



DESIGN REVIEW BOARD FEBRUARY 23, 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.

VII. PUBLIC HEARING

1. 09:10 - 09:20 DRB170065 South Main Kitchen 9 South Main St
review sidewalk furniture
2. 09:20 - 10:00 DRB180002 Windward Park Hilton
Review Elevations, Landscape
3. 10:00 - 10:20 DRB180013 Chase Bank 10900 Haynes Bridge rd
review exterior elevations and signage
4. 09:20 - 09:40 DRB180016 Bob Steele Salon 2500 Old Milton Pkwy
review wall sign
5. 10:20 - 10:45 DRB170061 Hines Office Bldg 10000 Avalon Blvd
review landscape revisions and parking deck revisions and building
lighting
6. 10:45 - 11:45 DRB170068 Wellstar Medical 2450 Old Milton Pkwy
review new construction
7. 11:45 - 12:15 DRB180015 Creative Studios 160 North Main St
review exterior changes

VIII. ADJOURNMENT

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: DRB170065

☒ Fee Paid

Initial: JK

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.

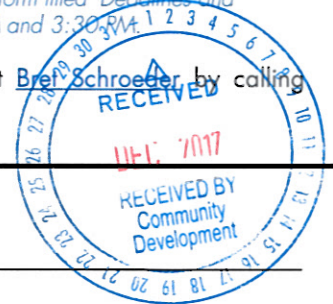
Please complete this form in its entirety and verify that all information is true and accurate.

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: SOUTH MAIN KITCHEN

Location Address: 9 SOUTH MAIN STREET

Mailing Address: 9 SOUTH MAIN STREET

City: ALPHARETTA

State: GA

Zip Code: 30009

Contact For All Notifications: SCOTT FLORENCE

Contact Telephone: 404 - 643 - 5861

Mobile Telephone: 404 - 643 - 5861

Fax: _____

Email: scott@mavenrestaurantgroup.com

Contact's Relation To Business: CO-OWNER

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	\$	100.00



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: JOE LOCKWOOD

Physical Address: 5 SOUTH MAIN STREET, ALPHARETTA, GA 30009

Mailing Address: 5 SOUTH MAIN STREET, ALPHARETTA, GA 30009

City: ALPHARETTA

State: GA

Zip Code: 30009

Owner Telephone: 770 - 663 - 3024

Contact Fax: 770 - 663 - 3025

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): JOE LOCKWOOD

Date: 11/28/2017

Owner Signature: _____

Property Information:

Address (If Assigned) : 9 SOUTH MAIN STREET, ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 22-482S-1269-013-6

Land Lot(s): 1269

District: 2

Section: 2

Existing Zoning of Property: C2

Existing Uses of Property: RESTAURANT

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: 11/28/2017

[Print Form](#)





LEGEND:

BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole

SYMBOL LEGEND:

	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall

PARCEL INFORMATION:

Parcel Id Nos.: 22 482512690128 (bldg #3)
22 482512690136 (bldg #9)
Plat is intended to combine these parcels.

Property is Zoned C-2, City of Alpharetta

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

OWNER'S CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT

(STATE OF GEORGIA)
(COUNTY OF FULTON)
(CITY OF ALPHARETTA)
The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and that there are no public dedications on this property.

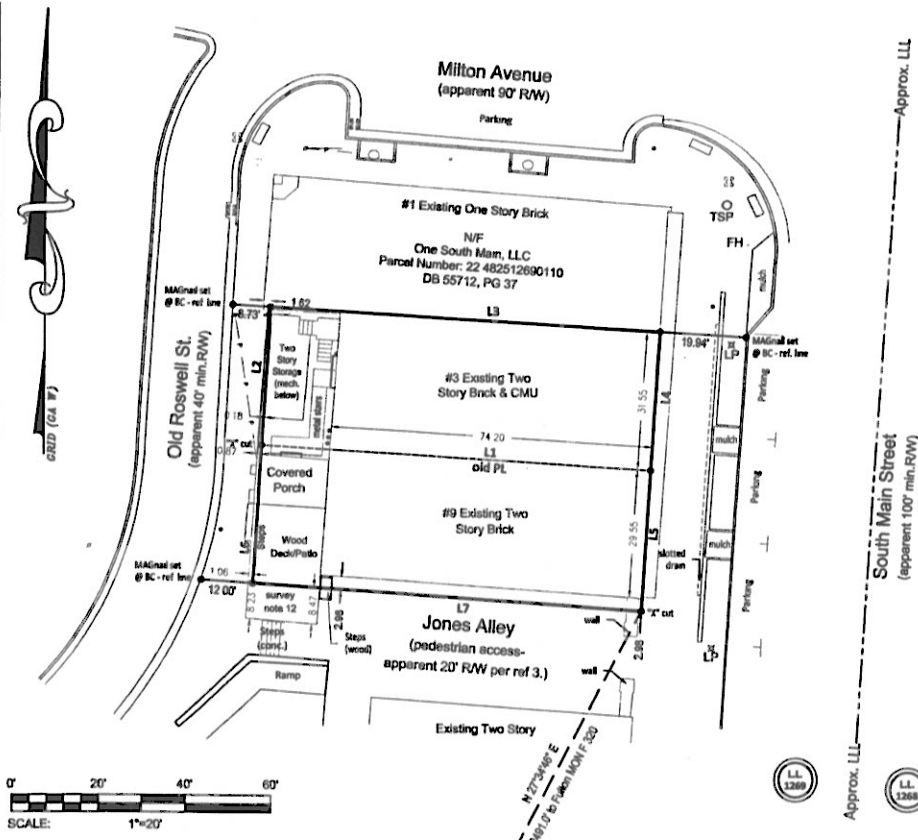
Subdivider/Owner: *[Signature]*

Date: 9-1-16

CERTIFICATE OF MINOR SUBDIVISION APPROVAL

The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the Alpharetta Unified Development Regulations including the City of Alpharetta Zoning requirements.

Community Development Department



CALL TABLE

LINE	BEARING	DISTANCE
L1	S 86°45'32" E	90.00'
L2	N 03°14'28" E	31.95'
L3	S 86°45'32" E	90.00'
L4	S 03°14'28" W	31.95'
L5	S 03°14'28" W	32.53'
L6	N 03°14'13" E	31.88'
L7	N 86°20'46" W	90.00'

OWNER/DEVELOPER:
Joseph K. Lockwood
369 Dorris Road
Alpharetta, Georgia 30004
Tel.: 678-640-9470



LOCATION MAP

NOT TO SCALE

REFERENCES:

1. Limited Warranty Deed to Joseph K. Lockwood recorded in deed book 23550, page 275, (bldg #3)
2. Plat of survey for Michael L. Patten of #3 & #5 South Main Street prepared by Brimblelow-Rose dated 12-7-1984 Plat Book 138, Page 97.
3. Plat of boundary and as-built survey for Joseph K. Lockwood prepared by David A. Ibarre Engineers and Surveyors, Inc., dated 5-26-2004, last revised 6-7-2004.
4. Warranty Deed to Joseph K. Lockwood recorded in deed book 37875, page 126, (bldg #9)
5. Survey for Butcher and Brew prepared by E303, dated February 11, 2015

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map of Fulton County, GA, (Community Panel no. 13121C0508F), most recently revised September 18, 2013.

GENERAL NOTES:

1. The only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map from Fulton Co., GA GIS
6. Information along Milton Avenue (North of bldg #1) is shown for location only and shows limited detail. Other utilities shown for proximity only. This survey extended to combine #3 & #9 only and is not intended to constitute a utility survey.
7. No underground utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, (i.e. fence lines, guy wires, etc.)
2. Due to recent construction in this area, boundary line monumentation described by plats (refs 2 & 3) was missing. Therefore, South wall of building #9 used to reestablish property line location is indicated by reference 3. Monuments within party walls were not set.
3. Rights-of-way shown per reference 3.
4. Matters of record not shown hereon are excepted.
5. Bearing based derived from 2 control points set with Carlson Surveyor GPS using eGPS network, GA SPC. Bearing & Distance to Fulton County GIS measured with GPS. All other work performed with methods described below.
6. All property corners marked IPS (Iron Pin Set) are 1/2" re-bar unless otherwise indicated. Reference marks indicated as Mdn'd are not within a cap or shen due to their location at BC. Chained "X" cuts were placed at the locations indicated.
7. Measurements shown are US Survey Feet (ground).
8. Field angles and linear distances measured using a Topcon PS-101A total station.
9. The field data upon which this plat is based has a field closure of one foot in 15,428 feet and an angular error of 10 seconds per angle point and was adjusted using Compass Rule. Boundary fieldwork completed on 02/08/2016. Addition to building 3 located 08/18/2016.
10. This plat has been calculated for closure and is found to be accurate within one foot in 150,790 feet.
11. Interior side property lines fall within party/common walls.
12. No easement or deed found for portion of bldg as in N/W.

Ga Cert. of Auth. LSF 1121

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

**COMBINED
PARCEL AREA:**
5,774 SF
0.1326 Acres

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type, and material are correctly shown

By: Steven A. Woods
Registered Georgia Land Surveyor Survey No. 3083

Date: _____

Drawn: SAH
Date: 8/23/2016
Sheet
1 of 1
Project Number
16-4054

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**

116 North Main Street, Suite B, Cumming, Ga. 30040
Phone: 770-442-0500 www.engineering303.com



Combination Plat
for
Joseph K. Lockwood
City of Alpharetta
District 2, Section 2
Fulton County, GA







DESIGN REVIEW BOARD SUMMARY

December 15, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY

HALL COUNCIL

CHAMBERS

8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

- I. **WORKSHOP** 
- II. **CALL TO ORDER** 
- III. **ROLL CALL** 

Design Review Board Members Present

- 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

Staff Present

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

DRB 170065 South Main Kitchen  **9 South Main**

Applicant presented review of sidewalk furniture

After discussion:

- Configuration ok. But needs to be scaled down
- Darker distressed wood, similar to door
- Drop to 3'
- Take back 2' from building to provide more sidewalk, less building

❖ Board Member Corkill offered a motion to defer based on today's comments

- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (5-0)

There was discussion that they must maintain a 5' linear path. The path may meander through furniture.

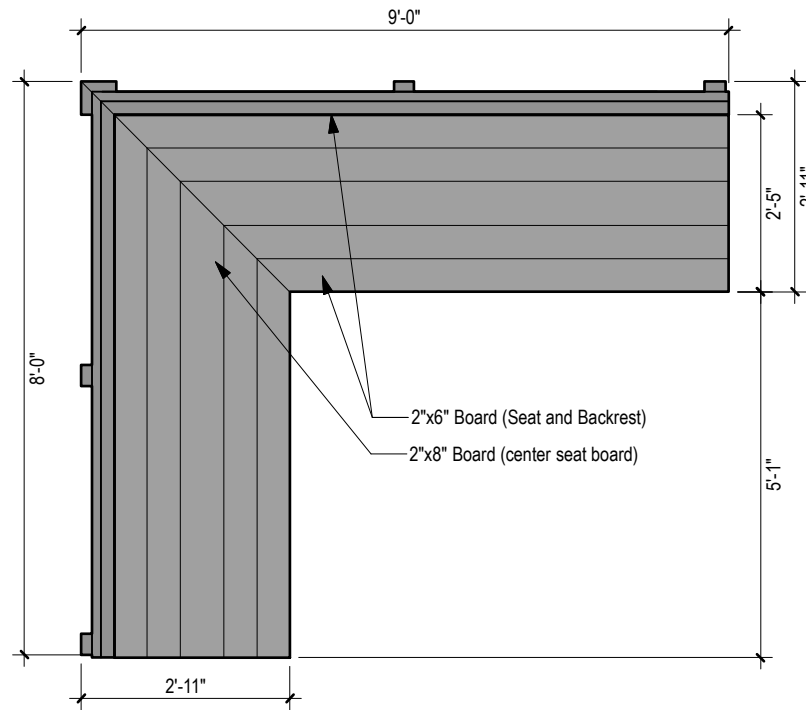
Chairman Kramer called a recess at 10:39 a.m.

Chairman Kramer reconvened the meeting at 10:45 a.m.

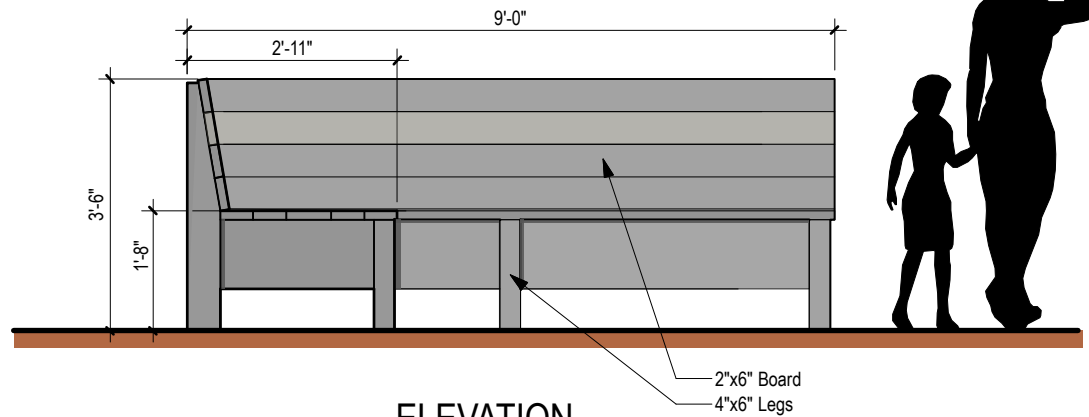


SOUTH MAIN KITCHEN

February 12, 2018



PLAN VIEW



ELEVATION

SOUTH MAIN KITCHEN

February 20, 2018

Sheet 2

BENCH DETAIL

3/8" = 1'-0"

2 SUBMITTAL COPY
1.2.18

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: - 1 2 3



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Alpharetta, GA 30009

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

Business Name: Chartwell Hospitality

Location Address: Windward Park Hilton Hotel- Windward Parkway

Mailing Address: 5000 Meridian Blvd. Suite 750

City: Franklin State: Tn Zip Code: 37067

Contact For All Notifications: Will Schaedle

Contact Telephone: 615 - 550 - 1,270 Mobile Telephone: _____

Fax: 615 - 550 - 1,271 Email: wschaedle@chartwellhospitality.com

Contact's Relation To Business: Developer

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Worthington Hyde Partnert

Physical Address: 3930 East Jones Bridge Road, Suite 145

Mailing Address: Same As Above

City: Norcross

State: Ga

Zip Code: 30092

Owner Telephone: 770 - 448 - 8,998

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): Robert Kincheloe

Date: 12/19/17

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: 22-545011880570

Land Lot(s): 1112, 1188

District: 2

Section: 2

Existing Zoning of Property: CUP

Existing Uses of Property: Vacant Land

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: 12/19/17



27138

AEC, Inc.
50 Warm Springs Circle
Roswell, Georgia 30075
770-641-1942

SUNTRUST

64-10/610

ACH RT 061000104

EZShield® Check Fraud
Protection for Business

CHECK DATE

11/2/18

PAY Three hundred and 00/100
TO City of Alpharetta

AMOUNT \$ 300.00

Harold M. Harvey

AUTHORIZED SIGNATURE

⑈00027138⑈ ⑆061000104⑆ 8801410229⑈

AEC, Inc.

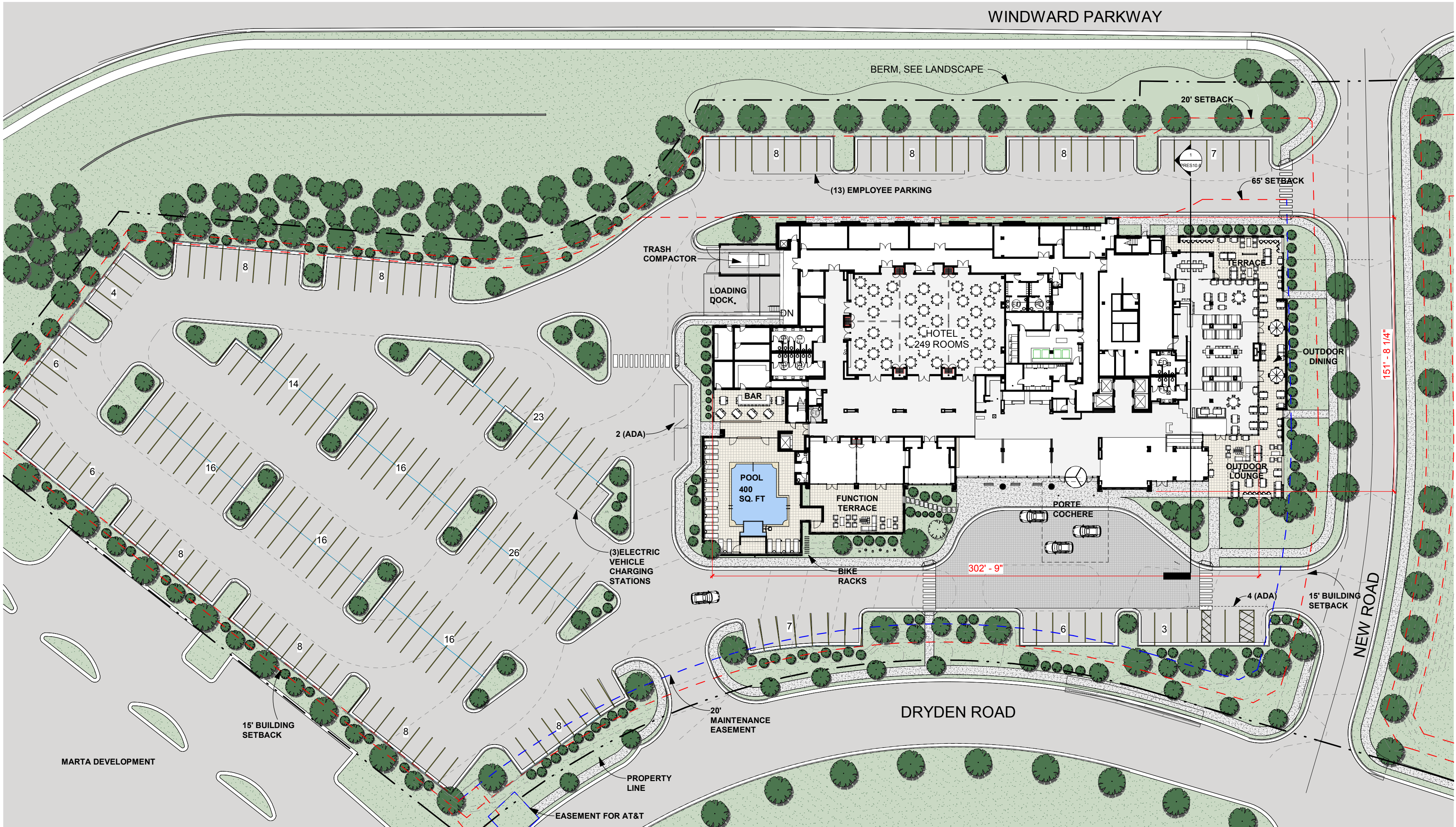
27138

27138

Legal Description

BEGINNING at a concrete marker found at a point along the southerly right-of-way line of Windward Parkway (a variable width public right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way, North 82 degrees 51 minutes 06 seconds East, a distance of 243.73 feet to a concrete marker found; Thence continuing along said right-of-way, North 05 degrees 52 minutes 02 seconds West, a distance of 10.58 feet to a concrete marker found; Thence continuing along said right-of-way and following a curve to the left having an arc length of 79.87 feet, with a radius of 3044.00 feet, being subtended by a chord bearing of South 83 degrees 13 minutes 09 seconds West, for a distance of 79.86 feet to a point; Thence departing said right-of-way South 53 degrees 03 minutes 44 seconds East, a distance of 28.32 feet to a point; Thence South 08 degrees 22 minutes 16 seconds East, a distance of 166.34 feet to a point; Thence following a curve to the right having an arc length of 144.80 feet, with a radius of 475.00 feet, subtended by a chord bearing of South 00 degrees 21 minutes 43 seconds West, a distance of 144.24 feet to a point; Thence South 09 degrees 05 minutes 42 seconds West, a distance of 10.23 feet to a point; Thence South 54 degrees 05 minutes 45 seconds West, a distance of 28.28 feet to a point along the northerly right-of-way of Dryden Road (a 60 foot wide public right-of-way); Thence following said right-of-way North 80 degrees 54 minutes 12 seconds West, a distance of 59.62 feet to a rebar set; Thence continuing along said right-of-way and following a curve to the left having an arc length of 398.80 feet, with a radius of 393.00 feet, being subtended by a chord bearing of South 70 degrees 01 minutes 35 seconds West, for a distance of 381.91 feet to a rebar set; Thence departing said right-of-way North 58 degrees 57 minutes 54 seconds West, a distance of 365.12 feet to a rebar set on the easterly right-of-way line of Georgia State Route 400 (a variable width limited access right-of-way); Thence following said right-of-way North 30 degrees 13 minutes 22 seconds East, a distance of 154.62 feet to a rebar set; Thence continuing along said right-of-way North 87 degrees 30 minutes 06 seconds East, a distance of 196.16 feet to a rebar set; Thence continuing along said right-of-way and following a curve to the left having an arc length of 158.53 feet, with a radius of 125.00 feet, being subtended by a chord bearing of North 51 degrees 10 minutes 10 seconds East, for a distance of 148.12 feet to a concrete marker found, said point being the TRUE POINT OF BEGINNING.

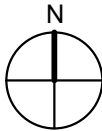
Said tract of land contains 4.848 acres (211,181 square feet).

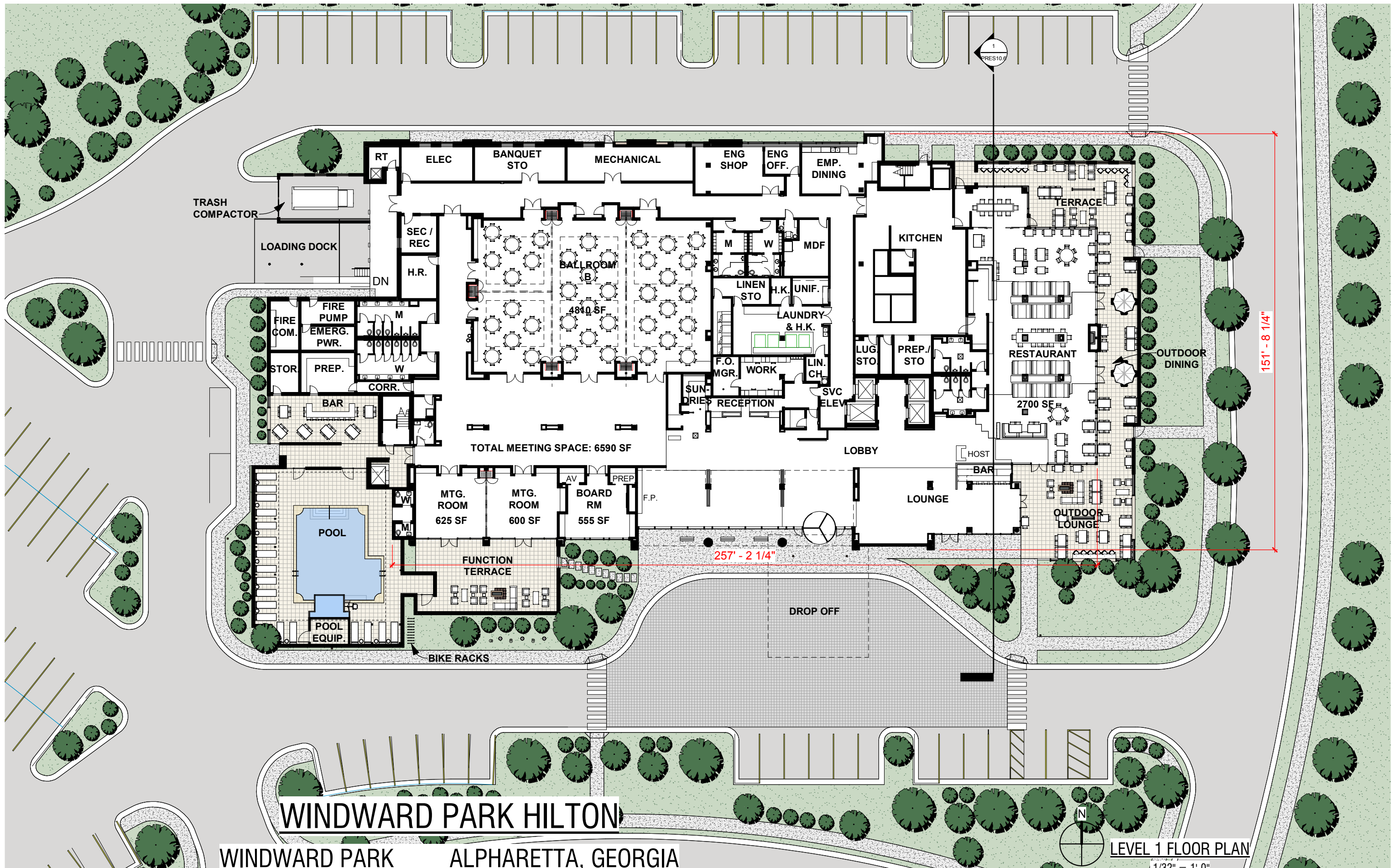


PARKING REQUIRED : 210
PARKING SHOWN : 234

ROOM COUNT	249
PARKING COUNT	234 TOAL (13 EMPLOYEE)
BUILDING HEIGHT	99'-2"
NUMBER OF FLOORS	8
HEIGHT RESTRICTIONS	10 STORIES
-----	PROPERTY LINE
- - - - -	EASEMENT
- - - - -	BUILDING SETBACKS

WINDWARD PARK HILTON
WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE

 **SITE PLAN**
1" = 40'-0"
02/16/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA

RABUN RASCHE RECTOR REECE

LEVEL 1 FLOOR PLAN

1/32" = 1'-0"
02/16/2018



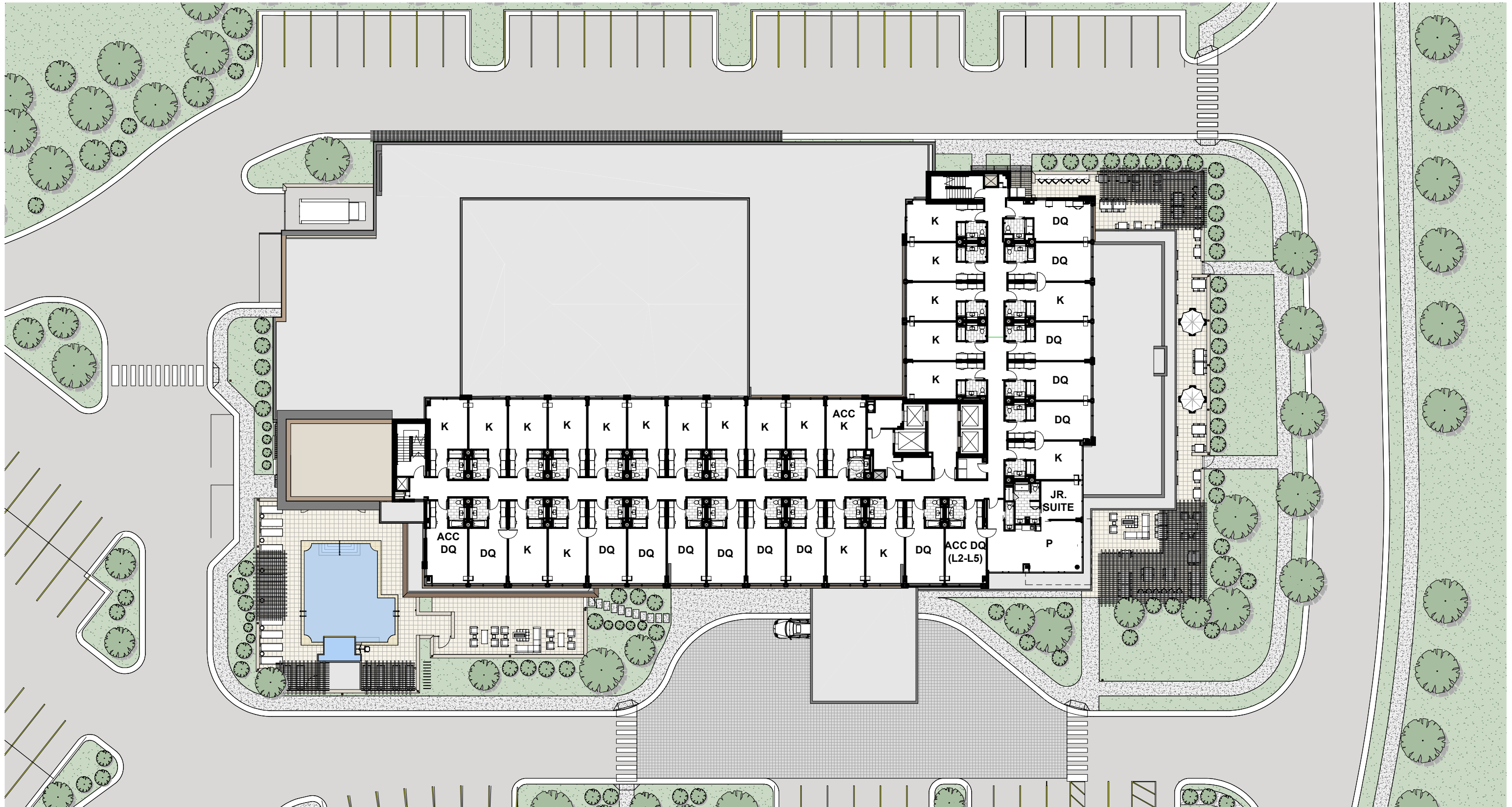
WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE



LEVEL 2 FLOOR PLAN

1/32" = 1'-0"
02/16/2018



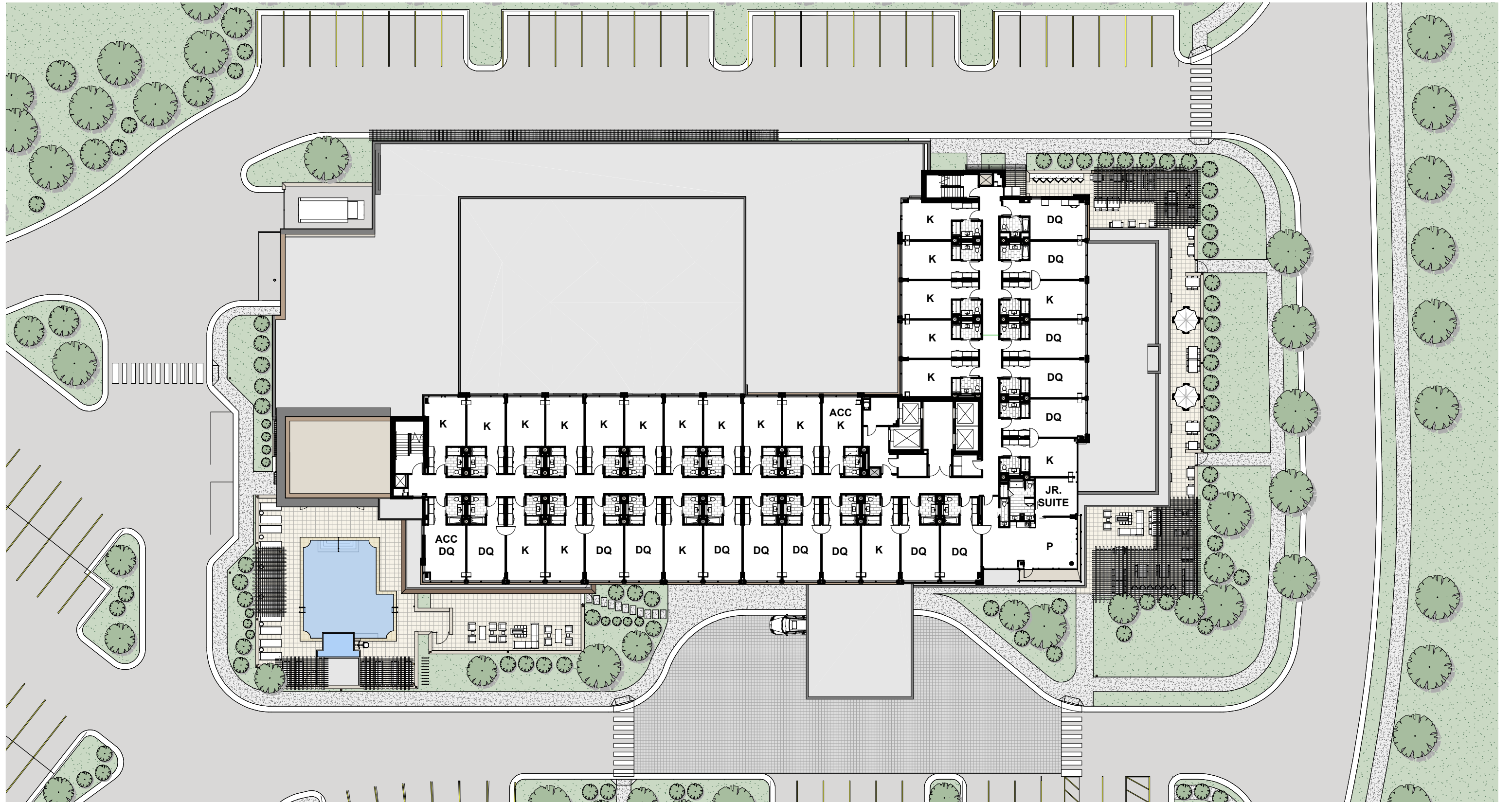
WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE



LEVEL 3 FLOOR PLAN

1/32" = 1'-0"
02/16/2018



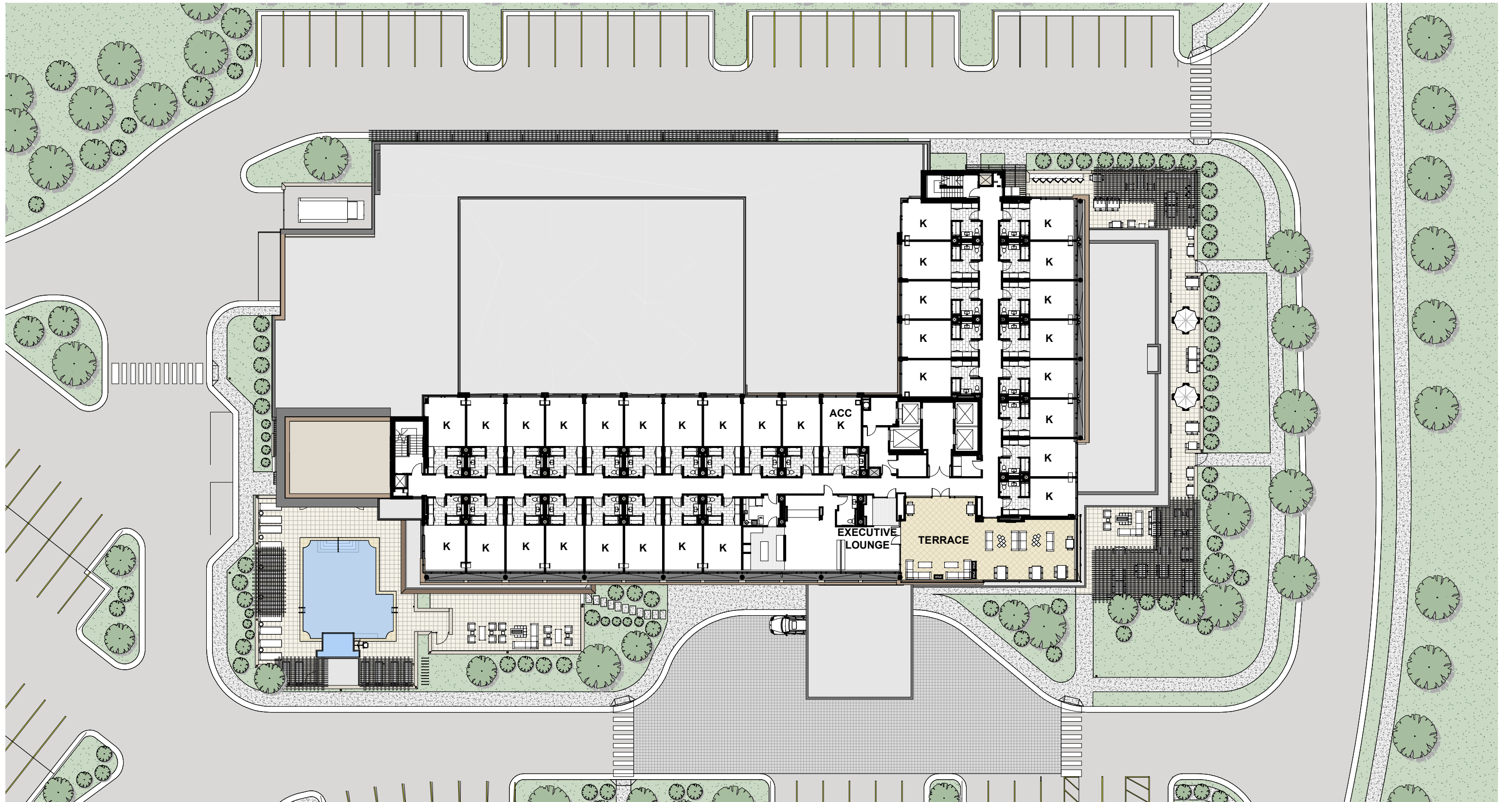
WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE



TYPICAL FLOORS 4-7

1/32" = 1'-0"
02/16/2018



WINDWARD PARK HILTON

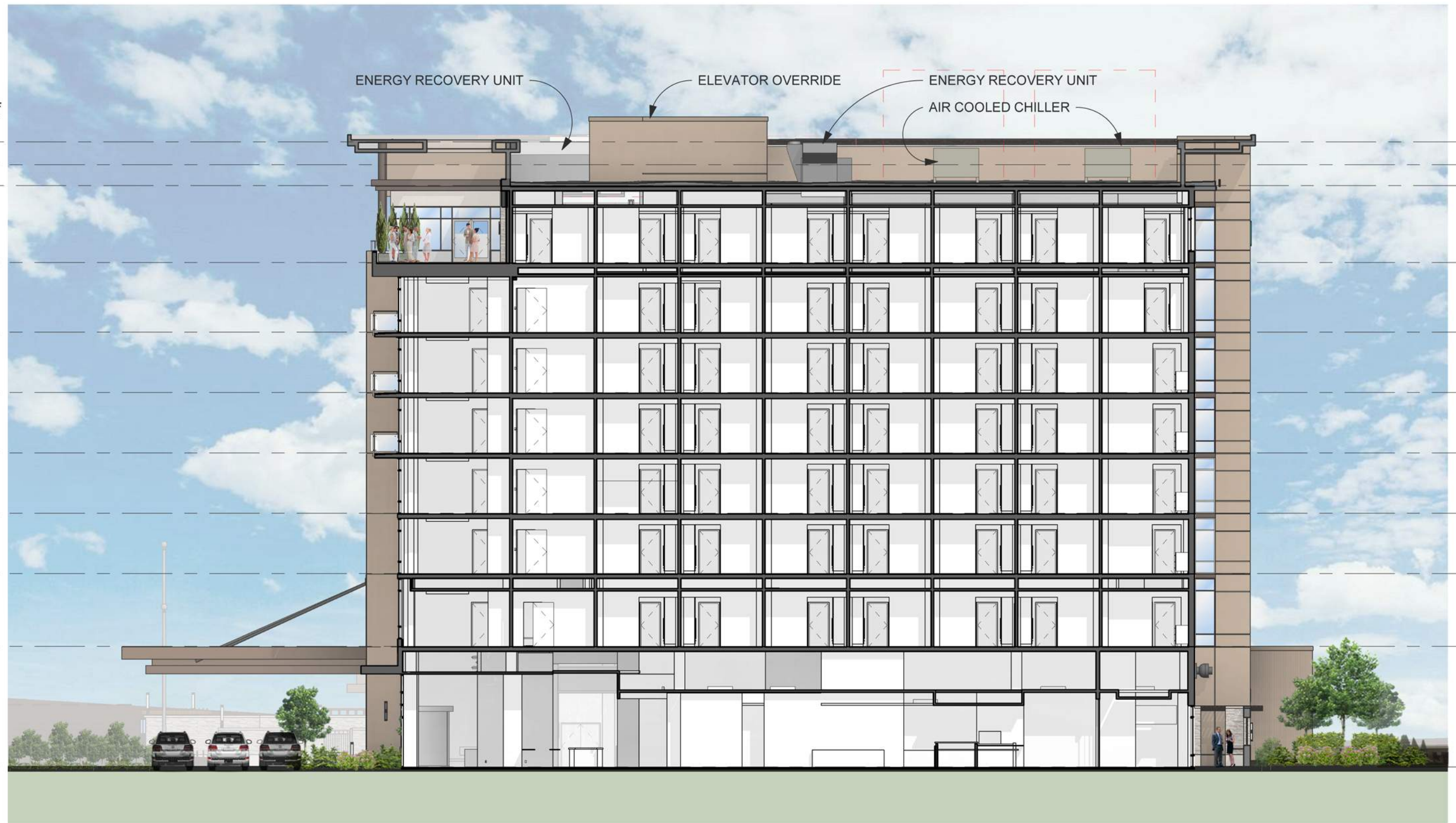
WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE



LEVEL 8 FLOORPLAN

1/32" = 1'-0"
02/16/2018

-  Penthouse Roof
100' - 2"
-  Overhang
96' - 6 5/16"
-  Roof
93' - 2"
-  Level 8
80' - 10"
-  Level 7
69' - 8"
-  Level 6
60' - 0"
-  Level 5
50' - 4"
-  Level 4
40' - 8"
-  Level 3
31' - 0"
-  Level 2
19' - 4"
-  Level 1
0"



