



DESIGN REVIEW BOARD NOVEMBER 17, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. DRB Meeting Minutes of**
 - 1. August 18, 2017
 - 2. October 11, 2017
- VII. PUBLIC HEARING**
 - 1. 09:00 - 09:20 DRB 170057 284 North Main LLC.**
consider repainting of the exterior
 - 2. 09:20 - 09:40 DRB 170059 Alpharetta Creative Art/A Plus Sports**
review signage
 - 3. 09:40 - 10:10 DRB 170055 Volvo 1570 Mansell Rd**
revisit exterior elevations
 - 4. 10:10 - 10:45 Windward Park 375 North Point Parkway**
exterior elevations, materials, colors
 - 5. 10:45 - 11:15 DRB 170058 Teasley Place**
review Design guidelines for tenants
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD SUMMARY

August 18, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

8:30 AM

This 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. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

- I. WORKSHOP 
- II. CALL TO ORDER 
- III. ROLL CALL
 - Design Review Board Members Present
 - o Richard Kramer(Chairman)
 - o Frank Schwing
 - o Scott Doll
 - o Tom Le Cain
 - o Dick Debban
 - o Kim Matherly
 - Design Review Board Members Absent
 - o Pat Corkill
- IV. PLEDGE TO THE FLAG 
- V. ITEMS FROM STAFF 
 1. Guideline additions 
- VI. ITEMS FROM BOARD MEMBERS 

VII. DRB Meeting Minutes of July 21, 2017

- ❖ Board Member Schwing offered a motion to approve with corrections
- The motion received a second from Board Member Doll
- The motion was approved by a vote (5-0-1) (Debban)

VIII. PUBLIC HEARING

1. DRB 170034 Seven Seas 124 Devore Rd

Applicant presented review of signage. Applicant provided sky blue color sample. Building sign is face lit.

- ❖ Board Member Brown offered a motion to approve as presented
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (6-0-1) (Kramer)

2. DRB170031 Ashley Pointe 5970 North Point Pkwy

Board Members Matherly and Debban were excused from consideration of this case as it was previously heard in July 2017 when they were not in attendance.

Applicant presented:

- Review of sign package
- Actual samples of awning colors buttercup and jockey red

There was discussion from the Board:

- Awnings are solid
 - Monument Sign is a Panel sign
-
- ❖ Board Member Schwing offered a motion to approve with the changes discussed today which include correcting the umbrella color for La Madeline to the jockey red, adding a statement that just clarifies that any signs, umbrellas, furniture, or awnings still require to meet City Code and come to City for approval and to clarify that umbrella and awning colors for an individual tenant must coordinate
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Kramer)

3. DRB 170040 Cutter's Cigars 4915 Windward Pkwy

Board Members present were Debban, Schwing, Matherly, Le Cain.

Board Member Schwing served as the Chairman for this item.

Chairman Kramer, Vice- Chairman Brown and Board Member Doll were excused from consideration of this case as it was previously heard in March 2017 when they were not in attendance.

Russell Sutton presented review changes to approved patio.

After discussion:

- ❖ Board Member Le Cain offered a motion that the awning be replaced with what was previously recommended on the sunbrella terracotta
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (4-0)

There was discussion during the motion that this was the existing awnings to the right. To get as close a match as possible.

- ❖ Board Member Le Cain offered a motion that we approve the current submitted columns presented today
- The motion received a second from Board Member Schwing
- The motion failed by a vote (2-2)

Applicant agreed to go back to what was originally approved for the columns.

There was discussion:

- Expand the bases as a pedestal
- Stucco the brick to match the building
- Add a water table feature to offset from the base

- Board Member Le Cain offered a motion to add a pedestal to the existing columns, with a water table, and stuccoing the remainder tops as recommended by the DRB today.
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (4-0)

There was discussion during the motion that the stucco should match the lighter color (base color), one row base with same color brick, same brick water table solid course with stucco above that.

Applicant agreed to bring sample of awning.

Applicant discussed possible plastic enclosure for patio. Staff recommended they talk with the Fire Marshall and research then bring back to DRB.

Chairman Kramer and Vice-Chairman Brown returned to the meeting at 10:06 a.m.

vii. ADJOURNMENT

Chairman Kramer adjourned the meeting at 10:06 a.m.



DESIGN REVIEW BOARD SUMMARY

October 20, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

8:30 AM

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I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer(Chairman)
 - o Roger Brown (Vice- Chairman)
 - o Pat Corkill
 - o Frank Schwing
 - o Dick Debban
 - o Kim Matherly

- Design Review Board Members Absent
- Scott Doll
- Tom Le Cain

- Staff Members Present
 - o Brett Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of August 18, 2017

There were requests from Board Members to verify votes and consider at the next meeting.

VII. PUBLIC HEARING

1. DRB170054 Synovus Bank 8025 Haynes Bridge Rd

This Applicant was not present and no action was taken.

2. DRB170055 Volvo 1575 Mansell Rd

Applicant presented review of new facade, site plan change, and signage

There was discussion of:

- Site Plan
 - Demo Plan
 - Backlit Lighting of Opaque Glass Panels with one exception of “gap” in parapet, which will be lit. DRB viewed examples of other locations.
 - o Uniformity look of glass
 - o Reflectivity
 - o Night time Look
 - o Concern of “glowing box”
 - Need for Architectural Elements to add more detailing in a vertical sense
 - o May need metal panels
 - o EIFS
 - o ACM panels
 - Applicant would prefer to reduce glow perception with lighting levels other than changes of materials. Fixtures are dimmable.
 - Applicant stated it is intended to be a Scandinavian design with minimal façade.
 - DRB was concerned of pure amount of hardscape in front of building. Requested that Applicant relook at landscape and existing tree.
 - Applicant discussed low-lying plants in front of buildings and clear glass.
-
- Addition of parking. Staff stated Applicant is not adding impervious surface. They are removing the canopy that is already concrete and putting parking spaces there.

This is a code issue not addressed by this Board.

- Wood materials
 - Clear glass on doors
 - Signage – Applicant would like three signs. Signage Vendor will come back to DRB.
 - Street Trees from front view
- Board Member Corkill offered a motion to defer the façade, site plan and signage based on today's comments by the Board
 - The motion received a second from Board Member Schwing
 - The motion was approved by a vote (4-0-1) (Kramer)

Board Member Brown was not present for the vote.

Chairman Kramer suggested if Applicant has potential solutions to send them to Staff and he will forward to DRB for comments.

3. DRB170050 Northwinds Summit Haynes Bridge @ 400

Applicant presented review of proposed Design Guidelines dated September 29, 2017.

There was discussion of:

- o Condition #12 15' sidewalk
- o Alpha Lop Streetscape Section A –
 - 12' path with 6' strip
 - DRB preference of Utility Lines being outside of Landscape.
 - Irrigation Lines
 - Still in discussion with Staff on Materials
- o Streetscape Section B –
 - 6' – 9' sidewalk
 - Branded as Trail Differential by color, finish, texture to feel like its own experience through the development
- o Streetscape Section C-

- ' Comfort Strip' curb for on street parking
- o Streetscape Section D
- o Streetscape Section E
- o Streetscape Section F
- o Layout Plan Parallel Parking Zone North and South
 - Stone Cobble is pedestrian, section between the trees
 - Thermoplastic Centerline parking to delineate between pedestrian may not remain
 - Still in discussion on spacing of medallions
- o Alpha Loop Path-
 - Rest Area due to Terrain of Site in front of for sale homes.
 - Grade changes
 - Design Elements
 - Materials, Spacing to follow trail requirements
 - Street Lighting
 - Crosswalk
 - Staggering of Lights
 - Signage Character
 - Site Furnishings –
 - DRB encouraged materials other than wood
 - Hardscape Finishes
- o Landscape Palette
 - Corkill asked why there are no flowering trees. Applicant stated not in the phase component for pedestrian safety and line of sight. Applicant does not recommend evergreens along the streetscape.

There was discussion that there will be evergreen everywhere else. Corkill requested that Applicant look in to mixing in flowering accent trees.

- Applicant stated that landscaping would all be irrigated including in ROW.
- Shrubs and Groundcovers –
 - o Corkill prefers not so many of perennials, more evergreens, ground cover

Applicant stated they would be back with Chapter 2 and 3. Staff clarified that DRB will approve the guidelines and developer will apply them.

- ❖ Board Member Schwing offered a motion to approve the Design Guidelines as submitted with the Applicant to consider the Landscaping Comments made by Mr. Corkill and to come up with an alternative to the wood benches.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0-1) (Kramer)

Board Member Brown returned to the meeting at 10:51 a.m.

4. DRB170051 Windward Point 375 North Point Parkway

Applicant presented review of new construction buildings and landscape plan.

DRB would like to compare internal landscape plan with master landscape plan. DRB stated that Landscaping was deferred at previous meeting and Applicant has not returned. Applicant stated they worked with copy of civil drawings from Master developer. Applicant stated they have met with City Arborist concerning recompense and have added area to activate view from North Point Parkway, bike parking, outdoor dining, accent paving.

Staff stated that water feature; streetscape for Master Plan was deferred with comment and has not come back. Staff stated that needs to be finalized before internal site can be approved.

Staff read Motion from January 2016 DRB Minutes:

❖ *Board Member Corkill offered a motion to defer the Landscape Plan based on today's discussion on plantings, Site Furnishings, Gateway Features, Retaining Walls, Railings, Lighting, etc. until the next meeting.*

- *The motion received a second from Board Member Le Cain*
- *The motion was approved by a vote (6-0)*

Staff research possible previous approval of Master Plan Development.

❖ Board Member Brown offered a motion to defer the application with applicant to come back with specifics based on the direction we have given them today.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0-1) (Kramer)
- (Matherly was not eligible to vote on this item)

There was discussion during the motion that direction given today is:

1. Elevations with dimensions
2. Paint color sample
3. Roof sample
4. Something different on the screening material
5. Right Masonry
6. Light fixture detail
7. Exterior Stair Detail facing North Point Pky
8. Railing detail
9. Canopy Detail
10. Site lines for mechanicals
11. Something for the Blank panels that face North Point
12. Lighting

13. Furniture (Applicant stated they will go with Master Development Plan)

14. Furniture for each restaurant, umbrellas, etc.

Applicant stated that this development is now called Windward Park.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:02 p.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: 284 North Main, LLC.

Location Address: 284 North Main Street Alpharetta, GA 30009

Mailing Address: 1430 Blue Bird Way (Attention: Laure Biel)

City: Cumming State: GA Zip Code: 30041 -

Contact For All Notifications: Chris Kemp (Laure Biel is also an owner/member; cell: 770-722-5918)

Contact Telephone: 770 - 630 - 2,044 Mobile Telephone: 770 - 630 - 2,044

Fax: 770 - 234 - 6,847 Email: chriskemp@kempteam.com

Contact's Relation To Business: Owner/Member

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	100

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 284 North Main, LLC.

Physical Address: 1430 Blue Bird Way Cumming, GA 30041

Mailing Address: 1430 Blue Bird Way (Attention: Laure Biel)

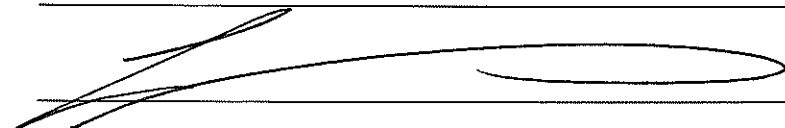
City: Cumming State: GA Zip Code: 30041 -

Owner Telephone: 770 - 630 - 2,044 Contact Fax: 770 - 234 - 6,847

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): Chris Kemp Date: 10/30/2017

Owner Signature: 

Property Information:

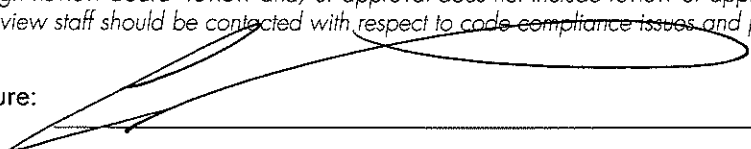
Address (If Assigned) : 284 North Main Street Alpharetta, GA 30009

Tax ID or Map Reference Number: 34-4000631

Land Lot(s): District: 10 Section:

Existing Zoning of Property: C3 Existing Uses of Property: Insurance Agency

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

Applicant Signature:  Date: 10/30/17

Print Form

Exterior Color Change Request

- Property Location: 284 North Main Street Alpharetta, GA 30009
- Owner: 284 North Main, LLC.
- Request:
 - Change the exterior color of the building
 - Proposed New Colors:
 - Sherwin Williams Color Combination
 - Brick & Stucco Exterior: Repose Gray – SW 7015
 - Trim, Windows & Gutters: Snowbound – SW 7004
 - Front Door: Santorini Blue – SW 7607
 - Handrails & Shutters: Greenblack – SW 6994



Current View of 284 North Main Street Property



PROPOSED EXTERIOR COLORS

Colors Proposed:

- Sherwin William Paint
- Color Combination from the Sherwin Williams Paint suggestion

SW 7015
Repose Gray
Interior / Exterior
Locator Number: 244-C1

244



Brick & Stucco Siding

SW 6994
Greenblack
Interior / Exterior
Locator Number: 251-C6

251



Handrails

SW 7607
Santorini Blue
Interior / Exterior
Locator Number: 279-C6

279



Front Door

SW 7004
Snowbound
Interior / Exterior
Locator Number: 256-C2

256



Window Trim
Gutters
Downspouts



Picture from Sherwin Williams
Brochure

VIEW FROM MAIN STREET



Front Door



Window Trim
Gutters
Downspouts



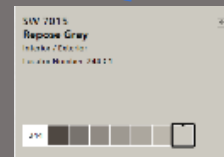
Brick Siding



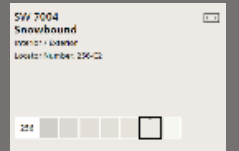
Handrails



Entrance Way
Window Trim



Brick Siding



Window Trim
Gutters
Downspouts



VIEW OF ENTRANCE WAY



Handrails



Handrails



Entrance Way
Window Trim



Front Door

NORTH SIDE VIEW



Brick Siding



Stucco Siding



Handrails

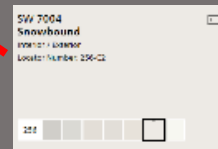


Window Trim
Gutters
Downspouts

REAR VIEW



Stucco Siding



Window Trim
Gutters
Downspouts

VIEW FROM SOUTH SIDE



Stucco Siding



Brick Siding

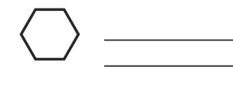


Window Trim
Gutters
Downspouts

Monument Sign 160 North Main Street

November 3, 2017

Revision:



Sheet Description:
Monument Sign Layoutt

File Name:
ACS_monument sign_alpha 1

Sheet Number:

1

1. Foam monument sign with stucco finish.
2. Tenent logo on both sides of the sign. Total space of 14.4 square feet.
3. Brick base.
4. Rasied PVC address pin mounted to brick base.



Production lead time is 3 – 5 business days after final approval of the proof is received by TAG Signs on smaller orders. For larger or complex orders lead time will be longer and TAG Signs will provide an estimated completion date.
*All production dates are subject to change. **Rush orders (any order needed before the standard 3 – 5 business day lead time) will have 25% added to the final cost of the project.

Client Approval: _____ Date: _____

I understand that with my signature, I have checked the above drawing for layout and spelling errors.

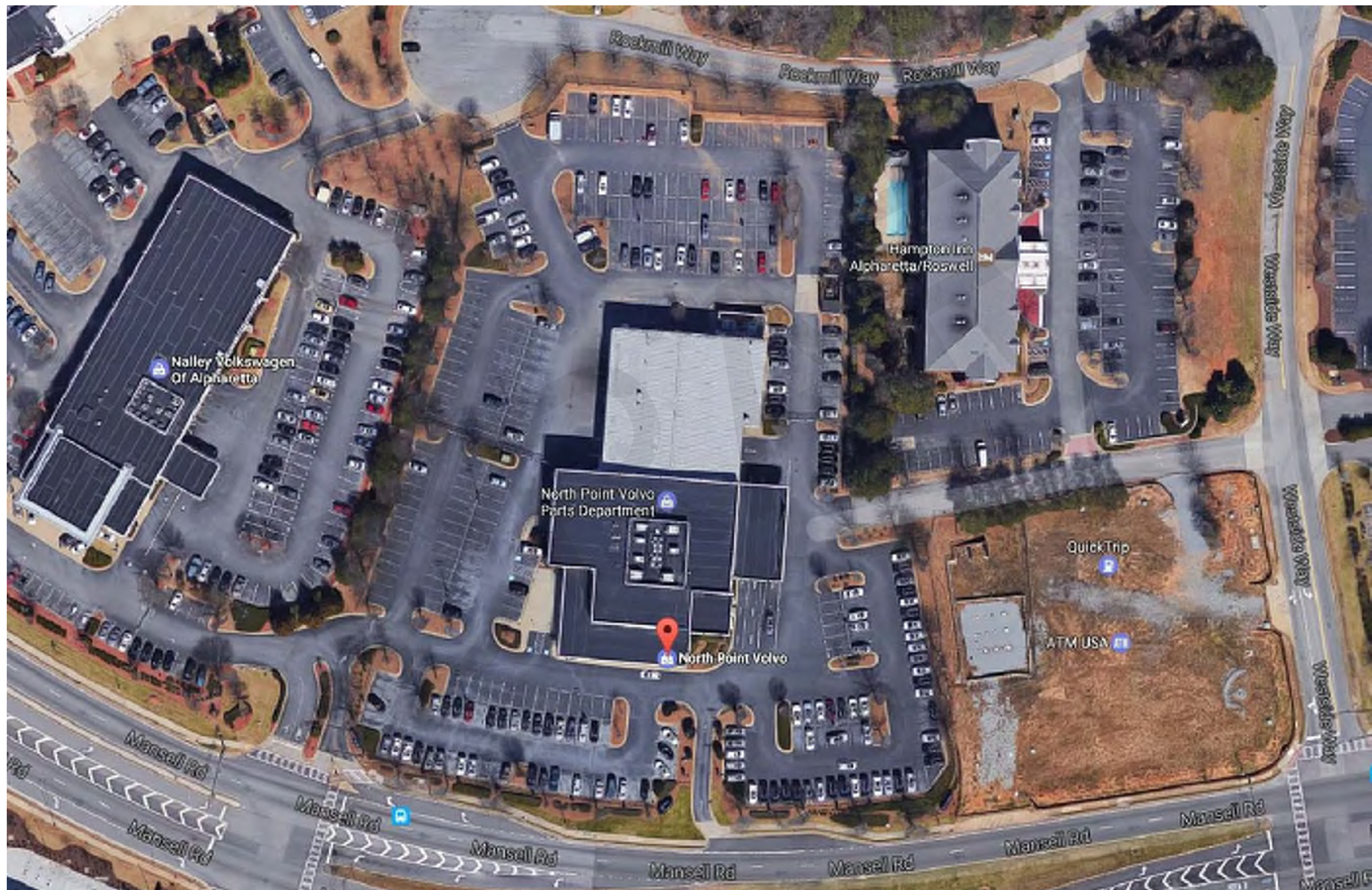
All artwork is copyrighted 2017 TAG Signs Inc. and is subject to a \$65.00 minimum charge for all unordered requests. TAG Signs (Vendor) prepares your order according to your specifications. Therefore, prior to it's commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The customer is solely responsible for proofreading. Vendor does not assume any responsibility for the correctness of copy.



North Point Volvo Renovation
1570 Mansell Road
Alpharetta Georgia, 30009

City of Alpharetta Design Review
11.17.17

SITE AERIAL PHOTO



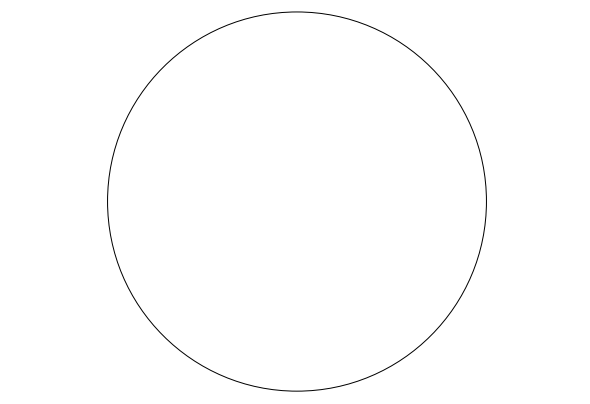
Location Map
NOT TO SCALE



1570 Mansell Rd
Alpharetta, GA 30009

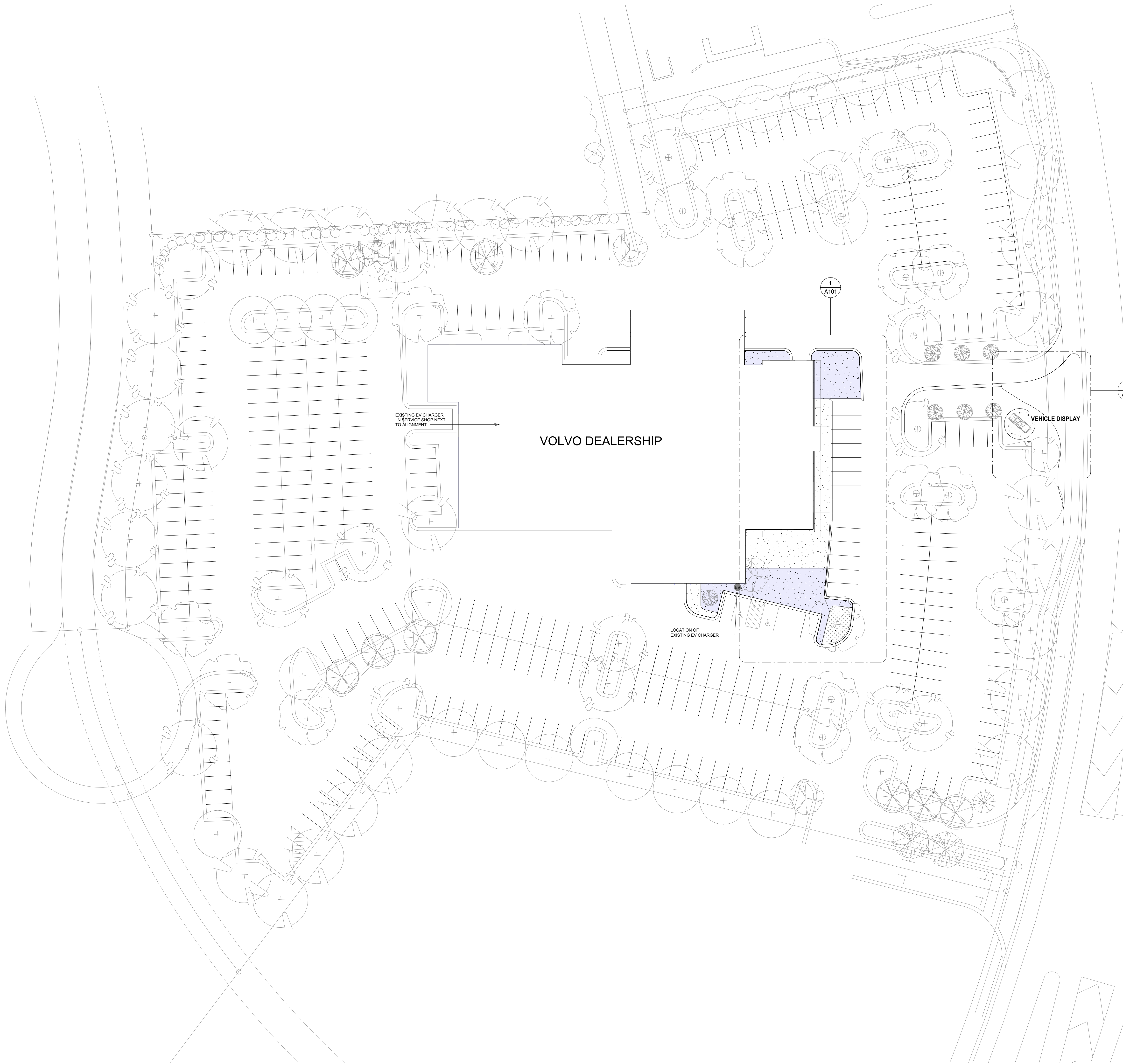
EXTERIOR PHOTOS





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This drawing may not be reproduced in whole or in part without written permission of Praxis3. It is to be returned upon request. Scales as noted are valid on the original drawings.

