



DESIGN REVIEW BOARD

APRIL 21, 2023

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

I. MEETING ANNOUNCEMENTS

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

II. WORKSHOP ITEMS

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VIII. PUBLIC HEARING

1. DRB230011 Cabinets to Go 10 Cumming St
review signage
2. DRB230017 Eden at Lakeview 4115 Lake St
review signage
3. DRB230010 Bridge Road Holdings 11505 Morris Rd
review new construction
4. DRB230014 NAPA 1535 Mansell rd
review exterior changes
5. DRB230016 KM Homes 6225 Windward Pkwy
review new exterior changes
6. DRB230015 Lakeview Retail Lakeview Development
review new construction
7. DRB230019 Fulton Science Academy 3035 Fanfare Way
review exterior changes

IX. ADJOURNMENT



Design Review Board Meeting
March 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

- Richard Kramer called the workshop to order at 8:39 a.m.
- Code Enforcement Manager, Bret Schroeder presented each case.
- Richard Kramer adjourned the workshop at 9:00 a.m.

III. CALL TO ORDER

- Richard Kramer called the meeting to order at 9:06 a.m.

IV. ROLL CALL

- Design Review Board Members Present:
 - Richard Kramer (Chairman)
 - Frank Schwing (Vice Chairman)
 - Holly Palmer
 - Pat Corkill
 - Teresa Rhodes
 - Katie Rocco
 - Richard Owens
- Staff Present:
 - Bret Schroeder, Code Enforcement Manager
 - Tracy Jackson, Planning + Zoning Coordinator
 - James Drinkard, Assistant City Administrator

V. PLEDGE TO THE FLAG
VI. ITEMS FROM STAFF
VII. ITEMS FROM BOARD MEMBERS

A. DRB Meeting Minutes 2-17-2023.

- ❖ Board member Rocco offered a motion to approve the DRB meeting minutes with changes noted from 2-17-2023.
 - Board member Rhodes seconded the motion.
 - Nomination approved unanimously (7-0)

1. DRB230006 / Caliber Car Wash 1500 Mansell Rd
Review New Construction

- Parks Huff (Lawyer), Dustin Duvall (Alex Roush Architects), and Michael Bozeman (Landscape Architect) came forward to present new construction layout, elevations, and changes to landscape plan on behalf of the applicant.
- DRB Questions & Answers:
 - Board member Owens requesting that Hollies on property not be touched, damaged, or cut.
 - What height does the actual plantings go in at?
 - Where will dumpster be located?
 - What will screening on dumpster enclosure be?
 - Where is brick banding located.
 - Questions regarding canopy covering, color and materials being used.
 - Is material of canopy solid flat metal or standard seam.
 - Question regarding post (material) where pay-station is located.
 - Will existing element on monument sign be removed and flat top be added?
- Public comment:
 - No public comment
- ❖ Board member Owens offered a motion to approve site plan (DRB230006 / Caliber Car Wash)
 - Board member Palmer seconded the motion.
 - The motion was approved (6-0-1, Board member Rocco recused herself from this item)
- ❖ Board member Owens offered a motion to approve Landscaping (DRB230006 /

Caliber Car Wash) plantings as presented today with the expectation that the appreciated and approved holly's will be maintained and will not be clipped or trimmed at any point.

- Board member Corkill seconded the motion with conditions on leaving holly at its natural expected form.
- The motion was approved (6-0-1, Board member Rocco recused herself from this item).

- ❖ Board member Schwing offered a motion to approve elevations and materials (DRB230006 / Caliber Car Wash) as presented today with the following conditions:
The canopy rooftop be painted to match the building, facia can be in blue, and pay-station to match.
 - Board member Palmer seconded the motion.
 - The motion was approved (6-0-1, Board member Rocco recused herself from this item).

- ❖ Board member Palmer offered a motion to approve site lighting (DRB230006 / Caliber Car Wash) as presented today.
 - Board member Owens seconded the motion.
 - The motion was approved (6-0-1, Board member Rocco recused herself from this item).

- ❖ Board member Schwing offered a motion to approve (DRB230006 / Caliber Car Wash) the structure of the monument sign, with the sign itself to be approved by staff.
 - Board member Rhodes seconded the motion.
 - The motion was approved (6-0-1, Board member Rocco recused herself from this item).

2. DRB230013 / OFF LEASH 142 South Main St

Review New Exterior Elevations

- Josh Word came forward to present modification of existing structure.

- **DRB Questions & Answers:**
 - Question regarding dumpster location and what color it will be.
 - Will Location of driveway be the same
 - What will be done with the low retaining wall?
 - Board members ask applicant to list/show all materials that will be used.
 - Board members ask for details of patio and guard rail height.
 - Does patio railing match color of trim?

- Question regarding color of light fixtures and monument sign.
 - Board member suggested perhaps moving sign location on building.
 - Applicant advised that site lighting on property will be re-used except for changing overheads.
 - Question regarding illuminating driveway and street along Mainstreet.
 - Board members advised that sculpture conditions will need to go to cultural arts committee.
- **Public comment:**
 - No public comment
- ❖ Board member Rocco offered a motion to approve (DRB230013 / Off Leash) site plan as presented today.
 - Board member Palmer seconded the motion.
 - The motion was approved (6-0-1, Chairman Kramer recused himself from this item)
 - ❖ Board member Rocco offered a motion to approve (DRB230013 / Off Leash) elevation and materials with the addition of picture frame type of element on EIFS as discussed today with final approval by staff.
 - Board member Rhodes seconded the motion.
 - The motion was approved (6-0-1, Chairman Kramer recused himself from this item)
 - ❖ Board member Palmer offered a motion to approve (DRB230013 / Off Leash) site lighting and photometrics with staff making final approval on elevated numbers.
 - Board member Rhodes seconded the motion.
 - The motion was approved (6-0-1, Chairman Kramer recused himself from this item).
 - ❖ Board member Palmer offered a motion to approve (DRB230013 / Off Leash) landscaping as presented today.
 - Board member Corkill seconded the motion.
 - The motion was approved (6-0-1, Chairman Kramer recused himself from this item).

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

- Steven Rowe (Site plan), Jennifer Sprayberry (landscaping), Tracy Ward (Building architect) came forward to present new construction.

- **DRB Questions & Answers:**

- Property will be signalized intersection.
- How wide is sidewalk.
- Can you walk us through pedestrian connection?
- Where will ramp be located?
- What are the differences of the elevations at the intersection?
- If a retaining wall is added how tall will it be
- Where is dumpster location?
- Is it possible for dumpster to be in different location or is there an easier way access for trash company to back out of the area.
- Where are grease traps located?
- Will the full project be under construction at the same time?
- What are all hardscape materials?
- Where are the 2 apron areas located?
- What will residents be looking at in the back of building B?
- Are there any existing street trees.
- Board member voiced concern on longevity of plantings.
- What size/height will oaks go in at?
- Will the deck have artificial turf?
- If pedestrian is coming from the north, how will they get to the door?
- Can the ramp fit on the south side where the stairs are located?
- How long is the ramp?
- What color are awnings?
- Parking deck should be screened.
- Streetscape should include some decorative pedestrian lighting.
- Upper deck needs to be screened with some landscaping varying in height.

- **Public comment:**

- No public comment

➤ Board member Rhodes left the meeting.

❖ Board member Schwing offered a motion to approve (DRB230012 / Market District) site plan with the following conditions:

Applicant will work with staff on location of the ADA access ramp for building A and adding stairs to the front of building A connecting to the sidewalk if possible.

- Board member Corkill seconded the motion.
- The motion was approved unanimously (6-0)

❖ Board member Rocco offered a motion to approve (DRB230012 / Market

District) elevation and materials as presented today.

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

- ❖ Board member Schwing offered a motion to approve (DRB230012 / Market District) landscaping as presented today with the following condition:
Applicant will work with staff on final approval of the landscaping along Mainstreet and in front of building A.
 - Board member Corkill seconded the motion.
 - The motion was approved unanimously (6-0)

4. DRB230010 / Bridge Holdings 11505 Morris Rd

This item has been deferred by the applicant and was not heard during this meeting.

5. DRB230009 / Delbar Old Milton 4120 Old Milton

Review Exterior Changes

- Fares Kargar (Owner) came forward to present new construction.
- **DRB Questions & Answers:**
 - What is the material of enclosed patio?
 - Is roof on patio enclosure flat?
 - What is the material used for folding doors of patio?
 - Will there be lighting on the patio?
 - Does the whole front open?
 - Will there be ceiling fans?
 - Will the lanterns stay on each column?
 - How will you minimize height of skylight so that it will not be seen.
- **Public comment:**
 - No Public Comment
- ❖ Board member Schwing offered a motion to approve (DRB230009 / Delbar Old Milton) patio enclosure as submitted today with the following condition:
Applicant will bring ceiling fan and patio lighting to staff for final approval.
 - Board member Corkill seconded the motion.
 - The motion was approved unanimously (6-0)
- ❖ Board member Schwing offered a motion to approve (DRB230009 /

Delbar Old Milton) sky light with the following condition:

Skylight be lowered so that it is not visible from exterior of the building.

- Board member Corkill seconded the motion.
- The motion was unanimously approved (6-0)

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 12:04 p.m.

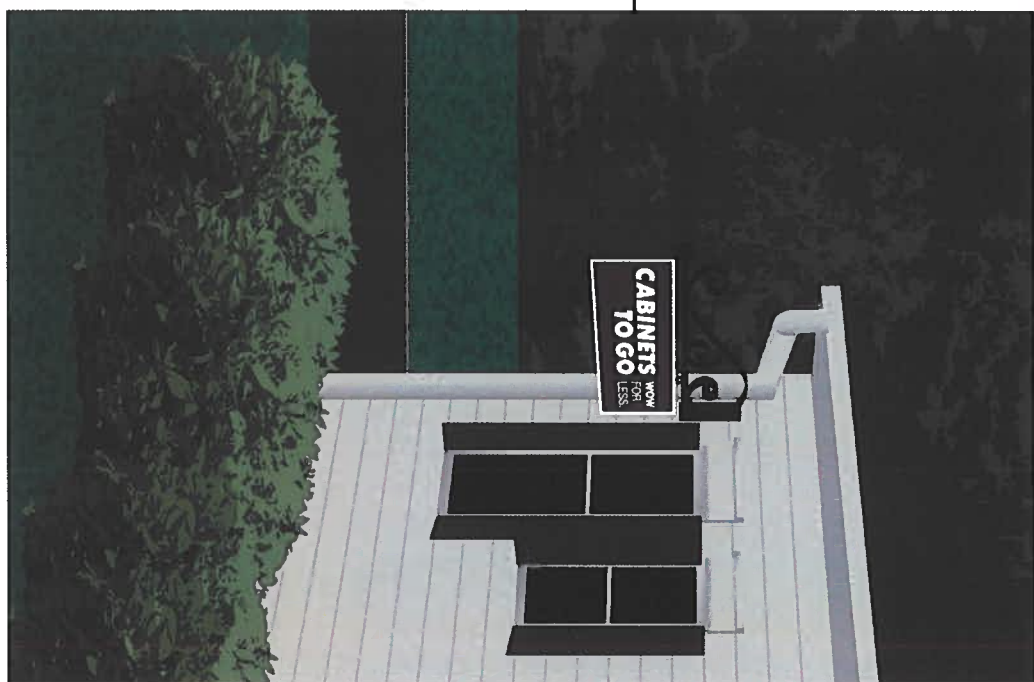
Respectfully submitted,

Tracy Jackson

Planning + Zoning Coordinator



— Sign 3



— Sign 4

Sign 4

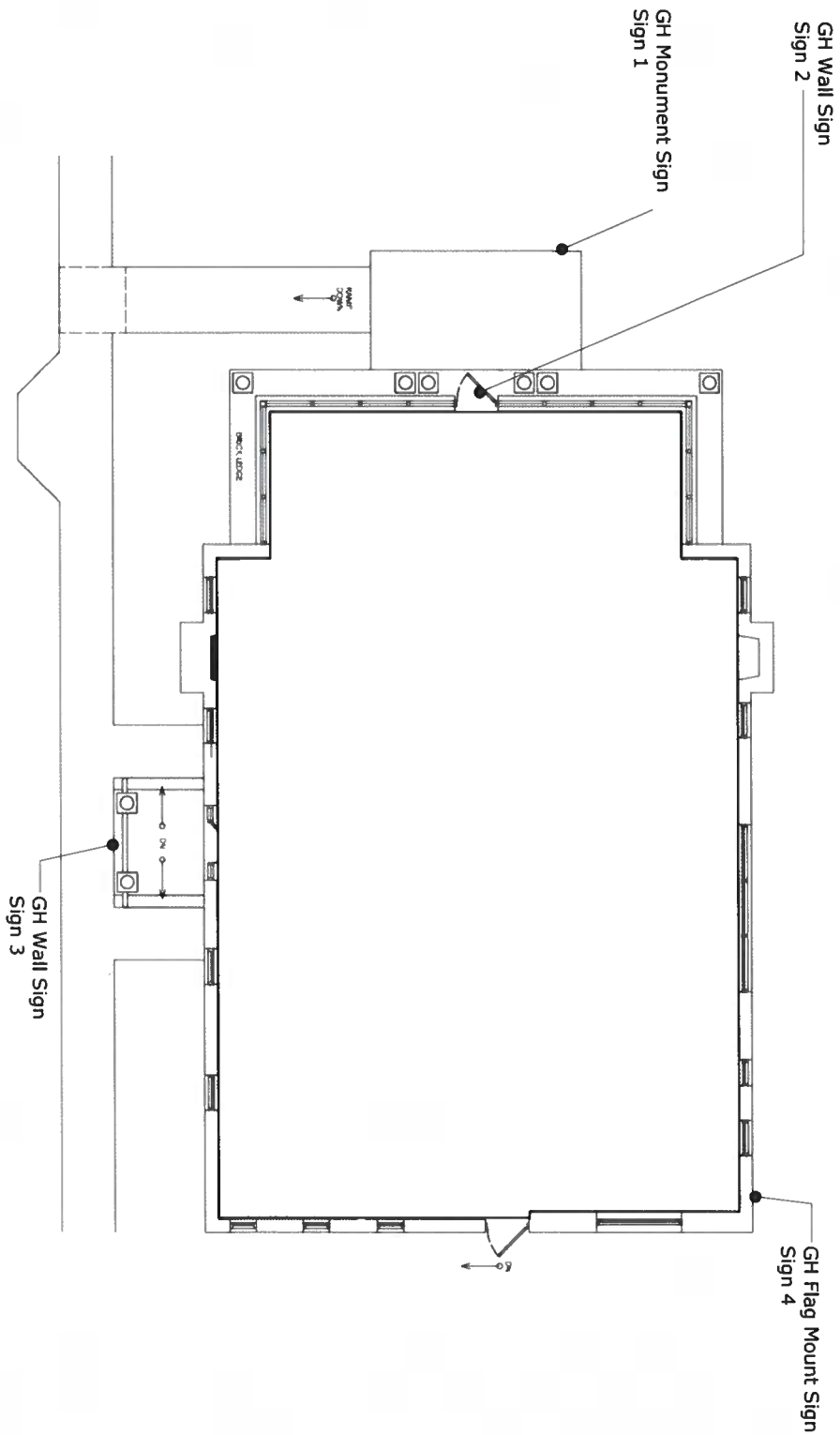


Armature Wall Sign

The armature has been hand hammered on the ends to lend to the wrought iron appearance. They are powder coated black steel.

Sandblasted Single-Sided HDU Sign with textured wood grain background.

The border and letters are raised up with the background setback. The overall thickness is 2".



TPA Group

Eden at Lakeview

Alpharetta, GA

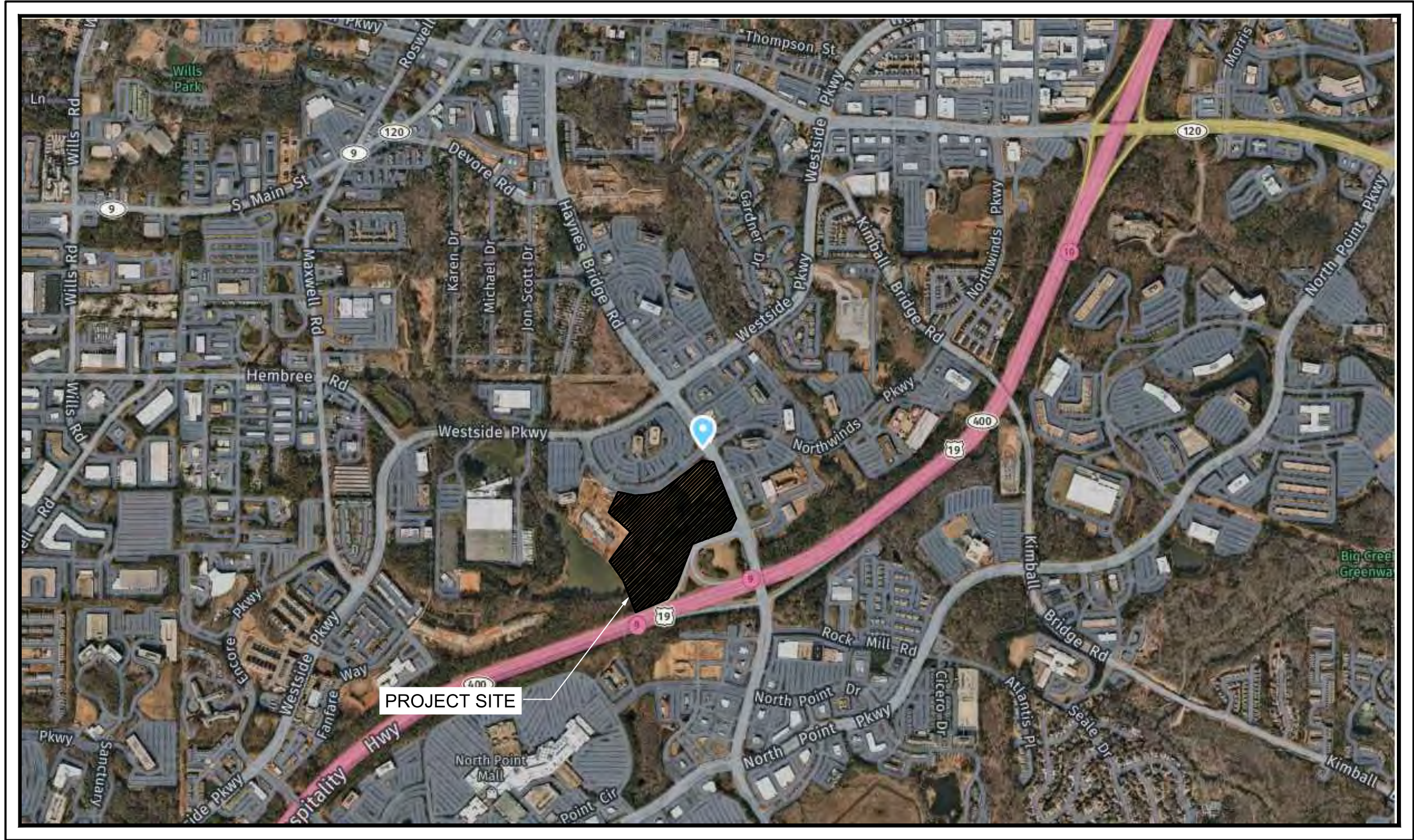
PROJ38726
Sign Package

DRAWING TYPE: CONC 06
04/07/2023

© 2023 Oakhurst Signs. All rights reserved.



Vicinity Map





OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.

The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:
CONC 06

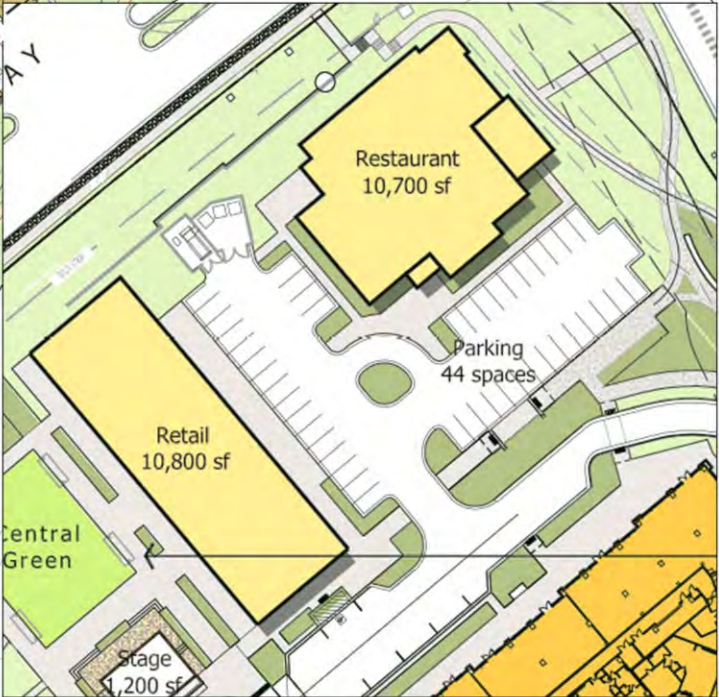
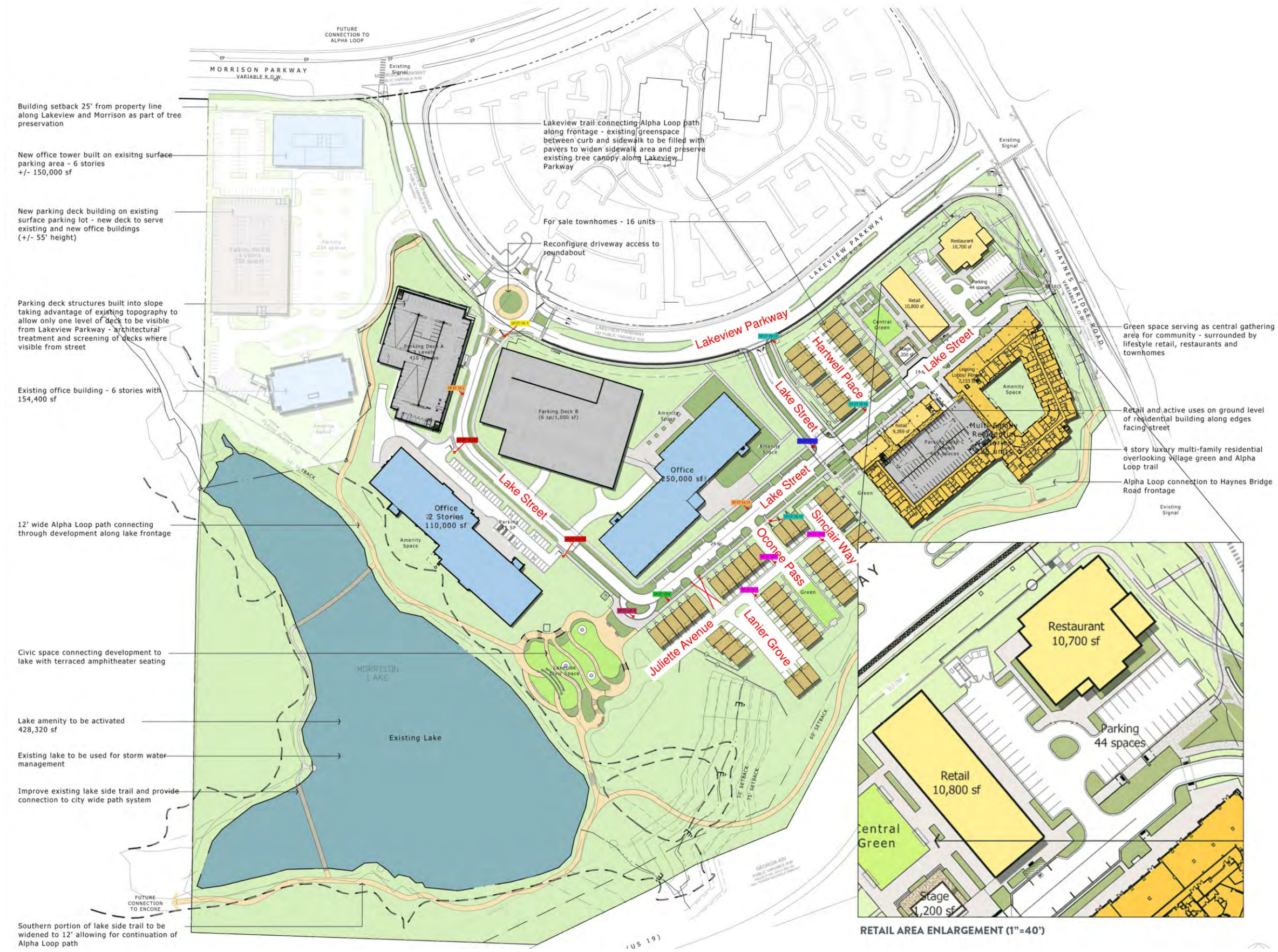
HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE
1

PROJ
38726

Page 13 of 163

Location Map





OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLEIGH DIBELLA

DATE:
03/27/20223

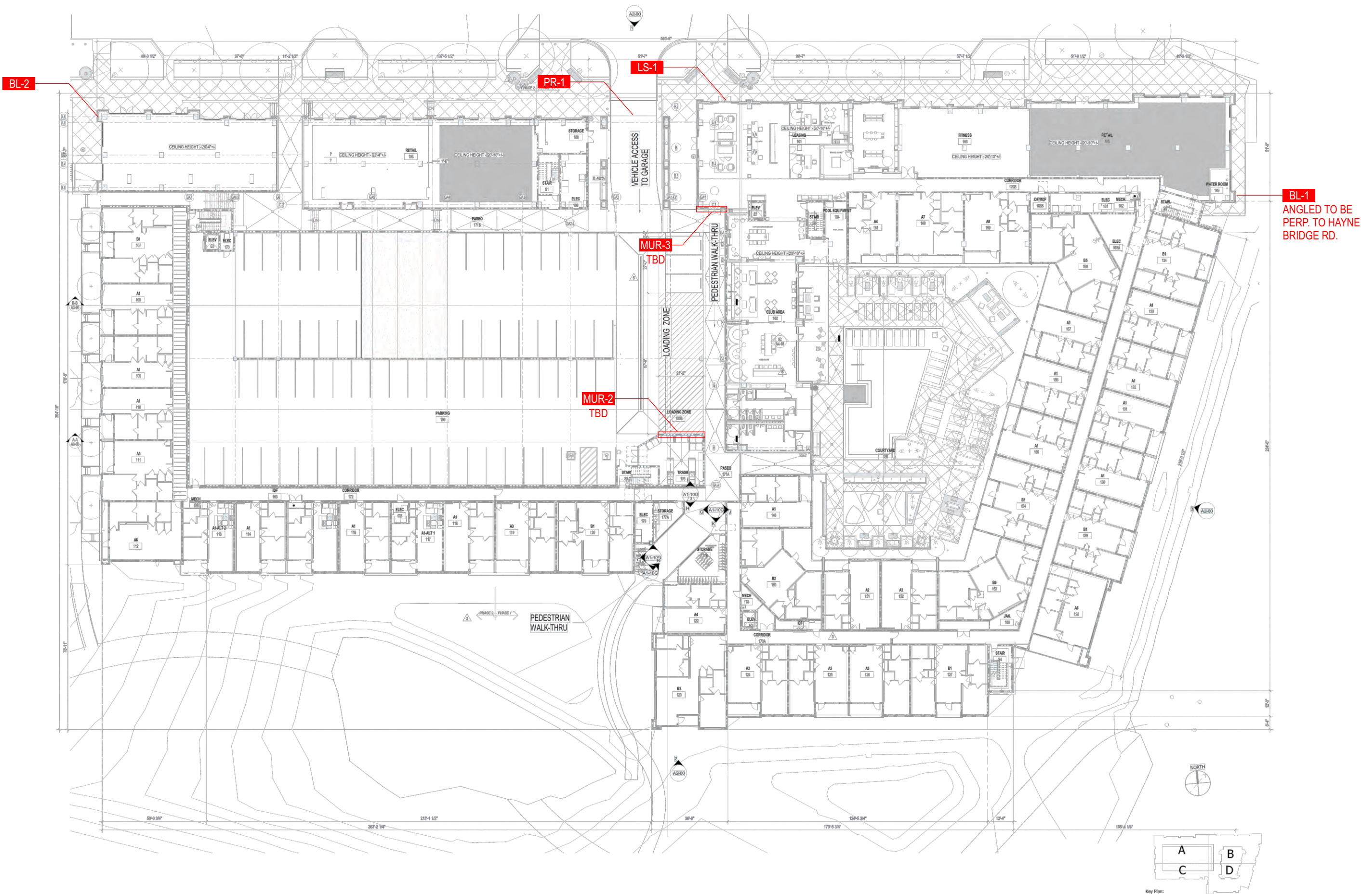
VERSION:
CONC 06

HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE
2

PROJ
38726

Sign Location Plan





OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:
CONC 06

HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE
3

PROJ
38726

Page 15 of 163

SIGN TYPE BL-1 - MAIN ID ILLUMINATED WALL MOUNT BLADE SIGN
Location 1 on Northeast Corner





OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION: CONC 06		
HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

SIGN TYPE BL-2 - MAIN ID ILLUMINATED WALL MOUNT BLADE SIGN
Location 2 on Northwest Corner





OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION: CONC 06		
HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

SIGN TYPE BL-1 - MAIN ID ILLUMINATED WALL MOUNT BLADE SIGN



BL1 MAIN ID ILLUMINATED BLADE SIGN AS SEEN FROM NORTH ELEVATION - LOCATION 1
6.0 Scale: 1/16" = 1'-0"



OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:
CONC 06

HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE
6

PROJ
38726

Page 18 of 163

SIGN TYPE BL-2 - MAIN ID ILLUMINATED WALL MOUNT BLADE SIGN



BL2 MAIN ID ILLUMINATED BLADE SIGN AS SEEN FROM NORTH ELEVATION - LOCATION 2
7.0 Scale: 1/16" = 1'-0"



OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:
CONC 06

HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

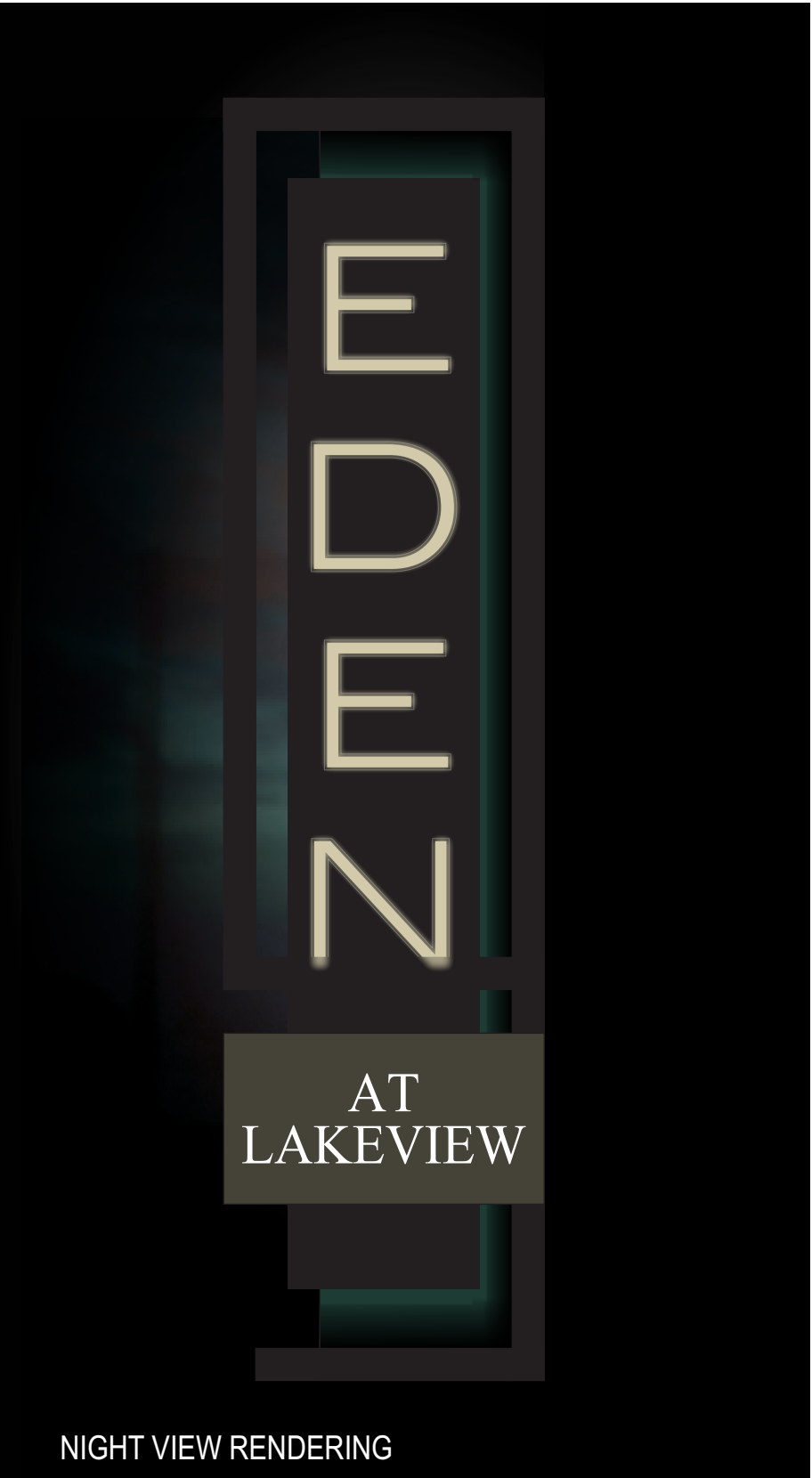
PAGE
7

PROJ
38726

Page 19 of 163

SIGN TYPE BL - MAIN ID ILLUMINATED WALL MOUNT BLADE SIGN

- Aluminum fabricated, double-sided
 - Routed out Backed Up copy
 - Internally illuminated w/ White LED technology
 - QTY. 2 (100 sq. ft. as shown)
- Face Cabinet to have inset LED shelf to illuminate pattern cabinet
 - “EDEN” to be 3" deep face lit channel letters with 1/2" fabricated alum. retainer
 - Lake view from dual color black day / white night perforated vinyl



COLOR SCHEDULE USED IN RENDERINGS

Dark Bronze	3630-149 Light Beige	PMS 7527C	PMS 560C
-------------	-------------------------	--------------	-------------



OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.

The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:
CONC 06

HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE
8

PROJ
38726

Page 20 of 163

SIGN TYPE PR-1 - PARKING OVERHEAD HANGING SIGN
SIGN TYPE LS-1 - MAIN ID ILLUMINATED CHANNEL LETTERS



1 PARKING ENTRANCE / LEASING ENTRANCE AT NORTH ELEVATION
9.0 Scale: 1/8" = 1'-0"



OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:
CONC 06

HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE
9

PROJ
38726

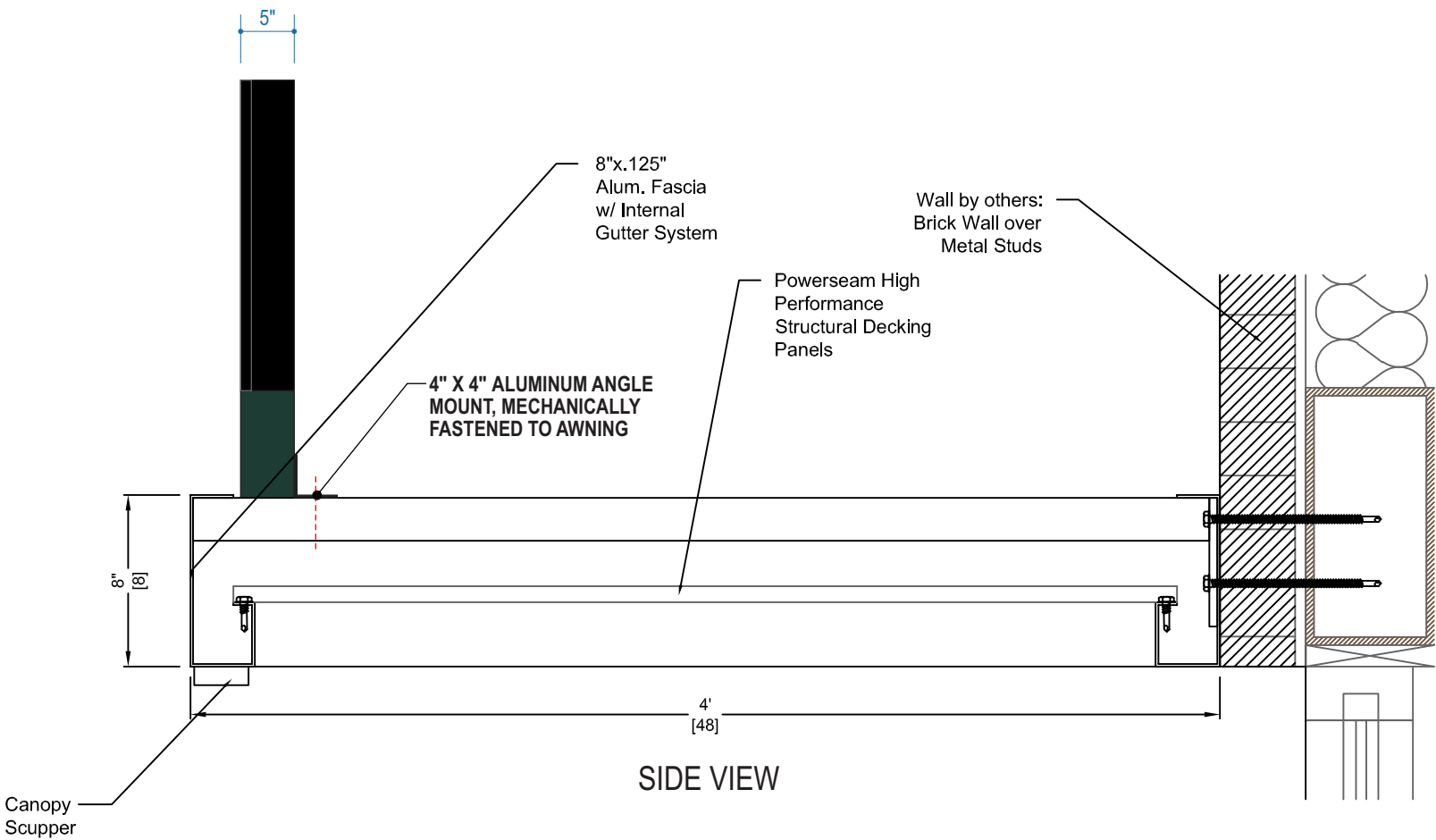
SIGN TYPE LS - MAIN ID AT LEASING OFFICE ILLUMINATED CANOPY MOUNTED LETTERSET

- Aluminum fabricated, bottom mounted (confirm weight load capacity)
- Face lit, alum. fabricated retainers, channel letters mounted to below cabinet
- Lakeview routed out backed illuminated copy with first surface vinyl
- QTY. 1



FRONT VIEW

LS 10.0 MAIN ID AT LEASING OFFICE ILLUMINATED LETTERS
Scale: 3/4" = 1'-0"



COLOR SCHEDULE USED IN RENDERINGS

Dark Bronze

3630-149
Light Beige

PMS
560C

LS 10.0 Awning Attachment Detail
Scale: 3/4" = 1'-0"

OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:
CONC 06

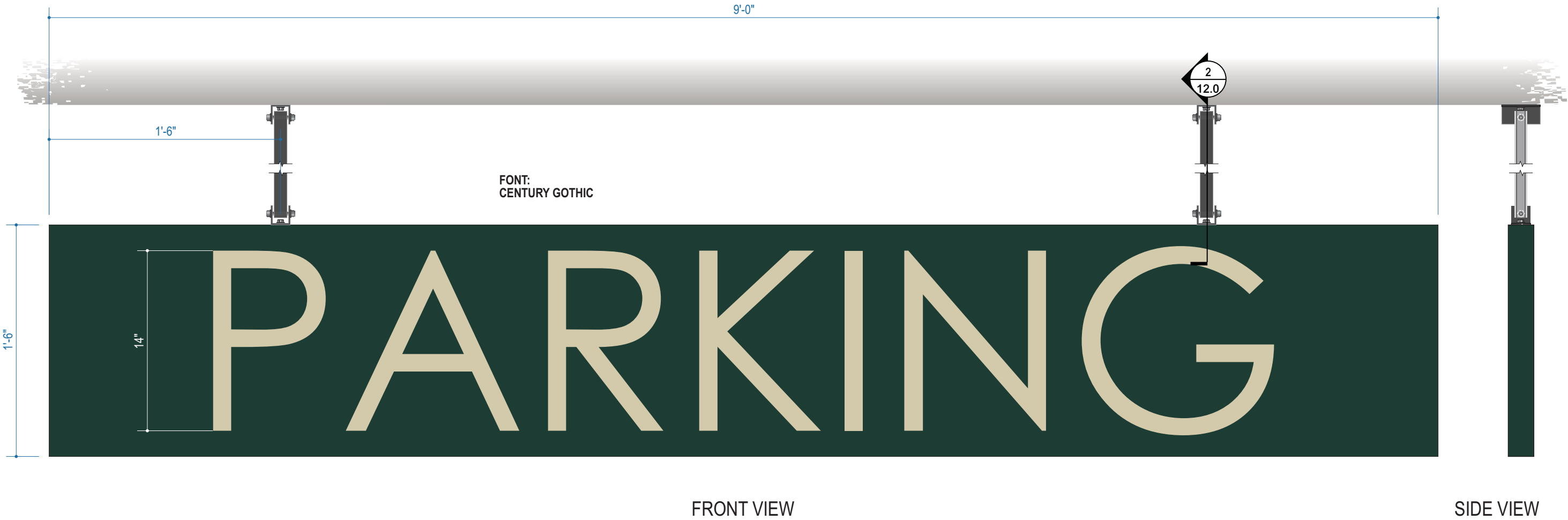
HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE 10

PROJ 38726

SIGN TYPE PR - PARKING ENTRANCE HANGING OVERHEAD SIGN

- Non-Illuminated Aluminum Fabricated Cabinet
- Die Cut Vinyl Letters
- Celing Mounted
- QTY. 1



LS

11.0

PARKING OVERHEAD HANGING SIGN

Scale: 1 1/2" = 1'-0"

COLOR SCHEDULE USED IN RENDERINGS

Dark Bronze

3630-149
Light Beige

OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.

The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:

TPA GROUP

PROPERTY:

EDEN AT LAKEVIEW
300 Lake Street
Alpahretta, GA 30009

PROJECT:

SIGN PACKAGE

ACCOUNT MANAGER:

PATTI HUXFORD

PROJECT MANAGER:

ADAM SLIGHT | ASHLIE DIBELLA

DATE:

03/27/20223

VERSION:

CONC 06

HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS

PAGE

11

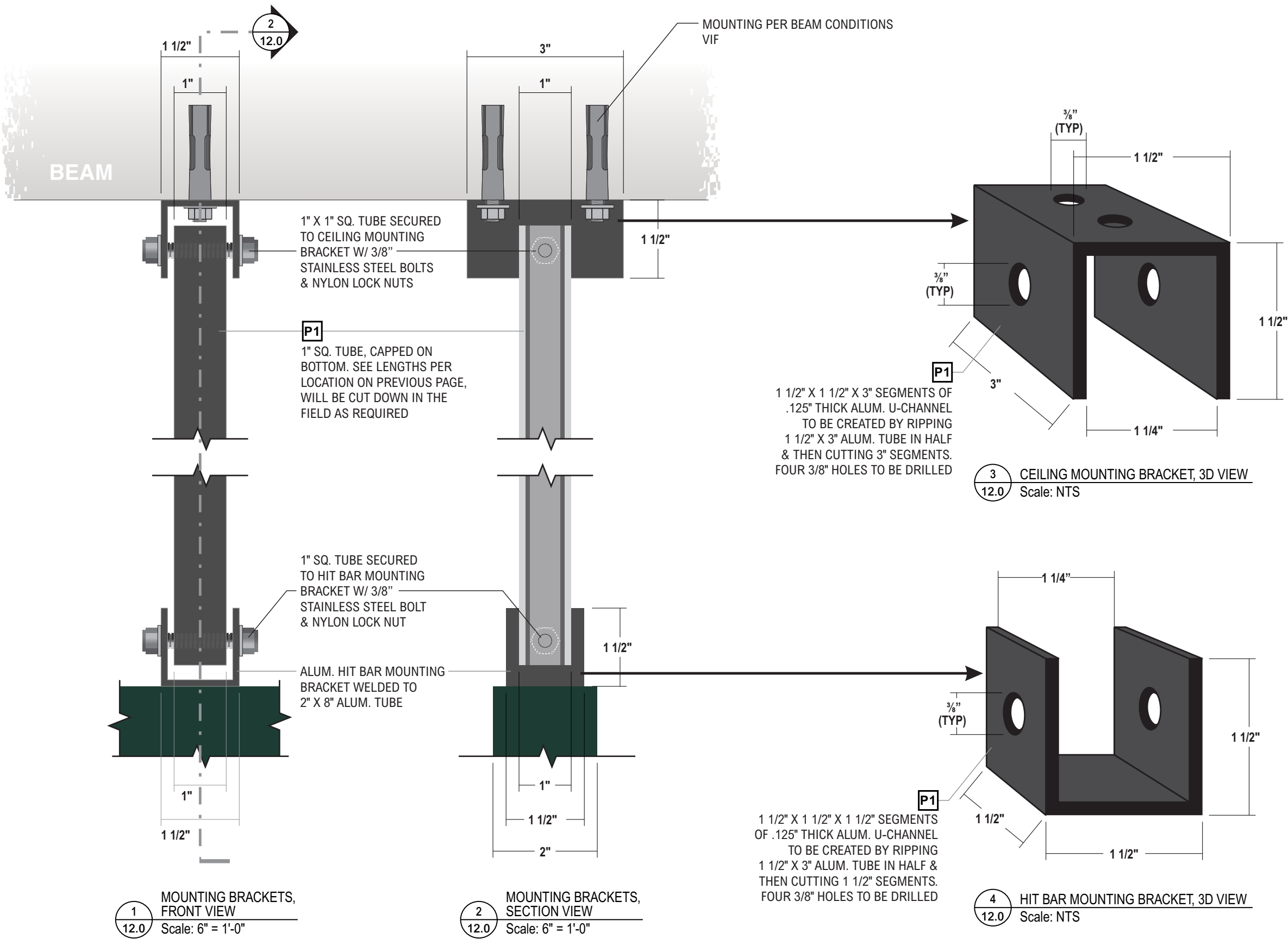
PROJ

38726

Page 23 of 163

SIGN TYPE PR - PARKING ENTRANCE HANGING OVERHEAD SIGN

QTY. 1





OAKHURST
SIGNS & GRAPHICS

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

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

© 2023 OAKHURST SIGNS INC.
The designs, plans, layouts and drawings contained herein are property of Oakhurst Signs and Graphics and may not be reproduced, published, copied or changed without written consent. The information contained may not be used for price comparison. Violators will be prosecuted to the fullest extent of the law.

CLIENT:
TPA GROUP

PROPERTY:
EDEN AT LAKEVIEW
300 Lake Street
Alpharetta, GA 30009

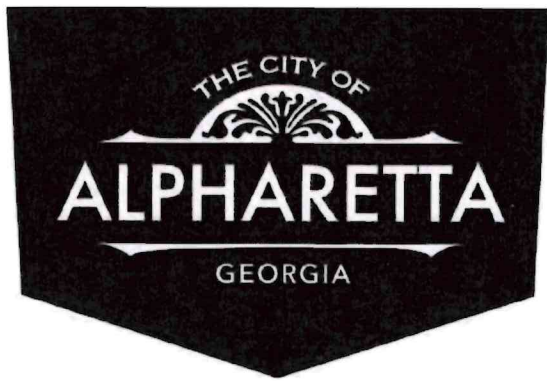
PROJECT:
SIGN PACKAGE

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
ADAM SLIGHT | ASHLIE DIBELLA

DATE:
03/27/20223

VERSION:		
CONC 06		
HISTORY	DATE	DESIGNER
CONC 01	08/24/2022	RC
CONC 02	09/15/2022	RS
CONC 03	03/27/2023	RC
CONC 04	03/30/2023	DS
CONC 05	04/04/2023	DS
CONC 06	04/07/2023	DS



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 | |

Application Fees:

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

Total Due _____

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



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.

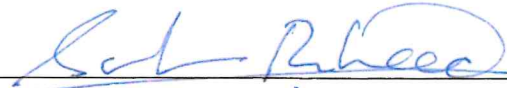
City: Johns Creek State: GA Zip Code: 30022 -

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: 

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: 0-1 Existing Uses of Property: NONE

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 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 procedures.

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

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.

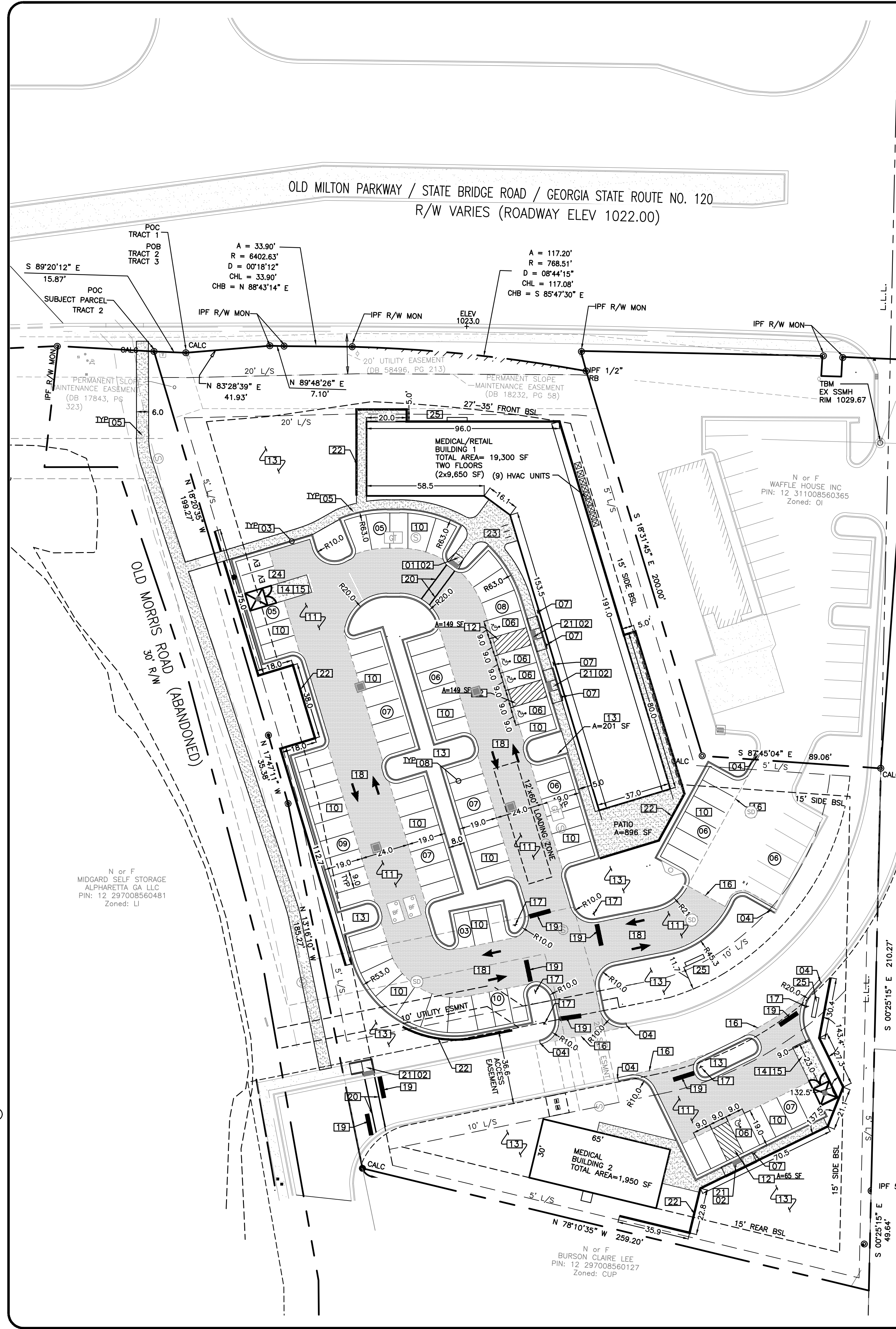
N/A

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

COPYRIGHT © 2019 THIS DRAWING IS THE PROPERTY OF B.C. ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED TO FURNISH INFORMATION TO OTHERS, OR FOR ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF B.C. ENGINEERING, INC. AND IS TO BE RETURNED UPON REQUEST.



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. NA83 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.

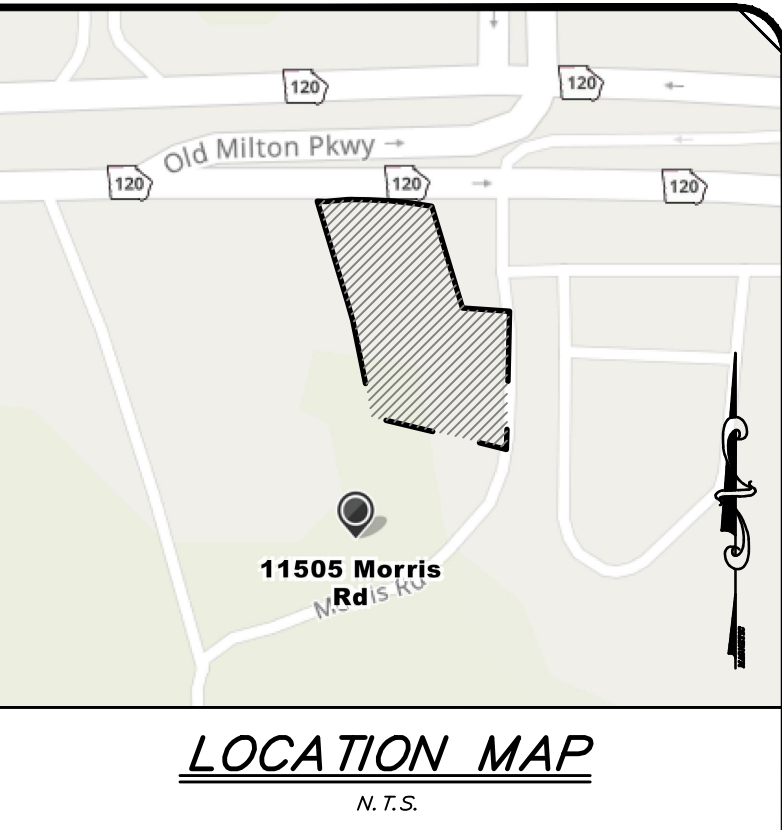
DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

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
404-345-6075
nocharli@octavebuilt.com

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



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 PROVIDED = 4 SPACES
- TOTAL PARKING PROVIDED = 85 SPACES

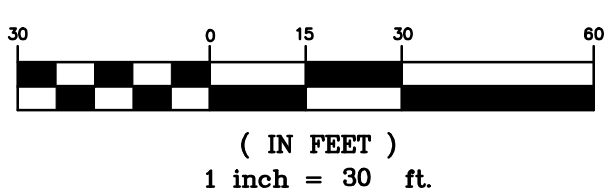
SITE CONSTRUCTION NOTES

- SIDEWALK RAMP AT 8.33% MAX SLOPE PER CITY STD. 902
- DETECTABLE WARNING SURFACE PER CITY STD. 902
- 24" CONCRETE CURB AND GUTTER PER CITY STD 901
- TAPER CURB TO MATCH EXISTING
- CONCRETE SIDEWALK PER CITY STD. 902
- ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL (PER ADA AND LOCAL REQUIREMENTS)
- ACCESSIBLE PARKING SIGN (PER ADA AND LOCAL REQUIREMENTS)
- PARKING STALL STRIPING (PER LOCAL CODES)
- NOT USED
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- 4" WIDE PAINTED STRIPES, 2' O.C. AT 45' (PER LOCAL CODES)
- LANDSCAPE AREA
- DUMPSTER ENCLOSURE
- REINFORCED CONCRETE PAVEMENT
- LIMITS OF PAVEMENT CUT
- STOP SIGN
- TRAFFIC ARROWS
- 24" WHITE STOP BAR
- 4" WHITE PAINTED CROSS WALK
- SIDEWALK RAMP AT 8.33% MAX SLOPE PER CITY STD 902 TYPE D
- RETAINING WALL BY OTHERS (UNDER SEPARATE PERMIT)
- BIKE RACK PER MANUFACTURES SPECIFICATIONS
- ELECTRIC VEHICLE PARKING
- DEVELOPMENT SIGNS (UNDER SEPARATE PERMIT)

COMMUNITY DEVELOPMENT NOTES:

- AN 18 MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
- 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.
- 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.
- OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
- ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
- ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
- 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.
- ON-SITE BURIAL IS NOT ALLOWED.
- 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.
- IRRIGATION NOTES:
 - 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)
 - IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

GRAPHIC SCALE



CITY OF ALPHARETTA CONSTRUCTION NOTES:

- DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE AND SLOPED PER GEORGIA HIGHWAY STANDARD 903.1. CURBS SHALL NOT BE BROKEN FROM GUTTER. CURB AND GUTTER BE REMOVED TO EXISTING CONSTRUCTION JOINTS OR NEW JOINTS SAWED.
- 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.
- 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.
- ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND GRASSSEED.
- ALL OPEN DRAINAGE SWALES MUST BE GRASSSEED, 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 FLOWS.
- NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED ONTO CITY RIGHT-OF-WAY.
- ALL CORRUGATED METAL STORM DRAINPIPE SHALL MEET FULTON COUNTY STANDARDS. ALUMINIZED TYPE II CMP WITH RE-ROLLED ENDS AND BANDS IS ALSO ALLOWED.
- 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.
- 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 FRONTS 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
- APPLICANT SHALL RE-GRASS TO STATE HIGHWAY DEPARTMENT SPECIFICATIONS ALL CITY RIGHT-OF-WAY AREAS THAT ARE DAMAGED OR DISTURBED DURING WORK AUTHORIZED HEREIN.
- 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.
- 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 CURED, TO DETERMINE PERCENTAGE OF COMPACTION. CORES SHALL BE TAKEN NO LESS THAN THREE HUNDRED FEET (300') APART AT STAGGERED INTERVALS.
- THE ISSUANCE OF THESE CONSTRUCTION DRAWINGS DOES NOT ASSURE SEWER AVAILABILITY. SEWER SERVICE IS PROVIDED BY FULTON COUNTY, NOT THE CITY OF MILTON.
- FIVE (5) FOOT WIDE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS WITH MIN 2 FOOT GRASS STRIP.
- 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.
- ANY PIPE, SOLDER OR FLUX USED IN THE INSTALLATION OR REPAIR OF THE WATER LINES MUST BE LEAD-FREE.
- 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.
- ALL ROAD AND STORM STRUCTURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- 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 6:00 PM.
- SANITARY SEWER AND WATER LINES MUST PASS INSPECTION BEFORE STREETS CAN BE PAVED.
- BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE C.O. WILL NOT BE ISSUED UNTIL SIDEWALK IS INSPECTED AND ACCEPTED.
- COMPACTION REPORTS SHALL BE FURNISHED TO THE CITY ON ALL UTILITY EXCAVATIONS WITHIN ROADWAY.
- CONTRACTOR MUST NOTIFY LAND DEVELOPMENT INSPECTOR (678) 242-2544, TWENTY-FOUR (24) HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ALL GATE VALVES SHALL BE EPOXY COATED WITH RESILIENT-SEATED GATES.
- ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS TO NOT DIRECTLY ILLUMINATE ADJACENT PROPERTY.
- 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.
- BURIAL OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF MILTON.
- OPEN BURNING ON CONSTRUCTION SITES WILL ONLY BE ALLOWED WHEN IN COMPLIANCE WITH EPO restrictions AND ONLY WHEN USING A PROPER SMOKE BY AND AIR CURTAIN.
- ALL WATER LINES SHALL BE CLASS 50 DIP.
- A CITY OF MILTON TRENCHING PERMIT IS REQUIRED PRIOR TO ANY TRENCHING ACTIVITY. CONTACT YOUR CITY OF MILTON INSPECTOR TO OBTAIN A PERMIT.
- 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.
- 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.
- 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 MARSHAL.
- A CITY OF ROSWELL ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN CITY RIGHTS OF WAY.
- ALL WATER MAINS FOR COMMERCIAL DEVELOPMENTS BEHIND THE MASTER WATER SHALL BE PRESSURE TESTED AT 200 LBS FOR TWO HOURS BY THE OWNER AND WITNESSED BY THE LAND DEVELOPMENT INSPECTOR. PRESSURE LOSS SHALL NOT EXCEED 10%.
- 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 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.