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE

BUILDING SECTION

1/16" = 1'-0"
02/16/2018

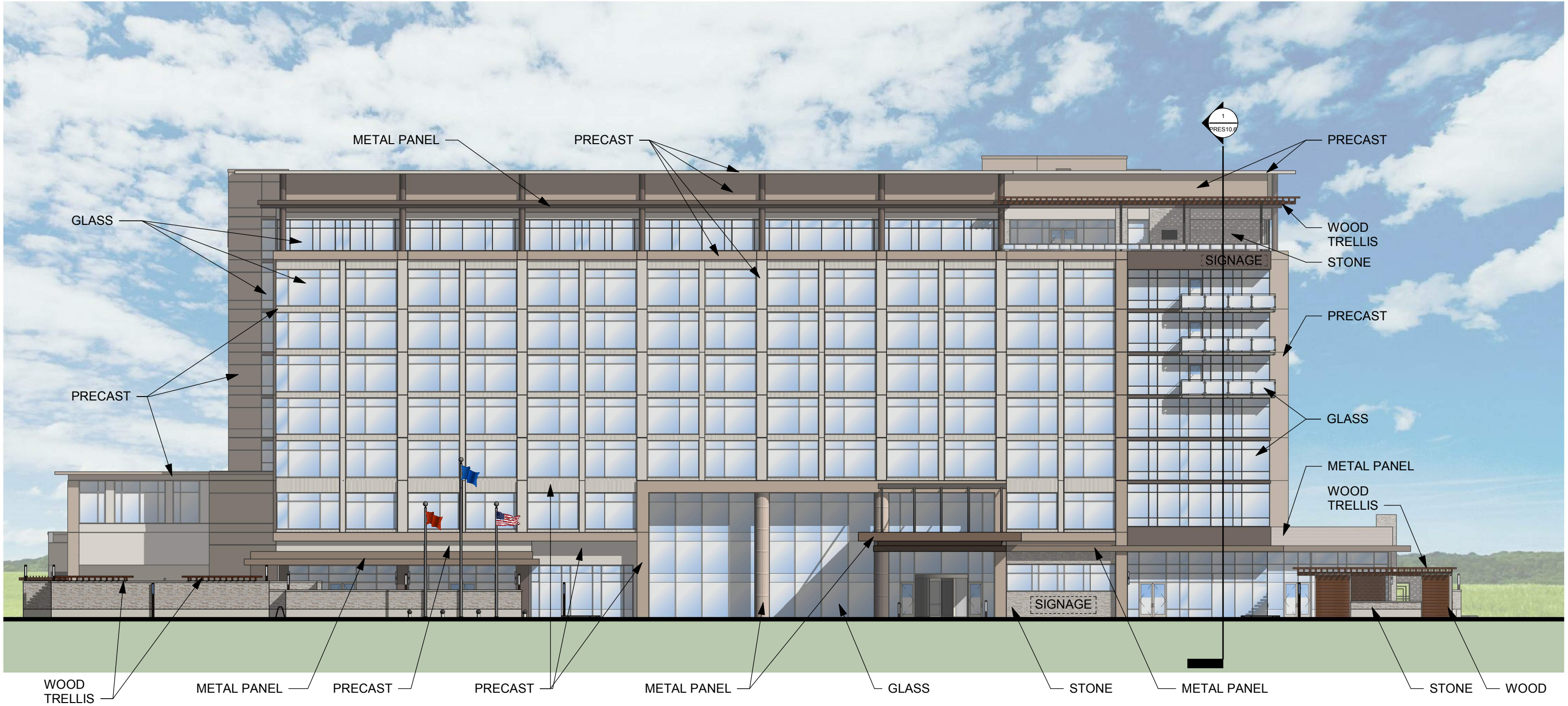


WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
 RABUN RASCHE RECTOR REECE

SOUTH ELEVATION (FRONT)

3/64" = 1'-0"
 02/16/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE

SOUTH ELEVATION (FRONT)
3/64" = 1'-0"
02/16/2018

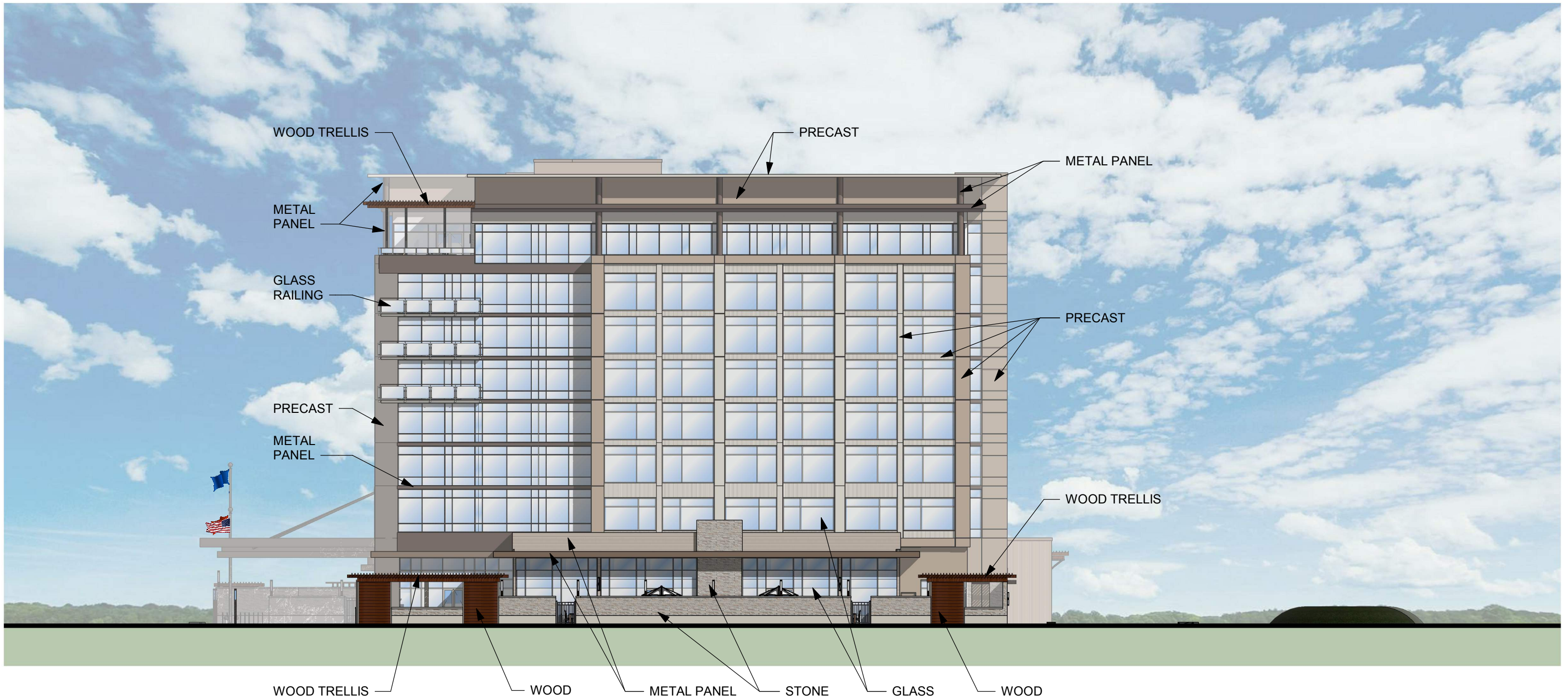


WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE

EAST ELEVATION

3/64" = 1'-0"
02/16/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
 RABUN RASCHE RECTOR REECE

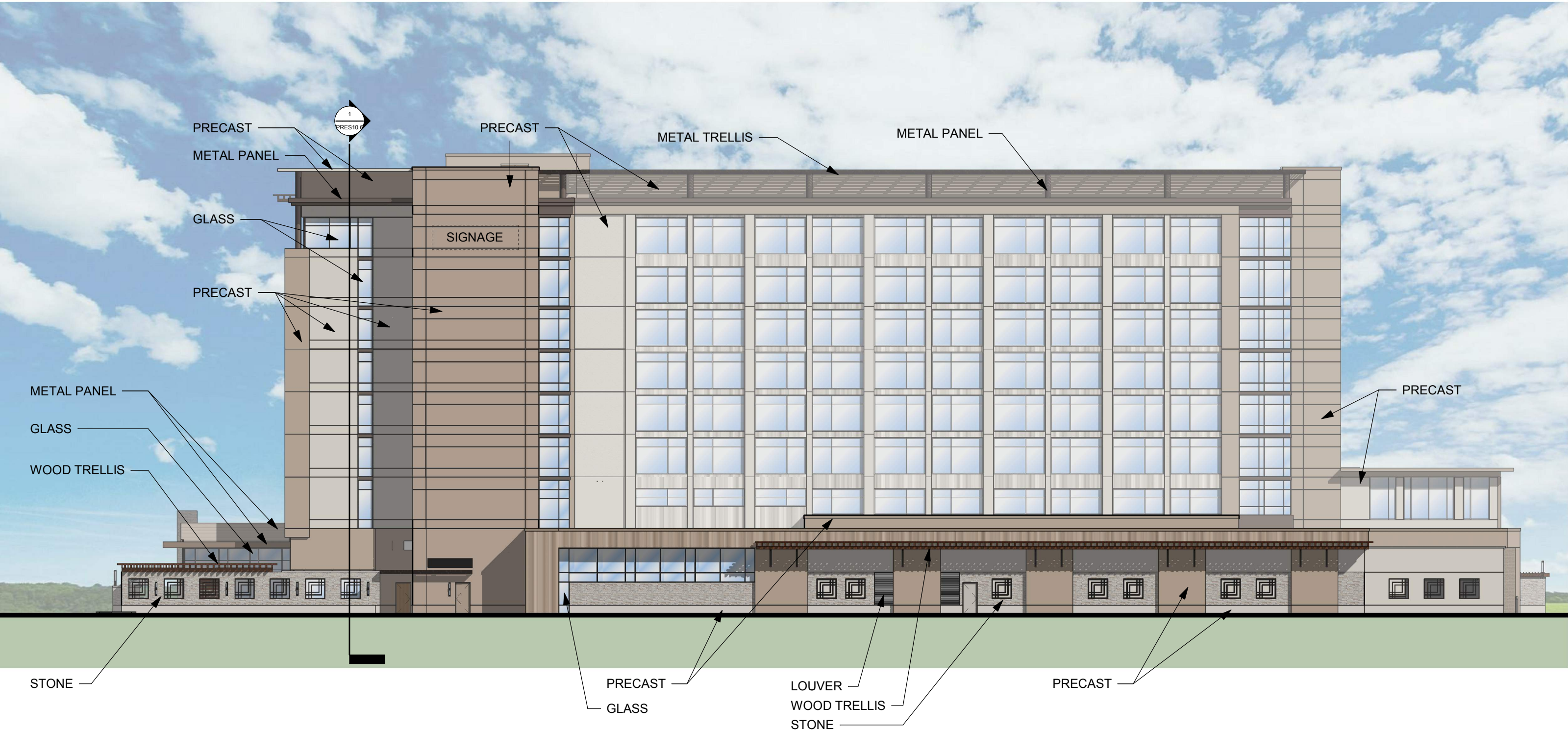
EAST ELEVATION
 3/64" = 1'-0"
 02/16/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE

NORTH ELEVATION (BACK)
3/64" = 1'-0"
02/16/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
RABUN RASCHE RECTOR REECE

NORTH ELEVATION (BACK)
3/64" = 1'-0"
02/16/2018

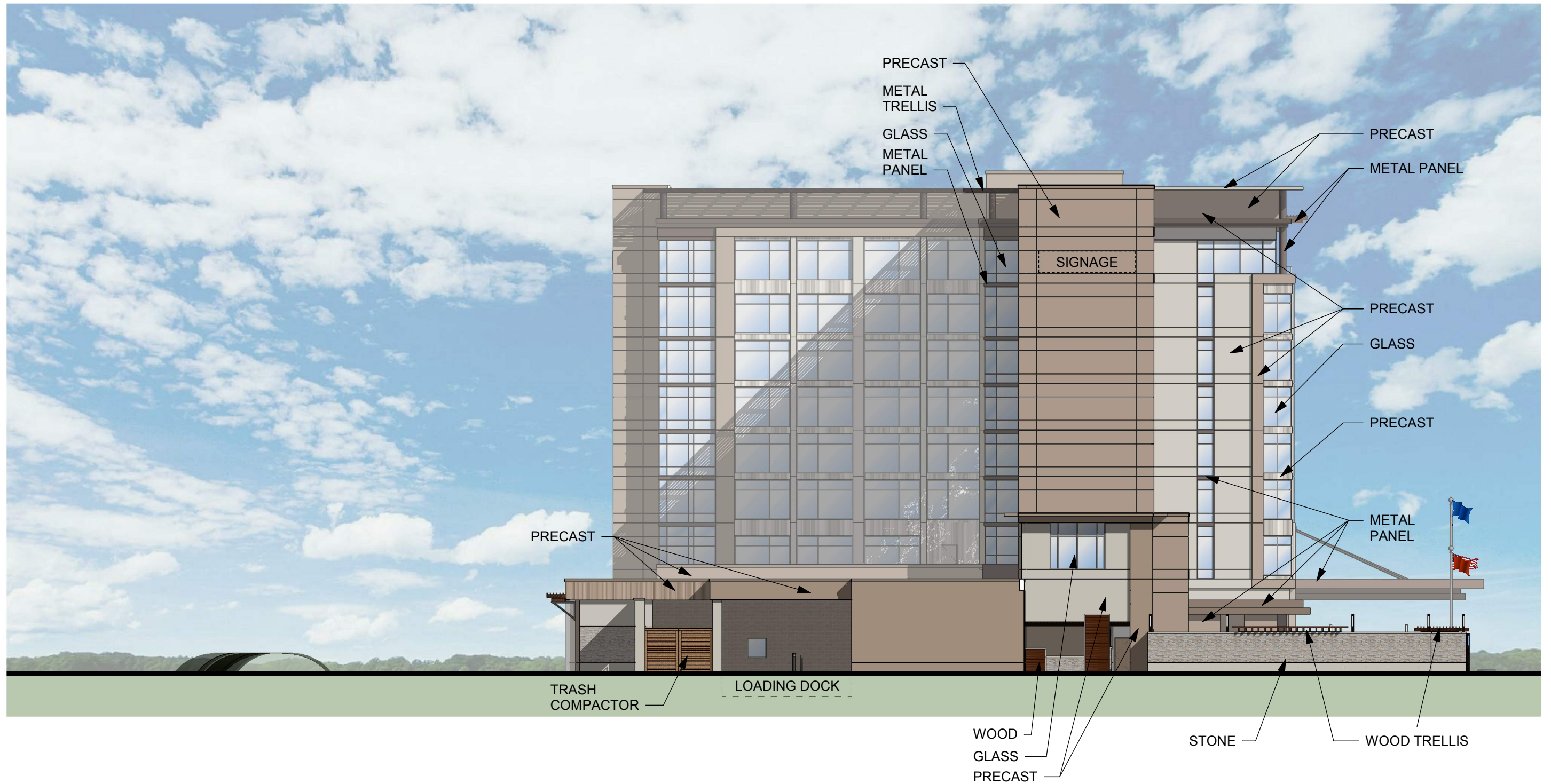


WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
 RABUN RASCHE RECTOR REECE

WEST ELEVATION

3/64" = 1'-0"
 02/16/2018



WINDWARD PARK HILTON

WINDWARD PARK ALPHARETTA, GEORGIA
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WEST ELEVATION

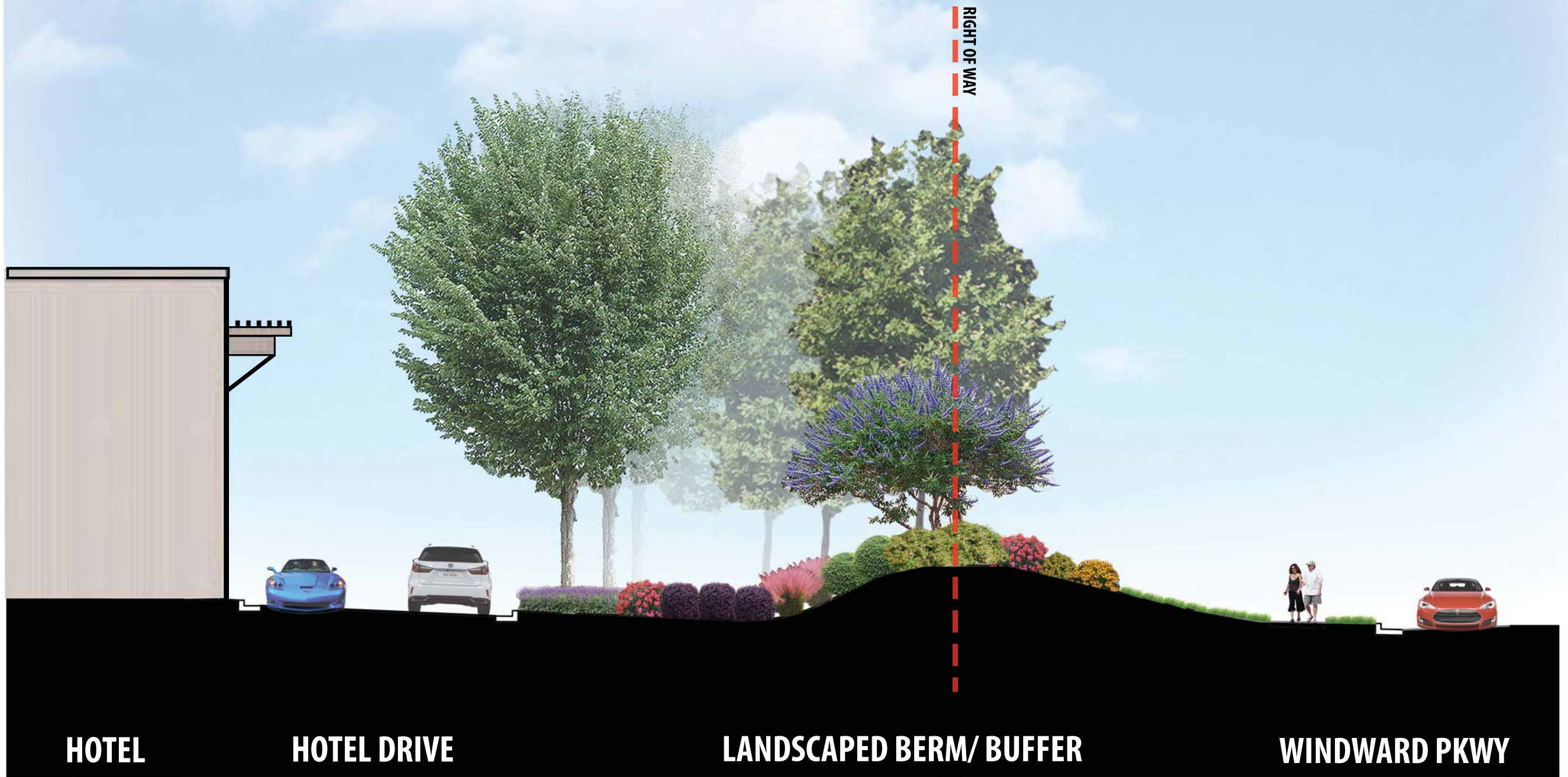
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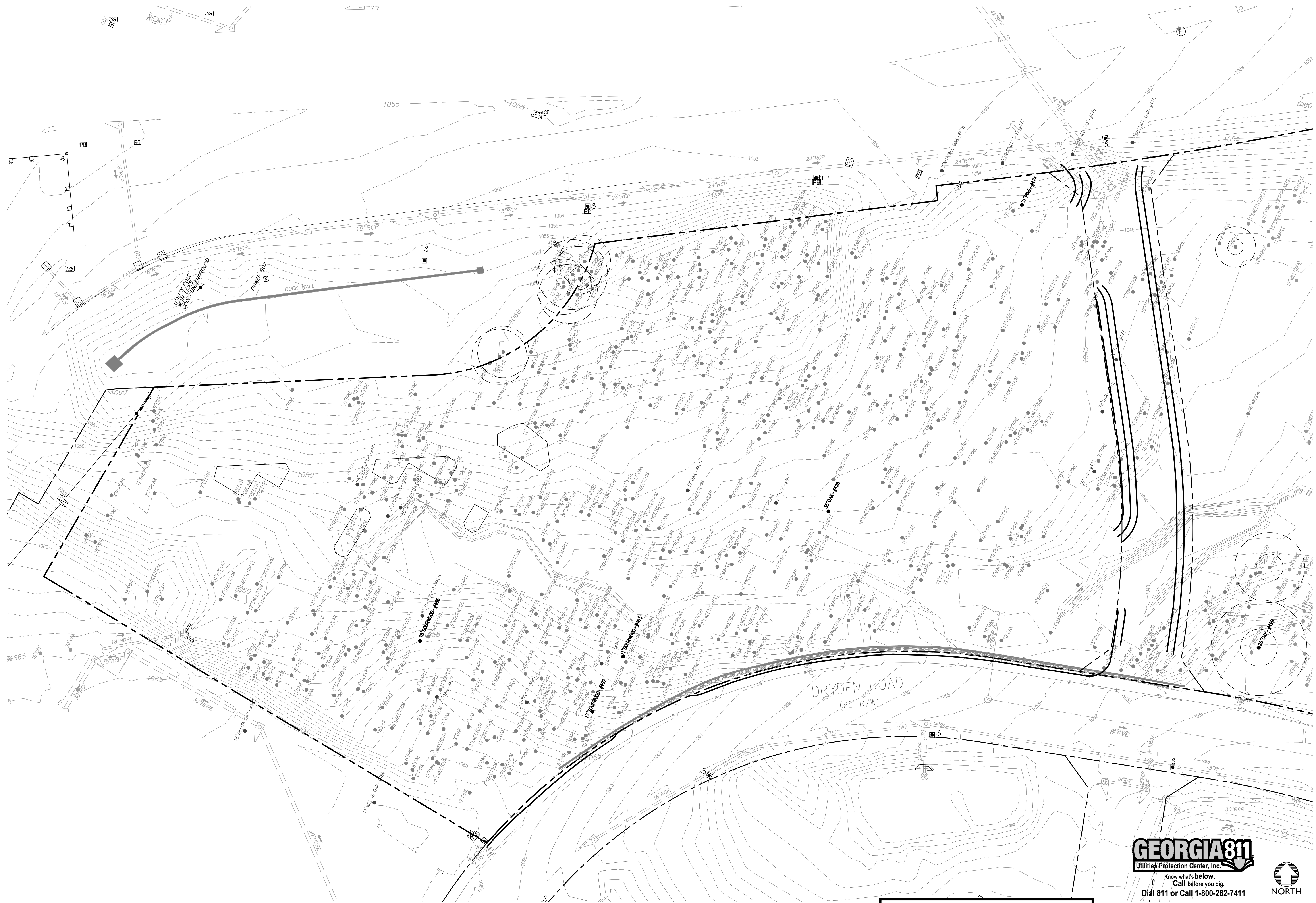












SURVEY NOTE
SURVEY CONDUCTED BY GEOSURVEY, LTD. DATED MARCH 9, 2017.
SEE CIVIL SHEET C2.0 FOR STAMPED SURVEY.

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NORTH

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Roswell • Georgia • 30075
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**WINDWARD PARK
HILTON**
CITY OF ALPHARETTA, GEORGIA

TREE SURVEY

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01/02/2018
	DESIGN REVIEW BOARD SUBMITTAL	02/01/2018

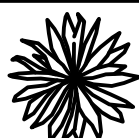
PROJECT NO: 17-4095
CIVIL DRAWN BY: DWV
CIVIL DESIGNED BY: DWV, MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

SHEET
L1.0

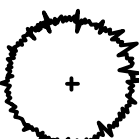
CITY OF ALPHARETTA LANDSCAPE NOTES

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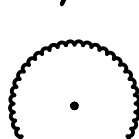
TREE REPLACEMENT KEY



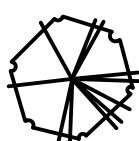
DEODAR CEDAR



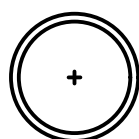
BALD CYPRESS



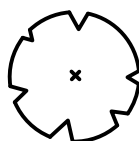
NUTTALL OAK



OCTOBER GLORY RED MAPLE



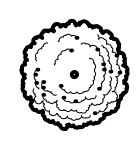
HIGHTOWER WILLOW OAK



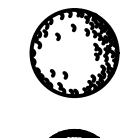
PRINCETON AMERICAN ELM



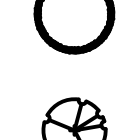
GREEN GABLE BLACK GUM



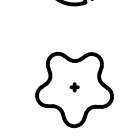
BRACKENS BROWN BEAUTY MAGNOLIA



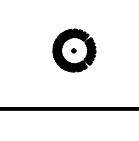
LITTLE GEM MAGNOLIA



BRODIE CEDAR



CHASTE TREE



NATCHEZ WHITE CRAPE MYRTLE

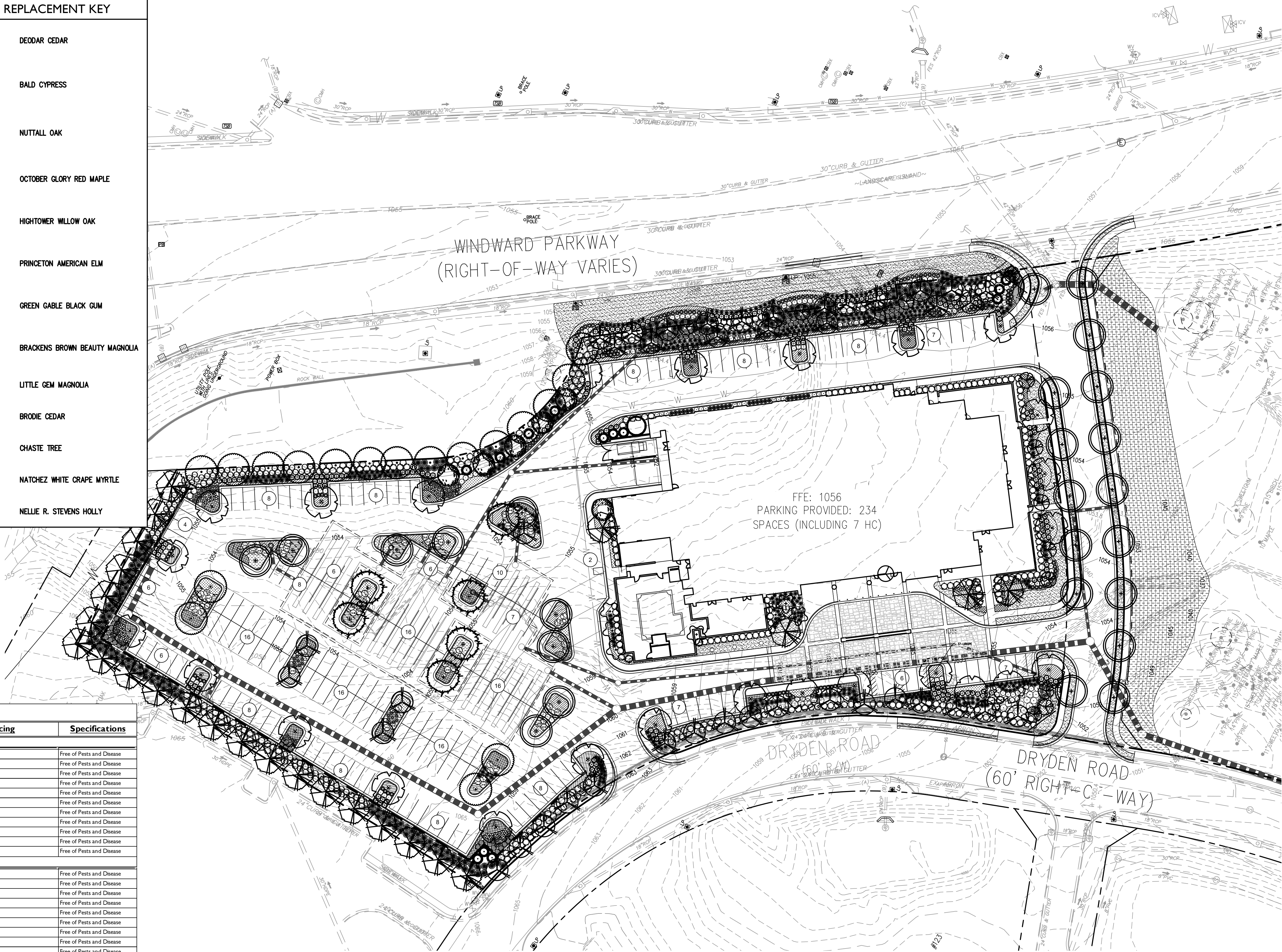


NELLIE R. STEVENS HOLLY

Plant List

Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Trees					
25	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	As Shown	Free of Pests and Disease
13	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	3" Cal.	As Shown	Free of Pests and Disease
1	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	4" Cal.	As Shown	Free of Pests and Disease
7	Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	4" Cal.	As Shown	Free of Pests and Disease
6	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	4" Cal.	As Shown	Free of Pests and Disease
42	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	4" Cal.	As Shown	Free of Pests and Disease
18	Quercus nuttalli	Nuttall Oak	4" Cal.	As Shown	Free of Pests and Disease
25	Quercus phellos 'Hightower'	Hightower Willow Oak	4" Cal.	As Shown	Free of Pests and Disease
6	Taxodium distichum	Bald Cypress	4" Cal.	As Shown	Free of Pests and Disease
26	Ulmus americana 'Princeton'	Princeton American Elm	4" Cal.	As Shown	Free of Pests and Disease
12	Vitex agnus-castus	Chaste Tree	3" Cal.	As Shown	Free of Pests and Disease
Shrubs					
247	Lotopetalum chinensis 'Suzanne'	Suzanne Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
385	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	2" Ht.	As Shown	Free of Pests and Disease
130	Rosa x 'Radtko'	Double Knock Out Rose	7 Gal.	As Shown	Free of Pests and Disease
70	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal.	As Shown	Free of Pests and Disease
23	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
15	Sarcococca ruscifolia	Fragrant Sweet Box	7 Gal.	As Shown	Free of Pests and Disease
24	Itea virginica 'Sprinch'	Little Henry Dwarf Virginia	3 Gal.	As Shown	Free of Pests and Disease
7	Buddleja davidii	Butterfly Bush	7 Gal.	As Shown	Free of Pests and Disease
96	Ilex crenata 'Compacta'	Compacta Holly	3 Gal.	As Shown	Free of Pests and Disease
96	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	2" Ht.	As Shown	Free of Pests and Disease
85	Ilex glabra 'Compacta'	Compact Inkberry	3 Gal.	As Shown	Free of Pests and Disease
213	Abelia x grandiflora	Glossy Abelia	2" Ht.	As Shown	Free of Pests and Disease
163	Abelia x grandiflora 'Kaledoscope'	Kaledoscope Abelia	3 Gal.	As Shown	Free of Pests and Disease
Ferns/Grasses					
115	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	3 Gal.	As Shown	Free of Pests and Disease
171	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	As Shown	Free of Pests and Disease
261	Muhlenbergia capillaris 'Lenca'	Pink Muhly Grass	3 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
131	Coreopsis tinctoria	Dwarf Tickseed	1 Gal.	Random spacing (Min. 24" O.C. Average)	Free of Pests and Disease
1769	Linopie muscari 'Big Blue'	Big Blue Linopie	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
913	Hemerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
224	Rudbeckia fulgida sylvatica 'Goldsturm'	Black-eyed Susan	1 Gal.	24" OC x 24" Stag. Rows	Free of Pests and Disease
224	Echinacea purpurea 'Bravado'	Bravado Purple Coneflower	1 Gal.	24" OC x 24" Stag. Rows	Free of Pests and Disease
376 sf	Eragrostis curvula	Weeping Lovegrass	Seed	Seed	Free of Pests and Disease
16345 sf	Eragrostis curvula	Weeping Lovegrass	Hydroseed	Hydroseed	Free of Pests and Disease
67	Andropogon virginicus	Broomsedge	3 Gal.	36" OC x 36" Stag. Rows	Free of Pests and Disease
152	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag. Rows	Free of Pests and Disease
Mulch/Pinestraw					
Tifway 419 Bermuda sod		Tifway 419 Bermuda sod			Free of Pests and Disease
Mulch/Pinestraw		Mulch/Pinestraw			

*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS

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ORNAMENTAL
LANDSCAPE PLAN

WINDWARD PARK

HILTON

CITY OF ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
	DESIGN REVIEW BOARD SUBMITTAL	01/02/2018
	DESIGN REVIEW BOARD SUBMITTAL	02/01/2018

PROJECT NO: 17-4095
CIVIL DRAWN BY: DWV
LANDSCAPE DESIGNED BY: DWV, MDV
LANDSCAPE DRAWN BY:
CHECKED BY: MDV
DATE - DECEMBER 1, 2017

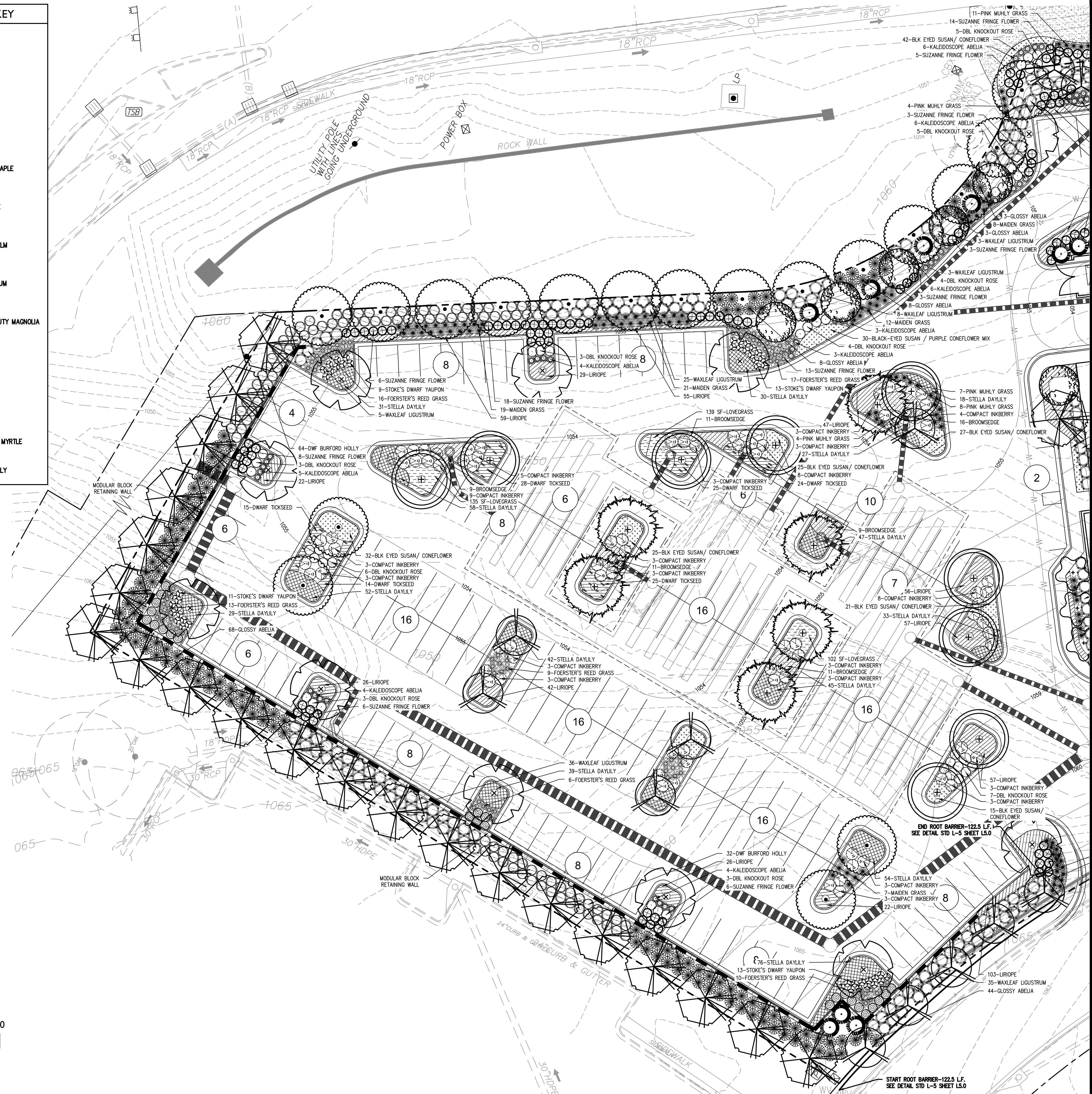
SHEET

L4.0

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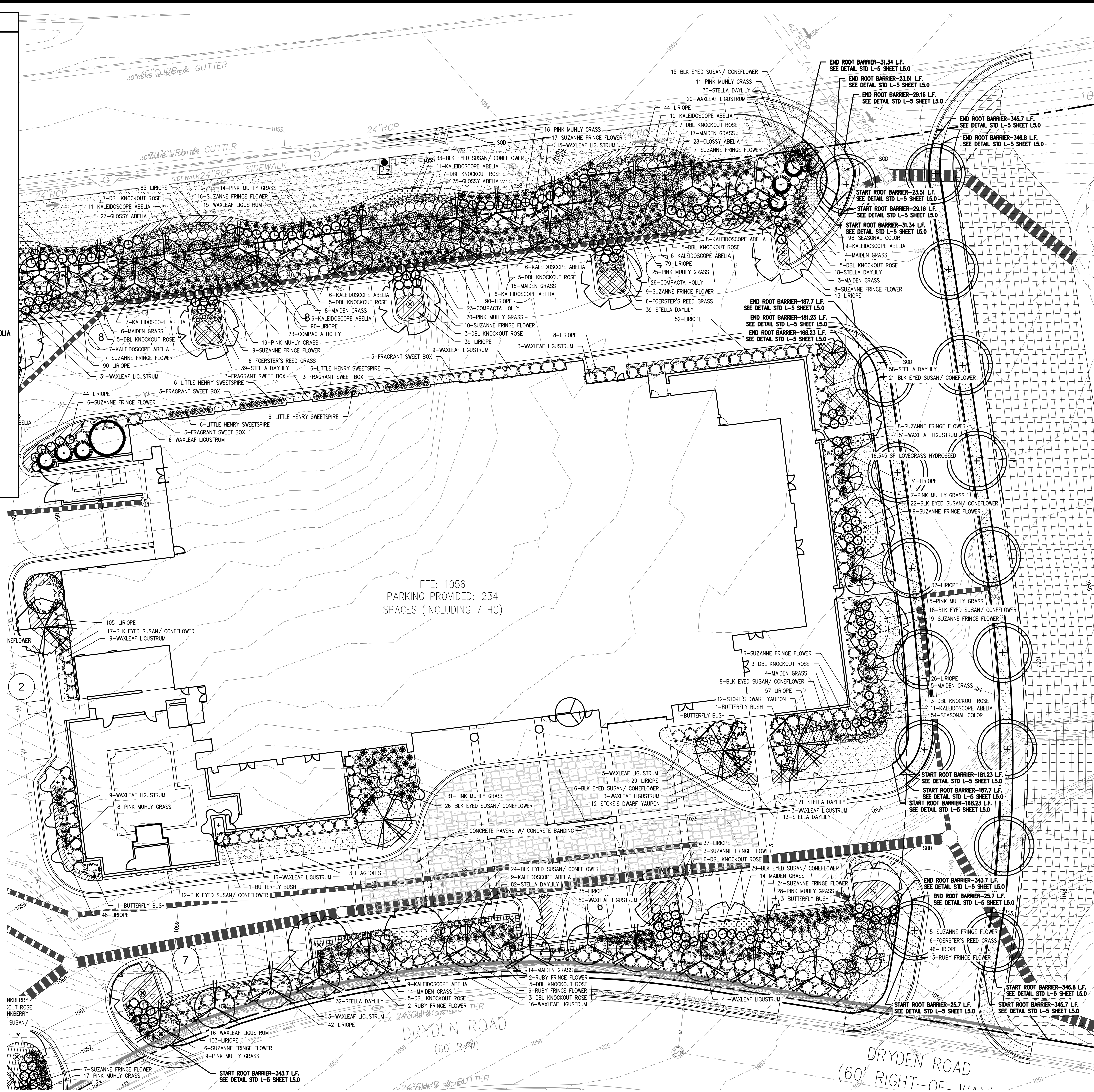
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	NUTTALL OAK
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	HIGHTOWER WILLOW OAK
	PRINCETON AMERICAN ELM
	GREEN GABLE BLACK GUM
	BRACKENS BROWN BEAUTY MAG
	LITTLE GEM MAGNOLIA
	BRODIE CEDAR
	CHASTE TREE
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	NELLIE R. STEVENS HOLLY



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L4.2

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: J.P. Morgan Chase

Location Address: 10900 Haynes Bridge Road, Alpharetta, GA 30022

Mailing Address: 1450 Brickell Avenue, 3rd floor (Contact Mauricio Delgado)

City: Miami State: FL Zip Code: 33131

Contact For All Notifications: Luck Watford

Contact Telephone: 770 - 242 - 9575 Mobile Telephone: 770 - 546 - 5076

Fax: _____ Email: LWatford@Core-Eng.com

Contact's Relation To Business: Design Engineer

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Greene Hogg NP I, LLC

Physical Address: 1960 Satellite Blvd., Suite 1300

Mailing Address: 1960 Satellite Blvd., Suite 1300

City: Duluth

State: GA

Zip Code: 30097

Owner Telephone: 770 - 623 - 2081

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): GREENE HOGG NP I, LLC

Date: 01/26/2018

Owner Signature: _____

William A. Brogdon, Executive Vice President

Property Information:

Address (If Assigned) : 10900 Haynes Bridge Road

Tax ID or Map Reference Number: 12 272007540503

Land Lot(s): 754

District: 1st

Section: 2nd

Existing Zoning of Property: PSC

Existing Uses of Property: Vacant Restaurant

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: _____

Luck Watford

Date: 2/1/18

PHANTOM – model: WS-W16

LED Outdoor Sconce Luminaire

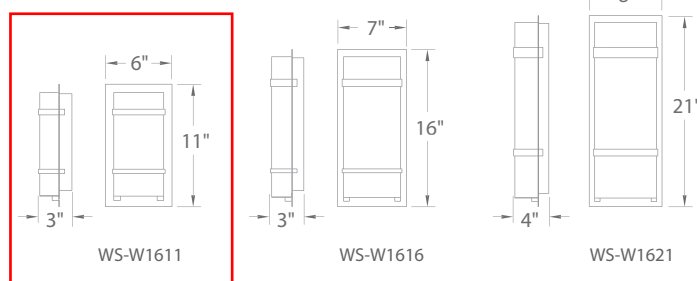


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

A highly polished, stylish appearance with sharp curb appeal, this stunning family of distinctive mitered glass columns exhibits a shallow depth and clean, architectural look. Constructed in bronze powder coated aluminum or marine grade stainless steel and completely sealed for waterside locations in luxury residential and commercial environments.

FEATURES

- ADA compliant, low profile design
- Wet location listed, IP65
- SS - 316 marine grade, stainless steel construction
- Mitered white silk screened glass
- Integral transformer in canopy
- 277V option available *special order*
- Replaceable LED module
- 60,000 hour rated life
- Color Temp: 3000K
- CRI: 90

SPECIFICATIONS

Construction: *BZ finish* – Aluminum, *SS finish* – 316 marine grade Stainless Steel. Mitered white silk screened glass.

Power: Integral transformer in canopy. 120V input.

Light Source: High output LED.

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.

Mounting: Mounts directly to junction box.

Finish: Bronze (BZ), Graphite (GH), Natural Stainless Steel (SS).

