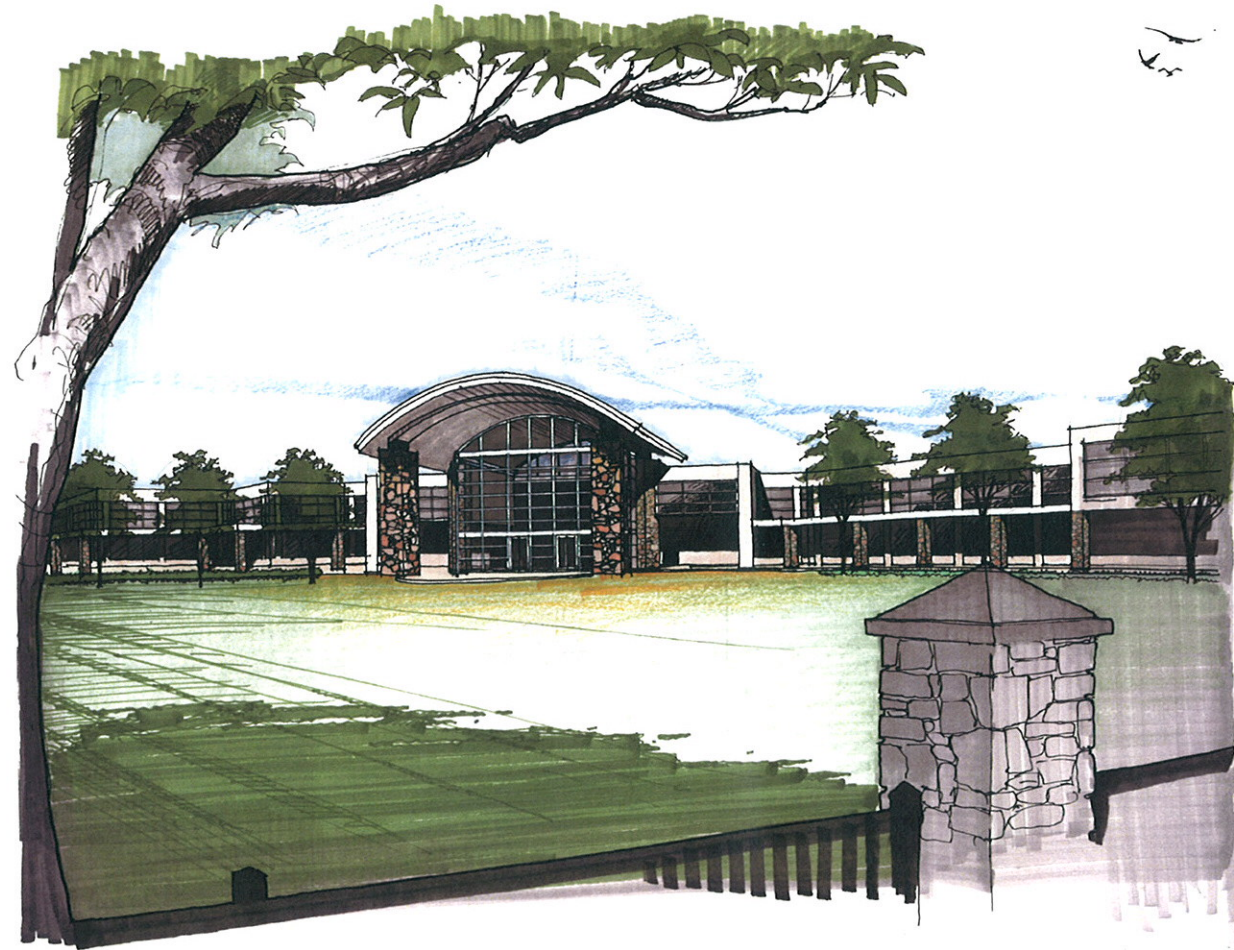


DESIGN REVIEW BOARD SUBMITTAL
for
THE ATLANTA ACADEMY
SITEWORK AND BUILDING IMPROVEMENTS

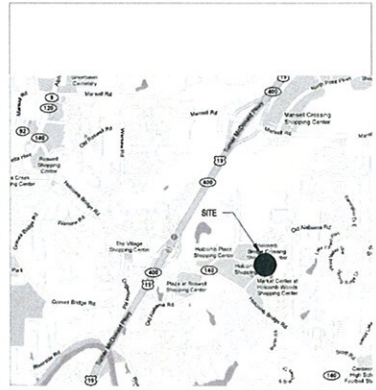


PROJECT INFO

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A NEW ENTRY ELEMENT AND SITE IMPROVEMENTS. IMPROVEMENTS INCLUDE RECONFIGURATION OF THE ATHLETIC FIELD, RELOCATION OF THE PLAYGROUND AND MINOR CHANGES TO PARKING AND ENTRY DRIVES. A LEFT HAND TURN LANE ON HOLCOMB WOODS PARKWAY IS ALSO INCLUDED IN THE PROJECT.

LOCATION MAP



DIRECTORY

OWNER

The Atlanta Academy
2000 Holcomb Woods Parkway
Suite 36
Roswell, Georgia 30076

Mr. David Edwards
Phone: 404-518-2750
Fax: 770-874-3160
Email: edwards@odysseydevelopment.net

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E-mail: bud@cglсарchitects.com

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Cell: 770-361-2319

SURVEYOR