Rev	Date	Comments
	07.05.17	30% Set
	08.04.17	60% Set
	08.25.17	90% Set
	09.12.17	Permit Set



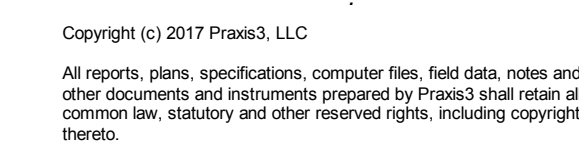
TRUE NORTH
1 A100
Site
1" = 30'-0"

Client:
Christman North Point Investments
6031 Brookhaven Circle Johns Creek, GA 30097
Project Number: 17031
Project Name:
North Point Volvo
1570 Mansell Rd Alpharetta, GA 30009

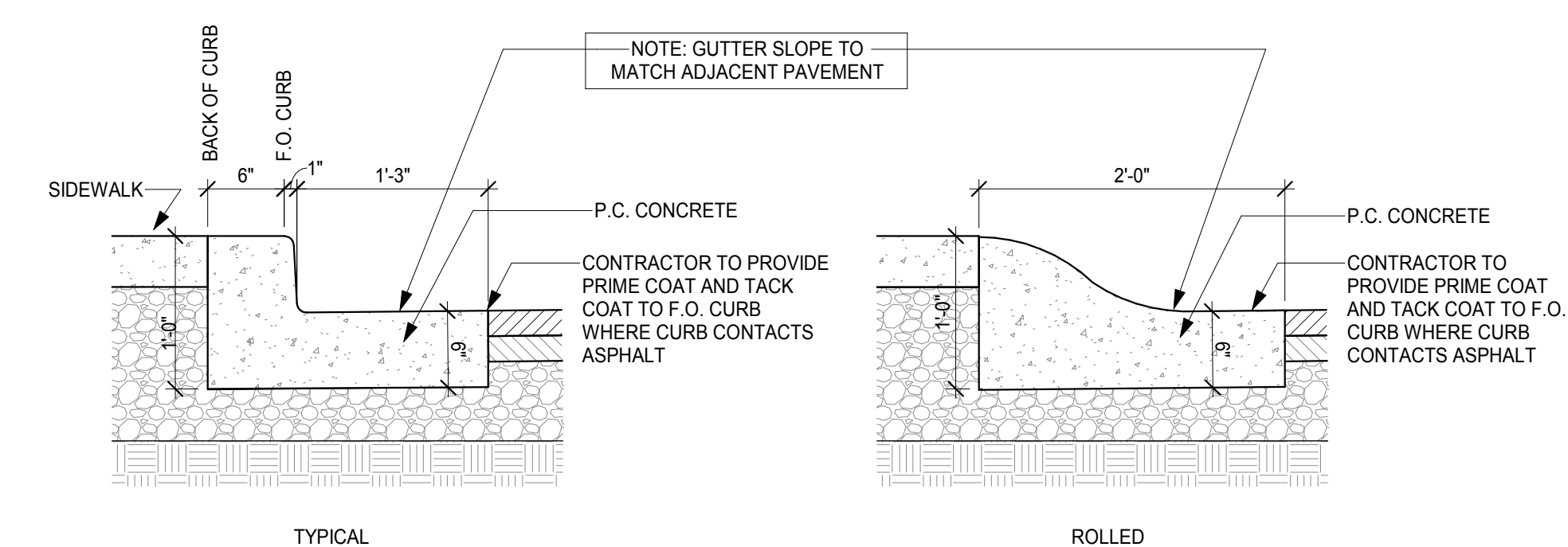
Sheet Title:
Site Plan

Sheet Number:
A100

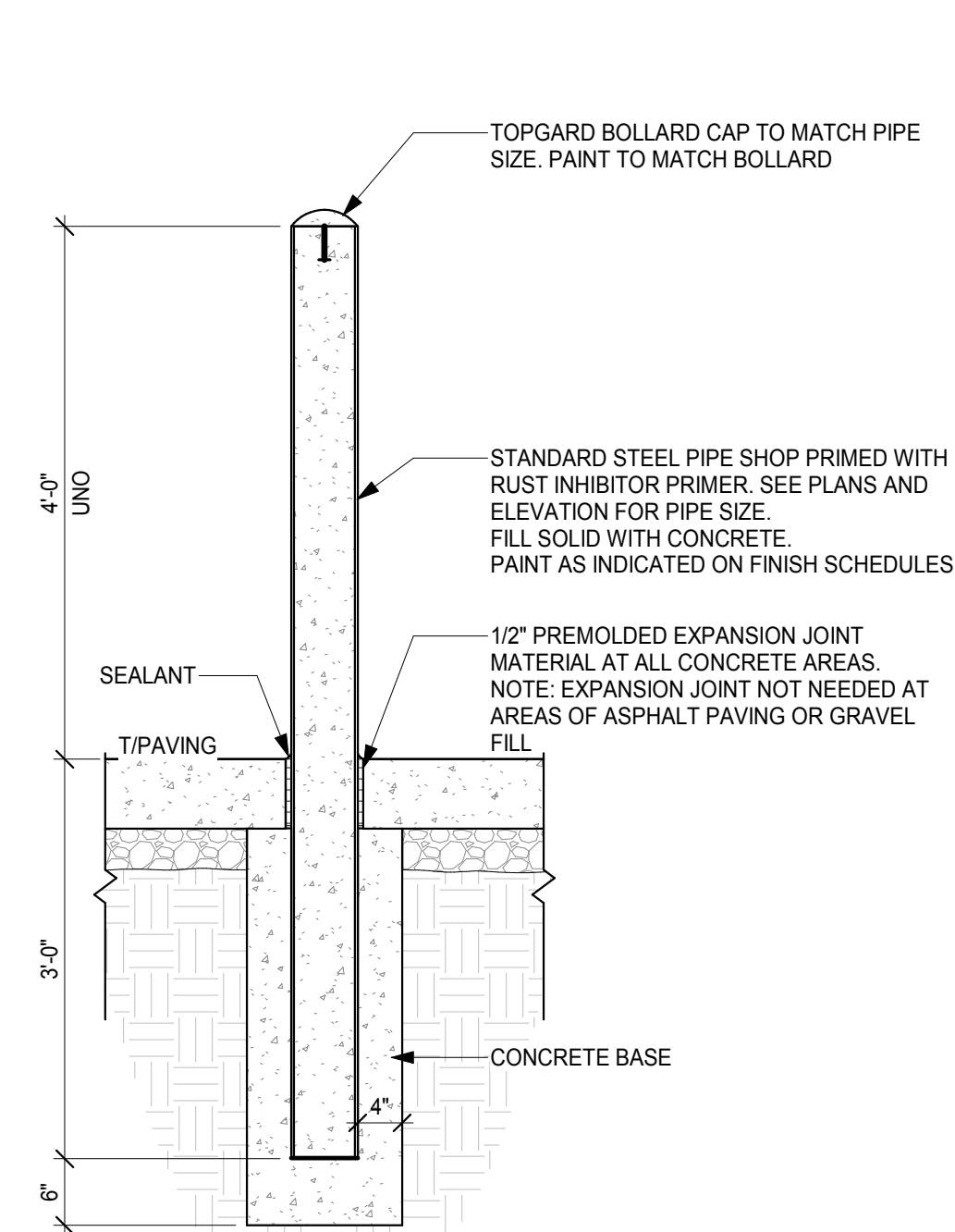
RELEASED FOR CONSTRUCTION AND PERMIT



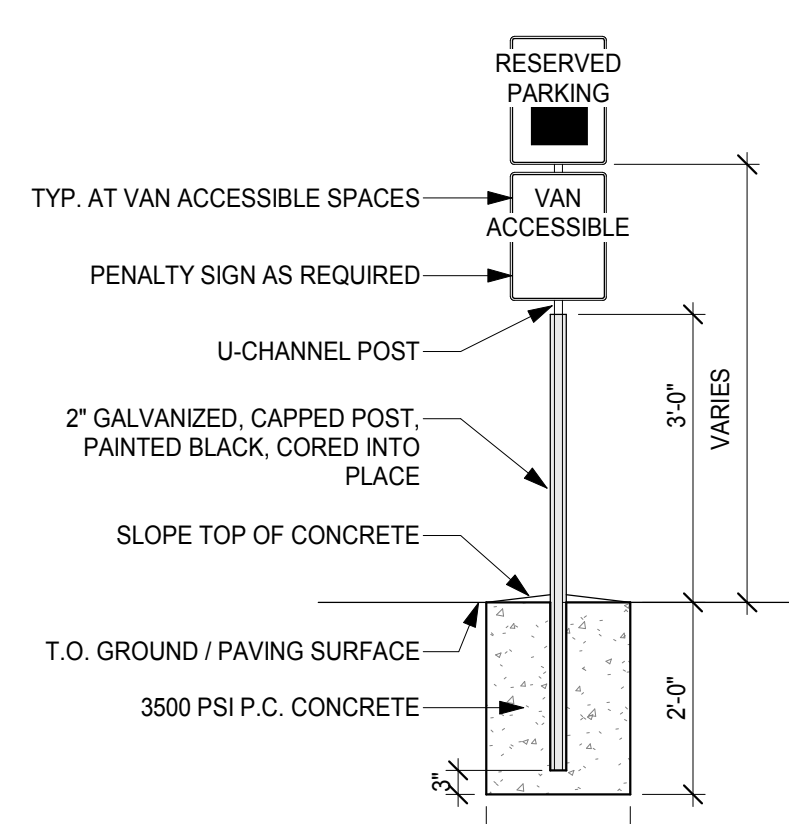
Rev	Date	Comments
	08.25.17	90% Set
	09.12.17	Permit Set



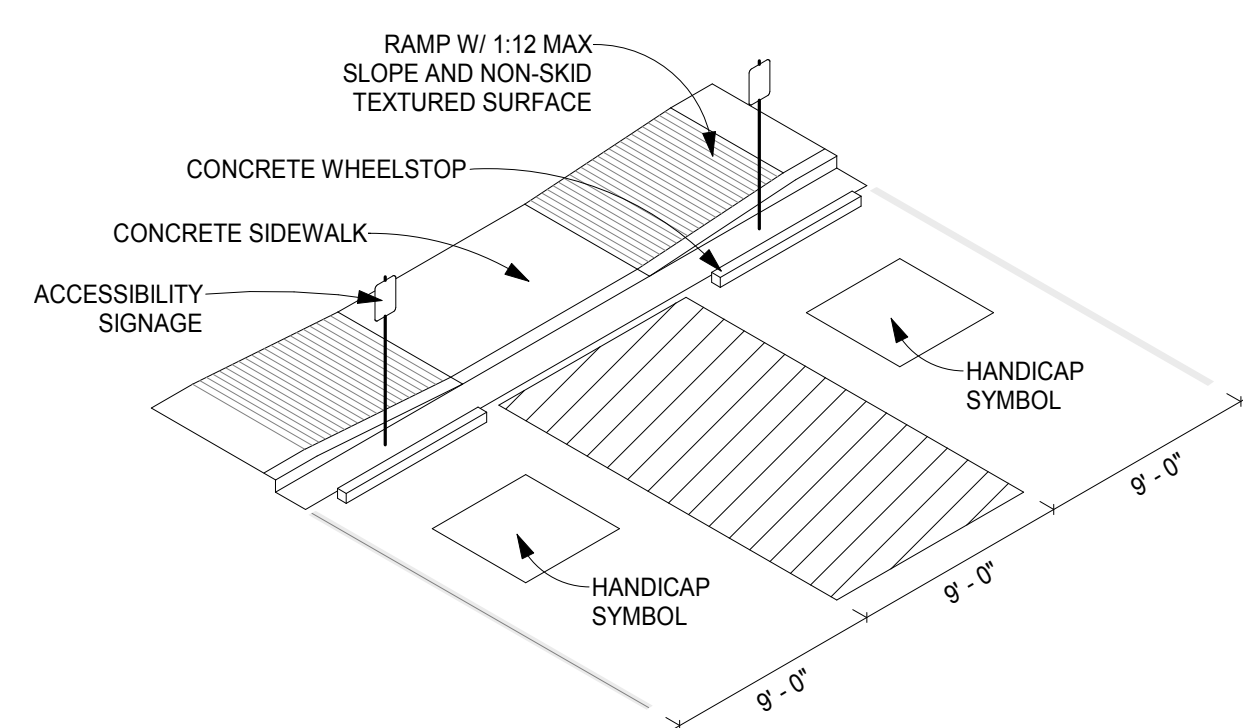
7 Concrete Curb Types
A101 1" = 1'-0"



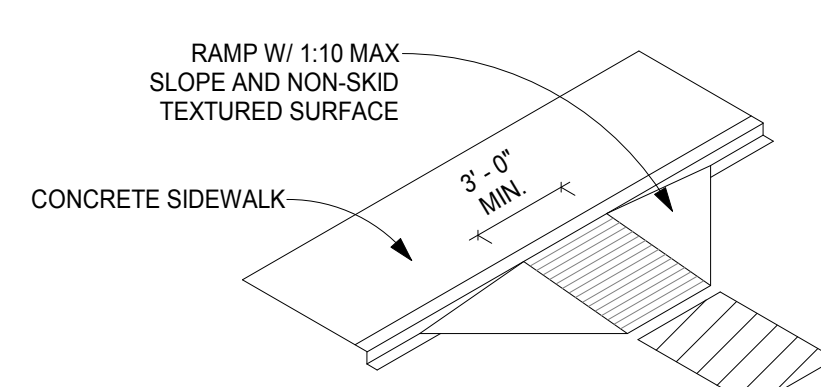
6 Typical Bollard
A101 3/4" = 1'-0"



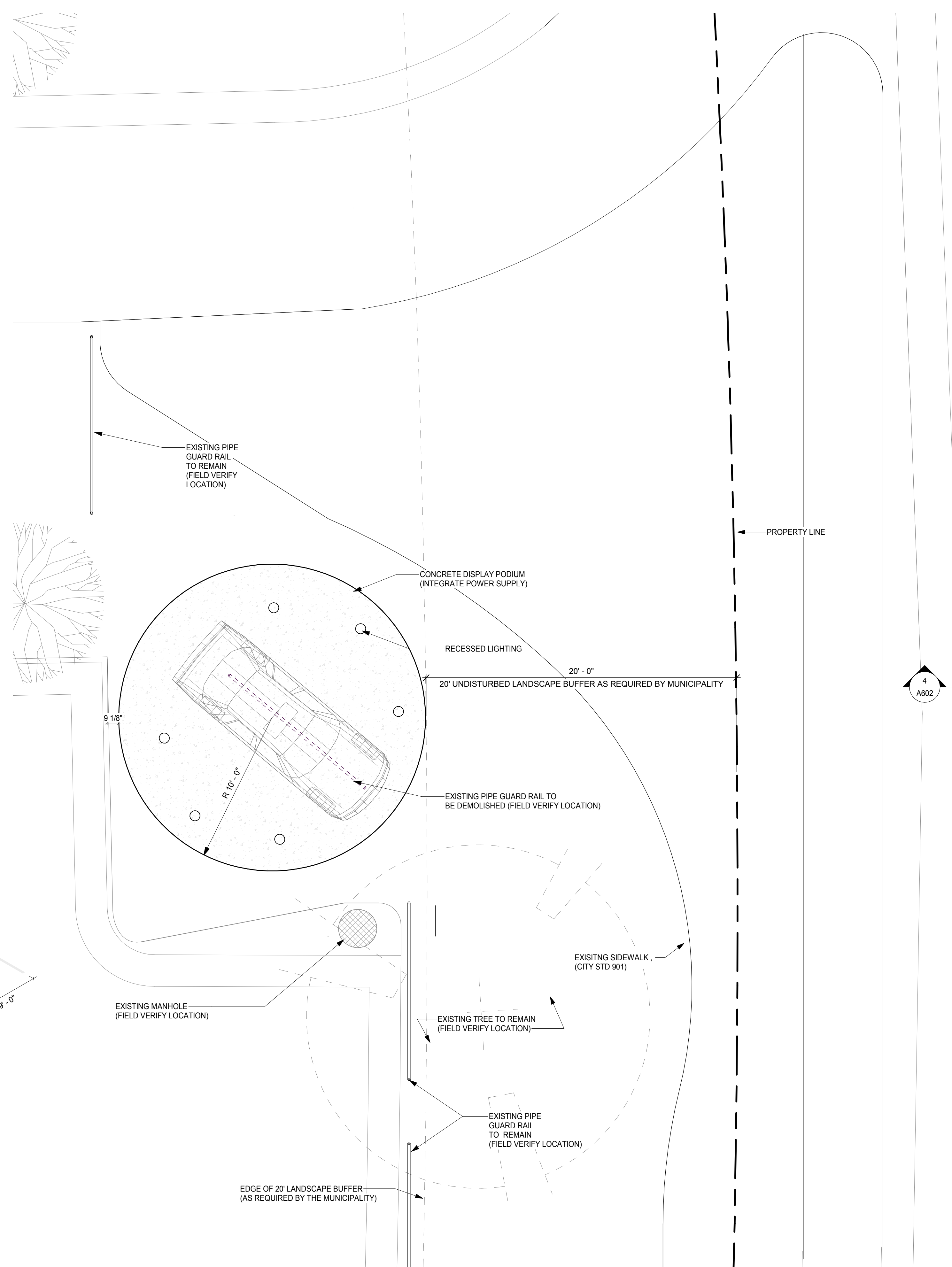
5 Accessible Parking Sign
A101 1/2" = 1'-0"



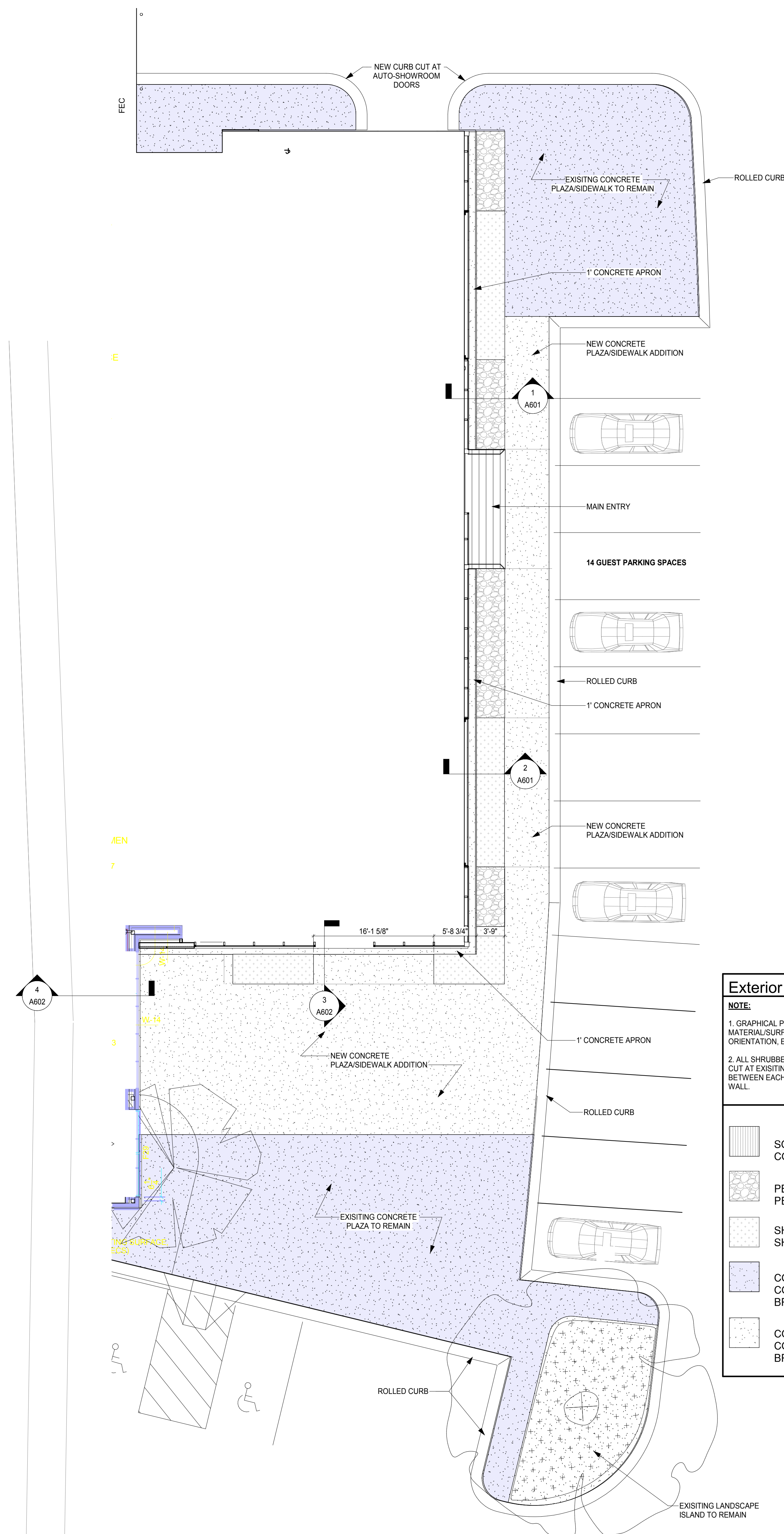
4 Accessible Parking Layout
A101 1/8" = 1'-0"



3 Accessible Curb Ramp
A101 $1/8" = 1'-0"$



 Vehicle Display Podium
1/4" = 1'-0"



  **Enlarged Guest Parking Area**
1/8" = 1'-0"

Exterior Site Plan Key

NOTE:

1. GRAPHICAL PATTERNS ARE SHOWN TO INDICATE MATERIAL/SURFACE TYPE, NOT PATTERN OR ORIENTATION, EXCEPT FOR TILED AREAS

2. ALL SHRUBBERY AND PEEBLE BEDS TO BE SAW CUT AT EXISTING CONCRETE WITH A 4" TRANSITION BETWEEN EACH BED AND OFFSET FROM CURTAIN WALL

	SC-1 : SCORED CONCRETE AT ENTRY
	PBL: SMOOTH WHITE SEA PEBBLE
	SHRB : LOW LYING SHRUBBERY
	CONC 3 : EXISTING CONCRETE WITH BRUSHED FINISH
	CONC 3 : LIGHT GREY CONCRETE WITH BRUSHED FINISH

Client:
**Christman North
Point
Investments**

6031 Brookhaven Circle Johns
Creek, GA 30097

Project Number: 17031
Project Name:

North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Site Details

Sheet Number:

A101

EXISTING EXTERIOR FACADE



PROPOSED EXTERIOR FACADE



BEFORE AND AFTER COMPARISON



EXISTING FACILITIES IN THE U.S.

VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- BOBBY RAHAL VOLVO



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- CULVER CITY VOLVO



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- VOLVO OF DANBURY



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- VOLVO OF DANBURY



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- VOLVO OF HUDSON VALLEY



FACILITY EXTERIOR PHOTOS- VOLVO CARS MALL OF GEORGIA



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- VOLVO CARS MALL OF GEORGIA



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- MCDONALD VOLVO



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- MCDONALD VOLVO



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- MCDONALD VOLVO



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- VOLVO OF NORWOOD



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- LOVERING VOLVO OF NASHUA



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- VOLVO OF THE PALM BEACHES



VOLVO RETAIL EXPERIENCE



FACILITY EXTERIOR PHOTOS- VOLVO OF SANTA MONICA

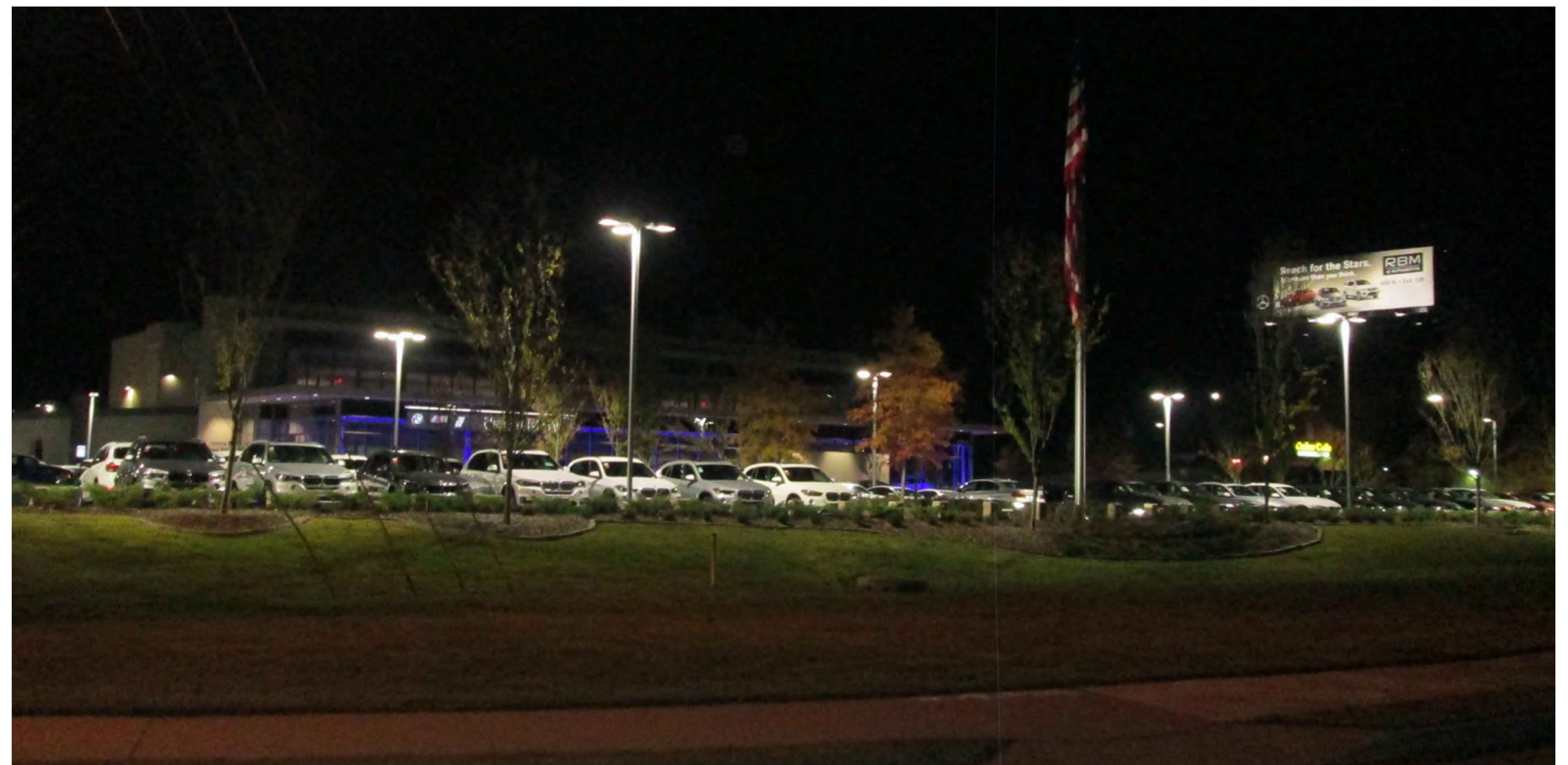


COMPARISON OF LIGHTING CONDITIONS AT NIGHT FOR SIMILAR FACILITIES IN ALPHARETTA

COMPARISON OF LIGHTING CONDITIONS AT NIGHT FOR SIMILAR FACILITIES IN ALPHARETTA



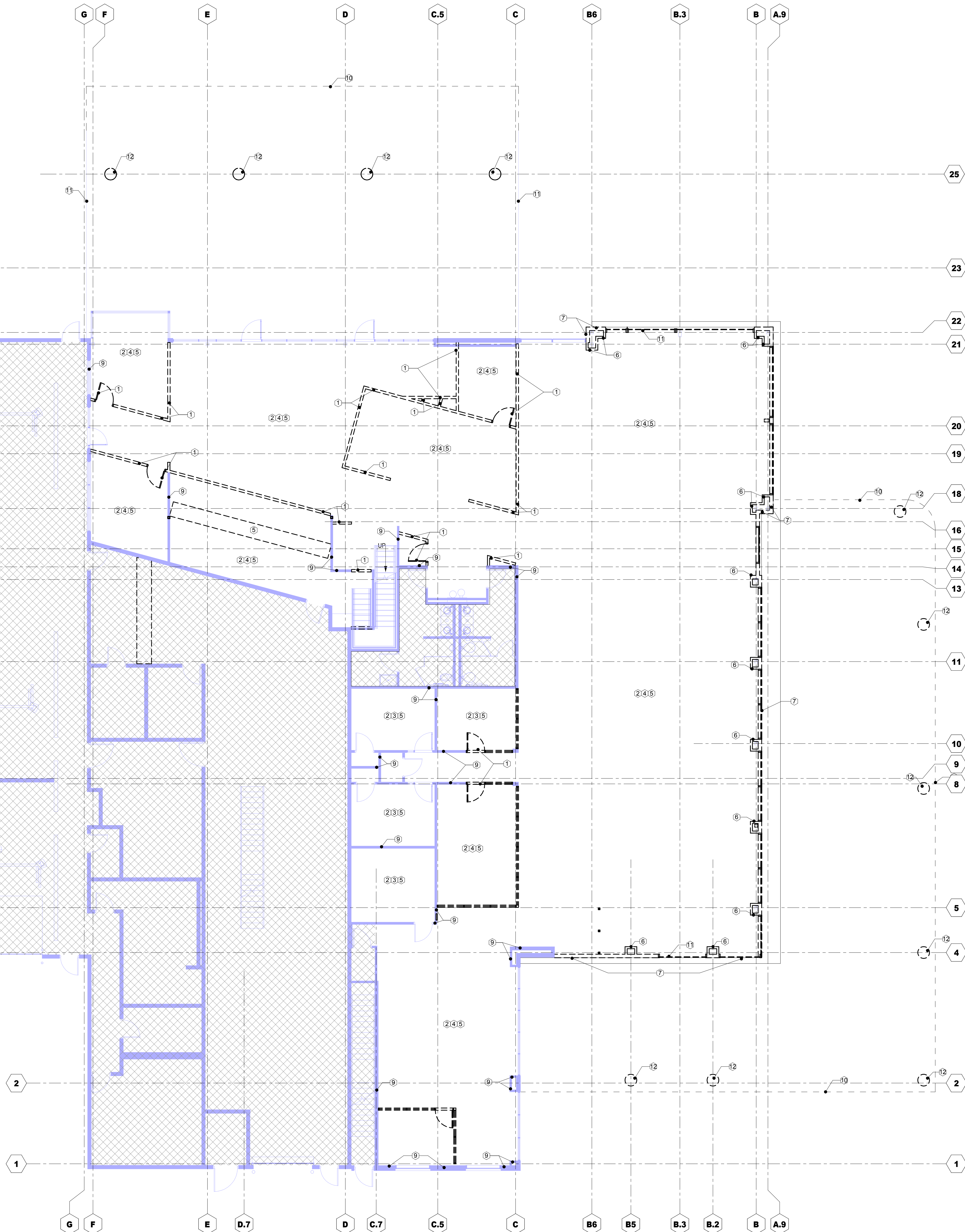
UNITED BMW APPEARS TO HAVE LIGHTING CONTROLS THAT REDUCE THE LEVEL OF INTERIOR ILLUMINATION IN LATE EVENING. AS SHOWN ABOVE, THE FACILITIES INTERIOR LIGHT LEVELS ARE HIGHER AT DUSK IN COMPARISON TO LATER EVENING HOURS AS SHOWN TO THE RIGHT.



