specimen Location Plan

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
331	29" Hickory	Poor	Poor	Non-Specimen	Several large cavities. Numerous main and some minor limbs dead/ gone 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	1-3	
332	28" Hickory	Poor	Poor	Non-Specimen	Several large cavities. 3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	4-7	
333	9" Dogwood	Poor	Poor	Non-Specimen	Was 3 Co-Dominate 1 gone other in severe decline	8	
785	30" Sweet Gum	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone 2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	9-10	
786	44" Water Oak	Poor	Poor	Non-Specimen	Bleeding Cankers (possible Phytophthora Canker) and severe trunk distortion an indication of Trunk Rot. Numerous main and some minor limbs dead/ gone	11-13	
787	46" Water Oak	Poor	Poor	Non-Specimen	Butt Rot and Root Rot with fruiting body	14	
788	37" Willow Oak	Poor	Poor	Non-Specimen	Butt Rot with fruiting body	15-16	
789	41" Water Oak	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone. Trunk Rot with fruiting bodies.	17-19	
790	55"(27"-30") Water Oak	Fair	Poor	Non-Specimen	2 Trees creating 2 Co-Dominate Leaders with decay in union and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	20-21	
791	38"(24"-21") Sweet Gum	Fair	Poor	Non-Specimen (does not meet size requirements)	2 Trees creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	22	
792	34" Water Oak	Poor	Poor	Non-Specimen	Trunk Rot with new and old Basidiocarps	23-24	
793	41" Water Oak	Poor	Poor	Non-Specimen	3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	25	

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ARBORIST REPORT

116 & 126 NORTH MAIN STREET
116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

DATE
REVISIONS
NO.

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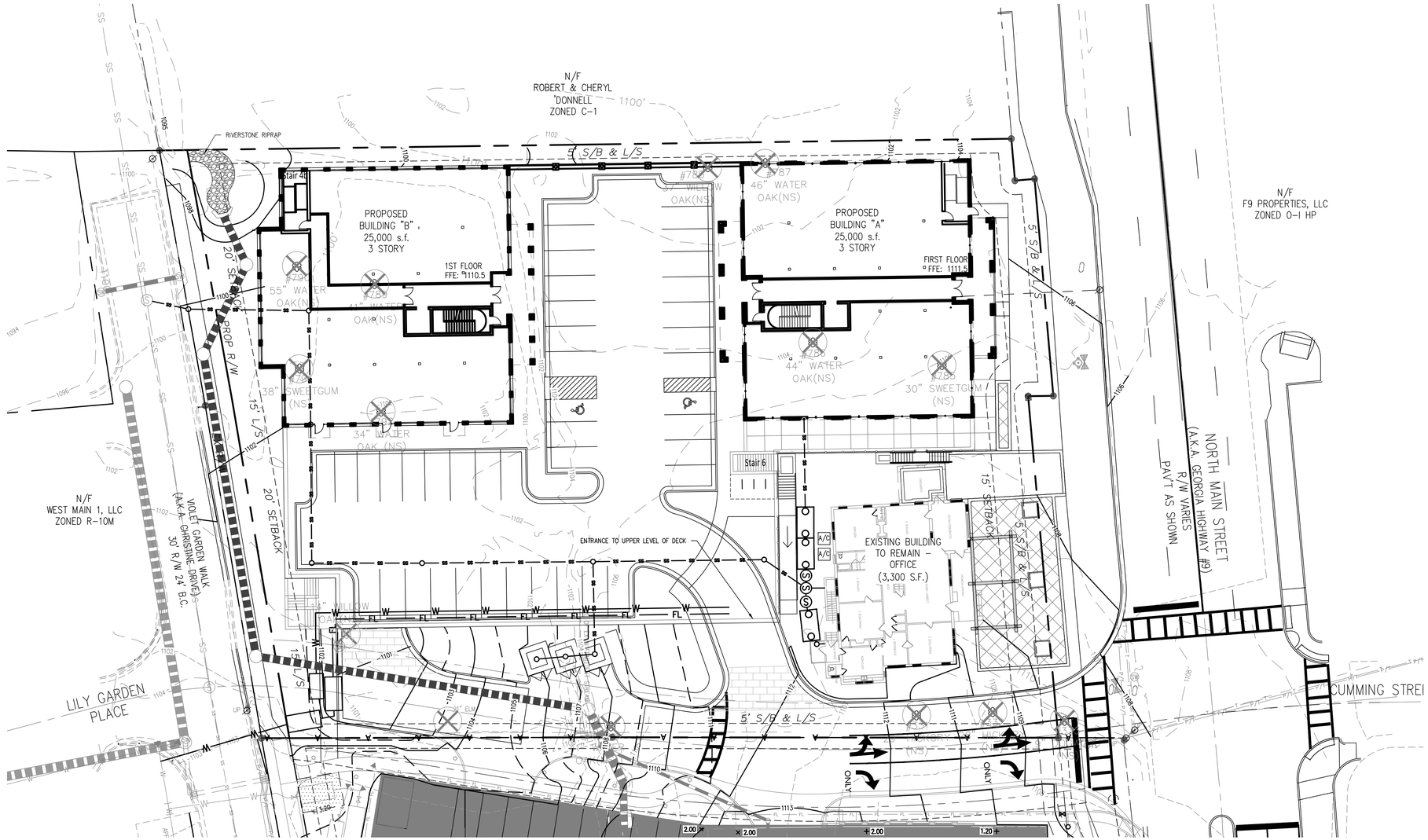

Tree Density Calculations	
Total (ac)	1.43
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	1.43
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	185.9"
Total Existing Density Factor (EDF) (Inches) *(No existing trees)*	0.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	**185.9"**
Replacement Density Inches Provided (Inches)	**232.0"**
Density Requirement Met	

Non-Specimen Trees to be Removed

Qnty	Tag #	Tree	DBH
1	331	Hickory	29"
1	332	Hickory	28"
1	333	Dogwood	9"
1	785	Sweetgum	30"
1	786	Water Oak	44"
1	787	Water Oak	46"
1	788	Willow Oak	37"
1	789	Water Oak	41"
1	790	Water Oak	55"
1	791	Sweetgum	38"
1	792	Water Oak	34"
1	793	Water Oak	41"
1		Willow Oak	14"
1		Elm	21"
14			

NO SPECIMEN TREES ARE PROPOSED TO BE REMOVED.

NO EXISTING TREES ARE PROPOSED TO REMAIN.

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE / ROOT PLATE
- SPECIMEN TREE REPLACEMENT
- TREE PROTECTION FENCE

CITY OF ALPHARETTA TREE HARDSHIP JUSTIFICATION STATEMENT

EVERY EFFORT WAS MADE TO PRESERVE AS MANY TREES AS POSSIBLE ON THIS SITE. THE GRADING THAT WAS NECESSARY FOR THE BUILDING WAS MINIMIZED TO PRESERVE THE MAXIMUM NUMBER OF TREES POSSIBLE.

NORTH

20 0 20 40

Scale 1" = 20'

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OVERALL TREE PROTECTION PLAN

116 & 126 NORTH MAIN STREET

116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE

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PROJECT NO.: 22-4713
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 02/20/2023

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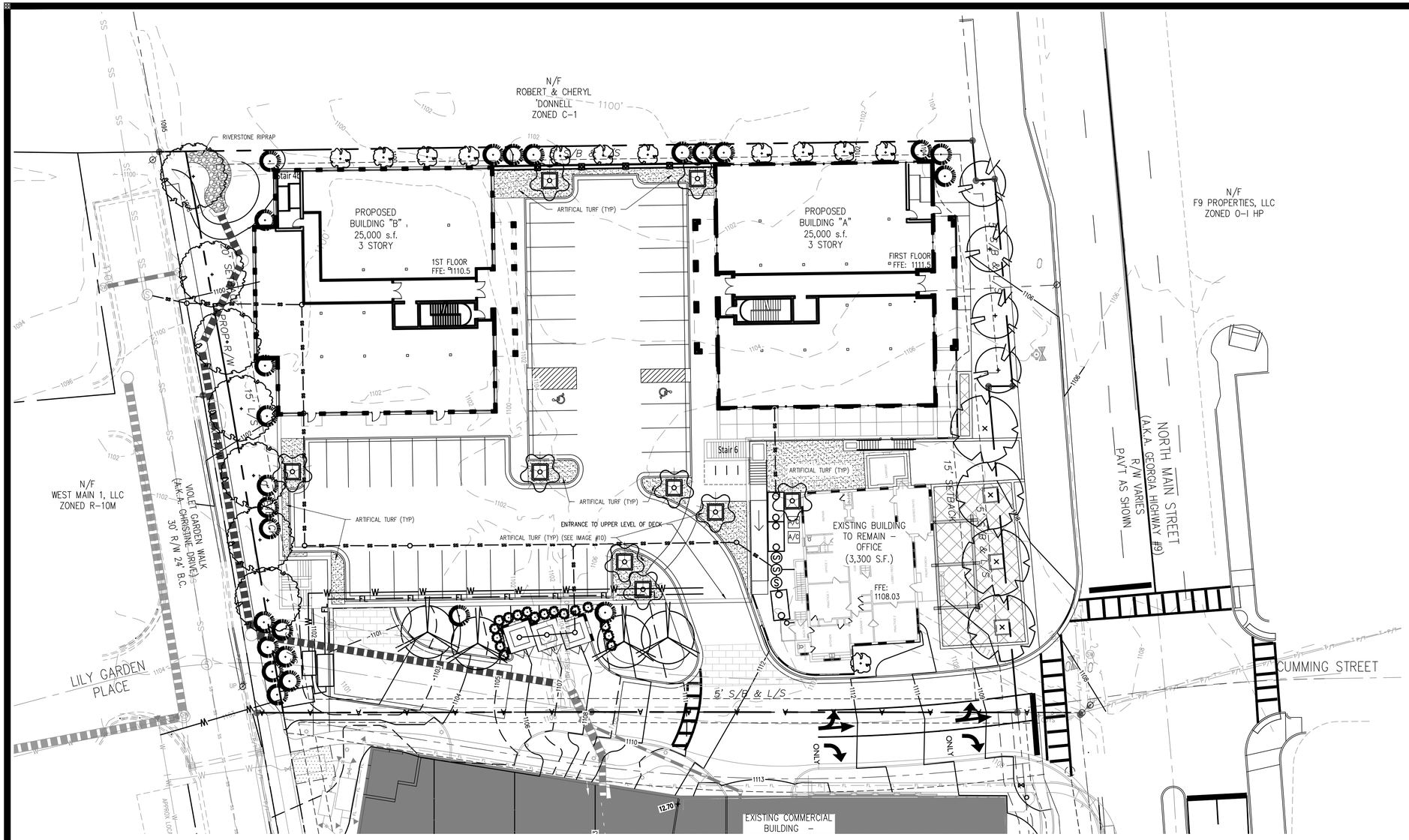

TREE SYMBOL KEY

- PRINCETON ELM
- SHUMARD OAK
- GREEN GABLE BLACK GUM
- VALYNOR TRIDENT MAPLE
- PURPLE TOWER CRAPE MYRTLE
- NELLIE R. STEVENS HOLLY
- SLENDER SILHOUETTE SWEETGUM
- EMERALD ARBORVITAE

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE / ROOT PLATE
- SPECIMEN TREE REPLACEMENT
- A — A — TREE PROTECTION FENCE

Density Replacement Trees

Density Replacement Qnty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (185.9 Required)	% Of Total*	Overstory**
9	Lagerstroemia indica 'Purple Tower'	Purple Tower Crape Myrtle	4" Cal.	4.0	36.0"	17.0%	
13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2" Cal.	2.0	26.0"	24.5%	
4	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	4" Cal.	4.0	16.0"	7.5%	7.5%
7	Quercus shumardii	Shumard Oak	6" Cal.	6.0	42.0"	13.2%	13.2%
4	Acer buergerianum 'Valynor'	Valynor Trident Maple	4" Cal.	4.0	16.0"	7.5%	7.5%
12	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6" Cal.	6.0	72.0"	22.6%	22.6%
4	Ulmus americana 'Princeton'	Princeton American Elm	6" Cal.	6.0	24.0"	7.5%	7.5%
53		**Total Tree Inches Replaced**			232.0"	100.0%	58.3%

*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT
*SEE SHEET L4.0 FOR NELLIE R. STEVENS HOLLY AND EMERALD ARBORVITAE SPECIFICATIONS

Tree Density Calculations

Total (ac)	1.43
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	1.43
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	185.9"
Total Existing Density Factor (EDF) (Inches) *(No existing trees)*	0.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	**185.9"**
Replacement Density Inches Provided (Inches)	**232.0"**
Density Requirement Met	

Landscape Strip Calculations

Requirements:
1 Tree / 25' Min. to 40' Max. LF of Frontage
1 Tree / 50 LF of Frontage
Shrubs are required in all Landscape Strips at a Minimum of 2' HT. at Time of Planting.

North Main Street (5' Per Zoning)	
Frontage Length (LF) (Excluding Drive, Easements, and CRZ of Existing Specimen Tree to Remain)	190.98
Trees Required *(Frontage Length X 1 Tree / 25 LF)*	8
Trees Provided (Princeton Elm & Valynor Trident Maple)	8
Landscape Strip Requirements Met	
North Property Line (5' Per Zoning)	
Frontage Length (LF) (Excluding Drive, Easements, and CRZ of Existing Specimen Tree to Remain)	277.24
Trees Required *(Frontage Length X 1 Tree / 50 LF)*	6
Trees Provided (Slender Silhouette Sweetgum)	11
Landscape Strip Requirements Met	
Violet Garden Walk (Private) (15' per Zoning)	
Frontage Length (LF) (Excluding Drive, Easements, and CRZ of Existing Specimen Tree to Remain)	163.89
Trees Required *(Frontage Length X 1 Tree / 25 LF)*	7
Trees Provided (Shumard Oak)	7
Landscape Strip Requirements Met	
South Property Line (5' per Zoning)	
Frontage Length (LF) (Excluding Drive, Easements, and CRZ of Existing Specimen Tree to Remain)	106.89
Trees Required *(Frontage Length X 1 Tree / 25 LF)*	5
Trees Provided (Black Gum & Slender Silhouette Sweetgum)	5
Landscape Strip Requirements Met	

NORTH

20 0 20 40

Scale 1" = 20'

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OVERALL TREE REPLACEMENT PLAN

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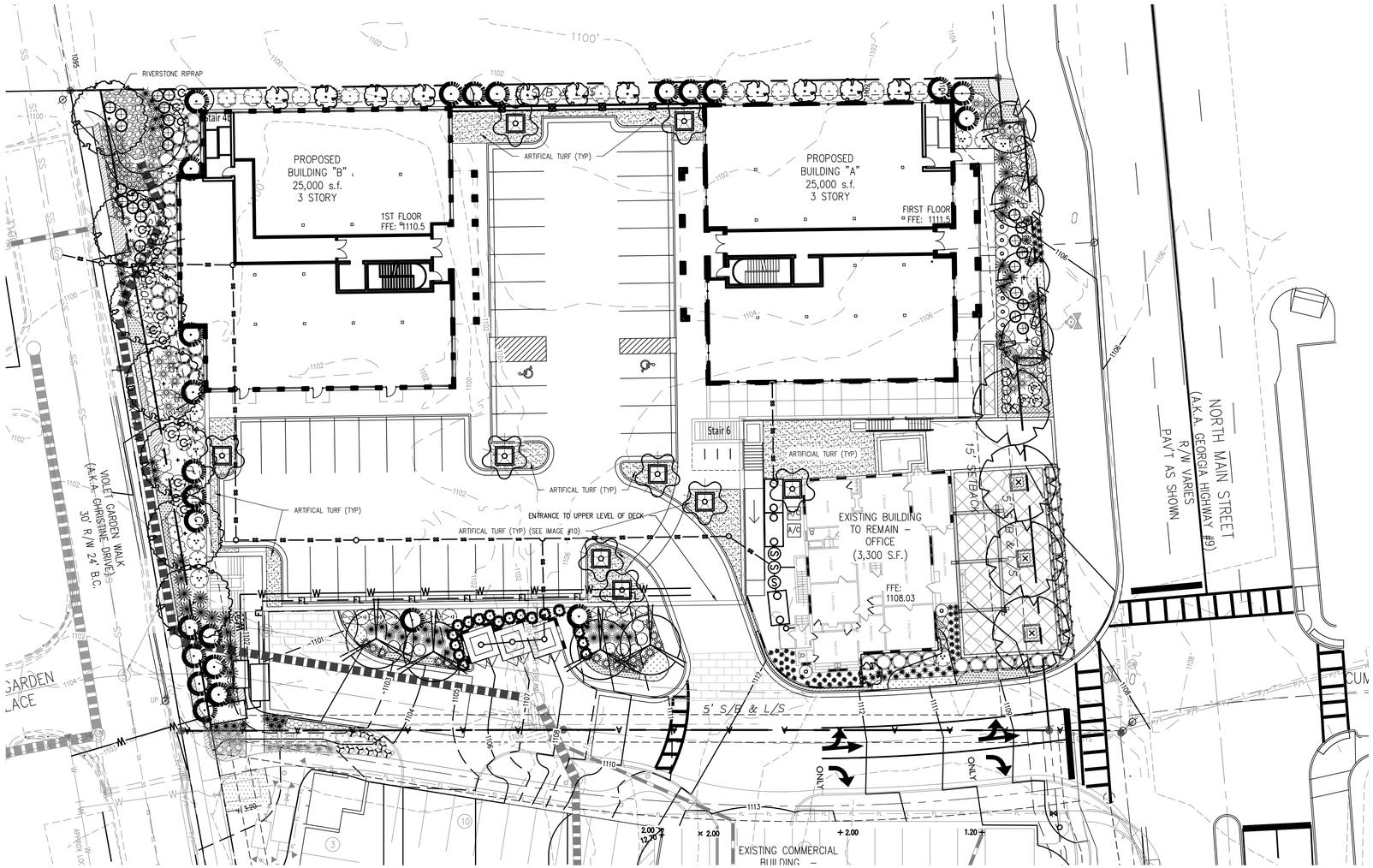

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ORNAMENTAL SHRUBS & GROUNDCOVER KEY

- TEA OLIVE
- SHISHI GASHIRA CAMELLIA
- RECURVE LIGUSTRUM
- APRIL DAWN CAMELLIA
- SUZANNE FRINGE FLOWER
- OAKLEAF HYDRANGEA
- GLOSSY ABELIA
- VINTAGE JADE DISTYLIUM
- ENDLESS SUMMER GARDEN HYDRANGEA
- COMPACT INKBERRY
- MAGICAL GOLD FORSYTHIA
- BLOOM-A-THON WHITE REBLOOMING AZALEA
- DOUBLE KNOCK OUT ROSE
- DWARF GARDENIA
- LITTLE HENRY DWARF SWEETSPIRE
- KALEIDOSCOPE ABELIA
- MAIDEN GRASS
- PINK MUHLY GRASS
- FOERSTER'S REED GRASS
- HOSTA
- AUTUMN FERN
- EVERGREEN CANDYTUFT
- BIG BLUE LIRIOPE
- PURPLE CONEFLOWER/ BLACK EYED SUSAN MIX
- RUBY SPIDER DAYLILY
- WHITE WHIRLING BUTTERFLIES GAURA
- SEASONAL COLOR
- WHITE DRIFT ROSE

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP–WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON–SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. DESIGN LANDSCAPE ARCHITECT OR PORJECT 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. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
6. 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.
7. A MINIMUM 2"LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
8. 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.
9. 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.
10. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL BOT 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.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS– INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297–6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

Ornamental Plant List

Qnty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
		Ornamental Trees			
12	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2" Cal.	As Shown	Free of Pests and Disease
17	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2" Cal.	As Shown	Free of Pests and Disease
		Shrubs			
14	Osmanthus fragrans	Fragrant Tea Olive	7 Gal.	As Shown	Free of Pests and Disease
12	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Camellia	7 Gal.	As Shown	Free of Pests and Disease
48	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	7 Gal.	As Shown	Free of Pests and Disease
8	Camellia japonica 'April Dawn'	April Dawn Camellia	7 Gal.	As Shown	Free of Pests and Disease
27	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
17	Hydrangea quercifolia	Oakleaf Hydrangea	3 Gal.	As Shown	Free of Pests and Disease
22	Abelia x grandiflora	Glossy Abelia	3 Gal.	As Shown	Free of Pests and Disease
15	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	As Shown	Free of Pests and Disease
4	Hydrangea macrophylla	Garden Hydrangea	3 Gal.	As Shown	Free of Pests and Disease
9	Ilex glabra 'Compacta'	Compact Inkberry	3 Gal.	As Shown	Free of Pests and Disease
1	Forsythia x intermedia 'Kolgold'	Magical Gold Forsythia	3 Gal.	As Shown	Free of Pests and Disease
9	Rhododendron x 'RLHI-JP3'	Bloom-A-Thon White Reblooming Azalea	3 Gal.	As Shown	Free of Pests and Disease
8	Rosa x 'Radtko'	Double Knock Out Rose	3 Gal.	As Shown	Free of Pests and Disease
19	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	1 Gal.	As Shown	Free of Pests and Disease
10	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	1 Gal.	As Shown	Free of Pests and Disease
30	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	1 Gal.	As Shown	Free of Pests and Disease
		Ferns/Grasses			
20	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	As Shown	Free of Pests and Disease
53	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal.	As Shown	Free of Pests and Disease
52	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 Gal.	As Shown	Free of Pests and Disease
9	Hosta x 'Sagae'	Hosta	1 Gal.	As Shown	Free of Pests and Disease
38	Dryopteris erythrosora	Autumn Fern	1 Gal.	As Shown	Free of Pests and Disease
		Perennial/Groundcover			
231	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
71	Iberis sempervirens	Evergreen Candytuft	1 Gal.	18" OC x 18" Stag. Rows	Free of Pests and Disease
84	Rosa hybrid 'Meizorland'	White Drift Rose	1 Gal.	24" OC x 24" Stag. Rows	Free of Pests and Disease
24	Hemerocallis 'Ruby Spider'	Ruby Spider Daylily	1 Gal.	24" OC x 24" Stag. Rows	Free of Pests and Disease
11	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 Gal.	24" OC x 24" Stag. Rows	Free of Pests and Disease
77	Echinacea purpurea & Rudbeckia fulgida sullivantii 'Goldsturm'	Purple Coneflower & Black-Eyed Susan Mix	1 Gal.	24" OC x 24" Stag. Rows	Free of Pests and Disease
67	Seasonal Color	Seasonal Color	1 Gal.	12" OC x 12" Stag. Rows	Free of Pests and Disease
	Mulch/Pinestraw	Mulch/Pinestraw			Min 4" Depth. Free of Pests and Disease
	Tifway 419 Bermuda sod	Tifway 419 Bermuda sod			Free of Pests and Disease
	*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS				

NORTH

20 0 20 40

Scale 1" = 20'

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OVERALL LANDSCAPE PLAN

116 & 126 NORTH MAIN STREET

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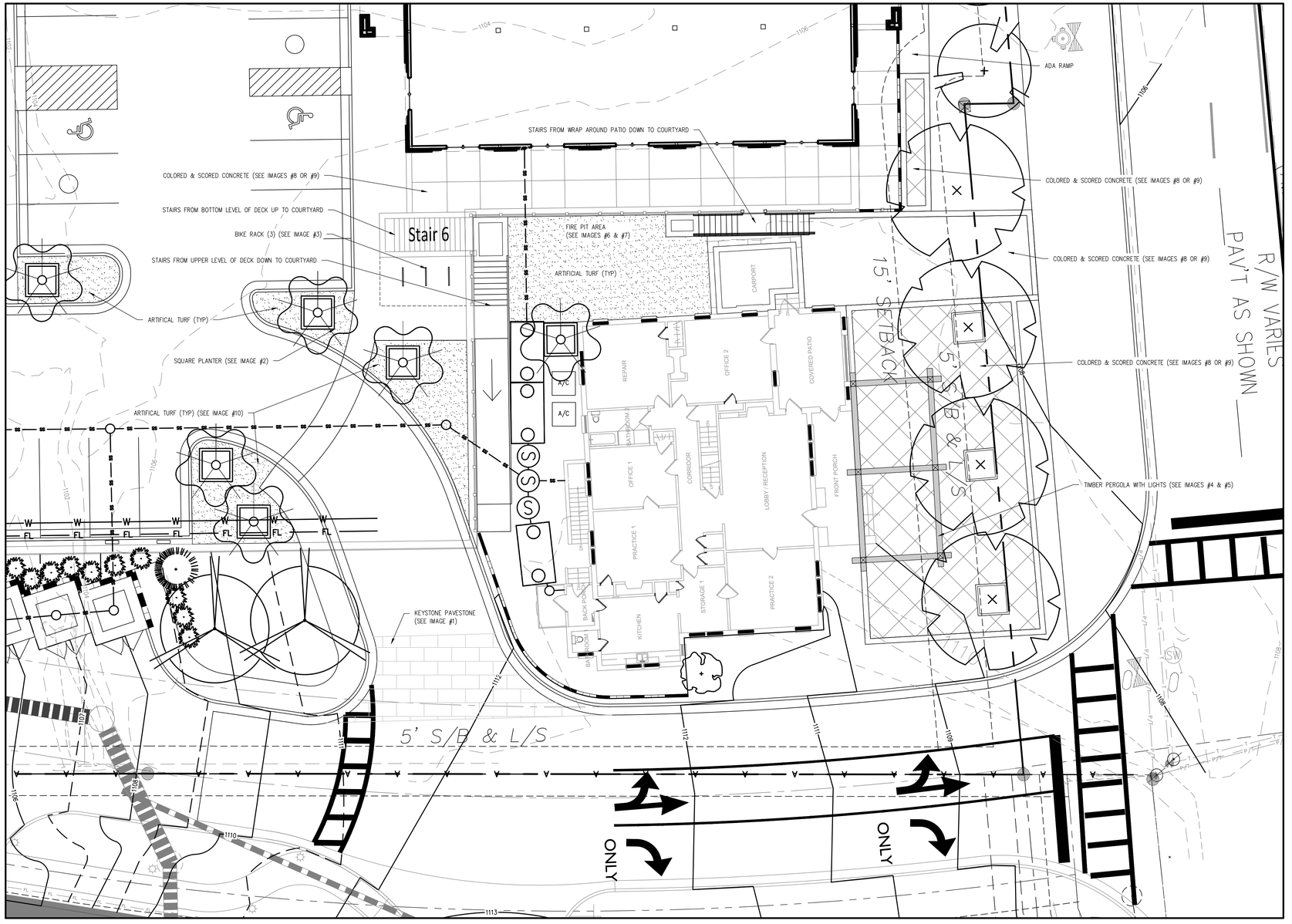

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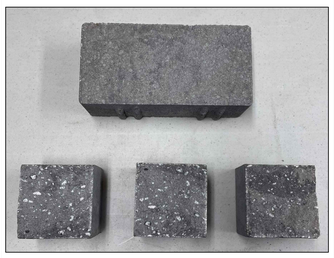
NORTH



KEYSTONE PAVESTONE ECO CITY BLOCK MOUNTABLE TRAFFIC RATED - CHICAGO BLEND (IMAGE #1)

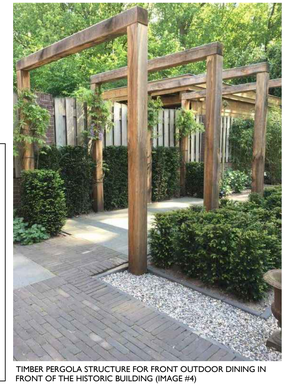
GEORGIA PRECAST SOLUTIONS – SAHARA PLANTER
(IMAGE #2)

SHAPE: SQAURE
WIDTH: 72"
HEIGHT: 42"
FINISH: LIGHT SAND BLAST (LSB) WITH SEALANT
COLOR: GP-12
LOCATION: TOP OF DECK (SHEET L3.0)
QTY: 9

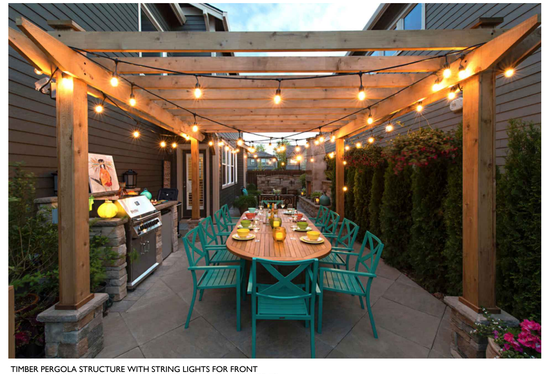
ORION BIKE RACK 2" SQUARE TUBE
(IMAGE #3)

SPECIFICATIONS:

MANUFACTURER: ORION
DISTRIBUTER: BELSON OUTDOORS
MODEL: ORN-2-SF-ES
QUANTITY: 3
MOUNT: SURFACE
COLOR & FINISH: BRONZE OR BLACK POWDER COAT



TIMBER PERGOLA STRUCTURE FOR FRONT OUTDOOR DINING IN FRONT OF THE HISTORIC BUILDING (IMAGE #4)



TIMBER PERGOLA STRUCTURE WITH STRING LIGHTS FOR FRONT OUTDOOR DINING IN FRONT OF THE HISTORIC BUILDING (IMAGE #5)

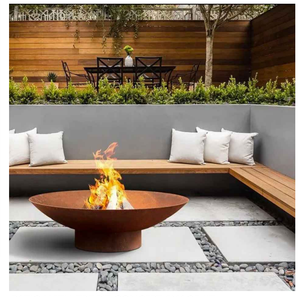
CONCEPT IMAGERY

DECORATIVE RAILING FOR PARKING DECK WALLS (IMAGE #11)

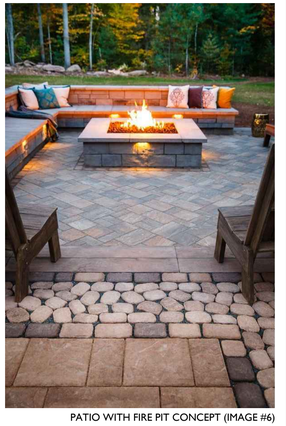
ARTIFICIAL TURF WITH STONE PADS (IMAGE #10)

CONCRETE & BRICK PATTERN FOR PATIO SPACE (IMAGE #9)

DIAMOND CONCRETE PATTERN FOR PATIO & WALKWAYS (IMAGE #8)



PATIO WITH FIRE PIT CONCEPT (IMAGE #7)



PATIO WITH FIRE PIT CONCEPT (IMAGE #6)

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HARDSCAPE ENLARGEMENT PLAN

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GENERAL LANDSCAPE NOTES

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

IRRIGATION NOTES

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

MULCHING NOTE

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

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

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

SEASONAL COLOR PLANTING NOTES

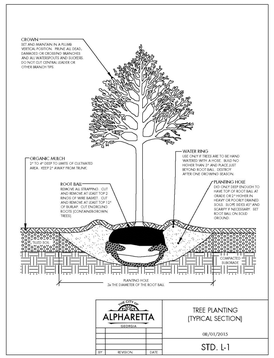
1. EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH 'HARDPAN' AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6–8" DEPTH.
2. SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
3. PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS PER 100 S.F.:
   400 LBS. OF COMPOSTED COW MANURE
   45 C.F. OF HUMUS
   500 LBS. OF PEAT MOSS
   5 LBS. OF LIME (ADJUST FOR ALKALINE SOILS)
4. ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTOTILL INTO EXISTING SOIL.
5. PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6" ABOVE FINISHED GRADE. IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT (4" ABOVE FINISHED GRADE) AND CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
6. ROTOTILL ENTIRE BED TO A DEPTH OF 10–12".
7. EVENLY SPREAD FERTILIZER APPROPRIATE TO VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 S.F. AND RAKE INTO TOP 3" OF SOIL.
8. PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
9. EDGE SEASONAL COLOR BED AND MULCH WITH SMALL PINE BARK NUGGETS (1" MAX).
10. WATER THOROUGHLY.

CITY OF ALPHARETTA LANDSCAPE NOTES

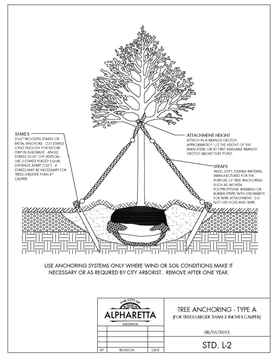
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP–WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON–SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. DESIGN LANDSCAPE ARCHITECT OR PORJECT 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. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
6. 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.
7. A MINIMUM 2"LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
8. 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.
9. 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.
10. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL BOT 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.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS– INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY medians, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297–6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA DAM NOTE

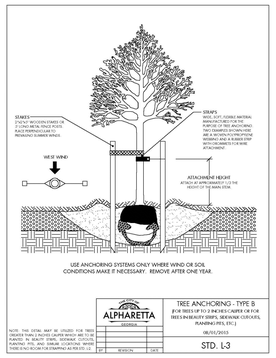
NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.



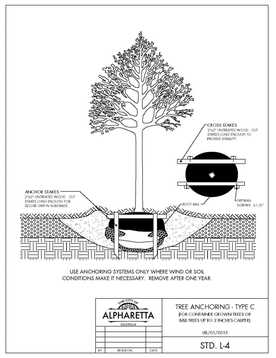
ALPHARETTA — TREE PLANTING [TYPICAL SECTION] — 08/01/2015 — STD. L-1



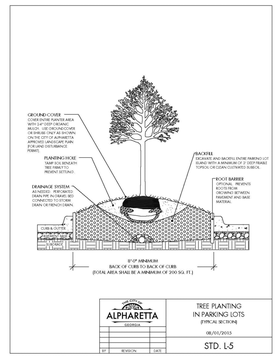
ALPHARETTA — TREE ANCHORING - TYPE A [FOR TREES LARGER THAN 2 INCHES CALIPER] — 08/01/2015 — STD. L-2



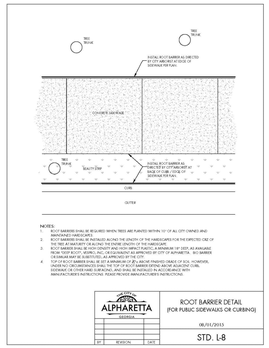
ALPHARETTA — TREE ANCHORING - TYPE B [FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.] — 08/01/2015 — STD. L-3



ALPHARETTA — TREE ANCHORING - TYPE C [FOR CONIFEROUS OR BROAD TREES UP TO 3 INCHES CALIPER] — 08/01/2015 — STD. L-4



ALPHARETTA — TREE PLANTING IN PARKING LOTS [PICTURE SECTION] — 08/01/2015 — STD. L-5



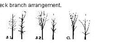
ALPHARETTA — ROOT BARRIER DETAIL [FOR PUBLIC SIDEWALKS OR CURBING] — 08/01/2015 — STD. L-8

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– for ascending or rounded shapes
ex. crape myrtle, dogwood, redbud, ginkgo, bradford pear, ornamental pear, cherry, Japanese maple, sourwood, eastern redbud, chaste tree, hawthorn, Bolan cypress

Type 2– pyramidal shapes
ex. river birch, Leyland cypress, arborvitae, pine

Type 3– columnar / upright shapes
ex. Lombardy poplar, Italian cypress, Bolan cypress

Type 4– vase shapes
ex. zelkova, ginkgo, Sutherland, Aquatica, redbud

Type 5– weeping
ex. red maple, cottonwood, Bolan cypress, Atlantica holly

Refer to the matrix table in the Grades and Standards when more than one tree type could best describe a tree's size, crown spread, and height.

4 Measure the caliper of the trunk.

Trunk caliper is measured 6 inches (152 mm) above ground on trees up to and including 4 inches (102 mm) caliper and 12 inches above the ground for larger trees. Diameter of a Root Ball (DBR) is not measured on appropriate envelope-sized 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 any standard above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.

6 Grade the tree according to structural uniformity.

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

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

- Tree with a trunk caliper >1" needs a stake to hold it upright.
- The root ball or container is undersized, *but will be evenly.*
- Still root ball is not properly pared, tied or wired.
- Tree has girdling roots.
- Evidence of large roots growing out of container *(fish tail roots.)*
- Crown is thin and sparsely foliated, *determined by the eye of the grader.*
- More than 5% of branches have lip dieback.

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

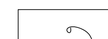
If only one is true, do not reduce the grade. However, if taken only one from the list and it is multiple, i.e. Florida Fancy as a Florida #1, it is as if two of the following are true and reduce the grade by two.

- Trunk caliper is not in proper proportion *described in matrix.*
- Root flare is not visible at the top of the root ball and into the trunk.
- Branch stubs are left beyond the branch collar.
- Open trunk wounds or other bark injury is evident.
- Graft unions are not compatible.
- More than 5% of the trunk or the trunk is free of branches.
- More than 5% of bark on the trunk or branches is damaged.
- Ratio of leaves are smaller than normal.
- Trunk and branches are not typical of shade and major branch.
- Excess and/or major branches are touching.

10 Tree is a cultivar that has a root greater than 1/10th the diameter of the trunk circling around more than 1/2rd of the trunk in the top half of the root ball.

Important Grading Notes

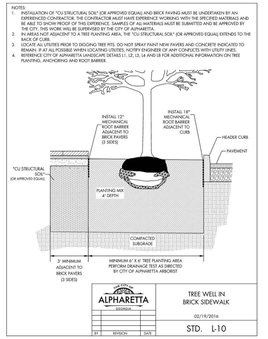
- Remember that grading a tree should be a quick process. Do not spend more than 30 seconds because it should only take a few seconds to grade a single tree.
- When grading small maturing trees such as crape myrtle, Lacey Lagerstroemia, Kousa dogwood, Japanese holly, Eastern Redbud, Ivory Silk Lilac, Japanese tree lilac, Japanese maple, Fringe tree, Ornamental pear, Chaste tree, Hawthorn, Saucer magnolia, Star magnolia 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 caliper is defined as a significant taper from the ground to the point of the largest caliper measurement. This is illustrated in the figure to the right. The angle 'A' can be no more than 26°. The distance 'D' can be no more than the trunk diameter.



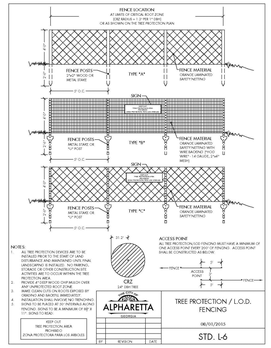
This Tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

Growing Quality Field-Grown Trees

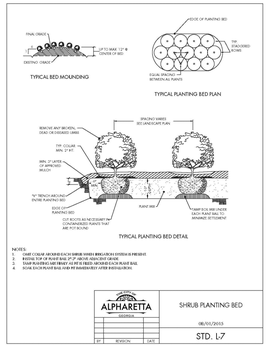
ROOTS PLUS GROWERS



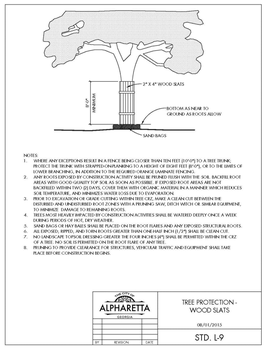
ALPHARETTA — TREE WELL IN BRICK SIDEWALK — 02/19/2016 — STD. L-10



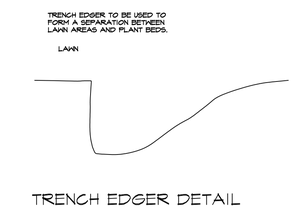
ALPHARETTA — TREE PROTECTION / L.O.D. FENCING — 08/01/2015 — STD. L-6



ALPHARETTA — SHRUB PLANTING BED — 08/01/2015 — STD. L-7

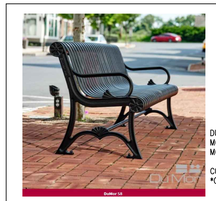


ALPHARETTA — TREE PROTECTION - WOOD SLATS — 08/01/2015 — STD. L-9

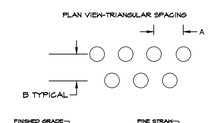


LIDS

VICTOR STANLEY LITTER RECEPTACLE*
MODEL: DYN–SD–45
MOUNT: SURFACE
COLOR: BLACK
LID: ENCLOSED DOME OPTION
*OR APPROVED SIMILAR W/ LID PER DRB



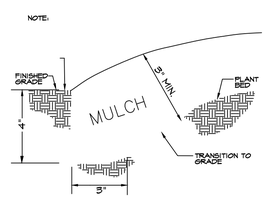
DUMOR 6' CAST STEEL BENCH*
MODEL: 58–60
MOUNT: CONCRETE FOOTING REQUIRED PER MANUFACTURER SPEC
COLOR: BLACK
*OR APPROVED SIMILAR



PLANT SPACING TABLE

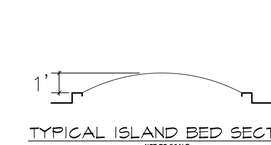
TRIANGULAR SPACING			RECTILINEAR SPACING		
A	B	NO./SF	A	B	NO./SF
6" OC	5.2"	4.60	6" OC	5.20"	4.0
8" OC	6.93"	2.60	8" OC	6.93"	2.25
10" OC	8.66"	1.66	10" OC	8.66"	1.44
12" OC	10.39"	1.15	12" OC	10.39"	1.0
18" OC	15.59"	0.51	18" OC	15.59"	0.44
24" OC	1.73'	0.29	24" OC	1.08'	0.25
30" OC	2.16'	0.18	30" OC	1.25'	0.16
36" OC	2.60'	0.13	36" OC	1.50'	0.11

GROUND COVER DETAIL
NOT TO SCALE



NOT TO SCALE

TRENCH EDGER DETAIL



TYPICAL ISLAND BED SECTION
NOT TO SCALE

A|E|C
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Landscape Architecture
Water Resources
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Arborist Services
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(770)641-1942 • www.aecatl.com

LANDSCAPE DETAILS

116 & 126 NORTH MAIN STREET

116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE

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PROJECT NO.: 22-4713
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 02/20/2023

SHEET
L6.0

BUILDING 'A'

1 EAST ELEVATION

SCALE: 1" = 20'-0"

BUILDING 'B'

2 EAST ELEVATION

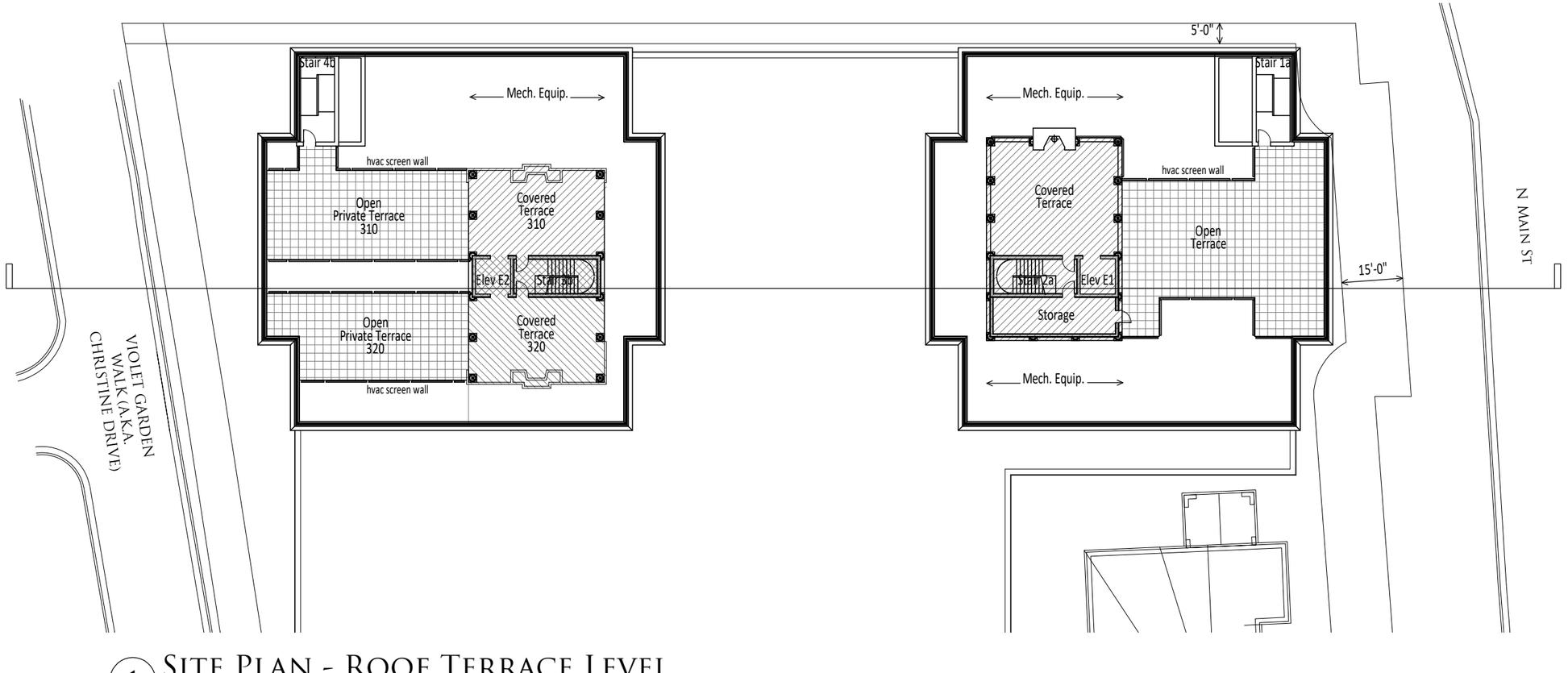
SCALE: 1" = 20'-0"

BUILDING 'A'

1 WEST ELEVATION
SCALE: 1" = 20'-0"

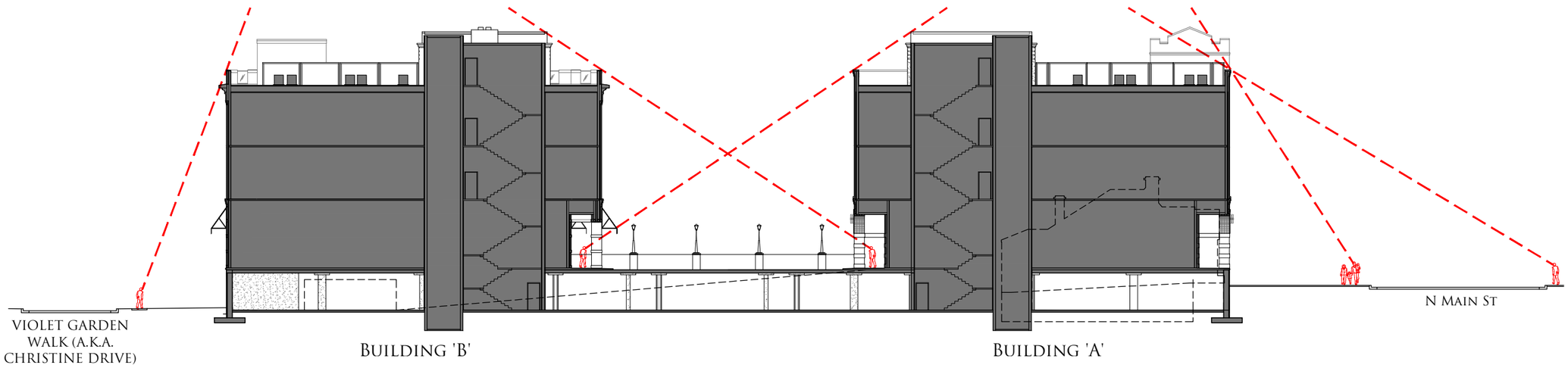
BUILDING 'B'

2 WEST ELEVATION
SCALE: 1" = 20'-0"



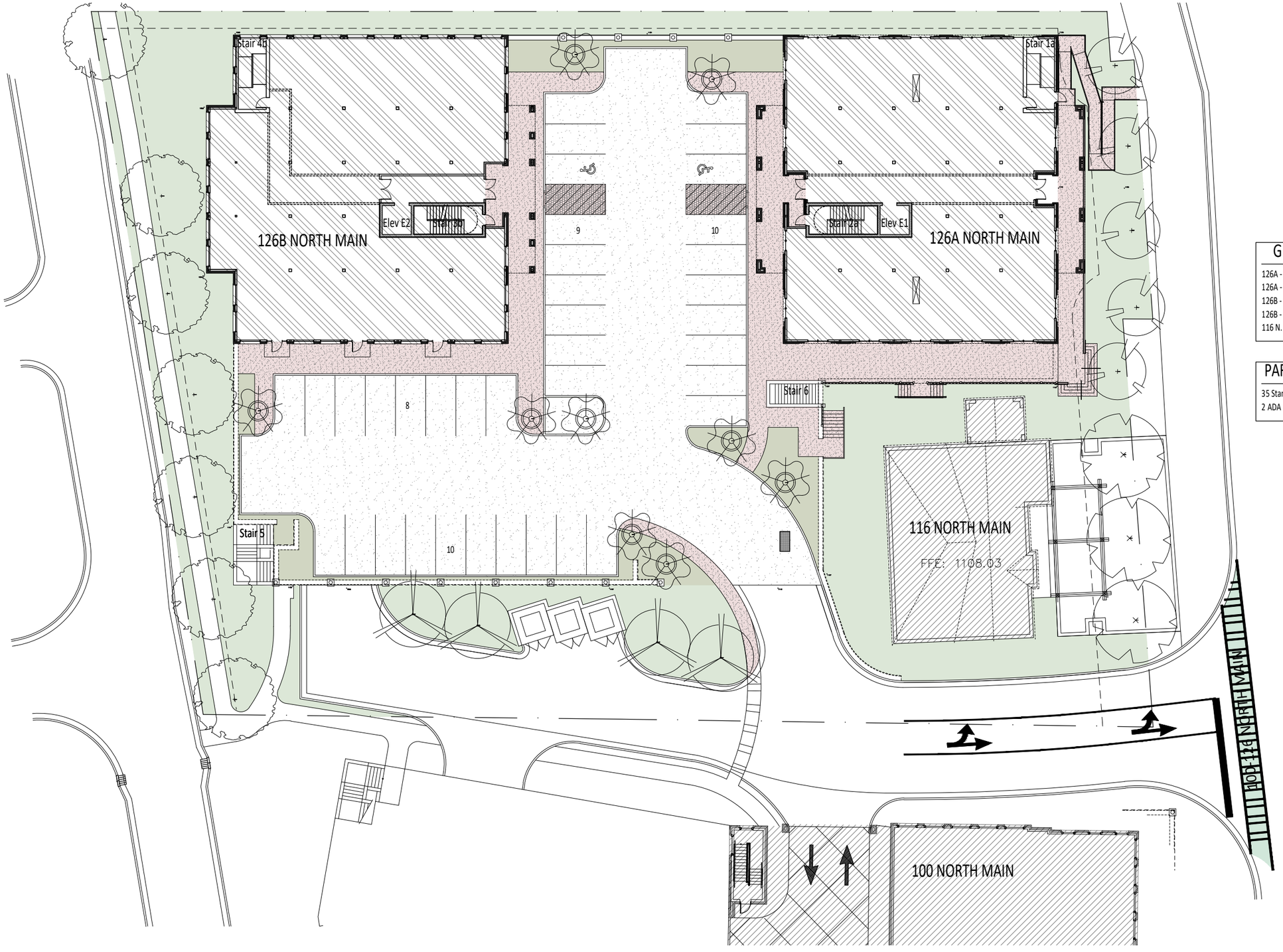
1 SITE PLAN - ROOF TERRACE LEVEL

SCALE: 1" = 30'-0"



2 SOUTH SITE SECTION

SCALE: 1" = 30'-0"



GROSS AREAS	
126A - 1st Floor	7,391 SF
126A - Typ. Floor	8,344 SF
126B - 1st Floor	7,835 SF
126B - Typ. Floor	8,344 SF
116 N. MAIN	2,600 SF

PARKING SPACES
35 Standard Parking Spaces
2 ADA Parking Spaces

1 MAIN LEVEL SITE PLAN
SCALE: 1" = 30'-0"

NORTH

BLADE SIGN
BLADE SIGN
125
ARCHITECT
D. Tracy Ward
Est. 1993
REVISED
4:21 pm, Feb 28, 2023

ARCHITECT
D. Tracy Ward
Est. 1993

REVISED
4:21 pm, Feb 28, 2023

ARCHITECT
D. Tracy Ward
Est. 1993
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4:21 pm, Feb 28, 2023

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Est. 1993
REVISED
4:21 pm, Feb 28, 2023

ARCHITECT
D. Tracy Ward
Est. 1993
REVISED
4:21 pm, Feb 28, 2023

TENANT SIGNAGE
ARCHITECT
D. TRACY WARD
EST. 1993
REVISED
4:21 pm, Feb 28, 2023

TENANT SIGNAGE
126
ARCHITECT
D. Tracy Ward
Est. 1993
REVISED
4:21 pm, Feb 28, 2023

ARCHITECT
D. Tracy Ward
Est. 1993
REVISED
4:21 pm, Feb 28, 2023

ARCHITECT
D. TRACY WARD
EST. 1993

REVISED
4:21 pm, Feb 28, 2023

5. Architecture and materials shall be developed similar to the submitted renderings prepared by Tracy Ward dated 2/28/2022, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.