Standards: ETL, cETL, ADA, Wet location,, IP65

ORDER NUMBER

Model	Height	Watt	# of LEDs	LED Lumens	Photometric Lumens	Finish
WS-W16	11 11"	12W	24	628	200	BZ Bronze
	16 16"	22W	48	1250	600	GH Graphite
	21 21"	27W	60	1566	755	SS Stainless Steel Construction

WS-W16 –

Example: **WS-W1611-SS**

For 277V special order, add an "F" before the finish: **WS-W1611F-SS**

REPLACEMENT GLASS

Model	Fixture	Description
RPL-GLA-1611-01	<i>WS-W1611</i>	<i>Outside Glass</i>
RPL-GLA-1616-01	<i>WS-W1616</i>	
RPL-GLA-1621-01	<i>WS-W1621</i>	
RPL-GLA-1611-02	<i>WS-W1611</i>	<i>Inside Glass</i>
RPL-GLA-1616-02	<i>WS-W1616</i>	
RPL-GLA-1621-02	<i>WS-W1621</i>	

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

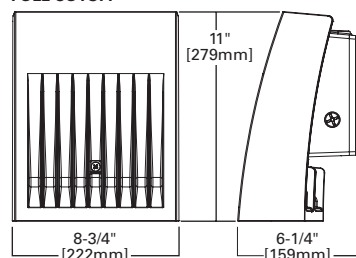
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:

Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

DIMENSIONS

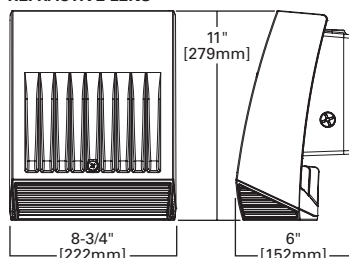
FULL CUTOFF



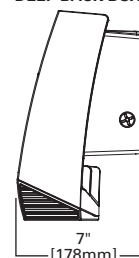
DEEP BACK BOX



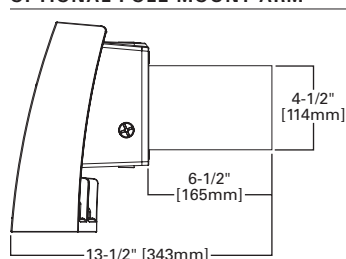
REFRACTIVE LENS



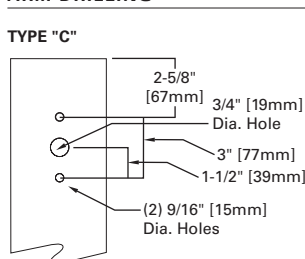
DEEP BACK BOX



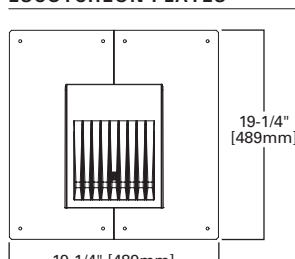
OPTIONAL POLE MOUNT ARM



ARM DRILLING



ESCUTCHEON PLATES

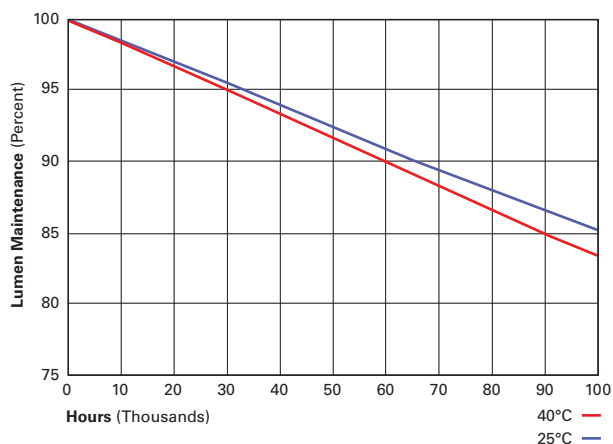


POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W
EGRESS Information		XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED		XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED		
Delivered Lumens		509		468		
B.U.G. Rating		N.A.		N.A.		
CCT (Kelvin)		4000K		4000K		
CRI (Color Rendering Index)		65		65		
Power Consumption (Watts)		1.8W		1.8W		

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		--
480V	0.14	0.19	0.24		--

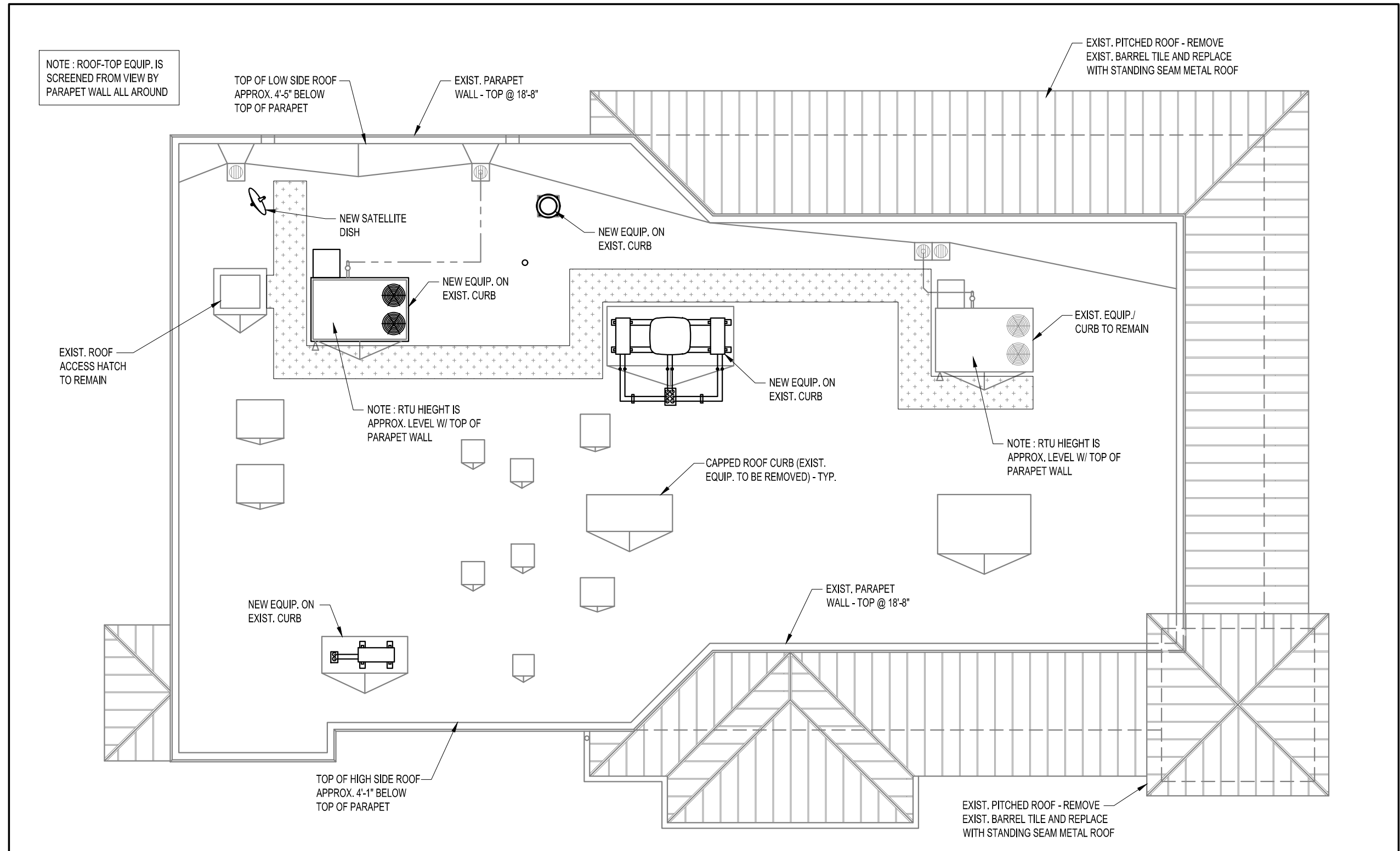
Sample Number: XTOR6B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B=58W XTOR8B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V^{2,3,4,5} 480V=480V^{2,3,4,5,6} PC1=Photocontrol 120V⁷ PC2=Photocontrol 208-277V^{7,8} PMA=Pole Mount Arm (C Drilling) with Round Adapter^{3,9} MS-L20=Motion Sensor for ON/OFF Operation^{2,3,10,11} MS/DIM-L20=Motion Sensor for Dimming Operation^{2,3,10,11,12,13,14} CBP=Cold Weather Battery Pack^{2,3,11,15,17} HA=50°C High Ambient¹⁷
Accessories (Order Separately)			
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol⁸ VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon¹⁶ VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon¹⁶ VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon¹⁶ VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁶ VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁶ VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁶ VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon¹⁶		VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon¹⁶ VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon¹⁶ VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon¹⁶ VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁶ VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁶ VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁶ VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon¹⁶ EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor¹⁴	

- NOTES:**
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
 - Not available with HA option.
 - Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
 - Not available with CBP option.
 - Thru-branch wiring not available with HA option or with 347V.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Not available with MS-L20 and MS/DIM-L20 options.
 - Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
 - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
 - 120V thru 277V only.
 - Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
 - Includes integral photo sensor.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
 - Operating temperatures -20°C to 25°C.
 - Replace XX with housing color.
 - Not available in XTOR12B or XTOR12BRL models.

STOCK ORDERING INFORMATION

58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT=58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	XTOR12B-WT=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	XTOR12B-PC2=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA=58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR12B-PMA=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR8B-W=81W, 4000K, Carbon Bronze	XTOR12B-W=102W, 4000K, Carbon Bronze
XTOR6B-PC2=58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze	XTOR12B-W-PC1=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze	XTOR12B-W-PC2=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR8B-W-PMA=81W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR12B-W-PMA=102W, 4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-PC1=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR12BRL-WT=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-PC2=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-PMA=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-PC1=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC2=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-W-PC2=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-W-PMA=81W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-W-PMA=102W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze



HAYNES BRIDGE RD. & NORTH POINT DR.
ALPHARETTA, GA

PROPOSED ROOF PLAN

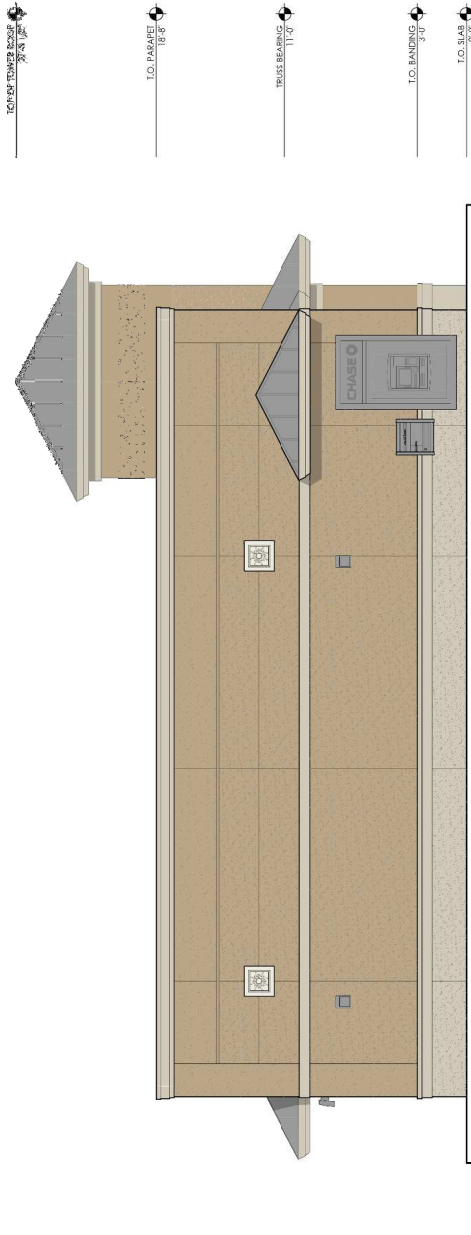
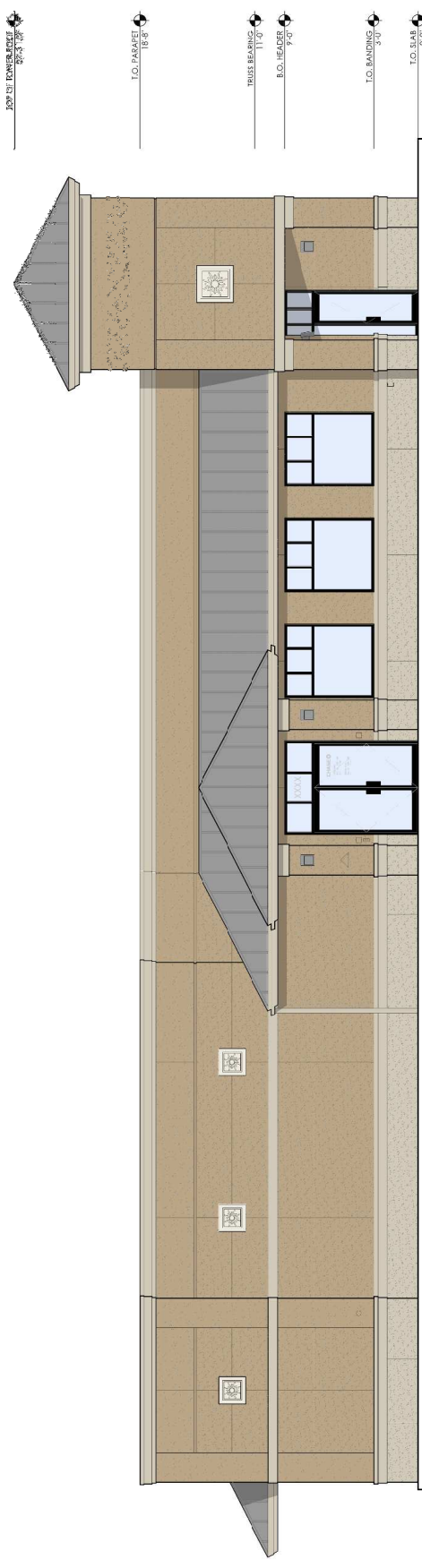
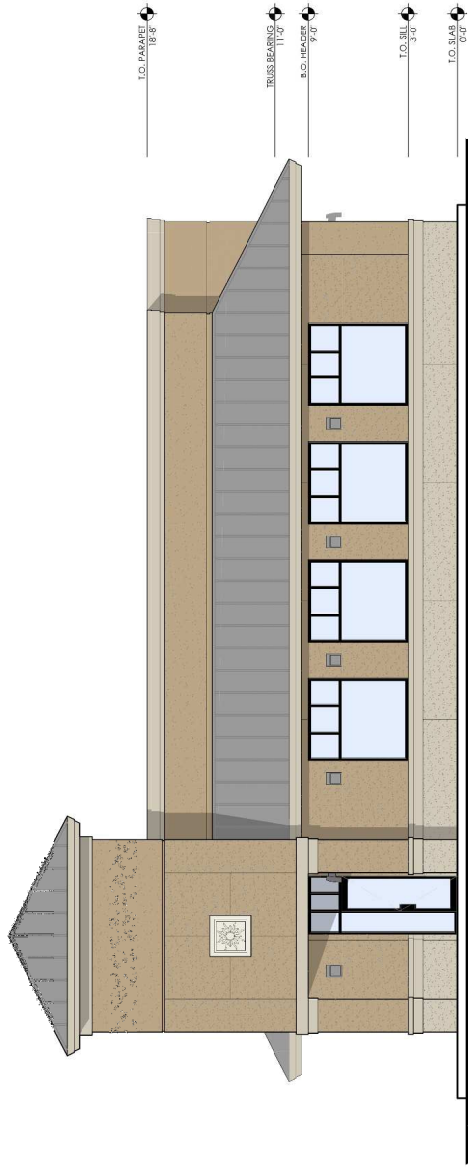
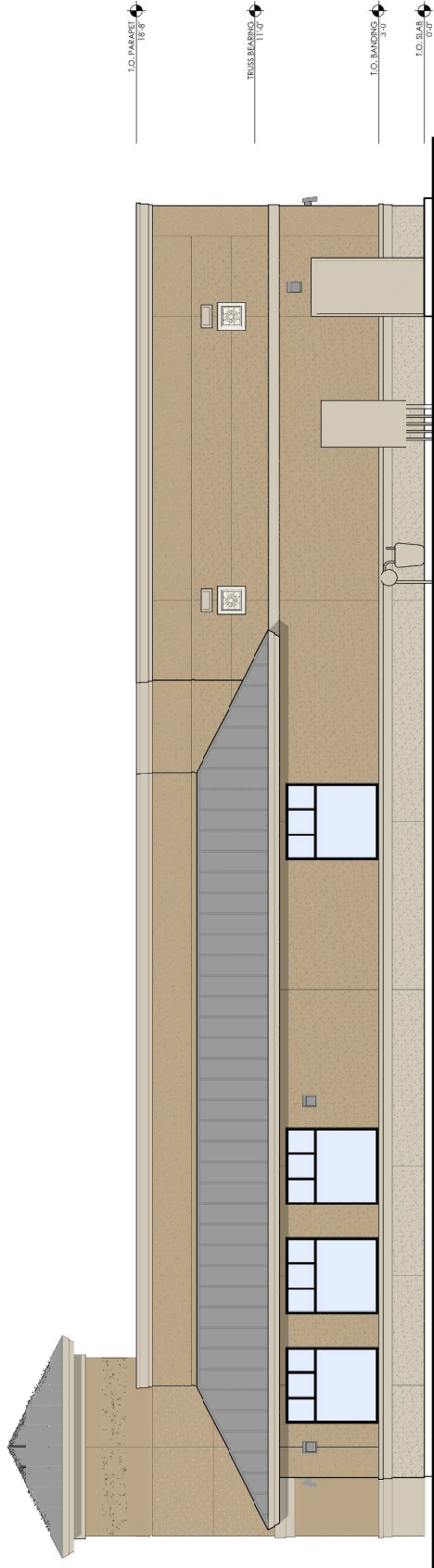
FEBRUARY 1, 2018
SCALE: 1/8" = 1'-0"

110 N. 11TH ST.
SUITE 101
TAMPA, FL 33602
Contact: Catherine Pafford
cpafford@core-eng.com

CORE STATES



GROUP



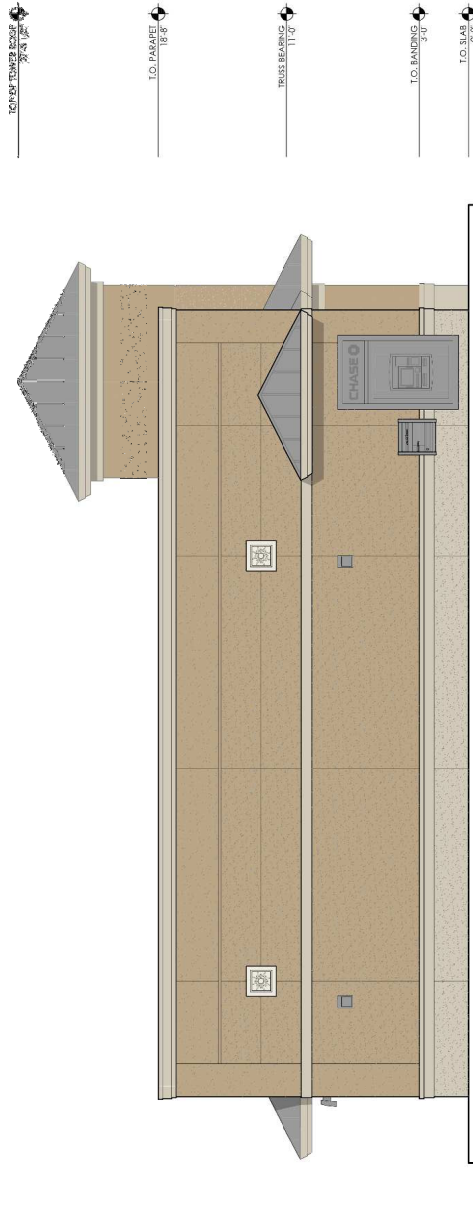
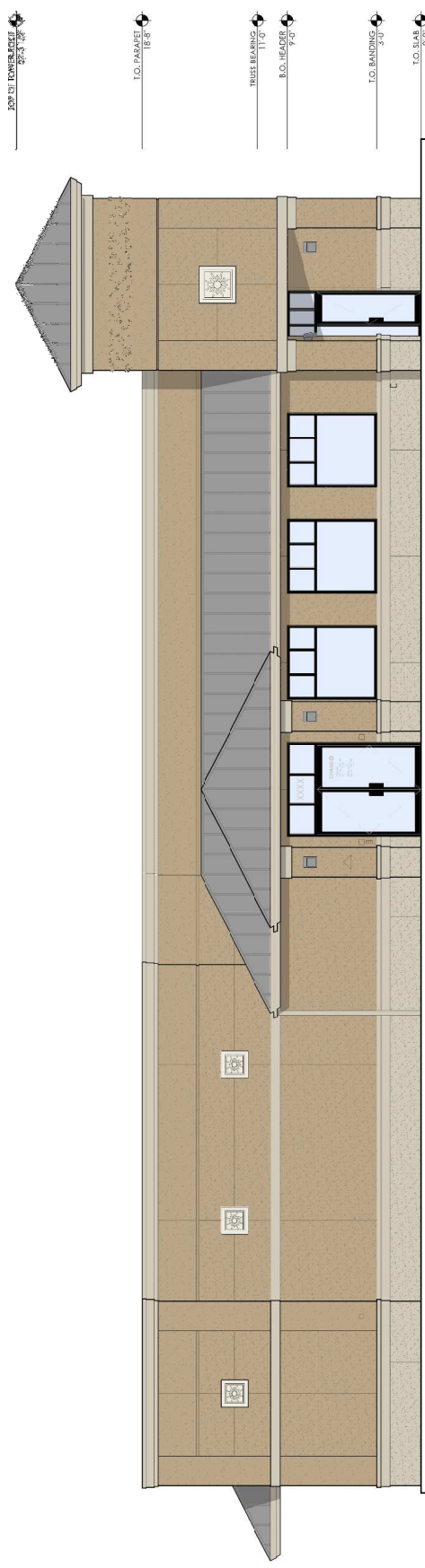
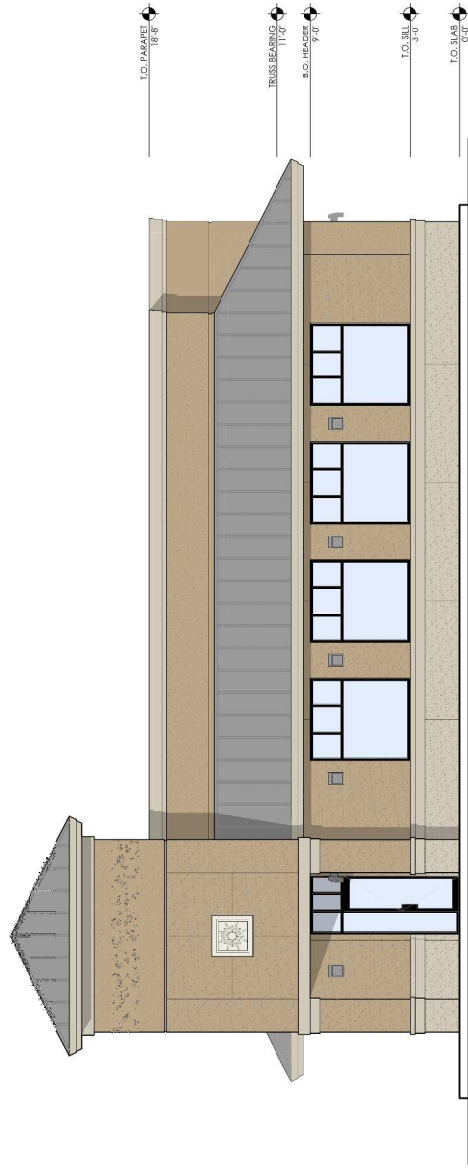
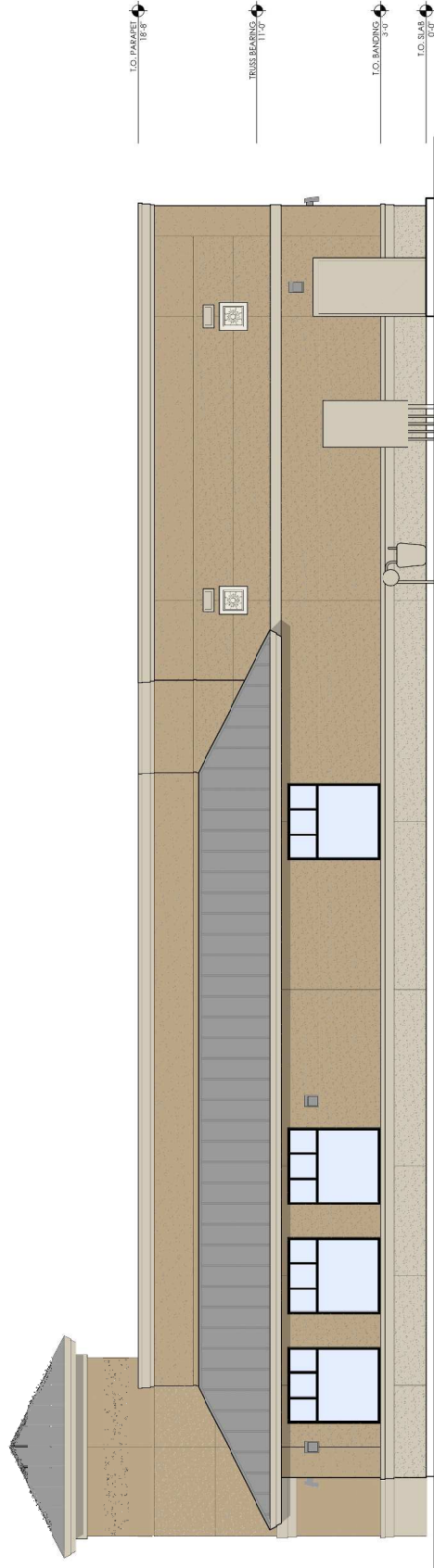
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|---|---|
|  | <p>PANT - EPT1</p> <p>APPLICATIONS: EXTERIOR MATERIAL</p> <p>COLOR MATCH: TO SHEEN WILLIAMS</p> |
|  | <p>PANT - EPT2</p> <p>APPLICATIONS: EXTERIOR MATERIALS</p> <p>COLOR: TO MATCH SHEEN WILLIAMS</p> |
|  | <p>PANT - EPT4</p> <p>APPLICATIONS: EPT'S</p> <p>COLOR: TO MATCH SHEEN WILLIAMS</p> |
|  | <p>ROOF</p> <p>APPLICATIONS: STANDING SEAM METAL ROOF</p> <p>COLOR: RMC CODE</p> |
|  | <p>MILLIONS</p> <p>APPLICATIONS: EXTERIOR MATERIAL</p> <p>COLOR: BLACK (EXISTING)</p> |

HAYNES BRIDGE RD. & NORTH POINT DR.
ALPHARETTA, GA

FEBRUARY 1, 2018
SCALE: 3/32" = 1'-0"

CORE STATES
110 N. 11TH ST. SUITE 101
TAMPA, FL 33602
Contact: Catherine Pafford
cpafford@core-eng.com





- | | |
|---|--|
|  | PANEL 1PT1
APPLICATION: EXTERIOR MATERIAL
COLOR: MATCH TO SHEVIN WILLIAMS |
|  | PANEL 1PT2
APPLICATION: PANEL LIPS
COLOR: TO MATCH SHEVIN WILLIAMS |
|  | PANEL 1PT4
APPLICATION: LIPS
COLOR: TO MATCH SHEVIN WILLIAMS |
|  | ROOF
APPLICATION: STANDING SEAM METAL ROOF
COLOR: RMC CODE |
|  | MILLIONS
APPLICATION: EXTERIOR MATERIAL
COLOR: BLACK (EXISTING) |

HAYNES BRIDGE RD. & NORTH POINT DR.
ALPHARETTA, GA

FEBRUARY 1, 2018
SCALE: 3/32" = 1'-0"

CORE STATES
110 N. 11TH ST. SUITE 101
TAMPA, FL 33602
Contact: Catherine Pafford
cpafford@core-eng.com



HAYNES BRIDGE & NORTH POINT

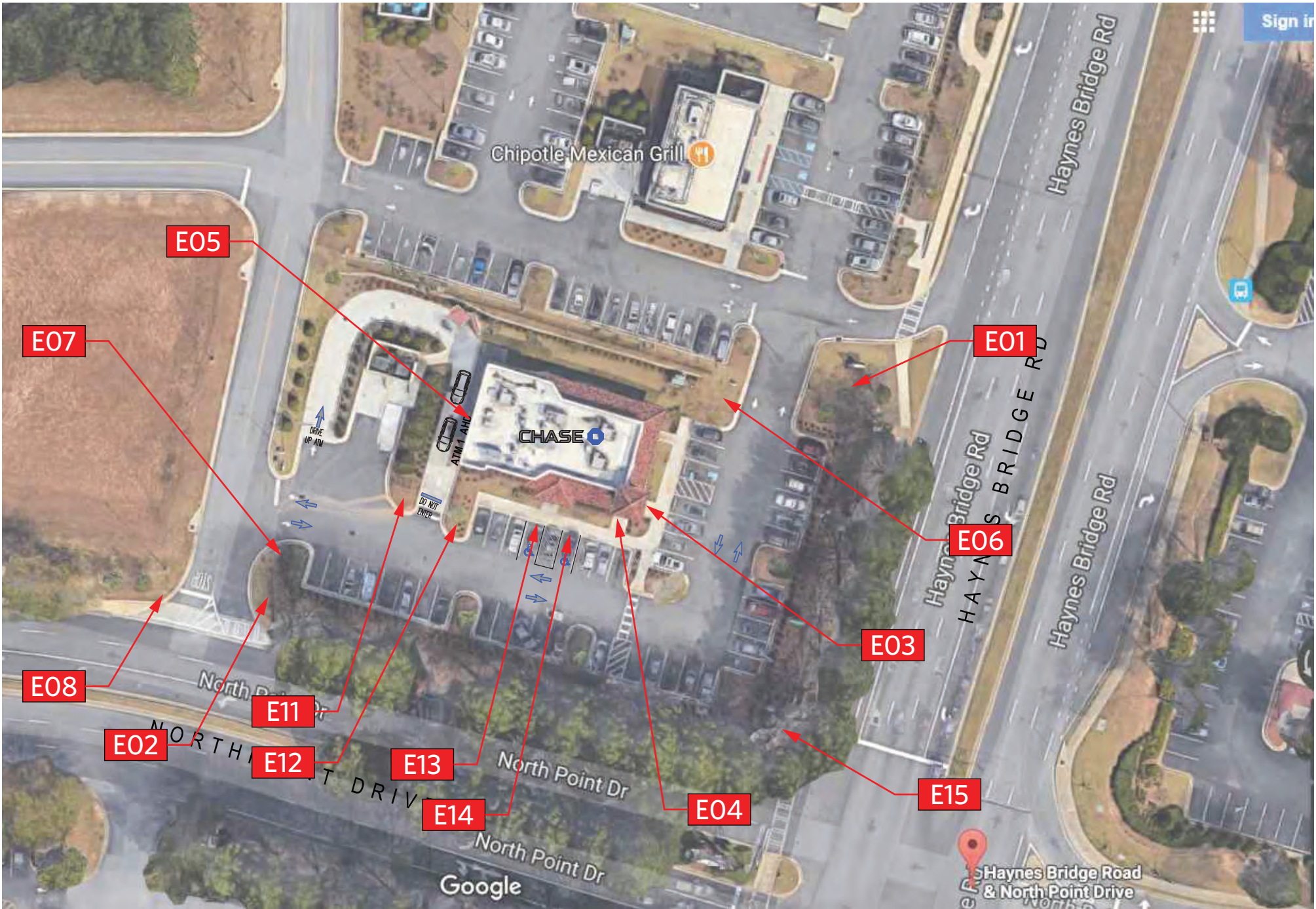
10900 Haynes Bridge Road
Alpharetta, GA 30022



REVISION NOTES:

- 12.18.17 Revised Elevations and Removed Night View AFR
- 01.05.17 Updated Elevations AFR

Site Plan



Scope of Work

E01	M-32-RE	DOUBLE-FACED ILLUMINATED MONUMENT SIGN	32SF
E02	M-32-RE	DOUBLE-FACED ILLUMINATED MONUMENT SIGN	32SF
E03	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF
E04	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF
E05	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E06	D5-RE	DOUBLE-FACED NON-ILLUMINATED DIRECTIONAL	5.69SF
E07	D5-RE	DOUBLE-FACED NON-ILLUMINATED DIRECTIONAL	5.69SF
E08	DOT SIGN	SINGLE-FACED Do NO LEFT TURN SIGN	6.3SF
E11	DOT SIGN	SINGLE-FACED Do DNE SIGN	6.3SF
E12	DOT SIGN	SINGLE-FACED Do DNE SIGN	6.3SF
E13	TC-P-ADA-RE-V-GA	POLE MOUNTED ADA PARKING REGULATORY SIGN W/ VAN ACCESS	2SF
E14	TC-P-ADA-RE-GA	POLE MOUNTED ADA PARKING REGULATORY SIGN	1.5SF
E15	CUST-CSS-FS	"COMING SOON" SIGN	11.9SF

Interior Signs Exterior Signs



TITLE	Chase New Builds	DWG BY	AFR	DATE	12.1.17
ADDRESS	CHS.NB.268 Haynes Bridge & North Point 10900 Haynes Bridge Road Alpharetta, GA 30022	DWG NUM	B76540	SHEET	2

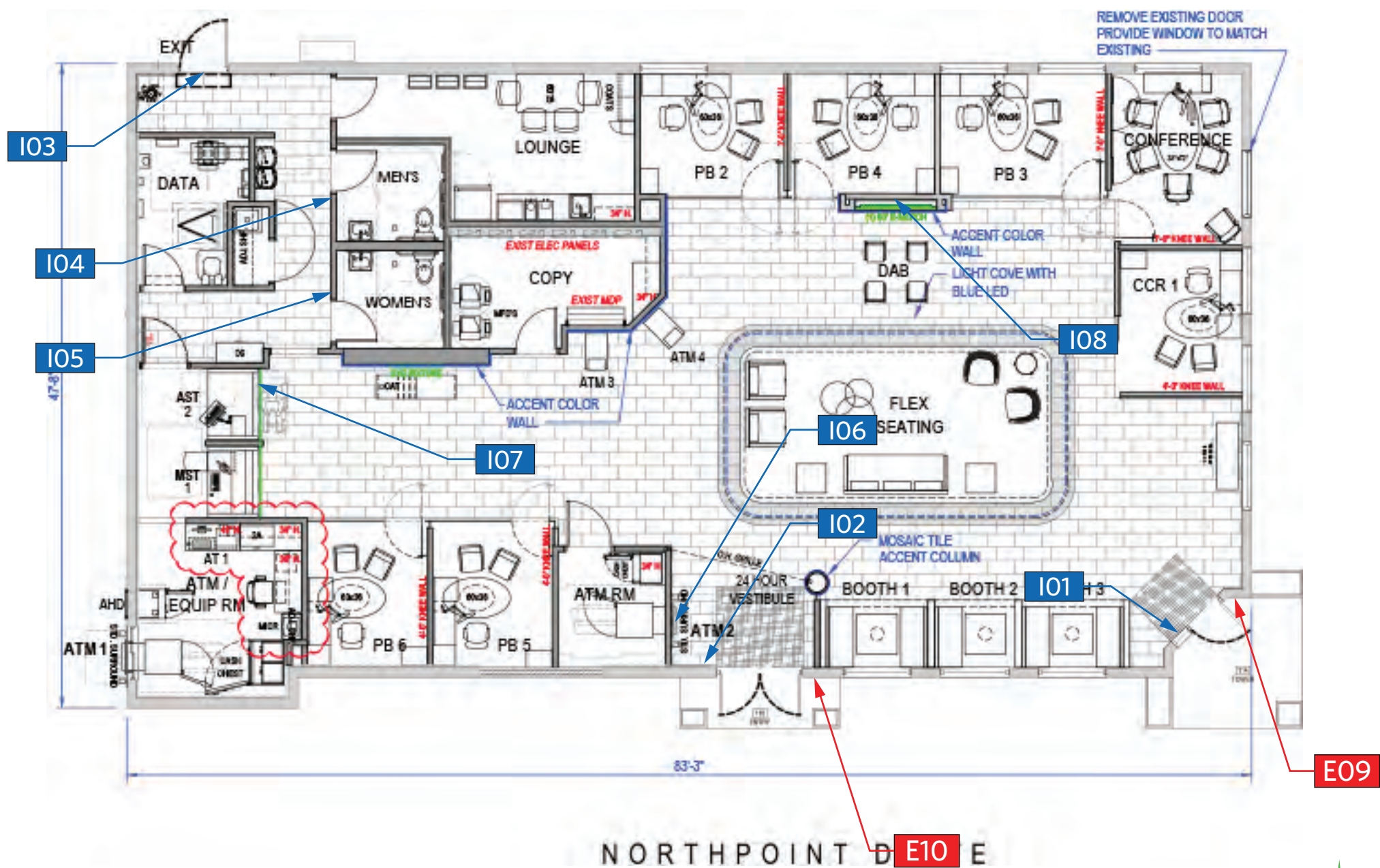
THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.





Data Source: GDOT 2015 AADT Estimates, DigitalGlobe Vivid Service

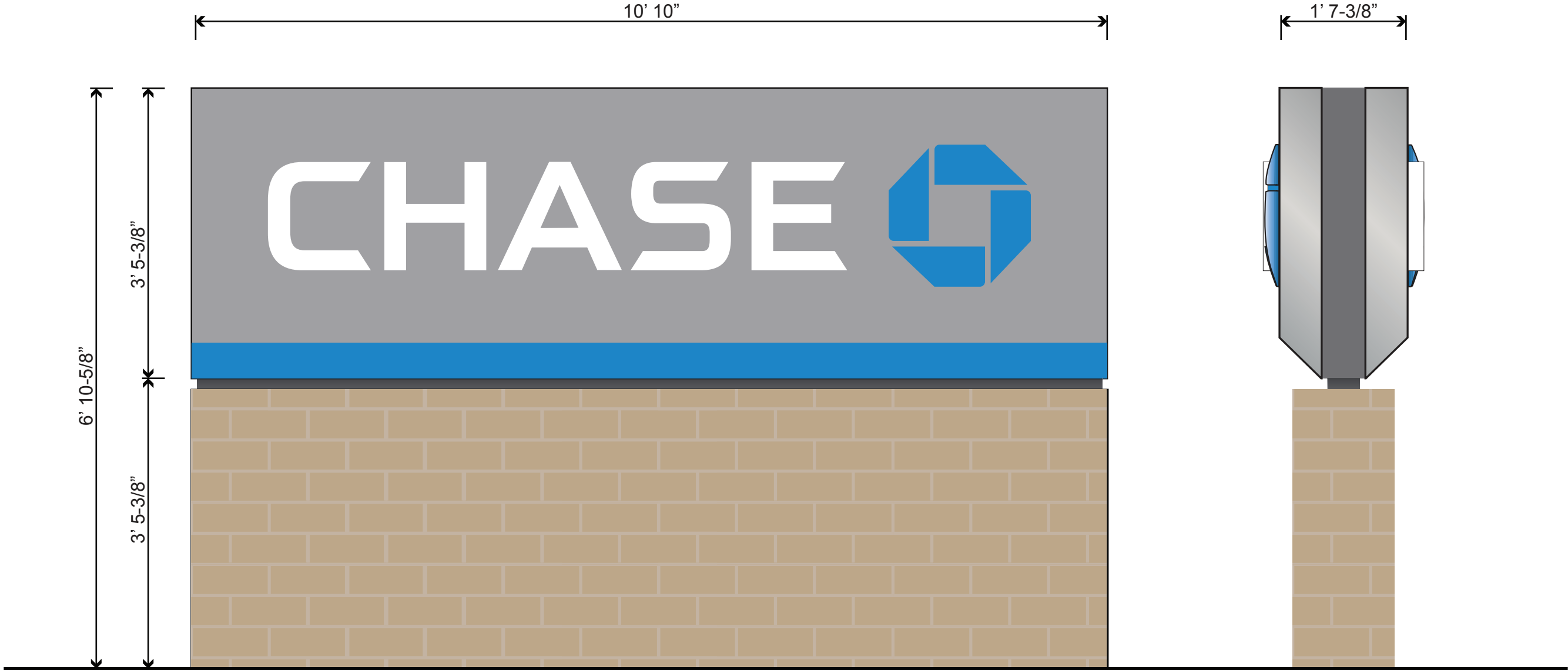
Floor Plan



Scope of Work

I01	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I02	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I03	ADA-RI-X	ADA EMERGENCY EXIT PLAQUE	.22SF
I04	ADA-RRM-A-G	ADA MEN'S RESTROOM SIGN - ACCESSIBLE	.38S
I05	ADA-RRW-A-G	ADA WOMEN'S RESTROOM SIGN - ACCESSIBLE	.38SF
I06	SUR-TTW-U-4	STANDARD ILLUMINATED ATM SURROUND	33SF
I07	ADA-TW	ADA TELLER WALL SIGN	.1SF
I08	LIF-TPL-9	9" ILLUMINATED THIN PROFILE CHANNEL LETTERS	5.2SF
E09	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF

Interior Signs Exterior Signs



NOTE: BRICK BASE
TO MATCH BUILDING

M-32-RE
DOUBLE-FACED ILLUMINATED MONUMENT (RE-ENGINEERED) - 32SF
SCALE: 3/4" = 1' 0"

NOTE: MUST BE 10'
FROM ROW

M-32-RE
SIDE VIEW
SCALE: 3/4" = 1' 0"

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Chase New Builds	DWG BY	AFR	DATE	12.1.17	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.		
	ADDRESS	CHS.NB.268 Haynes Bridge & North Point 10900 Haynes Bridge Road Alpharetta, GA 30022			DWG NUM	B76540			
					SHEET	5			



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS

BRIDGE COLOR TO BE
PAINTED SW6108 "LATTE".

PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Chase New Builds	DWG BY	AFR	DATE	12.1.17	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.	CHASE	
	ADDRESS	CHS.NB.268 Haynes Bridge & North Point 10900 Haynes Bridge Road Alpharetta, GA 30022			DWG NUM	B76540			
					SHEET	6			

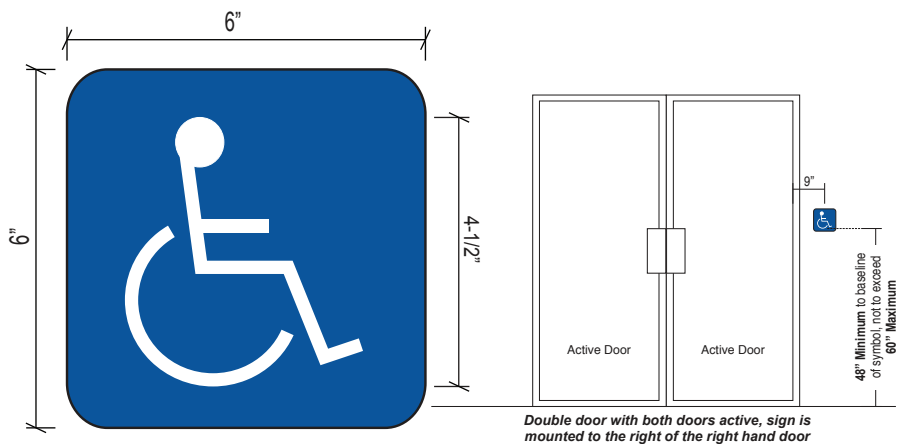


LIF-WBO-18-LED

WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF

SCALE: NTS

**BRIDGE COLOR TO BE
PAINTED SW6108 "LATTE".**



ADA-EP

HANDICAPPED ENTRANCE PLAQUE

SCALE: NTS



West Elevation

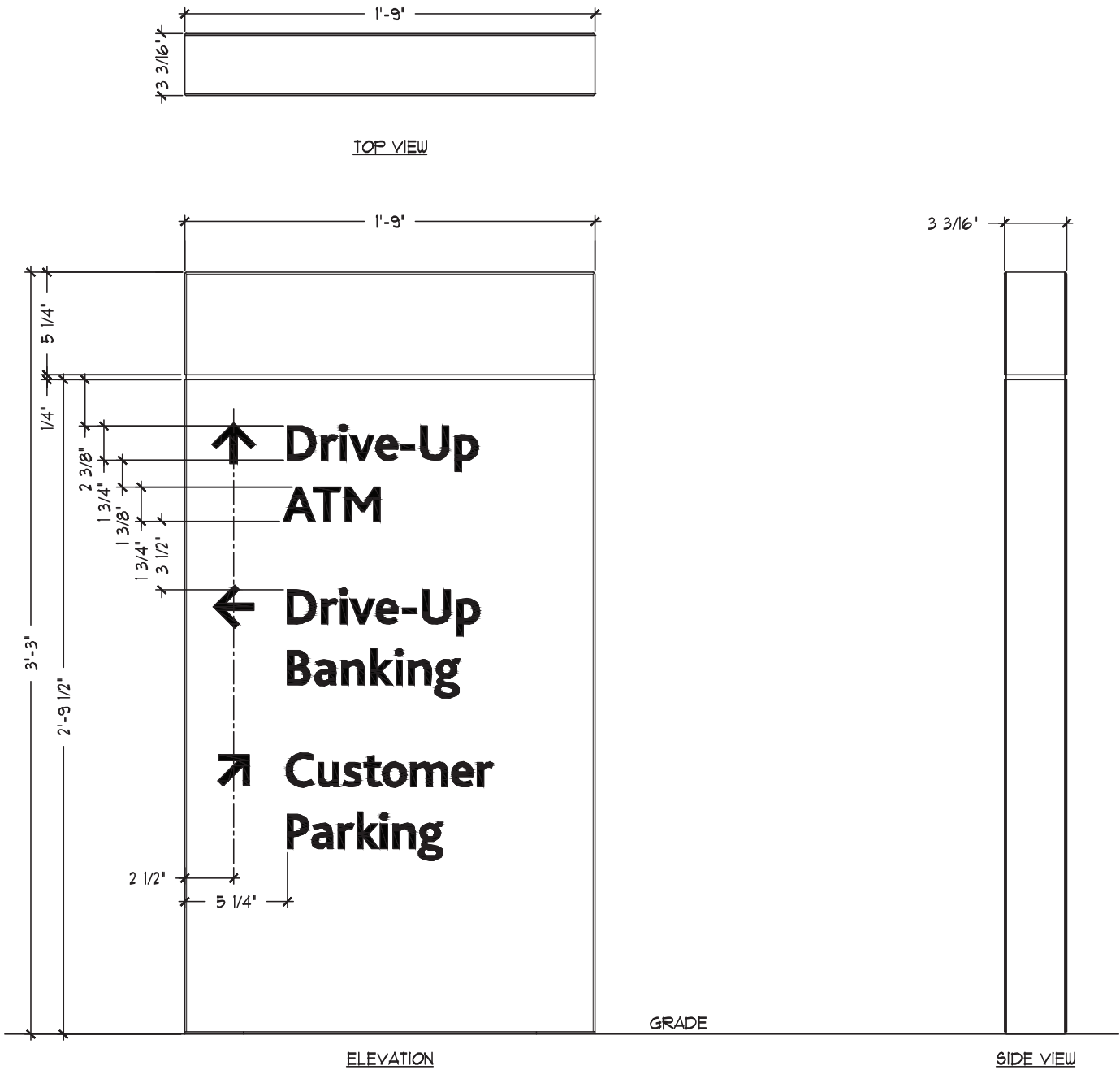
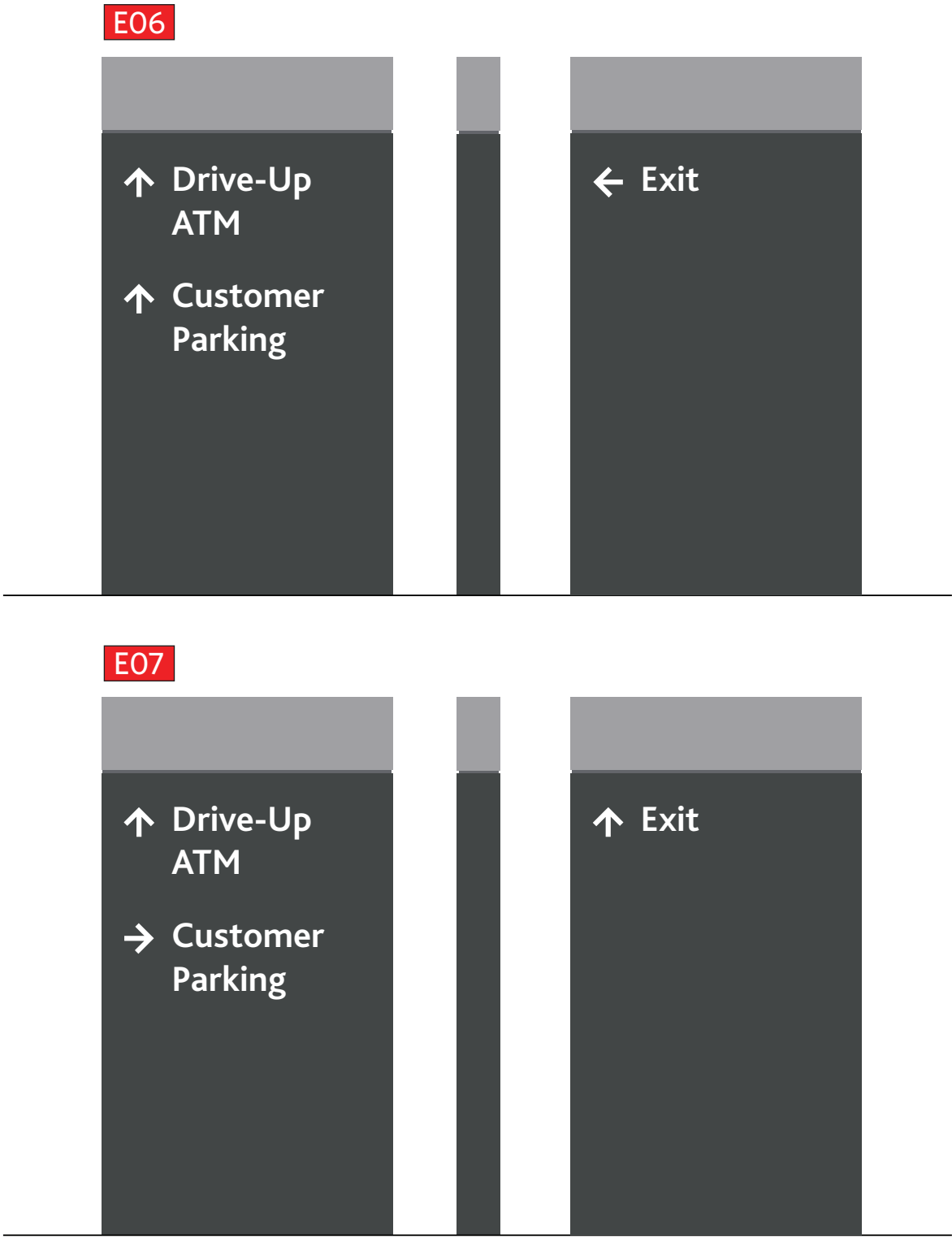


SUR-TTW-U-4-TP
THIN PROFILE ATM SURROUND - 33SF
SCALE: NTS



North Elevation

NO SIGNS









CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 180016

☒ Fee Paid

Initial: BC

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: Bob Steele Salon, Inc

Location Address: 2500 Old Milton Pkwy Ste 130, Alpharetta, GA 30009

Mailing Address: 3824 Highlands Parkway SE

City: Smyrna State: GA Zip Code: 30082 - 5,185

Contact For All Notifications: Roy Mertz

Contact Telephone: 770 - 294 - 1,283

Mobile Telephone: - -

Fax: 770 - 982 - 4,818

Email: roym@3dsignservices.com

Contact's Relation To Business: Sign Consultant

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.

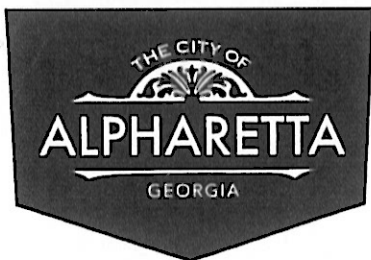
Application Fees:

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 \$ 200



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Amanda Hair

Physical Address: 2500 Old Milton Pkwy Suite 130

Mailing Address: 3824 Highlands Pkwy SE

City: Smyrna State: GA Zip Code: 30082

Owner Telephone: 770 - 841 - 8305 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): Amanda Hair Date: 2/2/18

Owner Signature: [Signature]

Property Information:

Address (If Assigned): _____

Tax ID or Map Reference Number: _____

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

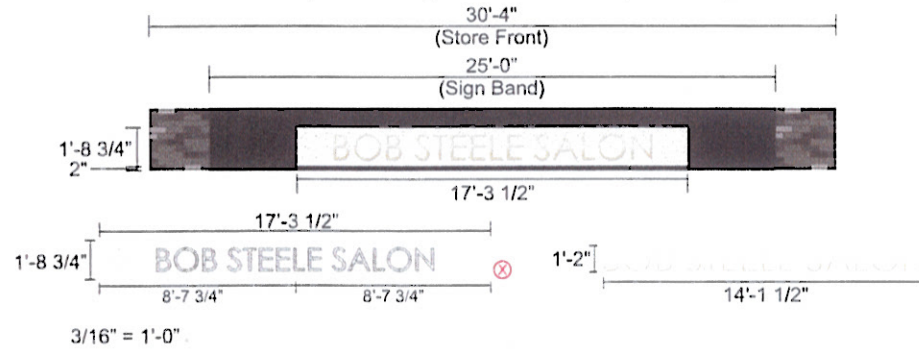
Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: [Signature] Date: 2/2/18 [Print Form](#)

FRONT ELEVATION: REVERSE CHANNEL LETTERS

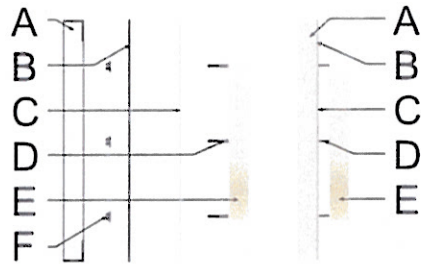
Titanium letters with brushed brass finish on a painted background with aluminum pattern shapes



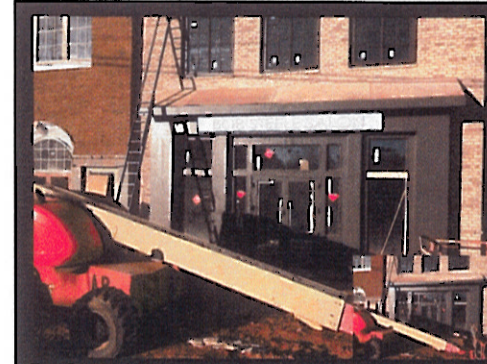
- A - 2" deep aluminum pan frames,
- B - .080" thick aluminum fascia,
- C - .125" thick aluminum diamond pattern shapes,
- D - 1" stand-offs,
- E - 1/12" deep non-illuminated titanium lighted reverse channel letters with gold finish
- F - Mounting hardware

FABRICATION DETAIL

ELEVATION DRAWING FOR PERMITTING



1" = 1'-0"



MUNICIPAL CODE

Per the City of Alpharetta section 2.6.12 Requirements for non-residential zoning districts.

2. Wall Signs. One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) in. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs).

F. Signs permitted within the Historic Business District and MU zoned properties. In addition to the signs authorized under a designated category, each business in the Historic Business District and within MU zoned properties may utilize the following additional signage:

1. Each located on the ground floor of a building shall be permitted one (1) perpendicular sign which shall not exceed eight (8) square feet in size and shall be placed at least eight (8) feet, but no more than twelve (12) feet above sidewalk. In order to foster originality, the shape of the sign may not incorporate more than one set of parallel edges and words may only comprise up to 50% of the sign face area. The remaining sign face area must incorporate some form of graphic design. In addition, signs must be mounted on decorative black brackets.

2. Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign up to twenty-four (24) square feet in size. This additional wall sign shall be located on the back of the building facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.

SIGN AREA CALCULATIONS

Copy Area: 14" high x 169.5" wide / 144 = 16.48 square feet
Background: 20.75" high x 207.5" wide / 144 = 29.9 square feet



3D Sign Services, Inc.

COMPANY

Bob Steele

LOCATION

2500 Old Moon Pkwy Ste 132, Alpharetta, GA 30009

FILENAME

Bob Steele Alpharetta

PROJECT NUMBER

501148

PROJECT MANAGER

Roy Mertz

DESIGNER

RM

TYPE

Concept

SCALE

As Noted

DESIGN HOURS

1

DATE

00.00.17

REVISIONS

1

CUSTOMER APPROVAL

1

APPROVAL DATE

1

PAGE 1

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FABRICATION

Two (2) non-illuminated aluminum pans with raised diamond pattern and 2" deep titanium LED-illuminated reverse channel letters.

INSTALLATION

Install aluminum pans and channel letters on the existing store front and rear entrance as shown in the photo overlay.

ELECTRICAL

✗ Disconnect Switch & U.L. Label
Final Electrical Connection by others if not within 5' of power connection. One (1) 20 amp dedicated branch circuit with grounding wire.



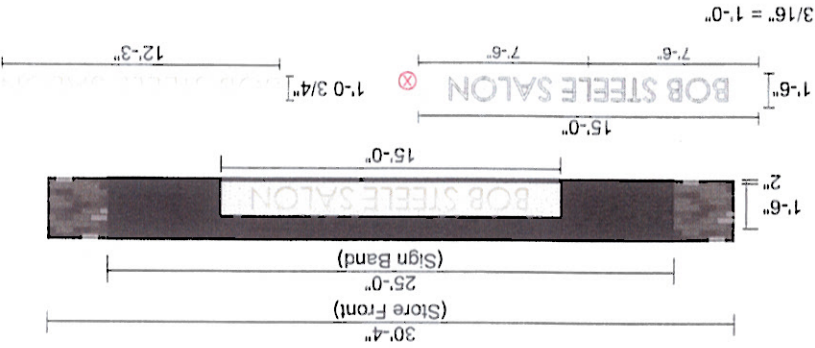
Inspected and labeled in accordance with UL standards for electrical signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding.

MATERIALS/COLORS

- Titanium letters with Brushed Gold finish
- Aluminum pan background to match dryvit color #103 Natural White
- Diamond shapes painted Matthews paint MP46490 Venerable Gold Metallic
- Existing painted brick wall color

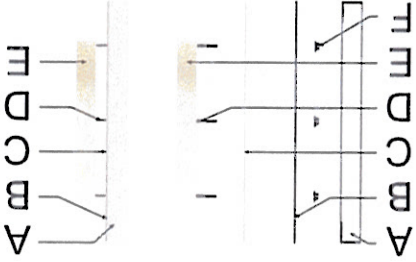
REAR ELEVATION: REVERSE CHANNEL LETTERS

Titanium letters with brushed brass finish on a painted background with aluminum pattern shapes

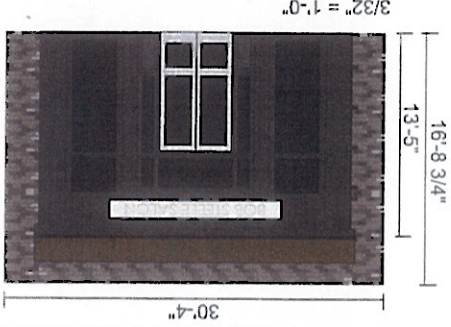


- A - 2" deep aluminum pan frames,
- B - .080" thick aluminum fascia,
- C - .125" thick aluminum diamond pattern shapes,
- D - 1" stand-offs,
- E - 1/12" deep non-illuminated titanium lighted reverse channel letters with gold finish
- F - Mounting hardware

FABRICATION DETAIL



ELEVATION DRAWING FOR PERMITTING



FABRICATION

Two (2) non-illuminated aluminum pans with raised diamond pattern and 2" deep titanium LED-illuminated reverse channel letters.

Install aluminum pans and channel letters on the existing store front and rear entrance as shown in the photo overlay.

ELECTRICAL

- Final Electrical Connection by others if not within 5' of power connection. One (1) 20 amp dedicated branch circuit with grounding wire.
- Disconnect Switch & U.L. Label
- Inspected and labeled in accordance with U.L. standards for electrical signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding.

MATERIALS/COLORS

- Existing painted brick wall color
- Diamond shapes painted Matthews paint MF6490 Venerable Gold Metallic
- Aluminum pan background to match dye/color #103 Natural White
- Titanium letters with Brushed Gold Finish

SIGN AREA CALCULATIONS

Copy Area: 12.75' high x 14.7' wide / 144 = 13.02 square feet
Background: 18' high x 18.0' wide / 144 = 22.5 square feet

1. Each located on the ground floor of a building that shall not exceed eight (8) square feet in size and shall be placed at least eight (8) feet, but no more than twelve (12) feet above sidewalk. In order to take occupancy, the sign may not incorporate more than one set of parallel edges and words may only comprise up to 50% of the sign face area. The remaining sign face area must incorporate some form of graphic design. In addition, signs must be mounted on decorative black brackets.

2. Businesses located within the first two floors of a building that back onto a parking lot, alley, park or other public space may have an additional wall sign up to twenty-four (24) square feet in size. This additional wall sign shall be located on the back of the building facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.

F. Signs permitted within the Historic Business District and Half Zoned properties. In addition to the signs authorized under a designated category, each business in the Historic Business District and within HZD zoned properties may utilize the following additional signage:

2. Wall signs. One wall sign per lot for each lot with no greater than one (1) sq. ft. of sign area per one (1) ft. of lot frontage. Signs shall be permitted provided, however, no more than two (2) wall signs on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs.

MUNICIPAL CODE
This photographic overlay is for representation purposes only and does not indicate the exact size, shape, color, or placement of final product.



PAGE 1

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APPROVAL DATE	
CUSTOMER APPROVAL	
REVISIONS	
DATE	00.00.17
DESIGN HOURS	1
As Noted	
SCALE	
Concept	
TYPE	CHECKED
RM	
DESIGNER	Foy Hertz
PROJECT MANAGER	
PROJECT NUMBER	501148
FILENAME	Bob Steele AlphaBeta
LOCATION	2500 Peachtree Pkwy Ste 100 Alpharetta, GA 30009
COMPANY	Bob Steele

3D Sign Services, Inc.







ORIGINAL SHEET ISSUED ON 12/1/17
SEE FOLLOWING PAGE FOR REVISED VERSION











METAL PANEL SCREEN WALL TO CONCEAL ROOFTOP EQUIPMENT

ARCHITECTURAL ACM FIN

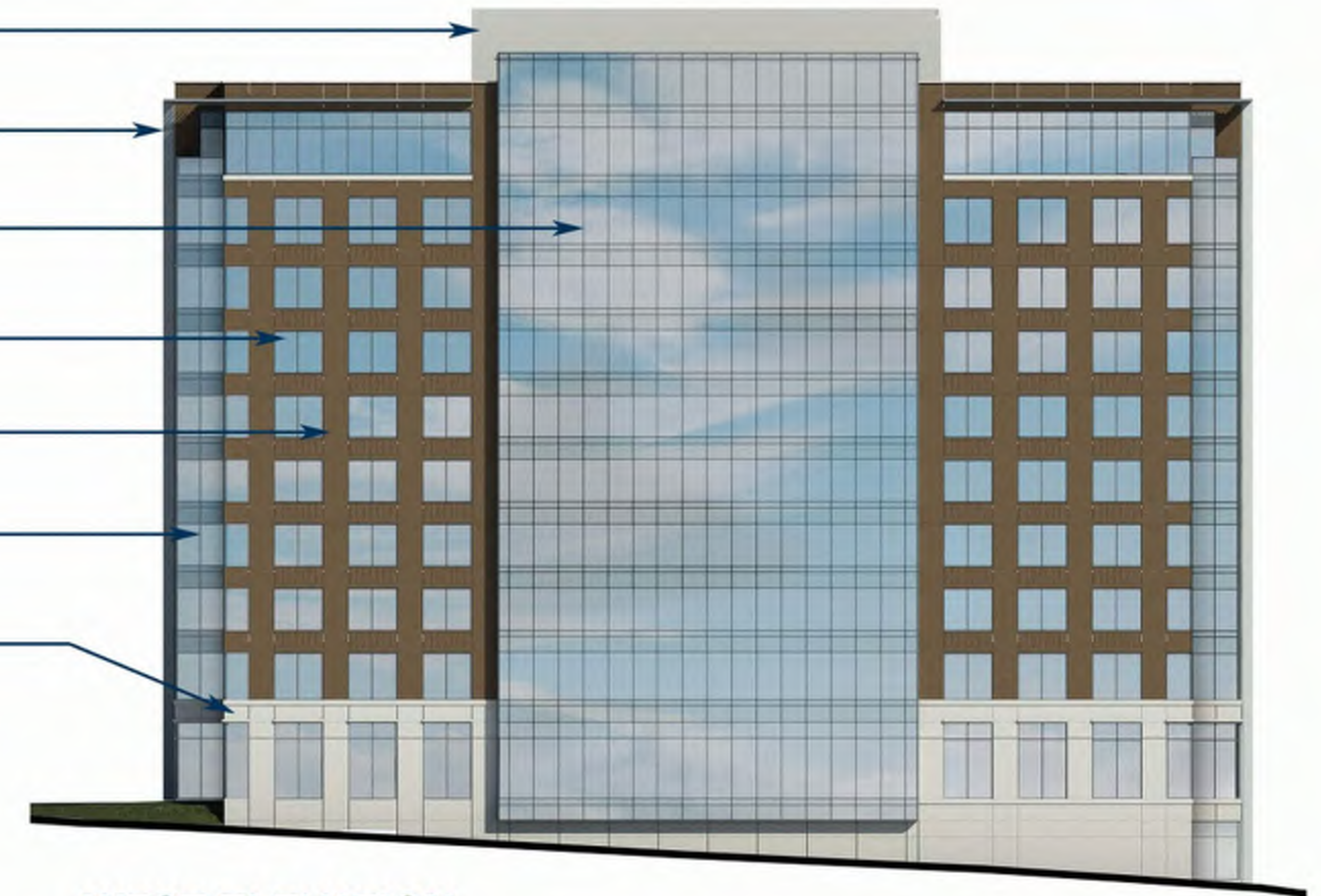
CURTAIN WALL

STOREFRONT

PRECAST CONCRETE W/ THIN BRICK INLAY

CURTAIN WALL

ARCHITECTURAL PRECAST SIMULATING NATURAL LIMESTONE



WEST ELEVATION

METAL PANEL SCREEN WALL TO CONCEAL ROOFTOP EQUIPMENT

ARCHITECTURAL ACM FIN

CURTAIN WALL

STOREFRONT

PRECAST CONCRETE W/ THIN BRICK INLAY

CURTAIN WALL

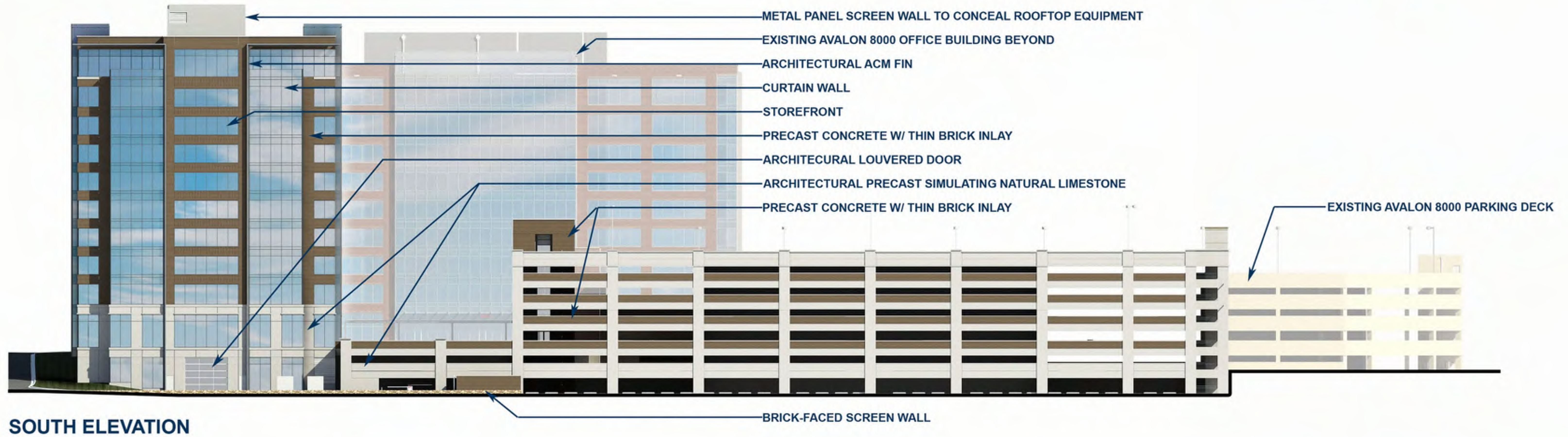
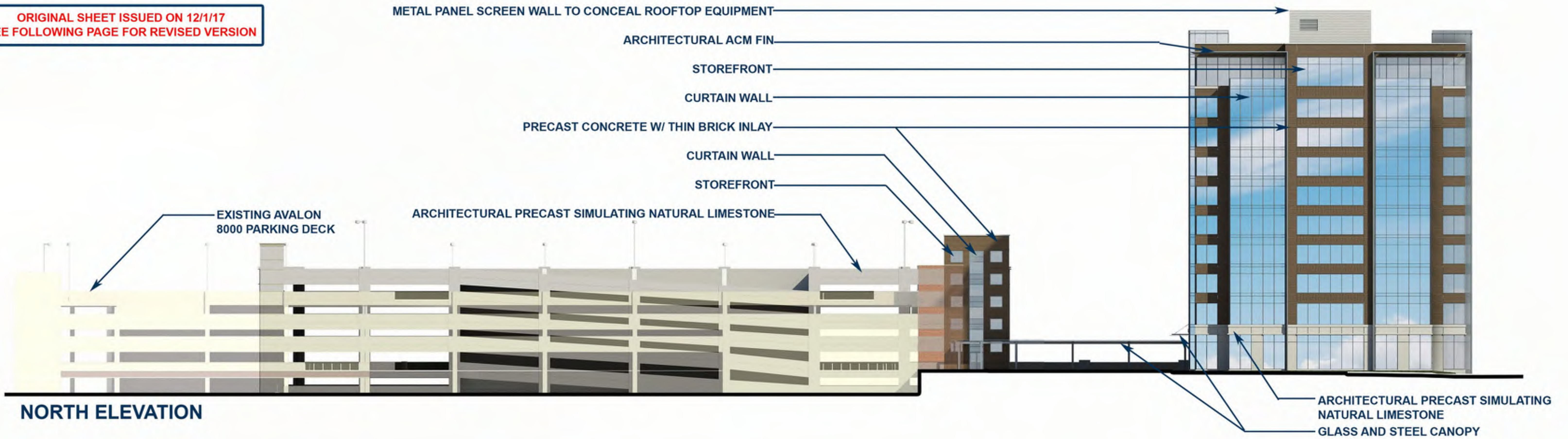
GLASS AND STEEL CANOPY AT ENTRANCE

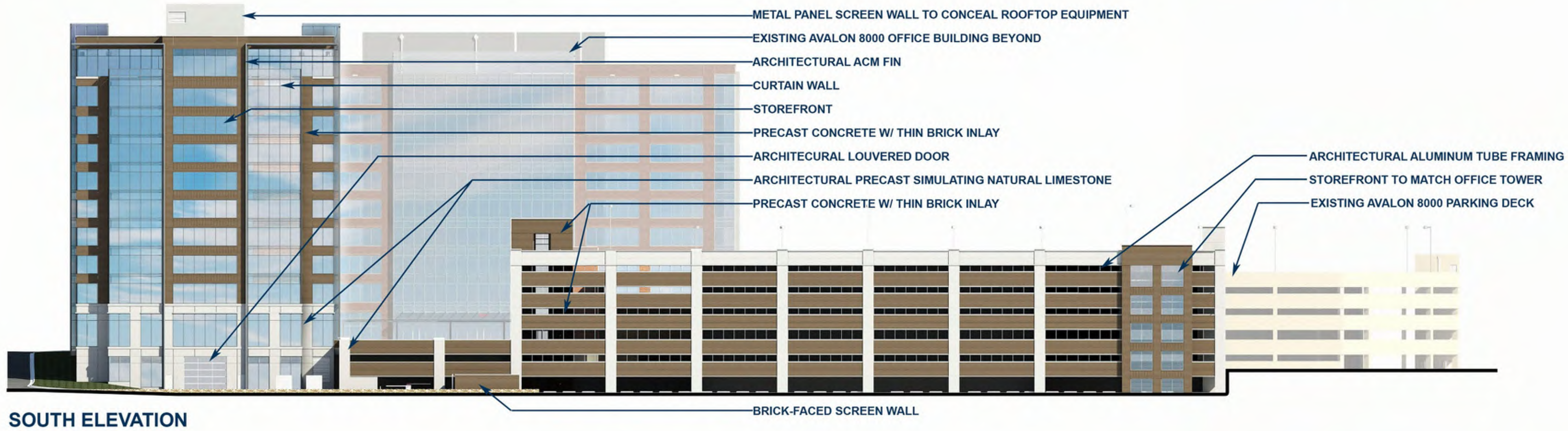
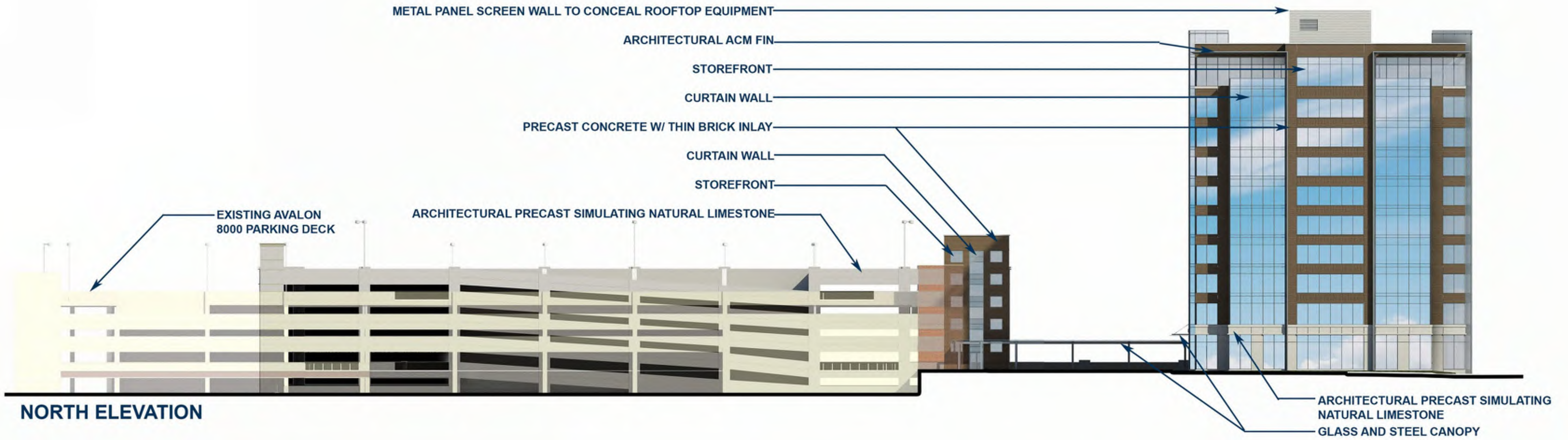
ARCHITECTURAL PRECAST SIMULATING NATURAL LIMESTONE

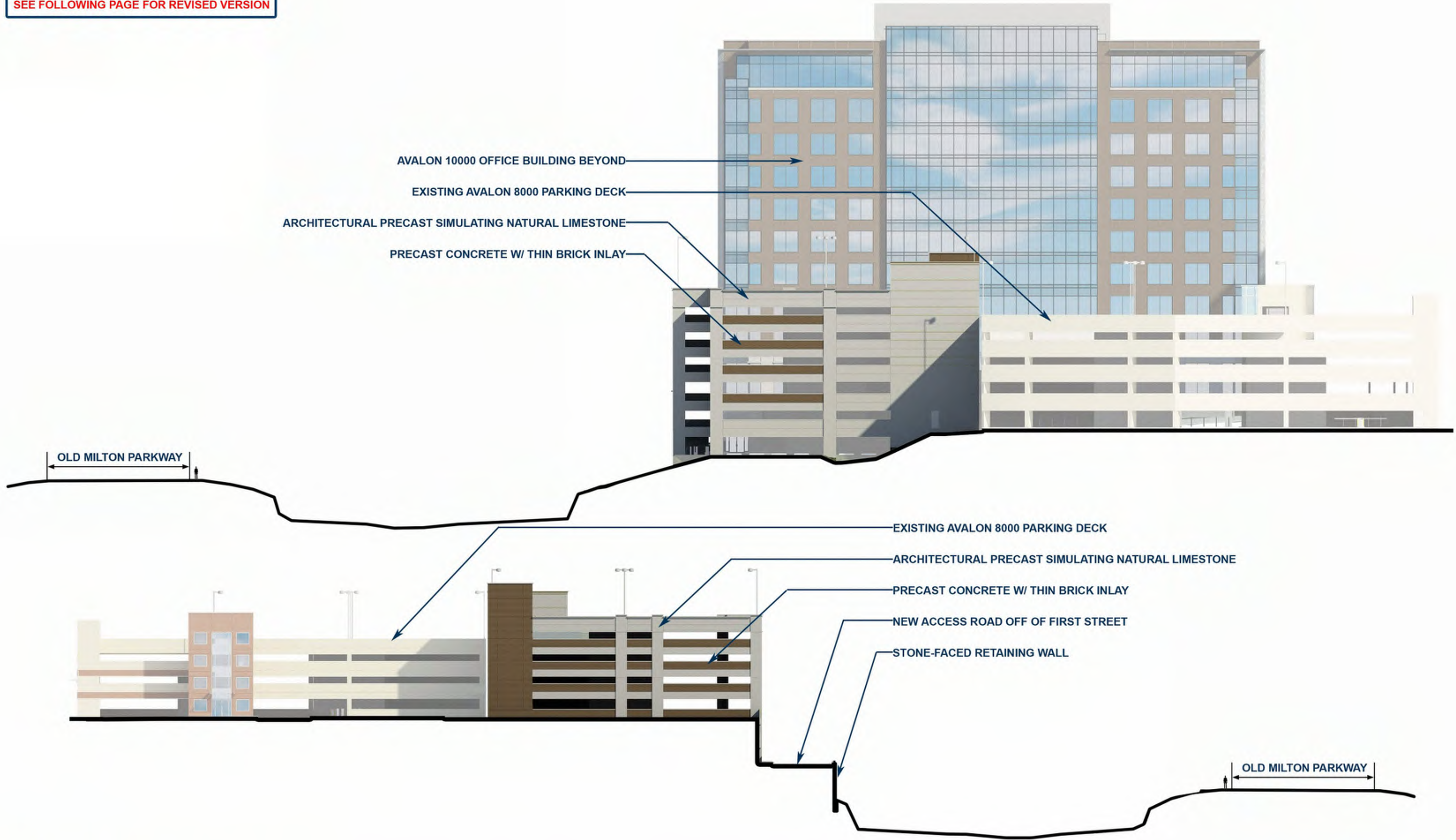


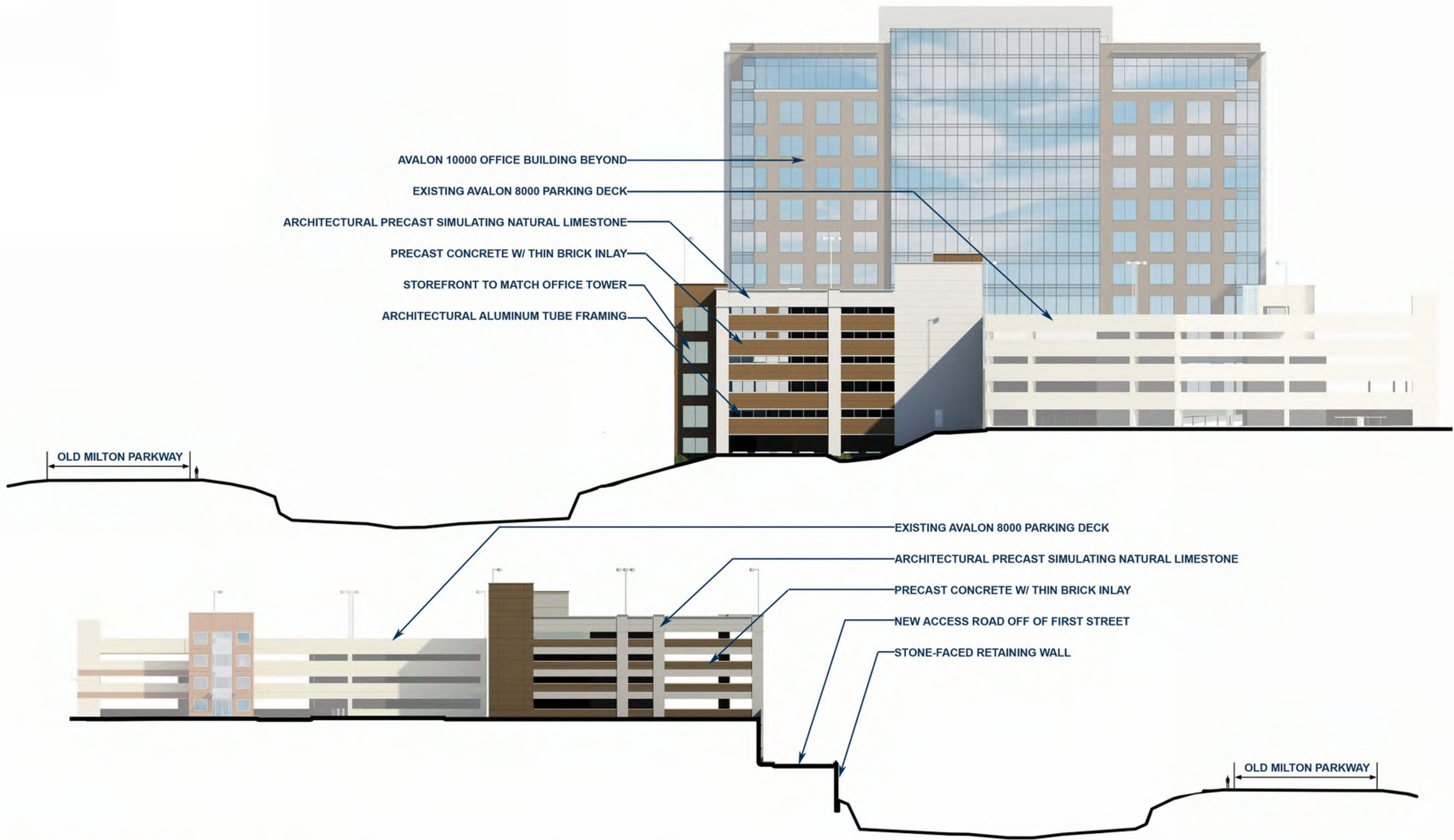
EAST ELEVATION

ORIGINAL SHEET ISSUED ON 12/1/17
SEE FOLLOWING PAGE FOR REVISED VERSION













WBA ARCHITECTURE - INTERIORS - PLANNING

OFFICE BUILDING FACADE LIGHTING

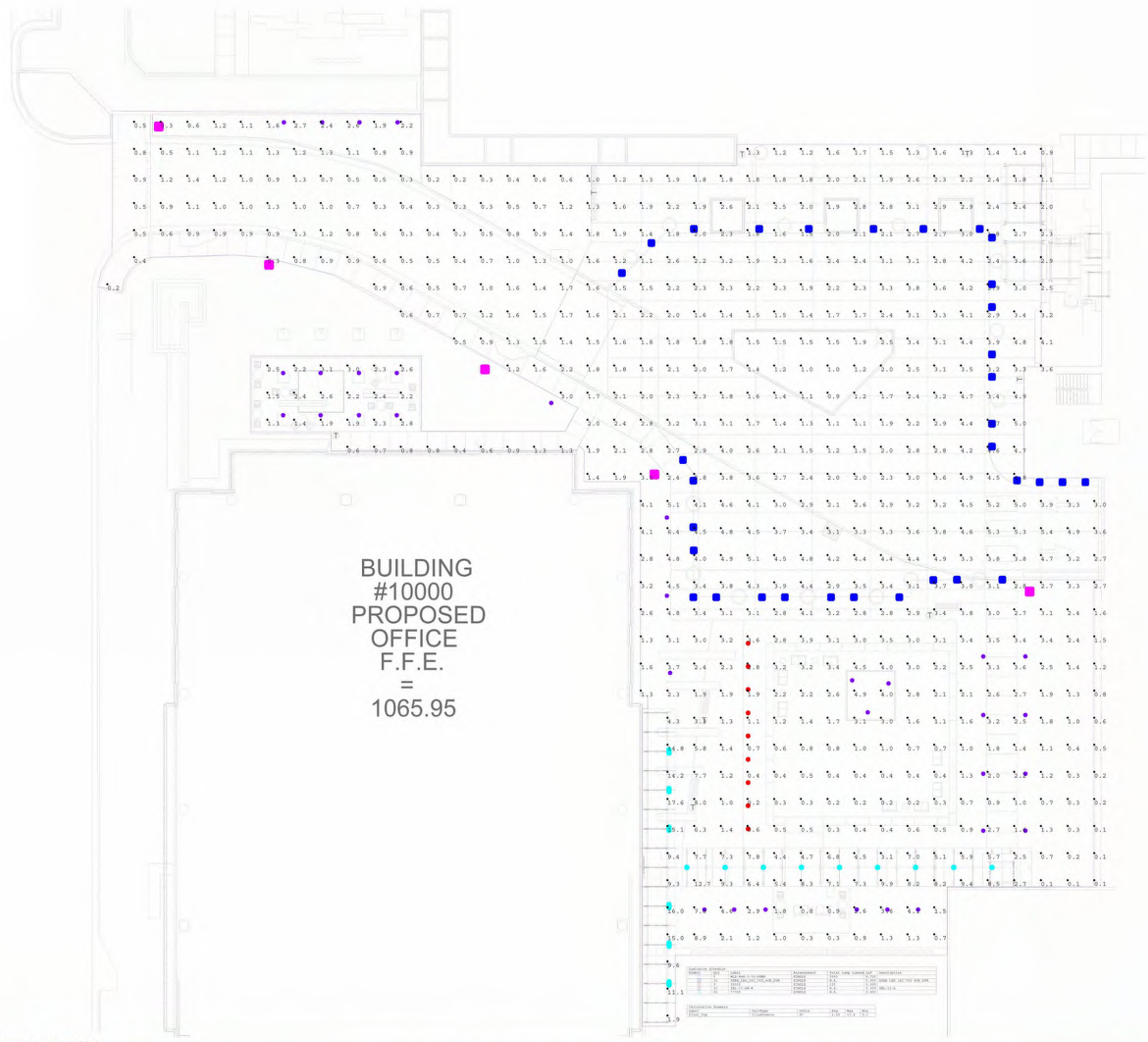
AVALON OFFICE BUILDING 10000
ALPHARETTA, GA

WAKEFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC | WWW.WBASSOCIATES.COM | ATLANTA - JACKSONVILLE - DUBAI - PANAMA

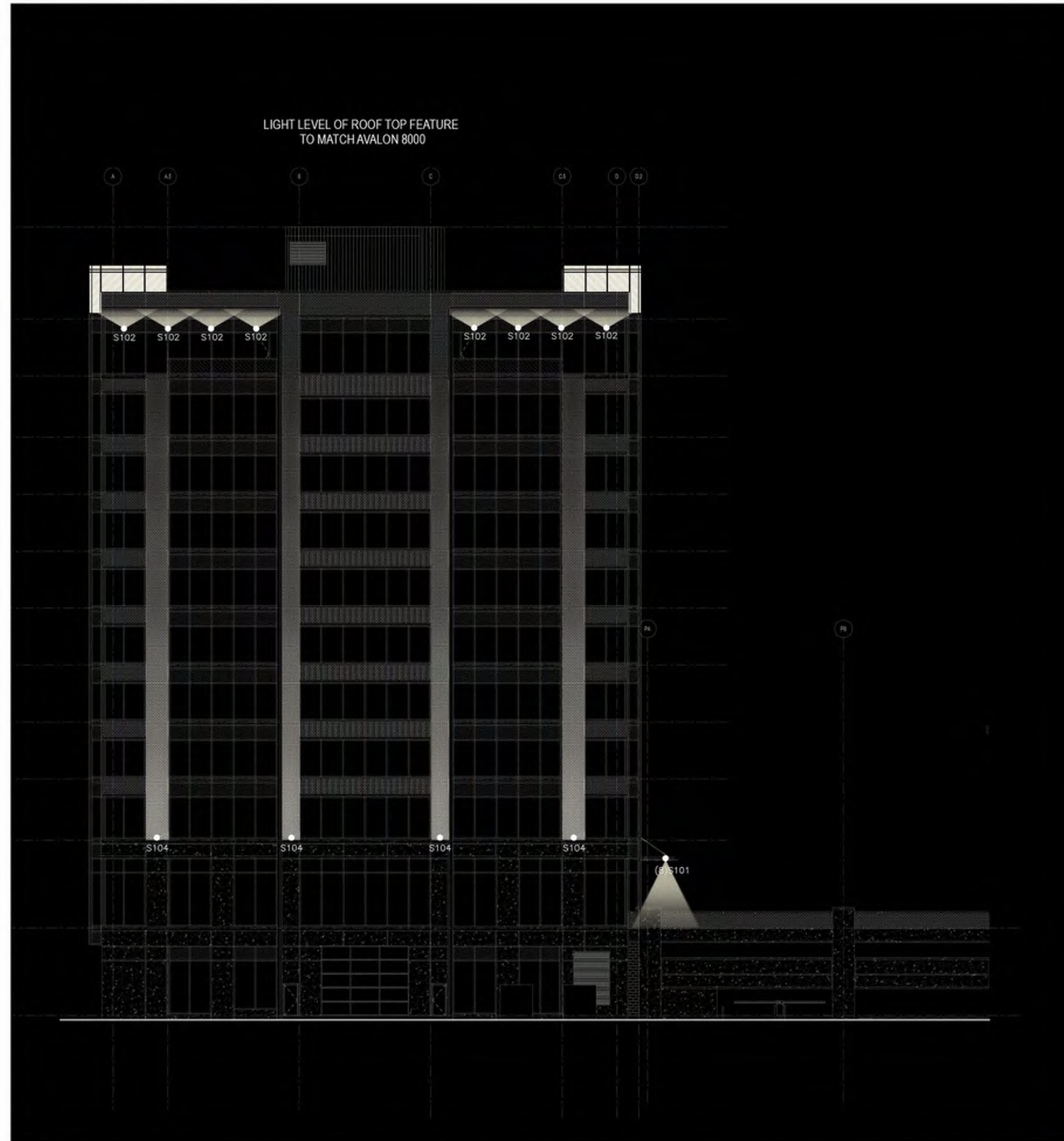
Hines

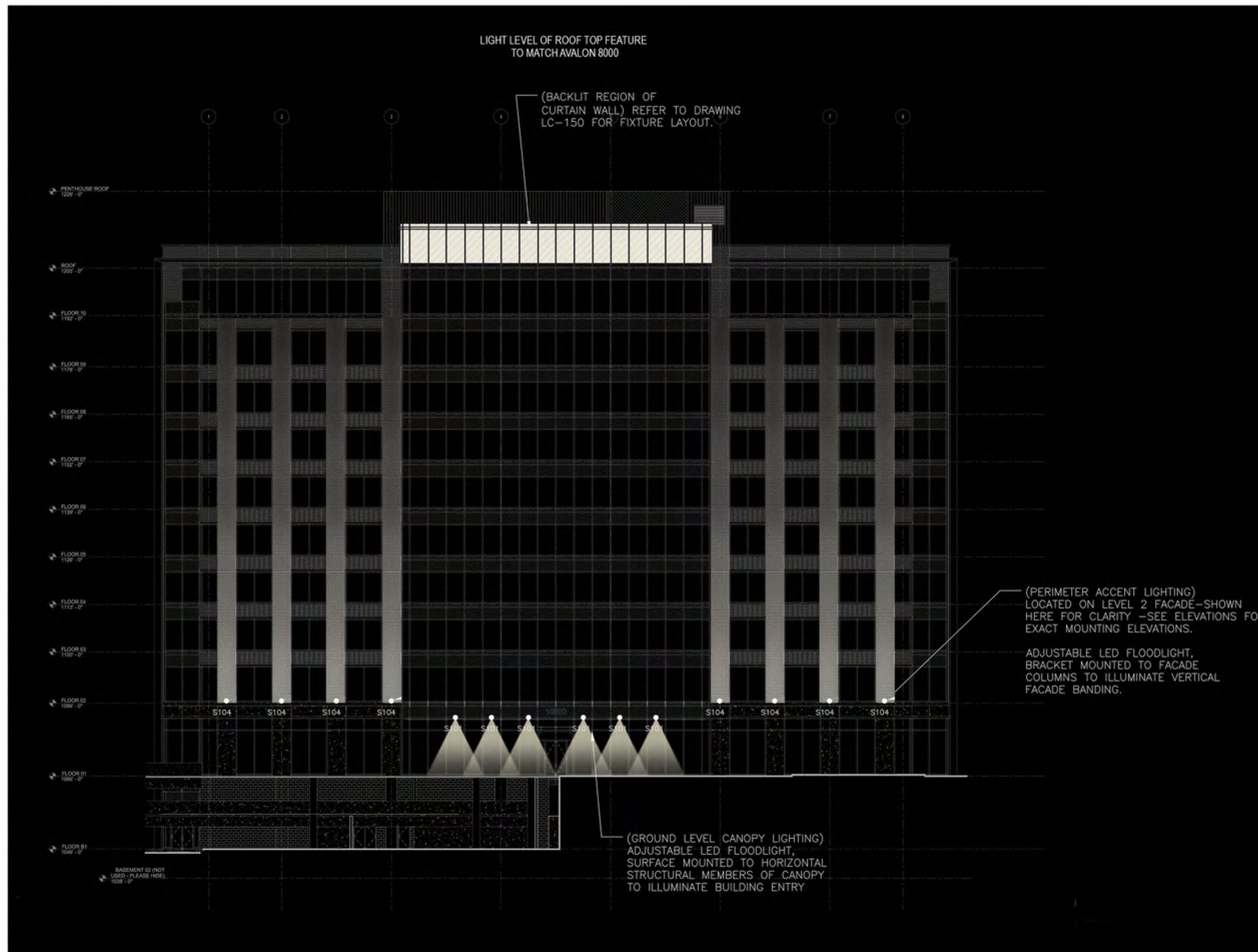
WAKEFIELD
BEASLEY &
ASSOCIATES

FEBRUARY 1, 2018













TYPE S101

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with a $\frac{1}{2}$ " I.P.S. stainless steel nipple for direct attachment to cast boxes or other accessories.

Electrical: 19.2W LED luminaire, 22 total system watts, -40°C start temperature. Integral 120V or 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 4000K with a 90 CRI. Available in 3000K (90 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 5.0 lbs.

Luminaire Lumens: 1782
Tested in accordance with LM-79-08



Compact floodlight - wide beam					Accessories	
Lamp	β	A	B	C		
77 705 19.2W LED	44°	6 1/4"	8 1/2"	6 1/2"	70 060	70 757
Exchangeable lenses: ☐ flat beam ☒ 180° glare shield β = Beam angle						

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA 2017 Updated 04/17



Adjustable LED floodlighting luminaire

Housing: One piece die cast aluminum supplied with universal mounting bracket and 4" O.D. cover plate for direct attachment to 3 1/2" or 4" octagonal wiring box. A round rotation plate allows the housing to be precisely leveled after installation. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Tempered clear glass, $\frac{3}{16}$ " thick, retained by one piece die-cast aluminum frame, secured by four (4) captive socket head stainless steel screws threaded into stainless steel inserts. Internal full semi-specular optical system. Fully gasketed for weather tight operation in any mounting orientation using a molded silicone rubber gasket.

Electrical: 26W LED luminaire, 30 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

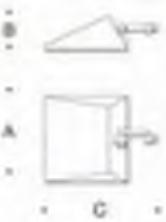
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 7.5 lbs.

Luminaire Lumens: 1762
Tested in accordance with LM-79-08



Surface washers with mounting canopy				
Lamp	β	A	B	C
77 469 26W LED		10 1/4"	4 1/4"	14 1/4"

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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TYPE S102

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with two piece die-cast aluminum canopy supplied with universal mounting bracket for direct attachment to 3 1/2" or 4" octagonal wiring box. Die-cast aluminum swivel.

Electrical: 73.5W LED luminaire, 83 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 6.9 lbs.

Luminaire Lumens: 7580

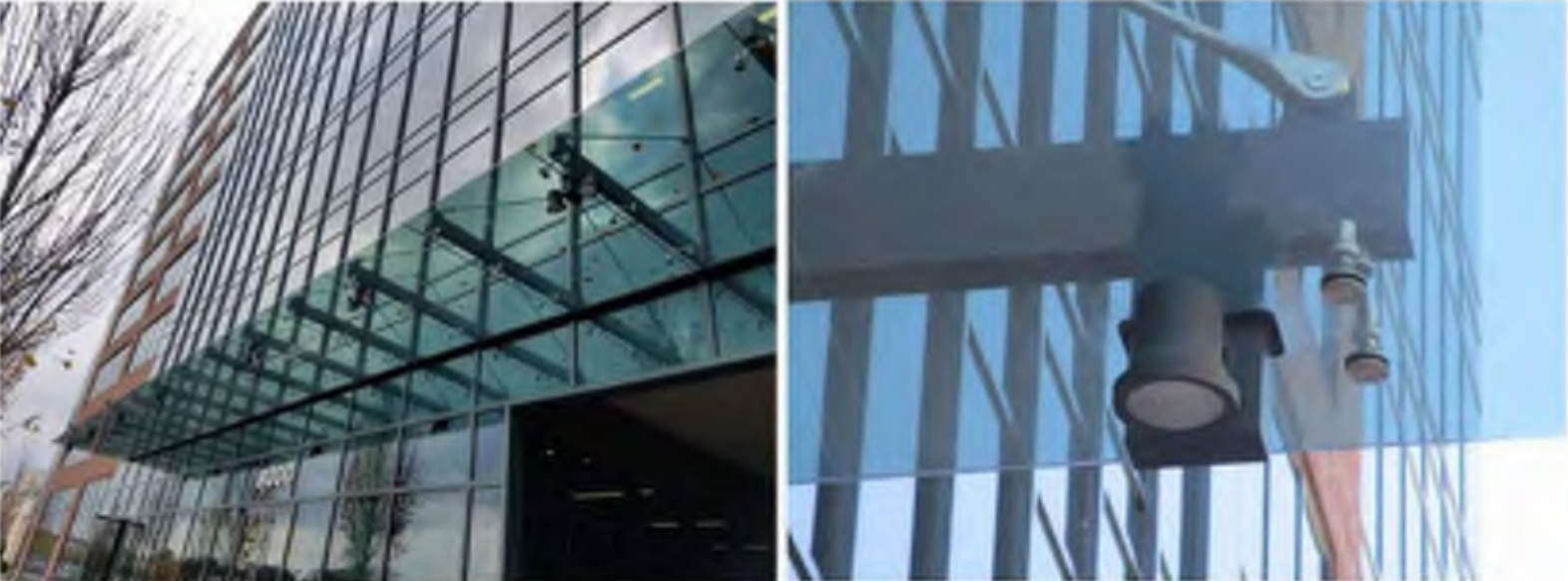


Compact floodlight - wide beam					Accessories	
Lamp	β	A	B	C	D	
77 749 73.5W LED	50°	9 1/4"	12"	8 1/4"	5 1/4"	70 065 70 758
Exchangeable lenses: ☐ flat beam ☒ 180° glare shield β = Beam angle						

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Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



CANOPY LIGHTING



TRELLIS UPLIGHT



EXTERIOR UPLIGHTS

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Luminaire's optical system consists of a reflector of pure anodized aluminum and clear safety glass with an integrated stray light control cylinder and a glass optic. The lens and optical assembly is secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with two piece die-cast aluminum canopy supplied with universal mounting bracket for direct attachment to 3/8" or 4" octagonal wiring box. Die-cast aluminum swivel.

Electrical: 48.2W LED luminaire, 51 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >90 CRI. Available in 3000K (>90 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 6.9 lbs.

TYPE S104

TYPE S105

TYPE S106

HK USA Lighting Group

ZXL11

Area Accent ZXL11 Series



Characteristics

ETL Listed

IP67 Standard

• Wet/Dry location rated. • Swivel Stem | facilitates 355° deg. rotation for aiming precision on any installation plane.

Technical Data

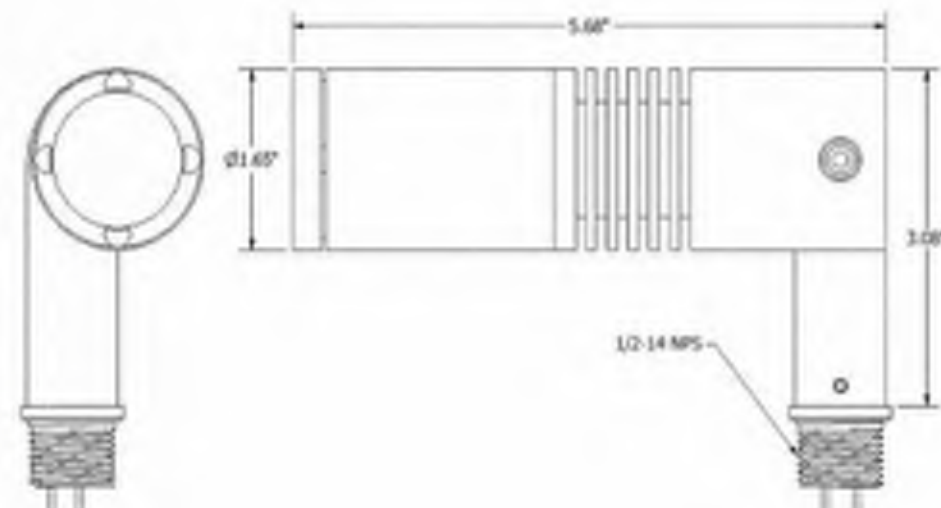
Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Hoods	A, B, C
Voltage	12V
Wattage	4W, 6W, Remote MLV Dimmable, Remote ELV Dimmable
Reflector	15°, 30°, 40°
Color Temp	2.7K, 3K, 4K
Power Supply	Requires remote step down transformer

PROJECT

FIXTURE TYPE

Ordering Guide

Series	ZXL11
Hoods	A B C
Glare Shields (optional)	GSL GSA GSS CGSL CGSA CGSS
Voltage	12V
Wattage	4W 6W Remote MLV Dimmable Remote ELV Dimmable
Lamp	HK LED
Reflector	15° 30° 40°
Color Temp	2.7K 3K 4K
Stem (optional)	FSS
Finish	BK (black) BZ (bronze) WT (white) ASK (anodized black) ACL (anodized clear) CC (custom)



Compact floodlight - very narrow beam		Accessories	
Lamp	β A B C D	Flat beam	180° glare shield
77 639	48.2W LED	10° 9 1/8 12 8 1/8 5 1/8	70077 70758 70721

Exchangeable lenses: Flat beam, 180° glare shield, 360° glare shield, β = Beam angle
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LANDSCAPE TREE LIGHTING



D-Series LED Bollard



d-series

Specifications

Diameter: 8" Round (20.3 cm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)



Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish required
DSXB LED	Asymmetric 12C 12 LEDs ¹	350 350 mA 450 450 mA ^{1,2} 530 530 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{1,3}	ASY Asymmetric ⁴ SYM Symmetric ²	MVOLT ¹ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁴	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{1,7} DF Double fuse (208, 240V) ^{1,8} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault testout outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁴	DHWD White DHXD Natural aluminum DOBX Dark bronze DBLX Black DOBXD Textured dark bronze DBLXD Textured black DNBXD Textured natural aluminum DWHX White

Accessories

Ordered and shipped separately.
MRAB U Anchor bolts for DSXB⁴

- NOTES**
- 1 Only available in the 12C, ASY version.
 - 2 Only available in the 16C, SYM version.
 - 3 Only available with 450 AMBLW version.
 - 4 Not available with ELCW.
 - 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE options).
 - 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
 - 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
 - 8 MRAB U not available with L/AB4 option.



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PATH LIGHTING

WBA ARCHITECTURE - INTERIORS - PLANNING

LIGHTING FIXTURES

AVALON OFFICE BUILDING 10000
ALPHARETTA, GA

Hines

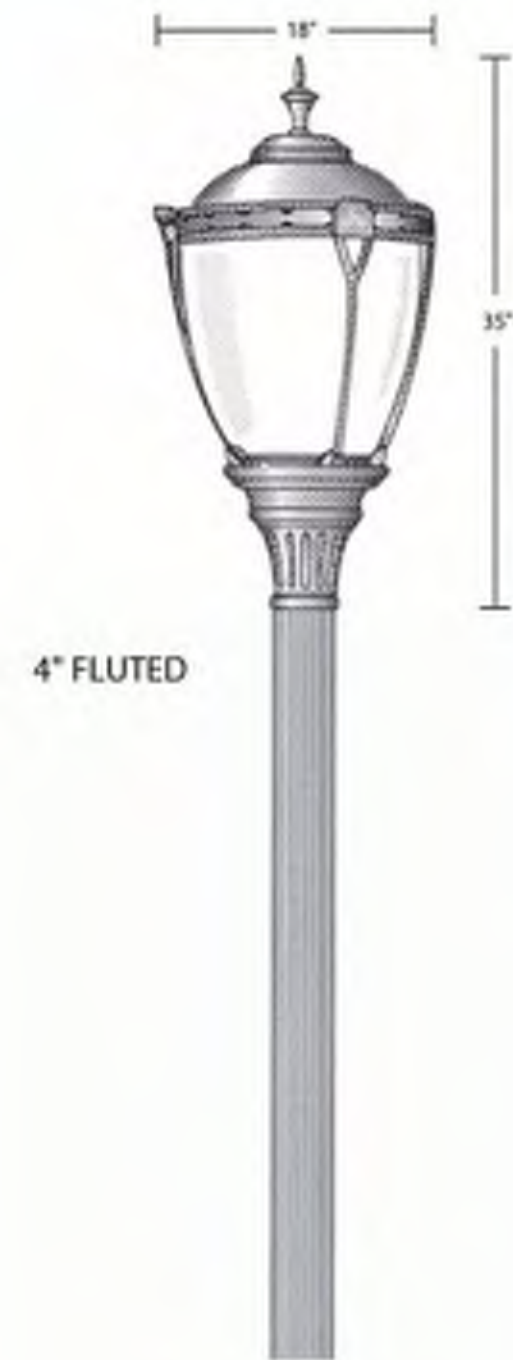
WAKEFIELD BEASLEY & ASSOCIATES

WLS LIGHTING SYSTEMS

844 SERIES

DECORATIVE

SPECIFICATIONS

HOUSING - Heavy wall cast aluminum.**HOOD** - Heavy gauge spun aluminum.**GLOBE FILTER** - Heavy wall cast aluminum.**GLOBE** - Clear textures polycarbonate.**BALLAST** - H.P.F. (specify voltage)**FINISH** - Polyester powder fuse coating. (specify color)

4" FLUTED

Specify Pole

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.				
SERIES	LAMP WATT.	LIGHT SOURCE*	LINE VOLTAGE	LUMINAIRE FINISH
844	70W	MH - Metal Halide	120V	BRZ - Bronze
	100W	PSMH - Pulse Start Metal Halide	200V	BLK - Black
	150W		240V	PLT - Platinum
	175W	HPS - High Pressure Sodium	277V	BUF - Buff
	250W	V - Mercury Vapor	480V	WHT - White
			MT - Multi Tap	GRN - Green
				CC - Custom Color

844 175 PSMH MT BRZ
(EXAMPLE ORDER)

ORDER :

WLS-844

* In accordance with the 2007 Energy Independence and Security Act (EISA),
fixtures will no longer be available in Probe Start Metal Halide with wattages from
150 watts through 500 watts for new installations. Replacement parts for existing
fixtures are still available.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

P.O. Box 100519 Fort Worth, TX 76185 www.wslighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!

Specifications subject to change without notice.

02.03 Rev. 8/99



LANDSCAPE POLE LIGHTING



Garden luminaire - Cylinder w/ cap

Lamp	A	B	C
55005 with earth spike	3.2W LED	2%	10% 7%

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LANDSCAPE ACCENTLIGHTING

WBA ARCHITECTURE - INTERIORS - PLANNING

LIGHTING FIXTURES

AVALON OFFICE BUILDING 10000
ALPHARETTA, GA

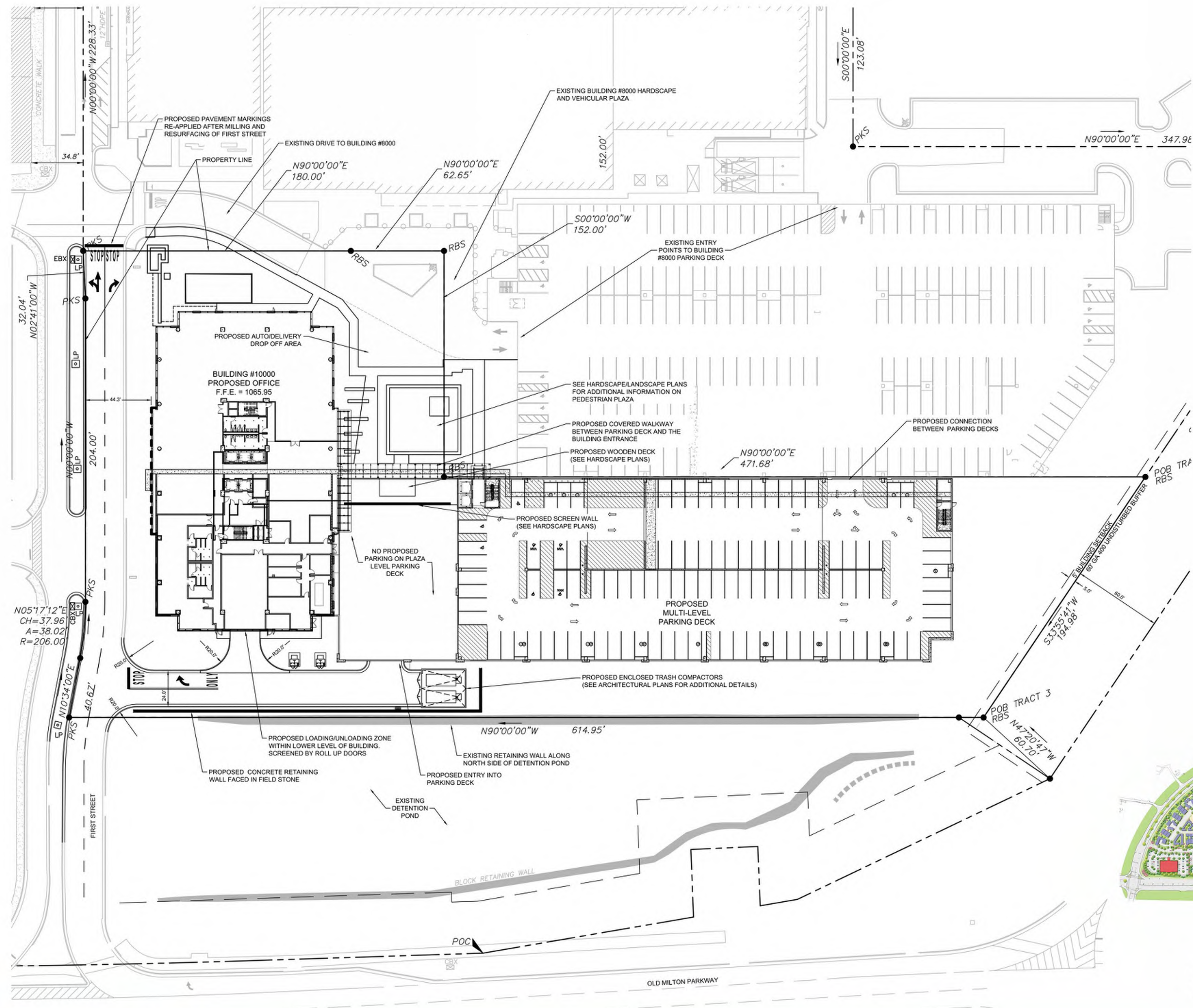
WAKEFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC | WWW.WBASSOCIATES.COM | ATLANTA - JACKSONVILLE - DUBAI - PANAMA

Hines

WAKEFIELD
BEASLEY &
ASSOCIATES

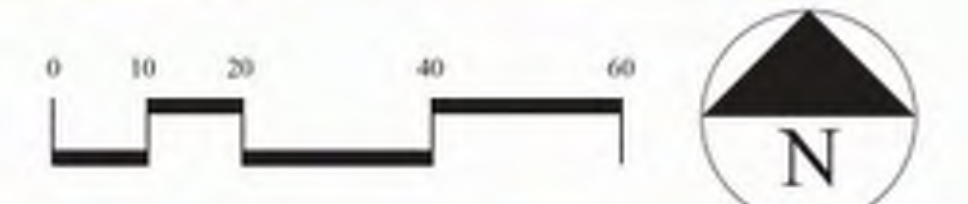
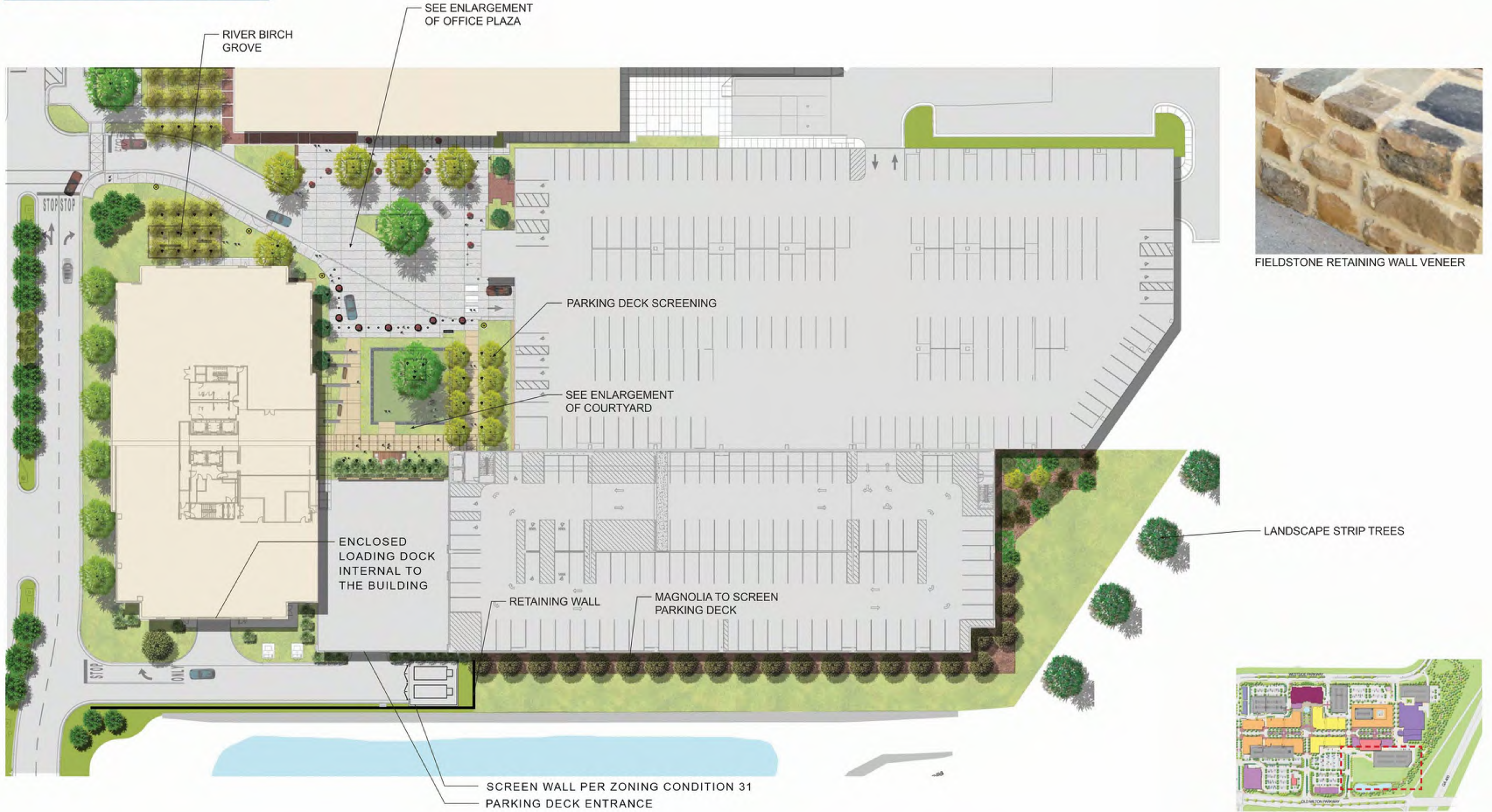
FEBRUARY 1, 2018





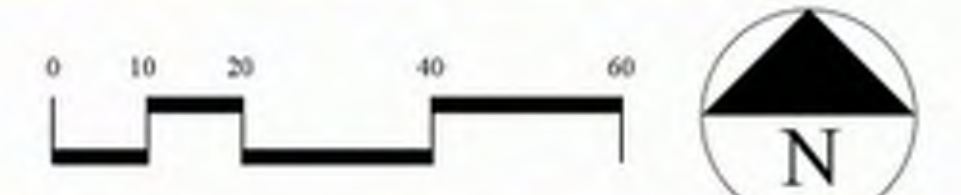
ORIGINAL SHEET ISSUED ON 12/1/17
SEE FOLLOWING PAGE FOR REVISED VERSION

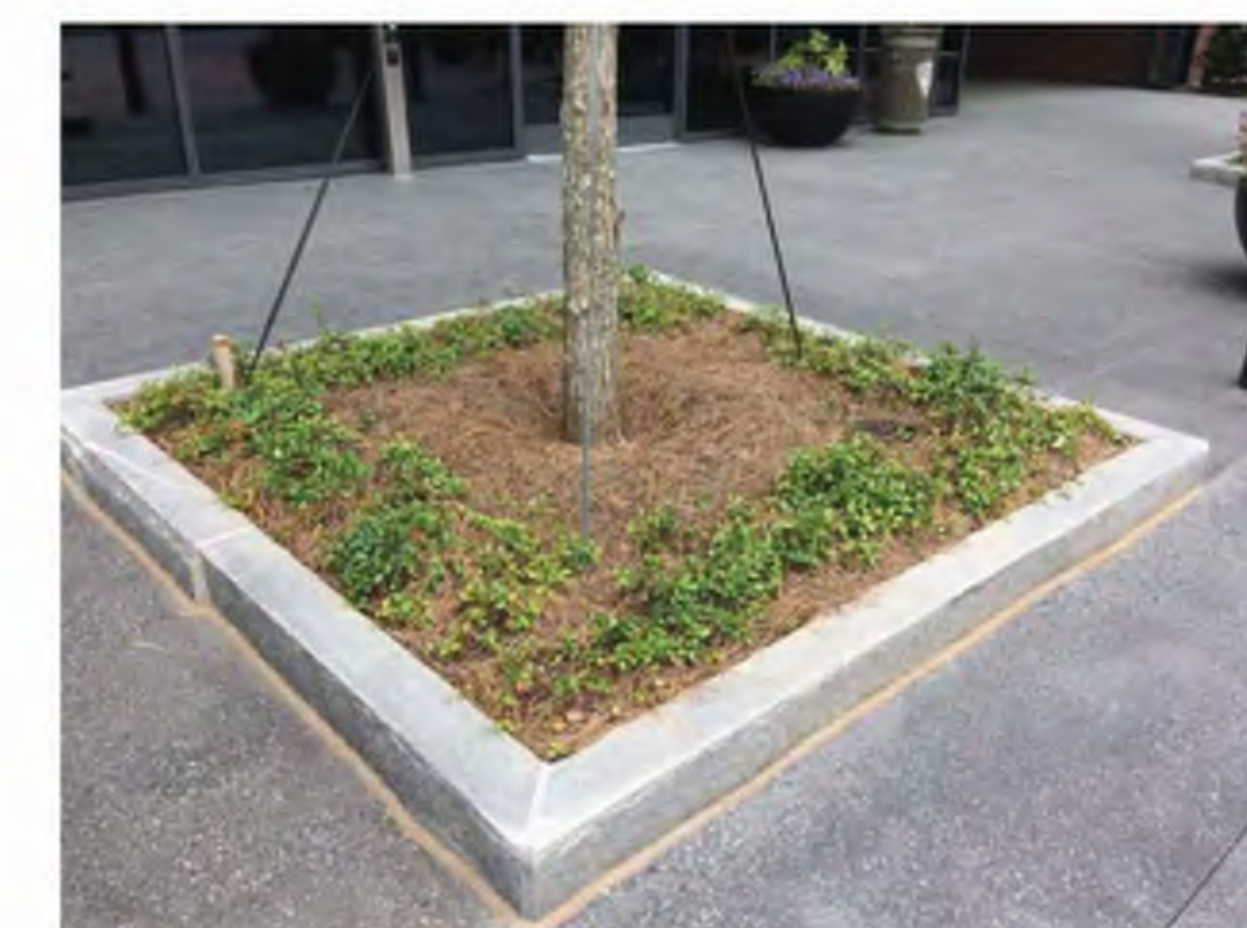
LANDSCAPE/ HARDSCAPE PLAN





FIELDSTONE RETAINING WALL VENEER



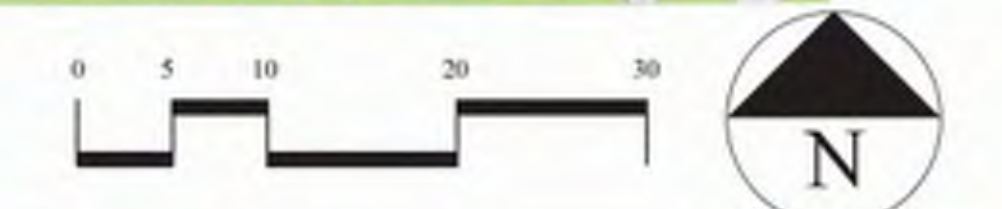


- PARKING DECK
- DECORATIVE POT
- BOLLARD
- DECORATIVE VEHICULAR CONCRETE
- DECORATIVE PEDESTRIAN CONCRETE
- LIMITS OF PROPOSED VS EXISTING CONCRETE





- RIVER ROCK BAND
- ENHANCED PEDESTRIAN CONCRETE
- FLUSH GRANITE SLAB
- BLUESTONE PAVING
- SYNTHETIC TURF
- 12" HT. BOLLARD LIGHT
- WOOD DECK
- SCREEN WALL
- PARKING DECK



EXISTING LANDSCAPE

ORIGINAL SHEET ISSUED ON 12/1/17
SEE FOLLOWING PAGE FOR REVISED VERSION

LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SPACING
AR2	3	Acer rubrum 'Red Point' / Red Maple	3" cal.	8" & B		
BD2	15	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	8" & B		
CC	8	Cornus betulus 'Cormetstone-Cubel' / Cornetstone European Hornbeam	6" cal.	8" & B		
CC2	3	Cornus betulus 'Cormetstone' / Cornetstone European Hornbeam	6" cal.	8" & B		
CD2	8	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	12" ht.	8" & B		
CD4	1	Cedrus deodara / Deodar Cedar	24" ht.	8" & B		
CN	3	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	12" ht.	8" & B		
CS	1	Celtis laevigata / Sugar Hackberry	12" ht.	8" & B		
CY	12	Cryptomeria japonica 'Yoshino' / Yoshino Cryptomeria	18" ht.	8" & B		
ELE	4	Ilex x 'Emily Bruner' / Emily Bruner Holly	8" HT. X 6" SPDR.	8" & B	8' hgt.	
JVB	3	Juniperus virginiana 'Brodie' / Brodie Columnar Cedar	14" ht.	8" & B		10' o.c.
LN	9	Lagerstroemia x 'Natchez' / Crape Myrtle Single Trunk	12" ht.	8" & B		
LT	5	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	3" cal.	8" & B		
MB2	22	Magnolia grandiflora 'O.D. Blanchard' TM / Southern Magnolia	12" ht.	8" & B		
MG	1	Magnolia grandiflora 'O.D. Blanchard' TM / Southern Magnolia	14" ht.	8" & B		
PE	6	Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree	4" cal.	8" & B		
QV	1	Quercus virginiana / Southern Live Oak	16" cal.	8" & B		
TE	17	Thuja occidentalis 'Emerald' / Emerald Arborvitae	16" ht.	8" & B	6' o.c.	
TS	3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	8" ht.	8" & B		
UA2	1	Ulmus alata / Winged Elm	3" cal.	8" & B		
UP	9	Ulmus americana 'Princeton' / Princeton American Elm	5" cal.	8" & B		

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
CG	20	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress	3 gal.			
CM	23	Cornelia sasanqua 'Mine No Yuki' / White Cornelia	15 gal.		3' o.c.	
DV	306	Distylium hybrid x 'Village Jade' / Village Jade Distylium	3 gal.		3' o.c.	
HA	13	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.		4' o.c.	
HB	3	Hydrangea macrophylla 'Endless Summer' TM / Balmer Hydrangea	7 gal.		5' o.c.	
HL	20	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	15 gal.		3' o.c.	
IN	47	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal.		3' o.c.	
R2	20	Rex cornuta 'Needlepoint' / Needlepoint Holly	7 gal.		3' o.c.	
LR	115	Ligustrum japonicum 'Recurvatum' / Wax leaf Ligustrum	15 gal.		3' o.c.	
LS	155	Lonicera chinensis 'Snow Dance' / Snow Dance Lonicera	3 gal.		3' o.c.	
LS3	115	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal.		24" o.c.	
MS2	158	Miscanthus sinensis 'Gracilimus' / Maiden Grass	3 gal.		2' hgt.	12" sp.
RK	100	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	3 gal.			
VMS	9	Viburnum macrocephalum / Chinese Snowball Viburnum	15 gal.			

VINE/ESPALE	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
BC	42	Bignonia capreolata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	3 gal.			
PT	62	Parthenocissus tricuspidata / Boston Ivy	1 gal.			

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	SPACING
	HO2	88	Heimerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	18" o.c.
	IS	368	Ilex cornuta 'Soft Touch' / Soft Touch Holly	3 gal.	
	JB	356	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal.	14" o.c.
	LM	5,588	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.	12" o.c.
	MC	160	Muhlenbergia capillaris / Pink Muhly	3 gal.	24" o.c.
	MM	7,793	Mulch	SF	
	PA2	117	Polystichum acrostichoides / Christmas Fern	1 gal.	14" o.c.
	PB	93	Phlox subulata 'Blue' / Blue Moss Phlox	1 gal.	18" o.c.
	SA	188	Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass	1 gal.	12" o.c.
	SC	2,873	Seasonal Color / Seasonal Color	4" Pots	
	SEED	6,519 sf	Cynodon dactylon / Bermuda Seed	SF	
	SOD	8,628 sf	Cynodon x dactylon / Bermuda Sod 419	SF	
	SS	2,059	Sod	10" pot	
	TA	301	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal.	18" o.c.

