



DESIGN REVIEW BOARD MAY 18, 2018

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. 09:00-09:30 North Point Eco District presentation and City Attorney briefing
2. 09:30 - 10:00 DRB180018 North Point Market Center 6110 North Point Pkwy
review elevations and landscape
3. 10:00 - 10:30 DRB 180021 Phase Office and Hotel Webb Bridge @ Morris
review elevations and landscape
4. 10:30 - 10:50 DRB 180012 Village Park at Wills
review landscape and lighting
5. 10:50 - 11:00 DRB180029 Thrive 44 Milton Ave
review signage
6. 11:00 - 11:20 DRB 180037 2B Whole Bakery 42 Milton Ave
review new exterior
7. 11:20 - 11:50 DRB 180035 The Cooler 10800 Davis Dr
review expansion
8. 11:50 - 12:30 DRB180036 Northwinds Summit Building B
review new construction

VIII. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY APRIL 20, 2018

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

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Minutes 2.16.18

- ❖ Board Member Corkill offered a motion to approve
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (7-0) (Palmer)

2. DRB Minutes 2.23.18

- ❖ Board Member Corkill offered a motion to approve
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (4-0-3) (LeCain, Palmer, Schwing)

3. DRB Minutes 3.16.18

- ❖ Board Member Corkill offered a motion to approve as amended
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0-1) (Palmer)

VII. PUBLIC HEARING

1. DRB180029 Thrive Co-Working 44 Milton Ave

Applicant presented review of Signage

- o Presented samples of colors
- o Thickness of letters
- o Location in upper panel
- o Non-Lit

DRB discussed:

- o Existing 44 Milton Ave Identification on Building
- o Molded Plastic Sign not in character with Downtown Area
- o Suggested Applicant review Downtown Guidelines
- o Did not like location of letters
- o Stated sign looked like a rectangular box sign
- o Lettering is very modern

Staff:

- o Encourage creativity
- o Consider letters mounted directly to Brick without panel
- o Consider individual brushed aluminum letters

- ❖ Board Member Corkill offered a motion to defer
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-0)

2. DRB180032 Valvoline Oil Change 11700 Cotton Creek Entry

Applicant presented review of new construction

After Discussion:

- ❖ Board Member Corkill offered a motion approve landscape as submitted
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

- ❖ Board Member Schwing offered a motion to approve Site Plan, Elevations, Materials, Lighting with the condition that the storefront including garage door framing be dark brown instead of clear anodized.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

3. DRB180028 Encore Commons 500 North Point Center East

Applicant presented review of signage.

Presentation and Discussion:

- o Existing Monument Signs covered by Aluminum Sleeve to land level on top of existing base
- o Staff showed overview of existing sign
- o Staff reiterated that only 2 Monument signs are allowed
- o Applicant stated they would prefer #1 and # 2 and remove #3
- o Colors of Monument Signs
- o Wayfinding/Directional Signs
 - Building # with corresponding color
 - DRB liked the banners
 - Staff stated they will have to check to see if they are allowed by code
 - Staff prefer they be a metal fin attached to poles
- ❖ Board Member Corkill offered a motion to defer with wayfinding/directional signage to be a metallic back vs. what is shown in the drawings.
 - The motion received a second from Board Member Palmer
 - The motion failed by a vote (3-4) (Matherly, Schwing, Brown, Palmer)
- ❖ Board Member Schwing offered a motion to deny
 - The motion received a second from Board Member Matherly
 - The motion failed by a vote (3-4) (Brown, Palmer, Corkill, Le Cain)

- ❖ Board Member Palmer offered a motion to approve the wayfinding/directional signage with metal instead of vinyl and the 5 along Encore Pky be removed.
- The motion received a second from Board Member Palmer
- The motion failed by a vote (3-4) (Matherly, Schwing, Brown, Palmer)

4. DRB180034 Alpha Food LLC 560 North Main St

Applicant presented review of signage and colors

After discussion:

- ❖ Board Member Palmer offered a motion to approve monument signs with # 3 being removed and Applicant to work with Staff on landscape at the bases of the monument signs. And to approve Wayfinding and Directional signage with the metal permanent materials instead of vinyl and removal of 5 along Encore Pky.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (7-0)

5. DRB180023 Cotton House Hotel 35 Milton Ave

Applicant presented review of new elevations

After discussion:

- o Passageway
- o West Elevation w/Easement
- o Dental Molding
- o Comments from Tracy Ward
- o Parapets shown to Council
- o Darker Brick
- o Awnings – Dark Blue
- ❖ Board Member Schwing offered a motion to approve with the conditions that the dental molding continue on all four sides and fake bricked in windows be added on stair tower.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-0)
- ❖ Board Member Schwing offered a motion to conceptually approve materials after on-site visit to confirm materials.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-0)

Board Members Debban and Lecain were not eligible to vote.

6. DRB180021 Phase Learning Center and Hotel and Office Bldg.
Webb Bridge @ Morris

Applicant presented review of site plans, new elevations, materials and landscape.

There was discussion of:

Learning Center Building:

- o Materials and Locations
- o Mortar
- o Wood Elements
- o EFIS areas
- o Paint Colors

Office Building:

- o Entrance being understated, needs more detail
- o Overhang
- o "Top" elevation painted metal column to match storefront
- o Applicant stated element is repeated in all 3 buildings for consistency in entry
- o Large plane of just brick
- o Needs more detail

Hotel:

- o Very plain elevation
- o Looks "Back of House"
- o Geometry of building
- o Sewer Easement
- o Contemporary Treatment
- o Roofline

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

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

❖ Board Member Schwing offered a motion to approve elevations and materials for Learning Center building with wood sample being submitted to Staff.

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

- ❖ Board Member Palmer offered a motion to defer office building, hotel elevations for more specific details and landscape to develop the new plan further and submit for final details
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

Board Member Lecain was not eligible to vote.

VIII. ADJOURNMENT

Design Review Board Members Present

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

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)



NORTH POINT MARKET CENTER OUTPARCEL RENOVATION

OWNER:

Colliers International
Promenade, Suite 800
1230 Peachtree Street, NE
Atlanta, GA 30309-3574
404.574.1058/ CONTACT: Suzan Talley

ARCHITECT:

ASD | SKY
55 Ivan Allen Jr. Blvd., Suite 100
Atlanta, GA 30308
404.688.3318 / CONTACT: Alan Crowley, AIA

STRUCTURAL ENGINEER:

SHEAR STRUCTURAL
3411 Pierce Drive, Suite 100
Chamblee, GA 30341
678.438.2879/ CONTACT: Holly Jeffreys, PE

MEP ENGINEER:

PM&A
1000 Holcomb Woods Pkwy. Ste. 210
Roswell, GA 30076
678.280.2325/ CONTACT: Kenneth Gonzalez, PE

CIVIL ENGINEER:

Columbia Engineering
2862 Buford Hwy, Suite 200
Duluth, GA 30096
770.928.0357/ CONTACT: Jennifer Losurdo, PE



NE CORNER PERSPECTIVE

NW CORNER PERSPECTIVE



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION



SOUTH EAST CORNER ELEVATION



WEST CORNER ELEVATION 1



WEST CORNER ELEVATION 2



JARED
LOC: NEXT DOOR NEIGHBOR



MENS WAREHOUSE
LOC: ACROSS ENTRY DRIVE AISLE



HAVERTY'S FURNITURE
LOC: 6731 NORTH POINT PARKWAY

NORTH POINT MARKET CENTER

CONTIGUOUS PROPERTIES

ASD | SKY



NEW CONSTRUCTION @ ALPHARETTA CITY CENTER
 LOC: 54 S MAIN STREET, ALPHARETTA



NORTH POINT MARKET CENTER

CONTIGUOUS PROPERTIES

ASD | SKY

LEGEND

- IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IRON PIN SET (#4 Re-Rod unless noted otherwise)
- IRON PIN WITH CAP FOUND
- POINT
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- ANGLE IRON
- PK NAIL FOUND
- PK NAIL SET
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY MONUMENT FOUND
- UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- POWER POLE (WOOD)
- SERVICE POLE W/ LIGHT
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS METER
- STORM SEWER LINE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- JUNCTION BOX
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- MONITORING WELL
- FIBER OPTIC MARKER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND FIBER OPTIC LINE

ABBREVIATIONS

- | APPROX. | APPROXIMATE |
|---------|--------------------------|
| BM | BENCH MARK |
| C&G | CURB & GUTTER |
| CMP | CORRUGATED METAL PIPE |
| CL | CENTERLINE |
| DB | DEED BOOK |
| DIP | DUCTILE IRON PIPE |
| DIR | DIRECTION |
| INV. | INVERT |
| P.O.B. | POINT OF BEGINNING |
| SWCB | SINGLE WING CATCH BASIN |
| DWCB | DOUBLE WING CATCH BASIN |
| PB | PLAT BOOK |
| N/F | NOW OR FORMALLY |
| RCP | REINFORCED CONCRETE PIPE |
| LP | LIGHT POLE |
| LPP | LAMP POST |



N/F
NPMC RETAIL, LLC
TAX PARCEL ID: 12-2730-742-31
DB 25609 PG 45
DB 57330 PG 678

N/F
DAYTON HUDSON CORP.
TAX PARCEL ID: 12-2730-755-138
DB 18661 PG 6

N/F
NPMC RETAIL, LLC
TAX PARCEL ID: 12-2730-755-30
DB 25609 PG 45
DB 57330 PG 668

OUTPARCEL 2
1.604 ACRES
69,874 SQ. FT.

N/F
NPMC RETAIL, LLC
TAX PARCEL ID: 12-2730-702-36
DB 57330 PG 678

N/F
CP VENTURE TWO, LLC
TAX PARCEL ID: 12-2730-742-316
DB 25609 PG 45

DRAWN BY: PEC
CHECKED BY: MCS / JNH
FILE NO.: 17220.00
DATE: 10/18/2017
SCALE: 1" = 20'

