



DESIGN REVIEW BOARD DECEMBER 15, 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 November 17, 2023

VIII. PUBLIC HEARING

1. DRB230049 Homewood Suites by Hilton 10775 Davis Dr
consideration of exterior changes

2. DRB230050 Fifth Third Bank 4303 State Bridge Rd
consideration of new construction

3. DRB230051 Truck & Tap 30 Milton Ave
consideration of exterior roof changes

IX. ADJOURNMENT



Design Review Board
Meeting Minutes
November 17, 2023
Alpharetta City Hall
2 Park Plaza
8:30 AM

I. MEETING ANNOUNCEMENTS
II. WORKSHOP

Chairman Kramer called the workshop to order at 8:32 a.m.

Staff reviewed DRB230048 Delbar Holdings with the Board.

There was discussion of:

- Location and previous owner.
- 2nd Location for Delbar
- Consideration to enclose patio and other exterior changes.
- New Storage Rooms
- New Patio Enclosure
- Lowered Skylight
- RTU in front of building.
- Proposal of raising Horizontal Bands.
- Design of Building.
- Architectural Site Plan
- Renderings
- Intention of Color of Building with addition of parapet walls.
- Current Tree
- Enclosure Materials

Chairman Kramer adjourned the workshop at 8:43 a.m.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:02 a.m.

IV. ROLL CALL

- **Design Review Board Members Present:**
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Pat Corkill
 - o Richard Owens
 - o Holly Palmer
 - o Erik Rowen
 - o Jennifer Sprayberry
- **Staff Present:**
 - o Bret Schroeder, Code Enforcement Manager
 - o Elle Taylor, Planning + Zoning Coordinator
 - o Nikisha Mistry, GIS Specialist/Special Projects Planner

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

Staff welcomed Jennifer Sprayberry as a Board Member to the Design Review Board.

Staff discussed the December 2024 Meeting being moved to January 2025 to meet advertising requirements: therefore, there will be two DRB meetings in January 2025.

Staff discussed issues with new Alpharetta emails for the Board.

VII. ITEMS FROM BOARD MEMBERS

Chairman Kramer welcomed Board Member Sprayberry as Council Member Will's appointee as well as Elle Taylor as Planning + Zoning Coordinator.

Chairman Kramer requested updated roster of Design Review Board Members.

1. DRB Meeting Minutes of October 20, 2023

- ❖ **Board Member Palmer offered a motion to approve with corrections.**
 - **Board Member Owens seconded the motion.**
 - **Motion carried (6-0-1) (Sprayberry)**

VIII. PUBLIC HEARING

1. DRB230048 Delbar Holdings 4120 Old Milton Parkway

Applicant presented and there was discussion of:

- Aerial View of building
- Updated Elevations.
- New Storage Rooms – 2 levels
- New Patio Enclosures:
- New Roof Cover at existing patio – louvred system, Cor-Ten metal, fascia panel material will

match existing.

- New awning at existing patio
- New Parapet to hide rooftop units.
- New Parapet to left side.
- New parapets will match existing building.
- Front Elevation:
- New parapets
- New Patio Enclosure on Right - open accordion style bio folds on unfinished black alum structure. Glass needs to match existing structure.
- New Patio Enclosure on left – alum folding doors, louvred system enclosed to be used as a private dining space.
- Footprint of building stays the same.
- Portable Propane Heater Systems
- Site Line Profile
- Rear Elevation – Cement siding, color to match existing stucco color.
- Applicant did not provide sample of lap siding.
- DRB suggested using stucco, continuing lower height of parapet.
- Western Storage Room Area – make sure parapet height of storage area matches another parapet height on the building.
- Eliminates loading dock inside the curbs. No additional concrete.
- Tree – if the in the island cannot remain, Applicant will need a Landscape Plan.
- Suggested Arborist review.
- Staff suggested painting all the stucco on the building.
- Current Landscaping.

There was no public comment.

❖ Board Member Schwing offered a motion to approve the elevations and materials as presented today with the following clarifications and conditions:

1. The patio enclosure will be the louvred roof as presented vs. the plexiglass roof that was in the documents submitted.
2. The Westside Patio Enclosure storefront and glazing will match the existing building.
3. Any landscape damaged or destroyed during the construction needs to be restored to previous condition.
4. On the new storage additions: the exterior finish will be stucco with score lines and same color to match the existing stucco walls versus the lap siding proposed.
5. On the westside storage addition Arborist will review the tree adjacent to the addition for viability. If the

tree cannot stay, Applicant will submit a landscaping plan for approval that provides screening for the wall.

6. Applicant will paint all stucco on the building the current color.
7. And the parapet height on the westside storage addition will match one of the existing parapet heights on that side of the building.

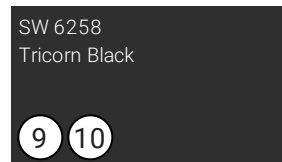
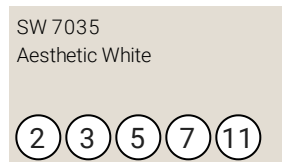
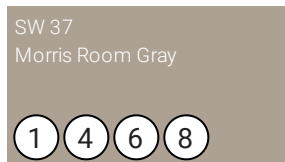
- Board Member Corkill seconded the motion.
- Motion carried (7-0-)

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 10:02 am.



- ① Body ② Balcony ③ Balcony Edge ④ Bands ⑤ Ceiling ⑥ Decorative Element ⑦ Fascia ⑧ Pop-Outs ⑨ Railings ⑩ Roof ⑪ Trim



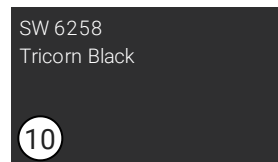
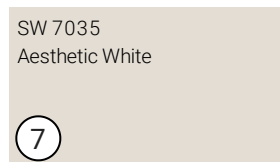
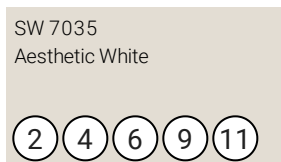
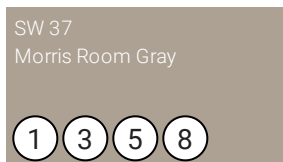
Michael Downs

(770) 527-4191 • Michael.downs@sherwin.com

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- (1) Body (2) Body 2 (3) Bands (4) Bands 2 (5) Decorative Element (6) Decorative Element 2 (7) Fascia (8) Pop-Outs (9) Pop-Outs 2 (10) Roof
 (11) Trim



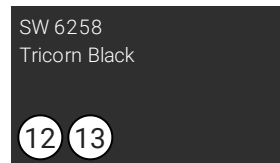
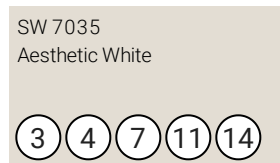
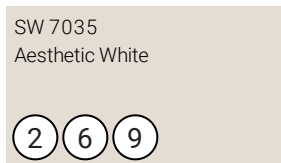
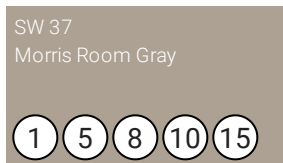
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- (1) Body (2) Balcony (3) Balcony Edge (4) Bands 2 (5) Beams (6) Ceiling (7) Columns (8) Decorative Element (9) Fascia (10) Pop-Outs
 (11) Portico (12) Railings (13) Roof (14) Trim (15) Trim 2



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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Homewood Suites by Hilton

Location Address: 10775 Davis Drive, Alpharetta, GA 30009

Mailing Address: 10775 Davis Drive, Alpharetta, GA 30009

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

Contact for All Notifications: Parish Patel

Contact Telephone: 601 - 951 - 2526 Mobile Telephone: 601 - 951 - 2526

Fax: _____ - _____ - _____ Email: parish.patel@p2hospitality.com

Contact's Relation to Business: Managing Member

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
Legal Advertising Requirement	\$	175.00
Total Due		\$475.00

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: P Squared Hospitalty, LLC

Physical Address: 10775 Davis Drive, Alpharetta, GA 30009

Mailing Address: 7146 McGinnis Ferry Road

City: Suwanee State: GA Zip Code: 30024 -

Owner Telephone: 601 - 951 - 2526 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): Parish Patel Date: 10/17/2023

Owner Signature: 

Property Information:

Address (If Assigned) : 10775 Davis Drive, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 -2380-0607-027-1

Land Lot(s): District: Section:

Existing Zoning of Property: C4 Existing Uses of Property: Hotel

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

Applicant Signature:  Date: 10/17/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

We are requesting to update our exterior colors to provide a more modern and updated appearance that will also make our building more compatible with some of the more recently refreshed buildings in the area. The last time we painted our exterior was in 2014 and we would like to give our building a fresh appearance to conform with more modern design. The presented colors are also the colors approved by our franchise Hilton for our property.

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

We are an existing hotel and do not have any visible rooftop structures on our building.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

- | | | |
|---|---|---|
| ☐ Georgian | ☐ 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.



**FIFTH THIRD
BANK**

Site #:

Site Name:

Address: 4303 State Bridge Rd

City State: Alpharetta, GA 30022

Drawing Number: S0#163329

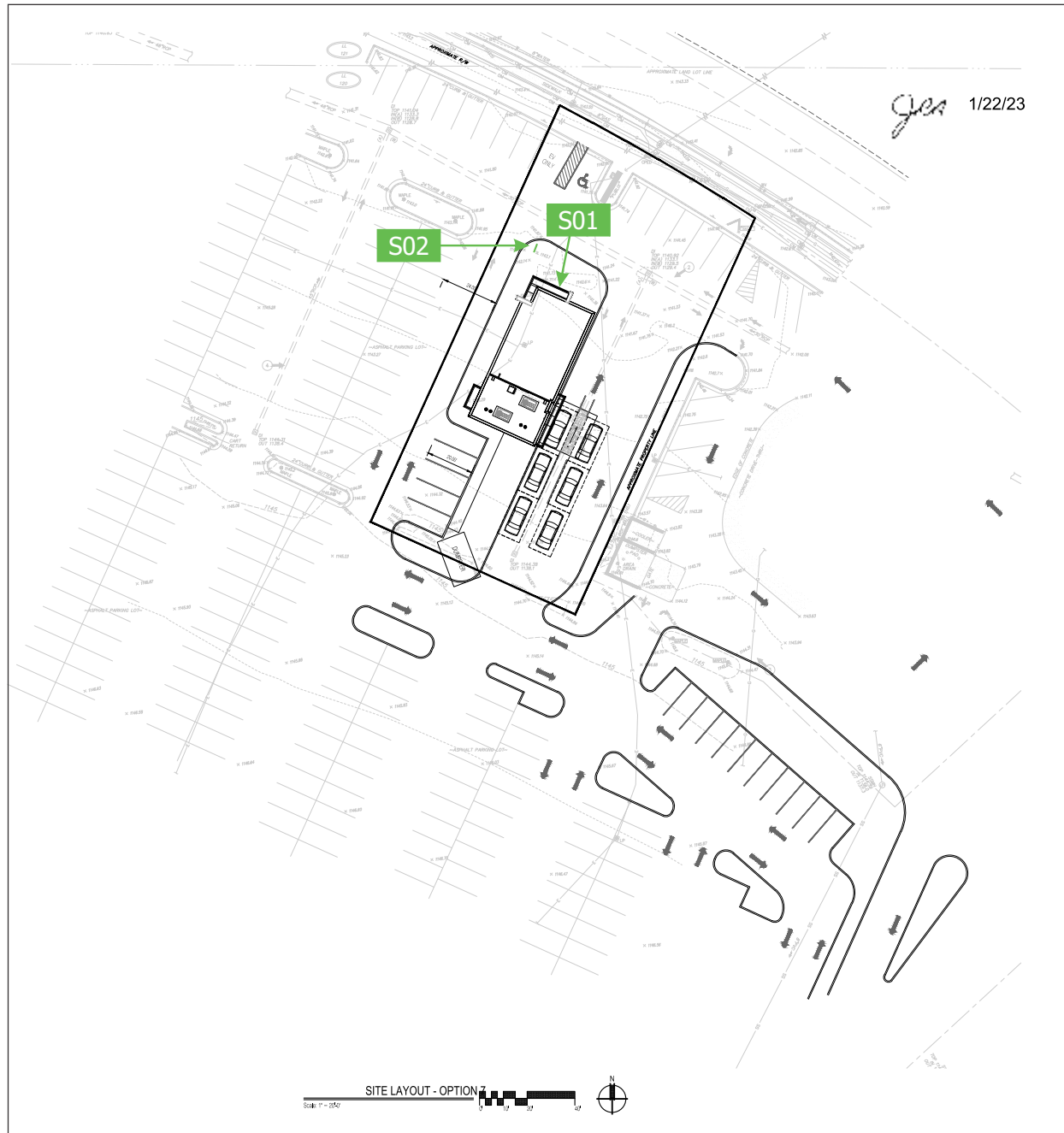
Created: 03/13/2023

Revised: 10/25/2023



Code Summary

Sign Type	Allowed by Code	Proposed	Currently Installed	Calculation Method & Comments
Wall Signs				<i>[]No greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage</i>
Height (ft):	NA	2		<i>One (1) wall sign per road frontage for each tenant space.</i>
Square Footage:	32	28.96		
Quantity:	1	1		
Ground Signs				<i>No ground sign proposed, setback from public ROW is a minimum of 10'-0" and with the other ground sign that is currently in place for Publix, doesn't appear to be enough room to accomodate a ground sign for fifth third</i>
Height (ft):	10	0		
Square Footage:	32	0		
Quantity:	1	0		
Is sign a Tenant Panel Only?: (Y or N)		☒ Y		
Directional/Informational				<i>Per Brian: Follow the Sign code. Directional signs are not addressed by code. Subject to Site plan review. Please note: Signs which are not visible from a public right-of-way or from neighboring properties shall not be subject to the standards of this Ordinance.</i>
Height (ft):	NA	4.4		
Square Footage:	NA	8.66		
Quantity:	NA	1		
Do non-branded signs require a permit? (Y or N)		☒ NA		
ATMs				
Height (ft):	NA	NA		
Square Footage:	NA	NA		
Quantity:	NA	NA		
Temporary Signs/Banners				
Square Footage:	24	0		
Quantity:	1	0		
Construction Signs				
Square Footage:	32	32		
Quantity:	1	1		
Window Vinyl				
Square Footage:	NA	NA		
Quantity:	NA	NA		
% of window:	NA	NA		
Branding Rationale & Additional Code Info <i>(Info about why sizes, placement, or colors were recommended if it is non standard. Variance Info.)</i>				

[illegible]

Illuminated Letterset Mounted to Canopy

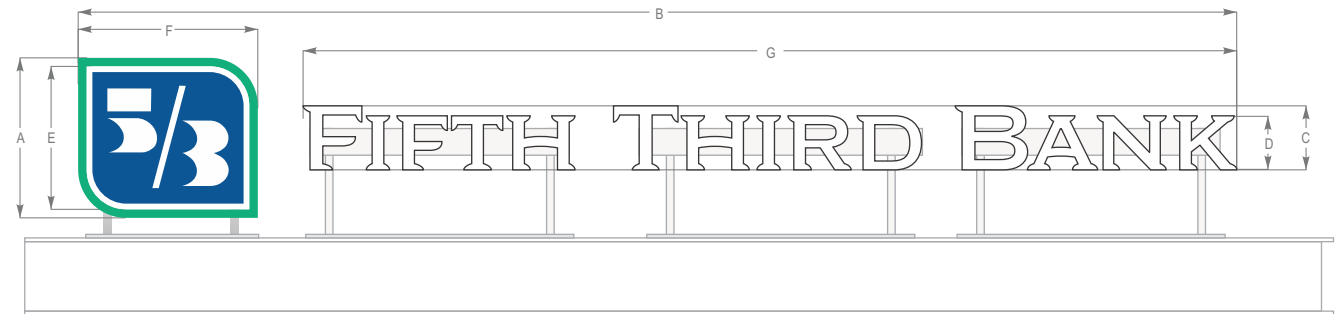
Building Type: 1900 Narrow | Front Elevation

Action

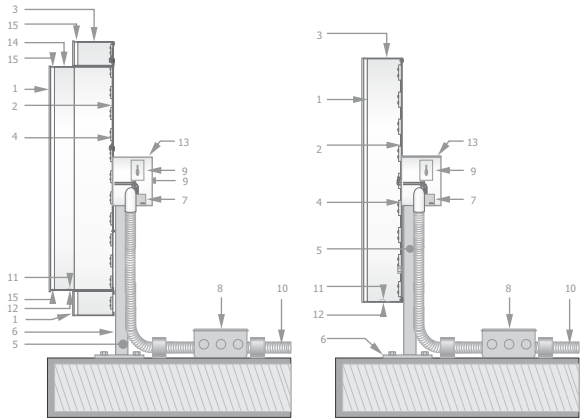
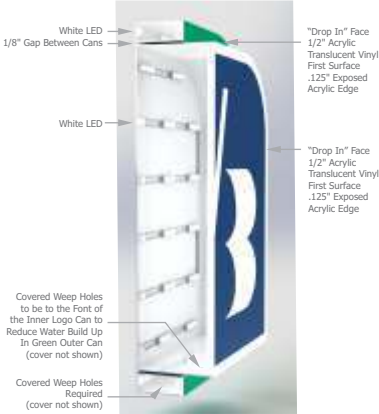
- Install New Illuminated Letterset on canopy.

Colors & Materials

- Logo Return Painted MP 448 Satin Finish
- Logo Return Painted MP White Satin Finish
- Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
- Logo & Letters Acrylic to be #7328 White Acrylic
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Aluminum Support Tubes and Raceway Painted MP 41241SP Satin Finish (brushed aluminum)



Sign Type	FIFTH THIRD BANK CHANNEL LETTERSET CANOPY WHITE FACES PLATINUM RETURNS							Sq. Ft. (4 Line)
	A	B	C	D	E	F	G	A x B
5/3-CL-CNPY-WP-24	24" — 2'-0"	14'-5 13/16"	0'-9 5/8"	0'-8 1/8"	1'-9 7/16"	2'-2 15/16"	11'-8 1/16"	28.96



- .5" thick acrylic face
- letter backs to be .063" pre-finished white aluminum
- 3" returns to be .040 aluminum
- illumination to be provided by LED.
- 1" square aluminum support tubes
- mounting varies
- power supply
- junction box
- listed disconnect switch
- primary power source
- weep hole cover to be white pre-finished aluminum
- weep hole
- aluminum raceway
- 4" returns to be .040" aluminum
- screw through return into acrylic shoulder

ELECTRICAL NOTES

- All materials and fasteners meet 3004.4
- All electrical components are UL listed, labeled and approved.
- Sign grounded according to NEC 600.7
- Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- All branch circuits per NEC 600.5(B).1 or (B).2
- All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
- One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:

...	...
...	...
...	...
...	...
...	...

S01

PM: TG

Drawn By: TLD

Date: 03.13.2023

Address: 4303 State Bridge Rd

City State: Alpharetta, GA

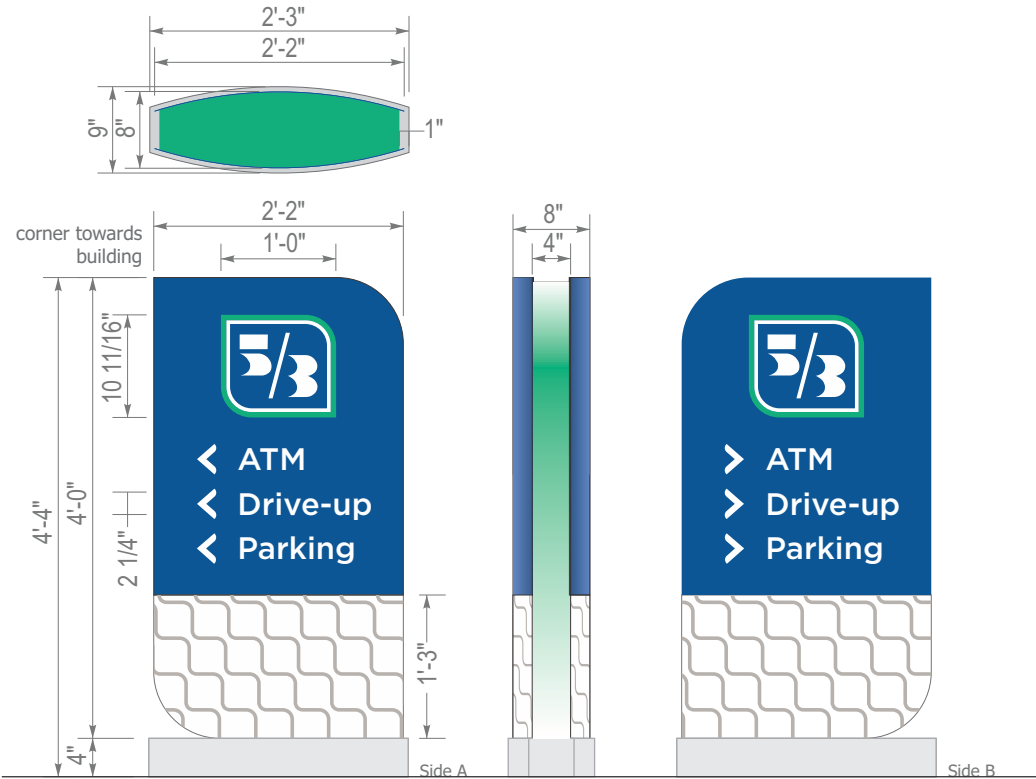
Drawing Number:

Page 17 of 54

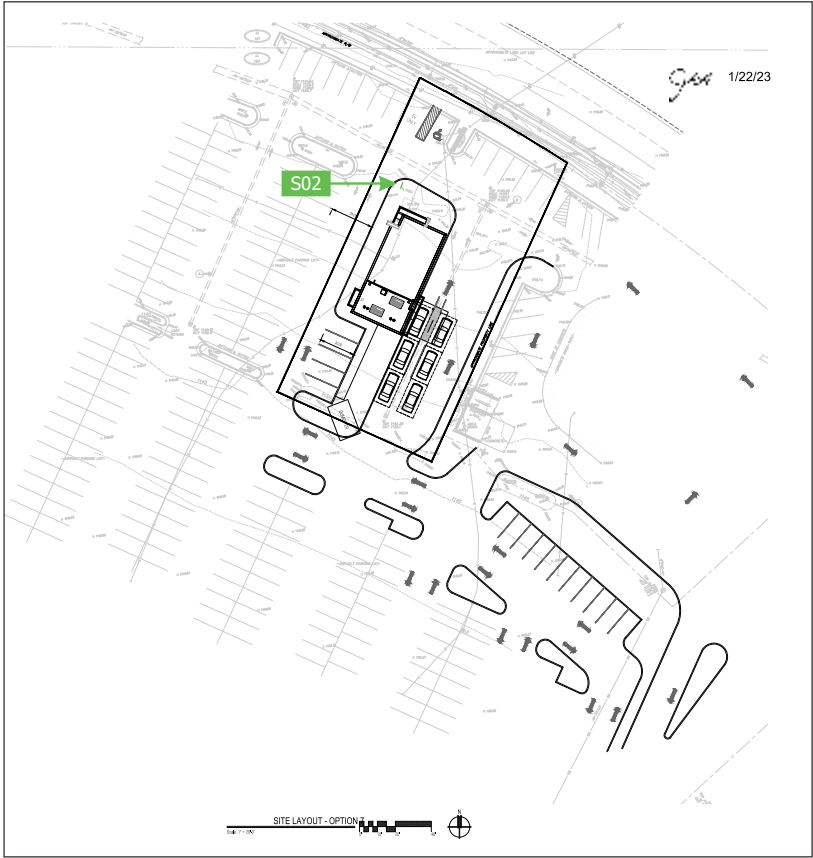
Non-Illuminated Directional

Construction Intent

- .080" thick rolled aluminum face.
- .080" aluminum cabinet construction.
- .080" fabricated aluminum base.
- 2" x 2" internal aluminum tube welded to top of directional.
- Directional to have painted finish.
- Bottom pattern to be masked and painted (see paint & mask detail)
- Directional to be direct buried with concrete footing.



