DEVELOPMENT SUMMARY REPORT

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June 21, 2019
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I. PROJECT NARRATIVE

LOCATION

Duluth, Georgia

Proposed Development Location

Land Lot 293, 6th District, Duluth, Gwinnett County, Georgia
I. PROJECT NARRATIVE

COMMUNITY VISION

The Downtown Master Plan establishes a series of design principles which were derived from the City of Duluth’s vision for design and development within the downtown area.

CONNECTIVITY

The site topography limits connectivity with adjacent properties to the north and an incompatible Land Use to the East. The development plan accommodates intersection improvements that will facilitate connectivity desired by transportation studies.

OPEN SPACE

The plan creates wide, comfortable sidewalks on Buford and Davenport Rd. that encourage pedestrian flow to the retail, restaurant and commercial district. The ability for pedestrians to feel comfortable walking on these frontages encourages and enhances commercial viability for businesses.

COMPACTNESS

The proximity of this community to Downtown Duluth will enhance pedestrian activity on Buford Highway, as well as promote walkability within the development and to/from Downtown Duluth. Since the new residents will be less than a 10 minute walk to the Town Green, new households will help energize Main Street business and civic events, with minimal need for additional vehicular accommodation.

DIVERSITY

The proposed architectural vernacular is reflective of Duluth’s heritage and current growth patterns, but makes no attempts at historic reproduction. Rather, the design is based on appropriate scale, massing and articulation of elements that creates original architecture which is both reflective and timeless. A wide variety of apartment size and style ensures a diverse demographic of residents. By adding to the urban fabric and sense of place of Downtown Duluth, the proposed community provides additional opportunities for housing options in close proximity to the city center.

SUSTAINABILITY

The current use provides minimal storm water control for water quality or flow, which will be addressed in the proposed development. The ability to use drought resistant and native plants can reduce infrastructure needs and enhance quality of life attributes such as songbirds and butterflies. A reduced reliance on automobiles and walkable neighborhood create healthful benefits to the community.
I. PROJECT NARRATIVE

CONTEXT

TRG Duluth is a 6.3 acre residential development located at the intersection of Buford Hwy (SR13) and Davenport Road in Duluth, GA. The community will contain approximately 258 residential units.

The 2000 Livable Centers Initiative Study for Duluth established the Downtown Redevelopment District, now centered around the award winning town green development, including City Hall, public buildings and park space. The former dry cleaner and auto repair shop was identified as a Gateway Opportunity in conjunction with the Buford Highway Redevelopment plan completed with the 2010 LCI update. Buford Highway improvements have been completed and GADOT is considering proposals to signalize the intersection of Davenport and Buford Hwy in conjunction with realignment of S. Peachtree St. to connect to Downtown Duluth.

The proposed community is within a 10 minute walk to the Town Green. The proposed land plan seeks to augment housing options in close proximity to the Green as well as establish an arrival gateway to Duluth on Buford Hwy.

The site plan creates a strong, iconic corner at the Davenport/Buford intersection and carries architecture along Buford Hwy to solidify the street edge. Residential building typology consists of four story and four stories with basement. Parking is achieved in a single-level deck, surface lot and individual garages.
I. PROJECT NARRATIVE

PROJECT NARRATIVE

TRG Duluth is a proposed Residential development with an architectural focus on the Gateway aspects of the site, as identified in long term planning efforts by the City. Accessory uses include storefront leasing and associated indoor amenities (including but not limited to fitness, business office, coffee bar, dog wash, bike repair room) a single level parking deck, attached residential garages/storage, residential surface parking, swimming pool, outdoor cabana, car wash, maintenance area and trash compactor.

The property will be owned and operated by a single entity (the Residential Group and/or its partners and affiliates) and no division of land by easement or legal entity (HOA) will occur.

PROJECT OVERVIEW:

Proposed Site Area: 6.43 acres with a 0.15 Ac R/W dedication
6.28 Acres net

258 Units Total

362 total parking spaces (1.4 sp/du)
(see pg. 10 for specific breakdown)
Minimum 10% open space: 27,347sf

Final areas subject to final survey and R/W dedication.
II. MASTER CONCEPT PLAN

MASTER CONCEPT PLAN

The plan shown opposite provides a general overview of the proposed community. The Master Concept Plan has been broken into component plans to make each category easier to read and identify plan elements.
II. MASTER CONCEPT PLAN

LAND USE PLAN

STOREFRONT LEASING/AMENITY
LEASING/AMENITY: 8,740 SF

RESIDENTIAL
293,739 SF / 258 UNITS

DECK
230 SPACES
TRASH / RECYCLING/MAINTENANCE
(see pg. 10 for parking breakdown)

OPEN SPACE
27,907 SF (10%)

RIGHT of WAY
6,397 SF DEDICATION

The area calculations provided are based on the best, currently available information and are subject to minor variations as additional information is gathered and processed.
II. MASTER CONCEPT PLAN

CIRCULATION PLAN

STREETS and PARKING

DESIGN GOALS:
The dominant circulation occurs on Buford Hwy and Davenport Road and building placement reflects the street frontage nature of the plan. With 3 out of 4 buildings addressing the street, emergency vehicle circulation to the rear building is a primary design consideration in circumventing the site’s topography. The frontage on both streets provide a comfortable walking environment that encourages pedestrians to make the 10 minute walk to Downtown Duluth.

