Commissioners:
Kevin Whipple - Chairman
Patrick Gallagher - Vice Chairman
Sharon Blandford
Andrew Bramlett
Rachel Butler
Zach Buffington

Historic Preservation Commission
Meeting Agenda
June 21, 2024 8:00 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

This meeting may be accessed in-person or by using the following link: www.Facebook.com/City of Kennesaw/. Comments on this video feed are not monitored.

HPC Application Acronyms:
Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA), Central Business District (CBD) project and Public Arts Exhibit (PA)

1. **Call to Order / Roll Call**
2. **Approval of the Meeting Minutes**
   A. Approval of Meeting Minutes: May 17, 2024
3. **Financial Report**
4. **Old Business**
5. **New Business**
   A. **Demolition Application: 3045 Cherokee St**
   Consideration of approval for the demolition of one (1) historic structure located at 3045 Cherokee Street. Application submitted by Jason Kisz. Case#COA2024-05

   B. **Demolition Application: 3033 Cherokee St**
   Consideration of approval for the demolition of one (1) structure located at 3033 Cherokee Street. Application submitted by Jason Kisz. Case#COA2024-06

   C. **Central Business District Project Application: 3033 and 3045 Cherokee Street**
   Consideration to review a CBD project application request for a mixed-use development on two parcels located at 3033 Cherokee Street (20012900960)

and 3045 Cherokee Street (20012900950). Case#CBD2024-02.

D. **Landscaping Application (Tree Removal): 2840 S Main Street**
Consideration for approval of a Certificate of Appropriateness application submitted by Mike Schroeder for the property located at 2840 South Main Street. Case #COA2024-07.

6. **COAA Approval by City Staff and HPC Chair**

   A. COAA2024-11 - 2840 S Main St

   B. COAA2024-12 - 2828 Cherokee St

7. **Discussion**

   A. Landscaping update from Highpoint Development on 2652 South Main Street

8. **Public Comment**

9. **Staff Comment**

10. **Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be Friday, July 19, 2024 at 8:00 a.m.

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
May 17, 2024
8:00 AM

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1. Call to Order / Roll Call

The meeting was called to order by Chairman Whipple at 8:00 a.m.
Roll Call: Commissioner Butler, Commissioner Bramlett, Commissioner Gallagher, Commissioner Blandford and Commissioner Buffington
Absent: N/A
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell(Assistant Zoning Administrator & City Planner), Ricky Stewart (Public Works Director) and Natalie Faustine (Community Development Administrative Assistant)
Speakers Present: Eugene Williams (Kennesaw Property Owner), Bob Hupp (Traton Homes Vice President of Construction) and Richard Parvey (Traton Homes Vice President of Land Acquisition)

2. Approval of the Meeting Minutes

A. Approval of Meeting Minutes: April 19, 2024

Chairman Whipple inquired whether Commissioners have any questions, comments, or amendments for the April 19, 2024 meeting minutes.
Hearing no response, Chairman Whipple called for a motion to approve the April 19, 2024 meeting minutes.
Motion to approve by Commissioner Blandford
Seconded by Commissioner Bramlett
Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Mr. Simmons reported that there have been no additional expenses since last month's financial report. He expressed his appreciation to Commissioner Bramlett for his donation of $20, which was additional income from the historic walking tours, to the Commission. This contribution is currently being processed and is scheduled to be incorporated into the HPC funds. Next month's financial report will reflect this donation.

Chairman Whipple called for a motion to approve the financial report as presented.
Motion to approve by Commissioner Gallagher
Seconded by Commissioner Butler
Vote taken, motion unanimously approved 4-0. Motion carried.

4. Old Business

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A. **Demolition Application: 2933 Moon Station Rd**
Consideration of approval for the demolition of one (1) historic structure located at 2933 Moon Station Rd. Application submitted by the City of Kennesaw. Case#COA2024-04.

Mr. Simmons revisited the topic of the demolition application for one (1) historical structure at 2933 Moon Station Road and provided a summary of the decisions made in the previous meeting regarding this matter. He informed the Commissioners that the documents that were absent in the previous meeting have been compiled in the packet for the current meeting. He further confirmed that all necessary procedures for public notification were followed for this public hearing.

Commissioner Buffington recused himself due to his previous role as a consultant for the city regarding this project. Chairman Whipple acknowledged and accepted the recusal.

Chairman Whipple, while reviewing the report, identified items of historical significance that could potentially be preserved prior to the proposed demolition. A discussion was held regarding the items seen in the photos in the report from Brandied History that may be salvageable.

Commissioner Gallagher inquired whether the condition of the structure would have any effect on the Sardis Street Extension, specifically, if a better state of the structure would have led to the street being routed around it. Public Works Director Ricky Stewart clarified that if the structure was in a more stable condition, the plan would have been to relocate it rather than reroute the street, as doing so would affect more properties. The current design proposal aims to minimize the impact on surrounding properties. Mr. Simmons, having attended numerous meetings regarding this extension project, reassured the Commissioners that the proposed path is designed to affect the fewest structures possible.

Commissioner Butler asked about another structure that lies in the path of the Sardis Street extension. In response, Mr. Stewart explained that avoiding this building would inevitably affect other structures. In response to inquiries about the future of the mentioned structure, it was stated that the city has not yet initiated negotiations with the property owner, but has plans to do so. Commissioner Butler voiced her concerns about the potential loss of this structure, citing its contribution to the downtown area's character. Mr. Simmons stated that city staff explored numerous scenarios to design the street in a way that minimizes impact on structures before deciding on the plan presented today.

Commissioner Butler inquired whether the purpose of the Sardis Street extension was to shut down the railroad crossing at the junction of Cherokee Street and Main Street, given the safety issues with tractor trailers getting stuck there. Mr. Simmons confirmed that this was one of the considerations, but the project also aims to reduce traffic congestion and enhance pedestrian safety. The location of the proposed new railroad crossing behind the museum was discussed. Mr. Stewart highlighted the need for a

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higher elevation to facilitate this crossing and mentioned the potential impact of this change on nearby properties.

Chairman Whipple opened the floor for public comment.

Mr. Eugene Williams provided public feedback concerning the Sardis Street extension, suggesting a roundabout between Moon Station and Main Street to improve traffic flow. In response, Mr. Stewart explained that a roundabout at a four-way stop would need to be significantly large, resulting in more properties being affected than the current proposed plan. Mr. Simmons redirected the Commissioners' attention to the meeting's main agenda item, which is the demolition of a historic structure at 2933 Moon Station Road, and urged them to remain focused on the topic. He noted that staff members are available to answer questions about transportation projects and plans outside of this meeting. Mr. Williams acknowledged Mr. Simmons' remark and voiced his dissatisfaction about not being informed of this proposed transportation project until the public notice for this hearing was issued. Mr. Simmons clarified that this is a SPLOST project that was approved by a public vote.

Chairman Whipple asked for further public comment. Receiving no response, he closed the floor to public comments.

Chairman Whipple initiated a short discussion on the appropriate wording for the motion, referring to the meeting minutes approved on April 19 for guidance. Mr. Simmons brought up several points from the previous meeting, including the need to seed the property post-demolition, the proposal of a commemorative plaque, and the preservation of any historically significant items from the structure.

Chairman Whipple called for a motion for the demolition application.
Motion by Commissioner Gallagher to approve the application for demolition with the following conditions:
(1) Salvage any and all interior and exterior historic components possible to the structure to be repurposed and made available for use in future projects,
(2) The applicant shall submit a future dedication plaque or memorial for HPC approval,
(3) Any remaining area of the property that is not used for the Sardis Street extension project shall be allocated for permanent greenspace and vegetation,
(4) The applicant must provide additional information and photos per section 8.02.04 of the Historic Preservation Design Standards,
(5) The applicant must seed and stabilize the site after demolition.
Seconded by Commissioner Butler
Vote taken, motion unanimously approved 4-0. Motion carried.

5. New Business

6. COAA Approval by City Staff and HPC Chair

A. COAA2024-09 - 2976 N Main St

Kristen and Dane Thomas submitted the application for this Certificate of

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Appropriateness. This application involves the removal of existing shrubbery and a chain-link fence at their property located at 2976 N Main Street, and the subsequent installation of a new fence. The style of the new fence will be consistent with the style seen on Historic Main Street and comply with the city's Historic Design Standards.

B. COAA2024-10 - 2879 N Main St

This Certificate of Appropriateness application was filed by Marjorie Lyon, aiming to replace the handrail on the upper balcony porch of the property situated at 2879 N Main Street. The proposed replacement rail will be constructed from wood and painted white, mirroring the design of the rail depicted in a photograph of the building from the 1920s. It has been confirmed by the applicant that the construction of the rail will adhere to the current building standards, specifically in terms of the height and the spacing between the spindles.

7. Discussion

A. Follow up with Traton Homes regarding the TUG property townhomes.

Bob Hupp, Vice President of Construction at Traton Homes, and Richard Parvey, Vice President of Land Acquisition at Traton Homes, introduced themselves and inquired about any questions or concerns the Commissioners may have regarding the Duncan Drive townhome project. Commissioner Butler highlighted an inconsistency between the townhome plans presented to the HPC and the construction she observed. She questioned if there were any factors, such as an easement, that could have altered the plan between its presentation and the commencement of construction. Mr. Hupp acknowledged the existence of a 50 ft easement that influenced the position of the townhomes but noted that they still maintained a 20-foot front setback from Duncan Drive as required. When Commissioner Butler inquired about the landscaping plan, Mr. Hupp confirmed its submission to the city. Mr. Simmons assured that the landscaping plans would be emailed to the Commissioners for review, in line with the agreement that it would be examined by the HPC prior to the project's completion. Mr. Hupp offered to return for the review of the landscaping plan should there be any questions.

8. Public Comment

9. Staff Comment

Mr. Simmons expressed his gratitude to Ms. Chanelle Campbell (Assistant Zoning Administrator & City Planner) for her diligent work on the CLG application and commended the Commissioners for their promptness in providing the requested resumes to the staff. He stated the staff would continue communicating with the Commissioners to gather the necessary information to submit a complete CLG application.

10. Adjourn

Chairman Whipple adjourned the meeting at 8:36 a.m.

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Item Report

TO: The Historic Preservation Commission

FROM:

DATE: June 21, 2024

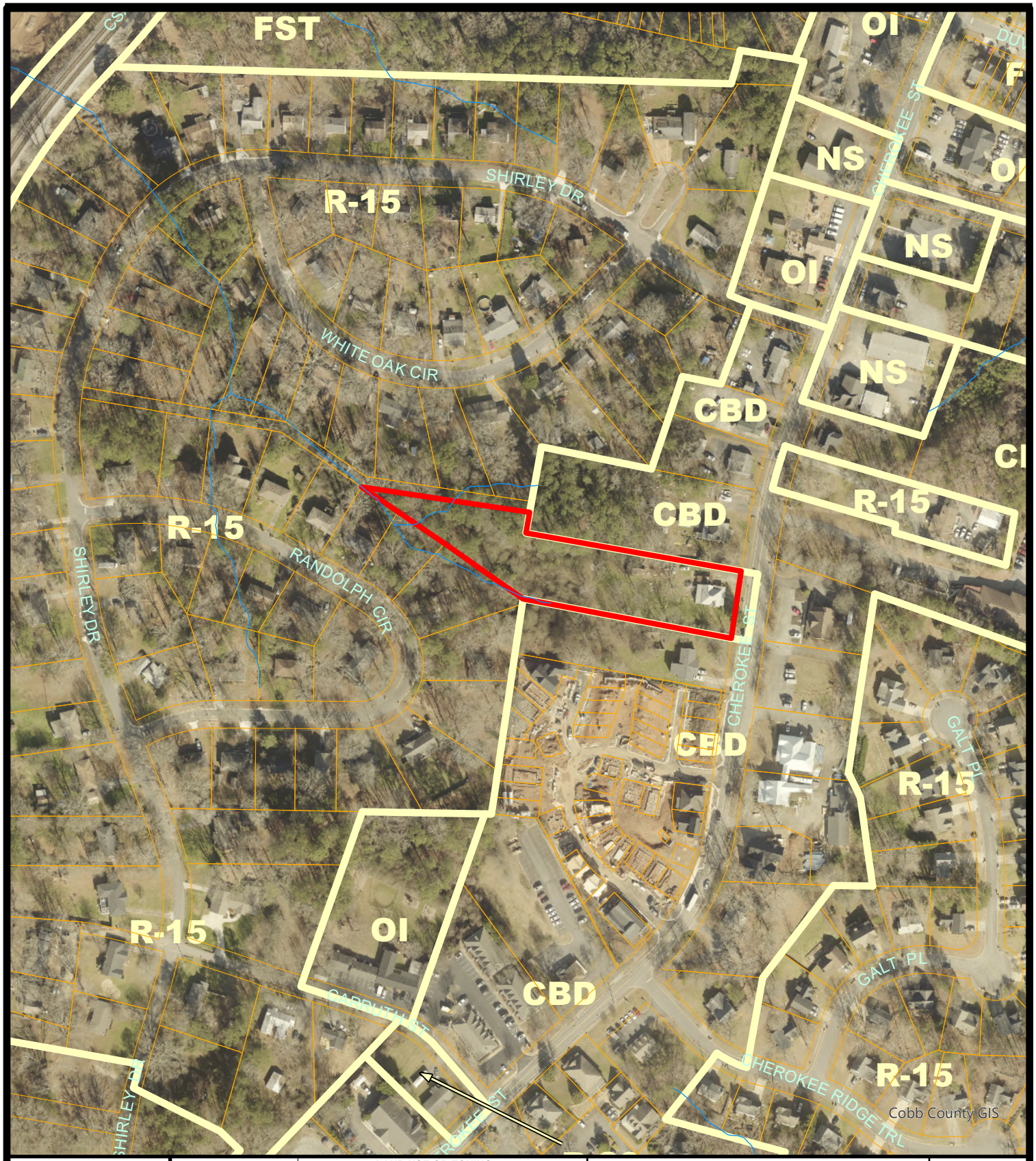
TITLE: **Demolition Application: 3045 Cherokee St**
Consideration of approval for the demolition of one (1) historic structure located at 3045 Cherokee Street. Application submitted by Jason Kisz. Case#COA2024-05

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2024-05_3045CherokeeSt_ApplicationPacket



CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
CBD2024-002	**RZ 2024-003**	**LI**	**CBD**
COA2024-005			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

3045 Cherokee St NW

Land Lot 29, Tax Parcel 95

Subject Property

City of Kennesaw GIS Department

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 238'
Print Date: 5/28/2024
RZ2023_000

CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

a. The surrounding development
b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

□ Material Specifications
□ Drawing of Sign with Dimensions and Colors to be used
□ Façade detail of fonts

Application for landscaping to include

□ Variety of trees and shrubs
□ Indicate size and location of plantings

Application for exterior renovations and additions to include

□ Existing conditions site plan depicting location of addition in relation to the existing property
□ Existing floor plan of building
□ Proposed floor plan of building including portions not to be altered
□ Elevations of all exterior façade of addition including relationship to existing building
□ Detail of trim to be utilized on façade
□ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
□ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

Preserving the Past for the Future
Historic Preservation Commission

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** Jason Kisz
   - ☐ Owner
   - ☑ Other
   - ☐ Other, please specify Developer

APPLICANT MAILING ADDRESS: 136 Santa Anita Trail
Woodstock GA 30189

(Home#)_____ (Cell#) [redacted] Email) [redacted]

PROPERTY ADDRESS: 3045 Cherokee Street

Land Lot 129 Tax Parcel 20012900950 Lot Size 1.663

Current zoning on property: R-15

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

_____

(Home#)_____ (Cell#) _____ (Email) _____

NAME OF OWNER:
French 3 Investments

(Home#)_____ (Cell#) [redacted] Email [redacted]

3. **ACTIVITY**

- ☑ New Construction
- ☑ Demolition
- ☐ Awnings
- ☐ Fence
- ☐ Repairs or Alterations
- ☐ Landscaping
- ☐ Exterior Architectural Features
- ☐ Exterior Environmental Feature Change
- ☐ Moving a Building
- ☐ Sign Erection
- ☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Demo structure for
Re development of site

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

5-24-2024

Signature of Applicant **Date**

6/11/24

Signature of Owner **Date**
(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

_____

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: _____

_____

(Application Administratively Approved)
HPC Chair Date: _____

☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE:_____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

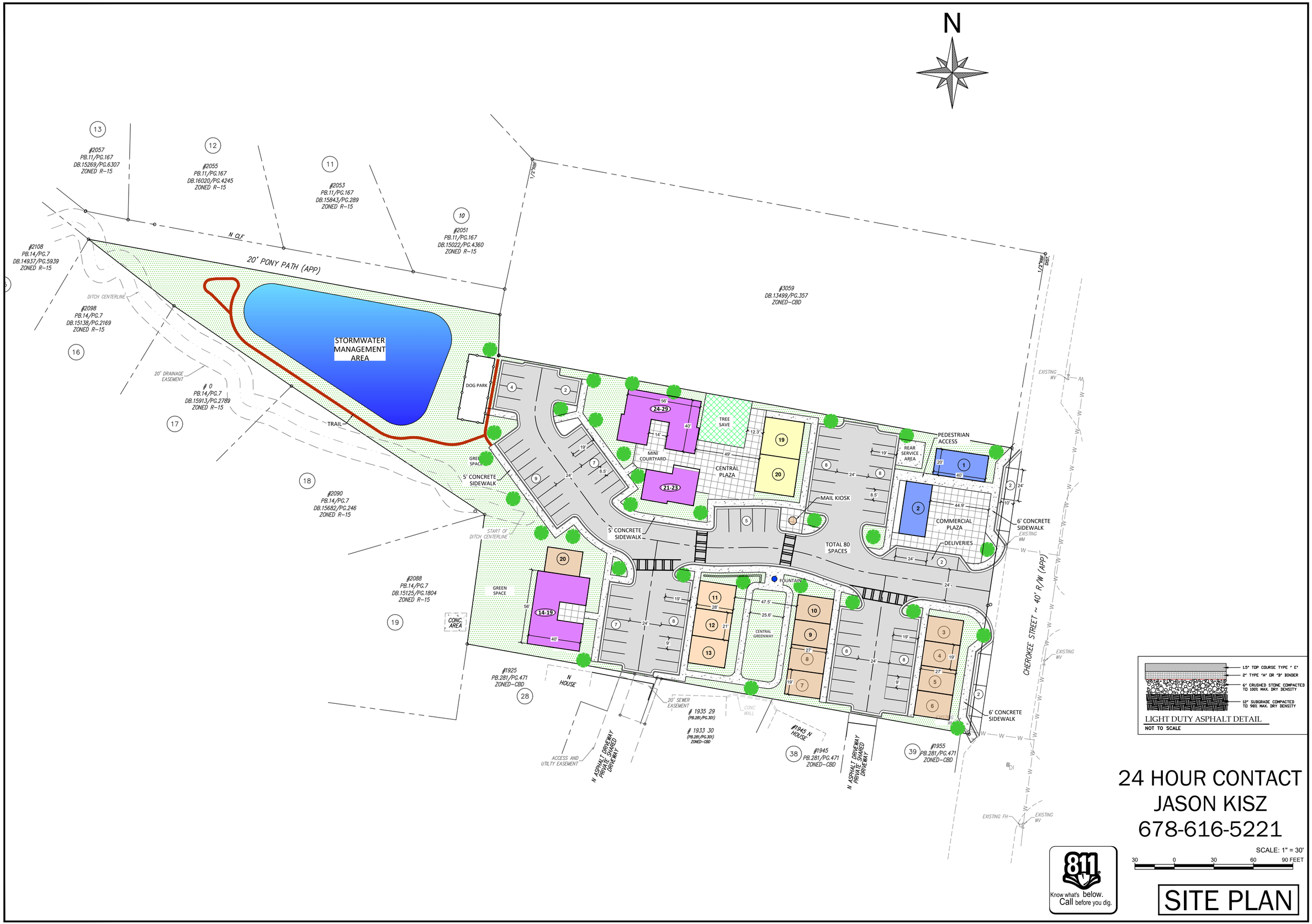
_____

_____
(May re-submit within 60 days)

POSTPONED/TABLED_____

_____
Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review



Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE ST WOODSTOCK
3033 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
24114

DATE
JUNE 10TH, 2024

REVISIONS

Kennesaw Cherokee St

Materials List for Construction:

Painted and Natural Brick

Smooth Lap Siding

Asphalt Shingles

Standing Seam Metal Roof Accents on Featured Architectural Elements

Wood Windows

Wood or Composite Wood Shutters

All rights reserved. Recivilize Properties LLC, 2024. Please note that this is a Conceptual Plan only and has been prepared for conceptual purposes only; and is subject to withdrawals, additions and changes as a result of final architectural and engineering reviews and approvals. For more info, please contact Jason Scheidt at 404-304-0439 or at jscheidt@gmail.com.

Kennesaw Cherokee St

Mixed-Use Commercial Plaza
(Residential above Retail)

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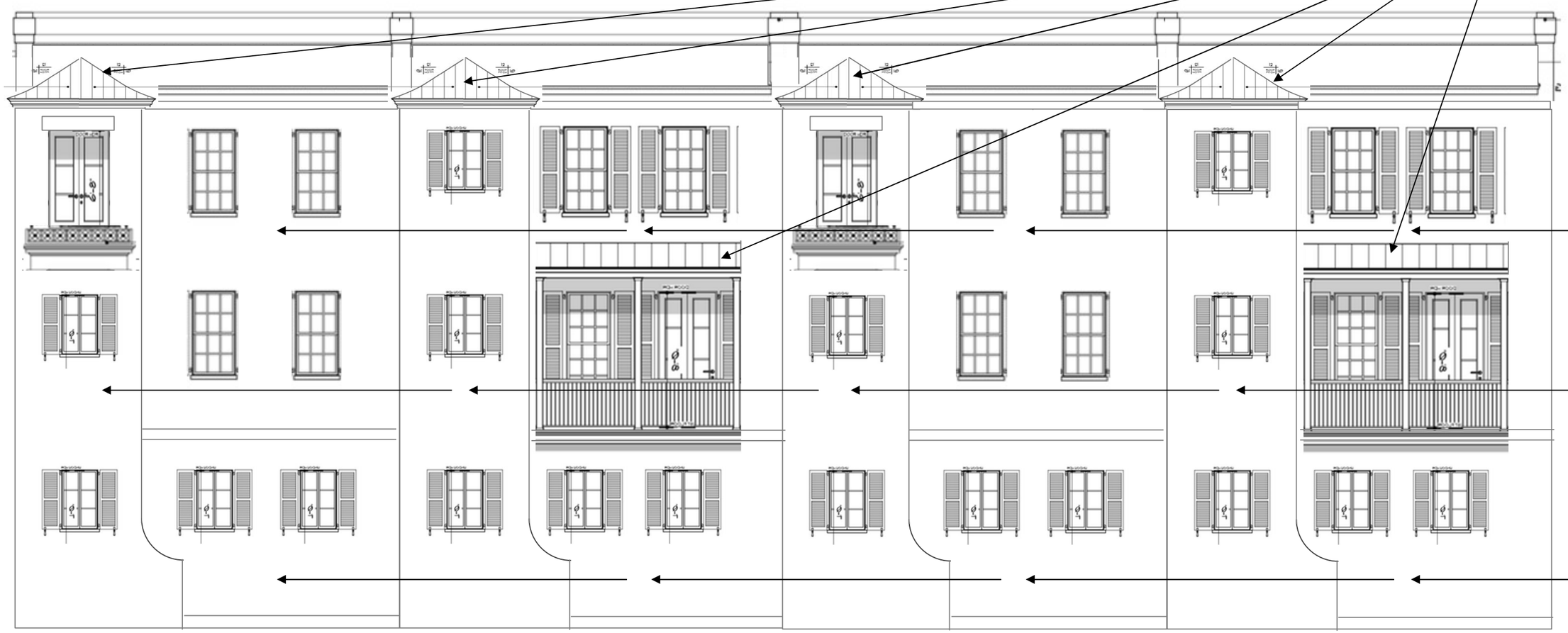
Kennesaw Cherokee St

1,250 SF Townhomes facing Cherokee St



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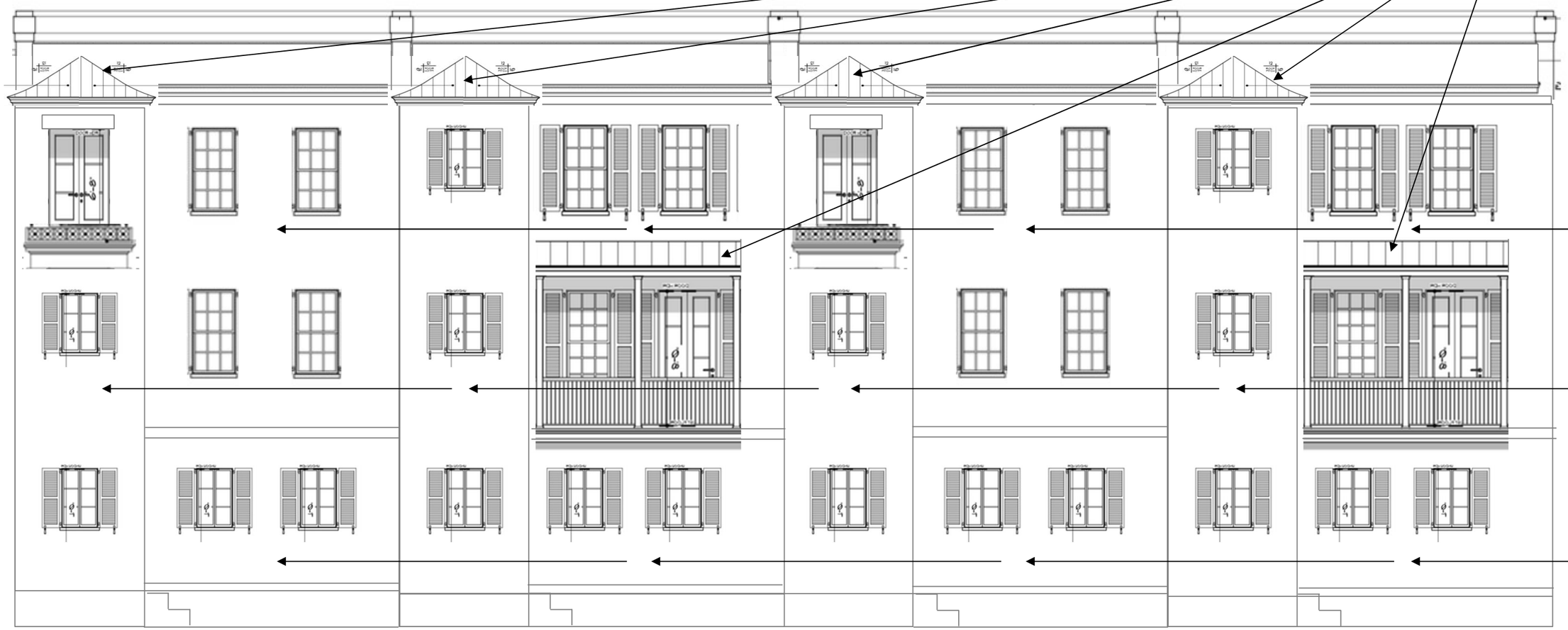
Kennesaw Cherokee St

1,250 SF Townhomes facing Interior Greenway



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Kennesaw Cherokee St

1,500 SF Townhomes (Triplet)

0 ft 80 ft

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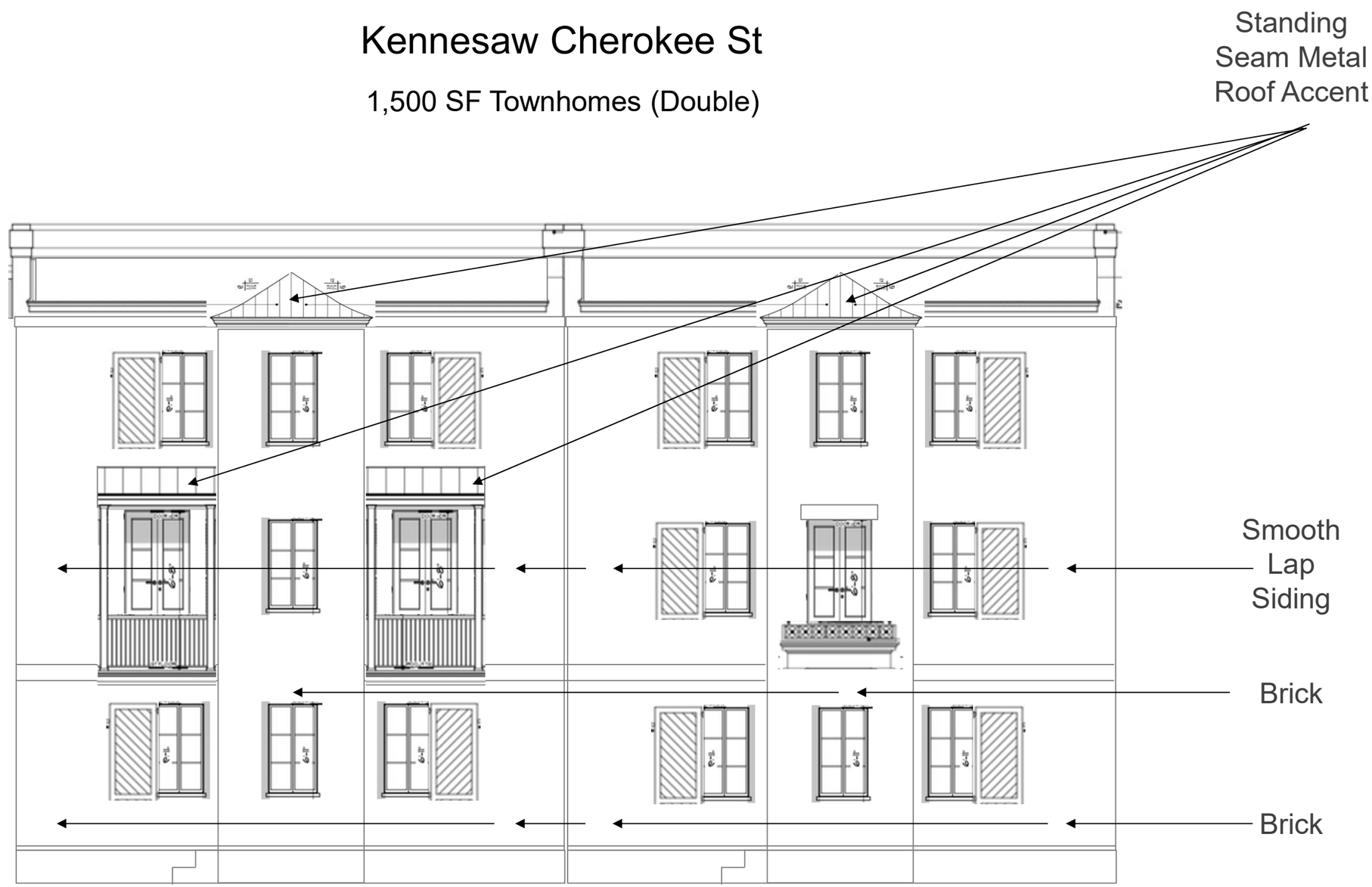
Kennesaw Cherokee St

1,500 SF Townhomes (Double)



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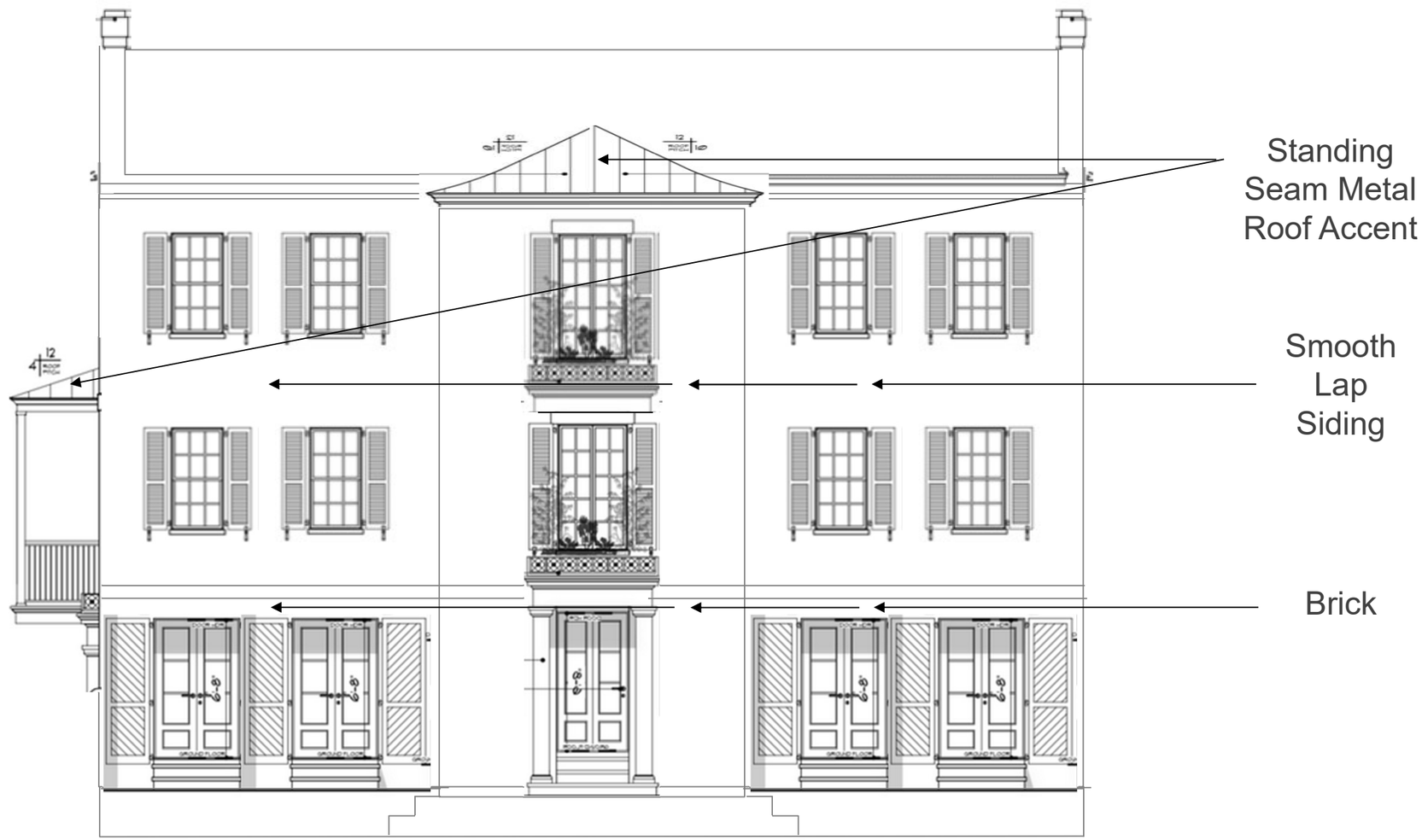
Kennesaw Cherokee St

Stacked Flats – 4 per Building



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March 8, 2024

Jason Kisz
CGerlach30146@yahoo.com
3045 Cherokee St
Kennesaw, GA 30144

Subject: Historic Conditions Assessment for 3045 Cherokee St, Kennesaw, GA 30144

Dear Jason

This is an architectural and historic assessment for 3045 Cherokee St, Kennesaw, GA. The intention of this assessment is to determine the historic integrity and condition of the home. I conducted a site visit March 5, 2024 to review the property. I accessed the exterior, interior, crawlspace and attic.

I will begin this assessment by identifying the distinguishing features of the house and their relative conditions and viability for reuse. This should provide a fair evaluation of the condition of the home's historically significant features. I have separated the report into exterior and interior. The exterior review is what will be important for the integrity of the National Register district, and for review by the historic preservation commission. However, the overall integrity of the building cannot be understood without reviewing the interior, so I have provided that as well.

I have reviewed the project relative to the Secretary of the Interior's Standards for Historic Preservation, and for the National Park Service's standards for National Register integrity. These standards take into account seven aspects of integrity: location, setting, workmanship, materials, design, feeling and association. To retain historic integrity a property will always possess several, and usually most, of the aspects, per NPS guidance.

OVERVIEW

3045 Cherokee St, identified as the Richards House in the Georgia Historic Resources Survey, is marked as a contributing property to the Cherokee St National Register District.

3045 Cherokee St is in an increasingly urbanized location, though its original lot is still intact. There is significant new development on nearby lots. The lot slopes down away from the road. There are several mature trees on the property. A fragment of a granite sidewalk leads to the front porch. A gravel driveway is to the right side of the house. The rear of the lot is wooded.

The house is a one-story historic home, built circa 1889. It is a New South Cottage type home, with a projecting front and side gable, and a front and rear porch. A portion of the rear porch was enclosed as a bathroom and a bedroom, likely decades ago. While the original form remains, the exterior of the home has been significantly altered. The exterior siding has been covered with scalloped siding, which likely

contains asbestos. At the rear of the building, ship-lap siding is installed on a later addition. The front porch has been entirely replaced with modern materials, including concrete floor and plywood ceiling. The front door is a modern vinyl door. Windows have all been replaced with modern insulated vinyl windows. The rear porch is in a state of collapse. What remains visible of the original house is therefore the shape, window and door trim details, roof, chimneys and foundation.

The building's interiors are wood floors. Walls are sheetrock, and trim is modern 2" trim. Wood boards are visible at the attic access hatch, so it is possible that original wood board walls remain under the sheetrock in other spaces as well. Ceilings are lowered and are gypsum board. The one remaining fireplace appears to be non-historic.

The building's original foundation is a combination of brick and stone piers, supporting wood floor joists. CMU has been installed between the exterior piers. One stone pier is undermined by water infiltration. It appears the rear sill beam has been removed. The floor system is supplemented by an extensive system of jacks, many of which are beginning to fail.

The roof is a steeply pitched roof built of 2x dimensional lumber. Ceiling joists are 2x6s at 20" on center. The roof is braced by a system of saplings.

My professional assessment of the seven aspects of building integrity is as follows:

Location – Intact

- The house is in its original location

Setting – Intact

- The original lot is intact, though surrounding properties are altered.

Workmanship – Compromised

- Evidence of workmanship remains, though it has been covered with non-historic materials. Key features such as porch columns are missing. Original exterior trim remains.

Materials – Compromised

- Many original materials are missing, such as porch columns, the front door, fireplaces and windows. Others, such as siding, interior walls and ceilings, are covered. They could be restored, but their condition is unknown, and it is not certain if they remain at all. Missing and/or damaged materials could be recreated, but the workmanship would be missing.

Design – Intact

- The original house form and layout is still intact. The house is recognizable as a New South cottage.

Feeling – Compromised

- Due to the changes to setting and the covering of materials and workmanship, the feel of the home is compromised.

Association – Compromised

- Due to the cumulative impact of the above changes, the association of the house as a turn of the century home is compromised. While the house form remains, the materials and craftsmanship are damaged, altered or covered.

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

EXTERIOR

This section addresses details that contribute to the building's historic significance and would enable it to contribute to the historic district. I have grouped them by condition.

Good condition – requires little to no repair.

Exterior trim

Roof – the roof is a new asphalt shingle roof

Fair condition – requires some repair.

Chimneys – the chimneys are overall solid and straight. Some mortar is loose.

Siding – though non-original, the scalloped siding is in good condition. There are some broken siding shingles.

Poor condition – requires extensive repair and/or replacement

Foundation – The rear foundation is currently supported by dozens of jacks. The rear beam is missing. One pier is undermined. There is evidence of brick and mortar deterioration at original piers. I recommend an engineer assessment for the foundation.

Rear porch – this is collapsing

Non-original

Front porch

Windows

Doors

Assessment: Extensive foundation repairs would be required for this house. The exterior form remains intact, though materials are modern.

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

Figure 1 Overview of house from street

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

Figure 2 Rear yard showing site setting.

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

Figure 3 Side of house showing historic trim and chimney, and non-original siding, windows and porch

Figure 4 Rear of house showing filled in rear porch

Figure 5 Side of house showing rear porch, which is heavily deteriorated

Figure 6 View of house from rear corner. Note stone pier in center.

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Atlanta, GA 30312

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404.723.7240

1601 Mansfield St
Brunswick, GA 31520

Figure 7 New columns, plywood ceiling, and concrete porch.

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

Figure 8 Foundation showing brick damage and concrete block infill

Figure 9 Foundation showing undermined footing (left), missing beam (left), supplemental supports and jacks (center)

Figure 10 View of crawlspace looking toward front of house, showing supplemental supports and jacks.

INTERIOR

This section addresses details that contribute to the home's historic character and alterations that would be required to make it habitable. I have grouped them by condition.

Good condition – requires little to no repair
No items.

Fair condition – requires some repair.
Wood Floors – Floors were covered in carpet. They would require refinishing.
Tongue & groove board walls and ceilings – The house has tongue and groove board ceilings visible in the kitchen pantry. Condition is unknown, and it is unknown if they are under sheetrock in the rest of the house.
Plumbing - There is modern PVC piping, insulated. The hot water heater is recent. The smell of sewer gases was present in the house.

Poor condition – requires extensive repair and/or replacement
Bathrooms – Bathroom fixtures are dated. There is a significant amount of rat droppings.
HVAC –The house has ducted HVAC. There is extensive rust and evidence of rat droppings throughout the house. There is a modern compressor outside.
Electrical – The house has power. The panel is modern, though shows signs of moisture.
Kitchen – The kitchen is comprised of modern cabinets and appliances. There are extensive rat droppings and water damage.

Non-historic
Wall coverings – walls are covered in sheetrock.
Ceiling coverings – modern sheetrock covers original ceilings.
Door and window trim
Fireplace

Assessment: The floors are historic wood tongue & groove. The house potentially has intact wall and ceiling finishes under existing finishes. All else is outside of the period of significance.

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Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

Figure 11 Entry room showing non-original walls, ceilings, trim and door. Original floors remain.

Figure 12 Dining room. Original floors. Fireplace mantel is likely a modern replacement.

Figure 13 Kitchen

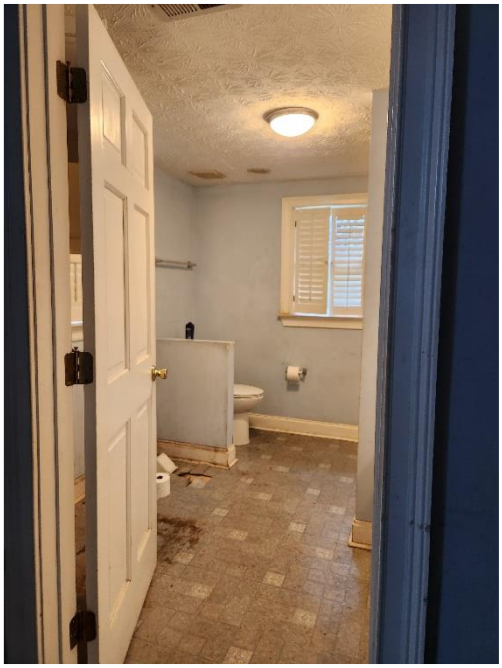

Figure 14 Bathroom.

Figure 15 Rear room.

Figure 16 Side room. Note hearth in floor.

Figure 17 Attic access. Note board walls and ceiling.

CONCLUSION

3045 Cherokee St is listed as a contributing structure to the Cherokee St historic district. The historic and structural integrity of 3045 Cherokee St have been compromised due to extensive alterations, though the original New South Cottage form remains. It is possible that original or historic materials remain underneath modern materials on the interior and exterior. The foundation requires significant repair.

Thank you very much. Please feel free to contact me with any questions or clarifications and I would be happy to discuss it.

Sincerely

Brandy Morrison, Owner

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

485 Oakland Ave SE
Atlanta, GA 30312

Brandy@BrandiedHistory.com
404.723.7240

1601 Mansfield St
Brunswick, GA 31520

3045
PRIVATE PROPERTY
NO TRESPASSING
NO TRESPASSING
PRIVATE PROPERTY

ROBERTSON
SANITATION

PRIVATE
PROPERTY

PUBLIC HEARING
Application for Demolition of structures within the Historic District
Location: 3045 Cherokee Street
Date of Hearing: June 21, 2024
Hearing will be held before the Kennesaw Historic Preservation Commission at 8am at City Hall Council Chambers
2525 J.O. Stephenson Ave
Kennesaw Ga. 30144
For further information please call the Planning and Zoning Department
770-590-8268
3045
06.04.2024 11:00

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6:7,28-2024

MDJ-4713
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of structures located within the Downtown Historic District located at 3033 & 3045 Cherokee Street. The applicant is Jason Kisz. Lying In Land Lot 129, 20 th District, 2nd Section, Tax Parcels 95 and 96. Interested citizens are invited to contact the Planning and Zoning office at (770) 590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Said hearing shall be held by the Historic Preservation Commission on June 21, 2024 at 8:00 a.m. in Kennesaw City Hall Council Chambers, located at 2529 J.O. Stephenson Ave, Kennesaw, GA. 30144.

The meeting will be conducted in person and online through Facebook live via the following link:
https://www.facebook.com/CityofKennesaw/.

6:7-2024

MDJ-4759

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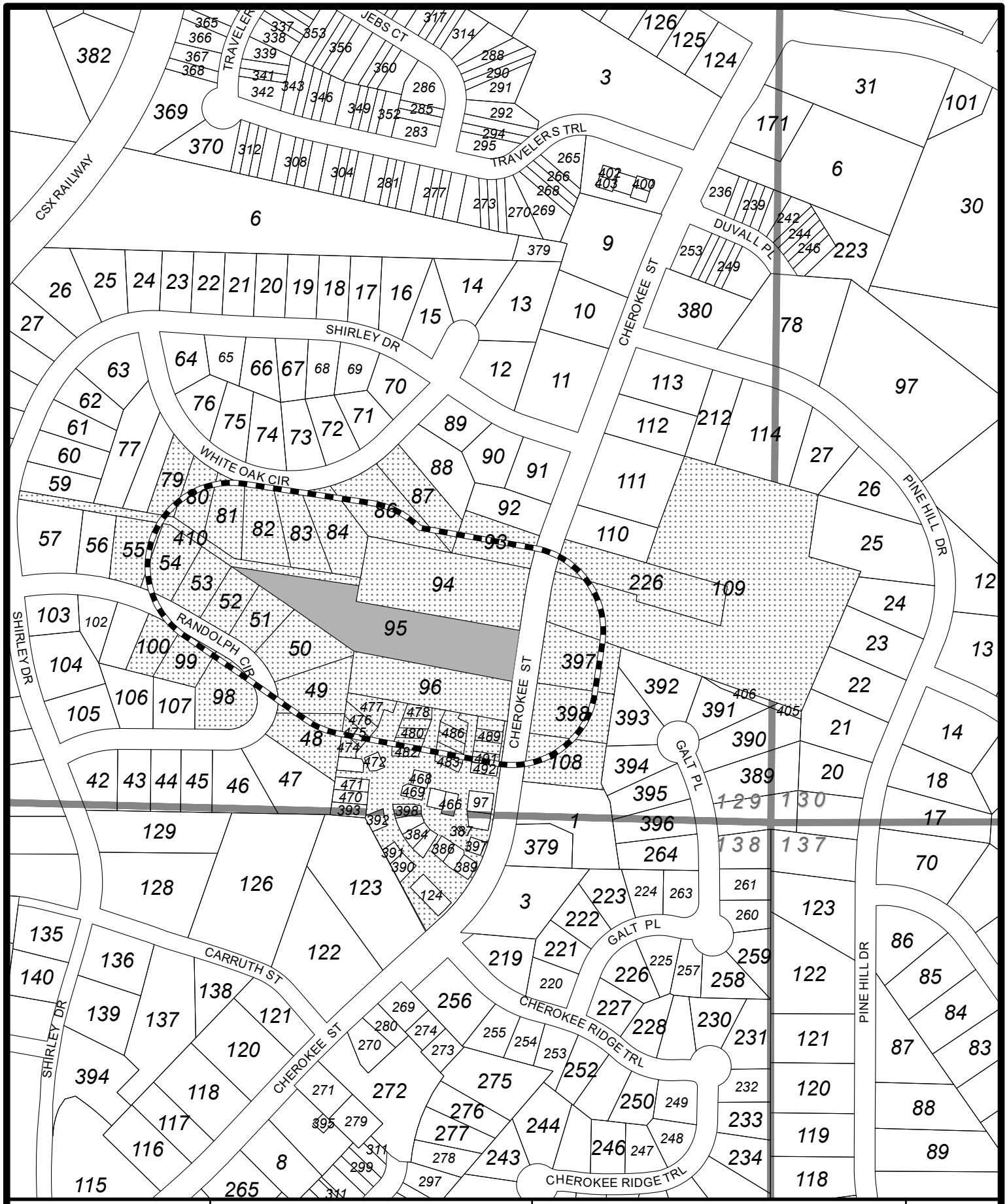

Subject Parcel

200' Radius

Properties Notified

3045 Cherokee St NW
Land Lot 129,
Tax Parcel 95

COA2024-05
200' PROPERTY NOTIFICATION

City of Kennesaw GIS Department

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling
MAYOR

Lea Alvarez
CITY CLERK

Date: 5/28/2024
RZ2023_000

N
1" = 300 '

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Antonio Jones
Madelyn Orochena
Tracey Viars
Pat Ferris

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

May 29, 2024

Subject: Demolition Request for 3033 & 3045 Cherokee St
3033 Cherokee Street, Kennesaw, GA 30144 – Parcel # 20012900960
3045 Cherokee Street, Kennesaw, GA 30144 – Parcel #20012900950

Dear Property Owner,

This letter serves as public notification that the owner of the properties located at 3033 and 3045 Cherokee Street has applied to the Historic Preservation Commission (HPC) to demolish structures within the historic district at these locations. The Unified Development Code requires that a public hearing be held before the HPC to review the request. Please find attached a copy of the application.

There will be a public hearing before the HPC on June 21, 2024, at 8:00 a.m. to review the request for the demolition of one (1) non-historic structure within the historic district at 3033 Cherokee Street and one (1) historic structure at 3045 Cherokee Street. The meeting will be held in the Kennesaw City Hall Council Chambers at 2529 J. O. Stephenson Avenue. This meeting will also be live-streamed on Facebook Live for those who cannot physically attend the meeting.

If you have any questions, concerns, or opinions on this matter and cannot attend the hearing, don't hesitate to get in touch with Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Tax Parcel - 20012900990
CHAUVIN REVOCABLE TRUST
4553 CHATSWORTH OVERLOOK NE
ROSWELL GA 30075

Tax Parcel - 20012901000
THE ESTATE OF GUY DONALD
2115 RANDOLPH CIR
KENNESAW GA 30144-2856

Tax Parcel - 20012904100
UNKNOWN
SHIRLEY DR

Tax Parcel - 20012900550
HOGAN DONNA
2126 RANDOLPH CIR NW
KENNESAW GA 30144

Tax Parcel - 20012904740
TARULLI WILLIAM THOMAS & FAUX ROBERT J
1919 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012900520
BRAMLETT WAYNE E
100 MOUNT CALVARY RD
MARIETTA GA 30064

Tax Parcel - 20012904790
MCCRAINE RODNEY E & SARAH L
31329 VIA NUBES
TEMECULA, CA 92592

Tax Parcel - 20012903980
ROSE KENNESAW PROPERTIES LLC
3008 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20013801250
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904820
SHEEHAN TANYA
1927 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904770
GIBSON DELLE
1925 NW GALT COMM LOT 28
KENNESAW GA 30144

Tax Parcel - 20012900480
PRADELLA JESSE & G BATTISTA
97 COUNTY RD
TEWSKBURY MA 01876

Tax Parcel - 20012900490
PRADELLA JESSE & G BATTISTA
97 COUNTY RD
TEWSKBURY MA 01876

Tax Parcel - 20012900500
BUTLER LAUREN ASHLEY
2090 RANDOLPH CIR NW
KENNESAW GA 30144

Tax Parcel - 20012904780
LUSCRE KELLY & MICHAEL R JR
1935 GALT COMM
KENNESAW GA 30144

Tax Parcel - 20012903970
BCKC PROPERTIES LLC
2095 ADAMS DR
ATLANTA, GA 30318

Tax Parcel - 20012900510
THREE R REALTY TRUST
2759 DELK RD SUITE 1294
MARIETTA GA 30067

Tax Parcel - 20012904800
RIVERSBEND CONTRUCTION INC
3018 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904810
NEWCOMER DANIEL & KORNWEIBEL KAREN RUTH
1929 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012900540
ZHILAKZADEH RAY
2116 RANDOLPH CIR NW
KENNESAW GA 30144

Tax Parcel - 20012900830
MCJILES LLC
1275 SHILOH RD NW STE 2310
KENNESAW GA 30144

Tax Parcel - 20012904840
CRUZ BUSTAMANTE MARTHA PATRICIA
1939 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904850
MACE WILLIAM
1941 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904760
MITCHAM JAMES & MARTHA
1923 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904750
ADAMS GINA A
1921 GALT COMMONS
KENNESAW GA 30144

Tax Parcel - 20012900790
LEONARD KATHLEEN BENNETT
2058 WHITE OAK CIR
KENNESAW GA 30144

Tax Parcel - 20012900930
THE JUDY I WHEELER REVOCABLE TRUST
28522 WHARTON DR
BONITA SPRINGS FL 34135

Tax Parcel - 20012900810
CAMPOS CECILIA
115 STONEWOOD CREEK CT
DALLAS GA 30132

Tax Parcel - 20012900530
BERUMEN ARMANDO & LUCIA
2108 RANDOLPH CIR
KENNESAW GA 30144

Tax Parcel - 20012901080
ROSE KENNESAW PROPERTIES LLC
3008 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20012901090
ABL REAL ESTATE HOLDINGS LLC
210 W MAIN ST
CARTERSVILLE GA 30120

Tax Parcel - 20012904830
MOSS GARY WAYNE & LEIGH ANN
1937 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012900840
JAIMES TERESA
2051 WHITE OAK CIR NW
KENNESAW GA 30144

Tax Parcel - 20012900860
LUNA ALBERTO & JAIMES TERESA
2047 WHITE OAK CIR NW
KENNESAW GA 30144

Tax Parcel - 20012900870
COUNTS GURDON W & MOORE SCOTT J
2996 NORTH MAIN ST
KENNESAW GA 30144-0000

Tax Parcel - 20012902260
VARELA JOSE BICET MURILLO
3066 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904860
RIVERSBEND CONTRUCTION INC
3018 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904870
RIVERSBEND CONSTRUCTION INC
3018 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904880
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904890
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904900
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904910
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012900820
PECK KATHY ELLEN & PATTERSON REBECCA JUNE
2055 WHITE OAK CIR NW
KENNESAW GA 30144

Tax Parcel - 20012900800
HEYING RICHARD
2059 WHITE OAK CIR NW
KENNESAW GA 30144

Tax Parcel - 20012900940
ALLATOONA PROPERTY INVESTMENTS LLC
PO BOX 156
KENNESAW GA 30156

Tax Parcel - 20012900960
JEFF GRUBB THE FAMILY LIMITED PARTNERSHI
234 KIRK RD
WHITE GA 30184

Tax Parcel - 20012900980
JOHNSON JERRY R & PATRICIA W
2087 RANDOLPH CIR
KENNESAW GA 30144

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City, State, ZIP+4®: Kennesaw, GA 30144

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Street and Apt. No., or PO Box No.: 234 Kirk Rd
City, State, ZIP+4®: White GA 30184

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City, State, ZIP+4®: Temecula, CA 92592

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City, State, ZIP+4®: Kennesaw, GA 30144

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City, State, ZIP+4®: Kennesaw, GA 30144

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Street and Apt. No., or PO Box No.: 2996 N Main St
City, State, ZIP+4®: Kennesaw, GA 30144

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Sent To Tarulli William Thomas & Faux Robert
Street and Apt. No., or PO Box No. 1919 Galt Commons
City, State, ZIP+4® Kennesaw, GA 30144

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2055 6531 46

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SG

Sent To Campos Cecilia
Street and Apt. No., or PO Box No. 115 Stonewood Creek ct
City, State, ZIP+4® Dallas, GA 30132

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SG

Sent To Mitchum James + Martha
Street and Apt. No., or PO Box No. 1923 Galt Cmns
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Adams Gina
Street and Apt. No., or PO Box No. 1921 Galt Commons
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Gibson Delle
Street and Apt. No., or PO Box No. 1925 NW Galt Commons
City, State, ZIP+4® Kennesaw, GA 30144

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SG

Sent To The Judy Wheeler Revocable Trust
Street and Apt. No., or PO Box No. 28522 Wharton Dr,
City, State, ZIP+4® Bonita Springs, FL 34135

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Postage $

Total Postage and Fees $

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SG

Sent To Jaimes Teresa
Street and Apt. No., or PO Box No. 2051 White Oak Cir NW
City, State, ZIP+4® Kennesaw, GA 30144

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- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

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SG

Sent To Pradella Jesse + G Battista
Street and Apt. No., or PO Box No. 97 County Rd
City, State, ZIP+4® Tewksbury, MA 01876

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SG

Sent To Cruz Bustamante Martha Patricia
Street and Apt. No., or PO Box No. 1939 Golf Cmns
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Peck Kathy Ellen & Patterson Rebecca June
Street and Apt. No., or PO Box No. 2055 white Oak Cir NW
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Johnson Jerry & Patricia W
Street and Apt. No., or PO Box No. 2087 Randolph Cir
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To
Luna Alberto & James Teresa

Street and Apt. No., or PO Box No.
2047 White Oak Cir NW

City, State, ZIP+4®
Kennesaw, GA 30144

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Sent To
Dah Jung Trading Co Inc

Street and Apt. No., or PO Box No.
PO Box 723166

City, State, ZIP+4®
Atlanta, GA 31139

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SG

Sent To
Moss Gary Wayne & Leigh Ann

Street and Apt. No., or PO Box No.
1937 Gatt Commons

City, State, ZIP+4®
Kennesaw, GA 30144

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Postage
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Total Postage and Fees
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SG

Sent To
Butler Lauren Ashley

Street and Apt. No., or PO Box No.
2090 Randolph Cir NW

City, State, ZIP+4®
Kennesaw, GA 30144

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Sent To
Leonard Kathleen Bennett

Street and Apt. No., or PO Box No.
2056 White Oak Cir

City, State, ZIP+4®
Kennesaw, GA 30144

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SG

Sent To
Zhilakzadeh Ray

Street and Apt. No., or PO Box No.
2116 Randolph Cir NW

City, State, ZIP+4®
Kennesaw, GA 30144

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To McJiles LLC

Street and Apt. No., or PO Box No. 1279 Shiloh Rd NW Ste 2310

City, State, ZIP+4® Kennesaw, GA 30144

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SG

Sent To Mace William

Street and Apt. No., or PO Box No. 1941 Galt Commons

City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Newcomer Daniel & Kornweibel Karen Ruth

Street and Apt. No., or PO Box No. 1929 Galt Commons

City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Heying Richard

Street and Apt. No., or PO Box No. 2059 White Oak Cir NW

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Sent To Sheehan Tanya

Street and Apt. No., or PO Box No. 1927 Galt Commons

City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Luscre Kelly & Michael R Jr.

Street and Apt. No., or PO Box No. 1935 Galt Comm.

City, State, ZIP+4® Kennesaw, GA 30144

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Sent To ARRIS Kennesaw LLC
Street and Apt. No., or PO Box No. PO BOX 20197 c/o Ryan LLC
City, State, ZIP+4® Atlanta, GA 30325

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To BCKC Properties LLC
Street and Apt. No., or PO Box No. 2095 Adams Dr
City, State, ZIP+4® Atlanta, GA 30318

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- ☐ Adult Signature Required $
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Sent To ABL Real Estate Holdings LLC
Street and Apt. No., or PO Box No. 210 W. Main St
City, State, ZIP+4® Cartersville GA 30120

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Item Report

TO: The Historic Preservation Commission

FROM:

DATE: June 21, 2024

TITLE: **Demolition Application: 3033 Cherokee St**
Consideration of approval for the demolition of one (1) structure located at 3033 Cherokee Street. Application submitted by Jason Kisz. Case#COA2024-06

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2024-06_3033CherokeeSt_ApplicationPacket

CASE NUMBER		LAND USE OR ZONING FROM	TO
AV	LU		
AX	RZ		
COA 2024-006			
HBR			
SLUP			
ZV			

AV – Administrative Variance
AX – Annexation
DX – De-annexation
HBR – Historic Board Review
LU – Land Use
RZ – Re-zoning
SLUP – Special Land Use
ZV – Variance

R-10 ZONING
KENNESAW CITY LIMITS
COBB COUNTY
99 LAND LOT

3033 Cherokee St NW
Land Lot 129, Tax Parcel 96

Subject Property

City of Kennesaw GIS Department

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Scale: 1" = 208 '
Print Date: 5/28/2024
DEMO2023_000

CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

a. The surrounding development
b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

☐ Material Specifications
☐ Drawing of Sign with Dimensions and Colors to be used
☐ Façade detail of fonts

Application for landscaping to include

☐ Variety of trees and shrubs
☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

☐ Existing conditions site plan depicting location of addition in relation to the existing property
☐ Existing floor plan of building
☐ Proposed floor plan of building including portions not to be altered
☐ Elevations of all exterior façade of addition including relationship to existing building
☐ Detail of trim to be utilized on façade
☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

Preserving the Past for the Future
Historic Preservation Commission

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** Jason Kisz

☐ Owner
☑ Other
☐ Other, please specify Developer

APPLICANT MAILING ADDRESS: 136 Santa Anita Trail Woodstock GA 30189

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 3033 Cherokee St

Land Lot _____ Tax Parcel 20012900960 Lot Size .88

Current zoning on property: CBD

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

_____

(Home#)_____ (Cell#) _____ (Email) _____

NAME OF OWNER:

French 3 Investments

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

3. **ACTIVITY**

☑ New Construction
☑ Demolition
☐ Awnings
☐ Fence
☐ Repairs or Alterations
☐ Landscaping

☐ Exterior Architectural Features
☐ Exterior Environmental Feature Change
☐ Moving a Building
☐ Sign Erection
☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).** Demo structure for Re-development of Site

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

5-24-2024

Signature of Applicant **Date**

6/10/24

Signature of Owner **Date**

(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

_____

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: _____

_____

(Application Administratively Approved)
HPC Chair Date: _____

☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE:_____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

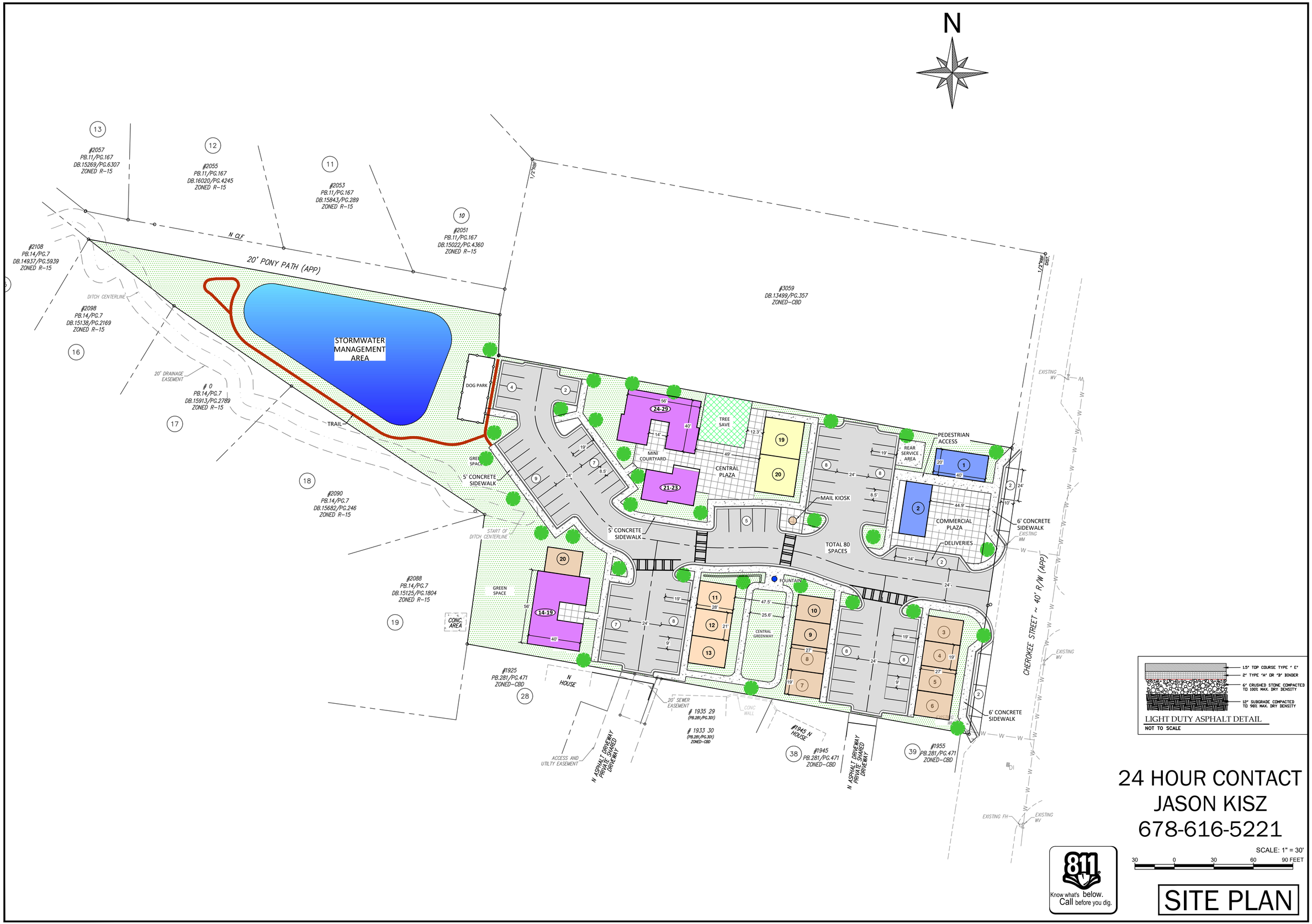
_____

_____
(May re-submit within 60 days)

POSTPONED/TABLED_____

_____
Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

SITE PLAN

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

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE ST WOODSTOCK
3033 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
24114

DATE
JUNE 10TH, 2024

REVISIONS

Kennesaw Cherokee St

Materials List for Construction:

Painted and Natural Brick

Smooth Lap Siding

Asphalt Shingles

Standing Seam Metal Roof Accents on Featured Architectural Elements

Wood Windows

Wood or Composite Wood Shutters

All rights reserved. Recivilize Properties LLC, 2024. Please note that this is a Conceptual Plan only and has been prepared for conceptual purposes only; and is subject to withdrawals, additions and changes as a result of final architectural and engineering reviews and approvals. For more info, please contact Jason Scheidt at 404-304-0439 or at jscheidt@gmail.com.

Kennesaw Cherokee St

Mixed-Use Commercial Plaza
(Residential above Retail)

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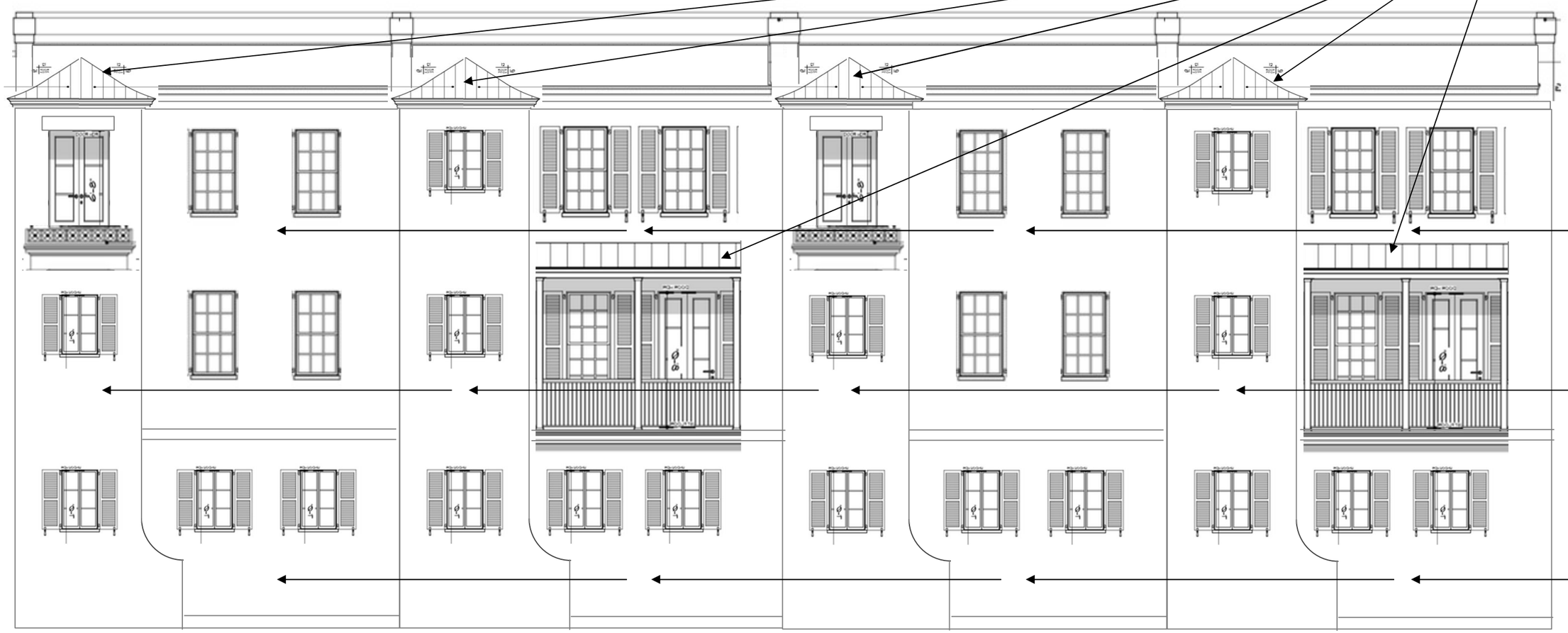
Kennesaw Cherokee St

1,250 SF Townhomes facing Cherokee St



0 ft 80 ft

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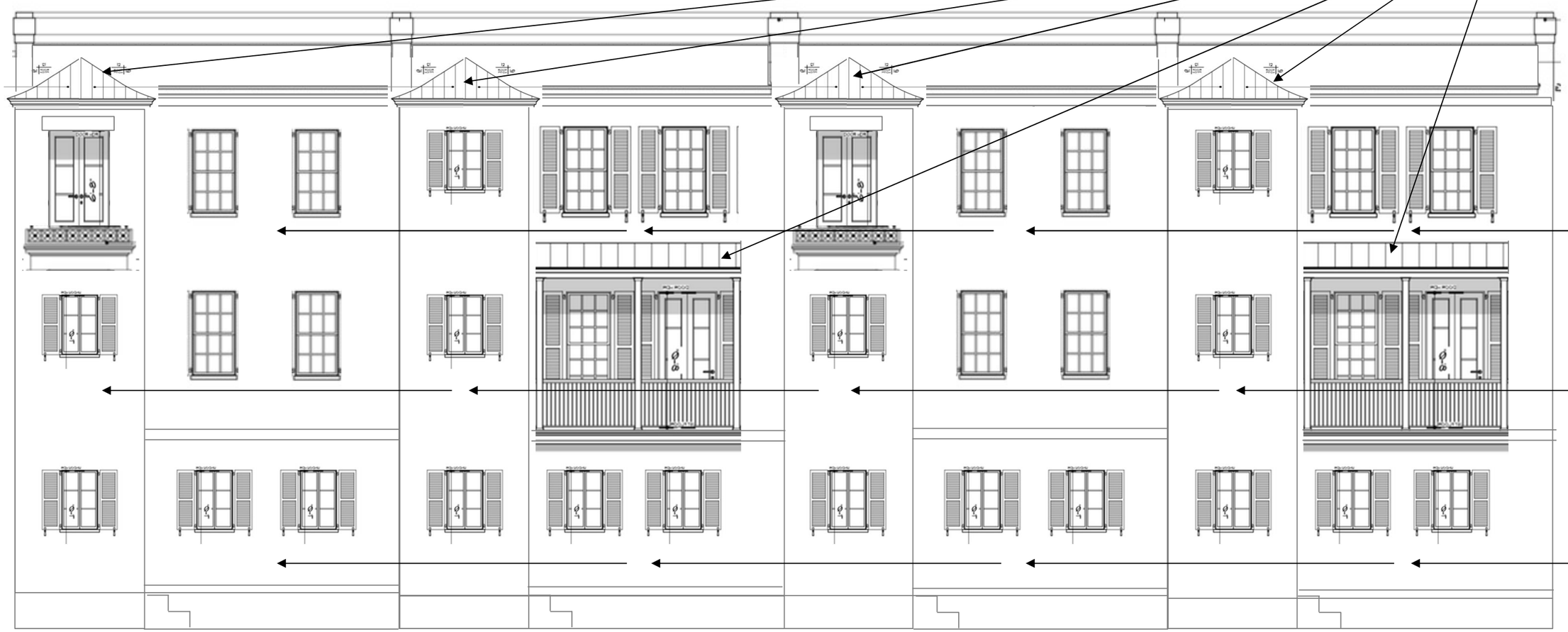
Kennesaw Cherokee St

1,250 SF Townhomes facing Interior Greenway



0 ft 80 ft

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Kennesaw Cherokee St

1,500 SF Townhomes (Triplet)

0 ft 80 ft

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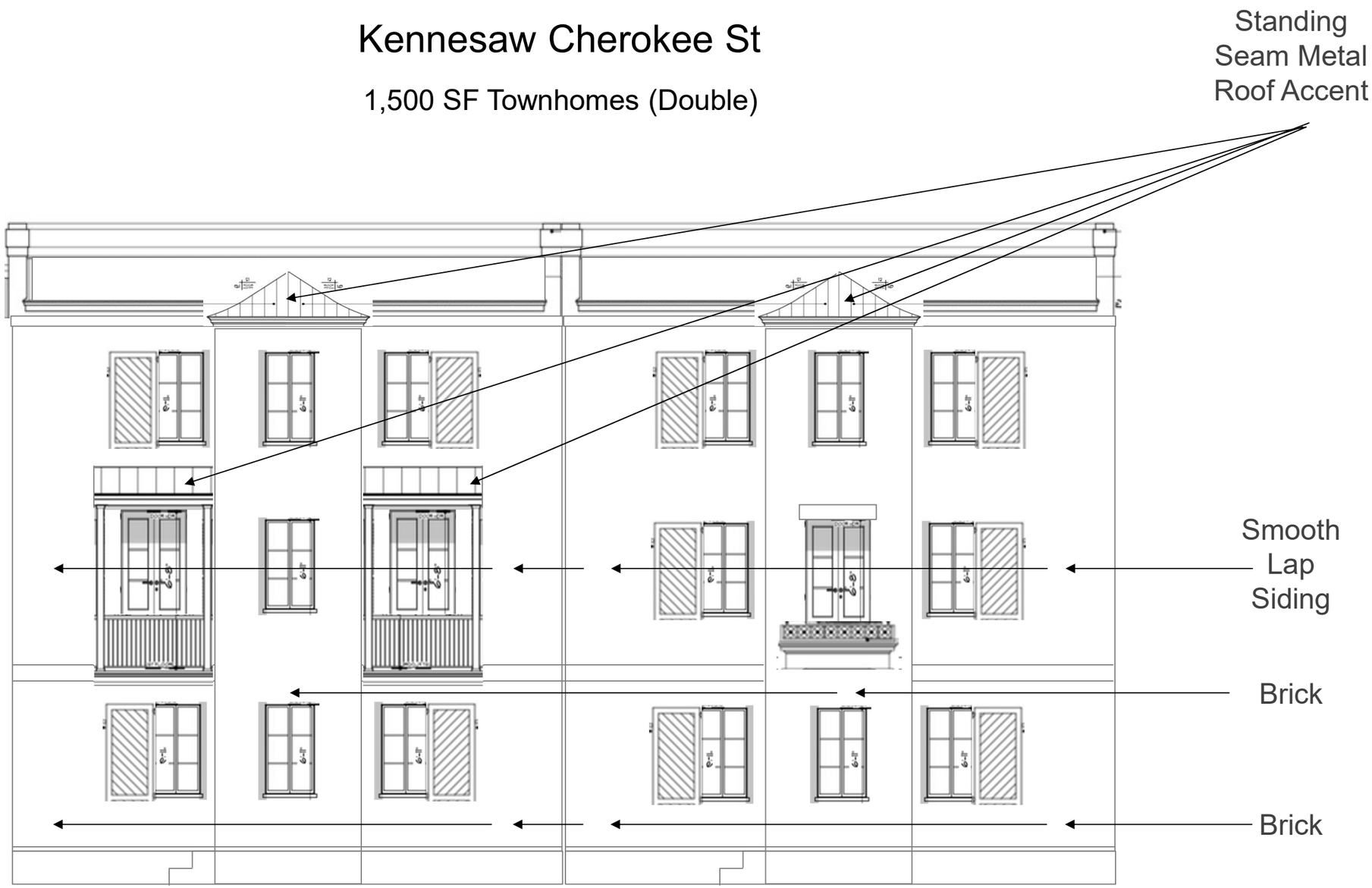
Kennesaw Cherokee St

1,500 SF Townhomes (Double)

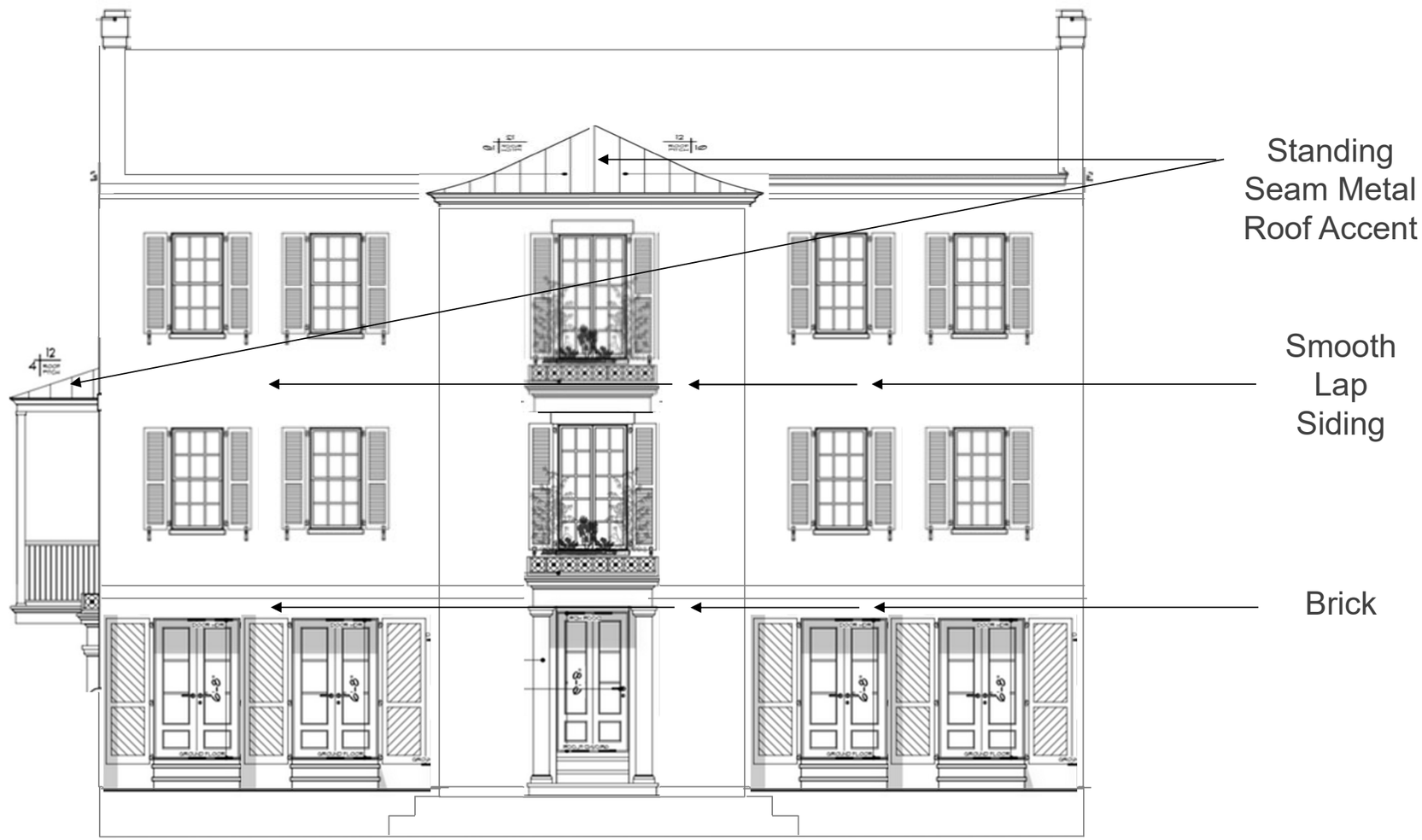


0 ft 80 ft

All rights reserved. Recivilize Properties LLC, 2024. Please note that this is a Conceptual Plan only and has been prepared for conceptual purposes only; and is subject to withdrawals, additions and changes as a result of final architectural and engineering reviews and approvals. For more info, please contact Jason Scheidt at 404-304-0439 or at jscheidt@gmail.com.

Kennesaw Cherokee St

Stacked Flats – 4 per Building



0 ft 80 ft

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Pre-demolition Asbestos Survey Inspection Report

for

Vacant Residential Structure
3033 Cherokee Street
Kennesaw, GA 30144

Prepared For:
Mr. Jason Kisz
French 3 Investments
136 Santa Ana Trail
Woodstock, GA 30189

Prepared by:
Terri L. Cowart
Asbestos Inspector No. 19492

April 29, 2024

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Appendices

Appendix A Laboratory Analysis Data and Chain of Custody

Appendix B Asbestos Inspector Certification

I. INTRODUCTION

Abatement Contractors Unlimited, LLC (ACU) has completed the pre-demolition survey inspection for asbestos-containing materials at the vacant residence located at 3033 Cherokee Street, Kennesaw, Cobb County, Georgia (Project Site). This Report includes a brief background of the project, the survey procedures, the laboratory results, and recommendations concerning any identified and/or assumed asbestos-containing materials (ACM).

ACU was retained by French 3 Investments (CLIENT) to conduct a pre-demolition asbestos survey inspection at the Project Site. The purpose of this asbestos survey inspection is to conduct a visual and analytical assessment to determine the presence or absence of Asbestos Containing Materials (ACM) prior to demolition activities. This asbestos survey inspection is required pursuant to US Environmental Protection Agency (EPA) National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Georgia Environmental Protection Division (GA EPD) prior to demolition. Additionally, this asbestos survey inspection is being conducted to assist the client in complying with requirements of the US Occupational Safety and Health Administration (OSHA), and Cobb County protocols prior to demolition.

II. PROPERTY DESCRIPTION

The residential structure is a one-story home that is approximately 1,200 square feet and sits on a crawl space. According to Cobb County Property records, the home was constructed in 1971. The walls and ceilings throughout the structure are gypsum material. The flooring within the structure was carpet over plywood with ceramic tile in the kitchen and bathroom. The roof of the structure is asphalt roofing shingles.

III. METHODS AND PROCEDURES

The building inspection and sampling protocol used to conduct the survey was as presented in 40 CFR 763.85(a) of the US Environmental Protection Agency (US EPA) Asbestos Hazard Emergency Response Act (AHERA) regulations and was modified for demolition purposes. The inspection protocol consisted of identifying homogeneous suspect building materials. A homogeneous material is one that appears to be uniform in texture, color, and wear, and appears to have been applied or installed during the same time.

ACU personnel visually assessed accessible interior and exterior areas at the Project Site. The visual assessment consisted of a walk-through of the accessible areas to identify, inventory, and assess suspect building materials within the structure. Suspect materials were grouped based on material homogeneity. Samples were collected of each homogeneous material identified, placed in a labeled container, and sealed. The location of each sample was recorded on a sample log and a written description was recorded for all samples.

Following the visual assessment, ACU personnel collected bulk samples of suspect building materials. The sample locations were generally chosen at random and a total of nine (9) samples of suspect ACM were collected from the Project Site.

Destructive sampling was performed to reach readily accessible layers of materials anticipated to be present. ACU made every attempt to sample the suspect materials that will be encountered during demolition of this structure.

Bulk samples were extracted from suspect materials identified. Sampling was not conducted of wood, fiberglass, foam, glass, rubber, concrete, cinder block or similar materials commonly recognized by the US EPA not to be suspect asbestos-containing materials. Samples were collected to include all layers where multiple layers of suspect materials were found.

IV. LABORATORY ANALYSIS

After completion of the fieldwork, the samples were delivered under strict chain of custody to EMSL Analytical Laboratory (EMSL) for analysis. A chain of custody is kept for each sample to ensure proper handling and delivery to EMSL prior to analysis. EMSL participates in the National Voluntary Laboratory Accreditation Program (NVLAP) for asbestos bulk sample analysis sponsored by the National Institute of Standards and Technology (NIST).

The bulk samples obtained from the Project Site were tested for detectable concentrations of asbestos using Polarized Light Microscopy (PLM) and dispersion oil staining. To avoid any possible contamination, all sample and slide preparation is carried out in a ventilated, HEPA-filter hood with continuous airflow. The testing method used was performed in accordance with the EPA "Method for the Determination of Asbestos in Bulk Building Materials, EPA/600/R-93/116, July 1993." The lower limit of detection is less than 1 percent and the upper detection limit is 100 percent. Results are reported as percent of asbestos by type, (e.g., Amosite, Chrysotile, Crocidolite, etc.).

V. SUMMARY OF FINDINGS

A total of eleven (11) samples were analyzed by EMSL; the laboratory results and associated chain of custody are attached under Appendix A. Asbestos-containing material is defined as any material or product which contains one percent (1%) or more of asbestos, as defined in 40 Code of Federal Regulations – Chapter 1 – Part 763.83, Definitions.

The results of the laboratory analysis indicate that ***asbestos-containing materials were found*** in the materials sampled from the Project Site. Below is a list of the sampled material and their asbestos content, if any.

Sampled Materials and Laboratory Results

SAMPLE NOS.	MATERIAL	LOCATION	ASBESTOS CONTENT	FRIABLE/ NON-FRIABLE
A-1	Joint Compound	Living Room	0.25% Chrysotile*	Friable
A-2	Joint Compound	Primary Bedroom	0.25% Chrysotile*	Friable
A-3	Joint Compound	1st Bedroom	0.25% Chrysotile*	Friable
B-1	Ceiling Texture	Living Room	0.50% Chrysotile*	Friable
B-2	Ceiling Texture	Bathroom	0.50% Chrysotile*	Friable
B-3	Ceiling Texture	Front Bedroom	0.50% Chrysotile*	Friable
C-1	**Brick Caulk**	**Front Door**	**3% Chrysotile**	**Friable**
D-1	Roofing	Roof	None Detected	N/A
D-2	Roofing	Rood	None Detected	N/A

** Original laboratory results indicated positive analysis of 2% - 3% for these samples. PLM 400 Point Count analysis was subsequently conducted, and those results are reflected above.*

VI. RECOMMENDATIONS

The identified asbestos-containing building materials discovered during this inspection event should be abated by a State of Georgia licensed asbestos abatement contractor prior to demolition. If other suspect ACM not sampled shall be encountered during demolition activities, the contractor should cease demolition activities and contact ACU immediately.

