



HISTORIC PRESERVATION COMMISSION MEETING JUNE 13, 2024

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
3:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC HEARING**
 - a. **PH-24-10 Dr. J.L. Morris House/116 North Main Street – Certificate of Appropriateness**
Consideration of a Certificate of Appropriateness to allow for rehabilitation and building addition for the Dr. J.L. Morris House. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.
4. **ADJOURNMENT**
5. **APPROVAL OF MEETING MINUTES**
 - a. Approve April 11, 2024 Meeting Minutes
6. **ITEMS FROM BOARD MEMBERS**
7. **ITEMS FROM STAFF**



HISTORIC PRESERVATION COMMISSION MEETING UNOFFICIAL MINUTES APRIL 11, 2024

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
3:00 PM

I. CALL TO ORDER

Chair Steadman called the meeting to order at 3:00 p.m.

II. ROLL CALL

a. Commissioners Present:

- Bonnie Steadman
- Arthur Letchas
- Connie Mashburn
- Rex Grizzle
- Shack Lewis

b. Staff Present:

- Michael Woodman, Planning + Development Services Manager
- Nikisha Mistry, GIS Specialist/Planner
- Elle Taylor, Planning & Zoning Specialist

III. APPROVAL OF MEETING MINUTES

a. Approve Meeting Minutes for 1-11-2024.

- ❖ Commissioner Mashburn offered a motion to approve.
- Commissioner Lewis seconded the motion.
- Motion carried (4-0-1) (Letchas)

IV. PUBLIC HEARING

a. PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation

Michael Woodman, Planning & Development Manager, presented consideration of a request to designate the Dr. J.L. Morris House as historic. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

The applicant, Brent Beecham, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the Dr. J.L. Morris House (A.K.A. Violin Shop) be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

The submitted request, if approved, would move the property from the Contributing Historic Buildings Inventory to the Designated Historic Buildings Inventory as outlined in the Historic

Preservation Incentive Ordinance. The property was approved for rezoning and variance on May 23, 2022, to allow two (2), three (3) story mixed-use buildings with 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. The proposed development included saving and restoring the Dr. J.L. Morris House (A.K.A. The Violin Shop) for use as a restaurant or office. The subject property is located at 116 North Main Street on the west side of North Main Street at the Cumming Street intersection.

The Dr. J.L. Morris House was constructed in 1935 and is 89 years old. The structure is approximately 3,117 square feet and was constructed in the English Vernacular Revival style. According to *Alpharetta, Milton County – the Early Years*, Dr. J.L. Morris became one of Alpharetta's first family doctors despite his formal schooling ending after 5th grade. After developing a strong interest in reading, J.L. Morris decided to pursue a career as a doctor at the age of 34. After practicing medicine in Buena Vista, Georgia for seventeen (17) years, Dr. Morris came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Dr. Morris's daughter, Jessie Morris Roberts followed in his footsteps and the two of them provided medical service for Alpharetta for over 94 years.

The Dr. J.L. Morris House meets the criteria for designation:

- According to *Alpharetta, Milton County – the Early Years*, Dr. J.L. Morris became one of Alpharetta's first family doctors. He came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Jessie Morris Roberts, Dr. Morris's daughter, followed in his footsteps and the two of them provided medical service for Alpharetta for over 94 years.
 - The Alpharetta & Old Milton County Historical Society recognized the significance of the Dr. J.L. Morris House by recommending the structures inclusion on the City's Historic Resources Inventory – Contributing Historic Buildings.
 - It is an outstanding example of the architectural style English Vernacular Revival and is 89 years old.
- Presented Renderings of the development.

Staff's recommendation is to approve PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation.

The Applicant gave a brief presentation.

There was discussion from the Commission:

- Present condition of the property – Vacant. Operational condition needs to be brought up to code.
- One single owner for three properties in the development.
- Intended use of building is High end Restaurant with table service.

There was no public comment.

- ❖ Commissioner Lewis offered a motion to approve as recommended by Staff.
 - Commissioner Grizzle seconded the motion.
 - Motion carried (5-0) (Letchas)

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. ADJOURNMENT

Chair Steadman adjourned the meeting at 3:55 p.m.



HISTORIC PRESERVATION COMMISSION MEETING

STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-24-10 DR. J.L. MORRIS HOUSE/CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION: JUNE 13, 2024

II. **RECOMMENDATION:**

Approve PH-24-10 Dr. J.L. Morris House/Certificate of Appropriateness, subject to the following conditions:

1. Exterior changes to the Dr. J.L. Morris House shall be substantially similar to the submitted plans prepared by D. Tracy Ward.
2. Landscaping shall be substantially similar to the landscape plan prepared by AEC, revised 3/19/24, except for modifications to comply with the conditions below.
3. Foundation plantings shall be added to all sides of the building, consisting of ornamental trees, shrubs, and ground cover. Landscape design and materials shall be consistent with landscape designs historically used in the South, as approved by Staff.

III. **REPORT IN BRIEF:**

The applicant, Brent Beecham, is seeking a certificate of appropriateness in order to rehabilitate the Dr. J.L. Morris House for use as a restaurant or office. The applicant proposes to rehabilitate the structure, which includes a one (1) story building addition at the rear of the structure. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

DISCUSSION

The submitted request, if approved, would allow for the rehabilitation of the Dr. J.L. Morris House. The applicant proposes to rehabilitate the structure, which includes a one (1) story building addition at the rear of the structure. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

The Dr. J.L. Morris House was constructed in 1935 and is 89 years old. The structure is approximately 3,117 square feet and was constructed in the English Vernacular Revival style. According to *Alpharetta, Milton County – the Early Years*, Dr. J.L. Morris became one of Alpharetta's first family doctors. After practicing medicine in Buena Vista, Georgia for seventeen (17) years, Dr. Morris came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Dr. Morris's daughter, Jessie Morris Roberts followed in his footsteps and the two of them provided medical service for Alpharetta for over 94 years.

The property was approved for rezoning and variance on May 23, 2022, to allow two (2), three (3) story mixed-use buildings with 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. The proposed development included saving and rehabilitating the Dr. J.L. Morris House (A.K.A. The Violin Shop) for use as a restaurant or office. As required by City Council condition, the Dr. J.L.

Morris House was designated as historic on May 20, 2024. The following condition of zoning related to file# Z-22-02/V-22-08 / 116/126 North Main Street should be considered in conjunction with the request for certificate of appropriateness:

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

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

14. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.

SITE PLAN & LANDSCAPE PLAN

The site plan depicts the historic structure to remain with a one (1) story, 668 square foot addition at the rear of the structure. Re-use of the historic structure is in conjunction with the redevelopment of 116 and 126 North Main Street, which includes two (2), three (3) story mixed-use buildings with retail/restaurant, office, residential, and structured parking.

The applicant submitted a landscape plan depicting a row of Princeton Elms, a Purple Tower Crape Myrtle, and a Recurve Ligustrum hedge in the landscape strip along North Main Street. Glossy Abelia shrubs are proposed on the south side of the structure to screen the HVAC equipment. The proposed landscape material consists primarily of native trees, shrubs, and grasses historically used in the South. An elevated outdoor seating area surrounded by a low, brick wall is depicted at the front of the historic structure. The brick will match the existing brick on the historic structure. Per the conditions of zoning on the subject property, foundation plantings should be added around the structure to enhance the landscape plan for the property. The applicant has committed to updating the landscape plan following the Georgia Department of Community Affairs (DCA) *Georgia's Living Places: Historic Residential Landscapes* guidelines.

BUILDING ELEVATIONS

The proposed renderings depict retention of the structure's façade and a one (1) story, 668 square foot addition at the rear of the building. The applicant states that the exterior of the building will be repaired, as needed. A new shingle roof will replace the existing shingles; windows will be added to the covered patio openings on the front right of the structure with glass to match the detailing of existing windows; and window, front entry and eave trim will be painted Sherwin Williams Steamed Milk, or similar color, to complement the stone base and brick mortar. Existing windows will be repaired and repainted. The rear addition will have a flat roof with vertical board and batten exterior painted Sherwin Williams Iron Ore, or similar color, to complement the dark tones in the existing brick. The applicant states that the material and color of the addition is purposeful as to not compete with the original structure.

STANDARDS FOR A CERTIFICATE OF APPROPRIATENESS

Standards for Approval. The Historic Preservation Commission (HPC) shall approve the application and issue a certificate of appropriateness if it finds that the proposed material

change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. In making this determination, the HPC shall consider, in addition to whether the proposed material change(s) in the appearance comply with the foregoing design standards any other pertinent factors, the following criteria:

1. For restoration, renovation, rehabilitation, reconstruction, alteration, or new construction: Whether the proposed actions conform in design, scale, building material, setback, and site features and to the United States Secretary of the Interior's Standards [for] the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applicable.

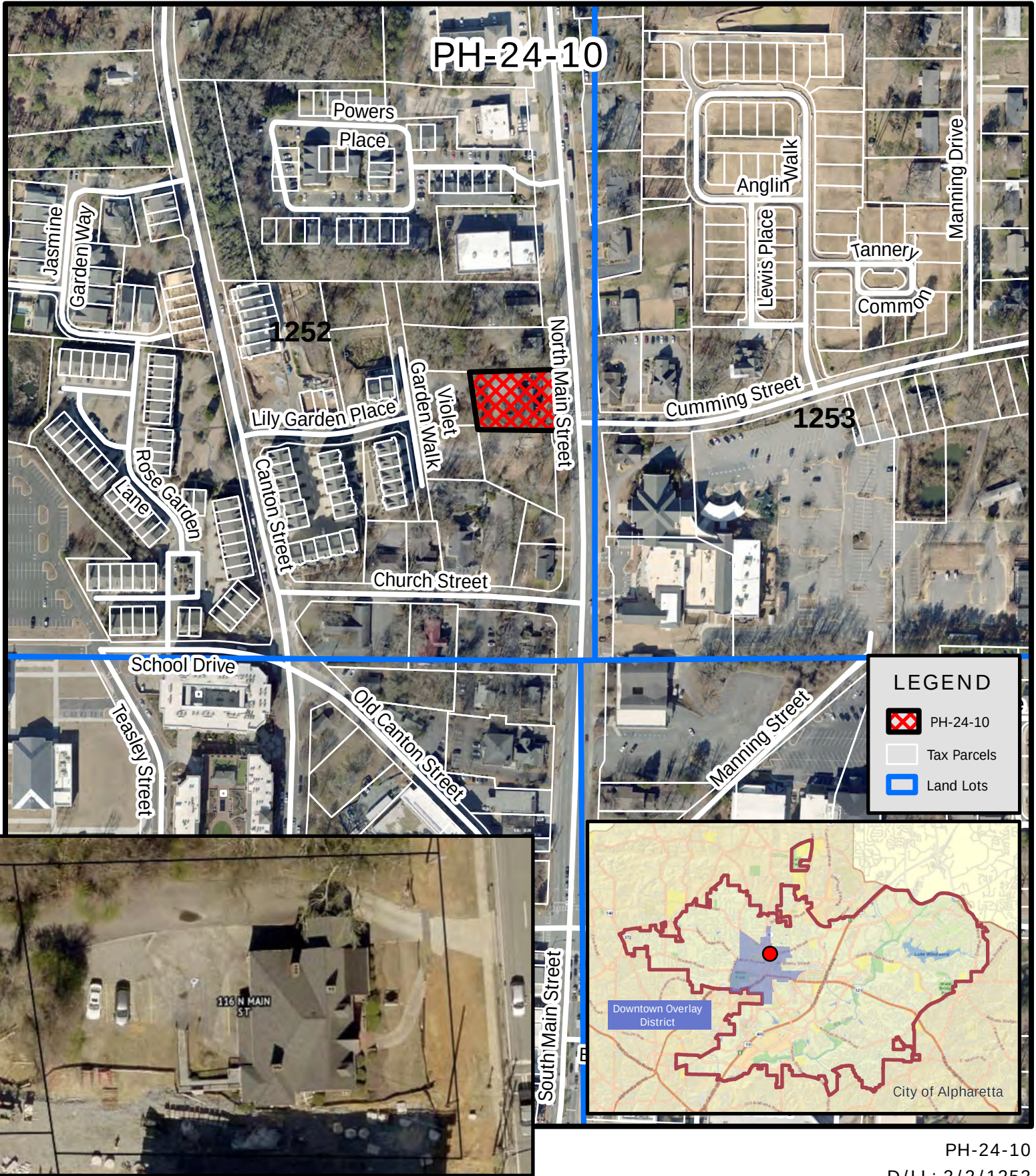
Staff Response: The applicant proposes to re-use the structure as a restaurant, of which there are a similar adaptive re-use examples in the City's Downtown at the Jones House (50 South Main St), Lockwood Building (3 South Main St), Parsons Building (9 South Main St), Truman Orr Gasoline Station (103 Roswell St), and TBB 122 Building (122 Marietta St), to name a few. The historic character of the structure will be retained and preserved. The proposed rear addition will not be visible from North Main Street and will have materials and color that do not compete with the original structure. The applicant states that the exterior of the building will be repaired, as needed and no demolition is proposed.

CONCURRENCES

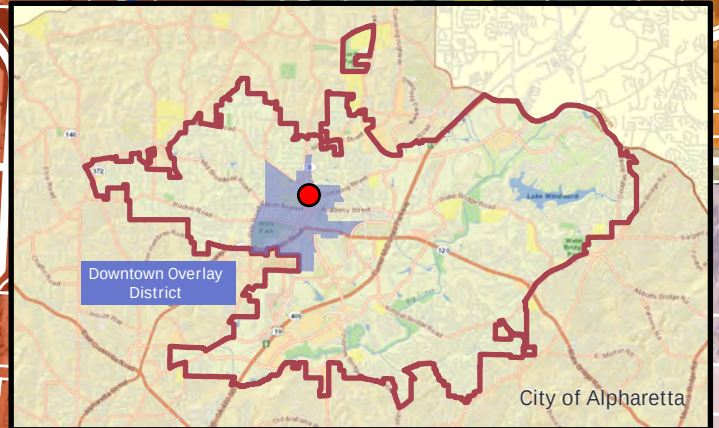
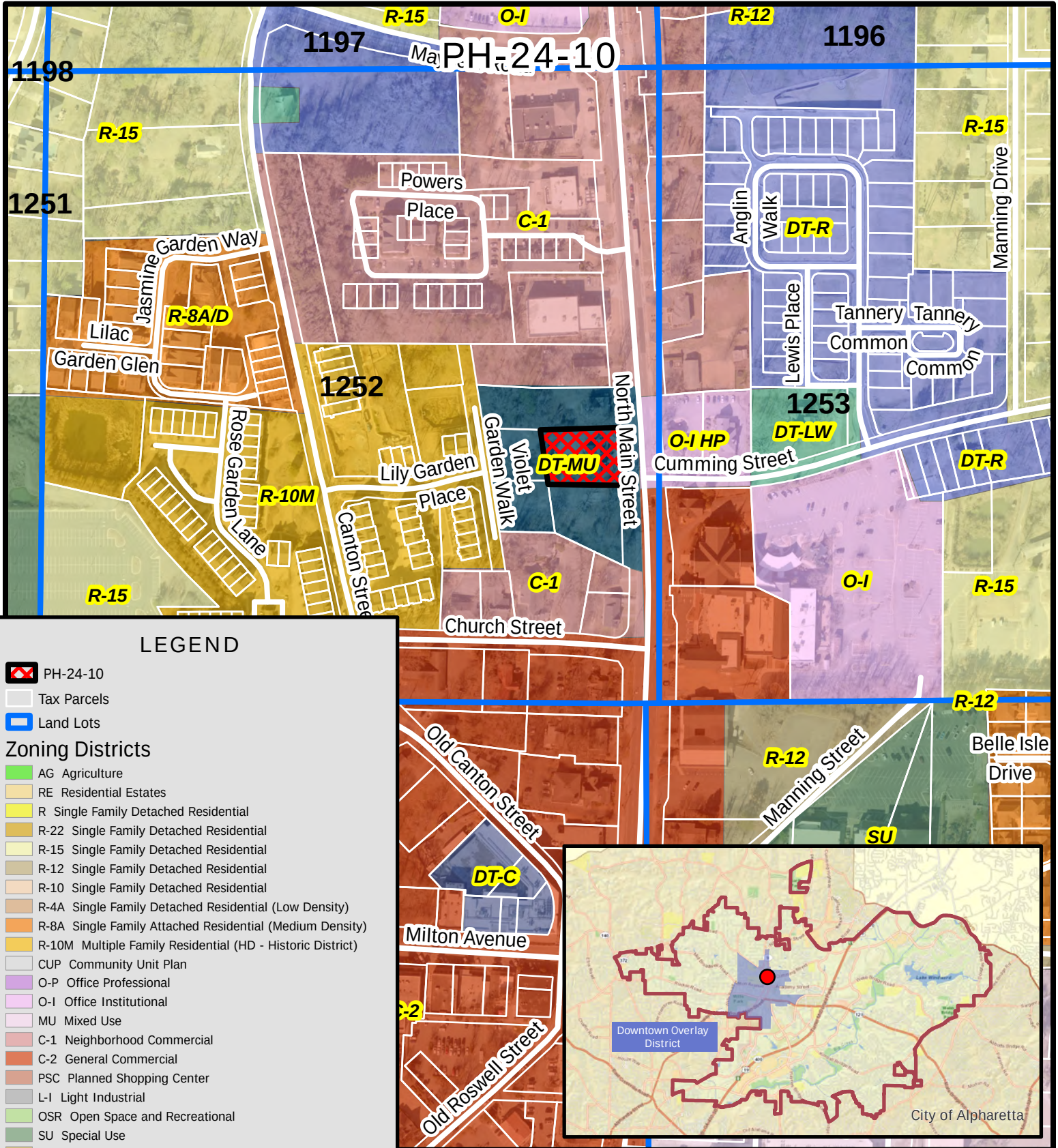
Staff reviewed the applicant's proposal in consideration of the review criteria for a certificate of appropriateness. The proposed rehabilitation of the historic structure and rear addition would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. No demolition is proposed and repairs to the exterior will be as needed. The proposed rear addition will not be visible from North Main Street and will have materials and color that do not compete with the original structure.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Landscape Plan
- Citizen Part B
- Application

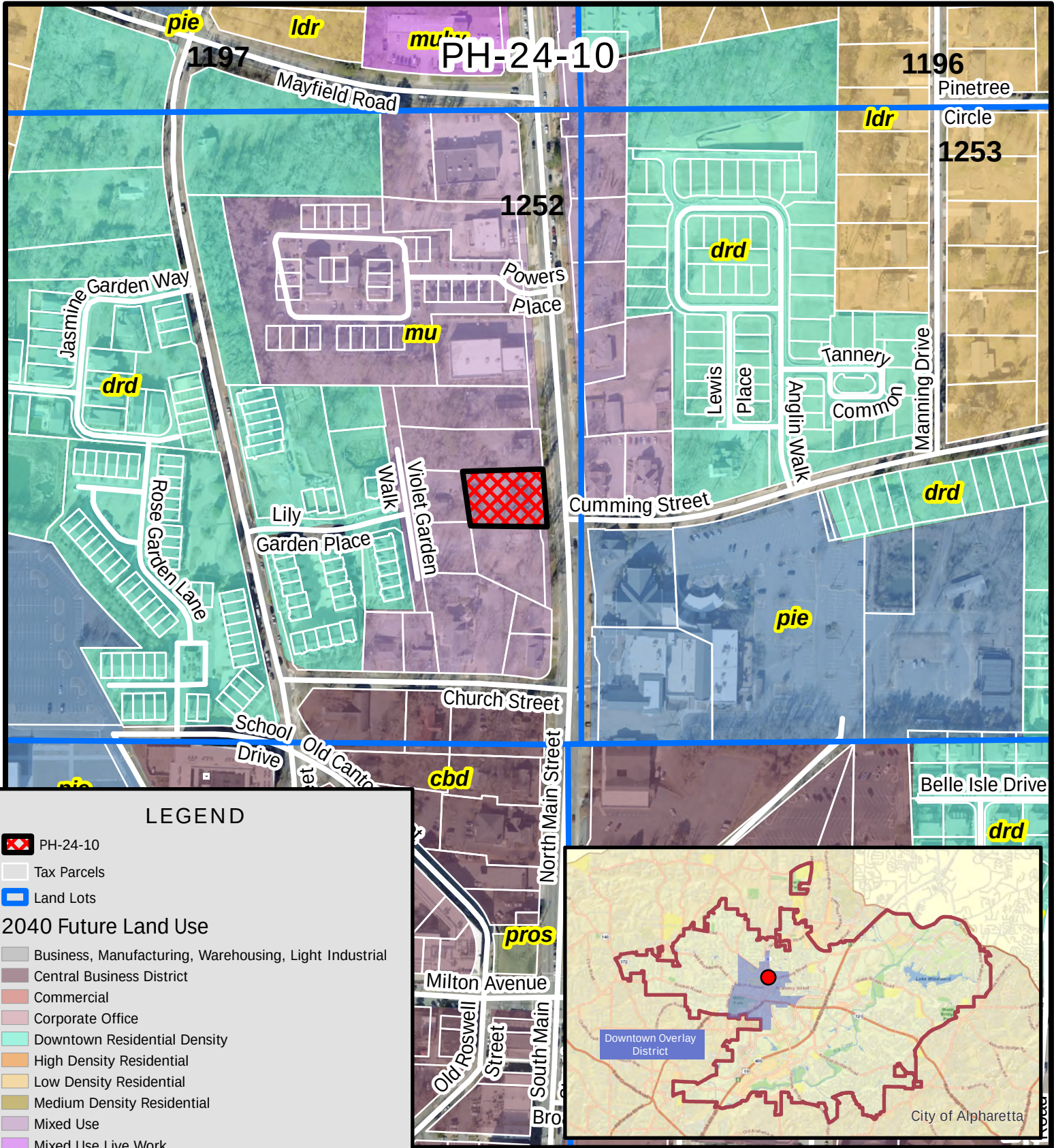


PH-24-10
D/LL: 2/2/1252
HPC: 6/13/24



PH-24-10
D/LL: 2/2/1252
HPC: 6/13/24

Zoning Map Certificate of Appropriateness 116 North Main Street



LEGEND

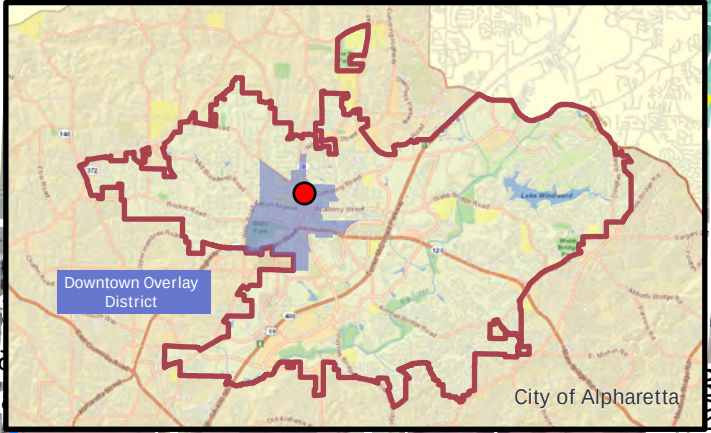
PH-24-10

Tax Parcels

Land Lots

2040 Future Land Use

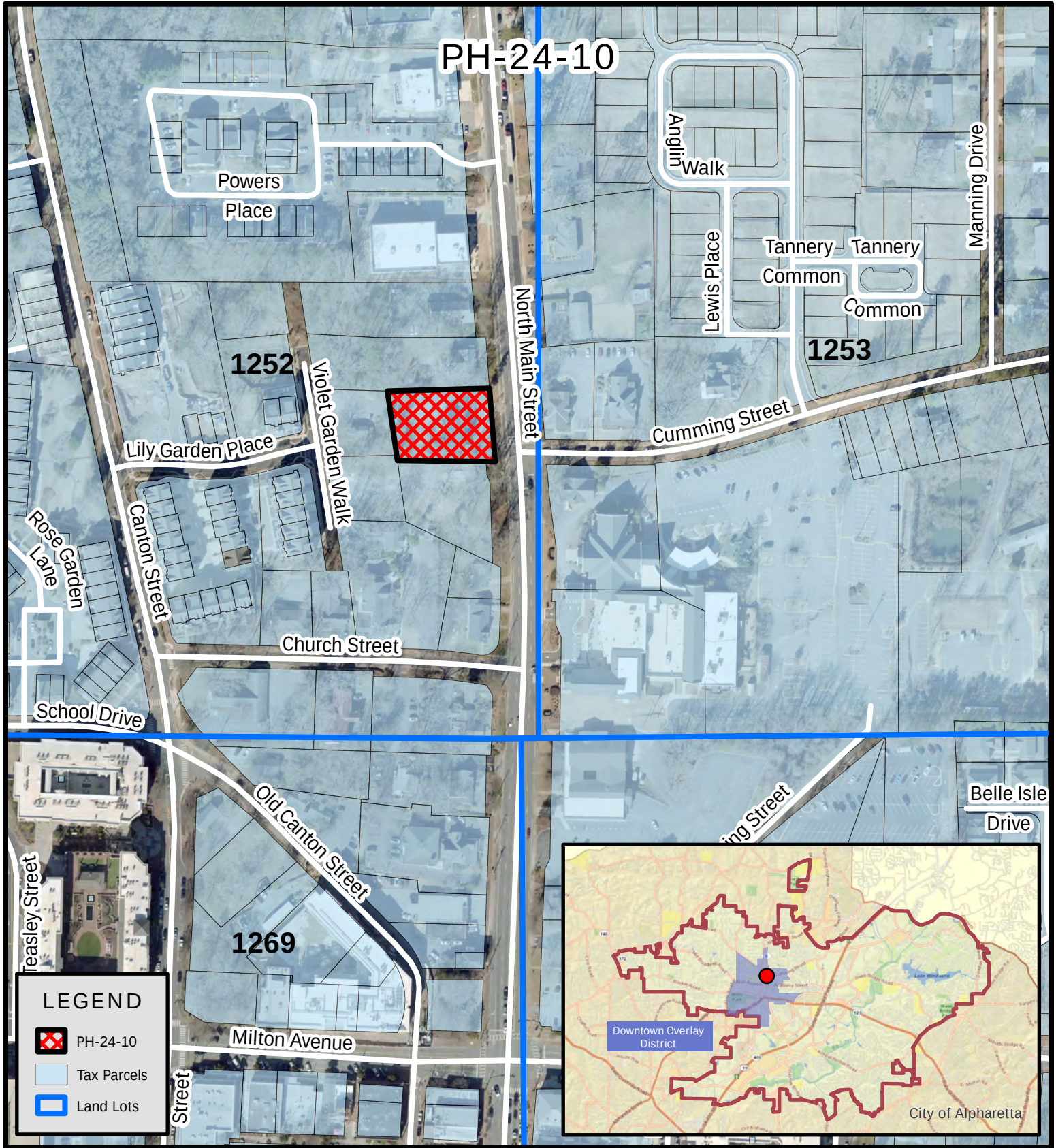
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential



PH-24-10
D/LL: 2/2/1252
HPC: 6/13/24



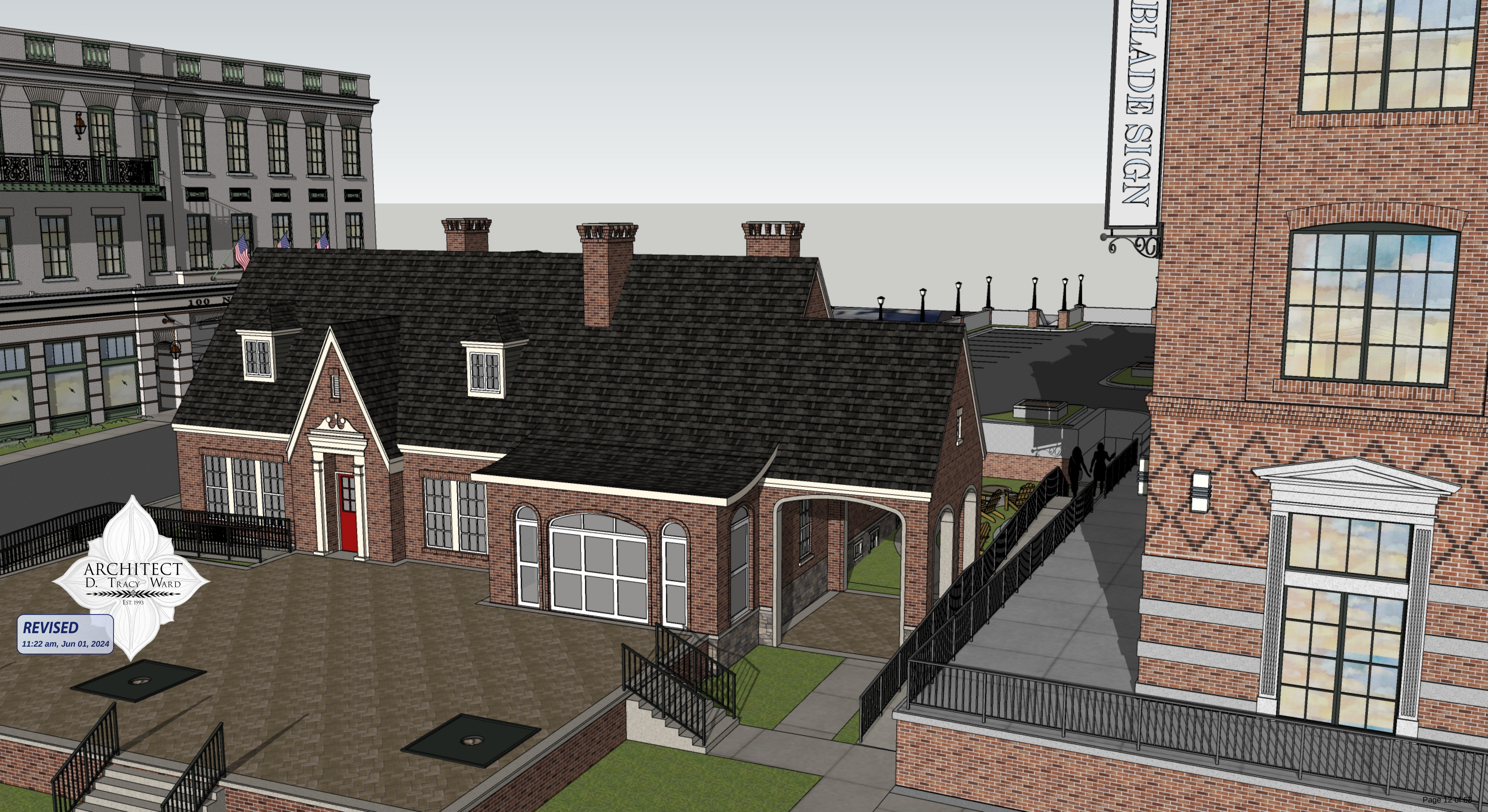
**Future Land Use Map
Certificate of Appropriateness
116 North Main Street**



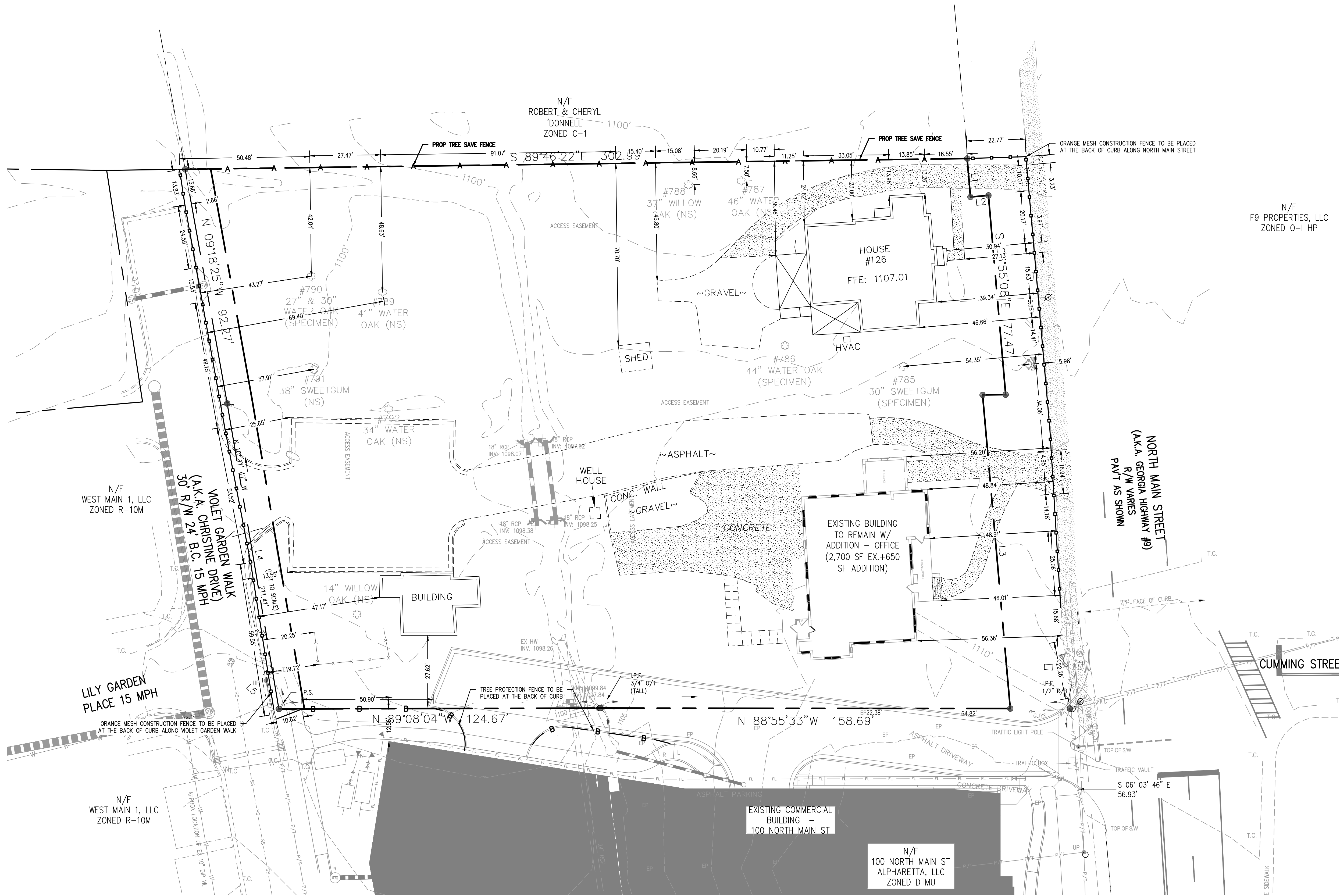
PH-24-10
D/LL: 2/2/1252
HPC: 6/13/24

Location Map
Certificate of Appropriateness
116 North Main Street

Location Map Provided by:
Community Development - GIS
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REVISED
11:22 am, Jun 01, 2024



TREE PROTECTION & REPLACEMENT KEY

NON-SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO BE REMOVED

TREE PROTECTION FENCE (TYPE C)

ORANGE MESH CONSTRUCTION FENCE

ORANGE MESH CONSTRUCTION FENCE TO BE INSTALLED AT TIME OF TREE PLANTING AT 100 NORTH MAIN PROJECT

Reviewed for
Code Compliance
Mar 21, 2024
David Shostak
City of Alpharetta
City Arborist

NORTH

20 0 20 40

Scale 1" = 20'

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

AEC

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

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

EXISTING CONDITIONS

**116 & 126 NORTH
MAIN STREET**

ALPHARETTA, GA 30009

CITY OF ALPHARETTA PERMIT #: D230009
FULTON COUNTY WR PERMIT #: WRN22-038

NO.	REVISIONS	DATE
1	COUNTY COMMENTS	9-5-2023
2	CITY COMMENTS	9-29-2023
3	CITY COMMENTS	11-12-2023
4	COUNTY COMMENTS	12-19-2023
5	CITY COMMENTS	2-1-2024
6	CITY COMMENTS	3-18-2024

COPYRIGHT BY AEC

PROJECT NO.: 22-4713
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 04-18-2023

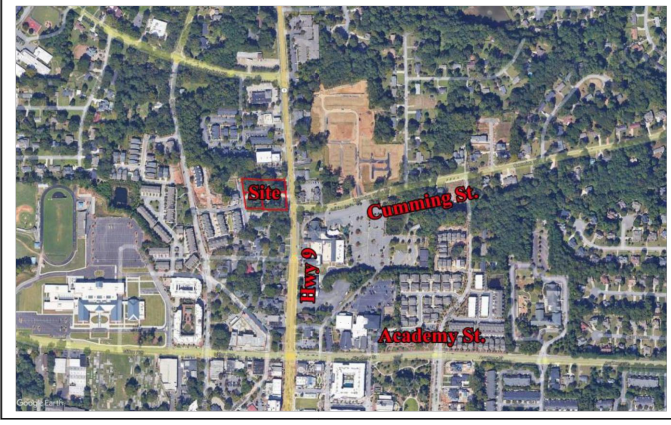
SHEET

L1.0

ORIGINAL ARBORIST REPORT CONDUCTED BY SCOTT HALL:

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

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

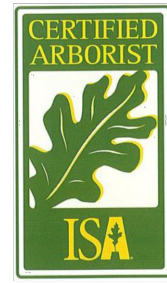


All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.