PARKING
Due to the proximity to Downtown Duluth a reduction in parking standards is requested and detailed in the Requested Modification section of this Development Summary Report - pg 13.

Required parking:
- residential: 258 du @2.0 covered sp/du = 516 spaces
- plus 1 uncovered space per 5 units guest = 52 spaces
- Total = 568 spaces

Proposed Parking:
- residential: 258 du @ 1sp/bed (1.4 sp/du) =
  - 22 studio units = 22 spaces
  - 132 - 1 bedroom units = 132 spaces
  - 140 - 2 bedroom units = 208 spaces
- Total (1.4 sp/du) = 362 spaces

PARKING SUMMARY
- Parking Deck: (115 covered) = 230 spaces
- Garage Spaces: (52 covered) = 52 spaces
- Surface Spaces: (uncovered) = 80 spaces
- Total Spaces Provided: 362 spaces
II. MASTER CONCEPT PLAN

PROPOSED SITE DESIGN STANDARDS

Proposed Site Design Standards are shown on the Master Concept Plan and individual plan sheets included in this report.

Modifications are requested to fulfill the design objectives of this development. Design standards are shown on the Master Concept Plan and individual plan sheets (see pg. 12 for proposed design standards and pg. 13 for specific modification requests).
## II. MASTER CONCEPT PLAN

### PROPOSED SITE DESIGN STANDARDS

Proposed Site Design Standards are shown on the Master Concept Plan and individual plan sheets included in this report.

Modifications are requested to fulfill the design objectives of this development. Design standards are shown on the Master Concept Plan and individual plan sheets (see pg. 12 for proposed design standards and pg. 13 for specific modification requests).

<table>
<thead>
<tr>
<th>Proposed Site Design Standards:</th>
<th>6/9/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>item</strong></td>
<td><strong>section</strong></td>
</tr>
<tr>
<td>Density:</td>
<td>6.28 ac/250 du</td>
</tr>
<tr>
<td>Open Space:</td>
<td>10% dedicated</td>
</tr>
<tr>
<td>Max Ht/stories</td>
<td>street elevations are 4 story;</td>
</tr>
<tr>
<td>Min Bldg. Separation</td>
<td>IBC 2012 (amended)</td>
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<tr>
<td><strong>Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>front</td>
<td>0' R/W setback; 12’ min to back of curb</td>
</tr>
<tr>
<td>side</td>
<td>0’ (5’ landscape strip)</td>
</tr>
<tr>
<td>rear</td>
<td>0’ (5’ landscape strip)</td>
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<tr>
<td><strong>Parking</strong></td>
<td></td>
</tr>
<tr>
<td>residential</td>
<td>2 coveredsp/du + 1sp/5du =2.2 sp/du</td>
</tr>
<tr>
<td>aisle</td>
<td>24’</td>
</tr>
<tr>
<td>space</td>
<td>9’x19’</td>
</tr>
<tr>
<td>buffer</td>
<td>50’ buffer adjacent to SF residential</td>
</tr>
<tr>
<td>accessory</td>
<td>5’ min/8’ fence</td>
</tr>
<tr>
<td>compact</td>
<td>20%; 17’x8’</td>
</tr>
<tr>
<td>landscape islands</td>
<td>1 per 10 spaces</td>
</tr>
<tr>
<td>tree replacement</td>
<td>20 units/ac; excld buffers, R/W</td>
</tr>
</tbody>
</table>
II. MASTER CONCEPT PLAN

REQUESTED MODIFICATIONS

Modifications are requested to fulfill the design objectives of this development as shown on the Master Concept Plan and individual plan sheets included in this report.

TRG Duluth
City of Duluth, GA
6/9/2019 revised:

Proposed Zoning: PUD

- Site Area: 279,870 sf/6.43 ac (proposed site area: 273,473 sf/6.28 ac; +/- 6,397sf R/W dedication)*
- Proposed Residential Density: 40.1 du/ac
- Open Space: (10%) 27,987 sf)*

Residential Construction: four story w/bm; type V

Precast Parking Deck: type I

* R/W, final site area subject to final survey.