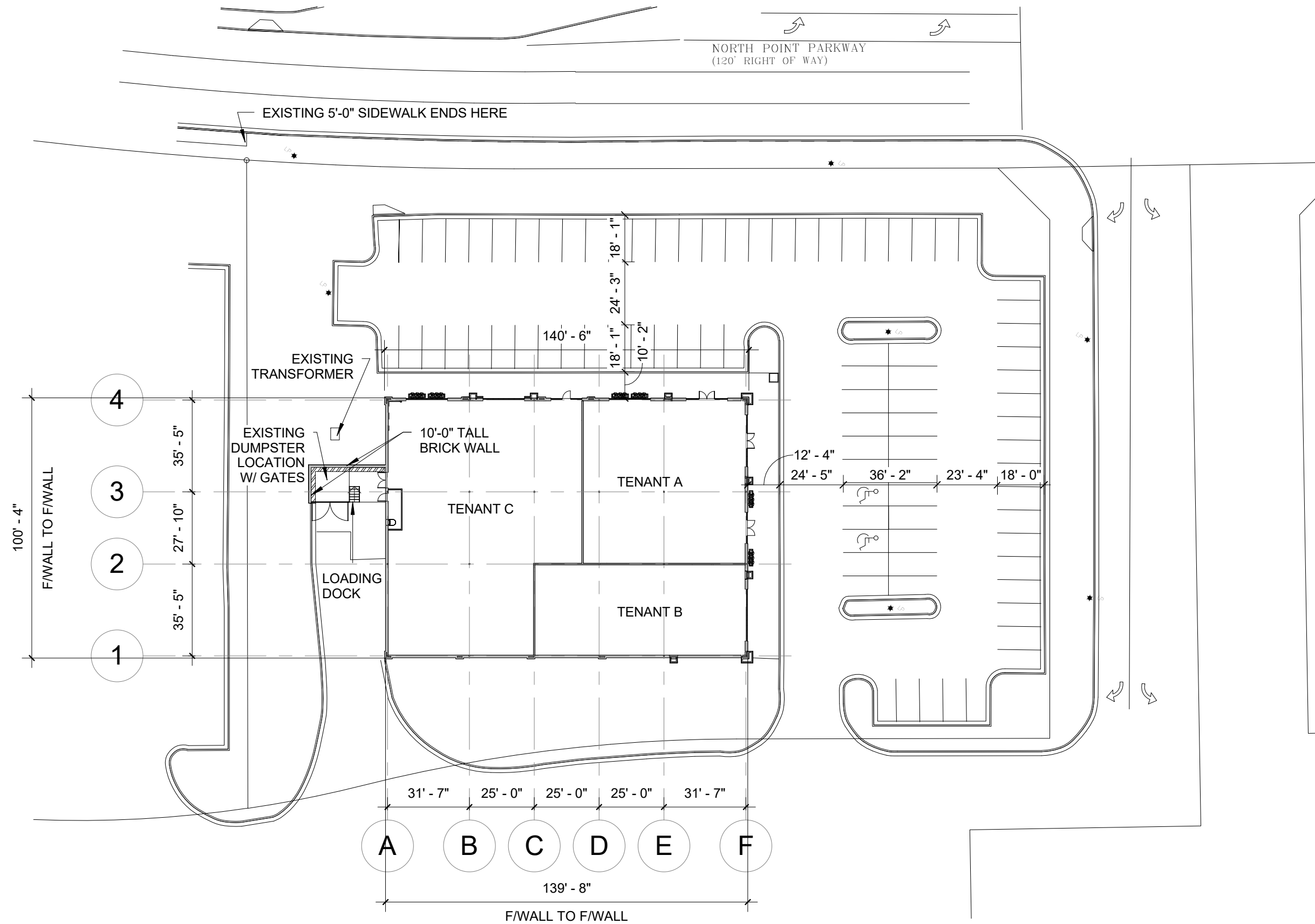
FULTON COUNTY
GEORGIA

ALTA/NSPS LAND TITLE SURVEY
FOR
ASD / SKY

LAND LOT(S) 755
DISTRICT 12th
CITY OF ALPHARETTA

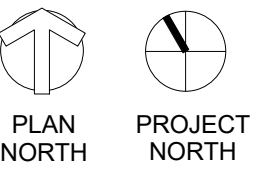
REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT PEACREE CORNERS, GEORGIA 30092
(770) 451-2241 ■ WWW.PECATL.COM



NOTES:

- PARKING LOT TO BE REFRESHED, BUT ALL DIMENSIONS AND COUNTS TO STAY THE SAME.
- PARKING LOT LIGHTING EXISTING TO REMAIN.



NORTH POINT MARKET CENTER

SITE PLAN

ASD | SKY



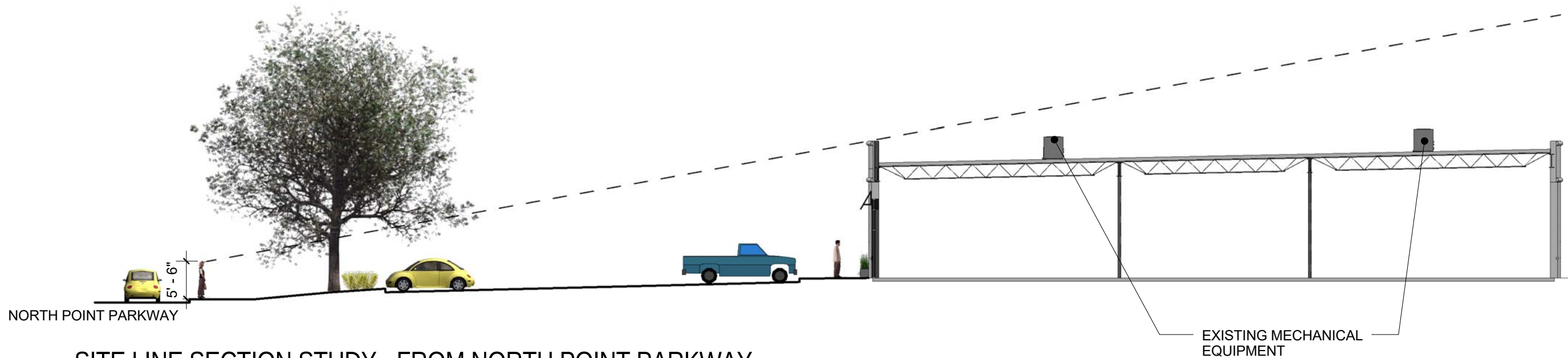
VIEW FROM NORTH POINT PARKWAY - EXISTING

AS CAN BE SEEN, NO MECHANICAL EQUIPMENT IS CURRENTLY VISIBLE FROM THIS STREET.

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED. NO PARAPETS ARE BEING LOWERED.

NEW WALL(S) WITH 3'-0" ADDITIONAL PARAPET IS BEING ADDED AT NE CORNER AND 2'-0" ADDITIONAL PARAPET TO THE SE CORNER. SHOULD FURTHER BLOCK VIEW OF MECHANICAL EQUIPMENT.

CENTER ENTRY ELEMENT BEING REMOVED, WALL BEHIND TO BE INFILLED WITH EIFS TO MATCH PANELS TO LEFT AND RIGHT. SEE SITE LINE SECTION BELOW FOR VERIFICATION THAT NO MECHANICAL EQUIPMENT WILL BE VISIBLE AFTER THE RENOVATION.



1 SITE LINE SECTION STUDY - FROM NORTH POINT PARKWAY

SCALE: 1/16" = 1'-0"

NORTH POINT MARKET CENTER

SITE LINE STUDY - FROM NORTH POINT PARKWAY

ASD | SKY



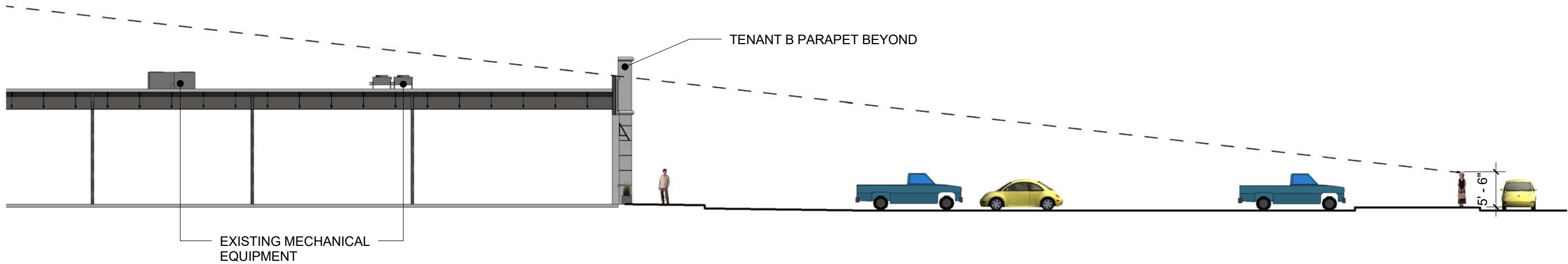
AS CAN BE SEEN, NO MECHANICAL EQUIPMENT IS CURRENTLY VISIBLE FROM THIS STREET.

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED. NO PARAPETS ARE BEING LOWERED.

A NEW WALL WITH PARAPET IS BEING ADDED AT NE CORNER AND SE CORNER. SHOULD FURTHER BLOCK VIEW OF MECHANICAL EQUIPMENT.

VIEW FROM SHOPPING CENTER
ENTRY DRIVE - EXISTING

CENTER ENTRY ELEMENT BEING REMOVED, WALL BEHIND TO BE INFILLED WITH EIFS TO MATCH PANELS TO LEFT AND RIGHT. SEE SITE LINE SECTION BELOW FOR VERIFICATION THAT NO MECHANICAL EQUIPMENT WILL BE VISIBLE AFTER THE RENOVATION.

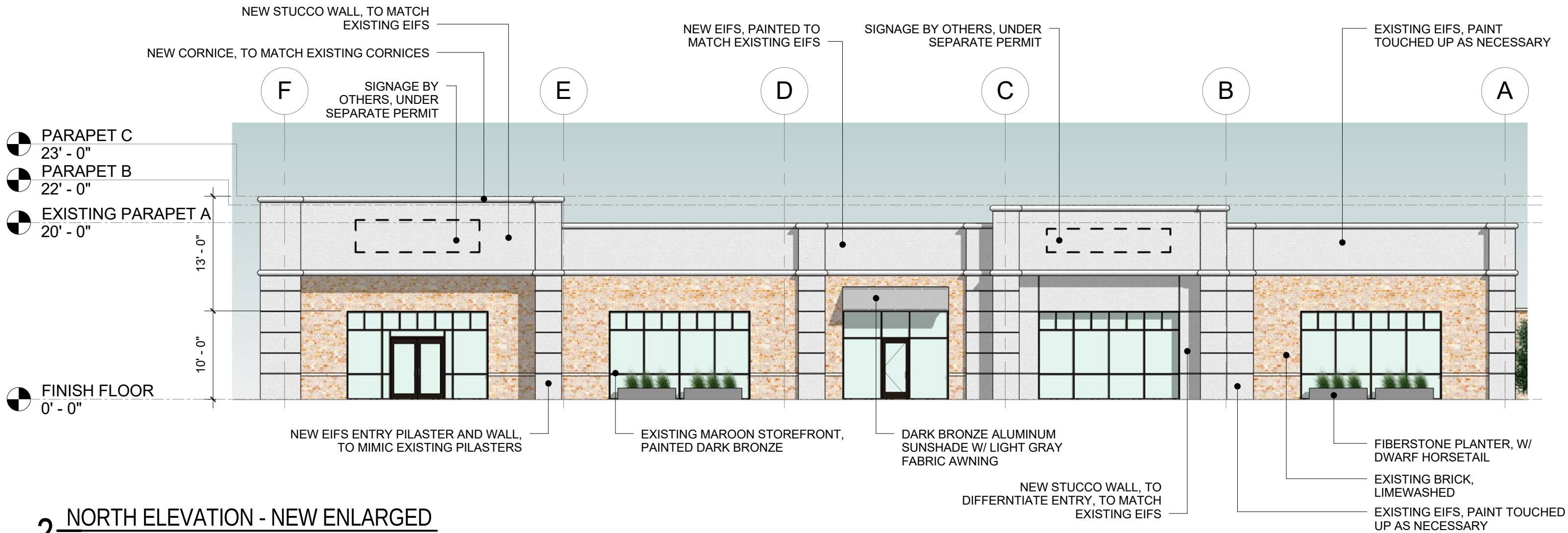


1 SITE LINE SECTION STUDY - FROM ENTRY DRIVE
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION - OVERALL

SCALE: 1" = 20'-0"



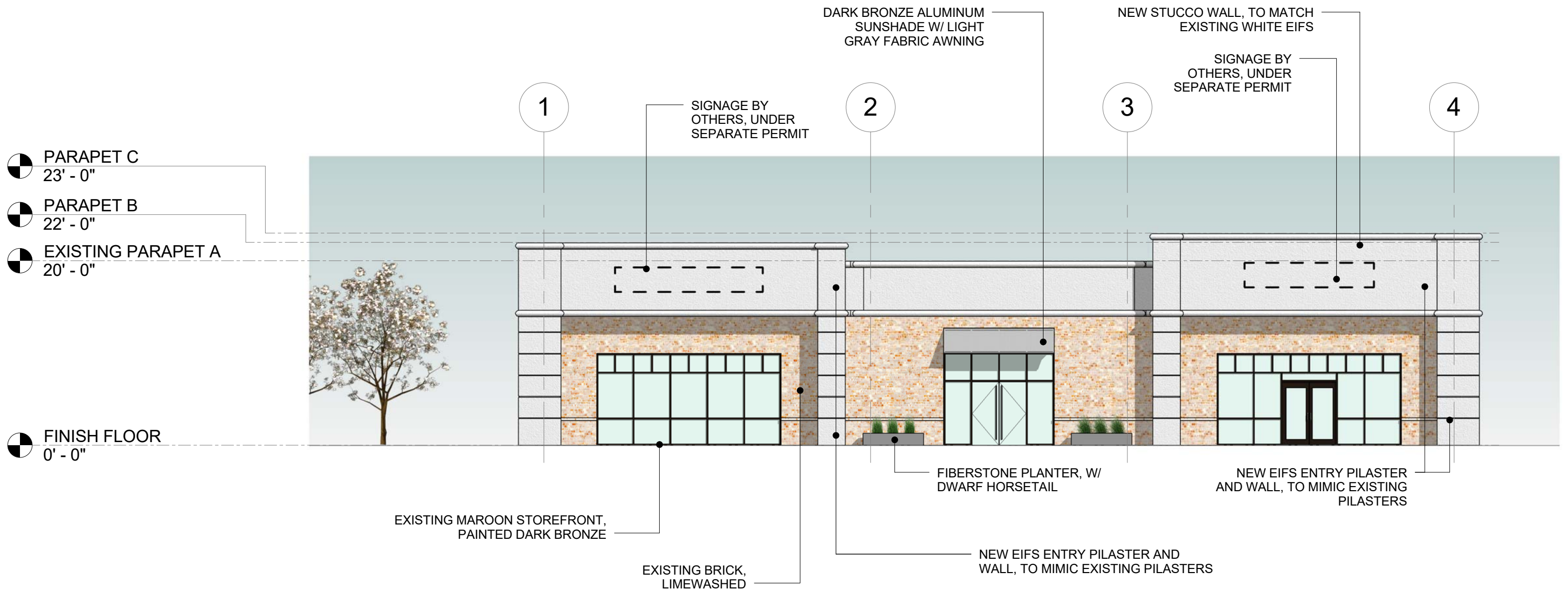
2 NORTH ELEVATION - NEW ENLARGED

SCALE: 3/32" = 1'-0"