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Suite 100
Duluth, Georgia 30097

Phone: 770-925-0357
Fax: 770-584-2325

Mr. Louis D. Young
Cell: 770-335-4142

LIST OF DRAWINGS

NO. SHEET NAME

A-0.1 TITLE SHEET AND INDEX OF DRAWINGS

SURVEY

S-1 BOUNDARY SURVEY

LANDSCAPE

L-1 TREE PROTECTION, TREE REPLACEMENT & LANDSCAPE PLAN

ARCHITECTURAL

A-0.2 EXISTING CONDITIONS

A-0.3 EXISTING CONDITIONS

A-1.1 DEMOLITION ARCHITECTURAL SITE PLAN

A-1.2 ARCHITECTURAL SITE PLAN

A-1.3 FLOOR PLAN & EXTERIOR ELEVATIONS

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(NOT)
RELEASED
FOR CONSTRUCTION

CONSULTANT

SEAL

DATE	NO.	DESCRIPTION

THE ATLANTA ACADEMY
2000 HOLCOMB WOODS PARKWAY SUITE 36
ROSSELL, GEORGIA 30076
FULTON COUNTY

CHAPMAN GRIFFIN LANIER SUSSENBACH ARCHITECTS
2500 CUMBERLAND PARKWAY, SUITE 350 • ATLANTA, GEORGIA 30339 • PHONE: 404-733-5493 • FAX: 404-733-6804

