



DESIGN REVIEW BOARD SEPTEMBER 19, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of August 15, 2025

8. PUBLIC HEARING

1. Public Hearing Procedure

2. **DRB250030 Wells Fargo** *WITHDRAWN BY APPLICANT* 12830 Hwy 9
review exterior changes

3. **DRB250031 Abbey Hall Interiors Shoppe** 54 Roswell St
review signage and exterior changes

4. **DRB250034 Alpha Retail** 7855 North Point Pkwy
review exterior changes

5. **DRB250033 Georgia Skykine Bank** 1190 Old Roswell Rd
review new construction

9. ADJOURNMENT



1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer (Chair)
 - Frank Schwing (Vice Chair)
 - Richard Owens
 - Holly Palmer
 - Erik Rowen
 - Jennifer Sprayberry
 - Tom Le Cain

- Staff Present:
 - Bret Schroeder, Code Enforcement Manager
 - Elle Taylor, Planning + Zoning Coordinator
 - Joel Carnow, GIS Specialist/Special Projects Planner

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

Public Hearing Procedure

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of July 18, 2025

- ❖ Board Member Palmer offered a motion to approve.
 - Board Member Sprayberry seconded the motion.
 - Motion carried (7-0).

8. PUBLIC HEARING

1. DRB250020 MPT LLP 178 South Main St

Applicant presented a review of signage.

After presentation and discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the sign design as submitted with the following condition Applicant will submit a sample of the green color to Staff for final approval and the sign will be resized so that it does not cover the brick corbelling or the soldier courses on the arch with final approval by Staff.
 - Board Member Rowen seconded the motion.
 - Motion carried (7-0).

2. DRB250027 Super Golden Buffet 915 North Point Dr

Applicant presented a review of review new addition.

- Floor Plan.
- Roof Plan.
- Setback Line.
- Exterior Materials.
- Brick.
- Metal Top.
- Intent is to match existing building entirely

There was discussion from the Board:

- Architecture drawings do not match existing building.
- Roof is painted,
- Doesn't follow Northpoint Guidelines.
- Landscaping.
- Existing Trees in Islands.
- Verify that brick can be matched.
- Staff stated brick may have to be painted.

There was no Public Comment.

- ❖ Board Member Palmer offered a motion to defer so the Applicant can take our comments back to the architect and get some clarification.
 - Board Member Le Cain seconded the motion.

- Motion carried (7-0).

3. DRB25230045 Continuum Alpharetta 5555 Windward Pky

Applicant presented a review of review streetscape plans.

- Windward Parkway Infrastructure Improvements.
- Monument Sign Area will be irrigated.
- Views on Dance Blvd.
- Section A – Entrance to site species.
- Section B moves more into site.
- Overall Site Plan.

There was no public comment.

There was discussion from the Board:

- Future Windward Pky Improvements.
- Left turn into Cabernet
- Section South of Dance Blvd.

❖ Board Member Sprayberry offered a motion to approve the application as presented today. The landscaped plan for the sections of Dance Blvd and Creek St. that were presented today from Windward Parkway down to the south section of Creek St. it is recommended that we provide a maintenance landscape plan to propose how these perrineals and grasses are maintained through the seasons.

- Board Member Owens seconded the motion.
- Motion carried (7-0).

4. DRB250028 Ashton Atlanta Res (Continuum Residential)

Applicant presented a review of review new development exterior plans

- 70, 3- story, 3 bedroom town homes.
- Compliment Architecture of multi-family.
- Brought material samples.
- Elevations 1,2, 3.

There was no public comment.

There was discussion from the Board:

- Needs more architectural detail on side elevations.
 - Site Plan.
 - Rear Elevation.
 - Roofline may step down due to topography.
 - AC Condensers.
 - Square Footage 2200 to 2500.
 - No roof access.
 - Garage door styles.
 - Breaking up of box with soldier course at first floor to break up the massing
- ❖ Board Member Sprayberry offered a motion to approve as noted with the following condition, Applicant will provide further articulation on the end units on each building to break up the massing and provide further fenestration points of interest to be approved by Staff
- Vice – Chair Schwing seconded the motion.
 - Motion carried (7-0).

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:54 a.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: _____

Location Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Contact for All Notifications: _____

Contact Telephone: _____ - _____ - _____ Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: _____

Contact's Relation to Business: _____

This Application For (Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Color Selection | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Material Selection | |

Application Fees:

Reveivs \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00 _____

This page will be the first page of your completed submittal packet.

Total Due



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: First Union National Bank

Physical Address: _____

Mailing Address: P.O. Box 2609


City: Carlsbad State: CA Zip Code: 92018 - 2609

Owner Telephone: 772 - 667 - 9195 Contact Fax: _____ - _____ - _____

Property Owner Authorization (Must be completed if the applicant is not the legal owner of the subject property):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): William Mattucci Date: 06/23/2025

Owner Signature: 

Property Information:

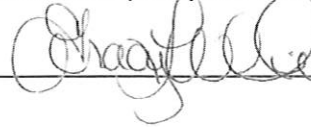
Address (If Assigned) : 12830 North Main St. (a.k.a. 12830 Highway 9 N)

Tax ID or Map Reference Number: 22 512011120688

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: C-2 General Commercial Existing Uses of Property: Financial Institution - Wells Fargo Bank

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature:  Date: 6/23/2025 Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

The existing building showcases a classical style, with thoughtful scale and proportionality that reflect traditional architectural principles. Its clean, articulated masonry adds a sense of permanence and craftsmanship, highlighting the building's structural clarity. However, while the classical elements provide a strong foundation, the design lacks an elevated modern touch that could enhance its relevance and appeal in a contemporary context. Introducing subtle modern interventions would create a balanced dialogue between tradition and innovation, enriching the building's architectural character while preserving its timeless qualities. We propose a new canopy with a minimal, modern design at the entrance, creating a sleek and inviting focal point that enhances both functionality and aesthetics. Darkened details throughout the design provide subtle contrast and depth, adding a refined edge to the structure.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

Yes

No

A site line study is not required as this building is existing and no new work regarding rooftop structures is being proposed.

Windward Commons - 12830 Highway 9 N

Wells Fargo Bank



**Windward Commons - 12830 Highway 9 N
Wells Fargo Bank**



Windward Commons - 12830 Highway 9 N

Wells Fargo Bank



Windward Commons - 12830 Highway 9 N

Wells Fargo Bank



WINDWARD COMMONS

12830 HIGHWAY 9 N, ALPHARETTA, GEORGIA

TABLE OF CONTENTS

EXISTING EXTERIOR IMAGES	3
PROPOSED EXTERIOR RENDERINGS	4
PROPOSED FINISHES	6

EXTERIOR EXISTING IMAGES

- A** REPLACE ENTRY DOOR AND STOREFRONT SYSTEM
- B** REPLACE WINDOW
- C** REMOVE SOFFIT & LIGHTING

INITIAL OBSERVATIONS:

The existing building showcases a classical style, with thoughtful scale and proportionality that reflect traditional architectural principles. Its clean, articulated masonry adds a sense of permanence and craftsmanship, highlighting the building's structural clarity. However, while the classical elements provide a strong foundation, the design lacks an elevated modern touch that could enhance its relevance and appeal in a contemporary context. Introducing subtle modern interventions could create a balanced dialogue between tradition and innovation, enriching the building's architectural character while preserving its timeless qualities.

RECOMMENDATIONS FOR IMPROVEMENT:

We propose a new canopy with a minimal, modern design at the entrance, creating a sleek and inviting focal point that enhances both functionality and aesthetics. Darkened details throughout the design provide subtle contrast and depth, adding a refined edge to the structure. To soften the building's appearance and create a welcoming environment, a carefully curated landscape has been introduced, blending natural elements with modern design for a balanced and cohesive look.



EXTERIOR PROPOSED RENDERING



EXTERIOR PROPOSED RENDERING

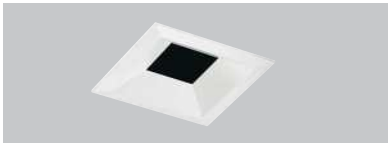




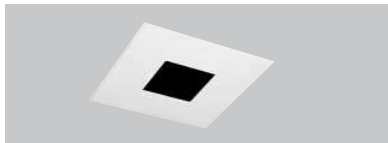
TRIM STYLES



Deep Reflector



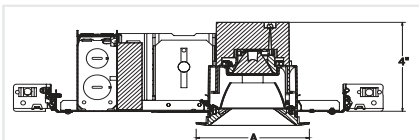
Bevels



Pinhole



Lensed Wall Wash



A Dimension:
Self Flanged: 4.625"
Flangeless: 3.875"

FEATURES

AFFORDABLE & ELEGANT PRECISION RECESSED

- Complete family of recessed downlight, adjustable, and wall wash luminaires
- Available with reflector, bevel and pinhole trims
- Coordinated apertures with Aculux AX3 family

QUIET AND GLARE FREE APERTURES

- Deep source regression with 45-degree visual cutoff
- Total Internal Reflection (TIR) Optics in four (4) beam spreads

EXCELLENT PERFORMANCE

- Up to 1500 lumens delivered!
- Exceptionally consistent color with < 2SDCM
- Excellent color rendition with 80+ CRI | 90+ CRI Available
- WarmDim® option mimics halogen dimming (3000K - 1800K)



PERFORMANCE

Static White*

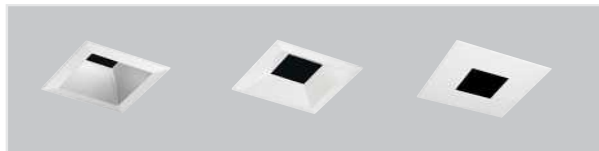
LUMEN PACKAGE	WATTS IN	DELIVERED LUMENS	EFFICACY (LPW)
04LM	5	511	102
08LM	8	887	111
12LM	12	1344	112
15LM	16	1667	104

WarmDim®

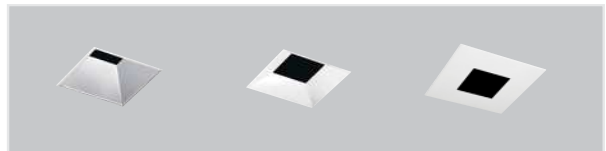
LUMEN PACKAGE	WATTS IN	DELIVERED LUMENS	EFFICACY (LPW)
08LM	12	860	71
10LM	16	1103	69

*Performance with NT3SQD at 3000K | 80CRI
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

FLANGE STYLES



Flanged



Flangeless (Gypsum)



ORDERING INFORMATION

EXAMPLE: INIT3SQ D 15LM 30K 90CRI 25D EZ1 MVOLT NT3SQD CD SF

Housing Style	Lumens	CCT	CRI	Beam	Driver	Voltage ⁴	Ratings	Options
INIT3SQ D New Construction Downlight & Wall Wash	Static White	27K 2700K	80CRI	18D 18° beam	FPC Phase cut dim (1% min) EZ1 eldoLED 0-10V (linear 1% min) GZ1 0-10V (Linear 1% min)	120 277 MVOLT (120-277)	(blank) Non-IC Rated CP ⁵ Chicago Plenum ICAT ⁵ IC Rated, Air-tight	NLIGHT ⁶ nLight Dimming ESWT20R ⁷ Emergency 5W battery pack with remote test switch, T20 compliant ESWR ⁷ Emergency 5W battery pack with remote test switch
	04LM ¹ 400 lumens	30K 3000K	90CRI ²	25D 25° beam				
	08LM 800 lumens	35K 3500K		35D 35° beam				
INIT3SQ DR Remodel Downlight & Wall Wash	WarmDim⁹	WDIM HALR	90CRI	25D 25° beam	ECOD ³ Lutron EcoSystem (1% min)			
	08LM 800 Lumens	3000K - 1800K		35D 35° beam				
	10LM ⁹ 1000 lumens			50D 50° beam				

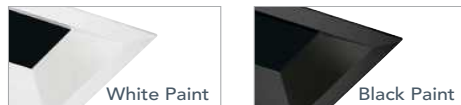
Downlight Trim	Reflector Finish	Flange Style	Trim Lens Environment	Ceiling Installation
Reflector NT3SQD Deep Reflector	W White Paint CD Clear Diffuse BD Black Diffuse WTD Wheat Diffuse	Flanged SF Self Flanged (same finish as reflector) WHSF Self Flanged, White Painted Flange Flangeless⁸ FM Flangeless	(blank) Open Damp Location WSOL Solite Wet Location	Flanged (blank) Ceiling 0.5" - 1.5" Flangeless (Gypsum) NT3SQFMA Ceiling 0.5" - 1.5"
Bevels NT3SQDBV BD Bevel Downlight NT3SQSHDBV BD Dead Front, Non Conductive Shower Bevel Downlight	Finish & Flange Style Flanged WHSF White, Flanged BLSF Black, Flanged Flangeless⁸ WHFM White, Flangeless BLFM Black, Flangeless		(blank) Open Damp Location WSOL Solite Wet Location	Flanged (blank) Ceiling 0.5" - 1.5" Flangeless (Gypsum) NT3SQFMA Ceiling 0.5" - 1.5"
Pinhole NT3SQDPIN BD 1 3/4" Pinhole Downlight				

Wall Wash Trim	Reflector Finish	Flange Style	Environment	Ceiling Installation
Lensed Wall Wash NT3SQWW Lensed Wall Wash	W White Paint CD Clear Diffuse BD Black Diffuse WTD Wheat Diffuse	Flanged SF Self Flanged (same finish as reflector) WHSF Self Flanged, White Painted Flange Flangeless⁸ FM Flangeless	(blank) Damp Location	Flanged (blank) Ceiling 0.5" - 1.5" Flangeless (Gypsum) NT3SQFMA Ceiling 0.5" - 1.5"

REFLECTOR FINISHES



BEVEL & PINHOLE FINISHES



ORDERING NOTES

- 04LM available with FPC driver only.
- 90CRI not available on 40K.
- ECOD not available with ICAT at 15LM.
- MVOLT standard on EZ1, GZ1, ECOD unless NLIGHT specified. Must be 120 for, FPC.
- CP & ICAT available on new construction only.
- NLIGHT available on Non-IC with EZ1 only. Must specify 120 or 277 volts.
- ESWT20R & ESWR not available with remodel, ICAT, or CP.
- For flangeless trims, must specify flangeless installation (NT3SQFMA).
- 10LM WDIM not available with ICAT or CP.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Maximum order quantity for design select lead times is 75.



ACCESSORIES

Beam Control Lenses & Filters		Replacement Optics		Optional Installation Accessories
Beam Control Lens		UV Filter & Color Correction		Static White Optics
DIFF 200	Diffuse Spread Lens	UVF 200	UV Filter Lens	NT3OPT/18D 18° beam
SOLITE 200	Solite Uniformity Lens	DCCF 200 HAL4250	Daylight Blue Correction	NT3OPT/25D 25° beam
PRISM 200	Prismatic Lens			NT3OPT/35D 35° beam
LSPREAD 200	Linear Spread Lens			NT3OPT/50D 50° beam
HCLBL200	Hexcell Louver			WarmDim® Optics
				NT3WDOPT/25D 25° beam
				NT3WDOPT/35D 35° beam
				NT3WDOPT/50D 50° beam
				Bar Hangers
				HB26 26" C-Channel Bar Hangers
				HB50 50" C-Channel Bar Hangers
				LB27 27" Linear Bar Hangers
				<i>Note: Fixture supplied with residential style bar hangers (except when specified with battery)</i>

PRODUCT SPECIFICATIONS

FIELD INTERCHANGEABLE LED LIGHT ENGINE

- <2SDCM Binning
- 2700K | 3000K | 3500K | 4000K CCT
- 80+ CRI available for all CCTs
- 90+ CRI available for 2700K, 3000K, 3500K
- WarmDim mimics halogen, with CCT shifting from 3000K to 1800K when dimmed.
- Future proof and easy to maintain - serviceable from below the ceiling

OPTICAL SYSTEM

- 45° visual cutoff to source and source image
- Field interchangeable TIR optics from 18° FWHM to 50° FWHM provide smooth, striation-free beams
- Accommodates 1 beam control lens or filter
- UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting. [UGR FAQs](#)

HIGH QUALITY TRIMS

- Available with die cast bevels, pinholes, and angle cut reflectors
- Non-corrosive, polycarbonate bevel option for shower applications
- Flanged and flangeless for gypsum
- Must specify NT3SQFMA for gypsum flangeless installation

FIELD REPLACEABLE DRIVER

- Accommodates 120-277V input and multiple control protocols
- Dims without perceived flicker to <1% depending on driver specified
- Field replaceable from below the ceiling
- >0.9 Power Factor

BUY AMERICAN ACT

- This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
- Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY & RATED LIFE

- LED is rated for >50,000 hours at 70% lumen maintenance
- 5- year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

EMERGENCY BATTERY

- Provides a minimum of 400 lumens (3000K, 80CRI) for minimum duration of 90 minutes.
- Above ceiling access required.
- Supplied with remote test switch
- E5WT20R option is CEC T20 Compliant

CEILING THICKNESS

- Accommodates ½" to 1 1/2" ceiling thickness

INSTALLATION

- New construction or remodel (install from below) are available.
- Residential style bar hanger provided with all new construction housings except when specified with emergency battery.
- Vertically adjustable mounting brackets (butterfly brackets) are provided on non-ICAT new construction housings.

JUNCTION BOX

- New construction housings are rated for (4) No. 12 AWG 90°C through branch circuit conductors (excludes ECOD driver)
- New Construction housings include (6) ½", (1) ¾", (4) Non-metallic sheathed cable knock-outs.
- Remodel housings feature (8) ½" knockouts suitable for daisy chain wiring.
- Push-in electrical connectors for field connections.

CODES & LABELS

- UL & cUL listed for through branch wiring (excludes ECOD), damp location. Listed for wet location with WSOL option. NT3SQSHDBV option is IP65 rated and can be used to comply with dead front and/or non-conductive lighting electrical code requirements.
 - ICAT meets energy code air leakage requirements per ASTM E283
 - Title 24, Part 6: JA-8 Compliant with 90CRI and ICAT. Refer to CEC T24 website for compliant trims
 - ICAT housings are rated for direct contact with insulation
 - 04LM ICAT & 08LM ICAT housings* are rated for direct contact with insulation, including open and closed cell spray foam with a maximum R-value of 7.2R/in. This allows use in ceiling cavities insulated up to R60.
 - 12LM ICAT housings* are rated for direct contact with insulation, including open cell spray foam with a maximum R-value of 3.8R/in. They are not suitable for use with closed cell spray foam.
 - NT3SHABV option can be used to comply with dead front and/or non-conductive lighting electrical code requirements. Flanged (SF) version is certified to IP65
- Note: Options: "ECOS2", "ECOD" & "WDIM HALR" are excluded and not suitable for use with spray foam insulation. 12LM ICAT housings are only suitable for use with open cell spray foam, and not suitable for use with closed cell

A+ CAPABLE LUMINAIRE

- This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products.
- All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.
- To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.



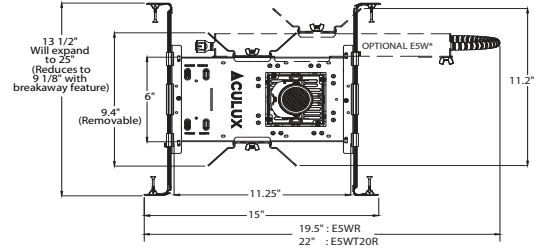
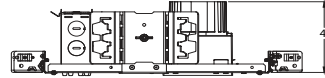
DIMENSIONS

NEW CONSTRUCTION

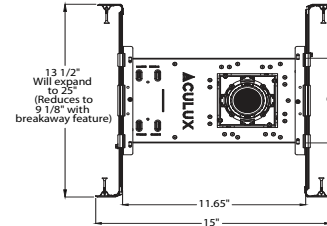
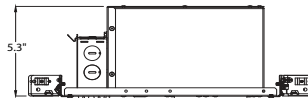
Ceiling Cutout: 3.75" x 3.75" (Refer to installation instructions for flangeless ceiling cutout)
Ceiling Thickness Range: 1/2" – 1 1/2" (see ordering matrix)



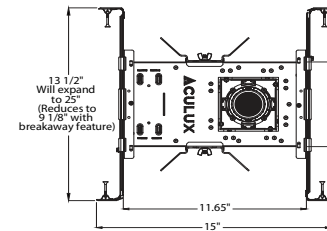
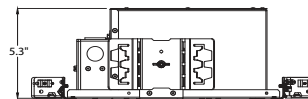
Non-ICAT



ICAT

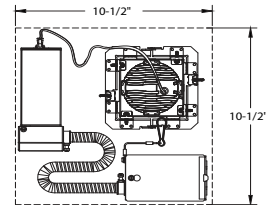
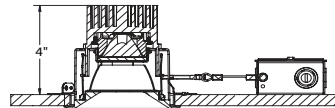


CP



REMODEL (install from below)

Ceiling Cutout: 4.0" x 4.0" (Refer to installation instructions for flangeless ceiling cutout)
Ceiling Thickness Range: 1/2" – 1 1/2" (see ordering matrix)



ELECTRICAL SPECIFICATIONS

LUMEN PACKAGE	Static White				WarmDim®							
	04LM		08LM		12LM		15LM		08LM		10LM	
Voltage	120	277	120	277	120	277	120	277	120	277	120	277
Input Watts	4.6	4.8	7.7	7.8	11.9	12.3	16.1	16.4	12.1	13.2	16.1	17.0
Input Current	0.04	0.02	0.06	0.03	0.1	0.05	0.13	0.06	0.10	0.06	0.14	0.07
Frequency	50/60HZ		50/60HZ		50/60HZ		50/60HZ		50/60HZ		50/60HZ	
Power Factory	.9 MIN.		.9 MIN.		.9 MIN.		.9 MIN.		.9 MIN.		.9 MIN.	