PUD Zoning Review Matrix

<table>
<thead>
<tr>
<th>Item</th>
<th>section</th>
<th>requirement</th>
<th>proposed</th>
<th>pg reference/notes</th>
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<tr>
<td>CBD Design Stds</td>
<td>205.14(1)b,c</td>
<td>60% primary/40% secondary materials</td>
<td>street facing facades only</td>
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<tr>
<td></td>
<td>205.14(6)</td>
<td>streetscape</td>
<td>may vary</td>
<td>2.15</td>
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<tr>
<td></td>
<td>205.14(10)b</td>
<td>305.01(b)(1)</td>
<td></td>
<td>2.16</td>
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<tr>
<td></td>
<td>205.19(c)</td>
<td>parking per DD Master Plan</td>
<td>MF std’s not referenced</td>
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<tr>
<td></td>
<td>sec 206.01, table 2-D</td>
<td>density, setbacks, height</td>
<td>per site plan</td>
<td>2.24</td>
</tr>
<tr>
<td></td>
<td>sec 206.01, table 2-B</td>
<td>accessory uses not allowed in CBD</td>
<td>to be allowed</td>
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<td>Outdoor Lighting</td>
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<td>90d cut off luminaires</td>
<td>uplight/accent</td>
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<td>Std for MF</td>
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<td>indiv. H20 meter per unit</td>
<td>sub meter per unit</td>
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<td>Parking/Loading</td>
<td>403.01</td>
<td>parking space 9’ x 19’</td>
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<td>parking space 9’ x 16’</td>
<td>4.1</td>
<td></td>
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<td>pavement reduction; std size for parking deck</td>
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<td></td>
<td></td>
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<td></td>
<td>403.09</td>
<td>tree island 10 space interval</td>
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<td>504 PUD</td>
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<td>10% gr area deeded open space</td>
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<td>504.02(c)</td>
<td>10% GFA as resident amenity</td>
<td>2% max indoor amenity</td>
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<td>prohibitive standard, not in line with reasonable market conditions</td>
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<td>Art 6 Signs</td>
<td>See Master Sign Plan</td>
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<td></td>
<td>table 6-E</td>
<td>max sign height 15’</td>
<td>min. 16'/max 44' from grade</td>
<td>6.34</td>
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<td>Art 7</td>
<td>sec 702</td>
<td>702.02(b) buffer</td>
<td>7.5,6</td>
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<td>702.04 Approval of Reduction of Buffer Widths</td>
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<td>Art 8</td>
<td>905.06(b)(3)</td>
<td>access improvements by developer</td>
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</table>
II. MASTER CONCEPT PLAN

TREE REPLACEMENT/ LANDSCAPE

Schematic Tree Replacement Plan shows the conceptual level strategy to fulfill the tree replacement requirements.

20 (tree) units/acre are required to fulfill the tree replacement criteria.

SITE DENSITY REQUIREMENTS

<table>
<thead>
<tr>
<th>TOTAL AREA (Acres)</th>
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<tr>
<td>Infrastructure Improvements (Acres)</td>
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<td>Area for Site Density (Acres)</td>
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<tr>
<td>Site Density (20 Units per Acre)</td>
<td>100.4</td>
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</table>
II. MASTER CONCEPT PLAN

TREE REPLACEMENT/ LANDSCAPE

*NOTE: 25% maximum allowable for single plant species.

a. The clearing of equipment, storage of materials or dirt, disposal of waste material such as paint, oil oxides or other harmful substances, or any other activity which may be harmful to the continued vitality of the trees within the Tree Protection Area is prohibited.

b. Prior to commencement of any grading, construction or tree removal, a Tree Protection Area for any tree located within twenty-five feet (25') of any proposed grading, construction or tree removal shall be maintained by physical barrier and maintained until such work is completed.

1. Active tree protection shall consist of chain link, orange, corrosion-resistant plastic, non-oxidizing wire, or non-conducting wire or equivalent restraining materials. In addition to fencing, where trees are in proximity of being occupied by equipment, the Director shall require two inches (2") by four inch (4") blocks to be shaped around the trunk of trees. In addition, where active tree protection is required, such trees to be saved shall be marked at the base of the trunk with a painted tag marking the tree number and the expiration date of the permit. All tree protection devices shall be installed prior to any grading, clearing or trenching. A Department of Planning and Development official shall inspect the installation of tree protection devices and shall be present during the time of the tree removal permit. The tree protection must remain in place for the entire duration of the construction permit for clearing and trenching. All Tree Protection Devices must be maintained throughout the construction period. If any Tree Protection Devices are removed for excavation of a construction or trenching zone, they shall be replaced or reinstalled immediately. The locations and installation of all tree protection devices will be verified prior to the issuance of the construction permits for clearing and trenching. All Tree Protection Devices must be maintained throughout the construction period.