Notification to GA EPD is required prior to demolition activities. All demolition activities should comply with US EPA 40 CFR, Part 61 and OSHA 29 CFR 1926.1101 and 1926.1001 regulations.

VII. CERTIFICATIONS

The asbestos survey inspection was performed and coordinated by US EPA-accredited Asbestos Inspector, Ms. Terri L. Cowart; a copy of her Asbestos Inspector Certificate is attached to this Report under Appendix B.

VIII. LIMITATIONS

The findings in this report are consistent with accepted principles and practices established and prescribed by the EPA, OSHA, and GA EPD. This report, and the supporting data, findings, conclusions, opinions, and the recommendations it contains, represents the result of ACU's efforts on behalf of CLIENT. This report is not an abatement specification and should not be used for specifying removal methods or techniques.

Due to the hidden nature of some building components (i.e., within mechanical chases), it may be impossible to determine if all the suspect building materials have been located and subsequently sampled. Destructive sampling in some instances is not a viable option. We cannot, therefore, guarantee that all potential ACM has been located and sampled, and ACM may or may not be present within the structure.

The information contained in this report is based upon the data furnished by CLIENT and observations and test results provided by ACU. These observations and results are time dependent, are subject to changing site conditions, and revisions to Federal, State, and local regulations. The results, assessments, conclusions, and recommendations stated in this report are factually representative of the conditions and circumstances observed at this location on the date of inspection. We cannot assume responsibility for any change in conditions or circumstances that occurred after the inspection.

The information contained in this Report was prepared based upon specific parameters and regulations in force at the time of this Report. The information herein is only for the specific use of the CLIENT and ACU. ACU accepts no responsibility for the use, interpretation, or reliance by other parties of the information contained herein, unless written authorization has been obtained from ACU.

Report Prepared By:
ABATEMENT CONTRACTORS UNLIMITED, LLC

Terri L. Cowart
Asbestos Inspector No. 19492

APPENDIX A

EMSL Laboratory Results
and Chain of Custody
For
Asbestos Sampling

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only: 072403818

EMSL Analytical, Inc.
2205 Corporate Plaza Parkway S
Suite 200
Smyrna, GA 30080
PHONE: (770) 956-9150
EMAIL: atlantalab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Abatement Contractors Unlimited, LLC	Company Name:	Abatement Contractors Unlimited, LLC
Contact Name:	Terri Cowart	Billing Contact:	Terri Cowart
Street Address:	4355 Cobb Parkway Suite J-202	Street Address:	4355 Cobb Parkway, Suite J-202
City, State, Zip:	Atlanta GA 3033 Country: US	City, State, Zip:	Atlanta GA 30339 Country: US
Phone:	404-909-7479	Phone:	404-909-7479
Email(s) for Report:	terri@abatementcu.com	Email(s) for Invoice:	

Project Information

Project Name/No.: 3033 Cherokee St
Purchase Order:
EMSL LIMS Project ID: (if applicable, EMSL will provide)
US State where samples collected: GA
State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name: Terri Cowart
Sampled By Signature: J Cowart
No. of Samples in Shipment

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☐ 48 Hour ☒ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only samples must be submitted by 11 30 am.

Test Selection

PCM Air
- ☐ NIOSH 7400
- ☐ NIOSH 7400 w/ 8hr TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)
- ☐ POINT COUNT
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- POINT COUNT w/ GRAVIMETRIC
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- ☐ NIOSH 9002 (<1%)
- ☐ NYS 198.1 (Friable - NY)
- ☐ NYS 198.6 NOB (Non-Friable - NY)
- ☐ NYS 198.8 (Vermiculite SM-V)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312*

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (Non-Friable-NY)
- ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ Qualitative via Filtration Prep
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)*
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

*Please call with your project-specific requirements.

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA) | Filter Pore Size (Air Samples) ☐ 0.8um ☐ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
A-1	Joint Compound -ONLY	Living Room	4-24-24
A-2	Joint Compound -ONLY	Primary Bedroom	
A-3	Joint Compound -ONLY	1st Bedroom	
B-1	Ceiling Texture	Living Room	
B-2	Ceiling Texture	Bathroom	
B-3	Ceiling Texture	Front Bedroom	
C-1	Brick Caulk	Front Door	
D1-D2	Roofing	Roof	

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:
Sample Condition Upon Receipt: Sophia Scott

Relinquished by:	Date/Time:	Received by:	Date/Time:
J Cowart	4-24-24		4/24/24 12:40 WI
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-05 Asbestos R15 4/23/2021

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

EMSL Analytical, Inc.

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Tel/Fax: (770) 956-9150 / (770) 956-9181

http://www.EMSL.com / atlantalab@emsl.com

EMSL Order: 072403818
Customer ID: ABCU34
Customer PO:
Project ID:

Attention: Terri Cowart
Abatement Contractors Unlimited
4355 Cobb Parkway
Suite J202
Atlanta, GA 30339
Project: 3033 Cherokee St

Phone: (404) 909-7479
Fax: (404) 506-9661
Received Date: 04/24/2024 12:40 PM
Analysis Date: 04/26/2024
Collected Date: 04/24/2024

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A - 1 *072403818-0001*	Joint Compound - Only - Living Room	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
A - 2 *072403818-0002*	Joint Compound - Only - Primary Bedroom	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
A - 3 *072403818-0003*	Joint Compound - Only - 1st Bedroom	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
B - 1 *072403818-0004*	Ceiling Texture - Living Room	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
B - 2 *072403818-0005*	Ceiling Texture - Bathroom	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
B - 3 *072403818-0006*	Ceiling Texture - Front Bedroom	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
C - 1 *072403818-0007*	Brick Caulk - Front Door	Gray Non-Fibrous Homogeneous		97% Non-fibrous (Other)	**3% Chrysotile**
D - 1-Shingle *072403818-0008*	Roofing - Roof	Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
D - 1-Felt *072403818-0008A*	Roofing - Roof	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
D - 2-Shingle *072403818-0009*	Roofing - Roof	Black Non-Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
D - 2-Felt *072403818-0009A*	Roofing - Roof	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected

Initial report from: 04/26/2024 13:06:34

EMSL Analytical, Inc.
2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080
Tel/Fax: (770) 956-9150 / (770) 956-9181
http://www.EMSL.com / atlantalab@emsl.com

EMSL Order:	072403818
Customer ID:	ABCU34
Customer PO:	
Project ID:	

Analyst(s)

Kyle Rich (11)

Violedah Richardson, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc Smyrna, GA NVLAP Lab Code 101048-1

Initial report from: 04/26/2024 13:06:34

EMSL Analytical, Inc.
2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080
Phone/Fax: (770) 956-9150 / (770) 956-9181
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EMSL Order: 072403818
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Attention: Terri Cowart
Abatement Contractors Unlimited
4355 Cobb Parkway
Suite J202
Atlanta, GA 30339
Project: 3033 Cherokee St

Phone: (404) 909-7479
Fax: (404) 506-9661
Received: 04/24/2024 12:40 PM
Analysis Date: 04/26/2024 - 05/01/2024
Collected: 04/24/2024

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A - 1 *072403818-0001*	Joint Compound - Only - Living Room	White Non-Fibrous Homogeneous		99.75% Non-fibrous (Other)	**0.25% Chrysotile**
A - 2 *072403818-0002*	Joint Compound - Only - Primary Bedroom	White Non-Fibrous Homogeneous		99.75% Non-fibrous (Other)	**0.25% Chrysotile**
A - 3 *072403818-0003*	Joint Compound - Only - 1st Bedroom	White Non-Fibrous Homogeneous		99.75% Non-fibrous (Other)	**0.25% Chrysotile**
B - 1 *072403818-0004*	Ceiling Texture - Living Room	White Non-Fibrous Homogeneous		99.50% Non-fibrous (Other)	**0.50% Chrysotile**
B - 2 *072403818-0005*	Ceiling Texture - Bathroom	White Non-Fibrous Homogeneous		99.50% Non-fibrous (Other)	**0.50% Chrysotile**
B - 3 *072403818-0006*	Ceiling Texture - Front Bedroom	White Non-Fibrous Homogeneous		99.50% Non-fibrous (Other)	**0.50% Chrysotile**

Analyst(s)
Kyle Rich (6)

Violedah Melissa Richardson
Violedah Richardson, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc Smyrna, GA NVLAP Lab Code 101048-1

Initial report from: 04/26/2024 13:06:37

APPENDIX B

Asbestos Inspector
Certification

The Environmental Institute

Terri L. Cowart

Social Security Number - XXX-XX-9048
Abatement Contractors Unlimited - 4355 Cobb Parkway, Atlanta, GA 30339

Has completed 4 hours of coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation

Asbestos in Buildings: Inspector Refresher

July 25, 2023
Course Date

19492
Certificate Number

July 25, 2023
Examination Date

July 25, 2024
Expiration Date

Beverly B. Campbell - Course Director/Training Manager

The ENVIRONMENTAL INSTITUTE

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)
TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124 - Marietta, GA 30067
Phone: 770-427-3600 - Website: www.tei-atl.com

3033
PUBLIC HEARING
Application for Demolition of structures within the Historic District
Location: 3033 Cherokee Street
Date of Hearing: June 21, 2024
Hearing will be held before the Kennesaw Historic Preservation Commission at 8am at City Hall Council Chambers
2525 J.O. Stephenson Ave
Kennesaw Ga. 30144
For further information please call the Planning and Zoning Department
770-590-8268
06.04.2024 10:56

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sent to all who commented and subscribed to project updates.

6:7,28-2024

MDJ-4713
GPN-16
CITY OF KENNESAW
PUBLIC NOTICE

Notice is hereby given that the City of Kennesaw shall hold a public hearing to give consideration for demolition of structures located within the Downtown Historic District located at 3033 & 3045 Cherokee Street. The applicant is Jason Kisz. Lying In Land Lot 129, 20 th District, 2nd Section, Tax Parcels 95 and 96. Interested citizens are invited to contact the Planning and Zoning office at (770) 590-8268 with questions or concerns during normal business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Said hearing shall be held by the Historic Preservation Commission on June 21, 2024 at 8:00 a.m. in Kennesaw City Hall Council Chambers, located at 2529 J.O. Stephenson Ave, Kennesaw, GA. 30144.

The meeting will be conducted in person and online through Facebook live via the following link:
https://www.facebook.com/CityofKennesaw/.

6:7-2024

MDJ-4759

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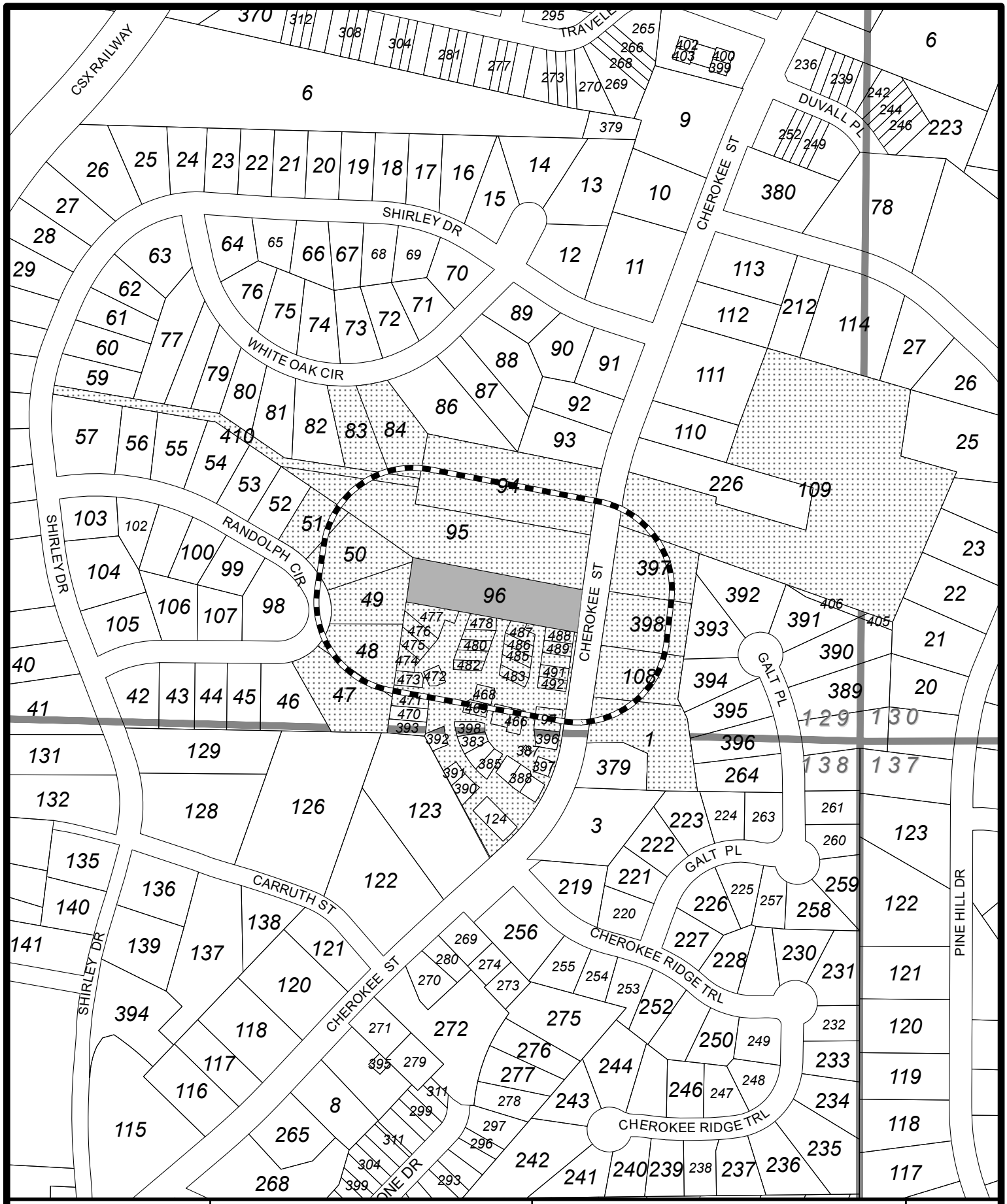

Subject Parcel

200' Radius

Properties Notified

3033 Cherokee St NW
Land Lot 129,
Tax Parcel 96

COA2024-06
200' PROPERTY NOTIFICATION

City of Kennesaw GIS Department

CITY OF KENNESAW
PLANNING & ZONING DEPT.
770-590-8268

Derek Easterling MAYOR
Lea Alvarez CITY CLERK

Date: 5/28/2024
DEMO2023_000

1" = 280'

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Antonio Jones
Madelyn Orochena
Tracey Viars
Pat Ferris

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

May 29, 2024

Subject: Demolition Request for 3033 & 3045 Cherokee St
3033 Cherokee Street, Kennesaw, GA 30144 – Parcel # 20012900960
3045 Cherokee Street, Kennesaw, GA 30144 – Parcel #20012900950

Dear Property Owner,

This letter serves as public notification that the owner of the properties located at 3033 and 3045 Cherokee Street has applied to the Historic Preservation Commission (HPC) to demolish structures within the historic district at these locations. The Unified Development Code requires that a public hearing be held before the HPC to review the request. Please find attached a copy of the application.

There will be a public hearing before the HPC on June 21, 2024, at 8:00 a.m. to review the request for the demolition of one (1) non-historic structure within the historic district at 3033 Cherokee Street and one (1) historic structure at 3045 Cherokee Street. The meeting will be held in the Kennesaw City Hall Council Chambers at 2529 J. O. Stephenson Avenue. This meeting will also be live-streamed on Facebook Live for those who cannot physically attend the meeting.

If you have any questions, concerns, or opinions on this matter and cannot attend the hearing, don't hesitate to get in touch with Planning and Zoning at 770-590-8268 or zoningdept@kennesaw-ga.gov.

Sincerely,

Darryl Simmons

Darryl Simmons
Planning and Zoning Administrator

Tax Parcel - 20012904100
UNKNOWN
SHIRLEY DR

Tax Parcel - 20012904670
THE KATHERINE LEE SNELL REVOCABLE TRUST
1920 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904680
JONES DANIELLE A
1918 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904690
MONGIN LESLIE A
1916 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904740
TARULLI WILLIAM THOMAS & FAUX ROBERT J
1919 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012900470
RENFROE MARIE
2084 RANDOLPH CIR
KENNESAW GA 30144

Tax Parcel - 20012904790
MCCRAINE RODNEY E & SARAH L
31329 VIA NUBES
TEMECULA, CA 92592

Tax Parcel - 20012903980
ROSE KENNESAW PROPERTIES LLC
3008 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20012904730
WALES EILEEN
1915 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20013801250
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904710
PRITZ GORDON & GINNY
7 LAS BRISAS WAY
PALM COAST FL 32137

Tax Parcel - 20012904720
WHITWORTH DEBRA Y
1917 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904820
SHEEHAN TANYA
1927 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904770
GIBSON DELLE
1925 NW GALT COMM LOT 28
KENNESAW GA 30144

Tax Parcel - 20012900480
PRADELLA JESSE & G BATTISTA
97 COUNTY RD
TEWSKBURY MA 01876

Tax Parcel - 20012900490
PRADELLA JESSE & G BATTISTA
97 COUNTY RD
TEWSKBURY MA 01876

Tax Parcel - 20012900500
BUTLER LAUREN ASHLEY
2090 RANDOLPH CIR NW
KENNESAW GA 30144

Tax Parcel - 20012904780
LUSCRE KELLY & MICHAEL R JR
1935 GALT COMM
KENNESAW GA 30144

Tax Parcel - 20012903970
BCKC PROPERTIES LLC
2095 ADAMS DR
ATLANTA, GA 30318

Tax Parcel - 20012900510
THREE R REALTY TRUST
2759 DELK RD SUITE 1294
MARIETTA GA 30067

Tax Parcel - 20012904800
RIVERSBEND CONTRUCTION INC
3018 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904810
NEWCOMER DANIEL & KORNWEIBEL KAREN RUTH
1929 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012900830
MCJILES LLC
1275 SHILOH RD NW STE 2310
KENNESAW GA 30144

Tax Parcel - 20012904840
CRUZ BUSTAMANTE MARTHA PATRICIA
1939 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904850
MACE WILLIAM
1941 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904760
MITCHAM JAMES & MARTHA
1923 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012904750
ADAMS GINA A
1921 GALT COMMONS
KENNESAW GA 30144

Tax Parcel - 20013800010
ROSE KENNESAW PROPERTIES LLC
3008 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20012901080
ROSE KENNESAW PROPERTIES LLC
3008 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20012901090
ABL REAL ESTATE HOLDINGS LLC
210 W MAIN ST
CARTERSVILLE GA 30120

Tax Parcel - 20012904830
MOSS GARY WAYNE & LEIGH ANN
1937 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012900840
JAIMES TERESA
2051 WHITE OAK CIR NW
KENNESAW GA 30144

Tax Parcel - 20012904920
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904860
RIVERSBEND CONTRUCTION INC
3018 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904870
RIVERSBEND CONSTRUCTION INC
3018 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904880
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904890
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904900
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904910
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

Tax Parcel - 20012904660
JOANNE LACH REVOCABLE TRUST
1922 GALT CMNS
KENNESAW GA 30144

Tax Parcel - 20012900940
ALLATOONA PROPERTY INVESTMENTS LLC
PO BOX 156
KENNESAW GA 30156

Tax Parcel - 20012900950
RICHARDS THOMAS R SR REVOCABLE TRUST
3045 CHEROKEE ST
KENNESAW GA 30144

Tax Parcel - 20012900970
OLD CHEROKEE JV LLC
3008 CHEROKEE ST NW
KENNESAW GA 30144

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Sent To: Old Cherokee JV LLC
Street and Apt. No., or PO Box No.: 3008 Cherokee St NW
City, State, ZIP+4®: Kennesaw, GA 30144

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Street and Apt. No., or PO Box No.: 2126 Randolph Cir NW
City, State, ZIP+4®: Kennesaw, GA 30144

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Street and Apt. No., or PO Box No.: 4553 Chatsworth Overlook NE
City, State, ZIP+4®: Roswell, GA 30075

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Street and Apt. No., or PO Box No.: 2759 Delk Rd, Ste 1294
City, State, ZIP+4®: Marietta, GA 30067

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Sent To: Riversbend Construction Inc
Street and Apt. No., or PO Box No.: 3018 Cherokee St
City, State, ZIP+4®: Kennesaw, GA 30144

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Sent To: Jeff Grub The Family Limited Partner Ship
Street and Apt. No., or PO Box No.: 234 Kirk Rd
City, State, ZIP+4®: White GA 30184

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Street and Apt. No., or PO Box No.: 31329 Via Nubes
City, State, ZIP+4®: Temecula, CA 92592

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Sent To: Varela Jose Bilet Murillo
Street and Apt. No., or PO Box No.: 3066 Cherokee St NW
City, State, ZIP+4®: Kennesaw, GA 30144

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Street and Apt. No., or PO Box No.: 2108 Randolp Cir
City, State, ZIP+4®: Kennesaw, GA 30144

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Sent To: Rose Kennesaw Properties LLC
Street and Apt. No., or PO Box No.: 3008 Cherokee St
City, State, ZIP+4®: Kennesaw, GA 30144

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Sent To: Counts Gurdon W + Moore Scott J
Street and Apt. No., or PO Box No.: 2996 N Main St
City, State, ZIP+4®: Kennesaw, GA 30144

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Sent To: Altatoona Property Investments LLC
Street and Apt. No., or PO Box No.: PO Box 156
City, State, ZIP+4®: Kennesaw, GA 30156

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Street and Apt. No., or PO Box No. 100 Mount Calvary Rd
City, State, ZIP+4® Marietta, GA 30064

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Street and Apt. No., or PO Box No. 1919 Galt Commons
City, State, ZIP+4® Kennesaw, GA 30144

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Street and Apt. No., or PO Box No. 115 Stonewood Creek ct
City, State, ZIP+4® Dallas, GA 30132

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Sent To Mitchum James + Martha
Street and Apt. No., or PO Box No. 1923 Galt Cmns
City, State, ZIP+4® Kennesaw, GA 30144

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Street and Apt. No., or PO Box No. 1921 Galt Commons
City, State, ZIP+4® Kennesaw, GA 30144

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Sent To Gibson Delle
Street and Apt. No., or PO Box No. 1925 NW Galt Commons
City, State, ZIP+4® Kennesaw, GA 30144

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- ☐ Adult Signature Required $
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Sent To The Judy Wheeler Revocable Trust
Street and Apt. No., or PO Box No. 28522 Wharton Dr,
City, State, ZIP+4® Bonita Springs, FL 34135

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Luna Alberto & James Teresa

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2047 White Oak Cir NW

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PO Box 723166

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Atlanta, GA 31139

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1937 Gatt Commons

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Butler Lauren Ashley

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2090 Randolph Cir NW

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Leonard Kathleen Bennett

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2056 White Oak Cir

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Kennesaw, GA 30144

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Zhilakzadeh Ray

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2116 Randolph Cir NW

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Street and Apt. No., or PO Box No. 1941 Galt Commons

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Sent To Newcomer Daniel & Kornweibel Karen Ruth

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Sent To Sheehan Tanya

Street and Apt. No., or PO Box No. 1927 Galt Commons

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Sent To Luscre Kelly & Michael R Jr.

Street and Apt. No., or PO Box No. 1935 Galt Comm.

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Street and Apt. No., or PO Box No. PO BOX 20197 c/o Ryan LLC
City, State, ZIP+4® Atlanta, GA 30325

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Street and Apt. No., or PO Box No. 2095 Adams Dr
City, State, ZIP+4® Atlanta, GA 30318

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Street and Apt. No., or PO Box No. 210 W. Main St
City, State, ZIP+4® Cartersville GA 30120

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Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: June 21, 2024

TITLE: **Central Business District Project Application: 3033 and 3045 Cherokee Street**
Consideration to review a CBD project application request for a mixed-use development on two parcels located at 3033 Cherokee Street (20012900960) and 3045 Cherokee Street (20012900950). Case#CBD2024-02.

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. CBD2024-02_3033&3045CherokeeSt_ApplicationPacket
2. COA2024-05-06_ProposedElevation
3. CBD2024-02 - 3033_3045CherokeeSt_Unit_Itemization_ExhibitC
4. RZ2024-03_3045 Cherokee Street - Electronic Public Comment_Redacted

Community Development
Planning & Zoning Department
2529 J. O. Stephenson Avenue
Kennesaw, GA 30144

CENTRAL BUSINESS DISTRICT REZONING CHECKLIST

Required Fee $0

Darryl Simmons
Planning & Zoning Administrator

Chanelle Campbell
Assistant Zoning Administrator/Planner

For questions, please feel free to contact the Planning and Zoning Department at (770) 590-8268 or zoningdept@kennesaw-ga.gov.

CHECKLIST ITEMS

☐ **Application completed, signed and notarized**

☐ **A copy of the deed for said property with full legal description**

Please note: **Copy of the deed is needed to verify the name of the property owner**

☐ **Total Rezoning Fee – *$0***

☐ **The above items can be submitted in one of the following ways:**

1. **Scan and email to zoningdept@kennesaw-ga.gov in PDF format.**
2. **Submit in person at 2529 J O Stephenson Avenue, Kennesaw, GA 30144**
3. **Mail to ATTN: Zoning, 2529 J O Stephenson Avenue, Kennesaw, GA 30144**
    a. **For your convenience, a pre-paid postage envelope has been enclosed**

City of Kennesaw, GA

CENTRAL BUSINESS DISTRICT
PROJECT APPROVAL

Date Received 03/20/24
Staff's Initials CMC

Is this property located within the Kennesaw Historic District (yes) X (no) _____?

A minimum of one consultation to review project concept and factors to consider in the planning & design phase prior to initial site plan and architectural review, submission and hearing before the Mayor and Council is mandatory.

Date Received 03/20/2024 Staff's Initials CMC

Procedures for filing for CBD Approval:

1. **Original application completed, signed and notarized**
2. **Application must be filled out completely, signed and returned to the Zoning Administrator**
3. **Copy of Business Plan**
4. **Copy of warranty deed that reflects the current property owner**
5. **Copy of site plan with proposed project consistent with the Kennesaw Design Guidelines**
6. **Completed application and supporting documents listed on one Flash Drive or email to dsimmons@kennesaw-ga.gov in PDF format**

CBD Approval Process:

1. **Submittal to KDDA for review and comment**
2. **Submittal to HPC for Certificate of Appropriateness (if in HPC district) not in HPC district comments only required from HPC**
3. **Review/ Approval by Mayor and Council**

PROPERTY ADDRESS 3045 Cherokee St. / 3033 Cherokee St.

Land Lot 129 Tax Parcel 20012900950 20012900960 Lot Size 1.663 acres .8 acres Present Zoning R-15/CBD

Proposed Project for Property developing gateway community to downtown Kennesaw

Add additional sheet if necessary

APPLICANT JASON KISZ

APPLICANT EMAIL JASONKISZ@GMAIL.COM

Applicant address 136 SANTA ANITA TRAIL WOODSTOCK GA 30189

(Fax #)_____ (Work #) _____ (Cell #) _____

Applicant Signature _____

Signed, sealed and delivered in presence of: _____ 03/20/24
Notary **Date**

CHANELLE CAMPBELL
Notary Public, Georgia
Clayton County
My Commission Expires
May 26, 2026

TITLEHOLDER: FRENCH 3 INVESTMENTS, LLC **Telephone:** 404-245-9220

Address: 4905 VILLAGE GREEN DRIVE, ROSWELL, GA 30075

Signature _____ OWNER FRENCH 3 INVESTMENTS, LLC

Signed, sealed and delivered in presence of: _____ 03/20/24
Notary **Date**

CHANELLE CAMPBELL
Notary Public, Georgia
Clayton County
My Commission Expires
May 26, 2026

Z\P&Z FORMS\Applications 2020

CENTRAL BUSINESS DISTRICT PROJECT

CBD Project Administratively approved by:

_____
Darryl Simmons, Planning & Zoning Administrator

Date: _____

☐ APPROVED

☐ REQUIRES KDDA APPROVAL

☐ REQUIRES HPC APPROVAL

☐ MAYOR AND COUNCIL

KENNESAW DOWNTOWN DEVELOPMENT AUTHORITY:

Hearing Date: _____

Recommendation: see attached minutes

_____
Signature Kennesaw Downtown Development Authority:

HISTORIC PRESERVATION COMMISSION:

Hearing Date: _____

Recommendation: see attached minutes

_____
Signature Historic Preservation Commission

KENNESAW MAYOR AND COUNCIL:

Hearing Date: _____ see attached minutes

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

A separate form must be completed by each applicant

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

NO

If "Yes," the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of the City of Kennesaw within ten (10) days after this application is first filed.

Please supply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made:

NO

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

NO

An enumeration and description of each gift having a value of two hundred fifty dollars ($250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

I certify that the foregoing information is true and correct, this 20 day of March, 2024

Applicants Signature

[1] If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Mayor and Council of the City of Kennesaw, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2] Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

CENTRAL BUSINESS DISTRICT PROJECT

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

OVERVIEW: Introducing The Newest Jewel in Downtown Kennesaw's Crown

The new F3/Kisz/Recivilize Development at 3033 and 3045 Cherokee Street is a Downtown Kennesaw gateway development project in the City's Central Business District (CBD). The Central Business District (CBD) is established in order to preserve and protect the cultural and historic aspects of downtown Kennesaw and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area.

The classification is primarily intended for a focal point for upscale retail trade, tourism, and financial and public uses. The intent of the Central Business District (CBD) is to develop a compact core to encourage and facilitate pedestrian movement and provide convenient access to the amenities of downtown. The City has made some great strides in the last few years, and we are excited to continue the trend by adding another jewel to Downtown Kennesaw's crown.

Overview of the New 3033/3045 Cherokee St Development (name of development is TBD at this point):

- The initial phase of the development is 3033 (.88 acres) and 3045 Cherokee St (1.663 acres), immediately north of Galt Commons = 2.543 acres (see Exhibit A for accompanying survey and Exhibit B for conceptual site plan and illustrative architecture and landscapes for inspiration) – plan is designed to seamlessly accommodate future property additions to the north and west as deemed viable
- For sale: 31 residential units (12.19 du / acre), approx 40,000 total heated square feet of residential (mix of attached townhomes and stacked flat condos)
- For sale or lease: 2 commercial units, approx 2,000 total heated square feet of commercial
- Total of approx 42,000 heated square feet of new construction (see Exhibit C for accompanying spreadsheet for a full itemization of residential and commercial units)
- Investment by French 3 Investments, design by Recivilize Properties, and construction by Kisz Construction

According to Kennesaw's Strategic Economic Development Plan, the City is "focused on increasing density in the Downtown which will in turn create additional demand for everyday goods and services and for restaurants and bars. New mixed-use developments are expected to increase the potential for retail."

Goals are to "continue to support and pursue mixed-used development – Kennesaw already has begun enabling mixed-use development to augment the existing supply of commercial and residential spaces. In Kennesaw, the scale of nonresidential development needs to be consistent with market potential/opportunities; small office and dining/entertainment in downtown, maker-space and small-scale retail along commercial corridors. There are opportunities for repositioning underperforming assets and strengthening downtown."

The Strategic Economic Development Plan also aspires to "improve Kennesaw as a place to live, work, shop, and recreate – The City should actively engage with existing businesses and potential developers to enhance the office, retail, shopping, and recreational amenities in Kennesaw. This would require partnerships which leverage existing resources to promote and shepherd projects through the public process."

In summary, The Strategic Economic Development Plan notes that the Kennesaw CBD is designed to achieve the following:

- Create an environment where residents and visitors can live, work, meet, and play
- Promote a balanced mix of retail, office-professional, entertainment, residential, civil, and cultural uses in the core downtown area
- Allow for growth of a healthy economic business district
- Incorporate aesthetically compatible design from gateway points to the core of the city to improve the aesthetics of street and built environments
- Ensure compatibility with the historic district to achieve architectural and design integrity and consistency
- Provide accessible and sufficient parking that is unobtrusive by encouraging shared parking and alternative modes of transportation including pedestrian and bicycles
- Promote a pedestrian environment though sidewalk-oriented buildings and attractive street-facing façades that encourage pedestrian activity
- Provide safe and accessible parks and public and private open space

Fortunately, our project meets or exceeds all of Kennesaw's CBD mandates outlined above.

Kennesaw has to compete with walkable premium mixed-use neighborhoods that are proliferating in downtown Woodstock, Marietta, et al – we think this is an opportunity to make a huge statement and to deliver a strong competitive offering. Our goal is to capitalize on the quaint Galt Commons development and extend the walkable new urban quotient northward along Cherokee Street to create even more new urban synergies and impact. We can create a true, activated mixed-use gateway into Downtown Kennesaw that – with its commercial plaza and retailer(s) / restaurant(s) – we feel will even become a mini-destination of its own.

Highlights of the New 3033/3045 Cherokee St Development:

Plan:

- Will be Kennesaw's first small-scale infill development to offer a mix of commercial and residential uses
- Residential features a curated collection of compact courtyard homes
- 5-minute walk to the start of all the civic amenities, retail and restaurants of Downtown Kennesaw
- Designed to grow and seamlessly integrate into new phases to the north or west if additional properties later come available

Pricing:

- Just north of the progressive Galt Commons development, with homes that sold for over $300 / sq ft – our goal is to sell our new homes at over $325 / sq ft
- Should set new standards for sales price / sq ft, but also provide some affordable units starting in the 600 sf to 1000 sf range
- Attainable urbanism with some residential flats potentially starting at $300k

Product:

- Charleston-inspired homes carefully arranged amongst intimate urban spaces
- Site delivers 31 new classic courtyard homes, and a new commercial plaza flanked by two stunning mixed-use buildings with commercial on the ground floor of each
- Plan aligns with roadways and greenways from Galt Commons and continues them to the north (and potentially to the west)
- Also provides a wet pond amenity with a trail and benches at the rear of the property

Commercial:

- Type of businesses for commercial is still TBD, though we envision one coffee / food service plus one retail shop
- Projected market targeted for commercial are those living within walking distance or those visiting downtown Kennesaw
- Projected customer generation for commercial includes retailers that generate multiple frequent visits due to highly walkable accessibility (10,000 to 20,000 customer visits per year = $100,000 to $500,000 in revenue per year per establishment, and the resulting City, County, State taxes)
- Plan on traffic control for ingress/egress of property – commercial parking is included in the plan, positioned directly behind the business (if needed, we would consider a shared parking arrangement with the insurance office immediately across Cherokee Street); potential for a raised traffic table at the entrance of development to slow traffic and benefit the pedestrians

Amenities of the New Development

New Commercial and Residential Amenities:

1. Commercial Plaza at front of the development
2. Greenway Park connects from neighboring Galt Commons green
3. Central Residential Plaza connects from Greenway Park
4. Wet Pond and Trail
5. Other residential amenity options might include, but are not limited to:
    a. Dedicated storage facility section (potentially on rear of commercial building) – private (lockers for bikes, storage, etc) and shared community items (ladders, tools, etc)
    b. Pre-assigned residential and guest parking spaces
    c. Dog park
    d. Mail kiosk
    e. Fountain
    f. Hammock area
    g. Fire pit area
    h. Grill area / pizza oven

New Pedestrian Connectivity:

1. Cherokee St sidewalk / Commercial Plaza pedestrian connection to north and south
2. Interior Greenway Park / Central Residential Plaza pedestrian connection to north and south to Galt Commons green
3. Wet Pond and Trail at rear of development
4. Option of Pony Trail pedestrian connection from the west

Benefits to the City of Kennesaw

Here's what else the New 3033/3045 Cherokee St Development delivers:

- Truly defined public plaza will become a treasured gateway into downtown – provides visual relief from neighboring direct street frontage and a space large enough for public and private events, and features new highly photo-worthy mixed-use buildings that will make the strongest possible gateway statement into Downtown Kennesaw

- Truly usable / enjoyable public realm features flexible plaza use opportunities for events, plaza kiosks, food trucks, and / or micro retail

- Multiple local art installation opportunities including two large mural walls facing Cherokee Street traffic inbound to Downtown Kennesaw

- New development's kinked roadway network for better low speed traffic geometries throughout the site – combined with all of the pedestrian paths and greenways – prioritize pedestrians over cars and illustrates Kennesaw's forward-thinking mentality

About Us:

About Kisz Construction: www.kiszconstruction.com

About Recivilize Design & Development: www.recivilize.com

Deed Book 16178 Page 2233
Filed and Recorded 12/20/23 11:46:0
2023-0098291
Real Estate Transfer Tax $495.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3914972958

23-262

Record and Return to:
Brian M. Douglas & Associates, LLC
900 Circle 75 Pkwy SE, Suite 800
Atlanta, GA 30339

Parcel ID#: 20012900950

TRUSTEE'S DEED

State of GEORGIA
County of COBB

THIS INDENTURE, made this 15 day of DECEMBER, 2023 between

THOMAS R. RICHARDS, JR., AS TRUSTEE OF THE THOMAS R. RICHARDS, SR., REVOCABLE TRUST, DATED MARCH 18, 2016

as party or parties of the first part, hereinafter called Grantor, and

FRENCH 3 INVESTMENTS, LLC

as party or parties of the second part, hereinafter, called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said Grantor for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS in hand paid, at and before me sealing and delivery of these presents (the receipt of which is hereby acknowledged), Grantor (acting under and by virtue of the power and authority granted to Trustee under that certain Thomas R. Richards, Sr., Revocable Trust dated March 18, 2016), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee:

EXHIBIT "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

RICK AGRAZ
MY COMMISSION EXPIRES
NOTARY PUBLIC
NOVEMBER 14, 2025
COBB COUNTY, GEORGIA

GRANTOR:

Thomas R Richards Jr AS TRUSTEE (Seal)
THOMAS R. RICHARDS, JR., AS TRUSTEE OF THE THOMAS R. RICHARDS, SR., REVOCABLE TRUST, DATED MARCH 18, 2016

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AS SHOWN ON PLAT OF SURVEY BY THOMAS M. GINN, SR. DATED JUNE 23, 1969, A COPY OF WHICH IS RECORDED IN PLAT BOOK 47, PAGE 198, COBB COUNTY, GEORGIA RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MARBLE MARKER ON THE WESTERLY RIGHT-OF-WAY OF CHEROKEE STREET FOUR HUNDRED FORTY-SEVEN (447) FEET SOUTHERLY FROM THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CHEROKEE STREET WITH THE SOUTHERLY RIGHT-OF-WAY OF SHIRLEY DRIVE AS MEASURED ALONG THE WESTERLY RIGHT-OF-WAY OF CHEROKEE STREET; THENCE SOUTH 6 DEGREES 07 MINUTES 30 SECONDS WEST ONE HUNDRED TWENTY AND TEN HUNDREDTHS (120.10) FEET ALONG THE WESTERLY RIGHT-OF-WAY OF CHEROKEE STREET TO AN IRON PIN; THENCE NORTH 81 DEGREES 08 MINUTES 30 SECONDS WEST THREE HUNDRED NINETY SIX AND EIGHTY HUNDREDTHS (396.80) FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 51 MINUTES 00 SECONDS WEST THREE HUNDRED FIFTY-SEVEN AND FOURTEEN HUNDREDTHS (357.14) FEET TO AN IRON PIN AT A BRANCH; THENCE SOUTH 81 DEGREES 45 MINUTES 30 SECONDS EAST THREE HUNDRED SEVENTEEN AND FIFTY HUNDREDTHS (317.50) FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 19 MINUTES 50 SECONDS WEST THIRTY-ONE AND EIGHTEEN HUNDREDTHS (31.18) FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 12 MINUTES 30 SECONDS EAST THREE HUNDRED NINETY FOUR AND FIFTY HUNDREDTHS (394.50) FEET TO A MARBLE MARKER AND THE POINT OF BEGINNING.

SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RESTRICTIONS, AND EASEMENTS OF RECORD.

BEING SAME PROPERTY CONVEYED IN THAT CERTAIN QUITCLAIM DEED BETWEEN THOMAS R. RICHARDS, SR. AND THOMAS R. RICHARDS, JR., AS TRUSTEE OF THE THOMAS R. RICHARDS, SR., REVOCABLE TRUST, DATED MARCH 18, 2016, FILED MARCH 30, 2016 IN DEED BOOK 15323, PAGE 4240, COBB COUNTY, GEORGIA RECORDS.

Re: 3045 Cherokee Street

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 20TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AS SHOWN ON PLAT OF SURVEY BY THOMAS M. GINN, SR. DATED JUNE 23, 1969, A COPY OF WHICH IS RECORDED IN PLAT BOOK 47, PAGE 198, COBB COUNTY, GEORGIA RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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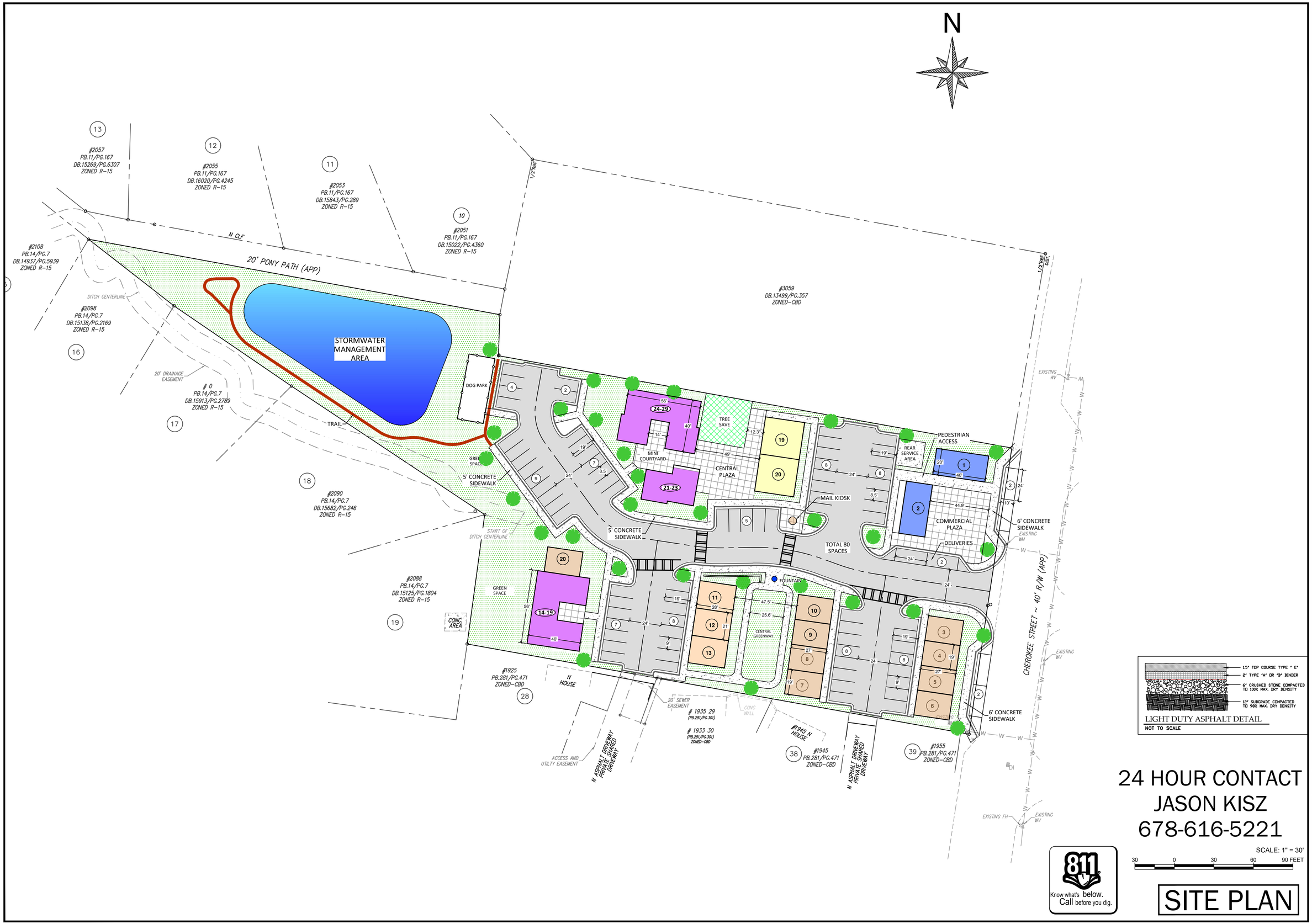


LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

24 HOUR CONTACT
JASON KISZ
678-616-5221

Know what's below. Call before you dig.

SITE PLAN

BAILEY civil Group
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE ST WOODSTOCK
3033 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
24114

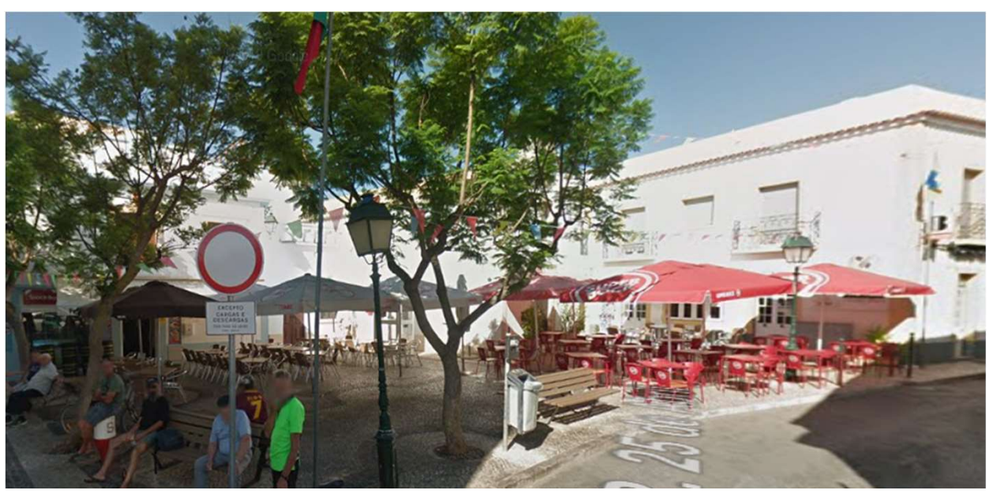
DATE
JUNE 10TH, 2024

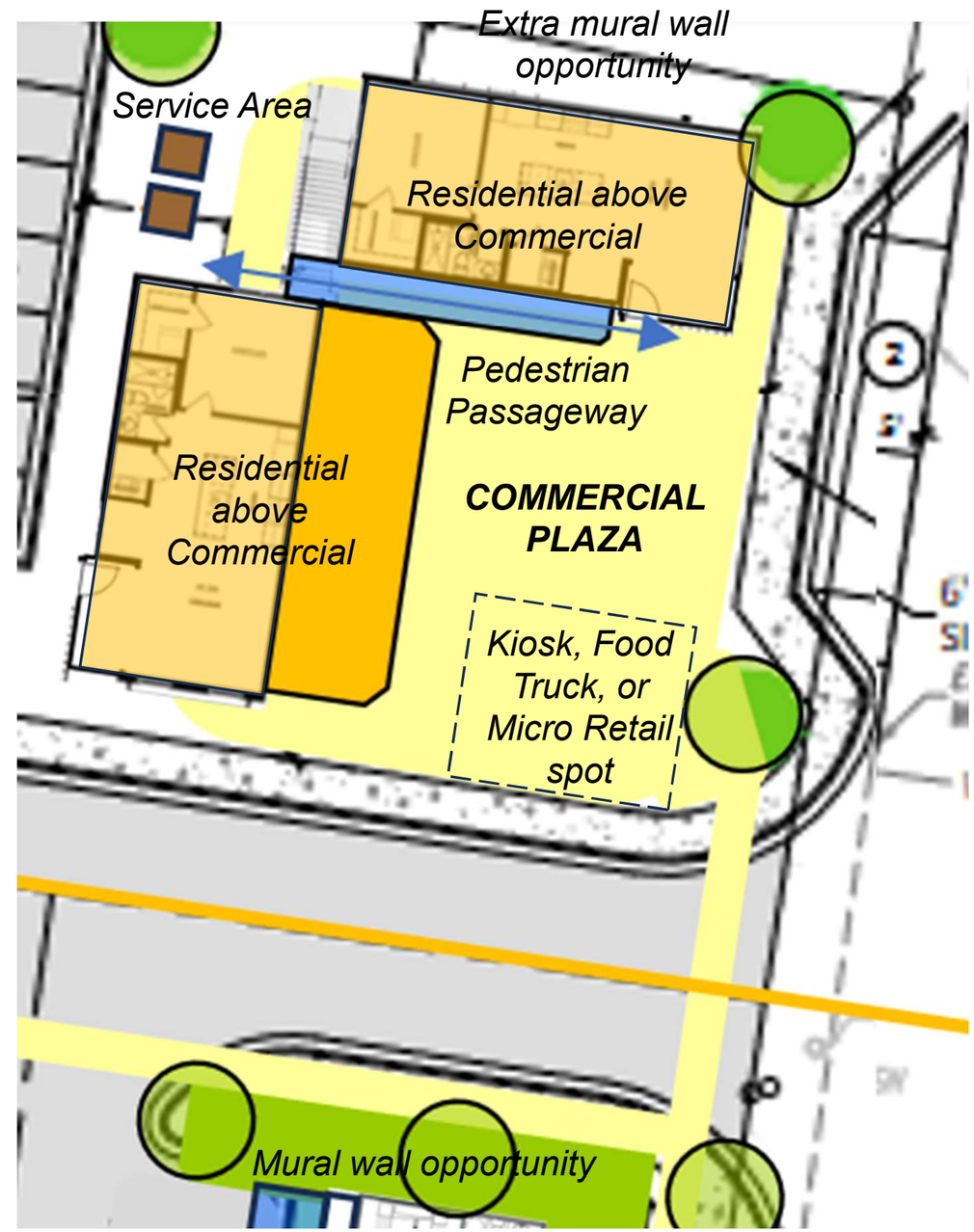
REVISIONS

Exhibit B :: Inspiration for Development

SCALE OF COMMERCIAL PLAZA

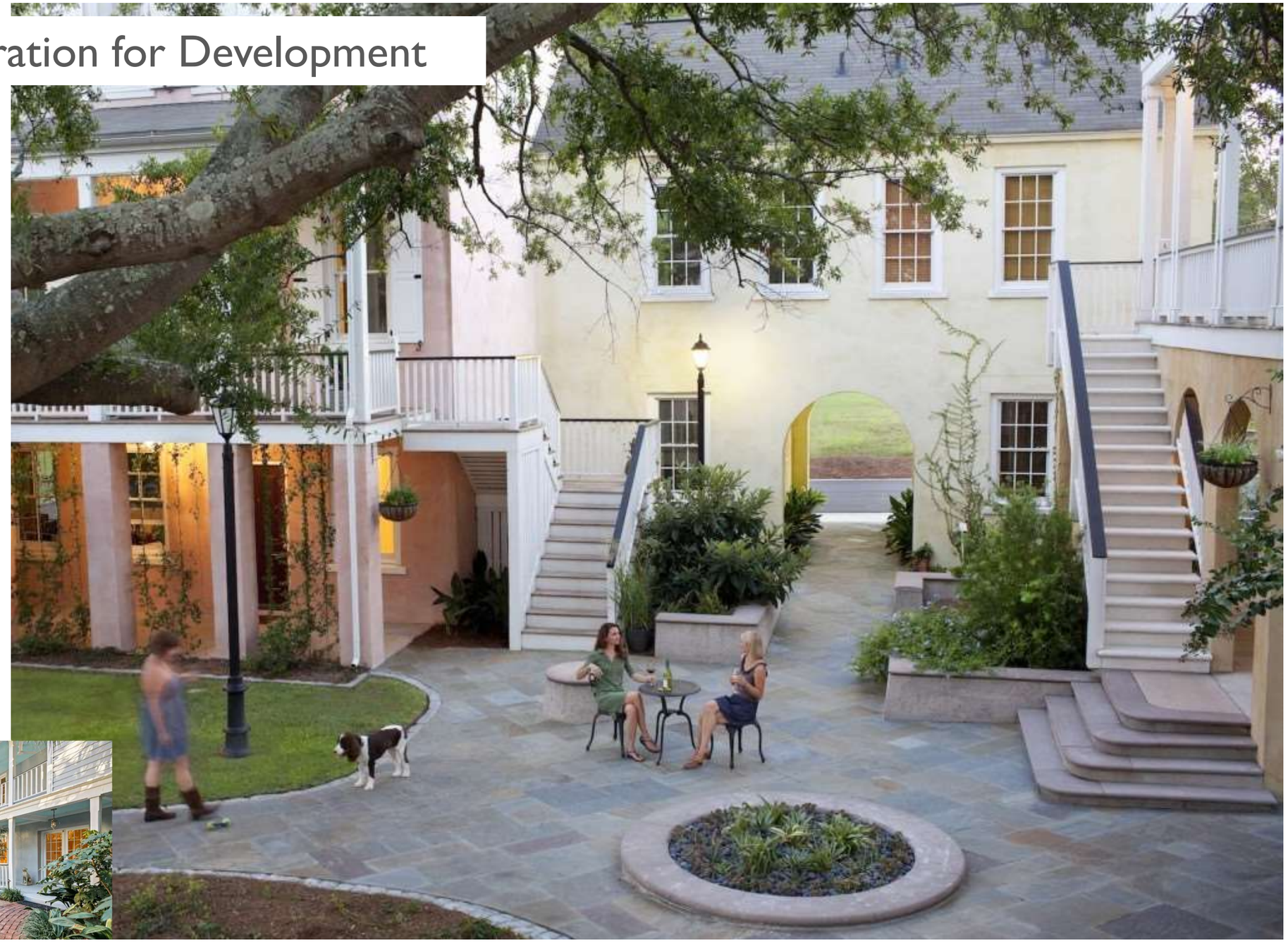
almost identical to Adair Park Plaza in Woodstock (above) and the Central Square in Alvor, Portugal (below)





Please note that this is a Conceptual Plan only and has been prepared for conceptual purposes only; and is subject to withdrawals, additions and changes as a result of final architectural and engineering reviews and approvals. Illustrations are provided for conceptual purposes only and approved architectural and landscape plans may differ substantially from images and examples provided here within.

Exhibit B :: Inspiration for Development



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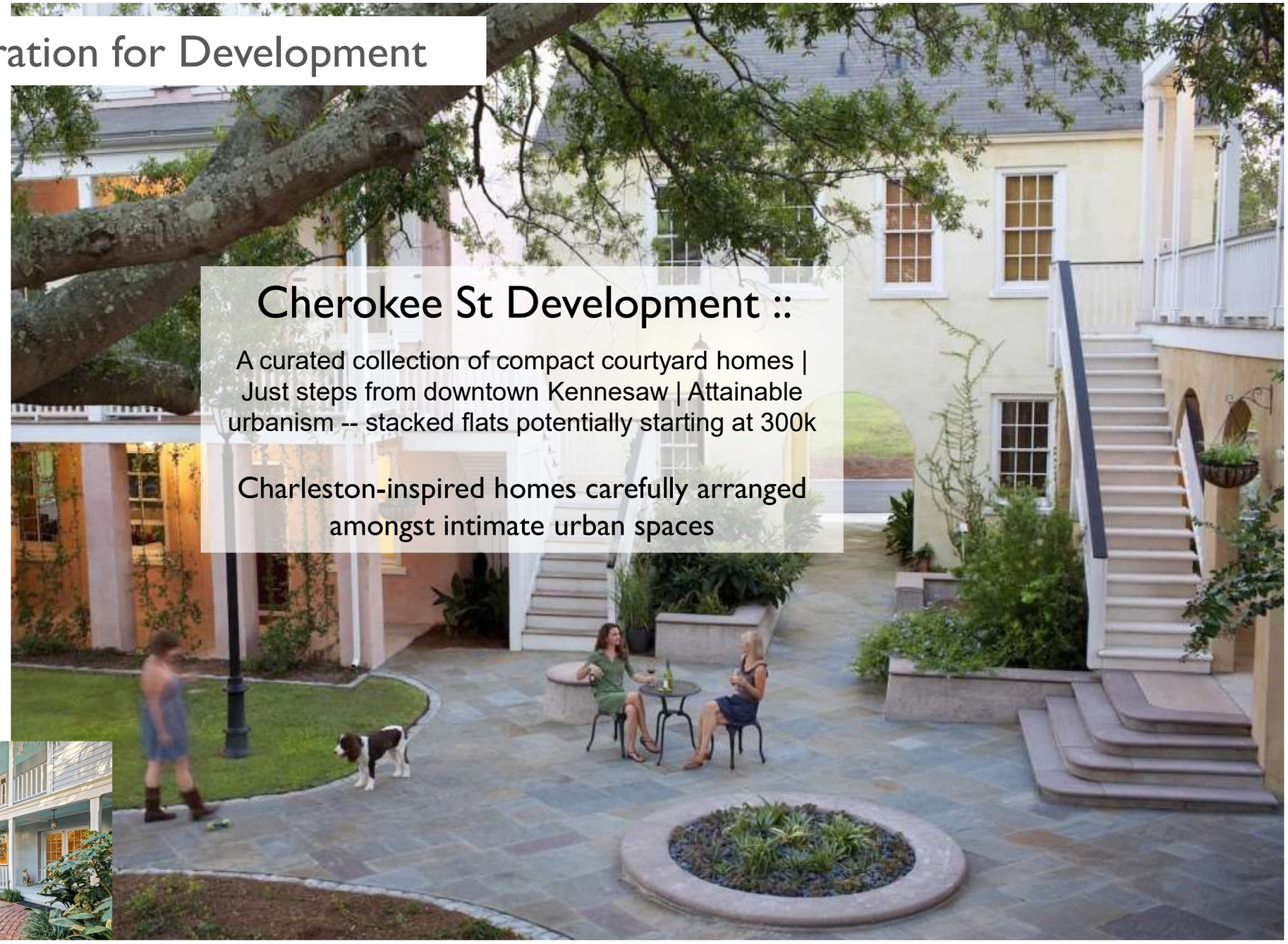

Cherokee St Development ::

A curated collection of compact courtyard homes | Just steps from downtown Kennesaw | Attainable urbanism -- stacked flats potentially starting at 300k

Charleston-inspired homes carefully arranged amongst intimate urban spaces

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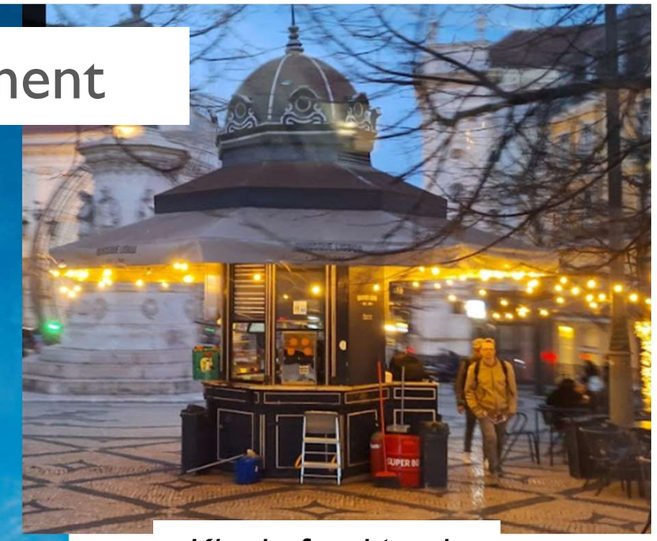
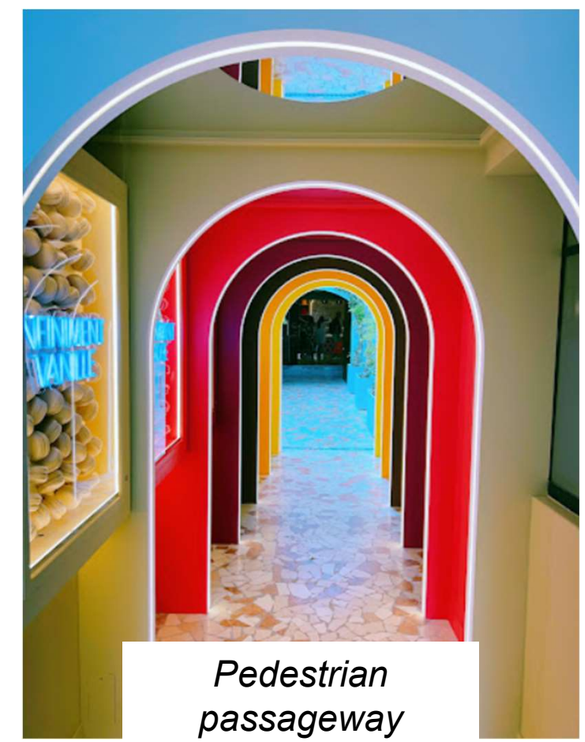
Exhibit B :: Inspiration for Development

Inviting gateway to Downtown Kennesaw



Kiosk, food truck, or micro-retail spot

Residential above commercial



Pedestrian passageway

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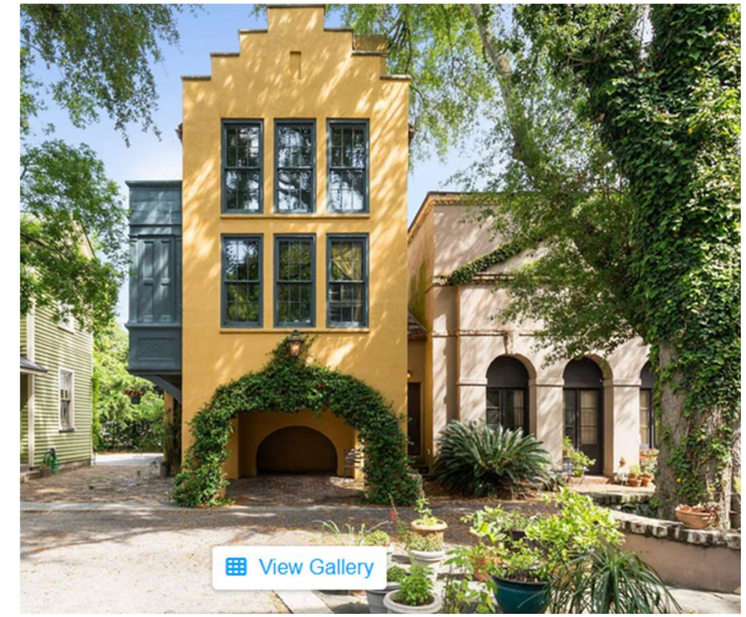
Exhibit B :: Inspiration for Development

Colorful exteriors



Tasteful amenity spaces

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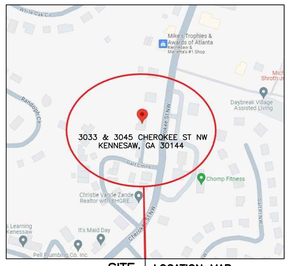
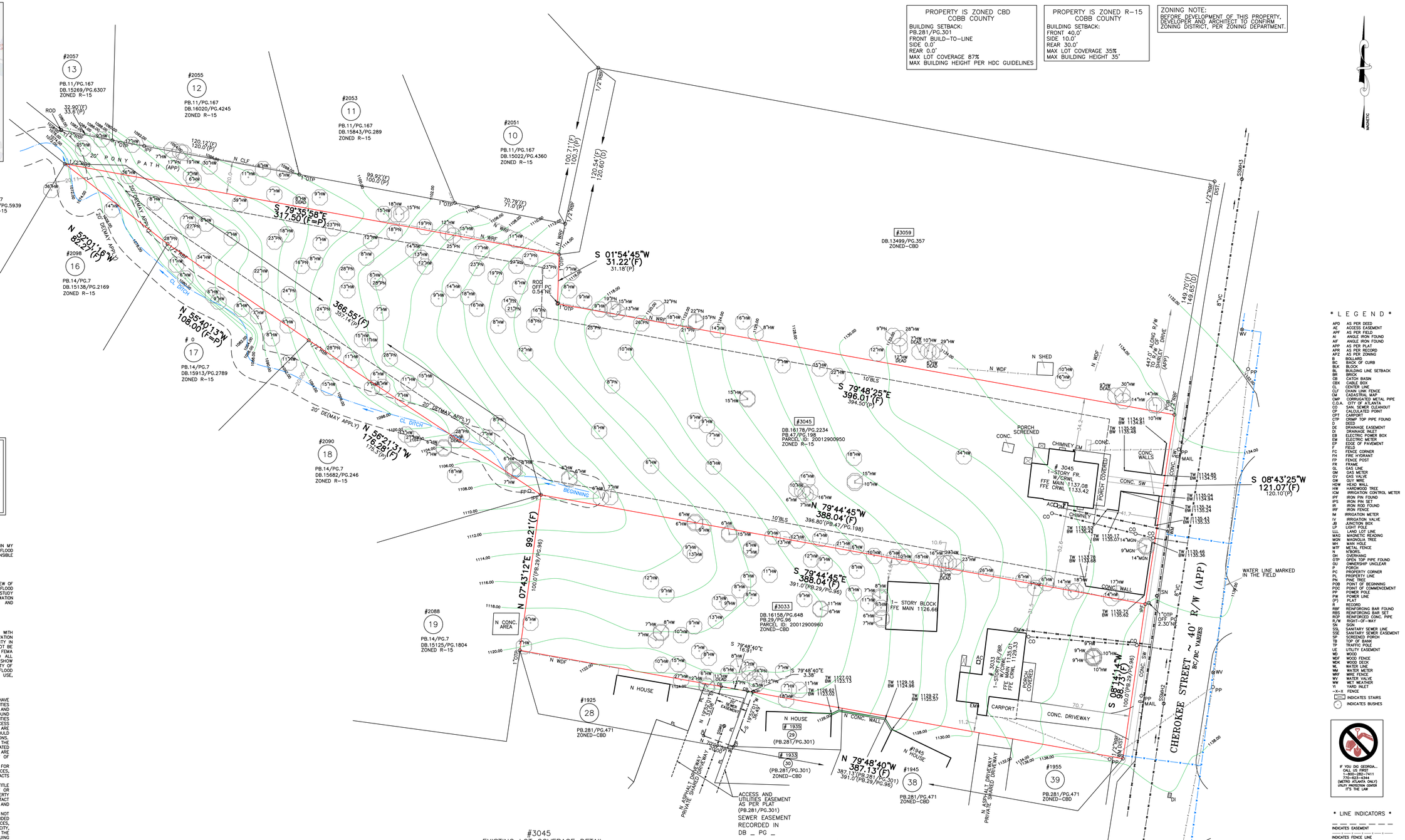


SITE LOCATION MAP
NOT TO SCALE

PROPERTY IS ZONED CBD
COBB COUNTY
BUILDING SETBACK:
PB.281/PG.301
FRONT BUILD-TO-LINE
SIDE 0.0'
REAR 0.0'
MAX LOT COVERAGE 87%
MAX BUILDING HEIGHT PER HDC GUIDELINES

PROPERTY IS ZONED R-15
COBB COUNTY
BUILDING SETBACK:
FRONT 40.0'
SIDE 10.0'
REAR 30.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.



SSMH1
TOP=1143.16
INV IN=1036.16
INV OUT=1036.06

SSMH2
TOP=1037.50
INV IN=1029.60
INV OUT=1029.50

SSMH3
TOP=1029.03
INV IN=1023.93
INV OUT=1023.83

VERTICAL DATUM NAVD88

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL.
MAP ID 13067C0038H
EFFECTIVE DATE: 3/4/2013
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

* L E G E N D *

APO	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
AIF	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
APZ	AS PER ZONING
B	BOLLARD
BC	BACK OF CURB
BLK	BLOCK
BL	BUILDING LINE SETBACK
BR	BRICK
CB	CATCH BASIN
CBX	CABLE BOX
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CM	CADASTRAL MONUMENT
CMP	CORRUGATED METAL PIPE
CMA	CALC. POINT MATA
CO	SAN. SEWER CLEANOUT
CP	CALCULATED POINT
CPT	CARPORT
CTP	CRIMP TOP PIPE FOUND
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FP	FENCE POST
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
ICM	IRRIGATION CONTROL METER
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IRF	IRON FENCE
IM	IRRIGATION METER
IV	IRRIGATION VALVE
JB	JUNCTION BOX
LP	LIGHT POLE
LLL	LAND LOT LINE
MKG	MAGNETIC READING
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS.
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PIN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PW	POWER LINE
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
TB	TELEPHONE BOX
TP	TRAFFIC POLE
UE	UTILITY EASEMENT
WB	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
YI	YARD INLET
-X-X	FENCE
	INDICATES STAIRS
	INDICATES BUSHES

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

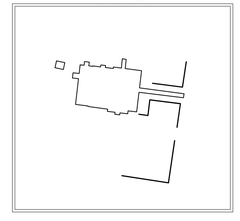
* LINE INDICATORS *

INDICATES EASEMENT
INDICATES FENCE LINE
INDICATES POWER LINE
INDICATES SANITARY SEWER LINE
INDICATES DRAINAGE LINE
INDICATES WATER LINE
YELLOW LINE (FUEL/GAS/OIL)
RED LINE (ELECTRICAL)
ORANGE LINE (TELECOMM)

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

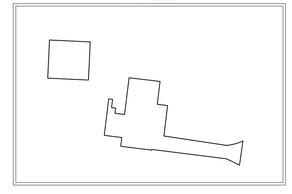
#3045
EXISTING LOT COVERAGE DETAIL
NOT TO SCALE



TOTAL LAND AREA
72453.73 / 1.663 AC

ALLOWABLE IMPERVIOUS AREA
25358.80 SF / 0.582 AC/ 35%
EXISTING IMPERVIOUS AREA
1900.12 SF / 0.044 AC/ 2.62%

#3033
EXISTING LOT COVERAGE DETAIL
NOT TO SCALE



TOTAL LAND AREA
38330.55 SF / 0.880 AC

EXISTING IMPERVIOUS AREA
3663.52 SF / 0.084 AC / 9.56%

LOT		BLOCK
SUBDIVISION		UNIT
LAND LOT 129	20TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA	DB.16158/PG.648	PB.29/PG.96
COBB COUNTY, GEORGIA	DB.16178/PG.2234	PB.47/PG.198
FIELD WORK DATE FEBRUARY 01, 2024	PRINTED/SIGNED FEBRUARY 09, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 22" x 34"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

VY
COORD #20240089
DWG #20240089

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

JASON KISZ

PROPERTY ADDRESS:
3033 & 3045 CHEROKEE ST NW
KENNESAW, GA 30144

PRELIMINARY

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

0 30
SCALE 1" = 30'

Kennesaw Cherokee St

Materials List for Construction:

Painted and Natural Brick

Smooth Lap Siding

Asphalt Shingles

Standing Seam Metal Roof Accents on Featured Architectural Elements

Wood Windows

Wood or Composite Wood Shutters

All rights reserved. Recivilize Properties LLC, 2024. Please note that this is a Conceptual Plan only and has been prepared for conceptual purposes only; and is subject to withdrawals, additions and changes as a result of final architectural and engineering reviews and approvals. For more info, please contact Jason Scheidt at 404-304-0439 or at jscheidt@gmail.com.

Kennesaw Cherokee St

Mixed-Use Commercial Plaza
(Residential above Retail)

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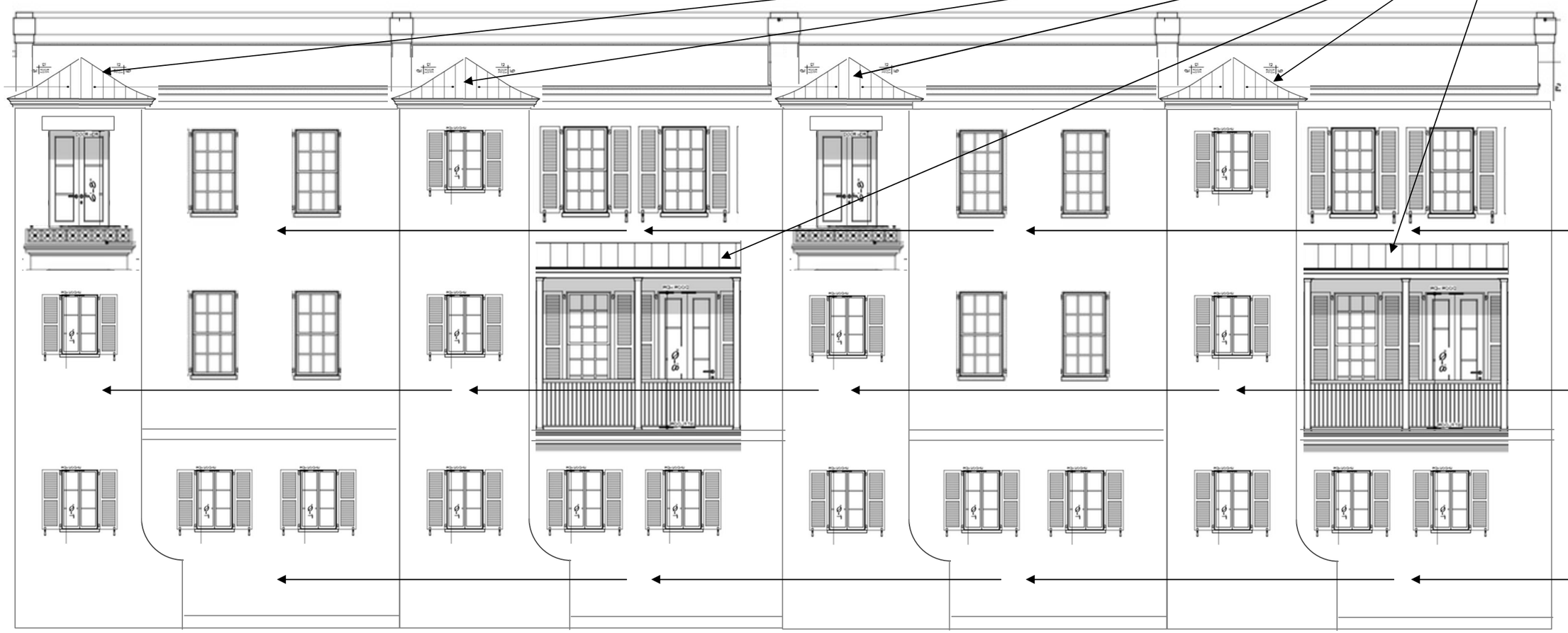
Kennesaw Cherokee St

1,250 SF Townhomes facing Cherokee St



0 ft 80 ft

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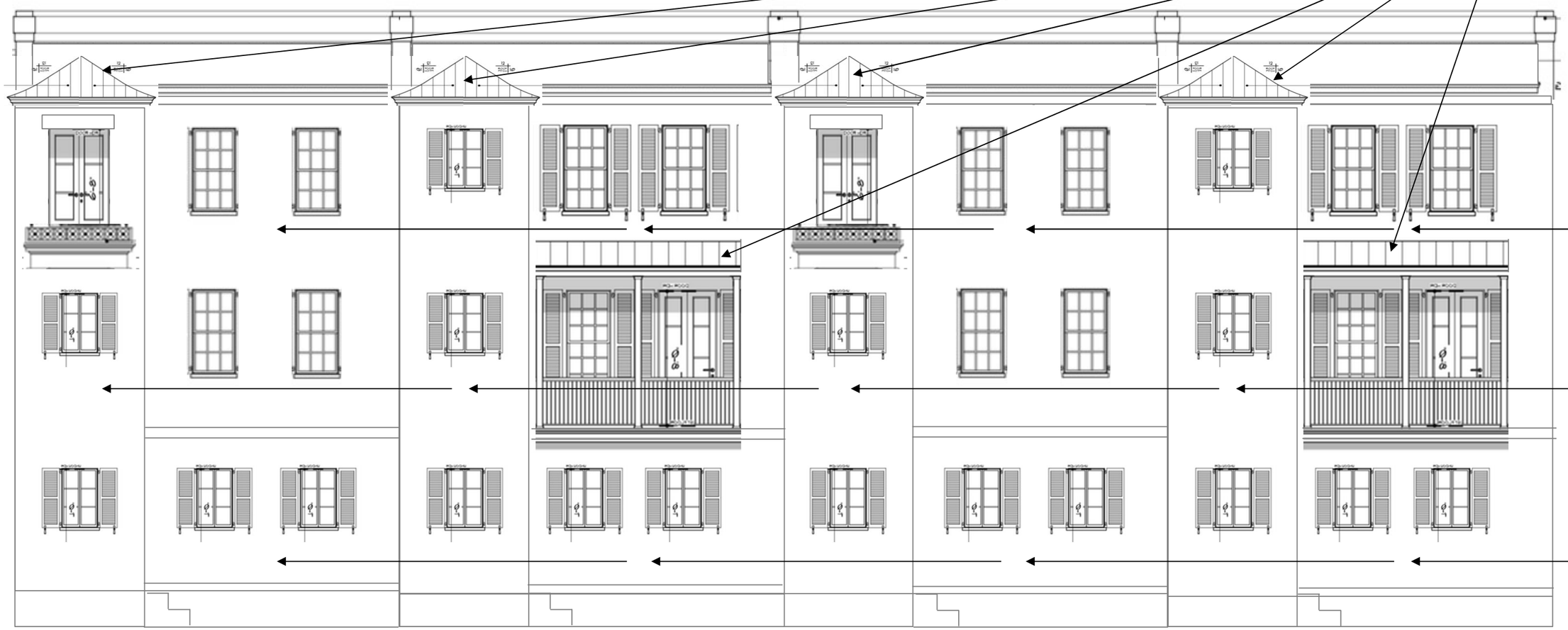
Kennesaw Cherokee St

1,250 SF Townhomes facing Interior Greenway



0 ft 80 ft

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Kennesaw Cherokee St

1,500 SF Townhomes (Triplet)

0 ft 80 ft

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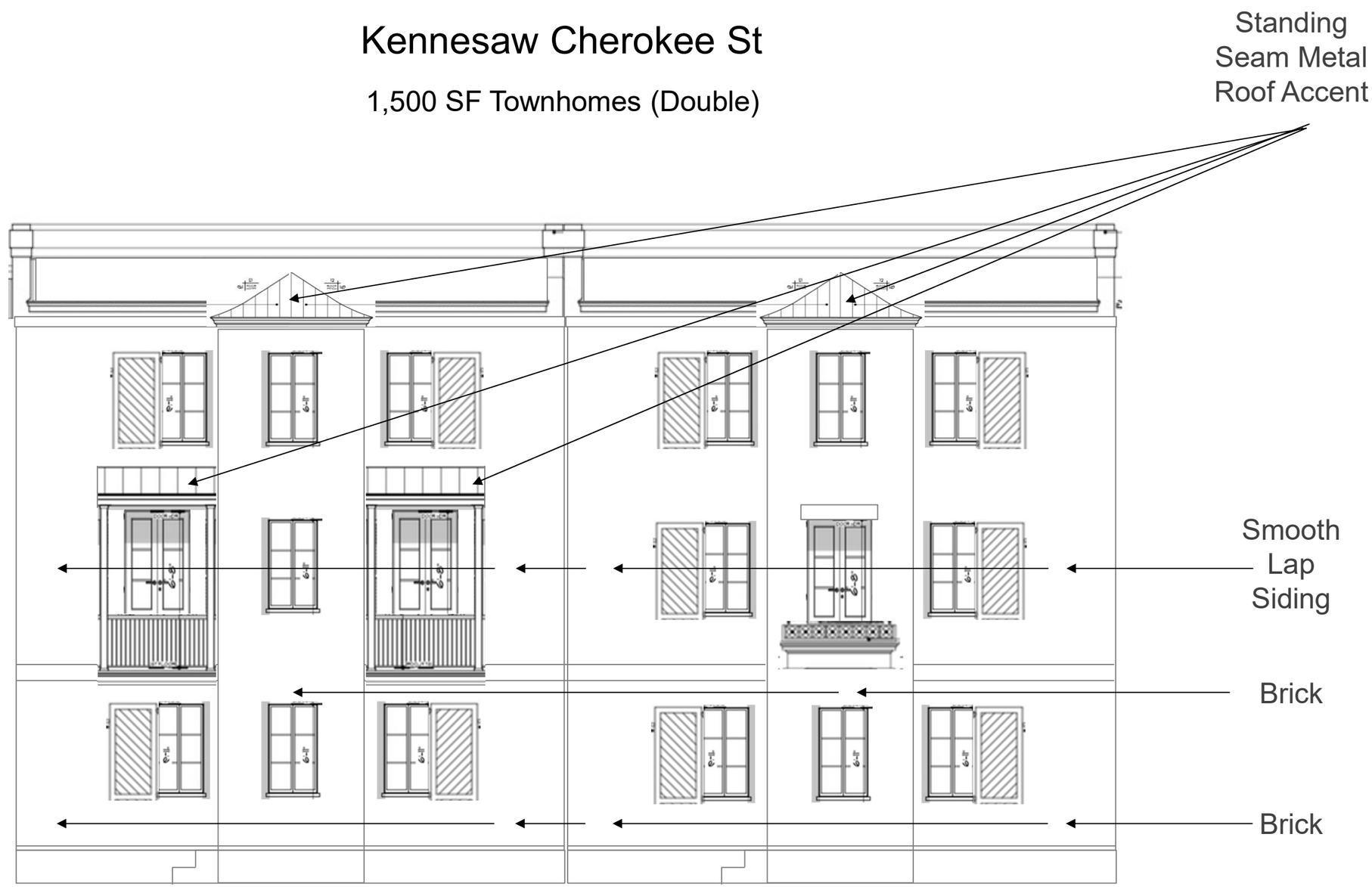
Kennesaw Cherokee St

1,500 SF Townhomes (Double)



0 ft 80 ft

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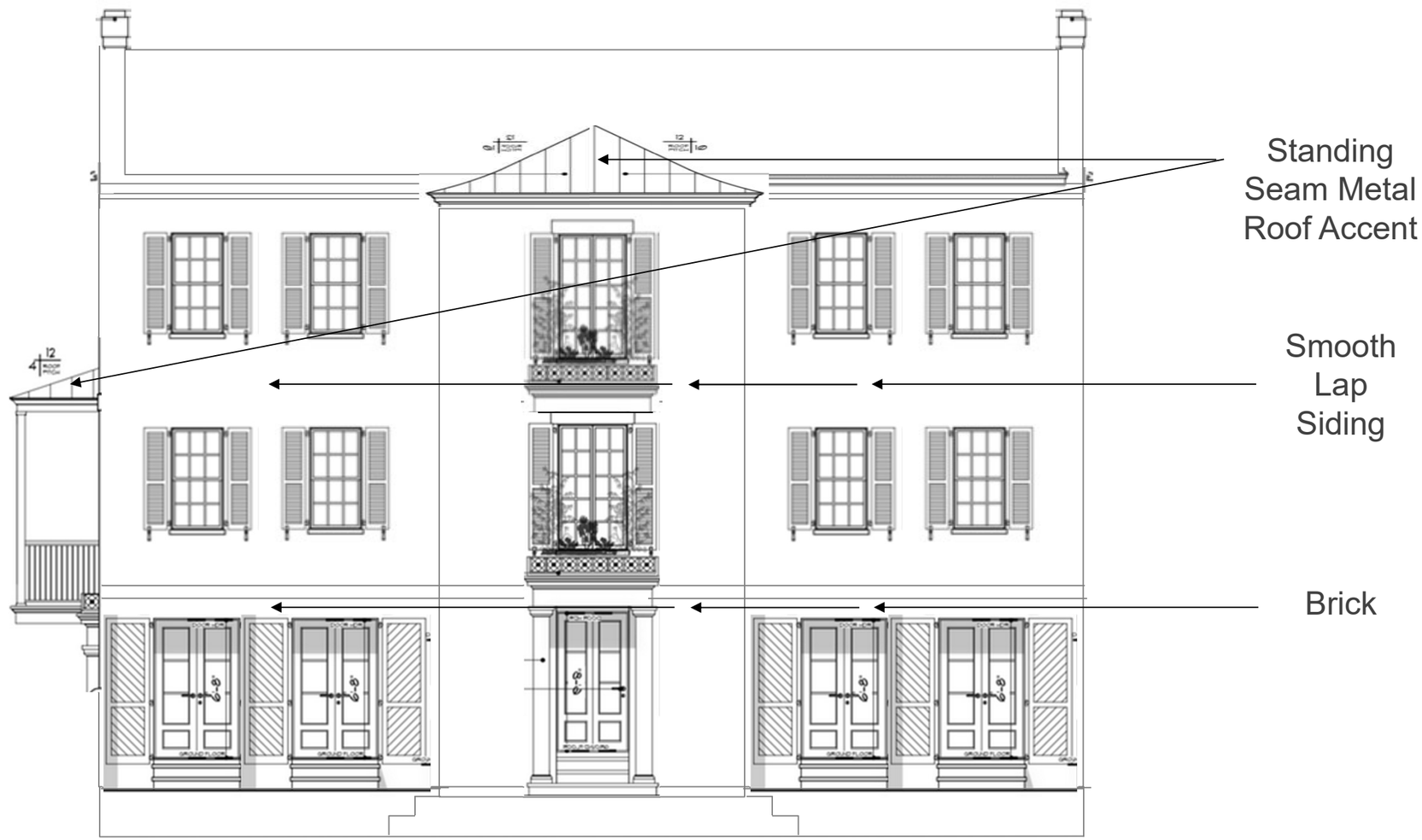
Kennesaw Cherokee St

Stacked Flats – 4 per Building



0 ft 80 ft

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	Kennesaw Galt North Concept Plan 6/1/2024					
	Includes new 3 story stacked flats					
	Lot	***Type***	***Plan Description***	***Heated SF***	***BR***	***BA***
	COMMERCIAL					
	C1	MUB	Commercial Building 1 (Ground Floor Only)	800		
	C2	MUB	Commercial Building 2 (Ground Floor Only)	800		
			Commercial Total	**1,600**		
	RESIDENTIAL					
	1	Flat	Stacked Flat Above Commercial (No Garage)	1,600	3	2.5
	2	Flat	Stacked Flat Above Commercial (No Garage)	1,600	3	2.5
			Total	**3,200**		
	3	Townhome	19 x 21 TH	1,200	2	2
	4	Townhome	19 x 21 TH	1,200	2	2
	5	Townhome	19 x 21 TH	1,200	2	2
	6	Townhome	19 x 21 TH	1,200	2	2
			Total	**4,800**		
	7	Townhome	19 x 21 TH	1,200	2	2
	8	Townhome	19 x 21 TH	1,200	2	2
	9	Townhome	19 x 21 TH	1,200	2	2
	10	Townhome	19 x 21 TH	1,200	2	2
			Total	**4,800**		
	11	Townhome	21 x 28 TH	1,500	3	3
	12	Townhome	21 x 28 TH	1,500	3	3
	13	Townhome	21 x 28 TH	1,500	3	3
			Total	**4,500**		
	14	Flat	Stacked Flat	1,025	2	2
	15	Flat	Stacked Flat	1,025	2	2
	16	Flat	Stacked Flat	1,025	2	2
	17	Flat	Stacked Flat	1,025	2	2
	18	Flat	Stacked Flat	1,025	2	2
	19	Flat	Stacked Flat	1,025	2	2
	20	Townhome	19 x 21 TH	1,200	2	2
			Total	**7,350**		
	21	Flat	Stacked Flat	1,025	2	2
	22	Flat	Stacked Flat	1,025	2	2
	23	Flat	Stacked Flat	1,025	2	2
	24	Flat	Stacked Flat	1,025	2	2
	25	Flat	Stacked Flat	1,025	2	2

	26	Flat	Stacked Flat	1,025	2	2
	27	Flat	Stacked Flat	1,025	2	2
	28	Flat	Stacked Flat	1,025	2	2
	29	Flat	Stacked Flat	1,025	2	2
			Total	**9,225**		
	30	Townhome	26 x 21 TH	1,500	3	3.5
	31	Townhome	26 x 21 TH	1,500	3	3.5
			Total	**3,000**		
			Residential Total	**36,875**		
			New Construction Total SF	**38,475**		

To: kennesawcouncil <kennesawcouncil@kennesaw-ga.gov>
Subject: Public Comment Submission

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted by: Leigh Moss
Email Address: [redacted]

Commented on event: https://kennesawga.portal.civicclerk.com/event/372/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: As a resident of Galt Commons, I am extremely excited to see this type of development next door. It's just what my husband and I had envisioned ,and hoped for, when we moved back to Kennesaw and specifically to the Historic District.