6. The historic building at 116 North Main Street shall be limited to office or restaurant use.

7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.

8. Lot coverage shall not exceed 80%.

9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.

10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.

11. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.

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.

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: CAPITAL CITY VIEW HOMES LLC

Location Address: 5865 NORTHPOINT PARKWAY, SUITE #350, ALPHARETTA, GA, 30022

Mailing Address: 5865 NORTHPOINT PARKWAY, SUITE #350, ALPHARETTA, GA, 30022

City: ALPHARETTA State: GA Zip Code: 30022 -

Contact for All Notifications: MANISHA@OCTAVEBUILT.COM

Contact Telephone: 309 - 868 - 9077 Mobile Telephone: 404 - 951 - 5600

Fax: - - Email: MUNAWAR@OCTAVEBUILT.COM

Contact's Relation to Business: EMPLOYEE

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: SALMAN RASHEED

Physical Address: 10474 New Cove Rd, Johns Creek, GA ,30022.

Mailing Address: 10474 New Cove Rd, Johns Creek, GA ,30022.

City: Johns Creek State: GA Zip Code: 30022 -

Owner Telephone: 248 - 854 - 7088 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): SALMAN RASHEED Date:

Owner Signature: Salman Rasheed

Property Information:

Address (If Assigned) : 11505 MORRIS RD, ALPHARETTA, GA, 30005

Tax ID or Map Reference Number:

Land Lot(s): 855 & 856, 856 District: 1ST Section: 2ND

Existing Zoning of Property: O-1 Existing Uses of Property: NONE

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his 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 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 view 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 ocedures.

Applicant Signature: Date: 3/1/23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

N/A

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).

- Our site is not located within that overlay district.

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

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

- The design meets the 25% minimum fenestration along public streets per building /per facade.No glass will be painted and will have a higher than 70% transparancy. Both Buildings have a pedestrian entrance with a walkway for ingress/egress. Exterior finish materials are as follows, brick,manufactured stone, cementitious lap siding,snake siding and Board n Batten. The acade for the two storybuilding shows a visual division between the ground story and second story. The building massing has projections, a variation in the roofline, pitched roofs and gables,crown moldings,brick soldier courses, etc.

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

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

N/A

Please list and describe the 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.

Building Energy Efficiency - We will try to demonstrate an average 10% improvement over the energy code.

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.

N/A

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

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

N/A

CERTIFY TO:
PIPER FUND HOLDING LLC
SHERMAN & PHALEN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BRIDGE ROAD HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1). 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 07/30/2021

DATE OF PLAT OR MAP: 08/02/2021

JONATHAN B. PRINCE , R.L.S. #3244

5/4/2022
DATE

GEORGIA REGISTERED LAND SURVEYOR JONATHAN B. PRINCE NO. 3244

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

- A = ARC LENGTH
- B/L = BUILDING SETBACK LINE
- C/L = CENTERLINE
- C&G = CURB & GUTTER
- CALC = CALCULATED POINT
- CB = CATCH BASIN
- CBX = CABLE BOX
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CMP = CORRUGATED METAL PIPE
- CTP = CRIMPED TOP PIPE
- D = DELTA ANGLE
- DB = DEED BOOK
- DI = DRAIN INLET
- DMH = DRAINAGE MANHOLE
- FH = FIRE HYDRANT
- HW = HEADWALL
- IE = INVERT ELEVATION
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- L.L.L. = APPARENT LAND LOT LINE
- LL = LAND LOT
- LP = LIGHT POLE
- MON = MONUMENT
- MTP = MASHED TOP PIPE
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- OTP = OPEN TOP PIPE
- P/L = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R = RADIUS
- R/W = RIGHT OF WAY
- RB = REBAR
- RE = RIM ELEVATION
- SMH = SANITARY SEWER MANHOLE
- SQFT = SQUARE FEET
- TSB = TRAFFIC SIGNAL BOX
- WV = WATER VALVE

SYMBOL LEGEND

- = CONCRETE
- = ASPHALT PAVEMENT
- = BUILDING OUTLINE
- S — = UNDERGROUND SEWER LINE
- D — = UNDERGROUND DRAINAGE LINE

SCHEDULE B-II EXCEPTIONS

1–7 – STANDARD EXCEPTIONS. NOT ADDRESSED.

8 – EASEMENT RIGHTS TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 17843, PAGE 323, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 18232, PAGE 58, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

11 – ACCESS PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. APPEARS TO AFFECT PROPERTY (EXHIBIT "A" IS ILLEGIBLE) AND IS SHOWN ON THE SURVEY AS BEING WITHIN THE EASEMENT DESCRIBED IN EXCEPTION 13 OF THIS COMMITMENT.

12 – ACCESS EASEMENT AGREEMENT AS TO RIGHT OF WAY RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.

13 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 179, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

14 – UTILITY EASEMENT RECORDED IN DEED BOOK 58496, PAGE 213, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY

15 – NOT ADDRESSED. PARCEL IDENTIFICATION INFORMATION ONLY. NOT A SURVEY MATTER.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 21–1493–GA WITH AN EFFECTIVE DATE OF 06/08/2021. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS 12 MARKED REGULAR PARKING SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE FULTON COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- TREES SHOWN ARE SURVEYED FOR THEIR HORIZONTAL LOCATION AND/OR SIZE. IDENTIFICATION AND/OR NAME VERIFICATION OF ALL TREES SHOULD BE CONFIRMED BY A PROFESSIONAL IN THAT FIELD.
- TREE ASSESSMENT PROVIDED ON MAY 2, 2022 BY CHRISTIE BRYANT, ISA ARBORIST SO 6310 A, TRAC CERTIFIED.

LEGAL DESCRIPTION *(AS PER TITLE COMMITMENT)*

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (80-FOOT-RIGHT-OF-WAY); THENCE SOUTH 15 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, AT THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 16.15 FEET TO A CLOSED TOP PIPE FOUND AT THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD; THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT; THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND; THENCE SOUTH 78 DEGREES 00 MINUTES 46 SECONDS EAST 259.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST 250.84 FEET TO A CLOSED TOP PIPE FOUND; THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY) HAVING STATE PLANE COORDINATE VALUES NAD 27, OF NORTH EQUALS 1479561.71 AND EAST EQUALS 469565.81 WHICH POINT IS THE POINT OF COMMENCEMENT; THENCE SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST A DISTANCE OF 15.88 FEET TO A POINT WHICH IS LOCATED AT STATE PLANE COORDINATE VALUES NAD 27, OF NORTH 1479961.45 AND EAST EQUALS 469011.69 WHICH IS THE POINT OF BEGINNING, THENCE NORTH 83 DEGREES 29 MINUTES 51 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 4.87 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 33.60 FEET (SUBTENDED BY A CHORD NORTH 68 DEGREES 17 MINUTES 26 SECONDS EAST 33.60); THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 117.50 FEET (SUBTENDED BY A CHORD SOUTH 85 DEGREES 29 MINUTES 23 SECONDS EAST 117.38 FEET) TO A POINT; THENCE SOUTH 18 DEGREES 33 MINUTES 22 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 22 MINUTES 52 SECONDS WEST 199.47 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHTOF-WAY OF MORRIS ROAD, AT THE POINT OF BEGINNING.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (STATE ROUTE 120) HAVING A 100-FOOT RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD, HAVING A 60-FOOT RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES 00 MINUTES EAST, ALONG THE 60-FOOT RIGHT-OF-WAY OF MORRIS ROAD FOR A DISTANCE OF 200 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 00 MINUTES WEST A DISTANCE OF 15.0 FEET TO AN IRON PIN; THENCE NORTH 18 DEGREES 00 MINUTES WEST A DISTANCE OF 200.2 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD; THENCE SOUTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 15.9 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING.
LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECORDED IN DEED BOOK 6889, PAGE 89, FULTON COUNTY RECORDS; AND THAT PORTION OF THE SUBJECT PROPERTY TAKEN BY DECLARATION OF TAKING IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 1784, PAGE 323, FULTON COUNTY RECORDS.

TRACTS 1, 2 AND 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.4529 ACRES (106,848 SQUARE FEET) LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD (HAING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST A DISTANCE OF 15.87 FEET TO A POINT; THENCE SOUTH 72 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 4.87 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.60 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.50 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 117.38 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; THENCE SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 89.09 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), LOCATED ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 259.91 FEET TO AN IRON PIN SET; THENCE DEPARTING SAID LAND LOT LINE NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 259.20 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE) LOCATED ON THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST A DISTANCE OF 185.27 FEET TO A POINT; THENCE NORTH 17 DEGREES 44 MINUTES 55 SECONDS WEST A DISTANCE OF 35.38 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE); THENCE NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 199.27 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SAID IRON PIN BEING THE POINT OF BEGINNING.

EASEMENT PARCELS:

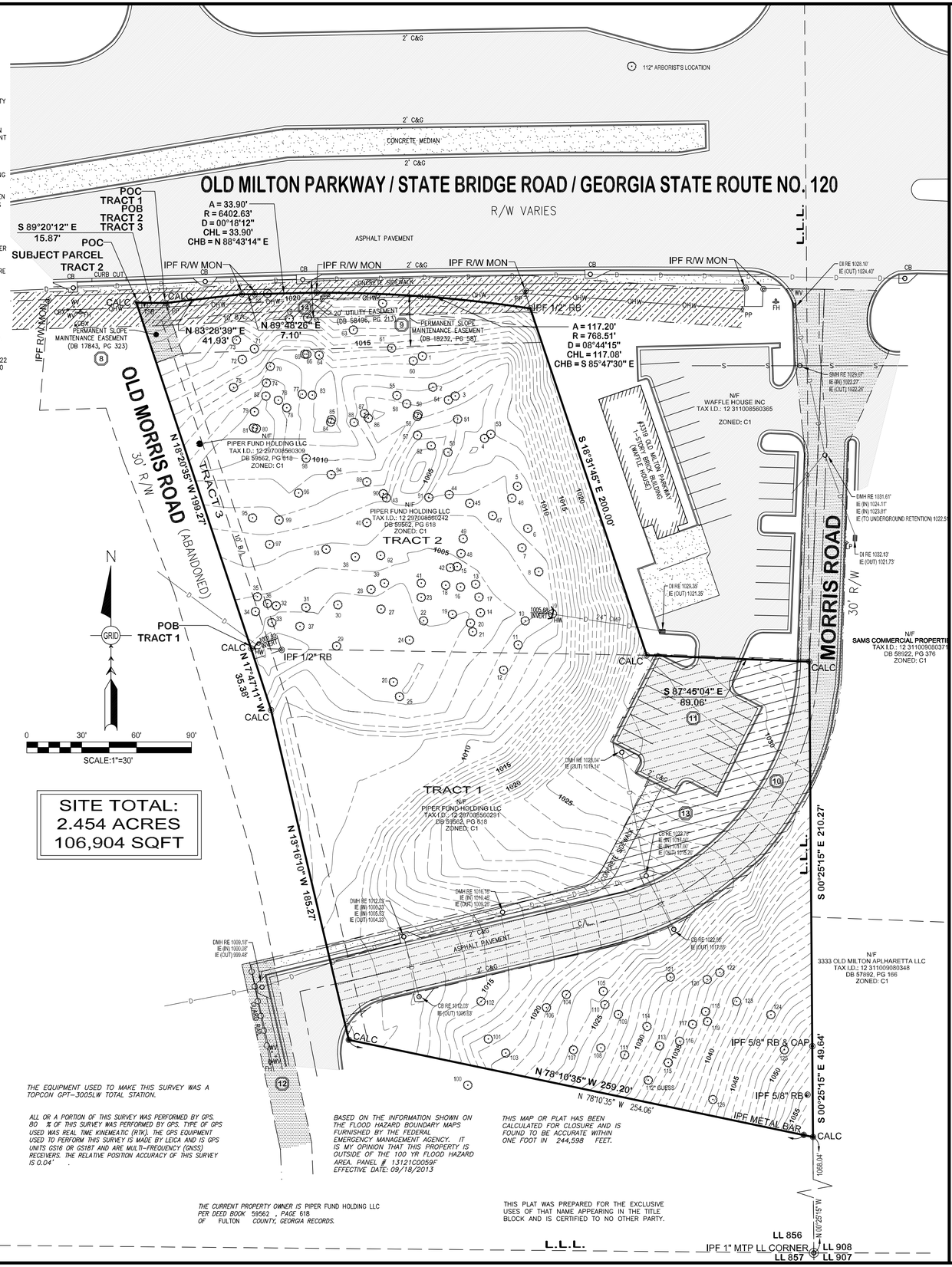
NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.

LOCATION MAP
NOT TO SCALE

GEORGIA811 www.Georgia811.com Contact 811 before you dig.



SITE TOTAL:
2.454 ACRES
106,904 SQFT

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 80 % OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMEATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI–FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.04' .

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA. PANEL # 13121C0059F EFFECTIVE DATE: 09/18/2013

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,598 FEET.

THE CURRENT PROPERTY OWNER IS PIPER FUND HOLDING LLC *PER DEED BOOK* 59562 *, PAGE* 618 *OF* FULTON *COUNTY, GEORGIA RECORDS.*

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

LEGAL DESCRIPTION *(AS SURVEYED)*

SUBJECT PARCEL

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.454 ACRES (106,904 SQUARE FEET) LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT TO BE SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GEORGIA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF AN ABANDONED ROAD FORMERLY KNOWN AS MORRIS ROAD AND CURRENTLY KNOWN AS OLD MORRIS ROAD (HAVING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, S89°20'12"E A DISTANCE OF 15.87 FEET TO A POINT; THENCE N83°28'39"E A DISTANCE OF 41.93 FEET TO A FOUND CONCRETE MONUMENT; THENCE N89°48'26"E A DISTANCE OF 7.10 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.90 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N88°43'14"E A CHORD DISTANCE OF 33.90 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.20 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S85°47'30"E A CHORD DISTANCE OF 117.08 FEET TO A FOUND 1/2" REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, S18°31'45"E A DISTANCE OF 200.00 FEET TO A CALCULATED POINT TO BE SET; THENCE S87°45'04"E A DISTANCE OF 89.06 FEET TO A CALCULATED POINT TO BE SET LOCATED IN THE ASPHALT PAVING OF MORRIS ROAD AND ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE S00°25'15"E A DISTANCE OF 210.27 FEET TO A FOUND 5/8" REBAR & CAP; THENCE CONTINUING ALONG SAID LAND LOT LINE S00°25'15"E A DISTANCE OF 49.64 FEET TO A CALCULATED POINT TO BE SET; THENCE DEPARTING SAID LAND LOT LINE N78°10'35"W A DISTANCE OF 259.20 FEET TO A CALCULATED POINT TO BE SET ON THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD N13°16'10"W A DISTANCE OF 185.27 FEET TO A CALCULATED POINTTO BE SET; THENCE N17°47'11"W A DISTANCE OF 35.38 FEET TO A CALCULATED POINT TO BE SET; THENCE N18°20'35"W A DISTANCE OF 199.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.

SITE ADDRESS: OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005

This Drawing is the Property of IronStone Surveying and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	JOB No.	DESCRIPTION OF REVISION	DATE
1	210257	TREE SPECIES	10/22/24

IRONSTONE SURVEYING
96 Ernest Elliott Drive, Jackson, Georgia 30233
Phone 770-857-4614 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY

BRIDGE ROAD HOLDINGS, LLC

IN LAND LOT 856, DISTRICT 1, SECTION 2, FULTON COUNTY, GEORGIA

Original Plat Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/WE/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	1 of 2

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

- A = ARC LENGTH
- B/L = BUILDING SETBACK LINE
- C/L = CENTERLINE
- C&G = CURB & GUTTER
- CALC = CALCULATED POINT
- CB = CATCH BASIN
- CBX = CABLE BOX
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CMP = CORRUGATED METAL PIPE
- CTP = CRIMPED TOP PIPE
- D = DELTA ANGLE
- DB = DEED BOOK
- DI = DRAIN INLET
- DMH = DRAINAGE MANHOLE
- FH = FIRE HYDRANT
- HW = HEADWALL
- IE = INVERT ELEVATION
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- L.L.L. = APPARENT LAND LOT LINE
- LL = LAND LOT
- LP = LIGHT POLE
- MON = MONUMENT
- MTP = MASHED TOP PIPE
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- OTP = OPEN TOP PIPE
- P/L = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R = RADIUS
- R/W = RIGHT OF WAY
- RB = REBAR
- RE = RIM ELEVATION
- SMH = SANITARY SEWER MANHOLE
- SQFT = SQUARE FEET
- TSB = TRAFFIC SIGNAL BOX
- WV = WATER VALVE

SYMBOL LEGEND

- = CONCRETE
- = ASPHALT PAVEMENT
- = BUILDING OUTLINE
- S — = UNDERGROUND SEWER LINE
- D — = UNDERGROUND DRAINAGE LINE

CERTIFY TO:
PIPER FUND HOLDING LLC
SHERMAN & PHALEN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BRIDGE ROAD HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 07/30/2021

DATE OF PLAT OR MAP: 08/02/2021

JONATHAN B. PRINCE , R.L.S. #3244

5/4/2022
DATE

GEORGIA REGISTERED LAND SURVEYOR JONATHAN B. PRINCE NO. 3244

SITE ADDRESS: OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005

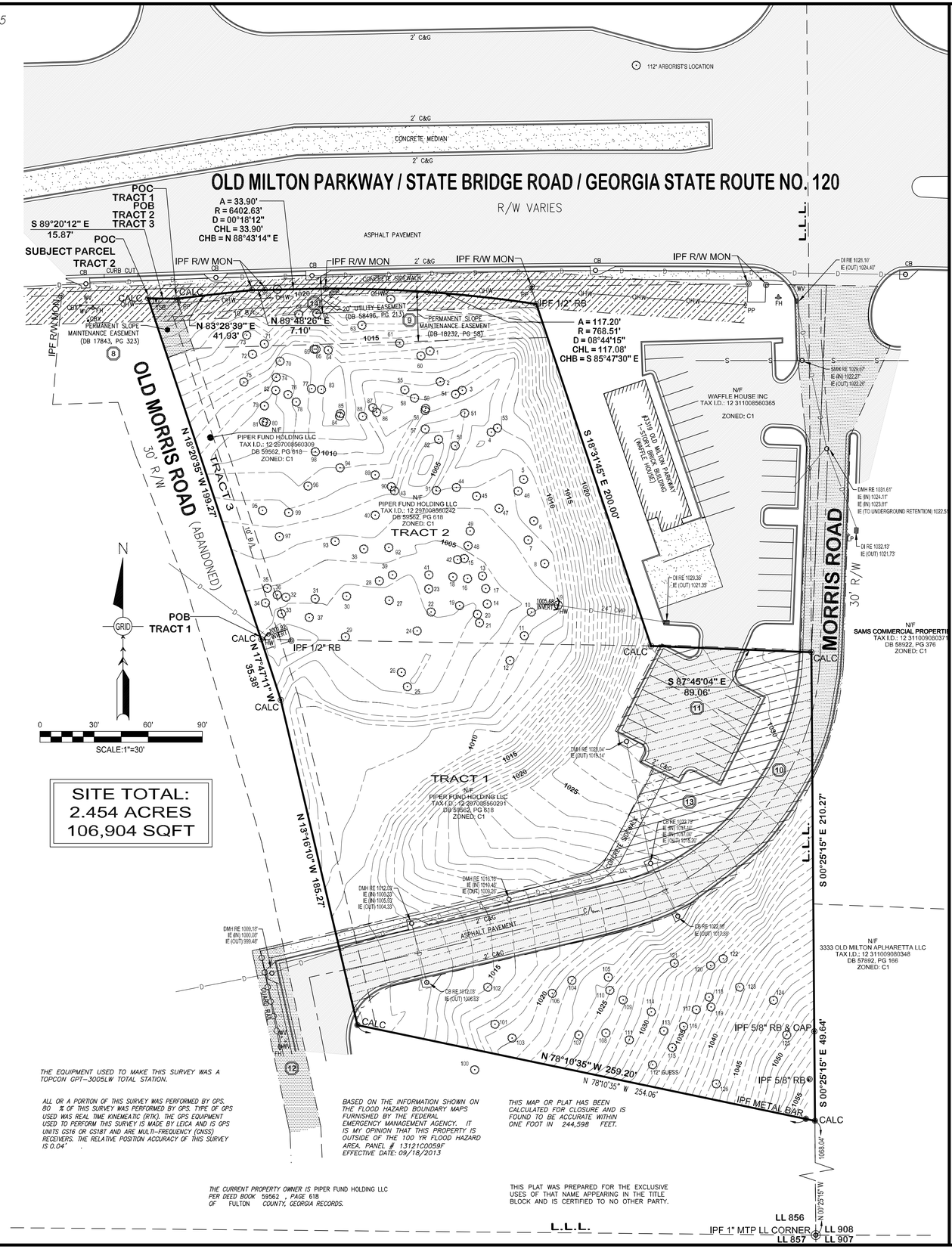
GEORGIA811 www.Georgia811.com Contact 811 before you dig.

– TREE ASSESSMENT PROVIDED ON MAY 2, 2022 BY CHRISTIE BRYANT, ISA ARBORIST SO 6310 A, TRAC CERTIFIED.

TREE TABLE

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
1	20	Loblolly pine	Pinus taeda	Good
2	13	Sweetgum	Liquidambar styraciflua	Good
3	19	Tulip tree	Liriodendron tulipifera	Good
4	26	Loblolly pine	Pinus taeda	Good
5	21	Loblolly pine	Pinus taeda	Good
6	11	Tulip tree	Liriodendron tulipifera	Good
7	9	Tulip tree	Liriodendron tulipifera	Good
8	9	Tulip tree	Liriodendron tulipifera	Good
9	12	Tulip tree	Liriodendron tulipifera	Good
10	11	Royal paulownia	Paulownia tomentosa	Good
11	15	American elm	Ulmus americana	Good
12	30	Red maple	Acer rubrum	Good
13	13	Sweetgum	Liquidambar styraciflua	Good
14	11	Red maple	Acer rubrum	Poor
15	6	American elm	Ulmus americana	Good
16	23	Sweetgum	Liquidambar styraciflua	Good
17	32	American elm	Ulmus americana	Good
18	10	American elm	Ulmus americana	Good
19	14	Sweetgum	Liquidambar styraciflua	Good
20	15	Red maple	Acer rubrum	Good
21	8	Red maple	Acer rubrum	Good
22	10	Red maple	Acer rubrum	Good
23	24.08	Sweetgum	Liquidambar styraciflua	Good
24	24	Sweetgum	Liquidambar styraciflua	Good
25	29	Loblolly pine	Pinus taeda	Good
26	15	Sweetgum	Liquidambar styraciflua	Good
27	31	Sweetgum	Liquidambar styraciflua	Good
28	15	Loblolly pine	Pinus taeda	Good
29	29	Loblolly pine	Pinus taeda	Good
30	14	Tulip tree	Liriodendron tulipifera	Good
31	30	Loblolly pine	Pinus taeda	Good
32	6	Black cherry	Prunus serotina	Good
33	8	Water oak	Quercus nigra	Good
34	26	Loblolly pine	Pinus taeda	Good
35	7	Tulip tree	Liriodendron tulipifera	Good
36	13	Tulip tree	Liriodendron tulipifera	Good
37	26	Loblolly pine	Pinus taeda	Good
38	10	Tulip tree	Liriodendron tulipifera	Good
39	12.37	Tulip tree	Liriodendron tulipifera	Good
40	30	Loblolly pine	Pinus taeda	Good
41	10	Tulip tree	Liriodendron tulipifera	Good
42	9	Sweetgum	Liquidambar styraciflua	Good
43	10	Tulip tree	Liriodendron tulipifera	Good
44	24	Loblolly pine	Pinus taeda	Good
45	23	Loblolly pine	Pinus taeda	Good
46	25	Loblolly pine	Pinus taeda	Good
47	6	Black cherry	Prunus serotina	Good
48	14	Tulip tree	Liriodendron tulipifera	Good
49	9	Tulip tree	Liriodendron tulipifera	Good
50	14	Loblolly pine	Pinus taeda	Good
51	18	Loblolly pine	Pinus taeda	Good
52	9	Black cherry	Prunus serotina	Good
53	13	Tulip tree	Liriodendron tulipifera	Good
54	16	Loblolly pine	Pinus taeda	Good
55	12	Loblolly pine	Pinus taeda	Good
56	7	Black cherry	Prunus serotina	Good
57	20	Loblolly pine	Pinus taeda	Good
58	15	Loblolly pine	Pinus taeda	Poor
59	15	Loblolly pine	Pinus taeda	Good
60	6	Black cherry	Prunus serotina	Good
61	11.22	Black cherry	Prunus serotina	Fair
62	11	Loblolly pine	Pinus taeda	Good
63	7	Tulip tree	Liriodendron tulipifera	Good

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
64	18	Loblolly pine	Pinus taeda	Good
65	16	Loblolly pine	Pinus taeda	Good
66	12	Loblolly pine	Pinus taeda	Poor
67	10	Sweetgum	Liquidambar styraciflua	
68	13	Loblolly pine	Pinus taeda	Fair
69	7	Black cherry	Prunus serotina	Good
70	13	Loblolly pine	Pinus taeda	Good
71	10	Loblolly pine	Pinus taeda	Good
72	16	Loblolly pine	Pinus taeda	Poor
73	8	Black cherry	Prunus serotina	Fair
74	10	Loblolly pine	Pinus taeda	Fair
75	11	Loblolly pine	Pinus taeda	Fair
76	12	Loblolly pine	Pinus taeda	Fair
77	19	Sweetgum	Liquidambar styraciflua	Good
78	19	Sweetgum	Liquidambar styraciflua	Good
79	24.76	Sweetgum	Liquidambar styraciflua	Good
80	18	Sweetgum	Liquidambar styraciflua	Good
81	20.42	Sweetgum	Liquidambar styraciflua	
82	8	Hickory	Carya spp	Good
83	9	Sweetgum	Liquidambar styraciflua	Good
84	16	Southern red oak	Quercus falcata	Good
85	22	Black cherry	Prunus serotina	Fair
86	24	Loblolly pine	Pinus taeda	Good
87	10	Tulip tree	Liriodencron tulipifera	Good
88	10	Tulip tree	Liriodencron tulipifera	Good
89	19	Tulip tree	Liriodencron tulipifera	Good
90	20	Tulip tree	Liriodencron tulipifera	Good
91	15	Tulip tree	Liriodencron tulipifera	Good
92	14	Tulip tree	Liriodencron tulipifera	Poor
93	18	Tulip tree	Liriodencron tulipifera	Good
94	15	Loblolly pine	Pinus taeda	Good
95	8	Black cherry	Prunus serotina	Good
96	7	Black cherry	Prunus serotina	Good
97	12	Tulip tree	Liriodencron tulipifera	Good
98	14	Tulip tree	Liriodencron tulipifera	Good
99	15	Tulip tree	Liriodencron tulipifera	Good
100	20	Tulip tree	Liriodencron tulipifera	Good
101	20	White oak	Quercus alba	Good
102	17	White oak	Quercus alba	Good
103		White oak	Quercus alba	Good
104	16	Scarlet oak	Quercus coccinea	Good
105	10	White oak	Quercus alba	Good
106	7	Post oak	Quercus stellata	Good
107	8	Black cherry	Prunus serotina	Poor
108	22	Southern red oak	Quercus falcata	Good
109	10	Northern red oak	Quercus rubra	Good
110	9	Hickory	Carya spp	Poor
111	7	White oak	Quercus alba	Good
112	10.44	Sourwood	Oxydendrum arboreum	Excellent
113	17	Southern red oak	Quercus falcata	Good
114	19	White oak	Quercus alba	Good
115	12	Sourwood	Oxydendrum arboreum	Excellent
116	12	Northern red oak	Quercus rubra	Poor
117	10	Sourwood	Oxydendrum arboreum	Excellent
118	11	Northern red oak	Quercus rubra	Good
119	8	Sourwood	Oxydendrum arboreum	Excellent
120	18	Scarlet oak	Quercus coccinea	Good
121	10	Hickory	Carya spp	
122	17	Southern red oak	Quercus falcata	Good
123	10.44	Sourwood	Oxydendrum arboreum	Good
124	17	Northern red oak	Quercus rubra	Good
125	10	Black walnut	Juglans nigra	Good
126	28	Scarlet oak	Quercus coccinea	Fair



SITE TOTAL:
2.454 ACRES
106,904 SQFT

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 80 % OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMEATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI–FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.04' .

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA. PANEL # 13121C0059F EFFECTIVE DATE: 09/18/2013

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,598 FEET.

THE CURRENT PROPERTY OWNER IS PIPER FUND HOLDING LLC *PER DEED BOOK* 59562 *, PAGE* 618 *OF* FULTON *COUNTY, GEORGIA RECORDS.*

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

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No.	JOB No.	DESCRIPTION OF REVISION	DATE
1	210257	TREE SPECIES	10/22/24

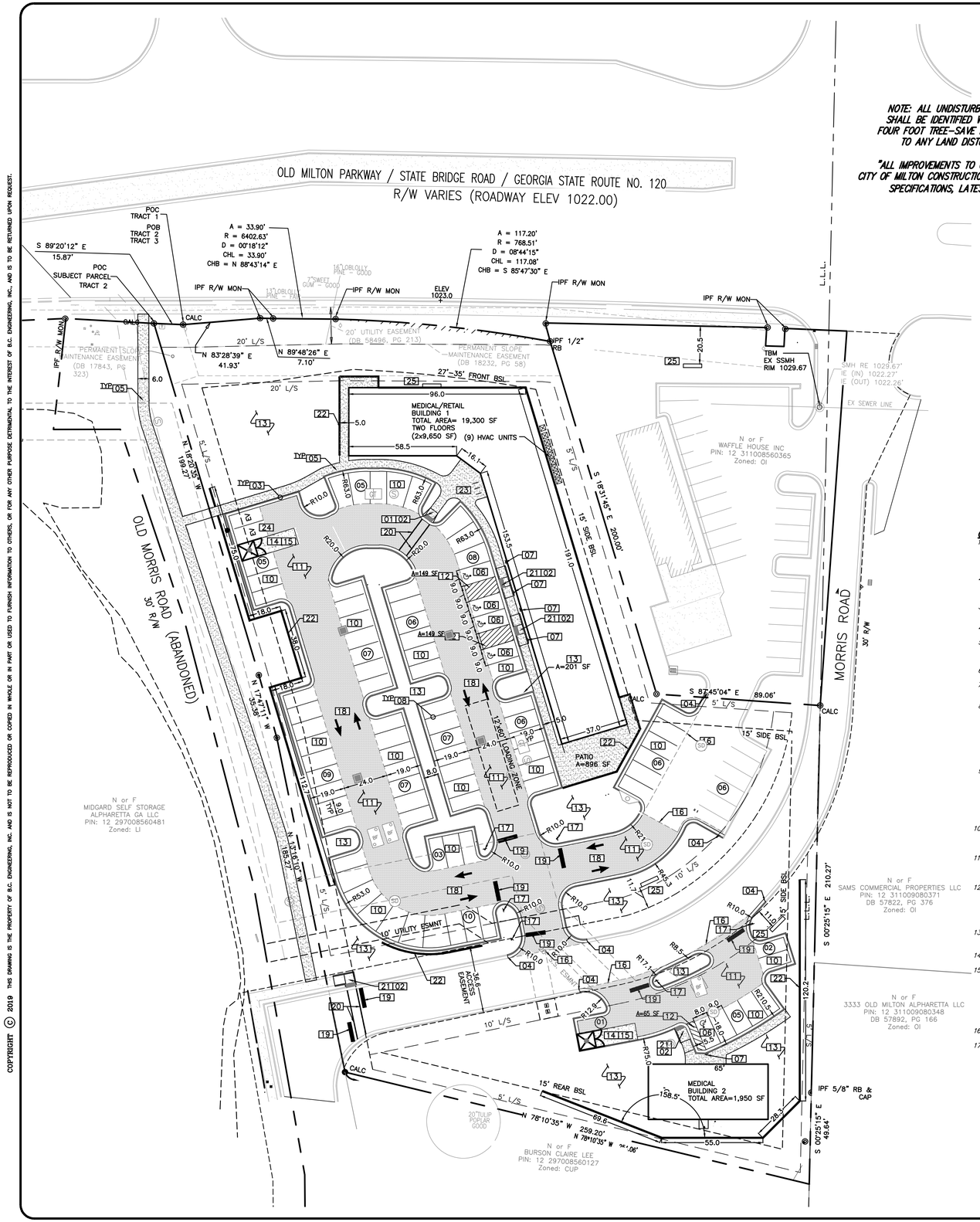
IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-857-4614 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY

BRIDGE ROAD HOLDINGS, LLC

IN LAND LOT 856, DISTRICT 1, SECTION 2, FULTON COUNTY, GEORGIA

Original Plat Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/WE/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	2 of 2



NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH CITY OF MILTON CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR OLD MILTON PARKWAY COMMERCIAL, BY IRON STONE SURVEY, DATED AUGUST 02, 2021. NAD83 GEORGIA STATE PLANE WEST ZONE

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0059F, DATED SEPTEMBER 18, 2013.

GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY IRONSTONE SURVEYING. DATED AUGUST 02, 2021.

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

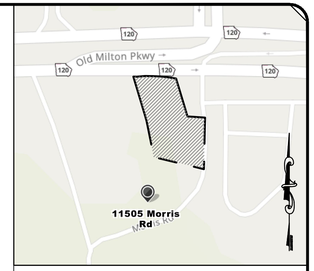
DESCRIPTION OF PROPOSED LAND USE
PROPOSED MEDICAL BUILDING WITH ACCESSORY SHOPS ON EXISTING PARCEL

OWNER
(PER FULTON COUNTY)
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA

SITE ADDRESS
11505 MORRIS ROAD
FULTON COUNTY GA

DEVELOPER/24-HOUR CONTACT
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA
404-345-6075
nocharli@octavebuilt.com

ADDITIONAL PARCEL INFORMATION
PARCEL ID:(12 297008560291),(12 297008560242),(12 297008560309)
2.454 ACRES
ZONING: OI



LOCATION MAP
N.T.S.

SITE LEGEND

- EX. CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE SIDEWALK
- EX. SIDEWALK
- PROPERTY LINE
- EX. LIGHT
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- GDOT ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

SITE DATA

- PROPERTY SIZE = 2.454 AC
- ZONING: OI
- REZONING TO : N/A
- LAND USE: COMMERCIAL

SETBACK:
- FRONT: 27-35' BSL
- SIDE SETBACK: 15' BSL,
- REAR SETBACK: 15' BSL,
- BUILDING HEIGHT= 40'

- THIS SITE DOES NOT CONTAIN WETLANDS
- THERE IS NO OFFSITE LAKE WITHIN 500' OF SITE.
- STORM WATER SHALL BE ROUTED TO PROPOSED ONSITE STORMWATER MANAGEMENT FACILITY.
- NOTIFY CITY OF ALPHARETTA & FULTON COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.
- NOTIFY FULTON COUNTY WATER SERVICES 24 HOURS PRIOR TO CONSTRUCTION IF INSPECTIONS ARE REQUIRED

PARKING CALCULATIONS:
- MIN. REQ'D PARKING = 1 SPACE/200 SF * 19,574 SF = 98 SPACES
- HANDICAP PARKING REQUIRED = 4 SPACES
- HANDICAP PARKING PROV'D= 4 SPACES
- TOTAL PARKING PROVIDED = 85 SPACES

SITE CONSTRUCTION NOTES XX

1. SIDEWALK RAMP AT 8.33% MAX SLOPE PER CITY STD. 902
2. DETECTABLE WARNING SURFACE PER CITY STD. 902
3. 24" CONCRETE CURB AND GUTTER PER CITY STD 901
4. TAPER CURB TO MATCH EXISTING
5. CONCRETE SIDEWALK PER CITY STD. 902
6. ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL (PER ADA AND LOCAL REQUIREMENTS)
7. ACCESSIBLE PARKING SIGN (PER ADA AND LOCAL REQUIREMENTS)
8. PARKING STALL STRIPING (PER LOCAL CODES)
9. NOT USED
10. LIGHT DUTY ASPHALT PAVEMENT
11. HEAVY DUTY ASPHALT PAVEMENT
12. 4" WIDE PAINTED STRIPES, 2' O.C. AT 45° (PER LOCAL CODES)
13. LANDSCAPE AREA
14. DUMPSTER ENCLOSURE
15. REINFORCED CONCRETE PAVEMENT
16. LIMITS OF PAVEMENT CUT
17. STOP SIGN
18. TRAFFIC ARROWS
19. 24" WHITE STOP BAR
20. 4" WHITE PAINTED CROSS WALK
21. SIDEWALK RAMP AT 8.33% MAX SLOPE PER CITY STD 902 TYPE D
22. RETAINING WALL BY OTHERS (UNDER SEPARATE PERMIT)
23. BIKE RACK PER MANUFACTURES SPECIFICATIONS
24. ELECTRIC VEHICLE PARKING
25. DEVELOPMENT SIGNS (UNDER SEPARATE PERMIT)

CITY OF ALPHARETTA CONSTRUCTION NOTES:
1. DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE AND SLOPED PER GEORGIA HIGHWAY STANDARD 9031-J. CURB SHALL NOT BE BROKEN FROM GUTTER. CURB AND GUTTER TO BE REMOVED TO EXISTING CONSTRUCTION JOINTS OR NEW JOINTS SAWED.
2. ALL SILT BARRIERS AND CONSTRUCTION ENTRANCE PADS MUST BE PLACED PRIOR TO ANY CLEARING AND/OR GRADING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
3. NO ADVERTISING SIGNS, DISPLAYS, OR ANY OTHER STRUCTURES, WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM, ARE PERMITTED INSIDE CITY RIGHTS-OF-WAY.
4. ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND GRASSED.
5. ALL OPEN DRAINAGE SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 LB. STONE SHALL BE PLACED AT ALL HEADWALLS OR FLUMES.
6. NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED ONTO CITY RIGHT-OF-WAY.
7. ALL CORRUGATED METAL STORM DRAINPIPE SHALL MEET FULTON COUNTY STANDARDS. ALUMINIZED TYPE II CMP WITH RE-ROLLED ENDS AND BANDS IS ALSO ALLOWED.
8. THESE CONSTRUCTION DRAWING APPROVALS DO NOT ALLOW ANY WORK ON CITY RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, POWER, TELEPHONE, GAS, ETC). CITY OF ROSWELL DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY. CONTACT CITY OF ROSWELL DOT FOR ADDITIONAL INFORMATION. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY MUST COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. THESE CONSTRUCTION DRAWINGS ARE APPROVED WITH THE UNDERSTANDING THAT ALL INTERNAL DEVELOPMENT EASEMENTS AND RIGHT-OF-WAY ARE GRANTED TO THE CITY OF MILTON ALONG ALL INTERNAL ROAD FRONTAGES FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS;
   0 TO 5 - NOT LESS THAN 3 TO 1 SLOPE, 5 OR MORE - NOT LESS THAN 2 TO 1 SLOPE
10. APPLICANT SHALL RE-GRASS TO STATE HIGHWAY DEPARTMENT SPECIFICATIONS ALL CITY RIGHT-OF-WAY AREAS THAT ARE DAMAGED OR DISTURBED DURING WORK AUTHORIZED HEREIN.
11. ALL HANDICAP RAMPS SHALL BE A MINIMUM OF 3.0' IN WIDTH AND AT A MAXIMUM 12:1 SLOPE AND SHALL CONFORM TO STANDARD DETAIL A3 OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS CONSTRUCTION DETAILS.
12. ANY NEW SECTION OF ROADWAY TO BE DEDICATED TO THE CITY MUST BE TESTED FOR THICKNESS OF CRUSHER RUN BASE AND ASPHALT, AND THE ASPHALT MUST BE CORED, TO DETERMINE PERCENTAGE OF COMPACTION. CORES SHALL BE TAKEN NO LESS THAN THREE HUNDRED FEET (300') APART AT STAGGERED INTERVALS.
13. THE ISSUANCE OF THESE CONSTRUCTION DRAWINGS DOES NOT ASSURE SEWER AVAILABILITY. SEWER SERVICE IS PROVIDED BY FULTON COUNTY, NOT THE CITY OF MILTON.
14. FIVE (5) FOOT WIDE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS WITH MIN 2' HOT GRASS STRIP.
15. A HORIZONTAL SEPARATION OF AT LEAST 10 FEET MUST BE MAINTAINED BETWEEN THE WATER MAIN AND THE EXISTING OR PROPOSED SEWER. WHEN WATER MAINS CROSS SEWERS, A MINIMUM VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED BETWEEN THE TWO (2) PIPES (MEASURED EDGE TO EDGE). AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE MUST BE LOCATED SO THAT BOTH JOINTS ARE AS FAR FROM THE SEWER AS POSSIBLE.
16. ANY PIPE, SOLDER OR FLUX USED IN THE INSTALLATION OR REPAIR OF THE WATER LINES MUST BE LEAD-FREE.
17. DUMPSTER PADS MUST BE CONSTRUCTED 12 FEET BY 12 FEET AND HAVE AN ENCLOSURE THAT MATCHES THE BUILDING. THE PAD MUST BE RAISED SIX INCHES ABOVE THE ADJACENT AREAS SO THAT UNWANTED STORM WATER CAN NOT ENTER THE PAD. THE PAD MUST ALSO BE CONSTRUCTED SUCH THAT ALL RAIN WATER FALLING ONTO THE PAD MUST ENTER THE DRAIN THAT IS CONNECTED TO THE SANITARY SEWER. WHERE SANITARY SEWER IS NOT AVAILABLE THE DRAIN MUST BE CONNECTED TO A DRY WELL.
18. ALL ROAD AND STORM STRUCTURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
19. CONSTRUCTION NOISE WILL BE ALLOWED MON.-FRI. BETWEEN THE HOURS OF 7:30 AM AND 7:30 PM AND SAT. BETWEEN 9:00 AM AND 5:00 PM.
20. SANITARY SEWER AND WATER LINES MUST PASS INSPECTION BEFORE STREETS CAN BE PAVED.
21. BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE C.O. WILL NOT BE ISSUED UNTIL SIDEWALK IS INSPECTED AND ACCEPTED.
22. COMPACTION REPORTS SHALL BE FURNISHED TO THE CITY ON ALL UTILITY EXCAVATIONS WITHIN ROADWAY.
23. CONTRACTOR MUST NOTIFY LAND DEVELOPMENT INSPECTOR (678) 242-2544, TWENTY-FOUR (24) HOURS PRIOR TO BEGINNING CONSTRUCTION.
24. ALL GATE VALVES SHALL BE EPOXY COATED WITH RESILIENT-SEATED GATES.
25. ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS TO NOT DIRECTLY ILLUMINATE ADJACENT PROPERTY.
26. THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE US ARMY CORPS OF ENGINEERS CONCERNING PERMITS OR REQUIREMENTS WHEN WETLANDS ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMIT REQUIREMENT BEFORE DISTURBING ANY WETLANDS COULD RESULT IN PENALTIES BEING IMPOSED BY THE CORPS OF ENGINEERS.
27. BURIAL OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF MILTON.
28. OPEN BURNING ON CONSTRUCTION SITES WILL ONLY BE ALLOWED WHEN IN COMPLIANCE WITH EPD RESTRICTIONS AND ONLY WHEN USING A PROPER SIZED PIT AND AIR CURTAIN.
29. ALL WATER LINES SHALL BE CLASS 50 DIP.
30. A CITY OF MILTON TRENCHING PERMIT IS REQUIRED PRIOR TO ANY TRENCHING ACTIVITY. CONTACT YOUR CITY OF MILTON INSPECTOR TO OBTAIN A PERMIT.
31. ALL ROAD STRIPING WITHIN THE TAYLOR ROAD PUBLIC RIGHT-OF-WAY SHALL BE PRE MARKED AND APPROVED BY THE CITY OF ROSWELL TRANSPORTATION DEPARTMENT PRIOR TO FINAL STRIPING.
32. AS-BUILT PLANS AND CERTIFICATIONS OF ALL STORM WATER MANAGEMENT FACILITIES SHALL BE PROVIDED TO THE CITY OF MILTON PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. AS-BUILT PLANS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.
33. TO BE COMPLIANT WITH SECTION 506 OF THE INTERNATIONAL FIRE CODE, ALL COMMERCIAL BUILDINGS AND GATED COMMUNITIES/ OR BUSINESSES SHALL ALLOW EMERGENCY ACCESS FOR PUBLIC SAFETY OFFICIALS THROUGH THE USE OF A KNOX BOX. THE SPECIFIC TYPE AND LOCATION OF THE BOX SHALL BE COORDINATED WITH THE CITY OF MILTON FIRE MARSHALL.
34. A CITY OF ROSWELL ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN CITY RIGHTS OF WAY.
35. ALL WATER MAINS FOR COMMERCIAL DEVELOPMENTS BEHIND THE MASTER METER SHALL BE PRESSURE TESTED AT 200 LBS FOR TWO HOURS BY THE DEVELOPER AND WITNESSED BY THE LAND DEVELOPMENT INSPECTOR. PRESSURE LOSS SHALL NOT EXCEED 10%.
36. ALL COMMERCIAL BACK FLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND REPORTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF THE CO.

CONTRACTOR NOTES:
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER. THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL

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 ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:

a. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES)

b. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.

c. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

SITE PLAN
OLD MILTON PARKWAY COMMERCIAL
OLD MILTON PARKWAY
LAND LOT 855 & 856
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED NO. 22093 PROFESSIONAL ENGINEER BRIAN W. COLE
Brian W. Cole
02/24/23

DRAWN BY:	YQ	REVISION	DESCRIPTION
CHECKED BY:	BC	–	–
DATE:	08/04/22		
SCALE:	AS NOTED		
LAND LOTS:	855 & 856		
DISTRICT:	12TH		
SECTION:	–		

SHEET NO. 3 OF 32

JOB NO. 2022-114

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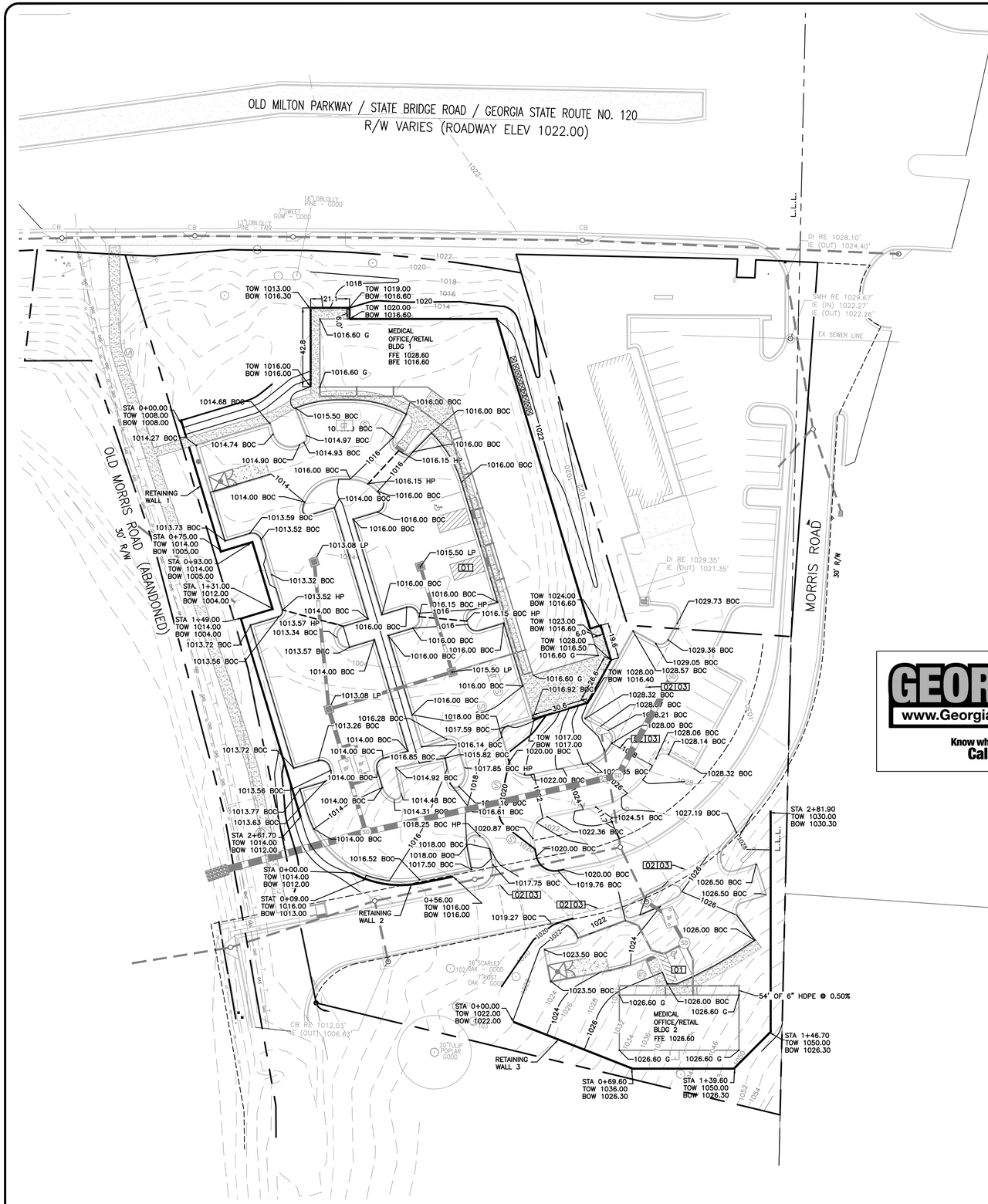


LANDSCAPE NOTES:

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CIT ARBORIST FOR ANY INTERPRETATION.
2. 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.
3. TREE SAVE FENCE AND SIGNAGE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE 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 2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN IS CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAYBE 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.

