

GRADY HEALTH SYSTEM

GRADY ESTORIA URGENT CARE

Corner of Memorial Drive & Estoria Street

Atlanta GA 30316

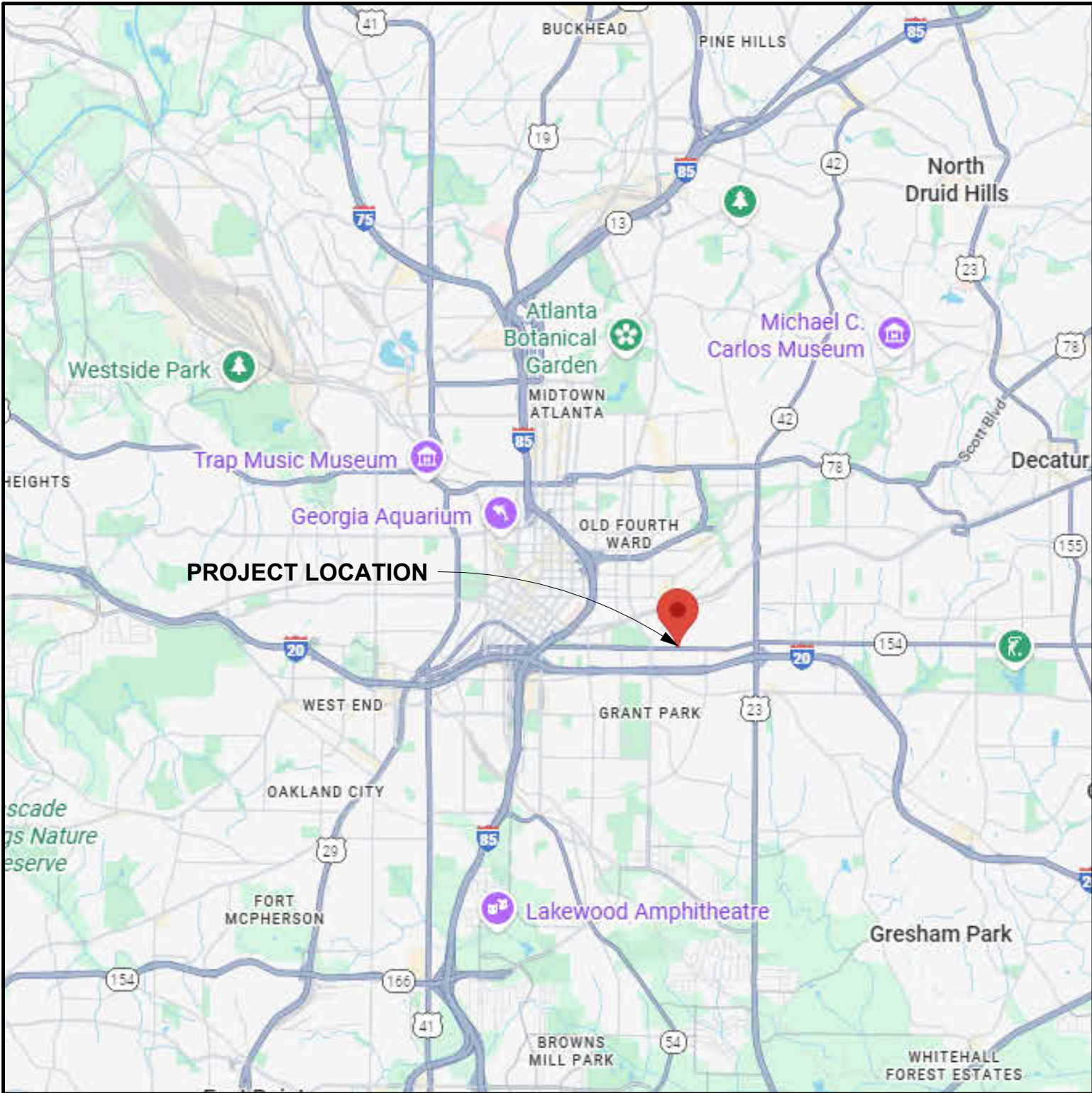
DESIGN TEAM

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LOCATION MAP



GENERAL NOTES

CONTRACT DOCUMENTS 1. THE PLANS ARE COMPLEMENTARY; WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. 2. THE WRITTEN SPECIFICATIONS, AND ADDENDA FOR THIS PROJECT COMPLEMENTS THE DRAWINGS, AND ARE HEREBY MADE A PART OF THESE PLANS. 3. ALL DRAWINGS AND DETAILS OF THE EXISTING CONDITIONS ARE REPRESENTATIVE OF EXISTING CONDITIONS ONLY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF DETAILS WITH ACTUAL CONDITIONS AND COORDINATE WITH THE ARCHITECT ANY DEVIATIONS TO EXECUTE THE INTENT OF THE DOCUMENTS.
GENERAL NOTES 1. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY UPON THE DISCOVERY OF ANY POSSIBLE HISTORIC OR ANTHROPOLOGIC FINDS DURING CONSTRUCTION. 2. OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY UPON THE DISCOVERY OF ANY POSSIBLE ASBESTOS OR HAZARDOUS FINDS DURING CONSTRUCTION. WORK IN THE SUSPECTED AREA SHALL STOP IMMEDIATELY UNTIL THE PROPER INVESTIGATION AND ABATEMENT MEASURES CAN BE TAKEN.
DIMENSIONS 1. ALL INTERIOR DIMENSIONS SHOWN ON FLOOR PLANS FOR METAL STUD PARTITIONS ARE TO THE FACE OF FRAMING MEMBER, OR TO THE CENTERLINE OF COLUMN GRID SHOWN. 2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. 3. EXTERIOR DIMENSIONS SHOWN ON FLOOR PLANS ARE TO THE FACE OF EXTERIOR WALLS OR TO THE CENTERLINE OF COLUMN GRID SHOWN. 4. DRAWINGS ARE CAD GENERATED AND HAVE THE ABILITY TO BE PRINTED AT VARIOUS SCALES; IF DIMENSIONS ARE NOT INDICATED ON THE DRAWINGS NOTIFY THE ARCHITECT AND DIMENSIONS WILL BE PROVIDED. DO NOT SCALE DRAWINGS
DRAWING KEYNOTE SYSTEM: A KEYNOTE SYSTEM IS USED ON THESE DRAWINGS FOR MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE DRAWING FOR THE INFORMATION WHICH REFERS TO EACH KEYNOTE SYMBOL ON THAT RESPECTIVE DRAWING. EACH KEYNOTE SYMBOL CONSISTS OF 6-DIGIT NUMBER FOLLOWED BY AN ALPHA NUMERICAL SUFFIX. THE 6-DIGIT NUMBER RELATES TO A SPECIFICATION SECTION WHICH GENERALLY COVERS THE ITEM THAT IS REFERENCED. THE ALPHA NUMERICAL SUFFIX COMBINED WITH THE 6-DIGIT NUMBER CREATES A KEYNOTE SYMBOL WHICH IDENTIFIES THE SPECIFIC REFERENCE NOTATION USED ON THE DRAWINGS. THE SUFFIX DOES NOT RELATE TO ANY CORRESPONDING REFERENCE LETTER OR NUMBER USED IN THE ORGANIZATION SYSTEM OF THE SPECIFICATIONS. THE USE OF KEYNOTE REFERENCE NUMBERS ON THESE DRAWINGS IS A CONVENTION ONLY FOR DENOTING MATERIALS USED AND INCORPORATED INTO THE DRAWINGS. THESE NUMBERS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG HIS SUB-CONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

PROJECT and CODE SUMMARY

OWNER:		GRADY HEALTH SYSTEM OWNER CONTACT: Tom Doenitz ATLANTA, GA 30303	
PROJECT ADDRESS:		Corner of Memorial Drive & Estoria Street Atlanta GA 30316	
BUILDING AREA			
1. FLOOR LEVELS	2. AREA (GROSS S.F.)	Occupancy Type	Area
LEVEL 100	±5,973 SF		
TOTAL	±5,973 SF		
PROJECT TYPE:		NEW CONSTRUCTION	
SEISMIC ZONE:		C	
A. APPLICABLE CODES		GA CODE REFERENCE GUIDE	
BUILDING:	INTERNATIONAL BUILDING CODE, 2024 Edition, WITH GEORGIA AMENDMENTS	AREA	PRIMARY SUPPLEMENT
MECHANICAL:	INTERNATIONAL MECHANICAL CODE, 2024 Edition, WITH GEORGIA AMENDMENTS	OCCUPANCY CLASSIFICATION	LSC IBC
PLUMBING:	INTERNATIONAL PLUMBING CODE, 2024 Edition, WITH GEORGIA AMENDMENTS	BUILDING CONSTRUCTION TYPES INCLUDE ALLOWABLE HEIGHT, ALLOWABLE BUILDING AREAS, AND THE REQUIREMENTS FOR SPRINKLER PROTECTION RELATED TO MINIMUM BUILDING CONSTRUCTION TYPES.	IBC IFC
GAS:	INTERNATIONAL FUEL GAS CODE, 2024 Edition, WITH GEORGIA AMENDMENTS	MEANS OF EGRESS	LSC NONE
ELECTRICAL:	NATIONAL ELECTRIC CODE, 2023 Edition, WITH GEORGIA AMENDMENTS (2026)	STANDPIPES	IBC IFC
FIRE:	INTERNATIONAL FIRE CODE, 2018 Edition, with modifications per State Rule 120-3-3-.04; INTERIOR FINISH PER NFPA 101 2018 CHAPTER 10	INTERIOR FINISH	LSC NONE
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 Edition, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023)	HVAC SYSTEMS	IBC NONE
LIFE SAFETY:	2024 NFPA 101 - LIFE SAFETY CODE, with modifications per State Rule 120-3-3-.04	SPRINKLER SYSTEMS MINIMUM CONSTRUCTION STANDARD	LSC NONE
ACCESSIBILITY:	GAC 120-3-20 (.01-.08)	FIRE ALARM SYSTEM	LSC NONE
HEALTHCARE:	FGI GUIDELINES FOR THE DESIGN AND CONSTRUCTION OF HOSPITALS 2022 EDITION	SMOKE ALARMS AND SMOKE DETECTION SYSTEMS	STATE STATUTE & LSC
B. BUILDING INSPECTION DEPARTMENT		PORTABLE FIRE EXTINGUISHERS	IFC NONE
Office of Buildings 55 Trinity Avenue, Suite 3900 Atlanta, Georgia 30303		COOKING EQUIPMENT	LSC & NFPA 96
		FUEL FIRED APPLIANCES	IFGC NFPA 54
		LIQUID PETROLEUM GAS	NFPA 58 NFPA 54
		COMPRESSED NATURAL GAS	NFPA 52 NONE
		REFERENCES	
C. OCCUPANCY CLASSIFICATION GROUP		B (Business)	IBC, SECTION 302 NFPA 101 CHAPTER 39
D. TYPE OF CONSTRUCTION		TYPE TYPE IIB, UNPROTECTED	IBC, TABLE 601
E. SPRINKLERED / UNSPRINKLERED		FULLY SPRINKLED	NFPA 13
F. ALLOWABLE HEIGHT 1. Allowable Building Height 2. Actual Building Height		55'-0" 27'-8"	IBC, TABLE 504.3
G. ALLOWABLE AREA 1. Area Allowed 2. Area Modifications Allowed		92,000 SQFT	IBC, TABLE 506.2 IBC, SECTION 506.2.3
H. OCCUPANT SEPARATION		N/A	IBC, SECTION 508.4
I. TENANT SEPARATION		N/A	
K. CONSTRUCTION ELEMENTS:			
ITEM	CODE & SECTION	RATING (MIN.)	DESIGN NUMBER COMMENTS
STRUCTURAL FRAME	IBC T 601	0	0
BEARING WALLS			
EXTERIOR	IBC T 601	0	0
INTERIOR	IBC T 601	0	0
NON BEARING WALLS			
EXTERIOR	IBC T 602	0	0
INTERIOR	IBC T 601	0	0
FLOOR CONSTRUCTION	IBC T 601	0	0
ROOF CONSTRUCTION	IBC T 601	0	0
STRUCTURE ABOVE 20 FT UNPROTECTED			

