



DESIGN REVIEW BOARD APRIL 20, 2018

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Minutes 2.16.18

2. DRB Minutes 2.23.18

3. DRB Minutes 3.16.18

VII. PUBLIC HEARING

1. 09:10 - 09:30 DRB180029 Thrive Co-Working 44 Milton Ave
review Signage

2. 09:30 - 10:15 DRB180032 Valvoline Oil Change 11700 Cotton Creek Entry
review new construction

3. 10:15 - 10:30 DRB180028 Encore Commons 500 North Point Center East
review signage

4. 10:30 - 11:00 DRB180034 Alpha Food LLC 560 North Main St
review signage and colors

5. 11:00- 11:30 *Break*

6. 11:30 - 12:15 DRB180023 Cotton House Hotel 35 Milton Ave
review new elevations

7. 12:15 - 1:45 DRB180021 Phase Learning Center and Hotel and Office Bldg Webb
Bridge @ Morris
review new elevations

VIII. ADJOURNMENT



DESIGN REVIEW BOARD FEBRUARY 16, 2018

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

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I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer (Chairman)
 - o Roger Brown (Vice- Chairman)
 - o Pat Corkill
 - o Dick Debban
 - o Tom Le Cain
 - o Kim Matherly
 - o Frank Schwing
- Design Review Board Members Absent
 - o Scott Doll
- Staff Members Present
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

vi. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 19, 2018

- ❖ Vice- Chairman Brown offered a motion to approve the minutes with corrections.
- The motion received a second from Vice Chairman Corkill
 - The motion was approved by a vote (5-0-2) (Matherly, Le Cain)

vii. PUBLIC HEARING

1. DRB180008 Datascan 401 South Broad St

Applicant presented review of Signage

Blade Sign

- Location
- Gray color
- Visible from South on Main St
- Mounting of sign
- Dark gray endcaps
- Background behind letters light gray

Wall Sign

- Location
- Reverse Channel Letters
- Same colors as blade sign

- ❖ Vice- Chairman Brown offered a motion to approve the application as presented today.
- The motion received a second from Board Member Schwing
 - The motion was approved by a vote (5-0)

Board Members Matherly and Le Cain were not eligible to vote.

2. DRB180010 Salata

2560 Old Milton Pkwy 

Applicant presented review of Signage.

After discussion:

- ❖ Vice- Chairman Brown offered a motion that we approve the signage as presented today with conditions that all three sides north, south and west would be placed up in the gable area of the building subject to Staff's final review.
 - The motion received a second from Chairman Kramer
 - The motion was approved by a vote (7-0)

3. DRB180011 City Center Landscape

Applicant presented review of Landscape

After discussion of:

- Grade change on Parcel 1
- Recessed Lawn Area
- Artificial Turf
- Large Elm tree – 20' to grow to 40', root shield
- Elevated dining patio
- Grade changes
- Screening of ground level units. White Picket 36" fence on 1A and Brick on the other. Staff stated units are small.
- Greasetraps – intent is to only expose actual lids.
- Electric Transformer on 1A
- DRB did not like Snowcap Indian Hawthorne due to propensity for black spots.
- Weeping Cherry ok since it is being privately maintained
- Adjustment of plants over the years
- Applicant owns and maintains landscape
- No seasonal color pots on walls or entrance to ground floor of restaurants

- Turf Area
- Drainage

❖ Board Member Corkill offered a motion that we approve submitted today with the condition that the Applicant take into account our conversation regarding some of the plants as far as Indian Hawthorne, Weeping Cherry, that sort of thing.

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (7-0)

4. DRB180015 Creative Studios 160 North Main St
Applicant presented review of exterior changes

❖ Board Member Schwing offered a motion to defer so that the Applicant can consider the comments from today and come back with new proposals

- The motion received a second from Vice-Chairman Brown
- The motion was approved by a vote (7-0)

Applicant needs to address:

1. A sample of the EIFS Brick
2. Solution to screening of rooftop units
3. Different door colors more appropriate for a historic district
4. Lights
5. Solution to wainscot
6. Floor Plan
7. Any other exterior changes that DRB is not aware of.

Applicant requested recommendations on what light fixture to use. DRB requested original color that was approved for doors. DRB stated they will not provide the solutions for the Applicant.

There was discussion on whether Applicant could be prepared by next meeting. Staff stated it would need to be submitted by close of business Tuesday in order to be placed on February 23, 2018 Agenda.

5. DRB180012 Village Park - Wills Rd 1650 State Hwy 9

Applicant presented review of new construction

After Discussion of:

Elevations and Materials:

- Door color is now a lighter turquoise
- Layout is still the same
- Framing is charcoal
- No glass in door
- Charcoal Arbor – no changes in color
- Screen wall at Arbor removed
- Staff has reviewed other items that have been changed
- Wood Veneer is now Mahogany color
- Units, grills are internal and not visible from Wills Rd.
- Condensing Units hidden with dormer shingles
- 7 Active Chimneys
- Clean shingled roof except trash shoot which Applicant is trying to address
- Council Condition # 15 " maximum building height shall be limited to no greater than 45'"
- Applicant stated they could present the elevation that shows this Condition is met at 43.8' maximum height. Staff

stated they have reviewed it but would like the elevation.

- Photo Samples of EFIS Brick
- Soldier Course
- Photo of 24" light fixture may be too contemporary
- Modern Farmhouse look
- Presentation of Material Samples
- Gray appears darker in renderings than it actually is
- Fencing same stone as building
- Photometrics
- Roof Wells/"Peak Roof" angles
- Balcony Rails are white
- Bungalows – variation in colors, presented additional brown color
- Council Condition that Buildings must be 40% brick or Stone. Applicant will provide calculation to Staff

Site Plan

- Underground detention
- Enclosed area for dumpsters, trash compactors
- Front door faces Hwy 9

Landscaping

- LDP has been submitted
- Bus Shelter
- Bus Stops
- Sculpture near porte-cochere , 4' tall by Cherry Lyons
- Gateway Sign – Staff is working with Applicant on that.
- Backside to sidewalk of 10' path is meandering
- Hwy 9 Landscape
- Street tree Program?

- Eastern Streetscape
 - Grouping of street trees
 - Parking lot screening requirement gaps
 - Condition # 11 Street trees
 - Retaining Wall on west end
 - Consider vines on wall
 - Site Lighting and Parking Lot Lighting- Pole lighting
 - Furniture, umbrellas, Bus shelter, Gateway sign need to be brought back
 - Chairman Kramer read Condition # 15 " Tree save areas near the intersection of South Main St. and Wills Rd. shall be enhanced with ornamental landscape, hardscape , seating areas and a decorative fountain or sculpture. Sculpture shall require approval by the local Art Committee. Landscape and Hardscape shall be subject to Design Review Board Approval. " Staff believes that is the Gateway feature.
 - There was discussion that meeting of Conditions need to be verified by Staff when actual construction documents are complete
- ❖ Board Member Corkill offered a motion that landscaping is deferred with the Applicant noting what was discussed regarding groupings of trees, no Ash trees used, buffer revegetation per City Council Condition, mitigation of the view from the neighboring property for the Western retaining wall, right of way landscaping along Wills and Hwy 9 in the areas that are kind of shown blank and coming back also with satisfaction of City Council Condition # 15.
- The motion received a second from Board Member Schwing
 - The motion was approved by a vote (7-0)
- ❖ Board Member Schwing offered a motion to approve site plan, elevations, materials and lighting as submitted.
- The motion received a second from Vice- Chairman Brown
 - The motion was approved by a vote (7-0)

- ❖ Vice- Chairman Brown offered a motion that we approve the signage as presented today with conditions that all three sides north, south and west would be placed up in the gable area of the building subject to Staff's final review.
- The motion received a second from Chairman Kramer
 - The motion was approved by a vote (7-0)

6. DRB180014 Teasley Storefronts and Guidelines

50 Canton St 

Applicant presented review of storefronts and guidelines

- Applicant incorporated previous comments from DRB
- Chairman requested a wording change on item #1 on page 11 – eliminate “endeavor to”
- Applicant stated they are giving tenants the option to keep installed storefront or add more details such as mullions, new doors.
- DRB stated they want those basic storefronts to be enhanced and need a vehicle to make sure that happens.
- Applicant stated that each space will have a separate look. For Example - Coalition is taking out the storefront on the Milton Ave side and have the bar top going in there and the turn up windows. In all cases there will be details added. Applicant has told Tenants they need to make storefronts look distinctive to both adjacent and to look like some of examples in the Package.
- DRB asked if there was language in the Guidelines to say that. Applicant referred to examples of acceptable and unacceptable rather than the language. He pointed out the 2nd image on page 16 as just being a basic storefront system as unacceptable. There is subjectivity and authority for Staff to approve.
- Staff asked how examples in the Guidelines can be achieved when you have differing heights of windows in your pictures but on the building they are already set.
- Applicant showed an example of “B Spectacled” Existing storefront, adding trim, mullions on top windows, red wood doors.
- Staff reiterated that when you look down the street, the windows are all the same height and that is not indicative of what the pictures in the document

show. Staff stated that is what was previously discussed – be careful what you start building, because the document was not complete.

- Applicant stated the intent was not to change window height.
- Staff discussed Condition that requires individual storefronts.
- Applicant showed another Storefront on Canton St. with different doors and mullions, fabric awning, box planters, etc.
- Chairman Kramer stated variety is coming from change in colors, and things of that nature.
- There was discussion of changes in grades so site line would be different.
- Staff discussed that heights of storefronts will be different.

After discussion:

- ❖ Chairman Kramer offered a motion to approve the storefront and signage design criteria with the noted exception change that we just talked about on page 11.
- The motion received a second from Vice Chairman Brown
 - The motion was approved by a vote (4-1)

DRB requested that Applicant go back and doublecheck for should, shall, endeavor, etc.

Board Members Schwing and Le Cain were not eligible to vote.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:39 p.m.



DESIGN REVIEW BOARD FEBRUARY 23, 2018

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
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- II. CALL TO ORDER 
- III. ROLL CALL
 - Design Review Board Members Present
 - o Richard Kramer (Chairman)
 - o Roger Brown (Vice- Chairman)
 - o Pat Corkill
 - o Dick Debban
 - o Scott Doll
 - o Kim Matherly
 - Design Review Board Members Absent
 - o Tom Le Cain
 - o Frank Schwing
 - Staff Members Present
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS



VII. PUBLIC HEARING

1. DRB170065 South Main Kitchen 9 South Main St 
Applicant presented review of sidewalk furniture

- ❖ Vice Chairman Brown offered a motion to approve the application as submitted with the following corrections and conditions:

That the elevation shows 3'6" total height, It is really 3' and that Applicant has indicated that the wood would be, the seating is black and that the backside seating against the building the total height will be changed to 24".

- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0)

There was discussion that 3' was clarification on elevation.

Board Members Doll, Matherly and Le Cain were not eligible to vote.

2. DRB180002 Windward Park Hilton 
Applicant presented review of Elevations and Landscape.

Landscape

- Discussed changes to Landscape Berm
- Street Trees
- Addition of Trees, Knockout Roses densely planted to screen cars
- Sun Perennials toward the front
- More Regimented design in parking area.
- Wet tolerant Species
- Tree/Shrub Species in Center Islands
- Changes in sidewalks
- Two Parallel Parking Spaces

Elevations

- Ground Floor plan
- 2nd Floor Plan
- Building Section showing rooftop units with screening
- Facades facing Windward Pky match fenestration on the other sides
- Stair towers with Signage
- Exterior balconies facing Lake

- NW Corner Perspective
- NE Corner Perspective
- SE Corner Perspective
- HVAC units
- Tinted Glass is not floor to ceiling in rooms (8')
- Wood Trellis on Patio – need color called out, DRB wanted to make sure it is sustainable
- Material for base of building and its maintenance
- Material Colors not identified on the Elevations. Applicant offered to follow up with Staff.
- DRB liked color palette presented today
- Applicant discussed Value Engineering
- Screening of loading dock with a solid wall (West Elevation) – DRB asked about gate material. DRB stated gate needs to be solid.
- DRB reiterated that materials cannot be approved without cut sheets to identify their locations
- Signage to come later.

❖ Board Member Corkill offered a motion to approve that we approve landscape as submitted today

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

❖ Vice Chairman Brown offered a motion to approve that we approve the elevations and materials as presented today with the condition that Applicant give Staff before they leave the names and numbers of those and then submit new cut sheets to Staff afterwards.

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

Board Members Le Cain and Matherly were not eligible to vote.

3. DRB180013 Chase Bank 10900 Haynes Bridge Rd

Applicant presented review exterior elevations and signage

After discussion of:

- Replacement of L wall light fixtures
- Wall Packs located at Drive-Thru
- Will send Photometric to Staff
- Roof Color
- Removal of Existing Sign
- Wayfinding Signage

❖ Board Member Doll offered a motion to approve exterior elevations and signage as submitted

- The motion received a second from Board Member Corkill

❖ Board Member Corkill offered a Friendly Amendment to add Landscape around the base of the sign and make sure that address appears on the sign so that it can be viewed from the street as well.

- Board Member Doll accepted.

- The Friendly Amendment was approved by a vote (7-0)
- The Motion with the Friendly Amendment was approved by a vote (7-0)

4. DRB180016 Bob Steele Salon 2500 Old Milton Pkwy

Applicant presented review of reversed lit, painted brushed gold aluminum with aluminum overlay diamond shape.

❖ Board Member Corkill offered a motion to approve the signage proposed today.

- The motion received a second from Board Member doll
 - The motion was approved by a vote (7-0)

5. DRB170061 Hines Office Bldg 10000 Avalon Blvd

Applicant presented review of landscape and parking deck revisions and building Lighting.

Applicant submitted new packet at meeting

▪ **Landscape**

- Added additional screening around loading dock & dumpster enclosure
- Decreased spacing on Magnolias
- Magnolias will be 12'
- Showed before and revised photos of Landscaping
- Vines planted at each column on parking deck
- Evergreen crossvine

▪ **Parking Deck**

- Added more brick to match building
- Mullions match building
- Cast stone is same color as building
- Discussed projection last bay of parking deck and element projection.
 - o DRB discussed using some element in the middle bays (center) instead of the end of deck.
 - o Does not relate well to buildings surrounding it. Park Deck stands alone with vertical elements
 - o Parking deck is highly visible, gateway from Old Milton Pky
 - o 2 Center Bays need treatment to break up appearance – perhaps curtain wall system, glass, bay
 - o Ventilation issues
 - o Staff discussion of “skinning” all of it with brick instead of cast stone
 - o Applicant discussed cost issues
 - o Staff presented view of latest already constructed parking deck
- o Chairman Kramer summarized:
 - Take tower feature currently on end and move it to two center bays, make it a little taller than parking deck to help break up deck into smaller looking structure
 - Should we leave precast vertical or do they go to color that matches the brick
 - Top piece of precast DRB does not like.
 - Keep it an open deck so you may have to “skinny up” brick
 - Mullions may not be necessary

▪ **Lighting**

- Exterior fixtures same as building 8000
- Dimmable
- DRB has issue with top lighting for the parapet and back lighting on that - Shadows of support systems behind the glass. Applicant stated they will be shown no matter where lighting is directed. DRB suggested directing the lighting downward instead of backlit or change configuration of the kickers. Applicant discussed that this is their design intent. DRB stated the intent is to have a more even looking light source and not be able to see the shadows of the structures at nighttime. Applicant responded and discussed level of lighting vs. hotel and efforts to reduce lighting. DRB stated they did not like the level of lighting at 8000. DRB wants a more even glow.

❖ Board Member Corkill offered a motion to approve Landscape as submitted knowing that there will be some changes based on architectural changes and landscape can work with Staff on those changes when the architecture is revised.

- The motion received a second from Vice Chairman Brown
 - The motion was approved by a vote (4-0) (Kramer, Brown, Corkill, Debban)

❖ Vice –Chairman Brown offered a motion to defer Parking, the Parking Deck and the Lighting on the building

- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0) (Kramer, Brown, Corkill, Debban)

**6. DRB170068 Wellstar Medical 2450 Old Milton Pkwy **
Applicant presented review of new construction at Notting Hill

❖ Board Member Corkill offered a motion to approve Landscape as submitted today with the following conditions :

1. That the Applicant look at the continuation of the street tree program along Old Milton
2. Screen the deck from Old Milton Pky views using a majority of evergreens
3. The walls should look like or be stone or brick to match the building especially on elevations exposed to the public streets
4. Consider pervious pavers for the public plaza

- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)

There was discussion during the motion the trees in front of the building should match on each side.

❖ Vice-Chairman Brown offered a motion to approve colors and materials as presented today

- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to defer lighting based on our review comments today.
 - The motion received a second from Vice-Chairman Brown
 - The motion was approved by a vote (7-0)

There was discussion on elevations by Downtown Architect:

- Extending parapet on 2-story side (South Elevation) not on 3-story side.
- Liked solid ends
- Did not think Center Clock Feature was historically appropriate

There was discussion of:

- Screening of rooftop units.
- Applicant agreed to provide Site Lines
- ❖ Vice-Chairman Brown offered a motion that Applicant will submit a Site Line Study to Staff for DRB review, secondly in regard to Elevations, overall the Elevations are approved except the South Elevation, the portion of the parapet which is the intermediate parapet, would be extended out in each direction 3 more bays.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (7-0)

7. DRB180015 Creative Studios 160 North Main St

Applicant presented review of exterior changes.

- Sample of EPHIS Brick
- Zircon Color
- Door Colors Darker Blue Loyal Blue SW6510
- All Door colors will be the same
- Light Fixtures
 - o Applicant prefers gooseneck items to replace the up and down fixtures on the building
 - o Applicant presented Option #2 and Option # 3 both 20.25 "
 - o DRB preferred a slender width – Option # 3 KK49707BK "Chilbo"
 - o Applicant presented locations on the buildings of 6" wall pack fixtures currently on the building

- o Staff requested Photometric Study
 - o Applicant presented wall packs currently on the side of the building
DRB discussed not putting wall pack on South Elevation (Dentist side)
- Roof Structure:
 - o How does wood relate to cornice. Architect said cornice was already there. Idea is to make it disappear
- Overhead doors were removed and replaced with glass panel doors
- Grades of two buildings
- Floor Plan

- ❖ Vice- Chairman Brown offered a motion to approve EPHS brick sample that was presented today, we approve the soldier course that was presented before us today, we approve that all doors will be the Sherwin Williams Loyal Blue 6510, the wall lights will be what we called Option 3 but it is really the “Chilbo” outdoor light, that we approve the front the elevation change as presented today and that we approve the parapet around the rooftop units such that the two elongated sides will be extended in the front elevation and the center portion that connects the two elongated sides will be removed.
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (6-1) Corkill

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:56 p.m.



DESIGN REVIEW BOARD ACTION SUMMARY MARCH 16, 2018

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III. ROLL CALL

• Design Review Board Members Present

- o Roger Brown (Chairman)
- o Pat Corkill
- o Dick Debban
- o Frank Schwing
- o Holly Palmer

• Design Review Board Members Absent

- o Richard Kramer
- o Tom Le Cain
- o Kim Matherly

• Staff Members Present

- o Bret Schroeder, Zoning Enforcement Manager
- o Elle Taylor, Planning and Zoning Coordinator
- o Kathi Cook, Director of Community Development
- o James Drinkard, Assistant City Administrator

- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

- 1. DRB180017 Appen Media 319 North Main St

Applicant presented review of signage

- ❖ Board Member Schwing offered a motion to approve the signs submitted with the following changes that the background color on the sign will match the shade of white that is on the building and that the frame of the sign will be in black instead of the red and blue as shown
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0)

- 2. DRB170061 Hines Office Avalon 10000

Applicant presented review of parking deck, landscape revision and lighting

- Board Member Schwing offered a motion to approve the revisions to the parking deck, landscape and rooftop lighting feature as submitted today with the condition that the lumens of the lighting will match the other office building.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0)

Board Member Palmer was not eligible to vote.

3. DRB180018 North Point Market Center 6110 North Point

Applicant presented review of exterior changes, landscape

Elevations:

- DRB requested more consistency in the building throughout instead of individual boxes
- Whether it is the existing brick or washed brick or some photos.
- DRB is ok with light washed brick as long as brick is visible through the whitewash. There is too much of a contrast in styles.
- Tenant A looks very contemporary and stark.
- Need to be tied together in style or consistency in materials.
- Style consistency needs to flow

Landscape:

- Remove all trees along Northpoint Pky and replace them
- Streetscape theme
- Violation for excessive pruning
- Staff stated species meet new guidelines
- Possible regrouping of trees
- Sanitary Sewer Easement
- Future Sidewalk
- Plan is extremely sparse- Grass, shrub rows need to be added
- Need something other than mulch
- Existing Crepe Myrtles in parking islands are remaining
- More discussion of trees directed by City Arborist
- What is plan for trees moving forward?

- ❖ Board Member Corkill offered a motion to defer building elevations and landscaping as submitted today and the Applicant return with revised drawings based on Board comments
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

4. DRB180019 Liberty Hall Signs 33 South Main

Tracey Ward presented review of signage.

- Individual Letters
 - All signs on "Bottom" of Building'
 - Berkshire Hathaway is a solid Panel sign
 - DRB stated BH sign looks like a cabinet sign
 - Lighting has not been determined
- Board Member Schwing offered a motion to approve the signs as submitted with the exception of Berkshire Hathaway , the condition would be we would approve the same raised molded letters as the other signs either white or the cabernet color with the lettering substantially as shown on the sign as submitted
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0)

5. DRB180021 Phase Learning Center Webb Bridge @ Morris Rd

Applicant presented review of new construction

After Discussion of:

- Site Plan could change
- Landscape
- Detention Pond
- Walls not visible from Morris Rd.
- Property is part of Preston Ridge Master Plan
- Elevations
 - o Provided samples
 - o Blank gray wall
 - o Possibly adding brick accents
 - o Roof top units
 - o Elevations with materials

- ❖ Board Member Schwing offered a motion to defer for the Applicant to consider comments from today
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

Staff requested the DRB give brief comments to the Applicant.

1. Material changes in the Auditorium to make it blend with the rest of the building and break up the big mass of gray
2. More specifics on all the materials on the elevations – samples of the mortar
3. Final Site Plan

6. DRB180026 Merchantile Social 20 North Main

Applicant presented review of signage

- Unique Sign
 - Vinyl cling heat shrunk to building
 - Brought sample
 - Researching eve lights
- ❖ Board Member Schwing offered a motion to approve as submitted today
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0)

Board Member Debban was not eligible to vote

7. DRB18002 Currahee Brewing Company 25 South Main St

Applicant presented review of exterior elevations and signage

After discussion of:

- Amherst Gray color
 - Wood Cedar Awnings
 - Aluminum channel set backlit weather resistant sign
 - Look of black garage door to mimic steel window of an old gas station, thinner grid pattern
 - Vinyl graphics on windows (same as Hop Alley)
 - Vine on Lattice did not work as planned
- Board Member Schwing offered a motion to approve the exterior elevations, materials and signage as submitted today.
 - The motion received a second from Board Member Palmer
 - The motion was approved (4-0)

Chairman Brown called a lunch recess at 12:02 p.m.

Chairman Brown reconvened the meeting at 12:39 p.m.

Board Member Debban did not return to the meeting

8. DRB180024 Southern Porch on Main 62 North Main St

Applicant presented review of signage

- 2 Building signs
- 2 Monument Sign
- Lighting
- Evergreen Planting around base of sign
- Paint colors – Eider white 7014,

❖ Board Member Schwing offered a motion to approve the signs as submitted with the following conditions that the background color of the signs be changed to SW Eider white 7014 and that the Applicant provide Evergreen plantings around the base of the monument sign.

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-0)

There was clarification that Evergreen plantings are to be approved by Staff and the Monument sign is the single tenant sign

7. DRB180023 Cotton House Hotel 35 Milton Ave

Applicant presented review of new construction.

After Discussion of:

- Site Plan
- Parking
- Pedestrian Walkway
- 41 Milton Ave Firewall
- Old Canton side of elevation
- Access to Milton Ave Alley
- Staff stated that intent was that paseo would continue to the greenspace and that pathway to amenity is open to the public.
- Importance of alley view

- ❖ Board Member Schwing offered a motion to defer for the Applicant to consider comments from today which include the following: more depth on the window arches, more inset on the doors, some kind of ornamentation on the stair tower, more fenestration or arches or detail on the Old Canton St. side, a balustrade along the green roof on Milton if applicable, we will need to see the Elevation along the alleyway as we discussed and of course to come back with your final material selections on everything including a color sample of the awning
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (4-0)

There was discussion on the balustrade, roofline acting as interior railing. Balustrade may look odd.

Chairman Brown called a recess at 1:51 p.m.

Chairman Brown called the meeting back to order at 1:53 p.m.

8. DRB180022 City Center Furniture and Signage

Applicant presented outdoor furniture for Parcel 3 and Signage Guidelines

Furniture

- Furniture goes along the trail surrounding large Water Oak tree
- More creative than typical park bench
- Lightweight concrete seating, clean, crisp
- Contrast to organic of the tree
- Incorporation of handcrafted wooden furniture made out of the large tree that was removed from the site is presently under design.
- Staff stated Arborist preferred thick wide base of furniture
- Drain hole in bottom of seat
- May be pressure washed or scrubbed
- Property Management would maintain the furniture
- Board Member Palmer offered a motion to approve furniture presented in the packets handed out today.
 - The motion did not receive a second
 - The motion failed
- Board Member Corkill offered a motion to deny the site furnishings as presented
 - The motion received a second from Board Member Schwing

- The motion was approved (3-1) (Palmer)

There was discussion after the motion that some members of DRB would like to see more traditional with architecture, too Southwestern. Perhaps Adirondack. Applicant stated that was high maintenance.

Staff later determined after this meeting that furniture inside development does not need to be approved by DRB. Only sidewalk furniture in the right of way of the sidewalk on outside of development needs to be approved.

Sign Guidelines

- Staff worked with Applicant on comments from DRB and changes needed based on code.
- Plastic materials need to be included but limited. Landlord and Staff can agree on limit.
- Cabinet Signs are prohibited on page 5.
- DRB hesitant to allow Rooftop signs. Do not like them in Downtown District. If someone wants a rooftop sign, it needs to come to DRB.
- Applicant stated there is historic precedence to rooftop signs.
- References on pg. 10 and pg. 16
- "Approved by Landlord" on page 4, page 8. Staff stated to add City of Alpharetta is not necessary, as it must conform to code.
- Delete "Counts towards" on page 9.
- Staff clarified that Special Condition Type Option D – Projecting Wall Sign is not a perpendicular sign. This is an option in lieu of a wall sign. We would not two of them side by side.
- Board Member Schwing offered a motion to approve the Sign Guidelines as distributed today in the meeting that incorporate comments previously made with the following additional changes: Under Special Condition Type 1 Option D Projecting Wall Sign, the second sentence would be changed to read "One projecting wall sign per storefront elevation is allowed in lieu of the overall allowable wall signage square footage. The second change would be any reference to rooftop signs is removed with the intention that if a particular tenant wanted to have a rooftop (sign) that would be brought back in to Staff and to the DRB for approval separately as an exception.
 - The motion received a second from Board Member Palmer

- The motion was approved (4-0)

9. DRB180020 Northwinds Summit

Applicant presented review of site lighting, parking lot, landscape hardscape, plaza for Site B

- Site B with Temporary parking lot on Site A
- Site B is 30,500 sf building
- Elevations are undergoing revision
- Applicant would like to present today to keep LDP process going
- DRB stated that parking lot approval is normally part of the overall approval, including the building
- DRB clarified that landscaping along the private road along with overall Design Guidelines has previously been approved
- DRB stated they cannot approve landscaping around the building without seeing how it ties into the building. They offered to give comments
- Applicant presented two different color concretes. Staff stated Design Guidelines stated granite. Applicant discussed a temporary parking lot built to permanent standards with concrete curb built around the parking lot. Staff stated we cannot approve because there is no guarantee that the building will be there. It has to be built exactly to the Design Guidelines and then if a building comes that is fine. Applicant stated they are not suggesting changing the granite condition. Purpose for temporary lot is to park the building next door (B) and the hotel. (H). LDP for Building B is 30-60 days behind.
- Staff clarified this is a cursory review at this point.
- Staff discussed :
 - o Conflict with utilities and required tree in parking island.
 - o Parking lot island light fixture does not match the ones for street and pedestrians.
 - o Granite should be used throughout the site
 - o Planters should relate to the building/site.
- Plantings on 12' wall
- Plantings on 8' ft wall
- Grade changes
- Planted Islands, no mulch
- Site Line Study
- Street view of Wall
- Discussion of Evergreens on portion beyond the wall
- View of Rooftop from Haynes Bridge
- City Council Condition parking lot should be built to permanent standards
- DRB concerned about area between Private Drive where Landscape has already been approved and the hedgerow of the parking lot. Applicant stated grass with street trees along the road.
- Drainage swale
- DRB stated Landscape seems to be minimal around the building.
- Streetscape – Evergreen trees, flowering trees when the buildings come on line
- Concern on quantity of perennials and grasses that dies in the winter in front of the building. Need more evergreens.
- North side of building needs more landscape.
- Fourteen 10' tall arborvitaes grouped to visually and physically block the swale.

- Hardscape is patio area and linear space on wall area near L7 shape.
- DRB reiterated that they may still have more comments when building is brought forward

❖ Board Member Schwing offered a motion to defer parking, landscape and hardscape

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-0)

VIII. ADJOURNMENT

Chairman Brown adjourned the meeting at 2:56 p.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: THRIVE | Coworking

Location Address: 44 Milton Ave Alpharetta GA 30009

Mailing Address: Same as above

City: _____ State: _____ Zip Code: _____

Contact For All Notifications: Ramon Gonzalez

Contact Telephone: 404 - 805 - 7071 Mobile Telephone: 404 - 805 - 7071

Fax: _____ Email: Ramon@WorkAtThrive.com

Contact's Relation To Business: Owner

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: 44 Milton Ave Partners, LLC

Physical Address: 44 Milton Ave, Alpharetta GA 30009

Mailing Address: Same as above

City: _____ State: _____ Zip Code: _____

Owner Telephone: 904 - 805 - 7071 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): Ramon Gonzalez Date: 3-12-18

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 44 Milton Ave Alpharetta GA

Tax ID or Map Reference Number: 22 482312690203

Land Lot(s): _____ District: 10 Section: _____

Existing Zoning of Property: C2 Existing Uses of Property: Office

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: 3-12-18

Print Form

BUILDING SIGN - REAR

BACKER - 115"W X 29.5"H X 4"



INJECTION MOLDED PLASTIC LETTERS WITH 2" RETURNS MOUNTED TO CUSTOM BACKER WITH 4" RETURNS. LETTERS MOUNTED TO BACKER WITH 1" STANDOFFS RODS AND NUTS. BACKER MOUNTED TO BRICK WALL WITH SCREWS ANCHORS AND SILICONE.

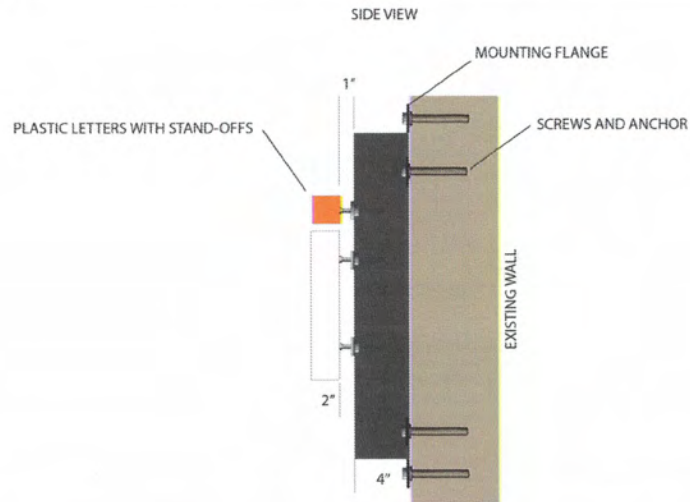
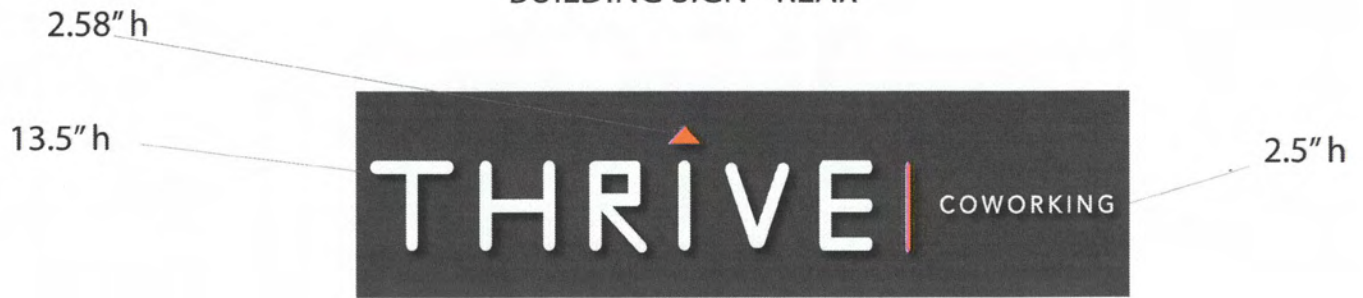
BUILDING SIGN - FRONT

BACKER - 133.3"W X 36"H X 4"



INJECTION MOLDED PLASTIC LETTERS WITH 2" RETURNS MOUNTED TO CUSTOM BACKER WITH 4" RETURNS. LETTERS MOUNTED TO BACKER WITH 1" STANDOFFS RODS AND NUTS. BACKER MOUNTED TO BRICK WALL WITH SCREWS ANCHORS AND SILICONE.

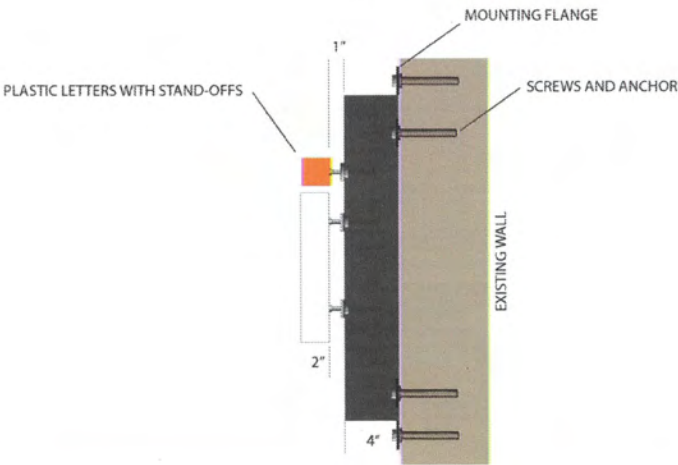
BUILDING SIGN - REAR



BUILDING SIGN - FRONT



SIDE VIEW



BUILDING SIGN - REAR



BUILDING SIGN - FRONT



EXTERIOR FINISHES	
EXTERIOR INSULATED FINISH SYSTEM :	DRYVIT (SANDPEBBLE FINE) COLOR: EIFS 1 = #113 AMARILLO WHITE
STONE WAINSCOT: (GRADE TO PRECAST SILL)	CUSTOM CAST STONE - "LIGHT BUFF"
BRICK FIELD (ABOVE WAINSCOT):	BELDEN - "MODULAR HAMILTON BLEND A"
BRICK SOLDIER COURSE:	BELDEN - "MODULAR HAMILTON BLEND A"
MORTAR:	ESSROC - "C-224 LIGHT BUFF"
MASONRY SEALER:	ALL BRICK/STONE SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
STANDING SEAM AWNING:	FLIRESTONE ULA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL CHAMPAGNE METALLIC
ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM:	MASTIC HOME EXTERIORS BY PLY GEM - DESERT SAND
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VC 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING.
DUMPSTER WALLS:	MATCH BUILDING
H.M. DOORS & FRAMES:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
BOLLARDS/GUARD POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE "VALVOLINE RED"
DUMPSTER ENCLOSURE GATES AND POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF SHERWIN WILLIAMS 7515 "HOMESTEAD BROWN". SEMI-GLOSS DTM ACRYLIC B66-200.
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".



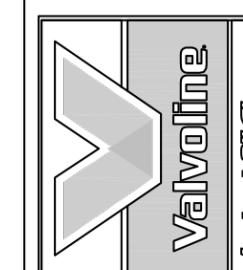
8534 YANKEE ST., SUITE 2B, DAYTON, OH 45459
PHONE: (937) 435-8584 FAX: (937) 435-3307

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Revisions/Submissions

No.



VALVOLINE INSTANT OIL CHANGE
TWO BAY RIGHT HAND PROTOTYPE DESIGN

© 2017 CESO, INC.