5/3-DIR-BML-52
8.66 Sq Ft



Colors & Materials

- Faces to be Painted MP 73828 Satin Finish
- Face Bottom to be Painted MP White Satin Finish
- Face Bottom Pattern Painted MP 41342 Satin Finish (brushed aluminum)
- Edges to be Painted MP 448 Satin Finish
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Logo Vinyl to be 3M Opaque White First Surface
- Copy Vinyl to be 3M Opaque White First Surface
- Base Painted MP 41342 Satin Finish (brushed aluminum)



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:

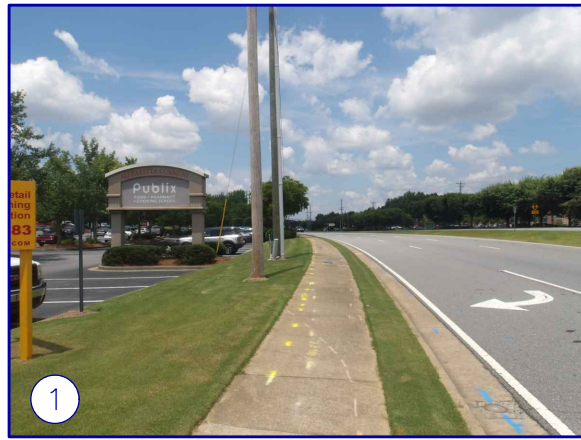
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***	***
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S02

PM: TG	Address: 4303 State Bridge Rd
Drawn By: TLD	City State: Alpharetta, GA
Date: 03.13.2023	Drawing Number: 163328



SITE PHOTOGRAPHS



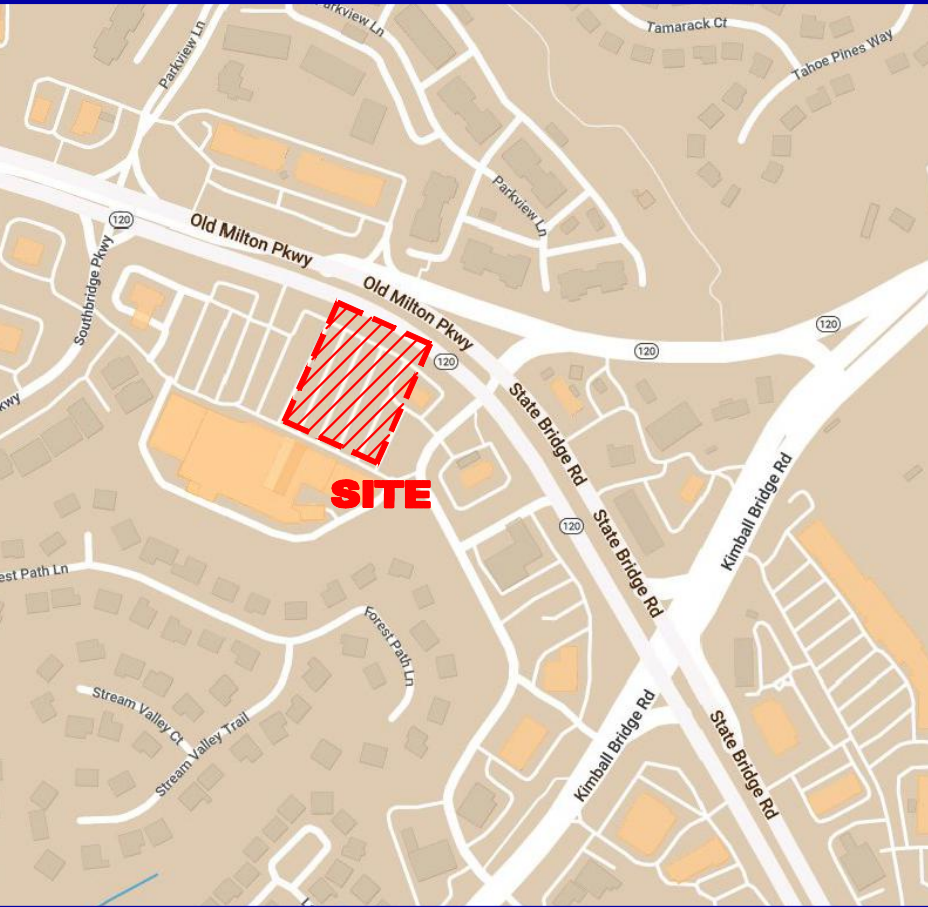
AERIAL IMAGE



*ORTHOMOSAIC IMAGE CAPTURE DATE: SOURCE: NEARMAP

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 03' 28" LONGITUDE: 84° 14' 02"



GENERAL NOTES

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

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

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

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0086F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 4-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

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

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C-1" (NEIGHBORHOOD COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF ALPHARETTA. THE MINIMUM YARD SETBACKS ARE: FRONT - 50 OR 65 FEET; SIDE - 15 FEET; AND REAR - 15 FEET.

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

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

UTILITY NOTE

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

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357-1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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

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

LEGEND

STANDARD ABBREVIATIONS

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

STANDARD SYMBOLS

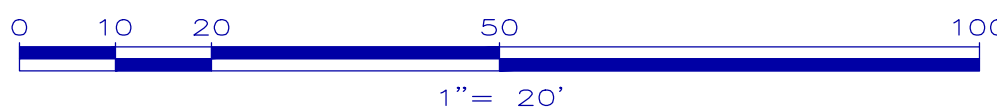
POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING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

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GRAPHIC SCALE



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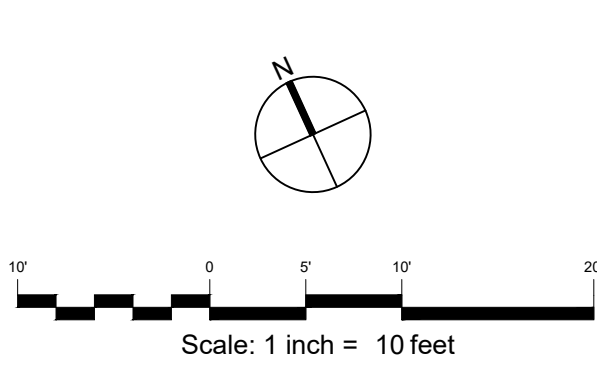
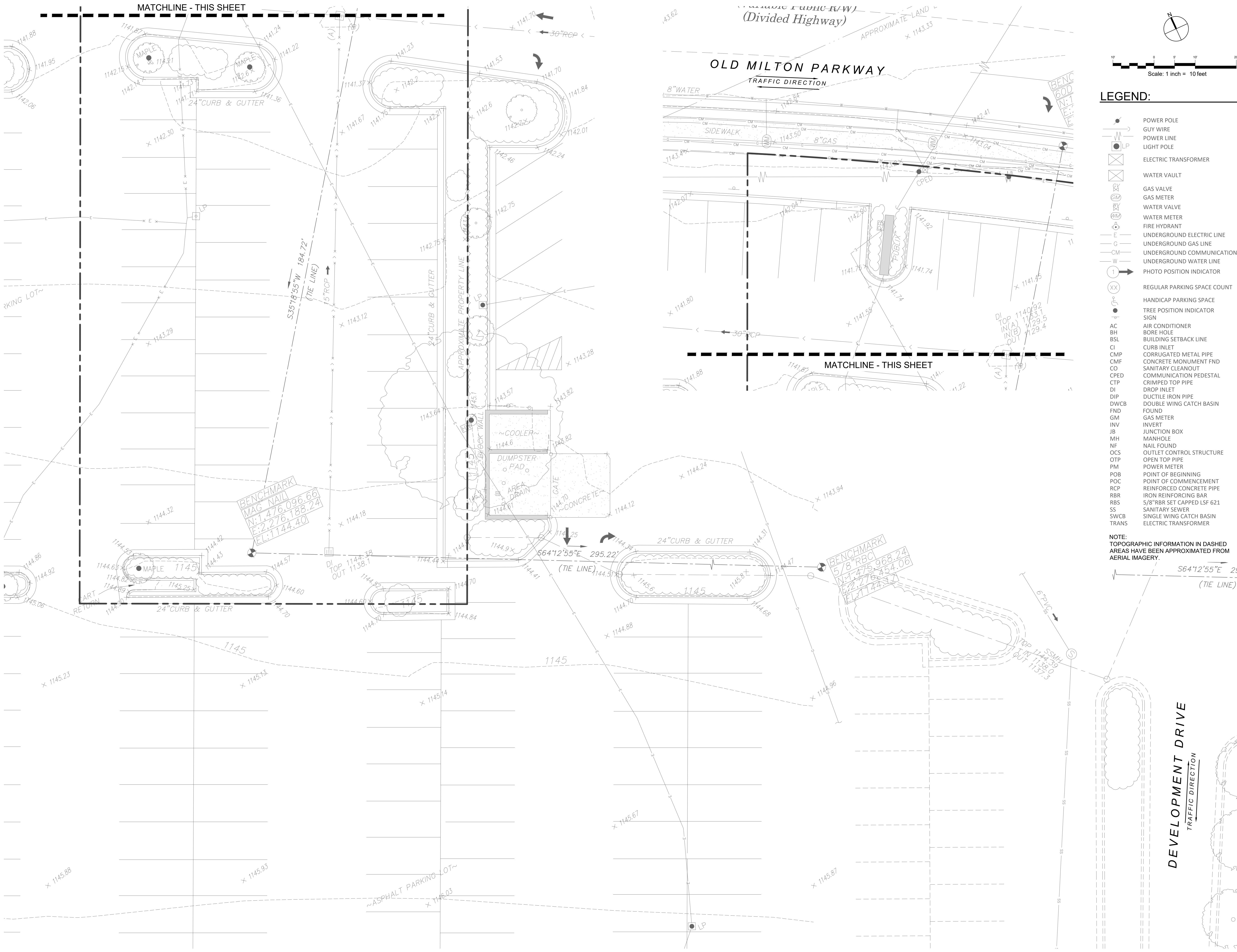
PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY

4305 State Bridge Road

FOR

**Alpharetta Commons
Shopping Center**

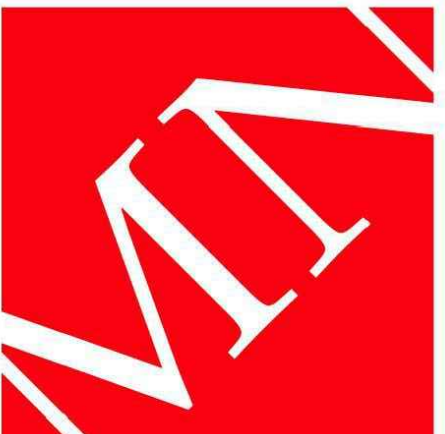
GS JOB NO:	20227414	DRAWING SCALE:	1"= 20'	SURVEY DATE:	JULY 19, 2022
FIELD WORK:	SA	CITY:	ALPHARETTA	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	ERP	COUNTY:	FULTON	STATE:	GA
REVIEWED:	DLH	LAND LOT:	120 & 121	No. Date Description	
DWG FILE:	20227414-1.dwg	DISTRICT:	1st	SECTION:	1st



LEGEND:

- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR SIGN
- AIR CONDITIONER
- BORE HOLE
- BUILDING SETBACK LINE
- CURB INLET
- CORRUGATED METAL PIPE
- CONCRETE MONUMENT FND
- SANITARY CLEANOUT
- COMMUNICATION PEDESTAL
- CRIMPED TOP PIPE
- DROP INLET
- DUCTILE IRON PIPE
- DOUBLE WING CATCH BASIN
- FOUND
- GAS METER
- INVERT
- JUNCTION BOX
- MANHOLE
- NAIL FOUND
- OUTLET CONTROL STRUCTURE
- OPEN TOP PIPE
- POWER METER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- REINFORCED CONCRETE PIPE
- IRON REINFORCING BAR
- 5/8\"/>

NOTE:
TOPOGRAPHIC INFORMATION IN DASHED
AREAS HAVE BEEN APPROXIMATED FROM
AERIAL IMAGERY.



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BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

PHONE: (513) 914-5835



5TH/3RD BANK OLD MILTON PARKWAY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



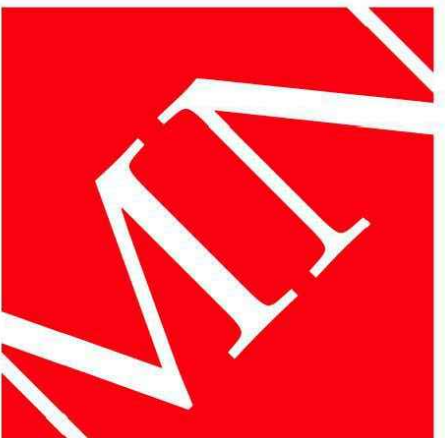
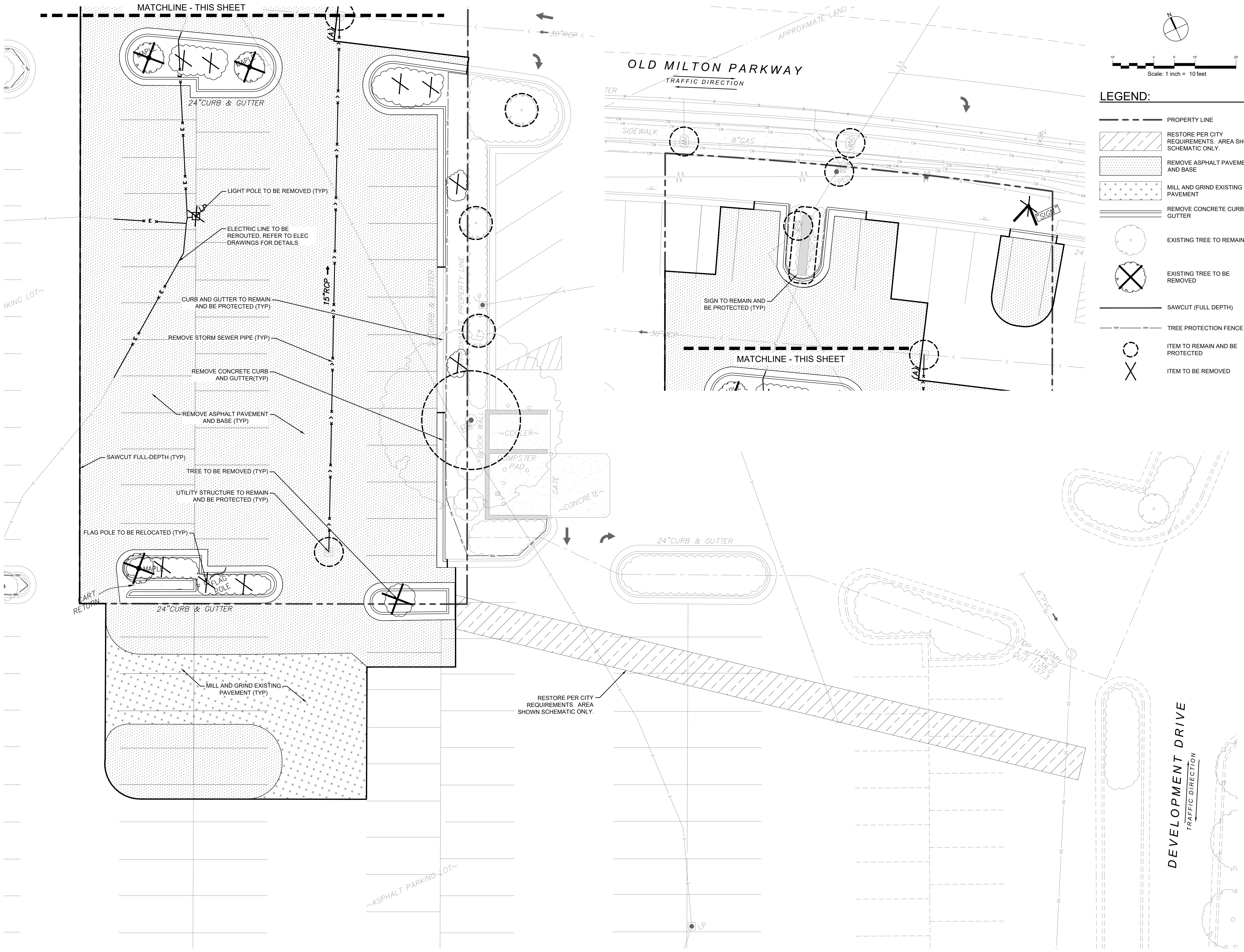
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	12/5/2023	REVISIONS PER CITY COMMENTS

DRAWING TITLE:
**EXISTING
CONDITIONS PLAN**

10/27/2023
DRAWN BY: KS / CM / MB
CHECKED BY: KG / JH
MOODY NOLAN PROJECT #: 22071.14

C0.1

BID AND PERMIT SET



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5TH/3RD BANK OLD MILTON PARKWAY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



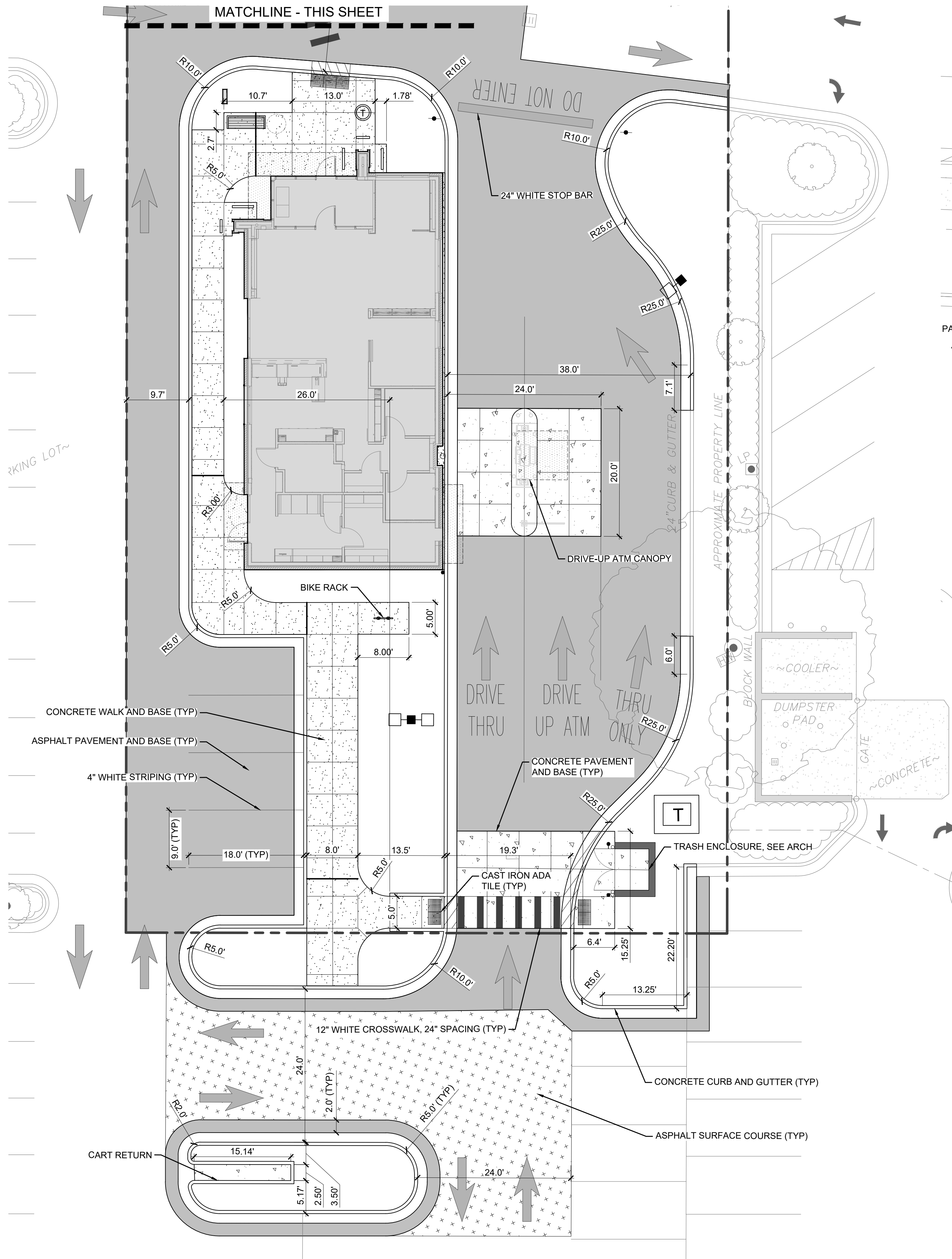
#	DATE	CHANGE DESCRIPTION
1	12/5/2023	REVISIONS PER CITY COMMENTS

DRAWING TITLE:
**SITE DEMOLITION
PLAN**

10/27/2023	
DRAWN BY: KS / CM / MB	CHECKED BY: KG / JH
MOODY NOLAN PROJECT #: 22071.14	

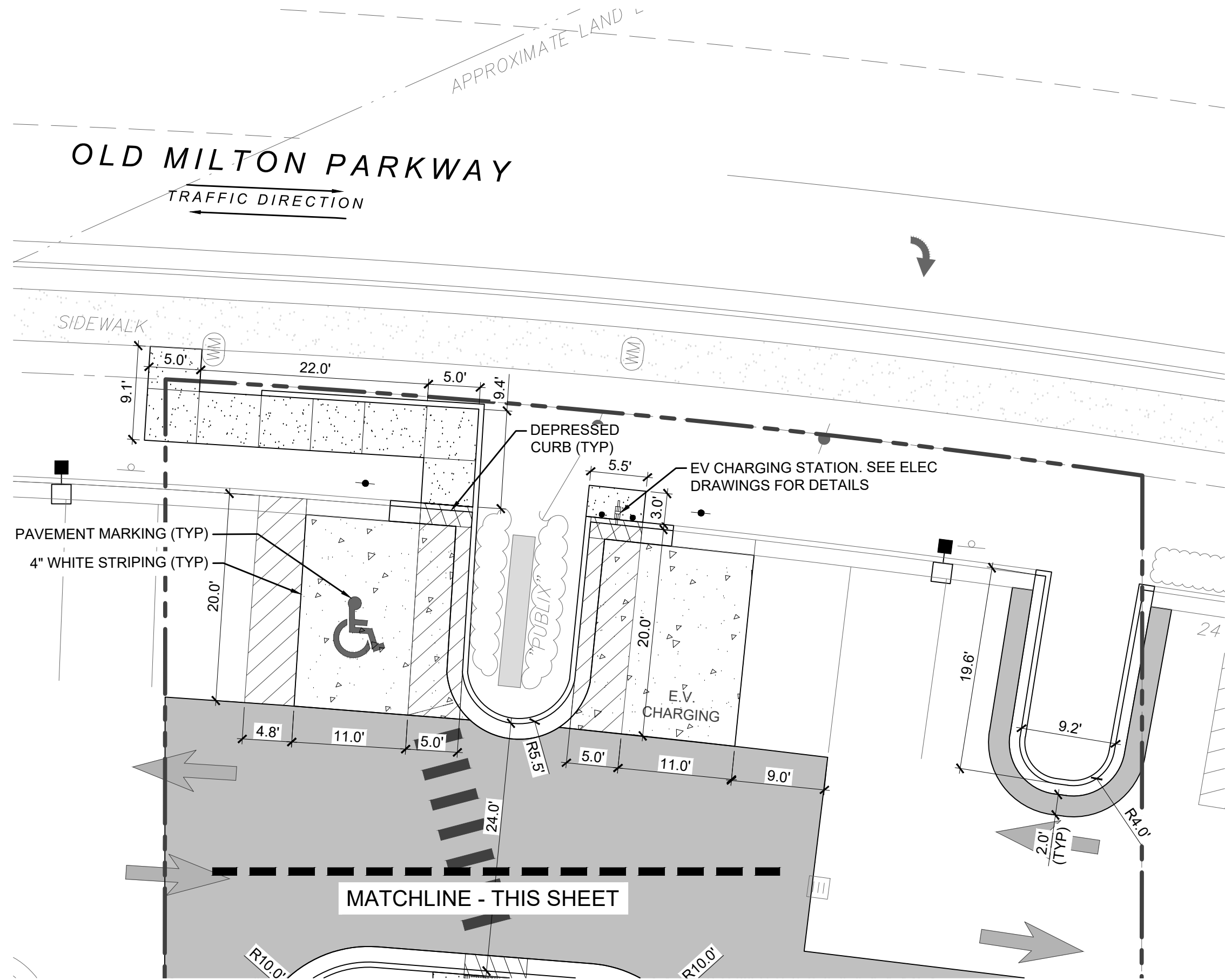
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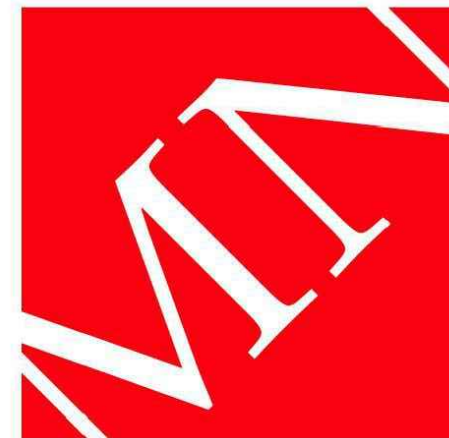
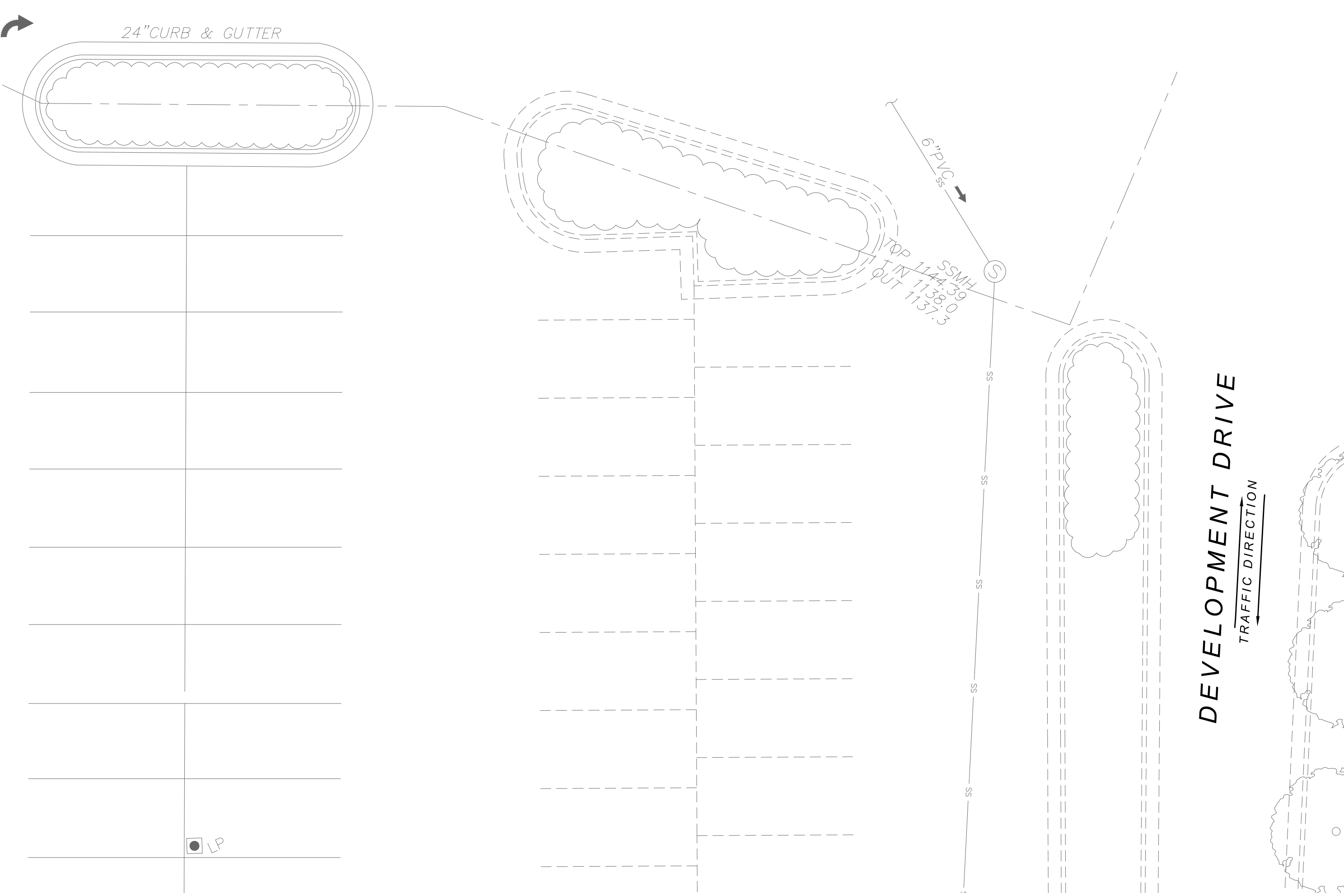
GENERAL NOTES

- SIGNING, STRIPING, MARKING, AND HIGH LEVEL WARNING DEVICES TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE FULTON COUNTY TRAFFIC ENGINEER AND/OR FULTON COUNTY INSPECTOR. THIS TRAFFIC CONTROL PLAN IS SUBJECT TO CHANCE BY THE FULTON COUNTY TRAFFIC ENGINEER.
- WARNING DEVICES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ANY ROAD IMPROVEMENT WORK ON COUNTY ROADS AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL SIGNING AND STRIPING WORK.
- ALL SIGNS AND WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS OF EVERY OTHER DEVICE, AND SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (M.U.T.C.D.), STANDARDS AND FULTON COUNTY FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
- SPACING OF WARNING DEVICES IN FEET SHALL BE EQUAL TO THE POSTED SPEED OF THE ROAD IN MPH. (I.E., 30 FEET SPACING OR 30 MPH SPEED LIMIT)
- ALL SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (M.U.T.C.D.), STANDARDS AND FULTON COUNTY FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
- STRIPING (WHITE AND YELLOW) AND ARROW MARKING SHALL BE APPLIED USING FULTON COUNTY OR GEORGIA DEPARTMENT OF TRANSPORTATION, GDOT, STANDARD THERMOPLASTIC.
- WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY GRINDING, UNLESS SPECIFIED BY THE FULTON COUNTY TRAFFIC ENGINEER.
- ALL SIGNS MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.
- CONTACT THE FULTON COUNTY TRAFFIC INSPECTOR ENGINEER ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK.



