DESIGN REVIEW BOARD
DECEMBER 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 11/21/2025**
2. **DRB Meeting Minutes of 10/17/2025**

8. PUBLIC HEARING

1. **DRB250041** **PNC Bank** 4195 Old Milton Parkway
   review minor exterior changes
2. **DRB250039** **Portman Brookside** 3625 Brookside Pkwy
   review new development
3. **DRB250040** **LGE-US** 4300 North Point Pkwy
   review new construction

9. ADJOURNMENT

Design Review Board Meeting

Unofficial Minutes

November 21, 2025

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA |9:00AM

This action summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta Design Review Board Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 AM and a break is scheduled at 12:00 PM, if needed. The meeting will resume at 12:30 PM.

II. WORKSHOP

- Chairman Schwing called the workshop to order at 8:31 a.m.
- Chairman Schwing adjourned the workshop at 8:48 a.m.

III. CALL TO ORDER

- Chairman Schwing called the meeting to order at 9:00 a.m.

IV. ROLL CALL

A. Board Members Present

- Frank Schwing (Chairman)
- Pat Corkill
- Jennifer Sprayberry
- Erik Rowen
- Holly Palmer
- Kim Matherly

B. Staff Present:

- Bret Schroeder, Code Enforcement Manager
- Joel Carnow, GIS Specialist/Special Projects Manager
- Erin Cobb, Administrative Office Coordinator

V. PLEDGE TO THE FLAG

VI. PUBLIC HEARINGS

A. DRB250036 Dave's Hot Chicken 11760 Haynes Bridge Road review signage

- The representative from Black Dog Sign Company, Mark Cammarota, 5510 McGinnis Ferry Road, Alpharetta, GA 30005 came forward to present this item.

- The applicant's proposed signage will be halo lit on the corner building with reversed channel letters, metal face and metal sides, under 30 square feet.

- The franchise's standard is a red backer but knowing that red would not be acceptable in this location they pulled that all together. They considered a black backer however the franchise would not approve of it.

- The board discussed concerns regarding the Dave's Hot Chicken red back light and the night illumination.

- **Public Comment:**
  - No Public Comment

❖ Board Member Rowen offered a motion to approve DRB250036 Dave's Hot Chicken, 11760 Haynes Bridge Road, building and monument sign with the following condition:

1. The halo LED illumination will be the color white in lieu of what was specified in the drawings

- Board Member Palmer seconded the motion
- The motion was approved unanimously (6-0)

B. DRB250037 Shipping Post 175 North Main St Review Signage

- All South Printing & Signs representative, Sterling Hileman, 75 Oak Street Roswell, GA 30075, and the applicant, Siva Doraisamy, 2143 McFarlin Lane Alpharetta, GA 30004, came forward to present this item.

- The applicant's proposed signage is a two-sided "farmhouse" design style with a blond stain on the posts, burgundy paint on the sign background, white laminated vinyl letters, and black metal numbers/letters for the address. The proposed sign footing is rebar and concrete. The main structure will be cedar beams and pressure

treated lumber.

- The board discussed concerns regarding the false planter at the base of the sign.
- The applicant stated he was open to filling the planter with shrubs or flowers.
- **Public Comment:**
  - No Public Comment

❖ Board Member Sprayberry offered a motion to approve DRB250037 Shipping Post, 175 North Main St, monument sign with the following conditions:

1. Approve barn red color with the white stain ST-211
2. Substitute the diamond point copper caps instead of the colony balls on the top posts
3. Final placement and height of the sign to be approved by staff at installation
4. The planter around the base shall be at least 12 inches above ground on the high side of the site and made even on the low side, with the planter to be planted with evergreen shrubs and be hand watered if there is no irrigation to keep the material alive and the inside of the planter to remain pervious in order to drain well

- Board Member Rowen seconded the motion.
- The motion failed; three in support; Chairman Schwing, Board Member Sprayberry and Board Member Rowen; three in opposition; Board Member Corkill, Board Member Matherly, and Board Member Palmer

❖ Board Member Rowen offered a motion to approve DRB250037 Shipping Post, 175 North Main St, monument sign with the following conditions:

1. The applicant will provide a masonry base two feet in depth that extends the full length of the sign which will be painted to match the white ST211 color that was presented for the cedar stain
2. The color of the sign will be barn red 201
3. The caps on top of the posts will be revised to copper diamond top cops
4. The final sign position and height will be approved by staff
5. The masonry base will extend to the bottom of the sign
6. The applicant will provide landscaping around the sign, preferably evergreens that will be hand watered as needed

- Board Member Sprayberry seconded the motion.
- The motion was approved unanimously (6-0)

C. DRB250038 Lava Island 7331 North Point Pkwy Review landscape

- Lava Island's representative, Glen Kroger, came forward to present this item.
- The applicant stated that his understanding is that the city is requesting that the grass in front of the building be replaced with bushes.
- The applicant confirmed that there is existing irrigation.
- **Public Comment:**
  - No Public Comment

❖ Board Member Sprayberry offered a motion to approve DRB250038 Lava Island, 7331 North Point Pkwy, landscape as presented with the following conditions:

1. In the larger bed to the back of the building eliminate the muhly grass in the bed and continue the dwarf yaupon holly shrub to line the front side of the bed with the interior to remain unplanted to allow the roots to thrive
2. At the front of the building the existing stone is to be removed and replaced with mulch that matches the rest of the site

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (6-0)

VIII. ADJOURNMENT

❖ With there being no further items to consider or discuss, Chairman Schwing adjourned the meeting at 10:38 AM

Design Review Board Meeting
UNOFFICIAL Minutes October19, 2025
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA |8:30AM

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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
   - Chairman Kramer called the workshop to order at 8:30 a.m.
   - Chairman Kramer adjourned the workshop at 8:55 a.m.

3. CALL TO ORDER
   - Chairman Kramer called the meeting to order at 9:05 a.m.

4. ROLL CALL
   - **Design Review Board Members present:**
     - Richard Kramer (Chairman)
     - Frank Schwing (Vice Chairman)
     - Pat Corkill
     - Richard Owens
     - Jennifer Sprayberry
     - Erik Rowen
     - Tom LeCain
     - Kim Matherly
   - **Staff Present:**
     - Bret Schroeder, Code Enforcement Manager
     - Joel Carnow, GIS Specialist/Special Projects Manager
     - Elle Taylor, Planning & Zoning Coordinator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of September 19, 2025

❖ Board Member Owens offered a motion to approve meeting minutes from September

19, 2025.

- Board Member Rowen seconded the motion.
- The motion was approved unanimously (7-0)

8. PUBLIC HEARING

1. Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read public hearing procedure.

2. DRB240027 Super Golden Buffet 915 North Point Drive

This item was deferred by the Applicant and was not considered at this meeting.
Consideration of new addition. The property is located at 915 North Point Dr and is legally described as being in Land Lot 0797 & 0808, 1st District, 2nd Section, Fulton County, Georgia.

3. DRB250035 New Vitality/Heritage Closing 131 Roswell St #C

Applicants presented review of signage.

Applicant presented:

- Vinyl Channel, backlit Letters with continuous Raceway behind.
- Design.
- Scale.
- Two layouts for location of sign.
- Preference is in the middle.
- Green and Blue colors.

There was discussion:
Location of sign on the building.
No place on the façade for a sign.
Identification as two separate businesses.
Will use one font.

❖ Vice Chairman Schwing offered a motion to deny the application as submitted and delegate final approval back to Staff considering the comments from the Board today.

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (6-0)

4. DRB250024 Parrish Construction 7905 Westside Pkwy

Applicant presented review of exterior changes.

Board Members Owens, Palmer, and Matherly did not participate as they were not present

for July vote.
Board Member LeCain joined the Board.

After presentation and discussion from the Board:

- Board Member Rowen offered a motion to approve the exterior revisions with the following conditions:
  The East and West side elevations will bring the iron ore color down to the canopy level and on the loading dock elevation the canopy will be reduced in size by one window bay.
  - Board Member LeCain seconded the motion.
  - The motion was approved unanimously (6-0).

There was discussion that this is alternate 2, presented by the Applicant.

Chair Kramer called a recess.
Chair Kramer reconvened the meeting.

Board Member Matherly joined the meeting.

5. DRB250032 Alpharetta District Places Phase I 126 Roswell St
   Applicant presented a review of new construction.

   Board Member Rowen did not participate as he is an Applicant for the case.

   - Walkthrough video.
   - Site Plan.
   - Site Grading Pan.
   - Tree Replacement Plan.
   - Landscape Plan.
   - Hardscape Plan.
   - Overall Renderings of Architecture.
   - Building Materials.
   - Building A (North Elevation) (Facing City Park)
   - Building A (East Elevation)
   - Building B (East Elevation)
   - Building B (North Elevation)

- Vice-Chair Schwing offered a motion to approve the site plan as presented with final approval of photometrics by Staff.
    - Board Member LeCain seconded the motion.
    - The motion was approved unanimously (6-0).

- Vice-Chair Schwing offered a motion to approve the Elevations and materials as presented with final selection of awnings to be approved by Staff.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (6-0).
- Board Member Corkill offered a motion to approve Landscape and Hardscape with the following conditions:
    1. That the landscaping around the parking spaces be considered for clearance of door swings, pedestrians to get in/out of cars.
    2. Planting along Marietta other than just turf, may be ground cover.
    3. Stamped concrete as presented that is facing or leading to or from the right of way sidewalks shall be pavers or natural stone .
    4. The crosswalks shall be city standard pavers.
    5. The eastern wall between phases shall be faced either with brick, stone veneer, or lithocrete stamped pattern per Staff's direction and with a time frame to be determined by Staff.
    - Vice-Chair Schwing seconded the motion.
    - The motion was approved unanimously (6-0).

Board Member LeCain left the meeting before the vote.

9. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:15 p.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD

PROPOSED RENOVATION:

PNC BANK - ALPHARETTA



4195 Old Milton Parkway | Alpharetta, GA 30022

ALPHARETTA COMMONS

11/03/25

3 SITE PLAN

4 PHOTOMETRICS

5 DEMOLITION PLAN

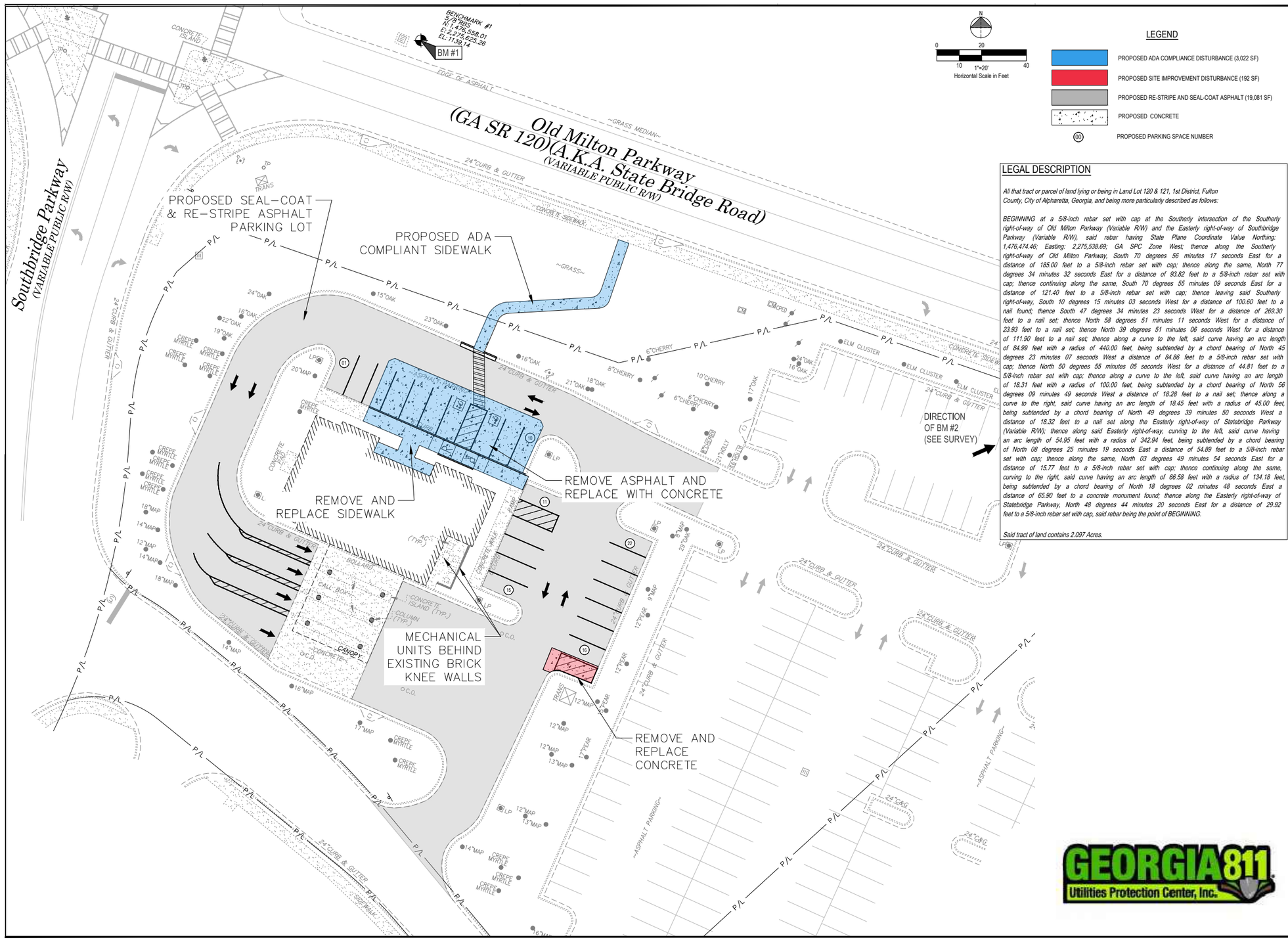
6 PROPOSED PLAN

7 EXTERIOR ELEVATIONS

APPENDICES:

A - LIGHTING CUT SHEET

B - MAVEN SIGNAGE PACKET



LEGEND

- PROPOSED ADA COMPLIANCE DISTURBANCE (3,022 SF)
- PROPOSED SITE IMPROVEMENT DISTURBANCE (192 SF)
- PROPOSED RE-STRIPE AND SEAL-COAT ASPHALT (19,081 SF)
- PROPOSED CONCRETE
- (00) PROPOSED PARKING SPACE NUMBER

LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 120 & 121, 1st District, Fulton County, City of Alpharetta, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set with cap at the Southerly intersection of the Southerly right-of-way of Old Milton Parkway (Variable R/W) and the Easterly right-of-way of Southbridge Parkway (Variable R/W), said rebar having State Plane Coordinate Value Northing: 1,476,474.46; Easting: 2,275,538.69; GA SPC Zone West; thence along the Southerly right-of-way of Old Milton Parkway, South 70 degrees 56 minutes 17 seconds East for a distance of 185.00 feet to a 5/8-inch rebar set with cap; thence along the same, North 77 degrees 34 minutes 32 seconds East for a distance of 93.82 feet to a 5/8-inch rebar set with cap; thence continuing along the same, South 70 degrees 55 minutes 09 seconds East for a distance of 121.40 feet to a 5/8-inch rebar set with cap; thence leaving said Southerly right-of-way, South 10 degrees 15 minutes 03 seconds West for a distance of 100.60 feet to a nail found; thence South 47 degrees 34 minutes 23 seconds West for a distance of 269.30 feet to a nail set; thence North 58 degrees 51 minutes 11 seconds West for a distance of 23.93 feet to a nail set; thence North 39 degrees 51 minutes 06 seconds West for a distance of 111.90 feet to a nail set; thence along a curve to the left, said curve having an arc length of 84.99 feet with a radius of 440.00 feet, being subtended by a chord bearing of North 45 degrees 23 minutes 07 seconds West a distance of 84.86 feet to a 5/8-inch rebar set with cap; thence North 50 degrees 55 minutes 05 seconds West for a distance of 44.81 feet to a 5/8-inch rebar set with cap; thence along a curve to the left, said curve having an arc length of 18.31 feet with a radius of 100.00 feet, being subtended by a chord bearing of North 56 degrees 09 minutes 49 seconds West a distance of 18.28 feet to a nail set; thence along a curve to the right, said curve having an arc length of 18.45 feet with a radius of 45.00 feet, being subtended by a chord bearing of North 49 degrees 39 minutes 50 seconds West a distance of 18.32 feet to a nail set along the Easterly right-of-way of Statebridge Parkway (Variable R/W); thence along said Easterly right-of-way, curving to the left, said curve having an arc length of 54.95 feet with a radius of 342.94 feet, being subtended by a chord bearing of North 08 degrees 25 minutes 19 seconds East a distance of 54.89 feet to a 5/8-inch rebar set with cap; thence along the same, North 03 degrees 49 minutes 54 seconds East for a distance of 15.77 feet to a 5/8-inch rebar set with cap; thence continuing along the same, curving to the right, said curve having an arc length of 66.58 feet with a radius of 134.18 feet, being subtended by a chord bearing of North 18 degrees 02 minutes 48 seconds East a distance of 65.90 feet to a concrete monument found; thence along the Easterly right-of-way of Statebridge Parkway, North 48 degrees 44 minutes 20 seconds East for a distance of 29.92 feet to a 5/8-inch rebar set with cap, said rebar being the point of BEGINNING.

Said tract of land contains 2.097 Acres.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

PNC BANK

REV.	DATE	DESCRIPTION

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PNC BANK
4195 OLD MILTON PARKWAY
ALPHARETTA, GA 30022

DRB EXHIBIT

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER
MS	AM

JOB NO.
2025190.02

EXHIBIT

GEORGIA 811
Utilities Protection Center, Inc.

Site Lighting:

Proposing to change North West light pole head from a single to double head (P25x). Proposing to re-lamp two light poles located South East of building (P4x and P5x). All other light poles are to remain unchanged.

See photometrics for lighting levels.

PNC LIGHTING STANDARDS		
Room/Area	Horizontal Illumination (fc)	Vertical Illumination (fc)
ATMs	20-30fc @ 3'-0"	10-15fc @ 4'-0"
Egress	1fc @ 0'-0"	-
Exterior Entrances	10fc @ 0'-0 - main entrance 5fc @ 0'-0 - other entrances	-
Parking Lots	0.5fc-1fc @ 0'-0" - minimum every point 2-3fc @ 0'-0" - typical average	0.25fc-0.5fc @ 5'-0"
Walkways	0.5fc @ 0'-0" - minimum every point 2-3fc @ 0'-0" - typical average	0.25fc-0.5fc @ 5'-0"

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P4x	1	PRV-C40-D-UNV-T4-BZ	Single Head Cooper Lighting Solutions Lumark Prevail Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height w/Concrete Base at Grade) FULL CUTTOFF DESIGN	LED/4000K (FULL CUTTOFF DESIGN)	2	8544	0.95	131
	P5x	1	PRV-C40-D-UNV-T5-BZ	Single Head Cooper Lighting Solutions Lumark Prevail Series LED Area Unit w/Type T5 Distribution (25ft. Pole Height w/Concrete Base at Grade) FULL CUTTOFF DESIGN	LED/4000K (FULL CUTTOFF DESIGN)	2	9130	0.95	131
	P25x	1	PRV-C40-D-UNV-T5-BZ	Double Head D180 Cooper Lighting Solutions Lumark Prevail Series LED Area Unit w/Type T5 Distribution (25ft. Pole Height w/Concrete Base at Grade) FULL CUTTOFF DESIGN	LED/4000K (FULL CUTTOFF DESIGN)	2	9130	0.95	262
	ex5	3		ESTIMATED EXISTING METAL HALID AREA UNIT W/TYPE 5 DISTRIBUTION & 25FT POLE WITH CONCRETE BASE AT GRADE)	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	1	38000	0.65	465

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Property Line Light Levels	+	0.7 fc	6.3 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	+	2.6 fc	12.1 fc	0.0 fc	N/A	N/A

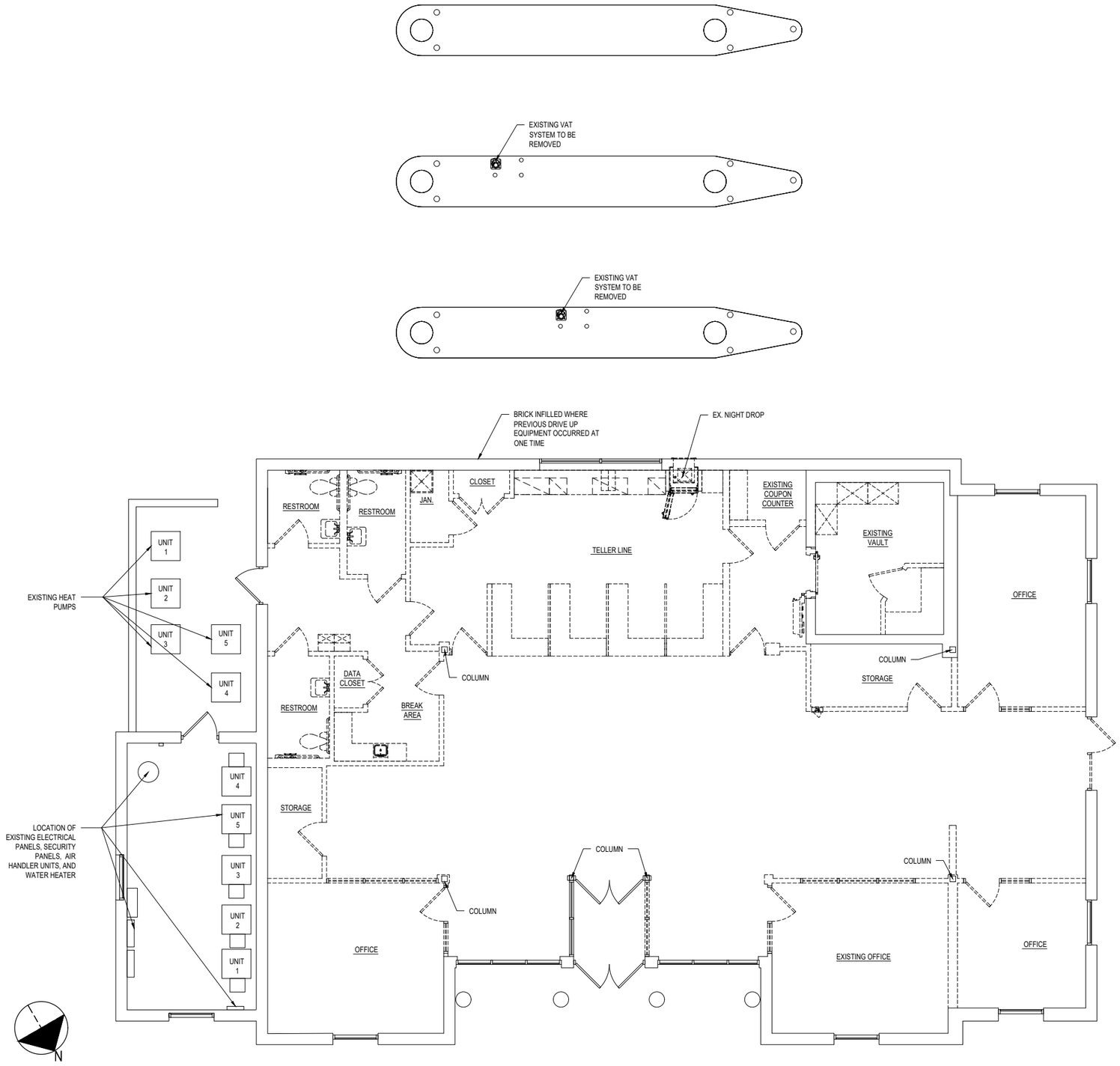


villa LIGHTING

PNC Bank - Alpharetta, GA (Old Milton Pkwy)
Photometric Site Lighting Design

Designer Adam Carrier
Date 10/28/2025
Scale Not to Scale
Drawing No.
Summary

1 of 1



Interior Scope of Work:

Interior Scope of Work consists of removing all interior partitions, finishes, ceilings, mechanical ductwork, electrical wiring, plumbing fixtures with the exception of the existing vault. The existing storefront vestibule will be modified for new entry layout.

There will be no work done to structural framing and utility room accessible from the outside. Existing plumbing will be capped and abandoned to minimize slab trenching. Drive-thru curbs are to remain. Existing drive-thru equipment to be removed and replaced with new.

See elevations for exterior scope of work.

DEMOLITION PLAN

SQUARE FOOTAGE:

OVERALL SPACE.....3,960 SF (INCLUDES MECH/ELEC. SPACE)

GENERAL NOTES

A. DO NOT SCALE FROM DRAWINGS.
B. THIS DRAWING IS DIAGRAMMATIC IN NATURE FOR PRELIMINARY SPACE PLANNING PURPOSES ONLY. NOT FOR BIDDING, PERMITTING AND CONSTRUCTION.
C. PNC FINISH PALETTE: **MASS MARKET**

LEGEND

- EXISTING WALL PARTITION
- PARTIAL HEIGHT WALL
- MEDIA WALL
- NEW FULL HEIGHT WALL PARTITION
- 22" MONITOR ON ARTICULATING MOUNT
- 65" MONITOR
- HALF MOON CREST PAINT
- CONCOURSE GUNMETAL WALL COVERING (OFFICES)
- VICIOUS CIRCLE IRON WALL COVERING
- OFFICE BRANDED CANVAS
- OFFICE VINYL
- PNC SIGNAGE
- MANUAL WINDOW SHADE
- ORANGE SAFETY VINYL
- MARKETING - DRIVE-THRU VINYL
- 48 X 48 LIGHTBOX

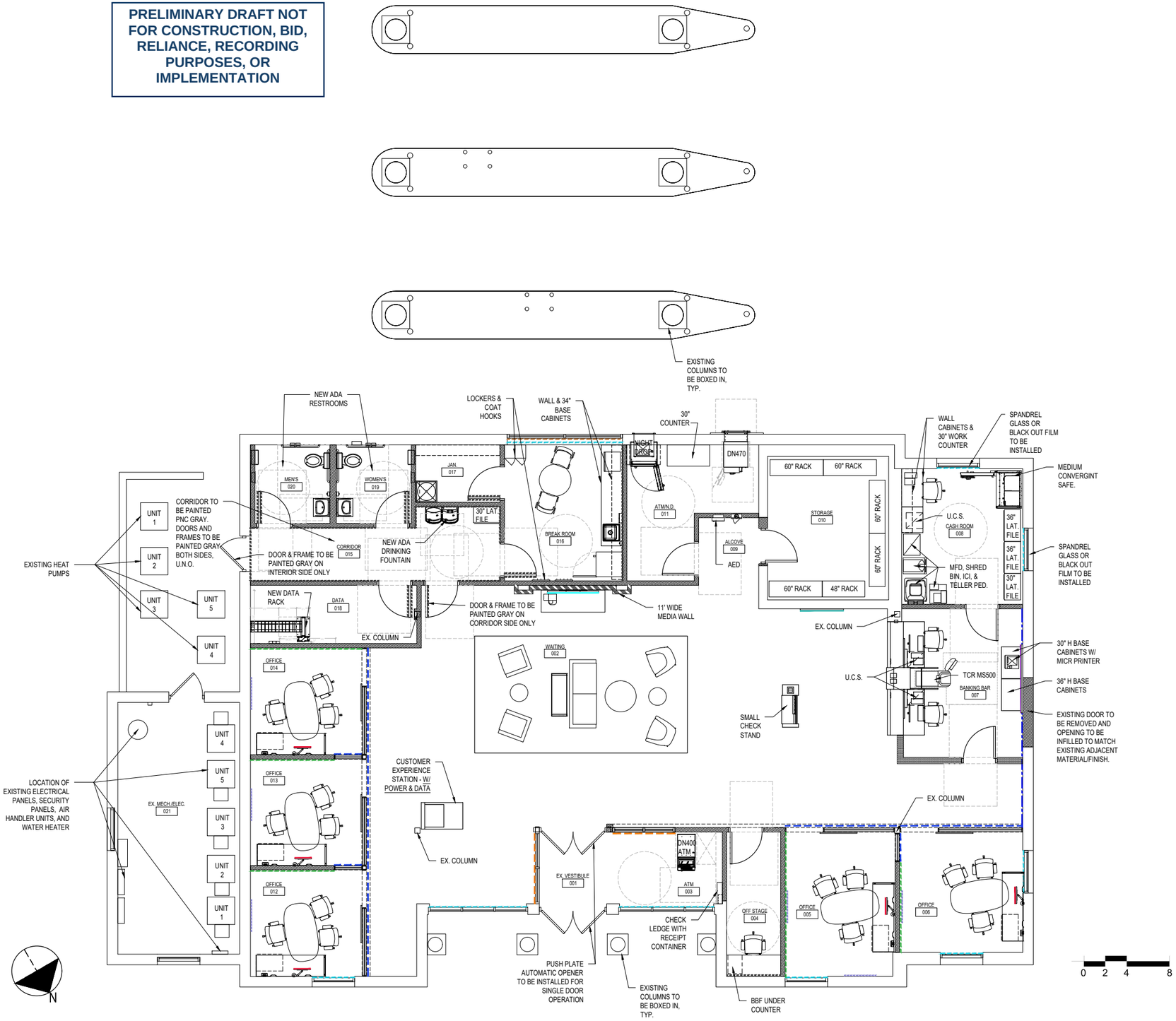
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Proposed Interior Scope of Work:

Proposed layout includes new interior partitions, finishes, ceilings, electrical, mechanical units and ductwork, and new plumbing fixtures.

New mechanical units are to be located in existing utility room and screened behind existing brick knee wall. Brick knee wall is approximately 4'-10" high. New units are approximately 3'-0" tall, which will remain hidden from the public view. No site line study provided as there are no rooftop units.

See elevations for exterior scope of work.



PROPOSED PLAN

ALPHARETTA COMMONS

11/03/25

EXISTING SLATE ROOF TO BE POWER WASHED

REMOVE BALUSTRADES

EXISTING BRICK TO REMAIN, TYP.

ALTERNATE: REMOVE EXISTING STOREFRONT, TYP.

LOCATION OF PREVIOUS BANK SIGNAGE. FACADE TO BE PATCHED AND REPAIRED AS REQUIRED.

REMOVE EXISTING HEADER. PREP SURFACE FOR NEW HEADER



EXISTING ALUMINUM STOREFRONT TO REMAIN.

EXISTING

BALUSTRADE TO BE BOXED IN AND SIGNAGE INSTALLED

BOX IN EXISTING DECORATIVE HEADER

NEW VINYL SIGNAGE ON GLAZING

NEW SQUARE COLUMN WRAPS. MATERIAL TO MATCH EXISTING



NEW PAINT ON EIFS HEADERS, CORNER WRAPS, COLUMNS WRAPS, WINDOW BORDERS, ETC. COLOR: SW 2829 CLASSICAL WHITE PER CITY OF ALPHARETTA REQUIREMENTS.

ALTERNATE: NEW STOREFRONT WINDOW, TYP. COLOR: ANODIZED ALUMINUM

NEW ADA COMPLIANT SIDEWALK. SEE SITE PLAN EXHIBIT.

PROPOSED

EXTERIOR ELEVATIONS - NORTH

ALPHARETTA COMMONS



EXISTING



PROPOSED

EXTERIOR ELEVATIONS - SOUTH

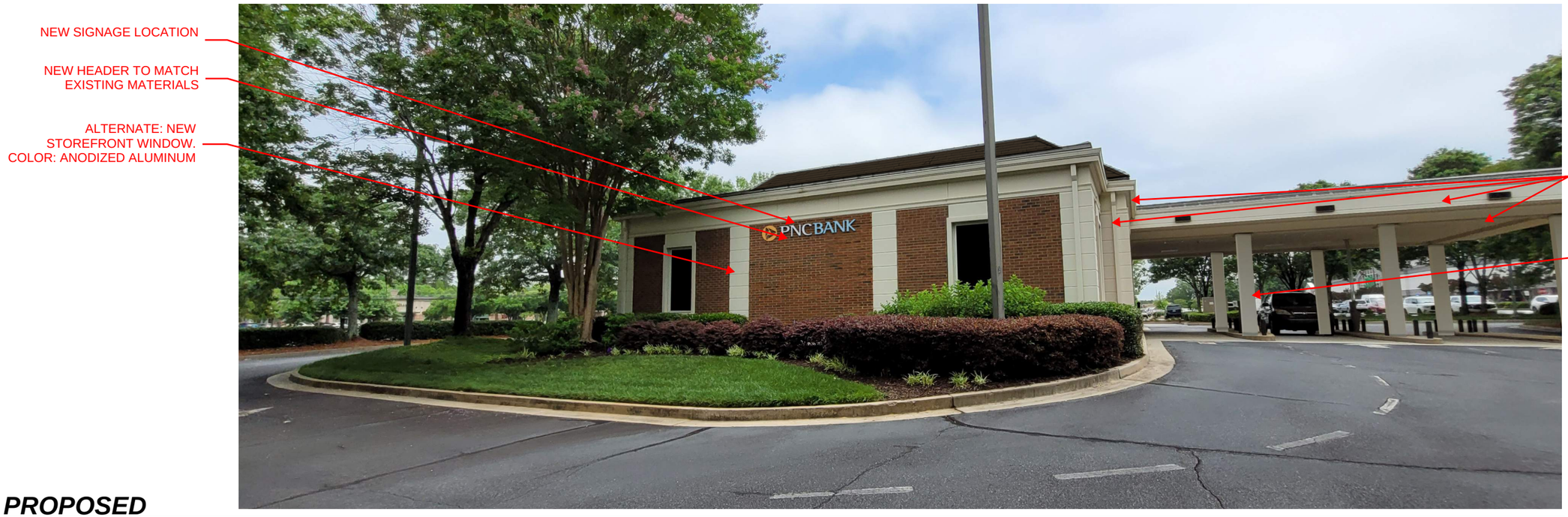
ALPHARETTA COMMONS

11/03/25

EXISTING



PROPOSED



EXTERIOR ELEVATIONS - WEST

ALPHARETTA COMMONS

11/03/25



EXISTING

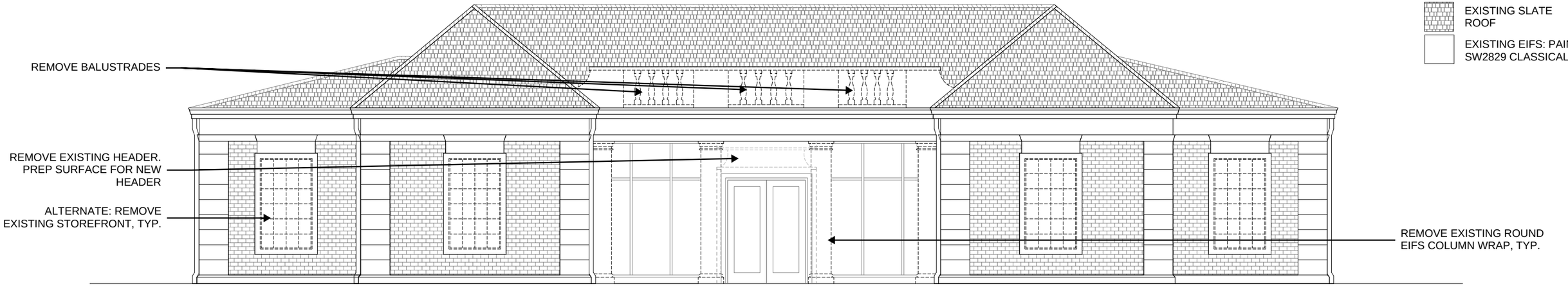


PROPOSED

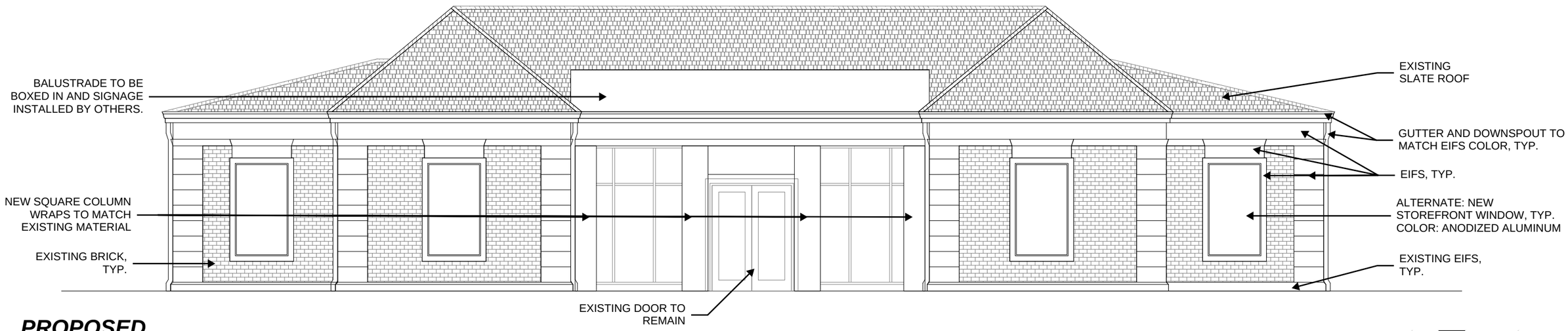
EXTERIOR ELEVATIONS - EAST

MATERIAL LEGEND

- EXISTING BRICK
- EXISTING SLATE ROOF
- EXISTING EIFS: PAINT SW2829 CLASSICAL WHITE



EXISTING - DEMO



PROPOSED

0 2 4 8

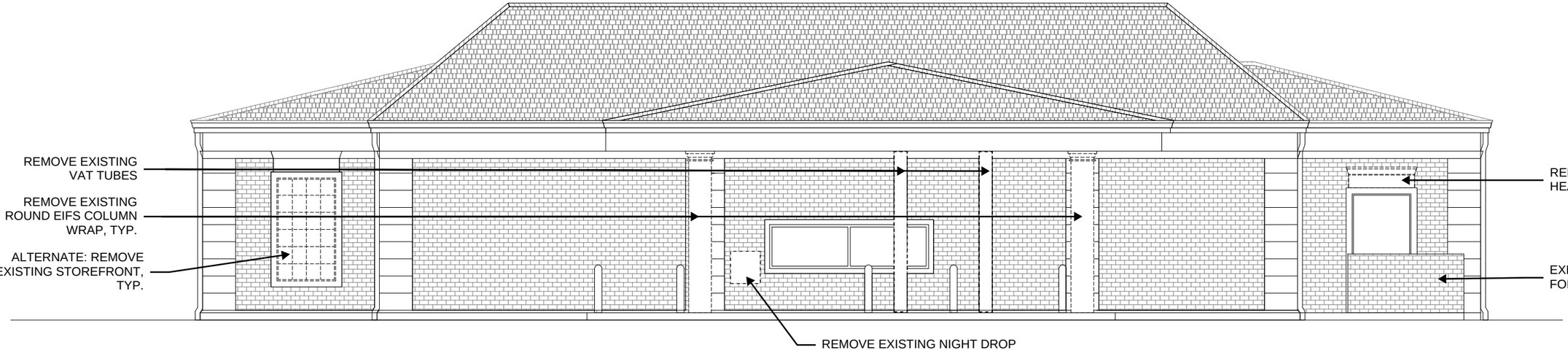
EXTERIOR ELEVATIONS - NORTH

ALPHARETTA COMMONS

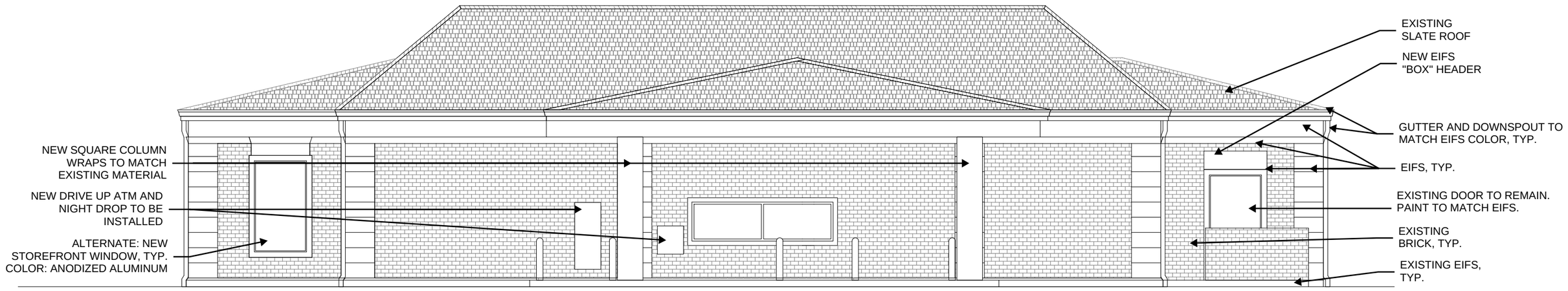
11/03/25

MATERIAL LEGEND

- EXISTING BRICK
- EXISTING SLATE ROOF
- EXISTING EIFS: PAINT SW2829 CLASSICAL WHITE



EXISTING - DEMO



PROPOSED

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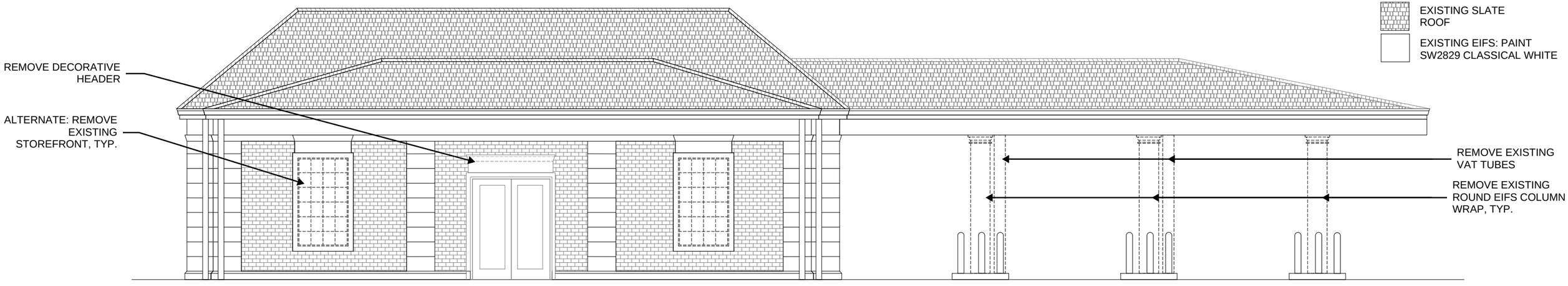
EXTERIOR ELEVATIONS - SOUTH