Project No.	753737 01
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Scale	AS NOTED
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Drawn	AS NOTED
	CESO

Checked	CLSO
	BW/H

Date	06.20.17
Drawing Title	

9

EXTERIOR ELEVATIONS

Drawing No. _____

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: Valvoline Instant Oil Change

Location Address: 100 Valvoline Way

Mailing Address: 100 Valvoline Way

City: Lexington State: KY Zip Code: 40509

Contact For All Notifications: Steve Rowe

Contact Telephone: 770 - 641 - 1,942 Mobile Telephone: 404 - 906 - 1,639

Fax: 770 - 998 - 6,924 Email: slr@aecatl.com

Contact's Relation To Business: Engineer

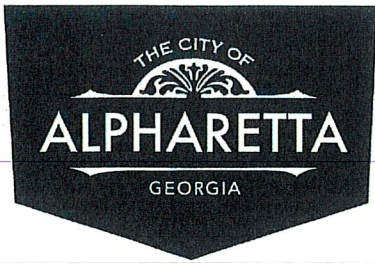
This Application For (Check all that apply):

- | | |
|--|--|
| ☐ 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	\$	300

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: Robert Scheiman

Physical Address: 3495 Buckhead Loop, Ste 18981

Mailing Address: 3495 Buckhead Loop, Ste 18981

City: Atlanta State: GA Zip Code: 30328

Owner Telephone: 404 - 663 - 3,320 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 Scheiman Date: 3-29-18

Owner Signature: 

Property Information:

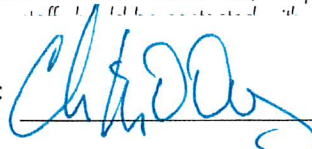
Address (If Assigned) : 11700 Cotton Creek Entry

Tax ID or Map Reference Number: 11 002000440175

Land Lot(s): 44 District: 1 Section: 1

Existing Zoning of Property: CUP Existing Uses of Property: CONVENIENCE STORE - QUIK TRIP

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

Applicant Signature:  CHRISTOPHER D DULEY
MANAGER PRE-CONSTRUCTION
VIOC

Date: 3/30/18

Print Form

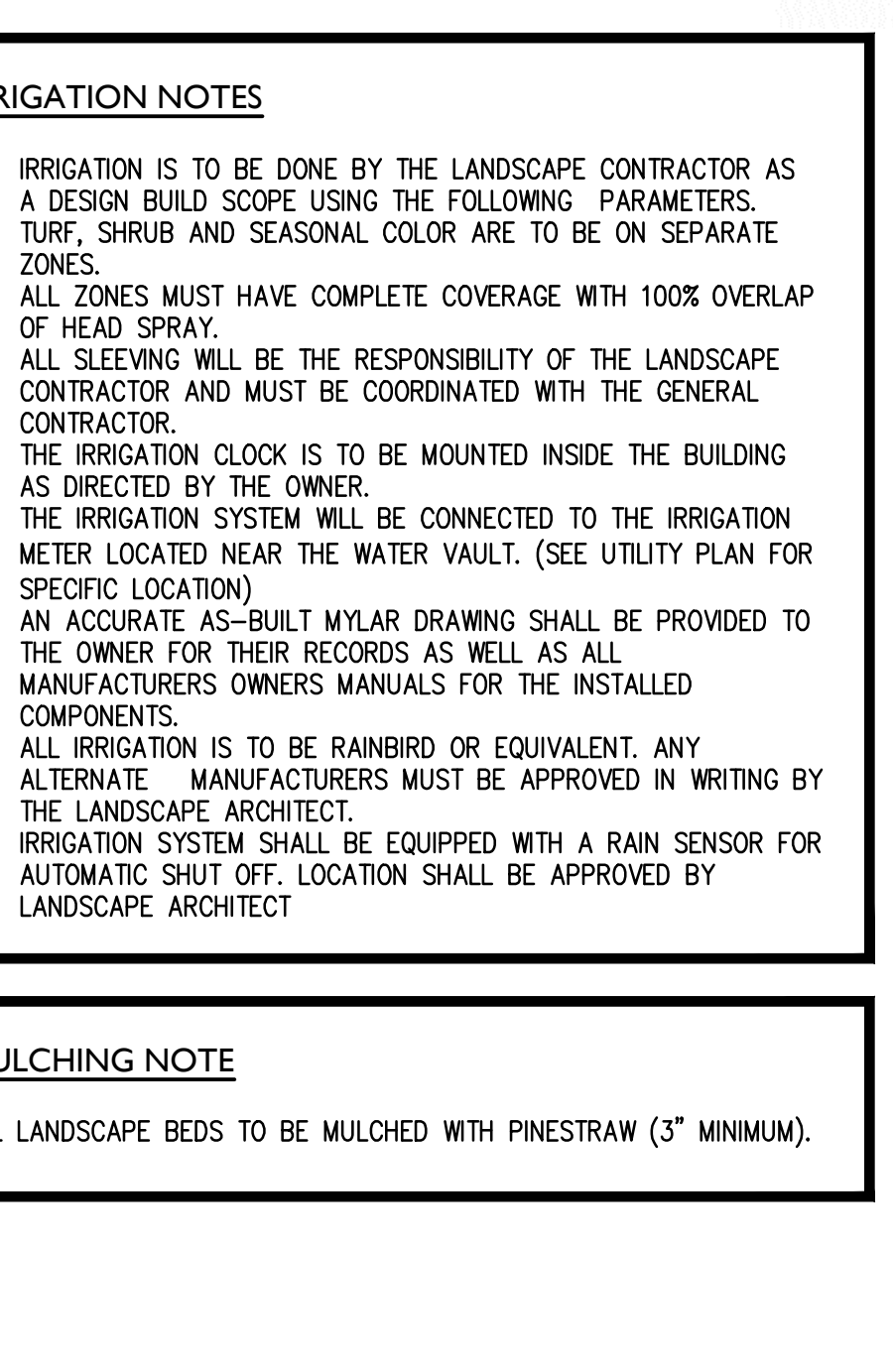
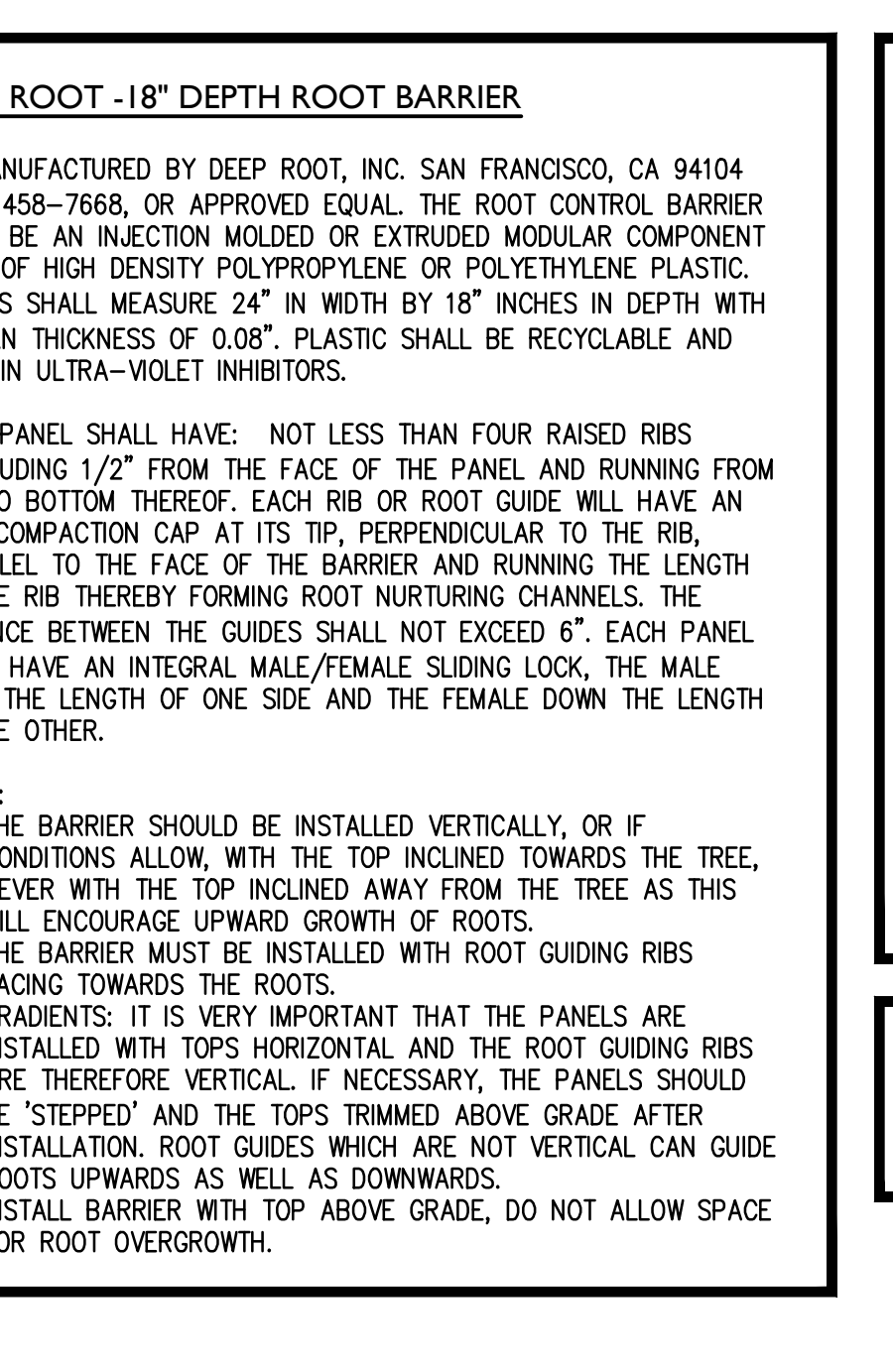
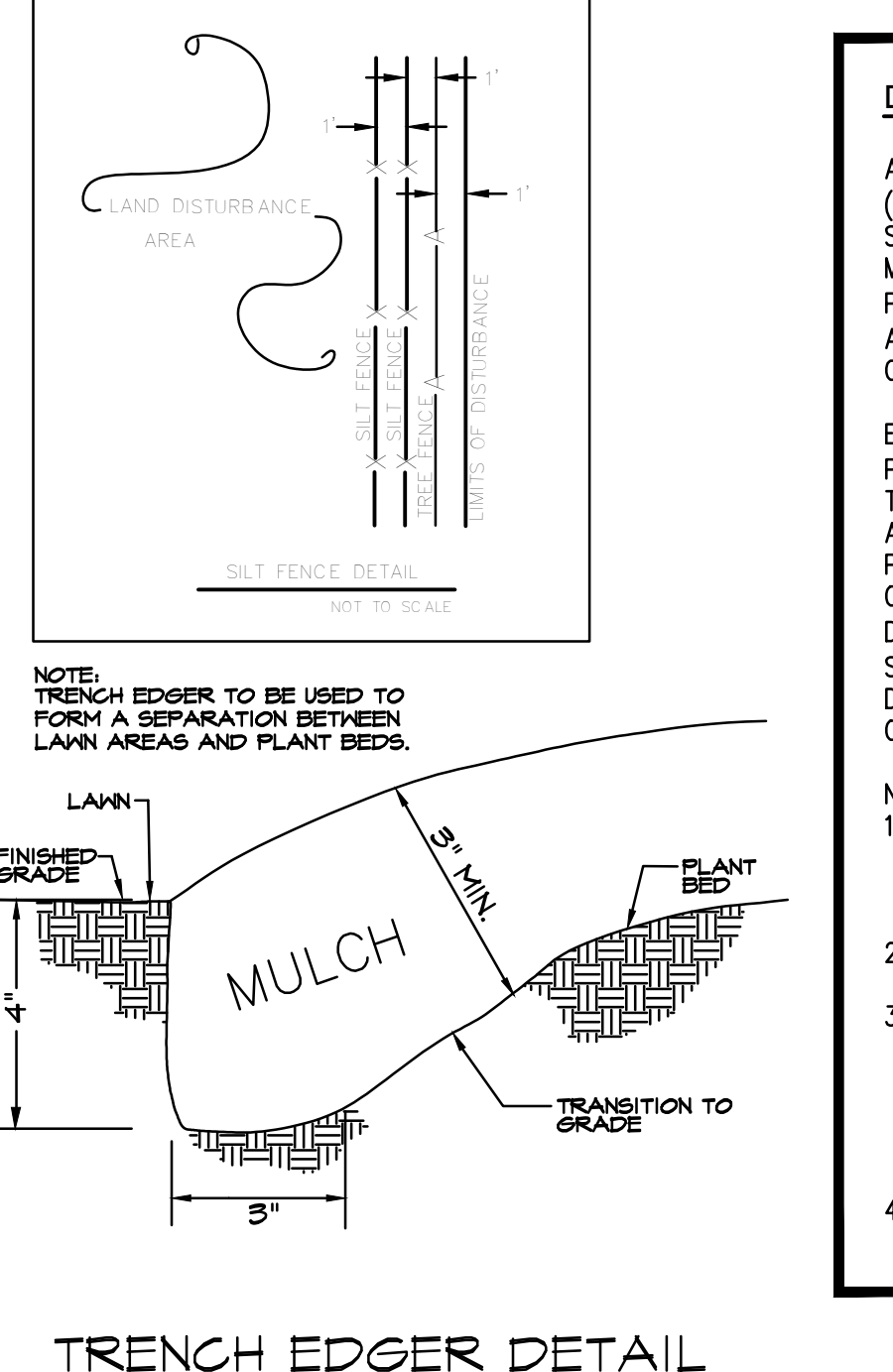
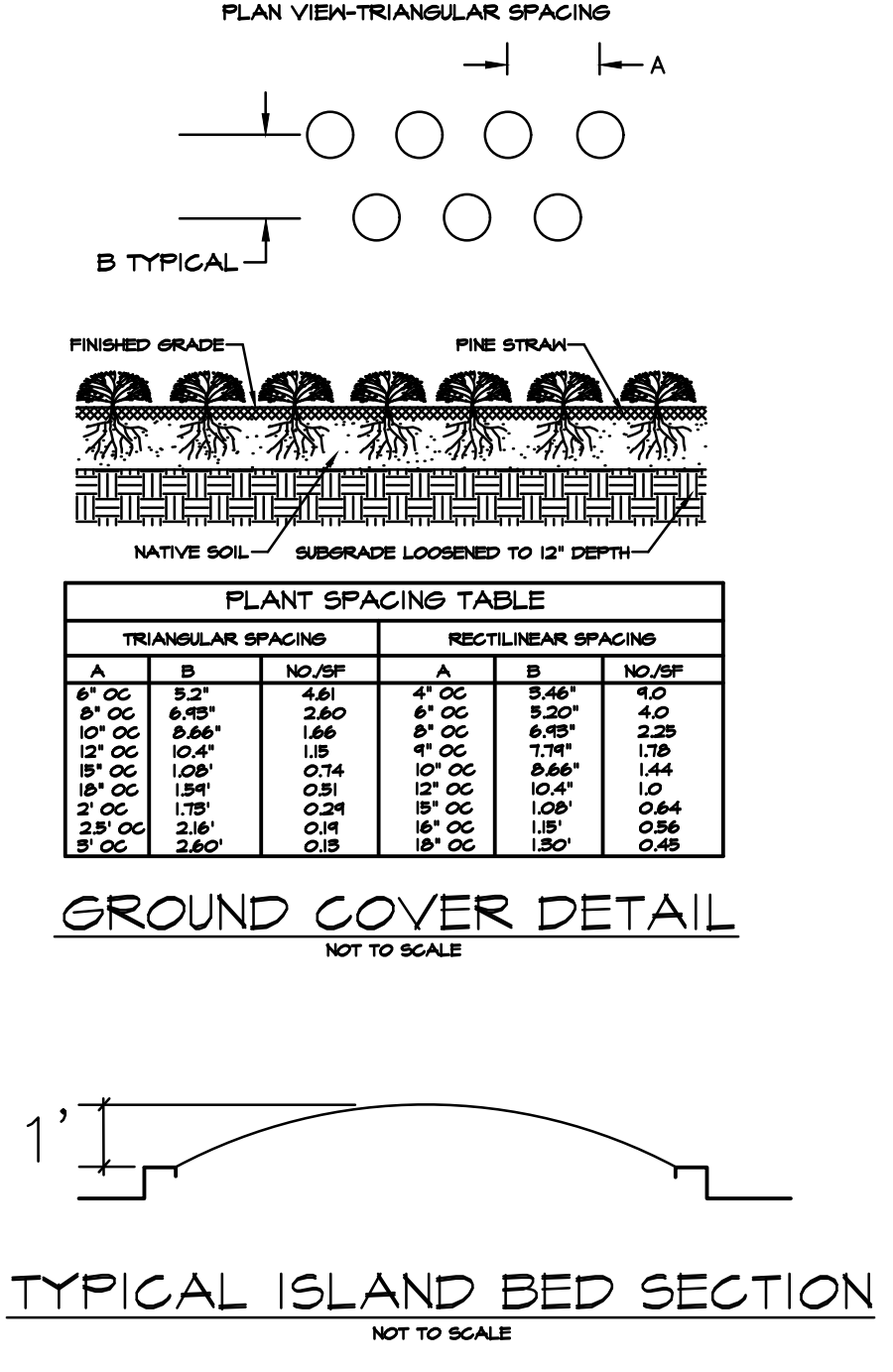
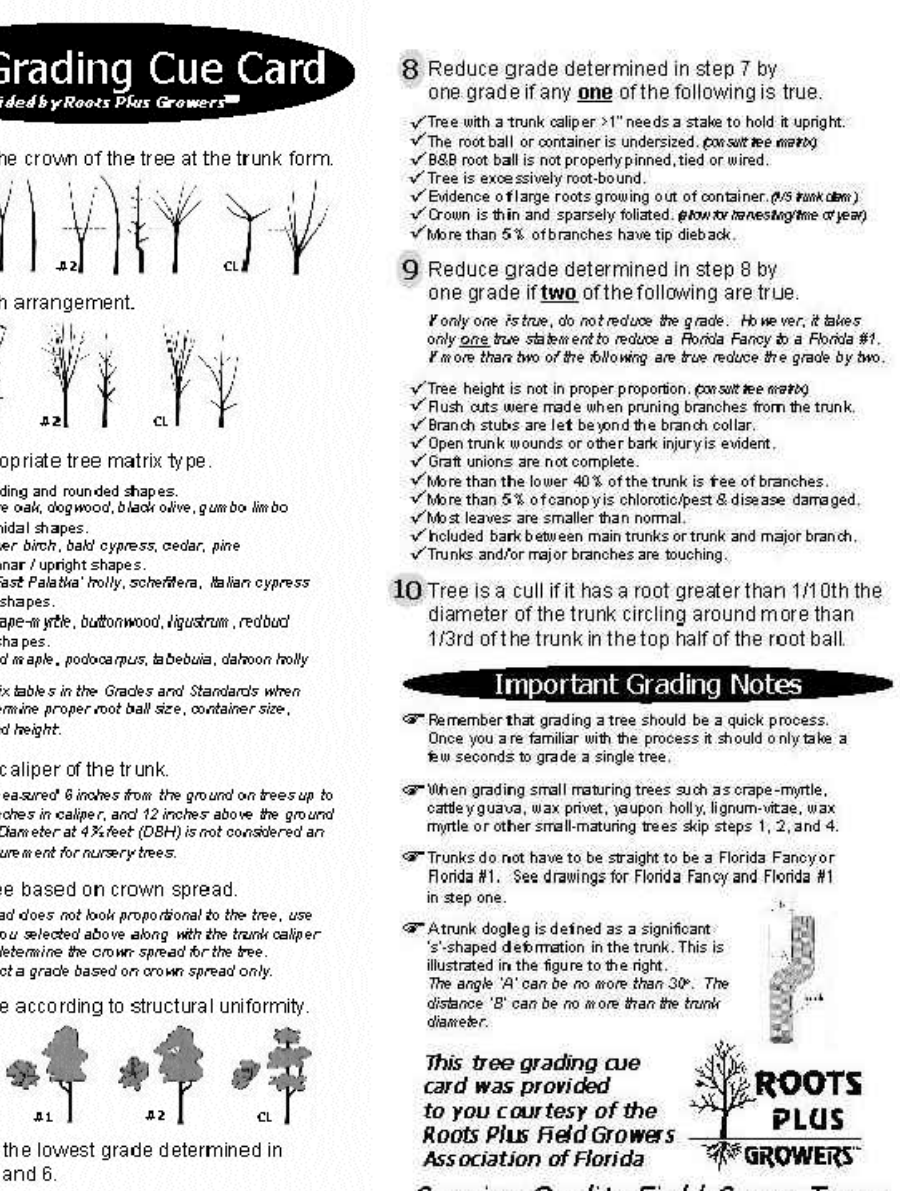
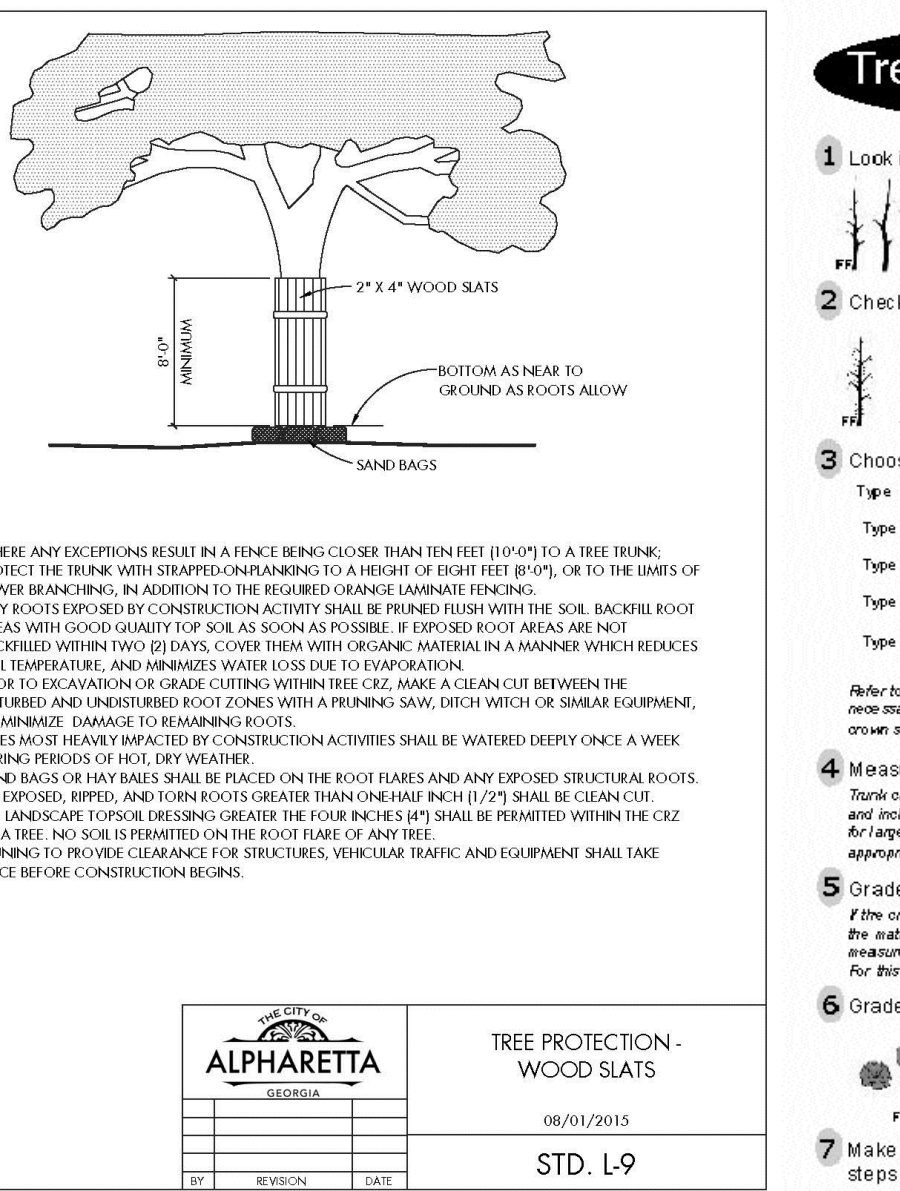
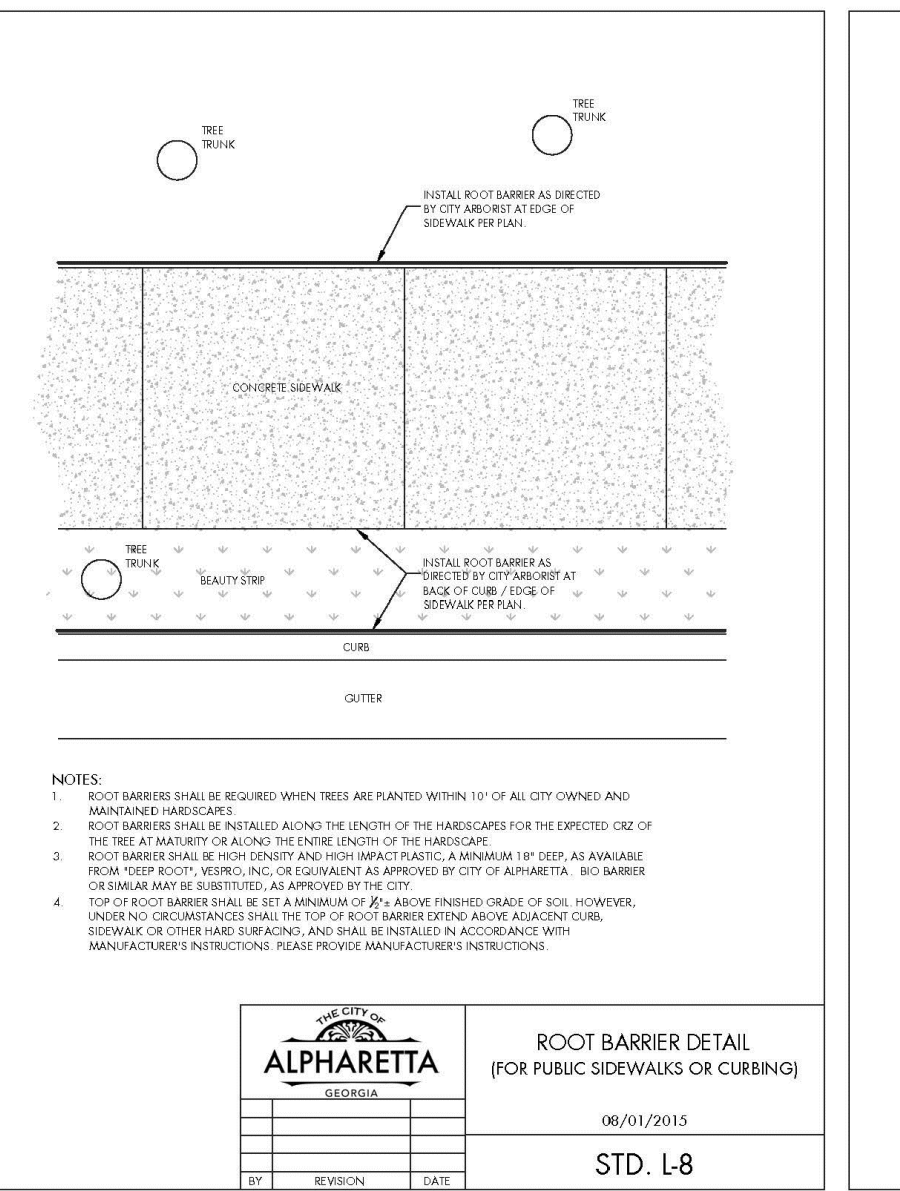
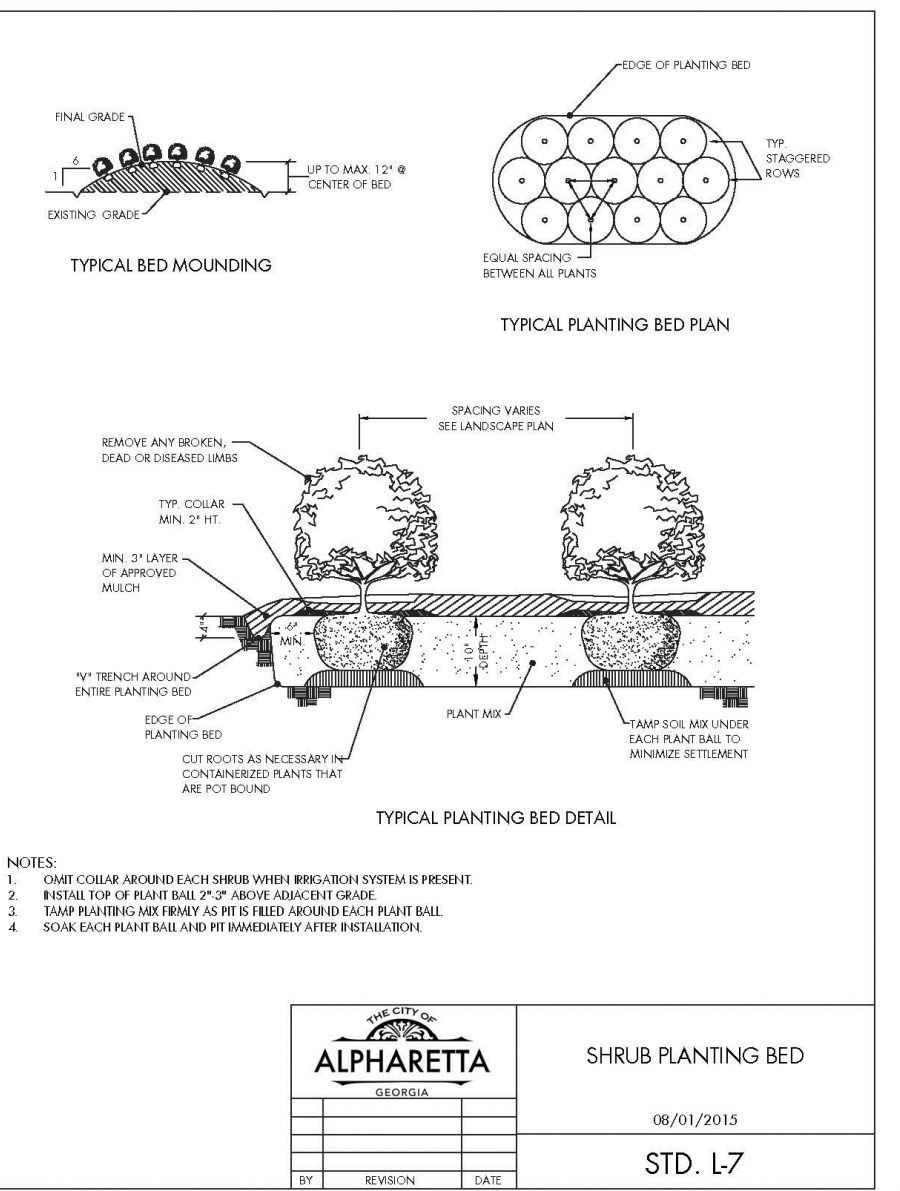
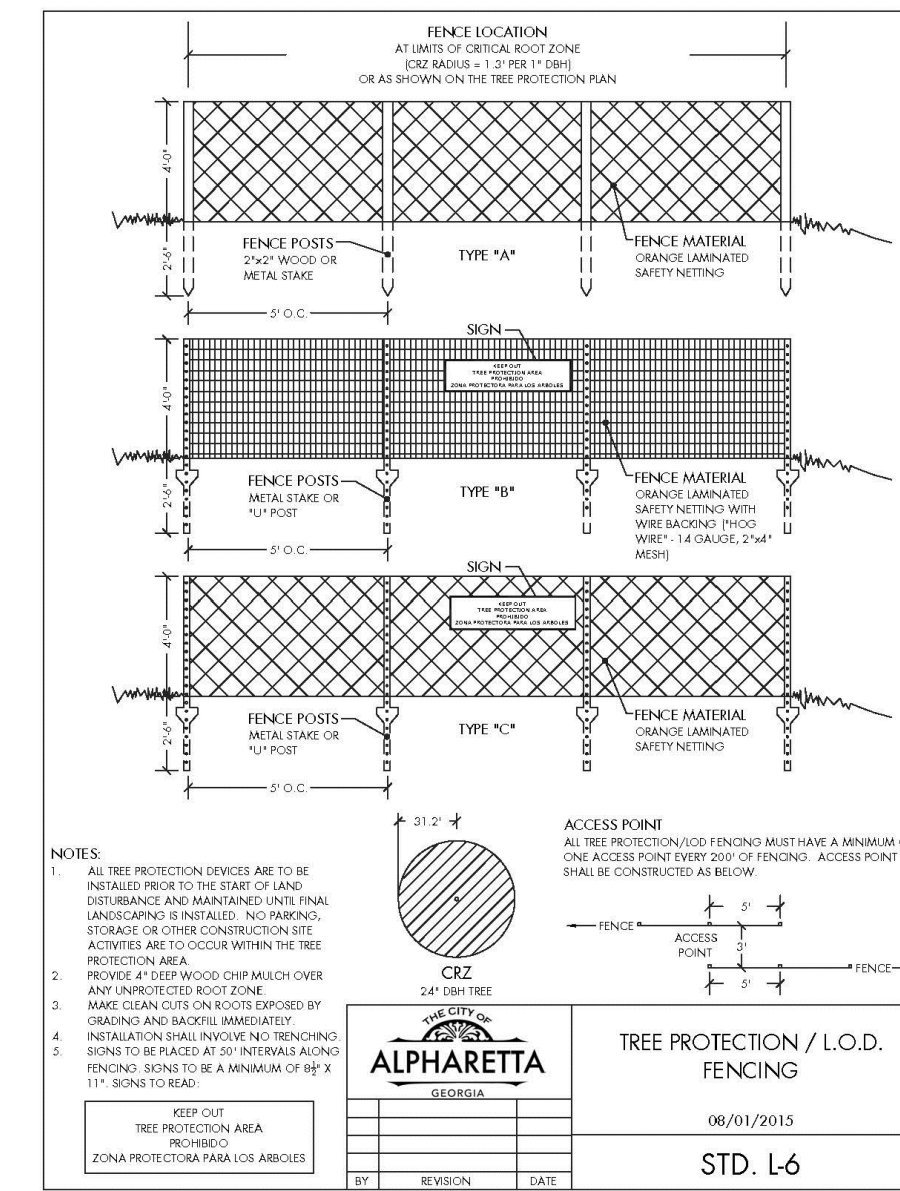
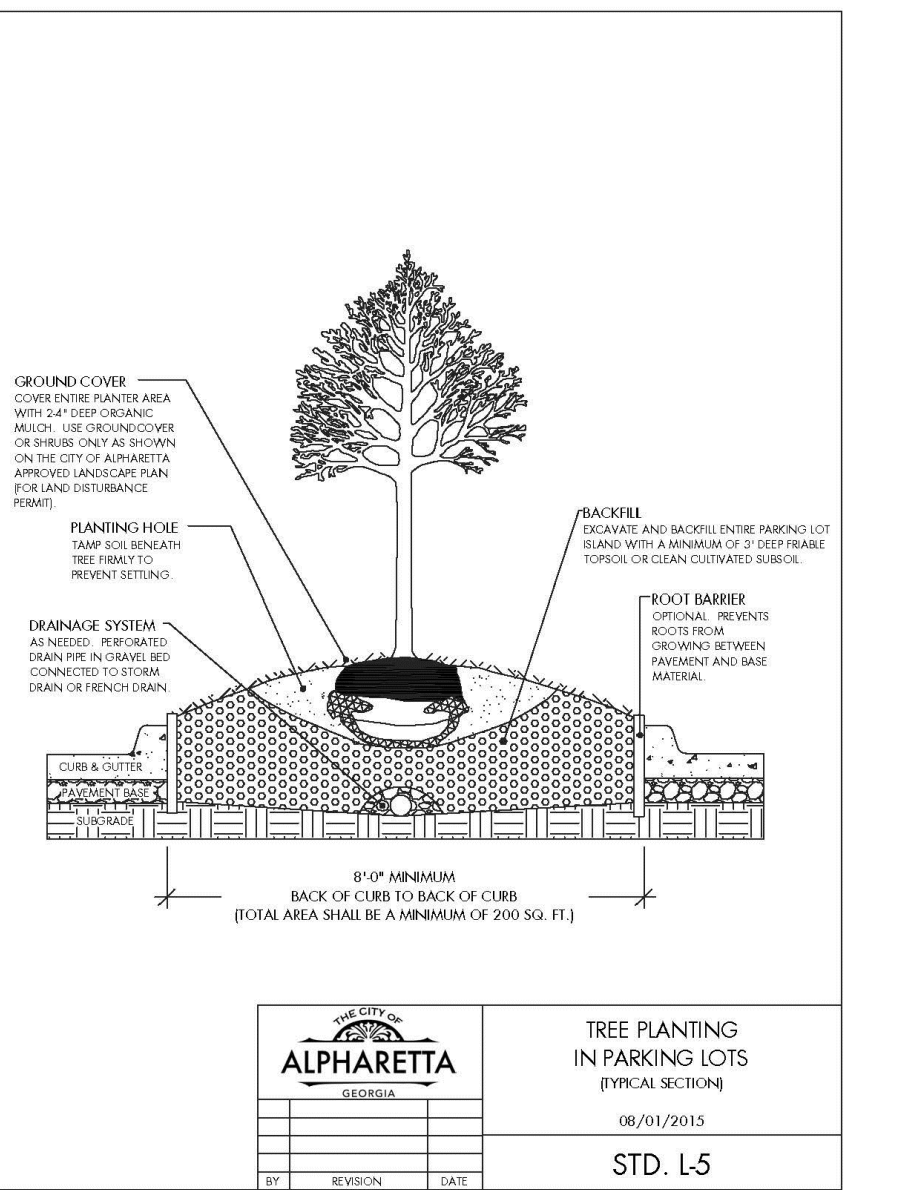
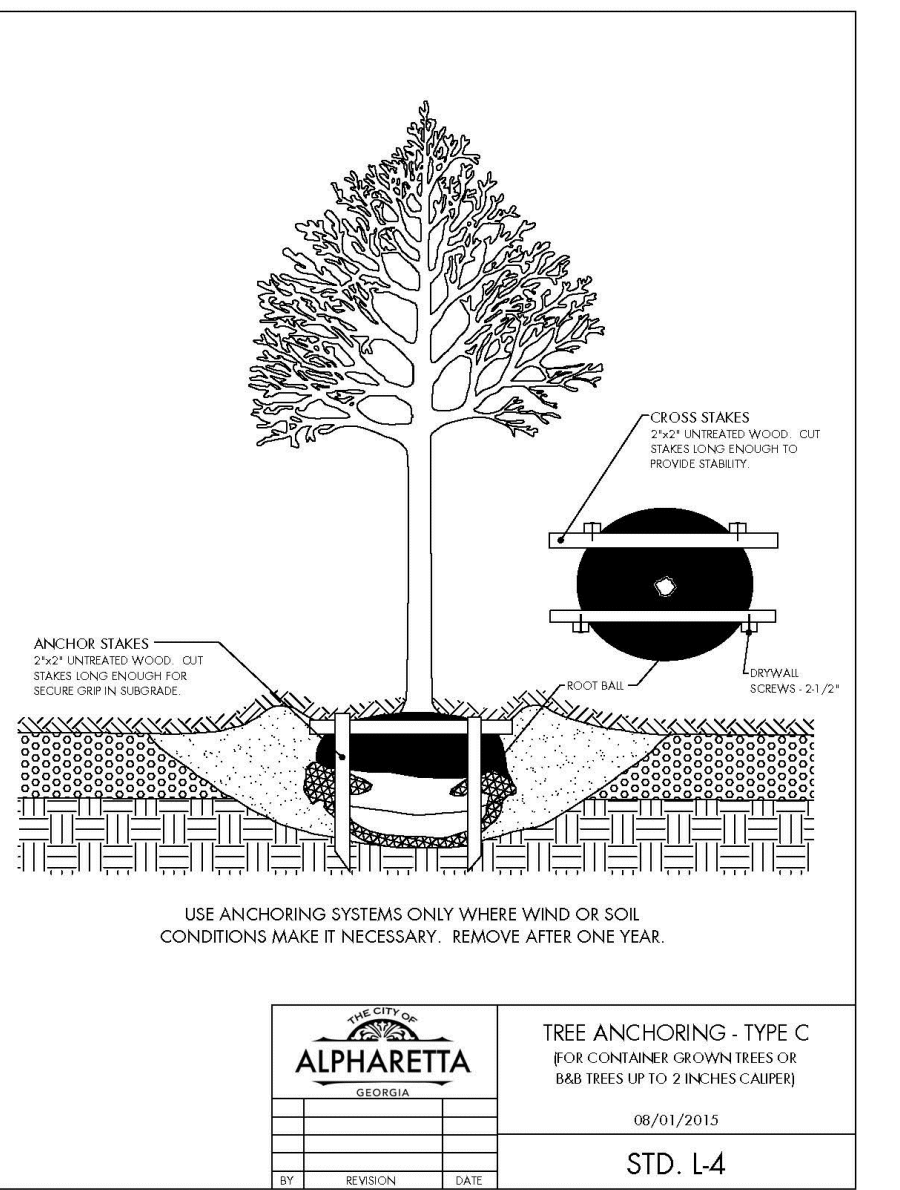
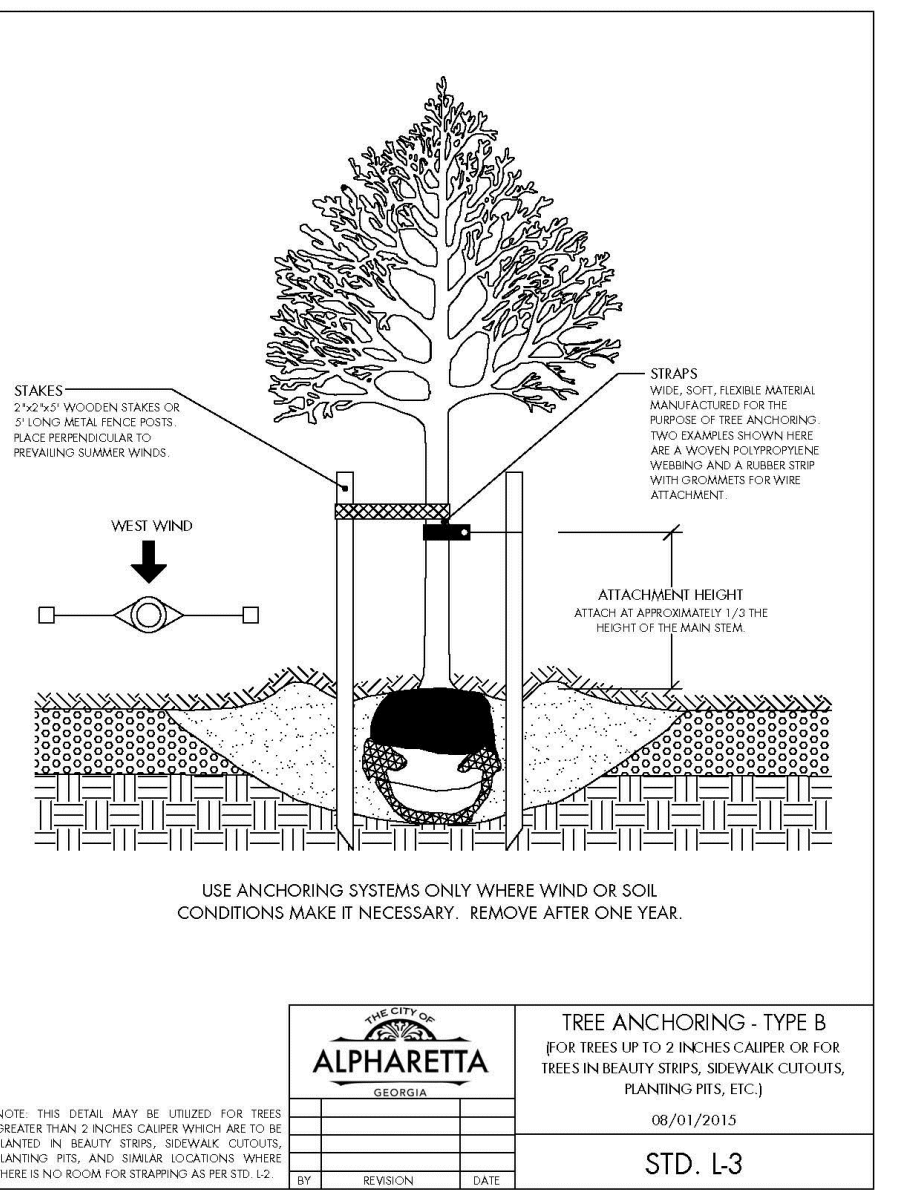
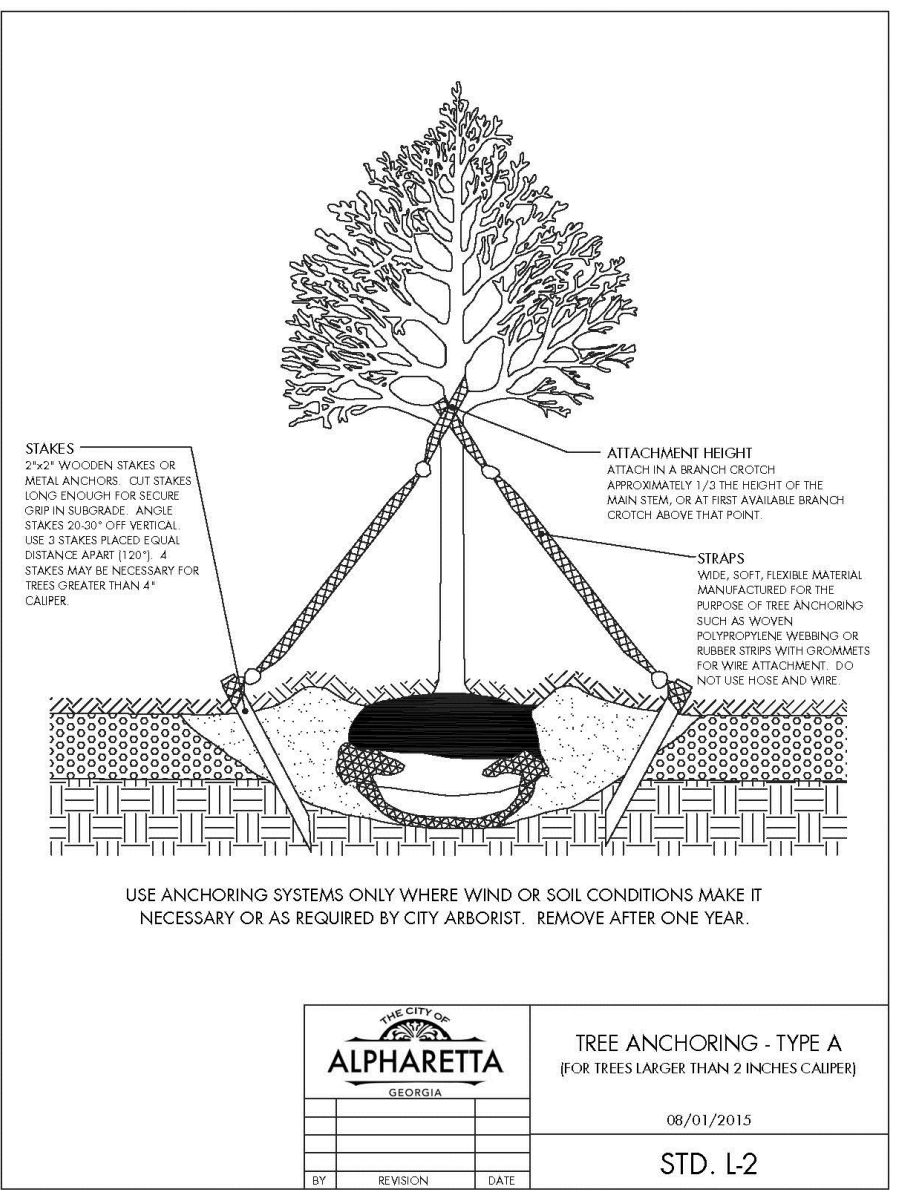
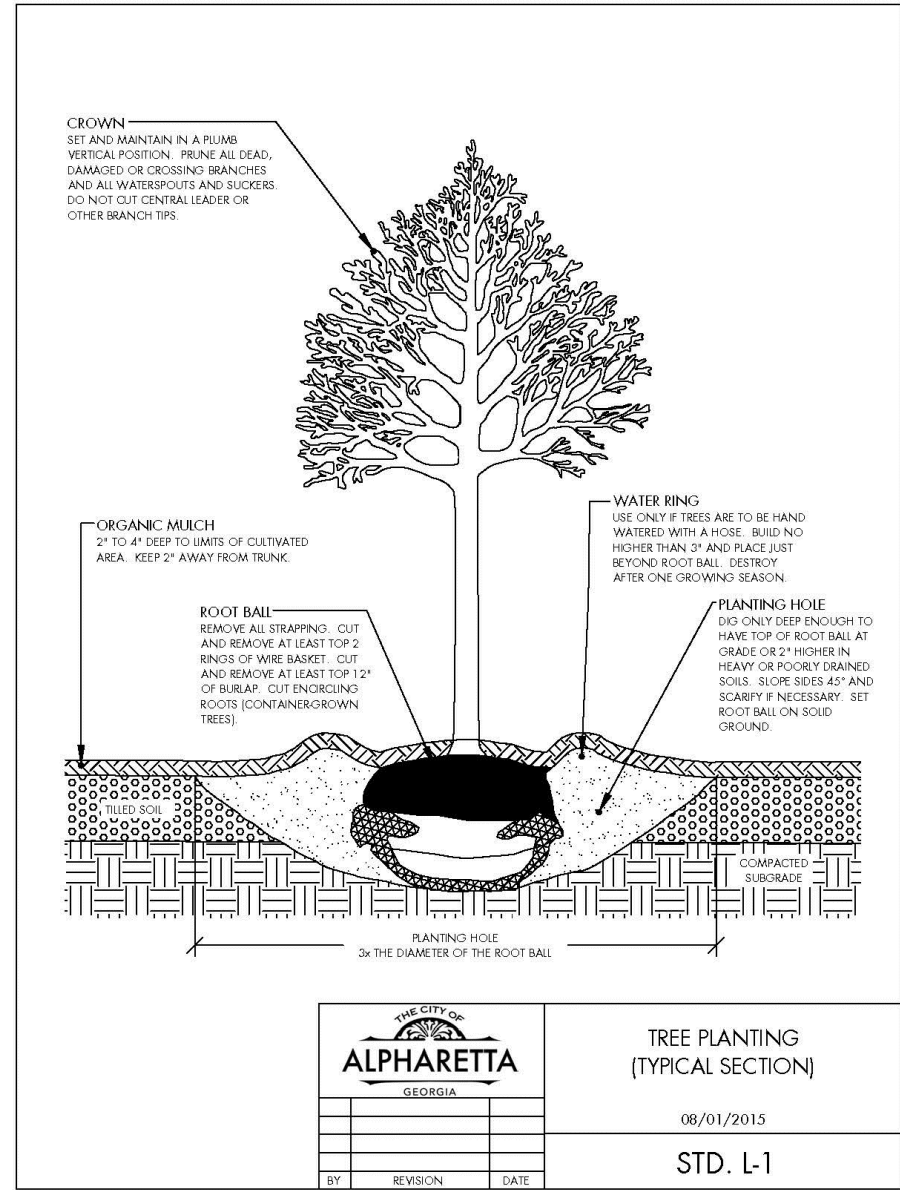
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 44 of the 1st Land District, 1st Section, of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point at the intersection of the northerly right-of-way of Old Milton Parkway (a.k.a. Georgia State Route 120, right-of-way varies); THENCE along said right-of-way the following (5) five courses and distances: South 65 degrees 31 minutes 27 seconds East for a distance of 321.18 feet to a point; THENCE North 08 degrees 18 minutes 13 seconds West for a distance of 13.93 feet to a point; THENCE North 81 degrees 42 minutes 05 seconds East for a distance of 38.50 feet to a point; THENCE South 08 degrees 17 minutes 53 seconds East for a distance of 38.72 feet to a point; THENCE South 65 degrees 31 minutes 27 seconds East for a distance of 76.07 feet to an iron pin set at the TRUE POINT OF BEGINNING;