LEGEND:

- PROPERTY LINE
- BUILDING
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND BASE
- ASPHALT SURFACE COURSE
- CONCRETE CURB AND GUTTER
- DEPRESSED CURB
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- CAST IRON ADA TILE
- SIGN
- ADA MARKING
- BUILDING CANOPY OVERHANG
- RELOCATED EXISTING FLAG POLE



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4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	12/5/2023	REVISIONS PER CITY COMMENTS

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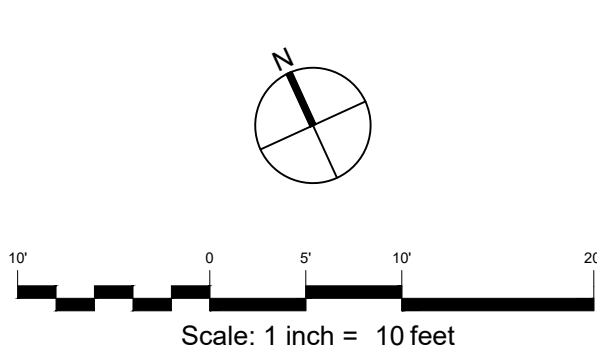
SITE DIMENSION
PLAN

10/27/2023

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MOODY NOLAN PROJECT #:	22071.14

C2.0

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FIFTH THIRD BANK

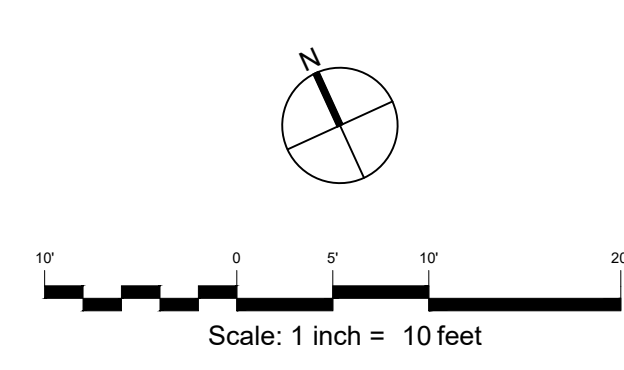
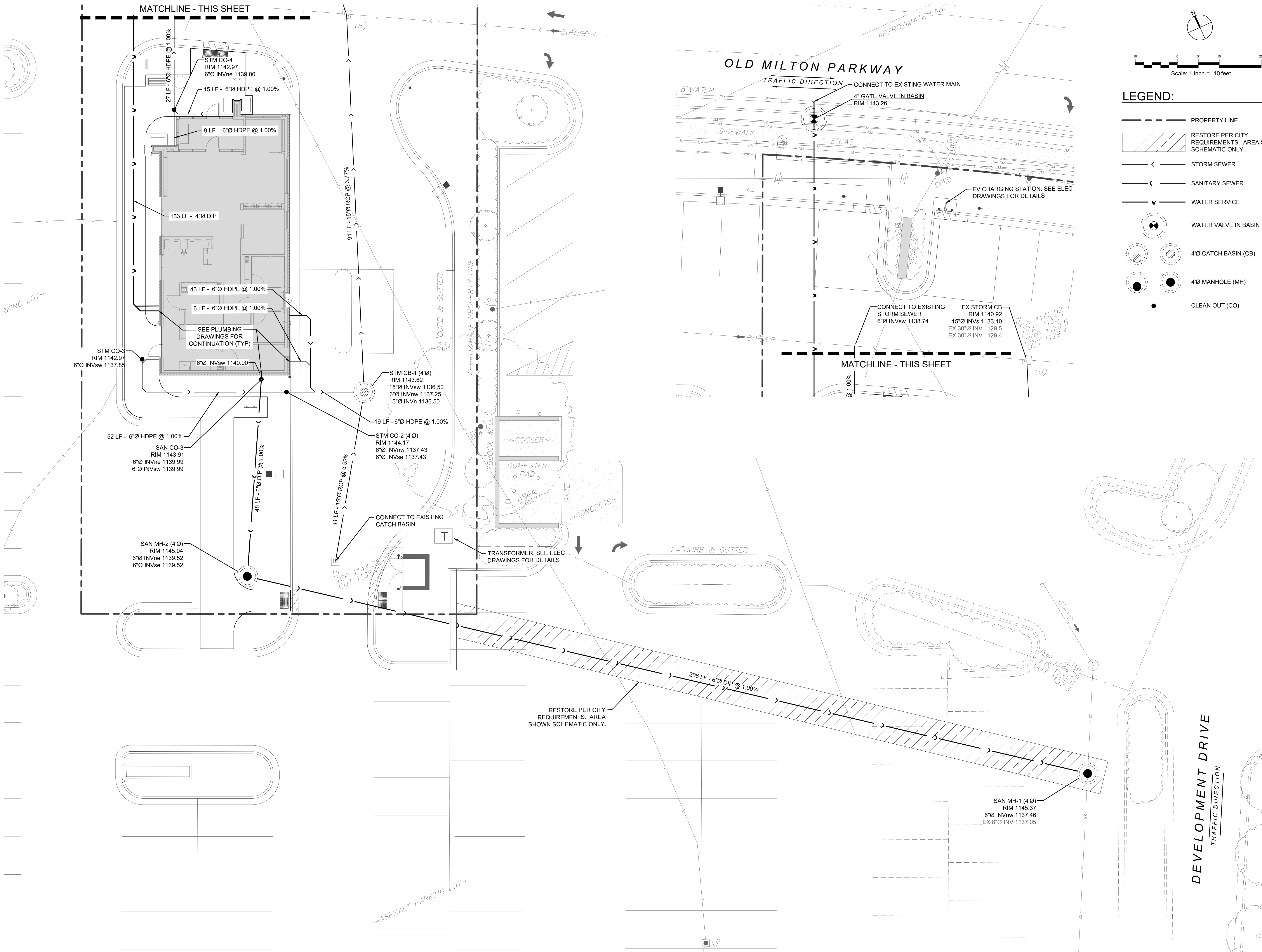


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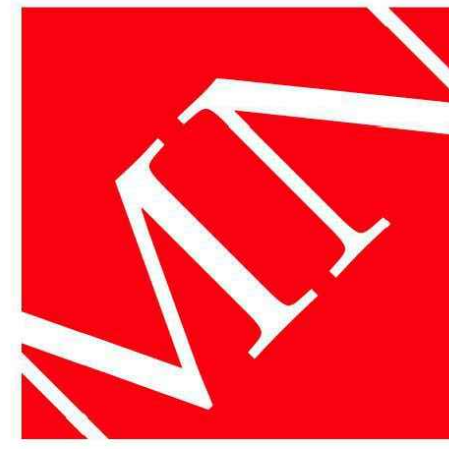
SITE GRADING PLAN

MOODY NOLAN PROJECT #: 22071.14

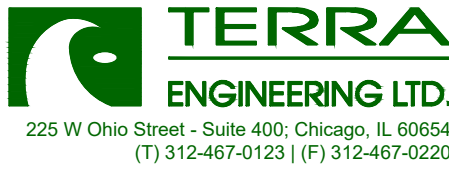
BID AND PERMIT SET



- LEGEND:**
- PROPERTY LINE
 - RESTORE PER CITY REQUIREMENTS. AREA SHOWN SCHEMATIC ONLY.
 - STORM SEWER
 - SANITARY SEWER
 - WATER SERVICE
 - WATER VALVE IN BASIN (WVB)
 - 4'Ø CATCH BASIN (CB)
 - 4'Ø MANHOLE (MH)
 - CLEAN OUT (CO)



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ALPHARETTA, GEORGIA 30022
for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	12/5/2023	REVISIONS PER CITY COMMENTS

DRAWING TITLE:
SITE UTILITY PLAN

10/27/2023
DRAWN BY: KS / CM / MB
CHECKED BY: KG / JH
MOODY NOLAN PROJECT #: 22071.14

C4.0

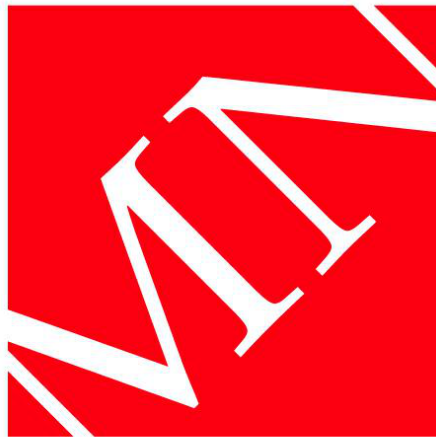
BID AND PERMIT SET

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW6149 RELAXED KHAKI	3" EIFS SYSTEM
EXT-1	ARCHITECTURAL MASONRY STONE VENEER	ROCKCAST	BUFFSTONE	
EXT-2	PREFINISHED METAL COPING	PAC-CLAD PETERSON	ANODIC CLEAR	
EXT-3	ARCHITECTURAL WATERTABLE BAND	ROCKCAST	BUFFSTONE	FLEX BULLNOSE, MODEL #BN-100 SIM.
EXT-4	STANDARD MODULAR BRICK VENEER	GLENN GERRY	WELLINGTON WILLIAMSBURG	MORTAR COLOR: OLD LIME PUTTY
EXT-5	UTILITY SIZE BRICK SOLDIER COURSE	GLENN GERRY	WELLINGTON WILLIAMSBURG	MORTAR COLOR: OLD LIME PUTTY

KEY NOTES - TRASH ENCLOSURE

TE2	6" DIAMETER STEEL GATE POST WITH SELF-CLOSING HEAVY DUTY HINGE (PAINTED EXT-8)
TE3	SIGNAGE "NO PARKING" SHALL MEET SOLID WASATE ORDINANCE
TE4	STEEL CANE BOLT ONE PER GATE (BASIS OF DESIGN: STANLEY HARDWARE #1010 WELD TO STEEL PLATE (4"x14"x1/4") ON GATE
TE5	SUPPORT WHEEL ONE PER GATE BASIS OF DESIGN: GRANGER #1VJD5 WHEEL



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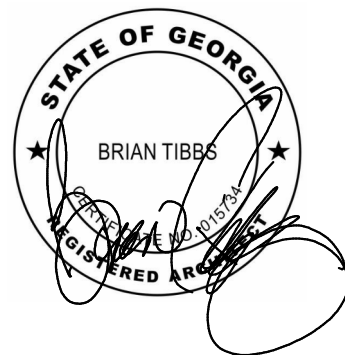
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5TH/3RD BANK OLD MILTON PKWY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK

[illegible]

DRAWING TITLE:

TRASH ENCLOSURE & DETAILS

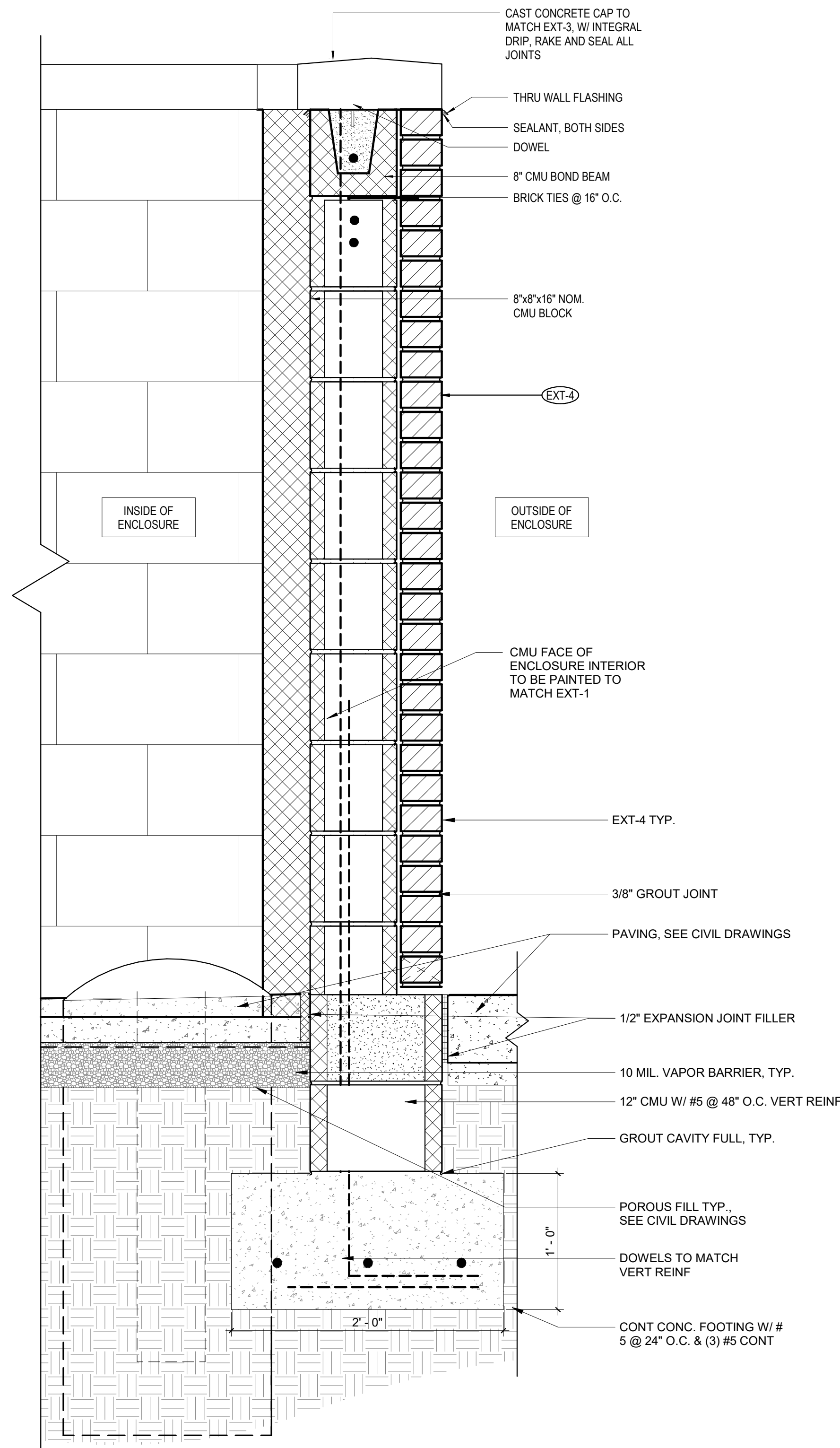
11/30/2023

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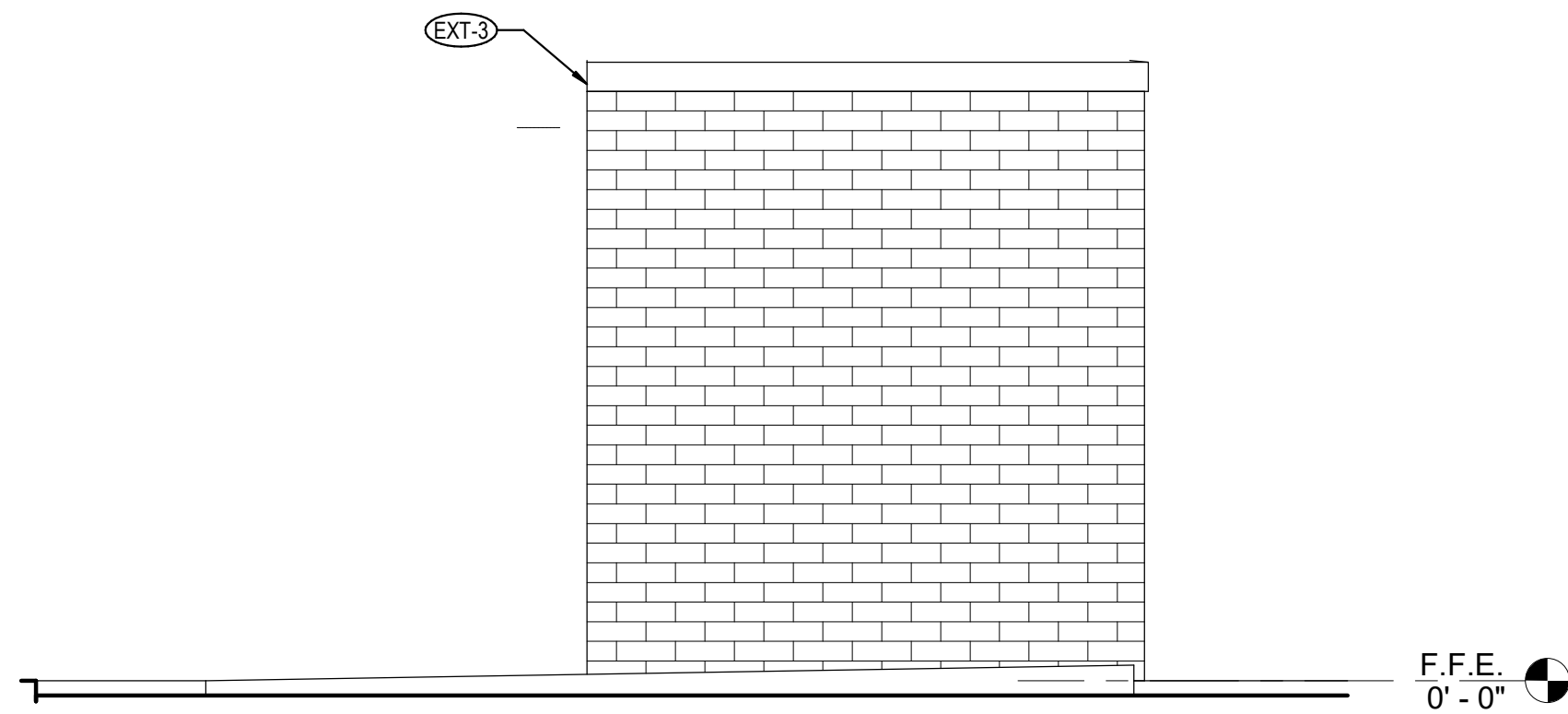
MOODY NOLAN PROJECT #: 22071.14

A532

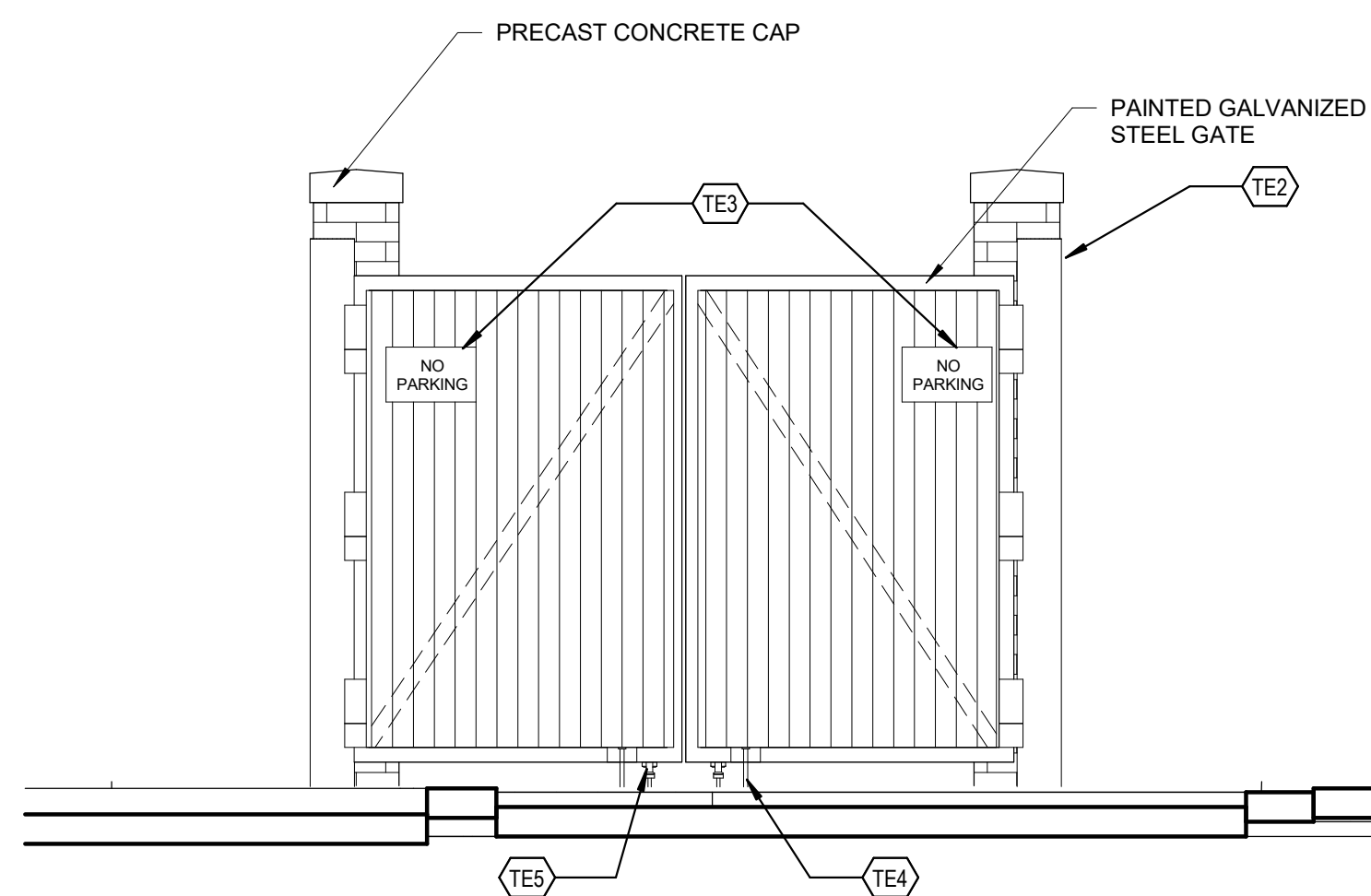
BID AND PERMIT SET



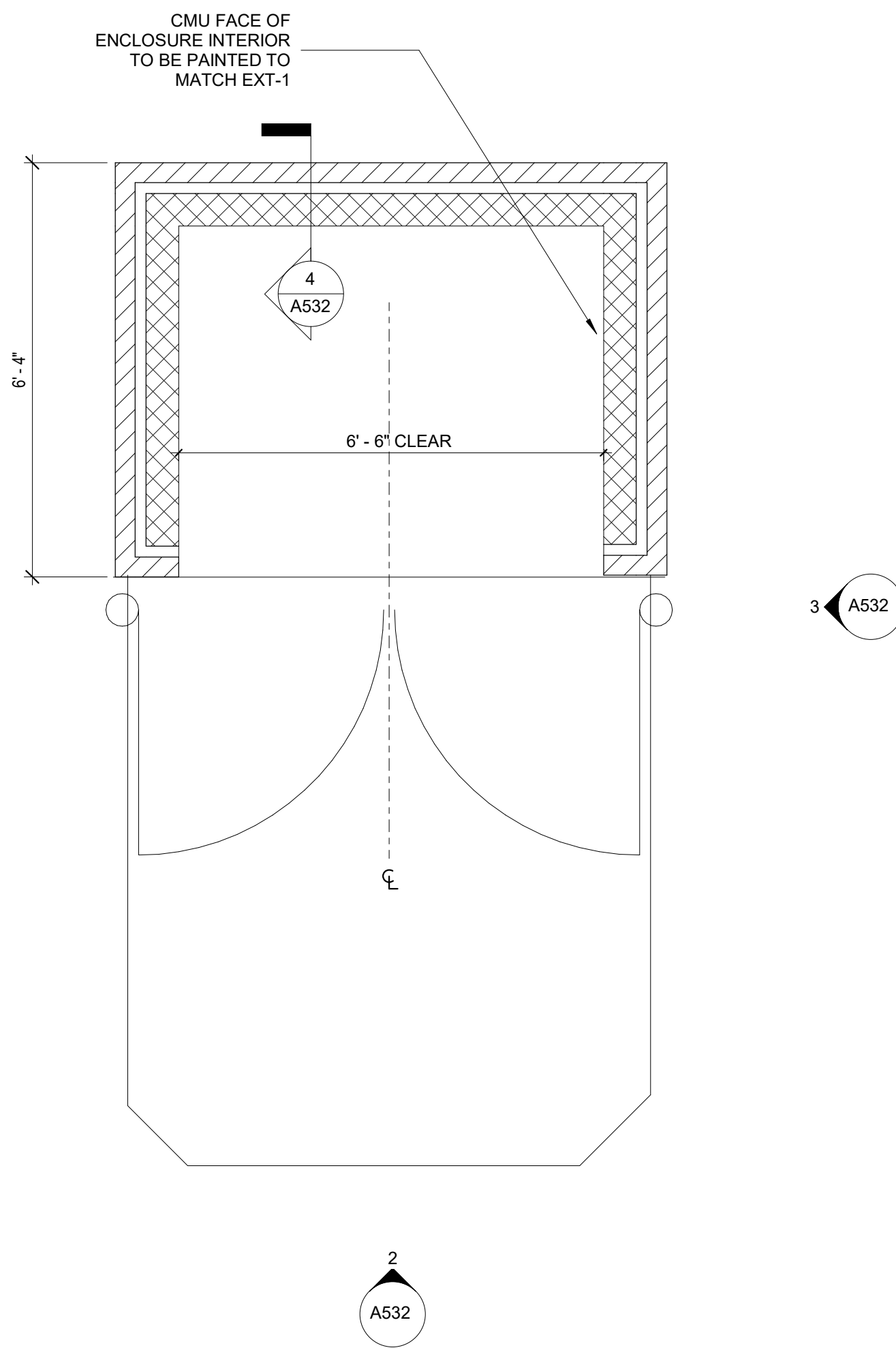
4 **SECTION** Section 31
1 1/2" = 1'-0" REF: 1 / A532