ALPHARETTA COMMONS

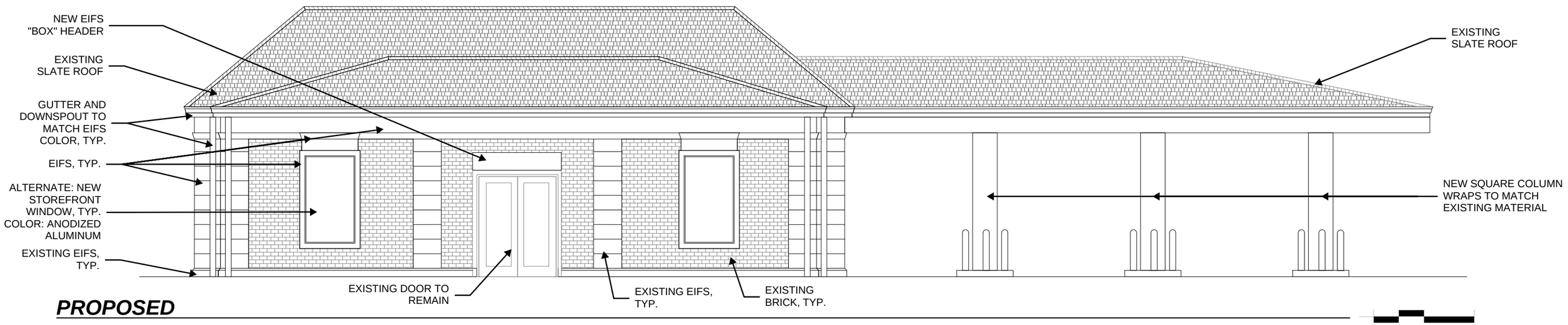
11/03/25

MATERIAL LEGEND

- EXISTING BRICK
- EXISTING SLATE ROOF
- EXISTING EIFS: PAINT SW2829 CLASSICAL WHITE



EXISTING - DEMO

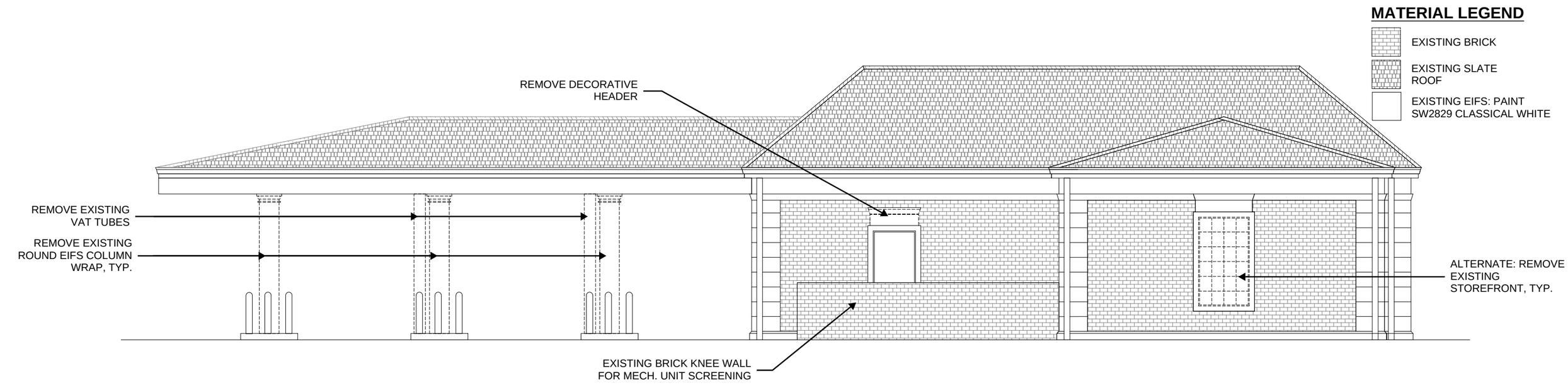


PROPOSED

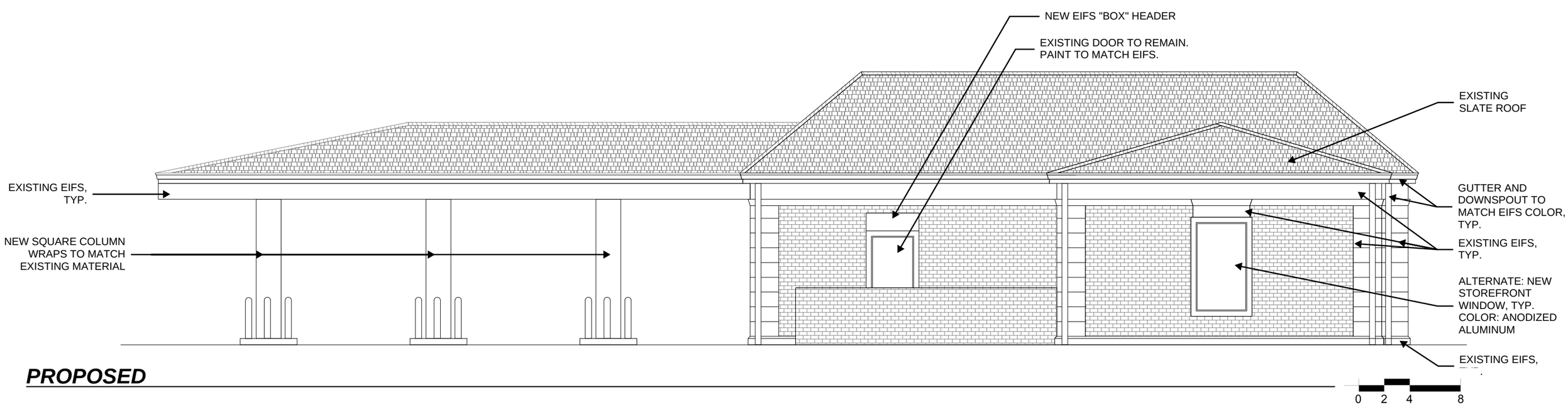
EXTERIOR ELEVATIONS - WEST

ALPHARETTA COMMONS

11/03/25



EXISTING - DEMO



PROPOSED

EXTERIOR ELEVATIONS - EAST

ALPHARETTA COMMONS

11/03/25

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



Lumark

Prevail LED

Area / Site Luminaire

Product Features

Light ARchitect™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications

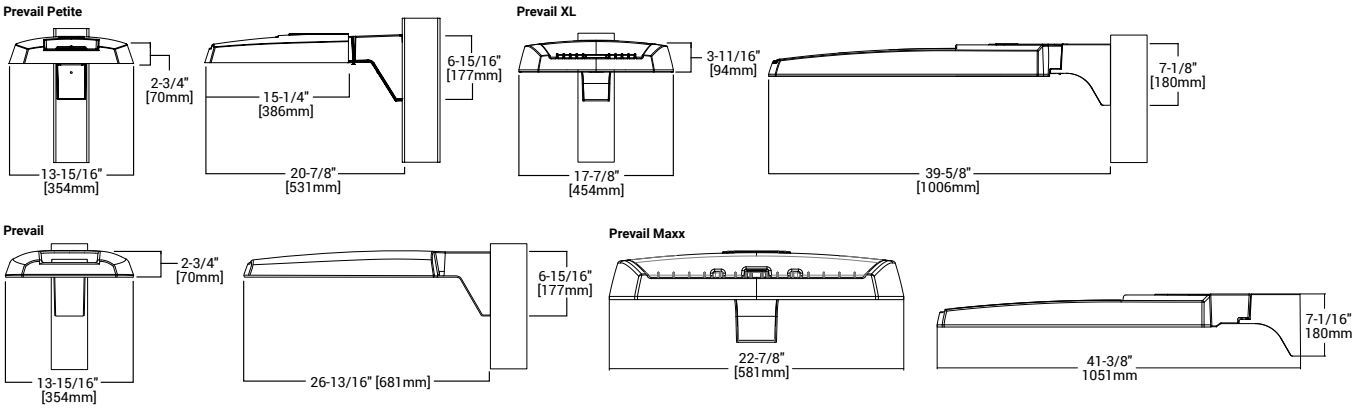
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-740-D-UNV-T4-SA-BZ**

Product Family [1, 2]	Light Engine [4]	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Compliant [3] **BABA-PRV-P**=Prevail Petite BABA Build America Buy America Act Compliant [30]	**C10**=(1 LED) 4,900 Nominal Lumens **C15**=(1 LED) 6,900 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C25**=(1 LED) 11,800 Nominal Lumens	**740**=70CRI, 4000K **727**=70CRI, 2700K **730**=70CRI, 3000K **750**=70CRI, 5000K **8540**=85CRI, 4000K	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **H**=High Voltage, 347-480V **8**=480V [5] **9**=347V **DV**=DuraVolt (277-480V) [5, 6]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=QM Standard Versatile Arm **MA**=QM Mast Arm **FMA**= Fixed Mast Arm [26] **WM**=QM Wall Mount Arm **ADJA-WM**=Adjustable Arm–Wall Mount [28] **ADJA**=Adjustable Arm–Pole Mount [28] **ADJS**=Adjustable Arm–Slipfitter, 3" vertical tenon [28] **SP2**=Adjustable Arm–Slipfitter, 2 3/8" vertical tenon [26, 28]	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Compliant [3] **TAA-PRV**=Prevail TAA Compliant [3] **BABA-PRV**=Prevail BABA Build America Buy America Act Compliant [30]	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens						
PRV-XL=Prevail XL **BAA-PRV-XL**=Prevail XL BAA Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Compliant [3] **BABA-PRV-XL**=Prevail XL BABA Build America Buy America Act Compliant [30]	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens						
PRV-M=Prevail Maxx **BAA-PRV-M**=Prevail Maxx BAA Compliant[3] **TAA-PRV-M**=Prevail MaxxTAA Compliant [3] **BABA-PRV-M**=Prevail Maxx BABA Build America Buy America Act Compliant [30]	**C200**=(9 LED) 48,000 Nominal Lumens **C225**=(9 LED) 56,000 Nominal Lumens **C250**=(9 LED) 65,000 Nominal Lumens **C275**=(9 LED) 73,000 Nominal Lumens						

Options (Add as Suffix)

CC=Coastal Construction finish [9]
HSS=House Side Shield [7]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
10K=10kV/10kA UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
HA=50°C High Ambient Temperature [8]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
FADC=Field Adjustable Dimming Controller [29]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height [11, 12]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height [11, 12]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [11, 12]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height [11, 13]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height [11, 13]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height [11, 13, 26, 27]
WPS2XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [11, 14, 15, 16]
WPS4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [11, 14, 15, 16]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [11, 14, 15, 16]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [11, 14, 15, 16]

Accessories (Order Separately) [20, 21]

PRVSA-XX=Standard Arm Mounting Kit [21]
PRVMA-XX=Mast Arm Mounting Kit [21]
PRVWM-XX=Wall Mount Kit [21]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [21]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [21]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [21]
PRVXLSA-XX=Standard Arm Mounting Kit [27]
PRVXLMA-XX=Mast Arm Mounting Kit [27]
PRVXLWM-XX=Wall Mount Kit [27]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [27]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [27]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [26]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [26]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [26]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
PRV/COB-FDV=Full Drop Visor [22]
PRVXL/COB-FDV=Full Drop Visor [17]
HS/VERD=House Side Shield Kit [7, 23]
VGS-F/B= Vertical Glare Shield Kit, Front/Back [23]
VGS-SIDE=Vertical Glare Shield Kit, Side [23]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [25]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for alll applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package.
8. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package.
9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
10. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS or SPB). Option not available with DuraVolt (DV) voltage option.
12. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
13. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
14. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
15. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
16. Replace XX with sensor color (WH, BZ, or BK).
17. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
18. Not available with 347V, 480V, DV, or HA options.
19. Replace XX with paint color.
20. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
21. Not for use with PRV-XL or PRV-M configurations.
22. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
23. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9).
24. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
25. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Operates on 120-347V input voltages.
26. Only for use with PRV-M configurations.
27. Only for use with PRV-XL configurations.
28. Fixed for PRV-M.
29. Cannot be used with PR7 or other motion response control options
30. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

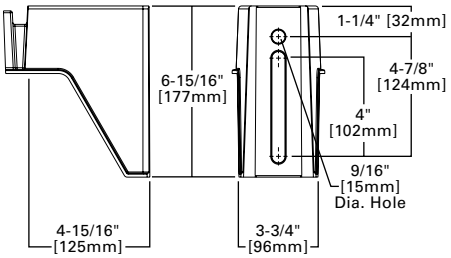
Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens		

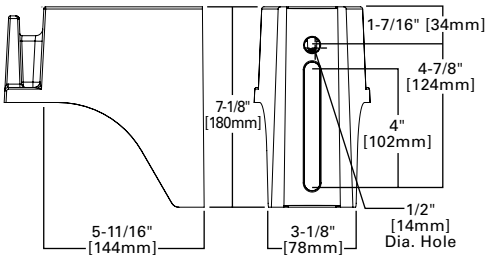
NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

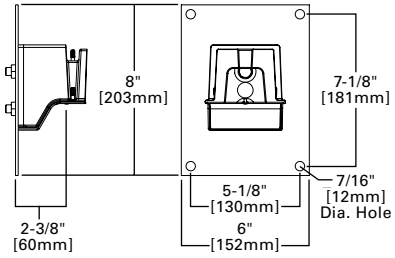
SA=QM Pole Mount Arm (PRV & PRV-P)



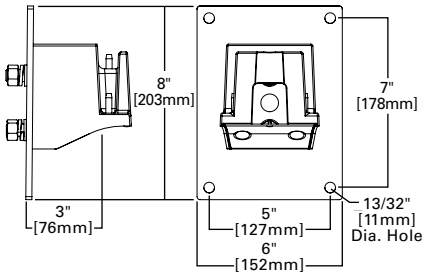
SA=QM Pole Mount Arm (PRV-XL)



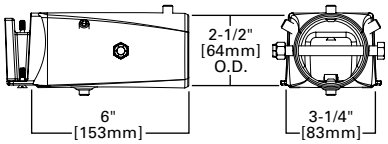
WM=QM Wall Mount Arm (PRV & PRV-P)



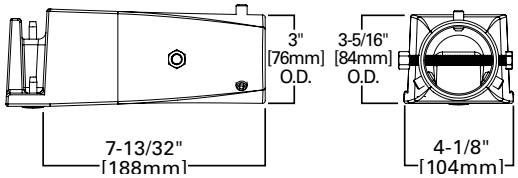
WM=QM Wall Mount Arm (PRV-XL)



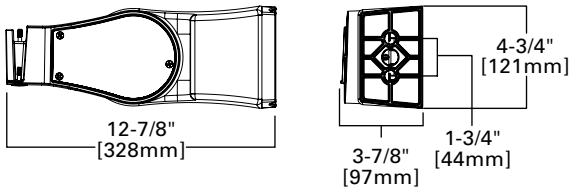
MA=QM Mast Arm (PRV & PRV-P)



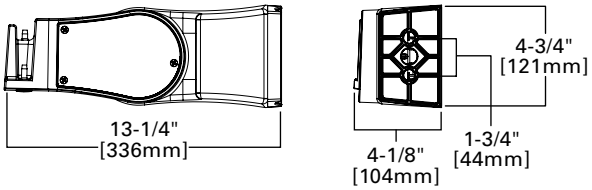
MA=QM Mast Arm (PRV-XL)



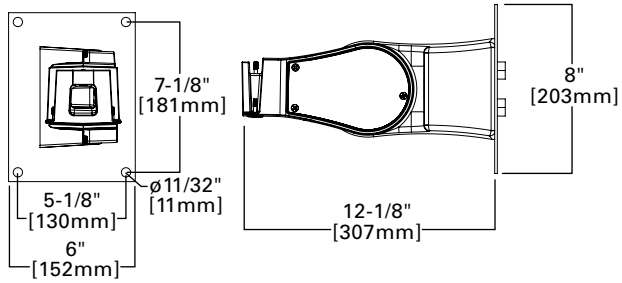
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



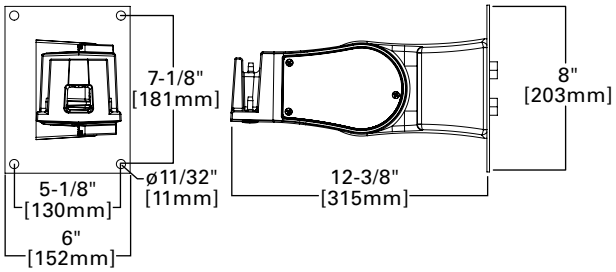
ADJA=Adjustable Arm Pole Mount (PRV-XL)



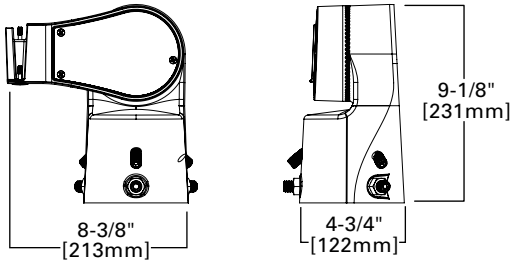
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



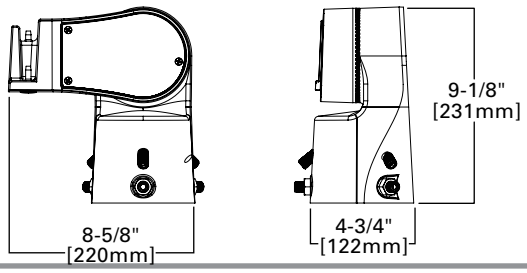
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

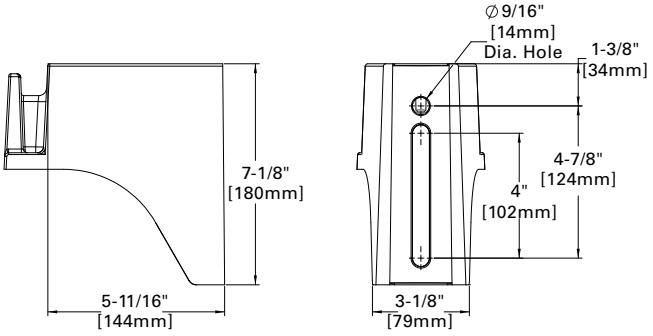


ADJS=Adjustable Slipfitter 3 (PRV-XL)

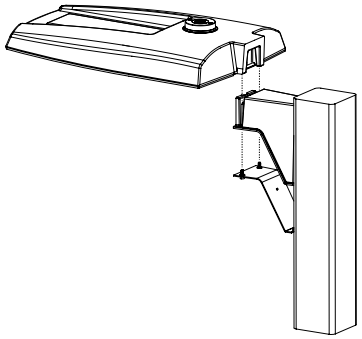


Mounting Details

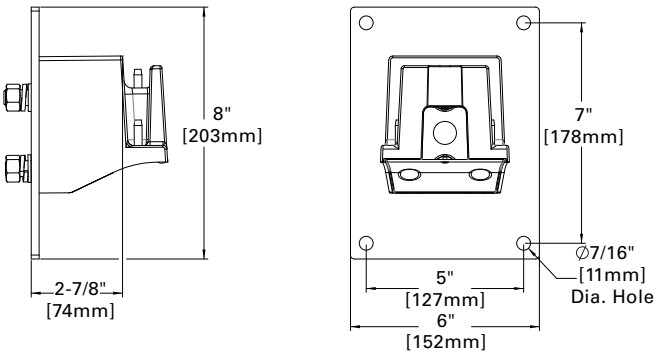
SA=QM Pole Mount Arm (PRV-M)



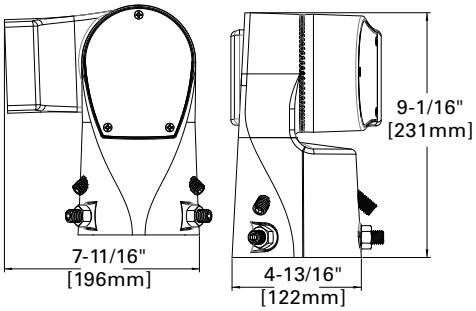
Versatile Mount System



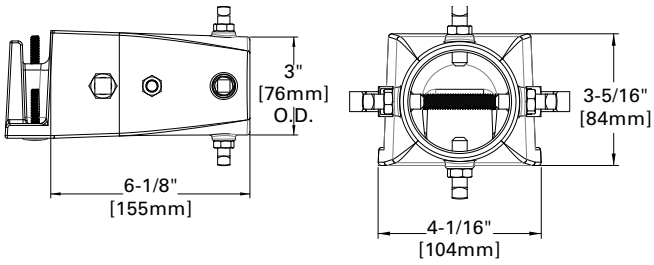
WM=QM Wall Mount Arm (PRV-M)



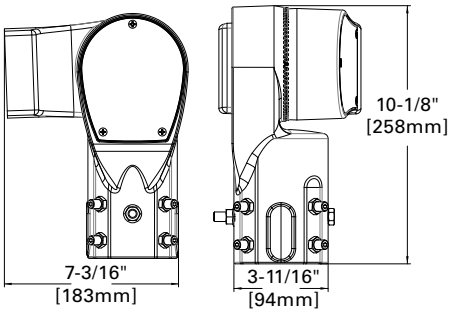
ADJS=Adjustable Slipfitter (PRV-M)



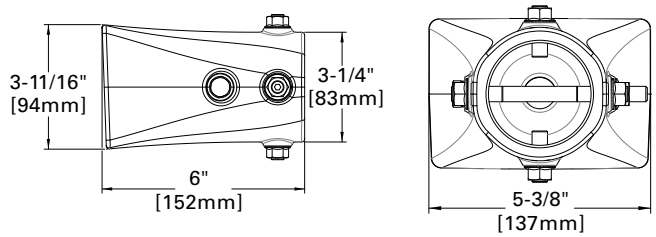
MA=QM Mast Arm (PRV-M)



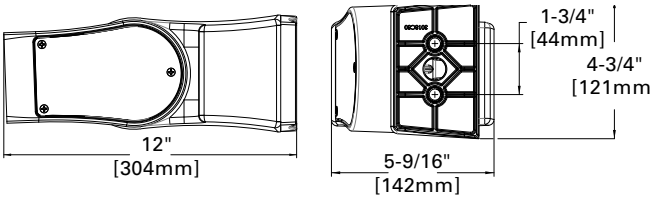
SP2=Adjustable Slipfitter 2-3/8” (PRV-M)



FMA=Fixed Mast Arm (PRV-M)

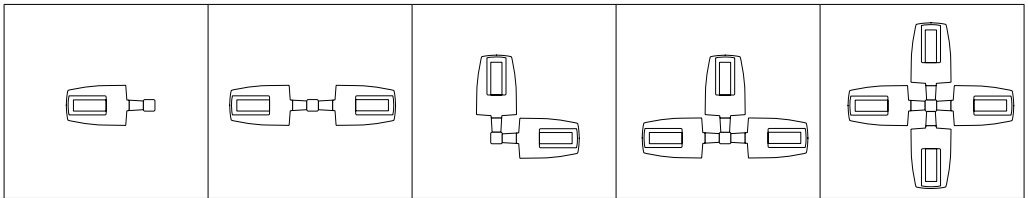


DM=Direct Pole Mount Arm (PRV-M)



Mounting Details

Mounting Configurations and EPAs



Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Optical Configurations

PRV-P-C10/C15/C20/C25 (4,900/6,900/9,800/11,800 Nominal Lumens)



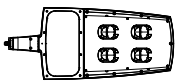
PRV-C15 (7,100 Nominal Lumens)



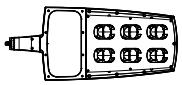
PRV-C25/C40/C60 (13,100/17,100/20,000 Nominal Lumens)



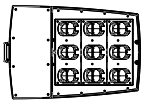
PRV-XL-C75/C100/C125 (26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175 (41,100/48,600 Nominal Lumens)

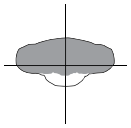


PRV-M-PA6X (50,000/60,000/70,000/80,000 Nominal Lumens)

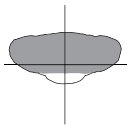


Optical Distributions

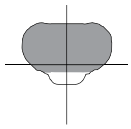
T2 (Type II)



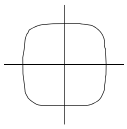
T3 (Type III)



T4 (Type IV)



T5 (Type V)



= Distribution with House Side Shield (HSS)

= Optical Distribution

Product Specifications

Optics

- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Physical Characteristics

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only

Controls

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Compliance

- DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
- DLC and DLC Premium listed – visit designlights.org to confirm listed variations
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Typical Applications

- Parking lots
- Walkways
- Roadways
- Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Power and Lumens

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution [1]																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens [1]	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens [1]	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens [1]	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens [1]	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:
1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	**1.02**
15°C	**1.01**
25°C	**1.00**
40°C	**0.99**

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

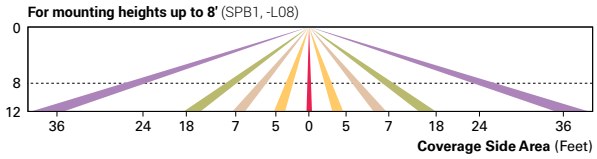
Note: +/-5% typical value

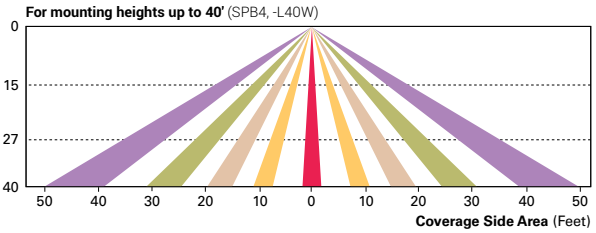
Control Options

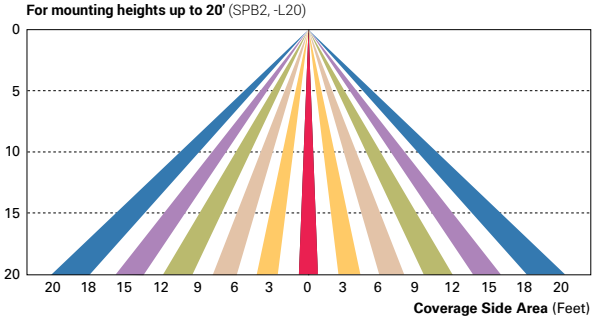
0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



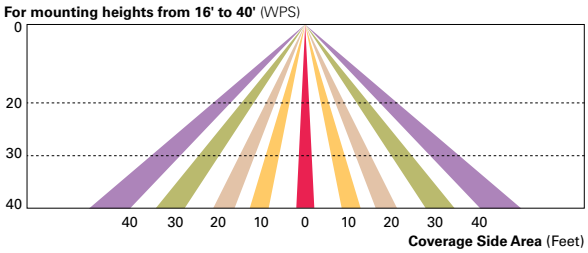




WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

SignCHART

PNC BAU Signage

PNC

Site Number:	BAU736
Site Name:	Milton Parkway
Address:	4195 Old Milton Parkway Alpharetta, GA 30005

Recommendation Completed: 06-18-2025
Approved:
Date Print: 08/01/2025
Leased/Owned:



NORTH ELEVATION

PNC BANK

LETTERSET DETAIL



WEST ELEVATION

PNC BANK

LETTERSET DETAIL

MAVEN

Recommendations Report

Sign Number	Sign Type	Description	Action Code
P001	Custom	Custom Halo Lit 18' Letterset Blue (26.1 sq ft)	New
P002	Custom	Custom Halo Lit 15' Letterset White (26.1 sq ft)	New
P003	M-30	Monument Sign - 31.25 sq. ft.	New
V001	V-6F-O1	Narrow Double Door Vinyl Hours System With Marketing Inserts	New
V002	Custom	Custom Vinyl Bouncing Powerlink - Linear Pattern	New
W001	Custom	Custom Coming Soon Vinyl	New
W001A	Custom	Custom Coming Soon Vinyl	New
W002	Custom	Custom Now Open Vinyl	New
W002A	Custom	Custom Now Open Vinyl	New
W003	RW-1-ATM	ATM support plaque	New
W004	RW-4	Night Deposit Message Sign	New
W005	RW-3a-NL	Non-illuminated Wall Mounted Drive Up ATM Sign (1 sq.ft.)	New
W006	RW-3-NL	Non-illuminated Wall Mounted Clearance Sign (1 sq.ft.)	New
W007	RW-3b-NL	Non-illuminated Wall Mounted Drive Up Message Sign (1 sq.ft.)	New
W008	D-3-NL-EN	3 sq.ft. Non-Illuminated Directional Sign - 'Entrance'	New
W009	D-3-NL	3 sq.ft. Non-Illuminated Directional Sign	New
W010	RW-5	Card Swipe Message Plaque	New
X001	IP-7-ADA	Interior Plaque Emergency Exit	New

(continued on next page)

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Recommendations Report *(continued)*

Sign Number	Sign Type	Description	Action Code
X002	IP-7-ADA	Interior Plaque Emergency Exit	New
X003	IP-12-ADA	Interior Plaque Unisex and Handicap	New
X005	IP-12-ADA	Interior Plaque Unisex and Handicap	New
X007	T-M	Trash Medallion	New
X008	R-M	Recycling Medallion	New
X009	IP-9-ADA	Interior Plaque Employees Only	New
X010	IP-10-ADA	Interior Plaque electrical Room	New
X011	INT-ATM	'ATM' 3' Acrylic Letter w/ Faux Brushed Alum. Laminate for Interior ATM	New
X012	IP-13	Receipt Disposal Plaque	New
X013	INT-W	Welcome Letterset	New
X014	DL-9-BA	9' DL-9-BA Dimensional Brushed Horizontal Satin Finish Letterset	New

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MAVEN

PRE-PERMIT SIGN INFO

Property ID: BAU736

A.) Project Name:	PNC Bank	Date Completed:	6/3/25
B.) Street Address:	4195 Old Milton Parkway		
C.) City, State Zip:	Alpharetta, GA 30005		
D.) Municipal Contact:	Brett Schroeder		
E.) Contact Phone:	(678) 297-6088	Email:	bschroeder@alpharetta.ga.us
F.) Address, City, ST Zip:	2 Park Plaza, Alpharetta, GA 30009		
G.) Jurisdiction:	City/Town of: Alpharetta	Fax:	

		Yes/No
H.) Zone/Category/Class:	CUP - Community Unit Plan (See Note 1 below)	
I.) Overlay / MSP?	No	
J.) Permit app fee:	Wall, $125; F/S, $175; reface, $15	
K.) Permit Process time:	Up to 30 days	
L.) Permit required to Reface?		Yes
M.) Property Owner approval req'd?	Yes — Sealed Engineer Plans?	OnRequest
N.) Temp./coming-soon Banners allowed? Size:	NTE 24sf	Yes
O.) Temp. freestanding Signs allowed? Size:	Portable signs are prohibited.	Yes
P.) Temp Signs require Permit? Time allowed:	One 14-day period per calendar year or two 7-day periods per calendar yr	Yes

Notes:

ATTACHED SIGNS

1.) Formula(Max- Main ID & Secondary):	NTE 1sf/lf of tenant frontage (see Note 1 below)		
2.) Bldg sides/rear:	Apply Formula if on Street Frontage		
3.) Transferrable?	No		
4.) # allowed:	1/road frontage	Illumination:	Internal & External
5.) Max. Overall Height:	To top of wall or Top of Parapet		
6.) Calculation Method:	See Notes for insert from Regs		
7.) Spec'l. Wall sign codes:	See Note 1 below		
8.) Storefront Bldg colors:	None Specified in regs.		

FREESTANDING SIGNS

1.) Formula(Max- Main ID & Secondary):	NTE 32sf (see Note 1 below)		
2.) # allowed:	1/road frontage	Illumination:	Internal & External
3.) Height Max:	10ft	Grade-to-sign Clearance:	Not addressed in code; submit proposal
4.) Set-back:	10ft from public ROW	Calc. Method:	Count only largest sign face

DIRECTIONAL SIGNS

1.) # Allowed:	1 per entrance/exit	Illumination:	No Illumination Allowed
2.) Max. SqFt:	12sf	Max. Height:	5ft
3.) Permit:	Permit Not Required	Custom Logo:	Not addressed in code; submit proposal

TEMPORARY DOOR / WINDOW SIGNS / VINYL

1.) # Allowed:	Not Regulated	Max. SqFt:	NTE 20% of window area
2.) How long may signs be up?:	Not addressed in code; submit proposal		
3.) Are Logos included in Sign Area:	Not addressed in code; submit proposal		
4.) Is color, design or illumination restricted? explain:	Internal illumination, including LED and neon signs are prohibited.		
5.) Are there different requirements for temp. marketing vs. temp. signage?	No		
6.) If temp. marketing is applied to **interior** of windows for **exterior** viewing, is permit required?	No		
7.) If temp. marketing is applied to **exterior** of windows for **exterior** viewing, is permit required?	No		
8.) How many times/year can temporary marketing be installed?	Not addressed in code; submit proposal		

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PERMANENT WINDOW SIGNS

1.) # Allowed:	Not addressed in code; submit proposal	Min. Setback:	Not addressed in code; submit proposal
2.) Max. SF/Coverage:	NTE 20% of window area	Illumination:	Not addressed in code; submit proposal
3.) Window signs count toward exterior sign allowance?	Not addressed in code; submit proposal		

SIGN PERMIT

Permit required for:	Interior Door/Window Vinyl: No	Interior Window lightboxes: Yes		
	Exter. Door/Window Vinyl: No	Exterior Window lightboxes: Yes		
Required for Permit:	☑ Sign Details	☑ Site Plan	☑ Owner Auth. Ltr.	☐ Legal Description	☐ UL Number
	☐ Property ID#	☑ Building Elevations	☐ Engineering Seal	☐ Addl Prof Seals
# of Sets	1			
Other:				

VARIANCE

1. Variance Meeting:	3rd Thursday of month	App. Deadline:	3 months prior to mtg date
2. Processing Time:	Up to 45 days	Est. Var. Fees:	$750 + admin fees
3. Attorney or expeditor required?	☐ Yes ☑ No		
4. Documents: # of Sets	Digital -	☑ Sign Details	☐ Engineering Seal	☐ UL Number
5. Probability of approval?	Contact would not Speculate	☑ Building Elevations	☑ Owner Authorization Ltr.	☐ Property ID#
		☑ Site Plan	☑ Legal Description	☐ Addl Prof Seals
Note:				

Sign criteria is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.

NOTES

Sign Area Calculation:

Generally. Except as otherwise provided herein, the area of a sign shall be computed as the area within the smallest rectangle enclosing the limits of a sign face, together with any sign face cabinet, frame, material, texture, or color forming an integral part of the sign face used to differentiate the sign face from the structure upon which it is placed. The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed or any portions of a sign structure that are not intended to contain any copy or serve background, but rather are purely structural or architectural in nature, except as provided above.

See next page

S-255098_PO-1145.3004.714

PRE-PERMIT SIGN INFO - Additional Notes - Page 3 **Property ID:** **BAU736**

Note 1:

Signs Permitted for Free-Standing Commercial Establishments not Located within a Shopping Center, Office Park or Industrial Park.

1. One (1) monument sign per road frontage no greater than ten feet (10 ft.) in height with no more than thirty-two square feet (32 sq. ft.) of area. Each sign shall be set back not less than ten feet (10 ft.) from the public right-of-way, except in the Central Business District where the setback shall be not less than five feet (5 ft.) from the public right-of-way.
2. One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space.
3. One (1) rear door sign not to exceed three square feet (3 sq. ft.) in area.
4. Window signs not exceeding twenty percent (20%) of the glass area.
5. One (1) sign no greater than three square feet (3 sq. ft.) located on the front door or on a wall immediately adjacent to the front door.
6. Buildings of two (2) stories or greater may have a wall sign located at the top of the building and is not greater than 20 sq. ft. per story (of building), in area.
7. One (1) temporary free-standing sign shall be permitted during the construction of the principal building for the lot. Such sign shall be allowed upon the commencement of construction for which a land disturbance or building permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development or building permit, whichever is first to occur. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way (five feet (5 ft.) in the Central Business District).
8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

Open Issues Report

Sign Number	Issue Type	Created Date	Created By	Issue	Comments
P001	Unknown	08-01-2025	Brice Sullivan	Per Jen Tate 7/29 - Update elevations/lettersets based on images provided.	

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Closed Issues Report

Sign Number	Issue Type	Created Date	Created By	Issue	Resolution	Resolved By	Comments
W003	Pre-Rec	07-09-2025	Brice Sullivan	Per Jen Tate 7/8 - ATM is now incorporated into the Vestibule to allow 24/7 access to it - update signage and site plan accordingly.	updated signage and site plan to reflect change to 24 ATM vestibule..	Brice Sullivan	
X003	Pre-Rec	07-09-2025	Brice Sullivan	Per Shannon Eisenreich 7/1 - 1. All restroom signs shall be gender-neutral moving forward. If this is not allowable by a municipality or jurisdiction- then the former standard of 'Men's' and 'Women's' signage will be installed. 2. The signs saying 'Employee Only' that are typically mounted under the room signs will be removed from the standards.	Changed to Unisex restroom plaque and removed X004 IP-9B Employee Only plaque	Brice Sullivan	

(continued on next page)

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Closed Issues Report *(continued)*

Sign Number	Issue Type	Created Date	Created By	Issue	Resolution	Resolved By	Comments
X005	Pre-Rec	07-09-2025	Brice Sullivan	Per Shannon Eisenreich 7/1 - 1. All restroom signs shall be gender-neutral moving forward. If this is not allowable by a municipality or jurisdiction- then the former standard of 'Men's' and 'Women's' signage will be installed. 2. The signs saying 'Employee Only' that are typically mounted under the room signs will be removed from the standards.	Changed to Unisex restroom plaque and removed X006 IP-9B Employee Only plaque	Brice Sullivan	

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Custom



NORTH ELEVATION

PNC BANK

LETTERSET DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: P001
Sign Type: Custom
Description: Custom Halo Lit 18" Letterset Blue (26.1 sq ft)
Action: New
Overall Height:
Overall Width: 12'-11 7/8"
Logo Height: 2'-0 1/8"
Letter Height: 1'-6"
Illuminated: Halo Illuminated

Restoration Notes:
New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances – refer to Control Documents. See control documents for product specification and master agreement for installation requirements.