THENCE leaving said right-of-way North 24 degrees 25 minutes 40 seconds East for a distance of 237.15 feet to a point on the top front of an electrical transformer on the southerly right-of-way of Waters Ferry Way (having a 50 foot right-of-way); THENCE along said right-of-way South 65 degrees 31 minutes 20 seconds East for a distance of 84.09 feet to a point; THENCE continuing along said right-of-way along a curve to the right having a radius of 280.00 feet, an arc length of 126.00 feet, being subtended by a chord bearing of South 52 degrees 37 minutes 48 seconds East, for a distance of 124.94 feet to a point; THENCE continuing along said right-of-way South 39 degrees 44 minutes 17 seconds East for a distance of 55.65 feet to a 'PK' nail set on the face of the curb at the intersection of said right-of-way and the westerly right-of-way of Cotton Creek Entry (right-of-way varies); THENCE along said right-of-way along a curve to the left having a radius of 425.00 feet, an arc length of 21.77 feet, being subtended by a chord bearing of South 45 degrees 05 minutes 49 seconds West for a distance of 21.77 feet to a point; THENCE continuing along said right-of-way South 44 degrees 37 minutes 44 seconds West for a distance of 35.99 feet to a point; THENCE continuing along said right-of-way along a curve to the left having a radius of 419.50 feet, an arc length of 101.12 feet, being subtended by a chord bearing of South 37 degrees 43 minutes 23 seconds West for a distance of 100.88 feet to a $\frac{1}{2}$ inch rebar found; THENCE continuing along said right-of-way South 59 degrees 33 minutes 30 seconds West for a distance of 40.00 feet to an iron pin set at the intersection of said right-of-way and the northerly right-of-way of Old Milton Parkway; THENCE along said right-of-way North 65 degrees 30 minutes 52 seconds West for a distance of 189.62 feet to an iron pin set at the TRUE POINT OF BEGINNING.

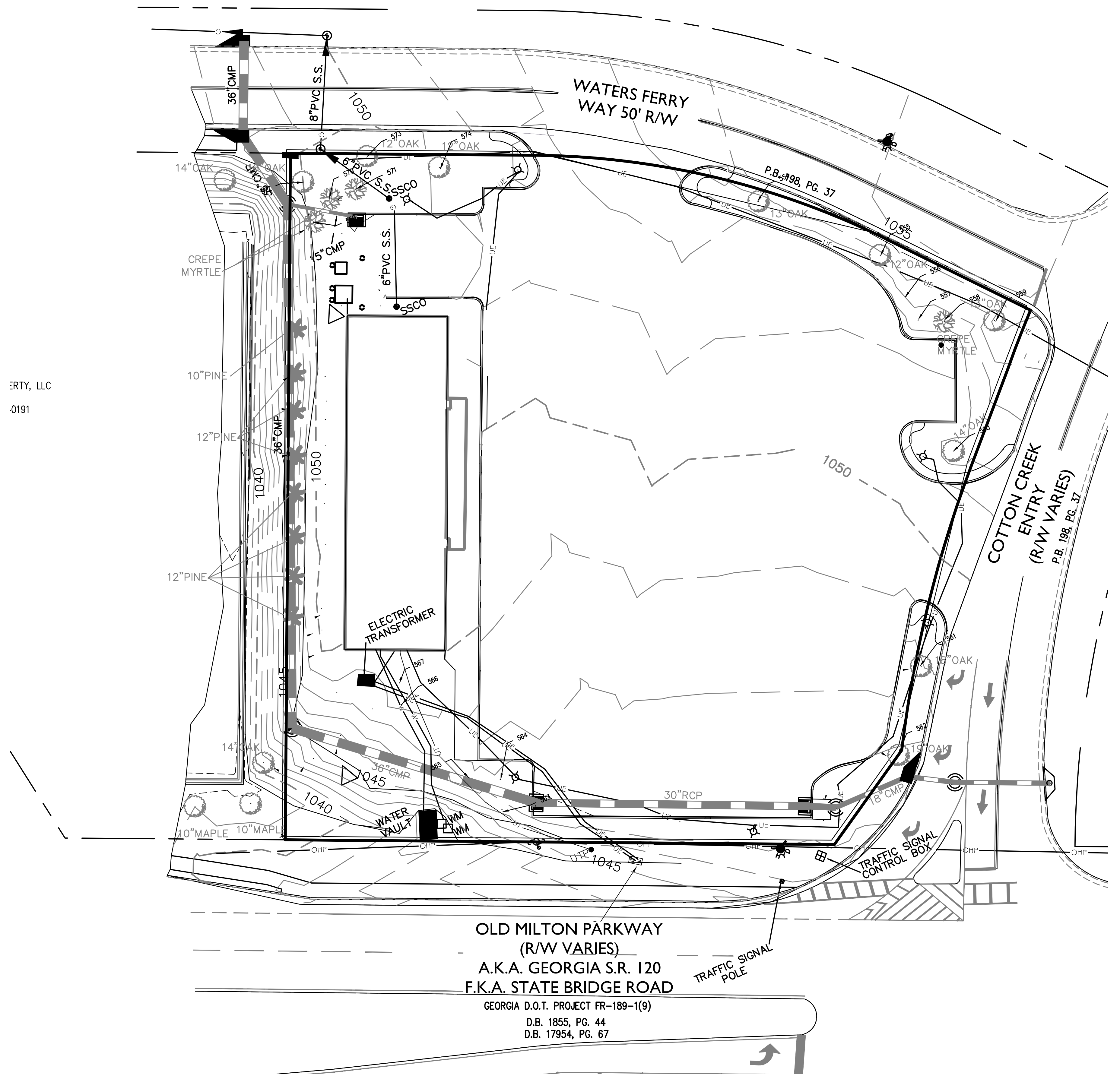
Said property contains an area of 1.192 acres.



- ### GENERAL LANDSCAPE NOTES
- 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 DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD, SEED AND PINE STRAW.
 - QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
 - ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
 - NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
 - PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
 - O. C. = ON CENTER, & S. S. = SPACE AS SHOWN.
 - ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
 - ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
 - 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.
 - PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
 - 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).
 - THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
 - THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - 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 SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

- ### SEASONAL COLOR PLANTING NOTES
- EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6-8" DEPTH.
 - SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
 - PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS PER 100 S.F.:
400 LBS. OF COMPOSTED COW MANURE
45 C.F. OF HUMUS
500 LBS. OF PEAT MOSS
5 LBS. OF LIME (ADJUST FOR ALKALINE SOILS)
 - ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTOTILL INTO EXISTING SOIL.
 - PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6" ABOVE FINISHED GRADE. IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT (4" ABOVE FINISHED GRADE) AND CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
 - ROTOTILL ENTIRE BED TO A DEPTH OF 10-12".
 - EVENLY SPREAD FERTILIZER APPROPRIATE TO VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 S.F. AND RAKE INTO TOP 3" OF SOIL.
 - PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
 - EDGE SEASONAL COLOR BED AND MULCH WITH SMALL PINE BARK NUGGETS (1" MAX).
 - WATER THOROUGHLY.

ERTY, LLC
0191



CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A 'STOP-WORK ORDER' AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3" CALIPER TREES MUST BE 3" OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE. WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

Alpharetta Additional Screening Requirements

Requirements:
Plantings to be min. 80% Evergreen
At time of installation:
Shrubs to be min. of 4' tall
Evergreen trees to be 6' tall
Deciduous tree to be 2" cal.

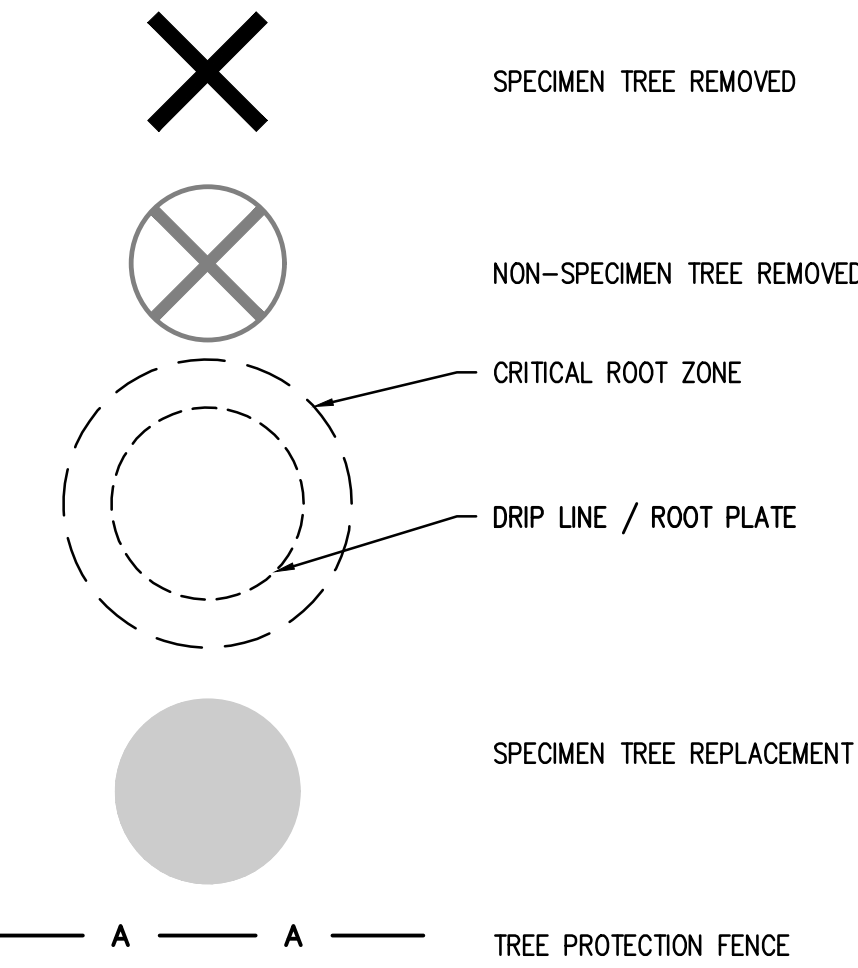
Total Screening Plantings: 1
Evergreen: 10 Trees & Shrubs (91%)
Deciduous: 1 Trees & Shrubs (9%)

Screening Requirement Met

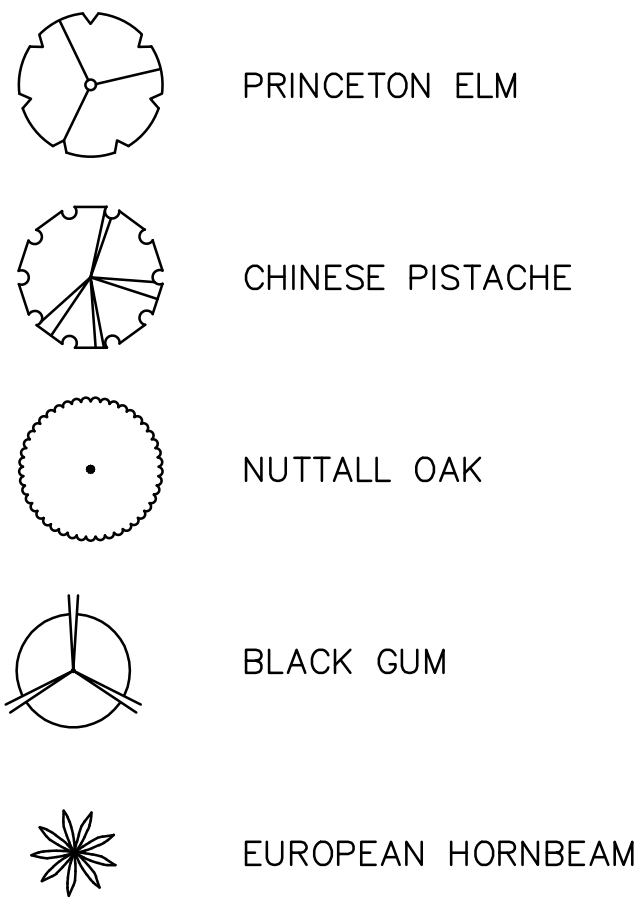
CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

TREE PROTECTION & REPLACEMENT KEY



TREE REPLACEMENT KEY



Landscape Strip Calculations

Requirements:
1 Tree / 25 LF of Frontage
1 Evergreen Shrub / 4 LF of Frontage

Old Milton Parkway

Frontage Length (LF)	210.0
Trees Required	8
Frontage Length X 1 Tree / 25 LF	
Evergreen Shrubs Required	53
Frontage Length X 1 Shrub / 4 LF	
Trees Provided	8
Evergreen Shrubs Provided	104

Cotton Creek

Frontage Length (LF)	95.0
Trees Required	4
Frontage Length X 1 Tree / 25 LF	
Evergreen Shrubs Required	24
Frontage Length X 1 Shrub / 4 LF	
Trees Provided	5
Evergreen Shrubs Provided	52

Waters Ferry Way

Frontage Length (LF)	226.0
Trees Required	9
Frontage Length X 1 Tree / 25 LF	
Evergreen Shrubs Required	57
Frontage Length X 1 Shrub / 4 LF	
Trees Provided	11
Evergreen Shrubs Provided	95

Adjacent Property

Frontage Length (LF)	237.0
Trees Required	9
Frontage Length X 1 Tree / 25 LF	
Evergreen Shrubs Required	60
Frontage Length X 1 Shrub / 4 LF	
Trees Provided	12
Evergreen Shrubs Provided	75

Landscape Strip Requirements Met

Ornamental Plant List

Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
19	Osmanthus fragrans	Fragrant Tea Olive	48" HT	As Shown	Free of Pests and Disease
95	Ilex glabra	Inkberry	24" HT	As Shown	Free of Pests and Disease
55	Spiraea albiflora	Japanese Spiraea	18" HT	As Shown	Free of Pests and Disease
108	Lotopetalum chinensis 'Suzanne'	Suzanne Fringe Flower	24" HT	As Shown	Free of Pests and Disease
164	Ilex cornuta 'Carissa'	Carissa Holly	24" HT	As Shown	Free of Pests and Disease
20	Rosa x 'Radtko'	Double Knock Out Rose	24" HT	As Shown	Free of Pests and Disease
Ferns/Grasses					
89	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal	As Shown	Free of Pests and Disease
5	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gal	As Shown	Free of Pests and Disease
Perennial/Groundcover					
39	Hosta x 'Sagae'	Hosta	1 Gal	As Shown	Free of Pests and Disease
530	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal	18" OC x 18" Stag: Rows	Free of Pests and Disease
499	Hemerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	1 Gal	18" OC x 18" Stag: Rows	Free of Pests and Disease

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

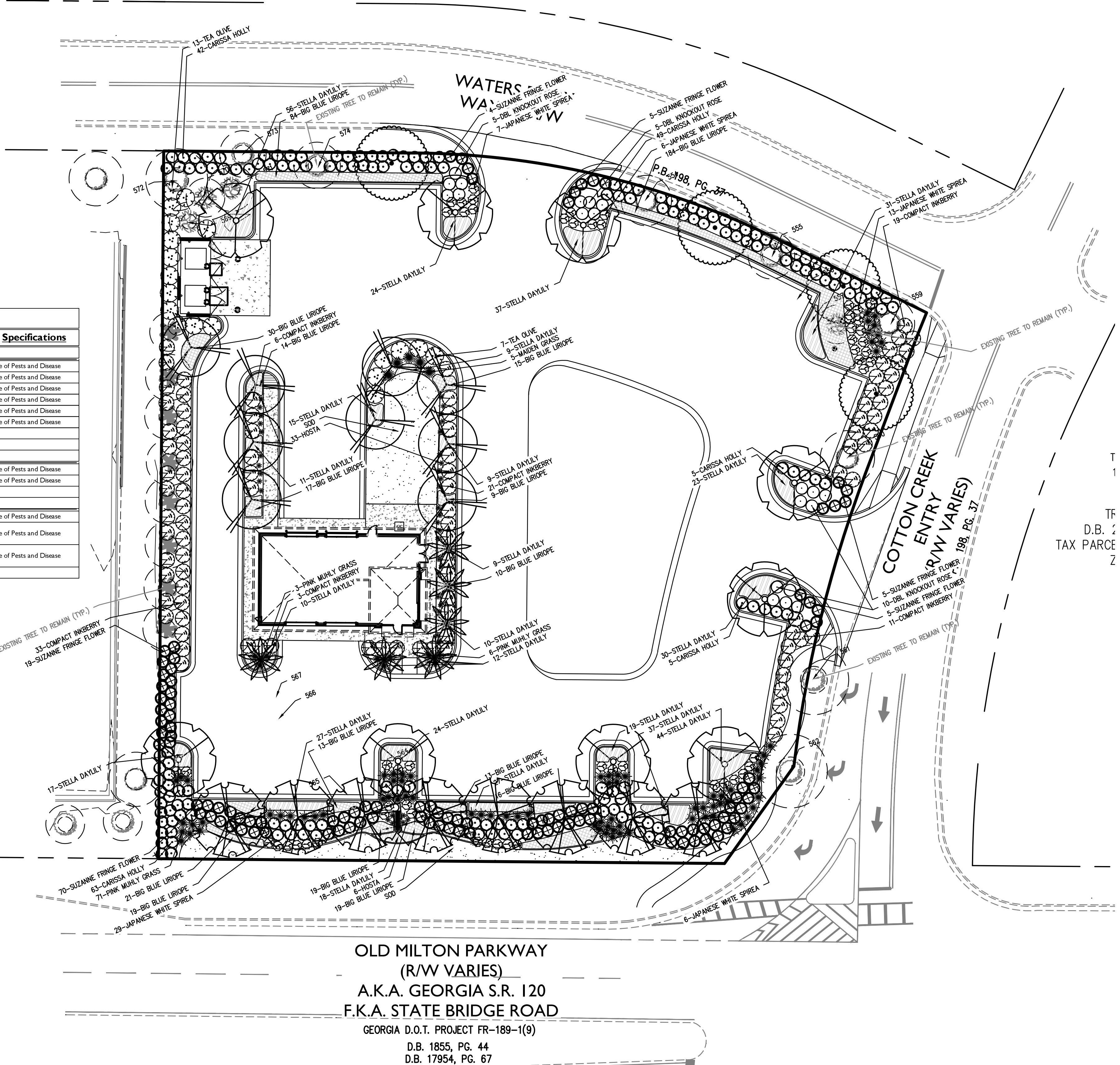
Tree Density Calculations

Total Site Acreage (ac)	1.2
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	1.2
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/Acre)	130
Total Site Density Factor (SDF) (Inches)	155.0"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	307.0"
Total Replacement Density Factor (RDF) (Inches)	(152.0")
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	62.0"

Density Requirement Met

Density & Specimen Replacement Trees

Density Replacement	Specimen Replacement	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (0 Required)	Total Specimen Inches (159 Required)	% Of Total [*]	Overstory ^{**}	Native to GA Piedmont ^{***}
Qty	Qty									
8		Pistacia chinensis	Chinese Pistache	4" Cal.	4.0	32.0"		22.2%	22.2%	22.2%
3	1	Quercus nuttalli	Nuttall Oak	4" Cal.	4.0	12.0"	4.0"	11.1%	10.3%	10.3%
9		Ulmus americana "Princeton"	Princeton American Elm	2" Cal.	2.0	18.0"		25.0%	25.0%	25.0%
	9	Nyssa sylvatica	Black Gum	4" Cal.	4.0		36.0"	25.0%	25.0%	25.0%
	6	Carpinus betulus "Fastigata"	European Hornbeam	4" Cal.	4.0		24.0"	16.7%	16.7%	
20	16	Total Tree Inches Replaced				62.0"	64.0"	100.0%	99.2%	82.5%
NO MORE THAN 25% OF ANY ONE GENUS MAY BE INCLUDED IN REPLANTING PLAN										
MINIMUM OF 40% OF INCLUDED REPLACEMENT TREES SHALL BE OVERSTORY TREES										
GREATER THAN 50% OF THE TREES SHALL BE NATIVES										



OLD MILTON PARKWAY
(R/W VARIES)
A.K.A. GEORGIA S.R. 120
F.K.A. STATE BRIDGE ROAD
GEORGIA D.O.T. PROJECT FR-189-1(9)
D.B. 1855, PG. 44
D.B. 17954, PG. 67



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50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecat.com

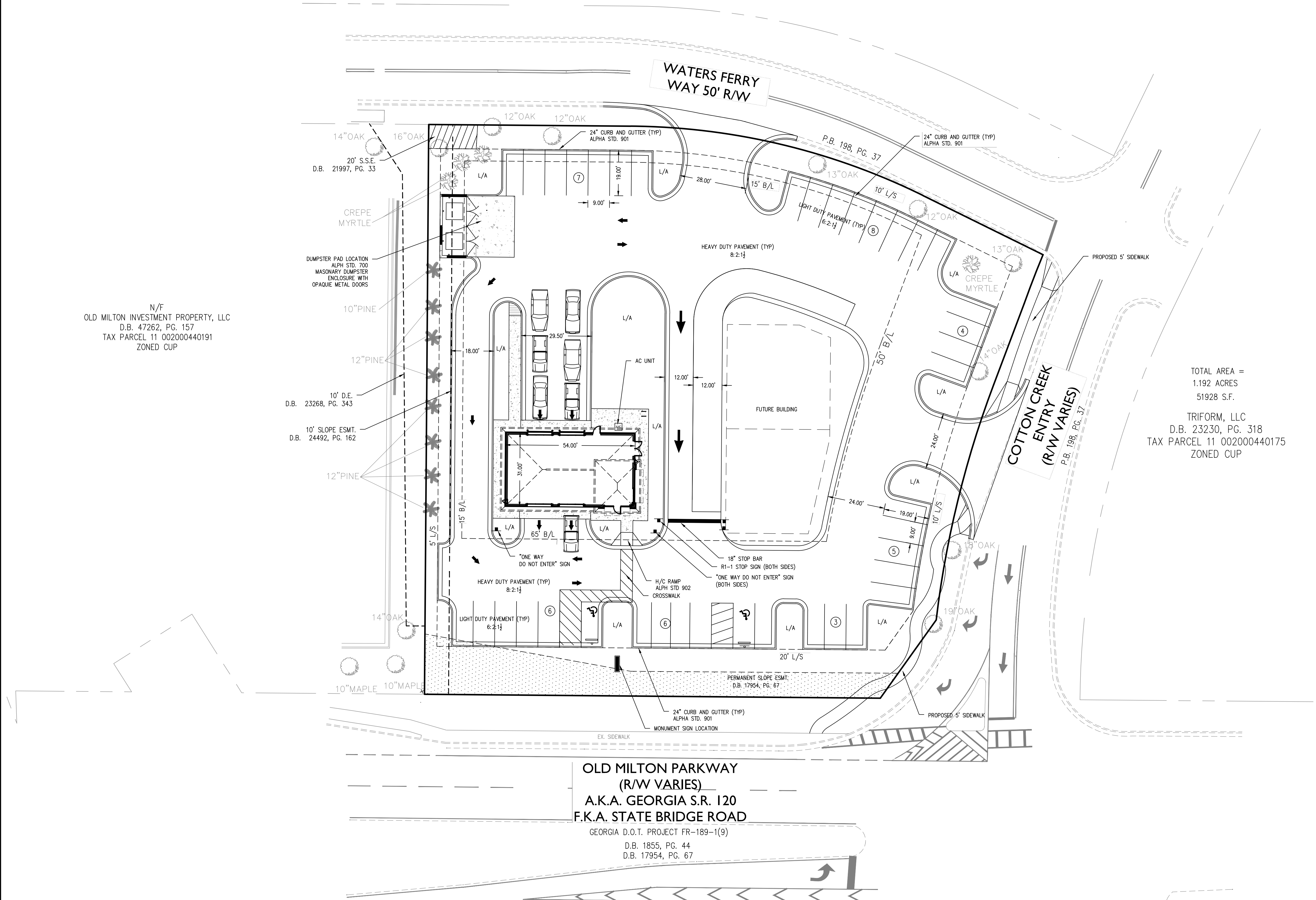


ORNAMENTAL PLANTING

OLD MILTON PARKWAY
QT SITE
Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 16-3941.10
DATE: 4-2-2018
SCALE: 1" = 20'
FILE NAME: 16-3941P12.dwg
DESIGN/DRAWN: slr,sch,tpb



SITE DATA:

VALVOLINE
LL 44, 1st DIST, 1st SECTION
CITY OF ALPHARETTA, FULTON COUNTY

ZONING: CUP

BUILDINGS

USE: VALVOLINE - AUTO SERVICE
STORIES: ONE STORY W/ BASEMENT (LUBE PIT)
HEIGHT: 22.5' TO RIDGE
+28-7" TO TOWER
SQ. FT: 1,886 SF

PARKING REQUIREMENTS:

AUTO SERVICE: 1:250 = 7 PARKING SPACES REQUIRED
PROVIDED: 39 INCLUDING 2 H/C

NOTES:

1. STORM WATER DETENTION WILL BE HANDLED UNDERGROUND.
2. THERE ARE NO ROOFTOP UNITS. HVAC IS GROUND MOUNTED.

N/F
OLD MILTON INVESTMENT PROPERTY, LLC
D.B. 47262, PG. 157
TAX PARCEL 11 002000440191
ZONED CUP

TOTAL AREA =
1.192 ACRES
51928 S.F.