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

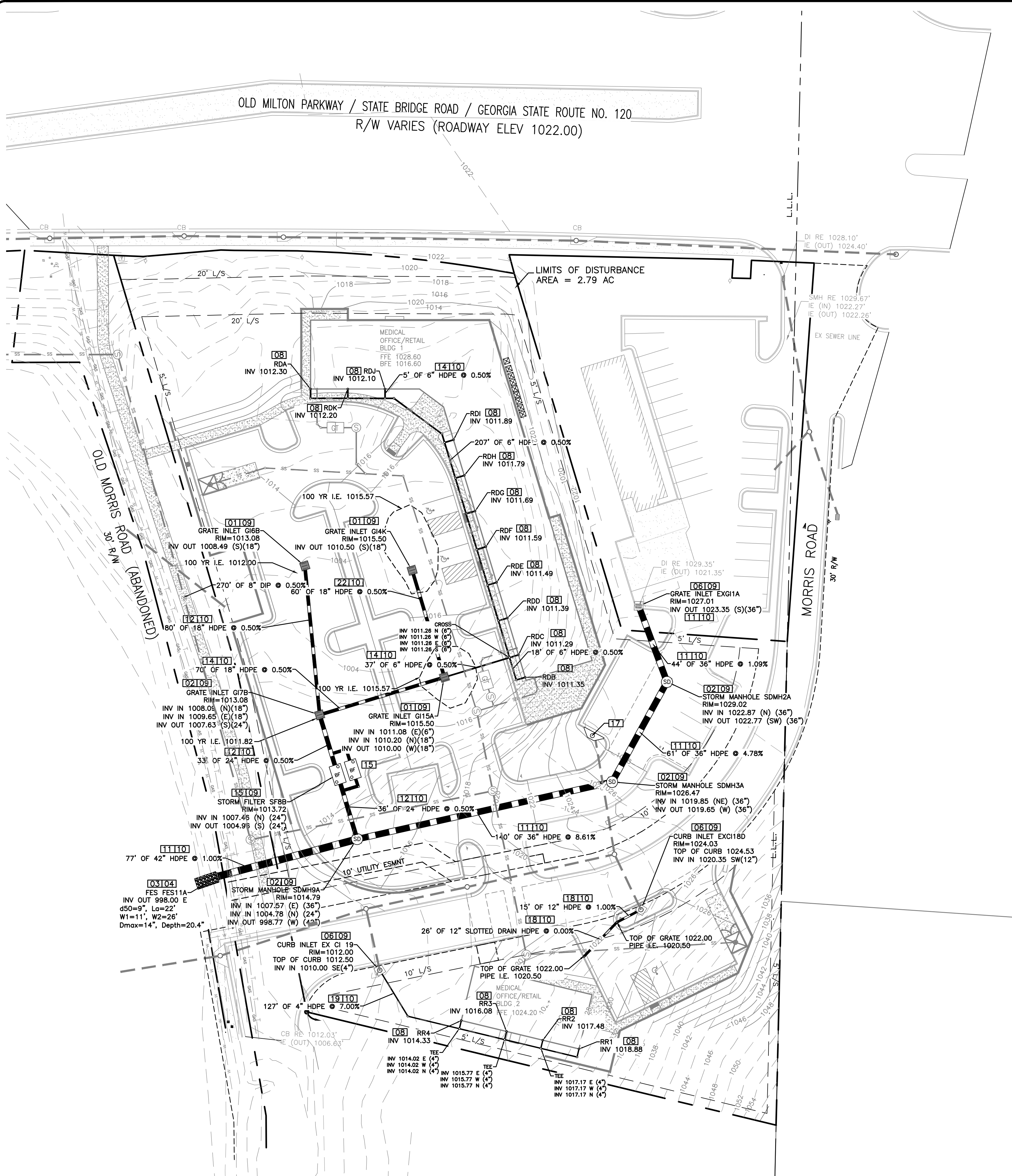
OLD MILTON PARKWAY COMMERCIAL
OLD MILTON PARKWAY
LAND LOT 855 & 856
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



DRAWN BY:	YO	REVISION	DATE	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

COPYRIGHT © 2019 THIS DRAWING IS THE PROPERTY OF B.C. ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED TO FURNISH INFORMATION TO OTHERS, OR FOR ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF B.C. ENGINEERING, INC. AND IS TO BE RETURNED UPON REQUEST.

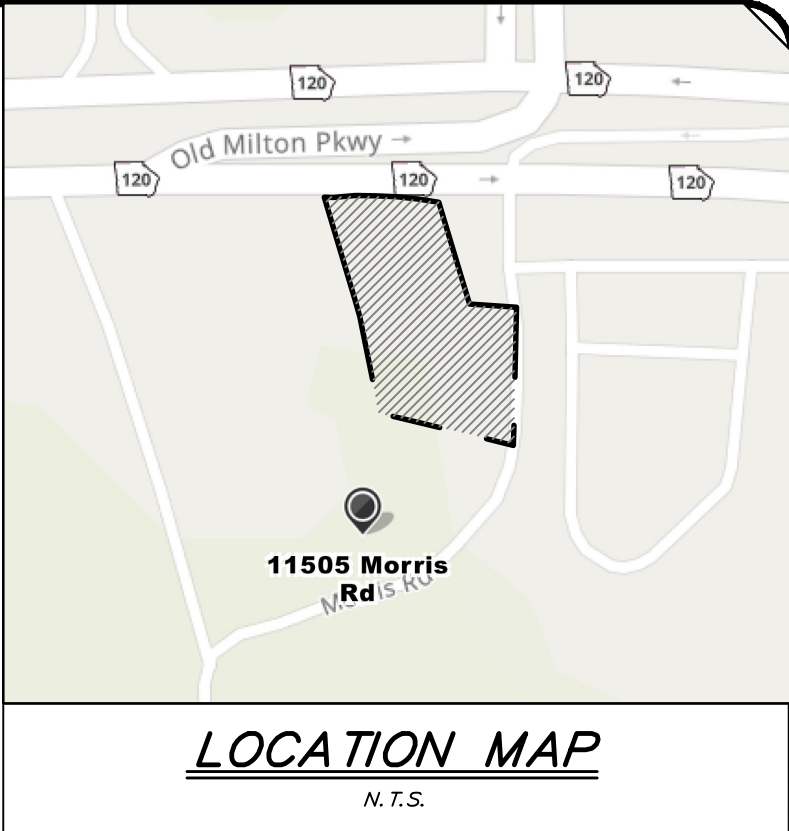


STORM CONSTRUCTION NOTES

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 CONNECTION
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. ROOF 1
20. NOT USED
21. SLOTTED DRAIN PER MANUFACTURER'S 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.



Know what's below.
Call before you dig.

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.

"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.

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

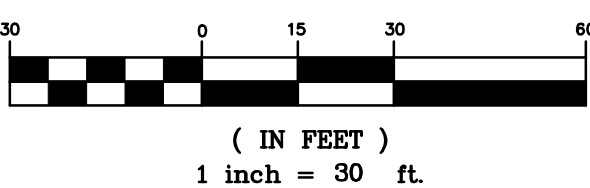
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

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: O1

GRAPHIC SCALE



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

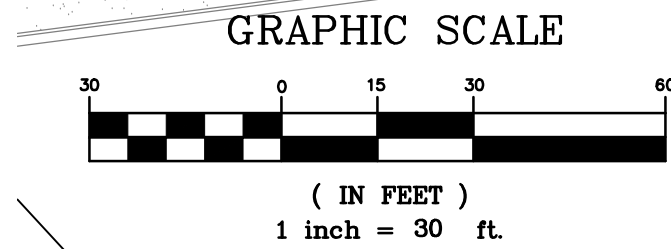


DRAWN BY:	YO	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	08/04/22			
SCALE:	AS NOTED			
LAND LOTS:	855 & 856			
DISTRICT:	12TH			
SECTION:				

SHEET NO.
5 OF 32

JOB NO.
2022-114

THIS DRAWING IS THE PROPERTY OF B.C. ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED TO FURNISH INFORMATION TO OTHERS, OR FOR ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF B.C. ENGINEERING, INC. AND IS TO BE RETURNED UPON REQUEST.



Know what's below.
Call before you dig.

WEEKLY SOLID WASTE GENERATION

BLDG SIZE 21,524 S.F.
1 lb. PER 100 S.F. PER DAY
21,524 SF / 100 S.F. * 1 lb = 143 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.
2. (OR) HYDRANT AND ALTERNATIVE FIRE PROTECTION WATER SUPPLY SYSTEM APPROVED BY THE CITY OF JOHN'S CREEK FIRE MARSHALL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
3. 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")
4. 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.
5. THE FIRE PROTECTION WATER SUPPLY SYSTEM INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION.
6. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM SHALL BE WITHIN 50 FEET OF A FIRE HYDRANT IF THE BUILDING IS SPRINKLED CONSTRUCTION.
7. ALL NEW DRIVEWAYS, ROADWAYS AND PARKING LOT LANES SHALL BE NOT LESS THAN 24 FEET CLEAR WIDTH FOR FIRE APPARATUS ACCESS.
8. 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.
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 MARSHAL'S OFFICE UNDER TITLE 26, CHAP. 11, SECTION 26-11-7.
11. IF FIRE DEPARTMENT CONNECTIONS ARE INSTALLED UNDERGROUND THEY SHALL HAVE A LISTED CHECK VALVE, AND AUTO-D RIP VALVE, A SIGN ON A PLATE READING "AUTO-SPRINKLER OR AUTO SPRINKLER/STANDPIPES". THE HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED. NFPA 1663, 2009 ED.; AS ADOPTED BY THE GEORGIA STATE FIRE MARSHAL'S OFFICE.

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.

ADDITIONAL PARCEL INFORMATION
PARCEL ID: (12 297008560291),(12 297008560242),(12 297008560309)
2.454 ACRES
ZONING: O1

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

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 BOT DOWN FLANGE UP FRAME AND COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOT DOWN GASKETED FLANGE UP FRAME AND COVERS. REPLACE ALL MANHOLE TOPS THAT DO NOT MEET 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 JOHN'S CREEK DEVELOPMENT REGULATIONS: SECT. 12.3.4C, 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 20-13 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 (CM PATH MARKING TAPE MODEL #80 6116 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 Y 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 BONDS(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/NR/Development/CAD_Standards.pdf](http://www.fultoncountyga.gov/images/stories/NR/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/AWWA21.11/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. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
6. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
7. 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.
8. 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 4" BETWEEN LIDS.
9. WATER METER BOX SHALL BE A POLYETHYLENE METER BOX (MODEL 1219-18-MKT DEEP) WITH POLYETHYLENE LID (MODEL 1219-1-MKT DEEP). LID FOR STRETCH YOKS BOX SHALL BE DFW MODEL 6514-1-MKT DEEP WITH OBLONG KNOCK OUT AND 1/2-INCH RECESS FOR METER ANTENNA WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
10. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
11. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
12. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED. CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS 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.
13. A 6" P.V.C. 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.
14. THURST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
15. 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.
16. 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.
17. WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
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 PROJECTS WHERE ON-SITE 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. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
20. 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 ARCH 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) 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 JOHN'S 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 INTERFERE 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 100% ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

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

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

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 BONDS(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/NR/Development/CAD_Standards.pdf](http://www.fultoncountyga.gov/images/stories/NR/Development/CAD_Standards.pdf) FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
6. NEOPRENE COUPLINGS 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 ON-SITE WASTEWATER MANAGEMENT SYSTEM.
8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UN-8-06 OR CURRENT REVISIONS. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WATER MAINS AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
10. NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL OF THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
11. FOR ALL PROJECTS UTILIZING INDIVIDUAL ON-SITE WASTEWATER MANAGEMENT SYSTEMS, THE CONTRACTOR SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
12. EIGHT-INCHES (8") OR LARGER PIPE LINES SHALL BE TV INSPECTED. A VIBRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG IN COMPLIANCE WITH NASCCO REQUIREMENTS 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 MUST COMPLETED FORMS A COPY OF THE OPERATOR'S CURRENT NASCCO CERTIFICATION SHALL BE SUBMITTED.
13. USE 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 708.
14. 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.
15. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4" 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 908. 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.
16. FOR RESIDENTIAL PROJECTS WHERE ON-SITE 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. ANY CHANGES TO THE SANITARY SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
17. INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PHOTO)
 - A. PIPE SHALL BE ASTM3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM3032.
 - B. PIPE BEDDING SHALL BE #01, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 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 #3 STONE. IF NO ROCK 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. PROVIDE PVC PIPE STOPPERS FOR EACH 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.
18. 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 BOT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5- FEET ABOVE GRADE.
19. 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.
20. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
21. 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
BRIAN W. COLE, P.E.
REG. GA. 022093

WATER SERVICE IS PROVIDED BY FULTON COUNTY



UTILITY CONSTRUCTION NOTES

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 STD.
16. 6"x2"x6" TEE
17. 2"x20" 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 RESPECTIVE 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 DUMPSITER
38. SANITARY SEWER MANHOLE
39. SANITARY SEWER M
40. HOSE BIBB
41. YARD INLET NYLOPLAST 2824AG02N WITH H2O 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
51. DUMPSITER 2

WATER PRE-CONSTRUCTION LIST:

- 1) MET TAPS, TEES, BENDS, FIRE HYDRANT TEES, 57 STONE AT FIRE HYDRANTS, PIPE BEHIND CATCH BASINS AND STORM SEWER OR 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 BEHIND THE CURB.
- 5) BALL METER VALVES WITH A METER SHUT OFF ARE REQUIRED ON THE SERVICE. THE METER VALVE AND METER BOX MUST BE POSITIONED STRAIGHT WITH SUFFICIENT SPACE IN THE BOX FOR METER AND BACKFLOW INSTALLATION. THE MINIMUM METER VALVE DEPTH SHOULD BE THE SAME DEPTH AS THE BOTTOM OF THE CURB.
- 6) METER BOXES WILL BE LOCATED AT THE STREET CURB.
- 7) METER AND VALVE LOCATIONS MUST BE SAW CUT AND PAINTED ON THE CURB.
- 8) CONCRETE VALVE PADS AND MARKERS ARE REQUIRED. 2 FEET OF THE VALVE MARKERS SHOULD BE EXPOSED.
- 9) SUFFICIENT COMPACTION IS REQUIRED AT ALL ROAD CROSSINGS.
- 10) THE TRACKER LOCATE WIRE IS REQUIRED TO BE BROUGHT UP AT EACH VALVE BOX.
- 11) WATER MAIN DEPTHS FOR 2 INCH THROUGH 8 INCH LINES, ARE TO BE NO LESS THAN 3 FEET FROM THE TOP OF THE CURB TO THE TOP OF THE PIPE. 10 INCH THROUGH 12 INCH LINES ARE TO BE NO LESS THAN 4 FEET FROM THE TOP OF THE CURB TO THE TOP OF THE PIPE.
- 12) TRACKER WIDTH SHALL BE NO LESS THAN 30 INCHES FOR 6 INCH PIPE, 32 INCHES FOR 8 INCH PIPE, 34 INCHES FOR 10 INCH PIPE AND 36 INCHES FOR 12 INCH PIPE.
- 13) ALL M.I. GLANDS SHALL BE OF THE MEGA LUG TYPE.
- 14) ALL VALVE BOXES ARE REQUIRED TO BE THE SLIDE TYPE.
- 15) 24 HOUR NOTICE REQUIRED FOR FLUSHING, OILWATERING AND PRESSURE TEST.



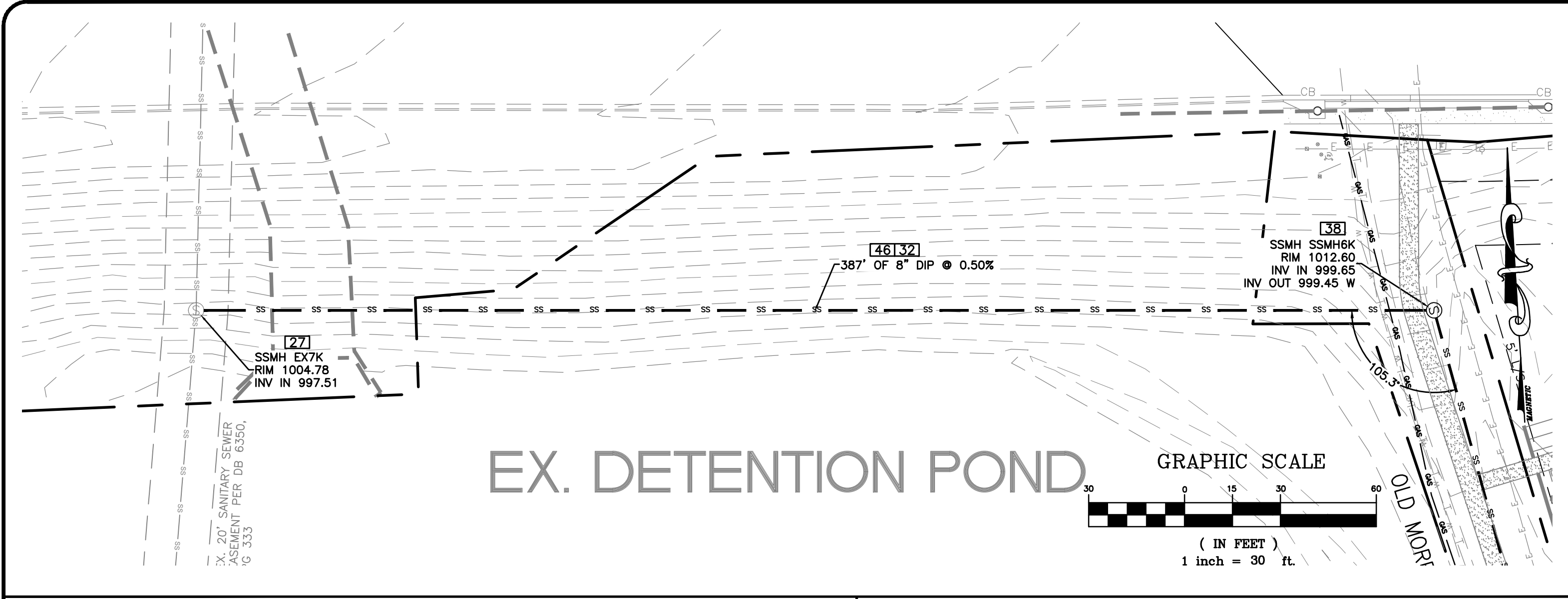
DRAWN BY:	YO	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	08/04/22			
SCALE:	AS NOTED			
LAND LOTS:	855 & 856			
DISTRICT:	12TH			
SECTION:				

SHEET NO. 11 OF 32
JOB NO. 2022-114

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

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

COPYRIGHT © 2019 THIS DRAWING IS THE PROPERTY OF B.C. ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED TO FURNISH INFORMATION TO OTHERS, OR FOR ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF B.C. ENGINEERING, INC. AND IS TO BE RETURNED UPON REQUEST.



EX. DETENTION POND

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 THE IFG, CHAP. 8, 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 ACCESSWAYS.
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 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 LINE OF THE STRUCTURE. EXISTING HYDRANT ON MCGINNIS FERRY RD. IS SUFFICIENT EVEN THOUGH SIGHTLY 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 SAMES. CONNECTION SHALL BE INSTALLED A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISH 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-DRAIN VALVE, A SIGN ON A PLATE READING "NO-SPRINKLER OR AUTO SPRINKLER/STANDPIPES". THE HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED: NPTA 1963, 2009 ED.; AS ADOPTED BY THE GEORGIA STATE FIRE MARSHALL'S OFFICE.

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 BOT DOWN FLANGE UP FRAME AND COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. REPLACE ALLD MANHOLE TOPS THAT DO NOT MEET THIS STANDARD.

WATER CERTIFICATION:

I CERTIFY THAT THE PROPOSED WATER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FCGWS 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. = 215.24 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.

"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.

ADDITIONAL PARCEL INFORMATION

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

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 FORTSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

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

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

SITE ADDRESS
11505 MORRIS ROAD
FULTON COUNTY GA
404-345-6075
nochari@octavebuilt.com

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

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

371486

FIRE FLOW TEST REQUEST

Department of Public Works
11505 Maxwell Road
Alpharetta, Georgia 30009
Telephone: (404) 612-3421

Project Name: Old Milton Parkway Commercial
Address: 11505 Morris Road
Developer: Paul Nochari
Requested by: Brian Cole
Firm Name: B.C. Engineering
Telephone: 770-205-6181 FAX: 770-205-6182

No. Kevin Beatty Fax: 404-332-0336 Date of Request: 08/04/22
Please perform a flow test for the above location as shown on the attached map.

District: 1 Section: 2 Land Lot (s): 53856

Special Instructions:

Please fax results to:

Date Tested: 8-29-22 Times: 1.59 Main Size: 8"

Hydrant Information

Hydrant	Static Pressure	Residual Pressure	Flow
5195	12.0 PSI	11.0 PSI	80 GPM

Available flow (gpm): 5195 GPM Technician: L.W. S.R.

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

NOTE: All Commercial/Master 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

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 GASKETED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10-FOOT 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/NR/Development/CADStandards.pdf> FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS
6. NEOPRENE COUPLINGS 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 ON-SITE WASTEWATER MANAGEMENT SYSTEM.
8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN LHM 6-06 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 SYSTEM.
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 FW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
13. FOR ALL PROJECTS UTILIZING INDIVIDUAL ON-SITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS 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 MASSCO REQUIREMENTS 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 COMPLETED FORMS. A COPY OF THE OPERATOR'S CURRENT MASSCO CERTIFICATION SHALL BE SUBMITTED.
15. USF 76.35 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
16. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPLETED 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 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 COMPLETED TO AT LEAST 90% STANDARD PROCTOR DENSITY.
17. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4" 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 909.
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 FINISHED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. PERMIT APPROVAL.
19. FOR RESIDENTIAL PROJECTS WHERE ON-SITE 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 ASTM A303A, SDR11 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
B. PIPE BEDDING SHALL BE #57, SHARP, ANGLULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 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 ROCK 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 BONDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATER TIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
E. AFTER BEDDING, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 1/8" 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, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND 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:

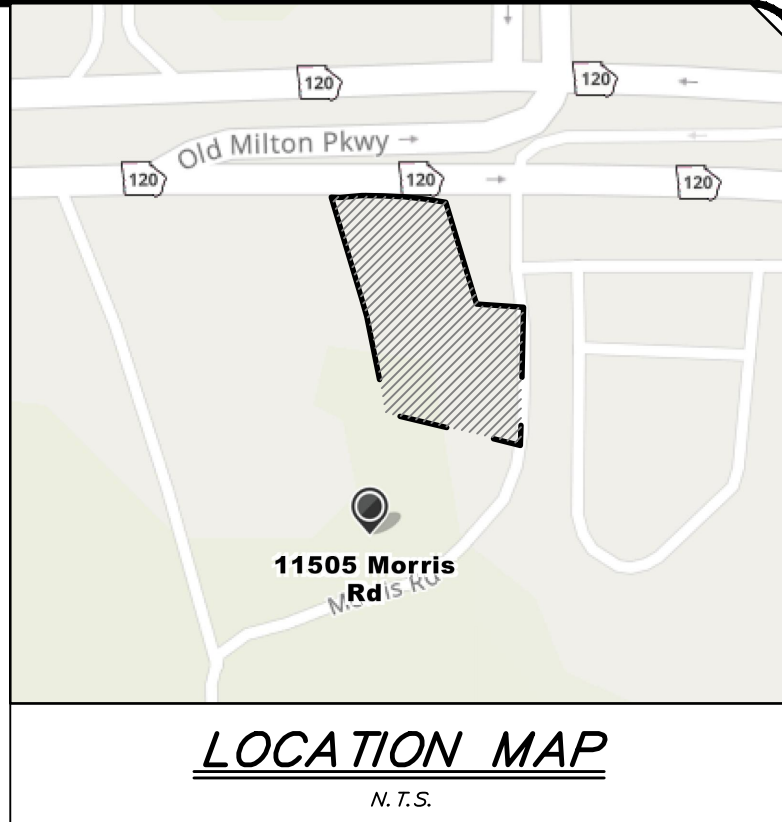
I CERTIFY THAT THE PROPOSED SANITARY SEWER SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FCGWS SPECIFICATION DOCUMENT TITLED "STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS AND SANITARY SEWER SYSTEMS", INCLUDING ALL AMENDMENTS.

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

WATER SERVICE IS PROVIDED BY FULTON COUNTY

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

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



UTILITY CONSTRUCTION NOTES

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 STD.
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 H2O 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. GRAISE TRAP
50. SANITARY SEWER L

WATER PIPE-CONSTRUCTION LIST:

- 1) MET TAPS, TEES, BENDS, FIRE HYDRANT TEES, 57 STONE AT FIRE HYDRANTS, PIPE BEHIND CATCH BASINS AND STORM SEWER OR 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 STRUT OUT LINES SHALL BE 1" TYPE K COPPER WITH COMPRESSION FITTINGS.
- 4) WATER METERS ARE TO BE LOCATED IMMEDIATELY BEHIND THE CURB.
- 5) BALL METER VALVES WITH A METER SWIVEL NUT ARE REQUIRED ON THE SERVICE. THE METER VALVE AND METER BOX MUST BE POSITIONED STRAIGHT WITH SUFFICIENT SPACE IN THE BOX FOR METER AND BACKFLOW INSTALLATION. THE MINIMUM METER VALVE DEPTH SHOULD BE THE SAME DEPTH AS THE BOTTOM OF THE CURB.
- 6) METER BOXES WILL BE LOCATED AT THE STREET CURB.
- 7) METER AND VALVE LOCATIONS MUST BE SAW CUT AND PAINTED ON THE CURB.
- 8) CONCRETE VALVE PADS AND MARKERS ARE REQUIRED. 2 FEET OF THE VALVE MARKERS SHOULD BE EXPOSED.
- 9) SUFFICIENT COMPACTION IS REQUIRED AT ALL ROAD CROSSINGS.
- 10) THE TRACER LOCATE WIRE IS REQUIRED TO BE BROUGHT UP AT EACH VALVE BOX.
- 11) WATER MAIN DEPTHS FOR 2 INCH THROUGH 8 INCH LINES ARE TO BE NO LESS THAN 3 FEET FROM THE TOP OF THE CURB TO THE TOP OF THE PIPE, 10 INCH THROUGH 12 INCH LINES ARE TO BE NO LESS THAN 4 FEET FROM THE TOP OF THE CURB TO THE TOP OF THE PIPE.
- 12) TRENCH WIDTH SHALL BE NO LESS THAN 30 INCHES FOR 6 INCH PIPE, 32 INCHES FOR 8 INCH PIPE, 34 INCHES FOR 10 INCH PIPE AND 36 INCHES FOR 12 INCH PIPE.
- 13) ALL M.J. GLANDS SHALL BE OF THE MEGA LUG TYPE.
- 14) ALL VALVE BOXES ARE REQUIRED TO BE THE SLIDE TYPE.
- 15) 24 HOUR NOTICE REQUIRED FOR FLUSHING, CHLORINATING AND PRESSURE TEST.

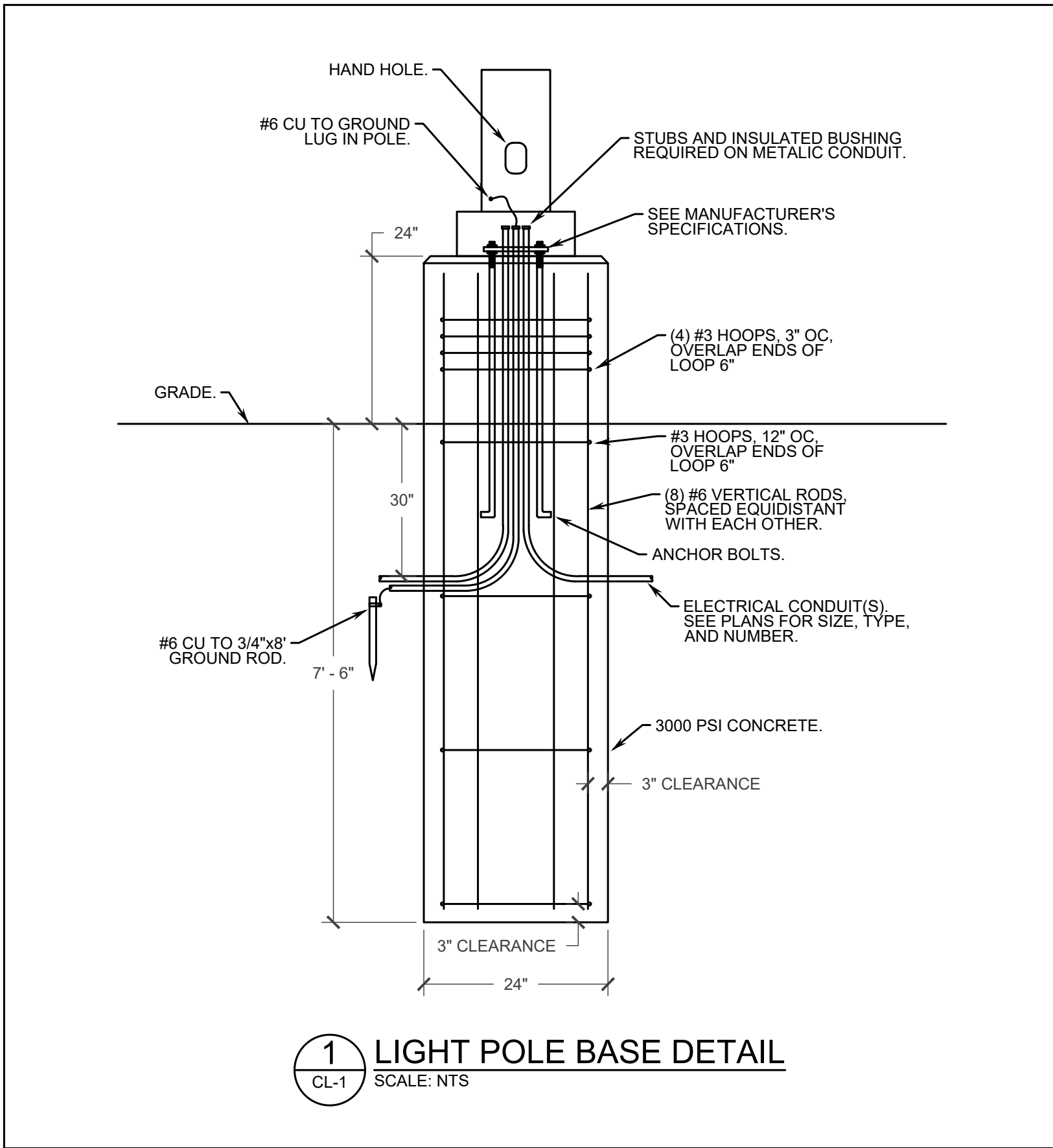
B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

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



DRAWN BY:	YO	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

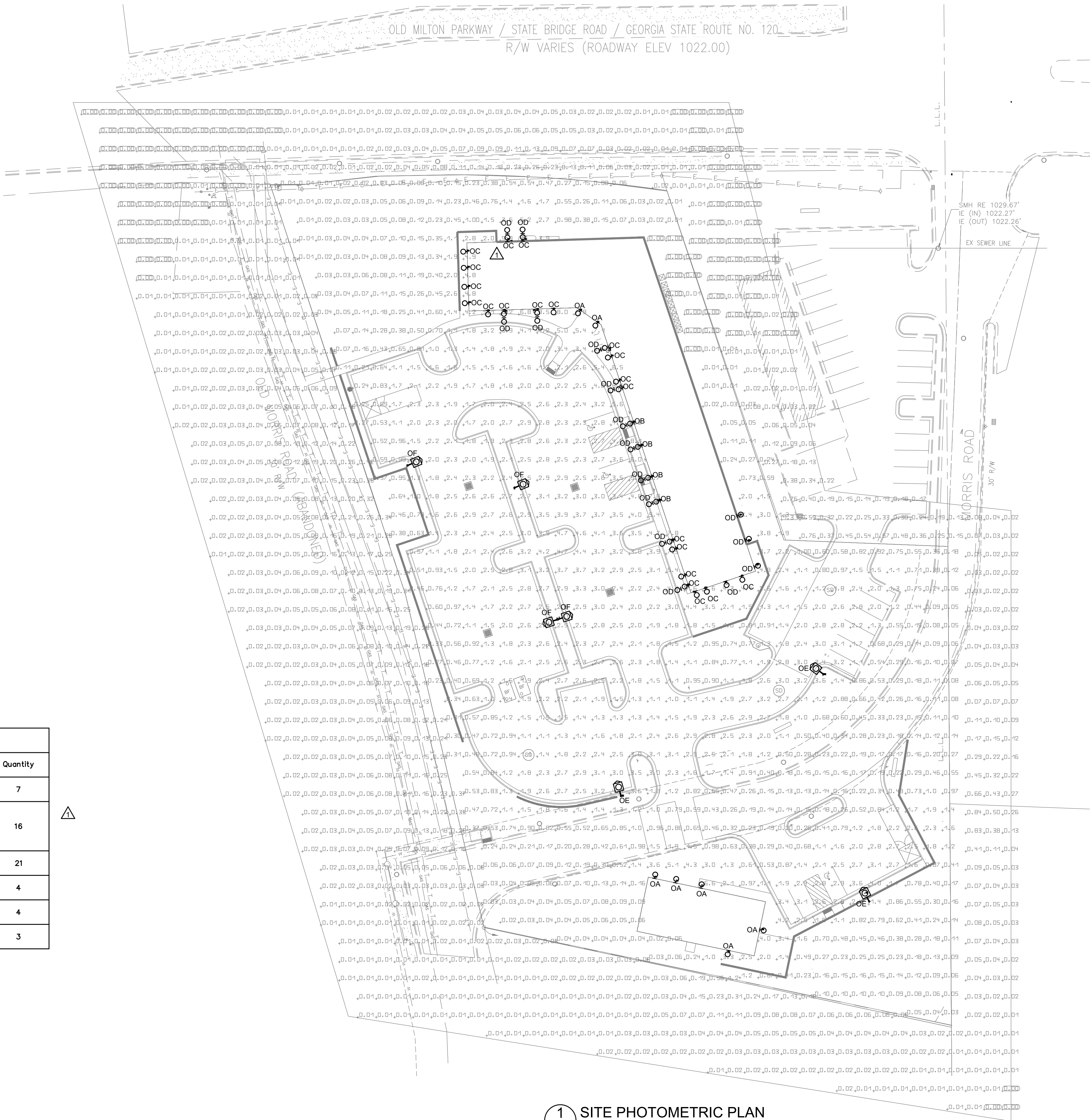


Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
OA	GENERIC	CROSS SCONCE		1x Incandescent	2600 lm	0.92	150 W	7
OD	GENERIC	GOOSENECK		1x (1) LED	2520 lm	0.92	82.9 W	16
OC	GENERIC	Curve SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	21
OB	GENERIC	X SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	4
OF	HUBBELL OUTDOOR		VP-1-160L-115-4K7-4W	1x B-70-CRI	15933 lm	0.92	111.9 W	4
OE	HUBBELL OUTDOOR		VP-1-160L-115-4K7-2	1x B-70-CRI	16063 lm	0.92	111.9 W	3

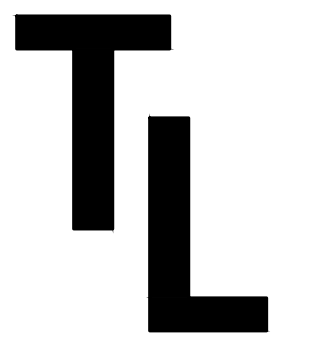
#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Off Property	Perpendicular Illuminance	0.001 fc	1.29 fc	0.064 fc	0.013	0.001
2	On Property	Perpendicular Illuminance	0.001 fc	10.0 fc	1.52 fc	0.000	0.000

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 LUMINAIRES 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 MANUFACTURERS, THE LUMINAIRE MODEL NUMBER(S) USED FOR PHOTOMETRIC CALCULATIONS MAY DIFFER FROM ACTUAL MODEL NUMBERS. SEE LIGHT FIXTURE SCHEDULE FOR ACTUAL MODEL NUMBERS.



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



ENGINEERING

5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph: 678-438-8664
tm.lee@tlengineering.com

JOB #23131



ISSUE / REVISION:

02-07-23 - ISSUED FOR CONSTRUCTION

02-21-23 - REVISION 1

04-06-23 - REVISION 2

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



BRONZE

SW 2829 CLASSICAL WHITE

30'

27'

SHAKE SIDING
- SW 7039 Virtual Taupe

HORIZON STONE
- Mossy Creek

FRONT



LEFT



RIGHT

TIMBERLINE
- Asphalt Shingles
- Charcoal



REAR

BRONZE

TIMBERLINE
- Asphalt Shingles
- Charcoal

FRONT

SHAKE SIDING & BOARD AND BATTON
- SW 7039 Virtual Taupe

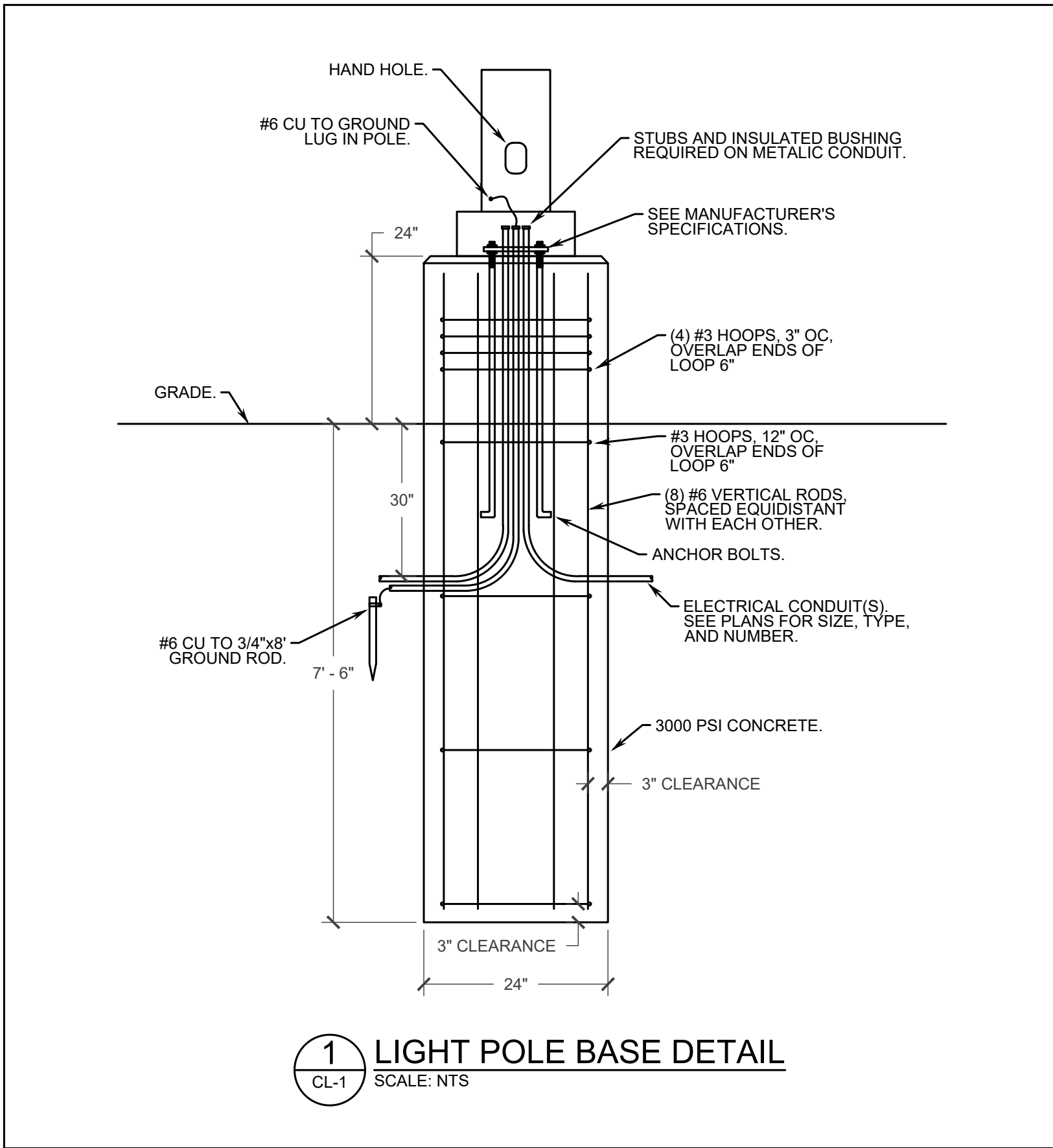
HORIZON STONE
- Mossy Creek

RIGHT

REAR

LEFT



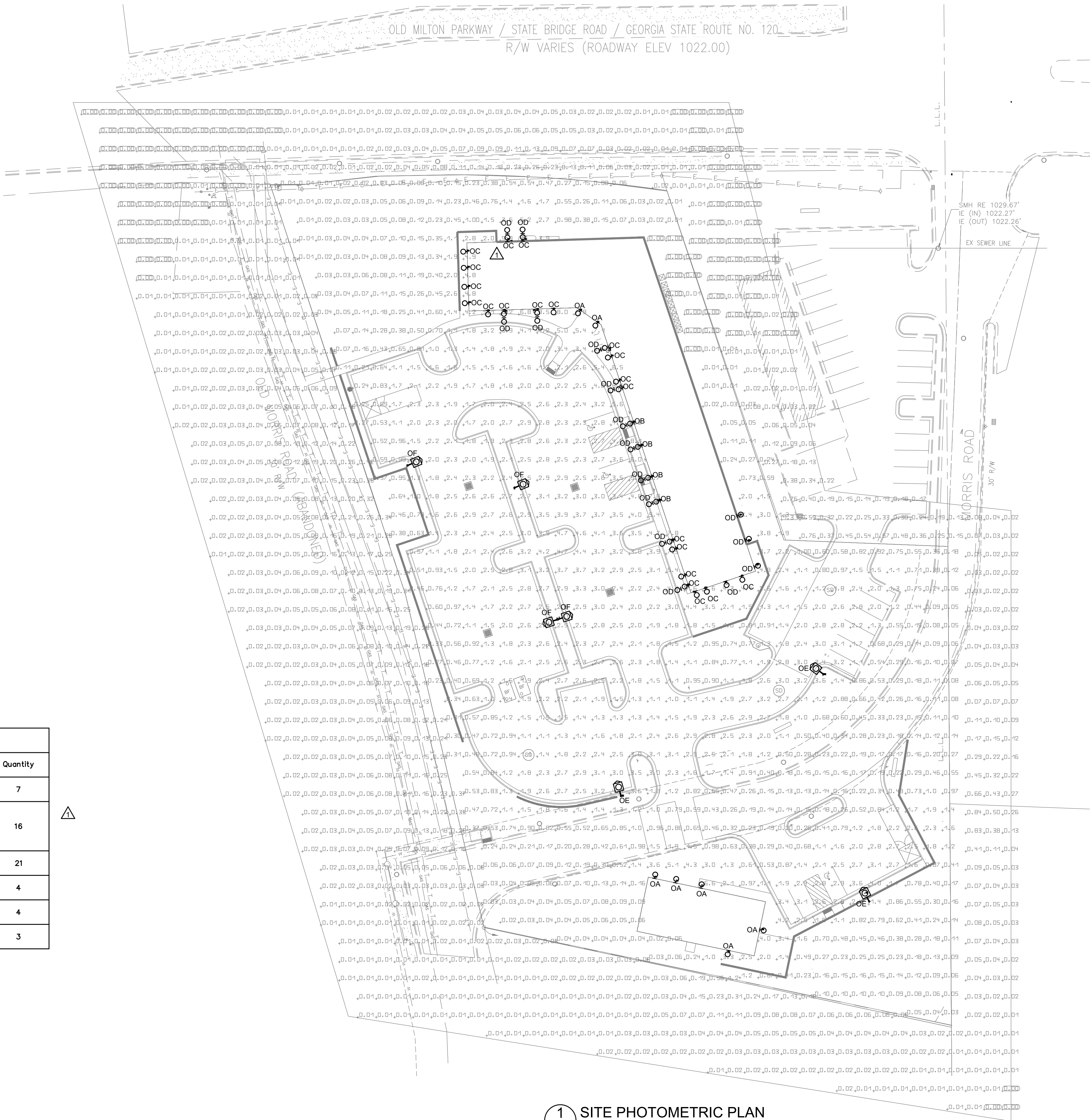


Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
OA	GENERIC	CROSS SCONCE		1x Incandescent	2600 lm	0.92	150 W	7
OD	GENERIC	GOOSENECK		1x (1) LED	2520 lm	0.92	82.9 W	16
OC	GENERIC	Curve SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	21
OB	GENERIC	X SCONCE		1x (1) LED	1389 lm	0.92	13.6 W	4
OF	HUBBELL OUTDOOR		VP-1-160L-115-4K7-4W	1x B-70-CRI	15933 lm	0.92	111.9 W	4
OE	HUBBELL OUTDOOR		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	1.29 fc	0.064 fc	0.013	0.001
2	On Property	Perpendicular Illuminance	0.001 fc	10.0 fc	1.52 fc	0.000	0.000

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 LUMINAIRES 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 MANUFACTURERS, THE LUMINAIRE MODEL NUMBER(S) USED FOR PHOTOMETRIC CALCULATIONS MAY DIFFER FROM ACTUAL MODEL NUMBERS. SEE LIGHT FIXTURE SCHEDULE FOR ACTUAL MODEL NUMBERS.



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

TYPE OC

49975BKLTLED

© 2021 Kichler Lighting LLC. All Rights Reserved.

Asbshern 18" LED Wall Light Textured Black

Certifications/Qualifications

Title 24 Compliant

Yes

www.kichler.com/warranty

Dimensions

Base Backplate

6.00 X 6.00

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 Bulb/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

49975BKLTLED

Finish

Textured Black

Style

Transitional

UPC

783927541855

Finish Options

Textured Black

49975BKLTLED

49973BKLTLED

49974BKLTLED

ALSO IN THIS FAMILY

TYPE OB

U8100 Series

shown in: Old Iron

U8150

Height: 20"

Width: 8"

U8170

Height: 23"

Width: 8"

U8151

Height: 17"

Width: 8"

Overall: 29"

U8171

Height: 20"

Width: 8"

Overall: 32"

U8156

Height: 19 1/2"

Width: 8"

Extend: 12"

Top to Outlet: 7 1/2"

Backplate: 5 1/2" x 9"

U8176

Height: 23"

Width: 8"

Extend: 12"

Top to Outlet: 7 1/2"

Backplate: 5 1/2" x 9"

Specifications:

Panel(s):

Standard: Seedy Glass

Socket Options:

Medium

Standard 3 Line Cluster (3-60watt)

Options: 1 Line Edison (100 Watt Max), LED 5-12 watt, GU24

Leads

Standard 3 Line Cluster (3-60watt)

Options: 1 Line Edison (100 Watt Max), LED 5-12 watt, GU24

Material:

Cast Aluminum

Finishes:

39 Hand Painted Finishes

Dark Bay Compliant: Contact Factory

33

TYPE OA

49831OZ

© 2022 Kichler Lighting LLC. All Rights Reserved.

Beacon Square 17" 1 Light Wall Light Olde Bronze®

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 Bulb/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

EPDM

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

49832WH

49829WH

49830WH

ALSO IN THIS FAMILY

TYPE OE, OF

49833WH

49834WH

49831WH

ALSO IN THIS FAMILY

TYPE OD

49833WH

49834WH

49831WH

ALSO IN THIS FAMILY

BEACON

Design. Performance. Technology.

VIPER Area/Site

VIPER LUMINAIRE

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 15G
- Control options including photo control, occupancy sensing, NK Distributed Intelligence™, w/SCAPE 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

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #:

OPTICS

STRIKE

MICROSTRIKE

STRIKE

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

KEY DATA

Lumen Range

5,000-80,000

Wattage Range

36-600

Efficacy Range (LPW)

92-155

Weight lbs. (kg)

13.3-30.9 (6.2-13.9)

HUBBELL

Lighting

TYPE OE, OF

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #:

BEACON

Design. Performance. Technology.

VIPER Area/Site

VIPER LUMINAIRE

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 15G
- Control options including photo control, occupancy sensing, NK Distributed Intelligence™, w/SCAPE 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

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

KEY DATA

Lumen Range

5,000-80,000

Wattage Range

36-600

Efficacy Range (LPW)

92-155

Weight lbs. (kg)

13.3-30.9 (6.2-13.9)

HUBBELL

Lighting

TYPE OD

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #:

BEACON

Design. Performance. Technology.

VIPER Area/Site

VIPER LUMINAIRE

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 15G
- Control options including photo control, occupancy sensing, NK Distributed Intelligence™, w/SCAPE 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

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

KEY DATA

Lumen Range

5,000-80,000

Wattage Range

36-600

Efficacy Range (LPW)

92-155

Weight lbs. (kg)

13.3-30.9 (6.2-13.9)

HUBBELL

Lighting

BEACON

Design. Performance. Technology.

VIPER Area/Site

VIPER LUMINAIRE

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 15G
- Control options including photo control, occupancy sensing, NK Distributed Intelligence™, w/SCAPE 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

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

KEY DATA

Lumen Range

5,000-80,000

Wattage Range

36-600

Efficacy Range (LPW)

92-155

Weight lbs. (kg)

13.3-30.9 (6.2-13.9)

HUBBELL

Lighting

TYPE OD

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #:

BEACON

Design. Performance. Technology.

VIPER Area/Site

VIPER LUMINAIRE

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 15G
- Control options including photo control, occupancy sensing, NK Distributed Intelligence™, w/SCAPE 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

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE™

w/SCAPE

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 (60, 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 bracket for ease of installation during retrofit applications. Available as an option (ASCU) or accessory for square and round poles.

All mounting hardware included

KEY DATA

Lumen Range

5,000-80,000

Wattage Range

36-600

Efficacy Range (LPW)

92-155

Weight lbs. (kg)

13.3-30.9 (6.2-13.9)

HUBBELL

Lighting

Primalite Manufacturing Corp.

407 South Main Street,
Freeport, NY 11520

Phone: (516) 868-4411
(800) 327-7583
FAX: (516) 868-4609
Web Site: Primalite-mfg.com

SIGN LIGHTS, GOOSENECKS & ANGLE SHADES

Cat #21-864
Dia 9 1/2" Ext 34" Ht 19"
Below box 13" /1200

Cat #21-866
Dia 9 1/2" Ext 25" Ht 26"
Below box 13" /1200

Cat #21-866 SCA
Dia 9 1/2" Ext 25" Ht 26"
Below box 13" /1200

Cat #3710-864
Ext 34" Ht 23"
Dia 10" Below box 17" /1150

Cat #3710-866
Ext 25 1/2" Ht 28"
Dia 10" Below box 14" /1150

Cat #3710-866 SCA
Ext 25 1/2" Ht 28"
Dia 10" Below box 14" /1150

Cat #2716-864(LL)
Ext 28 1/2" Ht 30"
Dia 16" Below box 17" /1200

Cat #2716-866(LL)
Ext 28 1/2" Ht 30"
Dia 16" Below box 17" /1200

Cat #3720-864 SCA
Ext 30 1/2" Ht 31"
Dia 20" Below box 18" /1300

Cat #1110-864
Ext 34" Ht 19"
Dia 10" Below box 17" /1150

Cat #1110-866
Ext 25 1/2" Ht 28"
Dia 10" Below box 14" /1150

Cat #1110-866 SCA
Ext 25 1/2" Ht 28"
Dia 10" Below box 14" /1150

Cat #1112-864(LL)
Ext 34" Ht 20"
Dia 12" Below box 16" /1100

Cat #1112-866
Ext 26" Ht 22"
Dia 12" Below box 8 1/2" /1150

Cat #1112-866 SCA
Ext 26" Ht 22"
Dia 12" Below box 8 1/2" /1150

Cat #1114-864
Ext 34" Ht 21"
Dia 14" Below box 17" /1150

Cat #1114-866
Ext 27" Ht 23 1/2"
Dia 14" Below box 17" /1200

Cat #1114-866 SCA
Ext 27" Ht 23 1/2"
Dia 14" Below box 17" /1200

Cat #42710-864
Ext 35"
Ht 35"
Dia 10"
Below box 12" /1100

Cat #42710-866
Ext 28"
Ht 30"
Dia 10"
Below box 12" /1100

Cat #42710-866 SCA
Ext 28"
Ht 30"
Dia 10"
Below box 12" /1100

Cat #3894 (LL)Ext 34" Ht 18"
Dia 3 3/4" Below box 14" /1150

Cat #42710-866
Ext 25"
Ht 25"
Dia 10"
Below box 12" /1100

Cat #42710-866 SCA
Ext 25"
Ht 25"
Dia 10"
Below box 12" /1100

Section A: Page 2

"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.

All Aluminum construction for outdoor use. Consult color chart for available colors.

T
L

ENGINEERING

5842 Norfolk Chase Rd.
Peachtree Corners, GA 30092
Ph: 678-438-8664
tm.lee@tengineer.com

JOB #23131

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
TIMOTHY S. LEE

04-06-23

ISSUE / REVISION:

02-07-23 - ISSUED FOR
CONSTRUCTION

04-06-23 - REVISION 2

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

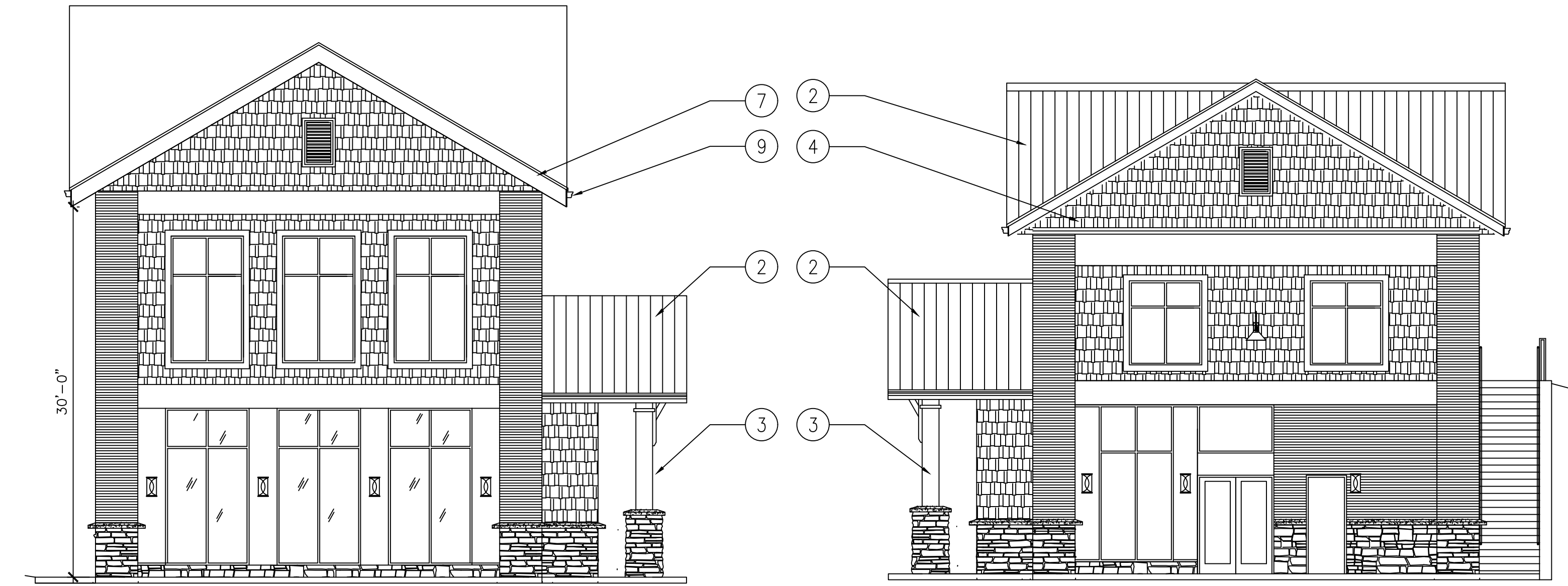
Page 42 of 163







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

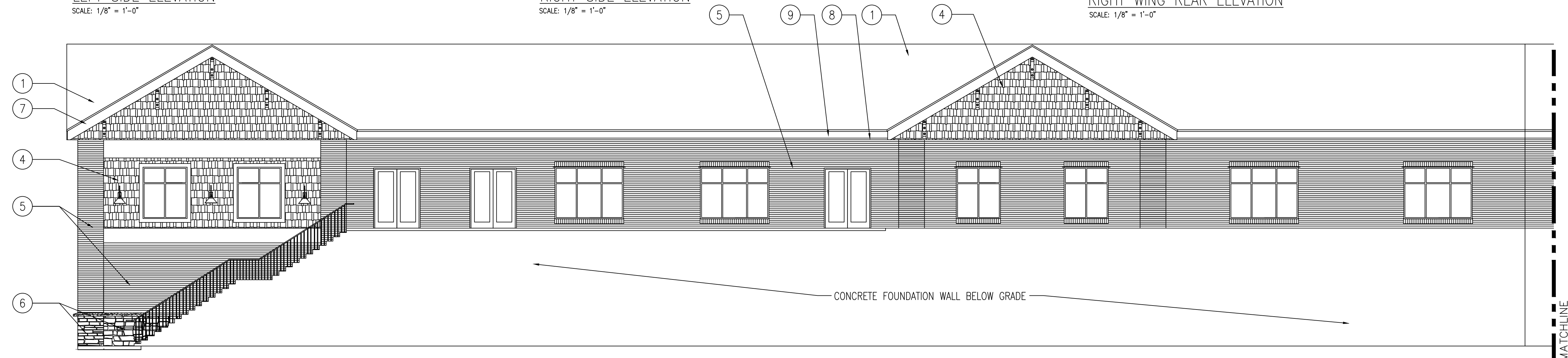


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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 BOXED OUT COLUMN, PAINTED - COLOR: SW7048 URBANE BRONZE
- ④ CEMENTITIOUS SHAKE SIDING, MFR - NICHHA, 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 RAKE MOLDING, PAINTED - COLOR: SW2829 CLASSICAL WHITE
- ⑧ FASCIA, PAINTED - COLOR: SW7048 URBANE BRONZE WHITE
- ⑨ SEAMLESS GUTTER, MFR - SPEACTRA METAL SALES, COLOR: BRONZE

NEW FREE STANDING BUILDING PRESENTATION FOR

OLD MILTON - RETAIL / OFFICE

: ALPHARETTA, GEORGIA

drawing title
ELEVATIONS

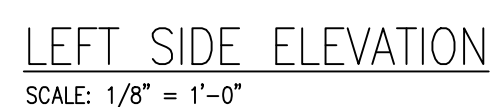
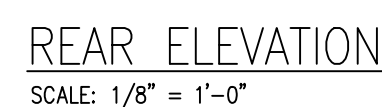
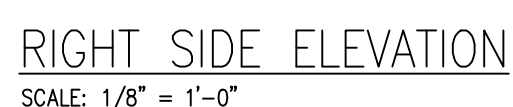
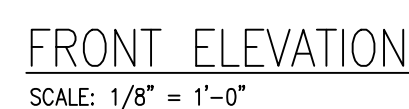
These drawings copyrighted, all rights reserved.

	03-29-23
	02-28-23
	02-20-23
revised	01-30-23
date	01-23-23
drawing	A-101
job	23103

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: pdal1981@comcast.net



- 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

- 1 ASPHALT SHINGLE ROOFING, MFR – TIMBERLINE COLOR: CHARCOAL
- 2 STANDING SEAM METAL ROOFING, MFR – SPECTRA METAL SALES, COLOR: BRONZE
- 3 CEMENTITIOUS LAP SIDING, MFR – NICHIIA, COLOR: SW0036, BUCKRAM BINDING
- 4 CEMENTITIOUS SHAKE SIDING, MFR – NICHIIA, COLOR: SW7039, VIRTUAL TAUPÉ
- 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 – SPECTRA 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 – NICHIIA, COLOR: SW7039, VIRTUAL TAUPÉ

ARCHITECTURE AND INTERIOR DESIGN I

2/clever designs for architecture

40 SINCLAIR SHORES ROAD., CUMMING, GA 30041
TELEPHONE 770-886-5557 FAX 770-889-1735

NEW FREE STANDING BUILDING PRESENTATION FOR
OLD MILTON - DENTAL OFFICE

ALPHARETTA, GEORGIA

NEW FREE STANDING BUILDING PRESENTATION FOR

drawing title
ELEVATIONS

These drawings copyrighted, all rights reserved.

02-20-21	
01-30-21	
01-23-21	
revised	
date	
drawing	
A-101	
job	

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA

PRESTON RIDGE MASTER PLAN, POD M
CURRENT ZONING: O-1
ADJACENT ZONING, LAND USE:
NORTH: C-2, GAS STATION
EAST: O-1, RESTAURANT
SOUTH: CUP, VACANT
WEST: FLOODPLAIN

SITE DENSITY

OVERALL SITE AREA= 2.45ac
SDF = 2.45ac X 130 CALIPER INCHES = 318.5 INCHES
EDF = 286 INCHES (72 SPECIMEN+ 214 NON-SPECIMEN INCHES)
RDF = 318.5 - 286 = 32.5 INCHES REQUIRED FOR DENSITY
138 INCHES PROVIDED (PARKING AND LANDSCAPE STRIP TREES)

SPECIMEN TREE RECOMPENSE:

12 SPECIMEN TREES (235 INCHES) TO BE REMOVED
SEE TABLE, SHEET L-1.
235 x 3 = 705 INCHES FOR RECOMPENSE TREE REPLACEMENT.
228 INCHES PROVIDED ON-SITE.
ALTERNATE TREE FUND PAYMENT FOR REMAINING 477 INCHES
OR OR 120, 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 TO REMAIN ADJACENT TO TREE SAVE AREA.
- LANDSCAPE STRIP TO INCLUDE TOTAL OF 9 TREES PER CALCULATION
OF 25' AVERAGE SPACING FOR FRONTAGE (216 LF/25 = 8.64)
- TREES TO BE PLANTED 15'-20' FROM EX. OVERHEAD UTILITIES, PER
SPECIES AND CANOPY.
- TREE SAVE AREA INCLUDES 4 TREES FOR LANDSCAPE STRIP.
- DOUBLE-STAGGERED ROW OF SHRUBS, 24" HT. MIN. AT PLANTING.

LANDSCAPE PERCENTAGES

16.16% IS LARGEST PERCENTAGE FOR SINGLE GENUS OF REPLACEMENT
TREE (JUNIPERUS/MAGNOLIA)
56.99% OF ALL REPLACEMENT TREES ARE OVERSTORY SPECIES
81.72% OF THE TOTAL TREES ARE NATIVE SPECIES
89.41% OF ALL PLANTS ARE NATIVE SPECIES (4232 OF 4733 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.