By Scott Hall, Owner

On Site Specimen Evaluation Date: October 12, 2021
Report Date: October 18, 2021
Revised Date: September 15, 2023



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

REFER TO CITY OF
ALPHARETTA
ARBORIST
ASSESSMENT FOR
FINAL SPECIMEN
DETERMINATION

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

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

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

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

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

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

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

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

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

Warranty Disclaimer:

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

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

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

Arborist Note:

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

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

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

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

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

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was Force = Diameter * 613 - 1388, r² = 0.92. When only those unions with included bark were

analyzed, the regression line was Force = Diameter * 537 - 1285, r² = 0.76. There was a significant difference between the regression lines (p < 0.05). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

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

3.2.2 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Size Criteria:

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

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

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

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

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

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

See additional requirements for Specimen Trees in The Guidance Document

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

CITY OF ALPHARETTA SUPPLEMENTAL TREE ASSESSMENT:

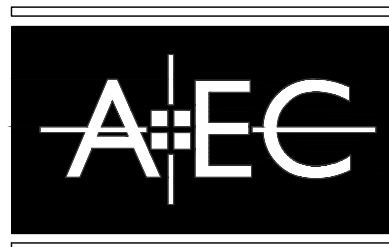


Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy)
and in no manner shall this Specimen Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged specimen trees located by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



ARBORIST REPORT NOTE:

PHOTOGRAPHS OF TREES CAN BE FOUND
IN THE UPLOADED ARBORIST REPORT PDF



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

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

ARBORIST REPORT

116 & 126 NORTH
MAIN STREET
ALPHARETTA, GA 30009
CITY OF ALPHARETTA PERMIT #: D230009
FULTON COUNTY WR PERMIT #: WRN22-038

NO.	REVISIONS	DATE
1	COUNTY COMMENTS	9-29-2023
2	CITY COMMENTS	9-29-2023
3	CITY COMMENTS	11-12-2023
4	COUNTY COMMENTS	12-19-2023
5	CITY COMMENTS	2-21-2024
6	CITY COMMENTS	3-18-2024

PROJECT NO.: 22-4713
CIVIL DRAWN BY: JLM
LANDSCAPE DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 04-18-2023

SHEET

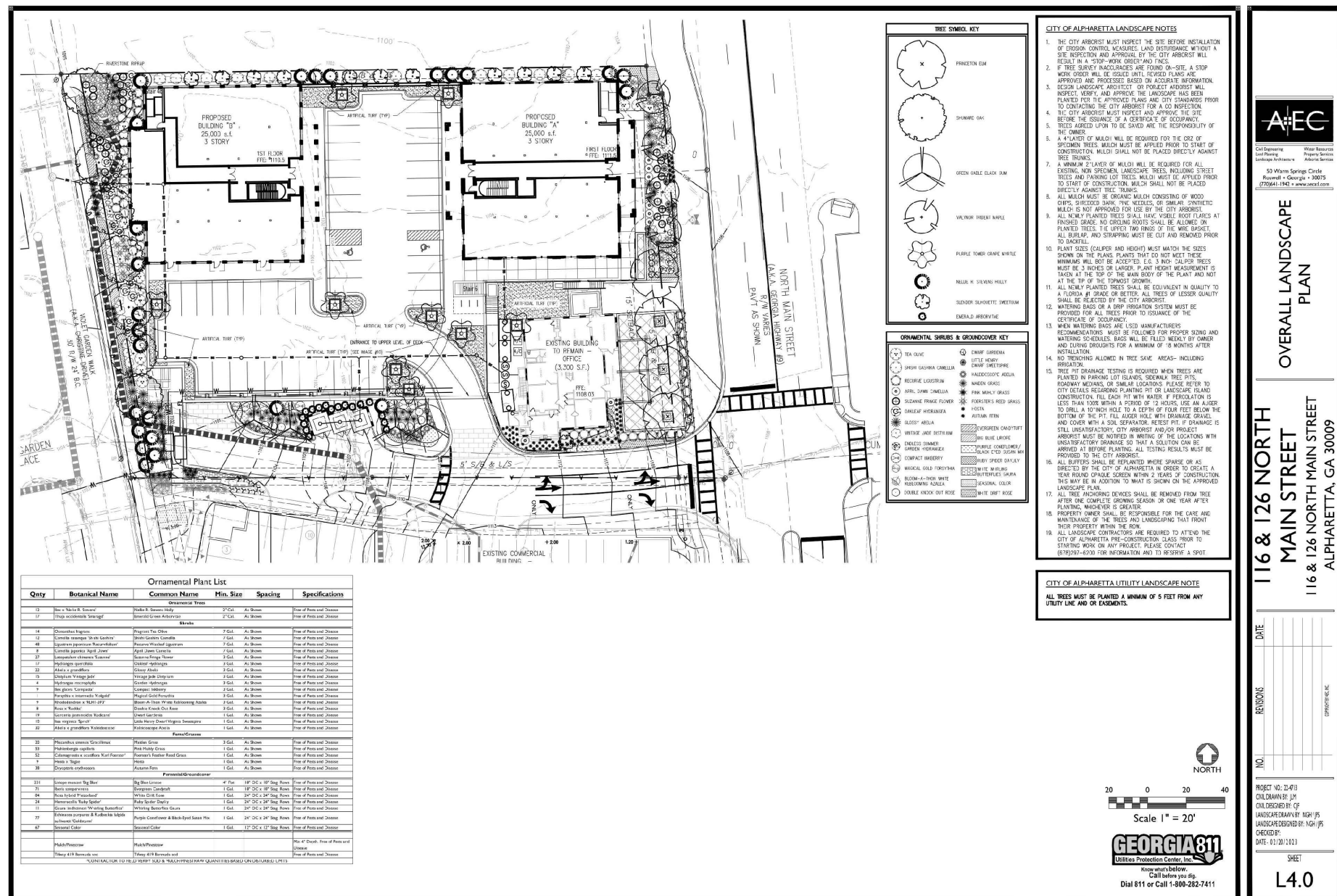
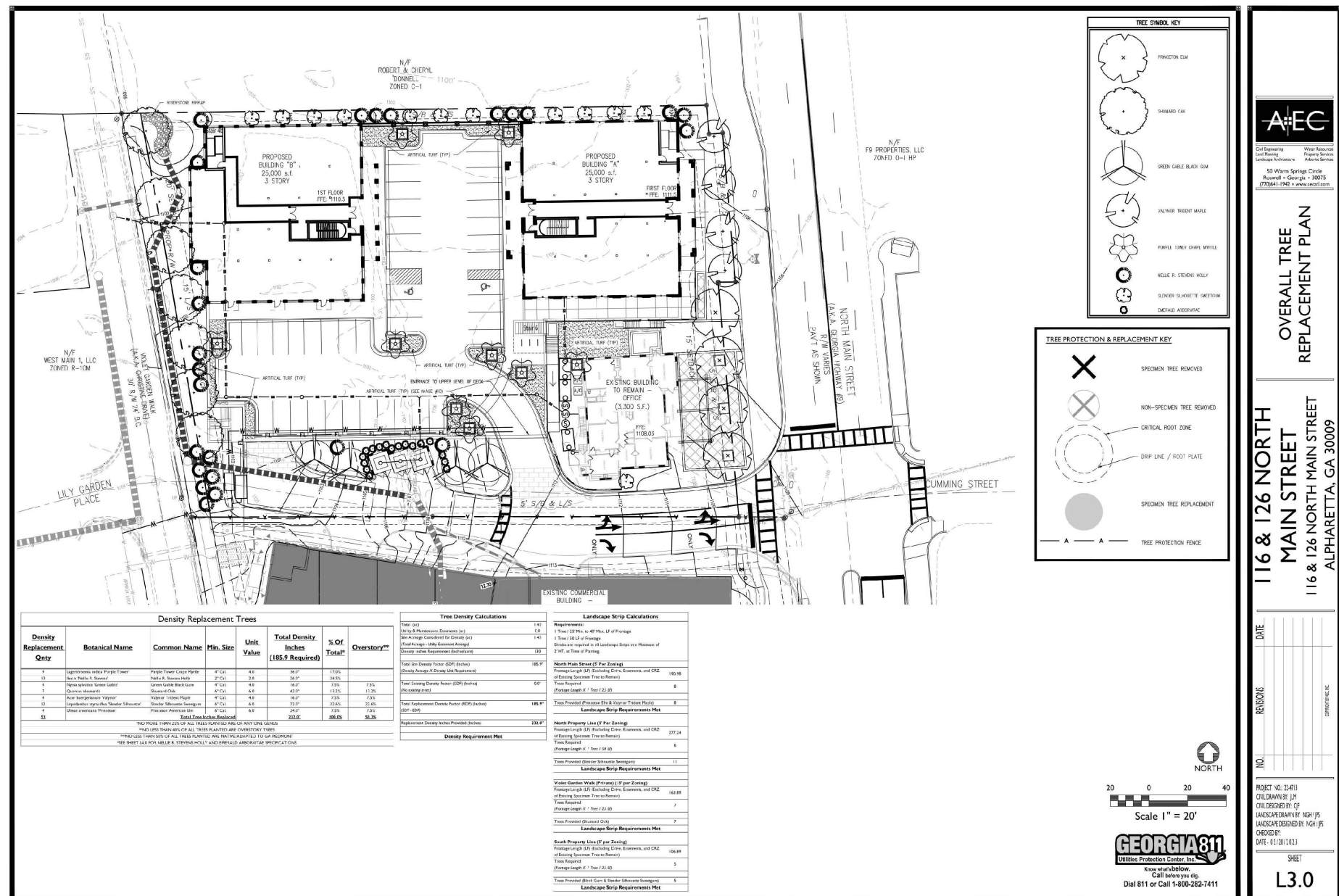
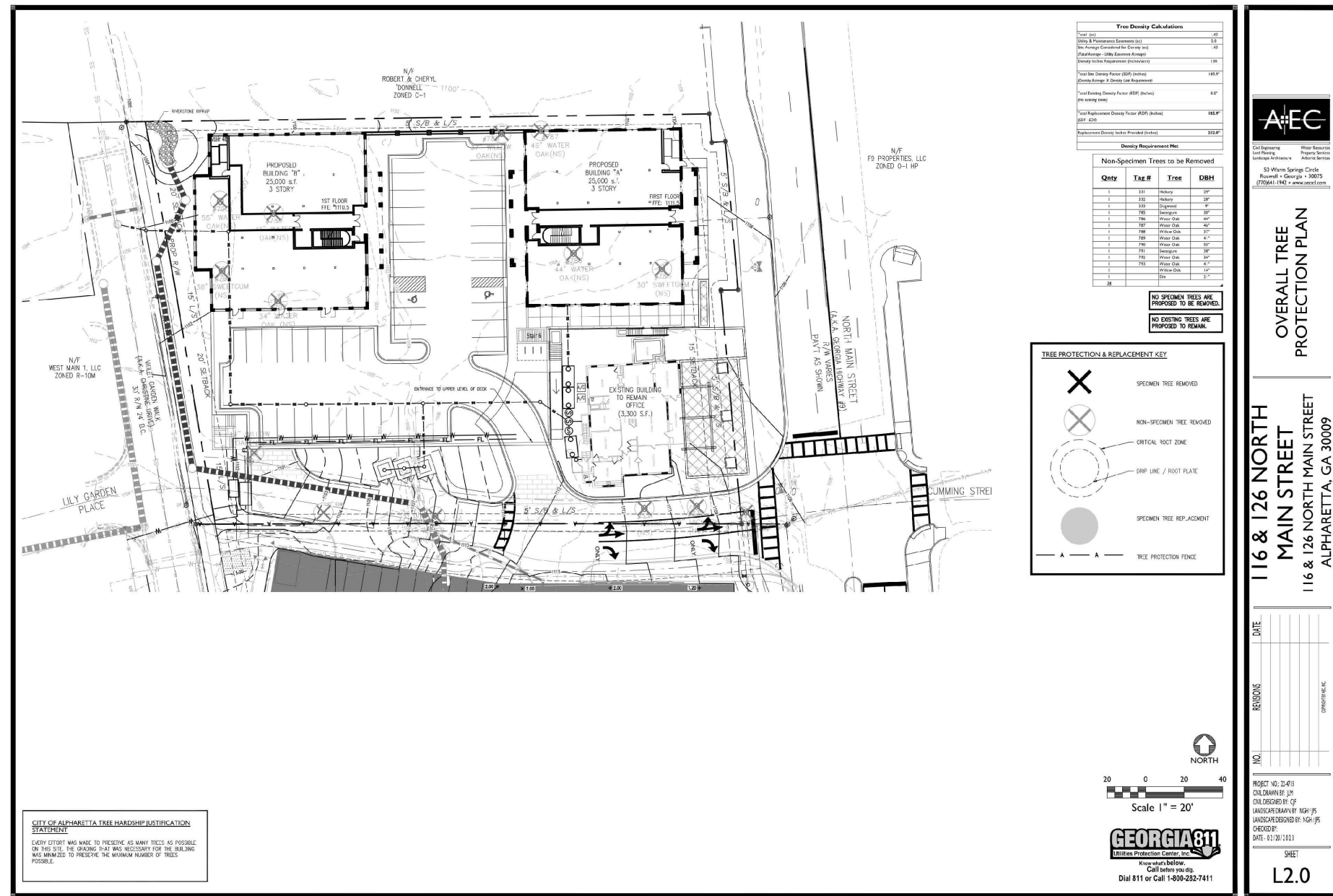
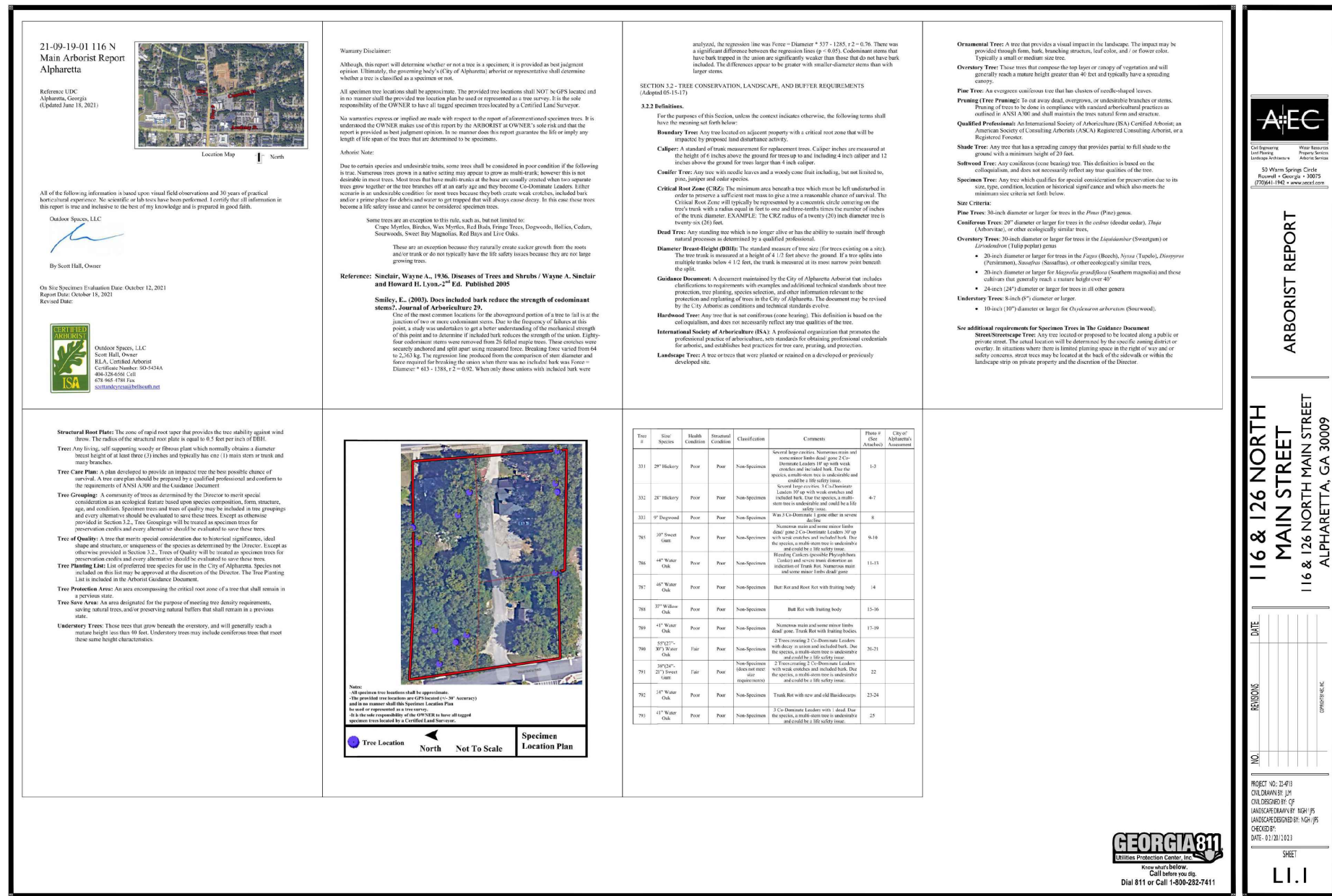
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PROPOSAL

LI.2



**CITY OF ALPHARETTA
DESIGN REVIEW BOARD
ACTION STATEMENT**

Date: 5-17-2023 Case# DR23012

Name: 116 & 126 North Main Street

Location: 116 & 126 North Main Street

Request: _____

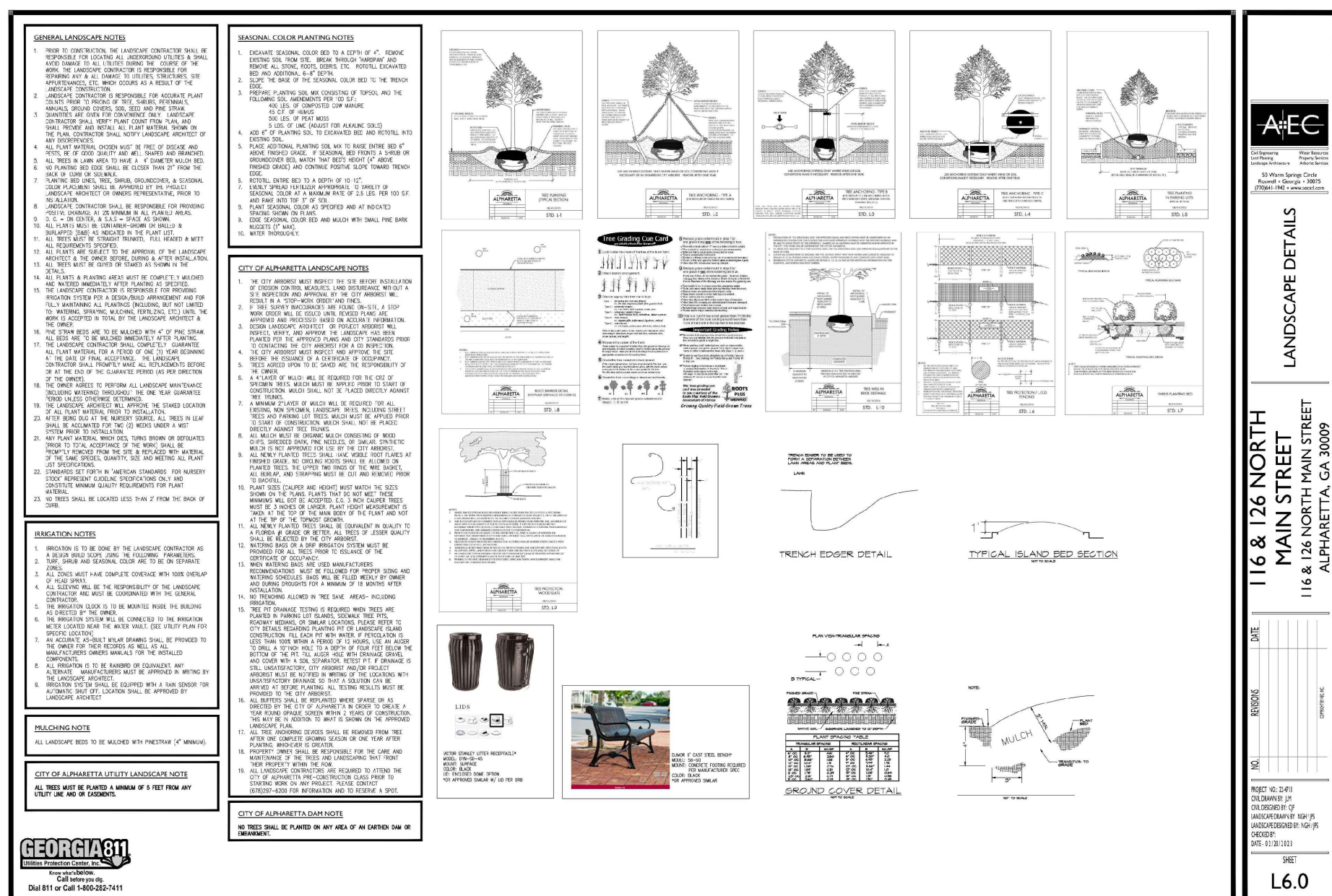
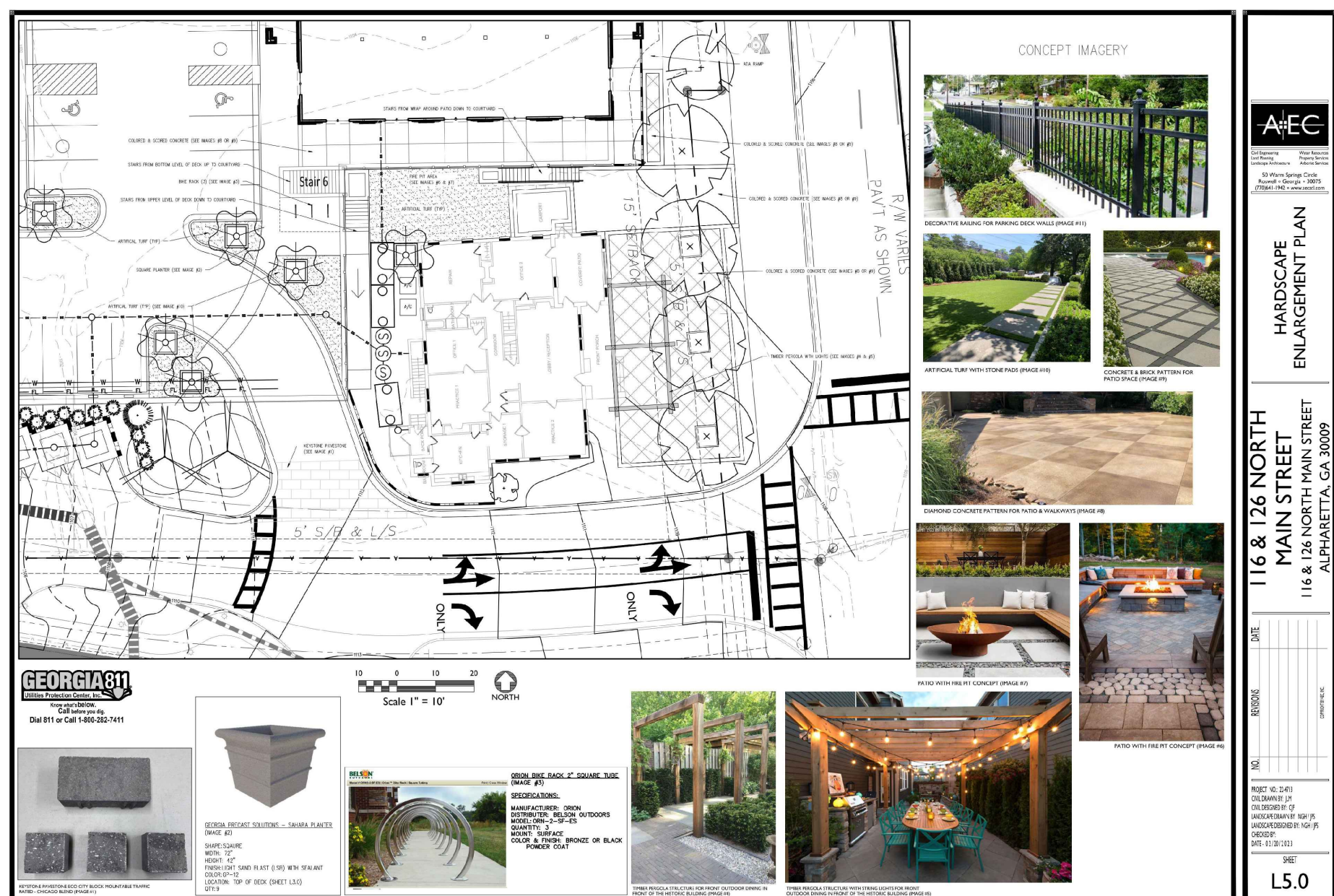
Action Taken: ☒ Approved: ☐ Denied: ☐

Approved with conditions listed below: _____

Deferred: _____

Authorized by: _____

This is not a permit. You must apply for permits at the
Community Development Department, 2 Park Plaza, Alpharetta, GA 30009





2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL
ACTION SUMMARY

Planning Commission Date: 4/14/202222 (Tabled) and 5/5/2022
City Council Date: 5/23/2022
Public Hearing Item: Z22-02 / V22-08 / 116+126 North Main Street

Motion: Mayor Pro Tem Merkel
Second: Council Member Binder
Approved: 7-0

- ♦ Mayor Pro Tem Merkel offered a motion to approve Z-22-02/V-22-08 116 & 126 North Main Street, subject to the following conditions:
- The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 4/28/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
 - Maximum building height shall be no greater than 3 stories and 46'.
 - Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
 - A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
 - Architecture and materials shall be developed similar to the submitted renderings prepared by Tracy Ward dated 2/28/2022, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
 - The historic building at 116 North Main Street shall be limited to office or restaurant use.
 - 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
 - Lot coverage shall not exceed 80%.
 - Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
 - Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.

- Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
- Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
- Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Occupiable vertical structures shall be prohibited on rooftops. Greenspace amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
- Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
- Developer shall remove tree #787 (46" Water Oak) and #788 (37" Willow Oak) and in exchange will plant 21 – 6" caliper overstory trees on the property at final development.
- Decorative paver aprons shall be required at project driveways, as approved by Staff.
- 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
- Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
- Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
- Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
- Dumpster placement will be determined by Staff and Design Review Board prior to construction.
 - Council Member Binder seconded the motion.
 - Council Member Binder offered a friendly amendment to add Condition #22: All vehicular access to the site, including all truck deliveries, shall be provided through a driveway off North Main Street; no vehicular access or truck deliveries to the site shall be provided from Lily Garden Place or Violet Garden Walk.
 - Mayor Pro Tem Merkel accepted the friendly amendment.
 - The motion was approved unanimously (7-0).
 - There was discussion during the motion about how to enforce the vehicular access and deliveries to a specific location. Director Cook shared that if the roadway is blocked, then a call should be made to public safety.

FINAL CONDITIONS:

- The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 4/28/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.

2

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3

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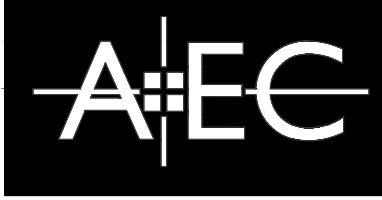
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AEC RESPONSES:

- SEE SHEET L3.0 AND L4.0 FOR THE LANDSCAPE REQUIREMENTS AND LANDSCAPE MATERIAL THAT IS PROPOSED.
- SEE SHEET L3.0 AND L4.0 FOR SCREENING PLANT MATERIAL.
- SEE SHEET L3.0 FOR THE CRAPE MYRTLE TREES FOR THE UPPER DECK. SEE SHEET L5.0 FOR THE TREE PLANTER DETAIL.
- SEE SHEET L3.0 FOR STREET TREES ALONG NORTH MAIN STREET AND VIOLET GARDEN WALK. IN LIEU OF TREE GRATES, SEE SHEET L4.0 FOR THE ORNAMENTAL LANDSCAPE PLANTED AROUND THE STREET TREES.
- SEE SHEET L3.0 AND L4.0 FOR THE FOUNDATION PLANTINGS ALONG NORTH MAIN STREET, CUMMING STEET, AND VIOLET GARDEN WALK.
- TREE #787 AND #788 ARE PROPOSED TO BE REMOVED. SEE SHEET L3.0 FOR THE 21 (6") REPLACEMENT TREES. SEE THE CHART LABELED "DENSITY REPLACEMENT TREES" FOR SPECIFIC TREE TYPES AND QUANTITIES.
- SEE SHEET L3.0 AND L4.0 FOR PLANT MATERIAL THAT SCREENS THE PARKING DECK.



03/19/2024



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ZONING CONDITIONS

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MAIN STREET
ALPHARETTA, GA 30009

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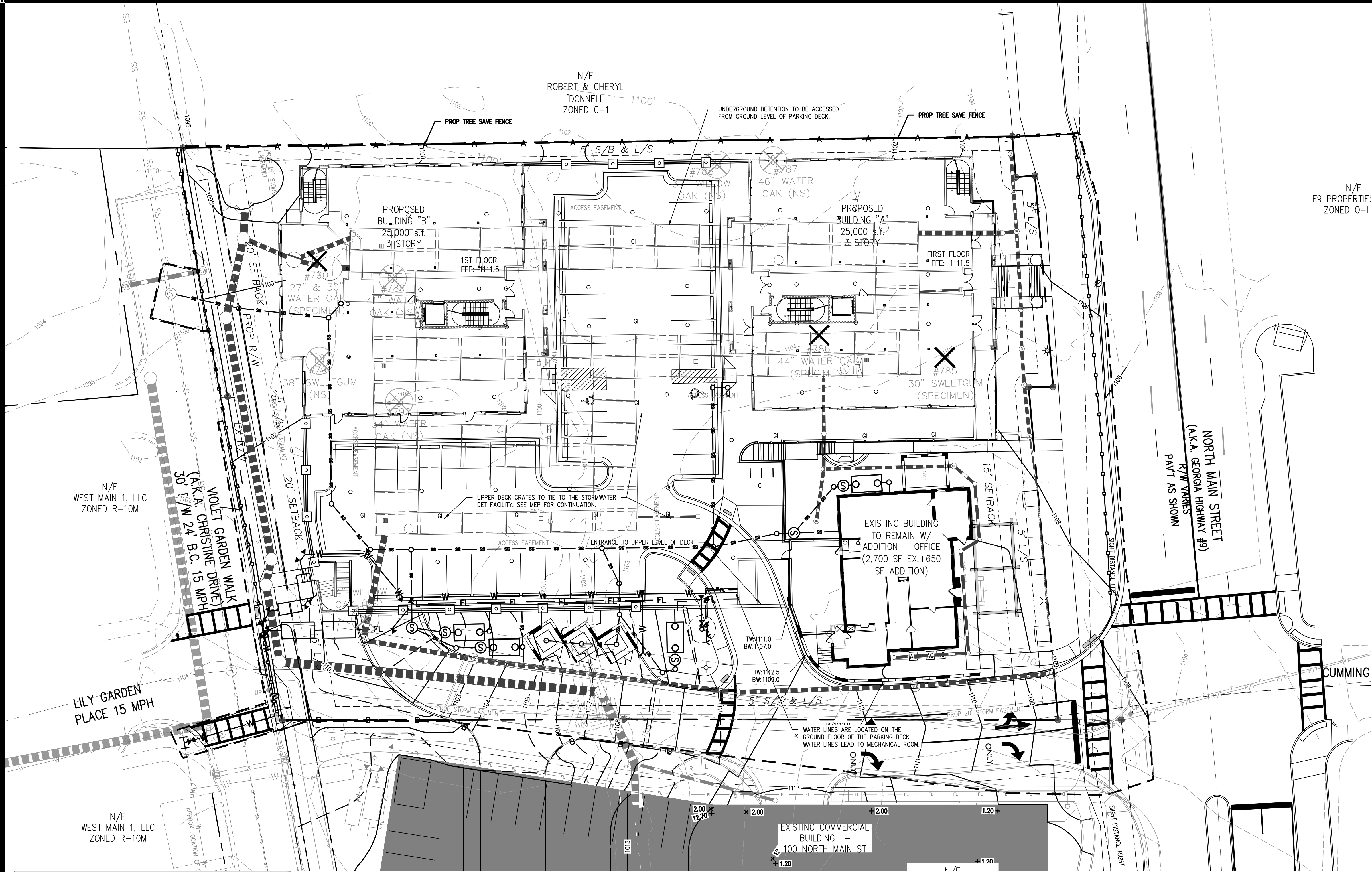
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CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH / JPS
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CHECKED BY:
DATE - 04-18-2023

SHEET

L1.4

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Tree Density Calculations	
Total (ac)	1.43
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	1.43
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	185.9"
(Density Acreage X Density Use Requirement)	
Total Existing Density Factor (EDF) (Inches)	0.0"
(No existing trees to remain)	
Total Replacement Density Factor (RDF) (Inches)	185.9"
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	214.0"
Density Requirement Met	

Trees to be Removed						
Qty	Tag #	Tree	DBH	Unit Value	Specimen Multiplier	Total Inches
1	331	Hickory	29"	29		
1	332	Hickory	28"	28		
1	333	Dogwood	9"	9		
1	785	Sweetgum	30"	30	3	90"
1	786	Water Oak	44"	44	3	132"
1	787	Water Oak	46"	46		
1	788	Willow Oak	37"	37		
1	789	Willow Oak	41"	41		
1	790	Water Oak	27"	27	3	81"
1	790	Water Oak	30"	30	3	90"
1	791	Sweetgum	38"	38		
1	792	Water Oak	34"	34		
1	793	Water Oak	41"	41		
1		Willow Oak	14"	14		
1		Elm	21"	21		
15		Total Specimen Tree Inches To Recompense				393"

Specimen Recompense Calculations	
Total Specimen Inches Required for Recompense	393"
Total Specimen Inches Provided	0.0"
Specimen Requirement Not Met	

Specimen Recompense Tree Bank Calculations	
Total Specimen Inches Required for Recompense	393"
Total Number of Trees @ 4" cal. to Recompense	
Tree Bank = \$1,200 per 4" tree	99
Amount Due to Tree Bank	\$118,800.00

CITY OF ALPHARETTA TREE SAVE NOTES

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

TREE HARDSHIP JUSTIFICATION NOTE:

DUE TO THE CONDITION OF THE MAJORITY OF THE TREES ON SITE AND WITH THE APPROVED ZONING CONDITIONS, NO TREES WILL REMAIN ON SITE. SEE SHEET L2.0 & L3.0 FOR TREE REPLACEMENT AND SPECIMEN RECOMPENSE IN THE FORM OF A TREE BANK FEE.