TRIFORM, LLC
D.B. 23230, PG. 318
TAX PARCEL 11 002000440175
ZONED CUP

 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE 50 Warm Springs Circle Roswell • Georgia • 30075 (770) 641-1942 • www.aecatd.com	 NORTH 	PRELIMINARY SITE PLAN	OLD MILTON PARKWAY QT SITE Alpharetta, Georgia	<table><tr><th colspan="2">PROJECT INFORMATION</th></tr><tr><td>PROJECT NO.:</td><td>16-3941.10</td></tr><tr><td>DATE:</td><td>2-27-18, 3-15-18</td></tr><tr><td>SCALE:</td><td>1" = 20'</td></tr><tr><td>FILE NAME:</td><td>16-3941P12.dwg</td></tr><tr><td>DESIGN/DRAWN:</td><td>slr,bcg,sch</td></tr></table>	PROJECT INFORMATION		PROJECT NO.:	16-3941.10	DATE:	2-27-18, 3-15-18	SCALE:	1" = 20'	FILE NAME:	16-3941P12.dwg	DESIGN/DRAWN:	slr,bcg,sch
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PROJECT NO.:	16-3941.10															
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DESIGN/DRAWN:	slr,bcg,sch															

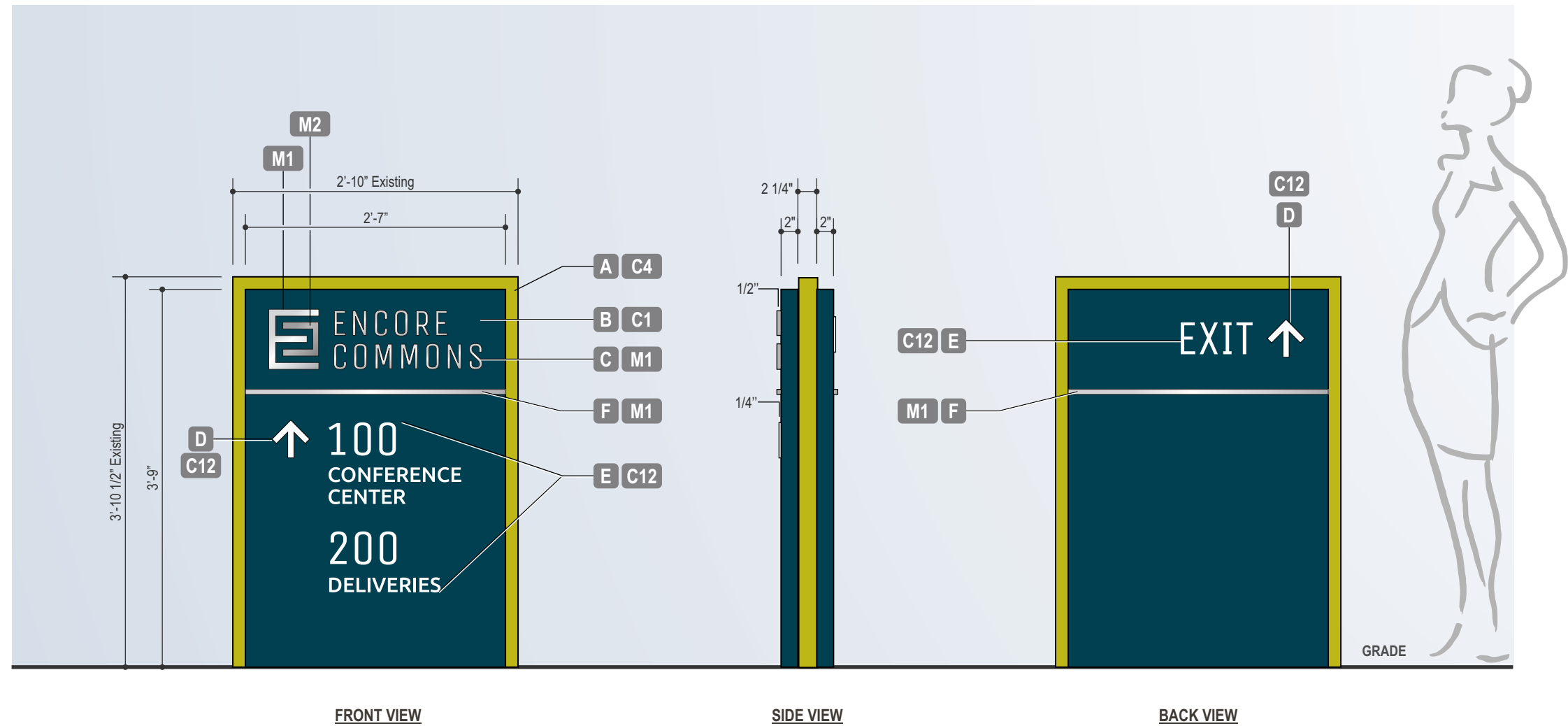
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EXISTING - FRONT



EXISTING - BACK



Direcitonal - 1 - Wayfinding Ground Directional 100
Qty: 1 DF
Site 13

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** PMS 547
- C4** PMS 390
- C12** White
- M1** Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2** Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A** Cabinet - Existing - Painted in Field
- B** Face Panel - 2" aluminum fabricated pan
- C** Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D** Arrows - Flat Cut Out 0.250" Acrylic
- E** Graphic Text - Vinyl Applied
- F** Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

DeNyse

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1.800.941.7446
denyseco.com

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Management Company
Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

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and Photos\E\Encore
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- ☐ Preliminary
- ☒ Production

Directionals / Details

Scale
3/4" = 1'-0"

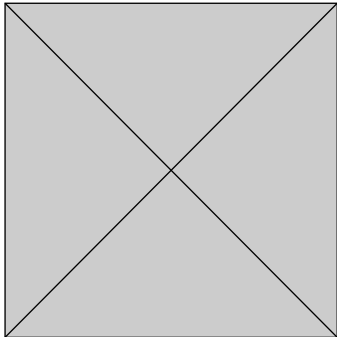


Customer Signature Required

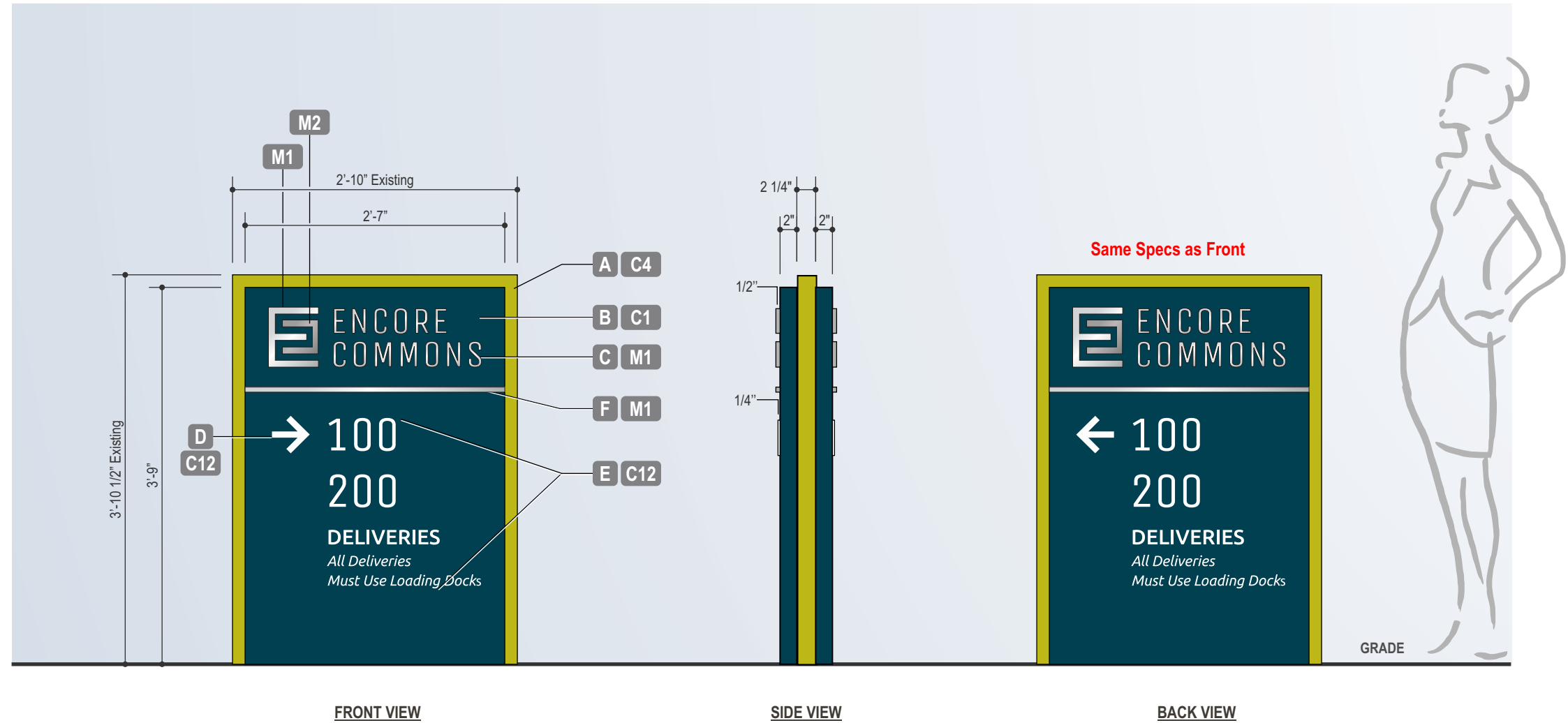
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EXISTING - FRONT



EXISTING - BACK



Direcitonal - 1 - Wayfinding Ground Directional 100
Qty: 1 DF
Site 14

RETROFIT STRUCTURE

Colors & Finishes

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- C1** PMS 547
- C4** PMS 390
- C12** White
- M1** Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2** Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A** Cabinet - Existing - Painted in Field
- B** Face Panel - 2" aluminum fabricated pan
- C** Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D** Arrows - Flat Cut Out 0.250" Acrylic
- E** Graphic Text - Vinyl Applied
- F** Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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DeNyse Representative
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Date
02.05.2018

Revision Date
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Design Time
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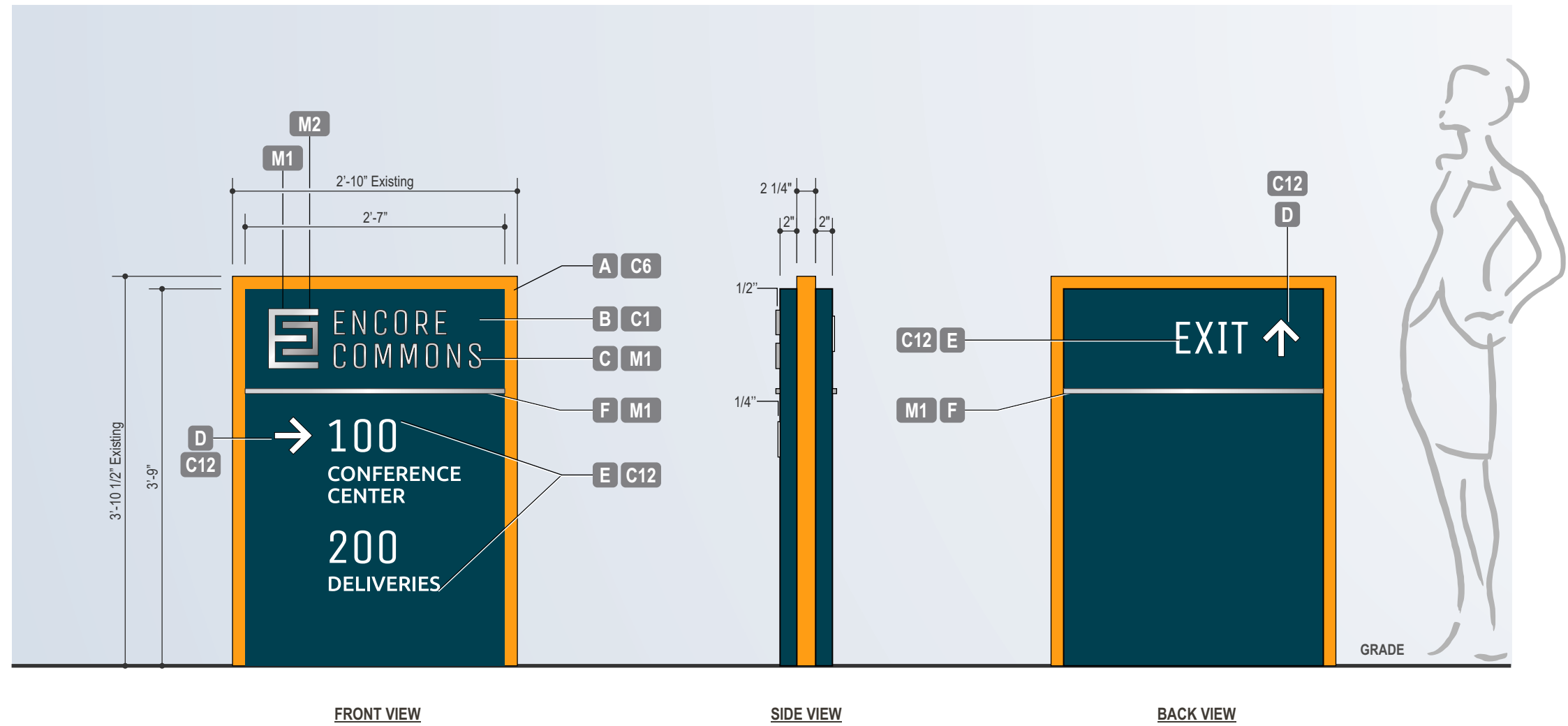
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EXISTING - FRONT



EXISTING - BACK



FRONT VIEW

SIDE VIEW

BACK VIEW

Direcital - 1 - Wayfinding Ground Directional 200
Qty: 1 DF
Site 15

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** PMS 547
- C6** PMS 1375
- C12** White
- M1** Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2** Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A** Cabinet - Existing - Painted in Field
- B** Face Panel - 2" aluminum fabricated pan
- C** Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D** Arrows - Flat Cut Out 0.250" Acrylic
- E** Graphic Text - Vinyl Applied
- F** Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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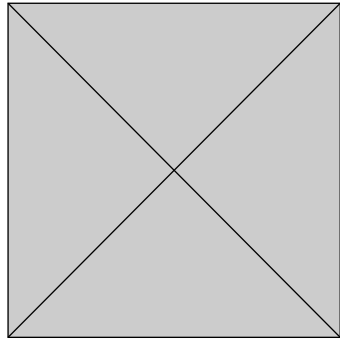
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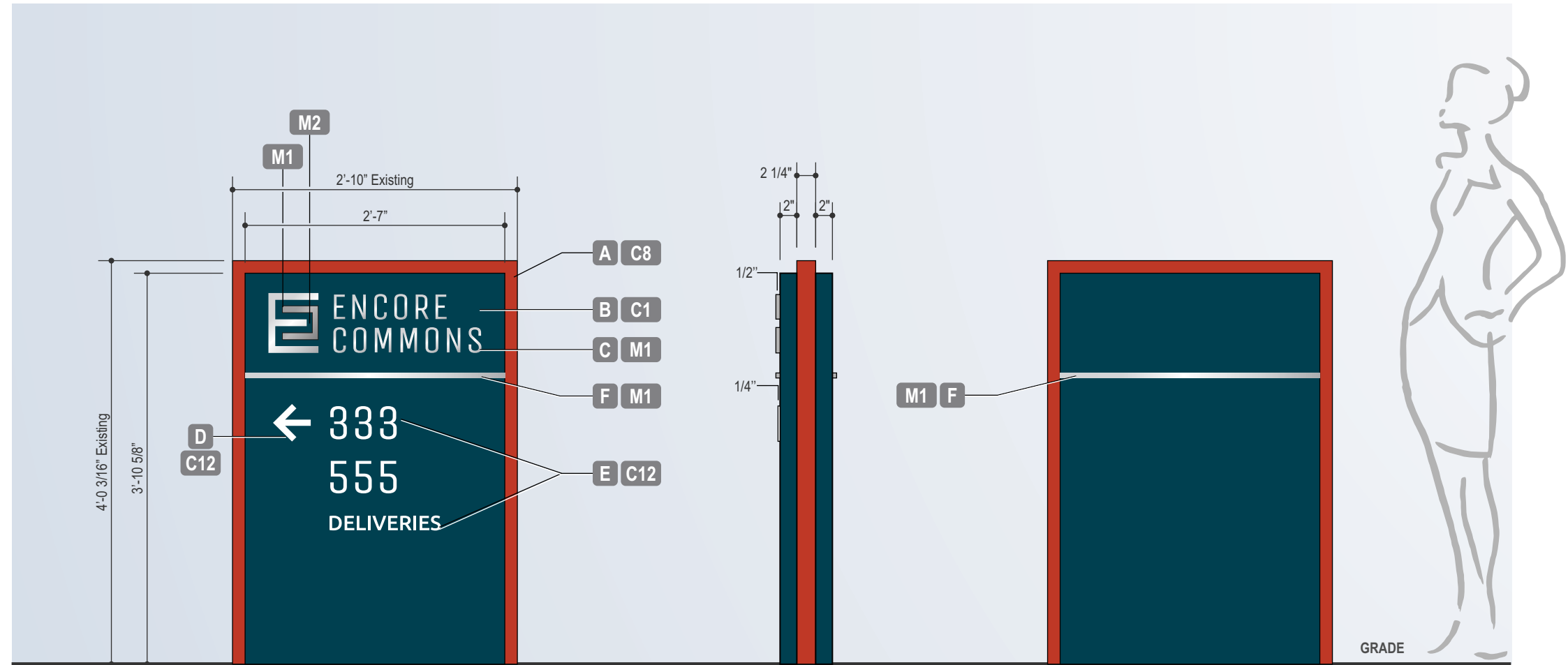
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EXISTING - BACK



FRONT VIEW

SIDE VIEW

BACK VIEW

Direcitonal - 1 - Wayfinding Ground Directional 333
Qty: 1 DF
Site 16

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** PMS 547
- C8** PMS 180
- C12** White
- M1** Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2** Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A** Cabinet - Existing - Painted in Field
- B** Face Panel - 2" aluminum fabricated pan
- C** Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D** Arrows - Flat Cut Out 0.250" Acrylic
- E** Graphic Text - Vinyl Applied
- F** Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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DeNyse Representative
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Designer
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Date
02.05.2018

Revision Date
NA
0

Design Time
2

Filepath
V:\DS Graphics\Drawings
and Photos\E\Encore
Commons - Alpharetta
GA\Production\Design\Direct
ional 1 v1 Prod.cdr

- ☐ Concept
- ☐ Preliminary
- ☒ Production

Directionals / Details

Scale
3/4" = 1'-0"

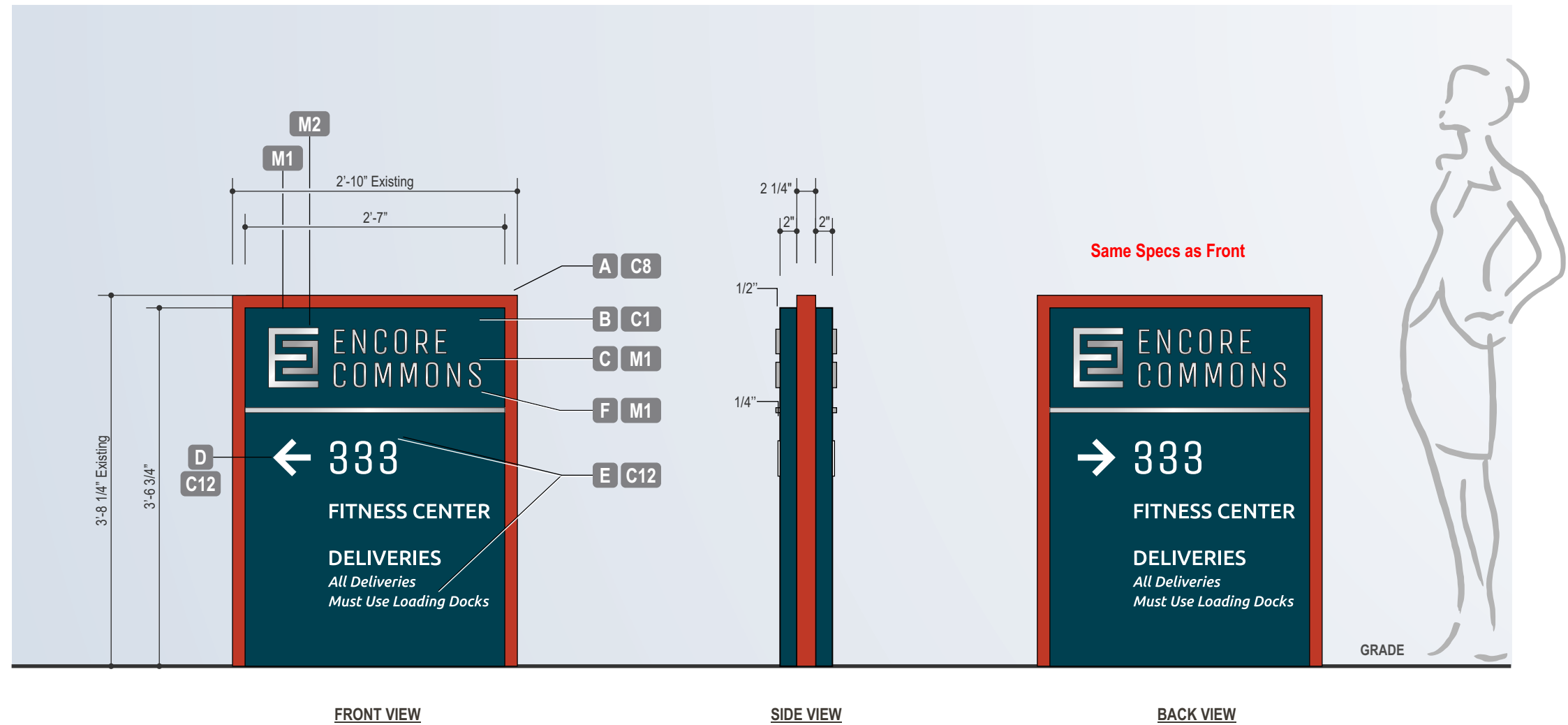
Customer Signature Required

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EXISTING - FRONT

EXISTING - BACK



Direcital - 1 - Wayfinding Ground Directional 333
Qty: 1 DF
Site 17

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** PMS 547
- C8** PMS 180
- C12** White
- M1** Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2** Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A** Cabinet - Existing - Painted in Field
- B** Face Panel - 2" aluminum fabricated pan
- C** Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D** Arrows - Flat Cut Out 0.250" Acrylic
- E** Graphic Text - Vinyl Applied
- F** Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

DENYSE

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Management Company
Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

Filepath
V:\DS Graphics\Drawings
and Photos\E\Encore
Commons - Alpharetta
GA\Production\Design\Direct
ional 1 v1 Prod.cdr

- ☐ Concept
- ☐ Preliminary
- ☒ Production

Directionals / Details

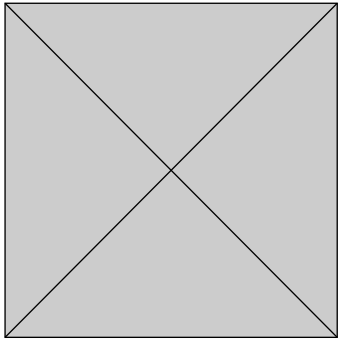
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Customer Signature Required

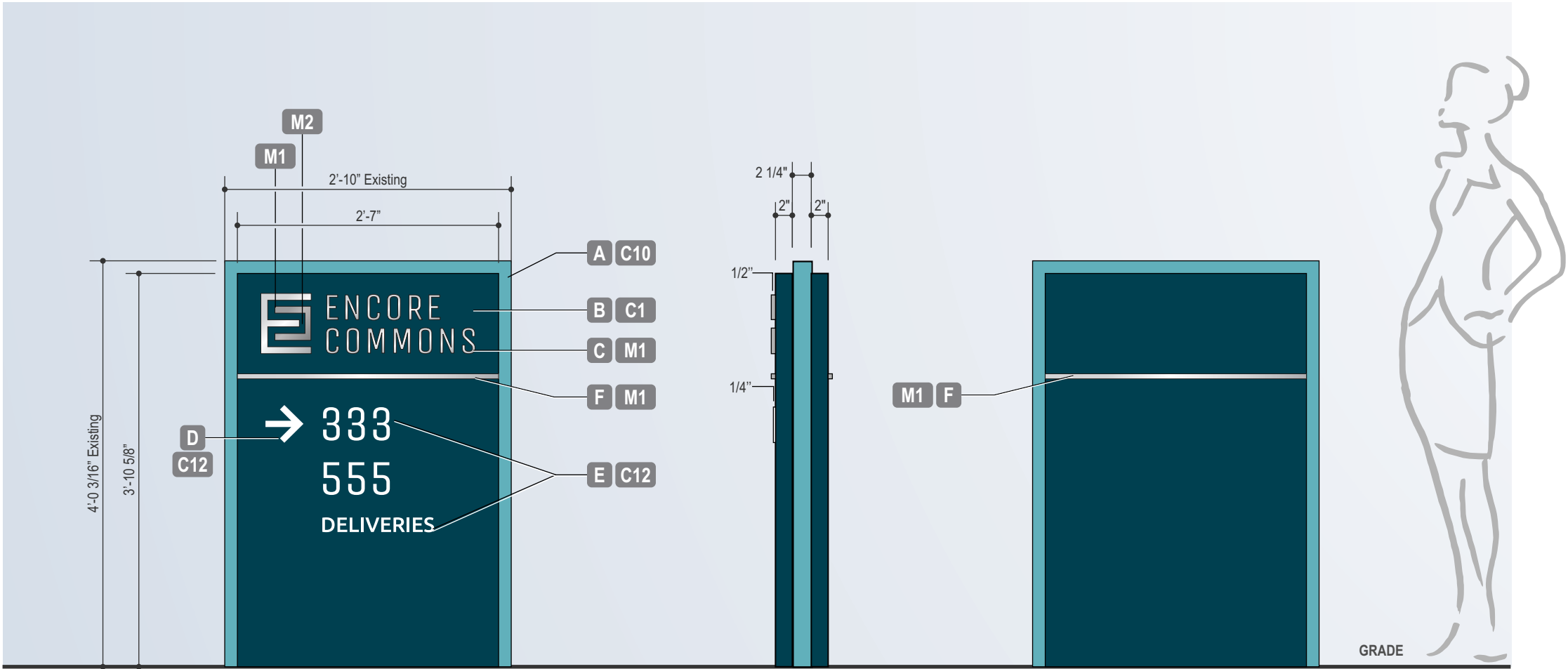
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EXISTING - FRONT



EXISTING - BACK



FRONT VIEW

SIDE VIEW

BACK VIEW

Direcitonal - 1 - Wayfinding Ground Directional 555
Qty: 1 DF
Site 18

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C10 PMS 7709
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Face Panel - 2" aluminum fabricated pan
- C Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D Arrows - Flat Cut Out 0.250" Acrylic
- E Graphic Text - Vinyl Applied
- F Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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Management Company
Nimble

Property Name & Address
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555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

Filepath
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- Concept
- Preliminary
- Production

Directionals / Details

Scale
3/4" = 1'-0"

Customer Signature Required

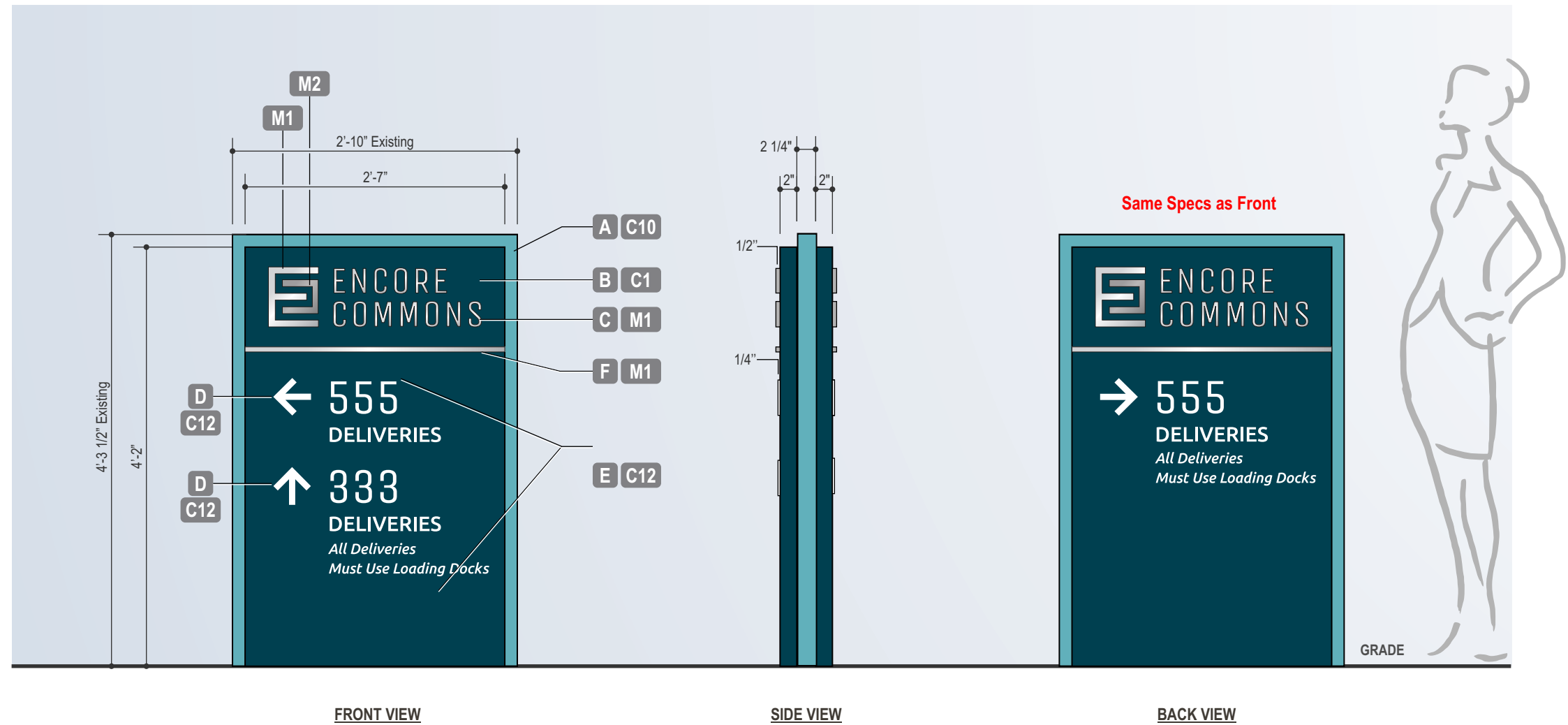
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EXISTING - FRONT



EXISTING - BACK



Direcitonal - 1 - Wayfinding Ground Directional 555
Qty: 1 DF
Site 19

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C10 PMS 7709
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Face Panel - 2" aluminum fabricated pan
- C Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D Arrows - Flat Cut Out 0.250" Acrylic
- E Graphic Text - Vinyl Applied
- F Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA

Design Time
2

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- Concept
- Preliminary
- Production

Directionals / Details

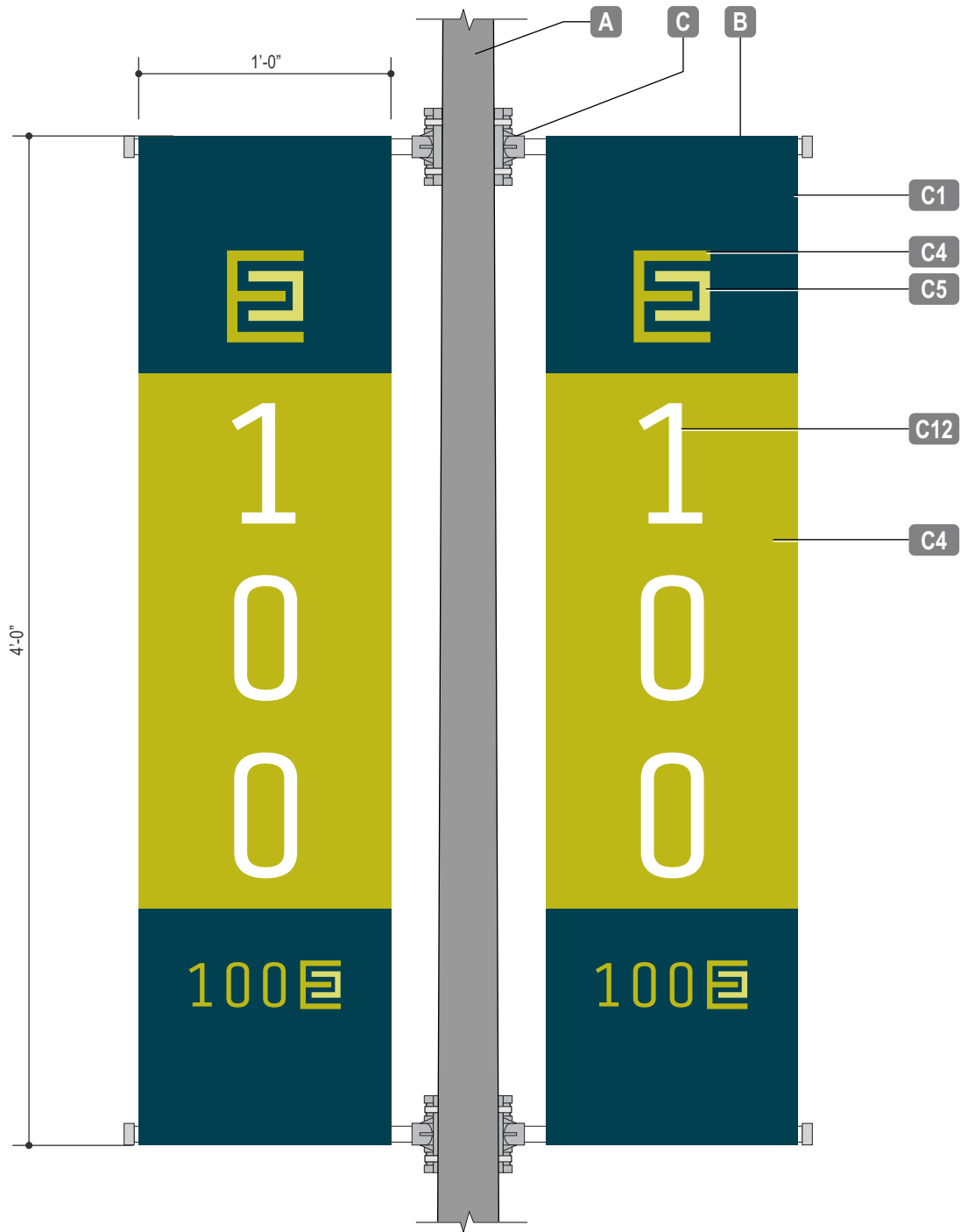
Scale
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PROPOSED