Comments:

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MAVEN

Custom



WEST ELEVATION

LETTERSET DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: P002
Sign Type: Custom
Description: Custom Halo Lit 15" Letterset White (26.1 sq ft)
Action: New
Overall Height:
Overall Width: 10'-9 7/8"
Logo Height: 1'-8 1/8"
Letter Height: 1'-3"
Illuminated: Halo Illuminated

Restoration Notes:
New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances – refer to Control Documents. See control documents for product specification and master agreement for installation requirements.

Comments:

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M-30



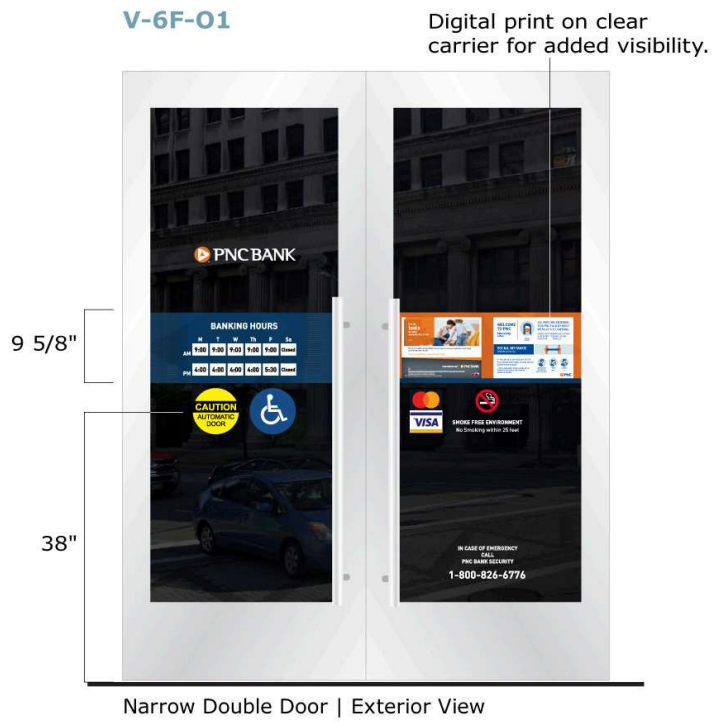
Asset Type: Exterior
Asset Zone: Sign
Sign Number: P003
Sign Type: M-30
Description: Monument Sign - 31.25 sq. ft.
Action: New
Overall Height: 4'-6"
Overall Width: 10'-5"
Logo Height:
Letter Height: 3'-0"
Illuminated: Illuminated

Restoration Notes:
Perform utility locates and verify setbacks prior to fabrication / installation. New electrical work required. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Comments:

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V-6F-O1



Asset Type: Exterior

Asset Zone: Sign

Sign Number: V001

Sign Type: V-6F-O1

Description: Narrow Double Door Vinyl Hours System With Marketing Inserts

Action: New

Overall Height: 9 5/8"

Overall Width: Varies

Logo Height:

Letter Height:

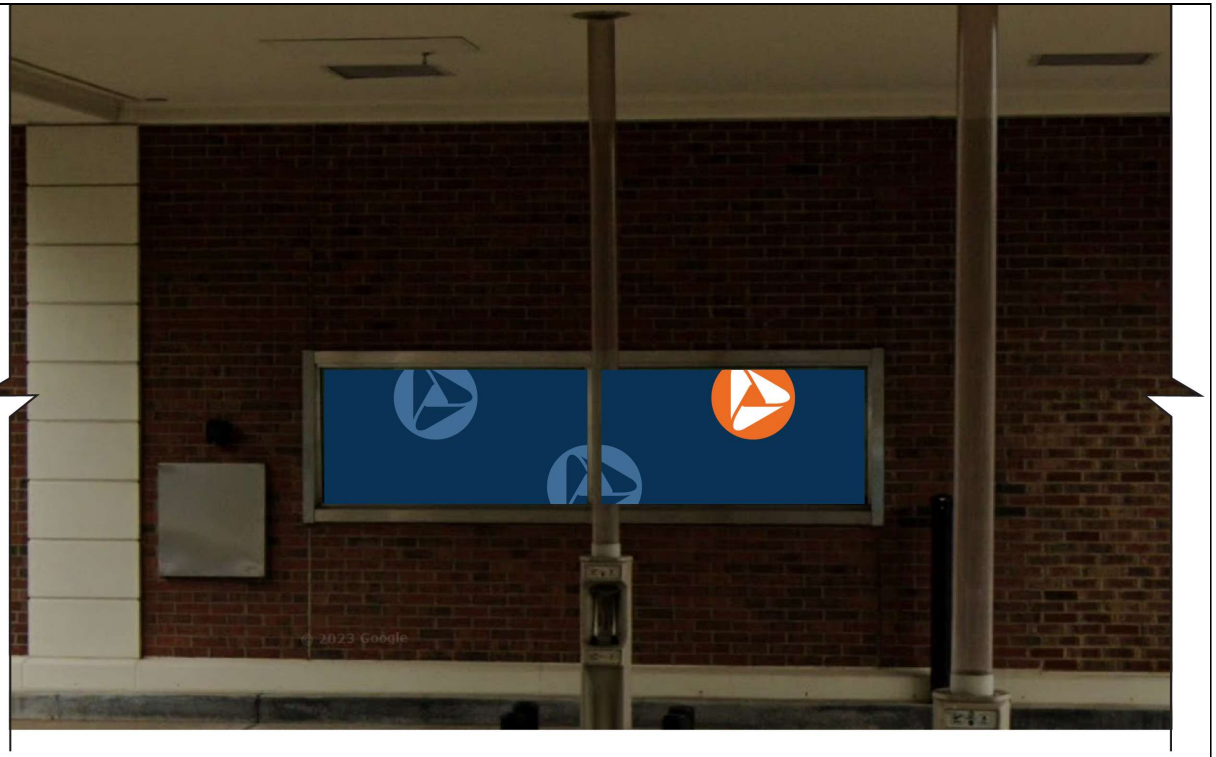
Illuminated: Non Illuminated

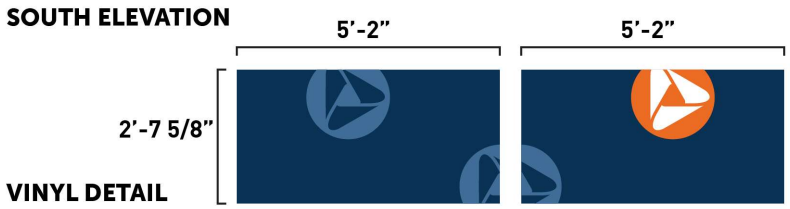
Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents. Verify emergency phone number with regional PM prior to fabrication. PNC PM to provide branch specific hours.

Comments:
Marketing inserts to be printed on 100# McCoy Silk Cover stock and provided by installer.

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Custom





Asset Type: Exterior
Asset Zone: Sign
Sign Number: V002
Sign Type: Custom
Description: Custom Vinyl Bouncing Powerlink - Linear Pattern
Action: New
Overall Height: 2'-7 5/8"
Overall Width: 5'-2"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area - refer to Control Documents. Verify emergency phone number with regional PM prior to fabrication. PNC PM to provide branch specific hours.

Comments:
Vinyl Pattern to be provided by designer.

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Custom



Asset Type: Exterior
Asset Zone: Sign
Sign Number: W001
Sign Type: Custom
Description: Custom Coming Soon Vinyl
Action: New
Overall Height: 7'-1"
Overall Width: Varies
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area.

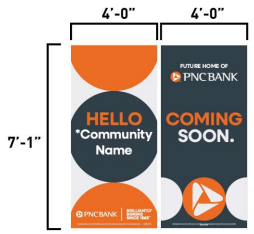
Comments:
COMMUNITY NAME TO BE PROVIDED AT A LATER DATE - DO NOT INSTALL PLACEHOLDER SIGNS OPAQUE - Print full color at minimum of 1200DPI on an 8 color Vutek or approved equal printer on 3M 40C-20R vinyl. Use 3M UV Inks. Overlaminate with 3M 8510M.

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Custom



WEST ELEVATION



VINYL DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: W001A
Sign Type: Custom
Description: Custom Coming Soon Vinyl
Action: New
Overall Height: 7'-1"
Overall Width: 4'-0"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area.

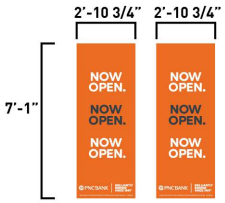
Comments:
COMMUNITY NAME TO BE PROVIDED AT A LATER DATE - DO NOT INSTALL PLACEHOLDER SIGNS OPAQUE - Print full color at minimum of 1200DPI on an 8 color Vutek or approved equal printer on 3M 40C-20R vinyl. Use 3M UV Inks. Overlaminate with 3M 8510M.

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Custom



NORTH ELEVATION



VINYL DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: W002
Sign Type: Custom
Description: Custom Now Open Vinyl
Action: New
Overall Height: 7'-1"
Overall Width: 2'-10 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area.

Comments:
PERF - Print full color at minimum of 1200DPI on an 8 color Vutek or approved equal printer on 3M IJ67 vinyl. Use 3M UV Inks. Overlaminate with 3M 8510M.

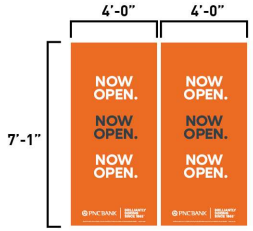
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Custom



WEST ELEVATION



VINYL DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: W002A
Sign Type: Custom
Description: Custom Now Open Vinyl
Action: New
Overall Height: 7'-1"
Overall Width: 4'-0"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area.

Comments:
PERF - Print full color at minimum of 1200DPI on an 8 color Vutek or approved equal printer on 3M IJ67 vinyl. Use 3M UV Inks. Overlaminate with 3M 8510M.

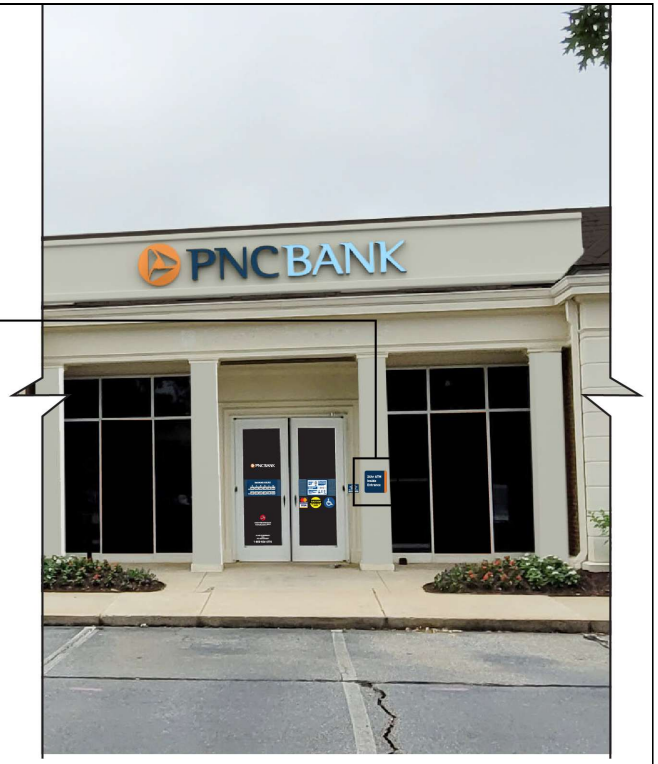
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RW-1-ATM



PLAQUE DETAIL



NORTH ELEVATION

Asset Type: Exterior
Asset Zone: Sign
Sign Number: W003
Sign Type: RW-1-ATM
Description: ATM support plaque
Action: New
Overall Height: 1'-0"
Overall Width: 1'-0"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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RW-4



Asset Type: Exterior
Asset Zone: Sign
Sign Number: W004
Sign Type: RW-4
Description: Night Deposit Message Sign
Action: New
Overall Height: 8"
Overall Width: 1'-5"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
See site plan for location

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RW-3a-NL



WEST ELEVATION



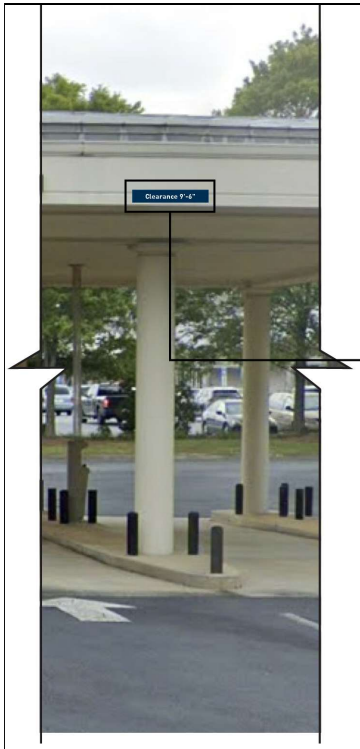
PLAQUE DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: W005
Sign Type: RW-3a-NL
Description: Non-illuminated Wall Mounted Drive Up ATM Sign (1 sq.ft.)
Action: New
Overall Height: 2'-6"
Overall Width: 5"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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RW-3-NL



WEST ELEVATION



PLAQUE DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: W006
Sign Type: RW-3-NL
Description: Non-illuminated Wall Mounted Clearance Sign (1 sq.ft.)
Action: New
Overall Height: 5"
Overall Width: 2'-6"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
Survey required to determine clearance height.

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RW-3b-NL



EAST ELEVATION



PLAQUE DETAIL

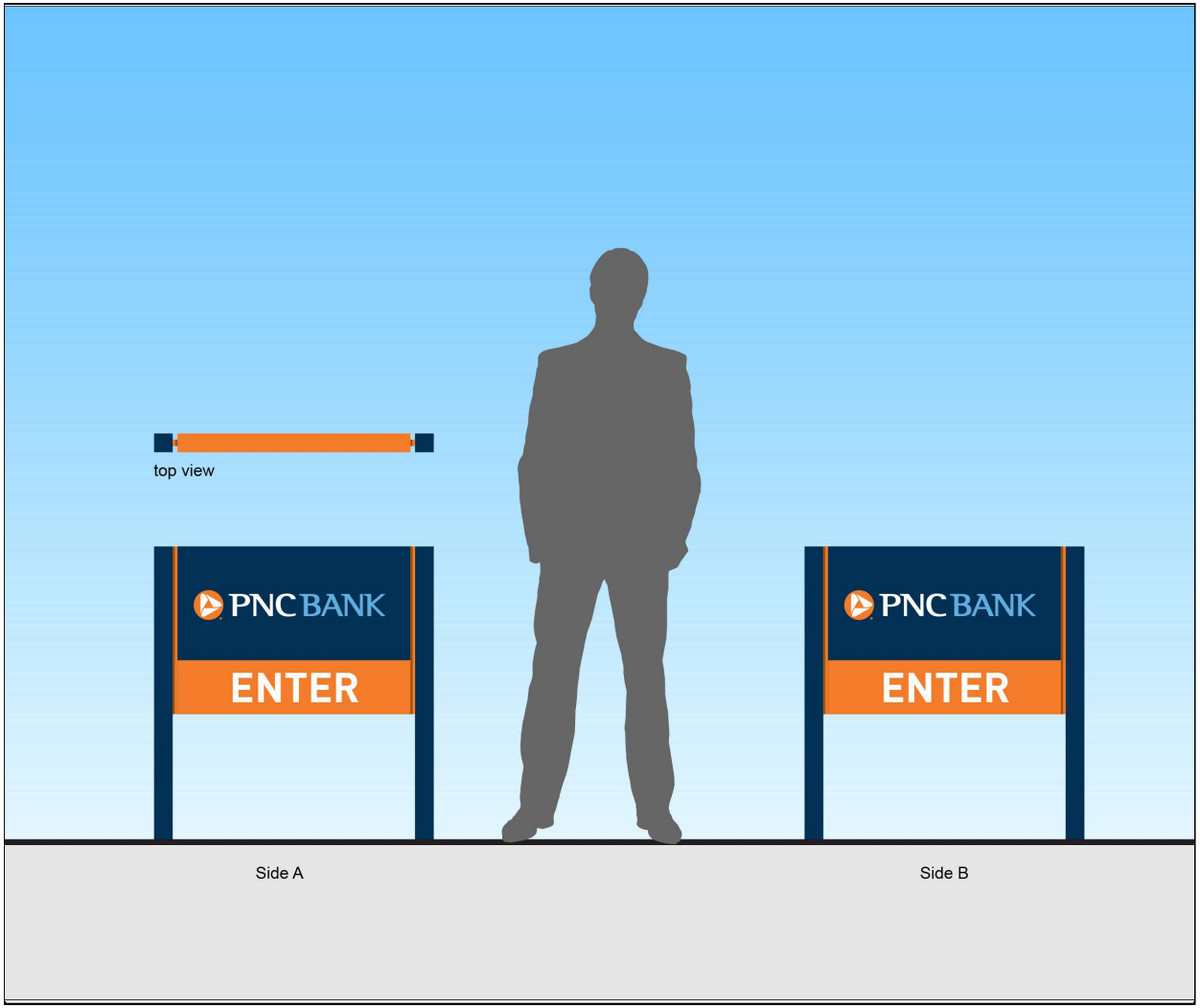
Asset Type: Exterior
Asset Zone: Sign
Sign Number: W007
Sign Type: RW-3b-NL
Description: Non-illuminated Wall Mounted Drive Up Message Sign (1 sq.ft.)
Action: New
Overall Height: 2'-6"
Overall Width: 5"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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MAVEN

D-3-NL-EN



Asset Type: Exterior
Asset Zone: Sign
Sign Number: W008
Sign Type: D-3-NL-EN
Description: 3 sq.ft. Non-Illuminated Directional Sign - "Entrance"
Action: New
Overall Height: 3'-0"
Overall Width: 2'-1 1/2"
Logo Height:
Letter Height: 1'-5"
Illuminated: Non Illuminated

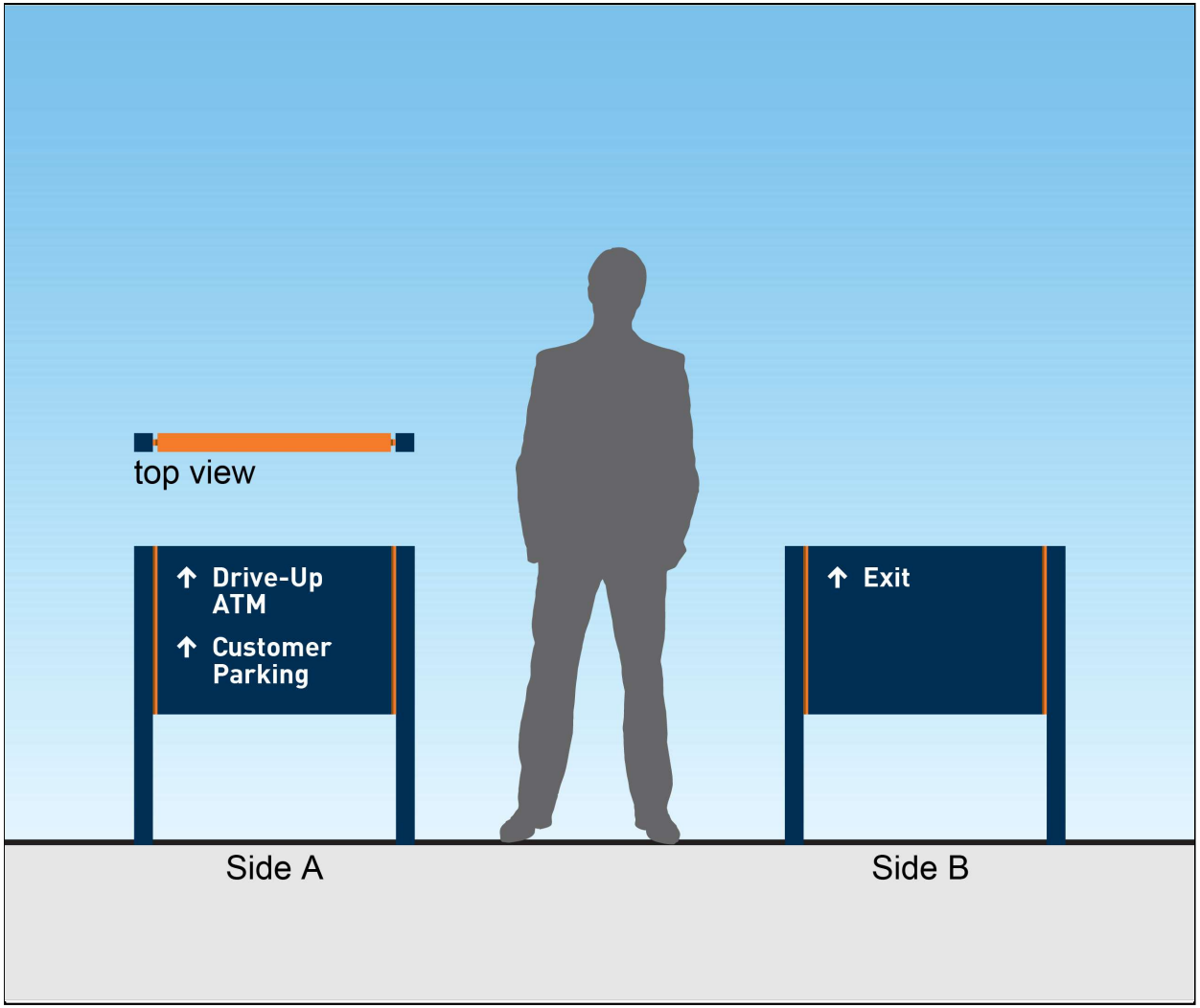
Restoration Notes:
Perform utility locates and verify setbacks prior to fabrication / installation. Manufacturer to verify if secondary signage branding is permitted with landlord and municipalities prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Comments:

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MAVEN

D-3-NL



Asset Type: Exterior
Asset Zone: Sign
Sign Number: W009
Sign Type: D-3-NL
Description: 3 sq.ft. Non-Illuminated Directional Sign
Action: New
Overall Height: 3'-0"
Overall Width: 2'-1 1/2"
Logo Height:
Letter Height: 1'-5"
Illuminated: Non Illuminated

Restoration Notes:
Perform utility locates and verify setbacks prior to fabrication / installation. Manufacturer to verify if secondary signage branding is permitted with landlord and municipalities prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Comments:

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RW-5

Please Swipe/Insert ATM Card For After Hours Vestibule Access

PLAQUE DETAIL



NORTH ELEVATION

Asset Type: Exterior
Asset Zone: Sign
Sign Number: W010
Sign Type: RW-5
Description: Card Swipe Message Plaque
Action: New
Overall Height: 7"
Overall Width: 5 1/2"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

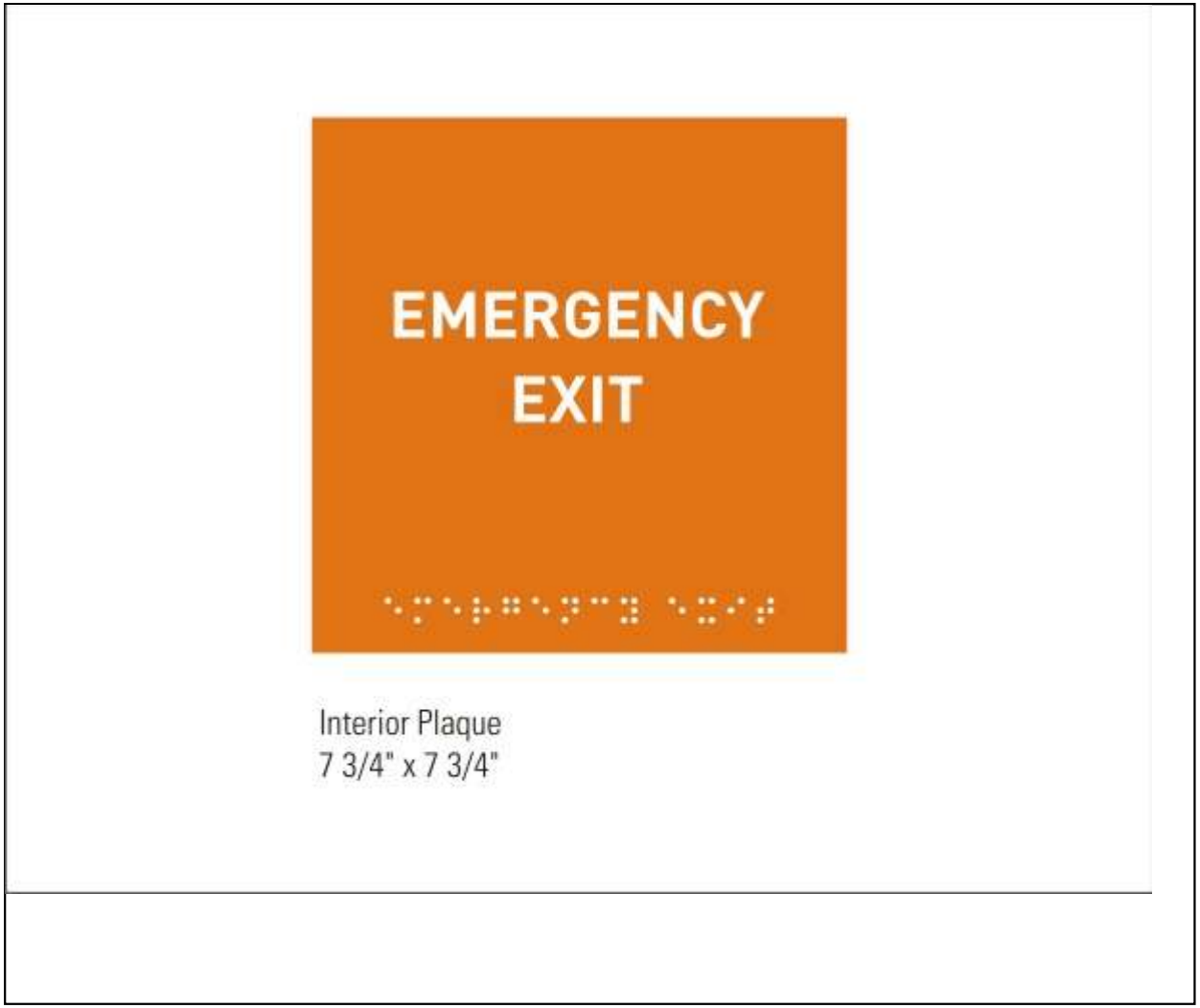
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
Install near card reader. If sign is to be installed on glass, add blue backer panel to cover adhesive on other side.

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MAVEN

IP-7-ADA



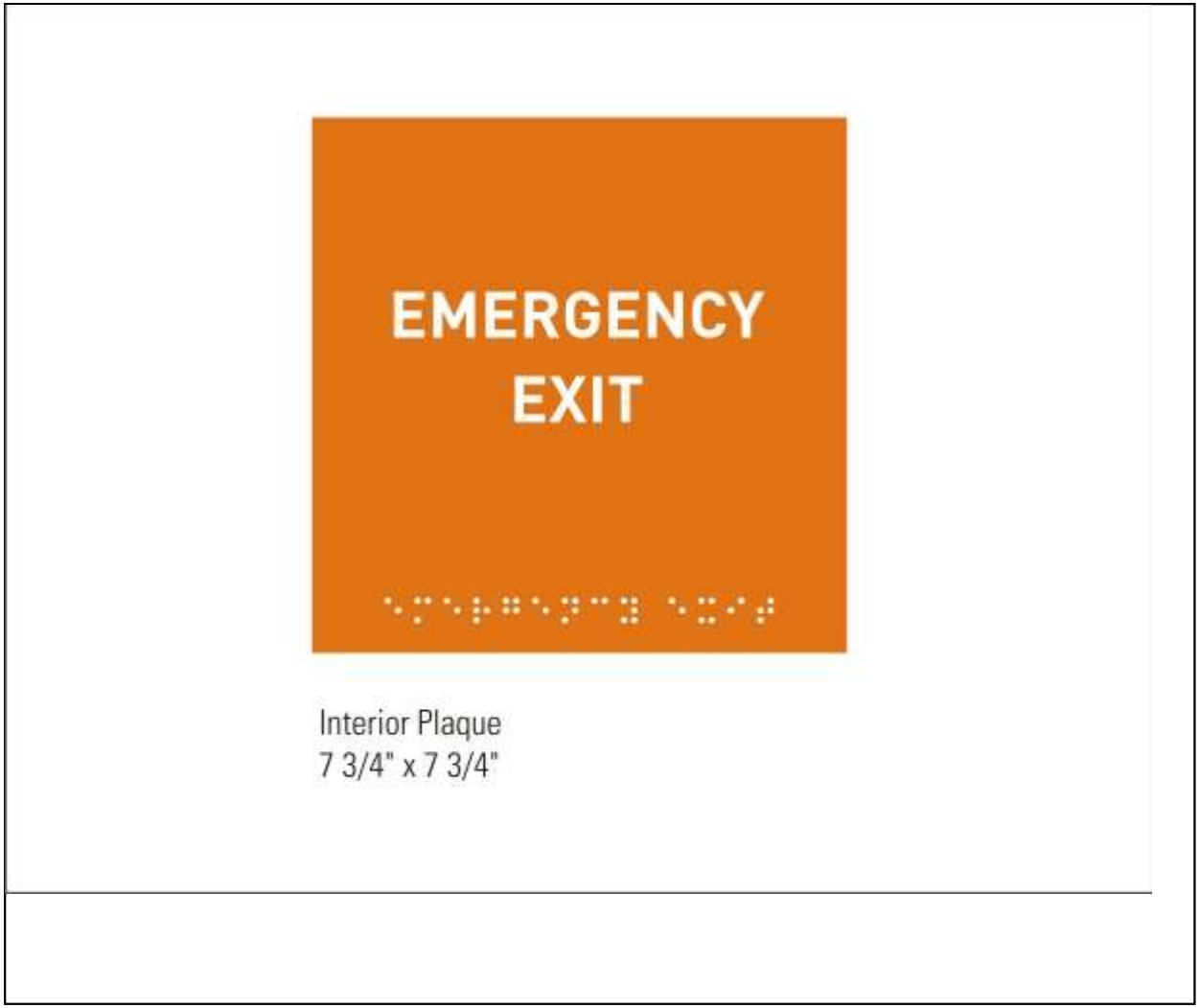
Asset Type: Interior
Asset Zone: Sign
Sign Number: X001
Sign Type: IP-7-ADA
Description: Interior Plaque Emergency Exit
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
If sign is to be installed on glass, add orange backer panel to cover adhesive on other side.

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IP-7-ADA



Asset Type: Interior
Asset Zone: Sign
Sign Number: X002
Sign Type: IP-7-ADA
Description: Interior Plaque Emergency Exit
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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IP-12-ADA



Asset Type: Interior
Asset Zone: Sign
Sign Number: X003
Sign Type: IP-12-ADA
Description: Interior Plaque Unisex and Handicap
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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IP-12-ADA



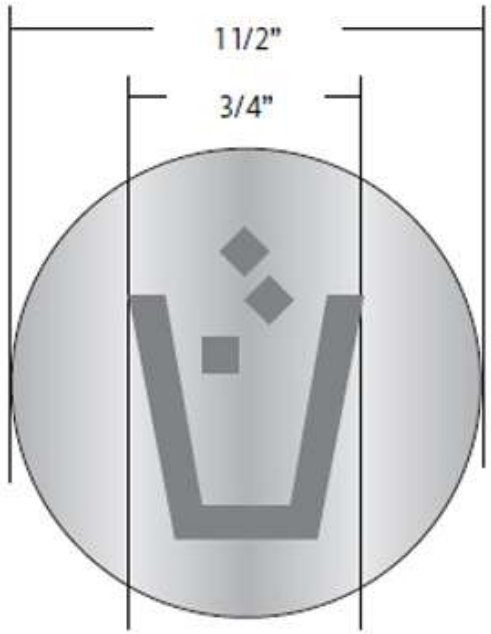
Interior Plaque
7 3/4" x 7 3/4"

Asset Type: Interior
Asset Zone: Sign
Sign Number: X005
Sign Type: IP-12-ADA
Description: Interior Plaque Unisex and Handicap
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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T-M



FRONT VIEW
Scale: Full Scale



SIDE VIEW
Scale: Full Scale

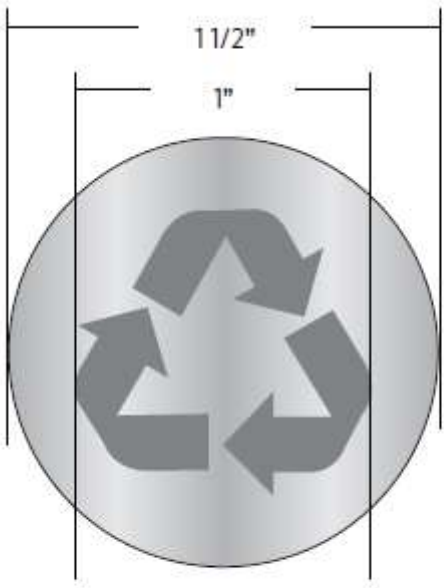
Asset Type: Interior
Asset Zone: Sign
Sign Number: X007
Sign Type: T-M
Description: Trash Medallion
Action: New
Overall Height: 1 1/2"
Overall Width: 1 1/2"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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MAVEN

R-M



FRONT VIEW
Scale: Full Scale



SIDE VIEW
Scale: Full Scale

Asset Type: Interior
Asset Zone: Sign
Sign Number: X008
Sign Type: R-M
Description: Recycling Medallion
Action: New
Overall Height: 1 1/2"
Overall Width: 1 1/2"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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IP-9-ADA

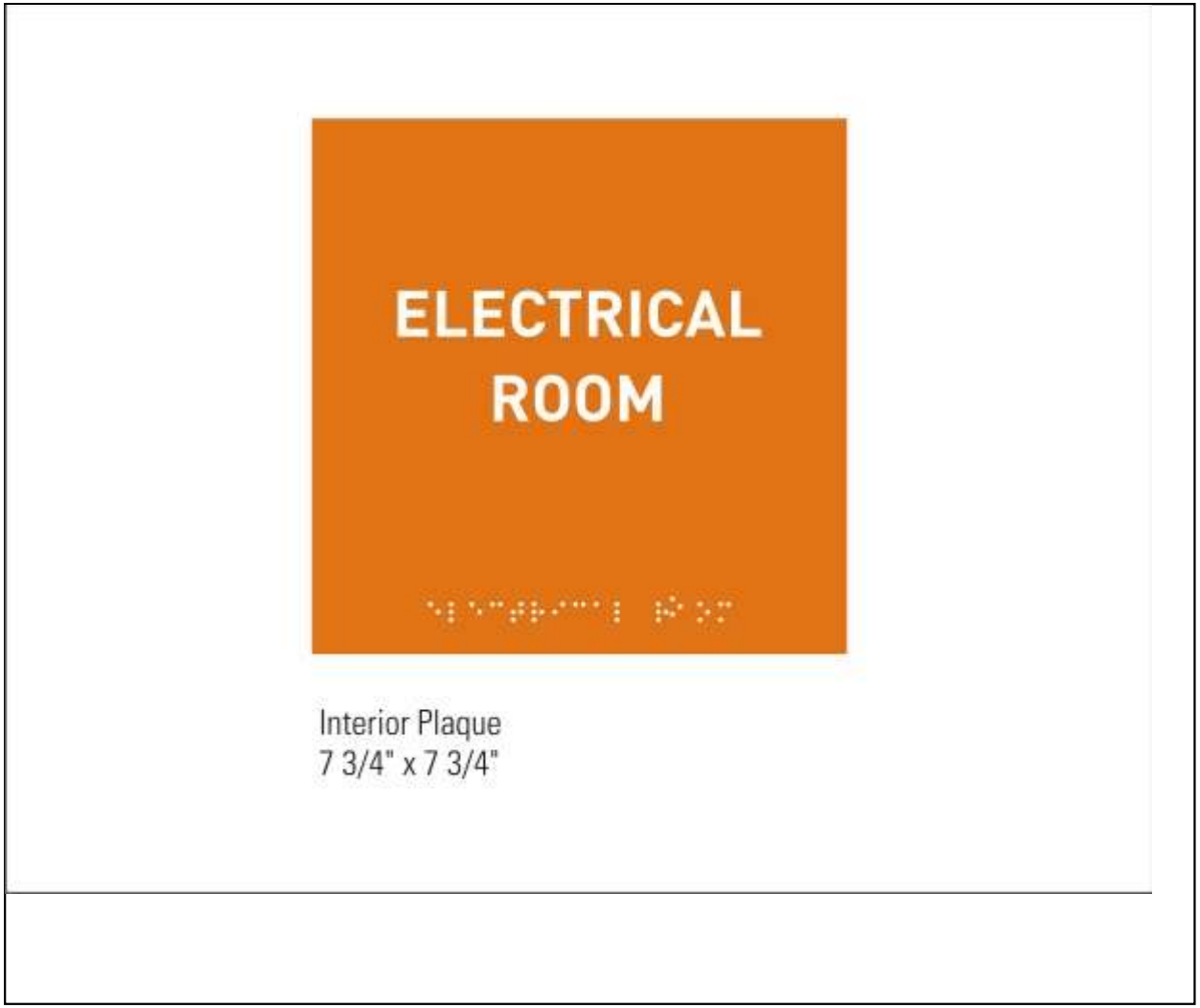


Asset Type: Interior
Asset Zone: Sign
Sign Number: X009
Sign Type: IP-9-ADA
Description: Interior Plaque Employees Only
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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IP-10-ADA

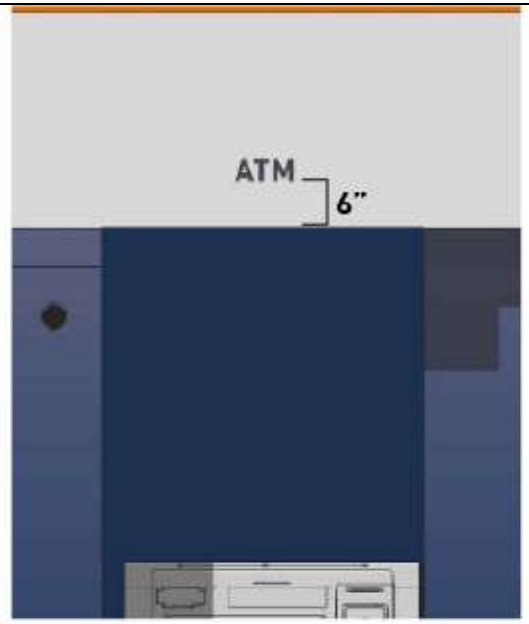


Asset Type: Interior
Asset Zone: Sign
Sign Number: X010
Sign Type: IP-10-ADA
Description: Interior Plaque electrical Room
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

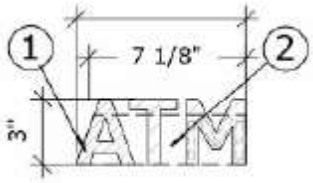
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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INT-ATM



Acrylic letters with brushed aluminum laminate.