NORTH POINT MARKET CENTER

NORTH ELEVATION

ASD | SKY



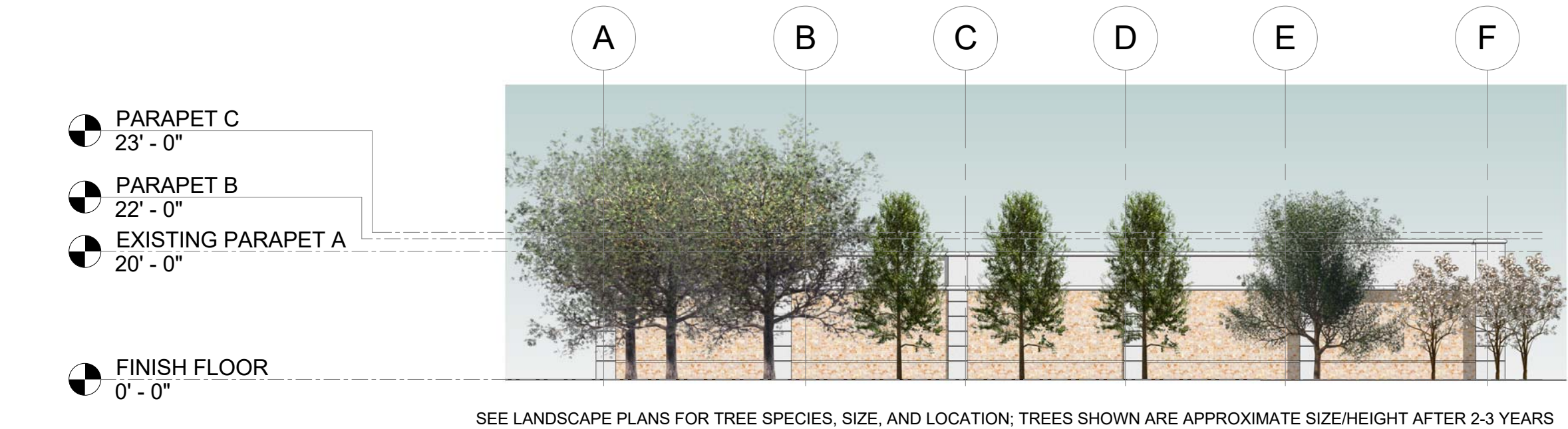
1 EAST ELEVATION - NEW

SCALE: 3/32" = 1'-0"

NORTH POINT MARKET CENTER

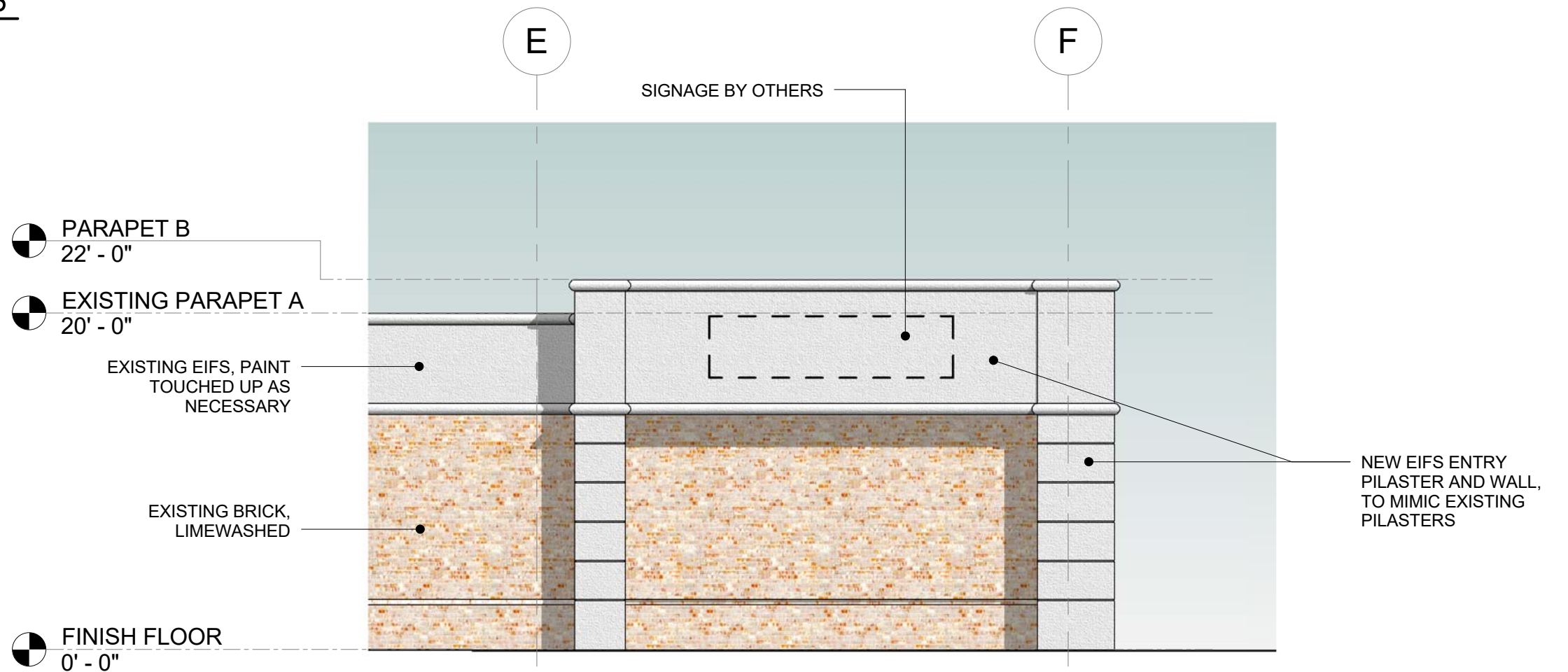
EAST ELEVATION

ASD | SKY



2 SOUTH ELEVATION - OVERALL W/ TREES

SCALE: 1" = 20'-0"



1 SOUTH ELEVATION - NEW ENLARGED

SCALE: 1/8" = 1'-0"

NORTH POINT MARKET CENTER

SOUTH ELEVATION

ASD | SKY

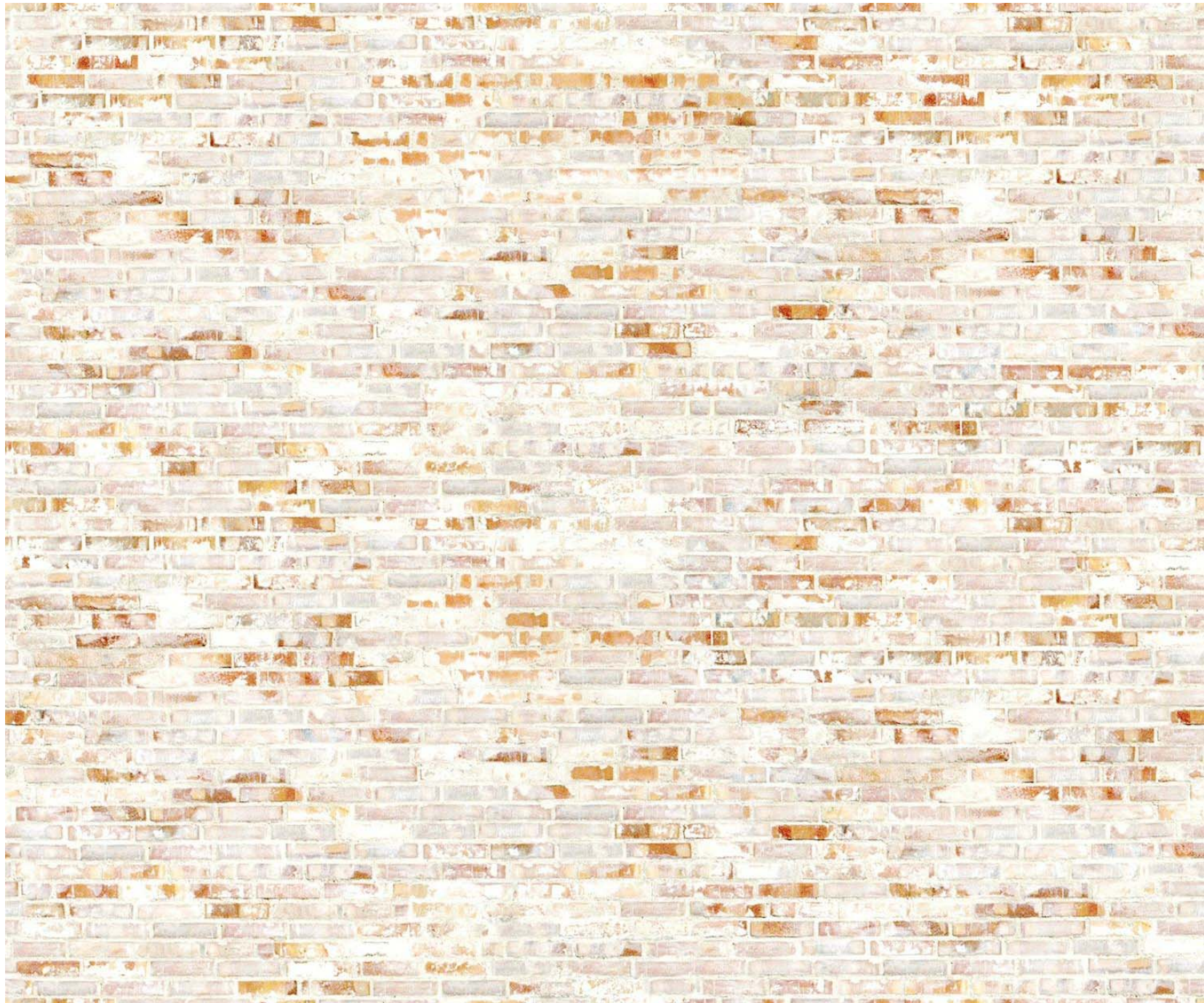


NEW EIFS / STUCCO

NEW EIFS/STUCCO WALLS / PILASTERS, TO MATCH EXISTING EIFS. EXISTING EIFS / STUCCO TO BE TOUCHED UP AS NEEDED.