Once Protected Zones are established and approved, any changes are subject to the Department of Planning & Development review.
Schematic Civil Narrative

1.0 GENERAL

A. The project site is located at 3256 Buford Hwy, Duluth, GA 30096. All of the proposed project site is located within the City of Duluth's jurisdiction. We will submit for building (LDP) permits and approvals from the City of Duluth, Gwinnett County, and Georgia DOT. Site work includes the work shown and reasonably inferred from the design development drawings. Provide materials, labor, equipment, and supervision required to perform the work complete.

B. The scope of site work includes, but is not limited to the following:

1. Construction staking and other construction engineering required to control the work.
2. Erosion and sedimentation control construction.
3. Temporary groundwater control.
4. Site preparation, including striping and undercutting unsuitable subgrade soils (if encountered), rock blasting and removal (if encountered) parking lot and building demolition, and removal from the project lands of materials not to be used for construction.
5. Site grading, including excavation, filling, compaction, and preparation of subgrades for paving and playfields. Site grading includes cutting and filling onsite, stockpiling and hauling from stockpiles, and other work necessary to construct embankments and excavations as shown and specified.
6. Construction and building pads and staging areas.
7. Coordination of temporary utilities.
8. Installation of the site drainage system complete, including building roof drain laterals.
9. Installation of water distribution and sanitary sewer system complete, including service laterals.
10. Construction of curb and gutter, retaining walls, and amenity areas.
11. Construction of paving.
12. Striping and traffic control.
13. Backfilling curbs and islands with approved soils for planting.
15. Installation and coordination of temporary warning signs, directional signs, barricades, and fences required to direct, control and protect the public throughout the construction period.
16. Coordination of the installation of light poles and conduits.

2.0 EROSION CONTROL

A. Provide labor, material, and equipment for temporary and permanent management practices during the life of the Contract to control erosion, storm water runoff, and pollution through the use of berms, dikes, dams, sediment basins, fiber mats, netting, mulches, grasses, slope drains, temporary silt fences, and other management practices.

B. The scope of Erosion Control includes, but is not limited to the following:

1. Conforming to the General NPDES permit.
2. Provide labor, material, and equipment for temporary and permanent management practices as shown on the plans, as contained in the Erosion, Sediment, and Pollution Control Plan (ESPCP), and as directed by the Owner during the life of the Contract to control erosion, storm water runoff, and pollution through the use of berms, dikes, dams, sediment basins, fiber mats, netting, mulches, grasses, slope drains, temporary silt fences, and other management practices.

C. Coordinate temporary erosion control provisions with permanent erosion control features to assure economical, effective, and continuous erosion, sedimentation, and pollution control throughout the construction and stabilization period.

D. Management practices required are not limited to the measures shown on the plans. Provide additional practices necessitated by actual conditions and methods.

E. Site and pollution leaving the site and any effects of the release are the sole and total responsibility of the Contractor as Primary, Secondary or Tertiary Permittee or Operator.

F. Provide Subcontractors with a copy of the ES & PC Plan. Post notices requiring Subcontractors to review and comply with the ES & PC Plan.

G. The plans will be prepared in three (3) phases, Initial, Intermediate and Final Erosion Control Phase:

1. Initial phase will include the installation of a sediment pond, perimeter Silt fence, Construction Entrance, Truck washout area and implementation of temporary grading.
2. Intermediate Phase will include the installation of the inlet traps, grassing, and slope down drains, diversion ditch, and surface roughening.
3. Final Phase will include final stabilization of grazing with Matting.

3.0 SITE DEMOLITION

A. Provide labor, material and equipment necessary to remove existing pav-ing, curb and gutter, Storm and sewer pipes, utilities, and site items as required. This includes but is not limited to the existing parking lot, sidewalk, trees, and certain utilities. Remove existing trees and vegetation where indicated on the tree removal/replacement plan.

B. Protection of Existing Work: Before beginning cutting or demolition work, carefully survey the existing work and determine the extent of the work. Take necessary precautions to ensure against damage to existing work to remain in place, to be reused, or to remain the property of the City of Duluth. Repair or replace damage to existing work at no additional cost to the Owner. Carefully coordinate the work of this section with other work and construct and maintain shoring, bracing and supports, as required. Ensure that structural elements are not overloaded. Increase structural sup-
ports or add new supports as required as a result of cutting, removal, or demolition work performed.