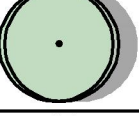
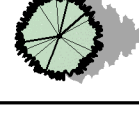
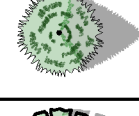
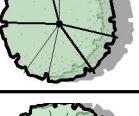
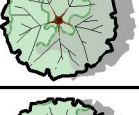
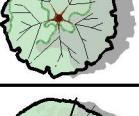
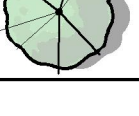
ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE
GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

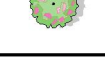
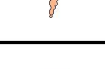
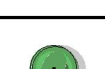
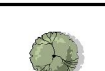
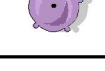
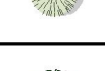
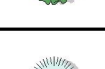
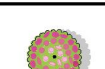
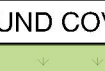
PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES
AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

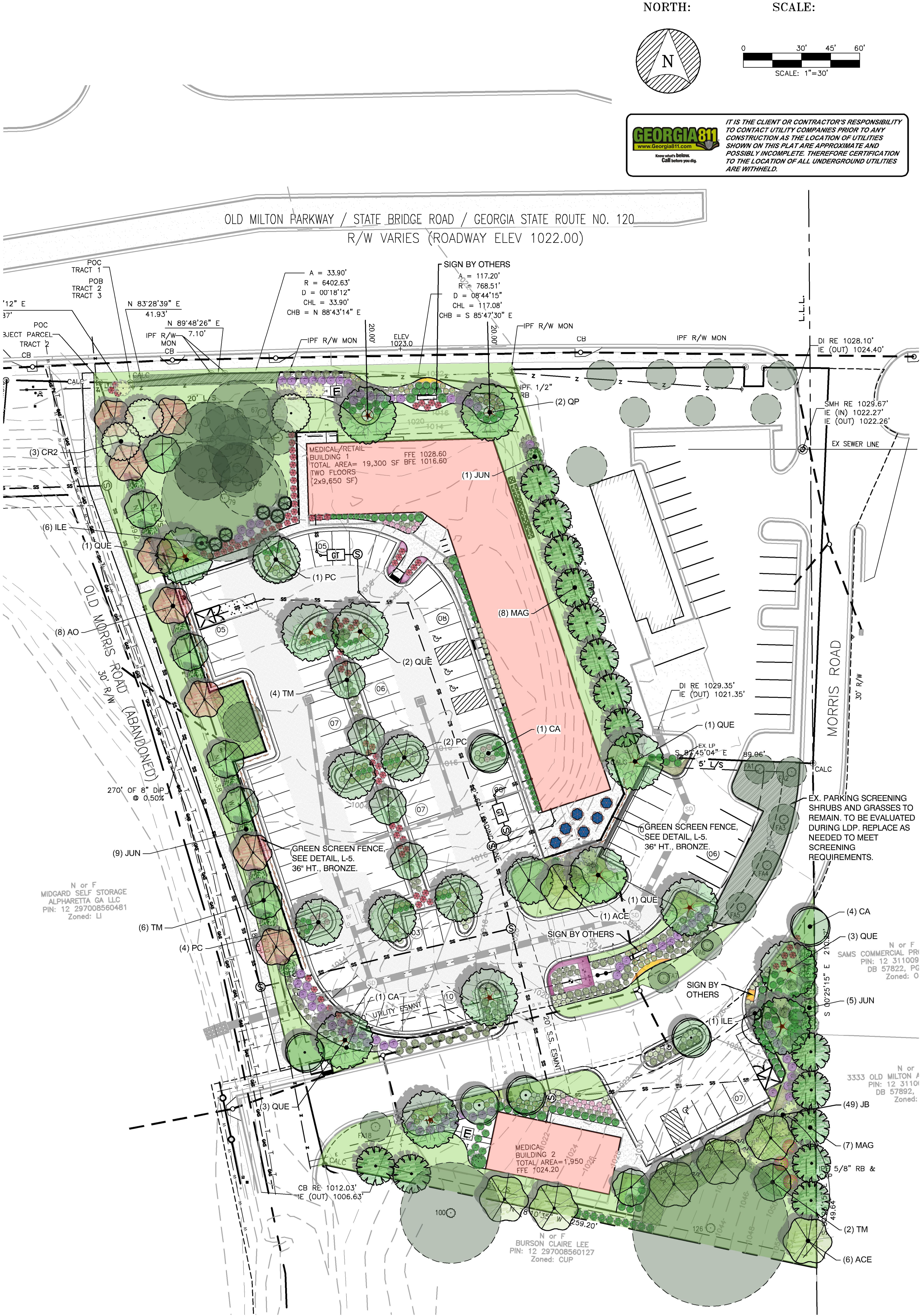
LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA
PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL
(678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

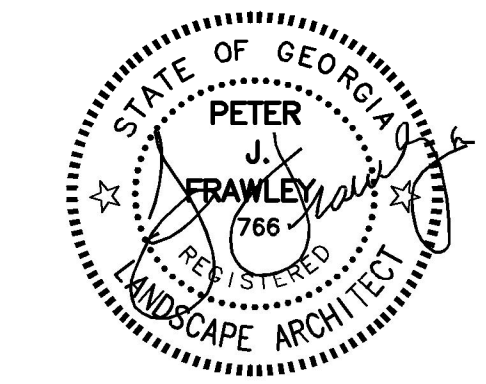
A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE
LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

TREE SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AO	Acer rubrum 'October Glory' October Glory Red Maple	3" Cal.	8
	ACE	Acer saccharum Sugar Maple	4" Cal.	7
	CA	Carpinus caroliniana American Hornbeam	4" Cal.	6
	CR2	Cornus x 'Rutcan' Constellation® Flowering Dogwood	3" Cal.	3
	ILE	Ilex x 'Emily Bruner' Emily Bruner Holly	9-10' Ht.	7
	JUN	Juniper virginiana Eastern Red Cedar	6' Ht.	15
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	9-10' Ht.	15
	PC	Pistacia chinensis Chinese Pistache	3" Cal.	7
	QP	Quercus phellos Willow Oak	4" Cal.	2
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	11
	TM	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	3" Cal.	12

PLANT SCHEDULE				
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia	3 gal.	30
	AV	Aucubua japonica 'Variegata' Spotted Japanese Laurel	2' Ht.	10
	AZA	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 gal.	94
	BC	Bignonia capreolata Cross Vine	3 gal.	78
	DV	Distylium x 'Vintage Jade' Vintage Jade Distylium	3 gal.	23
	DC	Distylium x 'PIDIIST-II' TM Coppertone Distylium	2' Ht.	67
	GF	Gardenia jasminoides 'Frostproof' Frostproof Gardenia	2' Ht.	33
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.	11
	BUR	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly	2' Ht.	25
	IC	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	4' Ht.	1
	IS	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	2' Ht.	67
	LB	Loropetalum chinense 'Blush' Blush Fringe Flower	3' Ht.	76
	MW	Muhlenbergia capillaris 'White Cloud' White Cloud Muhly Grass	2' Ht.	128
	OF	Osmanthus fragrans Sweet Olive	6' Ht.	4
	PAN	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	2' Ht.	94
	PH	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	3 gal.	92
	RC	Rhododendron canescens Wild Azalea	3' Ht.	3
	TD	Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4' Ht.	7
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	3' Ht.	13
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	JB	Juniperus horizontalis 'Blue Rug' Blue Rug Juniper	1 gal.	49
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CARX	Carex cherokeensis Cherokee Sedge	4"	1,123
	CP	Carex pensylvanica Pennsylvania Sedge	4"	2,062
	PHL	Phlox stolonifera Creeping Phlox	4"	464
	SEA	Seasonal Color	4"	92



REVISIONS:	DATE	#



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

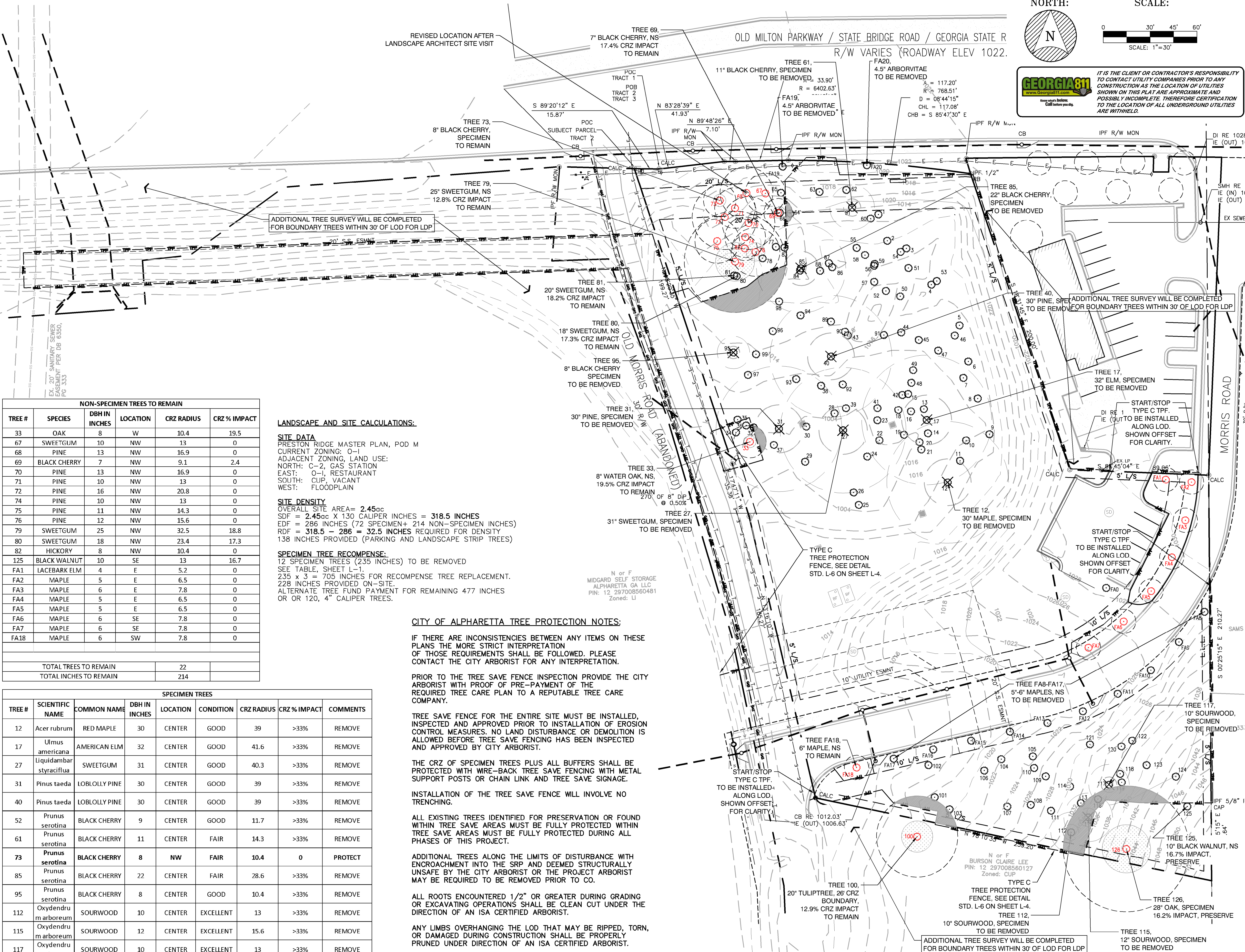
DATE: 04/07/2023

PROJECT: FA-22094

SHEET
L-0
SHEET 0 OF 5

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
101	20	OAK	SW	GOOD
102	17	OAK	SW	GOOD
103	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	LACEBARK ELM	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
FA19	4.5	ARBORVITAE	N	GOOD
FA20	4.5	ARBORVITAE	N	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
125	BLACK WALNUT	10	SE	13	16.7
FA1	LACEBARK ELM	4	E	5.2	0
FA2	MAPLE	5	E	6.5	0
FA3	MAPLE	6	E	7.8	0
FA4	MAPLE	5	E	6.5	0
FA5	MAPLE	5	E	6.5	0
FA6	MAPLE	6	SE	7.8	0
FA7	MAPLE	6	SE	7.8	0
FA8	MAPLE	6	SW	7.8	0
TOTAL TREES TO REMAIN				22	
TOTAL INCHES TO REMAIN				214	

SPECIMEN TREES							
TREE #	SCIENTIFIC NAME	COMMON NAME	DBH IN INCHES	LOCATION	CONDITION	CRZ RADIUS	CRZ % IMPACT
12	Acer rubrum	RED MAPLE	30	CENTER	GOOD	39	>33%
17	Ulmus americana	AMERICAN ELM	32	CENTER	GOOD	41.6	>33%
27	Liquidambar styraciflua	SWEETGUM	31	CENTER	GOOD	40.3	>33%
31	Pinus taeda	LOBLOLLY PINE	30	CENTER	GOOD	39	>33%
40	Pinus taeda	LOBLOLLY PINE	30	CENTER	GOOD	39	>33%
52	Prunus serotina	BLACK CHERRY	9	CENTER	GOOD	11.7	>33%
61	Prunus serotina	BLACK CHERRY	11	CENTER	FAIR	14.3	>33%
73	Prunus serotina	BLACK CHERRY	8	NW	FAIR	10.4	0
85	Prunus serotina	BLACK CHERRY	22	CENTER	FAIR	28.6	>33%
95	Prunus serotina	BLACK CHERRY	8	CENTER	GOOD	10.4	>33%
112	Oxydendrum arboreum	SOURWOOD	10	CENTER	EXCELLENT	13	>33%
115	Oxydendrum arboreum	SOURWOOD	12	CENTER	EXCELLENT	15.6	>33%
117	Oxydendrum arboreum	SOURWOOD	10	CENTER	EXCELLENT	13	>33%
126	Quercus coccinea	SCARLET OAK	28	S	FAIR	36.4	16.2
TOTAL TREES TO BE REMOVED						12	
TOTAL INCHES TO BE REMOVED						235	
TOTAL INCHES TO BE REMOVED (RECOMPENSE)						235	x3
TOTAL TREES TO PROTECT						2	
TOTAL INCHES TO PROTECT						36	
TOTAL INCHES TO PROTECT (SPECIMEN DENSITY)						36	x2

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= 2.45ac
SDF = 2.45ac X 130 CALIPER INCHES = 318.5 INCHES
EDF = 286 INCHES (72 SPECIMEN+ 214 NON-SPECIMEN INCHES)
RDF = 318.5 - 286 = 32.5 INCHES REQUIRED FOR DENSITY
138 INCHES PROVIDED (PARKING AND LANDSCAPE STRIP TREES)

SPECIMEN TREE RECOMPENSE:
12 SPECIMEN TREES (235 INCHES) TO BE REMOVED
SEE TABLE, SHEET L-1.
235 x 3 = 705 INCHES FOR RECOMPENSE TREE REPLACEMENT.
228 INCHES PROVIDED ON-SITE.
ALTERNATE TREE FUND PAYMENT FOR REMAINING 477 INCHES
OR OR 120, 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.

REVISIONS:
DATE #

STATE OF GEORGIA
PETER J. FRAWLEY
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 PROTECTION
PLAN

SCALE: AS SHOWN

DATE: 04/07/2023

PROJECT: FA-22094

SHEET
L-1
SHEET 1 OF 5

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
PRESTON RIDGE MASTER PLAN, POD M
CURRENT ZONING: O-1
ADJACENT ZONING, LAND USE:
NORTH: C-2, GAS STATION
EAST: O-1, RESTAURANT
SOUTH: CUP, VACANT
WEST: FLOODPLAIN

SITE DENSITY
OVERALL SITE AREA= 2.45ac
SDF = 2.45ac X 130 CALIPER INCHES = 318.5 INCHES
EDF = 286 INCHES (72 SPECIMEN+ 214 NON-SPECIMEN INCHES)
RDF = 318.5 - 286 = 32.5 INCHES REQUIRED FOR DENSITY
138 INCHES PROVIDED (PARKING AND LANDSCAPE STRIP TREES)

SPECIMEN TREE RECOMPENSE:
12 SPECIMEN TREES (235 INCHES) TO BE REMOVED
SEE TABLE, SHEET L-1.
235 x 3 = 705 INCHES FOR RECOMPENSE TREE REPLACEMENT.
228 INCHES PROVIDED ON-SITE.
ALTERNATE TREE FUND PAYMENT FOR REMAINING 477 INCHES
OR OR 120, 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 TO REMAIN ADJACENT TO TREE SAVE AREA.
- LANDSCAPE STRIP TO INCLUDE TOTAL OF 9 TREES PER CALCULATION
OF 25' AVERAGE SPACING FOR FRONTAGE (216 LF/25 = 8.64)
- TREES TO BE PLANTED 15'-20' FROM EX. OVERHEAD UTILITIES, PER
SPECIES AND CANOPY.
- TREE SAVE AREA INCLUDES 4 TREES FOR LANDSCAPE STRIP.
- DOUBLE-STAGGERED ROW OF SHRUBS, 24" HT. MIN. AT PLANTING.

LANDSCAPE PERCENTAGES
16.16% IS LARGEST PERCENTAGE FOR SINGLE GENUS OF REPLACEMENT
TREE (JUNIPERUS/MAGNOLIA)
56.99% OF ALL REPLACEMENT TREES ARE OVERSTORY SPECIES
81.72% OF THE TOTAL TREES ARE NATIVE SPECIES
89.41% OF ALL PLANTS ARE NATIVE SPECIES (4232 OF 4733 TOTAL)

PLANT SCHEDULE						
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	NATIVE
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia	3 gal.		30	
	AV	Aucuba japonica 'Variegata' Spotted Japanese Laurel	3 gal.		10	
	AZA	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 gal.		94	
	BC	Bignonia capreolata Cross Vine	3 gal.		78	78
	DV	Distylium x 'Vintage Jade' Vintage Jade Distylium	3 gal.		23	23
	DC	Distylium x 'PIDIST-III' TM Copperstone Distylium	2' Ht.		67	67
	GF	Gardenia jasminoides 'Frostproof' Frostproof Gardenia	2' Ht.		33	
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.		11	11
	BUR	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly	2' Ht.		25	
	IC	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	4' Ht.		1	
	IS	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	2' Ht.		67	
	LB	Loropetalum chinense 'Blush' Blush Fringe Flower	3' Ht.		76	
	MW	Muhlenbergia capillaris 'White Cloud' White Cloud Muhly Grass	2' Ht.		126	126
	PAN	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	2' Ht.		94	94
	PH	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	3 gal.		92	
	RC	Rhododendron canescens Wild Azalea	3' Ht.		3	3
	TD	Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4' Ht.		7	
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	3' Ht.		13	13
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	JB	Juniperus horizontalis 'Blue Rug' Blue Rug Juniper	1 GAL.	36" O.C.	49	49
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	CARX	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	1166	1166
	CP	Carex pensylvanica Pennsylvania Sedge	4"	12" o.c.	2062	2062
	PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	464	464
	SEA	Seasonal Color	4"	12" o.c.	49	
TOTALS					4640	4156
					% NATIVE	89.57

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.	8		32	8	8	16.13%
	ACE	Acer saccharum Sugar Maple	4" Cal.	7		28	7	7	ACER
	CA	Carpinus caroliniana American Hornbeam	4" Cal.	6	24		6	6	6.45%
	CR2	Cornus x 'Rutcan' Constellation® Flowering Dogwood	3" Cal.	3	9				3.23%
	ILE	Ilex x 'Emily Bruner' Emily Bruner Holly	9-10' Ht.	7	24				7.53%
	JUN	Juniperus virginiana Eastern Red Cedar	14' Ht.	15		60		15	16.13%
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	14' Ht.	15		60		15	16.13%
	PC	Pistacia chinensis Chinese Pistache	3" Cal.	7	21		7		7.53%
	QP	Quercus phellos Willow Oak	4" Cal.	2	8		2	2	13.98%
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	11	44		11	11	QUE
	TM	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal.	12		48	12	12	12.90%
TOTALS				93			53	76	100.00%
TOTAL DENSITY				22	130		56.99%	81.72%	MAX GENUS
TOTAL RECOMPENSE				71		228			JUN/MAG 16.13%

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.

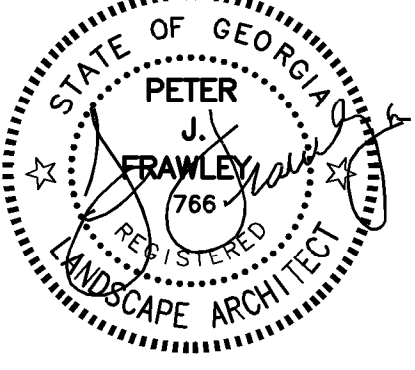
LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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.



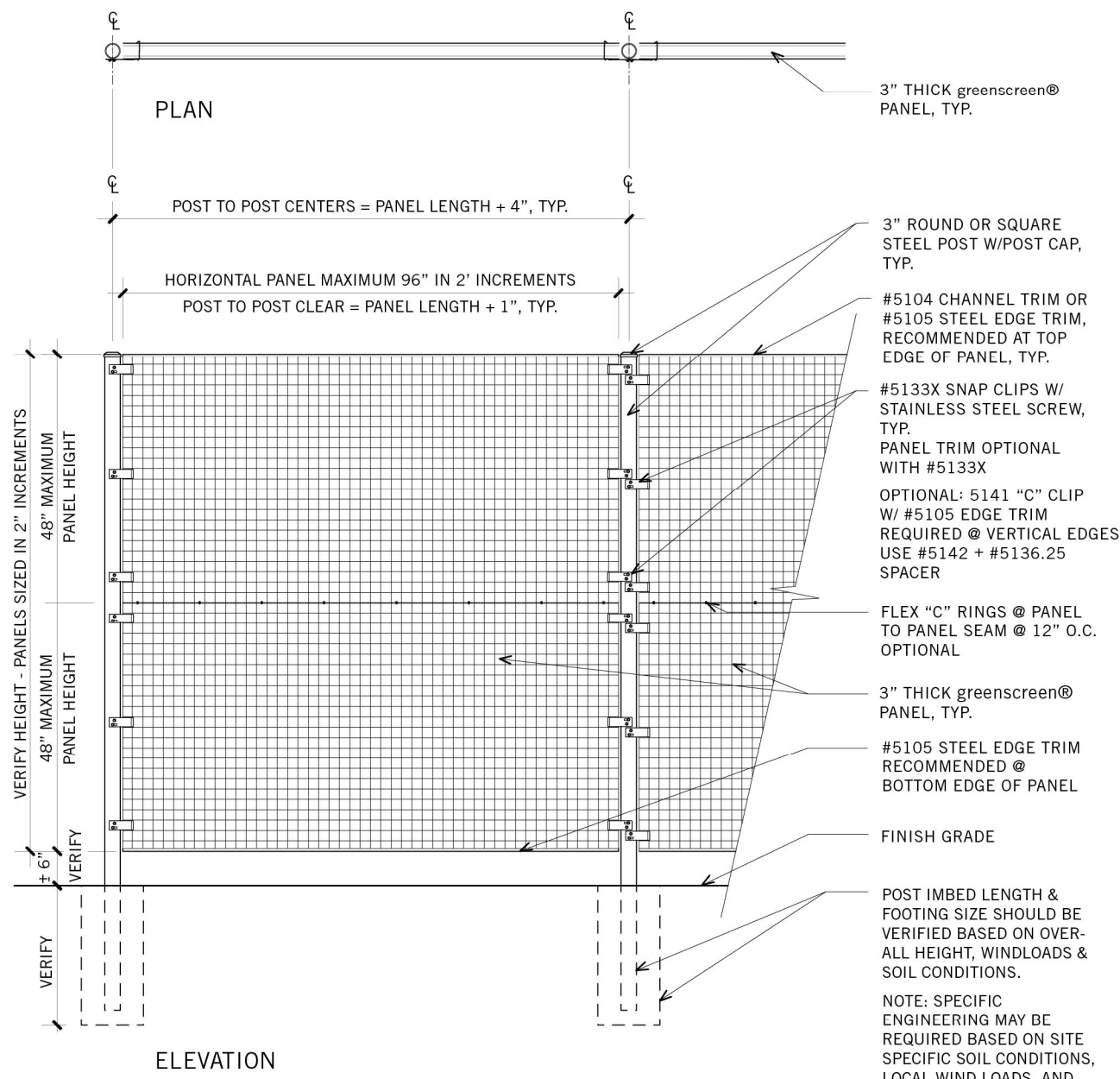
REVISIONS:
DATE #



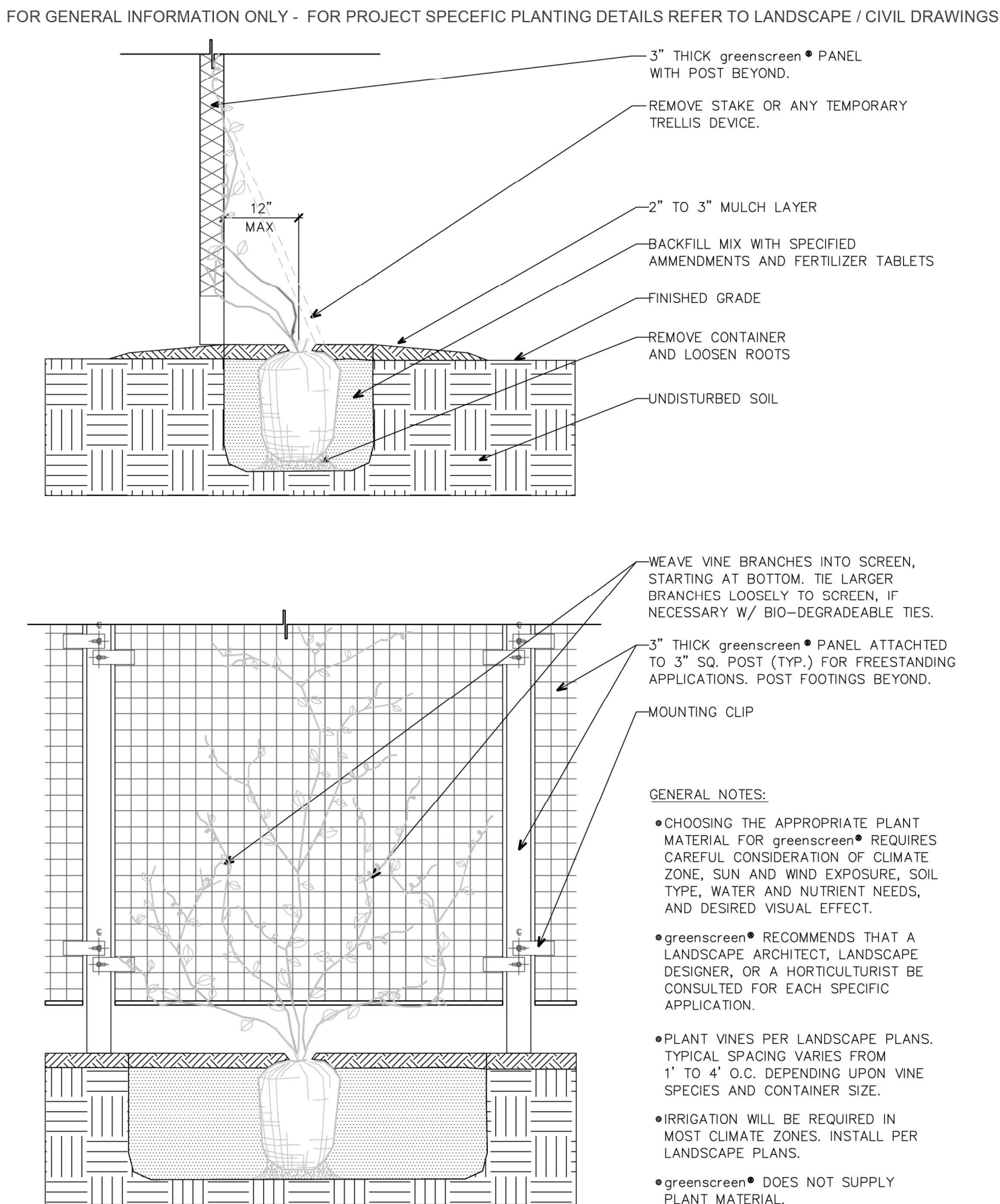
FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

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

TREE REPLACEMENT & LANDSCAPE PLAN
SCALE: AS SHOWN
DATE: 04/07/2023
PROJECT: FA-22094
SHEET
L-3
SHEET 3 OF 5



greenscreen® 725 South Figueroa Street, Suite 1825, Los Angeles, CA 90017 T-800-450-3494 www.greenscreen.com



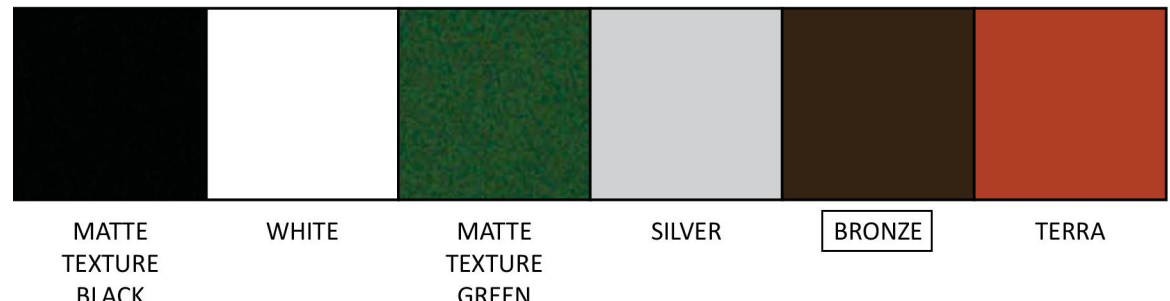
greenscreen® VINE PLANTING DETAIL

SECTION AND ELEVATION - TYPICAL FOR POST MOUNTED APPLICATION, DETAIL SIMILAR FOR WALL MOUNTED PANELS.

SCALE = 3/4\"/>



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.



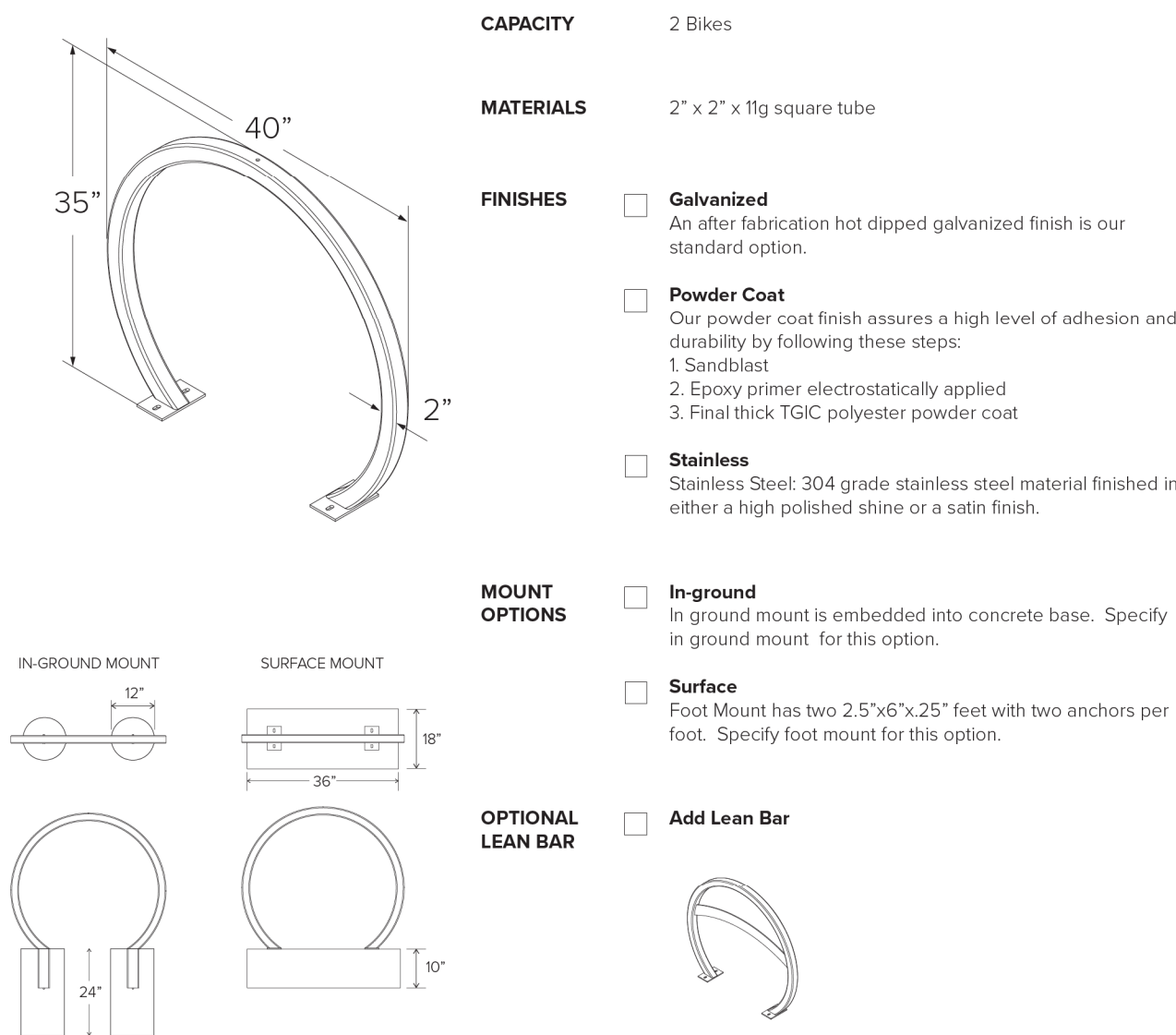
<http://greenscreen.com/products/color-chart/>

COLOR CHART

greenscreen® 725 S. FIGUEROA ST. SUITE 1825 LOS ANGELES, CA. 90017 T-800-450-3494 www.greenscreen.com

ARC RACK

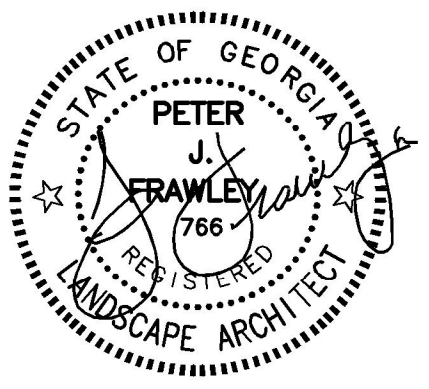
Submittal Sheet



www.dero.com | 1-888-337-6729

© 2018 Dero

REVISIONS:	
DATE	#



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 DETAILS

SCALE: AS SHOWN

DATE: 04/07/2023

PROJECT: FA-22094

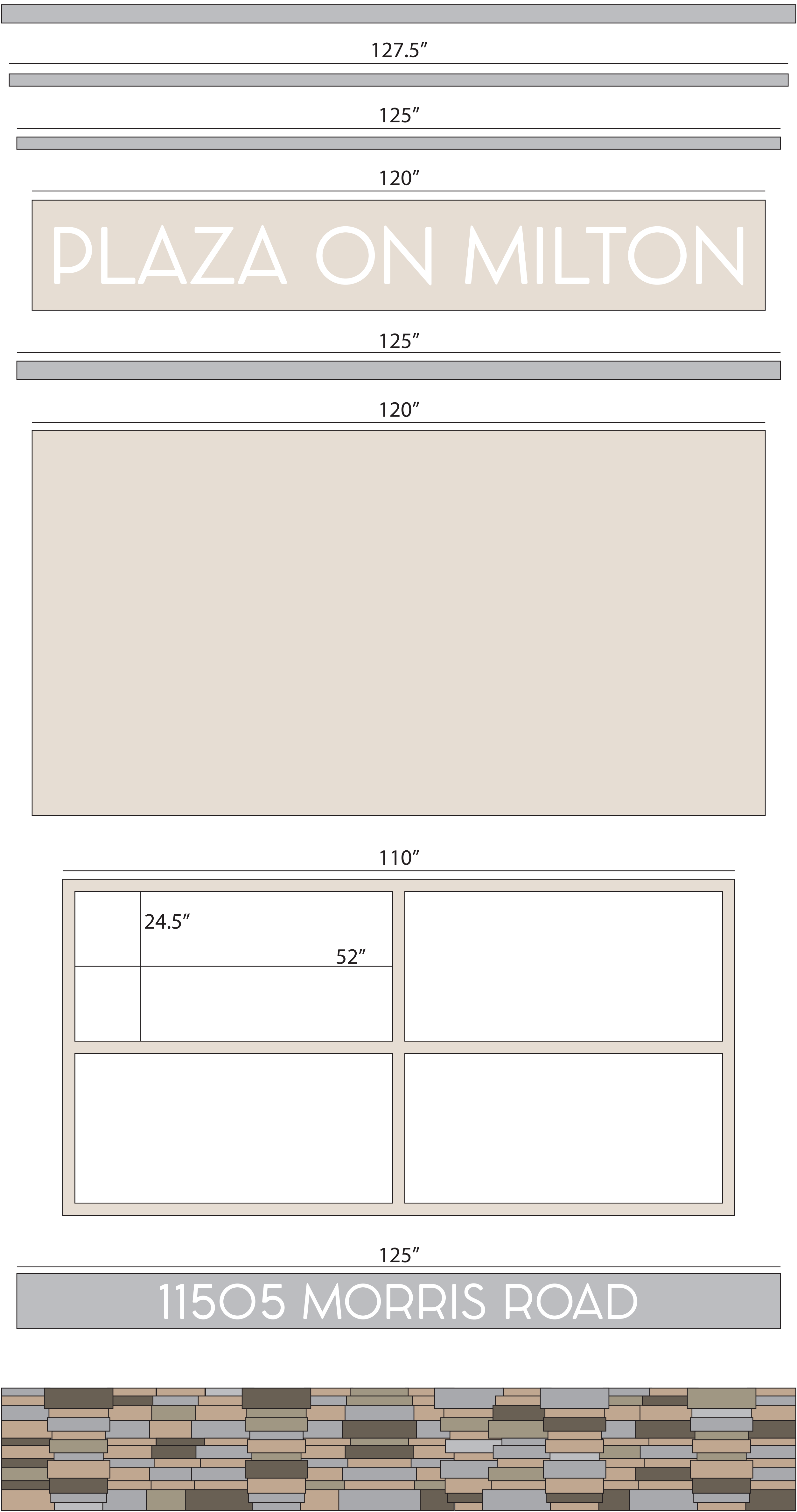
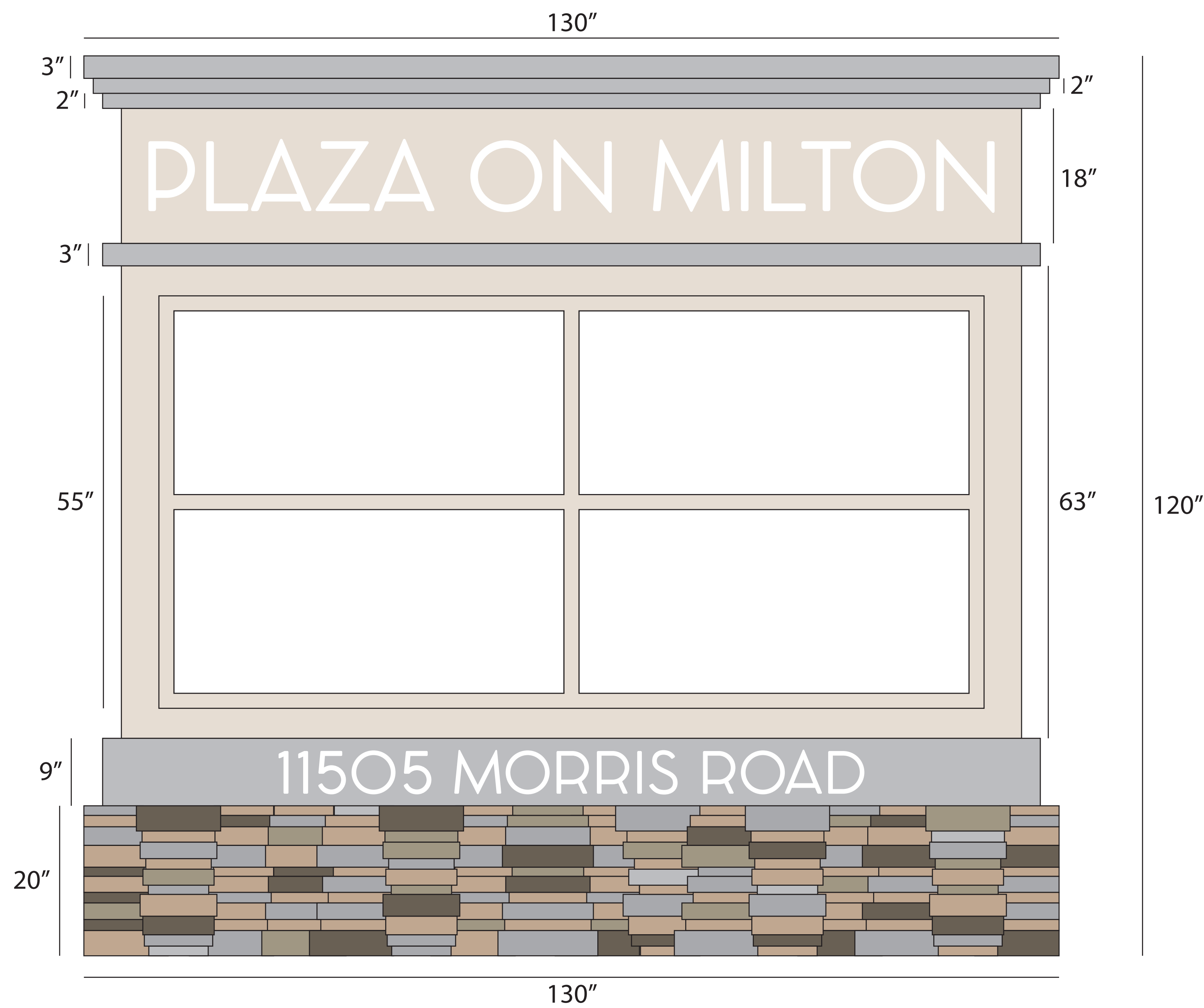
SHEET

L-5

SHEET 5 OF 5

Master Sign 1

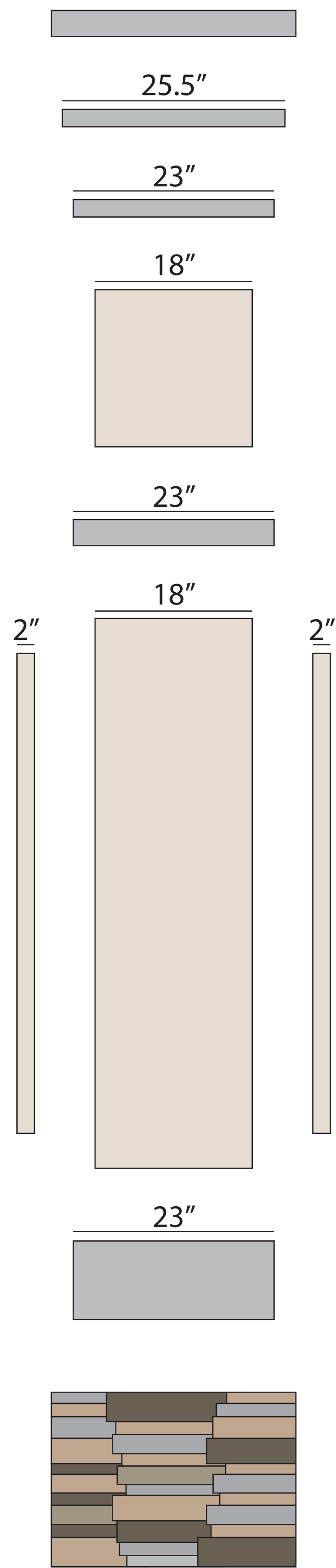
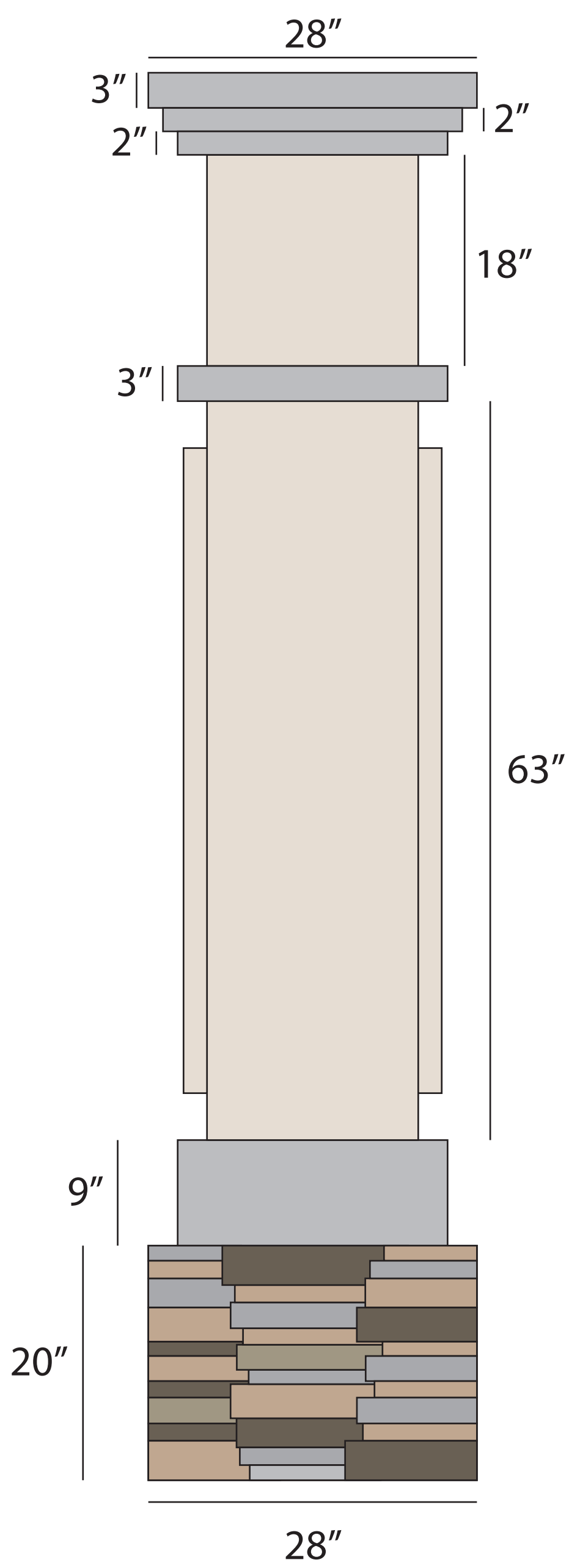
Front View



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

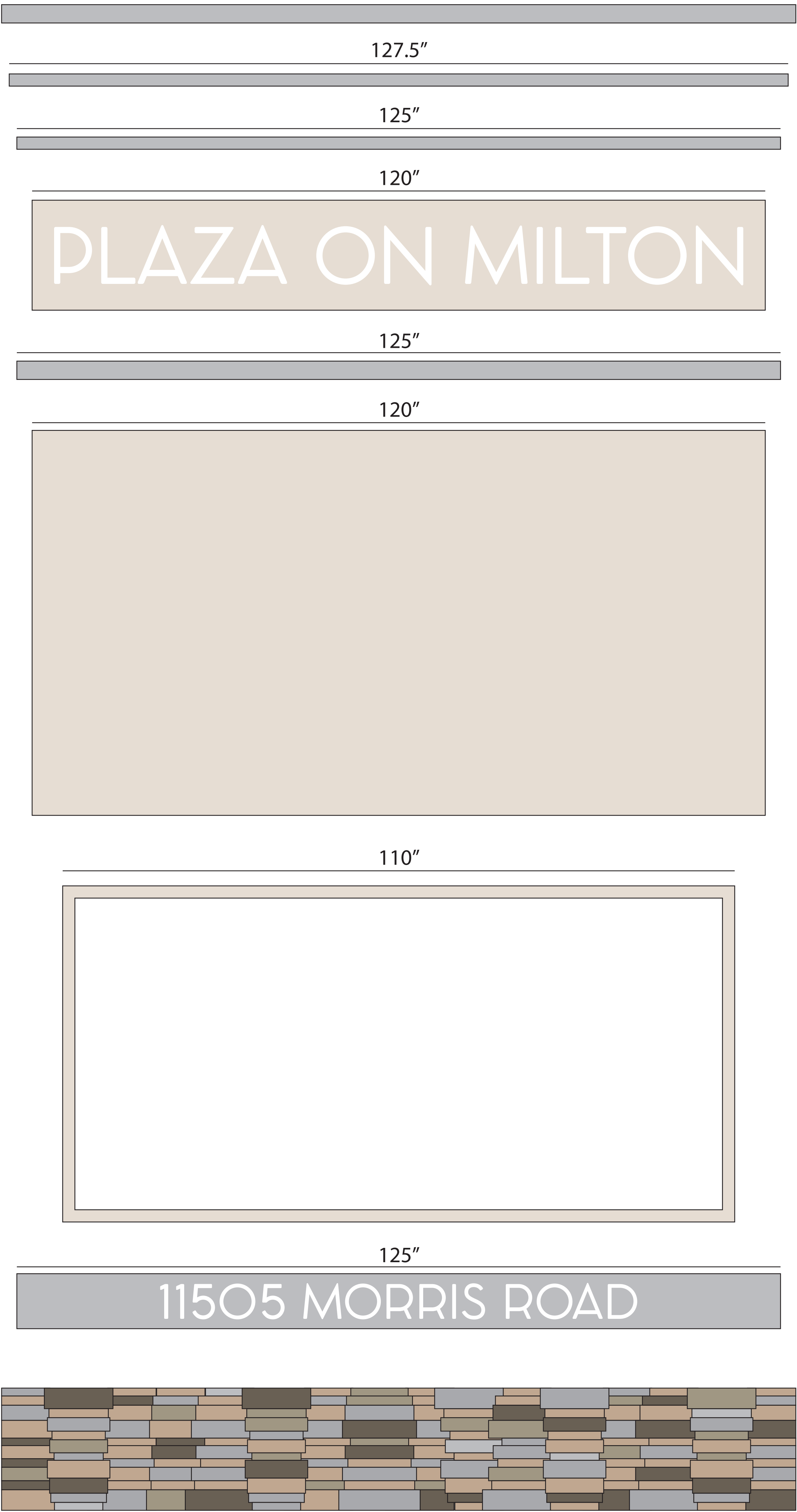
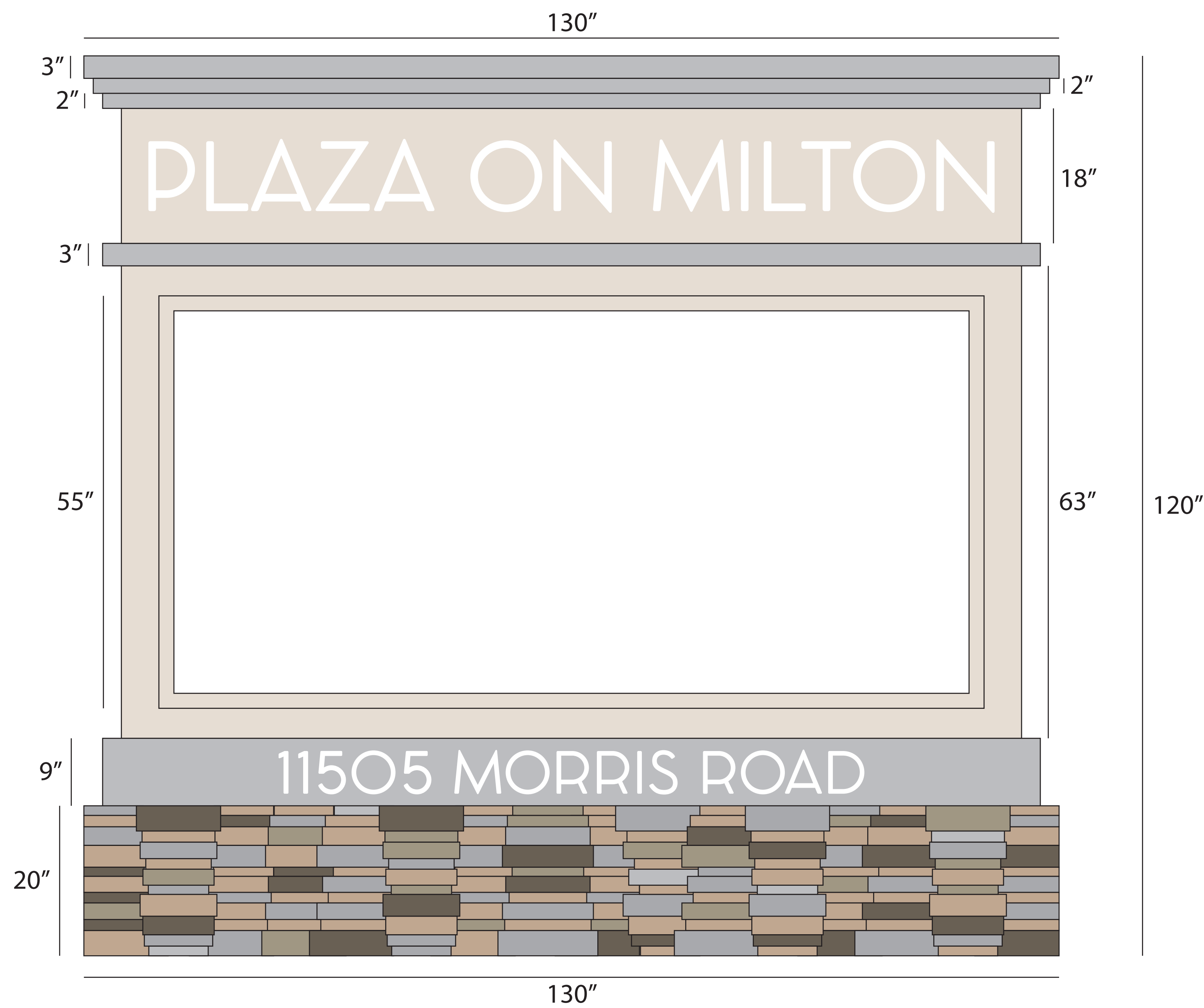
Master Sign 1

Side View



Master Sign 2

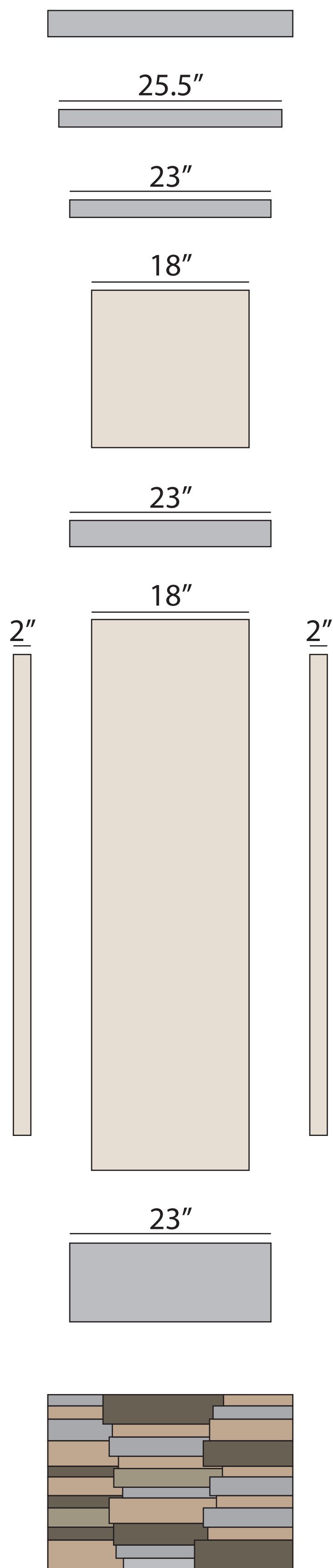
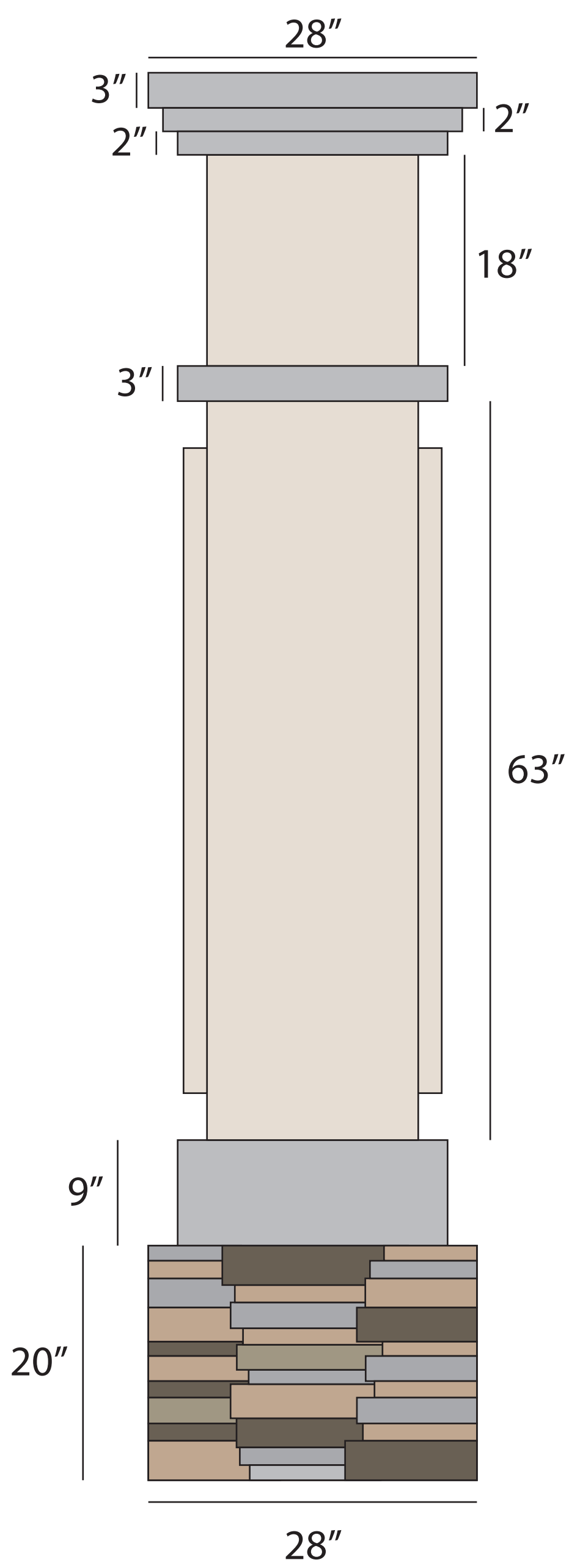
Front View



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

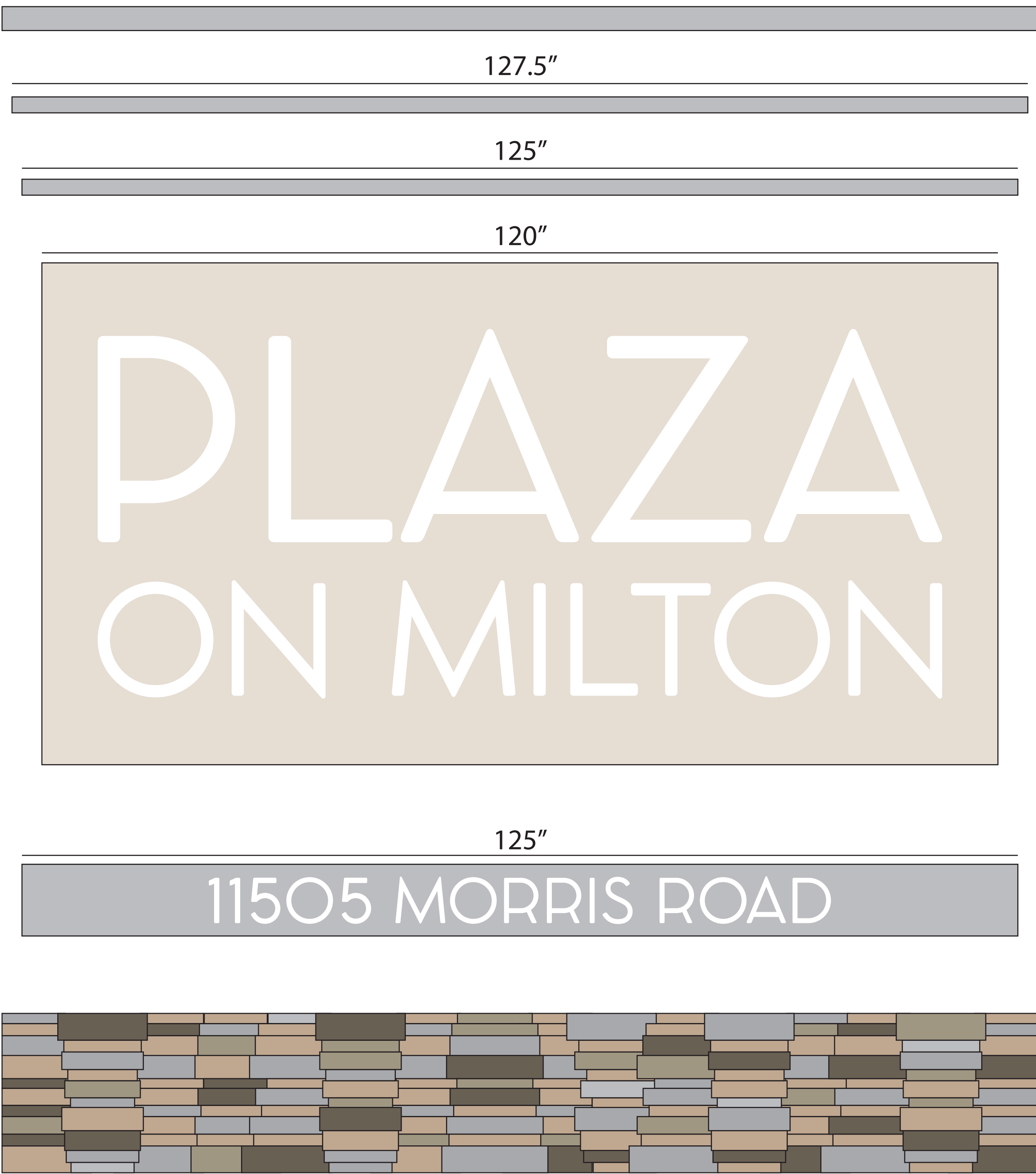
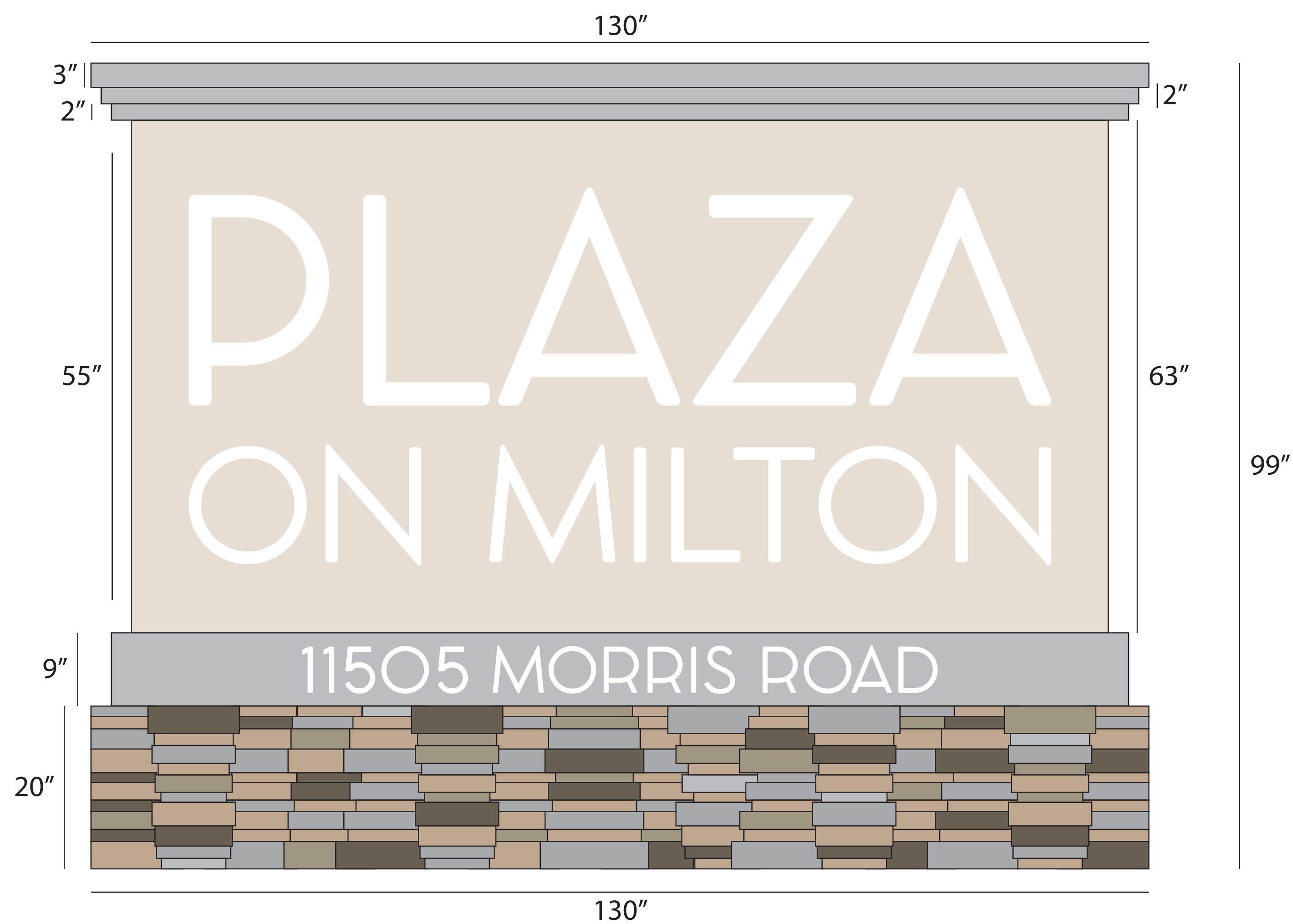
Master Sign 2