Cut/Fill Report

Generated: 2023-01-20 14:01:03
By user: Jerome Carter
Drawing: S:\BCEPROJECTS\2022-114\CAD\S-BCEPROJECTS\2022-114\CAD\2022-114 BASE.dwg

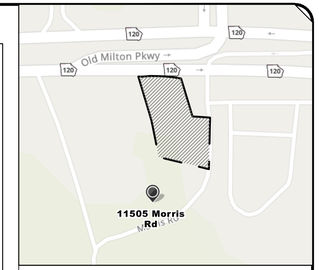
Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
vol1	full	1	1	87393.73	4265.91	14046.04	9780.14<Fill>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	87393.73	4265.91	14046.04	9780.14<Fill>

* Value adjusted by cut or fill factor other than 1.0



LOCATION MAP
N.T.S.

GRADING LEGEND

- EX. CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE SIDEWALK
- EX. SIDEWALK
- PROPERTY LINE
- EX. LIGHT
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- XXXX.XX SPOT ELEVATION
- TC TOP OF CURB
- EX EXISTING ELEVATION
- EXISTING CONTOURS

GRADING CONSTRUCTION NOTES XX

1. 2% MAXIMUM GRADES WITHIN THE HANDICAP PARKING AREA.
2. LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
3. MATCH EXISTING PAVEMENT ELEVATION.

GRADING NOTES

1) ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
2) ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
3) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE NOTED.
4) ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIPLINES OF EXISTING TREES.
5) FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
6) GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
7) ALL SPOT ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
8) HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
9) THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
10) DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL
11) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE FORSYTH COUNTY DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.

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

"CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS COMPLETED BY FORSYTH COUNTY WATER & SEWER DEPARTMENT"

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

CONTRACTOR TO LOCATE ALL UTILITIES ON SITE AND IN THE RIGHT OF WAY.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL

PART V NOTE:
THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

OWNER
(PER FULTON COUNTY)
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA

SITE ADDRESS:
11505 MORRIS ROAD
FULTON COUNTY GA

DEVELOPER/24-HOUR CONTACT
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA
404-345-6075
nocharli@octavebuilt.com

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR OLD MILTON PARKWAY COMMERCIAL, BY IRON STONE SURVEY, DATED AUGUST 02, 2021. NAD83 GEORGIA STATE PLANE WEST ZONE

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0059F, DATED SEPTEMBER 18, 2013.

GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY IRONSTONE SURVEYING. DATED AUGUST 02, 2021.

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

DESCRIPTION OF PROPOSED LAND USE
PROPOSED MEDICAL BUILDING WITH ACCESSORY SHOPS ON EXISTING PARCEL

ADDITIONAL PARCEL INFORMATION
PARCEL ID: (12 297008560291),(12 297008560242),(12 297008560309)
2.454 ACRES
ZONING: OI

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

GRADING PLAN
OLD MILTON PARKWAY COMMERCIAL
OLD MILTON PARKWAY
LAND LOT 855 & 856
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

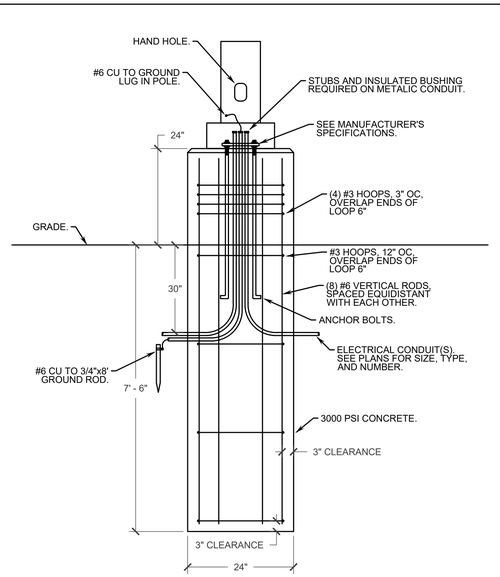
GEORGIA REGISTERED NO. 22093 PROFESSIONAL ENGINEER BRIAN W. COLE
02/24/23

NO.	DESCRIPTION	DATE	REVISION
	-	-	-

DRAWN BY: YQ
CHECKED BY: BC
DATE: 08/04/22
SCALE: AS NOTED
LAND LOTS: 855 & 856
DISTRICT: 12TH
SECTION: -

SHEET NO. 4 OF 32

JOB NO. 2022-114



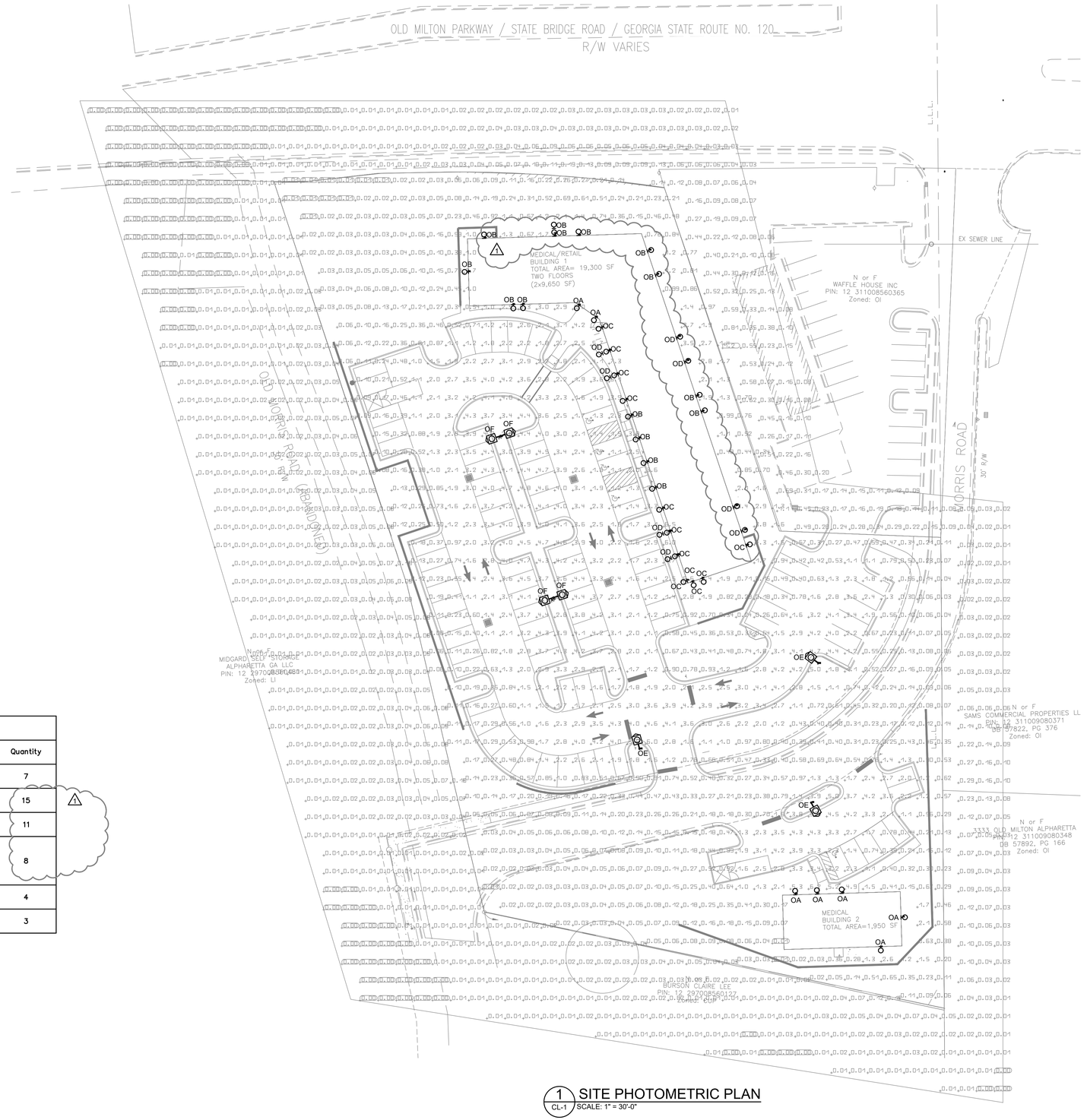
1 CL-1 **LIGHT POLE BASE DETAIL**
SCALE: NTS

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
OA	GENERIC	CROSS SCONCE		1x Incandescent	2600 lm	0.92	150 W	7
OB	GENERIC	X SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	15
OC	GENERIC	Curve SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	11
OD	GENERIC	GOOSENECK		1x (1) LED	2520 lm	0.92	82.9 W	8
OF	GENERIC		VP-1-160L-115-4K7-3	1x B-70-CRI	16235 lm	0.92	111.9 W	4
OE	GENERIC		VP-1-160L-115-4K7-2	1x B-70-CRI	16063 lm	0.92	111.9 W	3

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Off Property	Perpendicular illuminance	0.001 fc	1.22 fc	0.047 fc	0.026	0.001
2	On Property	Perpendicular illuminance	0.007 fc	7.92 fc	1.43 fc	0.005	0.001

PHOTOMETRICS NOTES

1. THE PHOTOMETRIC VALUES SHOWN ON THIS PLAN HAVE BEEN CALCULATED USING DIALux evo 9.1 (VERSION 5.9.1.51180). ACTUAL PERFORMANCE OF LUMINARIES MAY DIFFER DUE TO VARIATIONS OF VOLTAGE, TOLERANCES IN LAMPS, ELEVATION CHANGES, TREES, OBSTRUCTIONS, AND OTHER FIELD CONDITIONS.
2. DUE TO LIMITED AVAILABILITY OF .IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRE MODEL NUMBER(S) USED FOR PHOTOMETRIC CALCULATIONS MAY DIFFER FROM ACTUAL MODEL NUMBERS. SEE LIGHT FIXTURE SCHEDULE FOR ACTUAL MODEL NUMBERS.



1 CL-1 **SITE PHOTOMETRIC PLAN**
SCALE: 1" = 30'-0"

ENGINEERING
5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph. 678-439-8664
tim.lee@tlengineer.com

JOB #23131

GEORGIA REGISTERED No. PE037597 PROFESSIONAL ENGINEER TIMOTHY S. LEE
02-21-23

ISSUE / REVISION:

02-07-23 - ISSUED FOR CONSTRUCTION

1 02-21-23 - REVISION 1

PROJECT NAME:

OLD MILTON PARKWAY COMMERCIAL
ALPHARETTA, GEORGIA
FOR:
OCTAVE BUILT
ALPHARETTA, GA

SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

CL-1

OF 2 SHEETS
SHEET SIZE: 24x36

TYPE OC

Ashbern 18" LED Wall Light Textured Black

49975BKTLED

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SPECIFICATIONS

Certifications/Qualifications	
Title 24 Compliant	Yes www.kichler.com/warranty
Dimensions	
Base Backplate	6.00 X 8.00
Extension	9.75"
Weight	11.00 LBS
Height from center of Wall opening (Spec Sheet)	4.50"
Height	18.25"
Width	9.50"
Light Source	
Delivered Lumens	625
Dimmable	Yes
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	16.00
# of Bulbs/LED Modules	1
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Weight	5.24 LBS
Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Satin Etched Seeded
Primary Material	Aluminum
Shade Dimensions	9.50 SQ X 18.50
Product/Ordering Information	
SKU	49975BKTLED
Finish	Textured Black
Style	Transitional
UPC	783927541855

Finish Options

- Textured Black

ALSO IN THIS FAMILY

49976BKTLED | 49973BKTLED | 49974BKTLED

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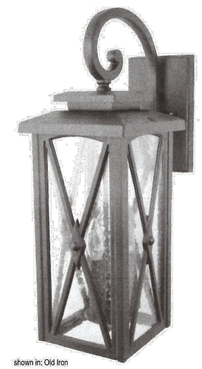
KICHLER.

1

TYPE OB

U8100 Series



shown in: Old Iron

Specifications:

Panels:
Standard : Seedy Glass

Socket Options:
Medium
Standard 3 Lite Cluster (3-60watt)
Options: 1 Lite Edison (100 Watt Max), LED 6-12 watt, GU24.
Large
Standard 3 Lite Cluster (3-60watt)
Options: 1 Lite Edison (100 Watt Max), LED 6-12 watt, GU24.

Material: Cast Aluminum

Finishes: 39 Hand Painted Finishes

Dark Sky Compliant: Contact Factory

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TYPE OA

Beacon Square 17" 1 Light Wall Light Olde Bronze®

49831OZ

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SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.75 X 7.75
Extension	10.50"
Weight	7.00 LBS
Height from center of Wall opening (Spec Sheet)	2.50"
Height	17.50"
Width	9.50"
Light Source	
Dimmable	Yes
Lamp Included	Not Included
Lamp Type	A21
Light Source	Incandescent
Max or Nominal Watt	150.00
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.40 LBS

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Hammered
Primary Material	EPMM
Shade Dimensions	9.50 SQ X 15.50
Product/Ordering Information	
SKU	49831OZ
Finish	Olde Bronze
Style	Arts and Crafts / Mission
UPC	783927526142

Finish Options

- Olde Bronze
- White

ALSO IN THIS FAMILY

49832WH | 49829WH | 49830WH

49833WH | 49834WH | 49831WH

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1

LIGHT FIXTURE SCHEDULE

DESIGNATION	DESCRIPTION	LAMPING	WATTS/VOLTS
OA	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. KITCHLER #49831OZ OR EQUAL	(1) 150W INC	150W 120V
OB	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. MELISSA LIGHTING #U8100 SERIES OR EQUAL	LED	20W 120V
OC	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. KICHLER #49975BKTLED OR EQUAL	LED	20W 120V
OD	DECORATIVE EXTERIOR GOOSENECK, SEE ARCH ELEVATIONS FOR EXACT LOCATION. PRIMELITE #427-16-866 SCA OR EQUAL	LED	20W 120V
OE	EXTERIOR POLE LIGHT FIXTURE, FULL CUTOFF, TYPE 2 DISTRIBUTION ON 20' SSS POLE BEACON #VP-1-160L-115-4K7-2-UNV-A, OR EQUAL	15,000 LUMEN LED	125W 120V-277V
OF	EXTERIOR POLE LIGHT FIXTURE, FULL CUTOFF, TYPE 3 DISTRIBUTION ON 20' SSS POLE BEACON #VP-1-160L-115-4K7-3-UNV-A, OR EQUAL	15,000 LUMEN LED	125W 120V-277V

NOTES:
1. COORDINATE COLOR, FINISH, TRIM, AND OTHER AESTHETICS WITH ARCHITECTURAL DRAWINGS OR OWNER.
2. PROVIDE ALL NECESSARY OPTIONS/MOUNTS/ACCESSORIES FOR THE APPROPRIATE CEILING TYPES FOR COMPLETE INSTALLATION.
3. LIGHT FIXTURES CONTROLLED BY A DIMMER SHALL BE COORDINATED TO MATCH DIMMING TYPES. PROVIDE ADDITIONAL DIMMERS AND SPLIT SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED. LIGHT FIXTURES IN LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE SHALL BE DAMP LOCATION LISTED.
5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

TYPE OE, OF

BEACON

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | STRIKE optics

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 — Rated for Applications in Most Climates — Buy American Compliant

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE | wiSCAPE

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.
- All mounting hardware included

INSTALLATION (CONTINUED)
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3, Automatically takes fixture off-line for protection when device is compromised

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CONTROLS (CONTINUED)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions.

WARRANTY
- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

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701 Millennium Boulevard • Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.beaconproducts.com

HUBBELL Lighting

BEACON

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP											
Series	**Optic Platform**	**Size**	**Light Engine**	**CCT/CRI**	**Distribution**	**Optic Rotation**	**Voltage**
VP Viper	Micro Strike	1 Size 1	160L-35 * 5500 lumens 160L-50 * 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5GM Type 5 Square Medium 5GW Type 5 Square Wide	L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 * 40000 lumens				
		3 Size 3	480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens				
		4 Size 4	480L-470 * 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 * 75000 lumens 720L-600 * 80000 lumens CLO Custom Lumen Output *				

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole/flat surface	BLT	Black Matte Textured	F	Fusing	NXSPW-14F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' 1,3,4
A_	Arm mount for round pole *	BLS	Black Gloss Smooth	2PF	Dual Power Feed	NXSPW-40F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 1,3,4
ASQU	Universal arm mount for square pole	DBT	Dark Bronze Matte Textured	2DR	Dual Driver	NXSP-14F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' 3,4
A_U	Universal arm mount for round pole *	DBS	Dark Bronze Gloss Smooth	TE	Tooless Entry	NXSP-40F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 3,4
AAU	Adjustable arm for pole mounting (universal drill pattern)	GTT	Graphite Matte Textured	BC	Backlight Control	NXWE	NX Wireless Enabled (module + radio) 3,4
AA_U	Adjustable arm mount for round pole *	LGT	Light Grey Gloss Textured	TB	Terminal Block	WIR	wiSCAPE® In-Fixture Module 3,4
ADU	Decorative upswept Arm (universal drill pattern)	LGS	Light Grey Gloss Smooth			WIRSC	wiSCAPE® Module and Occupancy Sensor 3,4
AD_U	Decorative upswept arm mount for round pole *	PSS	Platinum Silver Smooth			**Stand Alone Sensors**	
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	WHT	White Matte Textured			BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
K	Knuckle	WHS	White Gloss Smooth			BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
T	Trunnion	VGT	Verde Green Textured			BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height *
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**				7PR	7-Pin Receptacle *
WM	Wall mount bracket with decorative upswept arm	CC	Custom Color			7PR-SC	7-Pin Receptacle with shorting cap *
WA	Wall mount bracket with adjustable arm					3PR	3-Pin twist lock *
						3PR-SC	3-Pin receptacle with shorting cap *
						3PR-TL	3-Pin PCR with photocontrol *
						Programmed Controls	
						ADD	AutoDim Timer Based Dimming *
						ADT	AutoDim Time of Day Dimming *
						Photocontrols	
						PC	Button Photocontrol 4,7

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.6"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V

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HUBBELL Lighting

TYPE OD

TL ENGINEERING
5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph. 678-439-8664
tim.lee@tlengineer.com

JOB #23131

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE037597 TIMOTHY S. LEE

02-07-23

ISSUE / REVISION:

02-07-23 - ISSUED FOR CONSTRUCTION

PROJECT NAME:

OLD MILTON PARKWAY COMMERCIAL
ALPHARETTA, GEORGIA
FOR:
OCTAVE BUILT
ALPHARETTA, GA

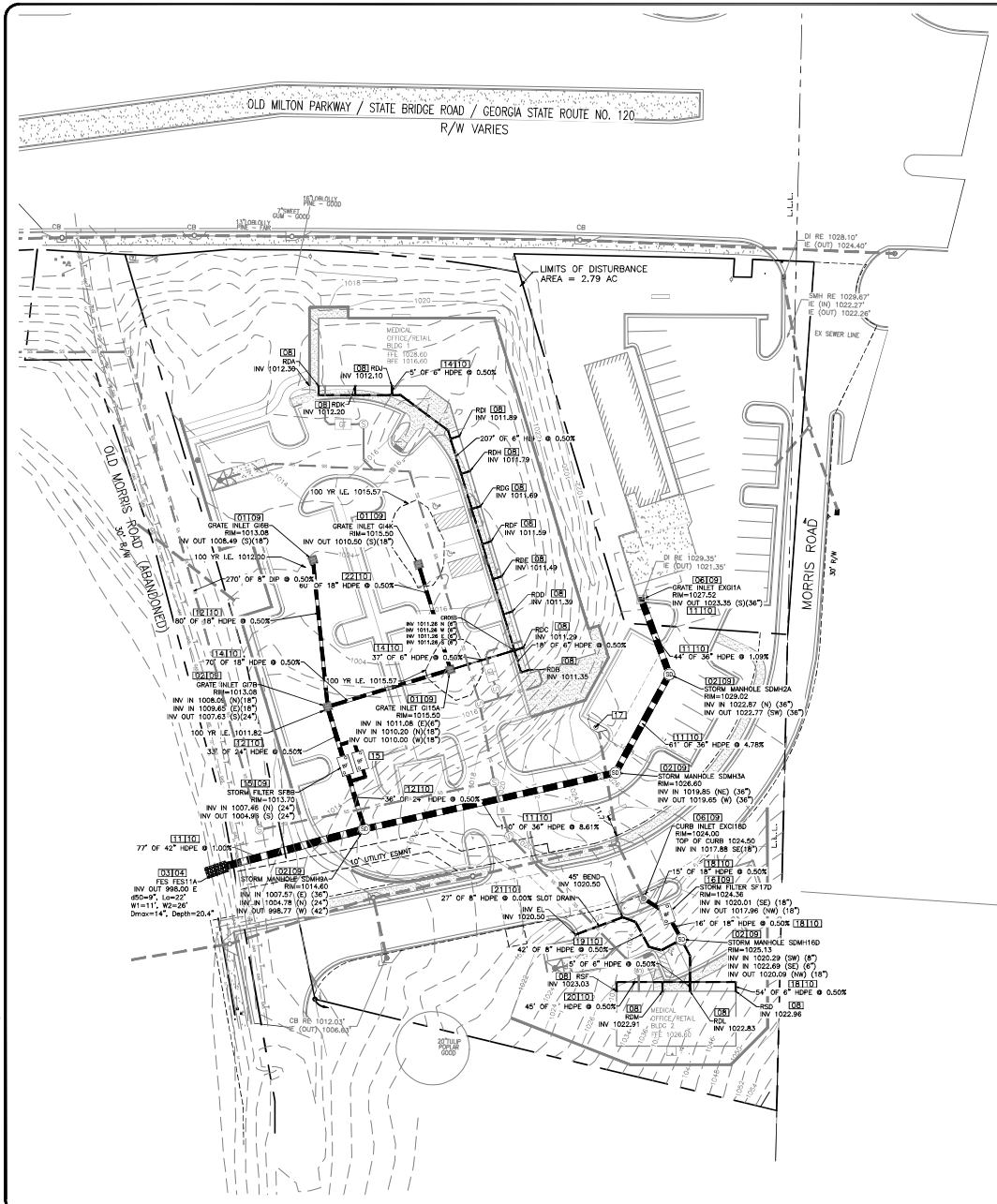
SHEET TITLE:

LIGHTING CUTSHEETS

SHEET NUMBER:

CL-2

OF 2 SHEETS
SHEET SIZE: 24x36

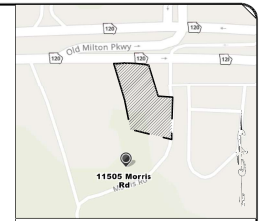


STORM CONSTRUCTION NOTES XX

1. GRATE INLET PER CITY STD. 211
2. STORM DRAINAGE MANHOLE PER CITY STD. 204
3. FLARED END SECTION PER GDOT STD. 1120
4. RIP RAP OUTFALL PROTECTION PER GDOT STD. D-55A
5. CURB INLET (LOW POINT) PER CITY STD. 201
6. CONNECT TO EXISTING GRATE INLET
7. NOT USED
8. ROOF DRAIN CONNECTION
9. WATER STOP CONNECITON
10. STORM DRAINAGE PIPE BEDDING AND TRENCHING PER CITY STD.
11. STORM A
12. STORM B
13. STORM C
14. ROOF A
15. STORM FILTER 545-BAYFILTER-8-14-12
16. STORM FILTER 545-BAYFILTER-6-8-3
17. ADJUST EXISTING STORM DRAINAGE STRUCTURE TO MATCH PROPOSED GRADE
18. STORM D
19. STORM E
20. STORM F
21. SLOTTED DRAIN PER MANUFACTURES SPECIFICATIONS
22. STORM K

STORM LEGEND

- EX. CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE SIDEWALK
- EX. SIDEWALK
- PROPERTY LINE
- EX. LIGHT
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- XXXX.XX SPOT ELEVATION
- TC TOP OF CURB
- EX EXISTING ELEVATION
- EXISTING CONTOURS
- CHAMBER ROW NO.



LOCATION MAP
N.T.S.

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

"CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS COMPLETED BY FORSYTH COUNTY WATER & SEWER DEPARTMENT"

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

CONTRACTOR TO LOCATE ALL UTILITIES ON SITE AND IN THE RIGHT OF WAY.

GRADING NOTES

1) ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
2) ALL EARTHWORK SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR.
3) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL UNLESS OTHERWISE NOTED.
4) ALL TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIPLINES OF EXISTING TREES.
5) FINISHED CONTOUR AND SPOT ELEVATIONS SHOWN ON DRAWINGS INDICATE FINISHED GRADE ELEVATIONS.
6) GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
7) ALL SPOT ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
8) HAULING EXCESS CUT/FILL TO AND FROM SITE REQUIRES APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, & FEDERAL PERMITS ACCORDINGLY.
9) THE CONSTRUCTION OF THIS SITE WILL NOT RESULT IN ANY FLOODING OR CHANNEL DEGRADATION DOWNSTREAM.
10) DOUBLE ROW TYPE C SILT FENCE REQUIRED AT THE TOE OF SLOPES EXCEEDING 10' VERTICAL
11) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE FORSYTH COUNTY DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES ARE CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NOT CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL

OWNER
(PER FULTON COUNTY)
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA

SITE ADDRESS
11505 MORRIS ROAD
FULTON COUNTY GA

DEVELOPER/24-HOUR CONTACT
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA
404-345-6075
nocharli@octavebuilt.com

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR OLD MILTON PARKWAY COMMERCIAL, BY IRON STONE SURVEY, DATED AUGUST 02, 2021. NAD83 GEORGIA STATE PLANE WEST ZONE

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0059F, DATED SEPTEMBER 18, 2013.

GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY IRONSTONE SURVEYING. DATED AUGUST 02, 2021.

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

DESCRIPTION OF PROPOSED LAND USE
PROPOSED MEDICAL BUILDING WITH ACCESSORY SHOPS ON EXISTING PARCEL

ADDITIONAL PARCEL INFORMATION
PARCEL ID:(12 297008560291),(12 297008560242),(12 297008560309)
2.454 ACRES
ZONING: OI

PART V NOTE:
THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

STORM SEWER PLAN

OLD MILTON PARKWAY COMMERCIAL
OLD MILTON PARKWAY
LAND LOT 855 & 856
1ST DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED No. 22283 PROFESSIONAL ENGINEER BRIAN W. COBB
02/24/23

DESCRIPTION	DATE	REVISION	
-	-	-	

DRAWN BY: YQ
CHECKED BY: BC
DATE: 08/04/22
SCALE: AS NOTED
LAND LOTS: 855 & 856
DISTRICT: 12TH
SECTION: -

SHEET NO. 5 OF 32

JOB NO. 2022-114

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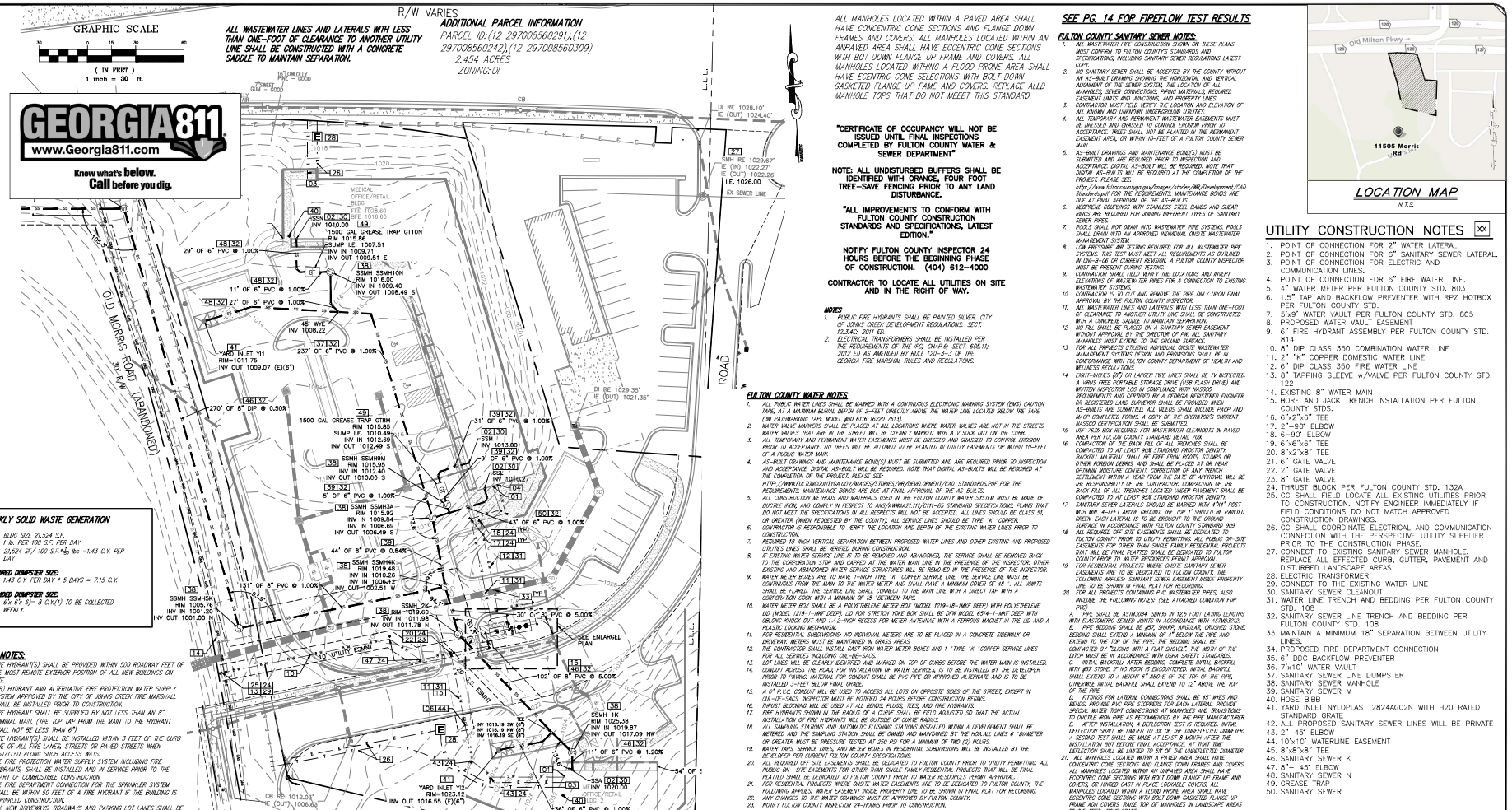


WEEKLY SOLID WASTE GENERATION

BLDG SIZE 21,524 S.F.
1 lb. PER 100 S.F. PER DAY
21,524 S.F. / 100 S.F./lb = lbs = 1.43 C.Y. PER DAY

REQUIRED DUMPSTER SIZE:
1.43 C.Y. PER DAY * 5 DAYS = 7.15 C.Y.

PROVIDED DUMPSTER SIZE:
6' x 6' x 6'= 8 C.Y.(1) TO BE COLLECTED WEEKLY.

FIRE NOTES:

1. FIRE HYDRANT(S) SHALL BE PROVIDED WITHIN 500 ROADWAY FEET OF THE MOST REMOTE EXTERIOR POSITION OF ALL NEW BUILDINGS ON SITE.
1A. (OR) HYDRANT AND ALTERNATIVE FIRE PROTECTION WATER SUPPLY SYSTEM APPROVED BY THE CITY OF JOHNS CREEK FIRE MARSHALL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. FIRE HYDRANT SHALL BE SUPPLIED BY NOT LESS THAN AN 8" NOMINAL MAIN. (THE TOP TAP FROM THE MAIN TO THE HYDRANT SHALL NOT BE LESS THAN 6").
3. FIRE HYDRANT(S) SHALL BE INSTALLED WITHIN 3 FEET OF THE CURB LINE OF ALL FIRE LANES, STREETS OR PAVED STREETS WHEN INSTALLED ALONG SUCH ACCESS WAYS.
4. THE ALTERNATIVE PROTECTION WATER SUPPLY SYSTEM INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION.
5. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM SHALL BE WITHIN 50 FEET OF A FIRE HYDRANT IF THE BUILDING IS SPRINKLED CONSTRUCTION.
6. ALL NEW DRIVEWAYS, ROADWAYS AND PARKING LOT LANES SHALL BE NOT LESS THAN 24 FEET CLEAR WIDTH FOR FIRE APPARATUS ACCESS.
7. FIRE HYDRANT SHALL BE PLACED WITHIN 40 FT. OF THE FIRE DEPARTMENT SPRINKLER CONNECTION AND A MINIMUM OF 50 FT. BEYOND THE COLLAPSE ZONE OF THE STRUCTURE. EXISTING HYDRANT ON MCGINNIS FERRY RD. IS SUFFICIENT EVEN THOUGH SLIGHTLY OUTSIDE OF REQUIRED DISTANCE. AUTHORITY HAVING JURISDICTION.
8. COMMERCIAL OR INDUSTRIAL BUILDINGS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER OR STANDPIPE SYSTEM SHALL HAVE A 3 WAY FIRE HYDRANT WITHIN 50', BY ROAD TRAVEL, OF THE FIRE DEPARTMENT SIAMESE CONNECTION AND SHALL BE INSTALLED A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE. THE FIRE DEPARTMENT CONNECTION SHALL BE A MINIMUM OF 50' OUTSIDE THE BUILDING COLLAPSE ZONE. EXISTING FDC ADJACENT TO VAULT MUST BE TESTED AND FLUSHED. AUTHORITY HAVING JURISDICTION.
9. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
10. INSTALLATION AND REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY A UTILITY, SPRINKLER, OR PLUMBING CONTRACTOR LICENSED BY THE STATE OF GEORGIA FIRE MARSHALL'S OFFICE UNDER TITLE 25, CHAP. 11, SECTION 25-11-7.
11. IF FIRE DEPARTMENT CONNECTIONS ARE INSTALLED UNDERGROUND THEY SHALL HAVE A LISTED CHECK VALVE, AND AUTO-DRIP VALVE, A SIGN ON A PLATE READING "AUTO-SPRINKLER OR AUTO SPRINKLER/STANDPIPES". THE HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIES NFPA 1963 2009 ED., AS ADOPTED BY THE GEORGIA STATE FIRE MARSHALL'S OFFICE.

WATER CERTIFICATION:

"I CERTIFY THAT THE PROPOSED WATER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FCDWS SPECIFICATION DOCUMENT TITLED "STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS AND SANITARY SEWER SYSTEMS", INCLUDING ALL AMENDMENTS.

BRIAN W. COLE, P.E.
REG. GA. 022093

WATER SOURCE: FULTON COUNTY
WASTEWATER SERVICES: FULTON COUNTY
FULTON COUNTY PROJECT NO.: XX-XXXX

"ALL IMPROVEMENTS TO CONFORM WITH FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS COMPLETED BY FORSYTH COUNTY WATER & SEWER DEPARTMENT"

ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS. ALL MANHOLES LOCATED WITHING A FLOOD PRONE AREA SHALL HAVE ECENTRIC CONE SELECTIONS WITH BOLT DOWN GASKETED FLANGE UP FAME AND COVERS. REPLACE ALLD MANHOLE TOPS THAT DO NOT MEEET THIS STANDARD.

"CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS COMPLETED BY FULTON COUNTY WATER & SEWER DEPARTMENT"

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH FULTON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY FULTON COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (404) 612-4000

CONTRACTOR TO LOCATE ALL UTILITIES ON SITE AND IN THE RIGHT OF WAY.

NOTES

1. PUBLIC FIRE HYDRANTS SHALL BE PAINTED SILVER, CITY OF JOHNS CREEK DEVELOPMENT REGULATIONS: SECT. 12.3.4C, 2011 ED.
2. ELECTRICAL TRANSFORMERS SHALL BE INSTALLED PER THE REQUIREMENTS OF FPC, CHAP.6; SECT. 605.11; 2012 ED AS AMENDED BY RULE 120-3-3 OF THE GEORGIA FIRE MARSHAL RULES AND REGULATIONS.

FULTON COUNTY WATER NOTES:

1. ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2-FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #80 6116 16220 7613).
2. WATER VALVE MARKER POSTS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A 'V' SUCK OUT ON THE CURB.
3. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10-FEET OF A PUBLIC WATER MAIN.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/IMAGES/STORIES/WR/DEVELOPMENT/CAD_STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON AND COMPLY IN RESPECT TO ANSI/AWWA C151/A21.51-AS STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE 'K' COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
8. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE 'K' COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48 ". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A COPPER SIDE CUCK WITH A MINIMUM OF 18 "BETWEEN TAPS.
10. WATER METER BOX SHALL BE A POLYETHELENE METER BOX (MODEL 1219-18-1MWF DEEP) WITH POLYETHELENE LID (MODEL 1219-T-1MWF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-T-1MWF DEEP WITH OBLONG RADIO READ LID AND 1 / 2-INCH DIAMETER METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1 "TYPE 'K' COPPER SERVICE LINES FOR ALL SERVICES INCLUDING COMMERCIAL SERVICES.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. CONTRACTOR SHALL PROBE THE ROAD, FOR INSTALLATION OF WATER SERVICES, TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3-FEET BELOW FINAL GRADE.
15. A 4" P.V.C. CONDUIT WILL BE EXTENDED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
16. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
17. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
18. ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA.ALL LINES 6 "DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
19. WATER TAPS, SERVICE LINES, AND METER BOXES ON RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
20. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
21. FOR RESIDENTIAL SUBDIVISIONS WHERE PUBLIC WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: EASEMENT WIDTH SHALL BE CENTERED ON THE WATER LINE. EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
22. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
23. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

CONTRACTOR TO LOCATE ALL UTILITIES ON SITE AND IN THE RIGHT OF WAY.

GENERAL UTILITY NOTES:

1) ALL CONSTRUCTION STAKING THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
2) ALL FILL AREAS AND DITCH WORK THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3) GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY SERVICE LINE AND/OR METER LOCATIONS WITH ARCH DRAWINGS AND MECHANICAL PRIOR TO INSTALLATION OF SAME.
4) IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL UTILITIES AREA AS NOTED ON THE SITE PLAN.
5) WATER TO BE TIED TO EXISTING PUBLIC SERVICES.
6) NO BURY PITS ALLOWED WITHIN SANITARY SEWER EASEMENT.
7) NO DEVIATIONS FROM APPROVED DRAWINGS ARE ALLOWED WITHOUT APPROVAL FROM CITY OF JOHNS CREEK DEPT. OF WATER AND SEWER.
8) STORM DRAINAGE, GRADING, AND EROSION CONTROL FOR THE ENTIRE SITE IS INCLUDED IN PHASE 1 CONSTRUCTION.
9) IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAYS AND ARE CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
10) ALL UTILITIES SHALL INTERFACE WITH THE ARCHITECTURAL DOCUMENTS WITHIN 5' OF BUILDING UNLESS OTHERWISE NOTED.
11) NOTIFY FULTON COUNTY WATER AND SEWER INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.
12) AS-BUILT REQUIRED FOR COTs ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

OWNER
(PER FULTON COUNTY)
FAUL NOCHARI
11505 MORRIS ROAD
FULTON COUNTY GA

SITE ADDRESS
11505 MORRIS ROAD
FULTON COUNTY GA

DEVELOPER/24-HOUR CONTACT
FAUL NOCHARI
11505 MORRIS ROAD
FULTON COUNTY GA
404-345-6075
nocharifaul@outlook.com

SEE PG. 14 FOR FIREFLOW TEST RESULTS

FULTON COUNTY SANITARY SEWER NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2. NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
3. CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
4. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10-FEET OF A FULTON COUNTY SEWER MAIN.
5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/IMAGES/STORIES/WR/DEVELOPMENT/CAD_STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
6. NEOPRENE COMPLIANCE WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
7. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
11. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
12. NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
13. FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND INSTALLATION SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
14. EIGHT-INCHES (8") OR LARGER PIPE LINES SHALL BE TV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG IN COMPLIANCE WITH NASSCO RECOMMENDS AND CERTIFIED BY A GEORGIA REGISTERED ENGINEER OR REGISTERED LAND SURVEYOR SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED. ALL VIDEOS SHALL INCLUDE PACP AND MACP COMPLIANT FORMS. A COPY OF THE OPERATION'S CURRENT NASSCO CERTIFICATION SHALL BE SUBMITTED.
15. USE 7X35 RISK REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
16. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. COMPACTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
17. SANITARY SEWER MANHOLE DETAILS SHALL BE MARKED WITH A "T" POST WITH MIN. 4-FEET ABOVE GROUND. THE TOP 1' SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 305.
18. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON-SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
19. FOR RESIDENTIAL SUBDIVISIONS WHERE PUBLIC SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: SANITARY SEWER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
20. FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC)

A. PIPE SHALL BE ASTM3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3212.
B. PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
C. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO BEDDING IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
D. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PREFABRICATED PVC PIPE SECTIONS FOR LATERAL PROVIDE SPECIAL WATER TIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
E. AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8-MONTH AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME, DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER
21. ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS. ALL MANHOLES CAST IN PLACE LOCATED OTHERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME ADN COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5-FEET ABOVE GRADE.
22. ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS WATER RESOURCES DIVISION AT (404)-612-7400 FOR FURTHER INFORMATION
23. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY
24. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

SANITARY SEWER CERTIFICATION:

"I CERTIFY THAT THE PROPOSED SANITARY SEWER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FCDWS SPECIFICATION DOCUMENT TITLED "STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS AND SANITARY SEWER SYSTEMS", INCLUDING ALL AMENDMENTS.

BRIAN W. COLE, P.E.
REG. GA. 022093

WATER SERVICE IS PROVIDED BY FULTON COUNTY

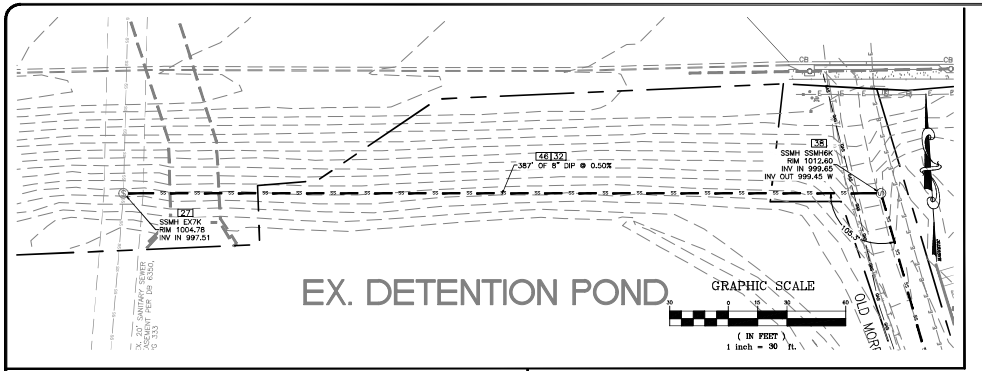
LOCATION MAP
N.T.S.

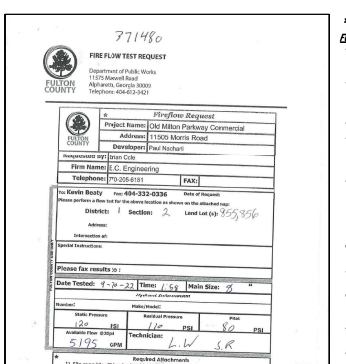
UTILITY CONSTRUCTION NOTES XX

1. POINT OF CONNECTION FOR 2" WATER LATERAL
2. POINT OF CONNECTION FOR 6" SANITARY SEWER LATERAL.
3. POINT OF CONNECTION FOR ELECTRIC AND COMMUNICATION LINES.
4. POINT OF CONNECTION FOR 6" FIRE WATER LINE.
5. 4" WATER METER PER FULTON COUNTY STD. 803
6. 1.5" TAP AND BACKFLOW PREVENTER WITH RPZ HOTBOX PER FULTON COUNTY STD.
7. 5'x9' WATER VAULT PER FULTON COUNTY STD. 805
8. PROPOSED WATER VAULT EASEMENT
9. 6" FIRE HYDRANT ASSEMBLY PER FULTON COUNTY STD. 814
10. 8" DIP CLASS 350 COMBINATION WATER LINE
11. 2" "K" COPPER DOMESTIC WATER LINE
12. 6" DIP CLASS 350 FIRE WATER LINE
13. 8" TAPPING SLEEVE w/VALVE PER FULTON COUNTY STD. 122
14. EXISTING 8" WATER MAIN
15. BORE AND JACK TRENCH INSTALLATION PER FULTON COUNTY STDS.
16. 6"x2"x6" TEE
17. 2" GLOBE VALVE
18. 6-90° ELBOW
19. 6"x6"x6" TEE
20. 8"x2"x8" TEE
21. 6" GATE VALVE
22. 2" GATE VALVE
23. 8" GATE VALVE
24. THRUST BLOCK PER FULTON COUNTY STD. 132A
25. GC SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF FIELD CONDITIONS DO NOT MATCH APPROVED CONSTRUCTION DRAWINGS.
26. GC SHALL COORDINATE ELECTRICAL AND COMMUNICATION CONNECTION WITH THE PERSPECTIVE UTILITY SUPPLIER PRIOR TO THE CONSTRUCTION PHASE.
27. CONNECT TO EXISTING SANITARY SEWER MANHOLE. REPLACE ALL EFFECTED CURB, GUTTER, PAVEMENT AND DISTURBED LANDSCAPE AREAS
28. ELECTRIC TRANSFORMER
29. CONNECT TO THE EXISTING WATER LINE
30. SANITARY SEWER CLEANOUT
31. WATER LINE TRENCH AND BEDDING PER FULTON COUNTY STD. 108
32. SANITARY SEWER LINE TRENCH AND BEDDING PER FULTON COUNTY STD. 108
33. MAINTAIN A MINIMUM 18" SEPARATION BETWEEN UTILITY LINES.
34. PROPOSED FIRE DEPARTMENT CONNECTION
35. 6" DDC BACKFLOW PREVENTER
36. 7'x10' WATER VAULT
37. SANITARY SEWER LINE DUMPSTER
38. SANITARY SEWER MANHOLE
39. SANITARY SEWER M
40. HOSE BIBB
41. YARD INLET NYLOPLAST 2824AG02N WITH H20 RATED STANDARD GRATE
42. ALL PROPOSED SANITARY SEWER LINES WILL BE PRIVATE
43. 2"-45° ELBOW
44. 10'x10' WATERLINE EASEMENT
45. 8"x8"x8" TEE
46. SANITARY SEWER K
47. 8"-45° ELBOW
48. SANITARY SEWER N
49. GREASE TRAP
50. SANITARY SEWER L

WATER PRE-CONSTRUCTION LIST:

1) WET TAPS, TEES, BENDS, FIRE HYDRANT TEES, 57 STONE AT FIRE HYDRANTS, PIPE BEHIND CATCH BASINS AND STORM SEWER OF STREAM CROSSINGS REQUIRE INSPECTION PRIOR TO BACKFILLING. PIPE BEHIND CATCH BASINS, STORM SEWER AND STREAM CROSSINGS REQUIRE DUCTILE IRON PIPE.
2) ALL SERVICE TAPS SHALL BE NO LESS THAN 1 INCH WITH BRASS OR DOUBLE STRAP SERVICE SADDLES.
3) ALL SERVICE STUB OUT LINES SHALL BE 1" TYPE K COPPER WITH COMPRESSION FITTINGS.
4) WATER METERS ARE TO BE LOCATED IMMEDIATELY BEHI





771480

FIRE FLOW TEST REQUEST

Department of Public Works
7329 Maxwell Road
Alpharetta, Georgia 30009
Telephone: 404-613-3421

FULTON COUNTY

Fireflow Request

Project Name: Old Milton Parkway Commercial
Address: 11505 Morris Road
Developer: Paul Nocharli
Engineer/Architect: Brian Cole
Firm Name: B.C. Engineering
Telephone: 770-205-8181 FAX:

To: Kevin Beaty Fax: 404-332-0336 Date of Request:
Please perform a flow test for the above location as shown on the attached map.

District: 1 Section: 2 Land Lot (s): 855/856
Address:
Intersection at:
Special Instructions:

Please fax results to :

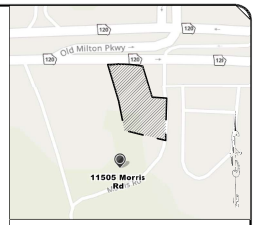
Date Tested: 4-24-23 Time: 1:54 Main Size: 8"

Hydrant: Static Pressure: 120 PSI Residual Pressure: 110 PSI Pitot: 80 PSI
Available Flow @20psi: 5195 GPM Technician: L.W S.R

Required Attachments
1) Site map identifying hydrant to be tested.
2) Check for $100.00 made payable to: "Fulton County"

NOTE: All Commercial/Multi-family water meter applications must be accompanied by a Fulton County Water Meter Size Certification approved by Fulton County Public Works

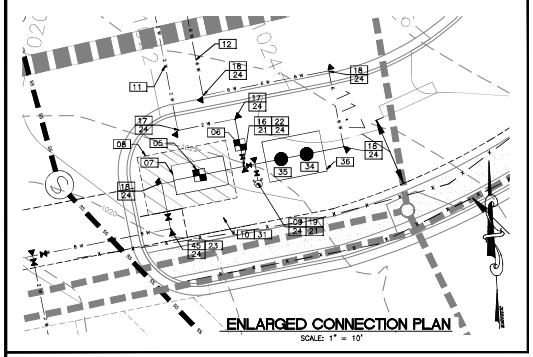
SEE PG. 14 FOR FIREFLOW TEST RESULTS



LOCATION MAP
N.T.S.

UTILITY CONSTRUCTION NOTES XX

1. POINT OF CONNECTION FOR 2" WATER LATERAL
2. POINT OF CONNECTION FOR 6" SANITARY SEWER LATERAL.
3. POINT OF CONNECTION FOR ELECTRIC AND COMMUNICATION LINES.
4. POINT OF CONNECTION FOR 6" FIRE WATER LINE.
5. 4" WATER METER PER FULTON COUNTY STD. 803
6. 1.5" TAP AND BACKFLOW PREVENTER WITH RPZ HOTBOX PER FULTON COUNTY STD.
7. 5'x9' VAULT PER FULTON COUNTY STD. 805
8. PROPOSED WATER VAULT EASEMENT
9. 6" FIRE HYDRANT ASSEMBLY PER FULTON COUNTY STD. 814
10. 8" DIP CLASS 350 COMBINATION WATER LINE
11. 2" "K" COPPER DOMESTIC WATER LINE
12. 6" DIP CLASS 350 FIRE WATER LINE
13. 8" TAPPING SLEEVE w/VALVE PER FULTON COUNTY STD. 122
14. EXISTING 8" WATER MAIN
15. BORE AND JACK TRENCH INSTALLATION PER FULTON COUNTY STDS.
16. 6"x2"x6" TEE
17. 2"-90° ELBOW
18. 6-90° ELBOW
19. 6"x6"x6" TEE
20. 8"x2"x8" TEE
21. 6" GATE VALVE
22. 2" GATE VALVE
23. 8" GATE VALVE
24. THRUST BLOCK PER FULTON COUNTY STD. 132A
25. GC SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF FIELD CONDITIONS DO NOT MATCH APPROVED CONSTRUCTION DRAWINGS.
26. GC SHALL COORDINATE ELECTRICAL AND COMMUNICATION CONNECTION WITH THE PERSPECTIVE UTILITY SUPPLIER PRIOR TO THE CONSTRUCTION PHASE.
27. CONNECT TO EXISTING SANITARY SEWER MANHOLE. REPLACE ALL EFFECTED CURB, GUTTER, PAVEMENT AND DISTURBED LANDSCAPE AREAS
28. ELECTRIC TRANSFORMER
29. CONNECT TO THE EXISTING WATER LINE
30. SANITARY SEWER CLEANOUT
31. WATER LINE TRENCH AND BEDDING PER FULTON COUNTY STD. 108
32. SANITARY SEWER LINE TRENCH AND BEDDING PER FULTON COUNTY STD. 108
33. MAINTAIN A MINIMUM 18" SEPARATION BETWEEN UTILITY LINES.
34. PROPOSED FIRE DEPARTMENT CONNECTION
35. 6" DDC BACKFLOW PREVENTER
36. 7'x10' WATER VAULT
37. SANITARY SEWER LINE DUMPSTER
38. SANITARY SEWER MANHOLE
39. SANITARY SEWER M
40. HOSE BIBB
41. YARD INLET NYLOPLAST 2824AG02N WITH H20 RATED STANDARD GRATE
42. ALL PROPOSED SANITARY SEWER LINES WILL BE PRIVATE
43. 2"-45° ELBOW
44. 10'x10' WATERLINE EASEMENT
45. 8"x8"x8" TEE
46. SANITARY SEWER K
47. 8"-- 45° ELBOW
48. SANITARY SEWER N
49. GREASE TRAP
50. SANITARY SEWER L



CONTRACTOR TO LOCATE ALL UTILITIES ON SITE AND IN THE RIGHT OF WAY.