CDH
ARCHITECTURE

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GRADY HEALTH SYSTEM

GRADY ESTORIA URGENT CARE

Corner of Memorial Drive & Estoria Street
Atlanta GA 30316

PROJECT NO: 25132.00
00 DD PACKAGE 12/18/25

NOT ISSUED FOR CONSTRUCTION

SHEET TITLE
COVER SHEET

SHEET NUMBER
G000

12/19/2025 3:18:03 PM

1	2	3	4	5	6	7	MASTER KEYNOTE LEGEND			ABBREVIATIONS LIST			DRAWING SYMBOLS LEGEND			18	19
							042000.B02 042000.B04 042000.B08 042000.B43 042000.C02 042000.C10 042000.C11 042000.C21 042000.C23 042000.D03 042000.D04 042000.D05 051200.A03 051200.A05 052100.A01 053100.B01 053100.D01 054000.E03 061000.D01 061600.B15 064116 064116.B02 064116.B03 064116.E01 066500.A00 066500.A03 072100.B06 072100.C01 072100.D01 072419.A00 072726.A02 076500.B02 076500.C02 076500.D02 078443.A00 079200.A00 079200.D01 079200.L01 081113.A00 081113.C05 084113.A00 092216.A00 092216.C01 092216.C06 092216.C07 092216.C09 092900.B01 092900.B05 092900.C02 092900.C05 092900.D01 134900.E01	CONCRETE MASONRY UNIT (CMU) CONCRETE MASONRY UNIT 8" CONCRETE MASONRY UNIT BRICK MASONRY JOINT REINFORCEMENT ADJUSTABLE ANCHOR ADJUSTABLE MASONRY-VENEER ANCHOR GROUT BLOCK CONCRETE FILL BRICK WEEP BRICK WEEP WICK STONE BED MORTAR STOP CNTNUOUS W-SHAPE ANGLE STEEL JOIST ROOF DECK COMPOSITE FLOOR DECK 6" EXT NON-LOAD-BEARING WALL FRAMING WOOD-PRESERVATIVE-TREATED 1/2" GLASS-MAT GYPSUM WALL SHEATHING SECTION 064116- PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS PARTICLEBOARD CORE SOFTWOOD PLYWOOD CORE CABINET HARDWARE AND ACCESSORIES SOLID POLYMER FABRICATIONS UNDERMOUNT SINKS/BOWL MINERAL WOOL INSULATION LOOSE-FILL INSULATION WATER-DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) HIGH-BUILD, VAPOR-PERMEABLE AIR BARRIER RUBBERIZED ASPHALT STAINLESS STEEL ALUMINUM TERMINATION BAR JOINT FIRESTOPPING JOINT SEALANTS URETHANE JOINT SEALANT JOINT-SEALANT BACKING HOLLOW METAL DOORS AND FRAMES FRAME ANCHOR ALUM-FRAMED ENTRANCE AND STOREFRONT NON-STRUCTURAL METAL FRAMING 1-5/8 INCHES (41 MM) METAL STUD METAL STUD TRACK 7/8" HAT-SHAPED, FURRING CHANNEL RESILIENT FURRING CHANNEL INTERIOR GYPSUM BOARD 5/8" INTERIOR GYPSUM BOARD - TYPE X CORNERBEAD EXPANSION (CONTROL) JOINT ACOUSTICAL SEALANT LEAD-LINED GYPSUM BOARD	A A.B A.C.T. A.F.F. ACOUST. ADJ. AGG. ALT. ALUM. ANOD. APPLIC. APPROX. ARCH. ASP. AUTO. AUX. B B.L. B.S. B.U.R. BD. BIT. BLDG. BLK. BLKG. BM. BOT. BR. BRGZ. BRG. BRK. BTWN. C C.C. C.G. C.I. C.I.P. C.J. C.M.U. C.O. C.T. C.U. CAB. CEM. CHAM. CL. CLG. CLK. CLO. COL. COMB. COMP. CON. CONC. CONST. CONT. CONTR. COR. CTR. D D.A. D.C.J. D.F. D.S. D.V. DBL. DEPT. DIA. DIAG. DIFF. DIM. DISP. DIV. DN. DTL. DWG. E E. E.F. E.H.D. E.I.F.S. E.J. E.J.C. E.P. E.S. E.W. E.W.C. EA. EL. ELEC. ELEV. EMER. ENCL. ENTR. EQ. EQPT. EXIST. EXP. EXT. F F.A. F.D. F.E. F.E.B. F.E.C. F.H.C. F.I. F.O.C. F.O.W. F.R. F.S. FIN. FIN. FLR. FIN. SLAB FLASH. FLR. FLUOR. FT. FTG. FURN. FURR. FUT. G G.B. G.I. GA. GALV. GEN. GL. GND. GR. GYP. BD. H H. H.B. H.C. H.M. HDW. HDWD. HORIZ. HR. HT.	ANCHOR BOLT ACOUSTICAL CEILING TILE ABOVE FINISH FLOOR ACOUSTICAL ADJUSTABLE AGGREGATE ALTERNATE ALUMINUM ANODIZED APPLICABLE APPROXIMATE ARCHITECTURAL ASPHALT AUTOMATIC AUXILIARY BORROWED LITE BOTH SIDES BUILT UP ROOF BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM BRONZE BRIDGING BEARING BRICK BETWEEN CENTER TO CENTER CORNER GUARD CAST IRON CAST IN PLACE CONTROL JOINT CONCRETE MASONRY UNIT CASED OPENING CERAMIC TILE CONDENSER UNIT CABINET CEMENT CHAMFER CENTER LINE CEILING CAULKING CLOSET COLUMN COMBINATION COMPOSITION CONNECTION CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR CENTER DOUBLE ACTING DRYWALL CONTROL JOINT DRINKING FOUNTAIN DOWN SPOUT DRYER VENT DOUBLE DEPARTMENT DIAMETER DIAGONAL DIFFUSER DIMENSION DISPENSER DIVIDER/DIVISION DOWN DETAIL DRAWING EAST EXHAUST FAN ELECTRIC HAND DRYER FINISH SYSTEM EXPANSION JOINT EXPANSION JOINT COVER ELECTRIC PANEL EACH SIDE EACH WAY ELECTRIC WATER COOLER EACH ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ENTRANCE EQUAL EQUIPMENT EXISTING EXPANSION EXTERIOR FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FIRE EXT. ON BRACKET FIRE EXT. CABINET FIRE HOSE CABINET X-RAY FILM ILLUNINATOR FACE OF CONCRETE FACE OF WALL FIRE RESISTIVE FULL SIZE FINISH FINISH FLOOR FINISH SLAB FLASHING FLOOR FLUORESCENT FOOTFEET FOOTING FURNISH FURRING FUTURE GRAB BAR GALVANIZED IRON GAUGE GALVANIZED GENERAL GLASS GROUND GRADE GYPSUM WALL BOARD HIGH HOSE BIB HOLLOW CORE HOLLOW METAL HARDWARE HARDWOOD HORIZONTAL HOUR HEIGHT	I I.D. I.P. INFO. INSUL. INT. INV. J J.V. JAN. JOIST JOIST BRG. JOINT K K.D. K.O. L L. LAD. LAM. LAV. LB LOCKER LIGHT LVL. LVR. LW. M M.B. M.C.J. M.O. MACH. MAS. MAT. MAX. MDF. MECH. MED. MEMBR. MEZZ. MEZ. MFR. MH. MIN. MIR. MISC. MTD. MTL. MUL. N N. N.I. N.I.C. N.T.S. NO. NUMBER NOMINAL O O.A. DUCT ON CENTER O.C. O.D. O.H. OFF. OPNG. OPP. OZ. P P.C. P.S.F. P.S.I. P.T. P.T.D. P.T.D./R. P.V.C. PERF. PL. PLAM. PLAS. PLAS. PR. PROP. PTN. PVT. PVD. Q Q.T. QUARRY TILE R R. R.D. R.O. R.O.W. RAD. REF. REGISTER REINF. REQD. RESIL. RET. REV. RF. RM. RTN. S S. S.C. S.D. S.F. S.N.D. S.N.R. S.S. SAN. SCHED. SEC. SH. SHT. SIM. SPEC. SPL. BLK. SQ. STA. STD. STL. STOR. STRUCT. SUSP. SYN. SYS. INSIDE DIAMETER IRON PIPE INFORMATION INSULATION INTERIOR INVERT JOB VERIFY JANITOR JOIST JOIST BEARING JOINT KNOCK DOWN KNOCK OUT LENGTH LADDER LAMINATE LAVATORY POUND LOCKER LIGHT LEVEL LOUVER LIGHTWEIGHT MARKER BOARD MASONRY CONTROL JOINT MASONRY OPENING MACHINE MASONRY MATERIAL MAXIMUM MEDIUM DENSITY FIBERBOARD MECHANICAL MEDIUM MEMBRANE MEZZANINE MANUFACTURER MAN-HOLE MINIMUM MIRROR MISCELLANEOUS MOUNTED METAL MULLION NORTH NOT INCLUDED NOT IN CONTRACT NOT TO SCALE NUMBER NOMINAL OUTSIDE AIR DUCT ON CENTER OUTSIDE DIAMETER OVER HEAD OFFICE OPENING OPPOSITE OUNCE PRECAST POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PAPER TOWEL DISPENSER PAPER TOWER DISP. / RECEPT POLYVINYL CHLORIDE PERFORATED PROPERTY LINE PLASTIC LAMINATE PLASTIC PAIR PROPERTY PARTITION PAVEMENT PLYWOOD T T & G T. T.O.C. T.O.M. T.O.P. T.O.S. T.O.W. T.PL. T.S. T.V. T/B TELE. TEMP. TER. THD. THK. TYP. TONGUE AND GROOVE TREAD TOP OF CURB TOP OF MASONRY TOP OF PAVEMENT TOP OF STEEL TOP OF WALL TOP OF PLATE TUBULAR STEEL TELEVISION TOP AND BOTTOM TELEPHONE TEMPERED TERRAZO THRESHOLD THICK TYPICAL U U.L. U.N.O. UNF. UR. UTIL. UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED UNFINISHED URINAL UTILITY V V.C.T. V.F. V.I.F. V.T.R. V.W.C. VERT. VEST. VIN. VINYL COMPOSITION TILE VENTILATION FAN VERIFY IN FIELD VENT THRU ROOF VINYL WALL COVERING VERTICAL VESTIBULE VINYL W W. W.C. W.H. W.P. W.R. W.W.M. W/ W/O WD. WSC.T. WT. WEST WATER CLOSET WATER HEATER WATERPROOF WATER RESISTIVE WELDED WIRE MESH WITH WITH OUT WOOD WAINSCOT WEIGHT						
										SHEET NUMBER A-521 SHEET NUMBER DISCIPLINE LETTER			PARTITION TAG XX.X SECTION DESIGNATION SHEET NUMBER				
							VIEW TITLE A1 View Name A101 1/8" = 1' - 0" A1 / A201 SHEET NUMBER REFERENCE VIEW GRAPHIC SCALE			NORTH ARROW TRUE NORTH			BUILDING SECTION TAG SECTION DESIGNATION SHEET NUMBER				
							GRAPHIC SCALE 0 2' 4' 8' SCALE: 1" = 4'-0"			DETAIL/WALL SECTION TAG SECTION DESIGNATION SHEET NUMBER			PARTIAL PLAN AND DETAIL TAG PLAN OR DETAIL DESIGNATION SHEET NUMBER				
							COLUMN CENTERLINE X			EXISTING COLUMN CENTERLINE X			SCOPE LEGEND NEW WALL EXISTING WALL DEMOLISHED WALL NOT IN SCOPE SMOKE 1 HOUR WALL 1 HOUR SMOKE 2 HOUR 2 HOUR SMOKE 3 HOUR 3 HOUR SMOKE				
							ROOM NAME AND NUMBER ROOM NAME XXXX			DOOR TAG AND NUMBER 1063 DOOR NUMBER			TOILET LAYOUT TAG TX				
							DEMOLITION NOTES TAG D.X			NOTE, SHEET NOTE X			TOILET ROOM ACCESSORY TAG X				
							EQUIPMENT AND FURNITURE TAG XXX			KEY NOTE 00 0000.00			WINDOW TYPE SYMBOL X WINDOW TYPE				
													A14 SYMBOLS LEGEND				
													G001 N.T.S				