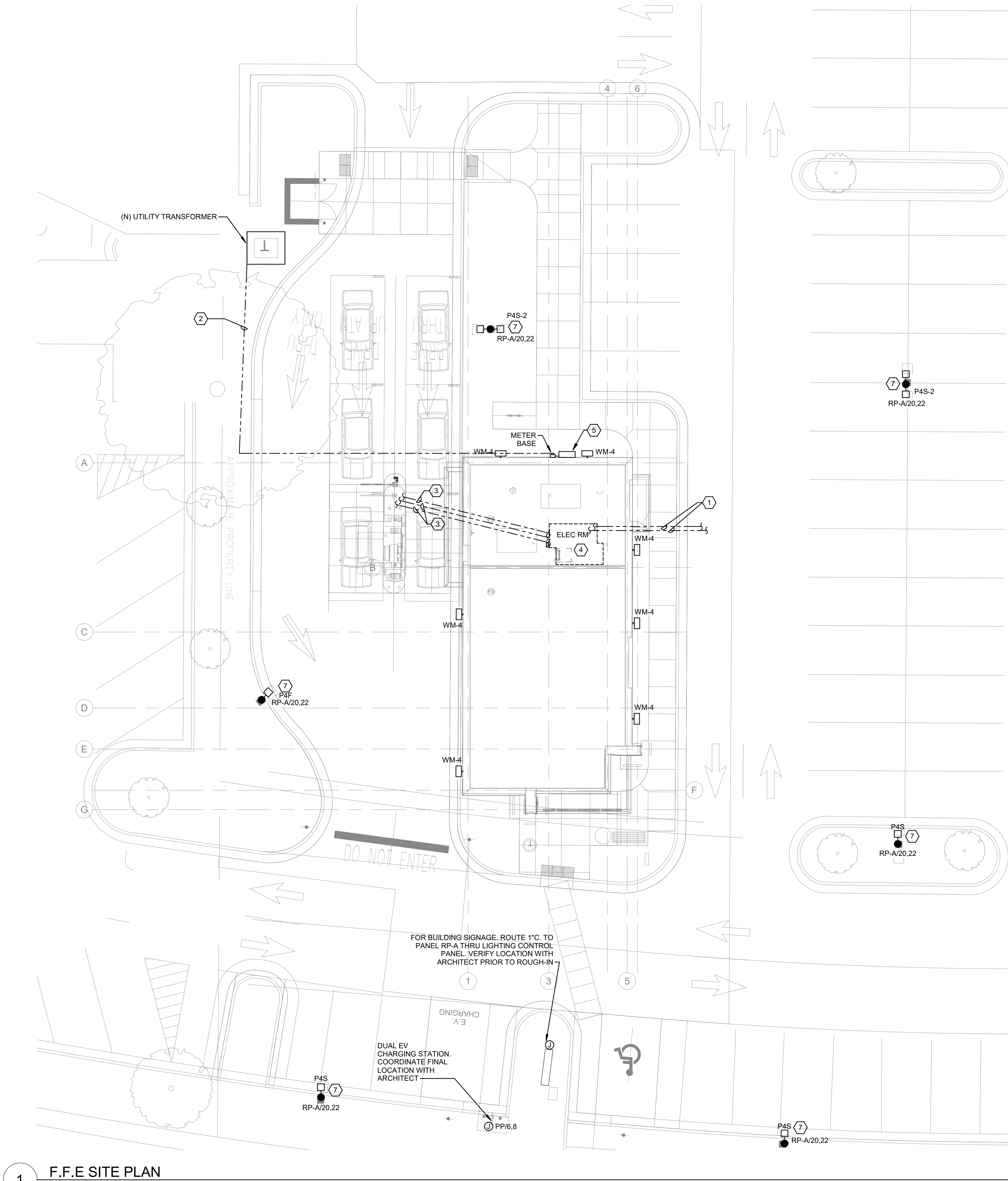
3 ELEVATION Elevation 19 - a
1/2" = 1'-0" REF: 1 / A532



2 ELEVATION Elevation 2 - b
1/2" = 1'-0" REF: 1 / A532



1 **ENLARGED PLAN** TRASH ENCLOSURE
1/2" = 1'-0" REF: 1 / A001



1 F.F.E SITE PLAN
SCALE: 1" = 10'-0"

SITE ELECTRICAL SHEET GENERAL NOTES:

1. ROCK AND/OR ADVERSE SOIL CONDITIONS MAY BE PRESENT ON SITE. THE ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS FOR ALL BELOW GRADE WORK WITH GEOTECHNICAL REPORT, AND SHALL INCLUDE IN HIS BID ANY WORK RELATED TO GEOTECHNICAL CONSIDERATIONS AS IT MAY PERTAIN TO THE INSTALLATION OF ALL SITE ELECTRICAL WORK INCLUDING, BUT NOT LIMITED TO: DUCTBANKS, FOUNDATIONS, FOOTERS, CONCRETE SLABS AND PADS, VAULTS, DIRECT BURIED CABLES OR CONDUITS, SITE LIGHTING POLE BASES, ETC.
2. COORDINATE EXACT LOCATION OF ALL UNDERGROUND ELECTRICAL WORK WITH CIVIL ENGINEERING DRAWINGS AND DOCUMENTS, ALL OTHER SITE UTILITIES, AND SITE CONTRACTOR.
3. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 OR SCHEDULE 80. REFER TO DWG. SERIES E-500's FOR TYPICAL DIRECT BURIED CONDUIT SECTION.
4. GROUND RODS SHALL BE DRIVEN VERTICALLY. IF ROCK IS ENCOUNTERED, THEN GROUND RODS MAY BE DRIVEN AT A DIAGONAL BUT IN NO CASE SHALL GROUND RODS BE LESS THAN 10'-0" LONG.
5. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID, ALL ELECTRIC UTILITY COMPANY CHARGES FOR PROVIDING SERVICE TO THE BUILDING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: TRANSFORMERS, CONCRETE PADS/VAULTS, CABLES, DUCTS, TRENCHING, BACKFILL, CONCRETE ENCASUREMENT, METERING, GROUNDING, ALL ANCILLARY EQUIPMENT AND DEVICES, ETC., AND ASSOCIATED LABOR FOR A COMPLETE INSTALLATION PER N.E.C. AND ELECTRIC UTILITY COMPANY REQUIREMENTS. ANY LOCAL UTILITY COMPANY CHARGES FOR PROVISION OF ELECTRICAL SERVICE SHALL BE INCLUDED IN THE CONTRACTOR'S BASE PRICE. AS A MINIMUM, THE INSTALLATION SHALL MEET THE SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY.
- A. CONTACT GEORGIA POWER UTILITY COMPANY REPRESENTATIVE: MR./MS. CHARLES AWAGAH, EMAIL: CDAWAGAH@SOUTHERNCO.COM, FOR ALL SERVICE REQUIREMENTS, SPECIFICATIONS, AND EXACT TRANSFORMER AND PAD LOCATION.
- B. ROUTE UNDERGROUND PVC CONDUIT INCLUDING AT LEAST ONE SPARE CONDUIT IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS TO THE LOCAL UTILITY CONNECTION POINT. PROVIDE PRIMARY CONDUCTORS PER THE LOCAL UTILITY UNLESS IT IS REQUIRED THAT CONDUCTORS BE PROVIDED BY THE LOCAL UTILITY. CONDUCTOR SIZE AND TYPE TO BE DETERMINED WITH THE LOCAL UTILITY. REVIEW THE CONNECTION POINT AND ROUTING WITH THE LOCAL UTILITY PRIOR TO START OF WORK. CONFIRM TRENCHING AND BURIAL DETAILS WITH LOCAL UTILITY PRIOR TO START OF WORK.
- C. PROVIDE A TRANSFORMER PAD AND/OR VAULT OF THE PROPER SIZE AND MATERIAL TO MEET TO SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY. COORDINATE THE TRANSFORMER LOCATION WITH THE LOCAL UTILITY PRIOR TO START OF WORK. PROVIDE A GROUND LOOP AND GROUNDING RODS AS REQUIRED TO MEET THE SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY. ALL GROUNDING CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD PROCESS.
- D. PROVIDE TRENCHING, FOR PRIMARY CABLES, BACKFILL, SAND & CONDUITS FROM EXISTING POWER COMPANY PRIMARY POLE TO TRANSFORMER. CONDUITS SHALL BE RUN VERTICAL UP POLE TO A HEIGHT AS DETERMINED BY THE UTILITY COMPANY. ALL PRIMARY CABLE & TERMINATIONS SHALL BE PROVIDED BY THE UTILITY COMPANY. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE WORK, TRENCHING, BACKFILL, ASPHALT PATCHING AND RESEEDING AS PART OF THIS CONTRACT. ELECTRICAL CONTRACTOR SHALL SAW CUT & PATCH THE EXISTING ASPHALT ROADWAY FOR NEW SERVICE ENTRANCE DUCTBANK.
- E. PROVIDE ALL SECONDARY SERVICE ENTRANCE TRENCHING, BACKFILL, CONCRETE DUCT BANK, CABLE AND TERMINATIONS FROM UTILITY TRANSFORMER TO SERVICE ENTRANCE EQUIPMENT.
- F. PROVIDE ALL TRANSFORMER SECONDARY CABLE, CABLE LUGS, CONDUIT & DUCTBANK AND MAKE ALL FINAL SECONDARY (208/120V) TERMINATIONS. UTILITY COMPANY SHALL MAKE ALL PRIMARY CONNECTIONS.
- G. ELECTRICAL CONTRACTOR SHALL OBTAIN AND INSTALL WALL MOUNTED METER SOCKET, AND SHALL PROVIDE ONE 1" RGS CONDUIT AND CONDUIT NIPPLES FROM METER ENCLOSURE TO TRANSFORMER 'CT' COMPARTMENT (VERIFY & COORDINATE WITH UTILITY COMPANY).
- H. THE UTILITY COMPANY GROUNDING SYSTEM SHALL BE TESTED. THE MAXIMUM ALLOWABLE IMPEDANCE SHALL BE 25 OHMS TO GROUND. ADDITIONAL GROUND RODS SHALL BE PROVIDED, IF REQUIRED, TO ACHIEVE THIS LEVEL.
- I. UNDERGROUND CONDUITS TO BE CONCRETE ENCASED. REFER TO DETAILS ON SHEET E512 FOR MORE INFORMATION.

SHEET KEY NOTES:

1. PROVIDE (2)-4" PVC CONDUITS WITH PULL STRING FROM EXISTING TELECOM SERVICE TO ELEC/MECH ROOM NEAR DATA RACK LOCATION. AND STUB UP LOCATION TO BE VERIFIED IN THE FIELD.
2. PROVIDE SECONDARY FEEDER FROM EXISTING UTILITY TRANSFORMER TO MTS-1. REFER TO ONELINE DIAGRAM FOR GROUNDING DETAILS.
3. PROVIDE POWER CIRCUITS IN 2" FROM ELEC ROOM TO ATM. REFER TO POWER PLAN E201 FOR MORE INFORMATION.
4. REFER TO ELEC. ROOM IN E201 FOR LOCATION OF EQUIPMENT AND STUB UPS.
5. MANUAL TRANSFER SWITCH - SEE ONE LINE DIAGRAM ON SHEET E601.
6. REFER TO ELEC. ROOM IN E201 FOR LOCATION OF EQUIPMENT AND STUB UPS.
7. TYPICAL , CONDUCTOR SIZE FOR LIGHT POLES BRANCH CIRCUIT TO BE #10 MINIMUM.



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4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



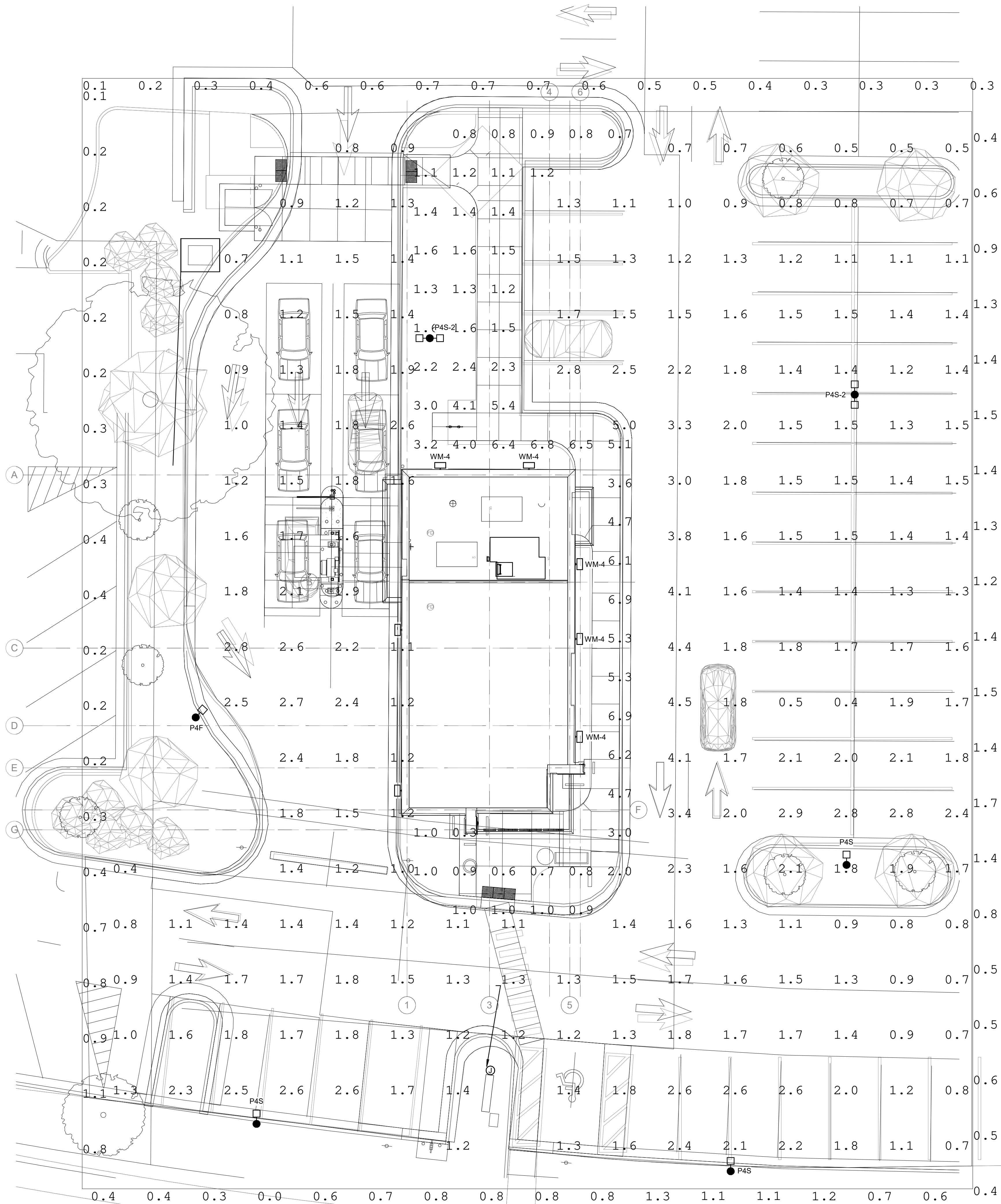
#	DATE	CHANGE DESCRIPTION
1	Date 1	Revision 1

DRAWING TITLE:
ELECTRICAL SITE PLAN

10/27/2023
DRAWN BY: KS CHECKED BY: SR
MOODY NOLAN PROJ#: 22071.14

E012

BID AND PERMIT SET



1 F.F.E SITE PLAN PHOTOMETRICS
SCALE: 1" = 10'-0"



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FIFTH THIRD BANK



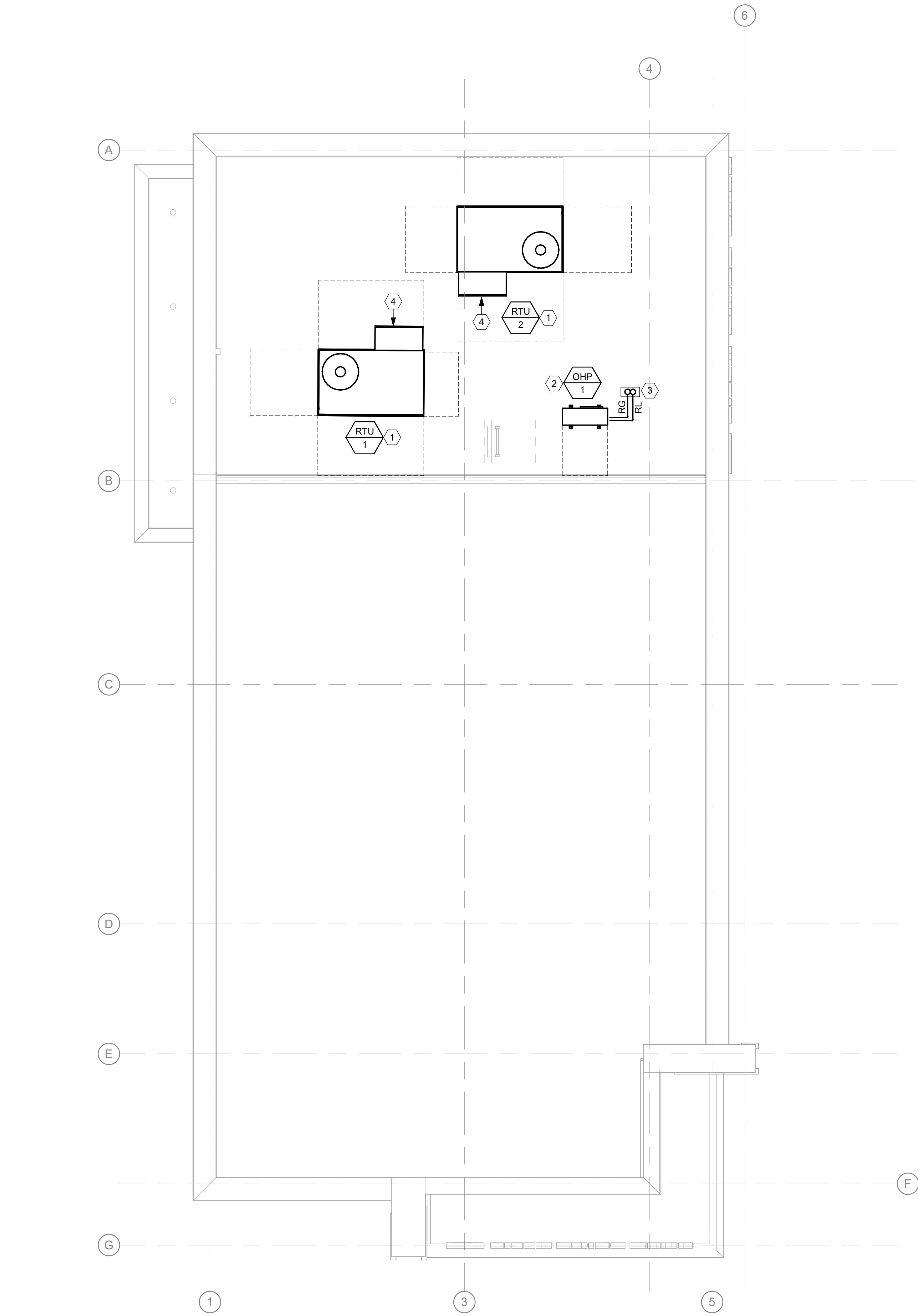
#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:
**LIGHTING SITE PLAN
- PHOTOMETRICS**

10/27/2023
DRAWN BY: KS CHECKED BY: SR
MOODY NOLAN PROJ#: 22071.14

E012A

BID AND PERMIT SET



1 ROOF MECHANICAL HVAC PLAN
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY OFFSETS AND FITTINGS WHICH MAY BE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
2. THE CONTRACTOR SHALL PROVIDE MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
3. THE CONTRACTOR SHALL COORDINATE FLOOR, WALL, AND ROOF PENETRATIONS, LOUVER SIZES, ETC. WITH THE GENERAL CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY ALL CLEARANCES PRIOR TO THE FABRICATION OF ANY WORK.
5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF CEILING GRILLES, REGISTERS, DIFFUSERS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
6. DUCTWORK, PIPING OR ANY OTHER MECHANICAL SYSTEM COMPONENT SHALL NOT BE LOCATED OVER THE TOP OF ANY ELECTRICAL PANELS OR EQUIPMENT.
7. THE CONTRACTOR SHALL COORDINATE AND PROVIDE ACCESS DOORS IN HARD CEILING FOR ALL EQUIPMENT WHICH REQUIRE ACCESS SUCH AS BALANCING DAMPERS ETC. CONTRACTOR TO COORDINATE MAKE AND MODEL WITH ARCHITECT. COORDINATE ACCESS PANEL WITH THE RATING OF THE ASSEMBLY IN WHICH THEY WILL BE INSTALLED IN TO MAINTAIN THE OVERALL RATING OF THE ASSEMBLY.
8. ALL MECHANICAL EQUIPMENT, DAMPERS, DETECTORS, ETC WHICH REQUIRE ROUTINE MAINTENANCE OR INSPECTION SHALL BE INSTALLED WITHIN 2FT OF THE FINISHED CEILING HEIGHT.
9. CONTRACTOR TO COORDINATE AND VERIFY THERMOSTAT LOCATIONS WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

SHEET KEY NOTES:

1. MOUNT ROOFTOP UNIT ON FACTORY FABRICATED CURB. INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION MANUAL. ROUTE SUPPLY AND RETURN DUCTWORK FULL SIZE INTO SPACE. PROVIDE TRANSITIONS AND OFFSETS TO AVOID STRUCTURAL. DO NOT CUT ANY STRUCTURAL MEMBERS.
2. INSTALL HEAT PUMP UNIT PER MANUFACTURER'S WRITTEN INSTALLATION MANUAL ON 18" PLATFORM. SIZE REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS.
3. ROUTE REFRIGERANT LIQUID AND REFRIGERANT GAS PIPING DOWN INTO SPACE THRU ROOF PIPING CURB.
4. ECONOMIZER OUTSIDE AIR INTAKE HOOD. NO EXHAUST AND PLUMBING VENT SHALL BE LOCATED WITHIN 10'-0" OF THE INTAKE HOOD FROM ALL SIDES. REFER TO PLUMBING DRAWINGS FOR COORDINATION.