NOTES
1. PUBLIC FIRE HYDRANTS SHALL BE PAINTED SILVER, CITY OF JOHNS CREEK DEVELOPMENT REGULATIONS: SECT. 12.3.4G: 2011 ED.
2. ELECTRICAL TRANSFORMERS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE IFC: CHAP.6; SECT. 605.11; 2012 ED AS AMENDED BY RULE 120-3-3 OF THE GEORGIA FIRE MARSHAL RULES AND REGULATIONS.

FIRE NOTES:

1. FIRE HYDRANT(S) SHALL BE PROVIDED WITHIN 500 ROADWAY FEET OF THE MOST REMOTE EXTERIOR POSITION OF ALL NEW BUILDINGS ON SITE.
1A. (OR) HYDRANT AND ALTERNATIVE FIRE PROTECTION WATER SUPPLY SYSTEM APPROVED BY THE CITY OF JOHNS CREEK FIRE MARSHALL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. FIRE HYDRANT SHALL BE SUPPLIED BY NOT LESS THAN AN 8" NOMINAL MAIN. (THE TOP TAP FROM THE MAIN TO THE HYDRANT SHALL NOT BE LESS THAN 6")
3. FIRE HYDRANT(S) SHALL BE INSTALLED WITHIN 3 FEET OF THE CURB LINE OF ALL FIRE LANES, STREETS OR PAVED STREETS WHEN INSTALLED ALONG SUCH ACCESS WAYS.
4. THE FIRE PROTECTION WATER SUPPLY SYSTEM INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION.
5. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM SHALL BE WITHIN 50 FEET OF A FIRE HYDRANT IF THE BUILDING IS SPRINKLERED CONSTRUCTION.
6. ALL NEW DRIVEWAYS, ROADWAYS AND PARKING LOT LANES SHALL BE NOT LESS THAN 24 FEET CLEAR WIDTH FOR FIRE APPARATUS ACCESS.
7. FIRE HYDRANT SHALL BE PLACED WITHIN 40 FT. OF THE FIRE DEPARTMENT SPRINKLER CONNECTION AND A MINIMUM OF 50 FT. BEYOND THE COLLAPSE ZONE OF THE STRUCTURE. EXISTING HYDRANT ON McGINNIS FERRY RD. IS SUFFICIENT EVEN THOUGH SLIGHTLY OUTSIDE OF REQUIRED DISTANCE. AUTHORITY HAVING JURISDICTION.
8. COMMERCIAL OR INDUSTRIAL BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER OR STANDPIPE SYSTEM SHALL HAVE A 3 WAY FIRE HYDRANT WITHIN 50', BY ROAD TRAVEL, OF THE FIRE DEPARTMENT SIAMESE CONNECTION AND SHALL BE INSTALLED A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE THE FINISHED GRADE. THE FIRE DEPARTMENT CONNECTION SHALL BE A MINIMUM OF 50' OUTSIDE THE BUILDING COLLAPSE ZONE. EXISTING FDC ADJACENT TO VAULT MUST BE TESTED AND FLUSHED. AUTHORITY HAVING JURISDICTION.
9. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
10. INSTALLATION AND REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY A UTILITY, SPRINKLER, OR PLUMBING CONTRACTOR LICENSED BY THE STATE OF GEORGIA FIRE MARSHALL'S OFFICE UNDER TITLE 25; CHAP. 11; SECTION 25-11-7
11. IF FIRE DEPARTMENT CONNECTIONS ARE INSTALLED UNDERGROUND THEY SHALL HAVE A LISTED CHECK VALVE, AND AUTO-DRIP VALVE, A SIGN ON A PLATE READING "AUTO-SPRINKLER OR AUTO SPRINKLER/STANDPIPES", THE HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963 - 2009 LLL AS ADOPTED BY THE GEORGIA STATE FIRE MARSHALL'S OFFICE.

FULTON COUNTY WATER NOTES:

1. ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2'-FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #BD 6IN 16220 7613).
2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A 'V' SUCK OUT ON THE CURB.
3. ALL EMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10-FEET OF A PUBLIC WATER MAIN.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/IMAGES/STORIES/WP/DEVELOPMENT/CAD_STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANSI/AWWA/C111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE 'K' COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
8. IF EXISTING WATER SERVICE LINES IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE 'K' COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48 ". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18 " BETWEEN TAPS.
10. WATER METER BOX SHALL BE A POLYETHELENE METER BOX (MODEL 1219-18-1MW DEEP) WITH POLYETHELENE LID (MODEL 1219-1-MIT DEEP). LID FOR STRETCH TYPE BOX SHALL BE DFW MODEL 6514-1-MIT DEEP WITH ORLONG KNOCK OUT AND 1" 2-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1 ' TYPE 'K' COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. A 5' P.U.E. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
15. THRUST BLOCKING WILL BE USED AT ALL BEND, TEES, AND FIRE HYDRANTS.
16. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
17. ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA.ALL LINES 6 "DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
18. WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
19. ALL RECORDED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO FINAL PLAT FOR RECORDING.
20. FOR RESIDENTIAL PROJECTS WHERE ONSITE WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
21. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
22. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
23. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

GENERAL UTILITY NOTES:

1) ALL CONSTRUCTION STAKING THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
2) ALL FILL AREAS AND DITCH WORK THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3) GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY SERVICE LINE AND/OR METER LOCATIONS WITH APPLY DRAWINGS AND SPECIFICATIONS PRIOR TO INSTALLATION OF SAME.
4) IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL UTILITIES AREA AS NOTED ON THE SITE PLAN.
5) NO LEAD TO BE USED FOR EXISTING PUBLIC SERVICES.
6) NO BURY PITS ALLOWED WITHIN SANITARY SEWER EASEMENT.
7) NO DEVIATIONS FROM APPROVED DRAWINGS ARE ALLOWED WITHOUT APPROVAL FROM CITY OF JOHNS CREEK DEPT. OF WATER AND SEWER.
8) STORM DRAINAGE, GRADING, AND EROSION CONTROL FOR THE ENTIRE SITE IS INCLUDED IN PHASE 1 CONSTRUCTION.
9) IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAYS AND ARE CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
10) ALL UTILITIES SHALL INTERFACE WITH THE ARCHITECTURAL DOCUMENTS WITHIN 5' OF BUILDING UNLESS OTHERWISE NOTED.
11) NOTIFY FULTON COUNTY WATER AND SEWER INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.
12) AS-BUILT REQUIRED FOR 03% ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS. ALL MANHOLES LOCATED WITHING A FLOOD PRONE AREA SHALL HAVE ECENTRIC CONE SELECTIONS WITH BOLT DOWN GASKETED FLANGE UP FAME AND COVERS. REPLACE ALLD MANHOLE TOPS THAT DO NOT MEEET THIS STANDARD.

"CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS COMPLETED BY FULTON COUNTY WATER & SEWER DEPARTMENT"

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH FULTON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY FULTON COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (404) 612-4000

CONTRACTOR TO LOCATE ALL UTILITIES ON SITE AND IN THE RIGHT OF WAY.

ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.

"ALL IMPROVEMENTS TO CONFORM WITH FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165

SANITARY SEWER CERTIFICATION:

"I CERTIFY THAT THE PROPOSED SANITARY SEWER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FCDWS SPECIFICATION DOCUMENT TITLED "STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS AND SANITARY SEWER SYSTEMS", INCLUDING ALL AMENDMENTS.

Brian W. Cole
BRIAN W. COLE, P.E.
REG. GA. 022093

"CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS COMPLETED BY FORSYTH COUNTY WATER & SEWER DEPARTMENT"

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

WATER SERVICE IS PROVIDED BY FULTON COUNTY

WATER CERTIFICATION:

"I CERTIFY THAT THE PROPOSED WATER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FCDWS SPECIFICATION DOCUMENT TITLED "STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS AND SANITARY SEWER SYSTEMS", INCLUDING ALL AMENDMENTS.

Brian W. Cole
BRIAN W. COLE, P.E.
REG. GA. 022093

WEEKLY SOLID WASTE GENERATION

BLDG SIZE: 21,524 S.F.
1 lb. PER 100 S.F. PER DAY
21,524 SF/ 100 S.F.*1lb lbs =1.43 C.Y. PER DAY

REQUIRED DUMPSTER SIZE:
1.43 C.Y. PER DAY * 5 DAYS = 7.15 C.Y.

PROVIDED DUMPSTER SIZE:
6'x 6'x 6)= 8 C.Y.(1) TO BE COLLECTED WEEKLY.

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

ADDITIONAL PARCEL INFORMATION

PARCEL ID:(12 2970085602911),(12 2970085602421),(12 2970085603091)
2.454 ACRES
ZONING: OI

WATER SOURCE: FULTON COUNTY
WASTEWATER SERVICES: FULTON COUNTY
FULTON COUNTY PROJECT NO.: XX-XXXX

OWNER
(PER FULTON COUNTY)
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA

SITE ADDRESS
11505 MORRIS ROAD
FULTON COUNTY GA

DEVELOPER/24-HOUR CONTACT
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA
404-345-6075
nocharli@dectovebuil.com

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-8181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

UTILITY PLAN WEST
OLD MILTON PARKWAY COMMERCIAL
OLD MILTON PARKWAY
LAND LOT 855 & 856
1ST DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 22093
Brian W. Cole
BRIAN W. COLE
02/24/23

BRAWN BY:	YD	REVISION	DATE:	DESCRIPTION
CHECKED BY:	BC	–	–	–
DATE:	08/04/22			
SCALE:	AS NOTED			
LAND LOTS:	855 & 856			
DISTRICT:	12TH			
SECTION:	–			

SHEET NO. 11 OF 32

JOB NO. 2022-114

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BRICKS- TRIANGLE BRICK
- SOUTHHAMPTON

BRONZE

SIDING
- SW 0036 Buckram Binding

SW 2829 CLASSICAL WHITE

FRONT

SHAKE SIDING
- SW 7039 Virtual Taupe

BRICKS - GENERAL SHALE
- Logan Canyon

HORIZON STONE
- Mossy Creek

BRICKS- TRIANGLE BRICK
- SOUTHHAMPTON

TIMBERLINE
- Asphault Shingles
-Charcoal

LEFT

RIGHT

REAR

BRONZE

TIMBERLINE
- Asphault Shingles
-Charcoal

14’

SHAKE SIDING & BOARD AND BATTON
- SW 7039 Virtual Taupe

HORIZON STONE
- Mossy Creek

FRONT

RIGHT

REAR

LEFT

Horizon Stone – Mossey Creek

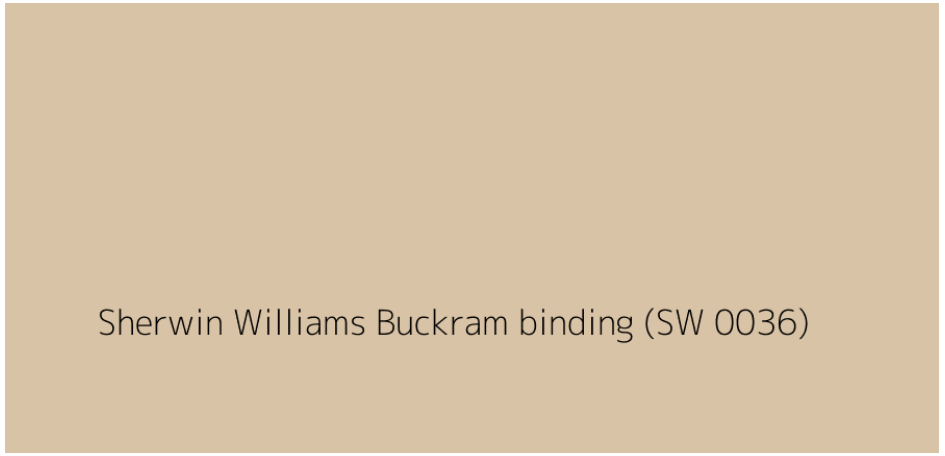
Trinagle Brick -SouthHampton

General Shale – Logan Canyon

Timberline – Asphalt Shingles
Charcoal

Material Selections

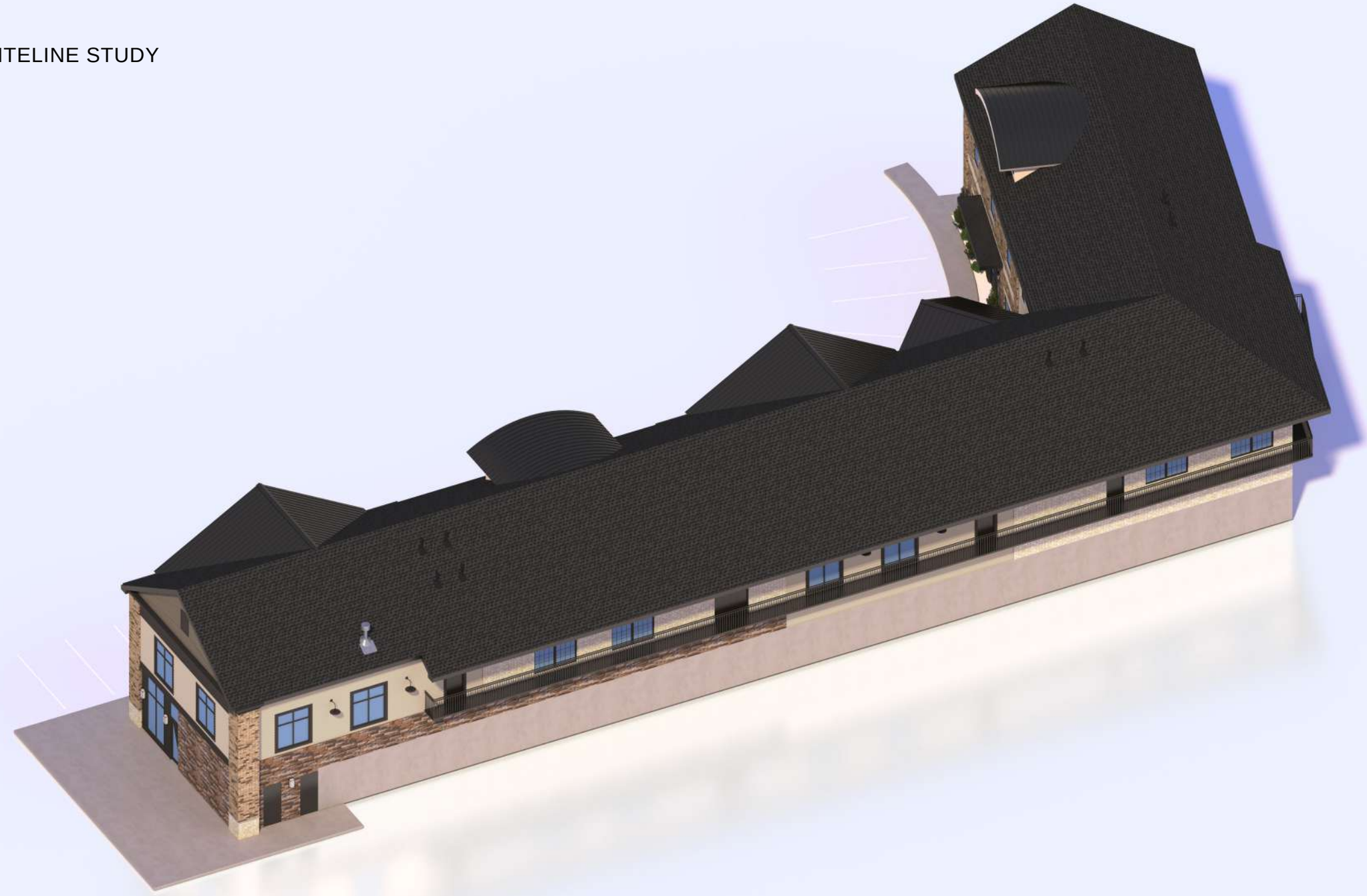
Bronze Gutters

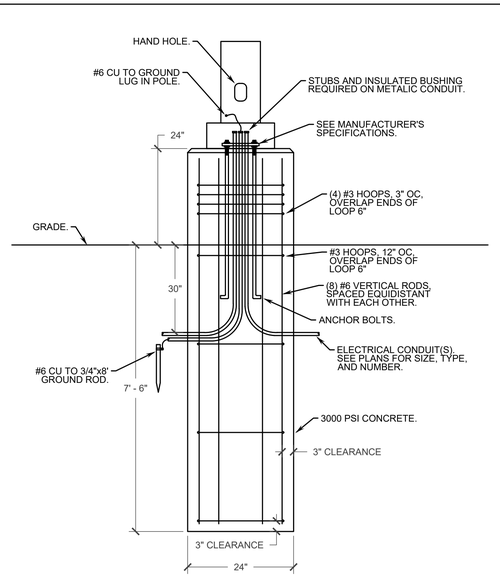


Material Selections

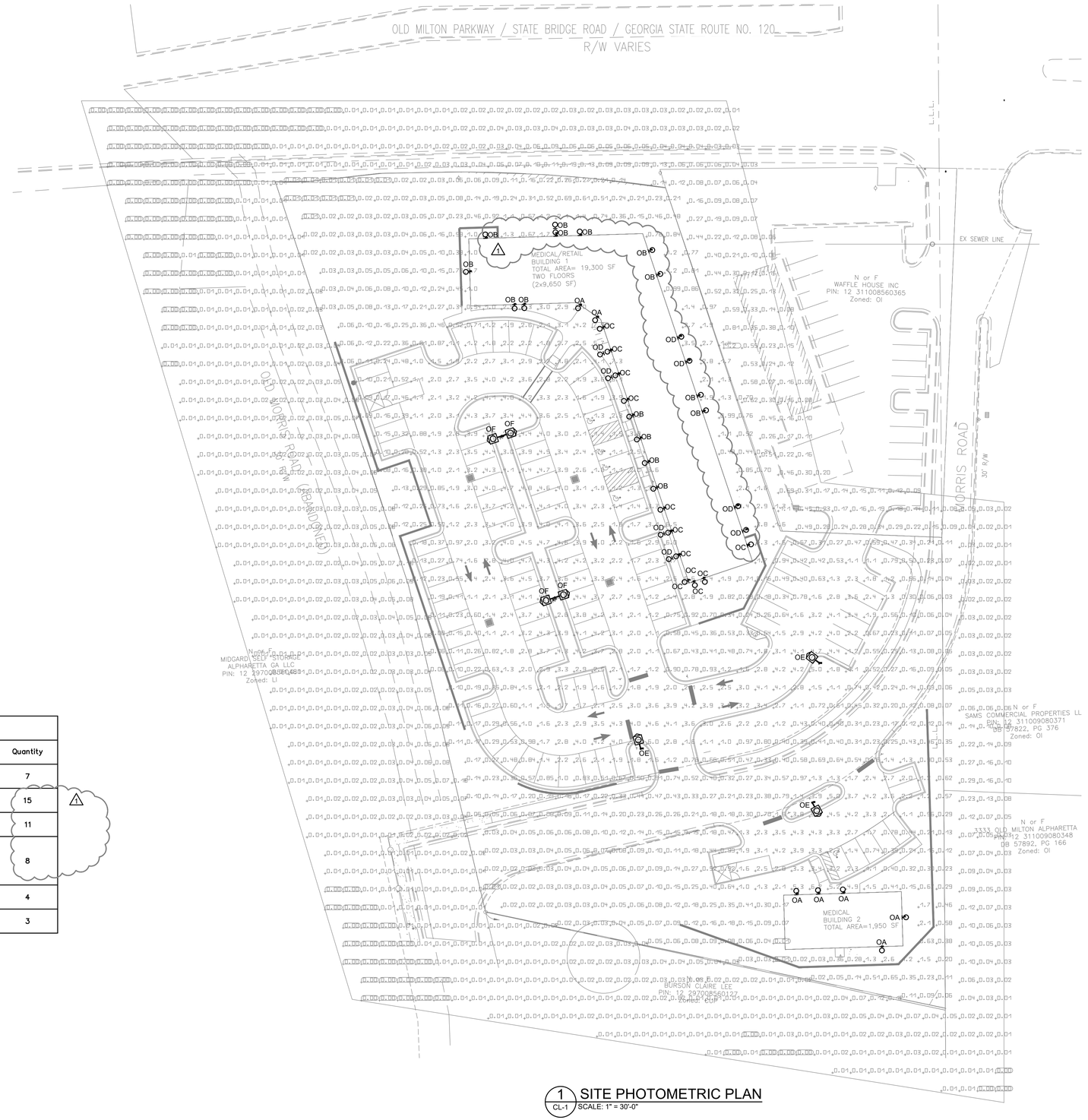
Existing Photos

SITELINE STUDY





1 CL-1 **LIGHT POLE BASE DETAIL**
SCALE: NTS



1 CL-1 **SITE PHOTOMETRIC PLAN**
SCALE: 1" = 30'-0"

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
OA	GENERIC	CROSS SCONCE		1x Incandescent	2600 lm	0.92	150 W	7
OB	GENERIC	X SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	15
OC	GENERIC	Curve SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	11
OD	GENERIC	GOOSENECK		1x (1) LED	2520 lm	0.92	82.9 W	8
OF	GENERIC		VP-1-160L-115-4K7-3	1x B-70-CRI	16235 lm	0.92	111.9 W	4
OE	GENERIC		VP-1-160L-115-4K7-2	1x B-70-CRI	16063 lm	0.92	111.9 W	3

1

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Off Property	Perpendicular illuminance	0.001 fc	1.22 fc	0.047 fc	0.026	0.001
2	On Property	Perpendicular illuminance	0.007 fc	7.92 fc	1.43 fc	0.005	0.001

PHOTOMETRICS NOTES

1. THE PHOTOMETRIC VALUES SHOWN ON THIS PLAN HAVE BEEN CALCULATED USING DIALux evo 9.1 (VERSION 5.9.1.51180). ACTUAL PERFORMANCE OF LUMINARIES MAY DIFFER DUE TO VARIATIONS OF VOLTAGE, TOLERANCES IN LAMPS, ELEVATION CHANGES, TREES, OBSTRUCTIONS, AND OTHER FIELD CONDITIONS.
2. DUE TO LIMITED AVAILABILITY OF .IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRE MODEL NUMBER(S) USED FOR PHOTOMETRIC CALCULATIONS MAY DIFFER FROM ACTUAL MODEL NUMBERS. SEE LIGHT FIXTURE SCHEDULE FOR ACTUAL MODEL NUMBERS.

TL
ENGINEERING
5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph. 678-439-8664
tim.lee@tlengineer.com

JOB #23131

GEORGIA REGISTERED No. PE037597 PROFESSIONAL ENGINEER TIMOTHY S. LEE
02-21-23

ISSUE / REVISION:

02-07-23 - ISSUED FOR CONSTRUCTION

1 02-21-23 - REVISION 1

PROJECT NAME:

OLD MILTON PARKWAY COMMERCIAL
ALPHARETTA, GEORGIA
FOR:
OCTAVE BUILT
ALPHARETTA, GA

SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

CL-1

OF 2 SHEETS
SHEET SIZE: 24x36

TYPE OC

Ashbern 18" LED Wall Light Textured Black

49975BKTLED

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SPECIFICATIONS

Certifications/Qualifications	
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	6.00 X 8.00
Extension	9.75"
Weight	11.00 LBS
Height from center of Wall opening (Spec Sheet)	4.50"
Height	18.25"
Width	9.50"
Light Source	
Delivered Lumens	625
Dimmable	Yes
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	16.00
# of Bulbs/LED Modules	1
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Weight	5.24 LBS
Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Satin Etched Seeded
Primary Material	Aluminum
Shade Dimensions	9.50 SQ X 18.50
Product/Ordering Information	
SKU	49975BKTLED
Finish	Textured Black
Style	Transitional
UPC	783927541855

Finish Options

Textured Black

ALSO IN THIS FAMILY

49976BKTLED | 49973BKTLED | 49974BKTLED

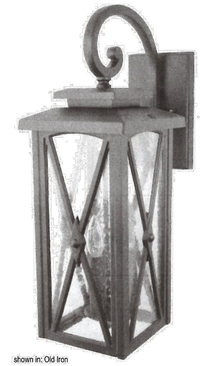
Kichler.com

KICHLER.

1

TYPE OB

U8100 Series



shown in: Old Iron

Specifications:

Panels:
Standard : Seedy Glass

Socket Options:
Medium
Standard 3 Lite Cluster (3-60watt)
Options: 1 Lite Edison (100 Watt Max), LED 6-12 watt, GU24.
Large
Standard 3 Lite Cluster (3-60watt)
Options: 1 Lite Edison (100 Watt Max), LED 6-12 watt, GU24.

Material: Cast Aluminum

Finishes: 39 Hand Painted Finishes

Dark Sky Compliant: Contact Factory

33

TYPE OA

Beacon Square 17" 1 Light Wall Light Olde Bronze®

49831OZ

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SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.75 X 7.75
Extension	10.50"
Weight	7.00 LBS
Height from center of Wall opening (Spec Sheet)	2.50"
Height	17.50"
Width	9.50"
Light Source	
Dimmable	Yes
Lamp Included	Not Included
Lamp Type	A21
Light Source	Incandescent
Max or Nominal Watt	150.00
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.40 LBS

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Hammered
Primary Material	EPMM
Shade Dimensions	9.50 SQ X 15.50
Product/Ordering Information	
SKU	49831OZ
Finish	Olde Bronze
Style	Arts and Crafts / Mission
UPC	783927526142

Finish Options

Olde Bronze

White

ALSO IN THIS FAMILY

49832WH | 49829WH | 49830WH | 49833WH | 49834WH | 49831WH

Kichler.com

KICHLER.

1

LIGHT FIXTURE SCHEDULE

DESIGNATION	DESCRIPTION	LAMPING	WATTS/VOLTS
OA	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. KITCHLER #49831OZ OR EQUAL	(1) 150W INC	150W 120V
OB	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. MELISSA LIGHTING #U8100 SERIES OR EQUAL	LED	20W 120V
OC	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. KICHLER #49975BKTLED OR EQUAL	LED	20W 120V
OD	DECORATIVE EXTERIOR GOOSENECK, SEE ARCH ELEVATIONS FOR EXACT LOCATION. PRIMELITE #427-16-866 SCA OR EQUAL	LED	20W 120V
OE	EXTERIOR POLE LIGHT FIXTURE, FULL CUTOFF, TYPE 2 DISTRIBUTION ON 20' SSS POLE BEACON #VP-1-160L-115-4K7-2-UNV-A, OR EQUAL	15,000 LUMEN LED	125W 120V-277V
OF	EXTERIOR POLE LIGHT FIXTURE, FULL CUTOFF, TYPE 3 DISTRIBUTION ON 20' SSS POLE BEACON #VP-1-160L-115-4K7-3-UNV-A, OR EQUAL	15,000 LUMEN LED	125W 120V-277V

NOTES:
1. COORDINATE COLOR, FINISH, TRIM, AND OTHER AESTHETICS WITH ARCHITECTURAL DRAWINGS OR OWNER.
2. PROVIDE ALL NECESSARY OPTIONS/MOUNTS/ACCESSORIES FOR THE APPROPRIATE CEILING TYPES FOR COMPLETE INSTALLATION.
3. LIGHT FIXTURES CONTROLLED BY A DIMMER SHALL BE COORDINATED TO MATCH DIMMING TYPES. PROVIDE ADDITIONAL DIMMERS AND SPLIT SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED. LIGHT FIXTURES IN LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE SHALL BE DAMP LOCATION LISTED.
5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

TYPE OE, OF

BEACON
design . performance . technology

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | STRIKE optics

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 — DLC Premium — Buy American Act Compliant

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE | wiSCAPE

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.
- All mounting hardware included

INSTALLATION (CONTINUED)
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CONTROLS (CONTINUED)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions.

WARRANTY
- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

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HUBBELL Lighting

BEACON
design . performance . technology

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG # [ ]

VP	Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
	VP Viper	Micro Strike	1 Size 1	160L-35 * 5500 lumens	AP AP-Amber Phosphor Converted	2 Type 2	L Optic rotation left	UNV 120-277V
				160L-50 * 7500 lumens	27K8 2700K, 80 CRI	3 Type 3	R Optic rotation right	120 120V
				160L-75 10000 lumens	3K7 3000K, 70 CRI	4F Type 4 Forward		208 208V
				160L-100 12500 lumens	3K8 3000K, 80 CRI	4W Type 4 Wide		240 240V
				160L-115 15000 lumens	35K8 3500K, 80 CRI	5GM Type 5 Square Medium		277 277V
				160L-160 * 18000 lumens	3K9 3000K, 90 CRI	5GW Type 5 Square Wide		347 347V
			2 Size 2	320L-145 21000 lumens	4K7 4000K, 70 CRI			480 480V
				320L-170 24000 lumens	4K8 4000K, 80 CRI			
				320L-185 27000 lumens	4K9 4000K, 90 CRI			
				320L-210 30000 lumens	5K7 5000K, 70 CRI			
				320L-235 33000 lumens	5K8 5000K, 80 CRI			
				320L-255 36000 lumens	CLO Custom Lumen Output *			
				320L-315 * 40000 lumens				
			3 Size 3	480L-285 40000 lumens				
				480L-320 44000 lumens				
				480L-340 48000 lumens				
				480L-390 52000 lumens				
				480L-425 55000 lumens				
				480L-470 * 60000 lumens				
			4 Size 4	720L-435 60000 lumens				
				720L-475 65000 lumens				
				720L-515 70000 lumens				
				720L-565 * 75000 lumens				
				720L-600 * 80000 lumens				
				CLO Custom Lumen Output *				

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole/flat surface	BLT	Black Matte Textured	F	Fusing	NXSPW-14F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' 5,6
A_	Arm mount for round pole *	BLS	Black Gloss Smooth	2PF	Dual Power Feed	NXSPW-40F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 5,6
ASQU	Universal arm mount for square pole	DBT	Dark Bronze Matte Textured	2DR	Dual Driver	NXSP-14F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' 5,6
A_U	Universal arm mount for round pole *	DBS	Dark Bronze Gloss Smooth	TE	Tooless Entry	NXSP-40F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 5,6
AAU	Adjustable arm for pole mounting (universal drill pattern)	GTT	Graphite Matte Textured	BC	Backlight Control	NXWE	NX Wireless Enabled (module + radio) 5,6
AA_U	Adjustable arm mount for round pole *	GLS	Light Grey Gloss Smooth	TB	Terminal Block	WIR	wiSCAPE® In-Fixture Module 5,6
ADU	Decorative upswept Arm (universal drill pattern)	LGT	Light Grey Gloss Textured			WIRSC	wiSCAPE® Module and Occupancy Sensor 5,6
AD_U	Decorative upswept arm mount for round pole *	PSS	Platinum Silver Smooth			**Stand Alone Sensors**	
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	WHT	White Matte Textured			BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
K	Knuckle	WHS	White Gloss Smooth			BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
T	Trunnion	VGT	Verde Green Textured			BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height *
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**				7PR	7-Pin Receptacle *
WM	Wall mount bracket with decorative upswept arm	CC	Custom Color			7PR-SC	7-Pin Receptacle with shorting cap *
WA	Wall mount bracket with adjustable arm					3PR	3-Pin twist lock *
						3PR-SC	3-Pin receptacle with shorting cap *
						3PR-TL	3-Pin PCR with photocontrol *
						Programmed Controls	
						ADD	AutoDim Timer Based Dimming *
						ADT	AutoDim Time of Day Dimming *
						Photocontrols	
						PC	Button Photocontrol 4,7

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.5"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V

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HUBBELL Lighting

TYPE OD

TL ENGINEERING
5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph. 678-439-8664
tim.lee@tlengineer.com

JOB #23131

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE037597 TIMOTHY S. LEE

02-07-23

ISSUE / REVISION:

02-07-23 - ISSUED FOR CONSTRUCTION

PROJECT NAME:

OLD MILTON PARKWAY COMMERCIAL
ALPHARETTA, GEORGIA
FOR:
OCTAVE BUILT
ALPHARETTA, GA

SHEET TITLE:

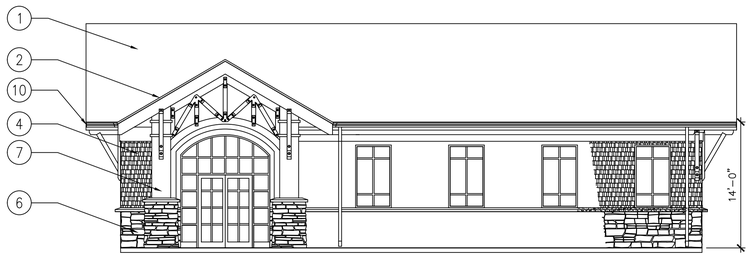
LIGHTING CUTSHEETS

SHEET NUMBER:

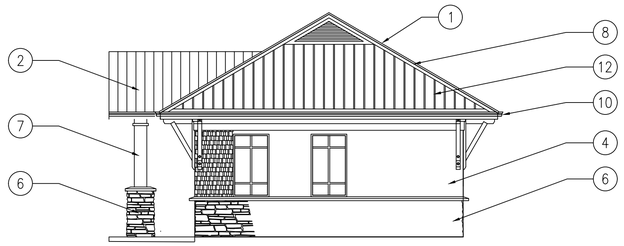
CL-2

OF 2 SHEETS
SHEET SIZE: 24x36

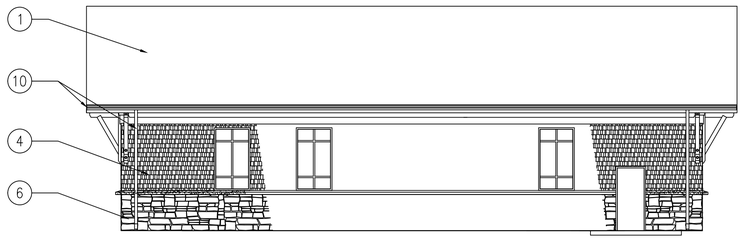
Jeep
RANGE ROVER



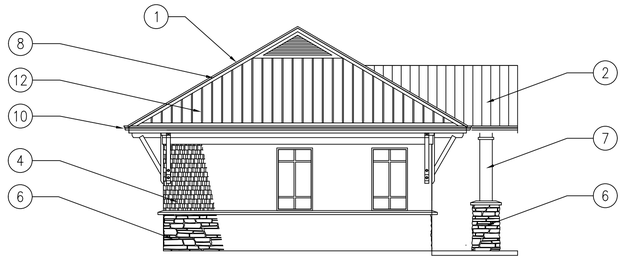
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. LIGHT FIXTURES – BRONZE FINISH

B. CEILING UNDERNEATH FRONT ENTRANCE – TONGUE AND GROOVE (NATURAL)

C. BRACKETS AND COLUMNS – SW7048 URBANE BRONZE

D. WINDOWS, DOORS, STOREFRONT AND AWNINGS, COLOR: BRONZE

E. HANDRAILS AND GUARDRAILS, COLOR: BRONZE

KEYNOTES:

1. ASPHALT SHINGLE ROOFING, MFR – TIMBERLINE COLOR: CHARCOAL
2. STANDING SEAM METAL ROOFING, MFR – SPECTRA METAL SALES, COLOR: BRONZE
3. CEMENTITIOUS LAP SIDING, MFR – NICHIHA, COLOR: SW0036, BUCKRAM BINDING
4. CEMENTITIOUS SHAKE SIDING, MFR – NICHIHA, COLOR: SW7039, VIRTUAL TAUPE
5. BRICK VENEER #1 – BODY AND PILASTER, MFR – TRIANGLE BRICK, COLOR: SOUTHAMPTON
6. STONE VENEER, MFR – HORIZON STONE, MOSSY CREEK, COLOR: HANDCRAFTED
7. BOXED OUT COLUMN, PAINTED – COLOR: SW7048 URBANE BRONZE
8. RAKE MOLDING, PAINTED – COLOR: SW7048 URBANE BRONZE
9. CROWN MOLDING, PAINTED – COLOR: SW7048 URBANE BRONZE
10. SEAMLESS GUTTER AND DOWNSPOUTS, MFR – SPEACTRA METAL SALES, COLOR: BRONZE
11. BRICK VENEER #2 – DOUBLE AND SINGLE SOLDIER COURSES, MFR – GENERAL SHALE, COLOR: LOGAN CANYON
12. CEMENTITIOUS BOARD N BATTEN SIDING, MFR – NICHIHA, COLOR: SW7039, VIRTUAL TAUPE

ARCHITECTURE AND INTERIOR DESIGN
2/clever designs for architecture
3640 SINCLAIR SHORES ROAD., CUMMING, GA 30041
TELEPHONE 770-886-5557 FAX 770-889-1735
e-mail: pda1981@comcast.net

NEW FREE STANDING BUILDING PRESENTION FOR
OLD MILTON - DENTAL OFFICE
ALPHARETTA, GEORGIA

drawing title
ELEVATIONS

	02-20-23
revised	01-30-23
date	01-23-23

drawing **A-101**

job 23103

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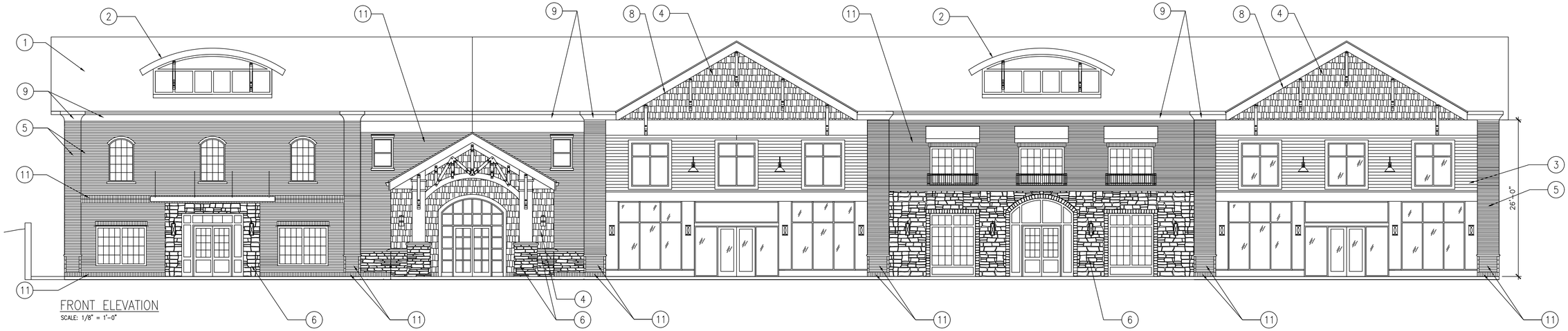
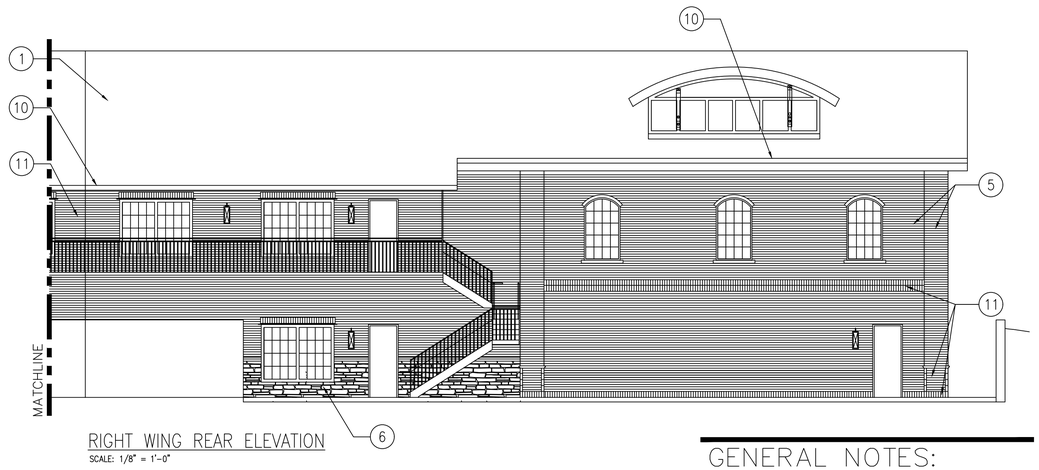


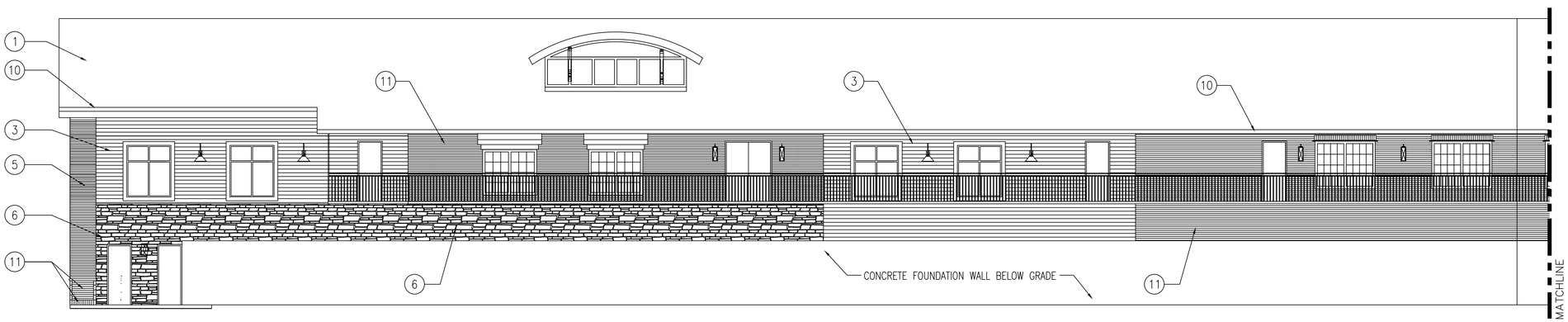
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT WING REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT WING REAR ELEVATION
SCALE: 1/8" = 1'-0"

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6. STONE VENEER, MFR – HORIZON STONE, MOSSY CREEK, COLOR: HANDCRAFTED
7. BOXED OUT COLUMN, PAINTED – COLOR: SW7048 URBANE BRONZE
8. RAKE MOLDING, PAINTED – COLOR: SW2829 CLASSICAL WHITE
9. CROWN MOLDING, PAINTED – COLOR: SW2829 CLASSICAL WHITE
10. SEAMLESS GUTTER, MFR – SPEACTRA METAL SALES, COLOR: BRONZE
11. BRICK VENEER #2 – DOUBLE AND SINGLE SOLDIER COURSES, MFR – GENERAL SHALE, COLOR: LOGAN CANYON

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NEW FREE STANDING BUILDING PRESENTION FOR
OLD MILTON - RETAIL / OFFICE
ALPHARETTA, GEORGIA

drawing title
ELEVATIONS

	02-28-23
	02-20-23
revised	01-30-23
date	01-23-23
drawing	A-101
job	23103

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LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
PRESTON RIDGE MASTER PLAN, POD M
CURRENT ZONING: O-I
ADJACENT ZONING, LAND USE:
NORTH: C-2, GAS STATION
EAST: O-I, RESTAURANT
SOUTH: CUP, VACANT
WEST: FLOODPLAIN

SITE DENSITY
OVERALL SITE AREA= **2.45**ac
SDF = **2.45**ac X 130 CALIPER INCHES = **318.5 INCHES**
EDF = 249 INCHES (16 SPECIMEN+ 233 NON-SPECIMEN INCHES)
RDF = **318.5 – 249 = 69.5 INCHES** REQUIRED FOR DENSITY
138 INCHES PROVIDED (PARKING AND LANDSCAPE STRIP TREES)

SPECIMEN TREE RECOMPENSE:
13 SPECIMEN TREES (263 INCHES) TO BE REMOVED
SEE TABLE, SHEET L-1.
263 x 3 = 789 INCHES FOR RECOMPENSE TREE REPLACEMENT.
256 INCHES PROVIDED ON-SITE.
ALTERNATE TREE FUND PAYMENT FOR REMAINING 533 INCHES
OR OR 134, 4" CALIPER TREES.

10' LANDSCAPE STRIP, MORRIS ROAD:
MIN. SPACING 25' FOR OVERSTORY TREES
DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS TO SCREEN PARKING

20' LANDSCAPE STRIP, OLD MILTON PKWY:
EXISTING STREETSCAPE AND LANDSCAPE ENHANCEMENT HAS BEEN PLANTED ALONG SIDEWALK WITHIN ROW, TO REMAIN. STATUS AND CONDITION TO BE VERIFIED DURING LDP SUBMITTAL.
OVERSTORY TREES TO BE PLANTED AT 25' O.C. ALONG WITH DOUBLE-STAGGERED ROW OF SHRUBS, 24" HT. MIN. AT PLANTING.