CDH

ARCHITECTURE

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GRADY HEALTH SYSTEM

GRADY ESTORIA URGENT CARE

Corner of Memorial Drive & Estoria Street
Atlanta GA 30316

PROJECT NO: 25132.00
00 DD PACKAGE 12/18/25

NOT ISSUED FOR CONSTRUCTION

SHEET TITLE
GENERAL INFORMATION

SHEET NUMBER
G001

EVICTIONS		
NO.	DATE	ISSUE
1		
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9		
10		

GRADY
ESTORIA
URGENT
CARE

CORNER OF
MEMORIAL DRIVE
AND ESTORIA
STREET
SOUTHEAST,
ATLANTA, GA
30316

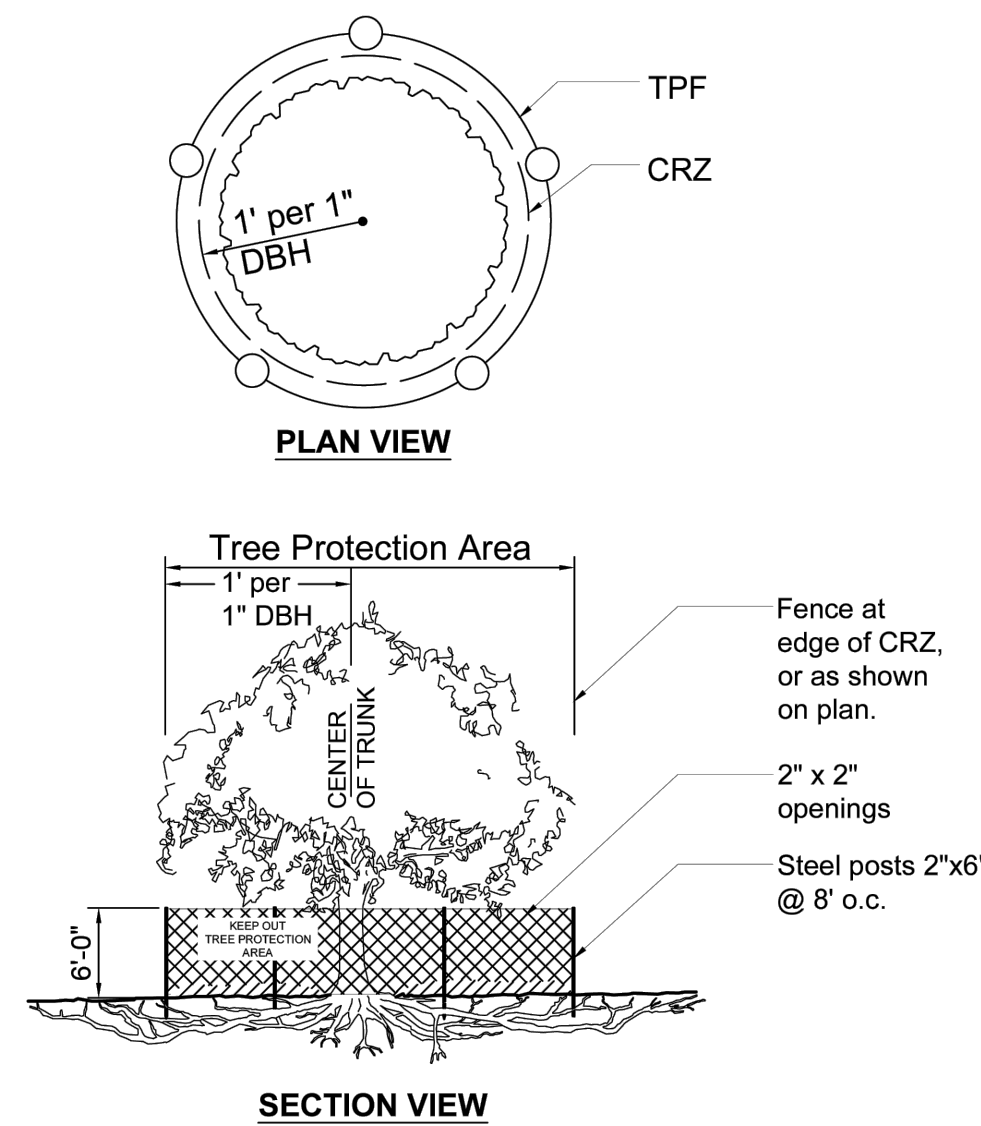
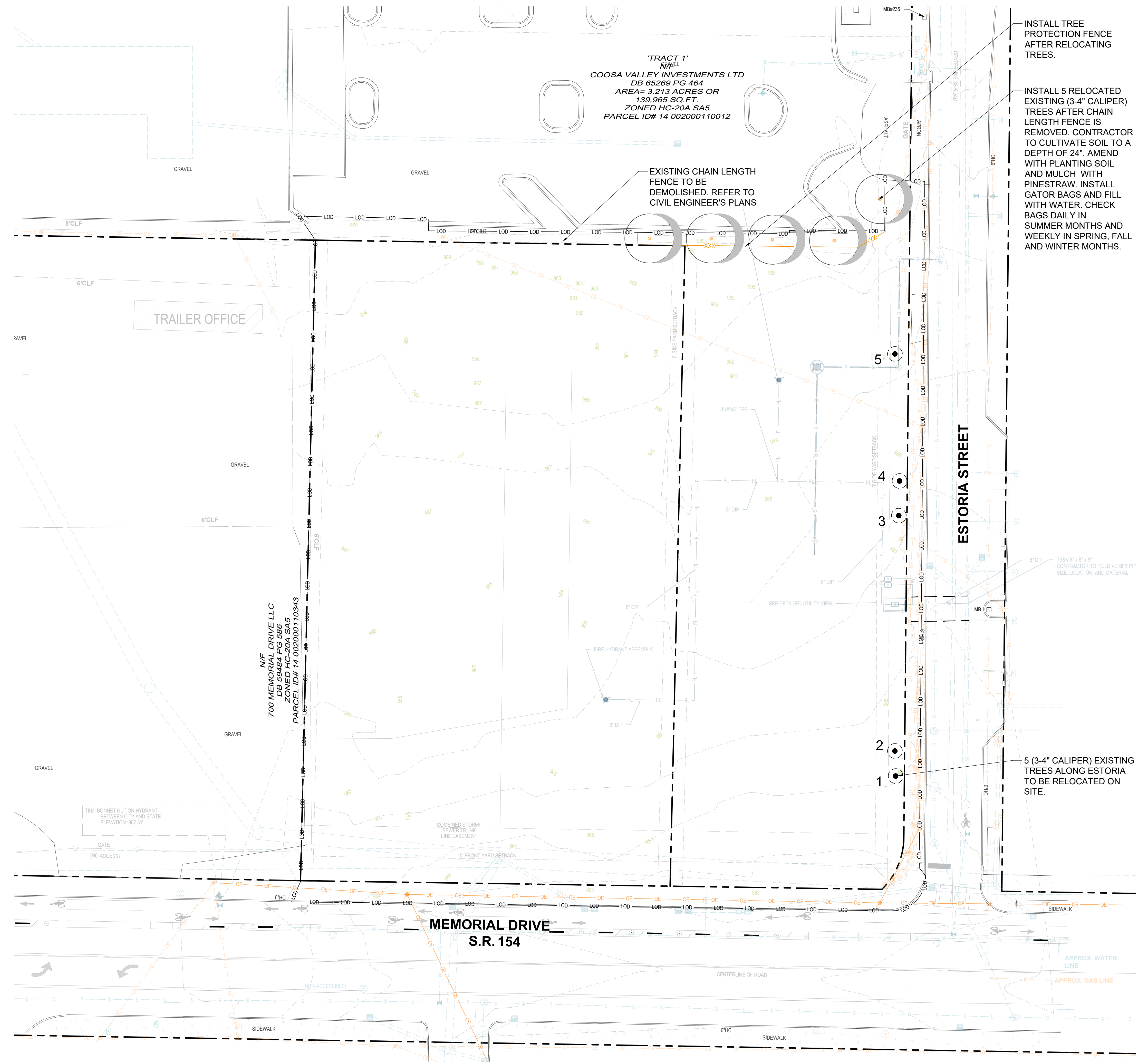
GRADY HEALTH
SYSTEM