PAINTED STOREFRONT / CANOPY FRAME

STOREFRONT PAINTED TO MATCH DARK BRONZE KYNAR 500



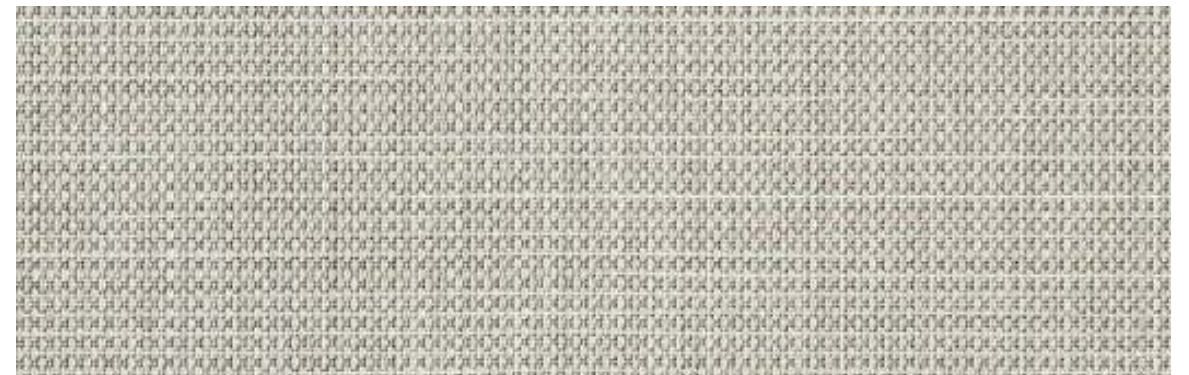
RAMABIO - AVORIO WHITE LIMEWASH

LIMEWASHING

LIMEWASHING IS AN ANCIENT EUROPEAN PROCESS THAT DATES BACK THOUSANDS OF YEARS. IT WAS THE PRIMARY METHOD USED TO PROTECT, COVER, AND DECORATE SUFRACES. THE LIME REACTS WITH CARBON DIOXIDE IN THE AIR TO CREATE A ROCK LIKE TEXTURE. UNLIKE PAINT, IT WILL NOT PEEL. IT BONDS TO THE BRICK AND IS VERY BREATHABLE.

IT IS A VERY ECO-FRIENDLY PRODUCT. NO PETROCHEMICALS ARE USED IN MAKING IT. THE PRODUCT IS ZERO VOC. IT CAN LATER BE STRIPPED OFF THE BRICK, SHOULD THAT BE DESIRED.

CANOPY SUN SHADE FABRIC



SUNBRELLA - ALLOY SILVER

EXISTING MAROON
STOREFRONT, PAINTED
DARK BRONZE

NEW EIFS ENTRY PILASTER
AND WALL, TO MIMIC
EXISTING PILASTERS

DARK BRONZE
ALUMINUM SUNSHADE
W/ LIGHT GRAY FABRIC
AWNING

EXISTING BRICK, LIMEWASHED

TENANT SIGNAGE UNDER
SEPARATE DRB AND PERMIT



NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY

- ALUMINUM LOUVER SUNSHADE W/ LIGHT GRAY CANVAS AWNING
- TENANT SIGNAGE UNDER SEPARATE DRB AND PERMIT
- EXISTING MAROON STOREFRONT, PAINTED DARK BRONZE
- NEW EIFS ENTRY PILASTER AND WALL, TO MIMIC EXISTING PILASTERS
- EXISTING BRICK, LIMEWASHED
- DARK BRONZE ALUMINUM SUNSHADE W/ LIGHT GRAY FABRIC AWNING



NORTH POINT MARKET CENTER

3D PERSPECTIVES

TENANT SIGNAGE
UNDER SEPARATE
DRB AND PERMIT

DARK BRONZE ALUMINUM
SUNSHADE W/ LIGHT
GRAY FABRIC AWNING

EXISTING ENTRY ELEMENT
REMOVED AS PART OF
RENOVATION

NEW STUCCO WALL, TO
DIFFERNTIATE ENTRY, TO
MATCH EXISTING EIFS

EXISTING MAROON
STOREFRONT, PAINTED
DARK BRONZE

EXISTING BRICK,
LIMEWASHED



NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY

05/01/18



NYSSA SYLVATICA
BLACK TUPELO
4" CALIPER AT PLANTING

TAXODIUM DISTICHUM

BALD CYPRESS

3" CALIPER AT PLANTING

PYRAMIDAL FORM

FALL COLOR



**FALL COLOR &
PYRAMIDAL FORM**

3" CALIPER EXAMPLE



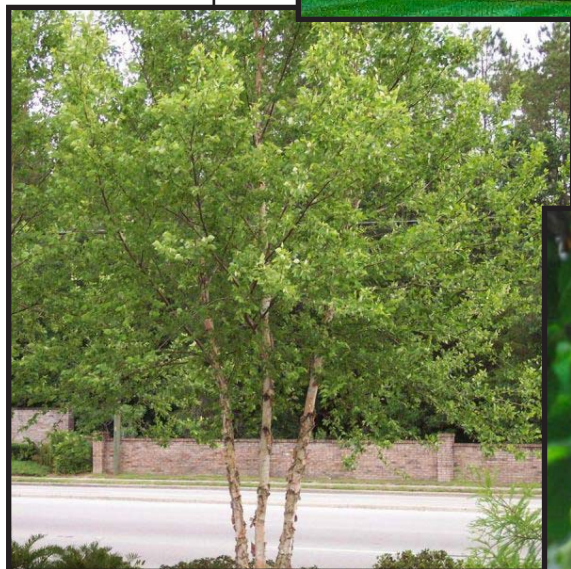


CARPINUS BETULA FASTIGIATA
COLUMNAR HORNBEAM
3" CALIPER AT PLANTING

MATURE TREE FORM



**YOUNG TREE
FORM**



EXFOLIATING BARK



BETULA NIGRA 'DURA HEAT'
DURA HEAT RIVER BIRCH
10' TO 12' AT PLANTING

QUERCUS BICOLOR

SWAMP WHITE OAK

4" CALIPER AT PLANTING



MATURE TREE FORM



LEAF COLORATION

**FORM AND SIZE AFTER
ESTABLISHMENT**





ILEX OPACA
FOSTER HOLLY
8'-10' GALLON AT PLANTING





ROSA x 'RADTKO'
DOUBLE KNOCKOUT® ROSE
5 GALLON AT PLANTING



ILICIAM FLORIDANUM

FLORIDA ANISE

7 GALLON AT PLANTING

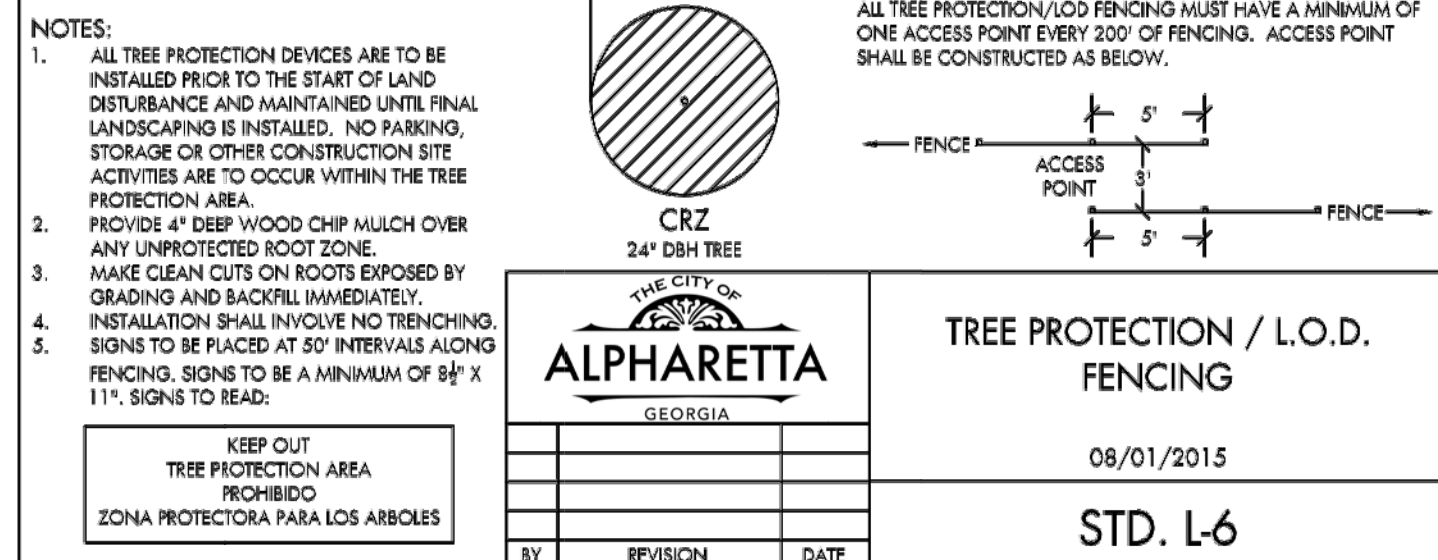


TREE PRESERVATION NOTES:

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to initial site opening and inspection City Arborist will be provided with receipts and or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
12. 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.

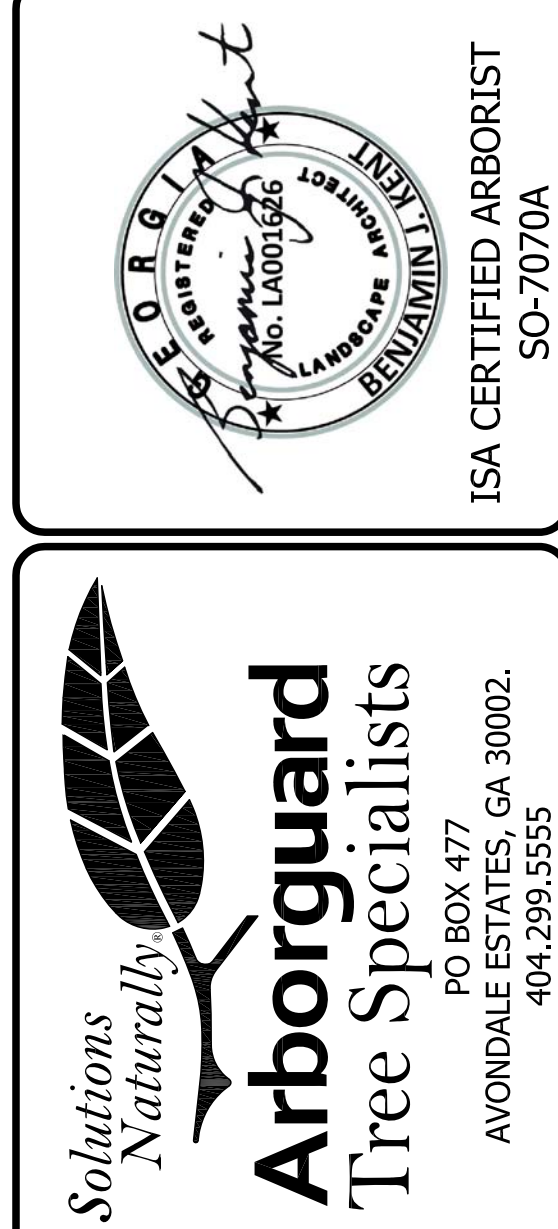


Ver 3.0 2/11/2018 Page 1 of 1



THIS LINE _____ IS ONE INCH LONG WHEN PLOTTED FULL SCALE		
THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.		
PROJECT NO: NPMC - COLLIERS		
DATE: 04/25/2018		
DISC. LEAD:	DESIGNER:	CHECKER:
	BK	

SHEET	TCP101
-------	--------



NORTH POINT MARKET CENTER
NORTHPOINT PARKWAY, ALPHARETTA, GEORGIA

LAND LOT 742 & 755
1ST DISTRICT, 2ND SECTION

1ST DISTRICT, 2ND SECTION

TREE SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	CALIPER SIZE	SPACING	SPECIES PERCENT
AMERICAN HOLLY	ILEX OPACA	9	6-8" HEIGHT	AS SHOWN	29.0%
BALD CYPRESS	TAXODIM DISTICHUM	4	3"	20' O.C.	12.9%
BLACK TUPELO / BLACKGUM	NYSSA SYLVATICA	12	4"	25' O.C.	38.7%
COLUMNAR HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2	3"	30' O.C.	6.5%
FORST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	1	3"	AS SHOWN	3.2%
TRIDENT MAPLE	ACER BUERGERIANUM	3	3"	AS SHOWN	9.7%
TOTAL QUANTITY OF TREES:		31			100.0%