LANDSCAPE PERCENTAGES
18.27% IS LARGEST PERCENTAGE FOR SINGLE GENUS
52.88% OF ALL REPLACEMENT TREES ARE OVERSTORY SPECIES
61.36% OF THE TOTAL TREES ARE NATIVE SPECIES
83.63% OF ALL PLANTS ARE NATIVE SPECIES (1790 OF 2140 TOTAL)

CITY OF ALPHARETTA LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

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

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

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

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

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

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

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

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AO	Acer rubrum 'October Glory' October Glory Red Maple	4" Cal.	9
	ACE	Acer saccharum Sugar Maple	4" Cal.	10
	CA	Carpinus caroliniana American Hornbeam	4" Cal.	10
	CRY	Cryptomeria japonica Japanese Cedar	14' Ht.	6
	ILE	Ilex x 'Emily Bruner' Emily Bruner Holly	9-10' Ht.	10
	JUN	Juniperus virginiana Eastern Red Cedar	14' Ht.	15
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	9-10' Ht.	7
	PC	Pistacia chinensis Chinese Pistache	3" Cal.	9
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	11
	TM	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal.	9
	THU	Thuja x 'Green Giant' Green Giant Arborvitae	14' Ht.	8

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia	3 gal.	44
	AZA	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 gal.	74
	BC	Bignonia capreolata Cross Vine	3 gal.	78
	DV	Distylium x 'Vintage Jade' Vintage Jade Distylium	3 gal.	9
	DC	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2' Ht.	101
	GF	Gardenia jasminoides 'Frostproof' Frostproof Gardenia	2' Ht.	9
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.	7
	IS	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	2' Ht.	67
	LB	Loropetalum chinense 'Blush' Blush Fringe Flower	3' Ht.	46
	MW	Muhlenbergia capillaris 'White Cloud' White Cloud Muhly Grass	2' Ht.	150
	PAN	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	2' Ht.	89
	PH	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	3 gal.	72
	TD	Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4' Ht.	5
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	3' Ht.	4
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CARX	Carex cherokeensis Cherokee Sedge	4"	924
	PHL	Phlox stolonifera Creeping Phlox	4"	357

NORTH:

SCALE: 0 30' 45' 60'
SCALE: 1"=30'

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE	#

STATE OF GEORGIA — PETER J. FRAWLEY — 766 — REGISTERED LANDSCAPE ARCHITECT

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

BRIDGE ROAD HOLDINGS, LLC./PRESTON RIDGE
3333 OLD MILTON PARKWAY
ALPHARETTA, FULTON COUNTY, GA
LL 856, DISTRICT 1, SECTION 2
MP-22-01

LANDSCAPE CONCEPT RENDERING

SCALE: AS SHOWN

DATE: 02/28/2023

PROJECT: FA-22094

SHEET
L-0
SHEET 0 OF 5

NORTH:

SCALE:

0 30' 45' 60'

SCALE: 1"=30'

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

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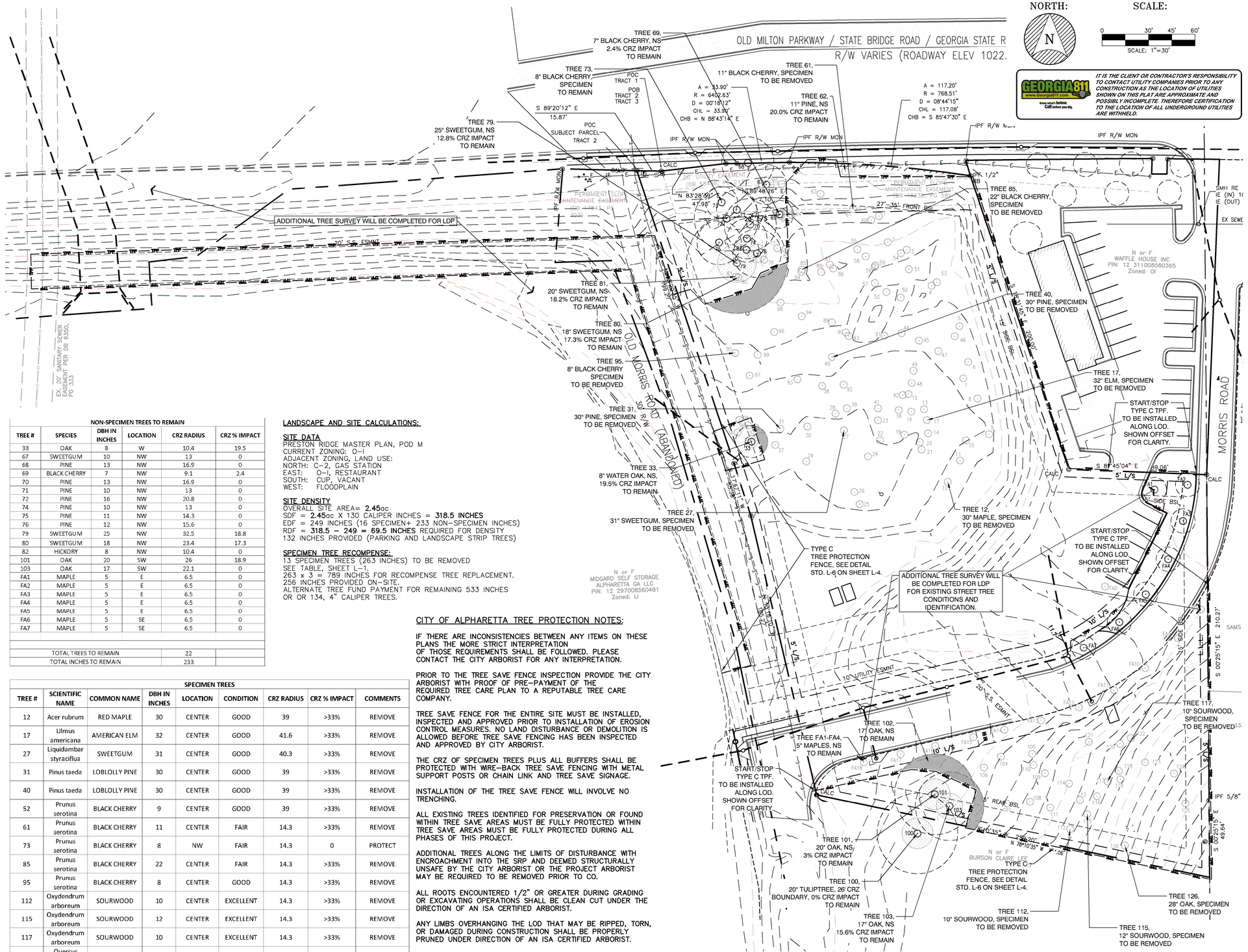
REVISIONS:

DATE	#



NON-SPECIMEN TREES TO BE REMOVED WITHIN LIMITS OF DISTURBANCE

TREE #	DBH	SPECIES	LOCATION	CONDITION
1	20	PINE	CENTER	GOOD
2	13	SWEETGUM	CENTER	GOOD
3	19	TULIPTREE	CENTER	GOOD
4	26	PINE	CENTER	GOOD
5	21	PINE	CENTER	GOOD
6	11	TULIPTREE	CENTER	GOOD
7	9	TULIPTREE	CENTER	GOOD
8	9	TULIPTREE	CENTER	GOOD
9	12	TULIPTREE	CENTER	GOOD
10	11	ROYAL PAULOWNIA	CENTER	GOOD
11	15	ELM	CENTER	GOOD
13	13	SWEETGUM	CENTER	GOOD
14	11	MAPLE	CENTER	POOR
15	6	ELM	CENTER	GOOD
16	23	SWEETGUM	CENTER	GOOD
18	10	ELM	CENTER	GOOD
19	14	SWEETGUM	CENTER	GOOD
20	15	MAPLE	CENTER	GOOD
21	8	MAPLE	CENTER	GOOD
22	10	MAPLE	CENTER	GOOD
23	24	SWEETGUM	CENTER	GOOD
24	24	SWEETGUM	CENTER	GOOD
25	29	PINE	CENTER	GOOD
26	15	SWEETGUM	CENTER	GOOD
28	15	PINE	CENTER	GOOD
29	29	PINE	CENTER	GOOD
30	14	TULIPTREE	CENTER	GOOD
32	6	BLACK CHERRY	W	GOOD
34	8	PINE	W	GOOD
35	7	TULIPTREE	W	GOOD
36	13	TULIPTREE	W	GOOD
37	26	PINE	CENTER	GOOD
38	10	TULIPTREE	CENTER	GOOD
39	12	TULIPTREE	CENTER	GOOD
41	10	TULIPTREE	CENTER	GOOD
42	9	SWEETGUM	CENTER	GOOD
43	10	TULIPTREE	CENTER	GOOD
44	24	PINE	CENTER	GOOD
45	23	PINE	CENTER	GOOD
46	25	PINE	CENTER	GOOD
47	6	BLACK CHERRY	CENTER	GOOD
48	14	TULIPTREE	CENTER	GOOD
49	9	TULIPTREE	CENTER	GOOD
50	14	PINE	CENTER	GOOD
51	18	PINE	CENTER	GOOD
53	13	TULIPTREE	CENTER	GOOD
54	16	PINE	CENTER	GOOD
55	12	PINE	CENTER	GOOD
56	7	BLACK CHERRY	CENTER	GOOD
57	20	PINE	CENTER	GOOD
58	15	PINE	CENTER	POOR
59	15	PINE	CENTER	GOOD
60	6	BLACK CHERRY	CENTER	GOOD
63	7	TULIPTREE	CENTER	GOOD
64	18	PINE	CENTER	GOOD
65	16	PINE	CENTER	GOOD
66	12	PINE	CENTER	POOR
77	19	SWEETGUM	CENTER	GOOD
78	19	SWEETGUM	CENTER	GOOD
83	9	SWEETGUM	CENTER	GOOD
84	16	OAK	CENTER	GOOD
86	24	PINE	CENTER	GOOD
87	10	TULIPTREE	CENTER	GOOD
88	10	TULIPTREE	CENTER	GOOD
89	19	TULIPTREE	CENTER	GOOD
90	20	TULIPTREE	CENTER	GOOD
91	15	TULIPTREE	CENTER	GOOD
92	14	TULIPTREE	CENTER	POOR
93	18	TULIPTREE	CENTER	GOOD
94	15	PINE	CENTER	GOOD
95	8	BLACK CHERRY	CENTER	GOOD
96	7	BLACK CHERRY	CENTER	GOOD
97	12	TULIPTREE	CENTER	GOOD
98	14	TULIPTREE	CENTER	GOOD
99	15	TULIPTREE	CENTER	GOOD
102	17	OAK	SW	GOOD
104	16	OAK	SE	GOOD
105	10	OAK	SE	GOOD
106	7	OAK	SE	GOOD
107	8	BLACK CHERRY	SE	POOR
108	22	OAK	SE	GOOD
109	10	OAK	SE	GOOD
110	9	HICKORY	SE	POOR
111	7	OAK	SE	GOOD
113	17	OAK	SE	GOOD
114	19	OAK	SE	GOOD
116	12	OAK	SE	POOR
118	11	OAK	SE	GOOD
120	18	OAK	SE	GOOD
121	10	HICKORY	SE	GOOD
122	17	OAK	SE	GOOD
124	17	OAK	SE	GOOD
125	10	WALNUT	SE	GOOD
FA0	5	MAPLE	SE	GOOD
FA8	5	MAPLE	S	GOOD
FA9	5	MAPLE	S	GOOD
FA10	5	MAPLE	S	GOOD
FA11	5	MAPLE	S	GOOD
FA12	5	MAPLE	S	GOOD
FA13	5	MAPLE	S	GOOD
FA14	5	MAPLE	S	GOOD
FA15	5	MAPLE	S	GOOD
FA16	5	MAPLE	S	GOOD
FA17	5	MAPLE	S	GOOD
FA18	5	MAPLE	S	GOOD

NON-SPECIMEN TREES TO REMAIN

TREE #	SPECIES	DBH IN INCHES	LOCATION	CRZ RADIUS	CRZ % IMPACT
33	OAK	8	W	10.4	19.5
67	SWEETGUM	10	NW	13	0
68	PINE	13	NW	16.9	0
69	BLACK CHERRY	7	NW	9.1	2.4
70	PINE	13	NW	16.9	0
71	PINE	10	NW	13	0
72	PINE	16	NW	20.8	0
74	PINE	10	NW	13	0
75	PINE	11	NW	14.3	0
76	PINE	12	NW	15.6	0
79	SWEETGUM	25	NW	32.5	18.8
80	SWEETGUM	18	NW	23.4	17.3
82	HICKORY	8	NW	10.4	0
101	OAK	20	SW	26	18.9
103	OAK	17	SW	22.1	0
FA1	MAPLE	5	E	6.5	0
FA2	MAPLE	5	E	6.5	0
FA3	MAPLE	5	E	6.5	0
FA4	MAPLE	5	E	6.5	0
FA5	MAPLE	5	E	6.5	0
FA6	MAPLE	5	SE	6.5	0
FA7	MAPLE	5	SE	6.5	0
TOTAL TREES TO REMAIN				22	
TOTAL INCHES TO REMAIN				233	

SPECIMEN TREES

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH IN INCHES	LOCATION	CONDITION	CRZ RADIUS	CRZ % IMPACT	COMMENTS
12	Acer rubrum	RED MAPLE	30	CENTER	GOOD	39	>33%	REMOVE
17	Ulmus americana	AMERICAN ELM	32	CENTER	GOOD	41.6	>33%	REMOVE
27	Liquidambar styraciflua	SWEETGUM	31	CENTER	GOOD	40.3	>33%	REMOVE
31	Pinus taeda	LOBLOLLY PINE	30	CENTER	GOOD	39	>33%	REMOVE
40	Pinus taeda	LOBLOLLY PINE	30	CENTER	GOOD	39	>33%	REMOVE
52	Prunus serotina	BLACK CHERRY	9	CENTER	GOOD	39	>33%	REMOVE
61	Prunus serotina	BLACK CHERRY	11	CENTER	FAIR	14.3	>33%	REMOVE
73	Prunus serotina	BLACK CHERRY	8	NW	FAIR	14.3	0	PROTECT
85	Prunus serotina	BLACK CHERRY	22	CENTER	FAIR	14.3	>33%	REMOVE
95	Prunus serotina	BLACK CHERRY	8	CENTER	GOOD	14.3	>33%	REMOVE
112	Oxydendrum arboreum	SOURWOOD	10	CENTER	EXCELLENT	14.3	>33%	REMOVE
115	Oxydendrum arboreum	SOURWOOD	12	CENTER	EXCELLENT	14.3	>33%	REMOVE
117	Oxydendrum arboreum	SOURWOOD	10	CENTER	EXCELLENT	14.3	>33%	REMOVE
126	Quercus coccinea	SCARLET OAK	28	S	FAIR	36.4	>33%	REMOVE
TOTAL TREES TO BE REMOVED (RECOMPENSE)								13
TOTAL INCHES TO BE REMOVED (RECOMPENSE)								263
TOTAL TREES TO PROTECT								1
TOTAL INCHES TO PROTECT								8

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
PRESTON RIDGE MASTER PLAN, POD M
CURRENT ZONING: O-I
ADJACENT ZONING, LAND USE:
NORTH: C-2, GAS STATION
EAST: O-I, RESTAURANT
SOUTH: CUP, VACANT
WEST: FLOODPLAIN

SITE DENSITY
OVERALL SITE AREA= **2.45**ac
SDF = **2.45**ac X 130 CALIPER INCHES = **318.5 INCHES**
EDF = 249 INCHES (16 SPECIMEN+ 233 NON-SPECIMEN INCHES)
RDF = **318.5 – 249 = 69.5 INCHES** REQUIRED FOR DENSITY
132 INCHES PROVIDED (PARKING AND LANDSCAPE STRIP TREES)

SPECIMEN TREE RECOMPENSE:
13 SPECIMEN TREES (263 INCHES) TO BE REMOVED
SEE TABLE, SHEET L-1,
263 x 3 = 789 INCHES FOR RECOMPENSE TREE REPLACEMENT.
256 INCHES PROVIDED ON-SITE.
ALTERNATE TREE FUND PAYMENT FOR REMAINING 533 INCHES OR OR 134, 4" CALIPER TREES.

CITY OF ALPHARETTA TREE PROTECTION NOTES:

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

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

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

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

INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

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

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

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

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

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

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

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED LANDSCAPE ARCHITECT

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

BRIDGE ROAD HOLDINGS, LLC./PRESTON RIDGE
3333 OLD MILTON PARKWAY
ALPHARETTA, FULTON COUNTY, GA
LL 856, DISTRICT 1, SECTION 2
MP-22-01

TREE PROTECTION PLAN

SCALE: AS SHOWN

DATE: 02/28/2023

PROJECT: FA-22094

SHEET
L-1
SHEET 1 OF 5

Speaking for the Trees
Consulting Arborists

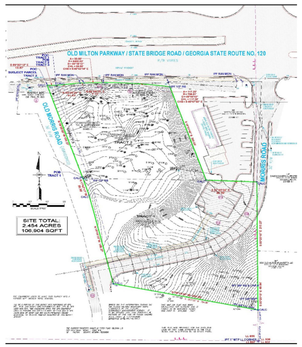
248 Polk Street, NW | Marietta, GA 30064 | 770.823.5374 | christie@speakingfortrees.com

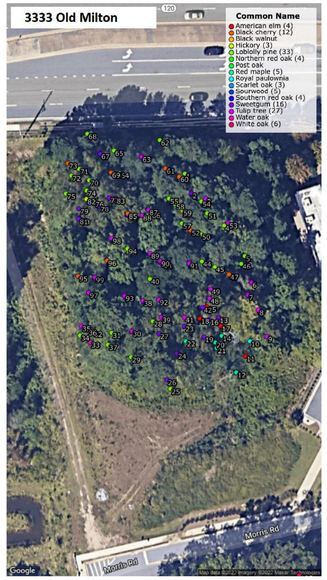
Tree Assessment – 3333 Old Milton Parkway

May 2, 2022

Susie Pham
Octave Built
5865 North Point Parkway
Suite 150
Alpharetta, GA 30022

Based on the property site plan and site map, I came out to the property located at 3333 Old Milton Parkway and completed a Level 2 Tree Assessment of the trees on-site.





Tree Id	DBH	Common Name	Scientific Name	Latitude	Longitude	Condition
1	20	Loblolly pine	Pinus taeda	34.06853515	-84.26845399	Good
2	13	Sweetgum	Liquidambar styraciflua	34.06848852	-84.26843522	Good
3	19	Tulip tree	Liriodendron tulipifera	34.06847529	-84.26839472	Good
4	26	Loblolly pine	Pinus taeda	34.06841152	-84.26834171	Good
5	21	Loblolly pine	Pinus taeda	34.06833966	-84.26828228	Good
6	11	Tulip tree	Liriodendron tulipifera	34.06827634	-84.26826357	Good
7	9	Tulip tree	Liriodendron tulipifera	34.06824726	-84.26827396	Good
8	9	Tulip tree	Liriodendron tulipifera	34.0682113	-84.26824358	Good
9	12	Tulip tree	Liriodendron tulipifera	34.06814823	-84.26821878	Good
10	11	Royal paulownia	Paulownia tomentosa	34.06813739	-84.26826797	Good
11	15	American elm	Ulmus americana	34.06810136	-84.26828071	Good
12	30	Red maple	Acer rubrum	34.06806341	-84.26830694	Good
13	13	Sweetgum	Liquidambar styraciflua	34.06819247	-84.26835747	Good
14	11	Red maple	Acer rubrum	34.06814971	-84.2683487	Poor
15	6	American elm	Ulmus americana	34.06821899	-84.26839085	Good
16	23	Sweetgum	Liquidambar styraciflua	34.06818827	-84.2683847	Good
17	32	American elm	Ulmus americana	34.06817314	-84.26835147	Good
18	10	American elm	Ulmus americana	34.0681908	-84.26841156	Good
19	14	Sweetgum	Liquidambar styraciflua	34.0681471	-84.26839934	Good
20	15	Red maple	Acer rubrum	34.06813413	-84.26836669	Good
21	8	Red maple	Acer rubrum	34.06812104	-84.26836274	Good
22	10	Red maple	Acer rubrum	34.06813735	-84.26845149	Good
23	24.08	Sweetgum	Liquidambar styraciflua	34.06817262	-84.26845573	Good
24	24	Sweetgum	Liquidambar styraciflua	34.06810851	-84.26847706	Good
25	29	Loblolly pine	Pinus taeda	34.06802346	-84.26849477	Good
26	15	Sweetgum	Liquidambar styraciflua	34.06804535	-84.26850575	Good
27	31	Sweetgum	Liquidambar styraciflua	34.06815496	-84.26852825	Good
28	15	Loblolly pine	Pinus taeda	34.06818465	-84.26854633	Good
29	29	Loblolly pine	Pinus taeda	34.0680994	-84.26860838	Good
30	14	Tulip tree	Liriodendron tulipifera	34.06816131	-84.26860619	Good
31	30	Loblolly pine	Pinus taeda	34.06815736	-84.2686639	Good
32	6	Black cherry	Prunus serotina	34.06815976	-84.26871739	Good
33	8	Water oak	Quercus nigra	34.06813452	-84.2687253	Good
34	26	Loblolly pine	Pinus taeda	34.06815098	-84.26875476	Good
35	7	Tulip tree	Liriodendron tulipifera	34.06817331	-84.26875147	Good
36	13	Tulip tree	Liriodendron tulipifera	34.0681632	-84.26873318	Good
37	26	Loblolly pine	Pinus taeda	34.06812885	-84.2686746	Good
38	10	Tulip tree	Liriodendron tulipifera	34.06823333	-84.26857481	Good
39	12.37	Tulip tree	Liriodendron tulipifera	34.06819384	-84.26852219	Good
40	30	Loblolly pine	Pinus taeda	34.06828486	-84.26855399	Good
41	10	Tulip tree	Liriodendron tulipifera	34.06819399	-84.26845563	Good
42	9	Sweetgum	Liquidambar styraciflua	34.06821725	-84.26840311	Good

Tree Id	DBH	Common Name	Scientific Name	Latitude	Longitude	Condition
43	10	Tulip tree	Liriodendron tulipifera	34.06832197	-84.26851861	Good
44	24	Loblolly pine	Pinus taeda	34.06832723	-84.26840552	Good
45	23	Loblolly pine	Pinus taeda	34.06831403	-84.26838836	Good
46	25	Loblolly pine	Pinus taeda	34.06832185	-84.26829234	Good
47	6	Black cherry	Prunus serotina	34.06829546	-84.26832716	Good
48	14	Tulip tree	Liriodendron tulipifera	34.06823861	-84.26838395	Good
49	9	Tulip tree	Liriodendron tulipifera	34.06826085	-84.26838015	Good
50	14	Loblolly pine	Pinus taeda	34.06839079	-84.2684077	Good
51	18	Loblolly pine	Pinus taeda	34.06844053	-84.26839032	Good
52	9	Black cherry	Prunus serotina	34.06840043	-84.26843799	Good
53	13	Tulip tree	Liriodendron tulipifera	34.06841786	-84.26833039	Good
54	16	Loblolly pine	Pinus taeda	34.06846922	-84.26840699	Good
55	12	Loblolly pine	Pinus taeda	34.068476	-84.2685	Good
56	7	Black cherry	Prunus serotina	34.06844442	-84.26846291	Good
57	20	Loblolly pine	Pinus taeda	34.06841631	-84.26846267	Good
58	15	Loblolly pine	Pinus taeda	34.06846341	-84.26848216	Poor
59	15	Loblolly pine	Pinus taeda	34.06844757	-84.26846174	Good
60	6	Black cherry	Prunus serotina	34.06852784	-84.26847054	Good
61	11.22	Black cherry	Prunus serotina	34.0685471	-84.26850953	Fair
62	11	Loblolly pine	Pinus taeda	34.06861443	-84.26852593	Good
63	7	Tulip tree	Liriodendron tulipifera	34.06857432	-84.26857867	Good
64	18	Loblolly pine	Pinus taeda	34.06853642	-84.26864036	Good
65	16	Loblolly pine	Pinus taeda	34.06858948	-84.26865729	Good
66	12	Loblolly pine	Pinus taeda	34.0685378	-84.26866264	Poor
67	10	Sweetgum	Liquidambar styraciflua	34.06858173	-84.26869663	
68	13	Loblolly pine	Pinus taeda	34.06862908	-84.26873364	Fair
69	7	Black cherry	Prunus serotina	34.06853778	-84.26866617	Good
70	13	Loblolly pine	Pinus taeda	34.0685195	-84.26872852	Good
71	10	Loblolly pine	Pinus taeda	34.0685458	-84.26875725	Good
72	16	Loblolly pine	Pinus taeda	34.06853009	-84.26877906	Poor
73	8	Black cherry	Prunus serotina	34.06855912	-84.26878966	Fair
74	10	Loblolly pine	Pinus taeda	34.06849471	-84.26873551	Fair
75	11	Loblolly pine	Pinus taeda	34.06848773	-84.26879478	Fair
76	12	Loblolly pine	Pinus taeda	34.06846859	-84.2687139	Fair
77	19	Sweetgum	Liquidambar styraciflua	34.0684777	-84.26867075	Good
78	19	Sweetgum	Liquidambar styraciflua	34.06845728	-84.26869883	Good
79	24.76	Sweetgum	Liquidambar styraciflua	34.0684513	-84.268757	Good
80	18	Sweetgum	Liquidambar styraciflua	34.06842597	-84.26875364	Good
81	20.42	Sweetgum	Liquidambar styraciflua	34.06842705	-84.26875876	
82	8	Hickory	Carya spp	34.06847494	-84.26873638	Good
83	9	Sweetgum	Liquidambar styraciflua	34.06847637	-84.26865259	Good

Tree Id	DBH	Common Name	Scientific Name	Latitude	Longitude	Condition
84	16	Southern red oak	Quercus falcata	34.06843584	-84.26861949	Good
85	22	Black cherry	Prunus serotina	34.06843968	-84.26861773	Fair
86	24	Loblolly pine	Pinus taeda	34.06844174	-84.26855159	Good
87	10	Tulip tree	Liriodendron tulipifera	34.06844873	-84.26855854	Good
88	10	Tulip tree	Liriodendron tulipifera	34.06843554	-84.26857715	Good
89	19	Tulip tree	Liriodendron tulipifera	34.06834625	-84.26855414	Good
90	20	Tulip tree	Liriodendron tulipifera	34.06832837	-84.26852436	Good
91	15	Tulip tree	Liriodendron tulipifera	34.06832266	-84.26844217	Good
92	14	Tulip tree	Liriodendron tulipifera	34.06823552	-84.26852909	Poor
93	18	Tulip tree	Liriodendron tulipifera	34.06824481	-84.26862747	Good
94	15	Loblolly pine	Pinus taeda	34.06835701	-84.26861854	Good
95	8	Black cherry	Prunus serotina	34.06829171	-84.26876025	Good
96	7	Black cherry	Prunus serotina	34.06832917	-84.26867713	Good
97	12	Tulip tree	Liriodendron tulipifera	34.06825196	-84.26872944	Good
98	14	Tulip tree	Liriodendron tulipifera	34.06838139	-84.26866372	Good
99	15	Tulip tree	Liriodendron tulipifera	34.06828869	-84.26871241	Good
100	20	Tulip tree	Liriodendron tulipifera	34.0674396	-84.26837079	Good
101	20	White oak	Quercus alba	34.06750904	-84.26833382	Good
102	17	White oak	Quercus alba	34.06756557	-84.26834698	Good
103		White oak	Quercus alba	34.06748792	-84.26830235	Good
104	16	Scarlet oak	Quercus coccinea	34.06757603	-84.26819305	Good
105	10	White oak	Quercus alba	34.06758103	-84.26812633	Good
106	7	Post oak	Quercus stellata	34.06755623	-84.26822895	Good
107	8	Black cherry	Prunus serotina	34.06749278	-84.26818016	Poor
108	22	Southern red oak	Quercus falcata	34.06749585	-84.26813066	Good
109	10	Northern red oak	Quercus rubra	34.06754625	-84.26809905	Good
110	9	Hickory	Carya spp	34.06756085	-84.26812356	Poor
111	7	White oak	Quercus alba	34.06748548	-84.26808771	Good
112	10.44	Sourwood	Oxydendrum arboreum	34.06897097	-84.26807672	Excellent
113	17	Southern red oak	Quercus falcata	34.06749908	-84.26802447	Good
114	19	White oak	Quercus alba	34.06752812	-84.26804754	Good
115	12	Sourwood	Oxydendrum arboreum	34.06747375	-84.26800904	Excellent
116	12	Northern red oak	Quercus rubra	34.06750596	-84.26798842	Poor
117	10	Sourwood	Oxydendrum arboreum	34.06753153	-84.2679651	Excellent
118	11	Northern red oak	Quercus rubra	34.06755066	-84.26794175	Good
119	8	Sourwood	Oxydendrum arboreum	34.06753571	-84.2679382	Excellent
120	18	Scarlet oak	Quercus coccinea	34.06759879	-84.26793893	Good

Tree Id	DBH	Common Name	Scientific Name	Latitude	Longitude	Condition
121	10	Hickory	Carya spp	34.06760231	-84.26800544	
122	17	Southern red oak	Quercus falcata	34.0676092	-84.26791603	Good
123	10.44	Sourwood	Oxydendrum arboreum	34.06756601	-84.26788573	Good
124	17	Northern red oak	Quercus rubra	34.067546	-84.26782385	Good
125	10	Black walnut	Juglans nigra	34.06749326	-84.26779945	Good
126	28	Scarlet oak	Quercus coccinea	34.06741845	-84.26792842	Fair

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified

NORTH: SCALE:

REVISIONS:
DATE #

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED
LANDSCAPE ARCHITECT

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

BRIDGE ROAD HOLDINGS, LLC./PRESTON RIDGE
3333 OLD MILTON PARKWAY
ALPHARETTA, FULTON COUNTY, GA
LL 856, DISTRICT 1, SECTION 2
MP-22-01

ARBORIST REPORT

SCALE: AS SHOWN

DATE: 02/28/2023

PROJECT: FA-22094

SHEET
L-2
SHEET 2 OF 5

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
PRESTON RIDGE MASTER PLAN, POD M
CURRENT ZONING: O-I
ADJACENT ZONING, LAND USE:
NORTH: C-2, GAS STATION
EAST: O-I, RESTAURANT
SOUTH: CUP, VACANT
WEST: FLOODPLAIN

SITE DENSITY
OVERALL SITE AREA= **2.45**ac
SDF = **2.45**ac X 130 CALIPER INCHES = **318.5 INCHES**
EDF = 249 INCHES (16 SPECIMEN+ 233 NON-SPECIMEN INCHES)
RDF = **318.5 – 249 = 69.5 INCHES** REQUIRED FOR DENSITY
138 INCHES PROVIDED (PARKING AND LANDSCAPE STRIP TREES)

SPECIMEN TREE RECOMPENSE:
13 SPECIMEN TREES (263 INCHES) TO BE REMOVED
SEE TABLE, SHEET L-1.
263 x 3 = 789 INCHES FOR RECOMPENSE TREE REPLACEMENT.
256 INCHES PROVIDED ON-SITE.
ALTERNATE TREE FUND PAYMENT FOR REMAINING 533 INCHES
OR OR 134, 4" CALIPER TREES.

10' LANDSCAPE STRIP, MORRIS ROAD:
MIN. SPACING 25' FOR OVERSTORY TREES
DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS TO SCREEN PARKING

20' LANDSCAPE STRIP, OLD MILTON PKWY:
EXISTING STREETSCAPE AND LANDSCAPE ENHANCEMENT HAS BEEN PLANTED ALONG SIDEWALK WITHIN ROW, TO REMAIN. STATUS AND CONDITION TO BE VERIFIED DURING LDP SUBMITTAL.
OVERSTORY TREES TO BE PLANTED AT 25' O.C. ALONG WITH DOUBLE-STAGGERED ROW OF SHRUBS, 24" HT. MIN. AT PLANTING.

LANDSCAPE PERCENTAGES
18.27% IS LARGEST PERCENTAGE FOR SINGLE GENUS
52.88% OF ALL REPLACEMENT TREES ARE OVERSTORY SPECIES
61.36% OF THE TOTAL TREES ARE NATIVE SPECIES
83.63% OF ALL PLANTS ARE NATIVE SPECIES (1790 OF 2140 TOTAL)

CITY OF ALPHARETTA LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

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

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

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

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

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

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

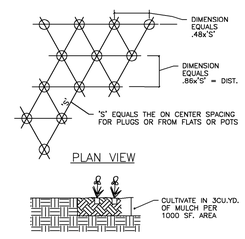
A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DENSITY INCHES	RECOMPENSE INCHES	OVERSTORY %	NATIVE %	GENUS %
	AO	Acer rubrum 'October Glory' October Glory Red Maple	4" Cal.	9		36	9	9	18.27%
	ACE	Acer saccharum Sugar Maple	4" Cal.	10		40	10	10	ACER
	CA	Carpinus caroliniana American Hornbeam	4" Cal.	10	40		10	10	9.62%
	CRY	Cryptomeria japonica Japanese Cedar	14` Ht.	6		24			5.77%
	ILE	Ilex x 'Emily Bruner' Emily Bruner Holly	9-10` Ht.	10	27				9.62%
	JUN	Juniperus virginiana Eastern Red Cedar	14` Ht.	15		60		15	14.42%
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	14` Ht.	7		28		7	6.73%
	PC	Pistacia chinensis Chinese Pistache	3" Cal.	9	27		9		8.65%
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	11	44		11	11	10.58%
	TM	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal.	9		36	9	9	8.65%
	THU	Thuja x 'Green Giant' Green Giant Arborvitae	14` Ht.	8		32			7.69%
TOTALS				104			58	71	100.00%
TOTAL DENSITY				40	138		55.77%	68.27%	MAX GENUS
TOTAL RECOMPENSE				64		256			ACER 18.27%

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	NATIVE
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia	3 gal.		44	
	AZA	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 gal.		74	
	BC	Bignonia capreolata Cross Vine	3 gal.		78	78
	DV	Distylium x 'Vintage Jade' Vintage Jade Distylium	3 gal.		9	9
	DC	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2` Ht.		101	101
	GF	Gardenia jasminoides 'Frostproof' Frostproof Gardenia	2` Ht.		9	
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.		7	7
	IS	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	2` Ht.		67	
	LB	Loropetalum chinense 'Blush' Blush Fringe Flower	3` Ht.		46	
	MW	Muhlenbergia capillaris 'White Cloud' White Cloud Muhly Grass	2` Ht.		150	150
	PAN	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	2` Ht.		89	89
	PH	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	3 gal.		72	
	TD	Thuja occidentalis 'Degroot`s Spire' Degroot`s Spire Arborvitae	4` Ht.		5	
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	3` Ht.		4	4
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	CARX	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	924	924
	PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	357	357
TOTALS					2036	1719
				% NATIVE		84.43



GROUND COVER DETAIL
NOT TO SCALE

NORTH:

SCALE: 0 30' 45' 60' — SCALE: 1"=30'

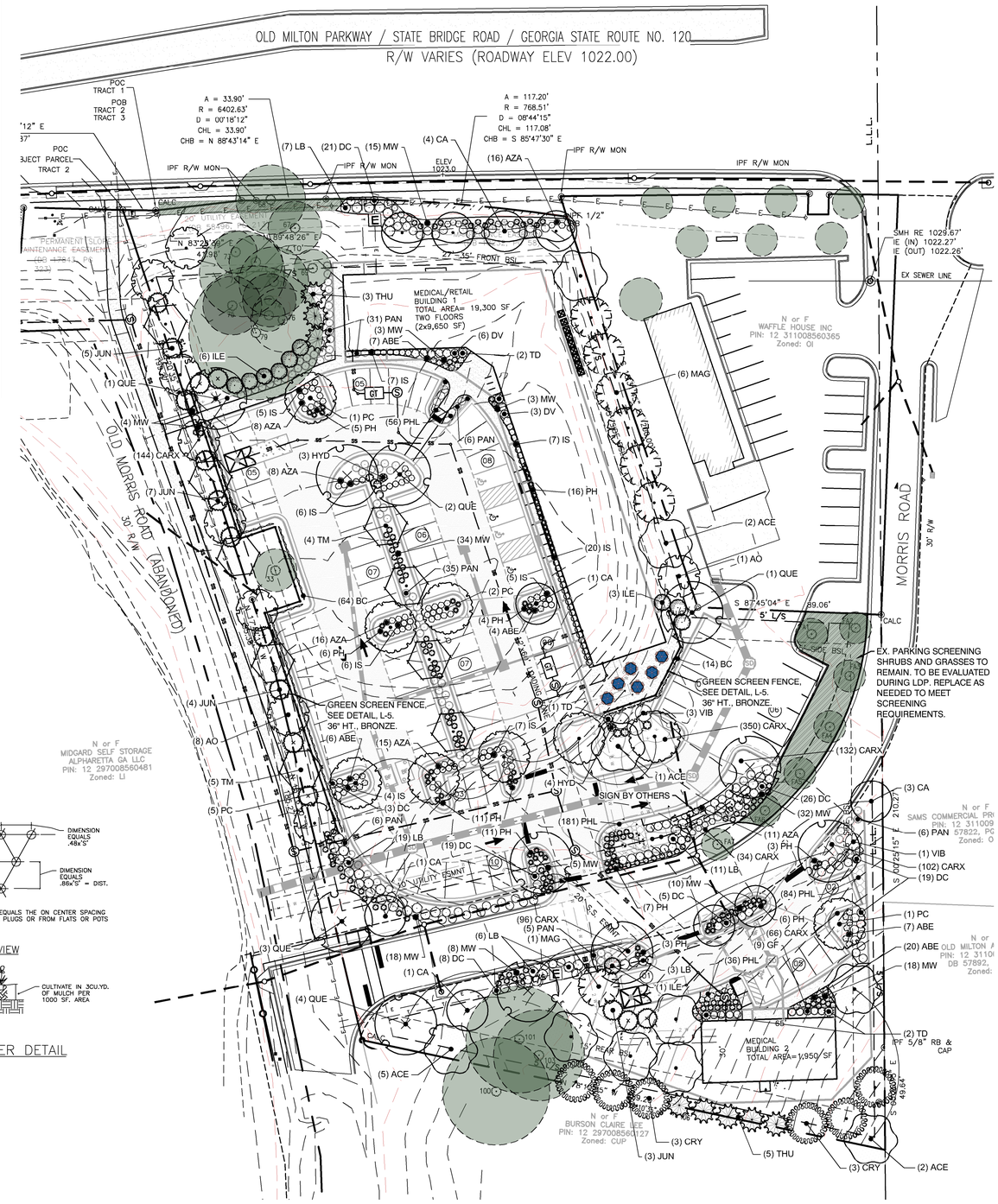
REVISIONS:

DATE	#

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

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

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



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

STATE OF GEORGIA — PETER J. FRAWLEY — 766 — REGISTERED LANDSCAPE ARCHITECT

BRIDGE ROAD HOLDINGS, LLC./PRESTON RIDGE
3333 OLD MILTON PARKWAY
ALPHARETTA, FULTON COUNTY, GA
LL 856, DISTRICT 1, SECTION 2
MP-22-01

TREE REPLACEMENT & LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 02/28/2023

PROJECT: FA-22094

SHEET
L-3
SHEET 3 OF 5

GENERAL CONTRACT NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

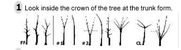
MANUAL WATERING: ANY PLANTING INSTALLED WITHOUT OR PRIOR TO THE OPERATION OF AUTOMATIC IRRIGATION SYSTEM SHALL BE WATERED BY THE CONTRACTOR ON A REGULAR SCHEDULE UNTIL FINAL ACCEPTANCE. ALL TREES SHALL BE INSTALLED WITH 'GATOR BAGS' OR APPROVED EQUAL FOR ANY INSTALLATION WITHOUT AN AUTOMATIC IRRIGATION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

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

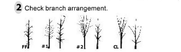
Tree Grading Cue Card

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, thornless honey locust, black olive, gumbo limbo
Type 2- pyramidal shapes.
ex: Eastern red cedar, bald cypress, cedar, pine
Type 3- columnar / upright shapes.
ex: 'East Palatka' holly, scherffera, 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 tree they select a grade based on the crown spread only.

6 Grade the tree according to structural uniformity.

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

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

- Tree with a trunk caliper >1" needs a stake to hold it upright.
- The root ball or container is undersized. *(consult box 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. *(sit tree down to see roots on the bottom)* Container has a *girdling/strangling root.*
- More than 5% of branches have rubbing.

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, if taken 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 box 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/dead. *A disease damaged tree may be downgraded to a #3 maximum.*
- 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.

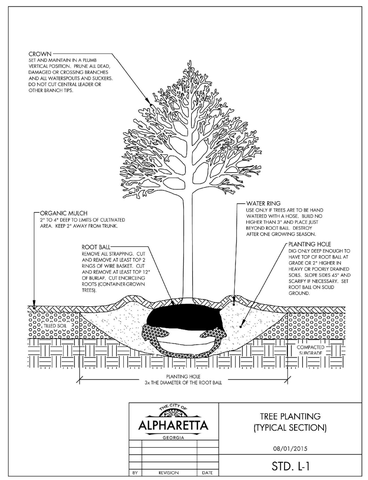
Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.

A trunk display is defined as a significant outward 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.

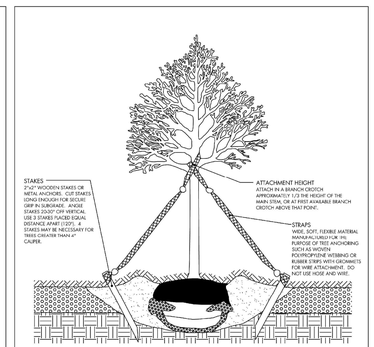
This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees

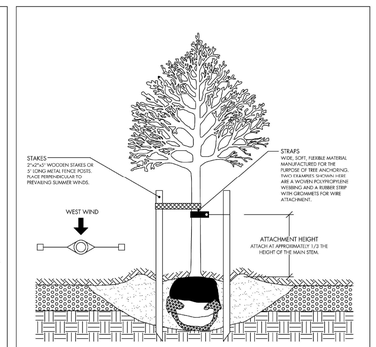


ALPHARETTA GEORGIA	TREE PLANTING (TYPICAL SECTION)
BY REVISION DATE	08/01/2015
	STD. L-1



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

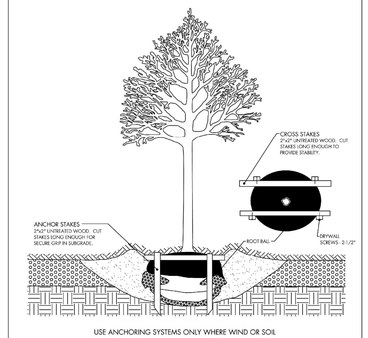
ALPHARETTA GEORGIA	TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
BY REVISION DATE	08/01/2015
	STD. L-2



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

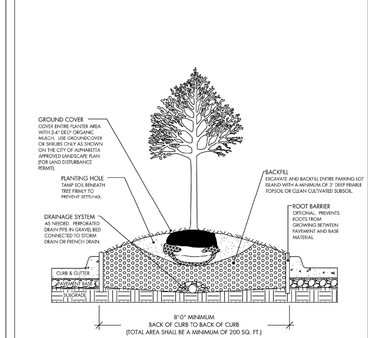
ALPHARETTA GEORGIA	TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.)
BY REVISION DATE	08/01/2015
	STD. L-3

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

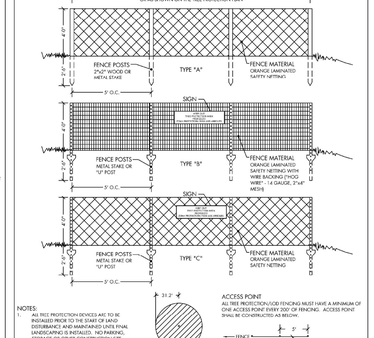


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

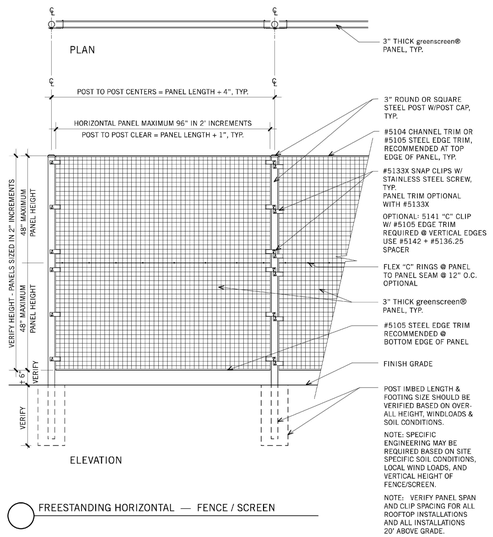
ALPHARETTA GEORGIA	TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER)
BY REVISION DATE	08/01/2015
	STD. L-4



ALPHARETTA GEORGIA	TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
BY REVISION DATE	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 ZONE.
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 MINIMU



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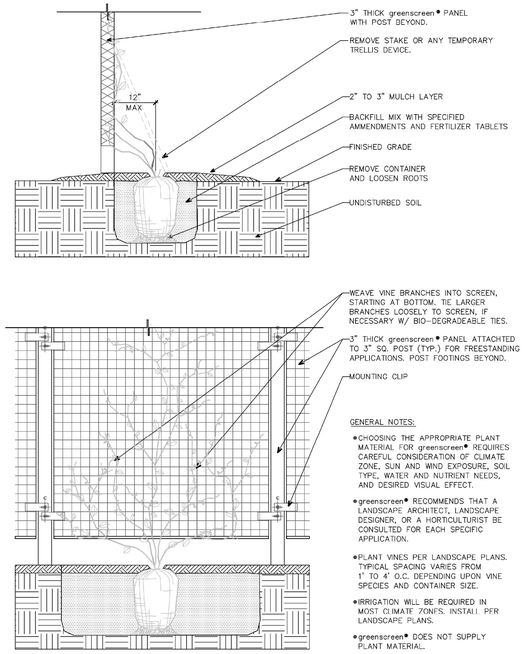
FOR GENERAL INFORMATION ONLY - FOR PROJECT SPECEFIC PLANTING DETAILS REFER TO LANDSCAPE / CIVIL DRAWINGS



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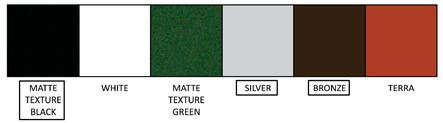
SECTION AND ELEVATION – TYPICAL FOR POST MOUNTED APPLICATION, DETAIL SIMILAR FOR WALL MOUNTED PANELS.

SCALE = 3/4": 1'-0"

greenscreen®

This is the current list of our standard colors for panels, trim, and mounting hardware. Custom colors are available. Note that color rendering can shift depending on your monitor calibration and viewing conditions. For an exact representation of these colors please request a set of our color chips.



http://greenscreen.com/products/color-chart/

COLOR CHART

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

REVISIONS:

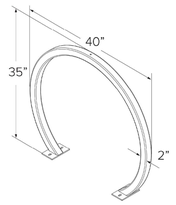
DATE	#
- -	

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

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

ARC RACK

Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 2" x 2" x 11g square tube

FINISHES

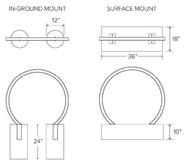
- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
- ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

- ☐ **In-ground** In ground mount is embedded into concrete base. Specify in ground mount for this option.
- ☐ **Surface** Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

OPTIONAL LEAN BAR

- ☐ **Add Lean Bar**



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BRIDGE ROAD HOLDINGS, LLC./PRESTON RIDGE
3333 OLD MILTON PARKWAY
ALPHARETTA, FULTON COUNTY, GA
LL 856, DISTRICT 1, SECTION 2
MP-22-01

LANDSCAPE DETAILS

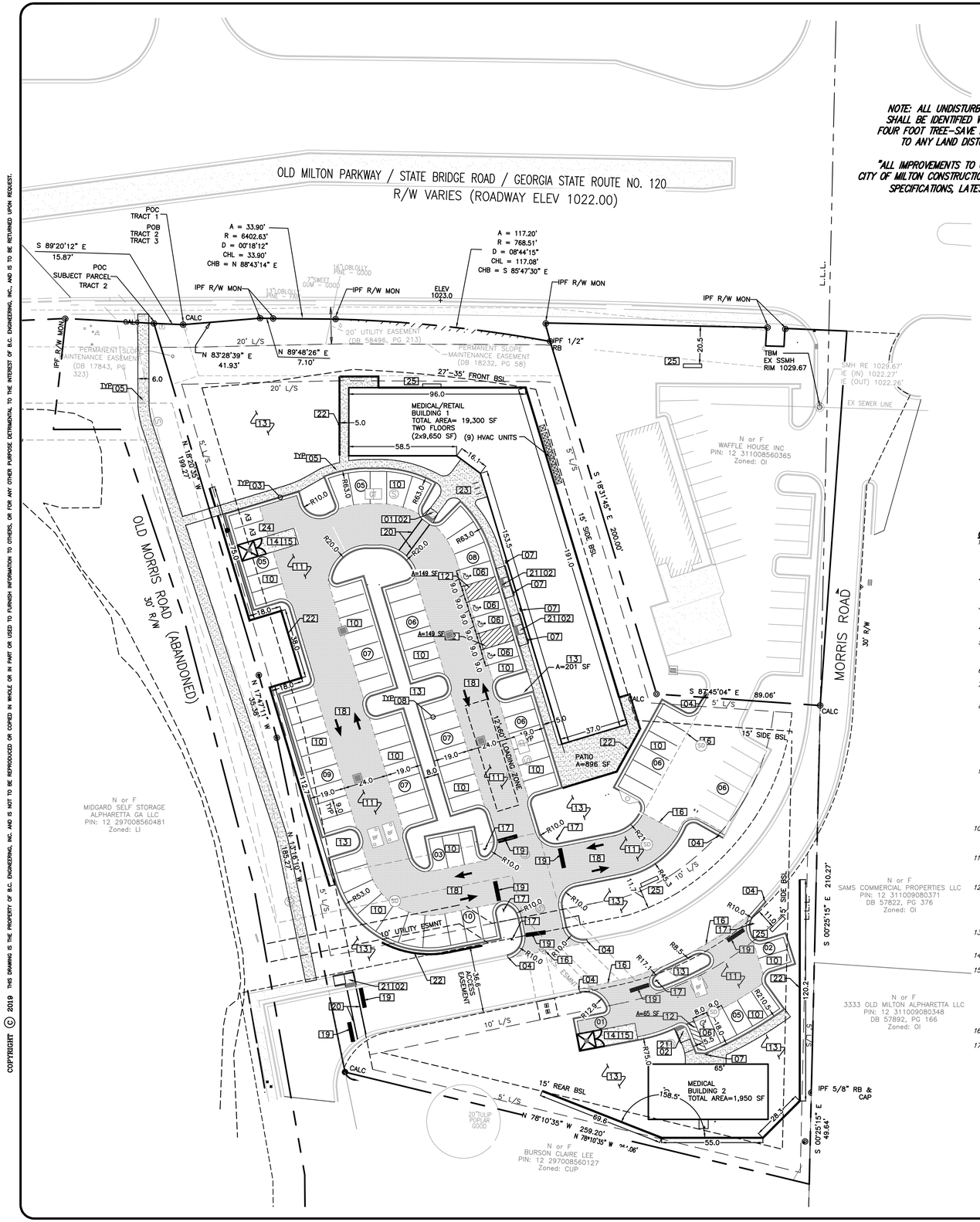
SCALE: AS SHOWN

DATE: 02/28/2023

PROJECT: FA-22094

SHEET L-5

SHEET 5 OF 5



NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH CITY OF MILTON CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR OLD MILTON PARKWAY COMMERCIAL, BY IRON STONE SURVEY, DATED AUGUST 02, 2021. NAD83 GEORGIA STATE PLANE WEST ZONE

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0059F, DATED SEPTEMBER 18, 2013.

GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY IRONSTONE SURVEYING. DATED AUGUST 02, 2021.

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

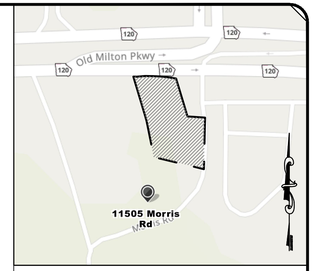
DESCRIPTION OF PROPOSED LAND USE
PROPOSED MEDICAL BUILDING WITH ACCESSORY SHOPS ON EXISTING PARCEL

OWNER
(PER FULTON COUNTY)
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA

SITE ADDRESS
11505 MORRIS ROAD
FULTON COUNTY GA

DEVELOPER/24-HOUR CONTACT
PAUL NOCHARLI
11505 MORRIS ROAD
FULTON COUNTY GA
404-345-6075
nocharli@octavebuilt.com

ADDITIONAL PARCEL INFORMATION
PARCEL ID:(12 297008560291),(12 297008560242),(12 297008560309)
2.454 ACRES
ZONING: OI



LOCATION MAP
N.T.S.