TREE PROTECTION PLAN

PROFESSIONAL SEAL

T1.1

DESIGN DEVELOPMENT
SUBMITTAL



- Notes:**
1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
 2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.



STANDARD DETAILS

TREE PROTECTION—CHAIN
LINK FENCE

REV.
DATE:
ORIG. DATE: JUNE 2017
SCALE: N.T.S.

DETAIL NO. A-3



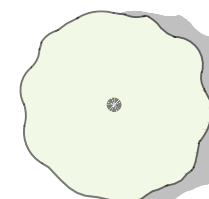

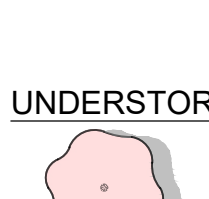
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TREE LEGEND



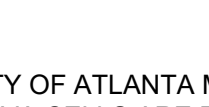
PARKING LOT AND ENTRANCE DRIVE TREES

-  WHITE CHAPEL BLACKGUM, MIDSTORY TREE
-  SUN BREAKER SWAMP WHITE OAK, OVERSTORY TREE
-  PRAIRIE SENTINEL POND CYPRESS, OVERSTORY TREE

UNDERSTORY STREET TREES BELOW UTILITY LINES

-  SINGLE STEM MIKINORI PARROTIA
-  SINGLE STEM RACHEL'S RIBBONCLOUD FRINGE TREE

EVERGREEN SCREENING TREES (LIMBED UP TO 3' IN FIELD TO ALLOW LOWER GROUND VIEWS FOR SECURITY PURPOSES)

-  GREENBELT EASTERN RED CEDAR, MIDSTORY TREE
-  DAN FENTON AMERICAN HOLLY MIDSTORY TREE
-  HASSE SOUTHERN MAGNOLIA MIDSTORY TREE

CITY OF ATLANTA MINIMUM SOIL AREA REQUIREMENTS
SILVA CELLS ARE REQUIRED WHERE MINIMUM SURFACE SOIL AREAS ARE NOT PROVIDED
• TREES IN THE OVERSTORY CATEGORY MUST HAVE AT LEAST 400 SQUARE FEET OF OPEN SOIL PER TREE.

• TREES IN THE MID-CANOPY CATEGORY MUST HAVE AT LEAST 250 SQUARE FEET OF OPEN SOIL AREA PER TREE.

• TREES IN THE UNDERSTORY CATEGORY MUST HAVE AT LEAST 100 SQUARE FEET OF OPEN SOIL AREA PER TREE.

• WHEN TREES ARE PLANTED IN THE SAME CONSTRAINED AREA, THE OPEN SOIL AREA MAY BE REDUCED BY 25% (300 SF, 187.5 SF, 75 SF RESPECTFULLY).

• MINIMUM WIDTHS FOR TREE ISLANDS ARE AS FOLLOWS: EIGHT FEET FOR ISLANDS WITH OVERSTORY SPECIES AND FIVE FEET FOR MID-CANOPY AND UNDERSTORY SPECIES. VARIATIONS MAY BE ALLOWED, BUT MUST BE APPROVED BY THE CITY ARBORIST.

• ROOT CHANNELS, ROOT CHASES, OR OTHER ENGINEERED CHANNELS TO CONNECT TREES TO AN OPEN SPACE MAY BE ALLOWED.

MINIMUM SOIL VOLUMES FOR SUSPENDED PAVEMENT PLANTING ARE AT A 2' DEPTH:

- OVERSTORY TREES: 800 CUBIC FEET OF SOIL
- MID-CANOPY TREES: 500 CUBIC FEET OF SOIL
- UNDERSTORY TREES: 200 CUBIC FEET OF SOIL

SPACING STANDARDS. UNLESS APPROVED BY THE CITY ARBORIST, ALL TREES PLANTED AS A REQUIREMENT OF THIS ARTICLE SHALL MEET THE FOLLOWING SPACING STANDARDS:

(1)OVERSTORY TREES SHALL BE PLANTED NO LESS THAN 25-FOOT APART IF PLANTED IN A SINGLE ROW. WHEN PLANTED WITH OTHER OVERSTORY OR MIDSTORY TREES ON THREE SIDES OR MORE, THE OVERSTORY TREES MUST BE SPACED NO LESS THAN 30 FEET APART.

(2)MIDSTORY TREES SHALL BE PLANTED NO LESS THAN 20 FEET APART.

(3)UNDERSTORY TREES SHALL BE PLANTED NO LESS THAN 15 FEET APART.

(B)SPECIES DIVERSITY REQUIRED. SPECIES DIVERSITY CREATES RESILIENCE IN THE URBAN FOREST AND REDUCES THE IMPACTS OF PESTS AND DISEASE TO ENSURE CONTINUED RESILIENCE, A DIVERSITY OF TREE SPECIES IS REQUIRED ON EACH SITE.

THE SPECIES OF PLANTED TREES SHOULD ADHERE TO THE FOLLOWING DIVERSITY GUIDELINES, UNLESS THE TREES SAVED ON SITE, COUPLED WITH THE REPLACEMENT TREES, OFFER A COMPARABLE DIVERSITY OF SPECIES AND GENERA:

(1)WHEN FOUR TO TEN TREES ARE PROPOSED TO BE PLANTED, NO MORE THAN 50 PERCENT OF THE REPLACEMENT TREES SHALL BE OF A SINGLE SPECIES.

(2)WHEN 11 TO 20 TREES ARE PROPOSED TO BE PLANTED, NO MORE THAN 33 PERCENT OF THE REPLACEMENT TREES SHALL BE OF A SINGLE SPECIES.

(3)WHEN 21 TO 50 TREES ARE PROPOSED TO BE PLANTED, NO MORE THAN 20 PERCENT OF OVERALL TREES PLANTED SHALL BE OF THE SAME SPECIES, AND NO MORE THAN 50 PERCENT SHALL BE OF THE SAME GENUS.

(4)WHEN 51 OR MORE TREES ARE PROPOSED TO BE PLANTED, NO MORE THAN 20 PERCENT OF ALL TREES PLANTED SHALL BE OF THE SAME SPECIES, AND NO MORE THAN 30 PERCENT SHALL BE OF THE SAME GENUS, WITH THE EXCEPTION OF THE GENUS QUERCUS (OAKS) WHICH MAY MAKE UP 50 PERCENT OF THE TREES PLANTED.

(5)AT LEAST 75 PERCENT OF REPLACEMENT TREES PLANTED ON ANY PROJECT SHALL BE A SPECIES NATIVE TO THE PIEDMONT REGION OF GEORGIA.

Bid Notes:

- Contractor shall secure trees from the following approved nurseries: Bold Spring Nursery, Mid-Georgia Nursery, Moons Tree Farm, Cleveland Farms
- The information in this Form is for listing purposes only and does not indicate all specification requirements. For complete description of plant material requirements, refer to Drawings.
- Unit price shall include cost of materials and labor to furnish items indicated, including, but not limited to, freight, delivery, storage, handling, protection, of completed work, soil mix, mulch, gravel, drainage materials, drainage testing, warranty, taxes, general conditions, overhead and profit.