TREE PROTECTION & REPLACEMENT KEY



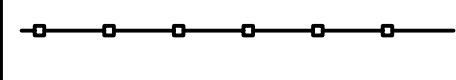
NON-SPECIMEN TREE TO BE REMOVED



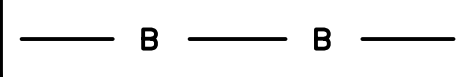
SPECIMEN TREE TO BE REMOVED



TREE PROTECTION FENCE (TYPE C)



ORANGE MESH CONSTRUCTION FENCE



ORANGE MESH CONSTRUCTION FENCE TO BE INSTALLED AT TIME OF TREE PLANTING AT 100 NORTH MAIN PROJECT



Scale 1" = 20'



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03/19/2024



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OVERALL TREE
PROTECTION PLAN

116 & 126 NORTH
MAIN STREET
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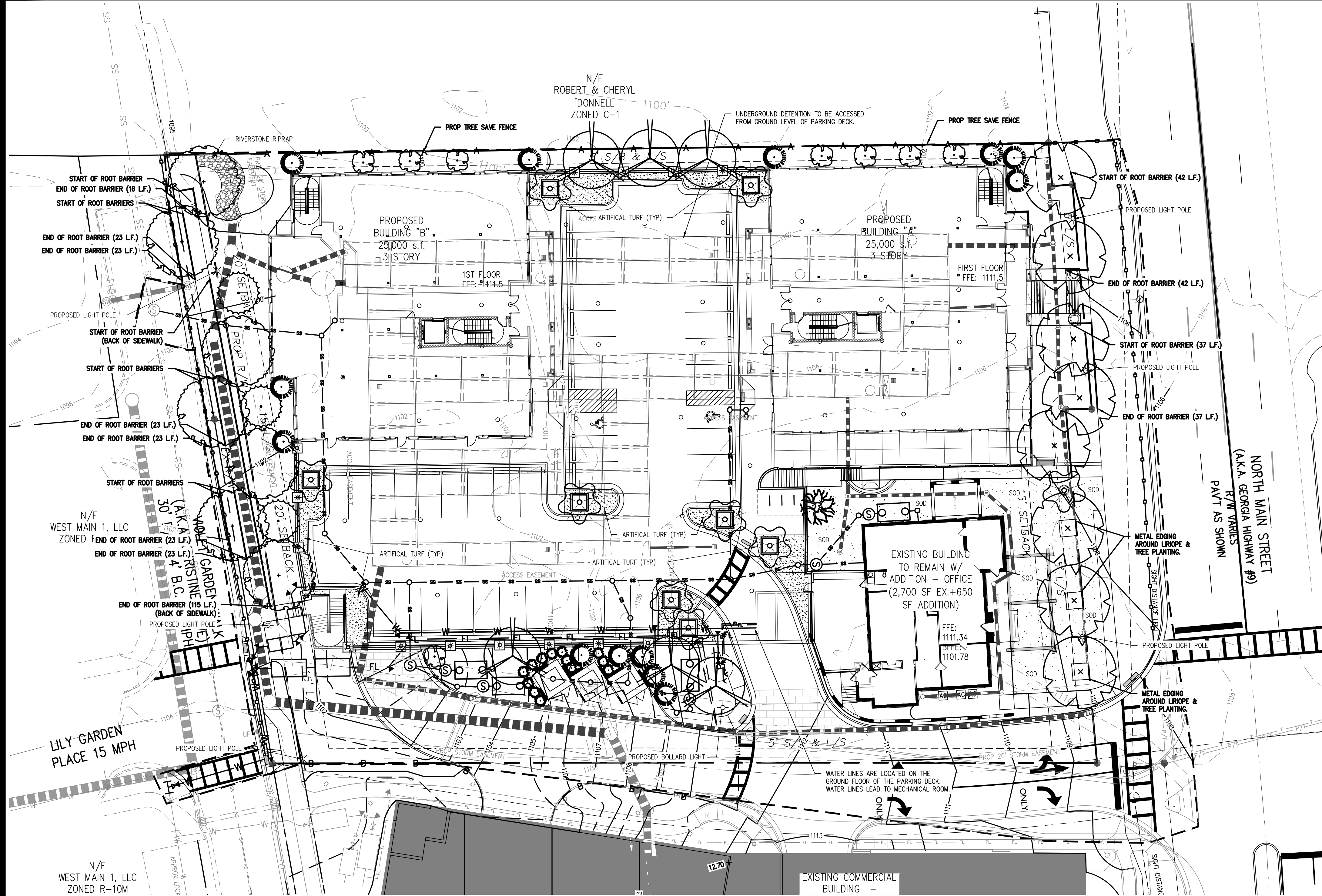
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SHEET

L2.0



TREE SYMBOL KEY	
	PRINCETON ELM
	SHUMARD OAK
	GREEN GABLE BLACK GUM
	SERVICEBERRY
	PURPLE TOWER GRAPE MYRTLE
	CORAL BARK JAPANESE MAPLE
	NELLIE R. STEVENS HOLLY
	SLENDER SILHOUETTE SWEETGUM
	EMERALD ARBORVITAE

- CITY OF ALPHARETTA LANDSCAPE NOTES**
- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
 - IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
 - DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 - A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
 - A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
 - ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH 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 A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
 - WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
 - WHEN 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 MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
 - ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
 - LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
 - NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBARKMENT.

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.

TREE PROTECTION & REPLACEMENT KEY	
	NON-SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO BE REMOVED
	TREE PROTECTION FENCE (TYPE C)
	ORANGE MESH CONSTRUCTION FENCE
	ORANGE MESH CONSTRUCTION FENCE

Density Replacement Trees								
Density Replacement Qty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (185.9 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
9	Lagerstroemia indica 'Purple Tower' (Single Stem)	Purple Tower Crape Myrtle (Single Stem)	9'-10' HT.	2.0	18.0"	16.7%		
6	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	6" Cal.	6.0	36.0"	11.1%	7.5%	11.1%
7	Quercus shumardii	Shumard Oak	6" Cal.	6.0	42.0"	13.0%	13.2%	13.0%
3	Amelanchier arborea	Serviceberry	4" Cal.	4.0	12.0"	5.6%		5.6%
8	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	4" Cal.	4.0	32.0"	14.8%	22.6%	14.8%
13	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2" Cal.	2.0	26.0"	24.1%		
8	Ulmus americana 'Princeton'	Princeton American Elm	6" Cal.	6.0	48.0"	14.8%	7.5%	14.8%
54	Total Tree Inches Replaced				214.0"	100.0%	50.8%	59.3%
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS								
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES								
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE TO GA PIEDMONT								

NATIVE PLANTING %	
TOTAL TREES/SHRUBS/FERNS/GRASSES PROPOSED	545
TOTAL NATIVE TREES/SHRUBS/FERNS/GRASSES PROPOSED	399
TOTAL % NATIVE PLANTINGS	71%

Tree Density Calculations	
Total (ac)	1.43
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	1.43
Total Acreage - Utility Easement Acreage	
Density Inches Requirement (Inches/Acre)	130
Total Site Density Factor (SDF) (Inches)	185.9"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	0.0"
(No existing trees to remain)	
Total Replacement Density Factor (RDF) (Inches)	185.9"
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	214.0"

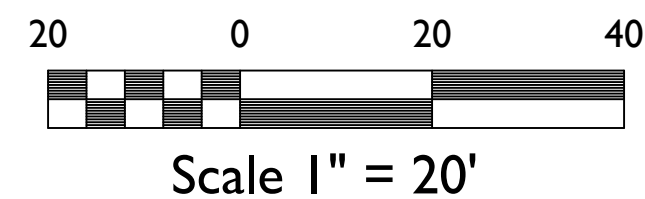
Density Requirement Met	
Specimen Reompenase Calculations	
Total Specimen Inches Required for Replacement	393"
Total Specimen Inches Provided	0.0"
Specimen Requirement Not Met	

Specimen Reompenase Tree Bank Calculations	
Total Specimen Inches Required for Reompenase	393"
Total Number of Trees @ 4" cal. to Reompenase	99
Tree Bank = \$1,200 per 4" tree	
Amount Due to Tree Bank	\$118,800.00

Landscape Strip Calculations	
Requirements:	
1 Tree / 25' Min. to 40' Max. LF of Frontage	
At time of installation:	
1 Tree / 50 LF of Frontage	
Shrubs are required in all Landscape Strips at a Minimum of 2' HT. at Time of Planting.	
North Main Street (5' Per Zoning)	
Frontage Length (LF) (Excluding Driveways & Easements)	190.98
Trees Required	8
Frontage Length X 1 Tree / 25 LF	
Trees Provided (Princeton Elm)	8
North Property Line (5' Per Code)	
Frontage Length (LF) (Excluding Driveways & Easements)	277.24
Trees Required	6
Frontage Length X 1 Tree / 50 LF	
Trees Provided (Black Gum & Slender Silhouette Sweetgum)	10
Violet Garden Walk (Private) (15' per Zoning)	
Frontage Length (LF) (Excluding Driveways & Easements)	116.6
Overstory Trees Required	3
Frontage Length X 1 Tree / 40 LF	
Understory Trees Required	3
Overstory Trees Provided (Shumard Oak)	4
Understory Trees Provided (Serviceberry)	3
South Property Line (5' per Code)	
Frontage Length (LF) (Excluding Driveways & Easements)	91.51
Trees Required	4
Frontage Length X 1 Tree / 25 LF	
Trees Provided (Black Gum & Slender Silhouette Sweetgum)	4
All Landscape Strip Requirements Met	

Alpharetta Additional Screening Requirements	
Requirements:	
Plantings to be min. 80% Evergreen	
At time of installation:	
Shrubs to be min. of 4' tall	
Evergreen trees to be 6' tall	
Deciduous tree to be 2" cal.	
Total Screening Plantings: 18	
Evergreen: 18 Trees (100%)	
Deciduous: 0 Trees & Shrubs (0%)	
Screening Requirement Met	

Planter Strip Tree Calculations	
Requirements:	
1 Tree / 25' Min. to 40' Max. LF of Frontage	
Violet Garden Walk	
Frontage Length (LF) (Excluding Driveways & Easements)	119.48
Trees Required	3
Frontage Length X 1 Tree / 40 LF	
Trees Provided (Shumard Oak)	3
Planter Strip Requirement Met	



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OVERALL TREE REPLACEMENT PLAN

116 & 126 NORTH MAIN STREET

ALPHARETTA, GA 30009

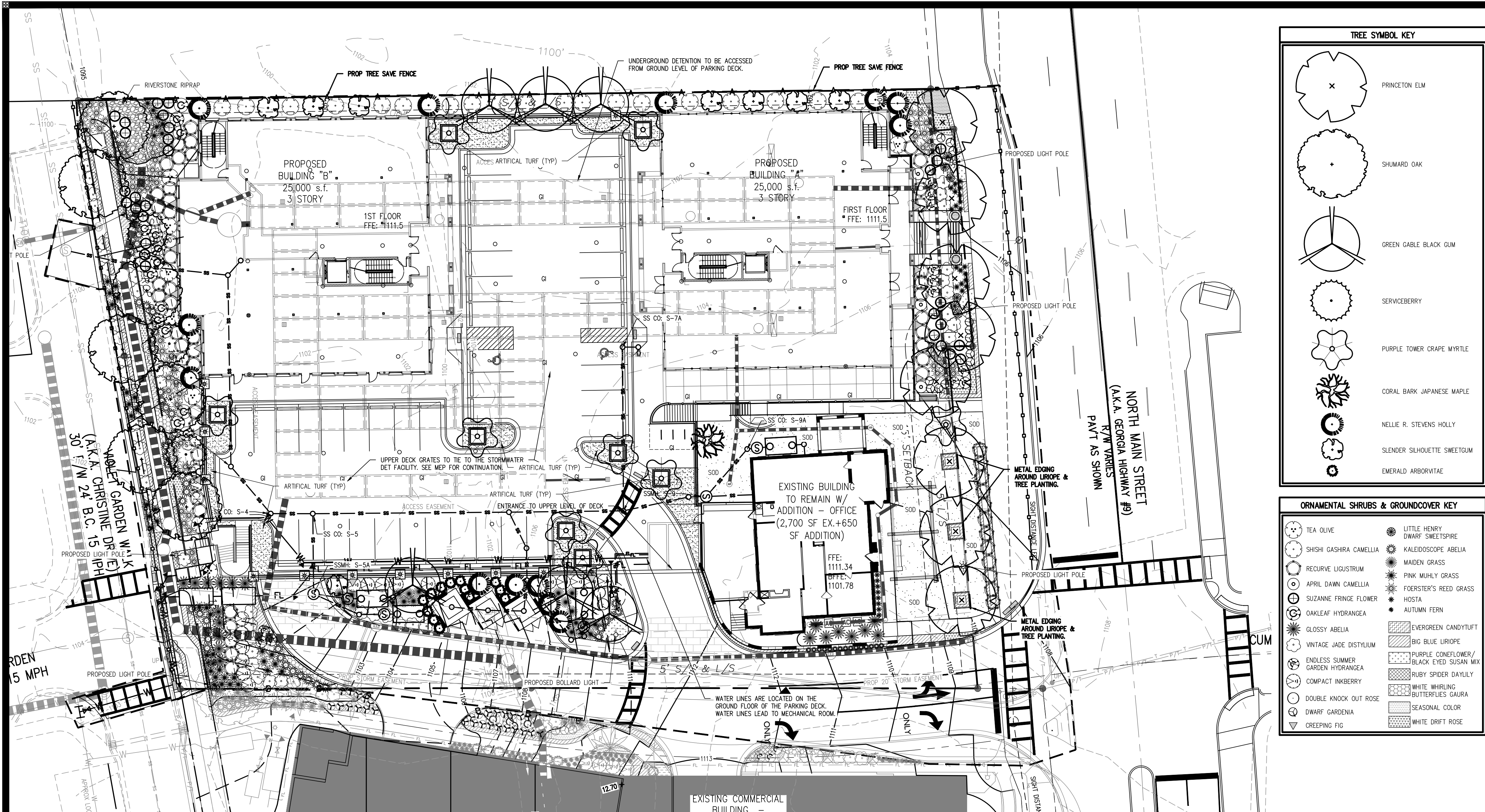
CITY OF ALPHARETTA PERMIT #: D230009
FULTON COUNTY WR PERMIT #: WRN22-038

DATE	REVISIONS	NO.
9-5-2023	COUNTY COMMENTS	1
9-29-2023	CITY COMMENTS	2
11-12-2023	CITY COMMENTS	3
12-19-2023	CITY COMMENTS	4
2-21-2024	CITY COMMENTS	5
3-18-2024	CITY COMMENTS	6

PROJECT NO.: 22-4713
CIVIL DRAWN BY: JLM
LANDSCAPE DESIGNED BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE: 04-18-2023

SHEET

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TREE SYMBOL KEY	
	PRINCETON ELM
	SHUMARD OAK
	GREEN GABLE BLACK GUM
	SERVICEBERRY
	PURPLE TOWER CRAPE MYRTLE
	CORAL BARK JAPANESE MAPLE
	NELLIE R. STEVENS HOLLY
	SLENDER SILHOUETTE SWEETGUM
	EMERALD ARBORVITAE

ORNAMENTAL SHRUBS & GROUNDCOVER KEY	
	TEA OLIVE
	SHISHI GASHIRA CAMELLIA
	RECURVE LIQUSTRUM
	APRIL DAWN CAMELLIA
	SUZANNE FRINGE FLOWER
	OAKLEAF HYDRANGEA
	GLOSSY ABELIA
	VINTAGE JADE DISTYLIUM
	ENDLESS SUMMER GARDEN HYDRANGEA
	COMPACT INKBERRY
	DOUBLE KNOCK OUT ROSE
	DWARF GARDENIA
	CREeping FIG
	LITTLE HENRY DWARF SWEETSPIRE
	KALEIDOSCOPE ABELIA
	MAIDEN GRASS
	PINK MUHLY GRASS
	FOERSTER'S REED GRASS
	HOSTA
	AUTUMN FERN
	EVERGREEN CANDYTUFT
	BIG BLUE LIRIOPE
	PURPLE CONEFLOWER/BLACK EYED SUSAN MIX
	RUBY SPIDER DAYLILY
	WHITE WHIRLING BUTTERFLIES GAURA
	SEASONAL COLOR
	WHITE DRIFT ROSE

- CITY OF ALPHARETTA LANDSCAPE NOTES**
- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
 - IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
 - DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO-INSPECTION.
 - TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 - A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
 - A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
 - ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH 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 A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
 - WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
 - WHEN 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 MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RE-TEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
 - ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
 - LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
 - NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

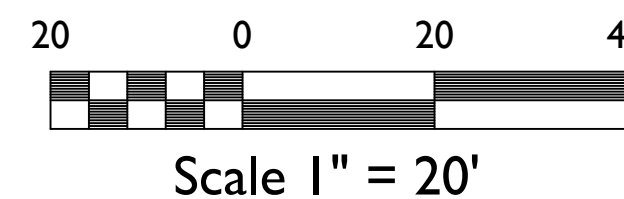
CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

TREE PROTECTION & REPLACEMENT KEY	
	NON-SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO BE REMOVED
	TREE PROTECTION FENCE (TYPE C)
	ORANGE MESH CONSTRUCTION FENCE
	ORANGE MESH CONSTRUCTION FENCE TO BE INSTALLED AT TIME OF TREE PLANTING AT 100 NORTH MAIN PROJECT

Ornamental Plant List						
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications	% Native
Ornamental Trees						
1	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	2" Cal.	As Shown	Free of Pests and Disease	
13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	9'-10' Ht.	As Shown	Free of Pests and Disease	
14	TOTAL ORNAMENTAL TREES					
Shrubs						
8	Osmorhiza fragrans	Fragrant Tea Olive	7 Gal.	As Shown	Free of Pests and Disease	
19	Camellia sasanqua 'Shishi Gashira'	Shishi Gashira Camellia	7 Gal.	As Shown	Free of Pests and Disease	
61	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	7 Gal.	As Shown	Free of Pests and Disease	
3	Camellia japonica 'April Dawn'	April Dawn Camellia	7 Gal.	As Shown	Free of Pests and Disease	1%
29	Loetopetalum chinensis 'Suzanne'	Suzanne Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease	
14	Hydrangea quercifolia	Oakleaf Hydrangea	3 Gal.	As Shown	Free of Pests and Disease	3%
19	Abelia x grandiflora	Glossy Abelia	3 Gal.	As Shown	Free of Pests and Disease	4%
56	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	As Shown	Free of Pests and Disease	11%
12	Hydrangea macrophylla	Garden Hydrangea	3 Gal.	As Shown	Free of Pests and Disease	2%
16	Ilex glabra 'Compacta'	Compact Inkberry	3 Gal.	As Shown	Free of Pests and Disease	3%
3	Rosa x 'Radisto'	Double Knock Out Rose	3 Gal.	As Shown	Free of Pests and Disease	1%
13	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	1 Gal.	As Shown	Free of Pests and Disease	3%
6	Ilex virginica 'Sprich'	Little Henry Dwarf Virginia Sweetpire	1 Gal.	As Shown	Free of Pests and Disease	1%
66	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	1 Gal.	As Shown	Free of Pests and Disease	13%
325	TOTAL SHRUBS					
Ferns/Grasses						
20	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	As Shown	Free of Pests and Disease	4%
63	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal.	As Shown	Free of Pests and Disease	13%
68	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 Gal.	As Shown	Free of Pests and Disease	14%
13	Ficus pumila	Creeping Fig	1 Gal.	As Shown	Free of Pests and Disease	
8	Hosta x 'Sage'	Hosta	1 Gal.	As Shown	Free of Pests and Disease	2%
172	TOTAL FERNS / GRASSES					
Perennial/Groundcover						
282	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag, Rows	Free of Pests and Disease	
81	Iberis sempervirens	Evergreen Candyruft	1 Gal.	18" OC x 18" Stag, Rows	Free of Pests and Disease	
58	Rosa hybrid 'Mezardland'	White Drift Rose	1 Gal.	24" OC x 24" Stag, Rows	Free of Pests and Disease	
32	Hemerocallis 'Ruby Spider'	Ruby Spider Daylily	1 Gal.	24" OC x 24" Stag, Rows	Free of Pests and Disease	
23	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 Gal.	24" OC x 24" Stag, Rows	Free of Pests and Disease	
40	Echinacea purpurea & Rudbeckia fulgida sullivanti 'Goldsturm'	Purple Coneflower & Black-Eyed Susan Mix	1 Gal.	24" OC x 24" Stag, Rows	Free of Pests and Disease	
75	Seasonal Color	Seasonal Color	1 Gal.	12" OC x 12" Stag, Rows	Free of Pests and Disease	
Mulch/Pinstraw						
	Mulch/Pinstraw	Mulch/Pinstraw			Min 4" Depth, Free of Pests and Disease	
	Tiway 419 Bermuda sod	Tiway 419 Bermuda sod			Free of Pests and Disease	
*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINSTRAW QUANTITIES BASED ON DISTURBED LIMITS						
TOTAL % NATIVE ORNAMENTAL						74%

NATIVE PLANTING %	
TOTAL TREES/SHRUBS/FERNS/GRASSES PROPOSED	565
TOTAL NATIVE TREES/SHRUBS/FERNS/GRASSES PROPOSED	399
TOTAL % NATIVE PLANTINGS	71%



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OVERALL LANDSCAPE PLAN

116 & 126 NORTH MAIN STREET
ALPHARETTA, GA 30009

CITY OF ALPHARETTA PERMIT #: D230009
FULTON COUNTY WR PERMIT #: WRN22-038

DATE	REVISIONS	NO.	CITY COMMENTS
9-5-2023	1	1	CITY COMMENTS
9-29-2023	2	2	CITY COMMENTS
11-17-2023	3	3	CITY COMMENTS
12-19-2023	4	4	CITY COMMENTS
2-1-2024	5	5	CITY COMMENTS
3-19-2024	6	6	CITY COMMENTS

PROJECT NO.: 22-4713
CIVIL DRAWN BY: JLM
LANDSCAPE DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH / JPS
CHECKED BY: NGH / JPS
DATE: 04-18-2023

SHEET
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GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
4. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
5. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
6. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
8. O. C. = ON CENTER, & S.S. = SPACE AS SHOWN.
9. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
10. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
11. ALL TREES ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
12. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
13. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
14. 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.
15. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
16. 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).
17. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
18. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
19. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
20. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
21. STANDARDS SET FORTH IN "AMERICAN STANDARDS" FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
22. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