Side View



Monument Sign

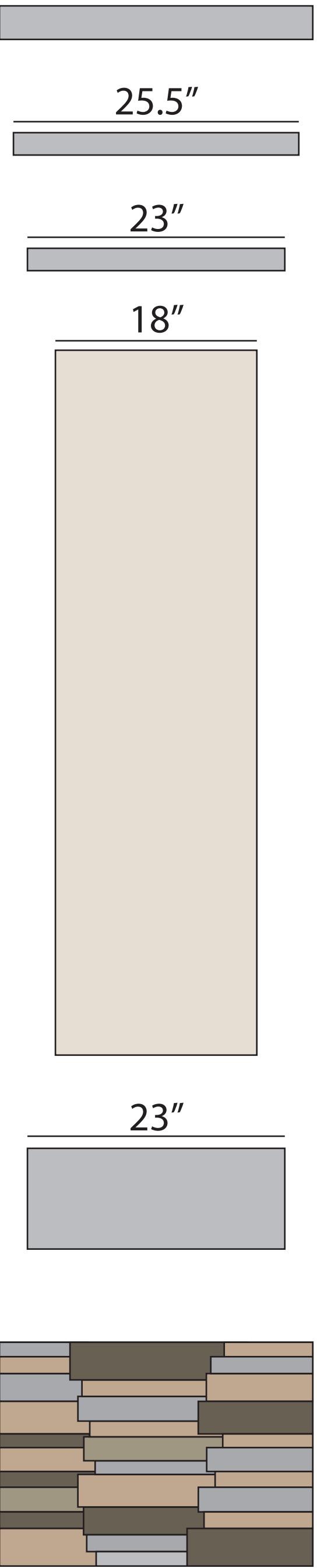
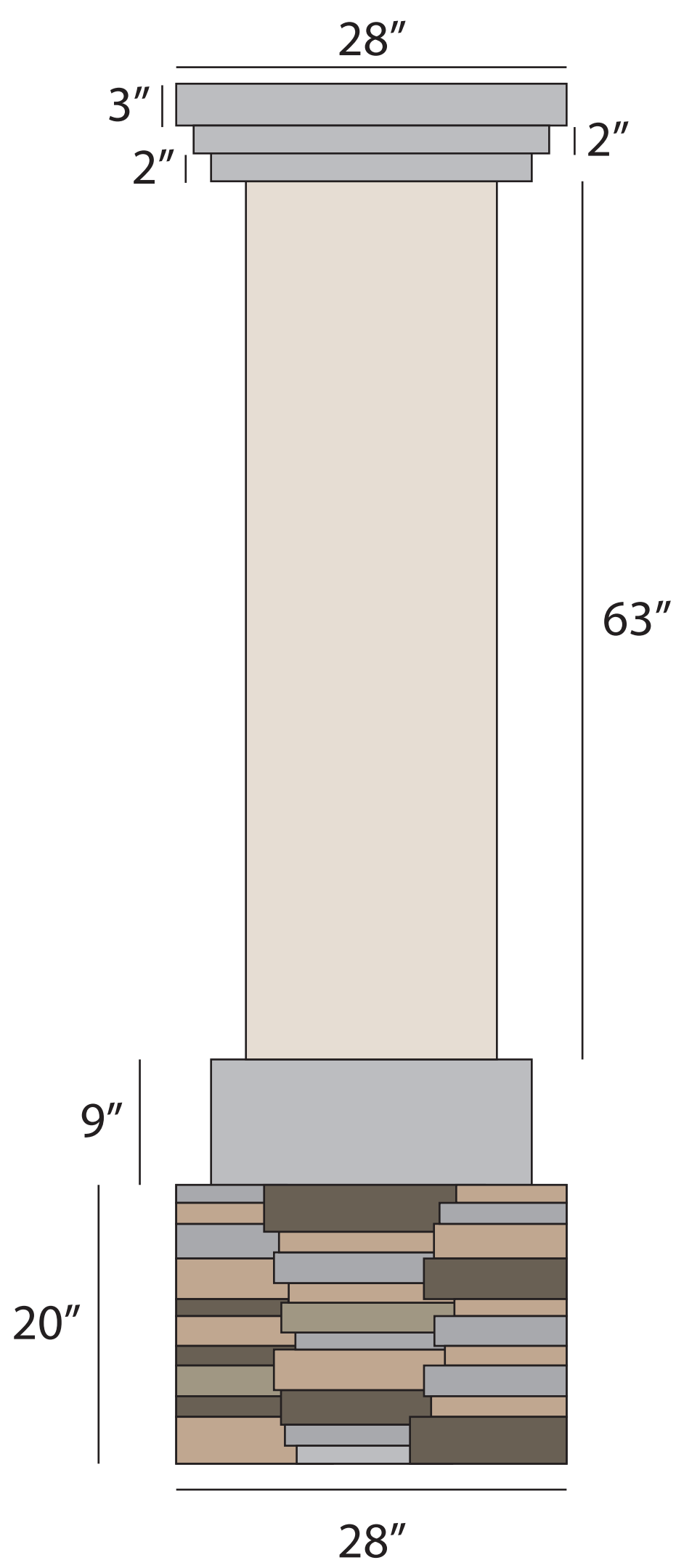
Front View



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

Monument Sign

Side View



Building Sign Options

274.3"

24" | PLAZA ON MILTON

109.6"

48" | PLAZA
ON MILTON

Reverse lit channel letters
individually mounted to the building























NAPA Auto Parts | Alpharetta, GA

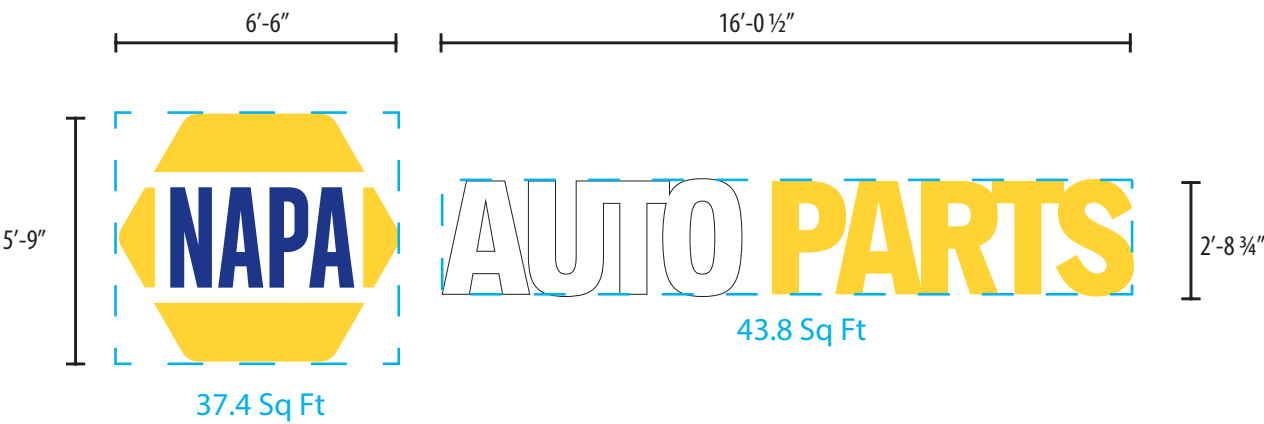
NOTE: Renderings below utilize sample dimensions derived from client surveys.



EXISTING SIGNAGE



PROPOSED SIGNAGE



QTY 1: LED Illuminated Logo & Letters



FAIRMONT
SIGN COMPANY

3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:



Auto Parts
1535 Mansell Rd
Alpharetta, GA

Date:
01/10/23

File:
Accounts/Napa/AP/Elev/Misc/
Alpharetta, GA

Designer:
RNB

Scale:
N/A

Job#
00000

Sheet#
1 of 2

Revision #
0

Date:
00-00

Revision Description:

Customer
Approval:

THIS DRAWING REMAINS THE EXCLUSIVE PROPERTY OF FAIRMONT SIGN COMPANY. THIS DESIGN CANNOT BE COPIED IN WHOLE OR IN PART, ALTERED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FAIRMONT SIGN COMPANY. THE EXCEPTION IS ANY PREVIOUSLY COPYRIGHTED ARTWORK SUPPLIED BY THE CLIENT.

UNLESS OTHERWISE NOTED, ALL COLORS PORTRAYED ARE REPRESENTATIVE ONLY.

ALL DIMENSIONS TO BE
FIELD VERIFIED PRIOR TO
INSTALLATION
Page 69 of 163

NAPA Auto Parts | Alpharetta, GA

NOTE: Renderings below utilize sample dimensions derived from client surveys.



EXISTING SIGNAGE



PROPOSED SIGNAGE



QTY 2: Replacement Faces



FAIRMONT
SIGN COMPANY

3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:



Auto Parts
1535 Mansell Rd
Alpharetta, GA

Date:
01/10/23

File:
Accounts/Napa/AP/Elev/Misc/
Alpharetta, GA

Designer:
RNB

Scale:
N/A

Job#	Sheet#
00000	2 of 2

Revision #	Date:
0	00-00

Revision Description:

Customer
Approval:

THIS DRAWING REMAINS THE EXCLUSIVE PROPERTY OF FAIRMONT SIGN COMPANY. THIS DESIGN CANNOT BE COPIED IN WHOLE OR IN PART, ALTERED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FAIRMONT SIGN COMPANY. THE EXCEPTION IS ANY PREVIOUSLY COPYRIGHTED ARTWORK SUPPLIED BY THE CLIENT.

UNLESS OTHERWISE NOTED, ALL COLORS PORTRAYED ARE REPRESENTATIVE ONLY.

ALL DIMENSIONS TO BE
FIELD VERIFIED PRIOR TO
INSTALLATION

Page 70 of 163

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: KM Homes, LLC

Location Address: 6225 Windward Parkway

Mailing Address: 5780 Windward Parkway, Suite 200

City: Alpharetta State: GA Zip Code: 30005

Contact for All Notifications: DOUG STRALL

Contact Telephone: 678 - 758 - 5533 Mobile Telephone: 678 - 758 - 5533

Fax: _____ Email: dstralla@kmhomes.com

Contact's Relation to Business: VICE PRESIDENT

This Application For (Check all that apply):

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

Application Fees:

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

Total Due \$ 300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: KM Homes, LLC

Physical Address: 6225 Windward Parkway

Mailing Address: 5780 Windward Parkway, Suite 200

City: Alpharetta State: GA Zip Code: 30005

Owner Telephone: 404 - 557 - 5326 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): Keith McSwain Date: 3/31/2023

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 6225 Windward Parkway

Tax ID or Map Reference Number: 21-5570-1106-035-2

Land Lot(s): 1106 District: 2nd Section: 1st

Existing Zoning of Property: CUP Existing Uses of Property: Vacant Bank

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

Applicant Signature: [Signature] Date: 3/31/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Existing building is dated. Proposed renovations will update building style and colors consistent with newer renovations along Woodward Parkway and throughout Alpharetta. Existing drive thru eyesore will be replaced by modern full glass office space under existing roof.

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

Existing building on property will stay intact.
Photographs provided from right of way showing existing parapet wall shields visibility of rooftop mechanicals.

6225 Windward – Existing Front Elevation



Existing Right Side



Existing Rear of Building



Existing Left Side of Building





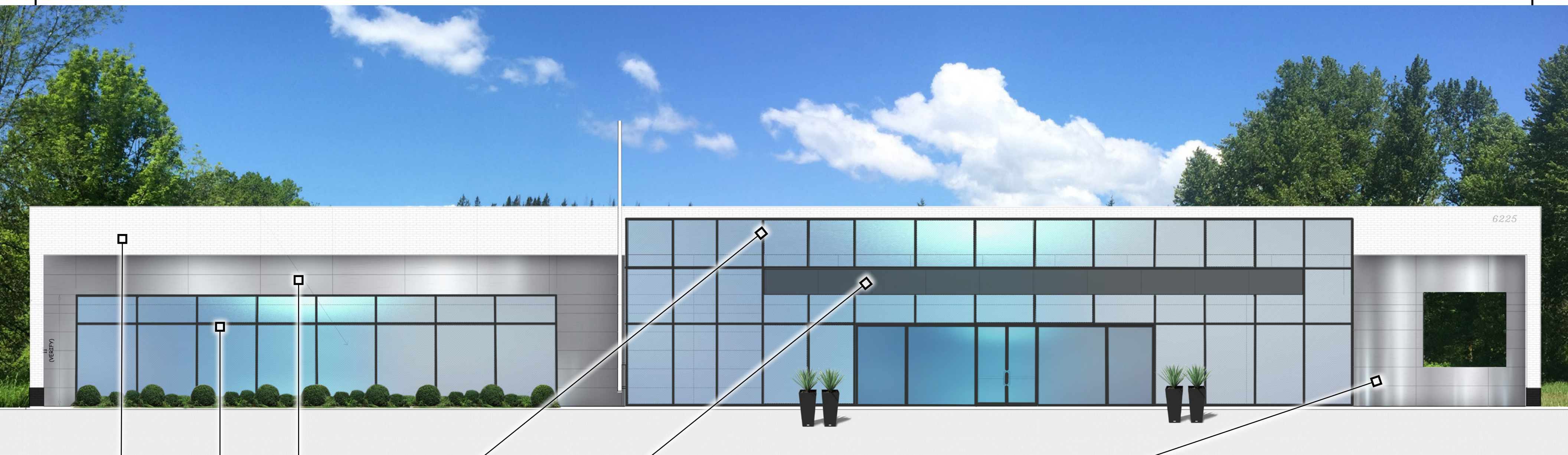
KM HOMES
6225 WINDWARD PARKWAY
FRONT VIEW



BRICK
SW7570 EGRET WHITE

STOREFRONT
ALUMINUM
BLACK

FRONT METAL AWNING
AND METAL PANELS-
SW7190 ACKERMAN



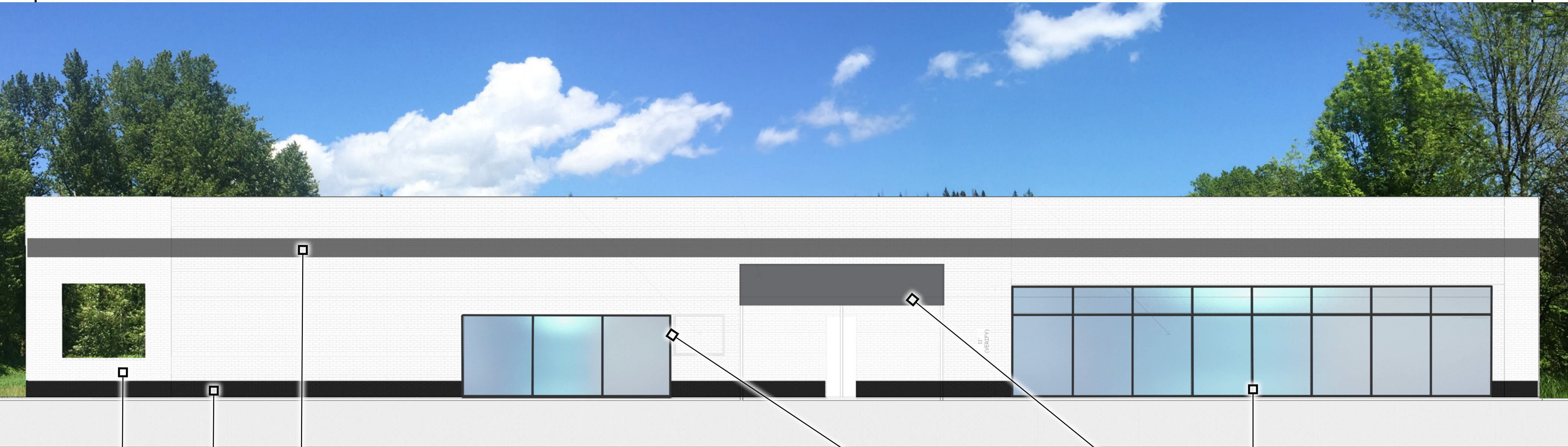
KM HOMES
6225 WINDWARD PARKWAY
RENOVATED FRONT ELEVATION



BRICK
SW7570 EGRET WHITE

STOREFRONT
ALUMINUM
BLACK

FRONT METAL AWNING
AND METAL PANELS-
SW7190 ACKERMAN



KM HOMES
6225 WINDWARD PARKWAY
RENOVATED REAR ELEVATION



BRICK
SW7570 EGRET WHITE

BRICK
BOTTOM STRIPE
SW7069 ACKERMAN

BRICK
TOP STRIPE
SW7190 ACKERMAN

STOREFRONT
ALUMINUM
BLACK

CANVAS OR METAL
AWNING
BLACK



BRICK
TOP STRIPE
SW7190 ACKERMAN

BRICK
BOTTOM STRIPE
SW7069 ACKERMAN

BRICK
SW7570 EGRET WHITE

CANVAS OR METAL
AWNING
BLACK

KM HOMES **6225 WINDWARD PARKWAY** **RENOVATED SIDE ELEVATION**



STOREFRONT
ALUMINUM
BLACK

FRONT METAL AWNING
AND METAL PANELS-
SW7190 ACKERMAN



KM HOMES
6225 WINDWARD PARKWAY
RENOVATED SIDE ELEVATION



FRONT METAL AWNING
AND METAL PANELS-
SW7190 ACKERMAN

STOREFRONT
ALUMINUM
BLACK

BRICK
TOP STRIPE
SW7190 ACKERMAN

CANVAS OR METAL
AWNING
BLACK

BRICK
BOTTOM STRIPE
SW7069 ACKERMAN

BRICK
SW7570 EGRET WHITE

6225 Windward Parkway – HVAC/Electrical Units located on Roof behind parapet wall



Site Line – 6225 Windward



6225 Windward – Existing Front Elevation





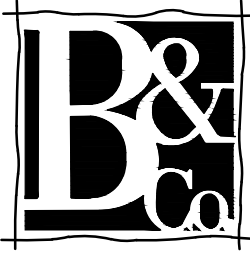
KM HOMES
6225 WINDWARD PARKWAY
FRONT VIEW



STOREFRONT
ALUMINUM
BLACK

BRICK
SW7570 EGRET WHITE

FRONT METAL AWNING
AND METAL PANELS-
SW7190 ACKERMAN



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

KM HOMES, LLC
5780 Windward Parkway, Ste 200
Alpharetta, GA 30005
678-321-2004

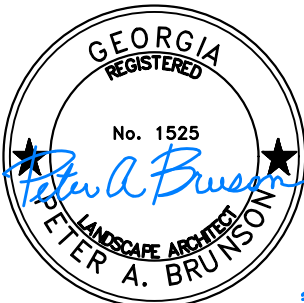
OWNER:

6225 WINDWARD PARKWAY

LANDSCAPE SURVEY

Prepared For:
KM HOMES

CITY OF ALPHARETTA - GEORGIA
L.L. 1106, 2nd DISTRICT, 1st SECTION



SEAL:

3/31/23

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF
BRUNSON & COMPANY, LLC AND SHALL NOT BE
REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN
CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO
LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS
PLAN.

REVISIONS

DRAWING TITLE:

LANDSCAPE
SURVEY

DATE:

03.31.23

PROJECT #

23.026

SHEET REF #

L-1

SITE SUMMARY:

SITE ACREAGE- 2.089 ACRES/ 90,992 SF

TREE REQUIREMENTS:
(130" CALIPER IN. PER ACRE)

REQUIRED: 2.089 AC x 130" = 272" CAL. IN.

EXISTING TREES PROVIDED: 530" CAL. IN.
(EXCLUDES TREES IN DECLINE)

GENERAL SITE NOTES:

- MOST EXISTING TREES WERE IN VERY GOOD
SHAPE & DO NOT SEE ANY SPECIFIC ISSUES
THAT WOULD CAUSE ANY LONG TERM
AFFECTS IN THE FUTURE.

- IN GENERAL, WE DID NOT OBSERVE ANY
MAJOR DISEASE TO SHRUB ONSITE. MOST
SHRUBS ARE GETTING TOWARDS THE END OF
THEIR LIFE CYCLE DUE LACK OF
MAINTENANCE AND AGE.

- OBSERVED (5) TREES WITH MAJOR TRUNK
WOUNDS AND WOULD EXPECT MAJOR
DECLINE THE NEAR FUTURE. TREES
HIGHLIGHTED IN PINK FOR REFERENCE.

TREE KEY:

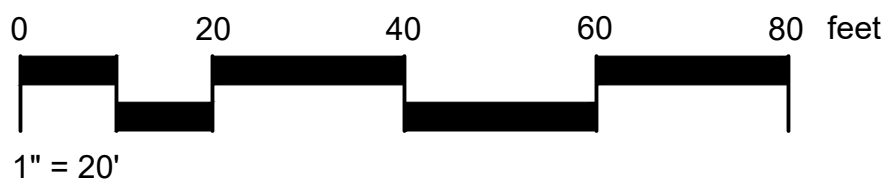
AR.....ACER RUBRUM/ RED MAPLE
CC.....CERCIS CANADENSIS/ REDBUD
PY.....PRUNUS X YEDOENSIS/ YOSHINO CHERRY
PS.....PRUNUS SUBHIRTILLA/ FLOWERYING CHERRY
QP.....QUERCUS PALUSTRIS/ PIN OAK
QPH.....QUERCUS PHELLOS/ WILLOW OAK
QS.....QUERCUS SHUMARDII/ SHUMARD OAK

TREES HIGHLIGHTED IN PINK
HAVE HEALTH ISSUES, TYP.

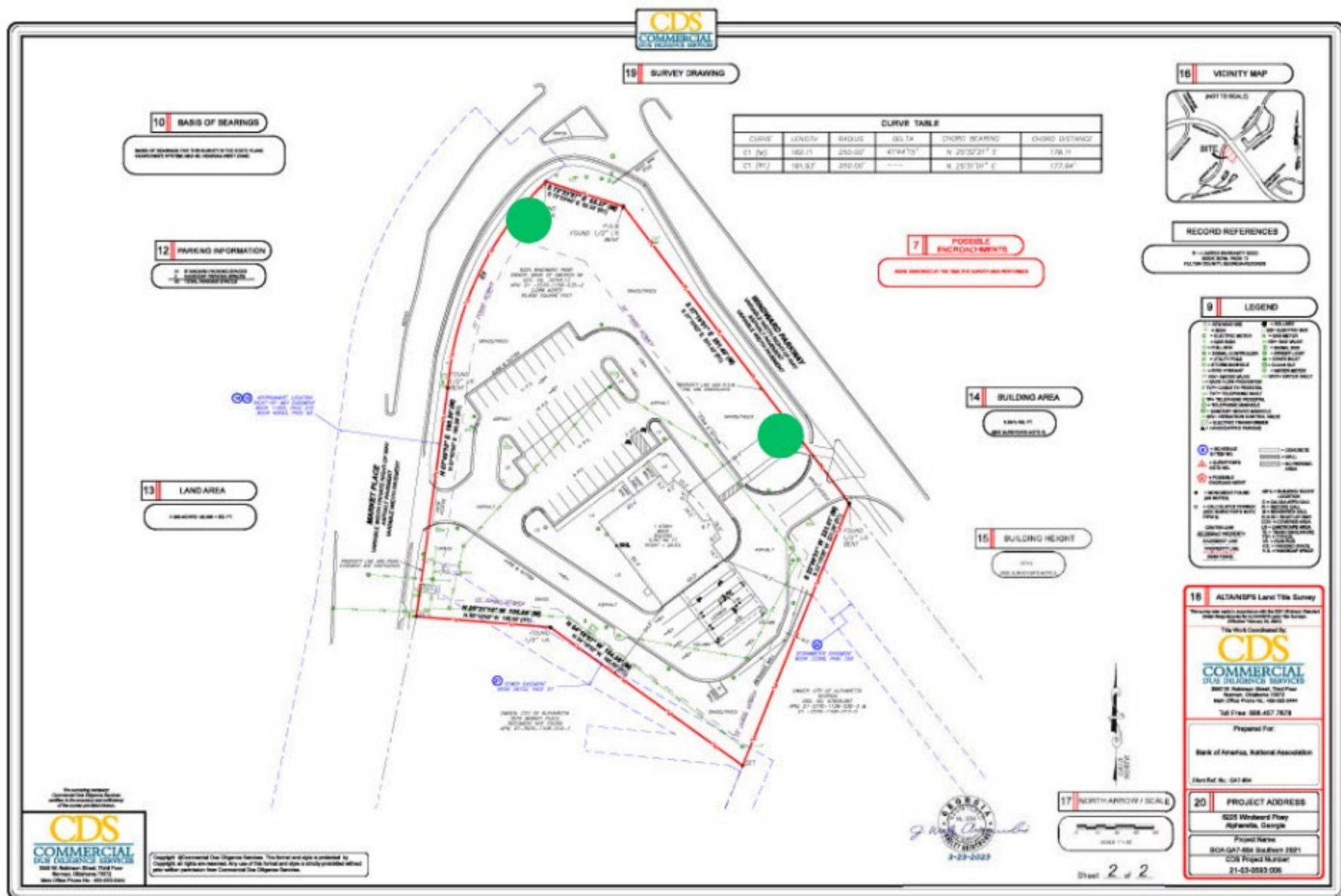
NOTE:
BRUNSON & COMPANY VISUAL SITE
SURVEY TAKEN ON 3/29/23.

24 HOUR CONTACT:
DOUG STRALL 678-321-2004

DISCLAIMER:
BRUNSON & COMPANY IS NOT A CERTIFIED
ARBORIST AND DATA COLLECTED IS BASED
ON BEST JUDGEMENTS AND PROFESSIONAL
EXPERIENCE.



(2) Existing Signage Locations



(2) Existing Signs to be painted and refaced

(Existing Signs)



6225 Windward Parkway, Alpharetta, GA

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1106, 2ND DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2 INCH REBAR) AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF WINDWARD PARKWAY (RIGHT-OF-WAY VARIES) WITH THE EASTERN RIGHT-OF-WAY OF MARKET PLACE (RIGHT-OF-WAY VARIES); THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF SAID WINDWARD PARKWAY SOUTH 37 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 291.42 FEET TO AN IRON PIN SET (1/2 INCH REBAR); THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY RUN SOUTH 22 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 221.06 FEET TO AN IRON PIN SET (1/2 INCH REBAR); THENCE NORTH 54 DEGREES 19 MINUTES 52 SECONDS WEST, A DISTANCE OF 185.00 FEET TO AN IRON PIN SET (1/2 INCH REBAR); THENCE NORTH 85 DEGREES 19 MINUTES 52 SECONDS WEST, A DISTANCE OF 105.00 FEET TO AN IRON PIN SET (1/2 INCH REBAR) ON SAID EASTERN RIGHT-OF-WAY OF MARKET PLACE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 07 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 180.28 FEET TO AN IRON PIN SET (1/2 INCH REBAR); THENCE 181.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 31 MINUTES 01 SECOND EAST, 177.94 FEET AND A RADIUS OF 250.00 FEET TO AN IRON PIN SET (1/2 INCH REBAR); THENCE SOUTH 72 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 63.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.089 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF ALTA/ACSM SURVEY PREPARED FOR ROANE AT WINDWARD, LLC, EMPIRE FINANCIAL SERVICES, INC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY ROCHESTER & ASSOCIATES, INC., BEARING THE SEAL AND CERTIFICATION OF JAMES C. JONES, GEORGIA REGISTERED LAND SURVEYOR NO. 2298, DATED FEBRUARY 23, 1999, LAST REVISED DECEMBER 4, 2000.

THIS SURVEY DEPICTS THE SAME PROPERTY DESCRIBED ABOVE FROM THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-GA7-904-NC, COMMITMENT DATE: 02/10/2021 AT 8:00 A.M.

19 SURVEY DRAWING

10 BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE
COORDINATE SYSTEM, NAD 83, GEORGIA WEST ZONE.

12 PARKING INFORMATION

41 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
43 TOTAL PARKING SPACES

13 LAND AREA

2.089 ACRES / 90,992 ± SQ. FT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1 (M)	182.11	250.00'	41°44'15"	N 25°32'21" E	178.11
C1 (R1)	181.93'	250.00'	---	N 25°31'01" E	177.94'

7 POSSIBLE
ENCROACHMENTS

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED

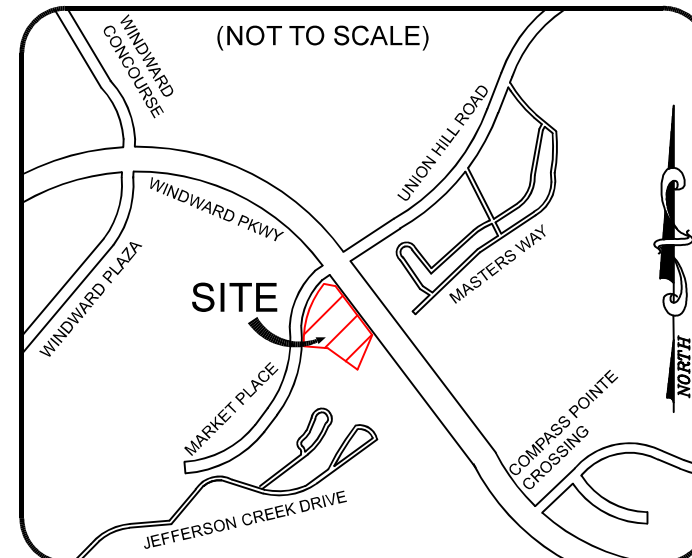
14 BUILDING AREA

5,397± SQ. FT.
(SEE SURVEYOR'S NOTE 9)

15 BUILDING HEIGHT

20.5'±
(SEE SURVEYOR'S NOTE 8)

16 VICINITY MAP



RECORD REFERENCES

R1 = LIMITED WARRANTY DEED
BOOK 30764, PAGE 13
FULTON COUNTY, GEORGIA RECORDS

9 LEGEND

- ATM MACHINE
- ELECTRIC METER
- GAS SIGN
- PULL BOX
- SIGNAL CONTROLLER
- UTILITY POLE
- STORM MANHOLE
- FIRE HYDRANT
- WV= WATER VALVE
- TVP= CABLE TV PEDESTAL
- TP= TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- ICV= IRRIGATION CONTROL VALVE
- ELECTRIC TRANSFORMER
- HANDICAPPED PARKING
- BOLLARD
- ELECTRIC BOX
- GAS METER
- GV= GAS VALVE
- SIGNAL BOX
- STREET LIGHT
- GRATE INLET
- CLEAN OUT
- WATER METER
- WVT= WATER VAULT
- SCHEDULE
- ITEM NO.
- SURVEYOR'S NOTE NO.
- POSSIBLE ENCROACHMENT
- MONUMENT FOUND (AS NOTED)
- CALCULATED CORNER (SEE SURVEYOR'S NOTE 6)
- CENTER LINE
- ADJOINING PROPERTY
- EASEMENT LINE
- PROPERTY LINE
- IRON FENCE
- CONCRETE
- WALL
- NO PARKING AREA
- BHL = BUILDING HEIGHT (AS NOTED)
- C = CALCULATED CALL
- R = RECORD CALL
- M = MEASURED CALL
- R.O.W = RIGHT-OF-WAY
- COV = COVERED AREA
- LS = LANDSCAPE AREA
- TE = TRASH ENCLOSURE
- TYP = TYPICAL
- I.R. = IRON ROD
- P.S. = PARKING SPACE
- H.S. = HANDICAP SPACE

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard
Detail Requirements for ALTA/NSPS Land Title Surveys.
(Effective February 23, 2021)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Prepared For:

Bank of America, National Association

Client Ref. No.: GA7-904

20 PROJECT ADDRESS

6225 Windward Pkwy
Alpharetta, Georgia

Project Name:

BOA GA7-904 Southern 2021

CDS Project Number:

21-03-0593:006

17 NORTH ARROW / SCALE

0' 15' 30' 45' 60'
SCALE: 1" = 30'

GRID
NORTH

GEORGIA
REGISTERED
No. 3098
J. W. Abernethy
3-23-2023

The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided hereon.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Copyright ©Commercial Due Diligence Services. This format and style is protected by
Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without
prior written permission from Commercial Due Diligence Services.

6225 – Windward – Existing Site Lighting to Remain (13 - LED Lights)



6225 Windward Parkway – Existing Features

Existing Modular Retaining Wall – Southeast side of Property



Existing Dumpster/Refuse Area – Brick Masonry Enclosure



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: LWV TPA GA 400 LLC

Location Address: 1776 Peachtree Street, Suite 100 Atlanta GA 30309

Mailing Address: 1776 Peachtree Street, Suite 100 Atlanta GA 30309

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

Contact for All Notifications: Alex Sovchen

Contact Telephone: 912 - 484 - 3947 Mobile Telephone: 912 - 484 - 3947

Fax: _____ - _____ - _____ Email: asovchen@tpa-res.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 | |

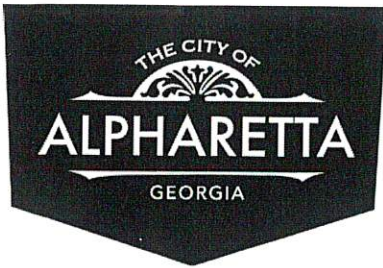
Application Fees:

Any sign or remodel review within the Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due \$300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: LWV TPA GA 400 LLC

Physical Address: 1776 Peachtree Street, Suite 100 Atlanta GA 30309

Mailing Address: 1776 Peachtree Street, Suite 100 Atlanta GA 30309

City: Atlanta State: GA Zip Code: 30009

Owner Telephone: 770 - 436 - 3400 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): n/a Date: n/a

Owner Signature: n/a

Property Information:

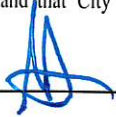
Address (If Assigned) : Lot 4D-6 (O Lakeview Pkwy - from Fulton County GIS)

Tax ID or Map Reference Number: 12 272007440787

Land Lot(s): 752 District: 1st Section: 2nd

Existing Zoning of Property: Mixed Use Existing Uses of Property: Vacant 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: 03/31/23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed retail design pulls design cues from the larger site by analyzing the material palette and establishing a hierarchy of primary vs. accent materials. The purpose of this is to ensure these new retail buildings feel like they are part of the same overall design family so that no structure feels completely out of place. All proposed materials for the new retail buildings can be found on the site already such as: brick with paint, metal cladding, natural wood tones, fiber cement cladding, dark storefront, and dark painted canopies and overhead structures. At the same time, the final execution and/or application of these materials may not end up being exactly like the multi-family, townhomes or CPC Headquarters. This ensures that there is a level of variety across the site that can respond to future tenant needs, and lead to an active and engaged site.

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 application meets the required site regulations for Type D corridors. Building setbacks are less than 10 feet, building height is a max of 2 stories, and our surface parking lot is located between the buildings with no parallel spaces/driveways being between the primary buildings and a public road. Lakeview development site design meets the open space and streetscape standards mentioned in the North Point Overlay. The streetscape has on street parking with street trees spaced 40' oc. The landscape planter is provided and includes a variety of plant types. The sidewalks along Lake Street are 10' wide and connect the development to the open spaces, both Civic and Amenity spaces. There are three main open spaces at Lakeview. The 'Amphitheater' near Morrison Lake. The 'Pocket Park' between the Townhome and Multifamily site and the 'Central Green', which our retail site connects to. This site connects to Lakeview Parkway and Haynes Bridge Road.

This retail site continues and extends the streetscape, open space and connectivity. The required streetscape will continue east towards Haynes Bridge. The Central Green will be activated on the East side with Bldg. 2000 & 3000 on the retail site. Within the Retail site, there are two outdoor dining spaces / pocket parks and a pedestrian connection to Haynes Bridge. The surface parking for this site is designed to have a bioswale in the center island per the North Point Overlay.

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

The project is currently in the schematic design phase, but the intent is to meet the requirements of the North Point Overlay in all areas. Pedestrian access is provided to our site from Haynes Bridge Road at two locations along the Northeast side of Building 1000A and 1000B. This pedestrian connectivity continues through the retail site to the Central Green on the west side of Bldgs. 2000 and 3000. The areas between the buildings are currently planned to be used as Civic space that will become an amenity on the site and tie into the Central Green. The proposed restaurant building shall have ample dedicated outdoor seating per the overlay requirements. Building fenestration, massing, and materials shall match the requirements of the North Point Overlay and relate to the materials already being used on the site.

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

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

The Central Green is well connected to this retail site with shared space between them. Our pedestrian connection from the Central Green to Haynes Bridge Road will have outdoor amenity areas for dining & gathering between both Bldgs. 1000A & 1000B as well as Bldg. 2000 & 3000. Materials used and furnishings provided in these spaces will be per the Northpoint Overlay and already used here at Lakeview.

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](#).

Eco Points for Lakeview have been addressed in prior LDP submittals. We have exceeded the required Eco Points.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

[N/A - our site is located in the North Point Overlay](#)

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

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

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

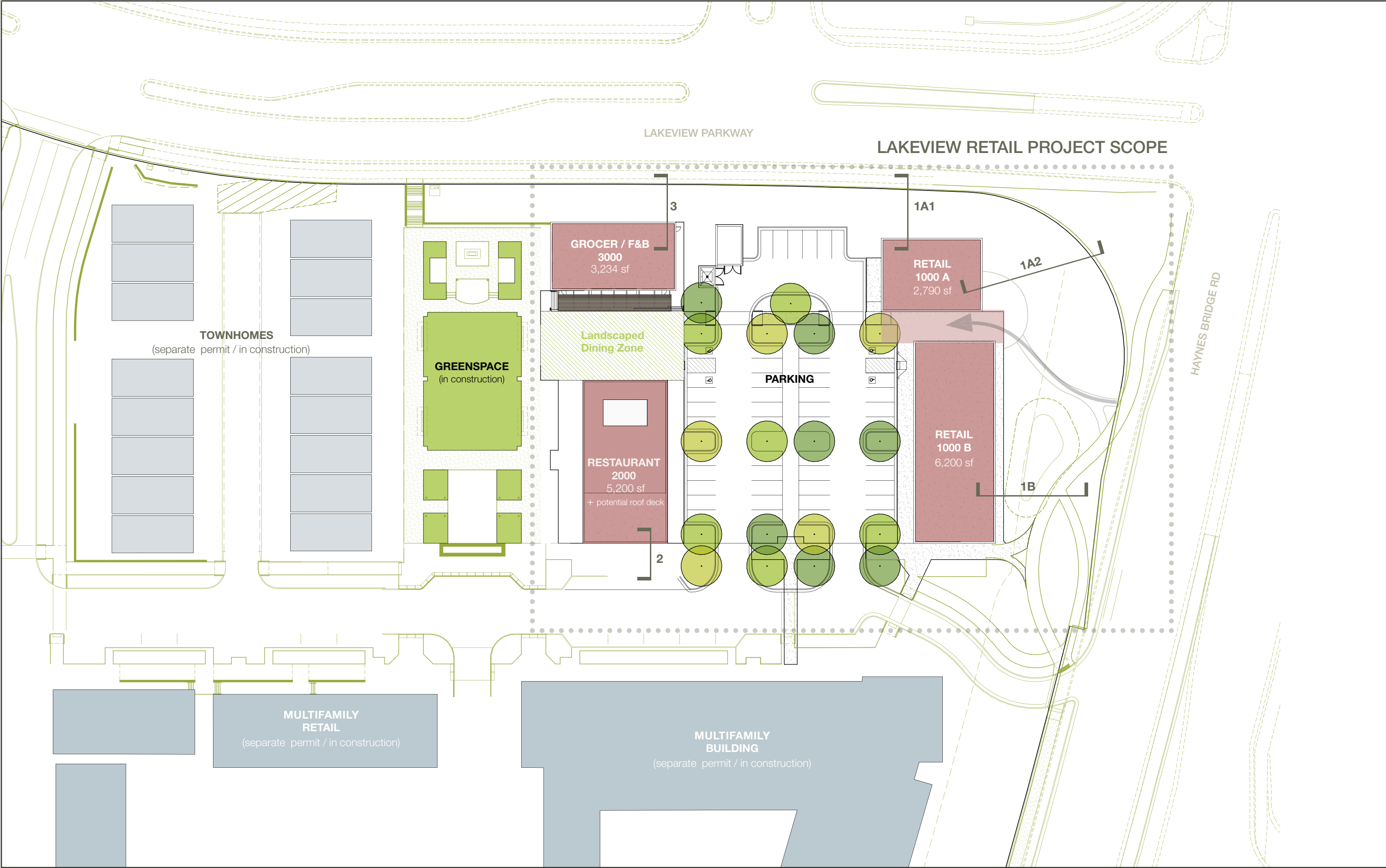
Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

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

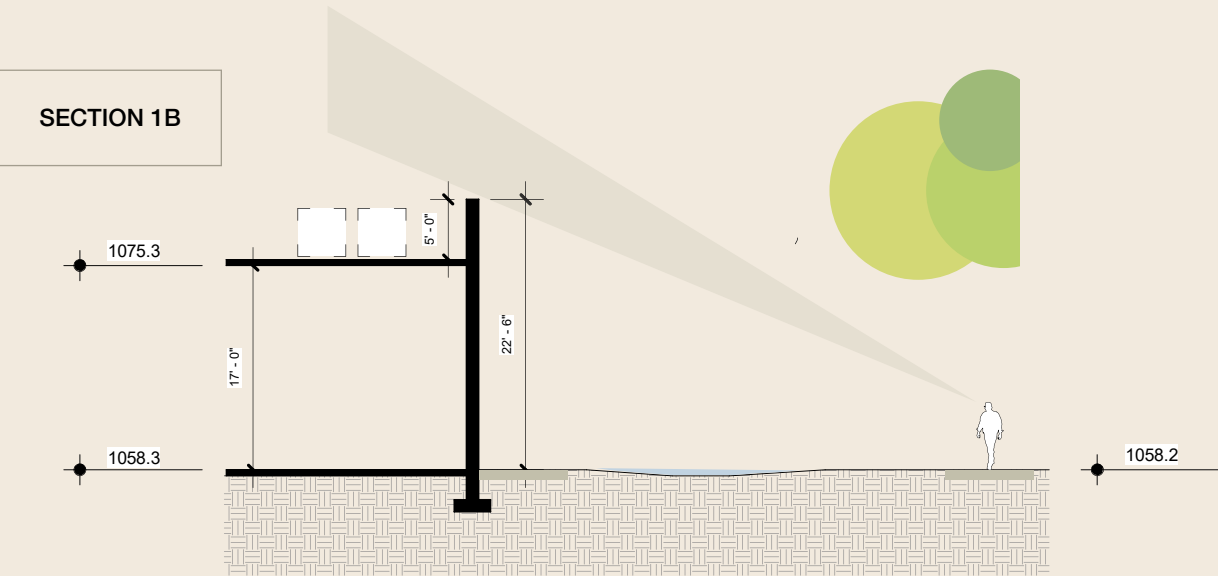
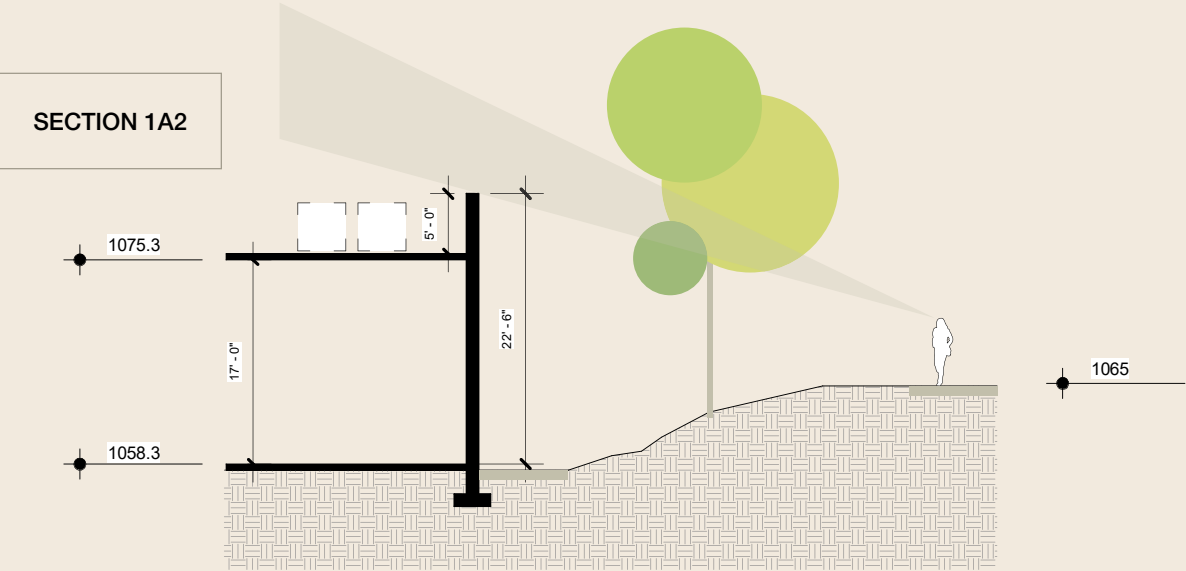
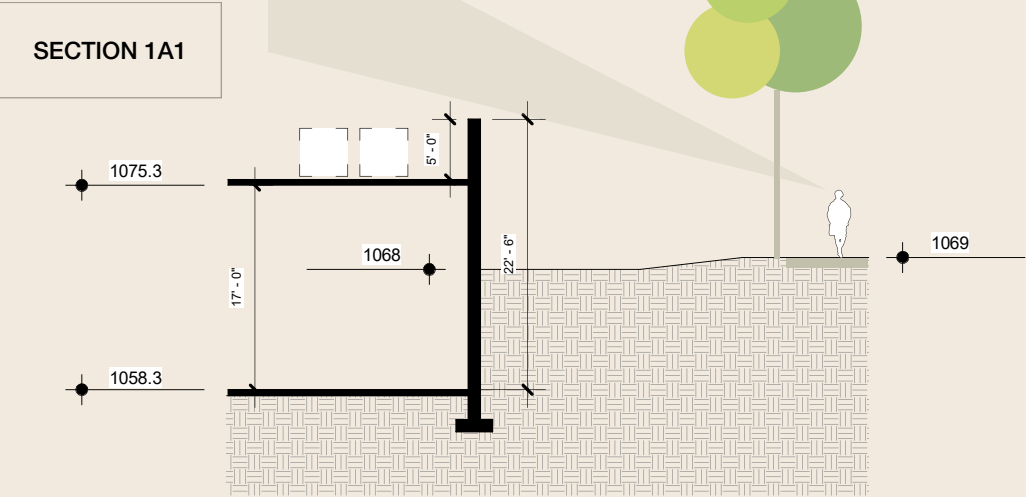
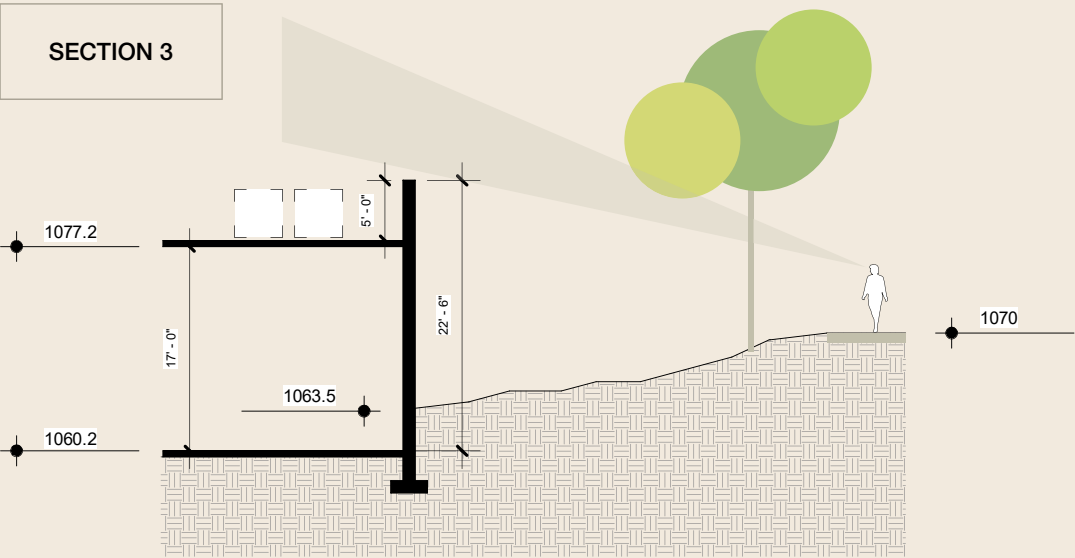
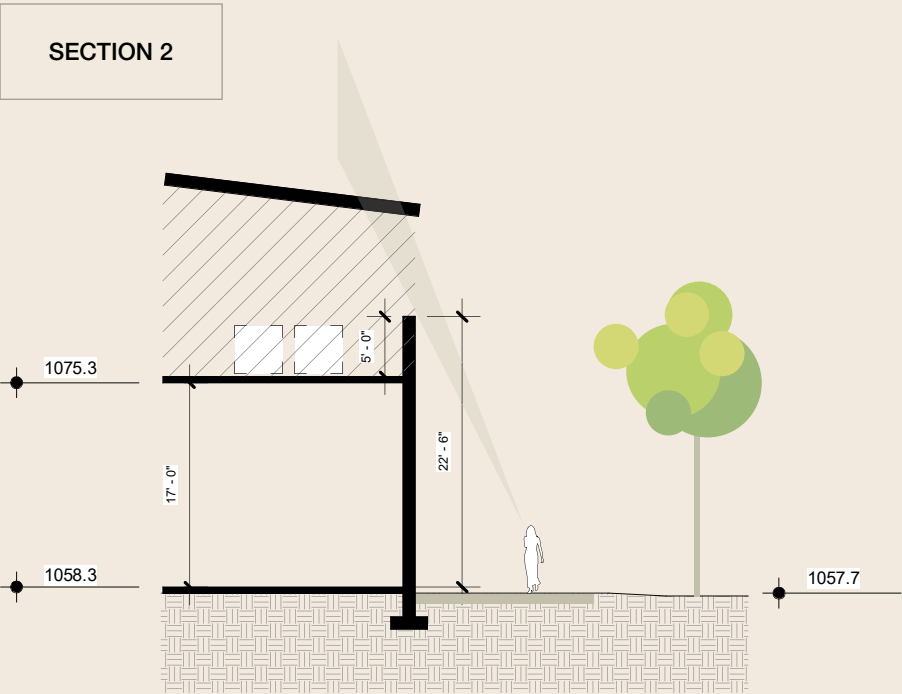


architecture



SITE LINE STUDIES

Section studies of the current grading plan show roof top units concealed from street view due to parapet height and site elevations.



6

TOWNHOMES



MULTI-FAMILY



CRC HEADQUARTERS



SITE CONTEXT MATERIALS

1	White Brick - primary material	7	Fiber Cement Panel - black & charcoal	13	Stacked Stone
2	Black Brick - primary material	8	Navy Accent Paint - doors	14	Horizontal Fiber Cement Siding - Black
3	Black metal accents - gutters, coping, awnings	9	Charcoal Roof Shingles	15	Cementitious Panel - Charcoal
4	Fiber cement panel - Light Gray	10	White Painted Trim	16	Cementitious Panel - Light Gray
5	Black Metal Panel	11	Black Painted Trim		
6	Wood Siding / Canopy Soffits	12	Wood Canopy Brackets		

site context materiality

7

retail material palette

architectural material palette The design for the retail component at Lakeview responds to the black, white and gray palette of the neighboring apartments and townhomes by utilizing white and black brick for the retail structures, but builds on the palette to create energy, excitement and warmth in the restaurant components and neighboring stage and greenspace with the use of stacked brick detailing, dark blue metal panel and warm wood tones. Black metal beams connect buildings and create public ‘inbetween’ spaces for dining and connection.	BR-1 WHITE BRICK	MTL-1 DARK BLUE METAL SEAM PANEL	MTL-2 BLACK METAL ACCENTS
	*reference site context material 1	*reference site context materials 5, 14 & 8	*reference site context material 3
WD-1 WOOD DECKING AND SOFFIT	GL-1 BLACK STEEL WINDOW GLAZING	CON-1 CONCRETE SITE WORK	LND-1 LUSH LANDSCAPE PLANTINGS
*reference site context material 6	*alternate for aluminum storefront per cost		
LT-1 TYP. BUILDING SCONCE	LT-2 STRING LIGHTING AT PLAZA	LT-3 SURFACE MOUNT AT CANOPY	

Retail 1000



aesthetic direction



Design Narrative

Retail Building 1000 will be primarily white brick with white and black metal accents. Large storefront openings with a divided light system provide ample natural daylight to the shops while bringing a modern industrial feel. Large metal canopies provide shelter from the elements at the storefront entries and connective space between Retail 1000A and Retail 1000 B. Signage will be similar to the Warby parker image, dimensional and mounted to canopy in all black lettering.

Restaurant 2000



aesthetic direction



Design Narrative

F&B 2000 draws on the existing metal panel and cementitious siding from the site to create a unique central building that opens up to the greenspace on the west and dining plaza space to the north. Wood elements warm the exterior as a canopy soffit material as well as potential roof top paving. Black structural members span over the dining plaza creating connection to Building 3000 and offer signage opportunities. Signage to be painted white on the metal panel, or black dimensional metal signage if mounted to structural beams or canopies.

Grocer / F&B 3000



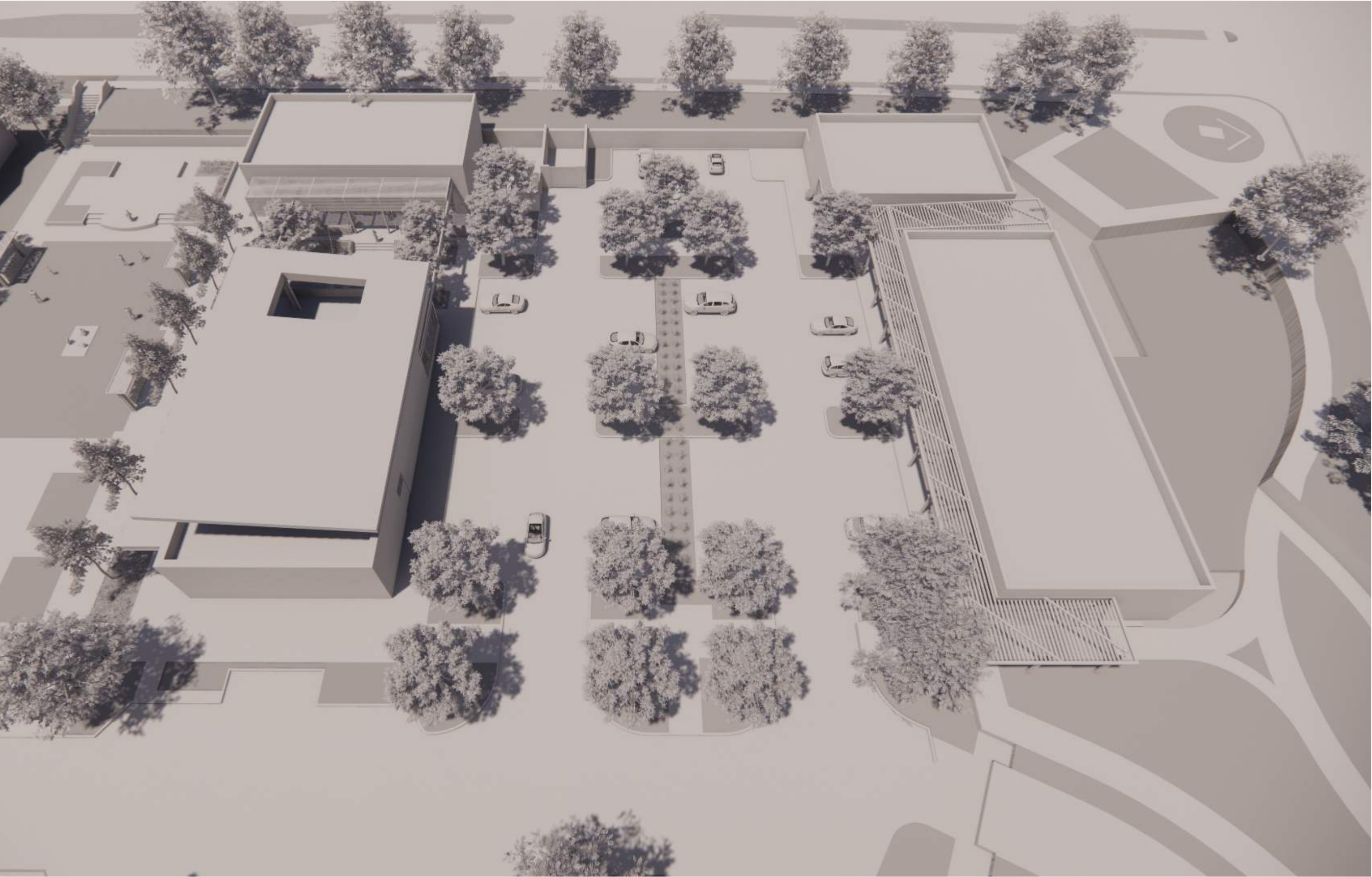
aesthetic direction



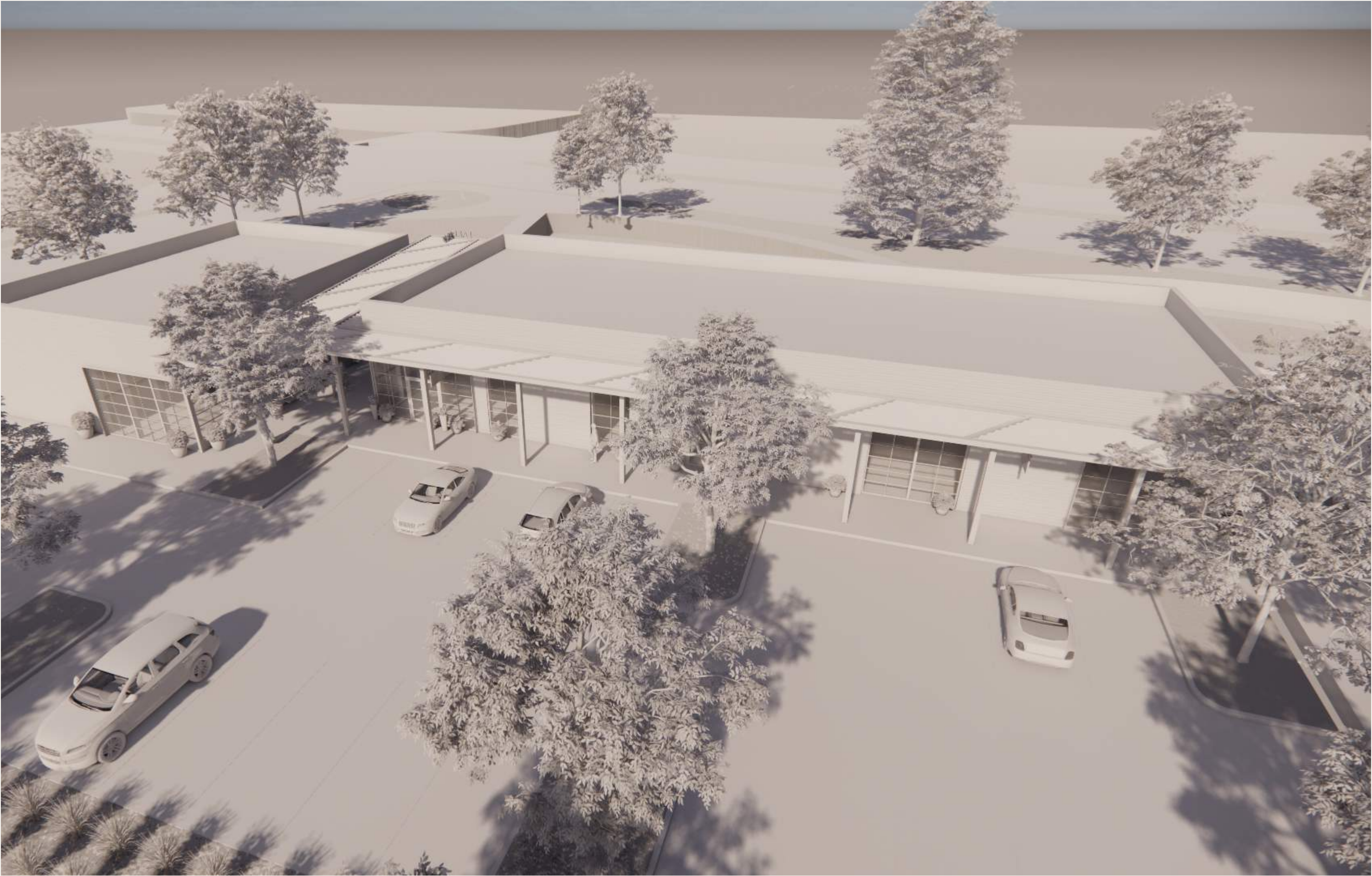
Design Narrative

F&B 3000 continues the language of the perimeter buildings - white brick with black metal accents and canopy elements. Signage will be similar to the Warby parker image, dimensional and mounted to canopy in all black lettering.