Note: Contractor to supply quantities from plan and field verification.

TREE MATERIAL SCHEDULE:

QUANTITY	BOTANICAL NAME	COMMON NAME	Minimum Size	Notes	Species %	Native %	Mid-Over Story %
SITE TREES					(Max 20% allowed)	75% min.	50% min.
7	Juniperus Virginiana 'Greenbelt'	Greenbelt Eastern Red Cedar (Limb up 3' in field)	3" Caliper	b&b, uniform, full to ground, straight leader	12.3%	Native	x
6	Ilex opaca 'Aiken Red'	Aiken Red American Holly (Limb up 3' in field)	3" Caliper	b&b, uniform, full to ground, straight leader	10.5%	Native	x
7	Magnolia grandiflora 'Hasse'	Hasse Southern Magnolia (Limb up 3' in field)	3" Caliper	b&b, uniform, full to ground, straight leader	12.3%	Native	x
8	Nyssa sylvatica 'White Chapel'	White Chapel Blackgum	3.5" Caliper	b&b, uniform, full to ground, straight leader	14.0%	Native	x
8	Quercus bicolor 'Green Nowe' PP 28,342	Sun Breaker Swamp White Oak	3.5" Caliper	b&b, uniform, full to ground, straight leader	14.0%	Native	x
7	Taxodium ascendens 'Prairie Sentinel' (Std)	Prairie Sentinel Pond Cypress	4" Caliper, Single Stem	b&b, uniform, full branching, straight leader	12.3%	Native	x
43	Total Site Density Trees		144 Inches				
ROW STREET TREES (below utility lines)							
6	Chionanthus virg. 'Rachel's Ribboncloud' (Std)	Rachel's Ribboncloud American Fringetree	3" Caliper, Single Stem	b&b, uniform, full branching, straight leader	10.5%	Native	
8	Parrotia subaequalis 'Mikinori' (Standard)	Mikinori Parrotia 'Standard'	3" Caliper, Single Stem	b&b, uniform, full branching, straight leader	14.0%		

- RIGHT OF WAY TREE PLANTING AND WATERING NOTES:
- DROUGHT TOLERANT STREET TREES AND LANDSCAPE SHALL BE PROVIDED. NO AUTOMATIC IRRIGATION SYSTEM IS PROPOSED IN RIGHT OF WAY.
 - CONTRACTOR TO HAND WATER ALL NEW PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION. PROVIDE A MINIMUM OF 2-YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION ON ALL NEW PLANT MATERIAL PER CITY OF ATLANTA PARKS ARBORIST. CONTRACTOR TO PROVIDE A SEPARATE LANDSCAPE MAINTENANCE AGREEMENT TO INCLUDE HAND WATERING DURING THE WARRANTY PERIOD.
 - TREE PLACEMENT SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN VIEWS OF PROPOSED SECURITY CAMERAS.
 - ALL STREET TREES WILL BE LIMBED UP A MINIMUM OF 7 FEET AT AT THE TIME OF INSTALLATION TO KEEP BUFFER ZONES CLEAR AT THE TRIANGLE'S SIGHT DISTANCE.
 - HAND-WATER EACH TREE 2 GALLONS PER 'TREE INCH' AT TWO TIMES A WEEK FOR THE FIRST EIGHT WEEKS OF INSTALLATION. HAND-WATER EACH TREE 2 GALLONS PER TREE INCH AT ONE TIME A WEEK FROM NINE WEEKS TO TWO YEARS OF WARRANTY.

TREE DENSITY CALCULATIONS

90 tree inches per acre required for zoning district
1.58 acres of site disturbance
90 inches per acre x 1.58 = 142.2 inches required
15 inches to be saved and relocated on site
144 inches to be planted on site excludes right of way planting
\$100 (Nrem-Nrepl) + \$30 (TDBHrem-TDBHrepl)
\$100 (0-38) + \$30 (0-127.2)
\$7616 NO recompense required
RIGHT OF WAY REPLACEMENT
No right of way trees impacted.
PARKING LOT CALCULATIONS
Every surface parking space 45' within a tree
1 tree every 8 parking spaces
7 trees required to meet the parking tree ratio



REVISIONS

NO.	DATE	ISSUE
1		
2		
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PROJECT NAME

GRADY ESTORIA URGENT CARE

PROJECT ADDRESS

CORNER OF
MEMORIAL DRIVE
AND ESTORIA
STREET
SOUTHEAST,
ATLANTA, GA
30316

15TH DISTRICT
FULTON COUNTY

OWNER

GRADY HEALTH
SYSTEM

80 JESSE HILL DRIVE SE,
ATLANTA, GA 30303

SHEET TITLE

TREE REPLACEMENT PLAN

DATE 12/18/2025

PROJ. NO. 2025050

PROFESSIONAL SEAL

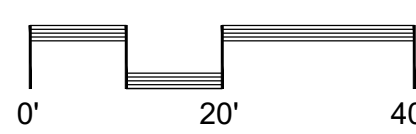
SHEET

T1.2
DESIGN DEVELOPMENT
SUBMITTAL



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TREE LEGEND

PARKING LOT AND ENTRANCE DRIVE TREES

- WHITE CHAPEL BLACKGUM, MIDSTORY TREE
- SUN BREAKER SWAMP WHITE OAK, OVERSTORY TREE
- PRAIRIE SENTINEL POND CYPRESS, OVERSTORY TREE

UNDERSTORY STREET TREES BELOW UTILITY LINES

- SINGLE STEM MIKINORI PARROTIA
- SINGLE STEM RACHEL'S RIBBONCLOUD FRINGE TREE

EVERGREEN SCREENING TREES (LIMBED UP TO 3' IN FIELD TO ALLOW LOWER GROUND VIEWS FOR SECURITY PURPOSES)

- GREENBELT EASTERN RED CEDAR, MIDSTORY TREE
- DAN FENTON AMERICAN HOLLY, MIDSTORY TREE
- HASSE SOUTHERN MAGNOLIA, MIDSTORY TREE

PLANT MATERIAL LEGEND

REFER TO L1.2 AND L1.3 FOR PHOTOGRAPHIC IMAGERY

- STREETSCAPE PLANTINGS, 1 GALLON @ 24" O.C.
- EAST AND SOUTH FACADE PLANTINGS, 7 GALLON @ 36" O.C.
- WEST FACADE AND DRIVE AISLE PLANTINGS, 3 GALLON @ 36" O.C.
- PARKING ISLAND PLANTINGS, 3 GALLON @ 36" O.C.
- BIO-RETENTION PLANTINGS, 3 GALLON @ 36" O.C.
- DETENTION POND PLANTINGS: HYDROSEED
- SODDED TURF: CELEBRATION BERMUDA TURF
- PERENNIAL COLOR, 1 GALLON @ 15" O.C.

REFER TO TREE REPLACEMENT PLAN FOR TREE NOTES, DIMENSIONS AND CALCULATIONS.

REFER TO IRRIGATION PLAN FOR IRRIGATION DESIGN AND DETAILS

- INSTALL GATOR BAGS ON ALL NEW AND RELOCATED TREES
- NO IRRIGATION IS PLANNED FOR THE RIGHT OF WAY. SEE SPECIFICATIONS BELOW FOR WATERING:



REVISIONS		
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PROJECT NAME
GRADY ESTORIA URGENT CARE

PROJECT ADDRESS
**CORNER OF MEMORIAL DRIVE AND ESTORIA STREET
SOUTHEAST, ATLANTA, GA 30316**

15TH DISTRICT
FULTON COUNTY
OWNER
GRADY HEALTH SYSTEM

80 JESSE HILL DRIVE SE,
ATLANTA, GA 30303

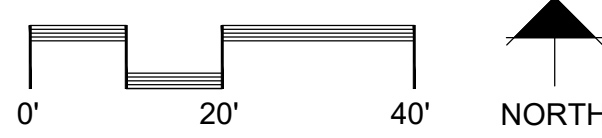
SHEET TITLE
LANDSCAPE PLAN

DATE 12/18/2025
PROJ. NO. 2025050
PROFESSIONAL SEAL

SHEET
L1.1
DESIGN DEVELOPMENT
SUBMITTAL



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PLANT MATERIAL LEGEND

- STREETSCAPE PLANTINGS
- EAST AND SOUTH FACADE PLANTINGS
- WEST FACADE AND DRIVE AISLE PLANTINGS
- PARKING ISLAND PLANTINGS
- BIO-RETENTION PLANTINGS
- PERENNIAL COLOR



Blue Pacific Juniper: Evergreen creeping groundcover



Adams Needle Yucca: accents



Everillo Carex: Evergreen groundcover



1-2' tall Concrete Wall with Brick Cap to Match Building Brick



JUNIPERUS VIRGINIANA 'TAYLOR'
Columnar Eastern Red Cedar

Juniperus virginiana 'Taylor' is an upright columnar form and possibly the narrowest of the eastern red cedars. Discovered in Taylor, Nebraska on a chance seeding, this selection makes a great screen for tight spaces as well as a dramatic vertical element to any sunny landscape. A great substitute for Italian Cypress when designers need a narrow, vertical evergreen. Exceptional cold hardiness, but thrives in the USA trial garden just north of the Florida state line.

Category:	Evergreen, Screening
Size:	Medium, Narrow
Adaptability:	Urban Tolerant, Alkaline Soil Tolerant, Acidic Soil
Fall Color:	
Growth Rate:	Fast
Native Habitat:	USA - Mountain
Hardiness:	3, 4, 5, 6, 7, 8, 9
Form:	Columnar
Mature Size:	30-35' tall by 4-5' wide
Seasonal Interest:	Dark green. Holds dark green color well through the winter months in our nursery.



Dwarf Globe Cryptomeria: grows to 2-4' tall

EAST AND SOUTH FACADE PLANTINGS



BIO RETENTION PLANTINGS



Prairie Blues Little Bluestem
Foliage reaches 2 -3ft. tall



Pink Muhly Grass
Foliage reaches 2 ft. tall and wide; plumes to 3 ft tall.