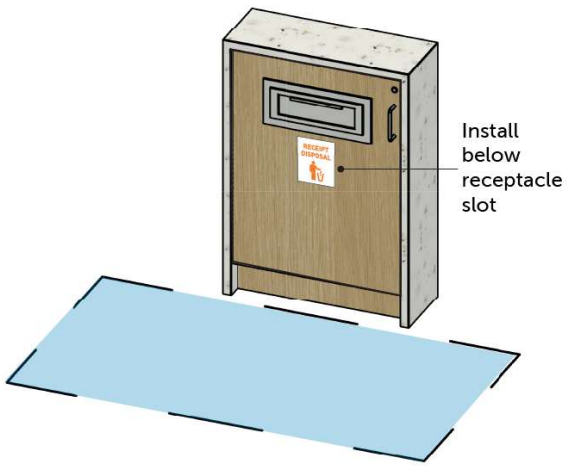


Asset Type: Interior
Asset Zone: Sign
Sign Number: X011
Sign Type: INT-ATM
Description: 'ATM' 3" Acrylic Letter w/ Faux Brushed Alum. Laminate for Interior ATM
Action: New
Overall Height: 3"
Overall Width: 7 1/8"
Logo Height:
Letter Height: 3"
Illuminated: Non Illuminated

Restoration Notes:
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Comments:

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IP-13





Asset Type: Interior
Asset Zone: Sign
Sign Number: X012
Sign Type: IP-13
Description: Receipt Disposal Plaque
Action: New
Overall Height: 6"
Overall Width: `5"
Logo Height:
Letter Height: 5/8"
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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INT-W



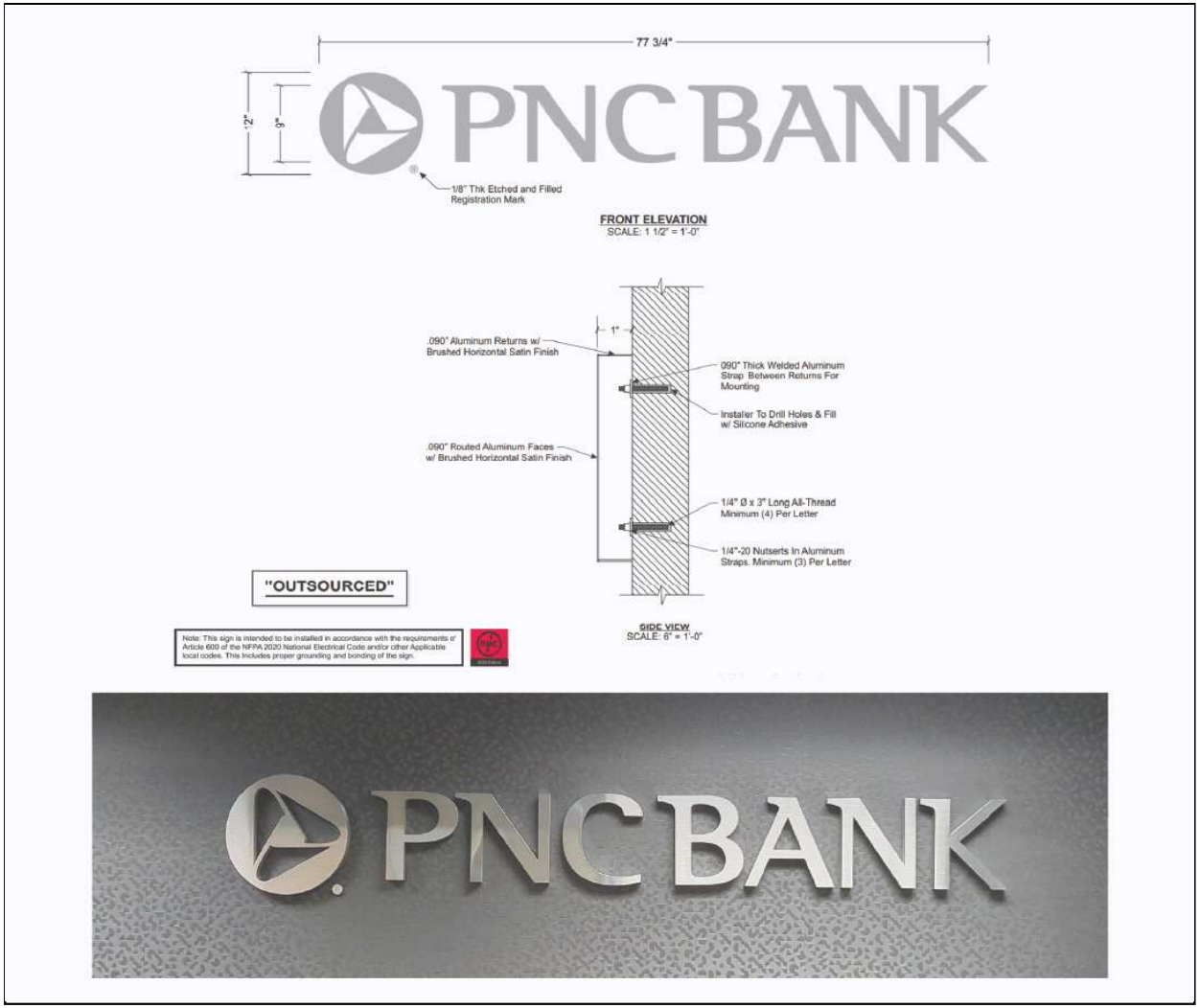
Asset Type: Interior
Asset Zone: Sign
Sign Number: X013
Sign Type: INT-W
Description: Welcome Letterset
Action: New
Overall Height:
Overall Width: 5'-8 5/8"
Logo Height:
Letter Height: 10 1/2"
Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
Install on wall above television. Install to be centered between ring lights and top of TV opening. If ring lights are not installed when technicians are onsite, coordinate with GC. Not to be installed on decorative wallpaper.

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DL-9-BA

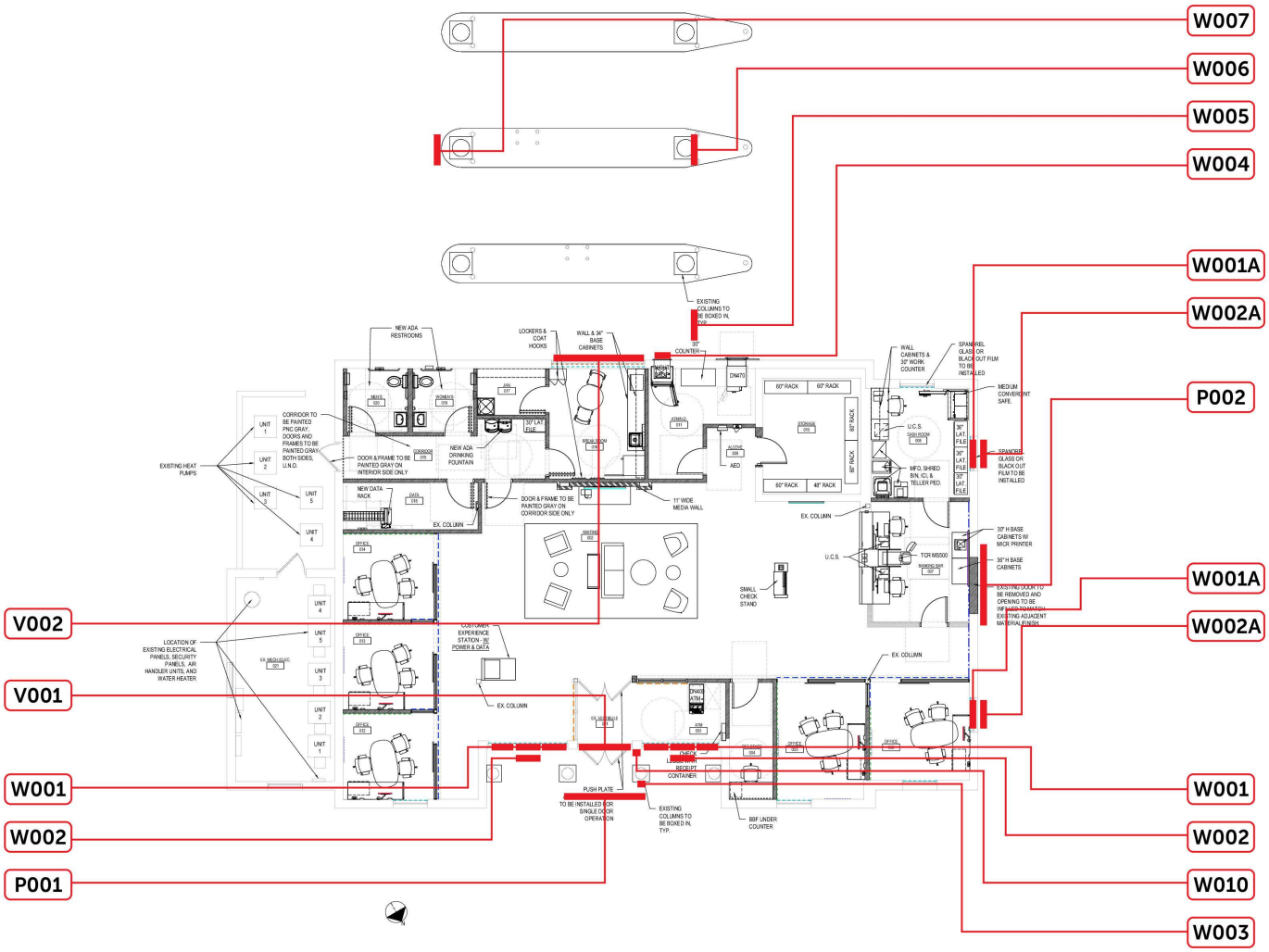


Asset Type: Interior
Asset Zone: Sign
Sign Number: X014
Sign Type: DL-9-BA
Description: 9" DL-9-BA Dimensional Brushed Horizontal Satin Finish Letterset
Action: New
Overall Height: 1'-0"
Overall Width: 6'-5 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated

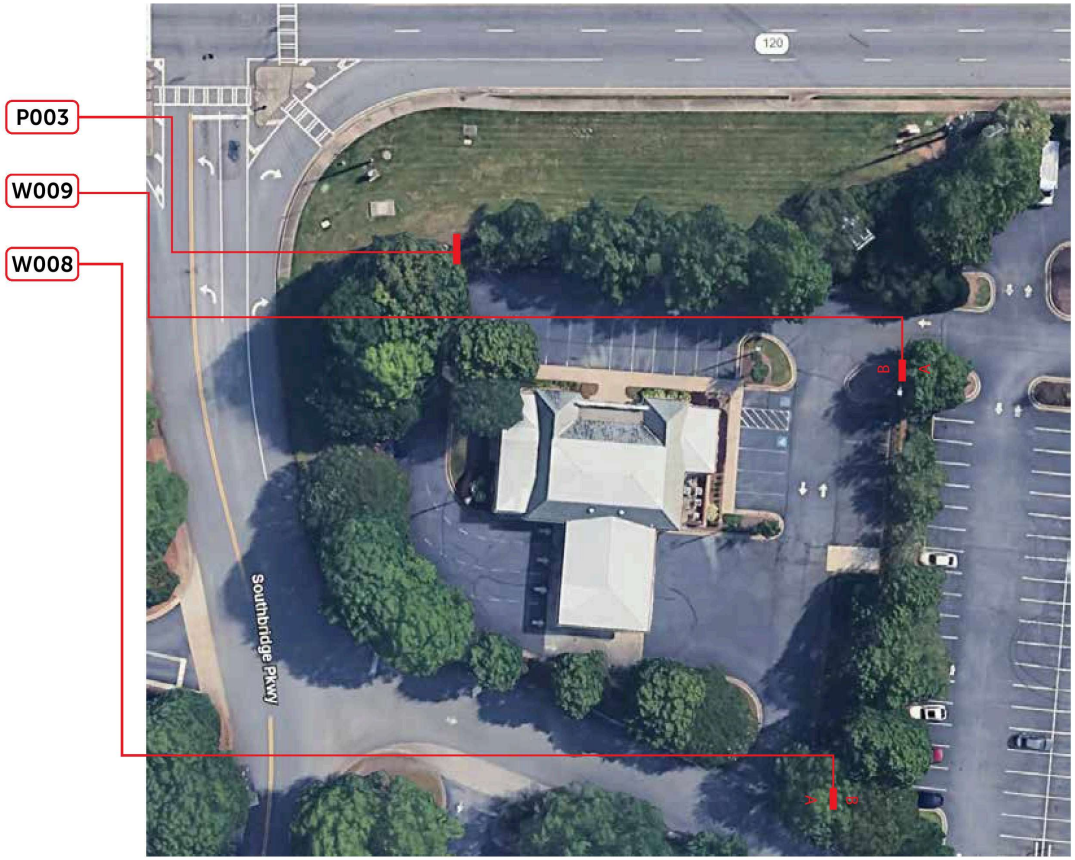
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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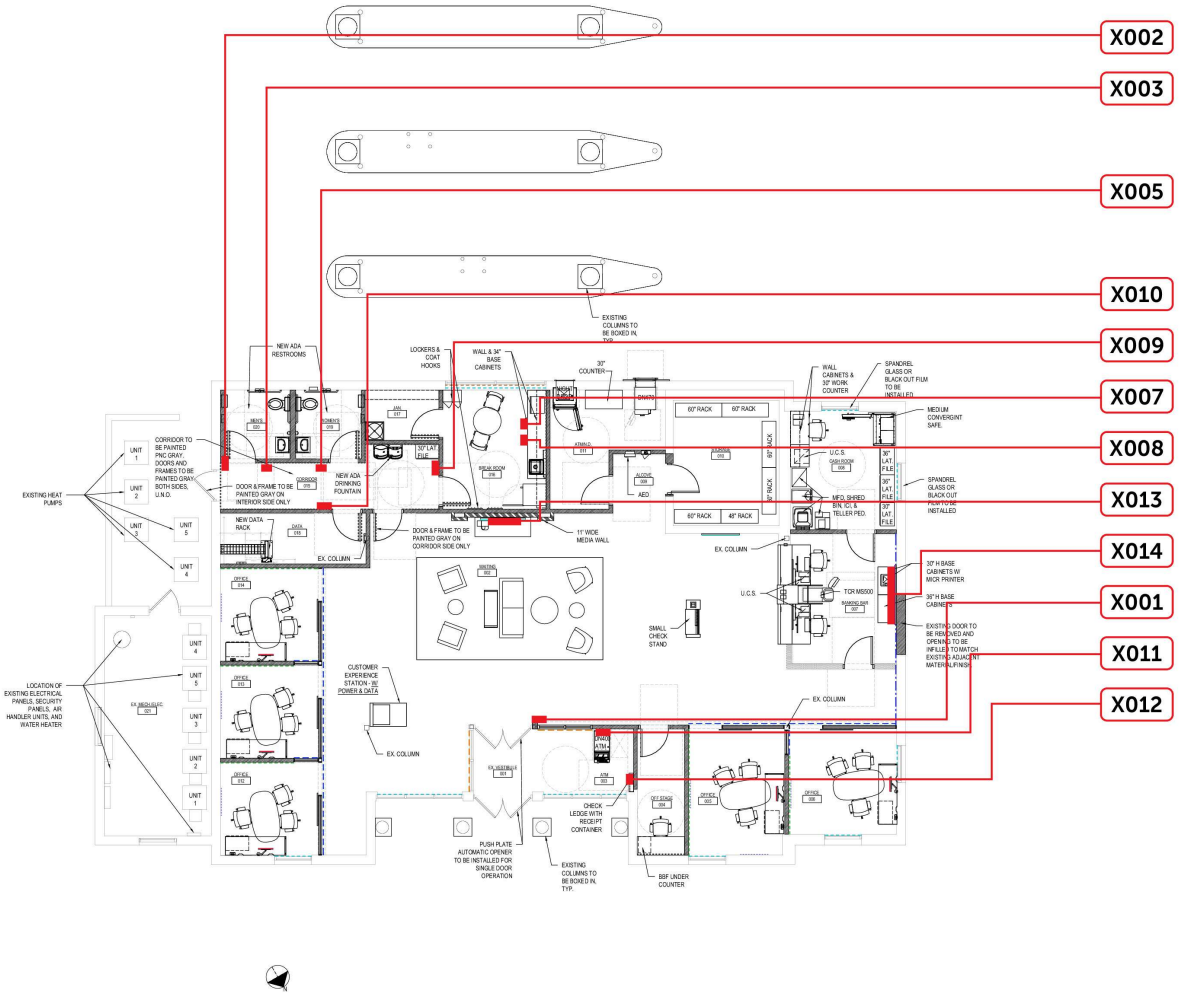
MAVEN



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Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P4x	1	PRV-C40-D-UNV-T4-BZ	Single Head Cooper Lighting Solutions Lumark Prevail Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height w/Concrete Base at Grade) FULL CUTTOFF DESIGN	LED/4000K (FULL CUTTOFF DESIGN)	2	8544	0.95	131
	P5x	1	PRV-C40-D-UNV-T5-BZ	Single Head Cooper Lighting Solutions Lumark Prevail Series LED Area Unit w/Type T5 Distribution (25ft. Pole Height w/Concrete Base at Grade) FULL CUTTOFF DESIGN	LED/4000K (FULL CUTTOFF DESIGN)	2	9130	0.95	131
	P25x	1	PRV-C40-D-UNV-T5-BZ	Double Head D180 Cooper Lighting Solutions Lumark Prevail Series LED Area Unit w/Type T5 Distribution (25ft. Pole Height w/Concrete Base at Grade) FULL CUTTOFF DESIGN	LED/4000K (FULL CUTTOFF DESIGN)	2	9130	0.95	262
	ex5	3		ESTIMATED EXISTING METAL HALID AREA UNIT w/TYPE 5 DISTRIBUTION & 25FT POLE WITH CONCRETE BASE AT GRADE)	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	1	38000	0.65	465

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Property Line Light Levels	+	0.7 fc	6.3 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	+	2.6 fc	12.1 fc	0.0 fc	N/A	N/A

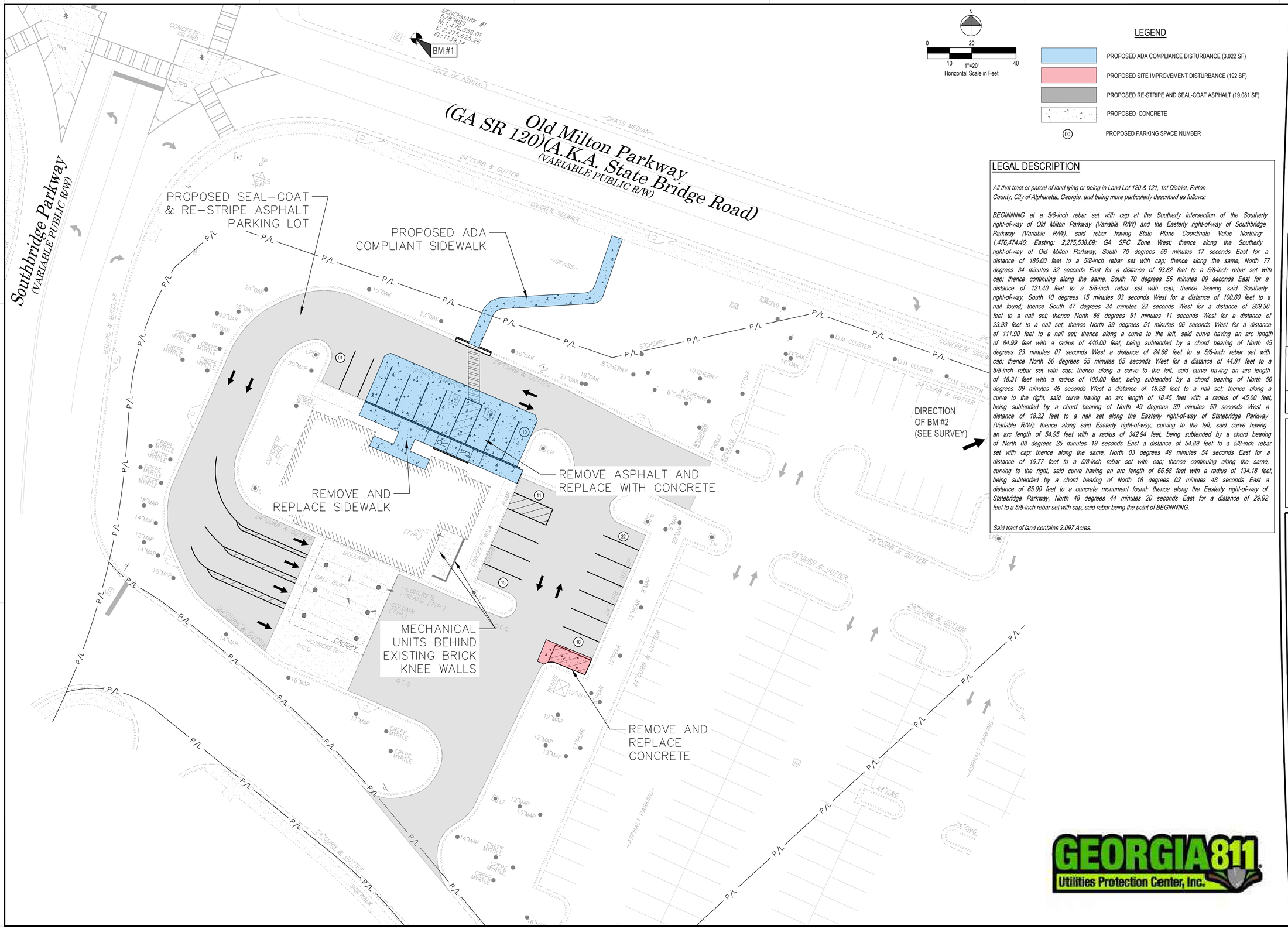
villa LIGHTING

PNC Bank - Alpharetta, GA (Old Milton Pkwy)
Photometric Site Lighting Design

Designer
Adam Carrier
Date
10/28/2025
Scale
Not to Scale
Drawing No.

Summary

1 of 1



N

0 20

10 1"=20' 40

Horizontal Scale in Feet

LEGEND

- PROPOSED ADA COMPLIANCE DISTURBANCE (3,022 SF)
- PROPOSED SITE IMPROVEMENT DISTURBANCE (192 SF)
- PROPOSED RE-STRIPE AND SEAL-COAT ASPHALT (19,081 SF)
- PROPOSED CONCRETE
- (00) PROPOSED PARKING SPACE NUMBER

LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 120 & 121, 1st District, Fulton County, City of Alpharetta, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set with cap at the Southerly intersection of the Southerly right-of-way of Old Milton Parkway (Variable R/W) and the Easterly right-of-way of Southbridge Parkway (Variable R/W), said rebar having State Plane Coordinate Value Northing: 1,476,474.46; Easting: 2,275,538.69; GA SPC Zone West; thence along the Southerly right-of-way of Old Milton Parkway, South 70 degrees 56 minutes 17 seconds East for a distance of 185.00 feet to a 5/8-inch rebar set with cap; thence along the same, North 77 degrees 34 minutes 32 seconds East for a distance of 93.82 feet to a 5/8-inch rebar set with cap; thence continuing along the same, South 70 degrees 55 minutes 09 seconds East for a distance of 121.40 feet to a 5/8-inch rebar set with cap; thence leaving said Southerly right-of-way, South 10 degrees 15 minutes 03 seconds West for a distance of 100.60 feet to a nail found; thence South 47 degrees 34 minutes 23 seconds West for a distance of 269.30 feet to a nail set; thence North 58 degrees 51 minutes 11 seconds West for a distance of 23.93 feet to a nail set; thence North 39 degrees 51 minutes 06 seconds West for a distance of 111.90 feet to a nail set; thence along a curve to the left, said curve having an arc length of 84.99 feet with a radius of 440.00 feet, being subtended by a chord bearing of North 45 degrees 23 minutes 07 seconds West a distance of 84.86 feet to a 5/8-inch rebar set with cap; thence North 50 degrees 55 minutes 05 seconds West for a distance of 44.81 feet to a 5/8-inch rebar set with cap; thence along a curve to the left, said curve having an arc length of 18.31 feet with a radius of 100.00 feet, being subtended by a chord bearing of North 56 degrees 09 minutes 49 seconds West a distance of 18.28 feet to a nail set; thence along a curve to the right, said curve having an arc length of 18.45 feet with a radius of 45.00 feet, being subtended by a chord bearing of North 49 degrees 39 minutes 50 seconds West a distance of 18.32 feet to a nail set along the Easterly right-of-way of Statebridge Parkway (Variable R/W); thence along said Easterly right-of-way, curving to the left, said curve having an arc length of 54.95 feet with a radius of 342.94 feet, being subtended by a chord bearing of North 08 degrees 25 minutes 19 seconds East a distance of 54.89 feet to a 5/8-inch rebar set with cap; thence along the same, North 03 degrees 49 minutes 54 seconds East for a distance of 15.77 feet to a 5/8-inch rebar set with cap; thence continuing along the same, curving to the right, said curve having an arc length of 66.58 feet with a radius of 134.18 feet, being subtended by a chord bearing of North 18 degrees 02 minutes 48 seconds East a distance of 65.90 feet to a concrete monument found; thence along the Easterly right-of-way of Statebridge Parkway, North 48 degrees 44 minutes 20 seconds East for a distance of 29.92 feet to a 5/8-inch rebar set with cap, said rebar being the point of BEGINNING.

Said tract of land contains 2.097 Acres.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

PNC BANK

REV.	DATE	DESCRIPTION

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

PNC BANK
4195 OLD MILTON PARKWAY
ALPHARETTA, GA 30022

DRB EXHIBIT

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER
MS	AM

JOB NO.
2025190.02

EXHIBIT

GEORGIA 811
Utilities Protection Center, Inc.

Drawing Name: O:\Data\PNC\2025\2025190.02 Alpharetta GA\4_Working Files\00_2022 CAD\C\Sheets\2025190_02 Site.dwg
October 28, 2025 3:11 PM - AMussmanno

- Council Member Hipes offered a motion to approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A, subject to the following conditions:

  1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

  2. The comprehensive land use designation of the property shall be 'Mixed Use'.

3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.

4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):

   a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85', whichever is less.

   b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40', whichever is less.

   c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50', whichever is less. No more than 10% shall be rented as stated in the HOA documents.

   d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than
   3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72', whichever is less. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.

e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:
   a. Office
   b. Service Retail
   c. Restaurant (no drive thru)
   d. Residential – 'For-Sale' and 'For-Rent'
6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:
   a. Art Gallery
   b. Bakery
   c. Barber Shop/Beauty Shop
   d. Book Store
   e. Brewery
   f. Computer Supply Store
   g. Copy Center/Print Shop
   h. Dance Studio
   i. Drug Store (not to exceed 2,000 SF)
   j. Dry Cleaning Pick-up Station
   k. Fitness Studio
   l. Florist, Retail without Greenhouse
   m. Nail Salon (subject to approval of a conditional use)
   n. Neighborhood Grocery (min. 3,000 SF)
   o. Office Supply Store (not to exceed 2,000 SF)
   p. Package Shipping Store
   q. Recreation Facilities (Indoor)
   r. Restaurant (no drive-through)

s. Retail Sales and Services Establishment

t. Shop or Studio, Craftsman/Artist

u. School, Commercial

v. Spa Services (subject to approval of a conditional use)

7. Minimum setbacks shall be 20' on Old Milton Parkway and Brookside Parkway and 10' on the private street to the south. Side and rear setbacks shall be 15' and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.

9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.

10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 3/20/25 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.

11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 3/20/25, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. Roadway Section E drive aisle width shall be reduced to 10' with the additional area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.

12. Minimum 20' landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10' landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2' at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.

13. Minimum 10' natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5' of the

southern property line the buffer may be reduced to 5'. Developer shall make reasonable efforts to save the existing trees along the private street to the south.

14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.

15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.

16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.

17. Parking lot islands shall be planted with trees, shrubs and ground covers.

18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.

20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.

21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.

22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.

23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.

24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.

25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.

26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.

27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.

28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.

29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.

30. Min.1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.

31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches,

trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.

32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.
33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
    a. Approved specifications and standards identified for each use within the total development.
    b. Pedestrian/bicycle network; and
    c. Overall planned green space areas.
34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.
35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

GRTA Notice of Decision General Conditions of Approval (Conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated March 18, 2025, RE: DRI 4317 – Brookside West Alpharetta DRI):

Pedestrian, Bicycle and Transit Facilities

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.
37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

39. Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A

40. Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (North Driveway)

41. Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (South Driveway)

42. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

43. Applicant will connect the parking lot on the south side of building marked R7 and connect that parking lot to the ingress from the curb cut that is to the south and east of the building currently shown as R7, leaving it to the applicant discretion to adjust the size of building R7 as they determine.

44. The townhomes will have a total of 15 street parking spots, the placement to be determined by the applicant, with agreement of staff.

- Council Member Brady seconded the motion.
- Council Member Mitchell offered a Friendly Amendment for Condition 43 to add the language "or find an alternative cut through to Brookside Parkway (either/or)."
  - Council Member Hipes shared that he is not comfortable with accepting the amendment absent the determination that we could have 2 curb cuts.
  - Council Member Mitchell shared that if our engineer is okay with it and the other property owners agree to the two curb cuts, that the additional language he is proposing be added to Condition 43 would be an alternative that they could consider instead of adjusting the size of building R7.
  - Council Member Hipes and Council Member Brady accept the friendly amendment, with the assumption it that can be done legally.

The motion was approved unanimously (6-0).

PORTMAN

Brookside Village
Design Review Board

97453.00

12.08.2025 DRAFT

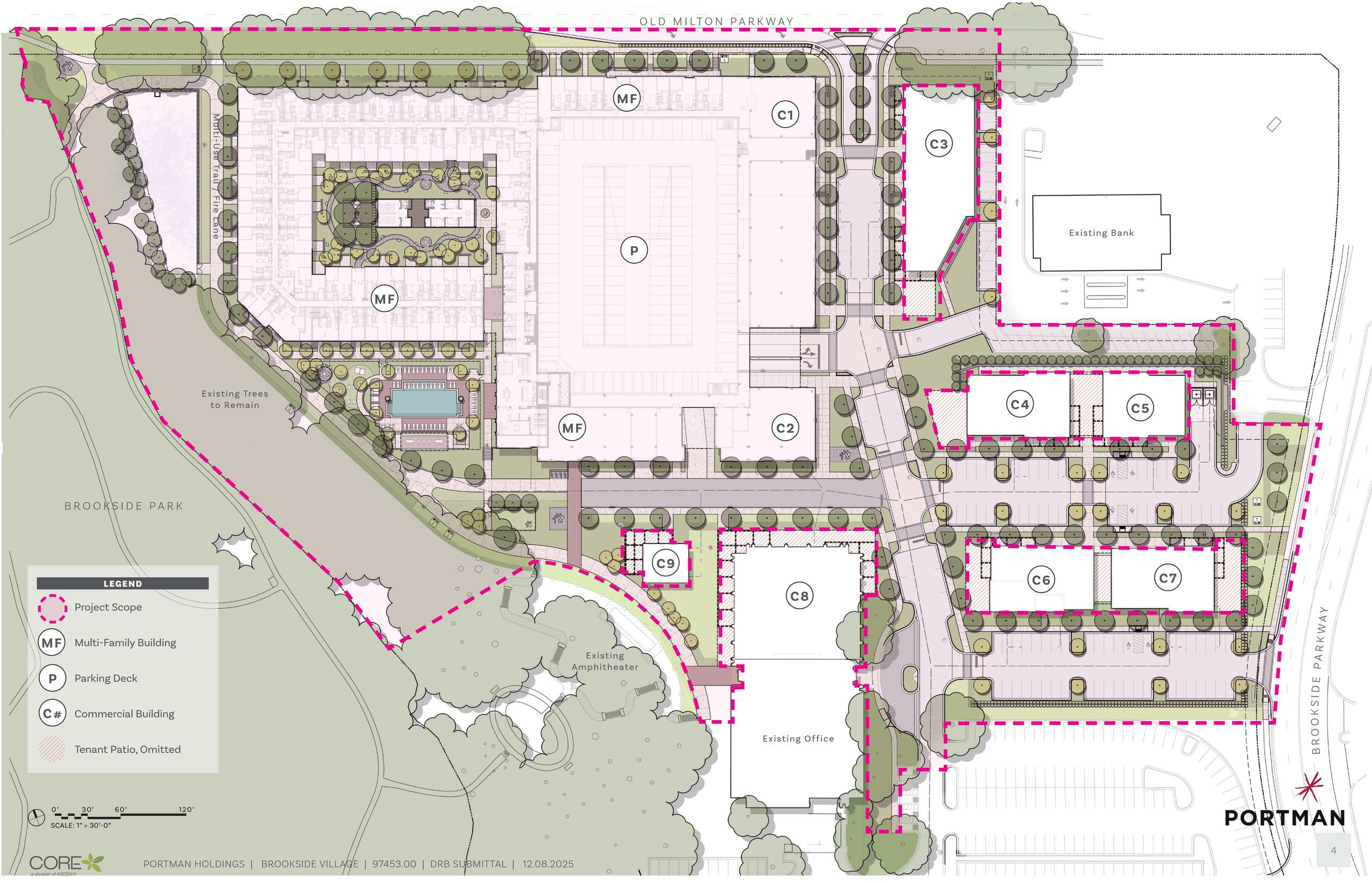
1500 MARIETTA ROAD NW, ATLANTA, GA 30318 **P:** 770.951.5500 **W:** COREATLANTA.COM

01 Introduction
02 Civil
03 Architecture
04 Landscape
05 Lighting
06 Signage

01

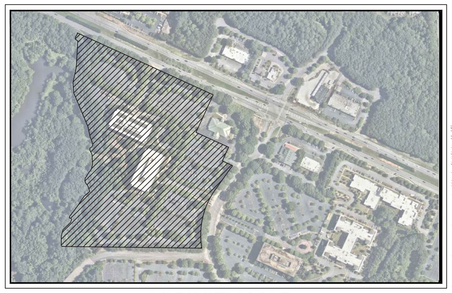
Introduction

Project Introduction



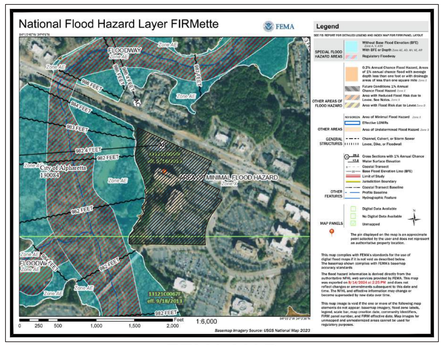
02

Civil



VICINITY MAP

NOT TO SCALE

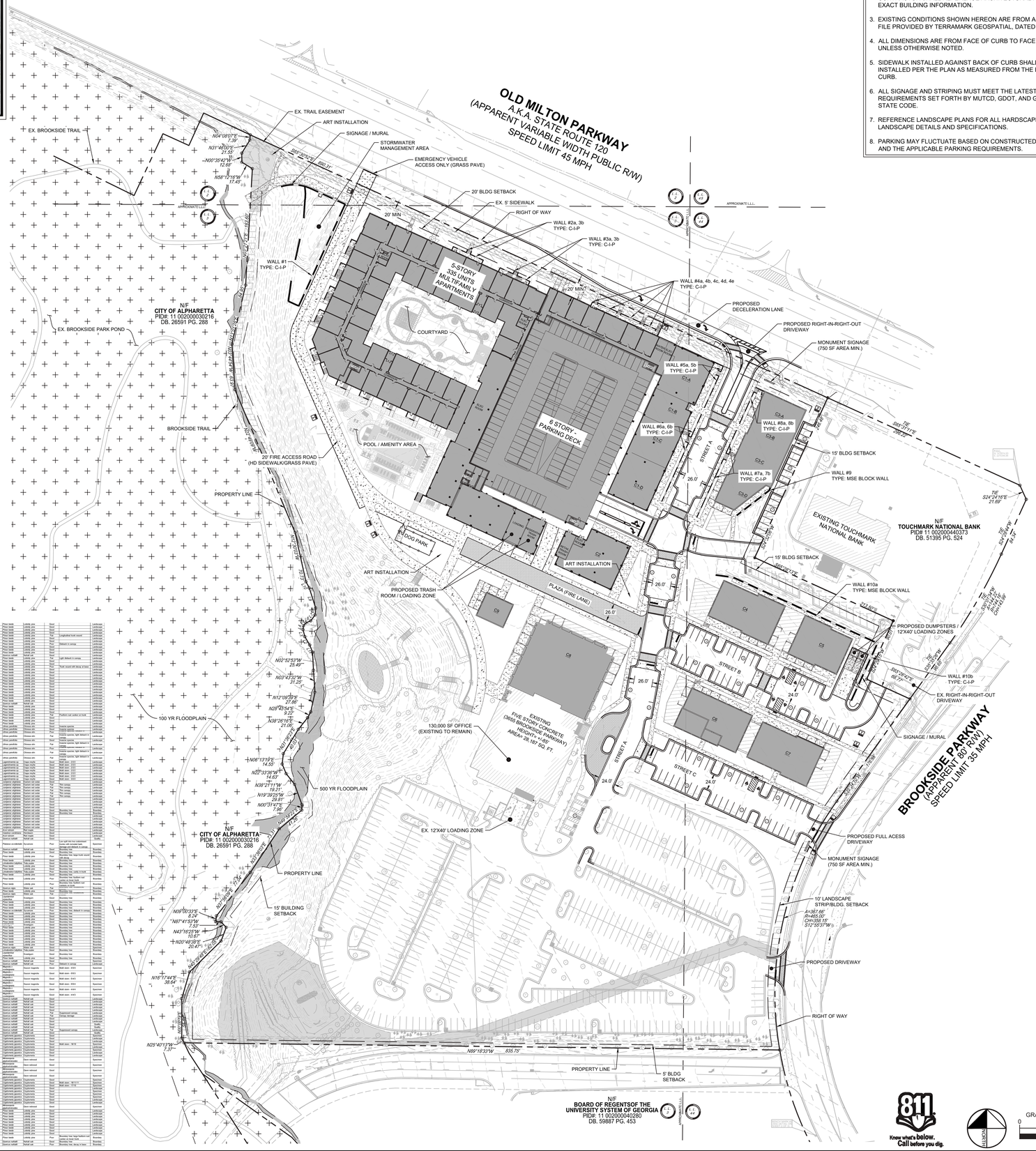


FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS STRATEGICALLY LOCATED THROUGHOUT THE SITE IN ORDER TO PROVIDE RUNOFF REDUCTION INCLUDING: PERMEABLE PAVERS, GRASS PAVE, INFILTRATION FIELDS, BIORETENTION AREAS, AND OTHERS.



SITE NOTES

1. THIS PLAN REFLECTS CONDITIONS STIPULATED THROUGH PUBLIC HEARING REGARDING CASE MP-25-03 / CLUP-25-01 / Z-25-02 / CU-25-03 / V-25-02 PORTMAN BROOKSIDE.
2. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SK + I, DATED 11.24.2025 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
3. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK GEOSPATIAL, DATED 11.06.2025.
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
7. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
8. PARKING MAY FLUCTUATE BASED ON CONSTRUCTED DENSITY AND THE APPLICABLE PARKING REQUIREMENTS.