PHOTOMETRICS - NT3SQD

Tested in accordance to IESNA LM79

18 Degree Beam

INIT3SQ D 12LM 30K 80CRI 18D EZ1 MVOLT NT3SQD CD, input watts: 12.1, delivered lumens: 1281, LPW: 105.9, S/MH: 0.30, test no.: 19-953-01

CP Summary				Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)				
0°	30°	60°	90°	0°	Zone	Lumens	% Fixture	pf	pc	80%		70%		50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance						
										pw	50%	30%	10%	50%	30%					10%	50%	30%	10%		
0°	0°	0°	0°	0°	0°	7.855	0°-30°	1,227	96%	0	121	121	121	119	119	119	113	113	113	6.0	218.2	1.9	45°	1,441	
0°	0°	0°	0°	0°	0°	6.123	0°-40°	1,267	99%	1	115	113	112	113	111	110	109	108	107	8.0	122.7	2.5	55°	952	
0°	0°	0°	0°	0°	0°	1.643	0°-60°	1,278	100%	2	110	107	105	108	106	103	105	103	101	10.0	78.5	3.1	65°	734	
0°	0°	0°	0°	0°	0°	25°	414	0°-90°	1,281	100%	3	106	102	99	104	101	98	102	99	97	12.0	54.5	3.7	75°	513
0°	0°	0°	0°	0°	0°	35°	26				4	102	98	95	100	97	94	98	95	93	14.0	40.1	4.4	85°	339
0°	0°	0°	0°	0°	0°	45°	7				5	98	94	91	97	93	90	95	92	90					
0°	0°	0°	0°	0°	0°	55°	4				6	95	91	88	94	90	87	93	89	87					
0°	0°	0°	0°	0°	0°	65°	2				7	92	88	85	91	87	85	90	87	84					
0°	0°	0°	0°	0°	0°	75°	1				8	89	85	82	89	85	82	88	84	82					
0°	0°	0°	0°	0°	0°	85°	0				9	87	83	80	86	82	80	86	82	80					
0°	0°	0°	0°	0°	0°	90°	0				10	84	80	78	84	80	78	83	80	78					

25 Degree Beam

INIT3SQ D 12LM 30K 80CRI 25D EZ1 MVOLT NT3SQD CD, input watts: 12.1, delivered lumens: 1294, LPW: 106.9, S/MH: 0.51, test no.: 19-953-08

CP Summary				Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)				
0°	30°	60°	90°	0°	Zone	Lumens	% Fixture	pf	pc	80%		70%		50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance						
										pw	50%	30%	10%	50%	30%					10%	50%	30%	10%		
0°	0°	0°	0°	0°	0°	4.385	0°-30°	1,226	95%	0	120	120	120	118	118	118	112	112	112	6.0	121.8	3.2	45°	1,336	
0°	0°	0°	0°	0°	0°	5°	4,123	0°-40°	1,279	99%	1	114	112	110	112	110	108	108	106	105	8.0	68.5	4.3	55°	901
0°	0°	0°	0°	0°	0°	15°	2,215	0°-60°	1,291	100%	2	108	105	103	107	104	102	104	101	99	10.0	43.9	5.4	65°	699
0°	0°	0°	0°	0°	0°	25°	414	0°-90°	1,294	100%	3	104	100	97	102	99	96	100	97	95	12.0	30.5	6.5	75°	513
0°	0°	0°	0°	0°	0°	35°	45				4	99	95	92	98	94	91	96	93	90	14.0	22.4	7.5	85°	339
0°	0°	0°	0°	0°	0°	45°	7				5	95	91	88	95	91	88	93	89	87					
0°	0°	0°	0°	0°	0°	55°	4				6	92	88	84	91	87	84	90	86	84					
0°	0°	0°	0°	0°	0°	65°	2				7	89	84	81	88	84	81	87	83	81					
0°	0°	0°	0°	0°	0°	75°	1				8	86	81	78	85	81	78	84	81	78					
0°	0°	0°	0°	0°	0°	85°	0				9	83	79	76	83	79	76	82	78	75					
0°	0°	0°	0°	0°	0°	90°	0				10	80	76	73	80	76	73	79	76	73					

35 Degree Beam

INIT3SQ D 12LM 30K 80CRI 35D EZ1 MVOLT NT3SQD CD, input watts: 12.1, delivered lumens: 1344, LPW: 111.1, S/MH: 0.60, test no.: 19-953-15

CP Summary				Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)				
0°	30°	60°	90°	0°	Zone	Lumens	% Fixture	pf	pc	80%		70%		50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance						
										pw	50%	30%	10%	50%	30%					10%	50%	30%	10%		
0°	0°	0°	0°	0°	0°	3.162	0°-30°	1,223	91%	0	120	120	120	117	117	117	112	112	112	6.0	87.8	4.0	45°	1,232	
0°	0°	0°	0°	0°	0°	5°	3,041	0°-40°	1,326	99%	1	113	111	109	111	109	107	107	105	104	8.0	49.4	5.3	55°	850
0°	0°	0°	0°	0°	0°	15°	2,059	0°-60°	1,341	100%	2	107	103	101	105	102	100	102	99	97	10.0	31.6	6.6	65°	664
0°	0°	0°	0°	0°	0°	25°	758	0°-90°	1,344	100%	3	101	97	94	100	96	93	97	94	92	12.0	22.0	8.0	75°	513
0°	0°	0°	0°	0°	0°	35°	122				4	96	92	88	95	91	88	93	90	87	14.0	16.1	9.3	85°	339
0°	0°	0°	0°	0°	0°	45°	6				5	92	87	84	91	87	83	89	85	83					
0°	0°	0°	0°	0°	0°	55°	3				6	88	83	80	87	83	79	86	82	79					
0°	0°	0°	0°	0°	0°	65°	2				7	84	79	76	84	79	76	82	78	75					
0°	0°	0°	0°	0°	0°	75°	1				8	81	76	73	80	76	72	79	75	72					
0°	0°	0°	0°	0°	0°	85°	0				9	78	73	70	77	73	69	76	72	69					
0°	0°	0°	0°	0°	0°	90°	0				10	75	70	67	74	70	67	74	69	67					

50 Degree Beam

INIT3SQ D 12LM 30K 80CRI 50D EZ1 MVOLT NT3SQD CD, input watts: 12.1, delivered lumens: 1086, LPW: 89.8, S/MH: 0.73, test no.: 19-953-22

CP Summary				Zonal Lumen Summary				Coefficients of Utilization										Cone of Light			Luminance (cd/sq.m)				
0°	30°	60°	90°	0°	Zone	Lumens	% Fixture	pf	pc	80%		70%		50%		Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance						
										pw	50%	30%	10%	50%	30%					10%	50%	30%	10%		
0°	0°	0°	0°	0°	0°	1.740	0°-30°	865	80%	0	120	120	120	117	117	117	112	112	112	6.0	48.3	5.1	45°	2,965	
0°	0°	0°	0°	0°	0°	5°	1,691	0°-40°	1,038	96%	1	112	110	107	110	108	106	106	104	102	8.0	27.2	6.8	55°	2,214
0°	0°	0°	0°	0°	0°	15°	1,330	0°-60°	1,078	99%	2	105	101	98	103	100	97	100	97	95	10.0	17.4	8.5	65°	1,677
0°	0°	0°	0°	0°	0°	25°	739	0°-90°	1,086	100%	3	98	94	90	97	93	89	94	91	88	12.0	12.1	10.2	75°	1,255
0°	0°	0°	0°	0°	0°	35°	231				4	93	88	84	92	87	83	89	85	82	14.0	8.9	11.9	85°	1,016
0°	0°	0°	0°	0°	0°	45°	14				5	87	82	78	87	82	78	85	80	77					
0°	0°	0°	0°	0°	0°	55°	9				6	83	77	73	82	77	73	81	76	73					
0°	0°	0°	0°	0°	0°	65°	5				7	78	73	69	78	73	69	77	72	68					
0°	0°	0°	0°	0°	0°	75°	2				8	75	69	65	74	69	65	73	68	65					
0°	0°	0°	0°	0°	0°	85°	1				9	71	65	62	70	65	62	70	65	61					
0°	0°	0°	0°	0°	0°	90°	0				10	68	62	59	67	62	59	66	62	58					

LUMEN | CBCP MULTIPLIERS

CCT	80+ CRI	90+ CRI	04LM	08LM	10LM	12LM	15LM
2700K	0.96	0.83	0.38	0.66	0.85	1.00	1.24
3000K	1.00	0.86					
3500K	1.03	0.89					
4000K	1.05	-					
WDIM HALR	-	0.97					

REFLECTOR FINISH					LENS OPTION	
CS	CD	W	BS	WTD	(blank)	WSOL
1.01	1.0	1.01	0.98	0.99	1.0	0.94

*Refer to website for additional photometry (alternate trims, CCT/CRI, lumen packages)



PHOTOMETRICS - NT3SQDBV

Tested in accordance to IESNA LM79

18 Degree Beam

INIT3SQ D 12LM 30K 80CRI 18D EZ1 MVOLT NT3SQDBV BD, input watts: 11.9, delivered lumens: 994, LPW: 83.5, S/MH: 0.29, test no.: 19-953-03P15

CP Summary	Zonal Lumen Summary			Coefficients of Utilization								Cone of Light			Luminance (cd/sq.m)						
	0°	Zone	Lumens % Fixture	pf	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	Mounting Height	Initial FC Center Beam	Beam Diameter
	0°	0° - 30°	982	101%	0	1.19	1.19	1.19	1.16	1.16	1.16	1.11	1.11	1.11	6.0 ft	216.2	1.8 ft	0°	3723404		
	5°	0° - 40°	991	102%	1	1.14	1.12	1.10	1.11	1.10	1.09	1.08	1.06	1.05	8.0 ft	121.6	2.4 ft	45°	541		
	15°	0° - 60°	993	103%	2	1.09	1.07	1.04	1.08	1.05	1.03	1.04	1.03	1.01	10.0 ft	77.8	3.0 ft	65°	226		
	25°	0° - 90°	994	103%	3	1.05	1.02	1.00	1.04	1.01	0.99	1.02	0.99	0.97	12.0 ft	54.0	3.6 ft	75°	185		
	35°	10° - 180°	0	0%	4	1.02	0.99	0.96	1.01	0.98	0.96	0.99	0.97	0.95	14.0 ft	39.7	4.2 ft	85°	549		
	45°	0° - 180°	994	103%	5	0.99	0.96	0.93	0.98	0.95	0.93	0.97	0.94	0.92							
	55°	0			6	0.97	0.93	0.91	0.96	0.93	0.90	0.95	0.92	0.90							
	65°	0			7	0.94	0.91	0.88	0.94	0.91	0.88	0.93	0.90	0.88							
	75°	0			8	0.92	0.89	0.87	0.92	0.89	0.86	0.91	0.88	0.86							
	85°	0			9	0.90	0.87	0.85	0.90	0.87	0.85	0.89	0.86	0.84							
	90°	0			10	0.89	0.85	0.83	0.88	0.85	0.83	0.88	0.85	0.83							

25 Degree Beam

INIT3SQ D 12LM 30K 80CRI 25D EZ1 MVOLT NT3SQDBV BD, input watts: 11.9, delivered lumens: 1061, LPW: 89.2, S/MH: 0.48, test no.: 19-953-10P15

CP Summary	Zonal Lumen Summary			Coefficients of Utilization								Cone of Light			Luminance (cd/sq.m)						
	0°	Zone	Lumens % Fixture	pf	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	Mounting Height	Initial FC Center Beam	Beam Diameter
	0°	0° - 30°	1037	99%	0	1.19	1.19	1.19	1.16	1.16	1.16	1.11	1.11	1.11	6.0 ft	120.1	3.1 ft	0°	2068154		
	5°	0° - 40°	1059	101%	1	1.13	1.11	1.10	1.11	1.09	1.08	1.07	1.06	1.05	8.0 ft	67.5	4.1 ft	45°	406		
	15°	0° - 60°	1061	101%	2	1.08	1.05	1.03	1.07	1.04	1.02	1.03	1.01	1.00	10.0 ft	43.2	5.2 ft	65°	113		
	25°	15° - 90°	1061	101%	3	1.04	1.01	0.98	1.03	1.00	0.97	1.00	0.98	0.96	12.0 ft	30.0	6.2 ft	75°	0		
	35°	26° - 180°	0	0%	4	1.00	0.96	0.94	0.99	0.96	0.93	0.97	0.94	0.92	14.0 ft	22.1	7.2 ft	85°	0		
	45°	1° - 180°	1061	101%	5	0.97	0.93	0.90	0.96	0.92	0.90	0.94	0.91	0.89							
	55°	0			6	0.94	0.90	0.87	0.93	0.89	0.87	0.92	0.89	0.86							
	65°	0			7	0.91	0.87	0.84	0.90	0.87	0.84	0.89	0.86	0.84							
	75°	0			8	0.88	0.84	0.82	0.88	0.84	0.82	0.87	0.84	0.81							
	85°	0			9	0.86	0.82	0.80	0.86	0.82	0.79	0.85	0.82	0.79							
	90°	0			10	0.84	0.80	0.77	0.83	0.80	0.77	0.83	0.80	0.77							

35 Degree Beam

INIT3SQ D 12LM 30K 80CRI 35D EZ1 MVOLT NT3SQDBV BD, input watts: 11.9, delivered lumens: 1144, LPW: 96.1, S/MH: 0.55, test no.: 19-953-17P15

CP Summary	Zonal Lumen Summary			Coefficients of Utilization								Cone of Light			Luminance (cd/sq.m)						
	0°	Zone	Lumens % Fixture	pf	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	Mounting Height	Initial FC Center Beam	Beam Diameter
	0°	0° - 30°	1069	94%	0	1.19	1.19	1.19	1.16	1.16	1.16	1.11	1.11	1.11	6.0 ft	96.2	3.6 ft	0°	1484176		
	5°	0° - 40°	1140	101%	1	1.13	1.10	1.09	1.10	1.09	1.07	1.06	1.05	1.04	8.0 ft	48.5	4.8 ft	45°	406		
	15°	0° - 60°	1144	101%	2	1.07	1.03	1.01	1.05	1.02	1.00	1.02	1.00	0.98	10.0 ft	31.0	6.0 ft	55°	167		
	25°	53° - 90°	1144	101%	3	1.02	0.98	0.95	1.00	0.97	0.94	0.98	0.95	0.92	12.0 ft	21.5	7.2 ft	65°	113		
	35°	94° - 180°	0	0%	4	0.97	0.93	0.89	0.96	0.92	0.89	0.94	0.91	0.88	14.0 ft	15.8	8.4 ft	75°	0		
	45°	1° - 180°	1144	101%	5	0.93	0.89	0.85	0.92	0.88	0.85	0.90	0.87	0.84							
	55°	0			6	0.89	0.85	0.81	0.88	0.84	0.81	0.87	0.83	0.80							
	65°	0			7	0.86	0.81	0.78	0.85	0.81	0.78	0.84	0.80	0.77							
	75°	0			8	0.82	0.78	0.75	0.82	0.78	0.75	0.81	0.77	0.74							
	85°	0			9	0.79	0.75	0.72	0.79	0.75	0.72	0.78	0.74	0.72							
	90°	0			10	0.77	0.72	0.69	0.76	0.72	0.69	0.76	0.72	0.69							

50 Degree Beam

INIT3SQ D 12LM 30K 80CRI 50D EZ1 MVOLT NT3SQDBV BD, input watts: 11.9, delivered lumens: 829, LPW: 69.7, S/MH: 0.67, test no.: 19-953-24P15

CP Summary	Zonal Lumen Summary			Coefficients of Utilization								Cone of Light			Luminance (cd/sq.m)						
	0°	Zone	Lumens % Fixture	pf	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	Mounting Height	Initial FC Center Beam	Beam Diameter
	0°	0° - 30°	729	88%	0	1.19	1.19	1.19	1.16	1.16	1.16	1.11	1.11	1.11	6.0 ft	44.7	4.5 ft	0°	769117		
	5°	0° - 40°	821	100%	1	1.12	1.10	1.08	1.10	1.08	1.06	1.06	1.04	1.03	8.0 ft	25.1	6.0 ft	45°	609		
	15°	0° - 60°	829	101%	2	1.06	1.02	0.99	1.04	1.01	0.98	1.01	0.98	0.96	10.0 ft	16.1	7.5 ft	55°	167		
	25°	50° - 90°	829	101%	3	1.00	0.96	0.92	0.98	0.95	0.91	0.96	0.93	0.90	12.0 ft	11.2	9.0 ft	65°	226		
	35°	84° - 180°	0	0%	4	0.95	0.90	0.86	0.94	0.89	0.86	0.92	0.88	0.85	14.0 ft	8.2	10.5 ft	75°	0		
	45°	1° - 180°	829	101%	5	0.90	0.85	0.81	0.89	0.84	0.81	0.87	0.83	0.80							
	55°	0			6	0.86	0.81	0.77	0.85	0.80	0.77	0.84	0.79	0.76							
	65°	0			7	0.82	0.77	0.73	0.81	0.76	0.73	0.80	0.76	0.73							
	75°	0			8	0.78	0.73	0.70	0.78	0.73	0.69	0.77	0.72	0.69							
	85°	0			9	0.75	0.70	0.66	0.74	0.70	0.66	0.73	0.69	0.66							
	90°	0			10	0.72	0.67	0.63	0.71	0.67	0.63	0.71	0.66	0.63							

LUMEN | CBCP MULTIPLIERS

CCT	80+ CRI	90+ CRI	04LM	08LM	10LM	12LM	15LM	
2700K	0.96	0.83	0.38	0.66	0.85	1.00	1.24	
3000K	1.00	0.86	LENS OPTION					
3500K	1.03	0.89						
4000K	1.05	-	(blank)	WSOL				
WDIM HALR	-	0.97	1.0	0.94				

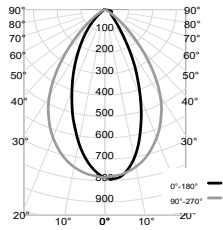
*Refer to website for additional photometry (alternate trims, CCT/CRI, lumen packages)



PHOTOMETRICS - NT3SQWW

Tested in accordance to IESNA LM79

INIT3SQ D 12LM 30K 80CRI 25D EZ1 MVOLT NT3SQWW CD, input watts: 12.7, delivered lumens: 716, LPW: 56.4, S/MH: 0.68, test no.: 20-081-04



CP Summary		Zonal Lumen Summary		Coefficients of Utilization										Luminance (cd/sq.m)		
0°	90°	Zone	Lumens % Fixture	pf	20%										Average Luminance	
				pc	50%	80%	10%	50%	30%	70%	10%	50%	30%	10%		
0°	786	0° - 30°	437 61%	0	119	119	119	116	116	116	111	111	111	111	45°	9,355
5°	783	0° - 40°	583 82%	1	110	107	104	107	105	103	103	101	99	99	55°	7,903
15°	579	0° - 60°	691 97%	2	101	96	93	99	95	91	96	92	89	89	65°	10,691
25°	302	0° - 90°	716 100%	3	93	88	83	92	87	82	82	89	85	81	75°	16,145
35°	106			4	86	80	75	85	79	75	83	78	74	85°	6,607	
45°	45			5	80	74	69	79	73	69	77	72	68			
55°	31			6	75	68	63	74	68	63	72	67	63			
65°	31			7	70	63	59	69	63	58	68	62	58			
75°	28			8	65	59	55	65	59	54	64	58	54			
85°	4			9	62	55	51	61	55	51	60	54	51			
90°	0			10	58	52	48	58	52	48	57	51	47			

FOOTCANDLES ON WALL FROM MULTIPLE FIXTURES

Fixture Distance to Wall		24"								
Fixture Centers (spacing)		24"			30"			36"		
DISTANCE FROM CEILING	1'	8	7	8	7	6	7	7	5	7
	2'	7	7	7	6	6	6	5	5	5
	3'	10	10	10	8	8	8	7	7	7
	4'	13	13	13	11	11	11	9	9	9
	5'	13	13	13	11	11	11	9	9	9
	6'	11	11	11	10	10	10	8	8	8
	7'	9	9	9	8	8	8	7	7	7
	8'	7	7	7	6	7	6	6	6	6
	9'	6	6	6	5	5	5	5	5	5
	10'	5	5	5	4	4	4	4	4	4

Performance listed at 3000K | 80CRI

LUMEN | CBCP MULTIPLIERS

CCT	80+ CRI	90+ CRI
2700K	0.96	0.83
3000K	1.00	0.86
3500K	1.03	0.89
4000K	1.05	-
WDIM HALR	-	0.97

04LM	08LM	10LM	12LM	15LM
0.38	0.66	0.85	1.00	1.24

REFLECTOR FINISH			
CD	W	BD	WTD
1.00	1.01	0.96	0.99

*Refer to website for additional photometry (alternate trims, CCT/CRI, lumen packages)



DIMMER COMPATIBILITY

Phase Dimming (FPC Driver)

Incandescent, Magnetic Low Voltage and Electronic Low Voltage Dimming

- Dimming range of 100% down to as low as 1% a minimum load of one fixture
- Dimming range and maximum rated load vary depending on dimmer type and model. See maximum load calculations below to identify max number of luminaires per dimmer.

Incandescent (INC) and Magnetic Low Voltage (MLV)

Example: Fixture Rating = 13W
Dimmer Rating = 600W
Equivalent Incandescent Load (EIL) = 50%
(600/13W) X 0.5 = 23 Fixtures per Dimmer

Electronic Low Voltage (ELV)

Example: Fixture Rating = 13W
Dimmer Rating = 600W
Equivalent Incandescent Load (EIL) = 75%
(600/13W) X 0.75 = 34 Fixtures per Dimmer

INCANDESCENT, MLV, ELV WALL DIMMERS

Manf.	Product Family	Series	Type	Min Light (%)
Lutron	Glyder	GLV*	MLV	3
Leviton	SureSlide	6633*	INC	2
Lutron	Diva	DVLV	MLV	6
Lutron	Diva	DV*	INC	2
Lutron	Skylark	SLV*	MLV	4
Leviton	IllumaTech	IPL016-10Z*	INC	4
Leviton	SureSlide	6613*	MLV	3
Lutron	Diva	DVCL	INC	2
Insteon	Keypad Dimmer	2334-232*	INC	2
Insteon	Dimmer Switch	2477D*	INC	2
Control4	Forward Phase Dimmer	C4-FPD 120*	INC	2
Lutron	Nova	NTELV*	ELV	6
Lutron	Diva	DVELV	ELV	3
Lutron	Maestro	MAELV*	ELV	6
Leviton	Vizia	VPE06-1LX	ELV	3
Leviton	IllumaTech	IPE04*	ELV	6
Lutron	RadioRA2	RRD-6NA	PHA	2
Control4	Adaptive Phase Dimmer	C4-APD 120*	PHA	2

INTEGRATED CONTROL SYSTEMS

Manf.	Product Family	Series	Type	Min Light (%)
Lutron	LP	LP-RPM-4U*	INC	6
Lutron	LP	LP-RPM-4A	PHA	2
Lutron	GrafikEye QS	QSGRJ-3P*	PHA	2
Lutron	GrafikEye QS	PHPM-PA-120	PHA	2
Lutron	HomeWorks QS	PHPM-PA-120	PHA	2
Lutron	HomeWorks QS	HW-RPM-4A	PHA	2
Acuity	nLight nSP5PCD ELV	nSP5PCD*	ELV	2
Insteon	Micro Module Dimmer	2442-222*	INC	2
Control4	8 Ch Dimmer	C4-DIN-8DIM-E	PHA	2

0-10V Dimming (EZ1/GZ1 Driver)

WALL DIMMERS

Manf.	Product Family	Series	Type	Min Light (%)
Lutron	Nova T	NTFTV* +	0-10V	1
Lutron	Nova T	NTSTV-DV*	0-10V	1
Lutron	Nova T	NFTV* +	0-10V	1
ACUITY	SensorSwitch	WSX D WH*	0-10V	1

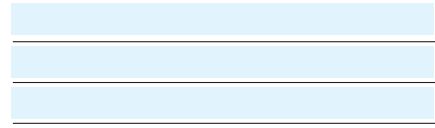
*: recommended dimmers
+: require a separate relay module to turn fixture on/off

INTEGRATED CONTROL SYSTEMS

Manf.	Product Family	Series	Type	Min Light (%)
Lutron	Energi Tripak	RMJ-5T-DV-B*	0-10V	1
Wattstopper	DLM	LMRC-211*	0-10V	1
Crestron	GreenLight	DIN-4DIMFLV4*	0-10V	1
Leviton	IllumaTech	IP710-DLX	0-10V	1
Lutron	GrafikEyeQS	GRX-TVI*	0-10V	1
Lutron	GrafikEyeQS	GRX-TVI*	0-10V	1
Lutron	HomeworksQS	GRX-TVM2*	0-10V	1

HighLINER 3

Outdoor and indoor linear lighting



PAGE 1 OF 3



Ordering information Luminaire

Example: 701912-L250C3i18

701912-	C3i18-		
Product	Length	Color temp. (CCT) [†]	Options
701912	L1 1 ft (0.3 m)	35 3500 K	QC Quick connect (factory installed male/ female connector at each end) 701187-DC or 701188-DC[‡] must be ordered for connection to driver
	L2 2 ft (0.6 m)		
	L4 4 ft (1.2 m)		
	L6 6 ft (1.8 m)		
	L8 8 ft (2.4 m)		

Product description

HighLINER 3 is a versatile product for canopies, soffits, awnings, and wall washes, that offers natural, white, outdoor and indoor linear illumination for both new construction and retrofit projects, while saving energy, and reducing maintenance costs, for a brilliant bottom line.

- Easy installation in new construction and retrofit projects
- Improves walkway / aisle visibility and building aesthetics
- Fits easily in new or existing interior / exterior spaces
- Constant Voltage Technology (CV)
- Easily daisy-chain up to six (6) 4-ft (1.2-m) luminaires with 100 W driver
- IP68-rated
- 100,000 hours calculated life
- NSF/ANSI 2 qualified for use around food processing and on processing equipment

* Tolerance range for optical and electrical data +/- 15%.

† IP68 ratings provide protection for extreme outdoor and wet applications, or harsh weather exposure. Do not mount in submerged applications.

‡ Based on LED component manufacturer data.

§ Luminaires ship with mounting clips and wire nut housings.