ONE-TO-ONE COMPARISON



Rev	Date	Comments
	07.05.17	30% Set
	08.04.17	60% Set
	08.25.17	90% Set
	09.12.17	Permit Set



Partition Legend

SEE A550 FOR PARTITION TYPES
UNTAGGED STUD PARTITIONS ARE W300 (TYP)
UNTAGGED MASONRY PARTITIONS ARE W180 (TYP)
DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.
--- DEMOLISHED PARTITION
--- EXISTING PARTITION

Demolition Notes-Floor Plan	
Keynote Number	Remarks
1	REMOVE PARTITION / DOOR
2	REMOVE FLOOR FINISHES & WALL BASE
3	REMOVE CEILING TILES, LIGHTS & DIFFUSERS (PAINT & REUSE CEILING GRID)
4	REMOVE CEILING TILES, LIGHTS & DIFFUSERS
5	REMOVE MILLWORK
6	REMOVE COLUMN WRAP; COLUMN TO REMAIN
7	REMOVE EXTERIOR WALL SYSTEM
9	WALL/PARTITION TO REMAIN; FINISH AS PER FINISH SCHEDULE
10	REMOVE CANOPY
11	EXISTING CANOPY/ROOF TO REMAIN
12	REMOVE EXISTING COLUMNS/RAIN LEADER
13	REMOVE CANOPY, ROOF AND STRUCTURE AT EXTERIOR DISPLAY
14	ROOF DRAIN TO REMAIN AND RELOCATE RAIN LEADER
15	REMOVE ROOF CRICKET(S); TO BE REPLACED BY NEW ROOF
16	REMOVE CLADDING STRUCTURE TO REMAIN FOR REUSE
17	REMOVE EXTERIOR CLADDING/WALL FRAMING
18	REMOVE PARAPET WALL AND PATCH ROOFING AT EXISTING STUD CONNECTIONS
19	PARAPET TO REMAIN FOR REUSE

Client:
Christman North Point Investments

6031 Brookhaven Circle Johns Creek, GA 30097

Project Number: 17031
Project Name:

North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Floor Plan - Demolition - Level 1

Sheet Number:

AD200

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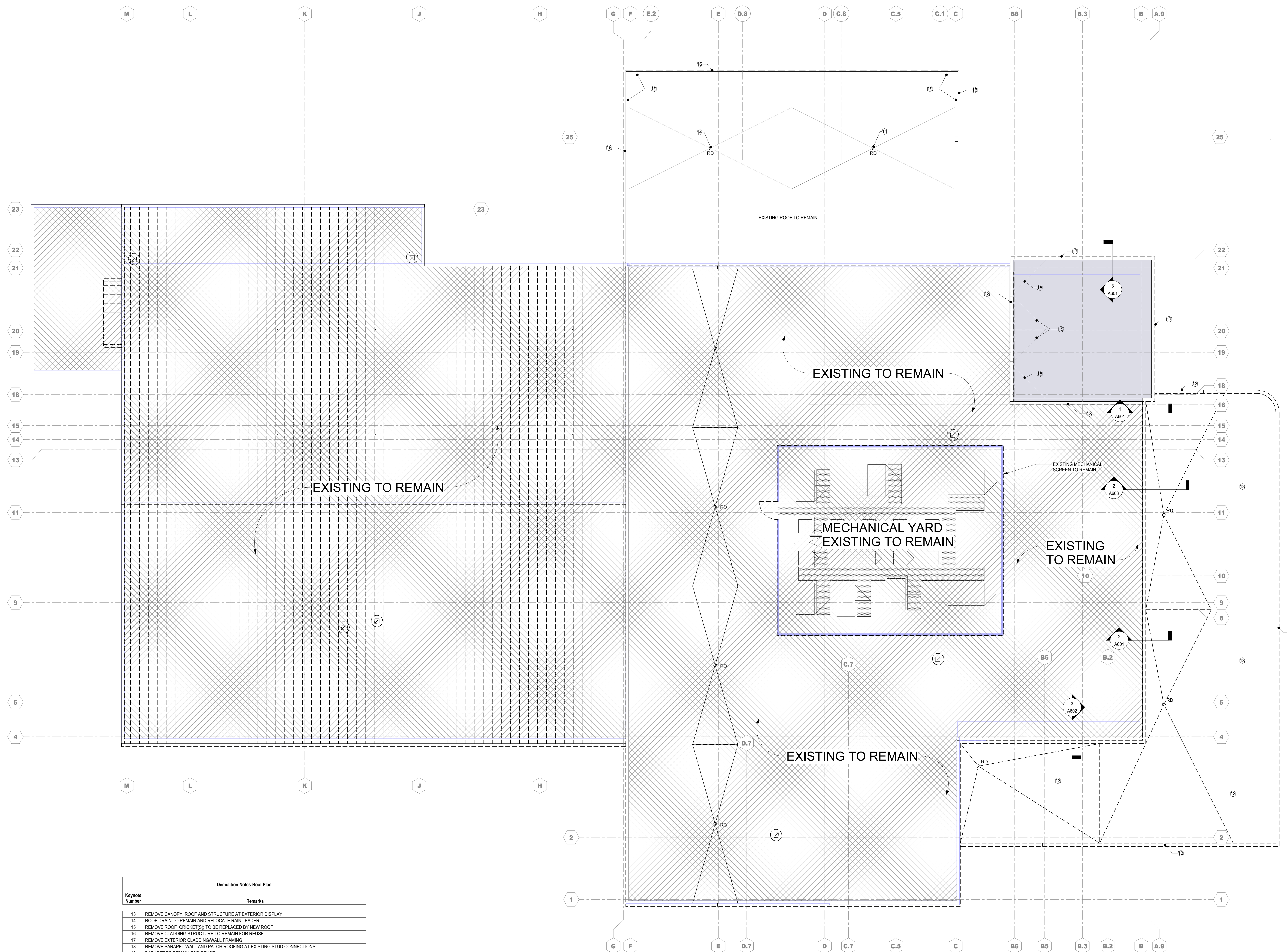
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Rev	Date	Comments
	07.05.17	30% Set
	08.04.17	60% Set
	08.25.17	90% Set
	09.12.17	Permit Set

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Number:

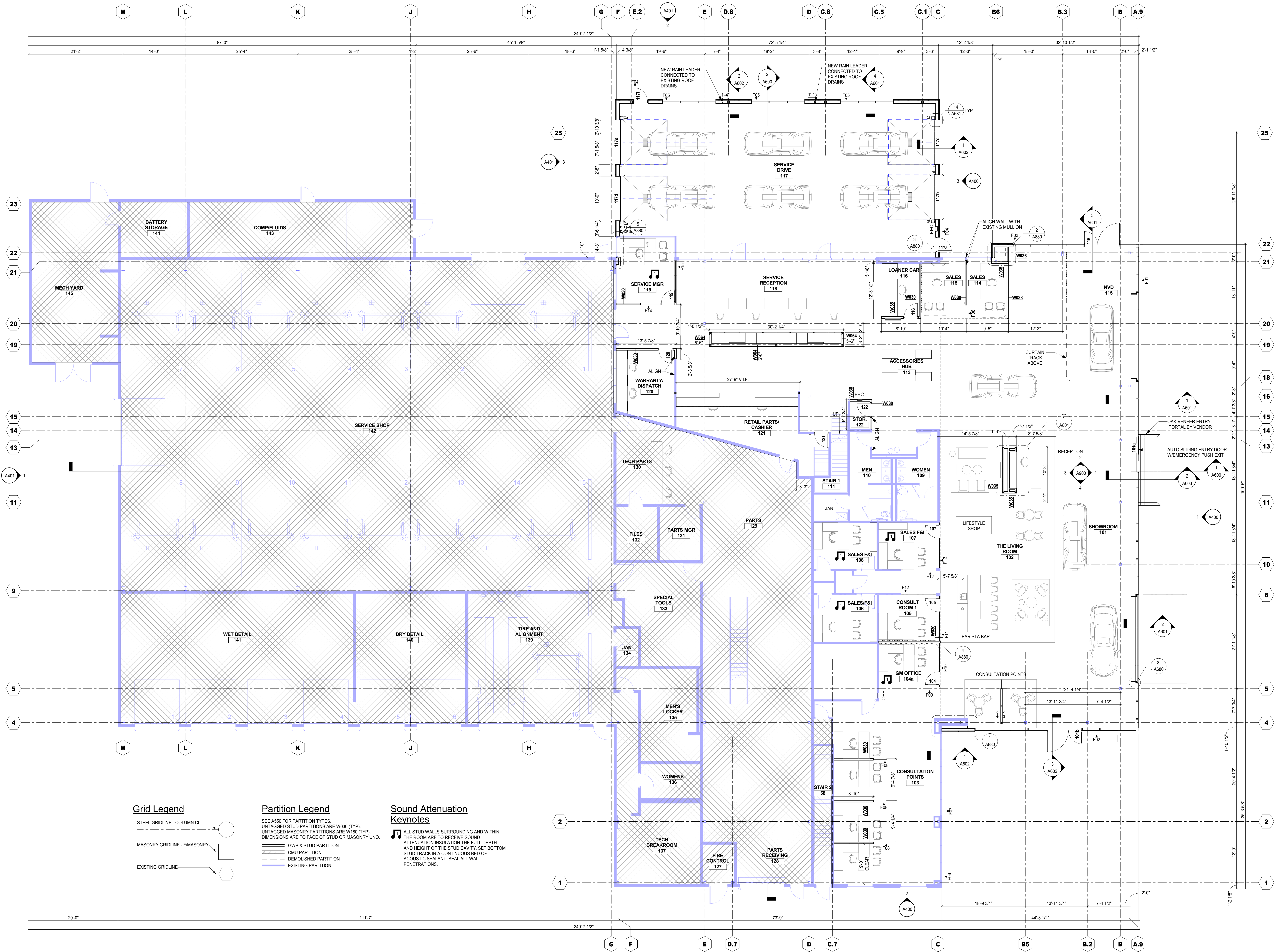
AD201



1 Roof Plan-Demolition
AD201 1/8" = 1'-0"

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Rev	Date	Comments
07.05.17	30% Set	
08.04.17	60% Set	
08.25.17	90% Set	
09.12.17	Permit Set	



Grid Legend

- STEEL GRIDLINE - COLUMN CL
- MASONRY GRIDLINE - F/MASONRY
- EXISTING GRIDLINE

Partition Legend

- SEE A550 FOR PARTITION TYPES.
- UNTAGGED STUD PARTITIONS ARE W180 (TYP).
- UNTAGGED MASONRY PARTITIONS ARE W180 (TYP).
- DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.
- GWB & STUD PARTITION
- CMU PARTITION
- DEMOLISHED PARTITION
- EXISTING PARTITION

Sound Attenuation Keynotes

- ALL STUD WALLS SURROUNDING AND WITHIN THE ROOM ARE TO RECEIVE SOUND ATTENUATION INSULATION THE FULL DEPTH AND HEIGHT OF THE STUD CAVITY. SET BOTTOM STUD TRACK IN A CONTINUOUS BED OF ACOUSTIC SEALANT. SEAL ALL WALL PENETRATIONS.

Client:
Christman North Point Investments
6031 Brookhaven Circle Johns Creek, GA 30097
Project Number: 17031
Project Name:
North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Floor Plan - Level 1

Sheet Number:
A201

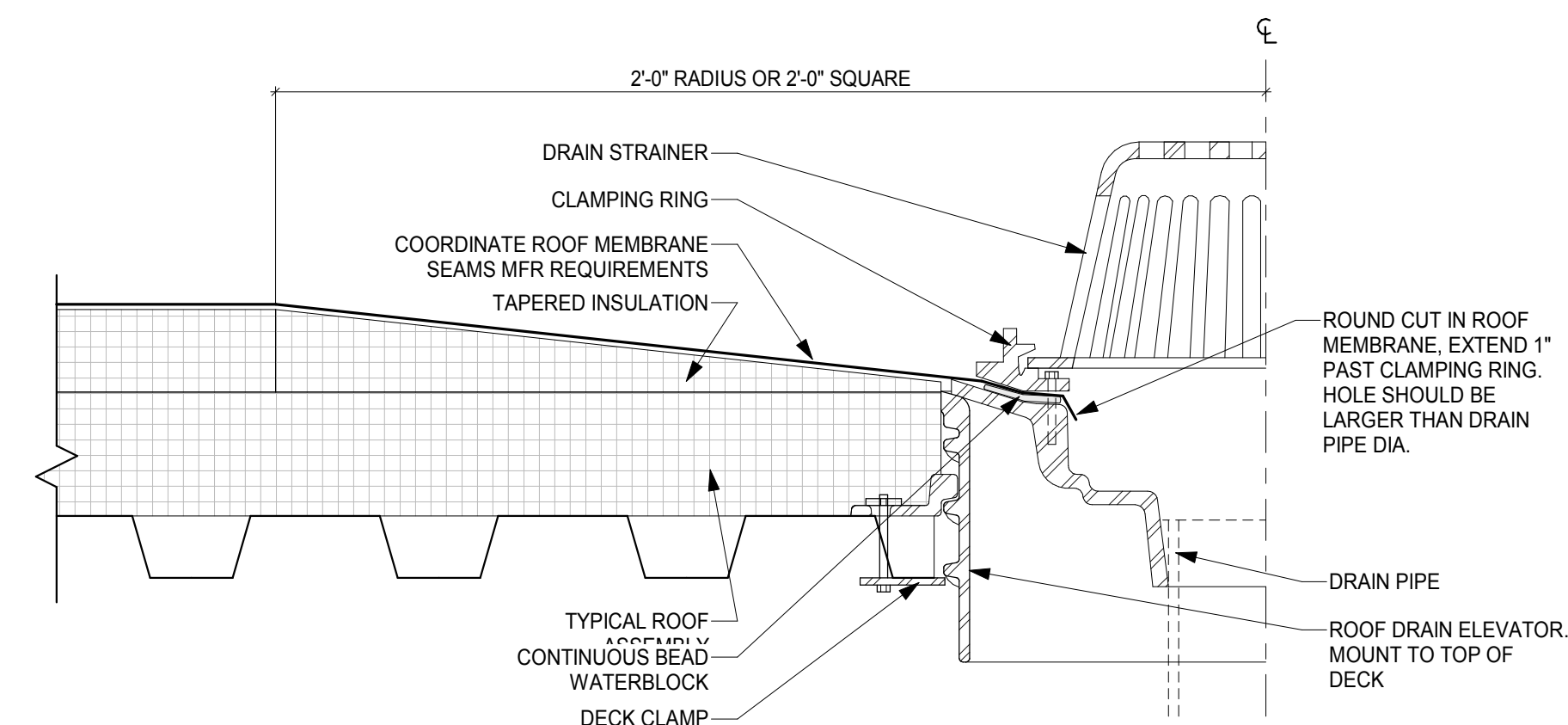
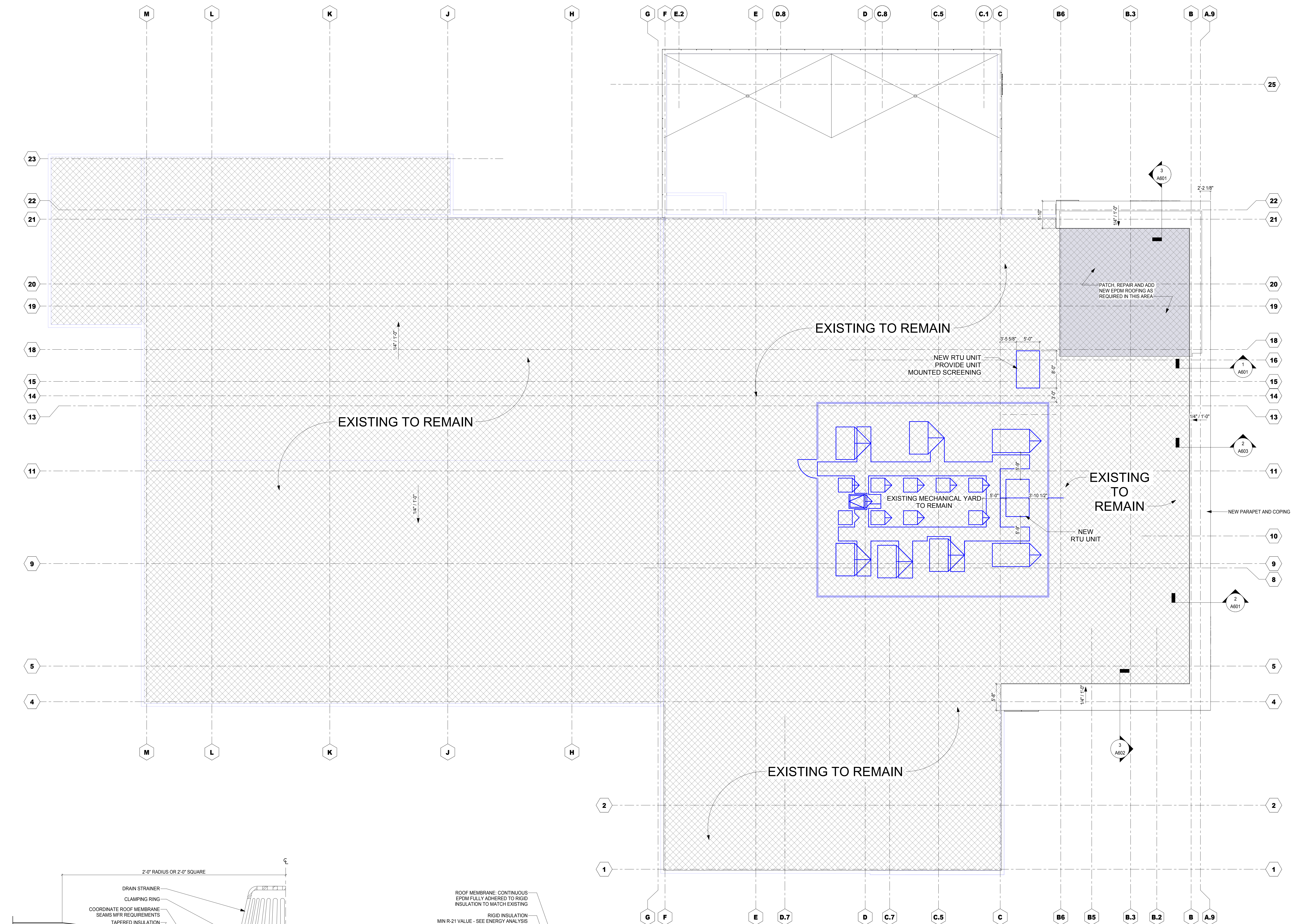
TRUE NORTH
1 A201
Floor Plan - Level 1 - Overall
1/8" = 1'-0"

**NOT
RELEASED FOR
CONSTRUCTION
OR PERMIT**

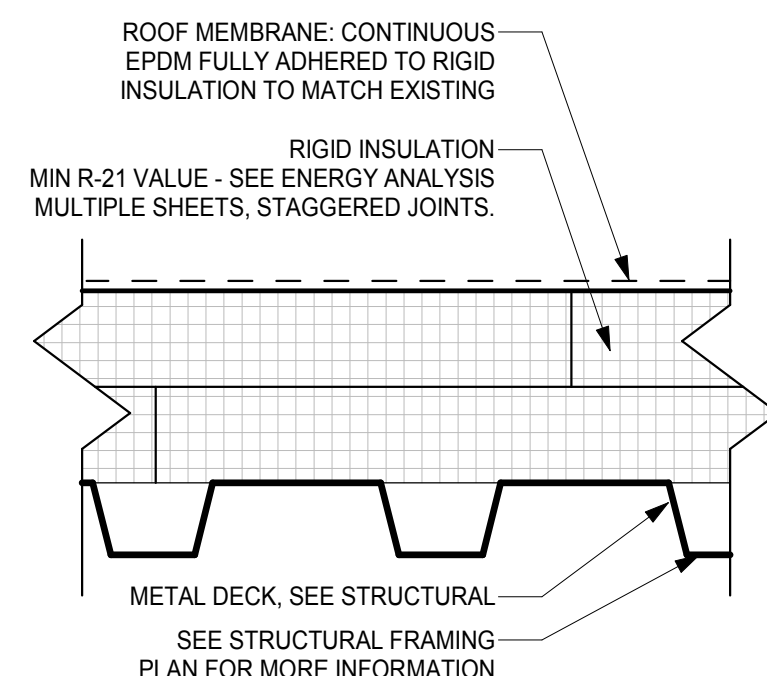
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Rev	Date	Comments
	08.25.17	90% Set



2 Roof Drain Typ.
A203 3" = 1'-0"



5 Typical Roof Assembly
A203 3" = 1'-0"



Roof Plan
 1/8" = 1'-0"

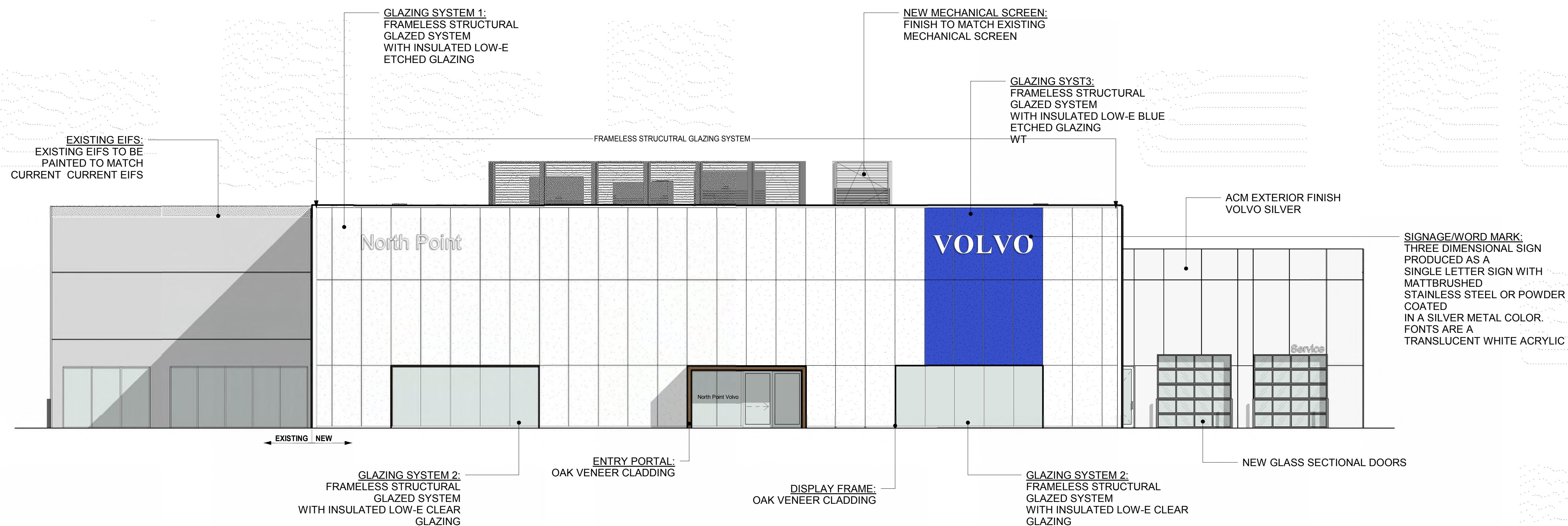
Client: Christman North Point Investments 6031 Brookhaven Circle Johns Creek, GA 30097	Project Number: 17031 Project Name: North Point Volvo
--	---

1570 Mansell Rd
Alpharetta, GA 30009

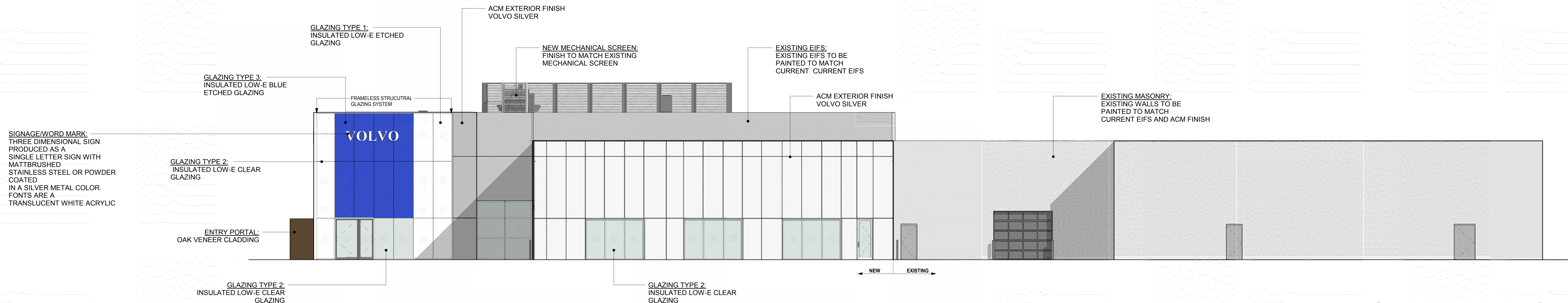
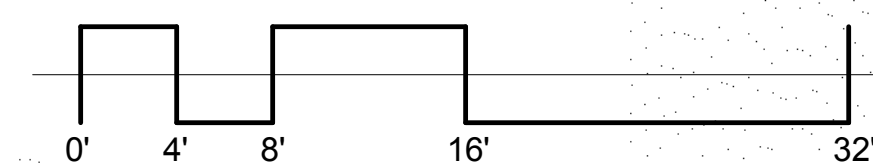
Sheet Title:
Roof Plan

Sheet Number:

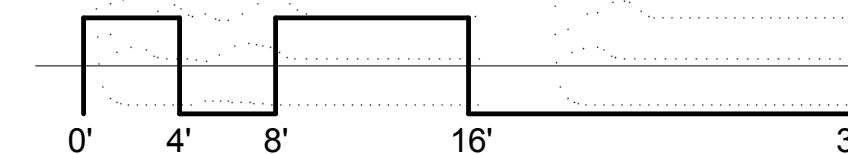
A203



SOUTH ELEVATION



EAST ELEVATION

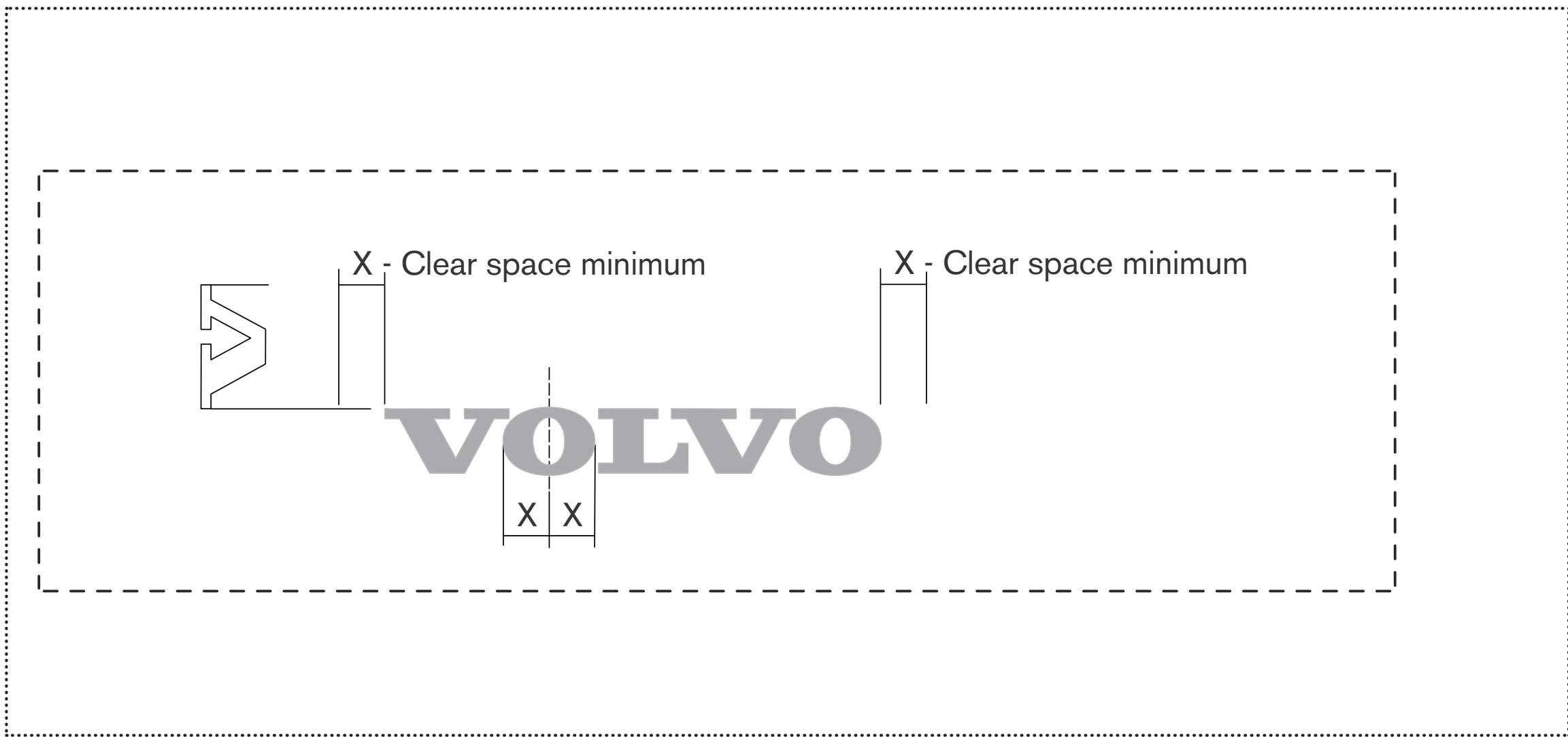


SIGNAGE DETAILS

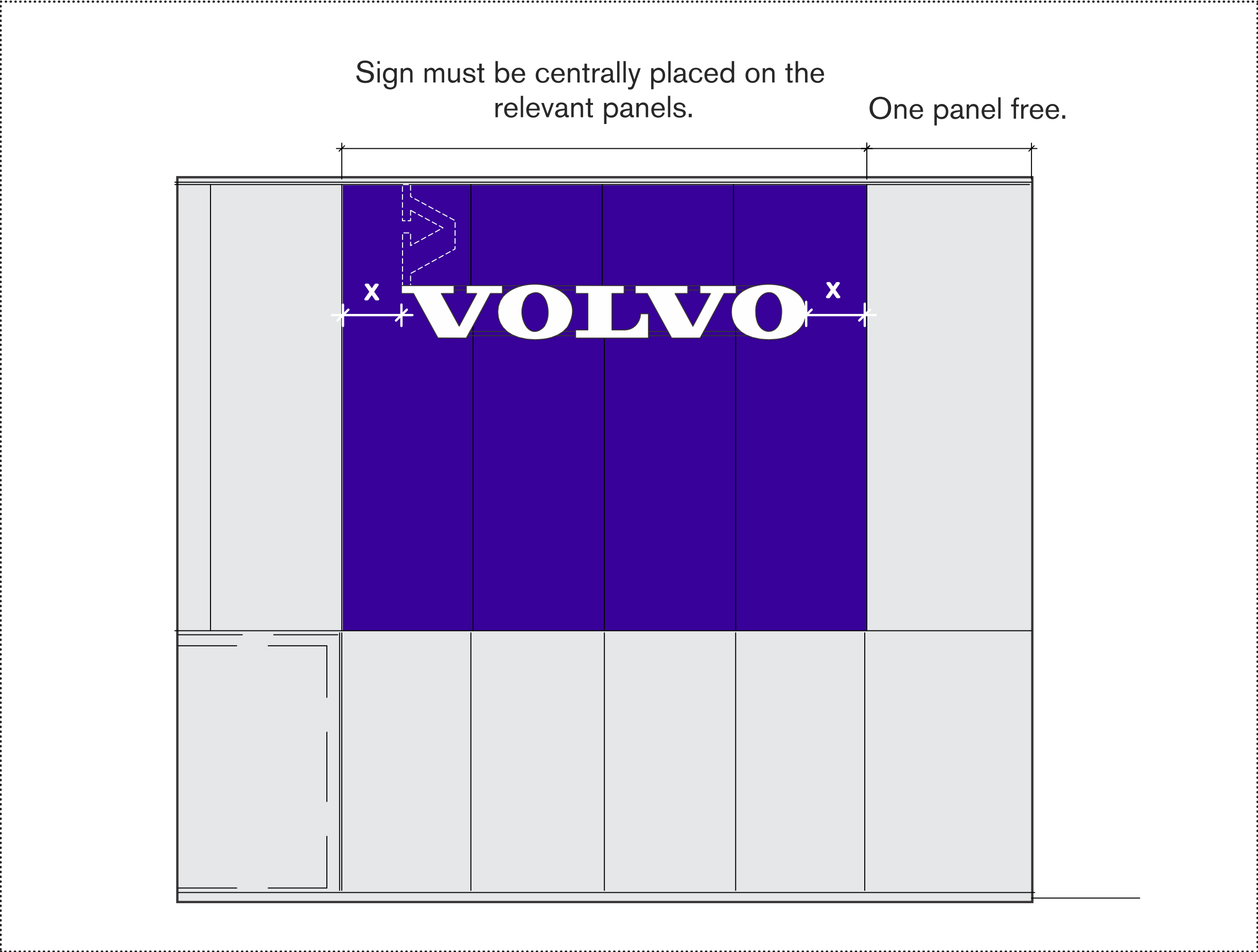
The minimum clear space surrounding the sign is defined by the width of the letter 'V' on top and half an "O" on the sides.

Consists of:

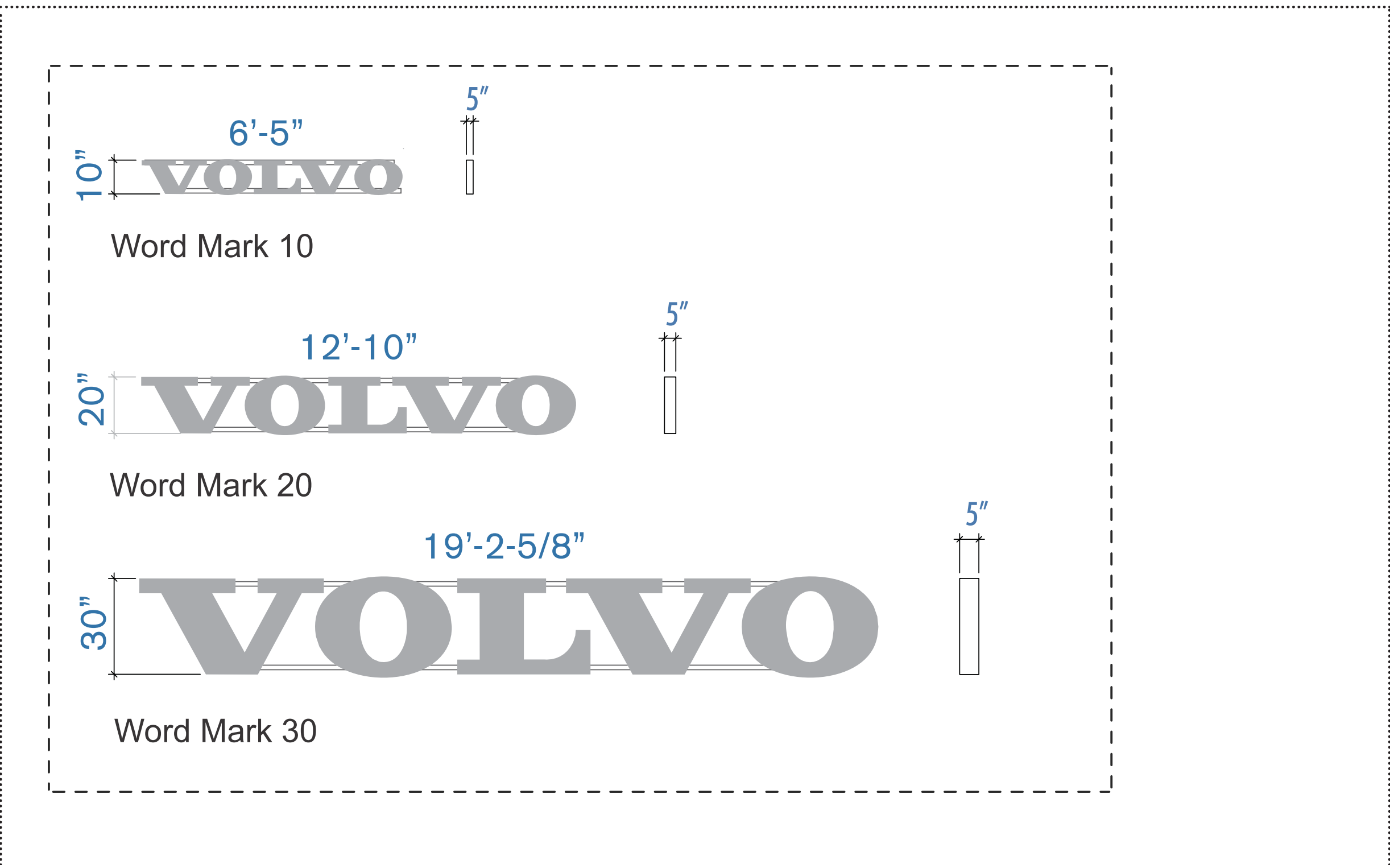
- White translucent acrylic fronts
- Stainless steel on returns
- Lighting fixtures

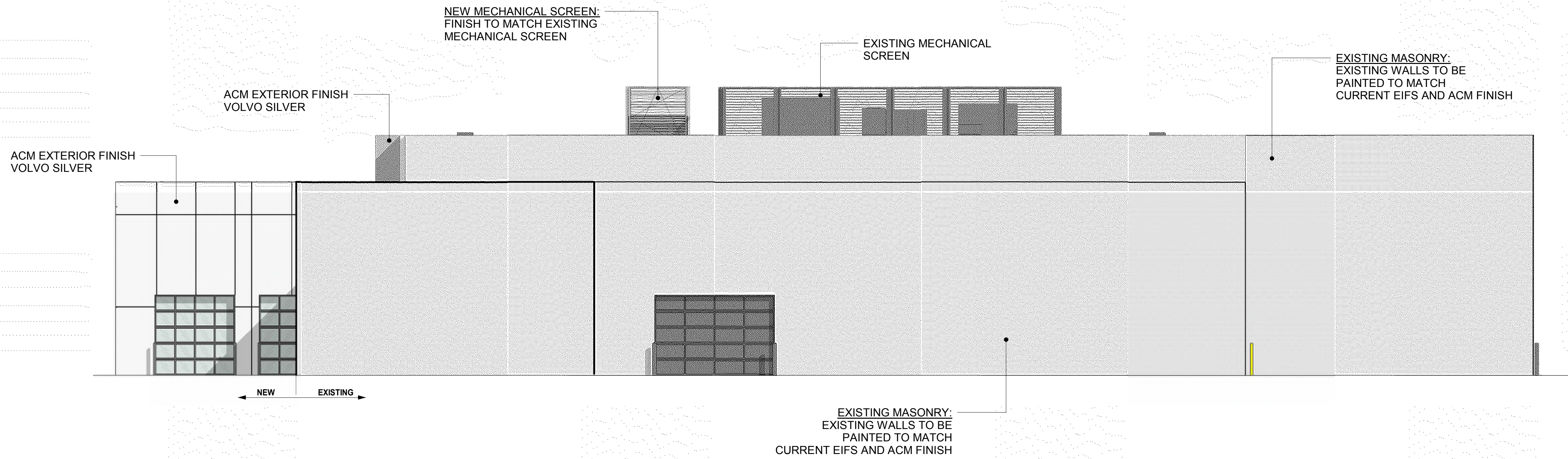


Minimum clear blue space surrounding the sign is defined by the width of the letter "V" above, and half an "O" on the sides.

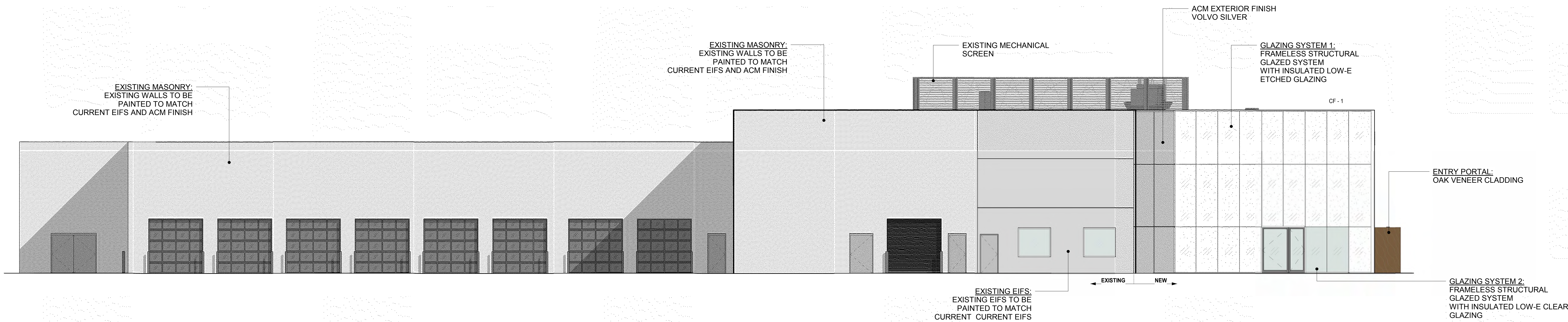
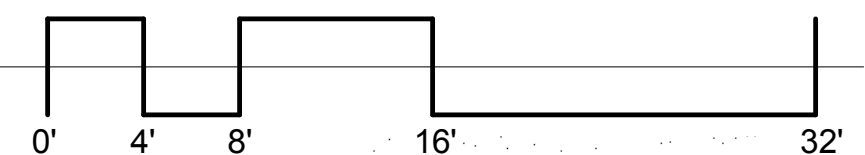


When the Word Mark is placed on panel clad fascia, always leave a minimum of one panel width clear before placing the sign.