SITE DEVELOPMENT SUMMARY

SITE SUMMARY

ZONING:	MU (MIXED USE)
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	15 FT
REAR:	5 FT
LANDSCAPE STRIP:	
FRONT (OLD MILTON PKWY):	20 FT (OFF SIDEWALK)
SIDE (BROOKSIDE PWKY):	10 FT (OFF SIDEWALK)
SIDE:	0 FT
REAR:	0 FT
DEVELOPMENT PARAMETERS:	
MAX. BUILDING HEIGHT:	
PARKING DECK:	6 STORIES
MULTIFAMILY:	5 STORIES OR 72 FT
OFFICE:	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC:	2 STORIES OR 40 FT

PROPOSED DENSITIES

MULTIFAMILY RESIDENTIAL	335 UNITS
OFFICE	130,000 SF
COMMERCIAL/SEMIPUBLIC	60,000 SF

PROPOSED LAND USES

	REQUIRED	PROPOSED
MULTIFAMILY RESIDENTIAL	MIN. 25% (4.92 AC)	25.6% (5.05 AC)
OFFICE	MIN. 25% (4.92 AC)	25.2% (4.95 AC)
COMMERCIAL/SEMIPUBLIC	MIN. 10% (1.97 AC)	17.5% (3.44 AC)

PARKING SUMMARY

REQUIRED PARKING: **1,447 SPACES** (TOTAL)

MULTIFAMILY (335 UNITS)	687 SPACES (2.05/UNIT)
OFFICE (130,000 SF)	520 SPACES (1/250 SF)
COMMERCIAL/SEMIPUBLIC (60,000 SF)	240 SPACES (1/250 SF)

*PROPOSED PARKING: **1,437 SPACES** (TOTAL)

* **PARKING STUDY PREPARED TO SUPPORT A REQUEST FOR A REDUCTION IN THE PROPOSED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING. MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOURS.**

**OPEN SPACE REQUIREMENTS

OPEN SPACE: **12.30 ACRES** (TOTAL)

***AMENITY SPACE:	10.33 ACRES (1 AC/100 POPULATION)
CIVIC SPACE:	1.97 ACRES (10% SITE AREA)

****50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**

*****2.52 POPULATION/HOME PER OFFICIAL 2020 US CENSUS FOR CITY OF ALPHARETTA.**

(335 MULTIFAMILY UNITS +75 TOWNHOMES) * 2.52 POPULATION/HOME= 1033.2 POPULATION GENERATED.

PROPOSED OPEN SPACE

OPEN SPACE: **13.72 ACRES** (597,990 SF)

AMENITY SPACE:	11.67 ACRES (508,509 SF)
ONSITE:	10.94 ACRES (476,783 SF)
BALCONY, RESIDENTIAL LOBBY, FITNESS, POOL LOUNGE, ETC:	0.73 ACRES (31,726 SF)
CIVIC SPACE:	2.05 ACRES (89,481 SF)
MULTI-USE TRAIL CONNECTION AND IMPROVEMENTS:	2.05 ACRES (89,481 SF)

SITE LEGEND

- PROPERTY LINE
- 20 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (OLD MILTON PKWY)
- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PATIO SPACE
- (15) PARKING COUNT
- 100-YR FLOODPLAIN
- 500-YR FLOODPLAIN

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 268.27 feet to a point; thence, leaving the aforesaid right-of-way line, along the arc of a curve to the left having a radius of 744.16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.99 feet; thence, South 30° 35' 29" West, 99.65 feet 1/2-inch capped rebar found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 30° 34' 10" West, 178.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 58' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 65° 19' 53" West, 533.73 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 02° 50' 39" East, 55.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 09° 09' 33" East, 8.24 feet; thence,
8. North 20° 48' 28" East, 20.47 feet; thence,
9. North 43° 16' 23" West, 10.63 feet; thence,
10. North 87° 41' 53" West, 7.53 feet; thence,
11. North 09° 00' 33" East, 8.24 feet; thence,
12. North 16° 17' 44" East, 38.64 feet; thence,
13. North 01° 38' 09" East, 73.51 feet; thence,
14. North 49° 58' 22" East, 41.26 feet; thence,
15. North 03° 31' 47" East, 7.95 feet; thence,
16. North 39° 29' 25" West, 29.81 feet; thence,
17. North 38° 27' 11" West, 19.21 feet; thence,
18. North 21° 33' 36" West, 14.63 feet; thence,
19. North 06° 13' 19" East, 14.55 feet; thence,
20. North 41° 39' 22" East, 49.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 12° 09' 32" East, 27.86 feet; thence,
23. North 03° 43' 32" East, 27.60 feet; thence,
24. North 03° 43' 32" West, 31.25 feet; thence,
25. North 02° 52' 53" West, 25.49 feet; thence,
26. North 23° 03' 13" West, 10.84 feet; thence,
27. North 69° 44' 49" East, 6.06 feet; thence,
28. North 14° 33' 29" West, 10.05 feet; thence,
29. North 04° 36' 01" East, 5.66 feet; thence,
30. North 40° 11' 28" East, 5.21 feet; thence,
31. North 06° 53' 32" East, 7.45 feet; thence,
32. North 25° 40' 13" West, 7.37 feet; thence,
33. North 01° 27' 02" East, 8.75 feet; thence,
34. North 17° 37' 50" West, 29.71 feet; thence,
35. North 28° 00' 29" West, 5.67 feet; thence,
36. North 32° 30' 03" West, 70.73 feet; thence,
37. North 39° 03' 07" West, 63.07 feet; thence,
38. North 02° 47' 44" East, 63.97 feet; thence,
39. North 13° 01' 28" East, 94.95 feet; thence,
40. North 02° 21' 21" East, 103.80 feet; thence,
41. North 08° 12' 18" West, 17.45 feet; thence,
42. North 01° 27' 02" East, 21.50 feet; thence,
43. North 01° 46' 09" East, 21.50 feet; thence,
44. North 01° 26' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 690.31 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 08" West, 246.48 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.50 feet to a nail found; thence,
48. South 24° 28' 10" West, 90.01 feet; thence,
49. South 65° 26' 42" East, 66.77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.684 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

GRAPHIC SCALE IN FEET
0 30 60 120

811 Know what's below. Call before you dig.

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

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PORTMAN HOLDINGS

303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG
2	REVISION PER STAFF COMMENTS	02.26.2025	CFR
3	REVISION PER STAFF COMMENTS	03.26.2025	CFR
4	SCHEMATIC DESIGN SET	10.13.2025	CFR
5	REVISION PER STAFF COMMENTS	12.03.2025	CFR

PROJECT

BROOKSIDE VILLAGE PHASE 1

LAND LOTS 2, 3 AND 44
1ST DISTRICT, SECTION 2

3625 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	CFR
DESIGNED BY	CFR
REVIEWED BY	MAP
DATE	12/08/2025
PROJECT NO.	019292050

TITLE

SITE PLAN

SHEET NUMBER

C2.00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PRJ\019292050 - Brookside Pkwy\CAD\Plansheets\ZP - ZONING SITE PLAN.dwg ZP - ZONING PLAN Dec 03, 2025 12:07pm by Campbell Reed

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

02

Architecture

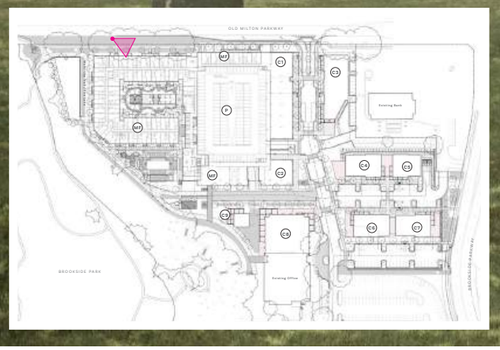

BROOKSIDE VILLAGE
BROOKSIDE
SK+I


BROOKSIDE


BROOKSIDE FLATS


SK+1


BROOKSIDE VILLAGE
SK+I


OLD MILTON PARKWAY
BROOKSIDE PARK

Elevations



EAST ELEVATION

Material Legend	
4.01	Brick - 1
4.02	Brick - 2
4.03	Brick - 3
4.04	Granite Base
4.05	Cast Stone Coping
5.01	Metal Railing System
5.02	Glass Railing System
5.03	Metal Canopy
5.04	Standing Seam Metal
5.05	Prefabricated Metal Balcony System
5.06	Metal Coping System
7.01	Fiber Cement
7.02	Metal Panel System
8.01	Window System
8.02	Storefront System
8.03	Louver System
8.04	Roll Up Garage Door
8.05	Architectural Metal Frame



WEST ELEVATION

SK+I ARCHITECTURE

Elevations



NORTH ELEVATION - PT 1



NORTH ELEVATION - PT 2

Material Legend	
4.01	Brick - 1
4.02	Brick - 2
4.03	Brick - 3
4.04	Granite Base
4.05	Cast Stone Coping
5.01	Metal Railing System
5.02	Glass Railing System
5.03	Metal Canopy
5.04	Standing Seam Metal
5.05	Prefabricated Metal Balcony System
5.06	Metal Coping System
7.01	Fiber Cement
7.02	Metal Panel System
8.01	Window System
8.02	Storefront System
8.03	Louver System
8.04	Roll Up Garage Door
8.05	Architectural Metal Frame

SK+I ARCHITECTURE

Elevations



SOUTH ELEVATION - PT 1



SOUTH ELEVATION - PT 2

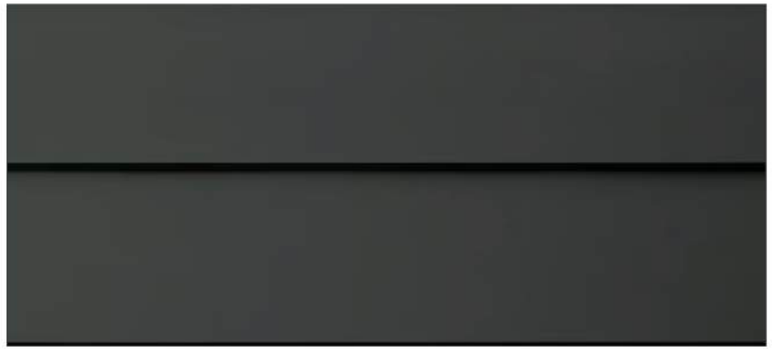
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4.02	Brick - 2
4.03	Brick - 3
4.04	Granite Base
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5.01	Metal Railing System
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7.01	Fiber Cement
7.02	Metal Panel System
8.01	Window System
8.02	Storefront System
8.03	Louver System
8.04	Roll Up Garage Door
8.05	Architectural Metal Frame

SK+I ARCHITECTURE

Architectural Material Pallet



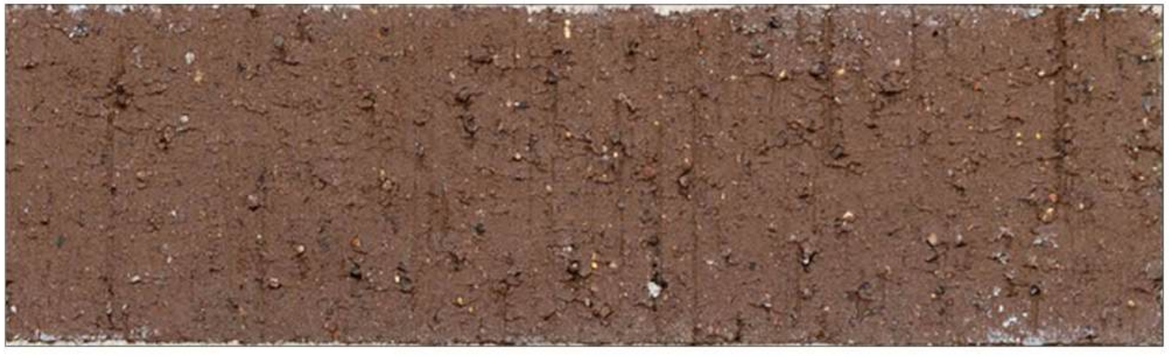
MORTAR | BROWN BRICK



FIBER CEMENT | DARK (7.01 - FC)







BROWN BRICK | (4.01 - BR-1)



NORTH EAST VIEW

Architectural Material Pallet



MORTAR | BLACK BRICK



WINDOWS | BRONZE / BLACK







BLACK BRICK | (4.02 - BR-2)



SOUTH VIEW

Architectural Material Pallet



MORTAR | WHITE BRICK



METAL PANEL | DARK







WHITE BRICK | (4.03 - BR-3)



SOUTH VIEW

Site Material Pallet


BROWN BRICK


MINI SLATE CHIPS


PERMEABLE PAVERS
BELGARD, AQUALINE, FOUNDRY


HARDWOOD: CUMARU

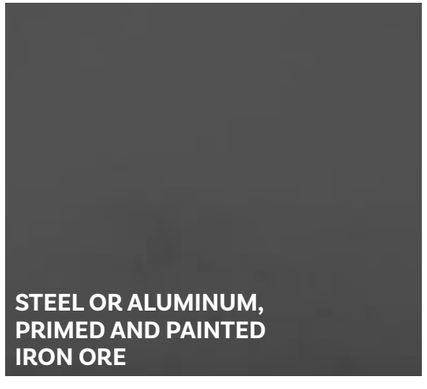


ARTIFICIAL TURF:
SYNLAWN: SYNTIPEDE 345

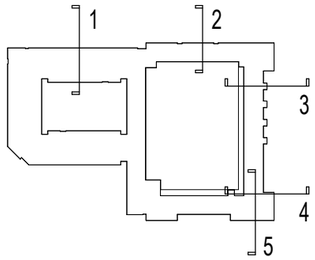

ELBETON GRANITE

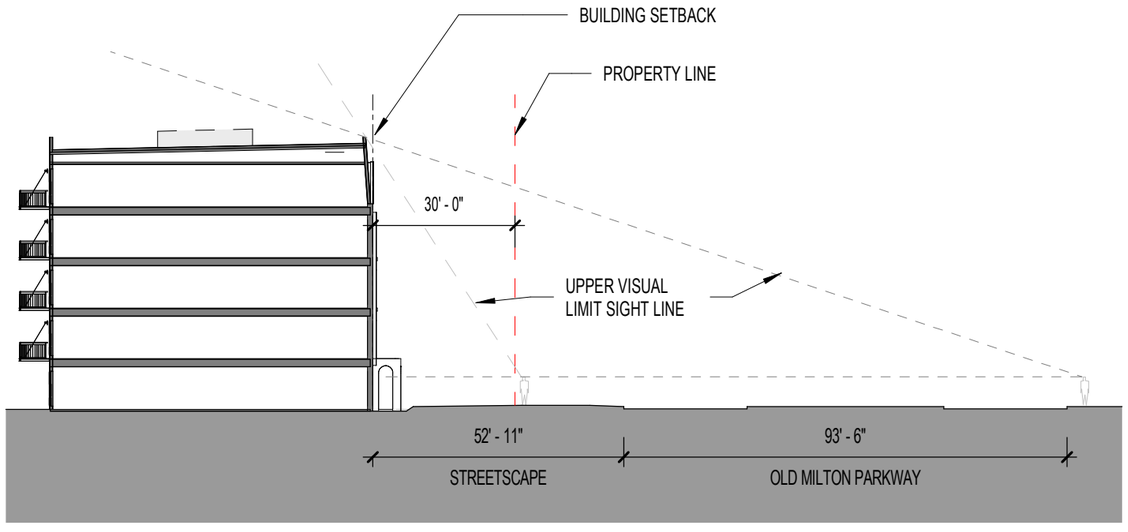

HEAVY DUTY GEOCELL WITH GRASS


STANDARD CONCRETE,
BROOM FINISH

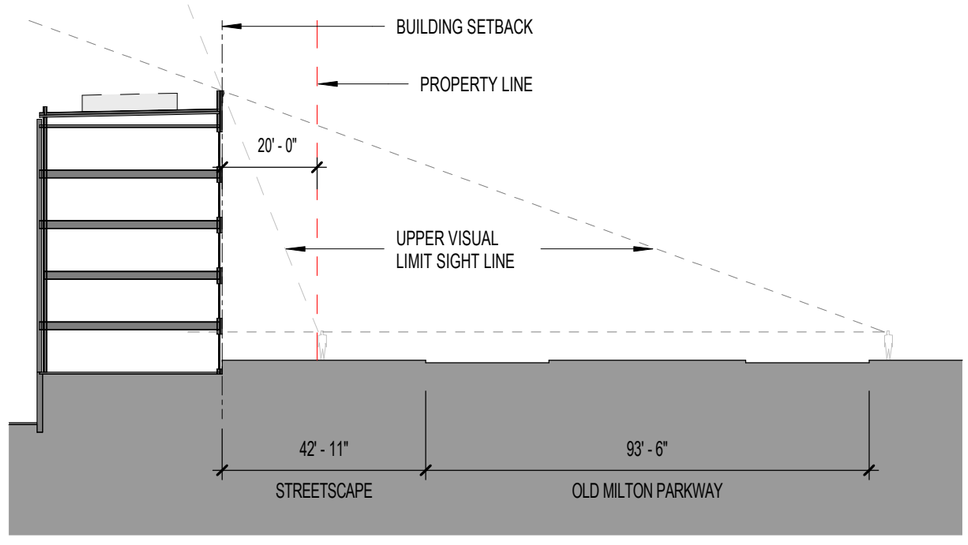

STEEL OR ALUMINUM,
PRIMED AND PAINTED
IRON ORE

Sightline Studies





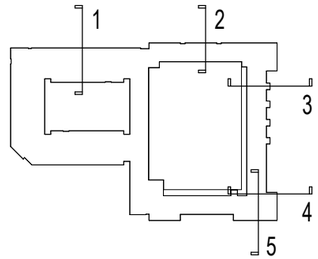
OLD MILTON PARKWAY SECTION - 1

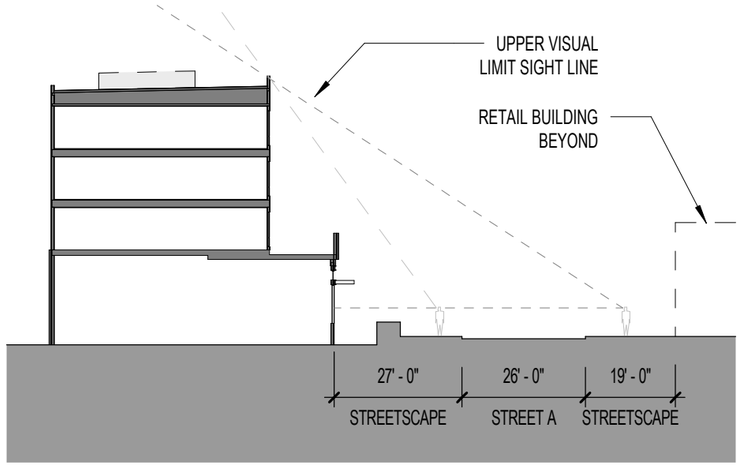


OLD MILTON PARKWAY SECTION - 2

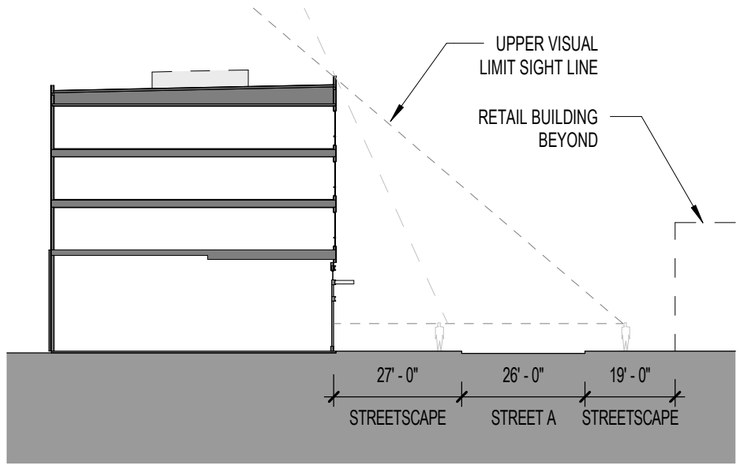
SK+I ARCHITECTURE

Sightline Studies

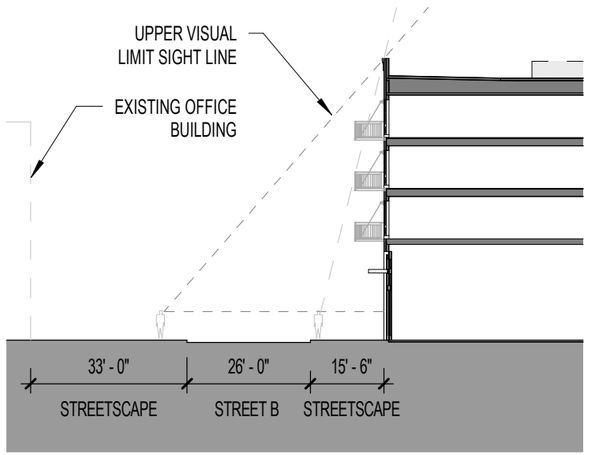




STREET A SECTION - 3



STREET A SECTION - 4



STREET B SECTION - 5

SK+I ARCHITECTURE

03

Landscape

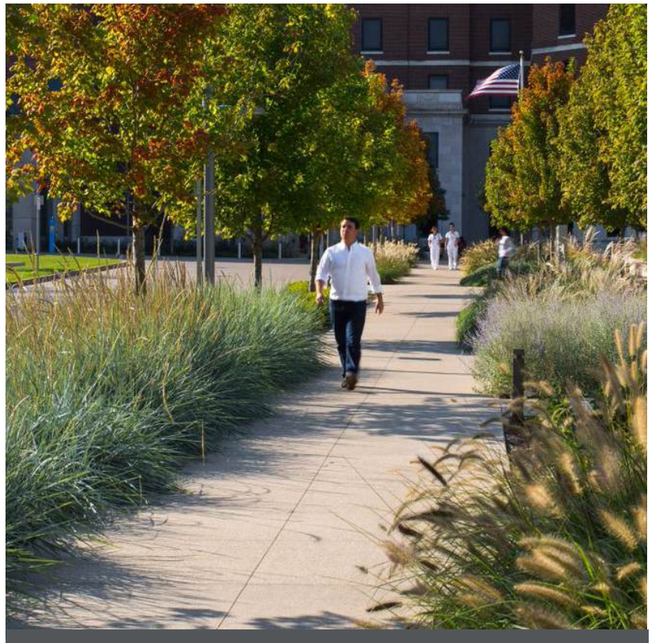
Landscape Strategy



LARGE MASSING, WITH MIXED SPECIES



NATURALIZED LANDSCAPE @ MULTI-USE TRAIL



TREE LINED STREETS IN LANDSCAPE CUT OUTS



LOW PLANTING ALONG RETAIL FRONTAGE



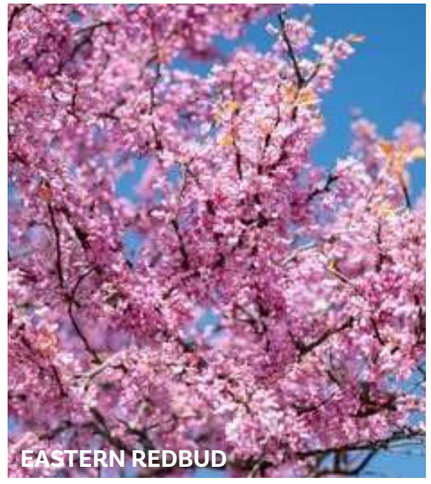
PRESERVE EXISTING PINE TREE FOREST

Plant Pallet: Trees


SWEETBAY MAGNOLIA


OAK SPP.


BALD CYPRESS


EASTERN REDBUD

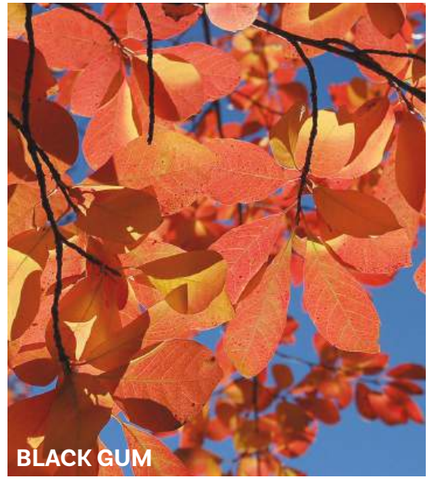

RIVER BIRCH


LOBLOLLY PINE


TRIDENT MAPLE


AMERICAN ELM


GREEN GIANT ARBORVITAE


BLACK GUM


HOLLY SPP.

Plant Pallet: Evergreen and Deciduous Plants


AZALEA SPP.


CAST IRON


FATSIA


FLORIDA ANISE


LUYKENS LUYKEN


DWARF BURFORD HOLLY


DISTYLIUM


ASIATIC JASMINE


INDIAN HAWTHORN


DWARF WAX MYRTLE


HYDRANGEA SPP.


DWARF YAUPON HOLLY


LIGUSTRUM SPP.


MAHONIA


LILY TURF


DWARF ROSEMARY


DWARF WITCHALDER


SWEETSPIRE SPP.


LEOPARD PLANT

Plant Pallet: Perennials and Ornamental Grasses


RUSSIAN SAGE


ADAM'S NEEDLE


AUTUMN FERN


MEXICAN FEATHER GRASS

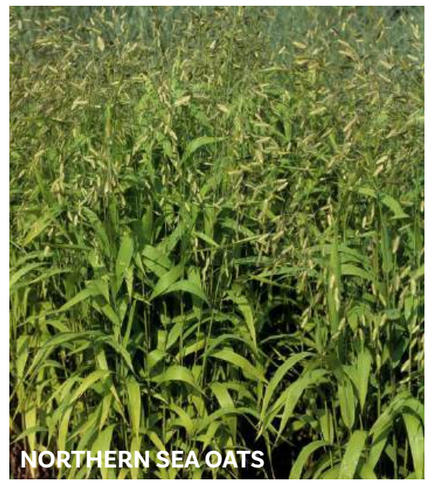

FEATHER REED


PURPLE CONE FLOWER


SWITCH GRASS


MISCANTHUS

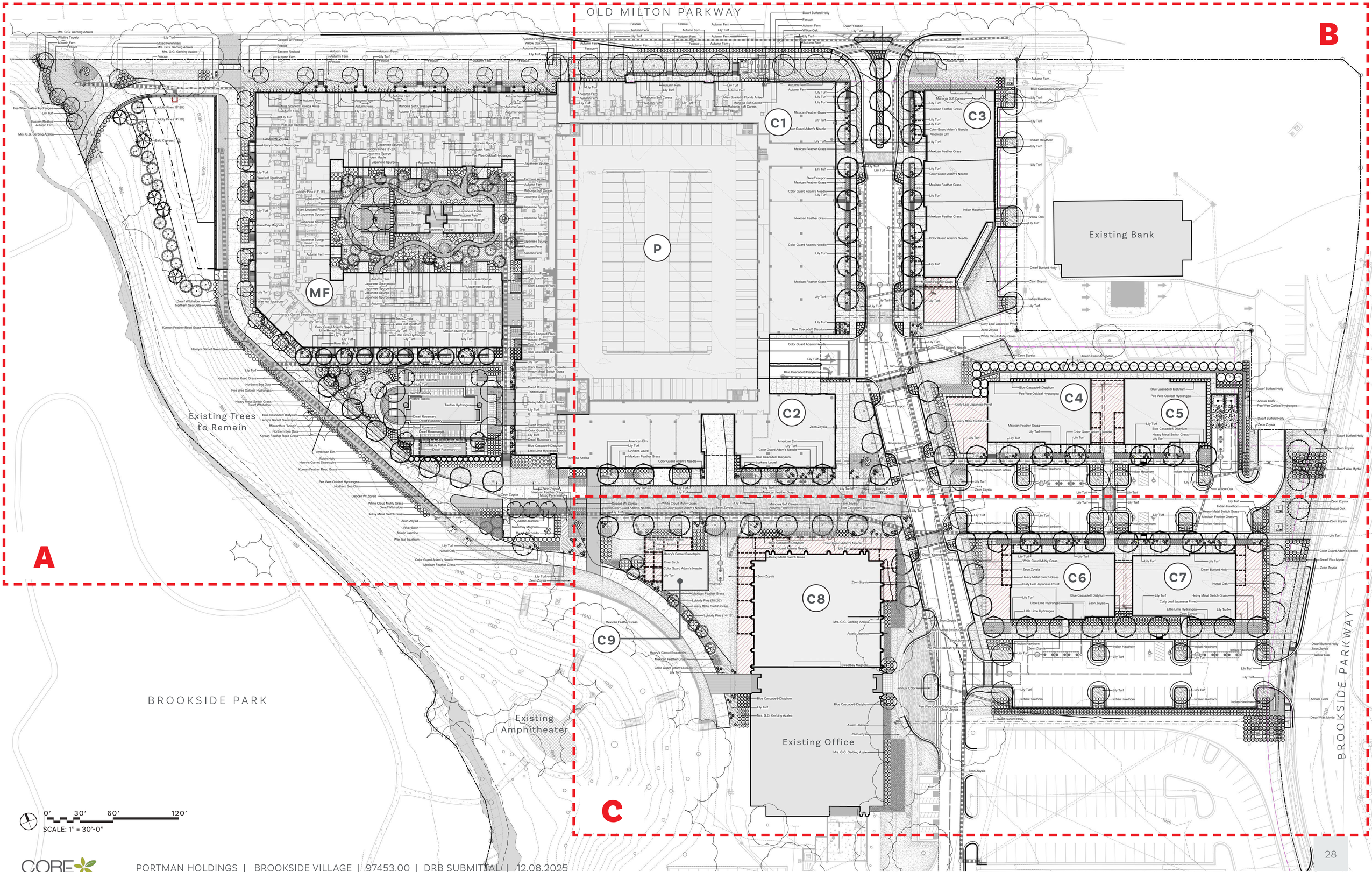

YARROW


NORTHERN SEA OATS

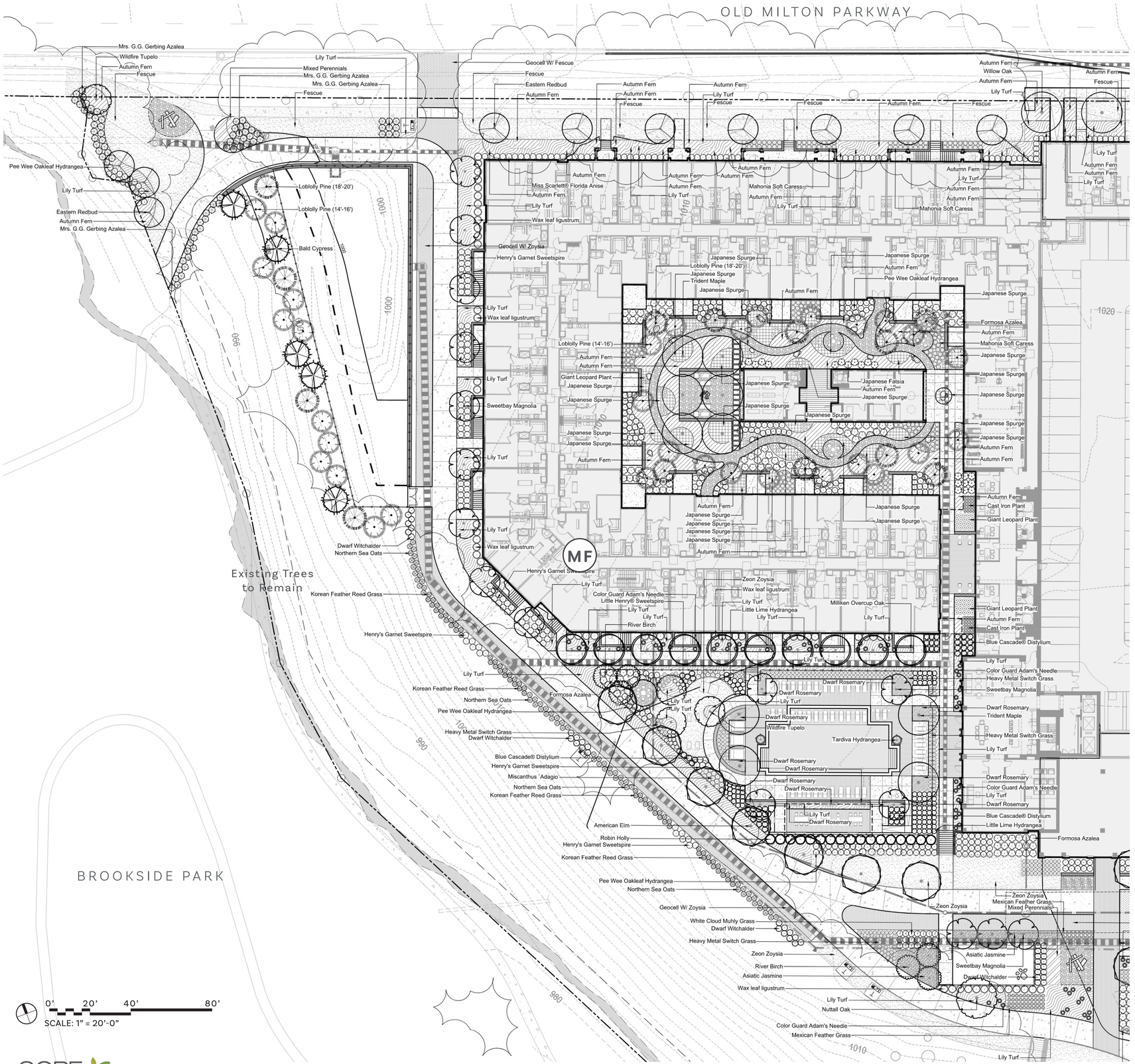

WHITE CLOUD MUHLY

BROOKSIDE VILLAGE

Overall Landscape Plan



Landscape Plan Enlargement A

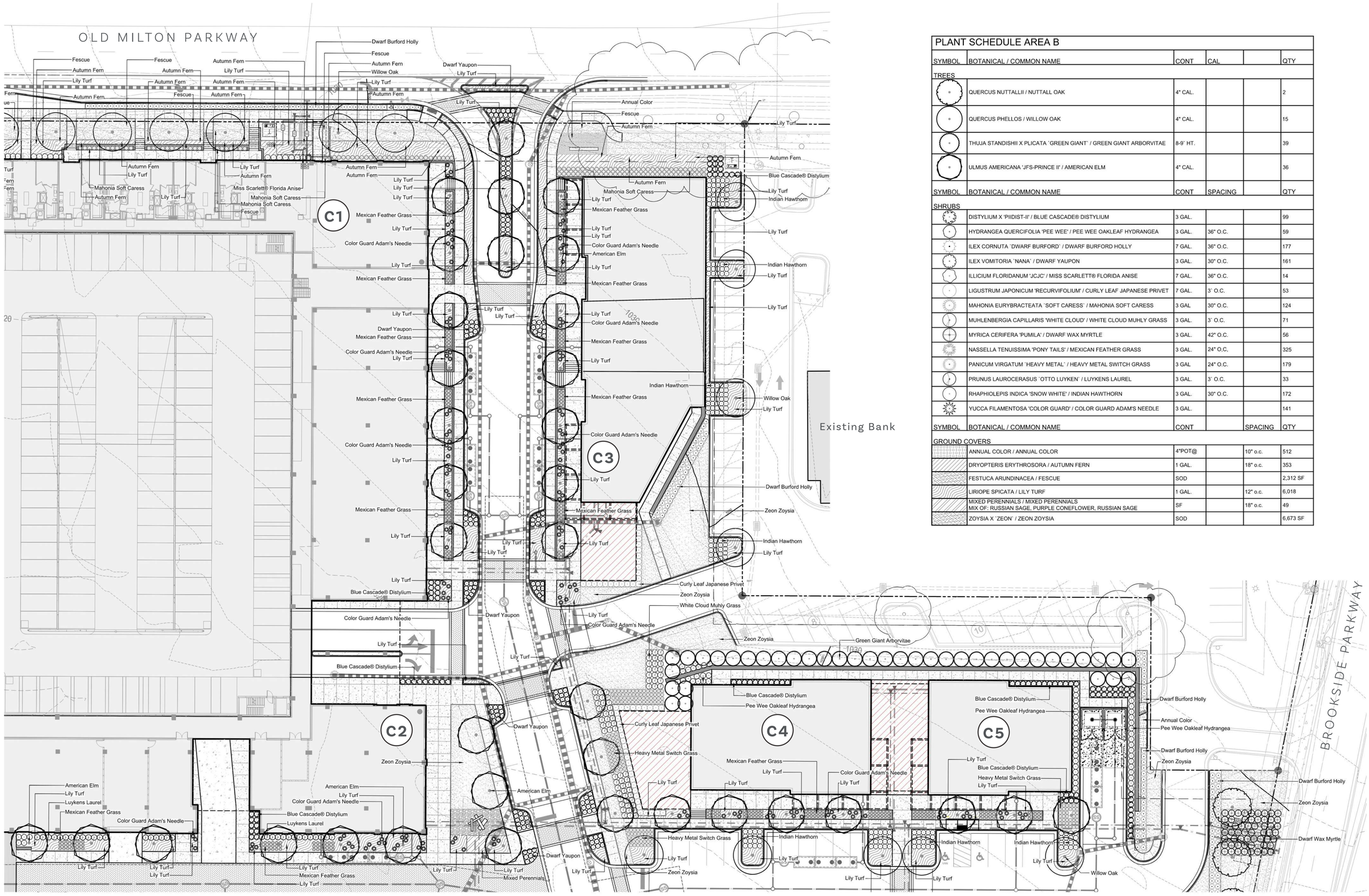


PLANT SCHEDULE AREA A					
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL		QTY
TREES					
	ACER BUERGERIANUM / TRIDENT MAPLE	6" CAL.			10
	BETULA NIGRA / RIVER BIRCH SINGLE TRUNK	3" CAL.			6
	CERCIS CANADENSIS / EASTERN REDBUD	3" CAL.			10
	ILEX X `ROBIN` / ROBIN HOLLY	5-6` HT.			17
	MAGNOLIA VIRGINIANA 'JIM WILSON' / SWEETBAY MAGNOLIA SINGLE TRUNK	4" CAL.			16
	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	4" CAL.			4
	PINUS TAEDA / LOBLOLLY PINE (14'-16')	14-16` HT			32
	PINUS TAEDA / LOBLOLLY PINE (18'-20')	18-20 HT.			13
	QUERCUS LYRATA 'MILLIKEN' / MILLIKEN OVERCUP OAK	4" CAL.			10
	QUERCUS NUTTALLII / NUTTALL OAK	4" CAL.			1
	QUERCUS PHELLOS / WILLOW OAK	4" CAL.			2
	TAXODIUM DISTICHUM / BALD CYPRESS	18-20 FT.			5
	ULMUS AMERICANA 'JFS-PRINCE II' / AMERICAN ELM	4" CAL.			7
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING		QTY
SHRUBS					
	ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL	18" O.C.		48
	AZALEA INDICA `FORMOSA` / FORMOSA AZALEA	3 GAL	42" O.C.		122
	AZALEA INDICA `MRS. G.G. GERBING` / MRS. G.G. GERBING AZALEA	3 GAL	42" O.C.		76
	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	3 GAL.	30" O.C.		64
	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	3 GAL.	30" O.C.		61
	DISTYLIUM X 'PIIDIST-II' / BLUE CASCADE® DISTYLIUM	3 GAL.			53
	FARFUGIUM JAPONICUM GIGANTEUM / GIANT LEOPARD PLANT	3 GAL.	2` O.C.		103
	FATSIA JAPONICA / JAPANESE FATSIA	3 GAL			21
	FOTHERGILLA GARDENII / DWARF WITCHALDER	3 GAL	36" O.C.		40
	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL.	36" O.C.		96
	HYDRANGEA PANICULATA 'TARDIVA' / TARDIVA HYDRANGEA	5`-6` HT.			2
	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	3 GAL.	36" O.C.		236
	ILLICIUM FLORIDANUM 'JCJC' / MISS SCARLETT® FLORIDA ANISE	7 GAL.	36" O.C.		71
	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	3 GAL.	36" O.C.		107
	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE	3 GAL.	24" O.C,		21
	LIGUSTRUM JAPONICUM `RECURVIFOLIUM` / WAX LEAF LIGUSTRUM	7 GAL.	48" O.C.		63
	MAHONIA EURYBRACTEATA `SOFT CARESS` / MAHONIA SOFT CARESS	3 GAL	30" O.C.		234
	MISCANTHUS SINENSIS `ADAGIO` / MISCANTHUS `ADAGIO`	3 GAL	30" O.C.		23
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS	3 GAL.	3` O.C.		21
	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	3 GAL.	24" O.C,		64
	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	3 GAL	24" O.C.		286
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE	3 GAL.			68
SYMBOL	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
GROUND COVERS					
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.		18" o.c.	1,845
	FESTUCA ARUNDINACEA / FESCUE	SOD			5,521 SF
	LIRIOPE SPICATA / LILY TURF	1 GAL.		12" o.c.	4,797
	MIXED PERENNIALS / MIXED PERENNIALS MIX OF: RUSSIAN SAGE, PURPLE CONEFLOWER, RUSSIAN SAGE	SF		18" o.c.	110
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	4"POT@		6" o.c.	8,158
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL.		12" o.c.	431
	TRACHELOSPERMUM ASIATICUM `ASIATIC` / ASIATIC JASMINE	1 GAL.		12" o.c.	637
	ZOYSIA X `ZEON` / ZEON ZOYSIA	SOD			3,241 SF