¶ Contact SloanLED Sales for additional CCT options.

Δ See Accessories on page 3.

Product specifications

Electrical

Input voltage 24 VDC

Model	System power	Output (nominal)		Efficacy [*]	
		3500 K	5000 K	3500 K	5000 K
1' (0.3 m)	4.6 W	559 Lumens	607 Lumens	122 lm/W	132 lm/W
2' (0.6 m)	9.3 W	1,119 Lumens	1,168 Lumens		
4' (1.2 m)	18.5 W	2,237 Lumens	2,430 Lumens		
6' (1.8 m)	27.8 W	3,356 Lumens	3,646 Lumens		
8' (2.4 m)	37.0 W	4,475 Lumens	4,861 Lumens		

Lighting

Light distribution Linear

Color temperatures (CCT)[¶] 3500 K, 5000 K

Color rendering (CRI) >80

Performance

Operating temperature -13° F to +122 F (-25° C to +50° C)

Ingress protection Luminaire IP68[†]
Std. wire nut IP66
with housing[§]

UL locating rating Dry, damp, and wet locations

Life rating Per IES TM-21 @ 70° F (25° C):
Reported L₉₀ >36,000 hours
L₇₀ >60,000 hours
Calculated L₇₀ >100,000 hours[‡]

Dimming All luminaires dimmable with 0-10 VDC or PWM input to drivers

Construction

Housing Acrylic, impact modified with UV stabilization

Body color White

Packaging Twelve (12) units per carton

Mounting

Mounting 8 in (203 mm) leads on each end, mounting clips, and wire nut housings.
Optional components available.

Documentation

Warranty 10-year limited

Agency listings UL, NSF/ANSI 2, ETL, CE, DesignLights Consortium® (DLC), RoHS

Files available LM-79, LM-80, IES



HighLINER 3

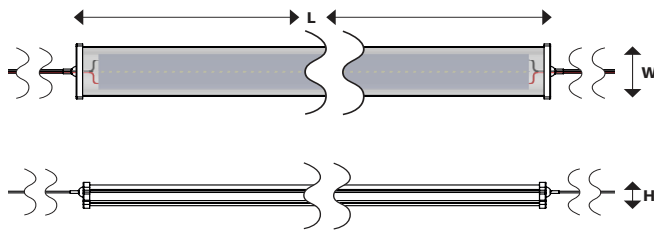
Outdoor and indoor linear lighting

Application information

For Signage Applications

Power supply capacity

24 VDC Power supply	HighLINER 3
60 W Power supply	14 ft (4.3 m)
100 W Power supply	24 ft (7.3 m)
Watts per foot/meter	3.6 W / 11.8 W



Dimensions L x W x H

- 1' (0.3 m):** 11.98" x 2.38" x 1.03" (304 mm x 60 mm x 26 mm)
- 2' (0.6 m):** 22.95" x 2.38" x 1.03" (583 mm x 60 mm x 26 mm)
- 4' (1.2 m):** 44.95" x 2.38" x 1.03" (1142 mm x 60 mm x 26 mm)
- 6' (1.8 m):** 67.05" x 2.38" x 1.03" (1703 mm x 60 mm x 26 mm)
- 8' (2.4 m):** 89.15" x 2.38" x 1.03" (2264 mm x 60 mm x 26 mm)

Package dimensions & weights

Single unit packaging	L	W	H	Weight
701912-L250C3i18	27" (0.69 m)	9" (229 mm)	6" (152 mm)	2 lbs (0.9 kg)
701912-L435C3i18	49" (1.25 m)	9" (229 mm)	6" (152 mm)	3 lbs (1.36 kg)
701912-L450C3i18	49" (1.25 m)	9" (229 mm)	6" (152 mm)	3 lbs (1.36 kg)
701912-L650C3i18	71" (1.8 m)	9" (229 mm)	6" (152 mm)	4 lbs (1.8 kg)
701912-L850C3i18	93" (2.36 m)	9" (229 mm)	6" (152 mm)	5 lbs (2.27 kg)

Multi unit packaging (12)	L	W	H	Weight
701912-L250C3i18	27" (0.69 m)	12" (305 mm)	11" (279 mm)	12 lbs (5.4 kg)
701912-L435C3i18	49" (1.25 m)	12" (305 mm)	11" (279 mm)	21 lbs (9.5 kg)
701912-L450C3i18	49" (1.25 m)	12" (305 mm)	11" (279 mm)	21 lbs (9.5 kg)
701912-L650C3i18	71" (1.8 m)	12" (305 mm)	11" (279 mm)	40 lbs (18 kg)
701912-L850C3i18	93" (2.36 m)	12" (305 mm)	11" (279 mm)	60 lbs (27 kg)

For Lighting Systems Applications

Architectural drivers

Description	Part number
100 W 24 VDC Driver, 120-277 V, 0-10 V PWM	701895-24S2D [‡]
60 W 24 VDC Driver, 120 - 277 V, 0-10 V PWM	701895-60S1D [‡]

[‡] SloanLED 100 W 24 VDC power supplies (P/N: 701895-24S2D or 701895-60S1D) **MUST** be used in order to qualify for DLC rebate.

Maximum length of luminaires in series (per power supply) [†]												
Total nominal length (ft / m)	2' (0.6 m)	4' (1.2 m)	6' (1.8 m)	8' (2.4 m)	10' (3.0 m)	12' (3.7 m)	14' (4.3 m)	16' (4.9 m)	18' (5.5 m)	20' (6.1 m)	22' (6.7 m)	24' (7.3 m)
Luminaire input power (W)	7.80	15.60	23.40	31.20	39.00	46.80	54.60	62.40	70.20	78.00	85.80	93.60
100 W 0-10 VDC												
90 W 0-10 VDC												
60 W 0-10 VDC												
40 W 0-10 VDC												
Contact SloanLED												

[†] Driver/length pairing based on DLC qualified performance. Contact SloanLED for applications outside of shown range.

Branch circuit capacity

Input voltage (VAC)	Input power		Maximum fixtures per circuit		
	Length	Driver input power (W)	10A circuit	15A circuit	20A circuit
120	1' (0.3 m)	4.13	258	388	518
	2' (0.6 m)	9.25	129	194	259
	4' (1.2 m)	18.50	64	97	129
	6' (1.8 m)	27.75	43	64	86
	8' (2.4 m)	37.00	32	48	64
277	1' (0.3 m)	4.13	598	898	1196
	2' (0.6 m)	9.25	299	449	598
	4' (1.2 m)	18.50	149	224	299
	6' (1.8 m)	27.75	99	149	199
	8' (2.4 m)	37.00	74	112	149

HighLINER 3

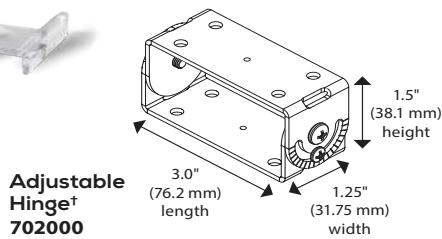
Outdoor and indoor linear lighting

Accessories

Mounting clip*

400686

Straight arm



Adjustable Hinge†
702000

Length	Qty incl.
1' (0.3 m)	2
2' (0.6 m)	2
4' (1.2 m)	3
6' (1.8 m)	4
8' (2.4 m)	5

Wire nut housing*

400860

Two (2) pcs each included per luminaire.



Cables and connectors

Accessory	Part number	Description
	701187-DC	701188-DC
Hook-up cable, 10-ft (3.0-m)	701158-120	Connects HighLINER 3 to power supply
Hook-up cable, 15-ft (4.6-m)	701158-180	
Wiring pigtail, large connector‡	701187-DC	Male, outdoor-rated connector
Wiring pigtail, small connector‡	701188-DC	Female, outdoor-rated connector

* Luminaires ship with mounting clips and wire nut housings.

† Optional. Order separately based on quantities shown/length.

‡ 701187-DC and 701188-DC connectors for use with HighLINER 3 with "-QC" Quick Connect option only.

SloanLED Headquarters
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805.676.3200 • info@SloanLED.com

SloanLED Europe b.v.
Argonstraat 110, 2718 SN Zoetermeer, NL
+31 88 12 44 900 • europe@SloanLED.com



SloanLED.com

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Specifications subject to change without notice.





**SUMMIT REFURB -
WINDWARD COMMONS**

BE # 141952

12830 HIGHWAY 9 N
ALPHARETTA, GA

ARCHITECT:
Gensler

999 Peachtree Street, NE Tel 404.507.1000
Suite 1400 Fax 404.507.1001
Atlanta, GA 30309
United States

Satellite Office: Tel 973.290.8500
10 North Park Place Suite 400 Fax 973.290.8585
Morristown, NJ 07960
United States

Date	Description
1 07/03/2025	DESIGN REVIEW BOARD

Seal / Signature

Project Name
**SUMMIT REFURB -
WINDWARD COMMONS**

Project Number
12.0601.016

Description
DESIGN REVIEW BOARD ELEVATIONS

Scale
1/4" = 1'-0"

DRB-4

EXTERIOR FINISHES			
CODE	PRODUCT TYPE	APPLICATION	CONTACT INFORMATION
WALL			
ERW-3	EXTERIOR PAINT (LIGHT)	MAY BE APPLIED AS THE BUILDING TRIM COLOR, ON COLUMNS, UNDERNEATH SIDE OF EXTERIOR SOFFITS, OVERALL BASE BUILDING COLOR, OR BEHIND RED STAGING PANEL SIGNAGE, WHITE OR RED LETTERS.	MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE / SW 7077 FINISH: SATIN PHONE: 800.474.3794 WEBSITE: HTTPS://WWW.SHERWIN-WILLIAMS.COM
ERW-5	EXTERIOR PAINT	MAY BE APPLIED AS THE TRIM COLOR ON THE EXISTING WINDOWS, DOORS, STOREFRONT ASSEMBLY, RAILINGS.	MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK MAGIC / SW 6991 FINISH: SATIN PHONE: 800.474.3794 WEBSITE: HTTPS://WWW.SHERWIN-WILLIAMS.COM
ERW-12	ACM PANELS	EXTERIOR CLADDING AT CANOPY FASCIA	MANUFACTURER: PURE + FREEFORM PRODUCT: ALPOLIC/PE SPEC: PREFINISHED SMOOTH ALUMINUM FINISH: KYNAR 500, COLOR: GRAPHITE CONTACT: JUSTIN HENNINGER PHONE: 612.803.9307 EMAIL: JUSTIN@PUREFREEFORM.COM WEBSITE: HTTPS://PUREFREEFORM.COM
WF-1	INTERIOR PAINT OVERALL FIELD PAINT	OVERALL FIELD PAINT TO BE APPLIED THROUGHOUT INTERIOR	BENJAMIN MOORE COLOR: PALE OAK OC-20 FINISH: EGGSHELL (WALLS), SEMI-GLOSS (DOORS), FLAT (CEILING) BENJAMIN MOORE CUSTOMER SERVICE 855-724-6802
SOFFIT			
ERS-1	FORMED METAL PANEL TRIM	EXTERIOR SOFFITS AT CANOPY	MANUFACTURER: PURE + FREEFORM PRODUCT: RIVETLESS DRY JOINT PLATE WALL PANEL SYSTEM SPEC: 44" X 92" MAXIMUM PANEL SIZE FINISH: WOOD GRAIN PEARL WHITE OAK (STOCKED FINISH) #NL024 CONTACT: JUSTIN HENNINGER PHONE: 612.803.9307 EMAIL: JUSTIN@PUREFREEFORM.COM WEBSITE: HTTPS://PUREFREEFORM.COM
ERT-1	BRAKE METAL	CANOPY DRAIN ENCLOSURE	MANUFACTURER: PAC-CLAD COLOR: TO MATCH ERW-5 CONTACT: KEN HOLLER PHONE: 610.28.2103 EMAIL: KHOLLER@PETERSENMAIL.COM WEBSITE: HTTPS://WWW.PAC-CLAD.COM



01 EAST ELEVATION
1/4" = 1'-0"



02 NORTH ELEVATION
1/4" = 1'-0"



**SUMMIT REFURB -
WINDWARD COMMONS**

BE # 141952

12830 HIGHWAY 9 N
ALPHARETTA, GA

ARCHITECT:
Gensler

999 Peachtree Street, NE Suite 1400
Atlanta, GA 30309
United States
Tel 404.507.1000
Fax 404.507.1001

Satellite Office:
10 North Park Place Suite 400
Morristown, NJ 07960
United States
Tel 973.290.8500
Fax 973.290.8585

Date	Description
1 07/03/2025	DESIGN REVIEW BOARD

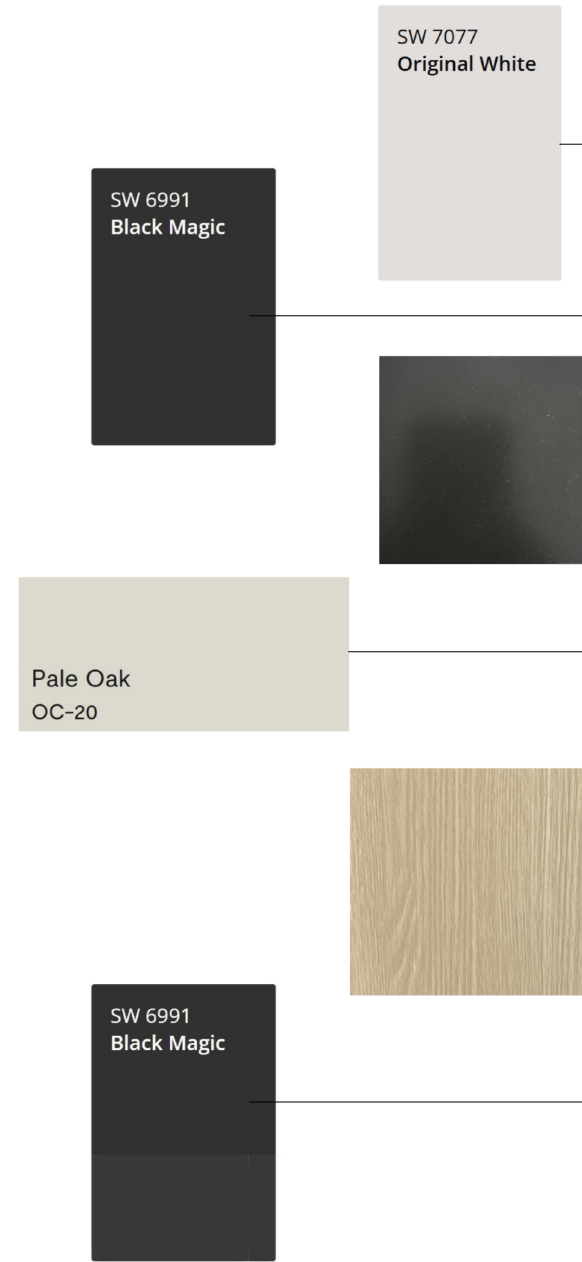
Seal / Signature

Project Name	SUMMIT REFURB - WINDWARD COMMONS
Project Number	12.0601.016
Description	DESIGN REVIEW BOARD ELEVATIONS

Scale
1/4" = 1'-0"

DRB-5

EXTERIOR FINISHES CODE	PRODUCT TYPE	APPLICATION	PRIMARY SPECIFICATION	CONTACT INFORMATION
WALL				
ERW-3	EXTERIOR PAINT (LIGHT)	MAY BE APPLIED AS THE BUILDING TRIM COLOR, ON COLUMNS, UNDERNEATH SIDE OF EXTERIOR SOFFITS, OVERALL BASE BUILDING COLOR, OR BEHIND RED STAGING PANEL SIGNAGE, WHITE OR RED LETTERS.	MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE / SW 7077 FINISH: SATIN	PHONE: 800.474.3794 WEBSITE: HTTPS://WWW.SHERWIN-WILLIAMS.COM
ERW-5	EXTERIOR PAINT	MAY BE APPLIED AS THE TRIM COLOR ON THE EXISTING WINDOWS, DOORS, STOREFRONT ASSEMBLY, RAILINGS.	MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK MAGIC / SW 6991 FINISH: SATIN	PHONE: 800.474.3794 WEBSITE: HTTPS://WWW.SHERWIN-WILLIAMS.COM
ERW-12	ACM PANELS	EXTERIOR CLADDING AT CANOPY FASCIA	MANUFACTURER: PURE + FREEFORM PRODUCT: ALPOLIC/PE SPEC: PREFINISHED SMOOTH ALUMINUM FINISH: KYNAR 500, COLOR: GRAPHITE	CONTACT: JUSTIN HENNINGER PHONE: 612.803.9307 EMAIL: JUSTIN@PUREFREEFORM.COM WEBSITE: HTTPS://PUREFREEFORM.COM
WF-1	INTERIOR PAINT OVERALL FIELD PAINT	OVERALL FIELD PAINT TO BE APPLIED THROUGHOUT INTERIOR	BENJAMIN MOORE COLOR: PALE OAK OC-20 FINISH: EGGSHELL (WALLS), SEMI-GLOSS (DOORS), FLAT (CEILING)	BENJAMIN MOORE CUSTOMER SERVICE 855-724-6802
SOFFIT				
ERS-1	FORMED METAL PANEL TRIM	EXTERIOR SOFFITS AT CANOPY	MANUFACTURER: PURE + FREEFORM PRODUCT: RIVETLESS DRY JOINT PLATE WALL PANEL SYSTEM SPEC: 44" X 92" MAXIMUM PANEL SIZE FINISH: WOOD GRAIN PEARL WHITE OAK (STOCKED FINISH) #NL024	CONTACT: JUSTIN HENNINGER PHONE: 612.803.9307 EMAIL: JUSTIN@PUREFREEFORM.COM WEBSITE: HTTPS://PUREFREEFORM.COM
ERT-1	BRAKE METAL	CANOPY DRAIN ENCLOSURE	MANUFACTURER: PAC-CLAD COLOR: TO MATCH ERW-5	CONTACT: KEN HOLLER PHONE: 610.28.2103 EMAIL: KHOLLER@PETERSENMAIL.COM WEBSITE: HTTPS://WWW.PAC-CLAD.COM



01 SOUTH ELEVATION
1/4" = 1'-0"



02 WEST ELEVATION
1/4" = 1'-0"



SUMMIT REFURB - WINDWARD COMMONS

BE # 141952

12830 HIGHWAY 9 N
ALPHARETTA, GA

ARCHITECT:
Gensler

999 Peachtree Street, NE Tel 404.507.1000
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10 North Park Place Suite 400 Fax 973.290.8585
Morristown, NJ 07960
United States