SHRUB SCHEDULE

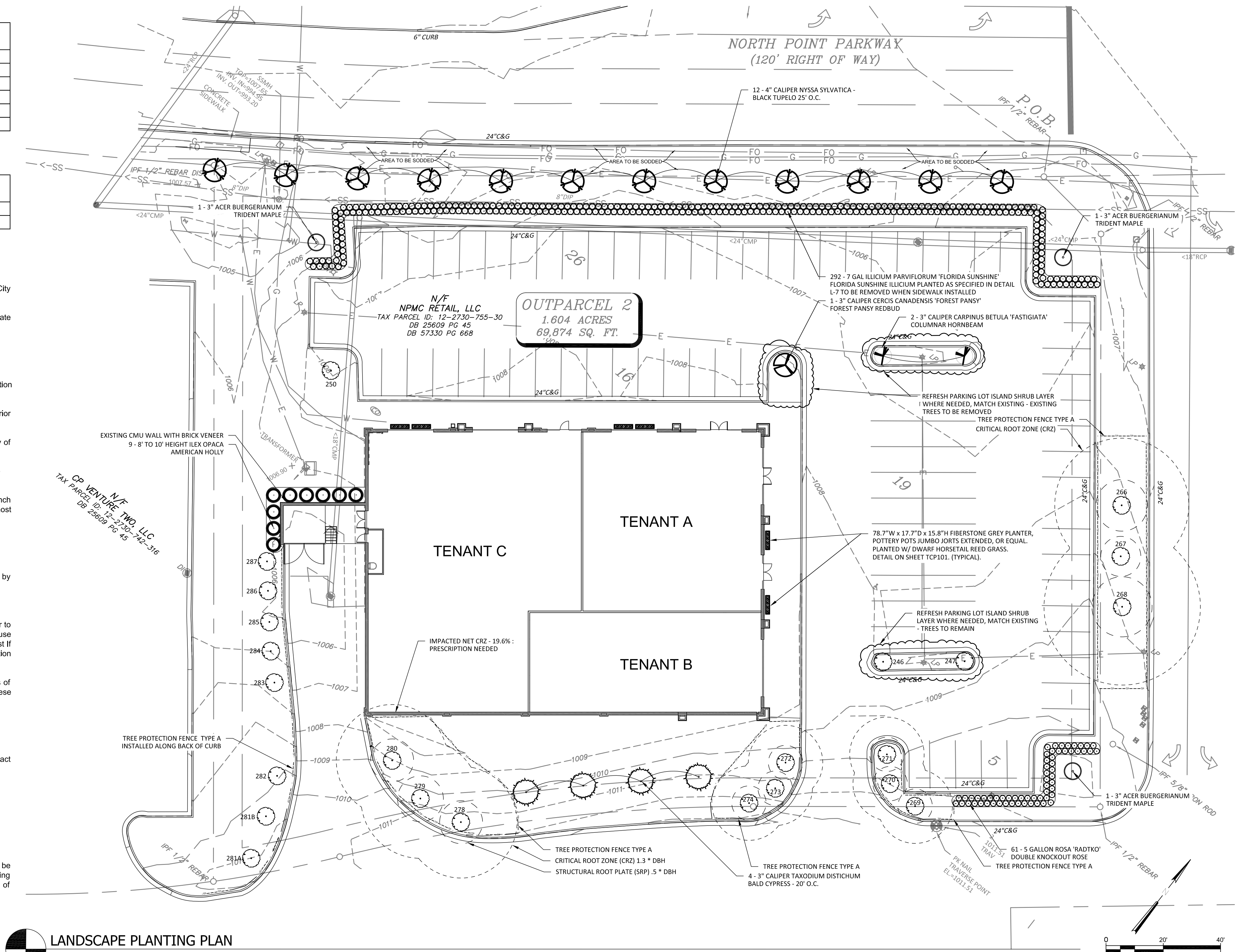
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	SPECIES PERCENT
FLORIDA SUNSHINE ILLICUM	ILLICUM PARVIFLORUM 'FLORIDA SUNSHINE'	292	7 GALLON	2'	N/A
DOUBLE RED KNOCKOUT ROSE	ROSA 'RADTKO'	61	5 GALLON	2'	N/A

LANDSCAPE PLAN NOTES:

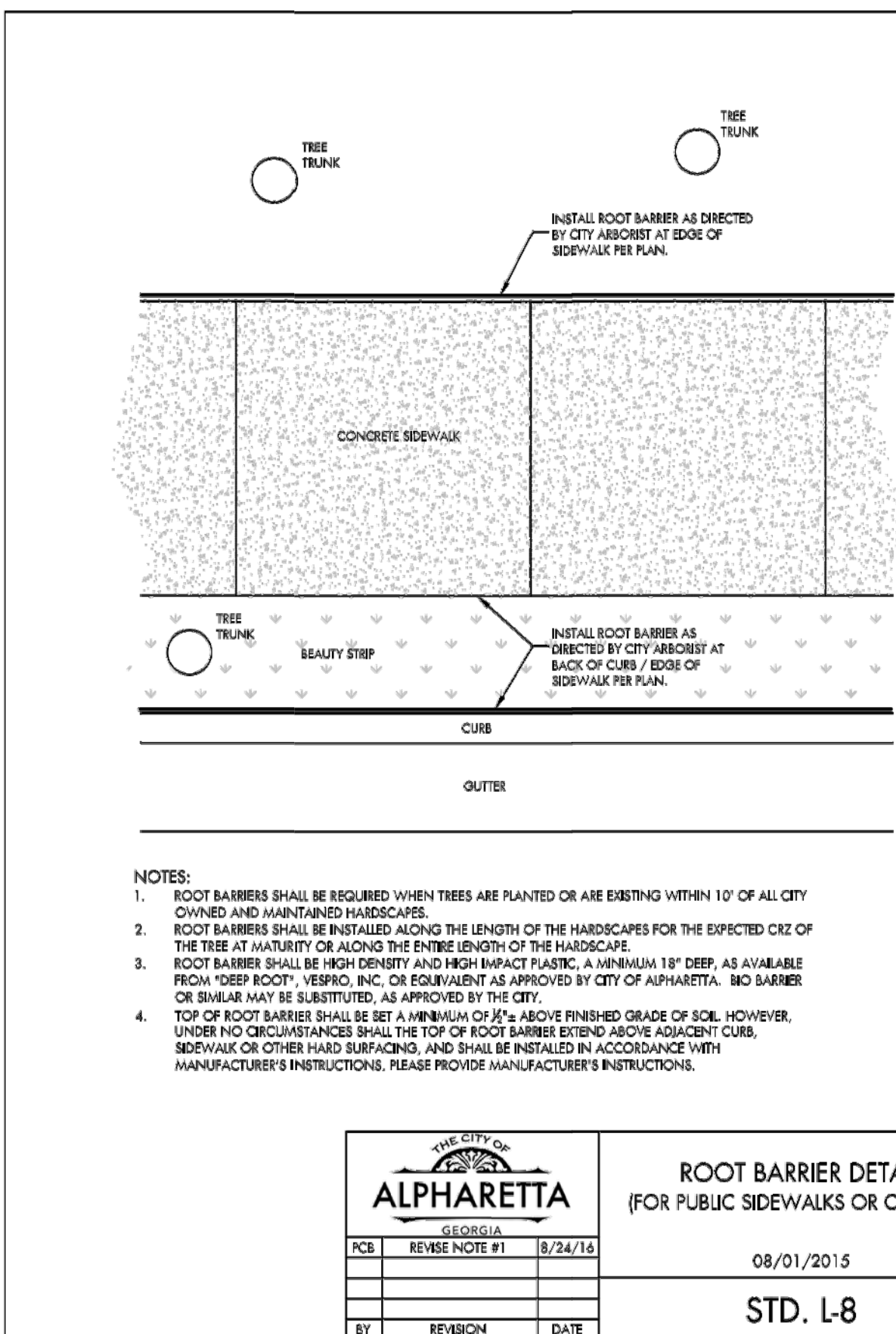
- The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved are the responsibility of the owner.
- A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
- 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.
- Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- 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.
- Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
- 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.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- 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 Fill auger hole with drainage gravel and cover with a soil separator. Retest 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.
- All buffers must be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
- All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
- Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
- 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.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. BY PROVIDER.

DESIGN REVIEW BOARD COMMENTS:

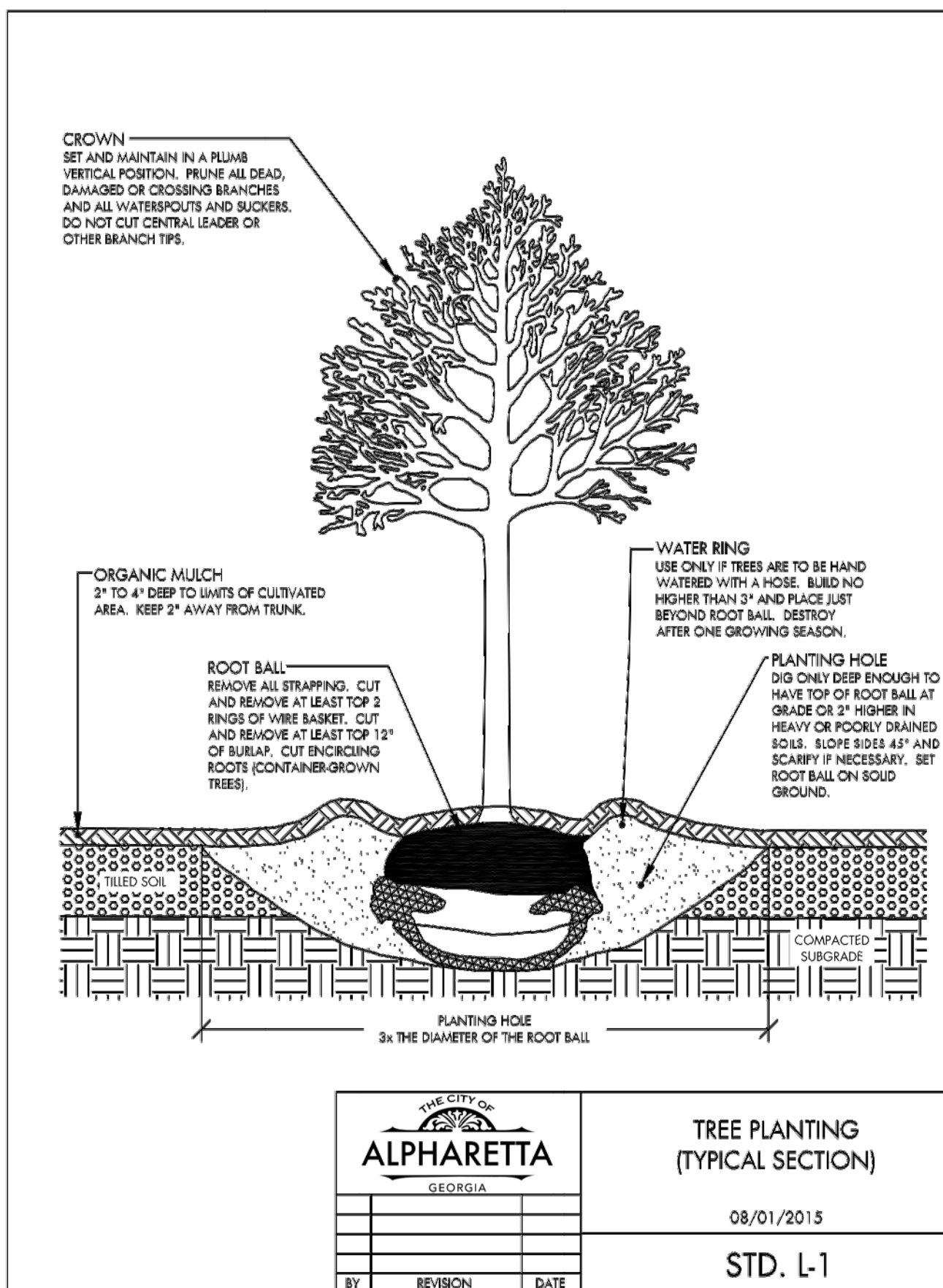
- They asked for additional planter & plants at sidewalk round the building and at MOD Piazza patio area.
- They requested 1-2 additional trees at the MOD Piazza patio
- Layout of trees along North Point Parkway to be presented as part of the DRB Review scheduled for 3/1/18 submission. The future sidewalk needs to be planned 10ft wide and next to curb on parking lot side. The new trees will be located adjacent and along North Point Parkway. The City is not requesting for the sidewalk to be put in place at this time, but for the trees to be planted accordingly to meet their design guidelines. They requested two rows of shrubbery along the parking lot side. When sidewalk is added, the shrubbery will be removed.
- Plants in front of the wood fence with dumpster
- Review Island Landscape, and existing trees meeting code.