0' 20' 40' 80'
SCALE: 1" = 20'-0"

BROOKSIDE VILLAGE

Landscape Plan Enlargement B

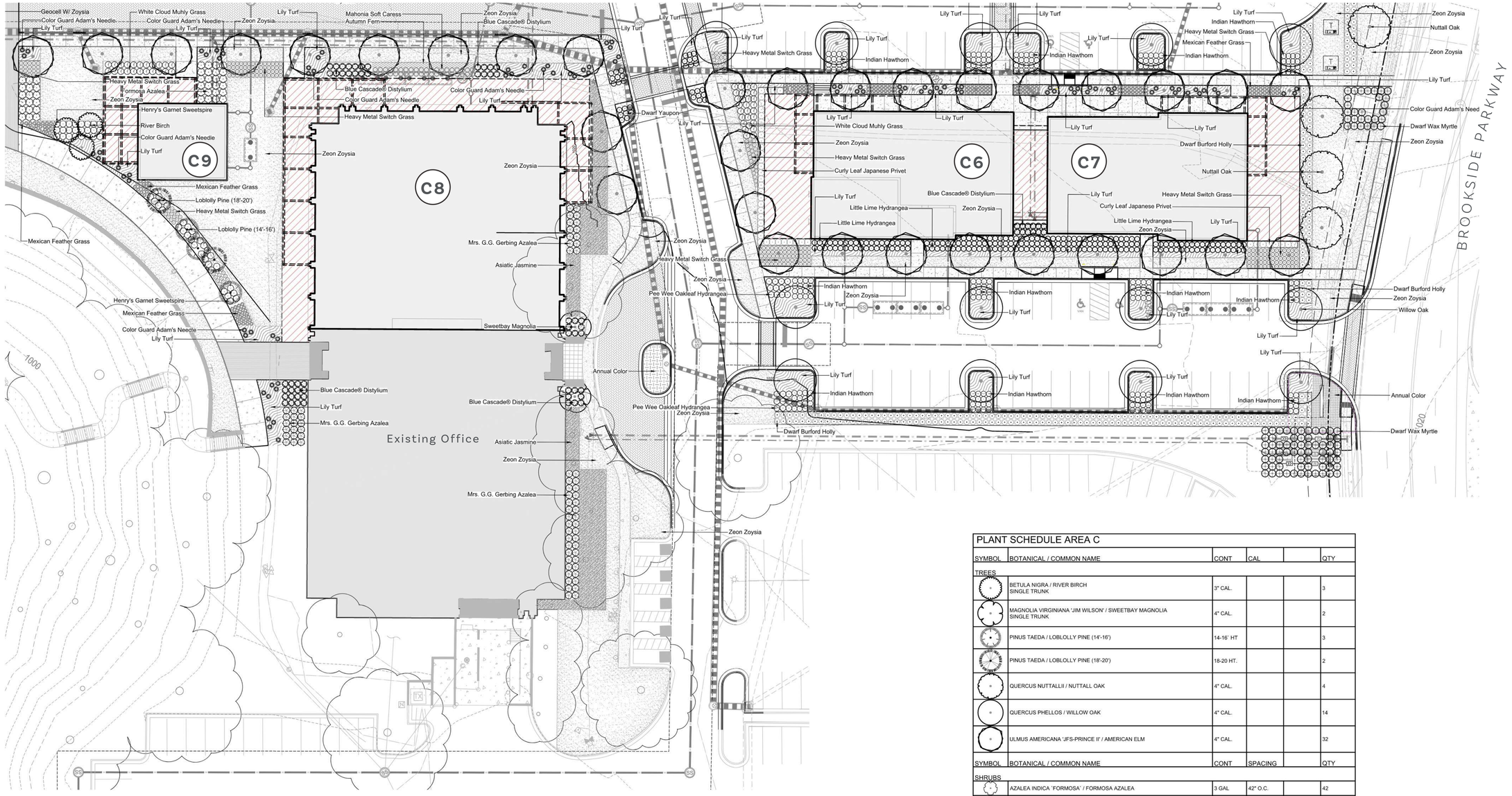


PLANT SCHEDULE AREA B					
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL		QTY
TREES					
	QUERCUS NUTTALLII / NUTTALL OAK	4" CAL.			2
	QUERCUS PHELLOS / WILLOW OAK	4" CAL.			15
	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	8-9` HT.			39
	ULMUS AMERICANA 'JFS-PRINCE II' / AMERICAN ELM	4" CAL.			36
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING		QTY
SHRUBS					
	DISTYLIUM X 'PIIDIST-II' / BLUE CASCADE® DISTYLIUM	3 GAL.			99
	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	3 GAL.	36" O.C.		59
	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	7 GAL.	36" O.C.		177
	ILEX VOMITORIA `NANA` / DWARF YAUPON	3 GAL.	30" O.C.		161
	ILLICIUM FLORIDANUM 'JCJC' / MISS SCARLETT® FLORIDA ANISE	7 GAL.	36" O.C.		14
	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' / CURLY LEAF JAPANESE PRIVET	7 GAL.	3` O.C.		53
	MAHONIA EURYBRACTEATA `SOFT CARESS` / MAHONIA SOFT CARESS	3 GAL	30" O.C.		124
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS	3 GAL.	3` O.C.		71
	MYRICA CERIFERA 'PUMILA' / DWARF WAX MYRTLE	3 GAL.	42" O.C.		56
	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	3 GAL.	24" O.C,		325
	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	3 GAL	24" O.C.		179
	PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	3 GAL.	3` O.C.		33
	RHAPHIOLEPIS INDICA 'SNOW WHITE' / INDIAN HAWTHORN	3 GAL.	30" O.C.		172
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE	3 GAL.			141
SYMBOL	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
GROUND COVERS					
	ANNUAL COLOR / ANNUAL COLOR	4"POT@		10" o.c.	512
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.		18" o.c.	353
	FESTUCA ARUNDINACEA / FESCUE	SOD			2,312 SF
	LIRIOPE SPICATA / LILY TURF	1 GAL.		12" o.c.	6,018
	MIXED PERENNIALS / MIXED PERENNIALS MIX OF: RUSSIAN SAGE, PURPLE CONEFLOWER, RUSSIAN SAGE	SF		18" o.c.	49
	ZOYSIA X `ZEON` / ZEON ZOYSIA	SOD			6,673 SF

0’ 20’ 40’ 80’

SCALE: 1” = 20’-0”

Landscape Plan Enlargement C



PLANT SCHEDULE AREA C					
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL		QTY
TREES					
	BETULA NIGRA / RIVER BIRCH SINGLE TRUNK	3" CAL.			3
	MAGNOLIA VIRGINIANA 'JIM WILSON' / SWEETBAY MAGNOLIA SINGLE TRUNK	4" CAL.			2
	PINUS TAEDA / LOBLOLLY PINE (14'-16')	14-16` HT			3
	PINUS TAEDA / LOBLOLLY PINE (18'-20')	18-20 HT.			2
	QUERCUS NUTTALLII / NUTTALL OAK	4" CAL.			4
	QUERCUS PHELLOS / WILLOW OAK	4" CAL.			14
	ULMUS AMERICANA 'JFS-PRINCE II' / AMERICAN ELM	4" CAL.			32
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING		QTY
SHRUBS					
	AZALEA INDICA `FORMOSA` / FORMOSA AZALEA	3 GAL	42" O.C.		42
	AZALEA INDICA `MRS. G.G. GERBING` / MRS. G.G. GERBING AZALEA	3 GAL	42" O.C.		68
	DISTYLIUM X 'PIIDIST-II' / BLUE CASCADE® DISTYLIUM	3 GAL.			66
	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL.	36" O.C.		191
	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	3 GAL.	36" O.C.		24
	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	7 GAL.	36" O.C.		286
	ILEX VOMITORIA `NANA` / DWARF YAUPON	3 GAL.	30" O.C.		34
	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	3 GAL.	36" O.C.		56
	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' / CURLY LEAF JAPANESE PRIVET	7 GAL.	3` O.C.		44
	MAHONIA EURYBRACTEATA `SOFT CARESS` / MAHONIA SOFT CARESS	3 GAL	30" O.C.		40
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS	3 GAL.	3` O.C.		50
	MYRICA CERIFERA 'PUMILA' / DWARF WAX MYRTLE	3 GAL.	42" O.C.		108
	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	3 GAL.	24" O.C.		198
	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	3 GAL	24" O.C.		299
	RHAPHIOLEPIS INDICA 'SNOW WHITE' / INDIAN HAWTHORN	3 GAL.	30" O.C.		200
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE	3 GAL.			92
SYMBOL	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
GROUND COVERS					
	ANNUAL COLOR / ANNUAL COLOR	4"POT@		10" o.c.	779
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.		18" o.c.	54
	LIRIOPE SPICATA / LILY TURF	1 GAL.		12" o.c.	3,879
	TRACHELOSPERMUM ASIATICUM 'ASIATIC' / ASIATIC JASMINE	1 GAL.		12" o.c.	2,084
	ZOYSIA X `ZEON` / ZEON ZOYSIA	SOD			18,178 SF

0’ 20’ 40’ 80’

SCALE: 1” = 20’-0”

BROOKSIDE VILLAGE

Plant Pallet List

PLANT SCHEDULE							
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL		QTY	NATIVE	EVERGREEN
TREES							
	ACER BUERGERIANUM / TRIDENT MAPLE	6" CAL.			10		
	BETULA NIGRA / RIVER BIRCH SINGLE TRUNK	3" CAL.			9	X	
	CERCIS CANADENSIS / EASTERN REDBUD	3" CAL.			10	X	
	ILEX X `ROBIN` / ROBIN HOLLY	5-6` HT.			17		X
	MAGNOLIA VIRGINIANA 'JIM WILSON' / SWEETBAY MAGNOLIA SINGLE TRUNK	4" CAL.			18	X	X
	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	4" CAL.			4	X	
	PINUS TAEDA / LOBLOLLY PINE (14'-16')	14-16` HT			35	X	X
	PINUS TAEDA / LOBLOLLY PINE (18'-20')	18-20 HT.			15	X	X
	QUERCUS LYRATA 'MILLIKEN' / MILLIKEN OVERCUP OAK	4" CAL.			10	X	
	QUERCUS NUTTALLII / NUTTALL OAK	4" CAL.			7	X	
	QUERCUS PHELLOS / WILLOW OAK	4" CAL.			31	X	
	TAXODIUM DISTICHUM / BALD CYPRESS	18-20 FT.			5	X	
	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	8-9` HT.			39		X
	ULMUS AMERICANA 'JFS-PRINCE II' / AMERICAN ELM	4" CAL.			75	X	
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING		QTY	NATIVE	EVERGREEN
SHRUBS							
	ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL	18" O.C.		48		X
	AZALEA INDICA `FORMOSA` / FORMOSA AZALEA	3 GAL	42" O.C.		164		X
	AZALEA INDICA `MRS. G.G. GERBING` / MRS. G.G. GERBING AZALEA	3 GAL	42" O.C.		144		X
	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	3 GAL.	30" O.C.		64		
	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	3 GAL.	30" O.C.		61	X	
	DISTYLIUM X 'PIIDIST-II' / BLUE CASCADE® DISTYLIUM	3 GAL.			218		X
	FARFUGIUM JAPONICUM GIGANTEUM / GIANT LEOPARD PLANT	3 GAL.	2` O.C.		103		X
	FATSIA JAPONICA / JAPANESE FATSIA	3 GAL			21		X
	FOTHERGILLA GARDENII / DWARF WITCHALDER	3 GAL	36" O.C.		40	X	
	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL.	36" O.C.		287		
	HYDRANGEA PANICULATA 'TARDIVA' / TARDIVA HYDRANGEA	5`-6` HT.			2		
	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	3 GAL.	36" O.C.		319	X	
	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	7 GAL.	36" O.C.		463		X
	ILEX VOMITORIA `NANA` / DWARF YAUPON	3 GAL.	30" O.C.		195	X	X
	ILLICIUM FLORIDANUM 'JCJC' / MISS SCARLETT® FLORIDA ANISE	7 GAL.	36" O.C.		85	X	X
	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	3 GAL.	36" O.C.		163	X	
	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE	3 GAL.	24" O.C.		21	X	
	LIGUSTRUM JAPONICUM `RECURVIFOLIUM` / WAX LEAF LIGUSTRUM	7 GAL.	48" O.C.		63		X
	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' / CURLY LEAF JAPANESE PRIVET	7 GAL.	3` O.C.		97		X
	MAHONIA EURYBRACTEATA `SOFT CARESS` / MAHONIA SOFT CARESS	3 GAL	30" O.C.		398		X
	MISCANTHUS SINENSIS `ADAGIO` / MISCANTHUS `ADAGIO`	3 GAL	30" O.C.		23		
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS	3 GAL.	3` O.C.		142	X	
	MYRICA CERIFERA 'PUMILA' / DWARF WAX MYRTLE	3 GAL.	42" O.C.		164	X	X
	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	3 GAL.	24" O.C.		587		
	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	3 GAL	24" O.C.		764	X	
	PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	3 GAL.	3` O.C.		33		X
	RHAPHIOLEPIS INDICA 'SNOW WHITE' / INDIAN HAWTHORN	3 GAL.	30" O.C.		372		X
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE	3 GAL.			301	X	X
SYMBOL	BOTANICAL / COMMON NAME	CONT		SPACING	QTY		
GROUND COVERS							
	ANNUAL COLOR / ANNUAL COLOR	4"POT@		10" o.c.	1,291		
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.		18" o.c.	2,252		
	FESTUCA ARUNDINACEA / FESCUE	SOD			7,833 SF		
	LIRIOPE SPICATA / LILY TURF	1 GAL.		12" o.c.	14,694		
	MIXED PERENNIALS / MIXED PERENNIALS MIX OF: RUSSIAN SAGE, PURPLE CONEFLOWER, RUSSIAN SAGE	SF		18" o.c.	159		
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	4"POT@		6" o.c.	8,158		
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL.		12" o.c.	431		
	TRACHELOSPERMUM ASIATICUM `ASIATIC` / ASIATIC JASMINE	1 GAL.		12" o.c.	2,721		
	ZOYSIA X `ZEON` / ZEON ZOYSIA	SOD			28,092 SF		

77% native trees
44% evergreen trees

42% native shrubs
54% evergreen shrubs

05

Lighting

Lighting Specifications



12’ POLE LIGHT
LSI, OPULENCE PT



TREE UPLIGHT IN LANDSCAPE
HELVI LITE, HL-931



INTEGRATED HANDRAIL LIGHT
TWICE BRIGHT, RLR-242, ROUND HANDRAIL LIGHT



STRIP LIGHT
BL LIGHTING, FLAT PIXEL



PASEO LIGHT
CORONET, RING 6’



PARKING DECK CEILING LIGHT
CORONET, LS WET 2.5



SIGNAGE WALL LIGHT
TMS LIGHTING, SIGN, 32



BUILDING MOUNTED WALL GRAZING UPLIGHT
CSL, LN6260

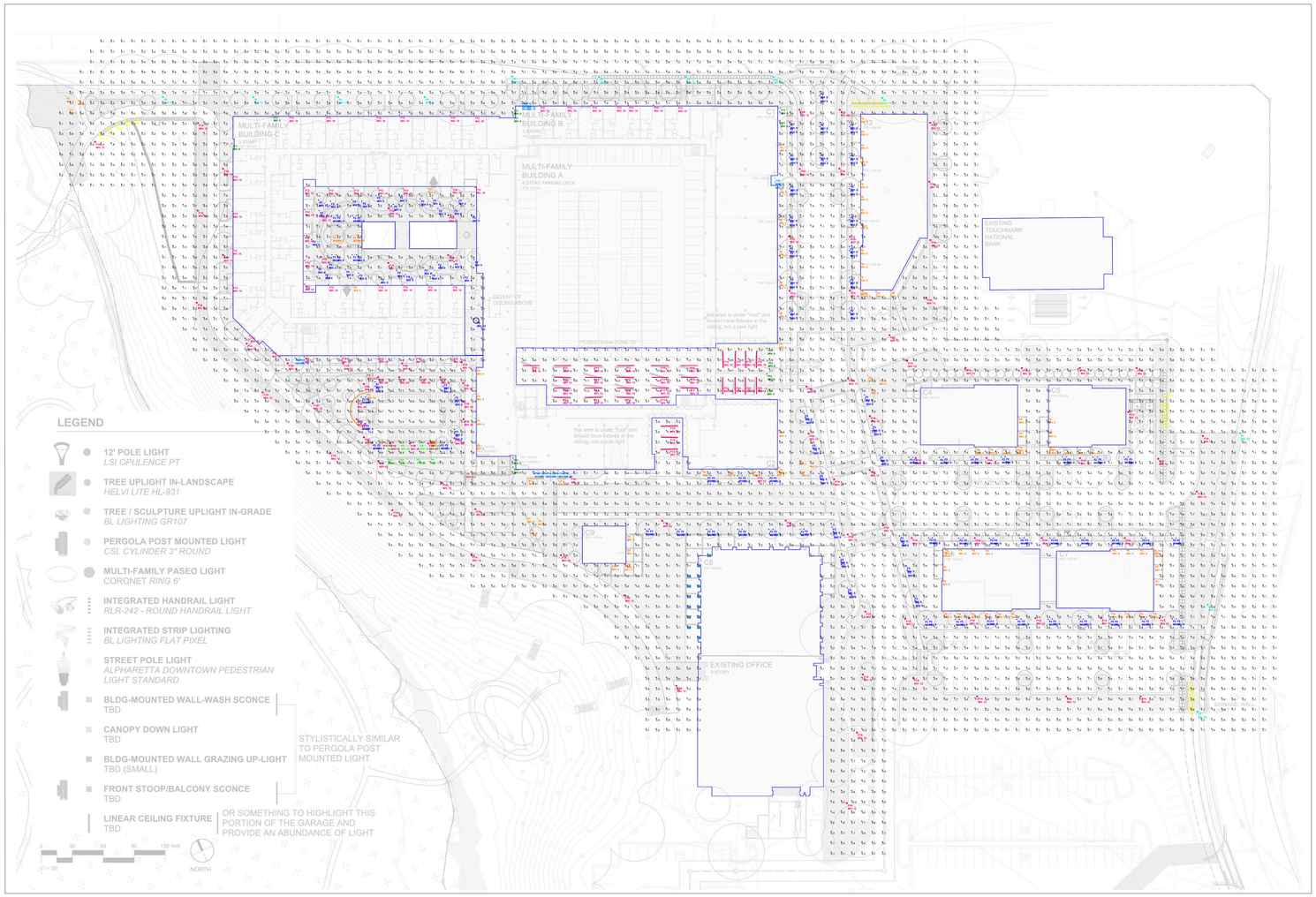


WALL SCONCE
OVERHEAD STRUCTURE LIGHT
CSL, CYLINDER 3” ROUND



TREE / SCULPTURE
UPLIGHT IN-GRADE
BL LIGHTING GR107

Site Lighting Photometrics



CALCULATION SUMMARY

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE - OVERALL	CALC POINTS AT AFG	Illuminance	Fc	2.75	32.3	0.0	N.A.	N.A.
AMENITY AREA	CALC POINTS AT AFG	Illuminance	Fc	3.73	10.4	0.2	18.65	52.00
POOL DECK	CALC POINTS AT AFG	Illuminance	Fc	16.56	22.3	10.1	1.64	2.21

LUMINAIRE SCHEDULE

Symbol	Qty	Tag	Label	Description	LLF	Mounting Height	Manufacturer	Luminaire Lumens	Luminaire Watts	Total Watts
	82	F1A	12FT POLE LIGHT	OPS-PT-10L-SW-30KB	0.900	12	LSI INDUSTRIES, INC.	9404	70	5740
	15	F1B	12FT POLE LIGHT - POOL DECK	OPS-PT-17L-4F-30KB	0.900	20	LSI INDUSTRIES, INC.	14709	105	1575
	179	F2	TREE UPLIGHT IN-LANDSCAPE	HELVI LITE HL-931	0.900	0	HEVI LITE	1604	14	2506
	16	F3	TREE & SCULPTURE UPLIGHT IN-GRADE	GR107 - Inground Series - 30deg - 6.5W	0.900	0	BL LIGHTING	628	6.5	104
	8	F4	PERGOLA POST MOUNTED LIGHT	LWD_3-20-30-80-S	0.900	12, 20	CSL LIGHTING	1276	20	160
	1	F5	MULTI-FAMILY PASEO LIGHT	832CRT-017-RING-UPDN-6FT-3500K-LOW-UNV-DB	0.900	12	CORONET LIGHTING	11071	168	168
	84	F6	INTEGRATED HANDRAIL LIGHT	RLR242-S-30	0.900	4.5	TAYCOBRIGHT	139	1.6	134.4
	76	F7	INTEGRATED STRIP LIGHTING (1FT RUN)	BL LIGHTING FLAT PIXEL	0.291	12	BL LIGHTING	238	4.57	347.32
	12	F8	STREET POLE LIGHT	GPD3 P30 27K XXXX GL3	0.900	13	HOLOPHANE	7592	57	684
	77	F9	BUILDING MOUNTED WALL WASH SCONCE	LWD_3-20-30-80-S	0.900	8	CSL LIGHTING	1276	20	1540
	20	F10	CANOPY DOWNLIGHT	ECDL-XXX-30-90-80-1252	0.900	10	CSL LIGHTING	773	11.3	226
	12	F11	BUILDING MOUNTED WALL GRAZING UP-LIGHT	LWD50 - BL Areal/rear - 2ft - 15x60DEG	1.000	0	BL LIGHTING	2165	24.8	297.6
	40	F12	FRONT STOOP/ BALCONY SCONCE	LWD_3-20-30-80-S	0.900	10	CSL LIGHTING	1276	20	800
	31	F13	EXTERIOR 18FT LINEAR	LS-WET-2_5-18FT-3500K-LOW-UNV-DB	3.600	15	CORONET LIGHTING	1312	80	2480
	20	F14	SIGNAGE WALL LIGHT	32-19LED	0.900	0, 4	TMS LIGHTING INC.	1862	21.5	430

SOUTHERN LIGHTING SOURCE

Southern Lighting Source

800 Battery Ave
Suite #420
Atlanta, Georgia
30339

Office: (770)-242-4000
Website: southernlightingsource.com

Calculated light levels are based on specific information that has been supplied.

Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce measurements that vary from the predicted values.

This photometric lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty to accuracy, completeness, reliability or otherwise.

Provided For: Core Atlanta
Provided By: Sarah Kantra (SLS)
Date:12/4/2025
* LAYOUT NOT TO SCALE *

BROOKSIDE VILLAGE SITE

PAGE 1 OF 1

06

Signage

Signage Location Plan



DeNYSE
SIGNAGE & ARCHITECTURAL ELEMENTS
1.800.941.7446
denyseco.com

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Management Company
Portman Holdings

Property Name & Address
Brookside Village
3625 Brookside Parkway
Alpharetta, GA 30022

Opportunity Number
68355

DeNyse Representative
Jeff Holley

Designer
ac

Date
12.02.2025

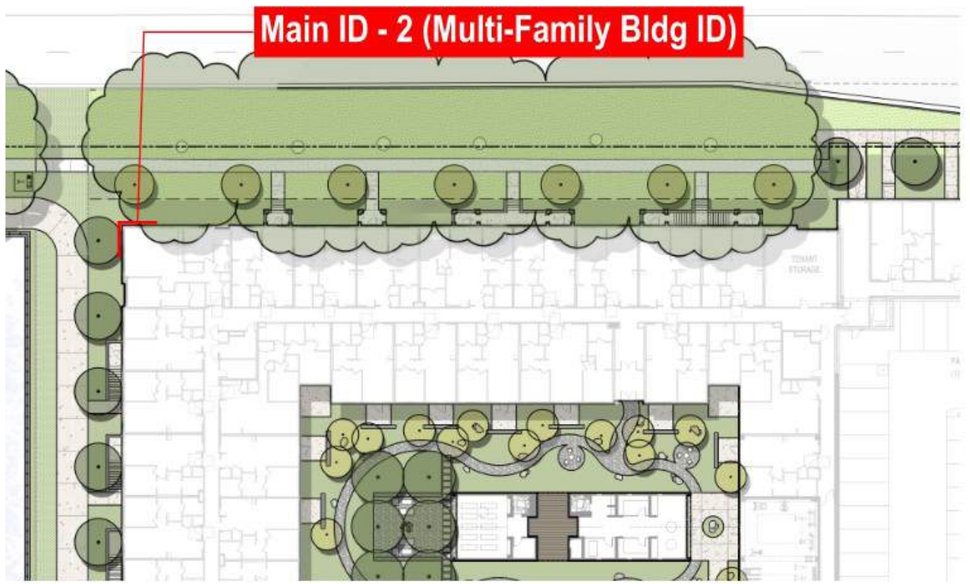
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- (●) Concept
- ( ) Preliminary
- ( ) Production

Main ID - 2





BROOKSIDE VILLAGE

General Intent Only
This design represents unfinished concepts, used only to identify locations and signage intent, final designs TBD

This design represents unfinished concepts, used only to identify locations and signage intent, final designs TBD

DeNyse
SIGNAGE & ARCHITECTURAL ELEMENTS
1.800.941.7446
denyseco.com

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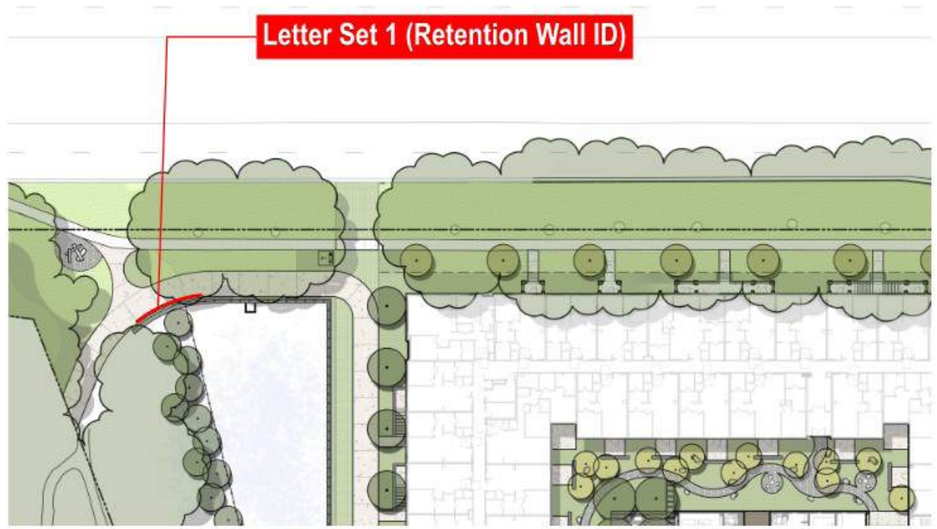
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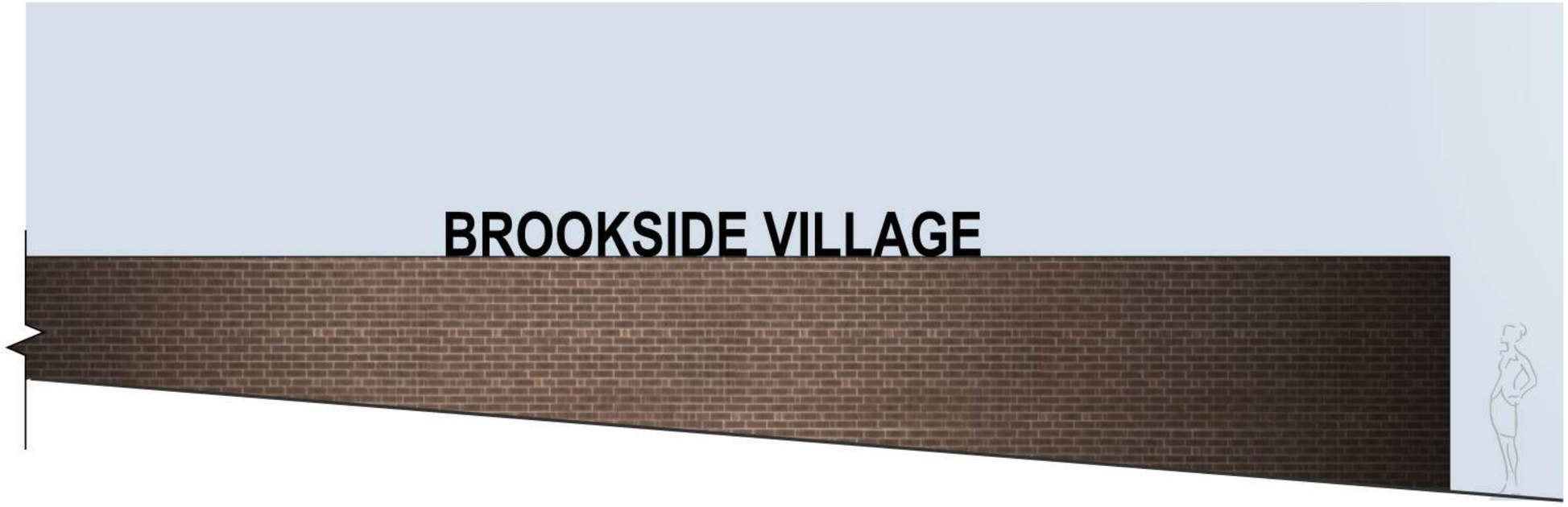
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- [x] Concept
- [ ] Preliminary
- [ ] Production

Letter Set - 1







Color may vary, depending on contrast with surrounding environment

General Intent Only
This design represents unfinished concepts, used only to identify locations and signage intent, final designs TBD

This design represents unfinished concepts, used only to identify locations and signage intent, final designs TBD

Customer Signature Required

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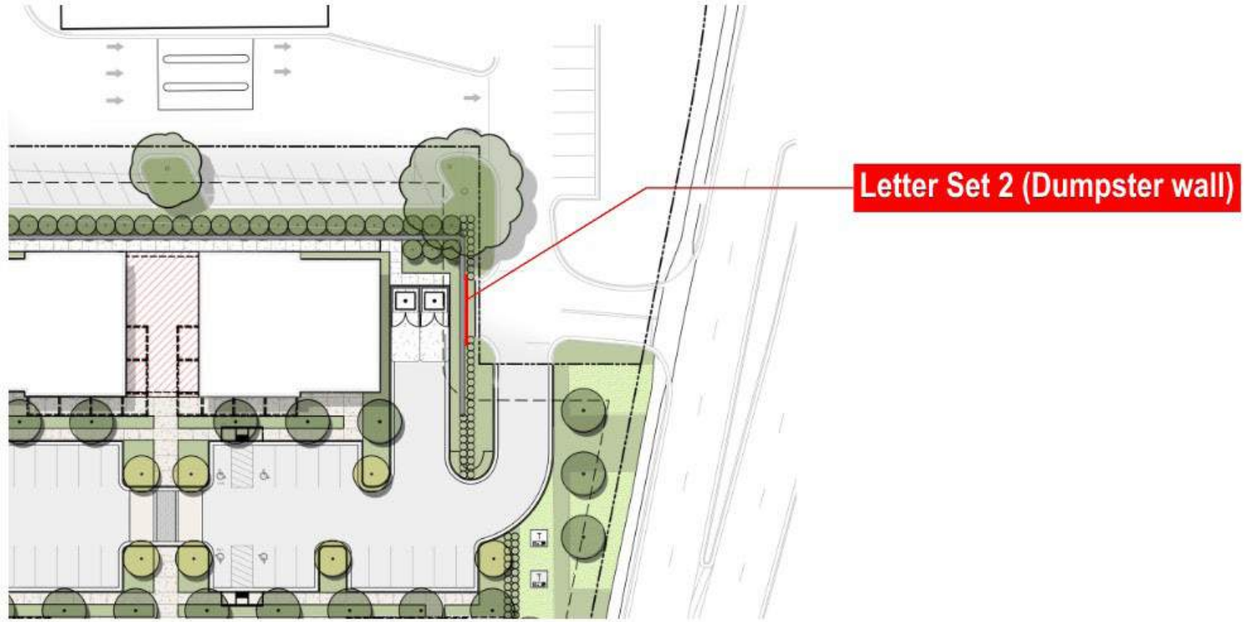
Designer
ac

Date
12.02.2025

Revision Date
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- (●) Concept
- ( ) Preliminary
- ( ) Production





Color may vary, depending on contrast with surrounding environment

General Intent Only
This design represents unfinished concepts, used only to identify locations and signage intent, final designs TBD

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Jeff Holley

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ac

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12.02.2025

Revision Date
0 NA

Filepath
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- (●) Concept
- ( ) Preliminary
- ( ) Production

Thank You!

Gresham Smith

November 3, 2025

Bret Schreoder
City of Alpharetta Community Development
2 Park Plaza
Alpharetta, GA 30009

Subject: Design Review Board Submittal
LGEUS R & D and Chamber Facility
4300 North Point Pkwy Alpharetta, GA 30022
Gresham Smith Project No. 50679.00

Dear Bret,

Please accept this City of Alpharetta Design Review Board application for the LGEUS R & D and Chamber Facility. The project site is located at the intersection of North Point Parkway and Royal Drive. The site is developed and contains an existing LGEUS office building. The scope of improvements to the site include re-developing the eastern portion of the site to construct a 2-story research, development and office facility. Due to the proposed building being located in the existing parking area, a shared parking agreement is being coordinated between the site property owner and the property owner of the office development south of Royal Drive to meet the additional off-site parking needs. An assessment of the on-site existing trees and landscaping by a licensed arborist is in progress and will be provided by the end of November. Attachments for this initial submittal are as follows:

- 2 paper copies of the DRB application (8.5" x 11)
- 2 paper copies of the Site Plan Review (11" x 17")
- 2 paper copies of the Landscape Review (30" x 42")
- 2 paper copies of the Exterior Elevation Review (11" x 17")
- 1 USB flash drive containing all electronic files above
- Note no Signage Review is included because the site will maintain its existing signage

Genuine Ingenuity

600 West Peachtree Street, NW
Suite 1550
Atlanta, GA 30308
678.518.3900
GreshamSmith.com

Sincerely,

Brian Jackson, PE
Civil Project Engineer

Copy Andrea Zammitt - Gresham Smith
Joey Goodall - Gresham Smith

Gresham
Smith

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

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
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ 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	Meeting Schedule
January 02, 2025	February 21, 2025
February 03, 2025	March 21, 2025
March 03, 2025	April 25, 2025*
April 01, 2025	May 16, 2025
May 01, 2025	June 20, 2025
June 02, 2025	July 18, 2025
July 01, 2025	August 15, 2025
August 01, 2025	September 19, 2025
September 02, 2025	October 17, 2025
October 01, 2025	November 21, 2025
November 03, 2025	December 19, 2025
December 02, 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: LGEUS Alpharetta Chamber Building

Location Address: 4300 N Point Pkwy

Mailing Address: N/A

City: Alpharetta State: GA Zip Code: 30022 -

Contact for All Notifications: Andrea Zammitt

Contact Telephone: 248 - 233 - 8211 Mobile Telephone: 313 - 703 - 9972

Fax: N/A - - Email: andrea.zammitt@greshamsmith.com

Contact's Relation to Business: Owner Consultant Representative

This Application For (Check all that apply):

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

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

Application Fees:

- Reveiws $350.00
- Signs Review Only $175.00
- Legal Advertising Requirement $175.00
- Reapplication Fee $100.00
- Readvertising Fee $175.00

Total Due $525

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: LGEUS

Physical Address: 1000 Sylvan Ave

Mailing Address: N/A

City: Englewood Cliffs State: NJ Zip Code: 07632 -

Owner Telephone: 404 - 271 - 9817 Contact Fax: N/A - - -

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): Uyun Hur Date: 10/31/2025

Owner Signature:

Property Information:

Address (If Assigned) : 4300 North Point Pkwy Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 312009060181

Land Lot(s): 906 and 907 District: 1 Section: N/A

Existing Zoning of Property: O-I Existing Uses of Property: Office and research and development

---

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: Andrea Zammett Date: 10.31.2025

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The proposed building design achieves visual compatibility with the surrounding area by thoughtfully balancing continuity with innovation. It reflects elements of the existing architectural heritage through the continued use of the same glass types and colors, as well as brick tones from the existing facility, which evolve into a refined terra cotta rainscreen system on the new structure. This approach creates a clear visual relationship with the existing buildings while expressing a forward-looking design that represents LGE's growth and vision for the future.

To further enhance compatibility, two complementary façade colors are proposed to visually break down the building's massing. This composition reduces the perceived height of the new structure, particularly given its proximity to the main road, and establishes balanced proportions that contribute to a cohesive and aesthetically appealing streetscape.
Finally, the landscape design reinforces this integration by helping the new building blend seamlessly into its surroundings, softening transitions, and strengthening the overall site harmony.

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.

- [x] 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).

Per correspondence with Bret Schroeder, the development is outside of the North Point Overlay and does not need to meet the requirements of the North Point 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.

Per correspondence with Bret Schroeder, the development is outside of the North Point Overlay and does not need to meet the requirements of the North Point 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.

Per correspondence with Bret Schroeder, the development is outside of the North Point Overlay and does not need to meet the requirements of the North Point Overlay.

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.

Per correspondence with Bret Schroeder, the development is outside of the North Point Overlay and does not need to meet the requirements of the North Point Overlay.

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?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

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.

N/A. The development is not within the Downtown Overlay.

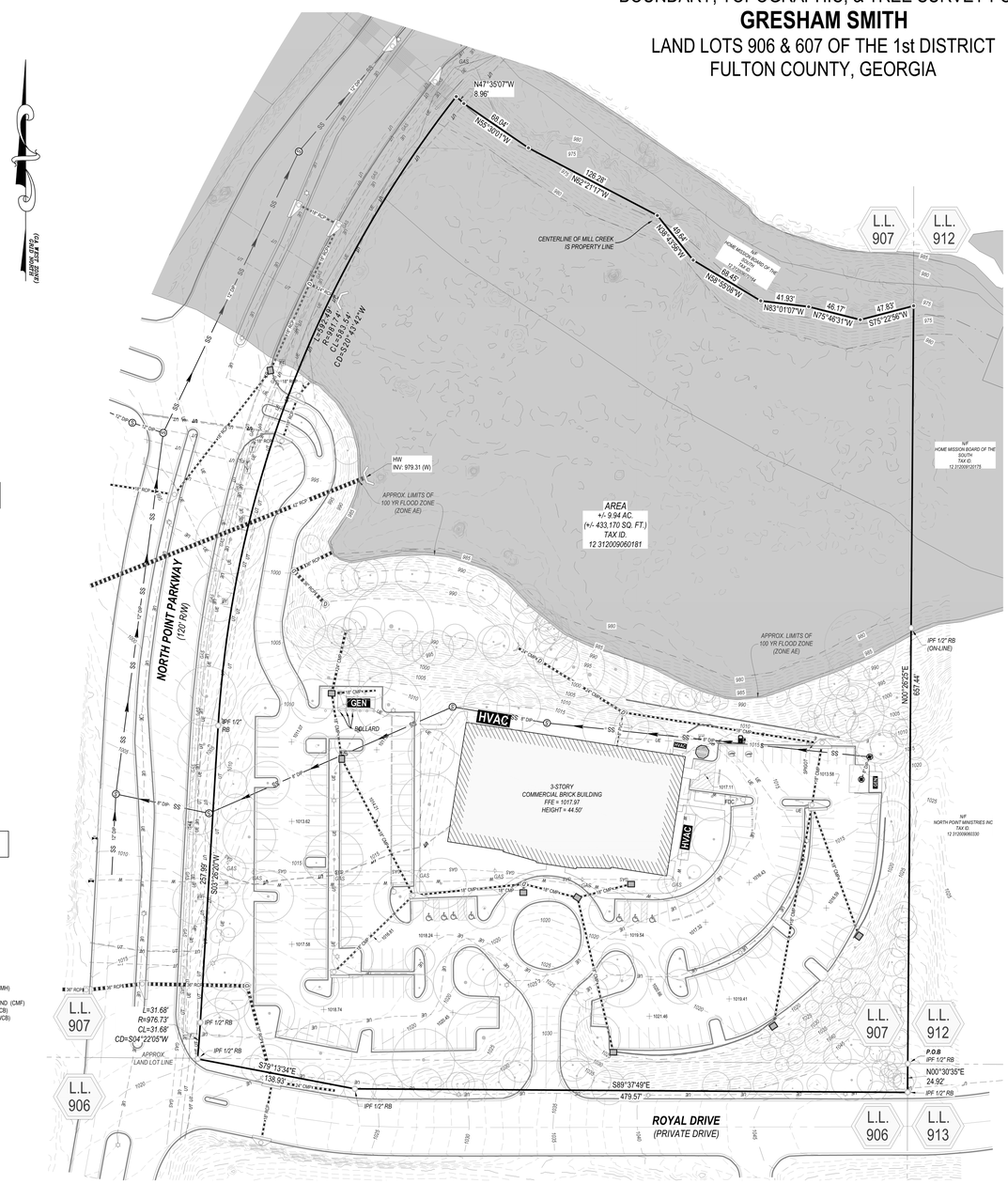
Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

N/A. The development is not within the Downtown Overlay.