SITE LEGEND

- EX. CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE SIDEWALK
- EX. SIDEWALK
- PROPERTY LINE
- EX. LIGHT
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- GDOT ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

SITE DATA

- PROPERTY SIZE = 2.454 AC
- ZONING: OI
- REZONING TO : N/A
- LAND USE: COMMERCIAL

SETBACK:
- FRONT: 27-35' BSL
- SIDE SETBACK: 15' BSL,
- REAR SETBACK: 15' BSL,
- BUILDING HEIGHT= 40'

- THIS SITE DOES NOT CONTAIN WETLANDS
- THERE IS NO OFFSITE LAKE WITHIN 500' OF SITE.
- STORM WATER SHALL BE ROUTED TO PROPOSED ONSITE STORMWATER MANAGEMENT FACILITY.
- NOTIFY CITY OF ALPHARETTA & FULTON COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.
- NOTIFY FULTON COUNTY WATER SERVICES 24 HOURS PRIOR TO CONSTRUCTION IF INSPECTIONS ARE REQUIRED

PARKING CALCULATIONS:
- MIN. REQ'D PARKING = 1 SPACE/200 SF * 19,574 SF = 98 SPACES
- HANDICAP PARKING REQUIRED = 4 SPACES
- HANDICAP PARKING PROV'D= 4 SPACES
- TOTAL PARKING PROVIDED = 85 SPACES

SITE CONSTRUCTION NOTES XX

1. SIDEWALK RAMP AT 8.33% MAX SLOPE PER CITY STD. 902
2. DETECTABLE WARNING SURFACE PER CITY STD. 902
3. 24" CONCRETE CURB AND GUTTER PER CITY STD 901
4. TAPER CURB TO MATCH EXISTING
5. CONCRETE SIDEWALK PER CITY STD. 902
6. ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL (PER ADA AND LOCAL REQUIREMENTS)
7. ACCESSIBLE PARKING SIGN (PER ADA AND LOCAL REQUIREMENTS)
8. PARKING STALL STRIPING (PER LOCAL CODES)
9. NOT USED
10. LIGHT DUTY ASPHALT PAVEMENT
11. HEAVY DUTY ASPHALT PAVEMENT
12. 4" WIDE PAINTED STRIPES, 2' O.C. AT 45° (PER LOCAL CODES)
13. LANDSCAPE AREA
14. DUMPSTER ENCLOSURE
15. REINFORCED CONCRETE PAVEMENT
16. LIMITS OF PAVEMENT CUT
17. STOP SIGN
18. TRAFFIC ARROWS
19. 24" WHITE STOP BAR
20. 4" WHITE PAINTED CROSS WALK
21. SIDEWALK RAMP AT 8.33% MAX SLOPE PER CITY STD 902 TYPE D
22. RETAINING WALL BY OTHERS (UNDER SEPARATE PERMIT)
23. BIKE RACK PER MANUFACTURES SPECIFICATIONS
24. ELECTRIC VEHICLE PARKING
25. DEVELOPMENT SIGNS (UNDER SEPARATE PERMIT)

CITY OF ALPHARETTA CONSTRUCTION NOTES:
1. DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE AND SLOPED PER GEORGIA HIGHWAY STANDARD 9031-J. CURB SHALL NOT BE BROKEN FROM GUTTER. CURB AND GUTTER TO BE REMOVED TO EXISTING CONSTRUCTION JOINTS OR NEW JOINTS SAWED.
2. ALL SILT BARRIERS AND CONSTRUCTION ENTRANCE PADS MUST BE PLACED PRIOR TO ANY CLEARING AND/OR GRADING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
3. NO ADVERTISING SIGNS, DISPLAYS, OR ANY OTHER STRUCTURES, WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM, ARE PERMITTED INSIDE CITY RIGHTS-OF-WAY.
4. ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND GRASSED.
5. ALL OPEN DRAINAGE SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 LB. STONE SHALL BE PLACED AT ALL HEADWALLS OR FLUMES.
6. NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED ONTO CITY RIGHT-OF-WAY.
7. ALL CORRUGATED METAL STORM DRAINPIPE SHALL MEET FULTON COUNTY STANDARDS. ALUMINIZED TYPE II CMP WITH RE-ROLLED ENDS AND BANDS IS ALSO ALLOWED.
8. THESE CONSTRUCTION DRAWING APPROVALS DO NOT ALLOW ANY WORK ON CITY RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, POWER, TELEPHONE, GAS, ETC). CITY OF ROSWELL DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY. CONTACT CITY OF ROSWELL DOT FOR ADDITIONAL INFORMATION. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY MUST COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. THESE CONSTRUCTION DRAWINGS ARE APPROVED WITH THE UNDERSTANDING THAT ALL INTERNAL DEVELOPMENT EASEMENTS AND RIGHT-OF-WAY ARE GRANTED TO THE CITY OF MILTON ALONG ALL INTERNAL ROAD FRONTAGES FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
   0 TO 5 - NOT LESS THAN 3 TO 1 SLOPE, 5 OR MORE - NOT LESS THAN 2 TO 1 SLOPE
10. APPLICANT SHALL RE-GRASS TO STATE HIGHWAY DEPARTMENT SPECIFICATIONS ALL CITY RIGHT-OF-WAY AREAS THAT ARE DAMAGED OR DISTURBED DURING WORK AUTHORIZED HEREIN.
11. ALL HANDICAP RAMPS SHALL BE A MINIMUM OF 3.0' IN WIDTH AND AT A MAXIMUM 12:1 SLOPE AND SHALL CONFORM TO STANDARD DETAIL A3 OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS CONSTRUCTION DETAILS.
12. ANY NEW SECTION OF ROADWAY TO BE DEDICATED TO THE CITY MUST BE TESTED FOR THICKNESS OF CRUSHER RUN BASE AND ASPHALT, AND THE ASPHALT MUST BE CORED, TO DETERMINE PERCENTAGE OF COMPACTION. CORES SHALL BE TAKEN NO LESS THAN THREE HUNDRED FEET (300') APART AT STAGGERED INTERVALS.
13. THE ISSUANCE OF THESE CONSTRUCTION DRAWINGS DOES NOT ASSURE SEWER AVAILABILITY. SEWER SERVICE IS PROVIDED BY FULTON COUNTY, NOT THE CITY OF MILTON.
14. FIVE (5) FOOT WIDE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS WITH MIN 2' OFF GRASS STRIP.
15. A HORIZONTAL SEPARATION OF AT LEAST 10 FEET MUST BE MAINTAINED BETWEEN THE WATER MAIN AND THE EXISTING OR PROPOSED SEWER. WHERE WATER MAINS CROSS SEWERS, A MINIMUM VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED BETWEEN THE TWO (2) PIPES (MEASURED EDGE TO EDGE). AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE MUST BE LOCATED SO THAT BOTH JOINTS ARE AS FAR FROM THE SEWER AS POSSIBLE.
16. ANY PIPE, SOLDER OR FLUX USED IN THE INSTALLATION OR REPAIR OF THE WATER LINES MUST BE "LEAD-FREE."
17. DUMPSTER PADS MUST BE CONSTRUCTED 12 FEET BY 12 FEET AND HAVE AN ENCLOSURE THAT MATCHES THE BUILDING. THE PAD MUST BE RAISED SIX INCHES ABOVE THE ADJACENT AREAS SO THAT UNWANTED STORM WATER CAN NOT ENTER THE PAD. THE PAD MUST ALSO BE CONSTRUCTED SUCH THAT ALL RAIN WATER FALLING ONTO THE PAD MUST ENTER THE DRAIN THAT IS CONNECTED TO THE SANITARY SEWER. WHERE SANITARY SEWER IS NOT AVAILABLE THE DRAIN MUST BE CONNECTED TO A DRY WELL.
18. ALL ROAD AND STORM STRUCTURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
19. CONSTRUCTION NOISE WILL BE ALLOWED MON.-FRI. BETWEEN THE HOURS OF 7:30 AM AND 7:30 PM AND SAT. BETWEEN 9:00 AM AND 5:00 PM.
20. SANITARY SEWER AND WATER LINES MUST PASS INSPECTION BEFORE STREETS CAN BE PAVED.
21. BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE C.O. WILL NOT BE ISSUED UNTIL SIDEWALK IS INSPECTED AND ACCEPTED.
22. COMPACTION REPORTS SHALL BE FURNISHED TO THE CITY ON ALL UTILITY EXCAVATIONS WITHIN ROADWAY.
23. CONTRACTOR MUST NOTIFY LAND DEVELOPMENT INSPECTOR (678) 242-2544, TWENTY-FOUR (24) HOURS PRIOR TO BEGINNING CONSTRUCTION.
24. ALL GATE VALVES SHALL BE EPOXY COATED WITH RESILIENT-SEATED GATES.
25. ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS TO NOT DIRECTLY ILLUMINATE ADJACENT PROPERTY.
26. THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE US ARMY CORPS OF ENGINEERS CONCERNING PERMITS OR REQUIREMENTS WHEN WETLANDS ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMIT REQUIREMENT BEFORE DISTURBING ANY WETLANDS COULD RESULT IN PENALTIES BEING IMPOSED BY THE CORPS OF ENGINEERS.
27. BURIAL OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF MILTON.
28. OPEN BURNING ON CONSTRUCTION SITES WILL ONLY BE ALLOWED WHEN IN COMPLIANCE WITH EPD RESTRICTIONS AND ONLY WHEN USING A PROPER SIZED PIT AND AIR CURTAIN.
29. ALL WATER LINES SHALL BE CLASS 50 DIP.
30. A CITY OF MILTON TRENCHING PERMIT IS REQUIRED PRIOR TO ANY TRENCHING ACTIVITY. CONTACT YOUR CITY OF MILTON INSPECTOR TO OBTAIN A PERMIT.
31. ALL ROAD STRIPING WITHIN THE TAYLOR ROAD PUBLIC RIGHT-OF-WAY SHALL BE PRE MARKED AND APPROVED BY THE CITY OF ROSWELL TRANSPORTATION DEPARTMENT PRIOR TO FINAL STRIPING.
32. AS-BUILT PLANS AND CERTIFICATIONS OF ALL STORM WATER MANAGEMENT FACILITIES SHALL BE PROVIDED TO THE CITY OF MILTON PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. AS-BUILT PLANS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.
33. TO BE COMPLIANT WITH SECTION 506 OF THE INTERNATIONAL FIRE CODE, ALL COMMERCIAL BUILDINGS AND GATED COMMUNITIES/ OR BUSINESSES SHALL ALLOW EMERGENCY ACCESS FOR PUBLIC SAFETY OFFICIALS THROUGH THE USE OF A KNOX BOX. THE SPECIFIC TYPE AND LOCATION OF THE BOX SHALL BE COORDINATED WITH THE CITY OF MILTON FIRE MARSHALL.
34. A CITY OF ROSWELL ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN CITY RIGHTS OF WAY.
35. ALL WATER MAINS FOR COMMERCIAL DEVELOPMENTS BEHIND THE MASTER METER SHALL BE PRESSURE TESTED AT 200 LBS FOR TWO HOURS BY THE DEVELOPER AND WITNESSED BY THE LAND DEVELOPMENT INSPECTOR. PRESSURE LOSS SHALL NOT EXCEED 10%.
36. ALL COMMERCIAL BACK FLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AND REPORTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF THE CO.

CONTRACTOR NOTES:
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED
- IT IS UNDERSTOOD BY THE ENGINEER THAT THE CONTRACTOR SHALL HAVE SUFFICIENT EXPERTISE TO CONSTRUCT THIS PROJECT BASED ON WHAT HAS BECOME AN ACCEPTABLE LEVEL OF DETAIL FOR CONSTRUCTION DRAWINGS. PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER. THE CONTRACTOR SHALL BE OBLIGATED TO NOTIFY THE ENGINEER OF ANY ITEMS IN THE PLANS OR SPECIFICATIONS THAT MAY NO CONTAIN ENOUGH DETAIL TO COMPLETE THE PROJECT. BY ENTERING INTO A BINDING CONTRACT WITH THE OWNER TO CONSTRUCT THE PROJECT THE CONTRACTOR INDICATES THAT THESE PLANS CONTAIN AN ACCEPTABLE LEVEL OF DETAIL

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 ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:

a. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES)

b. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.

c. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

SITE PLAN
OLD MILTON PARKWAY COMMERCIAL
OLD MILTON PARKWAY
LAND LOT 855 & 856
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED NO. 22093 PROFESSIONAL ENGINEER BRIAN W. COLE
Brian W. Cole
02/24/23

DRAWN BY:	YQ	REVISION	DESCRIPTION
CHECKED BY:	BC	–	–
DATE:	08/04/22		
SCALE:	AS NOTED		
LAND LOTS:	855 & 856		
DISTRICT:	12TH		
SECTION:	–		

SHEET NO. 3 OF 32

JOB NO. 2022-114

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BRICKS- TRIANGLE BRICK
- SOUTHHAMPTON

BRONZE

SIDING
- SW 0036 Buckram Binding

SW 2829 CLASSICAL WHITE

FRONT

SHAKE SIDING
- SW 7039 Virtual Taupe

BRICKS - GENERAL SHALE
- Logan Canyon

HORIZON STONE
- Mossy Creek

BRICKS- TRIANGLE BRICK
- SOUTHHAMPTON

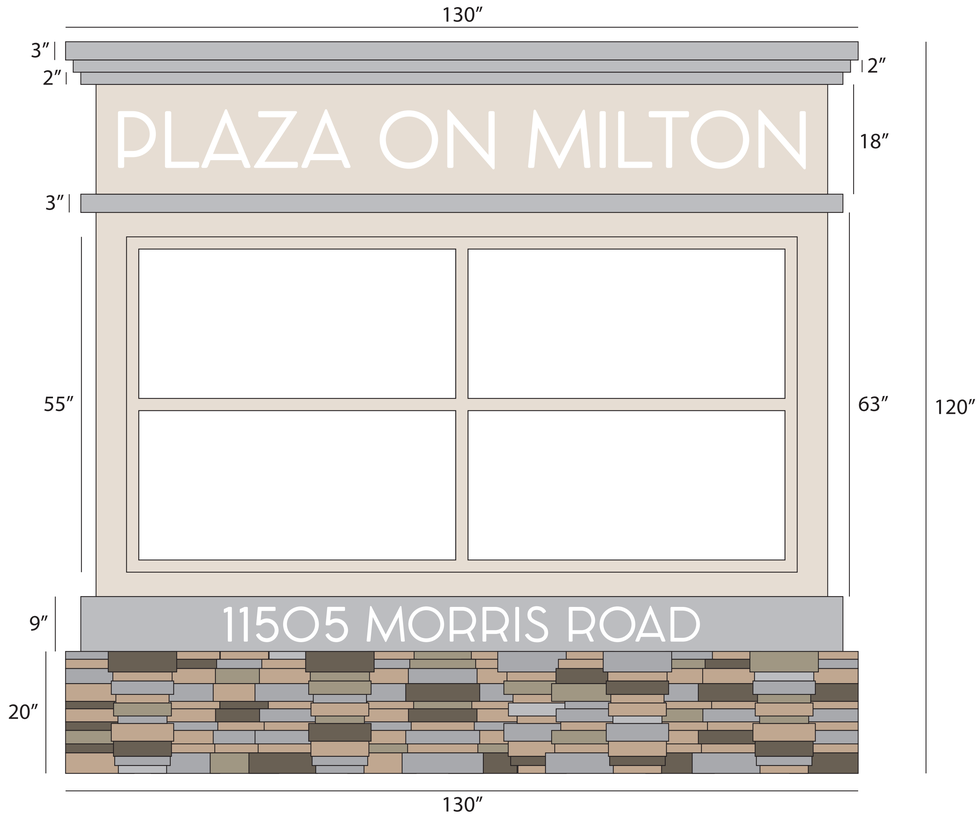
TIMBERLINE
- Asphault Shingles
-Charcoal

LEFT

RIGHT

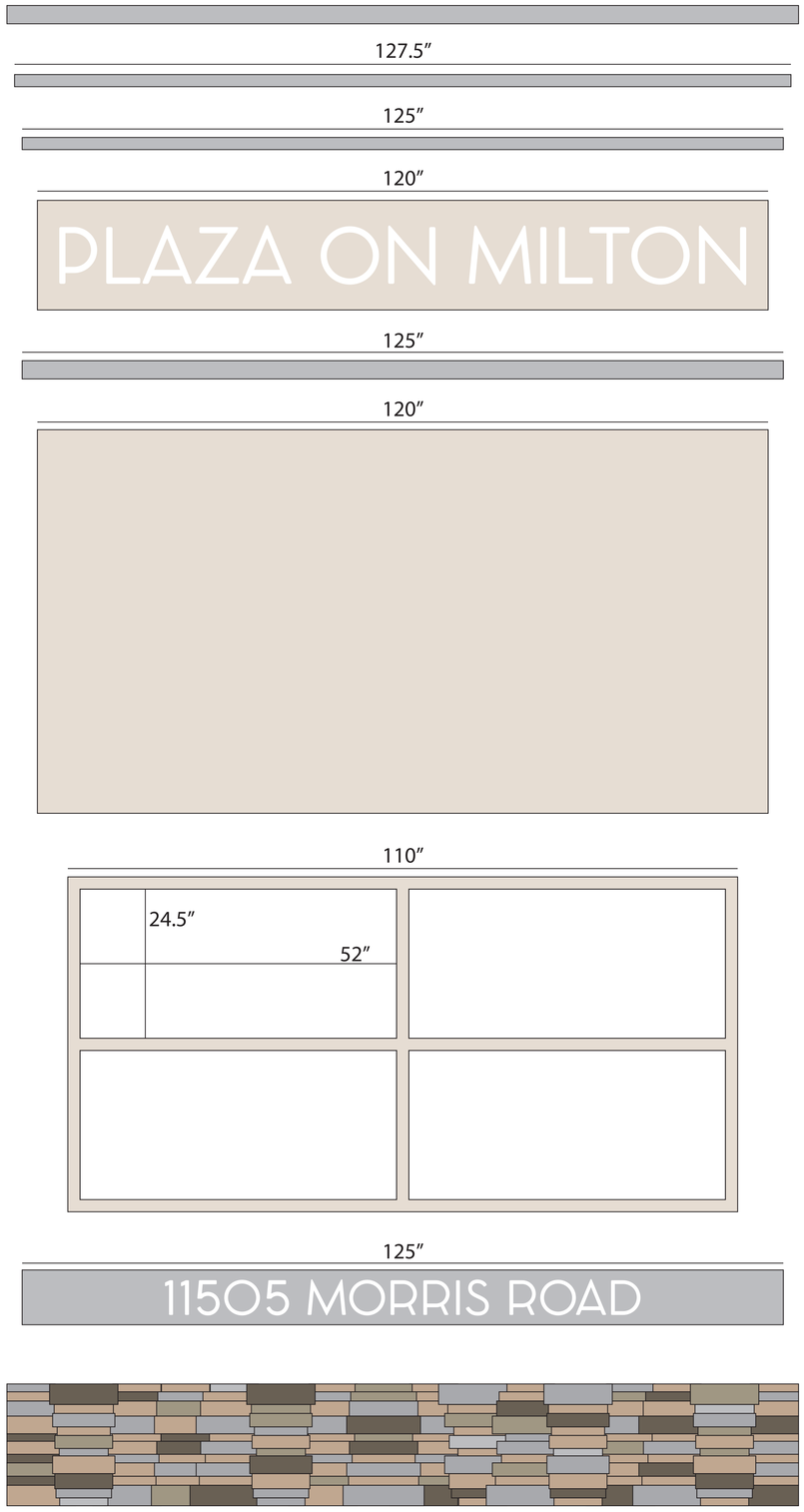
REAR

Master Sign 1



Description: Stacked stone/masonry base with two vertical steel poles for sign mounting.
Aluminum fabricated sign with four LED illuminated tenant panels on each side.
"Plaza on Milton" and "11505 Morris Road" 1/2" thick routed acrylic mounted to face of the sign

Front View



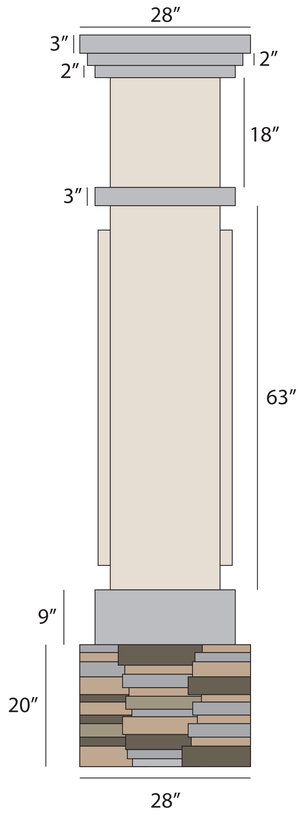
SIGNS OF SIGNIFICANCE
MAKE EVERY IMPRESSION SIGNIFICANT
678.379.5190
1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

CUSTOMER : Octive Built

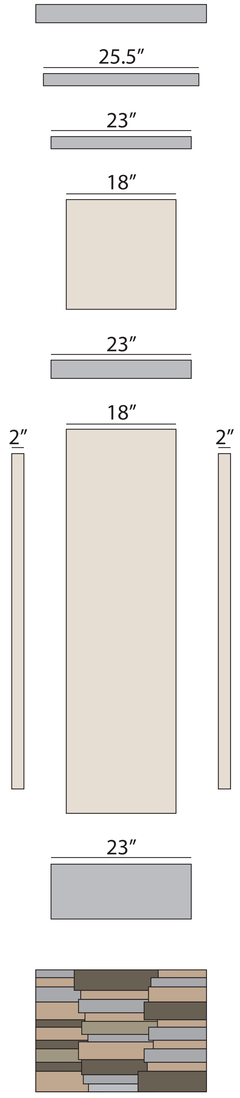
Date: 1/23/22

Proof: 01

Master Sign 1



Side View



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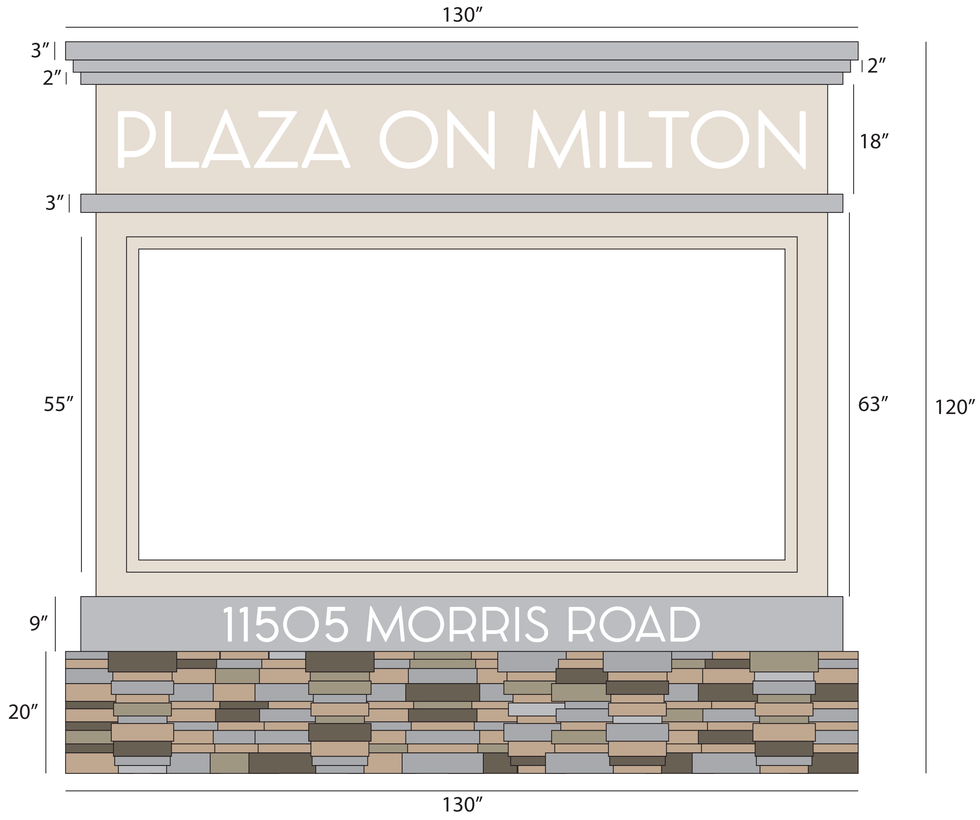
Roswell, GA 30076

CUSTOMER : Octive Built

Date: 1/23/22

Proof: 01

Master Sign 2



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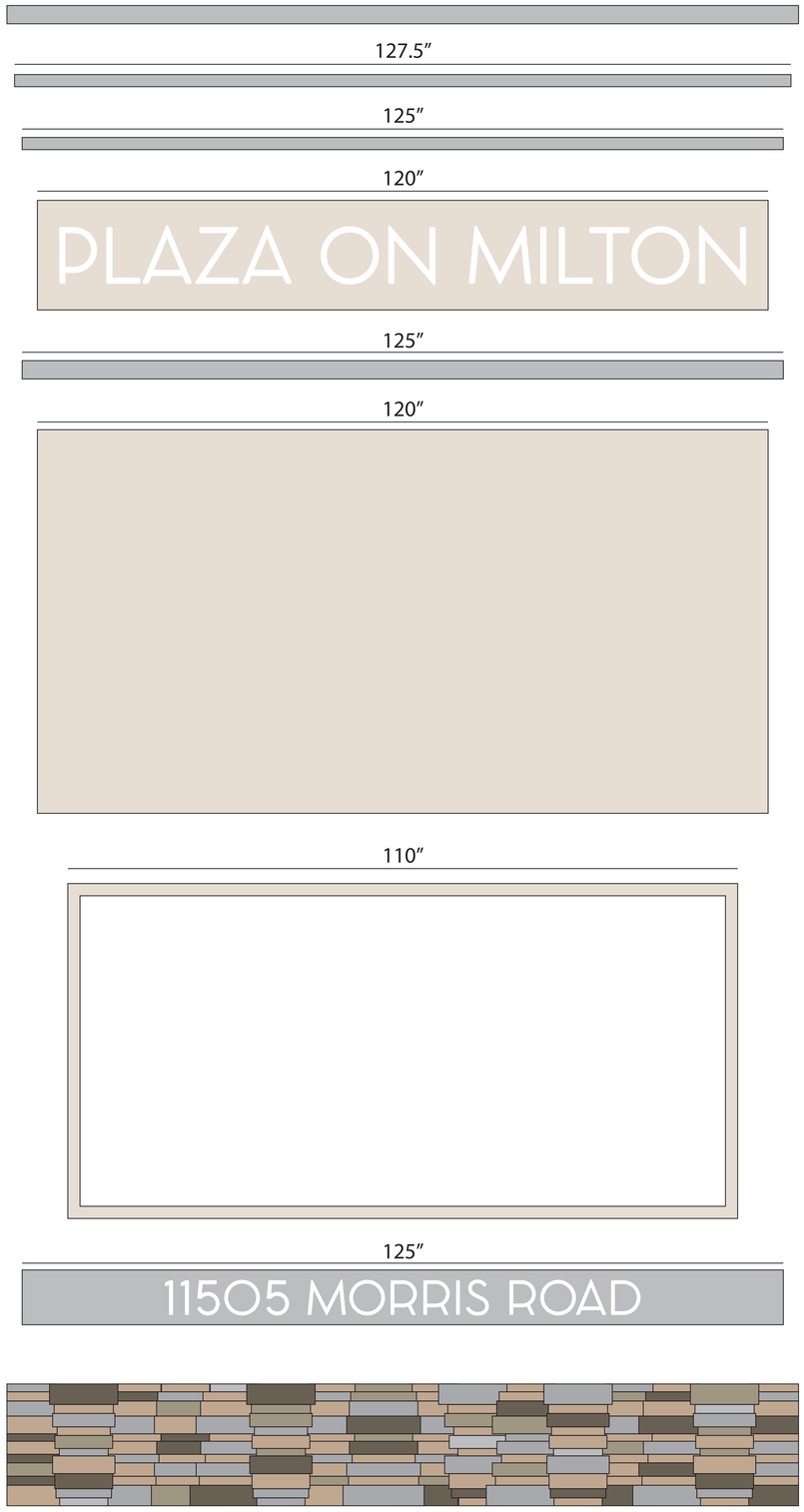

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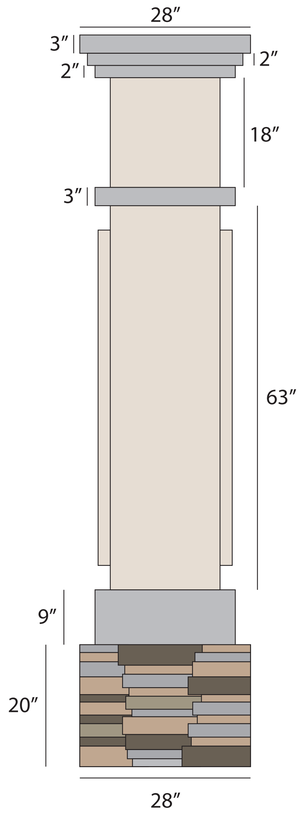
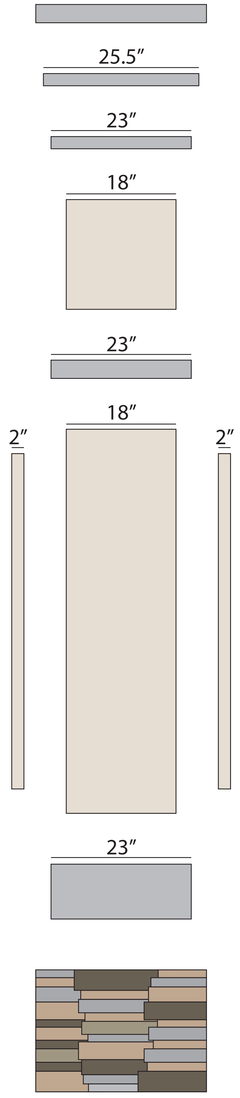
Proof: 01

Master Sign 2



Side View



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Roswell, GA 30076

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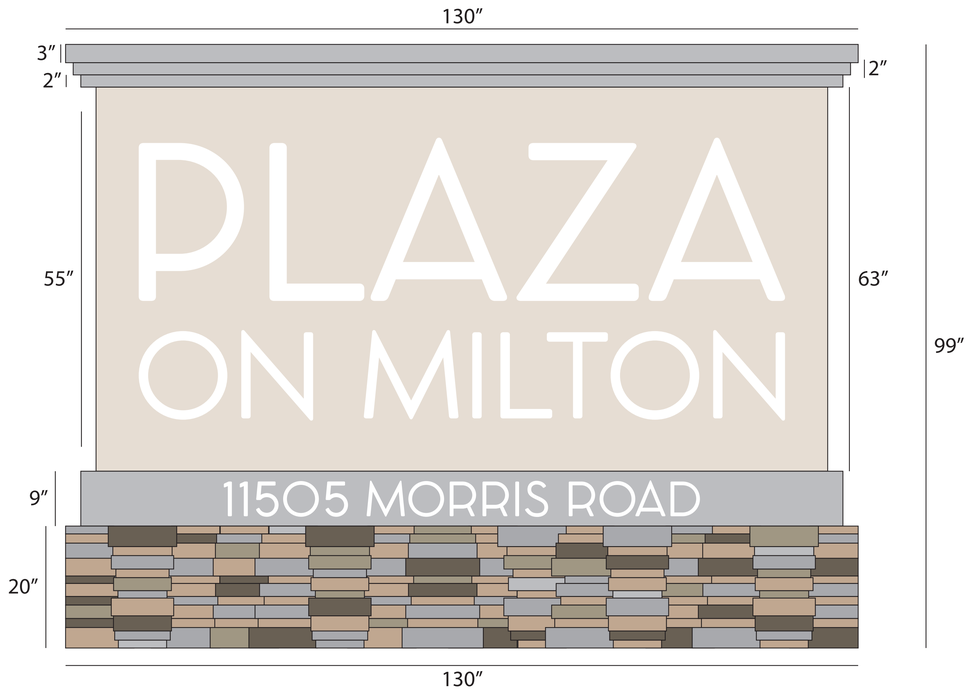
Date: 1/23/22

Proof: 01

Monument Sign

Front View



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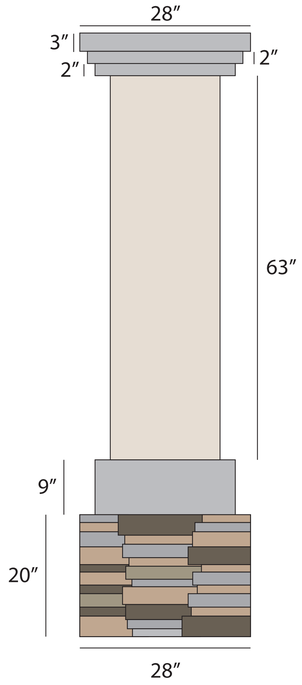
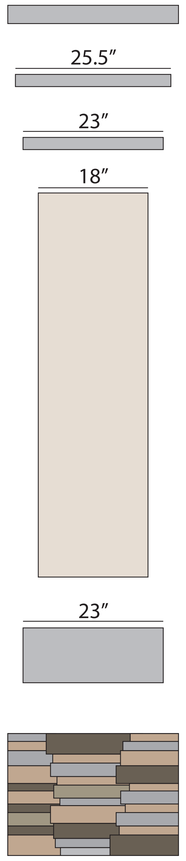
Proof: 01

Monument Sign



Side View



SIGNS OF SIGNIFICANCE
MAKE EVERY IMPRESSION SIGNIFICANT
678.379.5190
1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

CUSTOMER : Octive Built

Date: 1/23/22

Proof: 01

Building Sign Options

Reverse lit channel letters
individually mounted to the building

SIGNS OF SIGNIFICANCE
MAKE EVERY IMPRESSION SIGNIFICANT
678.379.5190
1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

CUSTOMER : Octive Built

Date: 1/23/22

Proof: 01

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-22-01 BRIDGE ROAD HOLDINGS, LLC/PRESTON RIDGE POD M

PLANNING COMMISSION: JUNE 9, 2022

CITY COUNCIL: JUNE 27, 2022

II. RECOMMENDATION:

Approve MP-22-01 Bridge Road Holdings, LLC/Preston Ridge, subject to the following conditions:

1. The 2.45-acre property shall be added to Pod M of the Preston Ridge Master Plan and limited to medical and professional office and no more than 9,500 square feet of accessory retail, limited to the following uses:
    a. Animal Hospital, Small Animal
    b. Bakery
    c. Bank
    d. Barber Shop
    e. Beauty Shop
    f. Dry-Cleaning, Pick-Up Station
    g. Fitness Studio
    h. Florist, Retail
    i. Laboratory, Research Commercial
    j. Laundry, Self-Serve, Pick-Up
    k. Pet Day Care
    l. Pet Grooming
    m. Print Shop
    n. Restaurant
    o. School, Commercial (Beauty, Business)
2. Site shall be developed substantially as depicted on the submitted site plan, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
3. Trees shall be saved as depicted on the submitted site plan, labeled Exhibit A, as approved by Staff.
4. Building A shall have a minimum 20' height along Old Milton Parkway. Exterior building materials shall be comparable to the materials on nearby Preston Ridge office buildings, with final approval by DRB.
5. Developer shall construct a 6' sidewalk along the east side of the Old Morris Road right-of-way connecting the Old Milton Parkway sidewalk to the Morris Road sidewalk. Existing sidewalk along Morris Road shall be removed and area shall be planted with street trees.
6. Buildings shall connect to the public sidewalk system.
7. Developer shall coordinate with the City and GDOT to provide the required landscape material in the 20' landscape strip along Old Milton Parkway.
8. Walls signs visible from Old Milton Parkway shall be limited to signage permitted for an office building and shall be for an office tenant.
9. Property owner shall dedicate Morris Road to the City as public right-of-way.

III. REPORT IN BRIEF:

The applicant, Bridge Road Holdings, LLC, is requesting a master plan amendment to allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. An amendment is requested to the Preston Ridge Master Plan to add the property to Pod M, which allows office-institutional and accessory retail uses. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. A master plan amendment is requested to the Preston Ridge Master Plan to add the property to Pod M. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

The property is zoned O-I (Office-Institutional) and is mostly undeveloped. Morris Road was extended through the south end of the property for the Inspired Living development to the southwest and a small parking lot with eleven (11) parking spaces was constructed on the property for the adjacent Waffle House. Surrounding properties are zoned O-I to the east and west, CUP (Community Unit Plan) to the south, and C-2 (General Commercial) to the north. Quik Trip gas station is located to the north; Waffle House, Shell gas station and Life Hope Alpharetta are located to the east; floodplain to the west; and an undeveloped property to the south.

Preston Ridge Master Plan was approved in 1987 as a 500-acre mixed-use development. Pod M, which is approximately eight (8) acres, was approved for office-institutional and accessory retail uses with a maximum non-residential density of 18,000 square feet per acre. There is no limitation on the percentage of retail use as it relates to the overall development. Outside of the master plan, O-I limits the percentage of retail use to no more than 25% of the overall building area. The subject property abuts the west side of Pod M and has access through the pod by way of the Morris Road extension.

SITE PLAN

The site plan depicts a 2-story, 19,000 square foot 'L-shaped' building (Building A) with office over retail along Old Milton Parkway and a 1-story, 1,950 square foot office building (Building B) on the south end of the 2.45-acre property. The proposed non-residential density is approximately 8,550 square feet/acre. Access to the property is from Morris Road, which bisects the property from north to south. Building A is served by 91 parking spaces, of which 12 spaces are shared with Waffle House, and Building B is served by eight (8) parking spaces. The building setback along Old Milton Parkway varies from approximately 27' on the east end of Building A to 35' on the west end of the building. Fifteen-foot (15') building setbacks are depicted on the sides and rear of the property.

There are a mix of pines and hardwoods on the north and south ends of the property, with the middle portion of the property having been cleared in conjunction with the Morris Road extension. Two (2) tree saves areas are depicted in the parking lot near Building A and several tree saves are depicted near Building B. Underground stormwater facilities are depicted in the parking lot north of Morris Road and a walled stormwater pond is depicted at the south end of the property near Building B.

TRAFFIC

The applicant provided a trip generation analysis, which shows that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 PM Peak Hour trips.

Trip Generation Analysis (10th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Old Milton Parkway at Milton Road
Alpharetta, GA

Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	**HIDE THIS ROW**								
720	Medical-Dental Office Building	11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center	9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips				**710**	**355**	**355**	**41**	**31**	**10**	**77**	**28**	**49**
Mixed-Use Reductions - TOTAL				*-28*	*-14*	*-14*	*-6*	*-3*	*-3*	*-2*	*-1*	*-1*
Driveway Volumes				**682**	**341**	**341**	**35**	**28**	**7**	**75**	**27**	**48**

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with commercial and office-institutional uses.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with commercial and office-institutional uses.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: Two (2) tree saves areas are depicted in the parking lot near Building A and several tree saves are depicted near Building B.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: Without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of Preston Ridge.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would not have significant impacts on public facilities and services. It is estimated that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 PM Peak Hour trips.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance. The applicant's proposal would be compatible with office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan and other locations for this business type, which are similarly situated along commercial corridors and in office parks.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment. The proposed use would be compatible with the office-institutional and accessory retail uses approved in Preston Ridge Master Plan Pod M and other locations for this business type, which are similarly situated along commercial corridors and in office parks. It should be noted that without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. If approved, it is recommended that retail uses be limited to accessory retail uses that support nearby office and institutional uses.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on February 9, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan

BRICKS- TRIANGLE BRICK
- SOUTHHAMPTON

BRONZE

SIDING
- SW 0036 Buckram Binding

SW 2829 CLASSICAL WHITE

FRONT

SHAKE SIDING
- SW 7039 Virtual Taupe

BRICKS - GENERAL SHALE
- Logan Canyon

HORIZON STONE
- Mossy Creek

BRICKS- TRIANGLE BRICK
- SOUTHHAMPTON

TIMBERLINE
- Asphault Shingles
-Charcoal

LEFT

RIGHT

REAR

BRONZE

TIMBERLINE
- Asphault Shingles
-Charcoal

14’

SHAKE SIDING & BOARD AND BATTON
- SW 7039 Virtual Taupe

HORIZON STONE
- Mossy Creek

FRONT

RIGHT

REAR

LEFT

PLAZA ON MILTON

PLAZA ON MILTON

Horizon Stone – Mossey Creek

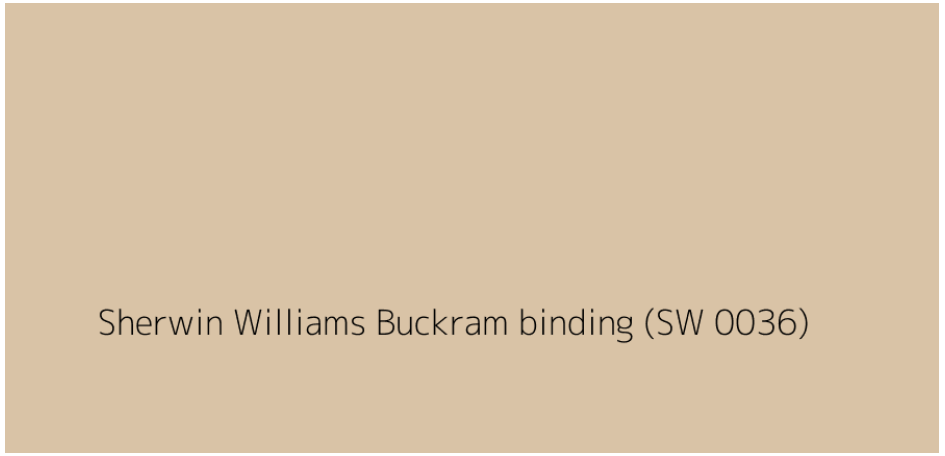
Trinagle Brick -SouthHampton

General Shale – Logan Canyon

Timberline – Asphalt Shingles
Charcoal

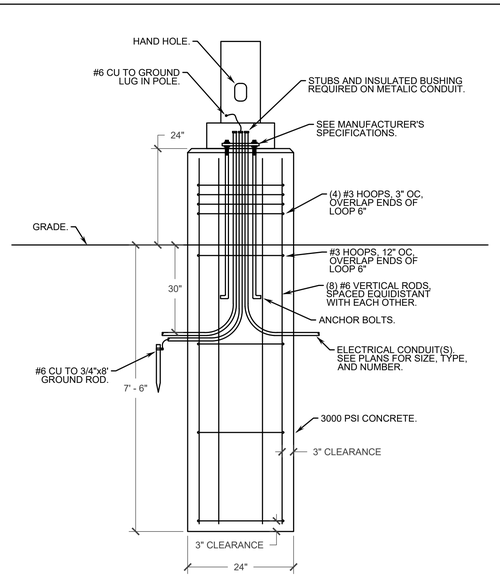
Material Selections

Bronze Gutters



Material Selections

Existing Photos



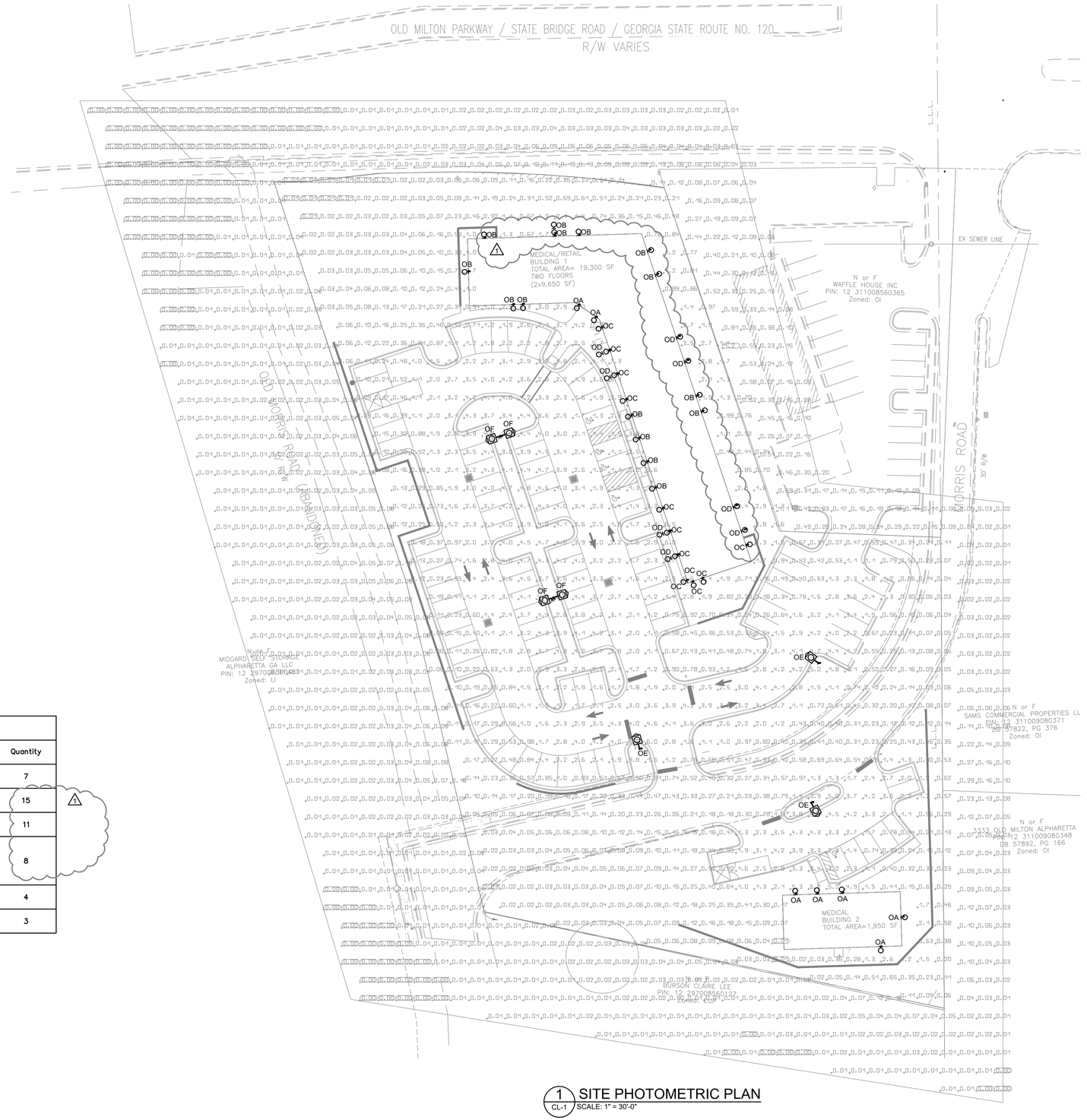
1 CL-1 **LIGHT POLE BASE DETAIL**
SCALE: NTS

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
OA	GENERIC	CROSS SCONCE		1x Incandescent	2600 lm	0.92	150 W	7
OB	GENERIC	X SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	15
OC	GENERIC	Curve SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	11
OD	GENERIC	GOOSENECK		1x (1) LED	2520 lm	0.92	82.9 W	8
OF	GENERIC		VP-1-160L-115-4K7-3	1x B-70-CRI	16235 lm	0.92	111.9 W	4
OE	GENERIC		VP-1-160L-115-4K7-2	1x B-70-CRI	16063 lm	0.92	111.9 W	3

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Off Property	Perpendicular illuminance	0.001 fc	1.22 fc	0.047 fc	0.026	0.001
2	On Property	Perpendicular illuminance	0.007 fc	7.92 fc	1.43 fc	0.005	0.001

PHOTOMETRICS NOTES

1. THE PHOTOMETRIC VALUES SHOWN ON THIS PLAN HAVE BEEN CALCULATED USING DIALux evo 9.1 (VERSION 5.9.1.51180). ACTUAL PERFORMANCE OF LUMINARIES MAY DIFFER DUE TO VARIATIONS OF VOLTAGE, TOLERANCES IN LAMPS, ELEVATION CHANGES, TREES, OBSTRUCTIONS, AND OTHER FIELD CONDITIONS.
2. DUE TO LIMITED AVAILABILITY OF .IES FILES FROM MOST LIGHTING MANUFACTURES, THE LUMINAIRE MODEL NUMBER(S) USED FOR PHOTOMETRIC CALCULATIONS MAY DIFFER FROM ACTUAL MODEL NUMBERS. SEE LIGHT FIXTURE SCHEDULE FOR ACTUAL MODEL NUMBERS.



1 CL-1 **SITE PHOTOMETRIC PLAN**
SCALE: 1" = 30'-0"

ENGINEERING
5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph. 678-439-8664
tim.lee@tlengineer.com

JOB #23131

GEORGIA REGISTERED No. PE037597 PROFESSIONAL ENGINEER TIMOTHY S. LEE
02-21-23

ISSUE / REVISION:

02-07-23 - ISSUED FOR CONSTRUCTION

1 02-21-23 - REVISION 1

PROJECT NAME:

OLD MILTON PARKWAY COMMERCIAL
ALPHARETTA, GEORGIA
FOR:
OCTAVE BUILT
ALPHARETTA, GA

SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

CL-1

OF 2 SHEETS
SHEET SIZE: 24x36

TYPE OC

Ashbern 18" LED Wall Light Textured Black

49975BKTLED

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SPECIFICATIONS

Certifications/Qualifications	
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	6.00 X 8.00
Extension	9.75"
Weight	11.00 LBS
Height from center of Wall opening (Spec Sheet)	4.50"
Height	18.25"
Width	9.50"
Light Source	
Delivered Lumens	625
Dimmable	Yes
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	16.00
# of Bulbs/LED Modules	1
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Weight	5.24 LBS
Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Satin Etched Seeded
Primary Material	Aluminum
Shade Dimensions	9.50 SQ X 18.50
Product/Ordering Information	
SKU	49975BKTLED
Finish	Textured Black
Style	Transitional
UPC	783927541855

Finish Options

Textured Black

ALSO IN THIS FAMILY

49976BKTLED | 49973BKTLED | 49974BKTLED

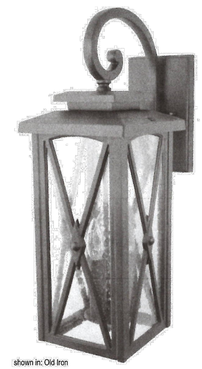
Kichler.com

KICHLER.

1

TYPE OB

U8100 Series



shown in: Old Iron

U8150
Height: 26"
Width: 8"

U8170
Height: 23"
Width: 8"

U8151
Height: 17"
Width: 8"
Overall: 29"

U8171
Height: 20"
Width: 8"
Overall: 32"

U8156
Height: 19½"
Width: 8"
Extend: 12"
Top to Outlet: 7½"
Backplate: 5¼" x 9"

U81176
Height: 23"
Width: 8"
Extend: 12"
Top to Outlet: 7½"
Backplate: 5¼" x 9"

Specifications:

Panels:
Standard : Seedy Glass

Socket Options:
Medium
Standard 3 Lite Cluster (3-60watt)
Options: 1 Lite Edison (100 Watt Max), LED 6-12 watt, GU24.
Large
Standard 3 Lite Cluster (3-60watt)
Options: 1 Lite Edison (100 Watt Max), LED 6-12 watt, GU24.

Material: Cast Aluminum

Finishes: 39 Hand Painted Finishes

Dark Sky Compliant: Contact Factory

33

TYPE OA

Beacon Square 17" 1 Light Wall Light Olde Bronze®

49831OZ

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SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.75 X 7.75
Extension	10.50"
Weight	7.00 LBS
Height from center of Wall opening (Spec Sheet)	2.50"
Height	17.50"
Width	9.50"
Light Source	
Dimmable	Yes
Lamp Included	Not Included
Lamp Type	A21
Light Source	Incandescent
Max or Nominal Watt	150.00
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.40 LBS

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Hammered
Primary Material	EPMM
Shade Dimensions	9.50 SQ X 15.50
Product/Ordering Information	
SKU	49831OZ
Finish	Olde Bronze
Style	Arts and Crafts / Mission
UPC	783927526142

Finish Options

Olde Bronze

White

ALSO IN THIS FAMILY

49832WH | 49829WH | 49830WH

49833WH | 49834WH | 49831WH

Kichler.com

KICHLER.

1

LIGHT FIXTURE SCHEDULE

DESIGNATION	DESCRIPTION	LAMPING	WATTS/VOLTS
OA	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. KITCHLER #49831OZ OR EQUAL	(1) 150W INC	150W 120V
OB	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. MELISSA LIGHTING #U8100 SERIES OR EQUAL	LED	20W 120V
OC	DECORATIVE EXTERIOR WALL SCONCE, SEE ARCH ELEVATIONS FOR EXACT LOCATION. KICHLER #49975BKTLED OR EQUAL	LED	20W 120V
OD	DECORATIVE EXTERIOR GOOSENECK, SEE ARCH ELEVATIONS FOR EXACT LOCATION. PRIMELITE #427-16-866 SCA OR EQUAL	LED	20W 120V
OE	EXTERIOR POLE LIGHT FIXTURE, FULL CUTOFF, TYPE 2 DISTRIBUTION ON 20' SSS POLE BEACON #VP-1-160L-115-4K7-2-UNV-A, OR EQUAL	15,000 LUMEN LED	125W 120V-277V
OF	EXTERIOR POLE LIGHT FIXTURE, FULL CUTOFF, TYPE 3 DISTRIBUTION ON 20' SSS POLE BEACON #VP-1-160L-115-4K7-3-UNV-A, OR EQUAL	15,000 LUMEN LED	125W 120V-277V

NOTES:
1. COORDINATE COLOR, FINISH, TRIM, AND OTHER AESTHETICS WITH ARCHITECTURAL DRAWINGS OR OWNER.
2. PROVIDE ALL NECESSARY OPTIONS/MOUNTS/ACCESSORIES FOR THE APPROPRIATE CEILING TYPES FOR COMPLETE INSTALLATION.
3. LIGHT FIXTURES CONTROLLED BY A DIMMER SHALL BE COORDINATED TO MATCH DIMMING TYPES. PROVIDE ADDITIONAL DIMMERS AND SPLIT SWITCHING IF DIMMING TECHNOLOGY DIFFERS.
4. LIGHT FIXTURES IN LOCATIONS UNDERGROUND, SUBJECT TO WATER, OR EXPOSED TO WEATHER SHALL BE WET LOCATION LISTED. LIGHT FIXTURES IN LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE SHALL BE DAMP LOCATION LISTED.
5. ALL EXIT AND EMERGENCY LIGHTING SHALL HAVE A MINIMUM 90 MINUTE BATTERY PACK.

TL ENGINEERING
5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph. 678-439-8664
tim.lee@tlengineer.com

JOB #23131

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE037597 TIMOTHY S. LEE

02-07-23

ISSUE / REVISION:

02-07-23 - ISSUED FOR CONSTRUCTION

PROJECT NAME:

OLD MILTON PARKWAY COMMERCIAL
ALPHARETTA, GEORGIA
FOR:
OCTAVE BUILT
ALPHARETTA, GA

SHEET TITLE:

LIGHTING CUTSHEETS

SHEET NUMBER:

CL-2

OF 2 SHEETS
SHEET SIZE: 24x36

TYPE OE, OF

BEACON design . performance . technology

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | STRIKE optics

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 — DLC Premium — Buy American Solutions

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE | wiSCAPE

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.
- All mounting hardware included

INSTALLATION (CONTINUED)
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3, Automatically takes fixture off-line for protection when device is compromised

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CONTROLS (CONTINUED)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions.