The future is looking bright for our area!

Item Report

TO: The Historic Preservation Commission

FROM:

DATE: June 21, 2024

TITLE: **Landscaping Application (Tree Removal): 2840 S Main Street**
Consideration for approval of a Certificate of Appropriateness application submitted by Mike Schroeder for the property located at 2840 South Main Street. Case #COA2024-07.

Summary:
Consideration for approval of the removal of three (3) trees.

Recommendation:

Fiscal Impact:

Attachments:
1. COA2024-07_2840 S Main St_Application_Redacted
2. IMG_9884
3. IMG_9886
4. IMG_9889
5. IMG_9890
6. IMG_9892

CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

a. The surrounding development
b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

□ Material Specifications
□ Drawing of Sign with Dimensions and Colors to be used
□ Façade detail of fonts

Application for landscaping to include

□ Variety of trees and shrubs
□ Indicate size and location of plantings

Application for exterior renovations and additions to include

□ Existing conditions site plan depicting location of addition in relation to the existing property
□ Existing floor plan of building
□ Proposed floor plan of building including portions not to be altered
□ Elevations of all exterior façade of addition including relationship to existing building
□ Detail of trim to be utilized on façade
□ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
□ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** Michael Schroeder
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

APPLICANT MAILING ADDRESS: 4470 Mclain Circle

Acworth GA 30101

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

PROPERTY ADDRESS: 2840 S. Main St Kennesaw GA

Land Lot 138 Tax Parcel 171 Lot Size .282

Current zoning on property: CBD

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

_____

(Home#)_____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Michael Schroeder

(Home#)_____ (Cell#) [redacted] (Email) _____

3. **ACTIVITY**

- [ ] New Construction
- [ ] Demolition
- [ ] Awnings
- [ ] Fence
- [ ] Repairs or Alterations
- [x] Landscaping
- [ ] Exterior Architectural Features
- [ ] Exterior Environmental Feature Change
- [ ] Moving a Building
- [ ] Sign Erection
- [ ] Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

- Remove 3 trees in order to eventually make a patio for outdoor customer seating. These trees are also blocking current signage and we would like all signage to be visable.
- Remove 5 shrubs in the courtyard/waiting area to free up waiting room for customers.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

6/7/24

Signature of Applicant **Date**

Signature of Owner **Date**
(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

_____

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: _____

_____

(Application Administratively Approved)
HPC Chair Date: _____

☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

_____

_____

(May re-submit within 60 days)

POSTPONED/TABLED _____

_____

Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review

Remove tree
to allow light
inside.

Remove trees to allow
light inside + patrons
see outside

Remove
Remove

Remove

Remove
Remove

Certificate of Appropriateness

Is hereby granted by Approval by the

Historic Preservation Commission

to: Mike Schroeder

For: 2840 S Main Street

Scope of Work: New signs for 1885 Grill

Approval

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

06/07/2024

Date

Kevin Whipple

Kevin Whipple, Chairperson
Historic Preservation Commission

06/07/2024

Date

Expires
06/07/2025

CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ Application Fee: $50.00 ☐ Demolition Fee: $150.00

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b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include ☆

☑ Material Specifications
☑ Drawing of Sign with Dimensions and Colors to be used
☑ Façade detail of fonts

Application for landscaping to include

☐ Variety of trees and shrubs
☐ Indicate size and location of plantings

Application for exterior renovations and additions to include

☐ Existing conditions site plan depicting location of addition in relation to the existing property
☐ Existing floor plan of building
☐ Proposed floor plan of building including portions not to be altered
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☐ Detail of trim to be utilized on façade
☐ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
☐ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

Preserving the Past for the Future
Historic Preservation Commission

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United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section 950
Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. NAME OF APPLICANT: Mike Schroeder

- ☒ Owner
- ☐ Other
- ☐ Other, please specify _____

APPLICANT MAILING ADDRESS: 4470 Mclain Circle

Acworth GA 30101

(Home#)_____ (Cell#) [redacted] (Email) _____

PROPERTY ADDRESS: 2840 S Main Street

Land Lot 138 Tax Parcel 171 Lot Size 0.282

Current zoning on property: Central Business District (CBD)

2. NAME OF ATTORNEY OR REPRESENTATIVE:

_____

(Home#)_____ (Cell#) _____ (Email) _____

NAME OF OWNER:

Mike Schroeder

(Home#)_____ (Cell#) [redacted] (Email) [redacted]

3. ACTIVITY

- ☐ New Construction
- ☐ Demolition
- ☐ Awnings
- ☐ Fence
- ☐ Repairs or Alterations
- ☐ Landscaping
- ☐ Exterior Architectural Features
- ☐ Exterior Environmental Feature Change
- ☐ Moving a Building
- ☐ Sign Erection
- ☒ Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

1. - Brushed stainless steel sign facing Main street. Will replace current "Bernardo's" sign, will say "1885 grill" dimensions will be ( ).

2. - Round sign on chimney overlooking paruing lot to replace the current diamond shape sign. dimensions will be (58.96 in W x 48 in H)

3. - die-cut sign saying "1885 Grill" dimensions will be (150 in x 48.75 in) will replace "Bernardo's" sign over front door

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5/21/24

Signature of Applicant **Date**

Signature of Owner **Date**

(If different from applicant, consenting to work to be performed on said property.

Preserving the Past for the Future
Historic Preservation Commission

CERTIFICATE OF APPROPRIATENESS APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: 6-7-24

(Application Administratively Approved)
HPC Chair Date: 06/07/2024

✓ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

_____

_____

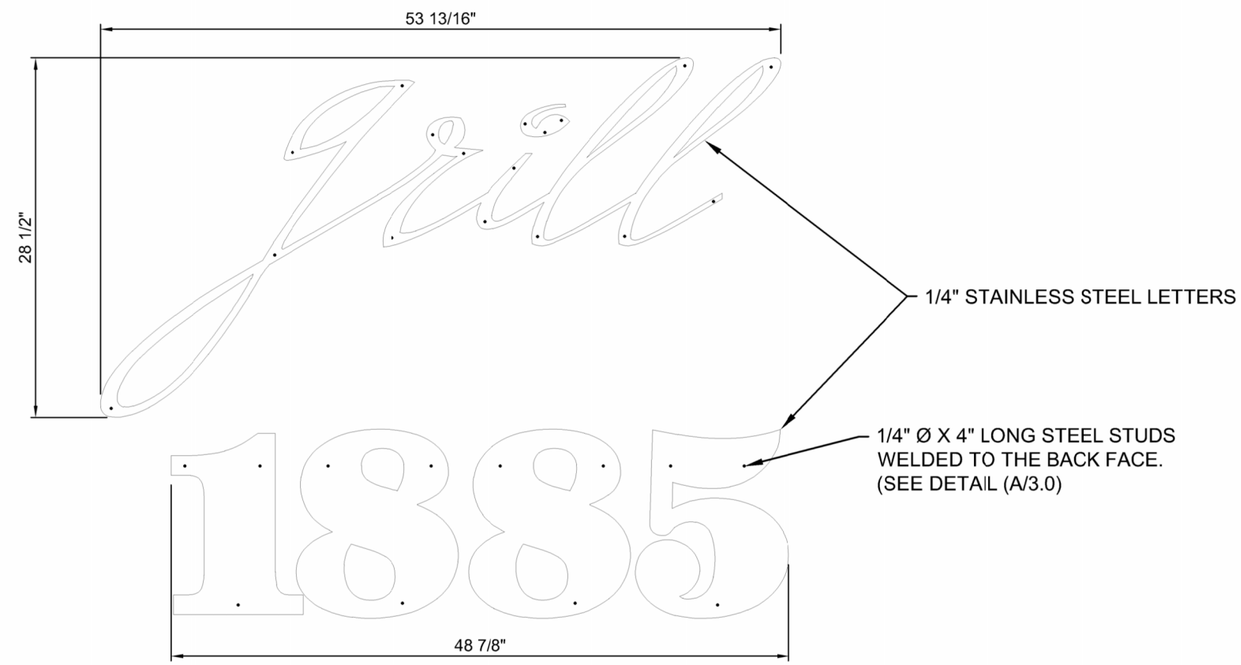
(May re-submit within 60 days)

POSTPONED/TABLED _____

_____
Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review

1. Brushed Steel Logo



DRAWINGS SCALED TO 11x17 ONLY

PROJECT MANAGER: **

DRAWN BY: G. WRIGHT

DATE: 5/28/24

DESCRIPTION: EXTERIOR SIGN

CLIENT: GCI

Job #: 24050142

DRAWING NUMBER: 2.00

exploring graphics

WO# 240552 B

Company:	1885 Grill 1885 Kennesaw

Due DATE

2. Round Logo

Special Instructions:
Apply Line 2 top to line 3 bottom then backer

Line 1 - (x1)
Backer
Size-58.9646 x 48

Line 2 - (x1)
Size-57.0402 x 18.8023

❑ Pickup ❑ Shipping

APPROVAL DATE

Finished Size (W" x H")	Material	Cut method
See Above	3MM ACP	Z-Cut to Shape

CSR:	Hayda
Designer:	Brandy
Created:	5/13/24
Revised:	

This document was created according to your order specifications, and is ready for review. It is for proofing purposes only and does not reflect actual color

Special Instructions:
Apply Line 2 top to line 3 bottom then backer

3. Cigar Logo

Line 3 - (x1)
58.5819 x 16.3243

No Printing

1885

❑ **Pickup** ❑ **Shipping**

APPROVAL DATE

Finished Size (W" x H")	Material	Cut method
See Above	12MM Black PVC	Z-Cut to Shape

CSR:	Hayda
Designer:	Brandy
Created:	5/13/24
Revised:	

This document was created according to your order specifications, and is ready for review. It is for proofing purposes only and does not reflect actual color

exploring graphics

WO# 240552 A

Company:	1885 Grill 1885 Kennesaw

Due DATE

Cigar Logo

Line 1 - (x1)

❑ Pickup ❑ Shipping

APPROVAL DATE

Finished Size (W" x H")	Material	Laminate	Cut method
150 x 48.75	3M IJ180çv3	3M 8515	Z-Cut to Size

CSR:	Hayda
Designer:	Jenny
Created:	5-14-24
Revised:	V2

This document was created according to your order specifications, and is ready for review. It is for proofing purposes only and does not reflect actual color

Certificate of Appropriateness

Is hereby granted by Approval by the

Historic Preservation Commission

to: City of Kennesaw

For: 2828 Cherokee Street

Scope of Work: Piedmont Bank Amphitheater Signs

Approval

Darryl Simmons

Darryl Simmons, Administrator
Planning & Zoning Department

06/07/2024

Date

Kevin Whipple

Kevin Whipple, Chairperson
Historic Preservation Commission

06/07/2024

Date

Expires
06/07/2025

CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

Darryl Simmons, Planning and Zoning Administrator for the City of Kennesaw will meet with you to direct your application process. To make an appointment, please call 770-590-8268.

A Certificate of Appropriateness (COA) shall be obtained from the **HPC** prior to the issuance of a building permit. The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

a. The surrounding development
b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

□ Material Specifications
□ Drawing of Sign with Dimensions and Colors to be used
□ Façade detail of fonts

Application for landscaping to include

□ Variety of trees and shrubs
□ Indicate size and location of plantings

Application for exterior renovations and additions to include

□ Existing conditions site plan depicting location of addition in relation to the existing property
□ Existing floor plan of building
□ Proposed floor plan of building including portions not to be altered
□ Elevations of all exterior façade of addition including relationship to existing building
□ Detail of trim to be utilized on façade
□ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
□ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** City of Kennesaw
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2529 J. O. Stephenson Avenue Kennesaw, GA 30144

   _____

   (Home#) 770-590-8268 (Cell#) _____ (Email) zoningdept@kennesaw-ga.gov

   PROPERTY ADDRESS: 2828 Cherokee Street Kennesaw, GA 30144

   Land Lot 138 Tax Parcel 80 Lot Size 2.72 acres

   Current zoning on property: Central Business District (CBD)

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

   _____

   (Home#)_____ (Cell#) _____ (Email) _____

   NAME OF OWNER:

   _____

   (Home#)_____ (Cell#) _____ (Email) _____

3. **ACTIVITY**

   - [ ] New Construction
   - [ ] Demolition
   - [ ] Awnings
   - [ ] Fence
   - [ ] Repairs or Alterations
   - [ ] Landscaping
   - [ ] Exterior Architectural Features
   - [ ] Exterior Environmental Feature Change
   - [ ] Moving a Building
   - [x] Sign Erection
   - [ ] Sign Placement *

   *** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Piedmont Bank Amputheater signs. See sign plans attached.

1. Double faced free standing ID sign - 6 feet 6 inches tall and 6 feet long.
2. Single-faced free standing ID sign - 4 feet 4 inches tall and 3 feet long.
3. Kennesaw logo stage sign - 5 feet 8 inches tall and 13 feet 2 inches long.
4. Stage brow sign - Amphitheater illuminated channel letters. 45 feet long

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with 1 Original (4) copies including color photos (excluding models, material and color samples, where one (1) is sufficient). The application and supporting documents are to be placed on a **CD in a PDF format**.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

6-7-24

Signature of Applicant **Date**

6-7-24

Signature of Owner **Date**

(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator

Date: 6-7-24

(Application Administratively Approved)
HPC Chair

Date: 06/07/2024

☑ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

_____

_____

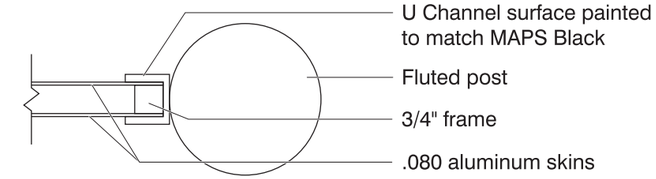
(May re-submit within 60 days)

POSTPONED/TABLED _____

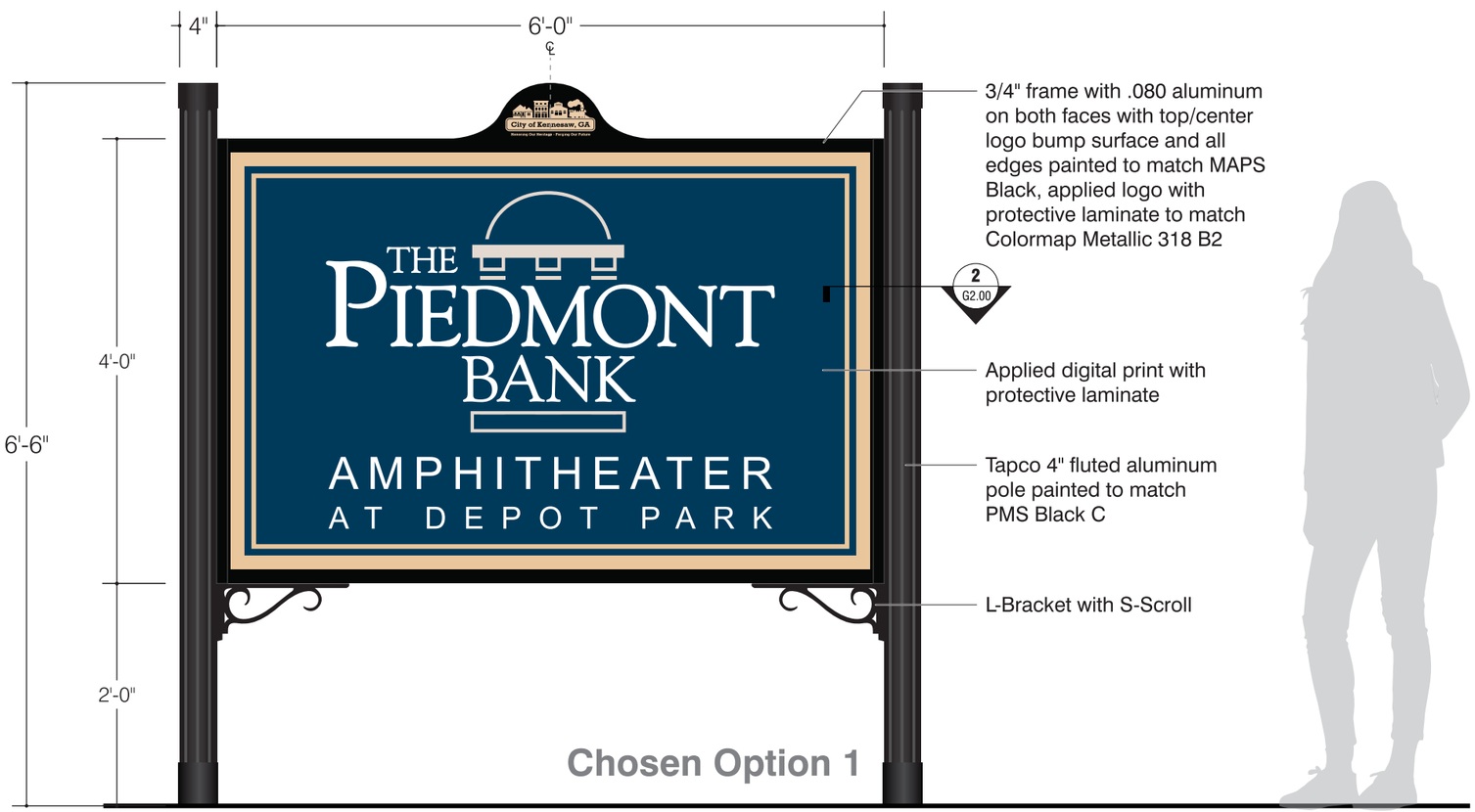
Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review

Sign Type 16



2 / G2.00 SIGN TYPE 16 – FRAME DETAIL
Scale: 3" = 1'-0"



Front View / Back View
(matching graphics on both sign faces)

1 / G2.00 SIGN TYPE 16 – BUILDING ID (DOUBLE-FACED)
Scale: 3/4" = 1'-0"

PROJECT COAA2024-12

SIGN PANELS

CLIENT:

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

PREPARED BY:

MILLER EG DESIGN

315 Northpoint Pkwy SE, Suite F
Acworth, GA 30102
Office 678-369-4877
Fax 678-559-0660

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REVISIONS

DRAWN	DATE

PROJECT ACRONYM AND NUMBER:
COK0324.01SP

DRAWN MV	PM GA	EM TM	
PM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
EM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
DATE	03/07/2024		
SCALE	as shown		
FILEPATH	L:\OPER\CUST\COK\2024\SP		

DRAWING TITLE:
ST-16 - BUILDING ID (DOUBLE-FACED)

DRAWING #:	SECTION
G2.00	ELEVATION

Sign Type 17

Front View

1 / G2.01 **SIGN TYPE 17 – BUILDING ID SMALL (SINGLE-FACED)**

Scale: 1" = 1'-0"

PROJECT COAA2024-12

SIGN PANELS

CLIENT:

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

PREPARED BY:

MILLER EG DESIGN

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Acworth, GA 30102
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REVISIONS

DRAWN	DATE

PROJECT ACRONYM AND NUMBER: COK0324.01SP

DRAWN MV	PM GA	EM TM	
PM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
EM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
DATE	03/11/2024		
SCALE	as shown		
FILEPATH	L:\OPER\CUST\COK\2024\SP		

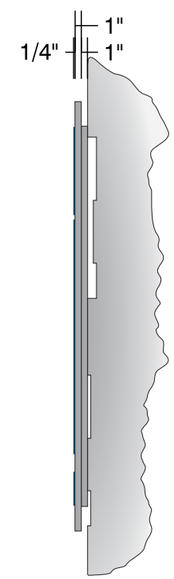
DRAWING TITLE:

ST-17
BUILDING ID SMALL

DRAWING #:	SECTION
G2.01	ELEVATION

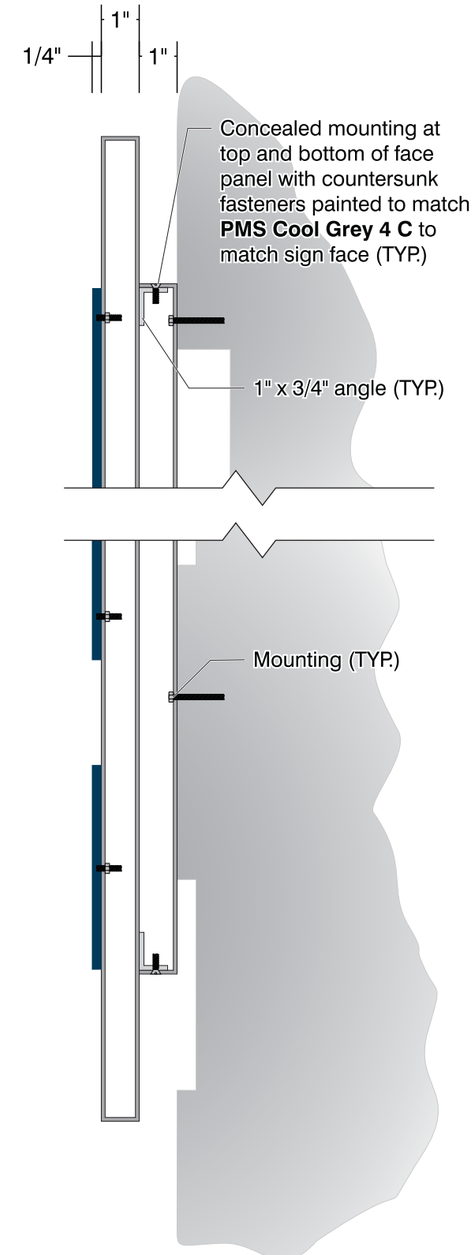
Fabricated 1" deep aluminum face painted to match **PMC Cool Gray 4 C** on 1" deep standoff frame backer with 1/4" thick cut plate aluminum logo graphic painted to match **PMS 547 C**

Front View



Side View

1 G2.00 **AMPHITHEATER SIGN (CHOSEN OPTION 1)**
Scale: 1/2" = 1'-0"



2 G2.00 **SECTION VIEW DETAIL**
Scale: 3" = 1'-0"

PROJECT COAA2024-12

AMPHITHEATRE SIGN

CLIENT:

PREPARED BY:

315 Northpoint Pkwy SE, Suite F
Acworth, GA 30102
Office 678-369-4877
Fax 678-559-0660

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REVISIONS

DRAWN	DATE

PROJECT ACRONYM AND NUMBER:
GAYCC1223.01AS

DRAWN	MD	PM GA	EM TM
PM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
EM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
DATE	01/04/2024		
SCALE	as shown		
FILEPATH	L:\OPER\CUST\GAYCC\2023\AS		

DRAWING TITLE:
AMPHITHEATER SIGN

DRAWING #:	SECTION
G2.00	ELEVATION

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

Stage Brow Sign

Design Development
April 2024
Project No.: GAYCC0324.01SBS (Stage Brow Sign)

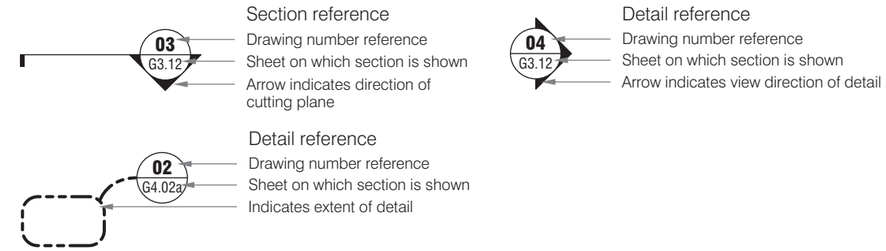
Prepared by:

MILLER EG DESIGN

Contents

Drawing	Title	Section
G0.00	Cover	
G2.00	Stage Brow Sign Elevation	Elevation
G2.01	Channel Letter and Raceway Details	Elevation

Legend of Graphic Symbols



Colors and Fonts

BLACK 1
SW6258 Tricorn Black, Semi-gloss finish

T1 - Source Serif Pro Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

DRAWING #:
G0.00

1 G2.00 **AMPHITHEATER ELEVATION WITH ILLUMINATED CHANNEL LETTERS**

3/16" = 1'-0"

PROJECT: COAA2024-12

STAGE BROW SIGN

2828 CHEROKEE ST NW
KENNESAW, GA 30144

CLIENT:

GAY

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

PREPARED BY:

MILLER EG DESIGN

315 Northpoint Pkwy SE, Suite F
Acworth, GA 30102
Office 678-369-4877
Fax 678-559-0660

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REVISIONS

DRAWN	DATE

PROJECT ACRONYM AND NUMBER:

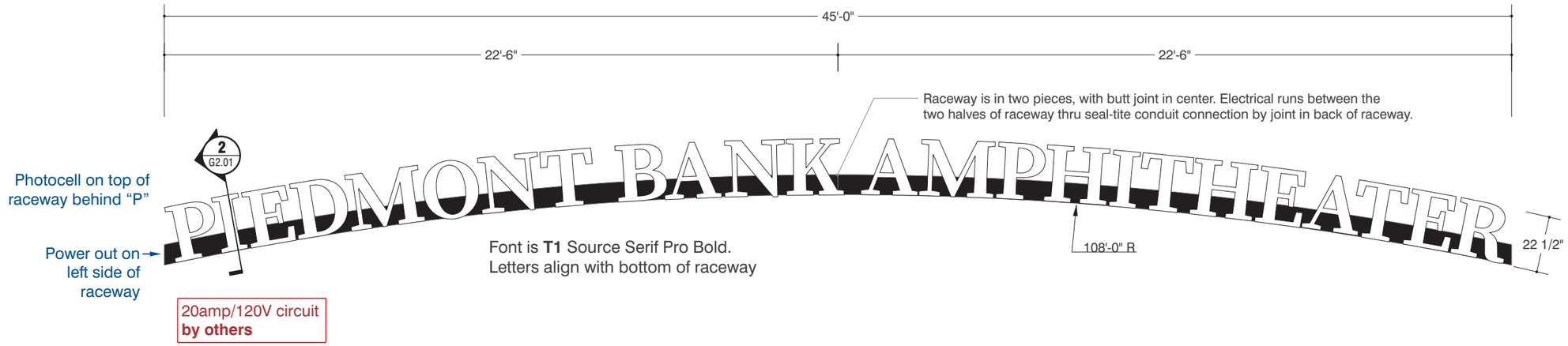
GAYCC0324.01SBS

DRAWN MD	PM CW	EM TM	
PM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
EM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
DATE	04/18/2024		
SCALE	as shown		
FILEPATH	M:\CUST\GAYCC\2024\SBS		

DRAWING TITLE:

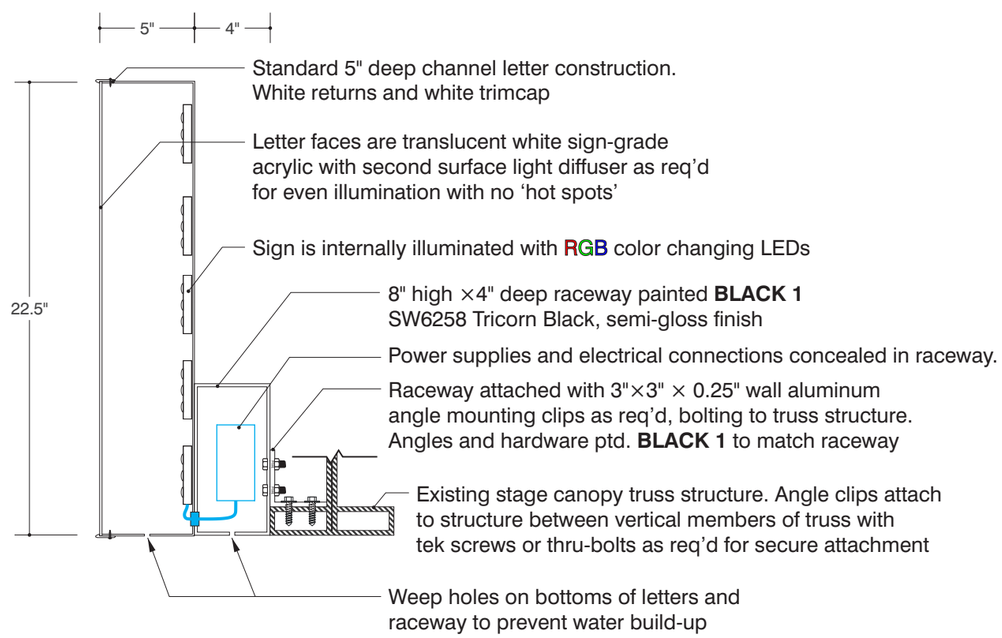
STAGE BROW SIGN ELEVATION

DRAWING #:	SECTION
G2.00	ELEVATION



1 / G2.01 AMPHITHEATER ILLUMINATED CHANNEL LETTERS

1/4" = 1'-0"



2 / G2.01 CHANNEL LETTER - TYPICAL SECTION

NTS

PROJECT: COAA2024-12

STAGE BROW SIGN

2828 CHEROKEE ST NW
KENNESAW, GA 30144

CLIENT:

City of Kennesaw, GA
Honoring Our Heritage - Forging Our Future

PREPARED BY:

MILLER EG DESIGN
315 Northpoint Pkwy SE, Suite F
Acworth, GA 30102
Office 678-369-4877
Fax 678-559-0660

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REVISIONS

DRAWN	DATE

PROJECT ACRONYM AND NUMBER:
GAYCC0324.01SBS

DRAWN MD	PM CW	EM TM	
PM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
EM PHASE REVIEW	01 ☐	02 ☐	03 ☐ 04 ☐
DATE	04/18/2024		
SCALE	as shown		
FILEPATH	M:\CUST\GAYCC\2024\SBS		

DRAWING TITLE:
CHANNEL LETTER AND RACEWAY DETAILS

DRAWING #:	SECTION
G2.01	ELEVATION

TPA KENNESAW

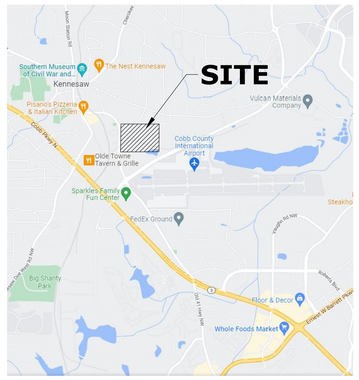
LANDSCAPE DEVELOPMENT PLANS

PREPARED FOR: TPA RESIDENTIAL

24 HOUR EMERGENCY CONTACT	NAME: ELLIOT VAN DYKE PHONE: 843-384-5402
OWNER DEVELOPER	TPA RESIDENTIAL 1776 PEACHTREE STREET NW SUITE 100N ATLANTA, GA 30309 PHONE: 770-436-3400 WEB: TPA-RES.COM
LANDSCAPE ARCHITECT	B+C STUDIO 1320 ELLSWORTH INDUSTRIAL BLVD. SUITE A1400 ATLANTA, GA 30318 PHONE: 678-990-7691 WEB: www.bcstudio.com
ARCHITECT	NILES BOLTON ASSOCIATES 3060 PEACHTREE ROAD NW SUITE 600 ATLANTA, GA 30305 PHONE: 404-365-7600 WEB: WWW.NILESBOLTON.COM
CIVIL ENGINEER	J. LANCASTER ASSOCIATES, INC. 255 VILLAGE PARKWAY SUITE 630 MARIETTA, GA 30067 PHONE: (770) 955-2421 WEB: WWW.JLAINC.COM

REV.	TITLE	DATE
	SD SET	03/10/22
	DD SET	04/01/22
	GMP SET	05/27/22

LOCATION AND VICINITY MAP



Sheet List Table

	Sheet Number	Sheet Title	1	2	3	4	5
HARDSCAPE	L0.00	COVER SHEET	X	X	X	X	X
	L0.10	GENERAL NOTES			X		
	L0.20	SITE REFERENCE	X				
	L0.30	OVERALL SITE SCHEDULES	X	X			
	L1.00	LAYOUT + MATERIALS 'PARK'	X	X	X		
	L1.10	LAYOUT + MATERIALS 'POOL COURTYARD'	X	X	X		
	L1.20	LAYOUT + MATERIALS 'SECONDARY COURTYARD'	X	X	X		
	L1.30	LAYOUT + MATERIALS 'AREA D'	X	X			X
	L1.40	LAYOUT + MATERIALS 'AREA E'	X				
	L1.50	LAYOUT + MATERIALS 'AREA F'	X				
	L1.60	LAYOUT + MATERIALS 'AREA G'	X				
	L1.70	LAYOUT + MATERIALS 'AREA H'	X				
	L2.00	DIMENSIONING PLAN 'PARK'	X	X	X		
	L2.10	DIMENSIONING PLAN 'POOL COURTYARD'	X	X	X		
	L2.20	DIMENSIONING PLAN 'SECONDARY COURTYARD'	X	X	X		
	L3.00	GRADING + DRAINAGE 'PARK'	X	X	X		
	L3.10	GRADING + DRAINAGE 'POOL COURTYARD'	X	X	X		
	L3.20	GRADING + DRAINAGE 'SECONDARY COURTYARD'	X	X	X		
	L3.30	GRADING + DRAINAGE 'AREA D'	X	X	X		
	L3.40	GRADING + DRAINAGE 'AREA E'	X	X			
	L3.50	GRADING + DRAINAGE 'AREA F'	X				
	L3.60	GRADING + DRAINAGE 'AREA G'	X				
	L3.70	GRADING + DRAINAGE 'AREA H'	X				
	L4.00	DRAINAGE DETAILS					
	L5.00	HARDSCAPE DETAILS I	X				
	L5.01	HARDSCAPE DETAILS II	X				
	L5.10	GRILL DETAILS I				X	
	L5.11	GRILL DETAILS II	X			X	
	L5.20	POOL AREA DETAILS I	X				
	L5.21	POOL AREA DETAILS II					
	L5.30	PAVING DETAILS					
	L5.40	STEPS, RAMPS, RAILINGS DETAILS					
	L5.50	FENCING DETAILS	X				
	L5.70	FIRE PIT DETAILS					
	L5.71	FIREPLACE				X	
MEP + FURNISHING	L6.00	MEP + FURNISHING PLAN 'PARK'	X	X			
	L6.10	MEP + FURNISHING PLAN 'POOL COURTYARD'	X	X	X		
	L6.20	MEP + FURNISHING PLAN 'SECONDARY COURTYARD'	X	X	X		
	L6.30	MEP + FURNISHING PLAN 'AREA D'	X	X			X
	L6.40	MEP + FURNISHING PLAN 'AREA E'	X				
	L6.50	MEP + FURNISHING PLAN 'AREA F'	X				
	L6.60	MEP + FURNISHING PLAN 'AREA G'	X				
	L6.70	MEP + FURNISHING PLAN 'AREA H'	X				
	L7.00	MEP SCHEDULE					
	L7.10	MEP DETAILS					
	L7.20	FURNISHING DETAILS I	X	X		X	
	L7.21	FURNISHING DETAILS II	X				
LANDSCAPE	L8.00	LANDSCAPE PLAN 'PARK'	X	X	X		
	L8.10	LANDSCAPE PLAN 'POOL COURTYARD'	X	X	X		
	L8.20	LANDSCAPE PLAN 'SECONDARY COURTYARD'	X	X	X		
	L8.30	LANDSCAPE PLAN 'AREA D'	X	X	X		X
	L8.40	LANDSCAPE PLAN 'AREA E'	X	X	X		
	L8.50	LANDSCAPE PLAN 'AREA F'	X	X	X		
	L8.60	LANDSCAPE PLAN 'AREA G'	X	X	X		
	L8.70	LANDSCAPE PLAN 'AREA H'	X	X	X		
	L9.00	LANDSCAPE NOTES	X	X	X		X
	L9.10	LANDSCAPE DETAILS					

b+C STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW
2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

COVER SHEET

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L0.00

GENERAL NOTES

1. TOPOGRAPHIC BOUNDARY AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY INSERT NAME.
2. THESE PLANS SHOW THE APPROXIMATE LOCATIONS OF SOME OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING AND PROPOSED UTILITIES AND TAKE PRECAUTIONS TO PROTECT THEM PRIOR TO CONSTRUCTION. HAVE ALL UTILITIES FLAGGED AND OR PAINTED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE WHEN THIS HAS BEEN COMPLETED.
3. CONTRACTOR MUST STAKE ALL MAJOR SITE ELEMENTS AND ASSOCIATED ELEVATIONS, FOR FIELD APPROVAL BY THE OWNER, OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR POURING FOOTINGS ASSOCIATED WITH MAJOR ELEMENTS.
4. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS REQUIRED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
5. DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
7. ALL WALKS SHALL HAVE A CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%). SLOPES THAT EXCEED 1.9% DO NOT MEET THE A.D.A. AND WILL BE REJECTED.
8. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN CURVED PORTIONS OF WALLS AND/OR WALKWAYS. ALL CURVES SHALL HAVE A SMOOTH TRANSITION INTO STRAIGHT PORTIONS.
9. ALL SAW CUTS MUST BE STRAIGHT LINES UNLESS OTHERWISE INDICATED IN PLANS.
10. WHEREVER EXISTING PAVING MEETS OR CONNECTS TO PROPOSED ELEMENTS, INTERSECTIONS MUST BE CUT STRAIGHT AND CLEAN.
11. PROTECT EXISTING TREES TO REMAIN. DO NOT DUMP WASTE, PAINT, CHEMICALS, SLAG CONCRETE IN THE DRIP LINE OF ANY PROTECTED TREES.
12. REFER TO SPECIFIC ARCHITECTURAL AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR DEMOLITION AND CONSTRUCTION ADJOINING OR RELATED TO THAT DISCIPLINE'S WORK. IF ANY SIGNIFICANT DISCREPENCIES EXIST, CONTRACTOR MUST NOTIFY THE RESPECTIVE DISCIPLINES INVOLVED.
13. ANY LIGHTING SHOWN ON THE FOLLOWING PLANS IS FOR LOCATION ONLY. ALL WIRING AND ELECTRICAL PLANS AND DETAILS ARE TO BE PROVIDED BY CONTRACTOR AND OR ELECTRICAL ENGINEER. ROUTING IS APPROXIMATE. CONDUIT SHOULD BE ROUTED AT THE EDGES OF BEDS AND WALKS TO ALLOW MAXIMUM SAFE PLANTING AREA.
14. ALL RETAINING WALLS ARE TO HAVE FRENCH DRAINS AND FLUID APPLIED WATERPROOFING OR POLY MEMBRANE BETWEEN SOIL AND WALL TO PROTECT THEM FROM WATER INTRUSION. LINER OR WATERPROOFING IS TO EXTEND FROM ONE INCH BELOW THE TOP OF WALL TO 12″ BELOW THE FINISHED FLOOR OR ADJACENT FINISHED GRADE ON THE LOW SIDE OF THE WALL. ALL FRENCH DRAINS TO BE 4″ MIN. PERFORATED PIPE WITH SOCK FILTER, ALL PIPE SLOPED AT A MIN. OF 2%. TIE DRAIN PIPE INTO NEARBY DRAINAGE SYSTEM WHEN POSSIBLE, IF NOT, DAYLIGHT TERMINUS AT PROPOSED / LA PRE-APPROVED LOCATION.
15. ALL BRICK IS TO BE RATED AS NOT MORE THAN "SLIGHTLY EFFLORESCED" PER ASTM C 67. ALL MORTAR AND GROUT SAND IS TO BE PRE-WASHED AND SALT FREE. ENSURE THAT THE SAND IS NOT FROM AN OCEANSIDE SOURCE.
16. ALL COPING BRICK AND PRECAST ELEMENTS ARE TO BE SEALED FOR PROTECTION AGAINST WATER MIGRATION. USE A SEALANT RECOMMENDED BY THE PRECAST OR PAVING MANUFACTURER.
17. ALL FINISHED MASONRY MORTAR AND GROUT JOINTS ARE TO BE TOOLED CONCAVE UNLESS OTHERWISE NOTED ON PLANS.
18. CONSOLIDATE GROUT WITH MECHANICAL VIBRATOR WHEN MIXING TO REDUCE VOIDS.
19. USE A LOW-ALKALI PORTLAND CEMENT IN ALL BRICK CONSTRUCTION TO REDUCE EFFLORESCENCE. CEMENT CONTAINING NOT MORE THAN 0.60 PERCENT ALKALI CALCULATED AS THE PERCENTAGE OF Na2O PLUS 0.658 TIMES THE PERCENTAGE OF K2O MAY BE SPECIFIED WHEN THE CEMENT IS TO BE USED IN CONCRETE WITH AGGREGATES THAT MAY BE DELETERIOUSLY REACTIVE.
20. STORAGE OF MATERIALS - THE METHOD OF STORING MATERIALS AT A CONSTRUCTION PROJECT SITE WILL INFLUENCE THE OCCURRENCE OF EFFLORESCENCE. MATERIALS SHOULD BE STORED IN SUCH A MANNER AS TO AVOID THEIR SATURATION BY WET WEATHER OR GROUND MOISTURE, AS WELL AS CONTAMINATION FROM SALTS OR OTHER MATTER. MASONRY UNITS AND SAND SHOULD BE STORED OFF THE GROUND TO AVOID CONTAMINATION BY DIRT AND GROUND WATER WHICH MAY CONTAIN SOLUBLE SALTS. THEY SHOULD BE COVERED BY A WATERPROOF MEMBRANE TO KEEP THEM DRY.
21. DURING CONSTRUCTION, COVER ALL PARTIALLY COMPLETE OR COMPLETE WALLS WITH WATER MEMBRANE AT THE END OF EACH WORKDAY OR DURING PERIODS OF RAIN AND SNOW. THIS SHOULD BE DONE UNTIL WALLS ARE COMPLETE AND THE MORTAR AND GROUT HAVE SET. THIS IS TO REDUCE THE AMOUNT OF WATER IN THE WALLS AND EFFLORESCENCE.
22. UPON COMPLETION OF ALL CONSTRUCTION AND BEFORE FINAL ACCEPTANCE THE CONTRACTOR OR SUBCONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM AND NOT AN INTEGRAL PART OF HIS WORK. ALL PAVED AREAS TO BE SWEPT AND PRESSURE WASHED IF NECESSARY. THE SITE IS TO BE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
23. ALL LOCAL, MUNICIPAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING OR RELATED TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. EACH TRADE PROFESSIONAL SHALL BE LICENSED WHERE REQUIRED AND SHALL BE FAMILAR WITH THE LAWS & CODES AFFECTING HIS/HER SCOPE OF WORK AND SHALL PERFORM THEIR WORK ACCORDING TO THE LAW AS REQUIRED.
24. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.
25. THE CONTRACTOR SHALL EXAMINE AND TEST THE SITE CAREFULLY. THE CONTRACTOR SHALL CONTEMPLATE THE PROPOSAL, PLANS AND SPECIFICATIONS. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED, PERFORMED, AND MATERIALS TO BE FURNISHED, AND AS TO THE REQUIREMENTS OF THE SPECIFICATIONS.
26. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT SHOP DRAWINGS WHERE SHOP DRAWINGS ARE CALLED FOR. UPON REVIEW BY ALL PARTIES (GENERAL CONTRACTOR, OWNER, AND LANDSCAPE ARCHITECT), IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL PARTIES WITH A FINAL COPY (ELECTRONIC DOCUMENT PREFERRED).
27. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO THE WORK OF THE SECTION.
28. DO NOT SCALE FROM DRAWINGS WHERE DIMENSIONS ARE PRESENT, USE DIMENSIONS ONLY.
29. ALL NUMERICAL ELEVATIONS ARE TO TOP OF ELEMENT OR FINISHED GRADE UNLESS OTHERWISE NOTED.
30. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OWNER/MUNICIPAL AUTHORIZATION PRIOR TO START OF CONSTRUCTION.

HARDSCAPE MATERIAL SCHEDULE

SYMBOL	ITEM	SPECIFICATIONS		MANUFACTURER
1	CONCRETE 'A'	TYPE: 3,000 PSI STANDARD CONCRETE FINISH: BROOM FINISH LOCATION: SEE PLANS CONTROL JOINTS: TROWELED		
2	CONCRETE 'B'	TYPE: 3,000 PSI CONCRETE FINISH: TOPCAST #3 (SURFACE RETARDENT) LOCATION: POOL DECK CONTROL JOINTS: SAW CUT	HARDSCAPE MATERIAL SELECTION NOTES: 1. CONTRACTOR TO ENSURE ENTIRE AREA IS COVERED FOR EXTENTS OF CONSTRUCTION.	
3	POOL COPING PAVER	TYPE: 2X1 PRECAST COPING EDGE PAVER WITH BULLNOSE EDGE COLOR: STANDARD GRAY LOCATION: POOL EDGE	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	NAME: HARTSTONE CONTACT: STEVE KAMIN (704) 905-0583 skamin@hartstonetile.com WEB: www.harstonetile.com
4	STEP & BENCH POOL TILE	TYPE: CT 1510 UNGLAZED BLUE (SKID RESISTANT) COLOR: BLUE FINISH: UNGLAZED LOCATION: POOL STEPS & POOL BENCH	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	NAME: CLASSIC POOL TILE CONTACT: (770) 849-9988 TOLL FREE: (877) 765-9533 WEB: www.classicpooltile.com
5	WATERLINE POOL TILE	TYPE: RADIANCE GLASS SERIES, 1x1 LIGHT BLUE BLEND, CT GL 571 COLOR: LIGHT BLUE FINISH: GLASS LOCATION: POOL AREA	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	NAME: CLASSIC POOL TILE CONTACT: (770) 849-9988 TOLL FREE: (877) 765-9533 WEB: www.classicpooltile.com
6	POOL SHELL FINISH	TYPE: PLASTER COLOR: WHITE FINISH: SMOOTH LOCATION: POOL SHELL **SUBSTITUTION OR CHANGE OF COLOR/FINISH WILL NEED APPROVAL.	SELECTION NOTES: 1. CONTRACTOR DETERMINE WHETHER 'HARD WATER' IS PRESENT (HIGH ALKALINITY & CALCIUM). IF HARD WATER IS PRESENT WE HIGHLY RECOMMEND USING A QUARTZ FINISH, AS PLASTER DOES NOT HAVE LONGEVITY WHEN EXPOSED TO 'HARD WATER'.	
7	COUNTERTOP	TYPE: GRANITE (LEVEL 2 PRICING) THICKNESS: 1¼" COLOR: T.B.D. LOCATION: AT ALL KITCHEN COUNTERTOP SURFACES	SELECTION NOTES: 1. SAMPLE PROVIDED 2 WEEKS PRIOR TO ORDER FOR SELECTION BY LANDSCAPE ARCHITECT.	SUPPLIER: GRANITE COUNTERTOP WAREHOUSE CONTACT: 678-737-4707 ADDRESS: 2595 BAKER RD, ACWORTH, GA 30101 WEB: www.granitecountertopwarehouse.com
8	BRICK VENEER 'A'	TYPE: STANDARD BRICK COLOR: T.B.D. FINISH: T.B.D. LOCATION: T.B.D.	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	NAME: T.B.D. CONTACT: T.B.D. WEB: www.T.B.D.com
9	METAL FINISH	TYPE: POWDER COATED EXTERIOR FINISH COLOR: MATTE BLACK LOCATION: FENCES, HANDRAILS, RAILINGS	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	
10	SYNTHETIC TURF	TYPE: DUPONT FOREVERLAWN FUSION ELITE FACE WEIGHT: 50 OZ. / SQ. YD. BLADE HEIGHT: 1-3/4" PRIMARY COLOR: VERDE/LIME/TAN 2: FIELD/OLIVE GREEN PRIMARY BACKING: 3 LAYER W/ BIOCEL™ POLYURETHANE	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING. 2. COMPRESSED PILE HEIGHT MUST NOT EXCEED 1/2" A.F.G. 3. PRODUCT SELECTED FOR HEAT TOLERANCE + DRAINAGE-- DO NOT SUBSTITUTE	NAME: FOREVERLAWN GA CONTACT: 706.485.5899 WEB: foreverlawnlandscape.com/solutions/fusion
11	PAVER 'A'	TYPE: ORIGIN SERIES, 3-PIECE PATTERN W/ BORDER COLOR: T.B.D. LOCATION: FIRE PIT AREAS	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	NAME: BELGARD CONTACT: 877-235-4273 WEB: WWW.BELGARD.COM
12	MINI SLATE CHIPS	TYPE: MINI SLATE CHIPS COLOR: GREY TONES SIZE: 1/2" - 1" LOCATION: SEE PLANS	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	NAME: T.B.D. CONTACT: T.B.D. WEB: www.T.B.D.com
13	WOOD FINISH	WOOD TYPE: CLEAR GRADE CEDAR PRODUCT: SEMI-TRANSPARENT STAIN COLOR: T.B.D.	HARDSCAPE MATERIAL SELECTION NOTES: 1. CONTRACTOR TO STAIN SMALL AREA ON THE NON-POOL FACING SIDE OF THE STRUCTURE FOR LANDSCAPE ARCHITECTURE APPROVAL. 2. WOOD MUST BE FREE OF PRODUCT STAMPS ON EXPOSED FACE.	NAME: BENJAMIN MOORE CONTACT: SHAWNE TOWNSLEY (214) 862-6156 SHAWNE.TOWNSLEY@BEJAMINMOORE.COM WEB: www.benjaminmoore.com
3 1 REMOVED FROM SET		N COBBLE, MULTI-PIECE LOCATION: COURTYARD	SELECTION NOTES: 1. CONTRACTOR TO PROVIDE MATERIAL SAMPLE PRIOR TO ORDERING.	CONTACT: 877-235-4273 WEB: WWW.BELGARD.COM

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05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

GENERAL NOTES

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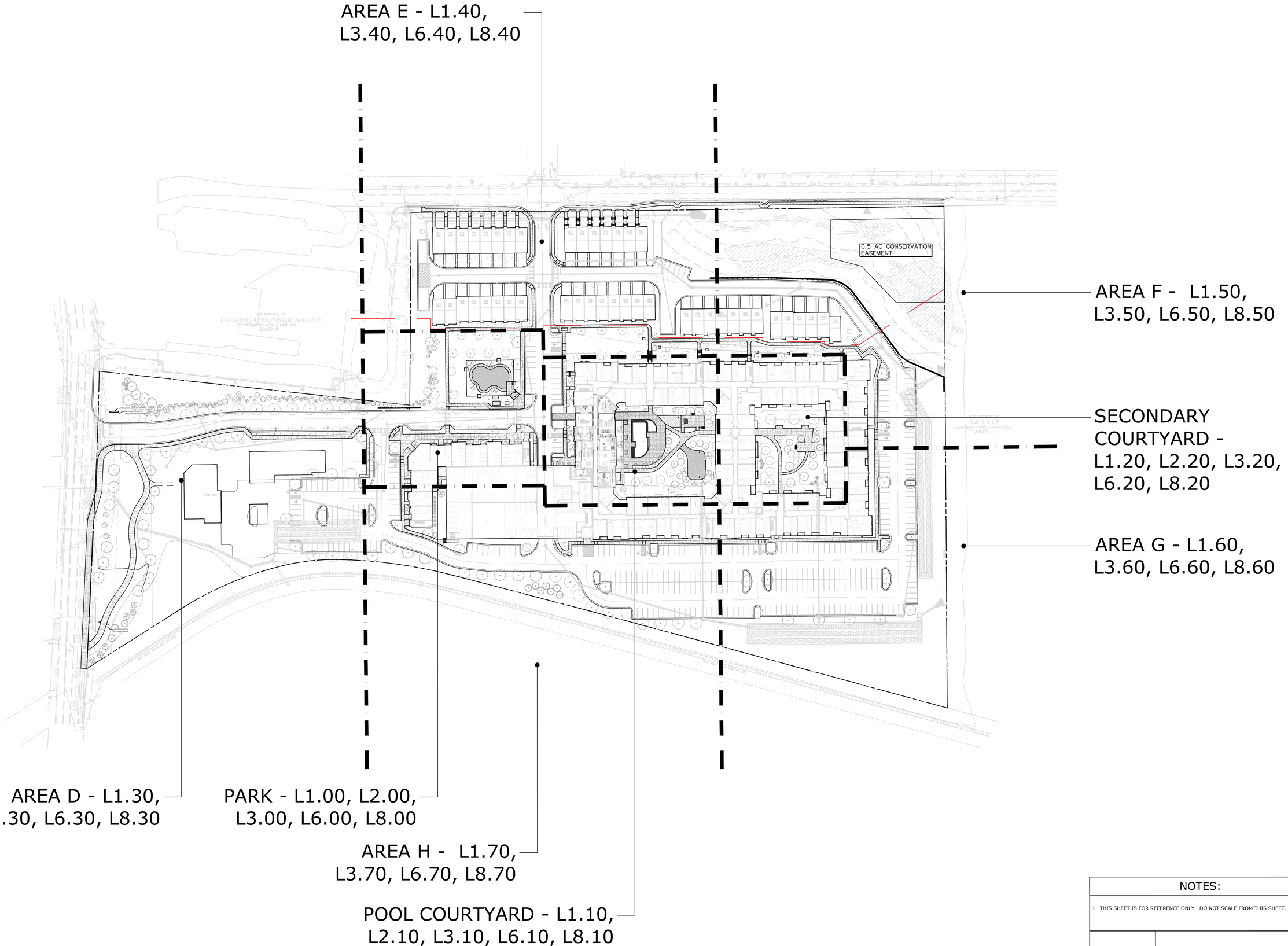

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LANDSCAPE DEVELOPMENT PLANS

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HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
H-01	LANDSCAPE AREA	271,430 SF	
H-02	CONCRETE `A`	45,284 SF	1/L0.10
H-03	CONCRETE `B`	4,094 SF	2/L0.10
H-04	PAVER `A`	477 SF	11/L0.10
H-06	ARTIFICIAL TURF	4,174 SF	10/L0.10
H-07	POOL COPING	511 SF	3/L0.10
H-09	MINI SLATE CHIPS	196 SF	12/L0.10

HARDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY	DETAIL
TR	COURTYARD WASTE RECEPTACLE	5	1/L7.20
E-02	AMENITY BENCH	3	6/L7.20
E-03	DOG WASTE RECEPTACLE	10	2/L7.20
2 E-04	BRIXTON CUBE PLANTER	7	4/L7.20
3 E-05	HAMMOCK	2	3/L7.20
E-07	SQUARE PLANTER	4	8/L7.20

GRADING + DRAINAGE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	STAIR STEP	NA	NA
	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10/L4.00
	DECK DRAIN	NA	15/L4.00
	6" AREA DRAIN	NA	7/L4.00
	12" AREA DRAIN	NA	8/L4.00
	18" AREA DRAIN	NA	9/L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
TW	TOP OF WALL	NA	NA

* BOTTOM OF WALL IS NOT EQUAL TO TOP OF FOOTING (TF)

MEP SCHEDULE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
F-101	DECORATIVE POLE LIGHT	16	10/L7.00
F-102	PARKING LOT LIGHT, SINGLE	14	11/L7.00
F-103	PARKING LOT LIGHT, DOUBLE	1	11/L7.00
F-104	POOL POLE LIGHT	3	12/L7.00
5 3 F-105	LANDSCAPE UPLIGHT	30	9/L7.00
F-106	BOLLARD LIGHT	3	14/L7.00
F-108	SCONCE LIGHT	2	7/L7.00
F-109	WALL PACK - COORDINATION WITH ARCHITECTURE REQUIRED	17	13/L7.00
F-110	GRILL LIGHT	3	6/L7.00
F-111	GRILL	3	8/L5.10
F-112	GRILL EMERGENCY SHUTOFF	3	3/L5.10
F-115	GFI (MOUNTED)	3	1/L7.00
3 F-116	GFI (STAKE MOUNTED)	3	2/L7.00
F-117	PROXIMITY READER	4	4/L7.00
F-118	PUSH TO EXIT	4	5/L7.00
F-120	TELEVISION	3	
F-121	HOSE BIBB	4	3/L7.00
F-122	POOL LIGHT (BY OTHERS)	2	
F-123	POOL SHOWER	1	7/L5.20
F-125	DOG FOUNTAIN	1	17/L7.00

* POOL AND SITE LIGHTING FINAL LAYOUT & QUANTITIES PENDING PHOTOMETRIC STUDY, COORDINATION W/ GEORGIA POWER REQUIRED FOR FINAL LIGHT PLACEMENT

SITE FURNISHING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
S-02	SIDE TABLE	6	3/L7.21
S-03	UMBRELLA	2	10/L7.20
S-04	DINING CHAIR	17	13/L7.20
S-05	DINING TABLE	2	16/L7.20
S-06	LAWN CHAIR	8	1/L7.21
S-07	LAWN POOF	4	2/L7.21
S-08	POOL CHAISE	37	11/L7.20
S-09	SECTIONAL COUCH	1	15/L7.20
S-10	COFFEE TABLE	1	17/L7.20
S-11	ARM CHAIR	3	14/L7.20
S-16	FAMILY DINING TABLE	1	18/L7.20

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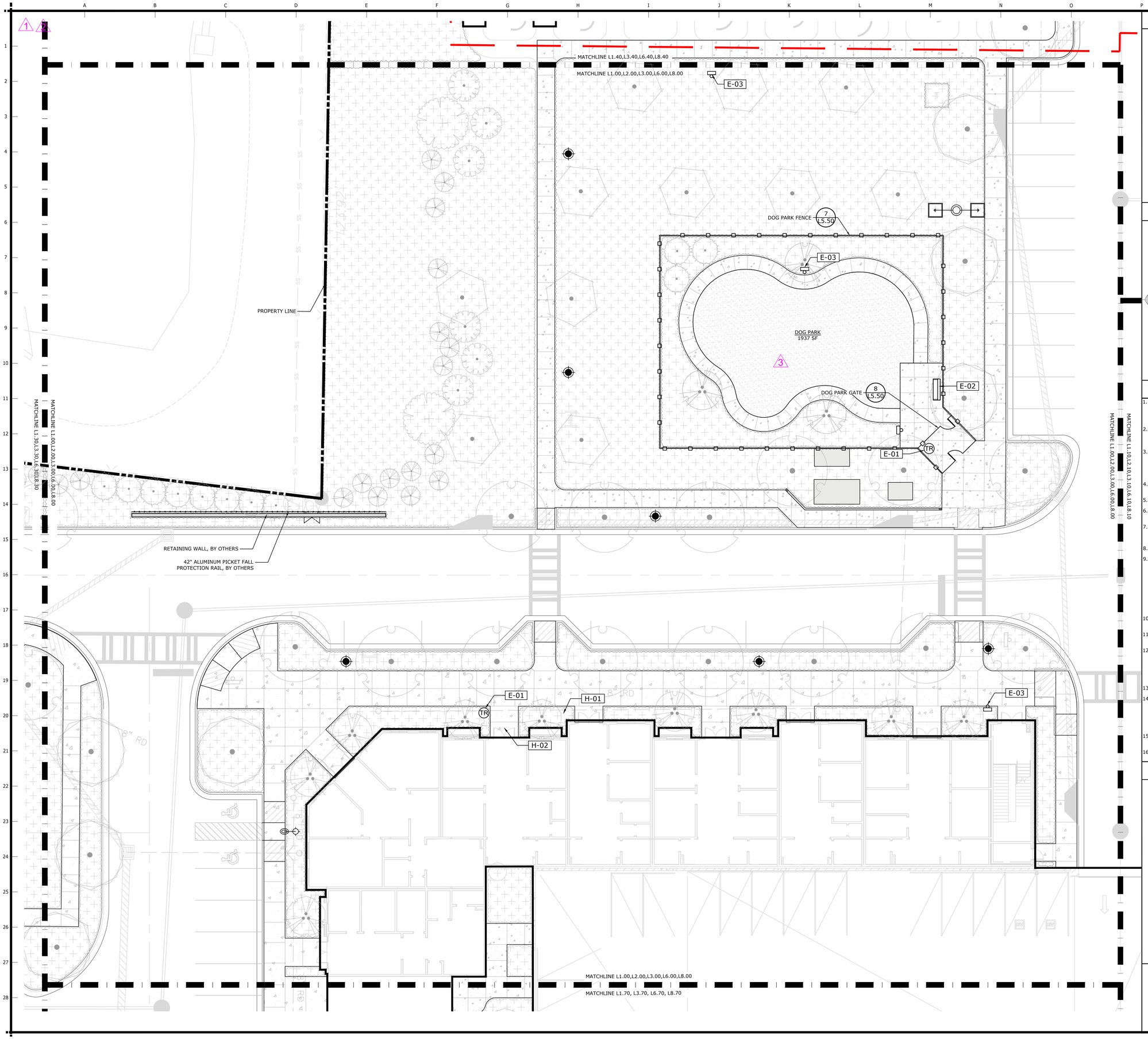

HARDSCAPE MATERIALS:

SYMBOL	DESCRIPTION	QTY	DETAIL
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E-07	SQUARE PLANTER	4	8/L7.20

NOTES:

1. CONTRACTOR MUST LAY OUT ALL MAJOR SITE ELEMENTS WITH STAKES AND FLAGGING TAPE SHOWING LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS FOR APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@ 28 DAYS), CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS). 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED.
3. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
4. DIMENSIONS SHOWN ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE INDICATED.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
6. ALL ADA COMPLIANT WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%).
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8. SAW CUT PAVEMENTS, WALKS, AND CURBS TO NEAT STRAIGHT LINES.
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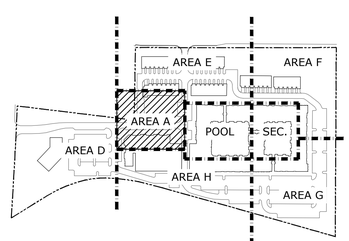

NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

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1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

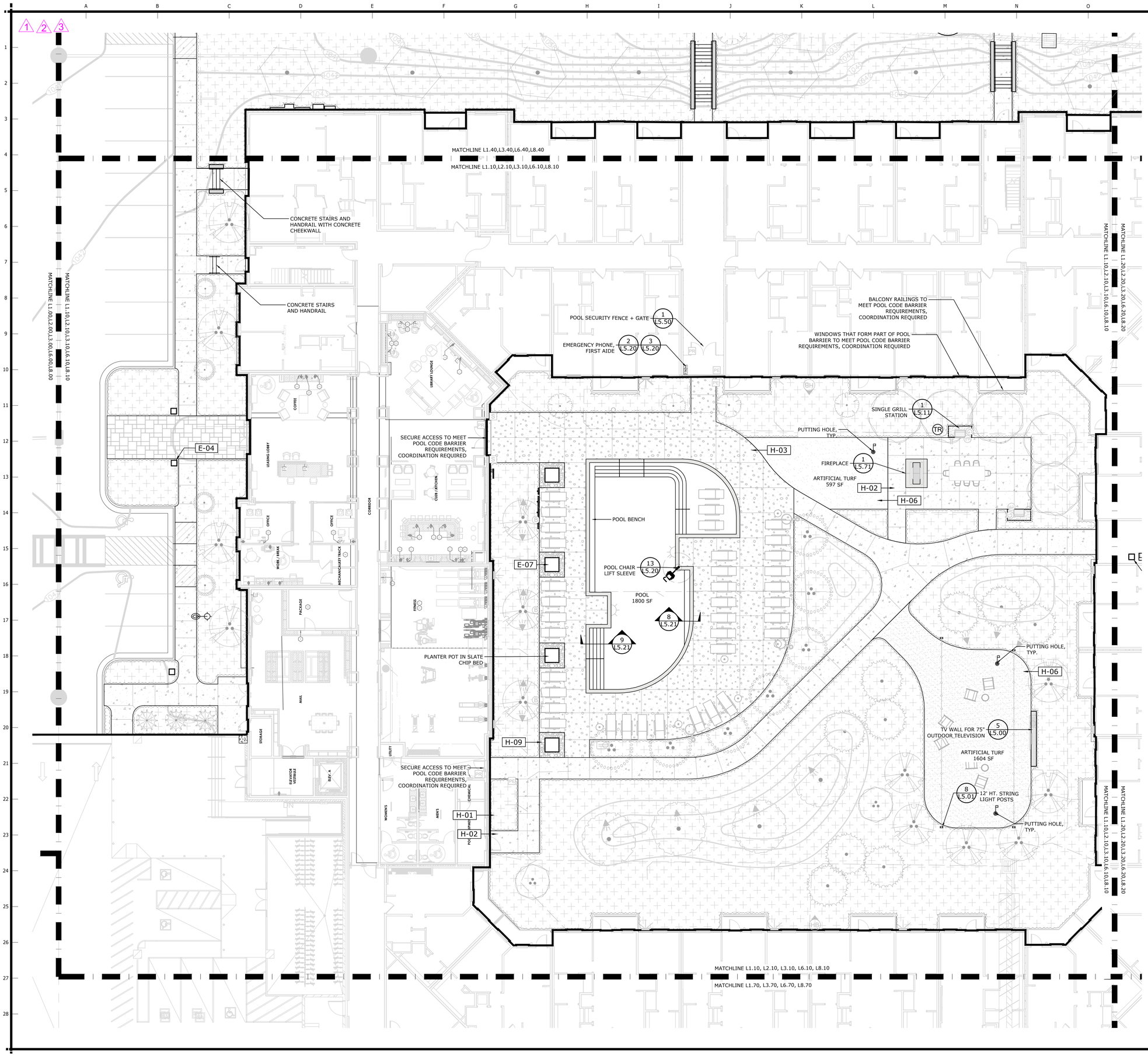
LANDSCAPE DEVELOPMENT PLANS

LAYOUT + MATERIALS 'PARK'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L1.00



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E-07	SQUARE PLANTER	4	8/L7.20

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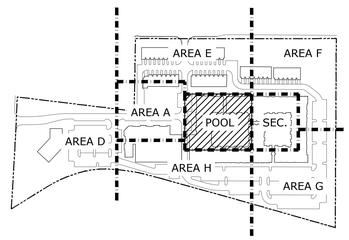

NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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TPA KENNESAW

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1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

LAYOUT + MATERIALS 'POOL COURTYARD'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

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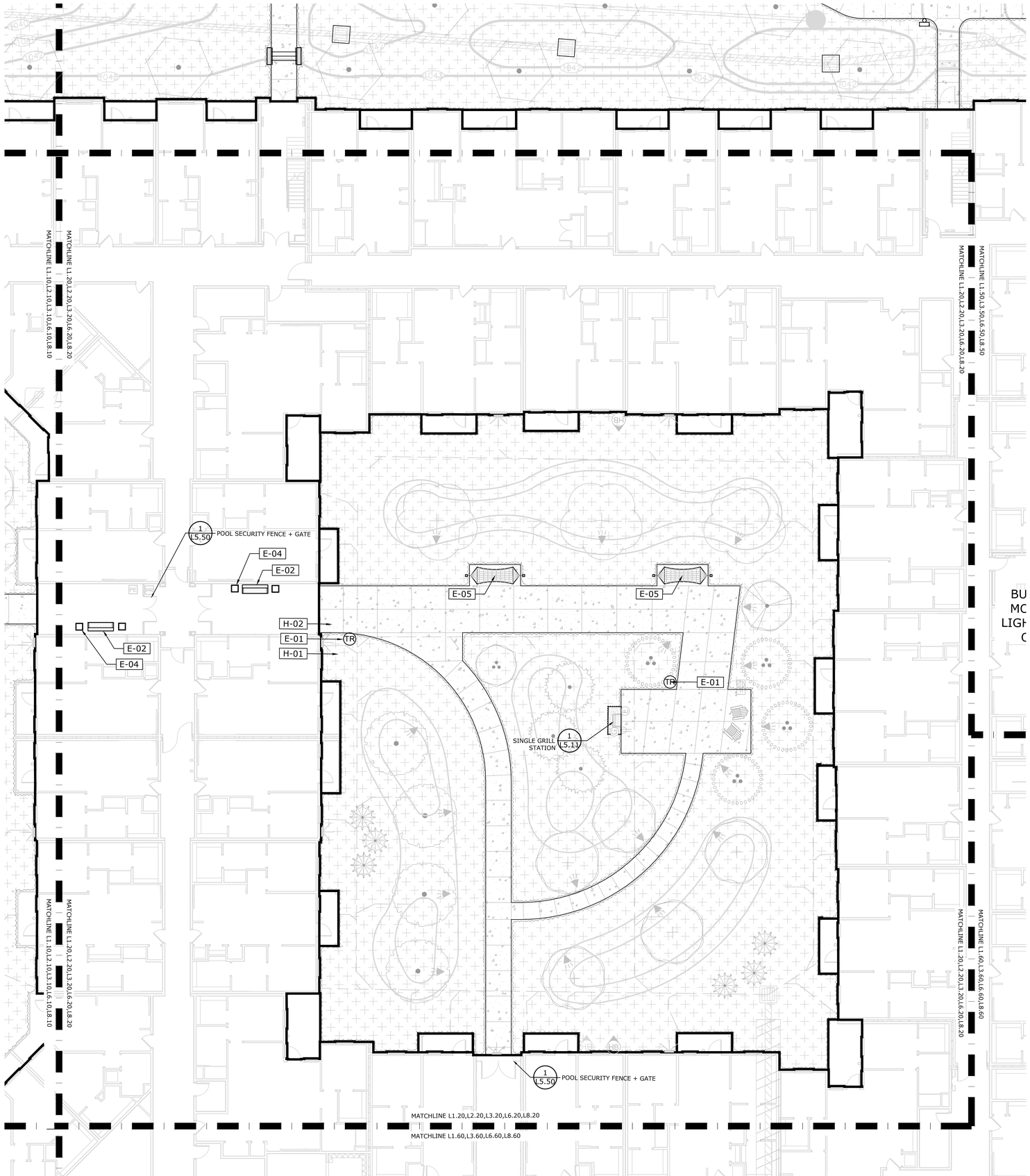

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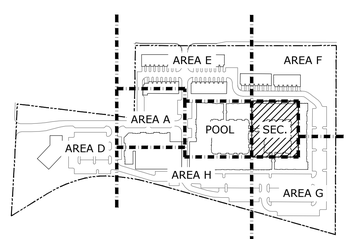

NORTH

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TPA KENNESAW

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SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

LAYOUT + MATERIALS 'SECONDARY COURTYARD'

DATE	
11/10/23	SK / RFI
	SK # 1 - OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

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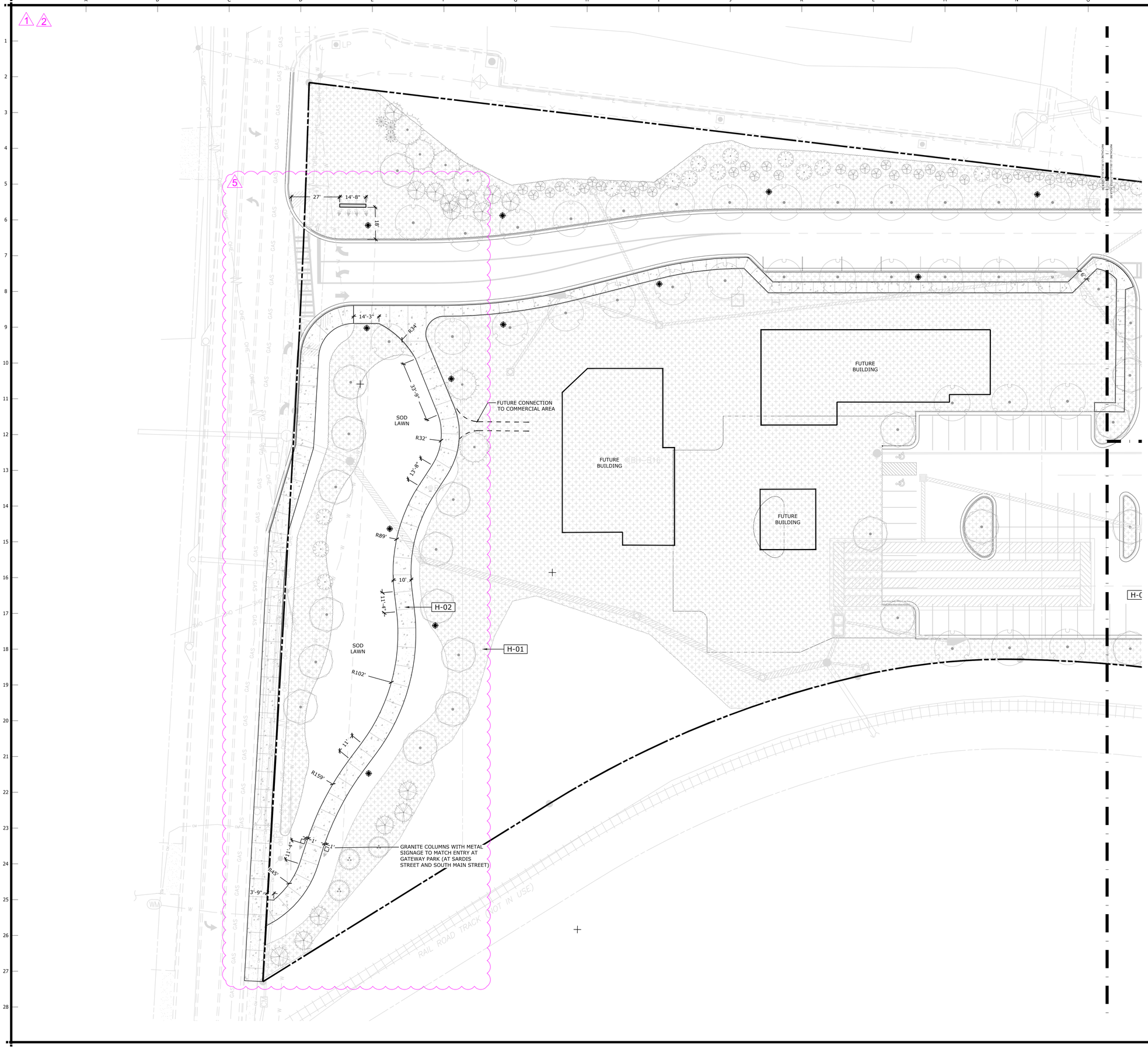

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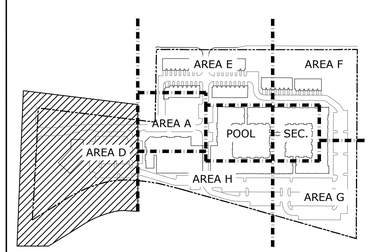

NORTH

0 20 40 60 FT

SCALE: 1" = 20'

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LANDSCAPE DEVELOPMENT PLANS

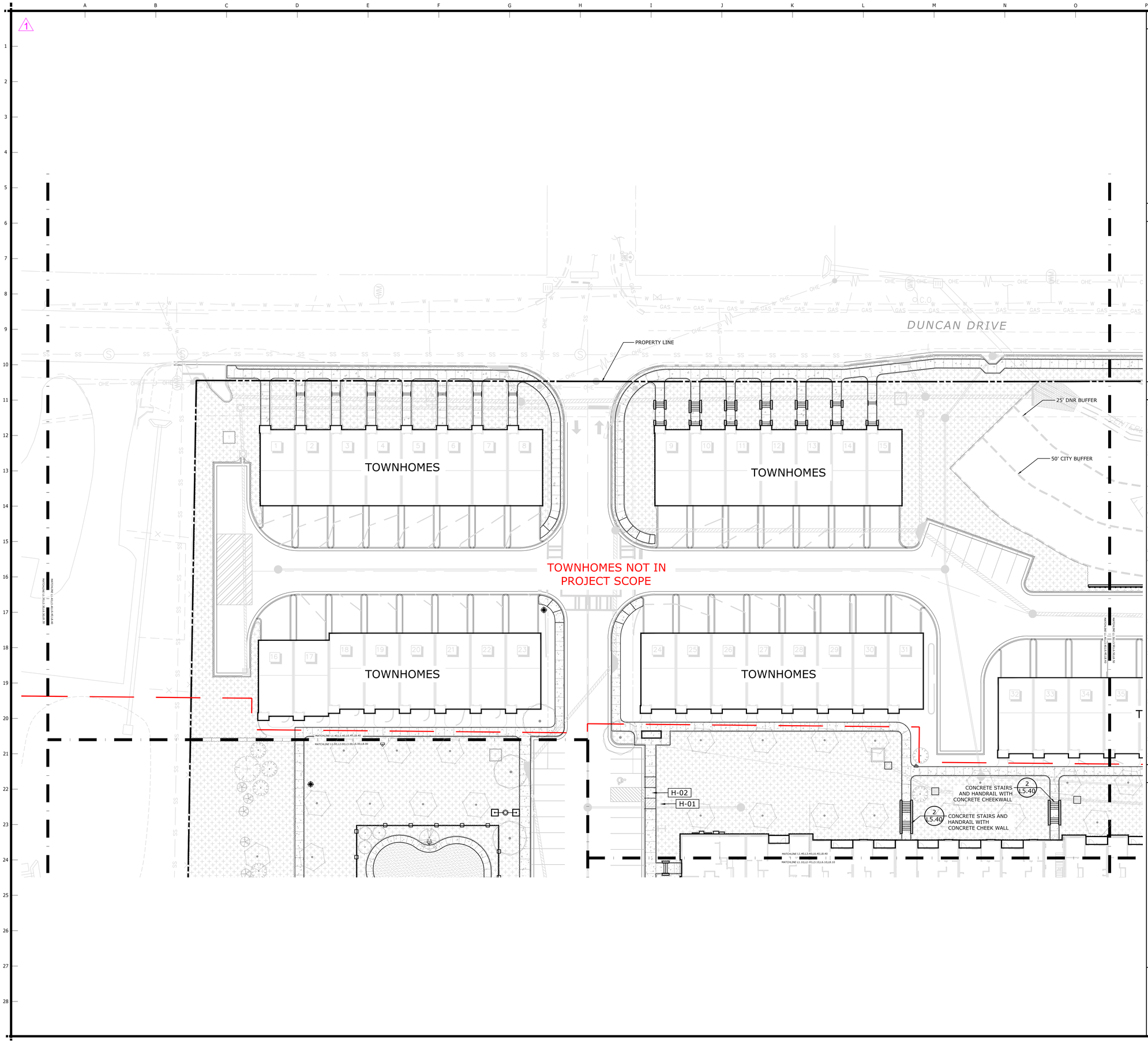
LAYOUT + MATERIALS 'AREA D'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

L1.30



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H-06	ARTIFICIAL TURF	4,174 SF	10/L0.10
H-07	POOL COPING	511 SF	3/L0.10
H-09	MINI SLATE CHIPS	196 SF	12/L0.10

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E-03	DOG WASTE RECEPTACLE	10	2/L7.20
E-04	BRIXTON CUBE PLANTER	7	4/L7.20
E-05	HAMMOCK	2	3/L7.20
E-07	SQUARE PLANTER	4	8/L7.20

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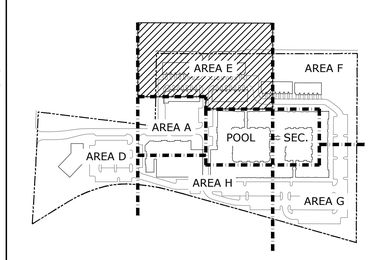

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SCALE: 1" = 20'

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TPA KENNESAW

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PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

LAYOUT + MATERIALS 'AREA E'

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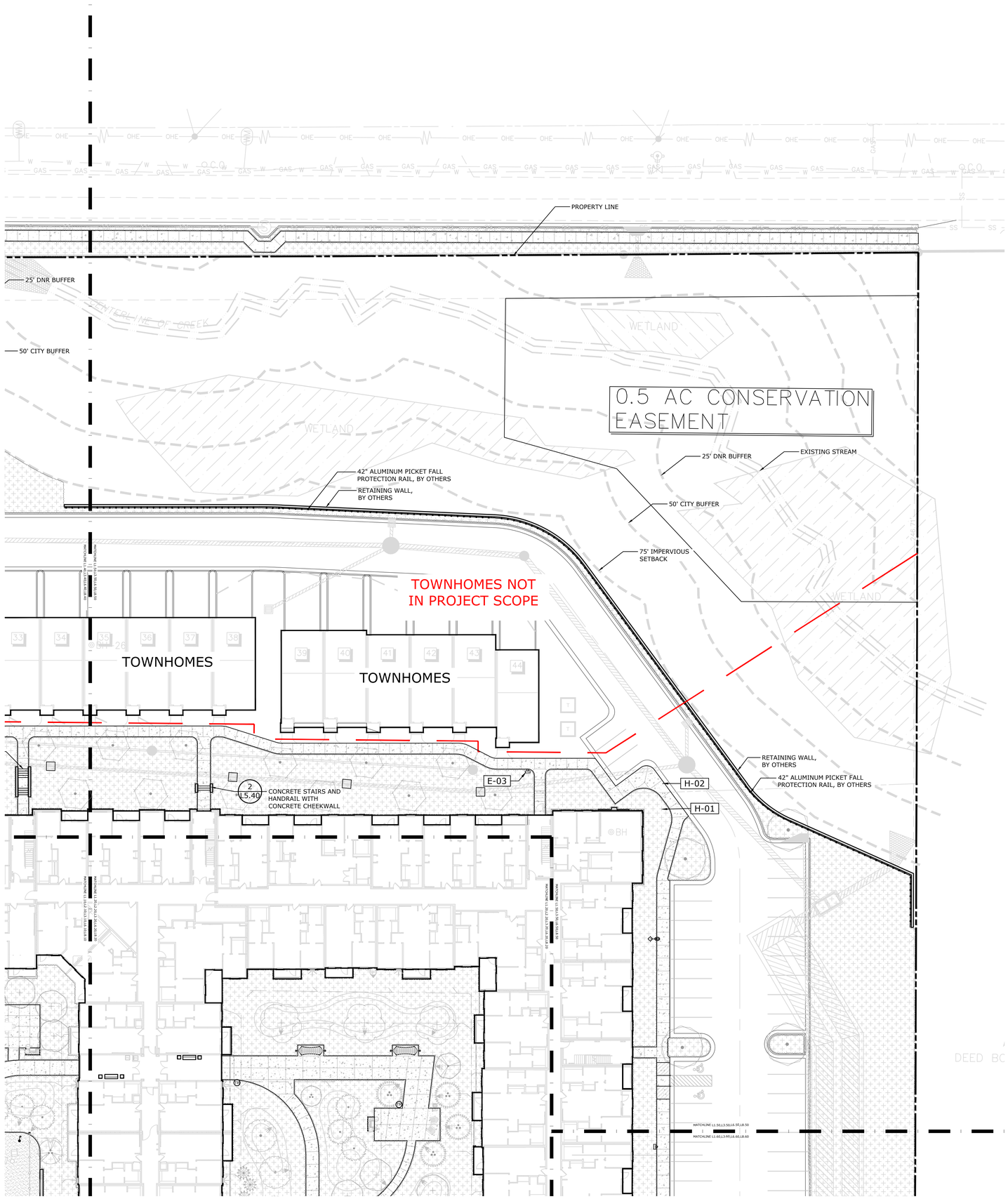

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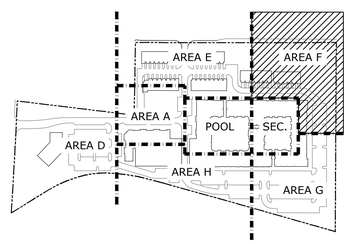

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LANDSCAPE DEVELOPMENT PLANS

LAYOUT + MATERIALS 'AREA F'

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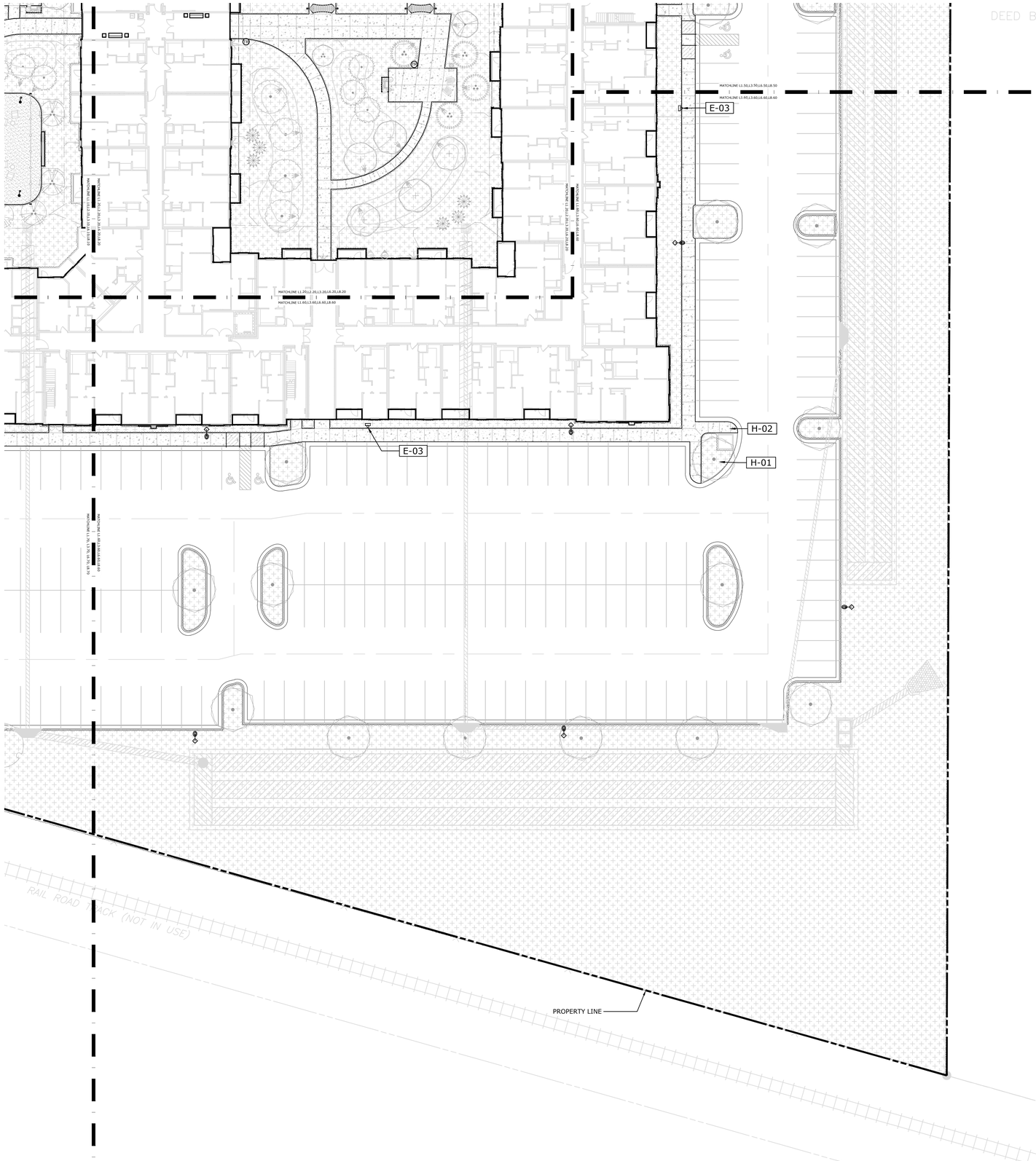

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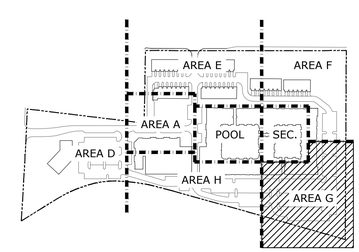

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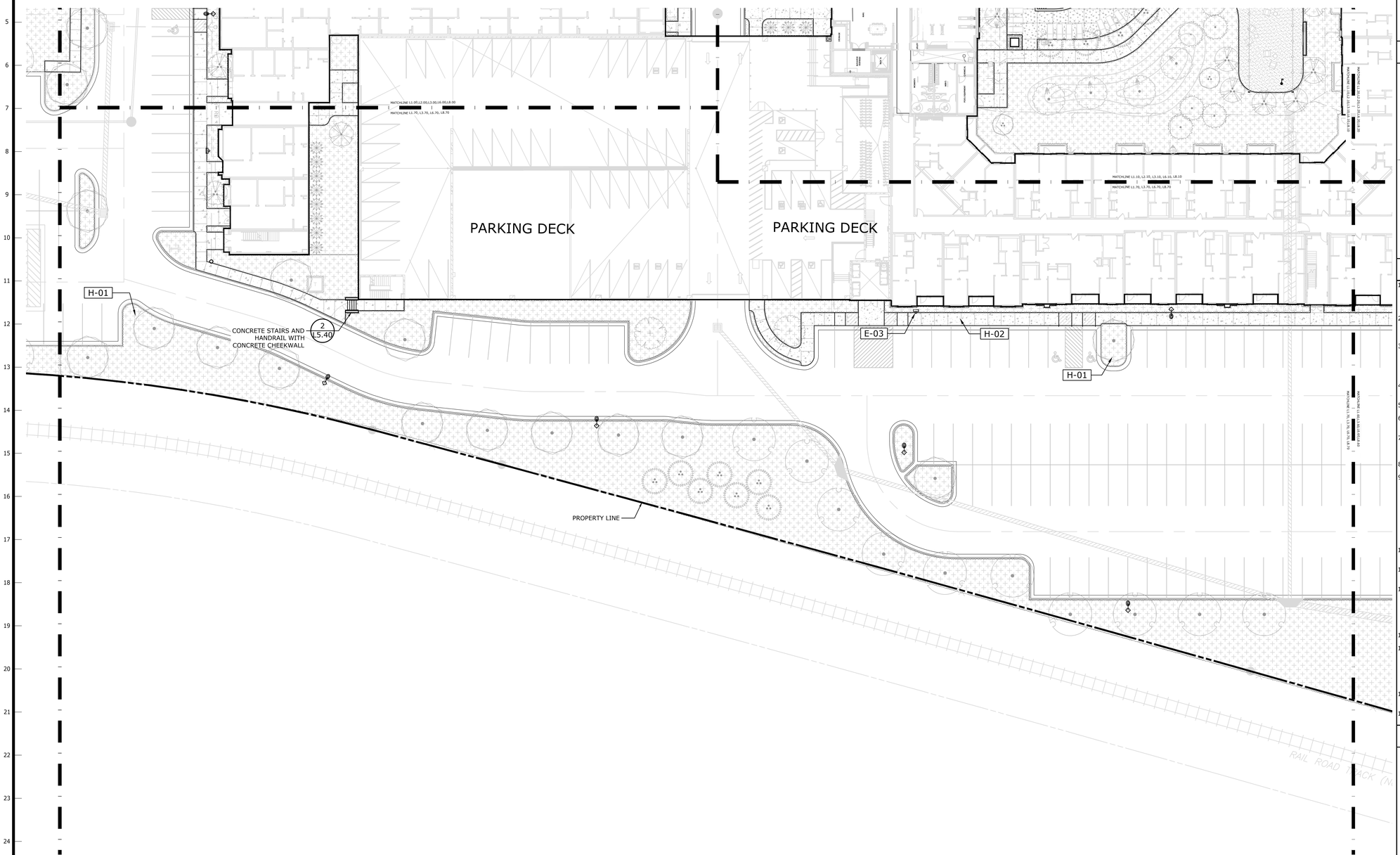

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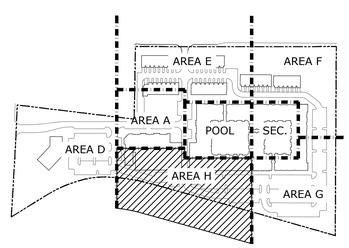
14. PRIOR TO LAYING PAVERS, POURING OR BLOCKING WALLS, POURING CONCRETE, ETC. ALL FORMS AND STAKING MUST BE REVIEWED BY PROJECT ARCHITECT OR OWNER'S REPRESENTATIVE. CONTRACTOR TO GIVE PROJECT ARCHITECT OR OWNER 7 DAYS WRITTEN NOTICE OF STAKING BEING COMPLETED FOR REVIEW. NO WORK IS TO BEGIN WITHOUT PROJECT ARCHITECT OR OWNER'S APPROVAL
15. TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS.
16. SURVEY INFORMATION PROVIDED BY OTHERS.