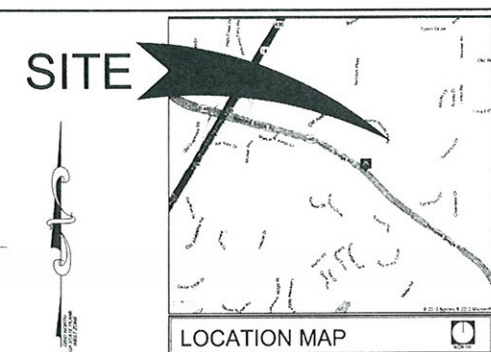
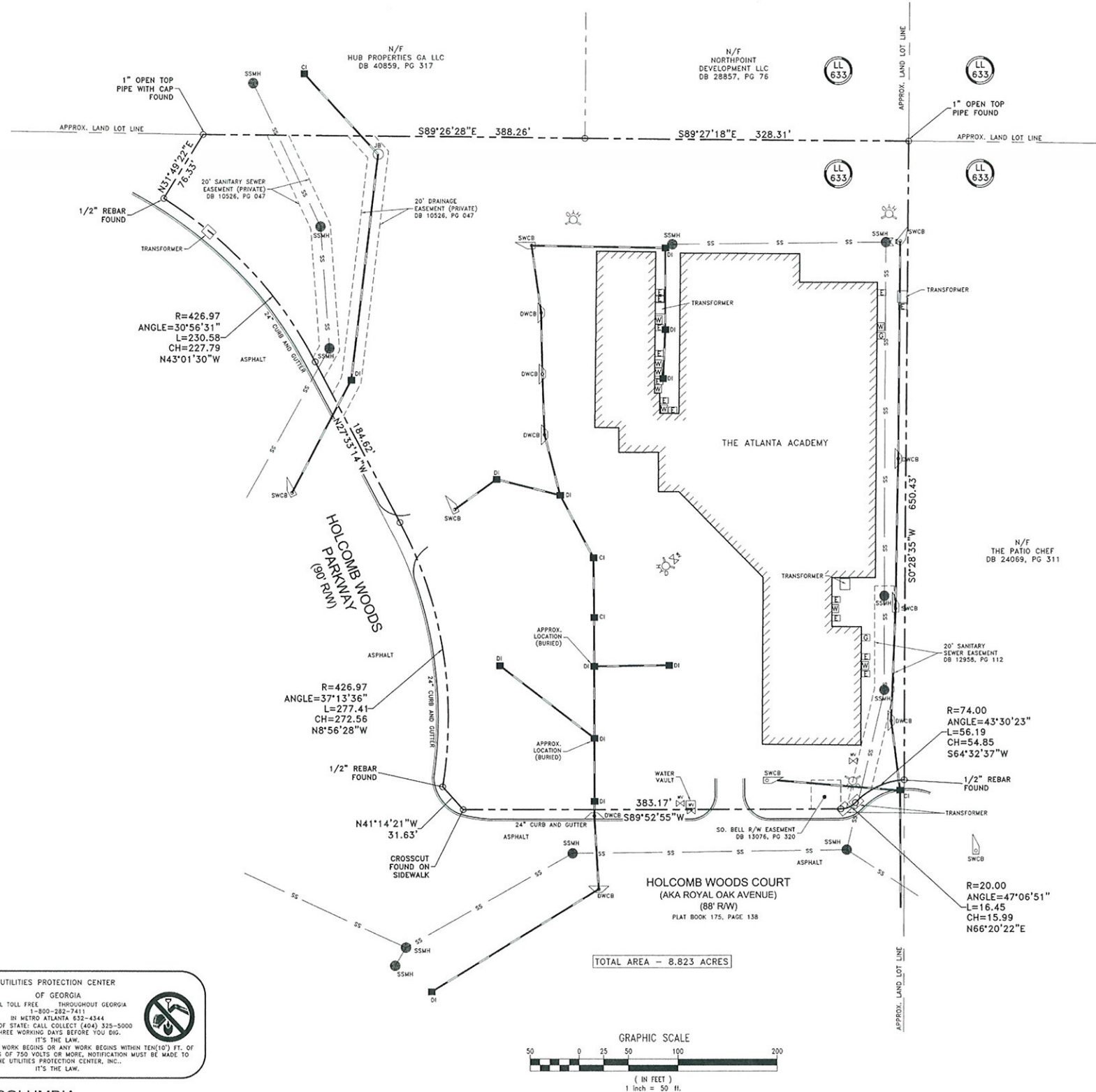
SHEET TITLE
TITLE SHEET AND INDEX OF DRAWINGS

PROJECT NO.

DATE
4/16/2010

DRAWN BY
CHECK BY

SHEET NO.
A-0.1



GENERAL NOTES
THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FULTON COUNTY FEMA FLOOD INSURANCE RATE MAP No. 13121C0068E DATED JUNE 29, 1998. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,660 FEET AND AN ANGULAR ERROR OF 2 SECOND PER SETUP, AND WAS ADJUSTED USING THE COMPASS RULE. A NIKON DTM 520 ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

PROPERTY LINES BEARINGS REFERENCE GRID NORTH, GEORGIA WEST ZONE, NAVD 83. THE VERTICAL DATUM IS NAVD OF 88. HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER PRO GPS RECEIVER AND A LOCAL GPS RTK NETWORK.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 166,116 FEET.