FRONT/BACK VIEW

OTHER - 1 - Pole Banners
Qty: 6 DF Pair
Site(s) TBD

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C13 PMS 547
- C4 PMS 390
- C5 PMS 585
- C12 White

Construction Specifications

- A Pole - Existing Tapered Round Poles
- B Banner - Digitally Printed Vinyl Windscreen
- C Hardware - Standard Pole Banner Hardware - See Photo below



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Property Name & Address
Encore Commons
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Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA

Design Time
2

Filepath
V:\DS Graphics\Drawings and Photos\E\Encore Commons - Alpharetta GA\Production\Design\Pole Banners 1 v1 Prod.cdr

- Concept
- Preliminary
- Production

Pole Banners / Details

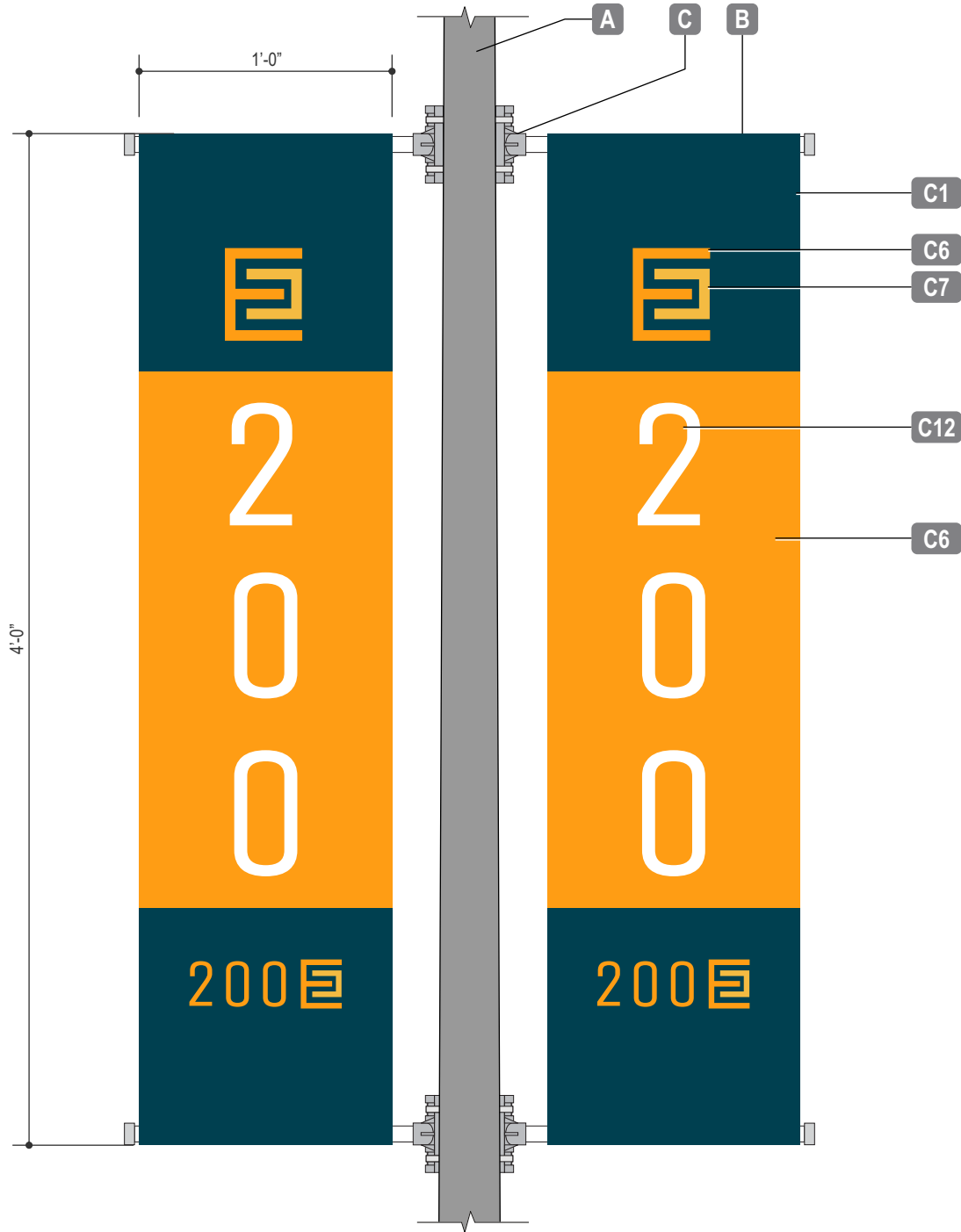
Scale
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PROPOSED



FRONT/BACK VIEW

OTHER - 1 - Pole Banners
Qty: 7 DF Pair
Site(s) TBD

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

C13 PMS 547

C6 PMS 1375

C7 PMS 142

C12 White

Construction Specifications

- A Pole - Existing Tapered Round Poles
- B Banner - Digitally Printed Vinyl Windscreen
- C Hardware - Standard Pole Banner Hardware - See Photo below



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Management Company
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Property Name & Address
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Alpharetta GA 30022

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Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

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Commons - Alpharetta
GA\Production\Design\Pole
Banners 1 v1 Prod.cdr

- ☐ Concept
- ☐ Preliminary
- ☒ Production

Pole Banners / Details

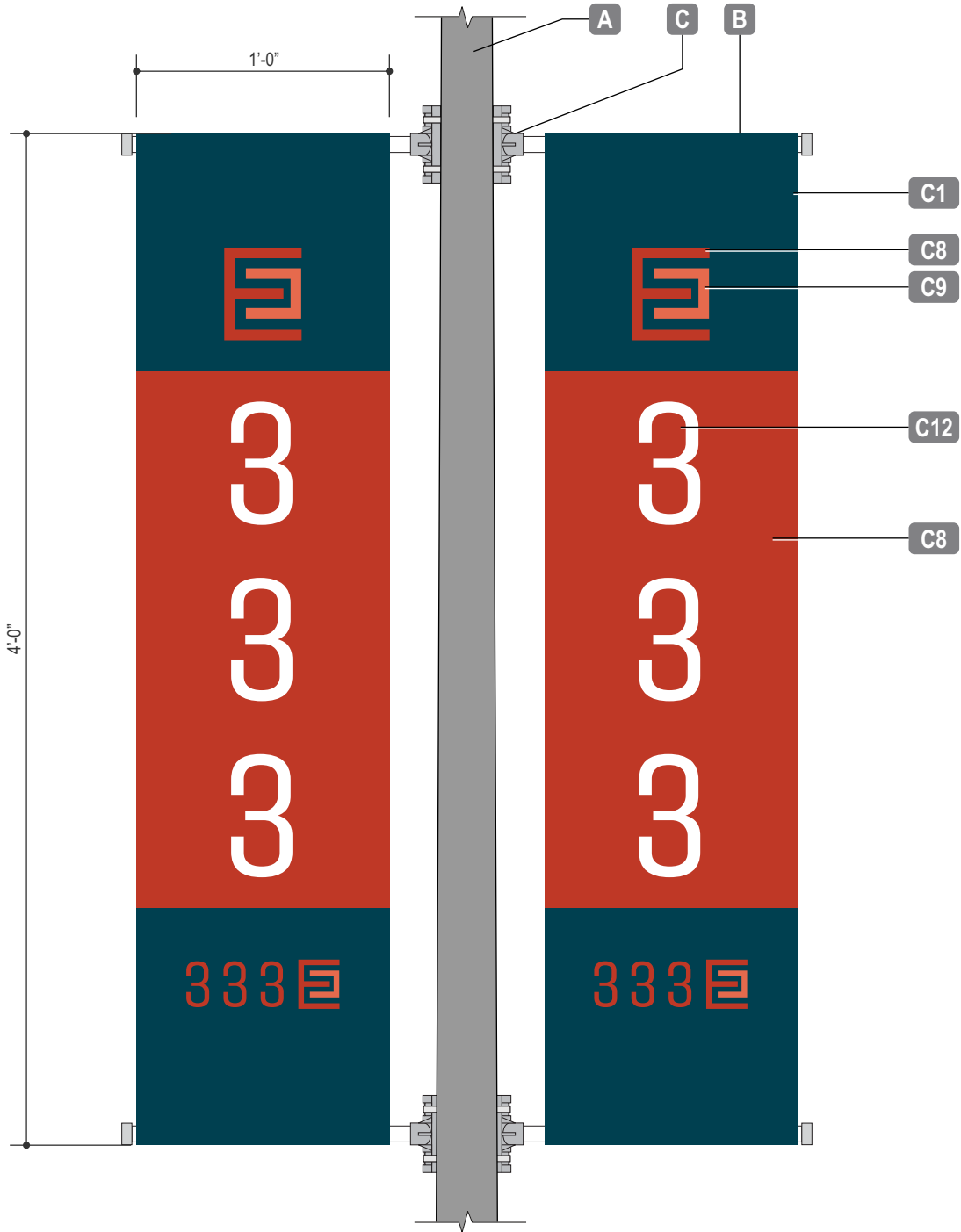
Scale
1 1/2" = 1'-0"

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PROPOSED



FRONT/BACK VIEW

OTHER - 1 - Pole Banners
Qty: 6 DF Pair
Site(s) TBD

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C13 PMS 547
- C8 PMS 180
- C9 PMS 7416
- C12 White

Construction Specifications

- A Pole - Existing Tapered Round Poles
- B Banner - Digitally Printed Vinyl Windscreen
- C Hardware - Standard Pole Banner Hardware - See Photo below



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Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

Filepath
V:\DS Graphics\Drawings
and Photos\E\Encore
Commons - Alpharetta
GA\Production\Design\Pole
Banners 1 v1 Prod.cdr

- Concept
- Preliminary
- Production

Pole Banners / Details

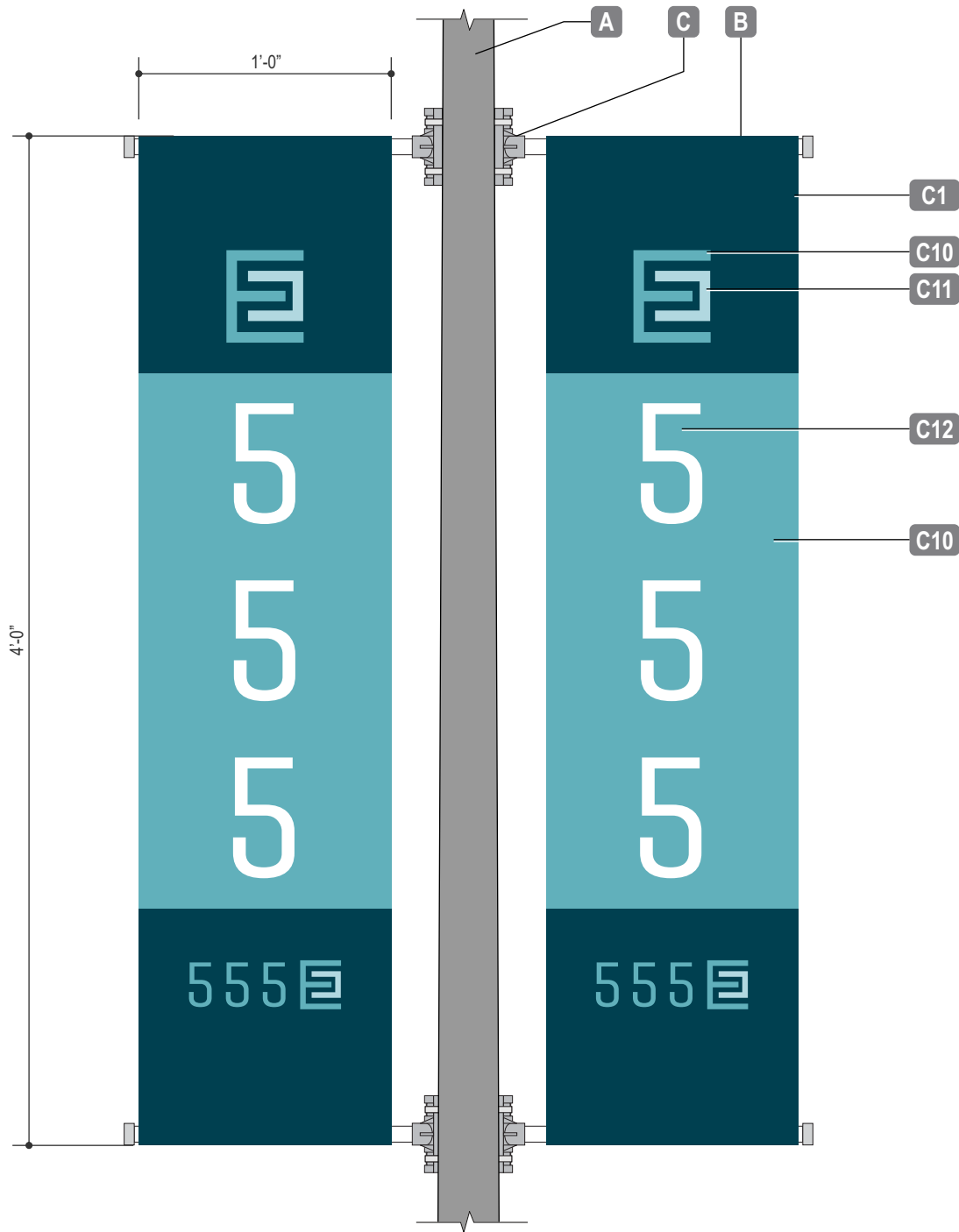
Scale
1 1/2" = 1'-0"



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PROPOSED



FRONT/BACK VIEW

OTHER - 1 - Pole Banners
Qty: 6 DF Pair
Site(s) TBD

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C13 PMS 547
- C10 PMS 7709
- C11 PMS 629
- C12 White

Construction Specifications

- A Pole - Existing Tapered Round Poles
- B Banner - Digitally Printed Vinyl Windscreen
- C Hardware - Standard Pole Banner Hardware - See Photo below



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Management Company
Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

Filepath
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- Concept
- Preliminary
- Production

Pole Banners / Details

Scale
1 1/2" = 1'-0"



Customer Signature Required

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Management Company
Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

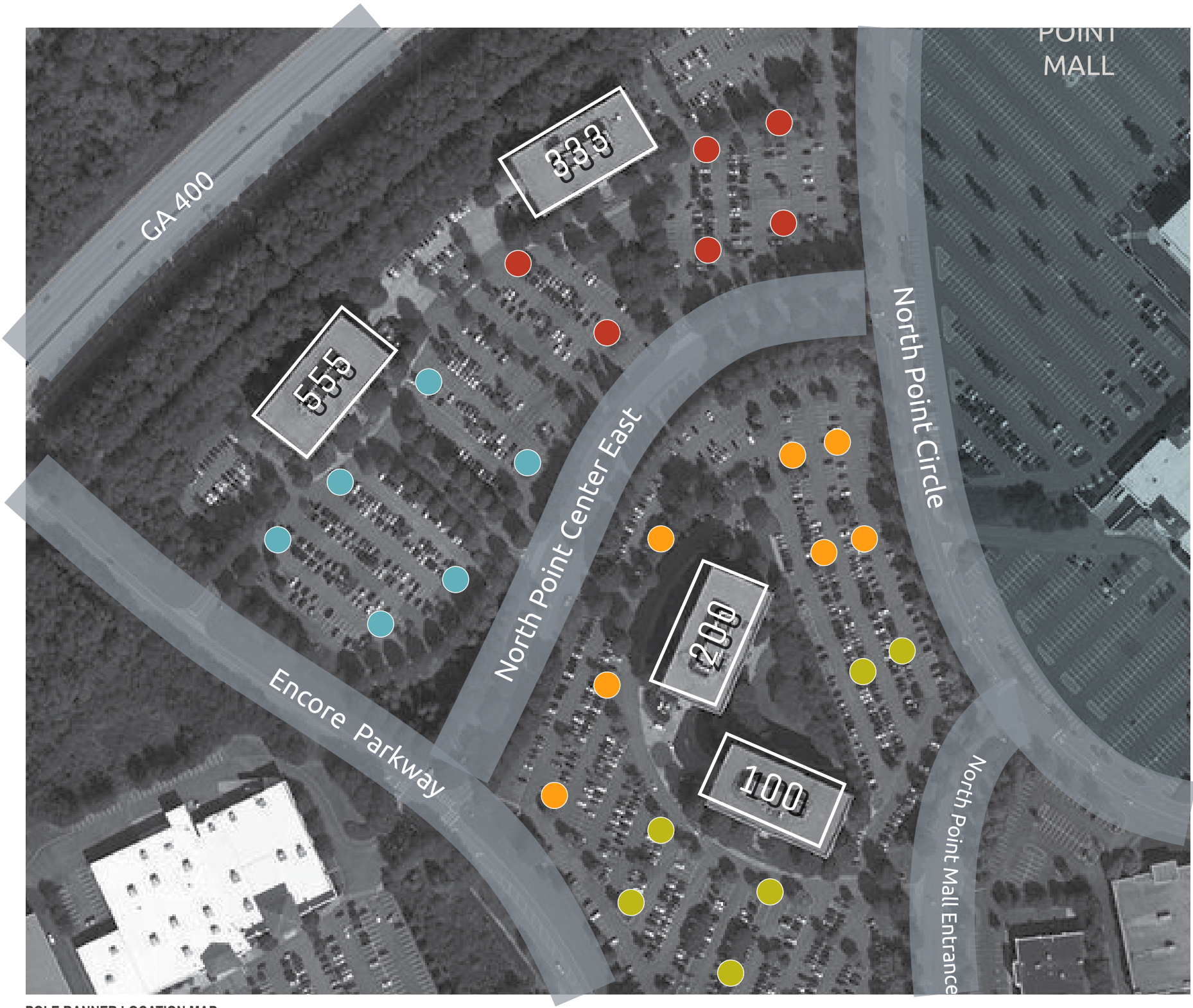
Design Time
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GA\Production\Design\Pole
Banners 1 v1 Prod.cdr

- Concept

Preliminary

Production

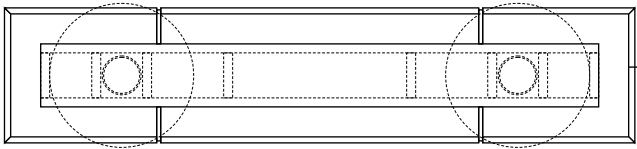


POLE BANNER LOCATION MAP

Pole Banner / Location Map

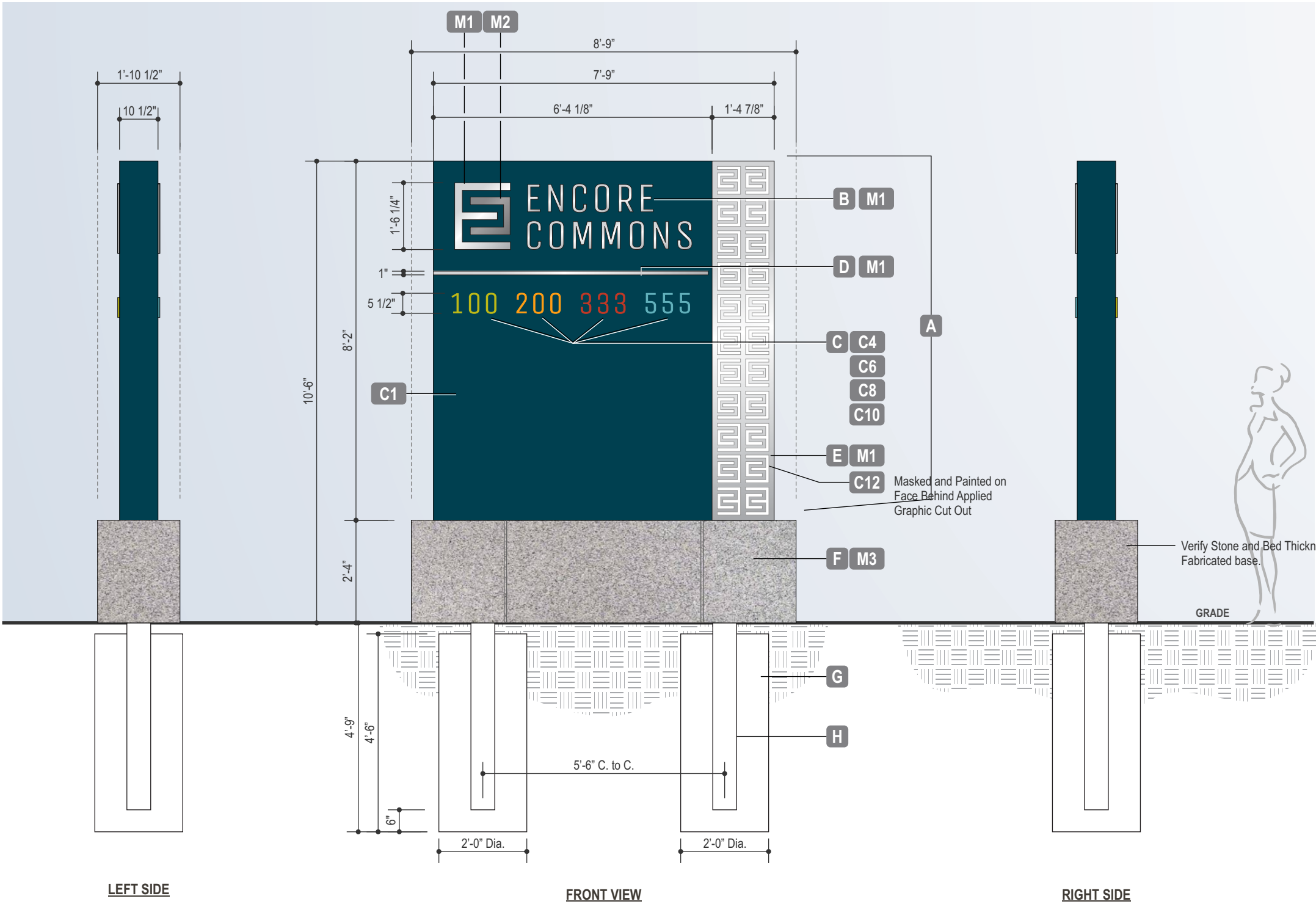
Scale
3/4" = 1'-0"

 Customer Signature Required



Verify Stone and Bed Thickness for Fabricated base.

TOP VIEW



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1

PMS 547
- C8

PMS 180
- C4

PMS 390
- C10

PMS 7709
- C6

PMS 1375
- C12

White

- M1

Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2

Prefinished Brushed Aluminum w/ Black Tint Finish
- M3

Luna Pearl Granite

Construction Specifications

- A

Cabinet - non-illuminated aluminum construction
- B

Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- C

0.500" acrylic sub-copy painted finish
- D

Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate
- E

Patterned Accent - to be 0.040" brushed aluminum applied to face.
- F

Fabricated aluminum base with applied 3cm Luna Pearl Granite veneer. Anlge Ledge at bottom. Verify Offset for stone thickness and slab sizes to be similar to other signs on site.
- G

Direct Bury Pier Foundation - 3000 PSI Concrete Cast in Place
- H

Structural Columns - Sch #40 Steel Pipe, 6" ID .280" wall A53B

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Management Company Nimble

Property Name & Address Encore Commons 555 North Point Center East Alpharetta GA 30022

Sales Order 9708

DeNyse Representative Justin Shealey

Designer WJB*

Date 02.05.2018

Revision Date 0 NA

Design Time 2

Filepath V:\DS Graphics\Drawings and Photos\E\Encore Commons - Alpharetta GA\Production\Design\Primary Monument 1 v1 Prod.cdr

- Concept
- Preliminary
- Production



Stone Offset and Sizes More Information Required Before fabrication can proceed on this sign, additional information is required.

Main ID - 1 - Primary ID Qty: 2 DF Site(s) 1, 2

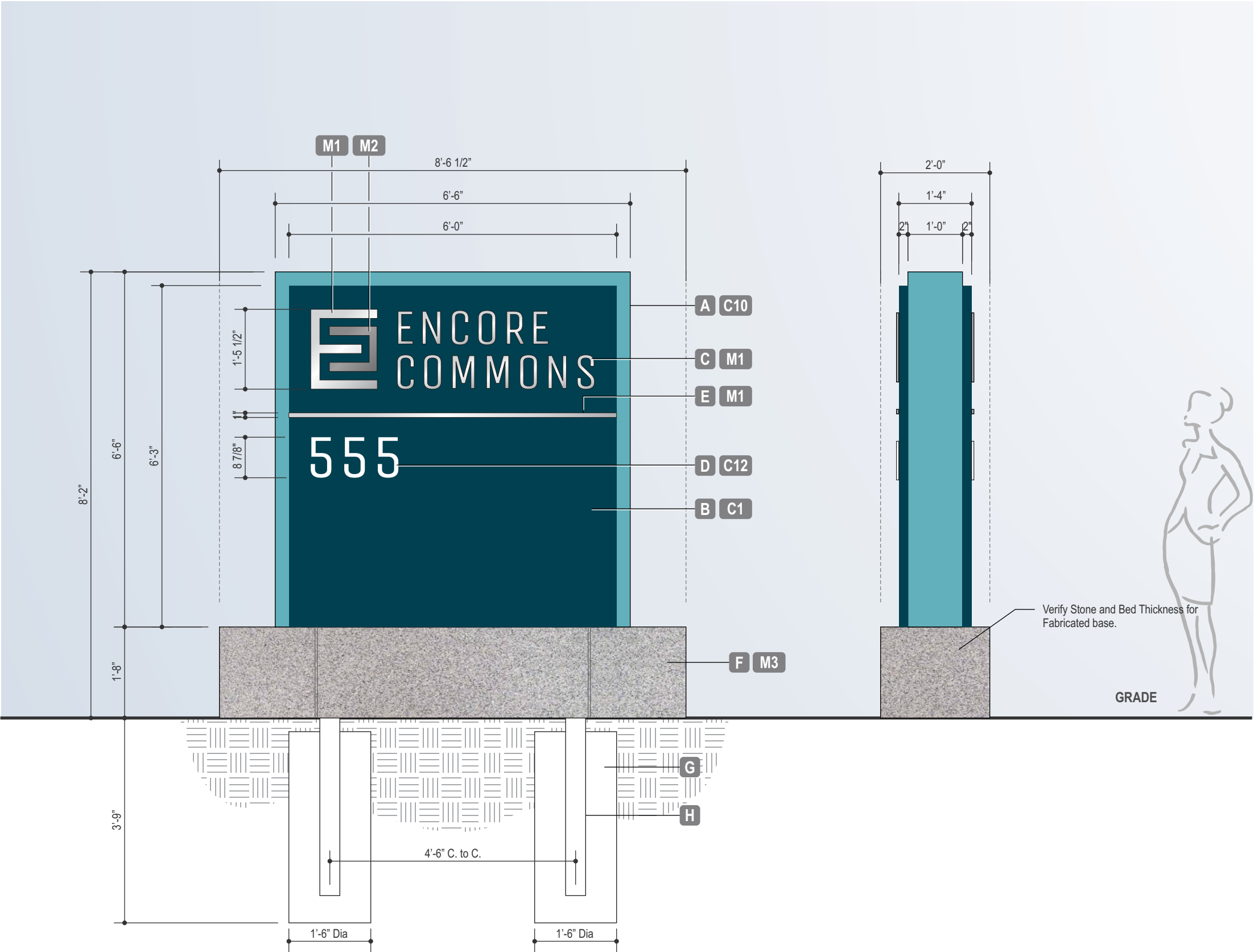
NEW STRUCTURES

Primary Monument / Details

Scale 3/8" = 1'-0"



Customer Signature Required



Secondary ID - 2 - Secondary Monument **NEW STRUCTURE**
Qty: 1 DF
Site 3

Stone Offset and Sizes

More Information Required

Before fabrication can proceed on this sign, additional information is required.

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1

PMS 547
- C10

PMS 7709
- C12

White
- M1

Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2

Prefinished Brushed Aluminum w/ Black Tint Finish
- M3

Luna Pearl Granite

Construction Specifications

- A

Cabinet - non-illuminated aluminum construction
- B

Face Panel - aluminum fabricated pan
- C

Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D

0.500" acrylic sub-copy painted finish
- E

Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate
- F

Fabricated aluminum base with applied 3cm Luna Pearl Granite veneer. Anlge Ledge at bottom. Verify Offset for stone thickness and slab sizes to be similar to other signs on site.
- G

Direct Bury Pier Foundation - 3000 PSI Concrete Cast in Place
- H

Structural Column - Sch #40 Steel Pipe 4" ID .237" wall A53B

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Management Company
Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date

0

NA

Design Time
2

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- ☐

Concept
- ☐

Preliminary
- ☒

Production

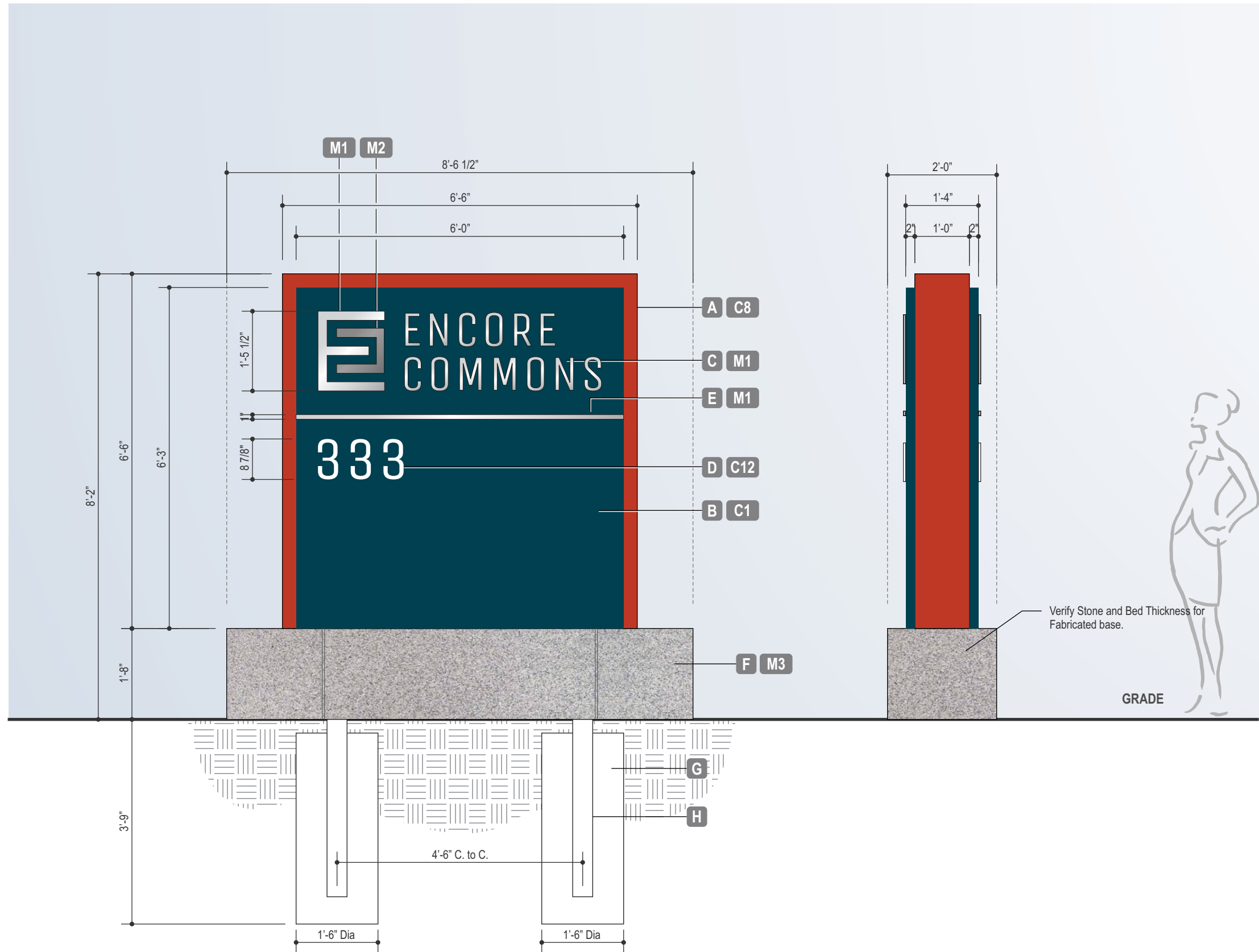
Secondary Monument / Details

Scale

1/2" = 1'-0"

Customer Signature Required

More Information Required
Before fabrication can proceed on this sign, additional information is required.