3D view - aerial shot



3D view - building 1000



3D view - building 2000



3D view - building 2000



civil engineering

DESCRIPTION OF PROPERTY
GA 400 CENTER / LAKEVIEW PARK / TECH 360
PROPOSED LOT 4D-6

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 752 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (1/2" REBAR) LOCATED AT THE MOST SOUTHERLY MARGIN OF THE CURVED INTERSECTION FORMED BY THE SOUTHEASTERLY RIGHT-OF-WAY OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) WITH THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (VARIABLE R/W) AND PROCEED THENCE ALONG SAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY OF HAYNES BRIDGE ROAD (VARIABLE R/W) 8.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 30°22'19" WEST, 8.14 FEET TO A POINT LOCATED ON THE PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (VARIABLE R/W) AND THE **POINT OF BEGINNING**;

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; THENCE PROCEED ALONG THE PROPOSED SOUTHWESTERLY RIGHT OF WAY OF HAYNES BRIDGE ROAD (VARIABLE RIGHT OF WAY) 187.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3711.94 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 27°04'03" EAST, 187.76 FEET TO A POINT; THENCE DEPART THE PROPOSED SOUTHWESTERLY RIGHT OF WAY OF HAYNES BRIDGE ROAD (VARIABLE RIGHT OF WAY) 42.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 34.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 64°46'22" WEST, 39.58 FEET TO A POINT; THENCE NORTH 80°13'43" WEST FOR A DISTANCE OF 7.57 FEET TO A POINT; THENCE 38.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 87°34'39" WEST, 38.23 FEET TO A POINT; THENCE SOUTH 75°23'02" WEST FOR A DISTANCE OF 38.62 FEET TO A POINT; THENCE 7.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 14.60 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 89°30'35" WEST, 7.13 FEET TO A POINT; THENCE SOUTH 49°59'53" WEST FOR A DISTANCE OF 201.50 FEET TO A POINT; THENCE NORTH 39°58'04" WEST FOR A DISTANCE OF 240.15 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF LAKEVIEW PARKWAY (VARIABLE RIGHT OF WAY); THEN PROCEED ALONG THE SOUTHEASTERLY RIGHT OF WAY OF LAKEVIEW PARKWAY (VARIABLE RIGHT OF WAY) THE FOLLOWING CALLS AND DISTANCES:

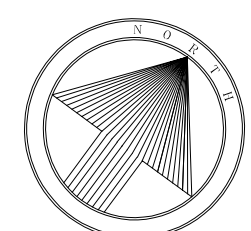
1. THENCE NORTH 49°59'53" EAST FOR A DISTANCE OF 46.75 FEET TO A POINT;
2. THENCE 215.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4818.16 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 51°16'53" EAST, 215.81 FEET TO AN IRON PIN FOUND (1/2" REBAR) AT THE MOST WESTERLY MARGIN OF THE CURVED RIGHT OF WAY INTERSECTION FORMED BY THE SOUTHEASTERLY RIGHT OF WAY OF LAKEVIEW PARKWAY (VARIABLE RIGHT OF WAY) AND HAYNES BRIDGE ROAD (VARIABLE RIGHT OF WAY);

THENCE PROCEED ALONG THE CURVED RIGHT OF WAY INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LAKEVIEW PARKWAY (VARIABLE RIGHT OF WAY) AND

THE SOUTHWESTERLY RIGHT OF WAY HAYNES BRIDGE ROAD (VARIABLE RIGHT OF WAY) 165.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 80°04'15" EAST, 147.14 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1.96742 ACRES, OR 85,701 SQUARE FEET.

PB209/PG41(

04.03.2023

ISSUED FOR CONSTRUCTION.

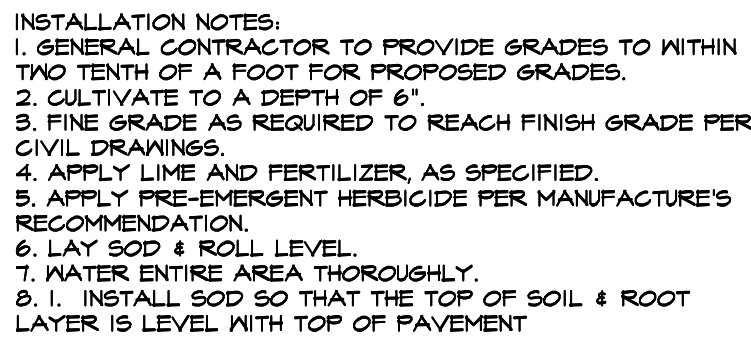


Diagram illustrating the planting detail for a shrub. The layers and components are labeled as follows:

- SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT DID BEFORE TO PREVIOUS EXISTING GRADE** (Top layer)
- MULCH OVER ENTIRE BED AS SPECIFIED ON LANDSCAPE PLAN** (Layer above the shrub)
- SPECIFIED SOIL MIX** (Layer below the mulch)
- COMPACT MIX TO PREVENT SETTLING** (Layer below the soil mix)
- SUBGRADE** (Bottom layer)
- SET SHRUBS 2" ABOVE FINISH GRADE** (Positioning of the shrub)
- PLANTING TABLETS OR FERTILIZER MIX (SEE SPECIFICATIONS)** (Layer around the shrub)
- FINISH GRADE** (Reference line)
- LIGHTLY SCARIFY ROOT 4" SOIL MASS** (Layer around the shrub)
- LOOSEN SUBGRADE & REMOVE IMPERVIOUS DEBRIS** (Layer below the soil mix)

NOTE:

1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. 'X' = TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL

NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. 'X' TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL

[illegible]

NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. 'X' = TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE.
3. ALL ROWS TO BE STRAIGHT AND PARALLEL.

A cross-sectional diagram of a trench installation. The diagram shows a trench with a sloped side and a vertical wall. The layers from top to bottom are: a layer of mulch (indicated by a stippled pattern) above the finished grade; a layer of specified soil mix (indicated by a cross-hatched pattern) between the finished grade and the compacted subgrade; and a layer of compacted subgrade (indicated by a diagonal hatched pattern) at the bottom. A trench edger is shown at the bottom of the trench, creating a vertical wall. The top of the plants is above the finished grade. Dimensions are given: 12" for the height of the mulch layer, 6" for the height of the soil mix layer, and 6" for the height of the compacted subgrade layer. Labels include: SET CROWN OF PLANTS ABOVE FINISHED GRADE, MULCH AS SPECIFIED, TRENCH EDGER, FINISHED GRADE, SPECIFIED SOIL MIX, CULTIVATED SOIL, and COMPACTED SUBGRADE.

NOTES:
1. REFER TO SPECIFICATIONS FOR FERTILIZATION REQUIREMENTS

Diagram illustrating the components of a tree in a container, with labels pointing to specific parts:

- PRUNE BRANCHES IF BROKEN OR DAMAGED—SEE DETAIL, THIS SHEET
- POLYSTRAP (FABRIC TIES)
- TREE WRAP
- 3" ORGANIC MULCH AS SPECIFIED
- EARTH SAVERS
- STAKE, 1/2" DIA., 36" LENGTH, DRIVE BELOW GROUND
- SOIL SEPARATOR
- COMPACT SUBGRADE
- TREE FIT
- BREAK 6" SUB-SOIL, AS NECESSARY

General Planting Notes / Procedures

1. EXCAVATE TREE PIT TO A DEPTH EQUAL TO DEPTH OF ROOTBALL PLUS 24"; AND A WIDTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ROOTBALL.
2. REMOVE ALL EXISTING MULCH AND ROOTBALL BURLAP. NOTIFY LANDSCAPE ARCHITECT IF POOR DRAINAGE CONDITIONS EXIST.
3. INSTALL TREE FORM DETAIL, AVOIDING ANY DAMAGE TO ROOTBALL OR TRUNK OF TREE.
4. PLACE MULCH AND BURLAP TIGHTLY AGAINST TREE TRUNK.
5. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL.
6. IMMEDIATELY SOAK TREE PIT WITH WATER AND REMOVE ANY AIR POCKETS THAT MAY HAVE OCCURRED DURING BACKFILLING.
7. CREATE TREE MULCH DAUGER WITH SPECIFIED MULCH.
8. STAKE AND GUY TREE WITH SPECIFIED MATERIALS.

Diagram illustrating the dimensions and components of a tree and its root ball:

- HEIGHT**: Vertical measurement of the tree.
- SPREAD**: Horizontal measurement of the tree's canopy.
- TYPICAL STAKE**: A stake used to support the tree.
- PLANTING TABLETS OR FERTILIZER MIX (SEE SPECIFICATIONS)**: Tablets or mix applied to the root ball.
- LOOSEN SUBGRADE AND REMOVE IMPERVIOUS DEBRIS**: Preparation of the ground around the root ball.
- SPECIFIED PLANT MIX**: The soil mix used for the root ball.
- SUBGRADE**: The ground surface below the root ball.
- 2 x ROOTBALL**: The size of the root ball, indicated by a horizontal measurement at the base.

NOTE: 1. DRIVE STAKE 30" INTO GRADE AT A 45 DEGREE ANGLE.
2. ALL STAKES AND INSTALLATION TO MATCH.
3. PROVIDE TREE SAUCER TO EACH TREE.
4. SECURE STAKE TO TREE WITH #4 GALVANIZED WIRE & POLYSTRAPS.
5. MINIMUM ONE STAKE PER TREE UNDER 2' CALIPER. STAKE TO BE 2"x2" PINE.
6. MINIMUM ONE GUY PER TREE ALL TREES OVER 2' CALIPER. SEE TREE PLANTING NOTES.
7. IF ROOTBALL IS WRAPPED IN NON-Biodegradable BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
8. SEE TYPICAL TREE PLANTING DETAIL.

A cross-sectional diagram of a tree in a container. The tree has a central trunk and several branches with small leaves. The root system is contained within a cylindrical root ball. The root ball is surrounded by a layer of substrate, which is shown being loosened and removed of impervious debris. The container is made of a material labeled 'POLY STRAP (FABRIC TIES)'. The container is supported by '2"x2"x6' PINE STAKES'. The container is filled with 'PLANTING TABLETS OR FERTILIZER MIX (SEE SPECIFICATIONS)'. The container is labeled '2 X ROOTBALL'. The container is labeled 'SPREAD' at the top. The container is labeled 'HEIGHT' on the left side.

Labels in the diagram include:

- SPREAD
- HEIGHT
- POLY STRAP (FABRIC TIES)
- 2"x2"x6' PINE STAKES
- PLANTING TABLETS OR FERTILIZER MIX (SEE SPECIFICATIONS)
- SPECIFIED PLANT MIX
- LOOSEN SUBGRADE AND REMOVE IMPERVIOUS DEBRIS
- SUBGRADE
- 2 X ROOTBALL

NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE
WRAP AFTER PLACED IN PIT.

The diagram illustrates a tree planting method. A tree is shown in a hole, with its canopy spread out. The hole is filled with a specified plant mix. The hole is surrounded by subgrade, which is to be loosened and covered with a 2x rootball of debris. A stake is driven into the ground, and a poly strap is used to secure the tree. The diagram also shows the relationship between the tree's height and the spread of its canopy.

Labels in the diagram include:

- SPREAD
- HEIGHT
- POLY STRAP (FABRIC TIES)
- TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE UNLESS IN COMPACTED SOIL CONDITIONS
- PLANTING TABLETS OR FERTILIZER MIX (SEE SPECIFICATIONS)
- STAKE, #5 RE-BAR, 36" LENGTH, DRIVE BELOW GROUND
- SPECIFIED PLANT MIX
- SUBGRADE
- 2 x ROOTBALL
- LOOSEN SUBGRADE AND REMOVE IMPERVIOUS DEBRIS

NOTE:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE
WRAP AFTER PLACED IN PIT.

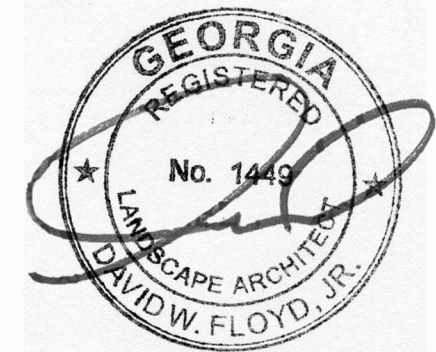
3. Contractor to carefully examine the contract documents and existing conditions before submitting proposal or commencing work.
2. Damage to existing utilities or site improvements caused by the contractor are the full responsibility of contractor.
3. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, ECT. to perform the work as described in the contract documents.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all material from date of substantial completion.
6. Provide unit price for all materials (installed cost) listed on the plant schedule.
7. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
8. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
9. Topsoil shall be natural, fertile, friable, sandy clay loam capable of sustaining plant growth, free of stones, stumps, ETC.
 10. All topsoil finish grade, topsoil will be provided by owner to reach finish grade. Cultivate existing soil to a depth of 6" below topsoil layer. Hand rake finished grades to provide even contours. General contractor to provide grades to two-tenths (2/10") of a foot of proposed finish grades.
 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. All trees in the entrance areas, frontage, building, and parking lot shall be specimen quality as noted by the american association of nurserymen, latest edition.
 12. Plant material to be free of disease, insect pests, eggs, or larvae. Damaged plant material shall be rejected.
 13. Mulch to be clean, fresh, new, red, long-needle pine straw, 3 inches deep.
 14. Test plant beds and plant pits for adequate drainage, work shall be made by the contractor at no additional cost to owner. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50%, within 2 notify landscape architect of such in writing before installing plants in the questionable area(s), hours, otherwise contractor shall be held liable for the livability of the plant.
 15. Trees shall be installed 3" above finish grade in hardpan areas unless otherwise directed to provide drainage.
 16. Plant beds shall be neatly edged using a 3" wide by 6" wide deep trench. Provide 2/1 side slope behind trench edge.
 17. Ground cover, shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and inferior material. Add specified soil amendments and fertilizer. Elevate entire bed 6 inches above original grade. Rake to a consistent smooth surface. Install plants, edge bed area, mulch and water thoroughly.
 18. Set all plants plumb and turned so that the most attractive side is viewed.
 19. Plants shall be measured to their main structure, not tip to tip of branches.
 20. Remove top one-third burlap of b & b wrapping. Remove all binding. If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.
 21. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix. See details.
 22. Broken root balls for trees shall be rejected.
 23. Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
 24. Space shrubs, ground cover, and seasonal color evenly and in straight rows.
 25. All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
 26. All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type.
 27. Scarify root mass of shrubs and ground cover before installing.
 28. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
 29. Layout all plant material according to landscape drawings. Receive approval of all layouts before installation. Adjustments to the layout shall be made by the landscape architect. Landscape contractor to make adjustments to layout at no additional cost to the owner. Landscape contractor responsible for adjustment of layout in order to avoid utilities. Notify landscape architect of contemplated adjustments to the layout and receive approval before commencing.
 30. Owner or landscape architecture shall review project at completion of installation for substantial completion. Final completion shall be given at the end of the warranty period if all items are completed to the owner's satisfaction. Contractor shall be notified in writing of substantial and final completion dates.
 31. See civil drawings for further information regarding: erosion sediment control information, locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas, limits of construction, locations of existing and proposed utilities, or easements.
 32. Contractor shall collect three (3) soil samples of existing soil from areas on and proposed to site to receive planting for testing. Each soil sample shall be approximately 1 kg. (1 gal. zip lock bag) in volume and will receive the following tests by A&L Agricultural Labs:
-2790 Whitten Road Memphis, TN 38133 800-264-4522 901-213-2400
- PH
- Fertilization Analysis
- Texture Analysis
- Infiltration

NOTE:
REFER TO CITY OF ALPHARETTA TREE PLANTING DETAIL WITH REGARD TO REMOVAL OF WIRE BASKET

LANDSCAPE ARCHITECTURE+ LAND PLANNING
3715 Northside Parkway T: 404.705.9411
300 Northcreek Bldg. 300 F: 404.705.9491
Atlanta, Georgia 30327 www.sitesolutionsla.com

COPYRIGHT © 2005 BY SITE solutions, LLC.
LANDSCAPE ARCHITECTS. ALL RIGHTS
RESERVED. THIS DOCUMENT (INCLUDING
ELECTRONIC AND REPRODUCTIONS) IS THE
PROPERTY OF SITE solutions, LLC. AND ONLY
FOR USE ON THE PROJECT SPECIFIED HEREIN.
IT IS NOT TO BE USED ON OTHER PROJECTS
OR EXTENSIONS TO THIS PROJECT, IN WHOLE
OR IN PART, EXCEPT BY THE EXPRESSED
WRITTEN AGREEMENT WITH SITE solutions, LLC.
THIS DOCUMENT AND REPRODUCTIONS SHALL
NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROFESSIONAL STAMP:



2275 LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
TPA GROUP

[illegible]

SHEET TITLE:

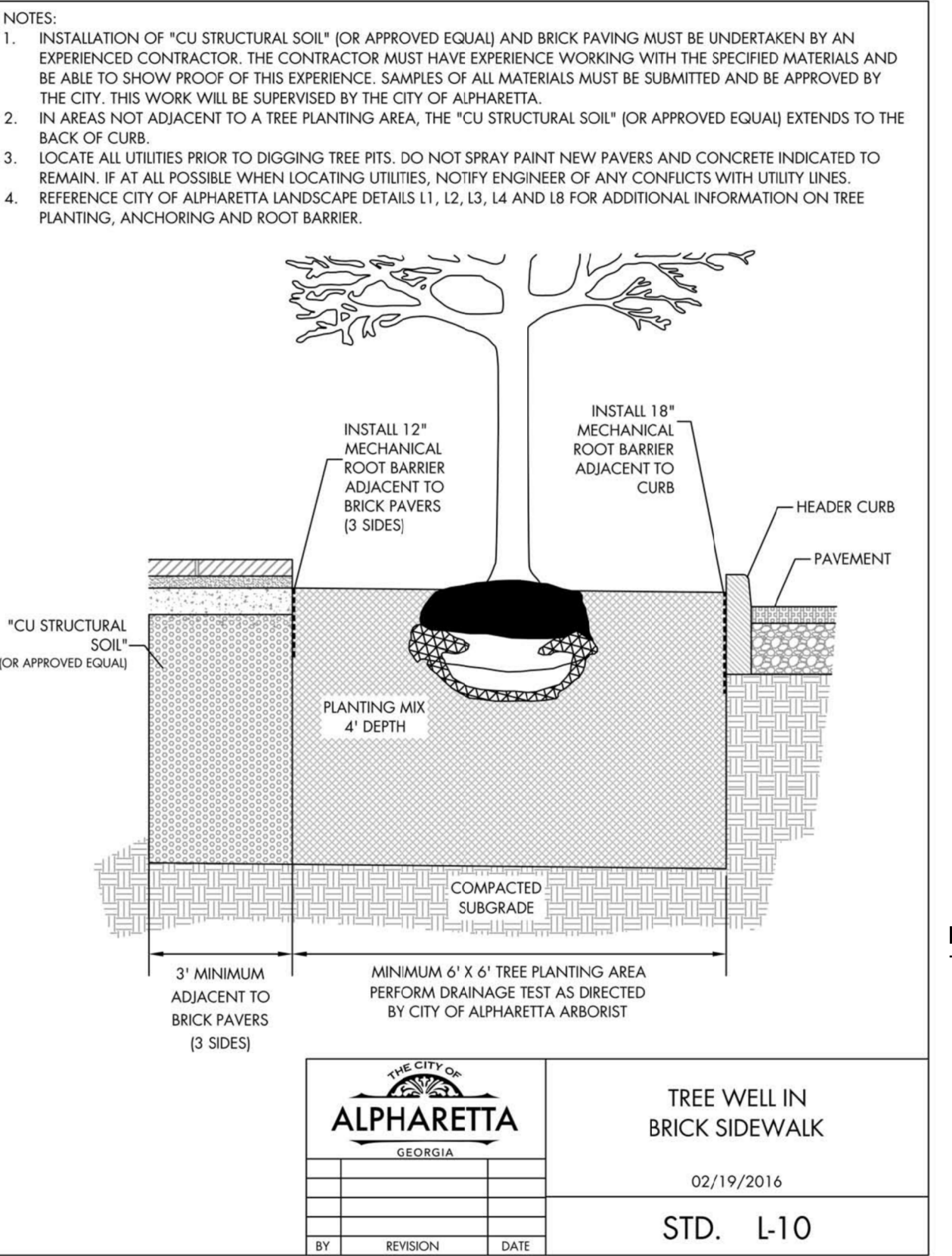
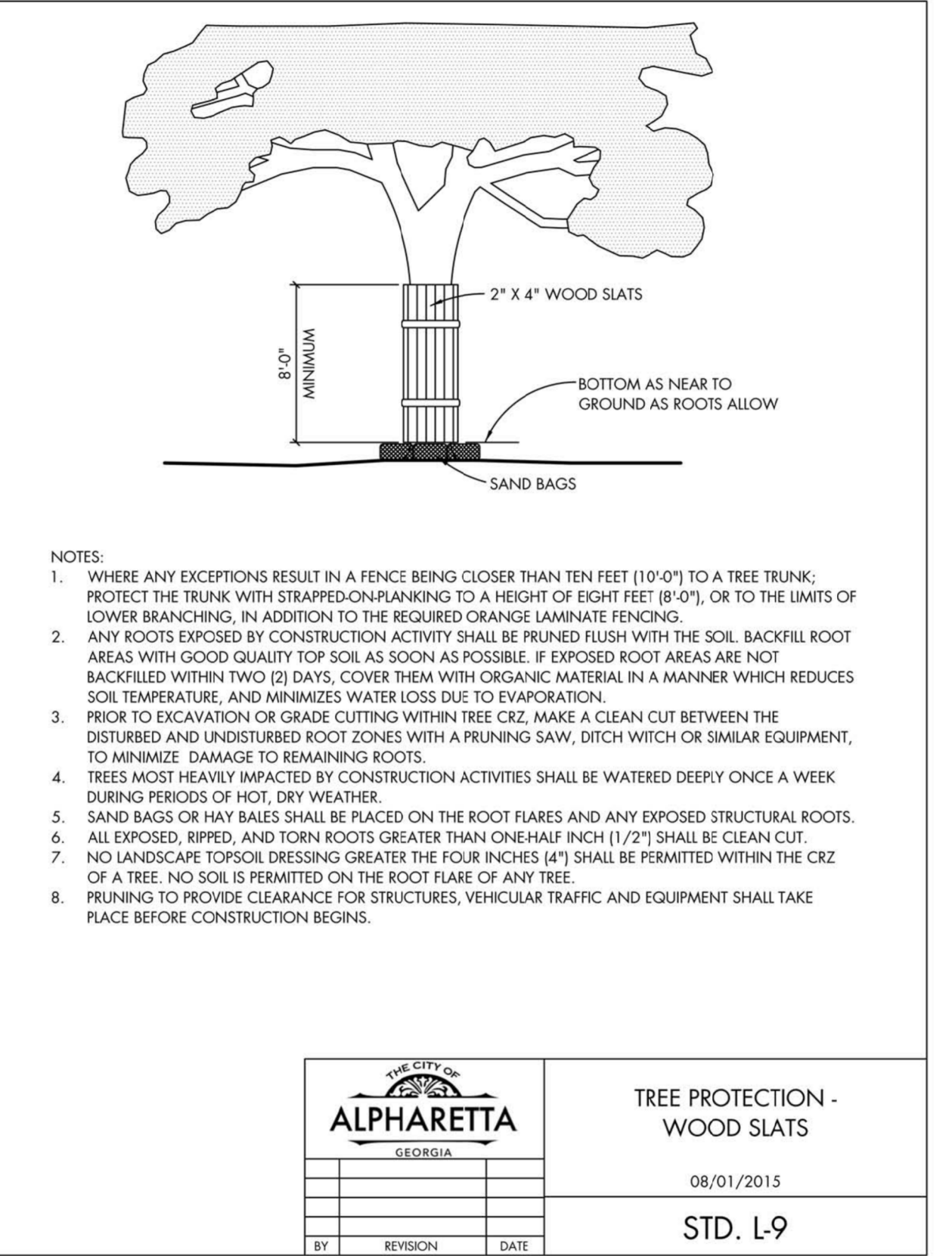
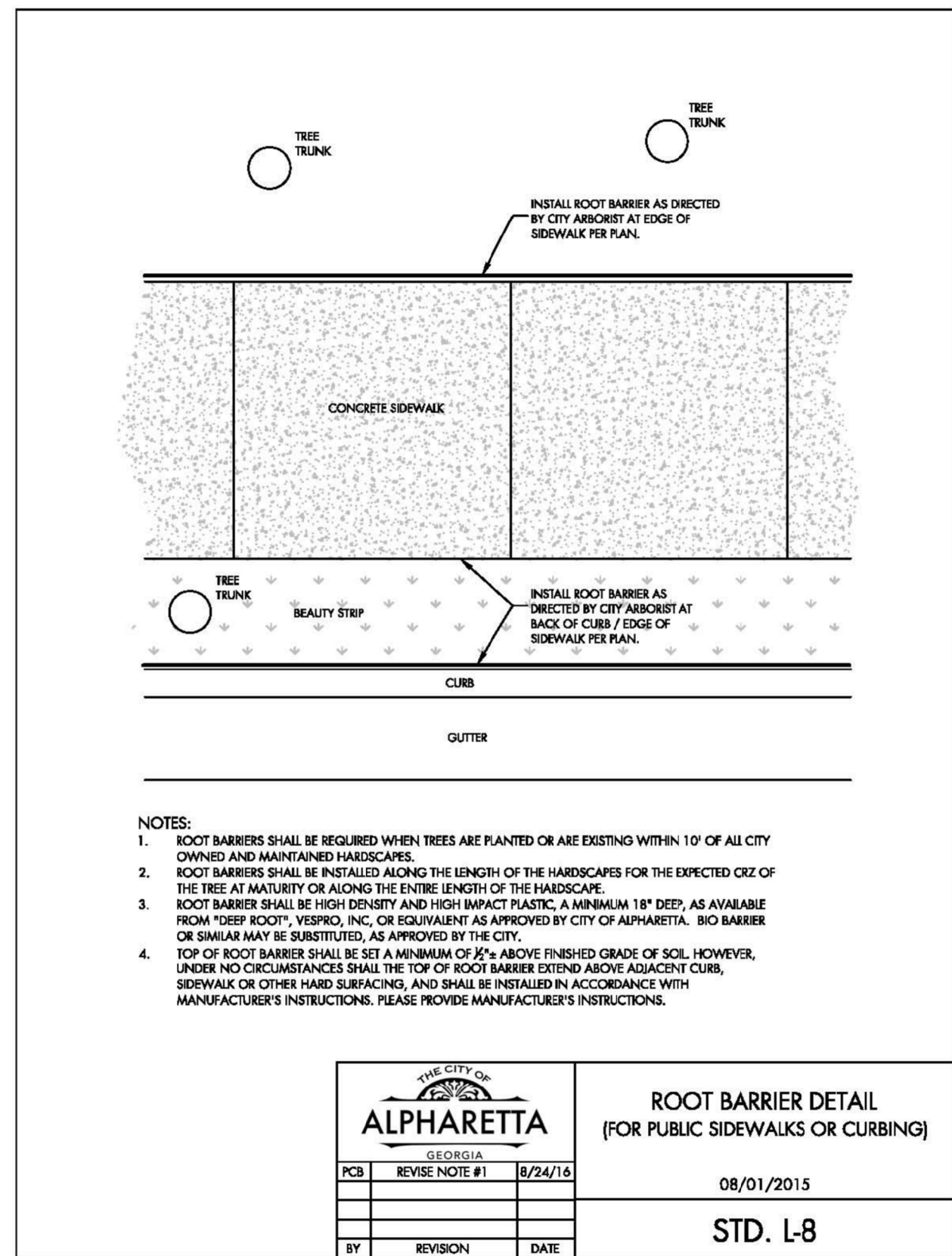
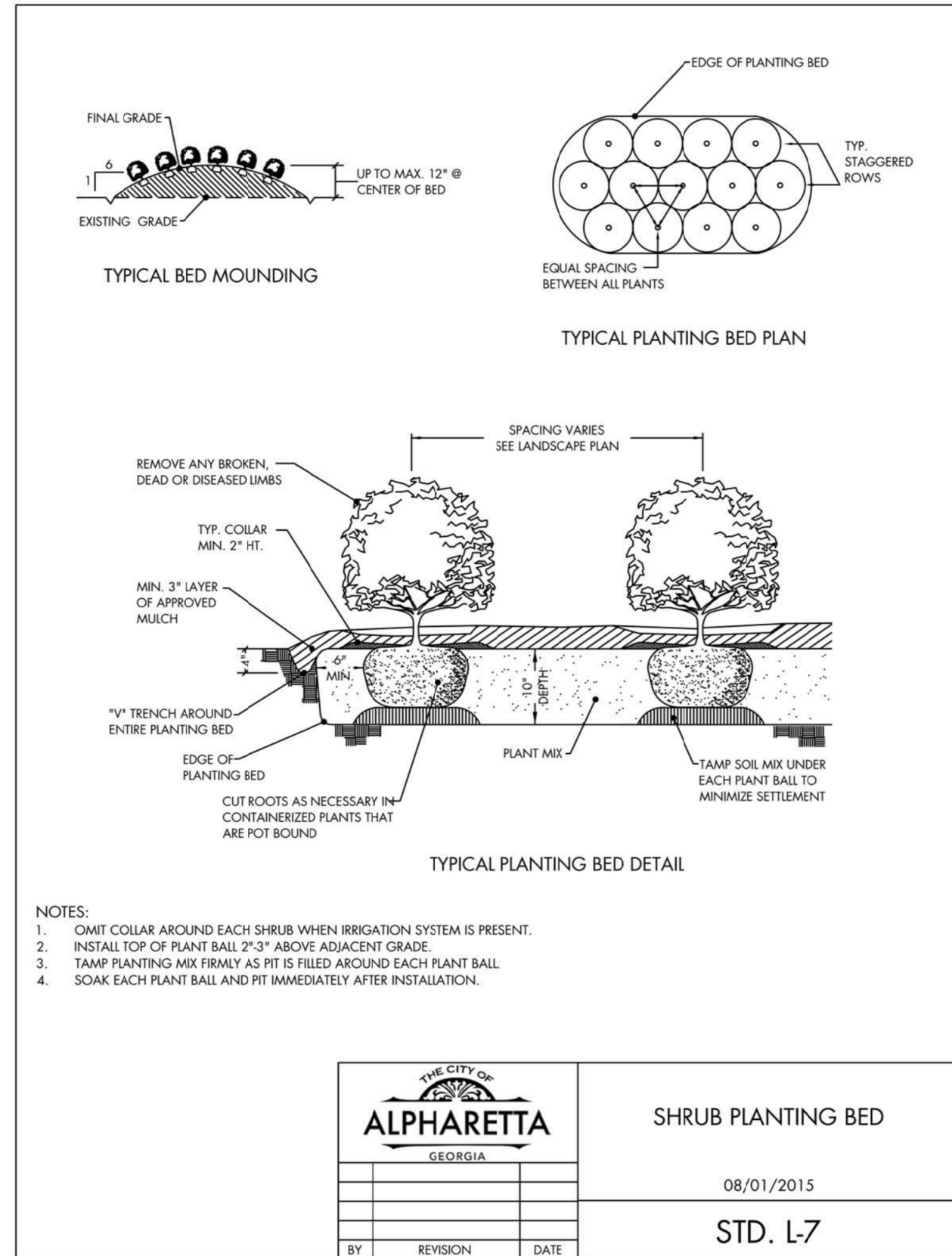
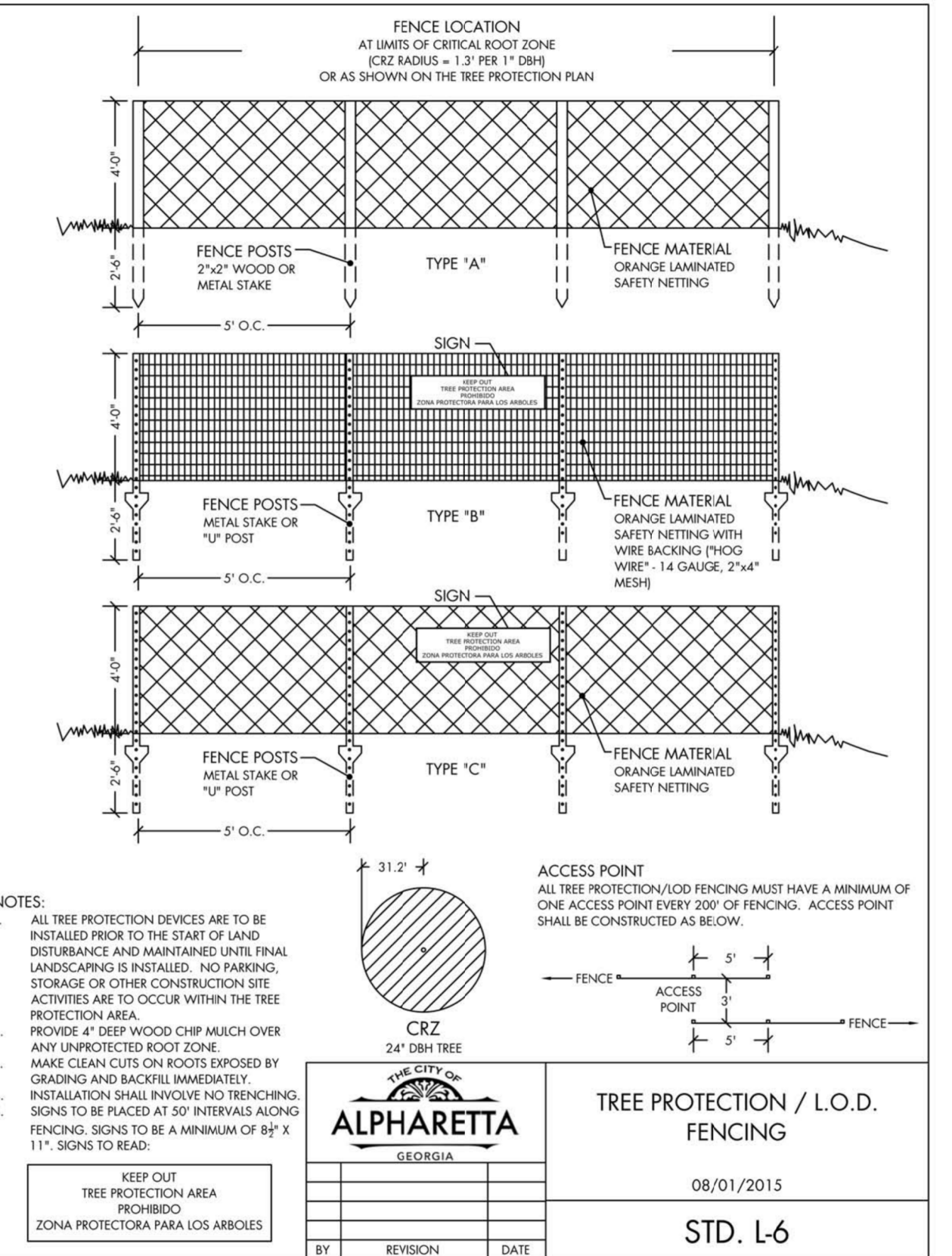
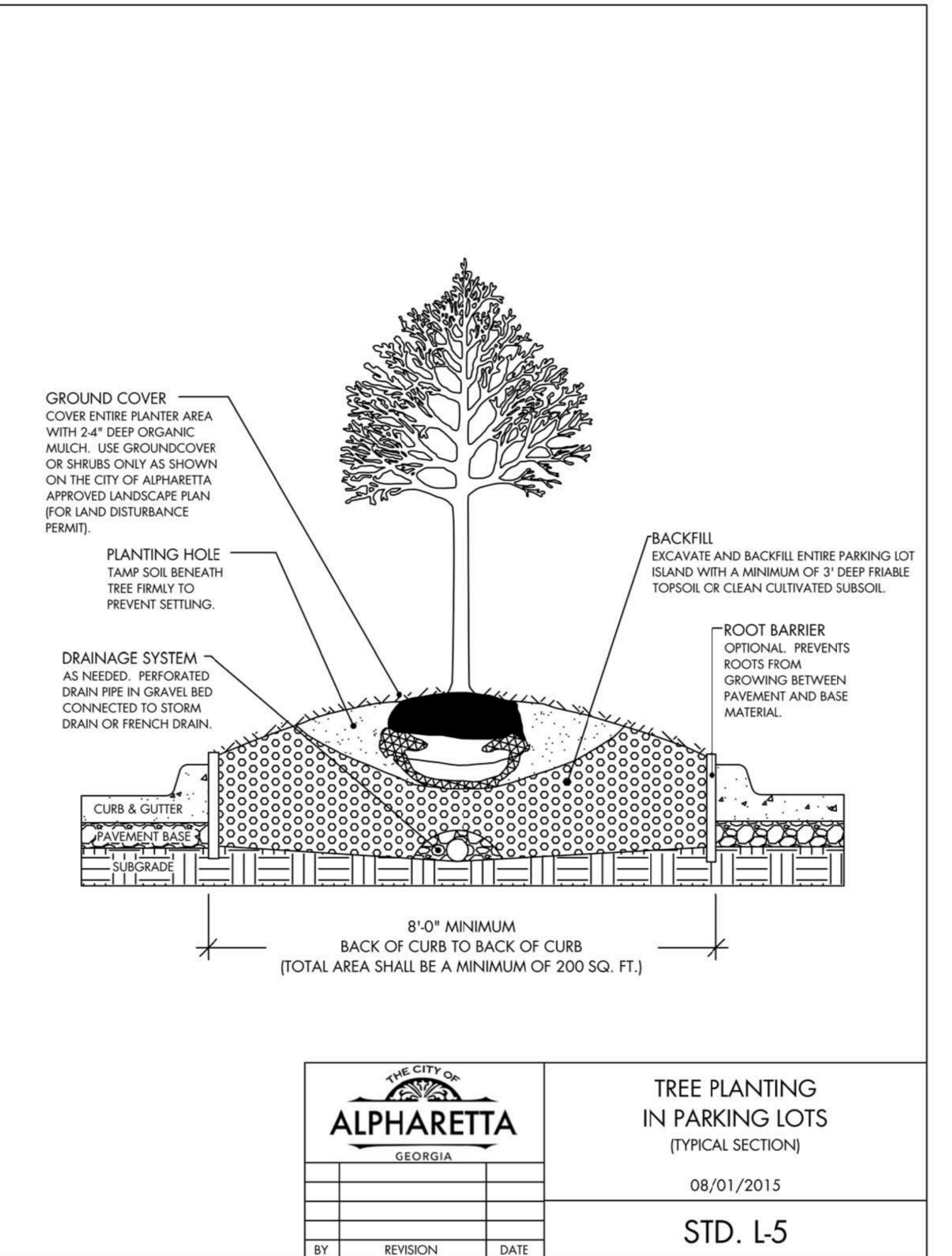
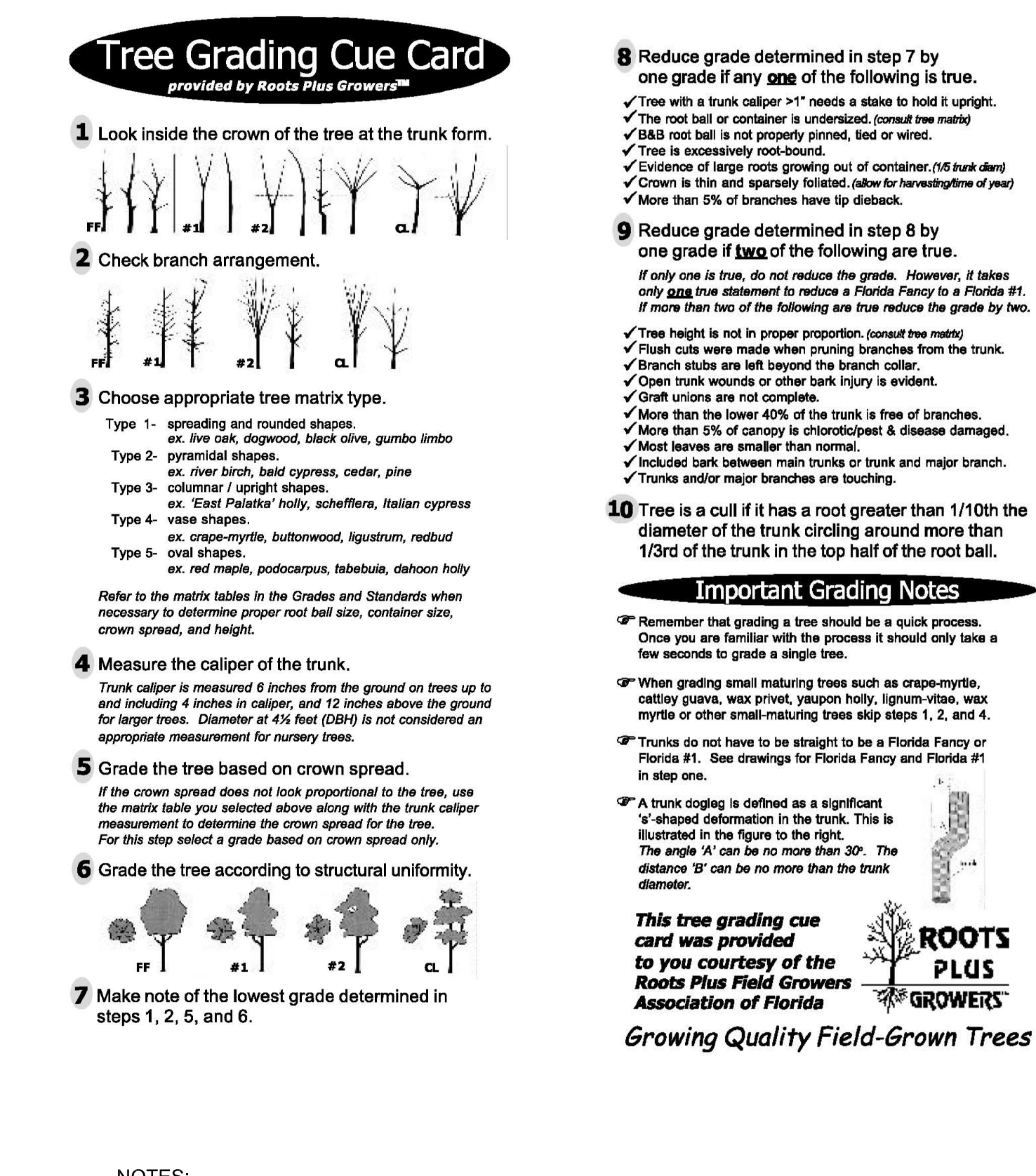
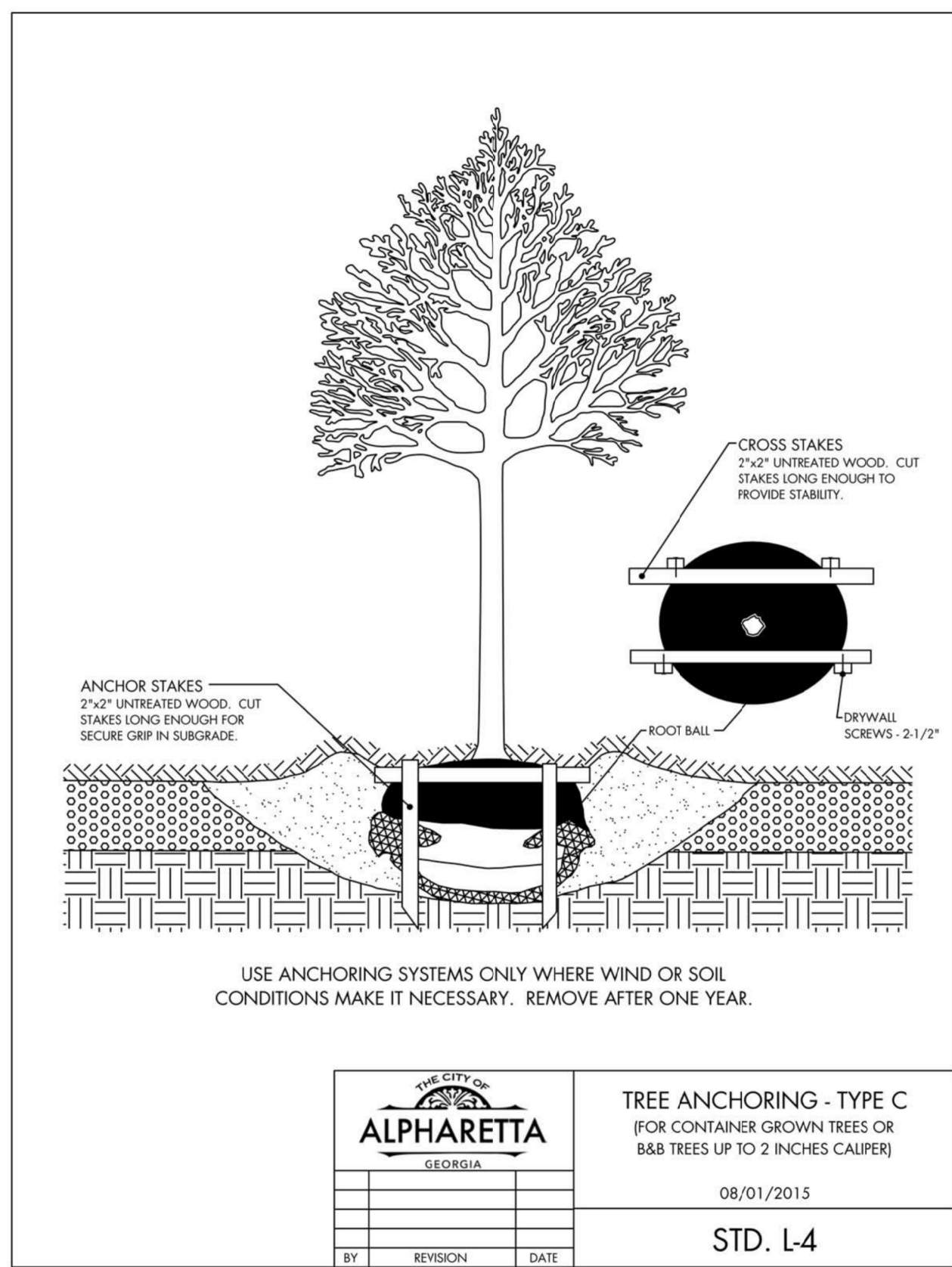
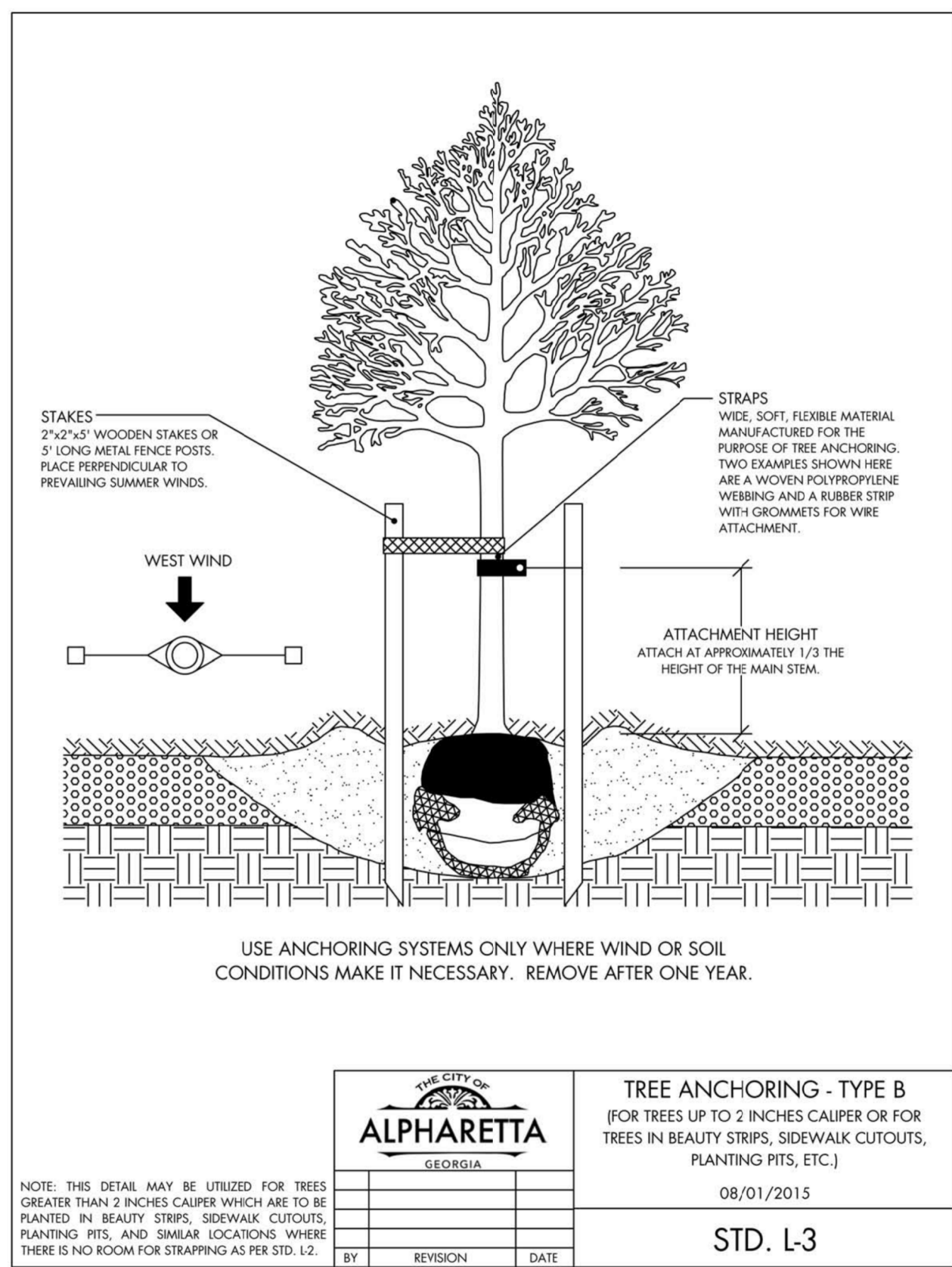
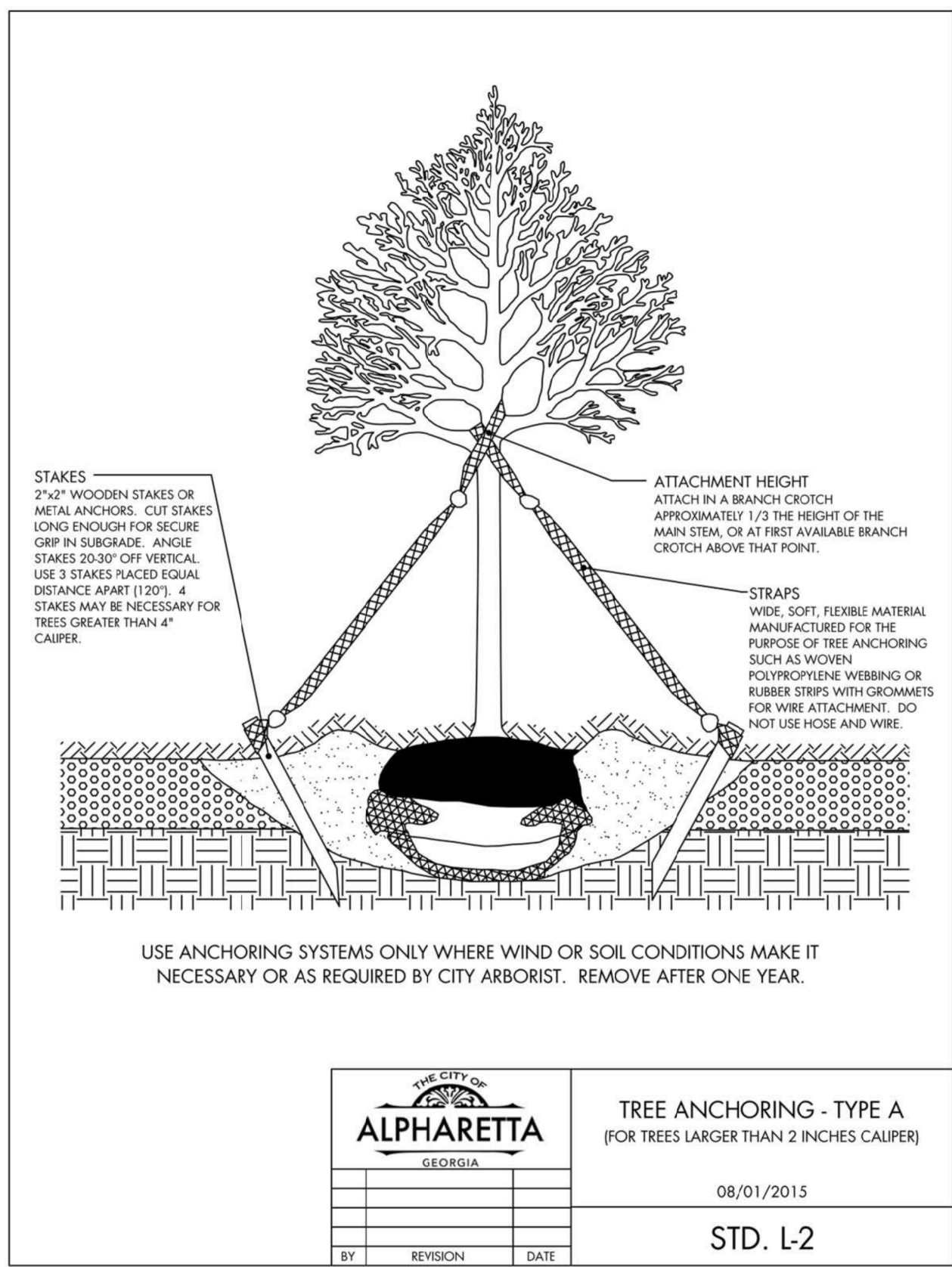
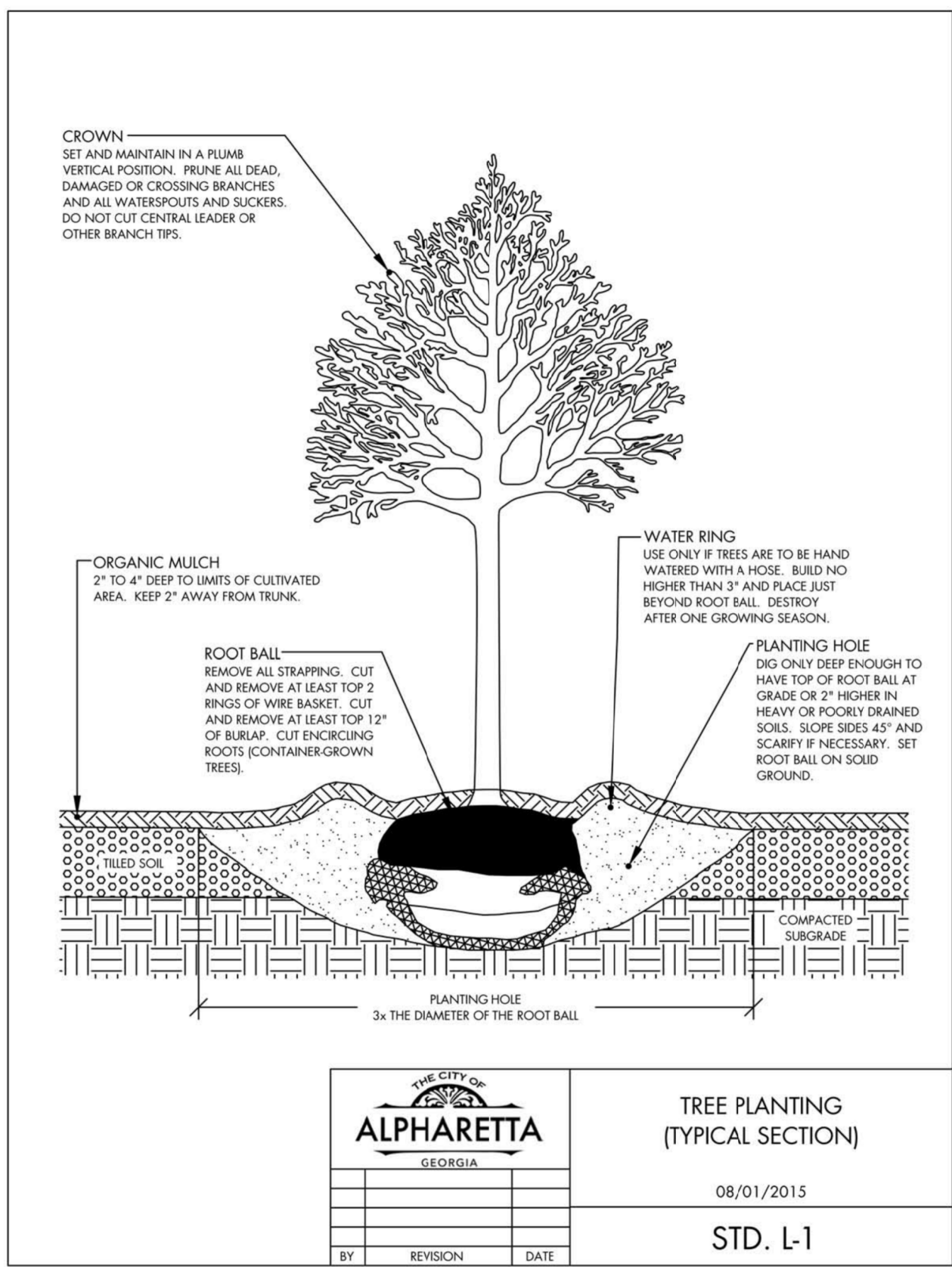
PROJECT NUMBER:

20026.00

L2.01

DATE: -

ISSUED FOR CONSTRUCTION.



NOTE PER SITE SOLUTIONS:
TREE CARE AND MAINTENANCE:
1) IN THE EVENT THAT THERE ARE ANY CHANGES TO THE HEALTH AND OR CONDITION OF THE TREE(S) THAT WARRANT ADDITIONAL TREE CARE A NEW PLAN WILL BE PROVIDED TO THE CITY ARBORIST.
2) THE CITY ARBORIST MUST BE NOTIFIED WITHIN ONE WEEK OF COMPLETION OF ANY TREE CARE ITEM PLAN. PROOF OF COMPLETION MUST ALSO BE SUBMITTED TO CITY ARBORIST. IF PROOF HAS NOT BEEN PROVIDED A CO WILL NOT BE ISSUED.

TREE PROTECTION NOTES:
1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THE 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 TRENCING.
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 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF 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, ESPECIALLY WITHIN AREAS ADJUTING A 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.
UTILITIES:
1. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

NOTE:
1) SEE SHEET C0-10 FOR THE ZONING CONDITIONS AND DRB COMMENTS.
2) MAGNOLIA'S TO BE FIELD LOCATED PRIOR TO INSTALLATION BY LANDSCAPE ARCHITECT.

