

News



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planning + landscape architecture

New Retirement Community Planned for Middle Georgia

Houston Springs Resort is a future all-adult residential development on 390 acres in Perry, Georgia. jB+a has been assisting Woodland Property Partners and Carter & Sloope Engineers in the design and layout of this resort retirement community.

The resort is planned as an active retirement community consisting of a maximum of 3000 homesites. These homesites are a minimum of 4000 s.f., with minimum dimensions of 50' wide x 80' deep. These brick, 1300 s.f. detached villas will contain two bedrooms, two baths, a one car garage and a golf cart port. It is anticipated that most residents will use golf carts to move about within the community. A golf cart path connection to the commercial area is envisioned. The gated community will have private streets with a homeowner's association assuming maintenance responsibility.

At the epicenter of the development, the Town Center will feature a one acre lake, beach and pavilion, a 10,000 s.f. club and commercial space for resident services. Parking will be provided for golf carts as well as automobiles. Services may include a bank, post office, delicatessen, restaurants, real estate office, mortgage company, hair or nail salon, small market or other low density commercial service. A 6000 yard Azinger designed golf course is also planned for residents.



Houston Springs "Town Center"

Industrial Landscapes

In an area of the market that is not recognized for glamorous design, the industrial development environment calls for a strong understanding of a multitude of municipal landscape requirements. Working with Urban Engineers, jon Benson + associates has completed numerous office / warehouse / distribution centers over the last year throughout the Atlanta metro area. jB+a's primary role in the project includes the development of tree protection and replacement plans in several metro municipalities including Atlanta, Gwinnett, Henry and Clayton Counties. Projects completed include MaCaltex, Macase, Center Place, Greene Pointe Distribution, Univar/ Volpac and Royal Foods.

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Roswell Retail

Currently, jB+a is working on two retail center renovations in Roswell, Georgia. Crossville Village and the Mansell Retail Center both involve compliance with the Roswell Tree Ordinance. Efforts are being made to save large existing trees on the sites. To provide for healthy growth of new trees, parking lot planting islands are designed larger than the required area and larger caliper trees are planned for these areas. jB+a is consulting with the Roswell Arborist and the Design Review Board for input on Roswell's vision for retail landscapes.

Atlanta Public Schools

Construction on the first of three Atlanta Public School Buildings is nearing completion. Dobbs Elementary School, on Jonesboro Road in Atlanta, was opened for the 2003-2004 school year. The new \$13-million dollar facility replaces the existing school and will absorb a portion of the student body from Lakewood Elementary School. Working with Urban Engineers, jB+a completed landscape design on two additional APS schools including the new Agnes Jones Elementary School and newly renovated Benteen Elementary School. jB+a's role in the projects included the development of tree protection and replacement plans, planting plans and construction phase services.





Non-Profit Develops in Commerce, Georgia

Heritage Crossing is a 120 unit multi-family community just outside Commerce, Georgia. The community was developed by the not-for-profit Cooperative Resource Center (CRC), which provides affordable housing in rural areas. jB+a was responsible for providing CRC with landscape and hardscape

concept drawings which were utilized in applying for funding from the Department of Community Affairs. Once funding was acquired and the project proceeded, jB+a provided hardscape construction drawings for the clubhouse/activity center, the pool, the playground, and all of the amenities. jB+a also provided complete planting plans for the entire community.



Renovating Intown Properties

Over the past several months, jB+a has been developing plans for the renovation of seven apartment complexes within the Atlanta Housing Authority (AHA) portfolio of properties. The properties, all located within the City of Atlanta, include five high-rise buildings and two garden-style communities. The renovation plans include new landscape, correction of drainage problems, new patios and sidewalks. A unified signage package and new consistent decorative pole lighting will help to tie the properties together.

Buckhead Townhomes

jB+a recently completed construction documents for 3617 Habersham Road Townhomes. This Atlanta community includes the development of 34 townhomes on approximately two acres of land in Buckhead. The development features 2-1/2 story brownstone townhomes, some with direct access to the public sidewalk through private gates. The surrounding neighborhood consists of typical mature canopy trees and lush landscapes commonly associated with the upscale residential areas of Buckhead in Atlanta. To maintain this character, landscaping on the project includes the protection of many large trees along the perimeter of the site as well as the installation of 6-inch caliper Maple and Oak shade trees. The community also includes a pool, a trellis structure and an outdoor fireplace, providing an inviting gathering area and amenity for the residents. jB+a was responsible for providing tree protection & replacement plans for the project as well as final design and construction documents for landscaping and hardscapes.



Townhome Architect - Benchmark Design Group

Laurel Oaks Gwinnett's Newest Development

Working with Centex Homes, one of the nations largest homebuilders, jB+a completed entrance identity design and landscape plans for the Laurel Oaks Single Family Community, located in Gwinnett County, Georgia. The entrance signage and landscape together, unify the frontage and draw people into the community. Columns of ornamental trees with landscape uplighting punctuate the frontage landscape. Sweeping curves are repeated in the architecture of the entrance sign and the planting beds area, creating a signature look for this Centex community.



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