Date	Description
1 07/03/2025	DESIGN REVIEW BOARD

Seal / Signature

Project Name
SUMMIT REFURB - WINDWARD COMMONS

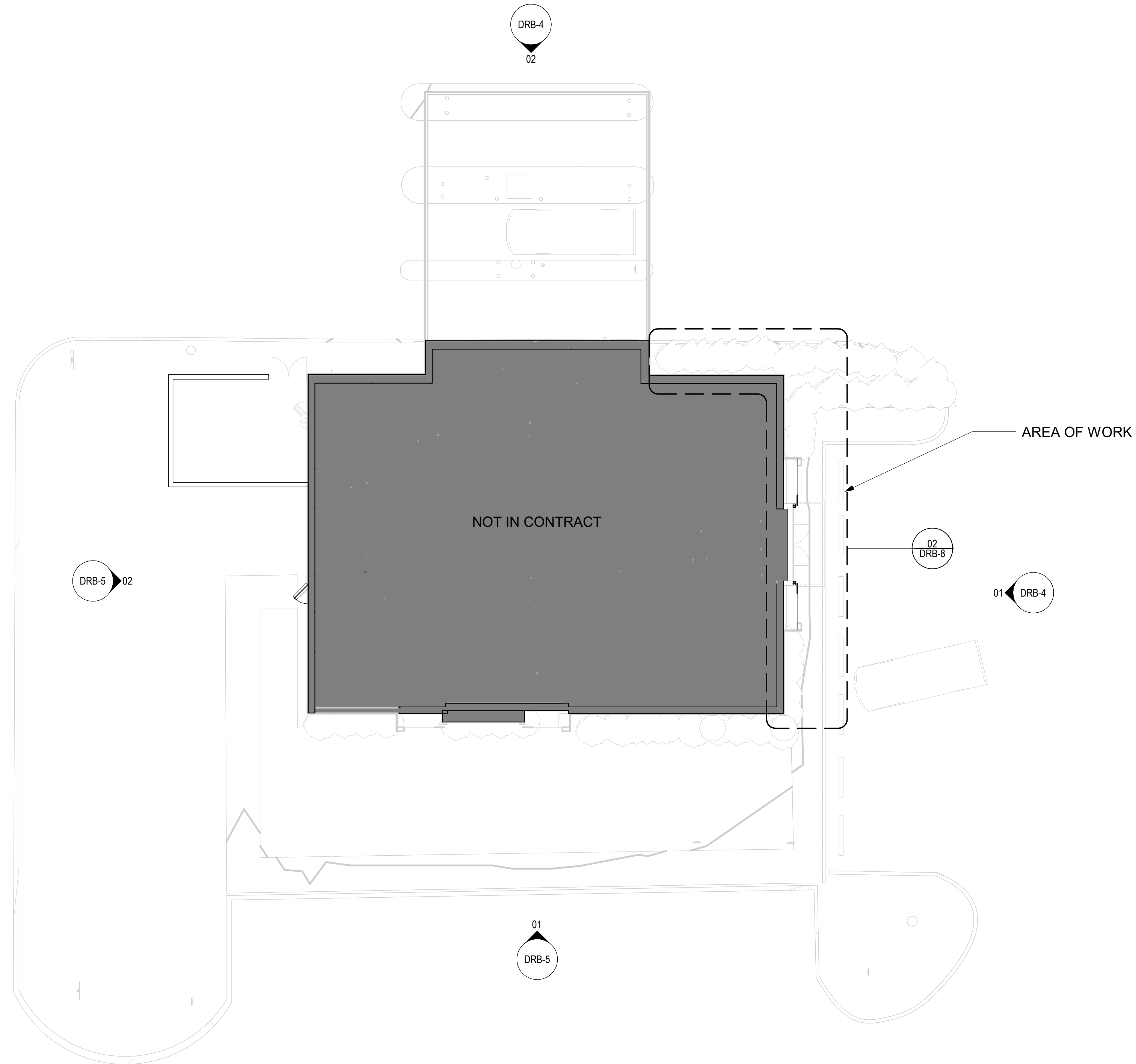
Project Number
12.0601.016

Description
DESIGN REVIEW BOARD LIGHTING INFORMATION

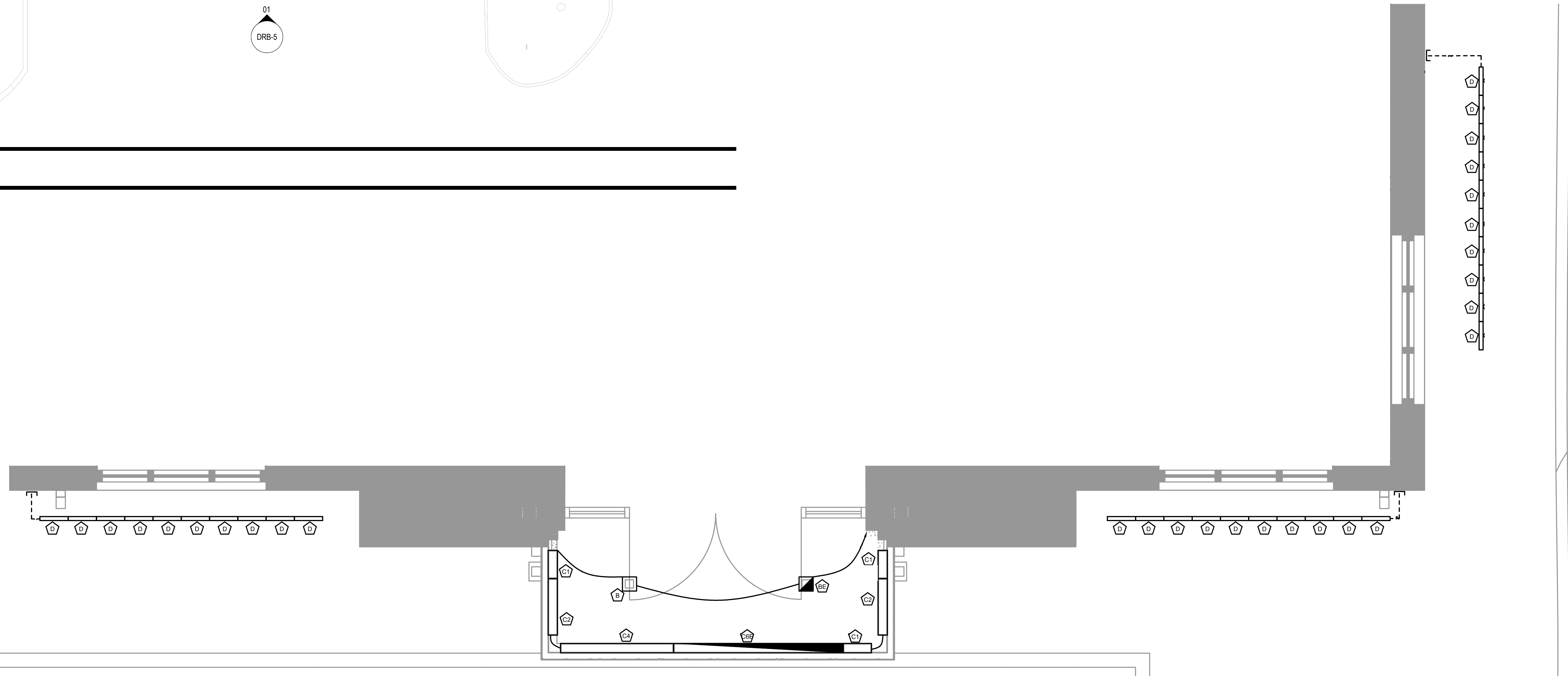
Scale

DRB-8

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS	VOLTS	TOTAL WATTAGE	MOUNTING
⌘	SQUARE RECESSED CANOPY DOWNLIGHT, 0-10V DIMMING, UL LISTED FOR DAMP LOCATIONS.	ACUITY	INIT3SQ-D-08LM-40K-80CRI-50D-GZ1-MVOLT	LED	UNV	7.8	RECESSED CANOPY
⌘	SQUARE RECESSED CANOPY DOWNLIGHT, 0-10V DIMMING, UL LISTED FOR DAMP LOCATIONS. PROVIDE REMOTE EMERGENCY BATTERY / INVERTER.	ACUITY	INIT3SQ-D-08LM-40K-80CRI-50D-GZ1-MVOLT	LED	UNV	7.8	RECESSED CANOPY
⌘	1'-0" EXTERIOR RATED LINEAR LED, 80CRI, 3500°K. PROVIDE LENGTH OF RUN AS SHOWN ON PLANS. UL LISTED FOR WET LOCATIONS.	SLOAN LED	701912-L1-35	LED	UNV	4.6	RECESSED CANOPY
⌘	2'-0" EXTERIOR RATED LINEAR LED, 80CRI, 3500°K. PROVIDE LENGTH OF RUN AS SHOWN ON PLANS. UL LISTED FOR WET LOCATIONS.	SLOAN LED	701912-L2-35	LED	UNV	10	RECESSED CANOPY
⌘	4'-0" EXTERIOR RATED LINEAR LED, 80CRI, 3500°K. PROVIDE LENGTH OF RUN AS SHOWN ON PLANS. UL LISTED FOR DAMP LOCATIONS.	SLOAN LED	701912-L4-35	LED	UNV	21	RECESSED CANOPY
⌘	6'-0" EXTERIOR RATED LINEAR LED, 80CRI, 3500°K. PROVIDE LENGTH OF RUN AS SHOWN ON PLANS. PROVIDE EMERGENCY POWER VIA INVERTER FOR 90 MINUTES. UL LISTED FOR WET LOCATIONS.	SLOAN LED	701912-L6-35	LED	UNV	21	RECESSED CANOPY
⌘	5'-0" EXTERIOR LINEAR IN-GRADE MOUNTED FIXTURE, 0-10V DIMMING, AND STAINLESS STEEL FINISH, UL LISTED FOR WET LOCATIONS.	BEGA	B77608	LED	UNV	38.0	GRADE



01 KEY PLAN
SCALE: 3/32" = 1'-0"



02 ENLARGED CANOPY LIGHTING PLAN - REGION 1
SCALE: 1" = 1'-0"

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: _____

Location Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Contact for All Notifications: _____

Contact Telephone: _____ - _____ - _____ Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: _____

Contact's Relation to Business: _____

This Application For (Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Color Selection | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Material Selection | |

Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00 _____

This page will be the first page of your completed submittal packet.

Total Due



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Owner Telephone: _____ - _____ - _____ Contact Fax: _____ - _____ - _____

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: _____

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

Yes

No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|---|---|
| <input type="checkbox"/> Georgian | <input type="checkbox"/> Shingle | <input type="checkbox"/> French Colonial |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic |
| <input type="checkbox"/> Greek Revival | <input type="checkbox"/> Romanesque | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical | <input type="checkbox"/> Italianate | |
| <input type="checkbox"/> Stick | <input type="checkbox"/> Tudor Eclectic | |
| <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

This drawing is the property of Engineering303, LLC, and is not to be reproduced or copied in whole or in part or used for furnishing information to others, or for any other purpose deemed to be in the interest of Engineering303, LLC, and is to be returned upon request.

PARCEL INFORMATION:

Parcel Id No.:

22 482312690419 54 Roswell Street
22 482312690401 48 Old Roswell Street

Property is Zoned C-2, City of Alpharetta

Building setback lines are not shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

Reserved for Clerk of Superior Court

ABBREVIATION LEGEND:

- AE = access easement
- CB = catch basin
- CL = centerline
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pipe
- CP = communication pedestal
- DE = drainage easement
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB= dbl. wing catch basin
- FH = fire hydrant
- GI = grate inlet
- GW = guy wire
- HW = head wall
- IPS = iron pin set
- JB = junction box
- INV = invert
- L.L.L. = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = outlet control structure
- OT = open top pipe
- PI = pedestal inlet
- PL = property line
- POL = point on line
- PP = power pole
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- R/W = right-of-way
- SSE = sanitary sewer easement
- SWCB= single wing catch basin
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- TSP = traffic signal pole
- WM = water meter
- WV = water valve
- YI = yard inlet

Tree Legend:

- Hardwood
- Understory
- Softwood

Specimen Tree Chart (Ref. 5)

Tag #	Species	Diameter (DBH)
1	Magnolia	21"
2	Pecan	34"
3	Pecan	25"
4	Water Oak	25"
5	Water Oak	33"
6	Pecan	25"
7	Pecan	28"
8	Pecan	24"
9	Hemlock	33"
10	Pecan	28"
11	Pecan	26"
790	Water Oak	24"
791	Water Oak	24"
792	Water Oak	28"

SYMBOL LEGEND:

- double wing catch basin
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- stop sign
- buffer
- bldg setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line
- computed point

ENVIRONMENTAL NOTES:

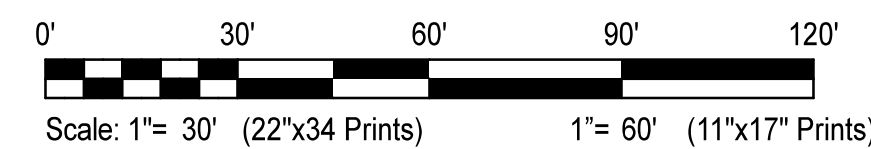
- No attempt was made by this firm to determine presence of wetlands.
- Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
- Trees Identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
- Tree size indicated is DBH (diameter breast height) in inches.
- Certification applies to the location of trees, but does not extend to the identification of species.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 9/16/13.

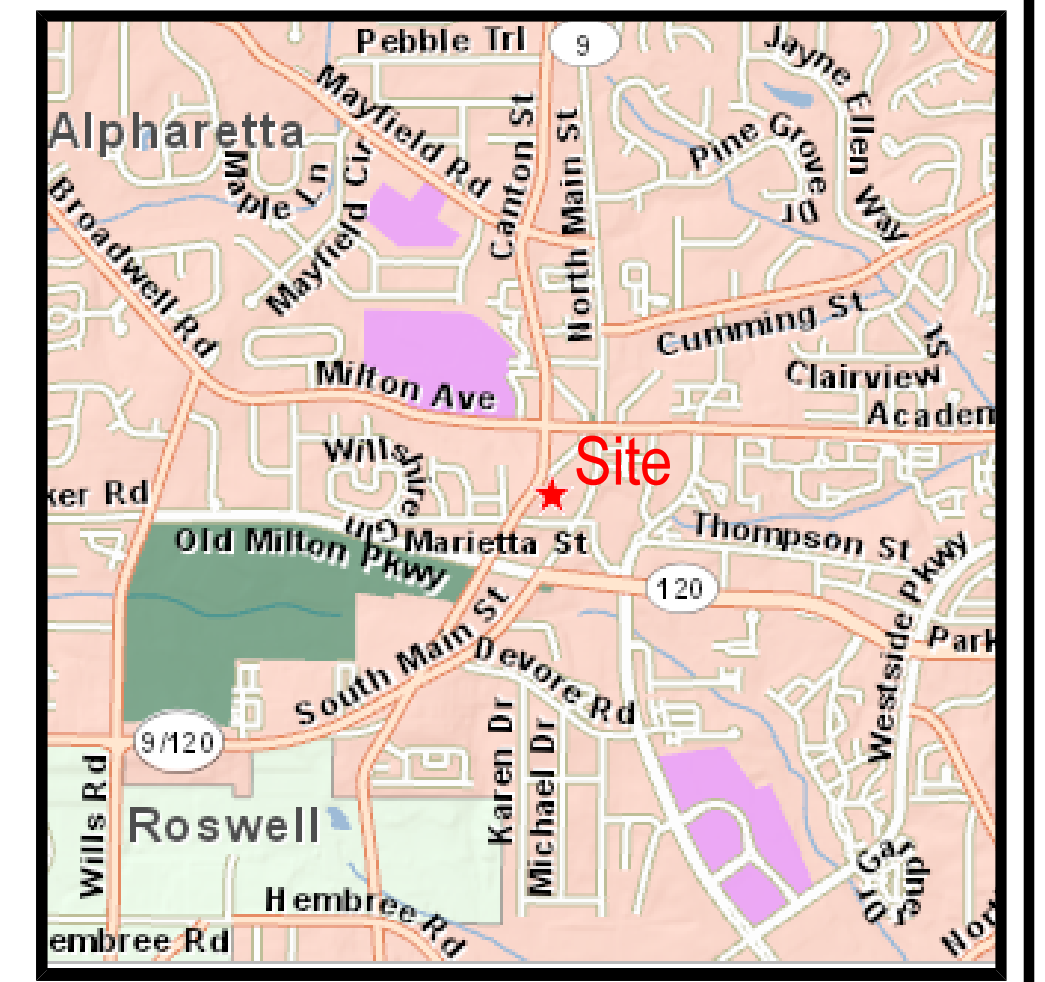
TOPOGRAPHIC SURVEY NOTES:

- Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Leica GS14 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
- Contours displayed at a 2-foot interval.
- Measurements shown are US Survey Feet (ground).
- Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.



REFERENCES:

- Quit Claim Deed recorded in Deed Book 49078, Page 285.
- Quit Claim Deed recorded in Deed Book 43373, Page 1.
- General Warranty Deed recorded in Deed Book 32381, Page 152.
- Plat for Al Holbrook, prepared by Survey Systems & Associates, Inc., dated 2/2/06.
- Arborist Report prepared for Jeff Brewer, PE, dated July 14, 2021 and last revised December 6, 2021, prepared by TJ Schell, LLC.



Location Map N.T.S.

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Leica GS14 GPS System and SmartNet network. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
- The field data upon which this plat is based has a field closure of one foot in 13,762 feet and an angular error of 3 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 4/19/21.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" completed with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
- This plat has been calculated for closure and is found to be accurate within one foot in 127,040 feet.

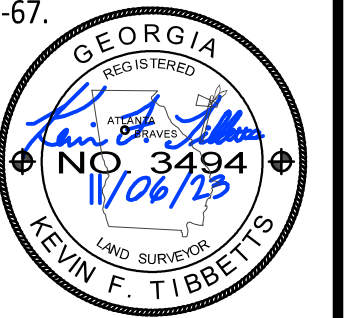
GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Fulton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

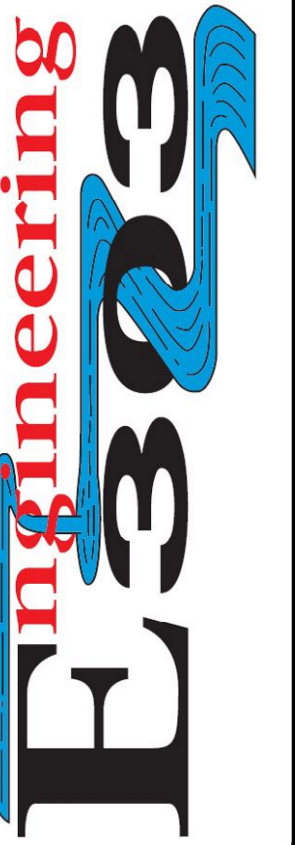
SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA CERT OF AUTH. LSF 1121



REVISIONS:		
NO.	DESCRIPTION	DATE
1	Revised adjacent property information	6/22/21
2	Revised FFE on 54 Roswell Street	10/27/21
3	Revise Tree Survey to include specimen trees from reference 5 and trees 6" and up in DBH at addresses 48 and 54 Old Roswell Street	11/06/23



Boundary and Topographic Survey of:
#48 Roswell Street & # 54 Roswell Street
Al Holbrook

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

Drawn: KFT
Date: 4/21/21
Sheet
1 of 1
Project Number
21-4808

Fulton County, GA

Land Lot 1269

GA Cert. of Auth. LSF 1121

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Monument Sign Rendering



6' Setback from
Property Line





H&R BLOCK
TAX PROFESSIONALS





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: October 29, 2024

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6088
FAX: 678.297.6071

Page 44 of 68

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- Legal description of the property

- Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations

- Site lighting with photometric drawings and compatibility to neighboring buildings and property

- Retaining wall(s) location and materials

Landscape Review

- Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- Overall site plan drawing indicating locations of ground signs and required setbacks

- Exterior elevations indicating locations of all wall signs

- Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- Colored exterior elevations with materials notes of all facades of the building(s)

- All exterior material and color samples (Shall be brought to the scheduled meeting)

- Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Exhaust pipes
 - Satellite dishes
 - Antennas

- Locations of building lighting Proposed uplight floods.
See civil photometric dwgs.

- Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines

January 02, 2025

February 03, 2025

March 03, 2025

April 01, 2025

May 01, 2025

June 02, 2025

July 01, 2025

August 01, 2025

September 02, 2025

October 01, 2025

November 03, 2025

December 02, 2025

Meeting Schedule

February 21, 2025

March 21, 2025

April 25, 2025*

May 16, 2025

June 20, 2025

July 18, 2025

August 15, 2025

September 19, 2025

October 17, 2025

November 21, 2025

December 19, 2025

January 16, 2026

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: _____

Location Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Contact for All Notifications: _____

Contact Telephone: _____ - _____ - _____ Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: _____

Contact's Relation to Business: _____

This Application For (Check all that apply):

- Addition
- Auxiliary Structure
- Color Selection
- Material Selection
- Modification to Exterior
- New Construction
- Signage

Application Fees:

Reveivs \$350.00

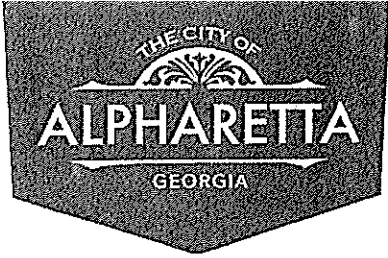
Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00

This page will be the first page of your completed submittal packet.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: RUSSELL SCARAMELLA

Physical Address: 8924 E PINNACLE PEAK RD

Mailing Address: 8924 E PINNACLE PEAK RD

City: SCOTTSDALE State: AZ Zip Code: 85253

Owner Telephone: 623 - 695 - 1358 Contact Fax: _____

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): RUSSELL SCARAMELLA Date: 07/29/2025

Owner Signature: 

Property Information:

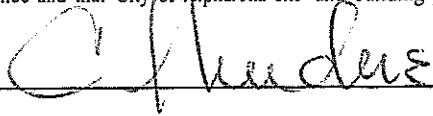
Address (If Assigned) : 1190 Old Roswell Rd. Roswell, GA 30076

Tax ID or Map Reference Number: 12 227005600584

Land Lot(s): 0.993 Acres District: 10A Section: _____

Existing Zoning of Property: L-1 Existing Uses of Property: Car Wash

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature:  Date: 07/29/2025

[Print Form](#)

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Proposed building will have a traditional look to blend into the existing surrounding area and adhere to the requirements and guidelines per the Alpharetta Code.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

Yes

No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

We are not in Northpoint Overlay District. However, at the planning department suggestion, we moved the building towards the corner to be more in keeping with the overlay and we plan on using materials of the recently completed project across the intersection to be compatible with the overlay.

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

We are not in Northpoint Overlay District. We believe that the proposed elevations are compatible to the Northpoint Overlay.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

N/A

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

See Civil site plan, drainage, and landscape.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|---|---|
| <input type="checkbox"/> Georgian | <input type="checkbox"/> Shingle | <input type="checkbox"/> French Colonial |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic |
| <input type="checkbox"/> Greek Revival | <input type="checkbox"/> Romanesque | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical | <input type="checkbox"/> Italianate | |
| <input type="checkbox"/> Stick | <input type="checkbox"/> Tudor Eclectic | |
| <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

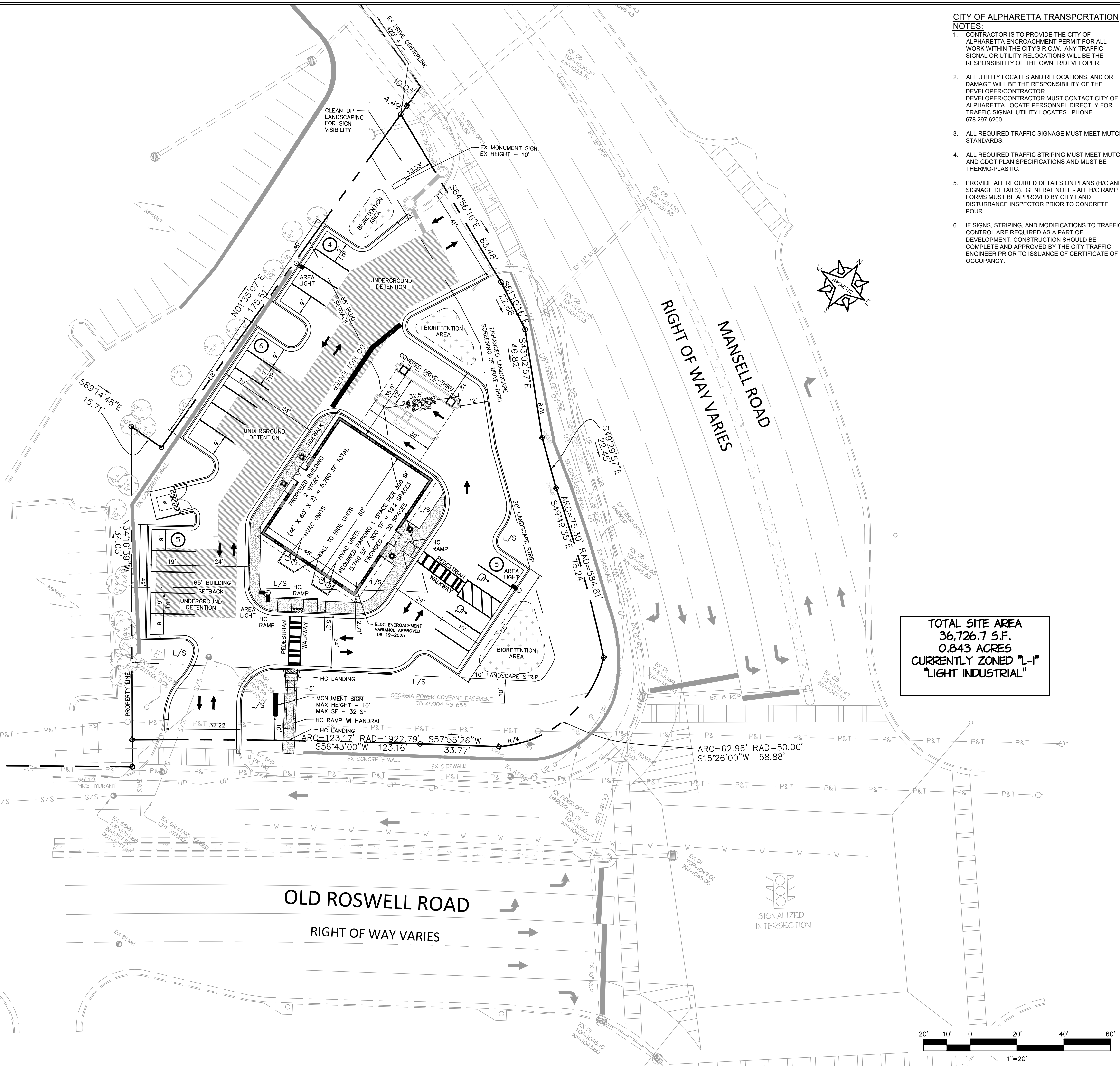
Site Description
#1190 Old Roswell Road

All that tract or parcel of land lying and being in Land Lot 560 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a Right of Way monument found at the southerly end of a curved Right of Way corner located at the intersection of the northwesterly Right of Way line of Old Roswell Road (Right of Way Varies) and the southwesterly Right of Way line of Mansell Road (Right of Way Varies); thence along the Right of Way line of Old Roswell Road South 57 Degrees 55 Minutes 26 Seconds West, 33.77 feet to a Right of Way monument found; thence continue along the existing Right of Way line of Old Roswell Road following the curvature thereof to the left an arc distance of 123.17 feet to a Right of Way monument found, said curvature having a chord bearing and distance of South 56 Degrees 43 Minutes 00 Seconds West, 123.16 feet and having a radius of 1,922.79 feet; thence leaving the northwesterly Right of Way line of Old Roswell Road North 34 Degrees 16 Minutes 39 Seconds West, 134.05 feet to a point; thence South 89 Degrees 14 Minutes 48 Seconds East, 15.71 feet to a point; thence North 01 Degrees 35 Minutes 07 Seconds East, 175.51 feet to a point on the southwesterly Right of Way line of Mansell Road; thence along the southwesterly Right of Way line of Mansell Road South 64 Degrees 56 Minutes 16 Seconds East, 83.48 feet to a point; thence continue along the southwesterly Right of Way line of Mansell Road South 61 Degrees 10 Minutes 16 Seconds East, 22.86 feet to a point; thence continue along the southwesterly Right of Way line of Mansell Road South 43 Degrees 02 Minutes 57 Seconds East, 46.82 feet to a Right of Way monument found; thence continue along the southwesterly Right of Way line of Mansell Road South 49 Degrees 29 Minutes 57 Seconds East, 22.45 feet to a Right of Way monument found; thence continue along the southwesterly Right of Way line of Mansell Road following the curvature thereof to the right an arc distance of 75.30 feet to a Right of Way monument found at the north end of said curved Right of Way corner, said curvature having a chord bearing and distance of South 49 Degrees 49 Minutes 35 Seconds East, 75.24 feet and having a radius of 584.81 feet; thence continue along said curved right of Way corner following the curvature thereof to the right an arc distance of 62.96 feet to The Point of Beginning, said curvature having a chord bearing and distance of South 15 Degrees 26 Minutes 00 Seconds West, 58.88 feet and having a radius of 50.00 feet; containing 0.843 Acres.

