

September 2, 2011

Mr. Brad Townsend  
Planning and Zoning Director  
38 Hill Street  
Suite G-30  
Roswell, GA 30075

Re: North Fulton Hospital, Medical Office Building

Dear Mr. Townsend,

The design team has reviewed the City of Roswell "Overlay Design Guidelines" dated 11-01-99 to confirm that the medical office building currently in design conforms to the included requirements. Based upon our review we have the following comments regarding the listed criteria and building material sections:

Criteria 1 (Shield Parked Cars from View): The current site design pushes the vehicle parking to the rear of the building and away from public view. In areas where the parking may be visible from a distance we provided layers of plant material including trees and evergreen hedges.

Criteria 2 (Shield Parking Surfaces from View): The parking fields as designed are set below the grade of Hospital Drive and above Hembree Road in order to hide them from the public view. In addition to the elevation change, layers of plant material were added in order to further screen these areas from public view.

Criteria 3 (Safe Sidewalks): A sidewalk extension is proposed to connect the existing parking deck to Hembree Road. A majority of this sidewalk is meandering away from Hospital Drive and through the landscape areas which has both trees and shrubs planted throughout.

Criteria 4 (Treatment of Large Flat Wall Areas): The planting of a mixture of evergreen and deciduous plant material in order to accent the architecture is proposed for the building frontages. Columnar trees are used to keep in scale with the building and accent some of the strong architectural elements of the building.

Criteria 5 (Signage): Signage will need to be evaluated on an ongoing basis as signage needs become better defined in order to confirm compliance. We will submit signage separately for review at a later date.

Criteria 6 (Softscape/ vegetation): A balanced mixture of plant material (trees, shrubs, groundcover and turf) is being proposed for the site in order to accent the building and soften the hard elements such as the parking and utilities. The planting beds will include several layers of material of varying heights, textures, and colors to create the desired visual interest.

Criteria 7 (Visual Patterns): We feel that the overall building massing due to entry design, overhangs, setbacks within the façade and window types provides the required visual patterning.

Criteria 8 (Site Lighting): The proposed design for both the satellite parking lot and the new medical office building parking lot and driveway consists of rectangular "shoebox" type fixtures mounted on poles. These fixtures and poles are matching or are similar to existing pole lights located throughout the hospital campus. The particular lighting fixture we propose uses a high pressure sodium lamp and provides full cutoff to eliminate direct light above the horizontal plane through the bottom of the fixture. Square steel poles will be used to support either a single

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fixture or two fixtures oriented at 180 degrees. Both the luminaire and the pole have bronze finish.

The poles will be secured to concrete piers 3' above grade. The satellite parking lot uses 30' poles whereas the new medical office building uses 20' poles. The proposed design places the poles between parking spaces and shrubbery to avoid conflicts with trees. Minimizing light trespass in areas where the site adjoins other property is a major factor in determining pole placement. Considerable effort has been made to achieve a lighting design that provides sufficient and consistent levels of light throughout the parking areas and roadways within the scope.

Criteria 9 (Contextual Appearance): The current building design was derived based on a close analysis of the existing surrounding buildings. We feel that the building massing is similar to the surrounding buildings and the chosen material and color palette is also a match to the adjacent buildings.

Criteria 10 (Visible Utility Lines): All of the proposed utility services for the site area are to be placed underground and away from public view.

#### Coherent Building Materials:

The Plant List and flower color selection conforms to the guidelines. Refer to the drawings for more specific information.

#### Building materials, finishes and textures:

Brick: Not used.

Stucco: Not used.

Wood: Not used.

Roofing: Not applicable due to flat non-visible roof. (The roof color will be white for energy savings)

Color: Colors are to be selected from the Benjamin Moore "Historical Colors" palette and the Sherwin Williams "Preservation Palette."

HC-84, "Elmira White".

SW 2835, "Craftsman Brown".

SW 2806, "Rockwood Brown".

Sincerely,



Glenn Cartledge  
Principal

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