Secondary ID - 2 - Secondary Monument

Qty: 1 DF
Site 4

NEW STRUCTURE

Secondary Monument / Details

Scale
1/2" = 1'-0"



Customer Signature Required

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample.
Client to either provide samples or specifications for custom colors prior to production or approve
DeNyse color samples or color specifications

- C1**  PMS 547
 - C8**  PMS 180
 - C12**  White
 - M1**  Prefinished Brushed Aluminum w/ Clear Matte Finish
 - M2**  Prefinished Brushed Aluminum w/ Black Tint Finish
 - M3**  Luna Pearl Granite

Construction Specifications

- A Cabinet** - non-illuminated aluminum construction
- B Face Panel** - aluminum fabricated pan
- C** Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D** 0.500" acrylic sub-copy painted finish
- E Rule Line**- 0.500" acrylic w/ 0.040" brushed aluminum laminate
- F** Fabricated aluminum base with applied 3cm Luna Pearl Granite veneer. Anlge Ledge at bottom. Verify Offset for stone thickness and slab sizes to be similar to other signs on site.
- G Direct Bury Pier Foundation** - 3000 PSI Concrete Cast in Place
- H Structural Column** - Sch #40 Steel Pipe 4" ID .237" wall A53B

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Management Company

Nimble

Property Name & Address

Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order

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DeNyse Representative

Justin Shealey

Designer

WJB*

Date

02.05.2018

Revision Date



A

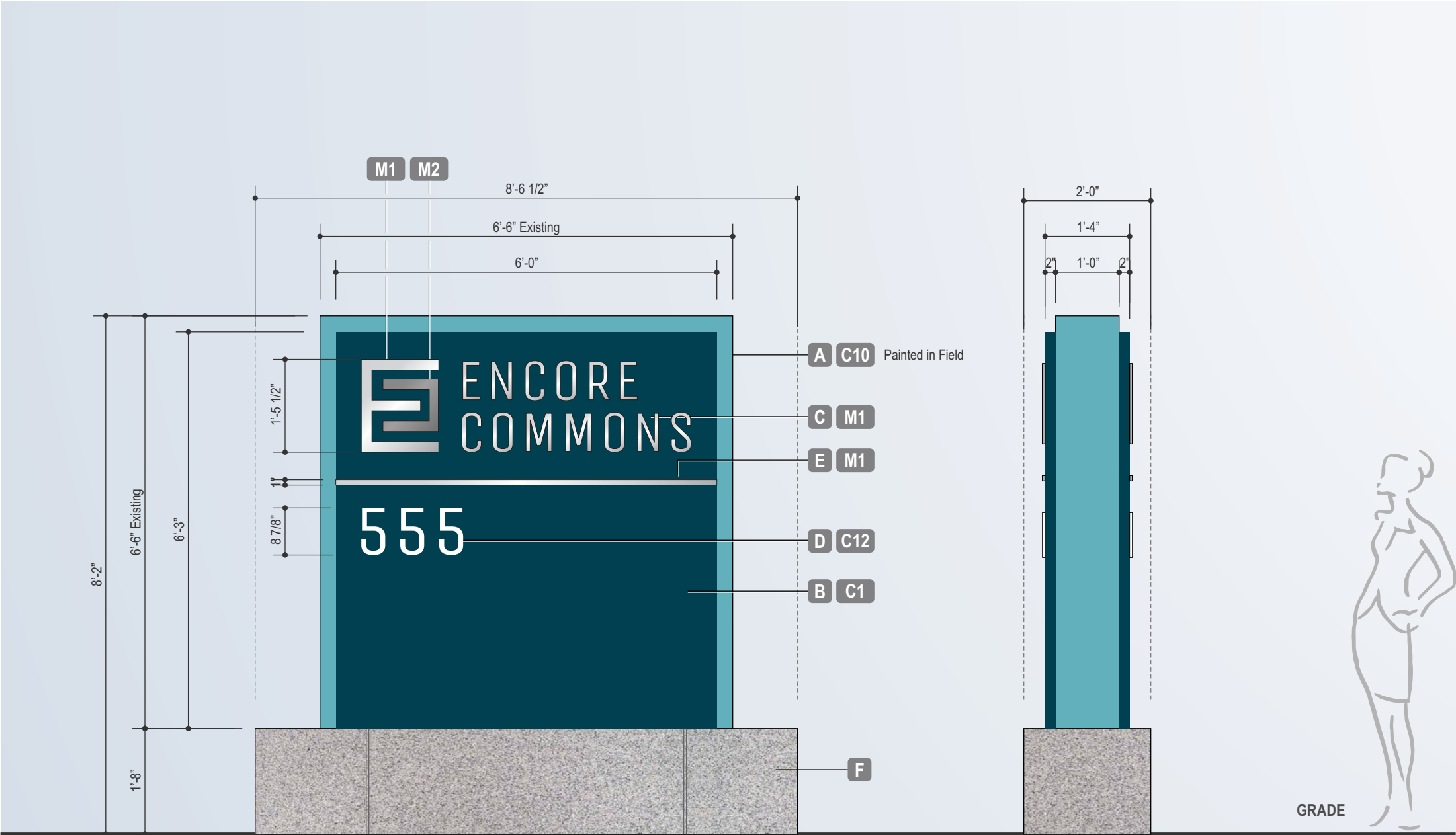
Design Time

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Commons - Alpharetta
GA\Production\Design\Seco
ndary Monument 1 v1
Prod.cdr

- ☐ Concept
- ☐ Preliminary
- ☒ Production



Secondary ID - 1 - Secondary Monument
Qty: 1 DF
Site 5

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C10 PMS 7709
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Face Panel - aluminum fabricated pan
- C Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D 0.500" acrylic sub-copy painted finish
- E Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate
- F Base - Existing

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Alpharetta GA 30022

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Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

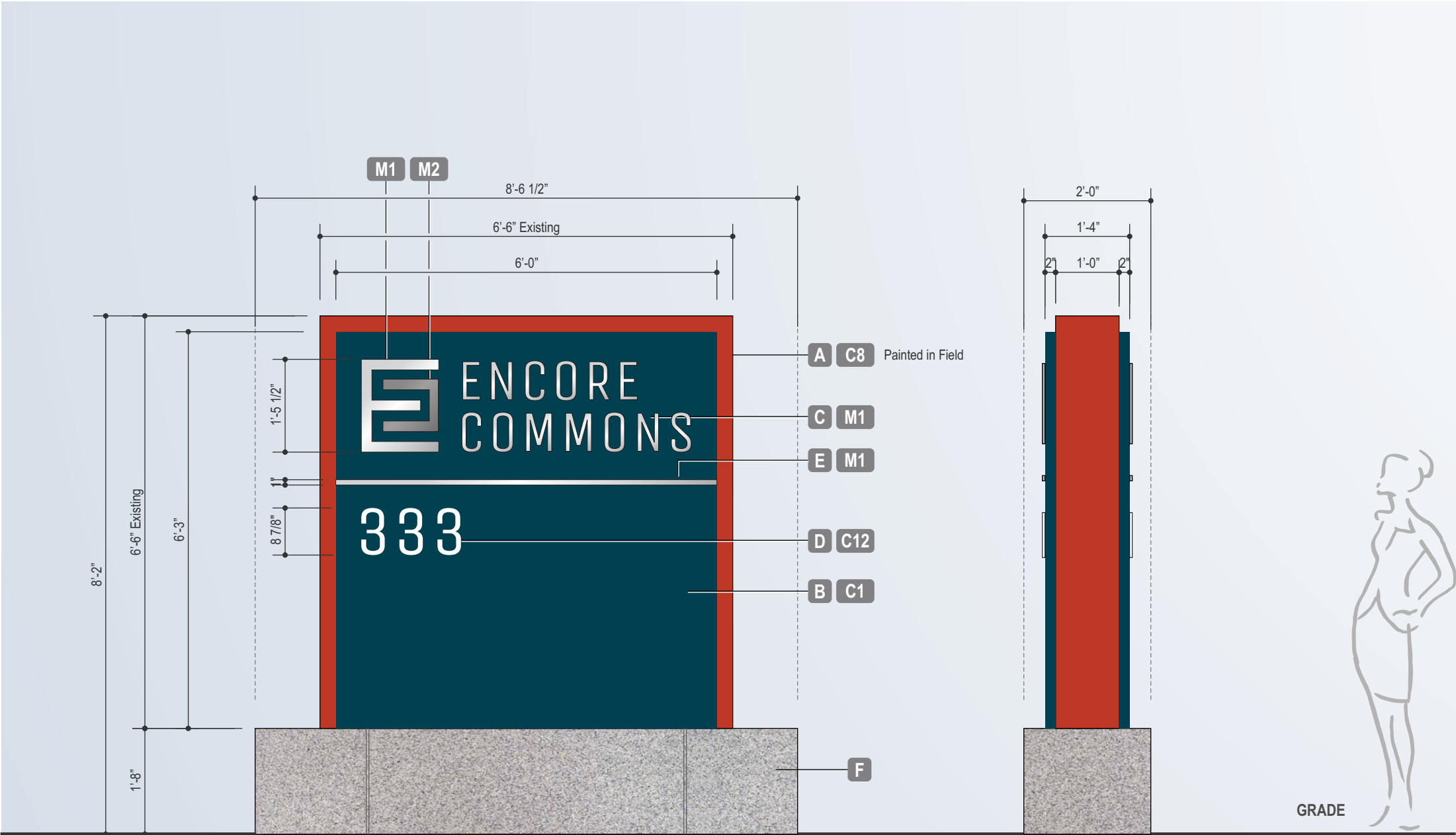
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- ☐ Concept
- ☐ Preliminary
- ☒ Production

Secondary Monument / Details

Scale
1/2" = 1'-0"

Customer Signature Required



Secondary ID - 1 - Secondary Monument
Qty: 1 DF
Site 6

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C8 PMS 180
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Face Panel - aluminum fabricated pan
- C Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D 0.500" acrylic sub-copy painted finish
- E Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate
- F Base - Existing

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Management Company
Nimble

Property Name & Address
Encore Commons
555 North Point Center East
Alpharetta GA 30022

Sales Order
9708

DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date	NA
0	

Design Time
2

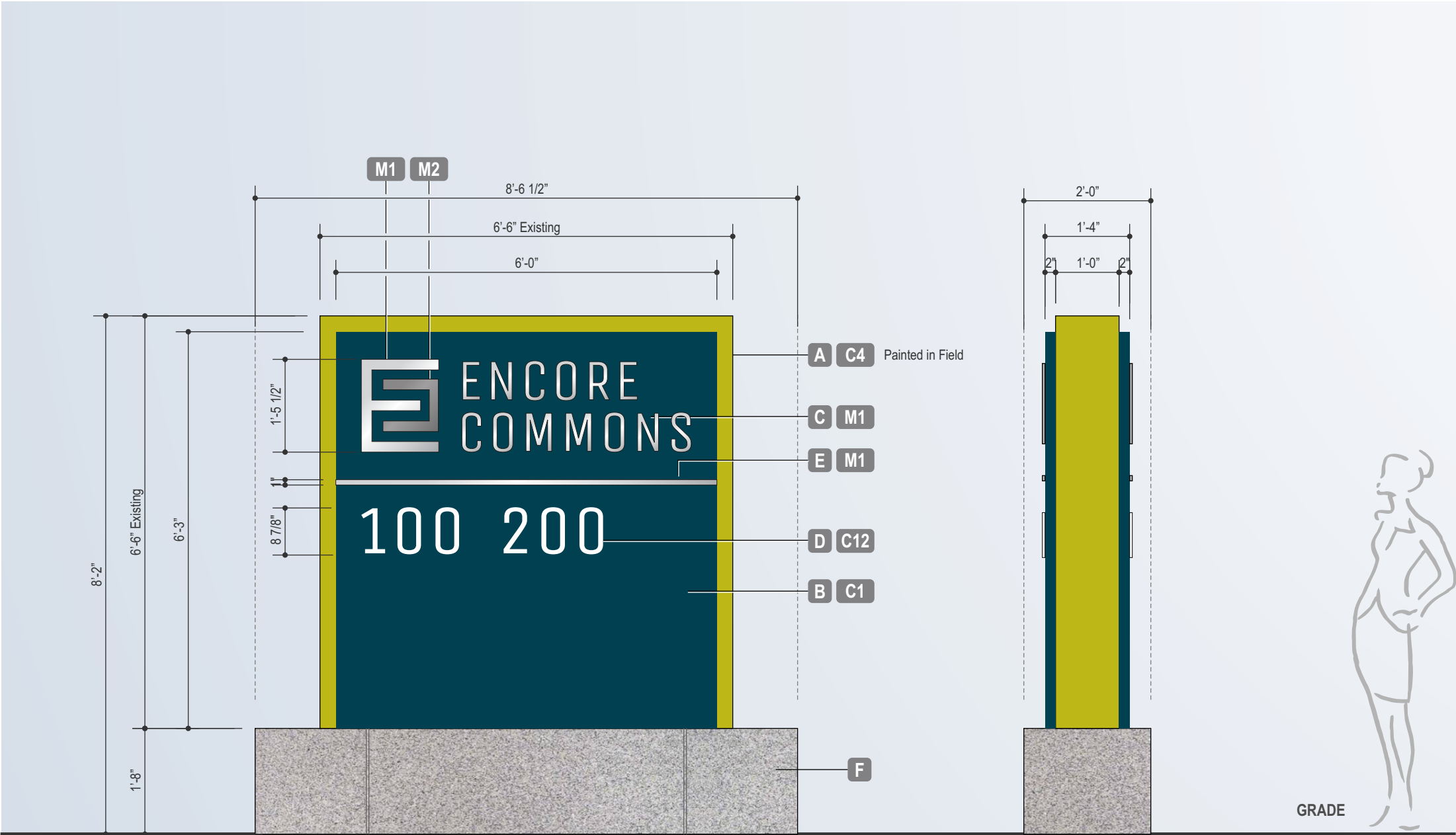
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- Concept
- Preliminary
- Production

Secondary Monument / Details

Scale
1/2" = 1'-0"

Customer Signature Required



Secondary ID - 1 - Secondary Monument
Qty: 1 DF
Site 7

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C4 PMS 390
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Face Panel - aluminum fabricated pan
- C Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D 0.500" acrylic sub-copy painted finish
- E Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate
- F Base - Existing

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02.05.2018

Revision Date
NA
0

Design Time
2

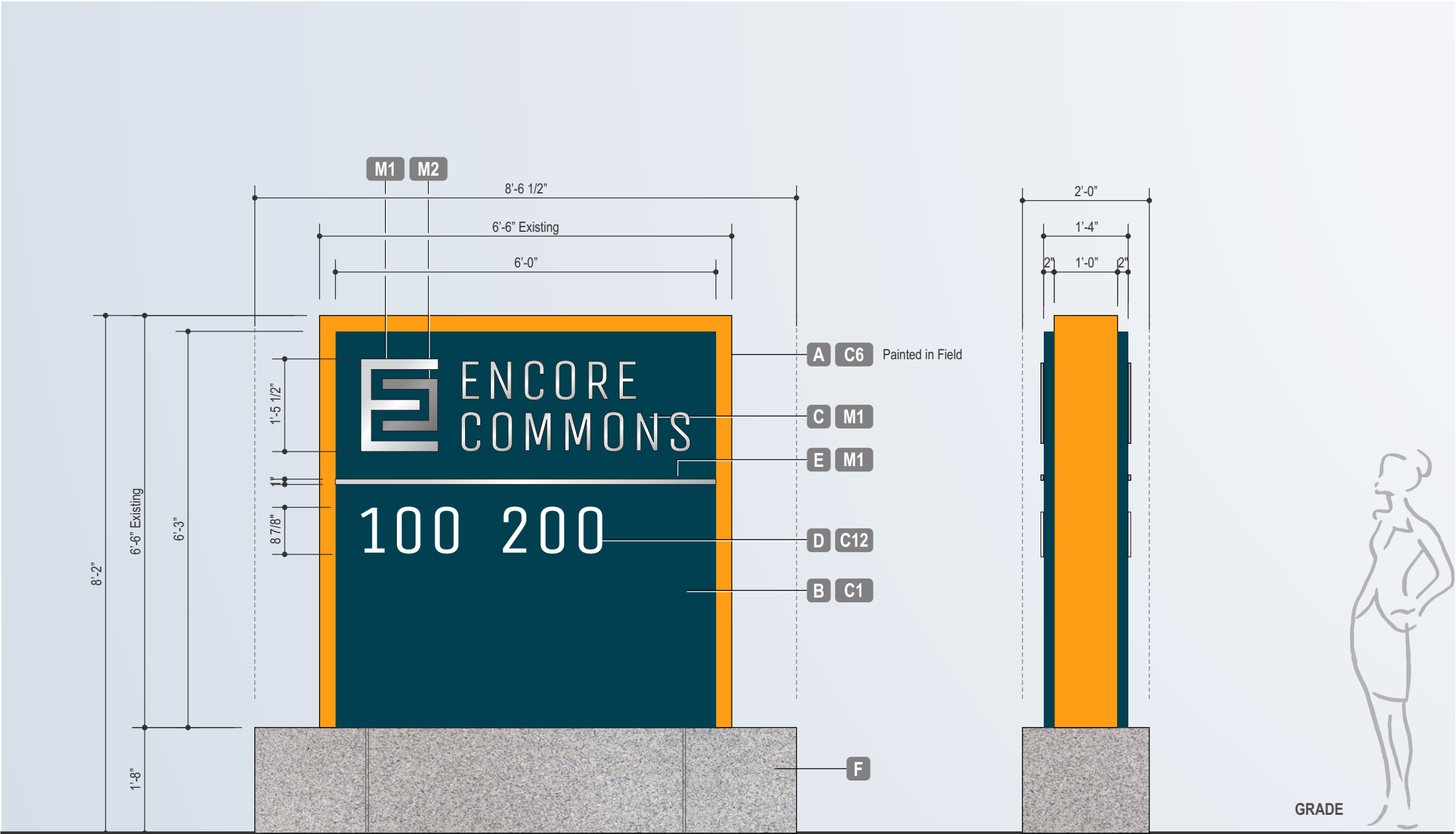
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- ☐ Concept
- ☐ Preliminary
- ☒ Production

Secondary Monument / Details

Scale
1/2" = 1'-0"

Customer Signature Required



Secondary ID - 1 - Secondary Monument
Qty: 1 DF
Site 8

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C6 PMS 1375
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Face Panel - aluminum fabricated pan
- C Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- D 0.500" acrylic sub-copy painted finish
- E Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate
- F Base - Existing

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DeNyse Representative
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Date
02.05.2018

Revision Date	NA
0	

Design Time
2

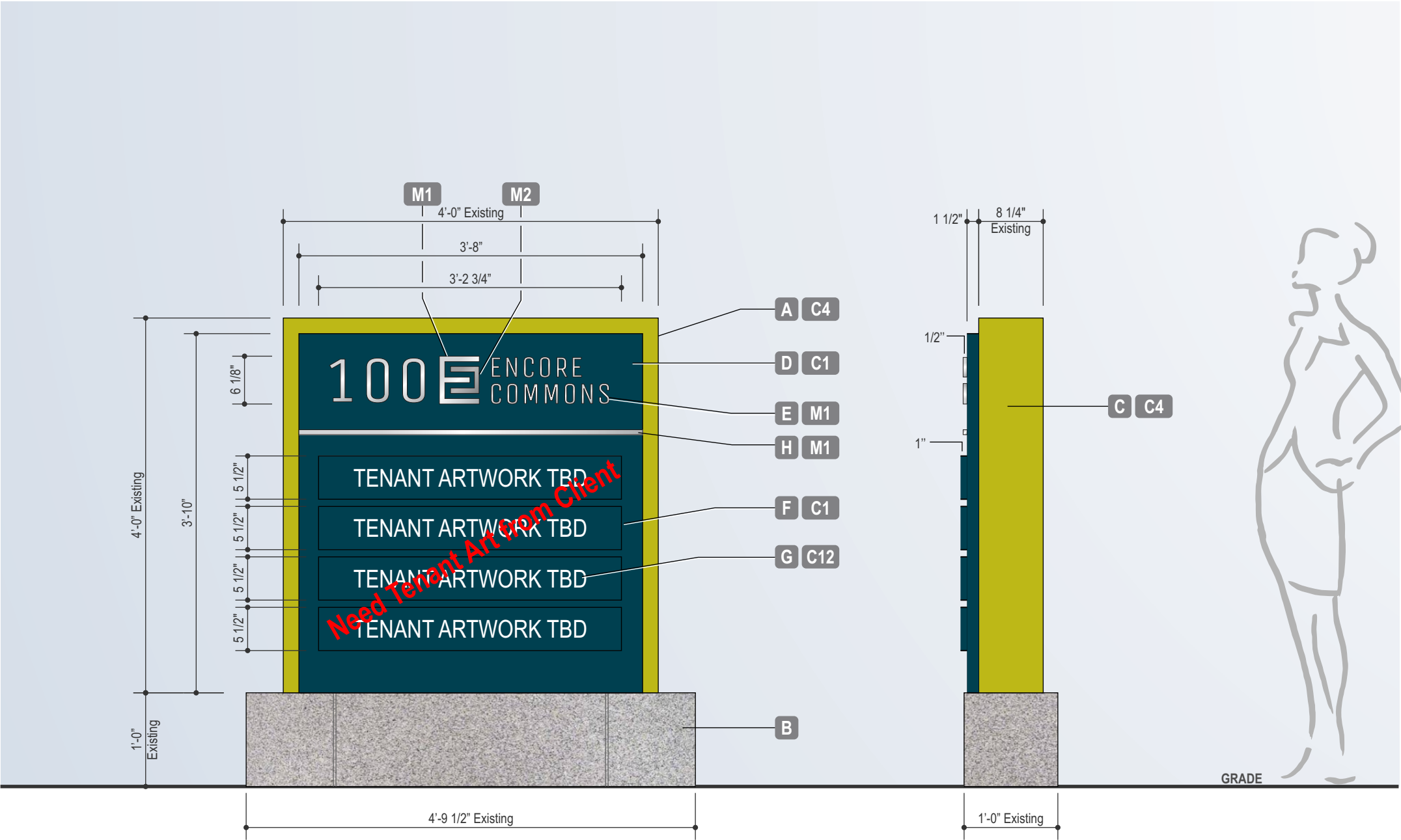
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- Concept
- Preliminary
- Production

Secondary Monument / Details

Scale
1/2" = 1'-0"

Customer Signature Required



FRONT VIEW

RIGHT SIDE

Tenant - 1 - Tenant Monument 100
Qty: 1 SF
Site 9

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C4 PMS 390
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Base - Existing
- C Side & Top Filler - Existing Sign will be modified by removing a round pipe, side and top filler skin of .125" Aluminum is required.
- D Face Panel - 1 1/2" aluminum fabricated pan
- E Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- F Tenant Panels - 1" Aluminum Fabricate Pans
- G Tenant Graphics - Vinyl Applied
- H Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

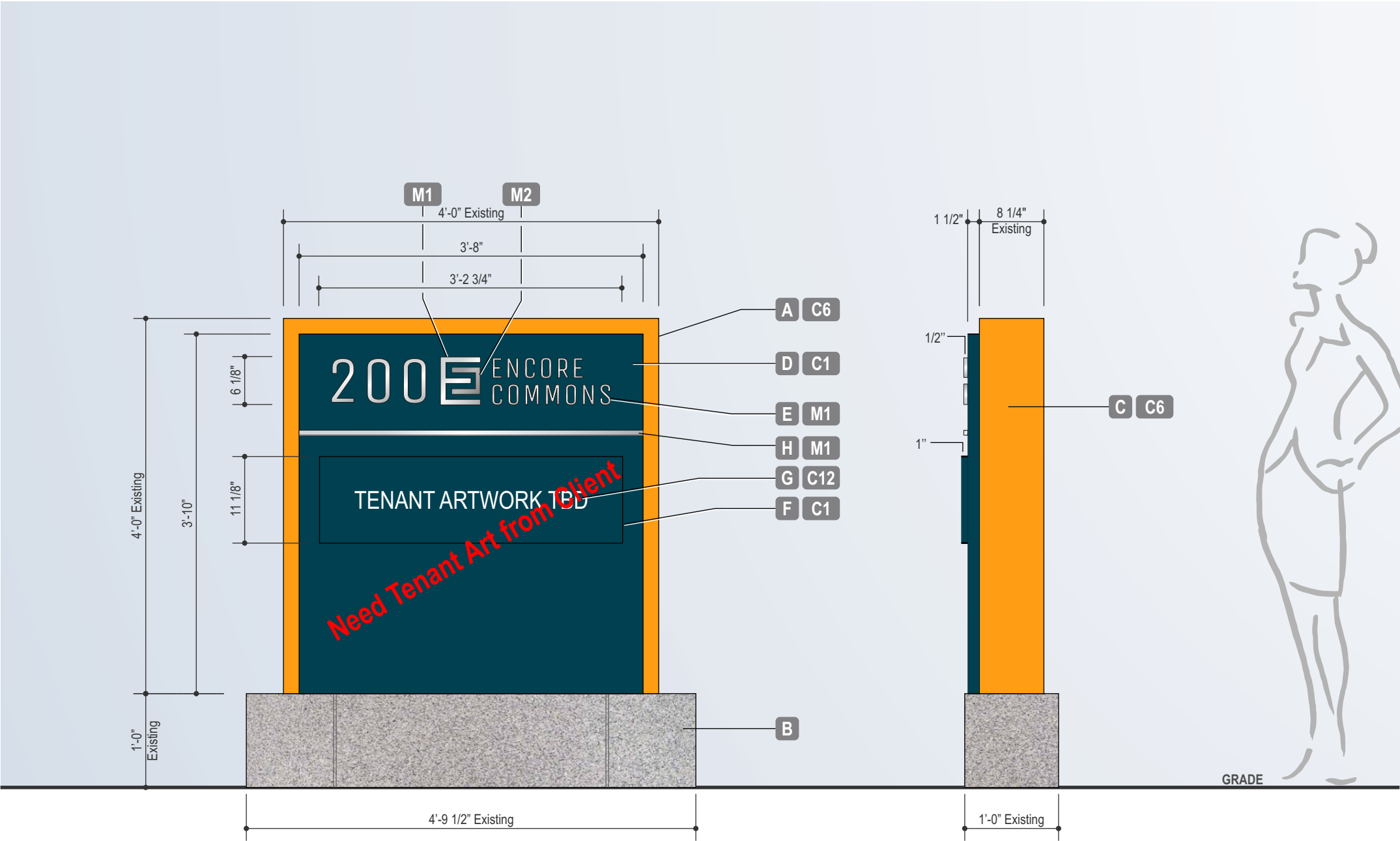
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Commons - Alpharetta
GA\Production\Design\Tena
nt Monument 1 v1 Prod.cdr

- Concept
- Preliminary
- Production

Tenant Monument / Details

Scale
3/4" = 1'-0"

Customer Signature Required



FRONT VIEW

RIGHT SIDE

Tenant - 1 - Tenant Monument 200
Qty: 1 SF
Site 10

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C6 PMS 1375
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Base - Existing
- C Side & Top Filler - Existing Sign will be modified by removing a round pipe, side and top filler skin of .125" Aluminum is required.
- D Face Panel - 1 1/2" aluminum fabricated pan
- E Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- F Tenant Panels - 1" Aluminum Fabricate Pans
- G Tenant Graphics - Vinyl Applied
- H Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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DeNyse Representative
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Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

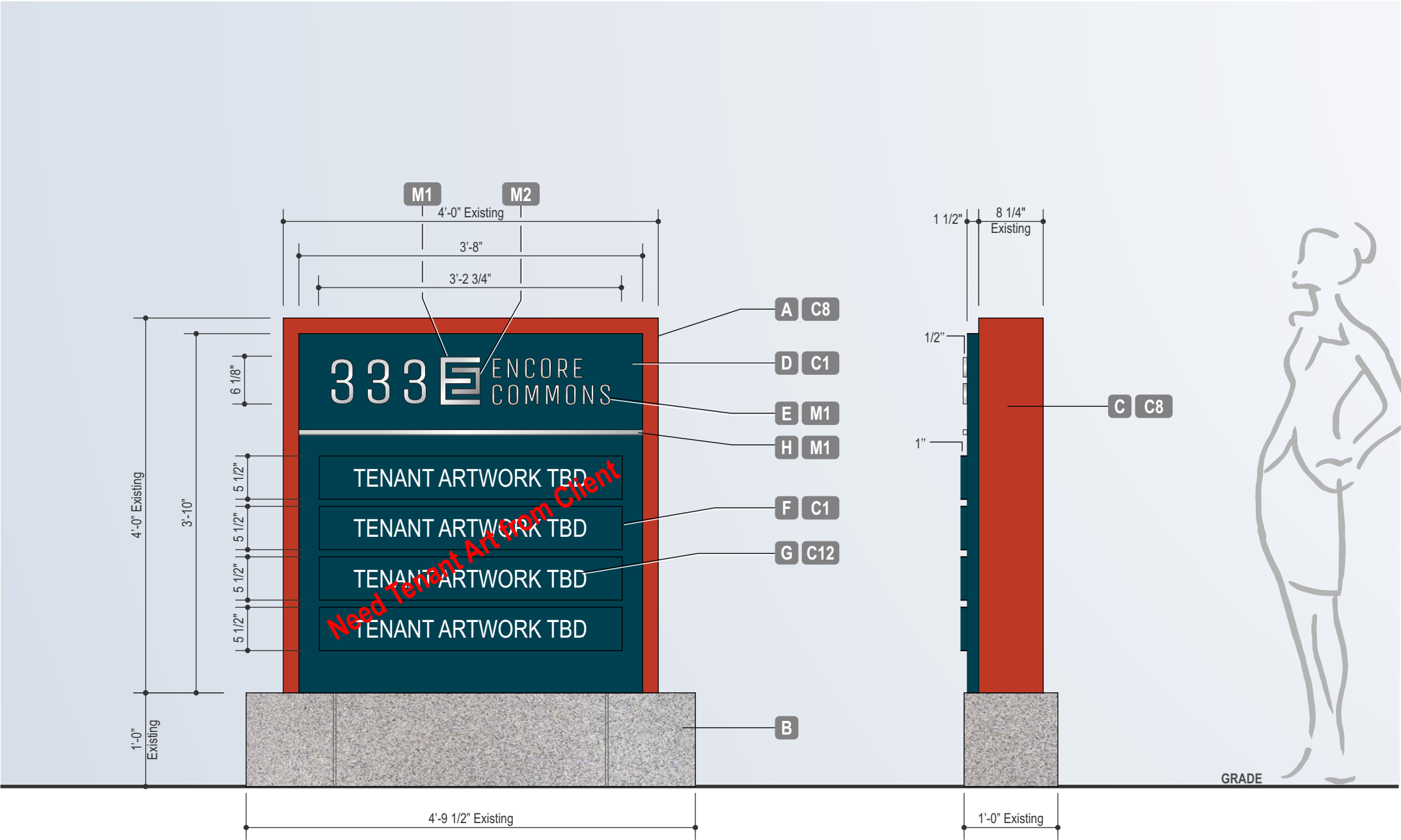
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- Concept
- Preliminary
- Production

Tenant Monument / Details

Scale
3/4" = 1'-0"

Customer Signature Required



FRONT VIEW

RIGHT SIDE

Tenant - 1 - Tenant Monument 333
Qty: 1 SF
Site 11

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C8 PMS 180
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Base - Existing
- C Side & Top Filler - Existing Sign will be modified by removing a round pipe, side and top filler skin of .125" Aluminum is required.
- D Face Panel - 1 1/2" aluminum fabricated pan
- E Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- F Tenant Panels - 1" Aluminum Fabricate Pans
- G Tenant Graphics - Vinyl Applied
- H Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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DeNyse Representative
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Designer
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Date
02.05.2018

Revision Date
NA
0

Design Time
2

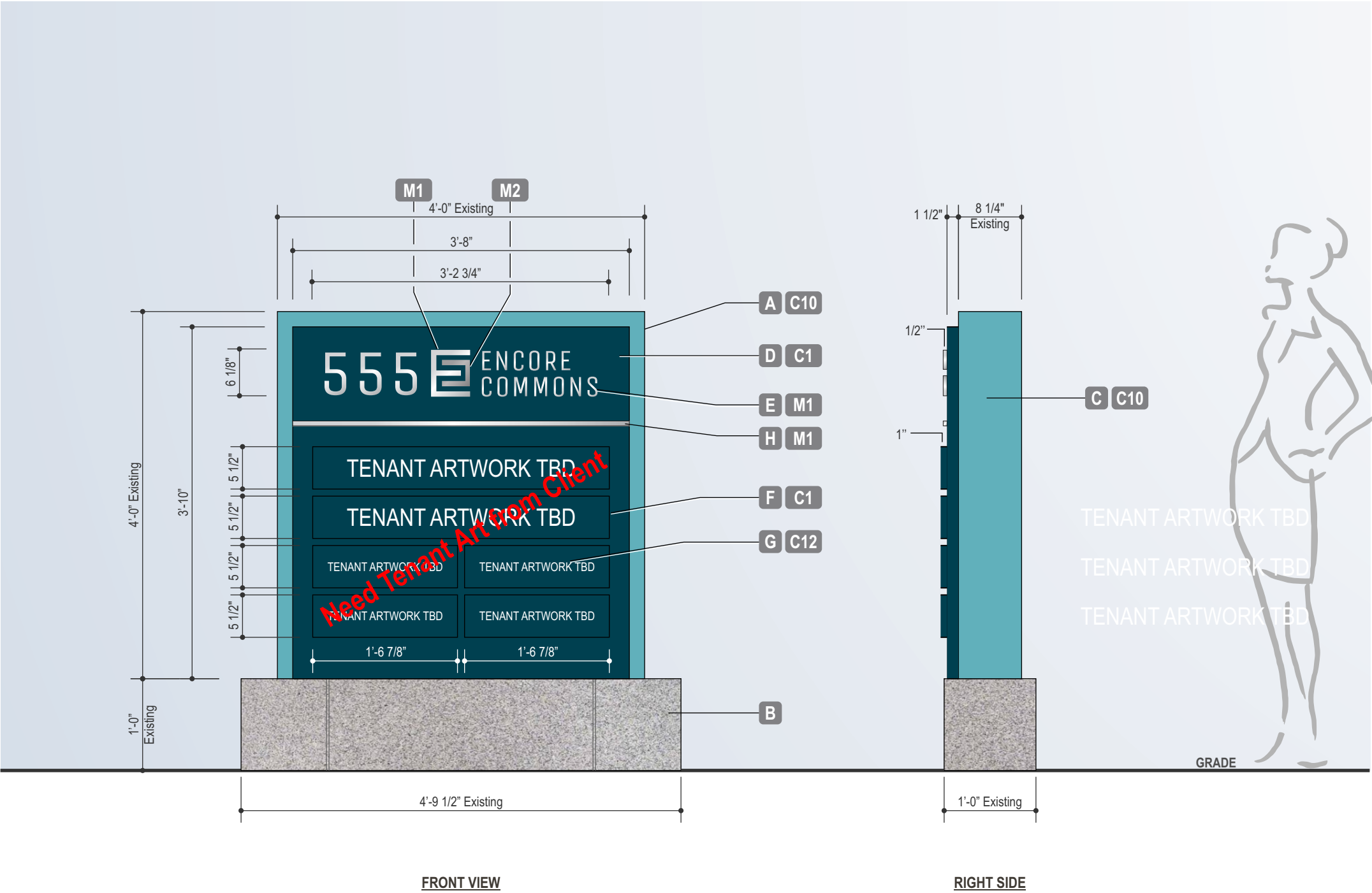
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Commons - Alpharetta
GA\Production\Design\Tena
nt Monument 1 v1 Prod.cdr

- Concept
- Preliminary
- Production

Tenant Monument / Details

Scale
3/4" = 1'-0"

Customer Signature Required



Tenant - 1 - Tenant Monument 555
Qty: 1 SF
Site 12

RETROFIT STRUCTURE

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 PMS 547
- C10 PMS 7709
- C12 White
- M1 Prefinished Brushed Aluminum w/ Clear Matte Finish
- M2 Prefinished Brushed Aluminum w/ Black Tint Finish

Construction Specifications

- A Cabinet - Existing - Painted in Field
- B Base - Existing
- C Side & Top Filler - Existing Sign will be modified by removing a round pipe, side and top filler skin of .125" Aluminum is required.
- D Face Panel - 1 1/2" aluminum fabricated pan
- E Individually routed and painted 0.500" acrylic main copy/logo with brushed aluminum laminated faces
- F Tenant Panels - 1" Aluminum Fabricate Pans
- G Tenant Graphics - Vinyl Applied
- H Rule Line- 0.500" acrylic w/ 0.040" brushed aluminum laminate

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Designer
WJB*

Date
02.05.2018

Revision Date
NA
0

Design Time
2

Filepath
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Commons - Alpharetta
GA\Production\Design\Tena
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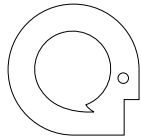
- Concept
- Preliminary
- Production

Tenant Monument / Details

Scale
3/4" = 1'-0"

Customer Signature Required

100

 Serendipity Labs®

200

333

PayGo®

555

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Nimble

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Alpharetta GA 30022

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DeNyse Representative
Justin Shealey

Designer
WJB*

Date
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Revision Date

	NA

Design Time
2

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and Photos\E\Encore
Commons - Alpharetta
GA\Production\Design\Tena
nt Monument 1 v1 Prod.cdr

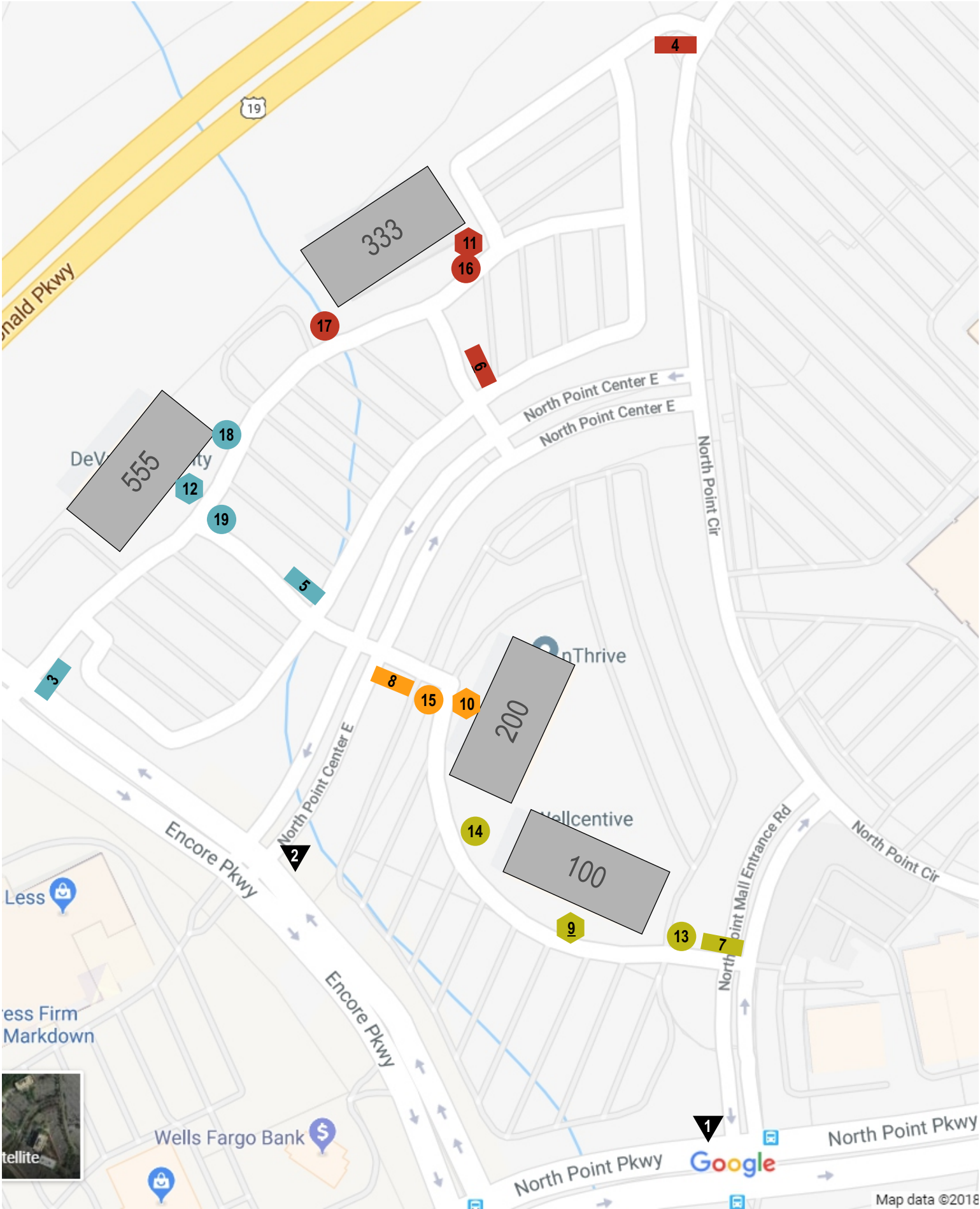
- ☐ Concept
- ☐ Preliminary
- ☒ Production