SITE KEY:



NORTH

0 20 40 60 FT

SCALE: 1" = 20'

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TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

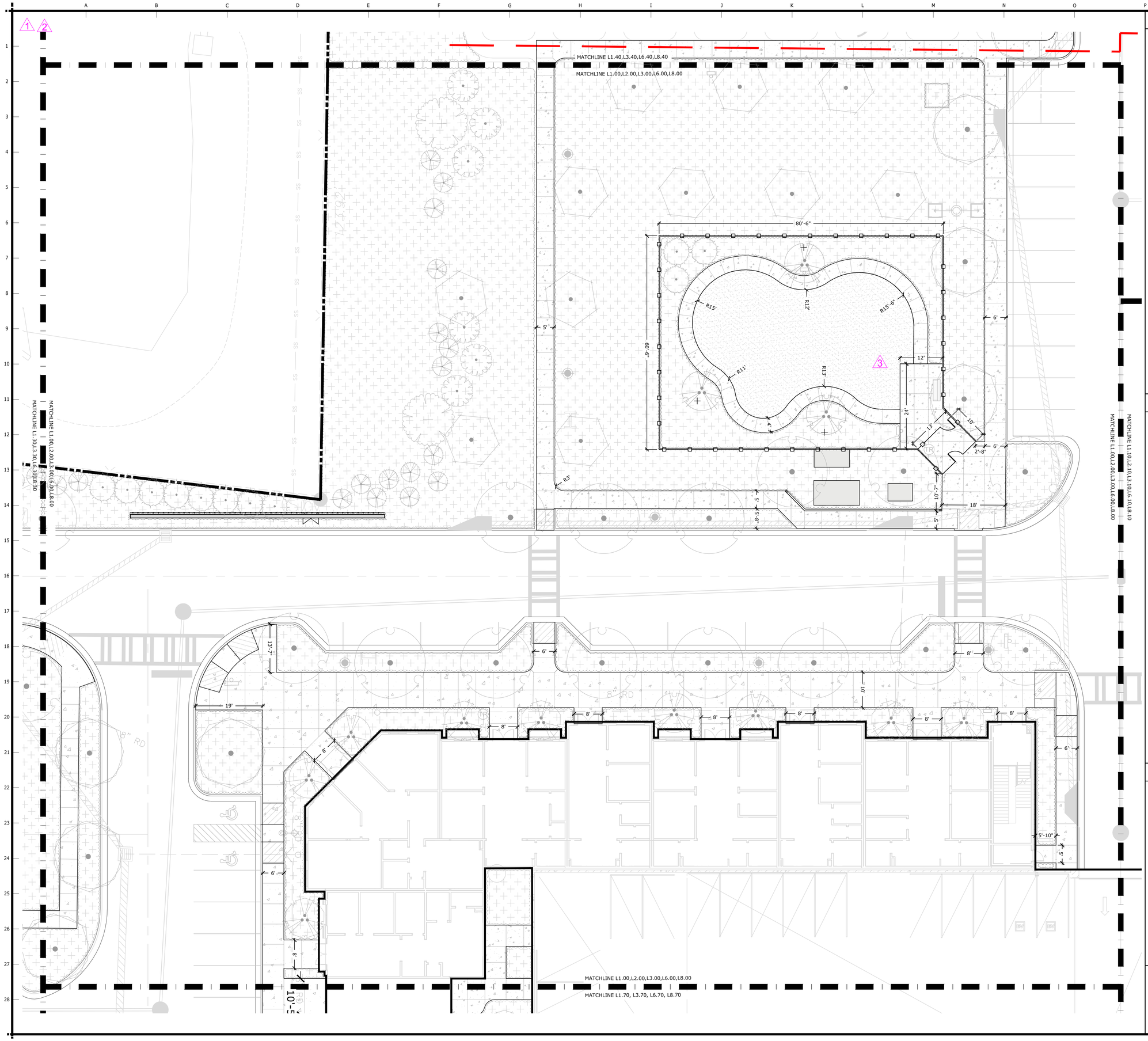
LAYOUT + MATERIALS 'AREA H'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

L1.70



HARDSCAPE MATERIALS:

SYMBOL	DESCRIPTION	QTY	DETAIL
H-01	LANDSCAPE AREA	271,430 SF	
H-02	CONCRETE `A`	45,284 SF	1/L0.10
H-03	CONCRETE `B`	4,094 SF	2/L0.10
H-04	PAVER `A`	477 SF	11/L0.10
H-06	ARTIFICIAL TURF	4,174 SF	10/L0.10
H-07	POOL COPING	511 SF	3/L0.10
H-09	MINI SLATE CHIPS	196 SF	12/L0.10

NOTES:

1. CONTRACTOR MUST LAY OUT ALL MAJOR SITE ELEMENTS WITH STAKES AND FLAGGING TAPE SHOWING LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS FOR APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
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6. SAW CUT PAVEMENTS, WALKS, AND CURBS TO NEAT STRAIGHT LINES.
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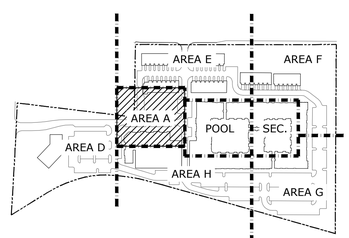

NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

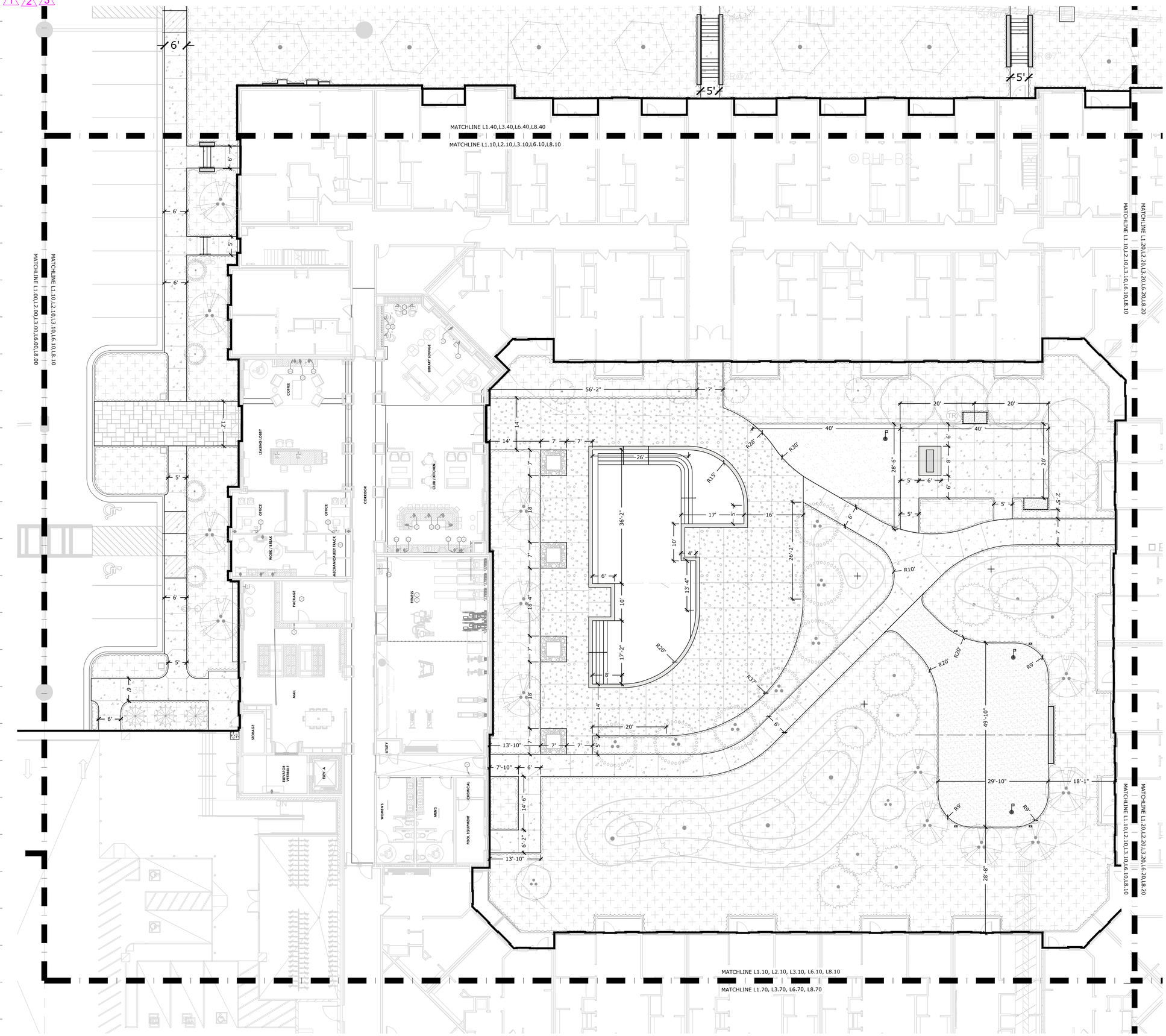
LANDSCAPE DEVELOPMENT PLANS

DIMENSIONING PLAN 'PARK'

DATE	ISK / RFI
11/10/23	ISK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L2.00



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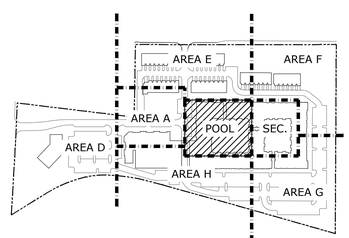

NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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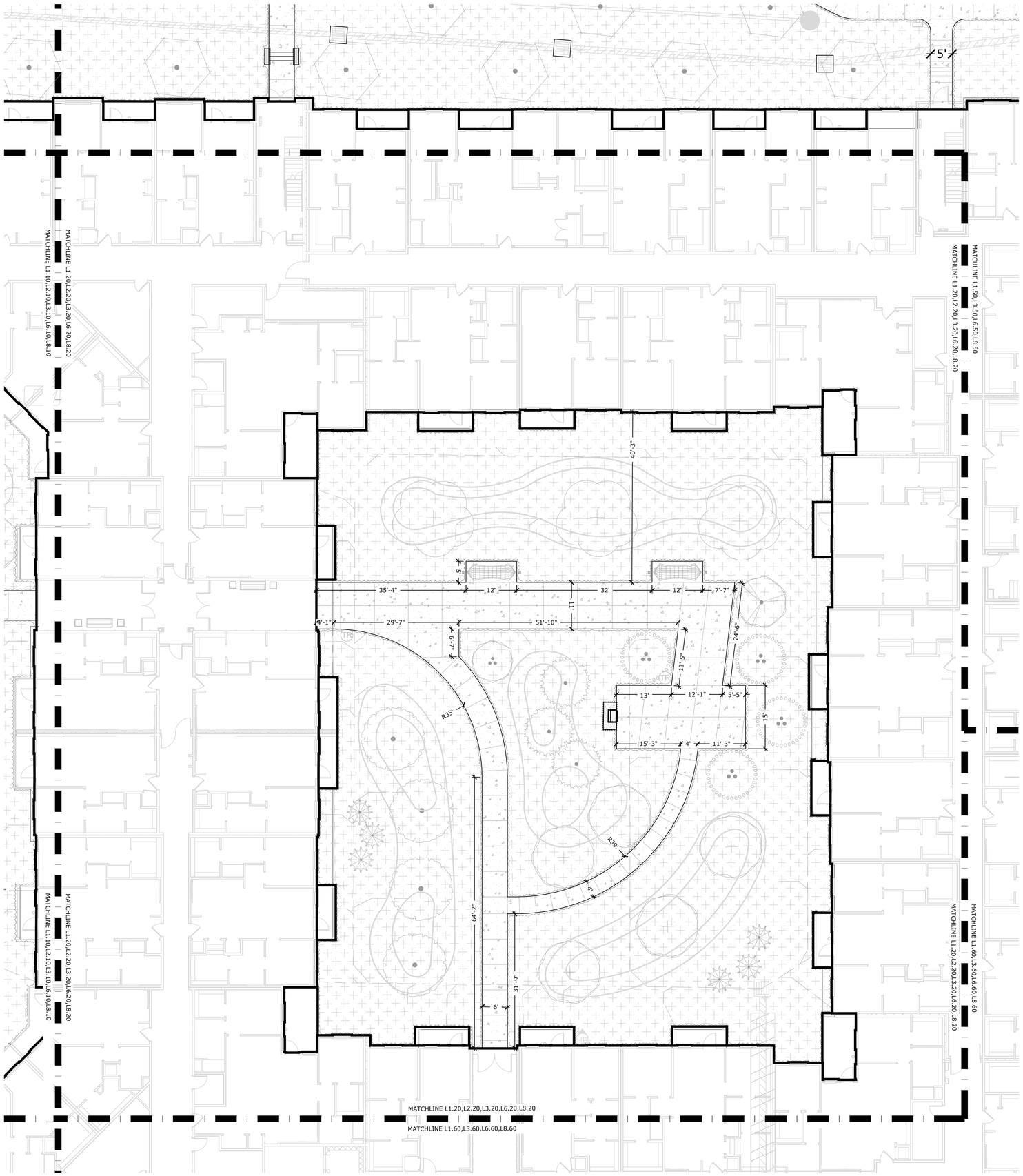
LANDSCAPE DEVELOPMENT PLANS

DIMENSIONING PLAN 'POOL COURTYARD'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L2.10



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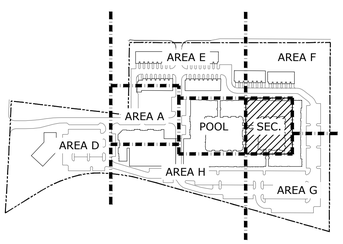

NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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LANDSCAPE DEVELOPMENT PLANS

DIMENSIONING PLAN 'SECONDARY COURTYARD'

DATE	ISK / RFI
11/10/23	ISK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

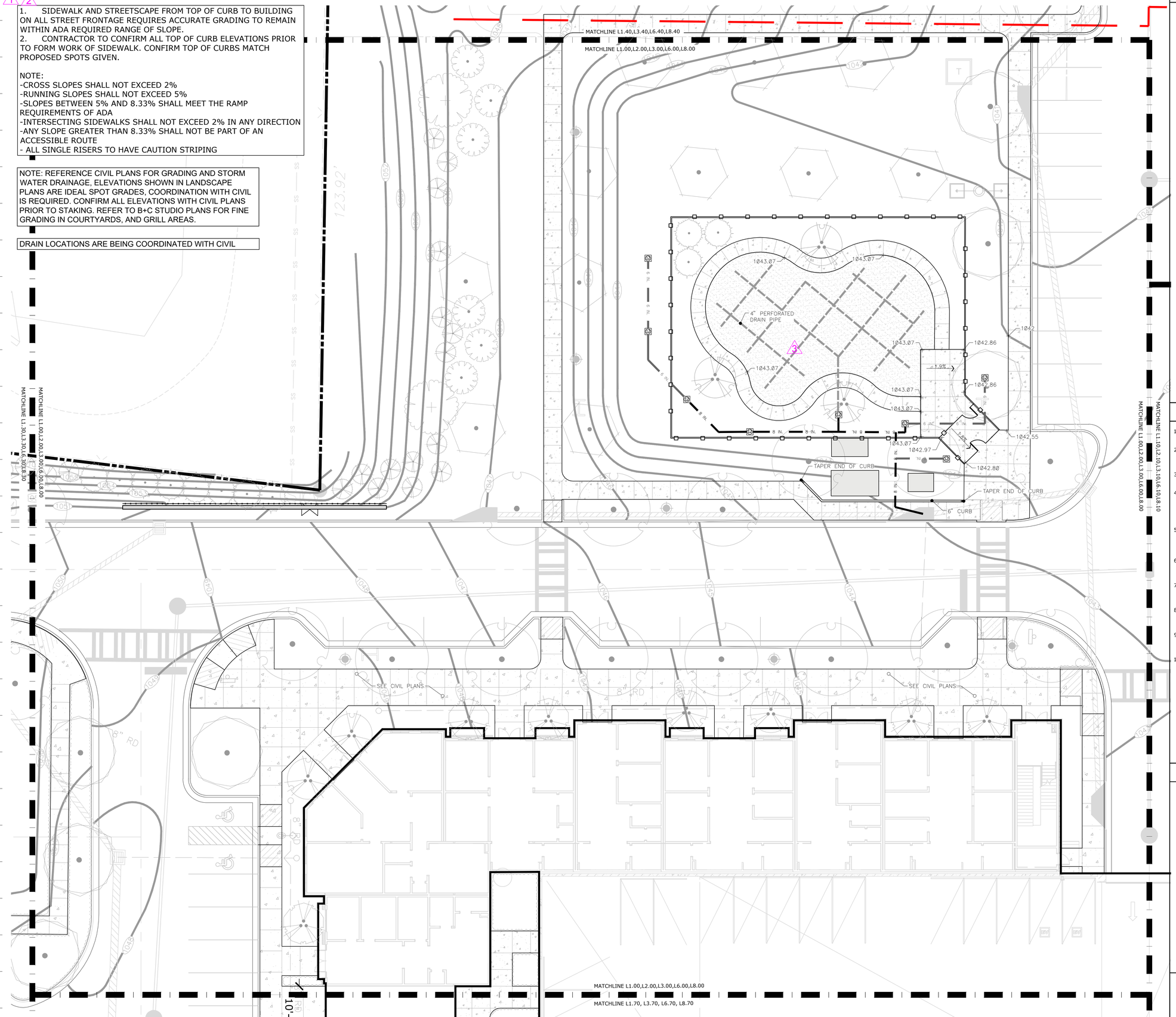
SHEET NUMBER:
L2.20

1. SIDEWALK AND STREETSCAPE FROM TOP OF CURB TO BUILDING ON ALL STREET FRONTAGE REQUIRES ACCURATE GRADING TO REMAIN WITHIN ADA REQUIRED RANGE OF SLOPE.
2. CONTRACTOR TO CONFIRM ALL TOP OF CURB ELEVATIONS PRIOR TO FORM WORK OF SIDEWALK. CONFIRM TOP OF CURBS MATCH PROPOSED SPOTS GIVEN.

NOTE:
-CROSS SLOPES SHALL NOT EXCEED 2%
-RUNNING SLOPES SHALL NOT EXCEED 5%
-SLOPES BETWEEN 5% AND 8.33% SHALL MEET THE RAMP REQUIREMENTS OF ADA
-INTERSECTING SIDEWALKS SHALL NOT EXCEED 2% IN ANY DIRECTION
-ANY SLOPE GREATER THAN 8.33% SHALL NOT BE PART OF AN ACCESSIBLE ROUTE
- ALL SINGLE RISERS TO HAVE CAUTION STRIPING

NOTE: REFERENCE CIVIL PLANS FOR GRADING AND STORM WATER DRAINAGE, ELEVATIONS SHOWN IN LANDSCAPE PLANS ARE IDEAL SPOT GRADES, COORDINATION WITH CIVIL IS REQUIRED. CONFIRM ALL ELEVATIONS WITH CIVIL PLANS PRIOR TO STAKING. REFER TO B+C STUDIO PLANS FOR FINE GRADING IN COURTYARDS, AND GRILL AREAS.

DRAIN LOCATIONS ARE BEING COORDINATED WITH CIVIL



GRADING + DRAINAGE:

SYMBOL	DESCRIPTION	QTY	DETAIL
	STAIR STEP	NA	NA
	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10|L4.00
	DECK DRAIN	NA	15|L4.00
D2	6" AREA DRAIN	NA	7|L4.00
D2	12" AREA DRAIN	NA	8|L4.00
D2	18" AREA DRAIN	NA	9|L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
TW	TOP OF WALL	NA	NA

* BOTTOM OF WALL IS NOT EQUAL TO TOP OF FOOTING (TF)

NOTES:

1. SEE CIVIL FOR MAJOR SITE GRADING WORK AND PROPOSED SITE DRAINAGE. THESE PLANS ARE FOR FINE AESTHETIC GRADING AND DRAINAGE ONLY.
2. TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS, SEE COVER SHEET FOR SURVEYOR AND CIVIL ENGINEER'S CONTACT.
3. ALL NUMERICAL ELEVATIONS ARE TO TOP OF ELEMENT OR FINISHED GRADE UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
5. THIS PLAN REQUIRES LANDSCAPE MICRO-DRAINAGE. THE CONTRACTOR SHALL ENSURE THAT ALL PIPE IS SLOPED AT 1% OR GREATER FOR POSITIVE DRAINAGE. ALL AREA DRAINS SHALL BE ADJUSTED FOR FINAL GRADES. SEE SHEET L4.00 FOR TYPICAL DETAILS.
6. ALL LANDSCAPE DRAINS SHALL HAVE ATRIUM GRATE-TYPE COVERS AND SHALL BE CONCEALED WITH DECORATIVE ROCK. SEE DETAIL 5/L4.00 FOR ROCK TYPE.
7. ALL WALKS SHALL HAVE A CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%). SLOPES THAT EXCEED 1.9% DO NOT MEET THE A.D.A. AND WILL BE REJECTED.
8. POOL DECKS MUST SLOPE AWAY FROM POOL AT 1% MINIMUM AND A 1.9% MAXIMUM. SEATING AREAS NOT PART OF THE ADA ROUTE MAY EXCEED 2% IN LIMITED AREAS.
9. BOCCE COURTS, PERMEABLE STONE PATIO AREAS, AND/OR ARTIFICIAL TURF SHALL BE UNDER-DRAINED WITH A 4" PERFORATED FRENCH DRAIN TIED TO LANDSCAPE MICRO-DRAINAGE SYSTEM.
10. CONTRACTOR SHALL CONNECT MICRO-DRAINAGE SYSTEM TO EXISTING STORM SEWER. IF NO DETAIL IS PROVIDED BY THE CIVIL FOR JUNCTION CONNECTIONS, CONTRACTOR SHALL UTILIZE THE RECOMMENDATION INCLUDED ON SHEET L4.00 OR PROVIDE SHOP DRAWING FOR APPROVAL OF THIS CONNECTION.

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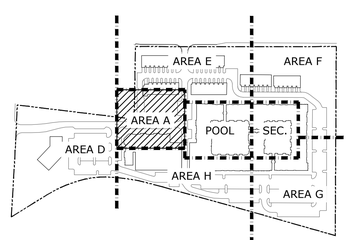

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LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'PARK'

DATE	LSK / RFI
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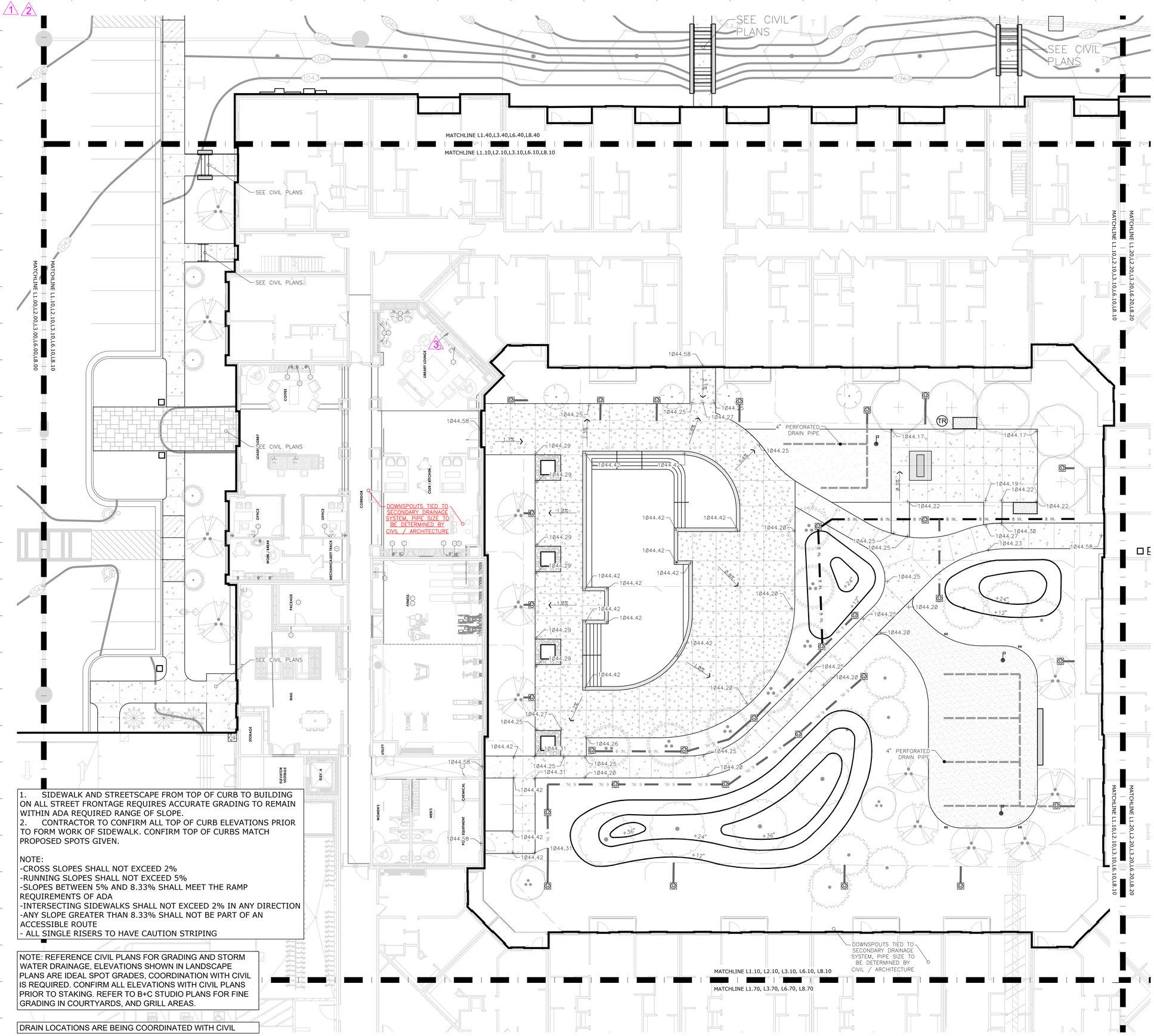
L3.00



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NOTE: REFERENCE CIVIL PLANS FOR GRADING AND STORM WATER DRAINAGE, ELEVATIONS SHOWN IN LANDSCAPE PLANS ARE IDEAL SPOT GRADES, COORDINATION WITH CIVIL IS REQUIRED. CONFIRM ALL ELEVATIONS WITH CIVIL PLANS PRIOR TO STAKING. REFER TO B+C STUDIO PLANS FOR FINE GRADING IN COURTYARDS, AND GRILL AREAS.

DRAIN LOCATIONS ARE BEING COORDINATED WITH CIVIL

GRADING + DRAINAGE:

SYMBOL	DESCRIPTION	QTY	DETAIL
	STAIR STEP	NA	NA
	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10|L4.00
	DECK DRAIN	NA	15|L4.00
	6" AREA DRAIN	NA	7|L4.00
	12" AREA DRAIN	NA	8|L4.00
	18" AREA DRAIN	NA	9|L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
TW	TOP OF WALL	NA	NA

* BOTTOM OF WALL IS NOT EQUAL TO TOP OF FOOTING (TF)

NOTES:

1. SEE CIVIL FOR MAJOR SITE GRADING WORK AND PROPOSED SITE DRAINAGE. THESE PLANS ARE FOR FINE AESTHETIC GRADING AND DRAINAGE ONLY.
2. TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS, SEE COVER SHEET FOR SURVEYOR AND CIVIL ENGINEER'S CONTACT.
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4. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
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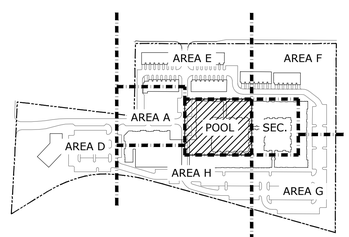
6. ALL LANDSCAPE DRAINS SHALL HAVE ATRIUM GRATE-TYPE COVERS AND SHALL BE CONCEALED WITH DECORATIVE ROCK. SEE DETAIL 5/L4.00 FOR ROCK TYPE.
7. ALL WALKS SHALL HAVE A CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%). SLOPES THAT EXCEED 1.9% DO NOT MEET THE A.D.A. AND WILL BE REJECTED.
8. POOL DECKS MUST SLOPE AWAY FROM POOL AT 1% MINIMUM AND A 1.9% MAXIMUM. SEATING AREAS NOT PART OF THE ADA ROUTE MAY EXCEED 2% IN LIMITED AREAS.
9. BOCCE COURTS, PERMEABLE STONE PATIO AREAS, AND/OR ARTIFICIAL TURF SHALL BE UNDER-DRAINED WITH A 4" PERFORATED FRENCH DRAIN TIED TO LANDSCAPE MICRO-DRAINAGE SYSTEM.
10. CONTRACTOR SHALL CONNECT MICRO-DRAINAGE SYSTEM TO EXISTING STORM SEWER. IF NO DETAIL IS PROVIDED BY THE CIVIL FOR JUNCTION CONNECTIONS, CONTRACTOR SHALL UTILIZE THE RECOMMENDATION INCLUDED ON SHEET L4.00 OR PROVIDE SHOP DRAWING FOR APPROVAL OF THIS CONNECTION.

SITE KEY:



NORTH

0 10 20 30 FT
SCALE: 1" = 10'

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04/01/22	DD SET	
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05/28/24	OWNER REVISION V	

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LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'POOL COURTYARD'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L3.10

1. SIDEWALK AND STREETSCAPE FROM TOP OF CURB TO BUILDING ON ALL STREET FRONTAGE REQUIRES ACCURATE GRADING TO REMAIN WITHIN ADA REQUIRED RANGE OF SLOPE.
2. CONTRACTOR TO CONFIRM ALL TOP OF CURB ELEVATIONS PRIOR TO FORM WORK OF SIDEWALK. CONFIRM TOP OF CURBS MATCH PROPOSED SPOTS GIVEN.

NOTE:
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-RUNNING SLOPES SHALL NOT EXCEED 5%
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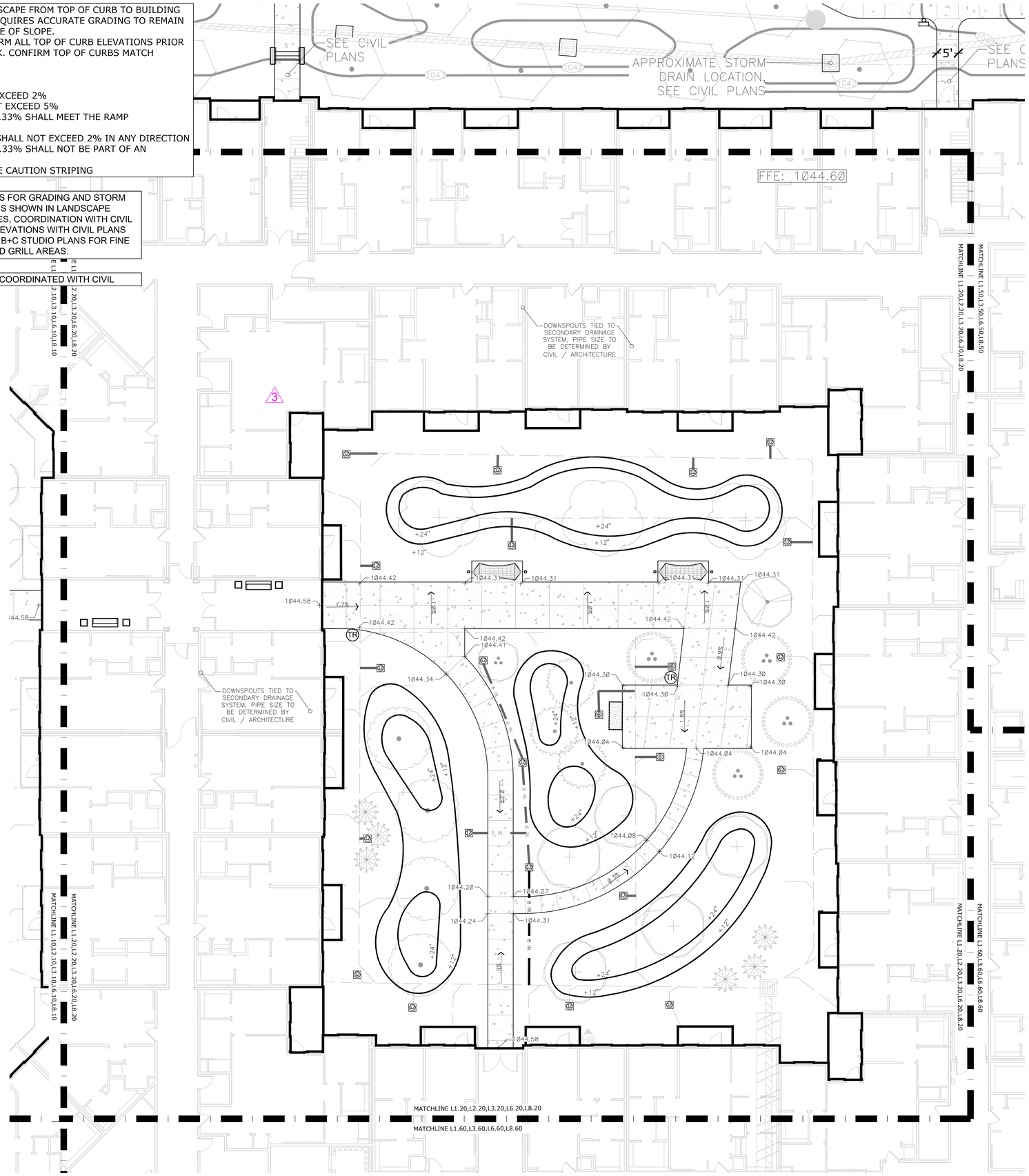
DRAIN LOCATIONS ARE BEING COORDINATED WITH CIVIL



GRADING + DRAINAGE:

SYMBOL	DESCRIPTION	QTY	DETAIL
	STAIR STEP	NA	NA
	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10|L4.00
	DECK DRAIN	NA	15|L4.00
	6" AREA DRAIN	NA	7|L4.00
	12" AREA DRAIN	NA	8|L4.00
	18" AREA DRAIN	NA	9|L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
TW	TOP OF WALL	NA	NA

* BOTTOM OF WALL IS NOT EQUAL TO TOP OF FOOTING (TF)

NOTES:

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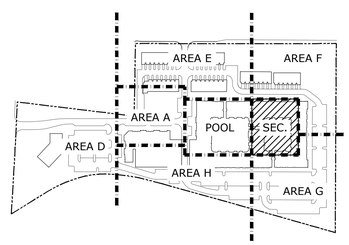

NORTH

0 10 20 30 FT
SCALE: 1" = 10'

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LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'SECONDARY COURTYARD'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L3.20

1. SIDEWALK AND STREETSCAPE FROM TOP OF CURB TO BUILDING ON ALL STREET FRONTAGE REQUIRES ACCURATE GRADING TO REMAIN WITHIN ADA REQUIRED RANGE OF SLOPE.
2. CONTRACTOR TO CONFIRM ALL TOP OF CURB ELEVATIONS PRIOR TO FORM WORK OF SIDEWALK. CONFIRM TOP OF CURBS MATCH PROPOSED SPOTS GIVEN.

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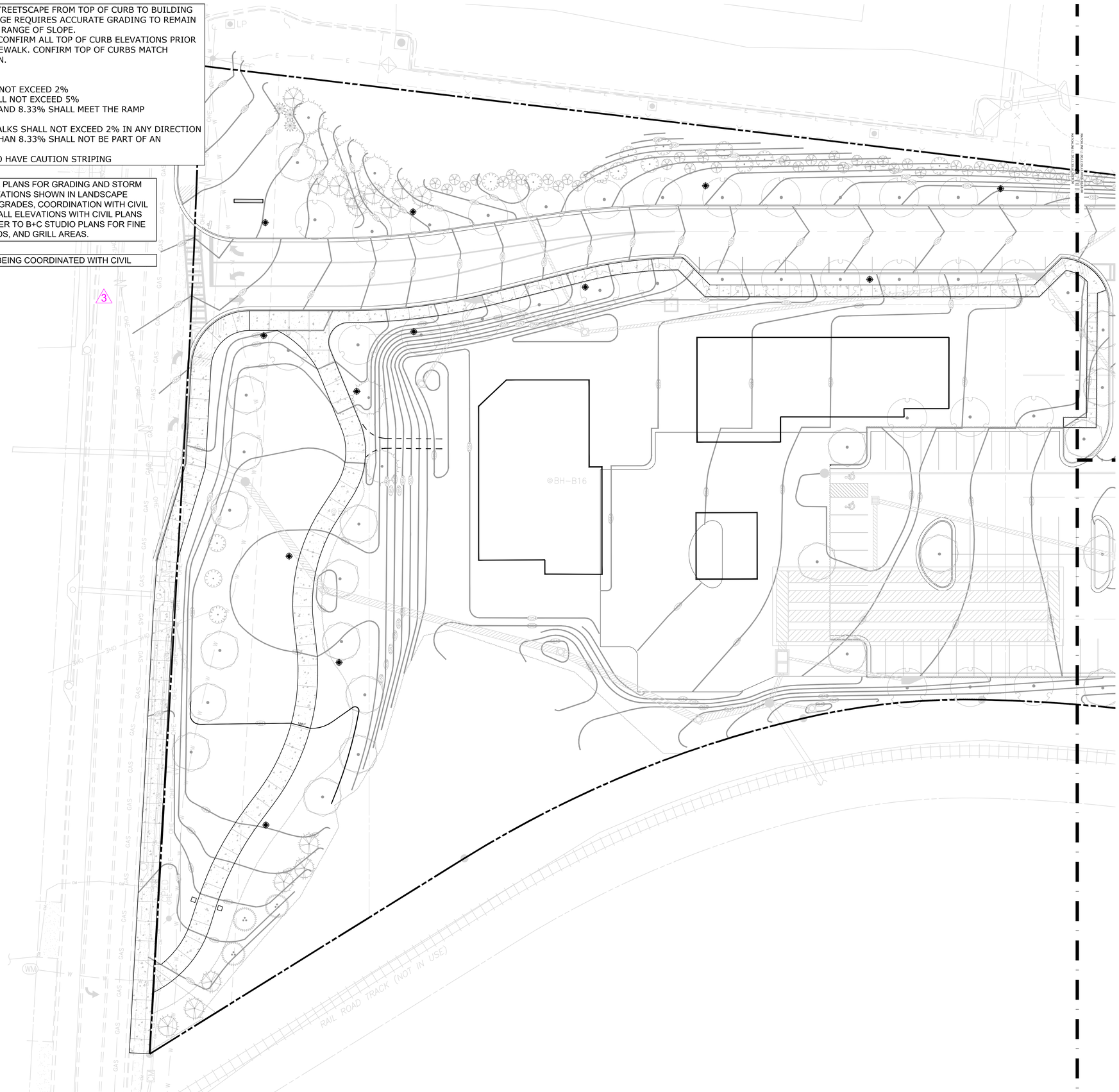

GRADING + DRAINAGE:

SYMBOL	DESCRIPTION	QTY	DETAIL
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	FFE STEP	NA	NA
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4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10|L4.00
	DECK DRAIN	NA	15|L4.00
	6" AREA DRAIN	NA	7|L4.00
	12" AREA DRAIN	NA	8|L4.00
	18" AREA DRAIN	NA	9|L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
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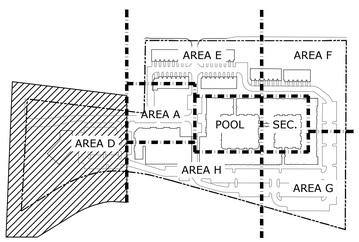

NORTH

0 20 40 60 FT
SCALE: 1" = 20'

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LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'AREA D'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L3.30

1. SIDEWALK AND STREETSCAPE FROM TOP OF CURB TO BUILDING ON ALL STREET FRONTAGE REQUIRES ACCURATE GRADING TO REMAIN WITHIN ADA REQUIRED RANGE OF SLOPE.
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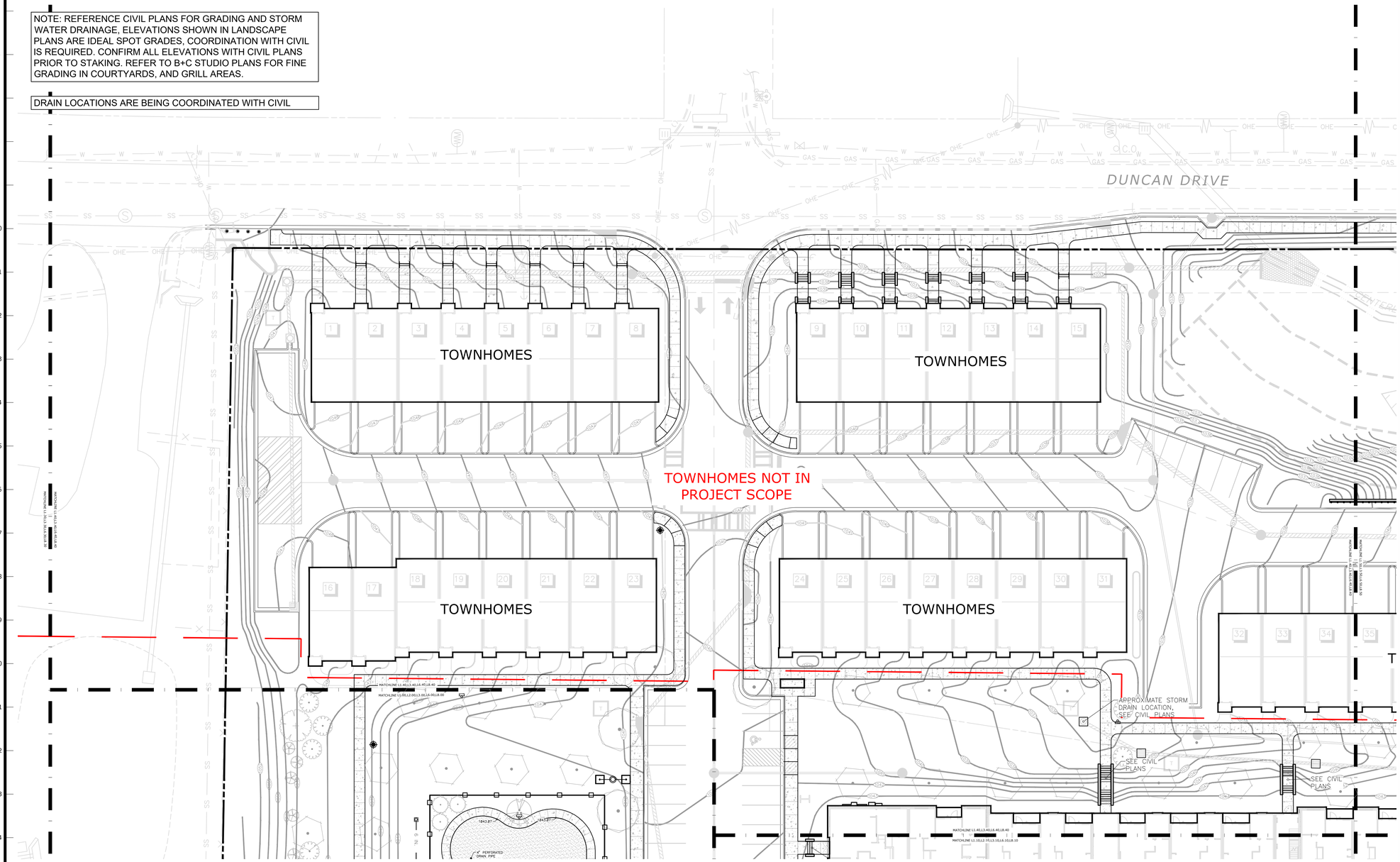

GRADING + DRAINAGE:

SYMBOL	DESCRIPTION	QTY	DETAIL
	STAIR STEP	NA	NA
	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
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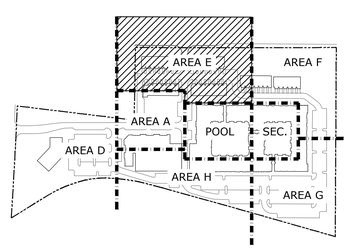

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04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
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04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'AREA E'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO.: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

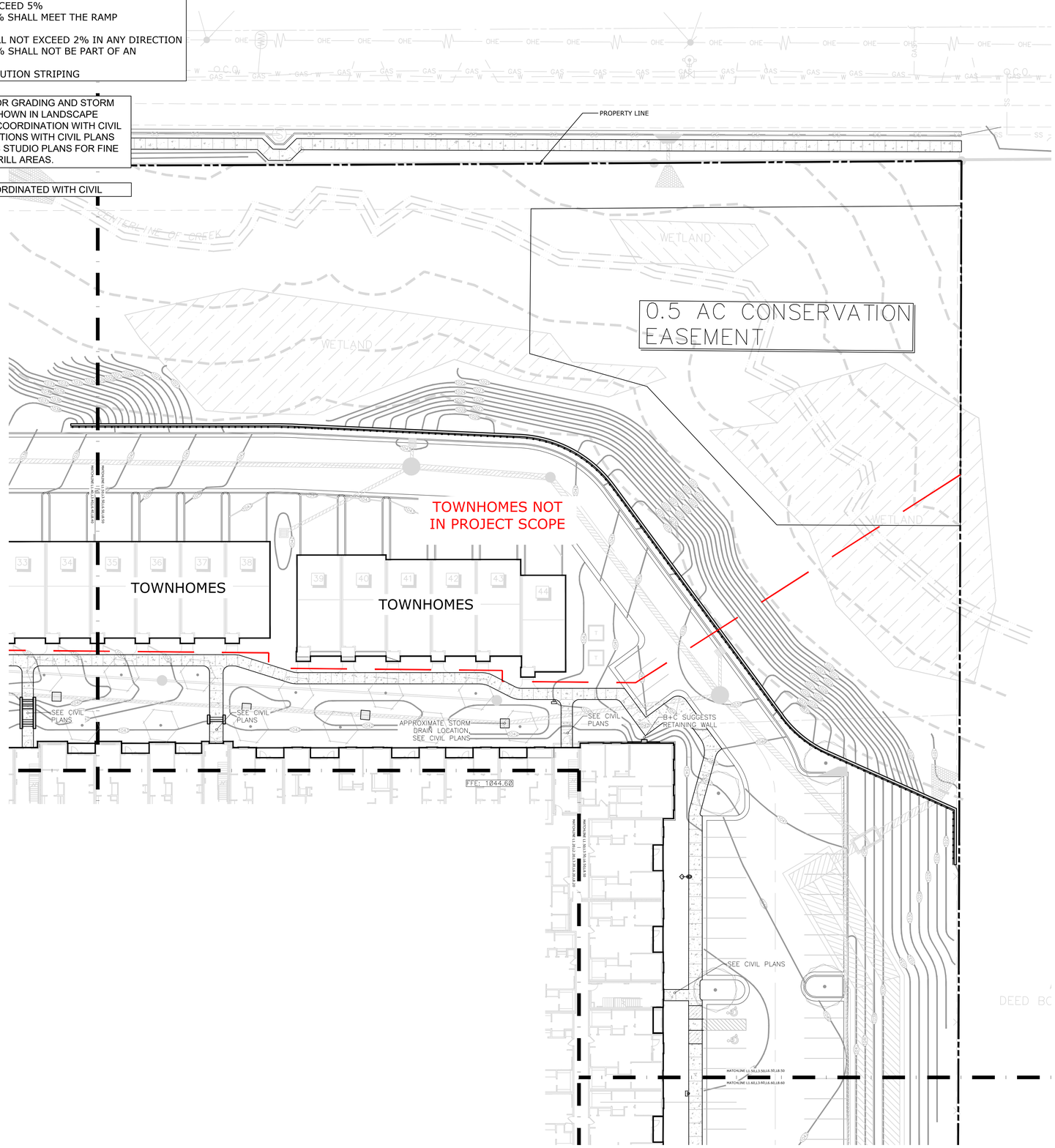
SHEET NUMBER:
L3.40

1. SIDEWALK AND STREETSCAPE FROM TOP OF CURB TO BUILDING ON ALL STREET FRONTAGE REQUIRES ACCURATE GRADING TO REMAIN WITHIN ADA REQUIRED RANGE OF SLOPE.
2. CONTRACTOR TO CONFIRM ALL TOP OF CURB ELEVATIONS PRIOR TO FORM WORK OF SIDEWALK. CONFIRM TOP OF CURBS MATCH PROPOSED SPOTS GIVEN.

NOTE:
-CROSS SLOPES SHALL NOT EXCEED 2%
-RUNNING SLOPES SHALL NOT EXCEED 5%
-SLOPES BETWEEN 5% AND 8.33% SHALL MEET THE RAMP REQUIREMENTS OF ADA
-INTERSECTING SIDEWALKS SHALL NOT EXCEED 2% IN ANY DIRECTION
-ANY SLOPE GREATER THAN 8.33% SHALL NOT BE PART OF AN ACCESSIBLE ROUTE
- ALL SINGLE RISERS TO HAVE CAUTION STRIPING

NOTE: REFERENCE CIVIL PLANS FOR GRADING AND STORM WATER DRAINAGE, ELEVATIONS SHOWN IN LANDSCAPE PLANS ARE IDEAL SPOT GRADES, COORDINATION WITH CIVIL IS REQUIRED. CONFIRM ALL ELEVATIONS WITH CIVIL PLANS PRIOR TO STAKING. REFER TO B+C STUDIO PLANS FOR FINE GRADING IN COURTYARDS, AND GRILL AREAS.

DRAIN LOCATIONS ARE BEING COORDINATED WITH CIVIL



GRADING + DRAINAGE:

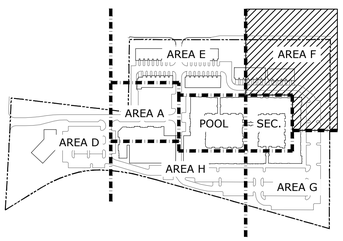
SYMBOL	DESCRIPTION	QTY	DETAIL
	STAIR STEP	NA	NA
	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10|L4.00
	DECK DRAIN	NA	15|L4.00
	6" AREA DRAIN	NA	7|L4.00
	12" AREA DRAIN	NA	8|L4.00
	18" AREA DRAIN	NA	9|L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
TW	TOP OF WALL	NA	NA

* BOTTOM OF WALL IS NOT EQUAL TO TOP OF FOOTING (TF)

NOTES:

1. SEE CIVIL FOR MAJOR SITE GRADING WORK AND PROPOSED SITE DRAINAGE. THESE PLANS ARE FOR FINE AESTHETIC GRADING AND DRAINAGE ONLY.
2. TOPOGRAPHIC, BOUNDARY, AND UTILITY INFORMATION WAS TAKEN FROM AUTOCAD FILES PREPARED BY OTHERS, SEE COVER SHEET FOR SURVEYOR AND CIVIL ENGINEER'S CONTACT.
3. ALL NUMERICAL ELEVATIONS ARE TO TOP OF ELEMENT OR FINISHED GRADE UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL IDENTIFY ALL CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED ELEMENTS AND MAKE ADJUSTMENTS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LAYOUT OR ELEVATION AT NO ADDITIONAL COST TO THE OWNER.
5. THIS PLAN REQUIRES LANDSCAPE MICRO-DRAINAGE. THE CONTRACTOR SHALL ENSURE THAT ALL PIPE IS SLOPED AT 1% OR GREATER FOR POSITIVE DRAINAGE. ALL AREA DRAINS SHALL BE ADJUSTED FOR FINAL GRADES. SEE SHEET L4.00 FOR TYPICAL DETAILS.
6. ALL LANDSCAPE DRAINS SHALL HAVE ATRIUM GRATE-TYPE COVERS AND SHALL BE CONCEALED WITH DECORATIVE ROCK. SEE DETAIL 5/L4.00 FOR ROCK TYPE.
7. ALL WALKS SHALL HAVE A CROSS SLOPE OF 3/16" TO 1/4" PER FOOT (1.5%-1.9%). SLOPES THAT EXCEED 1.9% DO NOT MEET THE A.D.A. AND WILL BE REJECTED.
8. POOL DECKS MUST SLOPE AWAY FROM POOL AT 1% MINIMUM AND A 1.9% MAXIMUM. SEATING AREAS NOT PART OF THE ADA ROUTE MAY EXCEED 2% IN LIMITED AREAS.
9. BOCCE COURTS, PERMEABLE STONE PATIO AREAS, AND/OR ARTIFICIAL TURF SHALL BE UNDER-DRAINED WITH A 4" PERFORATED FRENCH DRAIN TIED TO LANDSCAPE MICRO-DRAINAGE SYSTEM.
10. CONTRACTOR SHALL CONNECT MICRO-DRAINAGE SYSTEM TO EXISTING STORM SEWER. IF NO DETAIL IS PROVIDED BY THE CIVIL FOR JUNCTION CONNECTIONS, CONTRACTOR SHALL UTILIZE THE RECOMMENDATION INCLUDED ON SHEET L4.00 OR PROVIDE SHOP DRAWING FOR APPROVAL OF THIS CONNECTION.

SITE KEY:



NORTH

0 20 40 60 FT

SCALE: 1" = 20'

b+C STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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05/28/24	OWNER REVISION V	

TPA KENNESAW

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1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'AREA F'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L3.50

1. SIDEWALK AND STREETSCAPE FROM TOP OF CURB TO BUILDING ON ALL STREET FRONTAGE REQUIRES ACCURATE GRADING TO REMAIN WITHIN ADA REQUIRED RANGE OF SLOPE.
2. CONTRACTOR TO CONFIRM ALL TOP OF CURB ELEVATIONS PRIOR TO FORM WORK OF SIDEWALK. CONFIRM TOP OF CURBS MATCH PROPOSED SPOTS GIVEN.

NOTE:
-CROSS SLOPES SHALL NOT EXCEED 2%
-RUNNING SLOPES SHALL NOT EXCEED 5%
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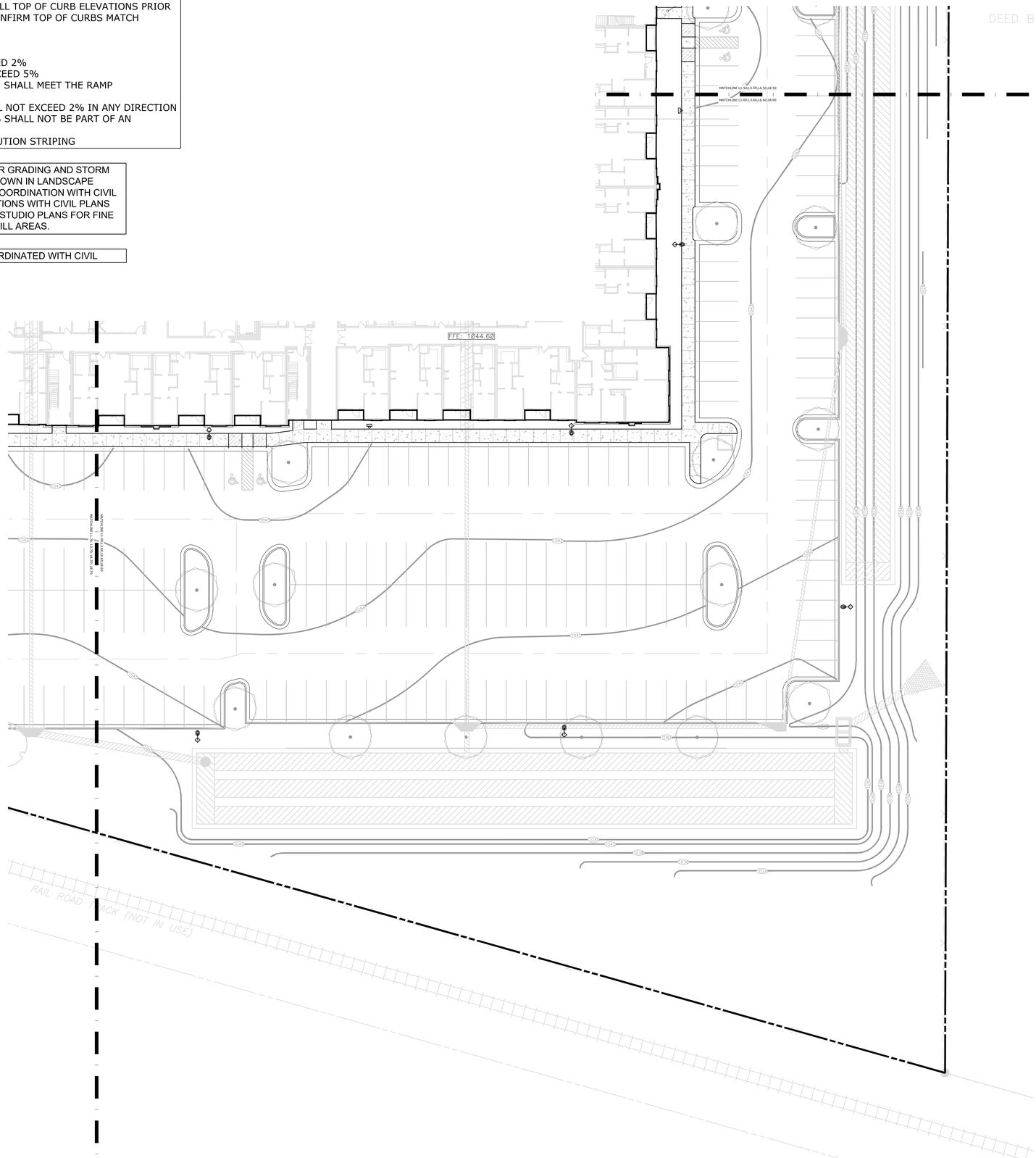
DRAIN LOCATIONS ARE BEING COORDINATED WITH CIVIL



GRADING + DRAINAGE:

SYMBOL	DESCRIPTION	QTY	DETAIL
	STAIR STEP	NA	NA
	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10|L4.00
	DECK DRAIN	NA	15|L4.00
	6" AREA DRAIN	NA	7|L4.00
	12" AREA DRAIN	NA	8|L4.00
	18" AREA DRAIN	NA	9|L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
TW	TOP OF WALL	NA	NA

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NOTES:

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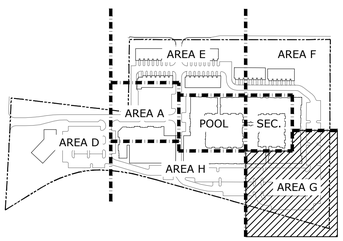
SITE KEY:



NORTH

0 20 40 60 FT
SCALE: 1" = 20'

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Atlanta, Geogia 30318
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05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'AREA G'

DATE	
11/10/23	SK / RFI
	SK: #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L3.60

1. SIDEWALK AND STREETSCAPE FROM TOP OF CURB TO BUILDING ON ALL STREET FRONTAGE REQUIRES ACCURATE GRADING TO REMAIN WITHIN ADA REQUIRED RANGE OF SLOPE.
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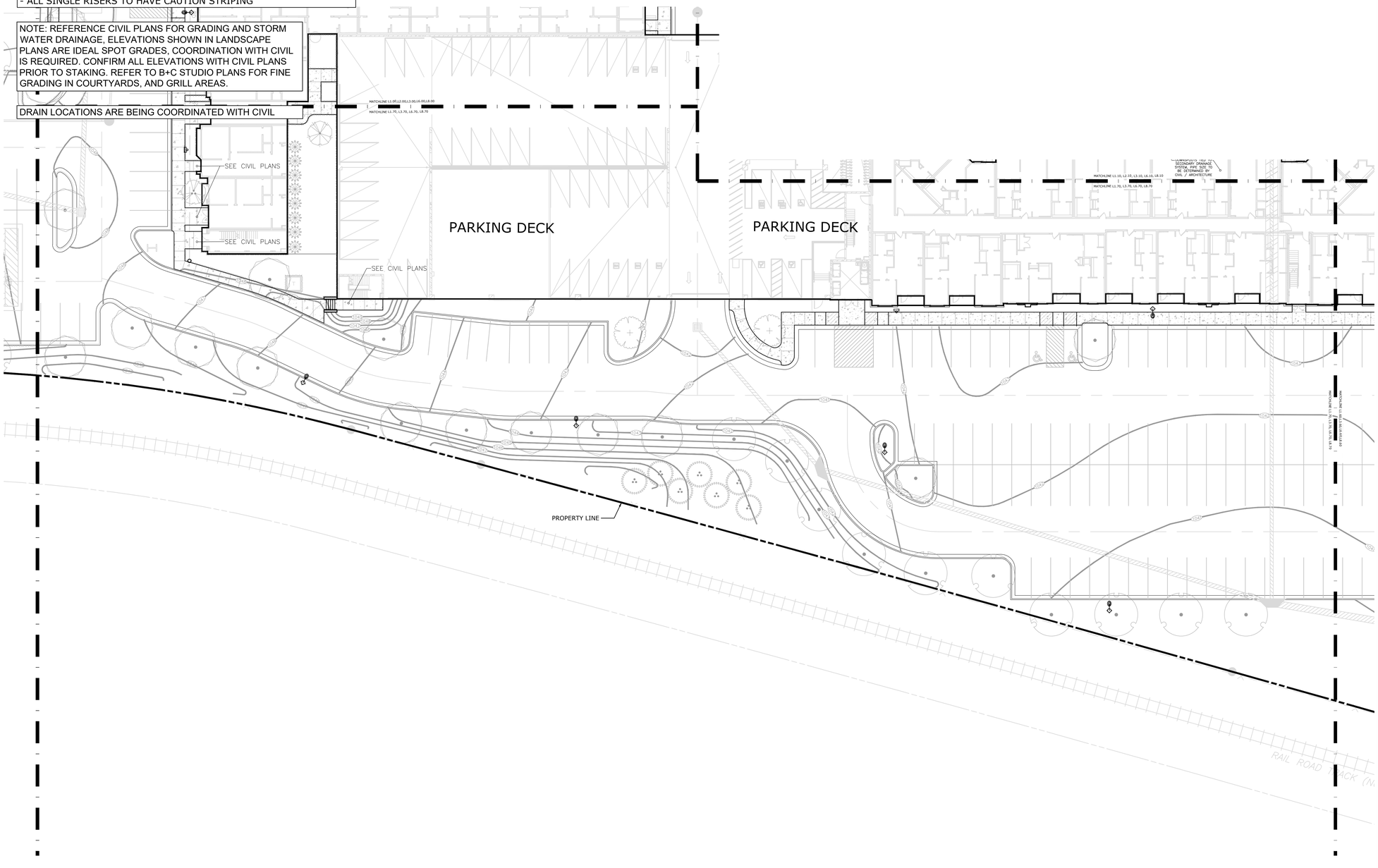

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SYMBOL	DESCRIPTION	QTY	DETAIL
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	FFE STEP	NA	NA
	DRAINAGE FLOW DIRECTION	NA	NA
4 IN.	4" DRAIN PIPE	NA	NA
6 IN.	6" DRAIN PIPE	NA	NA
8 IN.	8" DRAIN PIPE	NA	NA
	4" STRIP DRAIN	NA	10|L4.00
	DECK DRAIN	NA	15|L4.00
	6" AREA DRAIN	NA	7|L4.00
	12" AREA DRAIN	NA	8|L4.00
	18" AREA DRAIN	NA	9|L4.00
FG	FINISHED GRADE	NA	NA
BW	BOTTOM OF WALL	NA	NA
HP	HIGH POINT	NA	NA
LP	LOW POINT	NA	NA
TD	TOP OF DRAIN OR INVERT IN	NA	NA
TW	TOP OF WALL	NA	NA

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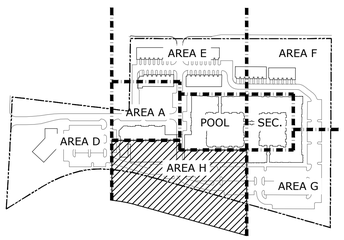

NORTH

0 20 40 60 FT
SCALE: 1" = 20'

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Atlanta, Geogia 30318
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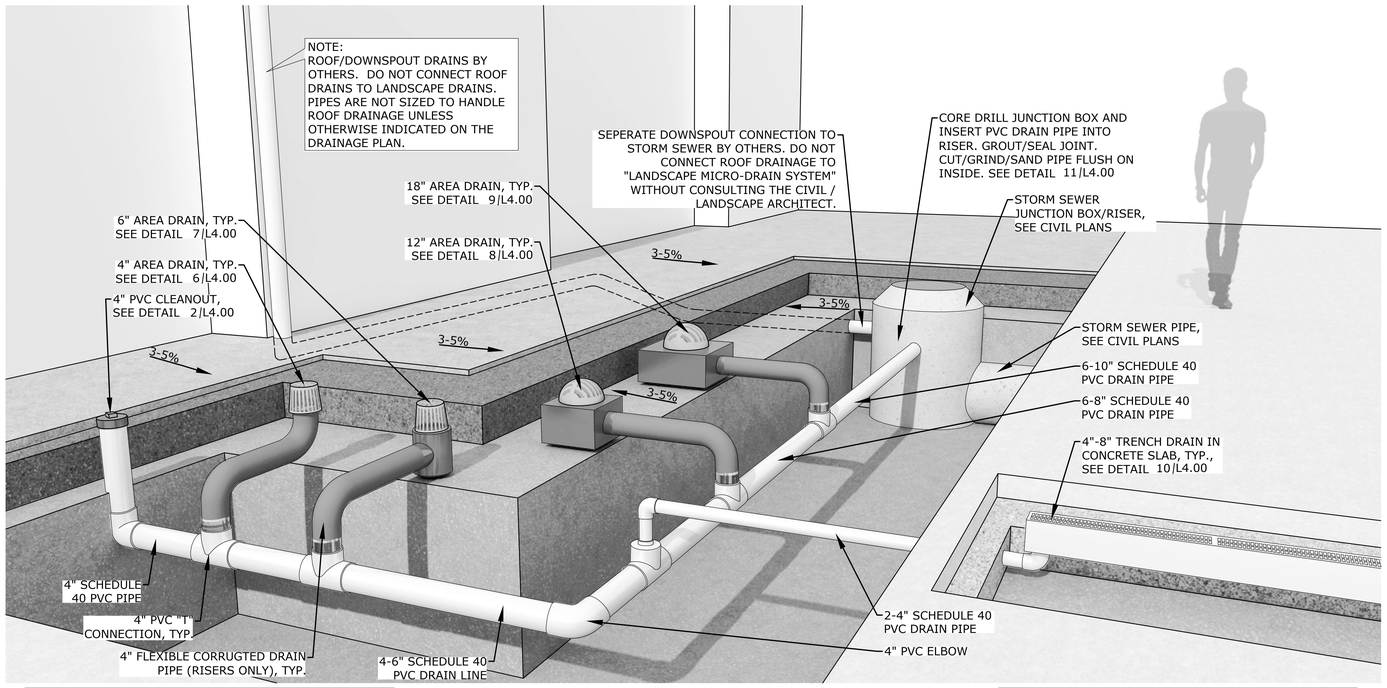
LANDSCAPE DEVELOPMENT PLANS

GRADING + DRAINAGE 'AREA H'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L3.70



NOTE:
THIS DETAIL IS ILLUSTRATIVE AND CONCEPTUAL IN NATURE AND SUBJECT TO SITE SPECIFIC CONDITIONS. SEE GRADING AND DRAINAGE PLAN FOR SPECIFIC COMPONENTS AND THEIR RELATIVE LOCATIONS.

NOTE:
THIS DETAIL AND ALL DETAILS ON THIS SHEET ARE INCLUDED FOR CONVENIENCE. NOT ALL DRAIN DEVICES OR PARTS WILL APPLY TO THIS SPECIFIC PROJECT. SEE GRADING AND DRAINAGE PLAN FOR SPECIFIC REQUIRED ELEMENTS.

1 LANDSCAPE MICRO DRAINAGE SYSTEM - TYPICAL COMPONENTS DIAGRAM (CONCEPTUAL)

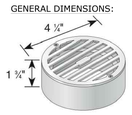
SCALE: NTS

MANUFACTURER INFORMATION:
NAME: NDS
WEB: www.ndspro.com

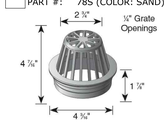
(A) 4" ROUND BRASS GRATE WITH PVC COLLAR

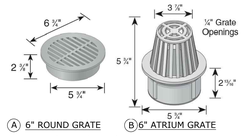
(B) 4" INCH ATRIUM GRATE

PRODUCT NAME & INFORMATION:
NAME: 4" ROUND BRASS GRATE WITH PVC COLLAR
PART #: 910B
FINISH: SATIN BRASS
GENERAL DIMENSIONS:

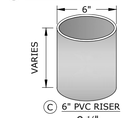


PRODUCT NAME & INFORMATION:
NAME: 4" INCH ATRIUM GRATE
☑ PART #: 75 (COLOR: GREEN)
☐ PART #: 76 (COLOR: GRAY)
☐ PART #: 78 (COLOR: BLACK)
☐ PART #: 78S (COLOR: SAND)

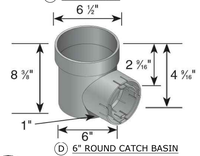




(A) 6" ROUND GRATE (B) 6" ATRIUM GRATE



(C) 6" PVC RISER



(D) 6" ROUND CATCH BASIN

MANUFACTURER INFORMATION:
NAME: NDS
WEB: www.ndspro.com

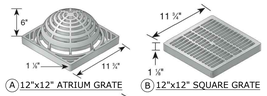
(A) PRODUCT NAME & INFORMATION:
NAME: 6" ROUND GRATE
☑ PART #: 40 (COLOR: BLACK)
☐ PART #: 50 (COLOR: GREEN)
☐ PART #: 60 (COLOR: GRAY)
☐ PART #: 60S (COLOR: SAND)

(B) PRODUCT NAME & INFORMATION:
NAME: 6" ATRIUM GRATE
☐ PART #: 80 (COLOR: GREEN)
☐ PART #: 81 (COLOR: GRAY)
☑ PART #: 90 (COLOR: BLACK)
☐ PART #: 90S (COLOR: SAND)

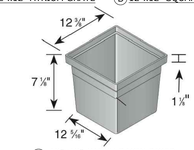
(C) PRODUCT NAME & INFORMATION:
NAME: 6" PVC RISER
GENERAL DIMENSIONS
OVERALL DIAMETER: 6"

NOTE:USE 6" SEWER OR DRAIN PIPE AS A RISER FOR ALL 6" ROUND CATCH BASINS

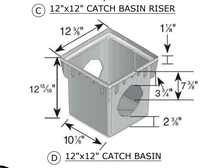
(D) PRODUCT NAME & INFORMATION:
NAME: 6" SPEE-D CATCH BASIN WITH BOUBLE 3" & 4" LOCKING OUTLETS
PART #: 201
COLOR: BLACK



(A) 12"x12" ATRIUM GRATE (B) 12"x12" SQUARE GRATE



(C) 12"x12" CATCH BASIN RISER



(D) 12"x12" CATCH BASIN

MANUFACTURER INFORMATION:
NAME: NDS
WEB: www.ndspro.com

(A) PRODUCT NAME & INFORMATION:
NAME: 12"x12" ATRIUM GRATE
☐ PART #: 1280 (COLOR: GREEN)
☑ PART #: 1290 (COLOR: BLACK)

(B) PRODUCT NAME & INFORMATION:
NAME: 12"x12" SQUARE GRATE
☐ PART #: 1210 (COLOR: GRAY)
☑ PART #: 1211 (COLOR: BLACK)
☐ PART #: 1212 (COLOR: GREEN)
☐ PART #: 1212S (COLOR: SAND)

(C) PRODUCT NAME & INFORMATION:
NAME: 12"X12" CATCH BASIN RESER
PART #: 1216
COLOR": BLACK

(D) PRODUCT NAME & INFORMATION:
NAME: 12"x12" CATCH BASIN, 2 OPENINGS
2 OPENING, PART #: 1200
3 OPENING, PART #: 1203
4 OPENING, PART #" 1204
COLOR: BLACK

(A) 4" PVC FITTING CLEANOUT

(B) 4" PVC CLEANOUT PLUG

MANUFACTURER INFORMATION:
NAME: NDS
WEB: www.ndspro.com
(OR ANY HOME STORE)

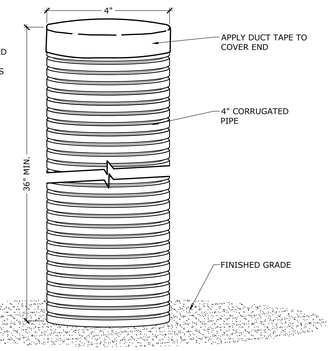
(A) PRODUCT NAME & INFORMATION:
NAME: 4" PVC FITTING CLEANOUT

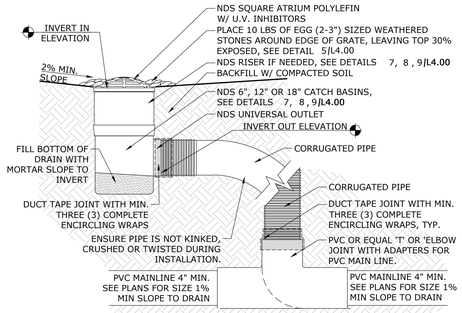
(B) PRODUCT NAME & INFORMATION:
NAME: 4" ROUND MPT CLEANOUT PLUG

2 PVC CLEANOUT MATERIALS

SCALE: NTS

NOTE:
AT ALL AREA DRAIN LOCATIONS THE FLEXIBLE CORRUGATED DRAIN PIPE SHALL BE STUBBED UP A MINIMUM OF 36" AND CAPPED WITH DUCT TAPE UNTIL CONNECTED. THIS PROVIDES ENOUGH EXTRA PIPE TO ADJUST FINAL GRADE AND LOCATION OF AREA DRAIN AFTER FINE GRADING HAS BEEN COMPLETED.



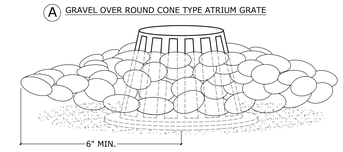


NOTES:
1. WHEN INSTALLING MAIN LINE PRIOR TO AREA DRAINS, STUB UP CORRUGATED PIPE WITH AT LEAST 24-36" EXTRA PIPE TO ALLOW FOR MINOR ADJUSTMENTS IN FINISHED GRADE AND EXACT LOCATION OF DRAIN.
2. CAP OFF CORRUGATED PIPE WITH DUCT TAPE IF STUBBING UP PIPE IN ADVANCE OF DRAIN INSTALLATION. SEE DETAIL 4/L4.00

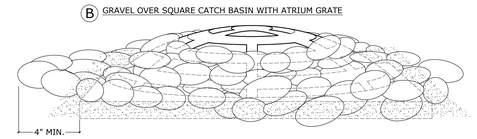
3 LANDSCAPE AREA DRAIN CONNECTION

SCALE: NTS

(A) GRAVEL OVER ROUND CONE TYPE ATRIUM GRATE



(B) GRAVEL OVER SQUARE CATCH BASIN WITH ATRIUM GRATE

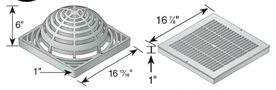


PEBBLE TYPE:
☑ MEXICAN BEACH PEBBLE - BLACK
☐ RIVER PEBBLE - BROWN/TAN

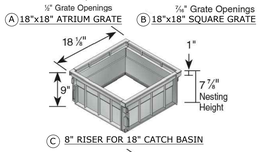
NOTE:
EACH AREA DRAIN SHALL RECEIVE PARTIAL COVER WITH WEATHERED STONE THAT ARE CONSISTENT 2"-3" SIZES. COVER SHALL BE A MINIMUM 75% TO ENSURE DRAINS ARE FILTERED. (BY LANDSCAPE CONTRACTOR AFTER MULCHING).

4 STUB FOR FUTURE AREA DRAIN

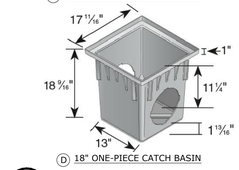
SCALE: NTS



(A) 18"x18" ATRIUM GRATE (B) 18"x18" SQUARE GRATE



(C) 8" RISER FOR 18" CATCH BASIN



(D) 18" ONE-PIECE CATCH BASIN

MANUFACTURER INFORMATION:
NAME: NDS
WEB: www.ndspro.com

(A) PRODUCT NAME & INFORMATION:
NAME: 18"x18" ATRIUM GRATE
☑ PART #: 1881, (COLOR: BLACK)
☐ PART #: 1891, (COLOR: GREEN)

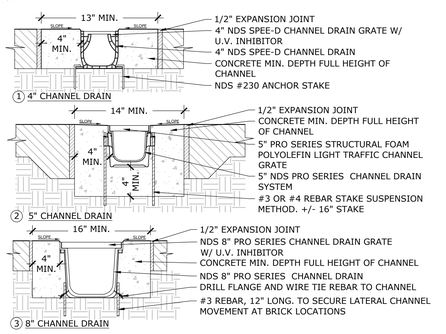
(B) PRODUCT NAME & INFORMATION:
NAME: 18"x18" SQUARE GRATE
☐ PART #: 1810, (COLOR: GRAY)
☑ PART #: 1811, (COLOR: BLACK)
☐ PART#: 1812, (COLOR: GREEN)

(C) PRODUCT NAME & INFORMATION:
NAME: 8" RISER FOR 18" CATCH BASIN
PART #: 1816
COLOR": BLACK

(D) PRODUCT NAME & INFORMATION:
NAME: 18"x18" CATCH BASIN
2 OPENING, PART #: 1882
4 OPENING, PART #: 1884
COLOR: BLACK

5 GRAVEL OVER DRAIN INLETS

SCALE: NTS

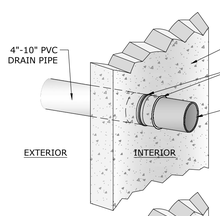


MANUFACTURER INFO:
NAME: NDS
WEB: www.ndspro.com

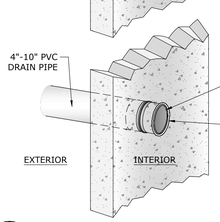
NOTE:
FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.

6 4" DRAIN INLETS

SCALE: NTS



STEP ONE
WALL OF PRECAST CONCRETE JUNCTION BOX (RISER)
GROUTED ELASTOMERIC PVC ADAPTER / WATER STOP FITTING. SIZE AS NEEDED PER PIPE.
INSERT PVC DRAIN PIPE WITH ELASTOMERIC PVC ADAPTER THROUGH CORE DRILLED HOLE INTO THE RISER/JUNCTION BOX. PVC ADAPTER SHOULD BE CENTERED IN THE WALL ON THE PIPE. GROUT AROUND PIPE TO SEAL THE JOINT. PIPE SHOULD PROJECT 2-4".



STEP TWO
CUT/GRIND/SAND PIPE TO BE FLUSH WITH INTERIOR WALL OF RISER/JUNCTION BOX.
AFTER ALL BACK FILL AND COMPACTION HAS OCCURRED, VERIFY JOINT GROUT INTEGRITY AND FILL/REPAIR AS NEEDED.

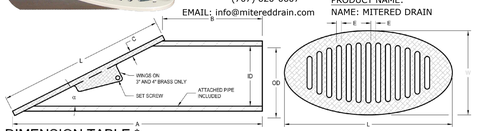
11 PIPE CONNECTION TO JUNCTION BOX / RISER

SCALE: NTS

7 6" DRAIN ASSEMBLY MATERIALS

SCALE: NTS

MANUFACTURER INFO:
NAME: MITERED DRAIN INCORPORATED
CONTACT: (707)620-0606 OR (707) 620-0607
EMAIL: info@mitereddrain.com
WEB: www.mitereddrain.com
ADDRESS:
P.O. BOX 1556
WINDSOR, CALIFORNIA 95492
PRODUCT NAME:
NAME: MITERED DRAIN



DIMENSION TABLE * * ALL DIMENSIONS ARE IN INCHES AND ALL WEIGHTS ARE IN POUNDS, AND MAY VARY

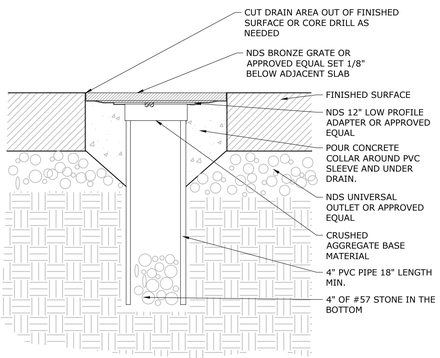
PIPE SIZE	SLOPE	MODEL NO.	GRATE MATERIAL	ATTACHED MITERED PIPE MATERIAL	A(in.)	B(in.)	C(in.)	ID(in.)	OD(in.)	E(in.)	L(in.)	W (in.)	α	APPROX. WEIGHT (lbs.)	AREA OF GRATE OPENING (sq. in.)
3"	2:1	3MD2B	BRASS	PVC Sch. 40	12	5	0.25	3.03	3.5	0.25	8.4	4.2	26.5°	3	7
3"	3:1	3MD3B	BRASS	PVC Sch. 40	16	5	0.31	3.03	3.5	0.28	12	4.5	18.5°	5	9
4"	3:1	4MD3B	BRASS	PVC Sch. 40	20	6	0.31	3.99	4.5	0.28	15.3	5.5	18.5°	12	17
3"	3:1	3MD3P-G	GRAY HDPE	PVC Sch. 80	15	4	0.375	2.85	3.5	0.375	11.6	4.0	18.5°	2	10.4
3"	3:1	3MD3P-B	BLACK HDPE	PVC Sch. 80	15	4	0.375	2.85	3.5	0.375	11.6	4.0	18.5°	2	10.4
4"	3:1	4MD3P-G	GRAY HDPE	PVC Sch. 80	18.5	4.5	0.375	3.77	4.5	0.375	14.7	5.0	18.5°	3.5	17.9
4"	3:1	4MD3P-B	BLACK HDPE	PVC Sch. 80	18.5	4.5	0.375	3.77	4.5	0.375	14.7	5.0	18.5°	3.5	17.9
6"	3:1	6MD3P	GRAY HDPE	C900-CL 200	29	7.5	0.75	5.85	6.9	0.50	22.4	7.5	18.5°	13	41.9
8"	3:1	8MD3P	GRAY HDPE	C900-CL 150	37	9	0.75	7.97	9.1	0.75	29.3	9.7	18.5°	22	76.7
12"	3:1	12MD3P	GRAY HDPE	C900-CL 150	52	12	0.75	11.63	13.2	1.0	42.5	14	18.5°	60	165.1

12 ANGLED DRAIN COVER

SCALE: NTS

8 12" CATCH BASIN MATERIALS

SCALE: NTS

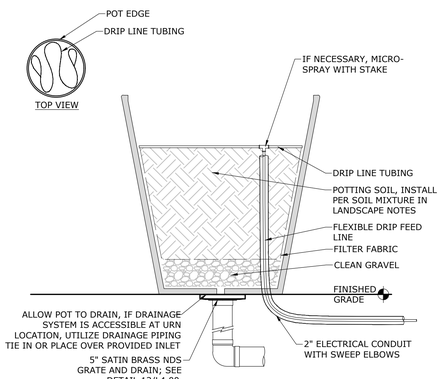


13 SUMP DRAIN IN HARDSCAPE SURFACE

SCALE: NTS

9 18" CATCH BASIN MATERIALS

SCALE: NTS

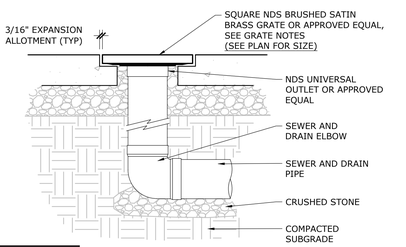


14 POT IRRIGATION

SCALE: NTS

GRATE NOTES:
PRODUCT: 9" SATIN BRASS GRATE
DIMENSIONS: 8 7/8x8 7/8x1 1/8
GRATE OPENING: 7/16"
PART NO.: 930B
PRODUCT CLASS: 15BR

GRATE NOTES:
PRODUCT: 5" SATIN BRASS GRATE
DIMENSIONS: 4 3/4x4 3/4x1 3/4
GRATE OPENING: 3/8"
PART NO.: 913B



NDS

15 SATIN BRASS NDS GRATE

SCALE: NTS

b+C STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

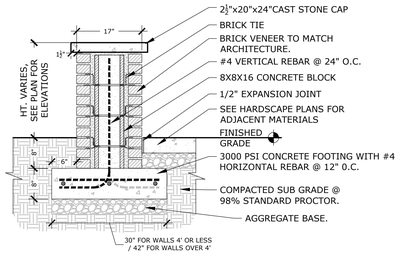
DRAINAGE DETAILS

DATE	SK / RFI
11/10/23	SK # 1 - OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

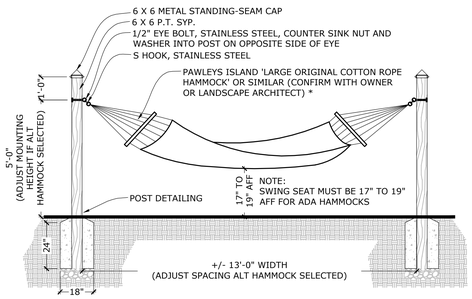
SHEET NUMBER:
L4.00

NOTES:
1. SEAL ALL BRICK FACES WITH PENETRATING MASONRY SEALANT WITH MATT FINISH.
2. CONTRACTOR TO SUBMIT BRICK SAMPLES 4 WEEKS PRIOR TO CONSTRUCTION.
3. UTILIZE PROFILE SHOWN FOR CAP , CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LA/OWNER 2 WEEKS PRIOR TO CONSTRUCTION.



