DESIGN REVIEW BOARD
FEBRUARY 16, 2018

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**

VII. PUBLIC HEARING

1. **09:10 - 09:25 DRB180008 Datascan 401 South Broad St**
   review Signage
2. **09:25 - 09:35 DRB180010 Salata 2560 Old Milton Pkwy**
   Review Signage
3. **09:35 - 10:15 DRB180011 City Center Landscape**
   Review Landscape
4. **10:15 - 10:45 DRB180015 Creative Studios 160 North Main St**
   review exterior changes
5. **10:45 - 11:45 DRB180012 Village Park - Wills Rd 1650 State Hwy 9**
   review new construction
6. **11:45 - 12:00 DRB180014 Teasley Storefronts and Guide 50 Canton St**
   review storefronts and guideline

VIII. ADJOURNMENT

DESIGN REVIEW BOARD
JANUARY 19, 2018

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 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
  - Richard Kramer (Chairman)
  - Roger Brown (Vice- Chairman)
  - Pat Corkill
  - Dick Debban
  - Scott Doll
  - Frank Schwing

- Design Review Board Members Absent
  - Tom Le Cain
  - Kim Matherly

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

1. Elections of Officers for 2018

- Board Member Brown offered a motion to nominate Richard Kramer as Chairman.
  - Mr. Kramer accepted the nomination
  - The motion received a second from Board Member Corkill
  - The motion was approved by a vote (5-0-1) (Kramer)

- Chairman Kramer offered a motion to nominate Roger Brown as Vice- Chairman.
  - Mr. Brown accepted the nomination
  - The motion received a second from Board Member Corkill
  - The motion was approved by a vote (5-0-1) (Brown)

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 2017

- Chairman Kramer offered a motion to approve with changes noted
  - The motion received a second from Vice- Chairman Brown
  - The motion was approved by a vote (5-0-1) (Doll)

VII. PUBLIC HEARING

1. DRB170069 Mercantile Social 20 North Main St

Applicant presented review of enclosing the lower deck on the rear of the building. Board Member Debban was recused from this case.

After discussion of:

- Stopping at column- Bricking in between columns
- Kitchen Area
- Waterproof Decking
- Move existing door
- Small wall mounted exhaust fan
- Modify staircase to come straight out from back of building
- New Awning over door to match existing awnings
- Intent to match upper level brick
- "Back of House" issues – Privacy Area, Opaque, wooden fence as Approved by Staff
- Signage to come back to DRB

❖ Board Member Schwing offered a motion to approve as submitted with the following conditions:

1. The Applicant will show a sample of the selected brick to Staff so that Staff can ensure that it is close enough match to the existing brick.

2. Applicant will also work with Staff on a method of outdoor storage underneath the stairs.

- The motion received a second from Vie Chairman Brown
- The motion was approved by a vote (4-0-1) (Debban)

2. DRB180007 Holmes Restaurant 50 North Main

Applicant presented signage.
After discussion:

- Presented new packet at meeting
- Site Plan
- Gooseneck Lighting previously approved
- Location and Size of Wall Sign
- Kendall Charcoal Frame color
- Painted Wall Sign directly on side of building on South Broad
- Logo
- Did not have "Wordly gray" sample
- Letters "Holmes"
- Monument Sign
    - Post Size
    - Kendall Charcoal Lattice
    - DRB – nothing to tie to building. Opposite to building. Suggested adding decorative caps, bracket to posts. Similar to brackets on building or posts to minimize columns on porch.
    - Put sign between posts. Delete brackets on bottom base.

❖ Vice- Chairman Brown offered a motion to approve the monument sign as presented today with the one condition that the ground sign the actual posts on each end would mimic the pillars on the front porch of the building in proportion to its size and that would be the pillars plus the cap.

- The motion received a second from Chairman Kramer
- The motion was approved by a vote (6–0) (Debban)

There was discussion during the motion concerning landscaping. Applicant proposed wood columns. Staff discussed that motion needed to be denied. Vice-Chairman repeated the Motion:

Vice- Chairman Brown offered a motion that we approve the application as submitted, which is the building sign, the painted sign, and the ground mounted sign with the condition that the ground mounted signposts and cap would mimic the pillars that are on the front porch of the building

Staff requested that Applicant provide new information presented today electronically.

3. DRB180004 Egg Harbor Café 5966 North Point Parkway

Applicant presented review of exterior changes.

- Addition of a patio
- Addition of Windows
- Removal of wood "things" on building
- Addition of stone (provided a material sample)
- Rendering of proposed façade
- Addition of stone columns
- Existing Brick to remain
- EPHIS water table ends at edge of patio just past window. (Faces Hotel)
- Relocating door and changing to storefront type doors
- Demising space. Landlord is responsible to left side of building. It will be remodeled. This is not being considered today.
- Staff discussed requirements of outdoor seating. Staff would like to work with Applicant.
- Requires detectable barriers, which need to be in planters close enough together to create barrier and tree.
- DRB stated fence is right on curb line on parking spaces
- Tree may be off center
- Material of patio is concrete
- Applicant did not have furniture, umbrellas. Staff will approve
- Staff offered to send Applicant examples of outdoor dining, low level string lights
- Monument Sign received an Admin Variance for setback location
- Staff stated DRB only need to look at panel.
- Building Sign will be a raceway with Channel Lettering, Lit, dimensions in packet
- Applicant did not have sample of building sign color. DRB requested it be submitted. Staff said it is not in downtown so will not be submitted to DRB.
- Building trim color " Divine White"
- DRB stated building should all be painted at the same time

- ❖ Vice- Chairman Brown offered a motion that in regard to the elevation and materials that we approve
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6–0) (Debban)

4. DRB180001 Target 6000 North Point Pkwy

Applicant presented review of exterior changes and signage

- Replace red Bullseye with white on wood style laminate
- Provided sample
- Brick to remain
- Size of existing sign
- Showed before and after sign

- ❖ Vice- Chairman Brown offered a motion to approve the elevations, colors and signage as presented today with the one exception as applicant has indicated that the building sign is now 12′5″ x 12′ 5″ so it would be smaller than 16′
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6–0) (Debban)

Staff discussed new Northpoint Guidelines.

5. DRB180005 Teasley Art project

- George Jackson introduced Art Committee.
- Diana Smeal read letter of approval.
- This Art will remain for approximately 18 months and then change periodically based on Artist
- DRB asked if this has been made previously
- Interactive Art Project
- Fun, Cartoon Imagery
- Height of Base "A" – 7′ Total 11′ is total of Sculpture
- Location
- Orientation toward Corner Deli
- DRB concerned that location is too close to curb
- Applicant stated it is at least 15′ away
- Public Safety needs to address safety & traffic issues
- DRB requested that Applicant resubmit drawings with true numbers to Staff
- Dimensions of A
- Applicant believes photo is scaled correctly

❖ Board Member Doll offered a motion to accept this project as submitted noting that clarification will be submitted to Staff with regard to the dimensions so that it is clear that the overall project does not exceed 11′

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6–0) (Debban)

6. DRB180008 Data Scan 401 South Broad St

Applicant review of Rooftop signage.

After Discussion of:

- Applicant followed lead from City for buildings built in early 20th Century
- Images of Ponce City Market, Delta, Chamblee
- Site Lines
- Materials
- Back of Building
- Page 64 of packet
- DRB commented that Architecture of building does not lend itself to building signage. May set wrong precedent if not done correctly
- DRB felt setting is not an industrial look
- Location, Size of Sign on building
- Staff Commented that it is a $60k sign
- Chairman Kramer showed rendering of appropriate size sign (200sf) –Staff explained it had to come to DRB first. A larger sign will require a variance from City Council.
- Staff presented view of entire development from May 2017 DRB Meeting
- Staff Comments- Good update to a Historic Sign, Evolution of colored sign, Lends itself to Client's Brand
- DRB Members did not like sign on top of building
- DRB suggested vertical blade sign going down side of building

❖ Board Member Corkill offered a motion to defer with the Applicant coming back based on Board discussion

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

7. DRB180002 Windward Park Hilton Hotel

Applicant presented Site plan, Landscape, Elevations and materials for new construction

After discussion of:

- Overall Master Plan
- Outdoor Dining Area
- New Road being right in only
- Berm
- Elevation facing Windward Pky needs bigger berm other than abbreviated portion
- Perennials may not last after 5-10 years
- Too many types of trees in Parking Lot Islands.
- DRB does not understand thematic of different trees. Applicant stated they wanted to create more variety.
- Staff showed area where one island is not compliant. Can be worked out at LDP.
- Trash Compactor
- Wall needs to come out further
- Presentation of 3D View by Applicant
- North Elevation – Wood trellis removed, Addition of Stone
- Staff suggested gate on end of wall for compactor area.
- Condition # 32
- Discussion of "flipping" building
- Materials appear darker in renderings
- Signage to come back to DRB
-

❖ Board Member Schwing offered a motion to approve Site Plan as presented today

- The motion received a second from Board Member Doll
- The motion was approved by a vote (5-1)(Debban)

❖ Vice Chairman Brown offered a motion to defer Landscaping, Elevations and Materials

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (5-1)(Debban)

❖ Board Member Brown offered a motion to defer Landscape, Elevations and Materials

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (5-1)(Debban)

McDonald's South Main St

- Applicant presented remodel of Roof. Applicant began without permits.
- Staff presented existing picture.
- Applicant is debranding "McDonald's " roof to sell
- Staff showed nearby roofs
- Applicant showed "debranding" on another site.
- Discussion on rooftop units. Staff stated roofline needs to cover rooftop units or screen rooftop units.
- Discussion of shingle color. Staff stated roof should match building behind it.
- DRB suggested adding to parapet.
- Change to pitch
- Hide or remove units

❖ Board Member Schwing offered a motion that we approve a revised roof structure as they are currently doing with the condition that the rooftop unit cannot be visible which can be achieved either by a smaller rooftop unit or extending the roofline such that you cannot see the rooftop unit from ground level and that the shingles will match the shingles in the rest of the center.

- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (6-0)

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 1:01 p.m.

All Text Size: 159.3” x 21” = 23.2 Sq ft
Sign Size: 166.6” x 27”
Letters Size: 15.6” x 20”
Stroke of Letter: 2.9 Wide
Orange - PMS 7578
Dark Grey - PMS431
Light gray - PMS Cool Grey 1

East Elevation

Design
Proof

George@blackdogsigncompany.com
404.456.9193
5510 McGinnis Ferry Road, Suite C
Alpharetta GA 30005

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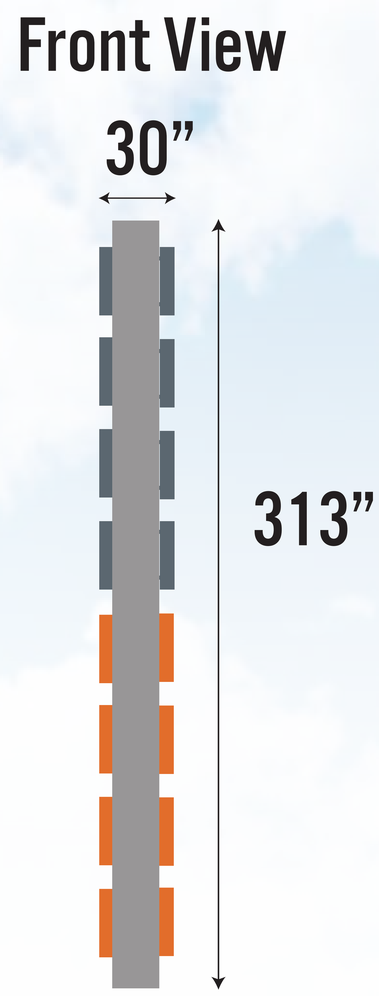
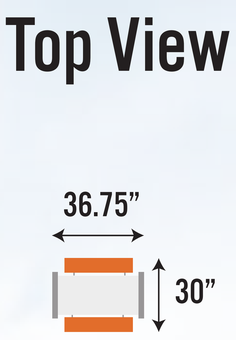
- The motion was approved by a vote (6-0)





All Text Size: 20” x 288” = 40 Sq Ft.
Sign Size: 313” x 36.75”
Letters Size: 19.5” x 25”
Stroke of Letter: 3.4 Wide
Orange - PMS 7578
Dark Gray - PMS 431
Light Gray - PMS Cool Gray 1

North Elevation - Front

Design Proof

George@blackdogsigncompany.com
404.456.9193
5510 McGinnis Ferry Road, Suite C
Alpharetta GA 30005

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
- ☐ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ 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)
- ☐ Locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

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. Five (5) 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 / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

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: SALATA

Location Address: ~~2650~~ 2560 OLD MILTON RD. STE 110

Mailing Address: ~~2650~~ 2560 OLD MILTON RD. STE. 110

City: ALPHARETTA State: GA Zip Code: 30009 -

Contact For All Notifications: FELICIA JOHNSON

Contact Telephone: 678 - 539 - 443 Mobile Telephone: 678 - 539 - 443

Fax: - - Email: FJOHNSON@ALTAIRSIGN.COM

Contact's Relation To Business: AGENT/CONTRACTOR

This Application For (Check all that apply):

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

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

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	$	

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: LIBERTY PARK VILLAGE, LLC

Physical Address: 2771 LAWRENCEVILLE Hwy, Suite 210

Mailing Address: 2771 LAWRENCEVILLE Hwy, SUITE 210

City: DECATUR State: GA Zip Code: 30033 -

Owner Telephone: 770 - 527 - 5399 Contact Fax: 770 - 622 - 9590

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 MASSEY AS Agent Date: 1/29/18

Owner Signature: AS Agent

Property Information:

Address (If Assigned) : ~~2650~~ 2560 OLD MILTON RD. STE 110

Tax ID or Map Reference Number: ALPH2861

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: Date: 1/31/18

Print Form

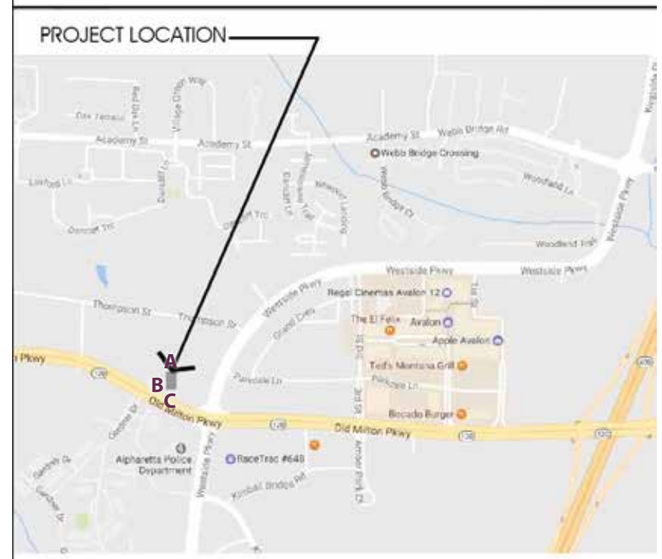
Salata

The Next Generation Salad Bar

80
2650 OLD MILTON ROAD, SUITE 110
ALPHARETTA, GA 30009

SITE MAP

NORTH



VICINITY MAP

NORTH

IMPORTANT NOTE TO INSTALLER:

NO ONE IS ALLOWED TO MAKE DECISIONS TO VARY THE PLACEMENT OF SIGNS FROM THE APPROVED STOUT SIGN LAYOUT WITHOUT WRITTEN, VERBAL OR EMAIL DIRECTION FROM A STOUT SIGN COMPANY EMPLOYEE. ALL PLACEMENT DECISIONS ARE REQUIRED TO BE APPROVED BY THE CORPORATE OFFICE. ANY CHANGES MADE IN THE FIELD WITHOUT APPROVAL FROM A STOUT SIGN COMPANY EMPLOYEE ARE AT RISK FOR NOT BEING PAID.

STOUT Sign Co / since 1886

6425 W FLORISSANT AVE
ST. LOUIS, MO 63136
PH: 314.679.1370

SALATA 80
2650 OLD MILTON ROAD, SUITE 110
ALPHARETTA, GA 30009

SIGN PACKAGE
EXTERIOR

SALES: BH
ART: KC
DATE: 10/19/17

REVISIONS: 01/17/18

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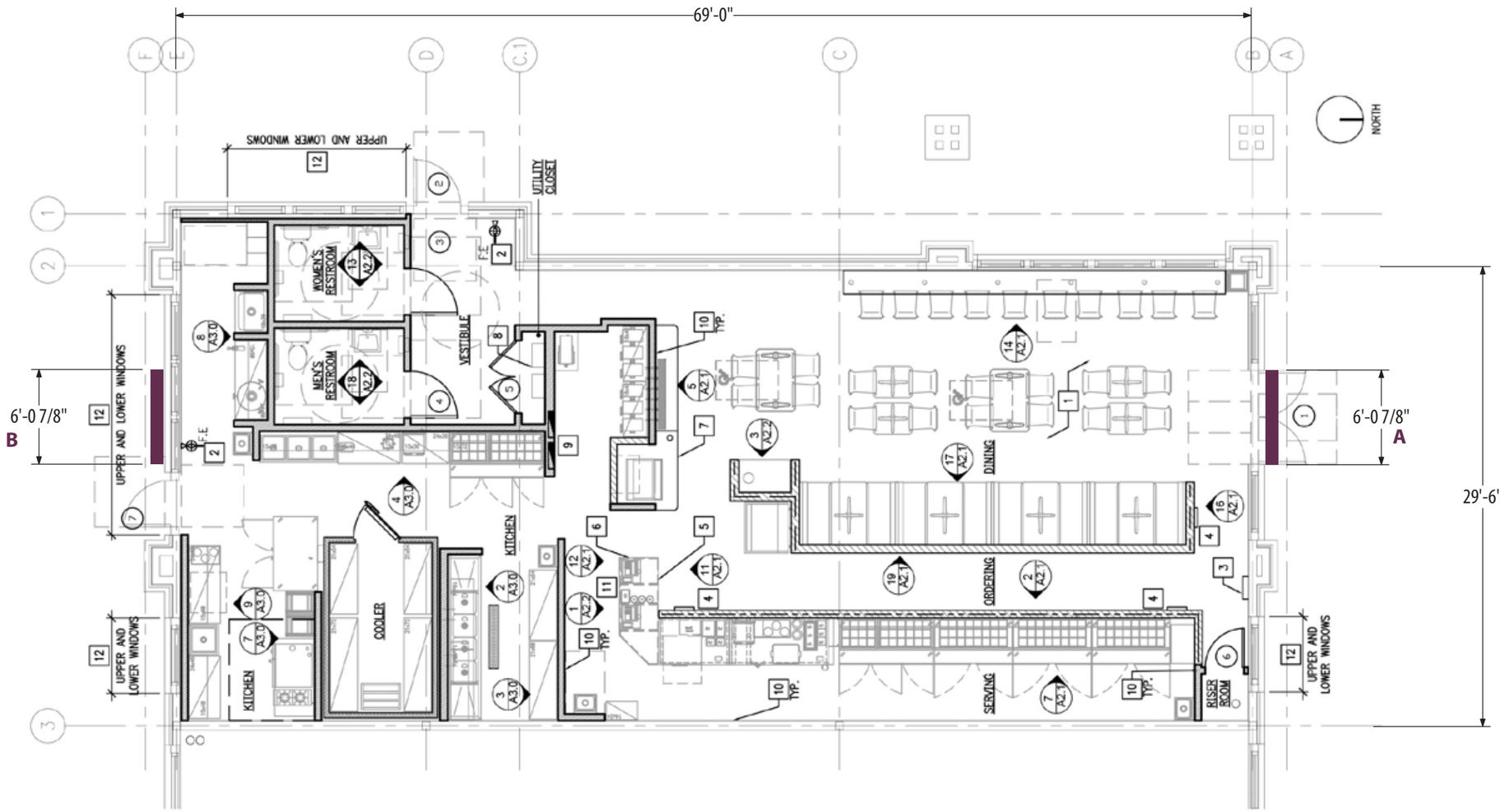
UL Underwriters Laboratories, Inc.