LEGEND

---	EXISTING 50MM PIPE
---	PROPOSED 50MM PIPE
---	EXISTING DOUBLE WING CATCH BASIN
---	PROPOSED DOUBLE WING CATCH BASIN
---	EXISTING SINGLE WING CATCH BASIN
---	PROPOSED SINGLE WING CATCH BASIN
---	EXISTING DROP INLET
---	PROPOSED DROP INLET / CURB INLET
---	EXISTING HOODED YARD INLET
---	PROPOSED HOODED YARD INLET
---	EXISTING NYLOPLAST W/SOLID COVER
---	PROPOSED NYLOPLAST W/SOLID COVER
---	EXISTING JUNCTION BOX
---	PROPOSED JUNCTION BOX
---	EXISTING HEADWALL
---	PROPOSED HEADWALL
---	EXISTING SAFETY END SECTION
---	PROPOSED SAFETY END SECTION
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING CLEAN OUT
---	PROPOSED CLEAN OUT
---	EXISTING WATER
---	PROPOSED DOMESTIC WATER
---	EXISTING FIRE LINE
---	PROPOSED FIRE LINE
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	EXISTING WATER METER
---	PROPOSED WATER METER
---	EXISTING BACKFLOW PREVENTER
---	PROPOSED BACKFLOW PREVENTER
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING UNDERGROUND POWER
---	PROPOSED UNDERGROUND POWER
---	EXISTING UNDERGROUND TELEPHONE
---	PROPOSED UNDERGROUND TELEPHONE
---	EXISTING OVERHEAD POWER
---	PROPOSED OVERHEAD POWER
---	EXISTING OVERHEAD TELEPHONE
---	PROPOSED OVERHEAD TELEPHONE
---	EXISTING STREET LIGHT
---	PROPOSED STREET LIGHT
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE
---	EXISTING TRANSFORMER
---	PROPOSED TRANSFORMER
---	EXISTING MONITORING WELL
---	PROPOSED MONITORING WELL
---	EXISTING RIGHT-OF-WAY MONUMENT FOUND
---	PROPOSED RIGHT-OF-WAY MONUMENT FOUND
---	EXISTING IRON PIN FOUND
---	PROPOSED IRON PIN FOUND
---	EXISTING MEDIUM INLET
---	PROPOSED MEDIUM INLET
---	EXISTING POINT OF BEGINNING
---	PROPOSED POINT OF BEGINNING
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING CENTER LINE
---	PROPOSED CENTER LINE
---	EXISTING LANDSCAPE AREA
---	PROPOSED LANDSCAPE AREA
---	EXISTING TOP OF WALL
---	PROPOSED TOP OF WALL
---	EXISTING BOTTOM OF WALL
---	PROPOSED BOTTOM OF WALL
---	EXISTING FACE OF CURB
---	PROPOSED FACE OF CURB
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EXISTING FENCE
---	PROPOSED EXISTING FENCE
---	EXISTING GUARDRAIL
---	PROPOSED GUARDRAIL
---	EXISTING CHAINLINK FENCE
---	PROPOSED CHAINLINK FENCE
---	EXISTING WOODEN FENCE
---	PROPOSED WOODEN FENCE
---	EXISTING FIBER OPTIC
---	PROPOSED FIBER OPTIC
---	EXISTING UNDERGROUND CABLE
---	PROPOSED UNDERGROUND CABLE
---	EXISTING OVERHEAD CABLE
---	PROPOSED OVERHEAD CABLE
---	EXISTING TRAFFIC CONTROL
---	PROPOSED TRAFFIC CONTROL
---	EXISTING OVERHEAD LINE
---	PROPOSED OVERHEAD LINE
---	EXISTING TREE FENCE
---	PROPOSED TREE FENCE
---	EXISTING EMERGENCY SHUT OFF SWITCH (ESOS)
---	PROPOSED EMERGENCY SHUT OFF SWITCH (ESOS)



TOTAL SITE AREA
36,726.7 S.F.
0.843 ACRES
CURRENTLY ZONED "L-1"
"LIGHT INDUSTRIAL"

- CITY OF ALPHARETTA TRANSPORTATION NOTES:**
- CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200.
 - ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
 - ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
 - PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GENERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
 - IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

- SITE NOTES:**
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
 - THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
 - DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD MY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
 - 'TYP' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED
 - TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN PROFESSIONAL ORGANIZATION FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
 - ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS, UNLESS OTHERWISE NOTED.
 - TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARDS.
 - ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", LATEST EDITION.
 - THE PAVING CONTRACTOR IS TO COORDINATE WITH THE BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY BUILDINGS, SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
 - ALL DISCREPANCIES FOUND BY THE CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF THE OWNER/DEVELOPER AND ENGINEER OF RECORD PRIOR TO INSTALLATION OF ANY PAVEMENT.
 - EXISTING MANHOLE TOPS, INLETS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH FINISHED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
 - ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

- ADA NOTES:**
- ACCESSIBLE ROUTES AND GENERAL SITE ELEMENTS SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE D.O.J. "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND "2015 GEORGIA ACCESSIBILITY CODE.
 - WALKING SURFACES MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5.00%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
 - RAMP MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 (8.33%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
 - RAMP WITH A RISE GREATER THAN 6" (0.5') SHALL HAVE HANDRAILS. THE MAXIMUM RAMP RISE SHALL BE NO GREATER THAN 30" (2.5').
 - LANDINGS SHALL BE AT LEAST AS WIDE AS THE ASSOCIATED RAMP AND/OR CURB RAMP, AND HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS. EXCEPTION: LANDINGS THAT CHANGE DIRECTION SHALL BE AT LEAST 60" (5.0') WIDE.
 - A MINIMUM 60" (5.0') LONG LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF A RAMP. EXCEPTION: A MINIMUM 36" (3.0') LAND LANDING SHALL BE PROVIDED AT THE TOP OF A CURB RAMP, AND NO LANDING IS REQUIRED AT THE BOTTOM.
 - PARKING SPACES AND THE ASSOCIATED ACCESS AISLE(S) SHALL HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS.
 - GROUND SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT.
 - DETECTABLE WARNINGS SHALL BE INSTALLED ON WALKING SURFACES TO WARN OF HAZARDS ON WALKS, RAMPS, AND LANDINGS.

69MCG LEVEL II CERT. NO. 10075

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
CHRIS A. CARTER

DATE	NO.	REVISION	BY

SITE PLAN
FOR
CNNA ARCHITECTS, INC
LOCATED
1190 OLD ROSWELL ROAD
LAND LOT 560, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
TAX ID: 12-2270-0543-035-4

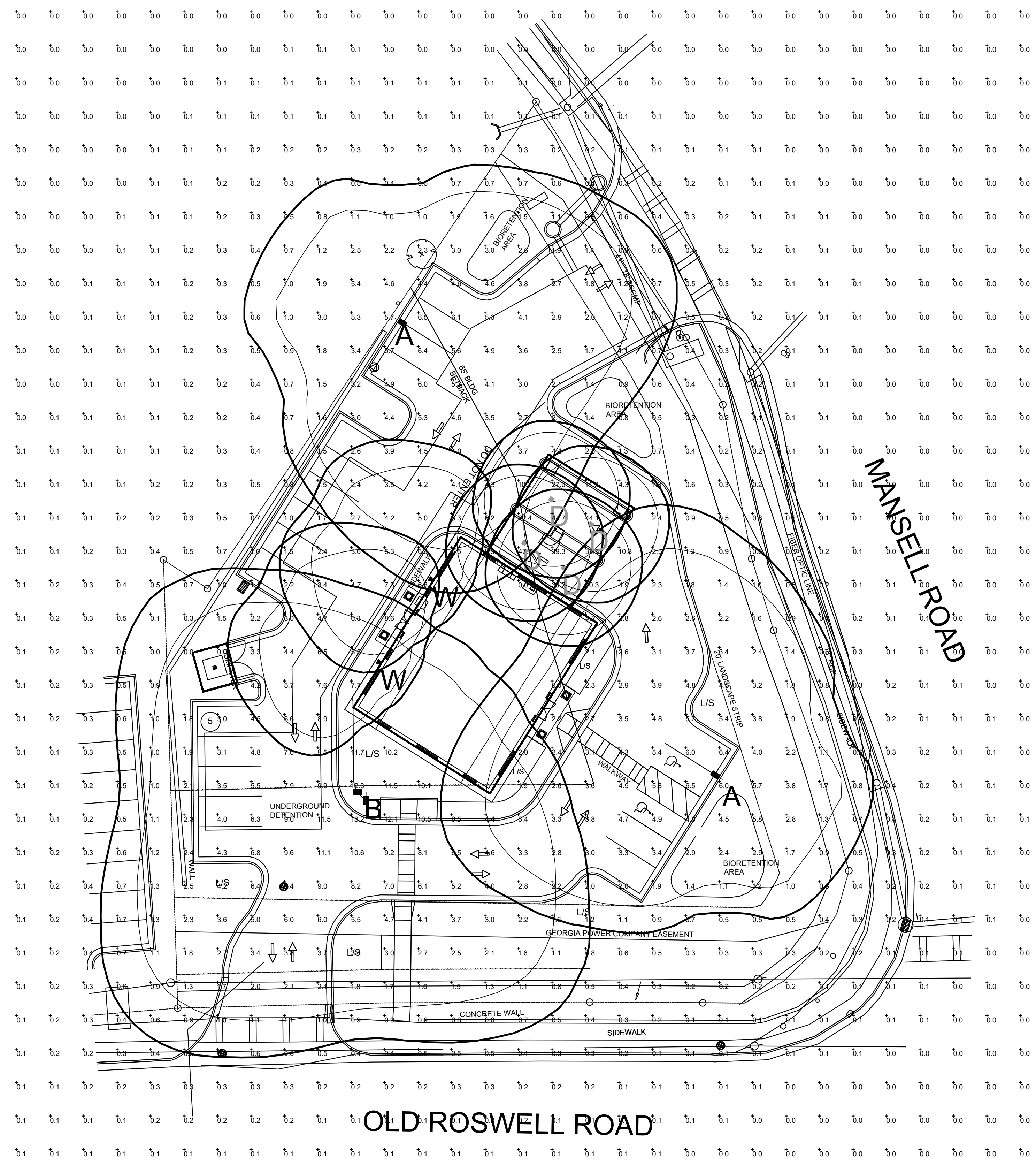
SCALE: 1"=20' | PRJ. NO.: 6487 | DATE: 07-30-25 | BY: NSW

Carter Harkleroad
Group

94 E. CROGAN STREET, Suite 100, LAWRENCEVILLE, GA 30046
(770) 982-1996

COA DONALD W. HARKLEROAD AND ASSOCIATES, INC.
No. PEF000295, LSF000260 | EXPIRATION: 6-30-2026

1190 OLD ROSWELL ROAD ALPHARETTA, GA



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS AT GRADE	Illuminance	Fc	1.55	47.7	0.0	N.A.	N.A.	0
CANOPY	Illuminance	Fc	30.72	47.7	11.9	2.58	4.01	0
PAVED AREA	Illuminance	Fc	6.50	47.7	1.0	6.50	47.70	0

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	2	A	Single	MRS-LED-30L-SIL-FT-50-70CRI	25'	0.950	32235	209	B4-U0-G4
	1	B	2 @ 90	MRS-LED-30L-SIL-FT-50-70CRI	25'	0.950	64470	418	B4-U0-G4
	4	D	Single	SCV-LED-10L-SC-50	9'	0.970	10317	67	B3-U0-G1
	2	W	Single	XWS-LED-08L-SIL-4-50-70CRI	14'	0.950	8063	61	B1-U0-G3

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Total Project Watts
Total Watts = 1226



SKYLINE BANK
1190 OLD ROSWELL RD
ALPHARETTA, GA

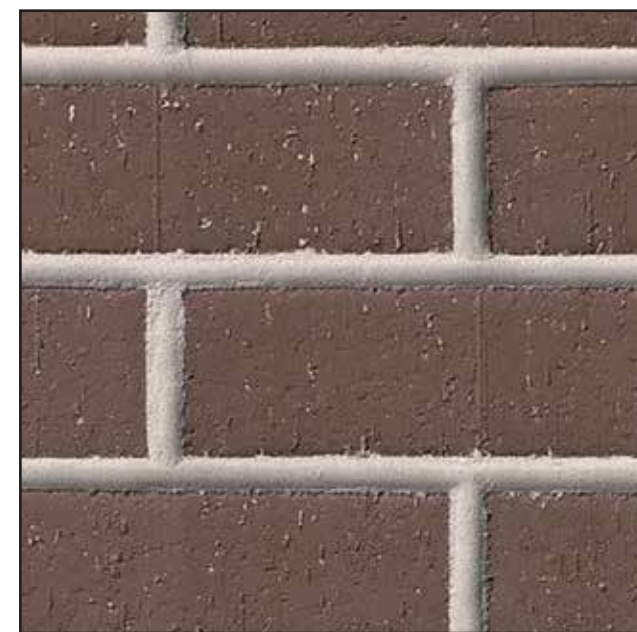
BY:MK DATE:7/14/25 REV: SHEET 1 OF 1

SCALE: 1"=20'

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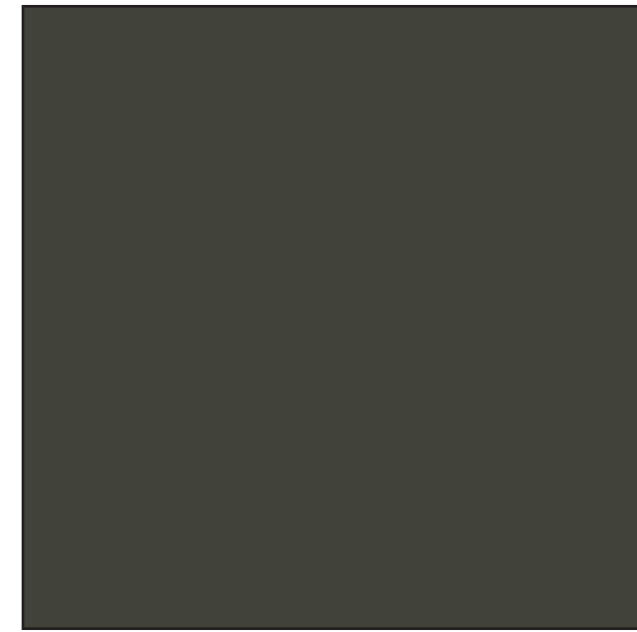
BR1- Tan Brick: General Shale- Cortez



BR2- Brown Brick: General Shale- Saddle



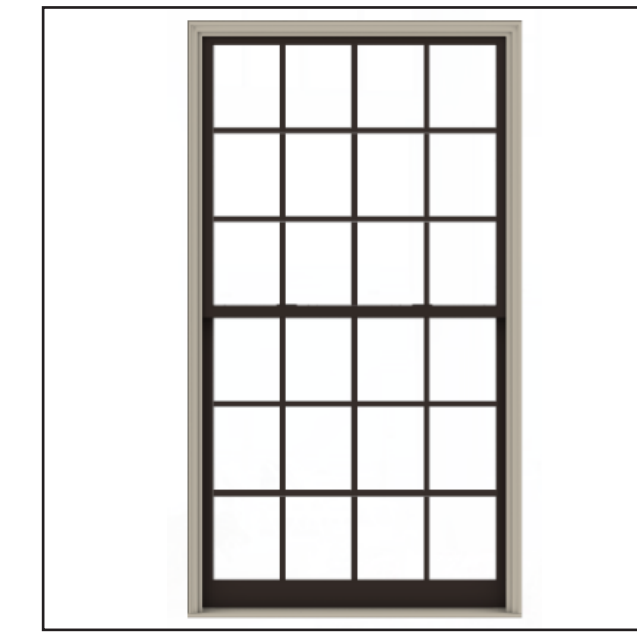
BR3- Brown Brick above & below windows: General Shale- Saddle



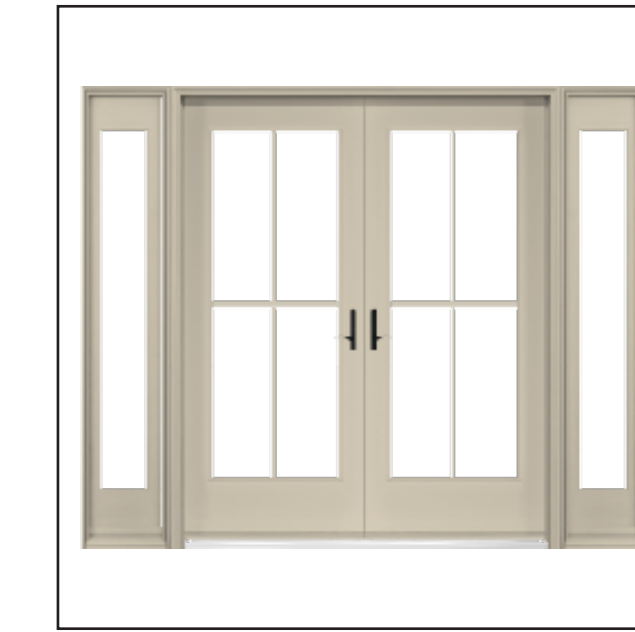
MTL1- Metal Roof: Centria- 154 Dark Bronze Prismatic Solid Color Series



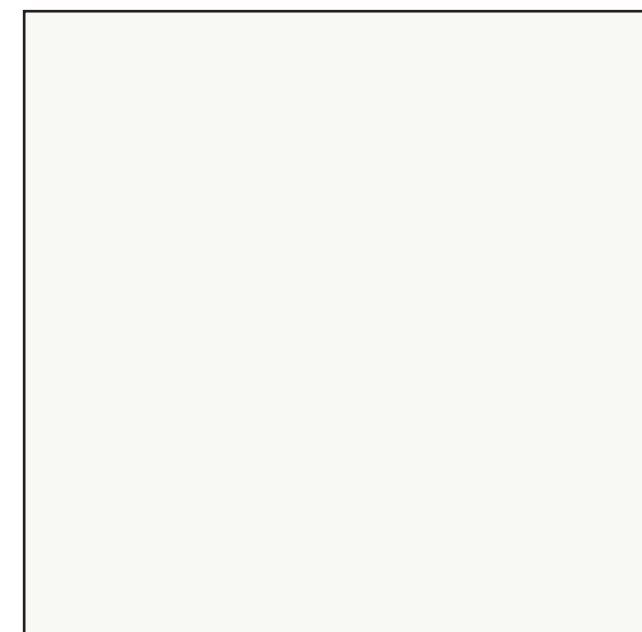
MTL2- Metal Grill: Centria- 154 Dark Bronze Prismatic Solid Color Series



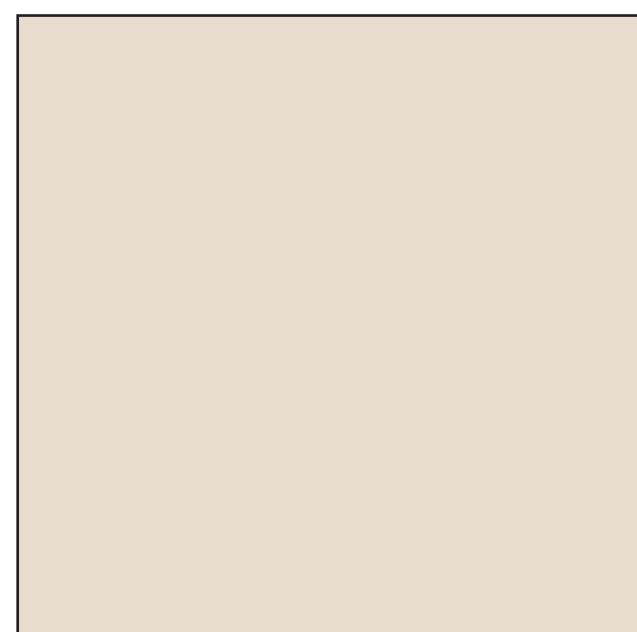
G1- Double-Hung Windows: Andersen Window & Doors-MSH4680. Glass: Low-E4. Exterior Frame: Flagstone. Exterior Sash: Dark Bronze



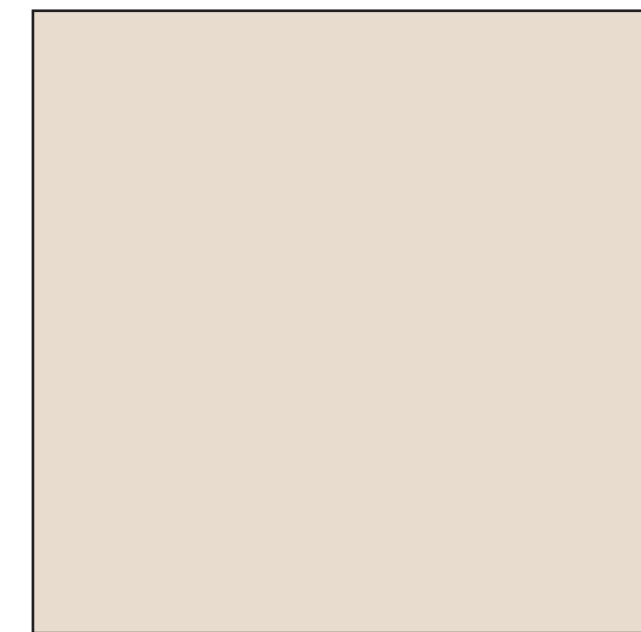
G2- Panel Style 102 Straightline Glass Panel: Andersen Window & Doors- Double Door with Sidelites Glass: Low-E4. Exterior: Flagstone.