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BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

PHONE: (513) 914-5835



FIFTH THIRD
BANK

5TH/3RD BANK OLD MILTON PKWY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:

MECHANICAL ROOF
PLAN

10/27/2023

DRAWN BY: MSK CHECKED BY: JST

MOODY NOLAN PROJ#: 22071.14

M102

BID AND PERMIT SET











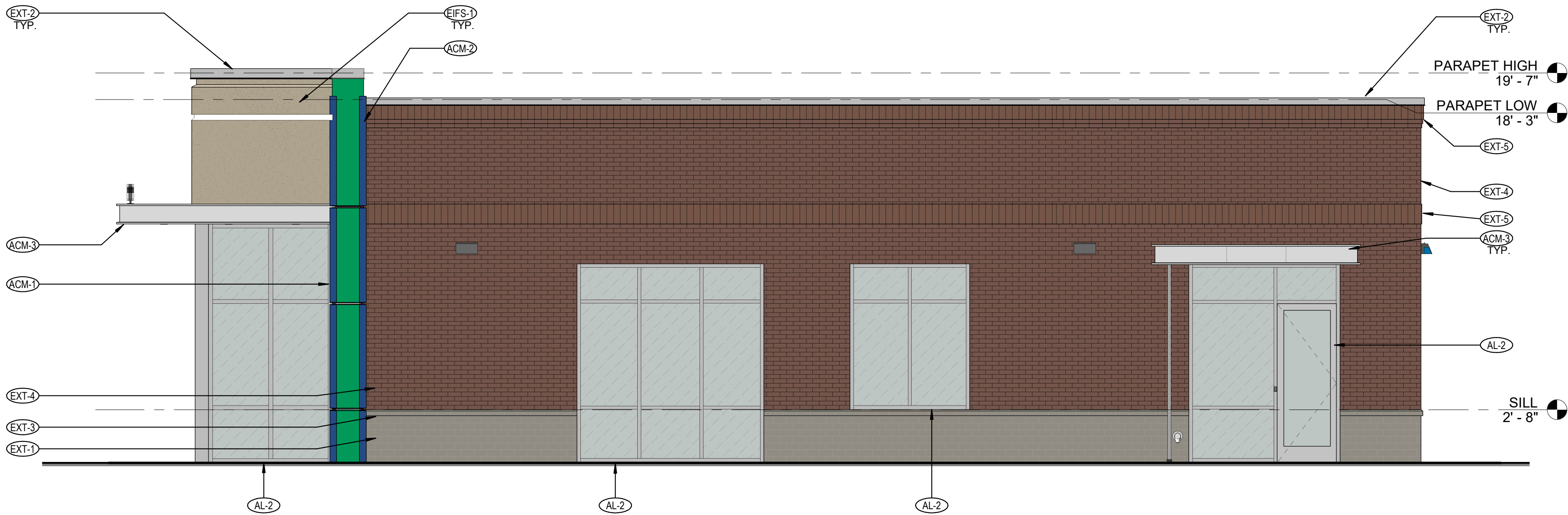
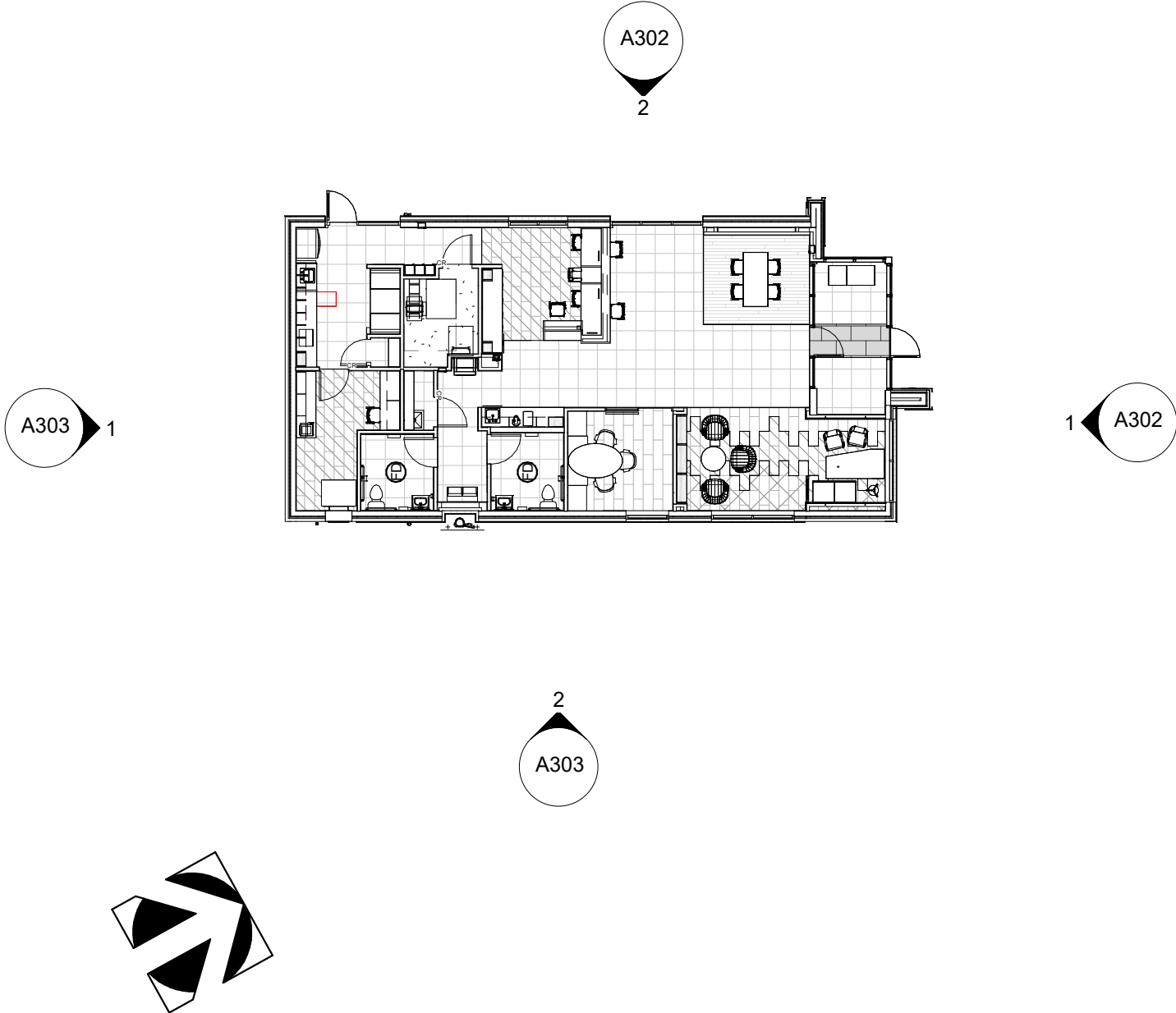


FIFTH THIRD BANK

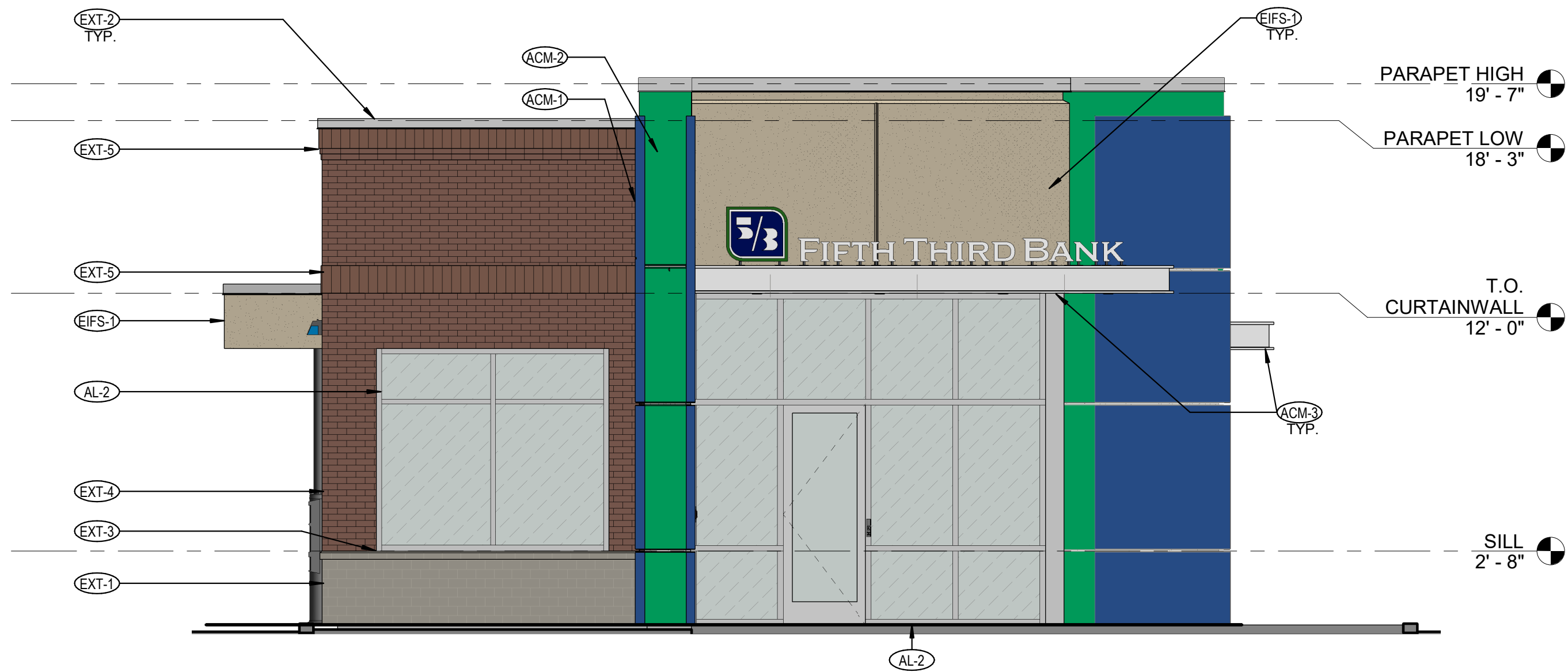






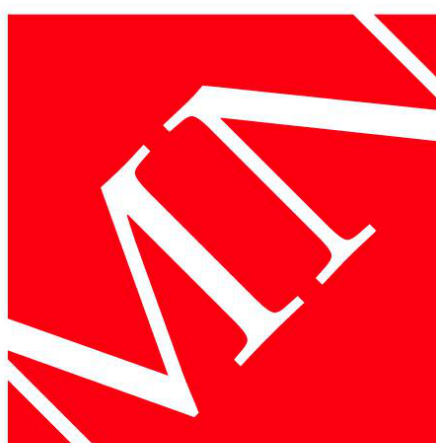


2 ELEVATION SIDE ENTRY - NORTH W 59TH ST.
1/4" = 1'-0" REF: 3 / A302



1 ELEVATION ENTRANCE - EAST
1/4" = 1'-0" REF: 3 / A302

EXTERIOR FINISHES			
ITEM	SAMPLE FINISH	FINISH TYPE	COLOR
ACM-1		ALUMINUM COMPOSITE METAL PANEL	CUSTOM FIFTH THIRD BLUE PANTONE 7685C
ACM-2		ALUMINUM COMPOSITE METAL PANEL	CUSTOM FIFTH THIRD GREEN PANTONE 3405C
ACM-3		ALUMINUM COMPOSITE METAL PANEL	CLEAR ANODIZED METAL
EIFS-1		3" EIFS BARRIER SYSTEM	RELAXED KHAKI SW6149
EIFS-2		2" EIFS BARRIER SYSTEM	
EXT-1		CAST STONE VENNER	BUFFSTONE ASHLAR INSTALL
EXT-2		PRE-FINISHED METAL COPING	ANODIC CLEAR
EXT-3		CASTSTONE WATER BAND	BUFFSTONE
EXT-4		STANDARD MODULAR BRICK VENEER	GLEN GERY WELLINGTON WILLIAMSBURG
EXT-5			MOTAR: OLD LIME PUTTY
AL-1		ALUMINUM CURTAIN WALL	CLEAR ANODIZED
AL-2		ALUMINUM STOREFRONT	
G-1		GLASS	CLEAR - TEMPERED



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5TH/3RD BANK OLD MILTON PKWY
4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022
for
FIFTH THIRD BANK



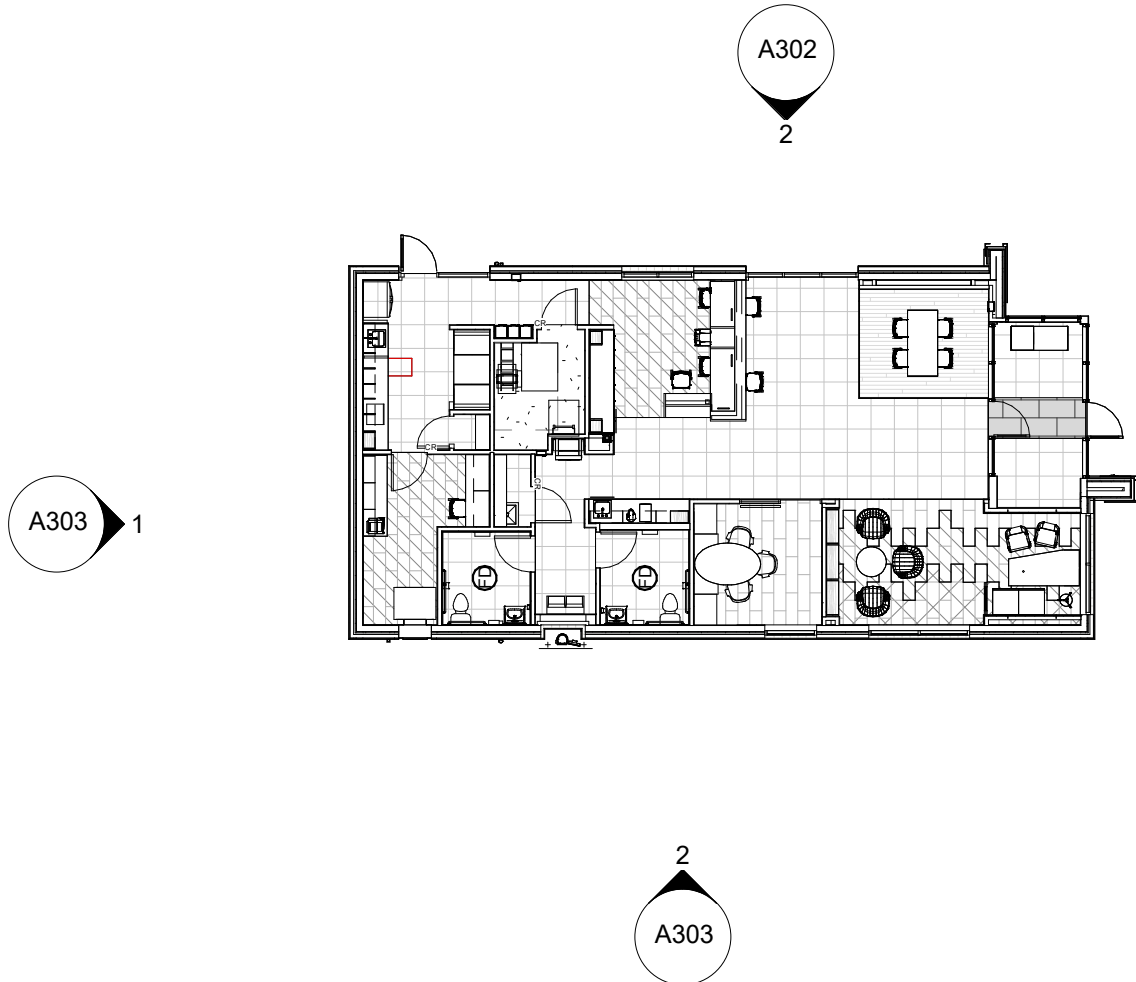
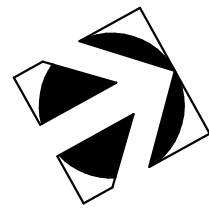
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DRAWING TITLE:
COLORED ELEVATIONS ANALYSIS

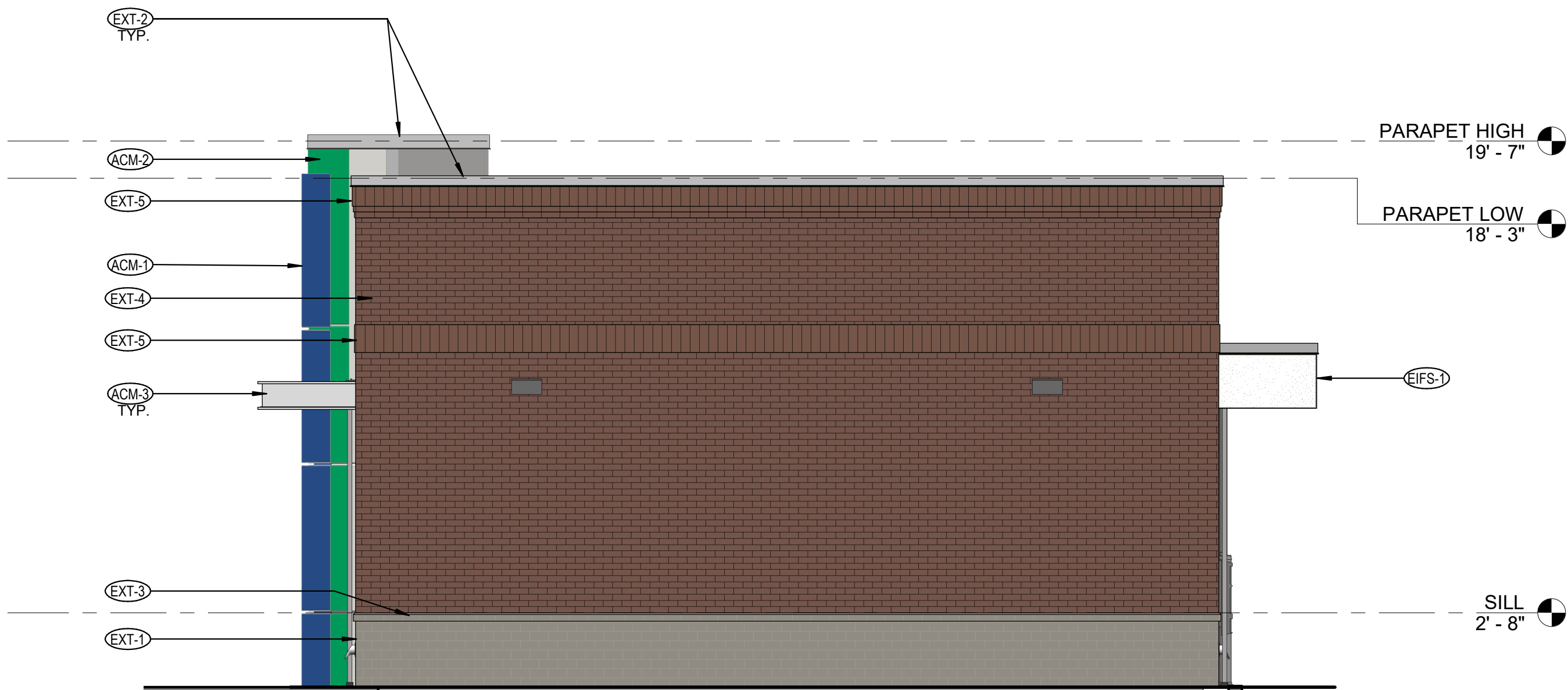
11/30/2023
DRAWN BY: TH
CHECKED BY: DCB
MOODY NOLAN PROJECT #: 22071.14

A302

BID AND PERMIT SET

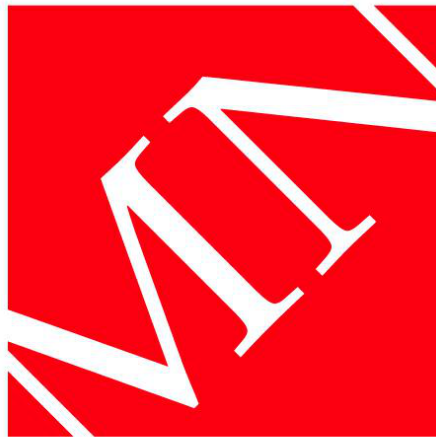


2 ELEVATION DRIVE-THRU - SOUTH
1/4" = 1'-0"
REF: 3 / A302



1 ELEVATION REAR - EAST
1/4" = 1'-0"
REF: 3 / A302

EXTERIOR FINISHES			
ITEM	SAMPLE FINISH	FINISH TYPE	COLOR
ACM-1		ALUMINUM COMPOSITE METAL PANEL	CUSTOM FIFTH THIRD BLUE PANTONE 7685C
ACM-2		ALUMINUM COMPOSITE METAL PANEL	CUSTOM FIFTH THIRD GREEN PANTONE 3405C
ACM-3		ALUMINUM COMPOSITE METAL PANEL	CLEAR ANODIZED METAL
EIFS-1		3" EIFS BARRIER SYSTEM	RELAXED KHAKI SW6149
EXT-1		CAST STONE VENNER	BUFFSTONE ASHLAR INSTALL
EXT-2		PRE-FINISHED METAL COPING	ANODIC CLEAR
EXT-3		CASTSTONE WATER BAND	BUFFSTONE
EXT-4		STANDARD MODULAR BRICK VENEER	GLEN GERY WELLINGTON WILLIAMSBURG MOTAR: OLD LIME PUTTY
AL-1		ALUMINUM CURTAIN WALL	CLEAR ANODIZED
AL-2		ALUMINUM STOREFRONT	CLEAR ANODIZED
G-1		GLASS	CLEAR - TEMPERED



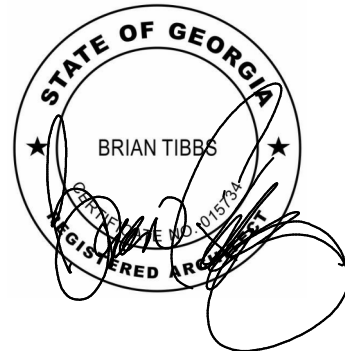
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PHONE: (513) 914-5835



5TH/3RD BANK OLD MILTON PKWY

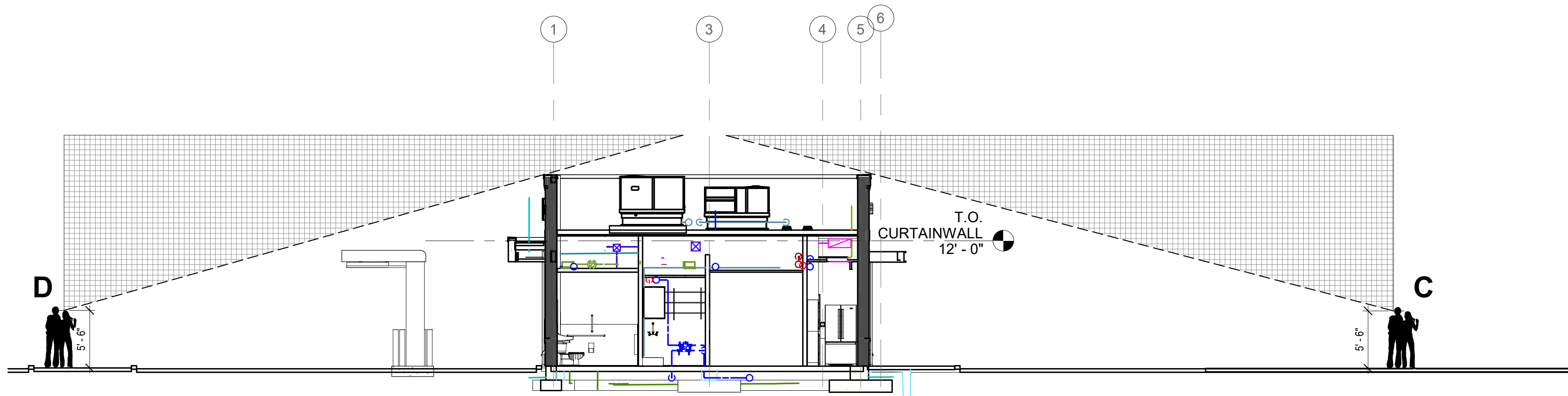
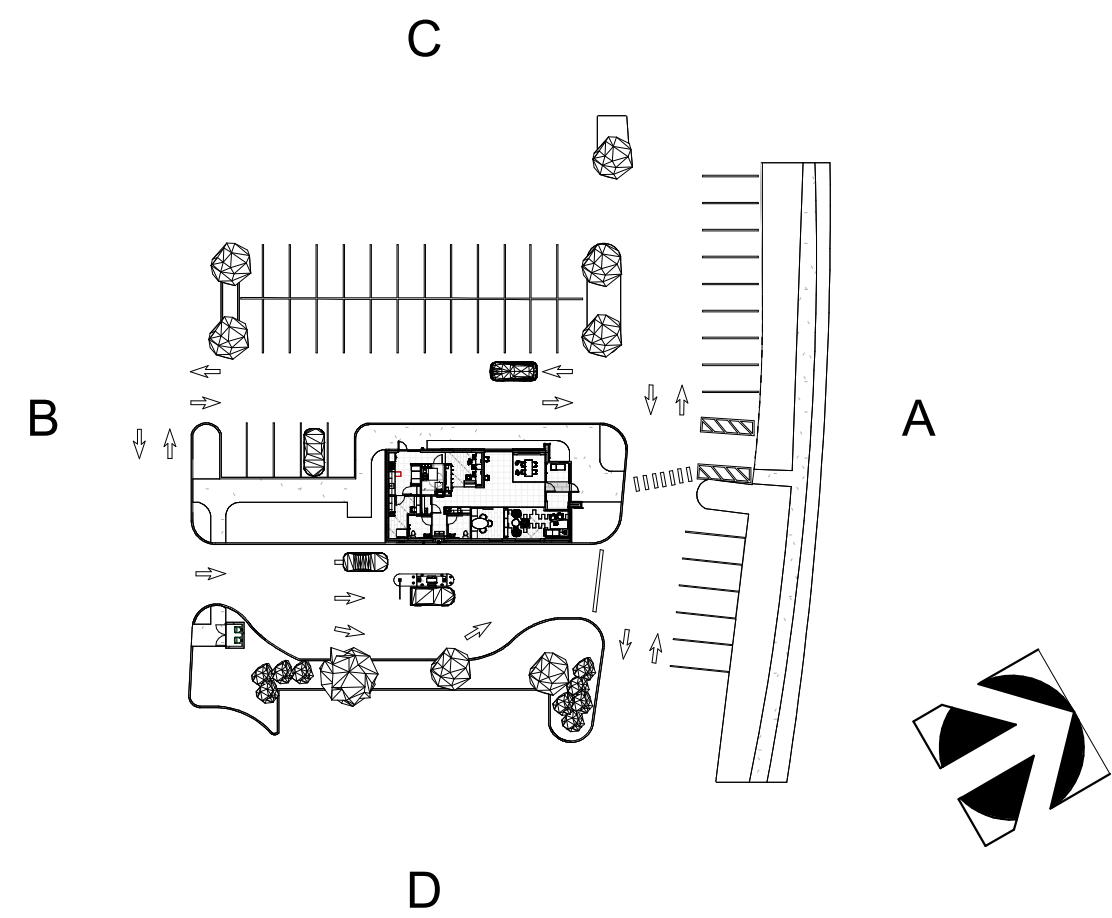
4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK

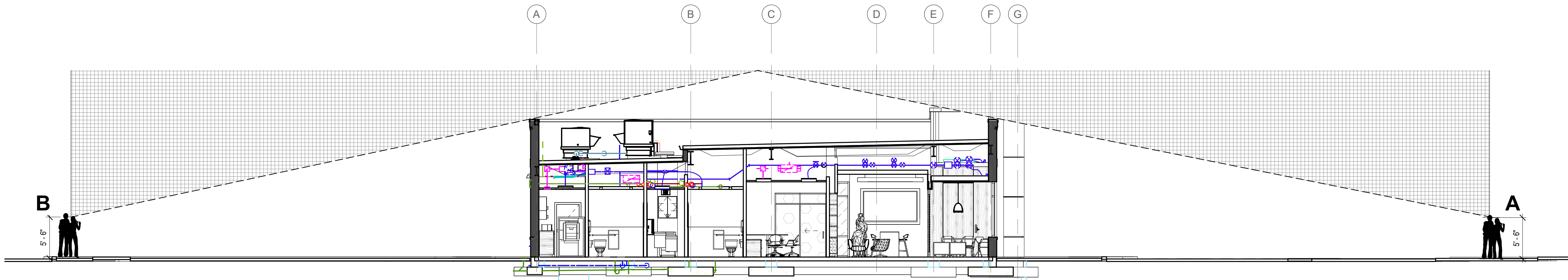


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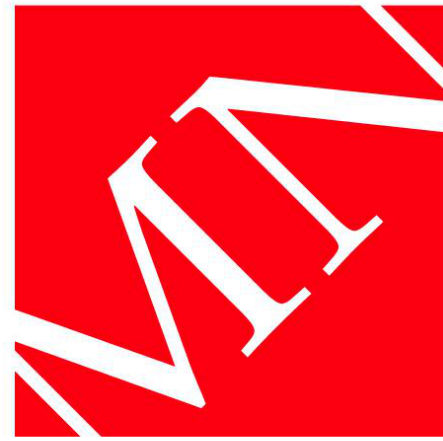
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11/30/2023	
DRAWN BY: TH	CHECKED BY: DCB
MOODY NOLAN PROJECT #: 22071.14	
A303	
BID AND PERMIT SET	



1 SECTION EQUIPMENT VISIBILITY C-D
1/8" = 1'-0" REF: 1 / A101



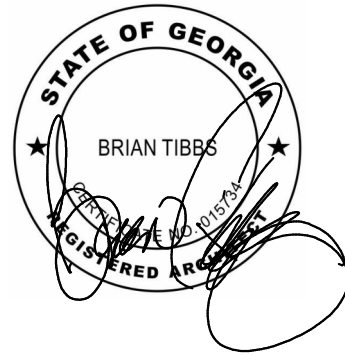
2 SECTION EQUIPMENT VISIBILITY A-B
1/8" = 1'-0" REF: 1 / A101



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5TH/3RD BANK OLD MILTON PKWY
4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022
for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:
**ROOF EQUIPMENT
VISIBILITY DIAGRAM**

10/27/2023
DRAWN BY: EA CHECKED BY: DCB
MOODY NOLAN PROJECT #: 22071.14

A402

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5TH/3RD BANK OLD MILTON PKWY
FIFTH THIRD BANK
4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022



FIFTH THIRD
BANK

ISSUED WITH

SHEET REVISED

SKETCH NUMBER

R100

PROJ #
22071.14

DRAWN BY
TH

DATE
11/30/2023



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FIFTH THIRD BANK
4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022



FIFTH THIRD
BANK

ISSUED WITH

SHEET REVISED

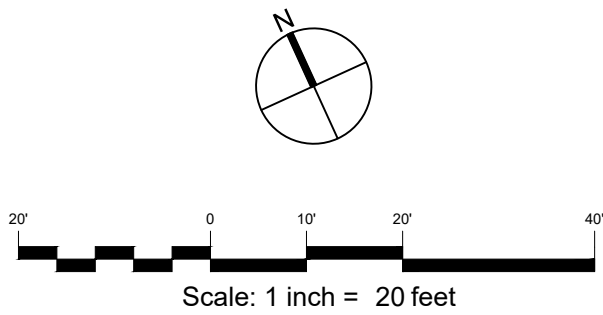
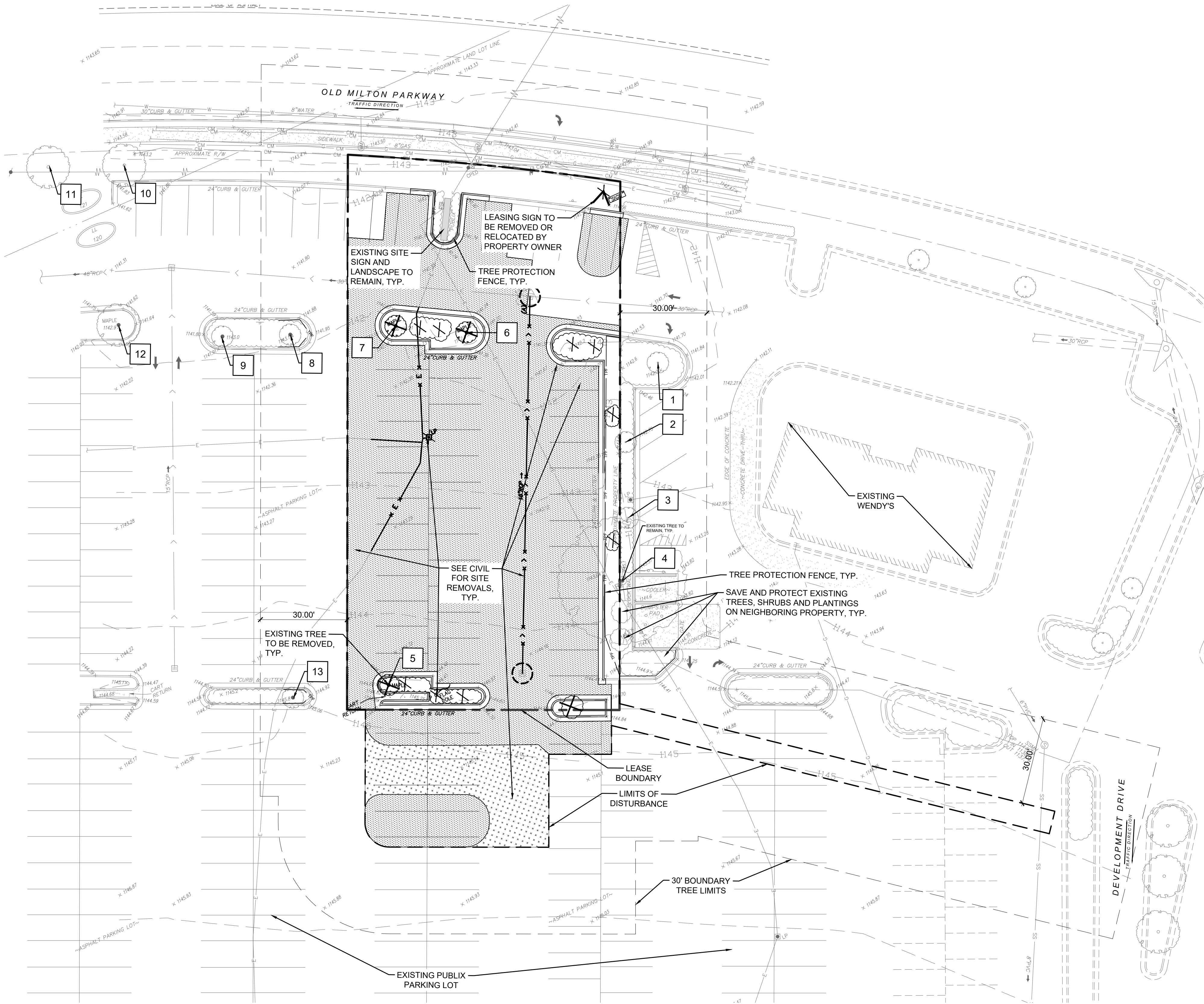
SKETCH NUMBER

R101

PROJ #
22071.14

DRAWN BY
TH

DATE
11/30/2023



LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- REMOVE ASPHALT PAVEMENT AND BASE
- MILL AND GRIND EXISTING PAVEMENT
- REMOVE CONCRETE CURB AND GUTTER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- ITEM TO REMAIN AND BE PROTECTED
- ITEM TO BE REMOVED

Tree Care Plan

The purpose of this Tree Care Plan is to provide proper Arboricultural care to the trees that will be impacted by construction. The care recommendations provided are to off-set the impacts to the trees roots, changes to the environmental conditions, and microclimate. It is expected that this plan will last throughout construction (8 months) and or two years following construction. It is expected construction will start in spring of 2024 and be completed in fall of 2024. The tree care plan will be in place for 2 years following the completion of construction. This tree care plan MUST be pre-paid prior to the opening of the site. Provide City Arborist with proof of prepayment before scheduling the initial inspection.

Required Notes:

This tree care plan shall be pre-paid prior to approval of the tree save fencing by the City Arborist. 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. The City Arborist must be notified within one week of completion of any tree care item as well as periodic updates. Proof of completion must be submitted to City Arborist in order for a CO to be issued.

Tree Care Items for Existing Off Site Trees #4, 5, 6, and 7:

- Tree Protection: Prior to construction, the required tree protection fencing per the approved plans shall be installed at the back of existing curb. This area shall be off limits to all construction activities, equipment, material storage, sanitation facilities, pedestrian traffic, etc. unless approved by the City of Alpharetta.
- Root Pruning 1: During the installation of the Sd1 (silt fencing or C-POP) erosion control measures all roots 1/2" in diameter or greater encountered along the east tree protection line (Approximately 5' off west of the east property line) shall be clean cut in order to promote callous growth and properly seal over. All cuts shall be made with a clean pruning saw or bypass pruning loppers. All root pruning operations shall be under the direction or supervision of an ISA Certified Arborist.
- Root Pruning 2: During excavation and grading activities where roots were not previously pruned during the installation of erosion control measures all roots 1/2" in diameter or greater encountered along the limits of grading shall be clean cut in order to promote callous growth and properly seal over. All cuts shall be made with a clean pruning saw or bypass pruning loppers. All root pruning operations shall be under the direction or supervision of an ISA Certified Arborist.
- Demolition Monitoring: During the demolition of existing curbs and pavement within the critical root zones of trees to be preserved an ISA Certified Arborist shall be on site to observe and direct the demolition as needed. All roots 1/2" in diameter or greater encountered along the limits of grading shall be clean cut in order to promote callous growth and properly seal over. All cuts shall be made with a clean pruning saw or bypass pruning loppers. All root pruning operations shall be under the direction or supervision of an ISA Certified Arborist.

Tree Care Items for Existing Off Site Trees #1, and 9:

- Tree Protection: Prior to construction, the required tree protection fencing per the approved plans shall be installed at the back of existing curb. This area shall be off limits to all construction activities, equipment, material storage, sanitation facilities, pedestrian traffic, etc. unless approved by the City of Alpharetta.

Tree Care for Newly Planted Trees

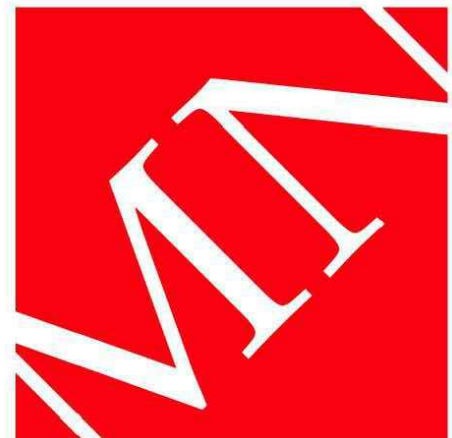
- Pre Planting Meeting: The project Arborist will meet with the landscape contractor to discuss the quality, sizes, and acceptance of the landscape material, proper handling and planting techniques, staking, watering, removal of flagging and tree tags, root barrier installation, etc. for plan compliance and the City of Alpharetta Specifications.
- Storage of Landscape Material: Provide an explanation as to how plant material will be stored on site and for any plants that will not be installed immediately. For example: Plant material will be offloaded onto a grassed or mulched area for storage until planted, a temporary nursery with irrigation may be created, healing trees in, protecting trees from radiant heat or extreme cold, etc.
- Watering for Newly Planted Landscaping: All newly planted trees shall be watered with proposed spray irrigation system.
- Fertilization 1: Newly planted trees shall be fertilized at the time of planting using a 10-10-10 (or similar) slow release pelletized fertilizer with minerals and nutrients shall be mixed in the planting hole and within the required tilled and cultivated area outside the hole, at the recommended rates.
- Fertilization 2: After 1 growing season all newly planted trees shall be fertilized using a 10-10-10 (or similar) slow release pelletized fertilizer with minerals and nutrients spread over the entire cultivated and tilled area, at the recommended rates during late winter or early spring 2025 and 2026.
- Fertilization 3: After 1 growing season all newly planted trees shall be fertilized in the late winter or early spring 2025 and 2026. This program will include a slow release, low nitrogen fertilizer mix in combination with soil conditioners and biological stimulants to be injected at high pressure into the cultivated and tilled area surrounding the tree.
- Fertilizer Documentation: Documentation of the products to be used will be provided to the City of Alpharetta before the application date. (Fertilization and rates can also be determined by a soils test).
- Mulching 1: After planting 3" of clean organic non-synthetic, pine needle mulch shall be applied to the entire cultivated area surrounding all of the newly planted trees. This mulch shall be free of debris, insects, and pests. Mulch shall not touch the trunk of the tree.
- Mulching 2: Continually mulch shall be applied as needed to maintain 2-4" of coverage, no deeper, with clean organic non-synthetic, pine needle mulch free of debris, insects, and pests. Mulch shall not touch the trunk of the tree. It is recommended to refresh mulch during the spring and fall.
- Pruning 1: Newly planted trees shall be pruned for form and structure. Any dead, broken, or crossing limbs shall be pruned with a bypass pruner or loppers, larger limbs shall be cut using the three cut method and a sharp pruning saw. It is recommended to prune newly planted trees prior to standing them up in the planting holes.
- Pruning 2: All newly planted trees adjacent to walking or driving surfaces shall be pruned for pedestrian and vehicular clearance. Pruning cuts shall be made with a bypass pruner or loppers, larger limbs shall be cut using the three cut method and a sharp pruning saw.
- Pruning 3: During the late winter (2025) after the first full growing season trees should be evaluated for pruning needs and pruned for form, structure, and clearance. Pruning cuts shall be made with a bypass pruner or loppers, larger limbs shall be cut using the three cut method and a sharp pruning saw.

Monitoring

- Construction Monitoring: During the duration of the construction activities bi-monthly (every 2 months) inspections of the tree save areas and individual trees shall be performed by an ISA Certified Arborist. A written report (email) of this inspection and detailing any changes to the condition of these trees shall be provided to the Developer and the City of Alpharetta.
- Post Construction Monitoring: For 2 years following construction an ISA Certified Arborist shall perform quarterly inspections and provide a written report (email) to the City of Alpharetta on the condition of these trees. Access to this tree shall be provided by current or new property owner for these inspections. (These inspections shall also include irrigation monitoring for the existing and newly planted trees MONTHLY during the first growing season.)

Tree Survey											
5/3 Bank - Alpharetta, GA											
Tree Id	Common Name	Scientific Name	Family	Condition	DBH	DBH Range	Crown Spread	Latitude	Longitude	Notes	Air Quality Monetary Benefit (\$)
1	Pin oak	Quercus palustris	Fagaceae	Fair	2	0-3in	50.24	34.0579759	-84.23366605	Need root collar excavation	0.77
2	Chinese pistache	Pistacia chinensis	Anacardiaceae	Fair	2	0-3in	50.24	34.05795312	-84.23372506		0.6
3	Chinese pistache	Pistacia chinensis	Anacardiaceae	Fair	2	0-3in	50.24	34.05787034	-84.2337492		0.6
4	Willow oak	Quercus phellos	Fagaceae	Good	21	18-24in	5538.96	34.05780424	-84.23381626		15.01
5	Sugar maple	Acer saccharum	Sapindaceae	Fair	6	6-12in	452.16	34.05781784	-84.2340364		1.99
6	Red maple	Acer rubrum	Sapindaceae	Poor	13	12-18in	2122.64	34.05809338	-84.23385401	Excessive deadwood.	4.82
7	Red maple	Acer rubrum	Sapindaceae	Fair	13	12-18in	2122.64	34.05814338	-84.23392643		6.26
8	Laurel oak			Fair	2	0-3in	50.24	34.05813783	-84.23401494	Still in burlap	
9	Laurel oak			Fair	2	0-3in	50.24	34.05816298	-84.2341091	Still in burlap	
10	Common crapemyrtle	Lagerstroemia spp		Good	12.73	12-18in	2035.384424	34.05839741	-84.23409569		4.18
11	Common crapemyrtle	Lagerstroemia spp		Good	12.08	12-18in	1832.835584	34.05839185	-84.2342298		4.16
12	Laurel oak			Fair	2	0-3in	50.24	34.05823567	-84.23418295	Still in burlap	
13	Sugar maple	Acer saccharum	Sapindaceae	Fair	2	0-3in	50.24	34.05784458	-84.23420709		0.45

Tree Survey completed 11/12/2023 by Christie Bryant - ISA Arborist SO 6310A, TRAC Certified (Speaking for Trees).



MOODY•NOLAN

BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

PHONE: (513) 914-5835



5TH/3RD BANK OLD MILTON PARKWAY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
	12/5/2023	REVISIONS PER CITY COMMENTS

DRAWING TITLE:

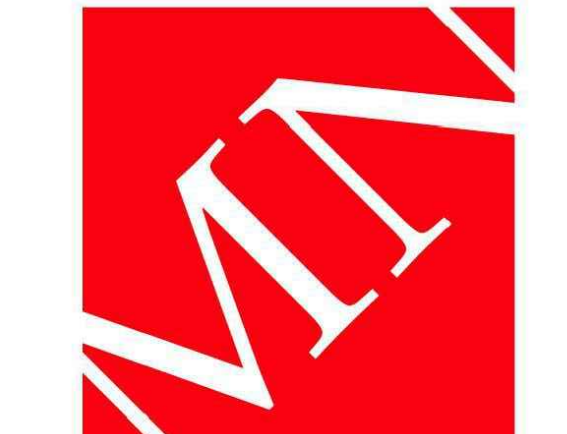
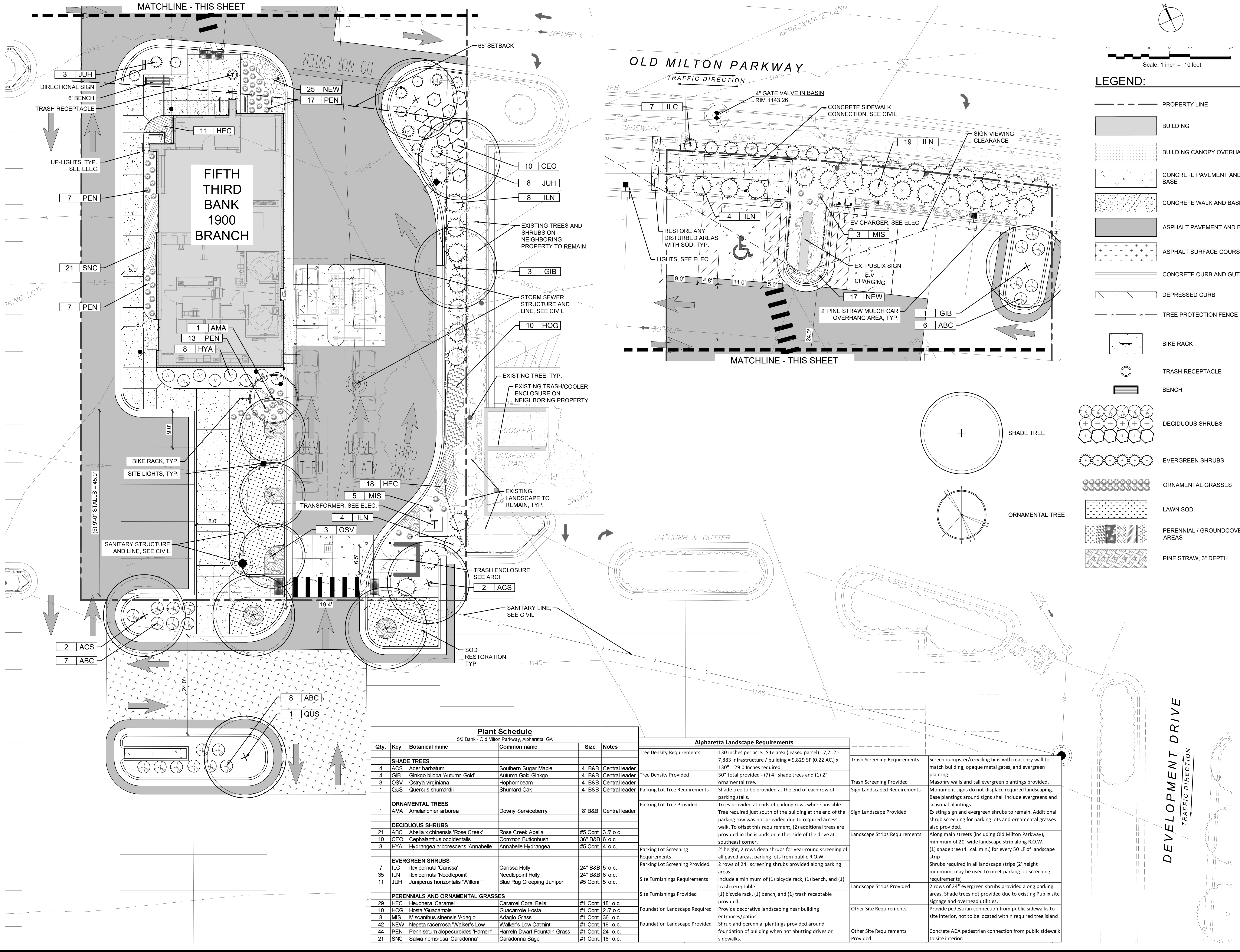
TREE
PRESERVATION
PLAN

10/27/2023

DRAWN BY: KS / CM / MB	CHECKED BY: KG / JH
MOODY NOLAN PROJECT #:	22071.14

L0.0

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5TH/3RD BANK OLD MILTON PARKWAY
4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022
for
FIFTH THIRD BANK