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:
GRESHAM SMITH
LAND LOTS 906 & 607 OF THE 1st DISTRICT
FULTON COUNTY, GEORGIA



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FLOOD NOTE

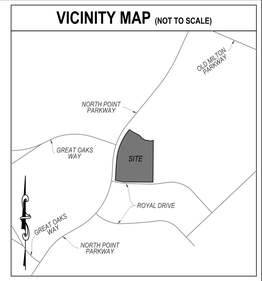
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13121C0006'F' EFFECTIVE DATE 09/18/2013, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

LEGEND

D.B.	DEED BOOK	FH	FIRE HYDRANT
P.B.	PLAT BOOK	L	LINE LABEL
PG.	PAGE	N/F	NOW OR FORMERLY
LL	LAND LOT	PKS	PK NAIL SET
OTP	OPEN TOP PIPE	S.S.E.	SANITARY SEWER EASEMENT
RB	REBAR	U.E.	UTILITY EASEMENT
IPF	IRON PIN FOUND	REF.	REFERENCE
IPS	1/2" REBAR W/C LSF 001179	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE	FT.	FEET
C&G	CURB & GUTTER	○	IRON PIN FOUND (IPF)
R/W	RIGHT-OF-WAY	○	IRON PIN SET (IPS)
S/B	SETBACK	★	CALCULATED POINT
-E-	OVERHEAD POWER LINE		POWER POLE (PP)
CMP	CORRUGATED METAL PIPE		FIRE HYDRANT (FH)
SWMF	STORMWATER MANAGEMENT FACILITY		WATER VALVE (WV)
P.O.B.	POINT OF BEGINNING	WM	WATER METER (WM)
P.O.C.	POINT OF COMMENCEMENT	JB	JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE	S	SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE	DI	DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE	■	CONCRETE R/W MONUMENT FOUND (CMF)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		SINGLE WING CATCH BASIN (SWCB)
℄	PROPERTY LINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		HOODED INLET (HI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION (FES)
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
A.E.	ACCESS EASEMENT		AREA INLET (AI)
E.O.P.	EDGE OF PAVEMENT		

Know what's **below.** **Call** before you dig.

VICINITY MAP (NOT TO SCALE)



SURVEY NOTES

1. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
2. ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.
3. MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
4. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
7. THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
8. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHMETRIC HEIGHTS WERE DERIVED USING THE GEOID 18.
9. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
10. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
11. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST OR EAST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY CARLSON BRX7 GNSS GPS RECEIVER WITH A CARLSON RT4 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY (EGPS OR TRIMBLE). THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
12. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,297 1.43 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
13. LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT. THE FIELDWORK WAS COMPLETED OCTOBER 7th, 2025 ON THIS PROJECT.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 906 AND 907 OF THE 1ST DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE CORNER COMMON TO LAND LOTS 609, 607, 912, AND 913, THENCE ALONG THE EASTERLY LINE OF LAND LOT 906, S 00° 30' 35" W, a distance of 24.92 feet to a ½" REBAR FOUND ALONG THE NORTHERLY LINE OF ROYAL DRIVE (PRIVATE DRIVE); THENCE ALONG SAID PRIVATE DRIVE N 89° 37' 49" W, a distance of 479.57 feet to a ½" REBAR FOUND; THENCE N 79° 13' 34" W, a distance of 138.93 feet to a ½" REBAR FOUND ALONG THE EASTERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY (120' R/W); THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG THE ARC OF A curve to the left, a distance of 31.68 feet (said arc having a radius of 976.73 feet and being subtended by a chord bearing N 04° 22' 05" E, with a chord distance of 31.68 feet) to a ½" REBAR FOUND; THENCE N 01° 26' 20" E, a distance of 257.99 feet to a ½" REBAR FOUND; THENCE ALONG THE ARC OF A curve to the right, a distance of 592.49 feet (said arc having a radius of 981.74 feet and being subtended by a chord bearing N 20° 43' 42" E, with a chord distance of 583.54 feet) to a POINT ALONG THE CENTERLINE OF MILL CREEK; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG SAID CREEK CENTERLINE S 47° 35' 07" E, a distance of 8.96 feet to a POINT; THENCE S 55° 30' 01" E, a distance of 68.04 feet to a POINT; THENCE S 62° 21' 17" E, a distance of 126.28 feet to a POINT; THENCE S 58° 43' 56" E, a distance of 49.64 feet to a POINT; THENCE S 58° 55' 08" E, a distance of 68.45 feet to a POINT; THENCE S 83° 01' 07" E, a distance of 41.93 feet to a POINT; THENCE S 75° 46' 31" E, a distance of 46.17 feet to a POINT; THENCE N 75° 22' 56" E, a distance of 47.83 feet to a POINT ALONG THE EASTERLY LINE OF LAND LOT 907; THENCE ALONG SAID LAND LOT LINE S 00° 26' 25" W, a distance of 657.44 feet to the POINT OF BEGINNING.

(THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING ±9.94 ACRES (±433,170 SQ. FT.))

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
LGEUS ALPHARETTA CHAMBER BUILDING
4300 NORTH POINT PARKWAY
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

CLIENT NAME
LG ELECTRONICS US, INC.
4300 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

REVISIONS

A3651.0001-ALTA

DATE 10/21/25
CONTRACT # A3651.0001
DRAWN BY AC

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1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET
1 OF 4

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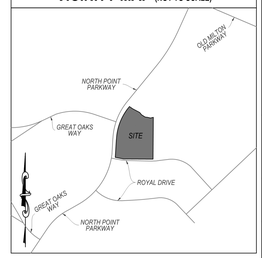
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THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

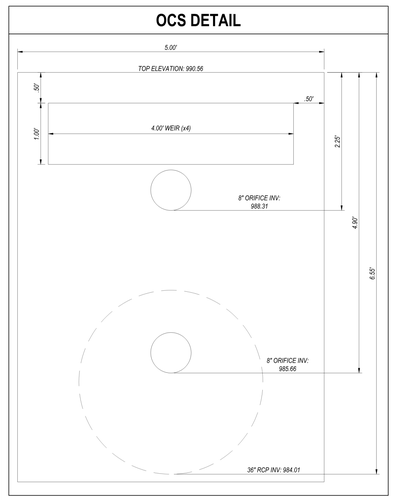
BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:
GRESHAM SMITH
LAND LOTS 906 & 607 OF THE 1st DISTRICT
FULTON COUNTY, GEORGIA

Know what's **below.** **Call** before you dig.

VICINITY MAP (NOT TO SCALE)



OCS DETAIL

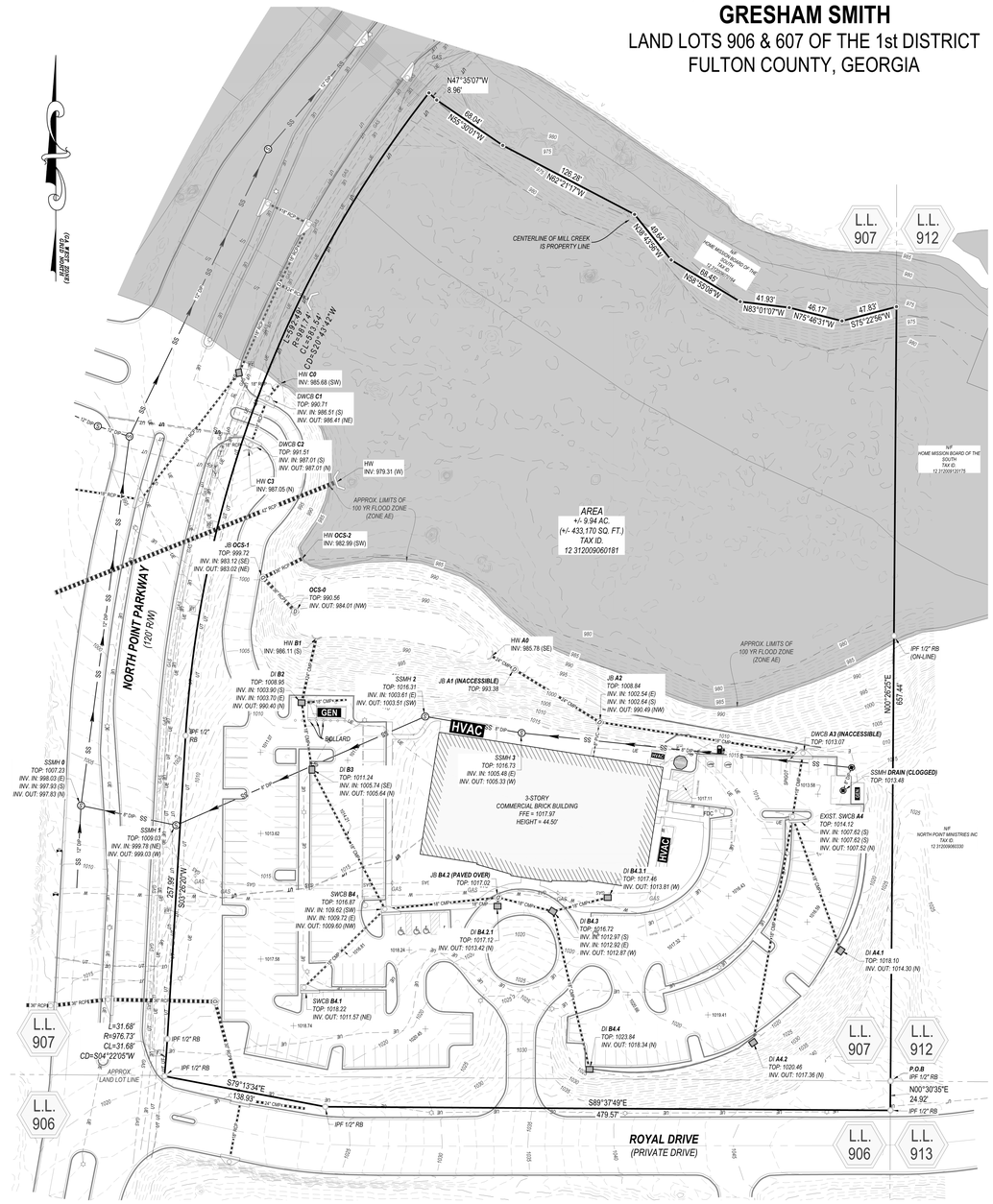


FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13121C0006'F' EFFECTIVE DATE 09/18/2013, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

LEGEND

D.B.	DEED BOOK	FH	FIRE HYDRANT
P.B.	PLAT BOOK	L	LINE LABEL
PG.	PAGE	N/F	NOW OR FORMERLY
LL	LAND LOT	PKS	PK NAIL SET
OTP	OPEN TOP PIPE	S.S.E.	SANITARY SEWER EASEMENT
RB	REBAR	U.E.	UTILITY EASEMENT
IPF	IRON PIN FOUND	REF.	REFERENCE
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SWMF	STORMWATER MANAGEMENT FACILITY		WATER VALVE (WV)
P.O.B.	POINT OF BEGINNING		WATER METER (WM)
P.O.C.	POINT OF COMMENCEMENT		JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE		SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE		DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		SINGLE WING CATCH BASIN (SWCB)
℄	PROPERTY LINE		DOUBLE WING CATCH BASIN (DWCB)
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D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
A.E.	ACCESS EASEMENT		AREA INLET (AI)
E.O.P.	EDGE OF PAVEMENT		



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEY NOTES

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12. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,297L43 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
13. LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED USING A TRIMBLE ROBOTIC TOTAL STATION & CARLSON BRX7 GPS UNIT. THE FIELDWORK WAS COMPLETED OCTOBER 7th, 2025 ON THIS PROJECT.

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(THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING ±9.94 ACRES (±433,170 SQ. FT.))

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- Landscape Architecture
- Environmental Permitting

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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
LGEUS ALPHARETTA CHAMBER BUILDING
4300 NORTH POINT PARKWAY
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

CLIENT NAME
LG ELECTRONICS US, INC.
4300 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

REVISIONS

A3651.0001-ALTA

DATE	10/21/25
CONTRACT #	A3651.0001
DRAWN BY	AC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY

SHEET TITLE
STORM & SEWER

SHEET
2 OF 4

D:\A3651.0001 - 4300 NORTH POINT PKWY\Survey\A3.TA\A3651.0001-ALTA.DWG, BND (2), jcarter, Oct 21, 2025 - 3:42:03pm

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BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:

GRESHAM SMITH

LAND LOTS 906 & 607 OF THE 1st DISTRICT
FULTON COUNTY, GEORGIA

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

(24' EASEMENT) 641 BOOK 222

TREE LEGEND

POP - TULIP POPLAR
MAG - MAGNOLIA
MAP - MAPLE
SG - SWEETGUM
CA - CRAB APPLE
CM - CRAPE MYRTLE
CYP - LEYLAND CYPRESS
HICK - HICKORY
DOG - DOGWOOD
HOLLY - AMERICAN HOLLY

HDW - UNKNOWN HARDWOOD



TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE
2420	14" CM	3615	13" MAP	3635	7" CM	3656	14" CM
2426	15" CM	3616	12" MAP	3636	7" CM	3657	14" CM
2465	14" CM	3617	10" MAP	3637	8" CM	3658	13" MAP
2466	16" CM	3618	11" MAP	3638	15" CM	3659	27" OAK
3308	8" HOLLY	3619	9" MAP	3639	6" CM	3660	27" OAK
3321	6" HOLLY	3620	9" MAP	3640	10" CM	3661	22" OAK
3601	15" OAK	3621	6" CM	3641	11" CM	3662	11" HOLLY
3602	20" OAK	3622	7" CM	3642	19" OAK	3663	17" MAP
3603	14" OAK	3623	11" CM	3643	18" OAK	3664	8" HOLLY
3604	15" OAK	3624	16" CM	3644	21" OAK	3665	7" HOLLY
3605	18" OAK	3625	14" CM	3645	19" OAK	3666	11" MAP
3606	23" OAK	3626	11" CM	3646	22" OAK	3667	12" MAP
3607	14" CM	3627	13" CM	3647	18" CM	3668	14" MAP
3608	12" CM	3628	9" CM	3648	10" PINE	3669	13" MAP
3609	14" CM	3629	9" CM	3649	9" PINE	3670	7" HDW
3610	20" OAK	3630	9" CM	3651	28" OAK	3671	10" HDW
3611	14" CM	3631	6" CM	3652	14" CM	3672	10" HDW
3612	15" CM	3632	6" CM	3653	14" CM	3673	10" HDW
3613	15" CM	3633	7" CM	3654	32" OAK	3674	12" OAK
3614	15" MAP	3634	6" CM	3655	15" CM	3675	13" OAK

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE
3676	18" OAK	3696	17" CYP	10208	10" PINE	10228	7" PINE
3677	17" OAK	3697	15" CYP	10209	8" PINE	10229	9" PINE
3678	17" OAK	3698	23" CYP	10210	10" PINE	10230	8" PINE
3679	25" OAK	3699	16" HOLLY	10211	9" PINE	10231	8" PINE
3680	22" OAK	3700	6" HOLLY	10212	11" PINE	10232	8" PINE
3681	11" HOLLY	3701	6" HOLLY	10213	17" PINE	10233	7" PINE
3682	13" HOLLY	3702	12" MAP	10214	12" PINE	10234	6" PINE
3683	11" HOLLY	3703	11" MAP	10215	18" PINE	10235	21" HIC
3684	22" OAK	3704	12" MAP	10216	8" MAG	10236	7" BEECH
3685	23" OAK	3705	20" OAK	10217	12" PINE	10237	11" PINE
3686	19" OAK	3706	13" MAP	10218	7" PINE	10238	6" PINE
3687	21" OAK	3707	12" MAP	10219	7" PINE	10239	7" PINE
3688	19" OAK	3708	12" MAP	10220	6" PINE	10240	6" PINE
3689	28" OAK	10201	13" PINE	10221	6" PINE	10241	12" PINE
3690	20" OAK	10202	10" PINE	10222	6" PINE	10242	25" OAK
3691	27" OAK	10203	6" HOLLY	10223	6" PINE	10243	12" PINE
3692	23" OAK	10204	9" PINE	10224	7" PINE	10244	11" HWD
3693	22" OAK	10205	12" PINE	10225	9" PINE	10245	26" OAK
3694	18" CM	10206	8" PINE	10226	10" PINE	10246	18" OAK
3695	20" CYP	10207	7" PINE	10227	7" PINE	10247	7" HWD

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE
10248	7" CHERRY	10268	20" HWD	10288	20" CM	10310	19" HWD
10249	6" CHERRY	10269	11" CEDAR	10289	19" CM	10311	27" HWD
10250	6" POP	10270	8" CEDAR	10290	20" CM	10312	15" OAK
10251	7" POP	10271	15" CEDAR	10291	15" CM	10313	23" OAK
10252	11" POP	10272	13" CEDAR	10293	18" CM	10314	26" OAK
10253	10" POP	10273	14" CM	10294	19" OAK	10315	22" OAK
10254	6" POP	10274	18" CM	10295	6" PINE	10316	30" OAK
10255	8" POP	10275	16" CM	10296	7" HIC	10317	18" CM
10256	13" POP	10276	13" POP	10297	14" OAK	10318	19" OAK
10257	6" POP	10277	13" POP	10298	6" DOG	10319	26" OAK
10258	12" POP	10278	10" HWD	10299	18" OAK	10320	13" CM
10259	25" POP	10279	18" HWD	10300	13" OAK	10321	12" POP
10260	33" HWD	10280	37" HWD	10301	6" DOG	10322	8" POP
10261	27" HWD	10281	16" HWD	10302	11" OAK		
10262	20" HWD	10282	9" POP	10303	31" BEECH		
10263	23" HWD	10283	9" POP	10304	10" OAK		
10264	16" CEDAR	10284	10" POP	10305	10" HWD		
10265	13" CEDAR	10285	15" POP	10306	9" POP		
10266	13" CEDAR	10286	11" HWD	10308	19" POP		
10267	8" CEDAR	10287	12" POP	10309	14" HWD		

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O:\A3651.0001 - 4300 NORTH POINT PKWY\Survey\A3651.0001-ALTA.DWG, BND (3), scatter Oct 21, 2025 - 3:42:05pm

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
LGEUS ALPHARETTA CHAMBER BUILDING
4300 NORTH POINT PARKWAY
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

CLIENT NAME
LG ELECTRONICS US, INC.
4300 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

REVISIONS

A3651.0001-ALTA

DATE 10/21/25
CONTRACT # A3651.0001
DRAWN BY AC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED NO. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 10/21/25

SHEET TITLE

TREE SURVEY

SHEET
3 OF 4

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:
GRESHAM SMITH
LAND LOTS 906 & 607 OF THE 1st DISTRICT
FULTON COUNTY, GEORGIA

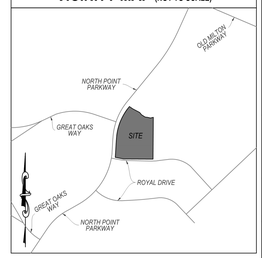
GRAPHIC SCALE

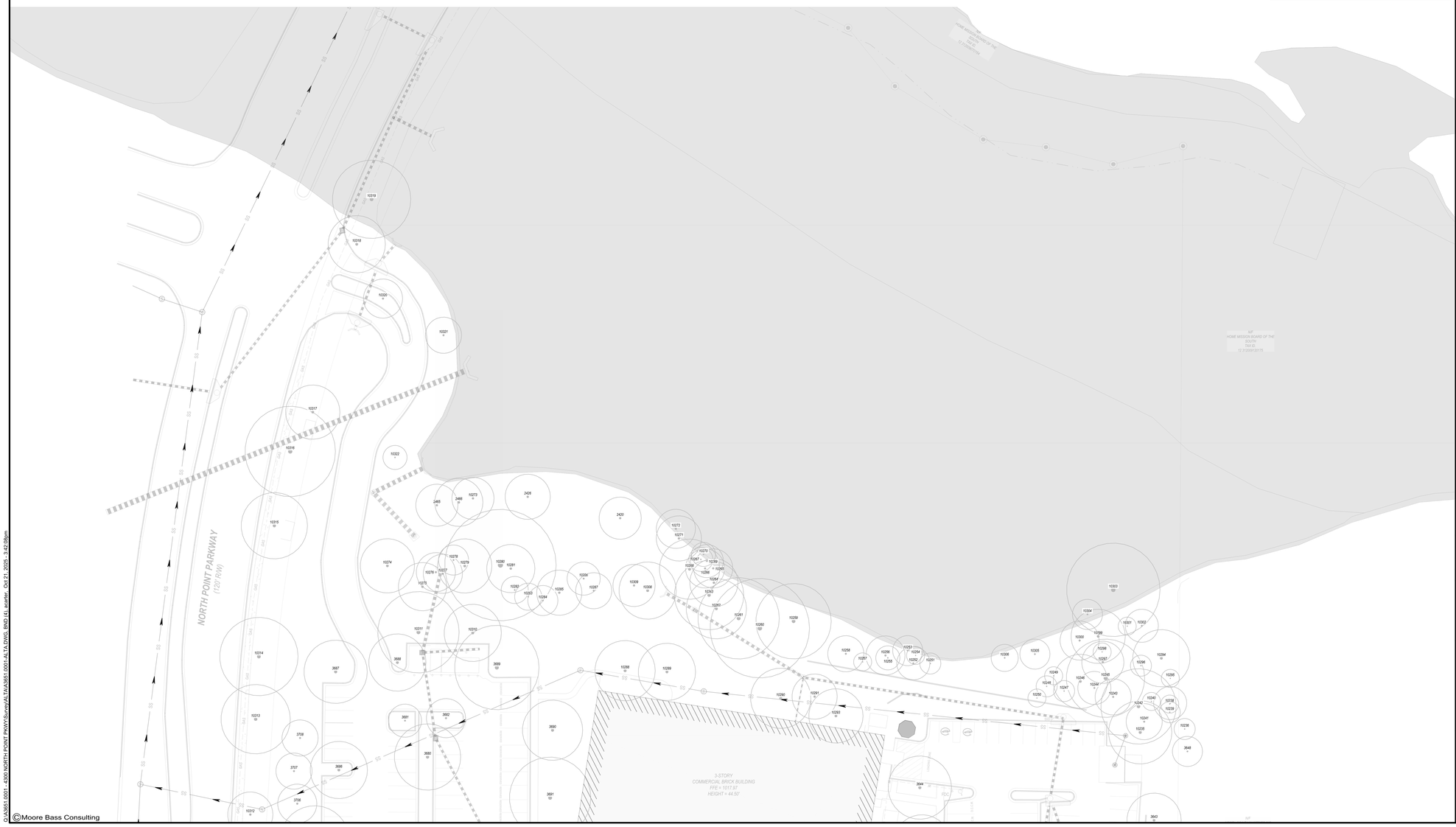
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH (GRID NORTH)

VICINITY MAP (NOT TO SCALE)





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- Civil Engineering
- Land Surveying
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4300 NORTH POINT PARKWAY
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

CLIENT NAME
LG ELECTRONICS US, INC.
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ALPHARETTA, GEORGIA 30022

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

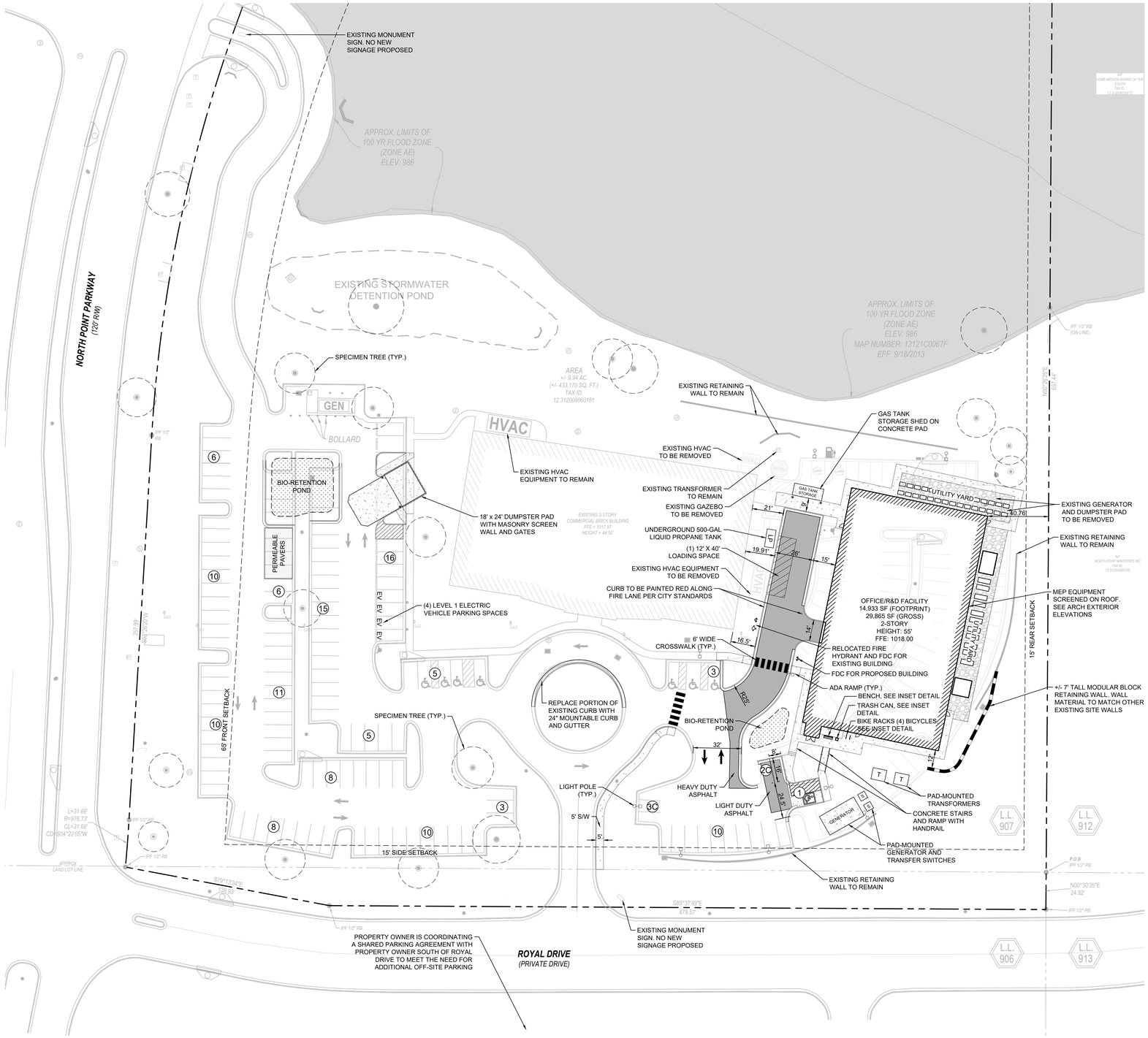
GEORGIA REGISTERED No. 3360 TIMOTHY M. WORLEY LAND SURVEYOR

SHEET TITLE
TREE SURVEY

SHEET
4 OF 4

Q:\A3651.0001 - 4300 NORTH POINT PKWY\Survey\ALTA\A3651.0001-ALTA.DWG, BND (4), jcarter, Oct 21, 2025 - 3:42:08pm

Drawn By:
Checked By:
Approved By:



LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CONCRETE CURB AND GUTTER
- CONCRETE POST/FLUSH CURB
- PERVIOUS PAVERS
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RETAINING WALL
- CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE
- PARKING COUNT
- LIGHT POLE
- BOLLARD

KEY NOTES - SITE PLAN

1. CONCRETE SIDEWALK (DETAIL 0X / C90X)
2. 18" CONCRETE CURB AND GUTTER (DETAIL 0X / C90X)
3. CONCRETE FLUSH CURB (DETAIL 0X / C90X)
4. CONCRETE POST CURB (DETAIL 0X / C90X)
5. STOP SIGN (DETAIL 0X / C90X)
6. CROSSWALK STRIPING (DETAIL 0X / C90X)
7. PAINTED DIRECTIONAL ARROWS (DETAIL 0X / C90X)
8. TYPICAL AND VAN ACCESSIBLE PARKING SPACE (DETAIL 0X / C90X)
9. PAINTED ACCESSIBLE PARKING SYMBOL (DETAIL 0X / C90X)
10. ACCESSIBLE PARKING SIGN (DETAIL 0X / C90X)
11. CURB RAMP (DETAIL 0X / C90X)
12. CONCRETE UNIT PAVERS (DETAIL 0X / C90X)
13. DETECTABLE WARNING SURFACE (DETAIL 0X / C90X)

SITE DATA TABLE:

PROPERTY AREA:	9.94AC
DISTURBED AREA:	1.5 AC
PARCEL ID:	12312009060181
ZONING DISTRICT:	O-I	OFFICE INSTITUTIONAL (PROPERTY IS PART OF ROYAL 400 MASTER PLAN
SETBACKS:	65' FRONT 15' SIDE 15' REAR
BUILDING HEIGHT:	55' (75' MAX PER ROYAL 400 MASTER PLAN)
BUILDING COVERAGE:	40% (173,194 SF) MAX PRINCIPAL BUILDING COVERAGE ALLOWED 9% (35,600 SF) EXISTING AND PROPOSED PRINCIPAL BUILDING COVERAGE PROVIDED
REQUIRED PARKING:	322 SPACES (SEE PARKING DATA TABLE FOR DETAIL)
PROVIDED PARKING:	126 SPACES ON-SITE 196 SPACES OFF-SITE (SEE PARKING DATA TABLE FOR DETAIL)
MPERVIOUS COVERAGE:	2.82 AC EXISTING 2.63 AC TOTAL AFTER REDEVELOPMENT

LGE Parking Data

Existing Parking

	Number	% Total
Total Existing parking per 2025 survey	235	
Existing Accessible	7	3.0%
Existing compact	42	17.9%
Removed parking	109	
Remaining onsite parking	**126**	

Minimum Required Parking

	Number of Units (SF)	Parking Ratio	Min. Required Parking Spaces
Existing Building (office)	61692	1 space per 250 SF	247
Proposed Building (office)	14933	1 space per 250 SF	60
Proposed Building (industrial)	14933	1 space per 1000 SF	15
Min Total Required			322

Min. Required Accessible Parking

Standard	6
Van	2

Provided Onsite Parking

Standard Spaces	109
Compact Spaces	5
EV Spaces	4
Accessible	6
Accessible Van	2
Total Provided	**126**

Remaining Needed on Other Property

Offiste Parking Needed	**196**



BENCH
MODEL: CR-138 6FT BY VICTORY STANLEY



TRASH CAN
MODEL: MODEL SIVTR-32 | WITH RAIN BONNET BY BELSON OUTDOORS



BIKE RACK
MODEL: 2 BIKE ROUND TUBE CIRCULAR BIKE RACK, BY BELSON OUTDOORS

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

Firm's Georgia Authorization No.
PEF000285 EXP 06.30.2026

LG

LGEUS R&D AND CHAMBER PROJECT

4300 North Point Pkwy,
Alpharetta GA 30022

FOR DRB REVIEW
NOT FOR CONSTRUCTION

Revision

No.	Date	Description

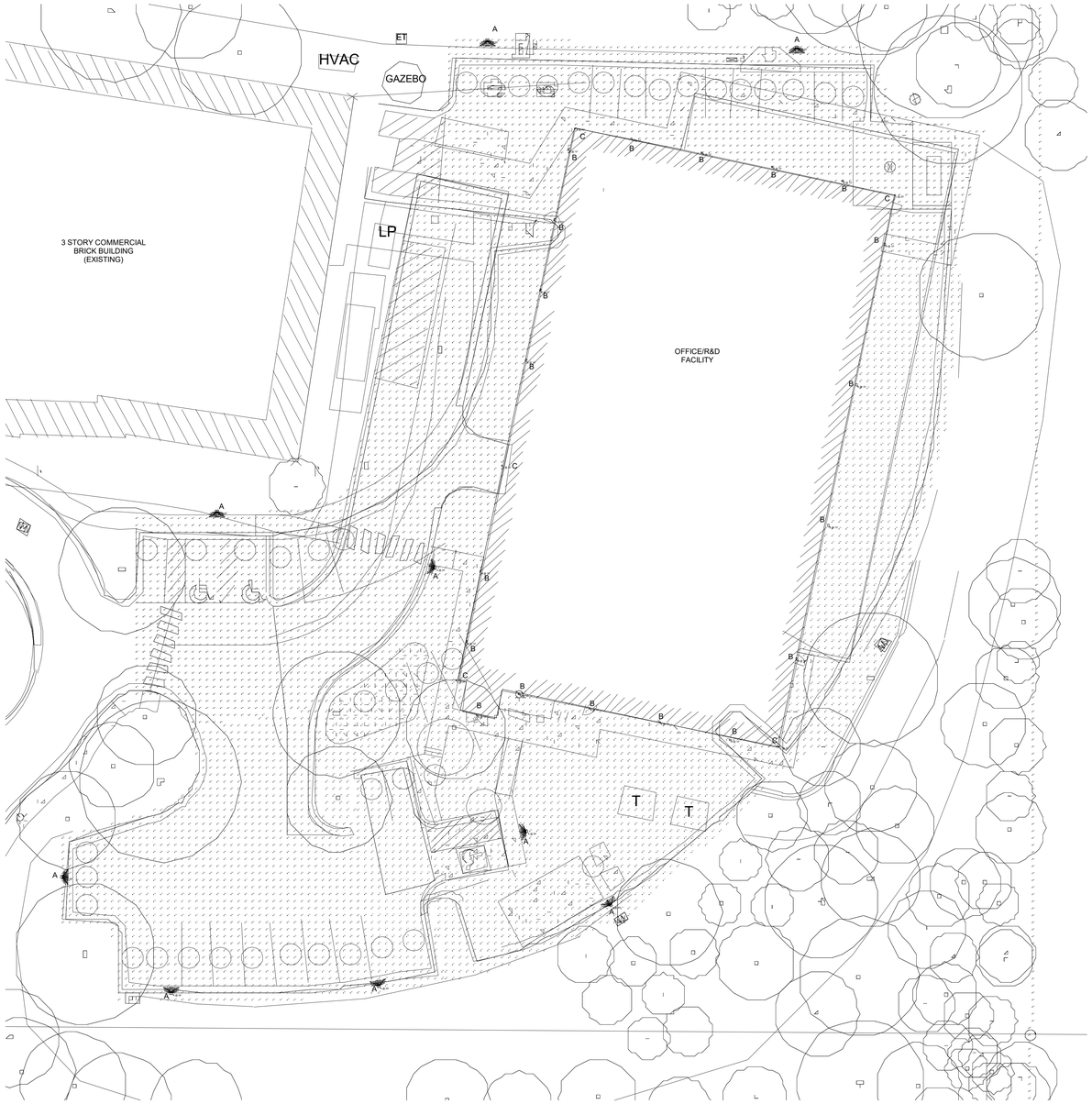
SITE PLAN (DESIGN REVIEW BOARD)

C210

50679.00
11-03-2025

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Drawn By: Author
Checked By: Checker
Approved By: Approver



1 SITE LIGHTING AND PHOTOMETRICS
1/16" = 1'-0"

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		9	RSX2 LED P3 40K R4 HS	RSX LED Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield		1	14473	1	149.98	Max: 12472cd
	B		19	WDGE2 LED P2 40K 80CRI T4M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC		1	2018	1	18.9815	Max: 1233cd
—	C		5	DSXF1 LED P2 40K HMF	DSXF1 LED P2 40K HMF		1	Absolute	1	42	Max: 4032cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Parking Area	+	4.7 fc	11.4 fc	1.1 fc	10.4:1	4.3:1
Drive Area (West of the Building)	+	3.9 fc	11.8 fc	0.7 fc	16.9:1	5.6:1
East of Building	+	1.5 fc	7.5 fc	0.5 fc	15.0:1	3.0:1
Front Landscaping	+	4.8 fc	11.9 fc	1.0 fc	11.9:1	4.8:1
Front Parking Area	+	5.0 fc	8.1 fc	1.4 fc	5.8:1	3.6:1
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A

Gresham Smith
GreshamSmith.com
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Suite 1400
Nashville, TN 37201
615.770.8100
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Consultant Space

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LGEUS R&D AND CHAMBER PROJECT
4300 North Point Pkwy,
Alpharetta GA 30022

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Revision

No.	Date	Description
A	11.3.2025	SD

SITE LIGHTING AND PHOTOMETRICS

E013

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11.03.2025

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Checked By:
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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP	TEMP	MOUNTING	NOTES
A	EXTERIOR PARKING LIGHT	ACUITY	PART NUMBER DEPENDENT ON OUTPUT	277 V	LED		POLE	WIRELESS ENABLED
B	EXTERIOR WALL PACK	ACUITY	PART NUMBER DEPENDENT ON OUTPUT	277 V	LED		WALL	
C	EXTERIOR FLOOD LIGHT	ACUITY	PART NUMBER DEPENDENT ON OUTPUT	277 V	LED		KNUCKLE/WALL	
D	RECESSED 6" ROUND DOWNLIGHT	ALPHABET	NU6-RD-SW-XXLM-XXK-CRI-XXD-XX-XX-MOUNT-UNV-DIM10	277 V	LED		RECESSED	
DE	RECESSED 6" ROUND DOWNLIGHT-SELF-CONTAINED EMERGENCY LIGHTING UNIT	ALPHABET	NU6-RD-SW-XXLM-XXK-CRI-XXD-XX-XX-MOUNT-UNV-DIM10	277 V	LED		RECESSED	EQUIP WITH INTEGRAL BATTERY EMERGENCY DRIVER
F	RECESSED 2X4 CENTER BASKET	ACUITY	XBLTX XXL ADSM MVOLT GZ1 LPXXX	277 V	LED		RECESSED	
FE	RECESSED 2X4-SELF-CONTAINED EMERGENCY LIGHTING UNIT	ACUITY	XBLTX XXL ADSM MVOLT GZ1 LPXXX	277 V	LED		RECESSED	EQUIP WITH INTEGRAL BATTERY EMERGENCY DRIVER
H	ROUND LED HIGH BAY	ACUITY	REBL-ALOXX-DIST-UVOLT-SWWX-80CRI-XXX	277 V	LED		SURFACE	
HE	ROUND LED HIGH BAY- SELF-CONTAINED EMERGENCY LIGHTING UNIT	ACUITY	REBL-ALOXX-DIST-UVOLT-SWWX-80CRI-XXX	277 V	LED		SURFACE	EQUIP WITH INTEGRAL BATTERY EMERGENCY DRIVER
X1E	COMPACT LED EMERGENCY LIGHT	ISOLITE	RL2LED-X-XX-MBC	277 V	LED		BACK/CEILING	
X2E	EXIT SIGN	LITHONIA	LQM S W 3 R MVOLT	277 V	LED		BACK/CEILING	

LIGHTING CONTROL DEVICE SCHEDULE

Type	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	NOTES
OS	WIRELESS CELLING OCCUPANCY SENSOR	ACUITY	RCMSB-PDT-7-G2	SURFACE	
PP	POWER PACK	ACUITY	RPP20-D-EFP	J-BOX	SWITCH / 0-10V
WL	WIRLESS WALL CONTROLS	ACUITY	RPODU-XX/RPODU-DX-XX	WALLBOX	
WS	WALLBOX SENSOR SWITCH/ DIMMER	ACUITY	WSXA-PDT-XX/WSXA-PDT-D-XX	WALLBOX	SWITCH /0 -10V

GENERAL NOTES:

A. COORDINATE ALL LIGHTING FIXTURE CEILING TYPES AND HEIGHTS WITH ARCHITECTURAL DRAWINGS, REFLECTED CEILING PLANS AND ELEVATIONS PRIOR TO ROUGH-IN. SHOULD THERE BE ANY DISCREPANCIES, CONTACT ENGINEER PRIOR TO PROCEEDING.