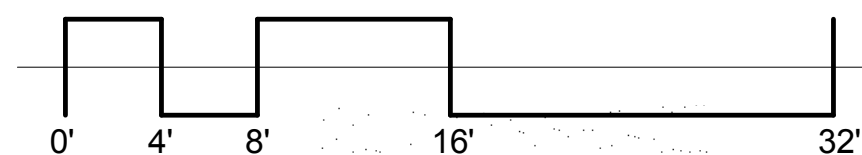




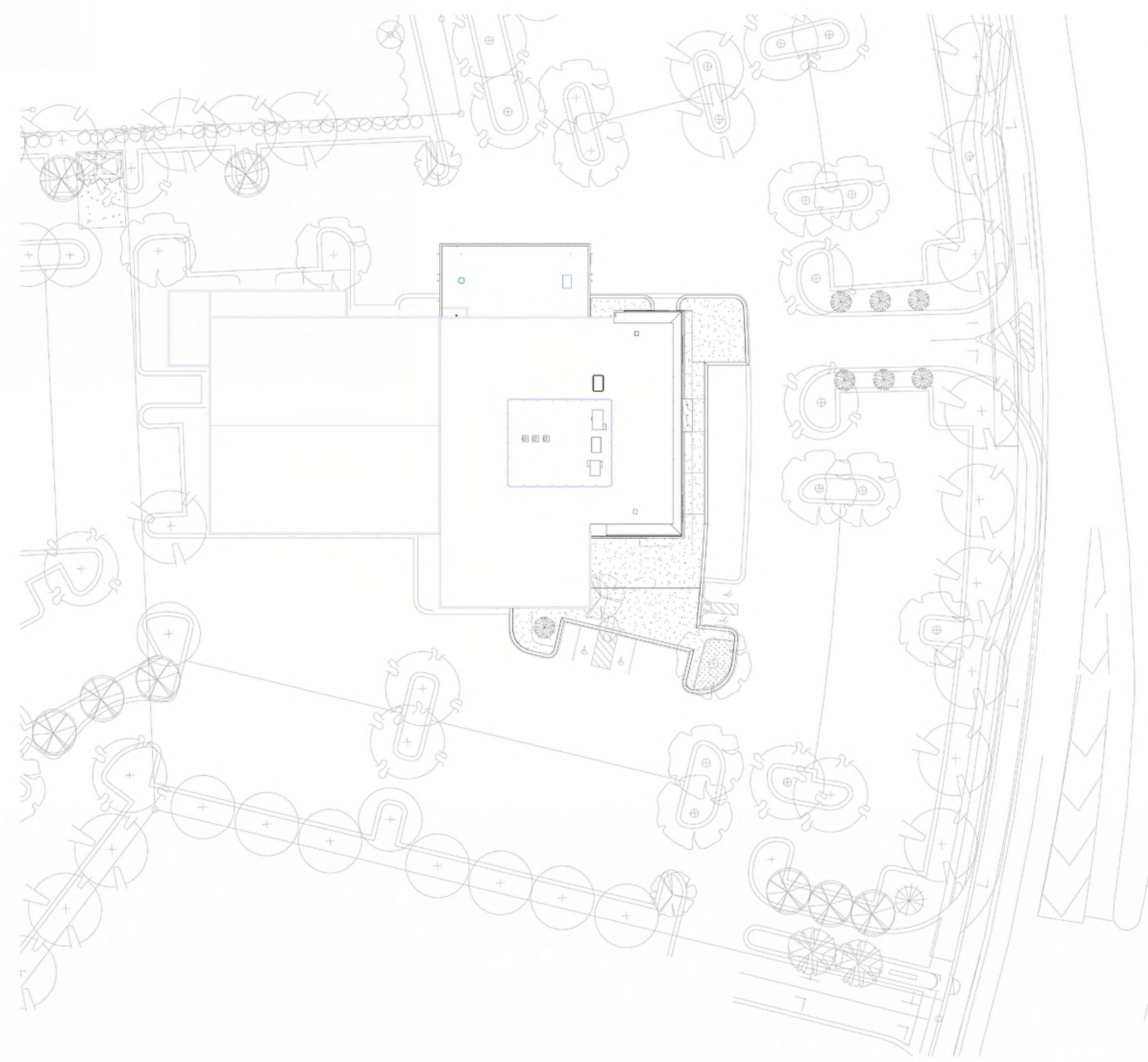
NORTH ELEVATION



WEST ELEVATION



SIGHT LINE STUDY



CAMERA POSITION 3

CAMERA POSITION 2

CAMERA POSITION 1

PLAN SHOWING CAMERA LOCATIONS



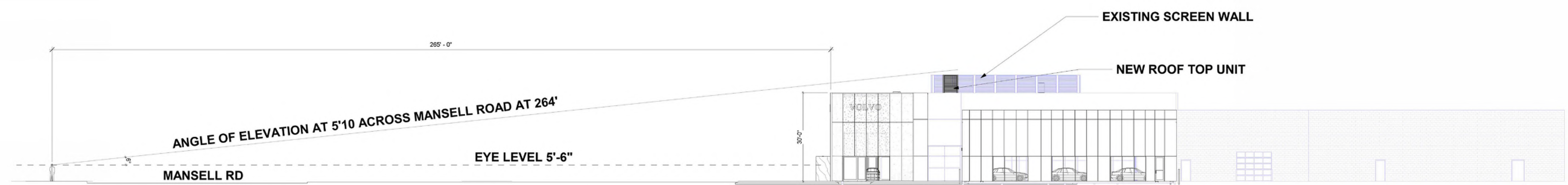
CAMERA POSITION 3



CAMERA POSITION 2



CAMERA POSITION 1



EAST ELEVATION



SW PERSPECTIVE



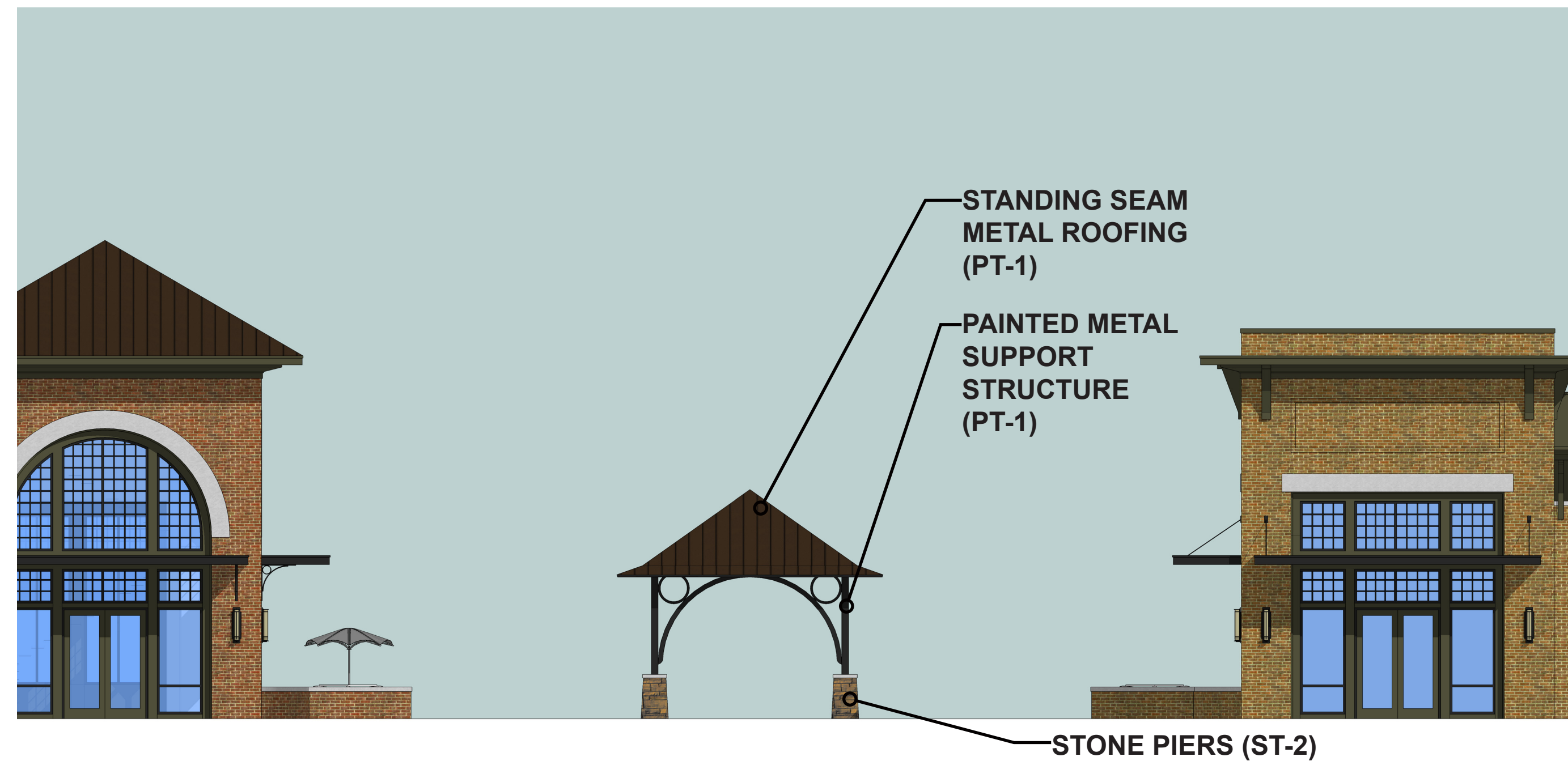
SW PERSPECTIVE



NW PERSPECTIVE



SE PERSPECTIVE



PAVILION ELEVATION



NE PERSPECTIVE

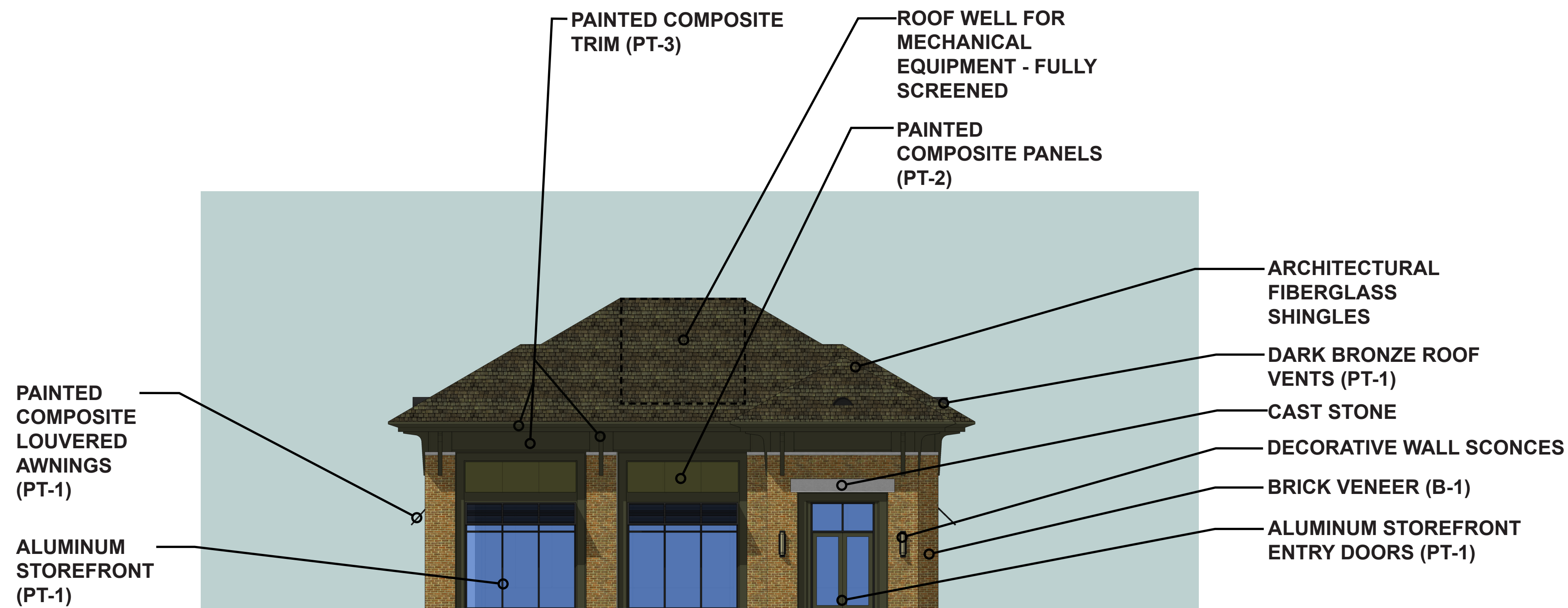


SW PERSPECTIVE

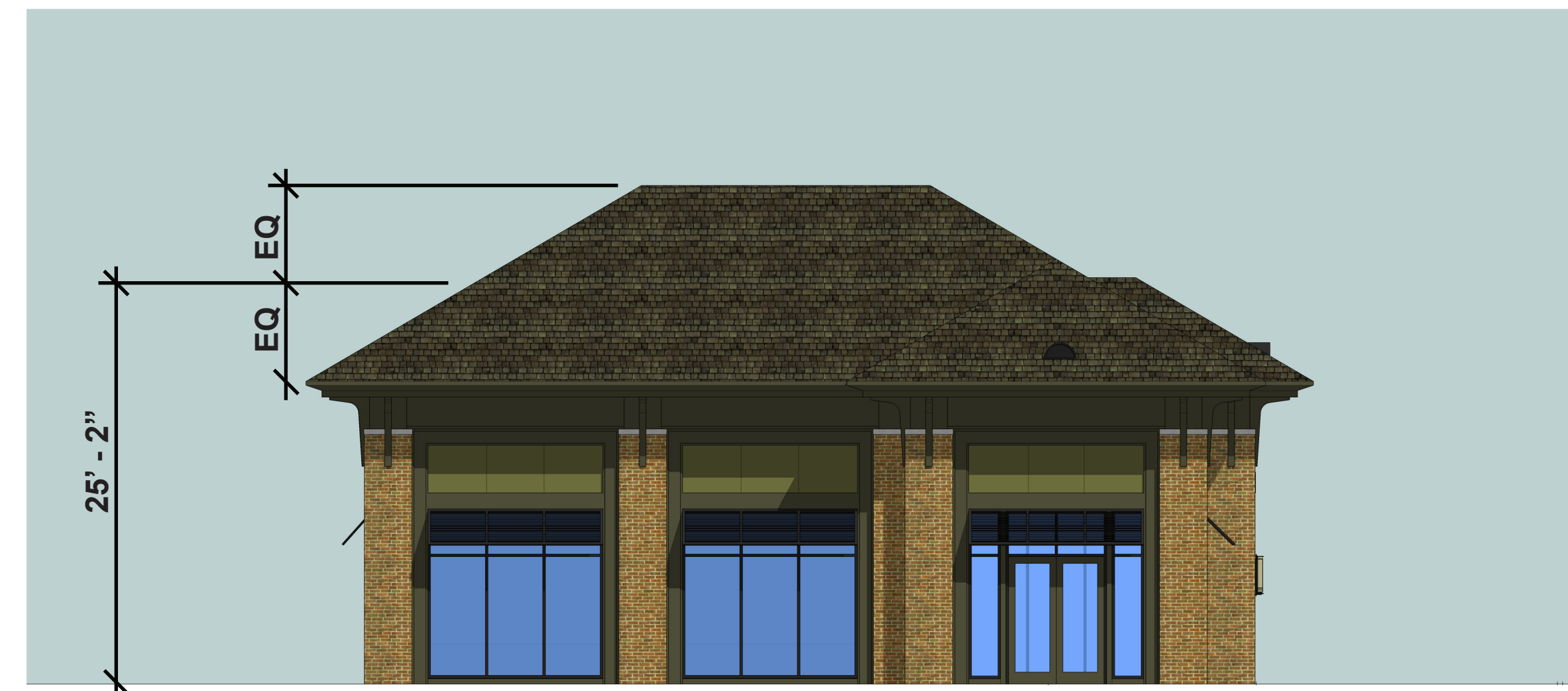


NW PERSPECTIVE

NOTE:
BUILDING 'F' IS MIRROR
IMAGE OF BUILDING 'A'



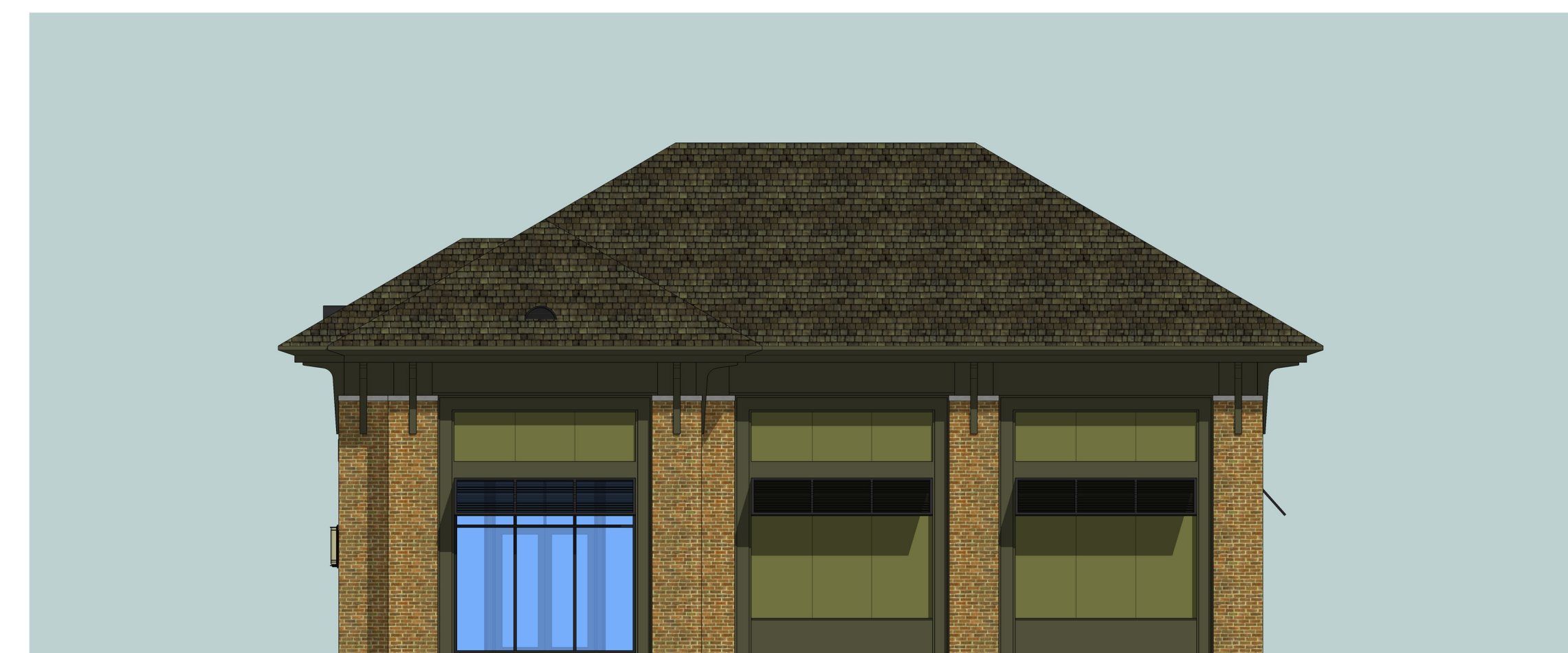
BUILDING 'A' NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'A' EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'A' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



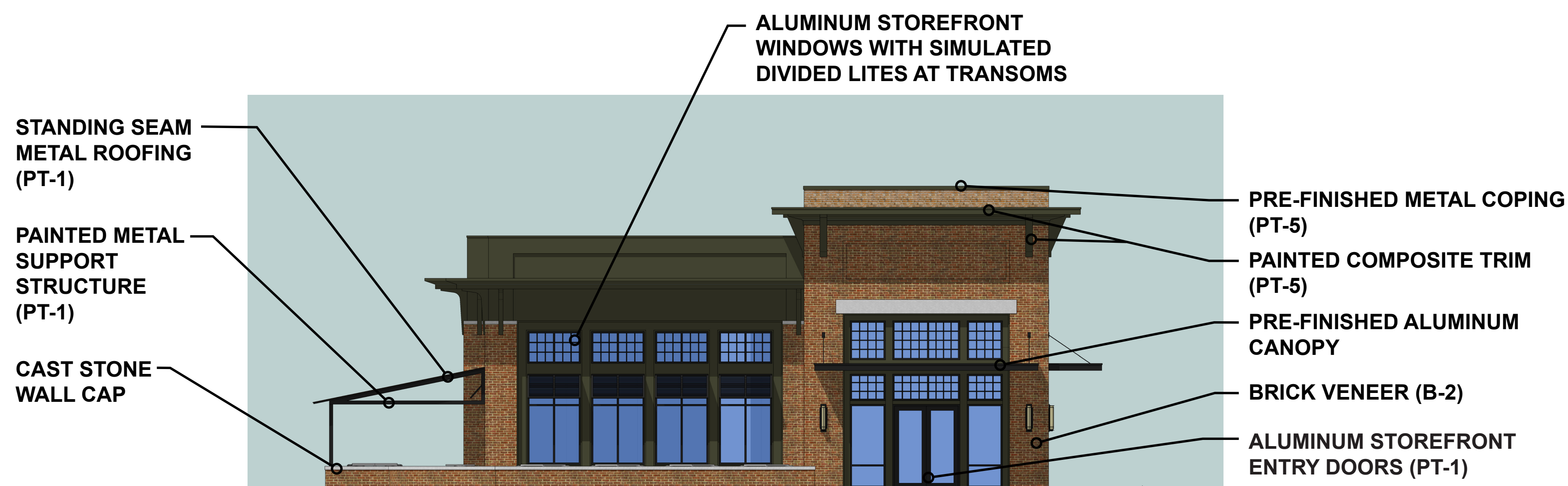
BUILDING 'A' WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



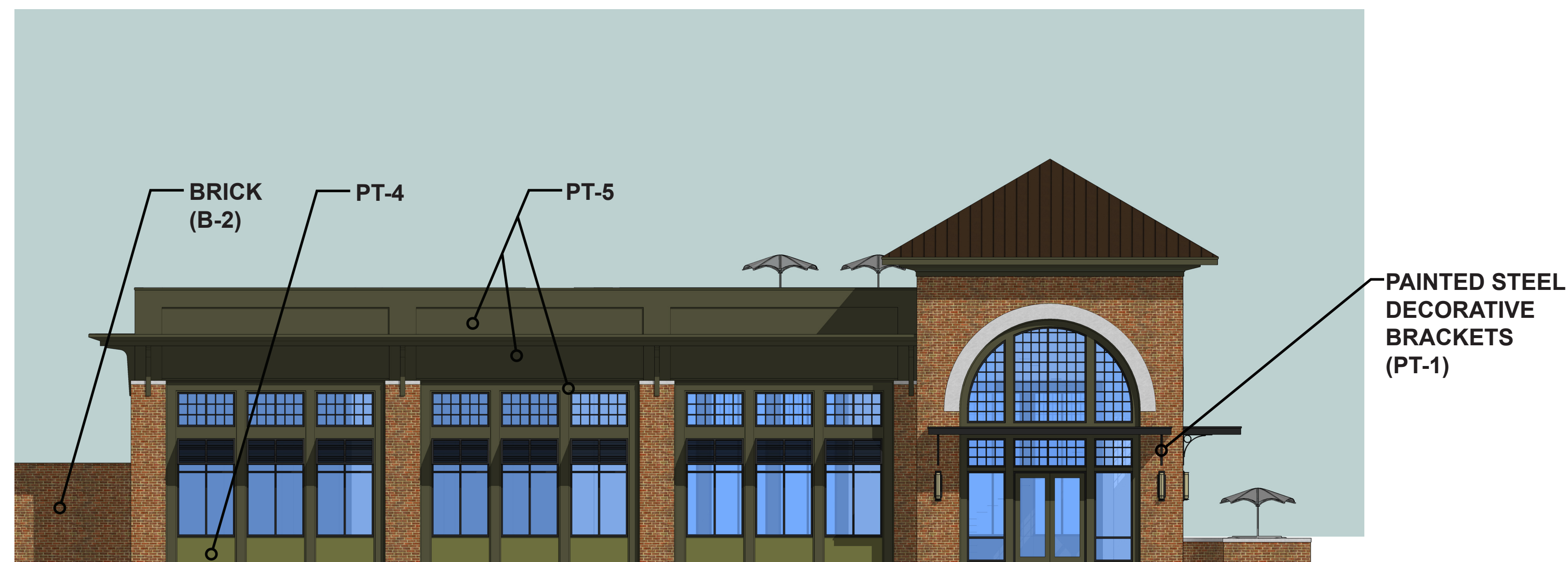
BUILDING 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'B' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



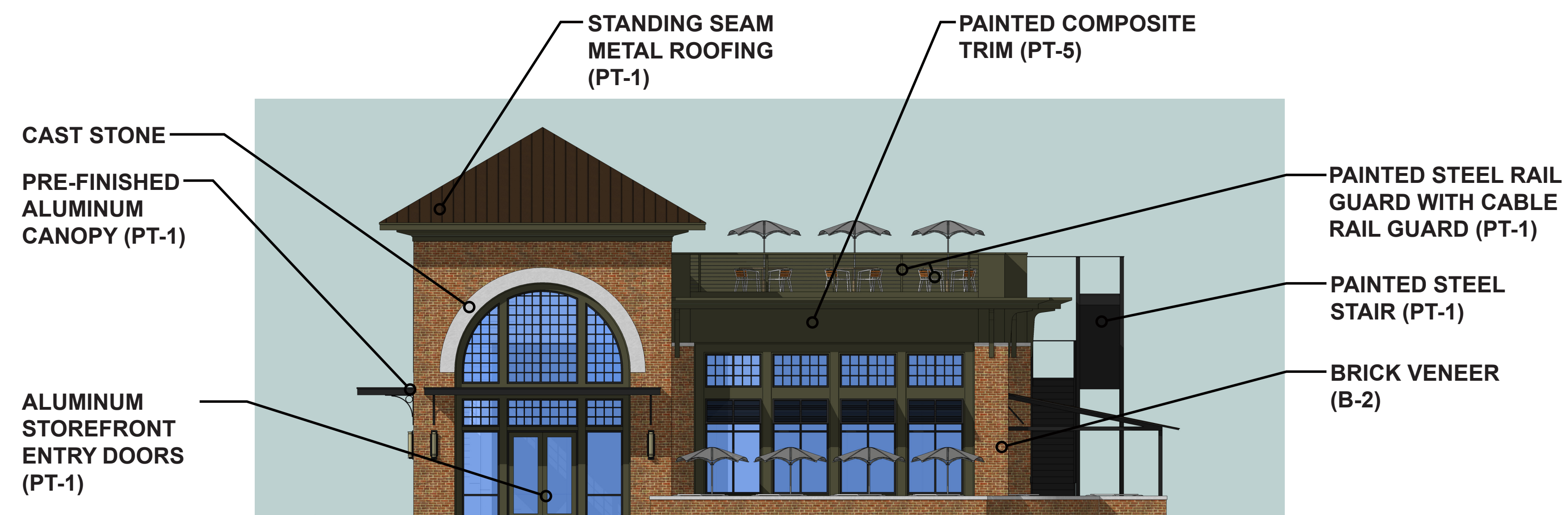
BUILDING 'B' PERSPECTIVE



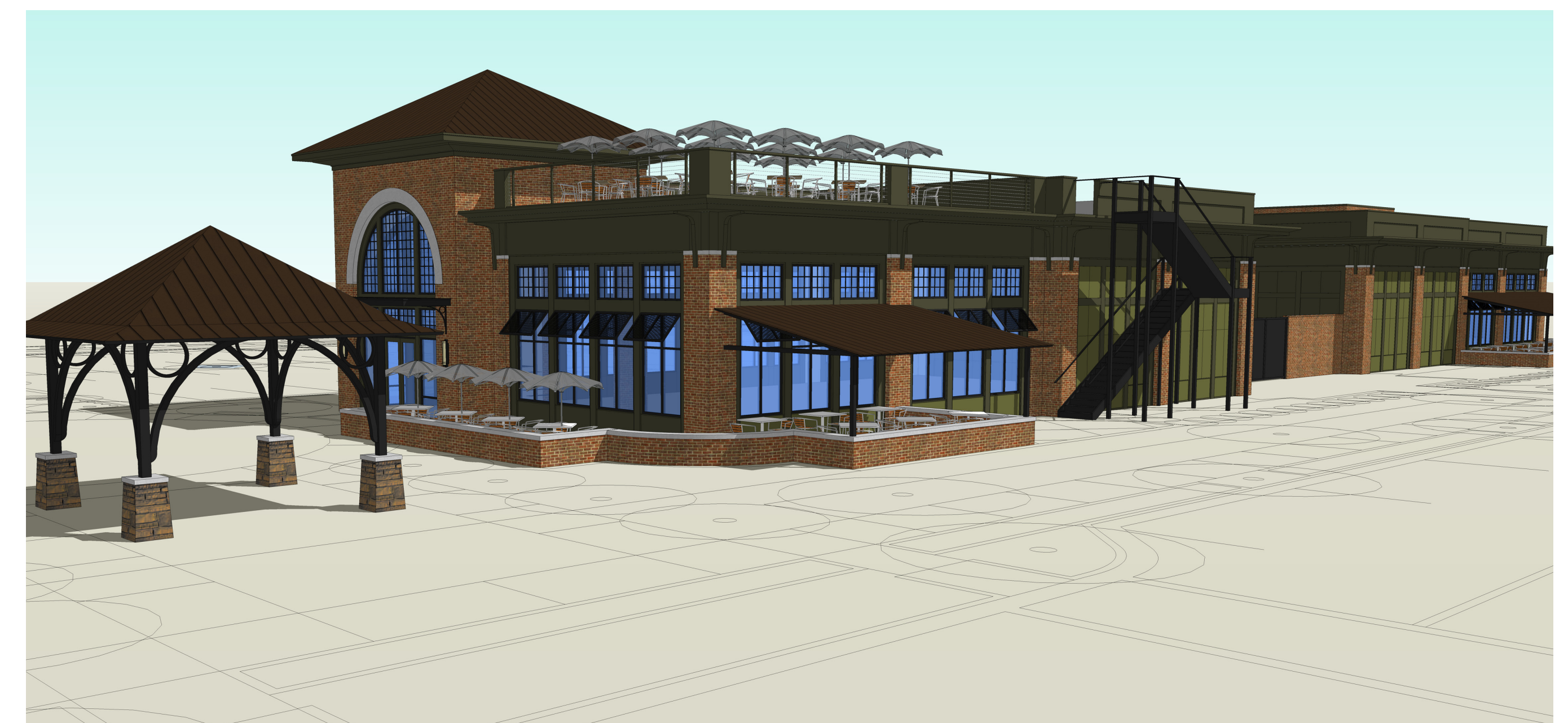
BUILDING 'C' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



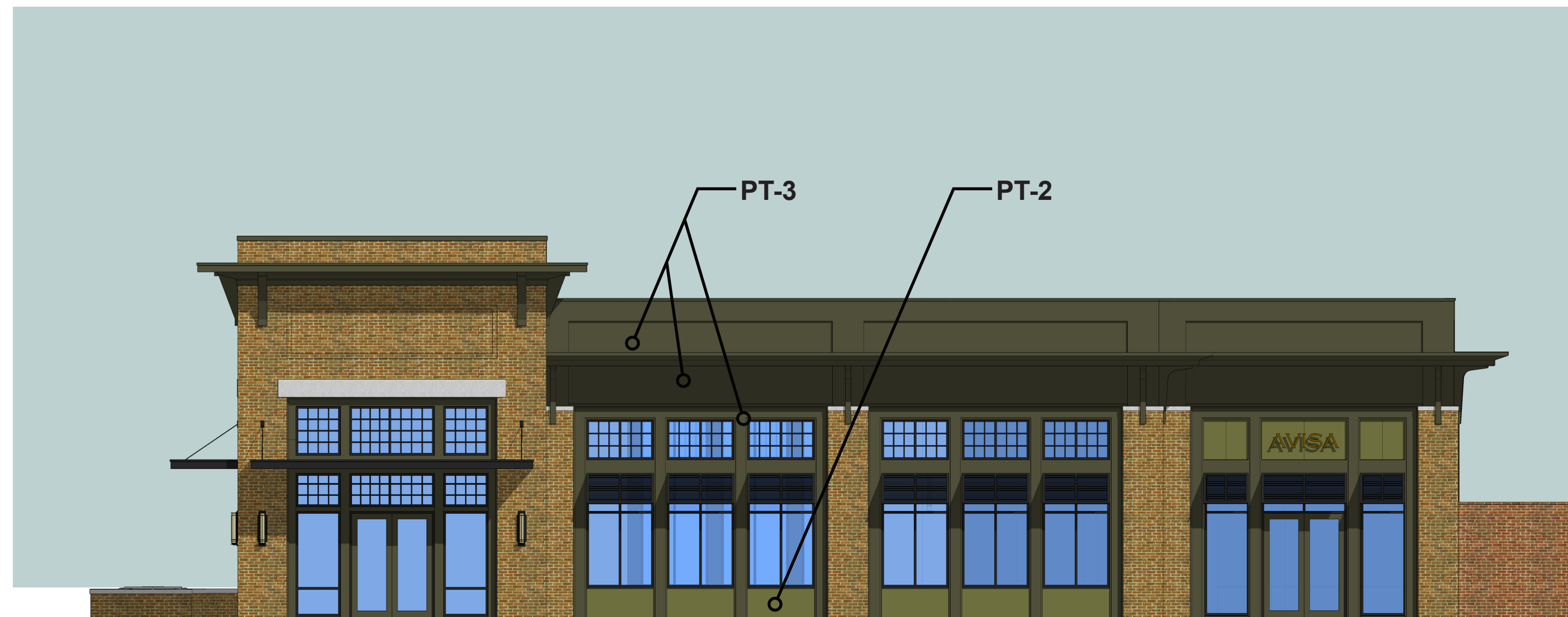
BUILDING 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0"



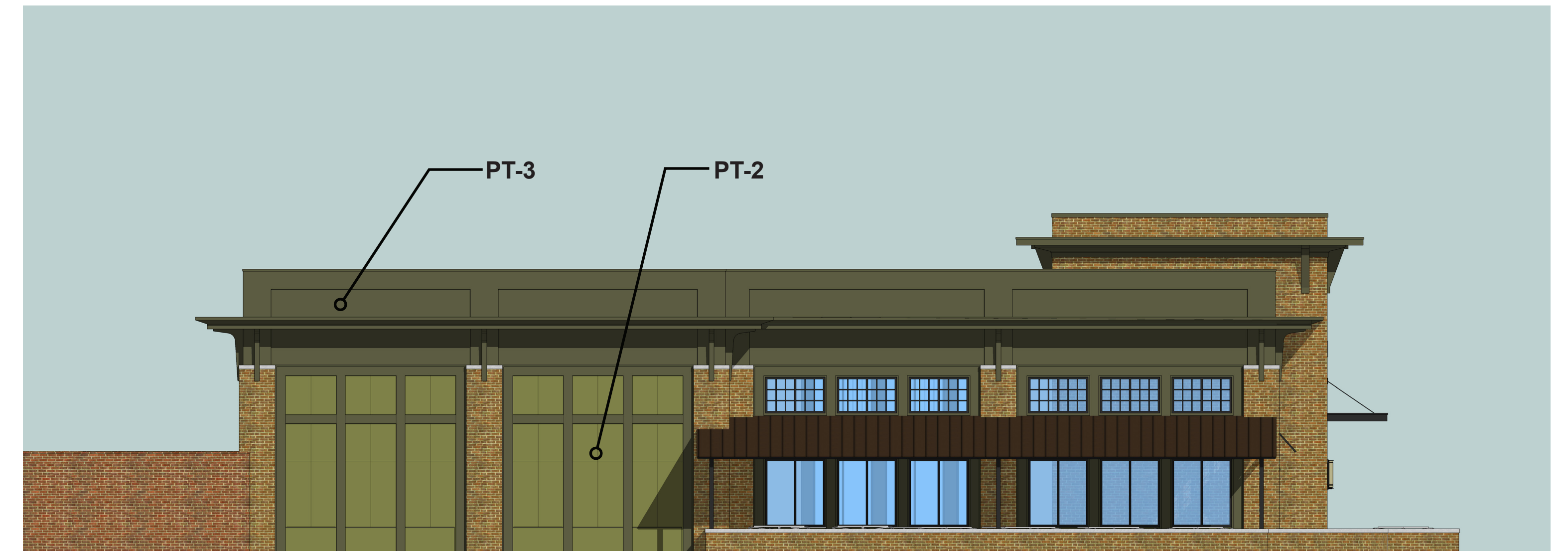
BUILDING 'C' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'C' PERSPECTIVE



BUILDING 'D' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'D' REAR ELEVATION
SCALE: 1/8" = 1'-0"