STOUT
Sign Co / since 1886

6425 W FLORISSANT AVE
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SALATA 80
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FLOOR PLAN

SALES: BH
ART: KC
DATE: 10/19/17

REVISIONS: 01/17/18

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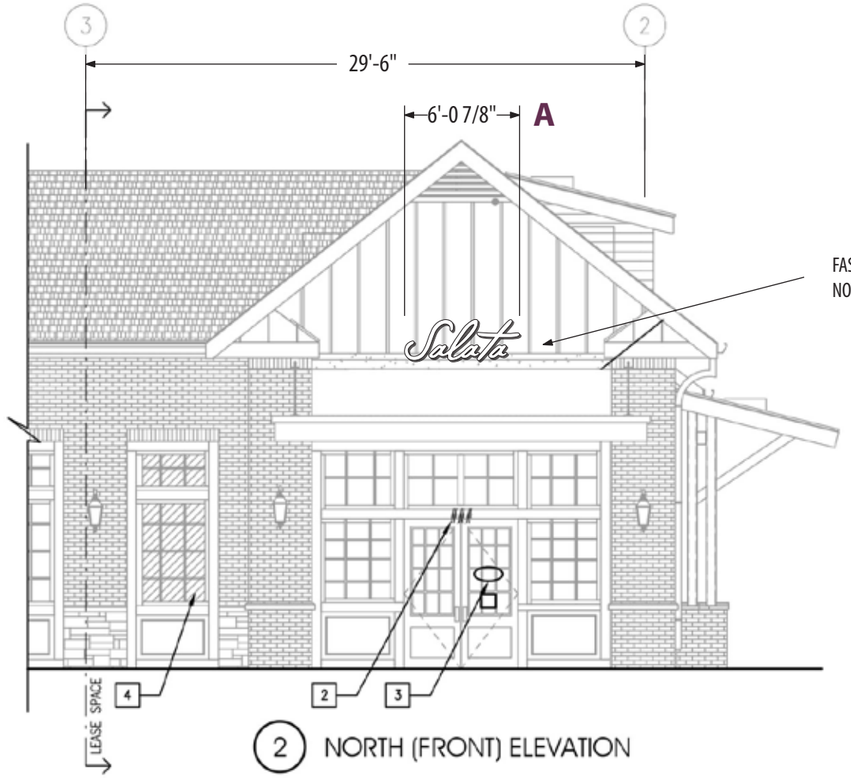
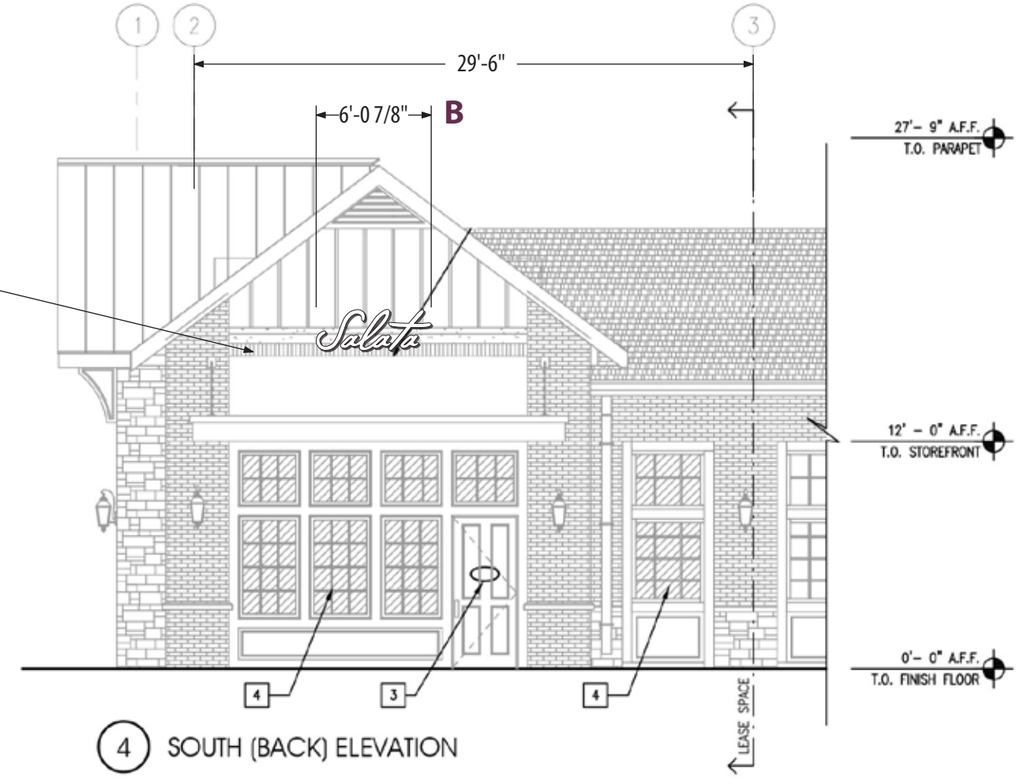


2 NORTH (FRONT) ELEVATION

FASCIA SHOWN
NOT ACCURATE



4 SOUTH (BACK) ELEVATION

STOUT Sign Co / since 1886

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ST. LOUIS, MO 63136
PH: 314.679.1370

SALATA 80
2650 OLD MILTON ROAD, SUITE 110
ALPHARETTA, GA 30009

ELEVATIONS

SALES: BH
ART: KC
DATE: 10/19/17

REVISIONS: 01/17/18

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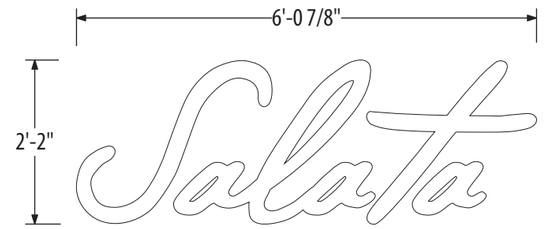
Underwriters Laboratories, Inc.

FLUSH MOUNT

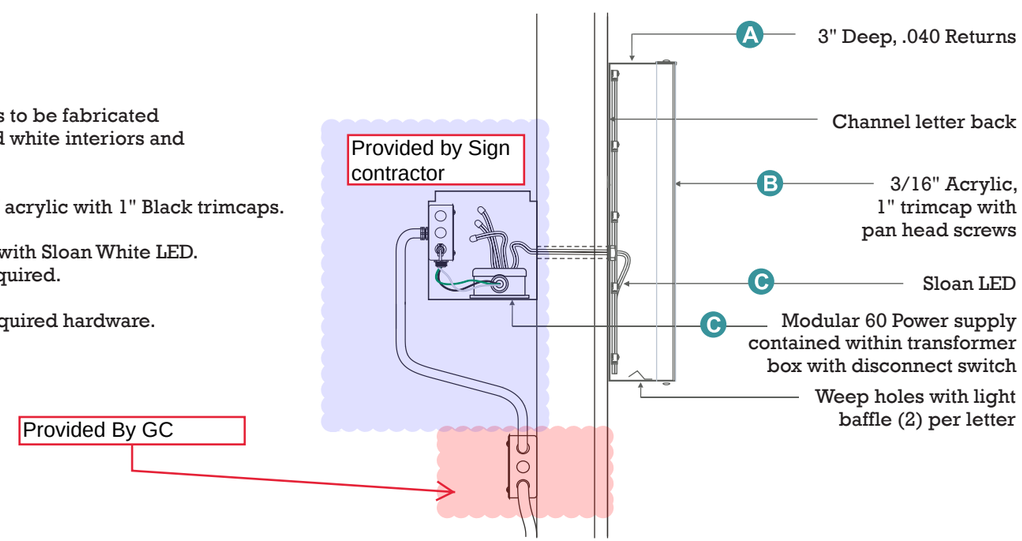


Front View
Scale: 1/2" = 1' 0"

13.15 SQ.FT. **A - B**

SPECIFICATIONS:

- **A** Internally illuminated channel letters to be fabricated from .040 aluminum with pre-painted white interiors and 3" deep Black exteriors.
- **B** Salata faces to be 3/16" White #2447 acrylic with 1" Black trimcaps.
- **C** Internally illuminate channel letters with Sloan White LED. Modular 60 Power Supply 12VDC required.
- **D** Letters mounted flush to wall with required hardware.



Typical Flush Mount Channel Letter - Section View
Scale: N.T.S.

METHOD OF ATTACHMENT FOR FLUSH MOUNT CHANNEL LETTERS			
HARDWARE	BUILDING CONSTRUCTION		
MIN. #10X2" MOUNTING SCREWS	MASON	WOOD	METAL
TAPCONS	OK		
WOOD SCREWS		OK	
SELF-TAPPING SCREWS			OK

STOUT Sign Co / since 1886

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ST. LOUIS, MO 63136
PH: 314.679.1370

SALATA 80
2650 OLD MILTON ROAD, SUITE 110
ALPHARETTA, GA 30009

CHANNEL LETTERS - FLUSH MOUNT
NORTH & SOUTH ELEVATIONS
QTY. TWO (2)

SALES: BH
ART: KC
DATE: 10/19/17

REVISIONS: 01/17/18

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CITY OF ALPHARETTA

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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: b+c Studio

Location Address: Alpharetta City Center

Mailing Address: 1320 Ellsworth Industrial Blvd.

City: Atlanta State: GA Zip Code: 30318 -

Contact For All Notifications: Trae Adams

Contact Telephone: 678 - 990 - 7,691 Mobile Telephone: 706 - 540 - 4,180

Fax: 678 - 990 - 7,692 Email: tadams@bcstudio.com

Contact's Relation To Business: Landscape Architect for project

This Application For (Check all that apply):

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

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

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	$	

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpha 1-2-3 LLC

Physical Address: 4940 Long Island Drive, NW Sandy Springs, GA 30327

Mailing Address: 4940 Long Island Drive, NW Sandy Springs, GA 30327

City: Sandy Springs State: GA Zip Code: 30327 -

Owner Telephone: 404 - 625 - 1403 Contact Fax: 404 - 250 - 1515

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): Cheri Morris Date: 1-31-2018

Owner Signature:

Property Information:

Address (If Assigned) : Alpharetta City Center; South Main Street and Academy Street

Tax ID or Map Reference Number:

Land Lot(s): 1268 & 1269 District: 2nd Section: 2nd

Existing Zoning of Property: MU Existing Uses of Property: ACC Project Under Construction

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: 1·31·2018

Print Form

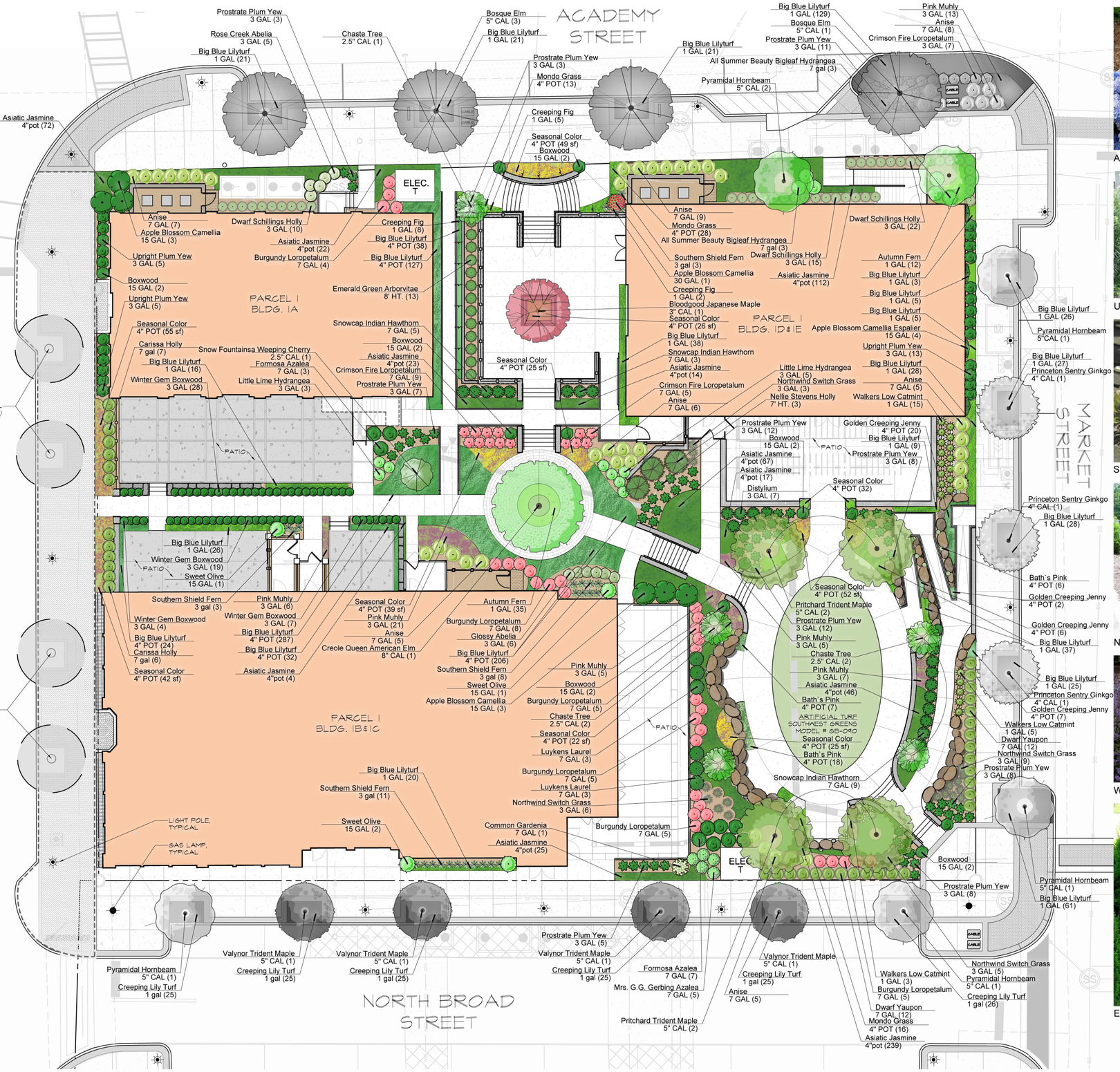
'Bloodgood' Japanese Maple

Snow Fountain Weeping Cherry

Chaste Tree

Creole Queen American Elm

Pritchard Trident Maple



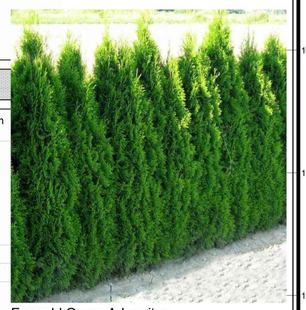
All Summer Beauty Hydrangea

Upright Plum Yew

Snowcap Indian Hawthorn

Northwind Switch Grass

Walkers Low Catmint



Emerald Green Arborvitae

b+c STUDIO
1320 Ellsworth Industrial Blvd
Suite A1400
Atlanta, GA 30318
Tel. 678.990.7691
Fax. 678.990.7692
www.bcstudio.com

Landscape Architecture, Design, and Planning
THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER INFORMATION ON PAPER OR IN ELECTRONIC FORMAT PROVIDED BY B+C STUDIO, INC. (BC+S) SHALL NOT BE REPRODUCED EITHER IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR OTHER PLANS OR SPECIFICATIONS MODIFIED BY OTHERS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO B+C STUDIO PRIOR TO CONSTRUCTION. SCALES AS STATED HEREON ARE FOR REFERENCE ONLY. REPRODUCTIONS OF ORIGINAL DRAWINGS MAY DISTORT THE ACCURACY OF THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.

GEORGIA REGISTERED No. 1171 PROFESSIONAL LANDSCAPE ARCHITECT JOEL G. BOWMAN

ALPHARETTA CITY CENTER

LAND LOT 1268 &1269 - 2ND DISTRICT - 2ND SECTION
2 PLAZA PARK, ALPHARETTA, FULTON COUNTY GEORGIA
Prepared for: SOUTH CITY PARTNERS
3751 NORTHSIDE PARKWAY, SUITE 1-310, ATLANTA, GA

PROJ. NO:	16-2-SCP-ACC
DESIGN:	TA
DRAWN:	BD,JL
CHECKED:	TA
DATE:	02/01/18
SCALE:	NA

ISSUED FOR CONSTRUCTION

Parcel 1 DRB LANDSCAPE PLAN

DRB 1.0

Design Review Board Members Present

- Richard Kramer(Chairman)
- Roger Brown (Vice- Chairman)
- Pat Corkill
- Dick Debban
- Frank Schwing

Design Review Board Members Absent

- Scott Doll
- Tom Le Cain
- Kim Matherly

2. DRB 170063 City Center Landscape Parcel 2-6

Applicant presented review of landscape

After discussion:

- Material around Tree
- Perennial Grass Slope
- Evergreen material in front of transformer
- Screening revised to horizontal slat screen walls to encase HVAC
- Dressing up intersections – addition of half circle seasonal color plantings to hardscape. This is an update to a meeting held with Board Member Corkill.
- Staff will be selecting plantings and City will maintain plantings.

❖ Vice Chairman Brown offered a motion to approve the landscaping as presented today.