SURVEY REFERENCES
ALTA/ACSM LAND TITLE SURVEY OF MARKET CENTER AT HOLCOMB WOODS PREPARED FOR THE ATLANTA ACADEMY, INC., COMMONWEALTH LAND TITLE INSURANCE COMPANY AND BRANCH BANKING AND TRUST COMPANY. PREPARED BY LAND DEVELOPMENT TECHNOLOGIES, INC. DATED MARCH 20, 2008.

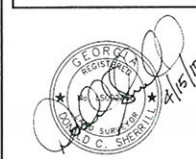
DEED BOOK 30107, PAGE 59
DEED BOOK 33877, PAGE 420
DEED BOOK 46050, PAGE 03

SURVEY LIMITED TO PERIMETER BOUNDARY AND LIMITS OF BUILDING. INFRASTRUCTURE IMPROVEMENTS INCLUDING PARKING LOT, LIGHTING FIXTURES, ETC WERE NOT LOCATED.

SURVEY LEGEND	
STORM SEWER	SS
SINGLE WING CATCH BASIN	SWCB
DOUBLE WING CATCH BASIN	DWCB
DROP INLET	DI
JUNCTION BOX	JB
CURB INLET	CI
SANITARY SEWER	SS
SANITARY SEWER MANHOLE	SMH
WATER VALVE	WV
FIRE HYDRANT	FH
WATER METER	WM
GAS METER	GM
ELECTRIC METER	EM

CIVIL ENGINEERS * LAND PLANNERS
* LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA ENGINEERING
2763 MEADOW CHURCH RD
SUITE 100
DULUTH, GEORGIA 30097
(770) 925-0357



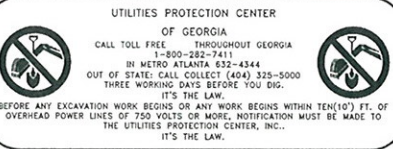
BOUNDARY SURVEY FOR
THE ATLANTA ACADEMY
LAND LOT 632, 1ST DISTRICT, 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

REVISIONS	DATE

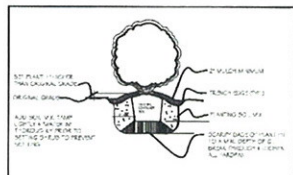
DRAWING TITLE
BOUNDARY SURVEY

DWG FILE:	
DRAWN BY:	JR
PROJECT NO:	3443.10
FIELD DATE:	04/14/10
PLAT DATE:	04/15/10
SCALE:	1"=50'

S-1



COLUMBIA ENGINEERING



1. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING AND GRADING.
2. TREE PROTECT ON AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO CITY OF KOSWELL STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTO DEVICES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE APPROVAL OF THE CITY OF KOSWELL ARBORIST.
3. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL, LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY STANDARDS AND SPECIFICATIONS. NO CONSTRUCTION SHALL INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

4. THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLANS MUST BE VERIFIED PRIOR TO THE ACCEPTANCE OF THE FINAL PLOT. CALL CITY OF ROSWELL FOR AN INSPECTION.

5. WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PLUG ALL EXPOSED ROOTS WITH 1/2" X 1/2" X 1/2" TAMPERS. THE TAMPERS SHALL BE PLUGGED ADJACENT TO THE TREES. PLUGGING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.

6. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE CONDUCTED TO "STANDARD ARBORICULTURAL PRACTICE" (SEE AIA ARBOR-1989).

7. PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKS OR SIMILAR PROTECTIVE DEVICE.

8. TREE PROTECTION FENCES SHALL BE INSTALLED BY THE DEVELOPER AT THE SAME TIME AS EROSION CONTROL DEVICES. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF TREE PROTECTION FENCES UNTIL CERTIFICATE OF OCCUPANCY IS OBTAINED.