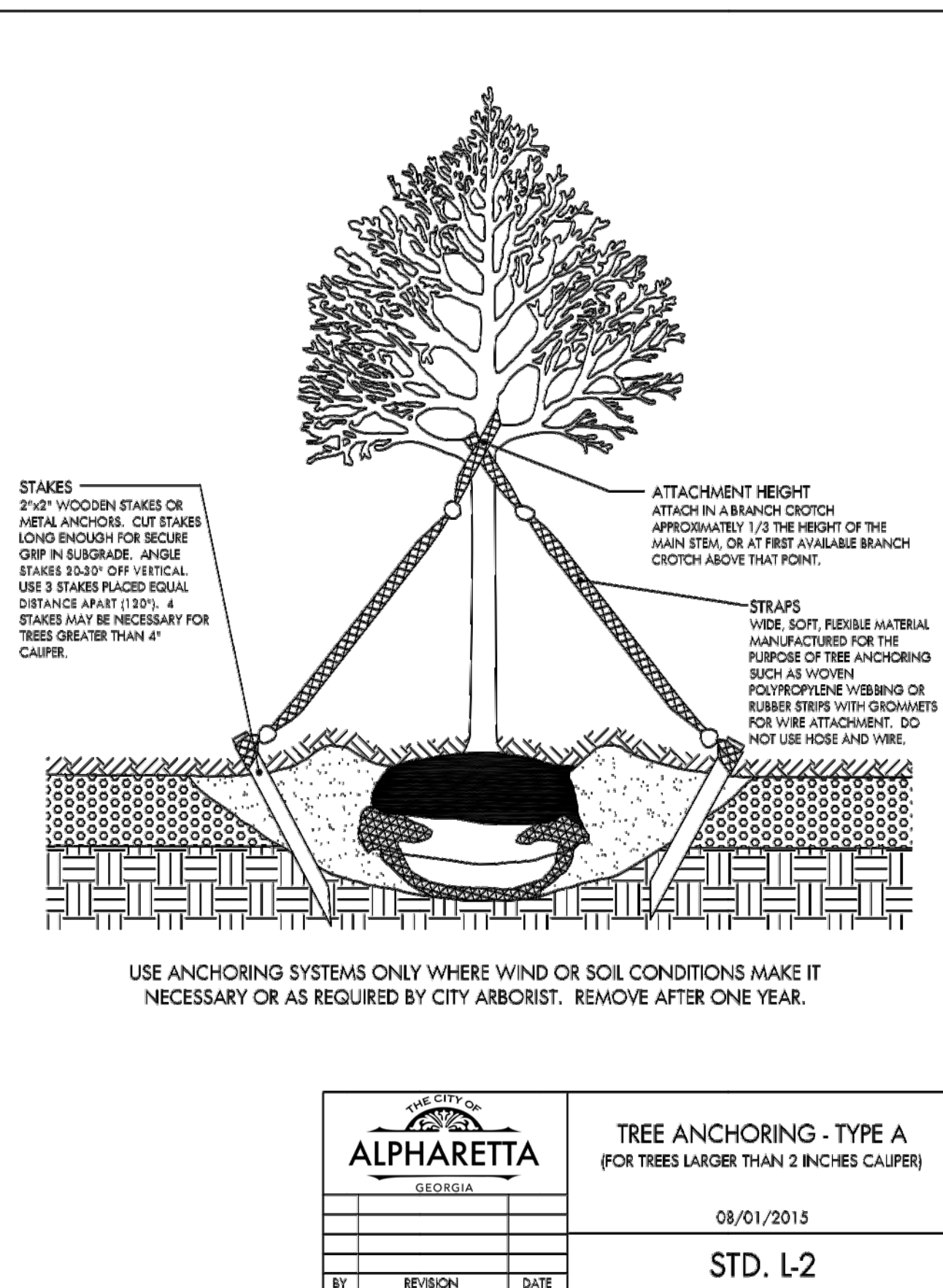
LANDSCAPE PLANTING PLAN
SCALE 1" = 20'



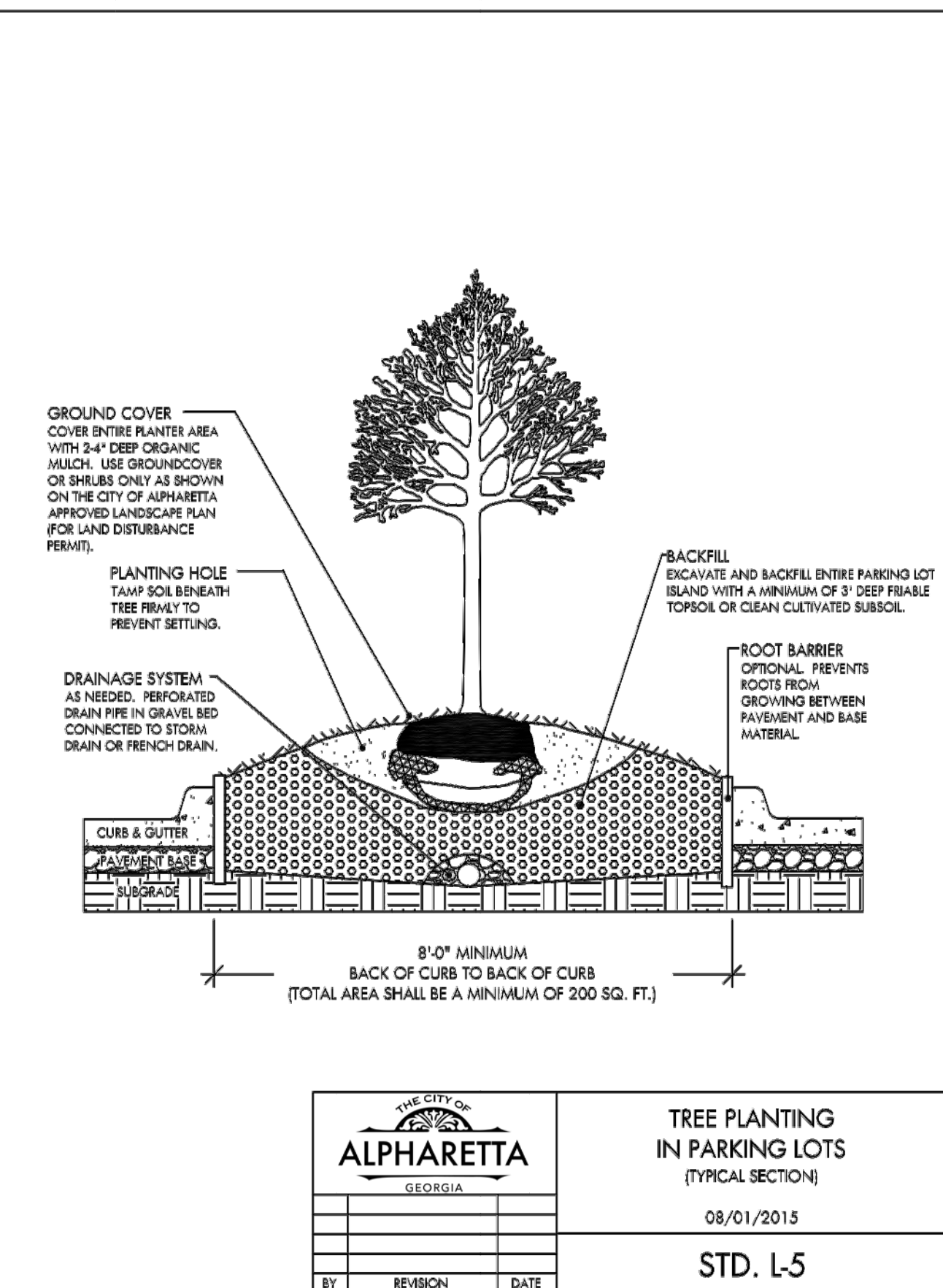
ALPHARETTA			ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)	
GEORGIA	REVISION	DATE	08/01/2015	STD. L-8
BY	REVISION	DATE		



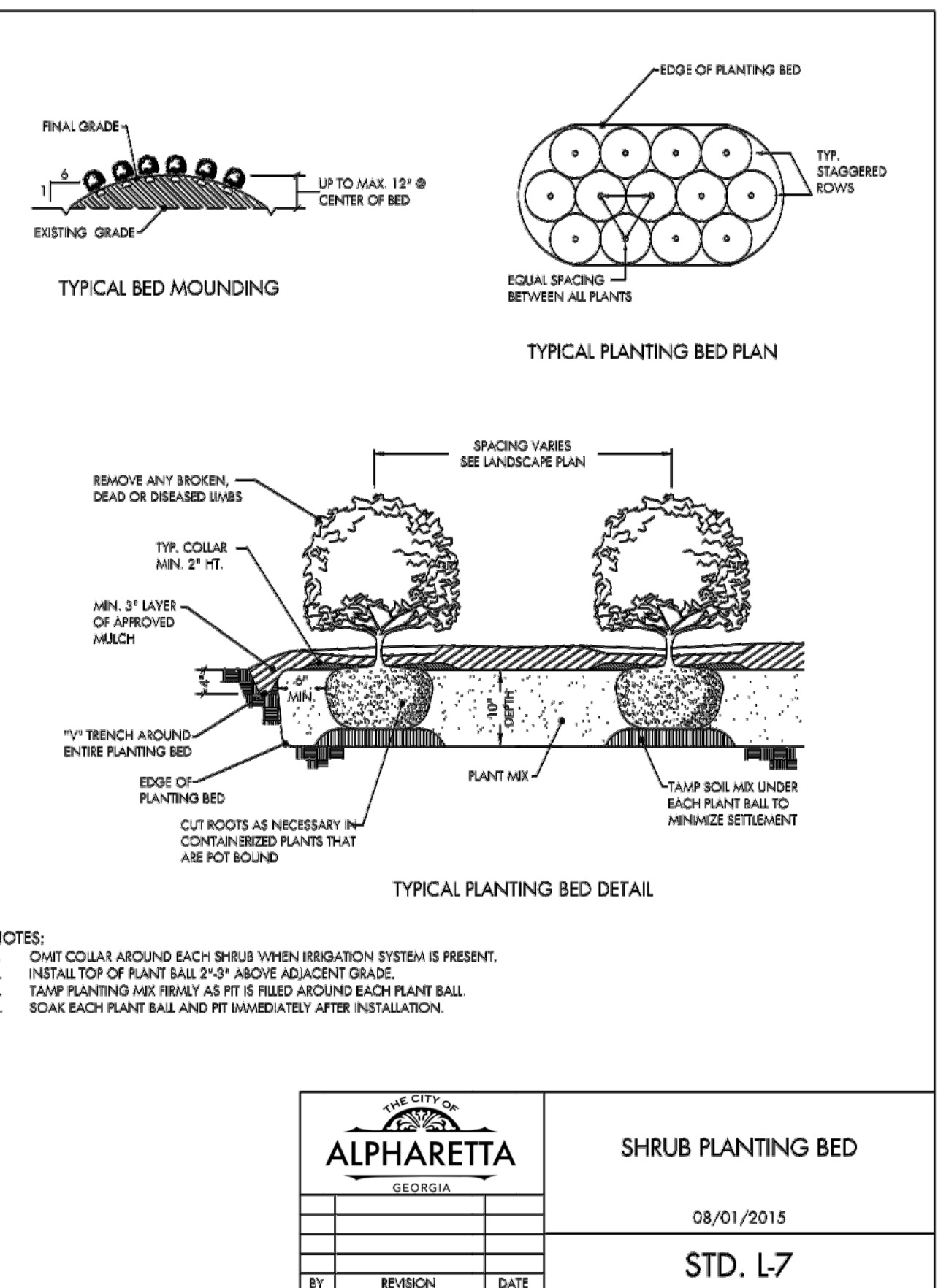
ALPHARETTA			TREE PLANTING (TYPICAL SECTION)	
GEORGIA	REVISION	DATE	08/01/2015	STD. L-1
BY	REVISION	DATE		