IRRIGATION NOTES

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

MULCHING NOTE

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

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

SEASONAL COLOR PLANTING NOTES

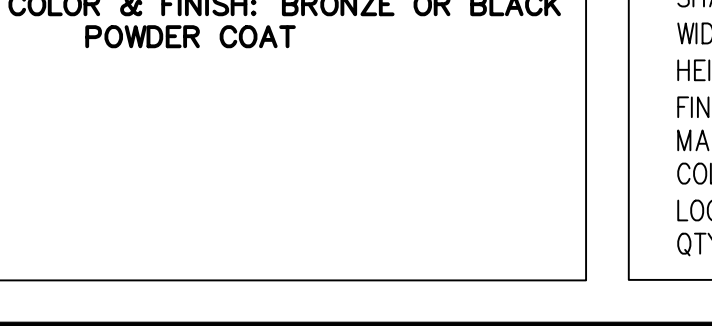
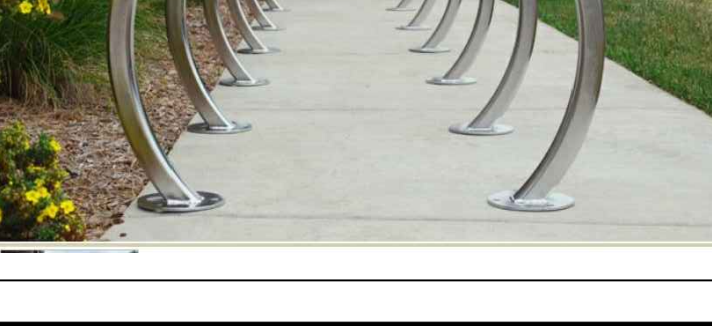
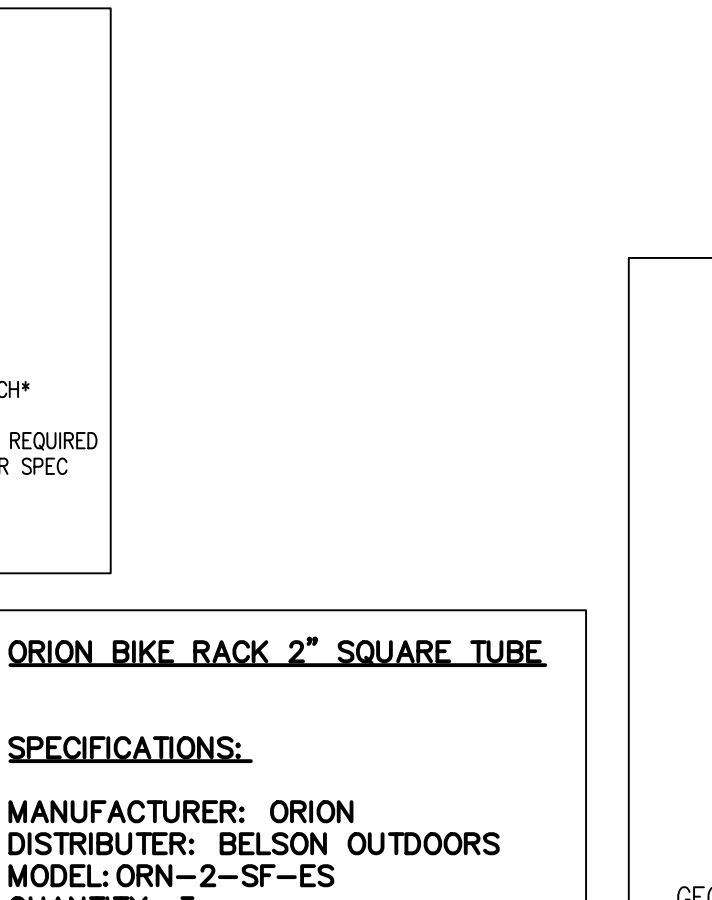
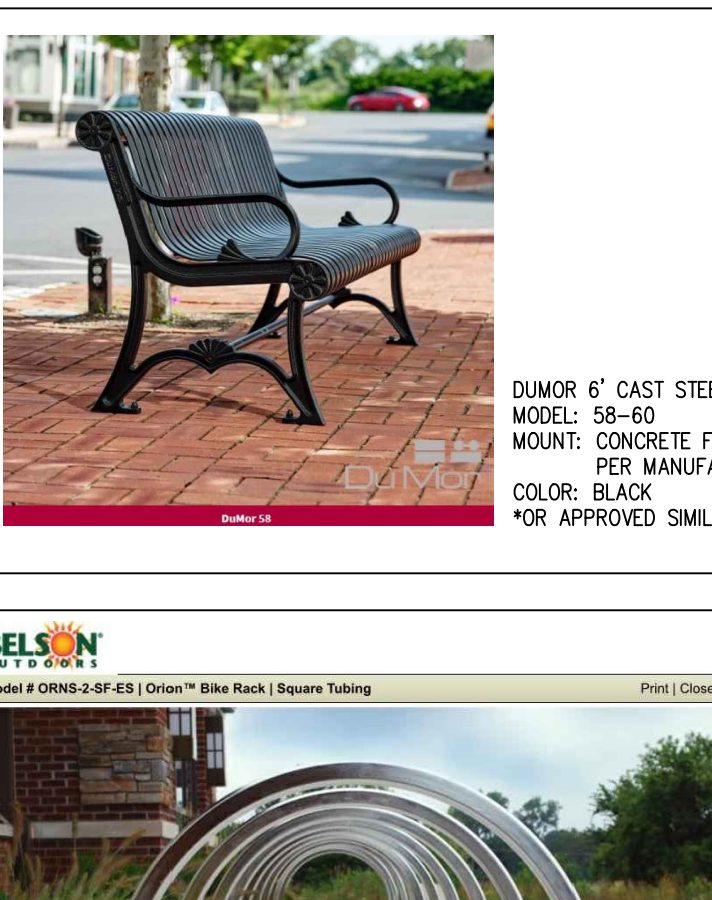
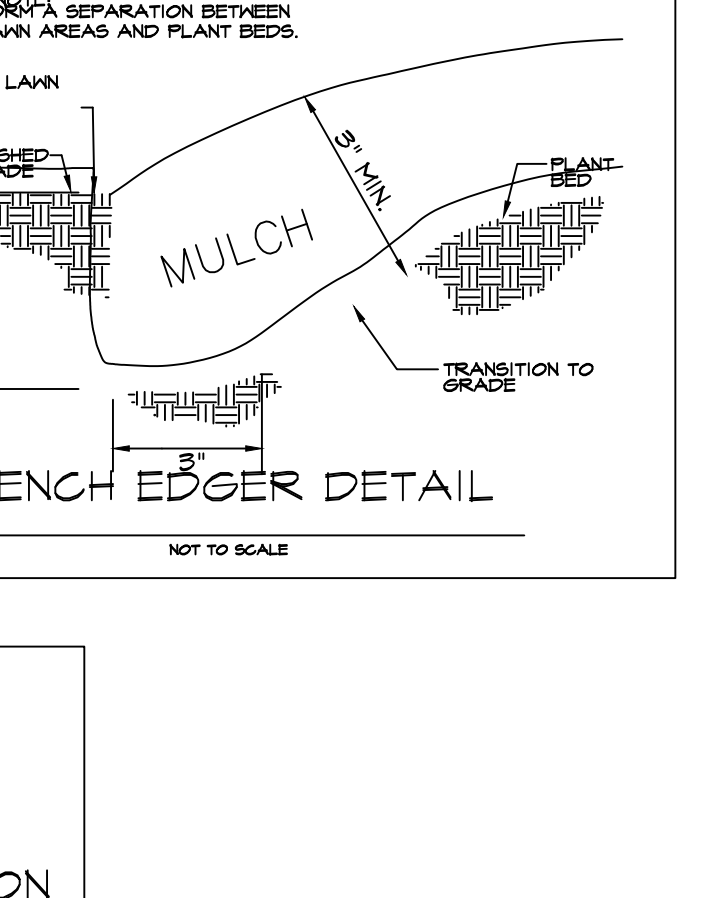
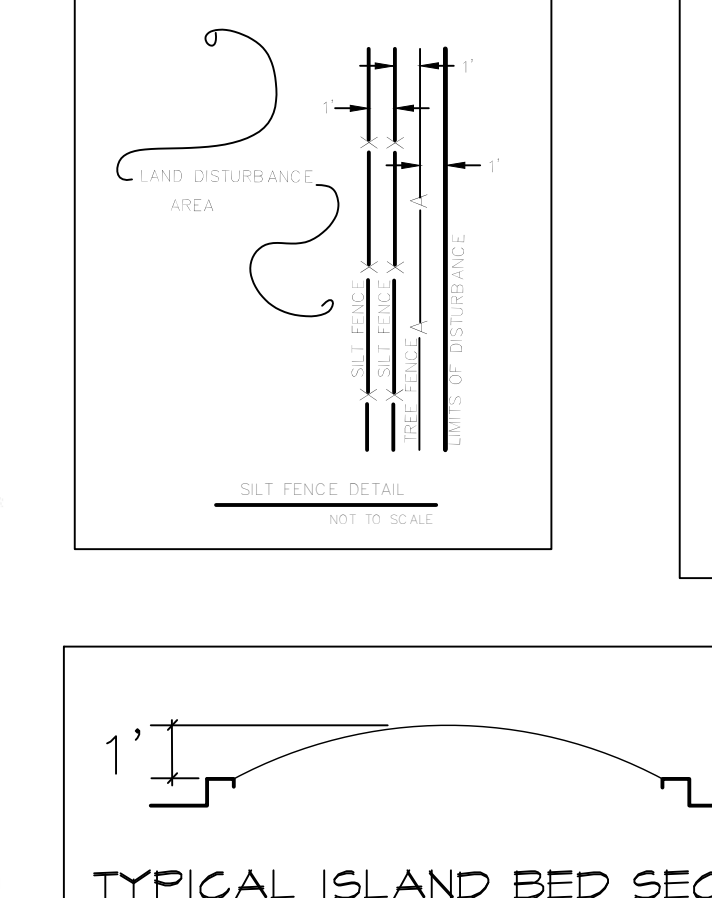
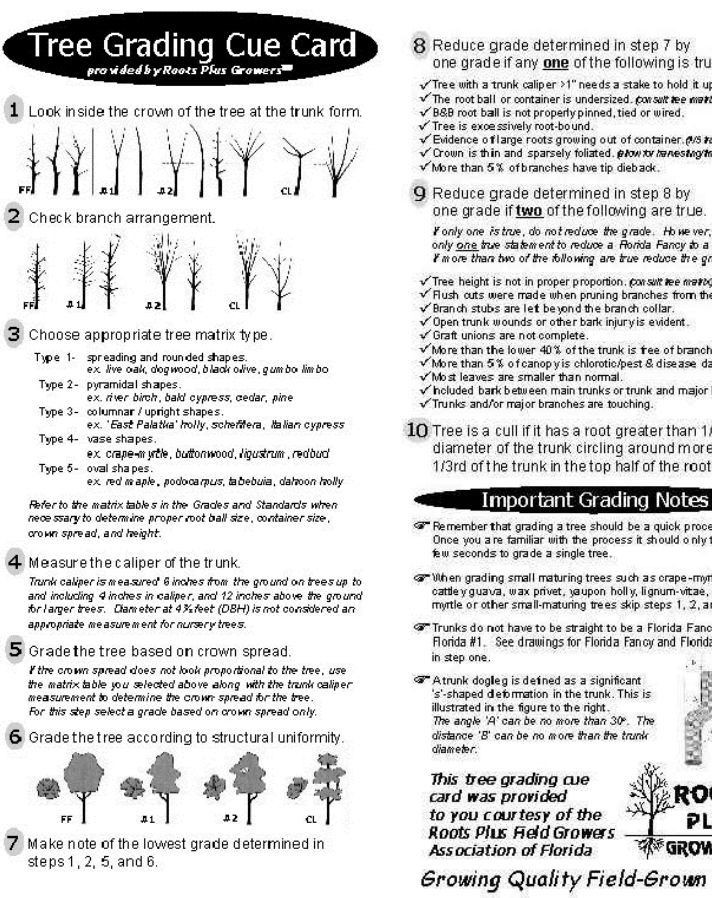
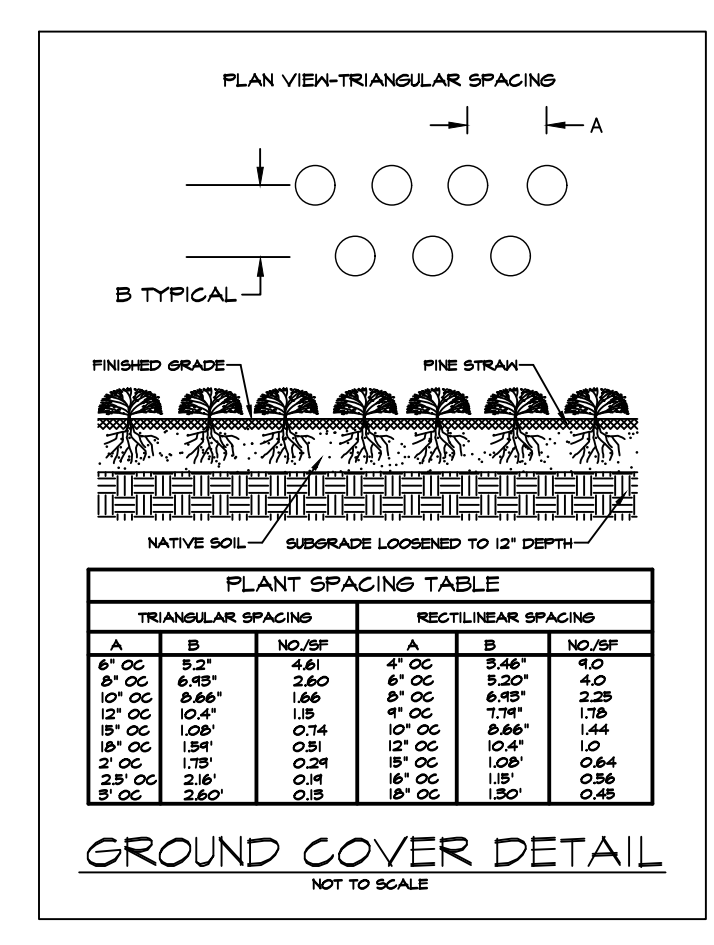
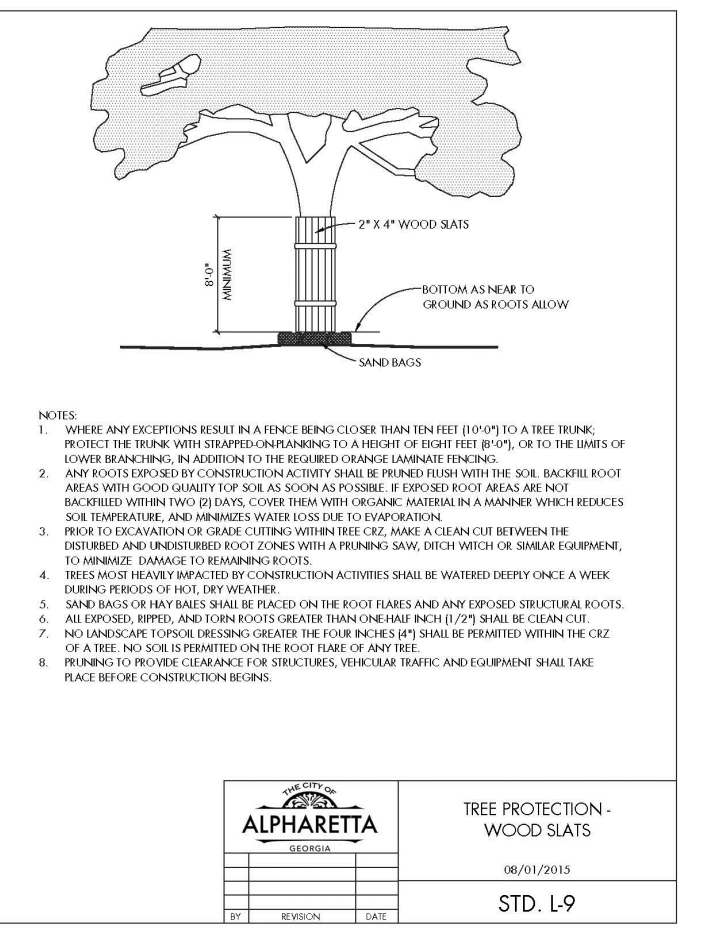
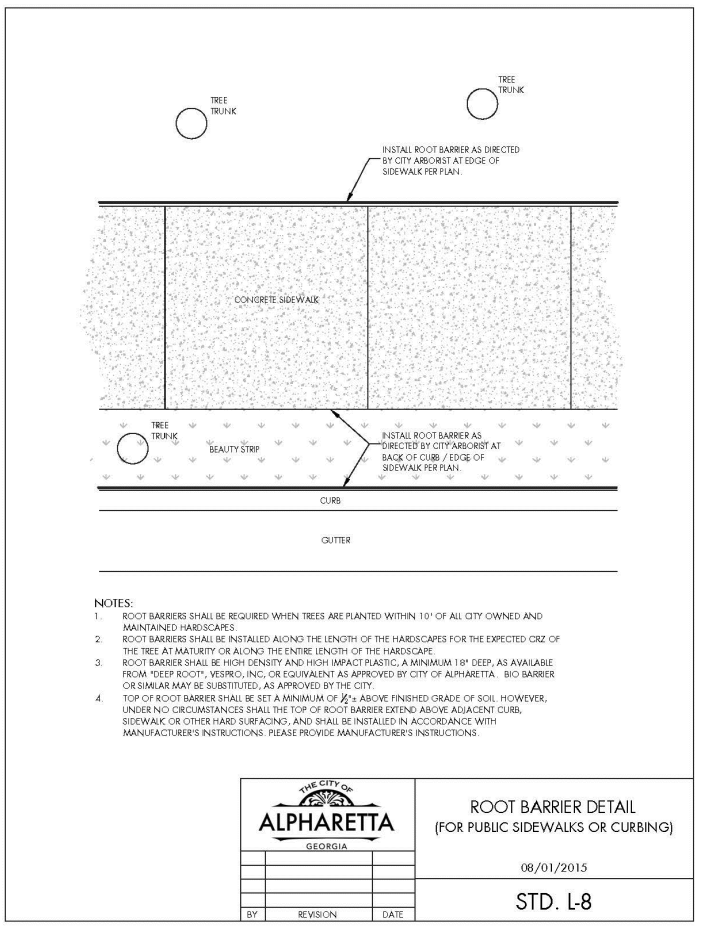
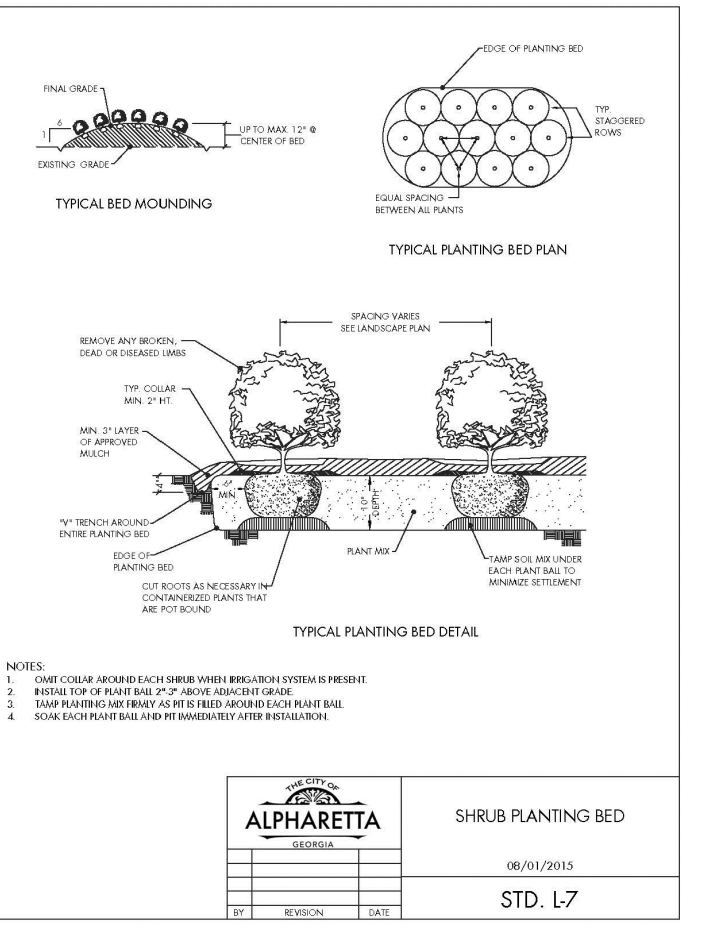
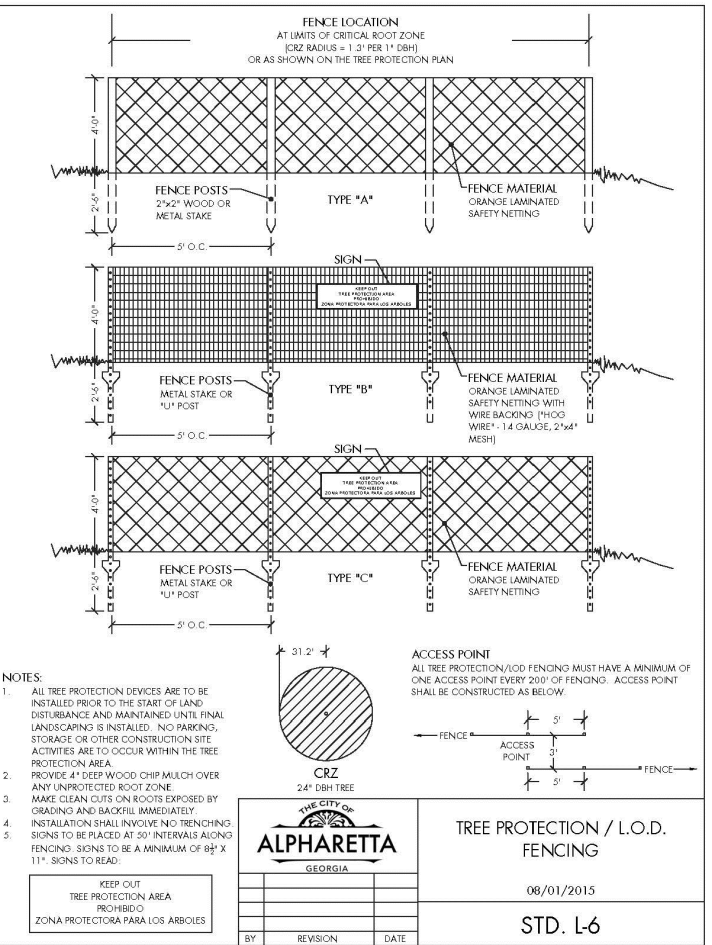
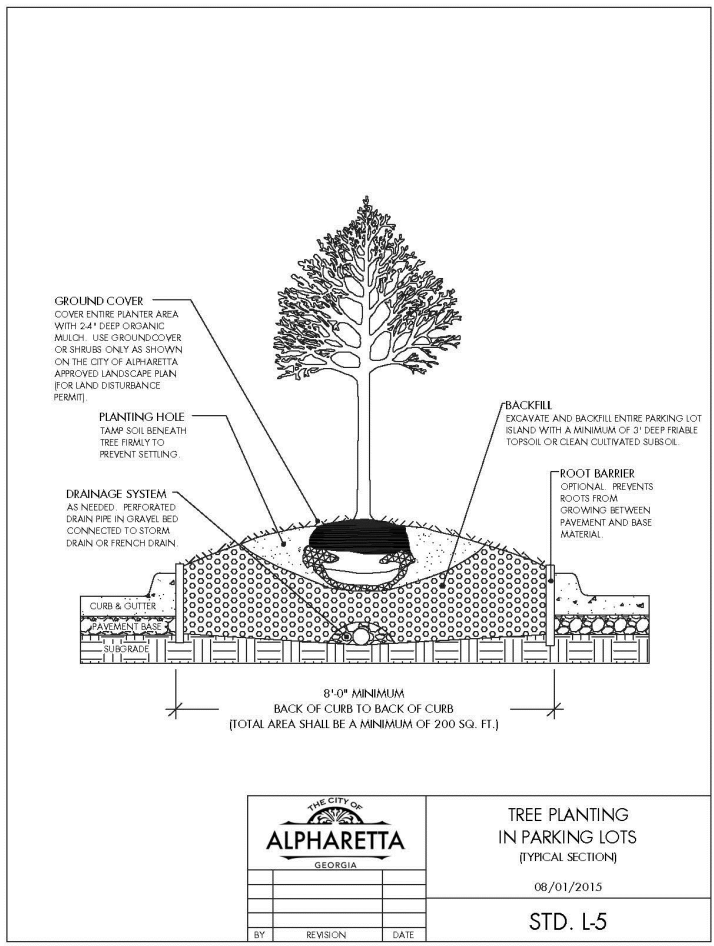
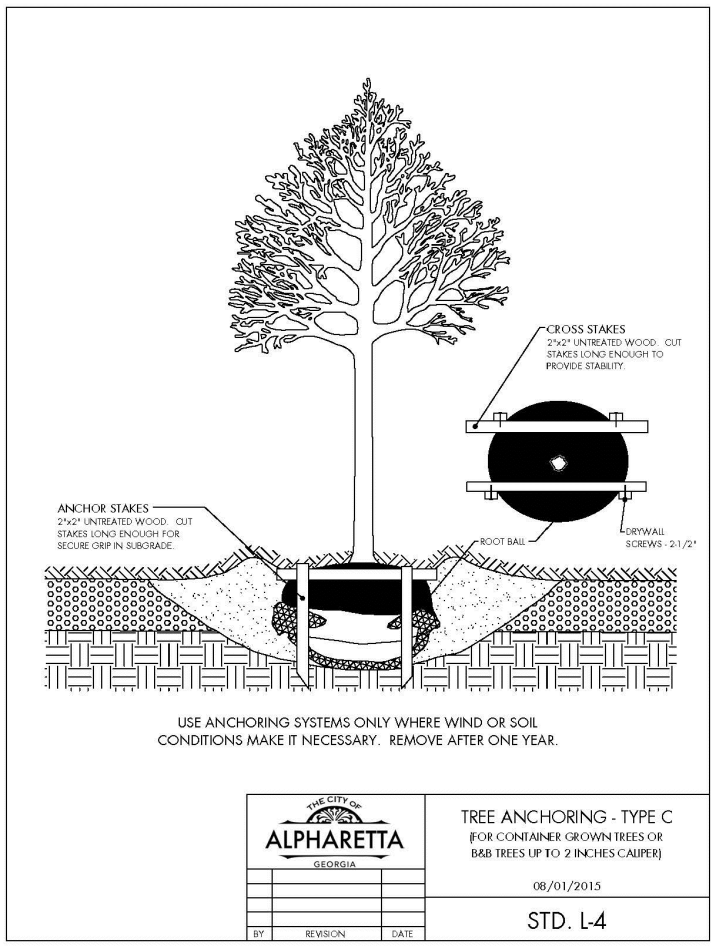
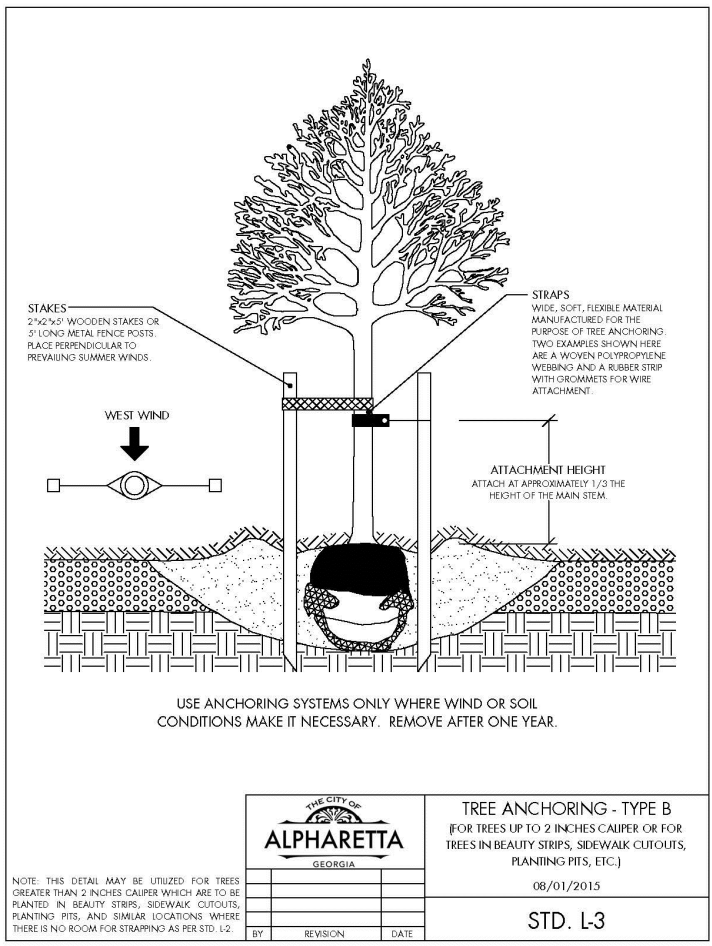
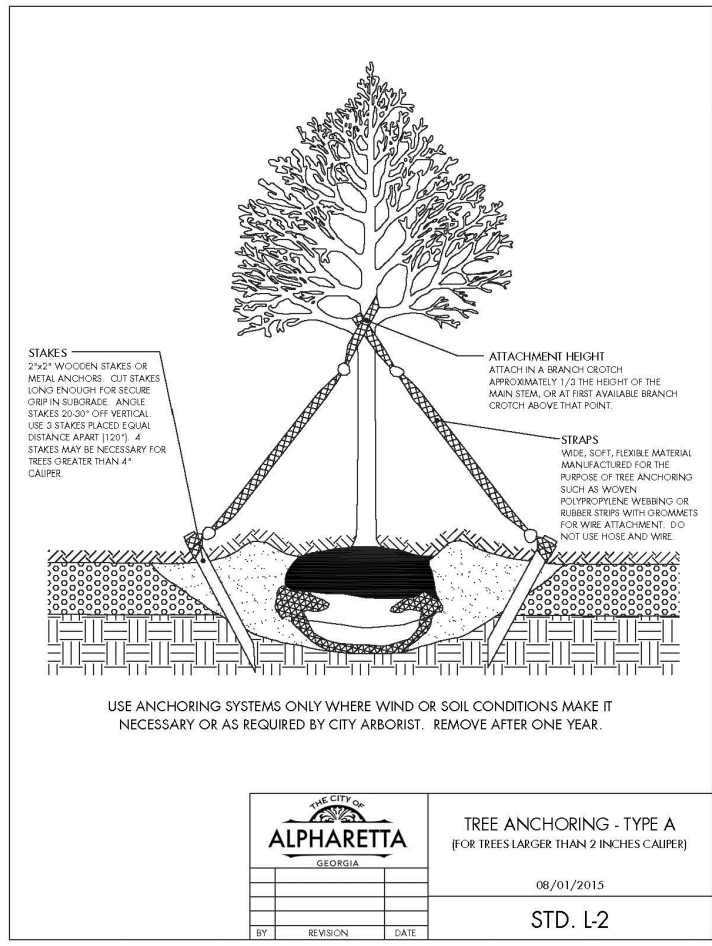
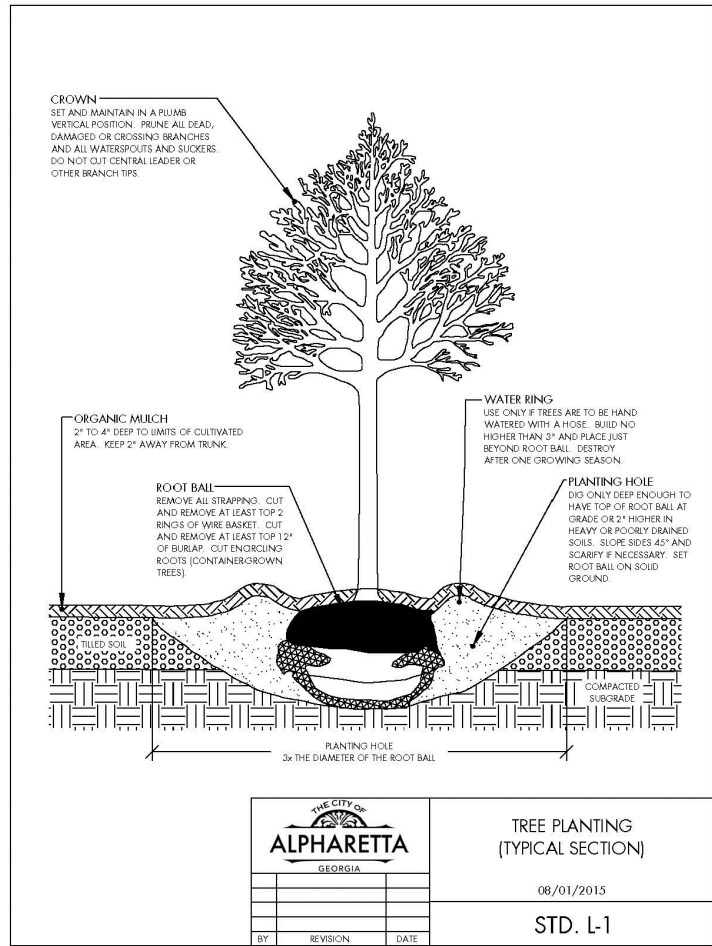
1. EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH 'HARDPAN' AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6-8" DEPTH.
2. SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
3. PREPARE PLANTING SOIL MIX CONSISTING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

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

CITY OF ALPHARETTA DAM NOTE

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



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

LANDSCAPE DETAILS

I 16 & 126 NORTH
MAIN STREET
ALPHARETTA, GA 30009
CITY OF ALPHARETTA PERMIT #: D230009
FULTON COUNTY WR PERMIT #: WRN22-038

NO.	REVISIONS	DATE
1	CITY COMMENTS	9-5-2023
2	CITY COMMENTS	9-29-2023
3	CITY COMMENTS	11-17-2023
4	CITY COMMENTS	12-19-2023
5	CITY COMMENTS	2-21-2024
6	CITY COMMENTS	3-18-2024

PROJECT NO.: 22-4713
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CFJ
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE: 04-18-2023

SHEET
L5.0

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 116 North Main St

Contact Name: Brent Beecham

Telephone: 770-862-7895

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

None

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.



Signature of Authorized Agent: _____

Date: 5/20/24

Print Form



MARKET DISTRICT

5/6/2024

Brent Beecham
116 North Main St
Alpharetta, GA 30009

RE: PH-24-10 Dr. J. L. Morris House/ 116 North Main Street Certificate of Appropriateness.

Dear Property Owner:

Please allow this letter to serve as public notice for a Certificate of Appropriateness to allow for rehabilitation and building addition for the Dr. J.L. Morris House. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

This item will be considered by **the Historic Preservation Commission on Thursday, June 13, 2024, at 3:00 p.m.** The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at brent@md-atl.com or 770-862-7895

Sincerely,

Brent Beecham

CURRENT OCCUPANT
116 N MAIN ST
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

WEST MAIN I LLC
1001 CAMBRIDGE SQ SUITE A
ALPHARETTA GA 30009

FROM HAIR ON SALON L L C
1015 POWERS PL SUITE 105
ALPHARETTA GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

INJURY & WELLNESS SPECIALISTS OF GEORGIA LLC
1080 POWERS PL
ALPHARETTA GA 30009

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ORGANIC SUGARING & WAXING LLC
1130 POWERS PL
ALPHARETTA GA 30009

D AURIA DIANE
115 LILY GARDEN PL
ALPHARETTA GA 30009

BROOKS DANIELLE A & MUENCHOW DARIN
116 LILY GARDEN PL UNIT 12
ALPHARETTA GA 30009

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

SIMMONS NICHOLAS A & MELINDA
117 LILY GARDEN PL
ALPHARETTA GA 30009

SANDRA LEE FITZMAURICE
REVOCABLE TRUST THE
118 LILY GARDEN PL UNIT 13
ALPHARETTA GA 30009

KUELBS JAMES & JUDITH
119 LILY GARDEN PL
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA
121 LILY GARDEN PL
ALPHARETTA GA 30009

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

CARRUTHERS RICHARD A SR &
CARRUTHERS MARTHA PATTEE
124 LILY GARDEN PL
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

HAWKINS HOLMES J III & TRACEY
126 LILY GARDEN PL
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

BERGMAN KENNETH IAN & MICHELLE
137 CANTON ST
ALPHARETTA GA 30009

GIANNOU MICHAEL P & GIANNOU CHRISTIJHANNA
139 CANTON ST UNIT 5
ALPHARETTA GA 30009

DOMINO TRUST THE
141 CANTON ST UNIT 4
ALPHARETTA GA 30009

61 OLD CANTON LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

SPENELLO JAMES PATRICK &
SPENELO RHONDA DENISE
143 CANTON ST
ALPHARETTA GA 30009

145 N MAIN LLC
14342 CLUB CIR
ALPHARETTA GA 30004

DONALD A & KRISTA L DEMARINIS
REVOCABLE TRUST THE
145 CANTON ST
ALPHARETTA GA 30009

RADLEY DANIEL G & CHERYL C
147 CANTON ST
ALPHARETTA GA 30009

ALBRIGHT IDEAS LLC
159 N MAIN ST
ALPHARETTA GA 30009

GENERAL CONVENIENCE STORE LLC
174 N MAIN ST
ALPHARETTA GA 30009

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

AR INVESTMENTS LLC
200 VIOLET GARDEN WALK
ALPHARETTA GA 30009

NORSWORTHY PAUL & NORSWORTHY BARBARA M
202 VIOLET GARDEN WALK
ALPHARETTA GA 30009

RICHEY BRIAN & MOLLY
204 VIOLET GARDEN WALK
ALPHARETTA GA 30009

1060 POWERS PLACE LLC
205 SMOKETREE TER
ALPHARETTA GA 30005

ROWLES DOUGLAS M
206 VIOLET GARDEN WALK
ALPHARETTA GA 30009

BRACKEN LAWRENCE J II & TRACY C
208 VIOLET GARDEN WALK
ALPHARETTA GA 30009

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

BRUDDY LLC
2441 US HWY 98 W STE 108
SANTA ROSA BEACH FL 32459

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

DONOHOO LANNY
31 CHURCH ST
ALPHARETTA GA 30009

MAIN STREET COMMONS HOLDING LLC
365 BIRCH RILL DR
ALPHARETTA GA 30022

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

JMX BRANDS PROPERTIES II LLC
3709 N LOCKWOOD RIDGE RD
SARASOTA FL 34234

CADY JOSHUA & STEPHANIE
40 CUMMING ST
ALPHARETTA GA 30009

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

MANNING ON THE SQUARE
COMMUNITY ASSN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

RMHSLB OWNER 1 LLC
4400 NORTHPOINT PKWY # 295
ALPHARETTA GA 30022

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

116 NORTH MAIN LLC
4575 WEBB BRIDGE RD SUITE 5400
ALPHARETTA GA 30005

BDS REVOCABLE TRUST THE
51 CHURCH ST
ALPHARETTA GA 30009

ZIMMERMAN JONATHAN S &
BROCK ZIMMERMAN MARY PROSSER
53 CHURCH ST UNIT 10
ALPHARETTA GA 30009

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

BREEN JAMES J & LEILA RUTH
55 CHURCH ST
ALPHARETTA GA 30009

AVON MICHAEL V & DENISE
57 CHURCH ST
ALPHARETTA GA 30009

SRISAI REALTY LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SAPPINGTON DANIEL RAY & BRENDA SMITH
59 CHURCH ST
ALPHARETTA GA 30009

PUJARI SAGER S & SALL PRAJAKTA
600 LEWIS PL
ALPHARETTA GA 30009

LEDFORD MICHELLE LEIGH
610 LEWIS PL
ALPHARETTA GA 30009

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
6160 PEACHTREE DUNWOODY RD SUITE B200
ATLANTA GA 30328

BRAY JEFFREY P & MICHELLE
620 LEWIS PL
ALPHARETTA GA 30009

BOYK WILLIAM W JR & NANCY JANE
630 LEWIS PL
ALPHARETTA GA 30009

PETER & CARRIE TUNKEY
LIVING TRUST THE
640 LEWIS PL
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

GU LEI
650 LEWIS PL
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

COLLINS MARINE GROUP LLC
725 COOPER SANDY CV
MILTON GA 30004

F9 PROPERTIES LLC
844 ALTON RD # 3
MIAMI FL 33139

VASSAR TYLER M & KATHLEEN T VASSAR
1999 LIVING TRUST THE
89 CANTON ST
ALPHARETTA GA 30009-3632

SIMS BRIAN P & LINDSAY
91 CANTON ST
ALPHARETTA GA 30009

CANTON STREET FD DEVELOPMENT PARTNERS LLC
91 W WIEUCA RD BLDG/STE A 2000
ATLANTA GA 30342

BECHER MICHELLE
93 CANTON ST
ALPHARETTA GA 30009

ASHER RABUN LEIGH & RABUN LEE W III
95 CANTON ST
ALPHARETTA GA 30009

BECKER TIMOTHY A & KELLY L
97 CANTON ST # 2
ALPHARETTA GA 30009

PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	<u>PHA240015</u>
PH #:	<u>PH-24-10</u>
☐ Property Taxes & Code Violations Verified	
☒ Fee Paid	Initial: <u>BC</u>

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Brent Beecham

Telephone: 7708627895

Address: 4575 Webb Bridge Rd

Suite: #5400

City: Alpharetta

State: GA

Zip: 30005

Fax: _____

Mobile Tel: 7708627895

Email: brent@md-atl.com

Subject Property Information:

Address: 116 N Main St.

Current Zoning: DTMU

District: 1ste

Section: 2nd

Land Lot: 1252

Parcel ID: 22 -4822-1252-057-5

Proposed Zoning: DTMU

Current Use: Office/Restaurant

This Application For *(Check All That Apply):*

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Exception

☐ Other *(Specify):*

Certificate of Appropriateness

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Restaurant per our zoning conditions.

Applicant's Request (Please itemize the proposal):

Modify the existing structure to extend the rear of the building and expand the basement level of the structure.

Applicant's Intent *(Please describe what the proposal would facilitate):*

Modifications are intended to make the structure suitable for a full service restaurant per our zoning conditions for use of the building.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 116 North Main LLC (Brent Beecham) Telephone: 7708627895
Address: 4575 Webb Bridge Rd Suite: #5400
City Alpharetta State: GA Zip: 30005

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other Certificate of Appropriateness |

Property Owner's Authorized Applicant (if applicable):

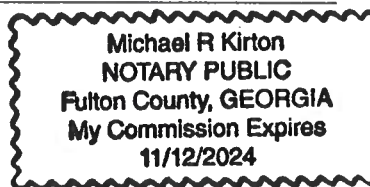
Name of Authorized Applicant: Tracy Ward Telephone: 404-405-8662
Address: _____ Suite: _____
City Cumming State: GA Zip: 30040

So Sworn and Attested:

Owner Signature: [Signature] Date: 3/11/24

Notary:

Notary Signature: Michael R Kirtan Date: 3-11-24



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **Brent Beecham**

Subject Public Hearing Case: **116 N Main St. Application for Historic Designation**

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: n/a Position: n/a

Description of Contribution: n/a Value: _____

Description of Contribution: n/a Value: _____

Description of Contribution: n/a Value: _____

Description of Contribution: n/a Value: _____

Description of Contribution: n/a Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 3/7/24

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 116 North Main Street

Contact Name: Brent Beecham Telephone: 770-862-7895

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See email list

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

I am available by phone, email or onsite meeting. Have exchanged a number of emails with adjoining neighbor including the HOA on Lily Garden.

CURRENT OCCUPANT
116 N MAIN ST
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

WEST MAIN I LLC
1001 CAMBRIDGE SQ SUITE A
ALPHARETTA GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

INJURY & WELLNESS SPECIALISTS OF
GEORGIA LLC
1080 POWERS PL
ALPHARETTA GA 30009

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ORGANIC SUGARING & WAXING LLC
1130 POWERS PL
ALPHARETTA GA 30009

D AURIA DIANE
115 LILY GARDEN PL
ALPHARETTA GA 30009

BROOKS DANIELLE A & MUENCHOW
DARIN
116 LILY GARDEN PL UNIT 12
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

SIMMONS NICHOLAS A & MELINDA
117 LILY GARDEN PL
ALPHARETTA GA 30009

SANDRA LEE FITZMAURICE
REVOCABLE TRUST THE
118 LILY GARDEN PL UNIT 13
ALPHARETTA GA 30009

KUELBS JAMES & JUDITH
119 LILY GARDEN PL
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA
121 LILY GARDEN PL
ALPHARETTA GA 30009

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

CARRUTHERS RICHARD A SR &
CARRUTHERS MARTHA PATTEE
124 LILY GARDEN PL
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

HAWKINS HOLMES J III & TRACEY
126 LILY GARDEN PL
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

BERGMAN KENNETH IAN & MICHELLE
137 CANTON ST
ALPHARETTA GA 30009

GIANNOU MICHAEL P & GIANNOU
CHRISTIJHANNA
139 CANTON ST UNIT 5
ALPHARETTA GA 30009

DOMINO TRUST THE
141 CANTON ST UNIT 4
ALPHARETTA GA 30009

SPENELLO JAMES PATRICK & SPENELO
RHONDA DENISE
143 CANTON ST
ALPHARETTA GA 30009

145 N MAIN LLC 14342 CLUB CIR ALPHARETTA GA 30004	DONALD A & KRISTA L DEMARINIS REVOCABLE TRUST THE 145 CANTON ST ALPHARETTA GA 30009	RADLEY DANIEL G & CHERYL C 147 CANTON ST ALPHARETTA GA 30009
ALBRIGHT IDEAS LLC 159 N MAIN ST ALPHARETTA GA 30009	BROWN & MONDI PROPERTIES INC 18 CUMMING ST ALPHARETTA GA 30009	AR INVESTMENTS LLC 200 VIOLET GARDEN WALK ALPHARETTA GA 30009
NORSWORTHY PAUL & NORSWORTHY BARBARA M 202 VIOLET GARDEN WALK ALPHARETTA GA 30009	RICHEY BRIAN & MOLLY 204 VIOLET GARDEN WALK ALPHARETTA GA 30009	1060 POWERS PLACE LLC 205 SMOKETREE TER ALPHARETTA GA 30005
ROWLES DOUGLAS M 206 VIOLET GARDEN WALK ALPHARETTA GA 30009	BRACKEN LAWRENCE J II & TRACY C 208 VIOLET GARDEN WALK ALPHARETTA GA 30009	BEANIES PROP LLC 231 VAUGHAN DR ALPHARETTA GA 30009
BRUDDY LLC 2441 US HWY 98 W STE 108 SANTA ROSA BEACH FL 32459	JORDAN D WESLEY 2711 CANOPY CIR ALPHARETTA GA 30009	DONOHOO LANNY 31 CHURCH ST ALPHARETTA GA 30009
TROTTER HOLDINGS INC 37 CHURCH ST ALPHARETTA GA 30004	JMX BRANDS PROPERTIES II LLC 3709 N LOCKWOOD RIDGE RD SARASOTA FL 34234	CADY JOSHUA & STEPHANIE 40 CUMMING ST ALPHARETTA GA 30009
CHURCH STREET COMMERCIAL PROP LLC 435 ST REGIS DR ALPHARETTA GA 30022	MANNING ON THE SQUARE COMMUNITY ASSN INC 4400 NORTH POINT PKWY STE 295 ALPHARETTA GA 30022	RMHSLB OWNER 1 LLC 4400 NORTHPOINT PKWY # 295 ALPHARETTA GA 30022
116 NORTH MAIN LLC 4575 WEBB BRIDGE RD SUITE 5400 ALPHARETTA GA 30005	BDS REVOCABLE TRUST THE 51 CHURCH ST ALPHARETTA GA 30009	ZIMMERMAN JONATHAN S & BROCK ZIMMERMAN MARY PROSSER 53 CHURCH ST UNIT 10 ALPHARETTA GA 30009
BUTTS ROBERT R 5360 FRANKLIN GOLDMINE RD CUMMING GA 30028	BREEN JAMES J & LEILA RUTH 55 CHURCH ST ALPHARETTA GA 30009	AVON MICHAEL V & DENISE 57 CHURCH ST ALPHARETTA GA 30009
SAPPINGTON DANIEL RAY & BRENDA SMITH 59 CHURCH ST ALPHARETTA GA 30009	PUJARI SAGER S & SALL PRAJAKTA 600 LEWIS PL ALPHARETTA GA 30009	LEDFORD MICHELLE LEIGH 610 LEWIS PL ALPHARETTA GA 30009

BRAY JEFFREY P & MICHELLE
620 LEWIS PL
ALPHARETTA GA 30009

BOYK WILLIAM W JR & NANCY JANE
630 LEWIS PL
ALPHARETTA GA 30009

PETER & CARRIE TUNKEY
LIVING TRUST THE
640 LEWIS PL
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

GU LEI
650 LEWIS PL
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

COLLINS MARINE GROUP LLC
725 COOPER SANDY CV
MILTON GA 30004

F9 PROPERTIES LLC
844 ALTON RD # 3
MIAMI FL 33139

VASSAR TYLER M & KATHLEEN T VASSAR
1999 LIVING TRUST THE
89 CANTON ST
ALPHARETTA GA 30009-3632

SIMS BRIAN P & LINDSAY
91 CANTON ST
ALPHARETTA GA 30009

CANTON STREET FD DEVELOPMENT
PARTNERS LLC
91 W WIEUCA RD BLDG/STE A 2000
ATLANTA GA 30342

BECHER MICHELLE
93 CANTON ST
ALPHARETTA GA 30009

ASHER RABUN LEIGH & RABUN LEE W III
95 CANTON ST
ALPHARETTA GA 30009

BECKER TIMOTHY A & KELLY L
97 CANTON ST # 2
ALPHARETTA GA 30009

PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009



March 10, 2024

RE: **116 North Main Street**

Design Standards for Proposed Material Changes. Any material change in appearance to a historic property shall comply with the following minimum standards:

1. General Standards. All material changes in the appearance of exterior architectural features of the historic property shall conform with the United States Secretary of the Interior's Standards for the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (the "U.S. Secretary of the Interior's Standards and Guidelines"), as applicable.

COMMENTS: To be clear, this guidelines document referenced above, and the City's focus, is exterior appearance. Our proposed project is primarily an interior renovation. Very little of the exterior is changing beyond necessary repairs.

2. Street-Facing Facades. All street-facing facades must be compatible with the existing or original structure:
- a. The proportion between the width and height of the proposed alterations must be compatible with any street-facing facade of the existing or original structure.
 - b. The proportions and relationships between doors and windows in street-facing facades must be compatible with the existing or original structure.
 - c. Any alterations consisting of side additions to a street-facing facade must have a minimum setback of twelve (12) inches from the plane of the existing street-facing facade, and any associated roofline must have a minimum setback of twelve (12) inches from the existing roof line.
 - d. The following exceptions to the foregoing minimum setback requirements will be permitted where there is, on the effective date, an existing side addition or side porch to a street-facing facade:
 - i. An existing open-air porch that does not comply with the 12-inch setback requirement may be enclosed within the existing plane of the porch; and
 - ii. An existing side addition that does not comply with the 12-inch setback requirement may be extended a further five (5) feet to the side of the same plane as the existing side addition.