9. CONTACT THE CITY ARBORIST FOR A SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SITE DENSITY CALCULATIONS:

$SDF = EDF + RDF$

TOTAL SITE ACREAGE = 8.83 AC

$SDF = 8.33 \text{ AC} \times 30 \text{ U/AC}$
= 264.9 UNITS REQUIRED

$EDF = 141.4 + 146.3 = 287.7$
 $RDF = 9.5 \text{ UNITS}$
 $287.7 + 9.5 = 297.2 \text{ UNITS}$

THEREFORE, DENSITY SATISFIED

EXISTING DENSITY FACTOR (ED)

POINT-SAMPLE INVENTORY
(Using 10 pt. prism method)

POINT NO.	POINT VALUE
1	15
2	13
	28

Av. of sample points
= 28 units / 2 points = 14 units
14 units x 10 pt. = 140 units /
Tree save areas = T5 #1 (.46
T5 #2 (.55) Ac = 1.1 Ac
1.01 Ac x 140 units/Ac = 141

TREES TO REMAIN ON SITE:

- (8) REDBUD - 3" CAL X 1.0 = 8.0
- (2) REDBUD - 6" CAL X 2.4 = 4.8
- (4) T.F. BURF. HOLLY = 6" CAL X 2.4 = 9.6
- (3) RIVER BIRCH - 6" CAL X 2.4 = 7.2
- (13) OAK - 9" CAL X 3.0 = 39.0
- (4) MAPLE - 9" CAL X 3.0 = 12.0
- (2) OAK - 10" CAL X 3.6 = 7.2
- (4) OAK - 11" CAL X 3.6 = 14.4
- (1) OAK - 13" CAL X 4.2 = 4.2
- (2) OAK - 15" CAL X 4.8 = 9.6
- (1) OAK - 18" CAL X 5.7 = 5.7
- (2) OAK - 20" CAL X 6.0 = 12.0
- (2) OAK - 23" CAL X 6.3 = 12.6

146.30 UNITS

TREE SAVE AREAS	ACREAGE
#1	.46 Acres
#2	.55 Acres
Total Tree Save	1.01 Acres

LANDSCAPE STRIP CALCULATIONS

1 Tree and 10 shrubs for every 35 linear feet

$77' / 35 = 2.2$ (3) Trees required
22 shrubs required

3 Trees Provided
22 Shrubs Provided

	PLANT LIST		MIN.		
	QTY.	COM. NAME	BOT. NAME	SIZE	UNIT/ TOTAL U.
	2	Nuttall Oak	Quercus nuttalli	3" cal.	.5 1.0
	3	Willow Oak	Quercus phellow	3" cal.	.5 1.5
	8	Lacebark Elm	Ulmus parvifolia	3" cal.	.5 4.0
	6	'Cherokee Princess Dogwood	Cornus florida	2" cal.	.5 3.0
	2	'Sango Kaku' Coral bark Japanese Maple	Acer palmatum	15 gal.	
	43	Dwarf Indian Hawthorn	Raphiolepis indica	3 gal.	
	13	Inkberry 'Shamrock'	Ilex glabra 'Shamrock'	3 gal.	
	6	'Knockout' Rose	Rosa sp. 'Knockout'	2 gal.	
	28	Dwarf Yaupon Holly	Ilex vomitoria 'nana'	2 gal.	
	30	'Stella D'Oro' Daylily	Hemerocallis	1 gal.	
	15	'Blue Flag' Iris	Iris virginica	1 gal.	
	12	Switchgrass	Panicum virgatum	1 gal.	