C. Demolition of structures and site utilities:

1. Building structure
   a. Demolition of both existing church buildings
   b. Demolition of existing commercial buildings
   c. Demolition of existing residential home
2. Sidewalk and Parking areas:
   a. Demolition existing sidewalk along Buford Highway and Davenport Road
   b. Demolition of existing northern curb cut on Davenport to retain parking lot
   c. Demolition of existing northern curb cut to church property
   d. Demolition of asphalt lots
   e. Demolition of concrete paving
   f. Demolition of any existing walls within project site
   g. Demolition of existing stairs on western portion of property
   h. Demolition of existing signage
   i. Demolition/ removal of existing fencing and gates
   j. Removal of existing dumpster pads
3. Earthwork includes, but is not limited to the following:

   1. Provide labor, material and equipment for excavating, backfilling, filling, grading and related work.
   2. Earthwork includes, but is not limited to, excavation, filling, compaction and grading in the areas shown on the drawings to obtain the required finished ground surface properly prepared to receive pavement, sidewalks, building floor slabs, utilities, and drainage structures.
   a. With the installation of the apartment buildings and parking lot, earthwork will be performed to bring all locations to finish grade.
   b. Handicap accessibility will need to be met which may include regrading to install additional ramps with handrails.
   c. Swales will be needed to keep drainage off of building walls.
   d. Retaining walls on site greater than 4 ft will need to be designed and permitted by an engineer licensed in the state of Georgia.
   e. Fall protection will need to be provided along all retaining walls and at the top of slopes greater than 4:1 through the means of fencing or railing.

II. MASTER CONCEPT PLAN

UTILITY NARRATIVE

3. Site utilities:
   a. Fiber optic/Telephone lines: There may be fiber located within limits of demolition.
   b. Electric Lines/ Light poles: There are power poles within the site that will need to be removed and relocated mainly at the southeastern corner of the Buford Hwy and Davenport intersection. Also, the poles and lines located in the church property. Removal of existing transformers.
   c. Gas Lines: Removal and replacement of gas line serving the existing structure and relocation of gas meter located at the new buildings.
   d. Sanitary sewer lines: Remove all existing sewer lines within the limits of construction including the existing public sewer system running through the property. Removal of test manholes and sewer service from each structure.
   e. Storm Sewer Lines: Remove all existing storm lines within the limits of construction. Remove and replace any CMP pipe this is within property boundary but outside of limits of construction.
   f. Storm Detention Pond: Remove existing underground detention pond behind site utilities. Storm sewage structure is adjacent to church property. Remove and replace existing OCS and rework existing above ground detention pond.
   g. Domestic/Fire Water Line: Removal of existing 1” meter and BFP near northern drive on Davenport. Removal of existing both 1” meters and detector checks near Buford Hwy entrance. Removal of all existing water lines, fire hydrants, and valves throughout site.

4.0 EARTHWORK

A. The scope of Earthwork includes, but is not limited to the following:

   1. Provide labor, material, and equipment for excavating, backfilling, filling, grading and related work.
   2. Earthwork includes, but is not limited to, excavation, filling, compacting and grading in the areas shown on the drawings to obtain the required finished ground surface properly prepared to receive pavement, sidewalks, building floor slabs, utilities, and drainage structures.
   a. With the installation of the apartment buildings and parking lot, earthwork will be performed to bring all locations to finish grade.
   b. Handicap accessibility will need to be met which may include regrading to install additional ramps with handrails.
   c. Swales will be needed to keep drainage off of building walls.
   d. Retaining walls on site greater than 4 ft will need to be designed and permitted by an engineer licensed in the state of Georgia.
   e. Fall protection will need to be provided along all retaining walls and at the top of slopes greater than 4:1 through the means of fencing or railing.
Schematic Civil Narrative

B. The work includes ditching in soil areas of high moisture content to allow the soil to drain prior to making excavations.
C. The work includes adjustment of moisture content up or down by discing of soils placed in fills if soil tests show drying to be necessary to meet compaction requirements.
D. The work includes spreading topsoil in sufficient quantities to backfill hills, medians, and roadway shoulders and open graded areas.
E. The work includes undercutting unsuitable soil materials and replacing with compacted approved soils.
F. The work includes stockpiling approved soil material in convenient location and in sufficient quantity for use in backfill of walls.
G. The work includes removal from the job of unsuitable, excess materials if pre-approved by Design Professional.
H. The work includes importing material, if required, from offsite.

5.0 SITE UTILITIES

5.1 WATER DISTRIBUTION SYSTEM

A. Water service will be provided to the site by utilizing the existing 8” tap on the existing 16” main located in the Buford Highway r/w. All other connections around the site to the public main will be capped. The site will be equipped with a 4” water meter, backflow, and main that will serve domestic water needs for the residential units.
B. There will be sub-metering within the property for each individual residential unit.