1 BRICK VENEER SEAT WALL

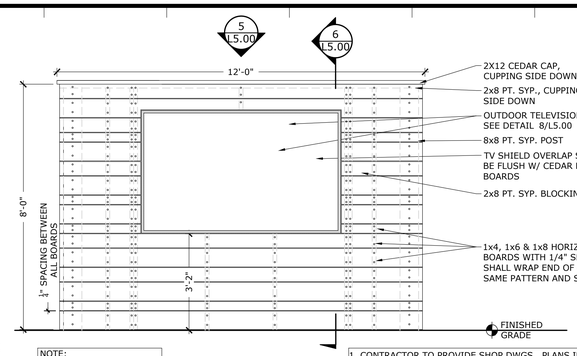
SCALE: NTS



* DUE TO SPACE CONSTRAINTS, SUBSTITUTION NOT ALLOWED WITHOUT WRITTEN APPROVAL

2 HAMMOCK DETAIL

SCALE: NTS

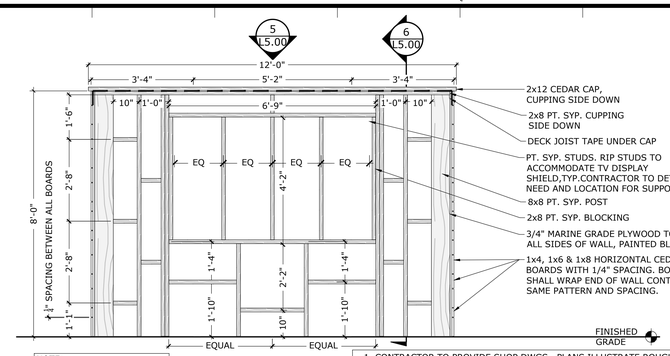


NOTE:
FOR FRONT SECTION VIEW, SEE DETAIL 4/L5.00

1. CONTRACTOR TO PROVIDE SHOP DWGS. PLANS ILLUSTRATE ROUGH DIMENSIONS, FINISH AND MATERIALS.
2. CEDAR BOARDS STAINED T.B.D. . ATTACH TO POSTS USING EXTERIOR GRADE BLACK SELF-TAPPING SCREWS. NO CONSECUTIVE SEEMS TO ALIGN. (PROVIDE SAMPLE 4 WEEKS PRIOR TO INSTALL)

3 8' SCREEN WALL FRONT ELEVATION VIEW

SCALE: NTS



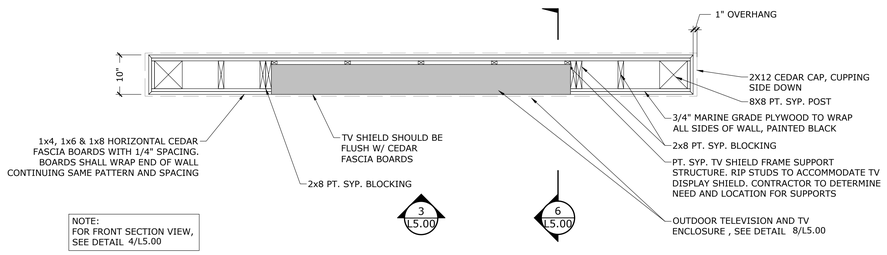
NOTE:
FOR FRONT ELEVATION VIEW, SEE DETAIL 3/L5.00

1. CONTRACTOR TO PROVIDE SHOP DWGS. PLANS ILLUSTRATE ROUGH DIMENSIONS, FINISH AND MATERIALS.
2. CEDAR BOARDS STAINED T.B.D. . ATTACH TO POSTS USING EXTERIOR GRADE BLACK SELF-TAPPING SCREWS. NO CONSECUTIVE SEEMS TO ALIGN. (PROVIDE SAMPLE 4 WEEKS PRIOR TO INSTALL)

4 8' SCREEN WALL FRONT SECTION VIEW

SCALE: NTS

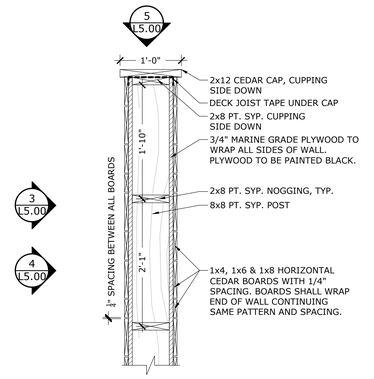
1. CONTRACTOR TO PROVIDE SHOP DWGS. PLANS ILLUSTRATE ROUGH DIMENSIONS, FINISH AND MATERIALS.
2. CEDAR BOARDS STAINED T.B.D. . ATTACH TO POSTS USING EXTERIOR GRADE BLACK SELF-TAPPING SCREWS. NO CONSECUTIVE SEEMS TO ALIGN. (PROVIDE SAMPLE 4 WEEKS PRIOR TO INSTALL)
3. CONTRACTOR TO PROVIDE CABLE CONNECTION AND POWER SUPPLY INSIDE WALL FOR TV.



NOTE:
FOR FRONT SECTION VIEW, SEE DETAIL 4/L5.00

5 8' SCREEN WALL PLAN VIEW

SCALE: NTS



6 8' SCREEN WALL SIDE SECTION

SCALE: NTS

REMOVED FROM SET

PRODUCT MANUFACTURER:
LOW PROFILE TV MOUNT
CONTACT #: 800-331-2628
321-441-9689
WEB: www.thedisplayshield.com

PRODUCT NAME & INFORMATION:
NAME: LOW PROFILE TV MOUNT FOR 50-60" OUTDOOR DISPLAY ENCLOSURE
SKU: LPMPMDF101

GENERAL DIMENSIONS:

- SLIM DESIGN 1.06" FROM WALL

**CONTRACTOR TO DETERMINE IF MOUNT IS NEEDED TO ATTACH SHIELD TO STUDS OR ALTERNATE METHOD
**OR APPROVED EQUAL

7 60" TV DISPLAY MOUNTING

SCALE: NTS

PRODUCT MANUFACTURER:
THE TV SHIELD
CONTACT #: 800-331-2628
321-441-9689
WEB: www.thetvshield.com

**TV NOT INCLUDED WITH DISPLAY SHIELD. TV TO BE ORDERED SEPARATELY. CONTRACTOR TO SUBMIT TV OPTION PRIOR TO ORDERING.

PRODUCT NAME & INFORMATION:
NAME: THE DISPLAY SHIELD 75-85" OUTDOOR DISPLAY ENCLOSURE
SKU: DS5060H
GENERAL DIMENSIONS:

MAXIMUM INSIDE DIMENSIONS

- WIDTH: 74.95"
- HEIGHT: 44.95"
- DEPTH: 3.94"

OUTSIDE DIMENSIONS

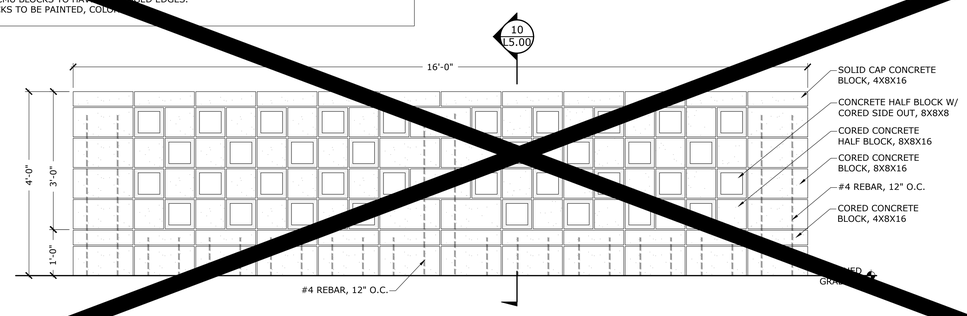
- WIDTH: 78.01"
- HEIGHT: 48.01"
- DEPTH: 7.75"

8 85" TV DISPLAY ENCLOSURE

SCALE: NTS

NOTES:
1. DETAIL IS FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR SHALL PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS OF ALL WALL ELEMENTS AND CONSTRUCTION FOR APPROVAL BY OWNER/LA PRIOR TO CONSTRUCTION.
2. ALL CMU BLOCKS TO HAVE ROUNDED EDGES.
3. BLOCKS TO BE PAINTED, COLOR T.B.D.

REMOVED FROM SET

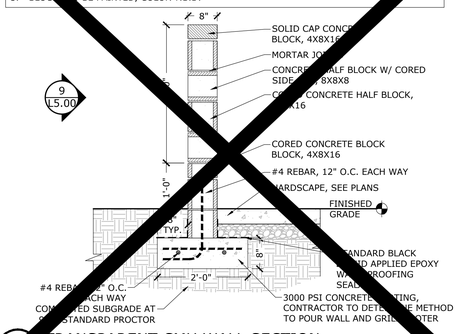


9 TRANSPARENT CMU WALL ELEVATION

SCALE: NTS

NOTES:
1. DETAIL IS FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR SHALL PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS OF ALL WALL ELEMENTS AND CONSTRUCTION FOR APPROVAL BY OWNER/LA PRIOR TO CONSTRUCTION.
2. ALL CMU BLOCKS TO HAVE ROUNDED EDGES.
3. BLOCKS TO BE PAINTED, COLOR T.B.D.

REMOVED FROM SET



10 TRANSPARENT CMU WALL SECTION

SCALE: NTS

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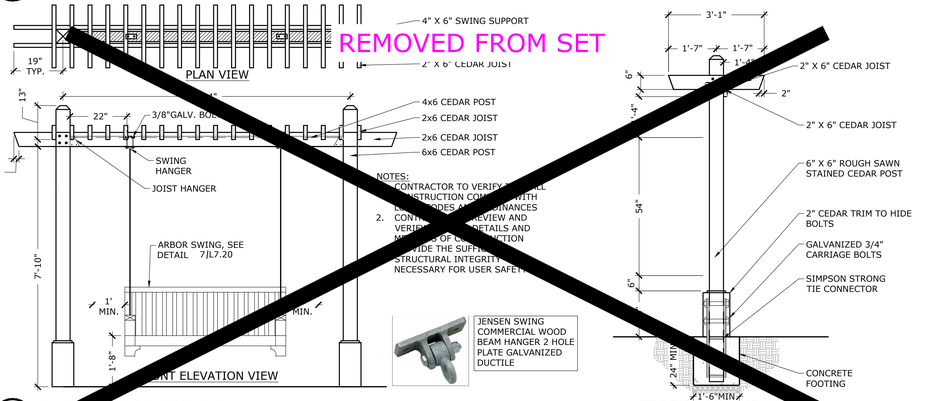

NOTES:
1. CONTRACTOR TO VERIFY STRUCTURAL CONSTRUCTION COMPLIANCE WITH LOCAL CODES AND ORDINANCES
2. CONTRACTOR TO REVIEW AND VERIFY DETAILS AND MEASUREMENTS OF CONSTRUCTION TO PROVIDE THE SUFFICIENT STRUCTURAL INTEGRITY NECESSARY FOR USER SAFETY

11 SWING ARBOR DETAILS

SCALE: NTS

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Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

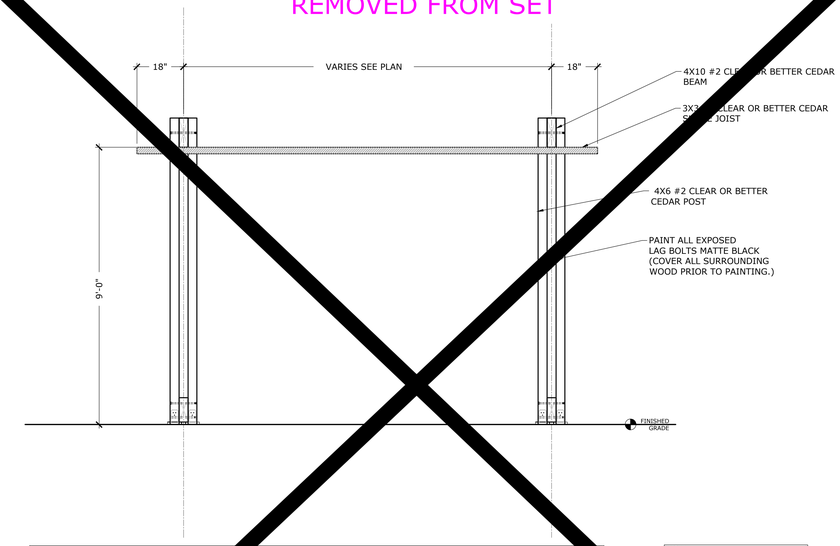
LANDSCAPE DEVELOPMENT PLANS

HARDSCAPE DETAILS I

DATE	LSK / RFI
11/10/23	LSK # 1 : OWNER REVISIONS

PROJ. NO: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

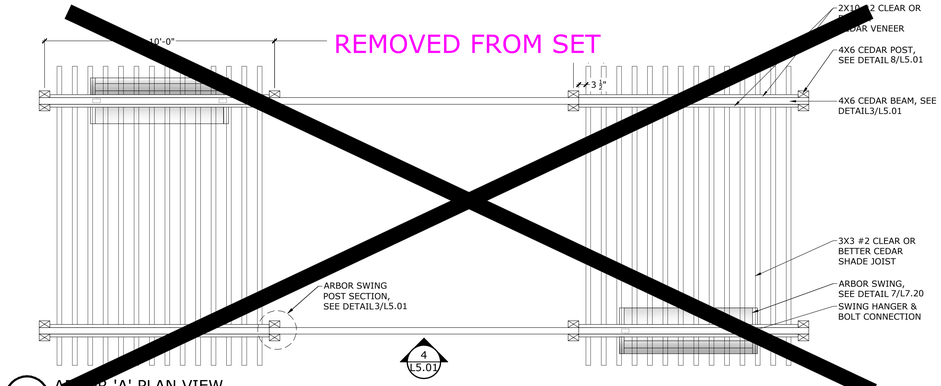
SHEET NUMBER:
L5.00



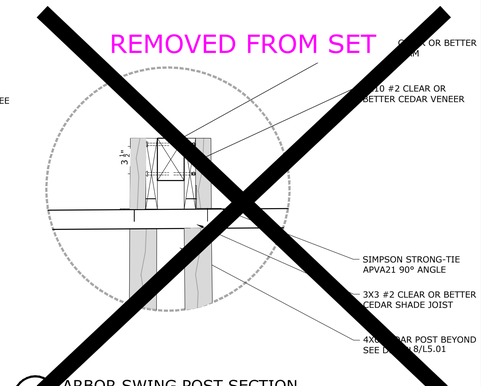
NOTES:
1. CONTRACTOR TO VERIFY THAT ALL CONSTRUCTION COMPLIES WITH LOCAL CODES AND ORDINANCES
2. CONTRACTOR TO REVIEW AND VERIFY THAT ALL DETAILS AND METHODS OF CONSTRUCTION PROVIDE THE SUFFICIENT STRUCTURAL INTEGRITY NECESSARY FOR USER SAFETY.
3. CONTRACTOR TO USE ONLY HDDIP B GALVANIZED MEETING ASTM-153 / A653, 304 OR 316 STAINLESS STEEL FASTENERS.
4. CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL DESIGN AND CONNECTIONS AT ALL ACCESSORY STRUCTURES.
5. CONTRACTOR TO PROVIDE STAMPED SHOP DRAWINGS FOR ALL VERTICAL AND OVERHEAD STRUCTURES.
6. DETAILS ILLUSTRATE ROUGH DIMENSIONS, FINISH AND MATERIALS. ALL STEEL AND WELDED CONNECTIONS TO BE SHOP PRIMED AND FIELD PAINTED.
7. DETAIL IS PROVIDED FOR DESIGN INTENT ONLY. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS.
8. ALL WOOD TO BE PRIMED AND PAINTED, SEE DETAIL 13/L0.10 FOR FINISH.

NOTE:
FOR SIDE ELEVATION VIEW, SEE DETAIL 6/L5.01

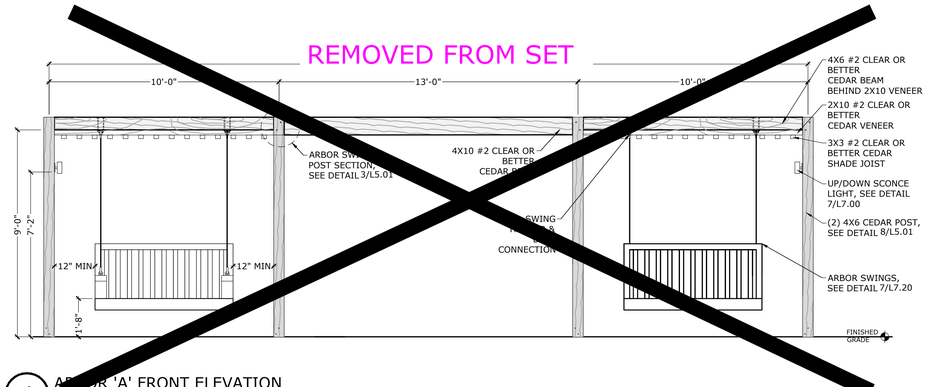
1 ARBOR SIDE SECTION ELEVATION
SCALE: NTS



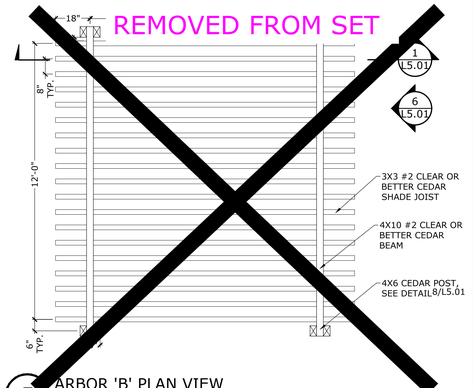
2 ARBOR 'A' PLAN VIEW
SCALE: NTS



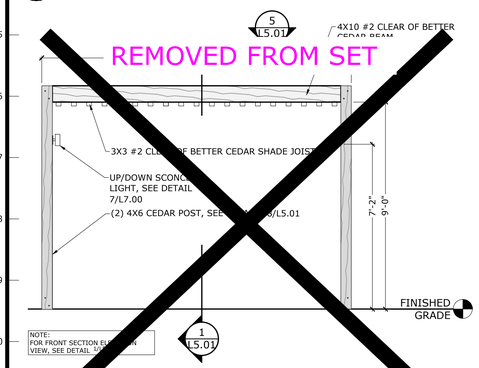
3 ARBOR SWING POST SECTION
SCALE: NTS



4 ARBOR 'A' FRONT ELEVATION
SCALE: NTS

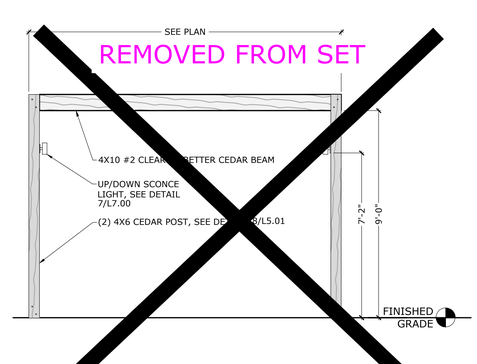


5 ARBOR 'B' PLAN VIEW
SCALE: NTS

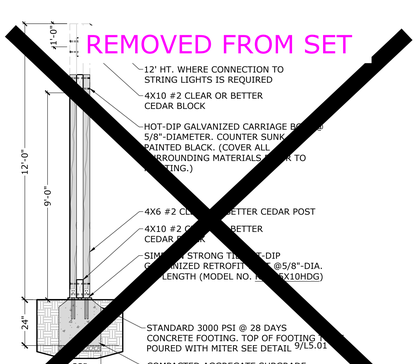


NOTE:
FOR FRONT SECTION ELEVATION VIEW, SEE DETAIL 1/L5.01

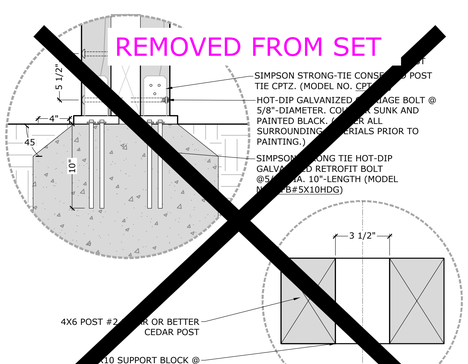
6 ARBOR 'B' FRONT ELEVATION
SCALE: NTS



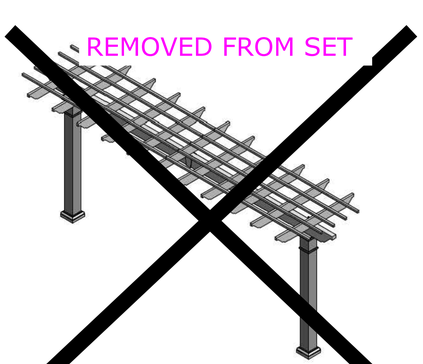
7 PERGOLA ELEVATION
SCALE: NTS



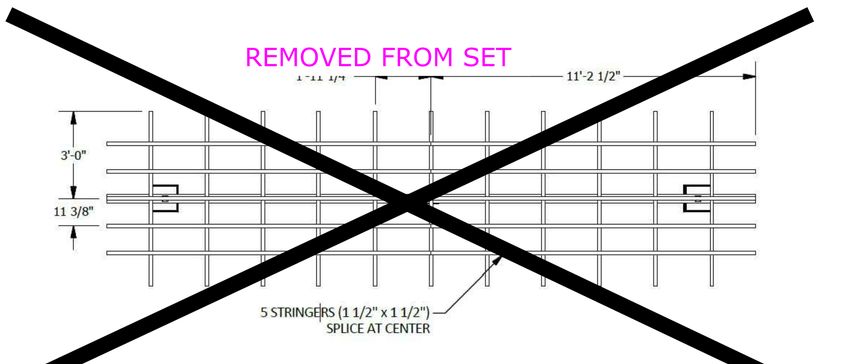
8 POST DETAIL
SCALE: NTS



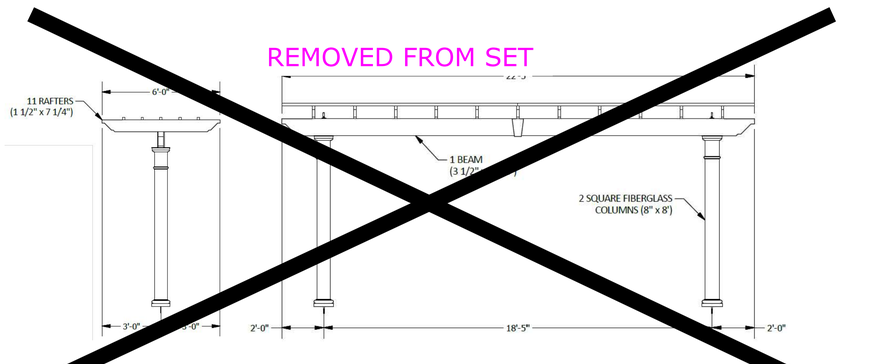
9 POST CONNECTION DETAIL
SCALE: NTS



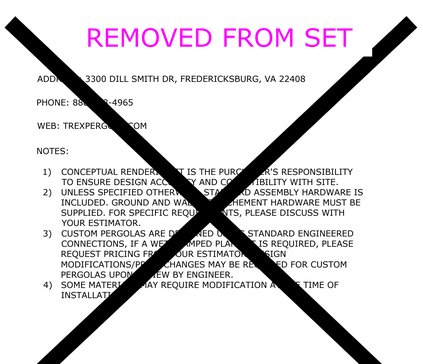
10 TREX PERGOLA PERSPECTIVE
SCALE: NTS



11 TREX PERGOLA PLAN
SCALE: NTS



12 TREX PERGOLA ELEVATIONS
SCALE: NTS



13 TREX PERGOLA NOTES
SCALE: NTS

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NOT ISSUED FOR CONSTRUCTION

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SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

HARDSCAPE DETAILS II

DATE	
11/10/23	LSK #1 - OWNER REVISIONS
	LSK / RFI

PROJ. NO: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L5.01

BUILT-IN GRILL REQUIRED NOTES:

INSTALLATION PROFESSIONAL:

1. IMPROPER INSTALLATION, ADJUSTMENT, ALTERATION, SERVICE, OR MAINTENANCE CAN CAUSE INJURY OR PROPERTY DAMAGE. READ THE INSTALLATION, OPERATING, AND MAINTENANCE INSTRUCTIONS THOROUGHLY BEFORE INSTALLING OR SERVICING THIS GAS RELATED FIRE EQUIPMENT.
2. GAS APPLIANCES AND PARTS FOR GRILLS ARE TO BE INSTALLED BY PROFESSIONALS THAT ARE LOCALLY LICENSED BY THE AUTHORITY HAVING JURISDICTION IN GAS PIPING.
3. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FOLLOW ALL LOCAL CODES CONCERNING THE INSTALLATION AND OPERATION OF THE FIRE ELEMENT. IN THE ABSENCE OF LOCAL CODES, PLEASE FOLLOW THE LATEST PUBLISHED VERSION OF THE FOLLOWING CODES:
   - ANZI Z21.97/CSA 2.41-2012 OUTDOOR DECORATIVE GAS APPLIANCES
   - FIXED PIPING SYSTEM: THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54 OR INTERNATIONAL FUEL GAS CODE.
   - ELECTRICAL GROUND: THE NATIONAL ELECTRICAL CODE, ANSI/NFPA 70.
   - INTERNATIONAL FIRE CODE (IFC)
   - INTERNATIONAL MECHANICAL CODE (IMC)
   - UNIFORM MECHANICAL CODE (UMC)
   - NATURAL GAS AND PROPANE INSTALLATION CODE
4. SHOULD CODE COMPLIANCE CONFLICT WITH THE DESIGN OF THE ELEMENTS PLEASE CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT.
5. INSTALLER MUST FOLLOW ALL MANUFACTURER INSTRUCTIONS CAREFULLY TO ENSURE PROPER PERFORMANCE AND SAFETY. INSTALLER SHALL NOT ALTER A PRODUCT OR SPECIFIED CONFIGURATION FROM THE MANUFACTURER IN ANY WAY.

USAGE AND MAINTENANCE REQUIREMENTS:

1. IT IS THE INSTALLER'S RESPONSIBILITY TO ENSURE A SAFE INSTALLATION AND TO EDUCATE THE END USER AS TO PROPER OPERATION. INSTALLER SHALL PROVIDE AT LEAST ONE COPY OF ALL OPERATION, MAINTENANCE, AND REPAIR MANUALS ON THE GAS APPLIANCE OPERATION TO THE END USER. THE MANUAL SHALL BE IN GOOD SHAPE, LEGIBLE, AND PRINTED IN ENGLISH. IF THE VENDOR DOES NOT OFFER PRINTED MANUAL WITH THE PRODUCT ON DELIVERY PLEASE LOCATE THE DIGITAL PDF OR OTHER VERSIONS FROM MANUFACTURER WEBSITE AND PRINT A COPY FOR THE OWNER/DEVELOPER.
2. GAS APPLIANCES INCLUDING SYSTEMS AND BURNERS FOR GRILLS MUST BE SERVICED ANNUALLY BY A PROFESSIONAL CERTIFIED IN THE US BY THE NATIONAL FIREPLACE INSTITUTE (NFI) AS NFI GAS SPECIALISTS.
3. AN LP-CYLINDER NOT CONNECTED FOR USE SHALL NOT BE STORED IN THE VICINITY OF THIS OR ANY OTHER FIRE RELATED APPLIANCE. EMPTY LP CONTAINERS MUST BE REMOVED FROM ANY ROOF TOPS UPON DEPLETION OF CONTENTS AND STORED PROPERLY UNTIL DISPOSED OF.
4. NEVER LEAVE AN OPERATING FIRE UNATTENDED OR BY SOMEONE NOT FAMILIAR WITH ITS OPERATION OR EMERGENCY SHUT OFF LOCATIONS. LOCAL FIRE CODE REQUIRES OPEN FLAMES BE ATTENDED AT ALL TIMES.
5. DO NOT USE FIRE ELEMENT IF ANY PART HAS BEEN SUBMERGED UNDER WATER. IMMEDIATELY CALL A QUALIFIED SERVICE TECHNICIAN TO INSPECT THE GAS VALVES AND BURNER SYSTEMS.
6. MAKE SURE THAT THERE IS NO VEGETATION OR OTHER OBJECTS COVER THE TOP OR SIDES OF THE FIRE THAT COULD INTERFERE WITH SAFE OPERATION. NO VEGETATION SHOULD BE WITHIN 10' OF OPEN FLAME AND ALL NEARBY VEGETATION IS TO BE MAINTAINED CLEAR OF A 10' MINIMUM SAFE DISTANCE FROM OPEN FLAMES.
7. WHEN NOT IN USE A GRILL SHOULD BE COVERED. IF SPECIFICATION FOR A COVER IS NO PROVIDED THE OWNER DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AN APPROPRIATE WEATHER RESISTANT COVER FOR EACH GRILL IF DESIRED.
8. NEVER ATTEMPT TO LIGHT A GRILL WITH A HOOD OR COVER IN PLACE. OPEN ACCESS DOORS WHERE POSSIBLE.

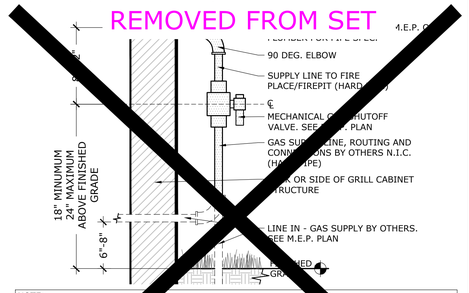
GRILL INSTALLATION NOTES:

1. ALL GRILL SPARK IGNITION, SAFETY PILOT AND ELECTRONIC IGNITION SYSTEMS ARE DESIGNED AND INTENDED FOR OUTDOOR USE ONLY.
2. ONLY USE GAS/FUEL TYPE SPECIFIED FOR THE FIRE ELEMENT, SEE LABEL ON THE GAS APPLIANCE CONTROL BOX. VERIFY CORRECT GAS/FUEL TYPE AND PRESSURE. NEVER USE AN ALTERNATIVE FUEL TO INCLUDE BIOFUEL, ETHANOL, LIGHTER FLUID OR ANY OTHER FUEL. DO NOT USE NATURAL GAS APPLIANCE WITH LP OR LP APPLIANCE WITH NATURAL GAS. TO PREVENT DAMAGE TO MECHANICAL AND PLUMBING SYSTEMS, UNHOOK ELEMENT FROM GAS SUPPLY FOR PRESSURE LEAK TESTS.
3. GAS PRESSURE AND TYPE SHOULD BE CHECKED PRIOR TO USE AND INSTALLATION. FUEL LINE SIZING IS THE RESPONSIBILITY OF THE INSTALLER AND MUST BE ABLE TO SUPPLY THE STATED MAXIMUM BTU FOR THE PRODUCT. BURN TESTING- IT IS THE RESPONSIBILITY OF THE QUALIFIED INSTALLER TO TEST FOR GAS LEAKS AT ALL CONNECTIONS. PURGE GAS LINES OF AIR PRIOR TO TURNING OVER THE PROJECT FOR USE.
4. GAS PLUMBING CONNECTIONS: USE ONLY JOINT COMPOUND OR TAPE THAT IS RESISTANT TO ALL GASES. APPLY JOINT COMPOUND TO ALL MALE PIPE FITTINGS ONLY- DO NOT USE ON FLARED FITTINGS. BE SURE TO TIGHTEN EVERY JOINT SECURELY.
5. ALL ROUTING FOR GAS SUPPLY LINES OTHER THAN THOSE SPECIFIED IN THE MECHANICAL ELECTRICAL PLUMBING ENGINEERING PLANS SHALL BE "DESIGN-BUILD" AND THE LOCATION DETERMINED BY INSTALLER UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. LOCATIONS OF LINES MUST BE CAREFULLY COORDINATED WITH THE PROPOSED LOCATIONS OF OTHER ELEMENTS INCLUDING TREES, FOOTERS, ETC. THE INSTALLER SHALL REVIEW ALL PERTINENT PLANS PRIOR TO INSTALLING GAS LINES OR CONDUITS. INSTALLER SHALL PROVIDE SHOP DRAWINGS OR A NARRATIVE (OR OTHER INFORMATION AS REQUIRED BY THE G.C.) FOR ROUTING OF CONDUITS AND GAS SUPPLY LINES THROUGH ANY BUILDINGS.
6. GAS LINE SHALL BE NEATLY INSTALLED, WITH COMPONENTS ACCESSIBLE AND NOT VISIBLE TO THE AVERAGE PASSERBY. LINES SHALL BE ROUTED TO AVOID THE GREATEST NUMBER OF CONFLICTS AND IS OFTEN BEST RUN RIGHT AT THE EDGE OF HARDSCAPE ELEMENTS.
7. ALL GRILLS MUST BE INSTALLED WITH ELECTRONIC OR PIEZO TYPE SPARK IGNITION; THE CONTROL/VALVE BOX MUST BE ABOVE GRADE WITH ADEQUATE DRAINAGE TO PREVENT WATER DAMAGE TO THE CONTROLS INSIDE THE BOX.
8. IN ADDITION TO THE ELECTRONIC ACTIVATORS, ALL GRILLS (EXCEPT THOSE WITH PROPANE TANKS DIRECTLY UNDER THE GRILL) MUST HAVE AN ACCESSIBLE MECHANICAL GAS SHUTOFF ON THE OUTSIDE OF THE EXTERIOR TO ALLOW FOR EMERGENCY SHUT OFF AND MAINTENANCE. SEE DETAIL 2/L5.10
9. ALWAYS USE PROPER MATERIALS AND CONSTRUCTION FOR GAS SUPPLY, POWER AND ENCLOSURE. SELECT MATERIALS THAT ARE NON-COMBUSTIBLE IN BOTH INITIAL INSTALLATIONS AS WELL AS OVER TIME.
10. ANY GRILL STATION ENCLOSURE USING PROPANE MUST INCORPORATE ONE VENT ON AT LEAST TWO OPPOSING SIDES (2 VENTS TOTAL) AT A MINIMUM SIZE OF 18 SQ. INCHES EACH (EXAMPLE: 3"X 6" OR LARGER). INSTALLATION OF THE VENTS IN THE TOP OF THE ENCLOSURE IS REQUIRED, APPROXIMATELY 4" ABOVE FINISHED GRADE.
11. ANY GRILL STATION ENCLOSURE USING NATURAL GAS MUST INCORPORATE ONE VENT ON AT LEAST TWO OPPOSING SIDES (2 VENTS TOTAL) AT A MINIMUM SIZE OF 18 SQ. INCHES EACH (EXAMPLE: 3"X 6" OR LARGER). INSTALLATION OF THE VENTS IN THE TOP OF THE ENCLOSURE IS REQUIRED, ONE BRICK COURSE BELOW THE COUNTERTOP.
12. PREFERRED LOCATION OF VENTING IS ON LEAST VISIBLE SIDES, AND NEVER ON THE FRONT FAÇADE OF THE ENCLOSURE.
13. VENTILATION ALLOWS FOR HEAT AND OR RESIDUAL FUEL TO ESCAPE. FAILURE TO PROPERLY VENT ENCLOSURE MAY RESULT IN THE ELEMENT OVERHEATING OR EXPLOSION. OVERHEATING COULD LEAD TO HEAT DAMAGE TO INTERNAL COMPONENTS. SOME ENCLOSURES MAY REQUIRE MORE VENTILATION BASED ON MATERIAL, SIZE, AND EXTENDED USE. THE VENT MAY WORK AS A DRAIN AS WELL WHEN INSTALLED AT BOTTOM SIDEWALL TO PREVENT WATER BUILD UP . IF THE ABOVE IS MORE STRINGENT THAN THE MANUFACTURER'S REQUIREMENTS, USE THE ABOVE.
14. THE INTERIOR VOID SPACE OF THE ENCLOSURE SURROUNDING THE VALVE BOX CANNOT BE FILLED WITH ANY MATERIAL (GRAVEL, CRUSHED ROCK, CONCRETE, ETC.)- IT IS A REQUIREMENT TO HAVE A MINIMUM OF 6" UNDER THE VALVE BOX FOR PROPER VENTILATION.
15. THE GRILL SUPPORT MUST BE CONSTRUCTED ON A STABLE CONCRETE FOOTING. THE WEIGHT OF THE GRILL MUST BE SUPPORTED AND ANCHORED BY THE STRUCTURE PER MANUFACTURER SPECIFICATIONS.
16. ALL GRILLS MUST HAVE TIMERS ON THEM TO LIMIT USE TO NOT MORE THAN 60 MINUTES AT A TIME.
17. INSTALLING TIMERS MAY REQUIRE CUSTOM FABRICATION OF STAINLESS PANEL TO HOLD THE TIMER CONTROL KNOB IN THE MASONRY. INSTALLER SHALL PROVIDE SHOP DRAWINGS FOR ANY COMPONENTS OF THE ELEMENT THAT WILL NOT COMPLY WITH THE DETAILS PROVIDED IN THESE PLANS.
18. A FIRE EXTINGUISHER IS REQUIRED TO BE LOCATED IN AN UNOBSTRUCTED VIEW TO ANY GRILL. IF NO LOCATION IS PROPOSED ON THE PLANS, INSTALLER SHALL REQUEST DIRECTION FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. A FIRE EXTINGUISHER IS NOT TO BE LOCATED WHERE IT WILL PROTRUDE MORE THAN 4" INTO A PATH OR WALKWAY.
19. SOME JURISDICTIONS MAY REQUIRE THAT FIRE RELATED WARNING SIGNAGE BE POSTED WITHIN EYESIGHT OF THE FIRE ELEMENT. RECOMMENDED VERBIAGE:
   - THE GRILL MAY PRODUCE HIGH SURFACE TEMPERATURES AT OR NEAR THE FLAME.
   - AVOID CONTACT WITH SURFACES IN CLOSE PROXIMITY TO THE FLAMES TO AVOID BURNS AND CLOTHING IGNITION.
   - DO NOT TOUCH THE METAL PARTS ON THE LID OR SIDES OF THE GRILL.
   - CHILDREN UNDER 12 MUST BE CAREFULLY SUPERVISED WHEN THEY ARE IN THE AREA OF THE GRILL.
   - DO NOT PLACE COMBUSTIBLES ON THE GRILL OR LID.
   - DO NOT ATTEMPT TO BURN WOOD, PAPER, OR ANY MATERIALS IN THE GRILL.
   - DO NOT DISCARD CIGARETTES OR REFUSE IN THE GRILL.
   - DO NOT ATTEMPT TO PUT THE FLAME OUT WITH ANYTHING LIKE WATER OR LIQUID, USE THE SWITCH/VALVE PROVIDED.
   - SEE PLAN FOR EMERGENCY SHUT-OFF SWITCH LOCATION.
   - IF YOU SMELL GAS OR IF THERE IS AN EMERGENCY RELATED TO THIS FIREPLACE CALL 911.

1 BUILT-IN GRILL REQUIRED NOTES

SCALE: NTS

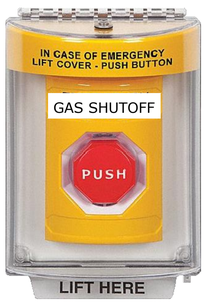
REMOVED FROM SET



NOTE:
1. CONFIRM PLACEMENT WITH LANDSCAPE ARCHITECT, SEE PLAN.
2. MUST BE LOCATED IN COURTYARD.
3. THIS DETAIL IS SCHEMATIC IN NATURE. SEE PLUMBING PLANS FOR GAS SIZES. CONSULT LOCAL PLUMBER CODES FOR TO FABRICATION. ALL GAS CONNECTIONS TO BE INSTALLED BY LICENSED PLUMBER.
4. CONFIRM LOCATION OF GAS SHUTOFF WITH LANDSCAPE ARCHITECT PRIOR TO MASONRY WORK.
5. PAINT EXPOSED PIPING WITH 2 COATS OF MATTE BLACK RUST-OLEUM ENAMEL PAINT.

2 COURTYARD PRIMARY GAS SHUTOFF VALVE

SCALE: NTS



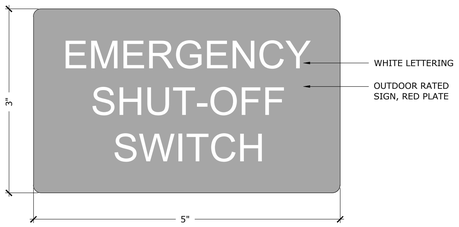
OR APPROVED EQUAL

MANUFACTURER INFORMATION:
SAFETY TECHNOLOGY INTERNATIONAL
VENDOR INFORMATION:
NAME: GRAINGER
WEB: WWW.GRAINGER.COM
PRODUCT NAME & INFORMATION:
NAME: EMERGENCY POWER OFF PUSH BUTTON
MODEL #: SS2232ZA-EN
CUSTOM LABEL: GAS SHUTOFF

NOTE:
1. CONFIRM PLACEMENT WITH LANDSCAPE ARCHITECT, SEE PLAN.
2. MOUNT EMERGENCY SHUTOFF USING UNIVERSAL STOPPER ALARM COVER STI-14010 FROM SAFETY TECHNOLOGY INTERNATIONAL.
3. COVER SELECTED MUST NOT PROTRUDE FURTHER THAN 4".
4. FRONT FACE OF THE EMERGENCY SHUTOFF BOX TO BE MOUNTED FLUSH WITH THE SURFACE OF THE VENEER.
5. IF SHUT-OFF IS NOT IDENTIFIED AS GAS SHUT-OFF, ADD LABEL WITHIN ALL WEATHER COVER.
6. SHUT-OFF MUST BE LOCATED 4'-5' FROM GRILL.

3 EMERGENCY SHUT-OFF PUSH BUTTON

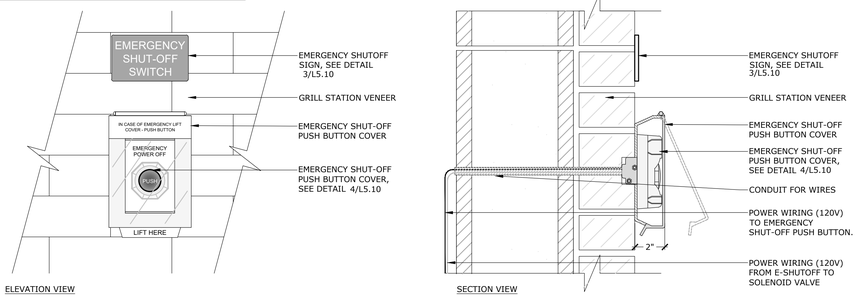
SCALE: NTS



4 EMERGENCY SHUT-OFF SIGN

SCALE: NTS

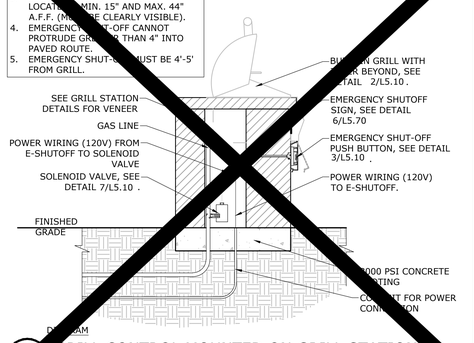
NOTES:
1. DETAIL IS FOR DESIGN INTENT.
2. CONFIRM LOCATION WITH LANDSCAPE ARCHITECT, SEE PLAN.
3. EMERGENCY SHUT-OFF TO BE LOCATED A MIN. 15" AND MAX. 44" A.F.F. (MUST BE CLEARLY VISIBLE).
4. EMERGENCY SHUT-OFF CANNOT PROTRUDE GREATER THAN 4" INTO PAVED ROUTE.



5 GRILL CONTROL MOUNTED ON GRILL STATION, ELEVATION AND SECTION

SCALE: NTS

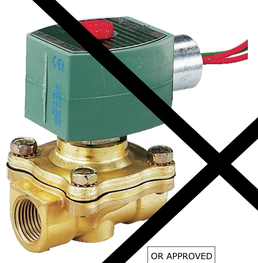
REMOVED FROM SET



6 GRILL CONTROL MOUNTED ON GRILL STATION

SCALE: NTS

REMOVED FROM SET



OR APPROVED EQUAL

MANUFACTURER INFORMATION:
REDHAT
VENDOR INFORMATION:
NAME: GRAINGER
WEB: WWW.GRAINGER.COM
PRODUCT NAME & INFORMATION:
NAME: 12[illegible] BRASS SOLENOID VALVE, [illegible]MALLY CLOSED, ½" PIPE SIZE
MODEL #: S8210G002

VALVE REQUIREMENTS
MATERIAL: BRASS
VOLTAGE: 120 VAC
BTUH: MUST BE RATED FOR COMBINED MAX OF ALL GAS FEATURES CONNECTED TO VALVE
VALVE POSTIONS: TWO WAY
VALVE CONFIGURATION: NORMALLY CLOSED
RATING: OUTDOOR
COIL ENCLOSURE: WATERTIGHT
*FIT FOR ALL GAS APPLICATIONS

7 SOLENOID VALVE

SCALE: NTS

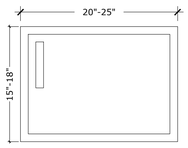
VENDER INFORMATION:
NAME: BBQGUYS
CONTACT: (877) 743-2269
WEB: www.bbqguys.com

PRODUCT NAME & INFORMATION:
NAME: BULL OUTLAW 30-INCH 4-BURNER BUILT-IN PROPANE GAS GRILL
UPC #: 635835165169
MODEL #: 26038
FUEL TYPE: PROPANE
BTU's: 60,000/HOUR

GENERAL DIMENSIONS & FINISH:
WIDTH: 32.25"
DEPTH: 24.125"
HEIGHT: 21.25"
CUTOUT WIDTH: 31"
CUTOUT DEPTH: 21"
CUTOUT HEIGHT: 9 ½"
FINISH: STAINLESS STEEL

8 BUILT-IN GRILL

SCALE: NTS



WARNINGS:
- SHALL NOT REQUIRE HEIGHT GRASPING, PINCHING AND TWISTING OF THE WRIST TO OPEN.

PREAPPROVED VENDERS AND MODELS
A. NAME: FIRE MAGIC
   MODEL #: 53914-SR
   CONTACT INFO.:
   1. WEB ADDRESS: www.firemagicgrills.com
   2. PHONE #:(800) 332-3973
      or (626) 369-5085

OR APPROVED EQUAL

NOTE:
1. CONTRACTOR REQUIRED TO SUBMIT PRODUCT LITERATURE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING. ALLOW A MINIMUM OF 10 DAYS FOR APPROVAL.
2. CONTRACTOR NOT REQUIRED TO SUBMIT MANUFACTURER'S PRODUCT LITERATURE IF USING A PRE APPROVED MODEL ABOVE.
3. THIS SHOULD BE INSTALLED ON FRONT SIDE OF GRILLING STATION AS SHOWN ON PLAN.

9 GRILL DOOR

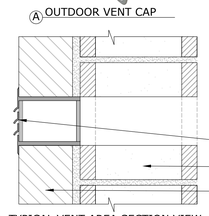
SCALE: NTS

MANUFACTURER INFORMATION:
NAME: BARBECUE PARTS DEPOT
CONTACT: 1-888-528-0885
WEB: www.barbecuepartsdepot.com
PRODUCT NAME & INFORMATION:
NAME: SUNSTONE STACKABLE VENT
PART #: VENT-GBOX
GENERAL DIMENSIONS & FINISH:
VENT BOX MEASUREMENTS:
9"L x 6"H x 4"D
CUTOUT MEASUREMENTS:
8⅛"L x 5⅛"H
FINISH: 304 STAINLESS STEEL

OR APPROVED EQUAL

IMPORTANT:
THE VENT IN A GRILL CABINET FOR AN LP GAS GRILL SYSTEM MUST BE LOCATED AT THE BOTTOM OR LOWEST POINT JUST ABOVE THE FINISHED GRADE. THE INTERIOR FINISHED FLOOR OF THE CABINET MUST BE FILLED TO WITHIN ONE INCH OF THE VENT OPENING. FAILURE TO FILL UNDER CABINET CAN LEAD TO GAS BEING TRAPPED.

Ⓐ OUTDOOR VENT CAP



Ⓑ TYPICAL VENT AREA SECTION VIEW

10 GRILL CABINET VENTING SECTION

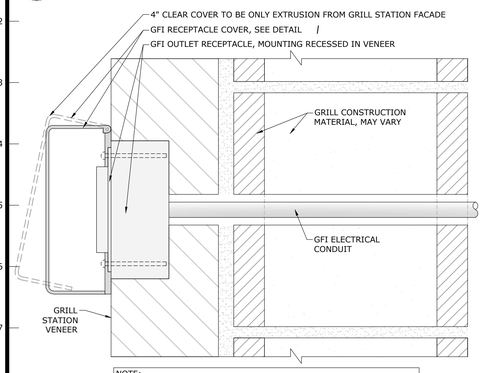
SCALE: NTS

GRILL VENTILATION NOTES:
1. VENTILATION HOLES MUST BE PROVIDED IN THE STRUCTURE AT THE TOP TO PROVIDE VENTILATION IN THE EVENT OF A NATURAL GAS LEAK.
2. CROSS VENTILATION MUST BE INCORPORATED IN THE SUPPORTING STRUCTURE. WE RECOMMEND A MINIMUM OF 100 SQUARE INCHES OF VENTING PER SIDE
3. VENTS SHOULD BE ON TWO SIDES OF THE STRUCTURE.
4. LOCATION OF THE VENTS SHOULD BE FROM THE CENTER, OUTWARD.
5. WE RECOMMEND VENTS WITH SCREENS TO PREVENT SMALL ANIMALS AND RODENTS FROM ENTERING THE STRUCTURE.
6. ACCESS DOORS TO THE STRUCTURE ARE NOT CONSIDERED VENTS.
7. CLEAN THE VENTS PERIODICALLY.

WARNING:
FAILURE TO FOLLOW RECOMMENDED MINIMUM VENTING INSTRUCTIONS CAN CAUSE GAS TO COLLECT IN THE STRUCTURE IN THE EVENT OF A GAS LEAK. THIS MAY RESULT IN A FIRE OR AN EXPLOSION WHICH CAN CAUSE SERIOUS BODILY INJURY OR DEATH, AND DAMAGE TO PROPERTY.

11 VENTILATION NOTES ON NATURAL GAS GRILL

SCALE: NTS

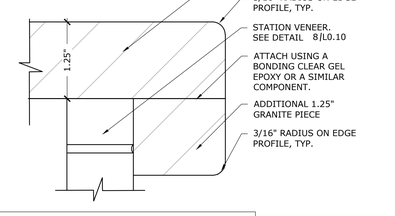


NOTE:
GFI OULET BOX TO BE RECESSED WITHIN VENEER SURFACE AS SHOWN.

12 GFI RECEPTACLE MOUNTING SECTION

SCALE: NTS

BONDING: ADDITIONAL GRANITE PIECE TO BE ATTACHED USING A BONDING CLEAR GEL EPOXY OR SIMILAR COMPONENT FOR BONDING GRANITE TOGETHER. FACE SHOULD BE FLUSH AND SEAMLESS. SEE ENLARGEMENT BELOW.



NOTE:
1. CONTRACTOR SHALL BE EXPERIENCED IN GRANITE AND SHALL BE COMFORTABLE WITH BONDING GRANITE PIECES TOGETHER.
2. FOLLOW MANUFACTURER'S SPECS ON ALL EPOXIES AND GRANITE CONNECTIONS (FACE SHOULD BE FLUSH AND SEAMLESS). REMOVE OR CAREFULLY INSTALL EPOXY SUCH THAT NONE IS PRESENT ON EXTERIOR AFTER INSTALLATION.

13 COUNTER EDGE

SCALE: NTS

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1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

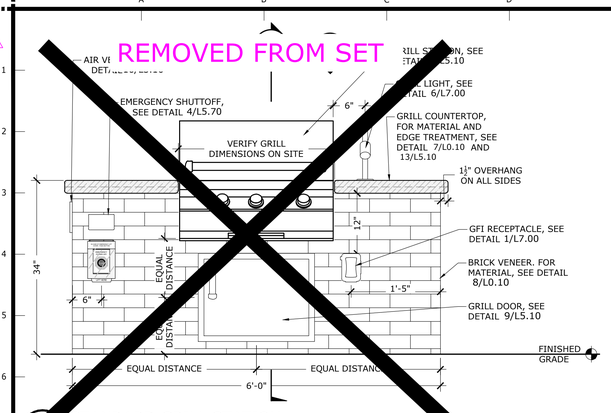
LANDSCAPE DEVELOPMENT PLANS

GRILL DETAILS I

DATE	LSK / RFI
11/10/23	LSK # 1 : OWNER REVISIONS

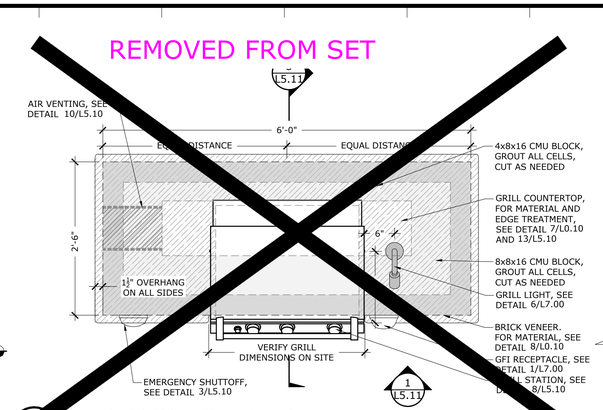
PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L5.10



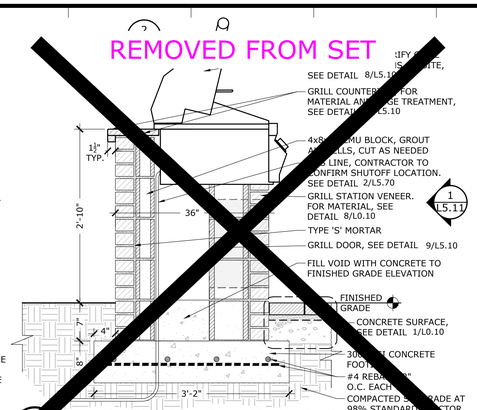
1 STANDARD GRILL STATION

SCALE: NTS



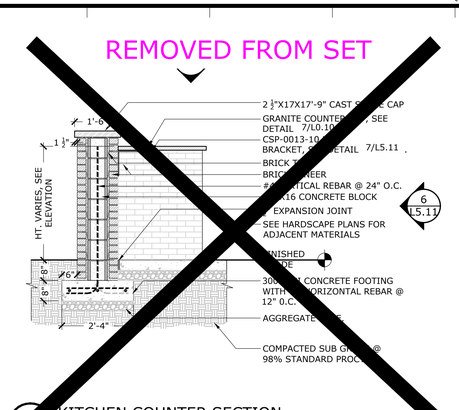
2 STANDARD GRILL STATION PLAN VIEW

SCALE: NTS



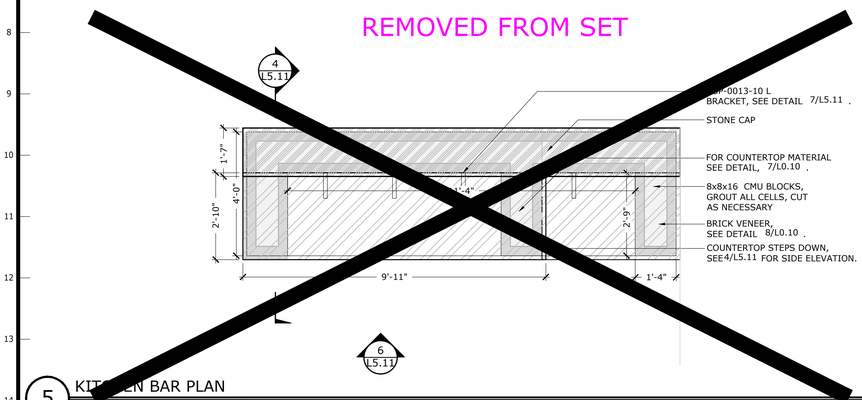
3 STANDARD GRILL STATION SECTION

SCALE: NTS



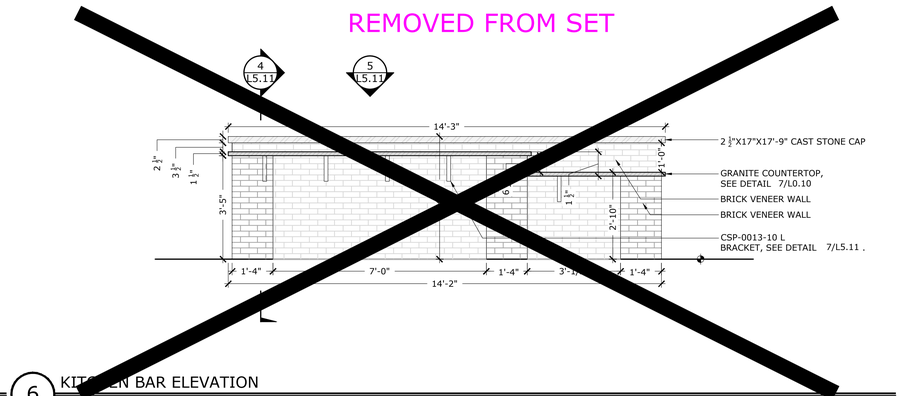
4 KITCHEN COUNTER SECTION

SCALE: NTS



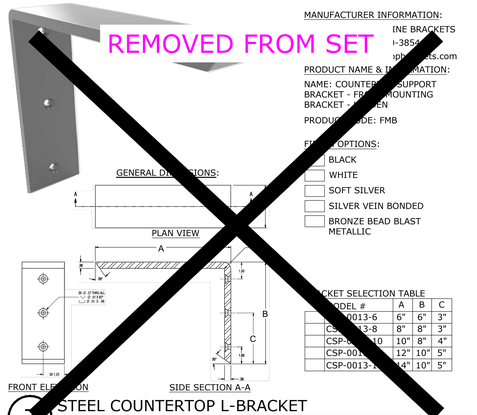
5 KITCHEN BAR PLAN

SCALE: NTS



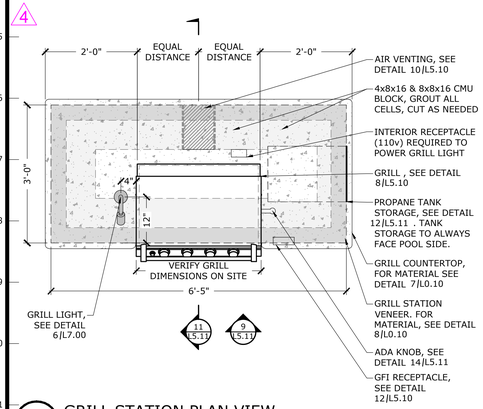
6 KITCHEN BAR ELEVATION

SCALE: NTS



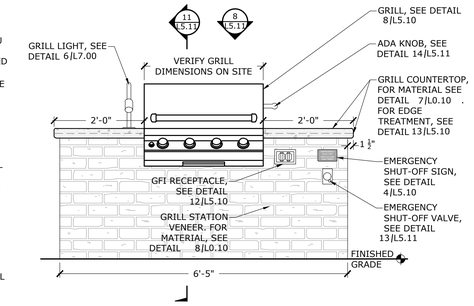
7 STEEL COUNTERTOP L-BRACKET

SCALE: NTS



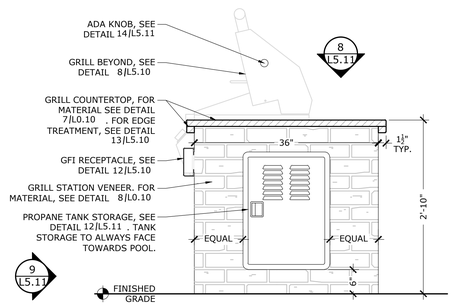
8 GRILL STATION PLAN VIEW

SCALE: NTS



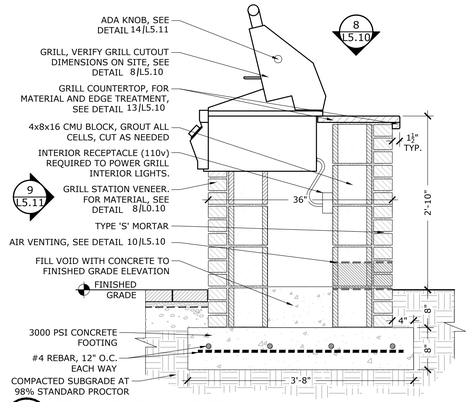
9 GRILL STATION ELEVATION 'A'

SCALE: NTS



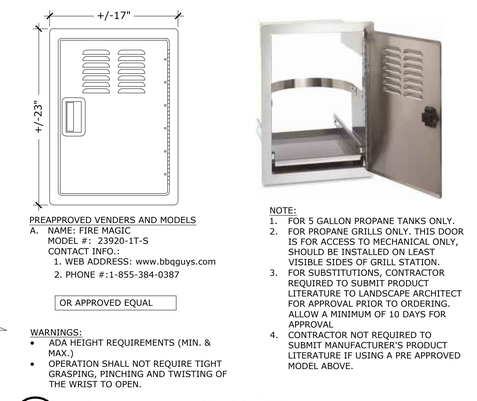
10 GRILL STATION ELEVATION 'B'

SCALE: NTS



11 GRILL STATION SECTION

SCALE: NTS



12 PROPANE TANK ACCESS DOOR

SCALE: NTS

VENDER INFORMATION:

NAME: BBQGUYS

CONTACT: (877) 743-2269

WEB: www.bbqguys.com

PRODUCT NAME & INFORMATION:

NAME: SKYTECH 1 HOUR TIMER GAS SHUT-OFF VALVE WITH EMERGENCY STOP

ID #: 3049017

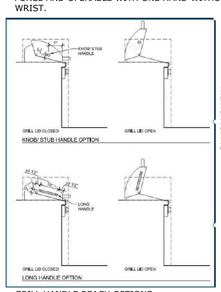
MODEL #: ESTOP1-0H

13 GAS SAFETY SHUT-OFF VALVE

SCALE: NTS

ADA REACH REQUIREMENTS:

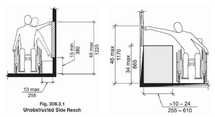
IF CONTROLS ARE PROVIDED AT THE GRILL FOR THE USE OF THE RESIDENTS, INCLUDING ON/OFF, TIMER OR EMERGENCY SHUT OFF, ENSURE THEY ARE LOCATED ALONG AN ACCESSIBLE ROUTE WITHIN THE REQUIRED REACH RANGE OF 15" A.F.F. TO 54" A.F.F. (48" A.F.F. PER LOCAL CODE). IF LOCATED GREATER THAN 10" OVER A COUNTERTOP OR OTHER OBSTRUCTION, THE MAXIMUM REACH RANGE IS REDUCED TO 46" A.F.F. MAXIMUM IF LOCATED NO MORE THAN 24" FROM THE FRONT EDGE AND THE OBSTRUCTION IS 34" A.F.F. MAXIMUM. THE CONTROLS SHOULD BE OPERABLE WITH 5 LBS MAXIMUM FORCE AND OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.



GRILL HANDLE REACH OPTIONS

KNOB OPTION
MODEL# PH-2B
RETAILER: www.grill-parts.com

HANDLE OPTION
MODEL# MCM000120001
RETAILER:www.appliance factoryparts.com



** OWNER TO DETERMINE IF ADDITIONAL HANDLE WILL BE INSTALLED (CONFIRM PRIOR TO INSTALLATION)

14 BUILT-IN GRILL ADA REACH REQUIREMENTS

SCALE: NTS

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

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SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

GRILL DETAILS II

DATE	SK / RFI
11/10/23	SK # 1 - OWNER REVISIONS

PROJ. NO: ##-XXX-XXX

DRAWN: LG

CHECKED: TA

DATE: 03/10/2022

SHEET NUMBER:

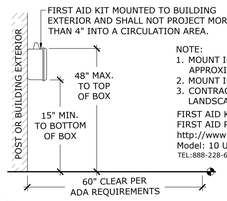
L5.11

POOL NOTES:

1. CONTRACTOR TO FOLLOW ALL MANUFACTURERS SPECIFICATIONS
2. POOL TO BE TREATED WITH A SALINE SYSTEM AND HEATED, UNLESS OTHERWISE STATED BY OWNER.
3. REFER TO POOL SHOP DRAWINGS FOR REINFORCEMENT REQUIREMENTS AND POOL WALL THICKNESS.
4. ALL DIMENSIONS ARE TO FINISHED FACE AND DO NOT INCLUDE COPING OVERHANG OR PROJECTIONS.
5. POOL SHELL AND STEP STRUCTURAL DESIGN BY OTHERS.
6. POOL CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EGRESS ELEMENTS COMPLY WITH COUNTY POOL CODE AND ADA REQUIREMENTS. DETAILS SHALL NOT SUPERCEDE CODE REQUIREMENTS. IF MODIFICATION IS MADE TO HANDRAIL LOCATIONS, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO RELOCATION.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR POOL.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS FOLLOW LOCAL POOL REGULATIONS PRIOR TO CONSTRUCTION.

1 POOL REQUIRED NOTES

SCALE: NTS



NOTE:
1. MOUNT IN A CONSPICUOUS LOCATION APPROXIMATELY 34" OFF THE GROUND.
2. MOUNT IN AN ACCESSIBLE LOCATION
3. CONTRACTOR TO GET APPROVAL FROM LANDSCAPE ARCHITECT FOR LOCATION.

FIRST AID KIT
FIRST AID PRODUCT.COM
http://www.first-aid-product.com/industrial/ansi-kits.htm
Model: 10 UNIT ANSI COMPLIANCE UNITIZED FIRST AID KIT
TEL:888-228-6694

2 FIRST AID KIT

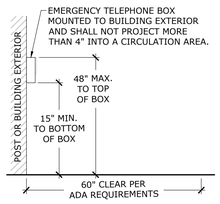
SCALE: NTS

EMERGENCY SPEAKER PHONE WITH COVER
RATH POOL PHONES
http://www.pool-phone.com/984poolc1.html
Model: 98POOLC1

N56 W24720 N. Corporate Circle
Sussex, WI 53089
TEL:866-850-8854

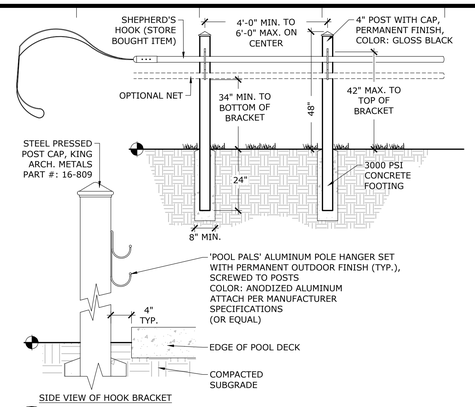
NOTE:
1. MOUNT IN A CONSPICUOUS LOCATION APPROXIMATELY 34" OFF THE GROUND.
2. MOUNT IN AN ACCESSIBLE LOCATION
3. CONTRACTOR TO GET APPROVAL FROM LANDSCAPE ARCHITECT FOR LOCATION.

OR APPROVED EQUAL



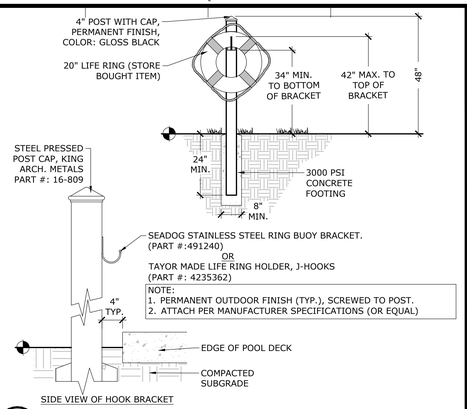
3 911 EMERGENCY PHONE

SCALE: NTS



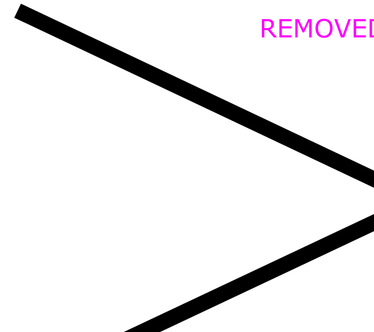
4 POST MOUNTED SHEPHERD`S HOOK

SCALE: NTS



5 POST MOUNTED 12" LIFE RING

SCALE: NTS



6 TYPICAL SHOWER CONFIGURATION

(UNLESS OTHERWISE SHOWN ON PLAN)

SCALE: NTS

MANUFACTURER INFORMATION:
NAME: MOST DEPENDABLE FOUNTAINS INC.
CONTACT #: 1-800-552-6331 OR (901) 867-0039
WEB: www.mostdependable.com
ADDRESS:
5705 COMMANDER DR.
P.O. BOX 587
ARLINGTON, TN 38002-0587

SHOWER PRODUCT NAME & INFO:
NAME: OUTDOOR SHOWER
MODEL #: TW 500SM (TEMPERED WATER)
ADDITIONAL MATERIALS:
- HOSE BIB
- CUT OFF VALVE WITH LOW POINT DRAIN, SEE DETAIL 9/L5.20

OR APPROVED EQUAL

SHOWER COLOR OPTIONS:

STANDARD COLORS		TEXTURED COLORS	
BLACK	RED	BLACK	COPPER
BLUE	WHITE	BURGUNDY	EMERALD
BROWN	YELLOW	GOLD VEIN	SANDSTONE
GREEN	ORANGE	PYRITE	SAPHIRE

NOTE:
1. INSTALL SHOWER PER MANUFACTURERS SPECIFICATIONS. CONSULT WITH SUPPLIER ON INSTALLATION REQUIREMENTS, ADDITIONAL PARTS MAY BE REQUIRED FOR INSTALLATION. SEE M.E.P. PLANS FOR PLUMBING REQUIREMENTS.
2. CONTRACTOR TO PROVIDE HOT WATER SUPPLY FROM BUILDING, COORDINATE WITH M.E.P.
3. FOR TEMPERED WATER CONNECTION DIAGRAM, SEE DETAIL 8/L5.20
4. INSTALL SHOWER WITH WINTERIZATION SHUTOFF AND RELEASE VALVE, SEE DETAIL 9/L5.20

7 OUTDOOR SHOWER

SCALE: NTS

MANUFACTURER INFORMATION:
NAME: MOST DEPENDABLE FOUNTAINS INC.
CONTACT #: 1-800-552-6331 OR (901) 867-0039
WEB: www.mostdependable.com
ADDRESS:
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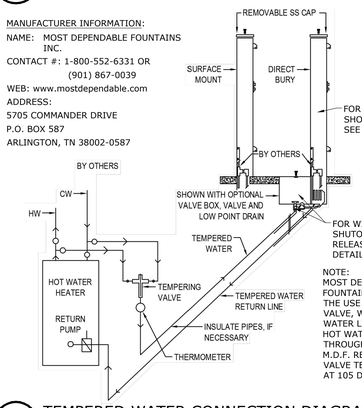
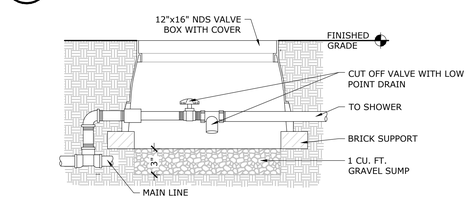
P.O. BOX 587
ARLINGTON, TN 38002-0587



NOTE:
MOST DEPENDABLE FOUNTAINS RECOMMENDS THE USE OF A TEMPERING VALVE, WITH A RETURN WATER LINE, BACK TO THE HOT WATER HEATER, THROUGH A RETURN PUMP. M.D.F. RECOMMENDS THE VALVE TEMPERATURE BE SET AT 105 DEGREES OR LOWER.

8 TEMPERED WATER CONNECTION DIAGRAM

SCALE: NTS

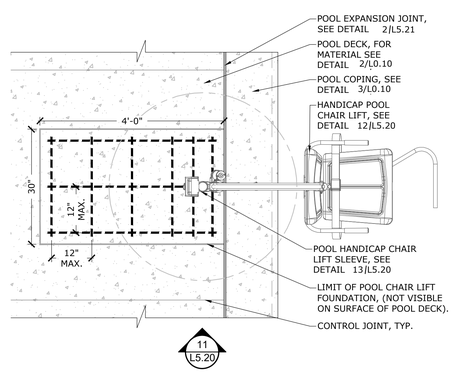


CUT OFF VALVE WITH LOW POINT DRAIN

NOTE:
1. OUTDOOR SHOWER MUST BE INSTALLED WITH A CUTOFF NEARBY FOR WINTERIZATION CAPABILITY.
2. INSTALL HOT AND COLD WATER SHUTOFF VALVES WITH LOW POINT DRAIN VALVES IN AN UNDERGROUND VALVE BOX (VALVE BOX MUST BE WITHIN 5 FEET OF SHOWER OR AS CLOSE A POSSIBLE, LOCATE VALVE BOX IN LANDSCAPE AREA, VALVE BOX EDGE MUST BE A MINIMUM OF 18" FROM ANY CONCRETE SURFACE AND THE SHOWER).
3. UTILIZE NDS STANDARD VALVE BOX WITH GREEN LID (DIMINISIONS ROUGHLY 12"L x 16"W x 21"DEPTH). INCLUDE 3" DEPTH #57 STONE GRAVEL BASE WITHIN VALVE BOX.
4. VALVES SHALL BE A MINIMUM OF 2" ABOVE GRAVEL BASE AT LOWEST POINT AND 8" FROM THE LID OF VALVE BOX AT THEIR HIGHEST POINT.

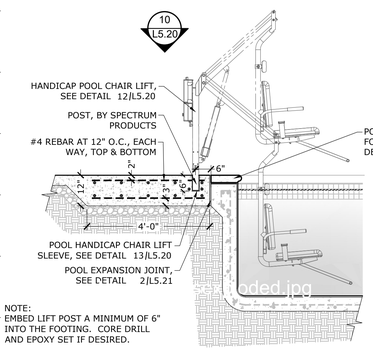
9 WINTERIZATION SHUTOFF & RELEASE VALVE

SCALE: NTS



10 HANDICAP POOL CHAIR LIFT FOUNDATION

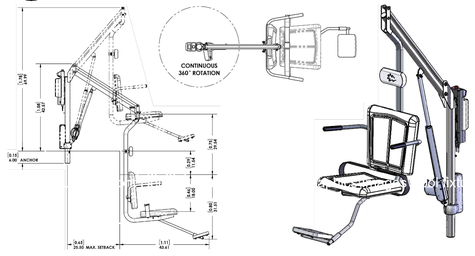
SCALE: NTS



NOTE:
EMBED LIFT POST A MINIMUM OF 6" INTO THE FOOTING. CORE DRILL AND EPOXY SET IF DESIRED.

11 HANDICAP POOL CHAIR LIFT FOUNDATION

SCALE: NTS

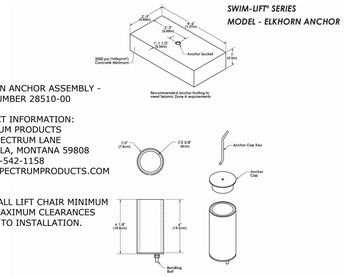


MANUFACTURER INFORMATION:
NAME: SPECTRUM AQUATICS
CONTACT: (800) 791-8056
WEB: www.spectrumaquatics.com
ADDRESS:
7100 SPECTRUM LANE
MISSOULA, MONTANA 59808
PRODUCT NAME & INFORMATION:
PRODUCT NAME: MOTION TREK 350 DLX
PRODUCT #: 153121-DLX
MATERIAL: 304L STAINLESS STEEL

NOTE:
1. DIMENSIONS VARY WITH SPECIFIC APPLICATIONS. SPECIFICATIONS ARE NOMINAL AND ARE SUBJECT TO CHANGE. PLEASE CONTACT SPECTRUM AQUATICS FOR CUSTOM APPLICATIONS.
2. CHECK ALL LIFT CHAIR MINIMUM AND MAXIMUM CLEARANCES PRIOR TO INSTALLATION.
3. FOUNDATION REQUIRED, SEE DETAILS 10/L5.20 & 11/L5.20

12 HANDICAP POOL CHAIR LIFT

SCALE: NTS



ELKHORN ANCHOR ASSEMBLY - PART NUMBER 28510-00

CONTACT INFORMATION:
SPECTRUM PRODUCTS
7100 SPECTRUM LANE
MISSOULA, MONTANA 59808
PH: 406-542-1158
WWW.SPECTRUMPRODUCTS.COM

NOTE:
CHECK ALL LIFT CHAIR MINIMUM AND MAXIMUM CLEARANCES PRIOR TO INSTALLATION.

❑ APPROVED
❑ REVISE AND RESUBMIT
❑ APPROVED AS CORRECTED
❑ REJECTED
❑ SUBMIT SPECIFIED ITEM

Approval is only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Contractor is responsible for dimensions to be confirmed and correlated at the job site for information that pertains solely to the fabrication process or to techniques of construction, and for coordination of the work of all trades.

Signature _____ Date _____

Note: Drawings not to scale. Specifications are nominal and are subject to change.

SPECTRUM Products — 7100 Spectrum Lane, Missoula, Montana 59808, 406.542.9781 • 800.791.8056, Fax: 406.542.1158, www.spectrumproducts.com

ENGINEERING DATA	
Product:	Swim-Lift® Elkhorn Anchor
Product #:	28510
Date:	12/2002
Data Sheet #:	SA 28510.1202

13 HANDICAP POOL CHAIR SLEEVE

SCALE: NTS

DRAFT POOL RULES AND REGULATIONS SIGN

1. NO GLASS, SHARP OBJECTS OR HAZARDOUS MATERIALS ALLOWED.
2. NO ANIMALS OTHER THAN SERVICE ANIMALS ALLOWED.
3. SHOWER AND RINSE THOROUGHLY BEFORE ENTERING THE POOL.
4. NO FOOD OR DRINK ALLOWED WITHIN 5 FEET OF POOL.
5. CHILDREN MUST BE ACCOMPANIED BY AN ADULT.
6. BATHERS WITH OPEN WOUNDS, SKIN CONDITIONS, OR COMMUNICABLE CONDITIONS NOT ALLOWED.
7. NO SOLO BATHING.
8. BATHERS SHALL WEAR BATHING ATTIRE.
9. NO SPITTING, SPOUTING OR BLOWING NOSE.
10. NO RUNNING OR ROUGH PLAY ALLOWED.
11. MAXIMUM BATHING LOAD. T.B.D.
12. HOURS OF OPERATION. T.B.D.
13. NO DIVING.
14. NO LIFEGUARD ON DUTY.

NOTE:
- OWNER TO EDIT OR APPROVE
- VERIFY NOTES PER LATEST EDITION OF LOCAL POOL CODES

14 POOL RULES SIGN

SCALE: NTS

REMOVED FROM SET

POOL SPITTER: MAGIC S[illegible] LAMINARS
BY: PENTAIR WATE[illegible] AND SPA
[illegible]TICAL S[illegible] (800) 831-7133
W[illegible]OOL.COM

OR OWNER/LA APPROVED EQUAL
(SEE PLAN FOR QUANTITY)

NOTE:
1. INSTALL PER MANUFA[illegible]'S SPECIFICATIONS. SEE PLAN FOR LOCATION.
2. LAMINAR SPITT[illegible] ON SEPARATE PUMP WITH VARIABLE PRESSURE ADJUSTMENT

15 LA[illegible]NAR POOL SPITTERS

SCALE: NTS

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1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

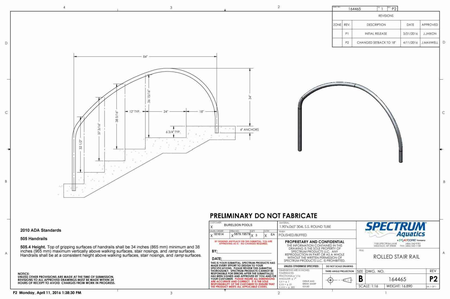
LANDSCAPE DEVELOPMENT PLANS

POOL AREA DETAILS I

DATE	LSK / RFI
11/10/23	LSK # 1 - OWNER REVISIONS

PROJ. NO: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

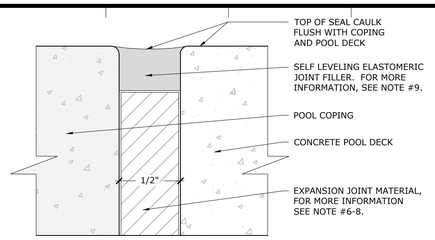
SHEET NUMBER:
L5.20



NOTE:
1. CONFIRM W/ OWNER REP. PRIOR TO ORDERING.
2. FIELD MEASURE ALL DIMENSIONS FOR CUSTOM HANDRAIL.

1 ROLLED STAIR RAIL

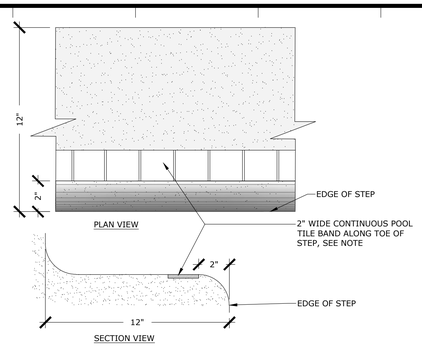
SCALE: NTS



NOTES:
1. EXPANSION JOINTS SHALL FOLLOW BACK OF COPING AROUND PERIMETER POOL EDGE.
2. EXPANSION JOINT MATERIAL IS TO BE POLY VOID FORM OR RUBBER TYPE MATERIAL OR APPROVED EQUAL.
3. THE TOP OF ALL EXPANSION JOINTS SHALL BE 1/2" BELOW THE FINISHED SURFACE TO RECEIVE SEAL CAULK ON TOP.
4. ALL JOINT MATERIAL SHALL PERFORM TO ASTM D - 1751 AND SHALL BE A MINIMUM OF 1/2" THICK.
5. SEAL ALL EXPANSION JOINTS WITH SELF LEVELING ELASTOMERIC SEALANT. JOINT SEALANT MUST MATCH CONCRETE POOL DECK COLOR.
6. ELASTOMERIC SELF-LEVELING JOINT SEALANT MUST BE DECK-O-SEAL TM, OR SIKAFLEX TM BRAND, OR LA APPROVED EQUAL.
7. ELASTOMERIC JOINT SEALANT MUST COLOR MATCHED TO MATCH THE COLOR OF THE POOL DECK.
8. JOINT SEALANT MUST PROVIDE A UNIFORM WATERTIGHT SEAL, BE NON-STAINING, RESILIENT AND HAVE EXCELLENT RECOVERY CHARACTERISTICS AFTER EXTENDED PERIODS OF COMPRESSION OR ELONGATION.
9. EXPANSION JOINT FILLER MUST BE FLEXIBLE, NON-ABSORBENT, LOW DENSITY AND MADE OF CLOSED CELL POLYETHYLENE, AND HAVE A PRE-SCORE, EASILY REMOVABLE TOP STRIP.

2 POOL EXPANSION JOINT

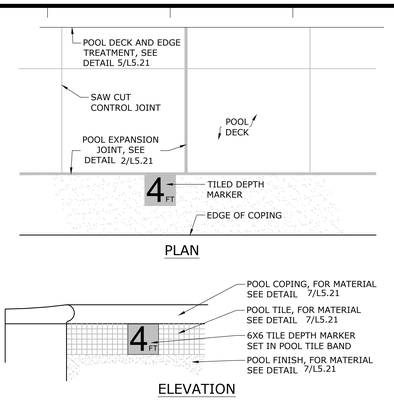
SCALE: NTS



NOTE:
TILE MUST HAVE A NON SLIP FINISH. ORIENTATION OF TILE EDGE MUST RUN PARALLEL TO STEP EDGE. DIAMOND ORIENTATION OR SPACING BETWEEN TILES WILL NOT BE ACCEPTED. OVERALL TILE WIDTH TO BE 2". FOR SPECIFIED POOL STEP TILE, SEE DETAIL 4/L0.10

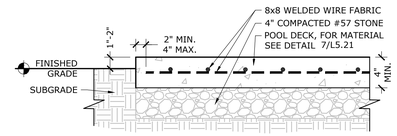
3 POOL STEP/BENCH TILE

SCALE: NTS



4 POOL MARKINGS

SCALE: NTS

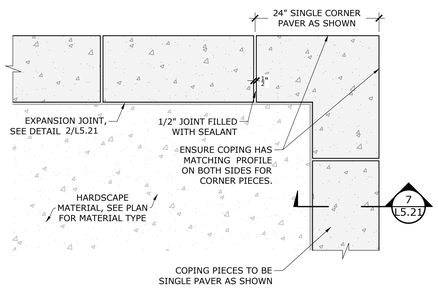


5 POOL DECK AT EDGE

SCALE: NTS

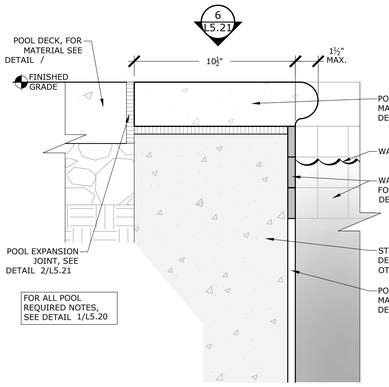
NOTE:
COPING TO BE MORTARED IN PLACE, COLORED GROUT JOINTS ON ALL EXPOSED GROUT.