9.5

Contractor to determine sod quantities for Approval by Owner in Play area



1 VIEW FROM SOUTH ENTRY



2 WEST ELEVATION



3 WEST ELEVATION



4 MAIN ENTRY



5 WEST ELEVATION



6 WEST ELEVATION



7 WEST ELEVATION



8 WEST ELEVATION



9 SIDE ELEVATIONS



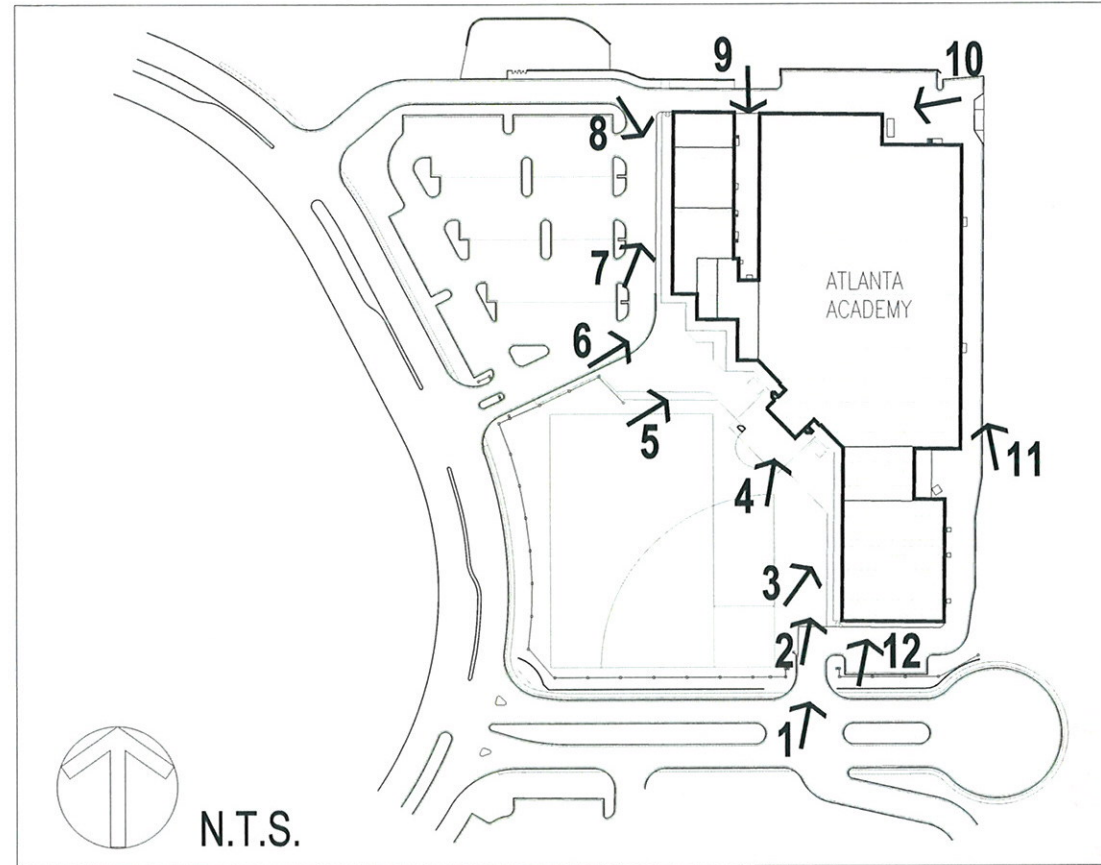
10 NORTH ELEVATION



11 EAST ELEVATION



12 SOUTH ELEVATION





CGLS
ARCHITECTS

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ARCHITECTS, INC.
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NOT
RELEASED
FOR CONSTRUCTION

CONSULTANT

SEAL

DATE	NO.	DESCRIPTION

THE ATLANTA ACADEMY
2000 HOLCOMB WOODS PARKWAY SUITE 30
ROSSELL, GEORGIA 30076
FULTON COUNTY

SHEET TITLE

EXISTING CONDITIONS

PROJECT NO.

DATE 4/16/2010

DRAWN BY

CHECKED BY

SHEET NO.

A-0.2

RECEIVED
APR 17 2010
City of Roswell
Community
Development
Dept.

CHAPMAN GRIFFIN LANIER SUSSENBACH ARCHITECTS
2000 COMMERCE BLVD., SUITE 100 • ATLANTA, GEORGIA 30309 • PHONE 404.773.0000 FAX 404.773.0004