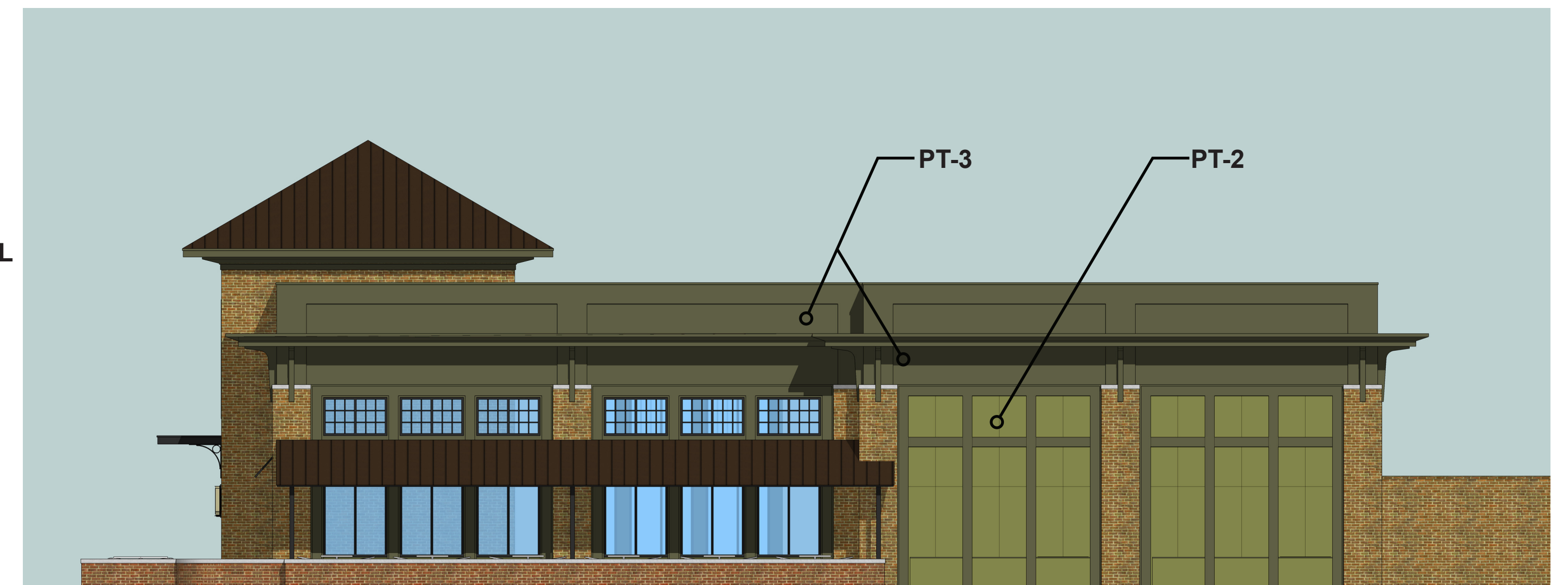
BUILDING 'D' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



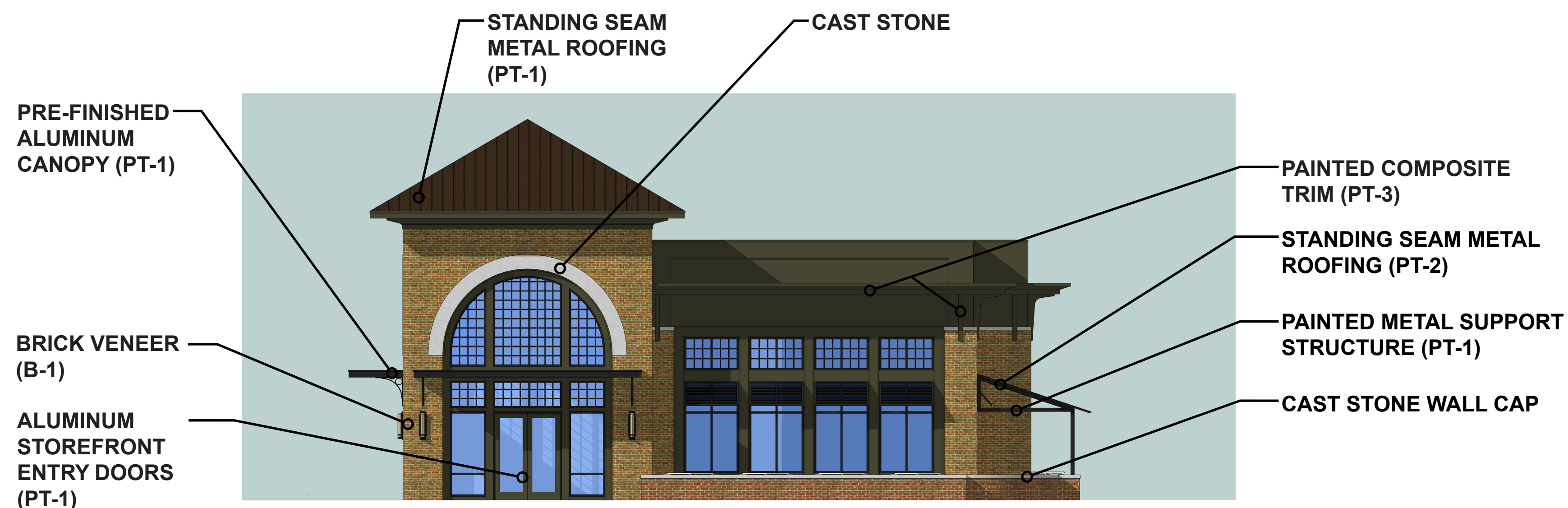
BUILDING 'D' PERSPECTIVE



BUILDING 'E' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



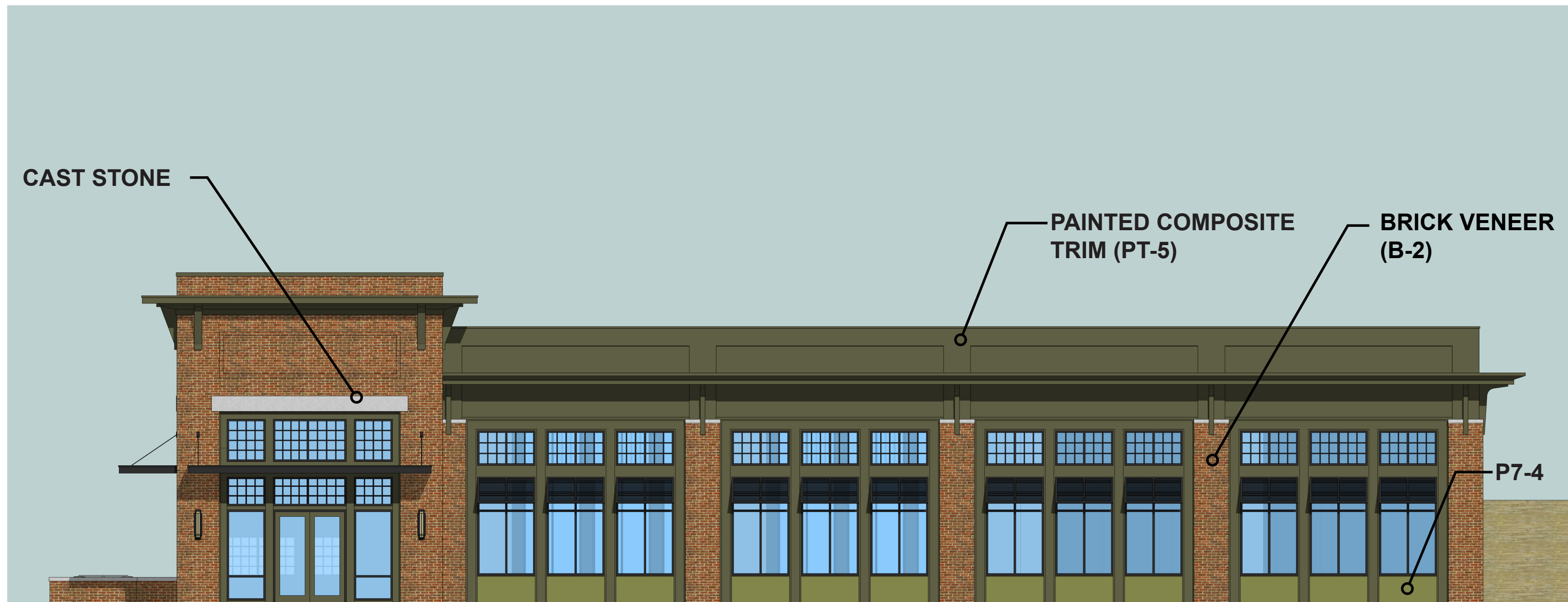
BUILDING 'E' REAR ELEVATION
SCALE: 1/8" = 1'-0"



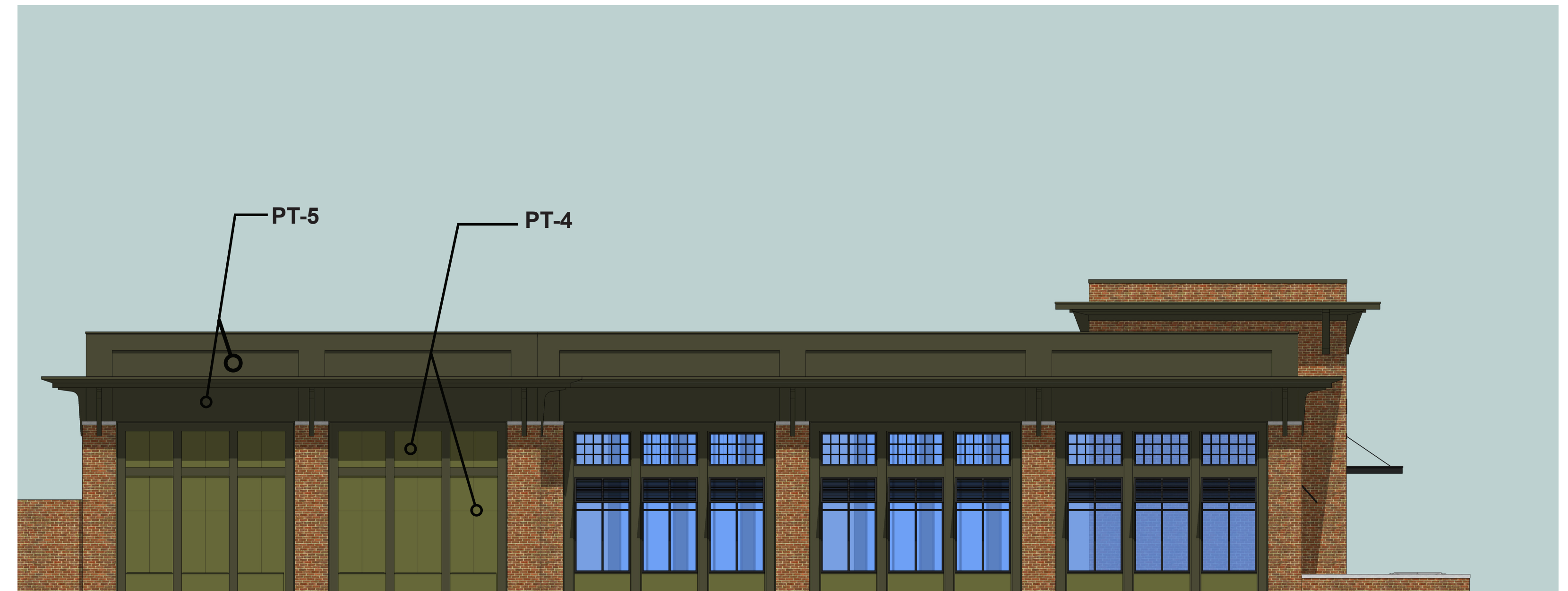
BUILDING 'E' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'E' PERSPECTIVE



BUILDING 'G' FRONT ELEVATION
SCALE: 1/8" = 1'-0" V



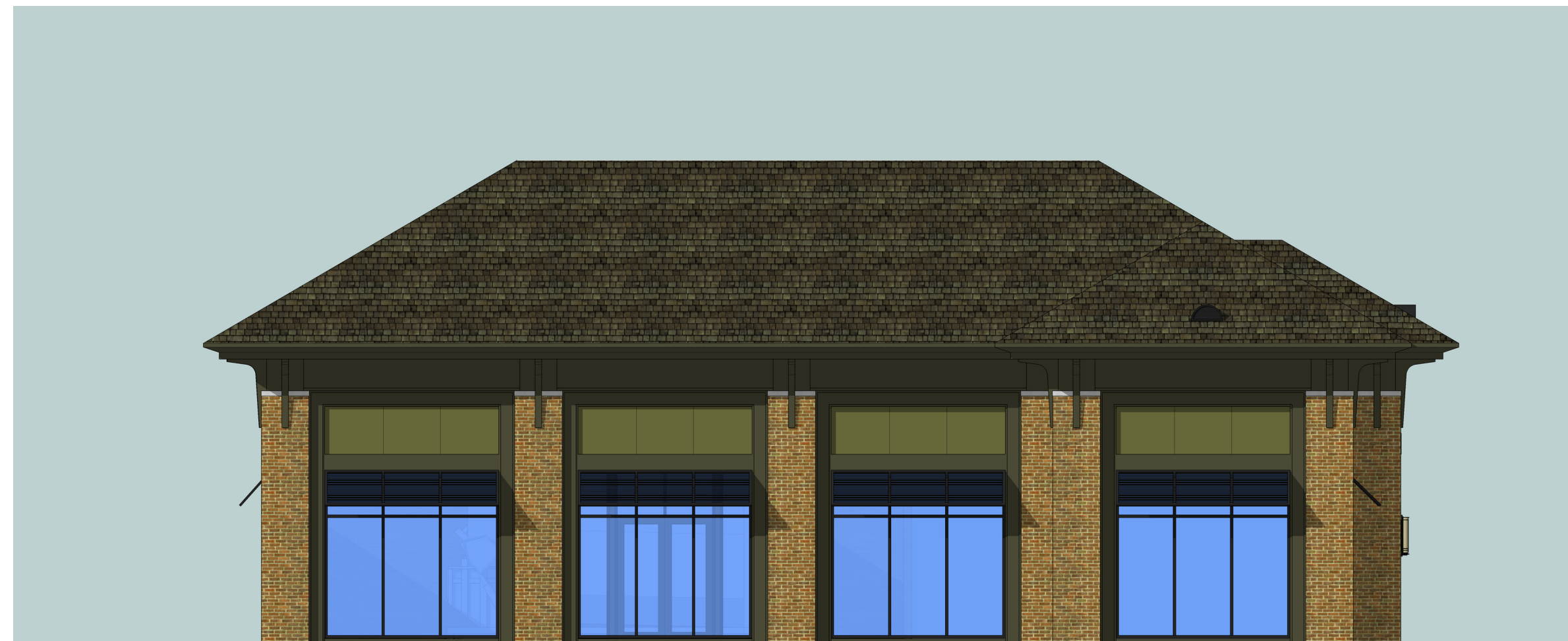
BUILDING 'G' REAR ELEVATION
SCALE: 1/8" = 1'-0"



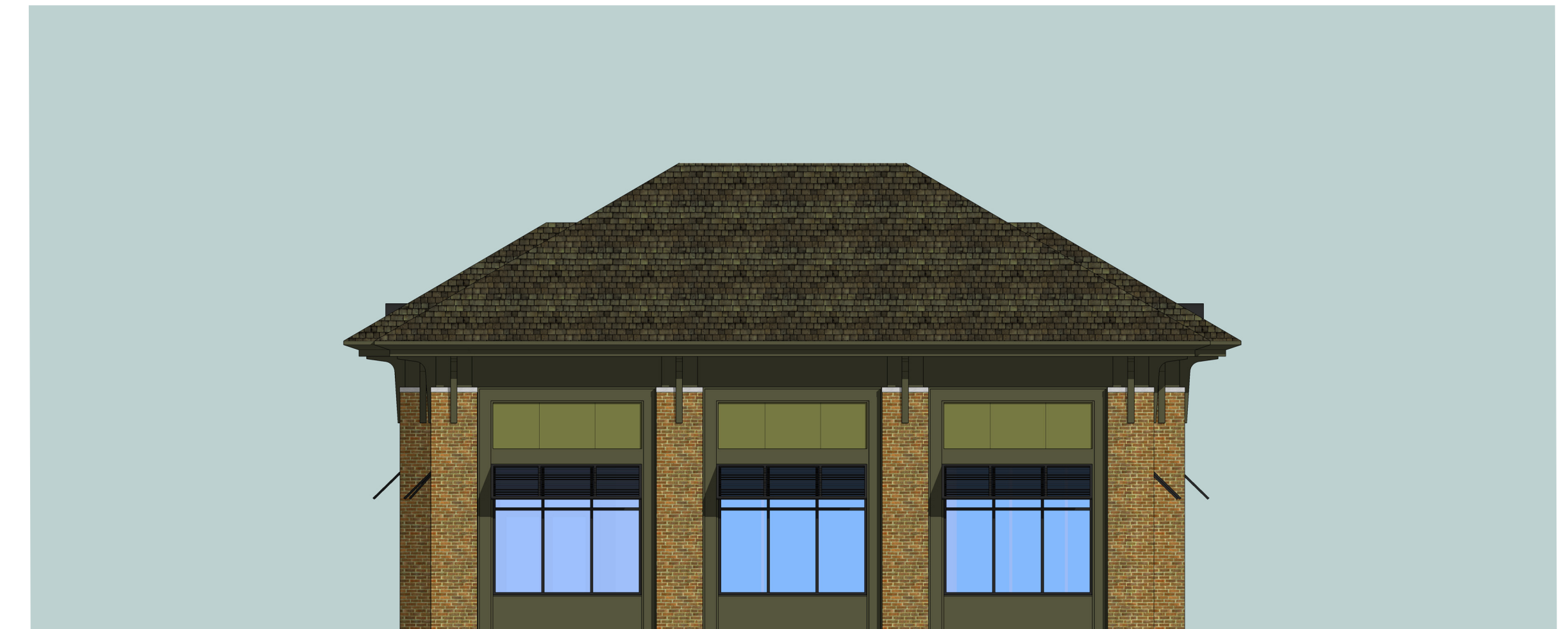
BUILDING 'G' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



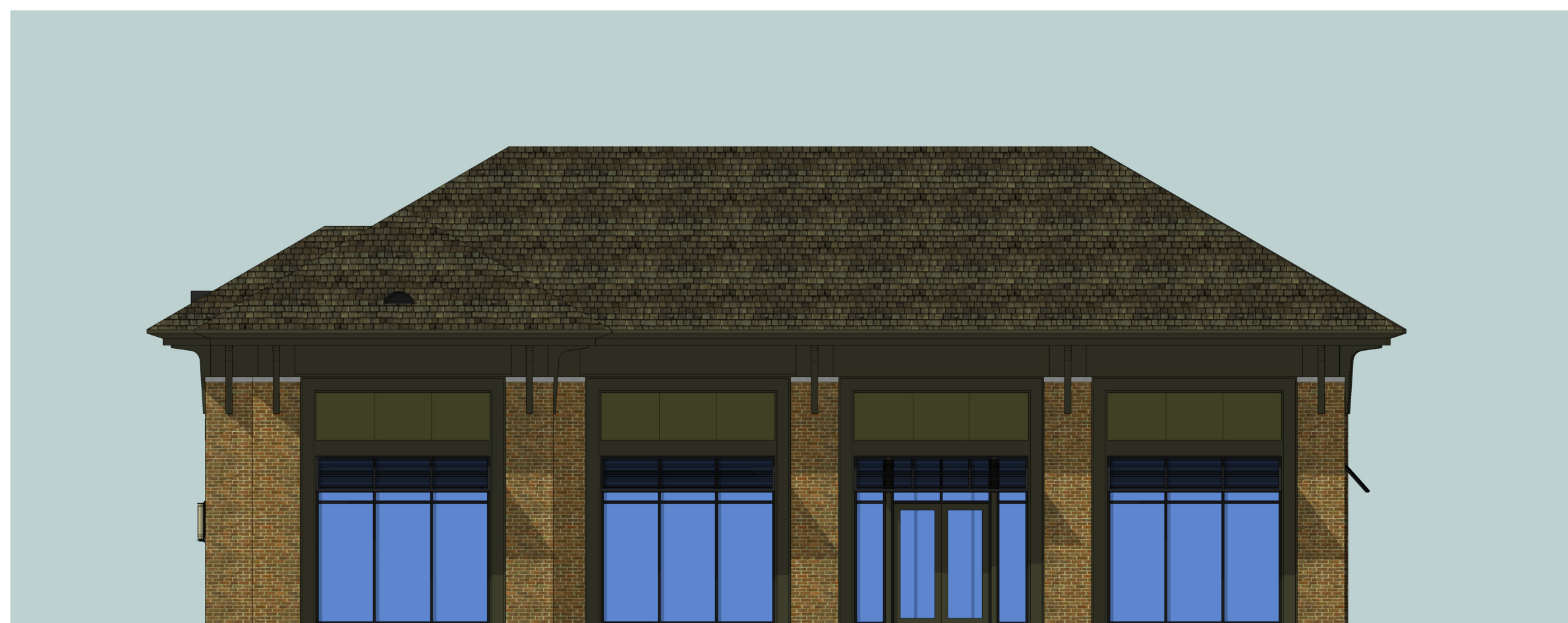
BUILDING 'G' PERSPECTIVE



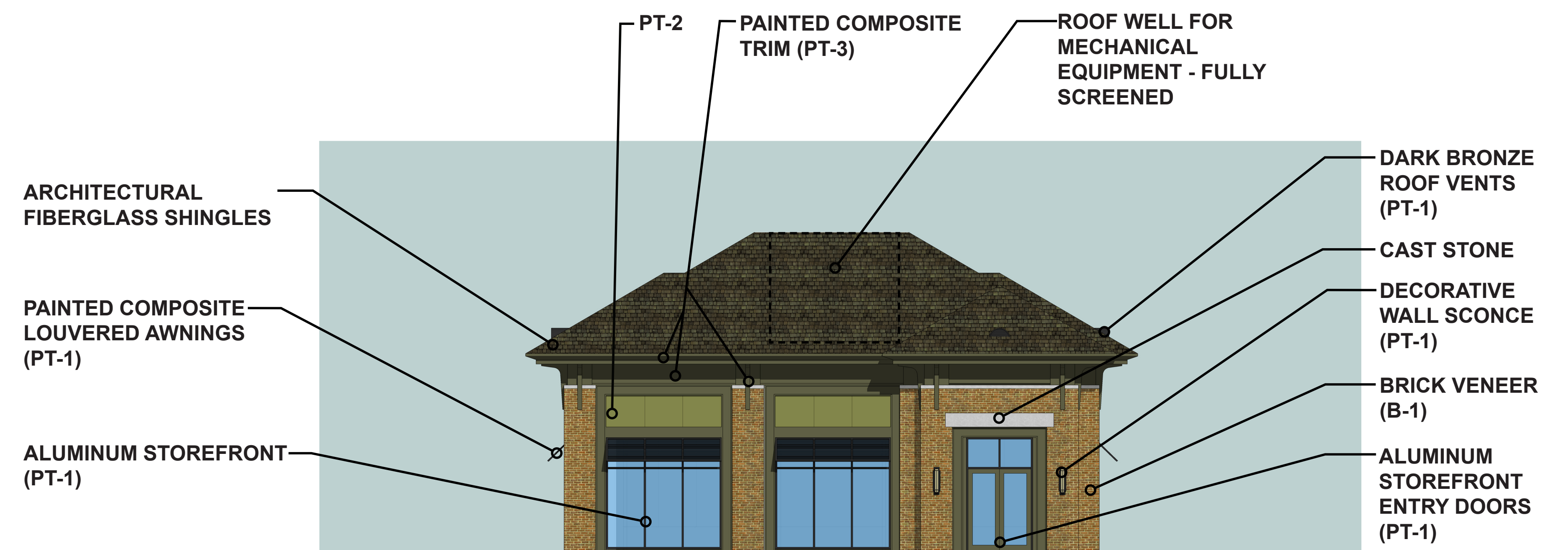
BUILDING 'H' NORTH ELEVATION
SCALE: 1/8" = 1'-0"



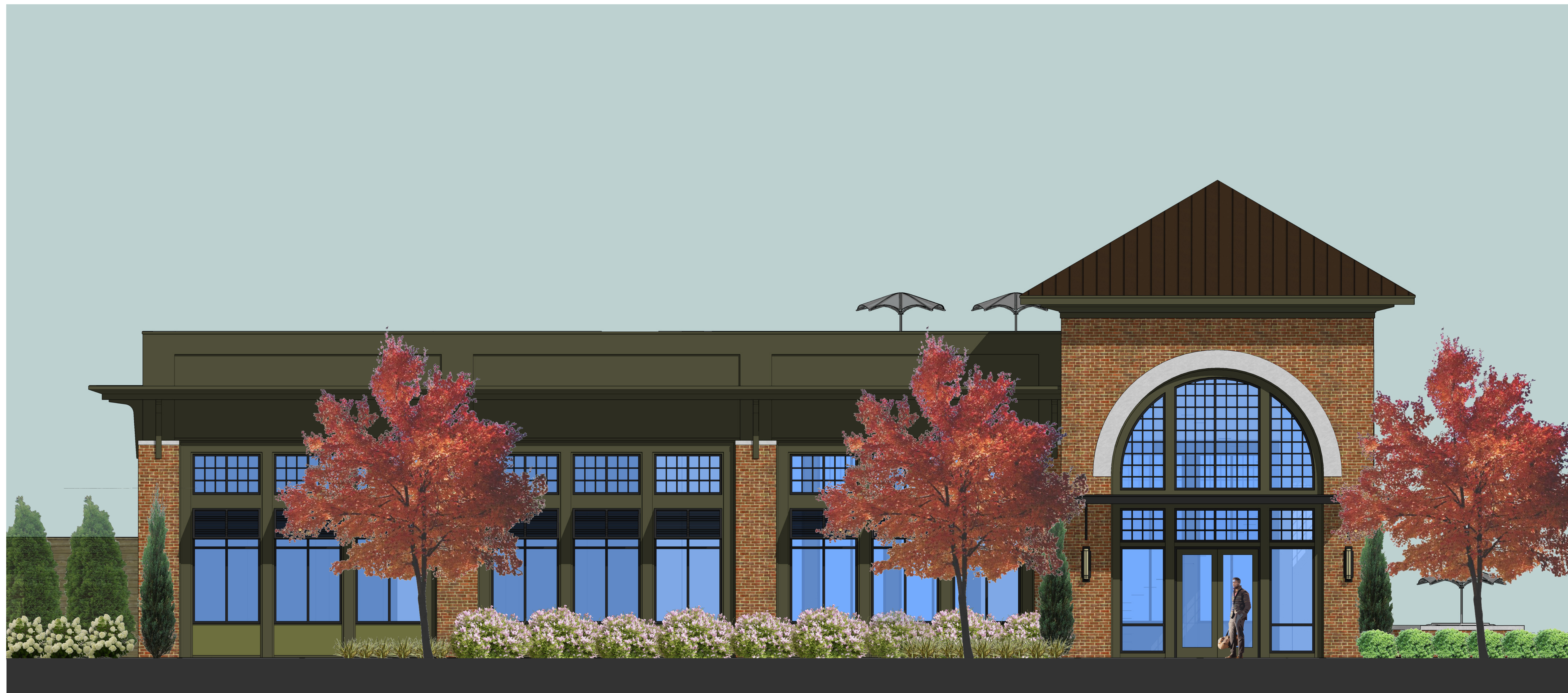
BUILDING 'H' EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'H' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