SITE solutions

LANDSCAPE ARCHITECTURE+ LAND PLANNING

5715 Northside Parkway T: 404.705.9411
300 Northcreek Bldg. 300 F: 404.705.9491
Atlanta, Georgia 30327 www.sitesolutionsga.com

COPYRIGHT © 2005 BY SITE solutions, LLC. LANDSCAPE ARCHITECTS. ALL RIGHTS RESERVED. THIS DOCUMENT (INCLUDING ELECTRONIC AND REPRODUCTIONS) IS THE PROPERTY OF SITE solutions, LLC. AND ONLY FOR USE ON THE PROJECT SPECIFIED HEREIN. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY THE EXPRESSED WRITTEN AGREEMENT WITH SITE solutions, LLC. THIS DOCUMENT AND REPRODUCTIONS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROFESSIONAL STAMP:

LAKEVIEW PARK - RETAIL

2275 LAKEVIEW PARKWAY
ALPHARETTA, GEORGIA 30009

PREPARED FOR
TPA GROUP

SHEET STATUS

MARK	DATE	BY	RELEASE
A	04.03.2023	DF	DRB SUBMITTAL

SHEET TITLE:

LANDSCAPE DETAILS

PROJECT NUMBER:
20026.00

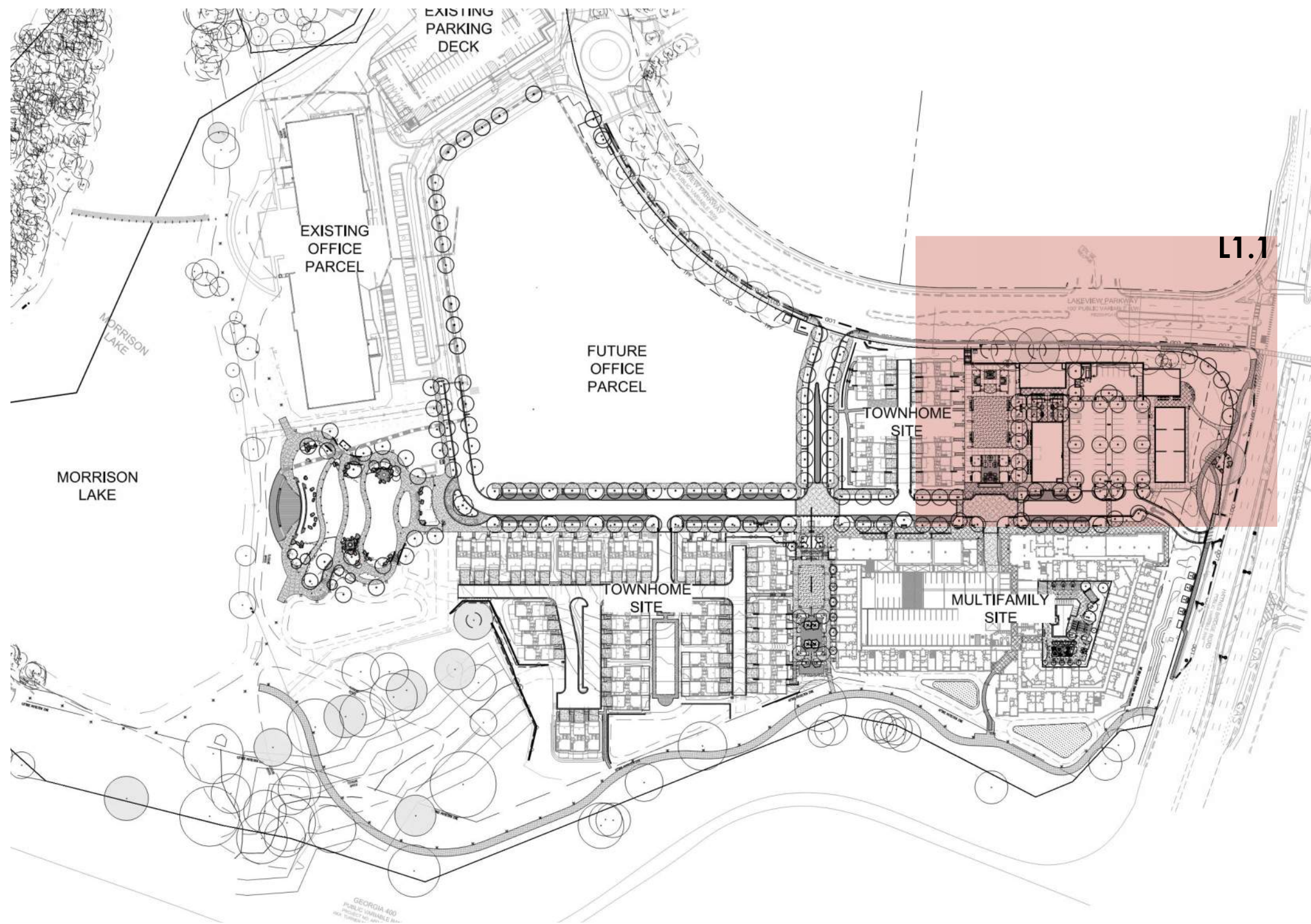
L2.02

DATE: -

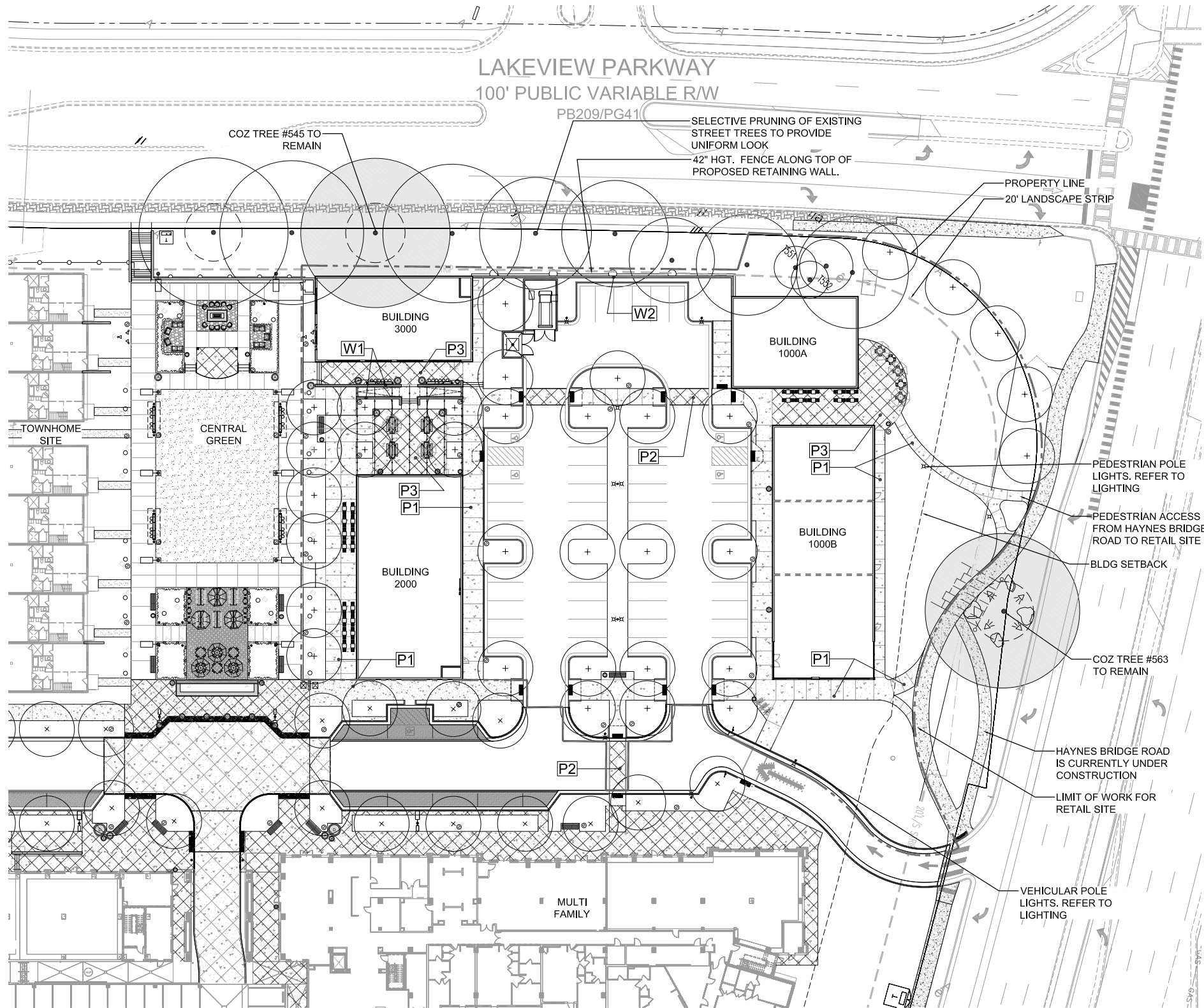
ISSUED FOR CONSTRUCTION.

Page 117 of 126

landscape



HARDSCAPE PLAN



SITE solutions		LEGEND
SYMBOL		PAVING
		DESCRIPTION
P1		PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2		VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3		EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab, Topcast #03 Acid Wash Finish, 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4		SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5		SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6		VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - AVONDALE: PATTERN - RUNNING BOND
P7		WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
		ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
WALLS		
W1		SEAT WALL - BASE: CONC. SEAT WALL W/ RUBBED FINISH
W2		GUARD RAILING / FENCE TOP OF RETAINING WALLS
FURNITURE/PLANTINGS		
		BENCH: MNCITE; MELA PARK BENCH OR APPROVED EQ.
		BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
		BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
		POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
		POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
		POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
		POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENIA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD.
		TRASH & RECYCLING RECEPTACLE - SD-242 BY VICTOR STANLEY, COLOR: BLACK
		EXISTING TREES TO REMAIN
		PROPOSED CANOPY TREE
		PROPOSED SPECIMEN TREE:
LIGHTING		
		PEDESTRIAN POLE LIGHT
		STREET LIGHT
		BOLLARD LIGHT
		ELECTRICAL OUTLET

LEGEND	
PAVING	
SYMBOL	DESCRIPTION
P1	PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - AVONDALE: PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
WALLS	
W1	SEAT WALL - BASE: CONC. SEAT WALL W/ RUBBED FINISH
W2	GUARD RAILING / FENCE TOP OF RETAINING WALLS
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY. EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD.
	TRASH & RECYCLING RECEPTACLE - SD-242 BY VICTOR STANLEY. COLOR: BLACK
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE:
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET



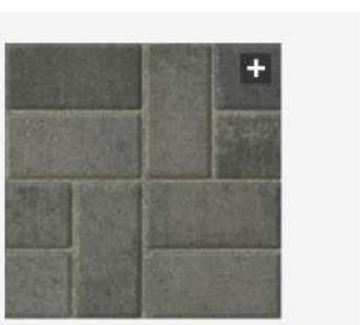
P2 & P3
Exposed Aggregate Concrete



P4
Synthetic Turf by Forever Lawn



P5
Slate Miniatures



P6
Vehicular Paver By Belgard



P7
Wooden Deck by Trex

WALLS



W1
Concrete Retaining Wall



W2
Concrete Seat Walls

FURNISHINGS



BENCH
MMCite Miela Park Bench



BIKE RACK
Forms & Surfaces Bike Garden Bike Rack



BOLLARD
Reliance Foundry Stainless Steel - R8402



Trash Receptacle
Victor Stanley Sage Trash Receptacle



PLANTER A
QCP Cozumel 33" x 37" Color: Bungalow



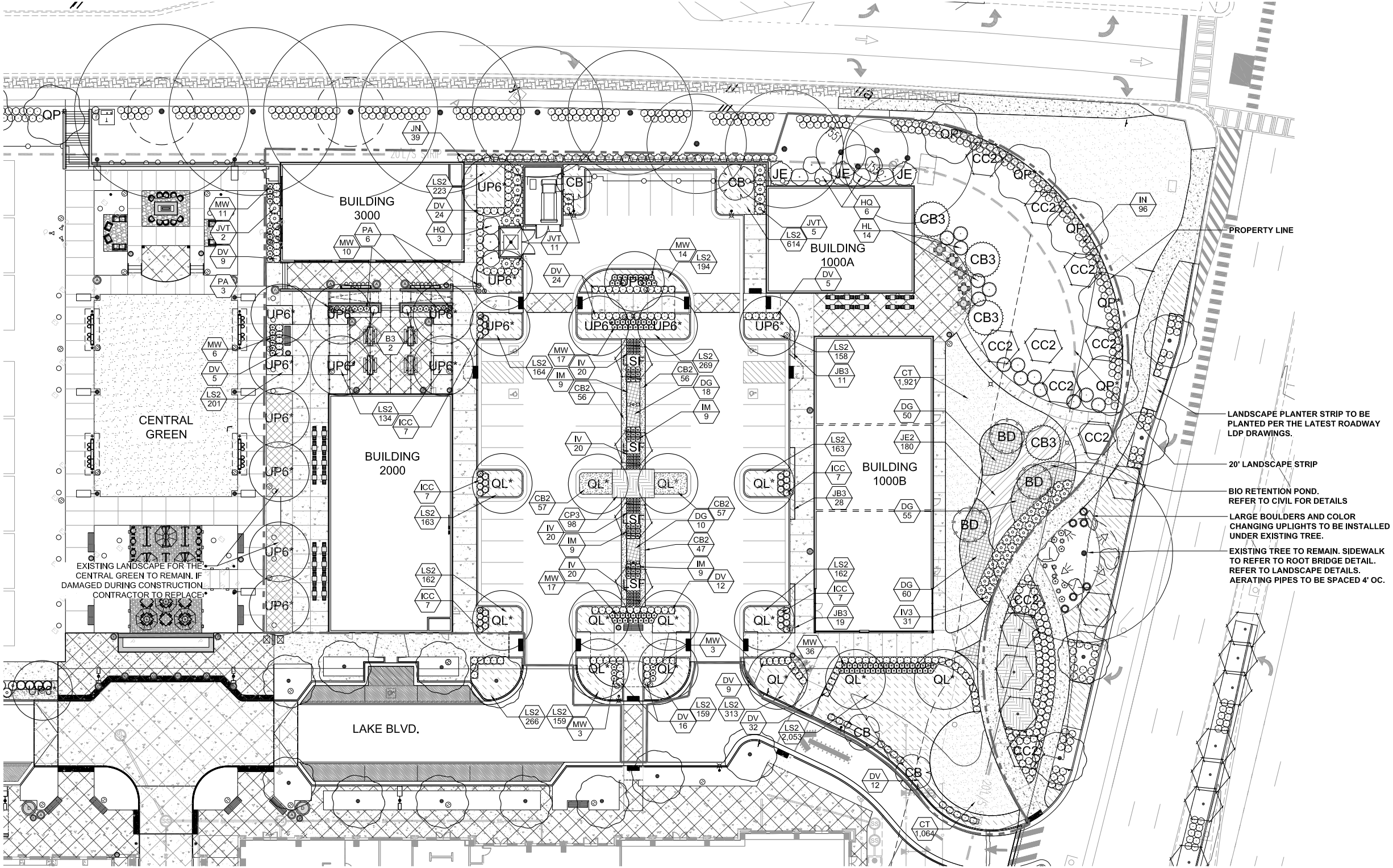
PLANTER B
QCP Cozumel 24" x 27" Color: Charcoal



PLANTER C
QCP Nevis 23" x 30" Color: Charcoal



PLANTER D
QCP California Round 18" x 48" Color: Charcoal





Willow Oak



Exclamation Sycamore



Overcup Oak



Encore Azalea



Knockout Rose



Emerald Heights Distylium



Super Blue Liriope



White Muhly Grass



Dawn Redwood



River Birch



Southern Magnolia



Henry Garnett Itea



Distylium Linebacker



Sunshine Ligustrum



Asiatic Jasmine



Spanish Lavendar



Titan Arborvitae



Saucer Magnolia



Chinese Fringe Tree



Little Lime Hydrangea



Endless Summer Hydrangea



Needlepoint Holly



Blue Arrow Juncus



Bristly Catail Sedge



Shumard Red Oak



Princeton Elm



European Hornbeam



Southern Shield Fern



Mine-No-Yuki Camellia



Steeds Holly



Seasonal Color

TREES

SHRUBS

GROUNDCOVERS / GRASSES



GATHERING SPACES



OUTDOOR DINING



LIGHTING



LANDSCAPE



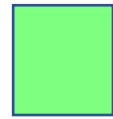
BIKE RACK



CONNECTIVITY

lighting

SITE LIGHTING: CONCEPTS



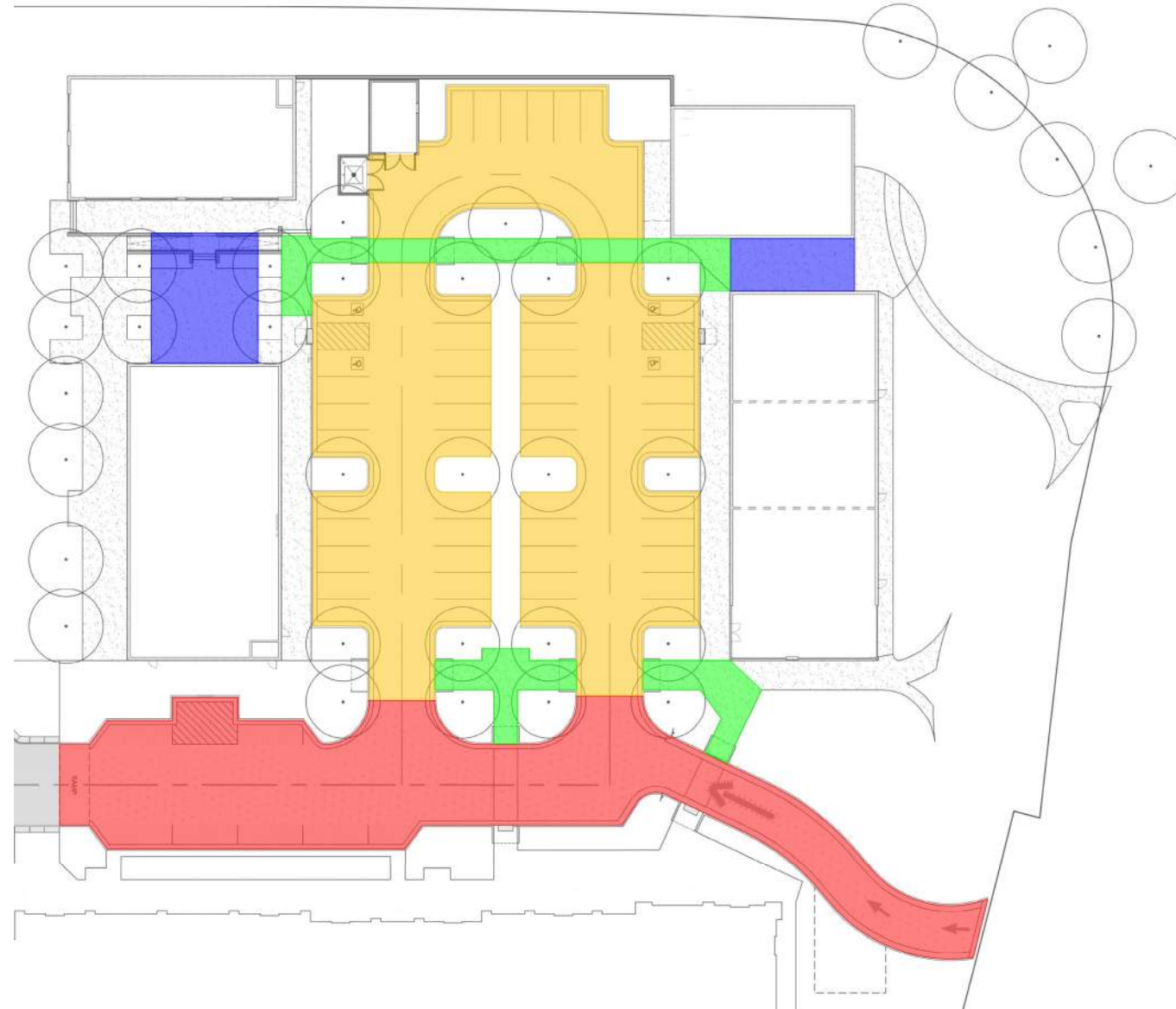
Pedestrian Pathways

Smaller scale, contemporary area light fixture with full cutoff optics, mounted to curved, pedestrian pole or to the sidewalk side of roadway pole. Matches other areas of Lakeview that are already constructed.



Outdoor Patio / Gathering Space

Small points of light on cables, strung between buildings or poles. Creates a festive, relaxing atmosphere.

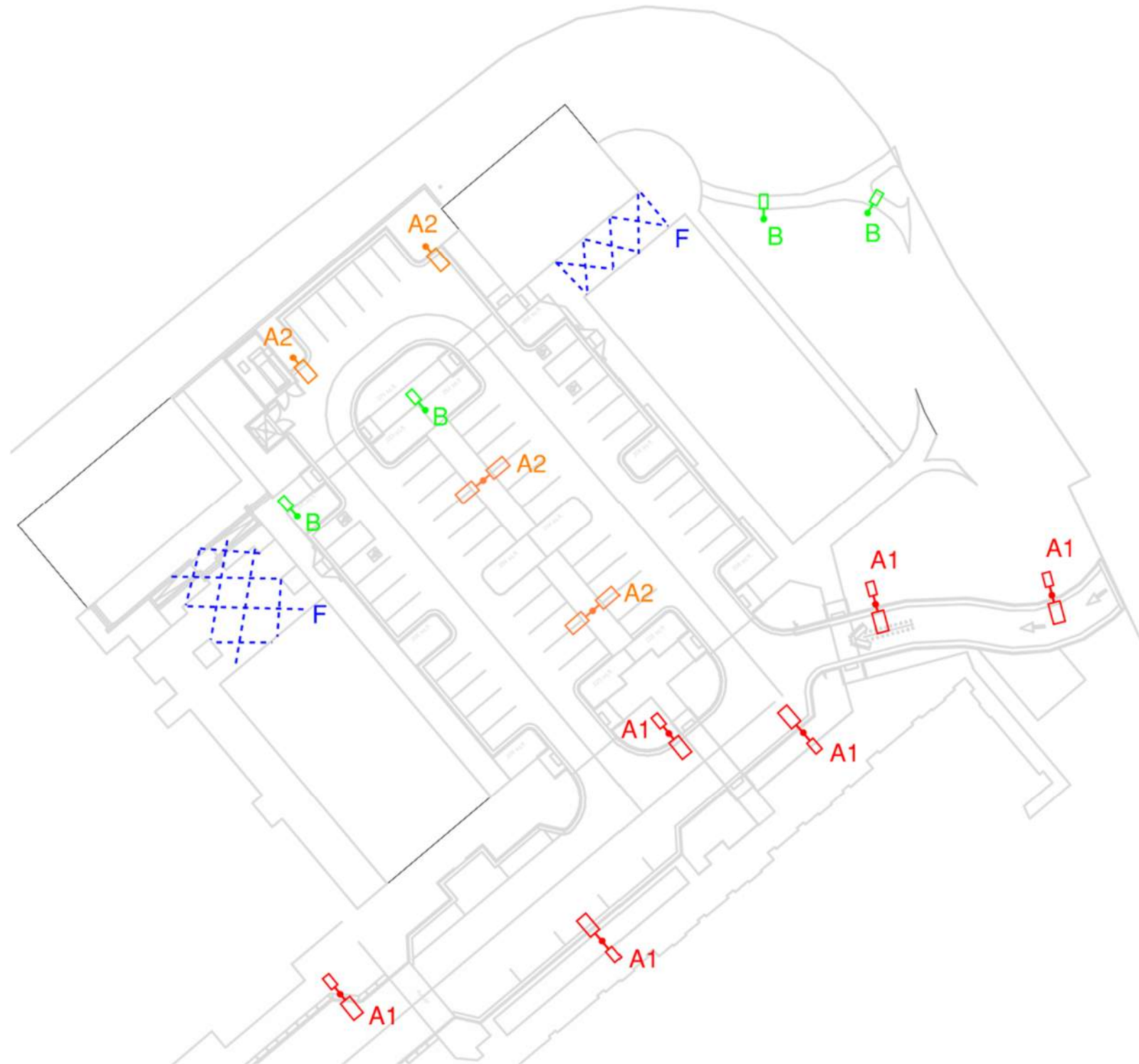


Parking Lot and Roadway

Contemporary area light fixture with full cutoff optics, mounted to straight, square pole. Medium scale for parking lot, larger scale for roadway. Matches other areas of Lakeview that are already constructed.



SITE LIGHTING: LAYOUT



Type A1

Fixture: U.S. Architectural, "Razar" series

Pole: U.S. Architectural, "SNTA5" series

- 20' tall x 5" wide, square pole with straight shaft
- Large-scale fixture on vehicular side of pole, at 20' AFG
- Small-scale fixture on pedestrian side of pole, at 12' AFG



Type A2

Fixture: U.S. Architectural, "Razar" series

Pole: U.S. Architectural, "SNTA4" series

- 16' tall x 4" wide, square pole with straight shaft
- Medium-scale fixture on vehicular side of pole, at 16' AFG



Type B

Fixture: U.S. Architectural, "Razar" series

Pole: Structura, "Tandem Evo" series

- 13' tall, dual shaft, curved pole with decorative base panels
- Small-scale fixture on sidewalk side of pole, at 12' AFG



Type F

Fixture: Tivoli, "Litesphere 2.0" series

- Catenary lighting system with illuminated globes spaced evenly along robust cables
- Suspension cables strung between buildings or free-standing poles



SITE LIGHTING: PHOTOMETRICS



PROPOSED BUILDING LIGHTING

- wall sconce
- surface mount
- catenary lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LAKE BLVD ROADWAY	Illuminance	Fc	3.56	10.6	1.1	3.24	9.64
PATIO ADJACENT TO BLDG 2000	Illuminance	Fc	4.23	5.6	2.0	2.12	2.80
PATIO BETWEEN BLDG 1000A-1000B	Illuminance	Fc	4.06	4.6	3.5	1.16	1.31
RETAIL AREA PARKING LOT	Illuminance	Fc	1.70	6.4	0.5	3.40	12.80
SIDEWALK ADJACENT TO LAKE BLVD	Illuminance	Fc	3.25	9.4	1.5	2.17	6.27
SIDEWALK PATIO TO PATIO	Illuminance	Fc	1.93	3.4	0.8	2.41	4.25
SIDEWALK TO HAYNES BRIDGE RD	Illuminance	Fc	1.36	2.3	0.4	3.40	5.75
CENTRAL GREEN*	Illuminance	Fc	2.39	13.00	0.1	23.90	13.00

*FROM PREVIOUS PROJECT; SHOWN FOR REFERENCE

Windward Lighting Studio
Harrisburg, PA

Type A1, A2, B - fixture

Lakeview - Retail Site
Project #20.0000490.081

Windward Lighting Studio
Harrisburg, PA

Type A1, A2, B - fixture

Lakeview - Retail Site
Project #20.0000490.081

AREA & ROADWAY LIGHTING

RAZAR SERIES - LED
LOW PROFILE AREA LUMINAIRE

Optical Housing

Heavy cast, low copper aluminum assembly (A356 alloy, <.2% copper) minimum wall thickness .188". LED Module mounting area is machined to within a 0.002" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

Electrical Housing w/ Integrated Arm

Heavy cast low copper aluminum (A356 alloy, <.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Driver(s)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz, (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED Emitters

High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's

TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

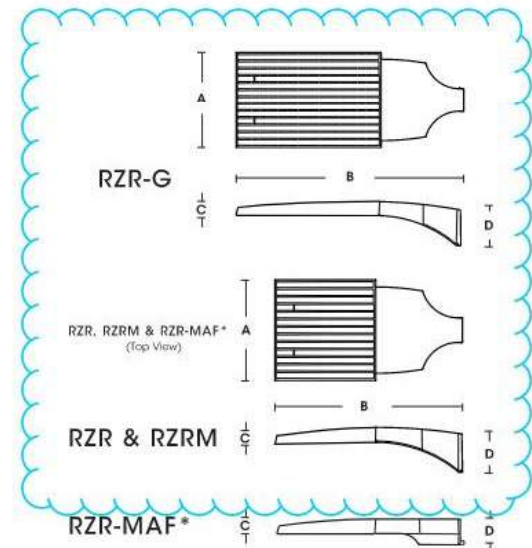
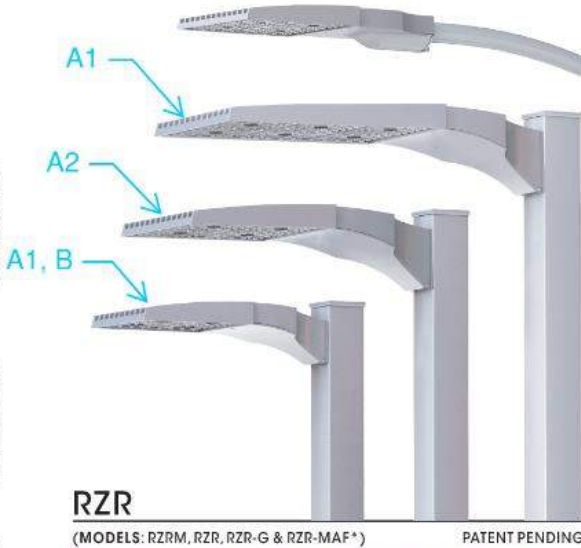
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

Most Arm Fitter/Electrical Housing

Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

PROJECT NAME:

PROJECT TYPE:



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 178mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm



2022158

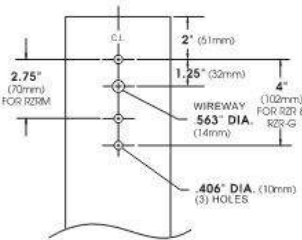
U.S. Pole Company Inc. 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company Phone (661) 233-2000 www.usatlg.com



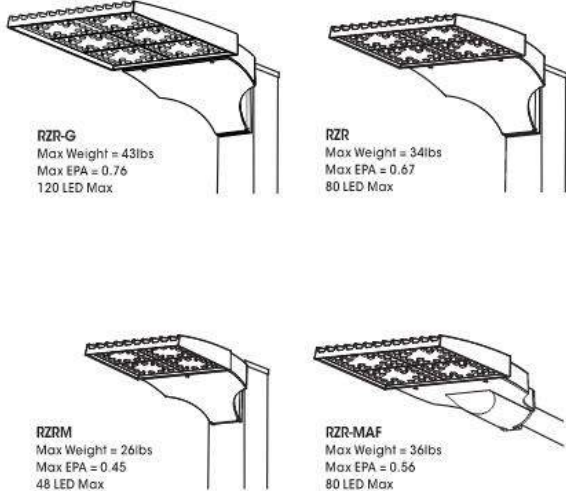
RZR SERIES - LED

SPECIFICATIONS

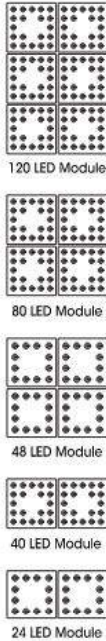
POLE DRILLING TEMPLATE



EPA & WEIGHT



PLED™ MODULES



ORDERING INFORMATION

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

Luminaire	Optics	LED Mode			Voltage	Mounting	Finish	Options
Luminaire	Optics	LED			Voltage	Mounting	Finish	Options
	PLED™ Distribution Type	# of LEDs	Drive Current	Color Temp - CCT		Arm Mount	Standard Textured Finish	
☐ RZR-G	☐ Type II PLED-II 	☐ 120LED	☐ 1050mA¹	☐ 27K (2700K)	☐ 120	☐ 1 	☐ Black RAL-9005-T	☐ Internal House Side Shield inc. LED Count (Example: HS-PLED/48)
	☐ Type II Front Row PLED-II-FR 	☐ 80LED	☐ 875mA¹	☐ 30K (3000K)	☐ 208	☐ 2-180 	☐ White RAL-9003-T	☐ External Glare Shield 4 Sided
	☐ Type III Median Illuminator PLED-II-MIL 		☐ 700mA¹	☐ 40K (4000K)	☐ 240	☐ 2-90 	☐ Grey RAL-7004-T	☐ External Glare Shield 3 Sided Rear Wedge
☐ RZR	☐ Type III Med. PLED-III 		☐ 525mA	☐ 50K (5000K)	☐ 277	☐ 3-90 	☐ Dark Bronze RAL-8019-T	☐ Round Pole Adapter
☐ RZR-MAF	☐ Type III Wide PLED-III-W 		☐ 350mA		☐ 347	☐ 3-120 	☐ Green RAL-6005-T	☐ Twist Lock Receptable Only
	☐ Type IV PLED-IV 	RZR/RZR-MAF		☐ TRA True Amber²	☐ 480	☐ 4-90 		☐ 7-Pin Twist Lock Receptable Only
	☐ Type IV PLED-IV-FT 	☐ 80LED		Consult Factory for Other LED Color, CCT, & CRI Options			Premium Finishes	☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HSW/25)
	☐ Type V Narrow PLED-VSQ-N 	☐ 40LED					☐ Rust	☐ Photo Cell + Voltage (Example: PC120V)
	☐ Type V Med. PLED-V-SQ-M 					Wall Mount	☐ Patina Copper PC	☐ Single Fuse (120V, 277V)
	☐ Type V Wide PLED-V-SQ-W 					☐ WM 		☐ Double Fuse (208V, 240V)
		RZRM				WM - Wall Mount provided with mounting bracket and cover.	For smooth finish replace suffix "T" with suffix "S" (Example: RAL 9500-S)	☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75%)
		NOTES: 1 - 700mA and 1050mA not for use with TRA LED's 2 - Available in 350mA & 525mA drive currents only Consult Factory for Other Drive Currents					Consult factory for custom colors	

U.S. Pole Company Inc. 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company Phone (661) 233-2000 www.usatlg.com



Windward Lighting Studio
Harrisburg, PA

Type A1 - pole

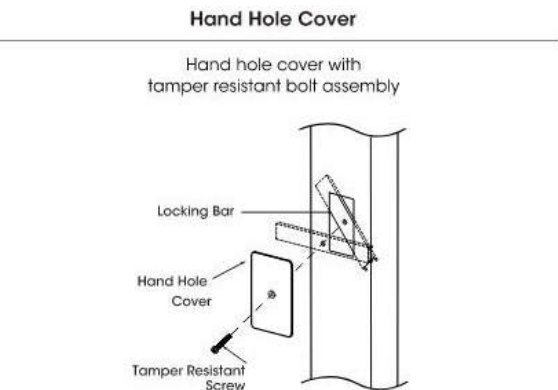
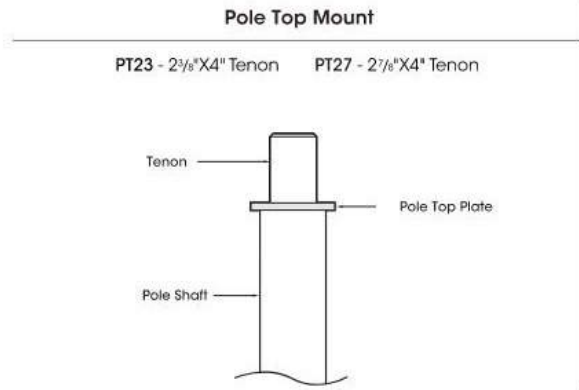
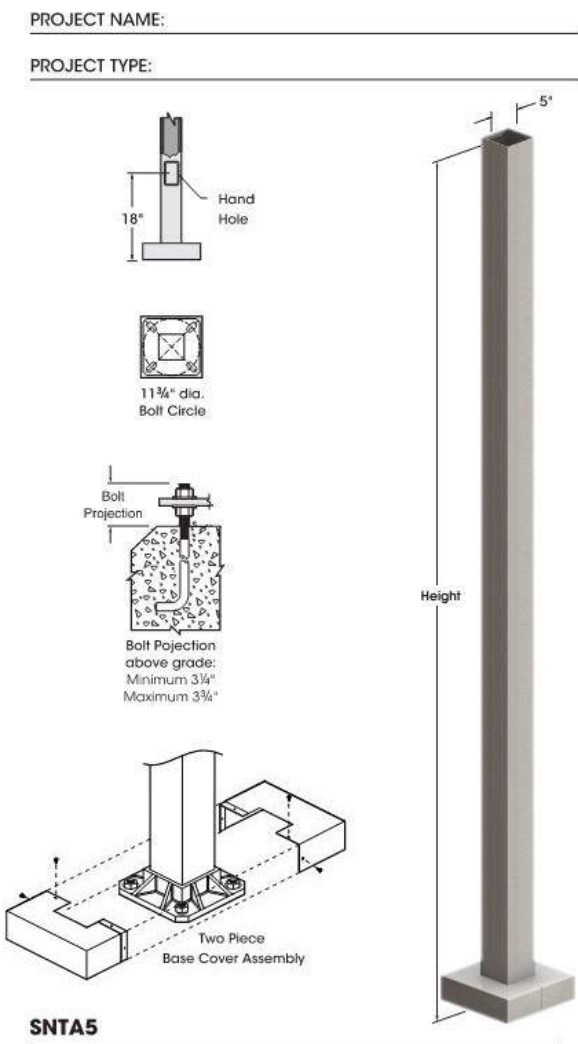
Lakeview - Retail Site
Project #20.0000490.081

SQUARE STRAIGHT ALUMINUM POLE

SNTA 5"

FEATURES

- Shaft**
5" square, extruded from 6063 alloy aluminum tubing. Heat treated to produce a T6 temper. Shaft includes a hand hole furnished with cover. Shaft is furnished with ground lugs located on cast aluminum base plate.
- Base Plate**
Cast aluminum constructed of A-356 aluminum alloy heat treated to produce a T6 temper. Structurally engineered base includes eight heavy wall reinforcing vertical gussets. Base telescopes and is circumferentially welded to shaft at both the outside top and inside bottom of the base.
- Anchorage**
(4) anchor bolts fabricated from hot rolled steel bar. Minimum yield strength of 50,000 P.S.I. bolts have "L" bend on one end and are threaded on the other. Bolts are fully galvanized and are furnished with two nuts and two washers.
- Base Cover**
Fabricated from heavy gauge quality carbon steel. Two-piece cover conceals base.
- Finish**
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.uspoleg.com

MADE IN THE
USA

2020270

U.S. ARCHITECTURAL
LIGHTING

Windward Lighting Studio
Harrisburg, PA

Type A2 - pole

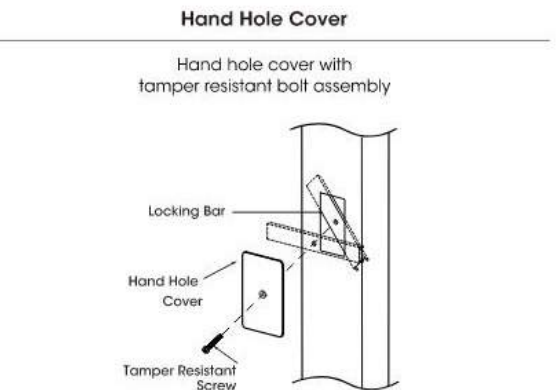
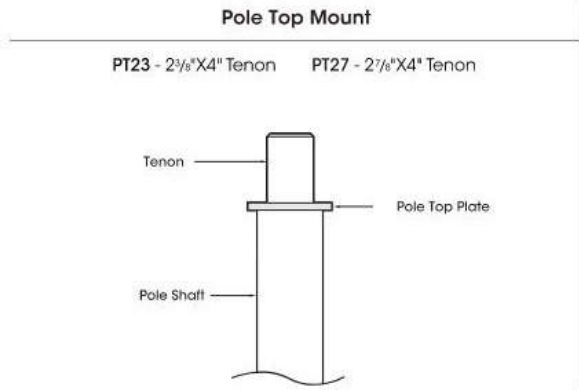
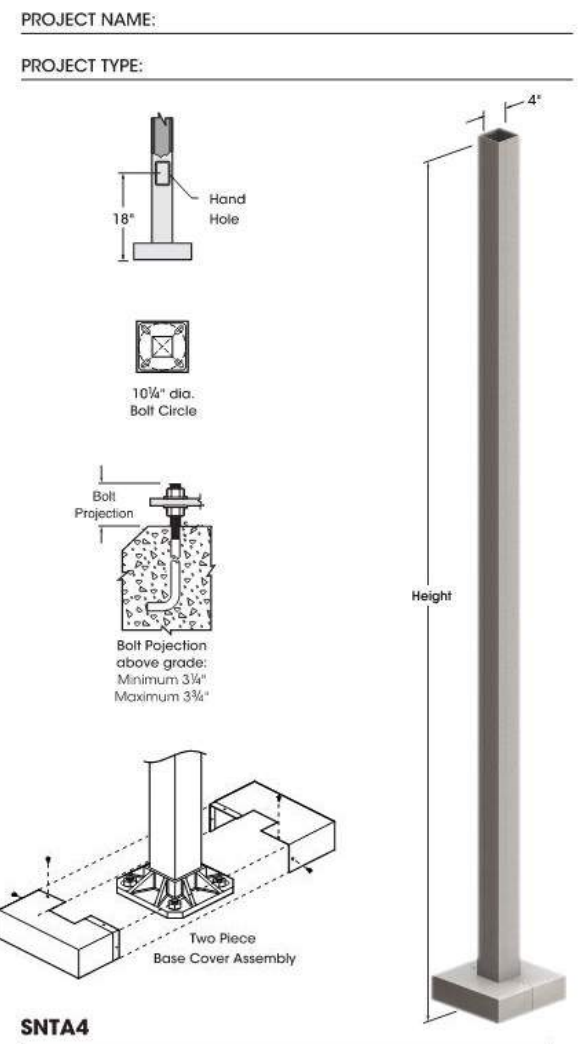
Lakeview - Retail Site
Project #20.0000490.081

SQUARE STRAIGHT ALUMINUM POLE

SNTA 4"

FEATURES

- Shaft**
4" square, extruded from 6063 alloy aluminum tubing. Heat treated to produce a T6 temper. Shaft includes a hand hole furnished with cover. Shaft is furnished with ground lugs located on cast aluminum base plate.
- Base Plate**
Cast aluminum constructed of A-356 aluminum alloy heat treated to produce a T6 temper. Structurally engineered base includes eight heavy wall reinforcing vertical gussets. Base telescopes and is circumferentially welded to shaft at both the outside top and inside bottom of the base.
- Anchorage**
(4) anchor bolts fabricated from hot rolled steel bar. Minimum yield strength of 50,000 P.S.I. bolts have "L" bend on one end and are threaded on the other. Bolts are fully galvanized and are furnished with two nuts and two washers.
- Base Cover**
Fabricated from heavy gauge quality carbon steel. Two-piece cover conceals base.
- Finish**
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.uspoleg.com

MADE IN THE
USA

2020270

U.S. ARCHITECTURAL
LIGHTING

Tandem Evo Curved Double Upright Pole

STRUCTURA

FIXTURE TYPE: _____
PROJECT NAME: _____



Shown with banner arm mounting option.

Double aluminum extrusion uprights with wood or metal side accent panels and fixture arm for pedestrian and roadway pole.

FEATURES:

- Roadway or pedestrian pole heights up to 20'
- Available with multiple fixture arm mounting options
- Available with wood, aluminum, or weathering steel side panels

SPECIFICATIONS:

CONSTRUCTION: Rectangular extruded 6061-T6 aluminum alloy tube fastened to a square 6061-T6 base support welded to 319SR aluminum alloy baseplate.

ELECTRICAL: A 5/16" - 18 grounding point is provided on the aluminum pole center support. Wireway access is provided through a NEC compliant handhole on the back of the base support.

FINISHES AND MATERIALS: All exterior aluminum parts are polyester powder coat painted to AAMA-2604 standards. Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. [Care and Maintenance](#)

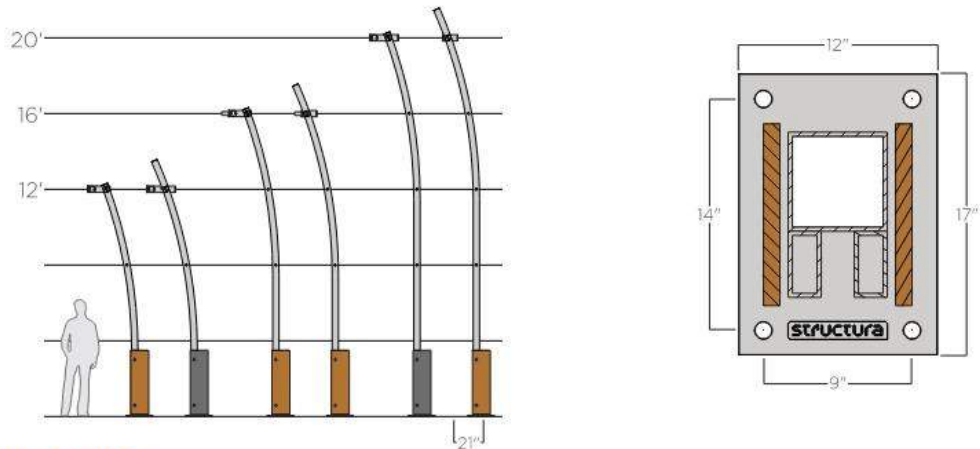
HARDWARE: All hand hole fasteners and luminaire bracket arm hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

FIXTURE MOUNTING: Fixtures mount pole to arm with welded on bolt plate or tenon. Luminaires and accessories shall be provided by others.



Shown with weathering steel side panels.

STRUCTURA



ORDERING GUIDE: EXAMPLE: EVO-16-C4-125-A16/BP-B0-P1/S4-STD

EVO

/

/

1	Series	5	A Side (Front)	8	Mounting Type ⁽²⁾
EVO	Tandem Evo	A0	Fixture Mounting Height	MA	2 3/8" Diameter Mast Arms
2	Pole Height	A12	No fixture on this side	MAR	Flush Mount
12	12'	A16	12'	MA12	Flush Mount with 6" Rear Extension
13.5	13.5'	A20	16'	MA12R	12" Arm
16	16'		20'		12" Arm with 6" Rear Extension
17.5	17.5'	6	Mounting Type ⁽²⁾	BP	Bolt Plates
20	20'	MA	2 3/8" Diameter Mast Arms	BPR	Flush Mount
21.5	21.5'	MAR	Flush Mount	BP12	Flush Mount with 6" Rear Extension
3	Pole Finish	MA12	Flush Mount with 6" Rear Extension	BP12R	12" Arm
C*	See color options on finishes technical sheet	MA12R	12" Arm		12" Arm with 6" Rear Extension
CSM	Custom Color ⁽³⁾		12" Arm with 6" Rear Extension	9	Panel Material
4	Wall Thickness ⁽²⁾	BP	Bolt Plates	P1/S*	Wood (specify wood color) ⁽⁴⁾
125	0.125" Wall	BPR	Flush Mount	P2/C*	Aluminum (specify paint color) ⁽⁴⁾
250	0.25" Wall	BP12	Flush Mount with 6" Rear Extension	WS	Weathering Steel
		BP12R	12" Arm	10	Options
			12" Arm with 6" Rear Extension	BNR	Banner Arms ⁽⁵⁾
		7	B Side (Back)	GFCI	GFCI Box and Cover
			Fixture Mounting Height	11	Special
		B0	No fixture on this side	STD	Standard
		B12	12'	MOD	Modified
		B16	16'		
		B20	20'		

1. Consult factory on custom colors
2. Wall thickness determines the pole's maximum wind load per a given wind zone. See wind loading tables.
3. Leave this section blank if no fixture is on this side.
4. See color options on finishes technical sheet.
5. Consult factory for allowable banner size based upon EPA.

Windward Lighting Studio
Harrisburg, PA

Type F

Lakeview - Retail Site
Project #20.0000490.081



Project: _____ Type: _____

Product Features

- Tivoli's next evolution of Litesphere delivers a robust specification-grade strand with factory molded standard spacing for consistent quality from start to finish
- Litesphere 2.0 design provides optional suspended mounting or a twist-off cap for surface applications
- 12V DC Low voltage system for long runs
- IP67
- cULus
- 3 Year warranty

Dimensions

PENDING PATENTED PENDING

UL LISTED US

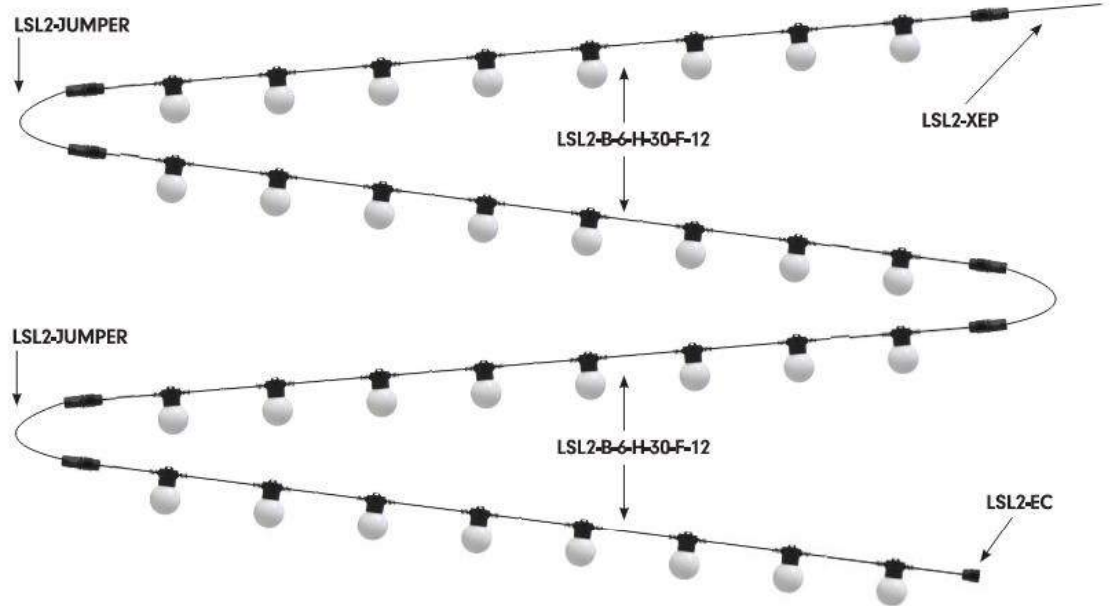
Windward Lighting Studio
Harrisburg, PA

Type F

Lakeview - Retail Site
Project #20.0000490.081



System Configuration Example



Strand Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Product	Wire	Spacing	LED Type	LED Color	Globe	Voltage
LSL2 Litesphere 2.0	B Black W White	06 6" OC 12 12" OC 18 18" OC 24 24" OC 36 36" OC 48 48" OC	V Very High Output H High Output S Standard Output	19 1900K 27 2700K 30 3000K 35 3500K 40 4000K 50 5000K* AM Amber* RB Royal Blue* RD Red* GN Green* YL Yellow*	C Clear F Frosted O Opal	12 12V DC

*Available in
VHO LED only

signage

PACKAGE 30

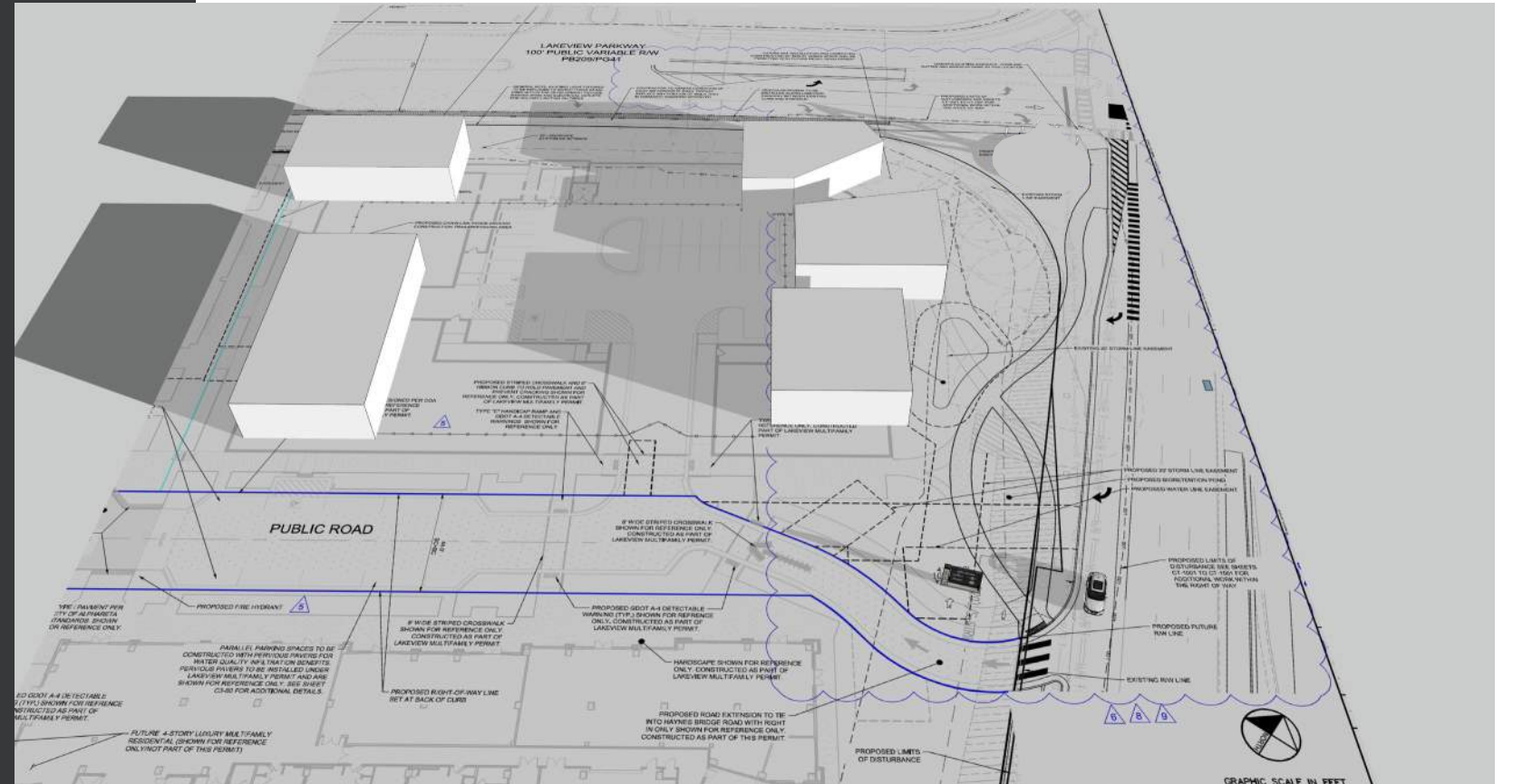
March 9, 2023

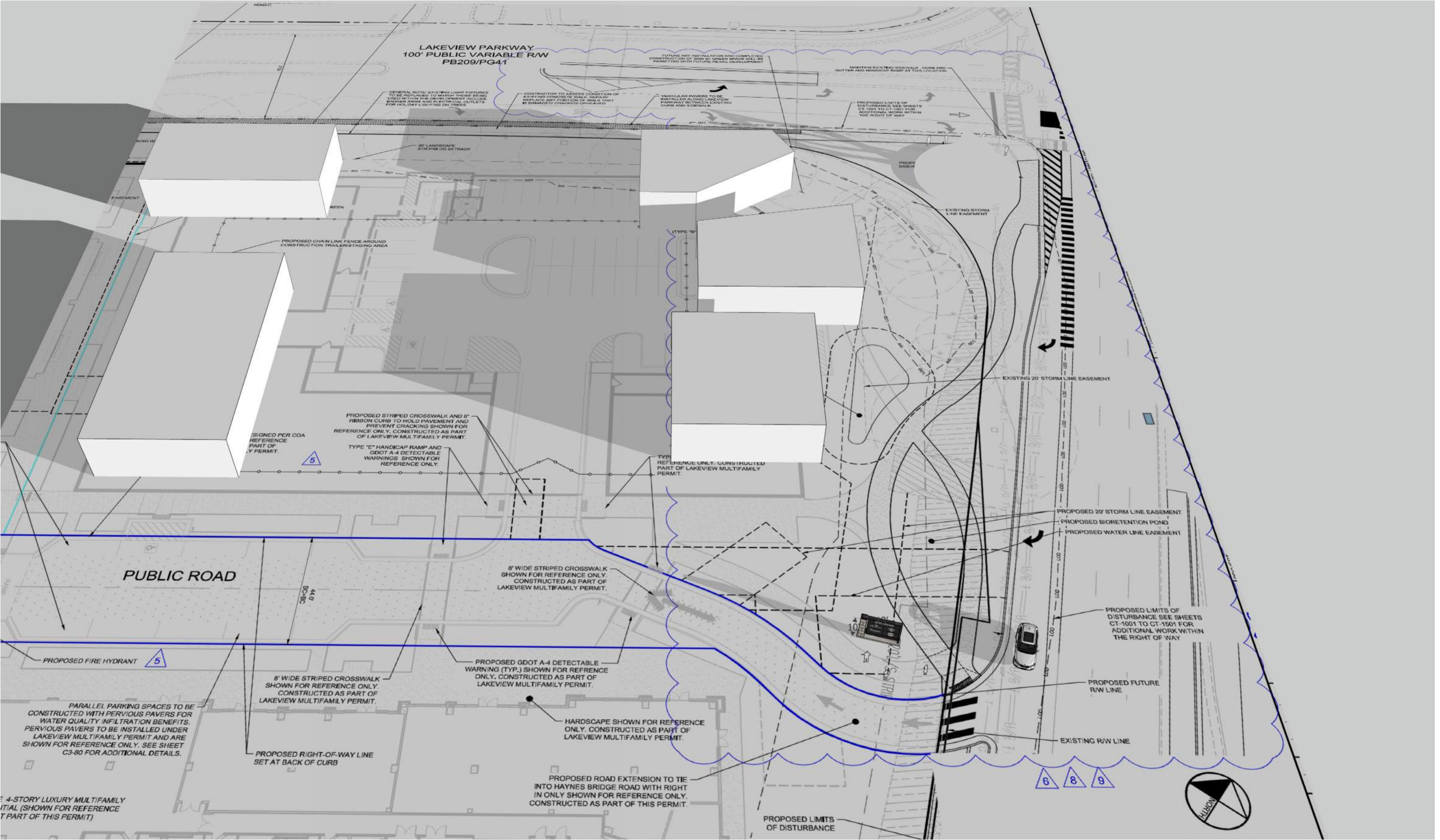
Retail Identity

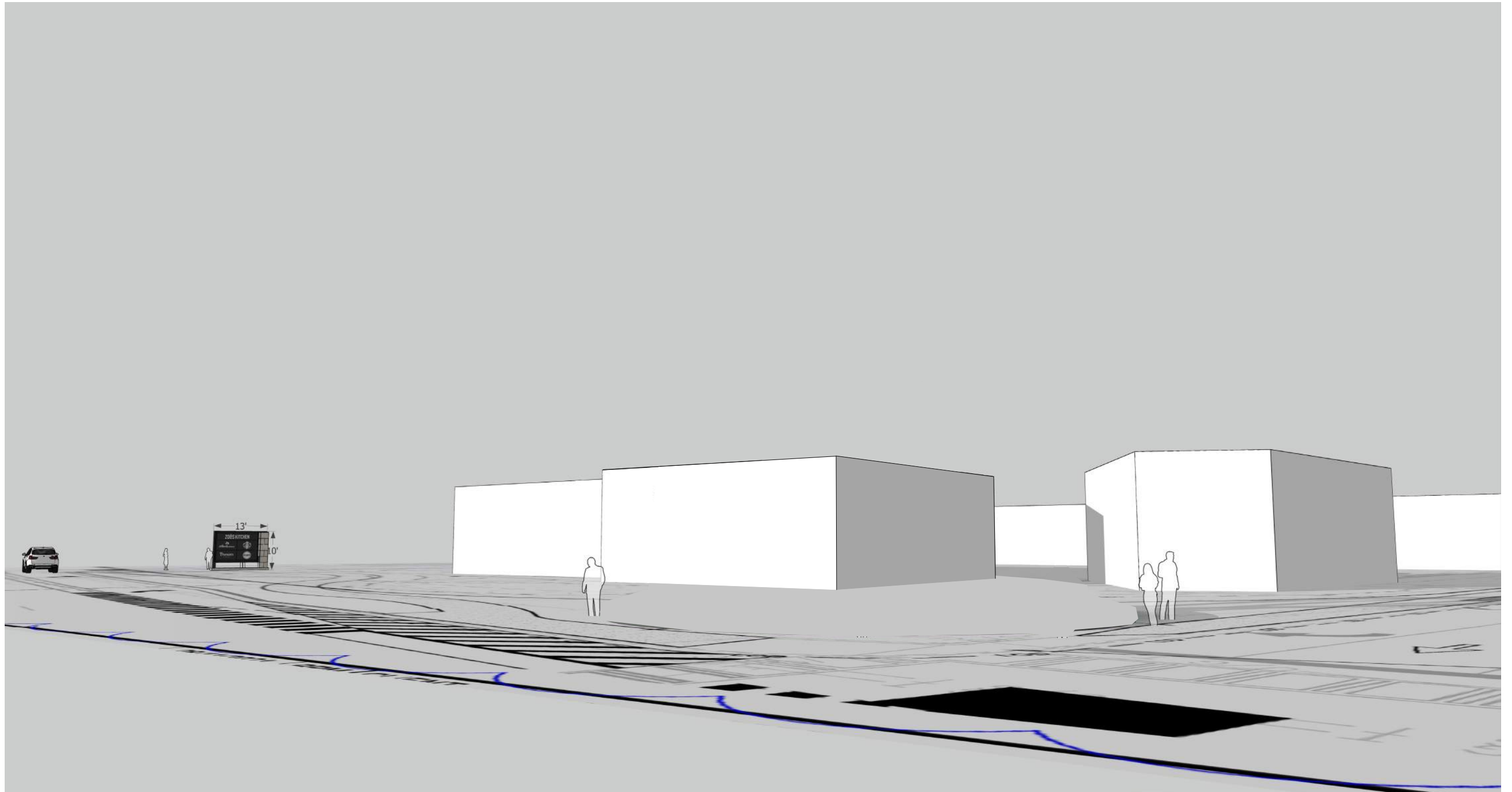
Haynes Bridge alternatives

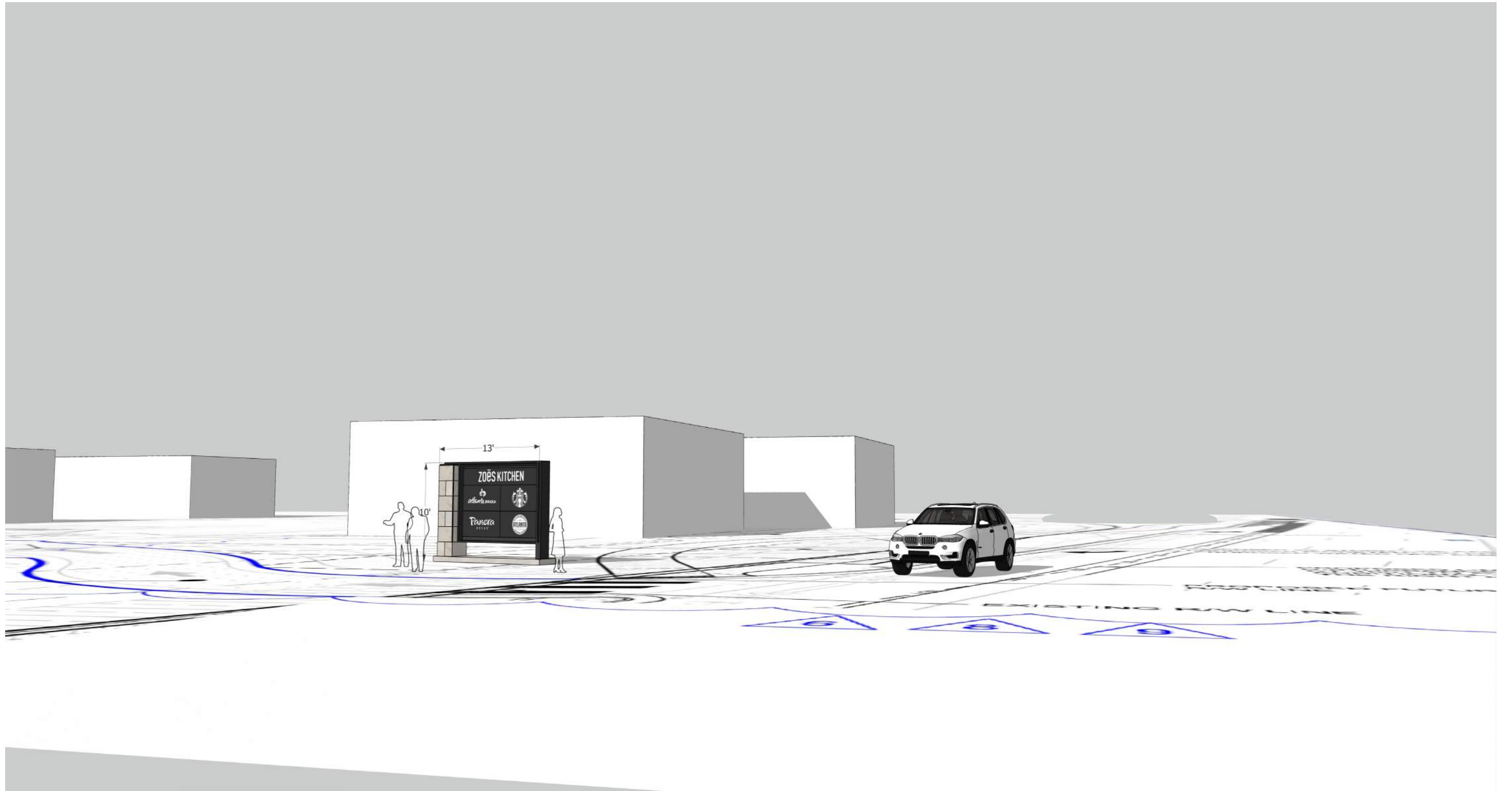
In Collaboration with

TPA GROUP Site Solutions



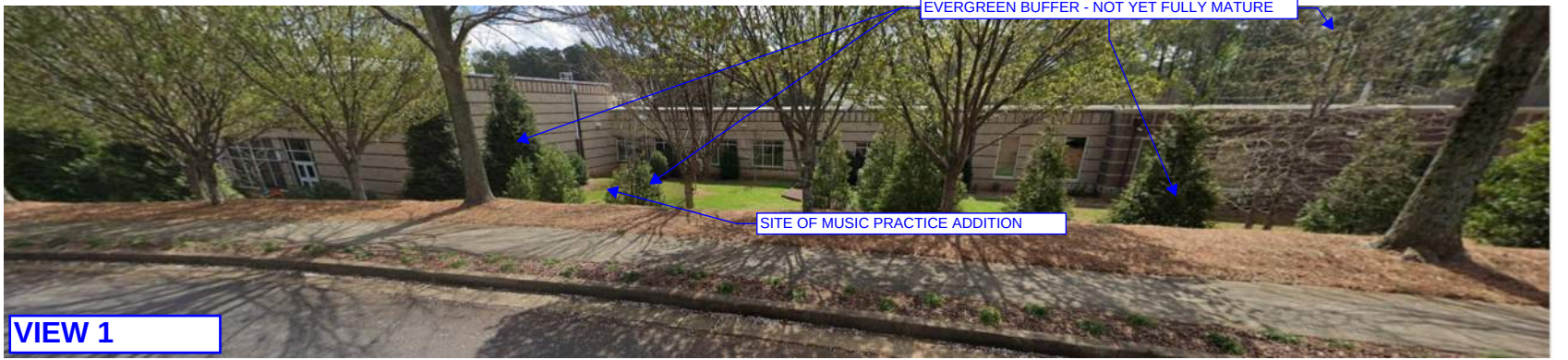
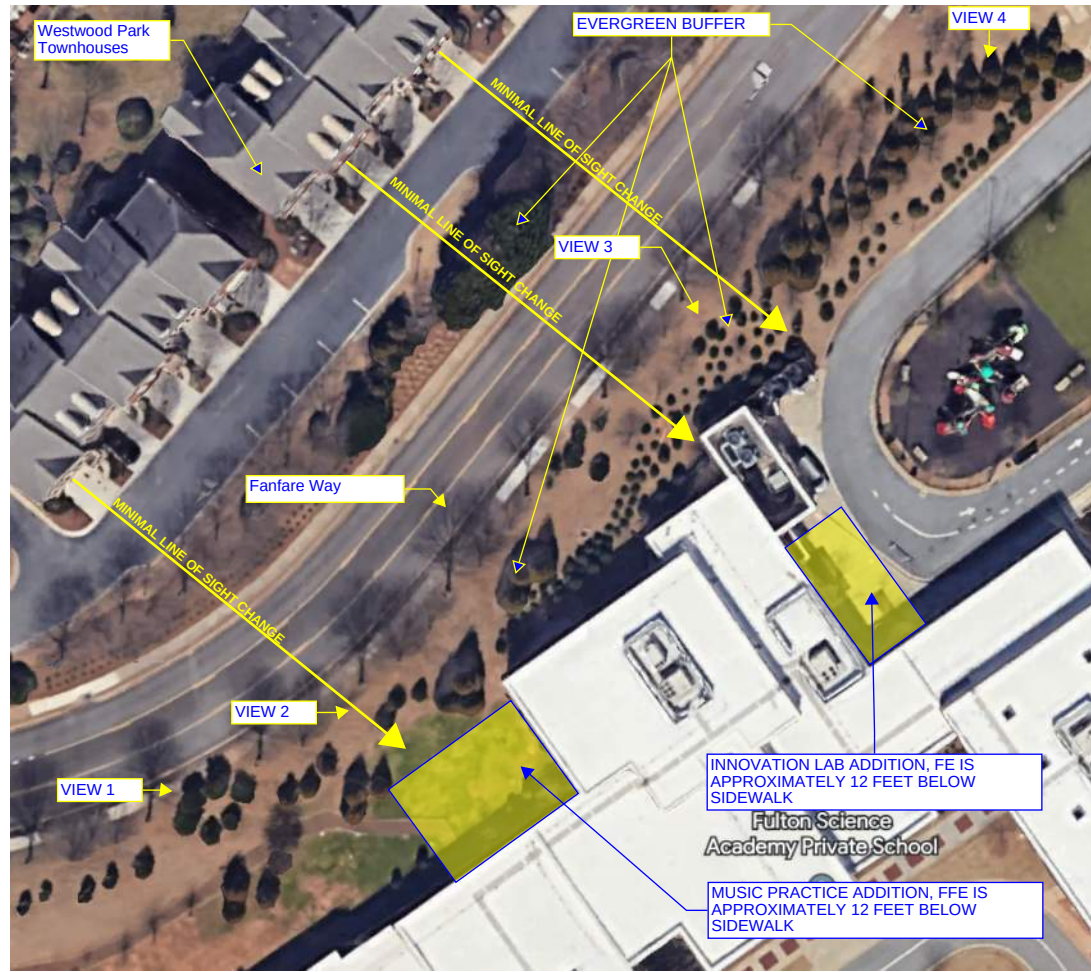