EXISTING LANDSCAPE



ALLEE LACEBARK ELM



SOUTHERN MAGNOLIA



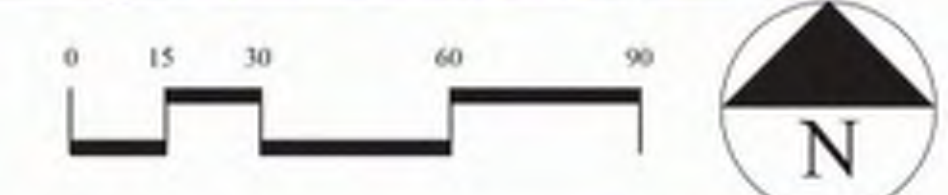
OAK



RIVER BIRCH



LONDON PLANE TREE



EXISTING LANDSCAPE

LANDSCAPE PLAN

PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SPACING	
AR2	3	Acer rubrum 'Red Point' / Red Maple	3" cal.	B & B			
BD2	15	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	B & B			
CC	8	Carpinus betulus 'Comenstone-Cubet' / Cubed Comenstone European Hornbeam	6" cal.	B & B			
CC2	3	Carpinus betulus 'Comenstone' / Comenstone European Hornbeam	6" cal.	B & B			
CD2	8	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Cedar Cedar	12" ht.	B & B			
CD4	1	Cedrus deodara / Decad Cedar	24" ht.	B & B			
CN	3	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	12" ht.	B & B			
CS	1	Celtis laevigata / Sugar Hackberry	12" ht.	B & B			
CY	12	Cryptomeria japonica 'Yoshino' / Yoshino Cryptomeria	18" ht.	B & B			
ILE	4	Ilex x 'Emily Bruner' / Emily Bruner Holly	6" HT. X 6" SPRD.	B & B	8' hgt.		
JVB	3	Juniperus virginiana 'Brode' / Brode Columnar Cedar	14" ht.	B & B		10' o.c.	
LN	9	Lagerstroemia x 'Natchez' / Natchez Myrtle Single Trunk	12" ht.	B & B			
LT	5	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	3" cal.	B & B			
MB2	22	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	12" ht.	B & B			
MG	1	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	14" ht.	B & B			
PE	6	Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree	4" cal.	B & B			
QV	1	Quercus virginiana / Southern Live Oak	16" cal.				
TE	17	Thuja occidentalis 'Emerald' / Emerald Arborvitae	16" ht.	B & B		6' o.c.	
TS	3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	8" ht.	B & B			
UA2	1	Ulmus alata / Winged Elm	3" cal.	B & B			
UP	9	Ulmus americana 'Princeton' / Princeton American Elm	5" cal.	B & B			
SHRUBS							
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.	
CG	20	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress	3 gal.				
CM	23	Camellia sasanqua 'Mme No Yuki' / White Camellia	15 gal.	3' o.c.			
DV	306	Daphniphyllum hybrid x 'Vintage Jade' / Vintage Jade Daphniphyllum	3 gal.	3' o.c.			
HA	13	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	4' o.c.			
HB	3	Hydrangea macrophylla 'Endless Summer' TM / Balmer Hydrangea	7 gal.				
HL	20	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	15 gal.		5' o.c.		
IN	47	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal.	3' o.c.			
IN2	20	Ilex cornuta 'Needlepoint' / Needlepoint Holly	7 gal.	3' o.c.			
LR	115	Ligustrum japonicum 'Recurvatum' / Wax leaf Ligustrum	15 gal.	3' o.c.			
LS	155	Loropetalum chinense 'Snow Dance' / Snow Dance Loropetalum	3 gal.	3' o.c.			
LS3	115	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal.	24" o.c.			
MS2	158	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	3' o.c.	2' hgt.	12" sp.	
RR	100	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	3 gal.				
VMS	9	Viburnum macrocephalum / Chinese Snowball Viburnum	15 gal.				
VINES/PALIER							
VINES/PALIER	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.	
BC	42	Bignonia capriolata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	3 gal.				
PT	62	Parthenocissus vitacea / Boston Ivy	1 gal.				

PLANT SCHEDULE							
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	SPACING		
	HO2	88	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	18" o.c.		
	IS	368	Ilex cornuta 'Soft Touch' / Soft Touch Holly	3 gal.			
	JB	356	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal.	14" o.c.		
	LM	5,588	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.	12" o.c.		
	MC	160	Muhlenbergia capillaris / Pink Muhly	3 gal.	24" o.c.		
	MM	7,793	Mulch	SF			
	PA2	117	Polystichum acrostichoides / Christmas Fern	1 gal.	14" o.c.		
	PB	93	Phlox subulata 'Blue' / Blue Moss Phlox	1 gal.	18" o.c.		
	SA	188	Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass	1 gal.	12" o.c.		
	SC	2,873	Seasonal Color / Seasonal Color	4" Pots			
	SEED	6,519 sf	Cynodon dactylon / Bermuda Seed	SF			
	SOD	8,628 sf	Cynodon x dactylon / Bermuda Sod 419	SF			
	SS	2,059	Sod	10" pot			
	TA	301	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal.	18" o.c.		

EXISTING LANDSCAPE



ALLEE LACEBARK ELM



SOUTHERN MAGNOLIA



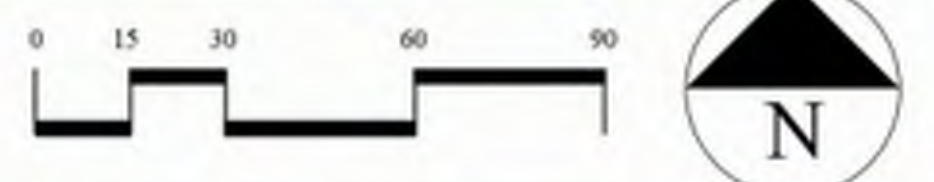
OAK

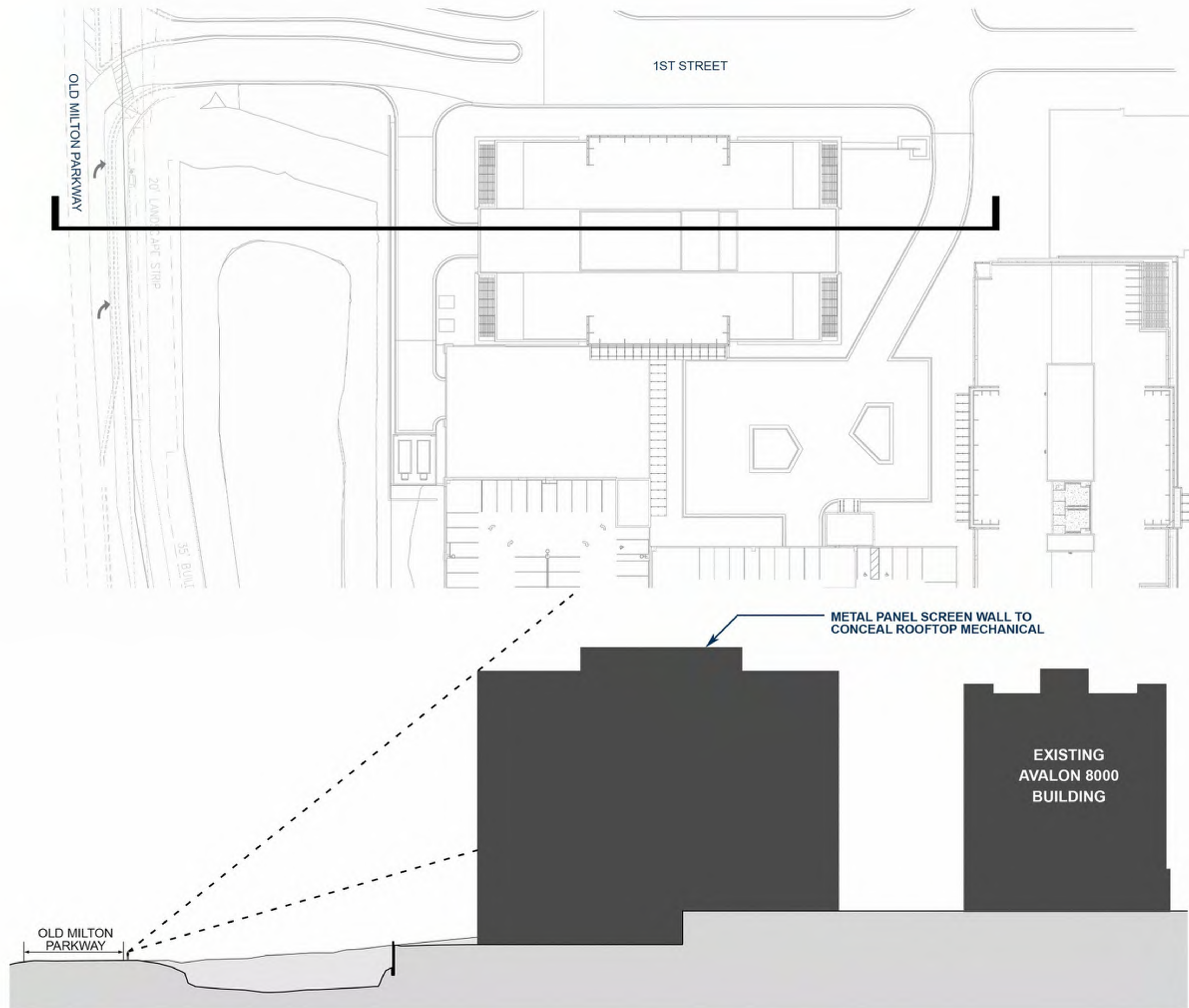


RIVER BIRCH



LONDON PLANE TREE







DESIGN REVIEW BOARD SUMMARY

December 15, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

Design Review Board Members Present

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

Design Review Board Members Absent

- o Scott Doll
- o Tom Le Cain
- o Kim Matherly

Staff Present

- o Bret Schroeder, Zoning Enforcement Manager
- o Elle Taylor, Planning and Zoning Coordinator

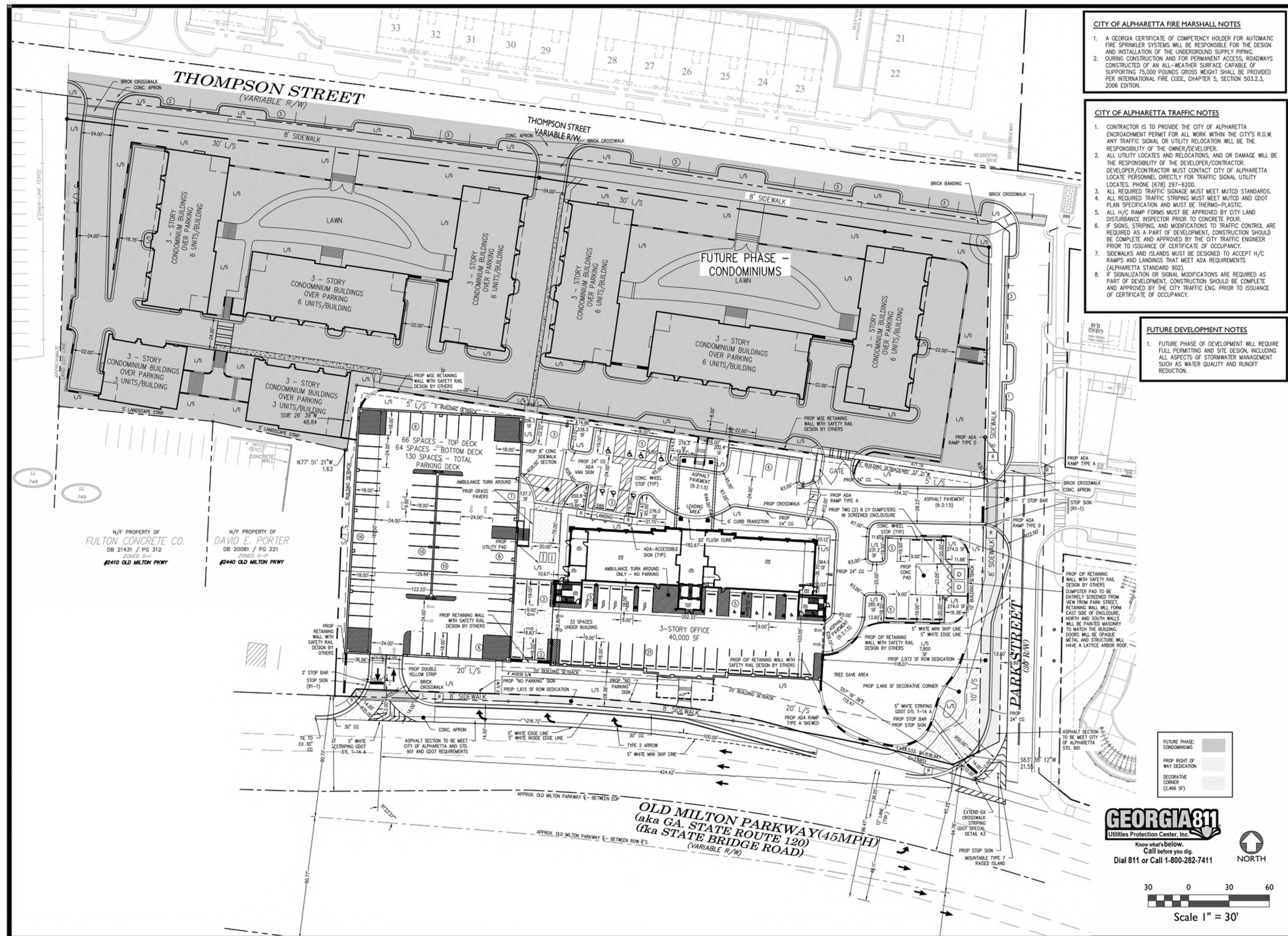
Applicant presented review of site plan, landscaping, elevations, parking garage, and lighting for new construction

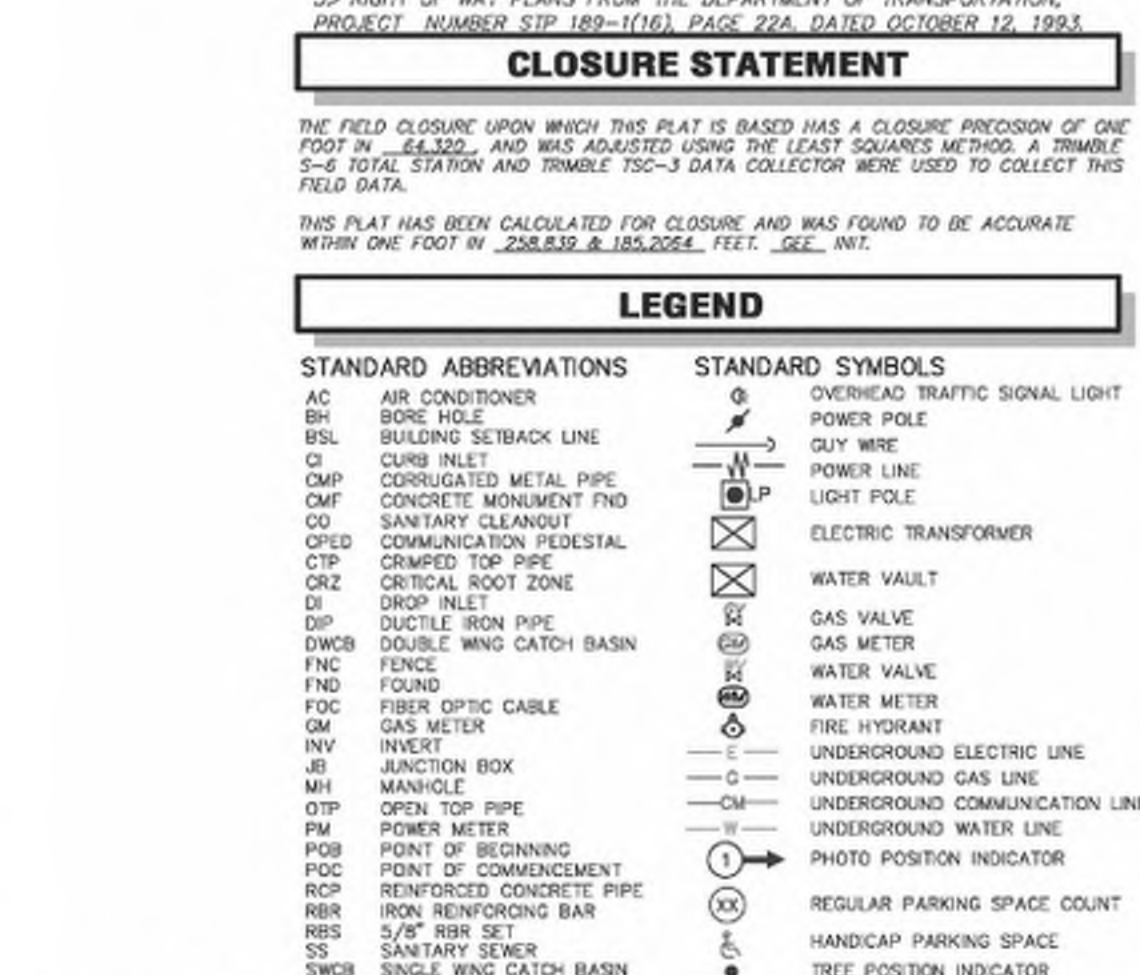
After discussion of:

- o Submitted new packet at meeting but not different than previous submittal
 - o Location of new parking garage on First St.
 - o Accessibility of Site – two entries
 - o Interdeck Access capability that may stand on its own if necessary
 - o Exits. Purposely right out.
 - o Topographically challenged Bike Route
 - o Detention facility
 - o New Retaining Wall 14' on top of existing wall which is 11' and not visible from Old Milton Pky. The new wall will be concrete faced with stone
 - o Sewer Easement
 - o Bike Easement dated 2/2/17 in lieu of building Bike Path. Money for that was put in to park.
 - o Landscape will be similar to Phase I and II.
 - o Not using as many roses due to disease.
 - o Magnolias screen parking deck
 - o Vines on deck
 - o Plant vines on base of MMS wall
 - o Landscaping in the median due to construction
 - o Staff stated there must be a 30' Landscape strip along the deck
 - o Private Sanitary Sewer Lines Location
 - o Growth of Magnolias and distance to structure of the deck
 - o Trees will be between sanitary line and deck
 - o Requirement of deck screening
 - o Riverbirch Grouping on ground
- ❖ Vice Chairman Brown offered a motion to approve the Site Plan as presented today and we approve the Landscape Plan with the Condition that Applicant will resubmit something to Staff to attempt to hide the roll up doors into the building from First Street.
- The motion received a second from Board Member Corkill
 - The motion with the Friendly Amendment was approved by a vote (5-0)
- ❖ Board Member Corkill Offered a Friendly Amendment that Applicant add screening or planting material around the trash enclosure as discussed.
- Accepted by Vice Chairman Brown
 - The Friendly Amendment was approved by a vote (5-0)

- ❖ Vice Chairman Brown offered a motion to approve the elevations and materials and colors as it relates to the Office Building with Applicant to come back with a better enhancement to the parking garage.
 - The motion received a second from Corkill
 - The motion was approved by a vote (5-0)

- ❖ Vice Chairman Brown offered a motion to defer lighting until the next meeting
 - The motion received a second from Schwing
 - The motion was approved by a vote (5-0)





ARBORIST REPORT/ ASSESSMENT

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719
February 7, 2015

Mr. Bob Cheeley
Butler-Wooten Cheeley & Peak LLP
2719 Buford Highway
Atlanta, GA 30324

Re: Old Milton Assemblage Specimen Tree Survey

Mr. Cheeley,

The Old Milton Assemblage property is composed of a central woodland area surrounded by an old declining neighborhood. Many homes are abandoned and falling down. As a result, most of these home sites have little or no landscaping and very few understory trees. The woodland area is characterized by dense undergrowth of English ivy and privet with Loblolly Pines, Yellow Poplar, Water Oak, and Sweet Gum making up the majority of the trees inspected. A few unusual tree species were noted including Chinese Chestnut, Colorado Blue Spruce, China Fir, Hemlock, and Japanese Maples. None of these trees are in a condition to warrant re-planting, with the exception of a few Japanese Maples.

All trees within the boundaries of this project were measured to determine if their size meets the minimum requirement to be considered "Specimen Trees". A total of 160 trees are tagged on site. Of these, 28 trees were disqualified due to major structural defects, lightning damage, major top decline or serious decay. Attached are pictures illustrating some of these disqualifying defects. Table 1 shows the 160 total trees with their size, species, Latin name and notes indicating if the tree was Not a specimen and why it was disqualified or a tree outside the boundary line.

Of the 160 trees on the survey, 30 trees were outside the boundary (of these trees outside the boundary 2 were not Specimen trees), and 28 trees were disqualified which means there are a total of 102 SPECIMEN TREES within the current limits of the project.

Tree #49 was one 37" Specimen Water Oak that the city Arborist identified as a special tree he would like to see SAVED if possible. One other potential tree save area would be around the retention pond.

There are 30 trees located outside the boundary line (within 35' of the line) that may require special tree care during construction. The critical root zone radius of these trees is indicated in Table 1. The following is the tree preservation program recommended for these boundary line trees:

- 1) Install mulch in critical root zone areas that have been disturbed
- 2) Apply application of fertilizer/mycorrhizae to the critical root zone
- 3) Spray trunks to protect from borers in May, July, August

Please contact me if you have any questions or need any additional information.

Sincerely,
Chris Taras
ISA Certified Arborist #304

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

August 21, 2015

Mr. Bob Cheeley
Butler-Wooten Cheeley & Peak LLP
2719 Buford Highway
Atlanta, GA 30324

Re: East Village Specimen Tree Survey - 5 Additional lots on Thompson Street

Mr. Cheeley,

This specimen tree survey includes the 5 additional residential and commercial lots on Thompson Street (145,155,165,175,185). This is a continuation of the Old Milton Assemblage Specimen Tree Survey now referred to as East Village.

These lots are characterized by large forest grown trees. There were no measurable understory trees present on site.

There are 9 trees already on the survey that were previously trees outside the boundary on the original Old Milton Assemblage. These trees have the same previous tree survey numbers. These are trees # 94 - 102. Of these trees #98 and 101 no longer meet size specifications of specimen trees.

There were an additional 17 new trees of specimen size. Of these, 6 had significant defects that should disqualify them from specimen trees, which means there are 11 new Specimen trees in this area. Each of the 6 trees with defects have pictures attached. Table 1 list the specimen trees.

Please contact me if you have any questions or need any additional information.

Sincerely,

Chris Taras
ISA Certified Arborist #304

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

Mr. Bob Cheeley
Cheeley Law Group
299 South Main Street
Suite A
Alpharetta, GA 30009

November 3, 2016

RE: Supplemental Specimen Tree Survey for Turner and Avrin parcels in Notting Hill

Dear Mr. Cheeley,

We inspected the trees on the Turner lot located at 145 Park Street and the Avrin lot located at 195 Thompson Street. There were no understory specimen trees on either lot. There was only one additional specimen over-story tree on these lots. This tree was tagged with a pink ribbon and numbered Tree #179. It is a 24 inch double leader Southern Magnolia (Magnolia grandiflora). Please let me know if you need any additional information.

Regards,

Chris Taras
ISA Certified Arborist # 30-304

* FULL REPORTS SUBMITTED TO CITY ARBORIST VIA EPLAN SOLUTIONS
* THE TREE CARE PLAN MUST BE PRE-PAID PRIOR TO THE OPENING OF THE SITE. PROVIDE CITY ARBORIST WITH PROOF OF PREPAYMENT BEFORE SCHEDULING THE INITIAL INSPECTION

NOTE:
THE TREE REPORT IS AN ASSESSMENT OF THE ENTIRE OLD MILTON ASSEMBLAGE PROPERTY.

PLEASE REFER TO SHEETS L1.0 & L2.0 FOR PROPERTY DELINEATION AND TREE REMOVAL.

ZONING CONDITIONS

PLEASE REFER TO SHEETS C1.1 FOR ALL RELATED ZONING CONDITIONS.

TREE HARDSHIP JUSTIFICATION STATEMENT
THIS SITE WAS SELECTED FOR ITS PROXIMITY TO NEARBY SUCCESSFUL/ESTABLISHED BUSINESSES AND HIGHWAY INFRASTRUCTURE THAT COMPLEMENT THE DEVELOPMENT. THE TOPOGRAPHY PRESENTS AN ISSUE WITH ONE SIDE OF THE SITE BEING HIGHER THAN THE OTHER. THIS MAKES IT DIFFICULT TO SAVE TREES THAT WOULD BE MANY FEET BELOW THE PROPOSED GRADES ON THIS SLOPING SITE. EVERY OPPORTUNITY HAS BEEN EXPLORED TO SAVE THE EXISTING TREES AFTER ASSESSING THEM DURING THE MASTER PLANNING AND DESIGN PROCESS. NINE OF THE SITE'S SPECIMEN AND NON-SPECIMEN TREES WERE SAVED IN THE REQUESTED TREE SAVE AREA, WHILE PROVIDING OPPORTUNITIES TO DIVERSIFY THE SITE WITH THE DIFFERING SPECIES THAT HAVE BEEN PROPOSED TO RENEW THE SURROUNDING ENVIRONMENT.

CITY OF ALPHARETTA TREE SAVE NOTES

1. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
2. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
3. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
4. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TREENING.
5. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
6. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
7. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

SPECIMEN REPLACEMENT-RESIDENTIAL

TOTAL RECOMPENSE UNITS REQUIRED (RESIDENTIAL)= 174.6
PROVIDED: 0 UNITS

NOTE:
TREE RECOMPENSE WILL BE HANDLED THROUGH DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ALPHARETTA AND CHEELEY HOLDINGS, LLC.

NON-SPECIMEN TREES REMOVED-RESIDENTIAL			
QTY.	INCHES	TREE	TAG #
1	13"	MAGNOLIA	101
1	24"	SWEET GUM	96
3	25"	SWEET GUM	97, 164, 165
1	27"	SWEET GUM	92
1	27"	YELLOW POPLAR	95
1	31"	SWEET GUM	177

SPECIMEN TREES REMOVED-RESIDENTIAL						
INCHES (DBH)	TREE	TAG #	QTY.	UNITS	MULTIPLIER	TOTAL UNITS
26"	S. RED OAK	161	1	3.8	3	11.4
26"	WATER OAK	90	1	3.8	3	11.4
28"	WATER OAK	102	1	4.0	3	12.0
32"	LOBLOLLY PINE	178	1	4.6	3	13.8
34"	SWEET GUM (SPECIMEN)	163	1	5.0	3	15.0
35"	S. RED OAK	100	1	5.0	3	15.0
36"	WATER OAK	103	1	5.4	3	16.2
36"	YELLOW POPLAR	91	1	5.4	3	16.2
36"	SWEET GUM	93	1	5.4	3	16.2
38"	YELLOW POPLAR	99	1	5.8	3	17.4
53"	WATER OAK	94 (three leader)	1	10.0	3	30.0
SPECIMEN RECOMPENSE OWED						174.6

TREES SAVED-RESIDENTIAL					
INCHES	TREE	TAG #	QTY.	MULTIPLIER	TOTAL INCHES
16"	MAGNOLIA (N.S.)	--	1	1	16"
24"	LOBLOLLY PINE (N.S.)	98	1	1	24"
24"	MAGNOLIA (SPECIMEN)	179	1	2	48"
24"	SWEET GUM (N.S.)	173	1	1	24"
27"	YELLOW POPLAR (N.S.)	171	1	1	27"
29"	WATER OAK (N.S.)	172	1	1	29"
34"	LOBLOLLY PINE (SPECIMEN)	166, 175, 176	3	2	204"
35"	LOBLOLLY PINE (N.S.)	169	1	1	35"
38"	WATER OAK (SPECIMEN)	170	1	2	76"
40"	YELLOW POPLAR (SPECIMEN)	167	1	2	80"
40"	SWEET GUM (N.S.)	162	1	1	40"
46"	YELLOW POPLAR (N.S.)	168	1	1	46"
51"	SWEET GUM (SPECIMEN)	174 (double leader)	1	2	102"
EXISTING DENSITY FACTOR					751"

ARBORIST NOTES:

All tree protection/fencing must have a minimum of one access point every 200' of fencing. Access point shall be constructed per STD. L-6 Detail on Sheet L1.4

TREE PLAN KEY

- X SPECIMEN TREE REMOVED
- X NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE (1.3 X DBH)
- STRUCTURAL ROOT PLATE (0.5 X DIA.)
- WIRE BACKED PROTECTION FENCE

NON-SPECIMEN TREES REMOVED-COMMERCIAL			
QTY.	INCHES	TREE	TAG #
1	4"	WATER OAK	--
1	26"	CHESTNUT	105
1	29"	SWEET GUM	86

TREE CALCULATIONS-COMMERCIAL

DENSITY
SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 130 Inches / Acre
SDF = 2.34 Acres X 130 Inches / Acre
= 304.2 Inches

EXISTING DENSITY FACTOR (EDF)
EDF = 104 Inches

REPLACEMENT DENSITY FACTOR (RDF)

RDF = SDF - EDF
RDF = 304.2 Inches - 104 Inches
RDF = 200.2 Inches Required
RDF_{PROV} = 263 Inches Provided

DENSITY REQUIREMENT MET

SPECIMEN TREES REMOVED-COMMERCIAL						
INCHES (DBH)	TREE	TAG #	QTY.	UNITS	MULTIPLIER	TOTAL UNITS
25"	WALNUT	84	1	3.4	3	10.2
33"	SHORT LEAF PINE (SPECIMEN)	88	1	4.6	3	13.8
33"	WATER OAK	87	1	4.6	3	13.8
36"	WATER OAK	85	1	5.4	3	16.2
SPECIMEN RECOMPENSE OWED						54.0
*20% max encroachment exceeded. Tree is to remain on site and will be addressed in tree care and maintenance plan.						
TREES SAVED-COMMERCIAL						
INCHES	TREE	TAG #	QTY.	MULTIPLIER	TOTAL INCHES	
4"	WATER OAK (N.S.)		1	1	4"	
5"	WATER OAK (N.S.)		2	1	10"	
7"	WATER OAK (N.S.)		1	1	7"	
23"	WATER OAK (N.S.)		1	1	23"	
30"	PECAN (SPECIMEN)	89	1	2	60"	
EXISTING DENSITY FACTOR					104"	

SPECIMEN REPLACEMENT-COMMERCIAL

REQUIRED: 54.0 UNITS FOR REPLACEMENT
PROVIDED: 325.2 UNITS FROM DEVELOPMENT AGREEMENT WITH THE CITY OF ALPHARETTA AND OLD MILTON HOLDINGS, LLC.
REMAINING: 271.2 UNITS REMAINING FOR PROPOSED FUTURE RESIDENTIAL DEVELOPMENT

SPECIMEN RECOMPENSE REQUIREMENT MET

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Utilities Protection Center, Inc.
Know what's below.
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Dial 811 or Call 1-800-282-7411

MPH

Scale 1" = 30'

LANDSCAPE STRIP TREE REQUIREMENT
(NORTH PROPERTY LINE):
TOTAL LINEAR FEET (EXCLUDING DRIVES, REQUIRED
SIDEWALKS)= 463 LF
TREES REQUIRED= 1 TREE / 50' LF = 463 / 50= 9.3= 10 TREES
TREES PROVIDED= 10 TREES (4" CALIPER)

LANDSCAPE STRIP TREE REQUIREMENT
(WEST PROPERTY LINE):
TOTAL LINEAR FEET (EXCLUDING DRIVES, REQUIRED
SIDEWALKS)= 232 LF
TREES REQUIRED= 1 TREE / 50' LF = 232 / 50= 4.6= 5 TREES
TREES PROVIDED= 5 TREES (4" CALIPER)

LANDSCAPE STRIP TREE REQUIREMENT
(PARK STREET):
TOTAL LINEAR FEET (EXCLUDING DRIVES, REQUIRED
SIDEWALKS, AND AREAS WITHIN DRIVER'S SIGHT LINE)=
139.9 LF
TREES REQUIRED= 1 TREE / 25' LF = 139.9/25=5.6 =6 TREES
TREES PROVIDED= 2 PROP TREES (4" CALIPER)
4 EXISTING TREES

LANDSCAPE STRIP TREE REQUIREMENT
(OLD MILTON PARKWAY):
IN ACCORDANCE WITH SECTION 3.2.8.D OF THE CITY OF
ALPHARETTA TREE CONSERVATION, LANDSCAPE, AND BUFFER
REQUIREMENTS:
WHERE SPACING OF SHADE TREES EXCEEDS 25 FEET ON
CENTER, UNDERSTORY TREES FILL IN THE GAPS BETWEEN.
SPACING OF SHADE TREES DOES NOT EXCEED 40 FEET ON
CENTER.

DUMPSTER SCREENING REQUIREMENT

IN ADDITION TO EVERGREEN PLANTINGS,
DUMPSTER PAD IS 8' BELOW ROAD GRADE.
STEEP GRADE CHANGE OBSCURES LINE OF
SIGHT FROM ROAD.

SCREENING REQUIREMENT MET

TREE REPLACEMENT KEY

SYMB. DESCRIPTION

SHUMARD OAK

PRINCETON ELM

BLACK GUM

RED MAPLE

EASTERN REDBUD

EUROPEAN HORNBEAM

NATCHEZ CRAPE MYRTLE

DYNAMITE CRAPE MYRTLE

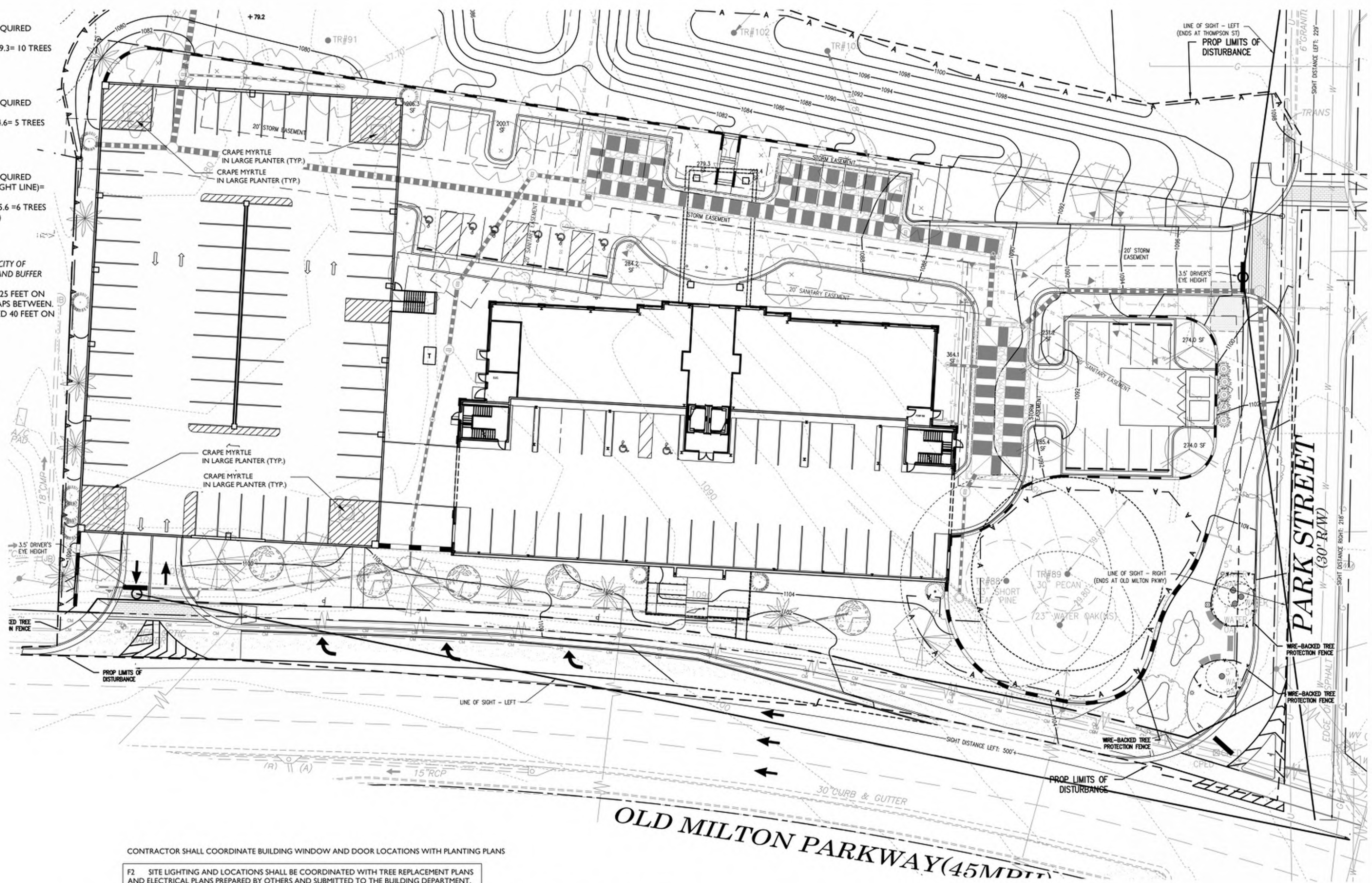
EMILY BRUNER HOLLY

NELLIE R STEVENS HOLLY

DARK AMERICAN ARBORVITAE

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY
UTILITY LINE AND OR EASEMENTS.



CONTRACTOR SHALL COORDINATE BUILDING WINDOW AND DOOR LOCATIONS WITH PLANTING PLANS

F2 SITE LIGHTING AND LOCATIONS SHALL BE COORDINATED WITH TREE REPLACEMENT PLANS
AND ELECTRICAL PLANS PREPARED BY OTHERS AND SUBMITTED TO THE BUILDING DEPARTMENT.

DENSITY AND SPECIMEN TREE REPLACEMENT - COMMERCIAL

Density Replacement Qty	Specimen Replacement Qty	Botanical Name	Common Name	Min. Size	Units	Total Density Inches (193.2 Required)	Total Specimen Units (0.0 Required)	% Of Total*	Overstory*	% Native to GA Piedmont***
8		Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	0.6	32"	0	12.3%	12.3%	12.3%
8		Carpinus betula 'Fastigata'	European Fastigate Hornbeam	4" Cal.	0.6	32"	0	12.3%	12.3%	
5		Cercis canadensis	Eastern Redbud	3" Cal.	0.6	15"	0	7.7%		7.7%
1		Ilex x 'Emily Bruner'	Emily Bruner Holly	2" Cal. (9-10' HT)	0.4	2"	0	13.8%		
8		Ilex x 'Nellie R Stevens'	Nellie R. Stevens Holly	2" Cal. (9-10' HT)	0.4	16"	0			
4		Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle - STD	2" Cal. (9-10' HT)	0.4	8"	0	13.8%		
5		Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle - STD	2" Cal. (9-10' HT)	0.4	10"	0			
4		Nyssa sylvatica	Green Gable Black Gum	4" Cal.	0.6	16"	0	6.2%	6.2%	6.2%
3		Quercus shumardii	Shumard Oak	4" Cal.	0.6	12"	0	4.6%	4.6%	4.6%
5		Thuja occidentalis 'Nigra'	Dark American Arborvitae	3" Cal. (11-12' HT)	0.5	15"	0	7.7%		
14		Ulmus americana 'Princeton'	Princeton Elm	4" Cal.	0.6	56"	0	21.5%	21.5%	21.5%
65	0	TOTAL DENSITY INCHES/SPECIMEN UNITS REPLACED				214"	0	100.0%	56.9%	52.3%

*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS

**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES

***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT

Sight Distance Calculations*

Park Street

Number of Lanes 2

Speed Limit (mph) 25

Required SDL (ft) 280

Required SDR (ft) 280

Provided SDL (ft) 229**

Provided SDR (ft) 218**

Old Milton Parkway

Number of Lanes 3***

Speed Limit (mph) 45

Required SDL (ft) 465

Required SDR (ft) N/A

Provided SDL (ft) 500+

Provided SDR (ft) N/A

Sight Distance Requirements Met

*Calculations performed in compliance with KRS4070 Policy on
Geometric Design of Highways & Streets, Chapter 9.

**SDL ends at Thompson St. SDR ends at Old Milton Pkwy.

***Old Milton Parkway is a 3-lane road, but the 3 west-
bound lanes are separated from the 3 east-
bound lanes by a landscaped median.

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Scale 1" = 20'



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 08, 2017

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ 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.

FILING DEADLINES AND MEETING SCHEDULE

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

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 02, 2018

February 01, 2018

March 01, 2018

April 02, 2018

May 01, 2018

June 01, 2018

July 02, 2018

August 01, 2018

September 03, 2018

October 01, 2018

November 01, 2018

December 03, 2018

Meeting Schedule

January 19, 2018

February 16, 2018

March 16, 2018

April 20, 2018

May 18, 2018

June 15, 2018

July 20, 2018

August 17, 2018

September 21, 2018

October 19, 2018

November 16, 2018

December 14, 2018

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: WS Notting Hill Alpharetta

Location Address: 2450 Old Milton Parkway

Mailing Address: 2771 Lawrenceville Hwy, Suite 210

City: Decatur State: GA Zip Code: 30033 -

Contact For All Notifications: Chris Massey

Contact Telephone: 770 - 622 - 3,050 Mobile Telephone: 770 - 527 - 5,399

Fax: 770 - 622 - 9,590 Email: chris@jwbrealty.com

Contact's Relation To Business: Project Manager

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: WS Notting Hill Alpharetta, 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 - 622 - 3,050 Contact Fax: 770 - 622 - 9,590

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 Date: February 1, 2018

Owner Signature: _____

Property Information:

Address (If Assigned) : 2450 Old Milton Parkway

Tax ID or Map Reference Number: _____

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

Existing Zoning of Property: DTMU Existing Uses of Property: Vacant Land

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

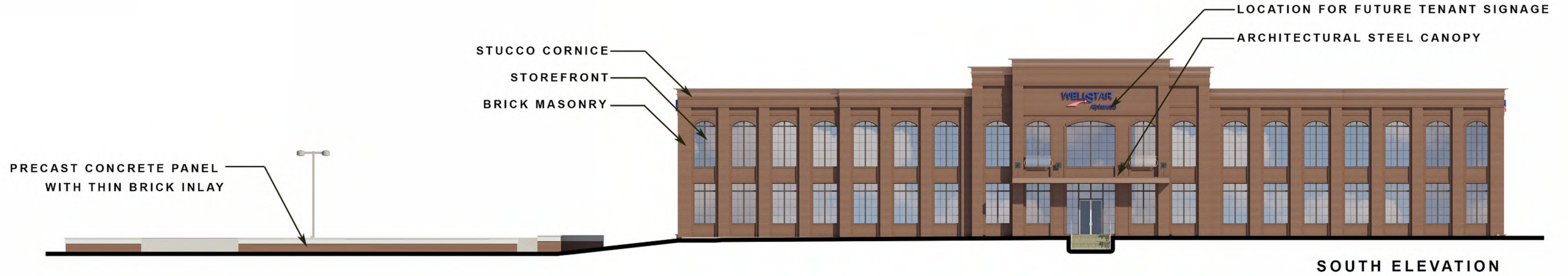
Applicant Signature: _____ Date: _____

[Print Form](#)

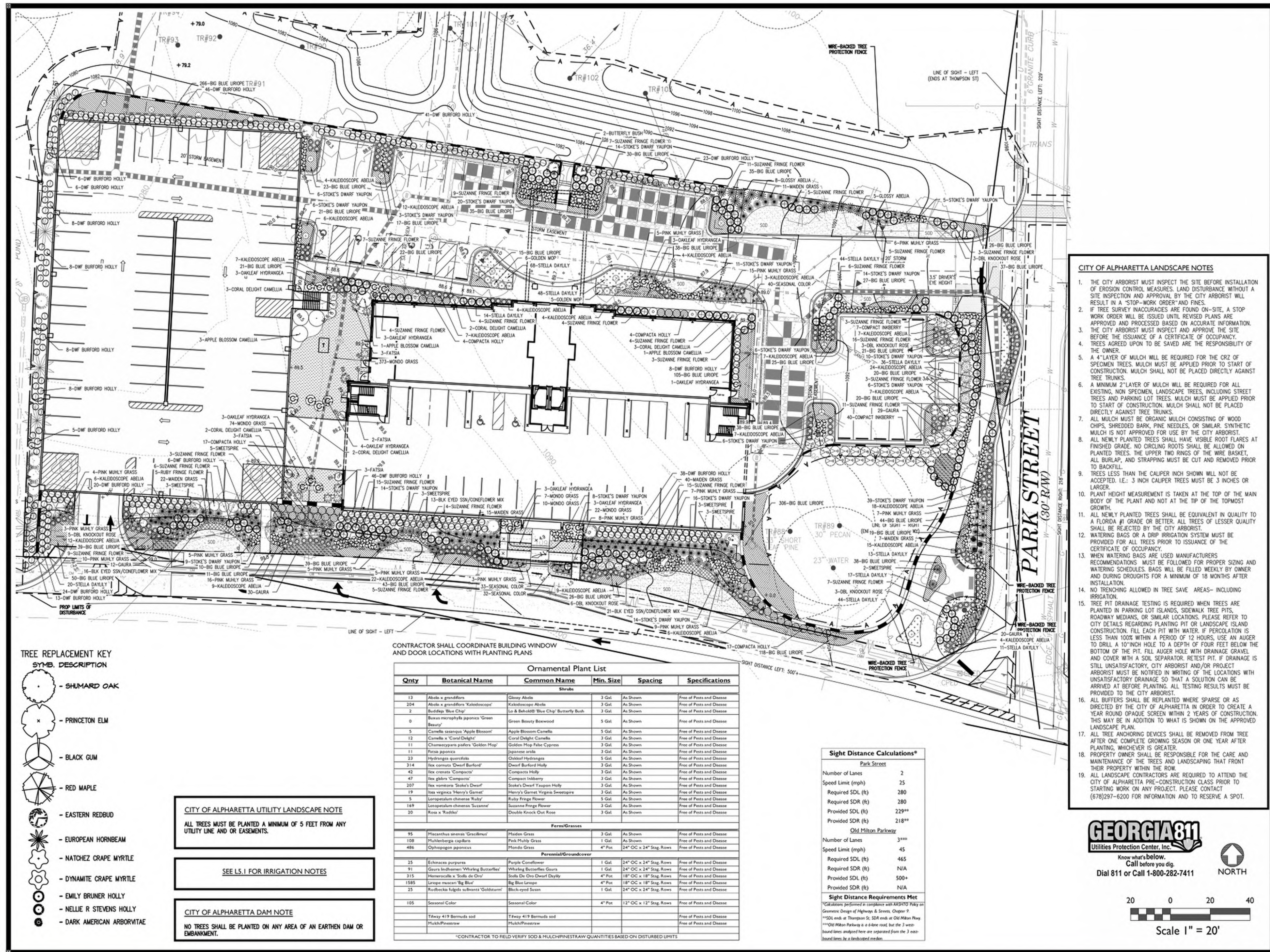












1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGES TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT PLACEMENTS IN ACCORDANCE TO PRICING OF TREES, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOIL, SEED AND PINE STRAW.
3. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL BE RESPONSIBLE FOR ORDERING CORRECTIONS TO BE MADE ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND DEFECTS, GOOD QUALITY AND WELL SHAPED AND BRANCHED. ALL TREES IN LAWN AREA TO HAVE A 4" Ø DIAMETER MULCH BED. NO PLANTING BED EDGE SHALL BE CLOSER THAN 2" FROM THE BACK OF CURB OR SIDEWALK.
5. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
7. C. O. SHALL BE CENTERED IN ALL PLANTED AREAS.
8. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
9. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
10. ALL PLANTS MUST BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
11. ALL TREES MUST BE QUAYED OR STAKED AS SHOWN IN THE DETAILS.
12. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
14. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
15. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
16. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
17. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
18. PRIOR BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE FULLY ACCLIMATED FOR (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIFICATION, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
20. STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT QUALITY SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
21. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS:
 - 2. TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
3. ALL AREAS MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
4. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
5. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
6. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
7. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
8. ALL IRRIGATION IS TO BE RAINBRO OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND ARCHITECT.
9. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

ALL LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (3" MINIMUM).