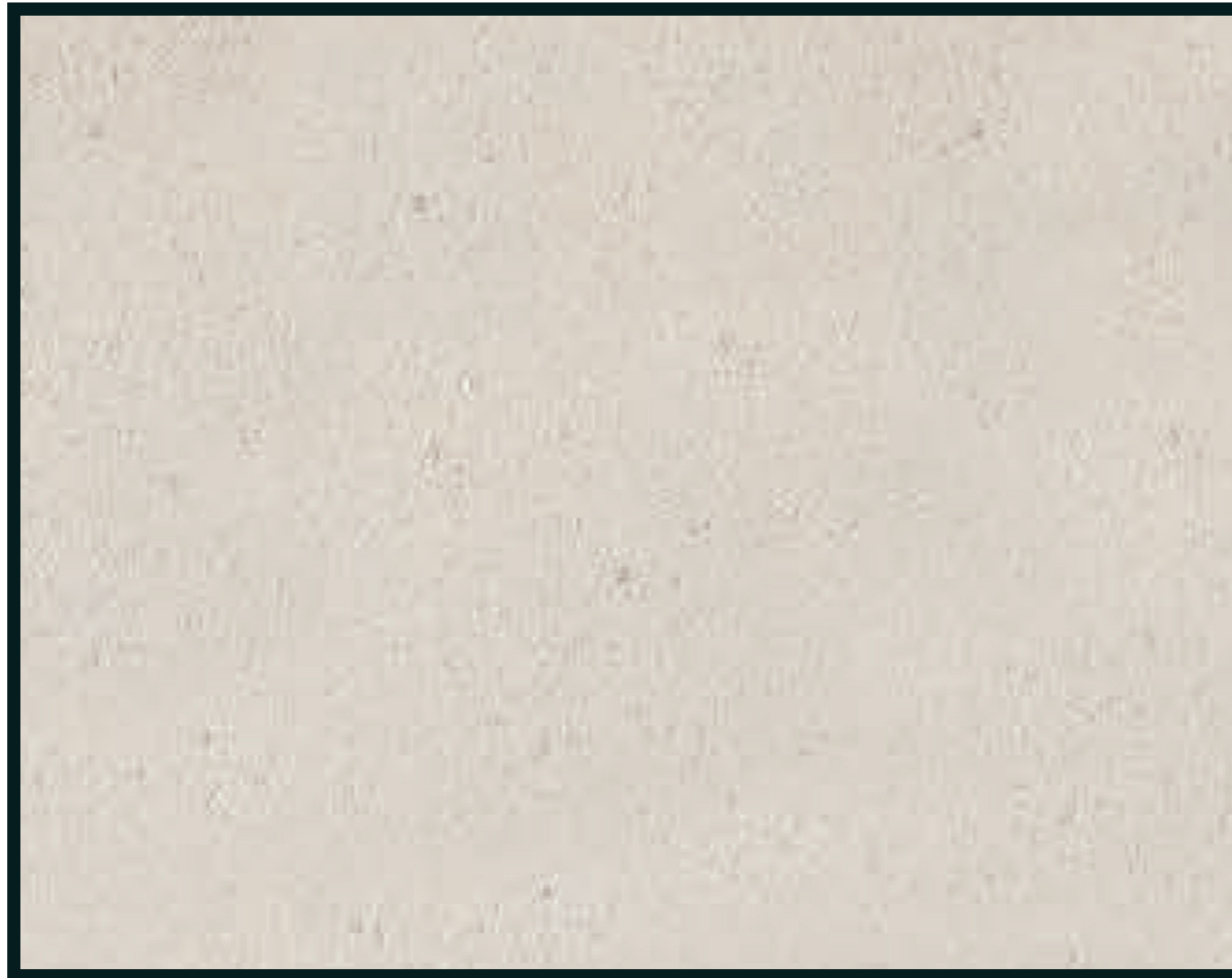
BUILDING 'H' WEST ELEVATION
SCALE: 1/8" = 1'-0"



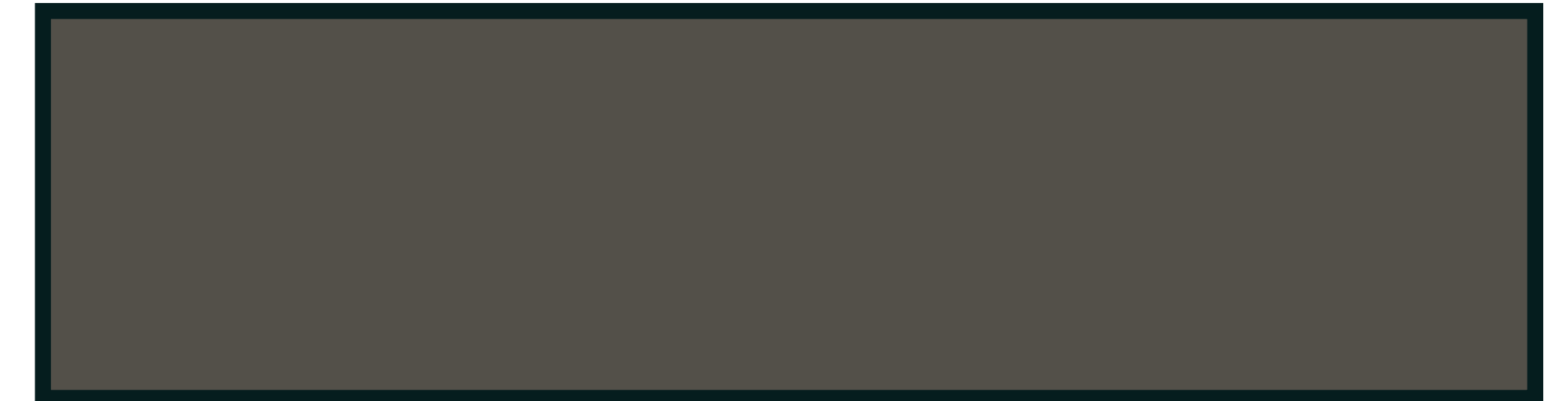
TYPICAL LANDSCAPE DESIGN CONCEPT
 SCALE: 1/4" = 1'-0"



TYPICAL BRICK (B-1)
ACME BRICK - "SPANISH FORT"
STANDARD BRICK SIZE



TYPICAL CAST STONE / STUCCO (ST-1)
MATCH ARRISCRAFT - "LIMESTONE"



TYPICAL DOOR AND WINDOW FRAMES,
CANOPIES AND LOUVERED AWNINGS (PT-1)
SHERWIN WILLIAMS - URBANE BRONZE



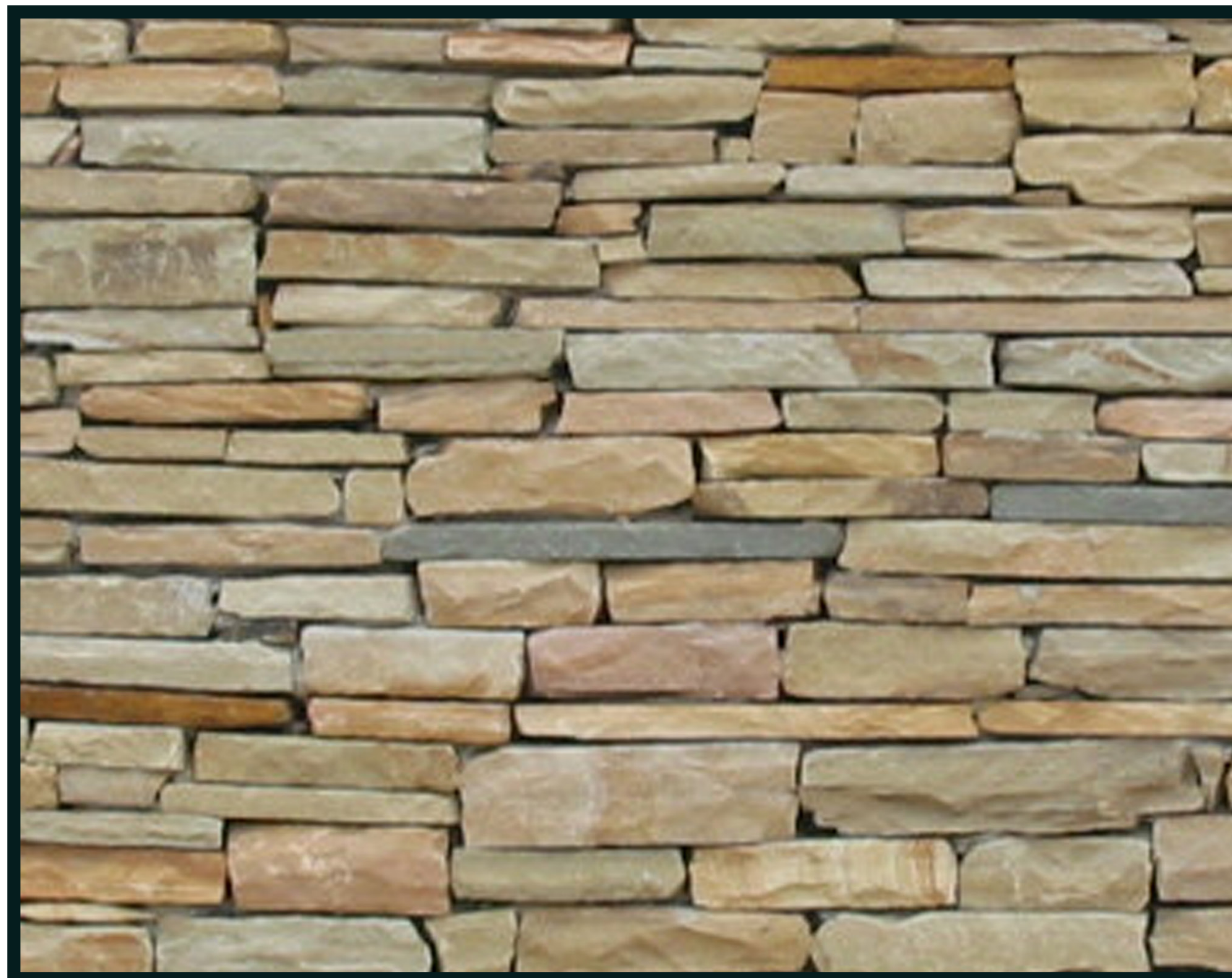
BRICK (B-1) TYPICAL LIGHT ACCENT COLOR (PT-2)
SHERWIN WILLIAMS - HARDWARE



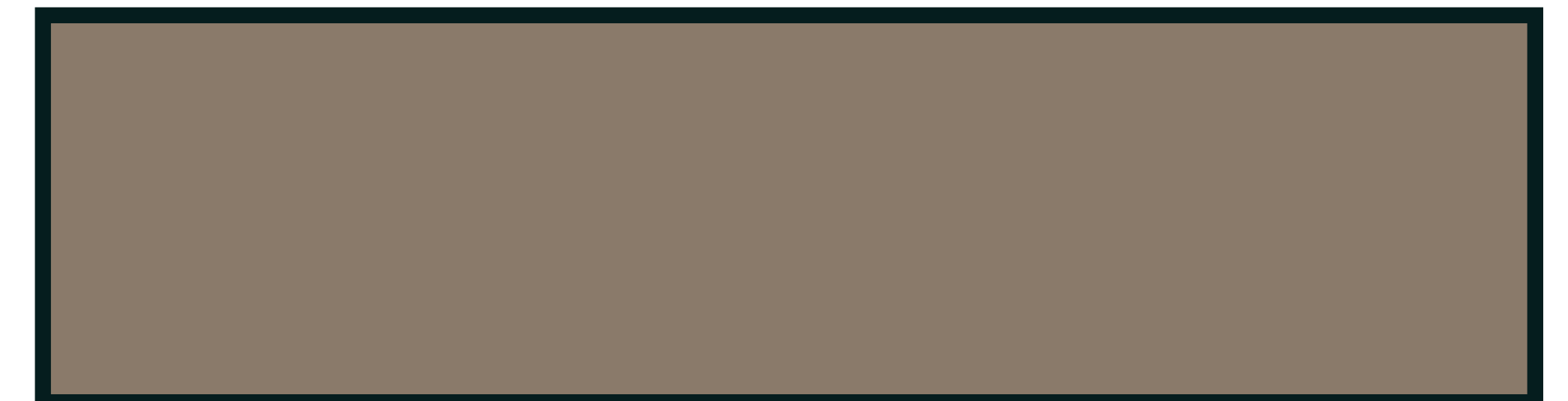
BRICK (B-1) TYPICAL DARK ACCENT COLOR (PT-3)
SHERWIN WILLIAMS - COCOON



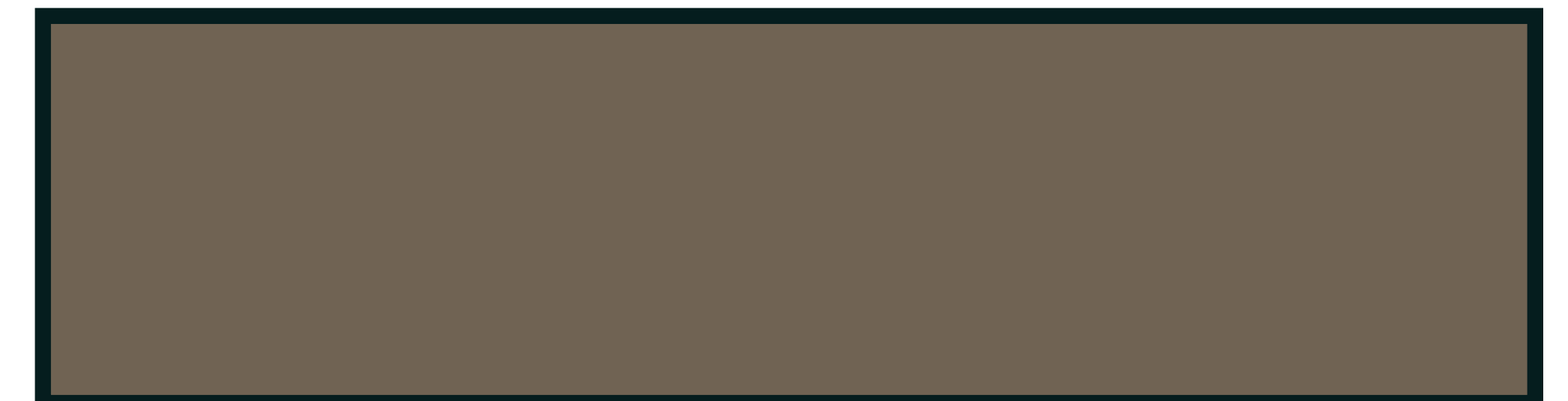
TYPICAL BRICK (B-2)
CHEROKEE BRICK - "BERKLEY"
STANDARD BRICK SIZE



TYPICAL STONE (ST-2)
AZTEC STONE EMPIRE - "TENNESSEE CRAB ORCHARD"



BRICK (B-2) TYPICAL LIGHT ACCENT COLOR (PT-4)
SHERWIN WILLIAMS - VIRTUAL TAUPE



BRICK (B-2) TYPICAL DARK ACCENT COLOR (PT-5)
SHERWIN WILLIAMS - SMOKEHOUSE



DESIGN REVIEW BOARD MINUTES MAY 20, 2016

ALPHARETTA CITY
HALL
COUNCIL
CHAMBERS
2 PARK PLAZA
8:30 AM

This 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. Public comments are noted as heard by the Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. This is not an official record of the Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present

- Roger Brown, Chairman
- Pat Corkill
- Dick Debban
- Scott Doll
- Thom Le Cain
- Holly Palmer
- Frank Schwing

- Design Review Board Members Absent

- Richard Kramer

- Staff Members Present
 - Kathi Cook, Director of Community Development
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant

1. DRB 160006 Windward Park Windward Pky @ Northpoint Pky review



Applicant presented landscape, Hardscape, Sign and design details

There was discussion on:

- Landscape –
 - too many perennials
 - Switching of plants to be more shade tolerant
 - Screening of parking lot
 - Signs
 - have Letter of Approval from WA
 - Windward Park sign will be internally lit
 - Secondary signs smaller scale
 - Hardscape
 - Enhanced, colored concrete at intersection and crosswalk
 - Permeable pavers along perimeter of park
 - Water Feature
 - MARTA Pedestrian access
 - Connected streets, wide enough to accommodate bike travel
 - Sidewalks along Dryden Rd, but no crosswalks
 - MARTA requested a bus shelter, but did not request a crosswalk
 - Applicant showed where bus shelter would be on site
 - Discussion initiated by Staff as to how a pedestrian would get from bus stop to site. Applicant stated they could add striped crosswalks but then showed 2 existing crosswalks on the north end of the parking lot on the hardscape plans on HS1.
 - Gateway feature at roundabout – DRB and Applicant prefer Option 2. Will be designed by an artist.
- ❖ Board Member Corkill offered a motion that based on the comments from the Board regarding sun versus shade shrubs, perennials, the landscape be revised and presented at the time when the separate building elevations and buildings are presented to the Board for review.

- The motion received a second from Board Member Schwing
- The motion failed by a vote (0-6)

Applicant stated that Landscape would be developed along the streetscape first as one LDP. Buildings have not been fully designed yet. Staff suggested Applicant show revised plans, email to Staff, Staff will email to DRB for approval. Corkill requested hatching for clear definition.

- ❖ Board Member Corkill offered a motion that Landscape is revised by the Applicant submitted to Staff for electronic delivery, to DRB for review and approval.
 - The motion received a second from Board Member Le Cain
 - The motion failed by a vote (6-0)
- ❖ Board Member Corkill offered a motion to approve hardscape and signage as submitted today
 - The motion received a second from Board Member Palmer
 - The motion failed by a vote (6-0)

Staff stated that the Applicant should bring back the Gateway feature once artist has designed.

- ❖ Board Member Corkill offered a motion regarding the bus stop that the Applicant work with Staff regarding the final bus stop location and direct pedestrian access shall be provided by The Applicant to the site, working with Staff
 - The motion received a second from Board Member Le Cain
 - The motion failed by a vote (6-0)

There was discussion that the design would come back on the hotel site.

January 2016

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown, Vice- Chairman
 - Pat Corkill
 - Dick Debban
 - Scott Doll
 - Thomas LeCain
 - Holly Palmer
 - Frank Schwing

DRB160006 Windward Point Windward Pky@ North Point Pky

Applicant presented review of Site Plan for the Phase I 18 acre parcel, Landscape and entrances.

Phase I includes infrastructure improvements, and Storm Water Park.

Applicant presented:

- Brief history of the development.
- Site Plan includes 2.5 acres of Greenspace, 1.5 acre Storm Water amenity serving as active Park Space for the development. Retail, Office, LW component and Residential Condos are also on the Site Plan.
- Applicant will return to DRB for Gateway Monument Signage.
- Streetscape Improvements:
 - Screening along North Point Pky
 - 8ft wide Multi-Use Trail along North Point Pky
 - Pedestrian Scale Lighting along the Trail
 - Benches and Trash Receptacles
 - 25' Minimum Landscape width
 - Street Trees will be 25' apart per Zoning Condition
 - Residential section includes large Evergreens for dense screening
- Primary Entrances to the Site

- Intersection of Dryden and North Point Pky (Commercial)
- Residential Entrance
- Interior Corridors
 - 5 ' wide Landscape Strip
 - 4" caliper minimum shade trees
 - Pedestrian and decorative Street Lighting
 - 5' wide sidewalk
 - Benches and Trash Receptacles
 - Layer of Plantings on back side of sidewalk to frame entrance
- Dryden Rd
 - 5 ' wide Landscape Strip
 - Pedestrian Scale Lighting
 - 5' wide sidewalk
- Bike Connections will be a shared travel lane with cars
- Focal Features will be brought back as part of Office Development
- Materials:
 - Presented enhanced poured in place concrete with decorative score joints and finishes as pavement at significant crossing areas including roundabout
 - Variety of colors and mixes
 - Applicant will consider Lighting based on alternate lighting fixtures Applicant received from Staff today
 - Victor Stanley modern design fixtures for Benches and Trash Receptacles
 - Bike Racks
- Stormwater Park for 18 Acre Parcel
 - Possible Enhancements in discussion with the City

➤ 2 Water Features

Director Cook stated that Applicant had presented concept plan to City Council with Water Features significantly larger than what is being presented today. Any Approval by DRB will be conceptual with Final Approval by Staff to allow Staff to go through Conditions, Renderings, Representations made at Public Hearings to ensure the Site Plan meets what was required by Council.

- Retaining Walls are no higher than 30"
 - Terraced Wall
 - Plaza Space
-
- Steve Rowe presented Function of 100 year Storm Water Park
 - Landscape Materials (1:03)

▪ Planting Plans

There was discussion from the Board on:

- Water Hickory as having a seed pod.
- Large amount of Perennials, deciduous shrubs and trees especially along North Point Pky. Concern is what will that look like in the winter as well as will those Perennials come back year after year. Applicant stated they would look at adding more Evergreen interest within that palette.
- Show areas of berming
- Reconsideration of Moule Grass due to previous failures in other spots within the City.
- Proposed Retaining wall not being visible from the street. Brown, Aluminum Railing wall system has not been finalized. It will be part of residential development.
- Nature Preserve will be rustic, natural, maintained by Business Assoc, HOA
- Specialize soil for Cut out Planters on Private Rd A
- Discussion of structural soils
- Grading Plan
 - Applicant would like to get infrastructure in first which will require a large

amount of grading

- Discussed Stockpiling of dirt and timing
- This Stockpiling will be a temporary short term useable park which will be grassed to look like rolling hills.
- Planting Treatment will be a turf grass.
- Temporary irrigation system if needed
- At this time Applicant is not asking for Site Plan Approval along Dryden Rd.
- Traffic signals

- ❖ Board Member Corkill offered a motion to approve the Site Plan as submitted today
 - The motion received a second from Board Member Brown
 - The motion was approved by a vote (6-0)

There was discussion that DRB was not approving entrances today.

- ❖ Board Member Corkill offered a motion to defer the Landscape Plan based on today's discussion on plantings, Site Furnishings, Gateway Features, Retaining Walls, Railings, Lighting, etc. until the next meeting.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (6-0)

TEASLEY PLACE

50 CANTON STREET
ALPHARETTA, GA 30009



HANDBOOK

STOREFRONT AND SIGNAGE DESIGN CRITERIA

OCTOBER 2017

TEASLEY PLACE

HANDBOOK OF TENANT DESIGN CRITERIA

Teasley Place reflects the best of mixed-use town center buildings and public spaces with a unique regional flavor. The Tenant Design Criteria are designed to maintain the high design standards of Teasley Place while creating opportunities and encouraging each tenant to overlay their individual identity creating a unique destination in North Fulton. Teasley Place is located within the Historic Downtown of Alpharetta and all design criteria are intended to reference this and to be complimentary to surrounding developments. Particular attention should be paid to the type of materials used and the creation of an individual identity for each store is strongly encouraged. The overall intent is that the architecture of Teasley Place be complimented by the design of the Tenant's store fronts and signs and reflective of the Historic Downtown Alpharetta. An important part of this is that the store fronts reflect distinct tenants and destinations within Teasley Place.

This Tenant Design Criteria provides design requirements, options and ideas for use when designing street level storefronts, signage, lighting and other elements. The Tenant is required to verify with the Landlord the existing storefront elements for the Tenant premises. Landlord and this Handbook will detail elements of storefront that may be designed by Tenant.

Teasley Place is located at 50 Canton Street, Alpharetta GA 30009 at the intersection of Milton Avenue and Canton Street in the heart of Historic Downtown Alpharetta. As such, all design is ultimately subject to the approval of the City of Alpharetta who will verify that it meets design criteria as approved by the Design Review Board. While this Tenant Design Criteria handbook has been compiled with reference to the City of Alpharetta Design Guidelines, approval by the Landlord of any designs submitted by the Tenant does not construe approval until also approved by the City of Alpharetta.

Teasley Place is a mixed-use development comprising a single street level retail and office component with three levels of residential above this. It is composed of several building materials including masonry, wood steel and concrete construction systems. Surface and deck parking are utilized. There is an additional secure residential parking deck not accessible to tenants or the public.

HOW TO USE THIS BOOK

Upon execution of the lease, each Tenant should receive this book along with other important documents that make up the Tenant Information Package, namely:

Site Plan

Lease Outline Drawing – LOD

Note: It is the responsibility of the Tenant / Tenant's architect to verify with the Tenant Coordinator the existing conditions specific to each space before finalizing drawings. It is strongly advised that all Tenant's architects make a site visit to field verify all such conditions.

ALSO USE THIS BOOK TO

1. Review Submission Requirements.
2. Review the Storefront Design Criteria.
3. Review the Building Elevations illustrating signage options appropriate to various building frontages within the project. Note: Site Plan, Storefront Elevations and Lease Outline Drawing provided by the Landlord and accompanying this book will typically be more current and over-rule any architectural information shown in this book. Any impacts to allowable signage should be discussed with the Tenant Coordinator.
4. Review rules & options governing individual sign types
5. Review other sections pertaining to Awnings, Canopies, Lighting, Store Interior, side and rear frontages.

Finally, make sure your entire design and construction team is familiar with this book and the other parts of the Tenant Information Package to expedite design approval and avoid costly delays. Timely submissions by the Tenant are required by the Landlord.

LANDLORD'S TENANT COORDINATOR

All Tenants' store design and construction are subject to the Landlord's approval and shall conform to all Criteria in the Tenant Information Package (including this book). Tenants should discuss specific thoughts about their design concept and raise any questions about this document with the Landlord's Tenant Coordinator before beginning preliminary design work.

TENANTS ARCHITECT REQUIRED REGISTRATION

Each Tenant is required to retain an architect registered in the state of Georgia to prepare construction documents. The Tenant shall notify the Tenant Coordinator of the name, address, and telephone number of the architect who will be preparing the plans.

CODE REQUIREMENTS

It is the Tenant's responsibility to ensure compliance with all relevant codes, obtain all approvals and pay all fees in connection therewith. Landlord's approval does not signify approval of Code Requirements.

SUBMISSIONS

Prior to starting construction, the Tenant shall provide complete working drawings and specifications. These shall first be in a preliminary form and then a final submission form for the construction of the Tenant's premises. In order to receive Landlord's written approval, the drawing submissions shall be known as Preliminary Phase and Final Working Drawing Phase. For each submittal phase Tenant shall provide one (1) complete set in electronic image form (Adobe PDF) and one (1) full size hard copy to the Operations or General Manager. All drawings and specifications must be clearly identified with project name, Tenant store name and Tenant space number.

SUBMISSIONS I

The Preliminary Phase submission should be made within thirty (30) days of signature of a binding Lease Agreement. The purpose of this phase is to acquaint the Landlord with the Tenant's intentions and to review and correct as many criteria problems as possible before Final Working Drawings commence. Preliminary Phase drawings shall include the following information as a minimum and shall be drawn at an appropriate scale:

1. Key plan showing location of the demised premises.
2. Floor plans showing all partitions, doors, materials, finishes, store fixtures, plumbing fixtures and other construction.
3. Overall section showing materials and finishes.
4. Reflected ceiling plan including materials, finishes, lighting plan, description of fixtures, location of electrical and telephone panels, ceiling heights and any exposed duct work.
5. Location and quantity of all items required to penetrate roof, upper building residential/office floors and/or exterior walls. Note: If Tenant is a food-service operator, it is critical that the Landlord be made aware of any kitchen venting requirements as soon as possible.
6. Plan, section and elevation (including signage and graphics) of storefront.
7. Finish and color schedule.

SUBMISSION II

The Final Working Drawings shall include all information required for Submission I, plus the following, all drawn at an appropriate scale:

1. Details of special conditions. Location and weights of heavy equipment such as safes, equipment cases, refrigeration equipment and any masonry facing materials must be shown on drawing.
2. Door schedule with jamb details.
3. Mechanical plan with all HVAC load calculations signed by a registered engineer in compliance of your lease.
4. Sprinkler modification of Landlord's standard grid.
5. Electrical plans completely circuited and prepared by a registered electrical engineer. All load calculations shall be in compliance with the Tenant's lease.
6. Electrical details, fixture and panel schedules.
7. Single line plumbing riser diagram.
8. ***Samples of all materials and colors to be used for the storefront (including images of tables / chairs etc intended to be placed in the outdoor seating area). All materials should be clearly labeled. Furniture is considered a part of the store front and should be reflective of the overall design.***
9. Schedule of construction commencement and completion.