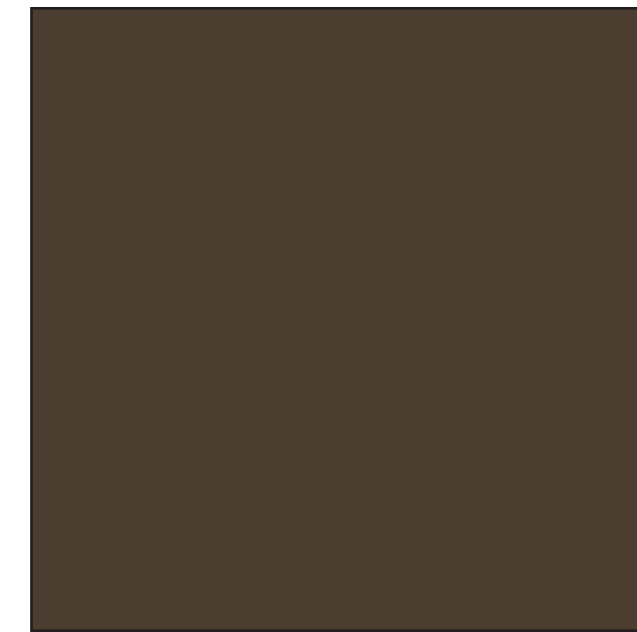
G3- Mortarmix: Holcim Rainbow Mortamix- White



PT1- Paint (On metal): Sherwin Williams- Divine White. SW 6105



PT2- Paint (On wood): Sherwin Williams- Divine White. SW 6105



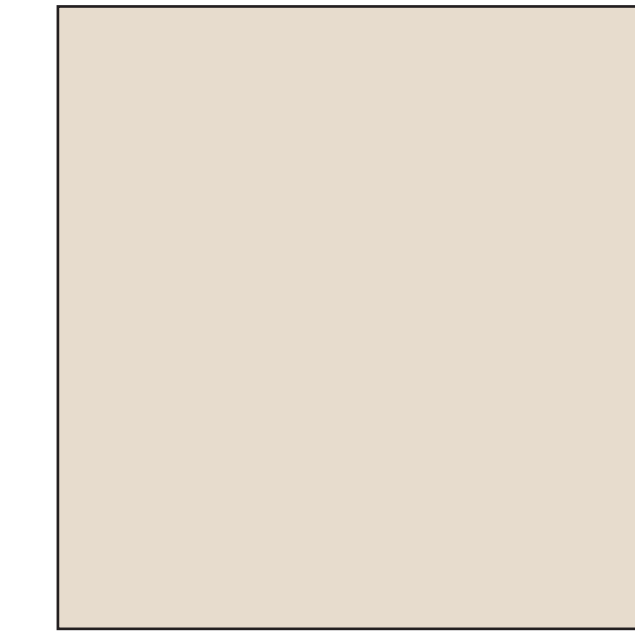
PT3- Paint (On wood): Sherwin Williams- Dark Clove. SW 9183



ST1- Limestone: Arriscraft- Tan, Arris-Tile

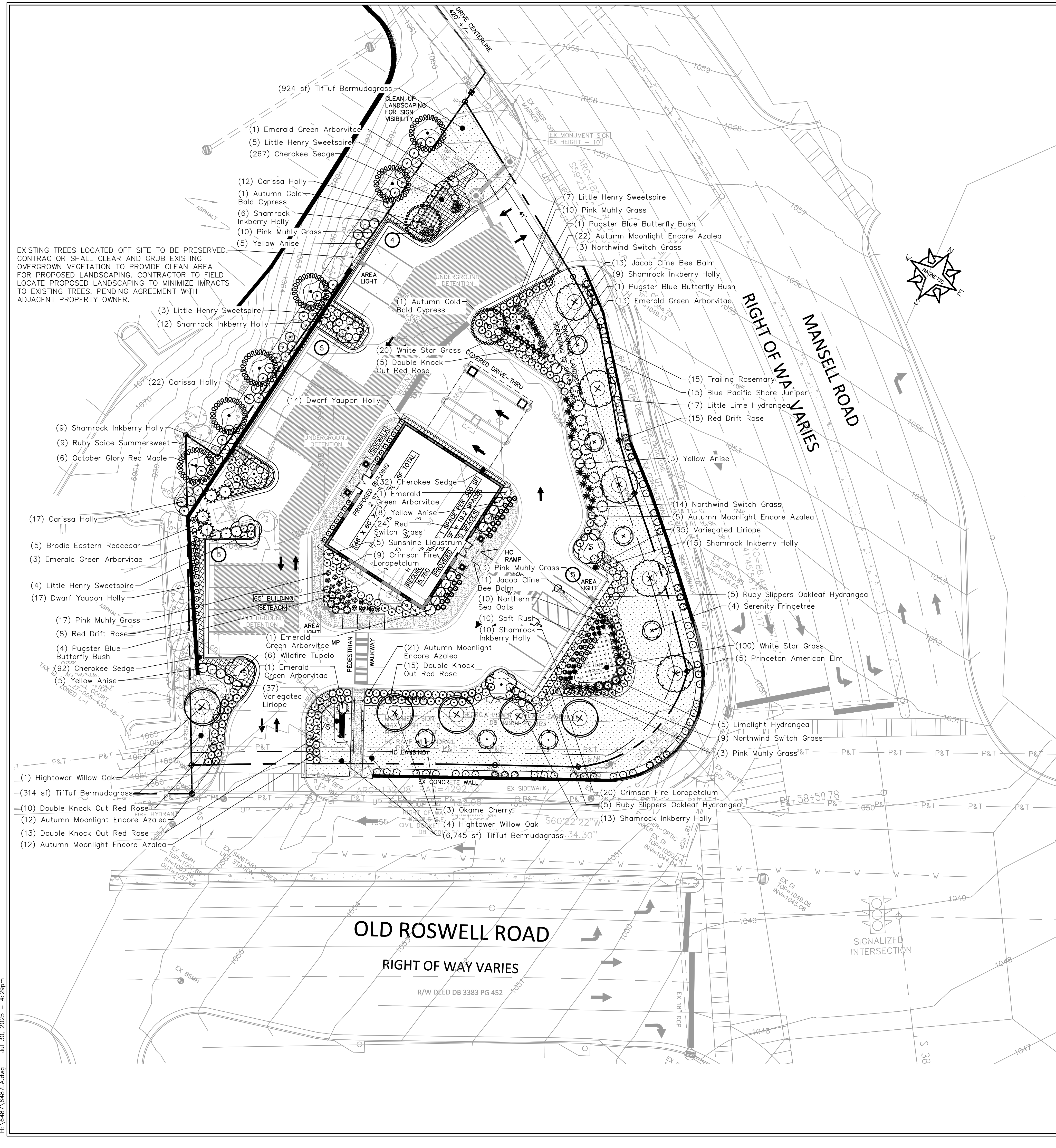


ST2- Keystone: Arriscraft- Tan, Arris-Tile



SC1- Stucco: Dryvit- 102 Bright White





SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	SPACING
TREES				
⊙	Acer rubrum 'October Glory' October Glory Red Maple	6	4" Cal.	
⊕	Chionanthus virginicus 'CV1049' Serenity Fringetree	4	3" Cal.	
⊙	Juniperus virginiana 'Brodie' Brodie Eastern Redcedar	5	6' Ht.	
⊙	Nyssa sylvatica 'Wildfire' Wildfire Tupelo	6	4" Cal.	
⊙	Prunus x 'Okame' Okame Cherry	3	3" Cal.	
⊕	Quercus phellos 'QPSTA' Hightower Willow Oak	5	4" Cal.	
⊙	Taxodium distichum 'Sofine' Autumn Gold Bald Cypress	2	4" Cal.	
⊕	Ulmus americana 'Princeton' Princeton American Elm	5	4" Cal.	
SHRUBS				
⊙	Buddleja x 'SMNBDT' Pugster Blue Butterfly Bush	6	3 gal.	
⊙	Chaenanthum latifolium Northern Sea Oats	10	1 gal.	
⊙	Clethra alnifolia 'Ruby Spice' Ruby Spice Summersweet	9	3 gal.	
⊙	Hydrangea paniculata 'Jane' Little Lime Hydrangea	17	3 year	
⊙	Hydrangea paniculata 'Limelight' Limelight Hydrangea	5	7 gal.	
⊙	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	10	3 year	
⊕	Ilex cornuta 'Carissa' Carissa Holly	51	3 gal.	
⊕	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	74	3 gal.	
⊕	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	31	3 gal.	
⊕	Illicium parviflorum Yellow Anise	21	3 gal.	
⊕	Itea virginica 'Sprich' Little Henry Sweetspire	19	3 gal.	
⊕	Juncus effusus Soft Rush	10	1 gal.	
⊕	Juniperus conferta 'Blue Pacific' Blue Pacific Shore Juniper	15	3 gal.	
⊕	Ligustrum sinense 'Sunshine' Sunshine Ligustrum	5	3 gal.	
⊕	Loropetalum chinense rubrum 'PILC-1' Crimson Fire Loropetalum	29	3 gal.	
⊕	Monarda didyma 'Jacob Cline' Jacob Cline Bee Balm	24	3 gal.	
⊕	Muhlenbergia capillaris Pink Muhly Grass	43	3 gal.	
⊕	Panicum virgatum 'Northwind' Northwind Switch Grass	26	3 gal.	
⊕	Panicum virgatum 'Rotstrahlbusch' Red Switch Grass	24	3 gal.	
⊕	Rhododendron x 'Mautum' Autumn Moonlight Encore Azalea	72	3 gal.	
⊕	Rosa x 'Meigalpio' Red Drift Rose	23	3 gal.	
⊕	Rosa x 'Radtko' Double Knock Out Red Rose	43	3 gal.	
⊕	Salvia rosmarinus 'Prostratus' Trailing Rosemary	15	1 gal.	
⊕	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	20	5 gal.	
GROUND COVERS				
▨	Carex cherokeensis Cherokee Sedge	391	4"	18" o.c.
▨	Cynodon dactylon 'TifTuf' TifTuf Bermudagrass	7,983 sf	sod	
▨	Dichromena latifolia White Star Grass	120	4"	18" o.c.
▨	Liriope muscari 'Variegata' Variegated Liriope	132	4"	18" o.c.

CITY OF ALPHARETTA LANDSCAPE CODES

TREE DENSITY
 DENSITY REQUIRED: 98.8"
 130" / ACRE
 0.76 AC x 130" = 98.8"
 35,726SF - 3,715SF POWER EASEMENT =
 32,011 SF = 0.76 AC
 DENSITY PROVIDED: 117"
 SEE LANDSCAPE SCHEDULE FOR DETAILS

LANDSCAPE STRIPS
 OLD ROSWELL ROAD 10' LANDSCAPE STRIP
 TREES REQUIRED: 4.86
 156.93' - 35.4' DRIVEWAY = 121.53' / 25'
 TREES PROVIDED: 7
 (4) WILLOW OAK + (3) CHERRY
 MANSSELL ROAD 20' LANDSCAPE STRIP
 TREES REQUIRED: 8.26
 250.85' - 44.3' DRIVEWAY = 206.55' / 25'
 TREES PROVIDED: 9
 (5) AMERICAN ELM + (4) FRINGETREE

WEST PROPERTY LINE 5' LANDSCAPE STRIP
 TREES REQUIRED: 6.19
 309.56' / 50'
 TREES PROVIDED: 7
 (6) RED MAPLE + (1) WILLOW OAK

PARKING LOT
 (1) OVERSTORY TREE PER LANDSCAPE ISLAND PROVIDED

LANDSCAPE GENERAL NOTES:

- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER AT ANY TIME. LANDSCAPE ARCHITECT TO INSPECT ALL PLANT LOCATIONS AND PLANT BED CONDITIONS PRIOR TO INSTALLATION. ON-SITE ADJUSTMENTS MAY BE REQUIRED.
- ROOT BALLS SHALL MEET OR EXCEED SIZE STANDARDS AS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
- PLANT COUNTS INDICATED ON DRAWINGS ARE FOR LANDSCAPE ARCHITECT'S USE ONLY. CONTRACTOR SHALL MAKE OWN PLANT QUANTITY TAKEOFFS USING DRAWINGS, SPECIFICATIONS, AND PLANT SCHEDULE REQUIREMENTS (I.E. SPACING), UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR TO VERIFY BED MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY PLANT SPACING PER SCHEDULE. PLANT MATERIAL QUANTITIES SHOWN ON PLAN ARE MINIMUM QUANTITIES. ADDITIONAL MATERIAL MAY BE NEEDED TO MEET SPACING REQUIREMENTS AND FIELD CONDITIONS.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT OTHERWISE NOTED TO RECEIVE PAVEMENT, PLANTING BED, OR SOIL TREATMENT.
- THE CONTRACTOR SHALL INSTALL AND/OR AMEND TOPSOIL IN ALL PROPOSED BED AREAS TO MEET SPECIFICATIONS. CONTRACTOR SHALL COORDINATE QUANTITY AND PLACEMENT OF TOPSOIL. LANDSCAPER SHALL VERIFY DEPTH OF TOPSOIL PRIOR TO PLANT INSTALLATION. (REFER TO SPECIFICATIONS FOR TOPSOIL SOURCE AND PLACEMENT REQUIREMENTS)
- ALL PLANT BEDS SHALL RECEIVE 3" MINIMUM OF SHREDED HARDWOOD BARK MULCH (UNLESS OTHERWISE NOTED).
- VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. REPAIR ALL DAMAGED UTILITIES TO OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL AND LAWNS UNTIL THE PROJECT IS FULLY ACCEPTED BY THE LANDSCAPE ARCHITECT, UNLESS OTHERWISE NOTED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE CALENDAR YEAR AFTER FINAL ACCEPTANCE.
- INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. COORDINATE WITH THE OWNER TO OBTAIN ANY REQUIRED PERMITS NECESSARY TO COMPLETE WORK.
- TREE PROTECTION FENCING IS THE RESPONSIBILITY OF THE CONTRACTOR. MINIMUM PROTECTED AREA SHALL INCLUDE THE FULL DRIP LINE OF THE CANOPY. NO CONSTRUCTION ACTIVITIES, MATERIAL STORAGE, ETC. MAY OCCUR WITHIN THAT AREA. THE CONTRACTOR SHALL ENSURE THAT NO SOIL COMPACTON OR TREE DAMAGE OCCURS IN ANY PROTECTED AREAS, AT ANY TIME DURING THE CONSTRUCTION PROCESS.

(NOTE: LANDSCAPE SPECIFICATIONS ON SHEET LA-2)



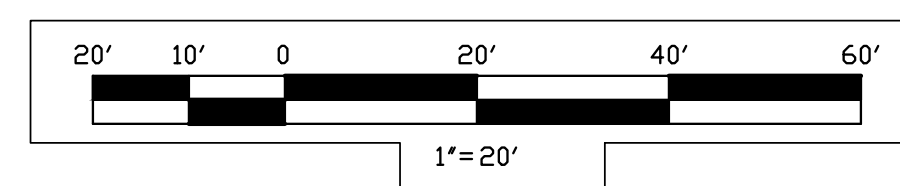
LANDSCAPE PLAN
 FOR
CNNA ARCHITECTS, INC
 LOCATED
 1190 OLD ROSWELL ROAD
 LAND LOT 560, 1ST DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA
 TAX ID: 12-2270-0543-035-4

SCALE: 1"=20' PRJ. NO.: 6487 DATE: 07-30-25 BY: NSW

94 E. CROGAN STREET, Suite 100, LAWRENCEVILLE, GA 30046
 (770) 982-1996

COA DONALD W. HARKLEROAD AND ASSOCIATES, INC.
 No. PEF000295, LSF000260 EXPIRATION: 6-30-2026

SHEET LA-1



1190 OLD ROSWELL ROAD ALPHARETTA, GA

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE MAP FROM OR FLOODWAY BOUNDARY MAP * COMMUNITY PANEL NUMBER 130084-0062 E. CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA DATED JUNE 22, 1998 FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101,079 AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-

EQUIPMENT USED FOR SURVEY

1. SOKKIA SET 3 TOTAL STATION
2. TDS BECON DATA COLLECTOR
3. TOPCON AUTOMATIC LEVEL

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURE DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION.

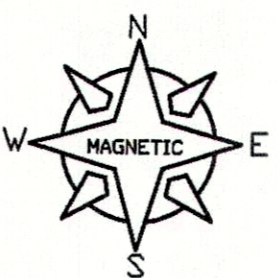
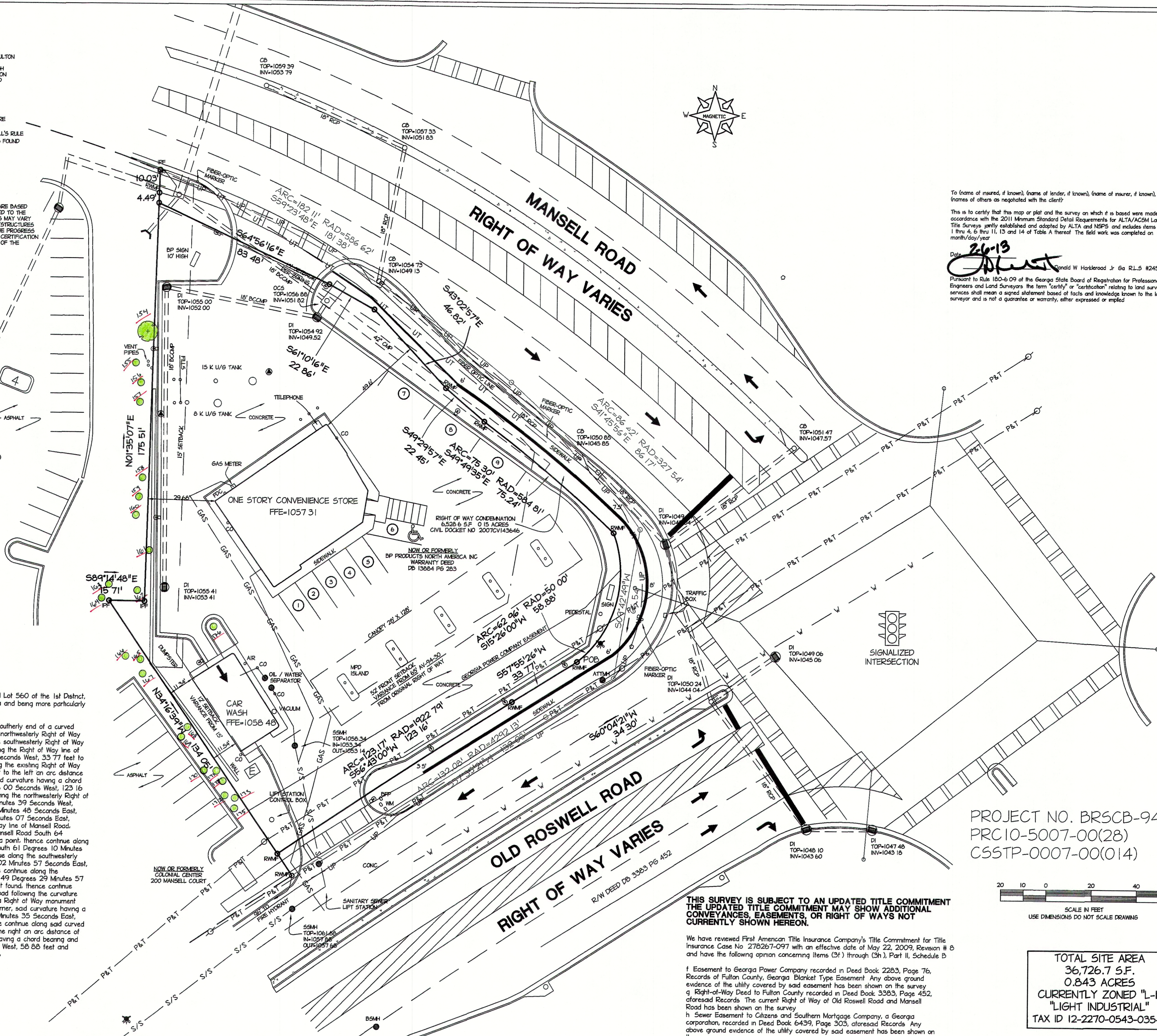
LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET (1/2" RB)
- OT OPEN TOP PIPE
- CT CROWN TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- N & C NAIL AND CAP
- RB REBAR
- PP POWER POLE
- TP TELEPHONE POLE
- LL LAND LOT
- LLL LAND LOT LINE
- POB POINT OF BEGINNING
- BL BUILDING LINE
- CL CENTER LINE
- PL PROPERTY LINE
- PH FIRE HYDRANT
- CB CATCH BASIN
- DI DRAIN INLET
- HW HEAD WALL
- JB JUNCTION BOX
- DE DRAINAGE EASEMENT
- WM WATER METER
- WV WATER VALVE
- SV GAS VALVE
- MH MAN HOLE
- TL TELEPHONE LINE
- UT BURIED TELEPHONE CABLE
- S GAS LINE (APPROXIMATE LOCATION)
- W WATER LINE (APPROXIMATE LOCATION)
- S/S SANITARY SEWER LINE
- SD STORM DRAIN LINE
- BI RIGHT OF WAY MONUMENT FOUND
- A ANCHOR
- PL POWER LINE (OVERHEAD)
- F FENCE

Site Description
#1190 Old Roswell Road

All that tract or parcel of land lying and being in Land Lot 560 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a Right of Way monument found at the southerly end of a curved Right of Way corner located at the intersection of the northwesterly Right of Way line of Old Roswell Road (Right of Way Varies) and the southwesterly Right of Way line of Mansell Road (Right of Way Varies); thence along the Right of Way line of Old Roswell Road South 57 Degrees 55 Minutes 26 Seconds West, 33.77 feet to a Right of Way monument found; thence continue along the existing Right of Way line of Old Roswell Road following the curvature thereof to the left an arc distance of 123.17 feet to a Right of Way monument found, said curvature having a chord bearing and distance of South 56 Degrees 43 Minutes 00 Seconds West, 123.16 feet and having a radius of 1,922.79 feet; thence leaving the northwesterly Right of Way line of Old Roswell Road North 34 Degrees 16 Minutes 39 Seconds West, 134.05 feet to a point; thence South 89 Degrees 14 Minutes 48 Seconds East, 15.71 feet to a point; thence North 01 Degree 35 Minutes 07 Seconds East, 175.51 feet to a point on the southwesterly Right of Way line of Mansell Road; thence along the southwesterly Right of Way line of Mansell Road South 64 Degrees 56 Minutes 16 Seconds East, 83.48 feet to a point; thence continue along the southwesterly Right of Way line of Mansell Road South 61 Degrees 10 Minutes 16 Seconds East, 22.86 feet to a point; thence continue along the southwesterly Right of Way line of Mansell Road South 43 Degrees 02 Minutes 57 Seconds East, 46.82 feet to a Right of Way monument found; thence continue along the southwesterly Right of Way line of Mansell Road South 49 Degrees 29 Minutes 57 Seconds East, 22.45 feet to a Right of Way monument found; thence continue along the southwesterly Right of Way line of Mansell Road following the curvature thereof to the right an arc distance of 75.30 feet to a Right of Way monument found at the north end of said curved Right of Way corner, said curvature having a chord bearing and distance of South 49 Degrees 49 Minutes 35 Seconds East, 75.24 feet and having a radius of 584.81 feet; thence continue along said curved right of Way corner following the curvature thereof to the right an arc distance of 62.96 feet to the Point of Beginning, said curvature having a chord bearing and distance of South 15 Degrees 26 Minutes 00 Seconds West, 58.88 feet and having a radius of 50.00 feet, containing 0.843 Acres

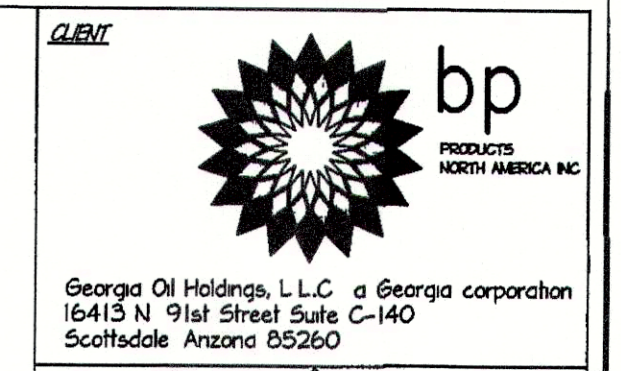


To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):

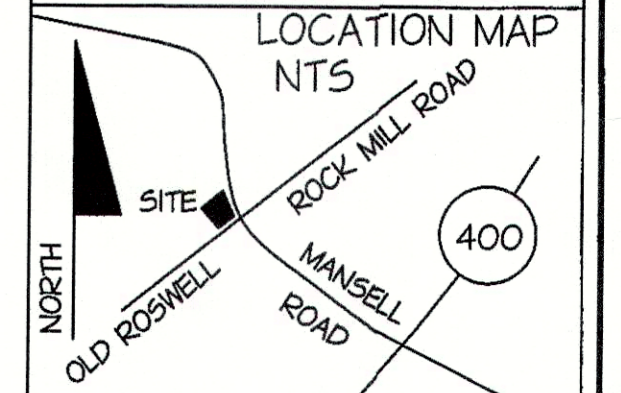
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes items 1 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 04/17/09.

Date: 2-6-13
Donald W. Harkleroad, Jr. G.S. R.L.S. #2453

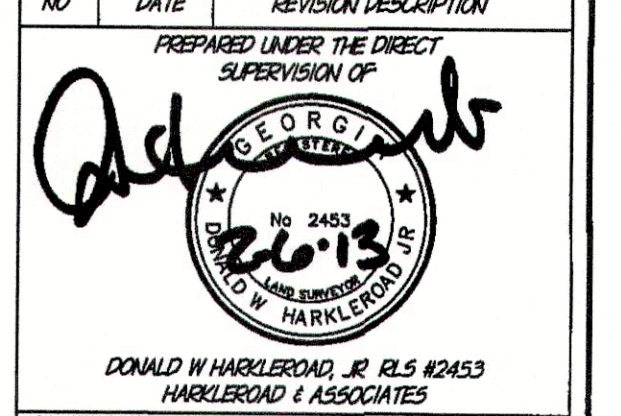
Pursuant to Rule 180-6-09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.