1 EXISTING PLAYGROUND



2 EXISTING ATHLETIC FIELD



3 VIEW TOWARD MAIN ENTRY



4 EXISTING ENTRY DRIVE



5 EXISTING PLAYGROUND



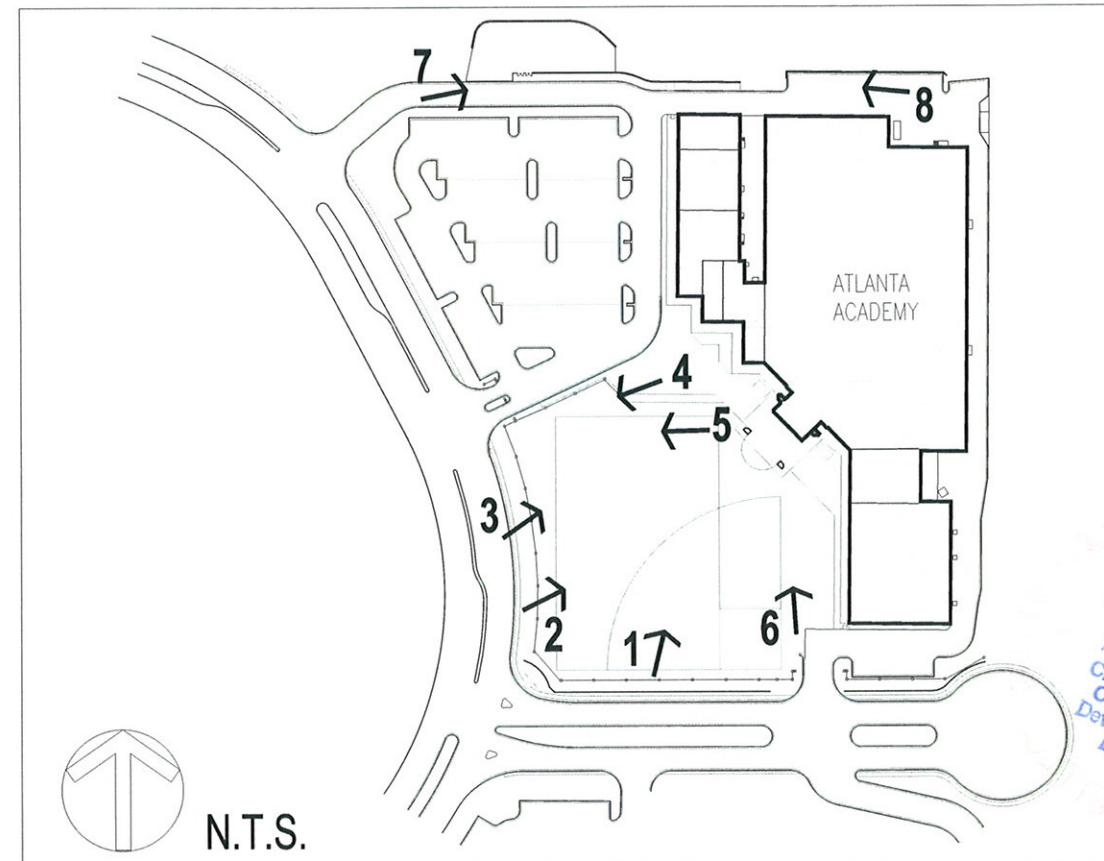
6 EXISTING SITE CONDITION



7 NEW PLAYGROUND AREA



8 NEW PARKING AREA





CGLS ARCHITECTS
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CONSULTANT

DATE NO. DESCRIPTION

THE ATLANTA ACADEMY
2000 HOLCOMB WOODS PARKWAY SUITE 36
ROSSELL, GEORGIA 30076
FULTON COUNTY

SHEET TITLE

EXISTING CONDITIONS

PROJECT NO.