FULTON SCIENCE ACADEMY
Phase III

3035 Fanfare Way Alpharetta, GA 30009

Make3 Project No. 202212

06 SIGHT LINE STUDY

04/03/23

BUILDLINE
GENERAL CONTRACTORS

Make3
architecture / planning / design

1075 Brady Avenue NW
Atlanta, Georgia 30318

Page 141 of 163

STOREFRONT WINDOW TO MATCH EXISTING

BRICK VENEER:
DARK BRICK W/ LIGHT BRICK BANDS

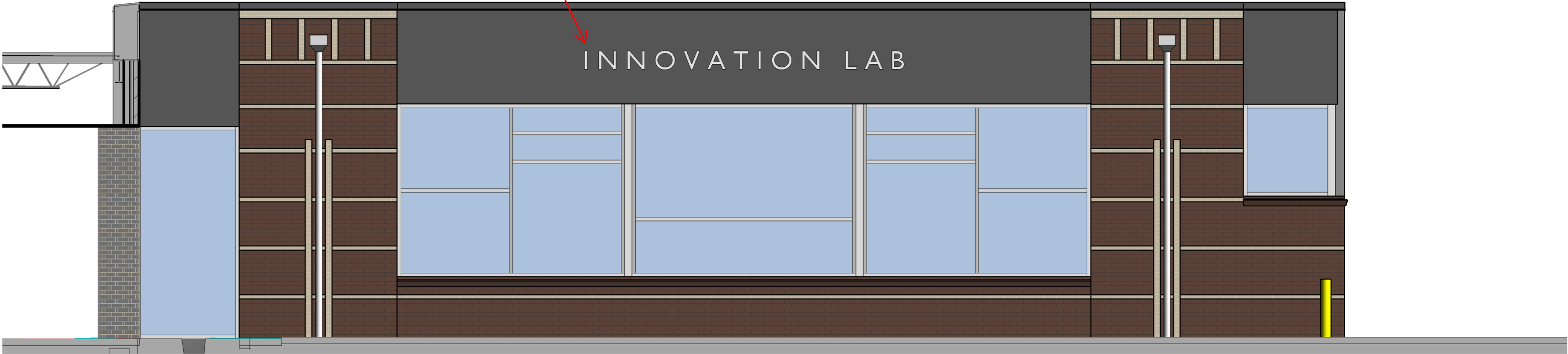
BRICK VENEER:
LIGHT BRICK W/ DARK BRICK BANDS

METAL PANEL

MECHANICAL EQUIP SCREEN



NEW ALUMINUM PIN MOUNTED LETTERS
TO MATCH EXISTING

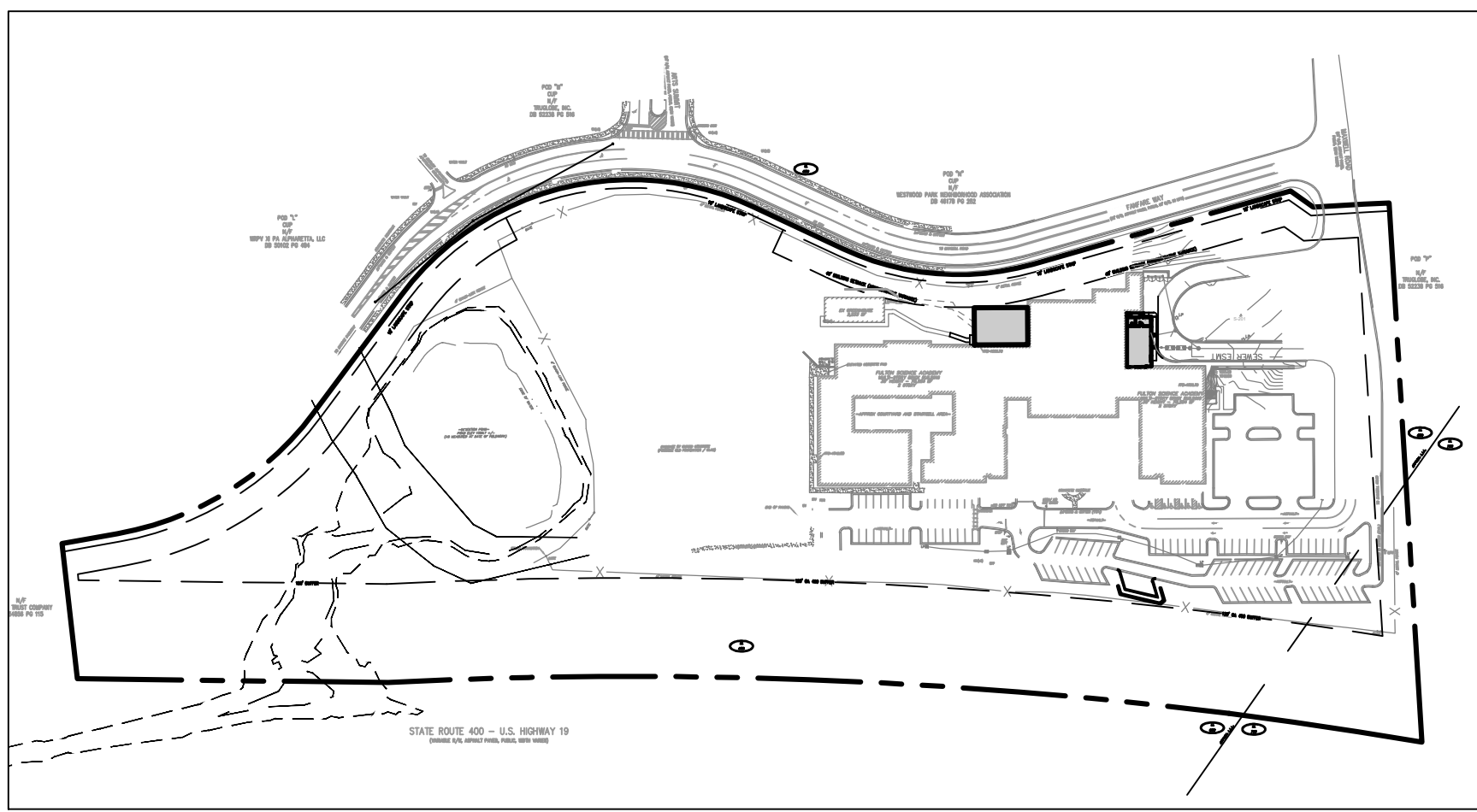


1

Innovation Lab Building Signage

A7

3/16" = 1'-0"



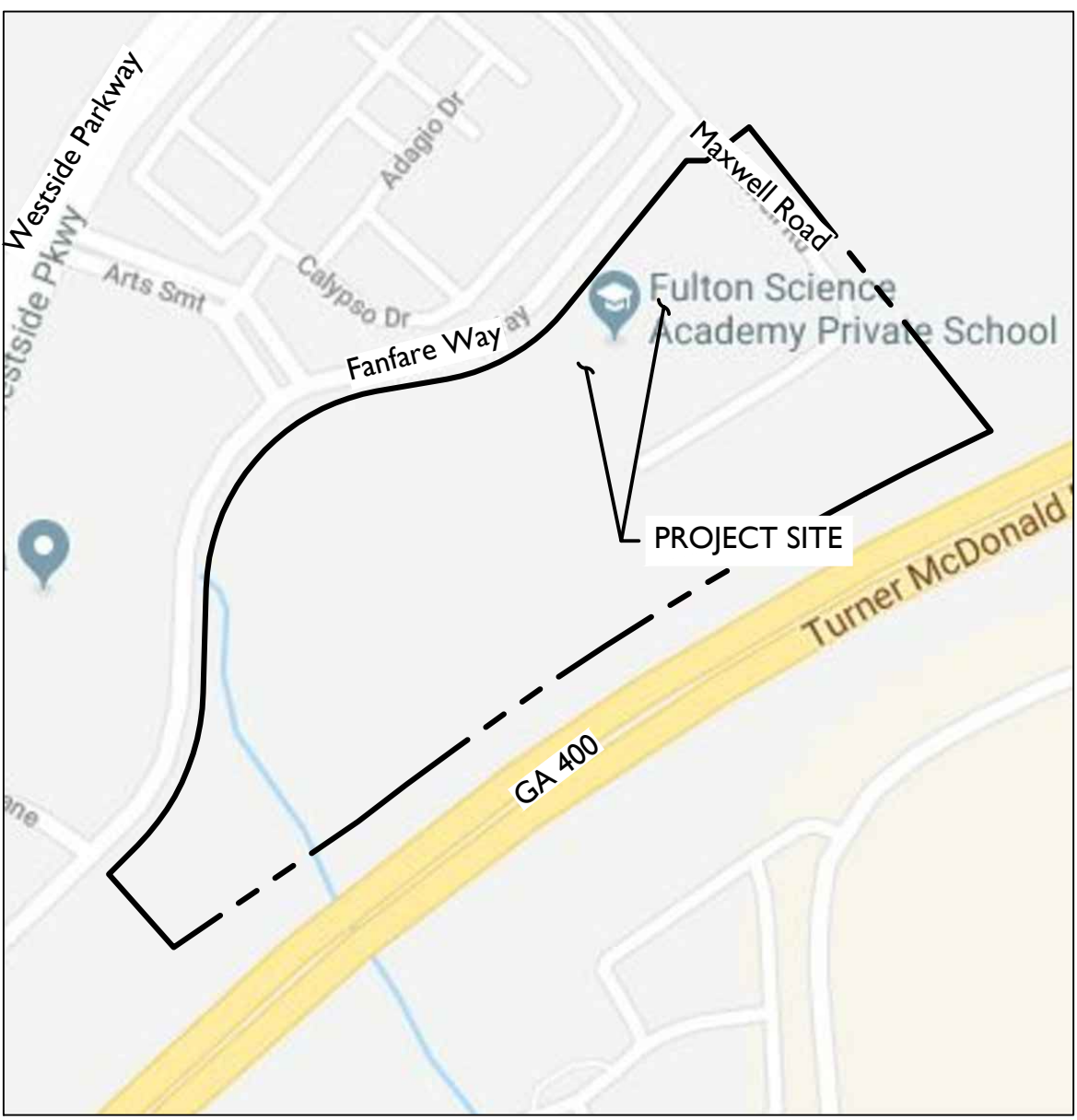
OVERALL SITE LAYOUT
1" = 200'

SITE DATA:		PAVING LEGEND	
SITE AREA: 17.46 ACRES	DISTURBED AREA: 0.2 ACRES	BC	BACK OF CURB
PID: 12 260 006 894 237	ZONING: CUP (COMMUNITY UNIT PLAN) 1ST DISTRICT & 2ND SECTION	B.S.L.	BUILDING SETBACK LINE
USE: PRIVATE SCHOOL	SETBACKS: 40' FRONT	C&G	CURB AND GUTTER
SETBACKS: 40' FRONT	15' WEST SIDE	DIP	CAST IN PLACE CONCRETE
120' GA 400 BUFFER	40' EAST SIDE	FC	FACE OF CURB
15' REAR (IN ADDITION TO 400 BUFFER)	102,411 SF DENSITY: 3,916 SF/AC EX	H/C	HANDICAP LANDSCAPE AREA
BUILDING: EXISTING	BUILDING HEIGHT: 30' (2 STORIES)	L/A	LEVEL/LANDING
REQUIRED PARKING: 1 PER CLASSROOM/OFFICE + 1 PER 4 HIGH SCHOOL STUDENT	105 FACULTY + (145 STUDENTS / 4) = 142 STALLS REQUIRED	L	RAMP
EX PHASE I&II AS-BUILT = 154 PARKING STALLS		R	SIDEWALK
		S/W	



FEMA MAP
1" = 300'

The survey indicates that this property does lie within a flood hazard zone as identified on F.I.R.M. Community Panel No. 1312C0064F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.



LOCATION MAP
1" = 300'

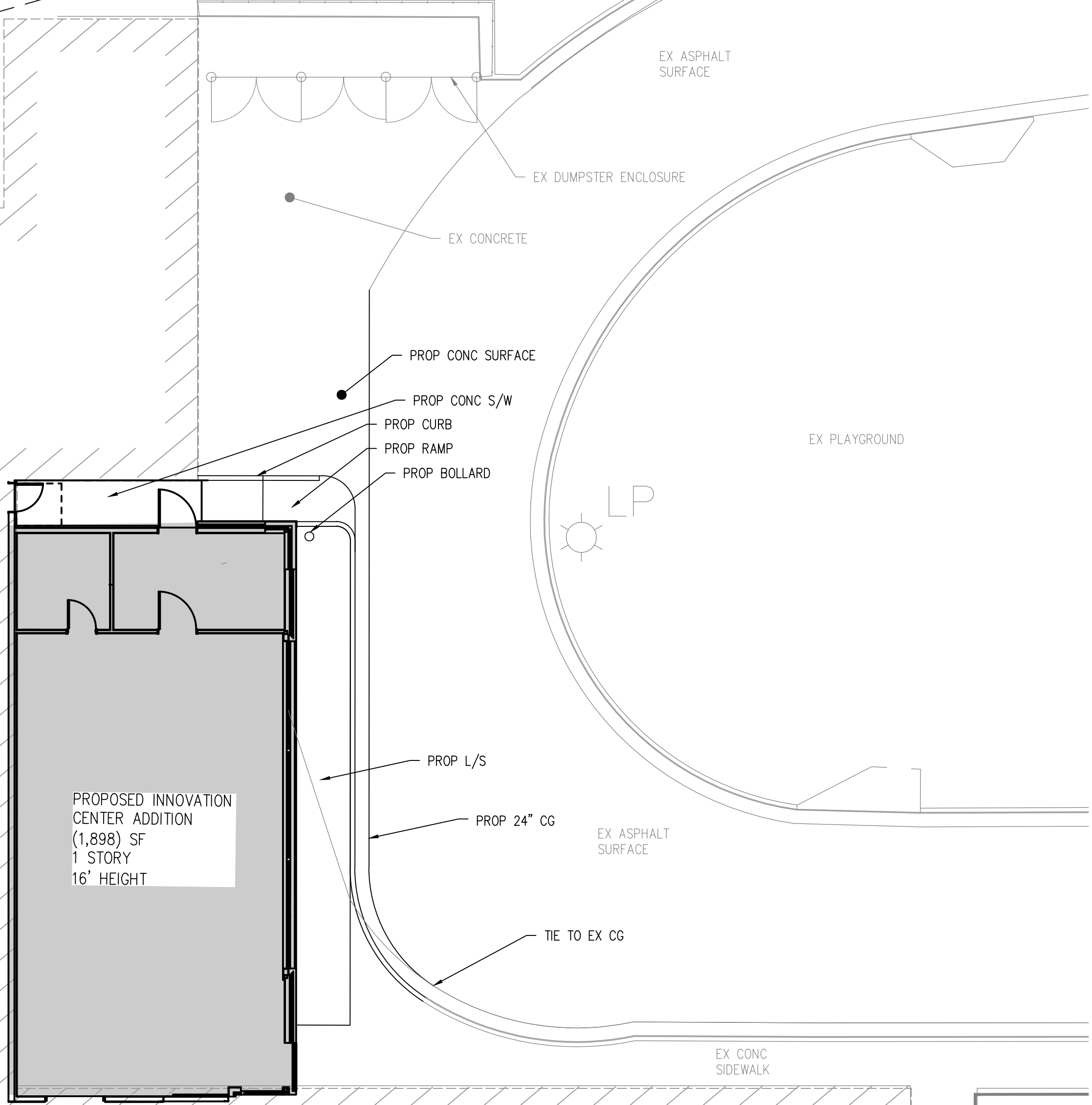
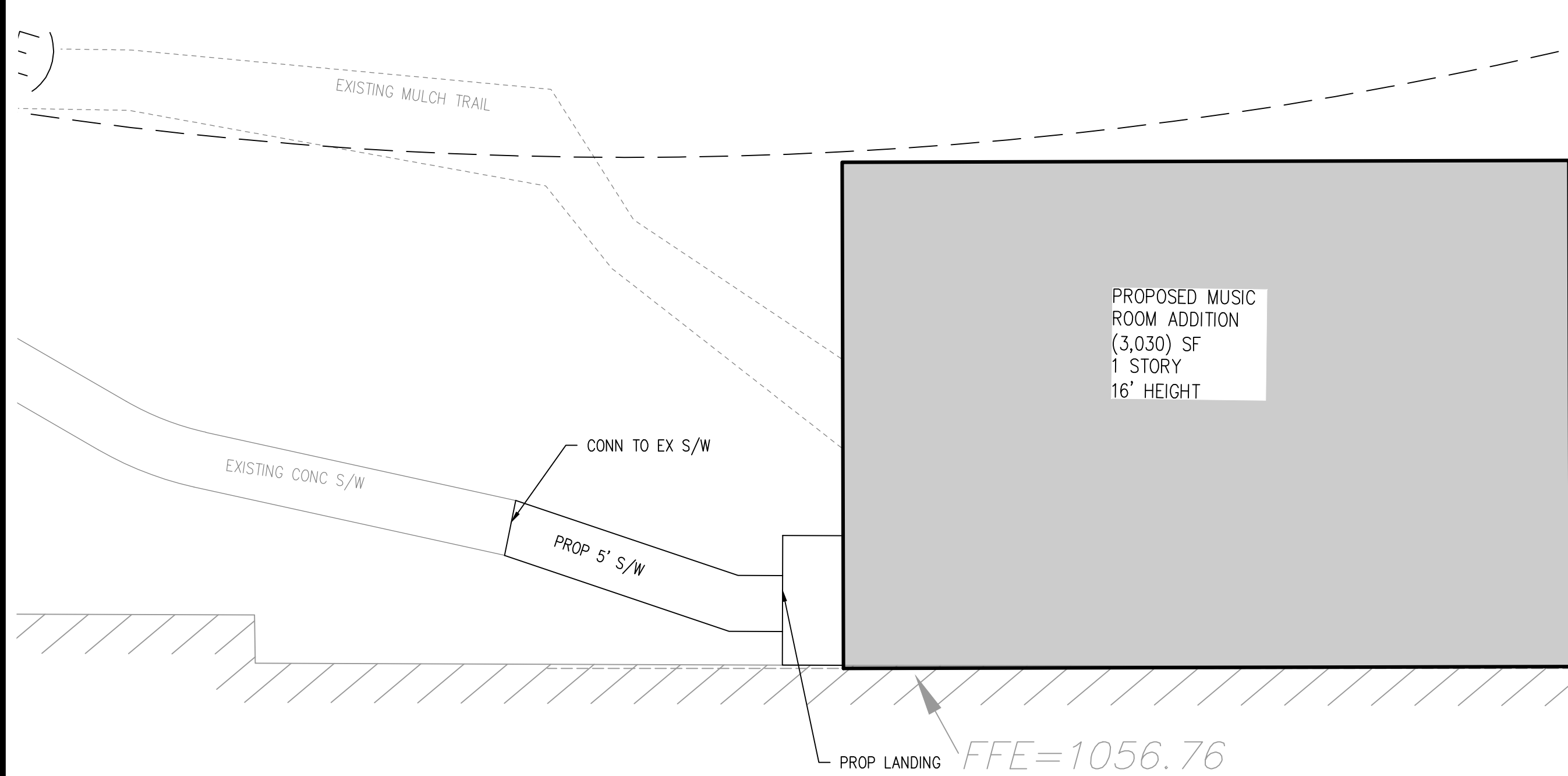
NORTH

FANFARE WAY
(62' R/W, ASPHALT
PAVED, PUBLIC, 25 MPH.)

APPROX. R/W

10' LANDSCAPE STRIP

40' BUILDING SETBACK (ADMINISTRATIVE VARIANCE)

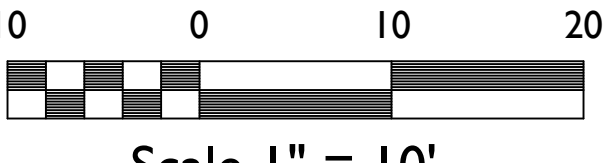


E ACADEMY
ICK BUILDING
'8,284 SF
Y

FULTON SCIENCE ACADEMY
MULTI-STORY BRICK BUILDING
30' HEIGHT - 78,284 SF
2 STORY



Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



LAYOUT PLAN

FULTON SCIENCE
ACADEMY - PHASE III
ALPHARETTA, FULTON COUNTY, GEORGIA

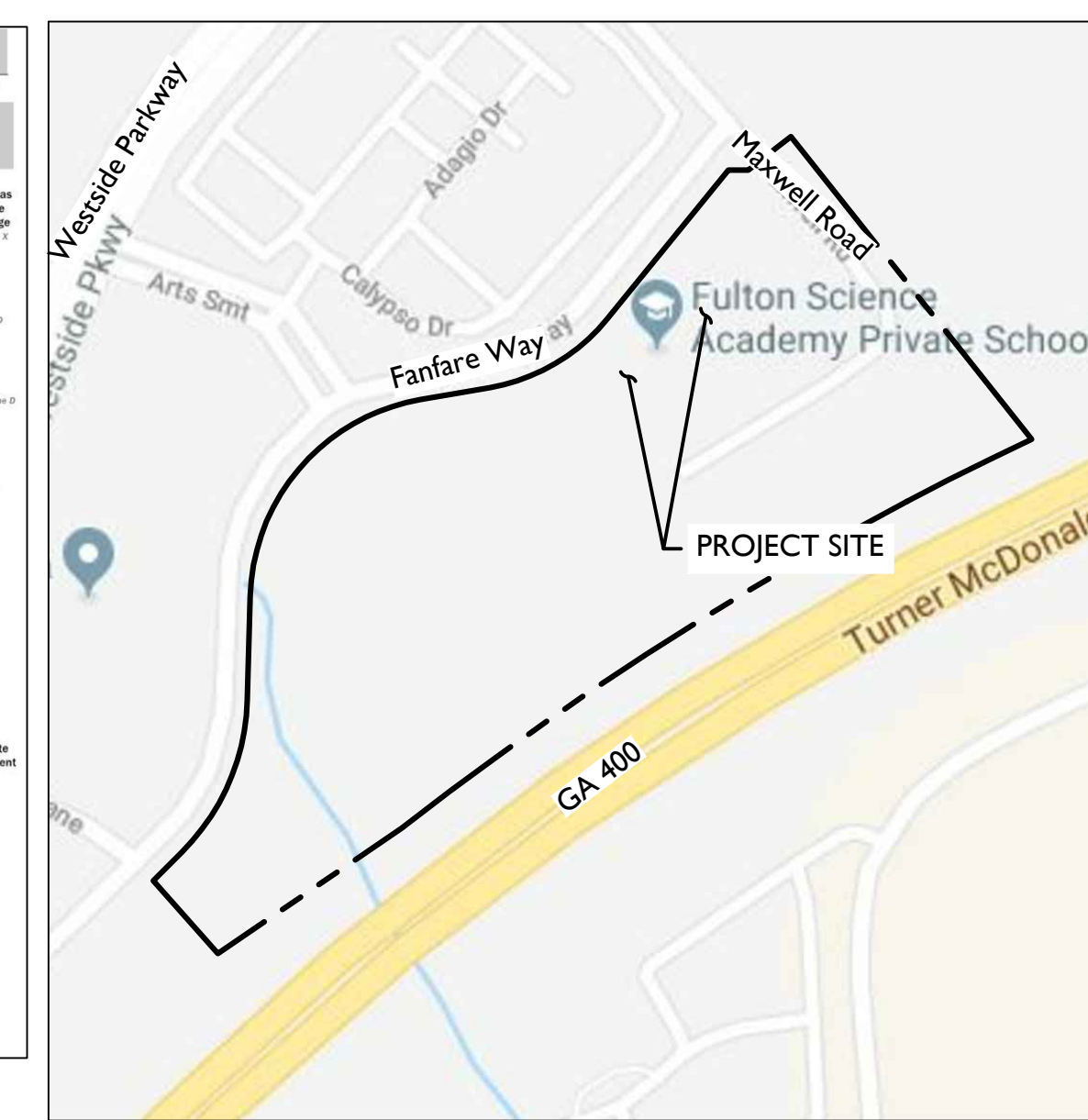
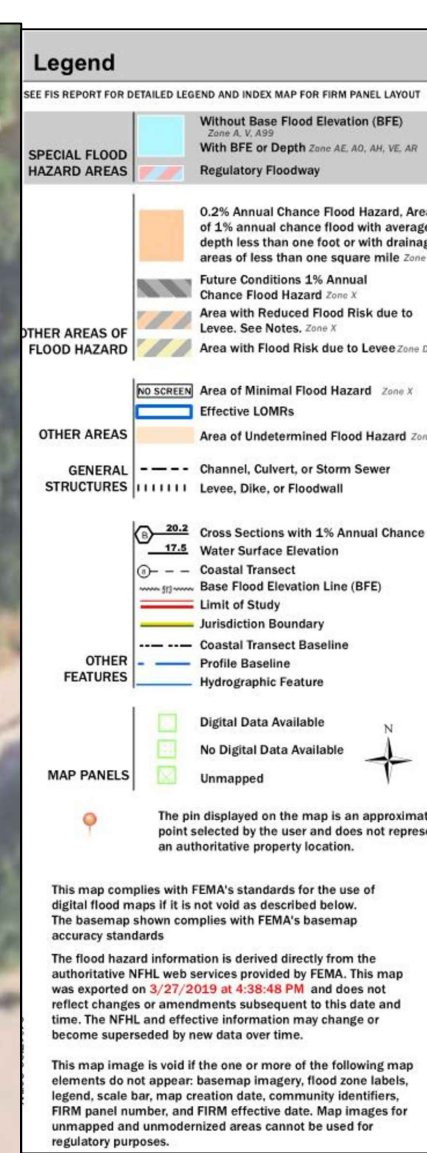
REVISIONS		DATE
NO.		
PROJECT NO: 22-4817	CIVIL DRAWN BY: JLM	
CIVIL DESIGNED BY: CF, JLM		
LANDSCAPE DRAWN BY: -		
LANDSCAPE DESIGNED BY: -		
CHECKED BY: CF		
DATE: 04-03-2023		

SHEET

C4.0

SWCB
TOP 1066.75
IN 1046.3
OUT 1046.2

PAVING LEGEND	
BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/A	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK



AEC

Civil Engineering Water Resources
Land Planning Property Services
Landscape Architecture Arborist Services

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

GRADING PLAN

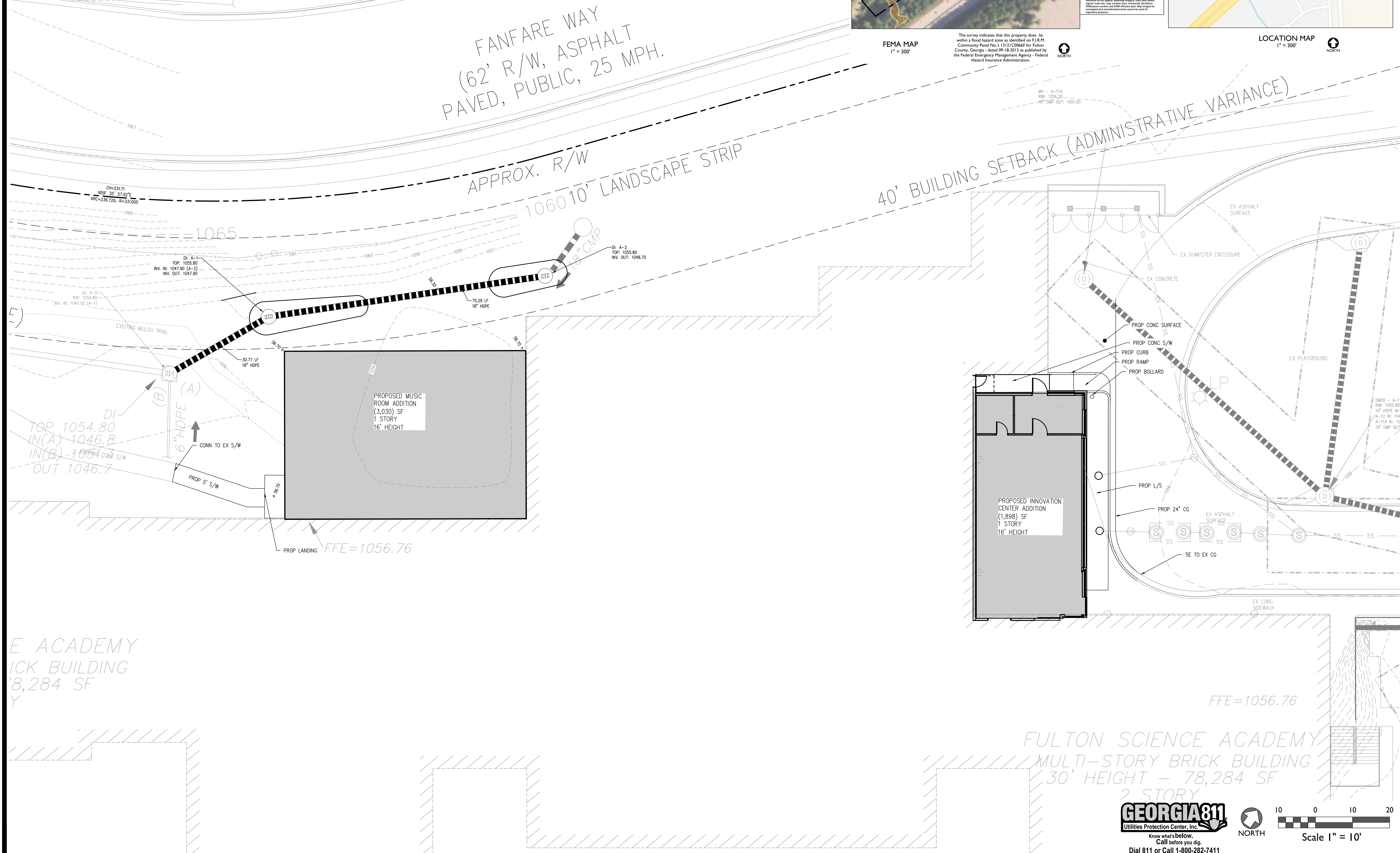
**FULTON SCIENCE
ACADEMY - PHASE III**
ALPHARETTA, FULTON COUNTY, GEORGIA

[illegible]

SHEET

C6.0

Page 144 of 163



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
On Attached
-  Site plan(s) showing locations of all site features, including but not limited to
 - Buildings 2 additions
 - Roads NA
 - Parking Areas NA
 - Specimen trees
 - Detention / retention areas NA
 - Dumpster / refuse locations (screening and materials) NA
 - HVAC / electrical equipment locations Behind screens on roof.
-  Site lighting with photometric drawings and compatibility to neighboring buildings and property
NA: There will be no new lighting on the exterior. The project involves the relocation of 4 existing lights.
-  Retaining wall(s) location and materials
NA: There will be no retaining walls for this project.

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

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.

Signage Review

-  Overall site plan drawing indicating locations of ground signs and required setbacks
Proposal includes no ground signs
-  Exterior elevations indicating locations of all wall signs
Proposal includes the location of one wall sign on the east elevation of the Innovation Center. See Elevation Drawing
-  Individual color drawings of each sign indicated
 - Dimensions 11"
 - Lighting No sign lighting
 - Colors

Font, pin mounting, materials, colors to match existing monumental sign

Materials
Construction



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) Samples will be available at the meeting.
-  Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents NA
 - Exhaust pipes NA
 - Satellite dishes NA
 - Antennas NA
-  Locations of building lighting
-  Perspective drawings and renderings

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: Fulton Science Academy

Location Address: 3035 Fanfare Way

Mailing Address: 3035 Fanfare Way

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

Contact for All Notifications: Jim Winer, Make3 architecture planning design

Contact Telephone: 404 - 876 - 5510 Mobile Telephone: 678 - 778 - 0795

Fax: _____ - NA - _____ Email: jwiner@make3arch.com

Contact's Relation to Business: Architect and Principal of Make3 architecture planning design providing architectural services for this project.

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the Downtown Overlay \$ NA 175.00

All other reviews \$ 300.00

Total Due \$300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Fulton Science Academy

Physical Address: 3035 Fanfare Way

Mailing Address: 3035 Fanfare Way

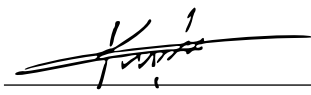
City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678 366 2555 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): Dr. Kenan Sener, Head of School, CEO Date: 3/27/23

Owner Signature: 

Property Information:

Address (If Assigned) : Fulton Science Academy, 3035 Fanfare Way, Alpharetta, GA 30009

Tax ID or Map Reference Number:

Land Lot(s): POD 0 District: 1st Section: 2nd

Existing Zoning of Property: CUP Existing Uses of Property: K-12 STEAM School

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: 3/27/23

Jim Winer, Principi, Make3 architecture planning design

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed additions will be in the architectural style and character as the existing architecture. The Fulton Science Academy, a private K-12 STEAM school, is located on the 17.457 acre property. The original building was constructed in approximately 2014/15. A classroom addition was constructed in 2019/20.

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

☒ Yes

☐ No

The additions will each have roof top mechanical equipment surrounded by mechanical equipment screening as shown on the drawings included with this application.

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\(B\)](#).*

The Site Design and Streetscape existed prior to the effective date of the overlay and will not be effected by the Music Practice and Innovation Center additions. Nevertheless, the existing landscape buffer and property provide the experience of a park edge.

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

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

The buildings existed prior to the effective date of the overlay. The Music Practice and Innovation Center additions. Nevertheless, the existing sidewalk and planing zone along Fanfare Way in conjunction with the landscape buffer and property provide an attractive pedestrian experience.

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

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

The buildings existed prior to the effective date of the overlay. The Music Practice and Innovation Center additions are internal to the property. Additional planting along the landscape buffer will increase the natural amenity provided along the sidewalk.

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](#).

The existing buildings total 101,869 GSF. The Music Practice (3030 GSF) and Innovation Center (1898 GSF) additions add less than 5% to the overall footprint of the building, not reaching the 30% threshold for minimum Eco District Measures to apply. Nevertheless, we intend to use a reflective and energy efficient mechanical systems.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

NA The Fulton Science Academy is not in the Downtown Overlay

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

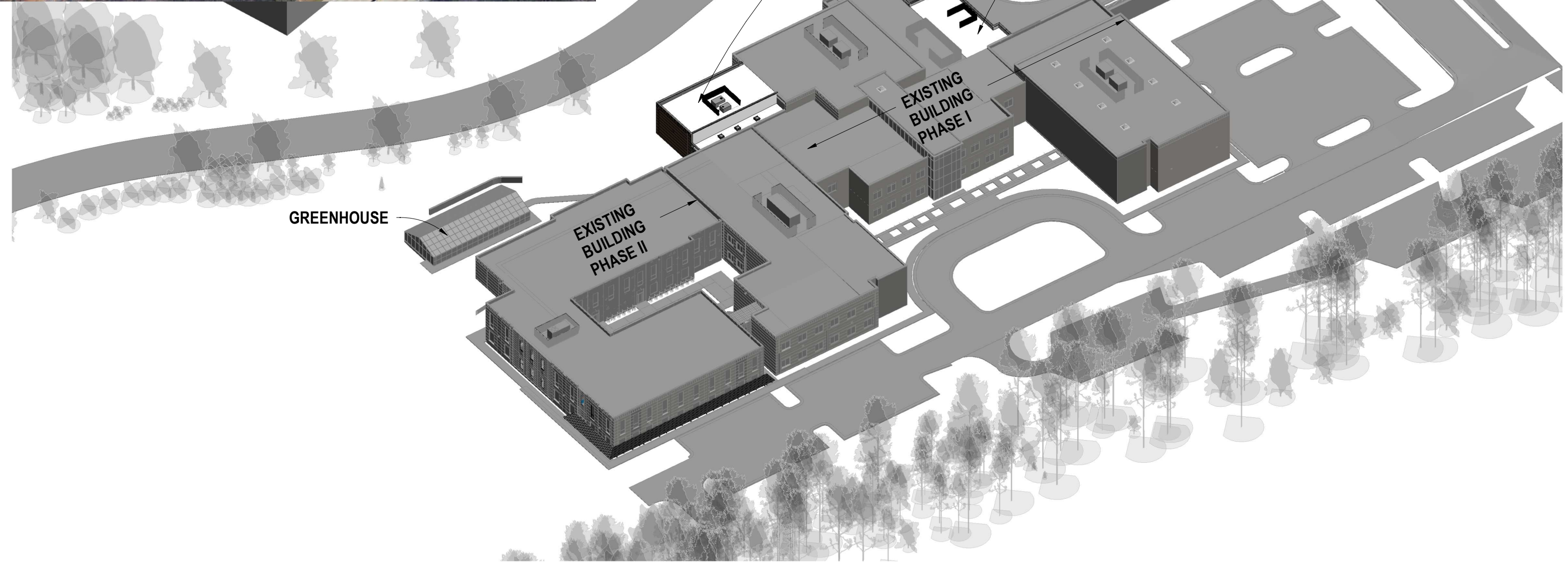
- | | | |
|---|---|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

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

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

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

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



FULTON SCIENCE ACADEMY
Phase III

3035 Fanfare Way Alpharetta, GA 30009

Make3 Project No. 202212

01 EXISTING/NEW AERIAL

04/03/23

BUILDLINE
GENERAL CONTRACTORS

Make3
architecture / planning / design

1075 Brady Avenue NW Atlanta, Georgia 30318 404.876.5510

LEGEND

EXISTING (TPO ROOFING SYSTEM)

NEW (ROOF TO MATCH EXISTING)

MECHANICAL SCREEN

BUILDING LIGHTING,
EXISTING LIGHTS CURRENTLY IN AREA
OF ADDITIONS TO BE RELOCATED ON
NEW ADDITIONS.

EXISTING DRIVE/PARKING

Acres	SF/Acre Allowable Building GSF	Total Allowable Building GSF	Current Bldg Area	Proposed Music Practice Addition	Proposed Music Innovation Addition	Total Additions	% Addition of Total Existing GSF	Total Proposed Building GSF (under allowable)
17.45	15,000	261,750	104,084	3,030	1,898	4,928	4.73%	109,012



FULTON SCIENCE ACADEMY
— Private School —

FULTON SCIENCE ACADEMY
Phase III

3035 Fanfare Way Alpharetta, GA 30009

Make3 Project No. 202212

02 SITE/ROOF PLAN & EXTERIOR LIGHTING

03/27/23

0

30'-0"

60'-0"

120'-0"

BUILDLINE
GENERAL CONTRACTORS

Make3
architecture / planning / design

1075 Brady Avenue NW
Atlanta, Georgia 30318

404.876.5510
info@make3.com

Page 152 of 163

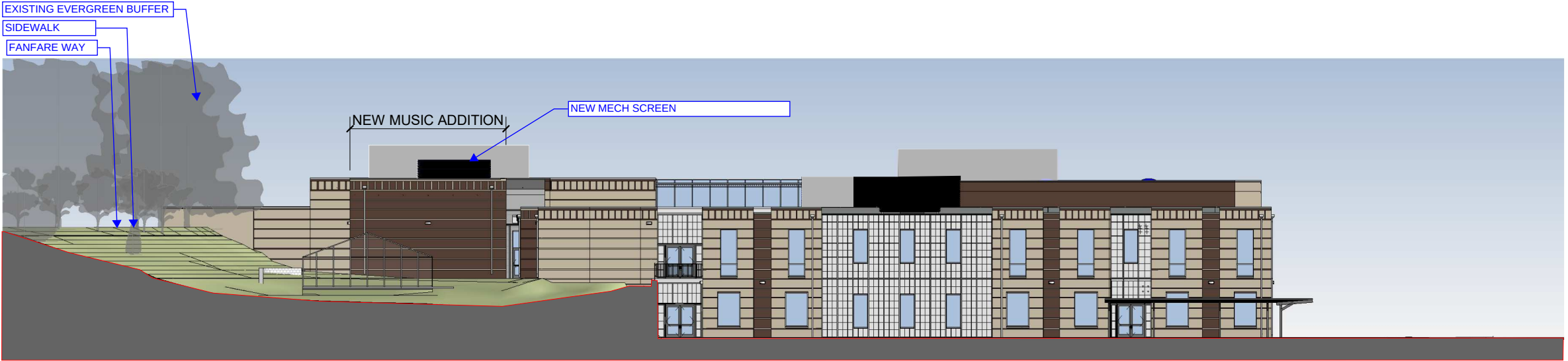
STOREFRONT WINDOW TO MATCH EXISTING

BRICK VENEER:
DARK BRICK W/ LIGHT BRICK BANDS

BRICK VENEER:
LIGHT BRICK W/ DARK BRICK BANDS

METAL PANEL

MECHANICAL EQUIP SCREEN



1
03

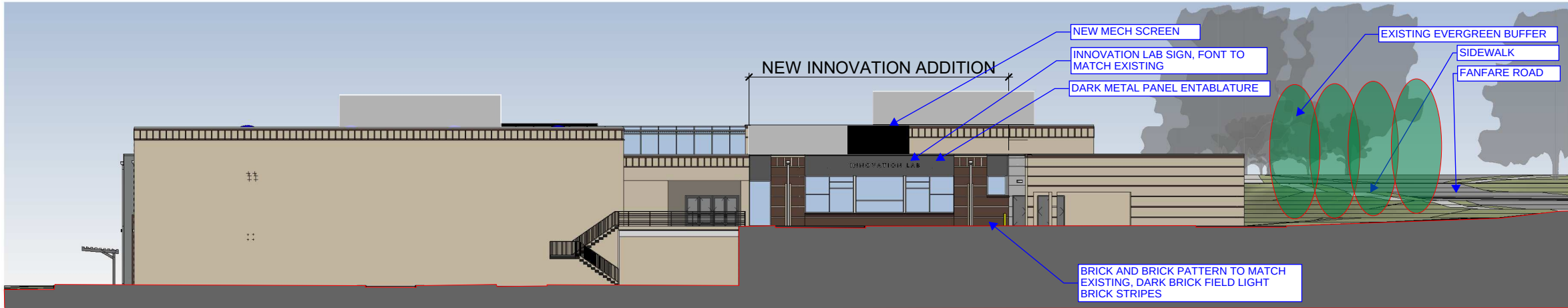
Music Addition West Elevation
1" = 30'-0"



2
03

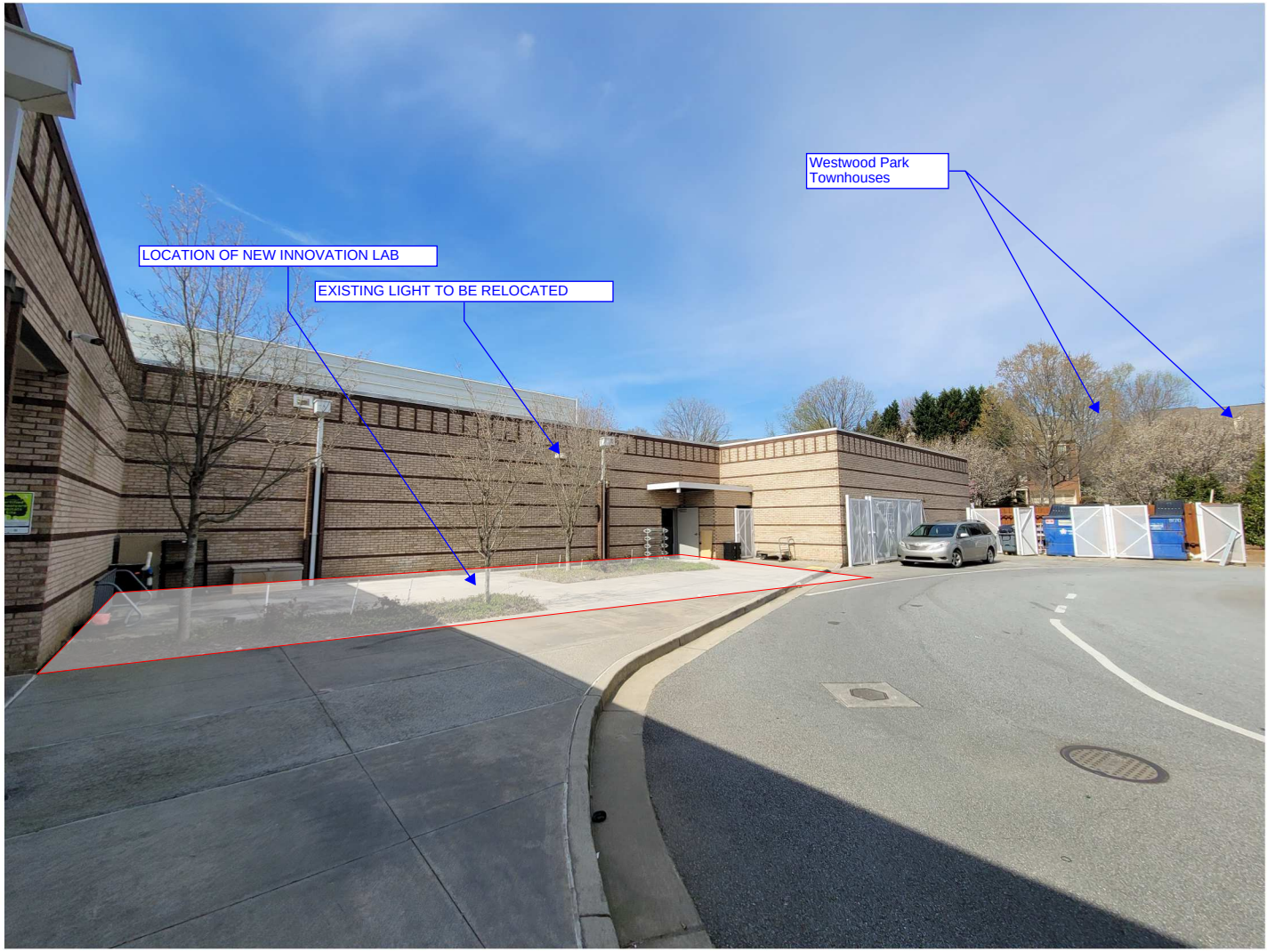
Music Addition North Elevation
1" = 30'-0"

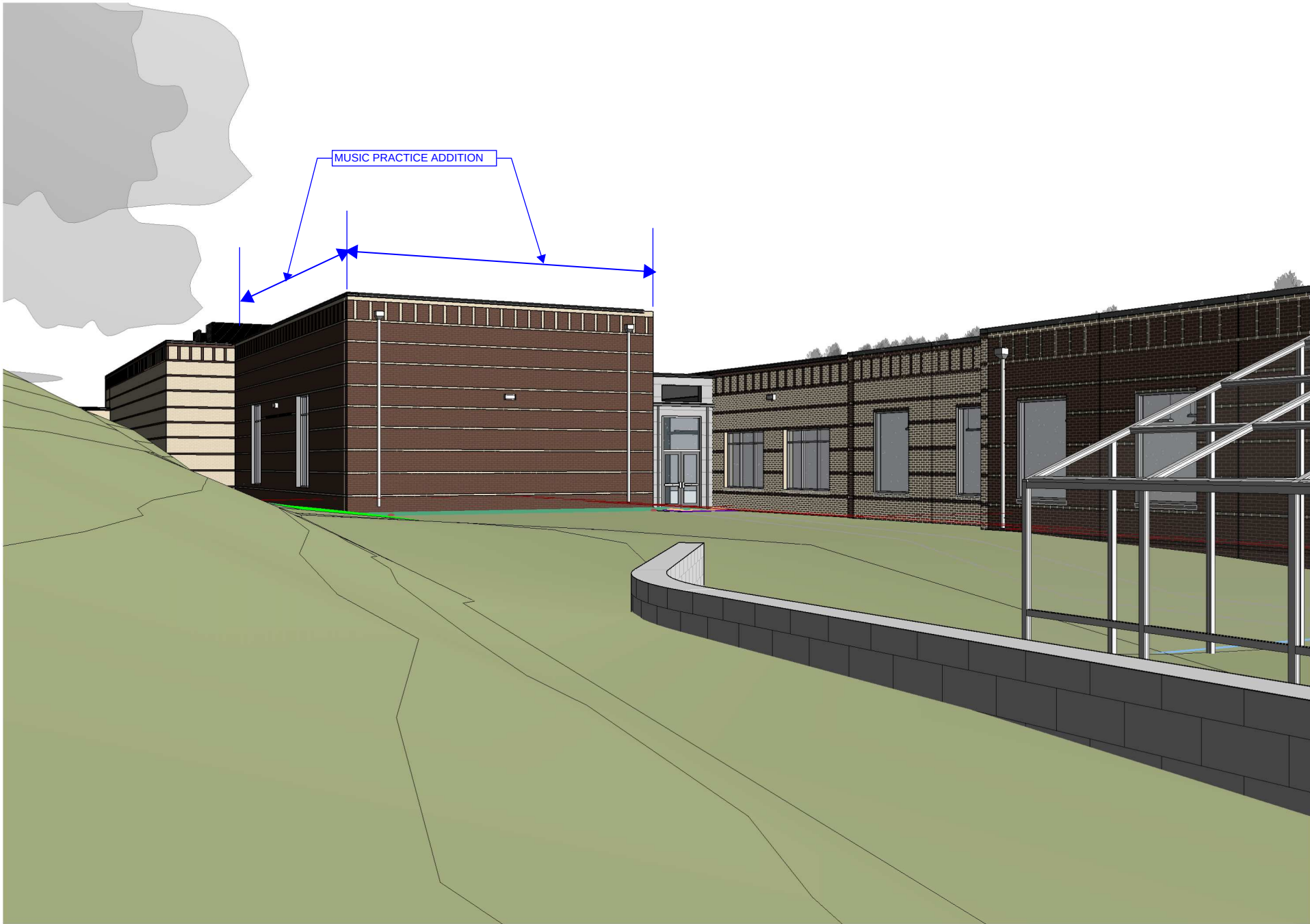
BRICK AND BRICK PATTERN TO MATCH EXISTING, DARK BRICK FIELD LIGHT BRICK STRIPES



3
03

Innovation Lab East Elevation
1" = 30'-0"





FULTON SCIENCE ACADEMY
Phase III
3035 Fanfare Way Alpharetta, GA 30009

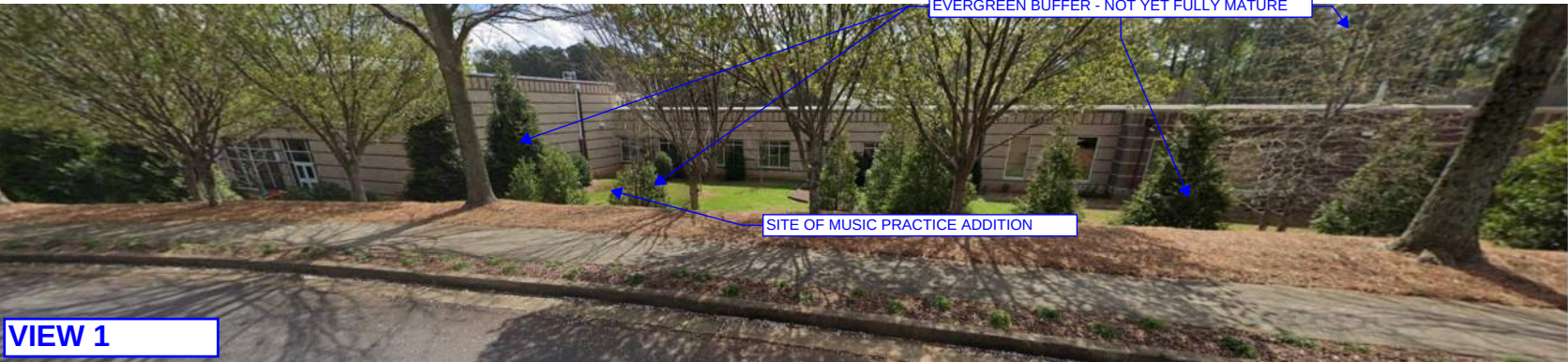
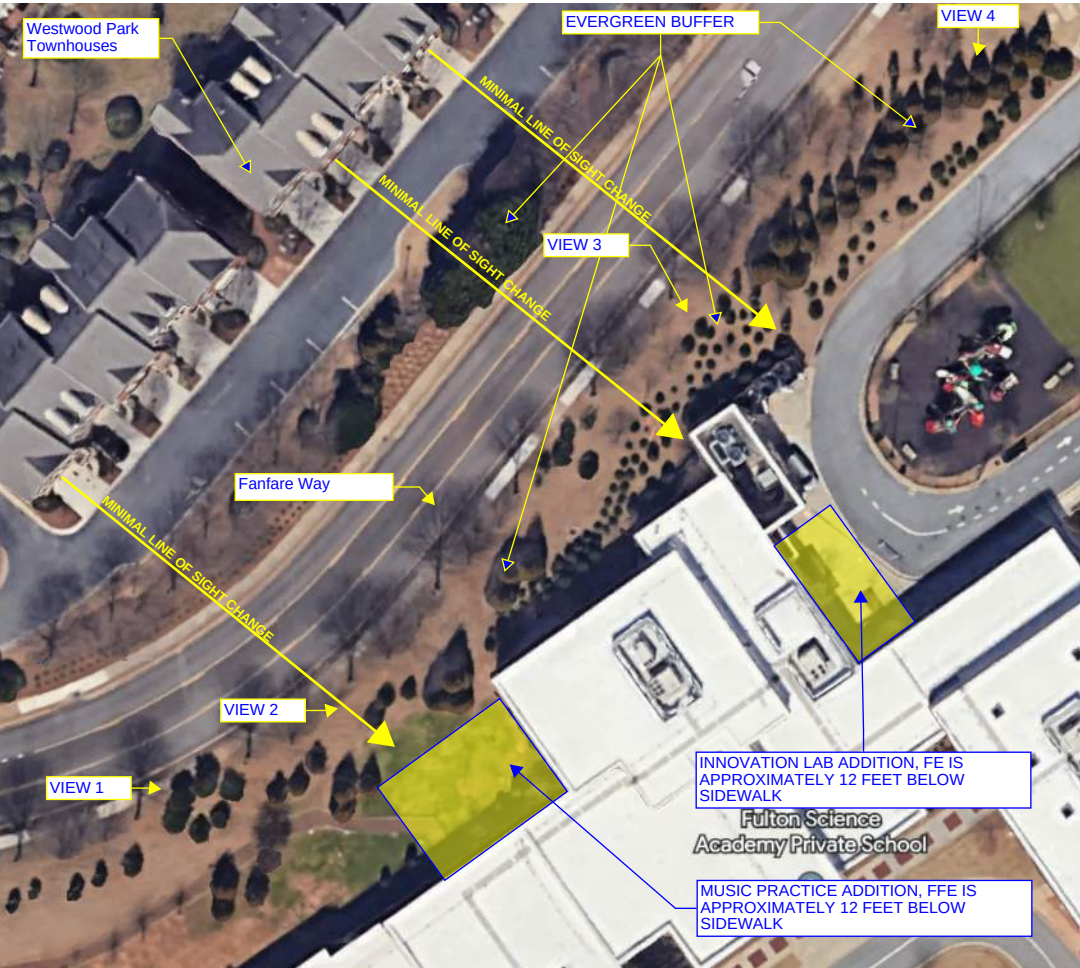
Make3 Project No. 202212