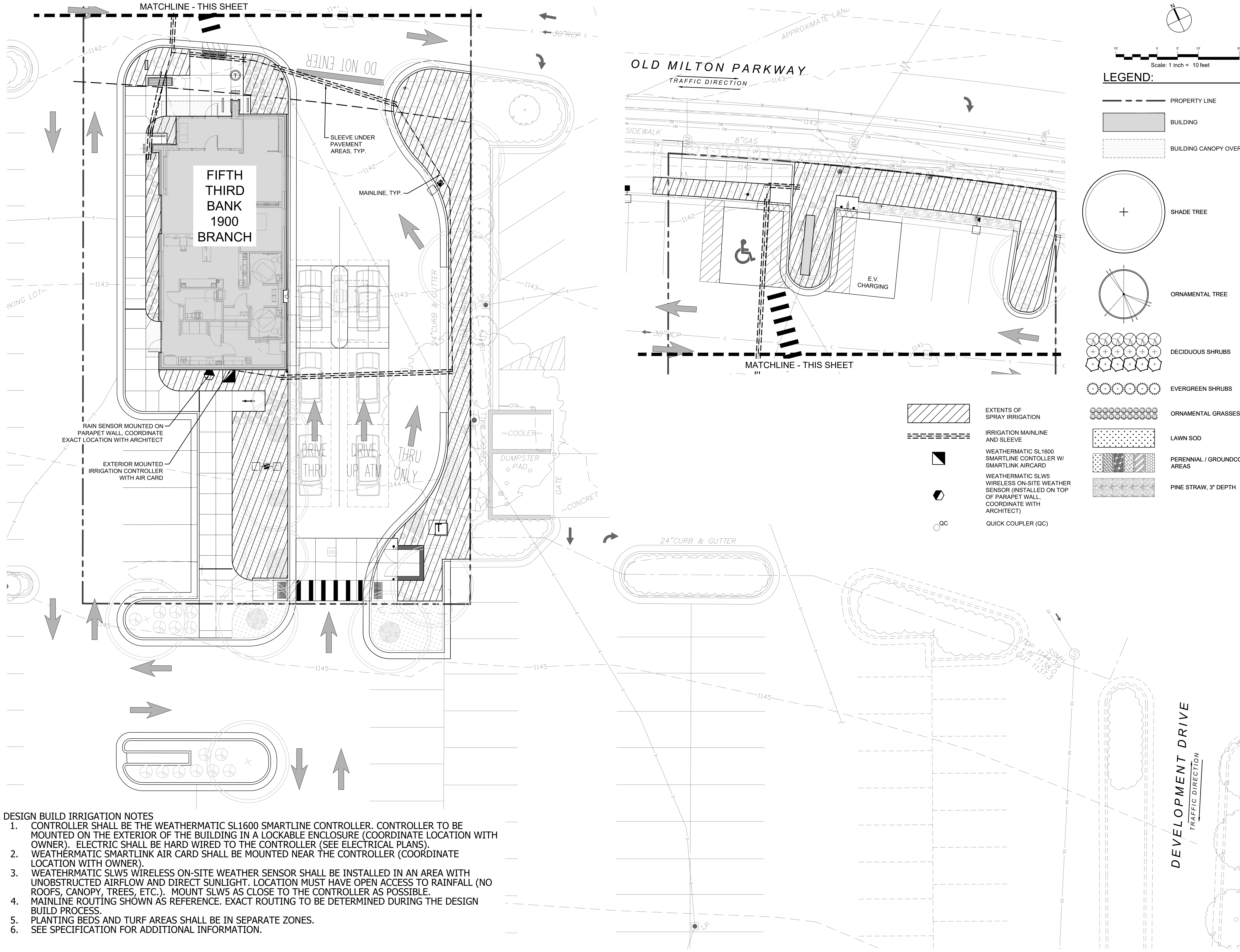


#	DATE	CHANGE DESCRIPTION
	12/5/2023	REVISIONS PER CITY COMMENTS

DRAWING TITLE:
LANDSCAPE PLAN

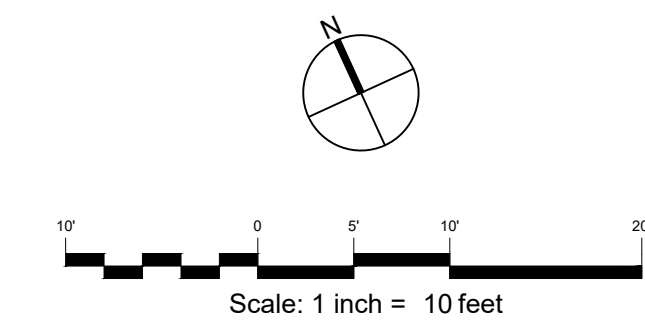
10/27/2023
DRAWN BY: KS / CM / MB
CHECKED BY: KG / JH
MOODY NOLAN PROJECT #: 22071.14

L1.0
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DESIGN BUILD IRRIGATION NOTES

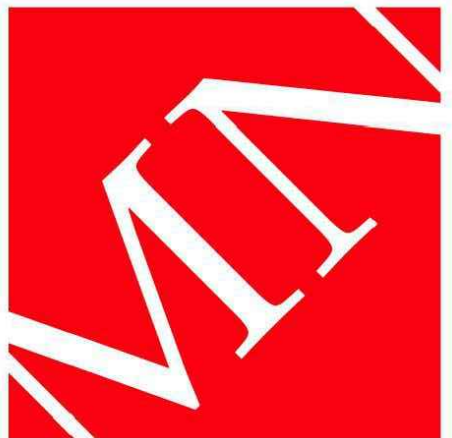
1. CONTROLLER SHALL BE THE WEATHERMATIC SL1600 SMARTLINE CONTROLLER. CONTROLLER TO BE MOUNTED ON THE EXTERIOR OF THE BUILDING IN A LOCKABLE ENCLOSURE (COORDINATE LOCATION WITH OWNER). ELECTRIC SHALL BE HARD WIRED TO THE CONTROLLER (SEE ELECTRICAL PLANS).
2. WEATHERMATIC SMARTLINK AIR CARD SHALL BE MOUNTED NEAR THE CONTROLLER (COORDINATE LOCATION WITH OWNER).
3. WEATEHRMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR SHALL BE INSTALLED IN AN AREA WITH UNOBSTRUCTED AIRFLOW AND DIRECT SUNLIGHT. LOCATION MUST HAVE OPEN ACCESS TO RAINFALL (NO ROOFS, CANOPY, TREES, ETC.). MOUNT SLW5 AS CLOSE TO THE CONTROLLER AS POSSIBLE.
4. MAINLINE ROUTING SHOWN AS REFERENCE. EXACT ROUTING TO BE DETERMINED DURING THE DESIGN BUILD PROCESS.
5. PLANTING BEDS AND TURF AREAS SHALL BE IN SEPARATE ZONES.
6. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.



LEGEND:

- PROPERTY LINE
- BUILDING
- BUILDING CANOPY OVERHANG
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOD
- PERENNIAL / GROUNDCOVER AREAS
- PINE STRAW, 3" DEPTH

- EXTENTS OF SPRAY IRRIGATION
- IRRIGATION MAINLINE AND SLEEVE
- WEATHERMATIC SL1600 SMARTLINE CONTROLLER W/ SMARTLINK AIRCARD
- WEATHERMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR (INSTALLED ON TOP OF PARAPET WALL, COORDINATE WITH ARCHITECT)
- QUICK COUPLER (QC)



MOODY•NOLAN

BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202
PHONE: (513) 914-5835



5TH/3RD BANK OLD MILTON PARKWAY
4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022
for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
	12/5/2023	REVISIONS PER CITY COMMENTS

DRAWING TITLE:
**IRRIGATION LIMITS
PLAN**

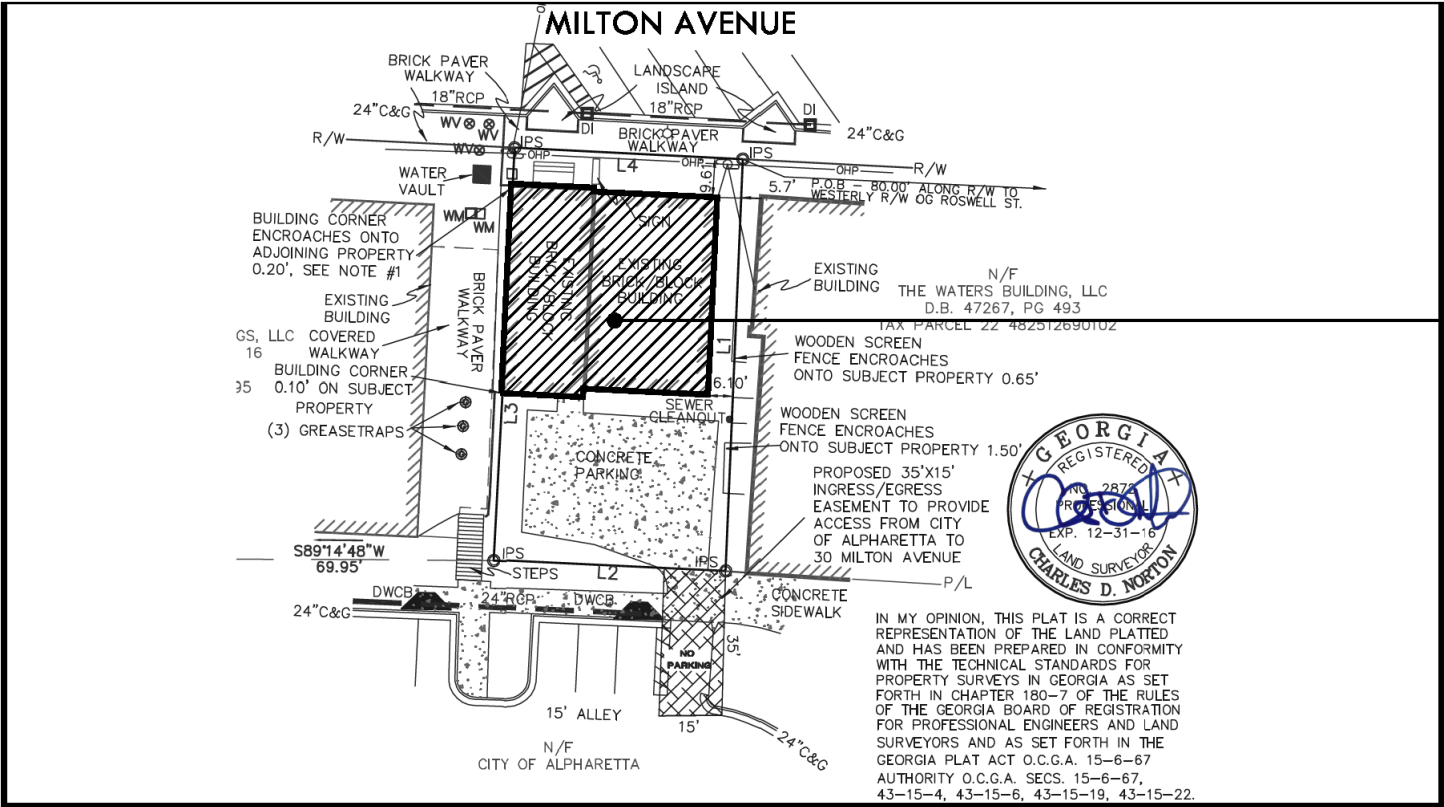
10/27/2023
DRAWN BY: KS / CM / MB
CHECKED BY: KG / JH
MOODY NOLAN PROJECT #: 22071.14

L3.0

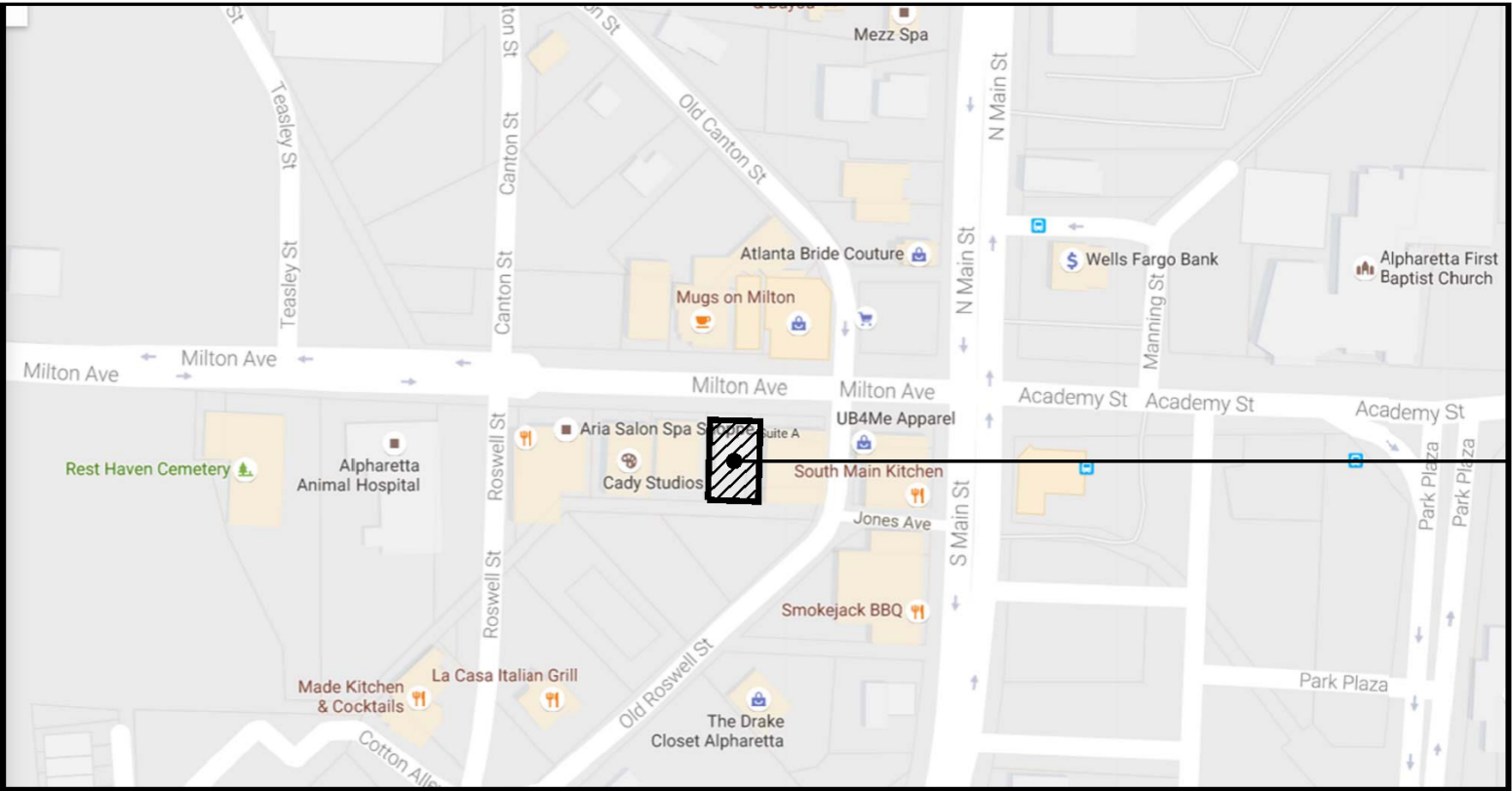
BID AND PERMIT SET

SHEET #	SHEET TITLE
A001	COVER SHEET
A101	SITE SURVEY
A102	SITE PLAN
A201	ROOF DECK LAYOUT
A301	ELEVATIONS
A302	FACADE FRONT ELEVATIONS
A311	FACADE MATERIALS AND FINISHES
A411	STREET SECTIONS LINE OF SITE
A701	PERSPECTIVE RENDERINGS
A702	PERSPECTIVE RENDERINGS EXISTING / PROPOSED

DRAWING INDEX



LOCATION MAP



VICINITY MAP

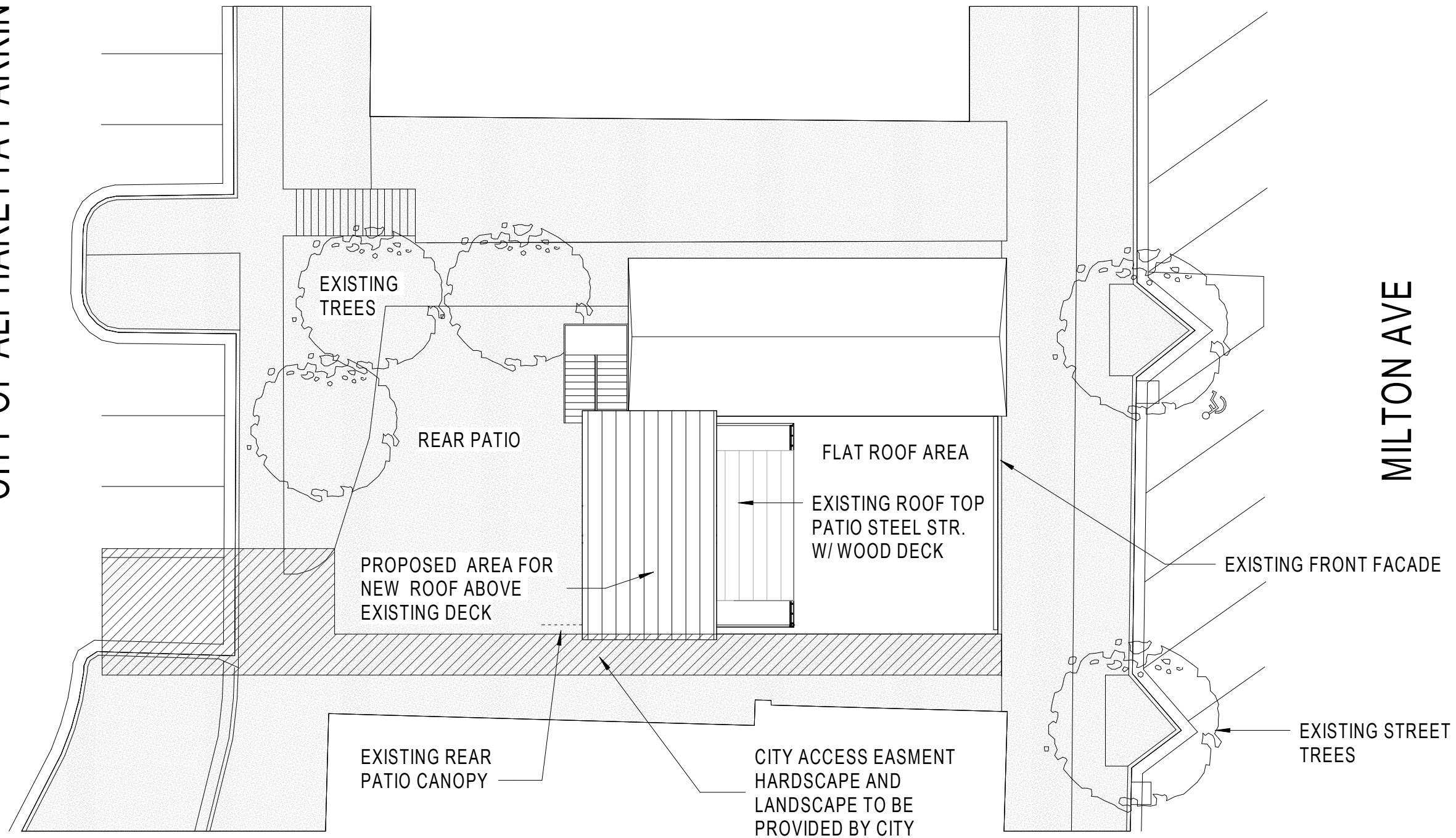


100 PINE ST. SUITE 105A
 AVONDALE ESTATES, GA 30002
 OFFICEOFDESIGNARCH.COM
 PH: 404.214.5797

TRUCK & TAP

COVER SHEET

CITY OF ALPHARETTA PARKING

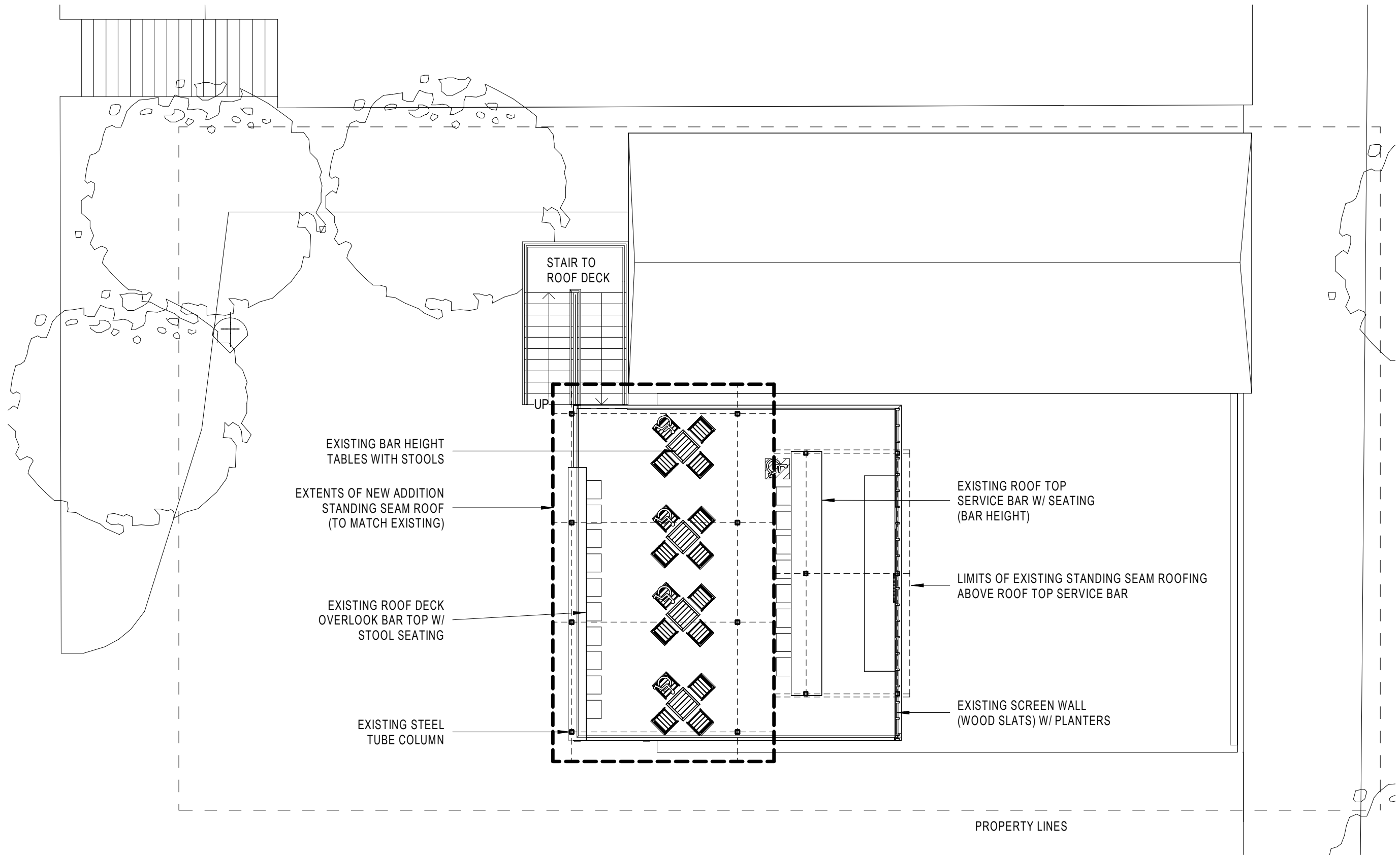


1 SITE PLAN
1/16" = 1'-0"



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TRUCK & TAP
SITE PLAN



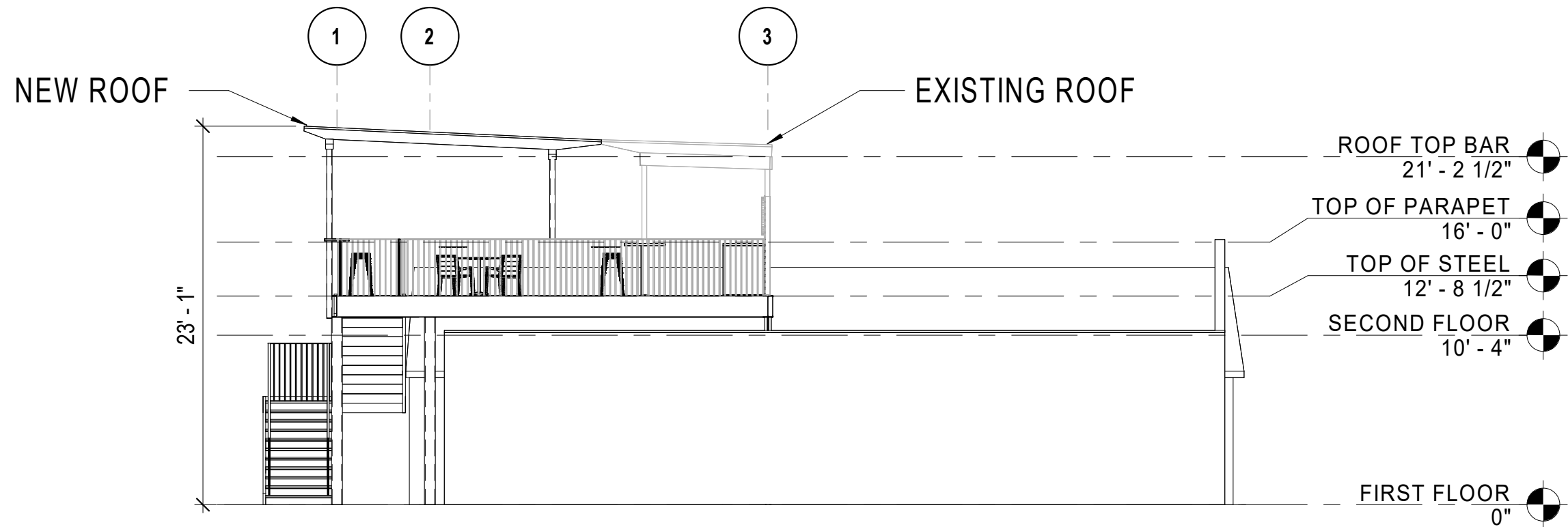
1 ROOF DECK LAYOUT
1/8" = 1'-0"