COMMENTS: Again, our proposed project is primarily an interior renovation. Any repairs and maintenance will be "compatible with the existing or original structure" as required. The only new addition is limited to the middle of the rear façade and will not be visible from Main Street. Note: any current side views of the house from Main Street are significantly concealed by the presence of new multi-story buildings on both sides.

3. Height and Roof Shapes. The height of the proposed alterations must be compatible with the existing building or structure. The design of the roof and any dormers must be compatible with the existing roof and dormers. Any alterations must preserve the existing or original roof ridge, roof pitch and overhangs of the existing or original building or structure and new or altered dormers must be compatible with the typical styles of dormers associated with the original building or structure.

COMMENTS: As mentioned above, the only addition is a new room on the rear that will serve as a service entrance and kitchen for an expected restaurant usage. The new roof over that new room will be flat with a surrounding parapet wall to screen the various equipment pieces required to facilitate and support a commercial kitchen. We are convinced that this design solution will transform the house's new function without ANY minimization of its original and historic characteristics as viewed from Main Street.

4. Architectural Details. Architectural details and materials must be incorporated as necessary to relate the new with the old and to preserve and enhance the character-defining features of the existing or original building or structure. Windows may be replaced as long as they contain real or simulated divided lights, grille patterns, sizes and shapes that are compatible with the typical style of windows associated with the original building or structure and otherwise comply with the requirements of this subparagraph.

COMMENTS: All existing and/or original architectural details will be repaired as needed but remain as is. The singular addition on the rear will be compatible in scale and colors (to the original) but does not attempt to mimic or compete with the original brick and sloped roofs. We want to hide the addition as much as possible (from Main Street), and not compete or confuse what is original with what is new. We believe our solution is both attractive and functional while academically correct in its salvation and separation of historical vs. new.

5. Retention of Original Structure. After completion of the proposed alterations:

- a. 100% of the existing street-facing facade width and height must be retained intact consistent with the other requirements of this ordinance.
- b. At least 75% of the floor area of the original structure must remain. Interior renovations and any restoration to match the original will not be deducted in determining compliance with the 75% requirement.

COMMENTS: As indicated above, 100% of the street-facing structure remains... including the side covered porte-cochere, which currently has structural damage but will be repaired. We have not removed any main floor area. In fact, we are expanding the basement area (unseen from exterior) and adding a new room on the rear... as stated in previous comments.

6. Landscape Requirements. Landscaping in front yards shall be subject to the following standards:

- a. Trees greater than six (6) inches in diameter shall be conserved, whenever possible;
- b. Plantings and landscapes that are significant in defining the character of a property or area shall be retained;
- c. Diseased or deteriorated plantings and landscapes that are significant in defining the character of a property or area shall be replaced with healthy specimens of identical or similar species, and the landscape shall be retained; and
- d. Landscaping in front yards shall be designed to reflect the period or style of the principal structure on the property.

COMMENTS: All trees and landscaping elements have been fully reviewed and determined as part of the larger full site Land Disturbance Permit # D230009.

END OF LETTER RESPONSE

Sincerely,



D. Tracy Ward, Architect



BUILDING CODE REVIEW NOTES & DATA

SCOPE OF WORK

RENOVATION OF AN EXISTING HISTORICAL RESIDENCE AND THE ADDITION OF A 1-STORY TYPE VB STRUCTURE AND OUTDOOR TRELLIS STRUCTURE

JURISDICTION: ALPHARETTA, GA			
ZONING:	??		
EXISTING HOUSE:	2,712.00 S.F.	FRONT PATIO:	160.00 S.F.
ADDITION:	386.00 S.F.	CARPORT:	223.00 S.F.
TOTAL:	3,098.00 S.F.		

OCCUPANCY CLASSIFICATION - USE GROUP	REFERENCE
BUSINESS (GROUP B)	IBC 304
MERCANTILE (GROUP M)	IBC 309
RESTAURANT (GROUP A2)	IBC 303.3

OCCUPANCY SEPARATION

GROUP B TO GROUP A2	2 HOUR (1 HOUR IF SPRINKLERED)	IBC TABLE 508.4
GROUP M TO GROUP A2	2 HOUR (1 HOUR IF SPRINKLERED)	IBC TABLE 508.4

CONSTRUCTION TYPE

TYPE V-B	UNPROTECTED / SPRINKLERED	IBC 602.3
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ALLOWABLE HEIGHT / AREA

TYPE V-B (UNPROTECTED/SPRINKLERED)		
ALLOWABLE HEIGHT	40 FEET	IBC TABLE 504.3
NUMBER OF STORES	1 STORY (A2)	IBC TABLE 504.4
ALLOWABLE AREA	6,000 S.F./FLOOR (A2)	IBC TABLE 506.2

ACTUAL HEIGHT / AREA

HEIGHT	27'-0" (TO EXISTING ROOF RIDGE)
NUMBER OF STORES	1 STORY (NOT INCLUDING BASEMENT)

AREA:	BLDG:
BASEMENT LEVEL	1,365 SF
MAIN LEVEL	3,098 SF
MAIN LEVEL COVERED AREAS	223 SF (COVERED)
MAIN LEVEL OPEN AREAS	160 SF (OPEN)
ATTIC	1,474 SF
TOTAL INTERIOR SPACE	3,098 SF

FIRE-RESISTANCE RATING

TYPE V-B	REFERENCE
PRIMARY FRAME	IBC TABLE 601 0 HOURS
EXTERIOR BEARING WALLS	0 HOURS *10≤X<30 IBC TABLE 602
FIRE SEPARATION DISTANCE PER TABLE 602	0 HOURS FOR VB FOR A, B, S2 & M
NON-BEARING WALLS	0 HOURS
INTERIOR BEARING WALLS	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

OCCUPANT LOAD Based on Table 7.3.1.2 in NFPA 101

ASSEMBLY AREAS (with tables and chairs)*	15 NET
BUSINESS AREAS	150 GROSS

SPACE	USE	USE CLASS	SIZE S.F.	S.F./PERSON	# of Persons
BASEMENT	PRIVATE USE		1,365		0
MAIN LEVEL	RESTAURANT/MERCANTILE	A2/M	2,250	15N	150
TOTAL OCCUPANTS					150

EGRESS WIDTH

Table 7.3.3.1 Capacity Factor based on Table 7.3.1.2 in NFPA 101

FLOOR	CALCULATION	EGRESS
BASEMENT		
MAIN LEVEL	150 PERSONS x .2" = 30.0"	3 - 36" DOORS 1 - 72" DOOR

THE CURRENT STATE MINIMUM STANDARD CODES

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2018 Edition, with Georgia Amendments (2020)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2017 Edition (No Georgia Amendments)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

Current Permissive Codes as Adopted by DCA:

Disaster Resilient Building Code IBC Appendix(2013)
Disaster Resilient Building Code IRC Appendix (2013)
International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

PLEASE NOTE: There are Georgia Amendments to the codes, above. Please contact the Construction Codes and Industrialized Buildings Section for more information concerning these amendments.

CONTACT: codes@dca.ga.gov

Occupancy Classification: 2018 NFPA 101 & 2018 IBC

NFPA 101
Chapter 36 New Mercantile Occupancies
Chapter 38 New Business Occupancies
Chapter 12 New Assembly Occupancies

2018 IBC Use Group and Occupancy Classification Section 302.1

Section 304 Business Group B
Section 309 Mercantile Group M
Section 303 Assembly Group A2 (Restaurant)

See this sheet for Occupant Load Calculations

Occupancy Classification: Occupancy Separation

NFPA Table 6.1.14.4.1 (b) Required Separation of Occupancies

Business and Restaurant - 2 hours
Mercantile and Restaurant - 2 hours

Note: Fire resistance ratings are permitted to be reduced to 1 hour but not less based on being Sprinklered per Section 9.7.1.1(1) & 9.7.2

IBC Table 508.4 Required Separation of Occupancies (Hours)

B and M N - (no separation)
M and A2 2 hour (1 hour if sprinklered)
B and A2 2 hour (1 hour if srpinkerled)

Note: Sprinklered in accordance to Section 903.3.1.1.

BUILDING ENVELOPE INSULATION

GEORGIA STATE MINIMUM STANDARD ENERGY CODE - ADOPTS THE IECC 2015 WITH ADMENDMENTS

CLIMATE ZONE 3

TABLE C402.1.3

ROOFS:

INSULATION ENTIRELY ABOVE ROOF DECK	R-25 ci
ATTIC AND OTHER	R-38

WALLS:

MASS	R-7.6 ci	FLOORS:	
METAL FRAMED	R-13 + 7.5 ci	MASS	R-10 ci

OPAQUE DOORS:

NONSWINGING	R-4.75
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REFER TO MECHANICAL DRAWINGS FOR COMCHECK REQUIREMENTS

ARCHITECT

D. TRACY WARD, ARCHITECT
5155 Doubletree Drive
Cumming, Georgia 30040
404 405 8662
tracy@dtracywardarchitect.com

STRUCTURAL ENGINEER

JACK L. BELL, PE
2875 Abbottswell Drive
Alpharetta, Georgia 30022
404 406 6672
jbellpe@bellsouth.net

MP&E ENGINEER

FAGAN ENTINEERING SERVICES, LLC
327 Dahlonega Highway
Cumming, GA 30040
Contact: Brian Fagan, PE
678-648-4904
email

House Repurpose
& Renovation

116 North Main Street
Alpharetta, GA



SHEET INDEX

FIRST ISSUE DATE OF DRAWING ☐
REVISED DRAWING ☒
DISCONTINUED DRAWING ☐

ARCHITECTURAL

A0.0	COVER SHEET	☐	☒	☒	☒	☐	☐	☐	☐
A0.1	ADA & LIFE SAFETY	☐	☒	☒	☒	☐	☐	☐	☐
A0.2	GENERAL NOTES & REFERENCE	☐	☐	☐	☐	☐	☐	☐	☐
A0.3	WALL TYPES & LEGENDS	☐	☐	☐	☐	☐	☐	☐	☐

AB1.0	AS-BUILT FLOOR PLANS	☐	☒	☒	☒	☐	☐	☐	☐
AB2.0	AS-BUILT ELEVATIONS / SECTIONS	☐	☒	☒	☒	☐	☐	☐	☐

AS1.0	ARCHITECTURAL SITE PLAN	☐	☒	☒	☒	☐	☐	☐	☐
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A1.0	DEMOLITION FLOOR PLANS	☐	☒	☒	☒	☐	☐	☐	☐
A1.1	NEW FLOOR PLANS	☐	☒	☒	☒	☐	☐	☐	☐
A1.1	REFLECTED CEILING & ROOF PLANS	☐	☐	☐	☐	☐	☐	☐	☐

A2.0	NEW ELEVATIONS / SECTIONS	☐	☒	☒	☒	☐	☐	☐	☐
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A3.0	ENLARGED HOUSE SECTION	☐	☐	☐	☐	☐	☐	☐	☐
A3.1	ENLARGED HOUSE SECTION	☐	☐	☐	☐	☐	☐	☐	☐
A3.2	ENLARGED ADDITION SECTION	☐	☒	☒	☒	☐	☐	☐	☐

STRUCTURAL

S1.1	FOUNDATION PLAN AND NOTES	☐	☐	☐	☐	☐	☐	☐	☐
S1.2	FRAMING PLANS	☐	☐	☐	☐	☐	☐	☐	☐
S3.1	DETAILS	☐	☐	☐	☐	☐	☐	☐	☐
S3.2	DETAILS	☐	☐	☐	☐	☐	☐	☐	☐

CIVIL UNDER SEPARATE COVER

SHEET INDEX

FIRST ISSUE DATE OF DRAWING ☐
REVISED DRAWING ☒
DISCONTINUED DRAWING ☐

MECHANICAL

M001	MECHANICAL NOTES	☐	☐	☐	☐	☐	☐	☐	☐
M100	MECHANICAL PLANS	☐	☐	☐	☐	☐	☐	☐	☐

PLUMBING

P001	PLUMBING NOTES	☐	☐	☐	☐	☐	☐	☐	☐
P100	PLUMBING PLANS	☐	☐	☐	☐	☐	☐	☐	☐

ELECTRICAL

E001	ELECTRICAL NOTES	☐	☐	☐	☐	☐	☐	☐	☐
E100	ELECTRICAL PLANS	☐	☐	☐	☐	☐	☐	☐	☐

FIRE PROTECTION

FP001	PERFORMANCE SPECIFICATION	☐	☐	☐	☐	☐	☐	☐	☐
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House Repurpose
& Renovation

116 North Main Street
Alpharetta, GA



GENERAL NOTES:
1- This architect and/or architectural firm is not contracted to provide Construction Administration services for this project (unless otherwise noted).
2- This architect and/or architectural firm is not contracted to provide waterproofing details & specifications for this project (unless otherwise noted).

ARCHITECT
D. TRACY WARD
EST. 1993

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Architects & Planners

Design Professional D. Tracy Ward, GA #8230

Issue Date 00/00/2024

Date	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review

Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

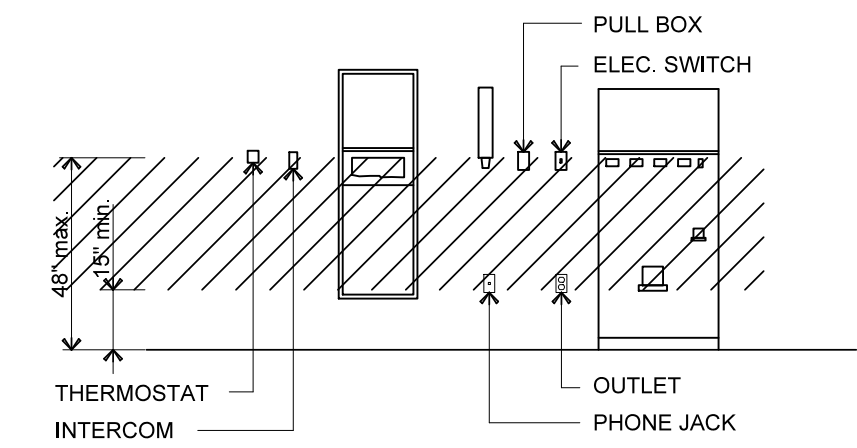
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Checked by DTW

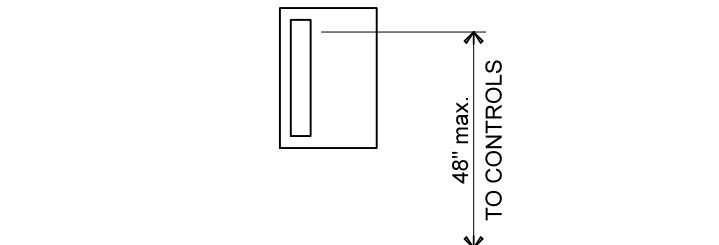
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Sheet Number A0.0

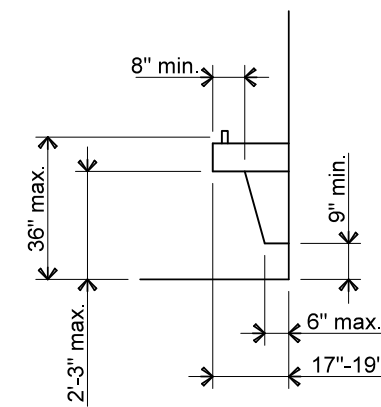
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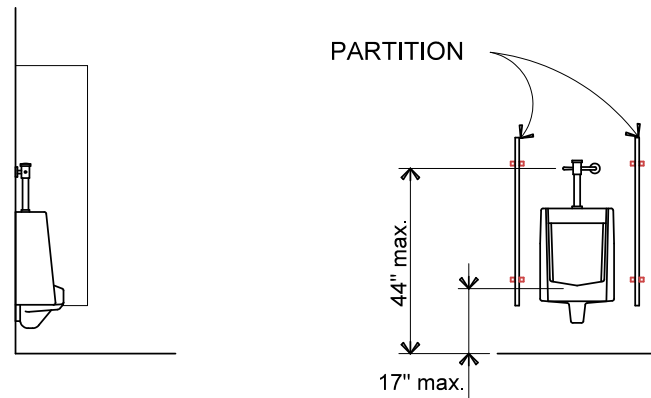
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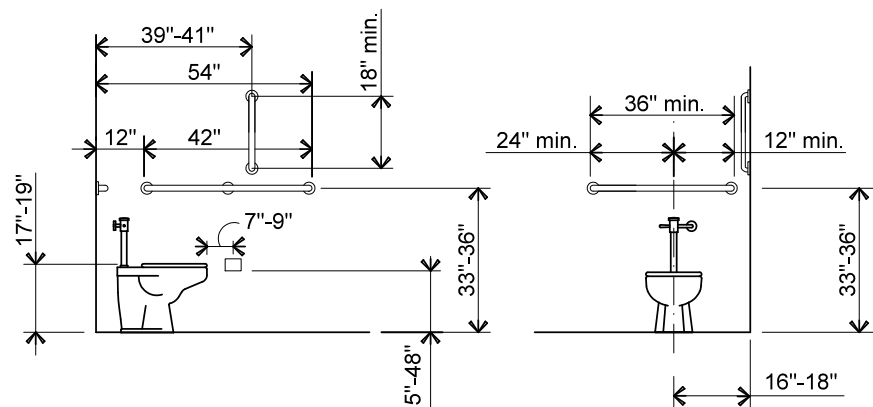
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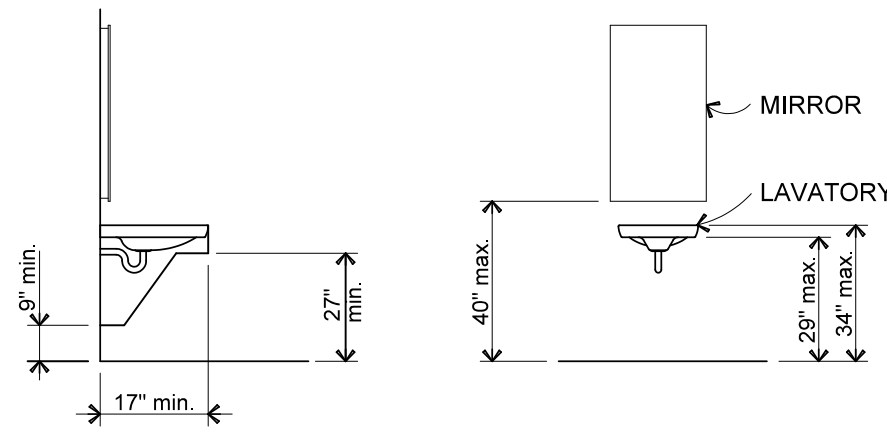
ADA DRINKING FOUNTAIN



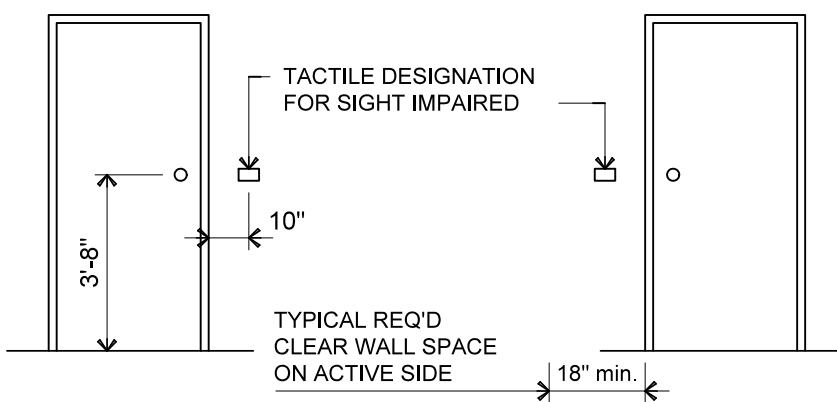
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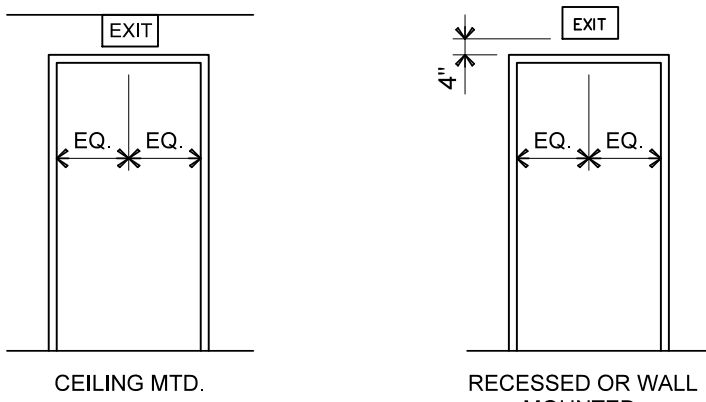
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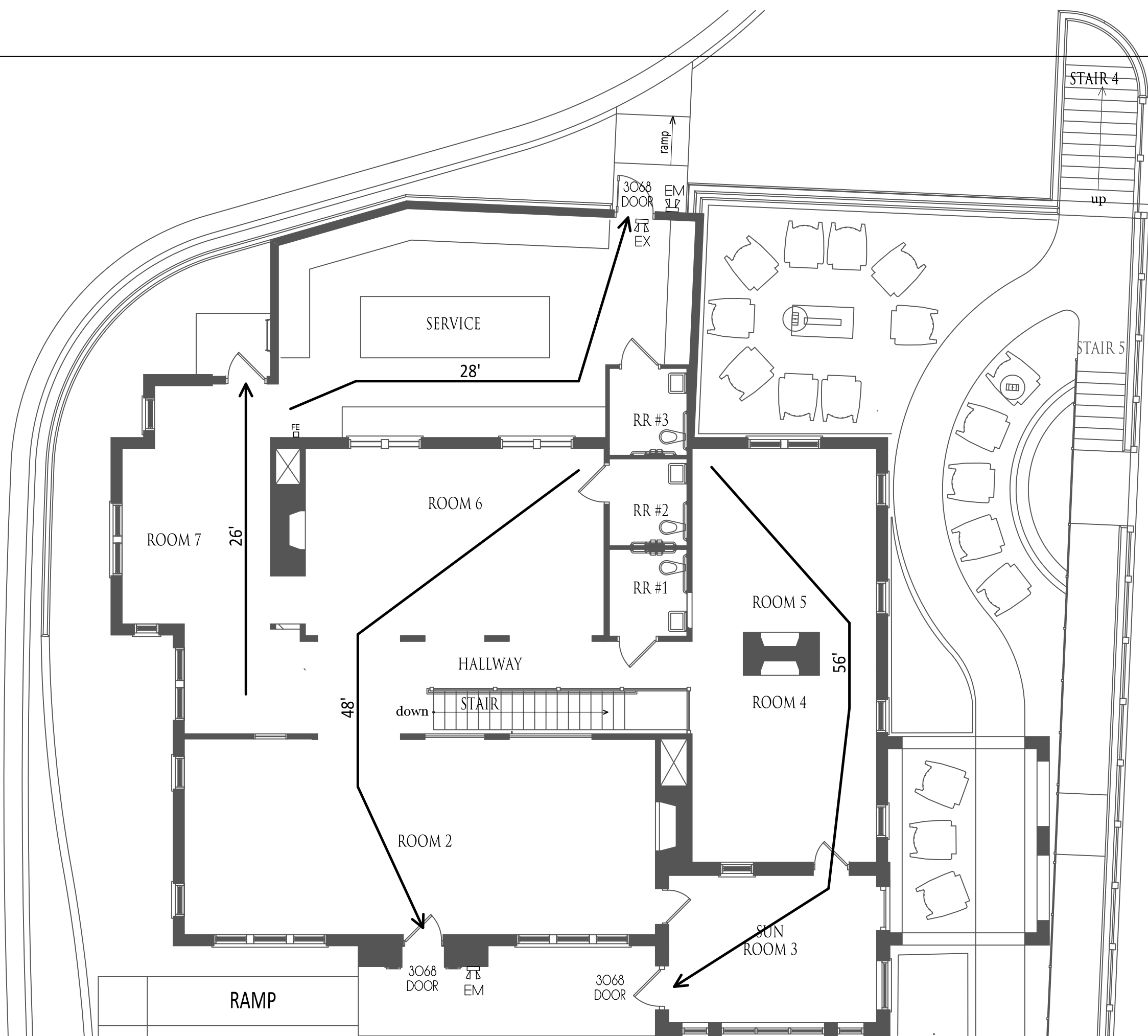
ADA FIXTURES



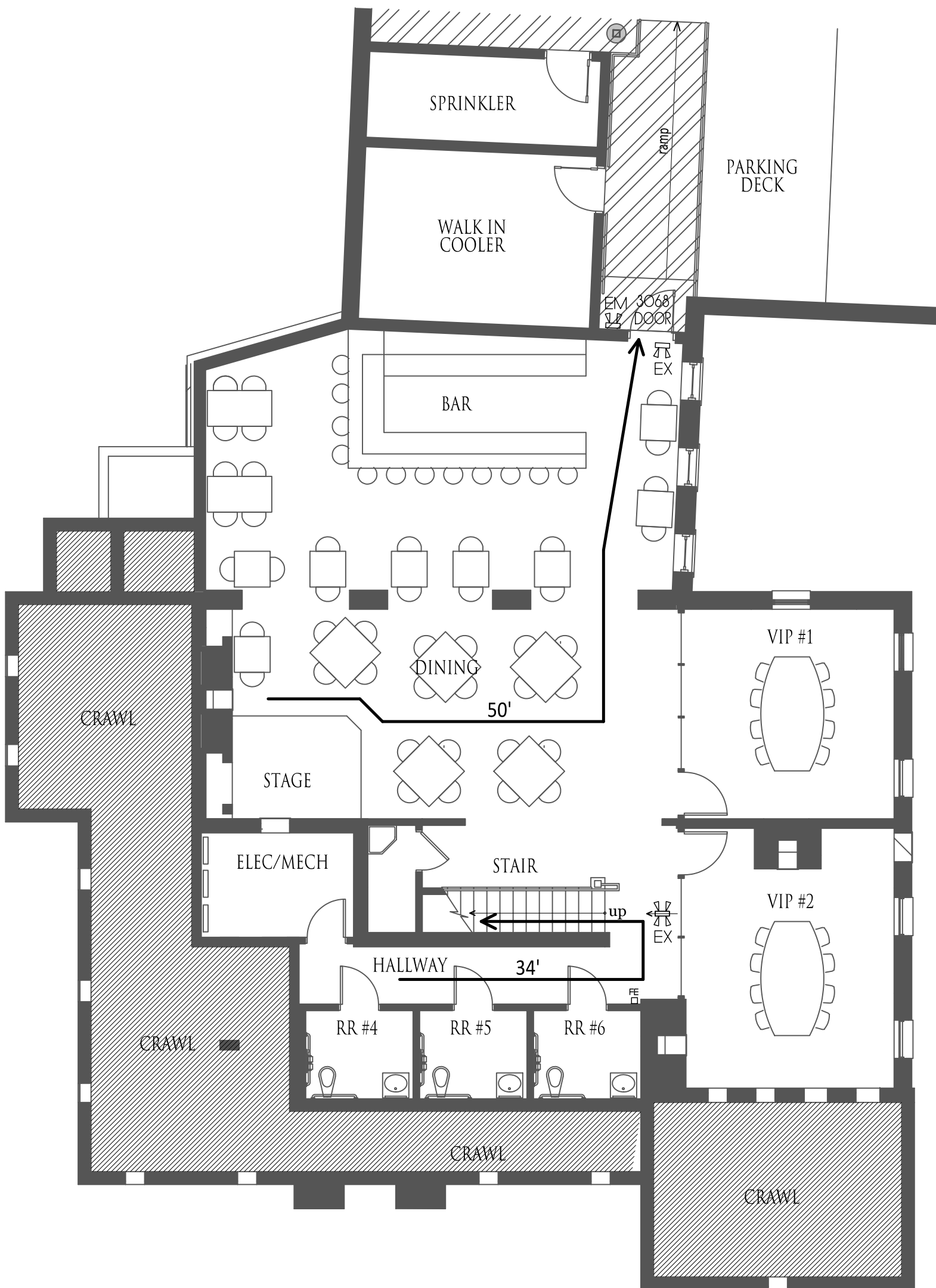
ROOM DESIGNATIONS



EXIT SIGNS



MAIN FLOOR



BASEMENT

KNOX BOX

INSTALL KNOX BOX ON BUILDING EXTERIOR FOR FIRE DEPARTMENT ACCESS

LEGEND

- EXIT LIGHTING, SEE ELECTRICAL
 - EMERGENCY LIGHTING, SEE ELECTRICAL
 - FIRE EXTINGUISHER
- NOTE: REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR EMERGENCY LIGHTING

OCCUPANT LOADS

2018 NFPA 101 Chapter 7 & 2018 IBC Section 1004.1 Occupant Loads

NFPA Table 7.3.1.2 Occupant Load Factor

Mercantile Use	
Grade/Street Floor Area	30 Gross
Storage/Stock/Shipping Area	300 Gross

IBC Table 1004.1.2 Maximum Floor Area Allowances Per Occupant

Mercantile	
Grade/Street Floor Area	30 Gross
Storage/Stock/Shipping Area	300 Gross

Gross Occupant Load per building:

Floor	Gross Area	Allowed	Gross Occ
Main Level (M)	3,047 s.f.	30 Gr	102

2018 NFPA 101

Chapter 36 New Mercantile Occupancies

36.1.2.2. Subclassification of Occupancy

Class C - not more than 3000 s.f. gross area used for sales purposes.

36.2.5 Arrangement of Means of Egress

36.2.5.2.1 When sprinklered per 9.7.1(1), Dead end corridors to not exceed 50'

36.2.5.3(2) When Sprinklered per 9.7.1(1) & low or ordinary hazard, Common Paths of Travel to not exceed 100'

36.2.6 Travel Distance to Exits (ordinary hazard)

36.2.6.12 sprinklered per 9.7.1(1), travel distance not to exceed 250'

Chapter 42 New Storage Occupancies

42.2.5 Arrangement of Means of Egress

When Sprinklered per 9.7.1(1), Dead end corridors to not exceed 100'

When Sprinklered per 9.7.1(1), Common path of travel not to exceed 100'

42.2.6 Travel Distance to Exits

When Sprinklered per 9.7.1(1) Travel Distance to not exceed 400'

Table 1018.2 - Minimum Corridor Width

All Facilities not listed below	44 inches
MEP Equipment Access & Utilization	24 inches
Required Occupancy Capacity < 50	36 inches
Within a Dwelling Unit	36 inches

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



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Project Number 19030

Drawn by JB/DTW

Designed by DTW

Checked by DTW

ADA &
Life Safety

Sheet Number A0.1

UNDERSTANDING THE BUILDING ENVELOPE

EXTERIOR WALL COMPOSITION

The exterior wall design is a multi-component system designed to provide a continuous, monolithic air and water-resistive barrier. The base wall system includes steel stud framing with unfaced, non-combustible, fiberglass batt insulation. The interior finish consists of gypsum board sealed tight to the floor or roof deck above around the entire building perimeter. Exterior sheathing consists of 5/8" exterior gypsum sheathing panels. The air and water-resistive barrier, Carlisle Barritech VP, is applied directly to the exterior sheathing.

AIR & WATER RESISTIVE BARRIER

Barritech VP is a fluid-applied, air/vapor barrier and a water-resistive barrier. Barritech VP is applied over an exterior sheathing to create a continuous, monolithic barrier. All joints in the gypsum sheathing shall be filled with approved Carlisle Barribond Sealant and tooled as shown in manufacturer's details. Window openings, inside-outside corners, base of wall, roof line, control joints and other transitions shall be flashed with Carlisle 705FR-A and tied in to the Barritech VP. All window sills to be flashed with CCW 705 window and door flashing. Carlisle P/S Elastoflex shall be used to detail expansion joints, shelf angles, and window wall transitions. Barritech VP shall be installed over surfaces at a minimum 0.060" (60 mils) wet in single or multiple coats. All components of the air/vapor barrier and a water-resistive barrier shall come from a single manufacturer and shall be the responsibility of a single contractor to install. To prevent the passage of unwanted air and moisture through the building envelope, the air and water resistive barrier extends continuous from the building foundation to the metal roof deck.

Also, gypsum board on the interior side of the building envelope shall be sealed tight to the roof deck above around the entire building perimeter

CAVITY WALL VENEER

Expanded polystyrene (EPS) continuous insulation (CI) panels are installed directly over the sheathing and air and water-resistive barrier with a two-piece masonry anchor system that includes a barrel-screw with EPDM washer to seal all penetrations through the insulation. Exterior cladding and veneers include cast stone, face brick, and aluminum composite metal panels.

EXTERIOR INSULATION AND FINISH SYSTEM

Continuous insulation (CI) panels are adhered with a cementitious adhesive directly to the sheathing and air/water-resistive barrier. Reinforcing mesh and base coat are then applied directly to the surface of the insulation board. Upon curing of the base coat, the primers and finish coats are installed.

ROOF COMPOSITION

The composition at flat roof area includes tapered polyisocyanurate insulation (refer to Comcheck for R values) installed directly over the structural metal roof deck. The finish roofing is a Thermoplastic Polyolefin (TPO) membrane system based on the Firestone Invisiweld TPO adhered system.

The composition at sloped roof areas includes vented nailable roof insulation installed directly over the structural metal roof deck, with felt paper and shingles

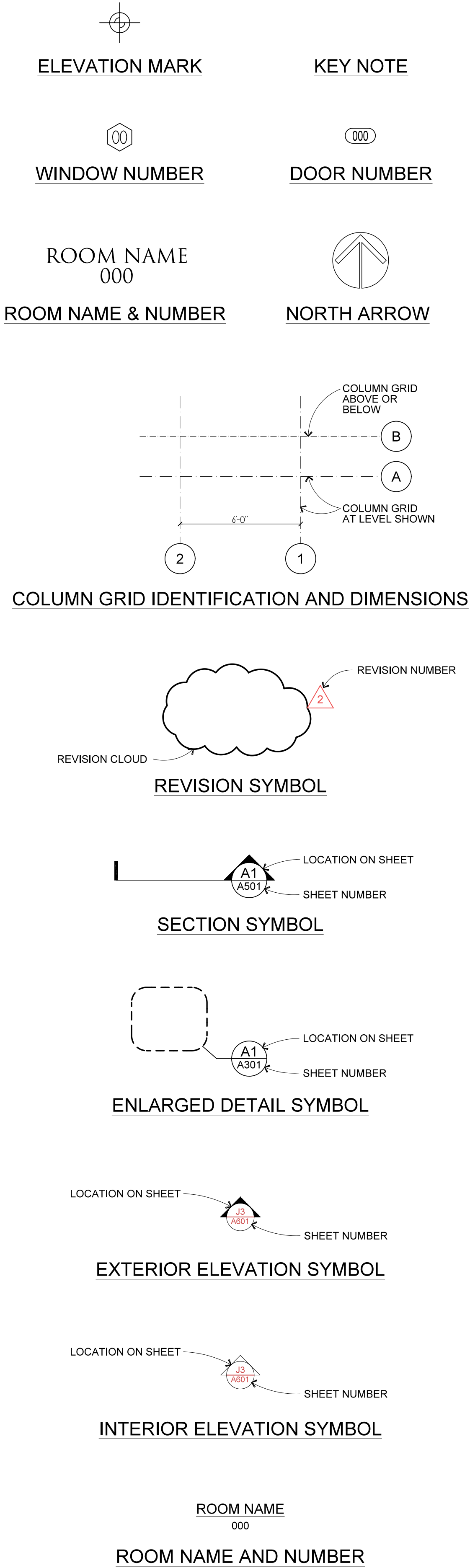
GENERAL NOTES

- ALL INTERIOR AND EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING, CONCRETE BLOCK, OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE
- ALL INTERIOR PARTITIONS ARE 3-5/8" METAL STUDS UNLESS NOTED OTHERWISE.
- CONSTRUCT WALLS AROUND COLUMNS AS CLOSELY AS POSSIBLE TO MINIMIZE COLUMN FURRINGS, UNLESS NOTED OTHERWISE.
- SEE SHEET 1/A-002 FOR TYPICAL MOUNTING HEIGHTS.
- CONTRACTOR TO PROVIDE WOOD BLOCKING AS NECESSARY IN WALLS FOR MOULDING, CABINETS, ACCESSORIES, EQUIPMENT, DOOR STOPS, ETC.
- AS-BUILT DRAWINGS SHALL BE REQUIRED FROM THE GENERAL, ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS.