COLOR: TBD BY OWNER AND LANDSCAPE ARCHITECT



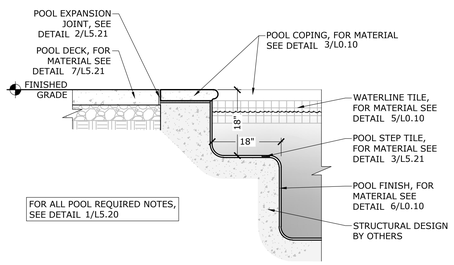
6 COPING CORNER LAYOUT

SCALE: NTS



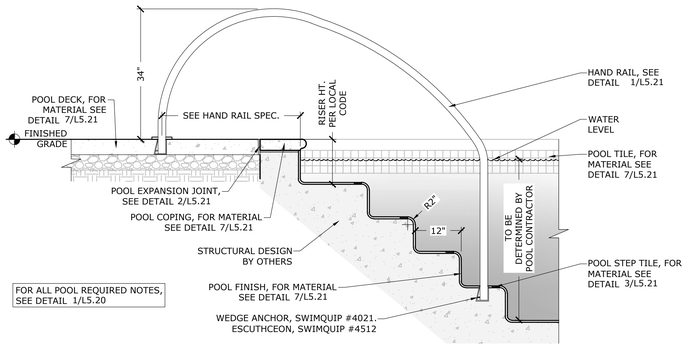
7 POOL COPING

SCALE: NTS



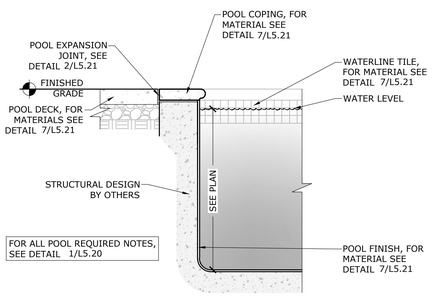
8 POOL BENCH

SCALE: NTS



9 POOL STAIRS WITH RAILING

SCALE: NTS



10 POOL WALL

SCALE: NTS

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Atlanta, Geogia 30318
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03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

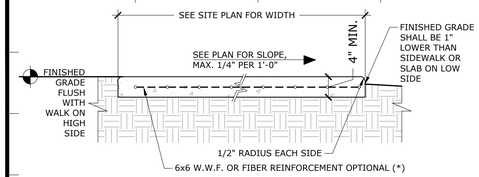
LANDSCAPE DEVELOPMENT PLANS

POOL AREA DETAILS II

DATE	LSK / RFI
11/10/23	LSK # 1 : OWNER REVISIONS

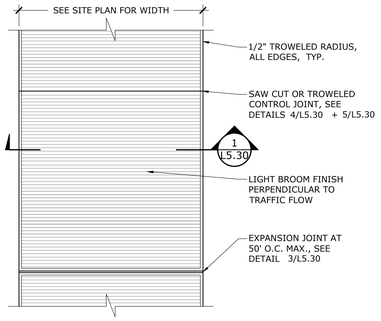
PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L5.21

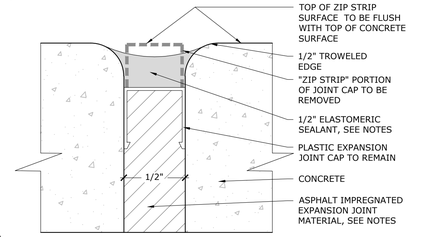


NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@ 28 DAYS), CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED.
3. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
4. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
5. ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 6". SAW CUT DEEPER JOINTS WHERE NECESSARY.
6. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.
7. (*) FOR SIDEWALKS ONLY (NOT LARGE SLABS), REINFORCEMENT IS NOT REQUIRED. HOWEVER, CONTRACTOR SHALL PROVIDE PRICING OPTIONS FOR ADDING 6x6 W.W.F. OR FIBER REINFORCING AND SHALL OBTAIN FINAL DIRECTION FROM OWNER/DEVELOPER PRIOR TO POURING CONCRETE.

1 TYPICAL SIDEWALK SECTION
SCALE: NTS

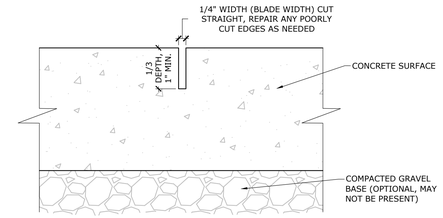


2 TYPICAL SIDEWALK PLAN
SCALE: NTS



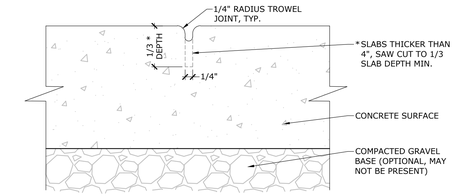
NOTES:
1. EXPANSION JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS.
2. EXPANSION JOINTS SHALL BE SPACED NO GREATER THAN 50' ON CENTER.
3. EXPANSION JOINTS ARE REQUIRED AT ANY LOCATION WHERE NEW CONCRETE IS TO BE POURED AGAINST EXISTING MATERIALS.
4. EXPANSION JOINT MATERIAL IS TO BE POLY VOID FORM OR RUBBER TYPE MATERIAL OR APPROVED EQUAL.
5. THE TOP OF ALL EXPANSION JOINTS SHALL BE 1/4" TO 1/2" BELOW THE FINISHED SURFACE OR AT THE BOTTOM OF THE RADIUS ON TROWELED JOINTS.
6. ALL JOINT MATERIAL SHALL PERFORM TO ASTM D - 1751 AND SHALL BE A MINIMUM OF 1/2" THICK.
7. SEAL ALL EXPANSION JOINTS WITH SELF LEVELING ELASTOMERIC SEALANT PER MANUFACTURER'S RECOMMENDATION. JOINT SEALANT MUST MATCH CONCRETE COLOR.

3 TYPICAL EXPANSION JOINT
SCALE: NTS



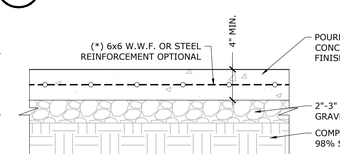
NOTES:
1. SAW CUT CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS.
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, SEE PLANS TO ENSURE SPACING AND LAYOUT ARE CORRECT. IF NO DIRECTION IS PROVIDED, ASSUME TYPICAL SPACING AS NOTED IN NO. 2 ABOVE.
4. WHEN THE DEPTH OF SLAB EXCEEDS 4" A CONCRETE SAW IS REQUIRED TO CUT A DEEPER JOINT THAT IS A MINIMUM OF 1/3 THE DEPTH OF THE SLAB.
5. DAMAGED JOINTS DUE TO EARLY CUTTING SHALL BE REPAIRED WITH PATCHING MORTAR.

4 SAW CUT CONTROL JOINT
SCALE: NTS



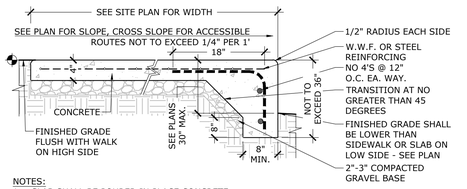
NOTES:
1. TROWELED CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS.
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, SEE PLANS TO ENSURE SPACING AND LAYOUT ARE CORRECT. IF NO DIRECTION IS PROVIDED ASSUME TYPICAL SPACING AS NOTED IN NO. 2 ABOVE.
4. WHEN THE DEPTH OF SLAB EXCEEDS 4" A CONCRETE SAW IS REQUIRED TO CUT A DEEPER JOINT THAT IS A MINIMUM OF 1/3 THE DEPTH OF THE SLAB.
5. DAMAGED JOINTS DUE TO EARLY CUTTING SHALL BE REPAIRED WITH PATCHING MORTAR.

5 TROWELED CONTROL JOINT
SCALE: NTS



NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@ 28 DAYS), CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED.
3. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
4. UNLESS OTHERWISE CALLED FOR, ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 4". SAW CUT DEEPER JOINTS WHERE NECESSARY.
5. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.
6. W.W.F SHALL BE 6"x6" GRID, W2.9xW2.9 WELDED WIRE FLAT SHEETS OR NO. 3 REINFORCING STEEL PLACED NOT MORE THAN 18" O.C. E.W.
7. OWNER MAY AUTHORIZE REMOVAL OF W.W.F. BY SPECIFYING FIBER REINFORCING. IF BOTH ARE REMOVED, LANDSCAPE ARCHITECT ACCEPTS NO LIABILITY FOR CRACKING OR SETTLING.
8. OWNER MAY AUTHORIZE REMOVAL OF GRAVEL SUB-BASE AT OWNER'S RISK. IF GRAVEL SUB-BASE IS DELETED FOR COST SAVINGS, LANDSCAPE ARCHITECT ACCEPTS NO LIABILITY FOR CRACKING OR SETTLING.
9. (*) FOR SIDEWALKS ONLY (NOT LARGE SLABS), REINFORCEMENT IS NOT REQUIRED. HOWEVER, CONTRACTOR SHALL PROVIDE PRICING OPTIONS FOR ADDING 6x6 W.W.F. OR STEEL REINFORCING AND SHALL OBTAIN FINAL DIRECTION FROM OWNER/DEVELOPER PRIOR TO POURING CONCRETE.

6 CONCRETE SLAB
SCALE: NTS



NOTES:
1. SLAB SHALL BE POURED IN PLACE CONCRETE.
2. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS. SEE PLANS FOR COLOR, TYPE, & PSI REQUIREMENTS.
3. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR TO POURING. CONTRACTOR TO OBTAIN APPROVAL OF FORMS FROM L.A. OR OWNER'S REPRESENTATIVE PRIOR TO POURING.
4. UNLESS OTHERWISE CALLED FOR, ALL JOINTS SHALL BE TROWELED EXCEPT IN SLABS THICKER THAN 4". SAW CUT DEEPER JOINTS WHERE NECESSARY.
5. CONTRACTOR RESPONSIBLE FOR ENSURING THERE ARE NO LOW SPOTS AND THAT SLAB DRAINS EFFECTIVELY. CONTRACTOR TO NOTIFY L.A. OF ANY CONCERNS REGARDING SLAB GRADES PRIOR TO MAKING CHANGES.
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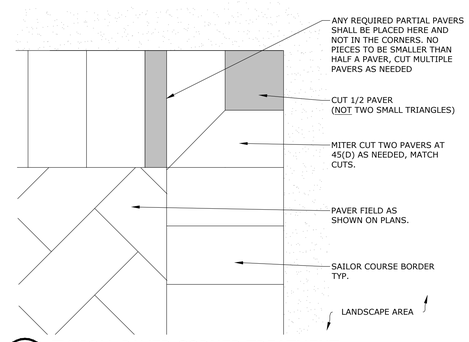
8. OWNER MAY AUTHORIZE REMOVAL OF GRAVEL SUB-BASE AT OWNER'S RISK. IF GRAVEL SUB-BASE IS DELETED FOR COST SAVINGS, ARCHITECT ACCEPTS NO LIABILITY FOR CRACKING OR SETTLING.

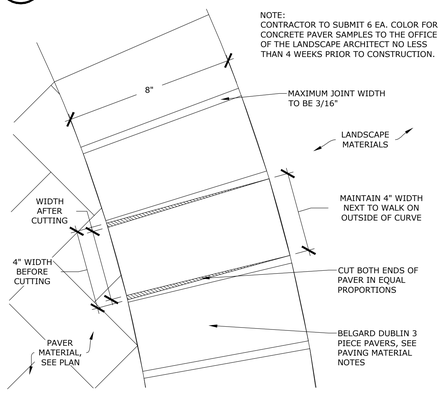
7 TURN-DOWN SLAB
SCALE: NTS

NOTES:
AT ALL 90 DEGREE CORNERS CUT AND FIT PAVERS AS SHOWN IN THIS DETAIL. REPEAT DETAIL FOR DOUBLE BORDERS. ANY CUTS REQUIRED TO MEET A SPECIFIC DIMENSION, SHALL BE MADE AND HIDDEN NEXT TO THE CORNER AS SHOWN.

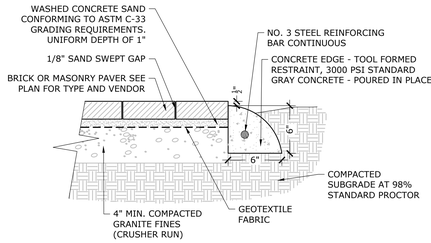


8 TYPICAL PAVER CORNER TREATMENT
SCALE: NTS

NOTE:
CONTRACTOR TO SUBMIT 6 EA. COLOR FOR CONCRETE PAVER SAMPLES TO THE OFFICE OF THE LANDSCAPE ARCHITECT NO LESS THAN 4 WEEKS PRIOR TO CONSTRUCTION.

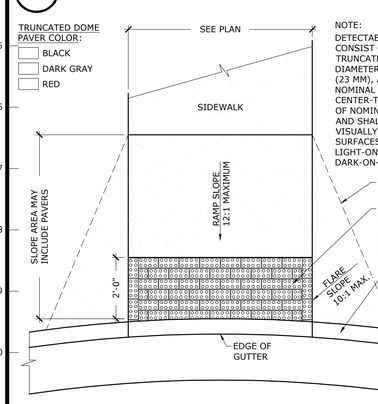


9 PAVER BANDING ON RADIUS
SCALE: NTS



NOTES:
1. FOR ALL NON VEHICULAR USAGE, BASE MATERIAL THICKNESS SHALL BE 4-5" UNLESS OTHERWISE SPECIFIED.
2. EDGE RESTRAINT SHALL BE MANUALLY FORMED USING 3000 PSI (@ 28 DAYS) STANDARD GRAY CONCRETE AND ONE #3 STEEL REINFORCING BAR. OVERLAP BAR ENDS BY 12" MIN.
3. CUT CONTROL JOINTS IN EDGE RESTRAINT EVERY 4-5' WITH SAW.

10 PAVERS ON FLEXIBLE BASE
SCALE: NTS



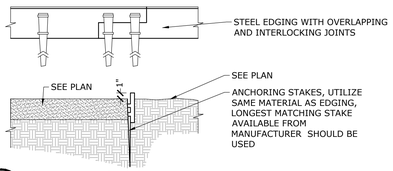
NOTE:
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60 MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

11 TYPICAL RAMP DETAIL
SCALE: NTS

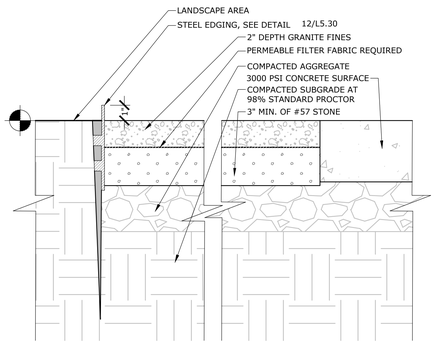
GENERAL PRODUCT INFORMATION:
PRODUCT: BORDER LINE STEEL EDGING

STEEL EDGING SIZES:
THICKNESS OPTIONS:
- 1/8"
- 3/16"
- 1/4"
- 14 GAUGE

COLOR OPTIONS:
- BLACK
- GREEN
- CORTEN
- BROWN
- MATCH EXISTING



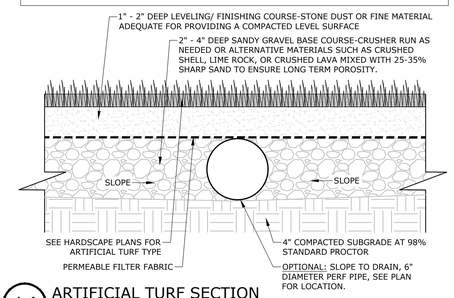
12 STEEL EDGING
SCALE: NTS



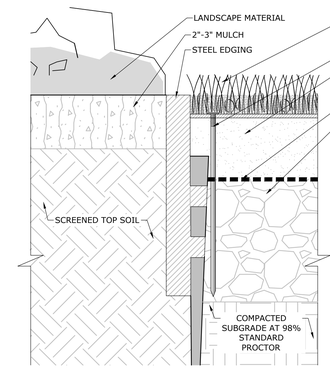
13 GRANITE FINES AT HARDSCAPE & LANDSCAPE EDGE
SCALE: NTS

* SUBMIT SAMPLE 4 WEEKS PRIOR TO ORDERING

NOTE:
1. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION MUST BE FULLY ADHERED TO. INSTALLER MUST BE QUALIFIED AND HAVE MORE THAN 3 YEARS OF EXPERIENCE INSTALLING ARTIFICIAL TURF.
2. PILE HEIGHT OF TURF SHOULD BE ADA APPROVED
3. THE COMPRESSED SYNTHETIC TURF SURFACE TO BE FLUSH WITH THE ADJACENT GROUND SURFACE. COMPRESSED TURF ELEVATION WILL BE WITHIN 1/4" OF FINISHED CONCRETE SURFACE AT ENTRY.
4. ARTIFICIAL TURF SHOULD FOLLOW MANUFACTURER'S SPECIFICATIONS THAT MEET ASTM F 1951 ADA TEST REPORT FOR FULL INFILL AND SUBGRADE SPECIFICATIONS.



14 ARTIFICIAL TURF SECTION
SCALE: NTS



NOTE:
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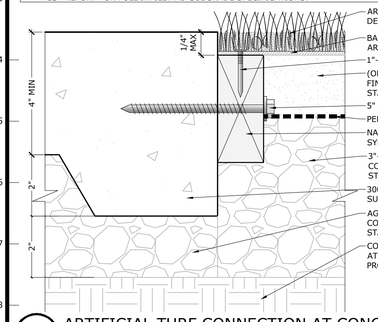
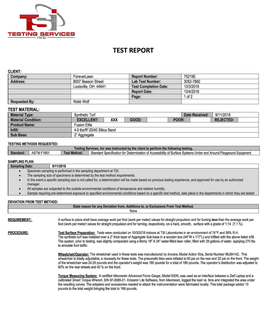
2. PILE HEIGHT OF TURF SHOULD BE ADA APPROVED.
3. ARTIFICIAL TURF SHOULD FOLLOW MANUFACTURER'S SPECIFICATIONS THAT MEET ASTM F 1951 ADA TEST REPORT FOR FULL INFILL AND SUBGRADE SPECIFICATIONS.

15 ARTIFICIAL TURF CONNECTION AT LANDSCAPE
SCALE: NTS

NOTE:
1. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION MUST BE FULLY ADHERED TO. INSTALLER MUST BE QUALIFIED AND HAVE MORE THAN 3 YEARS OF EXPERIENCE INSTALLING ARTIFICIAL TURF.
2. PILE HEIGHT OF TURF SHOULD BE ADA APPROVED
3. THE COMPRESSED SYNTHETIC TURF SURFACE TO BE FLUSH WITH THE ADJACENT GROUND SURFACE. COMPRESSED TURF ELEVATION WILL BE WITHIN 1/4" OF FINISHED CONCRETE SURFACE AT ENTRY.
4. ARTIFICIAL TURF SHOULD FOLLOW MANUFACTURER'S SPECIFICATIONS THAT MEET ASTM F 1951 ADA TEST REPORT FOR FULL INFILL AND SUBGRADE SPECIFICATIONS.



16 ARTIFICIAL TURF CONNECTION AT CONCRETE
SCALE: NTS


TEST REPORT

CLIENT:

Company:	ForeverLawn	Report Number:	75216E
Address:	8007 Dawson Street, Louisville, OH 44641	Lab Test Number:	3/00-7582
		Test Completion Date:	10/10/2016
		Report Date:	10/4/2018
Requested By:	Robb Wolf	Page:	1 of 2

TEST MATERIAL:

Material Type:	Synthetic Turf	Date Received:	8/11/2016		
Material Condition:	EXCELLENT	XXX	GOOD	POOR	REJECTED
Product Name:	Fusion Elite				
Infill:	4.5 lbs/ft² (2140) Silica Sand				
Sub Base:	2" Aggregate				

TESTING METHOD REQUESTED:

Standard:	ASTM F1951	Test Method:	Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment

SAMPLING PLAN: Date: 8/11/2016

- Sampling was performed by personnel in the sampling department at TSI.
- The sampling rate of specimens is determined by the test method requirements.
- In the event a specific sampling size is not called for, a determination will be made based on previous testing experience, and approved for use by an authorized representative.
- All samples are subjected to the outside environmental conditions of temperature and relative humidity.
- Sample requiring pre-determined exposure to specified environmental conditions based on a specific test method, take place in the departments in which they are tested.

DEVIATION FROM TEST METHODS:

None	None reason for any Deviation from Testing or, or Performed From Test Method

REQUIREMENT: A surface in place shall have average work per foot (work per foot=rotary actuator for straight propulsion and for turning, respectively, on a hard, smooth, surface with a grade of 1/16 (2.7%), and a maximum work per foot of 1/4 (21.0%).

PROCEDURE: Test Surface Preparation: Turfs were constructed on 10/10/2016 material at TSI Laboratories as an environment of 70°F and 69% R.H. The synthetic turf was installed over a 2" thick layer of Aggregate Base over a wooden box (44"W x 117"L) and infilled with the above listed infill. Before the test, the turf was slightly compacted using a Dorly. 10" X 24" water-filled lawn roller. Filled with 25 gallons of water, applying 210 lbs to simulate foot traffic.

Wheelchair Operator: The wheelchair used in these tests was manufactured by Invacare, Model Action Ultra, Serial Number 9BJ04142. This wheelchair is fully adjustable, is necessary for these tests. The proposed tests were refitted 8.42 psi on the rear and 22.42 psi on the front. The weight of the wheelchair was 25.00 pounds and the operator's weight was 190 pounds for a total of 190 pounds. The operator's distribution was adjusted to 50% on the front and 50% on the rear.

Torque Measurement: A certified Wilcoxon Advanced Force Gauge, Model 5000, was used as an interface between a Dell Latitude and a Wilcoxon Research Torque Wrench, S/N 01-0585-01. Crosspeed Lite Software, from Minimeon, logged the load vs. time and integrated the area under the resulting curve. The software was also then used to attach the instrumentation were fabricated locally. This total patronage sheet 10 provide to the total weight bringing the load to 190 pounds.

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Dalton, GA 30722-2041
(706) 226-1469
tsioffice@optilink.us

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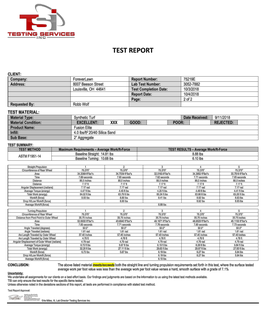
17 ADA ARTIFICIAL TURF TESTING RESULT
SCALE: NTS


TEST REPORT

CLIENT:

Company:	ForeverLawn	Report Number:	75216E
Address:	8007 Dawson Street, Louisville, OH 44641	Lab Test Number:	3/00-7582
		Test Completion Date:	10/10/2016
		Report Date:	10/4/2018
Requested By:	Robb Wolf	Page:	2 of 2

TEST MATERIAL:

Material Type:	Synthetic Turf	Date Received:	8/11/2016		
Material Condition:	EXCELLENT	XXX	GOOD	POOR	REJECTED
Product Name:	Fusion Elite				
Infill:	4.5 lbs/ft² (2140) Silica Sand				
Sub Base:	2" Aggregate				

TEST SUMMARY:

	Minimum Requirements / Average Results/Force	TEST RESULTS / Average Results/Force
ASTM F1951-14	Baseline Weight: 14.00 lbs Baseline Turning: 10.00 lbs	5.00 lbs 5.0 lbs

Sample Properties	1	2	3	4	5
Sample Weight (Pounds)	5.00 lbs	5.00 lbs	5.00 lbs	5.00 lbs	5.00 lbs
Area	12.25 Square Feet	12.25 Square Feet	12.25 Square Feet	12.25 Square Feet	12.25 Square Feet
Density	20.4 lbs/ft	20.4 lbs/ft	20.4 lbs/ft	20.4 lbs/ft	20.4 lbs/ft
Force Measurement	5.0 lbs	5.0 lbs	5.0 lbs	5.0 lbs	5.0 lbs
Force Measurement Converted	2.27 kg	2.27 kg	2.27 kg	2.27 kg	2.27 kg
Test Force Average	0.223 kN	0.223 kN	0.223 kN	0.223 kN	0.223 kN
Test Force Average	223 N	223 N	223 N	223 N	223 N
Average Force Per Area	18 N/m	18 N/m	18 N/m	18 N/m	18 N/m
Average Force Per Area	1.8 kPa	1.8 kPa	1.8 kPa	1.8 kPa	1.8 kPa

Turning Properties	1	2	3	4	5
Sample Weight (Pounds)	5.00 lbs	5.00 lbs	5.00 lbs	5.00 lbs	5.00 lbs
Distance Required to Turn Sample	5.0 ft	5.0 ft	5.0 ft	5.0 ft	5.0 ft
Time	00:00:07(s)	00:00:07(s)	00:00:07(s)	00:00:07(s)	00:00:07(s)
Force	5.0 lbs	5.0 lbs	5.0 lbs	5.0 lbs	5.0 lbs
Force - Newton (Newton)	22.2 N	22.2 N	22.2 N	22.2 N	22.2 N
Force - Newton (Newton)	22.2 N	22.2 N	22.2 N	22.2 N	22.2 N
Accumulr Torque to Turn Sample	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec
Average Torque to Turn Sample	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec
Average Torque to Turn Sample	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec	0.10 kJ/sec
Test Force Average	0.223 kN	0.223 kN	0.223 kN	0.223 kN	0.223 kN
Test Force Average	223 N	223 N	223 N	223 N	223 N
Average Force Per Area	18 N/m	18 N/m	18 N/m	18 N/m	18 N/m
Average Force Per Area	1.8 kPa	1.8 kPa	1.8 kPa	1.8 kPa	1.8 kPa

CONCLUSION: The above listed material meets/exceeds both the straight line and turning propulsion requirements set forth in this test, where the surface tested average work per foot does not exceed the maximum and exceed the minimum average work per foot value where a hard, smooth surface with a grade of 1.1%.

DRAWING:
No warranties of assignments for any claims or used which are. Our findings and judgments are based on the information to us using this sheet test methods available. Our reports are for the use of our client only and not for others.
Unless otherwise noted, the deviations existence of the report, of details are performed in compliance with stated test method.

Certified Respectfully:
Robert Wolf
Robert Wolf, President
Testing Services, Inc. Certified Results Testing Services Inc.

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tsioffice@optilink.us

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18 GRANITE FINES AT HARDSCAPE & LANDSCAPE EDGE
SCALE: NTS

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24

HANDRAILS AND CUSTOM FABRICATION

WELD TOUCH UP: SPRAY WELDED JOINT WITH COLD GALVANIZED COMPOUND #7007 CROWN INDUSTRY PRODUCTS COMPANY 815/648-2424.

SURFACE PREPARATION:
APPLY DEV-PREP 88 WATERBORNE CLEANER BY AIRLESS SPRAY, BRUSH, ROLLER OR MOP, REDUCED THREE TIMES WITH WATER. WAIT 5 TO 10 MINUTES (BUT DO NOT ALLOW TO DRY) THEN PRESSURE WASH WITH CLEAN WATER. INSURE THAT ALL THE DEV-PREP 88 CLEANER IS REMOVED. ALLOW SURFACE TO DRY BEFORE PRIMING.

PRIME COAT:
APPLY ONE COAT TO COVER OF #416-7100 RED #4160-6120 GRAY OR 416-1000 WHITE. ALLOW TO DRY 2 HOURS BEFORE TOP COATING. DEVAURD IS A PETROLEUM BASE PRODUCT AND SHOULD BE CLEANED WITH XYLENE.

FINISH COAT:
APPLY ONE COAT TO COVER BY BRUSH OR AIRLESS SPRAY OF URETHANE GLOSS ENAMEL COLOR - SEE DETAIL SHEET L0.10, UNLESS OTHERWISE NOTED. SUBMIT SAMPLE FOR APPROVAL.

ALL DECORATIVE ITEMS ON RAILS (EG. SCROLL WORK ETC.) WILL HAVE ONE COAT OF RUST MASTER SPRAY PAINT.

IF THERE ARE ANY QUESTIONS REGARDING THESE SPECIFICATIONS, PLEASE FEEL FREE TO CONTACT JIM BROWN SALES REP. FOR ICI DELUXE PAINTS AT 770-451-2767 OFC. OR 404-533-7119 PGR.

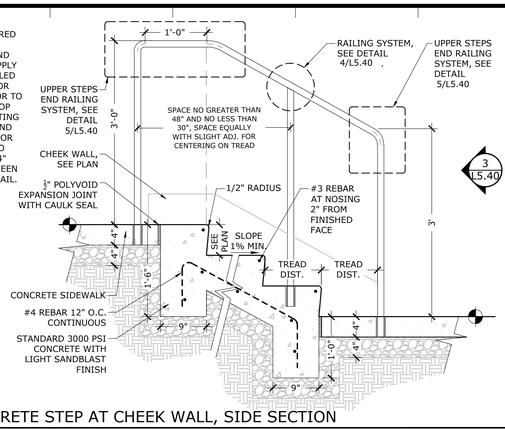
NOTE: ALL WELDS TO BE GROUND SO THAT THERE ARE NO SHARP OR ROUGH EDGES PRIOR TO PAINTING OR FINISHING.

**CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

1 PAINT WELDING NOTES

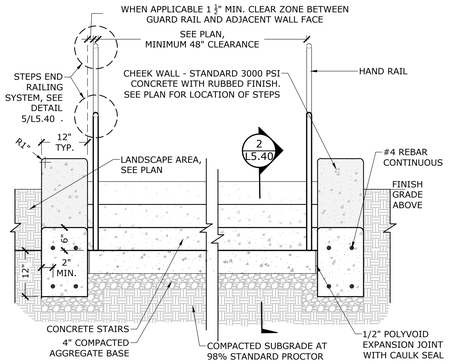
SCALE: NTS

HAND RAIL NOTES:
HAND RAILS REQUIRED ON BOTH SIDES OF STAIRS. DEBURR AND GRIND SMOOTH- APPLY PRIMER, SEE DETAILED PAINTING NOTES FOR MORE. CONTRACTOR TO SUPPLY SCALED SHOP DRAWINGS INDICATING POST LOCATIONS AND TREADS AS BUILT FOR APPROVAL PRIOR TO FABRICATION. 2 1/4" CLEAR SPACE BETWEEN CHEEK WALL AND RAIL.



2 CONCRETE STEP AT CHEEK WALL, SIDE SECTION

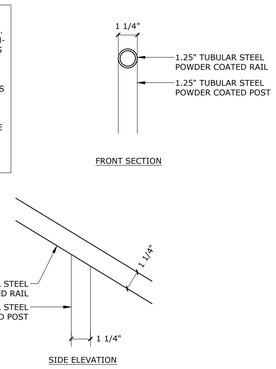
SCALE: NTS



3 CONCRETE STEP AT CHEEK WALL, ELEVATION

SCALE: NTS

HANDRAIL NOTES:
1. HANDRAILS REQUIRED ON BOTH SIDES OF STAIR/ RAMP.
2. DEBURR AND GRIND SMOOTH-APPLY PRIMER, SEE PAINTING DETAIL 1/L5.40 .
3. CONTRACTOR TO SUPPLY SCALED SHOP DRAWINGS INDICATING POST LOCATIONS AND TREADS AS BUILT FOR APPROVAL PRIOR TO FABRICATION.
4. PROVIDE 2-1/4" CLEAR SPACE BETWEEN CHEEK WALL AND RAIL.
5. FINISH COLOR: SEE DETAIL 9/L0.10.



4 RAILING SYSTEM ENLARGEMENTS

SCALE: NTS

HANDRAIL NOTES:
1. HANDRAILS REQUIRED ON BOTH SIDES OF STAIR/ RAMP.
2. DEBURR AND GRIND SMOOTH-APPLY PRIMER, SEE PAINTING DETAIL 1/L5.40 .
3. CONTRACTOR TO SUPPLY SCALED SHOP DRAWINGS INDICATING POST LOCATIONS AND TREADS AS BUILT FOR APPROVAL PRIOR TO FABRICATION.
4. PROVIDE 2-1/4" CLEAR SPACE BETWEEN CHEEK WALL AND RAIL.
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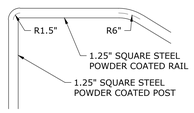
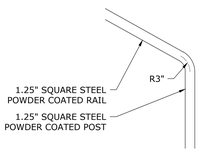


UPPER RAILING SYSTEM

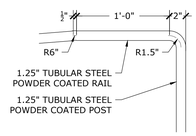


LOWER RAILING SYSTEM

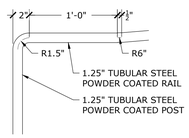
5 STEPS END RAILING SYSTEM ENLARGEMENTS

SCALE: NTS

HANDRAIL NOTES:
1. HANDRAILS REQUIRED ON BOTH SIDES OF STAIR/ RAMP.
2. DEBURR AND GRIND SMOOTH-APPLY PRIMER, SEE PAINTING DETAIL 1/L5.40 .
3. CONTRACTOR TO SUPPLY SCALED SHOP DRAWINGS INDICATING POST LOCATIONS AND TREADS AS BUILT FOR APPROVAL PRIOR TO FABRICATION.
4. PROVIDE 2-1/4" CLEAR SPACE BETWEEN CHEEK WALL AND RAIL.
5. FINISH COLOR: SEE DETAIL 9/L0.10 .



UPPER RAILING SYSTEM

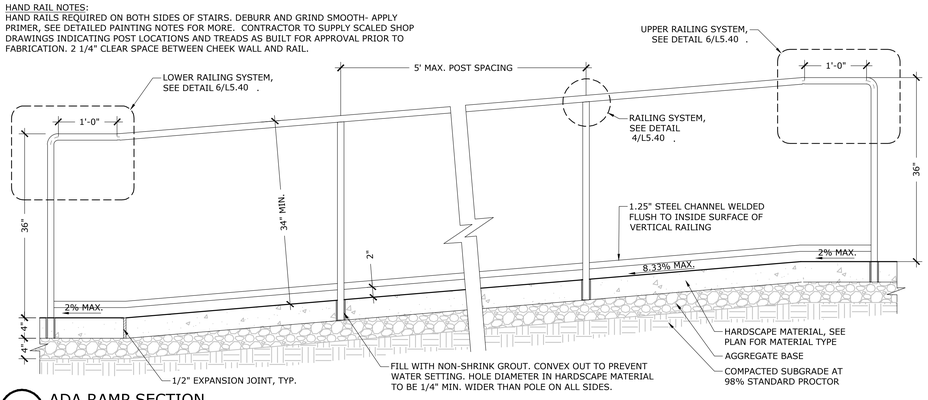


LOWER RAILING SYSTEM

6 RAMP END RAILING SYSTEM ENLARGEMENTS

SCALE: NTS

HAND RAIL NOTES:
HAND RAILS REQUIRED ON BOTH SIDES OF STAIRS. DEBURR AND GRIND SMOOTH- APPLY PRIMER, SEE DETAILED PAINTING NOTES FOR MORE. CONTRACTOR TO SUPPLY SCALED SHOP DRAWINGS INDICATING POST LOCATIONS AND TREADS AS BUILT FOR APPROVAL PRIOR TO FABRICATION. 2 1/4" CLEAR SPACE BETWEEN CHEEK WALL AND RAIL.



7 ADA RAMP SECTION

SCALE: NTS

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

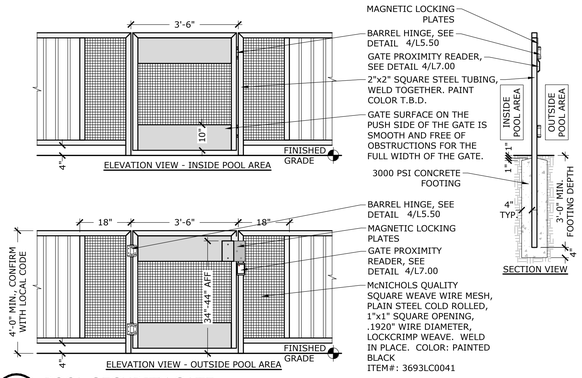
LANDSCAPE DEVELOPMENT PLANS

STEPS, RAMPS, RAILINGS DETAILS

DATE	LSK / RFI
11/10/23	LSK # 1 : OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L5.40



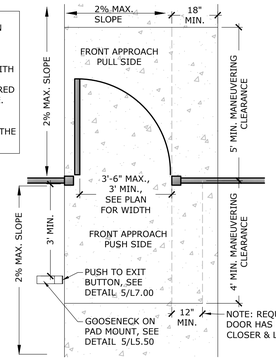
NOTE:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
- CONTRACTOR TO CONFIRM LOCATIONS OF KEYBOBS.
- HARDWARE IS PROVIDED ON BOTH SIDES OF GATE.
- HARDWARE DOES NOT REQUIRE REACHING OVER THE GATE TO OPERATE.
- HARDWARE IS OPERABLE WITH NO MORE THAT 5 POUNDS OF FORCE.
- HARDWARE REQUIRES NO PINCHING, TWISTING OR GRASPING TO OPERATE.

NOTE: EMERGENCY PUSH TO EXIT BUTTON FROM POOL NEEDS TO BE 3' IN PROXIMITY TO GATE.

1 POOL SECURITY GATE

SCALE: NTS

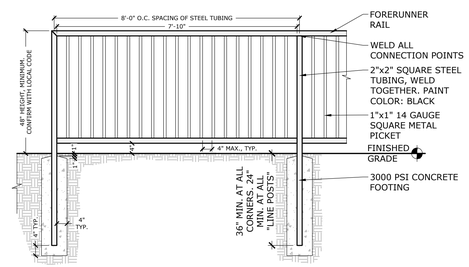
NOTE:
1. FOR THE EXACT LOCATION OF ALL GATES, USE THIS DIAGRAM. ALL GATE POSITIONS ARE TO BE INSTALLED COMPLIANT WITH ADA GUIDELINES
2. LEVER OPERATION REQUIRED FOR BOTH SIDES OF GATE.
3. GATES MUST HAVE A 10" MINIMUM HIGH SMOOTH SURFACE/KICK PLATE ON THE PUSH SIDE OF THE GATE.



2 SECURITY GATE ADA DIMENSIONS

SCALE: NTS

NOTE:
1. CONFIRM POOL FENCE HEIGHT WITH LOCAL CODE.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. CONTRACTOR TO ADHERE TO MFG SPECIFICATIONS.



3 48" POOL FENCE

SCALE: NTS

MANUFACTURER INFORMATION:
NAME: D&D TECHNOLOGIES
CONTACT: (800) 716-0888 OR (714) 677-1300
WEB: www.ddtechglobal.com

PRODUCT NAME & INFORMATION:
NAME: TRUCLOSE HEAVY-DUTY STANDARD HINGE
CODE #: TCHD1AS3BT
FINISH/COLOR: BLACK

NOTE:
TENSION ADJUSTMENTS ARE PROVIDED ON EITHER END OF THE HINGE.

4 SELF CLOSING BARRELL HINGE

SCALE: NTS

MANUFACTURER INFORMATION
NAME: GOOSENECK STANDS
PHONE: (888) 378-1045
WEBSITE: www.gooseneckstands.com

PRODUCT INFORMATION
NAME: 42" BLACK STEEL LOW PROFILE PEDESTAL (PAD MOUNT)
SKU #: 42-2LP
HEIGHT: 42"
NECK THROW: 2"
SWEEP DEGREE: 90
PLATE DIMENSIONS: 5"X5"
MATERIAL: HEAVY GAUGE STEEL

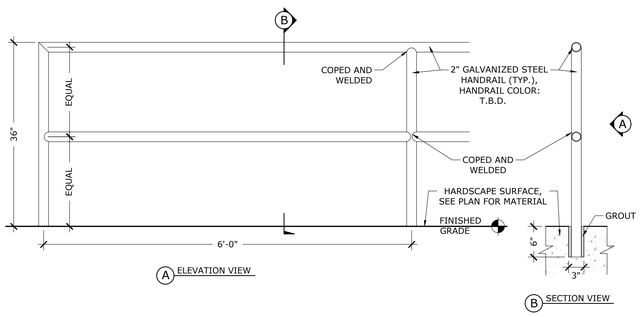
NOTES:
- 4 SLOTTED ¼" HOLES FOR ACCESSORY MOUNTING.
- 2" OPENING FOR WIRING

OR APPROVED EQUAL

5 GOOSENECK PAD MOUNT

SCALE: NTS

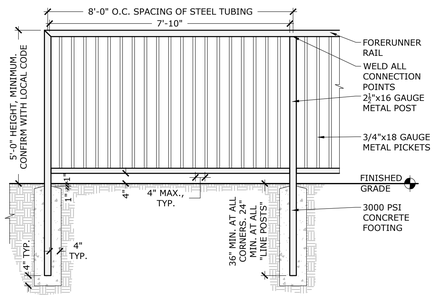
NOTE:
1. ALL WELDS ARE TO BE GROUND SMOOTH.



6 HAND RAIL

SCALE: NTS

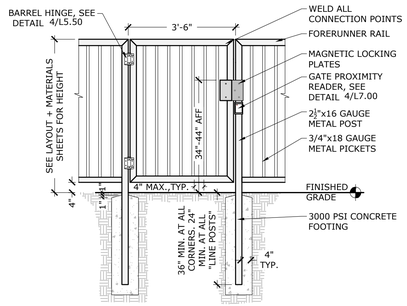
NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. CONTRACTOR TO ADHERE TO MFG SPECIFICATIONS.



7 STANDARD METAL FENCE

SCALE: NTS

NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. CONTRACTOR TO ADHERE TO MFG SPECIFICATIONS.



8 SINGLE METAL GATE

SCALE: NTS

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LANDSCAPE DEVELOPMENT PLANS

FENCING DETAILS

DATE	LSK / RFI
11/10/23	LSK #1 : OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L5.50

FIRE PIT REQUIRED NOTES:

INSTALLATION PROFESSIONAL:

1. IMPROPER INSTALLATION, ADJUSTMENT, ALTERATION, SERVICE, OR MAINTENANCE CAN CAUSE INJURY OR PROPERTY DAMAGE. READ THE INSTALLATION, OPERATING, AND MAINTENANCE INSTRUCTIONS THOROUGHLY BEFORE INSTALLING OR SERVICING THIS GAS RELATED FIRE EQUIPMENT.
2. GAS APPLIANCES AND APPLIANCE PIPING MUST BE INSTALLED BY PROFESSIONALS THAT ARE LOCALLY LICENSED BY THE AUTHORITY HAVING JURISDICTION IN GAS PIPING.
3. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FOLLOW ALL LOCAL CODES CONCERNING THE INSTALLATION AND OPERATION OF THE FIRE ELEMENT. IN THE ABSENCE OF LOCAL CODES, PLEASE FOLLOW THE LATEST PUBLISHED VERSION OF THE FOLLOWING CODES:
   - ANZI Z21.97/CSA 2.41-2012 OUTDOOR DECORATIVE GAS APPLIANCES
   - FIXED PIPING SYSTEM: THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54 OR INTERNATIONAL FUEL GAS CODE.
   - ELECTRICAL GROUND: THE NATIONAL ELECTRICAL CODE, ANSI/NFPA 70.
   - INTERNATIONAL FIRE CODE (IFC)
   - INTERNATIONAL MECHANICAL CODE (IMC)
   - UNIFORM MECHANICAL CODE (UMC)
   - NATURAL GAS AND PROPANE INSTALLATION CODE
4. SHOULD CODE COMPLIANCE CONFLICT WITH THE DESIGN OF THE ELEMENTS PLEASE CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT.
5. INSTALLER MUST FOLLOW ALL MANUFACTURER INSTRUCTIONS CAREFULLY TO ENSURE PROPER PERFORMANCE AND SAFETY. INSTALLER SHALL NOT ALTER A PRODUCT OR SPECIFIED CONFIGURATION FROM THE MANUFACTURER IN ANY WAY.

USAGE AND MAINTENANCE REQUIREMENTS:

1. IT IS THE INSTALLER'S RESPONSIBILITY TO ENSURE A SAFE INSTALLATION AND TO EDUCATE THE END USER AS TO PROPER OPERATION. INSTALLER SHALL PROVIDE AT LEAST ONE COPY OF ALL OPERATION, MAINTENANCE, AND REPAIR MANUALS ON THE GAS APPLIANCE OPERATION TO THE END USER. THE MANUAL SHALL BE IN GOOD SHAPE, LEGIBLE, AND PRINTED IN ENGLISH. IF THE VENDOR DOES NOT OFFER PRINTED MANUAL WITH THE PRODUCT ON DELIVERY PLEASE LOCATE THE DIGITAL PDF OR OTHER VERSIONS FROM MANUFACTURER WEBSITE AND PRINT A COPY FOR THE OWNER/DEVELOPER.
2. GAS APPLIANCES INCLUDING SYSTEMS AND BURNERS FOR FIRE PITS MUST BE SERVICED ANNUALLY BY A PROFESSIONAL CERTIFIED IN THE US BY THE NATIONAL FIREPLACE INSTITUTE (NFI) AS NFI GAS SPECIALISTS.
3. DO NOT STORE OR USE GASOLINE OR OTHER FLAMMABLE VAPORS AND LIQUIDS IN VICINITY OF THIS OR ANY OTHER APPLIANCE. AN LP-CYLINDER NOT CONNECTED FOR USE SHALL NOT BE STORED IN THE VICINITY OF THIS OR ANY OTHER FIRE RELATED APPLIANCE. EMPTY LP-CONTAINERS MUST BE REMOVED FROM ANY ROOF TOP SPACE DUPON DEPLETION OF CONTENTS AND STORED PROPERLY UNTIL DISPOSED OF.
4. NEVER LEAVE AN OPERATING FIRE UNATTENDED OR BY SOMEONE NOT FAMILIAR WITH ITS OPERATION OR EMERGENCY SHUT OFF LOCATIONS. LOCAL FIRE CODE REQUIRES OPEN FLAMES BE ATTENDED AT ALL TIMES.
5. DO NOT OPERATE FIREPLACES OR FIRE PITS IN WINDY OR GUSTY CONDITIONS. THESE CONDITIONS WILL AFFECT THE FLAME IN AN UNPREDICTABLE MANNER.
6. DO NOT OPERATE THIS PART OF THE FIREPLACE IF HAS BEEN SUBMERGED UNDER WATER. IMMEDIATELY CALL A QUALIFIED SERVICE TECHNICIAN TO INSPECT THE GAS VALVES AND BURNER SYSTEMS.
7. SOLID FUELS SHALL NOT BE BURNED IN THE FIRE ELEMENT. LEAVES, STICKS, WOOD, PAPER, CLOTHING, FOOD MATERIAL SHOULD BE KEPT AWAY FROM THE FLAME. MAKE SURE THAT THERE IS NO VEGETATION OR OTHER OBJECTS COVER THE TOP OR SIDES OF THE FIRE THAT COULD INTERFERE WITH SAFE OPERATION. NO VEGETATION SHOULD BE WITHIN 10' OF OPEN FLAME AND ALL NEARBY VEGETATION IS TO BE MAINTAINED CLEAR OF A 10' MINIMUM SAFE DISTANCE FROM OPEN FLAMES.
8. WHEN NOT IN USE, A FIRE PIT OR GRILL SHOULD BE COVERED TO DISCOURAGE TAMPERING AND REDUCE THE EFFECTS OF WEATHER RELATED DEGRADATION OF COMPONENTS. IF NO COVER IS SPECIFIED IN THE PLANS IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO OBTAIN A SUITABLE COVER.
9. NEVER ATTEMPT TO LIGHT A FIRE PIT WITH A HOOD OR COVER IN PLACE. OPEN CONTROLLER ACCESS DOORS WHERE POSSIBLE.

FIRE PIT INSTALLATION NOTES:

1. ALL FIRE PITS ARE DESIGNED AND INTENDED FOR OUTDOOR USE ONLY.
2. IF YOU SMELL GAS:
   (1) SHUT OFF GAS TO APPLIANCE
   (2) EXTINGUISH ANY OPEN FLAME
   (3) IF ODOR CONTINUES, KEEP AWAY FROM APPLIANCE AND IMMEDIATELY CALL THE FIRE DEPARTMENT.
3. FOR DEVICES WITH REMOTE CONTROL USE: TO PREVENT ACCIDENTAL STARTUP FROM UNWANTED RF SIGNALS IT IS THE RESPONSIBILITY OF THE END USER TO TURN OFF POWER TO ELECTRIC OUTLET FOR THE REMOTE CONTROL RECEIVER WHEN THE FIRE IS NOT IN USE VIA WALL SWITCH OR BREAKER.
4. FIRE PITS ARE NOT INTENDED TO BE A STARTER FOR WOOD OR ANY OTHER COMBUSTIBLES.
5. ONLY USE GAS/FUEL TYPE SPECIFIED FOR THE FIRE ELEMENT. SEE LABEL ON THE GAS APPLIANCE CONTROL BOX VERIFY CORRECT GAS/FUEL TYPE AND PRESSURE. NEVER USE AN ALTERNATIVE FUEL TO INCLUDE BIOFUEL, ETHANOL, LIGHTER FLUID OR ANY OTHER FUEL. DO NOT USE NATURAL GAS APPLIANCE WITH LP OR LP APPLIANCE WITH NATURAL GAS. TO PREVENT DAMAGE TO MECHANICAL AND PLUMBING SYSTEMS, UNHOOK ELEMENT FROM GAS SUPPLY FOR PRESSURE LEAK TESTS.
6. GAS PRESSURE AND TYPE SHOULD BE CHECKED PRIOR TO USE AND INSTALLATION. FUEL LINE SIZING IS THE RESPONSIBILITY OF THE INSTALLER AND MUST BE ABLE TO SUPPLY THE STATED MAXIMUM BTU FOR THE PRODUCT. BURN TESTING. IT IS THE RESPONSIBILITY OF THE QUALIFIED INSTALLER TO TEST FOR GAS LEAKS AT ALL CONNECTIONS. PURGE GAS LINES OF AIR PRIOR TO TURNING OVER THE PROJECT FOR USE.
7. GAS PLUMBING CONNECTIONS: USE ONLY JOINT COMPOUND OR TAPE THAT IS RESISTANT TO ALL GASES. APPLY JOINT COMPOUND TO ALL MALE PIPE FITTINGS ONLY- DO NOT USE ON FLARED FITTINGS. BE SURE TO TIGHTEN EVERY JOINT SECURELY.
8. ALL ROUTING FOR GAS SUPPLY LINES OTHER THAN THOSE SPECIFIED IN THE MECHANICAL ELECTRICAL PLUMBING ENGINEERING PLANS SHALL BE "DESIGN-BUILD" AND THE LOCATION DETERMINED BY INSTALLER UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. LOCATIONS OF LINES MUST BE CAREFULLY COORDINATED WITH THE PROPOSED LOCATIONS OF OTHER ELEMENTS INCLUDING TREES, FOOTERS, ETC. THE INSTALLER SHALL REVIEW ALL PERTINENT INFORMATION PRIOR TO INSTALLING GAS LINES OR CONDUITS. INSTALLER SHALL PROVIDE SHOP DRAWINGS OR A NARRATIVE (OR OTHER INFORMATION AS REQUIRED BY THE G.C.) FOR ROUTING OF CONDUITS AND GAS SUPPLY LINES THROUGH ANY BUILDINGS.
9. GAS LINES SHALL BE NEATLY INSTALLED, WITH COMPONENTS ACCESSIBLE AND NOT VISIBLE TO THE AVERAGE PASSERBY. LINES SHALL BE ROUTED TO AVOID THE GREATEST NUMBER OF CONFLICTS AND ARE OFTEN BEST RUN RIGHT AT THE EDGE OF HARDSCAPE ELEMENTS.
10. FIRE PITS MUST HAVE AN ELECTRICAL SHUT OFF (WALL SWITCH OR BREAKER) ON THE EXTERIOR OF THE FIRE ELEMENT OR ON ADJACENT WALL TO ALLOW FOR EMERGENCY SHUTDOWN AND MAINTENANCE. IT MUST BE RED AND HIGHLY VISIBLE. PUSH BUTTON TYPE DEVICE IS REQUIRED. VERIFY CORRECT 110VAC OR 24VAC SUPPLY.
11. ALL FIRE PITS MUST BE INSTALLED WITH ELECTRONIC IGNITOR. THE CONTROL/VALVE BOX MUST BE ABOVE GRADE WITH ADEQUATE DRAINAGE TO PREVENT WATER DAMAGE TO THE CONTROLS INSIDE THE BOX.
12. IN ADDITION TO THE ELECTRONIC ACTIVATORS, ALL NATURAL GAS FIRE ELEMENTS MUST HAVE AN ACCESSIBLE MECHANICAL GAS SHUTOFF VALVE OUTSIDE OF THE THE ENCLOSURE FOR EMERGENCY SHUT OFF AND MAINTENANCE.
13. ALL FIRE PITS MUST HAVE A SWITCH/CONTROLLER FOR INSTANT ON AND OFF CONTROL LOCATED IN A VISIBLE LOCATION AS INDICATED ON THE DRAWINGS AND DETAILS. IT SHALL BE LOCATED WITH ITS OPERABLE PARTS AT A MINIMUM OF 18" AND MAXIMUM HEIGHT OF 44" ABOVE THE FINISHED GRADE TO MEET THE ADA. IN THE EVENT THAT NO LOCATION IS SHOWN OR PROPOSED IN THE DRAWINGS, THE INSTALLER SHALL REQUEST DIRECTION FROM THE ARCHITECT PRIOR TO INSTALLATION.
14. ALL FIREPLACES MUST BE EQUIPPED WITH A THERMOCOUPLE WHICH SHUTS OFF THE GAS SUPPLY IN THE EVENT THE FLAME IS EXTINGUISHED BY WIND OR OTHER MEANS.
15. FOR GAS SYSTEMS WITH AN EXTENDED OR DETACHED VALVE BOX THE AREA IN WHICH THE VALVE BOX IS INSTALLED MUST CONFORM TO ALL INSTALLATION REQUIREMENTS TO INCLUDE BUT NOT LIMITED TO LOCATION, CONSTRUCTION, VENTING AND LOCAL CODES. FAILURE TO DO SO MAY RESULT IN PERSONAL INJURY PROPERTY DAMAGE OR EXPLOSION.
16. ALWAYS USE PROPER MATERIALS AND CONSTRUCTION FOR GAS SUPPLY, POWER AND ENCLOSURE. SELECT MATERIALS THAT ARE NON-COMBUSTIBLE IN BOTH INITIAL INSTALLATIONS AS WELL AS OVER TIME.
17. ANY ENCLOSURE USING PROPANE OR NATURAL GAS MUST INCORPORATE 1 VENT ON AT LEAST TWO OPPOSING SIDES (2 VENTS TOTAL) AT A MINIMUM SIZE OF 16 SQ. INCHES EACH (EXAMPLE: 3"X 6" OR LARGER). INSTALLATION OF THE VENTS IN THE MID TO LOWER AREA OF THE ENCLOSURE IS RECOMMENDED. VENTILATION ALLOWS FOR HEAT AND OR RESIDUAL FUEL TO ESCAPE. FAILURE TO PROPERLY VENT ENCLOSURE MAY RESULT IN THE ELEMENT OVERHEATING OR EXPLOSION. OVERHEATING COULD LEAD TO HEAT DAMAGE TO INTERNAL COMPONENTS. SOME ENCLOSURES MAY REQUIRE MORE VENTILATION BASED ON MATERIAL, SIZE, AND EXTENDED USE. THE VENT MAY WORK AS A DRAIN AS WELL WHEN INSTALLED AT BOTTOM SIDEWALL TO PREVENT WATER BUILD UP.
18. THE INTERIOR VOID SPACE OF THE ENCLOSURE SURROUNDING THE VALVE BOX CANNOT BE FILLED WITH ANY MATERIAL (GRAVEL, CRUSHED ROCK, CONCRETE, ETC.)- IT IS A REQUIREMENT TO HAVE A MINIMUM OF 6" UNDER THE VALVE BOX FOR PROPER VENTILATION.
19. A FIRE PIT ASSEMBLY SHOULD BE RECESSED A MINIMUM OF 2.25" FROM THE TOP OF THE ENCLOSURE TO PROTECT FLAME FROM BEING BLOWN OUT. NOTE: SOME JURISDICTIONS MAY REQUIRE MORE. AND 4" TO 6" IS NOT UNCOMMON, INSTALLER SHALL VERIFY LOCAL CODE REQUIREMENTS PRIOR TO INSTALLATION.
20. THE FIRE PIT ENCLOSURE MUST BE CONSTRUCTED AND/OR PERMANENTLY ATTACHED TO A STABLE CONCRETE FOOTING.
21. THE WEIGHT OF A FIRE ROCK AND OR LOGS MUST BE SUPPORTED BY THE PAN/STRUCTURE AND NOT BY ANY CONTROL/VALVE BOX.
22. A FIRE PIT IS DESIGNED TO BE USED APPROVED MEDIA CORRECTLY INSTALLED OVER THE BURNER TO ACHIEVE PROPER COMBUSTION. NEVER INSTALL A MESH OR ANY OTHER ELEMENTS IN THE MEDIA. WHEN FILLING THE PAN WITH LAVA ROCK AND/OR DECORATIVE GLASS, THE MANUFACTURER INSTRUCTIONS MUST BE FOLLOWED.
23. DO NOT COVER PILOT ASSEMBLY SCREEN OR OPENING WITH LAVA ROCK OR GLASS. INCORRECT MEDIA INSTALLATION WILL CAUSE THE PILOT FLAME TO SUFFOCATE AND TURN OFF PIT OR DELAY MAIN BURNER IGNITION.
24. CAREFULLY SELECT MATERIAL FOR DECORATIVE TREATMENT THAT WILL NOT TRAP MOISTURE. SOME MATERIALS SUCH AS GRAVELS WITH TINY FRACTURES, LIKE PEA GRAVEL, OR RIVER ROCK, WHICH IS TYPICALLY FAIRLY POROUS, WILL CRACK UNEXPECTEDLY OR EVEN EXPLODE BECAUSE THE TRAPPED MOISTURE INSIDE BOILS AND EXPANDS. ANY MATERIAL THAT IS NOT SUFFICIENTLY POROUS TO ALLOW HEATED STEAM TO READILY ESCAPE OR IMPERVIOUS (LIKE GLASS) SHOULD NOT BE USED.
25. WHEN USING APPROVED DECORATIVE GLASS OR AGGREGATE MATERIALS TO COVER THE BURNER, APPLY ONLY ENOUGH TO HIDE THE BURNER. APPLYING TO MUCH CAN CREATE BACK PRESSURE AND GAS LEAKAGE FROM THE AIR MIXER RESULTING IN POOLING OF LP GAS UNDER THE FIRE PIT.
26. UNITS MUST BE TESTED WITH THE LOGS AND OR MEDIA OVER THE BURNER FOR CONFIRMATION OF NO BACK PRESSURE CREATING GAS LEAKS OUT OF THE AIR MIXER VENTURI HOLES. THIS MUST BE DONE PRIOR TO PLACING IN THE ENCLOSURE IF NO ACCESS DOOR IS PROVIDED.
27. ALL FIRE PITS MUST HAVE TIMERS ON THEM TO LIMIT USE TO NOT MORE THAN 90 MINUTES AT A TIME.
28. INSTALLING TIMERS MAY REQUIRE CUSTOM FABRICATION TO HOLD THE TIMER CONTROL KNOB IN THE MASONRY. INSTALLER SHALL PROVIDE SHOP DRAWINGS FOR ANY COMPONENTS OF THE ELEMENT THAT WILL NOT COMPLY WITH B+C STUDIO DETAILS AND THAT WILL BE READILY VISIBLE.
29. A FIRE EXTINGUISHER IS REQUIRED TO BE LOCATED IN CLOSE PROXIMITY TO ANY FIRE PIT. IF NO LOCATION IS PROPOSED ON THE PLANS, INSTALLER SHALL REQUEST DIRECTION FROM THE ARCHITECT PRIOR TO INSTALLATION.
30. SOME JURISDICTIONS MAY REQUIRE THAT FIRE RELATED WARNING SIGNAGE BE POSTED WITHIN EYESIGHT OF THE FIRE ELEMENT. RECOMMENDED VERBIAGE:
   - THE FIRE PIT MAY PRODUCE HIGH SURFACE TEMPERATURES AT OR NEAR THE FLAME.
   - AVOID CONTACT WITH SURFACES IN CLOSE PROXIMITY TO THE FLAMES TO AVOID BURNS AND CLOTHING IGNITION.
   - DO NOT TOUCH THE FIRE PIT SCREEN, GLASS, OR METAL PARTS (IF SO EQUIPPED).
   - CHILDREN UNDER 12 MUST BE CAREFULLY SUPERVISED WHEN THEY ARE IN THE AREA OF FIREPLACE.
   - DO NOT PLACE COMBUSTIBLES ON THE FIRE PIT OR WITHIN 10' OF THE FIREPLACES.
   - DO NOT ATTEMPT TO BURN WOOD, PAPER, OR ANY MATERIALS IN THE FIRE PIT.
   - DO NOT DISCARD CIGARETTES OR REFUSE IN THE FIRE PIT.
   - DO NOT ATTEMPT TO PUT THE FLAME OUT WITH ANYTHING LIKE WATER OR LIQUID, USE THE SWITCH PROVIDED.
   - SEE PLAN FOR EMERGENCY SHUT-OFF SWITCH LOCATION.
   - IF YOU SMELL GAS OR IF THERE IS AN EMERGENCY RELATED TO THIS FIRE PIT CALL 911.

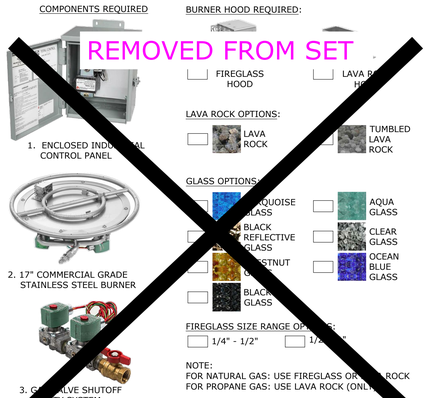
1 FIRE PIT REQUIRED NOTES

SCALE: NTS

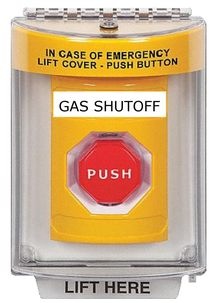
MANUFACTURER INFORMATION:
NAME: WOODLAND DIRECT
CONTACT: (800) 919-1904
WEB: www.woodlanddirect.com
SALES REPRESENTATIVE:
NAME: RANDY MOWRY
EMAIL: randy.mowry@woodlanddirect.com
DIRECT PHONE #: (586) 262-5212
PHONE #: (855) 222-7981
PRODUCT NAME & INFORMATION:
NAME: 42" SQUARE 120 AUTO IGNITION COMMERCIAL FIRE PIT-CONCRETE
ITEM #: 500739
MATERIAL: GLASS FIBER REINFORCED CONCRETE
BURNER: 17" COMMERCIAL GRADE STAINLESS STEEL BURNER
GENERAL DIMENSIONS:
OVERALL WIDTH: 42"
OVERALL HEIGHT:
COLOR FINISH OPTIONS:
BURNT TERRACOTTA, ENGLISH LEAD, DEEP AMBER, LIMESTONE, WALNUT, GREEK, EBONY, SNOW WHITE

2 AUTO IGNITION COMMERCIAL FIRE PIT

SCALE: NTS



SCALE: NTS



MANUFACTURER INFORMATION:
SAFETY TECHNOLOGY INTERNATIONAL
VENDOR INFORMATION:
NAME: GRAINGER
WEB: WWW.GRAINGER.COM
PRODUCT NAME & INFORMATION:
NAME: EMERGENCY POWER OFF PUSH BUTTON
MODEL #: SS2232ZA-EN
CUSTOM LABEL: GAS SHUTOFF
NOTE:
1. CONFIRM PLACEMENT WITH LANDSCAPE ARCHITECT, SEE PLAN.
2. MOUNT EMERGENCY SHUTOFF USING UNIVERSAL STOPPER ALARM COVER STI-14010 FROM SAFETY TECHNOLOGY INTERNATIONAL.
3. COVER SELECTED MUST NOT PROTRUDE FURTHER THAN 4".
4. FRONT FACE OF THE EMERGENCY SHUTOFF BOX TO BE MOUNTED FLUSH WITH THE SURFACE OF THE VENEER.
5. IF SHUT-OFF IS NOT IDENTIFIED AS GAS SHUT-OFF, ADD LABEL WITHIN ALL WEATHER COVER.

OR APPROVED EQUAL

4 EMERGENCY SHUT-OFF PUSH BUTTON

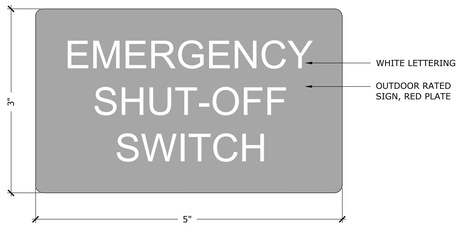
SCALE: NTS

MANUFACTURER INFORMATION:
LEVITON
VENDOR INFORMATION:
NAME: HOMEDEPOT
WEB: WWW.HOMEDEPOT.COM
PRODUCT NAME & INFORMATION:
NAME: 1800 WATT 60 MINUTE DECORA PRESENT SINGLE-POLE 3 -WAY COUNTDOWN TIMER
MODEL #: 001-LTB60-1LZ
NOTE:
1. COVER SELECTED MUST NOT PROTRUDE FURTHER THAN 4".
2. FRONT FACE OF TIMER TO BE MOUNTED FLUSH WITH THE SURFACE OF THE VENEER.
3. FOR 1-GANG RECEPTACLE INBOX, SEE DETAIL 1/L7.00

OR APPROVED EQUAL

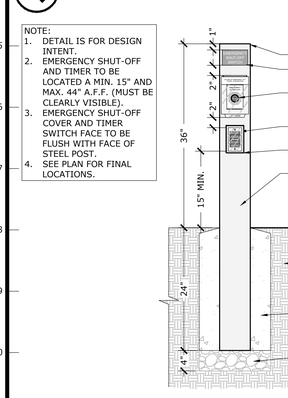
5 ELECTRICAL WALL TIMER

SCALE: NTS



6 EMERGENCY SHUT-OFF SIGN

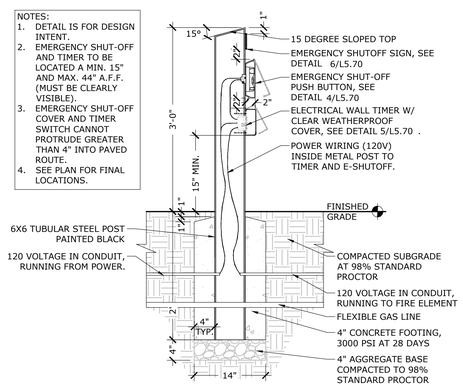
SCALE: NTS



NOTE:
1. DETAIL IS FOR DESIGN INTENT.
2. EMERGENCY SHUT-OFF AND TIMER TO BE LOCATED A MIN. 15" AND MAX. 44" A.F.F. (MUST BE CLEARLY VISIBLE).
3. EMERGENCY SHUT-OFF COVER AND TIMER SWITCH FACE TO BE FLUSH WITH FACE OF STEEL POST.
4. SEE PLAN FOR FINAL LOCATIONS.

7 FIRE ELEMENT CONTROL POST MOUNTING

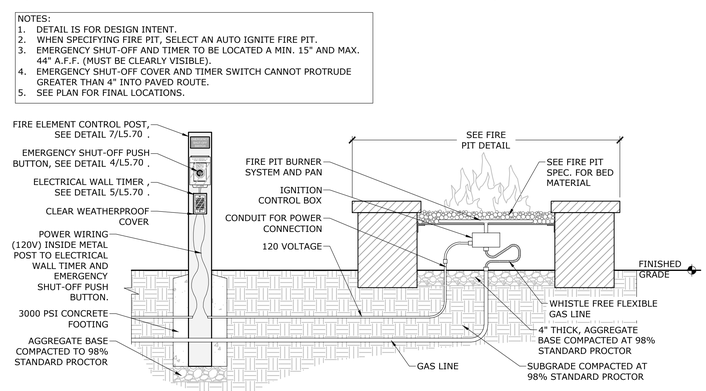
SCALE: NTS



NOTES:
1. DETAIL IS FOR DESIGN INTENT.
2. EMERGENCY SHUT-OFF AND TIMER TO BE LOCATED A MIN. 15" AND MAX. 44" A.F.F. (MUST BE CLEARLY VISIBLE).
3. EMERGENCY SHUT-OFF COVER AND TIMER SWITCH CANNOT PROTRUDE GREATER THAN 4" INTO PAVED ROUTE.
4. SEE PLAN FOR FINAL LOCATIONS.

8 FIRE ELEMENT CONTROL POST MOUNTED SECTION

SCALE: NTS



NOTES:
1. DETAIL IS FOR DESIGN INTENT.
2. WHEN SPECIFYING FIRE PIT, SELECT AN AUTO IGNITE FIRE PIT.
3. EMERGENCY SHUT-OFF AND TIMER TO BE LOCATED A MIN. 15" AND MAX. 44" A.F.F. (MUST BE CLEARLY VISIBLE).
4. EMERGENCY SHUT-OFF COVER AND TIMER SWITCH CANNOT PROTRUDE GREATER THAN 4" INTO PAVED ROUTE.
5. SEE PLAN FOR FINAL LOCATIONS.

9 FIRE ELEMENT CONTROL POST MOUNTED DIAGRAM

SCALE: NTS

FIRE EXTINGUISHER & BOX

OR APPROVED EQUAL

MANUFACTURER INFORMATION:
FIRE EXTINGUISHER DEPOT
CONTACT: (866) 455-4154
WEB: WWW.FIREEXTINGUISHERDEPOT.COM
PRODUCT NAME & INFORMATION:
M2M INDOOR/OUTDOOR 18 INCH PLASTIC CABINET
EXTINGUISHER: 2.5-5 LB EXTINGUISHER
GENERAL DIMENSIONS
HEIGHT: 16.75"
MOUNTING NOTE:
MOUNT FEC NO HIGHER THAN 26" AFF MEASURED TO BOTTOM OF CABINET.

10 MOUNTED FIRE EXTINGUISHER

SCALE: NTS

OR APPROVED EQUAL

MANUFACTURER INFORMATION:
REDHAT
VENDOR INFORMATION:
NAME: GRAINGER
WEB: WWW.GRAINGER.COM
PRODUCT NAME & INFORMATION:
NAME: 120V AC BRASS SOLENOID VALVE, NORMALLY CLOSED, ¾" PIPE SIZE
MODEL #: S8210G002
VALVE REQUIREMENTS
MATERIAL: BRASS
VOLTAGE: 120 VAC
BTUH: MUST BE RATED FOR COMBINED MAX OF ALL GAS FEATURES CONNECTED TO
VALVE POSTIONS: TWO WAY
VALVE CONFIGURATION: NORMALLY CLOSED
RATING: OUTDOOR
COIL ENCLOSURE: WATERTIGHT
*FIT FOR ALL GAS APPLICATIONS

11 SOLENOID VALVE

SCALE: NTS

b+C STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

FIRE PIT DETAILS

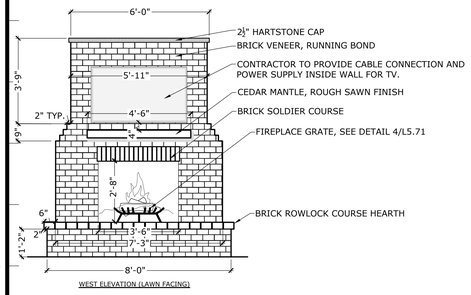
DATE	LSK / RFI
11/10/23	LSK # 1 : OWNER REVISIONS

PROJ. NO: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L5.70

4

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER/ LA FOR APPROVAL 4 WEEKS PRIOR TO ORDERING MATERIALS.
2. BRICK AND MORTAR TO MATCH ARCHITECTURE. MOCK-UP WILL BE REQUIRED FOR APPROVAL BY OWNER/LA PRIOR TO BEGINNING CONSTRUCTION.

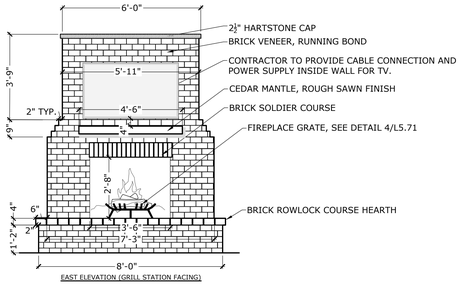


WEST ELEVATION (LAWN FACING)

1 DOUBLE SIDED FIREPLACE ELEVATION "A"

SCALE: NTS

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER/ LA FOR APPROVAL 4 WEEKS PRIOR TO ORDERING MATERIALS.
2. BRICK AND MORTAR TO MATCH ARCHITECTURE. MOCK-UP WILL BE REQUIRED FOR APPROVAL BY OWNER/LA PRIOR TO BEGINNING CONSTRUCTION.

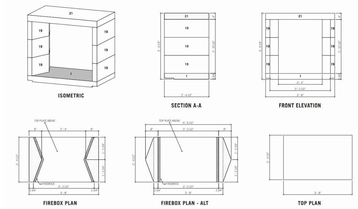


EAST ELEVATION (GRILL STATION FACING)

2 DOUBLE SIDED FIREPLACE ELEVATION "B"

SCALE: NTS

NOTES:
1. ORDER WITH FIREPLACE MASONRY LINING BRICKS FOR APPLICATION WITH MORTAR (NOT INCLUDED WITH SYSTEM).
2. CONTRACTOR TO VERIFY THE NECESSARY QTY. OF CHIMNEY COMPONENTS REQUIRED BY THE MANUFACTURER PER THE FIREPLACE HEIGHT.
3. UTILIZE "FIREROCK" BRAND MORTAR FOR USE BETWEEN FIREPLACE COMPONENTS.



MANUFACTURER INFORMATION:
MANUFACTURER: FIREROCK
VENDOR: WOODLAND DIRECT
WEB: www.woodlanddirect.com
PHONE #: 844-670-1336

PRODUCT NAME & INFORMATION:
MANUFACTURER: FIREROCK
NAME: VENTLESS SEE THROUGH FIREPLACE - 42"
ITEM #: M46000026

GENERAL DIMENSIONS:
OVERALL: 50"W x 28.5"D
FIREBOX: 42.25"HT. x 28.5"D
OPENING: 44.5"W x 34.5"HT.

3 FIREROCK SEE THROUGH FIREPLACE INSERT

SCALE: NTS

MANUFACTURER INFORMATION:
MANUFACTURER: FIREROCK
VENDOR: WOODLAND DIRECT
WEB: www.woodlanddirect.com
PHONE #: 844-670-1336

NOTE: CONTRACTOR TO CONFIRM THAT OUTDOOR RATED LOG SET IS SUITABLE FOR USE IN FIRE PLACE AND SIZED TO FIT FIRE BOX SPECIFIED. VERIFY PRIOR TO ORDERING.

OR APPROVED EQUAL

PRODUCT NAME & INFORMATION:
MANUFACTURER: FIREROCK
NAME: 32 ½" STRONGHOLD NON-TAMPERED LIFETIME FIRPLACE GRATE

ITEM #: 26240692

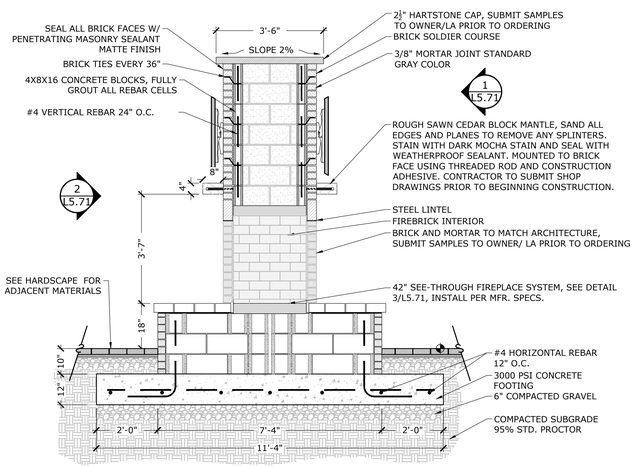
GENERAL DIMENSIONS:
OVERALL DEPTH: 17"D
HEIGHT: 10T.

MATERIAL: STEEL

4 FIREPLACE GRATE

SCALE: NTS

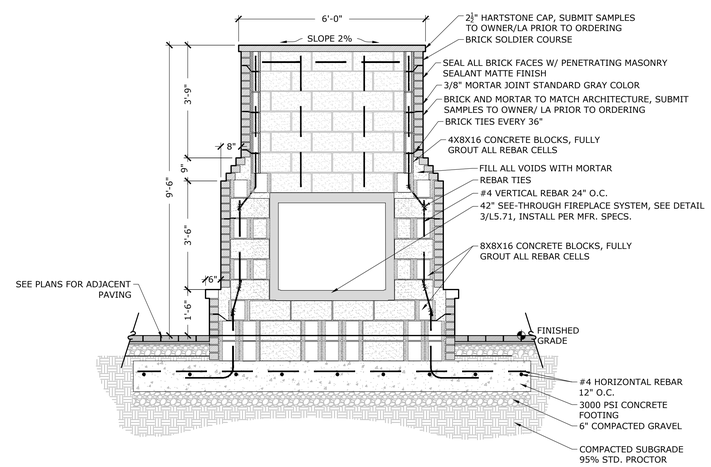
NOTE:
1. CONTRACTOR RESPONSIBLE FOR SUPPLYING AND LOCATING GAS AND ELECTRIC TO FIREPLACE.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LA FOR APPROVAL FOUR WEEKS PRIOR TO ORDERING MATERIALS.
3. MOCK-UP OF BRICK VENEER WILL BE REQUIRED FOR APPROVAL BY OWNER/LA PRIOR TO BEGINNING CONSTRUCTION.



5 DOUBLE SIDED FIREPLACE SECTION "A"

SCALE: NTS

NOTE:
1. CONTRACTOR RESPONSIBLE FOR SUPPLYING AND LOCATING GAS AND ELECTRIC TO FIREPLACE.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LA FOR APPROVAL FOUR WEEKS PRIOR TO ORDERING MATERIALS.
3. MOCK-UP OF BRICK VENEER WILL BE REQUIRED FOR APPROVAL BY OWNER/LA PRIOR TO BEGINNING CONSTRUCTION.



6 DOUBLE SIDED FIREPLACE SECTION "B"

SCALE: NTS

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
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01/15/24	OWNER REVISION	
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04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

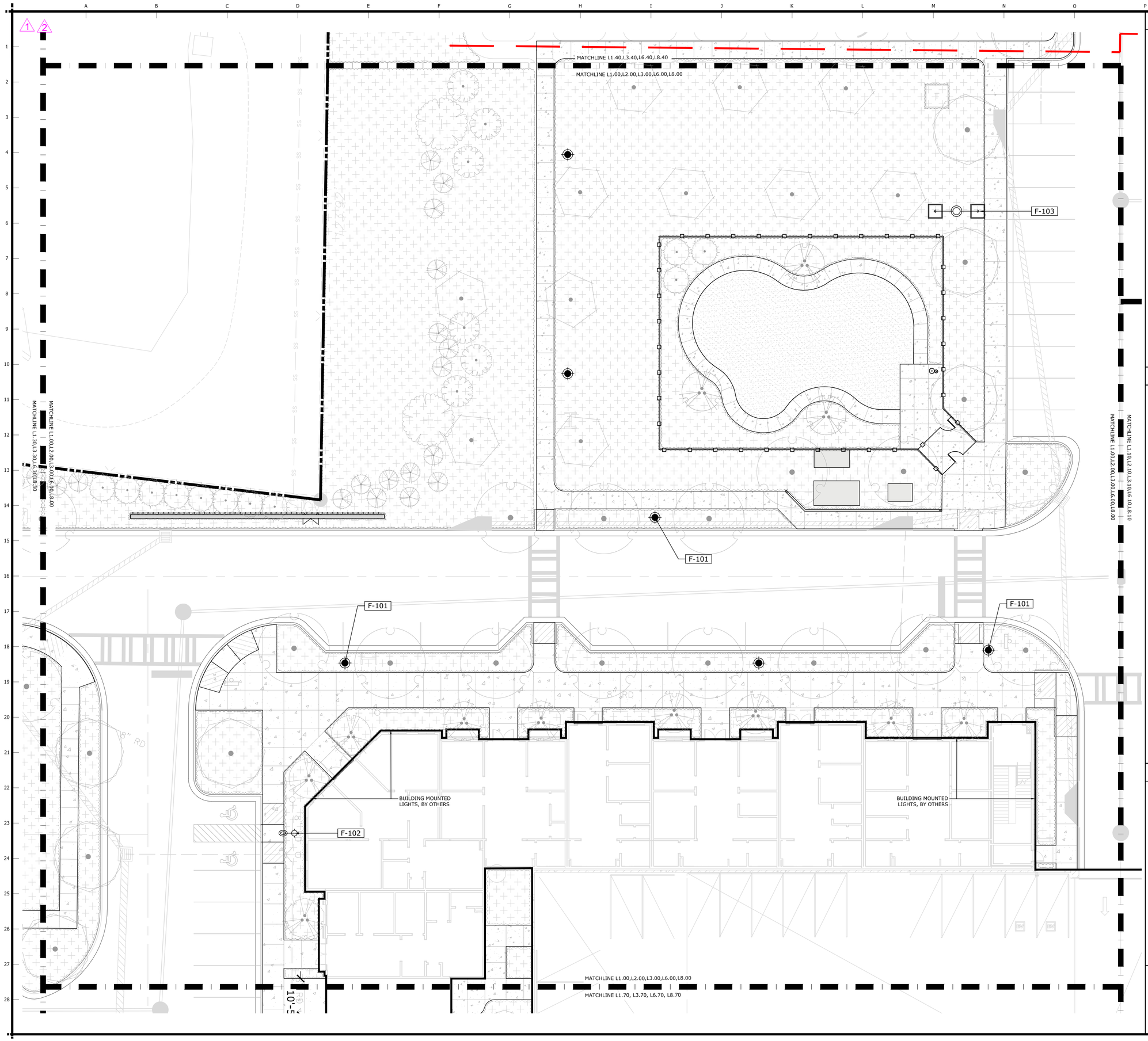
FIREPLACE

DATE	
11/10/23	LSK / RFI
	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

1

SHEET NUMBER:
L5.71



MEP FIXTURE:

SYMBOL	DESCRIPTION	QTY	DETAIL
F-101	DECORATIVE POLE LIGHT	16	10/L7.00
F-102	PARKING LOT LIGHT, SINGLE	14	11/L7.00
F-103	PARKING LOT LIGHT, DOUBLE	1	11/L7.00
F-104	POOL POLE LIGHT	3	12/L7.00
F-105	LANDSCAPE UPLIGHT	30	9/L7.00
F-106	BOLLARD LIGHT	3	14/L7.00
F-108	SCONCE LIGHT	2	7/L7.00
F-109	WALL PACK - COORDINATION WITH ARCHITECTURE REQUIRED	17	13/L7.00
F-110	GRILL LIGHT	3	6/L7.00
F-111	GRILL	3	8/L5.10
F-112	GRILL EMERGENCY SHUTOFF	3	3/L5.10
F-115	GFI (MOUNTED)	3	1/L7.00
F-116	GFI (STAKE MOUNTED)	3	2/L7.00
F-117	PROXIMITY READER	4	4/L7.00
F-118	PUSH TO EXIT	4	5/L7.00
F-120	TELEVISION	3	
F-121	HOSE BIBB	4	3/L7.00
F-122	POOL LIGHT (BY OTHERS)	2	
F-123	POOL SHOWER	1	7/L5.20
F-125	DOG FOUNTAIN	1	17/L7.00

* POOL AND SITE LIGHTING FINAL LAYOUT & QUANTITIES PENDING PHOTOMETRIC STUDY, COORDINATION W/ GEORGIA POWER REQUIRED FOR FINAL LIGHT PLACEMENT

NOTES:

LIGHT FIXTURE NOTES:

1. ALL LIGHT FIXTURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. ALL FLUORESCENT LIGHT FIXTURES SHALL BE 3000 DEGREE WARM COLOR LAMP AND HAVE "INSTANT START" BALLAST.
3. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS OF BUILDING EXTERIOR OR CEILING MOUNTED FIXTURES WITH THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

PROGRAMMED START BALLAST NOTE:

1. ALL FLUORESCENT FIXTURES CONTROLLED BY A MOTION SENSOR SHALL HAVE PROGRAMMED START BALLASTS. CONTRACTOR SHALL PROVIDE PROGRAMMED START BALLASTS.

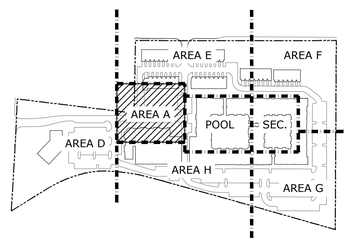
ELECTRICAL GENERAL NOTES:

1. ALL ELECTRICAL WORK MUST BE COMPLETED BY A LICENSED ELECTRICIAN AND ADHERE TO ALL LOCAL ELECTRICAL CODES.
2. REFER TO THE APPROPRIATE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS WHICH REQUIRE ELECTRICAL SERVICE.
3. COORDINATE LOCATION OF TELEPHONE JUNCTION BOXES AND CATV SPLITTER BOXES WITH THE RESPECTIVE UTILITIES PRIOR TO BID/ROUGH-IN.
4. METERING AND DIVISION OF METERS MUST BE CONFIRMED WITH OWNERSHIP AND SHALL COMPLY WITH LOCAL UTILITY REQUIREMENTS.
5. BRANCH CIRCUITS FOR LIGHTS, ETC. SHALL BE COPPER. ALL FEEDERS SHALL BE ALUMINUM.
6. CONTRACTOR SHALL FURNISH AND INSTALL RECEPTACLES FOR SERVICING EQUIPMENT AS REQUIRED IN NEC ARTICLE 210-63.