WARRANTY
- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

© 2022 Beacon Products, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.
701 Millennium Boulevard • Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.beaconproducts.com

HUBBELL Lighting

BEACON design . performance . technology

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP	Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
	VP Viper	Micro Strike	1 Size 1	160L-35 * 5500 lumens	AP AP-Amber Phosphor Converted	2 Type 2	L Optic rotation left	UNV 120-277V
				160L-50 * 7500 lumens	27K8 2700K, 80 CRI	3 Type 3	R Optic rotation right	120 120V
				160L-75 10000 lumens	3K7 3000K, 70 CRI	4F Type 4 Forward		208 208V
				160L-100 12500 lumens	3K8 3000K, 80 CRI	4W Type 4 Wide		240 240V
				160L-115 15000 lumens	35K8 3500K, 80 CRI	5GM Type 5 Square Medium		277 277V
				160L-160 * 18000 lumens	3K9 3000K, 90 CRI	5GW Type 5 Square Wide		347 347V
			2 Size 2	320L-145 21000 lumens	4K7 4000K, 70 CRI			480 480V
				320L-170 24000 lumens	4K8 4000K, 80 CRI			
				320L-185 27000 lumens	4K9 4000K, 90 CRI			
				320L-210 30000 lumens	5K7 5000K, 70 CRI			
				320L-235 33000 lumens	5K8 5000K, 80 CRI			
				320L-255 36000 lumens				
				320L-315 * 40000 lumens				
			3 Size 3	480L-285 40000 lumens				
				480L-320 44000 lumens				
				480L-340 48000 lumens				
				480L-390 52000 lumens				
				480L-425 55000 lumens				
			4 Size 4	480L-470 * 60000 lumens				
				720L-435 60000 lumens				
				720L-475 65000 lumens				
				720L-515 70000 lumens				
				720L-565 * 75000 lumens				
				720L-600 * 80000 lumens				
				CLO Custom Lumen Output *				

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole/flat surface	BLT	Black Matte Textured	F	Fusing	NXSPW-14F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' 1,3,4
A_	Arm mount for round pole *	BLS	Black Gloss Smooth	2PF	Dual Power Feed	NXSPW-40F	NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 1,3,4
ASQU	Universal arm mount for square pole	DBT	Dark Bronze Matte Textured	2DR	Dual Driver	NXSP-14F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' 3,4
A_U	Universal arm mount for round pole *	DBS	Dark Bronze Gloss Smooth	TE	Tooless Entry	NXSP-40F	NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' 3,4
AAU	Adjustable arm for pole mounting (universal drill pattern)	GTT	Graphite Matte Textured	BC	Backlight Control	NXWE	NX Wireless Enabled (module + radio) 3,4
AA_U	Adjustable arm mount for round pole *	LGT	Light Grey Gloss Textured	TB	Terminal Block	WIR	wiSCAPE® In-Fixture Module 3,4
ADU	Decorative upswept Arm (universal drill pattern)	LGS	Light Grey Gloss Smooth			WIRSC	wiSCAPE® Module and Occupancy Sensor 3,4
AD_U	Decorative upswept arm mount for round pole *	PSS	Platinum Silver Smooth			**Stand Alone Sensors**	
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	WHT	White Matte Textured			BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
K	Knuckle	WHS	White Gloss Smooth			BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
T	Trunnion	VGT	Verde Green Textured			BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height *
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**				7PR	7-Pin Receptacle *
WM	Wall mount bracket with decorative upswept arm	CC	Custom Color			7PR-SC	7-Pin Receptacle with shorting cap *
WA	Wall mount bracket with adjustable arm					3PR	3-Pin twist lock *
						3PR-SC	3-Pin receptacle with shorting cap *
						3PR-TL	3-Pin PCR with photocontrol *
						Programmed Controls	
						ADD	AutoDim Timer Based Dimming *
						ADT	AutoDim Time of Day Dimming *
						Photocontrols	
						PC	Button Photocontrol 4,7

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.6"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V

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701 Millennium Boulevard • Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.beaconproducts.com

HUBBELL Lighting

TYPE OD

Primelite Manufacturing Corp.
407 South Main Street,
Freeport, NY 11520
Phone: (516) 868-4411
(800) 327-7583
FAX: (516) 868-4609
Web Site: Primelite-mfg.com

SIGN LIGHTS, GOOSENECKS & ANGLE SHADES

Cat #21-864
Dia 9 1/2" Ext 34" Ht 19"
Below box 15"
1/200

Cat #21-866
Dia 9 1/2" Ext 25" Ht 26"
Below box 13"
1/200

Cat #21-866 SCA
Dia 9 1/2" Ext 25" Ht 26"
Below box 13"
1/200

Cat #37110-864 Ext 34" Ht 21"
Dia 10" Below box 17" 1/150
Cat #37116-864(LL) Ext 34" Ht 24"
Dia 16" Below box 29 1/200
Cat #37120-864 Ext 34" Ht 29"
Dia 20" Below box 25" 1/300

Cat #37110-866 Ext 25 1/2" Ht 28"
Dia 10" Below box 14" 1/150
Cat #37116-866(LL)
Ext 28 1/2" Ht 30" Dia 16"
Below box 17" 1/200
Cat # 37120-866 Ext 30 1/2"
Ht 31" Dia 20" Below box 18" 1/300

Cat #37110-866 SCA Ext 25 1/2"
Ht 28" Dia 10" Below box 14"
1/150
Cat #37116-866 SCA(LL)
Ext 28 1/2" Ht 30"
Dia 16" Below box 17"
1/200
Cat # 37120-866 SCA Ext 30 1/2"
Ht 31" Dia 20" Below box 18" 1/300

Cat #11110-864 Ext 34" Ht 19"
Dia 10" Below box 15" 1/60
Cat #11112-864(LL) Ext 34" Ht 20"
Dia 12" Below box 16" 1/100
Cat #11114-864 Ext 34" Ht 21"
Dia 14" Below box 17" 1/150

Cat #11110-866 Ext 25" Ht 21"
Dia 10" Below box 7" 1/100
Cat # 11112-866 Ext 26" Ht 22"
Dia 12" Below box 8 1/2" 1/150
Cat #11114-866 Ext 27" Ht 23 1/2"
Dia 14" Below box 10" 1/200

Cat #11110-866 SCA Ext 25"
Ht 21" Dia 10" Below box 7"
1/100
Cat # 11112-866 SCA
Ext 26" Ht 22" Dia 12" Below box 8 1/2" 1/150
Cat #11114-866 SCA(LL) Ext 27" Ht 23 1/2" Dia 12"
Below box 10" 1/200

Cat #18864 Ext 34" Ht 16"
Dia 3" Below box 12" 1/60
Cat #28864 Ext 34" Ht 17"
Dia 4 1/2" Below box 13" 1/100
Cat # 38864 (LL)Ext 34" Ht. 18"
Dia 5 3/4" Below box 14" 1/150

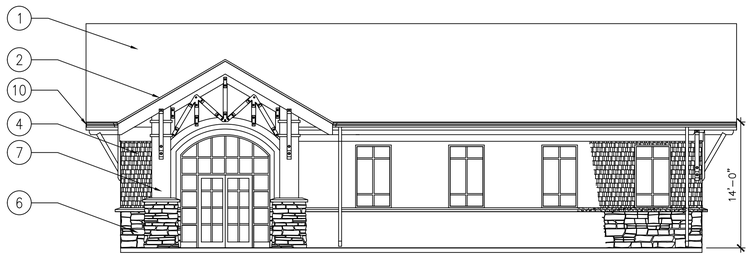
Cat #42710-866 Ext 25"
Ht 25" Dia 10"
Below box 12" 1/100
Cat #42716-866(LL) Ext 28
Ht 27" Dia 16"
Below box 14" 1/100

Cat #42710-866 SCA Ext 25"
Ht 25" Dia 10"
Below box 12" 1/100
Cat #42716-866 SCA(LL)
Ext 28 Ht 27" Dia 16"
Below box is 14" 1/100

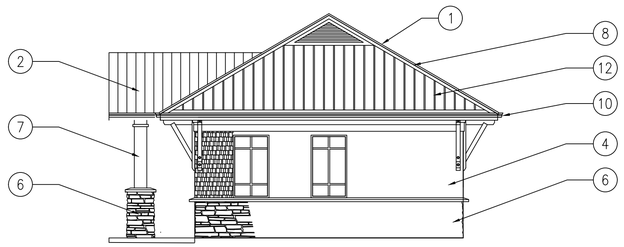
All Aluminum construction for outdoor use. Consult color chart for available colors.
"Below box" is the total measurement the fixture will hang below the center of the box. Available in PL, High Pressure Sodium, Mercury Vapor. Consult factory.

Section A Page 2

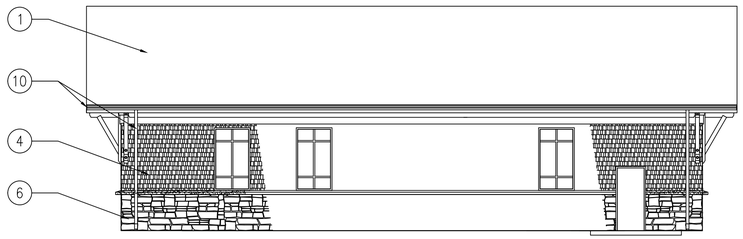
Jeep
RANGE ROVER



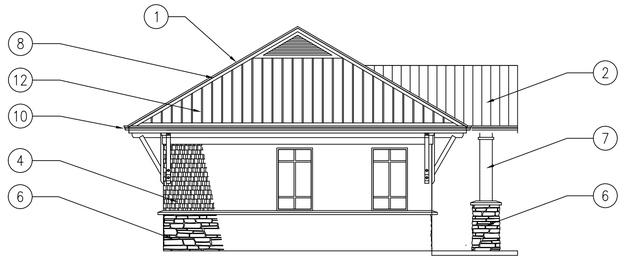
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. LIGHT FIXTURES – BRONZE FINISH

B. CEILING UNDERNEATH FRONT ENTRANCE – TONGUE AND GROOVE (NATURAL)

C. BRACKETS AND COLUMNS – SW7048 URBANE BRONZE

D. WINDOWS, DOORS, STOREFRONT AND AWNINGS, COLOR: BRONZE

E. HANDRAILS AND GUARDRAILS, COLOR: BRONZE

KEYNOTES:

1. ASPHALT SHINGLE ROOFING, MFR – TIMBERLINE COLOR: CHARCOAL
2. STANDING SEAM METAL ROOFING, MFR – SPECTRA METAL SALES, COLOR: BRONZE
3. CEMENTITIOUS LAP SIDING, MFR – NICHIHA, COLOR: SW0036, BUCKRAM BINDING
4. CEMENTITIOUS SHAKE SIDING, MFR – NICHIHA, COLOR: SW7039, VIRTUAL TAUPE
5. BRICK VENEER #1 – BODY AND PILASTER, MFR – TRIANGLE BRICK, COLOR: SOUTHAMPTON
6. STONE VENEER, MFR – HORIZON STONE, MOSSY CREEK, COLOR: HANDCRAFTED
7. BOXED OUT COLUMN, PAINTED – COLOR: SW7048 URBANE BRONZE
8. RAKE MOLDING, PAINTED – COLOR: SW7048 URBANE BRONZE
9. CROWN MOLDING, PAINTED – COLOR: SW7048 URBANE BRONZE
10. SEAMLESS GUTTER AND DOWNSPOUTS, MFR – SPEACTRA METAL SALES, COLOR: BRONZE
11. BRICK VENEER #2 – DOUBLE AND SINGLE SOLDIER COURSES, MFR – GENERAL SHALE, COLOR: LOGAN CANYON
12. CEMENTITIOUS BOARD N BATTEN SIDING, MFR – NICHIHA, COLOR: SW7039, VIRTUAL TAUPE

ARCHITECTURE AND INTERIOR DESIGN
2/clever designs for architecture
3640 SINCLAIR SHORES ROAD., CUMMING, GA 30041
TELEPHONE 770-886-5557 FAX 770-889-1735
e-mail: pda1981@comcast.net

NEW FREE STANDING BUILDING PRESENTION FOR
OLD MILTON - DENTAL OFFICE
ALPHARETTA, GEORGIA

drawing title
ELEVATIONS

	02-20-23
revised	01-30-23
date	01-23-23

drawing **A-101**

job 23103

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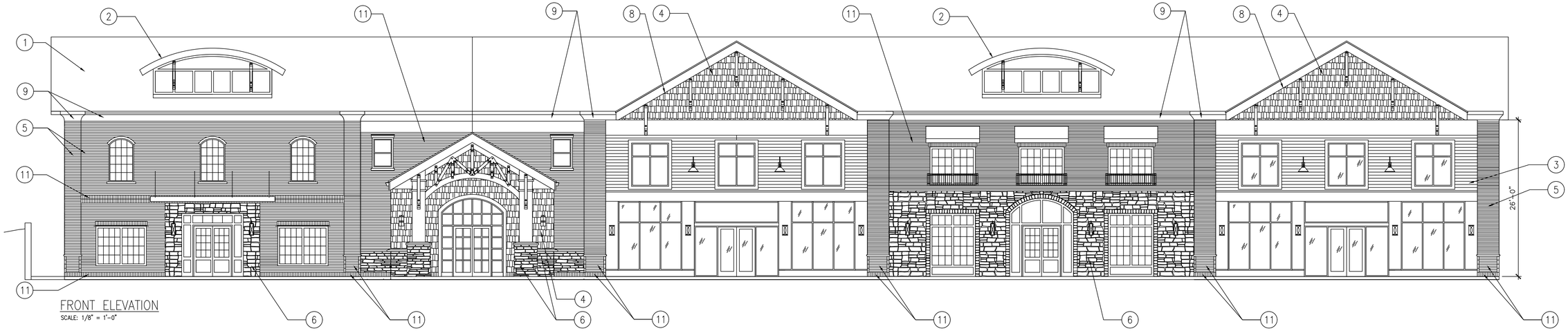
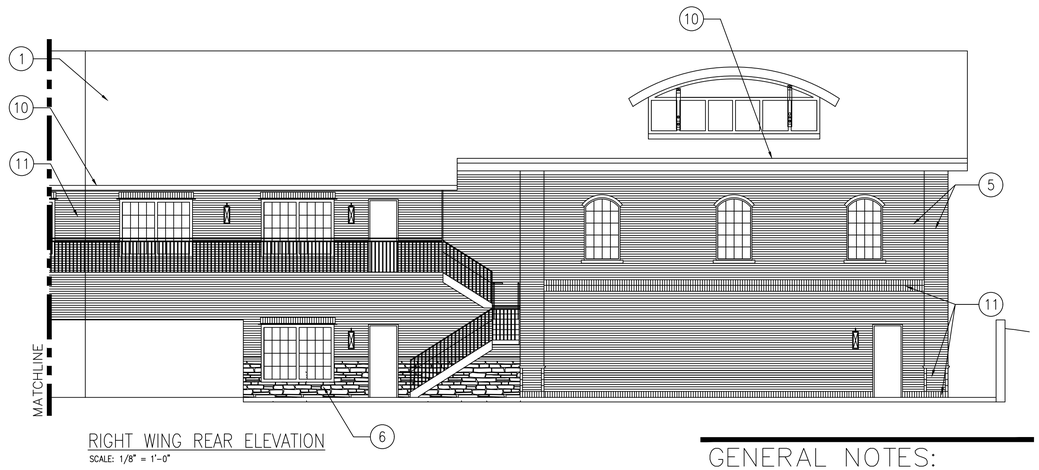


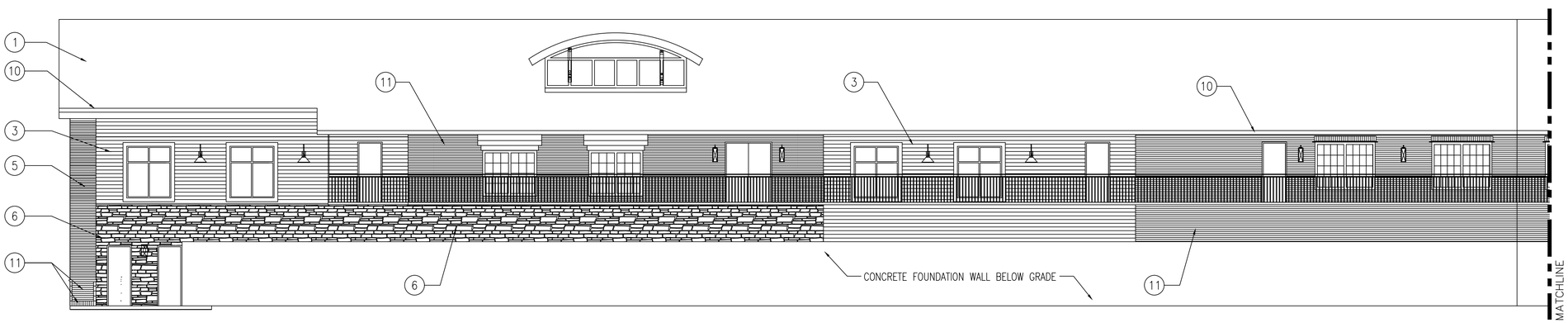
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT WING REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT WING REAR ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. LIGHT FIXTURES – BRONZE FINISH

B. CEILING UNDERNEATH FRONT ENTRANCE – TONGUE AND GROOVE (NATURAL)

C. BRACKETS AND COLUMNS – SW7048 URBANE BRONZE

D. WINDOWS, DOORS, STOREFRONT AND AWNINGS, COLOR: BRONZE

E. HANDRAILS AND GUARDRAILS, COLOR: BRONZE

KEYNOTES:

1. ASPHALT SHINGLE ROOFING, MFR – TIMBERLINE COLOR: CHARCOAL
2. STANDING SEAM METAL ROOFING, MFR – SPECTRA METAL SALES, COLOR: BRONZE
3. CEMENTITIOUS LAP SIDING, MFR – NICHIHA, COLOR: SW0036, BUCKRAM BINDING
4. CEMENTITIOUS SHAKE SIDING, MFR – NICHIHA, COLOR: SW7039, VIRTUAL TAUPE
5. BRICK VENEER #1 – BODY AND PILASTER, MFR – TRIANGLE BRICK, COLOR: SOUTHAMPTON
6. STONE VENEER, MFR – HORIZON STONE, MOSSY CREEK, COLOR: HANDCRAFTED
7. BOXED OUT COLUMN, PAINTED – COLOR: SW7048 URBANE BRONZE
8. RAKE MOLDING, PAINTED – COLOR: SW2829 CLASSICAL WHITE
9. CROWN MOLDING, PAINTED – COLOR: SW2829 CLASSICAL WHITE
10. SEAMLESS GUTTER, MFR – SPEACTRA METAL SALES, COLOR: BRONZE
11. BRICK VENEER #2 – DOUBLE AND SINGLE SOLDIER COURSES, MFR – GENERAL SHALE, COLOR: LOGAN CANYON

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TELEPHONE 770-886-5557 FAX 770-889-1735
e-mail: pda1981@comcast.net

NEW FREE STANDING BUILDING PRESENTION FOR
OLD MILTON - RETAIL / OFFICE
ALPHARETTA, GEORGIA

drawing title
ELEVATIONS

	02-28-23
	02-20-23
revised	01-30-23
date	01-23-23
drawing	A-101
job	23103

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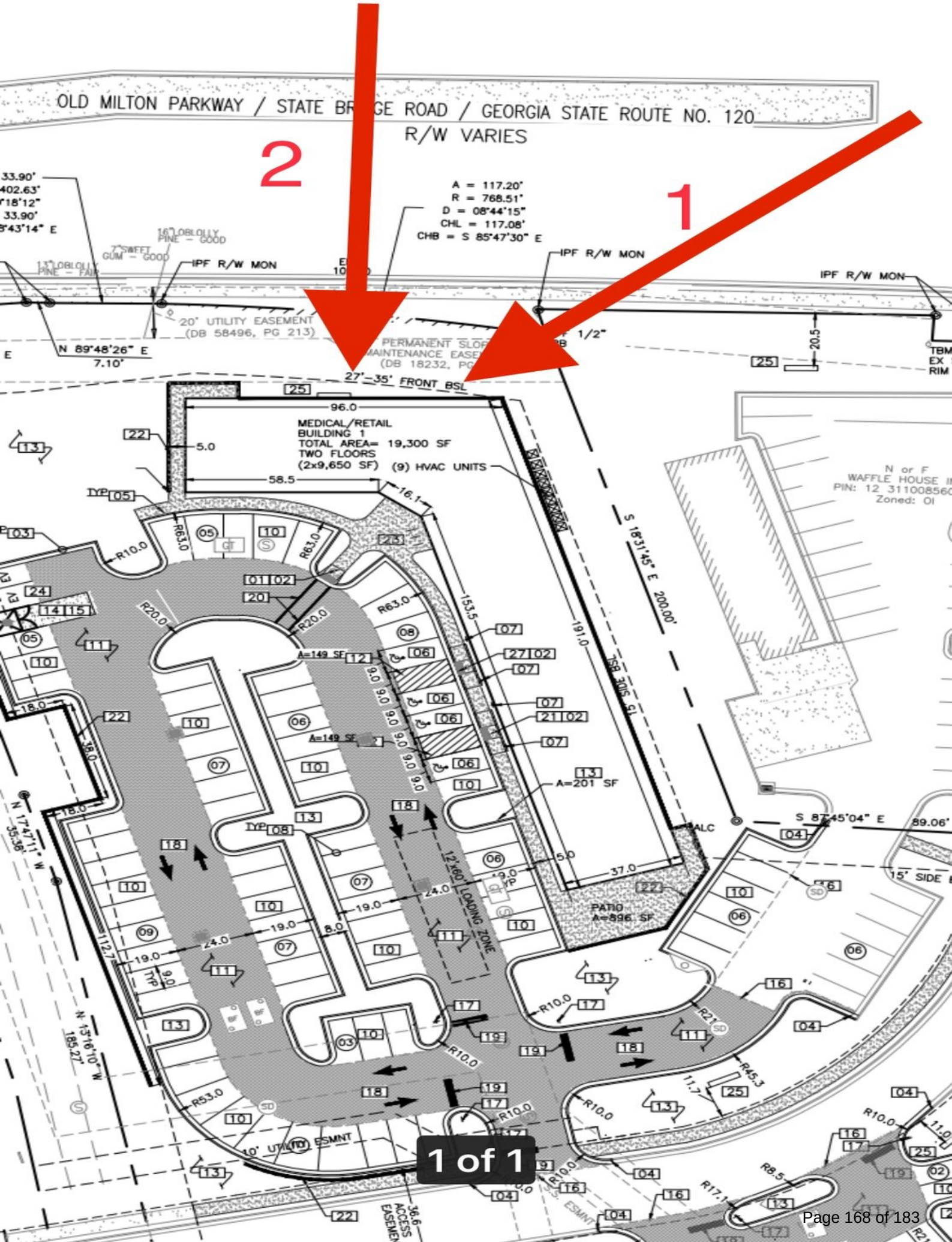
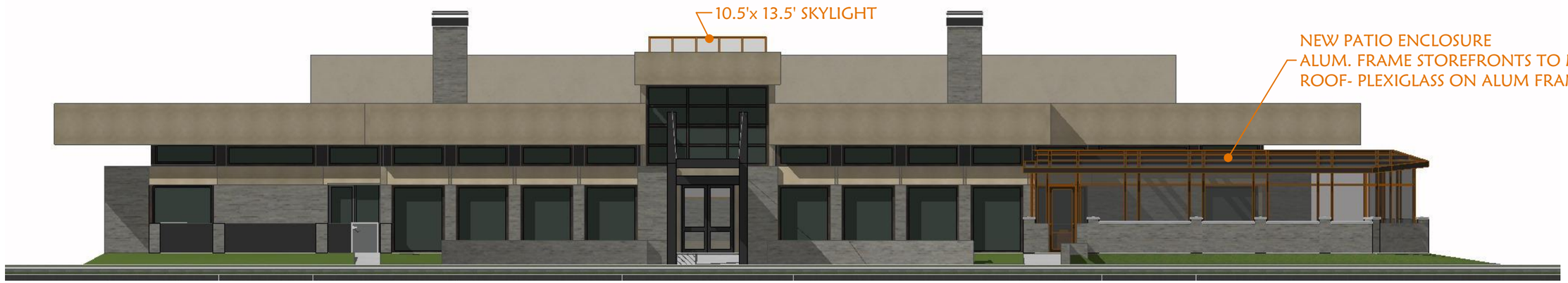
Siteline study perspective





1 RONT ELEVATION

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

2 FRONT VIEW-RIGHT

SCALE: 1:203.44

MIDDLE EASTERN

ELEVATIONS

A-1.6

2/28/2023

Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005

Architect
KSi design group
678-438-4759, KSidesign@outlook.com

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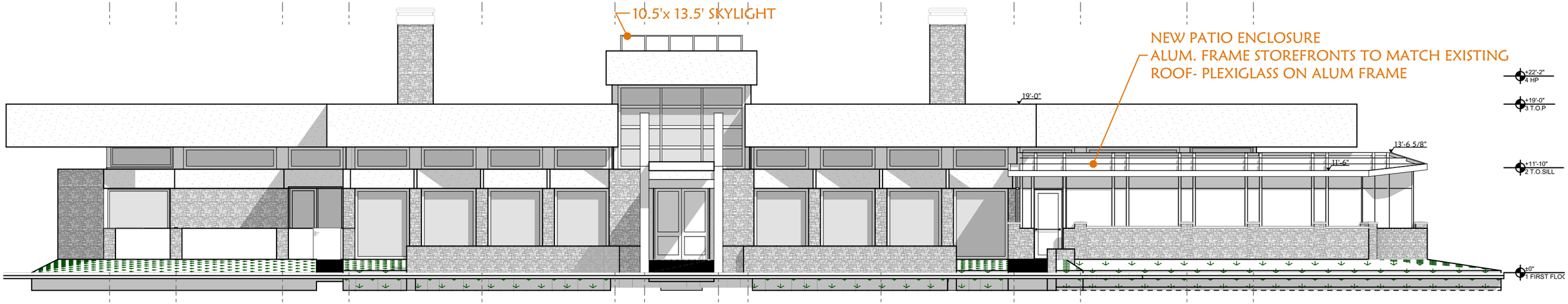
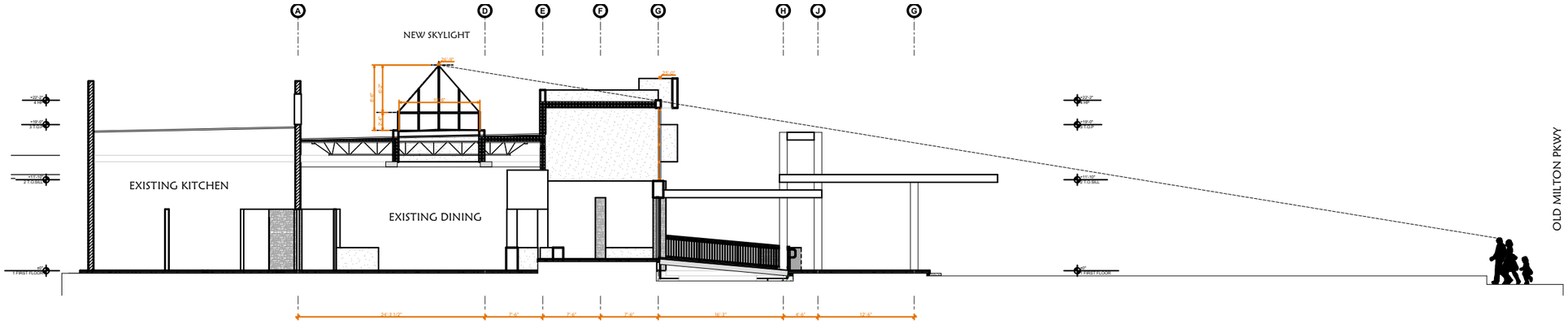


1 FRONT ELEVATION

SCALE: 3/32" = 1'-0"



2 SITE LINE PROFILE

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

delbar MIDDLE EASTERN

ELEVATIONS/SITE LINE

A-1.7

2/28/2023

Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005

Architect
KSi design group
678-438-4759, KSidesign@outlook.com

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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: Delbar Old Milton LLC

Location Address: 4120 Old milton PKWY NE

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30005 - _____

Contact for All Notifications: Fares Kargar

Contact Telephone: 404 - 247 - 2364 Mobile Telephone: 404 - 247 - 2364

Fax: _____ - _____ - _____ Email: FARES@DELBARATL.Com

Contact's Relation to Business: Owner

This Application For (Check all that apply):

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

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		475.00

Scanned with CamScanner

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Delbar Holdings LLC

Physical Address: 4120 Old Milton Pkwy, Alpharetta, GA 30005

Mailing Address: 924 Boudreau ct NE

City: Sandy Springs State: GA Zip Code: 30328 -

Owner Telephone: 404 - 247 - 2364 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): FARES KARGAR Date: 02/27/2023

Owner Signature:

Property Information:

Address (If Assigned): 4120 Old Milton Pkwy, Alpharetta, GA, 30005

Tax ID or Map Reference Number: 87-4722617

Land Lot(s): 90 District: 1st Section: 1st

Existing Zoning of Property: CUP Existing Uses of Property: Restaurant

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

Applicant Signature: Date: 02/27/23 Print Form

Scanned with CamScanner

Design Review Board Review Criteria

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

The scope of the exterior modification includes
1. a new Skylight to provide natural lighting to the main dining
2. a porch enclosure for a 4-season outdoor dining.
The Skylight and the Patio enclosure, though visible from the street are subtle with the overall character of the existing structure remaining dominant. The framing and glass material will match the existing.

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

- [x] Yes
- [ ] No

DELBAR RESTAURANT

MINOR INTERIOR REMODEL TO AN EXISTING RESTAURANT

4120 OLD MILTON PKWY
ALPHARETTA, GA 30005

PROJECT CRITERIA

CONSTRUCTION TYPE- (EXISTING)
IBC - TYPE IIIB, Fully Sprinklered (per NFPA13)

OCCUPANCY CLASSIFICATION
NFPA 101 LSC- Assembly Occupancy
IBC- A-2(RESTAURANT),

BUILDING HEIGHTS AND AREAS- (IBC 504.3, 504.4)
Group A2, Type IIIB, Fully sprinklered
Maximum Building Height: 3 stories, 55 feet
Actual Building Height: 1 story, 24'-8"

Maximum Area Per Floor: 38,000sq. ft - (IBC TABLE 506.2)
Building Area:
7,248sf

OCCUPANCY CLASSIFICATION : MIXED USE A2(RESTAURANT),

TYPE OF CONSTRUCTION : TYPE IIIB STEEL STRUCTURE, STUD FRAMING, WD BLOCKING

SPRINKLERED: YES

FIRE ALARM: YES

1-Hour PROTECTED: NO

NUMBER OF STORIES: 1

MEZZANINE: NONE

OCCUPANT LOAD: SEE LIFE SAFETY PLANS

FIRE RESISTANCE RATINGS
TYPE IIIB Construction

Building Element	Rating
Fire Wall	N/A
Fire rated Partitions	N/A
Structural Frame	0 hours
Bearing Walls - interior/exterior	0 hours
Floors	0 hours
Roof	0 hours
Exterior (non bearing) Walls Based on Fire Seperation Distance (>20')	0 hours

CONTACTS

NAME OF DEVELOPMENT : DELBAR RESTAURANT

ADDRESS : 4120 OLD MILTON PKWY
ALPHARETTA, ,GA 30005

CONTACT PERSON/ Fares Kargar
Delbar Middle Eastern Restaurant
fares@delbaratl.com
404-247-2364 (M)

ARCHITECT: SAMWEL KIMANI
KSi DESIGN GROUP, LLC.,
228 GLENWOOD DR
CANTON, GA
TEL: 678-438-4759, KSidesign@outlook.com

KEEP ON JOB SITE

REVIEWED PLAN SET

MUST BE AVAILABLE FOR

CITY OF ALPHRETTA INSPECTIONS

AT ALL TIMES

NO PLANS = NO INSPECTIONS

BUILDING CODES

International Building Code,	2018 Edition, with GA Amendments (2020), (2022)
International Fire Code,	2018 Edition with GA Amendments (2020)
International Plumbing Code,	2018 Edition, with GA Amendments (2020), (2022)
International Mechanical Code,	2018 Edition, with GA Amendments (2020)
International Fuel Gas Code,	2018 Edition, with GA Amendments (2020), (2022)
National Electrical Code,	2020 Edition, with GA Amendments (2021)
Intern. Energy Conservation Code,	2015 Edition, with GA Supplements and Amendments (2020), (2022)
NFPA 101 Life Safety Code	2018 Edition, (Amended by 120-3-3)
Accessibility:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN -OCGA Titles 25 and 30 Georgia Accessibility Code.

-The current edition of the NFPA Codes and Standards as adopted and modified by the State Fire Marshal.

-The current edition of the CITY'S UNIFIED DEVELOPMENT CODE

DESCRIPTION OF THE PROJECT

MINOR REMODEL OF AN EXTISTING 1 STORY RESTAURANT.
THE REMODEL WILL INCLUDE FURNITURE LAYOUT, BAR RECONFIGURATION AND INTERIOR DECOR.

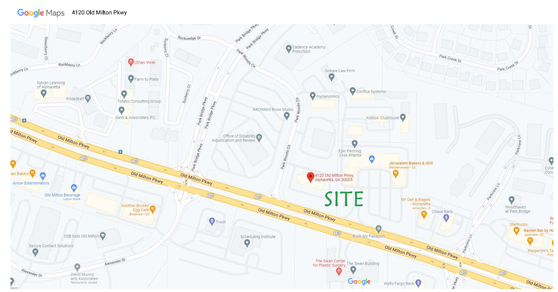
EXISTING KITCHEN AND BAR EQUIPMENT TO REMAIN- REPAIR/REPLACE AS NEEDED.
EXISTING MEP SYTSTEM TO REMAIN

ADDITIONAL SUBMITALLS/REVIEW BY FIRE MARSHAL

SEPARATE SUBMITTALS AND REVIEWS BY FIRE REQUIRED FOR:	
_X_ Fire Sprinkler	Y (EXISTING)
_X_ Fire Alarm Systems	Y (EXISTING)
_X_ Kitchen Hoods-	Y (EXISTING)
_X_ Fire Suppression Systems	Y (EXISTING)
__ Rack Storage (Product height over 12 feet)	
__ Storage and/or use of Hazardous Materials	

1.Fire alarm and fire sprinkler modifications shall be submitted through e plan solutions for permitting by sub-contractors
2. ADA exit/restroom signage in braille at all doors per 2010 ADA standard sections 216 & 703

VICINITY MAP



INDEX OF DRAWINGS

GENERAL	T1	Cover Sheet
	C1	Architectural Site Plan
	C-6A	EXISTING GREASE TRAP LOCATION
	C-6B	EXISTING GREASE TRAP DETAILS
	LSP-1	LIFE SAFETY PLAN/WALL TYPES
	D1	EXISTING/DEMO PLAN
	D2	EXISTING/DEMO DETAILS
ARCHITECTURAL	A-1.1	First Floor Plan
	A-1.2	ENGLARGED PLANS

THE CITY OF ALPHARETTA
Fire Marshal's Office

REVIEWED FOR FIRE MARSHAL CODE COMPLIANCE

John Kepler

Date: 10/03/2022

*This stamp does not constitute full approval.
Code compliance shall be verified during on-site inspections and may differ from initial plan review.

SIGNS

SIGNS, ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT.A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.

KNOX BOX

A Knox box key box shall be located on the exterior of the building at a FIRE MARSHAL approved location. www.knoxbox.com

Alpharetta
GEORGIA • USA

10/05/2022

REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

EQUIPEMNET SCREENING

MECHANICAL UNITS ARE LOCATED ON THE ROOF.
THE EXISTING ROOF HAS PARAPETS THAT ARE TALLER THAN THE EQUIPEMENT.

Drawn By
SK

KSi design group, llc
ARCHITECTURE
SPACE PLANNING
228 GLENWOOD DR
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Phone: (678) 438-4759
KSidesign@outlook.com

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STATE OF GEORGIA
SAMWEL KIMANI
REGISTERED ARCHITECT
9/27/2022

#	DATE	REVISION

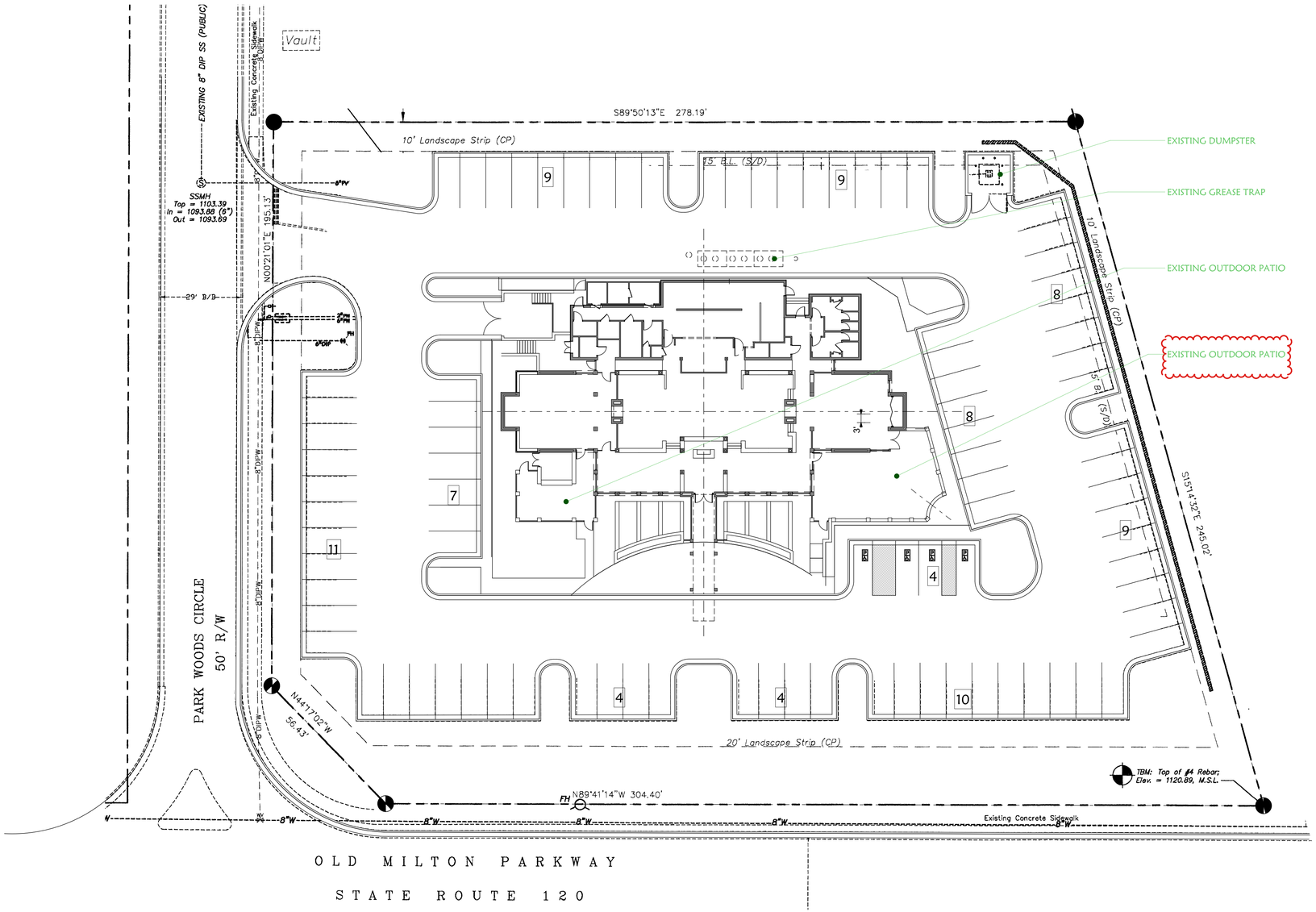
DELBAR RESTAURANT
INTERIOR RESTAURANT REMODEL
4120 OLD MILTON PKWY.
ALPHARETTA, GA 30005.
24Hr. Contact Person: Fares Kargar
404-247-2364 (M), fares@delbaratl.com

Date
9/27/2022

Sheet
T1

Job No.
22-2022

Cover Sheet
RELEASED FOR CONSTRUCTION



3 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

Drawn By
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STATE OF GEORGIA
SAMWEL KINYANJUI
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9/27/2022

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delbar MIDDLE EASTERN

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404-247-2364 (M). fare@delbarati.com

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BUILDING CONSTRUCTION DIVISION

Date
9/27/2022

Sheet
C1

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22-2022

Architectural Site Plan
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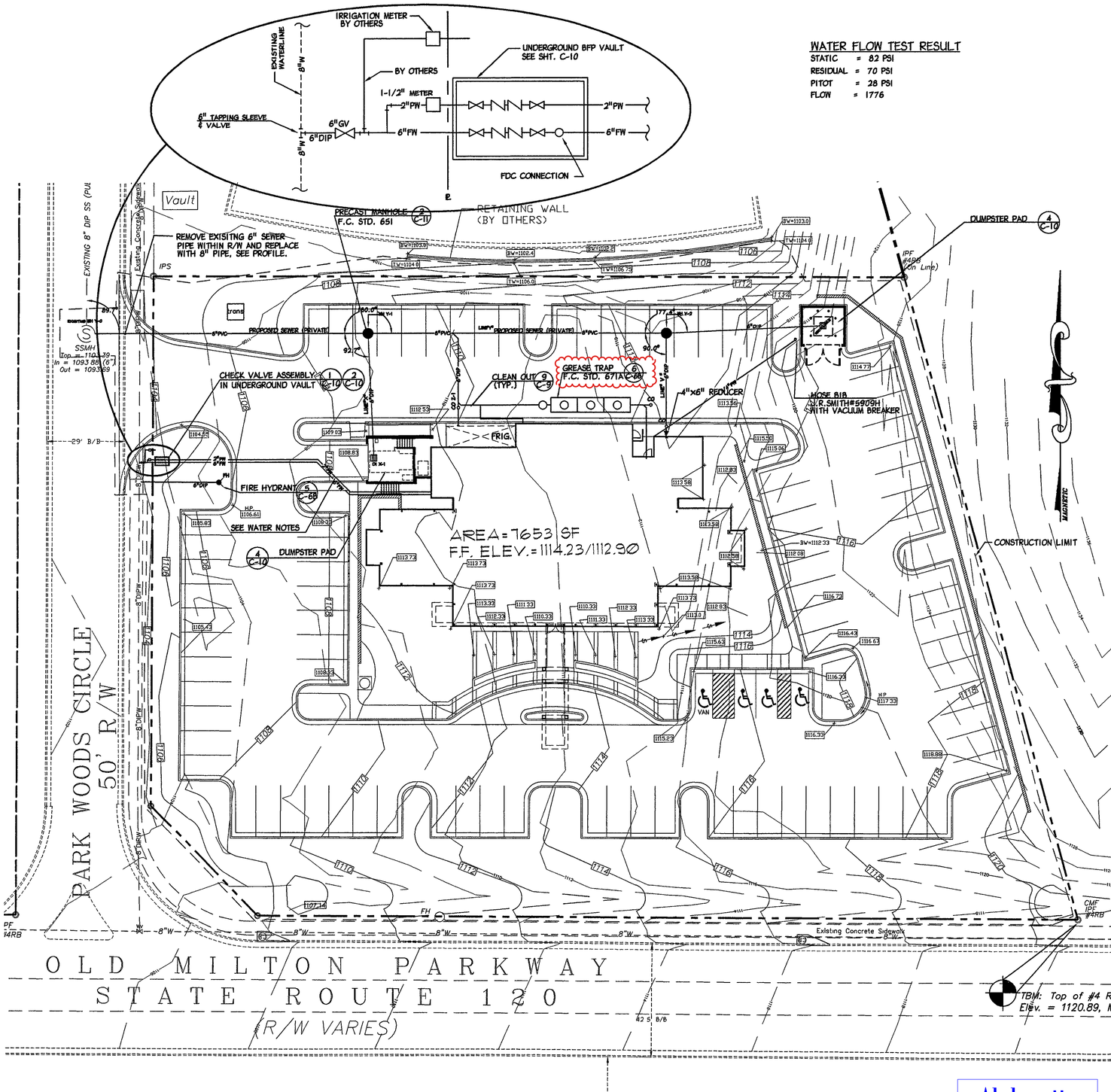

WATER FLOW TEST RESULT

STATIC = 82 PSI
RESIDUAL = 70 PSI
PITOT = 28 PSI
FLOW = 1776

SANITARY SEWER NOTES:

1. THIS DRAWING IS FOR LAYOUT OF UTILITIES ONLY.
2. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATION FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM THE CONTRACOR'S NEGLIGENCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF CONNECTIONS TO BOTH EXISTING UTILITIES AND EXISTING PROPOSED BUILDINGS. ANY DEVIATION FROM LOCATIONS AND ELEVATIONS SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION AND/OR RECONSTRUCTION OF EXISTING UTILITIES NECESSARY TO PERFORM THE WORK SHOWN ON THE PLANS.
5. THERE SHALL BE A MINIMUM OF 10' MINIMUM HORIZONTAL SEPERATION AND 18'' VERTICAL SEPERATION BETWEEN WATER AND SEWER LINES UNLESS NOTED OTHERWISE.
6. INSTALL NEW SERVICE LINES AT MIN. 2.00% SLOPE WITH 4.0' MIN. COVER. VERIFY ELEVATIONS @ CONNECTION POINTS PRIOR TO INSTALLATION.
7. ALL SANITARY SEWER LINES WITHIN SITE SHALL BE PRIVATE.
8. SEE SHEET C-6 FOR PIPE PROFILES.
9. ALL 6" SANITARY SEWER SERVICES TO DUMPSTER PAD & PROPOSED BUILDING TO BE MADE BY A LICENSED PLUMBER WITH SEPERATE APPROVAL & PERMIT
10. SEWER LINE CONSTRUCTION SHALL COMPLY WITH FULTON COUNTY STANDARDS.

WATER NOTES:

1. CONTRACTOR SHALL LAY WATER LINES AND SERVICES A MINIMUM OF 4' BELOW FINISHED GRADE, TO THE TOP OF THE PIPE.
2. INSTALL WATER LINES IN TRENCHES NO WIDER THAN PIPE DIAMETER PLUS 2'. LEVEL THE BOTTOM OF THE TRENCH TO PROVIDE A UNIFORM BEDDING FOR THE PIPE. EXCAVATE UNDERNEATH JOINTS SO THEY DO NOT ACT AS A SUPPORT FOR THE PIPE.
3. INSTALL FIRE DEPARTMENT CONNECTION IN ALL FIRE WATER DOUBLE DETECTOR CHECK VALVE VAULTS.
4. COORDINATE WATER LINE INSTALLATION WITH ELECTRICAL DUCT BANK LOCATION.

---FOR FULTON COUNTY STANDARD NOTES SEE GENERAL NOTES #50-#66 ON COVER SHEET.

WASTEWATER PIPE NOTES

1. THIS PROJECT IS ON THE UPHILL OF ALL SURROUNDING AREAS. ALL SURROUNDING DEVELOPMENTS ARE ALREADY SERVED BY SANITARY SEWER.
2. ALL REQUIRED OFFSITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO L.D.P. PERMITTING. ALL PUBLIC ON-SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY WITH SUBMITTAL OF AS-BUILTS.
3. ALL PROPOSED SANITARY SEWER LINES SHALL BE PRIVATE.

LEGEND

PIV
GV

ABBREVIATIONS:

CO	CLEAN OUT
FH	FIRE HYDRANT
MH	MANHOLE
PW	POTABLE WATER
FW	FIRE WATER
WM	WATER METER
PIV	POST INDICATOR VALVE
GV	GATE VALVE
BFP	BACK FLOW PREVENTOR

Alpharetta GEORGIA · USA
REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

GRAPHIC SCALE
20 0 10 20 40 80
1 inch=20 ft.