- The motion received a second from Corkill
  - The motion was approved by a vote (5-0)

ALPHARETTA CREATIVE STUDIOS & GALLERY AND A+ SPORTS

160 N. MAIN STREET, ALPHARETTA, GA 30009

REVISIONS

REMARKS	MM\DD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

COVER SHEET

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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A0

2/6/18 8:54:38 PM

GENERAL NOTE:

1. PAINT COLOR FOR THE WINDOW HEADERS, FRAMES, METAL STOREFRONT IS ***KAWNEER CHARCOAL***
2. CUSTOM EIFS BRICK VENEER TYPE I COLOR IS ***SW7672 KNITTING NEEDLES***
3. CUSTOM EIFS PRECAST CORNICE TYPE I & II; METAL CANOPY OVER FRONT DOOR COLOR IS ***SW7629 GRAPY***
4. ALL WINDOW HEADER AND SILL TO BE HARDI-PLANK, EXTRUDE 3" FROM THE FACE OF SIDING
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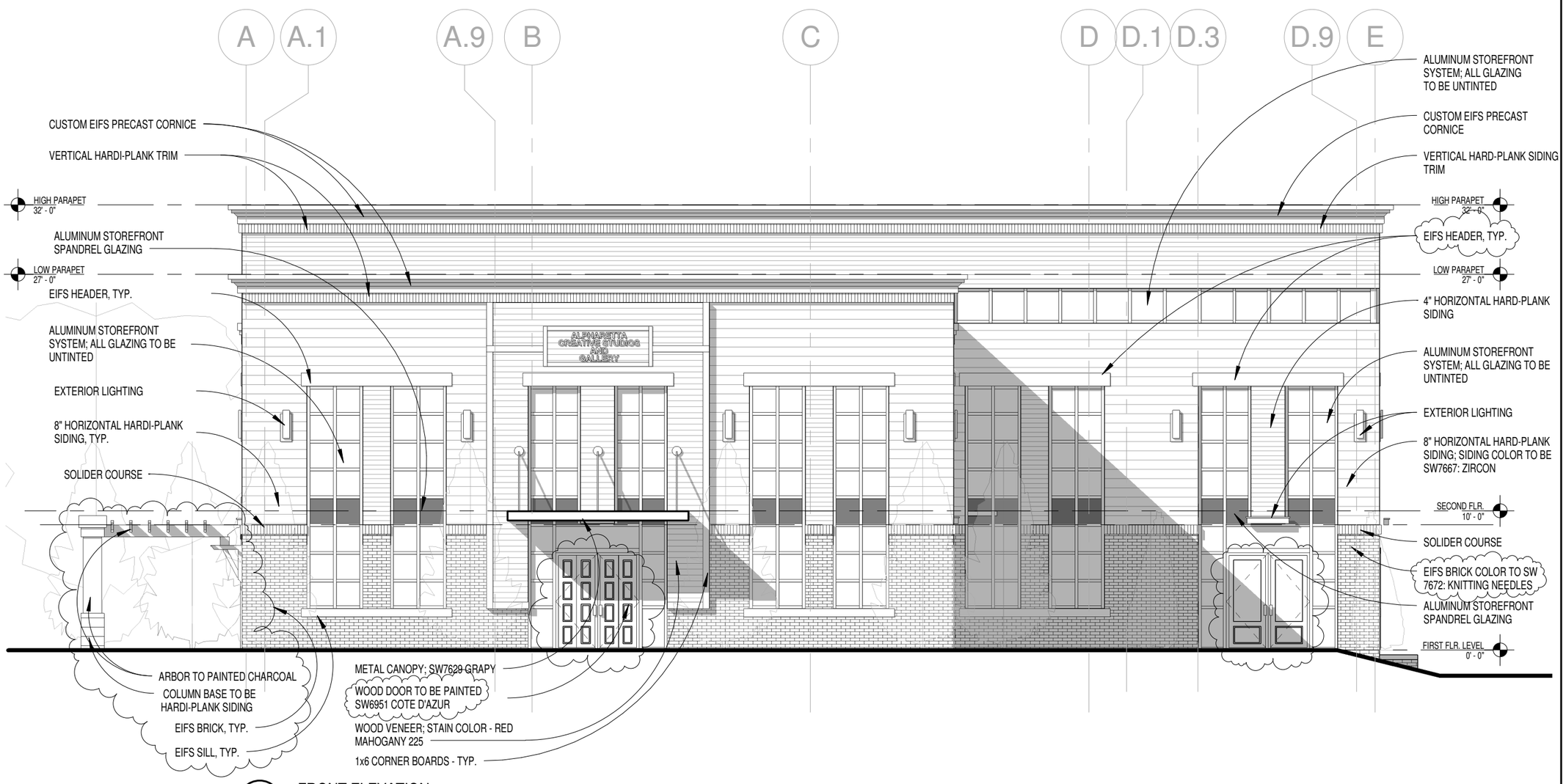

1 FRONT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

2/6/18 8:54:45 PM

REVISIONS

REMARKS	MM\DD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET.
ALPHARETTA, GA 30009

FRONT ELEVATION

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A1

1 OVERALL _NORTH ELEVATION

1/16" = 1'-0"

2/6/18 8:54:48 PM

REVISIONS

REMARKS	MM\DD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

OVERALL NORTH ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET.
ALPHARETTA, GA 30009

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A2

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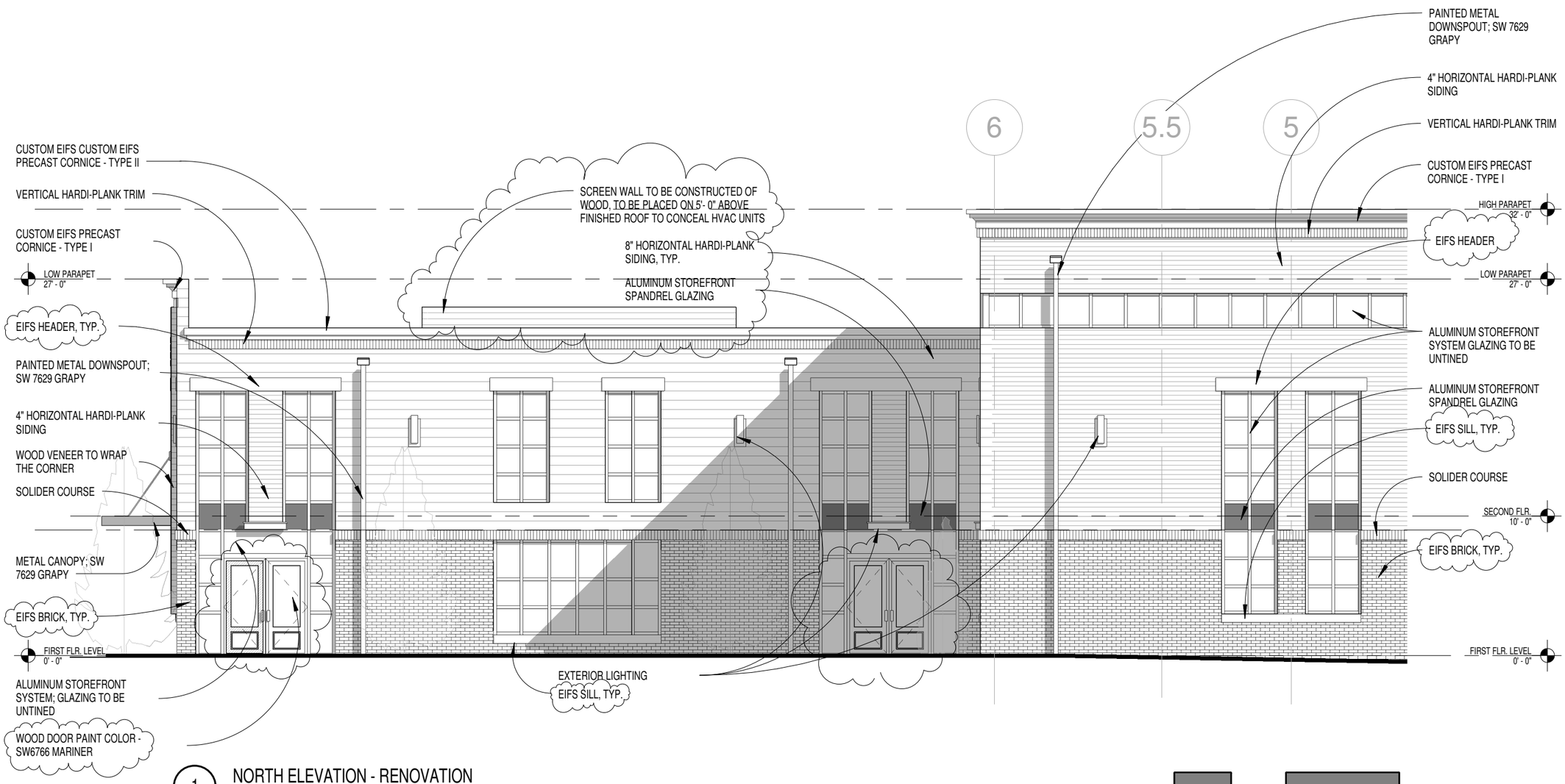

1 NORTH ELEVATION - RENOVATION

1/8" = 1'-0"

0' 4' 8' 16'

2/6/18 8:54:53 PM

REVISIONS

REMARKS	MM\DD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

NORTH ELEVATION

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A2-A

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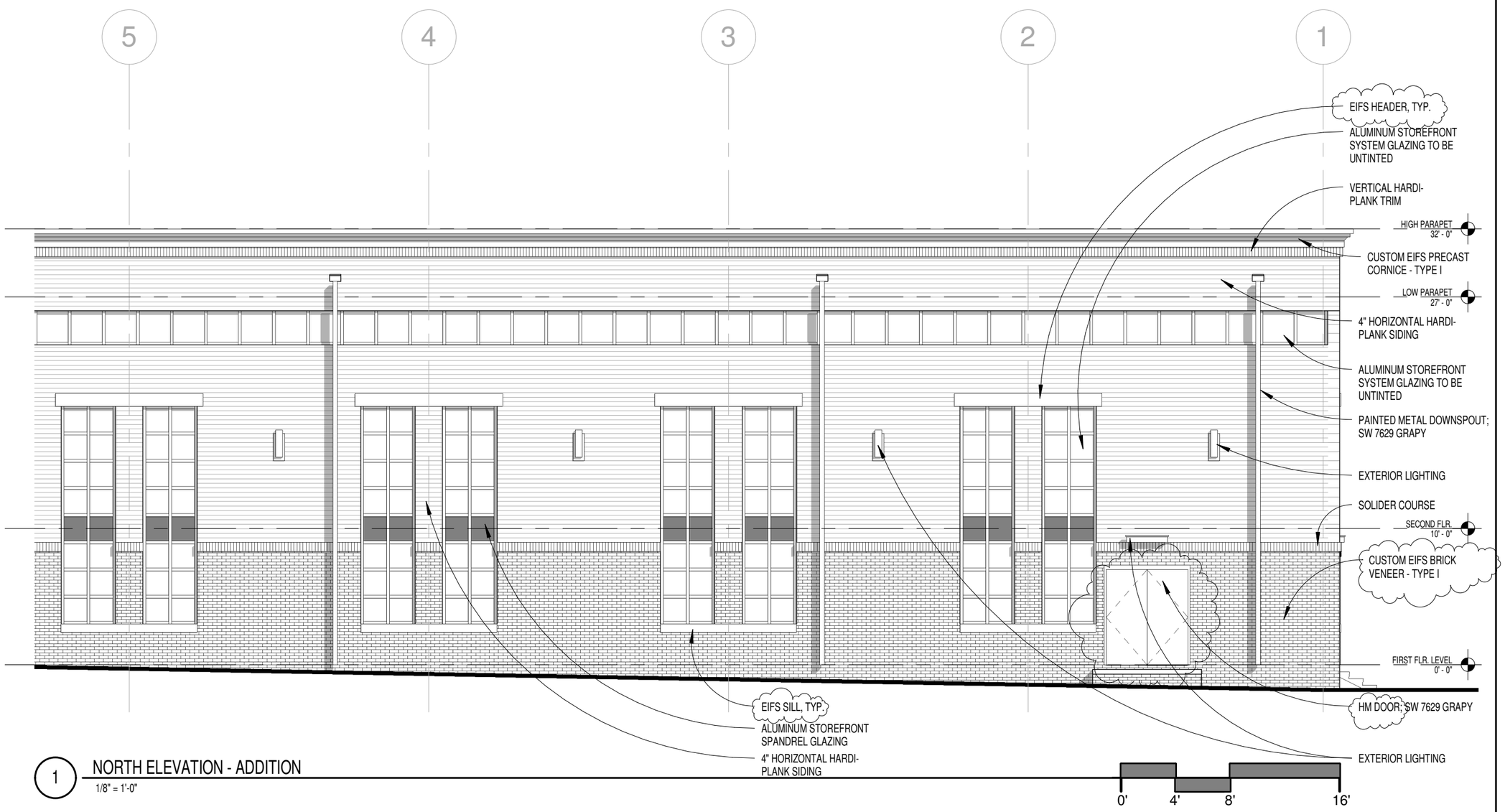

1 NORTH ELEVATION - ADDITION
1/8" = 1'-0"

2/6/18 8:54:57 PM

REVISIONS

REMARKS	MM\DD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

NORTH ELEVATION

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A2-B

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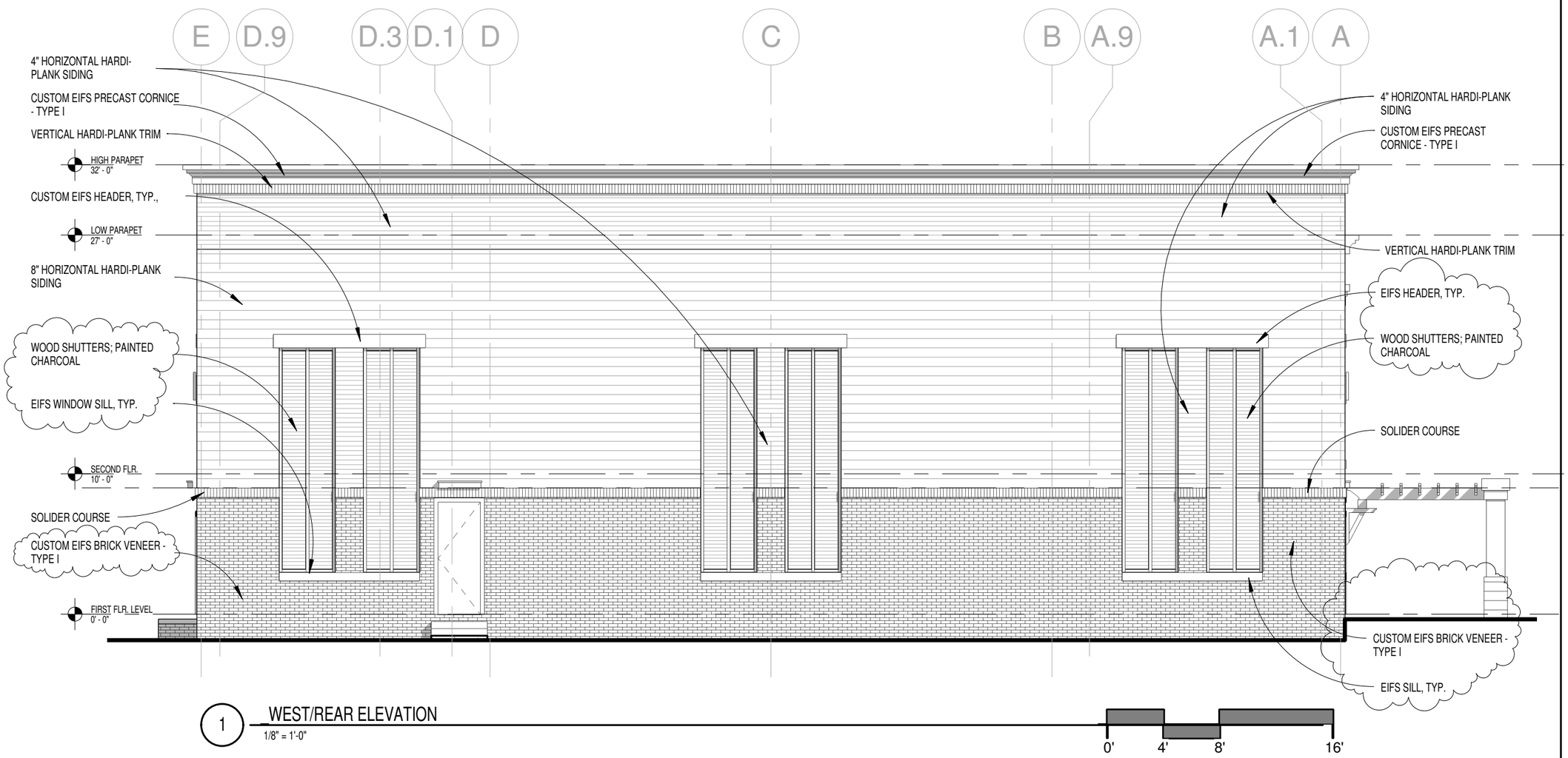

1 WEST/REAR ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

REVISIONS		
REMARKS	MM\DD\YY	
DRB REVIEW	08.19.2016	
DRB REVIEW	01.20.2017	
DRB REVIEW	02.16.2018	

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

REAR ELEVATION

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A3

2/6/18 8:55:03 PM

1 OVERALL _SOUTH ELEVATION

1/16" = 1'-0"

2/6/18 8:55:07 PM

REVISIONS

REMARKS	MM\DD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

OVERALL SOUTH ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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A4

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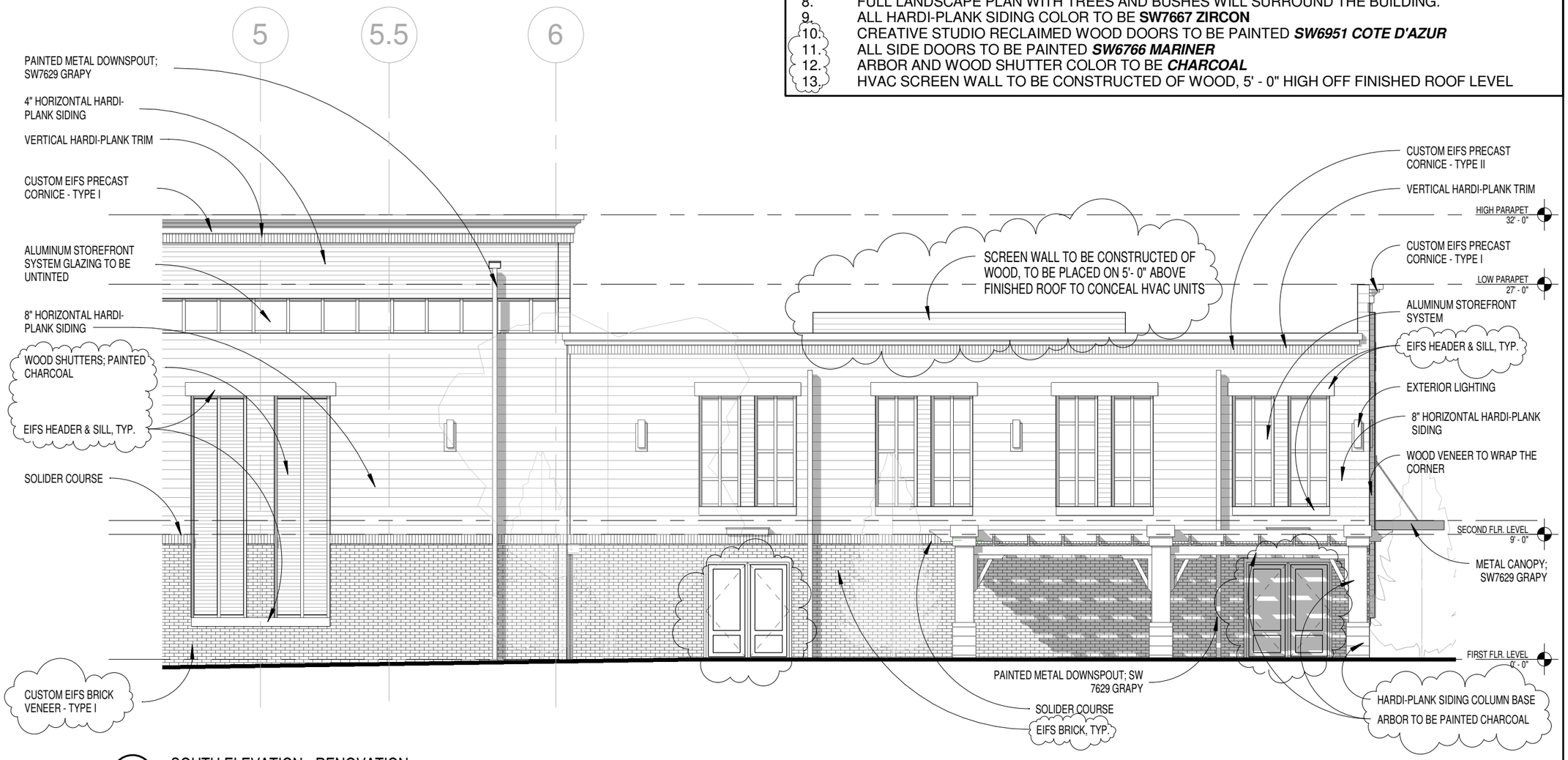