POOL NOTES:

1. PER THE DIRECTION OF THE OWNER/DEVELOPER, THE SWIMMING POOL IS NOT TO BE USED AFTER SUNSET AND WILL BE CLOSED AT DARK.
2. LIGHTING PROVIDED ON THIS PLAN IS FOR SECURITY AND EGRESS PURPOSES ONLY AND DOES NOT MEET THE MINIMUM LIGHT LEVELS REQUIRED FOR ACTIVE USE OF THE POOL AREA AFTER DARK. THE POOL SHOULD REMAIN CLOSED FROM DUSK TO DAWN UNLESS A PHOTOMETRIC PLAN IS PROVIDED THAT INDICATES MINIMUM LIGHTING REQUIREMENTS FOR NIGHTTIME USE ARE MET. PROVISION, MAINTENANCE, AND THE OPERATION/SWITCHING OF ANY LIGHTING IS BY OTHERS AND NOT THE RESPONSIBILITY OF B+C STUDIO.
3. IF THE POOL IS EVER OPENED FOR NIGHTTIME SWIMMING, OR HOURS OF OPERATION EXTEND BEYOND DUSK TO DAWN, IT IS THE OWNERS RESPONSIBILITY TO PROVIDE THE MINIMUM LOCAL GOVERNING HEALTH CODE REQUIREMENT FOR LIGHTING (MIN. FOOT CANDLES) ON ALL POOL DECK SURFACES FOR NIGHTTIME SWIMMING.
4. UNDERWATER LIGHTING PROVIDING A MINIMUM OF ONE-WATT PER SQUARE FOOT OF POOL SURFACE AREA SHALL BE PROVIDED. UNDERWATER LIGHT FIXTURES SHALL BE INSTALLED SO AS TO EFFECTIVELY ILLUMINATE THE ENTIRE POOL. LIGHT FIXTURE SELECTION AND FINAL LOCATION TO BE DETERMINED BY THE CERTIFIED POOL CONTRACTOR. ANY LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL.

SITE KEY:



NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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Atlanta, Geogia 30318
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Landscape Architecture, Design, + Planning

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04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

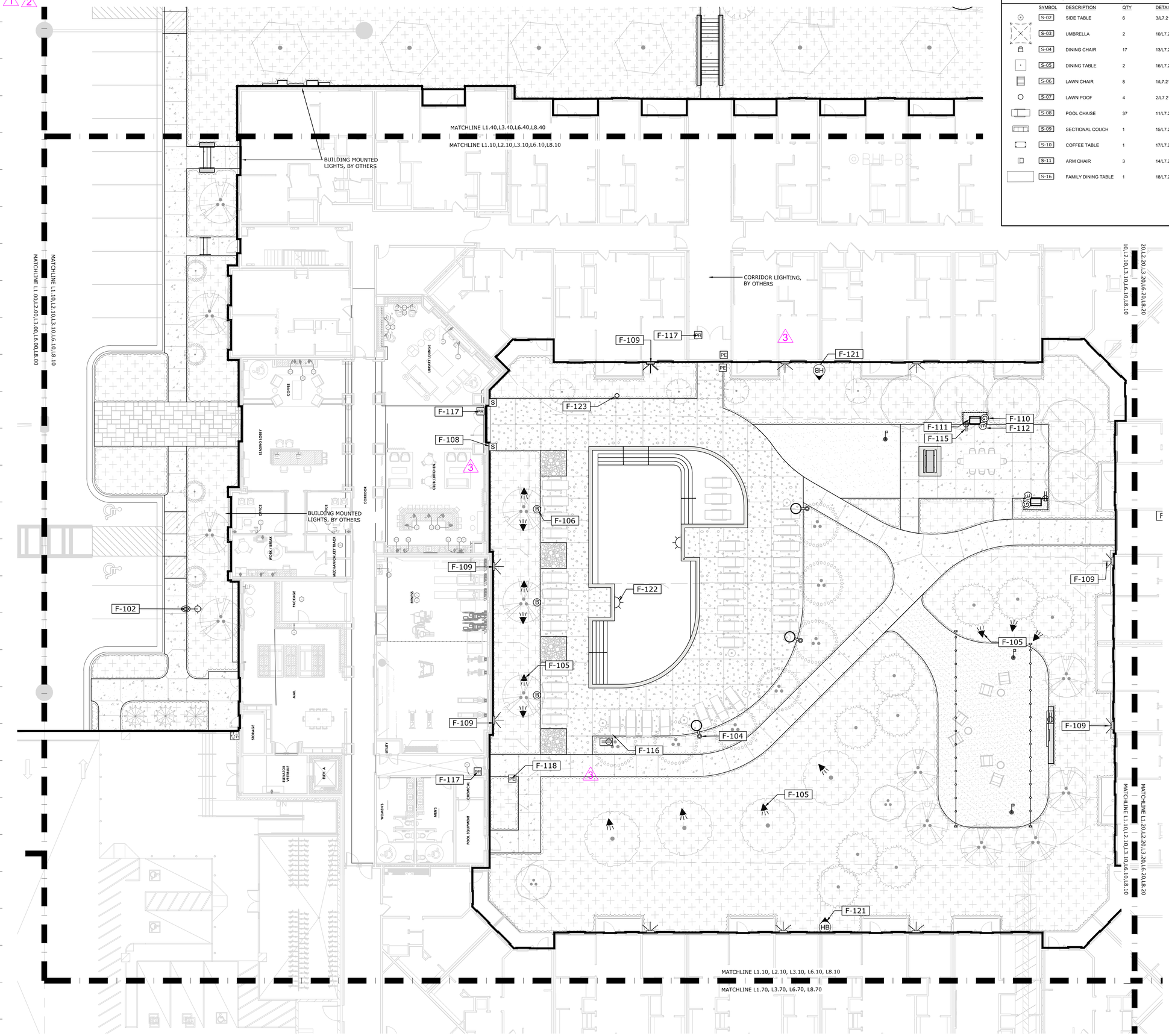
MEP + FURNISHING PLAN 'PARK'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

L6.00



FURNISHING:

SYMBOL	DESCRIPTION	QTY	DETAIL
S-02	SIDE TABLE	6	3/L7.21
S-03	UMBRELLA	2	10/L7.20
S-04	DINING CHAIR	17	13/L7.20
S-05	DINING TABLE	2	16/L7.20
S-06	LAWN CHAIR	8	1/L7.21
S-07	LAWN POOF	4	2/L7.21
S-08	POOL CHAISE	37	11/L7.20
S-09	SECTIONAL COUCH	1	15/L7.20
S-10	COFFEE TABLE	1	17/L7.20
S-11	ARM CHAIR	3	14/L7.20
S-16	FAMILY DINING TABLE	1	18/L7.20

MEP FIXTURE:

SYMBOL	DESCRIPTION	QTY	DETAIL
F-101	DECORATIVE POLE LIGHT	16	10/L7.00
F-102	PARKING LOT LIGHT, SINGLE	14	11/L7.00
F-103	PARKING LOT LIGHT, DOUBLE	1	11/L7.00
F-104	POOL POLE LIGHT	3	12/L7.00
F-105	LANDSCAPE UPLIGHT	30	9/L7.00
F-106	BOLLARD LIGHT	3	14/L7.00
F-108	SCONCE LIGHT	2	7/L7.00
F-109	WALL PACK - COORDINATION WITH ARCHITECTURE REQUIRED	17	13/L7.00
F-110	GRILL LIGHT	3	6/L7.00
F-111	GRILL	3	8/L5.10
F-112	GRILL EMERGENCY SHUTOFF	3	3/L5.10
F-115	GFI (MOUNTED)	3	1/L7.00
F-116	GFI (STAKE MOUNTED)	3	2/L7.00
F-117	PROXIMITY READER	4	4/L7.00
F-118	PUSH TO EXIT	4	5/L7.00
F-120	TELEVISION	3	
F-121	HOSE BIBB	4	3/L7.00
F-122	POOL LIGHT (BY OTHERS)	2	
F-123	POOL SHOWER	1	7/L5.20
F-125	DOG FOUNTAIN	1	17/L7.00

* POOL AND SITE LIGHTING FINAL LAYOUT & QUANTITIES PENDING PHOTOMETRIC STUDY, COORDINATION W/ GEORGIA POWER REQUIRED FOR FINAL LIGHT PLACEMENT

NOTES:

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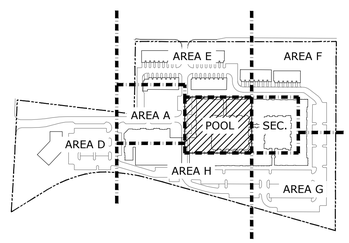

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LANDSCAPE DEVELOPMENT PLANS

MEP + FURNISHING PLAN 'POOL COURTYARD'

DATE	
11/10/23	LSK / RFI
	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
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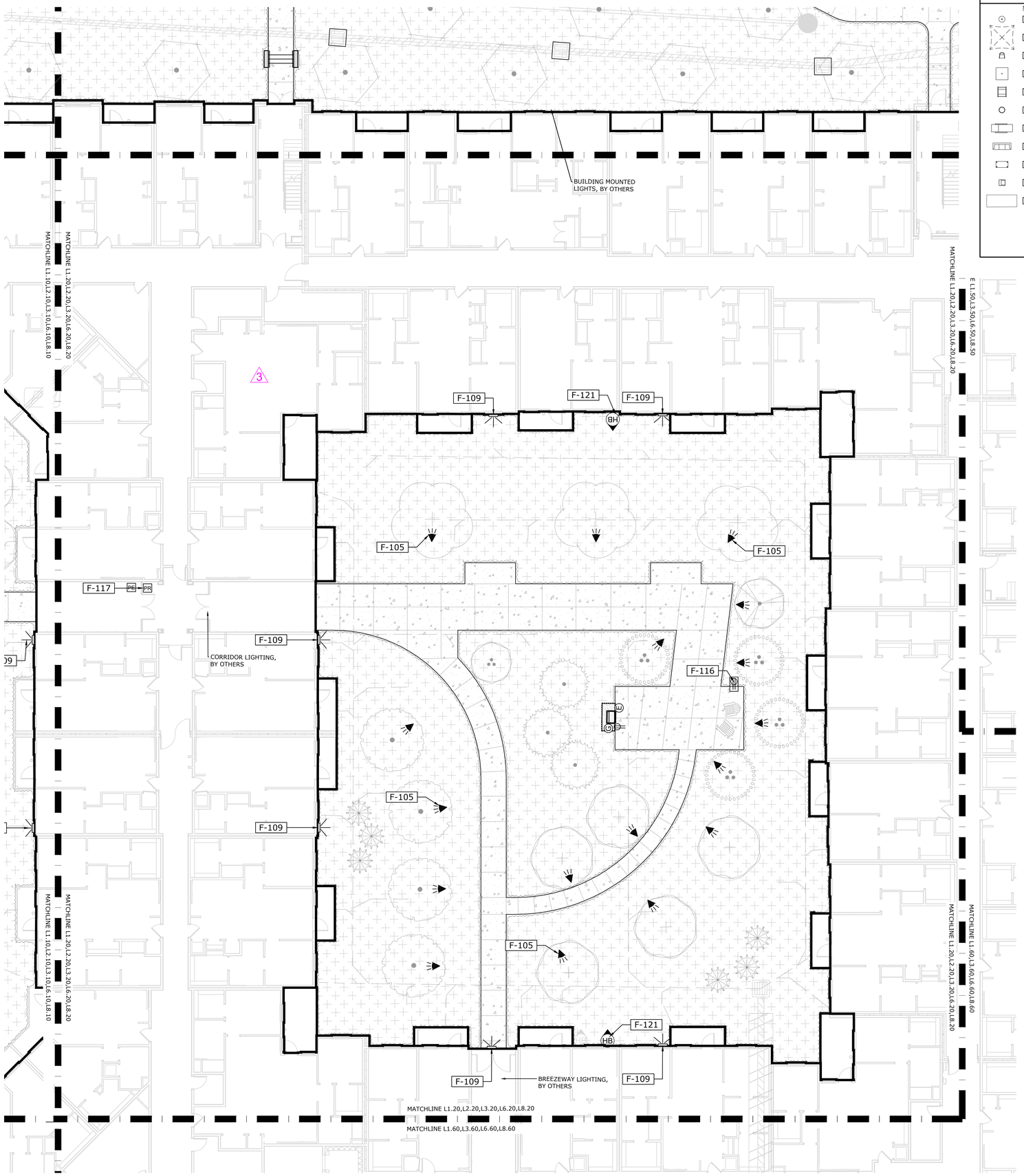

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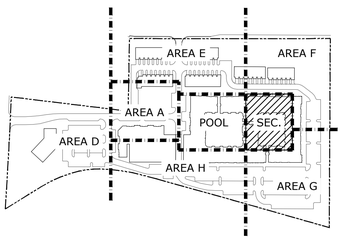

NORTH

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TPA KENNESAW

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PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

MEP + FURNISHING PLAN 'SECONDARY COURTYARD'

DATE	LSK / REI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

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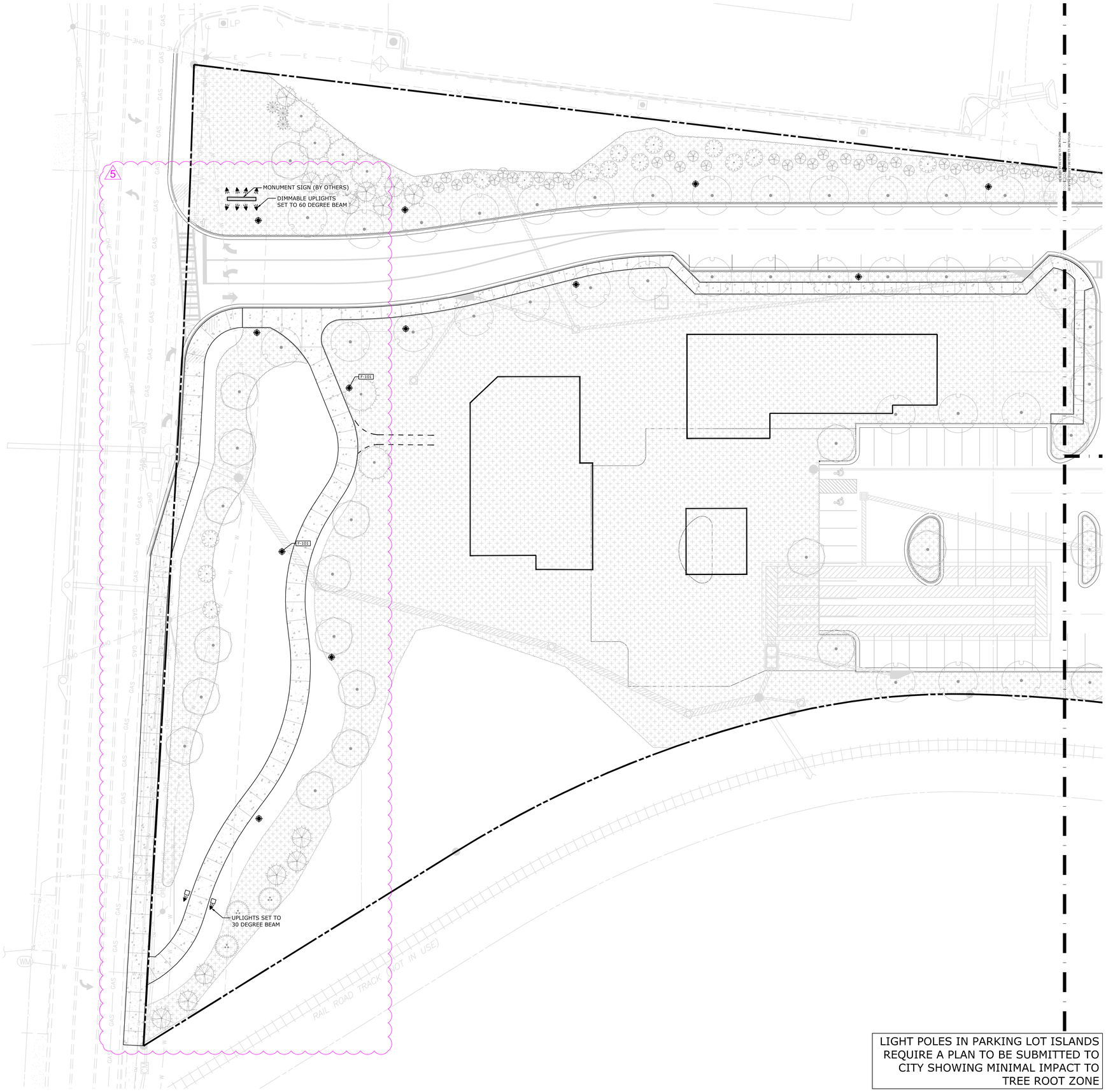

LIGHT POLES IN PARKING LOT ISLANDS REQUIRE A PLAN TO BE SUBMITTED TO CITY SHOWING MINIMAL IMPACT TO TREE ROOT ZONE

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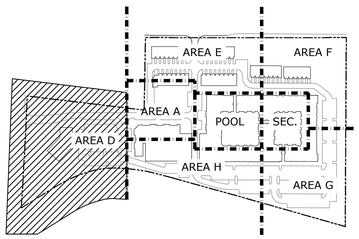

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LANDSCAPE DEVELOPMENT PLANS

MEP + FURNISHING PLAN 'AREA D'

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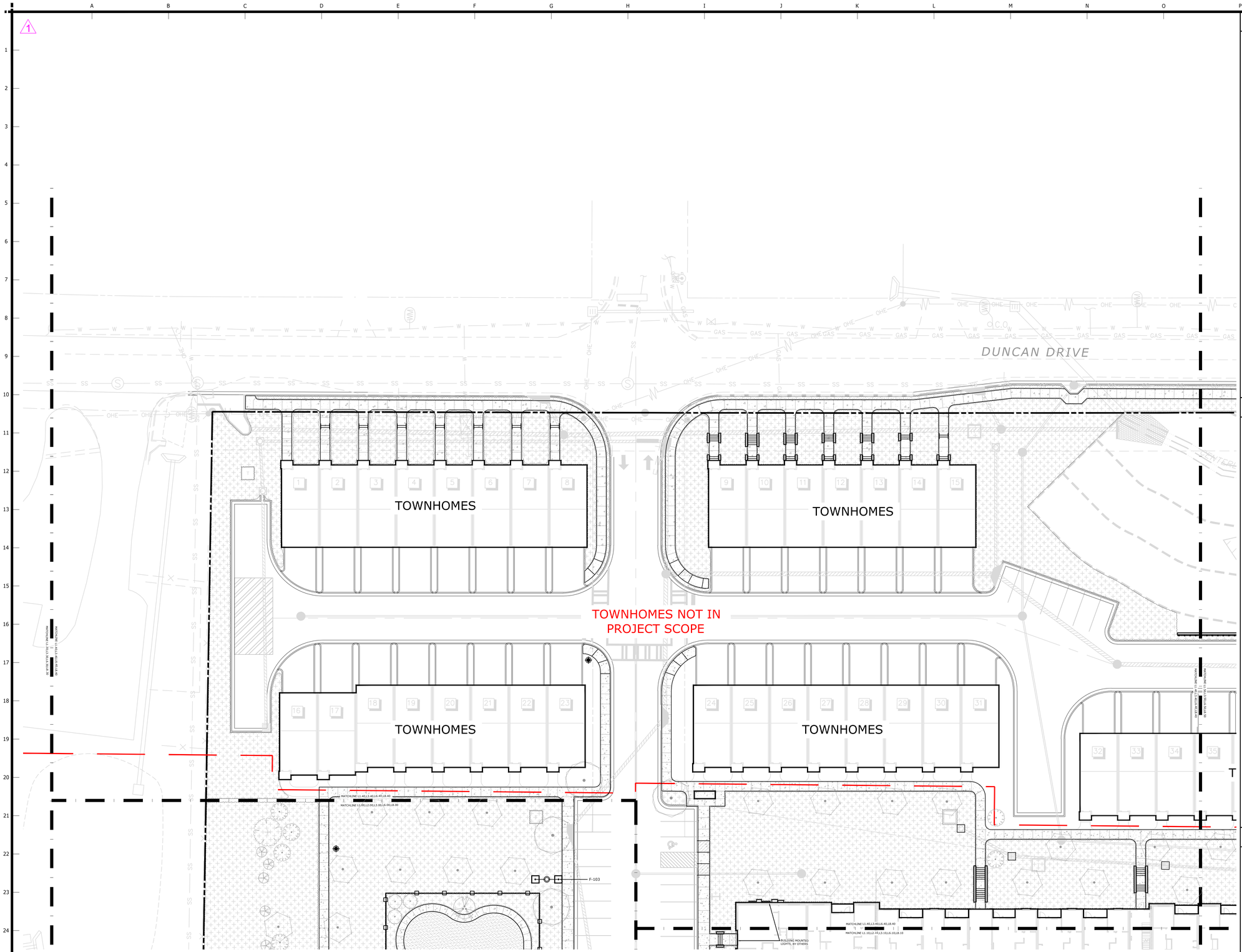

LIGHT POLES IN PARKING LOT ISLANDS REQUIRE A PLAN TO BE SUBMITTED TO CITY SHOWING MINIMAL IMPACT TO TREE ROOT ZONE

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SYMBOL	DESCRIPTION	QTY	DETAIL
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F-125	DOG FOUNTAIN	1	17/L7.00

* POOL AND SITE LIGHTING FINAL LAYOUT & QUANTITIES PENDING PHOTOMETRIC STUDY, COORDINATION W/ GEORGIA POWER REQUIRED FOR FINAL LIGHT PLACEMENT

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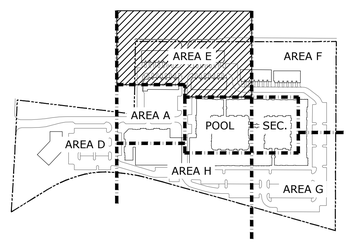

NORTH

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TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

LANDSCAPE DEVELOPMENT PLANS

MEP + FURNISHING PLAN 'AREA E'

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

DATE	
11/10/23	LSK / RFI LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

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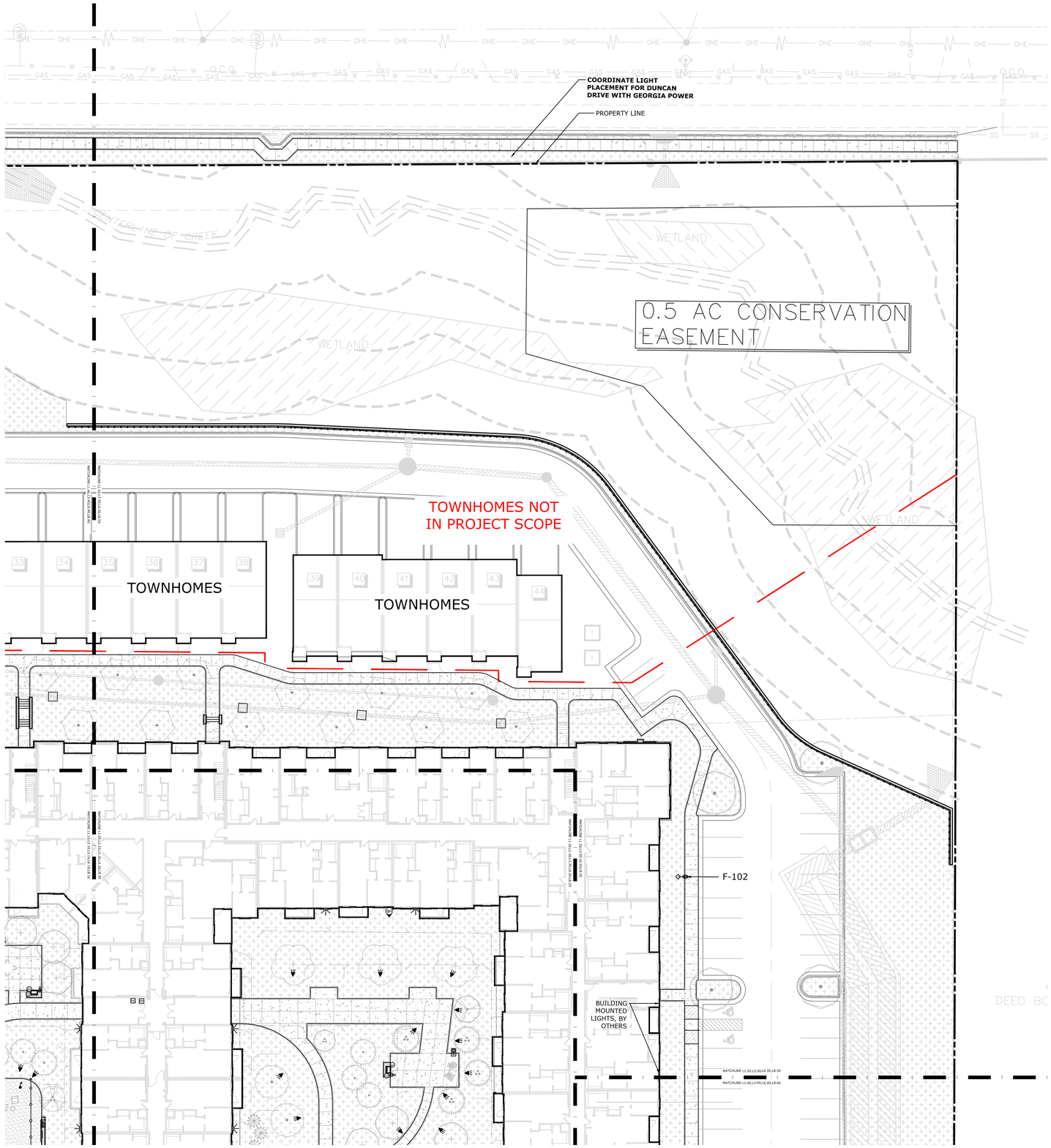

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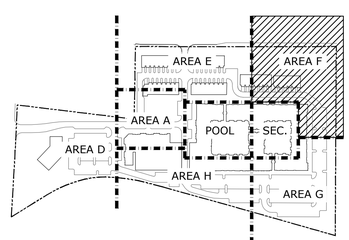

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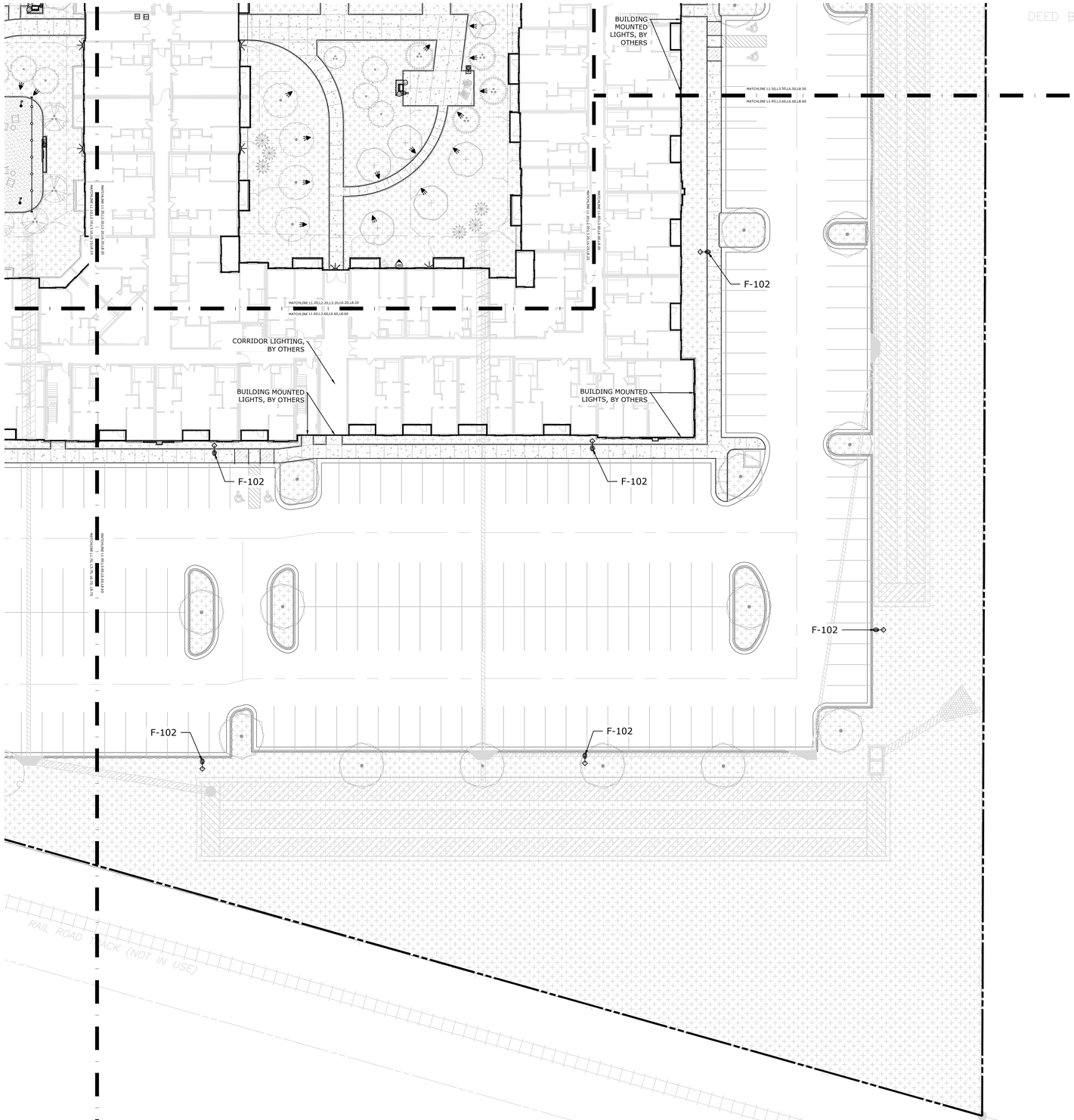

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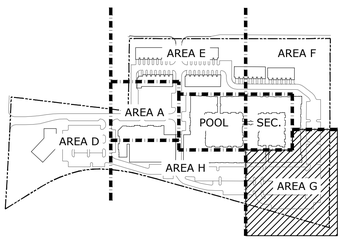

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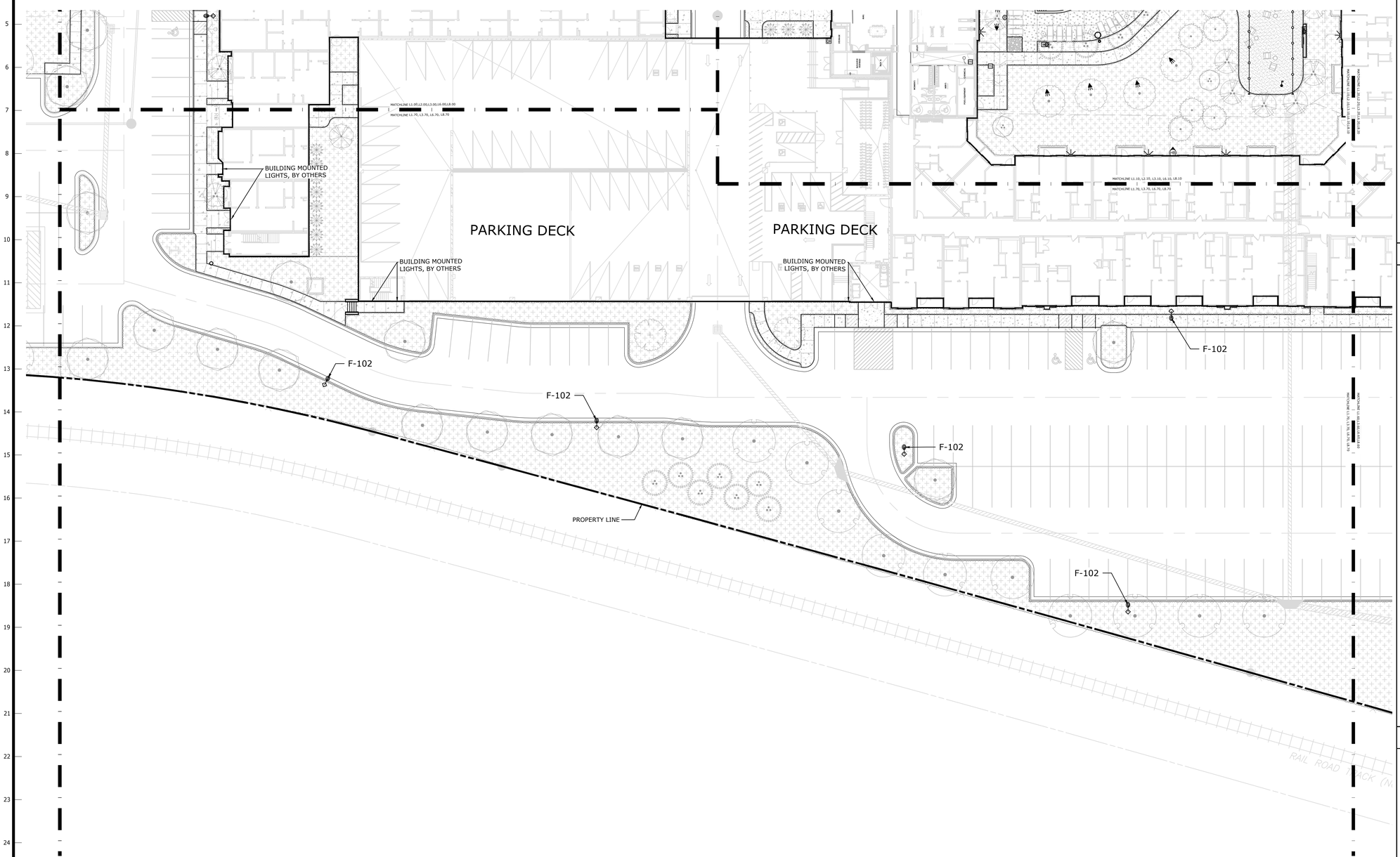

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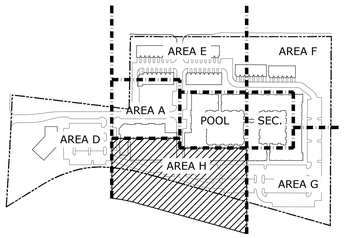
1. PER THE DIRECTION OF THE OWNER/DEVELOPER, THE SWIMMING POOL IS NOT TO BE USED AFTER SUNSET AND WILL BE CLOSED AT DARK.
2. LIGHTING PROVIDED ON THIS PLAN IS FOR SECURITY AND EGRESS PURPOSES ONLY AND DOES NOT MEET THE MINIMUM LIGHT LEVELS REQUIRED FOR ACTIVE USE OF THE POOL AREA AFTER DARK. THE POOL SHOULD REMAIN CLOSED FROM DUSK TO DAWN UNLESS A PHOTOMETRIC PLAN IS PROVIDED THAT INDICATES MINIMUM LIGHTING REQUIREMENTS FOR NIGHTTIME USE ARE MET. PROVISION, MAINTENANCE, AND THE OPERATION/SWITCHING OF ANY LIGHTING IS BY OTHERS AND NOT THE RESPONSIBILITY OF B+C STUDIO.
3. IF THE POOL IS EVER OPENED FOR NIGHTTIME SWIMMING, OR HOURS OF OPERATION EXTEND BEYOND DUSK TO DAWN, IT IS THE OWNERS RESPONSIBILITY TO PROVIDE THE MINIMUM LOCAL GOVERNING HEALTH CODE REQUIREMENT FOR LIGHTING (MIN. FOOT CANDLES) ON ALL POOL DECK SURFACES FOR NIGHTTIME SWIMMING.
4. UNDERWATER LIGHTING PROVIDING A MINIMUM OF ONE-WATT PER SQUARE FOOT OF POOL SURFACE AREA SHALL BE PROVIDED. UNDERWATER LIGHT FIXTURES SHALL BE INSTALLED SO AS TO EFFECTIVELY ILLUMINATE THE ENTIRE POOL. LIGHT FIXTURE SELECTION AND FINAL LOCATION TO BE DETERMINED BY THE CERTIFIED POOL CONTRACTOR. ANY LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL.

SITE KEY:



NORTH

0 20 40 60 FT

SCALE: 1" = 20'

b+c STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

MEP + FURNISHING PLAN 'AREA H'

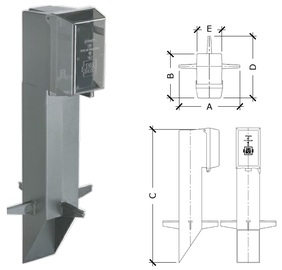
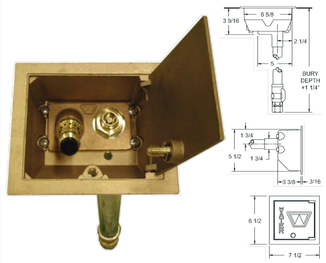
DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

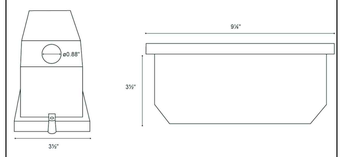
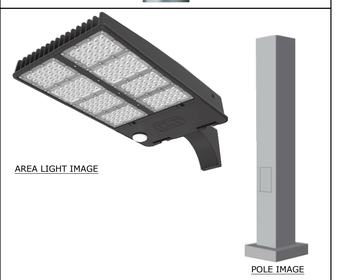
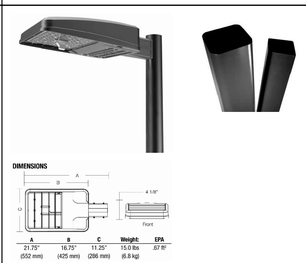
SHEET NUMBER:

L6.70

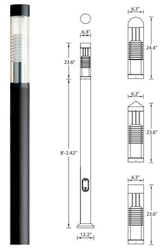
MEP SCHEDULE

DETAIL	PRODUCT	IMAGE
1 GFI RECEPTACLE	MANUFACTURER NAME: INTERMATIC WEB: www.intermatic.com MODEL NAME: 1-GANG LOW-PROFILE IN-USE RECEPTACLE COVER MODEL ID: WP7000BR SPECIFICATIONS GENERAL DIMENSIONS: 5.5" H. x 3.75" W. x 2.125"D FINISH: BRONZE NOTES - WEATHERPROOF OUTDOOR COVER. - MOUNT GFI RECEPTACLE WITH SOCKET COVERS VERTICAL (AS SHOWN). - INSTALL PER MANUFACTURER SPECIFICATIONS - ADA SPECIFICATION: 30" x 48" CLEAR FLOOR STABLE HARDSCAPE (CONCRETE, PAVERS, ETC.) SPACE TO BE PROVIDED ADJACENT TO RECEPTACLE. TO BE MOUNTED FULLY ABOVE 15" AFF. - ADA NOTE: UTILIZE VERTICAL MOUNTING METHOD SO USER DOES NOT HAVE TO OPERATE BY HOLDING OPEN TO ACCESS THE DEVICE	
2 GFI MOUNTING	MANUFACTURER NAME: ARLINGTON INDUSTRIES CONTACT #: (570)562-0270 OR TOLL FREE (800)233-4717 WEB: www.aifittings.com MODEL NAME: GUARD-N-POST (19.5" LOW PROFILE ENCLOSURE WITH BUILT-IN COVER) MODEL #: ☐ GPD19B / BLACK ☐ GPD19BR / BRONZE ☐ GPD19G / GREEN ☐ GPD19W / WHITE SPECIFICATIONS GENERAL DIMENSIONS: A:7.761", B:6.269", C: 19.50", D:8.177", E:2.964" NOTES 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 2. ORDER WITH GROUNDING CLIP. 3. OUTLET ENCLOSURE TO BE SET AT MANUFACTURER'S RECOMMENDED HEIGHT MINIMUM. 4. OUTLETS TO BE MOUNTED NO LESS THAN 15 INCHES AFF, MEASURED TO THE BOTTOM OF THE ELECTRICAL BOX. 5. ADA NOTE: GFI RECEPTACLE WILL BE ACCESSED BY MAINTENANCE ONLY WHEN USED BY RESIDENTS, UTILIZE VERTICAL MOUNTING METHOD	
3 FREEZELESS WALL HYDRANT	MANUFACTURER NAME: WOODFORD CONTACT: (800) 621-6032 WEB: www.woodfordmfg.com MODEL NAME: ANTI-SIPHON FREEZELESS YARD HYDRANTS MODEL #: Y95 SPECIFICATIONS FINISH: BRASS BOX, DOOR AND HEADING CAST NOTES SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. REQUIRED: ALL HYDRANTS TO BE CONNECTION TO A WINTERIZATION SHUT OFF AND RELEASE VALE. SEE DETAIL 9/L5.20	
4 PROXIMITY READER	MANUFACTURER NAME: AWID CONTACT #: 1-866-466-2006 WEB: www.awid.com MODEL NAME: SENTINEL-PROX PROXIMITY READER PART #: SP-6820 SPECIFICATIONS GENERAL DIMENSIONS: 4.6" H x 3.1" W x 0.65" D FINISH: BLACK NOTES - CREDENTIALS AND EXIT BUTTON MUST BE PURCHASED SEPARATELY. - SUITABLE FOR EXPOSURE TO RAIN, SNOW & UV RAYS. - FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. - ADA SPECIFICATION: TO BE MOUNTED BETWEEN 34"-44" AFF.	
5 PUSH TO EXIT BUTTON	MANUFACTURER NAME: SECO-LARM CONTACT #: 1-949-261-2999 WEB: www.seco-larm.com MODEL NAME: SINGLE-GANG PLATE, "EXITS/SALIDA" PART #: SD-6276-SS1Q SPECIFICATIONS GENERAL DIMENSIONS: 4 $\frac{1}{8}$"H x 2 $\frac{3}{4}$"W x 1 $\frac{3}{8}$"D MATERIAL: STAINLESS STEEL NOTES - PIEZOELECTRIC PUSHBUTTON FOR INDOOR OR OUTDOOR USE (IP65). - NO MOVING PARTS FOR HEAVY DUTY USE. - LED RING AROUND BUTTON CHANGES FROM GREEN TO RED OR RED TO GREEN WHEN BUTTON IS PRESSED. - TIMED OR TOGGLE OUTPUT. - RELAY RATED 2A@30VDC WITH TWO INDIVIDUALLY PROGRAMMABLE OUTPUTS(NO/NC). - FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. - ADA SPECIFICATION: TO BE MOUNTED BETWEEN 34"-44" AFF.	
6 GRILL LIGHT	MANUFACTURER NAME: B-K-LIGHTING CONTACT #: (559) 438-5800 WEB: www.bklighting.com MODEL NAME: MICRO NITE STAR STAFF STAR - STYLE 'B' LED MODEL #: SF-36-B-MN-LED-E68-MFL-BZP-12-__-B-__ SPECIFICATIONS FINISH: DARK BRONZE FOR LIGHTING ASSISTANCE, CONTACT THOMAS NICHOLS SESCO LIGHTING, INC. TEL:(770) 449-7045 TNICHOLS@SESCOLIGHTING.COM NOTES 1. ALL LIGHTING SELECTIONS REQUIRE OWNER APPROVAL. 2. ALL OPERABLE PARTS AND CONTROLS ARE LOCATED WITHIN REACH RANGE FOR ADA COMPLIANCE. 3. ALL OPERABLE PARTS AND CONTROLS REQUIRE NO TIGHT GRASPING, PINCHING OR TWISTING TO THE WRIST TO OPERATE. 4. SURFACE MOUNT	

MEP SCHEDULE

DETAIL	PRODUCT	IMAGE
7 SCONCE LIGHT	MANUFACTURER NAME: V2 LIGHTING GROUP CONTACT #: WEB: www.v2lightinggroup.com MODEL NAME: CORE 200 LX UP+DOWN SCONCE MODEL #:C2LS ORDERING LOGIC: C2LS-D-N-W-07-83-30-60-SB-ADA SPECIFICATIONS DIAMETER:3.5" DEPTH FROM WALL (ADA COMPLIANT): 4" HEIGHT: 8.1" KELVIN TEMPERATURE:3000K FINISH: SATIN BLACK	
8 STEP LIGHT	MANUFACTURER NAME: LUMUX CONTACT NAME: ZACH GAINES MOBILE: 678.725.5049 OFFICE: 770.448.9250 x142 WEB: www.lightingassociates.com EMAIL: zgaines@lightingassociates.com MODEL NAME: LUMUX MODEL #:SL632 ORDERING LOGIC: SL632/LED/12V/BRONZE SPECIFICATIONS DIMENSIONS: 9-3/4" x 3-5/8" x 4-1/2" (LxWxH) NOTES NOTE: LIGHT TO BE CENTERED IN RISER FACE ELECTRICAL ASSEMBLY: FIXTURE TO BE PREIWIRED WITH BLACK, WHITE, AND GROUND WIRES, BALLAST: CLASS P, ELECTRONIC WARRANTY: TWO YEAR LIMITED WARRANTY MINIMUM.	
9 LANDSCAPE UP-LIGHT	MANUFACTURER NAME: AURORALIGHT CONTACT #: (877) 942-1179 WEB: www.auroralight.com MODEL NAME: HSL16-S TELLURIDE MODEL #: HSL16-S-BR-60-BLPXD ACCESSORIES SELECT UP TO TWO: HEX BAFFLE, LINEAR SPREAD, PRISMATIC LENS, MICRO PRISMATIC, FROST (DIFFUSION), OPAL LENS, ETC.. LIGHTING CONTACT ZACH GAINES COMPANY: LIGHTING ASSOCIATES, INC. ADDRESS: 3600 SWIFTWATER PARK DRIVE SUWANEE, GA 30024 CONTACT #: (770) 448-9250 ext. 142 CELL: (678) 725-5049 EMAIL: zgaines@lightingassociates.com	
10 DECORATIVE POLE LIGHT	MANUFACTURER NAME: COOPER LIGHTING SOLUTIONS WEB: www.cooperindustries.com MODEL NAME: MESA LED MODEL #:MSA-SA4C-730-U-T3 SPECIFICATIONS GENERAL DIMENSIONS: 28$\frac{1}{2}$" W. FINISH: T.B.D. NOTES INCLUDE PHOTOCELL, OWNER TO CONFIRM METHOD OF LIGHT CONTROL POLE PRODUCT OPTION INFORMATION NAME: MCGRAW-EDISON ALUMINUM POLE (ROUND TAPERED) POLE PRODUCT NOTES MOUNTING HEIGHT: 14'	
11 PARKING LOT LIGHT	MANUFACTURER NAME: ILP WEB: www.ilp-inc.com CONTACT: ZACH GAINES MOBILE: 678.725.5049 OFFICE: 770.448.9250 x142 WEB: WWW.LIGHTINGASSOCIATES.COM EMAIL: ZGAINES@LIGHTINGASSOCIATES.COM MODEL NAME: AREA LIGHT SERIES (OUTDOOR) MODEL #: AL-150W-U-40-T4-BLK *LIGHT OCCURS AS BOTH SINGLE AND TWIN MOUNTED NOTES INCLUDE PHOTOCELL, OWNER TO CONFIRM METHOD OF LIGHT CONTROL POLE PRODUCT OPTION INFORMATION NAME: ILP POLES (STRAIGHT SQUARE STEEL POLE) SKU: ILPOLE-SS-6-25-11-__-__-__-BLK POLE PRODUCT NOTES MOUNTING HEIGHT: 25'	
12 POOL POLE LIGHT	MANUFACTURER NAME: BEACON / HUBBELL CONTACT: ZACH GAINES MOBILE: 678.725.5049 OFFICE: 770.448.9250 x142 WEB: WWW.LIGHTINGASSOCIATES.COM EMAIL: ZGAINES@LIGHTINGASSOCIATES.COM MODEL NAME: VIPER SMALL STRIKE OPTIC MODEL #:VP-S-60L-136-4K7-4-BLT-7PR MATERIAL: DIE CAST ALUMINUM NOTES OWNER TO SPECIFY METHOD OF LIGHT CONTROL POLE PRODUCT OPTION INFORMATION NAME: SSA-B SERIES POLES SKU: SSA-B-14-40-A-1-B3-BLT POLE PRODUCT NOTES LIGHTS TO BE MOUNTED AT 14' HT.	

MEP SCHEDULE

DETAIL	PRODUCT	IMAGE
13 WALL PACK	MANUFACTURER NAME: HUBBELL LIGHTING CONTACT #: 864-678-1000 WEB: www.hubbell.com MODEL NAME: RATIO WALL RWL2 MODEL #: RWL2-16OL-155-3K7-4-U SPECIFICATIONS GENERAL DIMENSIONS: 12"L X 12"W X 5"H COLOR: T.B.D. LIGHTING CONTACT ZACH GAINES COMPANY: LIGHTING ASSOCIATES, INC. CONTACT : (770) 448-9250 ext. 142 CELL: (678) 725-5049 EMAIL: zgaines@lightingassociates.com	
14 BOLLARD LIGHT	MANUFACTURER NAME: LIGMAN CONTACT NAME: ZACH GAINES PHONE: 678.725.5049 WEB: www.ligman.com EMAIL: Zgaines@lightingassociates.com MODEL NAME: CONCORD 2 BOLLARD MODEL #: UCN-10247 ORDERING LOGIC: UCN-10247-41W-2-W27-01-120/277V SPECIFICATIONS DIMENSIONS: 6.3"D X 41.1"H WATTAGE: 41W VOLTAGE: 120/277V MOUNTING HEIGHT: ON-GRADE NOTES STANDARD 10KV SURGE SUPPRESSOR. BUG RATING: BO-U1-G0	
15 LIGHT-UP BOLLARD	MANUFACTURER NAME: LIGMAN CONTACT #: 1-503-645-0500 WEB: WWW.LIGMANLIGHTINGUSA.COM MODEL NAME:TAURAS LIGHT COLUMN MODEL #: UTU-20393 SPECIFICATIONS WEIGHT: 71.8 lb FINISH: T.B.D. TOP STYLE: FLAT NOTES - SUITABLE FOR WET LOCATIONS - FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.	
16 OUTDOOR SPEAKER	MANUFACTURER NAME: JBL PROFESSIONAL BY HARMAN CONTACT #: 800.397.1881 WEB: www.jblpro.com MODEL NAME: 8" TWO-WAY CO-AXIAL MUSHROOM LANDSCAPE SPEAKER MODEL #:CONTROL 88M SPECIFICATIONS GENERAL DIMENSIONS: 14" W x 14" D x 20.7" H FINISH: HUNTER GREEN, RAL6018 OR APPROVED EQUAL	
17 DOG FOUNTAIN	MANUFACTURER NAME: MOST DEPENDABLE FOUNTAINS, INC. CONTACT #: (901) 867-0039 WEB: www.mostdependable.com MODEL NAME: OUTDOOR DRINKING FOUNTAIN WITH PET FOUNTAIN MODEL: 440 SM SPECIFICATIONS GENERAL DIMENSIONS: 39" H x 20 3/4" W FINISH: STEEL COLOR: BLACK ADD ONS: HOSE BIBB NOTES - DRAIN: 1 1/2" SCHEDULE 40 PVC PIPE. DRAIN LINE STOPS ABOVE GRADE. PROVED SUMP DRAIN UNDER FIXTURE, SEE DETAIL 11/L4.00 - WATER IS SUPPLIED WITH A 1/2" MIP THREADED INLET WITH STAINLESS STEEL - STRAINER. UNION FITTINGS AT EVERY CONNECTION. SUPPLY LINE STOPS ABOVE GRADE. - PUSH BAR AND SELF CLOSING VALVE REQUIRES LESS THAN 5 LBS TO OPERATE. - SUITABLE FOR EXPOSURE TO RAIN, SNOW & UV RAYS. - FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.	

NOTE: THE LIGHTING CONTRACTOR MAY SELECT SIMILAR LIGHTING FIXTURES FROM ANY MANUFACTURER AS LONG AS THEY MEET THE FOLLOWING MINIMUM REQUIREMENTS AND OBTAIN WRITTEN ACCEPTANCE FROM THE OWNER/OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT CUT SHEETS AND PRODUCT INFORMATION FOR EACH FIXTURE FOR APPROVAL PRIOR TO ORDERING FIXTURES AND RELATED ACCESSORIES.

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TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

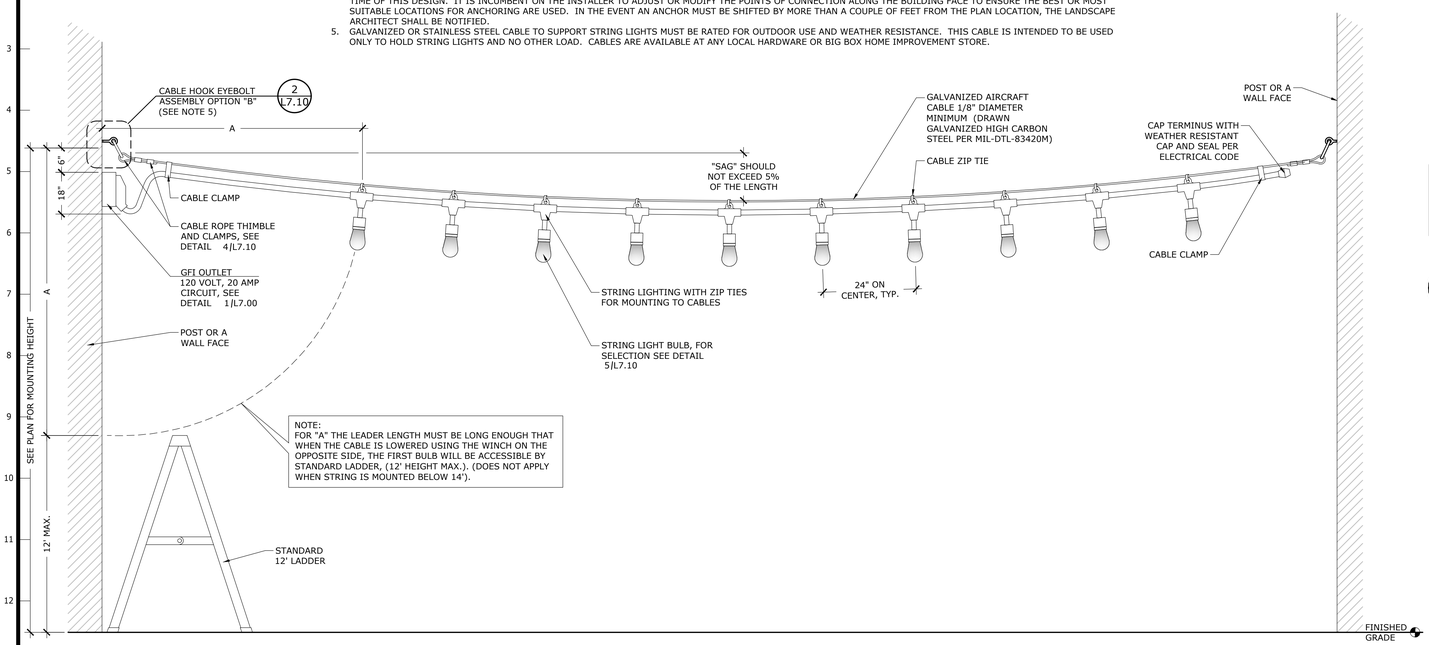
MEP SCHEDULE

DATE	
11/10/23	ISK 4 1: OWNER REVISIONS
	ISK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L7.00

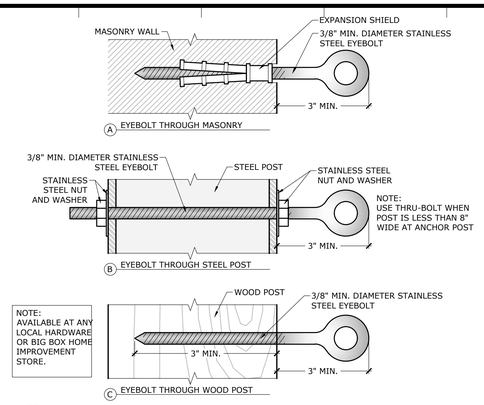
NOTE:
1. THESE STRING LIGHTING DETAILS ARE STANDARDIZED TO COVER MOST SITUATIONS. HOWEVER SOME INSTALLATIONS MAY REQUIRE DEVIATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF SIGNIFICANT DEVIATION FROM THESE DETAILS ARE REQUIRED, AND SEEK ADVICE PRIOR TO MAKING CHANGES.
2. SUBSTITUTIONS OF LIGHT OR LAMP TYPE MAY OVERLOAD THE WIRING AND/OR CIRCUIT.
3. INSTALLER SHALL VERIFY THAT THE TOTAL LOAD FOR ALL BULBS/LAMPS DOES NOT EXCEED THE TOTAL CAPACITY FOR THE WIRE AND/OR CIRCUIT FOR EACH INDIVIDUAL RUN (STRING) AND POINT OF CONNECTION (GFI OUTLET).
4. THE ANCHOR LOCATIONS SHOWN ON PLANS ARE TO BE CONSIDERED APPROXIMATE AS THE EXACT LOCATIONS OF STUDS AND STRUCTURAL MEMBERS ARE NOT KNOWN AT THE TIME OF THIS DESIGN. IT IS INCUMBENT ON THE INSTALLER TO ADJUST OR MODIFY THE POINTS OF CONNECTION ALONG THE BUILDING FACE TO ENSURE THE BEST OR MOST SUITABLE LOCATIONS FOR ANCHORING ARE USED. IN THE EVENT AN ANCHOR MUST BE SHIFTED BY MORE THAN A COUPLE OF FEET FROM THE PLAN LOCATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED.
5. GALVANIZED OR STAINLESS STEEL CABLE TO SUPPORT STRING LIGHTS MUST BE RATED FOR OUTDOOR USE AND WEATHER RESISTANCE. THIS CABLE IS INTENDED TO BE USED ONLY TO HOLD STRING LIGHTS AND NO OTHER LOAD. CABLES ARE AVAILABLE AT ANY LOCAL HARDWARE OR BIG BOX HOME IMPROVEMENT STORE.



NOTE:
FOR "A" THE LEADER LENGTH MUST BE LONG ENOUGH THAT WHEN THE CABLE IS LOWERED USING THE WINCH ON THE OPPOSITE SIDE, THE FIRST BULB WILL BE ACCESSIBLE BY STANDARD LADDER, (12' HEIGHT MAX.). (DOES NOT APPLY WHEN STRING IS MOUNTED BELOW 14').

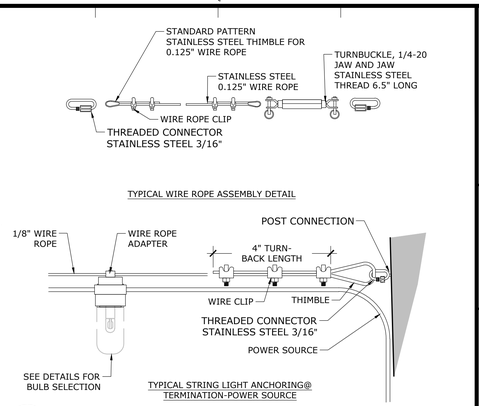
1 STRING LIGHTING ILLUSTRATIVE - TYP. INSTALLATION (NOT SITE SPECIFIC)

SCALE: NTS



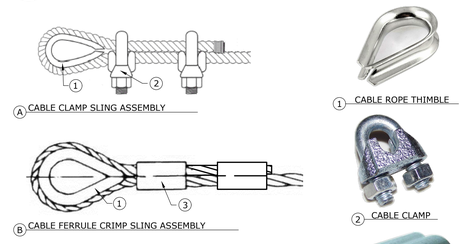
2 CABLE HOOK - EYEBOLT (OPTION "B")

SCALE: NTS



3 STRING LIGHT ASSEMBLY

SCALE: NTS



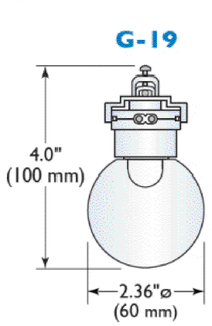
A CABLE CLAMP AND THIMBLE SLING ASSEMBLY:
- THIMBLE MUST BE GALVANIZED, STAINLESS OR ALUMINUM.
- CLAMP MUST BE GALVANIZED, STAINLESS OR ALUMINUM
- SIZE:SUITABLE FOR LOAD, MINIMUM 250 LBS RATING.
- INSTALL 2 CLAMPS MINIMUM PER CONNECTION.

B CABLE FERRULE CRIMP AND THIMBLE SLING ASSEMBLY:
- THIMBLE MUST BE GALVANIZED, STAINLESS OR ALUMINUM.
- FERRULE CRIMP MUST ALUMINUM OR COPPER.
- SIZE:SUITABLE FOR LOAD, MINIMUM 250 LBS RATING.
- INSTALL 2 CRIMPS MINIMUM PER CONNECTION.

NOTE:
AVAILABLE AT ANY LOCAL HARDWARE OR BIG BOX HOME IMPROVEMENT STORE.

4 CABLE COMPONENTS

SCALE: NTS



MANUFACTURER INFORMATION:
NAME: TOKISTAR LIGHTING INC.
CONTACT: (714) 772-7005
FAX: (714) 772-7014
EMAIL: info@tokistar.com
WEB: www.tokistar.com
PRODUCT NAME:
NAME: EXHIBITOR SERIES - 1.8 WATT LEDS

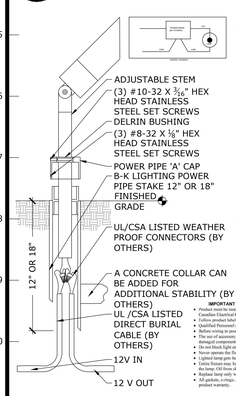
GENERAL INFORMATION:

BULB PART #:	EX-UB
BULB TYPE:	LED
BULB SIZE:	G-19
LED CODE:	UB
LIGHT COLOR:	2400K
LUMEN:	45Lm
WATTS/AMPS PER BULB:	1.8 WATTS
BULB FINISH:	SOLID-STATE LED (CLEAR)
BULB MATERIAL:	POLYCARBONATE
DIMENSIONS:	3.2" TALL x 2.36" WIDE
SOCKET MATERIAL:	PBT
SOCKET DIMENSIONS:	1.61"
WIRE CODE:	EX(BK,WH)-24-(EX-UB)-G19
WIRE TYPE:	#12 AWG WIRE
WIRE DISTANCE:	24' ± .075 ON CENTER
WIRE MATERIAL:	PVC WITH PLATED COPPER CONDUCTOR
WIRE SIZE:	250' MAXIMUM

NOTE:
1. CONTRACTOR MUST USE THIS SPEC PER LIGHTING REQUIREMENTS.
2. CIRCUIT, SWITCHING, AND WIRING BY MEP.

5 LED LIGHT BULB

SCALE: NTS

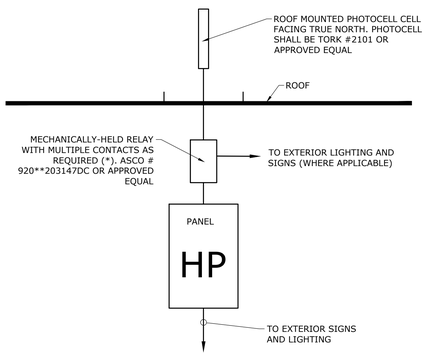


LANDSCAPE TREE/SHRUB UP-LIGHT MOUNTING
NOTE:
1. THE LIGHTING CONTRACTOR MAY SELECT SIMILAR LIGHTING FIXTURES FROM ANY MANUFACTURER AS LONG AS THEY MEET THE FOLLOWING MINIMUM REQUIREMENTS AND OBTAIN WRITTEN ACCEPTANCE FROM THE OWNER/OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT CUT SHEETS AND PRODUCT INFORMATION FOR EACH FIXTURE FOR APPROVAL PRIOR TO ORDERING FIXTURES AND RELATED ACCESSORIES.
2. INSTALL PVC 12" OR 18" POWER PIPE INTO GRADE.
3. POUR A CONCRETE COLLAR AROUND THE MIDDLE OF POWER PIPE FOR ADDITIONAL STABILITY (CONCRETE COLLAR BY OTHERS).
4. ROUTE THE NECESSARY UL APPROVED UNDER GROUND CABLE INTO POWER PIPE.
5. CONNECT 12V WIRING FROM REMOTE TRANSFOMER USING THE PROPER WIRE CONNECTORS FOR THE INSTALLATION (CONNECTORS BY OTHERS).
6. REINSTALL TH POWER PIPE 'A' CAP BY USING HEX HEAD STAINLESS STEEL SET SCREWS PROVIDED.

IMPORTANT SAFETY INFORMATION – READ, FOLLOW, AND SAVE ALL SAFETY AND INSTALLATION INSTRUCTIONS
- Product must be installed by a Licensed Electrician in a manner consistent with its intended use, and in compliance with the National Electrical Code, Underwriters Laboratories, and all applicable Local Codes.
- Follow product label information and instructions.
- Qualified Personnel must perform all servicing or relamping of this product.
- Before wiring to power supply and during servicing or relamping, turn off power at fuse or circuit breaker before service.
- The use of accessory equipment not recommended by the manufacturer or installed contrary to instructions may cause an unsafe condition. The use of accessory equipment not recommended by the manufacturer voids the warranty.
- Do not block light emanating from product in whole or part, as this may cause an unsafe condition.
- Never operate the fixture with missing or damaged lens. Lens must be cleaned on regular basis.
- Do not touch the lamp with bare skin. Use a clean, dry, soft cloth to handle the lamp.
- Unlit fixture may become extremely hot. Do not touch hot lens or fixture body. Do not touch the lamp at any time. Use a clean, dry, soft cloth to handle the lamp. Oil from skin may damage the lamp and cause it to rupture.
- Replace lamp only with correct wattage and type of lamp marked on fixture label.
- All gaskets, o-rings, and sealing surfaces must be kept clean during installation and service. failure to do this may cause an unsafe condition and void product warranty.

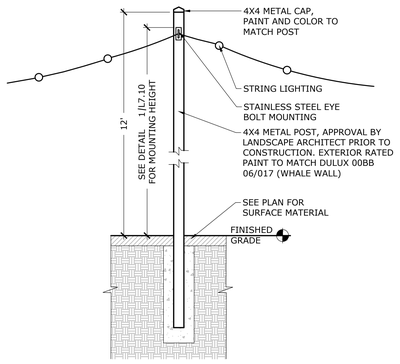
6 LANDSCAPE UP-LIGHT MOUNTING

SCALE: NTS



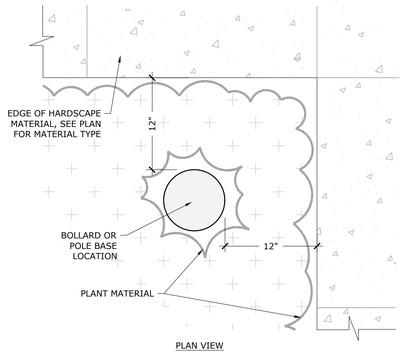
7 EXTERIOR LIGHTING CONTROL DETAIL

SCALE: NTS



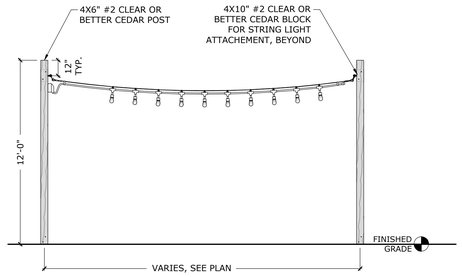
8 FESTOON LIGHT POST

SCALE: NTS



9 BOLLARD/POLE PLACEMENT

SCALE: NTS



10 SECONDARY COURTYARD STRING LIGHT ELEVATION

SCALE: NTS

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

MEP DETAILS

DATE	LSK / RFI
11/10/23	LSK # 1 : OWNER REVISIONS

PROJ. NO: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L7.10

HARDSCAPE ELEMENT SCHEDULE

DETAIL	PRODUCT	SPECIFICATIONS		MANUFACTURER	IMAGE
4 1	WASTE RECEPTACLE	PRODUCT NAME & INFORMATION: NAME: OUTDOOR SLATTED STEEL TRASH CAN WITH FLAT LID MODEL #: WB237726BK DIAMETER: 28" HEIGHT: 36" FINISH: T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN. 3. CONTRACTOR TO PROVIDE PERMANENT MOUNTING METHOD WHICH MEETS MANUFACTURER'S SPECIFICATIONS. 4. A RAIN BONNET IS REQUIRED FOR WASTE RECEPTACLE.	NAME: GLOBAL INDUSTRIAL CONTACT: 1-888-978-7759 WEB: www.globalindustrial.com	
2	TRASH/DOG WASTE RECEPTACLE	PRODUCT NAME & INFORMATION: NAME: POLE MOUNTED RECEPTACLE MODEL #: 1206A-L HEIGHT: 3' FINISH: FOREST GREEN ACCESSORY NAME: DOGIPOT JUNIOR DISPENSER MODEL #: 1002-2 HEIGHT: 48" MAX. FOR ADA COMPLIANCE FINISH: FOREST GREEN	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: DOGIPOT CONTACT: (800) 364-7681 WEB: www.dogipot.com ADDRESS: 2100 PRINCIPAL ROW, SUITE 405 ORLANDO, FLORIDA 32837	 NOTE: ALL PET WASTE STATIONS SHALL BE POSITIONED WITHIN REACH OF AN ACCESSIBLE ROUTE. NOT MORE THAN 20" FROM A PAVED SURFACE, UNLESS SPECIFICALLY INDICATED OTHERWISE.
3	OUTDOOR HAMMOCK	PRODUCT NAME & INFORMATION: NAME: LARGE ORIGINAL COTTON ROPE HAMMOCK ITEM #: 13OC WIDTH: 55" LENGTH: 13' HANGING HEIGHT: 4' HANGING DISTANCE: 14'-16' BED LENGTH: 6'-10" COLOR: BEIGE MATERIAL: COTTON ROPE: 3 PLY - 8mm TOTAL ACCOMODATES: 2 PEOPLE HARDWARE: INCLUDES (2) ZINC-PLATED CHAINS AND (2) TREE HOOKS	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: PAWLEYS ISLAND HAMMOCKS CONTACT: (877) 401-9017 WEB: www.pawleysislandhammocks.com ADDRESS: 305 INDUSTRIAL BLVD. GREENVILLE, NC 27835	
2 4	CUBE PLANTER	PRODUCT NAME + INFORMATION: NAME: BRIXTON SERIES CUBE PLANTER MODEL: CUBE TWENTY LENGTH: 19" WIDTH: 19" HEIGHT: 19.75" COLOR: T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: VERADEK PLANTERS CONTACT: (888) 538-5552 WEB: www.veradek.com	
~~5~~	~~TEXACRAFT CLOUD DAYBED~~	~~PRODUCT NAME & INFORMATION: NAME: CLOUD DAYBED MODEL: 96"H x 21.5"H x 675 LBS FRAME FINISH: FABRIC:~~	~~FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.~~	~~MANUFACTURER: TEXACRAFT PHONE: 800.327.1541 WEB: www.texacraft.com~~	~~ ~~
6	AMENITY BENCH	PRODUCT NAME & INFORMATION: NAME: CLASSIC COLLECTION BENCH MODEL #: STE-20-W LENGTH OPTIONS: ☐ 4 FEET ☐ 6 FEET ☐ 8 FEET SLAT FINISH OPTIONS: ☐ HORIZONTAL STEEL SLATS ☐ WOOD SLATS ☐ RECYCLED PLASTIC STATS COLOR:	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: VICTOR STANLEY CONTACT: 1-800-368-2573 301-855-8300 WEB: www.victorstanley.com	
7	SWING BENCH	PRODUCT NAME & INFORMATION: NAME: GO PORCH SWING MODEL #: GO-PS-CG WIDTH: 48.25" LENGTH: 26.75" HEIGHT: 22.5" FINISH: COLOR - T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: LOLL DESIGNS CONTACT: HEIDI HOLLINGSWORTH PHONE:+1 470 430 9325 EMAIL: HEIDI@LOLLDESIGNS.COM WEB: WWW.LOLLDESIGNS.COM 5912 WASECA STREET DULUTH, MN 55807	
8	WILSHIRE SQUARE PLANTER POT WITH TOE KICK	PRODUCT NAME & INFORMATION: NAME: WILSHIRE COLLECTION MODEL #: WR-4800 IRRIGATION: CWM-R2920-2k FINISH (FRP): T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME:TOURNESOL SITEWORKS WEB: https://www.tournesol.com/ PHONE: (510) 871-6243	
~~9~~	~~GARDEN SCULPTURE~~	~~PRODUCT NAME & INFORMATION: NAME: T.B.D. MODEL #: DIMENSIONS:~~	~~FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.~~	~~NAME: WEB: PHONE: *DETAIL ILLUSTRATES DESIGN INTENT.~~	~~ CHARACTER IMAGE~~

REMOVED FROM SET

REMOVED FROM SET

FURNISHING SCHEDULE

DETAIL	PRODUCT	SPECIFICATIONS		MANUFACTURER	IMAGE
10	UMBRELLA	PRODUCT NAME & INFORMATION: NAME: PORTOFINO, OCTAGON 9.5" CRANK LIFT UMBRELLA MODEL #:PO095CS WIDTH: 114" HEIGHT: 102.5" FINISH: T.B.D. FABRIC: T.B.D.	ADA COMPLIANT: ALL UMBRELLAS, WHEN OPEN, MUST HAVE A MINIMUM OF 80" VERTICAL CLEARANCE ABOVE FINISHED FLOOR. FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
11	POOL CHAISE	PRODUCT NAME & INFORMATION: NAME: SOUTH BEACH RELAXED SLING DOUBLE CHAISE PRODUCT #: 240532 WIDTH: 28.5" DEPTH: 84.5" UPRIGHT HEIGHT: 43" SEAT HEIGHT: 14.5" FINISH: T.B.D. FABRIC: T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
12	ADIRONDACK CHAIR	PRODUCT NAME & INFORMATION: NAME: ADIRONDACK CHAIR ITEM #: 554138 GENERAL DIMENSIONS & FINISH: CHAIR WIDTH: 28" CHAIR DEPTH: 34.75" SEAT BACK HEIGHT: 33.5" COLOR: T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	MANUFACTURER: LOLL DESIGNS VENDOR: DESIGN WITHIN REACH CONTACT: (800) 944-2233 WEB: www.dwr.com *DETAIL ILLUSTRATES DESIGN INTENT.	
13	DINING CHAIR	PRODUCT NAME & INFORMATION: SOUTH BEACH RELAXED SLING DINING CHAIR PRODUCT #: 240524 WIDTH: 26.5" DEPTH: 25.5" SEAT HEIGHT: 16.5" HEIGHT: 32" FINISH: T.B.D. FABRIC: T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
14	COURTYARD LOUNGE CHAIR	PRODUCT NAME & INFORMATION: NAME: TROPITONE EVO WOVEN ARM CHAIR MODEL #: 360910AC WIDTH: 38" DEPTH: 35.5" OVERALL HEIGHT: 30.5" SEAT HEIGHT: 20" ARM HEIGHT: 24" FINISH: FABRIC:	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
15	SECTIONAL COUCH	PRODUCT NAME & INFORMATION: NAME: TROPITONE EVO MODULAR WOVEN MODEL # / DIMENSIONS ☐ 360910MC / 30"H x 30"W x 35.5"D ☐ 360910ML / 30.5"H x 34"W x 35.5"D ☐ 360910MR / 30.5"H x 34"W x 35.5"D ☐ 360910SC / 30.5"H x 36"W x 36"D ☐ 360917SO / 18"H x 30"W x 30"D FINISH: T.B.D. FABRIC: T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
16	SQUARE DINING TABLE	PRODUCT NAME & INFORMATION: NAME: LA'STRATTA 42" SQAURE UMBRELLA DINING TABLE (ADA COMPLIANT) MODEL #: 4243SLU WIDTH: 42" DEPTH: 42" HEIGHT: 28.5" FINISH: ALUMINUM WITH POWDERCOAT FINISH COLOR: T.B.D.	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
17	WOVEN COFFEE TABLE	PRODUCT NAME & INFORMATION: NAME: 50"X34" RECTANGULAR SABIA TABLE TOP MODEL #: SA5034 DIMENSIONS: 50"W x 34"D THICKNESS: 1½" FINISH: T.B.D. PRODUCT NAME & INFORMATION: NAME: EVO WOVEN COFFEE TABLE BASE MODEL #: 360953B DIMENSIONS: 46"W x 30D x 17"HT. FINISH:	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
18	OUTDOOR TABLE	PRODUCT NAME & INFORMATION: NAME: TAVOLA OUTDOOR DINING TABLE SKU #: SKU3796 WIDTH: 94.5" DEPTH: 39.5" OVERALL HEIGHT: 30.5" CLEARANCE HEIGHT: 27.5" COLOR FINISH: ☐ VINTAGE BROWN ☐ DRIFTWOOD GRAY	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: ARTICLE CONTACT: 1-888-746-3455 WEB: www.article.com *DETAIL ILLUSTRATES DESIGN INTENT.	

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Atlanta, Geogia 30318
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04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

FURNISHING DETAILS I

DATE	
11/10/23	LSK / RFI LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

L7.20

FURNISHING SCHEDULE

DETAIL	PRODUCT	SPECIFICATIONS		MANUFACTURER	IMAGE
1	LAWN CHAIR	PRODUCT NAME & INFORMATION: NAME: MOROCCO GRAPHITE OVAL OUTDOOR LOUNGE CHAIR WITH WHITE CUSHION SKU: 358365 MATERIAL: FINISH COLOR:	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. COLOR T.B.D. BY OWNER/LA, CONTACT 2 WEEKS PRIOR TO ORDERING MATERIALS.	NAME: CRATE & BARREL PHONE: 312-779-1979 WEB: WWW.CRATEANDBARREL.COM *DETAIL ILLUSTRATES DESIGN INTENT.	
2	LAWN POOF	PRODUCT NAME & INFORMATION: NAME: GREY OUTDOOR POUF SKU: 227983 MATERIAL: FINISH COLOR:	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. COLOR T.B.D. BY OWNER/LA, CONTACT 2 WEEKS PRIOR TO ORDERING MATERIALS.	NAME: CRATE & BARREL PHONE: 312-779-1979 WEB: WWW.CRATEANDBARREL.COM *DETAIL ILLUSTRATES DESIGN INTENT.	
3	SIDE TABLE	PRODUCT NAME & INFORMATION: NAME: BOULEVARD 20" ROUND STACKABLE TEA TABLE PRODUCT #: 601582SB WIDTH: 26" HEIGHT: 18" FINISH:	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	
4	BAR STOOL	PRODUCT NAME & INFORMATION: NAME: SOUTH BEACH RELAXED SLING STATIONARY BAR STOOL PRODUCT #: 240526 WIDTH: 24" DEPTH: 25.5" SEAT HEIGHT: 28" HEIGHT: 43.5" FINISH: FABRIC:	FURNISHING SELECTION NOTES: 1. FURNISHING EXAMPLE PHOTOS ARE PROVIDED FOR STYLE REFERENCE AND APPROXIMATE DIMENSIONS NEEDED. COLOR AND STYLE MUST BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 2. SELECTED COLORS/ FINISHES MAY VARY FROM IMAGES SHOWN.	NAME: TROPITONE WEB: www.tropitone.com *DETAIL ILLUSTRATES DESIGN INTENT.	