ALPHARETTA			TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)	
GEORGIA	REVISION	DATE	08/01/2015	STD. L-2
BY	REVISION	DATE		



ALPHARETTA			TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)	
GEORGIA	REVISION	DATE	08/01/2015	STD. L-5
BY	REVISION	DATE		



ALPHARETTA			SHRUB PLANTING BED	
GEORGIA	REVISION	DATE	08/01/2015	STD. L-7
BY	REVISION	DATE		

NORTH POINT MARKET CENTER NORTHPOINT PARKWAY, ALPHARETTA, GEORGIA

LAND LOT 742 & 755
1ST DISTRICT, 2ND SECTION

Arboregard Tree Specialists
Solutions Naturally

ISA CERTIFIED ARBORIST
SO-7070A

PO BOX 477
AVONDALE ESTATES, GA 30002
404.291.3535

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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: Colliers International, LLC

Location Address: Promenade Suite 800, 1230 Peachtree Street, NE

Mailing Address: 1230 Peachtree Street, NE

City: Atlanta State: GA Zip Code: 30309 - 3574

Contact For All Notifications: Suzan Talley

Contact Telephone: 404 - 574 - 1058 Mobile Telephone: 404 - 725 - 3353

Fax: 404 - 870 - 2845 Email: suzan.talley@colliers.com

Contact's Relation To Business: Project Manager

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: NPMC Retail, LLC c/o CBRE Global Investors, LLC

Physical Address: 515 South Flower Street, Suite 3100

Mailing Address: 515 South Flower Street, Suite 3100 with copy to 1230 Peachtree St NE, Suite 800, Atlanta, GA 30309 

City: Los Angeles State: CA Zip Code: 90071 -

Owner Telephone: 404 - 574 - 1058 Contact Fax: 404 - 574 - 1158

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): Colliers International - Atlanta, LLC, as agent for owner, Suzan Talley Date: 04/30/18

Owner Signature: 

Property Information:

Address (If Assigned) : 6110 North Point Parkway

Tax ID or Map Reference Number: 12-273007550302

Land Lot(s): 744 & 755 District: 1st Section: 2nd

Existing Zoning of Property: PSC Existing Uses of Property: Planned Shopping Center

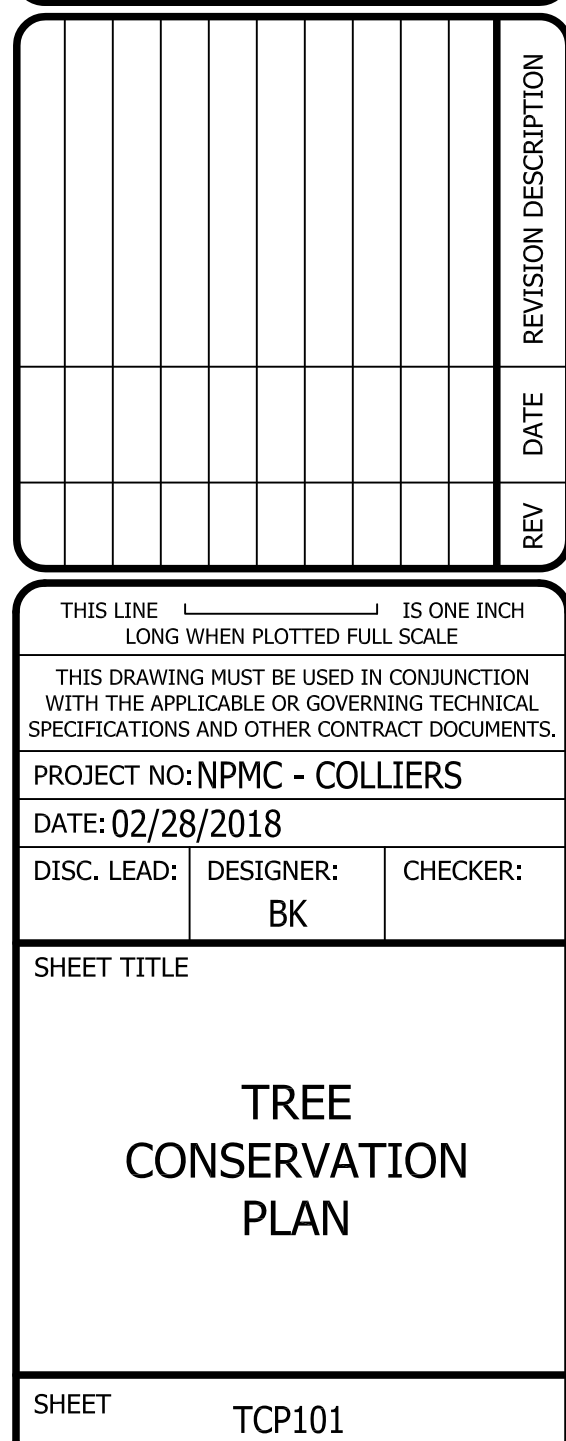
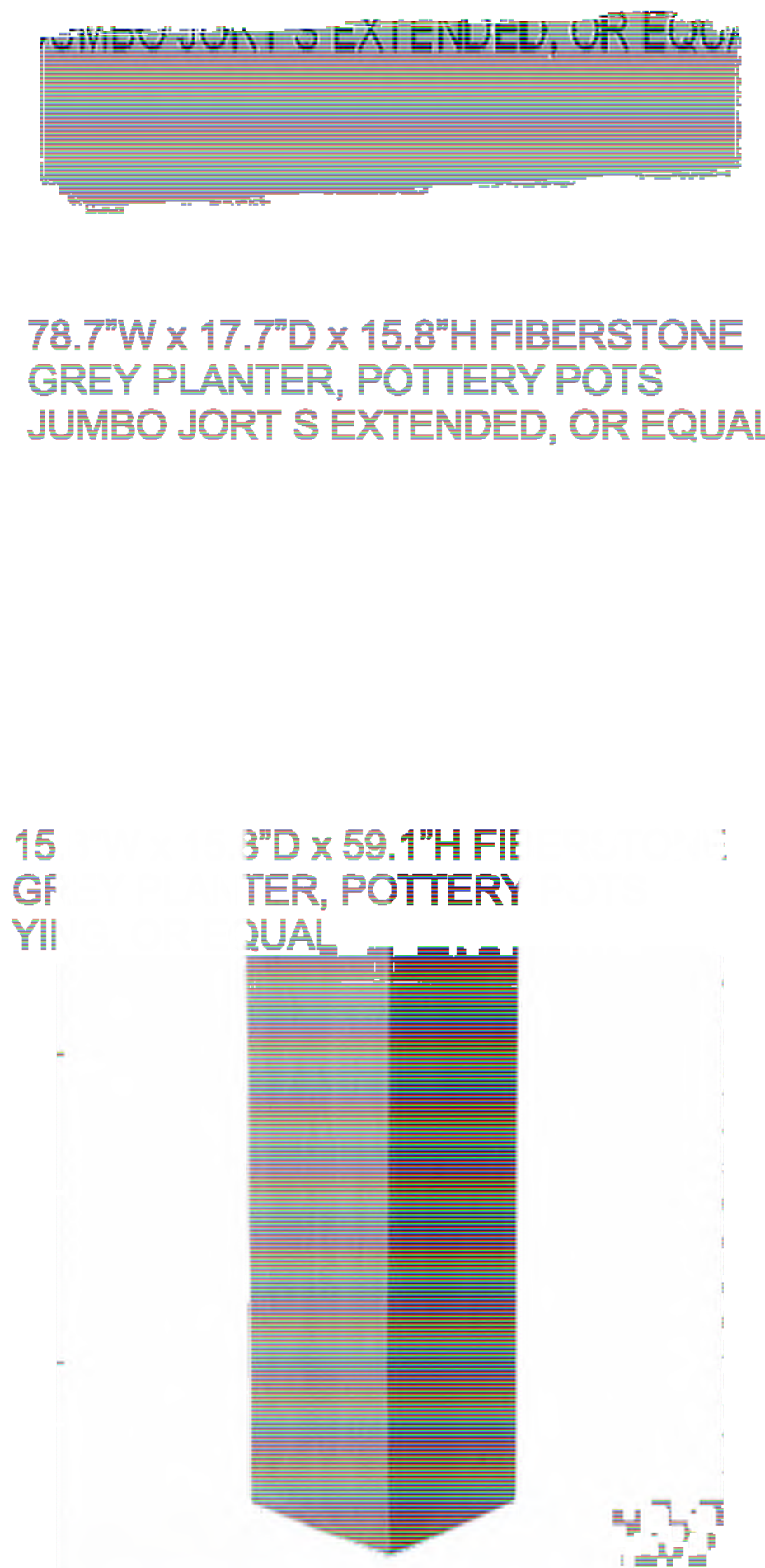
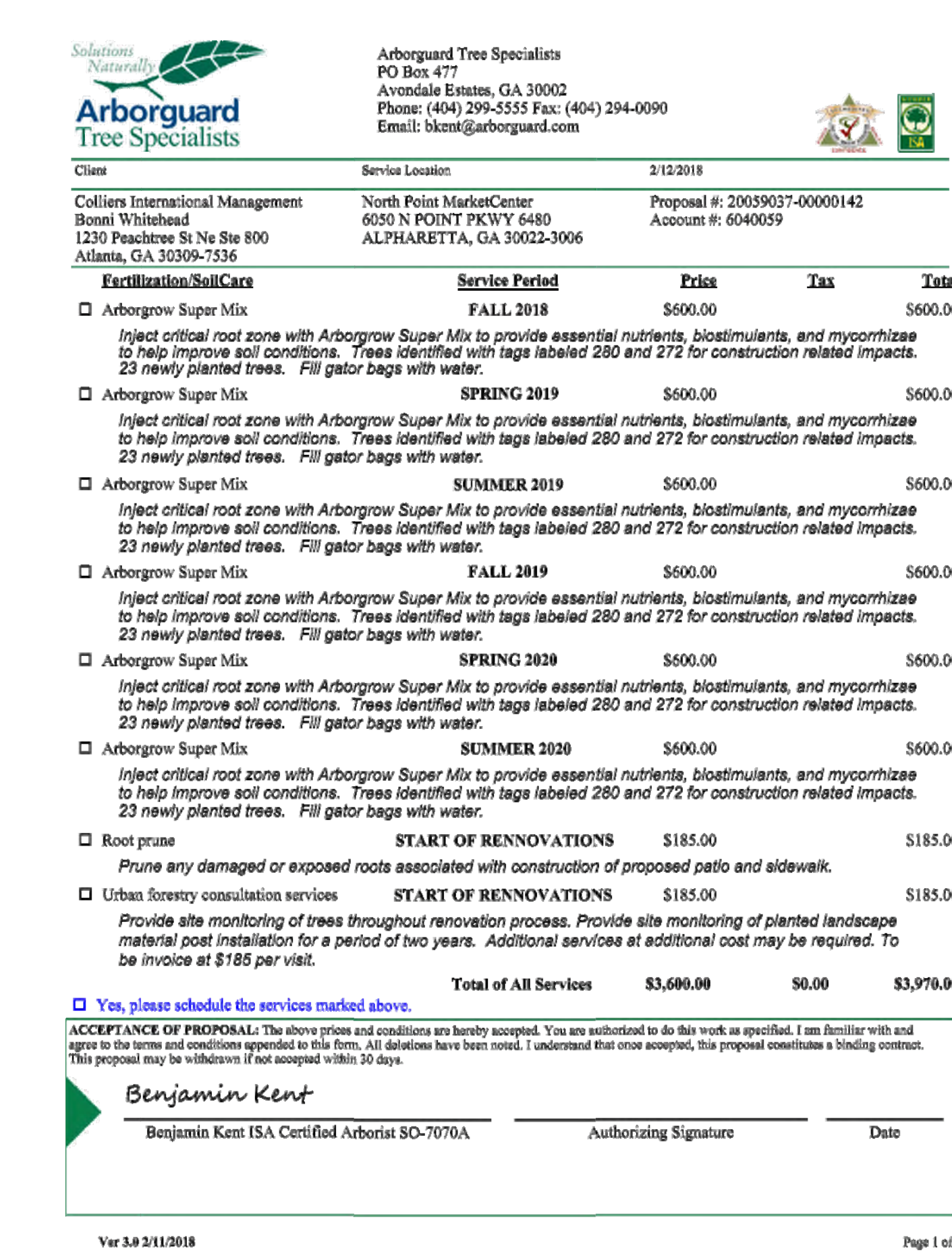
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

Applicant Signature:  Date: 04/30/18 Print Form

TREE PRESERVATION NOTES:

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to initial site opening and inspection City Arborist will be provided with receipts and or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
12. 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.