Harkleroad and Associates
ENGINEERS - LAND SURVEYORS
3473 SATELLITE BOULEVARD #202
DULUTH GEORGIA 30096
770-982-1996 FAX 770-982-1998



NO	DATE	REVISION DESCRIPTION
5	02/06/13	UPDATE SURVEY
4	08/10/10	UPDATE SURVEY
3	06/08/09	UPDATE SURVEY
2	04/17/09	ADD DOT R/W TAKE CIVIL DOCKET NO. 2007CV143646
1	11/24/08	FINAL REVIEW



CONFIDENTIALITY STATEMENT
The recipient of these materials understands that copyright in the materials is owned by BP, and also that the materials contain privileged and confidential business information of BP. Accordingly, the recipient agrees to return these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which BP has made the materials available, and recipient agrees to return all materials to BP either upon completion of the intended purpose or upon the request of BP, whichever comes first.

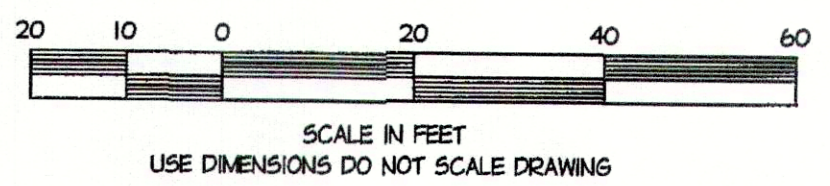
ALTA/ACSM LAND TITLE SURVEY
OLD ROSWELL ROAD 16923, L.L.C.
BRANCH BANKING AND TRUST COMPANY,
A NORTH CAROLINA BANKING CORPORATION,
ITS SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTERESTS MAY APPEAR
FIRST AMERICAN TITLE INSURANCE COMPANY

1190 OLD ROSWELL ROAD
LL 560 1ST DISTRICT 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
S/S #16923 & FACILITY #79674

SCALE	1"=20'
FIELD DATE	7/9/08
DESIGNED BY	DWH
DRAWN BY	TELJR
CHECKED BY	DWH
FILE NAME	57995RVI13

SURVEY
SHEET 1

PROJECT NO. BR5CB-9407(1)
PRC10-5007-00(28)
CS5TP-0007-00(014)

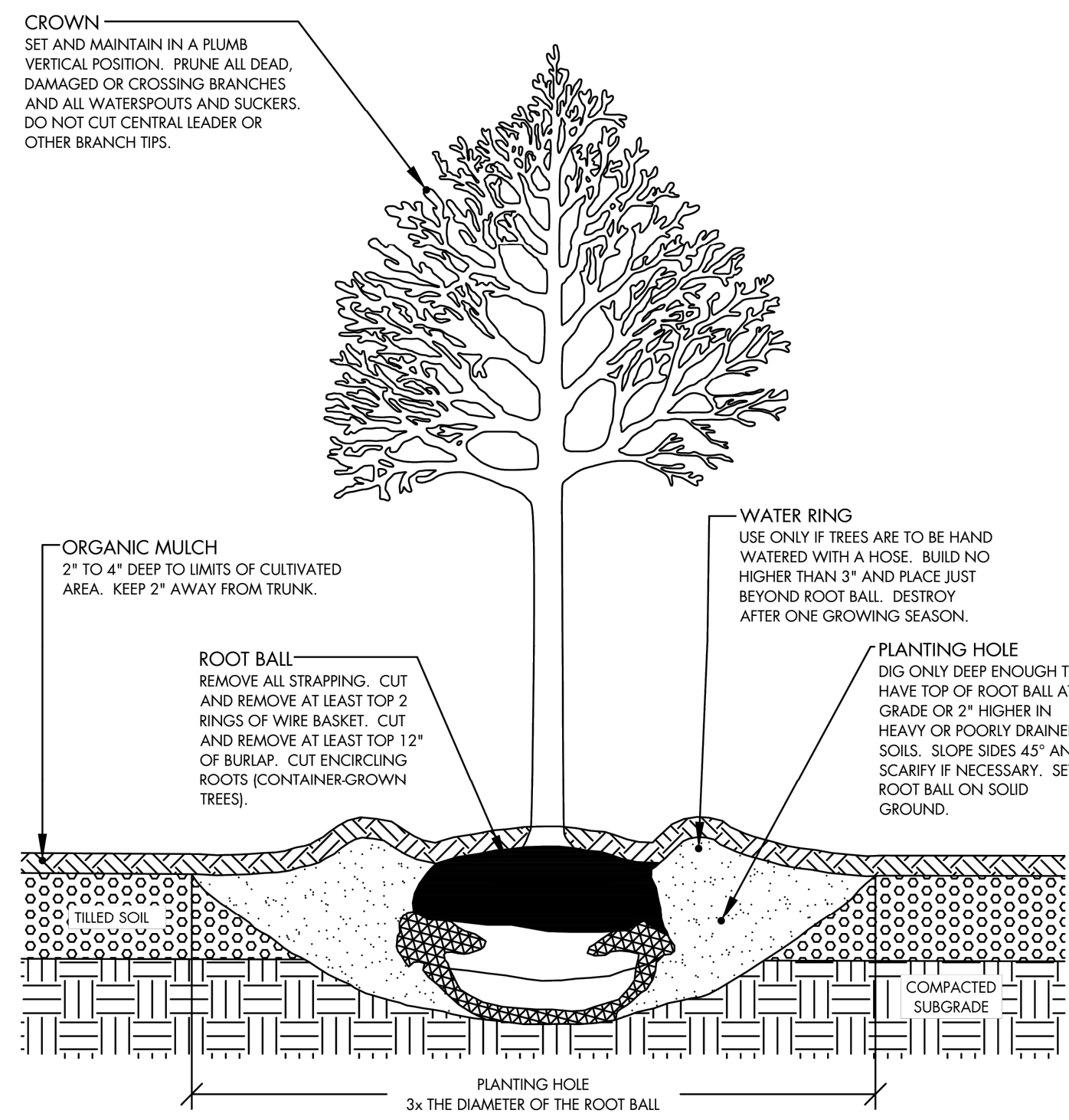


THIS SURVEY IS SUBJECT TO AN UPDATED TITLE COMMITMENT THE UPDATED TITLE COMMITMENT MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHT OF WAYS NOT CURRENTLY SHOWN HEREON.

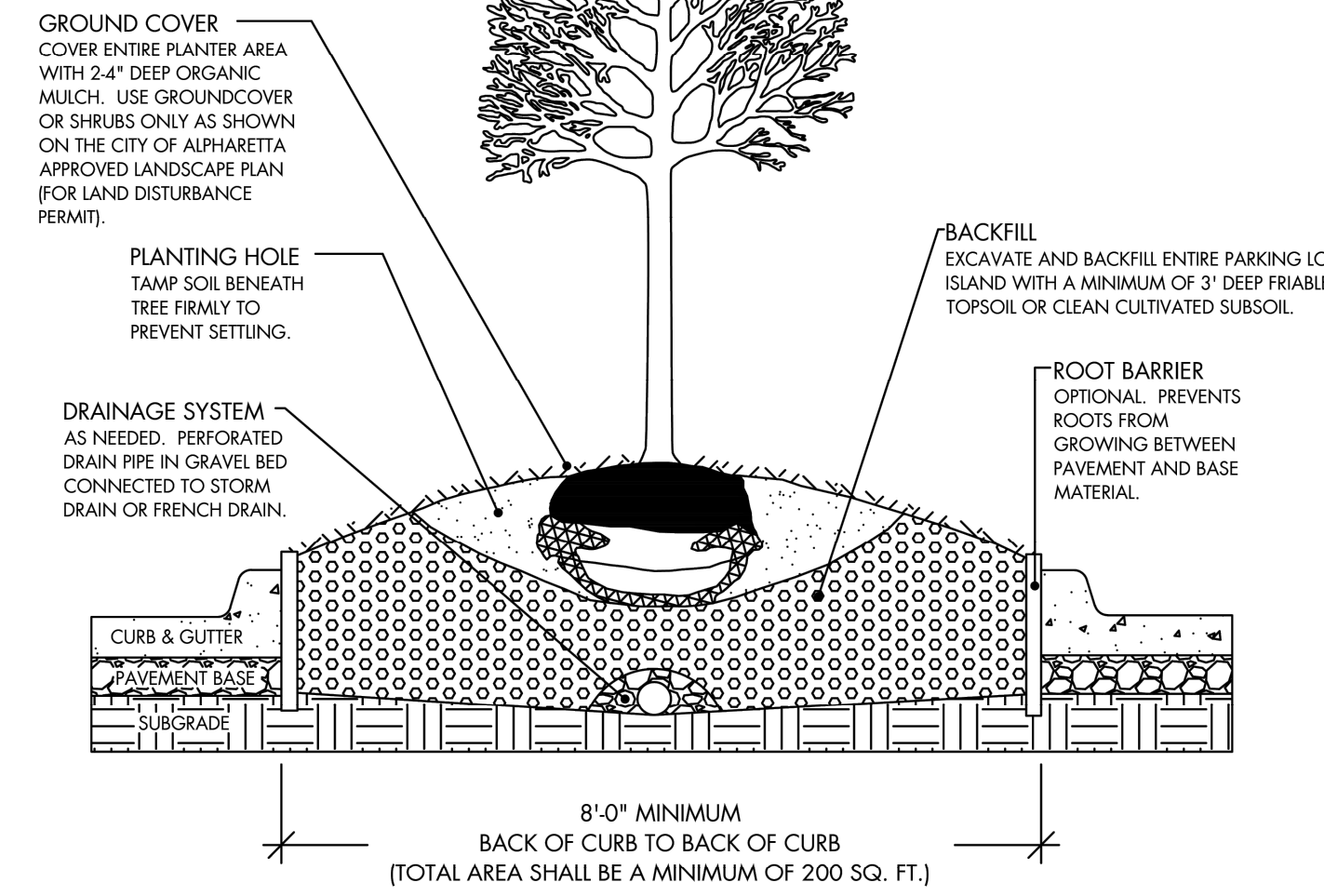
We have reviewed First American Title Insurance Company's Title Commitment for Title Insurance Case No. 278267-097 with an effective date of May 22, 2009, Revision # B and have the following opinion concerning items (3f) through (3h), Part II, Schedule B:

- f. Easement to Georgia Power Company recorded in Deed Book 2283, Page 76, Records of Fulton County, Georgia Blanket Type Easement. Any above ground evidence of the utility covered by said easement has been shown on the survey.
- g. Right-of-Way Deed to Fulton County recorded in Deed Book 3383, Page 452, aforesaid Records. The current Right of Way of Old Roswell Road and Mansell Road has been shown on the survey.
- h. Sewer Easement to Citizens and Southern Mortgage Company, a Georgia corporation, recorded in Deed Book 6439, Page 303, aforesaid Records. Any above ground evidence of the utility covered by said easement has been shown on the survey.

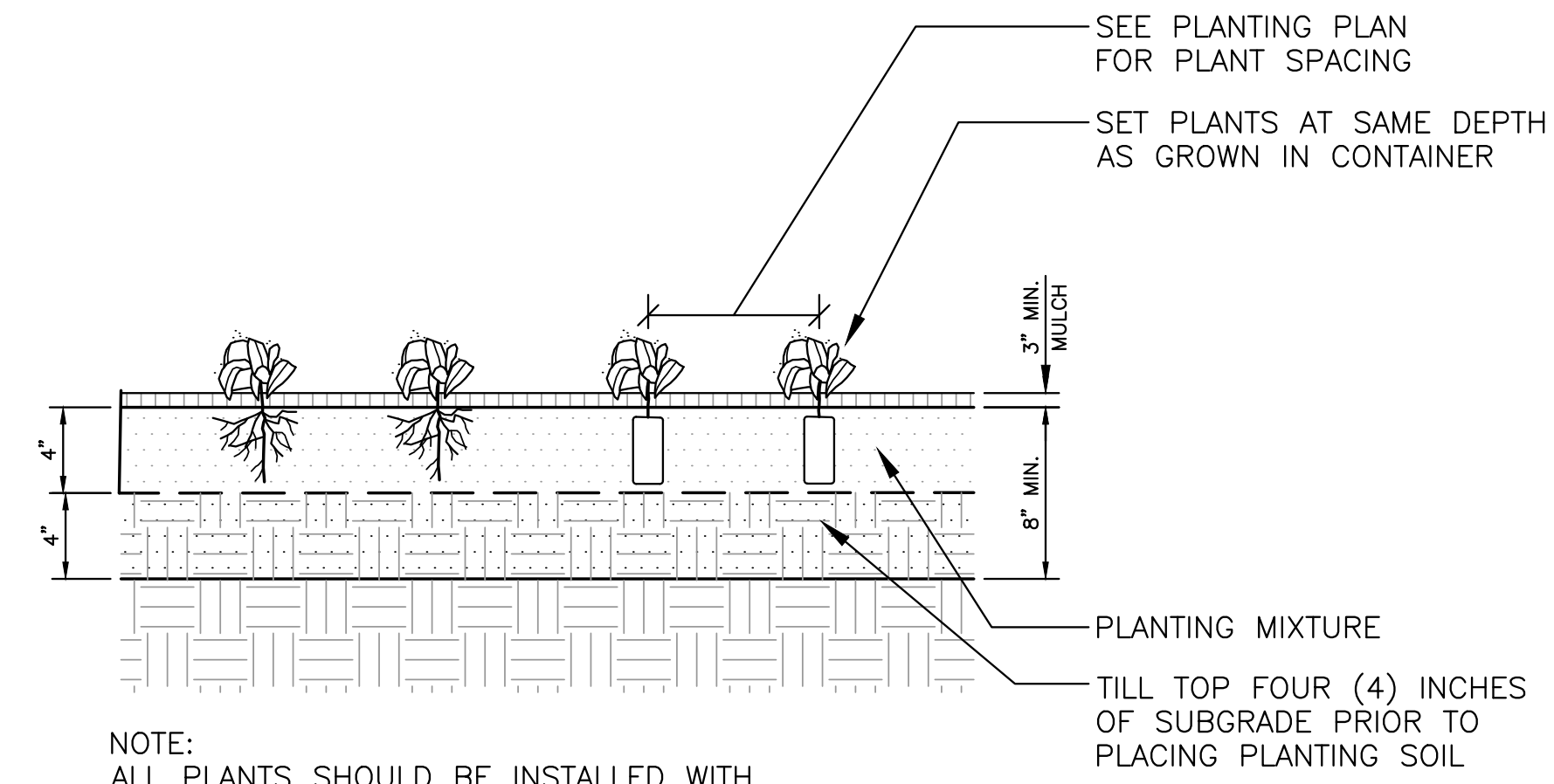
TOTAL SITE AREA
36,726.7 S.F.
0.843 ACRES
CURRENTLY ZONED "L-1"
"LIGHT INDUSTRIAL"
TAX ID 12-2270-0543-035-4



			TREE PLANTING (TYPICAL SECTION)
			08/01/2015
			STD. L-1
BY	REVISION	DATE	



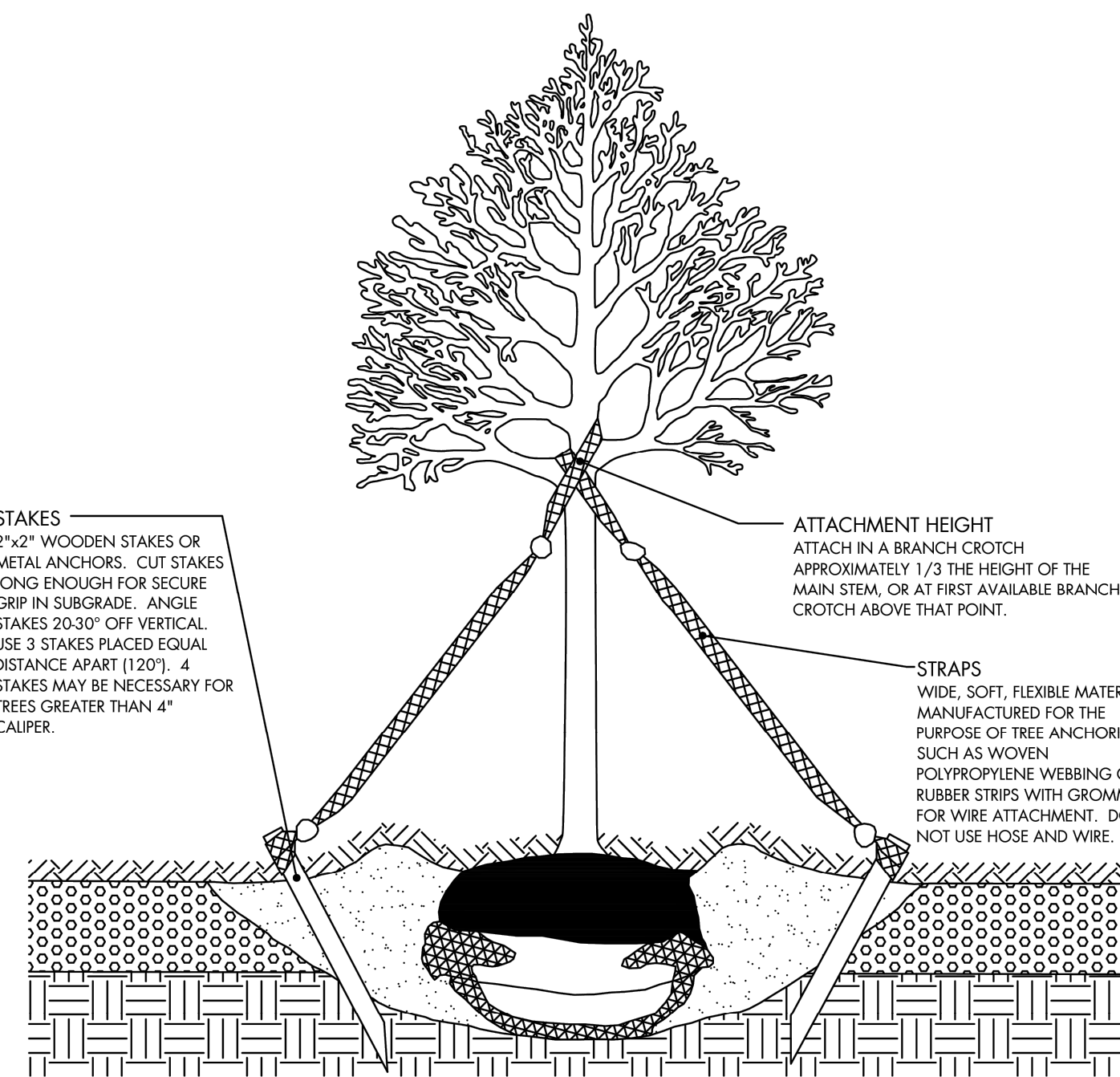
			TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
			08/01/2015
			STD. L-5
BY	REVISION	DATE	



NOTE:
ALL PLANTS SHOULD BE INSTALLED WITH TRIANGULAR SPACING
TOP OF ROOTBALL TO BE 1-2" HIGHER THAN GRADE

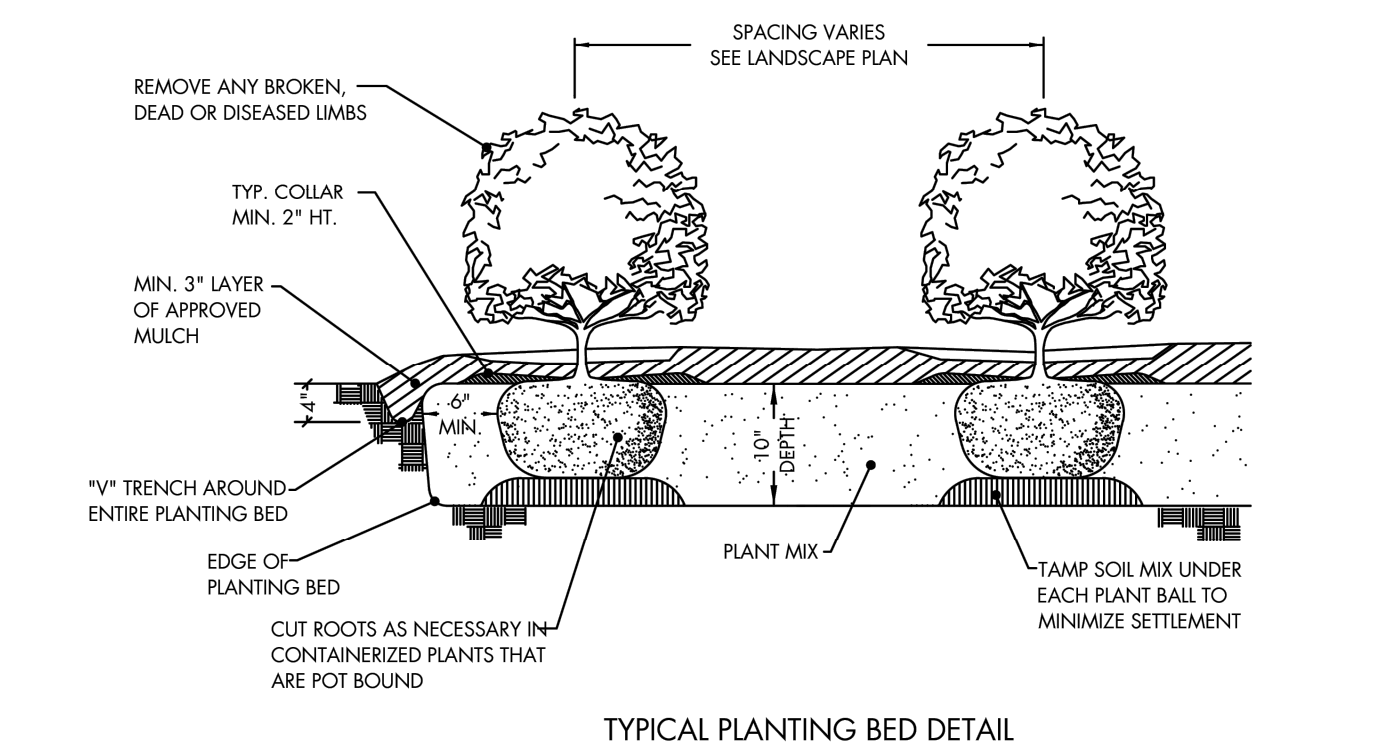
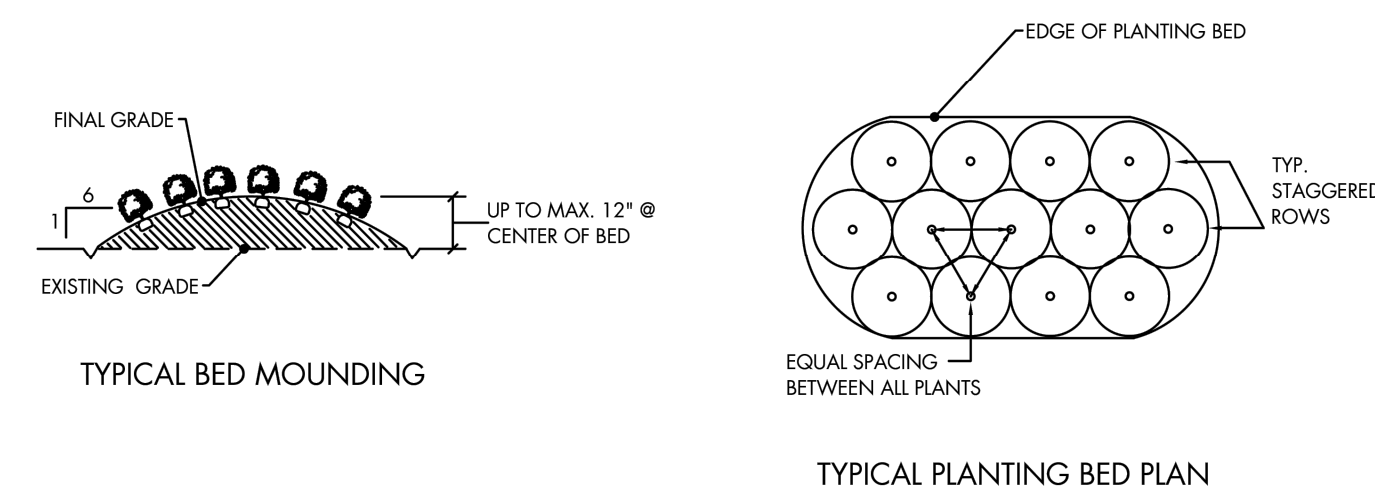
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

			TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
			08/01/2015
			STD. L-2
BY	REVISION	DATE	



- NOTES:
- OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 - INSTALL TOP OF PLANT BALL 2-3" ABOVE ADJACENT GRADE.
 - TAMP PLANTING MIX FIRMLY AS IT IS FILLED AROUND EACH PLANT BALL.
 - SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

			SHRUB PLANTING BED
			08/01/2015
			STD. L-7
BY	REVISION	DATE	

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

DATE	NO.	REVISION	BY

LANDSCAPE DETAILS
 FOR
CNNA ARCHITECTS, INC
 LOCATED
 1190 OLD ROSWELL ROAD
 LAND LOT 560, 1ST DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA
 TAX ID: 12-2270-0543-035-4

SCALE: 1"=20' | PRJ. NO.: 6487 | DATE: 07-30-25 | BY: NSW

94 E. CROGAN STREET, Suite 100, LAWRENCEVILLE, GA 30046
 (770) 982-1996

COA DONALD W. HARKLEROAD AND ASSOCIATES, INC.
 No. PEF000295, LSF000260 | EXPIRATION: 6-30-2026

SHEET LA-3



1190 Old Roswell Rd.

Tree Assessment

For:
Carter Harkleroad Group
Chris Carter
94 E Crogan St.
Ste. 100
Lawrenceville, GA 30046-4948

Consulting Arborists:
Meghan Hemingway
ISA Certified Arborist #PN-7756A
ISA Tree Risk Assessment Qualified
GSWCC Level II Plan Reviewer
GA Pesticide License #14212

And

Jay West
ISA Certified Arborist #SO-6905A
ISA Tree Risk Assessment Qualified

November 18th, 2024

Tree Assessment

Assignment

City of Alpharetta Tree Assessment: Assess all trees ≥ 4 " Diameter at Breast Height (DBH) site wide. Provide report with tree tag number, species identification, measured DBH, tree condition, and additional comments.