1

FURNISHING SCHEDULE

DETAIL	PRODUCT	SPECIFICATIONS	MANUFACTURER	IMAGE

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04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

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SUITE 100 | ATLANTA, GA 30309

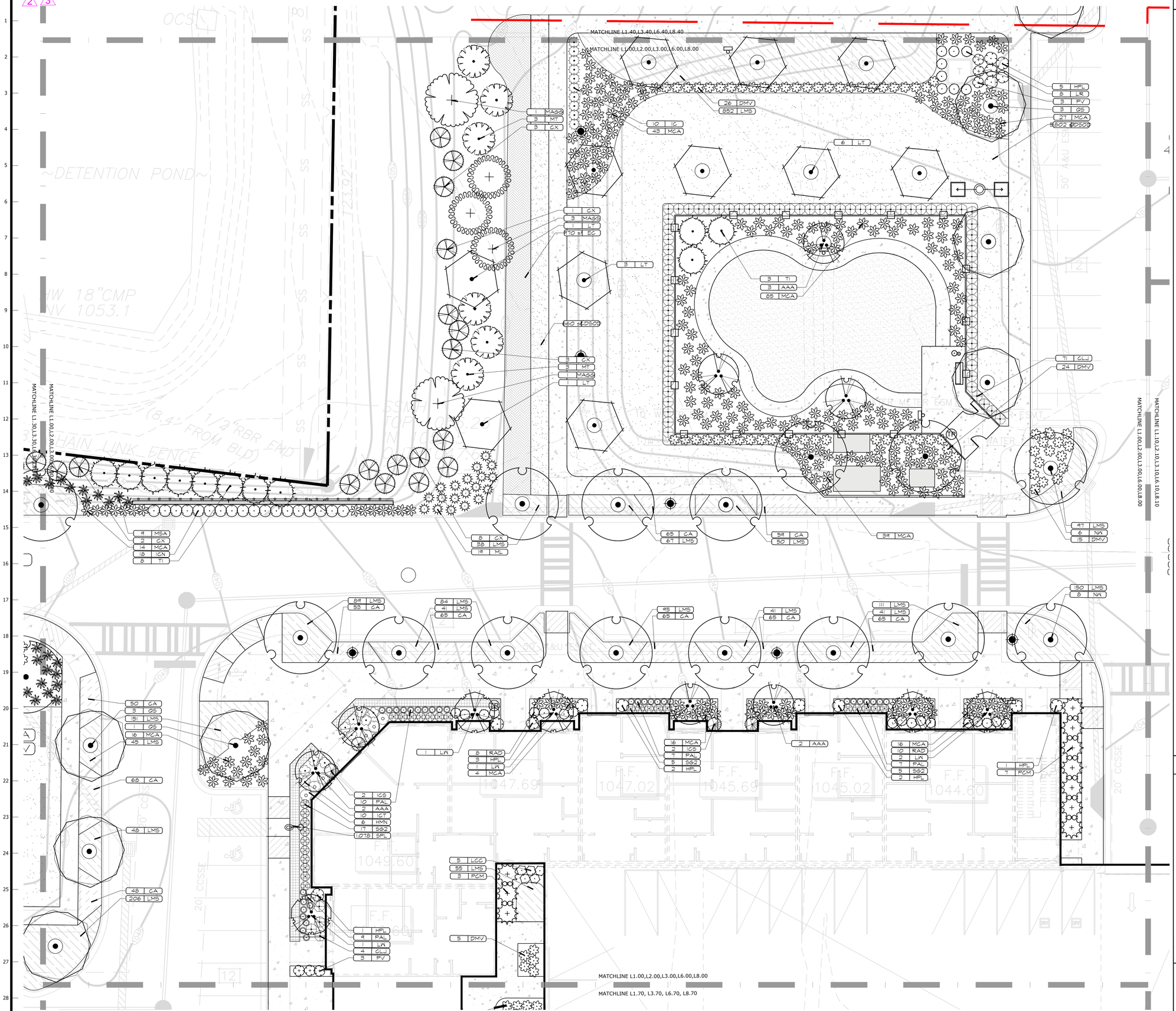
LANDSCAPE DEVELOPMENT PLANS

FURNISHING DETAILS II

DATE	
11/10/23	LSK / RFI
	LSK #1 - OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

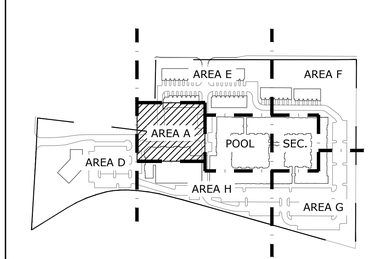
SHEET NUMBER:
L7.21



PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AAA	7	DOWNY SERVICEBERRY
	CX	16	LEYLAND CYPRESS
	LW	5	NATCHEZ CRAPE MYRTLE MULTI-TRUNK
	LT	11	TULIP POPLAR
	MAGG	2	SOUTHERN MAGNOLIA
	MT	6	TEDDY BEAR® SOUTHERN MAGNOLIA
	MAGS	3	SAUCER MAGNOLIA
	NW	14	WILDFIRE TUPELO
	PCM	10	BRIGHT 'N TIGHT CAROLINA CHERRY LAUREL
	QS	7	SHUMARD OAK
	TI	11	GREEN GIANT ARBORVITAE
SYMBOL	CODE	QTY	COMMON NAME
SHRUBS			
	CLJ	77	CLEYERA
	DMV	70	DISTYLIUM
	HMN	6	NIKKO BLUE HYDRANGEA
	HPL	14	LIMELIGHT HYDRANGEA
	IC	10	CARISSA HOLLY
	ICN	18	NEEDLEPOINT HOLLY
	ICS	4	STEEDS JAPANESE HOLLY
	ICT	10	JAPANESE HOLLY
	LR	8	CURLY LEAF JAPANESE PRIVET
	LCC	5	CRIMSON FIRE LOROPETALUM
	MSA	16	ADAGIO EULALIA GRASS
	MCA	257	PINK MUHLY
	ML	19	WHITE CLOUD DUNE HAIRGRASS
	PAL	33	LITTLE BUNNY FOUNTAIN GRASS
	PV	6	VARIEGATED JAPANESE PITTOSPORUM
	SG2	27	GOLDMOUND SPIREA
	RAD	18	PINK DOUBLE KNOCKOUT ROSE
SYMBOL	CODE	QTY	COMMON NAME
GROUND COVERS			
	CA	603	ACUTE SEDGE
	CDSOD	6,462 SF	BERMUDA GRASS
	EC	970 SF	WEEPING LOVEGRASS

SITE KEY:



NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

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LANDSCAPE DEVELOPMENT PLANS

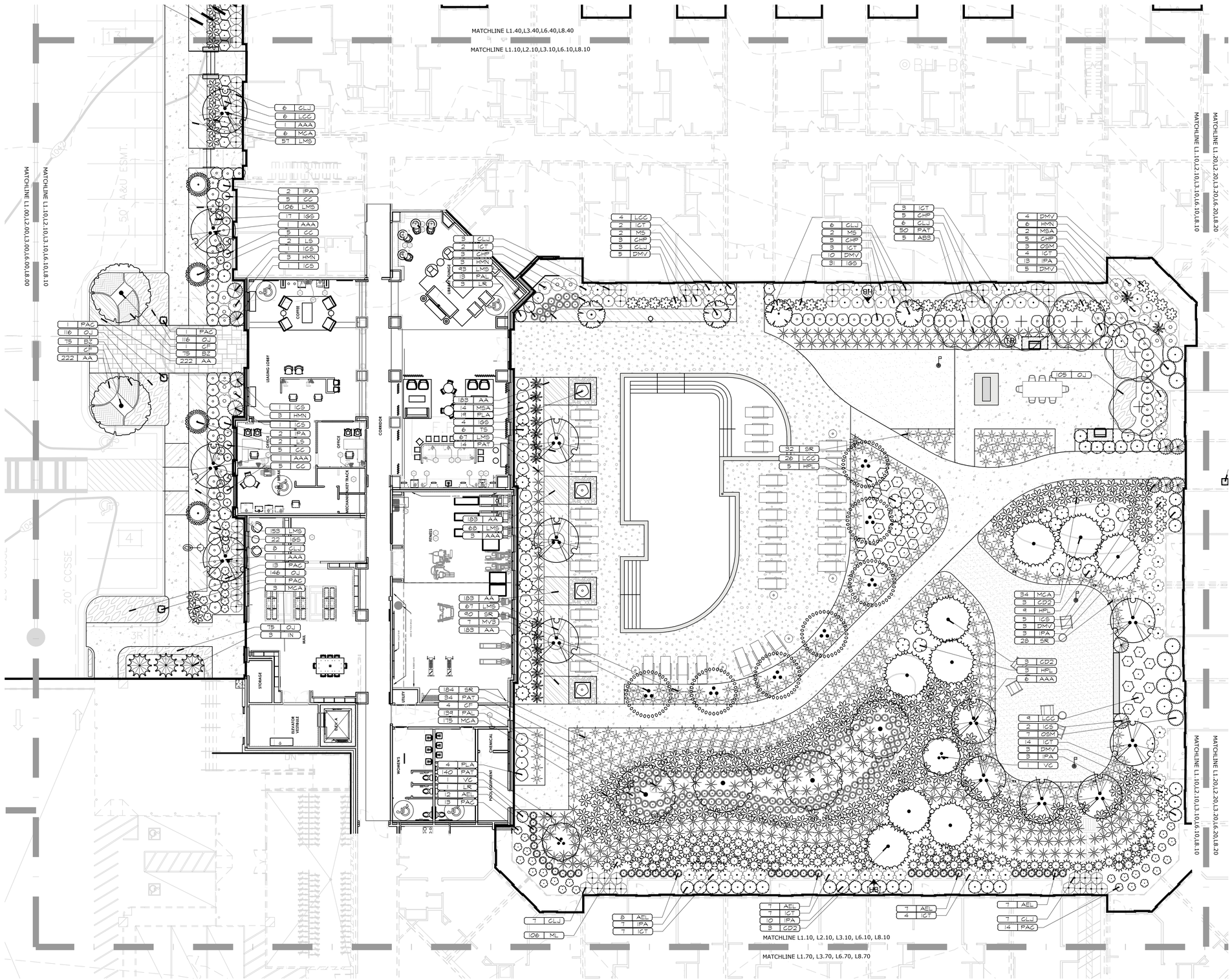
LANDSCAPE PLAN 'PARK'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

L8.00



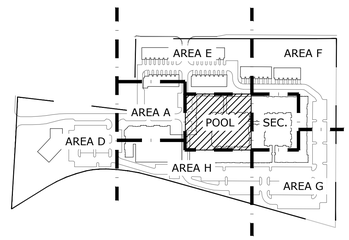
PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AB3	5	AERYN TRIDENT MAPLE
	AAA	13	DOWNY SERVICEBERRY
	CF	6	PYRAMIDAL EUROPEAN HORNBEAN
	CD2	9	DEODAR CEDAR
	IN	3	NELLIE R. STEVENS HOLLY
	LS	4	SLENDER SILHOUETTE SWEETGUM
	MS	4	STAR MAGNOLIA
	MV3	7	GREEN MILE SWEET BAY MAGNOLIA
	TS	6	EMERALD GREEN ARBORVITAE
	VC	2	CHASTE TREE

SYMBOL	CODE	QTY	COMMON NAME
SHRUBS			
	AEL	41	CAST IRON PLANT
	CC	20	BLUE MIST SHRUB
	CHP	21	PROSTRATE PLUM YEW
	CLJ	47	CLEYERA
	DMV	30	DISTYLIUM
	HMN	15	NIKKO BLUE HYDRANGEA
	HPL	17	LIMELIGHT HYDRANGEA
	ICS	11	STEEDS JAPANESE HOLLY
	ICT	46	JAPANESE HOLLY
	IGS	74	SHAMROCK INKBERRY
	IPA	40	ANISE
	SR	334	SOFT RUSH
	LR	4	CURLY LEAF JAPANESE PRIVET
	LCC	46	CRIMSON FIRE LOROPETALUM
	MSA	16	ADAGIO EULALIA GRASS
	MCA	219	PINK MUHLY
	ML	106	WHITE CLOUD DUNE HAIRGRASS
	OSM	10	SWEET OLIVE
	PAL	152	LITTLE BUNNY FOUNTAIN GRASS
	PAT	238	RUSSIAN SAGE
	PAC	43	CHRISTMAS FERN
	PLA	23	OTTO LUYKEN LAUREL

SYMBOL	CODE	QTY	COMMON NAME
GROUND COVERS			
	AA	1,176	SWEET FLAG
	BZ	150	BLUE ZINGER SEDGE
	LMS	665	SUPER BLUE LIRIOPE
	OJ	558	MONDO GRASS

SITE KEY:



NORTH

0 10 20 30 FT

SCALE: 1" = 10'

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	✓
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

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LANDSCAPE DEVELOPMENT PLANS

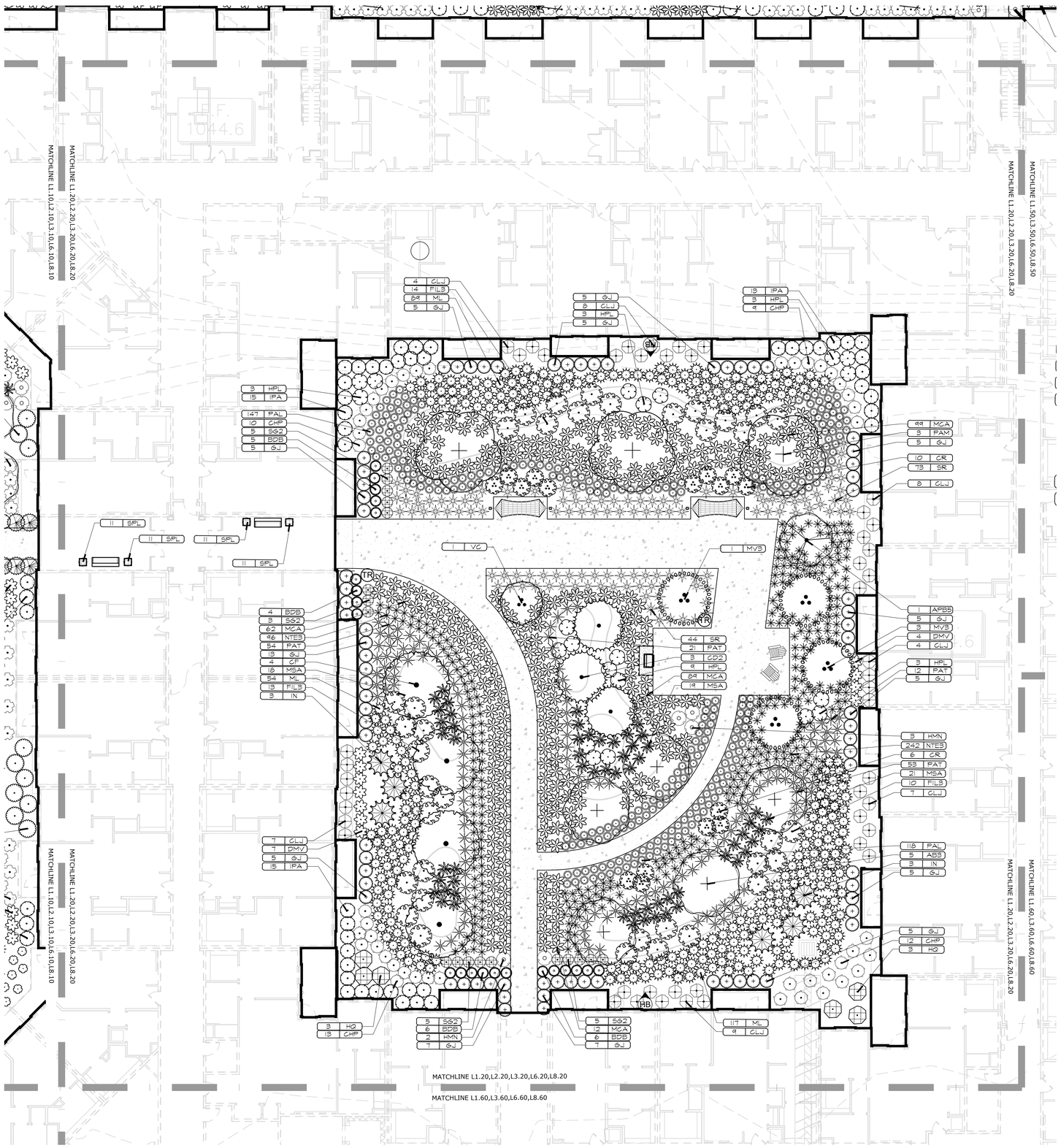
LANDSCAPE PLAN 'POOL COURTYARD'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

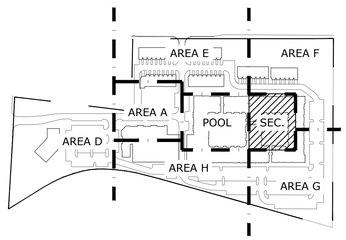
L8.10



PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AB3	5	AERYN TRIDENT MAPLE
	APB5	1	BLOODGOOD JAPANESE MAPLE
	CF	4	PYRAMIDAL EUROPEAN HORNBEAN
	CD2	3	DEODAR CEDAR
	IN	6	NELLIE R. STEVENS HOLLY
	MV3	4	GREEN MILE SWEET BAY MAGNOLIA
	PAM	3	EXCLAMATION LONDON PLANE TREE
	VC	1	CHASTE TREE
SYMBOL	CODE	QTY	COMMON NAME
SHRUBS			
	BDB	21	DWARF BUTTERFLY BUSH
	CHP	44	PROSTRATE PLUM YEW
	CLJ	47	CLEYERA
	CR	16	RED TWIG DOGWOOD
	DMV	11	DISTYLIUM
	FIL3	37	LYNWOOD GOLD FORSYTHIA
	GJ	77	GARDENIA
	HMN	5	NIKKO BLUE HYDRANGEA
	HPL	21	LIMELIGHT HYDRANGEA
	HQ	6	OAKLEAF HYDRANGEA
	IPA	43	ANISE
	SR	117	SOFT RUSH
	MSA	58	ADAGIO EULALIA GRASS
	MCA	262	PINK MUHLY
	ML	260	WHITE CLOUD DUNE HAIRGRASS
	NTE3	338	MEXICAN FEATHER GRASS
	PAL	265	LITTLE BUNNY FOUNTAIN GRASS
	PAT	140	RUSSIAN SAGE
	SG2	18	GOLDMOUND SPIREA
SYMBOL	CODE	QTY	COMMON NAME
GROUND COVERS			
	SPL	44	SEASONAL COLOR

SITE KEY:



NORTH

SCALE: 1" = 10'

0 10 20 30 FT

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01/15/24	OWNER REVISION	
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04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

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SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

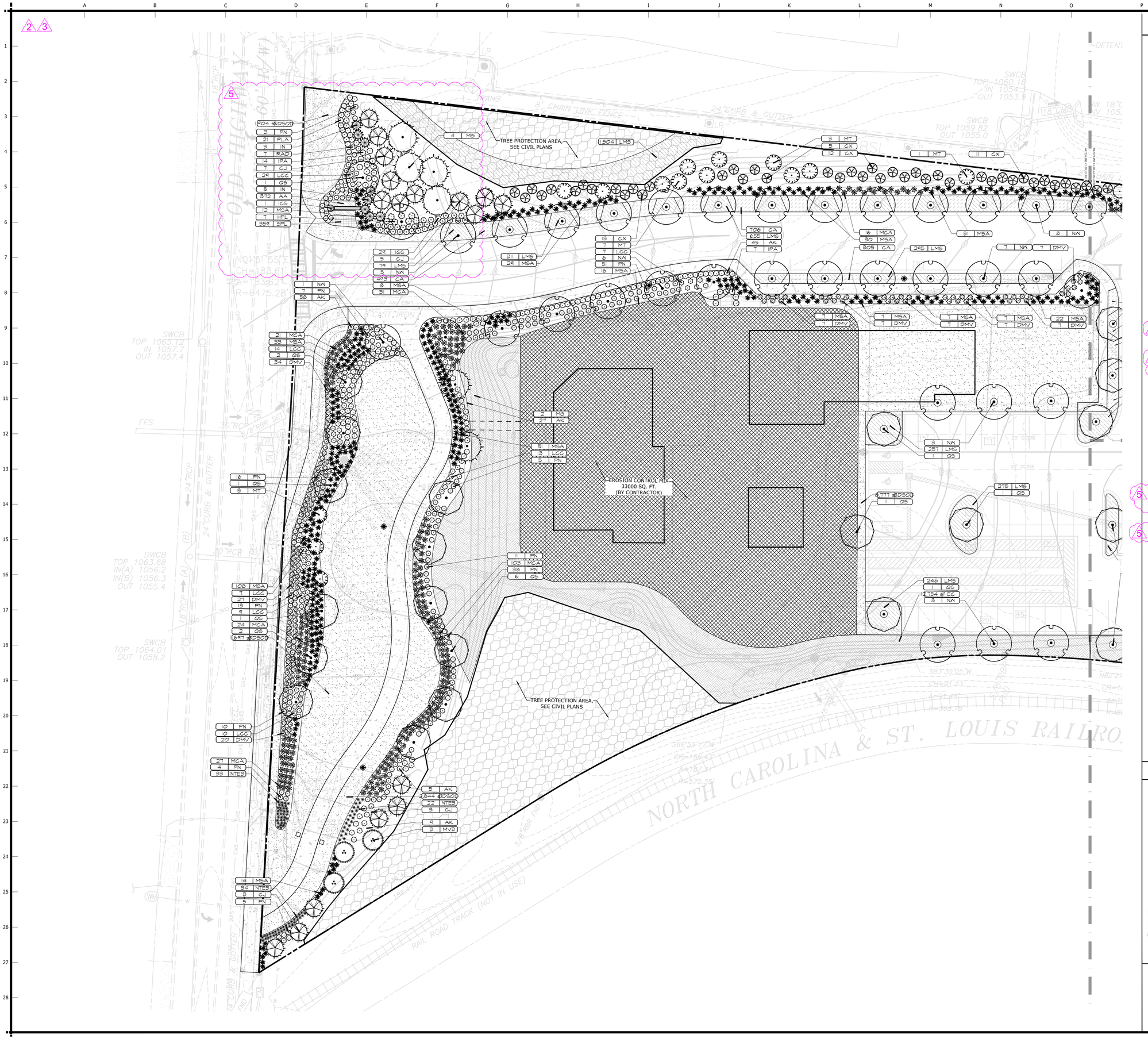
LANDSCAPE PLAN
'SECONDARY COURTYARD'

DATE	
11/10/23	LSK / RFI
	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

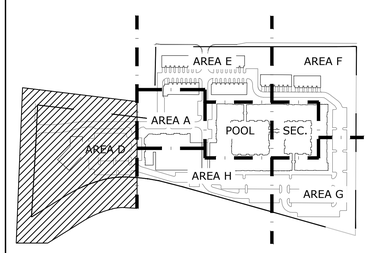
L8.20



PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	CJ	18	JAPANESE CEDAR
	CX	41	LEYLAND CYPRESS
	IN	8	NELLIE R. STEVENS HOLLY
	MT	14	TEDDY BEAR® SOUTHERN MAGNOLIA
	MV3	3	GREEN MILE SWEET BAY MAGNOLIA
	MG	6	DAWN REDWOOD
	NW	34	WILDFIRE TUPELO
	QS	17	SHUMARD OAK
SYMBOL	CODE	QTY	COMMON NAME
SHRUBS			
	AK	144	KALEIDOSCOPE GLOSSY ABELIA
	DMV	123	DISTYLIUM
	HPL	7	LIMELIGHT HYDRANGEA
	ICS	1	STEEDS JAPANESE HOLLY
5	IGS	29	SHAMROCK INKBERRY
	IPA	21	ANISE
5	LCC	89	CRIMSON FIRE LOROPETALUM
	MSA	375	ADAGIO EULALIA GRASS
	MCA	222	PINK MUHLY
	NTE3	89	MEXICAN FEATHER GRASS
	PN	163	NORTHWIND SWITCH GRASS
	PLA	21	OTTO LUYKEN LAUREL
	RAD	7	PINK DOUBLE KNOCKOUT ROSE
SYMBOL	CODE	QTY	COMMON NAME
GROUND COVERS			
	AA	372	SWEET FLAG
5	CA	1,603	ACUTE SEDGE
	CDSOD	25,222 SF	BERMUDA GRASS
	EC	12,754 SF	WEEPING LOVEGRASS
5	LMS	3,740	SUPER BLUE LIRIOPE
	SPL	359	SEASONAL COLOR

SITE KEY:



NORTH

0 20 40 60 FT

SCALE: 1" = 20'

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04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

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LANDSCAPE DEVELOPMENT PLANS

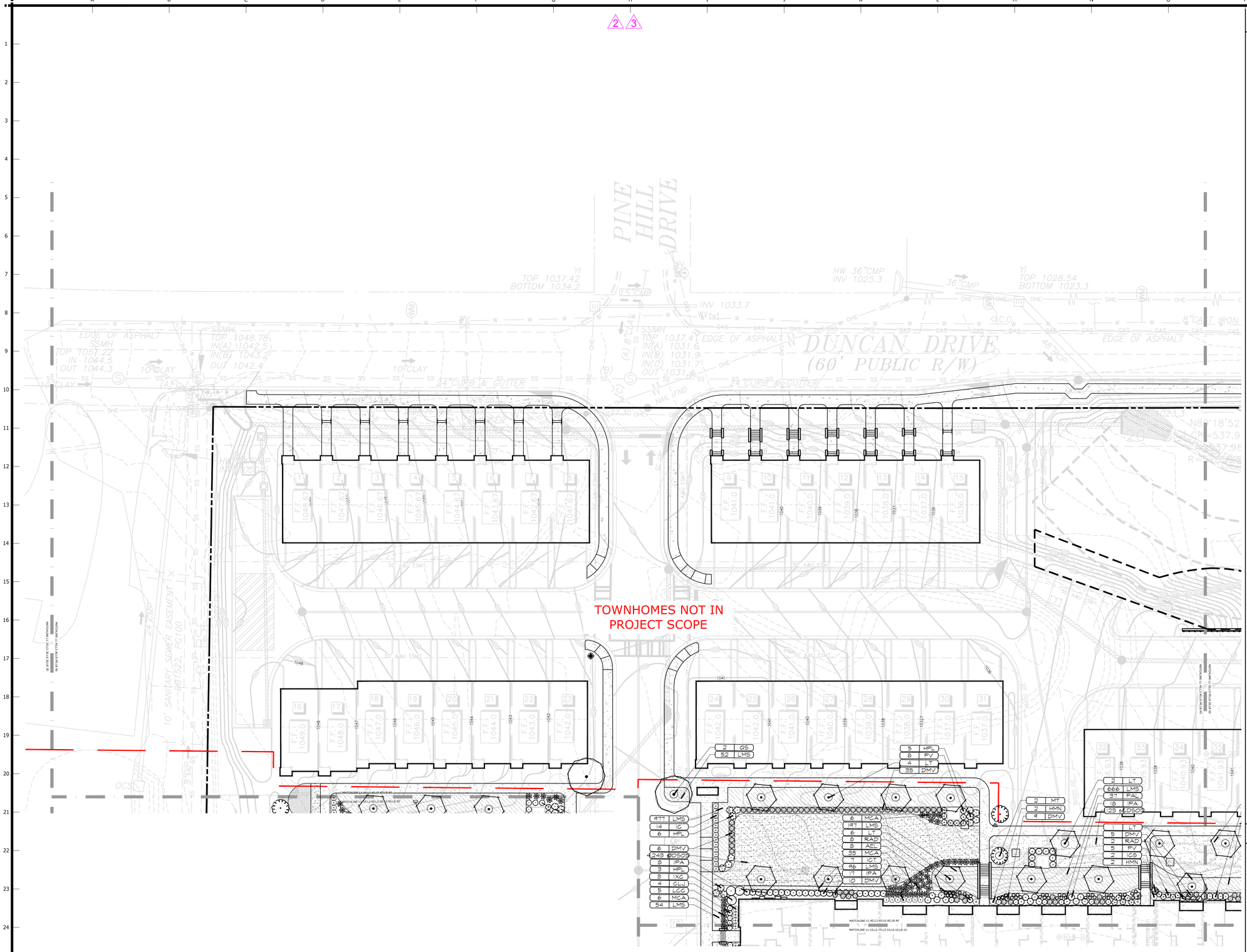
LANDSCAPE PLAN 'AREA D'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

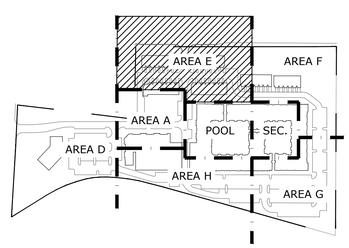
L8.30



PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	LT	13	TULIP POPLAR
	MT	2	TEDDY BEAR® SOUTHERN MAGNOLIA
	QS	2	SHUMARD OAK
SYMBOL	**CODE**	**QTY**	**COMMON NAME**
SHRUBS			
	AEL	8	CAST IRON PLANT
	CLJ	3	CLEYERA
	DMV	65	DISTYLIUM
	HMN	4	NIKKO BLUE HYDRANGEA
	HPL	14	LIMELIGHT HYDRANGEA
	IC	14	CARISSA HOLLY
	ICS	2	STEEDS JAPANESE HOLLY
	ICT	7	JAPANESE HOLLY
	IXC	3	OAK LEAF HOLLY
	IPA	44	ANISE
	LCC	4	CRIMSON FIRE LOROPETALUM
	MCA	49	PINK MUHLY
	PAL	37	LITTLE BUNNY FOUNTAIN GRASS
	PV	13	VARIEGATED JAPANESE PITTOSPORUM
	RAD	10	PINK DOUBLE KNOCKOUT ROSE
SYMBOL	**CODE**	**QTY**	**COMMON NAME**
GROUND COVERS			
	CDSOD	7,637 SF	BERMUDA GRASS
	LMS	2,400	SUPER BLUE LIRIOPE

SITE KEY:



NORTH

0 20 40 60 FT

SCALE: 1" = 20'

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DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
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04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

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LANDSCAPE DEVELOPMENT PLANS

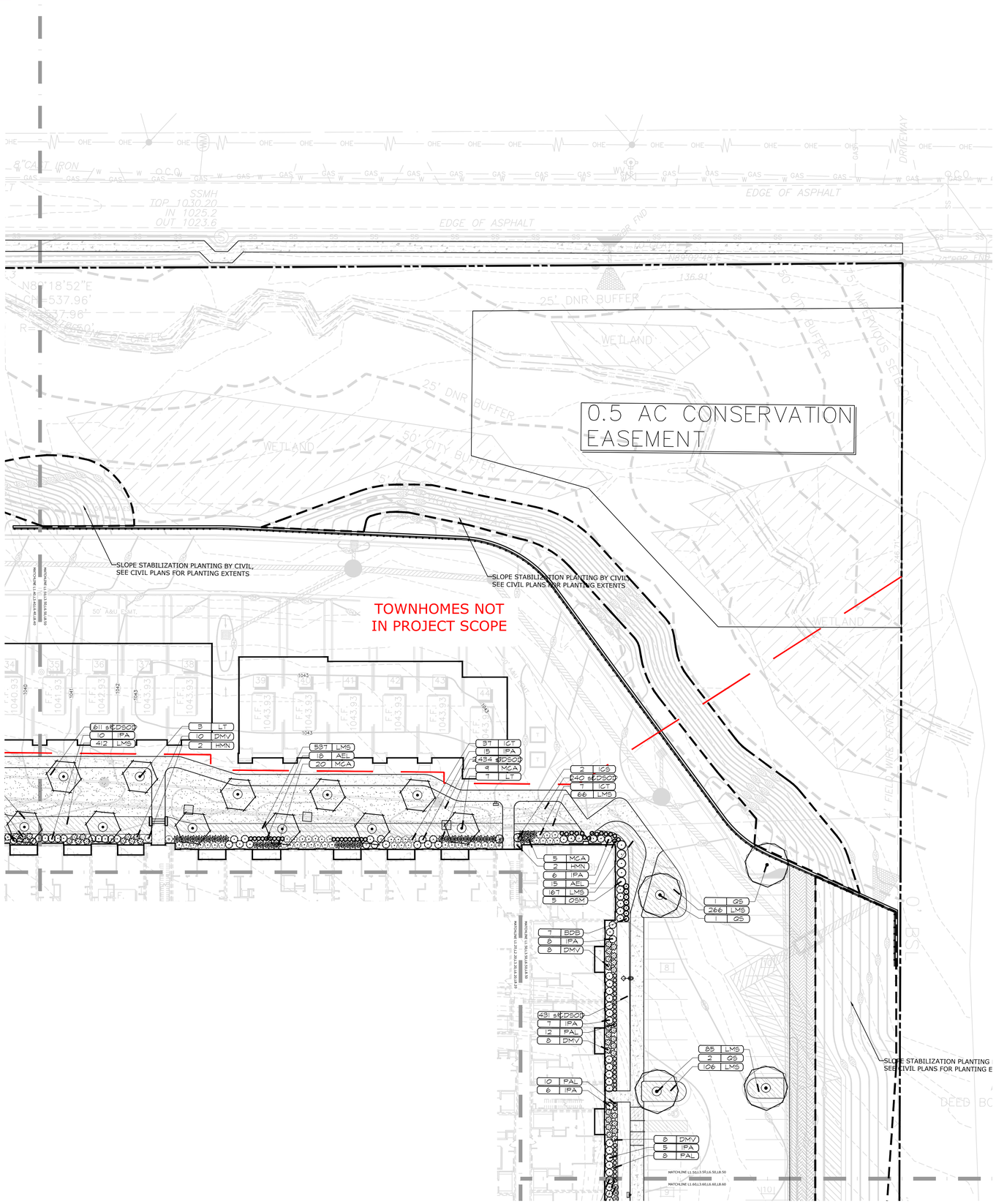
LANDSCAPE PLAN 'AREA E'

DATE	LSK / REF.
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

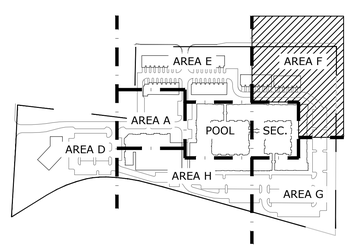
L8.40



PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	LT	10	TULIP POPLAR
	QS	4	SHUMARD OAK
SYMBOL	**CODE**	**QTY**	**COMMON NAME**
SHRUBS			
	AEL	33	CAST IRON PLANT
	BDB	7	DWARF BUTTERFLY BUSH
	DMV	34	DISTYLIUM
	HMN	4	NIKKO BLUE HYDRANGEA
	ICS	2	STEEDS JAPANESE HOLLY
	ICT	44	JAPANESE HOLLY
	IPA	56	ANISE
	MCA	34	PINK MUHLY
	OSM	5	SWEET OLIVE
	PAL	30	LITTLE BUNNY FOUNTAIN GRASS
SYMBOL	**CODE**	**QTY**	**COMMON NAME**
GROUND COVERS			
	CDSOD	3,105 SF	BERMUDA GRASS
	LMS	1,227	SUPER BLUE LIRIOPE

SITE KEY:



NORTH

0 20 40 60 FT

SCALE: 1" = 20'

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

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LANDSCAPE DEVELOPMENT PLANS

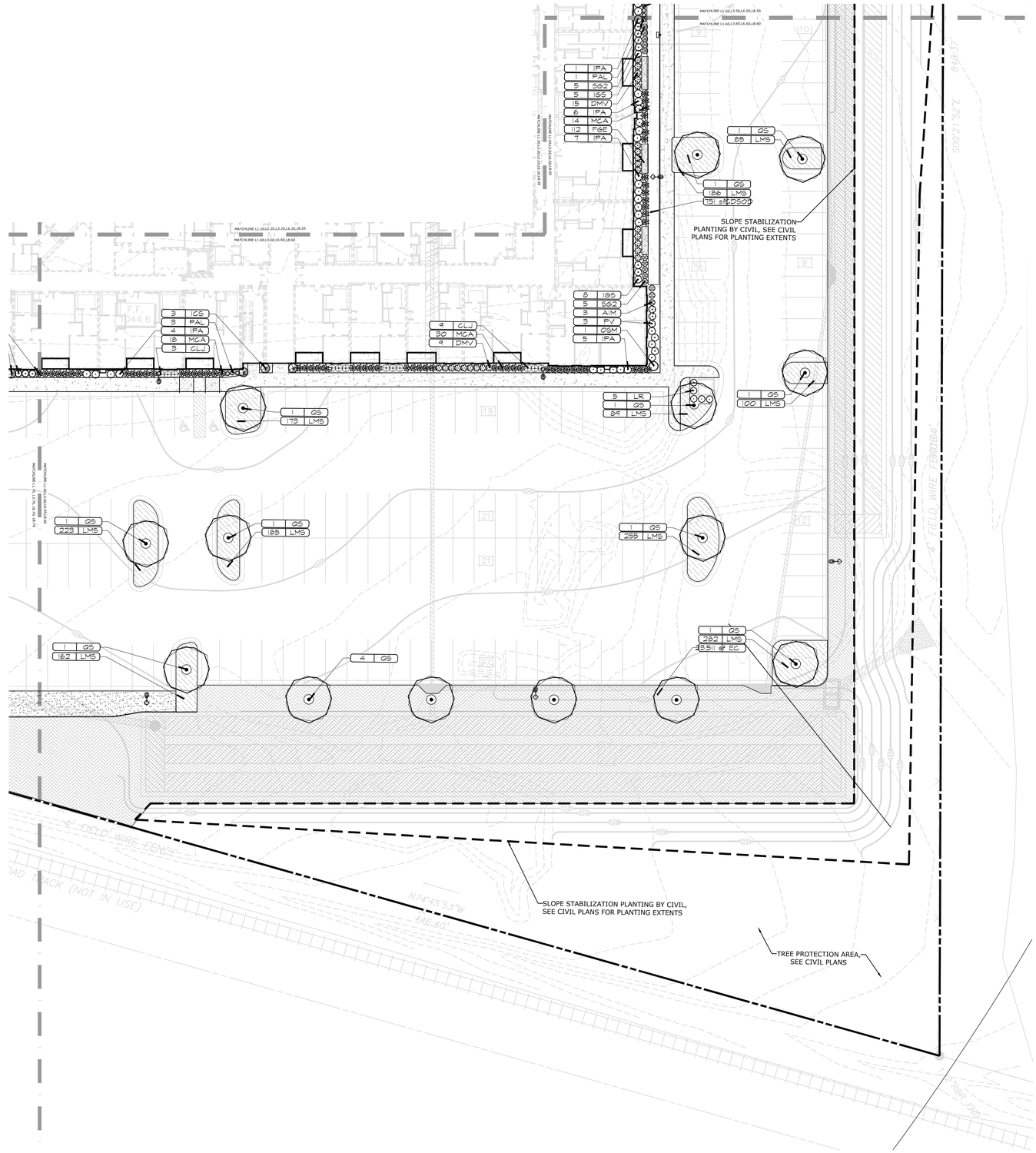
LANDSCAPE PLAN 'AREA F'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO.: # #-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

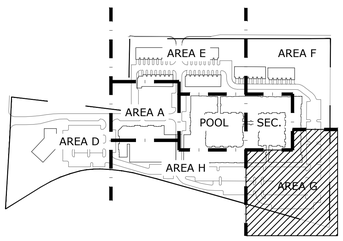
L8.50



PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	QS	14	SHUMARD OAK
SYMBOL	**CODE**	**QTY**	**COMMON NAME**
SHRUBS			
	AIM	3	MRS. G.G. GERBING AZALEA
	CLJ	12	CLEYERA
	DMV	24	DISTYLIUM
	ICS	3	STEEDS JAPANESE HOLLY
	IGS	13	SHAMROCK INKBERRY
	IPA	23	ANISE
	LR	5	CURLY LEAF JAPANESE PRIVET
	MCA	62	PINK MUHLY
	OSM	1	SWEET OLIVE
	PAL	4	LITTLE BUNNY FOUNTAIN GRASS
	PV	3	VARIEGATED JAPANESE PITTOSPORUM
	SG2	10	GOLDMOUND SPIREA
SYMBOL	**CODE**	**QTY**	**COMMON NAME**
GROUND COVERS			
	CDSOD	751 SF	BERMUDA GRASS
	EC	23,511 SF	WEEPING LOVEGRASS
	FGE	112	BLUE FESCUE
	LMS	1,740	SUPER BLUE LIRIOPE

SITE KEY:



NORTH

0 20 40 60 FT

SCALE: 1" = 20'

b+C STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
04/01/22	DD SET	
05/27/22	GMP SET	
01/15/24	OWNER REVISION	
03/01/24	OWNER REVISION II	
04/18/24	OWNER REVISION III	
04/25/24	OWNER REVISION IV	
05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

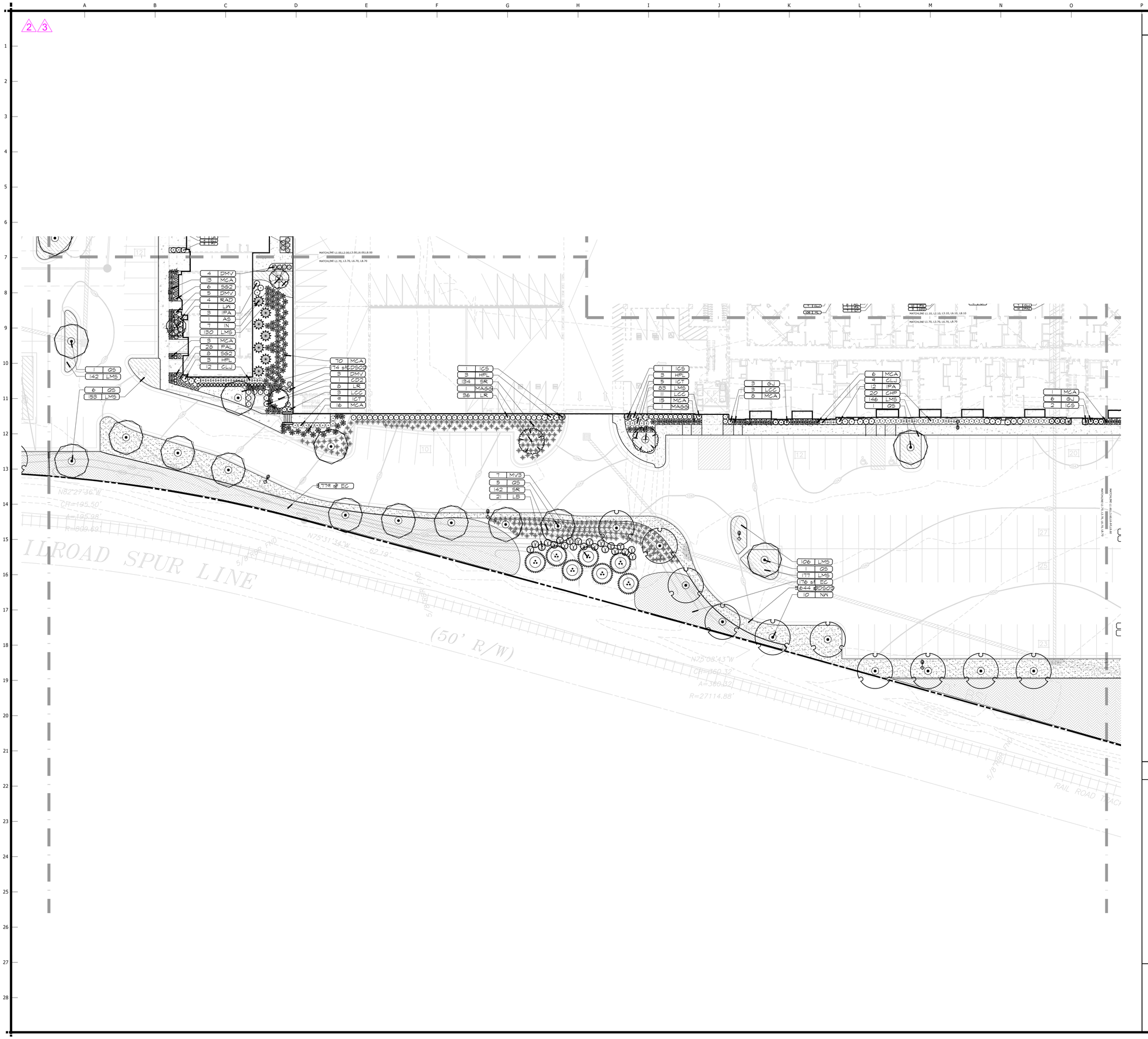
LANDSCAPE PLAN 'AREA G'

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

L8.60



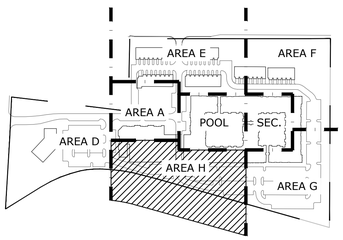
PLANT SCHEDULE:

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	AS	1	SEIRYU JAPANESE MAPLE
	CD2	1	DEODAR CEDAR
	IN	7	NELLIE R. STEVENS HOLLY
	LW	1	NATCHEZ CRAPE MYRTLE MULTI-TRUNK
	MAGG	2	SOUTHERN MAGNOLIA
	MV3	7	GREEN MILE SWEET BAY MAGNOLIA
	NW	10	WILDFIRE TUPELO
	QS	14	SHUMARD OAK

SYMBOL	CODE	QTY	COMMON NAME
SHRUBS			
	CHP	20	PROSTRATE PLUM YEW
	CLJ	21	CLEYERA
	DMV	12	DISTYLIUM
	GJ	9	GARDENIA
	HPL	9	LIMELIGHT HYDRANGEA
	ICS	4	STEEDS JAPANESE HOLLY
	ICT	14	JAPANESE HOLLY
	IPA	15	ANISE
	SR	276	SOFT RUSH
	LR	44	CURLY LEAF JAPANESE PRIVET
	LB	21	BURGUNDY LOROPETALUM
	LCC	17	CRIMSON FIRE LOROPETALUM
	MCA	132	PINK MUHLY
	PAL	28	LITTLE BUNNY FOUNTAIN GRASS
	SG2	14	GOLDMOUND SPIREA
	RAD	4	PINK DOUBLE KNOCKOUT ROSE

SYMBOL	CODE	QTY	COMMON NAME
GROUND COVERS			
	CDSOD	5,818 SF	BERMUDA GRASS
	EC	4,955 SF	WEEPING LOVEGRASS
	LMS	937	SUPER BLUE LIRIOPE

SITE KEY:



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SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

LANDSCAPE PLAN 'AREA H'

DATE	
11/10/23	LSK #1: OWNER REVISIONS
	LSK / RFI

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:

L8.70

PLANTING NOTES:

1.) CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND IDENTIFY ISSUES THAT WILL IMPACT CONSTRUCTION.

2.) CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING UNDERGROUND UTILITIES LOCATED IN AREAS OF DISTURBANCE PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3.) PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, SCHEDULES OF VALUES, DRAWINGS, OR SITE CONDITIONS WITH THE LANDSCAPE ARCHITECT. IF A DISCREPANCY EXIST BETWEEN A SCHEDULE OF VALUES OR PLANT LIST AND THE PLANS, THE QUANTITY INDICATED ON THE PLANS SHALL PREVAIL.

4.) CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS AND SUBMIT TEST RESULTS AND PROPOSE SOIL AMENDMENTS TO LANDSCAPE ARCHITECT FOR APPROVAL. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THESE RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO INITIAL SOIL TEST REPORT APPROVAL. TESTING SHALL BE DONE BY SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER AMENDMENTS HAVE BEEN DONE.

5.) VERIFY TREES AND SPECIMEN PLANT MATERIAL SUPPLIED BY OWNER PRIOR TO CONSTRUCTION.

6.) CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR PLANTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 48 HOURS NOTICE SHOULD BE GIVEN BY THE CONTRACTOR FOR THIS REVIEW. DUE TO EXISTING VEGETATION AND OTHER SITE CONDITIONS, THE CONTRACTOR SHOULD ANTICIPATE FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT. THE STAKED LOCATIONS OF ALL TREES IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION UNLESS OTHERWISE AGREED.

MATERIALS:

7.) PLANTS SHALL BE VIGOROUS, WELL ROOTED WITH DENSE GROWTH TYPICAL FOR VARIETIES SPECIFIED AND FREE FROM INJURY, INSECTS AND DISEASES.

8.) PLANTS SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

9.) ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE AT THE JOB SITE. ALL MATERIAL REJECTED SHALL BE REMOVED FROM THE PROJECT SITE AT NO ADDITIONAL COST TO THE OWNER. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING AND AFTER INSTALLATION. EXAMPLE: A TREE THAT WAS ACCEPTED AT DELIVERY BUT DAMAGED DURING INSTALLATION OR DECLINES SHORTLY FOLLOWING INSTALLATION SHALL BE REPLACED AT NO EXTRA CHARGE.

10.) ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED.

11.) ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOTBALLS.

12.) ALL TREE TRUNKS SHALL BE STRAIGHT WITH NO SIGNIFICANT SCARING, SUN SCALD OR SHIPPING DAMAGE.

13.) ALL TREES REQUIRED TO BE MATCHING PER THE REMARKS IN THE PLANT LIST SHALL BE APPROXIMATELY EQUAL IN CROTCH HEIGHT, OVERALL HEIGHT AND WIDTH.

14.) ALL TREES SHALL BE WELL FORMED WITH FULL CANOPIES, ONE SIDED OR UN-EVEN CANOPIES WILL NOT BE ACCEPTED.

15.) ALL PLANTS MUST BE CONTAINER GROWN (CONT.) OR BALLED & BURLAPPED (B&B) AS INDICATED ON PLANT LIST.

EXECUTION

16.) FIELD DUG TREES THAT ARE EVERGREEN OR LEAFED OUT PRIOR TO DIGGING, SHALL BE HARDENED OFF AND ACCLIMATED AT THE NURSERY UNDER AN IRRIGATION MISTING SYSTEM FOR A MINIMUM OF TWO (2) WEEKS. THE NURSERY SHALL PROVIDE A LETTER OF VERIFICATION THAT THIS SPEC HAS BEEN MET.

17.) ALL TREES OVER 2" SHALL BE STAKED AND GUYED ON THREE SIDES. SEE PLANTING DETAILS.

18.) ALL SHRUB AND TREE PITS SHALL BE BACK FILLED WITH AN AMENDED SOIL MIXTURE CONSISTING OF A SLOW RELEASE GRANULAR FERTILIZER: (GRO-TONE BED MIX 1/4 LB. PER GALLON OF PLANT SIZE), 30% COMPOSTED COW MANURE, 30% COMPOSTED SPHAGNUM PEAT MOSS, AND 40% PARENT MATERIAL.

19.) ALL GROUNDCOVER BEDS SHALL HAVE 100 LBS OF COMPOSTED COW MANURE (2 - 50# BAGS) AND 3.8 CF OF COMPOSTED SPHAGNUM PEAT MOSS (1 BALE) PER 100 SF OF BED AREA TILLED INTO THE BED FOR A DEPTH OF 4-6".

20.) BEGIN SHRUB PLANTING AT A MINIMUM 36" FROM FACE OF BUILDING WALL, GROUNDCOVERS SHALL BE 12" FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS. FRONT ROW OF SHRUBS SHALL BE PLANTED A MINIMUM OF 24" BEHIND (12" FOR GROUND COVER) BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK FROM DRIVEWAY AND PARKING AREAS.

21.) CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANT AREAS.

22.) ALL PLANTING AREAS, PLANTING BEDS AND TREE PITS SHALL BE TREATED WITH A GRANULAR PRE-EMERGENT WEED PREVENTATIVE SUCH AS 'PREEN' OR 'RONSTAR G' AT THE MANUFACTURER'S RECOMMENDED RATES.

23.) ALL PLANTING AREAS, PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" (AFTER SETTLEMENT) LAYER OF PINE STRAW OR HARDWOOD MULCH AS SPECIFIED ON THE PLANS. NATURAL AREAS SHALL BE MULCHED TO A WIDTH OF 10' FROM PLANTED AREAS. ANNUAL BEDS SHALL BE MULCHED WITH PINE MINI-NUGGETS OR APPROVED EQUAL.

24.) SPADE EDGE OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT CRISP DEFINITION TO BE LINE. SEE LANDSCAPE DETAILS.

25) CONTRACTOR SHALL REMOVE ALL DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT.

26.) CONTRACTOR TO REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

WARRANTY AND MAINTENANCE:

27.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS FOR THE COMPLETE INSTALLATION PERIOD UNLESS OTHERWISE AGREED IN WRITING. RESPONSIBILITIES INCLUDE MOWING, WATERING, WEEDING, DEAD-HEADING OF FLOWERS, REPAIRING SLOPES AND FINISHED GRADES, TOP-DRESSING MULCHED AREAS, FERTILIZING, ETC. MAINTENANCE SHALL CONTINUE UNTIL FINAL ACCEPTANCE BY THE OWNER. THE FREQUENCY OF MOWING, ETC. SHALL BE COMPATIBLE WITH LOCAL STANDARDS AND AT NO TIME SHALL TURF BE ALLOWED TO REACH A HEIGHT WHICH VIOLATES LOCAL CODES.

28A.) FOR ALL FULLY IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL THROUGH ONE (1) FULL YEAR BEGINNING ON THE DAY OF FINAL ACCEPTANCE. PLANTS INSTALLED IN WINTER OR AFTER LEAF DROP SHALL BE GUARANTEED TO LEAF OUT AND OR SHOW NEW GROWTH (EVERGREENS). *CONTRACTOR TO DISCUSS ALTERNATIVES WITH OWNER IN THE CASE OF MANDATED WATER RESTRICTIONS OR SEVERE DROUGHT. MANDATED WATER RESTRICTIONS OR SEVERE DROUGHT VOIDS 1 YR. WARRANTIES.

28B.) FOR ALL NON-IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL PLANTED IN FALL OR WINTER WILL LEAF OUT AND OR SHOW NEW GROWTH (EVERGREENS). ANY PLANT THAT DOES NOT LEAF OUT IN SPRING WILL PROMPTLY BE REPLACED BY CONTRACTOR AT NO EXTRA CHARGE TO OWNER.

28C.) FOR ALL NON-IRRIGATED AREAS THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL PLANTED IN SPRING OR SUMMER FOR THIRTY (30) DAYS MINIMUM.

29.) ANY PLANT WHICH TURNS BROWN, DEFOLIATES, DIES OR BECOMES INFESTED WITH PESTS OR DISEASE PRIOR TO THE FINAL ACCEPTANCE OR COMPLETION OF THE WARRANTY PERIOD SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, CULTIVAR, SIZE, AND OTHER SPECIFICATIONS.

GENERAL PLANTING PROCEDURE:

1.) EXCAVATE SOIL FROM TREE PIT
2.) ADD WATER TO TREE PIT TO SOAK SURROUNDING SOIL AND CHECK FOR POSITIVE DRAINAGE. (NOTE: IF PIT RETAINS WATER FOR MORE THAN TWO OF HOURS CEASE WORK ON AT AREAS AND NOTIFY LANDSCAPE ARCHITECT)
3.) BREAK UP SOIL AT BOTTOM OF PIT TO DEPTH OF 12", ADD SPECIFIED SOIL MIX AND TAMP LIGHTLY.
4.) PLACE THE TREE IN THE PIT BEING CAREFUL NOT TO BREAK OR DAMAGE ROOT BALL.
5.) SET TREE SUCH THAT THE TOP OF THE ROOT BALL IS 2-3" HIGHER THAN THE FINAL GRADE.
6.) FOR BB TREES, USING SNIPS, CUT THE WIRE BASKET OFF IN SEGMENTS, TIP THE TREE SLIGHTLY TO REMOVE ALL OF THE PIECES.
7.) LEVEL THE TREE TRUNK VERTICALLY AND ROTATE THE BEST SIDE OF THE CANOPY TO THE MOST PROMINENT VIEWING ANGLE IF APPROPRIATE.
8.) PARTIALLY BACK FILL PIT WITH SPECIFIED SOIL MIX THEN ADD WATER
9.) TAMP SOIL IN AROUND TREE SIDES WITH A SHOVEL TO REMOVE AIR POCKETS AND ENSURE COMPLETE BACKFILL AROUND ROOT BALL. CONTINUE WATERING AND BACK FILLING AT THE SAME TIME UNTIL COMPLETE.
10.) CONSTRUCT RAISED SAUCER OF APPROXIMATELY 6" HEIGHT AND 12-18" WIDTH.
11.) COVER SAUCER AND TREE ROOT BALL WITH 3" MULCH, BEING CAREFUL NOT TO APPLY TOO MUCH MULCH AGAINST THE TRUNK OF THE TREE.
12.) FILL SAUCER AREA TO THE CREST WITH WATER TO THOROUGHLY SOAK ROOT BALL.
10.) STAKE AND GUY TREE TRUNK AS DIRECTED

ANNUAL COLOR AND PERENNIAL PLANTING NOTES:

1.) EXCAVATE BED TO A DEPTH OF 4 INCHES. REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC.

2.) ROTOTILL EXCAVATED BED AN ADDITIONAL 6-8 INCHES IN DEPTH. SLOPE THE BASE OF THE BED TO THE TRENCH EDGE.

3.) PREPARE PLANTING SOIL MIX CONSISTING THE FOLLOWING SOIL AMENDMENTS BY VOLUME.

- 40% SCREENED TOPSOIL
- 30% HUMUS (COMPOSTED PEAT OR NATURES HELPER - SOIL CONDITIONER) 2
- 15% COMPOSTED COW MANURE OR APPROVED EQUAL
- 15% EXPANDED SHALE ('MR. NATURAL' - PERMATILL)

4.) ADD 6 INCHES OF PLANTING SOIL TO EXCAVATED BED & ROTOTILL INTO EXISTING SOIL.

5.) PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6 INCHES ABOVE FINISHED GRADE FOR SEASONAL COLOR AND 4 INCHES FOR PERENNIALS.

6.) IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT & CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.

7.) EVENLY SPREAD FERTILIZER APPROPRIATE TO A VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 SQ. FEET AND RAKE INTO TOP 3 INCHES OF SOIL.

8.) PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.

9.) EDGE SEASONAL COLOR BED AND MULCH WITH PINE MINI-NUGGETS OR APPROVED EQUAL, WATER THOROUGHLY.

10.) THOROUGHLY WATER BED AFTER PLANTING AND MULCHING.

2 3 PLANT SCHEDULE ENTIRE SITE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	CAL	REMARKS
TREES								
	AB3	10	AERYN TRIDENT MAPLE	ACER BUERGERIANUM `ABMTF` PP16,629	B & B		3" CAL	
	APB5	1	BLOODGOOD JAPANESE MAPLE	ACER PALMATUM `BLOODGOOD`	B & B	10`-12` HT	3" CAL	
	PCM	10	BRIGHT `N TIGHT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA 'MONUS'	30 GAL			
	VC	3	CHASTE TREE	VITEX AGNUS-CASTUS	B & B	5`-6` HT		
	MG	6	DAWN REDWOOD	METASEQUOIA GLYPTOSTROBOIDES	B & B	14` HT	3" CAL	
	CD2	13	DEODAR CEDAR	CEDRUS DEODARA	B & B	8`-10` HT		
	AAA	20	DOWNY SERVICEBERRY	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`	B & B		2.5" CAL	MULTI-TRUNK
	TS	6	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	15 GAL	12`-14` HT		
	PAM	3	EXCLAMATION LONDON PLANE TREE	PLATANUS X ACERIFOLIA `MORTON CIRCLE` TM	B & B		3" CAL	
	TI	11	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	15 GAL	12`-14` HT		
	MV3	21	GREEN MILE SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA `GREEN MILE`	B & B	10`-12` HT	3" CAL	3 TRUNK MIN.
	CJ	18	JAPANESE CEDAR	CRYPTOMERIA JAPONICA	15 GAL	8` HT MIN.		
	CX	57	LEYLAND CYPRESS	CUPRESSUS X LEYLANDII	15 GAL	7`-8` HT		
	LW	6	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	B & B	10`-12` HT	3" CAL	
	IN	24	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	15 GAL			
	CF	10	PYRAMIDAL EUROPEAN HORNBEAN	CARPINUS BETULUS 'FASTIGIATA'	B & B		2" CAL	
	MAGS	3	SAUCER MAGNOLIA	MAGNOLIA X SOULANGEANA	B & B	8` HT	2" CAL	
	AS	1	SEIRYU JAPANESE MAPLE	ACER PALMATUM `SEIRYU`	B & B		1.5" CAL	
	QS	58	SHUMARD OAK	QUERCUS SHUMARDII	B & B	12`-14` HT	3" CAL	
	LS	4	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	B & B		3" CAL	
	MAGG	4	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	B & B	8`-10` HT	3" CAL	
	MS	4	STAR MAGNOLIA	MAGNOLIA STELLATA	15 GAL	5`-6` HT		
	MT	22	TEDDY BEAR® SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM'	B & B	10`-12` HT	3" CAL	
	LT	34	TULIP POPLAR	LIRIODENDRON TULIPIFERA	B & B	14`-16` HT	3"-3.5" CAL	
	NW	58	WILDFIRE TUPELO	NYSSA SYLVATICA 'WILDFIRE'	B & B	12`-14` HT	3"-3.5" CAL	

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NA	REMARKS
SHRUBS								
5	MSA	465	ADAGIO EULALIA GRASS	MISCANTHUS SINENSIS `ADAGIO`	3 GAL			
	IPA	242	ANISE	ILLICIUM PARVIFLORUM	3 GAL			
	CC	20	BLUE MIST SHRUB	CARYOPTERIS X CLANDONENSIS `BLUE MIST`	3 GAL			
	LB	21	BURGUNDY LOROPETALUM	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	3 GAL			
	IC	24	CARISSA HOLLY	ILEX CORNUTA `CARISSA`	3 GAL			
	AEL	82	CAST IRON PLANT	ASPIDISTRA ELATIOR	1 GAL			
	PAC	43	CHRISTMAS FERN	POLYSTICHUM ACROSTICHOIDES	1 GAL			
	CLJ	207	CLEYERA	CLEYERA JAPONICA	3 GAL			
5	LCC	161	CRIMSON FIRE LOROPETALUM	LOROPETALUM CHINENSE `CRIMSON FIRE`	3 GAL			
	LR	61	CURLY LEAF JAPANESE PRIVET	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	3 GAL			
	DMV	369	DISTYLIUM	DISTYLIUM MYRICOIDES `VINTAGE JADE`	3 GAL			
	BDB	28	DWARF BUTTERFLY BUSH	BUDDLEJA DAVIDII `BLUE CHIP`	3 GAL			
	GJ	86	GARDENIA	GARDENIA JASMINOIDES	3 GAL			
	SG2	69	GOLDMOUND SPIREA	SPIRAEA JAPONICA `GOLDMOUND`	3 GAL			
	ICT	121	JAPANESE HOLLY	ILEX CRENATA `STOKES`	3 GAL			
	AK	144	KALEIDOSCOPE GLOSSY ABELIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	3 GAL			
	HPL	82	LIMELIGHT HYDRANGEA	HYDRANGEA PANICULATA `LIMELIGHT` TM	3 GAL			
	PAL	549	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	3 GAL			
	FIL3	37	LYNWOOD GOLD FORSYTHIA	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	3 GAL			
	NTE3	427	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GAL			
	AIM	3	MRS. G.G. GERBING AZALEA	AZALEA INDICA `MRS. G.G. GERBING`	3 GAL			
	ICN	18	NEEDLEPOINT HOLLY	ILEX CORNUTA `NEEDLEPOINT`	3 GAL			
	HMN	34	NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA `NIKKO BLUE`	3 GAL			
	PN	163	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	3 GAL			
	IXC	3	OAK LEAF HOLLY	ILEX X `CONAF`	7 GAL			
	HQ	6	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	3 GAL			
	PLA	44	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS `OTTO LUYKEN`	3 GAL			
	RAD	39	PINK DOUBLE KNOCKOUT ROSE	`RADTKOPINK' PP 18,507 CPBR 3,757	3 GAL			
	MCA	1,237	PINK MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL			
	CHP	85	PROSTRATE PLUM YEW	CEPHALOTAXUS HARRINGTONIA PROSTRATA	3 GAL			
	CR	16	RED TWIG DOGWOOD	CORNUS SERICEA	3 GAL			
	PAT	378	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	1 GAL			
5	IGS	116	SHAMROCK INKBERRY	ILEX GLABRA 'SHAMROCK'	3 GAL			
	SR	727	SOFT RUSH	JUNCUS EFFUSUS	3 GAL			
	ICS	27	STEEDS JAPANESE HOLLY	ILEX CRENATA `STEEDS`	3 GAL			
	OSM	16	SWEET OLIVE	OSMANTHUS FRAGRANS	7 GAL			
	PV	22	VARIEGATED JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA 'VARIEGATA'	3 GAL			
	ML	385	WHITE CLOUD DUNE HAIRGRASS	MUHLENBERGIA SERICEA 'WHITE CLOUD'	3 GAL			

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
GROUND COVERS						
5	CA	2,206	ACUTE SEDGE	CAREX ACUTA	4" POT	15" O.C.
	CDSOD	48,335 SF	BERMUDA GRASS	CYNODON DACTYLON	SOD	
	FGE	112	BLUE FESCUE	FESTUCA GLAUCA `ELIJAH BLUE`	4" POT	12" O.C.
	BZ	150	BLUE ZINGER SEDGE	CAREX FLACCA 'BLUE ZINGER'	1 GAL	
	OJ	558	MONDO GRASS	OPHIOPOGON JAPONICUS	4" POT	12" O.C.
	SPL	1,481	SEASONAL COLOR	SEASONAL COLOR (PLANTERS)	4" POT	6" O.C.
5	LMS	12,854	SUPER BLUE LIRIOPE	LIRIOPE MUSCARI `SUPER BLUE`	4" POT	15` O. C.
	AA	1,548	SWEET FLAG	ACORUS AMERICANUS	4" POT	6" O.C.
	EC	42,190 SF	WEEPING LOVEGRASS	ERAGROSTIS CURVULA	HYDROSEED	

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NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
03/10/22	SD SET	
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05/28/24	OWNER REVISION V	

TPA KENNESAW

2652 S MAIN ST, KENNESAW, GA 30144

PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

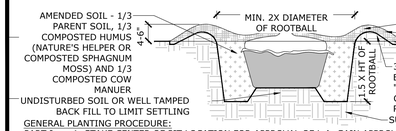
LANDSCAPE NOTES

DATE	
11/10/23	LSK / RFI
	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

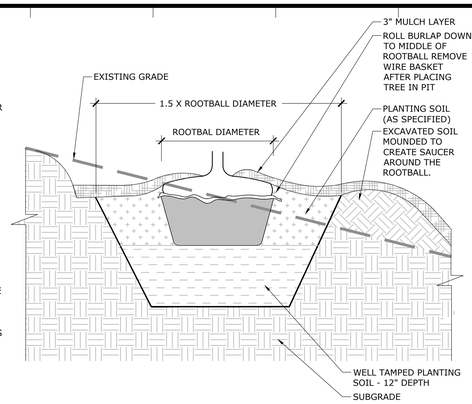
SHEET NUMBER:

L9.00

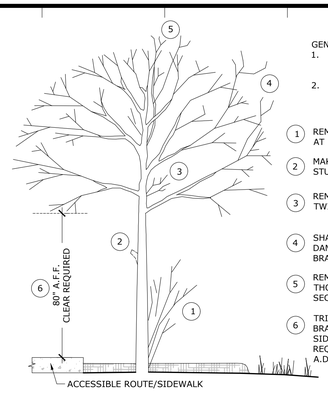


GENERAL PLANTING PROCEDURE:
PART I 1. STAKE CENTER OF PIT LOCATION FOR APPROVAL OF L.A. GAIN APPROVAL PRIOR TO EXCAVATION.
PART II 2. EXCAVATE SOIL FROM TREE PIT, (SAVE SOIL FOR SAUCER AND AMENDED BACK FILL.)
3. FILL TREE PIT WITH WATER (FIRST TIME)AND CHECK DRAINAGE, IF PIT HOLDS WATER FOR MORE THAN 8 HOURS, CEASE WORK IN THAT AREA AND NOTIFY L.A.
PART III 4. SCARIFY SIDES AND BOTTOM OF PIT TO A DEPTH OF 6"
5. ONCE PIT HAS DRAINED SET TREE IN THE PIT SUCH THAT THE TOP OF THE ROOT BALL IS 1-2" HIGHER THAN THE ORIGINAL GRADE.
6. ADJUST THE TREE CANOPY SO THAT THE BEST SIDE FACES THE MOST PROMINENT VIEWING DIRECTION (IF APPLICABLE). FOR TREES AGAINST BUILDINGS, ETC THE BEST SIDE SHALL FACE THE PEDESTRIAN APPROACHES.
7. CUT WIRE BASKET FROM ROOT BALL(IF APPLICABLE) BY SLIGHTLY TIPPING TREE IN THE PIT FROM SIDE TO SIDE AND MAKING THREE (3) OR MORE CUTS DOWN THE BASKET. REMOVE ALL OF THE WIRE BASKET COMPLETELY. TIP THE TREE BY TRUNK TO PULL OUT THE BOTTOM PART OF THE BASKET.
8. LEVEL THE TREE TRUNK
9. ADD WATER TO THE PIT AND BEGIN TO BACK FILL WITH AMENDED SOIL.
10. USING A SHOVEL OR PROBE TAMP THE SOIL LIGHTLY AROUND THE ROOTBALL. CONTINUE ADDING SOIL AND WATER AND MOVING AROUND THE ROOTBALL UNTIL THE PIT IS FILLED.
11. CONSTRUCT SOIL SAUCED FROM EXCAVATED MATERIALS.
12. CONSTRUCT NEAT TRENCH EDGE AROUND SAUCER AND COVER ENTIRE PIT AND SAUCER WITH MULCH.
13. STAKE TREE AS REQUIRED.

1 TREE PLANTING
SCALE: NTS



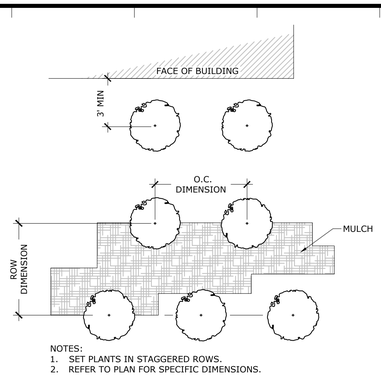
2 TREE PLANTING ON SLOPE
SCALE: NTS



GENERAL NOTES:
1. DASHED LINES ILLUSTRATE BRANCHES AND STUMPS THAT ARE TO BE REMOVED.
2. DO NOT REMOVE THE LEADER

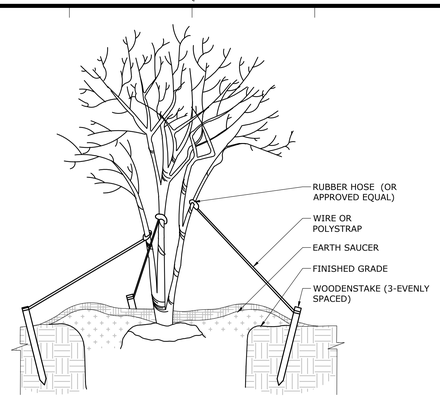
1. REMOVE SUCKERS & SHOOTS AT BASE OF TREE
2. MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT
3. REMOVE ENTIRE SUPPLY OF TWIGS & BUDS ON TRUNK
4. SHAPE TREE BY REMOVING DAMAGED & MISSHAPEN BRANCHES
5. REMOVE CROSS BRANCHES & THOSE DEVELOPING INTO SECONDARY LEADERS
6. TRIM OR REMOVE ANY LOW BRANCHES OVER ALL SIDEWALKS. 80" A.F.F. IS REQUIRED BY F.H.A.G. AND A.D.A.G.

3 BRANCH TRIMMING
SCALE: NTS

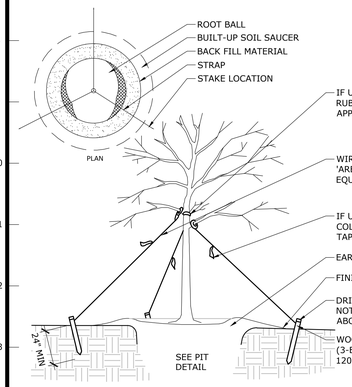


NOTES:
1. SET PLANTS IN STAGGERED ROWS.
2. REFER TO PLAN FOR SPECIFIC DIMENSIONS.

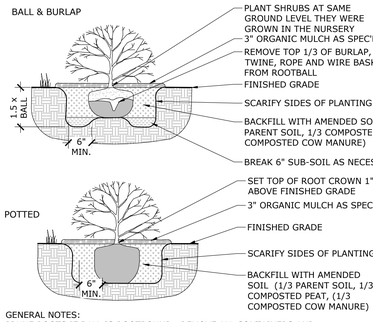
4 SHRUB PLANTING, PLAN
SCALE: NTS



5 MULTI-TRUNK STAKING
SCALE: NTS

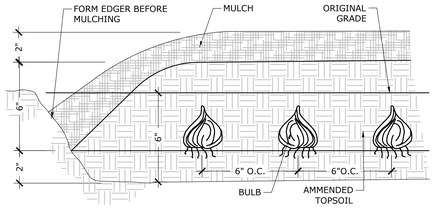


6 SINGLE TRUNK STAKING
SCALE: NTS



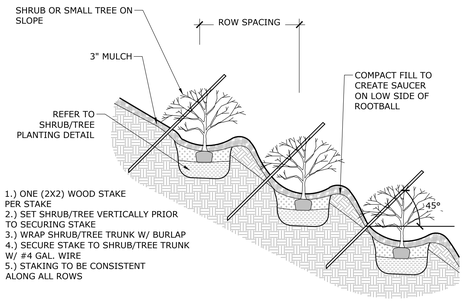
GENERAL NOTES:
PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADEABLE BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECCESSARY.

7 SHRUB PLANTING
SCALE: NTS



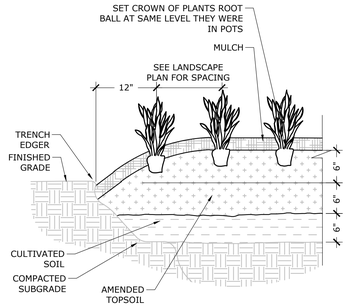
8 BULB PLANTING
SCALE: NTS

NOTE:
LENGTH OF WOOD STAKE VARIES W/ HEIGHT OF SHRUB/ SMALL TREE EACH STAKE TO BE DRIVEN 30" MIN. INTO SLOPE AT ANGLE INDICATED

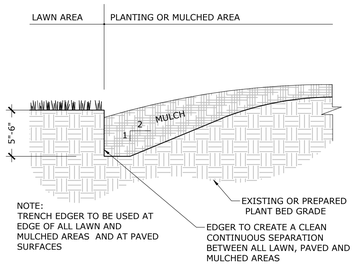


1.) ONE (2X2) WOOD STAKE PER STAKE
2.) SET SHRUB/TREE VERTICALLY PRIOR TO SECURING STAKE
3.) WRAP SHRUB/TREE TRUNK W/ BURLAP
4.) SECURE STAKE TO SHRUB/TREE TRUNK W/ #4 GAL. WIRE
5.) STAKING TO BE CONSISTENT ALONG ALL ROWS

9 SHRUB OR SMALL TREE ON SLOPE PLANTING
SCALE: NTS

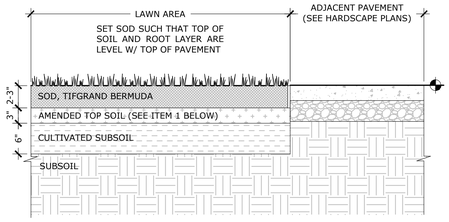


10 ANNUAL PLANTING
SCALE: NTS



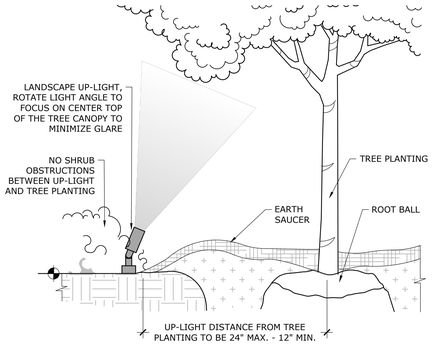
NOTE:
TRENCH EDGER TO BE USED AT EDGE OF ALL LAWN AND MULCHED AREAS AND AT PAVED SURFACES

11 PLANTING BED EDGE
SCALE: NTS



INSTALLATION NOTES:
1. AMENDED TOP SOIL MIXTURE CONSISTING OF 100 LBS OF COMPOSTED COW MANURE (2 - 50# BAGS) AND 3.8 CF OF COMPOSTED SPHAGNUM PEAT MOSS (1 BALE) PER 100 S.F. OF BED AREA TILLED INTO THE BED.
2. ALL SOD AREAS SHALL BE TREATED WITH A GRANULAR PRE-EMERGENT WEED PREVENTATIVE SUCH AS 'PREEN' OR 'RONSTAR G' AT THE MANUFACTURER'S RECOMMENDED RATES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MIN. 3% SLOPE TO DRAIN.
4. SOD TO BE ROLLED A MIN. 3 TIMES AFTER INSTALLATION.

12 TURF TREATMENT
SCALE: NTS



13 LANDSCAPE UP-LIGHT PLACEMENT
SCALE: NTS

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05/28/24	OWNER REVISION V	

TPA KENNESAW
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PREPARED FOR: TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
SUITE 100 | ATLANTA, GA 30309

LANDSCAPE DEVELOPMENT PLANS

LANDSCAPE DETAILS

DATE	LSK / RFI
11/10/23	LSK #1: OWNER REVISIONS

PROJ. NO: ##-XXX-XXX
DRAWN: LG
CHECKED: TA
DATE: 03/10/2022

SHEET NUMBER:
L9.10

NOTE:
Plant list is for contractor convenience only. The contractor is responsible for verifying all plant quantities as shown on the plans.

1) Summary:
   A. Provide all materials, labor and accessories for complete and proper installation of all plantings as indicated on the drawings.

2) Submittals:
   A. Substitutions for the specified plant material must be submitted to and approved by Landscape Architect prior to installation.

   B. Materials list:
      1. The contractor shall furnish copies of orders for the plant material stating the quantity and size.
      2. The contractor shall furnish certificates for all seed, sod and fertilizer to be used on the project.

3) Delivery, Storage, and Handling:
   A. Contractor shall be responsible for correct procedures in loading. unloading, transporting and handling of all material to be used under this section of work. Avoid rough or improper handling which would affect useful life of material. All storage of live plant material shall be such that plants can receive proper watering. Sod shall be laid the day which it is received. Fertilizers shall be dry stored, and contents of wet bags shall not be used on this project.

4) Warranty:
   A. The Contractor shall provide the following warranty against defects and malfunctions due to faulty installation or defective material.

      Seeding: All areas shall be full and vigorous with no gaps exceeding 25 sq. ft. remaining after second mowing. All bare spots or areas with a poor stand of grass as determined by the Landscape Architect, shall be reseeded at this time and the warranty should be through the first mowing after any required reseeding.

      Sodding: All areas shall be full and vigorous with no dead or discolored sections remaining after two mowings. Dead or discolored sections shall be removed and replaced as directed by the Landscape Architect.

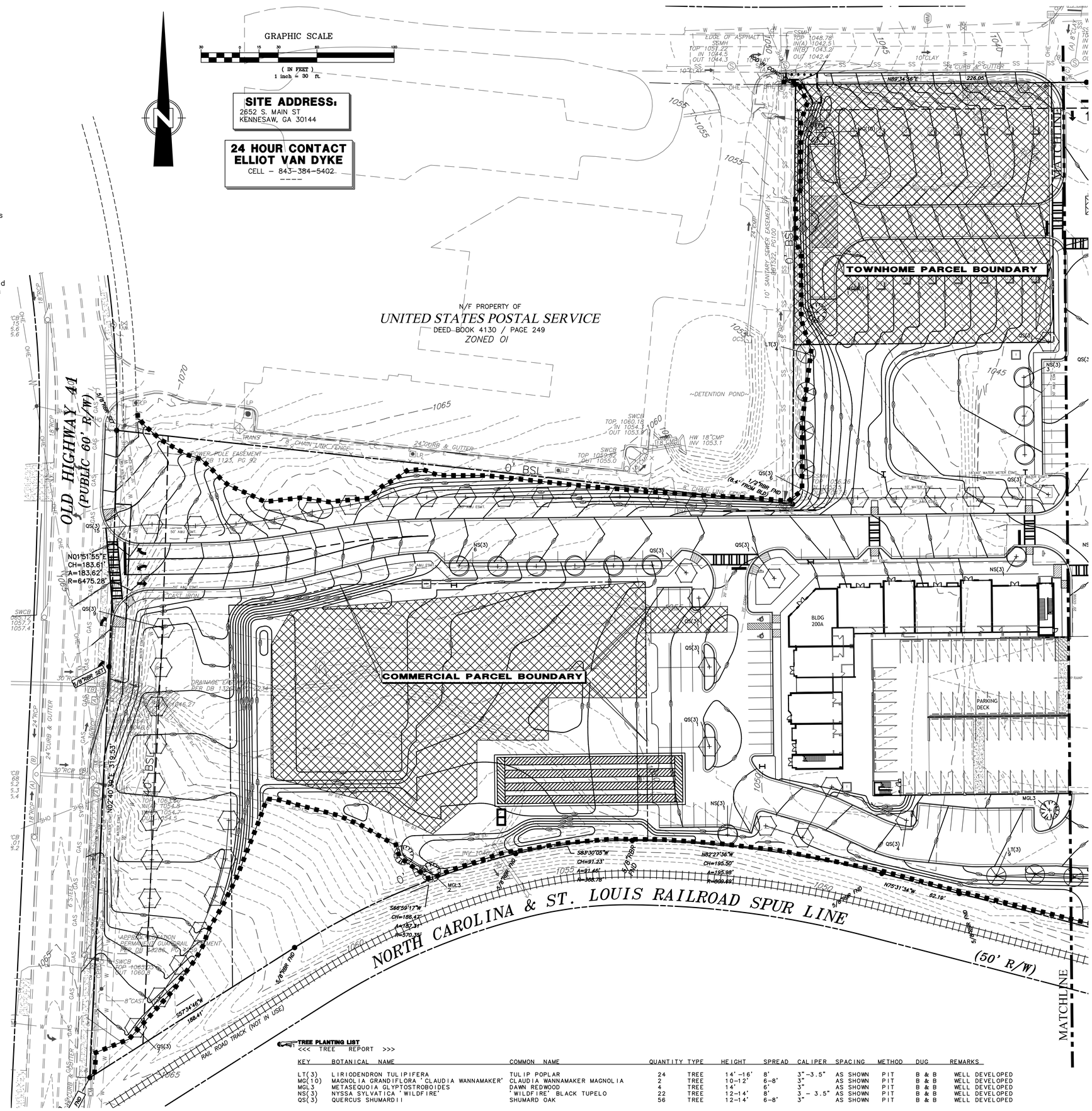
      Planting: The Contractor shall completely guarantee all plant material for a period of one (1) year beginning at the date of total acceptance of the work and planting operation. The contractor shall promptly make all required replacements during the guarantee period.

5) Equipment, Tools, and Labor:
   A. Contractor shall provide and pay for all equipment, tools and labor required for completion of this project. All materials, utilities, transportation and other facilities necessary for execution and completion of contract are the responsibility of the Contractor.

6) Execution
   A. Inspection:
      1. Examine areas and conditions which work of this section will be performed and report conditions detrimental to proper and timely completion or performance of work.
      2. Do not proceed with work until all unsatisfactory conditions have been corrected.
      3. No work shall proceed if the site is too wet or if the soil is frozen.
      4. Commencement of work is indication of acceptance of substrate and surrounding conditions.
      5. Contractor is required to coordinate work with the general contractor.
      6. Prior to construction, the Contractor is responsible for locating all underground utilities and shall avoid damage to all utilities during construction. Should the Contractor cause damage to any h utilities, he shall make necessary repairs as quickly as practicable.

7) Preparation:
   A. The following preparation shall be performed by the Contractor to all planting areas shown on the plans.

      Seed and sod areas shall have any alterations made to topsoil finish grades and then the area shall be tilled to a depth of 6 – 8". A soils analysis shall be run on the topsoil and amended as per the results. A copy of the test results shall be furnished to the Landscape Architect. The Contractor shall incorporate a "starter fertilizer" in his preparation for seeded areas. All seeded and sodded areas shall be mechanically or hand raked to remove all rocks over 1" diameter and all other extraneous material. The raking shall fine grade and smooth the slopes to properly drain and eliminate areas which would "bird–bath". Seed shall then either be spread and raked–in or hydroseeded. Hydroseeding shall include seed, fertilizer, wood cellulose and a binder such as "Terra–Tack" or approved equal at amounts specified by manufacturer. For areas not hydroseeded, clean wheat straw mulch shall be applied at 1 bale/1000 square feet. Sod shall be laid with tight joints and hand rolled with a 150–200 lb. roller.



TREE PLANTING LIST
<<< TREE REPORT >>>

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	TYPE	HEIGHT	SPREAD	CALIPER	SPACING	METHOD	DUG	REMARKS
LT(3)	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	TREE	14'–16'	8'	3"–3.5"	AS SHOWN	PIT	B & B	WELL DEVELOPED
MG(10)	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	CLAUDIA WANNAMAKER MAGNOLIA	2	TREE	10–12'	6–8'	3"	AS SHOWN	PIT	B & B	WELL DEVELOPED
MGL3	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	4	TREE	14'	6'	3"	AS SHOWN	PIT	B & B	WELL DEVELOPED
NS(3)	NYSSA SYLVATICA 'WILDFIRE'	'WILDFIRE' BLACK TUPELO	22	TREE	12–14'	8'	3 – 3.5"	AS SHOWN	PIT	B & B	WELL DEVELOPED
QS(3)	QUERCUS SHUMARDII	SHUMARD OAK	56	TREE	12–14'	6–8'	3"	AS SHOWN	PIT	B & B	WELL DEVELOPED

REVISIONS	BY
REVISED PER CITY COMMENTS 07-11-2022	BAM

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Landscape Architects
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GEORGIA REGISTERED LANDSCAPE ARCHITECT ELIZABETH A. McINERNEY

KENNESAW APARTMENTS OWNER, LLC
1776 PEACHTREE ST NW, STE. 225S
ATLANTA, GA 30309

TREE REPLACEMENT PLAN

SOUTH MAIN STREET MIXED-USE - APARTMENTS
LL 167 & 168, 20TH DISTRICT, CITY OF KENNESAW, COBB COUNTY, GEORGIA

DRAWN BY	BAM
CHECKED BY	JL
DATE	04–15–22
SCALE	1" = 30'
JOB NO.	21009
CAD FILE	21009–TREE.dwg
SHEET	TP-3

7/27/2022 3:03 PM J:\Jobs\421 JOBS\21009-21009-TREE.dwg SHELTON

B. Planting beds shall be loosened to a depth of 12 inches and modified as follows:
   1. Deciduous planting beds: Add one inch of sphagnum peat moss, one inch coarse sand, 50#/100 sq. ft. dehydrated cow manure, and 80#/1000 sq. ft. pelletized limestone, and till with existing soil.
   2. Evergreen Planting Beds: Add one inch sphagnum peat moss, one inch coarse sand, one inch well rotted sawdust, and 50#/100 sq. ft. dehydrated cow manure and till with existing soil.
   3. Ground Cover Bulb/Planting Beds: Add one inch sphagnum peat moss, two inches of coarse sand, 50#/100 sq. ft. dehydrated cow manure, and 60#/1000 sq. ft. 10–10–10 pelletized fertilizer and till with existing soil.
   4. Where mixed planting beds occur use the deciduous planting bed modification requirements.

C. Mulch: Mulch shall be provided to the depth shown on the planting details. The depth shall be considered a "settled depth" and the required application shall take into consideration the mulch characteristics. The following mulch types may be designated as the project mulch.

   1. Tanbark – Clean shredded bark mulch with no material larger than three inches.
   2. Pine Bark Nuggets – Pine bark nuggets of medium size not larger than three inches.
   3. Shredded Cypress – Clean shredded cypress bark mulch.
   4. Pine Straw Mulch – Clean long and short pine needles free of foreign matter.
   5. River Gravel – Clean washed river gravel with a maximum size of 2".

   Where a weed prohibitive fabric is called for on the drawing it shall be "Dupont Weedchek" or approved equal.

Sod shall be the type shown on the drawings. Any warm weather grass type installed during its dormant period shall be over–seeded with Annual Ryegrass at the rate of 3 lbs./1000 sq. ft. Sod installed during a dormant period shall be guaranteed through two mowings of the sod after the end of that dormant period.

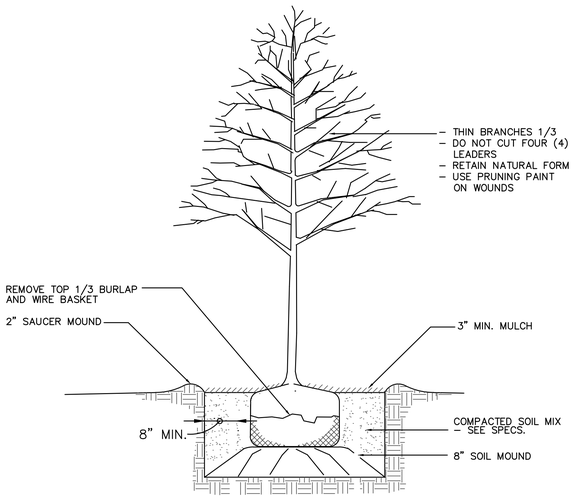
Plantings shall be installed to proper grade and depth as shown on the details and by standard nursery practice. The plant size, spread, ball size etc. shall conform to the American Standard for Nursery Stock latest edition. Any plant not meeting these standards shall be rejected by the Landscape Architect.

Spacing shall be as shown on the plans and/or as called for in the Plant Schedule.

All plants shall have a pelletized slow release plant tablet of the type and rate approved by the Landscape Architect installed at the time of planting. Any plant designated as b.r. (bare root) shall be either container grown or balled and burlapped if seasonal requirements dictate.
All plantings shall be done during suitable weather conditions which will permit proper pit excavation and backfilling. All plants shall be "watered–in" after installation. All plants requiring staking and guying shall be done as shown on the detail. The Contractor is responsible for any pruning, trimming or shaping which will remove dead material or otherwise promote the health and appearance of the plant. The Contractor is responsible for maintaining the plant material for one year following final acceptance including but not limited to: watering, mulching, re–staking, and major trimming/pruning to remove damaged areas.

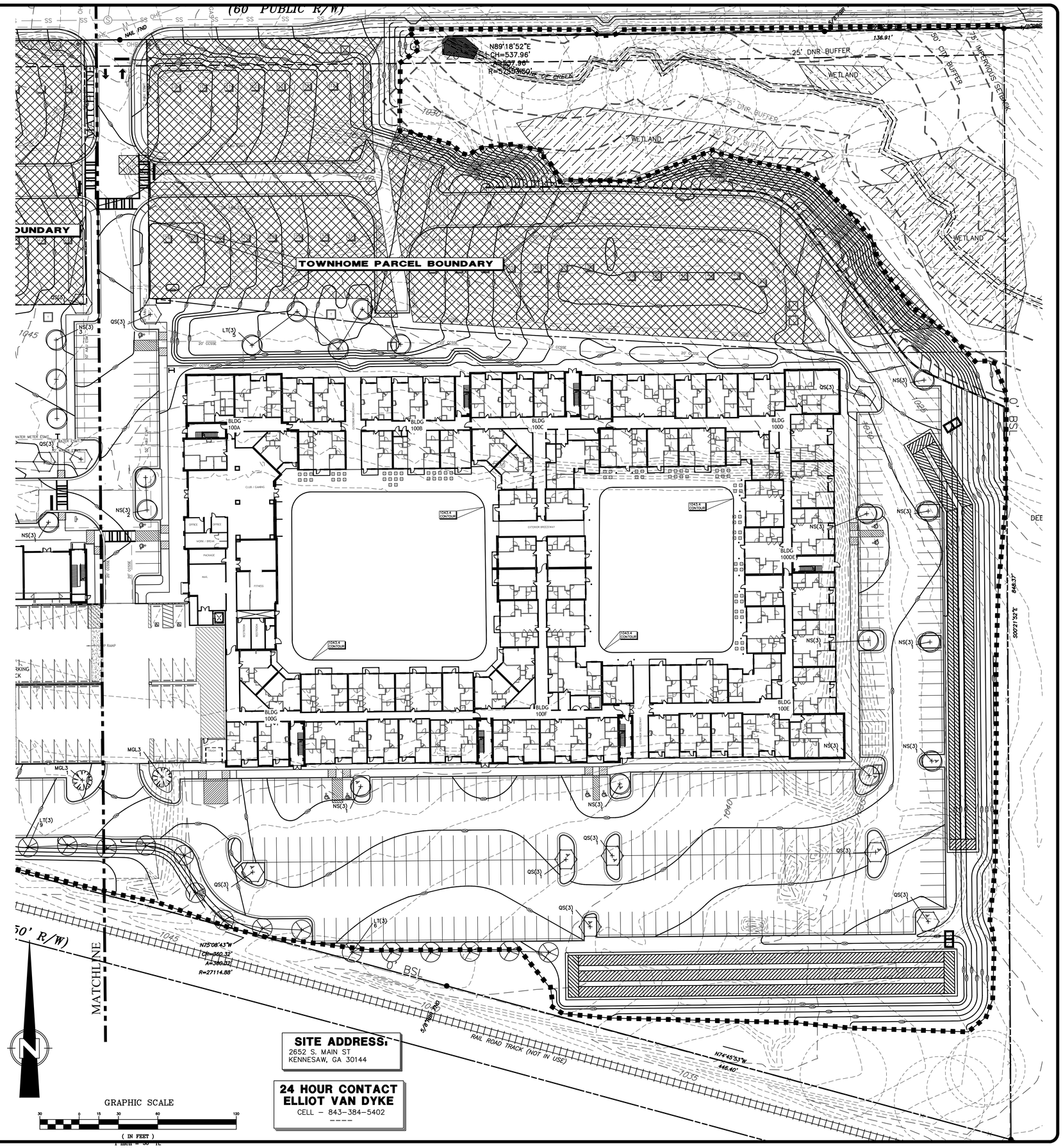
8) Notice of Completion:
When the Contractor is satisfied that the site has achieved completion and that the required sequence of events has occurred after installation, he shall issue a Notice of Completion to the Landscape Architect. This Notice shall also request a date and time for a final inspection.

9) Final Inspection:
The Landscape Architect shall notify the Owner and the Contractor of the date and time of the final inspection five working days prior to the meeting date. The site will be thoroughly inspected and any inconsistencies to specifications and drawings shall be noted by the Landscape Architect and a written copy to the Contractor. Any tree or shrub which is 10% dead at the time of Final Inspection shall be rejected. The Contractor shall furnish the Owner with a written warranty for work performed under this contract at the time when all required corrections have been approved by the Landscape Architect.



TREE PLANTING SECTION
3" CALIPER AND LARGER

N.T.S. TREE–LARGE.dwg



SITE ADDRESS:
2652 S. MAIN ST
KENNESAW, GA 30144

24 HOUR CONTACT
ELLIOT VAN DYKE
CELL – 843–384–5402

REVISIONS	BY
REVISION DESCRIPTION	
REVISION DESCRIPTION	
REVISION DATE	BY

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KENNESAW APARTMENTS OWNER, LLC
1776 PEACHTREE ST NW, STE. 225S
ATLANTA, GA 30309

TREE REPLACEMENT PLAN

SOUTH MAIN STREET MIXED-USE - APARTMENTS
LL 167 & 168, 20TH DISTRICT, CITY OF KENNESAW, COBB COUNTY, GEORGIA

DRAWN BY	BAM
CHECKED BY	JL
DATE	04–15–22
SCALE	1" = 30'
JOB NO.	21009
CAD FILE	21009–TREE.dwg
SHEET	TP-4

7/27/2022 3:03 PM J:\Jobs\4-21 JOBS\21009-21009-TREE.dwg SHELTON