For fire, the site will be equipped with an 8” main that will loop the site and serve the buildings sprinkler system and the numerous fire hydrants. The fire main will include an 8” fire double detector check valve assembly that will be placed in an underground vault.

All water main, backflow preventers, double detector check valves will meet Gwinnett County Water and Sewer standards and to include but not limited to:

1. Provide labor, material, and equipment for the construction of the water distribution system to meet Gwinnett County Water and Sewer standards and to include but not limited to:

   All water main, backflow preventers, double detector check assemblies will be underground vault.

   Serve the buildings sprinkler system and the numerous fire hydrants. The fire main will include an 8” fire double detector check valve assembly that will be placed in an underground vault.

   There will be sub-metering within the property for each individual residential unit.

   The work includes ditching in soil areas of high moisture content to allow the soil to drain prior to making excavations.

   The work includes adjustment of moisture content up or down by discing of soils placed in fills if soil tests show drying to be necessary to meet compaction requirements.

   The work includes spreading topsoil in sufficient quantities to backfill hills, medians, and roadway shoulders and open graded areas.

   The work includes undercutting unsuitable soil materials and replacing with compacted approved soils.

   The work includes stockpiling approved soil material in convenient location and in sufficient quantity for use in backfill of walls.

   The work includes removal from the job of unsuitable, excess materials if pre-approved by Design Professional.

   The work includes importing material, if required, from offsite.

5.2 SANITARY SEWERS

A. Sanitary sewer service will be provided to development from the existing 8” DIP public Gwinnett County Sewer line running parallel with the southern property line adjacent to single-family residential tracts. Sewer will be gravity fed to this existing line. Sanitary sewer easement shall be maintained along the portion of the line that is remaining. Sanitary should conform to Gwinnett County Water and Sewer specifications and the following:

   1. Pipe:
      a. If grading causes less than 3-feet of cover over existing sanitary sewer pipe, it will need to be replaced with ductile iron pipe. Ductile iron pipe shall be centrifugally cast in accordance with ANSI Standard specification A21, Class 50 minimum. Gaskets and fittings for ductile iron pipe: ASTM A4.
      b. Where sewer line has more than 3-feet of cover C900 PVC gravity sewer pipe may be used. Use PVC gravity sewer pipe that meets ASTM D3343, ASTM F 679, SDR 35. Use tees that meet ASTM F 477.
      c. Manholes:
         i. Construct manholes of precast concrete rings, with cast iron frames and covers, per ASTM C475 in accordance with the Drawings. Make the invert channels smooth and semicircular in shape conforming to the inside of the adjacent sewer section.
         ii. Make changes in direction of flow with a smooth curve of as large a radius as the size of the manhole will permit. Make changes in size and grade of the channels gradually and evenly. Form the invert channels directly in the concrete of the manhole base, or build up with brick and mortar, or behalt tile laid in concrete. Make pipe connections to manhole using water stops, standard O-ring joints, special manhole couplings, or make in accordance with the manufacturer’s recommendations. Make the floor of the manhole over the channels smooth and slope toward the channels not less than one inch per foot nor more than two inches per foot.
         iii. Use grey cast iron manhole frames and covers, in accordance with ASTM A448.
         iv. Use cast iron conforming to Federal Specifications QQ-I-652 of good quality and such character as to make the metal of the casting strong, tough, and of even grain.
         v. Use frames and covers, smooth, free from scale, lumps, blisters, and sand holes and defects of every kind which would make them undesirable for the use for which they are intended. Do not plug or fill. Give castings one heavy coat of good grade asphalted paint at the foundry. Use solid cores identified with the word “sewer” cast in surface.

5.3 STORM SEWER

A. Storm water management will be in accordance with the City of Duluth regulations. Storm water management will account for all facilities on site. The new building roof drains will be collected, routed, and drained into an onsite pipe system. Storm water flows will be collected through HDPE piping and directed to a detention/retention system located in the rear of the property. This storm water management system will retain the first 1” of rainfall. The anticipated design for the site is to provide a bio-retention system in landscape areas throughout the site. The discharge from our storm management system will flow into the adjacent area to the southeast portion of the site. The Contractor is to remove all debris and trash from existing storm infrastructure and detention pond remaining on site. Material to be used for construction consists of the following:

   1. Reinforced concrete pipe:
      a. Use pipe conforming to ASTM Specification C-76, Class III unless otherwise specified or shown on the drawings.
      b. Cast iron:
         i. Use cast iron conforming to Federal Specifications QQ-I-652 of good quality and such character as to make the metal of the casting strong, tough, and of even grain.
         ii. Keep structures clean of all fallen masonry, silt, debris, and other foreign material.
         iii. Use pipe conforming to ASTM C475 in accordance with the Drawings.