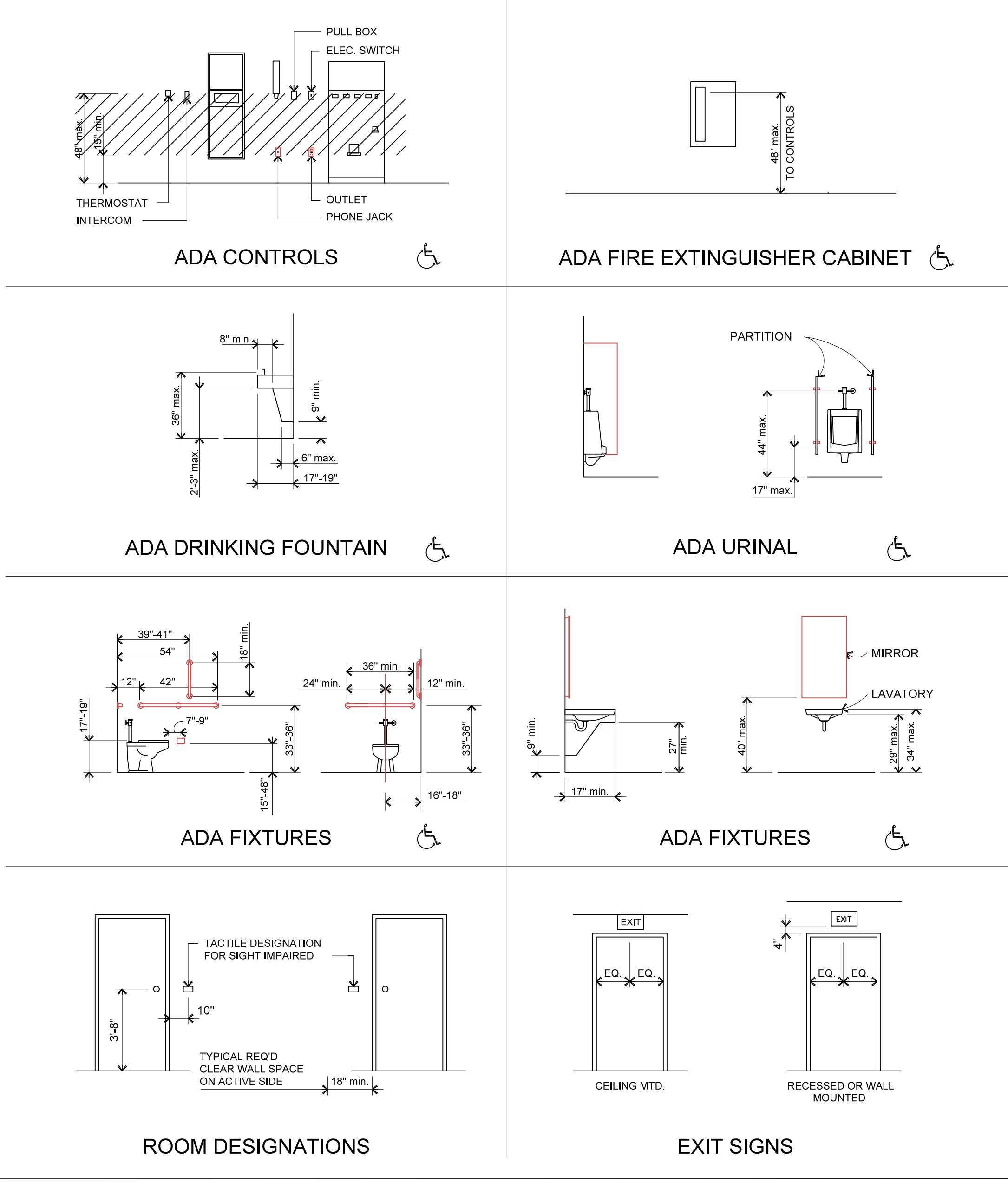
NOTE: GENERAL NOTES APPLY TO ALL SHEETS UNLESS NOTED OTHERWISE.

GA CODE AMENDMENTS 'CODE REFERENCE GUIDE'		
AREA	PRIMARY	SECONDARY
OCCUPANCY CLASSIFICATION	LSC	IBC
BUILDING CONSTRUCTION TYPES, INCLUDING ALLOWABLE HEIGHT, ALLOWABLE BUILDING AREAS, AND THE REQUIREMENTS FOR SPRINKLER PROTECTION RELATED TO MINIMUM BUILDING CONSTRUCTION TYPES.	IBC	LSC
MEANS OF EGRESS	LSC	-
STANDPIPES	IBC	IFC
INTERIOR FINISH	LSC	-
HVAC SYSTEMS	IMC	-
VERTICAL OPENINGS	LSC	-
SPRINKLER SYSTEMS MINIMUM CONSTRUCTION STANDARD	LSC	-
FIRE ALARM SYSTEMS	LSC	-
SMOKE ALARMS AND SMOKE DETECTION SYSTEMS	STATE STATUTE AND LSC	-
PORTABLE FIRE EXTINGUISHERS	IFC	-
COOKING EQUIPMENT	LSC/NFPA 96	-
FUEL FIRED APPLIANCES	IFGC	NFPA 54
LIQUID PETROLEUM GAS	NFPA 58	NFPA 54
COMPRESSED NATURAL GAS	NFPA 52	-

SYMBOLS



MOUNTING HEIGHTS



BUILDING ENVELOPE INSULATION

GEORGIA STATE MINIMUM STANDARD ENERGY CODE - ADOPTS THE IECC 2015 WITH ADMENDMENTS

CLIMATE ZONE 3

TABLE C402.1.3

ROOFS:

INSULATION ENTIRELY ABOVE ROOF DECK R-25 ci
ATTIC AND OTHER R-38

WALLS:

MASS R-7.6 ci
METAL FRAMED R-13 + 7.5 ci

FLOORS:

MASS R-10 ci

OPAQUE DOORS:

NONSWINGING R-4.75

REFER TO MECHANICAL DRAWINGS FOR COMCHECK REQUIREMENTS

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Drawn by JB/DTW

Designed by DTW

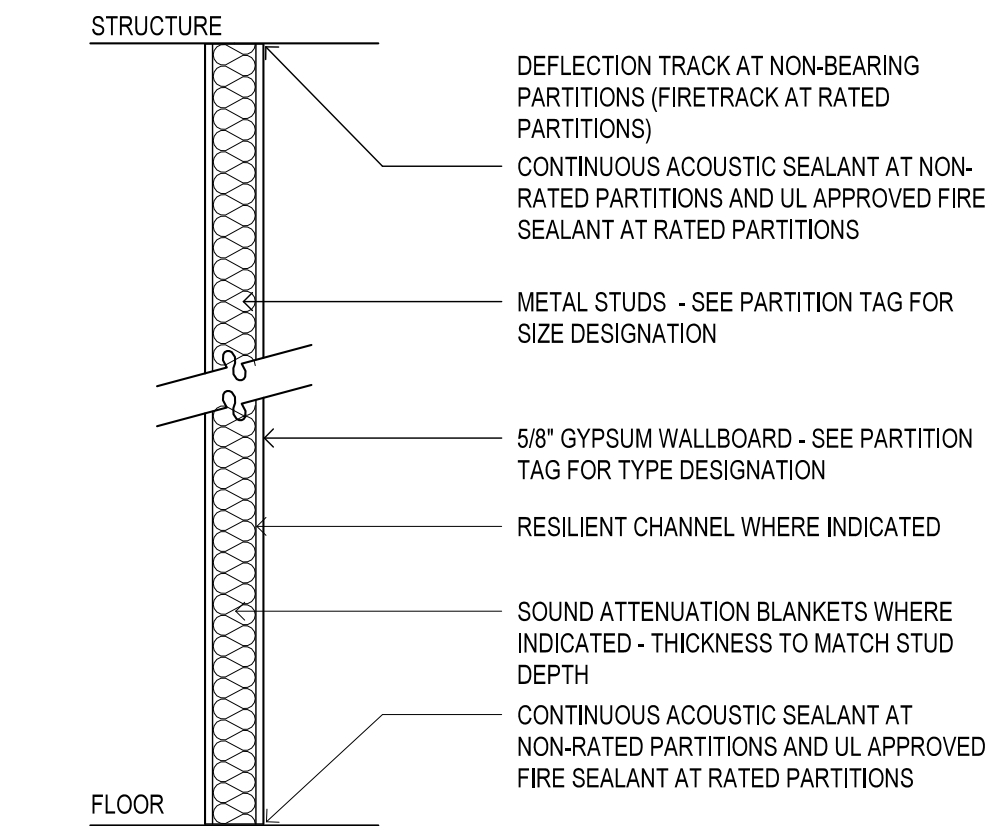
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General Notes
& Reference

Description

Sheet Number A0.2

WALL TYPES



PARTITION TYPE S

3/4" = 1'-0"

Design No. U419 © 2018 UL LLC

See Sheet A0.3 for details and specifications

GWB TYPE DESIGNATOR:	
X = TYPE "X"	
R = REGULAR	
S = ACOUSTICALLY ENHANCED BOARD	
- = NO GWB; CHASE WALL	

STUD SIZE:		OPTIONAL DESIGNATORS:	
1 = 1 5/8"	4 = 4"	C = 1/2" RESILIENT CHANNEL (RC-1)	
2 = 2 1/2"	6 = 6"	B = SOUND ATTENUATION BLANKET	
3 = 3 5/8"	8 = 8"	D = 7/8" FURRING CHANNEL	
		- = INDICATES STUD CAVITY	
		* = INDICATES PARTIAL HEIGHT WALL	

NOTES:
WHERE SOUND BATTS ARE INDICATED, PROVIDE ACOUSTICAL SEAL AT TOP OF PARTITION TO ROOF/FLOOR DECK ABOVE (COMPLETELY FILL FLUTES AT METAL DECKING)
AT HIGH PERFORMANCE ACOUSTIC WALLS (ALL PARTITIONS AND FURRING UTILIZING TYPE 'S' ACOUSTICALLY ENHANCED GYPSUM BOARD) PROVIDE ACOUSTICAL SEALANT AT ALL WALL PENETRATIONS (ANNULAR SPACE BETWEEN GYPSUM BOARD AND PENETRATION) AND ACOUSTICAL PUTTY PADS AT ALL ELECTRICAL, TELECOMMUNICATION AND DATA OUTLET BOXES. SEAL PERIMETER OF PARTITION WITH ACOUSTICAL SEALANT TO ALL ADJOINING CONSTRUCTION.

* REFER TO BUILDING SECTIONS FOR DIMENSIONS OF PARTIAL HEIGHT WALL.

WALL LEGEND

SYMBOL	RATED WALLS AS SHOWN
	2 HOUR WALL - UL U419 6" MTL. STUDS - SEE AO.3
	CMU WALL - SEE SHEET AO.3
	CMU WALL - SEE SHEET AO.3
	2 HOUR CONC. WALL - SEE SHEET AO.3
SEE RATINGS LEGEND SHEET AO.2	

RATINGS LEGEND

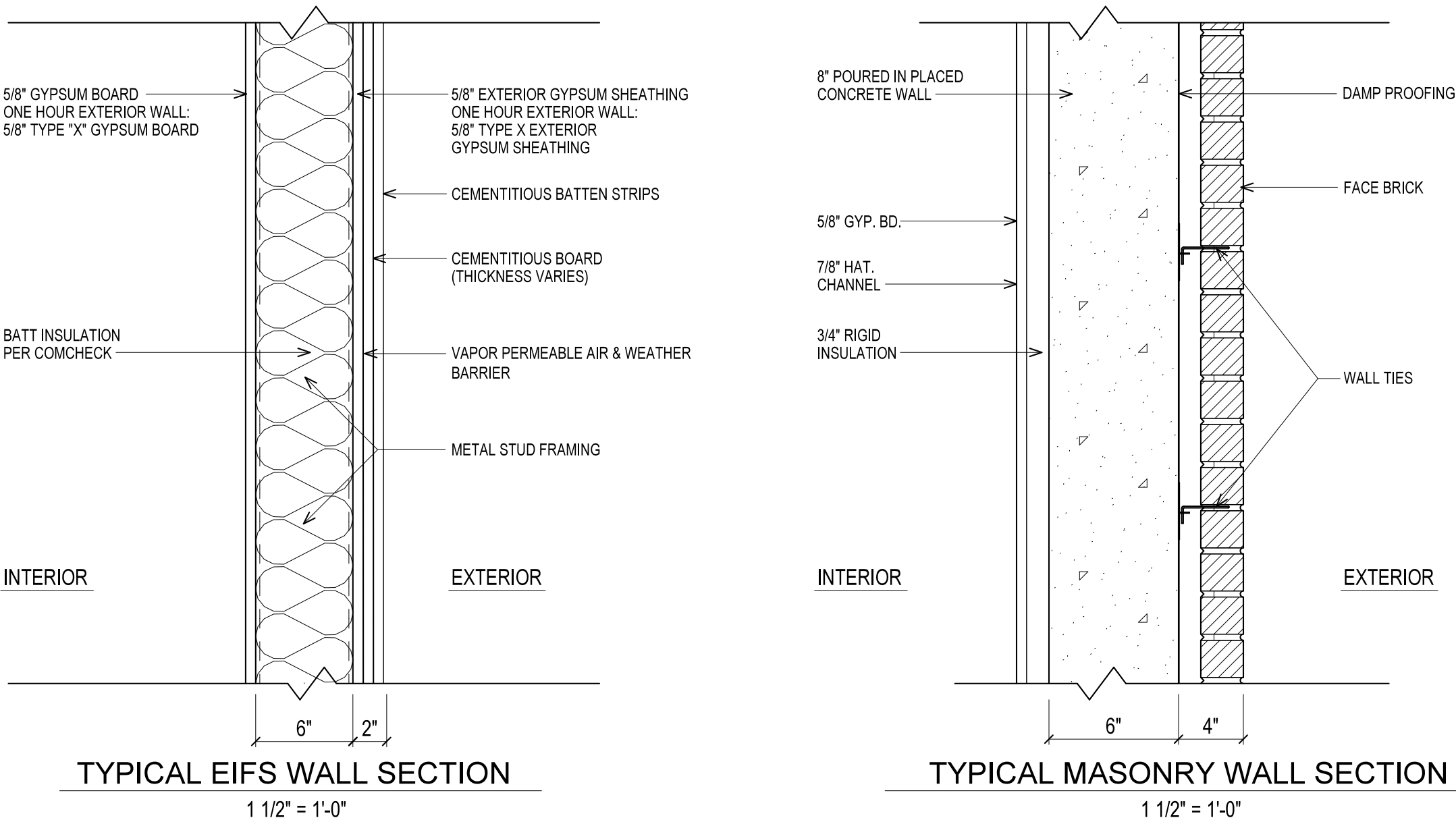
ALL CODE REFERENCES -
2018 IBC WITH GEORGIA ADMENDMENTS
TABLE 601, CONSTRUCTION TYPE III-B.

SYMBOL	RATED WALLS AS SHOWN	SYMBOL	WALLS AS SHOWN
	2 HOUR BEARING EXTERIOR WALL 6" METAL STUDS - BOARD & BATTEN UL U419 - TYPICAL		CMU WALL 8" CMU* PARTITION TYPE M
	2 HOUR BEARING EXTERIOR WALL 8" CAST IN PLACE CONC.**		POURED IN PLACE CONC. WALL 8" CONC** W/BRICK VENEER PARTITION TYPE M
	2 HOUR POURED IN PLACE CONC. WALL 8" CONC.** W/BRICK VENEER PARTITION TYPE M		

*FOR CMU SEE TABLE 721.1(2), ITEM 3.

**FOR CAST IN PLACE, SEE
TABLE 722.2.1.1

TYPICAL EXTERIOR WALL CONSTRUCTION



TYPICAL EIFS WALL SECTION

TYPICAL MASONRY WALL SECTION

IBC TABLE 721.1(2)
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS o, p

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE b. (inches)			
			4 hours	3 hours	2 hours	1 hour
3. Concrete masonry units	3-1.1f, g	Expanded slag or pumice.	4.7	4.0	3.2	2.1
	3-1.2f, g	Expanded clay, shale or slate.	5.1	4.4	3.6	2.6
	3-1.3f	Limestone, cinders or air-cooled slag.	5.9	5.0	4.0	2.7
	3-1.4f, g	Calcareous or siliceous gravel.	6.2	5.3	4.2	2.8

b. Thickness shown for brick and clay tile is nominal thicknesses unless plastered, in which case thicknesses are net. Thickness shown for concrete masonry and clay masonry is equivalent thickness defined in Section 722.3.1 for concrete masonry and Section 722.4.1.1 for clay masonry. Where all cells are solid grouted or filled with silicone-treated perlite loose-fill insulation; vermiculite loose-fill insulation; or expanded clay, shale or slate lightweight aggregate, the equivalent thickness shall be the thickness of the block or brick using specified dimensions as defined in Chapter 21. Equivalent thickness shall include the thickness of applied plaster and lath or gypsum wallboard, where specified.

f. The fire-resistance time period for concrete masonry units meeting the equivalent thicknesses required for a 2-hour fire-resistance rating in Item 3, and having a thickness of not less than 7 5/8 inches is 4 hours where cores that are not grouted are filled with silicone-treated perlite loose-fill insulation; vermiculite loose-fill insulation; or expanded clay, shale or slate lightweight aggregate, sand or slag having a maximum particle size of 3/8 inch.

g. The fire-resistance rating of concrete masonry units composed of a combination of aggregate types or where plaster is applied directly to the concrete masonry shall be determined in accordance with ACI 216.1/TMS 0216. Lightweight aggregates shall have a maximum combined density of 65 pounds per cubic foot.

o. Generic fire-resistance ratings (those not designated as PROPRIETARY* in the listing) in the GA 600 shall be accepted as if herein listed.

p. NCMA TEK 5-8A shall be permitted for the design of fire walls.

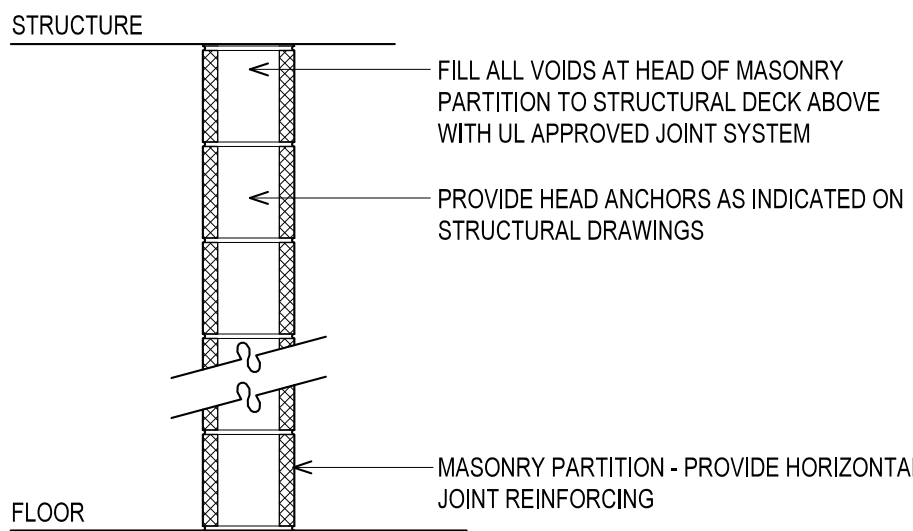
PARTITION TYPE F

3/4" = 1'-0"

FOR CAST IN PLACE WALLS, SEE IBC 2018, TABLE 722.2.1.1

NOTES:
AT HIGH PERFORMANCE ACOUSTIC WALLS (ALL PARTITIONS AND FURRING UTILIZING TYPE 'S' ACOUSTICALLY ENHANCED GYPSUM BOARD) PROVIDE ACOUSTICAL SEALANT AT ALL WALL PENETRATIONS (ANNULAR SPACE BETWEEN GYPSUM BOARD AND PENETRATION) AND ACOUSTICAL PUTTY PADS AT ALL ELECTRICAL, TELECOMMUNICATION AND DATA OUTLET BOXES. SEAL PERIMETER OF PARTITION WITH ACOUSTICAL SEALANT TO ALL ADJOINING CONSTRUCTION.

* REFER TO BUILDING SECTIONS FOR DIMENSIONS OF PARTIAL HEIGHT WALL.



PARTITION TYPE M

3/4" = 1'-0"

FOR RATED C.M.U. REFER TO
IBC 2018 TABLE 721.1(2), ITEM 3.

MASONRY SIZE:		OPTIONAL DESIGNATORS:	
2 = 1 5/8"	8 = 7 5/8"	D = 7/8" FURRING CHANNEL	
4 = 3 5/8"	10 = 9 5/8"	* = INDICATES PARTIAL HEIGHT WALL	
6 = 5 5/8"	12 = 11 5/8"		

NOTES:

* REFER TO BUILDING SECTIONS FOR DIMENSIONS OF PARTIAL HEIGHT WALL.

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Designed by DTW

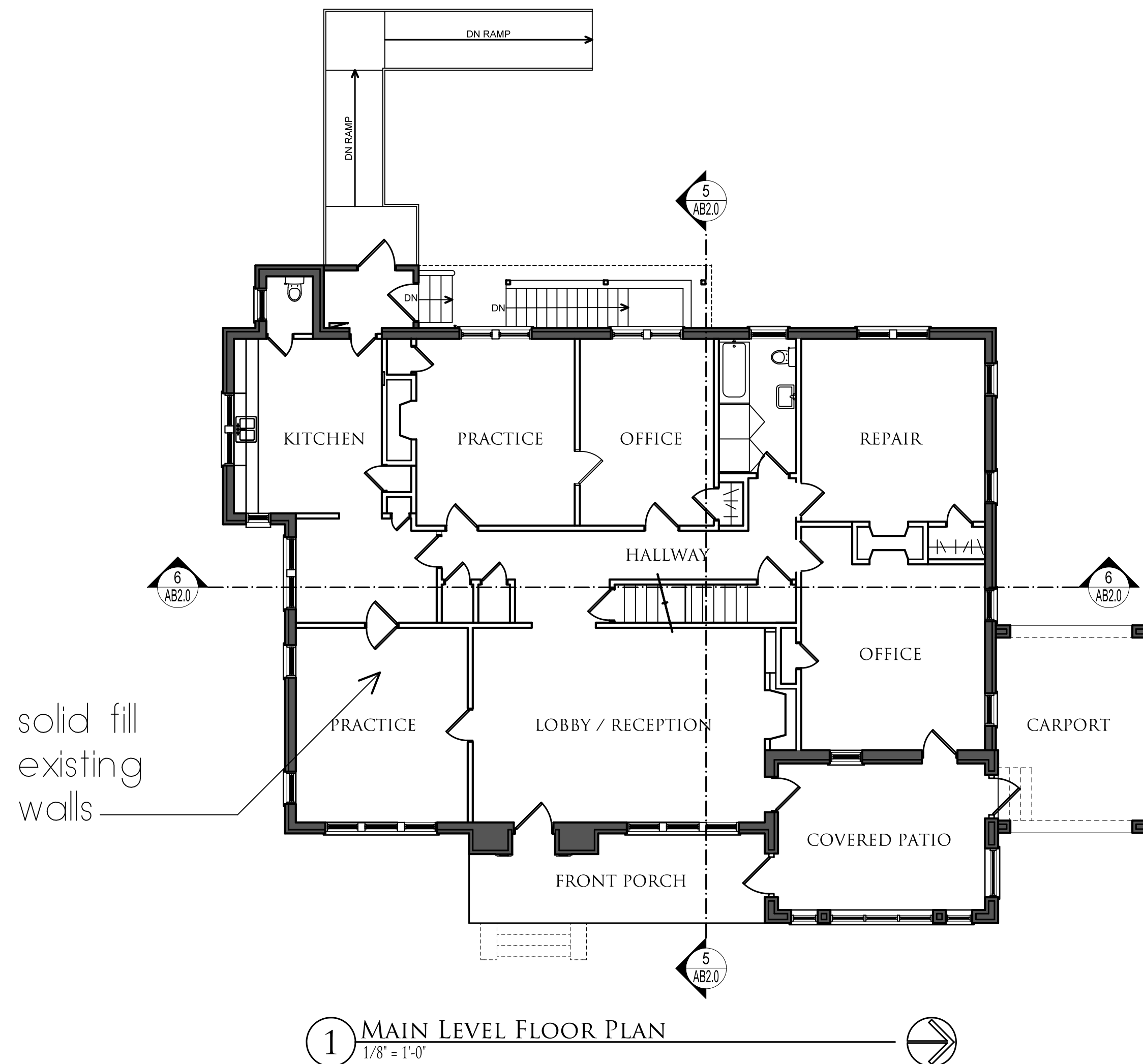
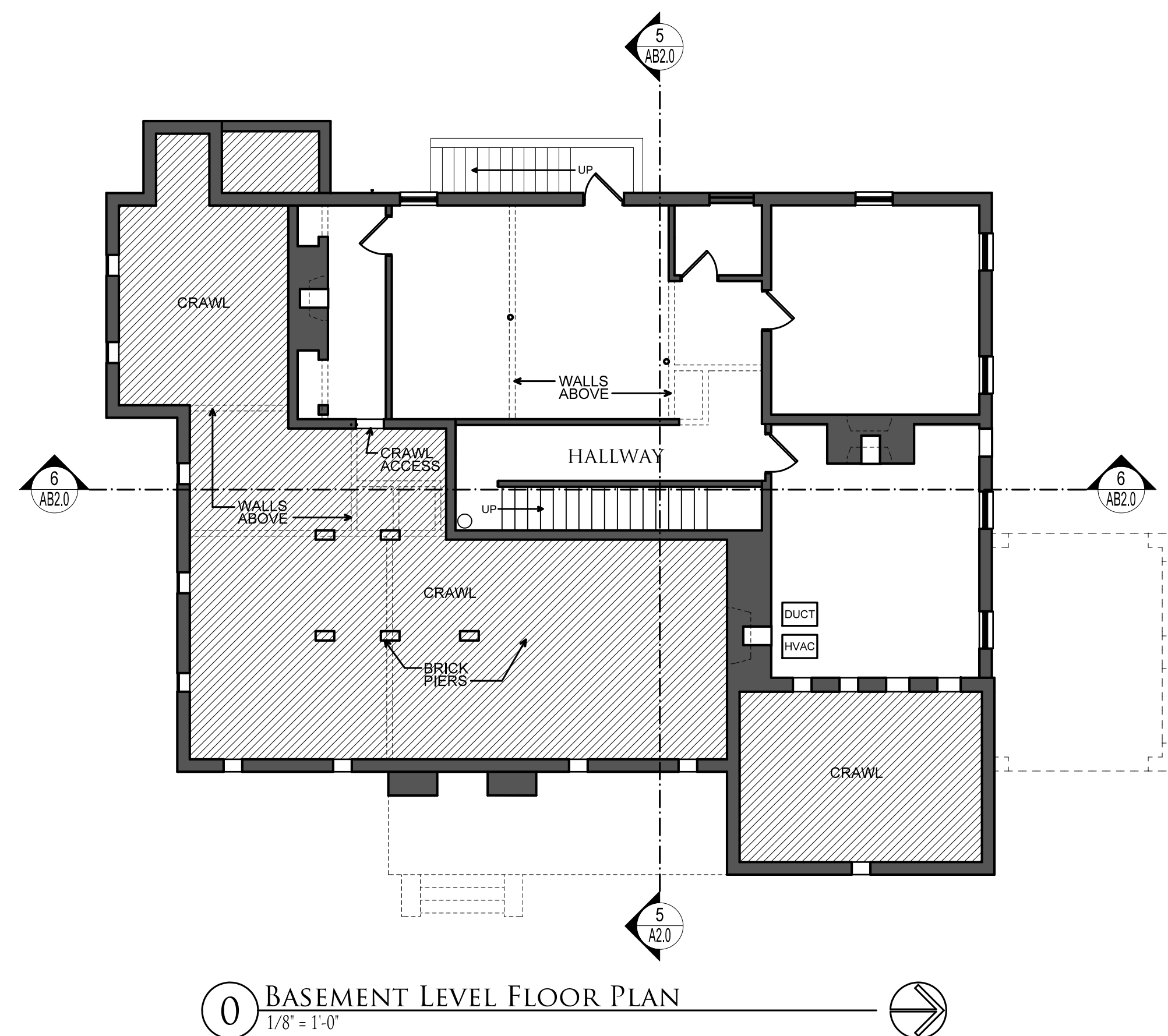
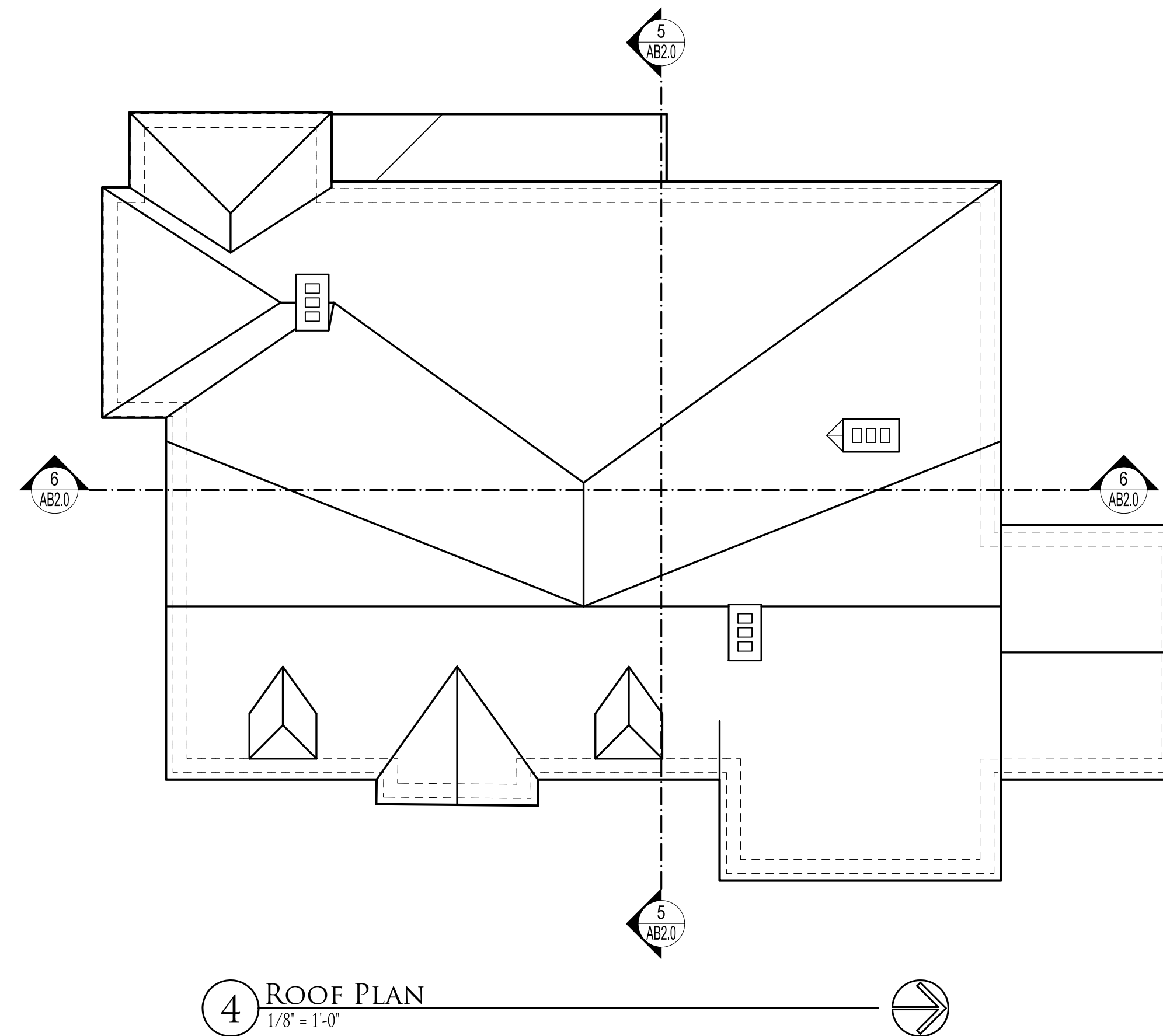
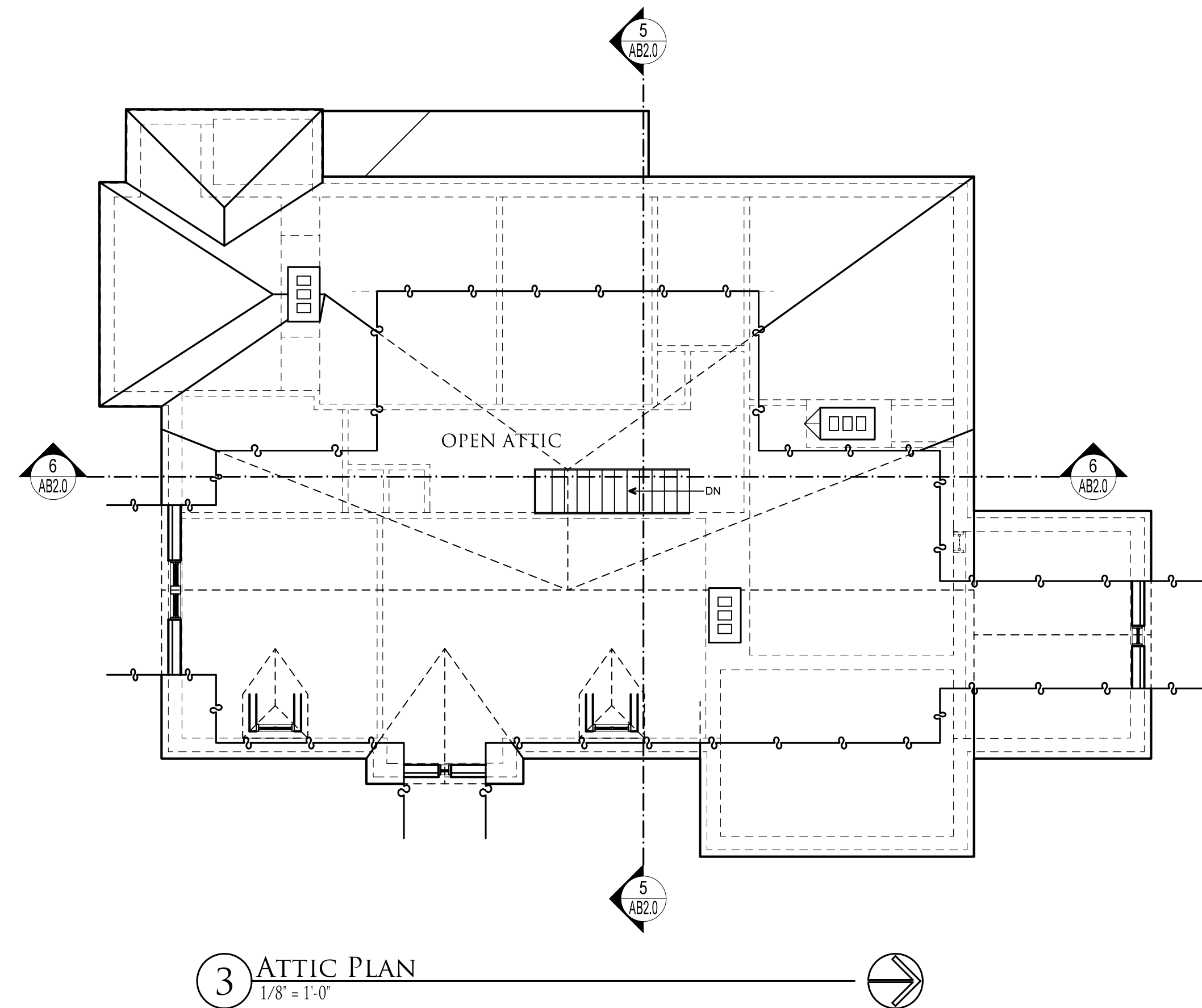
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Wall Types
& Legend