10. Food-Service Tenant Submission Requirements: In addition to Submission Requirements, Teasley Place food-service Tenants shall include the following in Submission II:

1. Equipment floor plan with layout of all food service equipment including preparation, storage, dishwashing, service, and bar area equipment and plumbing fixtures.
2. Equipment schedule, stating manufacturer and model number of each item and equipment plan.
3. Kitchen finish schedule of floors, walls, and ceilings including some type of material and color. In some cases when exposed to the dining room, a material sample may be required for display kitchen finishes.
4. Fire alarm plan indicating location of all devices and specifications. It is the Tenant's responsibility to field verify location of the building fire panel and capacity of Tenant tie-in.
5. Roof plan indicating location of all Tenant equipment including size and weight. Plan shall also include location of all existing rooftop equipment within that zone.
6. Seating plan including layout and capacity of the establishment with a schedule listing the manufacturer and finish of the furniture. Photographs or cut sheets are required for review.
7. Waterproofing plan indicating locations, types, and sizes of floor penetrations including floor drains, clean cuts, floor sinks, electrical penetrations, plumbing penetrations, grease traps, floor slopes and thresholds, and waterproofing material specifications.

Failure to provide adequate information may delay review of the submission. The submission must be complete in order to fairly evaluate the proposal and prevent discontinuation of work on an unacceptable storefront design.

FINAL APPROVAL

Landlord, upon final approval of the demised premises and construction schedule, shall forward, via email Tenant one (1) set of prints with Landlord's stamp of approval. Tenant's Contractor shall have one (1) Landlord approved set at the jobsite at all times and may not commence work until said approved plans are physically within the demised premises and a building permit has been obtained. Tenant is required to communicate with the Tenant Coordinator regarding Tenant Contractor construction guidelines. Tenant should also forward to the Tenant Coordinator copies of applicable permits as soon same become available.

No deviation from the approved drawings will be permitted without Landlord's prior consent.

PLAN REVIEW FOR BUILDING PERMIT

Upon Landlord approval of Tenant's Final Working Drawings, Tenant shall submit same to both City and State as may be required. Contact Tenant Coordinator for additional information if required.

TENANT CONTRACTOR

Tenant may use contractor of choice. They must be able to provide adequate insurance coverage, State Licensing and ability to complete the store construction as scheduled.

STOREFRONT DESIGN BASIC CRITERIA

The Landlord of Teasley Place welcomes creative and visually stimulating design submissions for storefronts which are important to the unique and pleasant experiences of shopping at Teasley Place. Storefronts have been provided by Landlord and Tenant has the option of selecting paint color, trim detail and front door. Landlord will review proposals to alter the store front and, if approved, will assist in submitting to the City of Alpharetta for approval. In the event that Tenant proposes a change to the storefront design, please see below:

STOREFRONT COLOR

Storefront paint color may be selected from either Sherwin Williams or Benjamin Moore's Historic range. Tenant will submit to Landlord proposed color for Landlord approval. Landlord will consider the storefront color both on its own and in relation to the tenants either side of Tenant. If approved, Landlord will submit to the City of Alpharetta for their approval. Tenants are encouraged to select colors consistent with the character of Downtown Alpharetta and with reference to colors selected by adjacent tenants.

ACCEPTABLE STOREFRONT MATERIALS

Only high quality, professionally installed and detailed materials may be used. The Landlord reserves the right to reject any storefront design that does not maintain high standards of both quality and durability.

Examples of acceptable materials include:

1. Painted or stained exterior grade wood
2. Clear glass
3. Butt glazed systems
4. Marble, granite, limestone, slate and brass
5. Clear anodized aluminum, or other painted and metallic aluminum finishes
6. Painted metal, tile, decorative brick, terra cotta...etc.

ACCEPTABLE STOREFRONT DESIGN RECOMMENDATIONS:

1. Storefront systems should incorporate variations in mullion/muntin sizes.
2. Muntins either externally applied or true divided lites may also be incorporated.
3. The use of knee walls below the storefront system are required, and can be finished with a variety of materials. ***Unique trim and designs on the knee walls are strongly encouraged.***
4. Continuous 8" high header, with the bottom of the head of the section at 8'-0" AFF- to break up the storefront and give the feel and look of transom windows above the main show windows is encouraged.

Examples of acceptable and encouraged styles are found at the end of this document.

UNACCEPTABLE STOREFRONT DESIGN MATERIALS:

While the Landlord does not wish to limit a designer's palette in terms of creative storefront design, certain materials and design scenarios may generally be considered unacceptable.

Examples of unacceptable materials might be:

1. Tinted or reflective glass
2. Highly textured paint
3. Polycarbonate glazing
4. Wired glass
5. Plastic laminate

STOREFRONT DESIGN PROHIBITIONS:

1. "Strip retail" types of storefronts, which include basic extruded aluminum storefronts with a "crash bar" at knee height and one mullion dimension.
2. Continuous runs of storefront, which make the entire opening within the Tenant's façade, look overly uniform and repetitive.
3. Horizontally sliding automatic doors.
4. Design elements which project beyond the Tenant's lease line except for awnings, canopies and signage.
5. Large window signs hung directly behind the storefront windows that block the view into the store or display area.
6. Any element, projecting more than 4" from the wall or storefront surface, which is less than 80" above the adjacent walking surface (violation of ADA regulations).

DOORS:

The Landlord wishes to encourage Tenants to create distinctive entrances with large and exciting display spaces. If the Tenant desires to recess their storefront doors, the doors should be located approximately three (3) feet behind the lease line. Roll-down, sliding, or folding grills are not permitted. All storefront doors should be between 7'-0" and 8'-0" high.

The maximum opening for any entrance is 30% of the total storefront width, or six (6) feet-whichever is greater. Any storefront with a linear dimension between thirty (30) feet and sixty (60) feet of storefront warrants the addition of another entry (maximum 6' per entrance). Any applicable code requirements will take precedent as the situation dictates.

AWNING & CANOPY CRITERIA

Awnings are at the discretion of the Tenant. However, all awning designs must be submitted to, and are subject to the approval of the Landlord's Tenant Coordinator and the submission reviewers as well as the City of Alpharetta.

Awnings are not required and if not provided by the Landlord are at Tenant's expense. The use of awnings should enhance the unique identity of the Tenant's storefront. Landlord will consider the addition of awnings with reference not only to the Tenant's overall storefront design but also with reference to the Tenants either side of the Tenant. One of the important design goals is that each storefront be distinct from those either side. Therefore, awning designs similar in style or color to tenants immediately adjacent that potentially create a monolithic view will be discouraged.

Awnings may not be supported from the sidewalk. It is the responsibility of the Tenant to ensure that storefronts, transoms and other required fixtures are adequate for the structural integrity of the awning. The structure for all awnings must be attractive as well as functional, and should have a suitable finish-including the underside. Materials may include fabric over steel tube framing, structural metal, metal grills and louvers, standing seam metal, thick tempered glass and structural steel. Unfinished galvanized pipe is unacceptable.

Awnings are required to be the full length of the storefront below; however, one continuous awning spanning the entire length of a larger storefront is discouraged. Larger awnings should be broken into multiple units. The projection of all awnings from their storefront should be a minimum of 6'-0", except where otherwise noted. Minimum height from the sidewalk should be 8'-0" AFF in most locations, and may vary up to one foot higher. Retractable awnings at the storefront are permissible with the prior approval of the Tenant Coordinator. Signage on awnings is subject to City approval and should typically be limited to the tenant logo. The Landlord will consider unique awning designs and any accompanying graphics applications submitted by the Tenant and will endeavor to obtain City approval. (The City has so far not encouraged signs or logo's on awnings). Tenants with multiple awning facades should keep their designs consistent.

Lighting affixed to, or within the underside of an awning fixture is not permissible.

Awnings should be considered another opportunity to create a unique and visually interesting storefront for all Tenants at Teasley Place.

RIGID CANOPIES

In some cases, the Landlord is providing rigid canopies over Tenant opening. Review L.O.D. for the presence of such canopies and applicable signage. The Tenant is allowed to submit alternate designs for hard canopies as long as (i) they are provided at the Tenant's expense, (ii) would not create conflicts with the shell building architecture shared with adjacent Tenants and (iii) such canopies meet applicable building codes as well as work with existing shell building structural design. The Tenant Coordinator will review the suitability of such submittals.

SIGNAGE:

A key component in the image of a Tenant's storefront is the appropriate use of signage. All units must display the suite number. If not a part of the signage, Landlord will provide suite numbers that meet local code requirement. Suite numbers should not be removed with Landlord consent.

SIGNAGE CRITERIA

The purpose of this Signage Criteria is to establish the standard for design, configuration, fabrication, installation and operation of signage at Teasley Place. Standards for design are subjective and the at the sole discretion of the Landlord and the City of Alpharetta. Signage should compliment Teasley Place, be reflective of the Historic nature of the Downtown and provide the Tenant with a unique identity. Compliance with these regulations will

- (i) ensure the owner and tenant have a coordinated sign plan that meets the industry standards of materials and fabrication. No permit for the installation of any sign within the Property will be issued by the City unless (i) the application is accompanied by a written statement that the application, inclusive of all design criteria and location of installation, has been reviewed and approved by the owner of the Property or its authorized agent and
- (ii) the design and location of the sign comply in all respects with this Signage Criteria. Unless otherwise stated herein, no sign shall be installed at any location on the Teasley Place building exterior without the owner of the sign or its contractor first receiving a sign permit from the City.

II. SUBMISSION REQUIREMENTS

Sign criteria should be given to the sign contractor to serve as a guide in preparing his/her design and cost estimates. The contractor must have this criteria in order to give you a price, which reflects a sign that complies with the standards as outlined herein. After your approval, the sign contractor must submit electronic copies of your fabrication drawings to the Tenant Coordinator. The drawings must show:

1. The sign in elevation on the full extent of the storefront as well as detailed section views with mounting information, letter style and size. It is helpful if an image of the store-front with the proposed sign overlayed can be provided to show scale and location.
2. Complete specifications of all materials and colors in sign.
3. One or more section drawings as necessary to fully describe the methods of assembly, installation and electrical components uses.

These drawings should be sent to **the Tenant Coordinator, George Jackson IV at GeorgelV@Riverrockdevelopment.com**. ALL SIGNS MUST BE APPROVED BY THE CITY OF ALPHARETTA BEFORE INSTALLATION.

SINGAGE REQUIREMENTS AND LIMITATIONS

1. Tenant shall endeavor to use L.E.D. illumination. No up-lighting will be permitted.
2. Logos will be considered on a case-by-case basis. They will require Landlord approval.
3. Sign must be per d.b.a. as outlined in the Tenant's lease. No taglines will be allowed.
4. Utilizing "Armor-Ply" plywood as letter backs is prohibited. Panels are not allowed.
5. The uses of banners, flags, or pennants are prohibited except for the purpose of marketing the overall property and not specific tenants.
6. Box signs are prohibited.
7. Flashing signs are prohibited.
8. Exposed neon signs are prohibited.
9. Portable and trailer signs are prohibited.
10. Visible sign company names on tenant signage are prohibited.
11. Changeable message signs are not allowed.
12. Acceptable materials for sign construction include:
 - a. Steel, Iron, Metal
 - b. Wood
 - c. Glass
13. Unacceptable materials for sign construction include:
 - a. Plastics of any kind

IV. WALL SIGNS:

1. Tenant will be allowed no more than one (1) Main Wall sign per elevation on the building occupied by the tenant. Typical Main Wall signs are a maximum of 3' x 8' but larger may be allowed at Landlord's sole discretion.
2. Tenant shall be allowed no more than one (1) wall sign. Wall signs shall typically not be larger than 2' x 3' but larger may be allowed at Landlords sole discretion.
3. Signage is discouraged on awnings and canopies.
4. All building mounted wall signs will be raceway or pin mounted.
5. The size of each wall sign will be based on building square footage and façade length but shall not exceed 2' x 3'.
6. Tenant may not display informational signs.
7. The effective area and specific location of attached wall signs per tenant shall be as per elevations shown in Exhibits:

V. UNDER CANOPY SIGNAGE / BLADE SIGN:

1. Each tenant will be allowed no more than one (1) two-sided blade sign located as per the attached exhibits. The bottom of the signs shall be eight feet (8.0') above the sidewalk. No more than one (1) blade sign shall be allowed per elevation. For clarity, there is no requirement to install blade signage.
2. Each blade sign will be a sign face area of no more than six (6) square feet on each side.
3. Blade sign can be 3 dimensional in construction but cannot be molded plastic.
4. The blade sign shall be installed with a decorative metal support and frame professionally prepared and consistent in design with the architecture of the building to which the blade sign is attached. Landlord shall provide the metal support.
5. A blade sign may contain the tenant's logos.
6. Acceptable materials for construction of a blade sign include;
 - a. Iron, Steel, Metal
 - b. Wood
7. Un-acceptable materials for construction of a blade sign include;
 - a. Plastics of any type
8. Blade signs may not be illuminated.

SIGNAGE SIZE

Main Sign: Sign size is dependent on Tenant location. Please refer to Exhibit for reference. Typically, signs are not greater than 2' in height and may vary in length up to 8'. If there is a compelling design motivation, Landlord will consider larger signs and may propose to the City of Alpharetta for approval. The Landlord and / or City of Alpharetta are not required to explain or detail a rejection of a sign that does not meet the maximum size requirements.

Blade Signs: Signs shall be placed at with lowest point at 8' above sidewalk or as City code requires. Sign shall not be more than 6sqft in size.

VI. SIDEWALK SIGNAGE

1. Each tenant will be allowed no more than one (1) sidewalk sign holder not to exceed twenty-two inches (22.0") in width and twenty-eight inches (28.0") in height or equivalently sized sandwich-board style sign located in front, or immediately adjacent to, the tenant's storefront.
2. Signs placed on the sidewalk must not encroach on the clear path of pedestrian travel and shall not cause the path of clear travel to be reduced below acceptable minimum standards set by the center's management.
3. Tenant may not apply temporary graphic signs to the sidewalk either in front of, or immediately adjacent to the tenant's storefront.

VII. OWNER AUTHORITY:

Nothing in this sign criteria or the use and development regulations applicable to the Property shall be construed as authorizing any tenant or other occupant of any portion of Teasley Place to construct or install a sign otherwise prohibited by the owner of said property. The approval and granting of a sign permit by the City for a sign to be installed on the property shall not be construed as approval of the installation of such sign by the owner of the property, which consent may only be granted by the owner or the owner's authorized representative.

CONTACT:

George Jackson IV

Phone: (770) 757 1429

GeorgelV@Riverrockdevelopment.com

EXAMPLES OF ACCEPTABLE STOREFRONT DESIGN



Color – Contrast to adjacent tenants. Creates clear identity



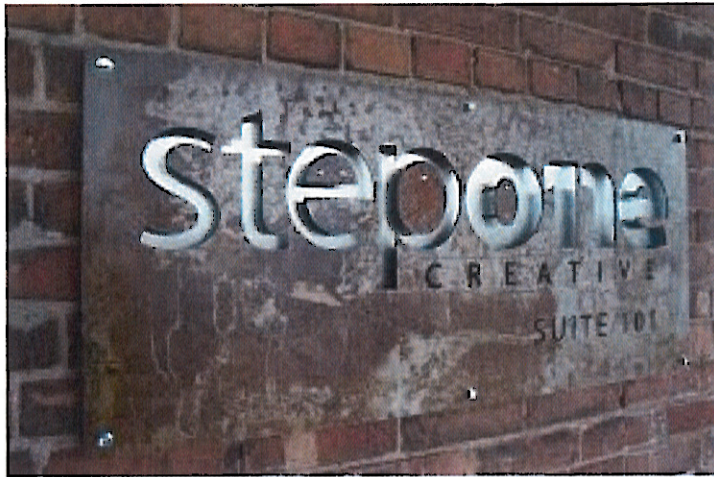
- Unique front door
- Trim detail
- Signage to scale



UNACCEPTABLE STOREFRONT



ACCEPTABLE SIGNS: Wall, Blade and Main



UNACCEPTABLE SIGNS: Blade, Main and Wall



STORE INTERIOR

The store interior is divided into three areas: the display zone, sales area, and back of house which includes storage and toilet rooms.

DISPLAY ZONE

The Display Zone is defined as the first 4'-0" behind the lease line on any side where there is storefront glass. Typically the display zone is at the entry but may also wrap to the side of the space at a corner or breezeway location. The Landlord expects that the Tenant will use this area to express its presence and storefront identity. The display zone may be reviewed by the Landlord. The criteria below are as recommended by the Landlord.

FLOORING

Flooring in the display zone shall be of a hard-surface durable materials especially at the entry where customers are entering from the exterior.

1. Natural stone, wood, porcelain tile, or other hard surface materials are acceptable.
2. Vinyl, carpet or rubber material of any sort is not permitted.

LIGHTING

All lighting in the Display Zone shall be designed to highlight merchandising concepts.

1. No direct glare from the store is allowed into public walkways.
2. Exposed lights must be shielded inside store from the public areas and approved by Landlord. Recessed lighting is encouraged.
3. Low voltage tracks, using MR-16 lamps, or similar high intensity incandescent lamps are recommended for window display lighting.
4. A 24-hour time clock must be used for display zone lighting and set as required by the lease.

DISPLAY SYSTEMS

Creative display systems are encouraged that allow visibility into the store. An unobstructed view above 4'-0" shall be maintained.

1. Fixture systems and layouts must be for a display oriented presentation not mass merchandising.
2. Slat wall is not permitted in the display zone.
3. The use of curtains, drapes, and other window coverings is not permitted.
4. Full height display fixtures must be designed such that lighting is integral to the design.
5. Only low walls may be used to separate the display zone from the sales area or entry.
6. Low platforms are allowed if shown on the Tenant submissions and approved by the Landlord.

SALES AREA

The sales area is defined as the public area behind the display zone. There are certain minimum standards for material finishes and construction in the sales area.

FLOORING

Flooring must be appropriate for a high traffic area.

1. Wood, natural stone, tile, marble, terrazzo, and high quality commercial carpet are acceptable materials.
2. Sheer vinyl and vinyl tile are prohibited.
3. Flooring and changes in floor material may be used to define certain areas.
4. Transitions between floor materials must be handled to avoid trip hazards. All floor finishes must be installed to taper or match the elevation of the adjacent finish floors and Landlord's exterior floor surface at the entry.

CEILING

Areas of drywall bulkheads and ceiling height changes are encouraged to define display areas, point of sales, and circulation.

1. Acoustic ceilings shall be 2x2 and tiles shall have a regular edge as a minimum standard.
2. While open ceilings are permitted, certain minimum standards must be met. All duct, conduit, and piping shall be run perpendicular to the building structure and installed with some design consideration. Exposed duct must be double wall construction for internal insulation. At a minimum all exposed elements must be painted.
3. Ceilings may vary in height to define certain areas. The Tenant should try to achieve the maximum ceiling height possible above the 10'-0" ceiling in the display zone. Existing conditions shall be verified by the Tenant to determine where existing utilities fall and what ceiling height is possible.
4. The color of the ceiling should be selected to compliment the design whether the ceiling is intended to be highlighted or disappear.

PASSAGE AREAS & EXTERIOR REAR OR STORE

The aesthetic treatment of passage areas and rear store conditions (both storefront and service areas) will be considered important components of the Tenant Submission Package by the Landlord's Tenant Coordinator and the submission reviewers.

EXTERIOR REAR OF STORE

1. As several rear Tenant doors face public areas, Tenants are encouraged to develop rear public entrances when and where feasible. Usually, one façade-mounted sign is permitted.
2. When exposed to public areas, rear service doors will include a Tenant identity address placard at the Tenant's expense (in keeping with the common project signage and graphics standards). Landlord will provide a unit number.

FOOD SERVICE & OUTDOOR – DINING DESIGN

The general design criteria mentioned earlier in this handbook applies to food service Tenants for storefront, signs, and store interior. The following supplements the design criteria with respect to outdoor seating, equipment, display, materials, and waterproofing.

OUTDOOR SEATING

Space for outdoor seating is provided for in the Lease. The Lease shall define the area of allowed outdoor seating. Landlord approval is required for all outdoor furnishings and floor plan. The Landlord remains open to additional outdoor seating opportunities only when the public areas are not compromised. Discuss such ideas with the Tenant coordinator. All outdoor seating including furnishings require the final approval of the City of Alpharetta.

1. All outdoor furnishings must be submitted to the Landlord for review and approval at the time of preliminary and final drawing submissions. Include plans, cut sheets, and photos of the proposed furnishings. Outdoor furnishings include chairs, tables, benches, umbrellas, ceiling fans, lighting, and any other Tenant improvement proposed by the Tenant.
2. Outdoor furnishings must be durable and of a quality to withstand exposure to the weather.
3. Approved materials include hardwoods and metal chairs and tables. Table tops may be metal, stone, wood or tile.
4. Plastic furniture shall not be permitted.
5. Umbrellas must have solid covers (no stripes). No advertising or trade names will be permitted.
6. No alterations may be made to the outdoor furnishings at any time without submitting the new plan and new furnishings' cut sheets to the Landlord for review and approval.

DISPLAY

All food service cabinets and displays must be stainless steel construction. No displays are permitted beyond the lease line unless provided for in the lease.

1. All showcases and display cases must be lighted and vented. Direct visual exposure if incandescent bulbs or florescent tubes is not permitted.
2. Display cases must have glass fronts with mirrored or solid sides and back. Curved glass fronted cases are preferred.
3. All showcases and display cases must be UL approved and wired to meet all national and local electrical codes. All wiring must be in conduit and concealed.
4. The menu may be displayed at the exterior of the storefront if design of menu is incorporated into the design of the storefront and submitted to the Landlord during the design review process.

MATERIALS

Interior finish materials used throughout the premises shall be high quality, durable, commercial grade. All finishes shall comply with building codes for appropriate fire resistance and flame spread ratings.

1. Tenant shall review all finish materials with the health department for accessibility prior to submittal to the Landlord.
2. Stainless steel surfaces are encouraged by the health department.
3. Certain materials may be required to be sealed for health department approval.
4. Food prep area.
 - a. Florescent lighting in the kitchen areas must be behind a partition separating it from the dining area.

WATERPROOFING

Any Tenant with an elevated floor slab whether over another Tenant space, parking garage, or public space is required to waterproof all wet areas. Tenants shall core, sleeve, and make waterproof all floor penetrations and the floor slab to prevent leaks to the spaces below. Tenants with a ground floor slab shall provide perimeter waterproofing to prevent water from migrating under exterior and demising walls. ***Note: Core sizes and locations to be carefully coordinated with the Tenant Coordinator.***

1. In wet areas cement board shall be used instead of gypsum wall board for waterproofing walls around wet areas.
2. Ground Floor Tenants: At the base of the demising walls separating the premises from other Tenant spaces, Landlord or common areas, the wall must be waterproofed to the slab with a membrane material to prevent water intrusion into adjacent spaces and deterioration of the wall. The membrane shall extend up the wall 6" and 18" on the floor to seal the wall to the floor. A waterproof material specification and details shall be submitted for approval. The membrane waterproofing shall be protected by a hard surface material such as quarry tile and base.
3. Elevated Floor Slab Tenants: Tenant shall core, sleeve, grout, and make waterproof all plumbing, electric, and other slab penetrations in elevated floor slabs. Sleeves are to be cast iron and extend 4" above the slab. Waterproofing material must return up sleeves and walls 4". Toilets penetration and floor drains are not sleeved. ***Note: Core sizes and locations to be carefully coordinated with the Tenant Coordinator.***
4. Tenant is responsible to protect waterproofing membrane from damage during Tenant's construction.
5. Landlord must inspect membrane and may water test all waterproofed areas. Tenants shall schedule inspection with the Landlord prior to covering membrane with finish materials.

TRASH MANAGEMENT

Tenants in Teasley Place will utilize the services of a third-party Trash Management company that will be contracted by the Home Owners Association and which will individually address each Tenant's specific trash and recycling needs. Depending upon the location of the Tenant, there may or may not be direct access within close proximity to project dumpsters/compactors. In all cases, Tenants will be invoiced by the HOA for trash and recycling services.

As the grease traps are shared by all restaurants, the HoA will contract with a third party for routine maintenance. These costs are specific to the restaurants only and the HoA will invoice the restaurants for this service.

BACK OF HOUSE / STORAGE / TOILET ROOMS

The Landlord is not concerned with the design elements of the back of house including storage, restrooms, and offices. Exposed ceilings, 2x4 flat acoustic tile ceilings, bare florescent bulbs, and concrete floors are permitted though should not be visible from the sales area.

1. Ceilings are not required in storage rooms. It is the Tenant's responsibility to maintain the proper clearances required by code for fire sprinkler heads.
2. It is recommended that bare concrete floors are sealed to prevent the tracking of concrete dust through the finished store.
3. Fire code may require a defined exit path through the rear service door. It is the Tenant's responsibility to maintain fire exits clear of merchandise, storage, and debris.
4. Toilet rooms are required by code and shall be located in the back of the house.
5. It is the Tenant architect's responsibility to determine the number of toilet rooms and toilet fixtures required to meet code. Special attention should be directed to Tenant's A/E team regarding plumbing fixture requirements detailed in the Georgia State Plumbing Code. Determination may be based on use, number of employees, and occupancy.
6. All toilet rooms are to be ADA compliant.

EXHIBITS

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1.	REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DRAWINGS DOCUMENTS.
2.	ALL HORIZONTAL TRANSECTIONS IN WALL SHALL BE 1/4" MIN. THICK AND CONCRETE OR EQUIVALENT MATERIAL AND BE LOCATED OUTSIDE OF THE EXTERIOR WALL.
3.	ANY CURBS OR CURB ALTERNATES NOT SHOWN SHALL BE SHOWN IN MATERIAL AND FINISH TO ADJACENT CONDITIONS ON OTHER SHEET CONNECTIONS.
4.	INSTALL VERTICAL EXPANSION JOINT MATERIAL AT COLLAPSED JOINTS AND AT THE HEAD OF DOOR JAMBINGS ORS OR AT OTHERS NOTED ON WHEN REQUIRED BY THE JOINTING MANUFACTURER AT MAIN STRUCTURAL BREAKING. KEEP AWAY 2' MIN.
5.	CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH AND 4" MIN. EXTERIOR MATERIALS.
6.	INSTALL FLOOR AND WALL TO INCLUDE REINFORCING AND FLOOR FINISHES AND ALL REINFORCING SHALL BE 1/2" DIA. OR LARGER AND 12" MIN. SPACING.
7.	REINFORCING SHALL BE 1/2" DIA. OR LARGER AND 12" MIN. SPACING.
8.	IF ANY SPACING OR SIZE ARE NOT SHOWN IT IS FOR REFERENCE ONLY. FINAL SPACING AND SIZE SHALL BE DETERMINED BY THE ENGINEER. ALL REINFORCING SHALL BE 1/2" DIA. OR LARGER AND 12" MIN. SPACING.
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