1. USE UTILITY LINES

5.4 TELEPHONE / ELECTRICAL

A. Telephone/ fiber optic:
   1. Run conduit to the proposed buildings.
   2. Electrical:
      a. Connect to the power source on-site to the proposed transformer. Run service from the relocated transformer to within 5’ of the new building, adjacent to the electrical room.
      b. Proposed transformer to sit on a concrete pad and located in gravel courtyard.

6.0 SITE PAVING

6.1 PARKING LOT ASPHALT PAVING

A. There will be additional new car spaces on the project site along driveways adjacent to parking deck face. These areas will be constructed with a light duty asphalt paving (6” GAB, 2” binder, 1.5” topping). Principal driveways and entrance will be constructed with heavy duty paving (8” GAB, 2” binder, 1.5” topping); the construction of the parking spaces and principal drives should conform to the following standards:

   1. Paving Base Course: Crushed stone base, primed as specified in Georgia D.O.T. Section 310, unless otherwise specified on the plans.
   2. Use materials for hot mix asphalt concrete construction as specified in Georgia D.O.T. Section 400.
   3. Use paving subbase of select soils from stockpiles and site grading operations.
   4. Thermoplastic traffic stripe: Georgia DOT Section 653.
   5. Use materials for shoulder paving that conform to those used in existing shoulders approved by Georgia D.O.T.

6.2 CONCRETE PAVING, CURBING AND WALKS

A. The proposed site construction is anticipated to have concrete walkways and handicap ramps/spaces, and concrete paved dumpster pad. The concrete paving at ADA spaces and dumpster pad shall be 4” base course, 6” concrete (4000 psi, min.). The concrete paving for sidewalks and curb and gutter should conform to the following:

   1. Use Portland Cement Type I or Type III High Early Strength Cement, minimum 4000 psi strength at 28 days, 4” maximum slump unless otherwise shown on the drawings.
   2. Use course aggregate Crushed stone, size 467, 67 or 57.
   3. Use dowels conforming to ASHTO: M31.
   4. Joint Fillers and Sealers - Georgia Department of Transportation, Section 833.
II. MASTER CONCEPT PLAN

MASTER SIGN PLAN

SIGN LEGEND and DESIGN CRITERIA

Proposed signs generally fall within Article 6 Sign Regulations. Where portions of the ordinance appear to vary from appropriate Urban, Mixed-Use building criteria, modifications are requested. Modifications seek to reduce size allowances in many, but not all cases. Where the number of allowed signs has been increased, size and total allowances have generally been reduced as compensation. The goal is to provide a cohesive and appropriately scaled sign package.

The sign package for a development of this nature is comprehensive and highly specialized, typically designed, permitted and executed by a single provider. As such, individual sign detail, material, letter size and finish, is beyond the scope of this submittal, however, individual sign packages for each use, which follow these guidelines, will be submitted for permit review as required.

MASTER DEVELOPMENT

A  Principal Bldg Sign: Master Development - (maximum of 1 per façade, 3 total)
   - Projection Sign: 120sf maximum, (60sf per side); 16’ min. from grade/max. 44’ from grade.
   - Wall or Roof Sign: 100sf max.
   - 270sf maximum total

B  Project Entrance Sign; Free-Standing: (maximum of 1 sign)
   - Obelisk (monument) 4-sided: 4sf per side maximum. 10’ max ht.
     from grade, 4’ max width.
   - 16sf maximum total

C  Principal Bldg Sign: Parking Deck (maximum of 1 each per entry)
   - Canopy or Under Canopy or Wall: 16sf maximum each
   - Service Entry Sign 6sf maximum

0000 Building Number
II. MASTER CONCEPT PLAN

MASTER SIGN PLAN

SIGN LEGEND and DESIGN CRITERIA

RESIDENTIAL

D Principal Bldg Sign: Leasing Office (2 signs per façade; 4 signs maximum)
- Canopy or Under Canopy or Wall: 16sf maximum each
- Projecting: max 4sf per side (2’x2’ to fit bracket provided).
- 20sf maximum total per façade
  see pg. 20

E Principal Bldg Sign: Bldg 1000; Amenity (maximum of 2 per façade, 4 total)
- Canopy or Under Canopy or Wall: 30sf maximum each
- 50sf maximum per façade
  see pg. 20

F Principal Bldg Sign: Bldg 1000 - 5000; Address (1 per 150Lf of Facade)
- Window or Wall: 4sf maximum each

G Miscellaneous Free Standing Signs
- 6sf maximum each
- 6’ maximum in height except those required by law
- as required; no maximum
ARCHITECTURE

MASSING and PLACEMAKING

DESIGN GOALS:

- The Architectural character is based on influences from Main Street and pedestrian oriented examples found throughout the downtown of small village communities. Variation along facades emulates a Row-house or Brownstone quality. Elements such as porches/stoops, canopies, lighting and signage foster a pedestrian scale.