Tenant Artwork

Scale
NTS



Customer Signature Required



Key Code/ Site Number	Sign Name
1	Primary Monument (New)
2	Primary Monument (New)
3	Secondary Monument “555” (New)
4	Secondary Monument “333” (New)
5	Secondary Monument “555” (Retrofit)
6	Secondary Monument “333” (Retrofit)
7	Secondary Monument “100 200” (Retrofit)
8	Secondary Monument “100 200” (Retrofit)
9	Tenant Monument “100...” (Retrofit)
10	Tenant Monument “200...” (Retrofit)
11	Tenant Monument “333...” (Retrofit)
12	Tenant Monument “555...” (Retrofit)
13	Wayfinding Directional (Retrofit)
14	Wayfinding Directional (Retrofit)
15	Wayfinding Directional (Retrofit)
16	Wayfinding Directional (Retrofit)
17	Wayfinding Directional (Retrofit)
18	Wayfinding Directional (Retrofit)
19	Wayfinding Directional (Retrofit)

Scale
NTS

Customer Signature Required

Sign Location Plan

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DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

Revision Date
NA

Design Time
2

Filepath
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Commons - Alpharetta
GA\Production\Design\
Sign Location Plan
Prod.cdr

○ Concept
○ Preliminary
● Production



Site 1 / Primary Monument

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Sales Order
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DeNyse Representative
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Designer
WJB*

Date
02.05.2018

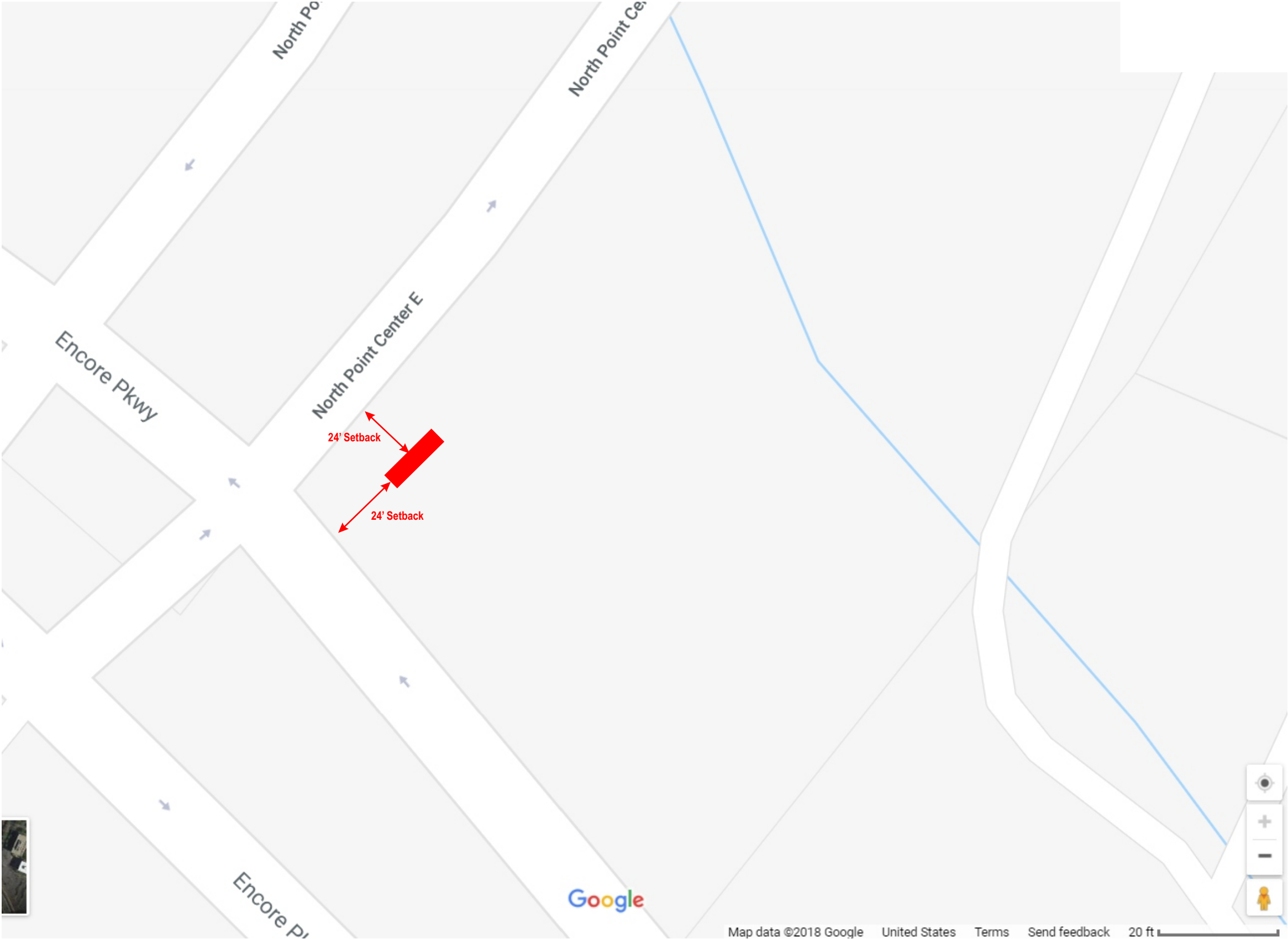
Revision Date

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Design Time
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Filepath
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- ☐ Concept
- ☐ Preliminary
- ☒ Production



Site 2 / Primary Monument

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Alpharetta GA 30022

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DeNyse Representative
Justin Shealey

Designer
WJB*

Date
02.05.2018

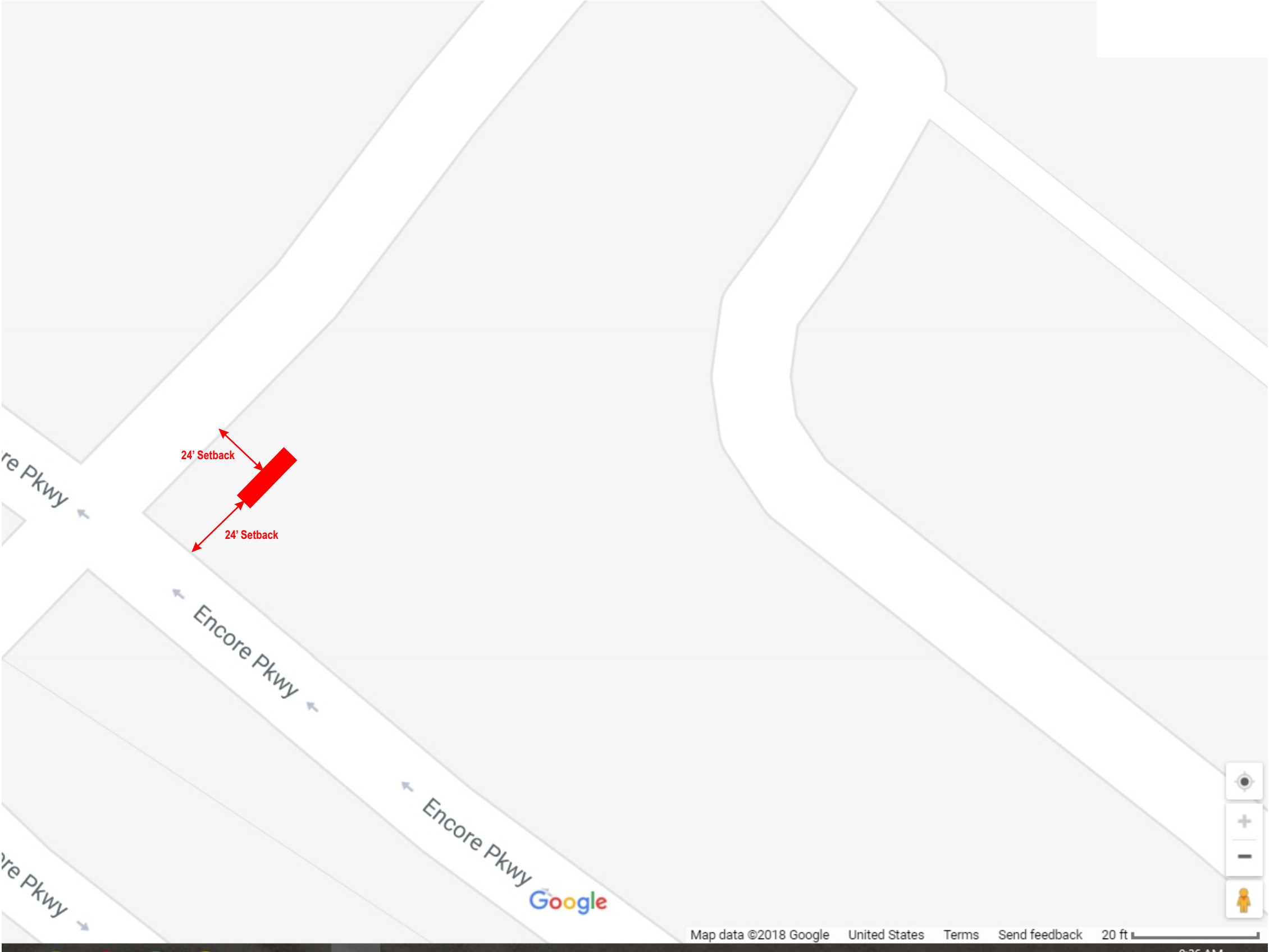
Revision Date

0	NA

Design Time
2

Filepath
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- ☐ Concept
- ☐ Preliminary
- ☒ Production



Site 3 / Secondary Monument

 Customer Signature Required

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Designer
WJB*

Date
02.05.2018

Revision Date

0	NA

Design Time
2

Filepath
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- ☐ Concept
- ☐ Preliminary
- ☒ Production



Site 4 / Secondary Monument

 Customer Signature Required

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Designer
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Date
02.05.2018

Revision Date

0	NA

Design Time
2

Filepath
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- ☐ Concept
- ☐ Preliminary
- ☒ Production



Site 5 / Secondary Monument

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Designer
WJB*

Date
02.05.2018

Revision Date

0	NA

Design Time
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- ☐ Concept
- ☐ Preliminary
- ☒ Production



Site 6 / Secondary Monument

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Designer
WJB*

Date
02.05.2018

Revision Date

0	NA

Design Time
2

Filepath
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- ☐ Concept
- ☐ Preliminary
- ☒ Production



Site 7 / Secondary Monument

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Designer
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Date
02.05.2018

Revision Date
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Design Time
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and Photos\E\Encore
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- ☐ Concept
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- ☒ Production



Site 8 / Secondary Monument

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Designer
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Date
02.05.2018

Revision Date
NA
0

Design Time
2

Filepath
V:\DS Graphics\Drawings
and Photos\E\Encore
Commons - Alpharetta
GA\Production\Design\
Sign Location Plan
Prod.cdr

- ☐ Concept
- ☐ Preliminary
- ☒ Production

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: ALPHA FOOD LLC

Location Address: 560 North MAIN ST

Mailing Address: 560 North Main St.

City: ALPHARETTA State: GA Zip Code: 30009

Contact For All Notifications: Jodi Jackson

Contact Telephone: 770 318 0545 Mobile Telephone: 770 318 0545

Fax: 770 591 8287 Email: jodie@bakerimaging.com

Contact's Relation To Business: Sign contractor hired by Oil Company Distributor

This Application For (Check all that apply):

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

Application Fees:

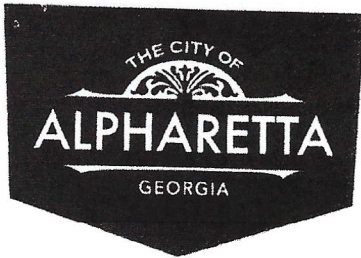
Any review within the Central Business District \$ 100.00

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: DHARAM + SAVITA BALKAN + ASHISH BALKAN

Physical Address: 1090 WINTHROPE CHASE DRIVE, ALPHARETTA, GA

Mailing Address: 560 N. MAIN ST. 30009

City: ALPHARETTA State: GA Zip Code: 30009

Owner Telephone: 678 - 644 - 4053, 1713 Contact Fax: 678 - 520 - 0821

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): DHARAM BALKAN (Managing Member of LLC) Date: Nov 27th 2017

Owner Signature: DBalkan

Property Information:

Address (If Assigned): 560 North MAIN ST ALPHARETTA GA 30009

Tax ID or Map Reference Number: Tax District: 10 - Alpharetta

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

Existing Zoning of Property: _____ Existing Uses of Property: Retail, gardening, CARWASH, 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: DBalkan

Date: 11/27/2017 Print Form

Shell
560 N. Main St.
Alpharetta, GA 30009

Existing image on
location



Shell
560 N. Main St.
Alpharetta, GA 30009

Existing image on
location



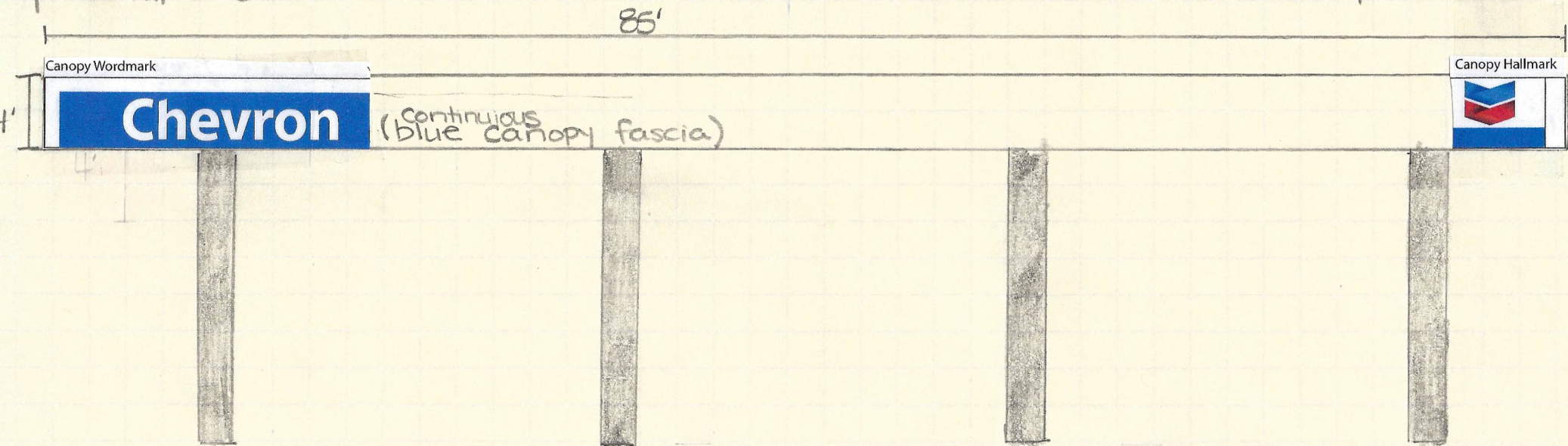
(Example of Chevron canopy)



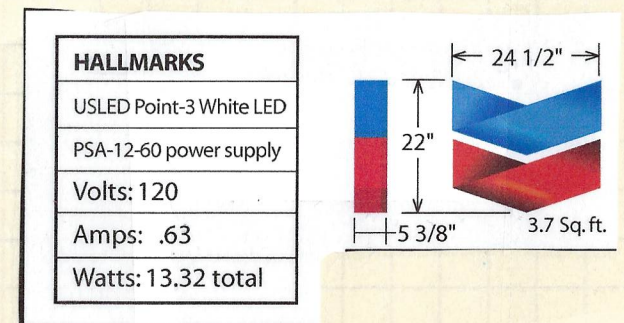
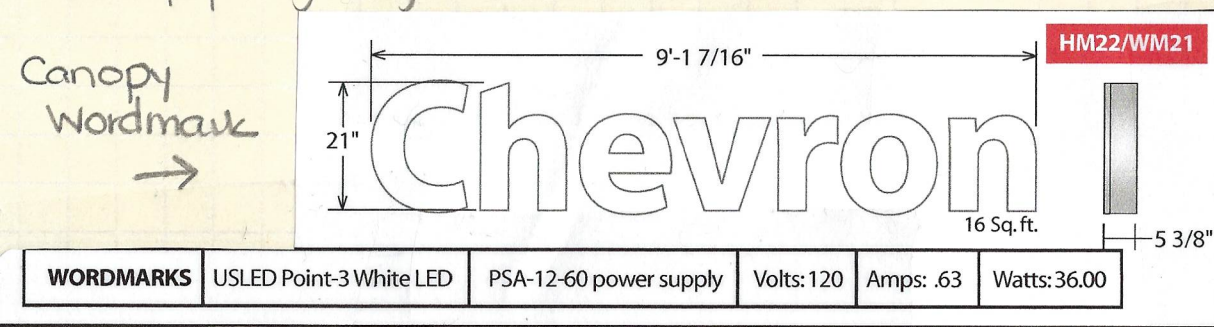
Shell → Chevron
 560 N. Main St.
 Alpharetta, GA 30009

"18" scale

Canopy side #1
 (Sign: Image change)
 Example Only



Canopy Signage Details:



Canopy Hallmark ↑

N. Main Street

Shell → Chevron
560 N. Main St.
Alpharetta, GA 30009

Existing Price Sign

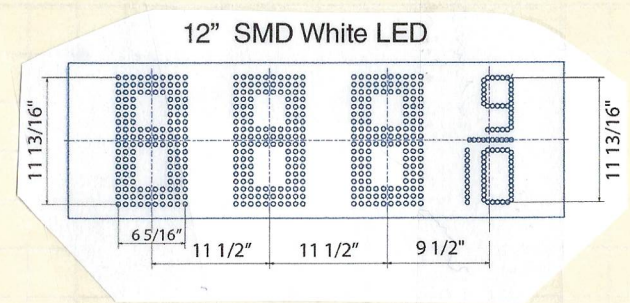
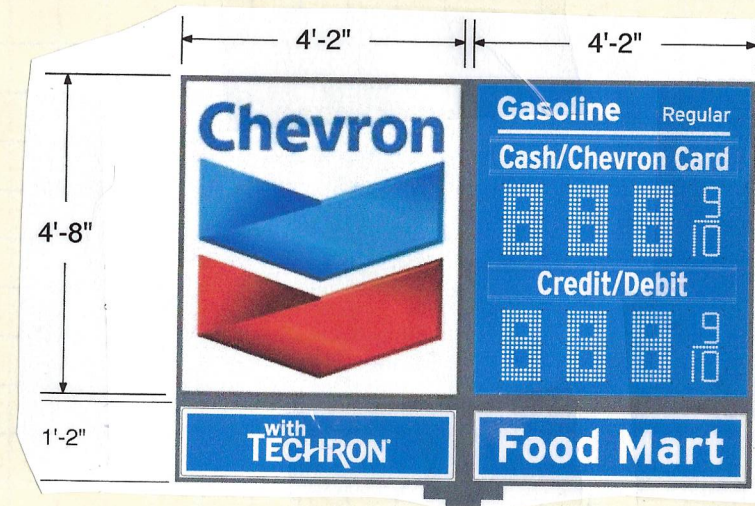
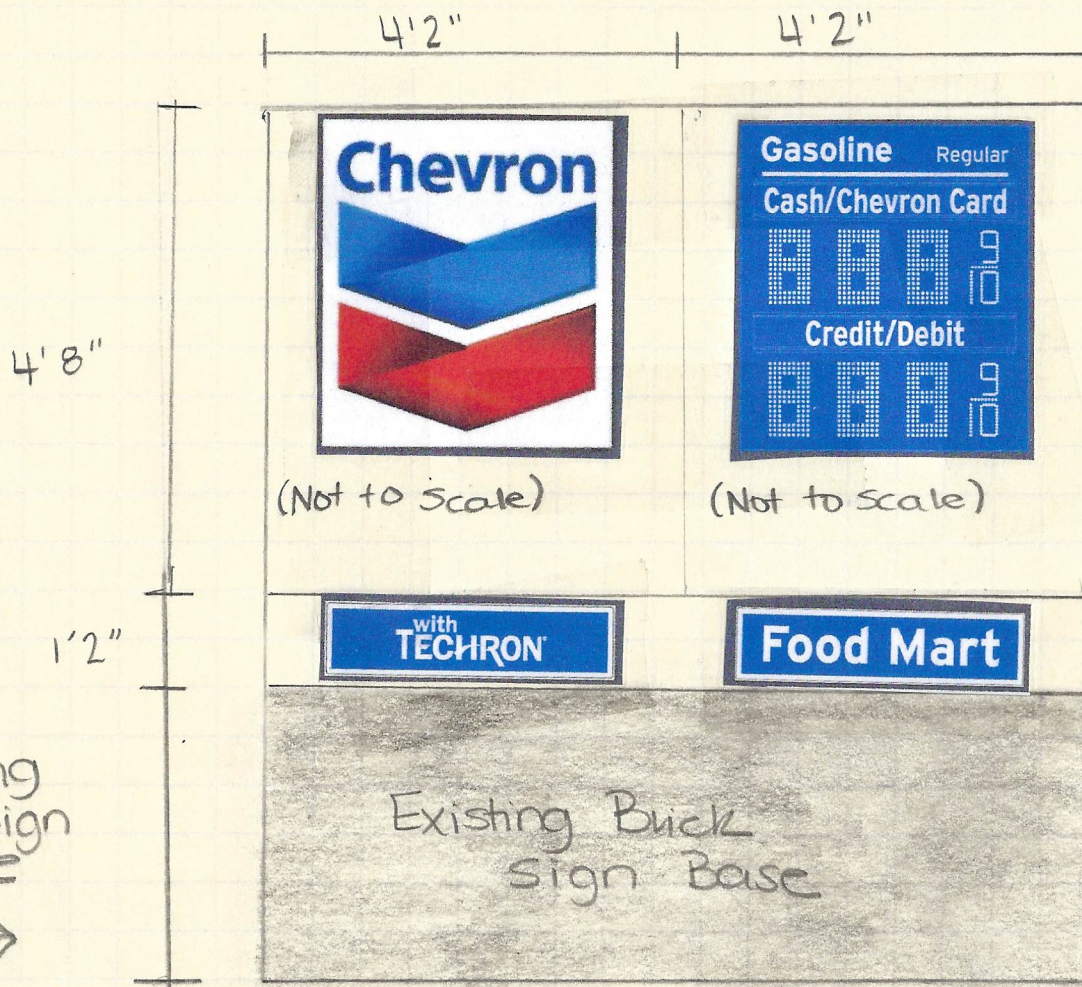
Vaughan Dr

Regular	269 $\frac{9}{10}$	
Diesel	299 $\frac{9}{10}$	
Cleaners		

560 N. Main St.
Alpharetta, GA 30009

1/2" scale

Price Sign
(Face Changes to)
Chevron Cabinets



Shell
500 N. Main St.
Alpharetta, GA 30009

Existing image
on location
* Building sign



Shell → Chevron
560 N. Main St.
Alpharetta, GA 30009

Building Sign
Replacement

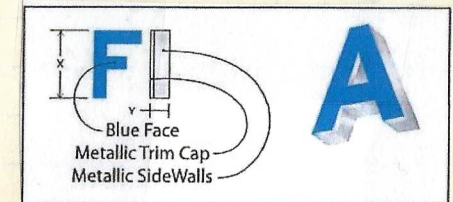
(Roof)



(Brick Building)

Building Letters:
Sign Detail

Chevron
Hallmark 20/20
Backcourt Lighted Letters



The Cotton House Hotel

4-3-2018



The Cotton House Hotel

4-3-2018



The Cotton House Hotel

4-3-2018



The Cotton House Hotel

4-3-2018



The Cotton House Hotel



The Cotton House Hotel

4-3-2018



The Cotton House Hotel

4-3-2018



The Cotton House Hotel

4-3-2018



The Cotton House



7. DRB180023 Cotton House Hotel 35 Milton Ave

Applicant presented review of new construction.

After Discussion of:

- Site Plan
 - Parking
 - Pedestrian Walkway
 - 41 Milton Ave Firewall
 - Old Canton side of elevation
 - Access to Milton Ave Alley
 - Staff stated that intent was that paseo would continue to the greenspace and that pathway to amenity is open to the public.
 - Importance of alley view
- ❖ Board Member Schwing offered a motion to defer for the Applicant to consider comments from today which include the following: more depth on the window arches, more inset on the doors, some kind of ornamentation on the stair tower, more fenestration or arches or detail on the Old Canton St. side, a balustrade along the green roof on Milton if applicable, we will need to see the Elevation along the alleyway as we discussed and of course to come back with your final material selections on everything including a color sample of the awning
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0)

There was discussion on the balustrade, roofline acting as interior railing. Balustrade may look odd.

Chairman Brown called a recess at 1:51 p.m.

Chairman Brown called the meeting back to order at 1:53 p.m.



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: November 13, 2017

Z-17-16/CU-17-12/V-17-35 Cotton House Boutique Hotel

Consideration of a request to rezone 0.99 acres from C-2 (General Commercial) to DT-C (Downtown Core) in order to develop a 4-story, 119-room boutique hotel, restaurant and hotel amenities and remove the structures at 21, 29 and 35 Milton Avenue. A conditional use is requested to allow a 'Boutique Hotel'. A variance is requested to reduce a rear setback. The subject property is located at 21, 29 and 35 Milton Avenue at the northwest corner of Milton Avenue and Old Canton Street.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 6-1 (Gilvin)

- ❖ *Council Member Kennedy offered a motion to approve Z-17-16/CU-17-12/V-17-35 Cotton House Boutique Hotel with the following changes:*
 - *Condition #6 - add to the end of the condition, "with applicant budget not to exceed \$15,000."*
 - *Condition #16 – amend to read, "Tree-lined streets shall be provided along Milton Avenue and Old Canton Street, as approved by staff. Provide detailed street planting for Milton Avenue and Old Canton Street. Streetscape shall meet the Downtown Code requirements and shall incorporate tree wells and pedestrian lighting , as approved by staff. Streetscape shall incorporate large canopy trees (Willow, Pin, Shurmard oaks) on the southwest , southeast corners of the building. Tree species and spacing shall require Staff approval."*
 - *Condition #18 – amend to read, "All tree planting areas shall be designed using green infrastructure techniques to incorporate trees and stormwater in order to reduce their stormwater impacts on the surrounding downtown area as approved by Staff."*
 - *Condition #23 – amend to read, "Developer shall improve Milton Avenue streetscape on the north side of Milton Avenue along the hotel site frontage, between Canton Street and Main Street, in concept as depicted on Exhibit A, with final approval by Staff. Improvements shall include brick paver sidewalk, decorative pedestrian lights, on-street parallel parking, curb and gutter and landscaping, with final approval by Staff. Developer shall be permitted road impact fee credits for off-site streetscape improvements and system improvements."*
 - *Condition #25 – amend to read, "Valet drop-off area along Milton Avenue shall be designed in concept as depicted on exhibit A. Valet operation shall not overflow onto Milton Avenue. If valet operation is deemed deficient by the City Transportation Planner, Hotel Operator shall work with staff to develop a revised service plan."*
 - *Add a condition #26 to read, "Applicant shall provide an alternate plan for valet service to be implemented when roads are closed for special events."*
 - *Add a condition #27 to read, "Buildings shall be illuminated in coordination with the City for holidays and special events."*
- *The motion received a second from Council Member Owens with a friendly amendment to Condition #22 to read, "Property owner shall enter into a Development Agreement with the City to address valet operations, special events, lighting and other operation issues along Milton Avenue and Old Canton Street to be approved by Staff and City Attorney."*
- *Amendment Accepted*
- *Council Member Binder offered a substitute motion to approve with all of Council Member Kennedy's Amendments except for Condition #2 – amend to read, "Hotel shall be permitted not to exceed 4 stories, 50 feet in height and a maximum of 119 rooms."*
- *Motion failed for a lack of a second*

- *Council Member Binder offered a friendly amendment to adjust height from 56 feet to 50 feet in Condition #2.*
- *Amendment not accepted*
- *The motion was approved 6-1; Gilvin voting no*

Final Conditions:

1. The property shall be zoned "DT-C" and the site shall be developed substantially similar to the plan by Kimley- Horn & Associates, dated 11/9/2017. However, site plan is subject to meeting all City Code requirements and conditions of zoning.
2. One boutique hotel shall be permitted not to exceed 4-stories and 56' in height with a maximum 119 guest rooms. First-floor building height shall be a minimum 15'. Accessory uses shall be limited to restaurant, day spa and fitness center. Boutique hotel shall be limited to Curio Collection by Hilton or Hotel Indigo by IHG. No extended stay or "suites" hotel shall be permitted.
3. Building architecture and materials shall be substantially similar to elevations prepared by archStudio7, dated 11/9/2017, with final approval by DRB. Building elevations shall require authentically historic details, including window trim, keystones, window mullions, etc. Window A/C units shall not be visible on the exterior of the building. Building shall step back a minimum 10' along Milton Avenue and include planters and landscaping as depicted on the elevations.
4. Development shall be permitted the following setbacks:
 - a. 0' Front Yard
 - b. 0' Side Yard
 - c. 0' – 6' Rear Yard, per the approved zoning plan
5. Dedicate a 10' permanent easement to the City for public access along the northwest property line, as depicted on the site plan, dated 11/9/2017. The easement shall include landscaping, low-level path lighting, seating areas, as approved by Staff. A bike share station shall be provided as approved by Staff.
6. Developer shall provide a minimum of one (1) original sculpture located at a prominent location in the development. Sculpture and location shall require approval by DRB. Sculpture shall be installed prior to the issuance of a CO, with applicant budget not to exceed \$15,000.
7. A minimum 5' brick paver sidewalk shall be provided along Old Canton Street.
8. Decorative foundation plantings (ornamental trees, shrubs, vines, grasses, etc.), in planting beds or in decorative containers, shall be provided along the building frontage on Milton Avenue and Old Canton Street, as approved by DRB.
9. Edge of planting areas shall be no closer than 14' to the face of the building or overhangs, balconies, etc., as approved by Staff.
10. Minimum 0.24 acres of amenity space shall be provided as depicted on site plan, dated 11/9/2017, including landscape, hardscape, lighting and seating/gathering areas, as approved by DRB. The plaza/courtyard at the rear of the hotel shall be open to the public, except when used for events by the hotel.
11. 'Back of house' functions, such as loading or dumpster areas, shall not be visible from the street. Generator and dumpster shall be contained within an enclosure with materials that match the building and shall include landscape screening as approved by DRB.

Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.

12. Retaining walls and walls associated with the structured parking shall receive architectural façade treatment or be heavily landscaped.
13. Areas between the building and the street shall include decorative hardscape consisting of pavers or other materials, as approved by Staff. Landscaping shall also be required in well-defined planting beds and trees in tree wells, as approved by Staff.
14. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development.
15. Awnings shall be provided on buildings at street level, where reasonably appropriate.
16. Tree-lined streets shall be provided along Milton Avenue and Old Canton Street, as approved by staff. Provide detailed street planting for Milton Avenue and Old Canton Street. Streetscape shall meet the Downtown Code requirements and shall incorporate tree wells and pedestrian lighting , as approved by staff. Streetscape shall incorporate large canopy trees (Willow, Pin, Shurmard oaks) on the southwest , southeast corners of the building. Tree species and spacing shall require Staff approval.
17. The remainder of the Old Canton Street streetscape shall incorporate large and medium canopy trees with planting pits and underground soil volumes as approved by Staff.
18. All tree planting areas shall be designed using green infrastructure techniques to incorporate trees and stormwater in order to reduce their stormwater impacts on the surrounding downtown area as approved by Staff.
19. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
20. All utilities shall be located underground.
21. Developer shall improve Old Canton Street, adjacent to the hotel site, with decorative pavers, as approved by Staff. Based on the commitment by the developer, Old Milton Park shall be improved with a budget of \$50,000, including hardscape, landscape and seating, with final approval by Staff.
22. Property owner shall apply for road abandonment or seek approval of a development agreement to allow exclusive rights for valet operation along Milton Avenue and Old Canton Street, as approved by Staff.
23. Developer shall improve Milton Avenue streetscape on the north side of Milton Avenue along the hotel site frontage, between Canton Street and Main Street, in concept as depicted on Exhibit A, with final approval by Staff. Improvements shall include brick paver sidewalk, decorative pedestrian lights, on-street parallel parking, curb and gutter and landscaping, with final approval by Staff. Developer shall be permitted road impact fee credits for off-site streetscape improvements and system improvements.
24. Developer shall construct a mid-block crosswalk aligned with the Ceviche patio, as depicted in Exhibit A. Crosswalk shall be enhanced with brick pavers, curb extensions and a pedestrian refuge island, as approved by Staff.

25. Valet drop-off area along Milton Avenue shall be designed in concept as depicted on

exhibit A. Valet operation shall not overflow onto Milton Avenue. If valet operation is deemed deficient by the City Transportation Planner, Hotel Operator shall work with staff to develop a revised service plan.

26. Applicant shall provide an alternate plan for valet service to be implemented when roads are closed for special events.
27. Buildings shall be illuminated in coordination with the City for holidays and special events.