1 SOUTH ELEVATION - RENOVATION

1/8" = 1'-0"

0' 4' 8' 16'

2/6/18 8:55:12 PM

REVISIONS

REMARKS	MM\DD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

SOUTH ELEVATION

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A4-A

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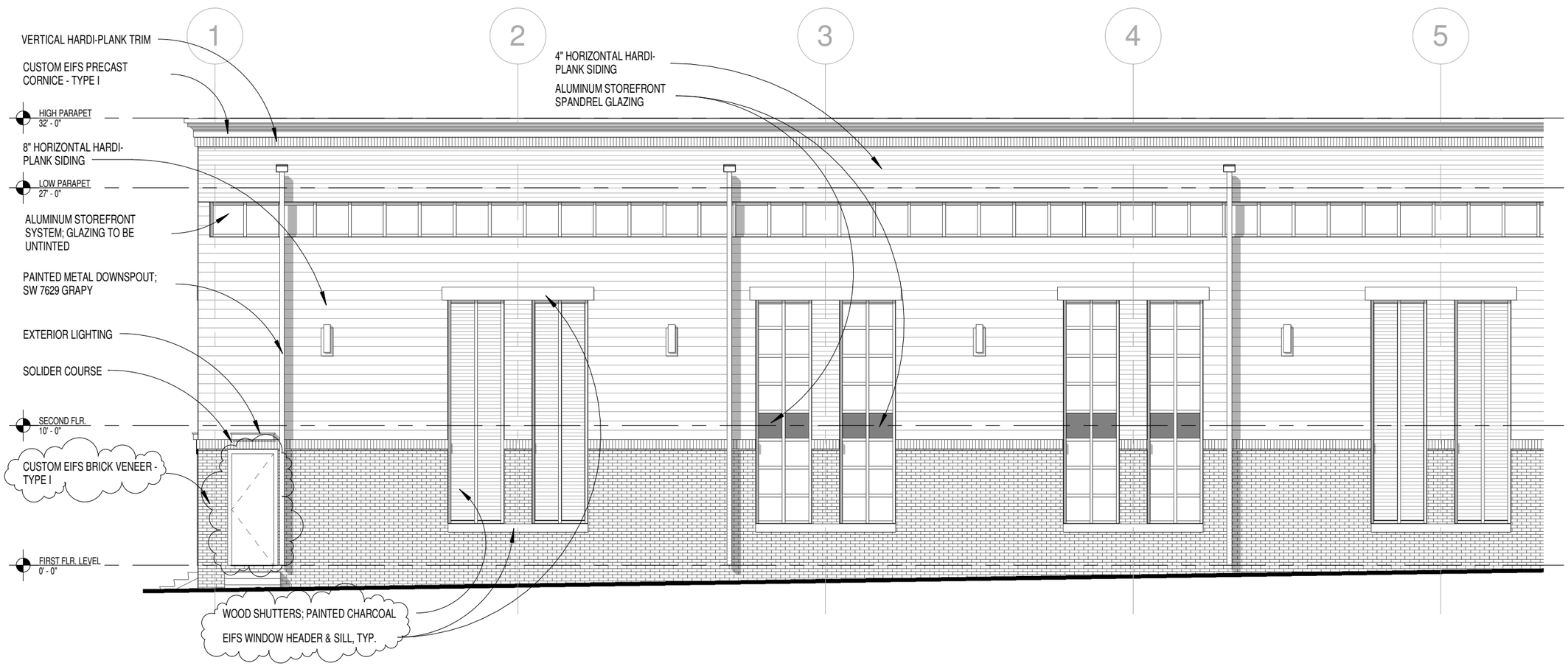

1 SOUTH ELEVATION - ADDITION

1/8" = 1'-0"

0' 4' 8' 16'

REVISIONS		
REMARKS	MM\DD\YY	
DRB REVIEW	08.19.2016	
DRB REVIEW	01.20.2017	
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ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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A4-B

2/6/18 8:55:18 PM

DESIGN REVIEW BOARD SUMMARY

NOVEMBER 17, 2017

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 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

- **ROLL CALL** Design Review Board Members Present
  - Richard Kramer(Chairman)
  - Roger Brown (Vice- Chairman)
  - Pat Corkill
  - Dick Debban
  - Kim Matherly

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

1. DRB 170059 Alpharetta Creative Art/A Plus Sports
Applicant presented review of signage –

- Vice Chairman Brown offered a motion to approve subject to applicant reducing the base of the monument and top of the monument such that the goal is to reduce the overall height of the monument from 8′ to 7′ keeping in mind the proportions of the height and the width of the building. This would be submitted for Staff for final approval.

- The motion received a second from Board Member Corkill

- The motion was approved by a vote (5-0)

There was discussion during the motion that discussion referred to column widths. Staff stated they are comfortable with reviewing.

3.

5.

DRB Minutes Creative Studios Jan 2017 Minutes

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

1. ***DRB170003 Creative Studios*** 160 North Main St

Applicant presented revisions to previously approved elevations.

There was discussion of:

1. Red & Mahogany Wood
2. Door – previously approved
3. Shutter look on windows n back on South Elevation
4. No changes to garage door openings, light fixtures, arbors, building footprint, landscaping
5. Present elevations natural line of brick
6. Shutters and Arbor color match trim color (Charcoal) (on drawing A3 there was an error in color.)
7. Enclosed HVAC equip
8. Proposed Brick paint color –
    - Siding – Zircon and Knitting Needles
    - Showed Sample of Door color
9. Depth difference between 2 buildings 30-40′
10. 8″ hardi- plank windows
11. Facades on front
12. Color of aluminum

- Board Member Corkill offered a motion to approve as submitted today in the revised elevations noting that the colors are per discussion especially the shutter color which is to be charcoal not red mahogany.
- The motion received a second from Board Member Brown
- The motion was approved by a vote (6-0)

DESIGN REVIEW BOARD MEETING SUMMARY
OCTOBER 16, 2015

PUBLISHED: TUESDAY, OCTOBER 20, 2015
PUBLISHED BY: ELLE TAYLOR
WWW.ALPHARETTA.GA.US
678.297.6074

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 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 DRB Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

- Design Review Board Members Present
  - Richard Kramer, Chairman
  - Roger Brown, Vice- Chairman
  - Pat Corkill
  - Dick Debban
  - Holly Palmer
  - Thomas LeCain
- Council Members Absent
  - Nancy Zuegel
- Staff Present
  - Kathi Cook, Director of Community Development
  - Bret Schroeder, Code Enforcement Officer
  - Elle Taylor, Boards Assistant

III. PUBLIC HEARING

1. **DRB-14-34 Creative Studios Café** 160 North Main St.

- Applicant presented review of Landscape, Site Lighting and Dumpster Enclosure. (DRB150001)
  - There was discussion on:
  - Landscape Plan
  - Patio Area- putting something other than trees on Plaza space

- Sidewalks
- Parking Spaces
- Dumpster Enclosure being in the back of the site.
- Trees
- Scored Concrete
- Moving Light Standard out of the Island
- Signage Package – no color samples need PMS #.
- Landscaping around base of monument sign
- Exterior Light Pole in Parking Lot.

❖ Board Member Brown offered a motion to approve The Landscaping with the plan handed out today with the following four changes:

1. That the Dumpster that was not shown on the plan be put on the plan and the bushes or trees back there will be actually wrapped around the dumpster.
2. Applicant will landscape around the monument base evergreen.
3. Applicant will add 2-3 ft. wide areas on each side of the door to plant bushes in front.
4. Applicant is showing 3 tree wells and we are going to vote to have 2 tree wells spaced on each side

- The motion received a second from DRB Member Corkill
- The motion was approved by vote (4-0-1) (Le Cain)

There was clarification that the foundation planting would be evergreen. There was discussion that the two tree wells in front refer back to the April 28, 2015 document. There was discussion that the tree in front of door is to be removed.

❖ Board Member Brown offered a motion to approve the site lighting as presented today with the following conditions:

1. We will need a copy of that submitted to Staff. Staff will review it for the height and relocation of the light that's out in the signage tree well more interior to the site.

2. We approve the Dumpster location and Materials as presented.

3. We approve the Furniture first choice as presented in black.

- We approve Signage as presented but having no samples that it is subject to Staff approval to make sure that it represents what was handed out today.
- Applicant will move the address to the top of the monument sign so it can be seen.
- The motion received a second from Board Member Palmer
- The motion was approved by unanimous vote (5-0)

DESIGN REVIEW BOARD MEETING MINUTES

MEETING OF August 19, 2016

PUBLISHED: Friday, September 16, 2016
Department of Community Development
WWW.ALPHARETTA.GA.US
678.297.6070

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 Board Members but not quoted or paraphrased. This document includes limited presentation by Board Members and invited speakers in ***summary*** *form.* ***This*** *is* ***not an official record*** *of the Alpharetta City 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
  - Richard Kramer, Chairman
  - Roger Brown
  - Pat Corkill
  - Dick Debban
  - Scott Doll
  - Tom Le Cain
  - Holly Palmer
  - Frank Schwing
  - Kim Matherly

3 . *DRB 160056/14-34 Creative Studio Cafe* 160 North Main

- Board Member Brown offered a motion to approve the elevations, materials and colors as submitted on the Boards today which will be then sent over to Staff, that the plans do incorporate City Architect comments, the wall lighting sconces in the packet shows they are 13.75" vertical height, we'd like to see them more like 22- 24" in height, the Applicant should submit the elevations with the previously approved Landscape Plans to Staff for approval so we see how they interact now with the changes and Applicant screens ground mounted HVAC and that too should be submitted to Staff for approval.
    - The motion received a second from Board Member Corkill
    - The motion passed by vote (6-0)

There was discussion during the motion of concern on landscaping not reflecting the comments made on previously approved drawings. Staff presented comments on previous approval. Corkill requested that it be circulated to DRB for a final look. Staff clarified that we have been unsure of changes by GDOT.

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: Village Park Wills LLC

Location Address: 1650 Hwy 9 and 437 Wills Rd

Mailing Address: 3414 Peachtree Rd NE

City: Atlanta State: GA Zip Code: 30326 -

Contact For All Notifications: Jennifer Owens

Contact Telephone: 678 - 223 - 8,560 Mobile Telephone: - -

Fax: - - Email: jenniferowens@villageparkseniorliving.com

Contact's Relation To Business: Construction Manager

This Application For (Check all that apply):

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

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

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	$ 300	

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Gonzalo Franco/Kokil enterprises

Physical Address: 437 Wills Rd/1650 Hwy 9

Mailing Address: Above

City: Alpharetta State: GA Zip Code: 30004 -

Owner Telephone: - - Contact Fax: - -

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

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

Owner Name (Printed): Date:

Owner Signature:

Property Information:

Address (If Assigned) : see above

Tax ID or Map Reference Number:

Land Lot(s): 6000 District: 1 Section: 2nd

Existing Zoning of Property: 1C Existing Uses of Property:

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

Applicant Signature: Jennifer Owens Date: 1-31-18

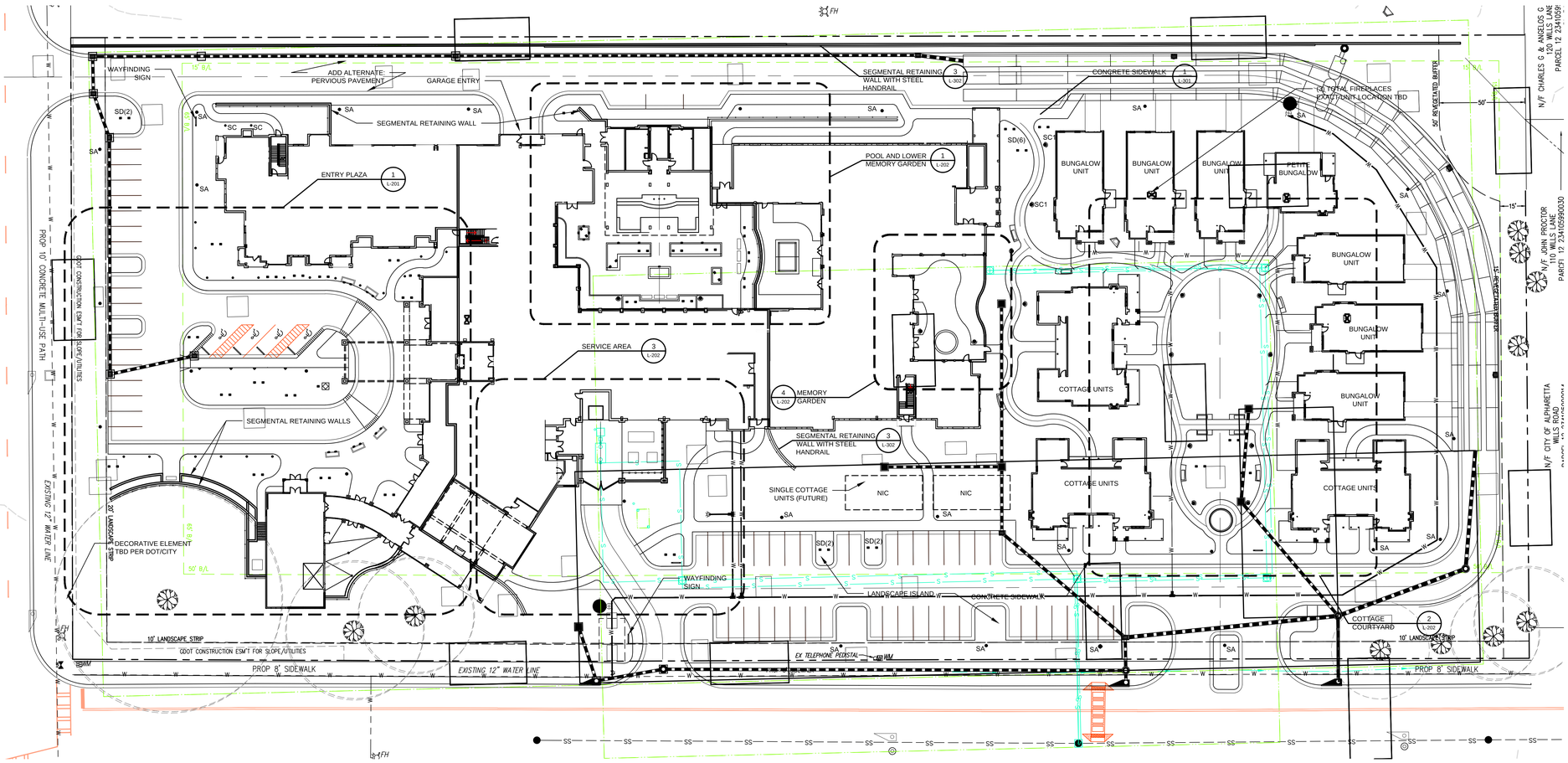
Print Form

RETAINING WALL MATERIAL:
KEYSTONE RETAINING WALL SYSTEMS INC., A CONTECH COMPANY; COUNTRY MANOR; 5-BLOCK SYSTEM WITH VERTICAL JUMPERS. COLOR: GREY

LIGHTING LEGEND

SYMBOL	TYPE	USAGE
	SA	PARKING LOT/ ROADWAY (16' POLE) LUMEC LED METROSCAPE POST TOP
	SB	PEDESTRIAN BOLLARD PHILIPS HADCO OB361
	SC1	PEDESTRIAN POST (12' POLE) LUMEC LED METROSCAPE POST TOP
	SD	TREE UPLIGHT WAC 12V ADJUSTABLE UPLIGHT 5011-30BBR
	SF	FESTOON LIGHT TOKISTAR EXHIBITOR SERIES LED 1.8
	SH	STEP LIGHT SISTEMALUX RECESSED STEP LIGHT

NOTE: SC & SC1 FIXTURES SHALL BE INSTALLED 2'-0" OFF EDGE OF SIDEWALK TO CENTERLINE OF FIXTURE.



0 15' 30' 60'
SCALE: 1" = 30'

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VILLAGE PARK AT WILLS ROAD
437 Wills Road/1850 Hwy 9
Alpharetta, GA 30004

THW DESIGN

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2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328

2632 Broadway Street
Suite 201, South Building
San Antonio, TX 78215

PH: 770 916 2220
FAX: 770 916 2299

www.thw.com

PRELIMINARY DRAWINGS. NOT TO BE USED FOR RECORDING, IMPLEMENTATION, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

ARCHITECT INFO #12345678

DESIGN DEVELOPMENT

Project No.: 2017050
Date: 01/15/2018

OVERALL SITE LAYOUT

L-100

I:\17\2017050 Village Park Wills Rd\ACA Site\Drawings\Sheets\L-100 Overall Site Layout.dwg
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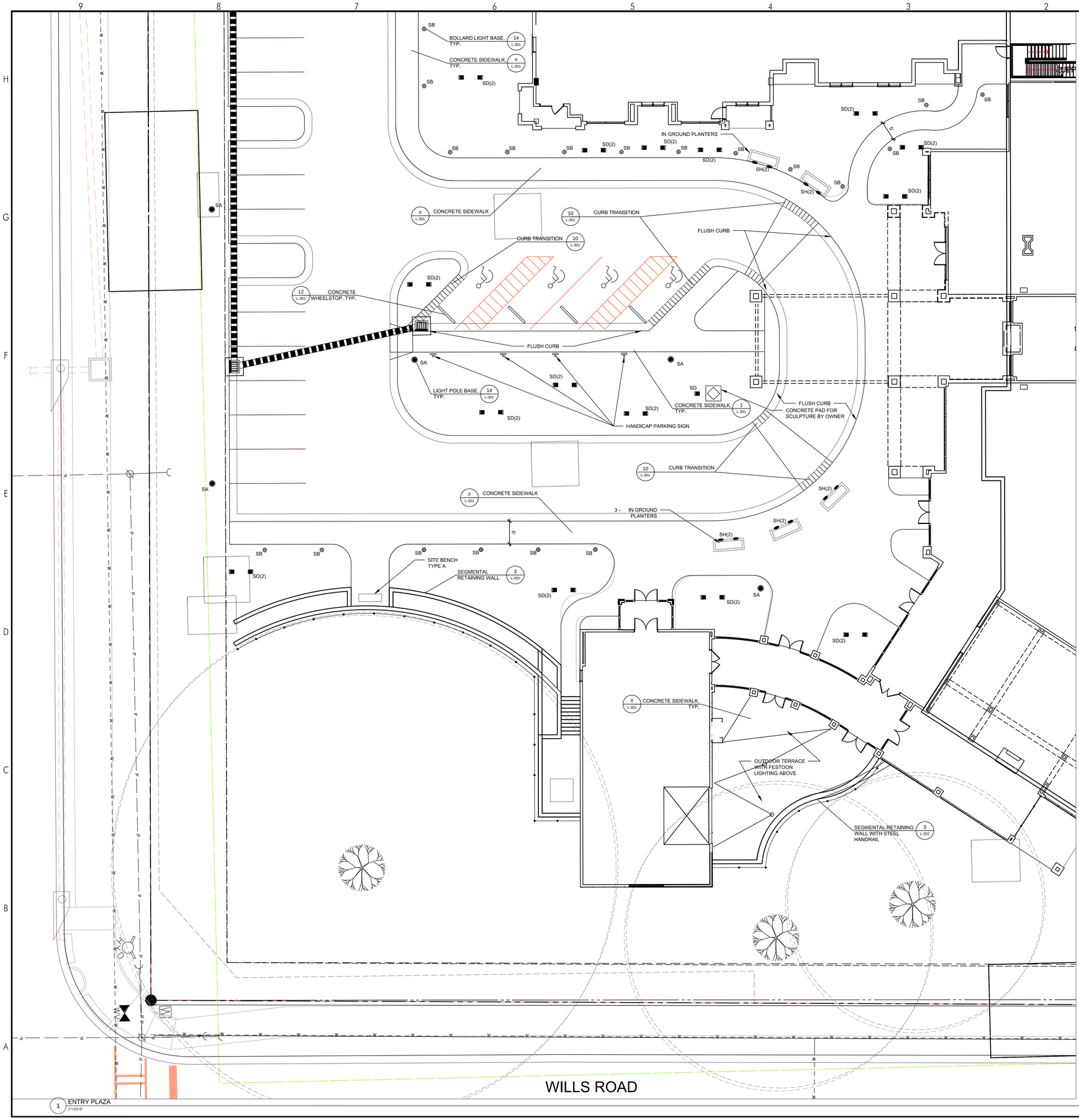