- The building materials of brick, cementitious siding and decorative accents indicative of the industrial heritage provide a consistent vocabulary to the color and texture of the building. With a variety of forms in the building design, it is important not to select too many colors which could create visual chaos in the design. The building designs are simple, clean and timeless.

- Recessed porches and covered entries provide interest by creating architectural relief and enhance the strong rhythm of parapet facades presented to the street facing elevations.

- Appropriate building massing and materials are adapted to the four story building heights so that the each building elevation maintains proper proportion and scale.

PLACEMAKING TECHNIQUES:

- The community also draws influence from 20th century factory and industrial buildings that affected the growth of many towns.

- The mass of the buildings maintain continuity to strengthen the relationship of the development, and to foster a pedestrian scaled streetscape.

- Ornamental landscape/hardscape elements are utilized to enhance the outdoor areas, screen parking areas and tie the buildings to the site.

- Building entries, porches and balconies encourage human interaction and promote a sense of community.
III. ARCHITECTURAL and DESIGN GUIDELINES

ARCHITECTURE

EXISTING CONTEXT

Good design should take into account the context of place. Careful consideration has been given to elements of Duluth’s existing Downtown District. This page shows examples of the built environment, particularly some of the historic and eclectic qualities that portray the mass, scale, proportion and attention to detail which imbue Duluth with its unique character. These are the elements that link the proposed architecture to Downtown Duluth as a progression of civic growth. The following page describes some of the particular details that influence our design.
Duluth has a strong brick vocabulary throughout its downtown district. As the city evolves, new elements and reimagined historic concepts have been introduced. Any vibrant community has a harmonious variety of vocabularies, with common threads that knit into the fabric of the existing community. Other proportions, details, materials and colors have been influenced by local character.
III. ARCHITECTURAL and DESIGN GUIDELINES

ARCHITECTURE

MATERIAL PALETTE:

The conceptual intent for the material selections draws influence from classic architecture that exhibits restrained and subtle colors and textures. Pale colors, light masonry, and contrasting accents present a fresh and light approach to historically influenced architecture. Duluth has several precedents for this, especially many of the renovated historic shops on Main Street.

This project strives to add to that portion of the architectural fabric.
III. ARCHITECTURAL and DESIGN GUIDELINES

ARCHITECTURE
ONE BEDROOM UNIT PLANS

TYPICAL ONE BEDROOM UNITS (does not include variants such as Accessible Units). Unit plans subject to refinement in final design.

UNIT A1
681 s.f. + balcony

UNIT A2
756 s.f. + balcony

UNIT A3
779 s.f. + balcony

UNIT A4
740 s.f.

UNIT A5
668 s.f. + balcony

UNIT A6
806 s.f. + balcony

Unit plans are not to scale.
III. ARCHITECTURAL and DESIGN GUIDELINES

ARCHITECTURE

TWO BEDROOM UNIT PLANS

TYPICAL TWO BEDROOM UNITS (does not include variants such as Accessible Units). Unit plans subject to refinement in final design.

UNIT B1
950 s.f. + balcony

UNIT B2
1,091 s.f. + balcony
Photographs of a previously built community by The Residential Group are intended to show the level and finish of proposed materials. Final selections may vary.

TYPICAL 2 BEDROOM UNIT FLOOR PLAN & FINISHES
Photographs of a previously built community by The Residential Group are intended to show the level and finish of proposed materials. Final selections may vary.
Photographs of a previously built community by The Residential Group are intended to show the level and finish of proposed materials. Final selections may vary.

III. ARCHITECTURAL and DESIGN GUIDELINES

ARCHITECTURE

TYPICAL INTERIOR FINISHES

PROPOSED UNIT FINISHES - OPTION B
Photographs of a previously built community by The Residential Group are intended to show the level and finish of proposed materials. Final selections may vary.
Photographs of a previously built community by The Residential Group are intended to show the level and finish of proposed materials. Final selections may vary.

TYPICAL INTERIOR FINISHES

TYPICAL AMENITY FINISHES
III. ARCHITECTURAL and DESIGN GUIDELINES

ARCHITECTURE

TYPICAL LANDSCAPE/HARDCAPE

Photographs of a previously built community by The Residential Group are intended to show the level and finish of proposed materials. Final selections may vary.
THE DISTRICT at DULUTH WAS COMPLETED BY THE DEVELOPER AND DESIGN TEAM IN 2018

Photographs of a previously built community by The Residential Group are intended to show the level and finish of proposed materials. Final selections may vary.