B. ALL LIGHTING FIXTURE TYPES WITH AN "E" AFTER THE TYPE ARE SERVED BY EMERGENCY POWER.

C. EMERGENCY LIGHTING FIXTURES SHALL ALWAYS TURN ON IN THE CASE OF A TRUE POWER FAILURE. MINIMUM RUNTIME SHALL BE 90 MINUTES.

D. FIXTURE MOUNTING SHALL BE COMPATIBLE WITH CEILING TYPE. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS. CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND. PROVIDE TRIMS AND ACCESSORIES TO MATCH THE CEILING TYPE.

E. ALTERNATE MANUFACTURERS MAY BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER AND OWNER. PROVIDE POINT -TO-POINT LIGHTING CALCULATIONS FOR EACH ROOM, INDICATING THE AVERAGE, MAXIMUM, AND MINIMUM FOOTCANDLE VALUES, ALONG WITH THE MAXIMUM -TO-MINIMUM AND AVERAGE -TO-MINIMUM RATIOS, LIGHT LOSS FACTOR (LLF) PER FIXTURE TYPE, CALCULATION ZONE LEVEL, MOUNTING HEIGHT, AND CORRESPONDING FIXTURE SPECIFICATIONS. SUBMIT SUBSTITUTIONS IN ACCORDANCE WITH SECTION 01 2500.01 – SUBSTITUTION REQUEST FORM. PROVIDE SEPARATE CALCULATION FILES FOR NORMAL AND EMERGENCY LIGHTING CONDITIONS. REQUEST THE REQUIRED BASIS -OF-DESIGN VALUES FROM THE ENGINEER PRIOR TO PREPARING ALTERNATE FIXTURE CALCULATIONS.

F. LIGHTING SUBMITTALS ARE REQUIRED, INCLUDING FIXTURE MODEL NUMBER AND ACCESSORIES, SOURCE CUTSHEET, ETC. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.

G. DIRECTIONAL INDICATORS ON EXIT SIGNS SHALL BE CHEVRON TYPE AND AS INDICATED ON CONSTRUCTION DRAWINGS AND/OR AS PER CONSTRUCTION ACTIVITIES DICTATE.

H. PROVIDE ALL NECESSARY EQUIPMENT AND ACCESSORIES FOR A COMPLETE INSTALLATION OF ALL LIGHTING FIXTURES.

I. PROVIDE ALL NECESSARY EQUIPMENT FOR LOW VOLTAGE CONTROLS, SUCH ITEMS MAY INCLUDE TRANSFORMERS, POWER PACKS, AND CABLING.

J. CEILING ACCESS PANELS IN NON-ACCESSIBLE CEILINGS SHALL BE PROVIDED IN ALL LOCATION WHERE LIGHTING CONTROLS OR NON-ACCESSIBLE TRIMS ARE INSTALLED. COORDINATE WITH REFLECTED CEILING PLAN AND ALL OTHER TRADES.

Gresham Smith
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Suite 1400
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Firm's Georgia Authorization No.
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Consultant Space

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LGEUS R&D AND CHAMBER PROJECT
4300 North Point Pkwy,
Alpharetta GA 30022

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Revision

No.	Date	Description
A	11.3.2025	SD

LIGHTING FIXTURE SCHEDLE

E201

50679.00
11.03.2025

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Checked By:
Approved By:

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BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:
GRESHAM SMITH
LAND LOTS 906 & 607 OF THE 1st DISTRICT
FULTON COUNTY, GEORGIA

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

(24" x 36" SHEET SIZE)

TREE LEGEND

POP - TULIP POPLAR
MAG - MAGNOLIA
MAP - MAPLE
SG - SWEETGUM
CA - CRAB APPLE
CM - CRAPE MYRTLE
CYP - LEYLAND CYPRESS
HICK - HICKORY
DOG - DOGWOOD
HOLLY - AMERICAN HOLLY

HDW - UNKNOWN HARDWOOD



TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE
2420	14" CM	3615	13" MAP	3635	7" CM	3656	14" CM
2426	15" CM	3616	12" MAP	3636	7" CM	3657	14" CM
2465	14" CM	3617	10" MAP	3637	8" CM	3658	13" MAP
2466	16" CM	3618	11" MAP	3638	15" CM	3659	27" OAK
3308	8" HOLLY	3619	9" MAP	3639	6" CM	3660	27" OAK
3321	6" HOLLY	3620	9" MAP	3640	10" CM	3661	22" OAK
3601	15" OAK	3621	6" CM	3641	11" CM	3662	11" HOLLY
3602	20" OAK	3622	7" CM	3642	19" OAK	3663	17" MAP
3603	14" OAK	3623	11" CM	3643	18" OAK	3664	8" HOLLY
3604	15" OAK	3624	16" CM	3644	21" OAK	3665	7" HOLLY
3605	18" OAK	3625	14" CM	3645	19" OAK	3666	11" MAP
3606	23" OAK	3626	11" CM	3646	22" OAK	3667	12" MAP
3607	14" CM	3627	13" CM	3647	18" CM	3668	14" MAP
3608	12" CM	3628	9" CM	3648	10" PINE	3669	13" MAP
3609	14" CM	3629	9" CM	3649	9" PINE	3670	7" HDW
3610	20" OAK	3630	9" CM	3651	28" OAK	3671	10" HDW
3611	14" CM	3631	6" CM	3652	14" CM	3672	10" HDW
3612	15" CM	3632	6" CM	3653	14" CM	3673	10" HDW
3613	15" CM	3633	7" CM	3654	32" OAK	3674	12" OAK
3614	15" MAP	3634	6" CM	3655	15" CM	3675	13" OAK

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE
3676	18" OAK	3696	17" CYP	10208	10" PINE	10228	7" PINE
3677	17" OAK	3697	15" CYP	10209	8" PINE	10229	9" PINE
3678	17" OAK	3698	23" CYP	10210	10" PINE	10230	8" PINE
3679	25" OAK	3699	16" HOLLY	10211	9" PINE	10231	8" PINE
3680	22" OAK	3700	6" HOLLY	10212	11" PINE	10232	8" PINE
3681	11" HOLLY	3701	6" HOLLY	10213	17" PINE	10233	7" PINE
3682	13" HOLLY	3702	12" MAP	10214	12" PINE	10234	6" PINE
3683	11" HOLLY	3703	11" MAP	10215	18" PINE	10235	21" HIC
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3695	20" CYP	10207	7" PINE	10227	7" PINE	10247	7" HWD

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE	POINT #	SIZE & TYPE
10248	7" CHERRY	10268	20" HWD	10288	20" CM	10310	19" HWD
10249	6" CHERRY	10269	11" CEDAR	10289	19" CM	10311	27" HWD
10250	6" POP	10270	8" CEDAR	10290	20" CM	10312	15" OAK
10251	7" POP	10271	15" CEDAR	10291	15" CM	10313	23" OAK
10252	11" POP	10272	13" CEDAR	10293	18" CM	10314	26" OAK
10253	10" POP	10273	14" CM	10294	19" OAK	10315	22" OAK
10254	6" POP	10274	18" CM	10295	6" PINE	10316	30" OAK
10255	8" POP	10275	16" CM	10296	7" HIC	10317	18" CM
10256	13" POP	10276	13" POP	10297	14" OAK	10318	19" OAK
10257	6" POP	10277	13" POP	10298	6" DOG	10319	28" OAK
10258	12" POP	10278	10" HWD	10299	18" OAK	10320	13" CM
10259	25" POP	10279	18" HWD	10300	13" OAK	10321	12" POP
10260	33" HWD	10280	37" HWD	10301	6" DOG	10322	8" POP
10261	27" HWD	10281	16" HWD	10302	11" OAK		
10262	20" HWD	10282	9" POP	10303	31" BEECH		
10263	23" HWD	10283	9" POP	10304	10" OAK		
10264	16" CEDAR	10284	10" POP	10305	10" HWD		
10265	13" CEDAR	10285	15" POP	10306	9" POP		
10266	13" CEDAR	10286	11" HWD	10308	19" POP		
10267	8" CEDAR	10287	12" POP	10309	14" HWD		

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• Landscape Architecture
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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
4300 NORTH POINT PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

CLIENT NAME
GRESHAM SMITH
600 WEST PEACHTREE STREET NW, SUITE 1550
ATLANTA, GEORGIA 30308

REVISIONS

A3651.0001-ALTA

DATE 10/15/25
CONTRACT # A3651.0001
DRAWN BY AC

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MCDONOUGH, GA 30253
LSF #1178

SEAL

PRELIMINARY

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET
3 OF 4

Gresham Smith
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Firm's Georgia Authorization No.
PEF000285 EXP 06.30.2026

LG

LGEUS R&D AND CHAMBER PROJECT
4300 North Point Pkwy,
Alpharetta GA 30022

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Revision

No.	Date	Description

TREE SURVEY

S101

50679.00
Issue Date

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Checked By:
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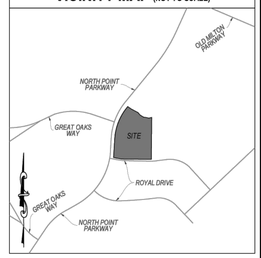
BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:
GRESHAM SMITH
LAND LOTS 906 & 607 OF THE 1st DISTRICT
FULTON COUNTY, GEORGIA

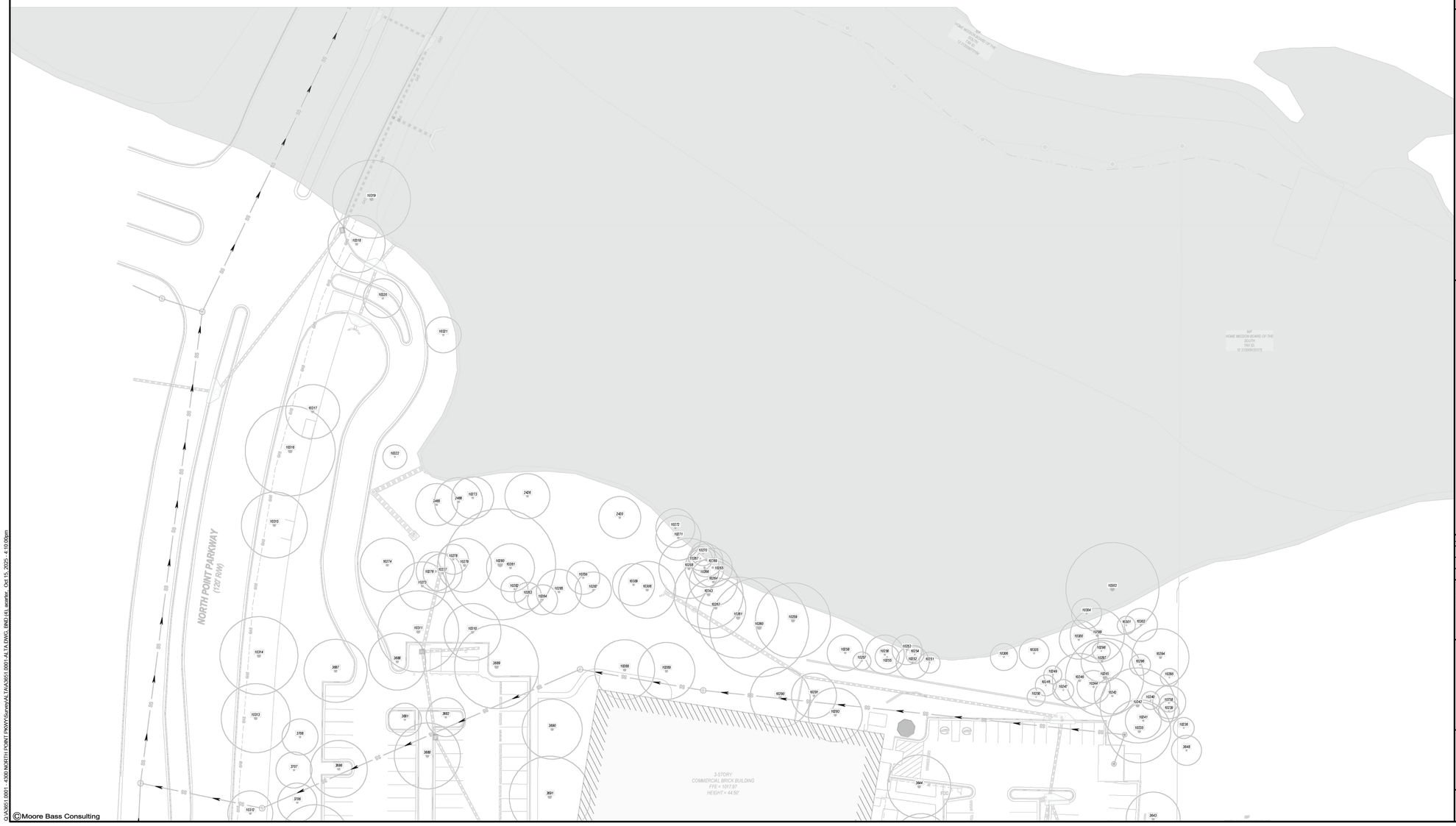
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VICINITY MAP (NOT TO SCALE)





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CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

CLIENT NAME
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600 WEST PEACHTREE STREET NW, SUITE 1550
ATLANTA, GEORGIA 30308

REVISIONS

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SEAL

PRELIMINARY

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET
4 OF 4

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Gresham Smith

GreshamSmith.com

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LGEUS R&D AND CHAMBER PROJECT
4300 North Point Pkwy,
Alpharetta GA 30022

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Revision

No.	Date	Description

TREE SURVEY

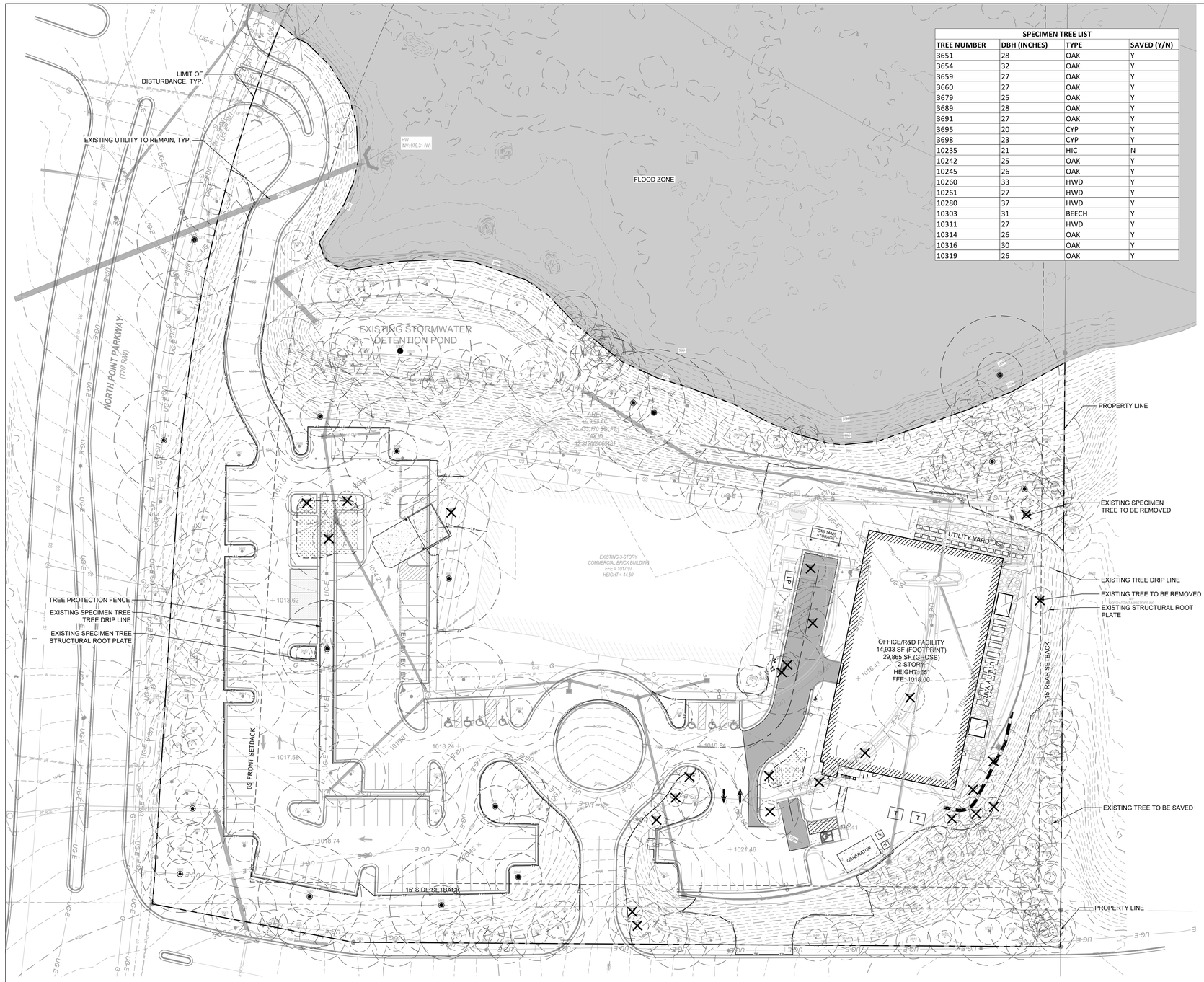
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SPECIMEN TREE LIST			
TREE NUMBER	DBH (INCHES)	TYPE	SAVED (Y/N)
3651	28	OAK	Y
3654	32	OAK	Y
3659	27	OAK	Y
3660	27	OAK	Y
3679	25	OAK	Y
3689	28	OAK	Y
3691	27	OAK	Y
3695	20	CYP	Y
3698	23	CYP	Y
10235	21	HIC	N
10242	25	OAK	Y
10245	26	OAK	Y
10260	33	HWD	Y
10261	27	HWD	Y
10280	37	HWD	Y
10303	31	BEECH	Y
10311	27	HWD	Y
10314	26	OAK	Y
10316	30	OAK	Y
10319	26	OAK	Y

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BUILDING LINE
- TP — TREE PROTECTION FENCE
- EXISTING TREE TO BE PRESERVED
- EX. SPECIMEN TREE
- EXISTING TREE DEMOLITION
- STRUCTURAL ROOT PLATE (SRP)
- CRITICAL ROOT ZONE (CRZ)
- TREE IMPACT
- EXPANDED CRZ

TREE PROTECTION INFORMATION

ACRES: 5.86 AC

SDF (SITE DENSITY FACTOR) = 5.86 (ACRES) X 130 (INCHES) = 761.8 INCHES

EDF (EXISTING DENSITY FACTOR) = 2694 INCHES > 761.8 INCHES

SITE DENSITY MET

SPECIMEN TREE REMOVED: 1 TREE; 21" DBH REMOVED

REQUIRED TREES INCHES: 21 X 3 = 63 INCHES REQUIRED FOR SPECIMEN TREE REMOVED

NOTE: PLEASE REFER TO EXISTING TREE SURVEY: ON SHEET S101 & S102

CITY ARBORIST REQUIRED NOTES

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

2. PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.

3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

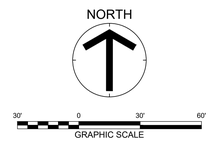
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

NOTE:

THIS TREE CARE PLAN SHALL BE PRE-PAID PRIOR TO APPROVAL OF THE TREE SAVE FENCING BY THE CITY ARBORIST.

• IN THE EVENT THAT THERE ARE ANY CHANGES TO THE HEALTH AND OR CONDITION OF THE TREE(S) THAT WARRANT ADDITIONAL TREE CARE A NEW PLAN WILL BE PROVIDED TO THE CITY ARBORIST.

• THE CITY ARBORIST MUST BE NOTIFIED WITHIN ONE WEEK OF COMPLETION OF ANY TREE CARE ITEM AS WELL AS PERIODIC UPDATES. PROOF OF COMPLETION MUST BE SUBMITTED TO CITY ARBORIST IN ORDER FOR A CO TO BE ISSUED.



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LGEUS R&D AND CHAMBER PROJECT

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Revision

No.	Date	Description

TREE PROTECTION PLAN

L100

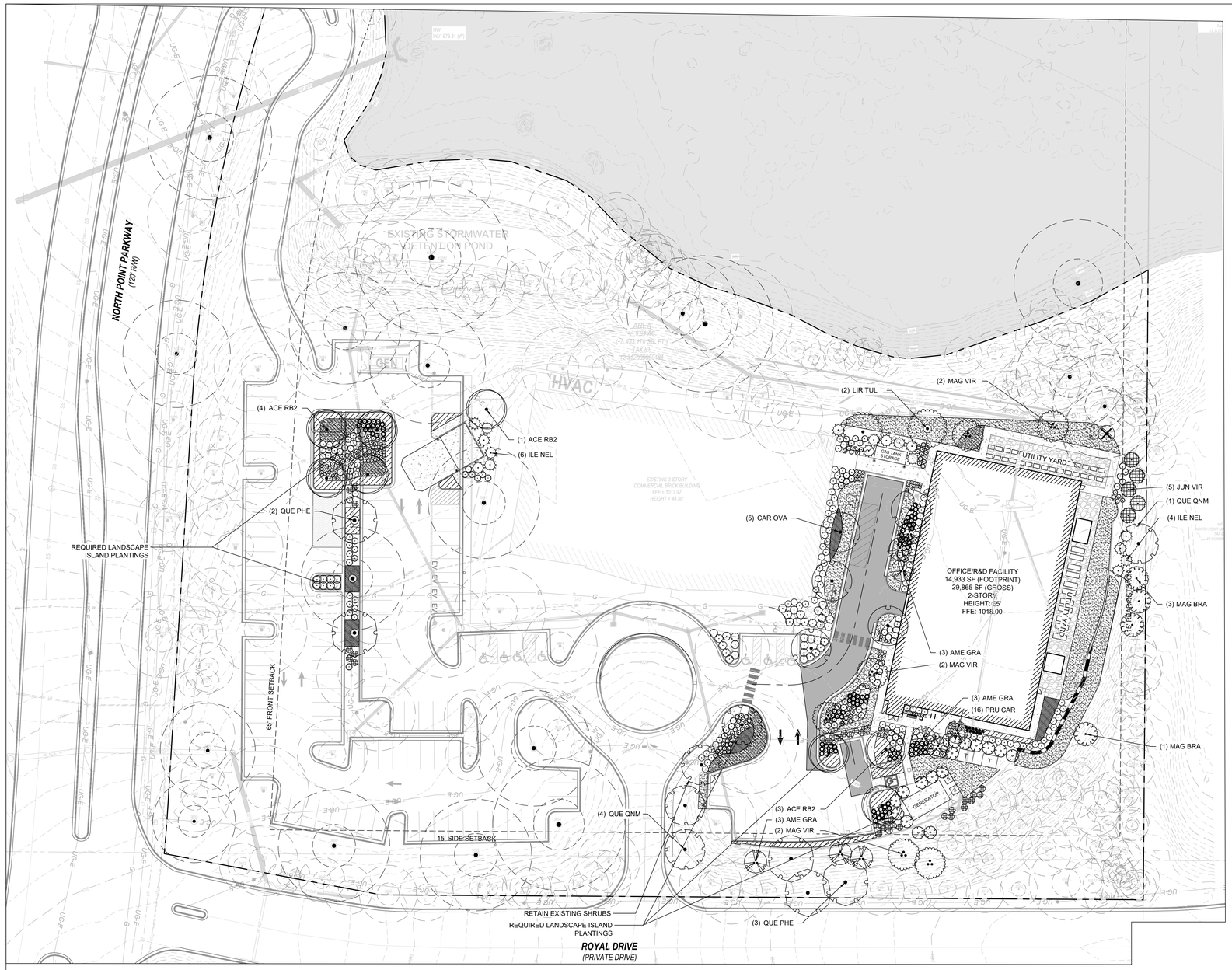
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LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BUILDING LINE
- TP — TREE PROTECTION FENCE
- EXISTING TREE TO BE PRESERVED
- EX. SPECIMEN TREE
- EXISTING TREE DEMOLITION
- STRUCTURAL ROOT PLATE (SRP)
- CRITICAL ROOT ZONE (CRZ)
- TREE IMPACT
- EXPANDED CRZ

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
TREES					
	ACE RB2	Acer rubrum 'Franksred' Red Sunset Maple Strong Center Form, 7' clear trunk min., full and matched, free of disease and insects	B & B	3" cal.	8
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry Multi-Stem	B & B	3" cal.	9
	CAR OVA	Carya ovata Shagbark Hickory Strong Center Form, 7' clear trunk min., full and matched, free of disease and insects	B & B	3" cal.	5
	ILE NEL	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly full to base	B & B	10` ht.	17
	JUN VIR	Juniperus virginiana Eastern Red Cedar Full to base	B & B	10` ht.	5
	LIR TUL	Liriodendron tulipifera 'Fastigiata' Tulip Poplar Tree 'Arnold' Strong Center Form, 7' clear trunk min., full and matched, free of disease and insects	B & B	3" cal.	2
	MAG BRA	Magnolia grandiflora 'Bracken's Brown Beauty' Bracken's Brown Beauty Magnolia Full to ground, strong central leader, free of disease and insects	B & B	10` ht.	4
	MAG VIR	Magnolia virginiana 'MVMTF' Sweetbay Magnolia 'Kellyk' Multi-Stem, 3-5 Trunks	B & B	3" cal.	6
	PRU CAR	Prunus caroliniana 'Monus' Bright 'N Tight Carolina Cherry Laurel Full to ground, strong central leader, free of disease and insects	B & B	6` ht.	16
	QUE QNM	Quercus nuttallii 'QNMTF' Tytlest Nuttall Oak Strong Center Form, 7' clear trunk min., full and matched, free of disease and insects	B & B	3" cal.	5
	QUE PHE	Quercus phellos 'QPMTF' Wynstar Willow Oak Strong Center Form, 7' clear trunk min., full and matched, free of disease and insects	B & B	3" cal.	5

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER/CONTAINER	MIN.HEIGHT	QTY
SHRUBS					
	ARO ARB	Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry	CONT.	3 gal.	38
	HYD QUE	Hydrangea quercifolia 'Pee Wee' 'Pee Wee' Oakleaf Hydrangea	CONT.	3 gal.	51
	ILE GLA	Ilex glabra 'Compacta' Compact Inkberry	CONT.	3 gal.	46
	ILE VE2	Ilex verticillata 'Jim Dandy' Jim Dandy Winterberry	CONT.	3 gal.	3
	ILE VER	Ilex verticillata 'Red Sprite' Red Sprite Winterberry	CONT.	3 gal.	7
	ITE VI2	Itea virginica 'Henry's Garnet' Henry's Garnet Sweetspire	CONT.	3 gal.	15
	MYR CER	Myrica cerifera `Don`s Dwarf' Don`s Dwarf Wax Myrtle Min. 2ft H, full in pot, free of disease and insects	CONT.	3 gal.	25
	RHO CON	Rhododendron Hybrid 'Conlee' Autumn Amethyst Azalea	CONT.	3 gal.	58
	RHU ARO	Rhus aromatica 'Gro-Low' 'Gro-low' Sumac	CONT.	3 gal.	42
GRASS					
	MUH CAP	Muhlenbergia capillaris Pink Muhly Grass Full and healthy	CONT.	3 gal.	104
	PAN VIR	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	CONT.	1 gal	93
PERENNIALS					
	ASC INC	Asclepias incarnata Swamp Milkweed	CONT.	1 gal	29
	HEM STE	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	CONT.	1 gal	48
	RUD GOL	Rudbeckia goldsturm Black eyed susan	CONT.	1 gal	49
	SYM NOV	Symphyotrichum novae-belgii New England Aster	CONT.	1 gal	11
GROUND COVERS					
	CAR CHE	Carex cherokeensis Cherokee Sedge	cont.	1 gal.	1,076
	SOD	Cynodon dactylon x transvaalensis 'Tifway 419' Tifway 419 Bermudagrass free of diseas and insects	SOD		7,037 sf
	DRY MAR	Dryopteris marginalis Marginal Wood Fern Full and Healthy	CONT.	1 gal	196
	LIR BIG	Liriope muscari 'Big Blue' Big Blue Lilyturf Full and healthy	CONT.	1 gal.	1,059

LANDSCAPE NOTE:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.

2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

3. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.

12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.

14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

15. ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.

LANDSCAPE NOTE:

1. ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

NORTH

30' 0 30' 60'

GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

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LGEUS R&D AND CHAMBER PROJECT

4300 North Point Pkwy.
Alpharetta GA 30022

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Revision

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LANDSCAPE DETAILS

L200

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LGES Alpharetta ES R&D and Chamber Project

4300 NORTH POINT PKWY ALPHARETTA, GA 30022

11. 3. 2025

Gresham Smith

EXTERIOR ELEVATIONS

The new building design envisions a more forward-looking design –a statement of LGE's future and new vision- while still reflecting elements of its heritage. For example, the existing face brick wall evolves into a terra cotta rainscreen system with a similar color.

EXISTING MATERIAL PALETTE

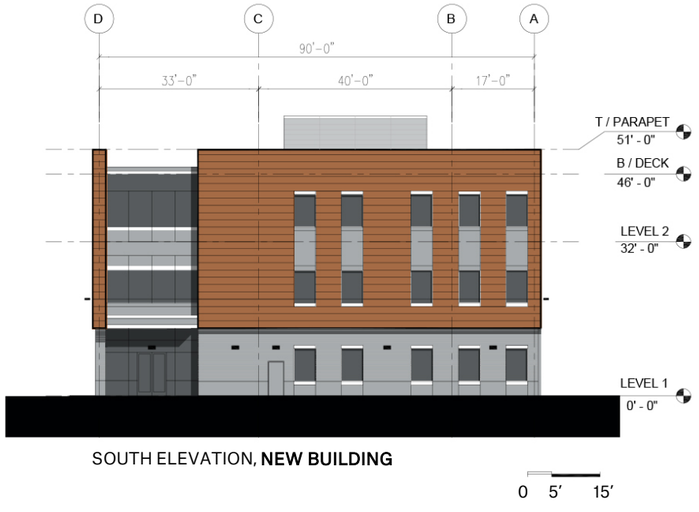


Face Brick

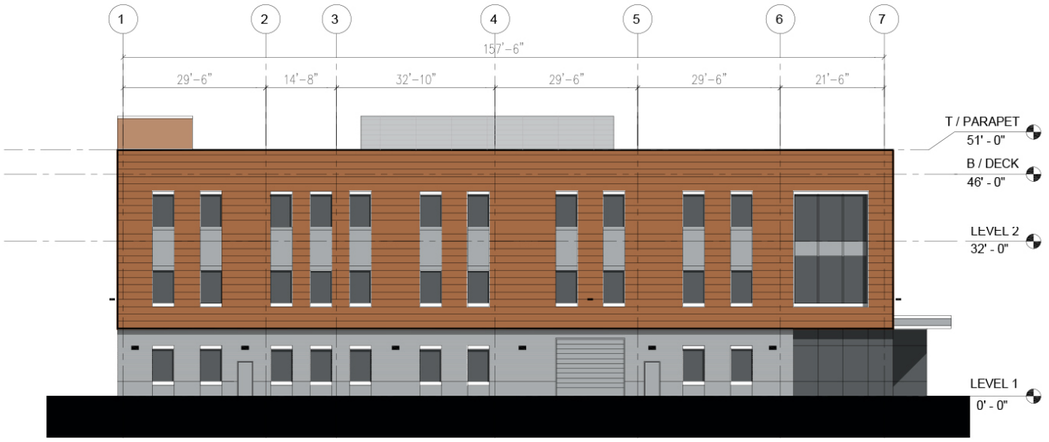
Tinted Glass



SOUTH ELEVATION, **EXISTING BUILDING**



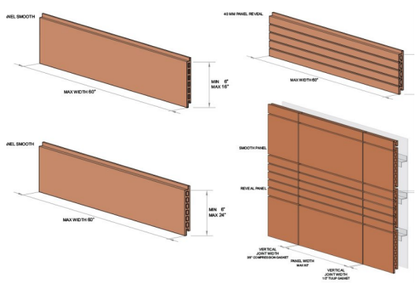
SOUTH ELEVATION, **NEW BUILDING**



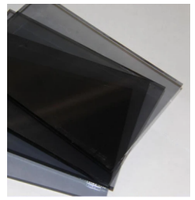
WEST ELEVATION, **NEW BUILDING**

EXTERIOR ELEVATIONS

NEW MATERIAL PALETTE



Terra Cotta Rainscreen Panel Color #1

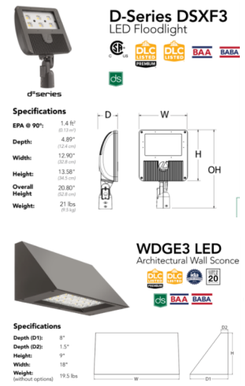


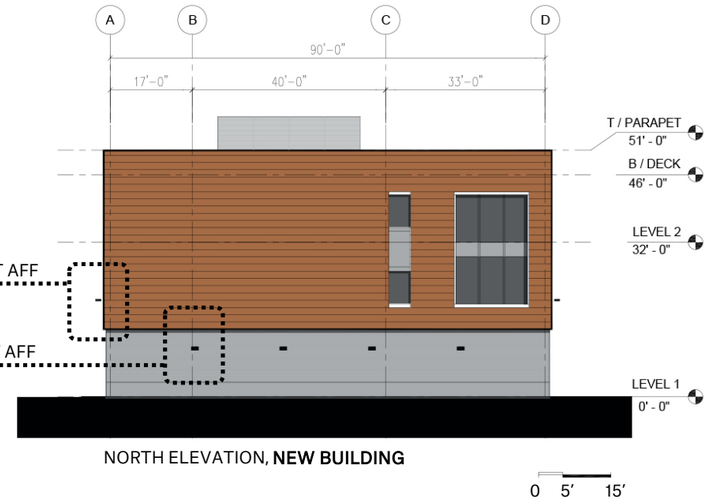
Tinted Glass



Terra Cotta Rainscreen Panel Color #2

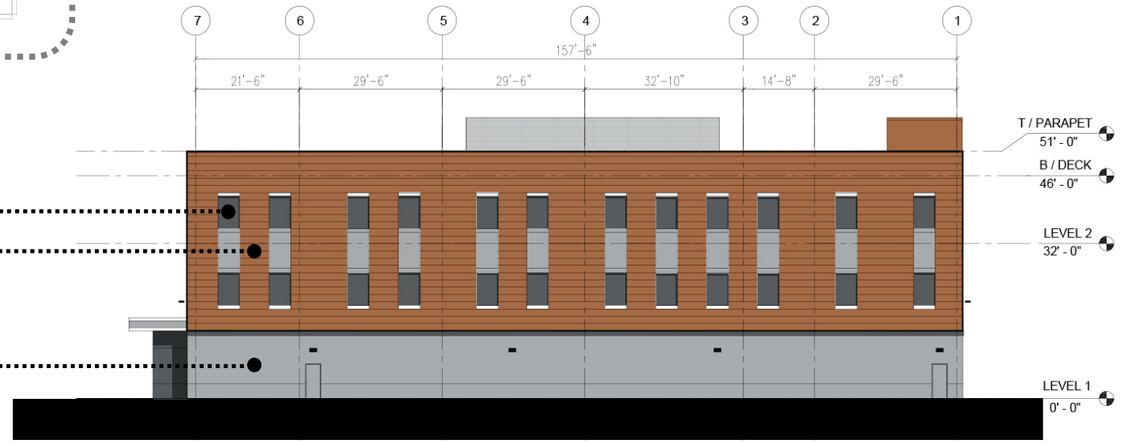
LIGHT FIXTURES





NORTH ELEVATION, **NEW BUILDING**

0 5′ 15′



EAST ELEVATION, **NEW BUILDING**

PERSPECTIVE 1



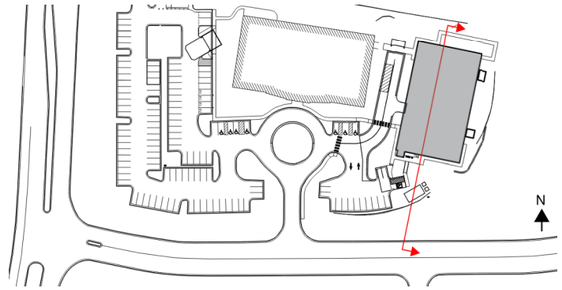
FROM PARKING LOT AT EYE LEVEL LOOKING AT THE SOUTHWEST CORNER OF THE BUILDING

PERSPECTIVE 2

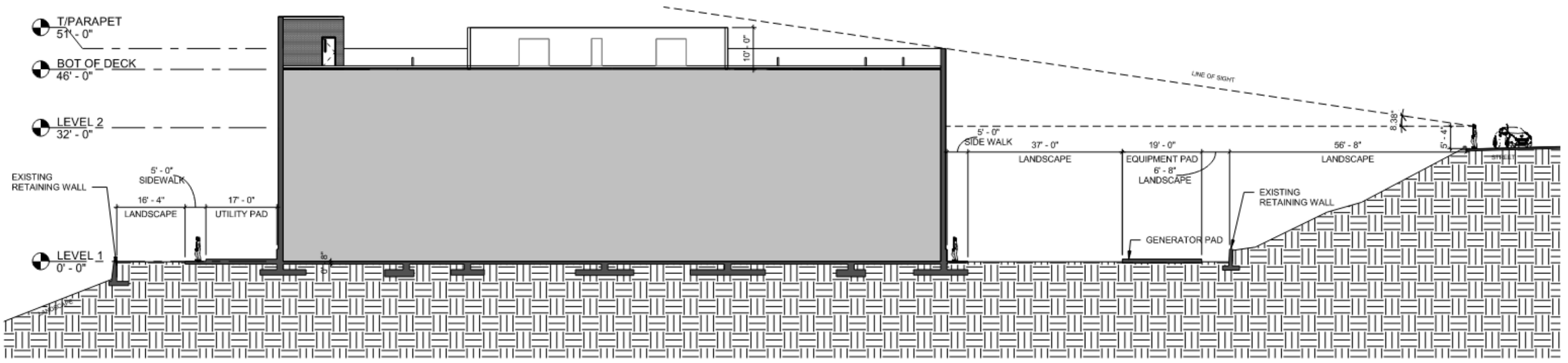


FROM ROYAL DRIVE LEVEL LOOKING AT THE SOUTHWEST CORNER OF THE NEW BUILDING

SITE LINE STUDY



KEY PLAN



LONGDITUDINAL SECTION LOOKING EAST