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ARCHITECT INFO
#12345678

DESIGN DEVELOPMENT

Project No.: 2017050
Date: 01/15/2018

SITE PLAN ENLARGEMENTS

L-201

SCALE: 1" = 10'

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LIGHTING LEGEND

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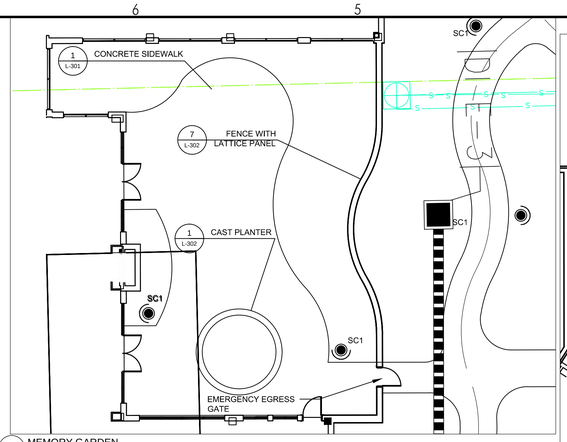
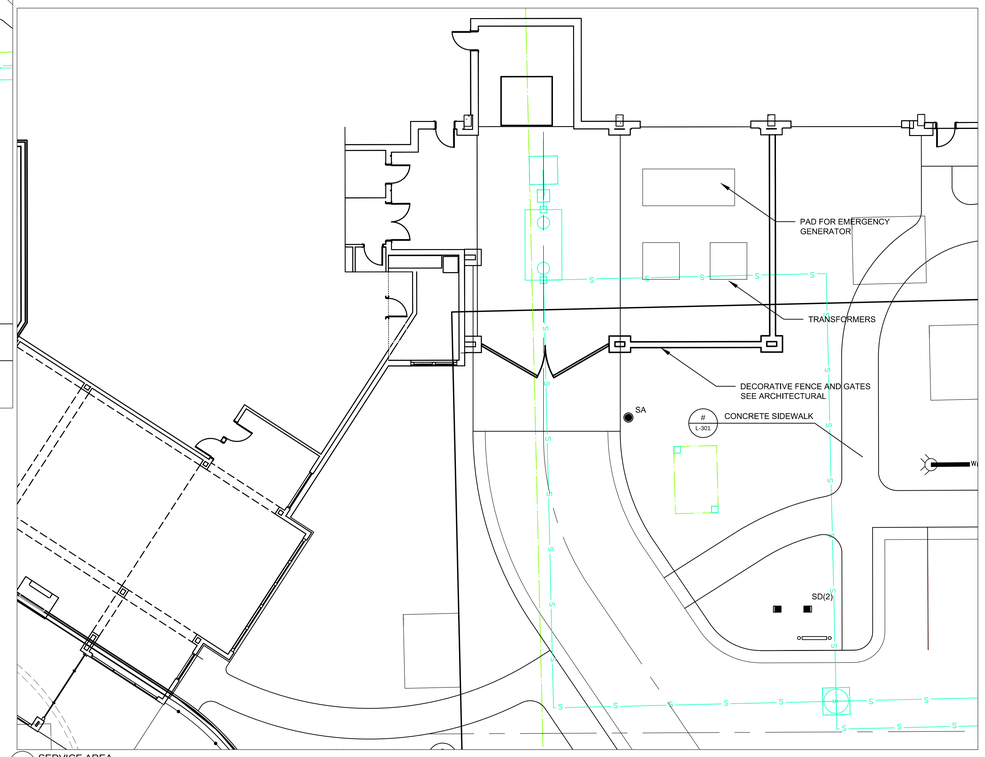


4 MEMORY GARDEN
1"=10'-0"



3 SERVICE AREA
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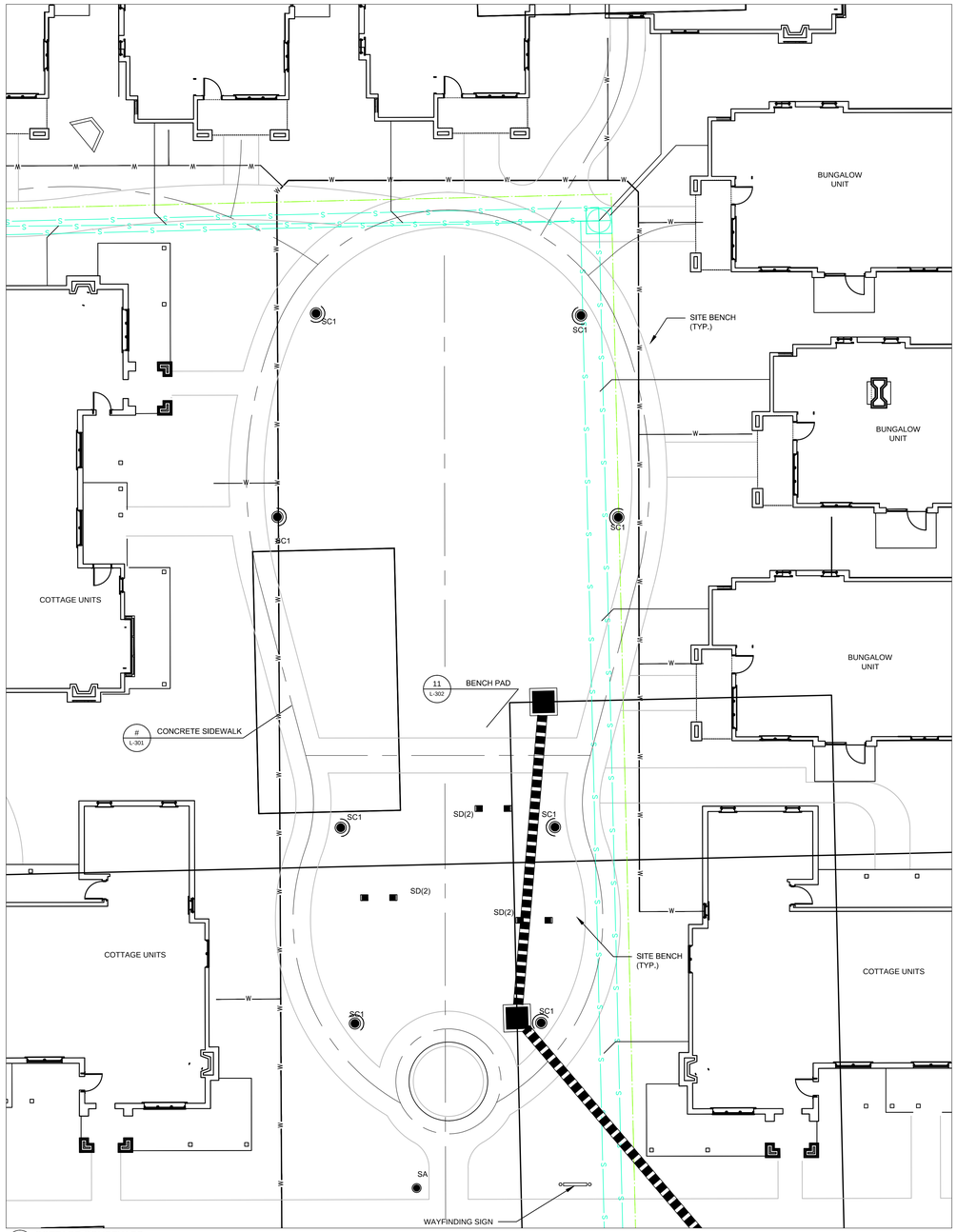
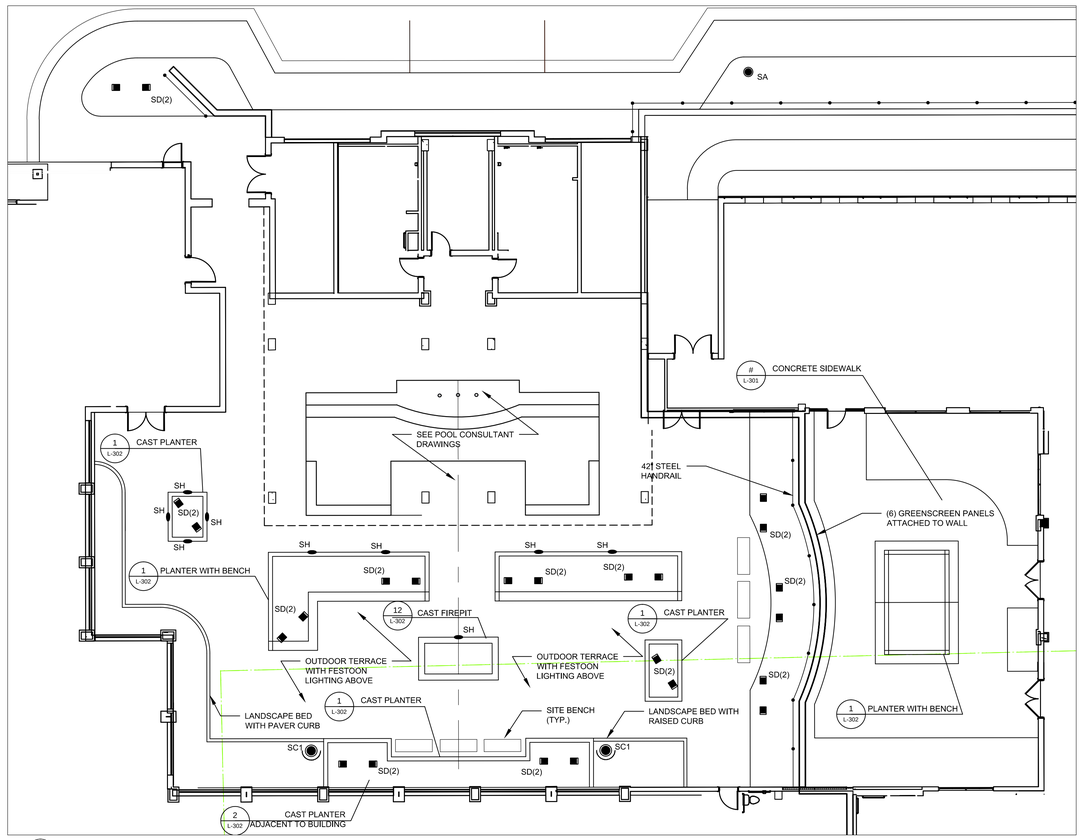


2 COTTAGE COURTYARD
1"=10'-0"



1 POOL AND LOWER MEMORY GARDEN
1"=10'-0"

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ARCHITECT INFO
#12345678

DESIGN DEVELOPMENT

Project No.: 2017050
Date: 01/15/2018

SITE PLAN ENLARGEMENTS

L-202

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NORTH ELEVATION

SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

NOTE NUMBER	NOTE TEXT
01	STONE VENEER - NATIVE CUSTOM STONE, COUNTRY VILLA, GRANTE
02	6" FIBER CEMENT LAP SIDING - SW 7656, RHINESTONE
03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW 7656, RHINESTONE
04A	FIBER CEMENT FLAT PANEL - SW 7656, RHINESTONE
04B	FIBER CEMENT FLAT PANEL - SW 7075, WEB GRAY
05	FIBER CEMENT TRIM
06	DECORATIVE ALUMINIUM RAILING
07	STANDING SEAM METAL ROOF - BERRIDGE, ZINC-COTE
08	ARCHITECTURAL ASPHALT ROOFING SHINGLES - DRK GREY
09	HALF ROUND GUTTER AND/OR DOWNSPOUT
10	ARCHITECTURAL BRACKETS
11	CURTAIN WALL INSULATED - BLACK
12	INSULATED STOREFRONT - BLACK
13	VINYL WINDOWS - WHITE
14	SMOOTH FACE ARCHITECTURAL MASONRY BLOCK - LIGHT GREY
15	DECORATIVE SHUTTERS

COMMONS/ ASSISTED LIVING/ MEMORY CARE

02/01/2018 | THW PROJ. #: 2017050 | ALPHARETTA, GA

VILLAGE PARK - WILLS ROAD

VILLAGE PARK SENIOR LIVING

THW DESIGN

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EXTERIOR ELEVATION KEYNOTES	
NOTE NUMBER	NOTE TEXT
01	STONE VENEER - NATIVE CUSTOM STONE, COUNTRY VILLA, GRANTE
02	6" FIBER CEMENT LAP SIDING - SW 7656, RHINESTONE
03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW 7656, RHINESTONE
04A	FIBER CEMENT FLAT PANEL - SW 7656, RHINESTONE
04B	FIBER CEMENT FLAT PANEL - SW 7075, WEB GRAY
05	FIBER CEMENT TRIM
06	DECORATIVE ALUMINIUM RAILING
07	STANDING SEAM METAL ROOF - BERRIDGE, ZINC-COTE
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09	HALF ROUND GUTTER AND/OR DOWNSPOUT
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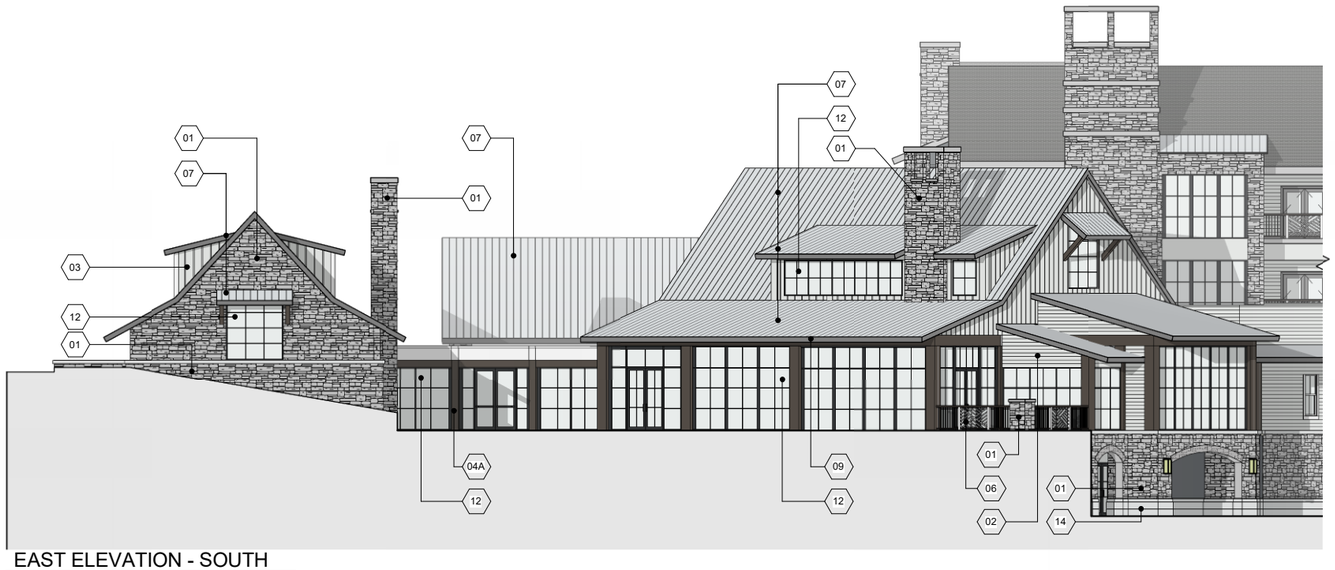
12	INSULATED STOREFRONT - BLACK
13	VINYL WINDOWS - WHITE
14	SMOOTH FACE ARCHITECTURAL MASONRY BLOCK - LIGHT GREY
15	DECORATIVE SHUTTERS



EAST ELEVATION - SOUTH

EAST ELEVATION - NORTH

COMMONS/ ASSISTED LIVING/ MEMORY CARE

02/01/2018 | THW PROJ. #: 2017050 | ALPHARETTA, GA

VILLAGE PARK - WILLS ROAD

VILLAGE PARK SENIOR LIVING

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14	SMOOTH FACE ARCHITECTURAL MASONRY BLOCK - LIGHT GREY
15	DECORATIVE SHUTTERS

WEST ELEVATION - NORTH

WEST ELEVATION - SOUTH

COMMONS/ ASSISTED LIVING/ MEMORY CARE

02/01/2018 | THW PROJ. #: 2017050 | ALPHARETTA, GA

VILLAGE PARK - WILLS ROAD

VILLAGE PARK SENIOR LIVING

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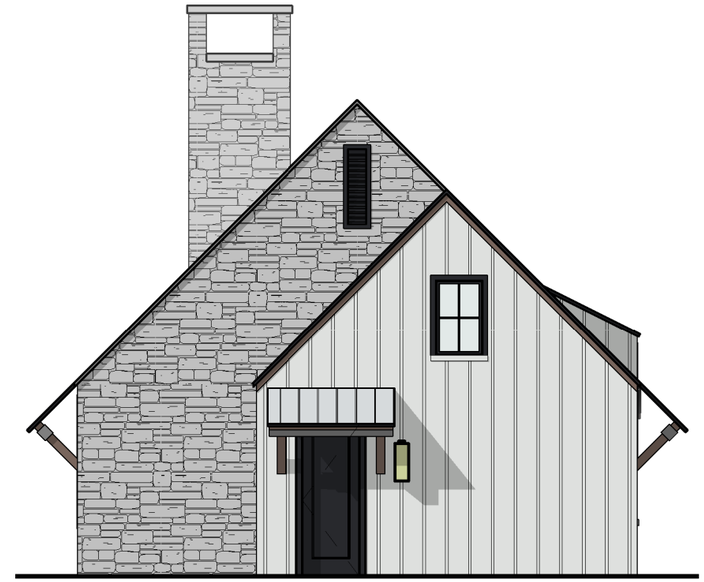
MATERIAL LEGEND

- MANUF. STONE - NCS, COUNTRY VILLA, GRANITE
- CEMENTITIOUS BOARD AND BATTEN - SHERWIN WILLIAMS, SW 7656 RHINESTONE
- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE

SIDE ELEVATION 2

1/8" = 1'-0"



BACK ELEVATION

1/8" = 1'-0"

SIDE ELEVATION 1

1/8" = 1'-0"

FRONT ELEVATION

1/8" = 1'-0"