05 MUSIC BUILDING PERSPECTIVE

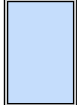
04/03/23



1075 Brady Avenue NW Atlanta, Georgia 30318 404.876.5510



MATERIALS LEGEND

STOREFRONT WINDOW TO MATCH EXISTING

BRICK VENEER:
DARK BRICK W/ LIGHT BRICK BANDS

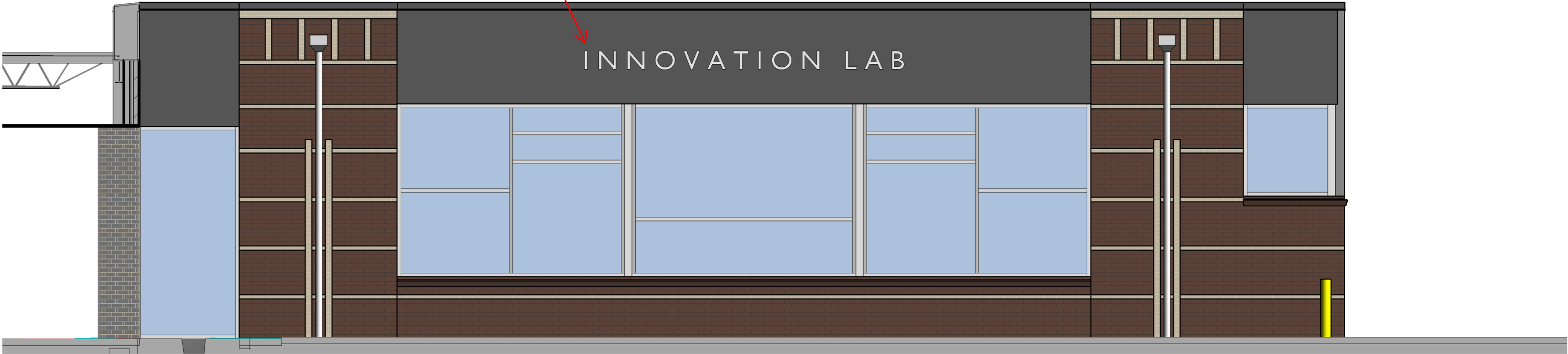
BRICK VENEER:
LIGHT BRICK W/ DARK BRICK BANDS

METAL PANEL

MECHANICAL EQUIP SCREEN



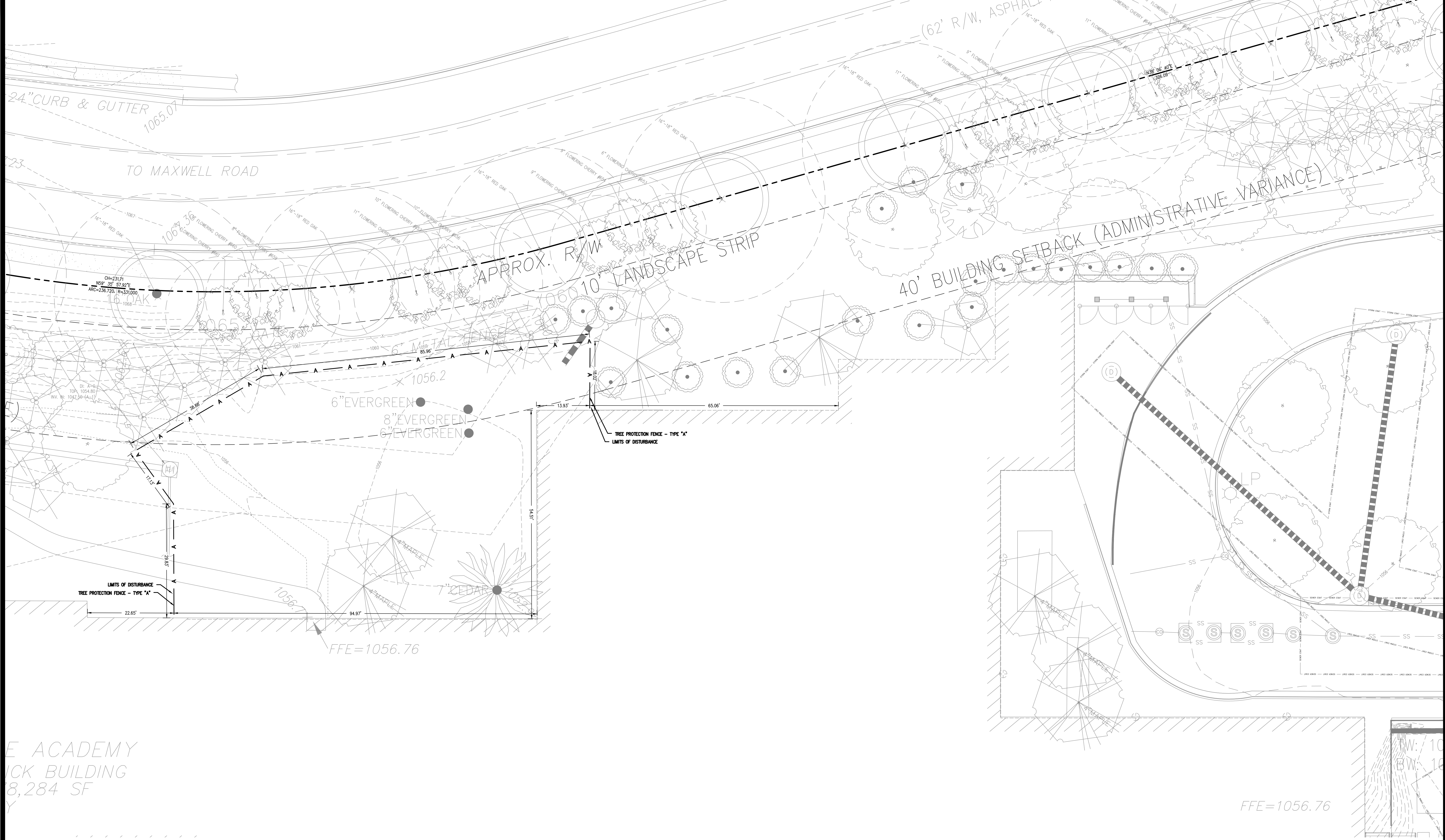
NEW ALUMINUM PIN MOUNTED LETTERS
TO MATCH EXISTING



1

A7

Innovation Lab Building Signage
3/16" = 1'-0"



FULTON SCIENCE ACADEMY
MICK BUILDING
18,284 SF
Y

NORTH

100

0

10

20

Scale 1" = 10'

GEORGIA811

Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

NOTE
SEE SHEET C2.0 FOR SURVEY SIGNED AND SEALED

X

NON-SPECIMEN TREE TO BE REMOVED

CRITICAL ROOT ZONE

SPECIMEN RECOMPENSE TREES

A

A

TREE PROTECTION FENCE
TYPE "A"

AEC

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell - Georgia - 30075
(770)411-1942 - www.aecad.com

EXISTING CONDITIONS

FULTON SCIENCE ACADEMY -
PHASE 3A - INNOVATION CENTER
ALPHARETTA, FULTON COUNTY, GEORGIA

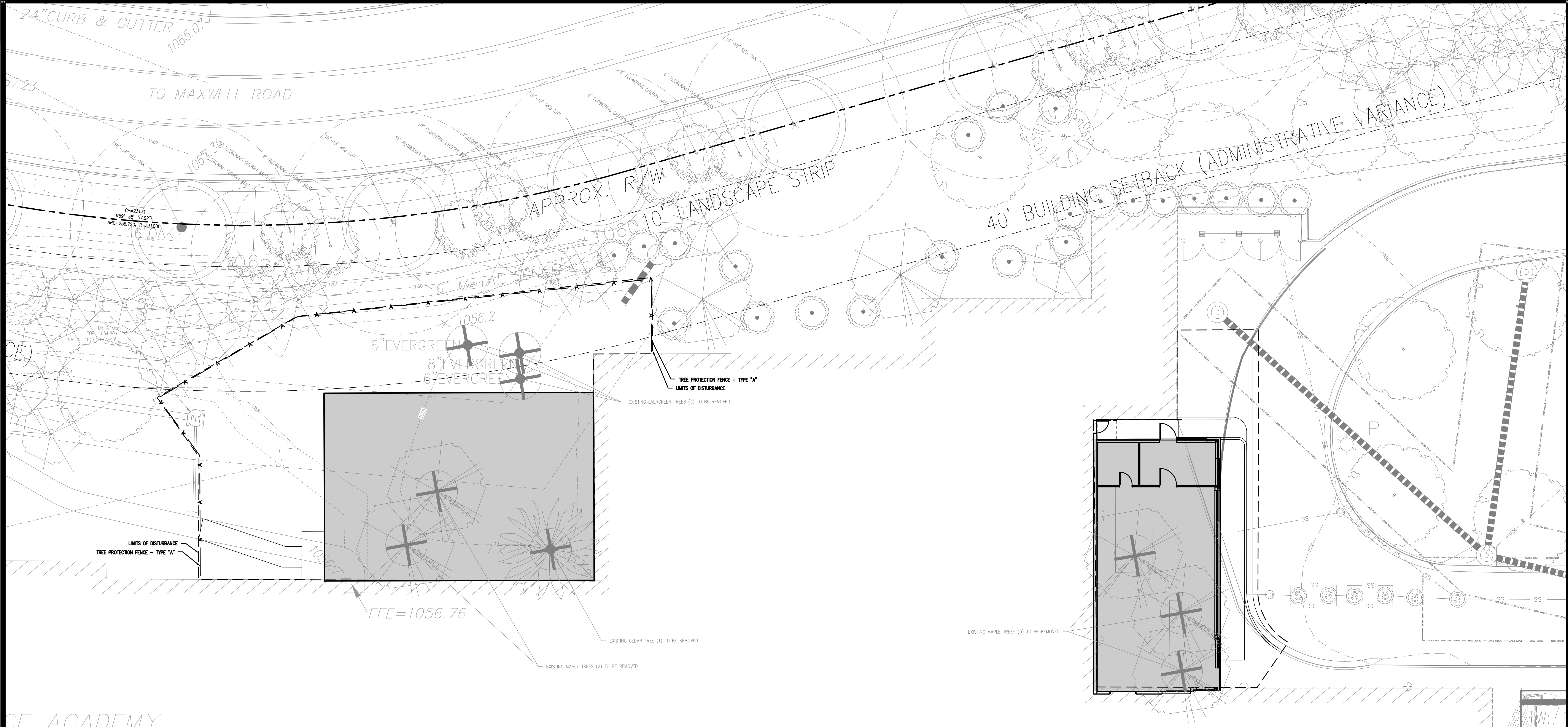
NO.	REVISIONS	DATE

PROJECT NO: 22-4817
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CF, JLM
LANDSCAPE DRAWN BY: -
LANDSCAPE DESIGNED BY: -
CHECKED BY: CF
DATE - 03-31-2023

SHEET
LI.0

COPYRIGHT AEC, INC.

Page 158 of 163



CITY OF ALPHARETTA TREE SAVE 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 SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN OUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

CITY OF ALPHARETTA TREE REMOVAL NOTE

TREE REMOVAL OUTSIDE TREE SAVE FENCE MUST BE REMOVED BY HAND. NO HEAVY MACHINERY ALLOWED.

CERTIFICATE OF OCCUPANCY INSPECTION NOTE

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

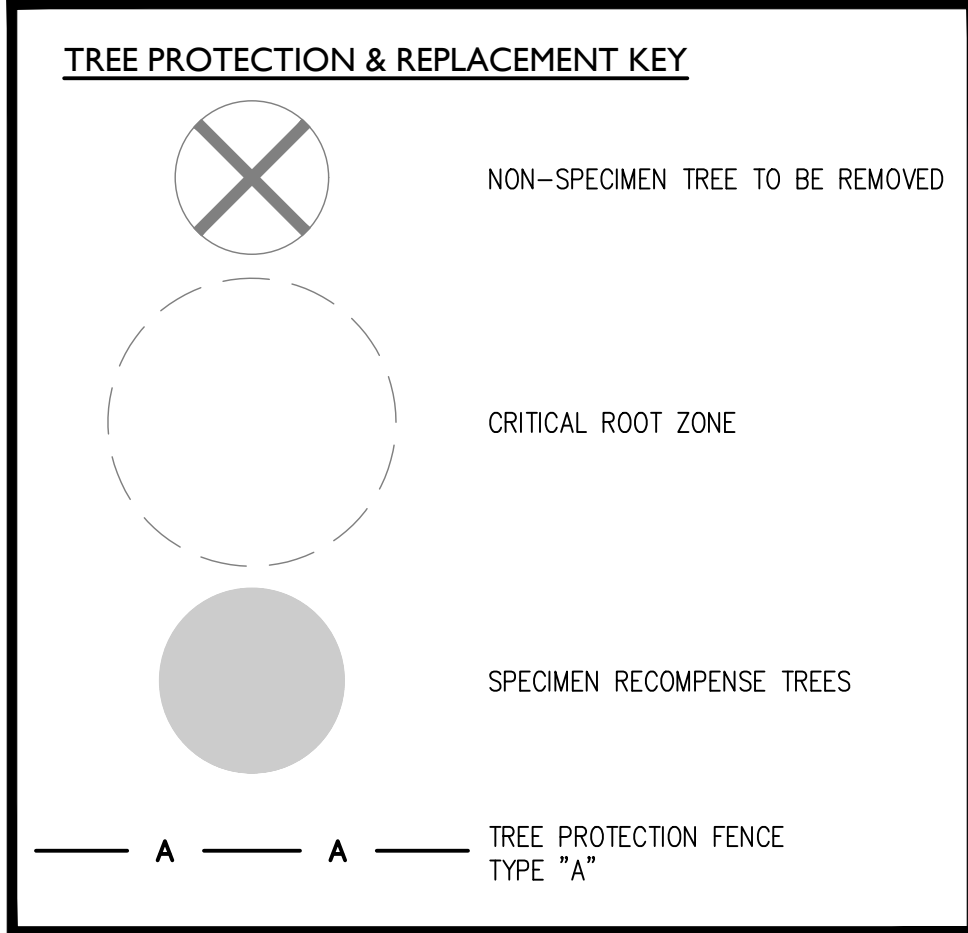
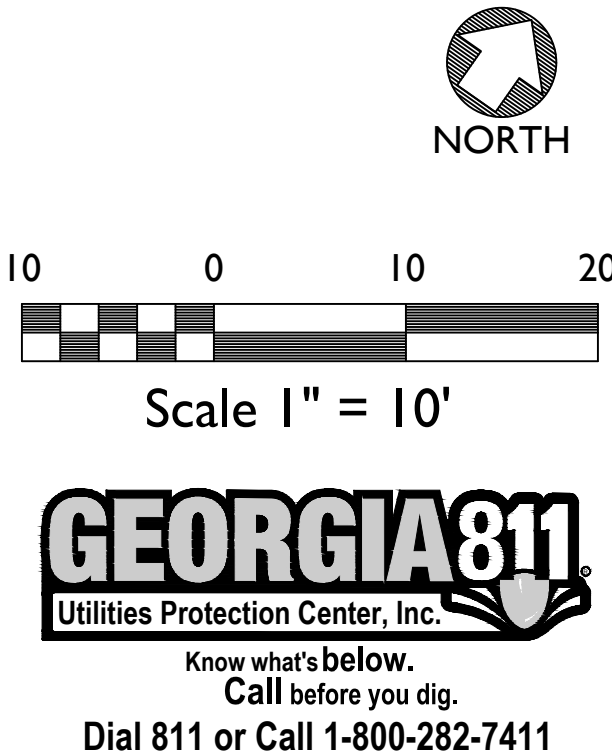
NOTES FOR DEMOLITION WITHIN A ROOT ZONES OF TREES.

- ALL EFFORTS SHALL BE MADE TO LIMIT THE DISTURBANCE WITHIN THE CRITICAL ROOT ZONE (RADIUS OF CRZ = 1.3 FEET * DBH) OF ALL SPECIMEN TREES, TREE GROUPING, TREES OF QUALITY, AND BOUNDARY TREES WITHIN 30 FEET OF THE LIMITS OF DISTURBANCE ON AND OFF THE PROPERTY.
- ALL EFFORTS SHALL BE MADE TO LIMIT THE DISTURBANCE WITHIN THE STRUCTURAL ROOT PLATE (RADIUS OF SRP - .5 FEET * DBH) OF ALL TREES SHOWN TO BE PRESERVED ON THE PLANS.
- LOCATION OF TRUCKS, DUMPSTERS, BACKHOES, EXCAVATORS OR OTHER MECHANIZED EQUIPMENT SHALL NOT TO BE WITHIN THE APPROVED TREE SAVE AREAS OUTSIDE THE LIMITS OF DISTURBANCE OR ANYWHERE SHOWN ON PLANS AS OFF LIMITS.
- DEMOLITION WITHIN A CRZ MUST TAKE PLACE FROM OUTSIDE THE CRZ OR APPROVED TREE SAVE AREA BY REACHING IN WITH AN EXCAVATOR OR SIMILAR WITH LITTLE TO NO SOIL DISTURBANCE.
- IF EQUIPMENT NEEDS TO BE USED WITHIN THE CRZ SIX INCHES OF WOOD CHIP MULCH SHALL BE SPREAD EVENLY ACROSS THE AREA AND 3/4" PLYWOOD OR GREATER SHALL BE USED AS MATTING ON TOP OF THE WOOD CHIP MULCH WITHIN THE AREA OF THE CRZ. ALTERNATIVE METHODS OF ROOT PROTECTION OR MATTING MAY BE USED AS APPROVED BY THE CITY.
- DEMOLITION MAY ALSO BE ACCOMPLISHED BY HAND WITHOUT THE USE OF HEAVY MECHANIZED EQUIPMENT SUCH AS EXCAVATORS, BOBCATS, AND DINGOES OR SIMILAR. AREAS OF HAND DEMOLITION SHALL BE SPECIFICALLY NOTED ON THE PLANS.
- AN ISA CERTIFIED ARBORIST SHALL CLEAN CUT ANY EXPOSED, RIPPED, OR TORN ROOTS GREATER THAN 1/2" IN DIAMETER AND COVER CUT ENDS WITH NATIVE OR AMENDED SOILS AND WOOD CHIP MULCH TO A DEPTH OF 3-4".
- A SPECIFIC TREE CARE PLAN TAILORED TO THE INDIVIDUAL TREES AND SITE CONDITIONS MUST BE DEVELOPED AND SUPERVISED BY AN ISA CERTIFIED ARBORIST, GA REGISTERED FORESTER, OR ASCA REGISTERED CONSULTING ARBORIST. THIS PLAN MUST BE PROVIDED TO THE CITY ARBORIST FOR REVIEW AND APPROVAL PRIOR TO ANY SIGN OFFS ON A DEMOLITION OR LAND DISTURBANCE PERMIT. THIS PLAN MUST INCLUDE MEASURES FOR ROOT AND CANOPY PRUNING, SOIL REMEDIATION AND COMPACTION REDUCTION AND ANY ITEMS MENTIONED ABOVE. THIS PLAN IS IN ADDITION TO BUT CAN BE IN CONJUNCTION WITH ANY TREE CARE THAT IS REQUIRED FOR ANY SITE DEMOLITION PLANS.
- THE CITY OF ALPHARETTA MUST BE NOTIFIED OF SPECIFIC TIMELINE OF THE WORK AS WELL AS THE TREE CARE PRIOR TO ANY WORK BEGINNING ON THE DEMOLITION AND RESERVES THE RIGHT TO BE PRESENT AT ANY AND ALL STEPS IN THIS PROCESS.

HARDSHIP JUSTIFICATION:

BECAUSE OF GRADING FOR THE PARKING ADDITION LANDSCAPE TREES WILL NEED TO BE REMOVED (UNDER 4"). NO SPECIMEN TREES HAVE BEEN REMOVED ON SITE.

Trees to be Removed						
Qty	Tree	DBH	Unit Value	Specimen Multiplier	Total Inches	
1	Maple	4"	4	1	4"	
1	Maple	4"	4	1	4"	
1	Maple	4"	4	1	4"	
1	Maple	4"	4	1	4"	
1	Maple	4"	4	1	4"	
1	Cedar	7"	7	1	7"	
1	Evergreen	6"	6	1	6"	
1	Evergreen	8"	8	1	8"	
1	Evergreen	6"	6	1	6"	
9	Total Specimen Tree Inches To Recompense					48"
*ALL TREES TO BE REMOVED WERE PREVIOUSLY PLANTED TREES @ 4" CALIPER						
**SEE SHEET L3.0 FOR TREE REPLACEMENT & QUANTITIES						

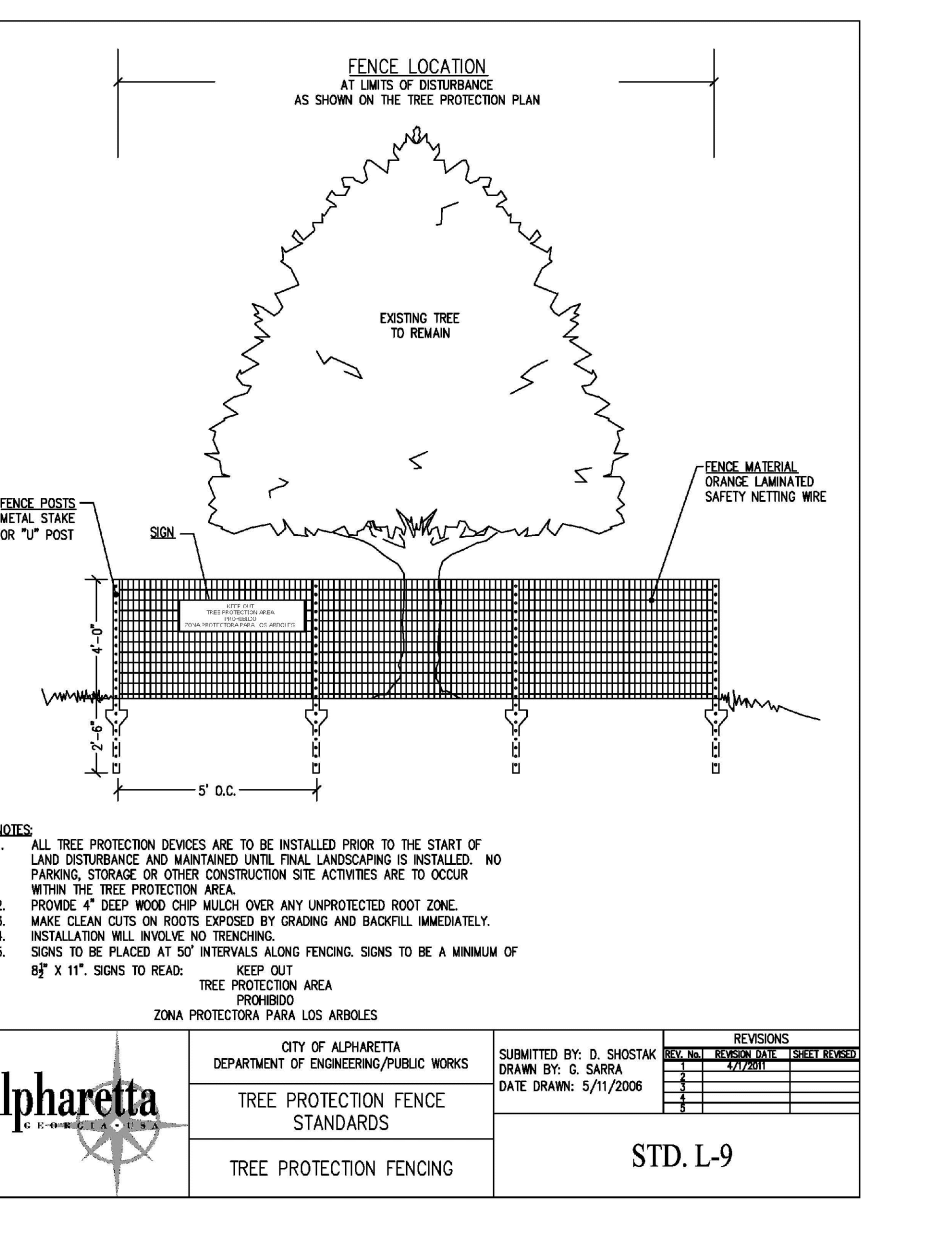
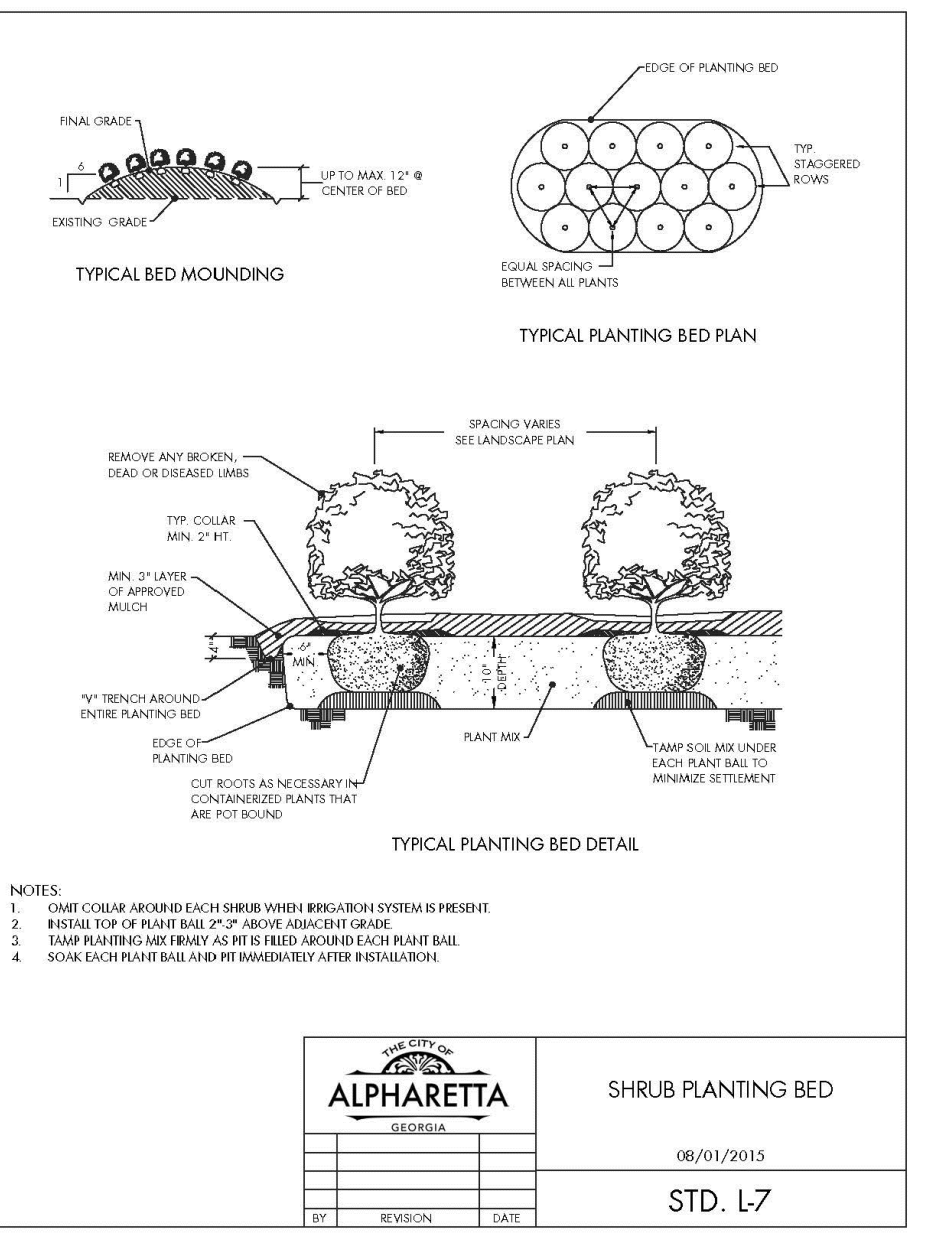
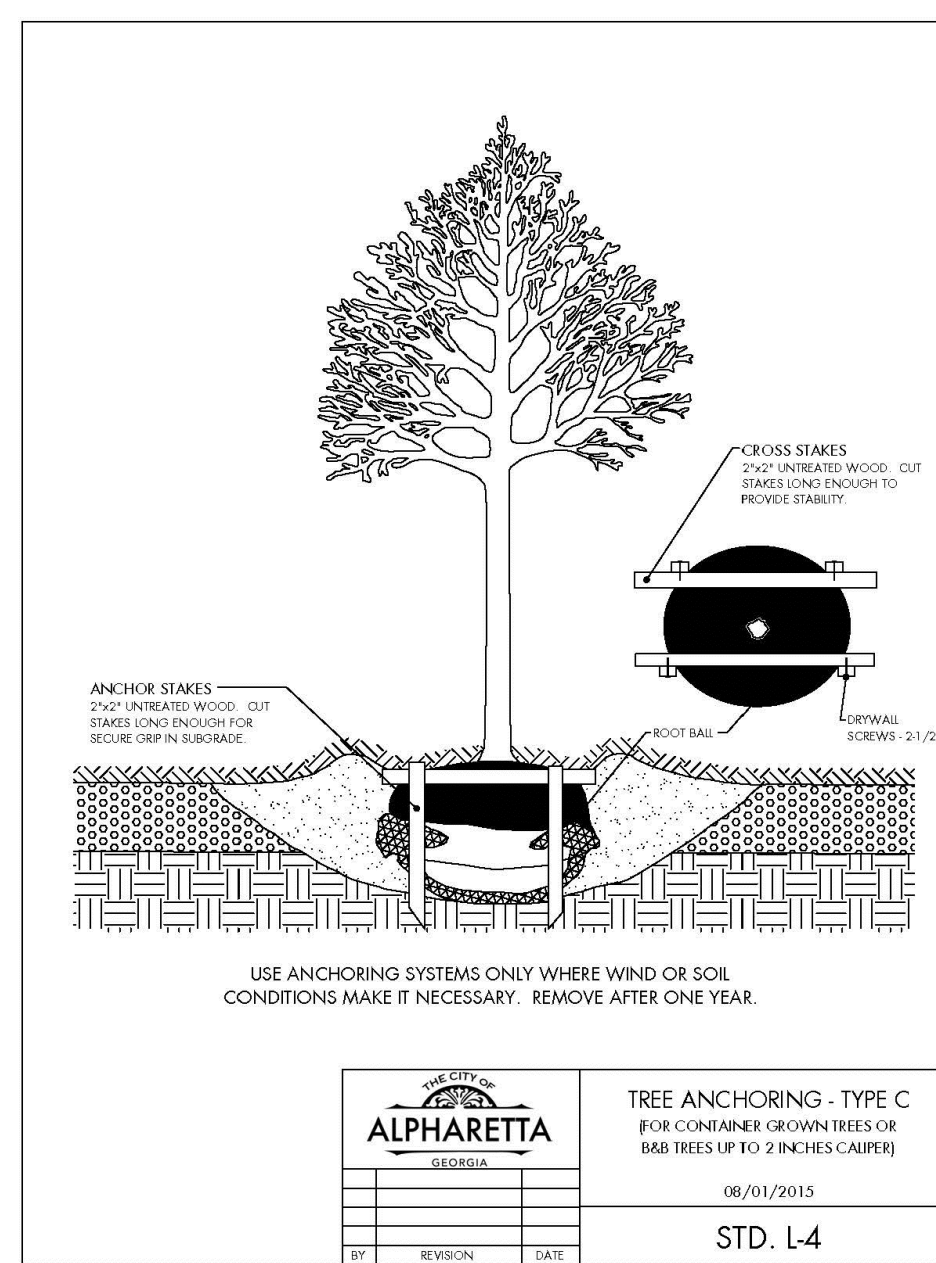
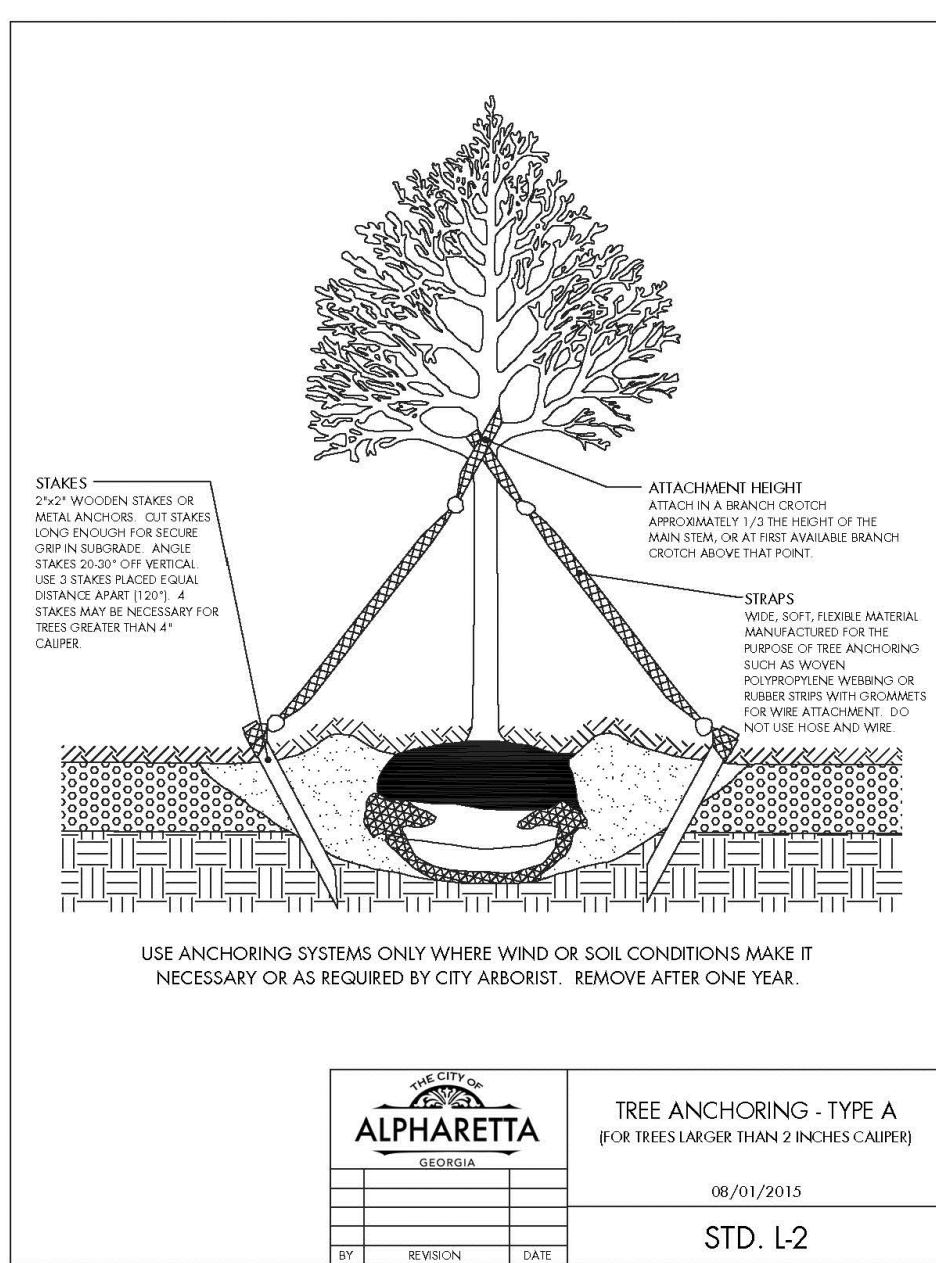


FULTON SCIENCE ACADEMY -
PHASE 3A - INNOVATION CENTER
ALPHARETTA, FULTON COUNTY, GEORGIA

REVISIONS	DATE
NO.	
PROJECT NO: 22-4817 CIVIL DRAWN BY: JLM CIVIL DESIGNED BY: CF, JLM LANDSCAPE DRAWN BY: - LANDSCAPE DESIGNED BY: - CHECKED BY: CF DATE: 03-31-2023	
SHEET L2.0	

1. the city ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A STOP WORK ORDER AND A CITY ARBORIST INSPECTION 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 REVEALED PLANS ARE CORRECTED AND PROJECT APPROVED BY AN ACCREDITED INFORMATION DESIGN LANDSCAPE ARCHITECT OR PROJECT ARCHITECT TO INSPECT, VERIFY, AND APPROVE. THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO THE STARTING OF THE CONSTRUCTION OF THE LANDSCAPE. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
3. A LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIES TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
4. A 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.
5. 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.
6. ALL TREES MUST BE PROTECTED BY AN ALUMINUM OR IRON BARS 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 PLANTING.
7. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE REQUIREMENTS WILL NOT BE ACCEPTED. E.G. 3" INCH CALIPER TREES ARE REQUIRED BUT 2" INCH CALIPER TREES ARE SUBMITTED. TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TPOMOST GROWTH.
8. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO EXISTING TREES. TREES OF LESSER QUALITY WILL BE REJECTED BY THE CITY ARBORIST.
9. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE PERMIT. RATE OF OCCUPANCY MUST BE PROVIDED.
10. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PERFORM SIZING AND WATERING. ADDITIONAL WATERING SHALL BE PROVIDED BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
11. NO TRENCING ALLOWED IN TREE SAVE AREAS- INCLUDING DRIVEWAYS, SIDEWALKS, AND PARKING LOTS.
12. 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 THE RECOMMENDATIONS OF THE CITY ARBORIST FOR TESTING. 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 PIT. FILL WITH WATER. IF PERCOLATION IS LESS THAN 100% GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARCHITECT MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH DRAINAGE DEFICIENCIES. TESTING RESULTS MUST BE PROVIDED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
13. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DISTURBED. THE CITY ARBORIST HAS THE RIGHT TO REQUIRE TO CREATE A TREE PROTECTION SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
14. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
15. THE CITY ARBORIST IS RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
16. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY ARBORIST'S TREE AND LANDSCAPE CLASS ROOM STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO GIVING OF TREES, SHRUBS, PERENNIALS, ANNUALS, GRASS AND COVER, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR EACH PLANT SPECIES. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON PLAN. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED. PLANT MATERIAL MUST HAVE A 4" MINIMUM CALIBER. PLANT MATERIAL 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 PLANTS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROTECTIVE DRAINAGE AT 1/2% MINIMUM IN ALL PLANTED AREAS. O. C. = ON CENTER, & S + S = SPACE AS SHOWN.
9. ALL PLANTS MUST BE CENTER-GROWN OR BALLED & BURLAPPED (\$685) AS INDICATED IN THE PLANT LIST.
10. ALL PLANTS MUST BE STAKED, TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
11. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. PLANTS NOT APPROVED SHALL BE REPLACED. 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 IS COMPLETED.
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. THE OWNER AGREES TO COMPLETELY GUARANTEE.
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 ACQUAINTED TO THE SITE FOR A MINIMUM OF 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 REPLACED. REPLACEMENTS SHALL BE OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
22. STANDARDS SET FORTH IN "AMERICAN REQUIREMENTS FOR NURSERY STOCK" SHALL BE THE BASIS FOR ALL PLANTING MATERIALS. THESE REQUIREMENTS CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
23. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF

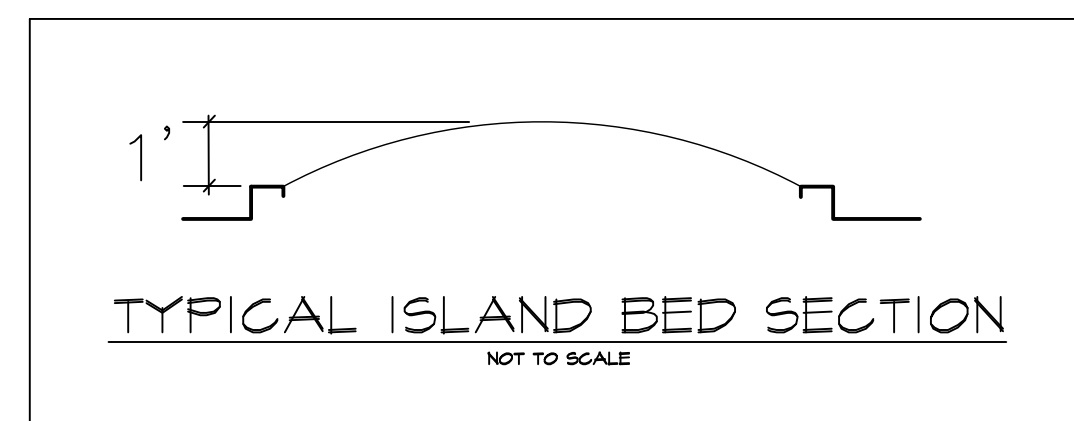
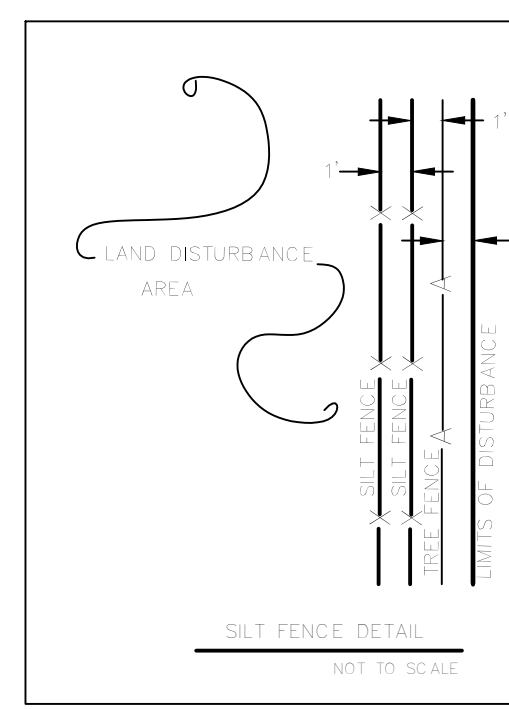
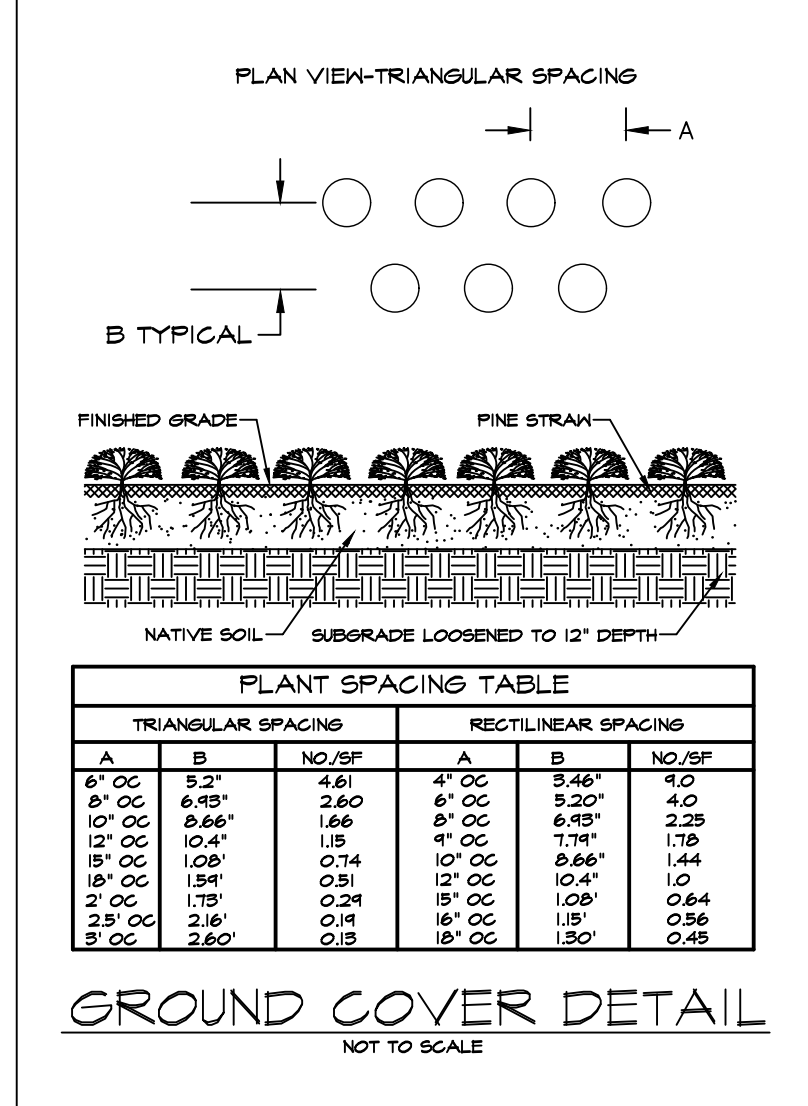
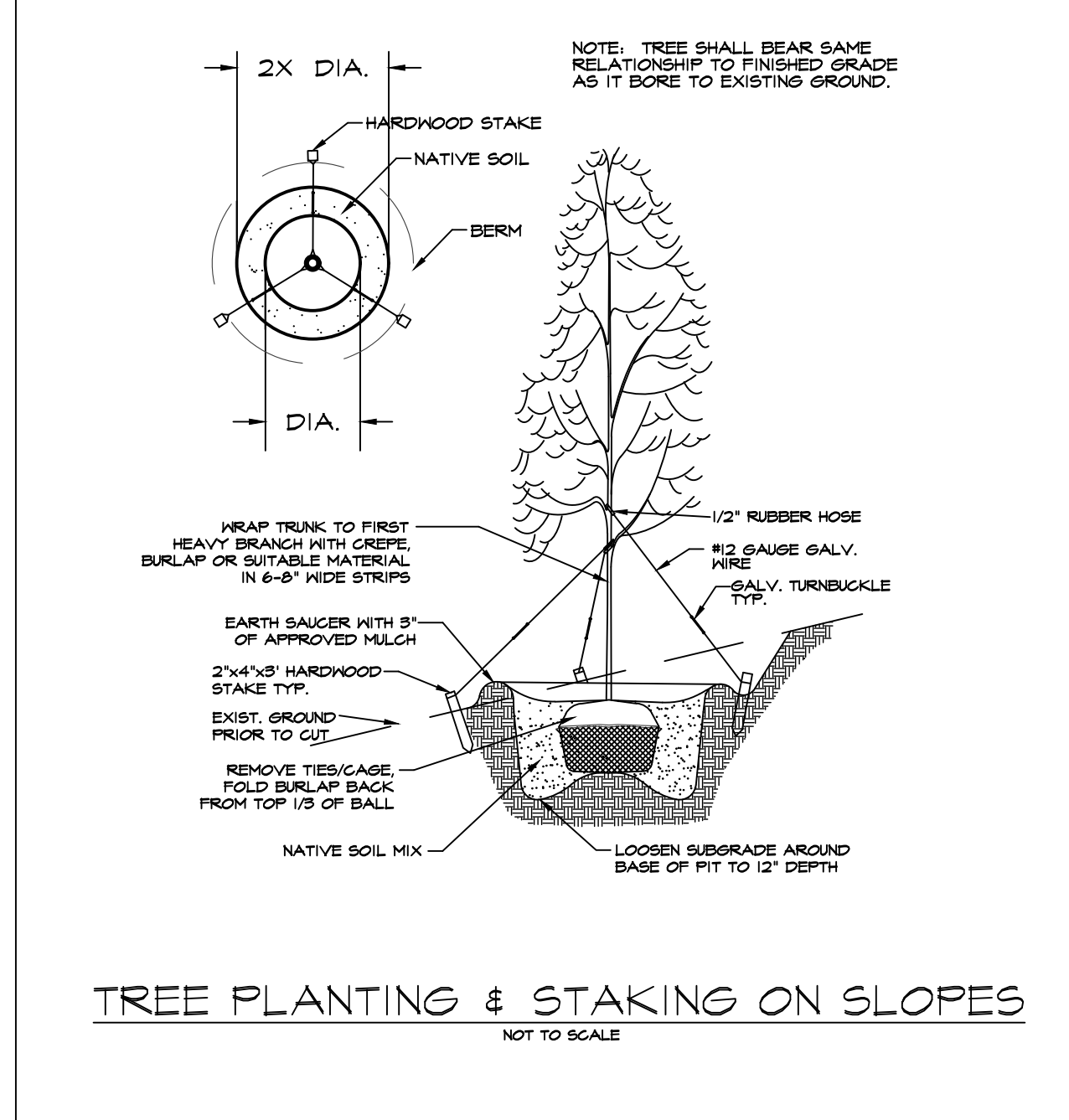
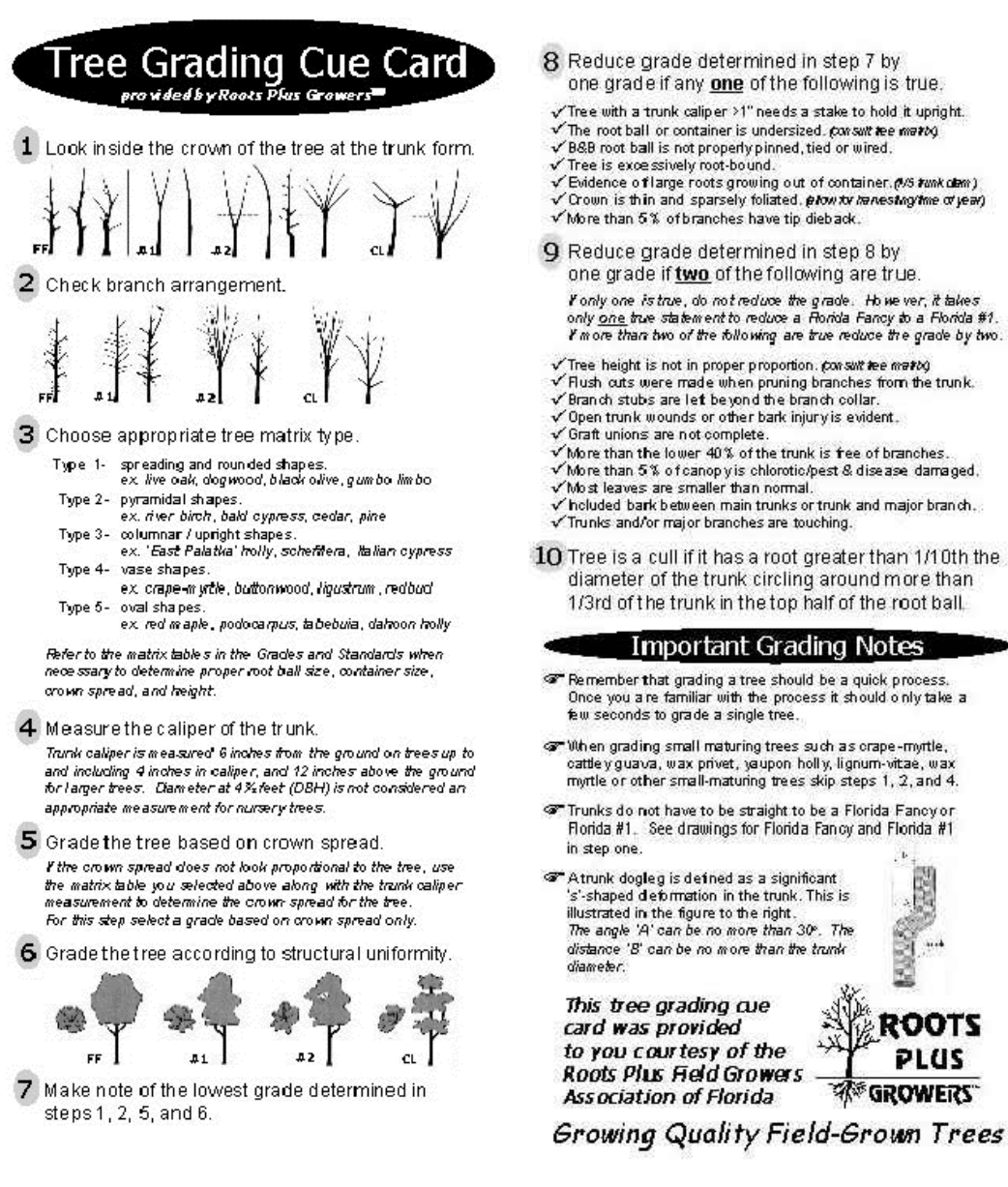


1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS:
 A. TREE, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
2. ALL ZONES SHALL HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
3. ALL ZONES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DICTATED 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. AS NOTED BY THE BUILD W/IRRAW 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 REINBIRD 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 ANY SPLIT OR LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

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

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

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



Legal Description As Surveyed

All that tract or parcel of land lying and being in Land Lots 688, 689 and 700 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set located at the intersection of the Land Lot Line common to Land Lots 743 and 744 with the northwesterly right-of-way line of State Route 400, U.S. Highway 19 (having a variable width public right-of-way); thence run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S63°43'36"W a distance of 154.60 feet to a point; S70°43'17"W a distance of 499.99 feet to a concrete monument found; S70°39'47"W a distance of 199.60 feet to a concrete monument found; S63°43'47"W a distance of 201.60 feet to a concrete monument found; S70°44'42"W a distance of 343.70 feet to a concrete monument found; along the arc of a curve to the left an arc distance of 280.19 feet to a point, having a radius of 5879.58 feet, being subtended by a chord bearing of S69°25'04"W and a chord distance of 280.16 feet; along the arc of a curve to the left an arc distance of 371.37 feet to an iron pin found, having a radius of 5879.58 feet, being subtended by a chord bearing of S66°14'35"W and a chord distance of 371.31 feet; N38°26'44"W a distance of 35.04 feet to an iron pin set, said iron pin set being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S62°27'10"W a distance of 185.56 feet to an iron pin set; along the arc of a curve to the left an arc distance of 1413.61 feet to an iron pin set, having a radius of 5880.00 feet, being subtended by a chord bearing of S55°41'44"W and a chord distance of 1410.21 feet; S55°41'00"W a distance of 40.68 feet to an iron pin set; thence leave said northwesterly right-of-way line of State Route 400, U.S. Highway 19 and run N41°32'22"W a distance of 165.85 feet to an iron pin set located on the southeasterly right-of-way line of Fanfare Way (having a 62' width public right-of-way); thence run generally northeasterly along said southeasterly right-of-way line of Fanfare Way the following courses and distances: N44°56'59"E a distance of 68.90 feet to a point; along the arc of a curve to the left an arc distance of 288.06 feet to a point, having a radius of 381.00 feet, being subtended by a chord bearing of N23°17'25"E and a chord distance of 281.25 feet; N01°37'51"E a distance of 178.03 feet to a point; along the arc of a curve to the right an arc distance of 477.88 feet to a point, having a radius of 349.00 feet, being subtended by a chord bearing of N40°51'29"E and a chord distance of 441.41 feet; N80°05'07"E a distance of 121.57 feet to a point; along the arc of a curve to the left an arc distance of 236.72 feet to a point, having a radius of 331.00 feet, being subtended by a chord bearing of N59°35'49"E and a chord distance of 231.71 feet; N39°06'31"E a distance of 326.09 feet to an iron pin set located at the western point of the mitered intersection of said southeasterly right-of-way line of Fanfare Way with the southwesterly right-of-way line of Maxwell Road (having a 62' width public right-of-way); thence run southeasterly along said miter S89°40'03"E a distance of 34.26 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection; thence leave said miter and run N51°34'38"E a distance of 62.00 feet to an iron pin set located on the northeasterly right-of-way line of Maxwell Road; thence leave said northeasterly right-of-way line and run N51°34'38"E a distance of 30.37 feet to an iron pin set; thence run S38°26'44"E a distance of 623.02 feet to an iron pin set located on the northwesterly right-of-way line of State Route 400, U.S. Highway 19, said iron pin set being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 17.457 acres (760,430 square feet).

Legal Description Record

ALL THAT TRACT OR PARCEL OF LAND KNOWN AS POD "O" OF THE COUSINS WESTSIDE SUBDIVISION LYING AND BEING IN LAND LOTS 688, 689 & 700, 1ST LAND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND AS SHOWN ON THAT CERTAIN SUBDIVISION PLAT PREPARED BY LOWE ENGINEERS, DATED 12/20/2004, LAST REVISED 04/15/2011, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 400 - U.S. HWY 19 (TURNER MACDONALD PKWY) HAVING A VARIABLE RIGHT OF WAY AND THE LINE COMMON TO LAND LOTS 743 & 744, 1ST LAND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA; THENCE ALONG THE AFORESAID RIGHT OF WAY A DISTANCE OF 2051.05 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 237.46', A RADIUS OF 5879.58', A CHORD BEARING OF S 63°27'27" W, AND A CHORD LENGTH OF 237.44' TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 1025.77', A RADIUS OF 5879.58', A CHORD BEARING OF S 57°06'45" W, AND A CHORD LENGTH OF 1024.47' TO A 1/2" REBAR FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY S 55°40'57" W A DISTANCE OF 378.66' TO A 1/2" REBAR SET; THENCE LEAVING THE AFORESAID RIGHT OF WAY N 41°32'16" W A DISTANCE OF 165.85' TO A 1/2" REBAR SET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FANFARE WAY HAVING A 62' RIGHT OF WAY;

THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 44°55'59" E A DISTANCE OF 68.90' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 288.06', A RADIUS OF 381.00', A CHORD BEARING OF N 23°17'34" E, AND A CHORD LENGTH OF 281.25' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 01°38'00" E A DISTANCE OF 178.03' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 236.16', A RADIUS OF 349.00', A CHORD BEARING OF N 21°01'06" E, AND A CHORD LENGTH OF 231.68' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 241.73', A RADIUS OF 349.00', A CHORD BEARING OF N 60°14'44" E, AND A CHORD LENGTH OF 236.93' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 80°05'16" E A DISTANCE OF 121.57' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 236.72', A RADIUS OF 331.00', A CHORD BEARING OF N 59°35'58" E, AND A CHORD LENGTH OF 231.71' TO A POINT; THENCE N 39°06'40" E A DISTANCE OF 326.09' TO A ½" REBAR SET AT THE SOUTHWESTERN POINT OF MITERED INTERSECTION OF FANFARE WAY (62' R/W) AND MAXWELL ROAD (62' R/W); THENCE CONTINUING ALONG THE MITERED INTERSECTION S 89°39'54" E A DISTANCE OF 34.26' TO A ½" REBAR SET; THENCE CONTINUING ALONG THE MITERED INTERSECTION N 51°34'47" E A DISTANCE OF 62.00' TO A ½" REBAR SET; THENCE LEAVING THE RIGHT OF WAY OF MAXWELL ROAD N 52°06'46" E A DISTANCE OF 30.26' TO A ½" REBAR FOUND; THENCE S 38°29'03" E A DISTANCE OF 658.30' TO A ½" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THE RIGHT OF WAY TAKING SET FORTH IN DEED BOOK 65923 PAGE 33, AFORESAID RECORDS.

Legal Description Reserved ROW

All that tract or parcel of land lying and being in Land Lot 689 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set located at the intersection of the Land Lot Line common to Land Lots 743 and 744 with the northwesterly right-of-way line of State Route 400, U.S. Highway 19 (having a variable width public right-of-way); thence run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S63°43'36"W a distance of 154.60 feet to a point; S70°43'17"W a distance of 499.99 feet to a concrete monument found; S70°39'47"W a distance of 199.60 feet to a concrete monument found; S63°43'47"W a distance of 201.60 feet to a concrete monument found; S70°44'42"W a distance of 343.70 feet to a concrete monument found; along the arc of a curve to the left an arc distance of 280.19 feet to a point, having a radius of 5879.58 feet, being subtended by a chord bearing of S69°25'04"W and a chord distance of 280.16 feet; along the arc of a curve to the left an arc distance of 371.37 feet to an iron pin found, having a radius of 5879.58 feet, being subtended by a chord bearing of S66°14'35"W and a chord distance of 371.31 feet; N38°26'44"W a distance of 35.04 feet to an iron pin set; thence leave said northwesterly right-of-way line of State Route 400, U.S. Highway 19 and run N38°26'44"W a distance of 623.02 feet to an iron pin set; thence run S51°34'38"W a distance of 30.37 feet to an iron pin set located on the northeasterly right-of-way line of Maxwell Road (having a 62' width public right-of-way); thence run S51°34'38"W a distance of 62.00 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection with Fanfare Way (having a 62' width public right-of-way), said iron pin set being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leave said southwesterly right-of-way line of Maxwell Road and run S38°26'44"E a distance of 17.66 feet to a point; thence run S89°49'34"W a distance of 25.78 feet to a point; thence run S39°06'31"W a distance of 327.38 feet to a point; thence run along the arc of a curve to the right an arc distance of 277.84 feet to a point, having a radius of 355.01 feet, being subtended by a chord bearing of S61°31'47"W and a chord distance of 270.80 feet; thence run S83°57'06"W a distance of 88.28 feet to a point; thence run along the arc of a curve to the left an arc distance of 477.28 feet to a point located on the southeasterly right-of-way line of Fanfare Way, having a radius of 337.00 feet, being subtended by a chord bearing of S43°23'38"W and a chord distance of 438.38 feet; thence run generally northeasterly along said southeasterly right-of-way line of Fanfare Way the following courses and distances: along the arc of a curve to the right an arc distance of 477.88 feet to a point, having a radius of 349.00 feet, being subtended by a chord bearing of N40°51'29"E and a chord distance of 441.41 feet; N80°05'07"E a distance of 121.57 feet to a point; along the arc of a curve to the left an arc distance of 236.72 feet to a point, having a radius of 331.00 feet, being subtended by a chord bearing of N59°35'49"E and a chord distance of 231.71 feet; N39°06'31"E a distance of 326.09 feet to an iron pin set located at the western point of the mitered intersection of said southeasterly right-of-way line of Fanfare Way with the southwesterly right-of-way line of Maxwell Road; thence run southeasterly along said miter S89°40'03"E a distance of 34.26 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection with Fanfare Way, said iron pin set being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.465 acre (20,260 square feet).