WEST FACADE AND DRIVE AISLE PLANTINGS



PERENNIAL PLANTINGS



Evergreen Giant Liriope
Foliage reaches 1 to 2 ft. tall and wide; plumes to 3 ft tall

STREETSCAPE PLANTINGS



Golden Needles Prairie Dropseed
Foliage reaches 1 to 2 ft. tall and wide; plumes to 3 ft tall

PARKING ISLAND PLANTINGS



Forms + Surfaces: Decorative Bike Racks:



Tournesol Pebble Stools: Group of 3 to be placed near front door



Tournesol Low Profile GFRC Planter: 6' diameter

SITE FURNITURE

REVISIONS

NO.	DATE	ISSUE
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PROJECT NAME

GRADY
ESTORIA
URGENT
CARE

PROJECT ADDRESS

CORNER OF
MEMORIAL DRIVE
AND ESTORIA
STREET
SOUTHEAST,
ATLANTA, GA
30316

15TH DISTRICT
FULTON COUNTY

OWNER

GRADY HEALTH
SYSTEM

80 JESSE HILL DRIVE SE,
ATLANTA, GA 30303

SHEET TITLE

LANDSCAPE
IMAGERY

DATE 12/18/2025

PROJ. NO. 2025050

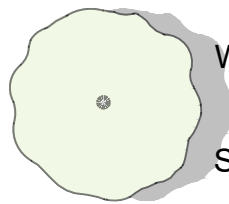
PROFESSIONAL SEAL

SHEET

L1.3
DESIGN DEVELOPMENT
SUBMITTAL

TREE LEGEND

PARKING LOT AND ENTRANCE DRIVE TREES



WHITE CHAPEL BLACKGUM, MIDSTORY TREE

SUN BREAKER SWAMP WHITE OAK, OVERSTORY TREE

PRAIRIE SENTINEL POND CYPRESS, OVERSTORY TREE

UNDERSTORY STREET TREES BELOW UTILITY LINES



SINGLE STEM MIKINORI PARROTIA



SINGLE STEM RACHEL'S RIBBONCLOUD FRINGE TREE

EVERGREEN SCREENING TREES (LIMBED UP TO 3' IN FIELD TO ALLOW LOWER GROUND VIEWS FOR SECURITY PURPOSES)

GREENBELT EASTERN RED CEDAR, MIDSTORY TREE



DAN FENTON AMERICAN HOLLY, MIDSTORY TREE

HASSE SOUTHERN MAGNOLIA, MIDSTORY TREE



SINGLE STEM MIKINORI PARROTIA

PARROTIA SUBAEQUALIS 'MIKINORI' (STANDARD)

Mikinori Parrotia

Chinese Ironwood is an up and comer. It is on the short list of species of compact trees which offer near bullet proof durability in street plantings that have limited space. Striking foliage in the summer and fall. The fall color ranges from burgundy, red, to pink and is more reliable in Georgia than sister species, Parrotia persica. Similar to P. persica though the bark of Chinese Ironwood is more exfoliated as it ages, and the branching is a bit more refined. Early evaluation in our nursery shows a little more vigor than P. persica.

Category:	Ornamental, Deciduous
Size:	Medium
Adaptability:	Heat Tolerant
Fall Color:	Red
Growth Rate:	Slow, Medium
Native Habitat:	Asia - East
Hardiness:	6, 7, 8, 9
Form:	Spreading, Upright
Mature Size:	25' tall by 15' wide
Seasonal Interest:	Deep rich green. With age, the bark exfoliates to show green, white or tan patches beneath



DAN FENTON AMERICAN HOLLY

ILEX OPACA 'DAN FENTON'

Dan Fenton American Holly

An unusual name for a female Holly, so we assume Mr. Fenton must have been an exceptionally worthy man. Dan Fenton American Holly is indeed a female and produces a nice set of red berries. Introduced by Dr. Orton of Rutgers, 'Dan Fenton' makes a well-branched pyramidal holly, perhaps a little broader in outline than some opacas at a young age. Foliage is clean, green, and lustrous.

Category:	Evergreen, Screening
Size:	Medium
Adaptability:	Salt Spray Tolerant
Fall Color:	
Growth Rate:	Slow, Medium
Native Habitat:	USA - Eastern, USA - Southeastern
Hardiness:	5, 6, 7, 8, 9
Form:	Pyramidal
Mature Size:	35' tall by 20' wide
Seasonal Interest:	Dark Green Foliage, Fruit persists into winter



WHITE CHAPEL BLACK GUM

NYSSA SYLVATICA 'CHERRY PIE' PP27588

White Chapel™ Tupelo

On Halloween, 2006 JB was driving the back roads of Middle Georgia, observing the speed limit with his safety harness securely fastened, when his peripheral vision caught sight of a brilliant red tree on the edge of the woods. He soon found himself standing under a narrow pyramidal Tupelo gazing upward in appreciation of the intense color shining from every leaf on the tree, top to bottom. Since that time we have observed the scions of that car-stopping Tupelo in our nursery. White Chapel® Tupelo (sometimes called Black Gum) is strongly pyramidal as a young tree with a dominant central leader. The leaves are large, slightly undulated and a bright lighter green, offering a sunny disposition. Fall color has been great in our zone 8 location.

Category:	Shade Tree, Deciduous
Size:	Large
Adaptability:	Acidic Soil
Fall Color:	Red
Growth Rate:	Medium
Native Habitat:	USA - Eastern
Hardiness:	4, 5, 6, 7, 8, 9
Form:	Pyramidal
Mature Size:	50' tall x 25' wide
Seasonal Interest:	Large, bright lighter green leaves in spring turning brilliant red in Fall



SINGLE STEM RACHEL'S RIBBONCLOUD AMERICAN FRINGE TREE

CHIONANTHUS VIRGINICUS 'RACHEL'S RIBBONCLOUD'

Rachel's Ribboncloud American Fringetree

Chosen for the overwhelming display of flowers, creating a solid mass of white ribbons which glow when backlit, this American Fringetree selection is perhaps the most floriferous cultivar available. Ribboncloud displays strong vertical branching, ultimately achieving a larger size than other cultivars.

Category:	Ornamental, Deciduous, Flowering
Size:	Small
Adaptability:	Acidic Soil, Heat Tolerant
Fall Color:	Yellow
Growth Rate:	Medium
Native Habitat:	USA - Eastern, USA - Southeastern
Hardiness:	5, 6, 7, 8, 9
Form:	Round
Mature Size:	15' tall by 15' wide
Seasonal Interest:	flush green leaves in spring with fragrant ivory flowers, producing a blue/black fruit late summer-fall, leaves turning yellow in fall



HASSE SOUTHERN MAGNOLIA

MAGNOLIA GRANDIFLORA 'HASSE'

Hasse Southern Magnolia

Along with 'Claudia Wannamaker' Southern Magnolia, Hasse is another Magnolia selected by the great Johnny Brailsford of Orangeburg, SC. The foliage is extremely lustrous dark green with a light, rusty brown back, and creamy white flowers decorate the tree in spring and summer. It is the perfect Magnolia for restricted spaces-keeping a tight columnar-pyramidal shape as it ages. Dirr and Warren describe Hasse as a "Grand selection" and "the best upright cultivar". Hasse is a stunning mature selection of Southern Magnolia.

Category:	Evergreen, Flowering, Screening
Size:	Large
Adaptability:	Wet Soil Tolerant, Acidic Soil, Heat Tolerant
Fall Color:	
Growth Rate:	Medium
Native Habitat:	USA - Southeastern
Hardiness:	7, 8, 9, 10
Form:	Pyramidal, Upright
Mature Size:	40-45' tall by 15-18' wide
Seasonal Interest:	Glossy dark green with rusty underside, smaller than the species. Full-bodied evergreen beauty



SUN BREAKER SWAMP WHITE OAK

QUERCUS BICOLOR 'GREEN NOVA' PP 28,342

Sun Breaker® Swamp White Oak

Sun Breaker® White Oak can be relied upon for dark lustrous foliage and a full and balanced crown. Unlike many Swamp White Oaks, Sun Breaker® drops its foliage clean in the winter to best show-off the textured and colorful bark. Gone are the days when Quercus bicolor was considered a cheap substitute for everyone's favorite, Quercus alba. While Q. alba has evaded domestication in the landscape trade, Q. bicolor has proven to be easier to transplant and adaptable to a wide range of demanding sites. We believe Sun Breaker® to be the vanguard of a new era for this species.

Category:	Shade Tree, Deciduous
Size:	Large
Adaptability:	Urban Tolerant, Wet Soil Tolerant, Alkaline Soil Tolerant, Acidic Soil
Fall Color:	Yellow, Orange
Growth Rate:	Medium, Fast
Native Habitat:	USA
Hardiness:	4, 5, 6, 7, 8
Form:	Pyramidal, Upright
Mature Size:	55' tall by 40' wide
Seasonal Interest:	Dark green with a lustrous sheen. Adaptability", "value": "Lagerstroemia 'Arapaho' prefers a moist, well-drained, acid soil, but it is drought tolerant; urban tolerant; heat tolerant



GREENBELT EASTERN RED CEDAR

JUNIPERUS VIRGINIANA 'GREENBELT'

Greenbelt Eastern Red Cedar

'Greenbelt' is a cultivar of Eastern Red Cedar that was developed for ease of transplanting. The habit is typical of a Red Cedar, proportionally broader than Brodie. It looks great and our customers with wholesale yards have given positive feedback.