ELEVATION - STUDIO COTTAGE

VILLAGE PARK - WILLS RD. _ STUDIO COTTAGE

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MATERIAL LEGEND

- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE
- CEMENTITIOUS LAP SIDING - SHERWIN WILLIAMS, SW 7656 RHINESTONE
- MANUF. STONE - NCS, COUNTRY VILLA, GRANITE

SIDE ELEVATION 1

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

SIDE ELEVATION 2

1/8" = 1'-0"

FRONT ELEVATION

1/8" = 1'-0"

COTTAGE 1

VILLAGE PARK - WILLS RD BUNGALOW COTTAGE

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MATERIAL LEGEND

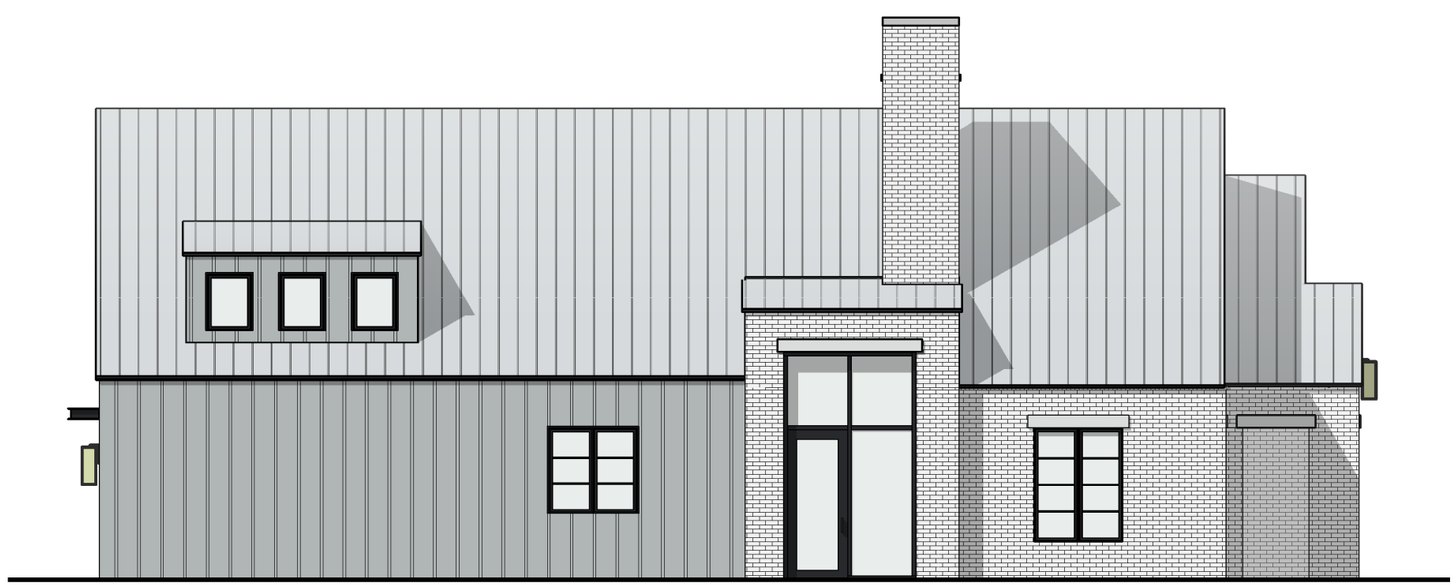
- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE
- CEMENTITIOUS BOARD AND BATTEN - SHERWIN WILLIAMS, SW 7072 ONLINE
- PAINTED BRICK - SHERWIN WILLIAMS, SW 7656 RHINESTONE

SIDE ELEVATION 1

1/8" = 1'-0"

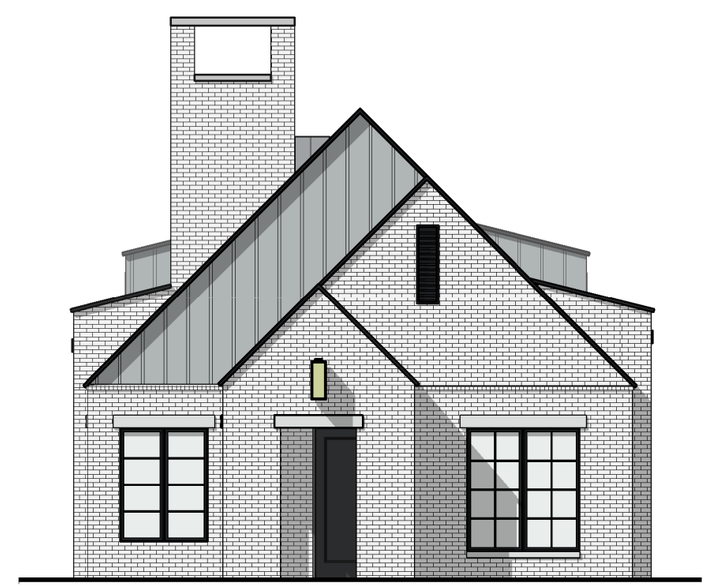
REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION 2

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

COTTAGE 2

VILLAGE PARK - WILLS RD BUNGALOW COTTAGE

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MATERIAL LEGEND

- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE
- CEMENTITIOUS BOARD AND BATTEN - SHERWIN WILLIAMS, SW 7075 WEB GRAY
- MANUF. STONE - NCS, COUNTRY VILLA, GRANITE

SIDE ELEVATION 1

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

SIDE ELEVATION 2

1/8" = 1'-0"

FRONT ELEVATION

1/8" = 1'-0"

COTTAGE 3

VILLAGE PARK - WILLS RD BUNGALOW COTTAGE

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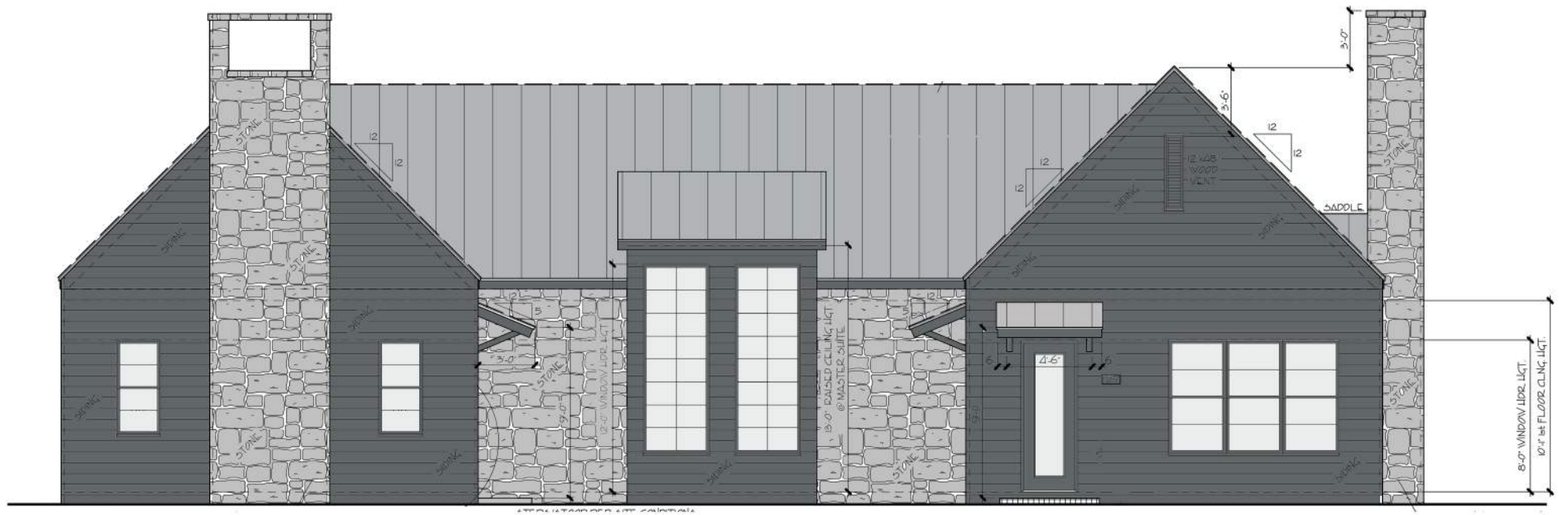
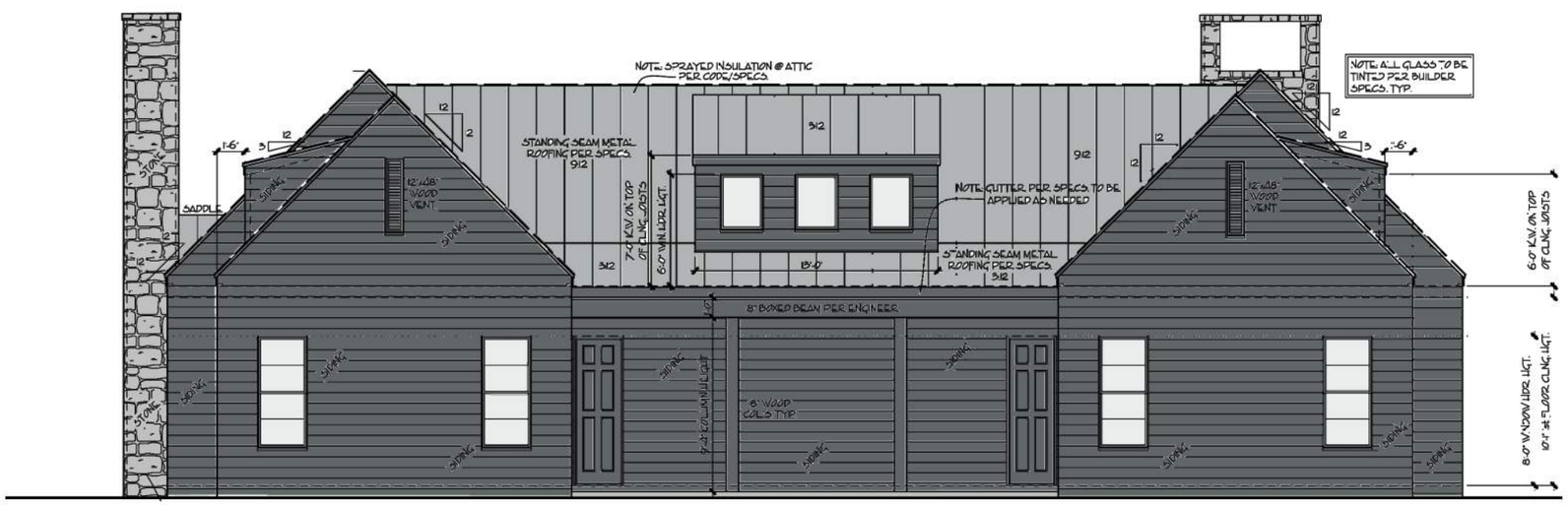
MATERIAL LEGEND

- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE
- CEMENTITIOUS LAP SIDING - SHERWIN WILLIAMS, SW 7656 RHINESTONE
- MANUF. STONE - NCS, COUNTRY VILLA, GRANITE



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

OPTION 1

VILLAGE PARK - WILLS RD DUPLEX BUNGALOW

THW DESIGN

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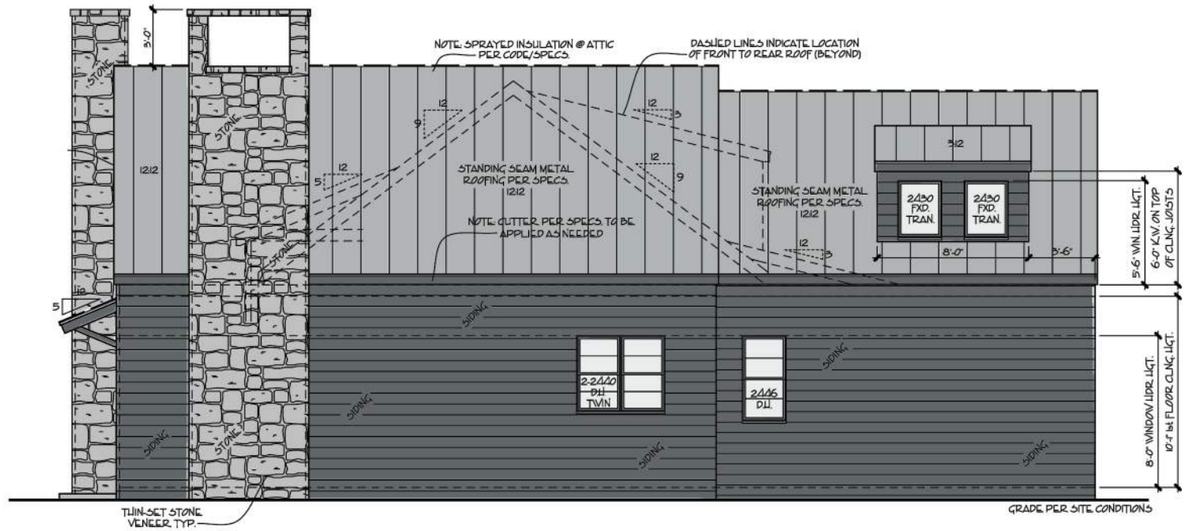
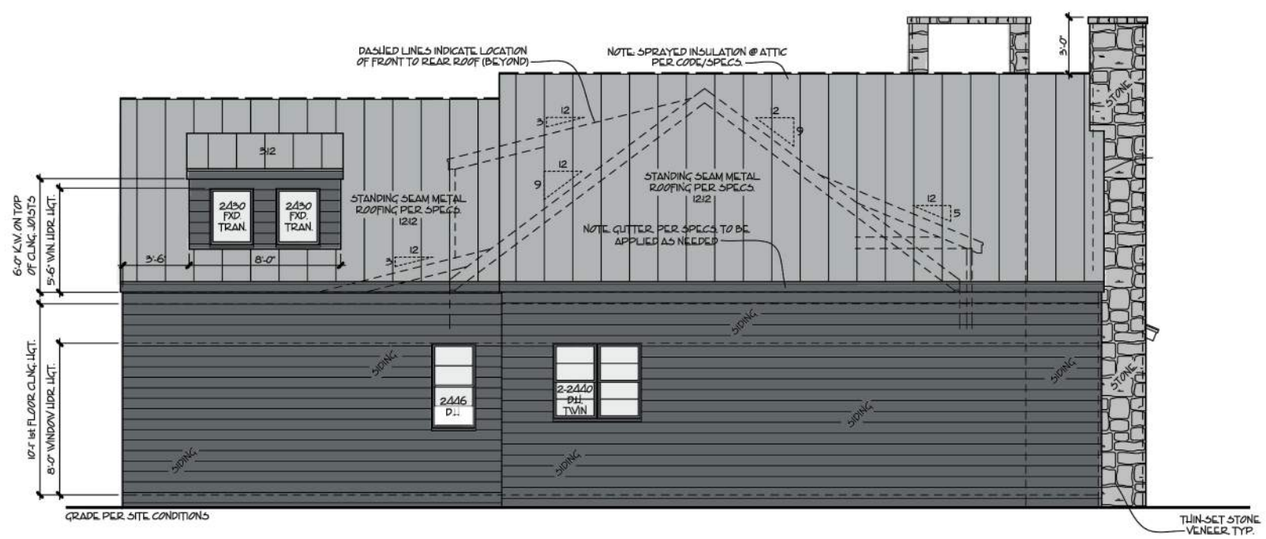
MATERIAL LEGEND

- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE
- CEMENTITIOUS LAP SIDING - SHERWIN WILLIAMS, SW 7656 RHINESTONE
- MANUF. STONE - NCS, COUNTRY VILLA, GRANITE



SIDE ELEVATION 1

1/8" = 1'-0"



SIDE ELEVATION 2

1/8" = 1'-0"

OPTION 1

VILLAGE PARK - WILLS RD DUPLEX BUNGALOW

THW DESIGN

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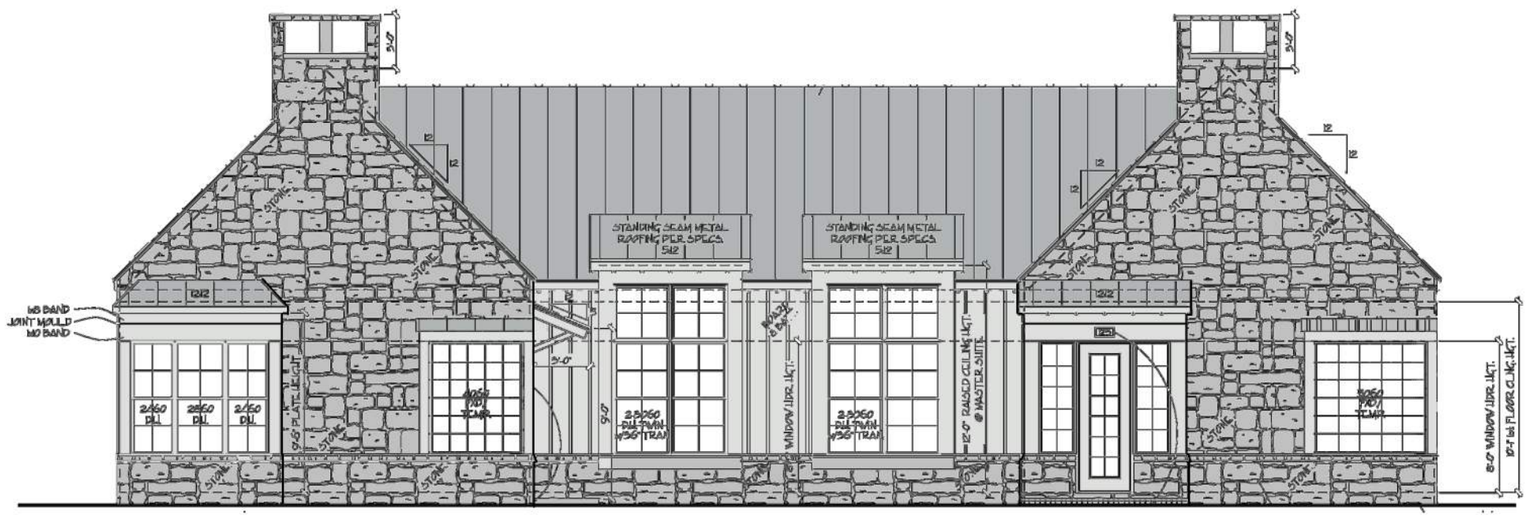
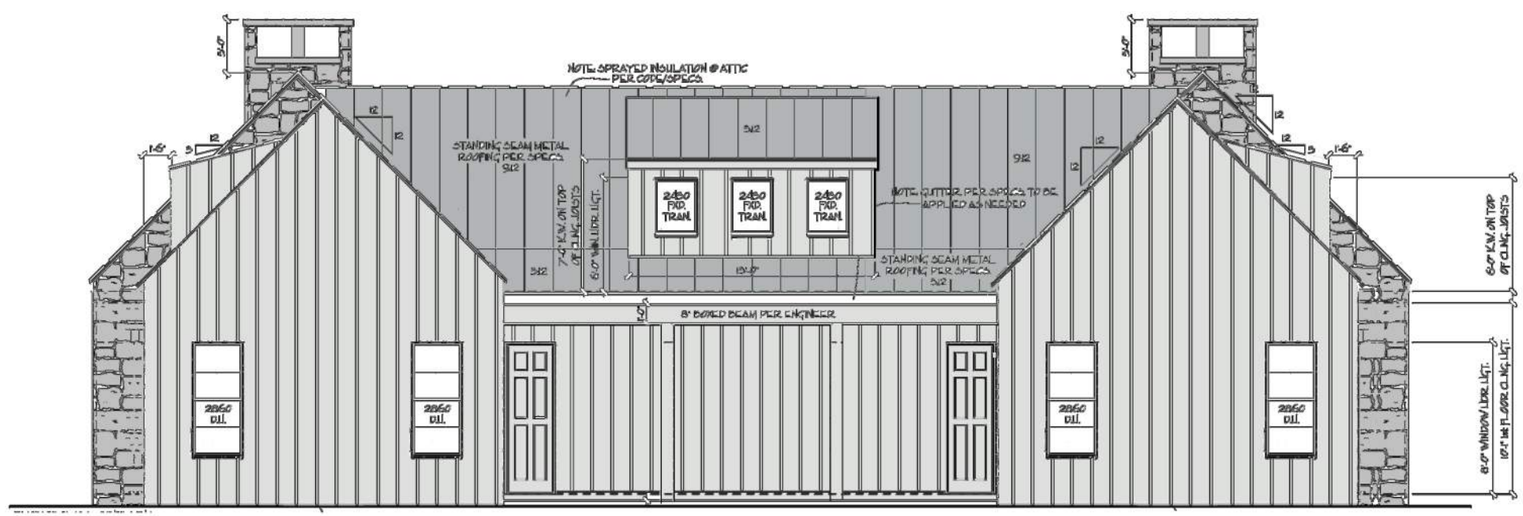
MATERIAL LEGEND

- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE
- CEMENTITIOUS BOARD AND BATTEN - SHERWIN WILLIAMS, SW 7072 ONLINE
- MANUF. STONE - NCS, COUNTRY VILLA, GRANITE



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

OPTION 2

VILLAGE PARK - WILLS RD DUPLEX BUNGALOW

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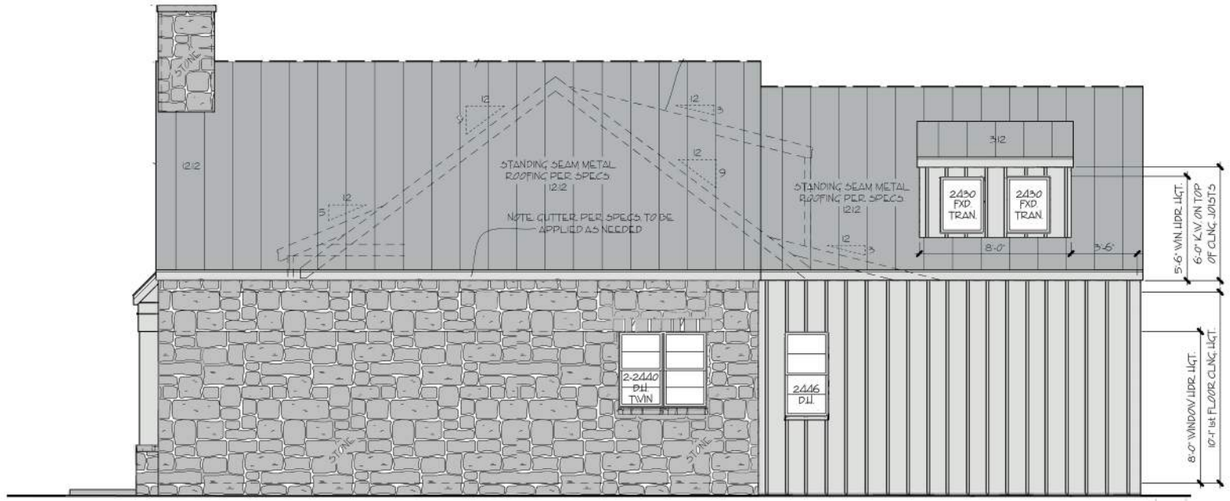
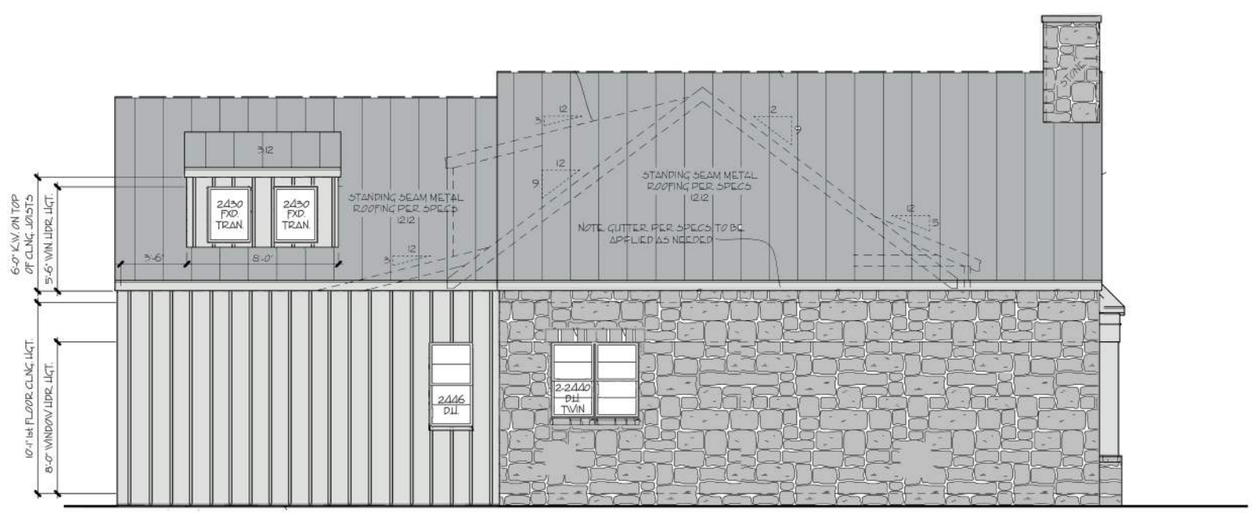
MATERIAL LEGEND

- STANDING SEAM METAL ROOF - BERRIDGE; ZINC COTE
- CEMENTITIOUS BOARD AND BATTEN - SHERWIN WILLIAMS, SW 7072 ONLINE
- MANUF. STONE - NCS, COUNTRY VILLA, GRANITE



SIDE ELEVATION 1

1/8" = 1'-0"



SIDE ELEVATION 2

1/8" = 1'-0"

OPTION 2

VILLAGE PARK - WILLS RD DUPLEX BUNGALOW

THW DESIGN

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COMMONS/ ASSISTED LIVING/ MEMORY CARE

02/01/2018 | THW PROJ. #: 2017050 | ALPHARETTA, GA

VILLAGE PARK - WILLS ROAD

VILLAGE PARK SENIOR LIVING

THW DESIGN

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COMMONS/ ASSISTED LIVING/ MEMORY CARE

02/01/2018 | THW PROJ. #: 2017050 | ALPHARETTA, GA

VILLAGE PARK - WILLS ROAD

VILLAGE PARK SENIOR LIVING

THW
DESIGN

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SIGHT LINE SECTION

3/32" = 1'-0"

COMMONS/ ASSISTED LIVING/ MEMORY CARE

02/01/2018 | THW PROJ. #: 2017050 | ALPHARETTA, GA

VILLAGE PARK - WILLS ROAD

VILLAGE PARK SENIOR LIVING

THW DESIGN

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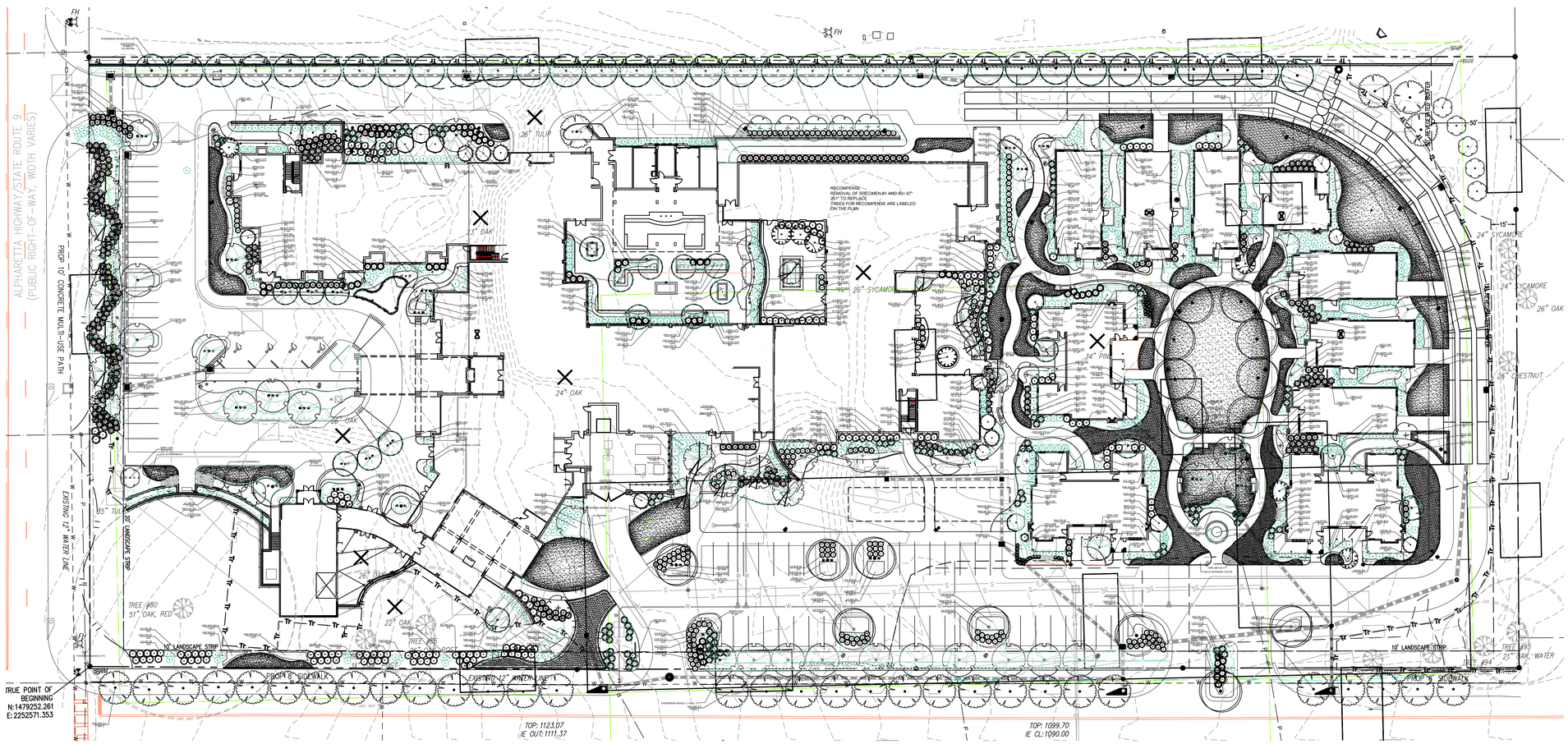
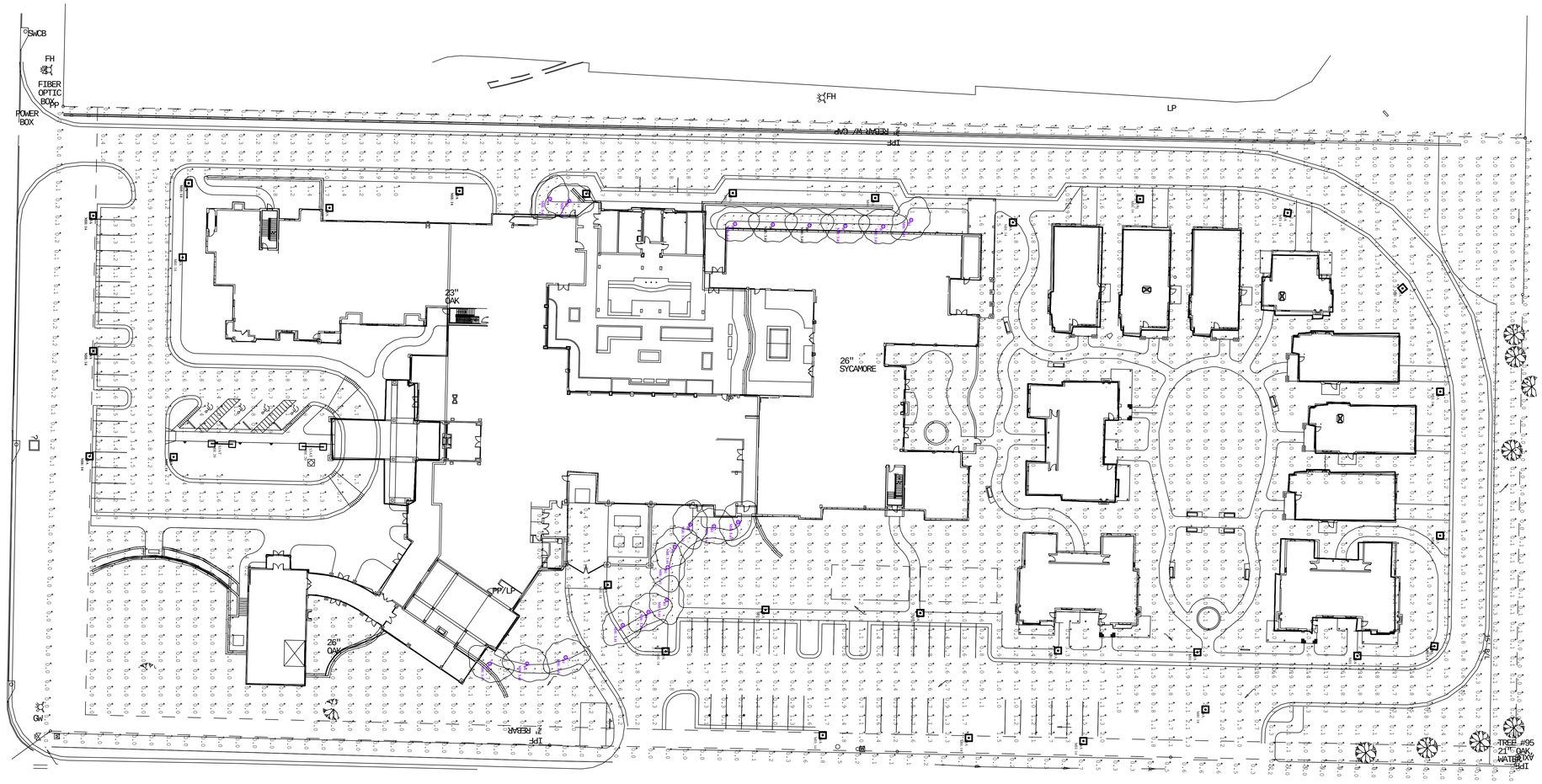
VILLAGE PARK AT WILLS ROAD

437 Wills Road/1850 Hwy 9
Alpharetta, GA 30004



PLANT SCHEDULE

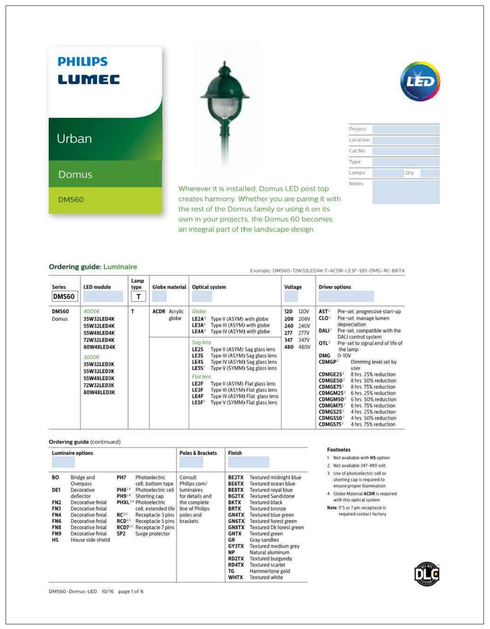


Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	20	S3A	SINGLE	0.900	DMS60-55W32LED4K-R-LE3A mtd 14' AFG	52.6	4605
	9	S4A	SINGLE	0.900	DMS60-55W32LED4K-R-LE4A mtd 14' AFG	52	4676
	2	S3AT	BACK-BACK	0.900	2/ DMS60-55W32LED4K-R-LE3A mtd 14' AFG	52.6	4605
	19	B1	SINGLE	0.900	PRB-1-T2-20LC-1-4K	13	1391

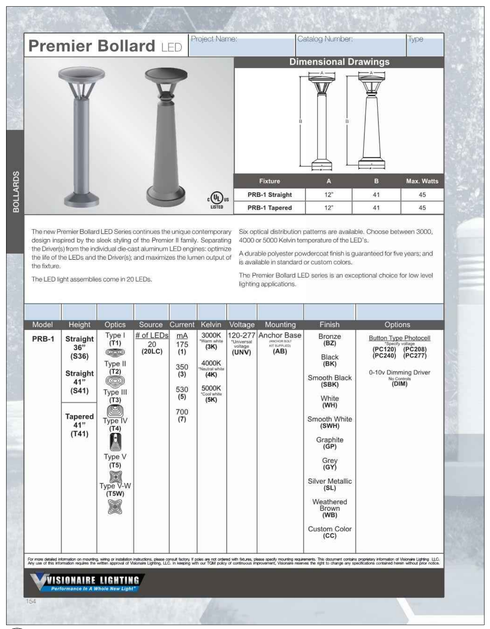
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Connector Rd	Illuminance	Fc	0.89	3.5	0.2	4.45	17.50
Egress 1	Illuminance	Fc	4.22	11.6	1.0	4.22	11.60
Egress 2	Illuminance	Fc	6.03	14.5	1.0	6.03	14.50
Egress 3	Illuminance	Fc	4.96	15.8	1.1	4.51	14.36
Egress 4	Illuminance	Fc	4.44	14.5	1.0	4.44	14.50
Gen Site	Illuminance	Fc	0.36	7.5	0.0	N.A.	N.A.
Gen Site 3	Illuminance	Fc	0.11	0.9	0.0	N.A.	N.A.
Gen Site_2	Illuminance	Fc	0.12	3.7	0.0	N.A.	N.A.
N W Lot	Illuminance	Fc	1.32	3.5	0.1	13.20	35.00
Prop Line	Illuminance	Fc	0.09	0.8	0.0	N.A.	N.A.
S E Lot	Illuminance	Fc	0.97	2.7	0.1	9.70	27.00

Values below .2 FC Highlighted Red

Distribution Lines are .25FC



S3A, S3AT, & S4A FIXTURE
NTS



B1 FIXTURE
NTS

SESCO LIGHTING	THE VILLAGE 6.AGI	
CALCS DIVISION	561-848-8589	1/30/2018

Atlanta-Chattanooga-Ft.Lauderdale-Ft.Myers/Naples-Jackson-Jacksonville-Knoxville-Nashville-Pensacola-Orlando-Tallahassee-Tampa

0 15' 30' 60'
SCALE: 1" = 30'

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VILLAGE PARK AT WILLS ROAD

437 Wills Road/1850 Hwy 9
Alpharetta, GA 30004

THW DESIGN

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THOMPSON HANCOCK WITTE & ASSOCIATES, INC.