DATE 4/16/2010

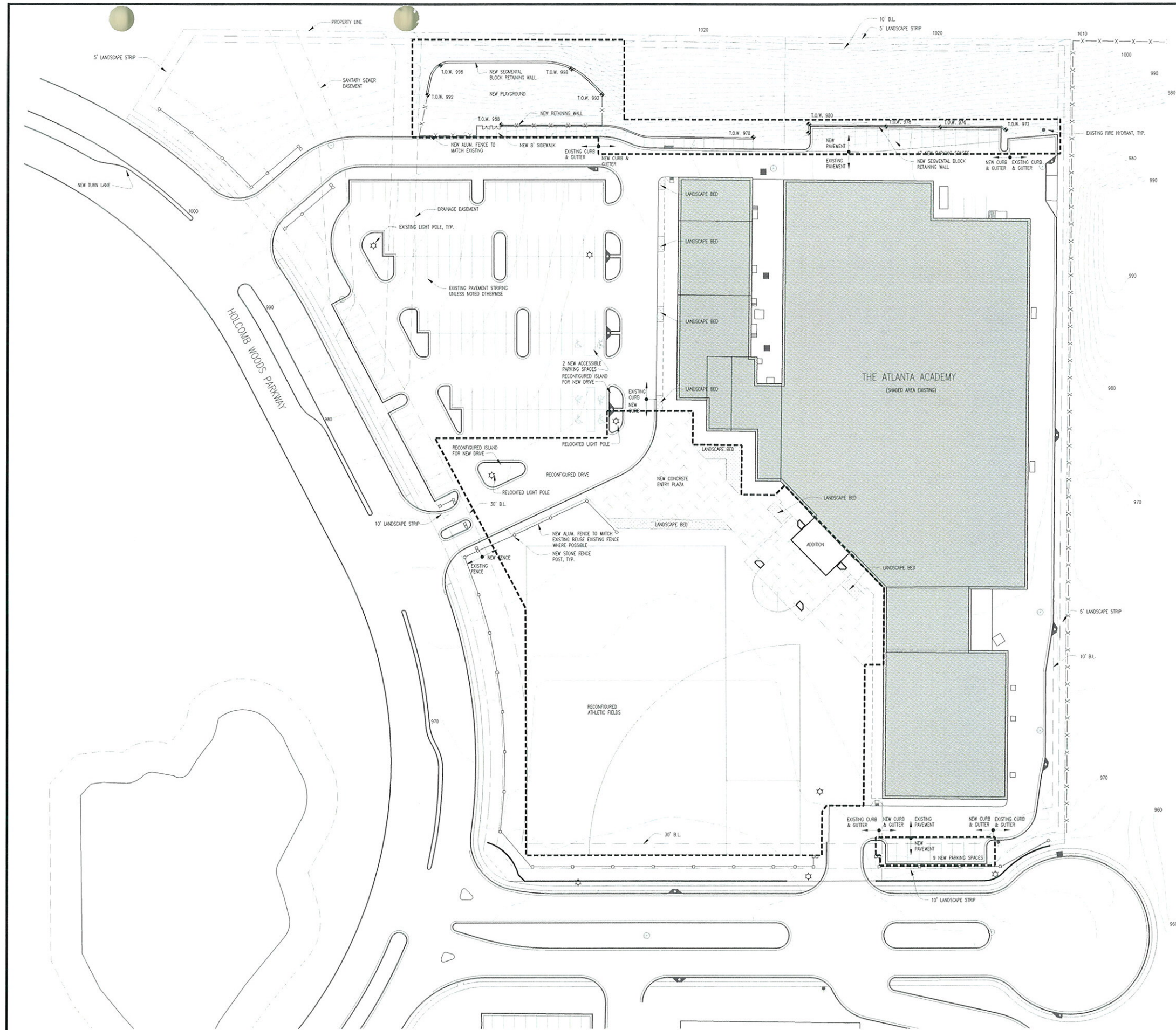
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SHEET NO.

A-0.3

RECEIVED
APR 17 2010
City of Roswell
Community Development Dept.



DEVELOPMENT STATISTICS SUMMARY CHART

TOTAL AREA OF SITE:	384, 535 SF
BUILDING FOOTPRINT:	88, 834 SF (23.1%)
TOTAL IMPERVIOUS SURFACE:	130, 351 SF (33.8%)
LANDSCAPE AREA:	165, 450 SF (43%)
PARKING SPACES:	160 (7.4%)

1 ARCHITECTURAL SITE PLAN
A-1.2 SCALE 1" = 30' -0"



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SEAL

DATE	NO.	DESCRIPTION

THE ATLANTA ACADEMY
2000 HOLCOMB WOODS PARKWAY SUITE 36
ROSWELL, GEORGIA 30076
FULTON COUNTY

SHEET TITLE

ARCHITECTURAL SITE PLAN

PROJECT NO.

DATE 4/16/2010

DRAWN BY: -

CHECKED BY: -

SHEET NO.

A-1.2

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