The Cotton House Alpharetta, GA



Proposed Conceptual Design

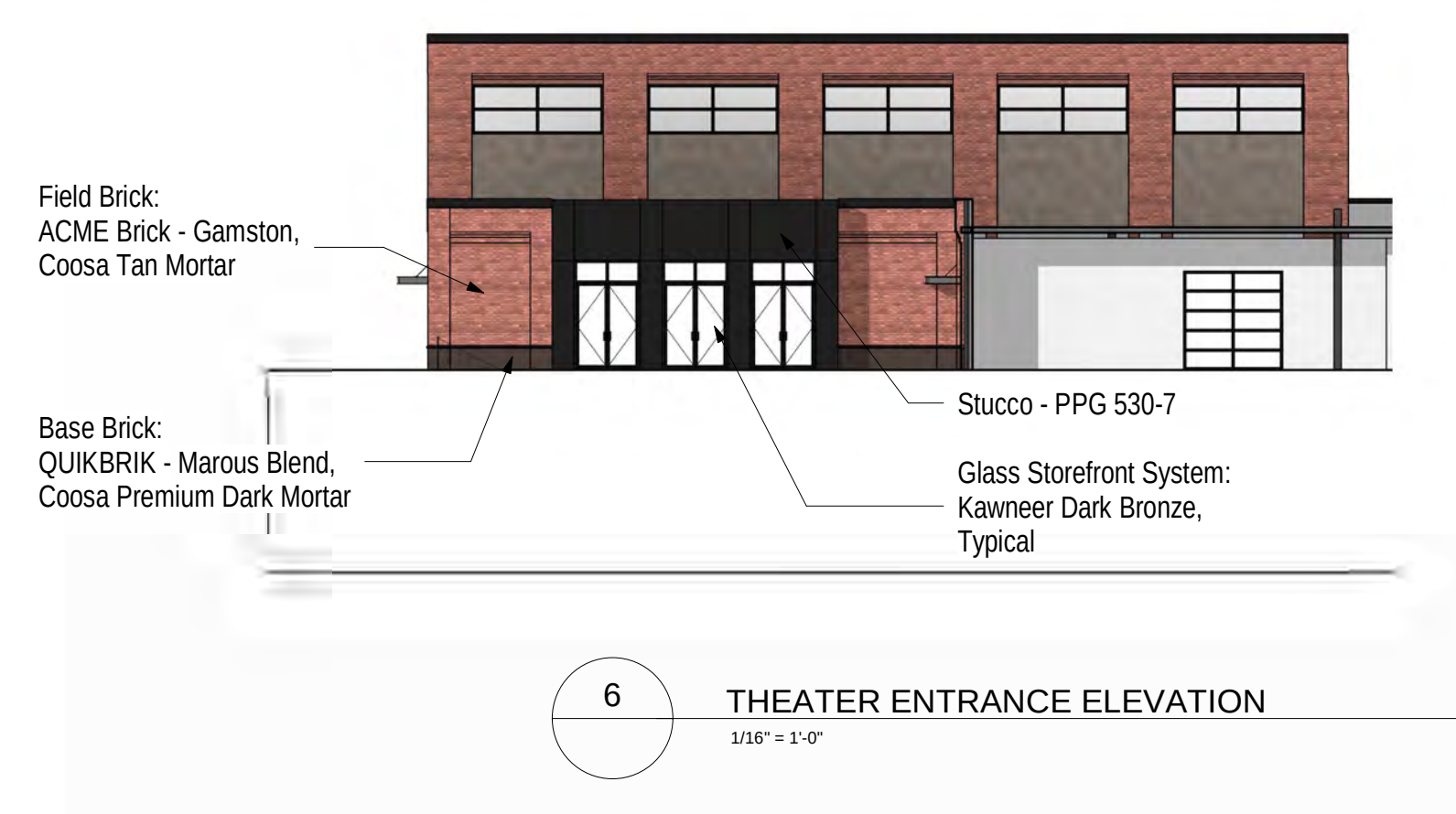
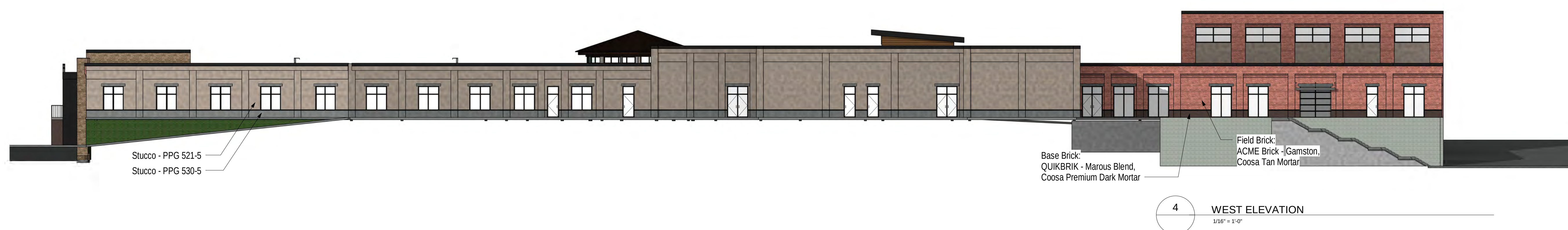
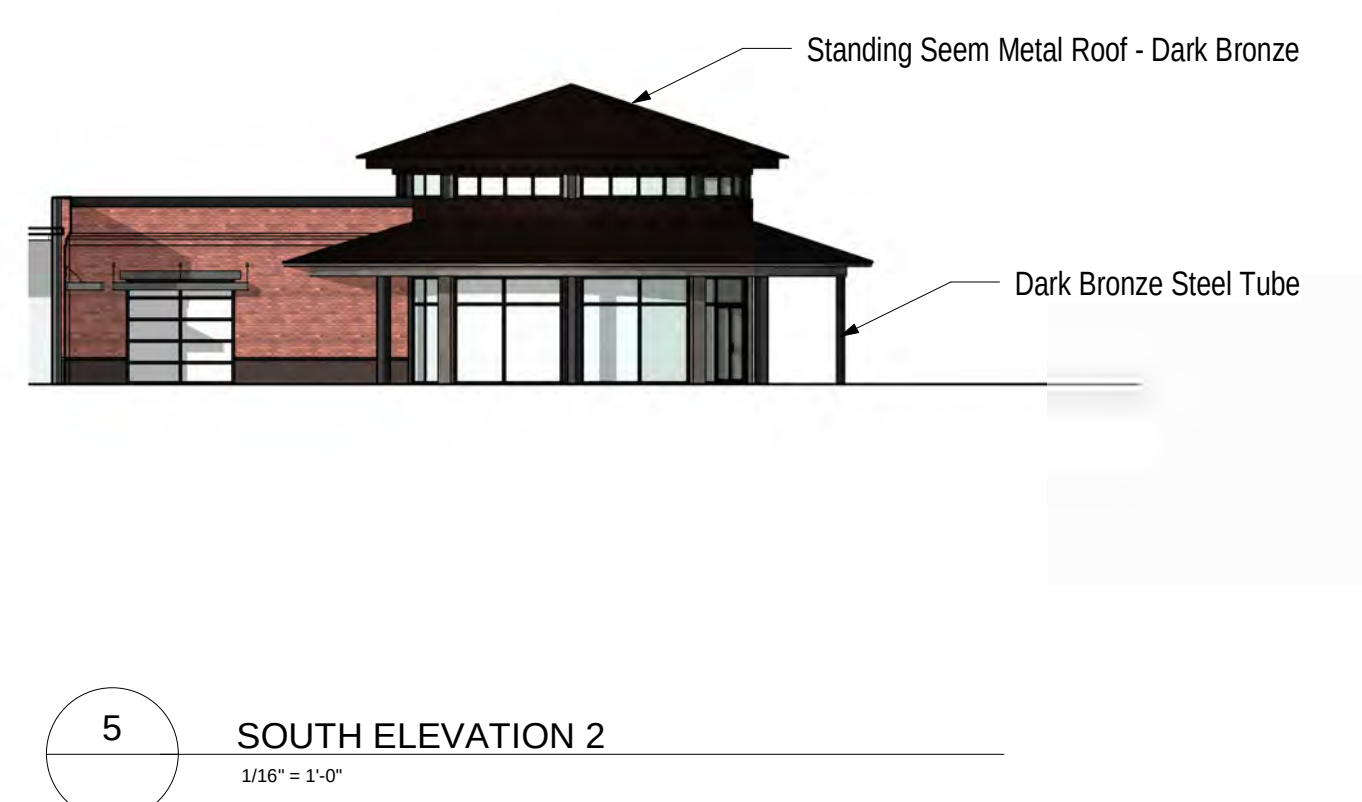
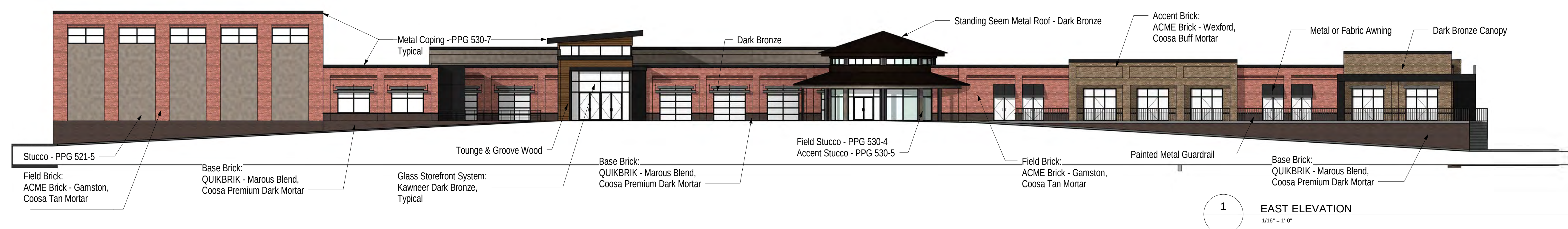
11/10/2017

archSTUDIO7
Architecture • Interior Design • Master Planning

www.archstudio7.com

301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600

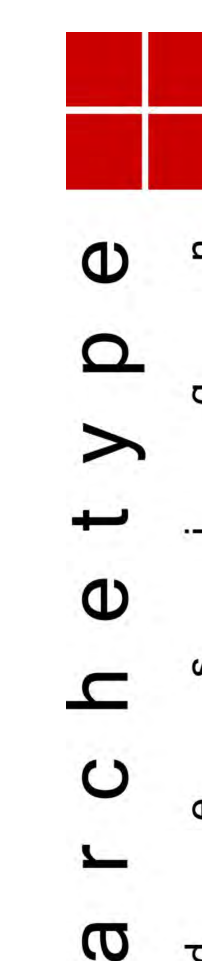


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ELEVATIONS FOR DRB REVIEW

MAYFAIR STREET PARTNERS
PHASE LEARNING CENTER

WEBB BRIDGE RD & MORRIS RD



DATE	JOB NO
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DATE 03/21/2018

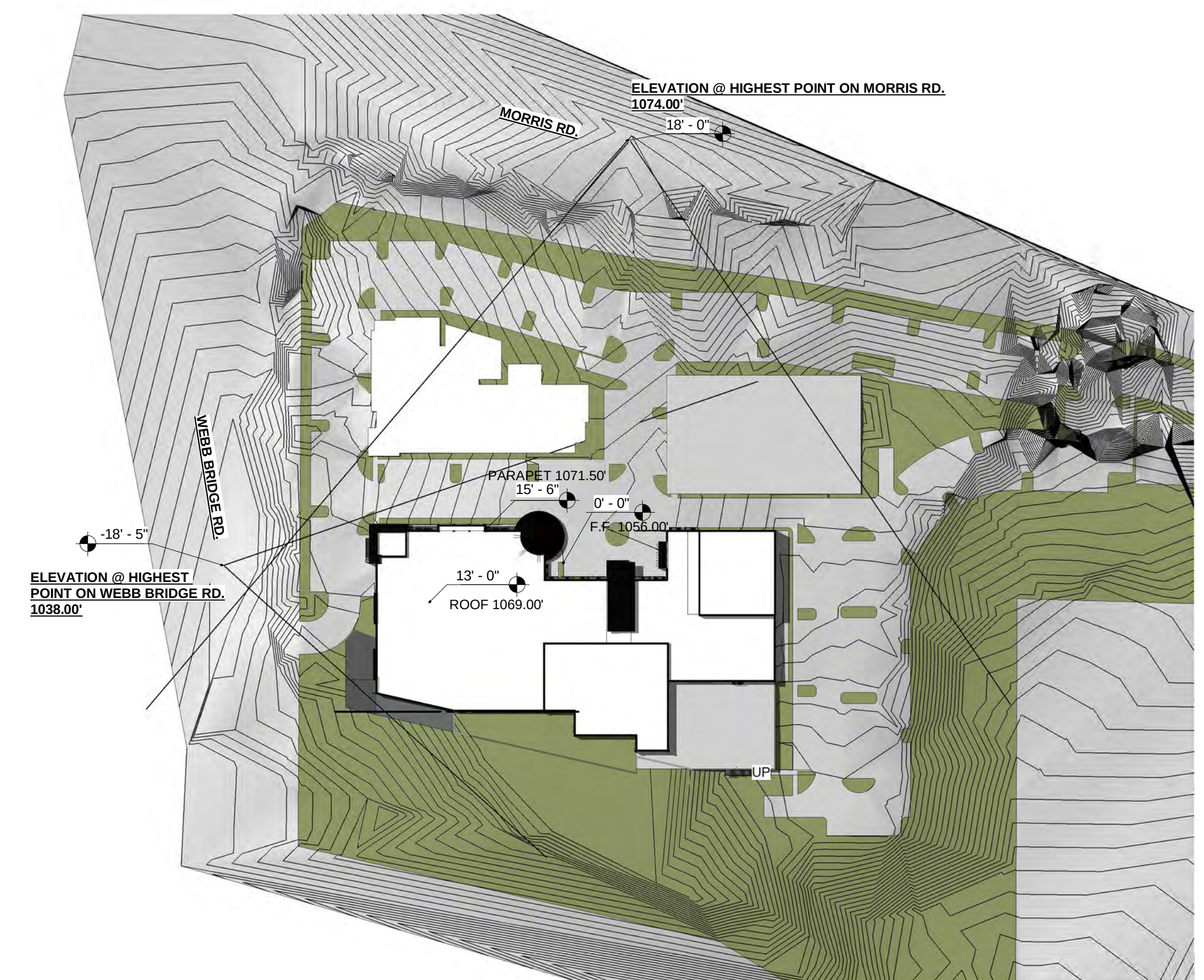
SHEET NO.

A2-01

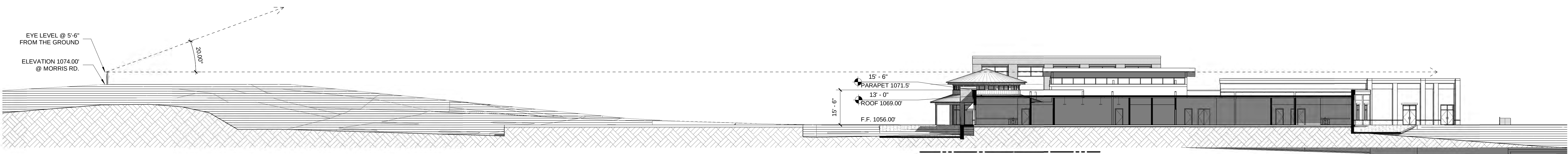
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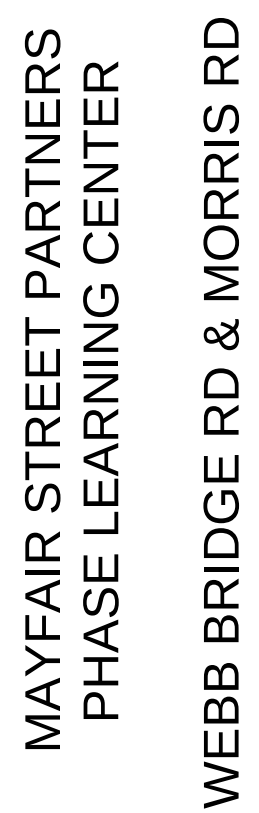
327 POWERS FERRY RD. R111 DING, 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.578.1382
WWW.ARCHETYPEDESIGN.I.C.COM



2 SITE PLAN
1" = 100'-0"



Sight Line Study



JOB NO.

216014.00

03/21/2018

SHEET NO.

DS03[illegible]

6527 POWERS FERRY RD, BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.579.1392
WWW.ARCHETYPEDESIGNLLC.COM

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NOT ISSUED FOR CONSTRUCTION

5. DRB180021 Phase Learning Center Webb Bridge @ Morris Rd

Applicant presented review of new construction

After Discussion of:

- Site Plan could change
- Landscape
- Detention Pond
- Walls not visible from Morris Rd.
- Property is part of Preston Ridge Master Plan
- Elevations
 - Provided samples
 - Blank gray wall
 - Possibly adding brick accents
 - Roof top units
 - Elevations with materials

- ❖ Board Member Schwing offered a motion to defer for the Applicant to consider comments from today
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

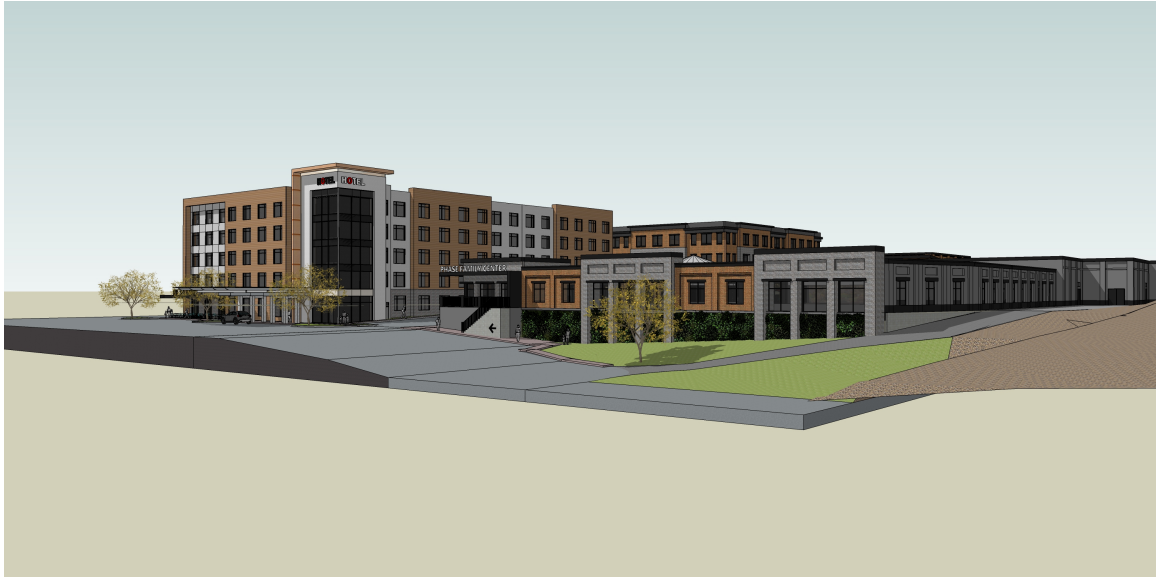
Staff requested the DRB give brief comments to the Applicant.

1. Material changes in the Auditorium to make it blend with the rest of the building and break up the big mass of gray
2. More specifics on all the materials on the elevations – samples of the mortar
3. Final Site Plan





















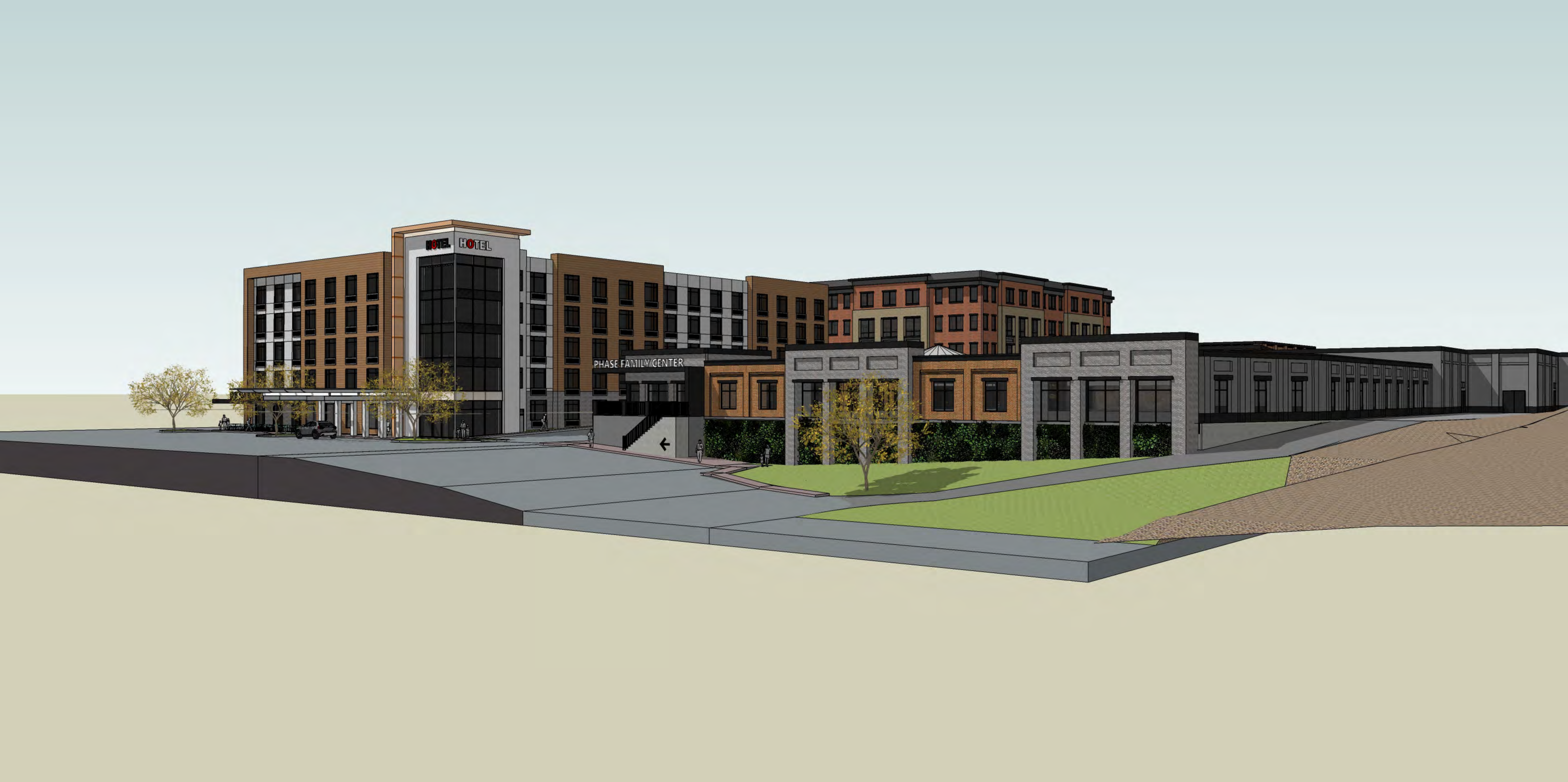






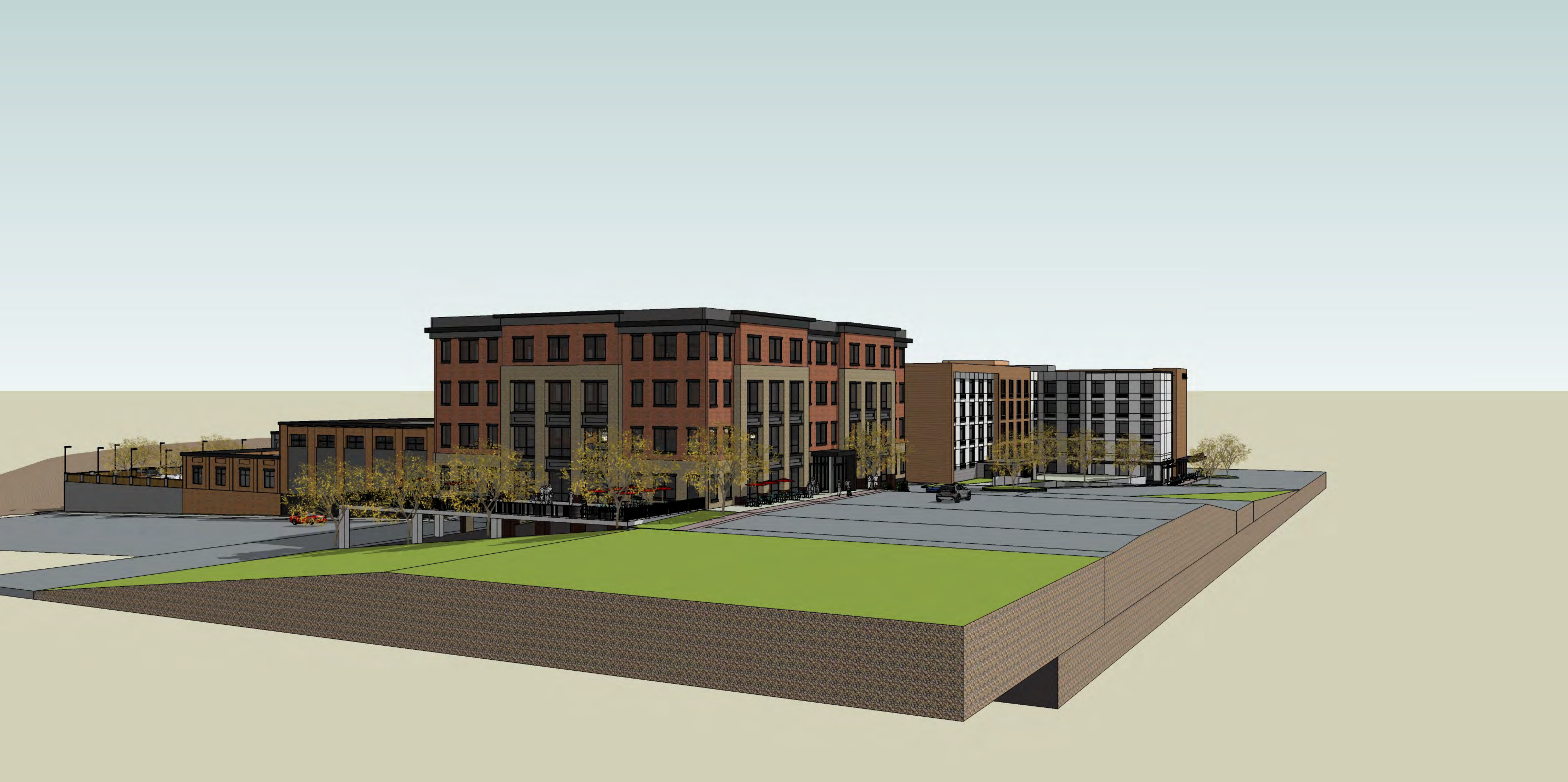


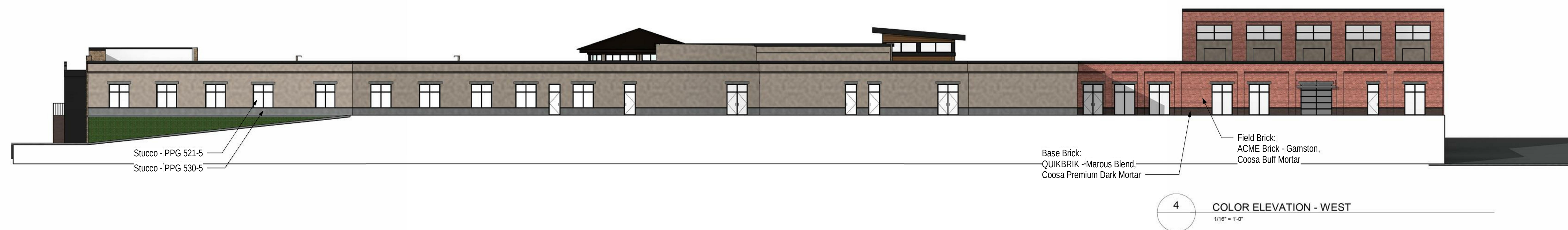
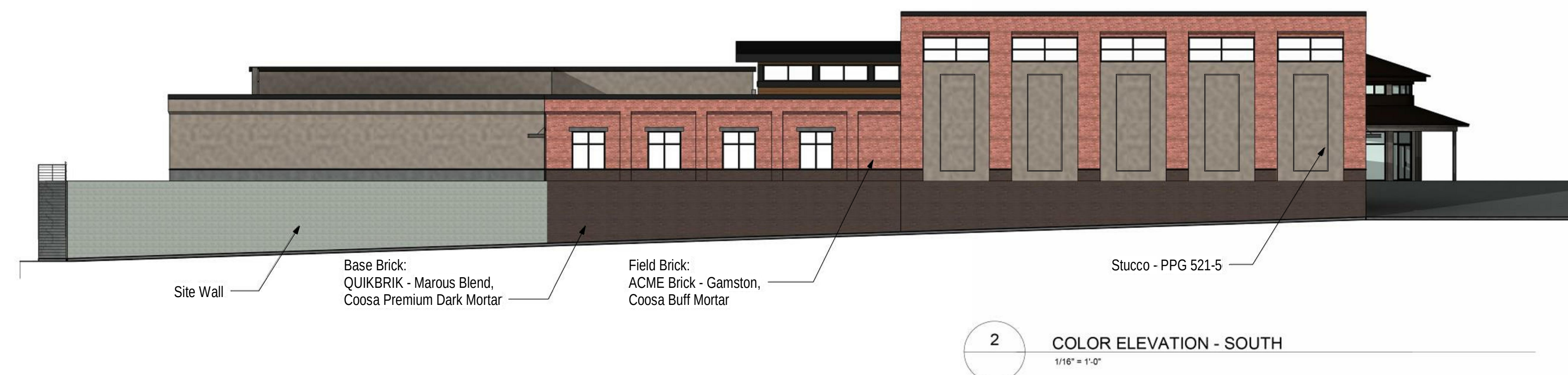
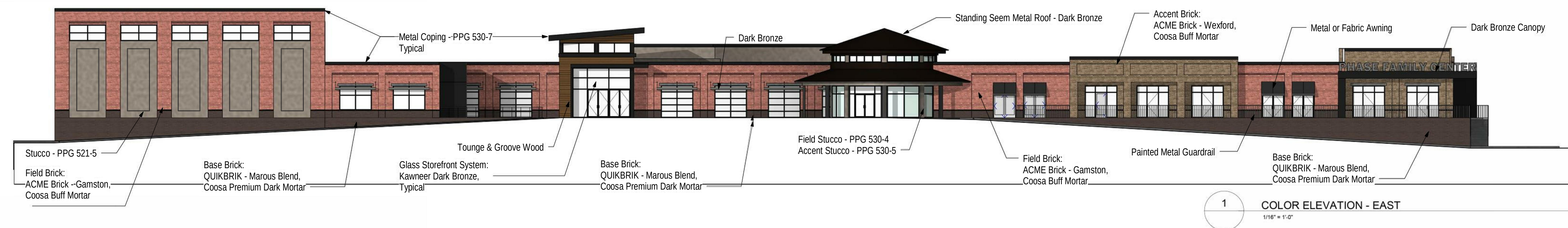










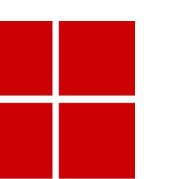
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PRINTED	
DATE	REMARKS
02/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT

PLC ELEVATIONS FOR DRB REVIEW

MAY-FAIR STREET PARINERS

WEBB BRIDGE RD & MORRIS RD



archetype
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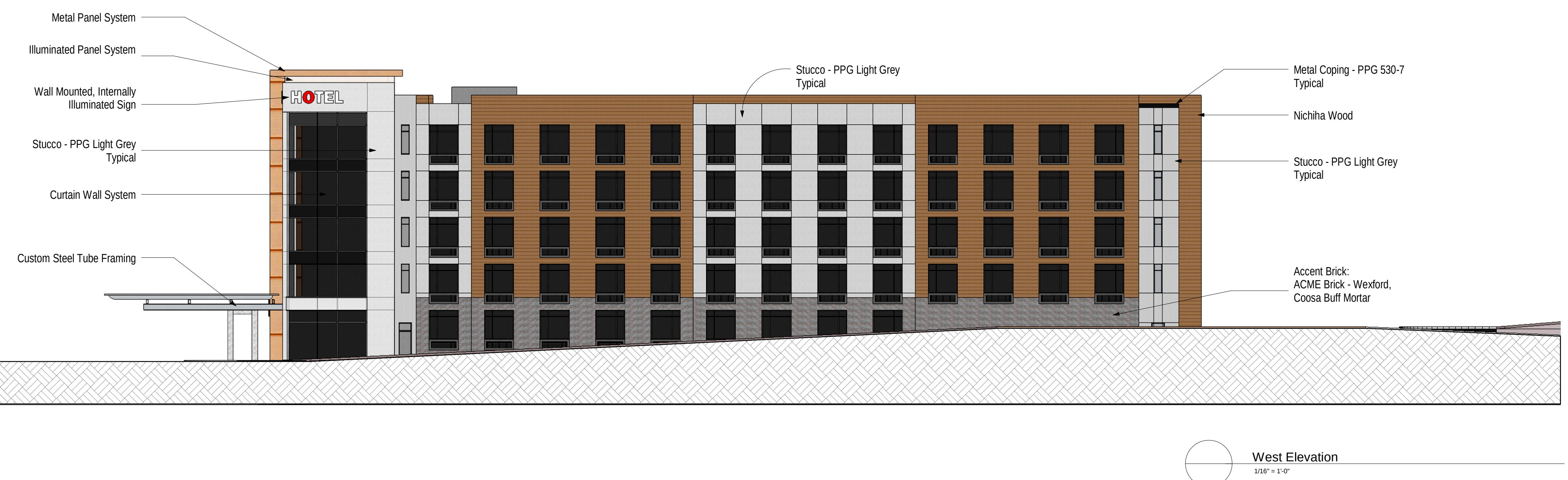
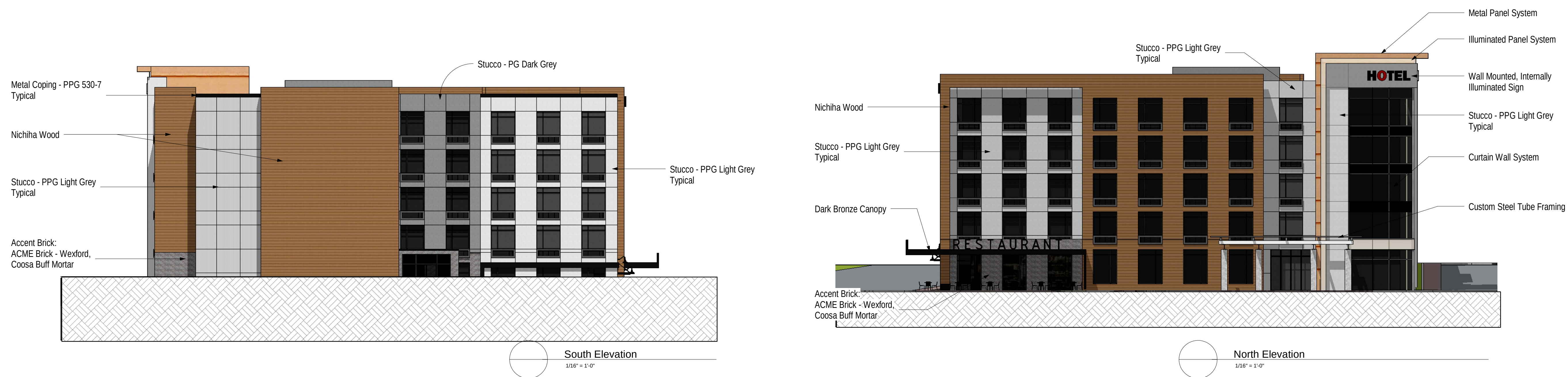
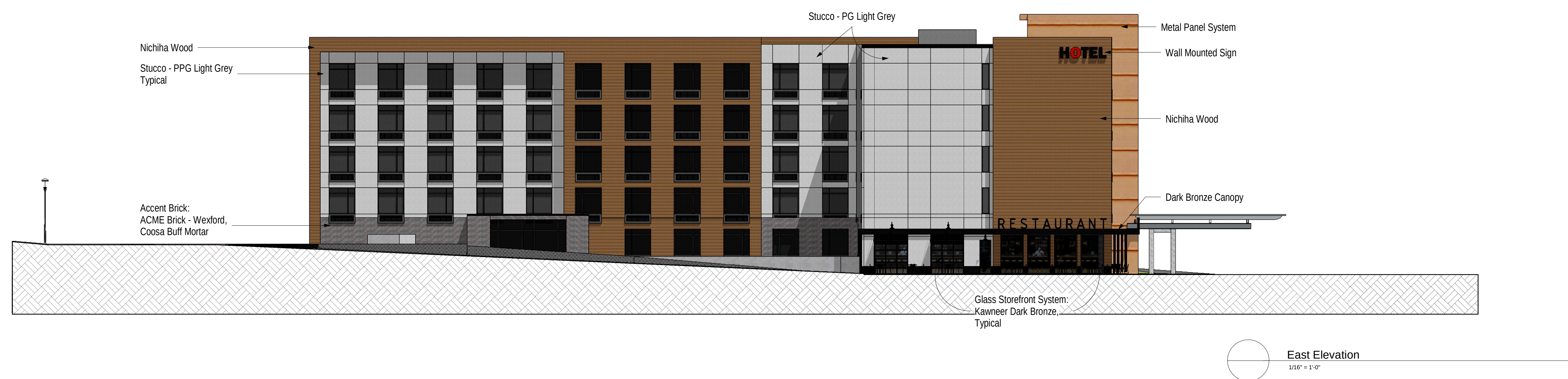
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04/13/2018

SHEET NO.

A2-01

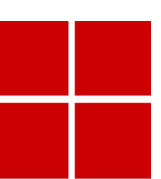
NOT ISSUED FOR CONSTRUCTION

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HOTEL ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD



design archetype

DATE	JOB NO.
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04/13/2018

JOB NO.

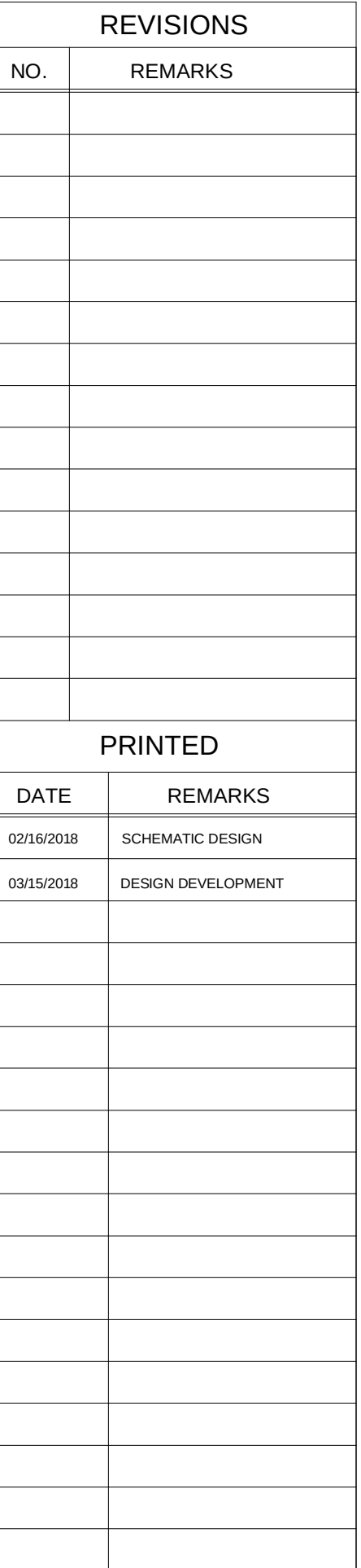
216014.00

SHEET NO.

A2-02

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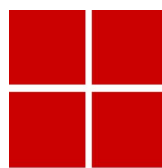
PRINTED	
DATE	REMARKS
02/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT

1827 POWERS FERRY RD, BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.579.1392
WWW.ARCHETYPEDESIGNLLC.COM

OFFICE ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD



archetype

DATE	JOB NO.
------	---------

216014.00

SHEET NO.

A2-03

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NOT ISSUED FOR CONSTRUCTION