Methods

Information for the following parameters was recorded for each tree and provided in the following assessment.

Tree No.	Metal tags were placed on all assessed trees. Trees on the attached sketch are numbered to reflect tree data in the report with tags #154-176.
DBH	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
Species	Listed as the North American common name.
Condition	Good..... Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species. Fair..... Tree is in moderate health but may have a minor pathogenic problem. Some insects and disease could be present. The tree may have minor structural defects but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress. Poor..... Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death. Dead..... Tree is dead. Invasive ... Tree is an invasive species or undesirable species.
Comments	Additional information regarding health and condition of the trees.

Tree Assessment Data

Tag #	DBH	Species	Condition	Comments
154	17, 8	River Birch	Fair	Boundary tree, tri-stem at approximately 1' with weak stem union and included bark, 3rd lead missing and decay
155	5	Cherry Laurel	Fair	Boundary tree, asymmetrical canopy
156	5	Cherry Laurel	Fair	Boundary tree, asymmetrical canopy
157	10	Loblolly Pine	Good	Boundary tree
158	4	Chinese Elm	Invasive	Boundary tree
159	5	Water Oak	Fair	Boundary Tree, asymmetrical canopy
160	13	Shortleaf Pine	Dead	Boundary Tree, imminent failure
161	10	Southern Magnolia	Good	
162	13	Shortleaf Pine	Poor	Boundary Tree, severe lean, Fusiform Canker at approximately 1', weeping sap
163	10	Shortleaf Pine	Dead	Boundary tree
164	10	Shortleaf Pine	Dead	Boundary tree
165	9	Southern Magnolia	Good	Boundary tree
166	10	Shortleaf Pine	Good	Boundary tree
167	10	Shortleaf Pine	Good	Boundary tree
168	10	Shortleaf Pine	Good	Boundary tree
169	10	Shortleaf Pine	Fair	Boundary tree, Fusiform Canker at approximately 3', weeping sap
170	11	Shortleaf Pine	Fair	Boundary tree, codominant at approximately 10' with weak stem union and included bark, weeping sap
171	8	Shortleaf Pine	Fair	Boundary tree, asymmetrical canopy

Tag #	DBH	Species	Condition	Comments
172	10	Shortleaf Pine	Good	Boundary tree
173	17	Shortleaf Pine	Fair	Boundary tree, moderate lean, unbalanced crown
174	5	Southern Magnolia	Good	Boundary tree
175	12	Shortleaf Pine	Good	Boundary tree
176	7,5,4,4	Southern Magnolia	Fair	Multi-stem at approximately 1' with weak stem union and included bark

Summary

- 23 Trees were assessed on this property
- 9 Trees are in good condition
- 9 Trees are in fair condition
- 1 Tree is in poor condition
- 3 Trees are dead
- 1 Tree is invasive

08/25/2025

SIGN TYPES

- CHANNEL LETTERS - ENTRANCE SIDE QUANTITY: 1 SET
- CHANNEL LETTERS - DRIVE-THRU SIDE QUANTITY: 1 SET
- MONUMENT WITH CHANNEL LETTERS QUANTITY: 2



1190 Old Roswell Rd.
Roswell, GA

SIGNAGE DOCUMENT

ACCOUNT REP: DY
DESIGNER: NATHAN DIFEE

DRAWING
STATUS

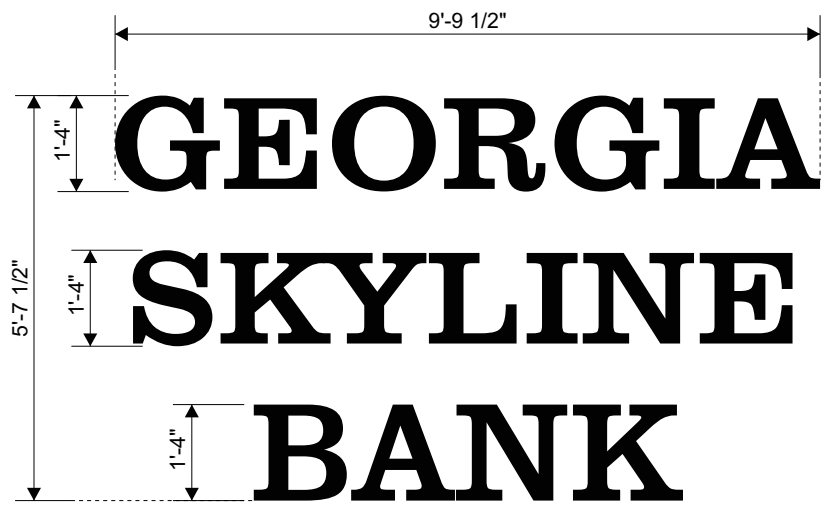


WE BRING THE WORLD
TO YOUR DOOR

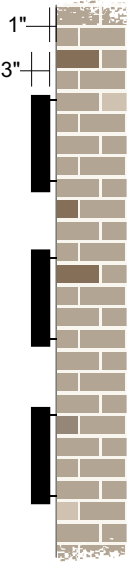
5198 NORTH LAKE DRIVE
LAKE CITY, GEORGIA 30260
OFFICE: 404-361-3800
WWW.CLAYTONSIGNS.COM

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2025 ALL RIGHTS RESERVED

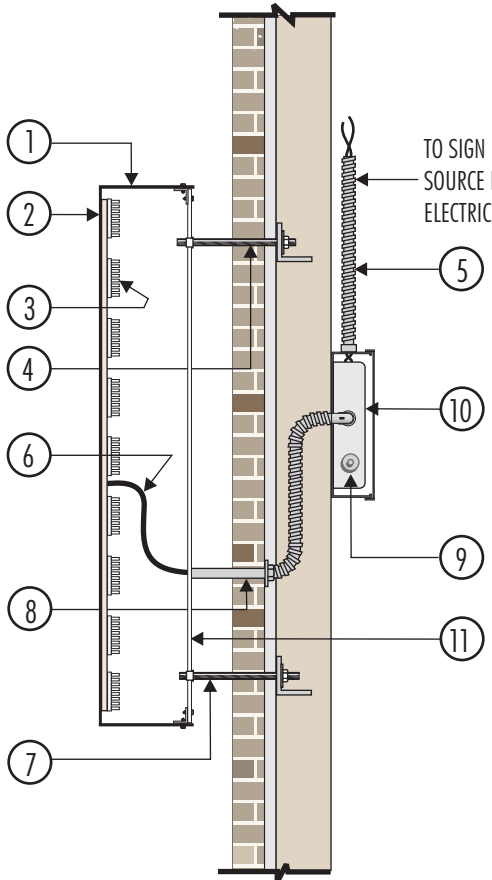
SIGN TYPE: CHANNEL LETTERS - FRONT ENTRANCE
 INDIVIDUALLY MOUNTED, INTERNALLY ILLUMINATED (HALO LIT)
 QTY: 1 SET



Pg.2
 a FRONT VIEW
 Scale: 3/8" = 1'



Pg.2
 b SIDE VIEW
 Scale: 3/8" = 1'



Pg.2
 b SECTION VIEW
 NOT TO SCALE

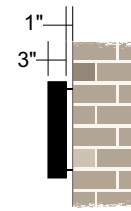
1. 3" DEEP RETURN PAINTED P1
2. .808 ALUMINUM OPAQUE LETTER FACE PAINTED P1
3. WHITE LED MODULES
4. THREADED ROD STAND OFFS
5. 120 VOLT CIRCUIT TO SIGN INSIDE 1/2" UL APPROVED SEALTITE CONDUIT
6. ALL UL APPROVED WIRING
7. MOUNTING METHOD VARIES WITH WALL CONDITIONS (THRU BOLTS SHOWN)
8. U.L. APPROVED PASS-THRUS
9. DISCONNECT SWITCH ON OUTSIDE OF UL APPROVED METALLIC ENCLOSURE
10. FULLY ENCLOSED REMOTE MOUNTED JUSTIN POWER SUPPLY (UL APPROVED)
11. 3/16" THICK CLEAR LEXAN LETTER BACK TO ALLOW HALO EFFECT.



Pg.2
 d EXTERIOR ELEVATION - FRONT ENTRANCE
 Scale: 3/32" = 1'

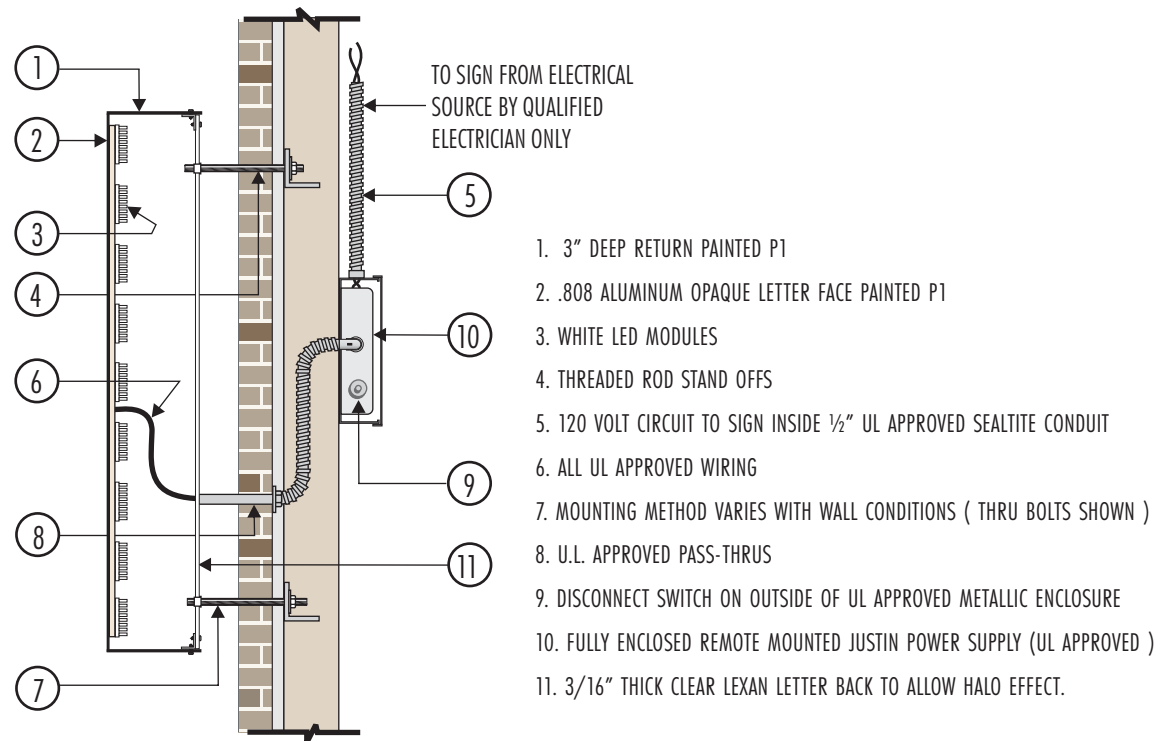
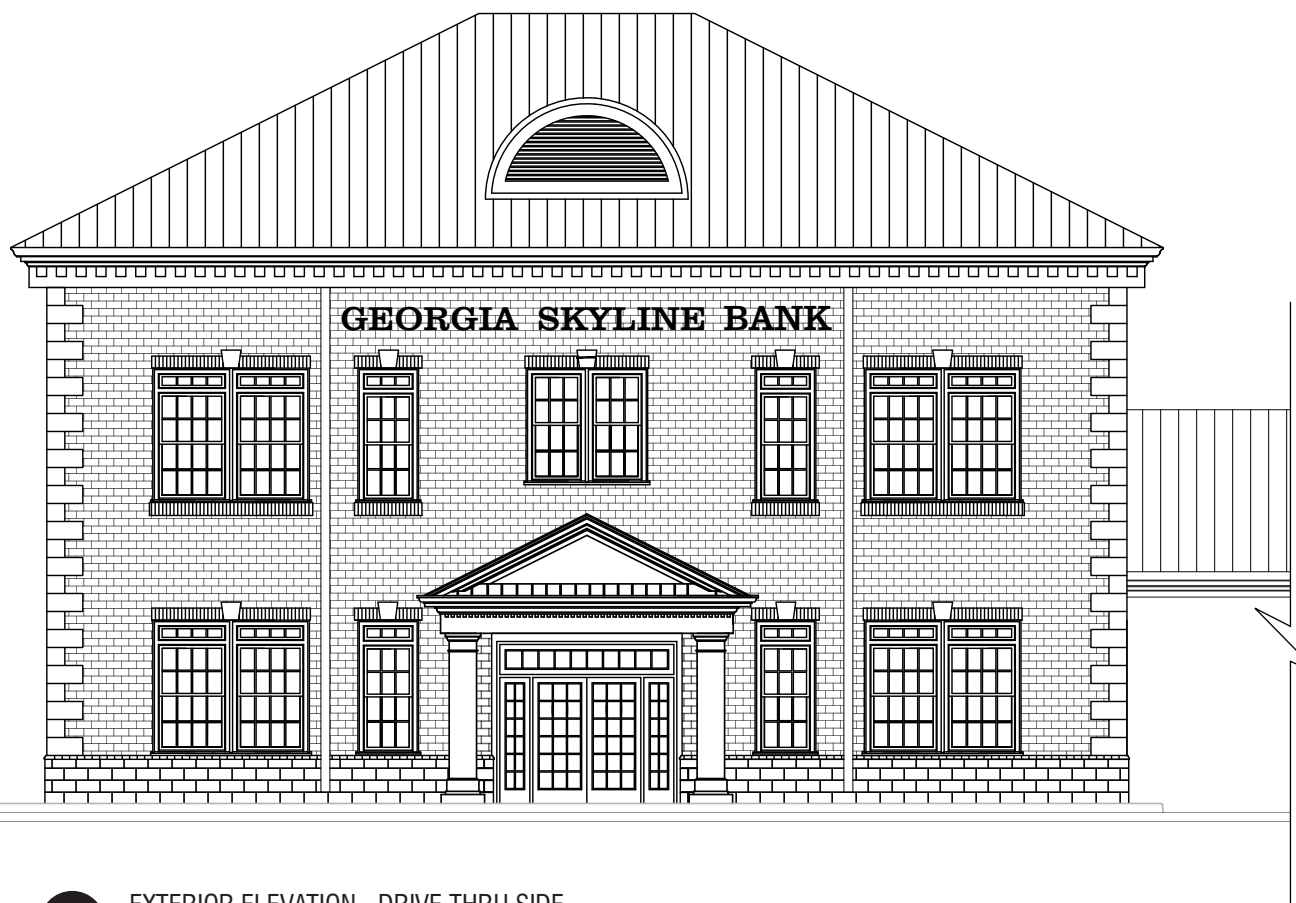
WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø1/4"-3/8" THREADED ROD	ø1/4"-3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

SIGN TYPE: CHANNEL LETTERS - DRIVE-THRU SIDE
 INDIVIDUALLY MOUNTED, INTERNALLY ILLUMINATED (HALO LIT)
 QTY: 1 SET



Pg.3
a FRONT VIEW
Scale: 3/8"=1'

Pg.3
b SIDE VIEW
Scale: 3/8"=1'

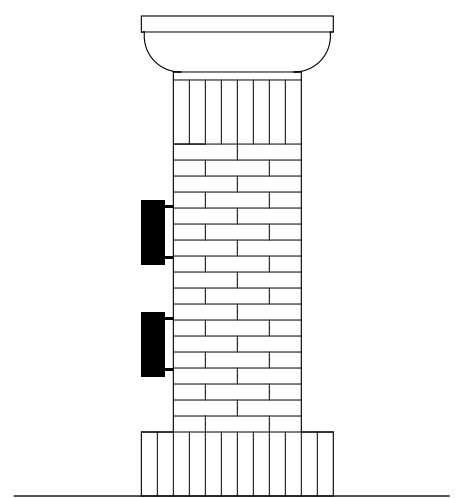
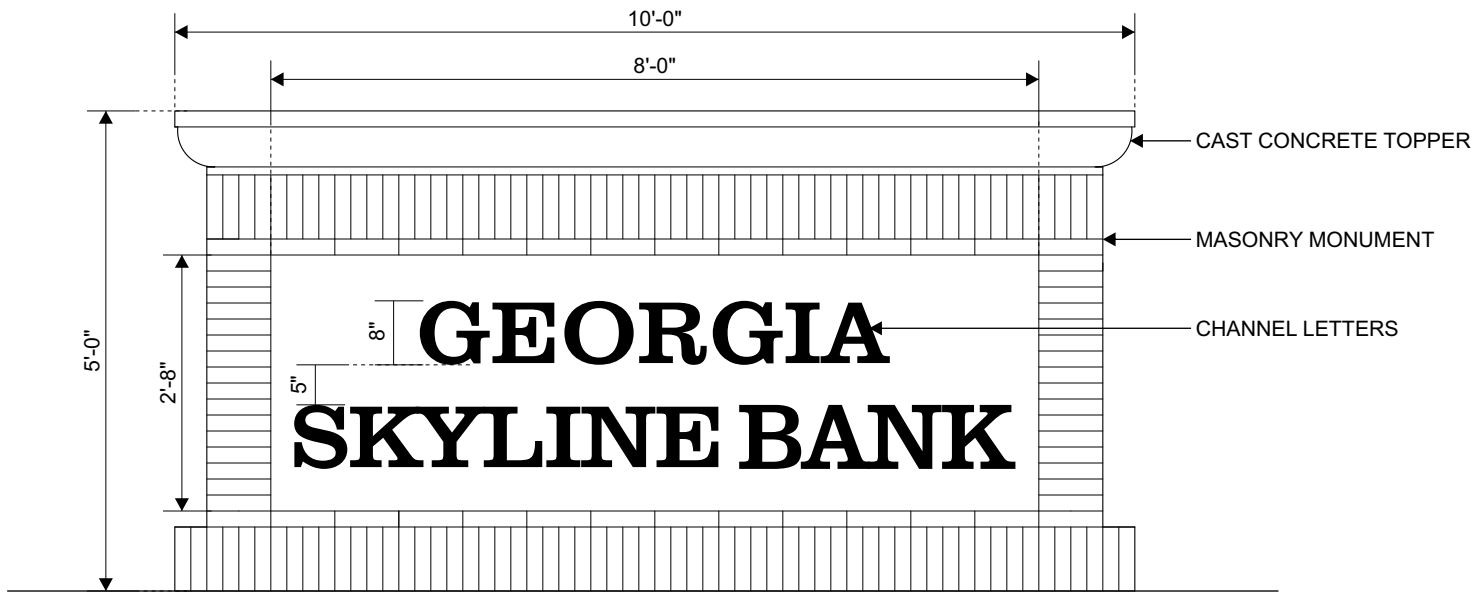


Pg.3
b SECTION VIEW
NOT TO SCALE

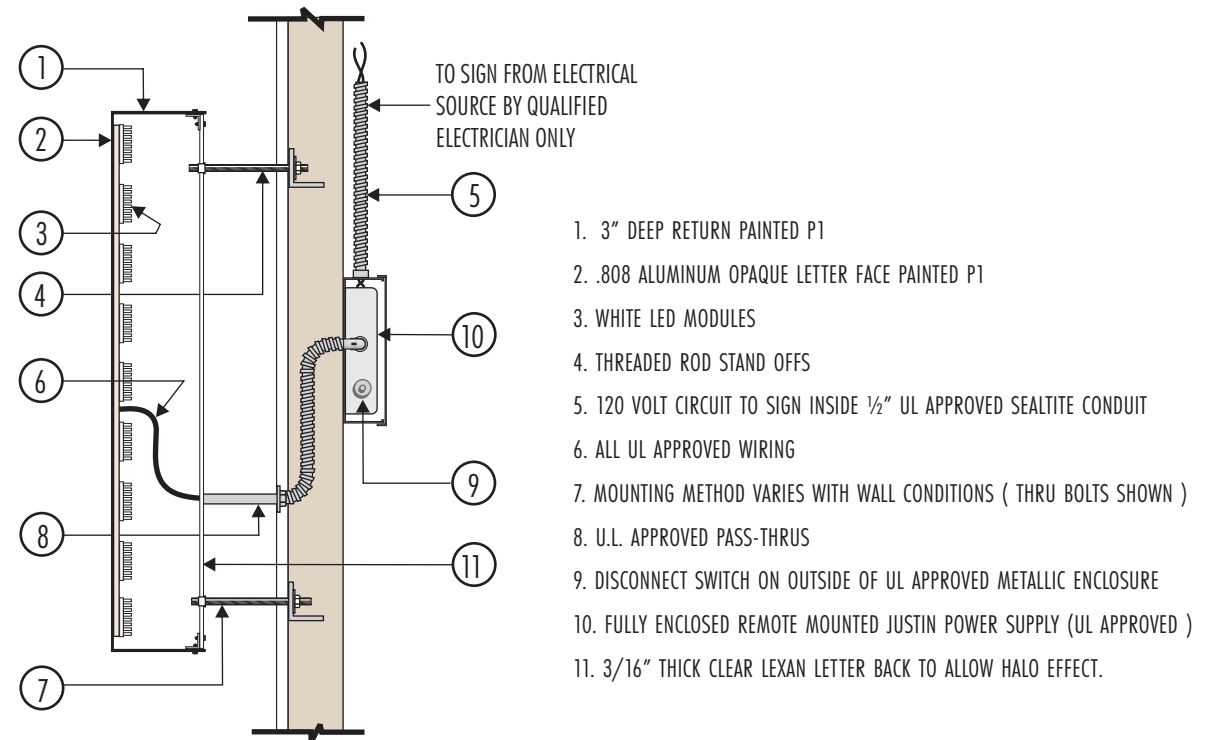
WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø1/4"-3/8" THREADED ROD	ø1/4"-3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

Pg.3
d EXTERIOR ELEVATION - DRIVE-THRU SIDE
Scale: 3/32"=1'

SIGN TYPE: MONUMENT WITH CHANNEL LETTERS
 DOUBLE-SIDED, INTERNALLY ILLUMINATED (HALO LIT)
 QTY: 2



Pg.4
 a FRONT VIEW
 Scale: 1/2"=1'



MONUMENT MASONRY TO MATCH BUILDING EXTERIOR