[illegible][illegible]

SECTION 7668, OR APPROVED EQUAL. THE ROOT CONTROL BARRIER SHALL BE FABRICATED BY MOLDED OR EXTRUDED MODULAR COMPONENT MADE OF HIGH DENSITY POLYETHYLENE OR POLYETHYLENE PLASTIC. PANELS SHALL BE 48" IN WIDTH BY 18" INCHES IN DEPTH WITH A MEAN THICKNESS OF 0.08". THE PLASTIC SHALL BE RECYCLABLE AND CONTAIN ULTRAVIOLET INHIBITORS.

G-2. G-2 G-3 G-4 G-5 G-6 G-7 G-8 G-9 G-10 G-11 G-12 **G-13 G-14 G-15 G-16 G-17 G-18 G-19 G-20 G-21 G-22 G-23 G-24 G-25 G-26 G-27 G-28 G-29 G-30 G-31 G-32 G-33 G-34 G-35 G-36 G-37 G-38 G-39 G-40 G-41 G-42 G-43 G-44 G-45 G-46 G-47 G-48 G-49 G-50 G-51 G-52 G-53 G-54 G-55 G-56 G-57 G-58 G-59 G-60 G-61 G-62 G-63 G-64 G-65 G-66 G-67 G-68 G-69 G-70 G-71 G-72 G-73 G-74 G-75 G-76 G-77 G-78 G-79 G-80 G-81 G-82 G-83 G-84 G-85 G-86 G-87 G-88 G-89 G-90 G-91 G-92 G-93 G-94 G-95 G-96 G-97 G-98 G-99 G-100**

G-1 **G-2** **G-3** **G-4** **G-5** **G-6** **G-7** **G-8** **G-9** **G-10** **G-11** **G-12** **G-13** **G-14** **G-15** **G-16** **G-17** **G-18** **G-19** **G-20** **G-21** **G-22** **G-23** **G-24** **G-25** **G-26** **G-27** **G-28** **G-29** **G-30** **G-31** **G-32** **G-33** **G-34** **G-35** **G-36** **G-37** **G-38** **G-39** **G-40** **G-41** **G-42** **G-43** **G-44** **G-45** **G-46** **G-47** **G-48** **G-49** **G-50** **G-51** **G-52** **G-53** **G-54** **G-55** **G-56** **G-57** **G-58** **G-59** **G-60** **G-61** **G-62** **G-63** **G-64** **G-65** **G-66** **G-67** **G-68** **G-69** **G-70** **G-71** **G-72** **G-73** **G-74** **G-75** **G-76** **G-77** **G-78** **G-79** **G-80** **G-81** **G-82** **G-83** **G-84** **G-85** **G-86** **G-87** **G-88** **G-89** **G-90** **G-91** **G-92** **G-93** **G-94** **G-95** **G-96** **G-97** **G-98** **G-99** **G-100**

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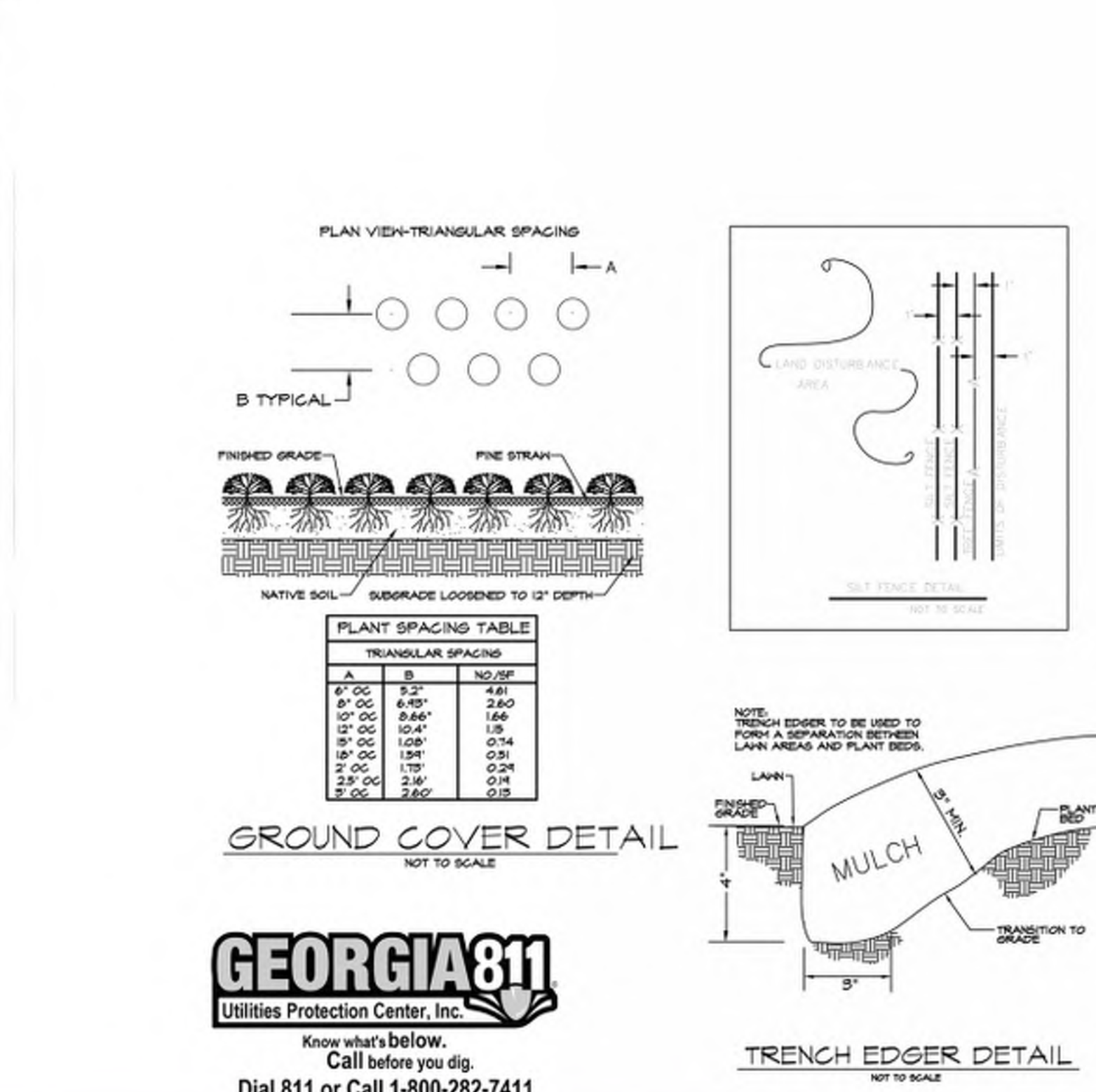
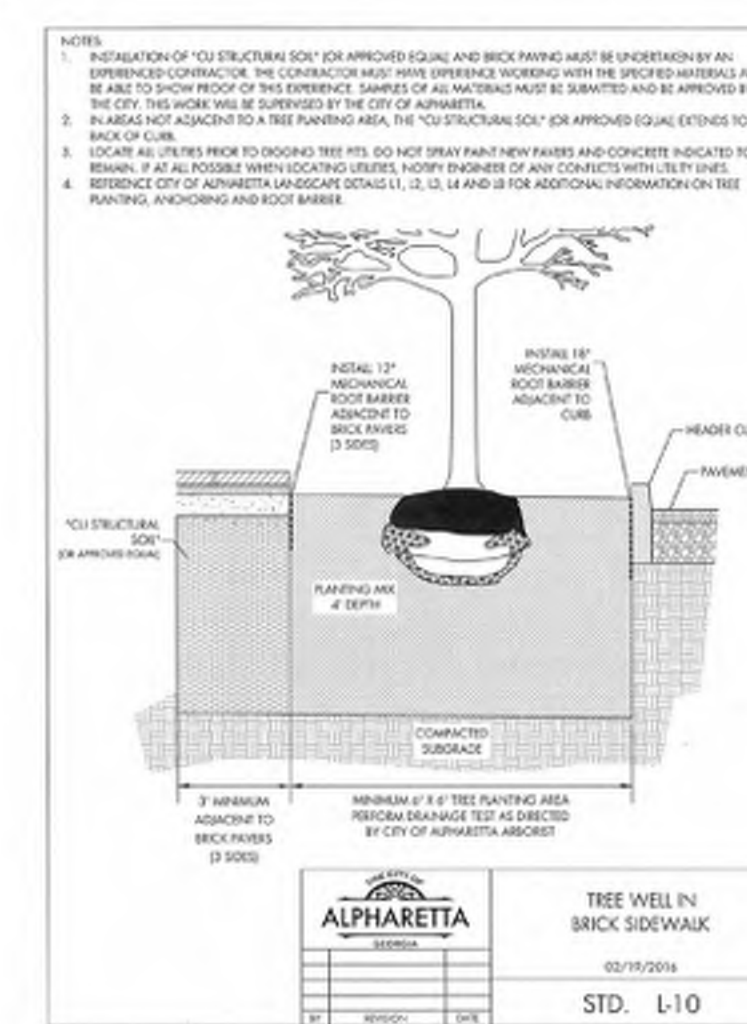
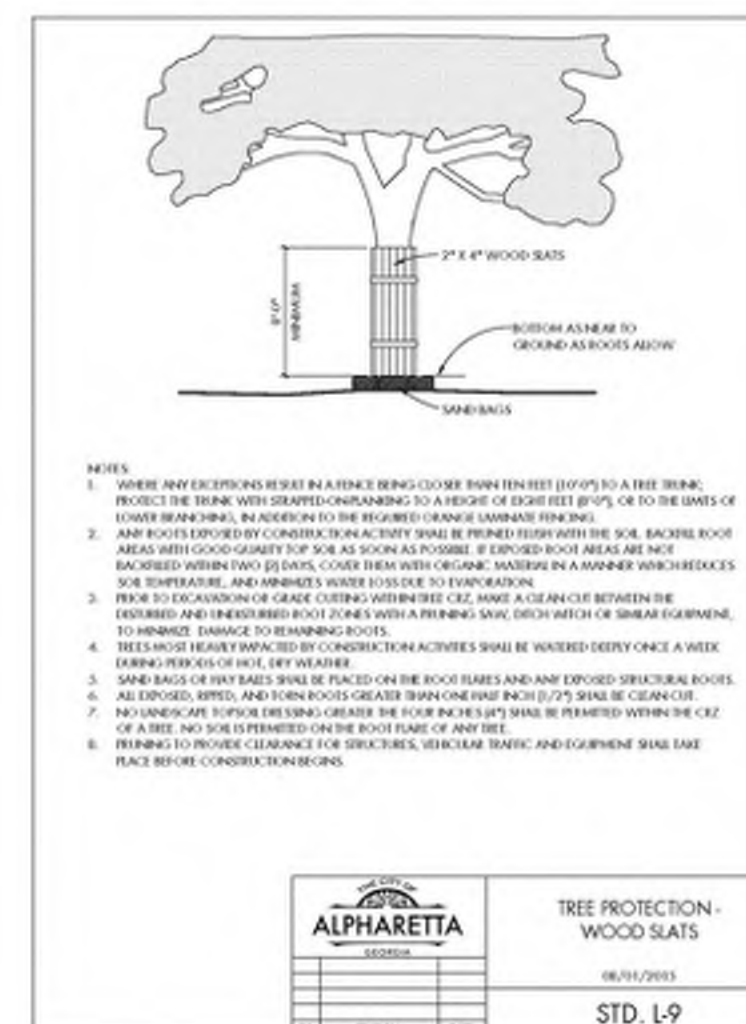
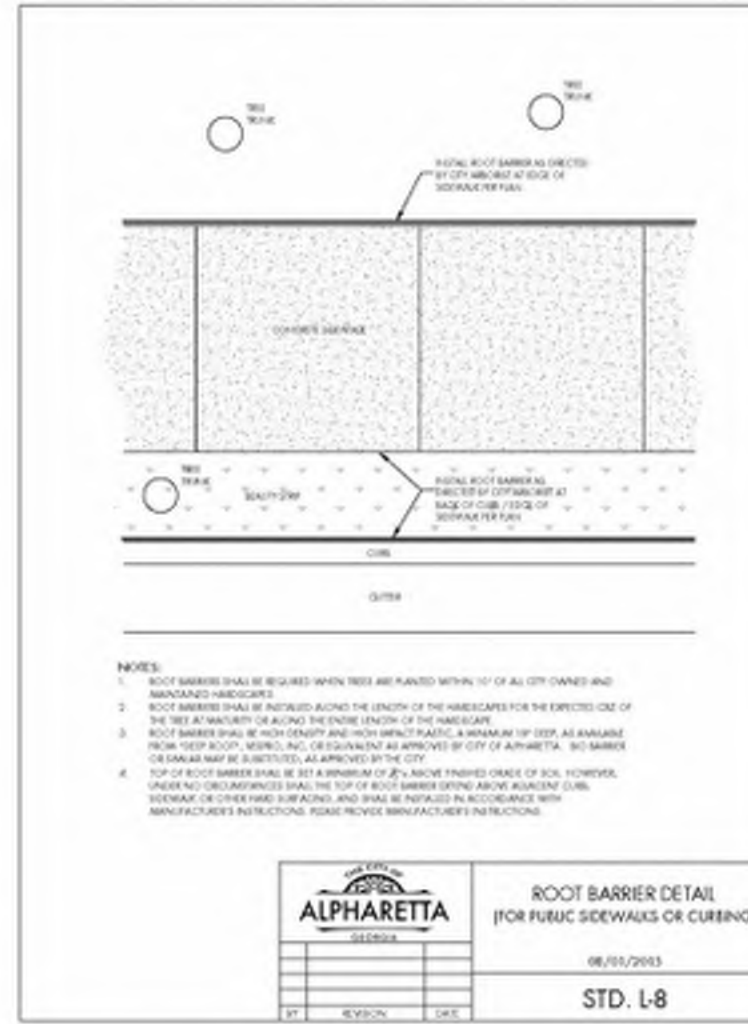
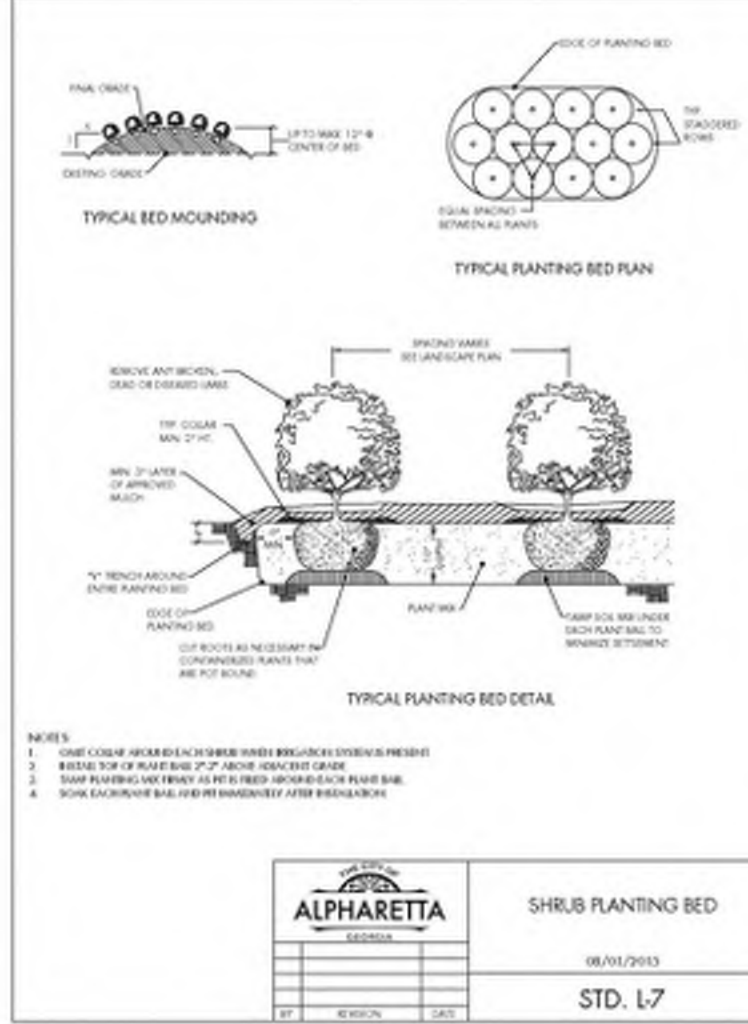
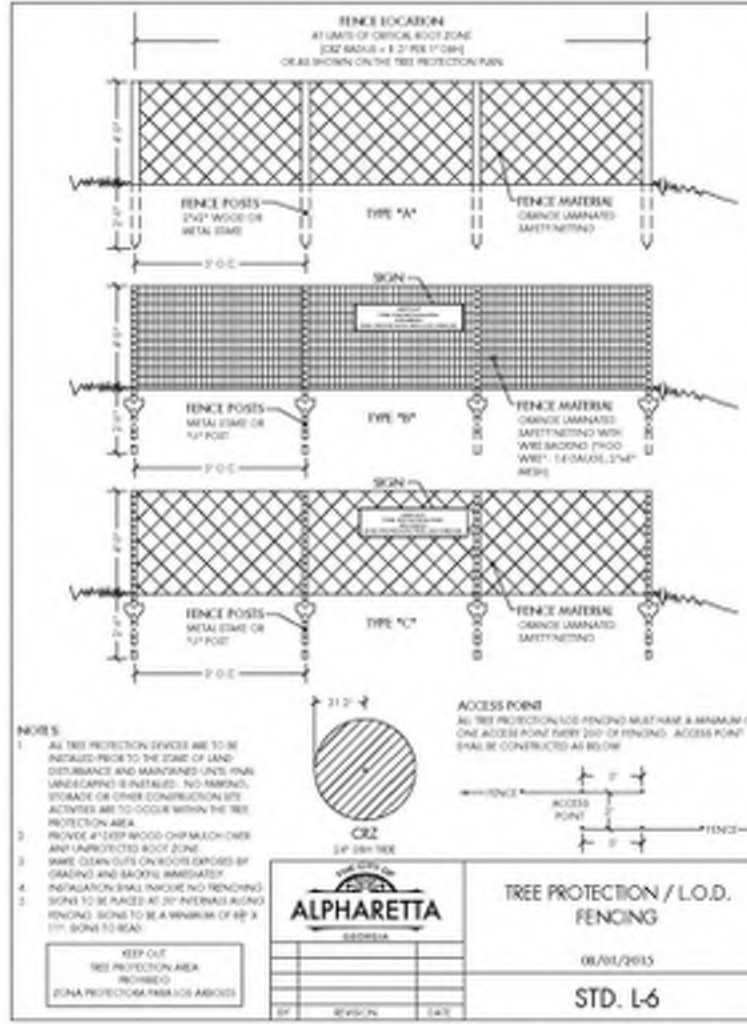
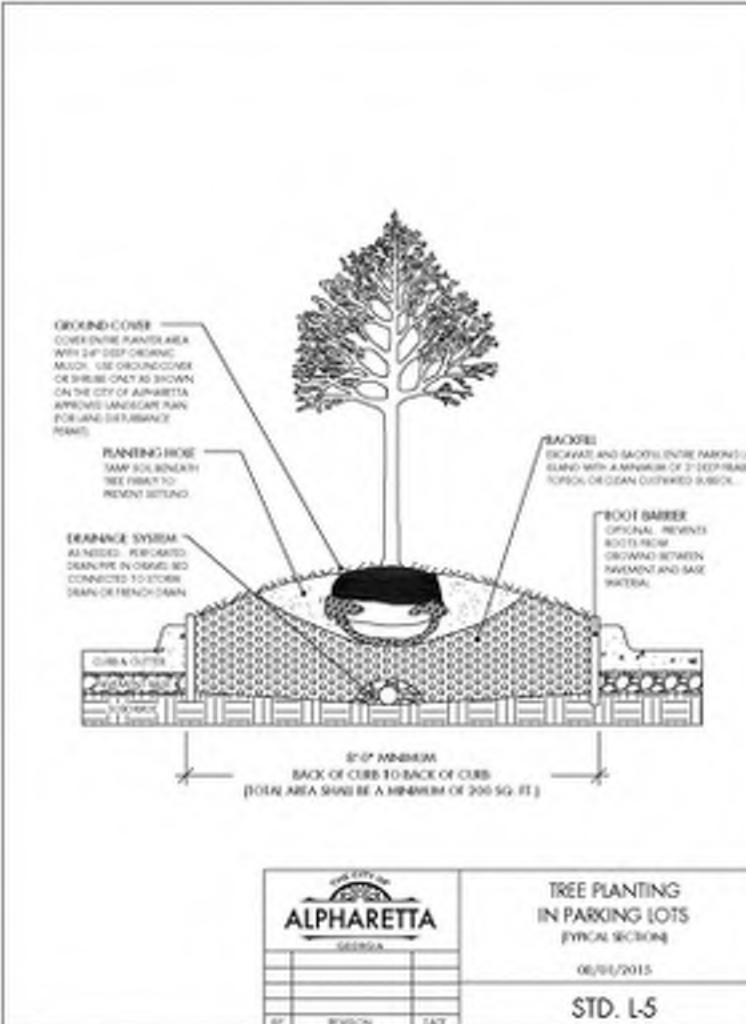
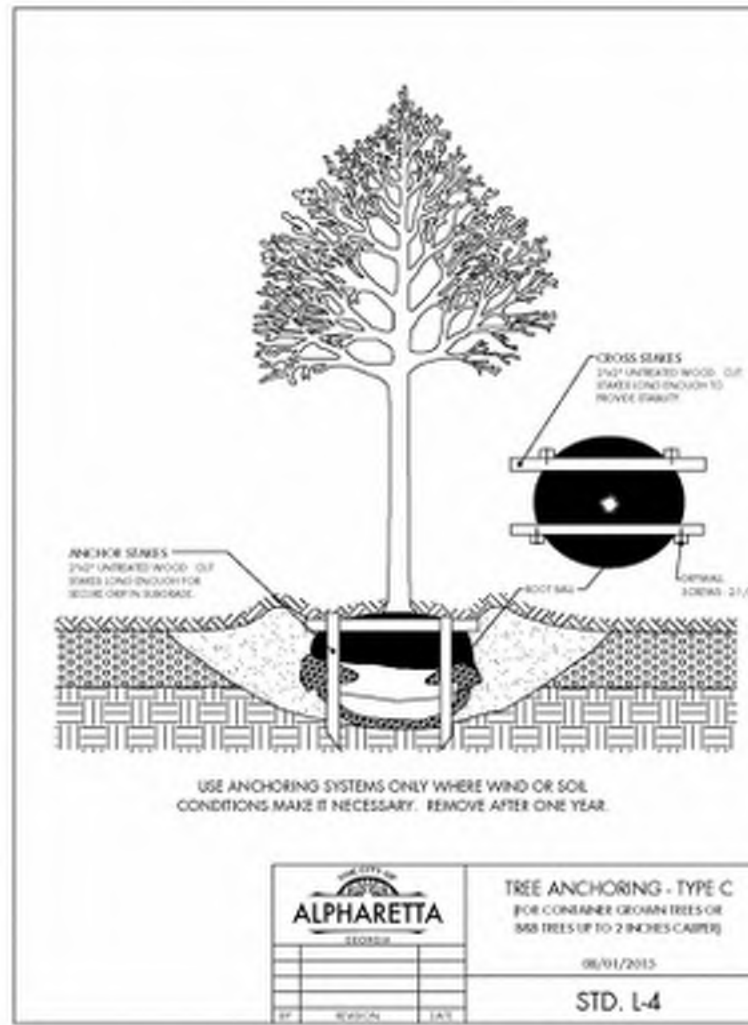
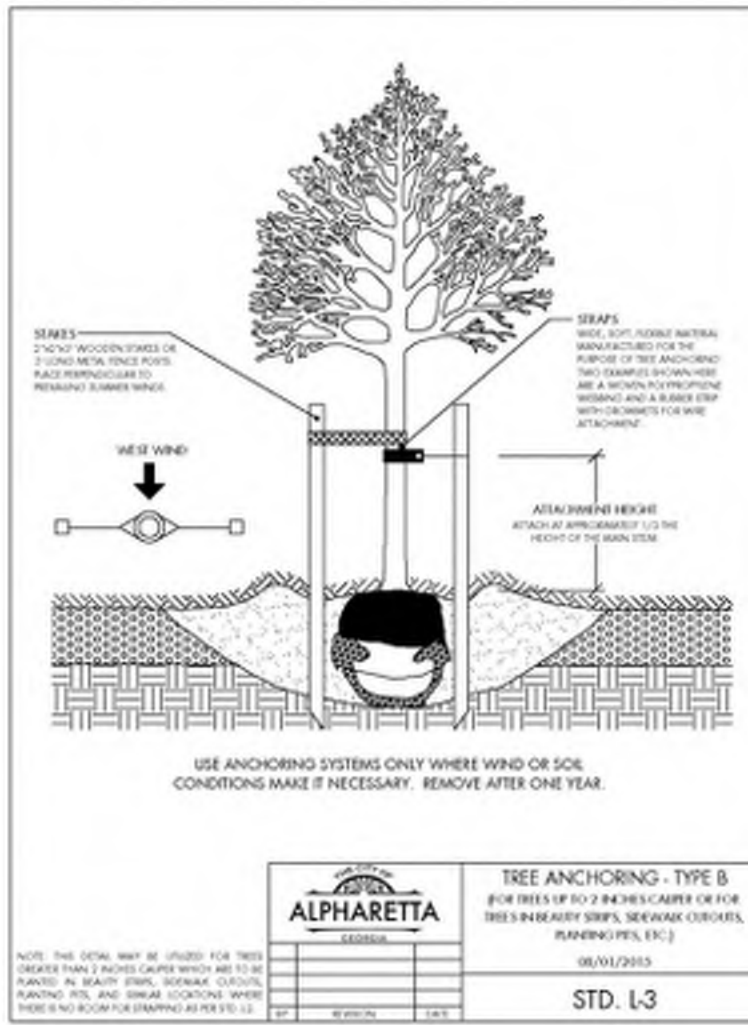
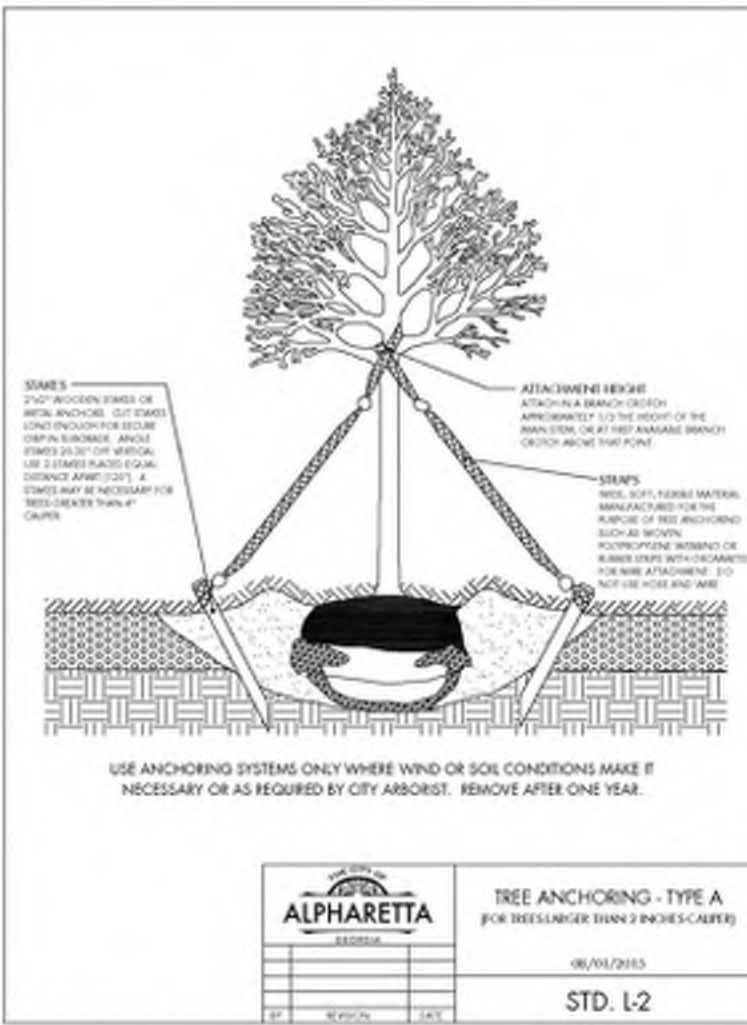
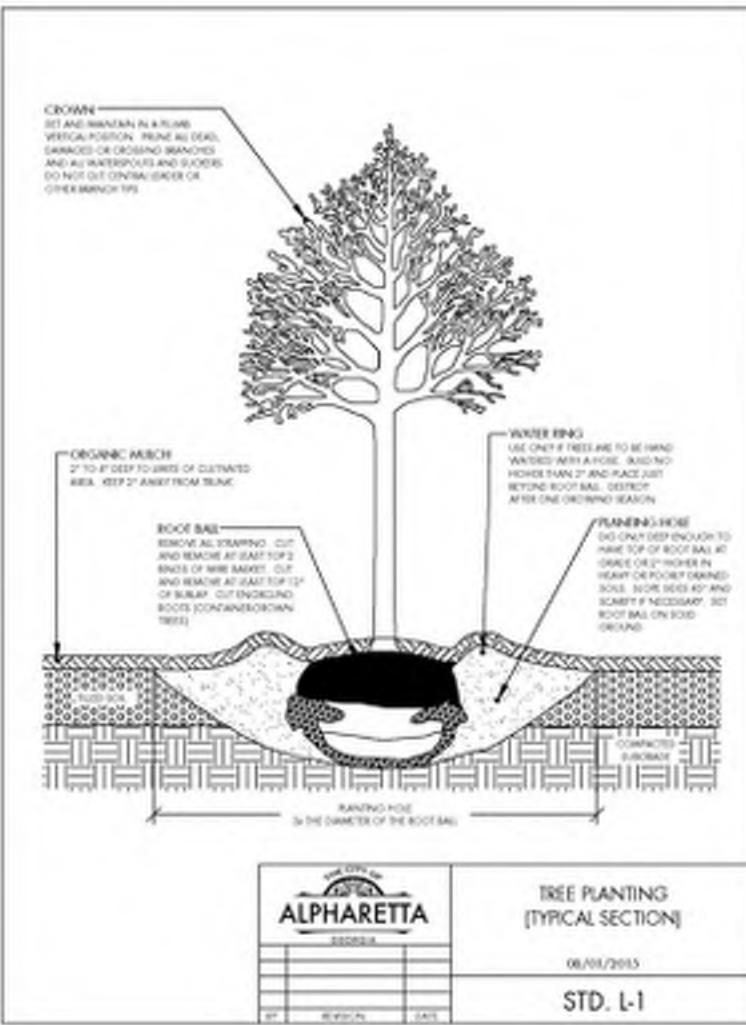
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THE BARRIER SHOULD BE INSTALLED VERTICALLY, OR IF CONDITION ALLOW, WITH THE TOP INCLINED TOWARDS THE TREE. **NEVER** WITH THE TOP INCLINED AWAY FROM THE TREE AS THIS WILL ENCOURAGE UPWARD GROWTH OF ROOTS.

THE BARRIER MUST BE INSTALLED WITH ROOT GUIDING RIBS FACED TOWARDS THE ROOTS.

GRADIENTS: IT IS VERY IMPORTANT THAT THE PANELS ARE INSTALLED WITH TOPS HORIZONTAL AND THE ROOT GUIDING RIBS ARE THEREFORE VERTICAL. IF NECESSARY, THE PANELS SHOULD BE 'STEPPED' AND THE TOPS TRIMMED ABOVE GRADE AFTER INSTALLATION. ROOT GUIDES WHICH ARE VERTICAL CAN GUIDE ROOTS UPWARDS AS WELL AS DOWNWARDS.

INSTALL BARRIER WITH TOP ABOVE GRADE. DO NOT ALLOW SPACE BETWEEN BARRIER AND GROUND. DO NOT ALLOW ROOT OVERGROWTH.





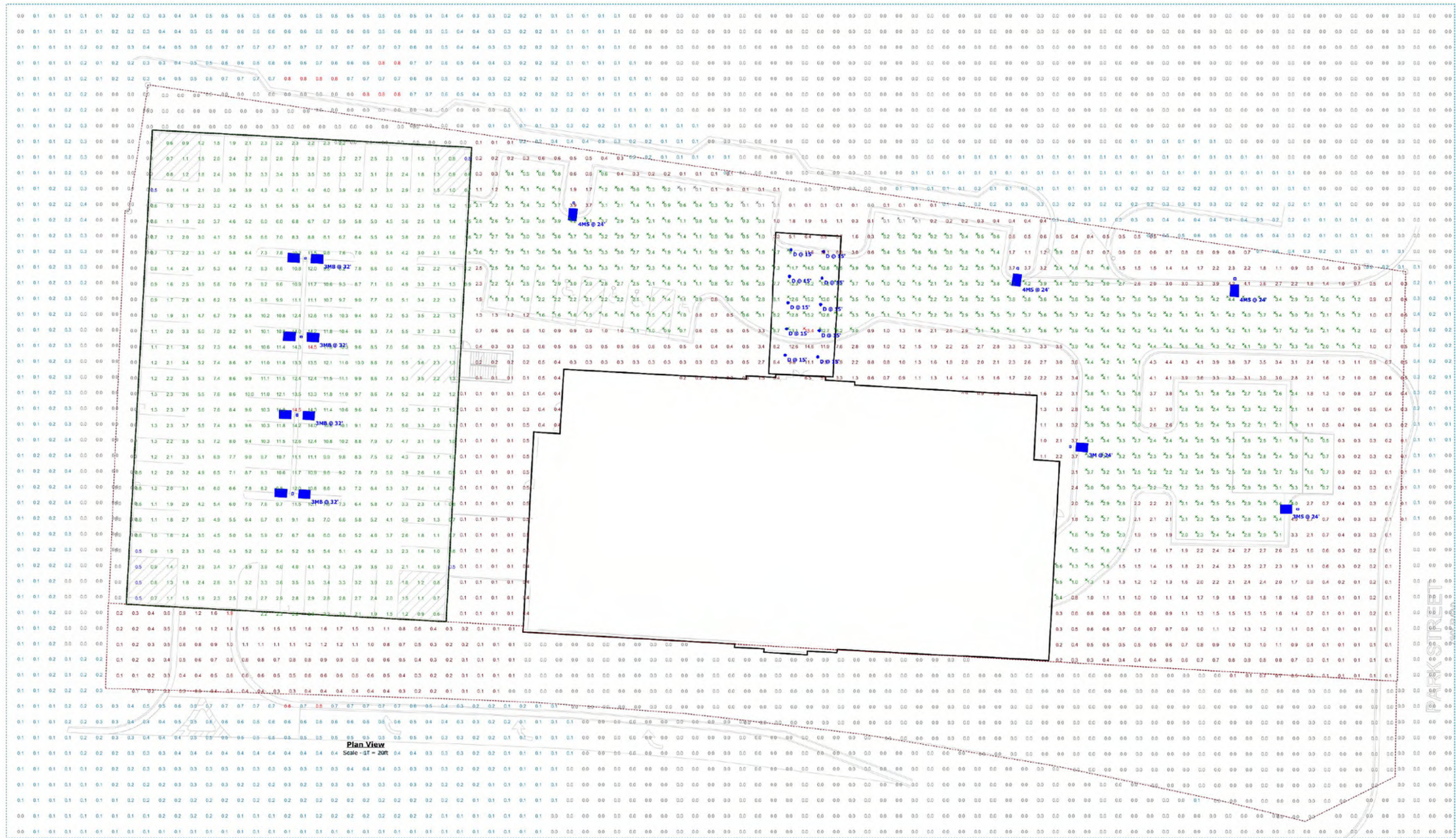
NORTH ELEVATION



SOUTH ELEVATION



EAST/WEST ELEVATION



1 PHOTOMETRICS PLAN

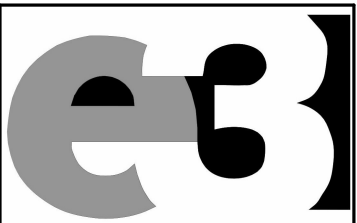
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	1.9 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	1.8 fc	15.4 fc	0.0 fc	N/A	N/A
Light Bleed	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Stat Zone # 1	X	2.9 fc	15.4 fc	0.1 fc	154.0:1	29.0:1
Upper Parking	+	5.0 fc	14.5 fc	0.5 fc	29.0:1	10.0:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp
	3MB	4	Lithonia Lighting	DSX2 LED P1 40K T3M MVOLT	DSX2 LED P1 40K T3M MVOLT	LED	1	DSX2_LED_P1_40K_T3M_MVOLT .ies	18410
	3MS	1	Lithonia Lighting	DSX2 LED P1 40K T3M MVOLT HS	DSX2 LED P1 40K T3M MVOLT with houside shield	LED	1	DSX2_LED_P1_40K_T3M_MVOLT .ies	14918
	4MS	3	Lithonia Lighting	DSX2 LED P1 40K T3S MVOLT HS	DSX2 LED P1 40K T3S MVOLT with houside shield	LED	1	DSX2_LED_P1_40K_T3S_MVOLT .ies	15738
	3M	1	Lithonia Lighting	DSX2 LED P1 40K T3M MVOLT	DSX2 LED P1 40K T3M MVOLT	LED	1	DSX2_LED_P1_40K_T3M_MVOLT .ies	18410
	D	10	PRESCOLITE	LF6SL-6LFSL20L30K	6" Open Downlight, Standard Lumen, 3000K, Standard Distribution	1 PHILIPS 3000K LED	1	LF6SL-6LFSL20L30K.ies	1858.994
									1
									25.2

ALPHARETTA CREATIVE STUDIOS & GALLERY AND A+ SPORTS

160 N. MAIN STREET, ALPHARETTA, GA 30009



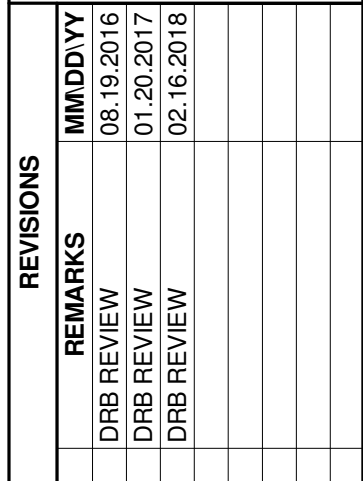
REVISIONS		MMDD\YY
REMARKS		
DRB REVIEW		08.19.2016
DRB REVIEW		01.20.2017
DRB REVIEW		02.16.2018

COVER SHEET

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

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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**
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5. WOOD VENEER STAIN COLOR TO BE RED MAHOGANY 225A
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7. ALL GLAZING AT ALUMINUM STOREFRONT SYSTEM TO BE UNTINTED
8. FULL LANDSCAPE PLAN WITH TREES AND BUSHES WILL SURROUND THE BUILDING.
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11. ALL SIDE DOORS TO BE PAINTED **SW6766 MARINER**
12. ARBOR AND WOOD SHUTTER COLOR TO BE **CHARCOAL**
13. HVAC SCREEN WALL TO BE CONSTRUCTED OF WOOD, 5' - 0" HIGH OFF FINISHED ROOF LEVEL