Category:	Evergreen, Screening
Size:	Medium
Adaptability:	Alkaline Soil Tolerant, Acidic Soil
Fall Color:	
Growth Rate:	Medium, Fast
Native Habitat:	USA - Mountain
Hardiness:	5, 6, 7, 8, 9
Form:	Pyramidal
Mature Size:	30' tall by 20' wide
Seasonal Interest:	. fragrant evergreen with soft brown/silver textured bark



RED FOX POND CYPRESS

TAXODIUM ASCENDENS 'PRAIRIE SENTINEL'

Prairie Sentinel Pond Cypress

Prairie Sentinel - as its name eludes - boasts a narrow, columnar habit. Pond Cypress are tough trees great for the urban environment. This deciduous conifer has bright green feathery foliage that turns to a bronzy-red in the fall.

Category:	Shade Tree, Deciduous
Size:	Large
Adaptability:	Urban Tolerant, Wet Soil Tolerant, Alkaline Soil Tolerant, Acidic Soil
Fall Color:	Orange
Growth Rate:	Fast
Native Habitat:	USA - Southeastern
Hardiness:	5, 6, 7, 8, 9, 10
Form:	Pyramidal
Mature Size:	60' tall by 15' wide
Seasonal Interest:	Bright green feathery foliage. Reddish bark on a fluted trunk

REVISIONS

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PROJECT NAME

GRADY

ESTORIA

URGENT

CARE

PROJECT ADDRESS

CORNER OF
MEMORIAL DRIVE
AND ESTORIA
STREET
SOUTHEAST,
ATLANTA, GA
30316

15TH DISTRICT

FULTON COUNTY

OWNER

GRADY HEALTH
SYSTEM

80 JESSE HILL DRIVE SE,
ATLANTA, GA 30303

SHEET TITLE

LANDSCAPE
IMAGERY

DATE 12/18/2025

PROJ. NO. 2025050

PROFESSIONAL SEAL

SHEET

L1.2

DESIGN DEVELOPMENT
SUBMITTAL

REFER TO PROJECT MANUAL FOR LANDSCAPE SPECIFICATIONS.



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UTILITIES PROTECTION CENTER
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VIRIDIAN
studios
LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTURE
PO BOX 87016
STONE MOUNTAIN, GA 30087
P: 404-780-2170
W: Viridianstudiosatl.com

PLANT MATERIAL SCHEDULE

Bid Notes:

- Contractor shall secure trees from the following approved nurseries: Bold Spring Nursery, Mid-Georgia Nursery, Moons Tree Farm, Cleveland Tree Farm.
- The information in this Form is for listing purposes only and does not indicate all specification requirements. For complete description of plant material requirements, refer to Drawings.
- Unit price shall include cost of materials and labor to furnish items indicated, including, but not limited to, freight, delivery, storage, handling, protection, of completed work, soil mix, mulch, gravel, drainage materials, drainage testing, warranty, taxes, general conditions, overhead and profit.

Note: Contractor to supply quantities from plan and field verification.

LANDSCAPE MATERIAL SCHEDULE: RIGHT OF WAY TREES

QUANTITY TREES	BOTANICAL NAME	COMMON NAME	Minimum Size	Notes	Species % (Max 20% with ROW waiver request)	Native %	Mid-Story and Greater %	Unit Cost	Total Cost
7	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	5" Caliper	b&b, uniform, full branching, straight leader	58.3%	Native	x		
5	Chionanthus virginicus	Fringe Tree	5" Caliper	b&b, uniform, full branching, straight leader	41.7%	Native	powerlines		
12	Total Trees				100.0%	100.0%	58.3%		

Note: Contractor to supply quantities from plan and field verification.

LANDSCAPE MATERIAL SCHEDULE: PROPERTY TREES

QUANTITY TREES	BOTANICAL NAME	COMMON NAME	Minimum Size	Notes	Species % (Max 20%)	Native %	Mid-Story and Greater %	Unit Cost	Total Cost
5	Amelanchier arborea	Serviceberry	5" Caliper, Multi-stem	b&b, uniform, full branching	17.9%	Native	powerlines		
5	Cercis canadensis	Eastern Redbud	5" Caliper	b&b, uniform, full branching, straight leader	17.9%	Native	powerlines		
6	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	5" Caliper	b&b, uniform, full branching, straight leader	21.4%		powerlines		
3	Acer rubrum 'Armstrong'	Armstrong Gold Red Maple	5" Caliper	b&b, uniform, full branching, straight leader	10.7%	Native	x		
3	Carpinus caroliniana	American Hornbeam	5" Caliper	b&b, uniform, full branching, straight leader	10.7%	Native	x		
3	Liriodendron tulipifera 'JFS-Oz'	Emerald City Tulip Poplar	5" Caliper	b&b, uniform, full branching, straight leader	10.7%	Native	x		
3	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	5" Caliper	b&b, uniform, full branching, straight leader	10.7%	Native	x		
28	Total Trees				100.0%	78.6%	42.9%		

Note: Contractor to supply quantities from plan and field verification.

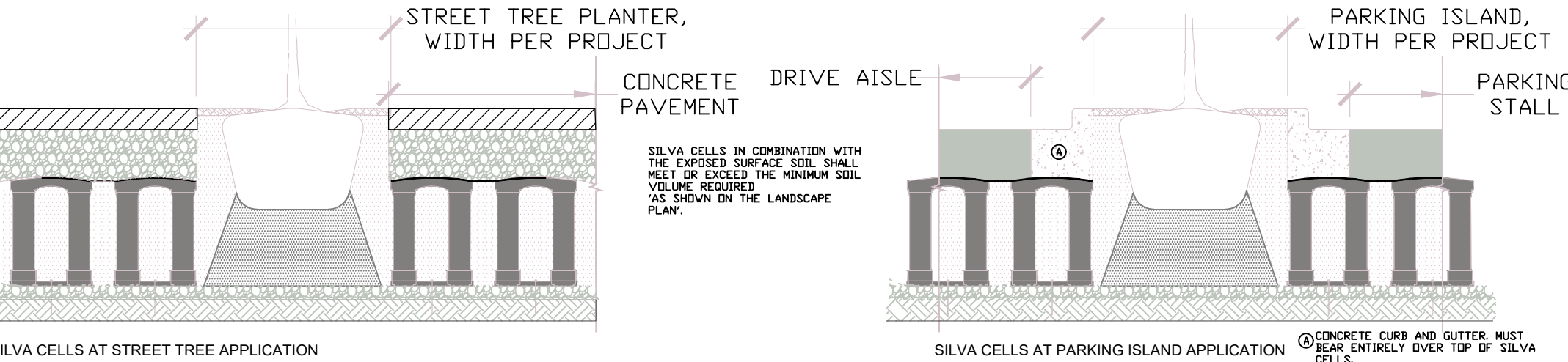
LANDSCAPE MATERIAL SCHEDULE: SHRUBS AND GROUNDCOVER

QUANTITY	BOTANICAL NAME	COMMON NAME	Minimum Size	Notes	Unit Cost	Total Cost
Shrubs						
14	Rhododendron x 'George Taber'	George Tabor Azalea	7 gallon	full branching		
5	Hydrangea quercifolia	Oakleaf Hydrangea	7 gallon	full branching		
8	Camellia sasanqua 'Shi Shi Gashira'	Shi Shi Gashira Hedge Camellia	3 gallon	full branching		
12	Camellia sasanqua 'Shi Shi Gashira'	Debutante Camellia	7 gallon	full branching		
19	Podocarpus macrophyllus 'Maki'	Maki Columnar Yew	7 gallon	full branching		
9	Fatsia japonica 'Spider's Web'	Spider Web Fatsia	7 gallon	full branching		
4	Viburnum opulus	Snowball Viburnum	7 gallon	full branching		
81	Ilex vomitoria 'Schillings Dwarf'	Schillings Dwarf Holly	3 gallon	full branching		
Groundcover						
60	Carex oshimensis 'Evergold'	Evergold Carex	1 gallon	full branching		
215	Carex oshimensis 'Everillo'	Everillo Carex	1 gallon	full branching		
824	Carex pensylvanica	Pennsylvania Sedge	4" pot	full branching		
65	Dryopteris erythrosora	Autumn Fern	1 gallon	full branching		
60	Tachelospermum asiaticum	Asiatic Jasmine	1 gallon	full branching		
54	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gallon	full branching		
65	Seasonal Color (pastel colors only, No red)	Seasonal Color	4" pot	uniform, full branching per specifications		
	Shredded Hardwood Mulch (excluding areas to receive plants)					
	Cleanup and Dump Fees					
	Landscape Maintenance during warranty period or otherwise directed by owner					
	Hand-watering during warranty period or otherwise as directed by owner					#NAME?