Description

Sheet Number

A0.3



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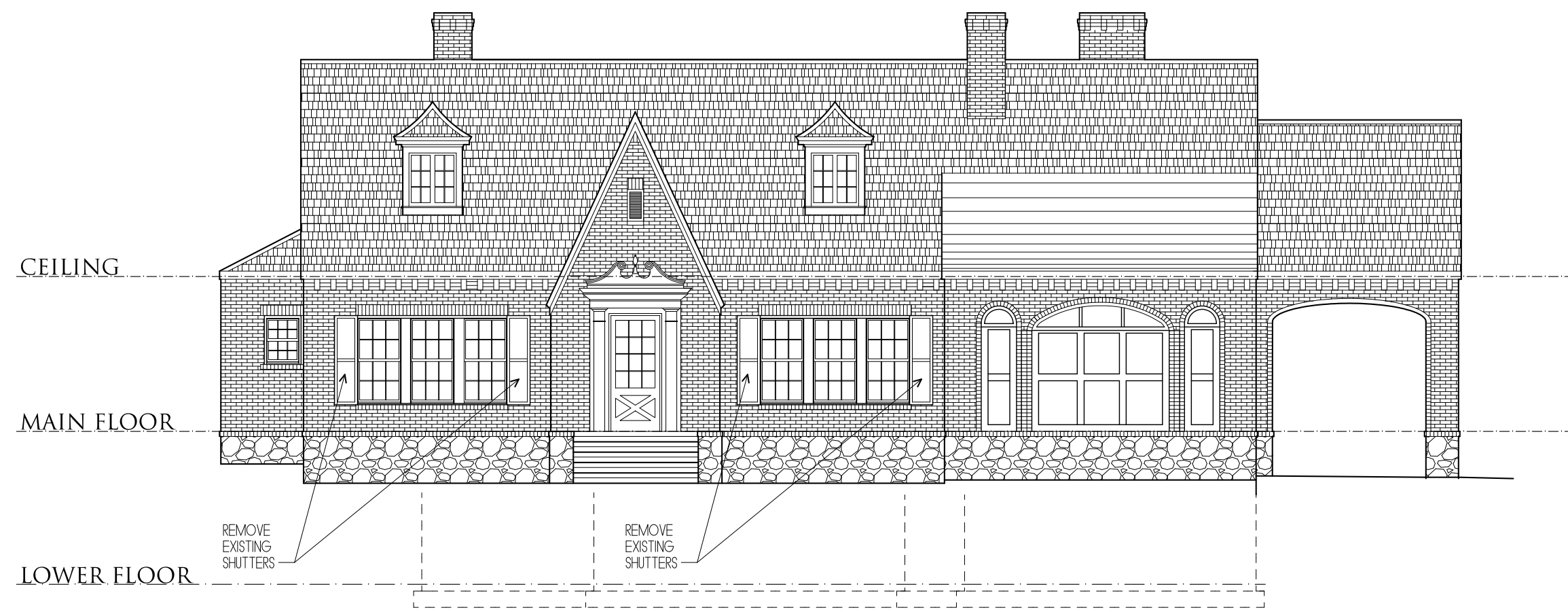
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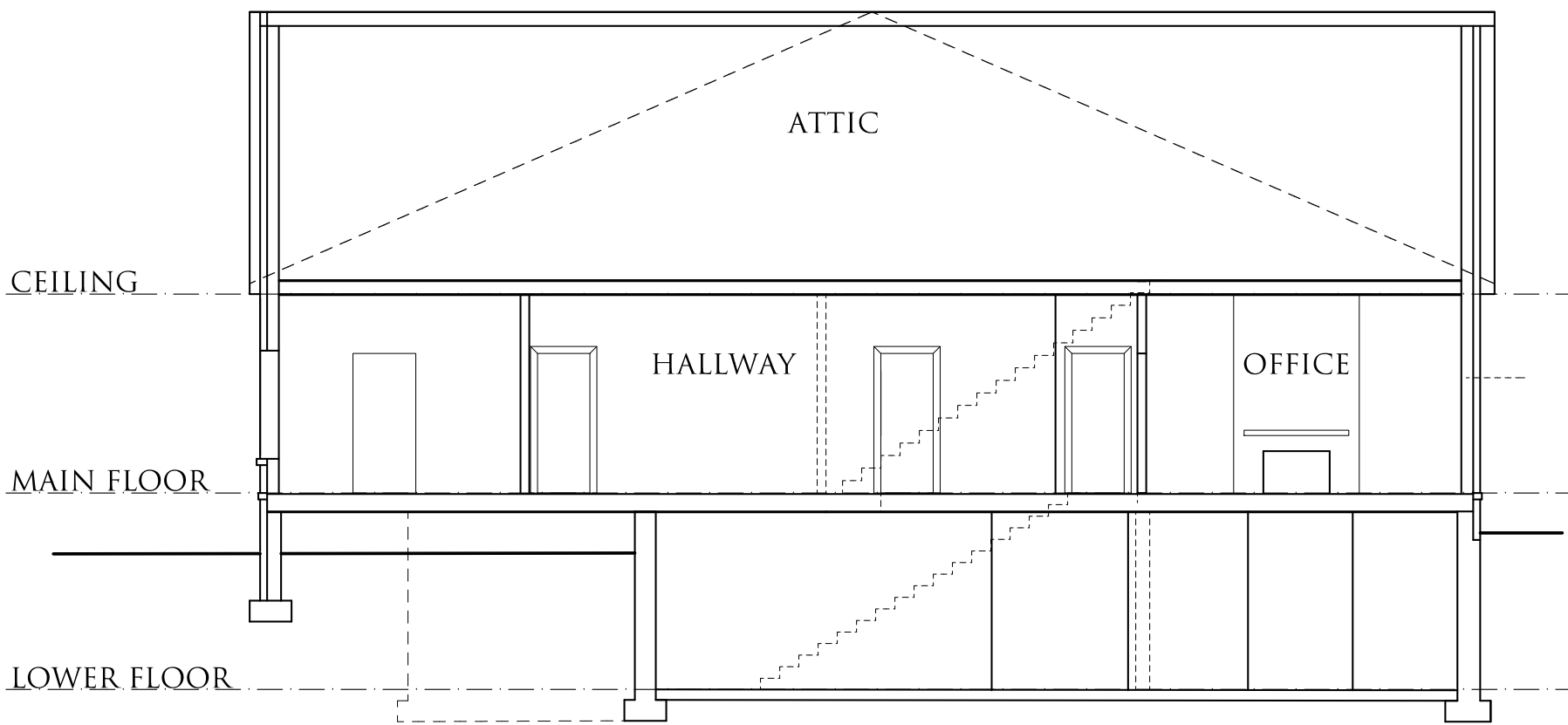
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Description As Built
Floor Plans

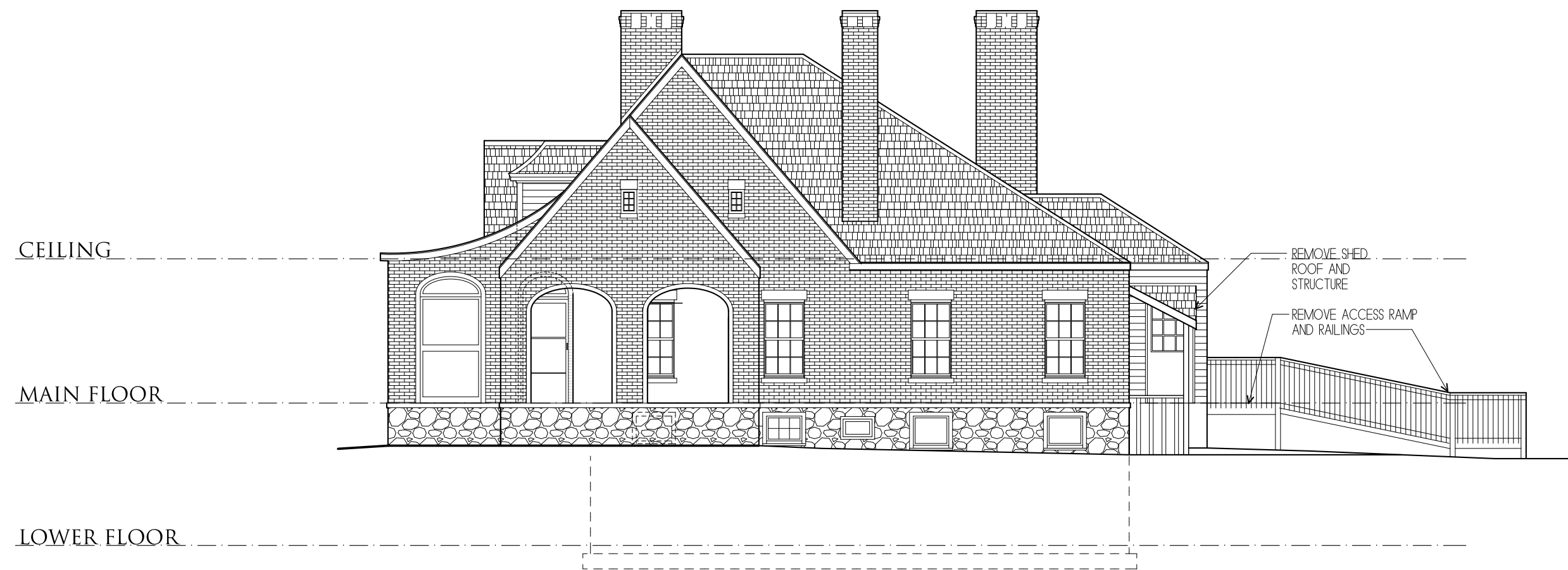
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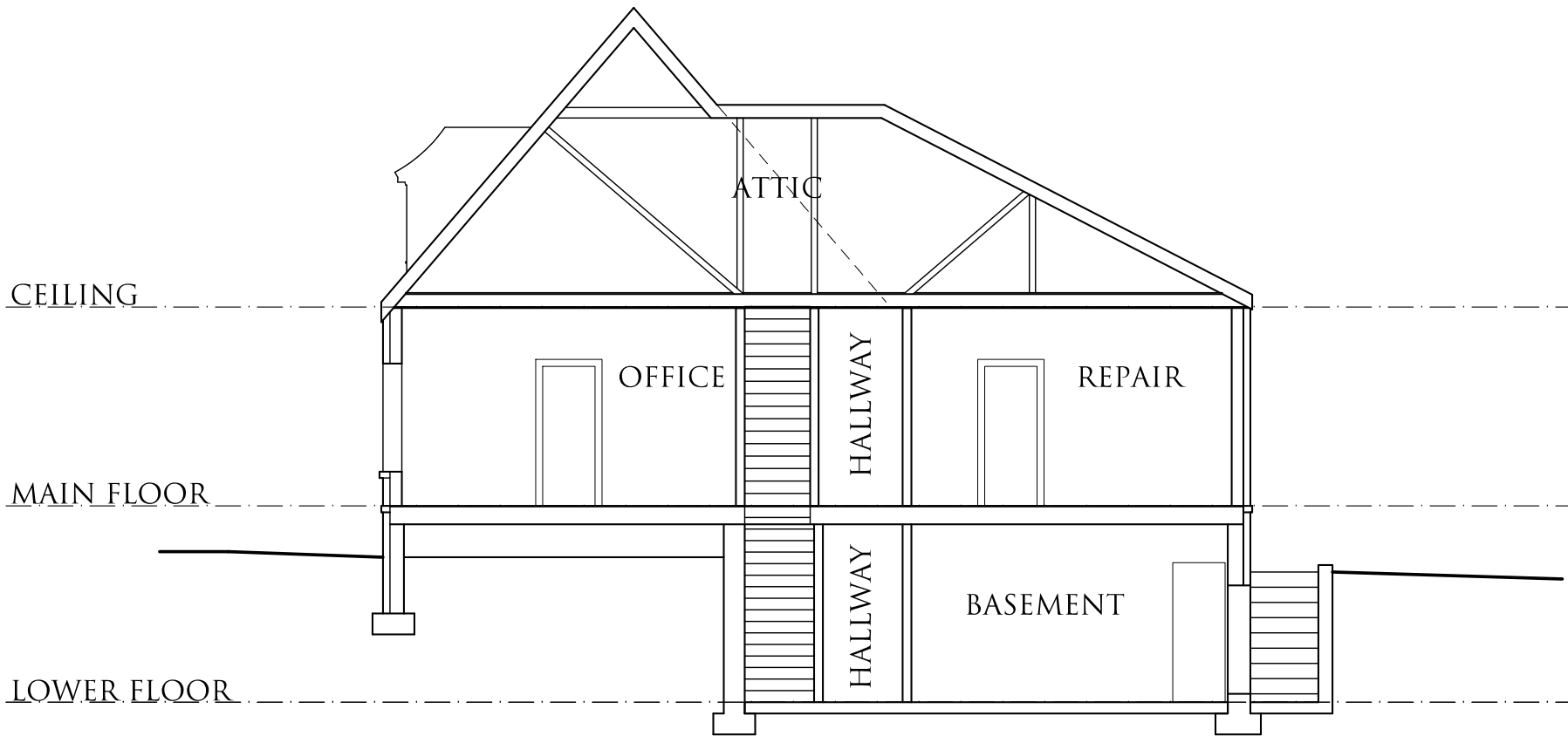
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1/8" = 1'-0"



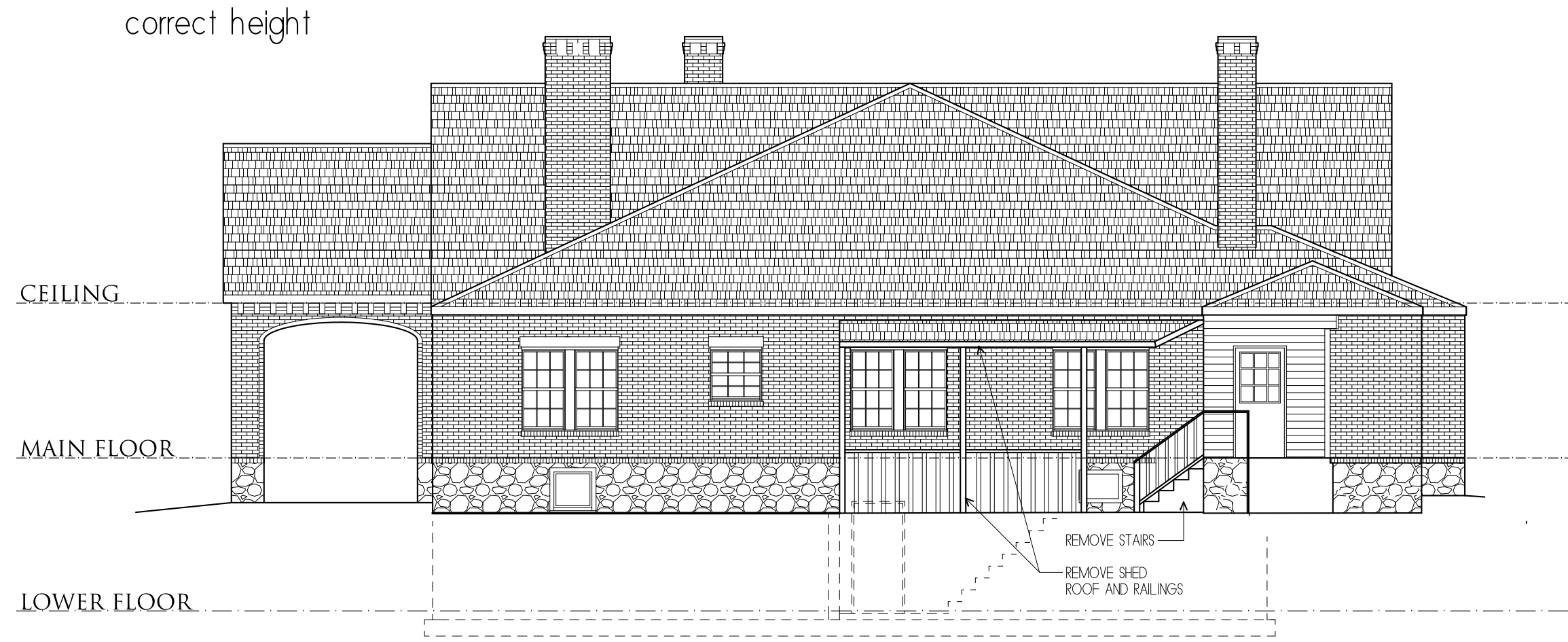
6 LONGITUDINAL SECTION
1/8" = 1'-0"



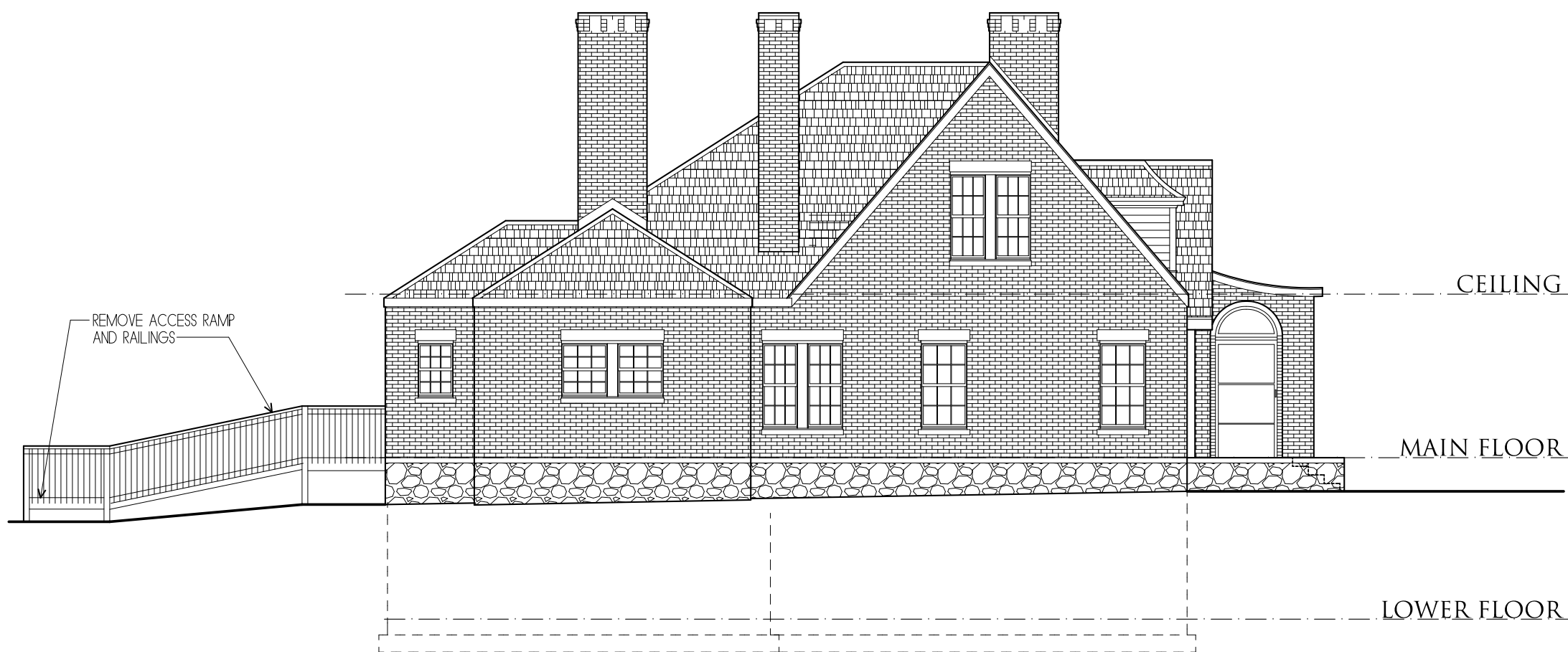
2 NORTH ELEVATION
1/8" = 1'-0"



5 CROSS SECTION
1/8" = 1'-0"



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



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

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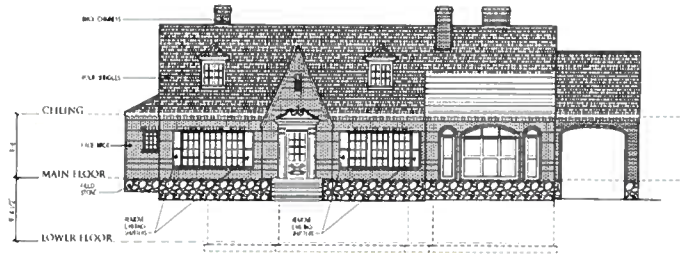
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As Built Elevations & Sections
Description

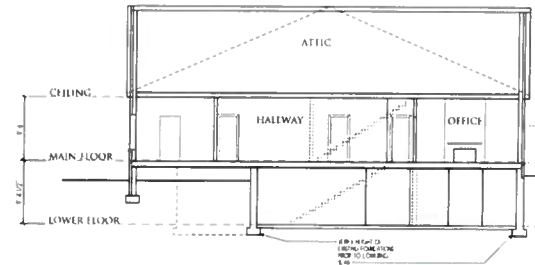
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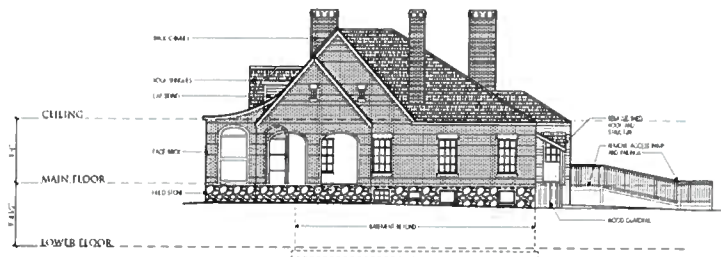
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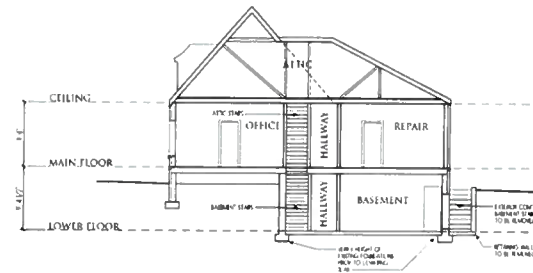
1 EAST ELEVATION
1/8" = 1'-0"



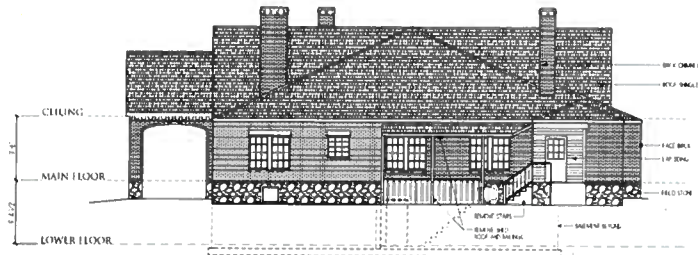
6 LONGITUDINAL SECTION
1/8" = 1'-0"



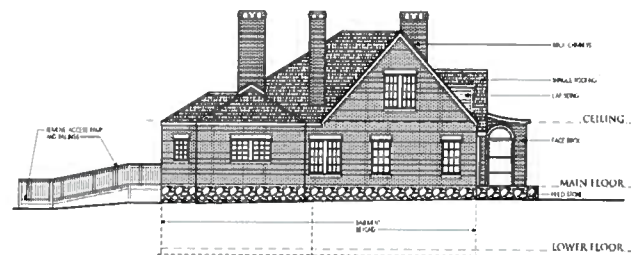
2 NORTH ELEVATION
1/8" = 1'-0"



5 CROSS SECTION
1/8" = 1'-0"



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



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1/8" = 1'-0"

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Alpharetta, GA



ARCHITECT
D. TRACY WARD

Design Professional D. Tracy Ward, GA #8230

Issue Date 02/29/2024

Date	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review
02/29/2024	Shell Demo/Reno/Addition

Project Name 116 North Main Street

Project Number 19030

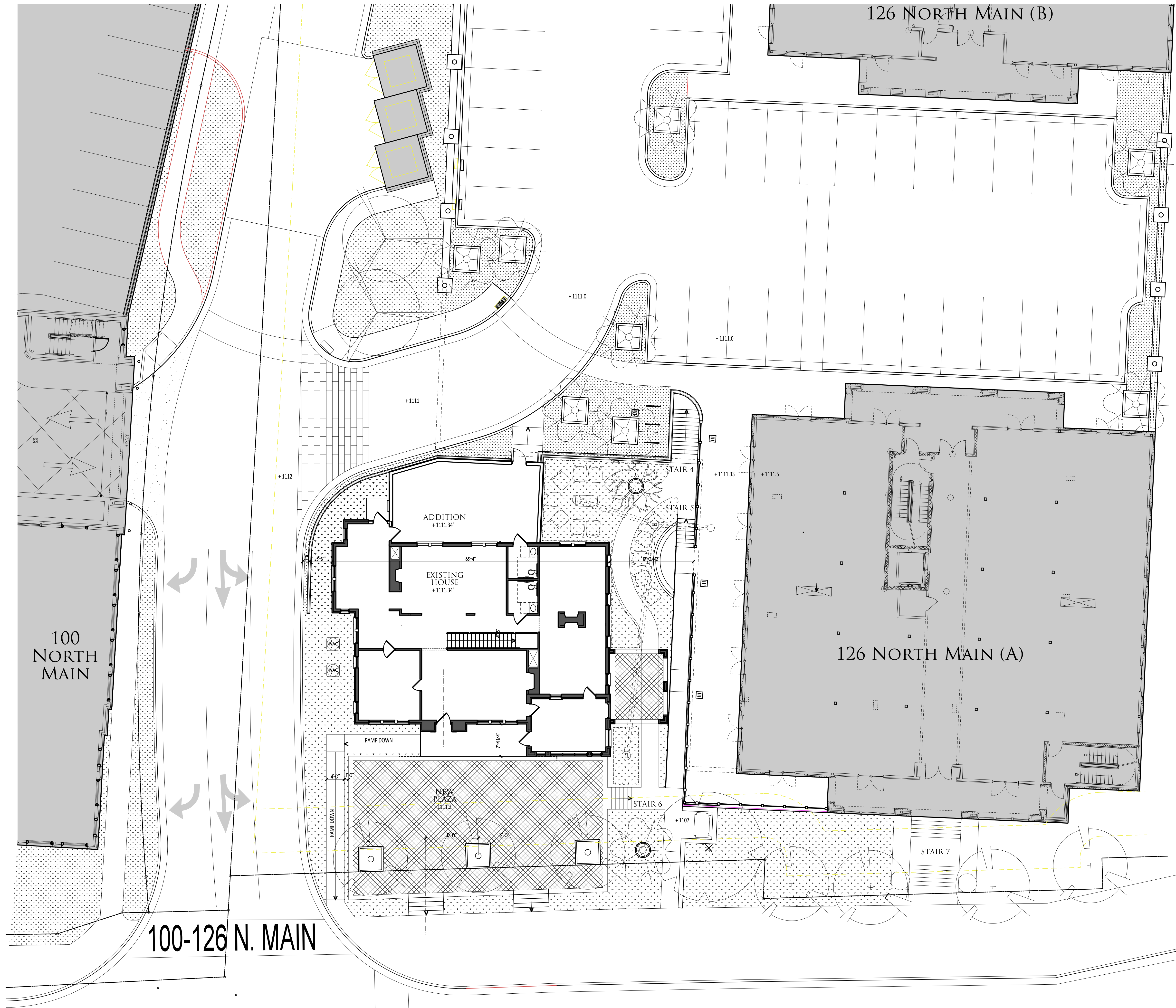
Drawn by JB/DTW

Designed by DTW

Checked by DTW

As Built Elevations &
Sections

Sheet Number AB2.0



House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



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EST. 1993

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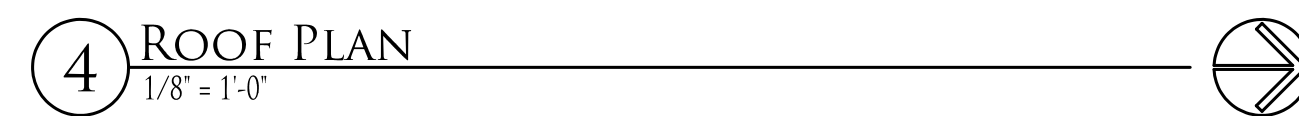
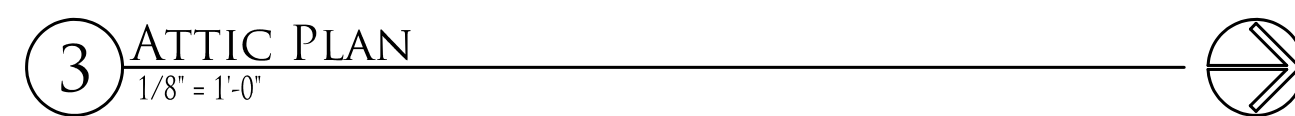
Architectural
Site Plan

Description

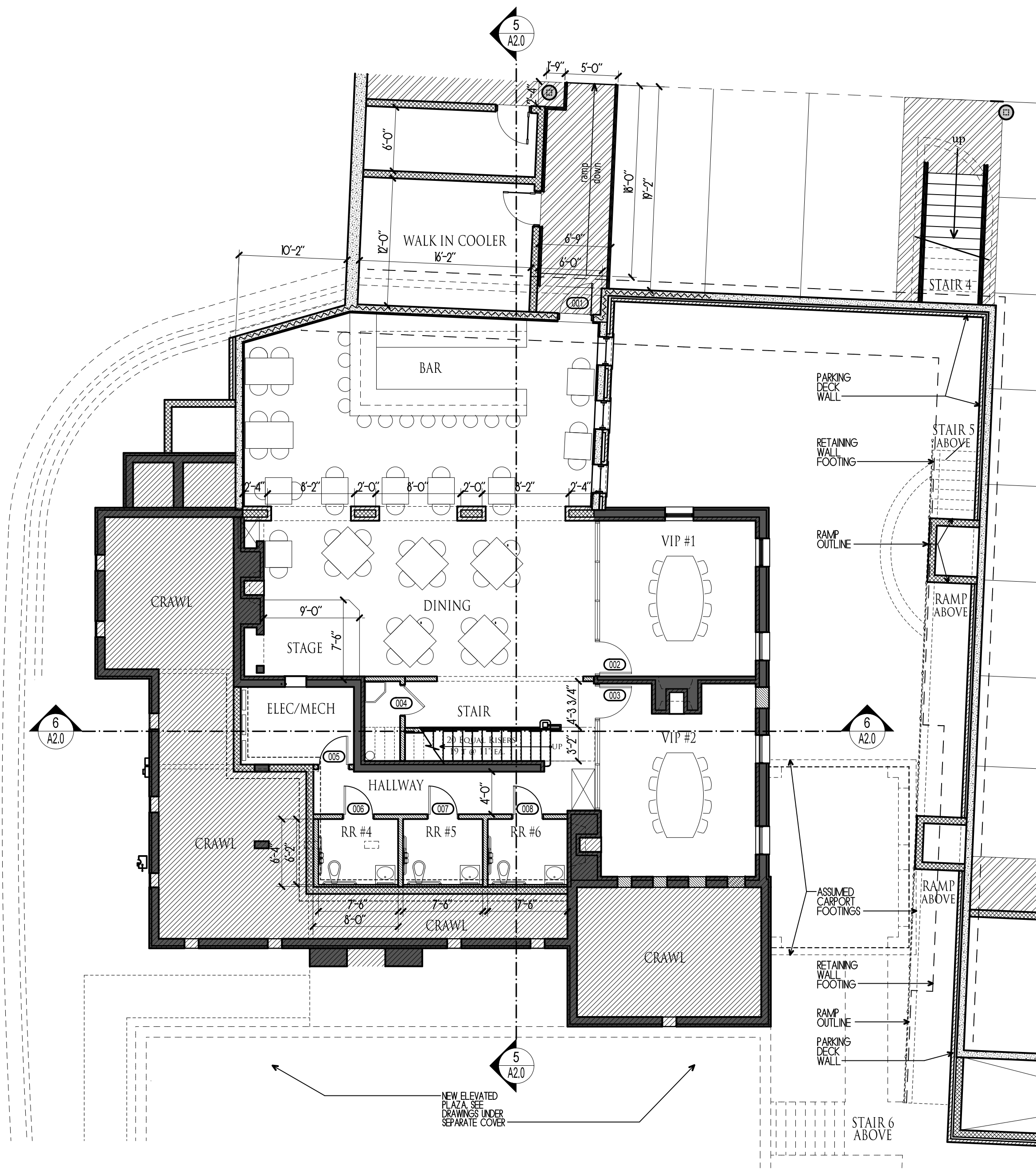
Sheet Number AS1.0

1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

(SHOWING FULLY RENOVATED CONDITIONS)

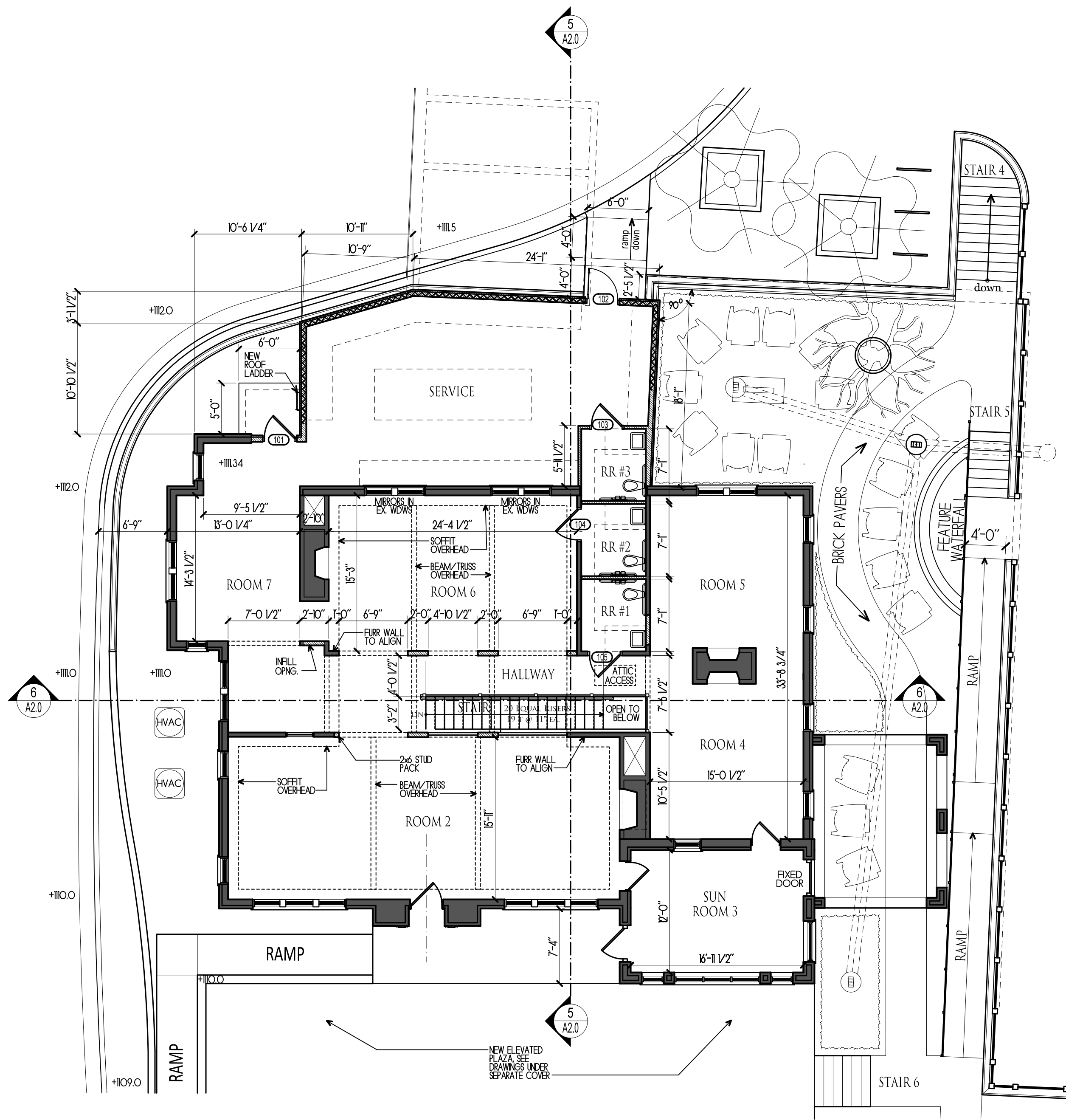


A1.0



0 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"

BASEMENT	1,355 S.F.
WALK IN COOLER	228 S.F.
ADDITION	650 S.F.
EXCAVATED SPACE	380 S.F.
TOTAL	2,613 S.F.
EXISTING CRAWL SPACE	970 S.F.
NEW FRONT PLAZA	1,877 S.F.
NEW REAR PATIO	44 S.F.