2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328

2632 Broadway Street
Suite 201, South Building
San Antonio, TX 78215

PH: 770 916 2220
FAX: 770 916 2299
www.thw.com

PRELIMINARY DRAWINGS. NOT TO BE USED FOR RECORDING, IMPLEMENTATION, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

ARCHITECT INFO
#12345678

DESIGN DEVELOPMENT

Project No.: 2017050
Date: 01/15/2018

SITE PHOTOMETRIC PLAN

SE-001

I:\17\2017050 Village Park Wills Rd\-ACA Site\Drawings\Sheets\SE-001 SITE PHOTOMETRIC PLAN.dwg

5/10/2017 2:57:34 PM

2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: June 19, 2017

CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living

Consideration of a request for a conditional use permit to allow a 130-unit 'Assisted Living Facility' on 7.01 acres. Formerly known as the Sims Property, it is currently being used for a seasonal haunted house, a place of worship and a barn. Variances are requested to reduce the front setback requirement, increase the allowable building height and to reduce the undisturbed buffer requirement between non-residential and residential uses. The subject property is located at the northwest corner of Wills Road and South Main Street at 1650 South Main Street and 437 Wills Road.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 4-2

- *Council Member Kennedy offered a motion to approve CU-17-06/V-17-15 Village Park at Wills Road/Assisted Living subject to the 21 conditions*
  - *The motion received a second from Council Member Owens*
  - *Council Member Binder offered friendly amendment to the last sentence of condition #13 to read, "A minimum 50'*

revegetated buffer, as approved by Staff, shall be provided along the north property line adjacent to 110 and 120 Wills Lane."

- *Amendment accepted by Kennedy and Owens*
- *The motion was approved 4-2; Belle Isle and Gilvin voting no*

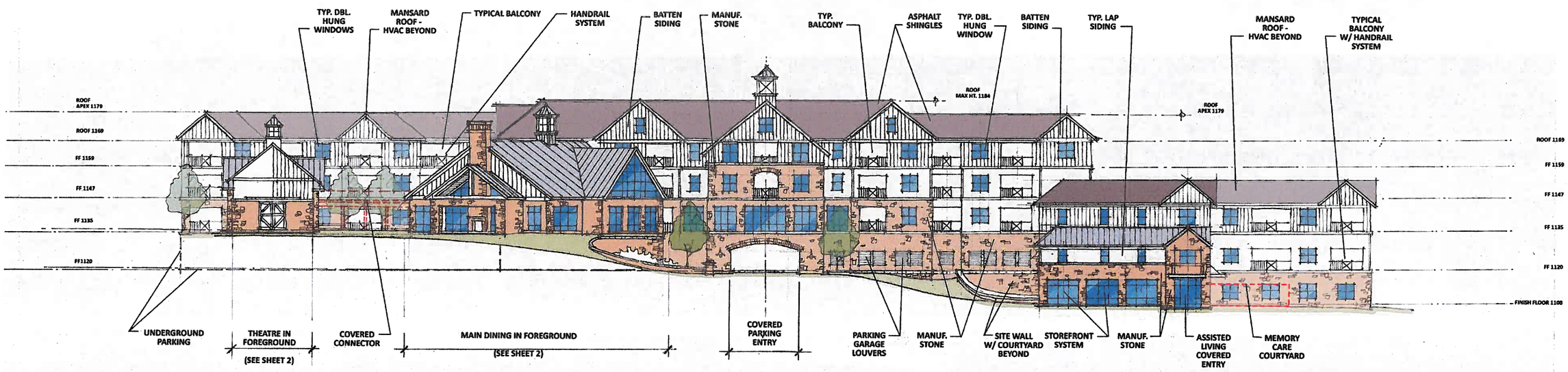
Final Conditions:

1. 'Congregate Housing, Assisted Living Facility' shall be a permitted use on the subject property.
2. The site, consisting of approximately 7.01 acres, shall be developed substantially similar to site plan submitted by Foley Design, dated 5/10/2017, 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.
3. Buildings shall be substantially similar to the renderings and photographic examples prepared by Foley Design, dated 5/8/2017, which depict a Modern Farmhouse style, with final approval by DRB. Site and landscape plans shall require approval by the DRB. Elevations shall be minimum 40% brick or stone.
4. Building setback shall be 50' on Wills Road, except for the theatre and dining buildings. Theatre and dining buildings shall be no more than 35' in height.
5. Maximum building height shall be limited to no greater than 45', as depicted on the conceptual elevation Sheets 1 and 2, prepared by Foley Design and dated 5/8/2017.
6. Drive entrances shall include stone entrance walls of modest height and length as not to impede vehicular view, with final approval by Staff.
7. Decorative landscape and pedestrian street lights shall be required along South Main Street and Wills Road. Lighting type, quantity and spacing as required by Staff.
8. Decorative foundation plantings shall be required around all buildings, with final approval by the DRB.
9. Developer shall construct an 8' sidewalk with a minimum 5' planting strip, with trees in strip between edge of road and sidewalk as allowed within ROW, along Wills Road. Applicant shall maintain trees and is allowed to irrigate within ROW and is to work with City Arborist on sidewalk installation to minimize impacts to trees.
10. Developer shall construct sidewalk along South Main Street, per GDOT improvement plans. Developer and City Arborist shall work with GDOT on sidewalk installation to minimize impacts to trees.
11. Street Trees of the proper size and locations shall be required along all internal roads as approved by staff.
12. A minimum 20' landscape strip shall be provided along South Main Street, outside of any utility easements. Staff and Developer will work on final limits of landscape strip along South Main Street. A minimum 10' landscape strip shall be provided along Wills Road,

outside of any utility easements, and shall be heavily planted with a mix of hardwoods and evergreen plantings.

13. A minimum 15′ revegetated (replanted where sparse) buffer shall be provided along the north property line adjacent to the City-owned parcel. A minimum 50′ revegetated buffer, as approved by Staff, shall be provided along the north property line adjacent to 110 and 120 Wills Lane.
14. Outdoor amenity areas shall be provided as depicted on the site plan prepared by Foley Design, dated 5/10/2017.
15. Existing trees shall be saved as depicted on the plan submitted by Foley Design, dated 5/10/2017. Tree save areas near the intersection of South Main Street and Wills Road shall be enhanced with ornamental landscape, hardscape, seating area(s) and a decorative fountain or sculpture. Sculpture shall require approval by the local art committee. Landscape and hardscape shall be subject to DRB approval.
16. There shall be limited encroachment into the CRZ of Tree #80 (51″ Southern Red Oak), as approved by Staff. Tree #80 shall require a full risk assessment by a climbing Arborist with a resistograph. Removal of this tree shall be subject to approval by Staff. Developer shall also save Tree #85 (31″ Post Oak), #86 (26″ Post Oak), #94 (20″ Water Oak) and #95 (21″ Water Oak).
17. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by the DRB.
18. Developer shall dedicate a sign easement to the City at the corner of Wills Road and South Main Street. Easement limits shall be determined between developer and staff as corner conditions are influenced and impacted from tree save area, hardscape features and GDOT.
19. Power lines shall be placed underground.
20. Developer shall provide a bus shelter, with final approval by DRB.
21. Developer will design and install crosswalk adjacent to property to allow safer crossing of Wills Road to access Wills Park, as approved by Staff.

COMMUNITY CHARACTER



VIEW FROM WILLS ROAD - EAST ELEVATION

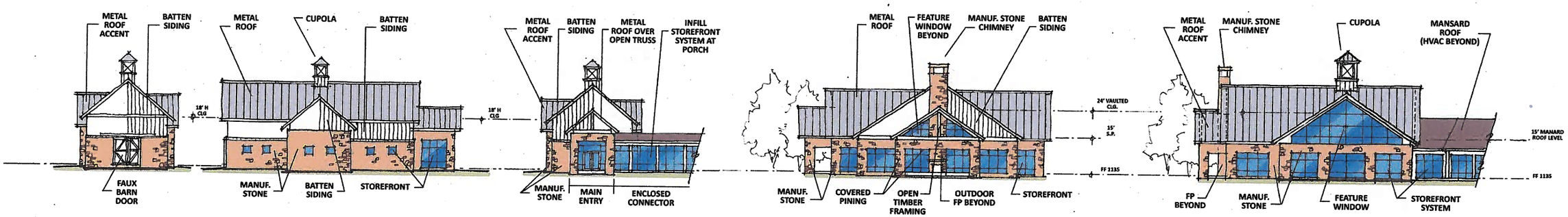
FOLEY DESIGN

VILLAGE PARK AT WILLS ROAD

5/8/2017

CONCEPTUAL ELEVATION - SHEET 1

HOUSING CHARACTER



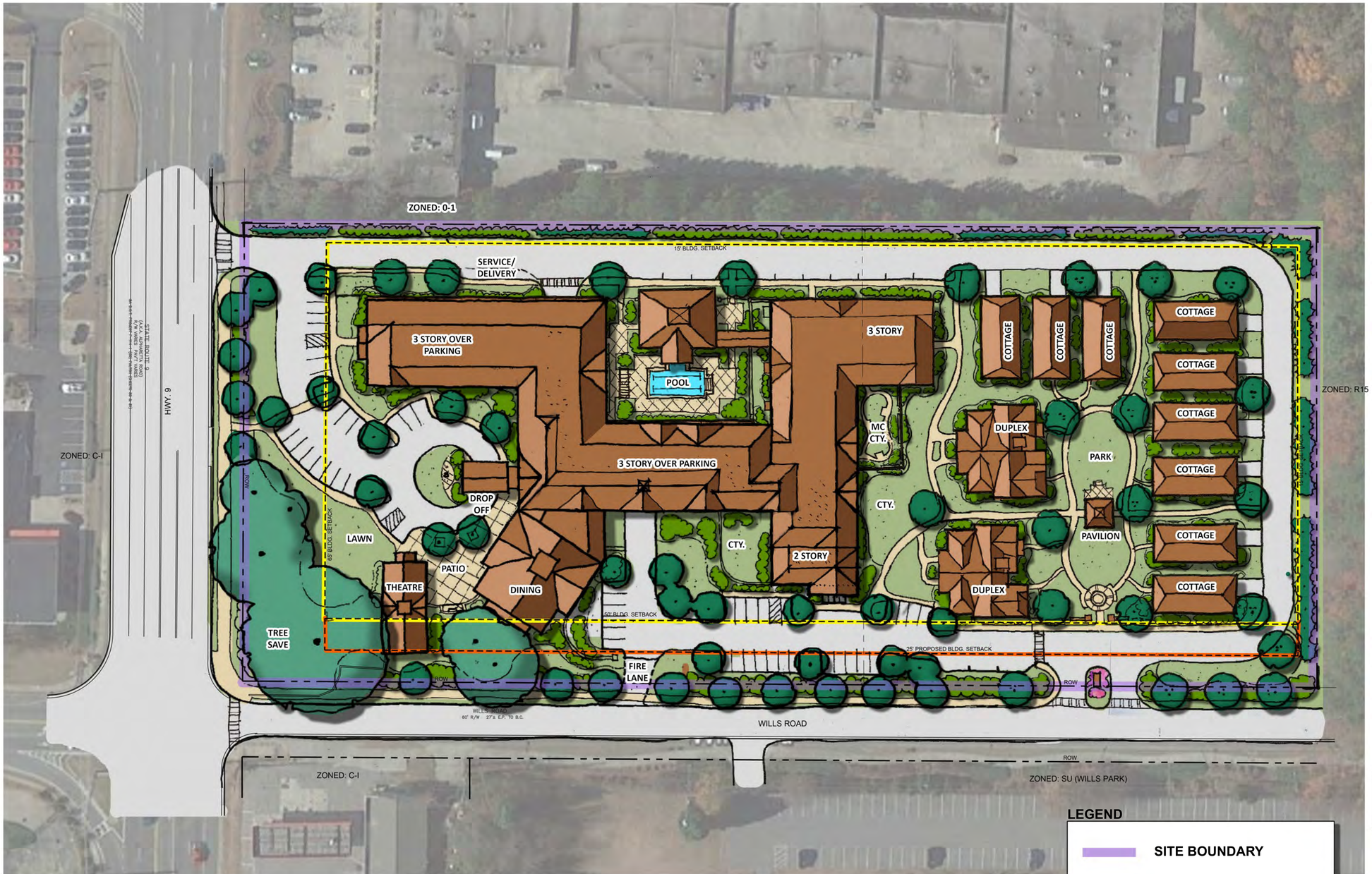
THEATER - EAST ELEV. THEATER - NORTH ELEV. THEATER - WEST ELEV. MAIN DINING - SE ELEVATION MAIN DINING - NE ELEVATION (SW SIMILAR)

FOLEY DESIGN

VILLAGE PARK AT WILLS ROAD

5/8/2017

CONCEPTUAL ELEVATION - SHEET 2



CONTEXT MAP

SITE PROPERTIES:

SITE ACREAGE = 7.01 ACRES
ZONED C-1
130 TOTAL UNITS:
MAIN BUILDING: 48 IL UNITS
44 AL UNITS
18 MC UNITS
COTTAGES: 13 UNITS
PARKING:
REQUIRED:
48 ATTACHED IL = 72 SPACES
44 ATTACHED AL = 22 SPACES
13 DETACHED = 26 SPACES
TOTAL= 120 SPACES
PROPOSED:
UNDERGROUND: 50 SPACES
SURFACE: 63 SPACES
COTTAGES: 26 SPACES (1 GARAGE/ 1 DRIVEWAY)
TOTAL: 139 SPACES

*BUILDING HEIGHT = 35' MAX AVERAGE HT PER ZONING
*REQUEST FOR 55' MAX AVERAGE HT

*SETBACKS:
FRONTAGE: 65' ON HWY 9
*50' ON WILLS ROAD (REQUEST FOR 25')
REAR: 15'
SIDE 15'

BUILDINGS SF:
IL/AL MAIN BLD = 135,000 SF
COTTAGES = 28,000 SF
PARKING UNDER BLDG = 30,000 SF
TOTAL = 163,000 SF

BUFFERS & LANDSCAPE STRIPS:
HWY 9 = 20' LANDSCAPE STRIP
WILLS ROAD = 10' LANDSCAPE STRIP
*50' BUFFER NORTH PL (REQUEST FOR 15')

SITE CONDITIONS REQUESTS:

1. INCREASE THE AVERAGE HT. FROM 35' TO 55'.
2. REDUCE THE SETBACK ALONG WILL ROAD FROM 50' TO 25'
3. REDUCE THE BUFFER REQUIRMENTS ALONG NORTH PROPERTY LINE AGAINST THE AREA ZONED R-15 FROM 50' TO 15'. (CITY OWNS PROPERTY)

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

FOLEY DESIGN
www.foleydesign.com

VILLAGE PARK AT WILLS ROAD

ALPHARETTA, GA

5/10/2017

CONCEPTUAL SITE PLAN

ALPHARETTA,GA

TEASLEY PLACE

50 CANTON STREET
ALPHARETTA, GA 30009

HANDBOOK

STOREFRONT AND SIGNAGE DESIGN CRITERIA

NOVEMBER 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 required. 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 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 andTenant 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 and slate
5. Clear anodized aluminum, or other painted and metallic aluminum finishes, brass
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.

UNNACCEPTABLE 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
6. Corrugated metal

PROHIBITED STOREFRONT DESIGNS:

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 of 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 3'-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 or logos on awnings are not permitted. The Landlord will consider unique awning designs and any accompanying graphics applications submitted by the Tenant and will endeavor to obtain City approval. 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** GeorgeIV@Riverrockdevelopment.com. ALL SIGNS MUST BE APPROVED BY THE CITY OF ALPHARETTA **BEFORE** INSTALLATION.

SIGNAGE REQUIREMENTS AND LIMITATIONS

1. Tenant shall endeavor to use covered 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 and exposed LED 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. All building mounted wall signs will be raceway or pin mounted. Raceway to match color of the building.

3. The size of each wall sign will be based on building square footage and façade length but shall not exceed 3' x 12'.

4. Tenant may not display informational signs.

5. 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 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
GeorgeIV@Riverrockdevelopment.com

EXAMPLES OF ACCEPTABLE STOREFRONT DESIGN

Color – Contrast to adjacent tenants. Creates clear identity

- Unique front door
- Trim detail
- Signage to scale

Chloé
Chloé
Chloé

CANDY SHOP VINTAGE

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.

CONTACT INFORMATION

Developer:

West Canton LLC
75 Roswell Street
Alpharetta, GA 30009
Tel: (770) 757 1429

Home Owners Association:

Teasley Place Condominium Association, Inc.
c/o Condominium Concepts Management, Inc.
1200 Lake Hearn Drive, Suite 275
Atlanta, GA 30319
Tel: (404) 917 0600

Retail Management:

Skyline Seven Real Estate
5825 Glenridge Drive, Building 1, Suite 206
Atlanta, GA 30328
Tel: (404) 812 8921

DRB 170058 Teasley Place

Applicant presented review of Design guidelines for tenants

- Timeline for completion of building
- Changes to Park Area
- Site Plan
- Designed Guidelines as a minimum
- "Toured" around the building where Applicant stands today
- Prominent signage on corner with blade signage
- Heavy wood doors with uplighting
- Art installation on Milton entrance
- Historic color palette
- Gift Store Logo is not a Historic color, black & white striped awning ,(SW 6433 - Inverness)
- Staff stated tenants have been given a set of guidelines that have not been approved by DRB.
- Applicant stated that tenants are aware that DRB must approve storefronts
- Staff stated there is concern over amount of storefront glass which was not the intent. It was intended to be individual. Staff stated Design Guidelines say "if" tenant wants to change not you are going to change what is there into your own individuality.
- Applicant stated they want end spaces to be anchored with variations in the awnings, darker signage and colors.
- DRB questioned why two elevations on end spaces be so dramatically different. Looks disjointed to be one tenant.
- Vanille Café intent is to cover the brick on façade, awnings
- B Spectaced combining two storefronts, door on left will be entrance
- Maple Street Biscuits would like blade lines around both sides.
- Yoga Studio natural stained wood exterior, wood awning with black cables. Awning would go above entrance only. Signage not decided.

DRB stated they are moving in the right direction. Photos provided show drama, but some are too muted. Need to get right level of color mix. DRB would like to have stronger language in Guidelines.

Staff discussed TCO's and CO's. Staff stated what is in Guidelines doesn't reflect the pictures that are submitted. Guidelines are weak.

Applicant proposed retyping language and represent.

Chairman Kramer requested that Board Members send their comments on the guidelines to Staff by Wednesday, November 22 and then Staff would send to Applicant.

Applicant presented solid stone fountain. 12 x 12 fountain to prevent splashing. 6' inside basin with 2' base. There was discussion of lowering base, building 12 x12 or 8 x 8. Staff stated the biggest issue is the scale of the fountain. Applicant would like to install within a month and have DRB look at it.

Applicant discussed unit 408 and 401 roof. Applicant would like to create small, same material roofs. DRB would like to see it to consider.

Staff discussed approved vs. built balconies. Applicant discussed issues with building it as approved, structural, not design issue.

Staff stated we have a change from what was approved to the view, what was submitted as building plans and approved through the building plans and what was built on site. This Board will have to determine whether the as built will be approved or if Applicant will have to change.

Chairman Kramer would like to physically see it and how it impacts the architecture.

Staff stated it was been sent to Downtown Consultant and he stated it is a better look to bring pediments out.

There was discussion of different views. Staff stated that on site, it looks worse than the photos.

Staff discussed CO process and in this case it is a significant change.

Applicant stated it is a structural issue.

Chairman Kramer requested that Board Members visit within the week.

Design Review Board considered this a cursory review and did not make a motion.