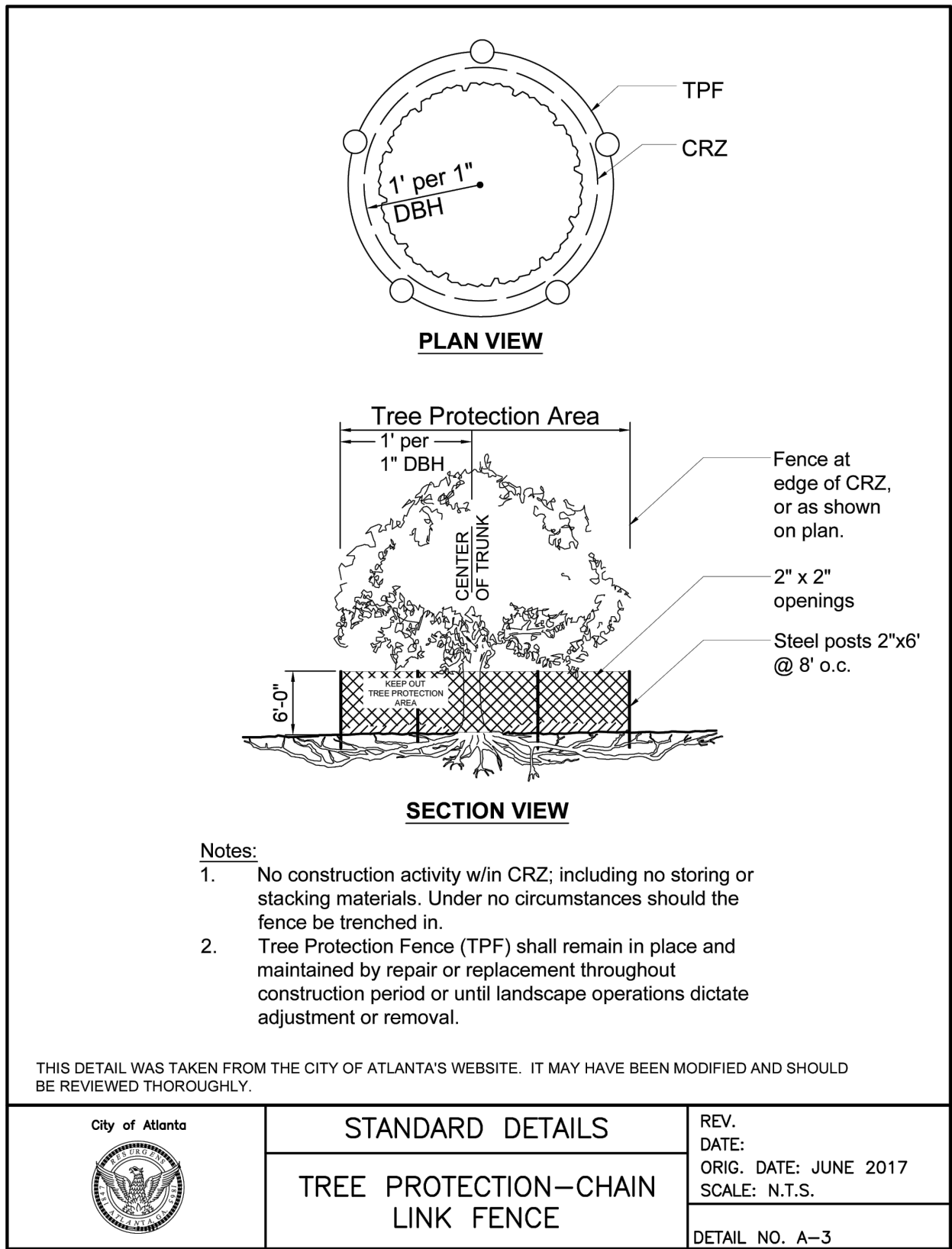
NOTES

- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- REFER TO TREE REPLACEMENT PLAN FOR SILVA CELL PLACEMENT AND MINIMUM SOIL VOLUME REQUIREMENT.

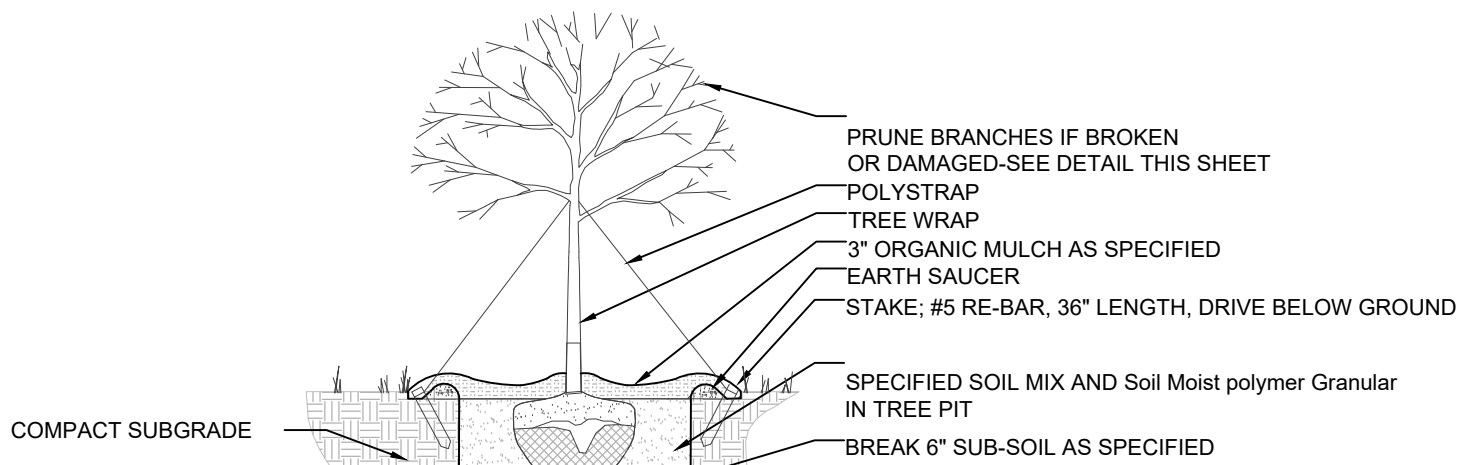
REFER TO MANUFACTURER'S DETAILS FOR UTILITY AND LIGHTING INFRASTRUCTURE CONNECTIONS THROUGH SILVA CELLS.



5
L2.1 SILVA CELL SYSTEM
N.T.S.

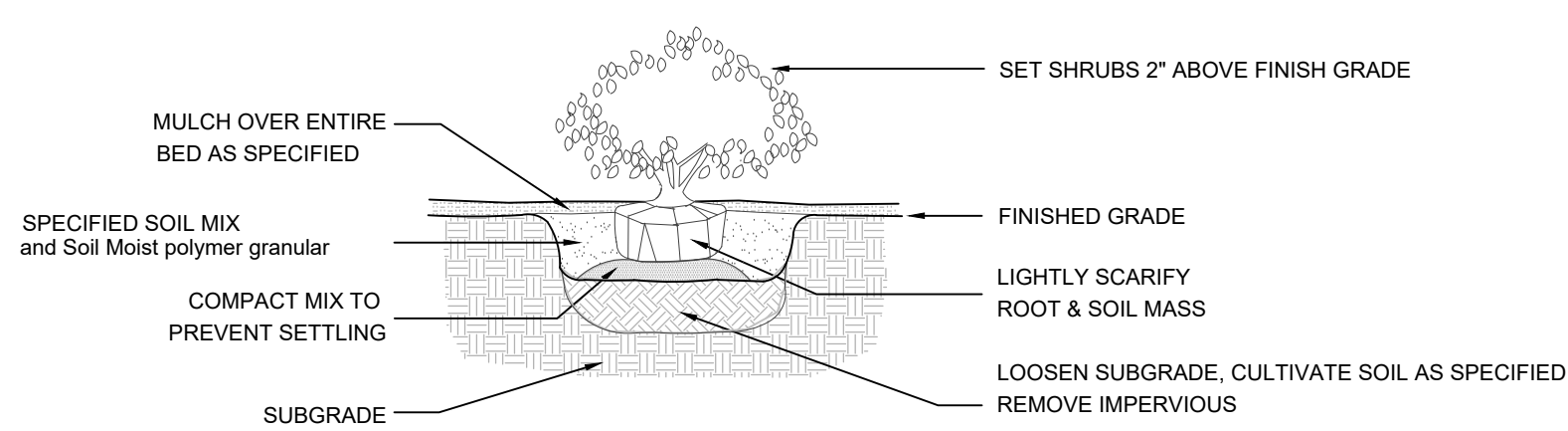


1
L2.1 TREE PROTECTION FENCE DETAIL
N.T.S.



- General Planting Notes:
- EXCAVATE TREE PIT TO A DEPTH EQUAL TO DEPTH OF ROOTBALL PLUS 24", AND A WIDTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ROOTBALL.
 - FILL TREE PIT WITH WATER AND CONFIRM PERCOLATION RATE. (NOTIFY LANDSCAPE ARCHITECT AND OWNER IF POOR DRAINAGE CONDITIONS EXIST.)
 - INSTALL TREE PER DETAIL AVOIDING ANY DAMAGE TO ROOTBALL OR TRUNK OF TREE.
 - REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL.
 - IMMEDIATELY SOAK TREE PIT WITH WATER AND REMOVE ANY AIR POCKETS THAT MAY HAVE OCCURRED DURING BACKFILLING.
 - CREATE TREE MULCH SAUCER WITH SPECIFIED MULCH.
 - STAKE AND GUY TREE WITH SPECIFIED MATERIALS.

2
L2.1 TYPICAL TREE PLANTING
N.T.S.

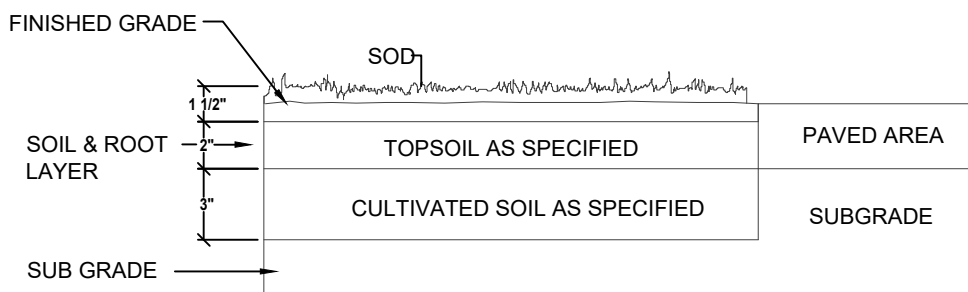


NOTES:

- IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

3
L2.1 SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.

NOTE: INSTALL SOD SO THAT TOP OF SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.



4
L2.1 SOD PLANTING DETAIL
N.T.S.

REVISIONS

NO.	DATE	ISSUE
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△		
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PROJECT NAME

GRADY
ESTORIA
URGENT
CARE

PROJECT ADDRESS

CORNER OF
MEMORIAL DRIVE
AND ESTORIA
STREET
SOUTHEAST,
ATLANTA, GA
30316

15TH DISTRICT FULTON COUNTY

OWNER

GRADY HEALTH
SYSTEM

80 JESSE HILL DRIVE SE,
ATLANTA, GA 30303

SHEET TITLE

LANDSCAPE
SCHEDULE &
DETAILS

DATE 12/18/2025

PROJ. NO. 2025050

PROFESSIONAL SEAL

SHEET

L2.1
DESIGN DEVELOPMENT
SUBMITTAL