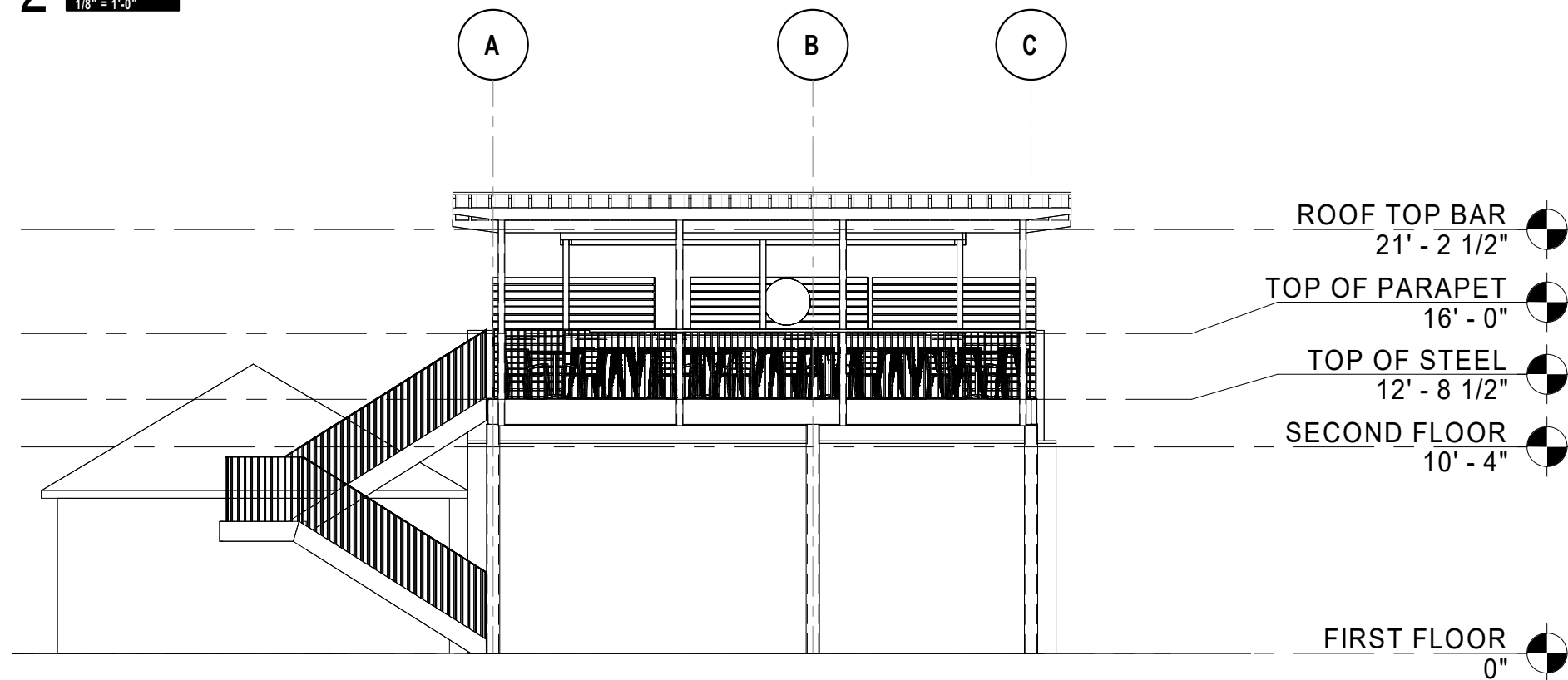
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ROOF DECK LAYOUT



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

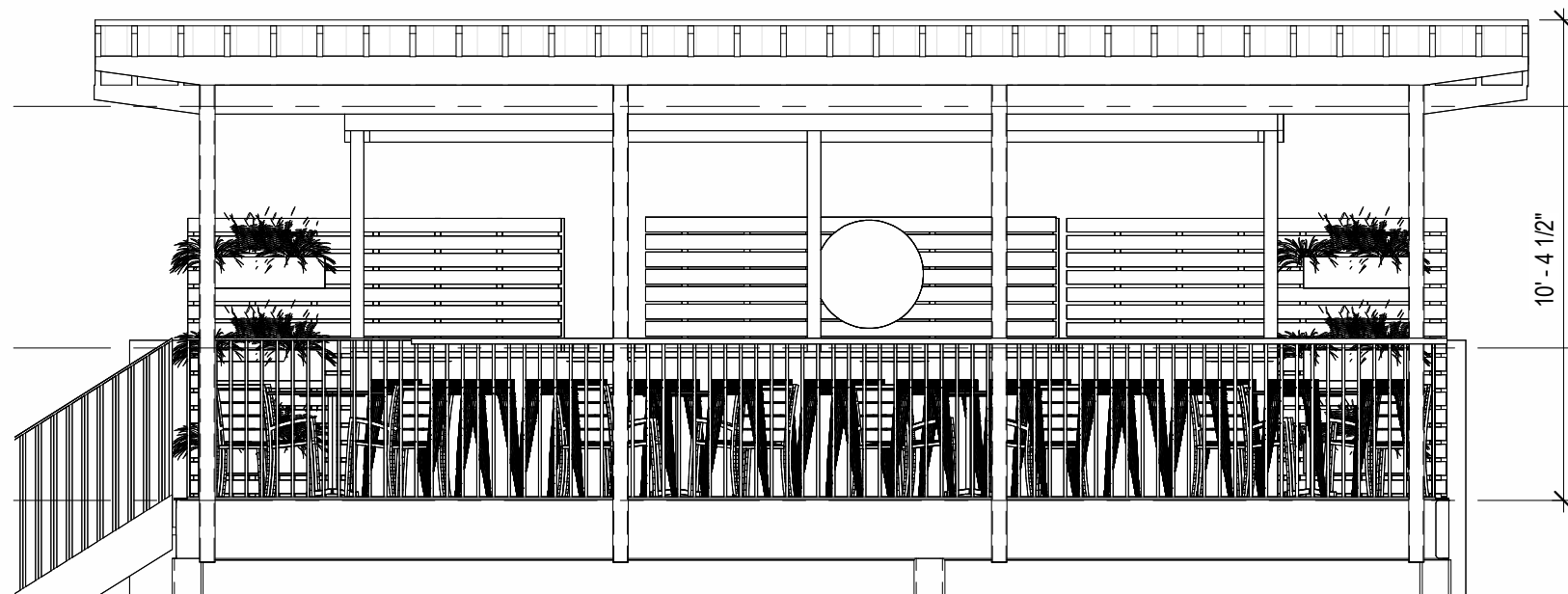


1 NORTH ELEVATION
1/8" = 1'-0"

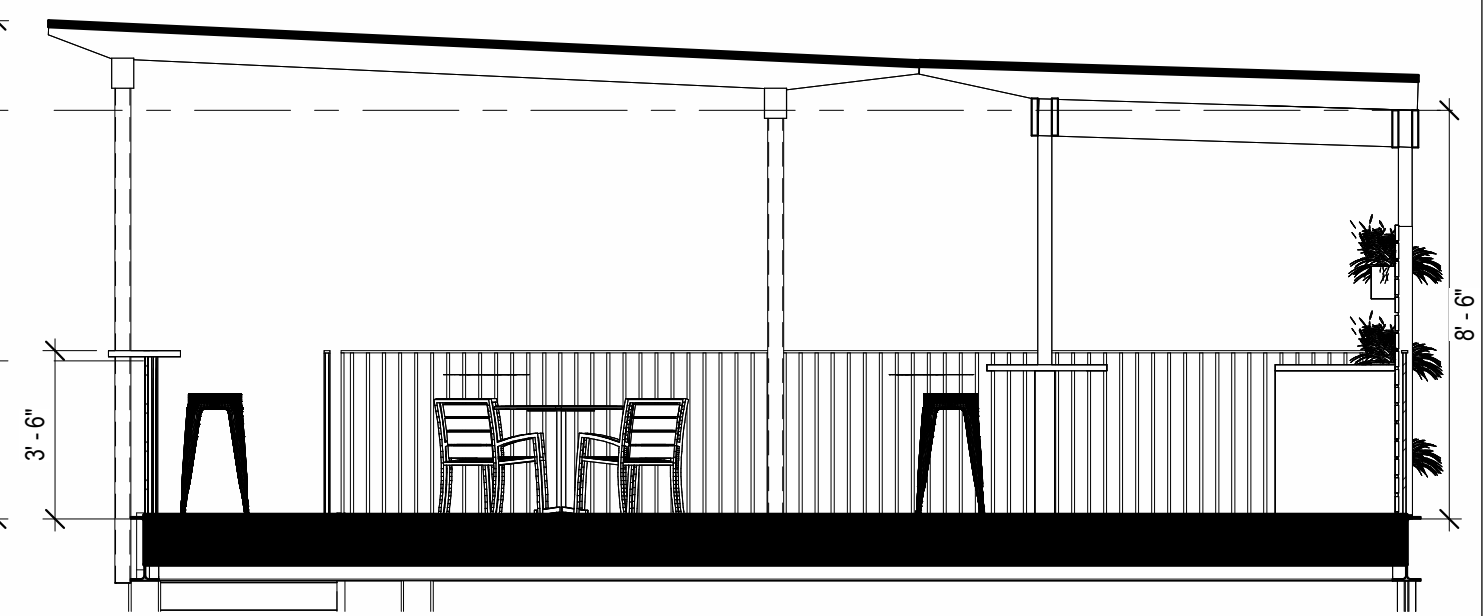
TRUCK & TAP ELEVATIONS



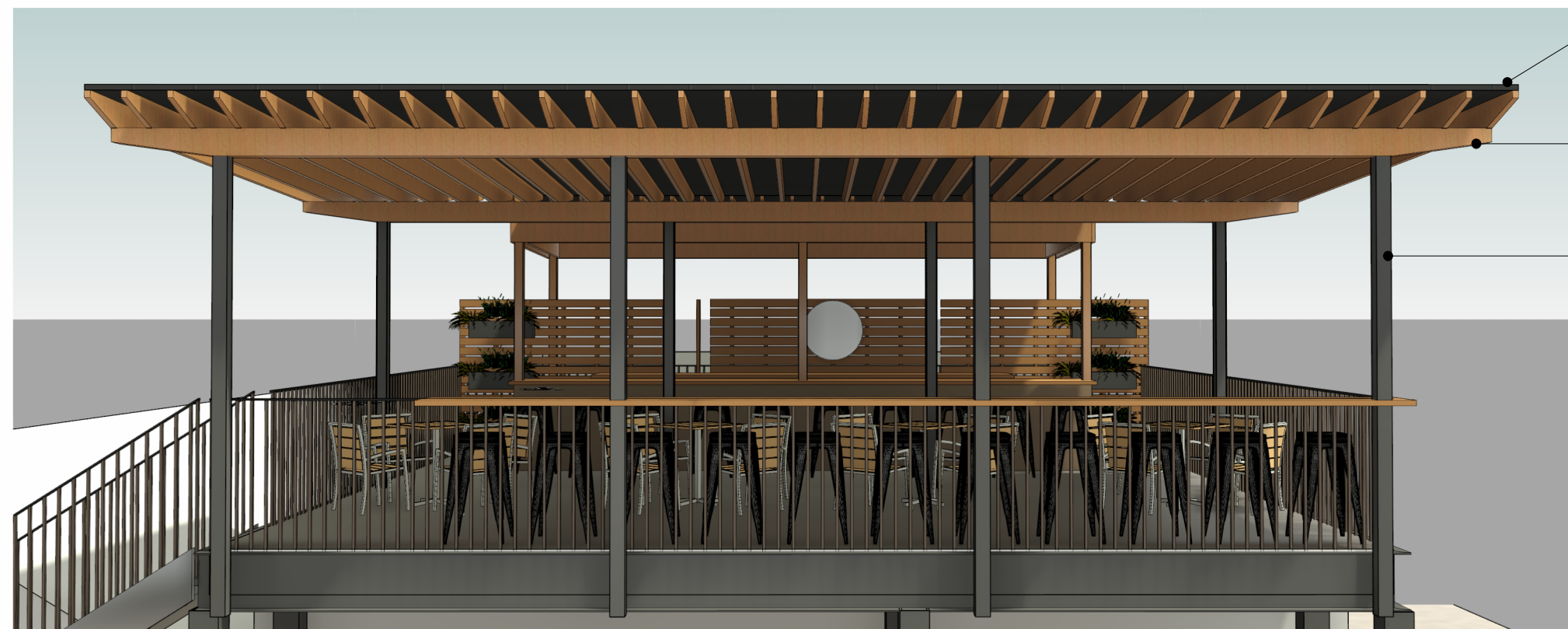
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2 NORTH ELEVATION ROOF TOP
1/4" = 1'-0"



3 ROOF TOP SECTION
1/4" = 1'-0"



MATERIAL STANDING SEAM ROOF PANELS W/ WOOD BRACKETS	COLOR BRONZE
MATERIAL STAINED WOOD RAFTERS	COLOR W-1
MATERIAL EXISTING STEEL COLUMN PAINT TO MATCH	COLOR MATCH

1 FRONT PERSPECTIVE



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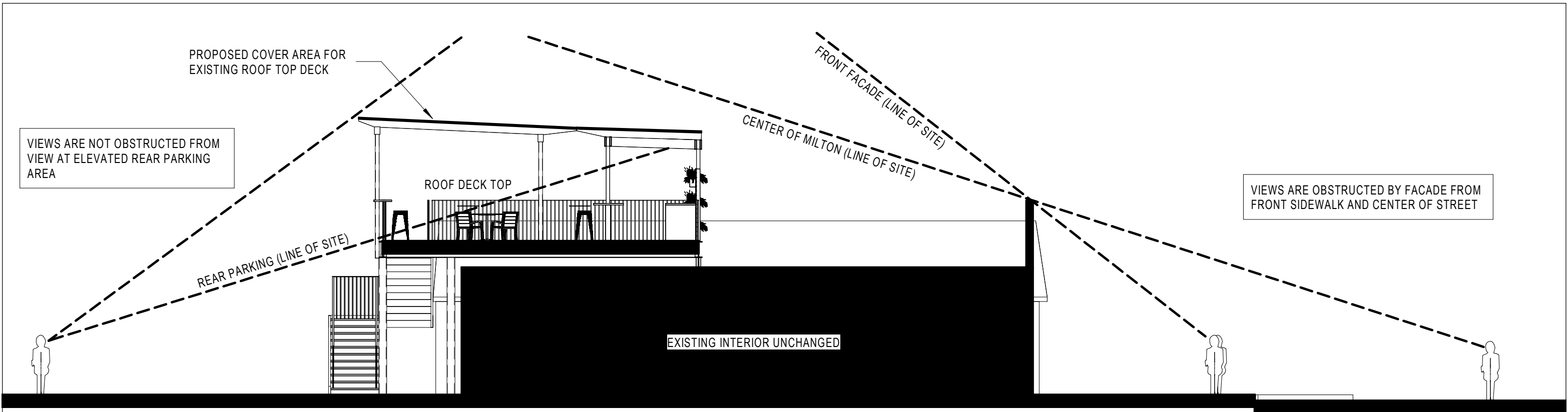
TRUCK & TAP
FACADE FRONT ELEVATIONS



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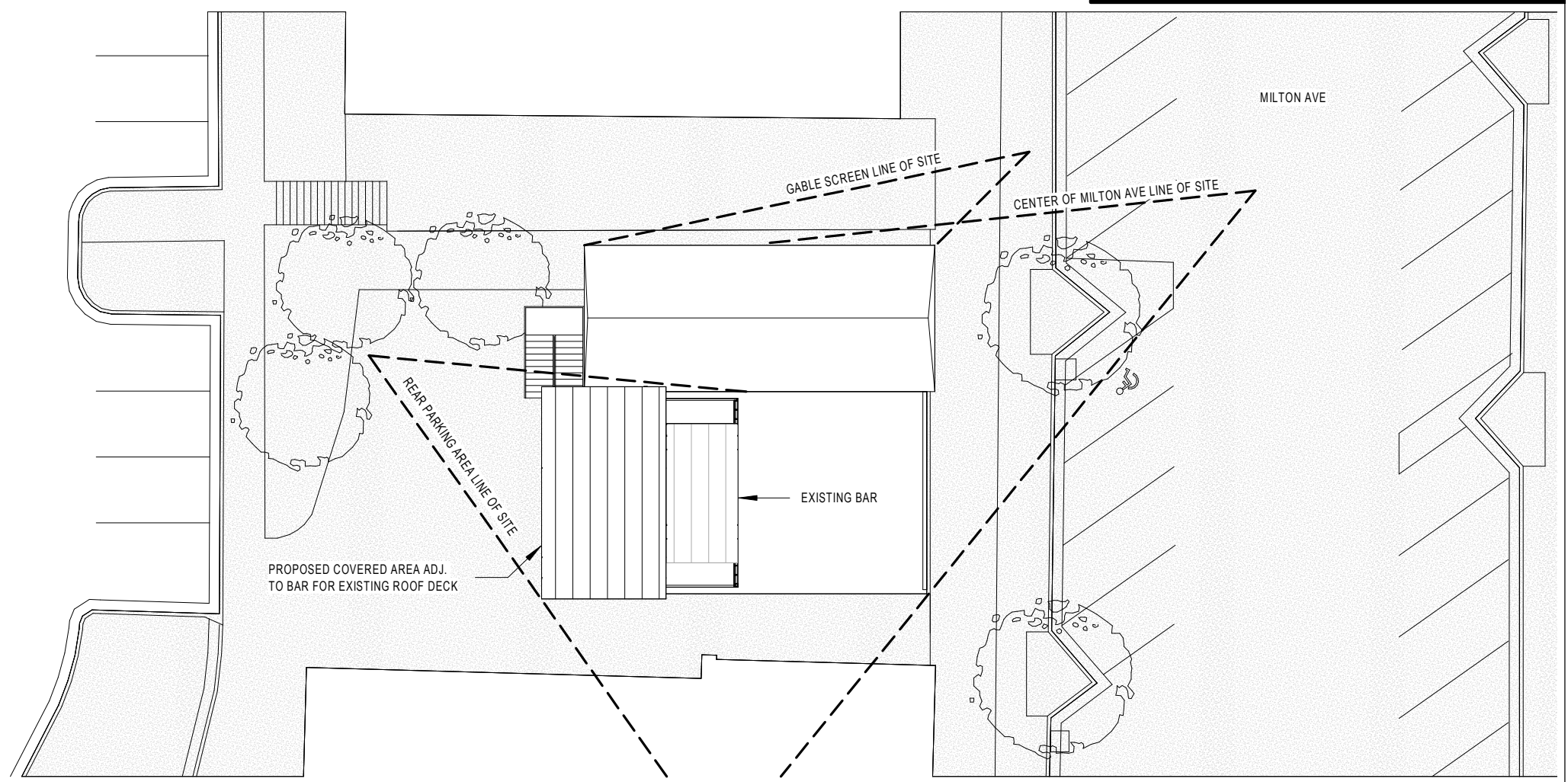
TRUCK & TAP

FACADE MATERIALS AND FINISHES



2 STREET SECTION

1/8" = 1'-0"



1 SITE PLAN LOS

3/64" = 1'-0"



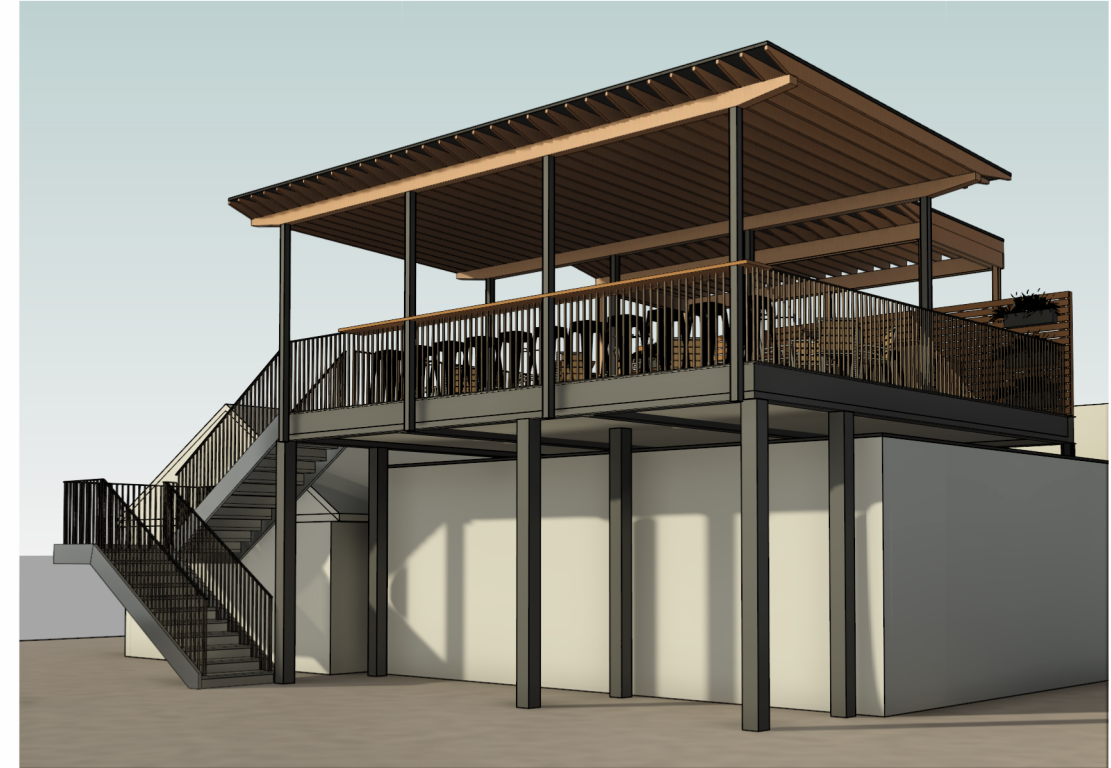
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TRUCK & TAP

STREET SECTIONS LINE OF SITE



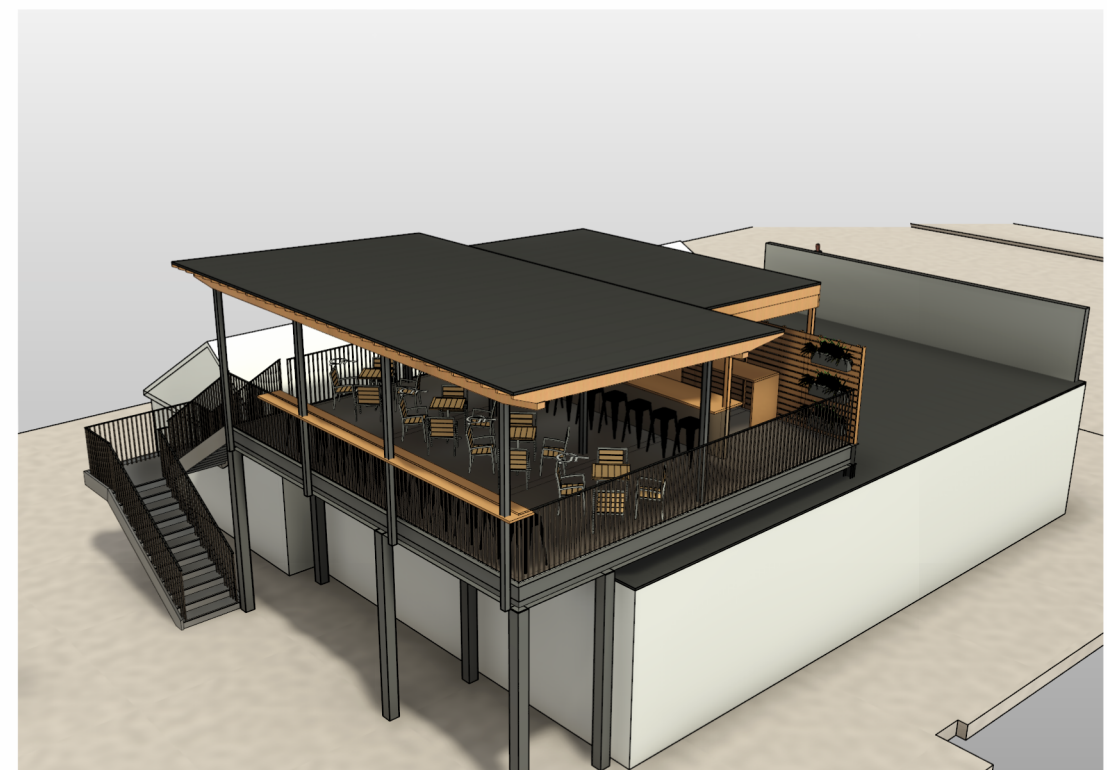
4 NE PERSPECTIVE



3 NW PERSPECTIVE



2 EYE LEVEL PERSPECTIVE



1 BIRD'S EYE PERSPECTIVE



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TRUCK & TAP
 PERSPECTIVE RENDERINGS



EXISTING ROOF TOP PATIO



PROPOSED ROOF TOP PATIO



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TRUCK & TAP

PERSPECTIVE RENDERINGS EXISTING / PROPOSED