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

MAIN HOSUE	2,896 S.F.
ADDITION	668 S.F.
TOTAL	3,354 S.F.
RENOVATED ATTIC	1,190 S.F.
CARPORT	222 S.F.

WALL LEGEND	
SYMBOL	RATED WALLS AS SHOWN
	2 HOUR WALL - UL U419 8" MTL. STUDS - SEE AO.3
	CMU WALL SEE SHEET AO.3
	CMU WALL SEE SHEET AO.3
	2 HOUR CONC. WALL SEE SHEET AO.3
SEE RATINGS LEGEND SHEET AO.2	

House Repurpose & Renovation

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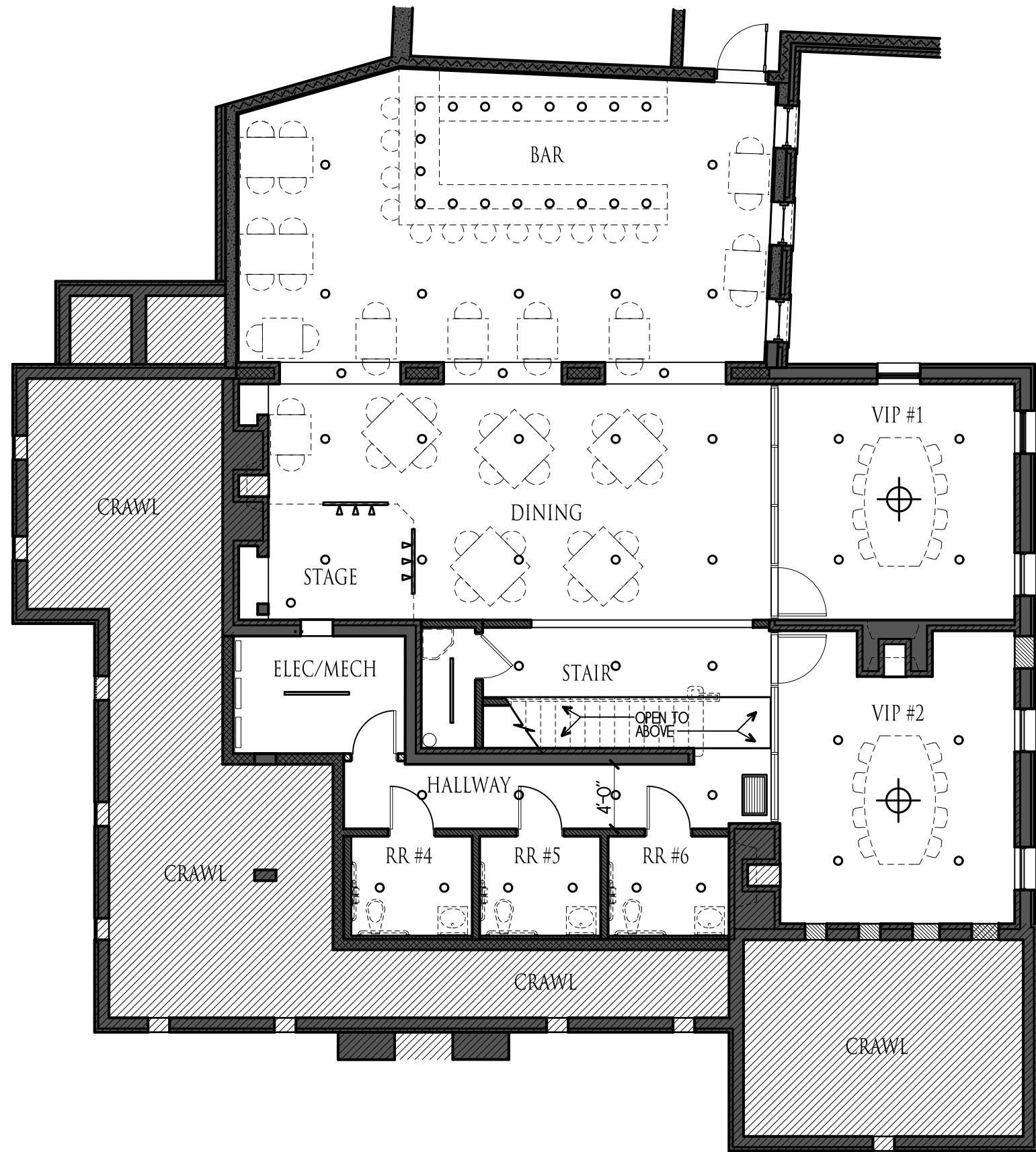
Drawn by JB/DTW

Designed by DTW

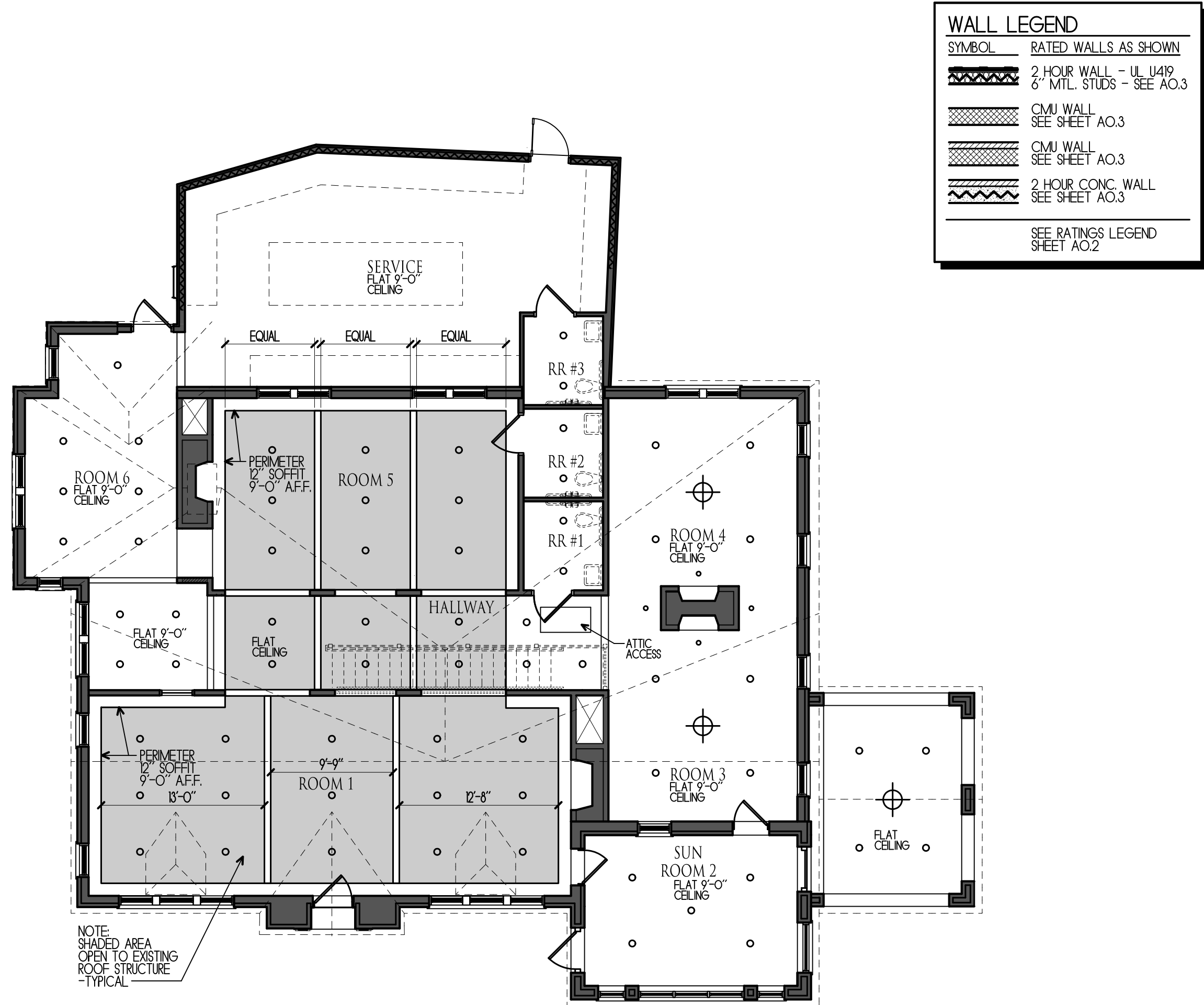
Checked by DTW

Description New Floor Plans

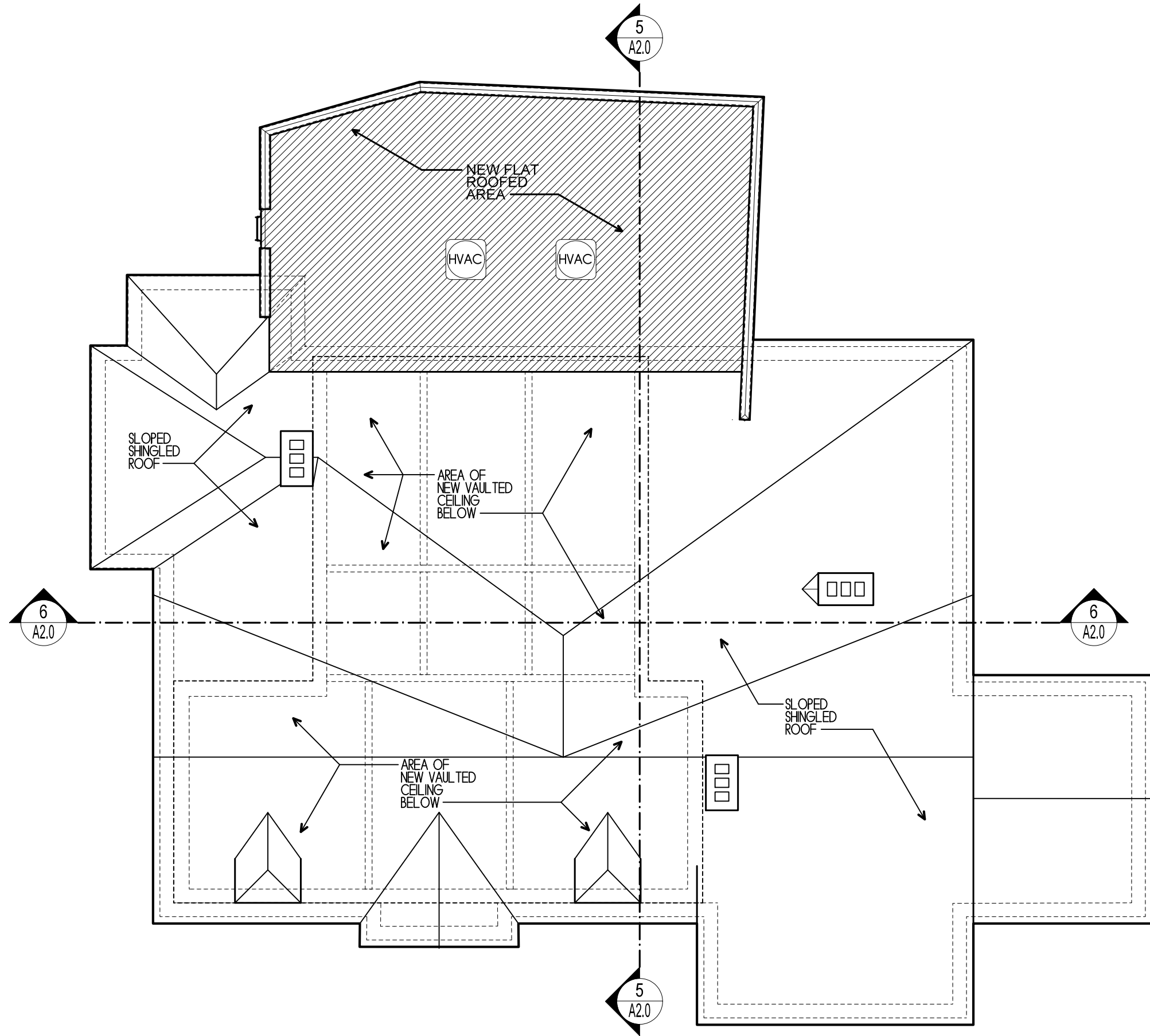
Sheet Number A1.1



0 BASEMENT LEVEL REFLECTED CEILING PLAN
1/8" = 1'-0"



1 MAIN LEVEL REFLECTED CEILING PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

WALL LEGEND	
SYMBOL	RATED WALLS AS SHOWN
	2 HOUR WALL - UL 1418
	6" MTL. STUDS - SEE AO.3
	CMU WALL - SEE SHEET AO.3
	CMU WALL - SEE SHEET AO.3
	2 HOUR CONC. WALL - SEE SHEET AO.3
SEE RATINGS LEGEND SHEET AO.2	

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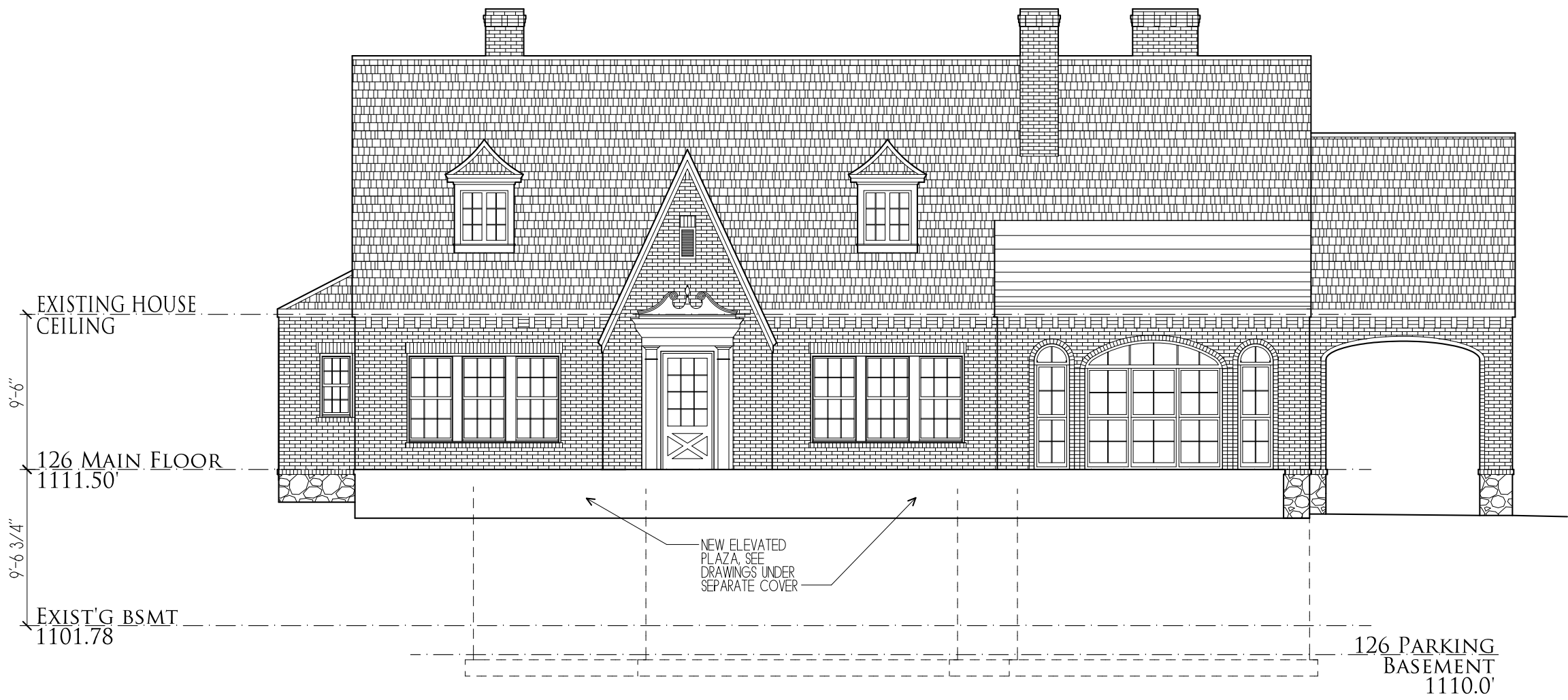
Designed by DTW

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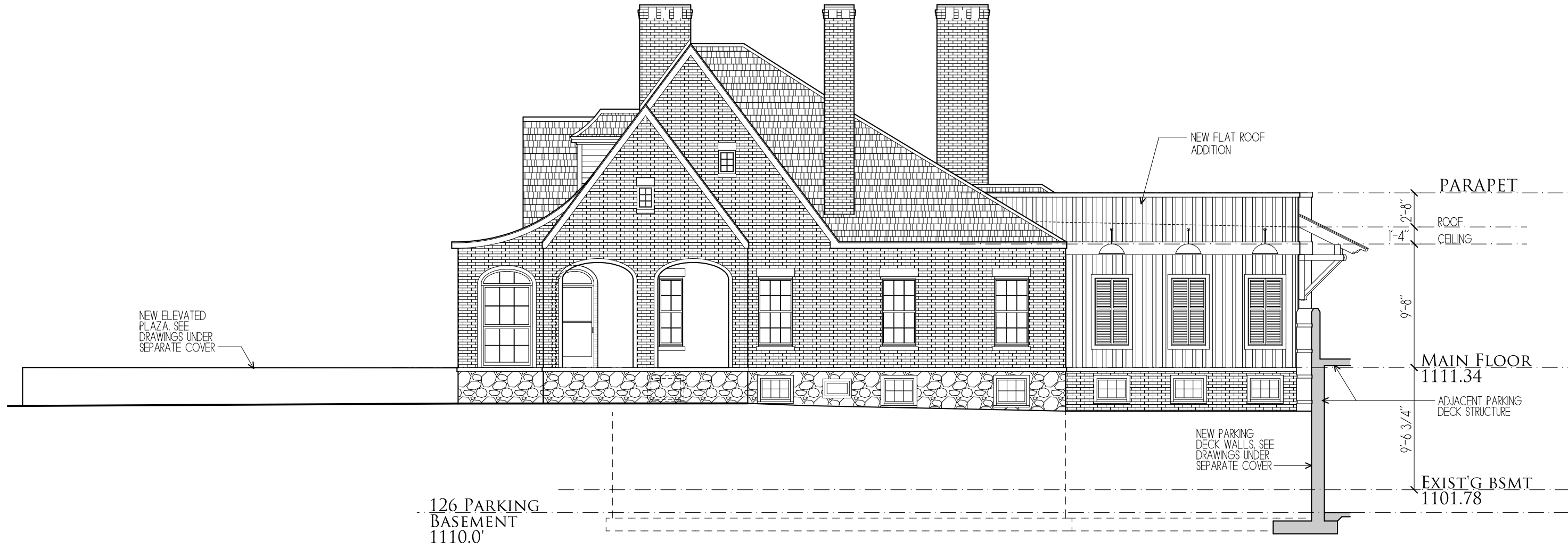
Reflected
Ceiling & Roof
Plans

Description

Sheet Number A1.2



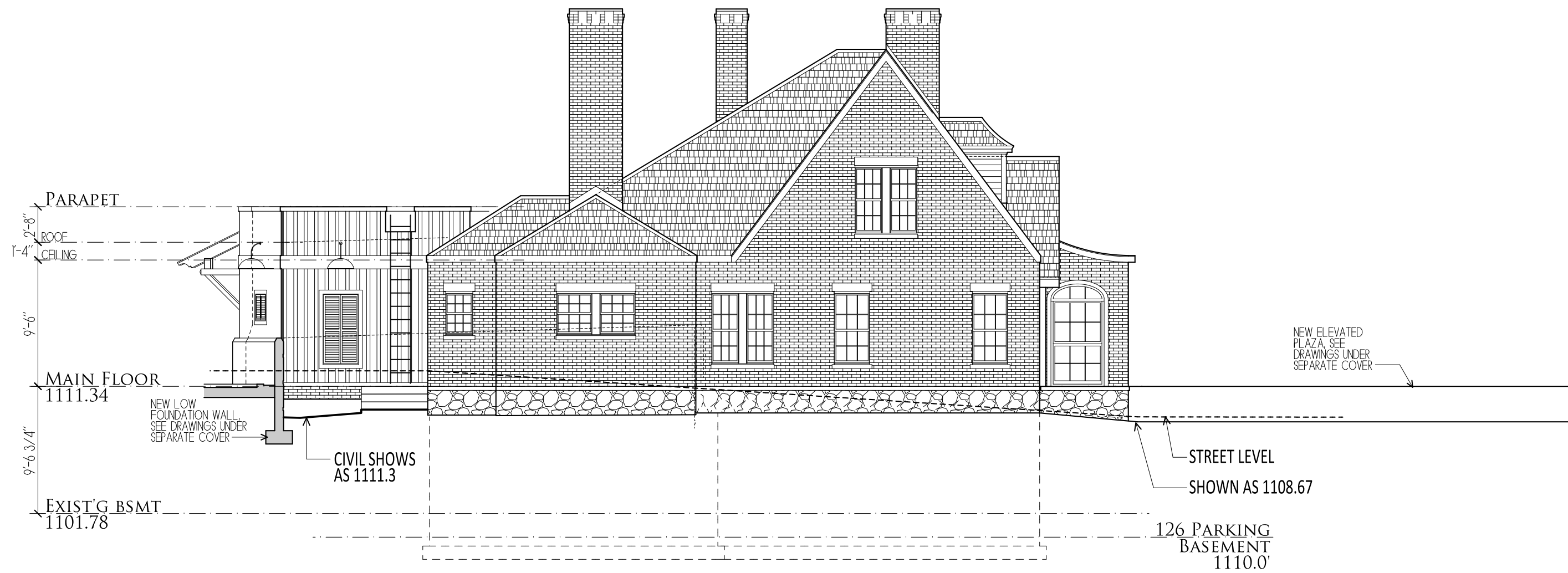
1 EAST ELEVATION
1/8" = 1'-0"



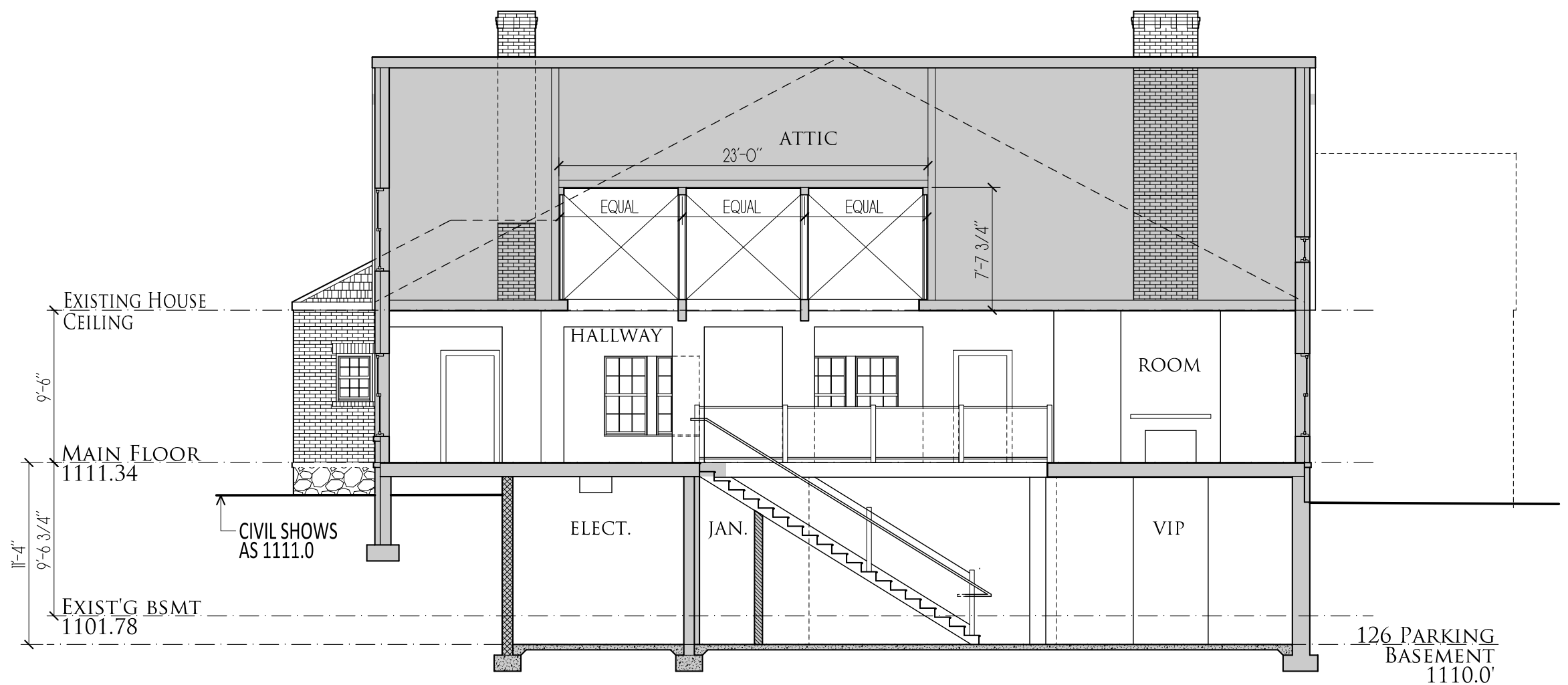
2 NORTH ELEVATION
1/8" = 1'-0"



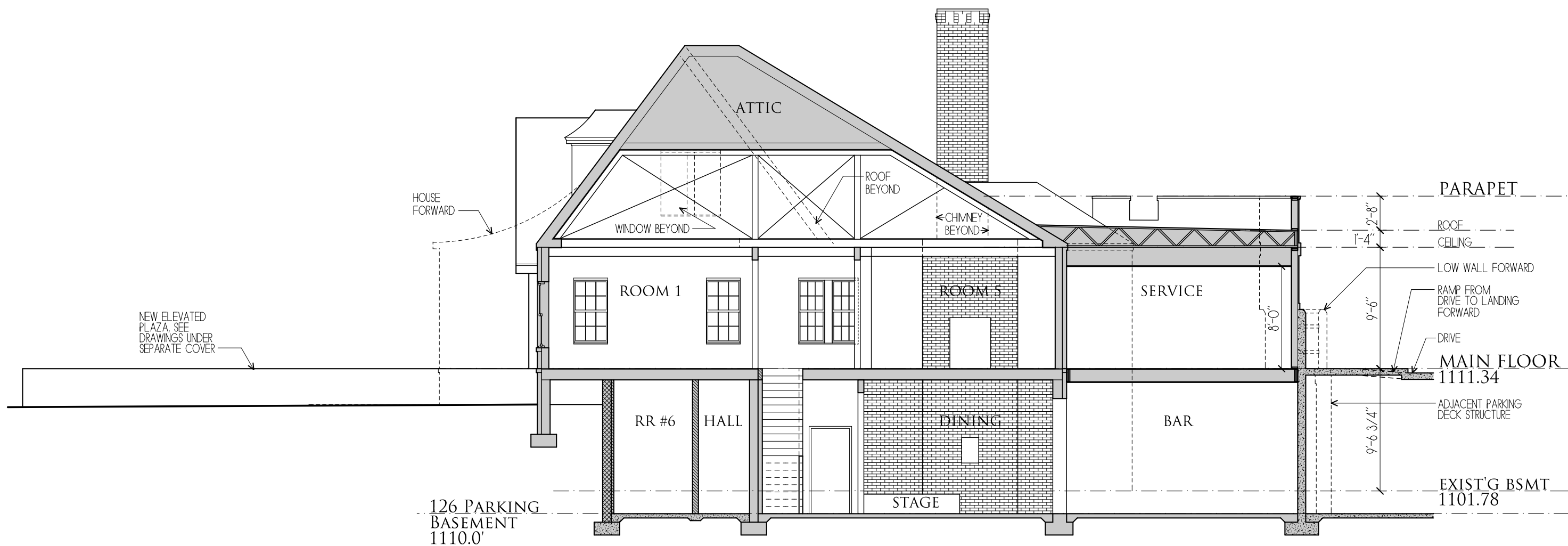
3 WEST ELEVATION
1/8" = 1'-0"



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



5 LONGITUDINAL SECTION
1/8" = 1'-0"



6 CROSS SECTION
1/8" = 1'-0"

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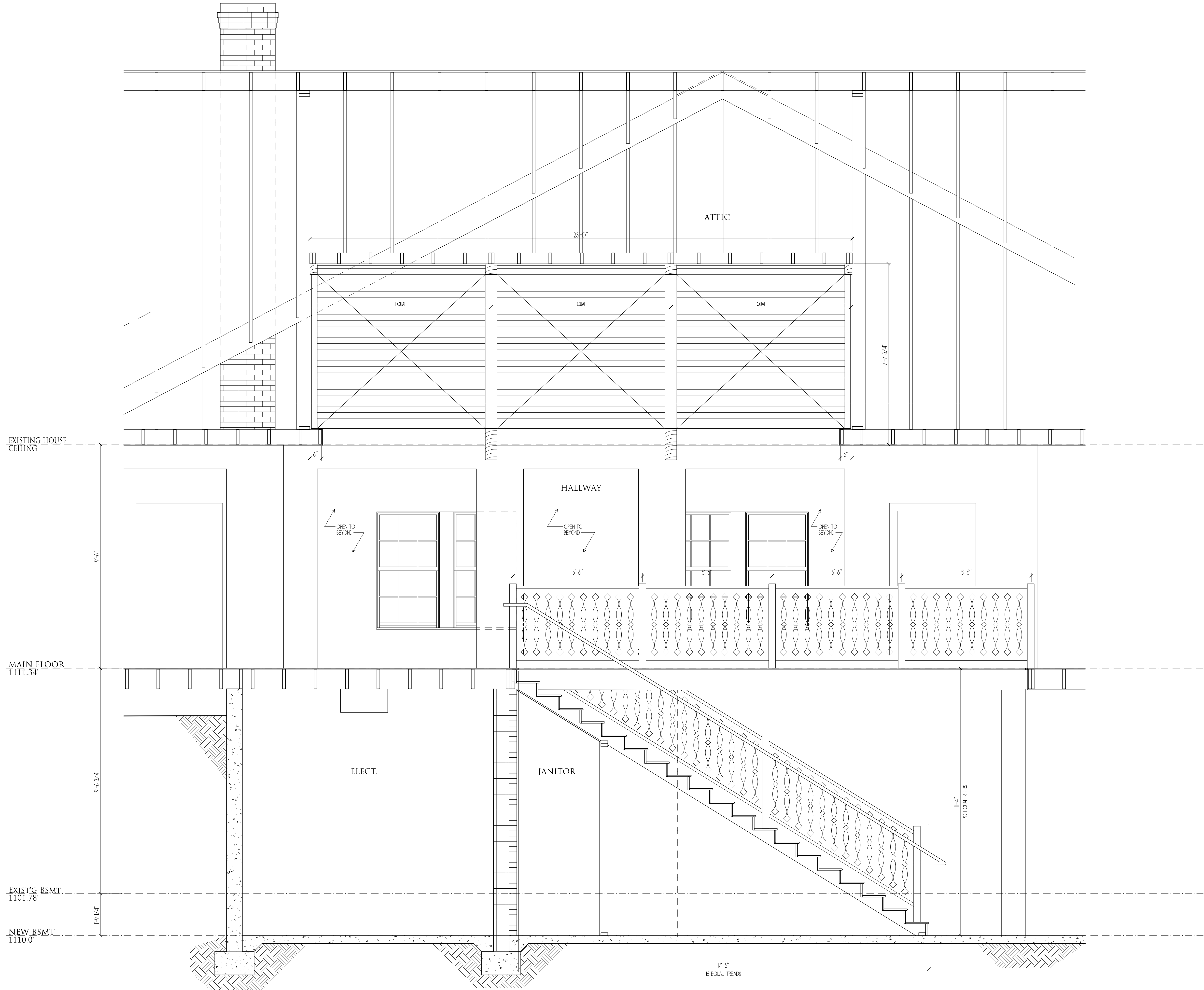
Checked by DTW

New Elevations & Sections

Description

Sheet Number

A2.0



1 ENLARGED SECTION
1/2" = 1'-0"

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Drawn by JB/DTW

Designed by DTW

Checked by DTW

Description Enlarged House Section

Sheet Number A3.0



1 ENLARGED SECTION
1/2" = 1'-0"

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Description Enlarged House Section

Sheet Number A3.1

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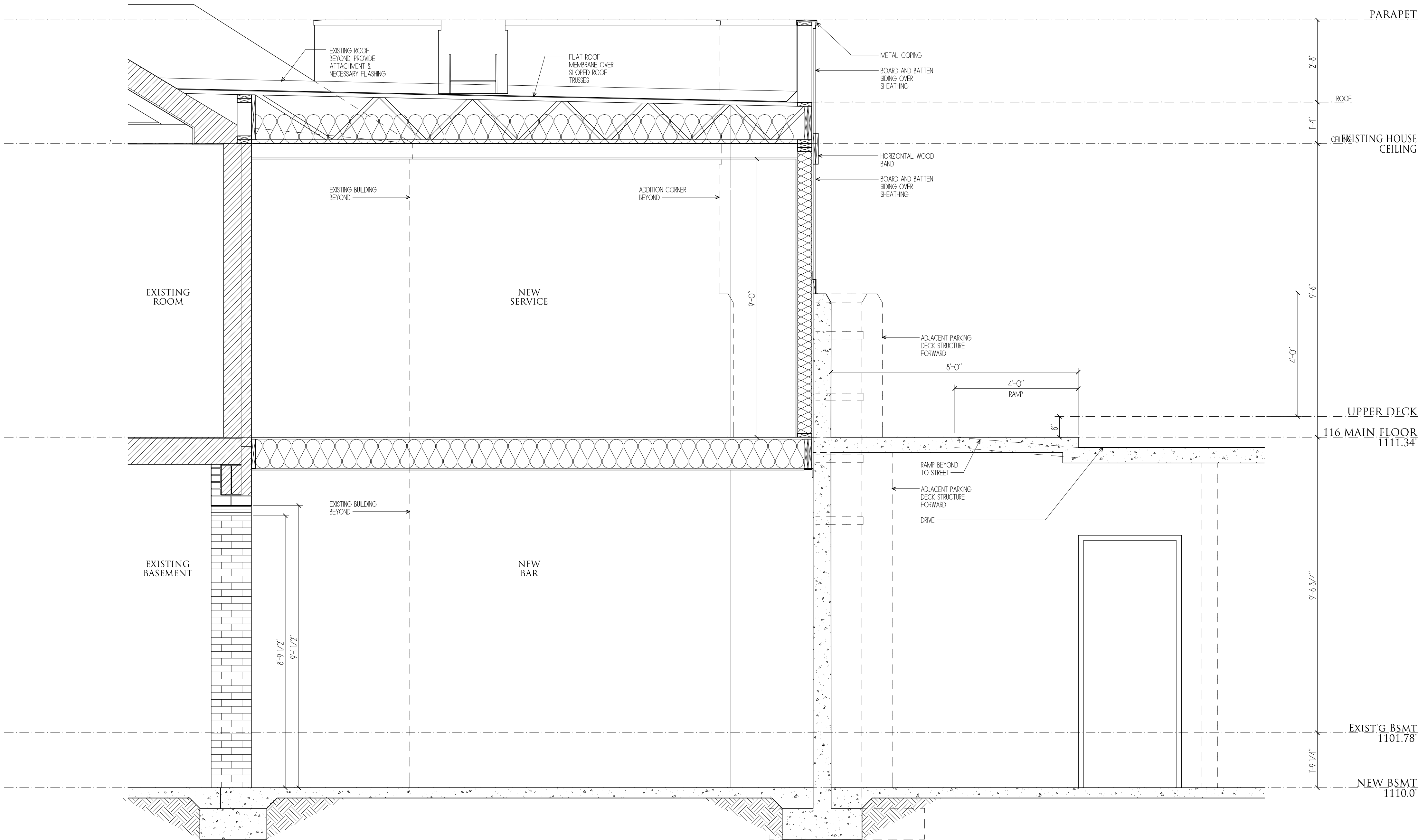
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Enlarged Addition
Description Section

Sheet Number A3.2



1 ENLARGED SECTION @ ADDITION
1/2" = 1'-0"





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EST. 1993

REVISED
9:44 pm, Mar 20, 2024