SL engineers
The Safaie Landry Partnership, Inc
2245 Pennester Park Drive - Suite 3
Atlanta, GA 30341
Tel (770) 451-5500 Fax (770) 451-6550

EXISTING GREASE TRAP LOCATION
RELEASED FOR CONSTRUCTION

Drawn By
SK

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STATE OF GEORGIA
SAMWEL KINYANJUI
REGISTERED ARCHITECT
9/27/2022

#	DATE	REVISION

delbar MIDDLE EASTERN

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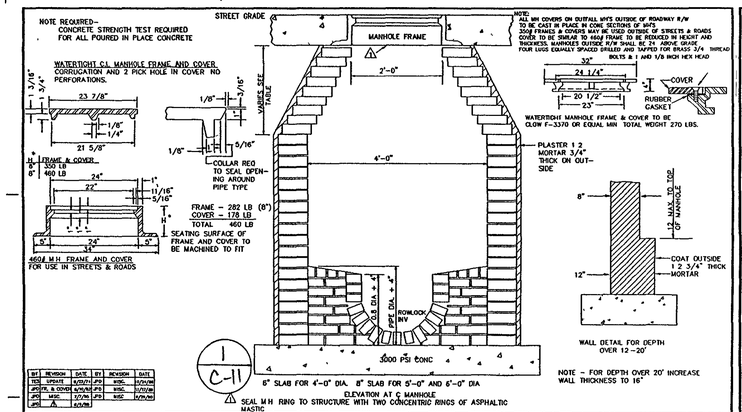
ALPHARETTA, GA 30005.
24Hr. Contact Person: Fares Kargar
404-247-2364 (M), fares@delbaraf.com

Date
9/27/2022

Sheet
C-6A

Job No.
22-2022



BY	REVISION	DATE
TCS	UPDATE	6/23/11
JPG	TTR, & COVER	9/19/96
JPG	MISC	7/7/98
JPG	A	8/2/96

LEGEND
MANHOLE DETAIL AND M.H FRAME COVER

BY	REVISION	DATE

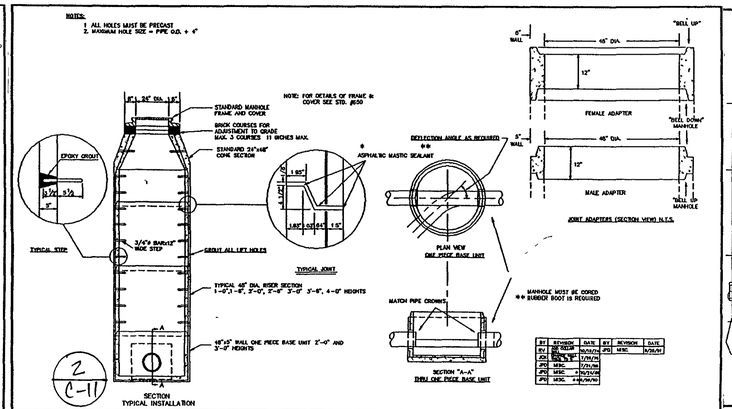
SCALE 1"= ——

DSG/DRN/CHKD ——
APPROVED H.A. FRANDSEN
DATE ——

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST ATLANTA, GA 30303
404-730-7400 FAX 730-6325

DWG NO 650

SHEET ——
OF ——



BY	REVISION	DATE
EV	REV.	10/17/74
JPG	MISC.	7/29/91
JPG	MISC.	7/31/96
JPG	MISC.	10/21/96
JPG	MISC.	11/19/96

LEGEND
MANHOLES PRECAST, DETAILS

BY	REVISION	DATE

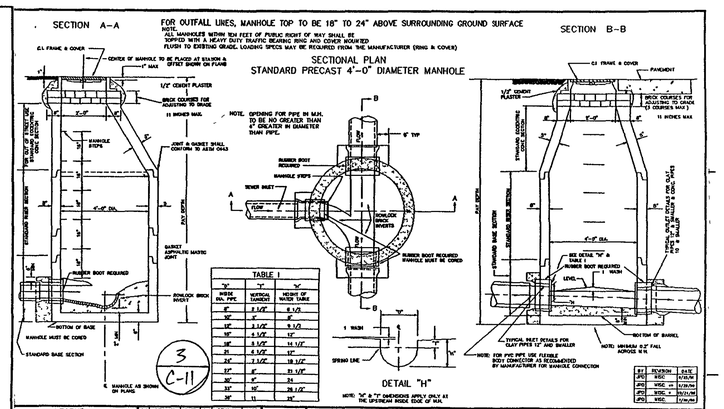
SCALE 1"= ——

DSG/DRN/CHKD ——
APPROVED H.A. FRANDSEN
DATE ——

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST ATLANTA, GA 30303
404-730-7400 FAX 730-6325

DWG NO 651

SHEET ——
OF ——



BY	REVISION	DATE
JPG	MISC.	4/25/96
JPG	MISC.	11/19/96
JPG	MISC.	9/20/96

LEGEND
STANDARD SEWER MANHOLES PRECAST CONCRETE

BY	REVISION	DATE

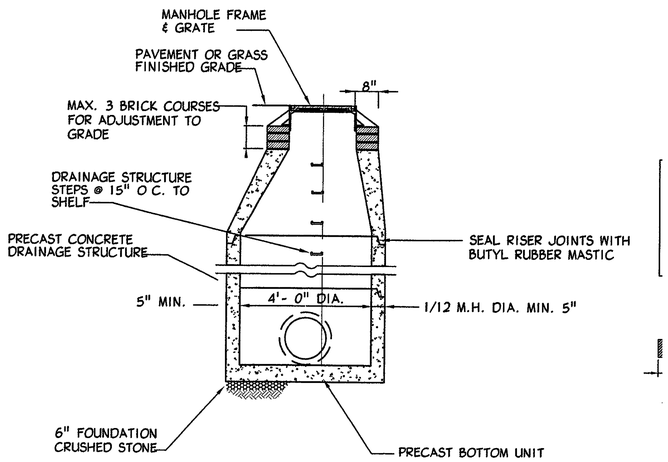
SCALE 1"= ——

DSG/DRN/CHKD ——
APPROVED H.A. FRANDSEN
DATE ——

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST ATLANTA, GA 30303
404-730-7400 FAX 730-6325

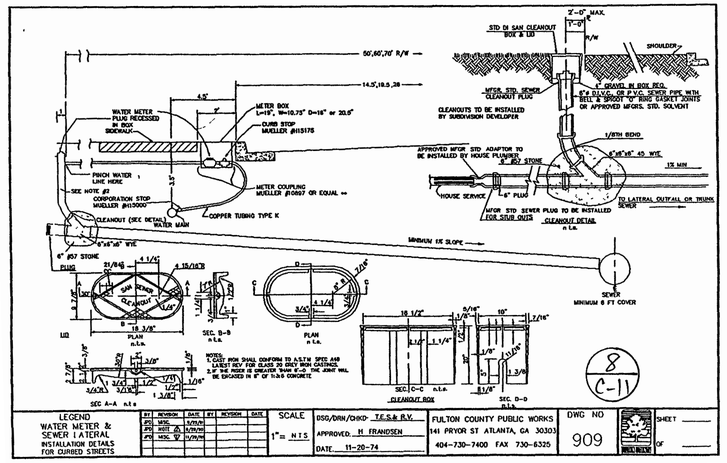
DWG NO 651-A

SHEET ——
OF ——



NOTE· MANHOLE STEPS SHALL NOT BE STAGGERED.
4' DIAMETER SECTION

6
C-7
TYPICAL DROP INLET
NTS



BY	REVISION	DATE
JPG	MISC.	1/31/96
JPG	MISC.	3/21/96
JPG	MISC.	11/19/96

LEGEND
WATER METER & SEWER LATERAL INSTALLATION DETAILS FOR CURBED STREETS

BY	REVISION	DATE

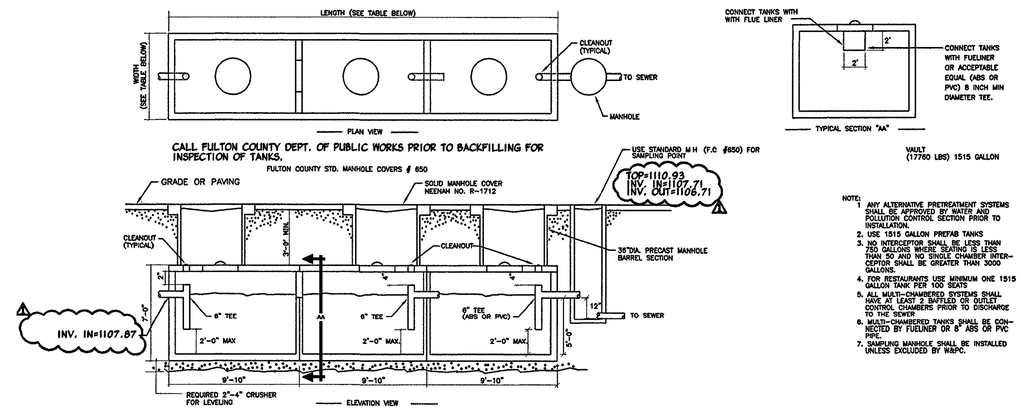
SCALE 1"= N.T.S.

DSG/DRN/CHKD T.C.S. & R.V.
APPROVED H. FRANDSEN
DATE 11-20-74

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST ATLANTA, GA 30303
404-730-7400 FAX 730-6325

DWG NO 909

SHEET ——
OF ——



NOTE:
1. ANY ALTERNATIVE PRETREATMENT SYSTEMS SHALL BE APPROVED BY WATER AND POLLUTION CONTROL SECTION PRIOR TO INSTALLATION.
2. USE 1515 GALLON PREFAB TANKS
3. NO INTERCEPTOR SHALL BE LESS THAN 750 GALLONS WHERE SEATING IS LESS THAN 50 AND NO SINGLE CHAMBER INTERCEPTOR SHALL BE GREATER THAN 3000 GALLONS.
4. FOR RESTAURANTS USE MINIMUM ONE 1515 GALLON TANK PER 100 SEATS
5. ALL MULTI-CHAMBERED SYSTEMS SHALL HAVE AT LEAST 2 BAFFLED OR OUTLET CONTROL CHAMBERS PRIOR TO DISCHARGE TO THE SEWER
6. MULTI-CHAMBERED TANKS SHALL BE CONNECTED BY FUELINER OR 8" ABS OR PVC PIPE.
7. SAMPLING MANHOLE SHALL BE INSTALLED UNLESS EXCLUDED BY W&PC.

GALLON CAPACITY	OUTSIDE DIMENSIONS		
	LENGTH	WIDTH	HEIGHT
1515	9'-10"	5'-4"	7'-0"

SPECIFICATIONS
CONCRETE MINIMUM STRENGTH 5000 PSI AT 28 DAYS
STEEL REINFORCEMENT ASTM A 615.75 GRADE 60, ONE INCH COVER MINIMUM
DESIGN LOADING AASHO HS20-44
CONSTRUCTION JOINT VARIED WITH ONE INCH DIA. BUTYL RUBBER OR EQUIVALENT.

(3) TANKS IN SERIES
6
C-6B
FULTON COUNTY GREASE INTERCEPTOR DETAIL
NTS
(DETAIL NO. 671A)

Alpharetta
GEORGIA • USA
REVIEWED FOR CODE COMPLIANCE
CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

SL
engineers
The Safaie Landry Partnership, Inc
2245 Perimeter Park Drive - Suite 3
Atlanta, GA 30341
Tel (770) 451 5500 Fax (770) 451 6550
www.safaielandry.com
Project Number 010714

EXISTING GREASE TRAP DETAILS

RELEASED FOR CONSTRUCTION

Drawn By
SK

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228 GLENWOOD DR
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STATE OF GEORGIA
SAMWEL KINAMU
REGISTERED ARCHITECT
9/27/2022

#	DATE	REVISION

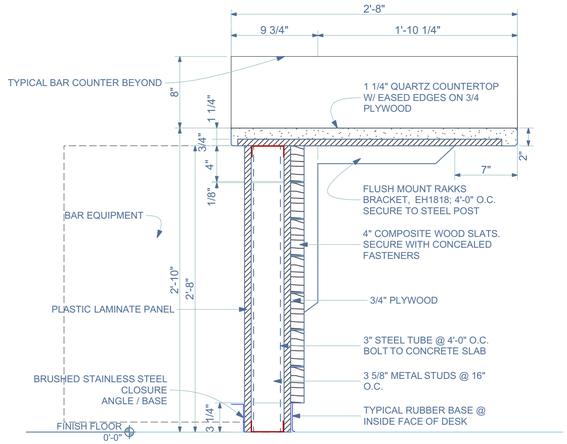
delbar
MIDDLE EASTERN

DELBAR RESTAURANT
INTERIOR RESTAURANT REMODEL
4120 OLD MILTON PKWY,
ALPHARETTA, GA 30005.
24Hr. Contact Person: Fares Kargar
404-247-2364 (M), fares@delbaratl.com

Date
9/27/2022

Sheet
C-6B

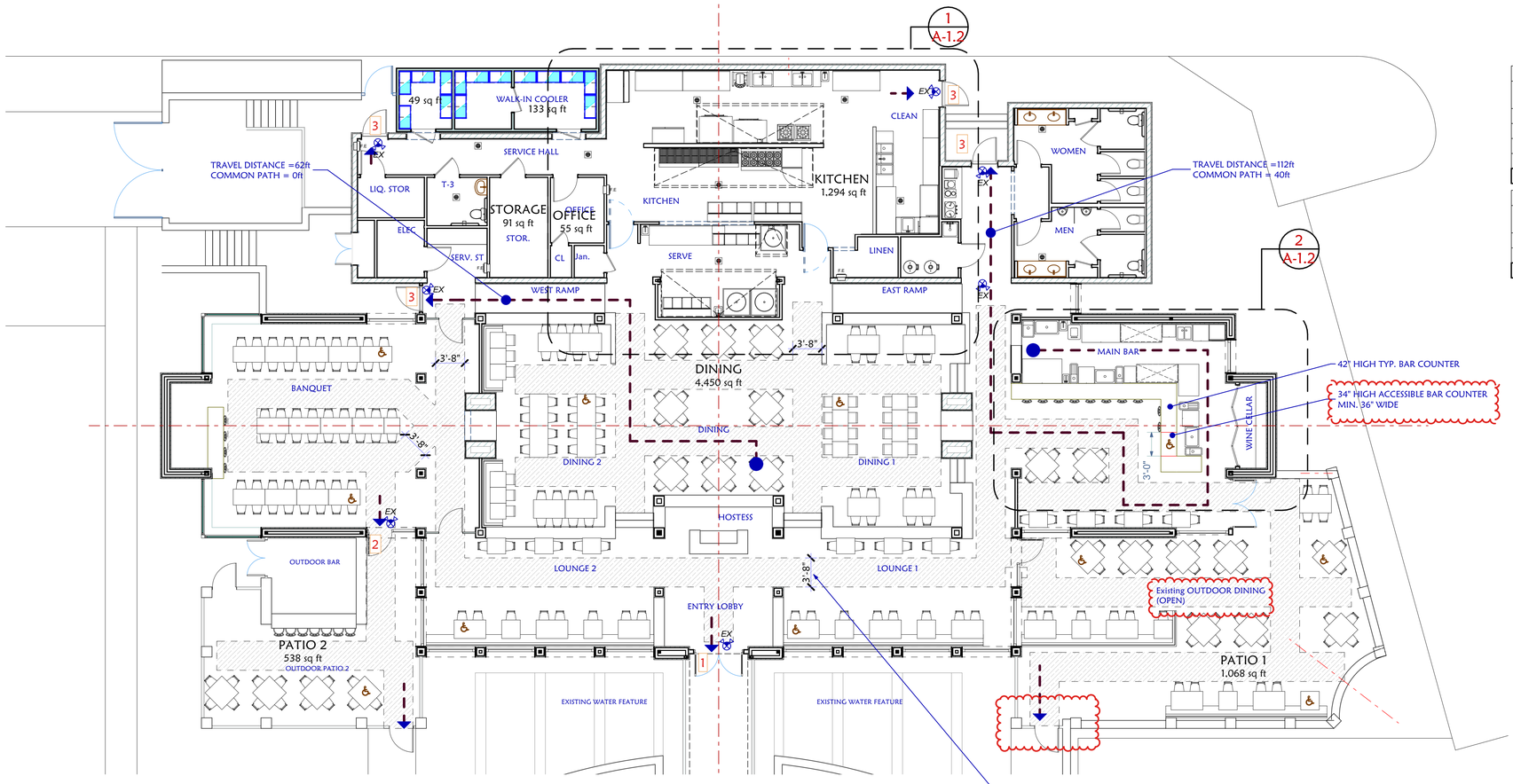
Job No.
22-2022



CUSTOMER SIDE

6 ADA BAR COUNTER

SCALE: 1 1/2"= 1'-0" 0 6" 12" 18"



4 LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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CITY OF ALPHARETTA
BUILDING CONSTRUCTION DIVISION

Arrangement of Means of Egress

- § In buildings protected by an approved sprinkler system, the minimum separation distance between two exits shall be not less than 1/3 the length of the maximum overall diagonal dimension of the building or area to be served. [NFPA 2018, 7.5.1.3.3] - diagonal distance = 232'-0", separation distance > 77'-4": actual separation distance = 92'-6"
- § Exit access from rooms or spaces shall be permitted to be through adjoining or intervening rooms, provided such adjoining rooms are accessory to the area served. Foyers, lobbies and reception rooms constructed as required for corridors shall not be construed as intervening rooms. [NFPA 2018, 7.5.1.6]

Maximum distances [NFPA 2018, Table A.7.6.]:

ASSEMBLY USE:	Allowable:
Common path of travel	20/75 ft sprinklered
Dead end corridor	20 ft sprinklered
Travel distance limit	250 ft sprinklered

MERCANTILE USE:	Allowable:
Common path of travel	100 ft sprinklered
Dead end corridor	50 ft sprinklered
Travel distance limit	250 ft sprinklered

Business Use	Allowable:
Common path of travel	100 ft sprinklered
Dead end corridor	50 ft sprinklered
Travel distance limit	300 ft sprinklered

Egress Capacity (NFPA 2018 7.3.3) and Minimum Widths (NFPA 2018 7.3.4): [use most restrictive occupancy]
Required Exit Widths: [NFPA 2018 Table 7.3.3.1]

- § Stairways: .3" per person
- § Level components & ramps: .2" per person
- § Min. Means of Egress Width: 44" min. [NFPA 38.2.3.2]
- § Door width 32" [NFPA 7.2.1.2.4]

MINIMUM CORRIDOR WIDTH- (NFPA 2018 14.2.3.2)
EXIT ACCESS CORRIDORS SHALL HAVE NOT LESS THAN 6FT OF CLEAR WIDTH

OCCUPANT LOAD CALCULATIONS- INTERIOR

#	UNIT #	GROSS AREA-sft	Type Of Occ.	Load Factor	# of Occupants
101	DINING	4,449.58	A	15	296
102	KITCHEN	1,294.11	A	100	13
103	OFFICE	54.67	B	150	1
104	STORAGE	90.70	S	300	1
4					311

OCCUPANT LOAD-OUTDOOR

#	UNIT #	GROSS AREA-sft	Type Of Occ.	Load Factor	# of Occupants
201	PATIO 1	1,068.42	A	15	71
202	PATIO 2	538.37	A	15	36
2					107

MAIN DOOR CAN ACCOMMODATE 100% (>50%) OF THE OCCUPANT LOAD

EGRESS- ASSEMBLY USE(SPRINKLERED)

COMMON PATH MAX	= 20ft MAX
DEAD END CORRIDORS MAX	= 20ft MAX
TRAVEL DISTANCE LIMIT	= 200ft MAX

FINISHES
INTERIOR FINISH CLASSIFICATION LIMITATIONS

	WALL/CLG	FLOOR
EXITS	A	I OR II
ACCESS TO EXITS	A or B	I OR II
ALL OTHER SPACES	Aor B	I OR II

EGRESS CAPACITY- DOORS
PER LSC TABLE 7.3.3.1(0.2" PER PERSON)

DOOR#	WIDTH	CAPACITY	PANIC H.W.
1	34"	170	NO
2	68"	340	YES
3	34"	170	YES

PORTABLE FIRE EXTINGUISHER
PROVIDE PORTABLE FIRE EXTINGUISHER IN ASSEMBLY OCCUPANCY THE F. E SHALL NOT BE LESS THAN A "2A10BC" SIZE AND TYPE THE MOUNTING HEIGHT SHALL BE 48" MEASURED FROM THE TOP OF THE HANDLE TO THE FINISHED FLOOR SURFACE

KITHEN:
A class K Fire Extinguisher shall be within a 30ft travel distance of all cooking surface per NFPA 10 Sec 5.7, 2012 Edition

Drawn By
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STATE OF GEORGIA SAMWEL KIMANI REGISTERED ARCHITECT
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delbar MIDDLE EASTERN

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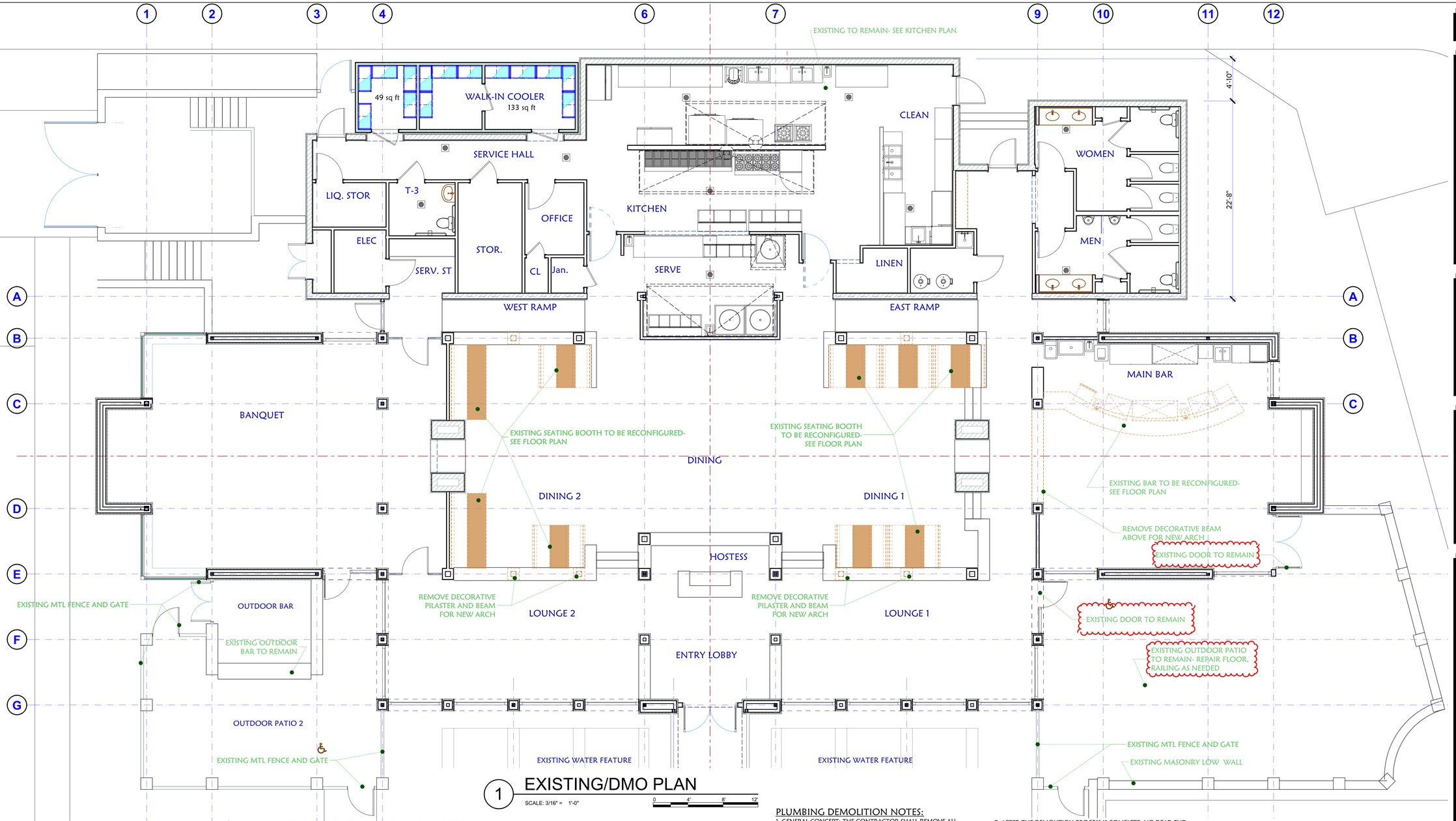
404-247-2364 (M). fares@delbaratl.com

Date
9/27/2022

Sheet
LSP-1

Job No.
22-2022

LIFE SAFETY PLAN/WALL TYPES
RELEASED FOR CONSTRUCTION



1 EXISTING/DMO PLAN

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

0 4' 8' 12'

EXISTING/DEMOLITION NOTES

1. Clean and prep space for construction as needed
2. All existing ceiling mounted fixtures(lights, hvc) to remain U.N.O
3. EXISTING Mechanical, Electrical And Plumbing systems TO REMAIN.
4. Existing Floor finish to remain as selected by Owner/Tenant
5. REUSE EXISTING DOOR FRAME WHERE POSSIBLE
6. EXISTING CEILING TO REMAIN-
7. EXISTING KITCHEN AND BAR EQUIPMENT TO REMAIN- REPAIR/REPLACE AS NEEDED
8. SEE FLOOR PLAN FOR FURNITURE LAYOUT.

ELECTRICAL GENERAL DEMOLITION NOTES:

1. VERIFY EXISTING CONDITIONS AND LOCATIONS IN FIELD PRIOR TO START OF WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK REQUIRED UNDER THIS CONTRACT.
2. WIRING ENTERING AND LEAVING THE DEMOLITION AREA MAY SERVE EQUIPMENT OR SYSTEMS NOT IN THE DEMOLITION AREA. EQUIPMENT AND SYSTEMS NOT IN THE DEMOLITION AREA SHALL REMAIN IN SERVICE AT ALL TIMES. RECONNECT OR REPLACE WIRING THAT CONNECTS NEW OR EXISTING EQUIPMENT IN THE DEMOLITION AREA WITH EQUIPMENT NOT IN THE DEMOLITION AREA TO ASSURE EQUIPMENT NOT IN THE DEMOLITION AREA REMAINS IN SERVICE AT ALL TIMES.
3. MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL ELECTRICAL ITEMS AND EQUIPMENT (EXISTING) AS MAY BE REQUIRED BY DEMOLITION.
4. DISCONNECT AT SOURCE AND REMOVE EXISTING ELECTRICAL MATERIALS AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES, WIRING DEVICES, SYSTEMS/SIGNAL DEVICES, TELECOM DEVICES, CONDUIT AND WIRES, AND ALL OTHER ELECTRICAL ITEMS WHICH ARE RENDERED OBSOLETE BY THE DEMOLITION. THESE ARE THE PROPERTY OF THE OWNER AND SHALL EITHER BE REMOVED FROM THE SITE OR RETURNED TO OWNER'S STOCK AT THE DISCRETION OF THE OWNER.
5. CONDUIT AND WIRE TO BE DEMOLISHED SHALL BE REMOVED FROM LOAD TO SOURCE UNLESS INDICATED OTHERWISE.
6. WHERE NECESSARY OR SHOWN, DISCONNECT, REMOVE, AND RELOCATE EXISTING ELECTRICAL MATERIALS AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES, WIRING DEVICES, SYSTEMS/SIGNAL DEVICES, TELECOM DEVICES, CONDUIT AND WIRES, AND ALL OTHER ELECTRICAL ITEMS WHICH INTERFERE OR ARE INTERFERED WITH, OBSTRUCT OR ARE OBSTRUCTED BY THESE ALTERATIONS AND ADDITIONS. PERMANENTLY INSTALL SUCH ITEMS IN NEW LOCATIONS AS DIRECTED OR REINSTALL THESE ITEMS IN THEIR EXISTING LOCATIONS. PROVIDE NEW OUTLETS, CONDUIT, WIRING, ETC. AS REQUIRED TO EXTEND SERVICE TO NEW LOCATIONS. RECONNECT SUCH ITEMS IN PROPER OPERATING CONDITION AT NEW LOCATION.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE EXISTING BUILDING IN ELECTRICAL OPERATION AT ALL TIMES DURING THE ENTIRE CONSTRUCTION PERIOD. IF IT IS ABSOLUTELY NECESSARY TO SHUT DOWN, CONSULT WITH THE OWNER TO MAKE ARRANGEMENTS TO DO SO ON WEEKENDS OR OFF HOUR PERIODS AT THE OWNER'S CONVENIENCE. PRIOR NOTICE SHALL BE GIVEN THE OWNER 72 HOURS IN ADVANCE OF THE DESIRED SHUT-DOWN TIME. ANY PREMIUM OR OVERTIME COSTS NECESSARY TO ACCOMPLISH THE ABOVE SHALL BE INCLUDED IN ORIGINAL BID.
8. EXISTING LIGHT FIXTURES WHICH ARE INDICATED TO BE RELOCATED SHALL BE REPAIRED, IF DAMAGED, CLEANED AND RE-LAMPED. NEW LAMPS SHALL MATCH THOSE THAT ARE SCHEDULED FOR SIMILAR OR IDENTICAL LIGHT FIXTURES IN SIMILAR AREAS OR LOCATIONS.
10. DEMOLITION PRODUCTS, DEVICES AND EQUIPMENT NOT CLAIMED BY THE OWNER SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY IN ACCORDANCE WITH LOCAL, STATE AND NATIONAL REQUIREMENTS.

PLUMBING DEMOLITION NOTES:

1. GENERAL CONCEPT: THE CONTRACTOR SHALL REMOVE ALL PLUMBING FIXTURES, TRIM,CARRIERS, SUPPLIES, PIPING, VALVES, EQUIPMENT, ETC. THAT IS OBSOLETE DUE TO CHANGES IN THE BUILDING.
2. WHERE EXISTING CONDITIONS ARE SHOWN, THEY HAVE BEEN DERIVED FROM AVAILABLE DRAWINGS AND REPRESENT THE ENGINEER'S BEST ESTIMATE OF ACTUAL CONDITIONS BUT HAVE NOT IN ALL CASES BEEN VERIFIED BY FIELD INVESTIGATION.
3. THE CONTRACTOR SHALL NOT ASSUME THAT EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE COMPLETE AND ACCURATE REPRESENTATIONS OF THE EXISTING PLUMBING SYSTEMS. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE SITE CONDITIONS BEFORE SUBMITTING A BID. ANY ADDITIONAL WORK CAUSED DUE TO LACK OF KNOWLEDGE OF EXISTING SYSTEMS SHALL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER. IF AGREEABLE TO THE OWNER, THE CONTRACTOR CAN ESTABLISH LINE ITEM COSTS FOR POSSIBLE DEMOLITION ITEMS THAT ARE UNABLE TO BE IDENTIFIED WITH REASONABLE INVESTIGATION.
4. REMOVE ALL APPLICABLE DOMESTIC WATER, COMPRESSED AIR AND NATURAL GAS PIPING BACK TO THE POINT WHERE THE SERVICE ENTERS THE BUILDING OR TO ACTIVE MAINS THAT WILL NOT BE DEMOLISHED. PROVIDE SHUTOFF VALVES IF NONE EXIST AND CAPAS CLOSE AS POSSIBLE TO THE MAIN.
5. REMOVE ALL APPLICABLE SANITARY VENT PIPING TO WHERE IT TERMINATES THROUGH THE ROOF OR WHERE IT CONNECTS TO ACTIVE VENT MAINS THAT WILL NOT BE DEMOLISHED. CAP ANY REMAINING PIPE OPENINGS AS CLOSE AS POSSIBLE TO THE MAIN.
6. REMOVE ALL APPLICABLE ABOVE GROUND DRAIN PIPING TO A POINT WHERE IT GOES BELOW THE SLAB ON GRADE OR TO ACTIVE MAINS THAT WILL NOT BE DEMOLISHED. CAP ANY REMAINING PIPE OPENINGS AS CLOSE AS POSSIBLE TO THE MAIN.
7. AFTER THE DEMOLITION PROCESS IS COMPLETE, NO DEAD-END SANITARY PIPING CAN REMAIN. DEAD-END PIPING COULD CAUSE A BUILD-UP OF SEWER GASSES WITH NO VENTING TO THE ATMOSPHERE. UNDERSLAB DRAINAGE PIPING THAT IS RENDERED OBSOLETE BY CHANGES IN THE BUILDING CAN BE ABANDONED IN PLACE IF THE FOLLOWING CONDITIONS ARE MET:
   1) WHERE THE INACTIVE PIPING CONNECTS TO AN ACTIVE SEWER MAIN, THE INACTIVE BRANCH MUST BE DISCONNECTED AND CAPPED AS CLOSE TO THE MAIN AS POSSIBLE.
   2) ANY REMAINING PIPE STUB-UPS THROUGH THE SLAB MUST BE REMOVED, CAPPED BELOW THE SLAB AND THE SLAB SHALL BE REPAIRED TO MATCH SURROUNDING AREAS.
   3) IT DOES NOT INTERFERE WITH ANY PART OF THE RENOVATION PROCESS.
8. DURING THE PLUMBING DEMOLITION PROCESS, ANY DAMAGE THAT IS DONE TO BUILDING AREAS THAT ARE TO REMAIN SHALL BE REPAIRED TO MATCH EXISTING.
9. ALL BUILDING SYSTEMS SERVING OCCUPIED AREAS OF THE EXISTING FACILITY SHALL REMAIN FULLY OPERATIONAL. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THESE SYSTEMS PASSING THROUGH AND ADJACENT TO THE AREAS REQUIRING DEMOLITION WORK. WORK THAT REQUIRES DISRUPTION OF THE OWNER'S OPERATIONS SHALL BE PERFORMED DURING HOURS, INCLUDING EVENINGS AND WEEKENDS, WHICH MINIMIZE INTERRUPTION TO THE OCCUPANTS OF THE BUILDING. THE TIMES AND DURATION OF THIS WORK MUST BE CAREFULLY COORDINATED WITH THE OWNER AT LEAST TWO WEEKS IN ADVANCE. WHERE NECESSARY, CONTRACTOR SHALL REROUTE EXISTING UTILITIES TO SERVE OCCUPIED AREAS OR TO COORDINATE WITH NEW WORK.

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EXISTING/DEMO PLAN

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Drawn By
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STATE OF GEORGIA
SAMWEL KHANI
REGISTERED ARCHITECT
9/27/2022

#	DATE	REVISION

delbar MIDDLE EASTERN

DELBAR RESTAURANT
INTERIOR RESTAURANT REMODEL
4120 OLD MILTON PKWY.
ALPHARETTA, GA 30005.
24Hr. Contact Person: Fares Kargar
404-247-2364 (M). fare@delbaratl.com

Date
9/27/2022

Sheet
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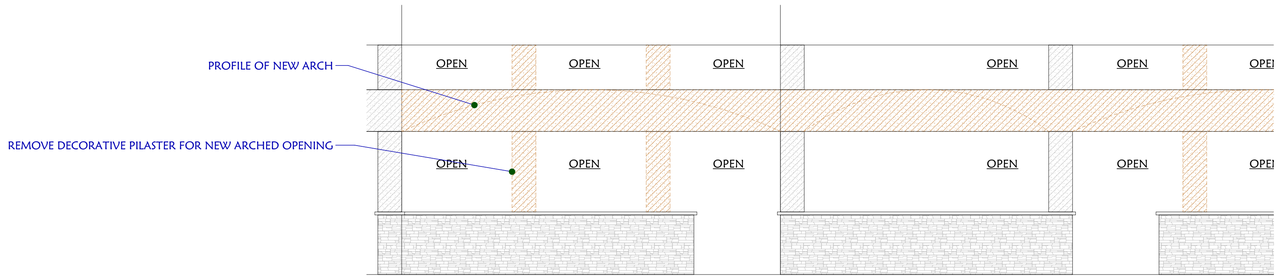
22-2022



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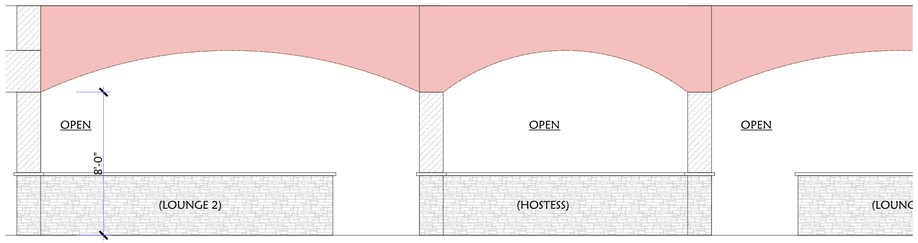

PROPOSED

3 INT ELEVATION 1

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

0 2' 4' 8'

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EXISTING/DEMO DETAILS

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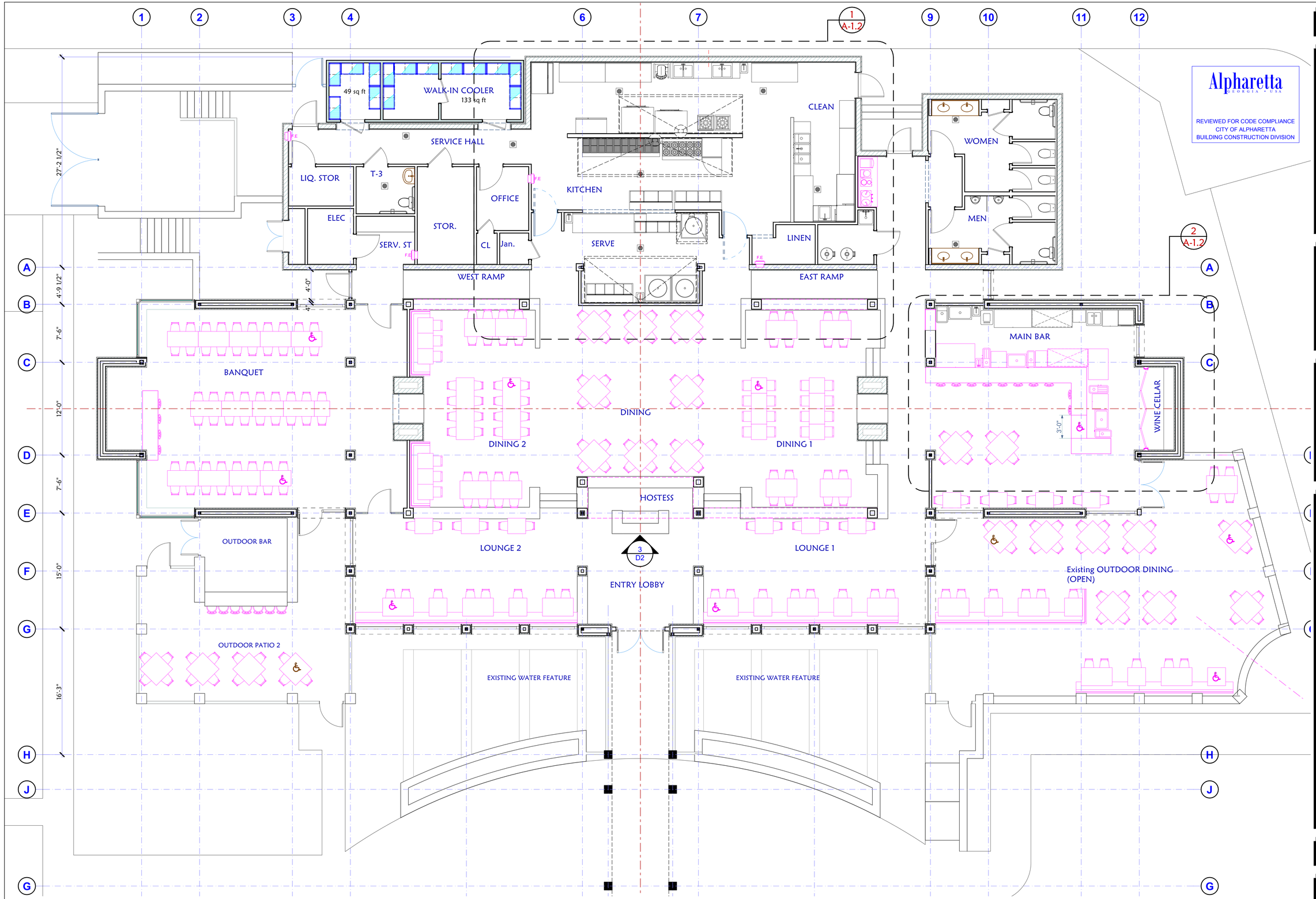

1 FIRST FLOOR

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

0 4" 8" 12"

First Floor Plan

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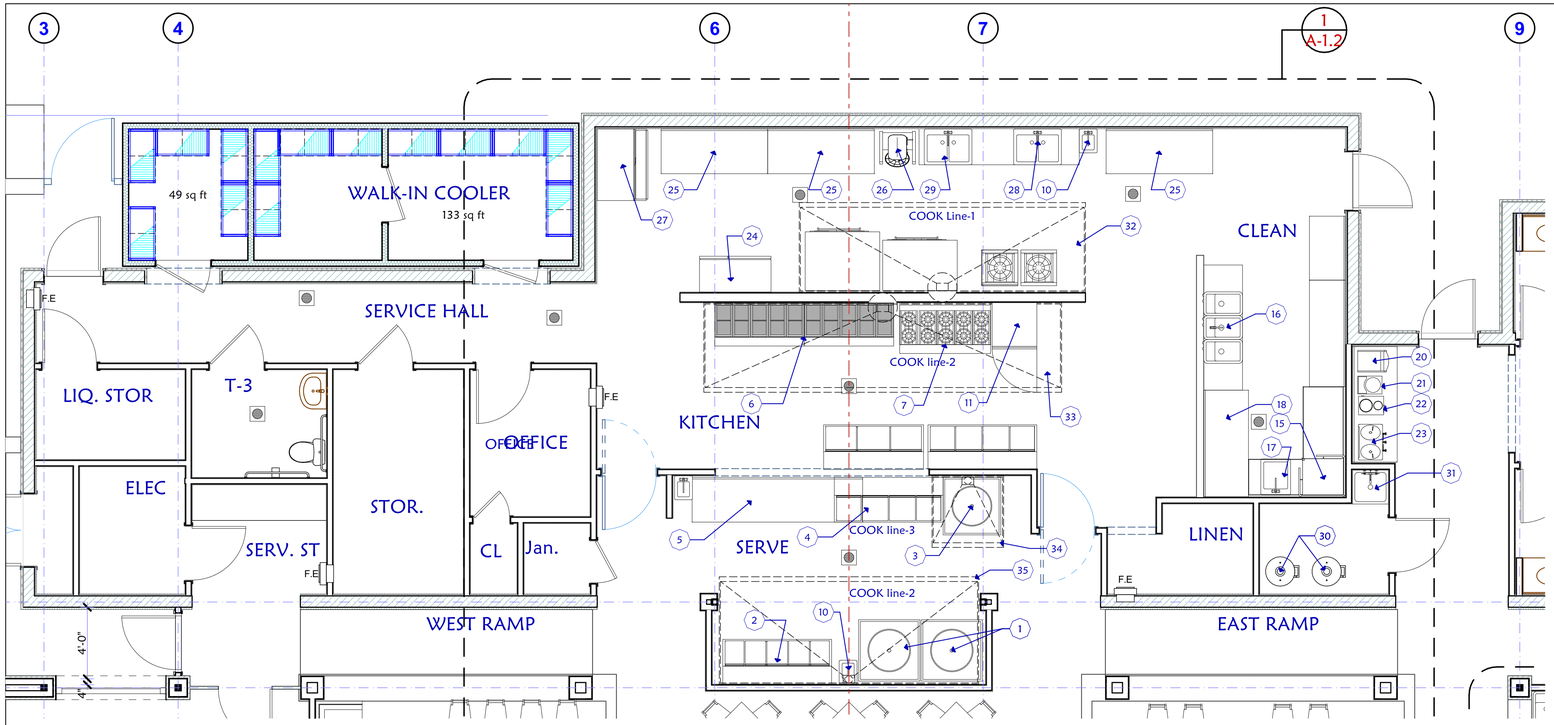
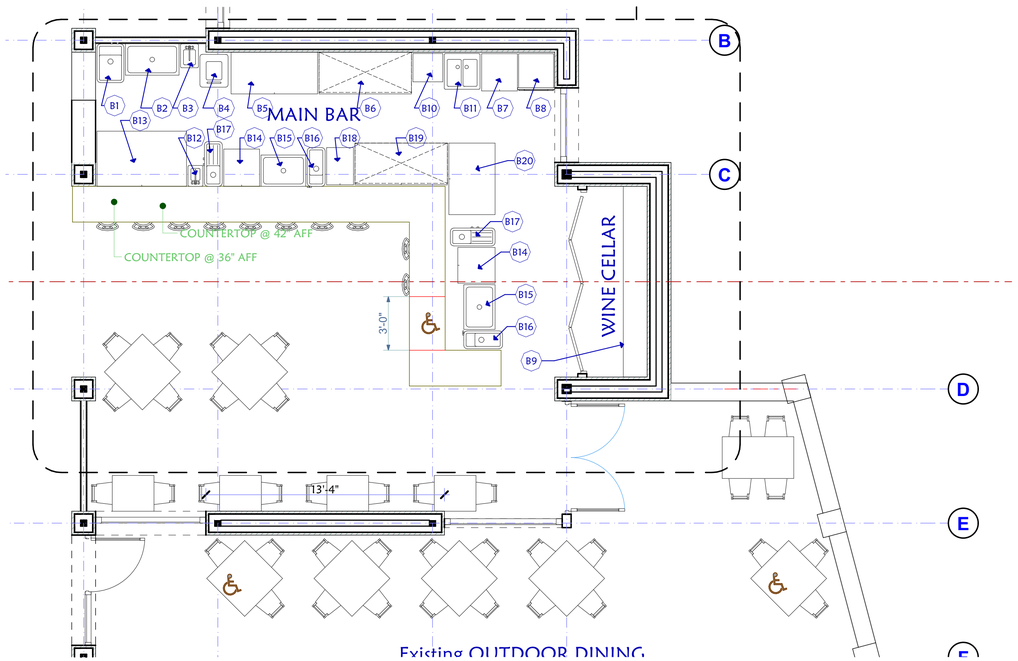


1 ENGLARGED PLAN- KITCHEN

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

KITCHN EQUIPMENT
1: Tandoor oven
2: Double door prep top cooler
3: Woodstone 30 inch pizza oven gas
4: Sandwich prep top cooler
5: Expo table with shelves under
6: 10 feet charcoal grill, custom
7: 10 burner range
8: 72 inch drawer sandwich prep top cooler
9: 67 inch pizza prep top cooler
10: hand washing sink
11: Sheet pan rack
12: Stock pot burner
13: Vulcan convection oven, gas, double stack
14: Alto Shaam 7.14 MLG gas oven
15: Conveyer dish washer by supersource
16: 3 compartment sink
17: Sprayer sink
18: Dirty rack
19: Soday syrup rack
20: coffee brewer
21: tea brewer
22: Vero water dispesor
23: ice bin and 2 soda guns
24: Standing reach in cooler
25: Prep top tables
26: Hobart 60 qt mixer
27: Ice Machine
28: Meat Sink
29: Vegetable Sink
30: 100 gal water Heater (2)
31: Mop Sink
32: 13ft kitchen hood
33: 16ft kitchen hood
34: 4ft kitchen hood
35: 14ft kitchen hood



2 ENGLARGED PLAN- BAR

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

BarEquipment:
B1. 18" 5-tier stainless steel liquor display rack
B2. 21"x36" under bar ice bin with cold plate by regency
B3. Dump sink
B4. Slim Jim trash bin
B5. Draft beer cooler TDD-2CT-S-HC, 58 7/8"x 27 1/8"
B6. True TBB-24GAL-60G-S-HC-LD 60" Bar Refrigerator
B7. 24" STAINLESS STEEL GLASS RACK STORAGE WITH CORRUGATED TOP
B8. CMA 180UC Dishwasher 24"x 25"
B9. WINE CELLAR
B10. Hoshzaki IM-50BAA-LM large 2" cube ice machine 20"x18"
B11. Excellence ISL-5D Ice Cream Flat Top Flat Lid Display Freezer - 6 cu. ft. 24"x24"
B12. Krowne KR19-18st Commercial hand washing sink with soap, 14"Lx 10"Wx 7"D
B13. Regency STAINLESS STEEL ENCLOSED BASE CABINET TABLES WITH 6" BACKSPLASH 30" x 60"
B14. 24" STAINLESS STEEL GLASS RACK STORAGE WITH CORRUGATED TOP
B15. Regency 20-GAUGE STAINLESS STEEL UNDERBAR ICE BIN WITH 7 CIRCUIT POST-MIX COLD PLATE & BOTTLE HOLDERS 21"x 30"
B16. 12" 5-tier stainless steel liquor display rack
B17. Krowne KR24-MS12 Underbar Dump Sink w/ Stainless Steel Legs, 12" x 24" x 36 1/2"
B18. Krowne KR24-MF18 18" Glass Froster Drainboard Cabinet - 6 1/2" Backsplash, Stainless Steel
B19. True TBB-24GAL-60G-S-HC-LD 60" Bar Refrigerator - 2 Swinging Glass Doors, Stainless, 115v
B20. Regency STAINLESS STEEL ENCLOSED BASE CABINET TABLES WITH 6" BACKSPLASH 30" x 48"

DOOR LOCKS
HARDWARE: MIN. GRADE: 2
LEVER TYPE, STYLE AND FINISH TO MATCH EXISTING
USE SCHLAGE: ND SERIES OR EQ

DOOR HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS RULE 120-3-20-24 (9). GEORGIA ACCESSIBILITY CODE

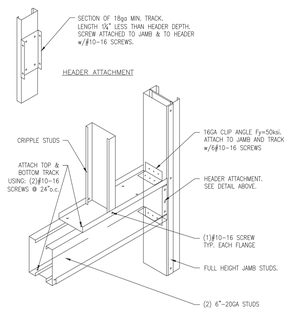
(EXIT DOORS) SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE PER NFPA 101 LIFE SAFETY CODE 2000 EDITION

DOOR NOTES:
1. EXTERIOR DOORS TO HAVE WEATHER STRIPPING
2. NEW DOORS PANELS TO MATCH EXISTING
3. ALL DOORS SHALL MEET STATE, COUNTY AND LOCAL HC CODES, ANSI 117.1 AND ADA ACCESSSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
4. DOOR HARDWARE FINISH TO MATCH EXISTING
5. INSTALL 3 SILENCERS ON THE STRIKE SIDE JAMB OF SINGLE-SWING FRAMES
6. PAINT ALL FRAMES AND DOORS PANELS TO MATCH EXISTING

NOTES
DOORS AND WINDOWS:
1. WINDOWS SHALL HAVE 5/8" INSULATED LOW E GLASS(FIXED).
2. WHERE GLASS IS WITHIN 18" A.F.F., PROVIDE TEMPERED GLASS.
3. WHERE WINDOWS ARE WITHIN 3'-0" FROM A DOORWAY PROVIDE TEMPERED GLASS.
4. PROVIDE TEMPERED GLASS IN DOORS
5. ALL WINDOWS AND DOORS TO BE WOOD FRAME, U.N.O

U-FACTORS:
GLASS ON EXTERIOR DOORS AND WINDOWS- 0.35

SOLAR HEAT GAIN COEFFICIENT:
GLASS ON EXTERIOR DOORS AND WINDOWS- 0.39



3 HEADER DETAIL

SCALE: 1" = 1'-0"

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SAMWEL KINYANJUI
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9/27/2022

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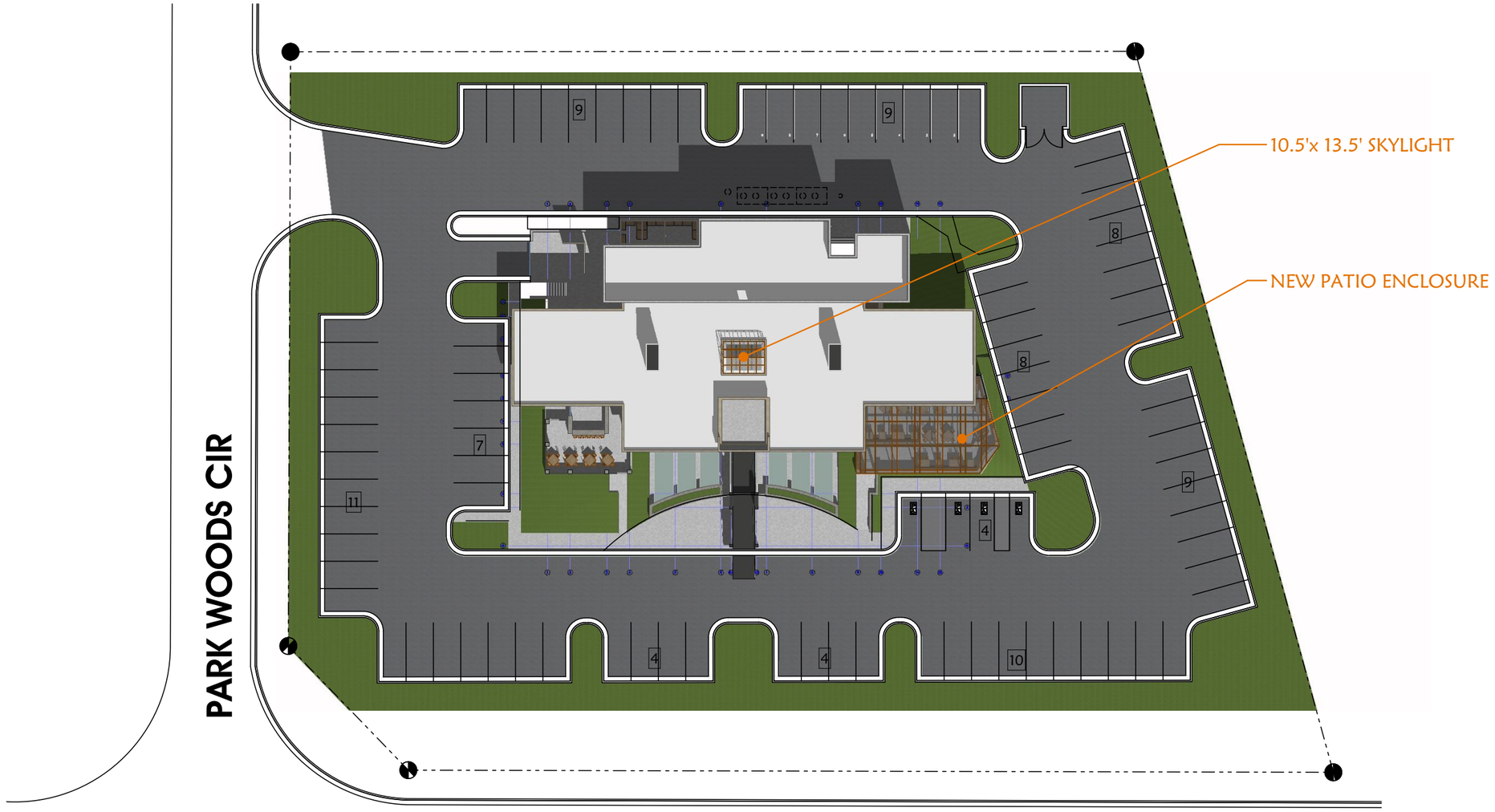

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'

delbar MIDDLE EASTERN

SITE PLAN

A-1.5

2/28/2023

Delbar Middle Eastern Restaurant
4120 OLD MILTON PKWY ALPHARETTA, GA 30005

Architect
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