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FRONT ELEVATION



1 OVERALL NORTH ELEVATION
1/16" = 1'-0"

OVERALL NORTH ELEVATION

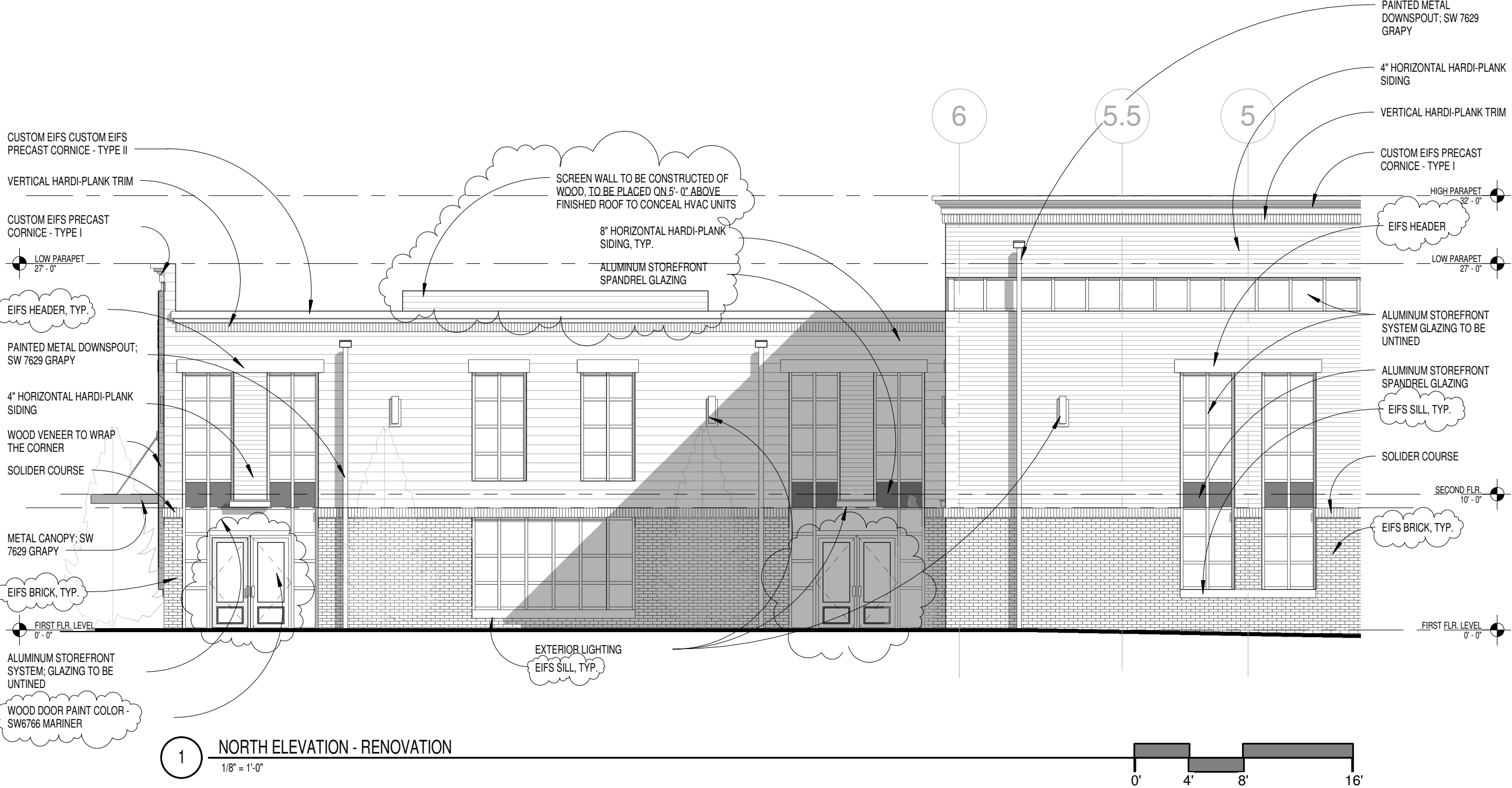
REVISIONS		
REMARKS	MMDD\YY	
DRB REVIEW	08.19.2016	
DRB REVIEW	01.20.2017	
DRB REVIEW	02.16.2018	

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

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	DRB REVIEW	02.16.2018				

NORTH ELEVATION

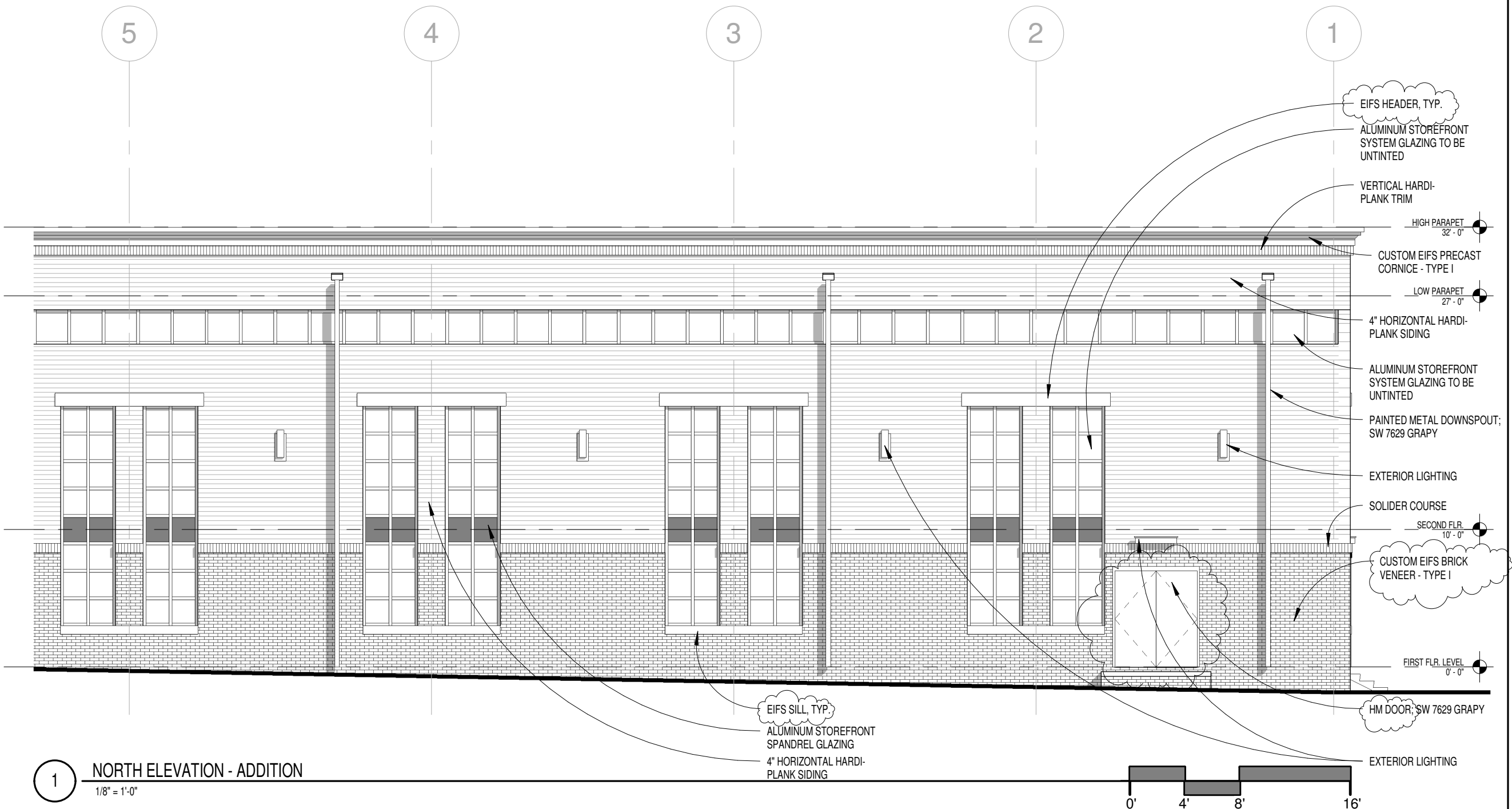
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A2-A

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

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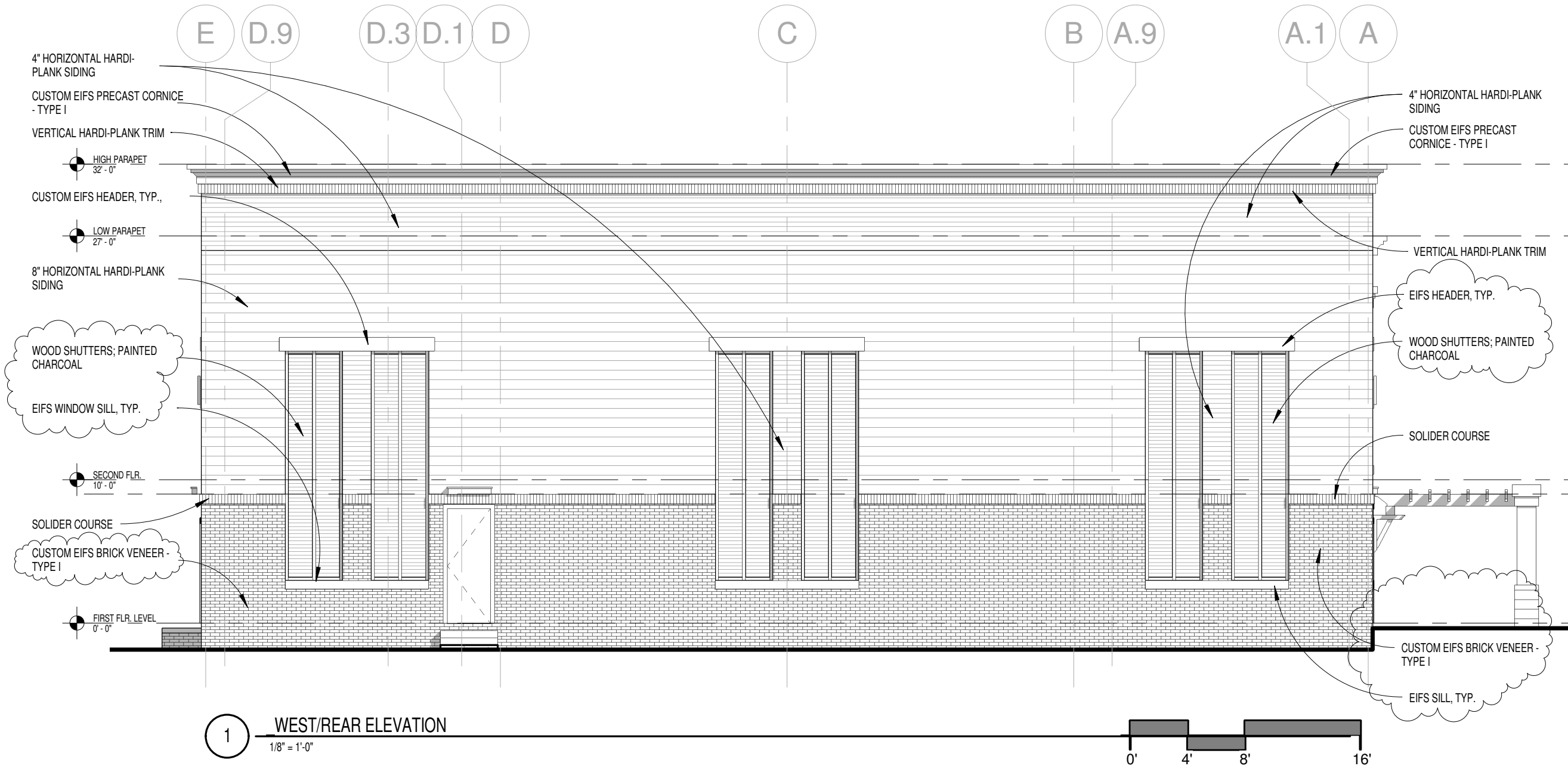
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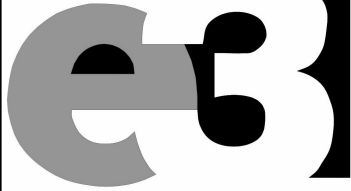
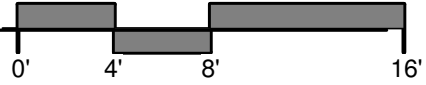
A2-B

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1 WEST/REAR ELEVATION
1/8" = 1'-0"



REVISIONS	REMARKS	MMDD\YY							
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	DRB REVIEW	02.16.2018							

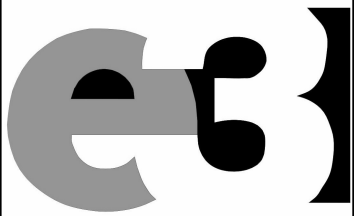
REAR ELEVATION

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1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

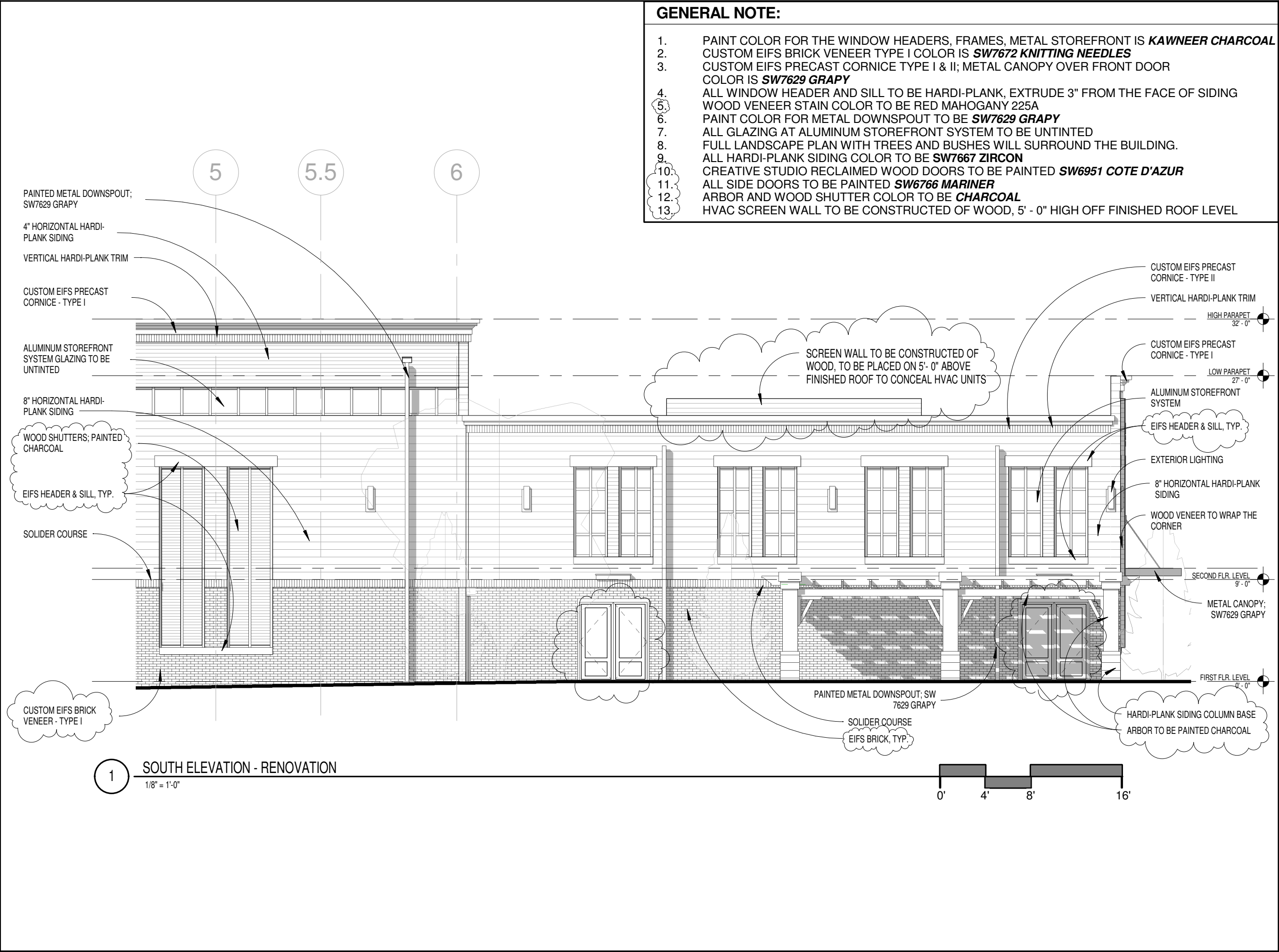


REVISIONS		MMDD\YY
REMARKS		
DRB REVIEW		08.19.2016
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OVERALL SOUTH ELEVATION

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e3

REVISIONS

REMARKS	MMDD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

SOUTH ELEVATION

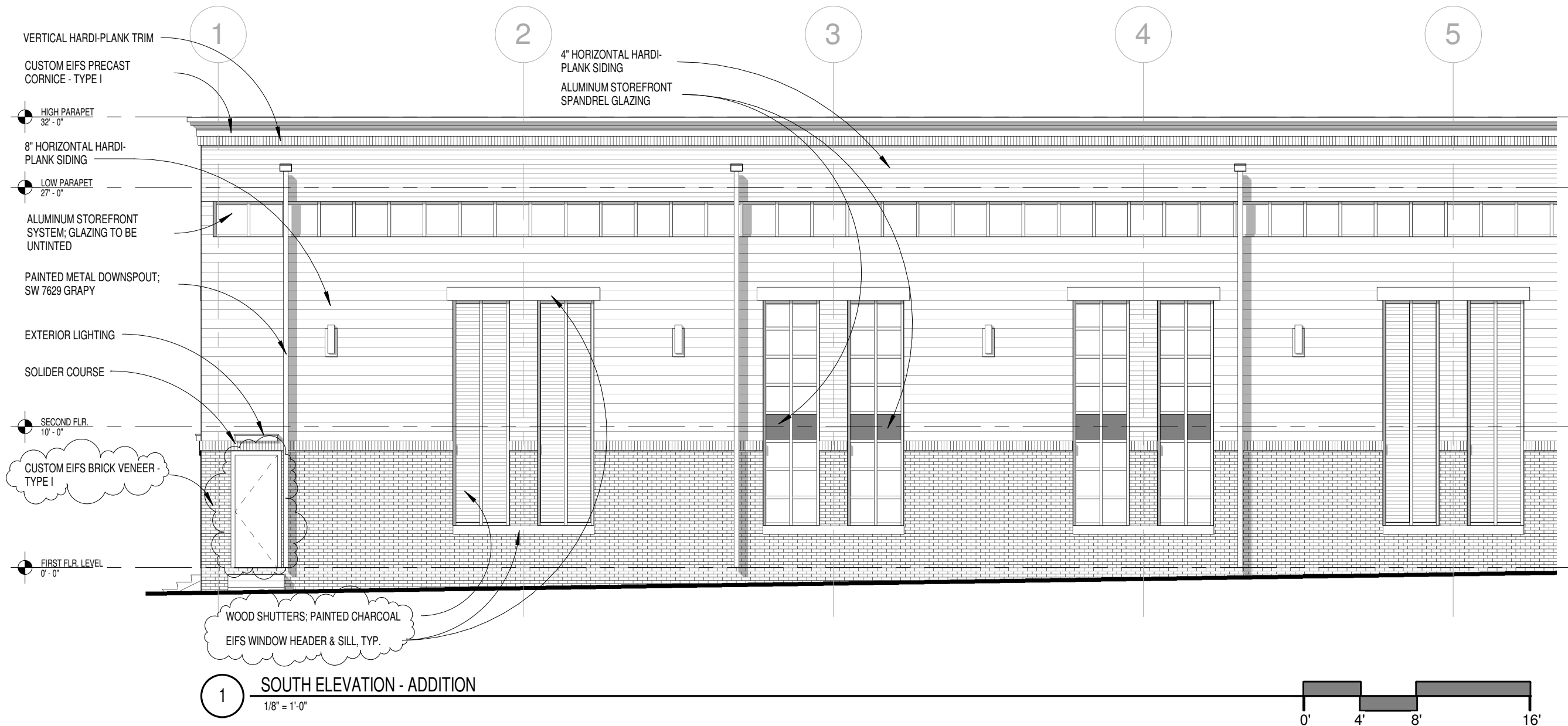
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A4-A

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SOUTH ELEVATION

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

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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

- o Richard Kramer(Chairman)
- o Roger Brown (Vice- Chairman)
- o Pat Corkill
- o Dick Debban
- o Kim Matherly

• Design Review Board Members Absent

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

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I. CALL TO ORDER

II. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer, Chairman
 - o Roger Brown, Vice- Chairman
 - o Pat Corkill
 - o Dick Debban
 - o Holly Palmer
 - o Thomas LeCain
- Council Members Absent
 - o Nancy Zuegel
- Staff Present
 - o Kathi Cook, Director of Community Development
 - o Bret Schroeder, Code Enforcement Officer
 - o 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)
 - o There was discussion on:
 - o Landscape Plan
 - o Patio Area- putting something other than trees on Plaza space

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

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II. CALL TO ORDER

III. ROLL CALL

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 - o Dick Debban
 - o Scott Doll
 - o Tom Le Cain
 - o Holly Palmer
 - o Frank Schwing
 - o 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.

- o The motion received a second from Board Member Corkill
- o 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.

ALPHARETTA CREATIVE STUDIOS & GALLERY AND A+ SPORTS

160 N. MAIN STREET, ALPHARETTA, GA 30009

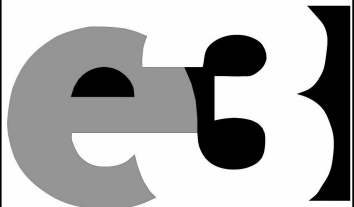


COVER SHEET

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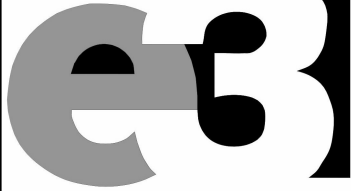
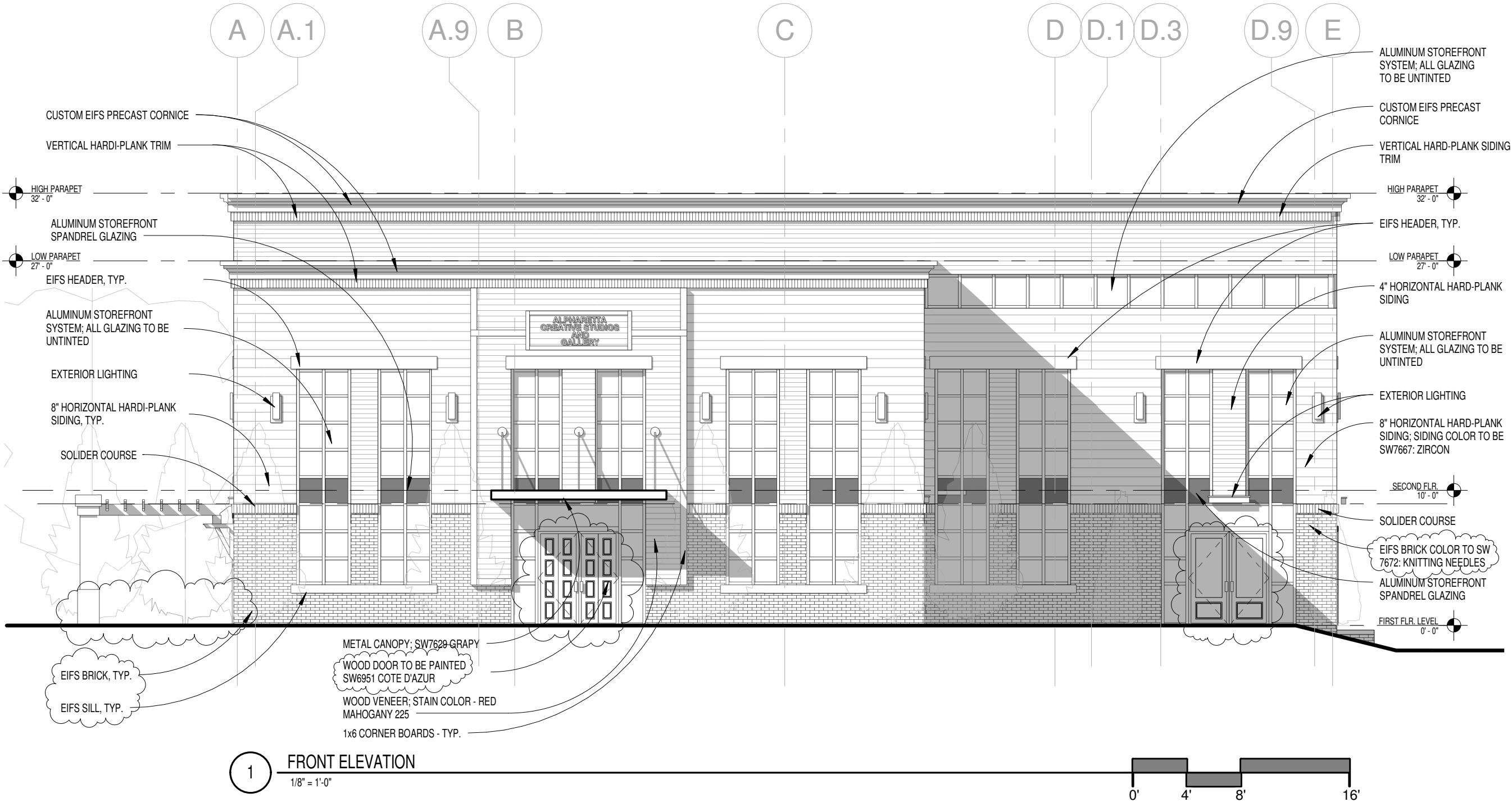
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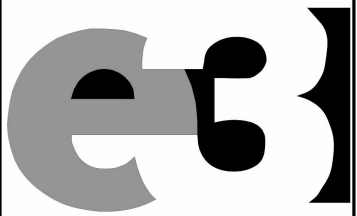
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DRB REVIEW	02.16.2018

OVERALL NORTH ELEVATION

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

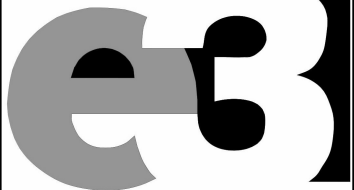
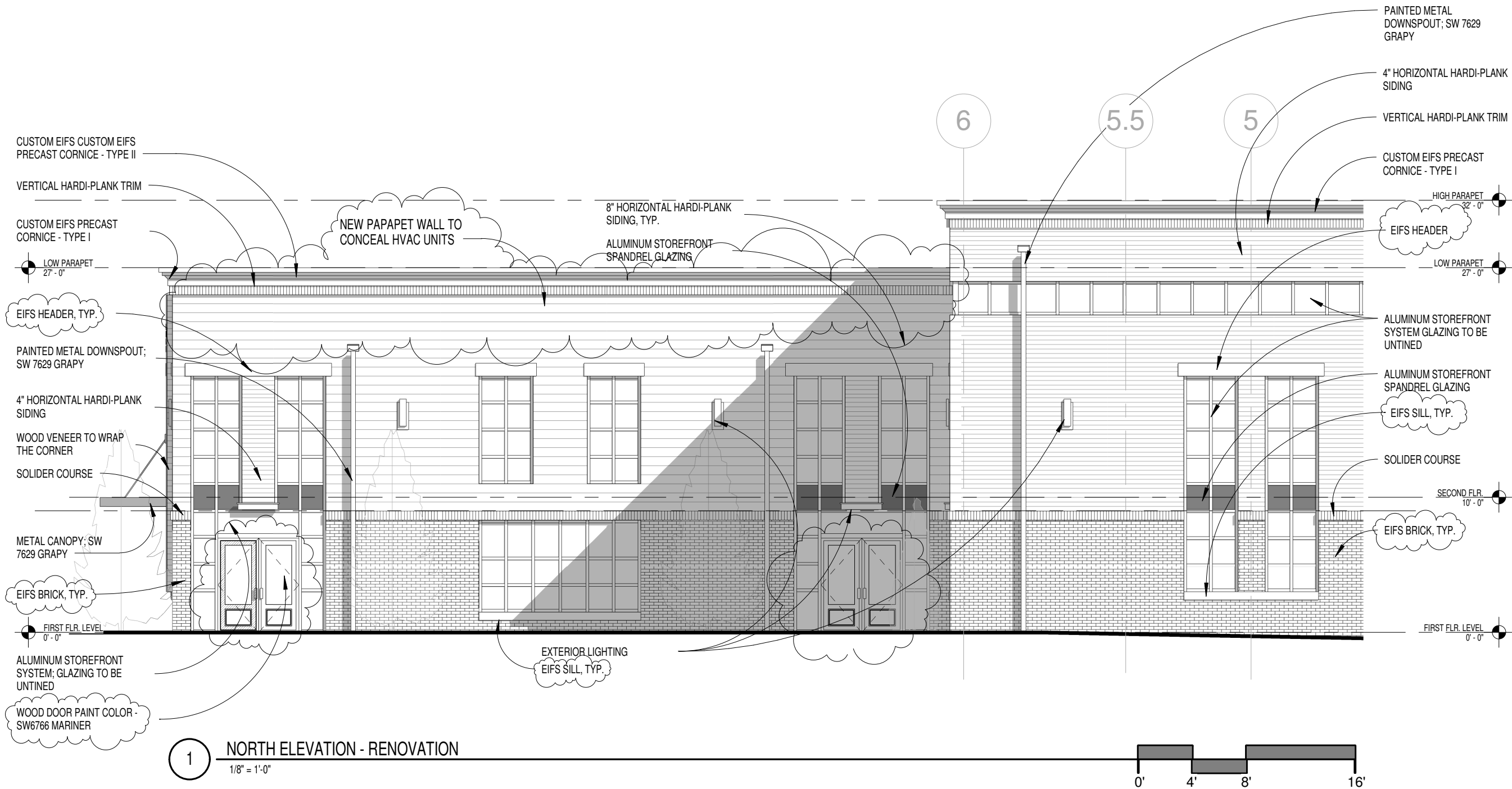
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GENERAL NOTE:

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
5. WOOD VENEER & ARBOR STAIN COLOR TO BE RED MAHOGANY 225A
6. PAINT COLOR FOR METAL DOWNSPOUT TO BE **SW7629 GRAPY**
7. ALL GLAZING AT ALUMINUM STOREFRONT SYSTEM TO BE UNTINTED
8. FULL LANDSCAPE PLAN WITH TREES AND BUSHES WILL SURROUND THE BUILDING.
9. ALL HARDI-PLANK SIDING COLOR TO BE **SW7667 ZIRCON**
10. CREATIVE STUDIO RECLAIMED WOOD DOORS TO BE PAINTED **SW6951 COTE D'AZUR**
11. ALL SIDE DOORS TO BE PAINTED **SW6766 MARINER**



REVISIONS

REMARKS	MMDD\YY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017
DRB REVIEW	02.16.2018

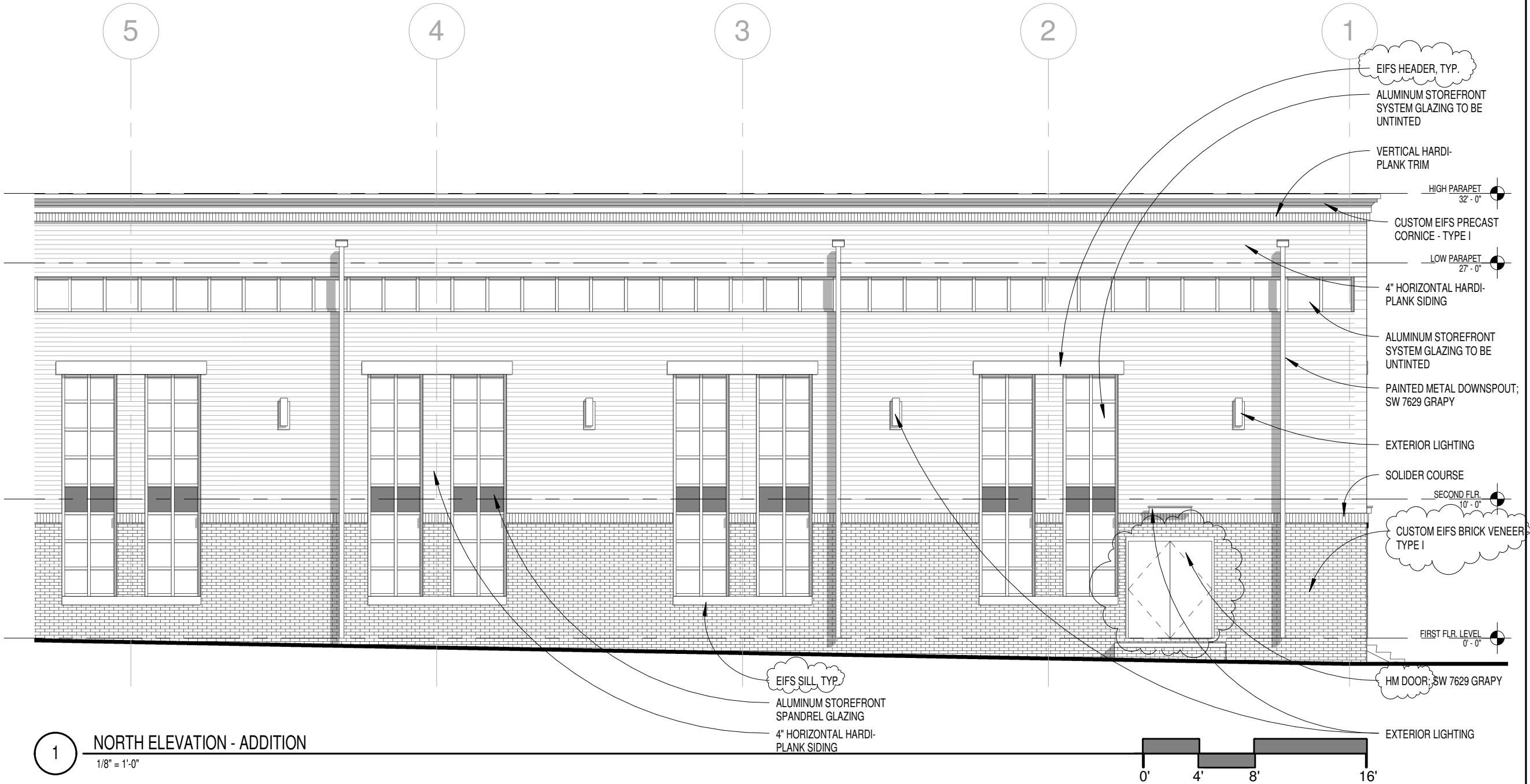
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NORTH ELEVATION

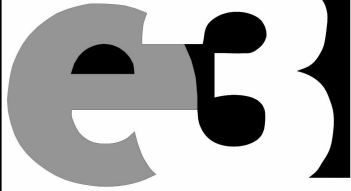
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1 NORTH ELEVATION - ADDITION
1/8" = 1'-0"



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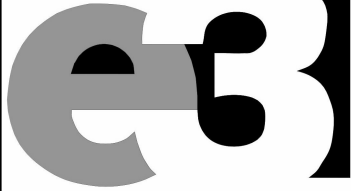
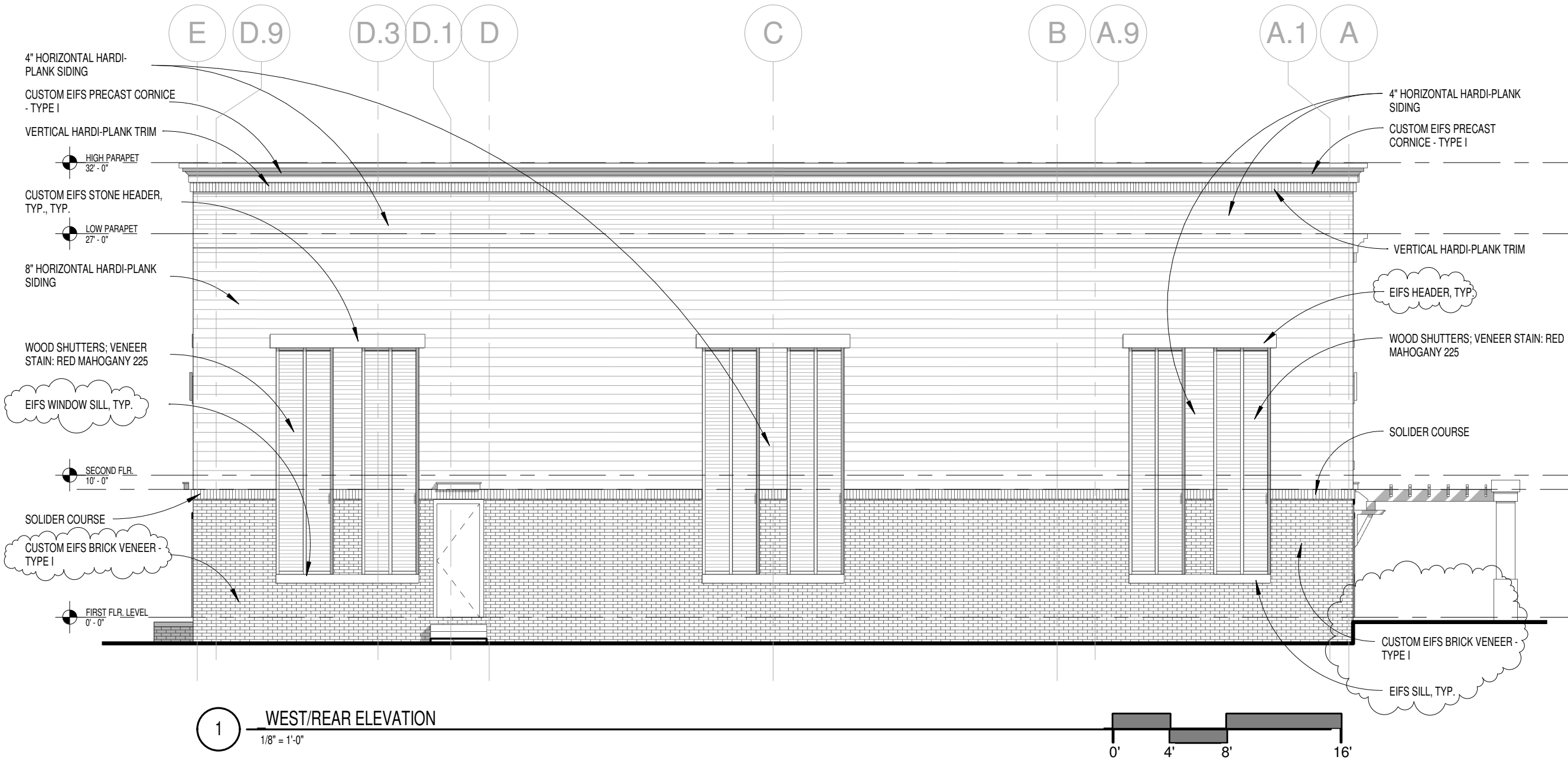
NORTH ELEVATION

ALPHALETTA CREATIVE STUDIO
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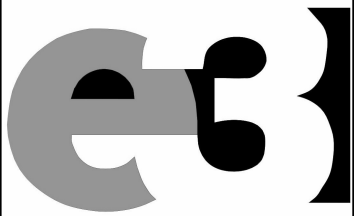
REAR ELEVATION

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1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

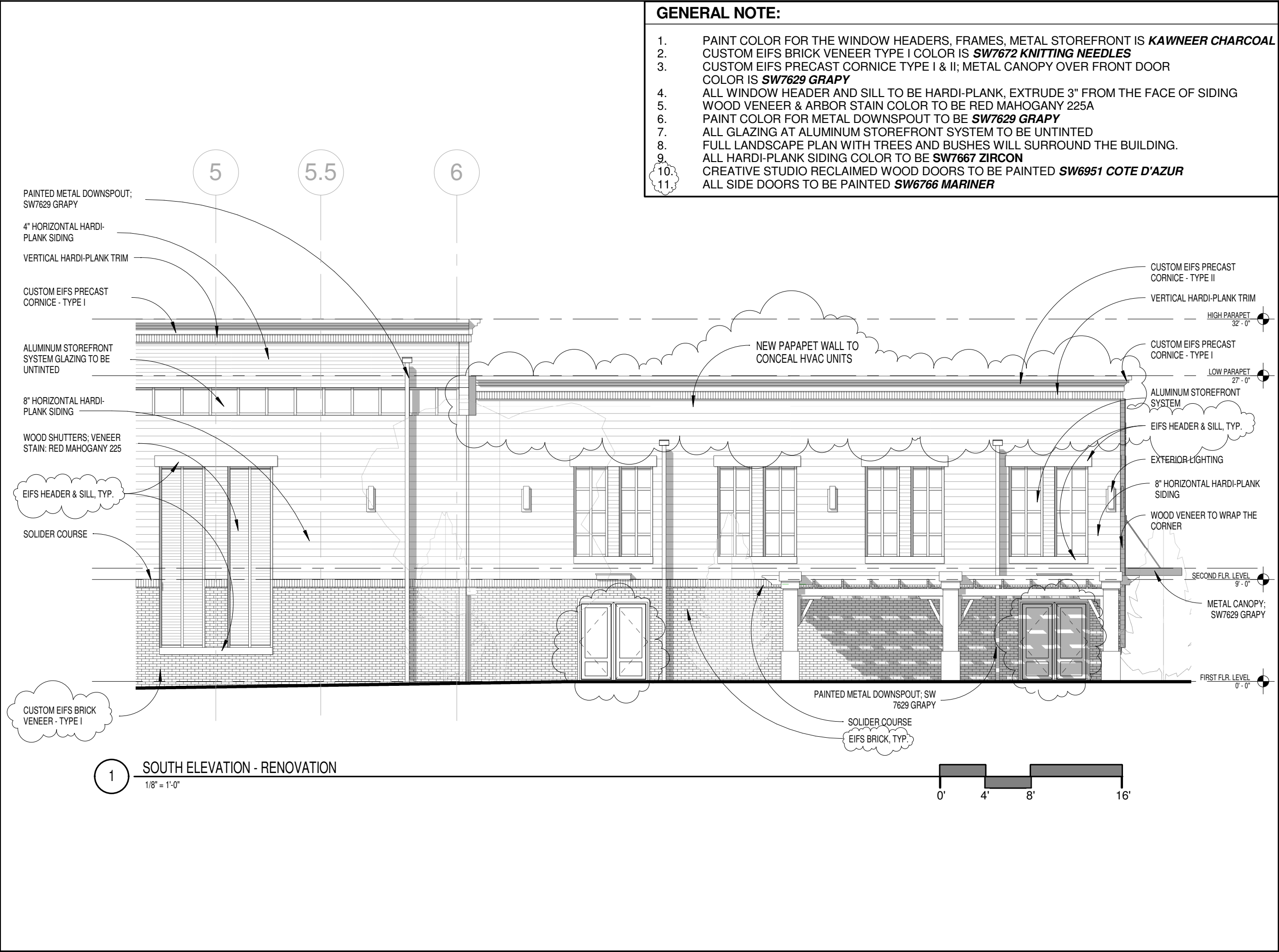


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OVERALL SOUTH ELEVATION

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160 N. MAIN STREET,
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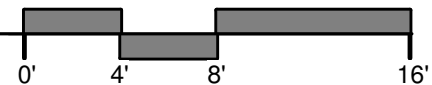
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SOUTH ELEVATION	
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SOUTH ELEVATION

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