LANDSCAPE PRESERVATION AND DEMOLITION PLAN
SCALE 1" = 20'



TREE SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	CALIPER SIZE	SPACING	SPECIES PERCENT
AMERICAN HOLLY	ILEX OPACA	9	6-8" HEIGHT	AS SHOWN	32.1%
BALDCYPRESS	TAXODIM DISTICHUM	3	4"	20' O.C.	10.7%
BLACK TUPELO / BLACKGUM	NYSSA SYLVATICA	12	4"	25' O.C.	42.9%
COLUMNAR HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2	3"	30' O.C.	7.1%
RIVER BIRCH	BETULA NIGRA 'DURAHEAT'	1	MULTI-STEM 10-12'	AS SHOWN	3.6%
SWAMP WHITE OAK	QUERCUS BICOLOER	1	4"	AS SHOWN	3.6%
TOTAL QUANTITY OF TREES:		28			100.0%
TOTAL QUAANTITY OVERSTORY:		17			

SHRUB SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	SPECIES PERCENT
FLORIDA SUNSHINE ILLICUM	ILLICUM PARVIFLORUM 'FLORIDA SUNSHINE'	220	7 GALLON	2'	N/A
DOUBLE RED KNOCKOUT ROSE	ROSA 'RADTKO'	45	5 GALLON	2'	N/A

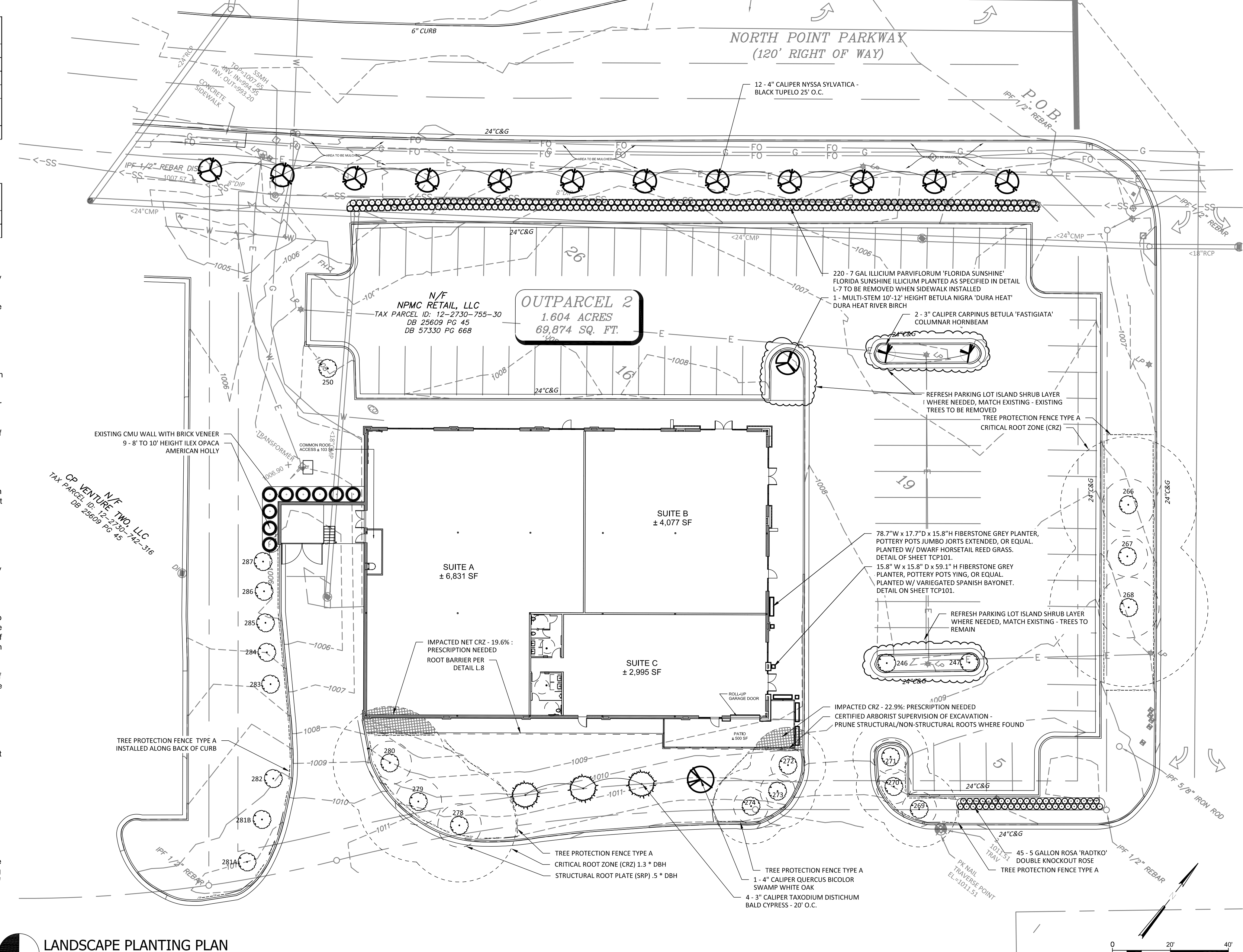
LANDSCAPE PLAN NOTES:

- 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.
- 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.
- The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved are the responsibility of the owner.
- A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
- 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.
- Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- 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.
- Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
- 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.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- 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 Fill auger hole with drainage gravel and cover with a soil separator. Retest 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.
- All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
- All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
- Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
- 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.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. BY PROVIDER.

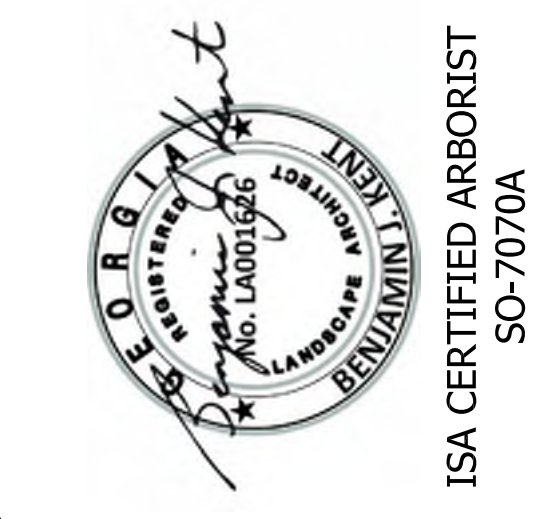
DESIGN REVIEW BOARD COMMENTS:

- They asked for additional planter & plants at sidewalk round the building and at MOD Pizza patio area.
- They requested 1-2 additional trees at the MOD Pizza patio
- Layout of trees along North Point Parkway to be presented as part of the DRB Review scheduled for 3/1/18 submission. The future sidewalk needs to be planned 10ft wide and next to curb on parking lot side. The new trees will be located adjacent and along North Point Parkway. The City is not requesting for the sidewalk to be put in place at this time, but for the trees to be planted accordingly to meet their design guidelines. They requested two rows of shrubbery along the parking lot side. When sidewalk is added, the shrubbery will be removed.
- Plants in front of the wood fence with dumpster
- Review Island Landscape, and existing trees meeting code.

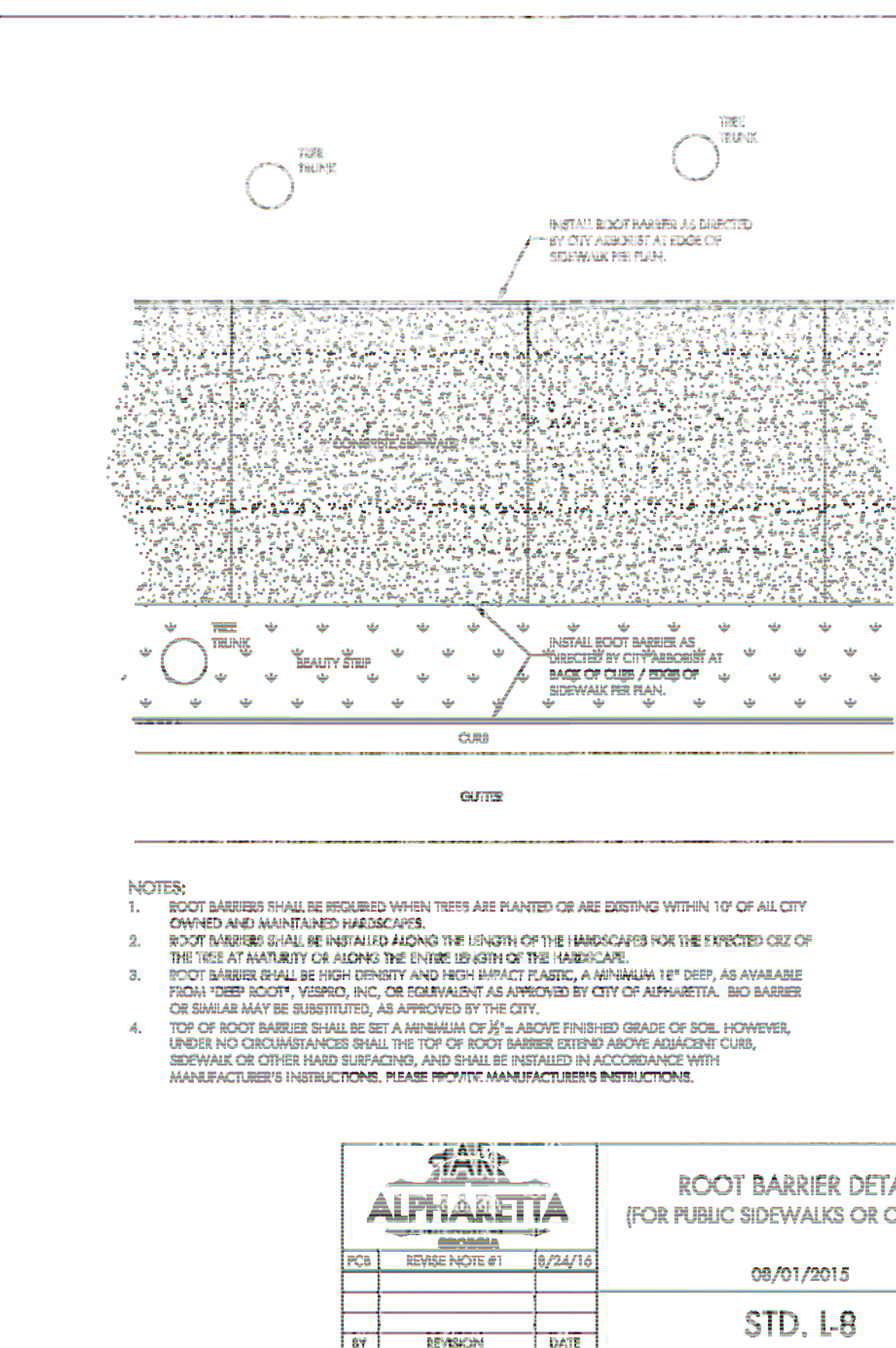
LANDSCAPE PLANTING PLAN SCALE 1" = 20'



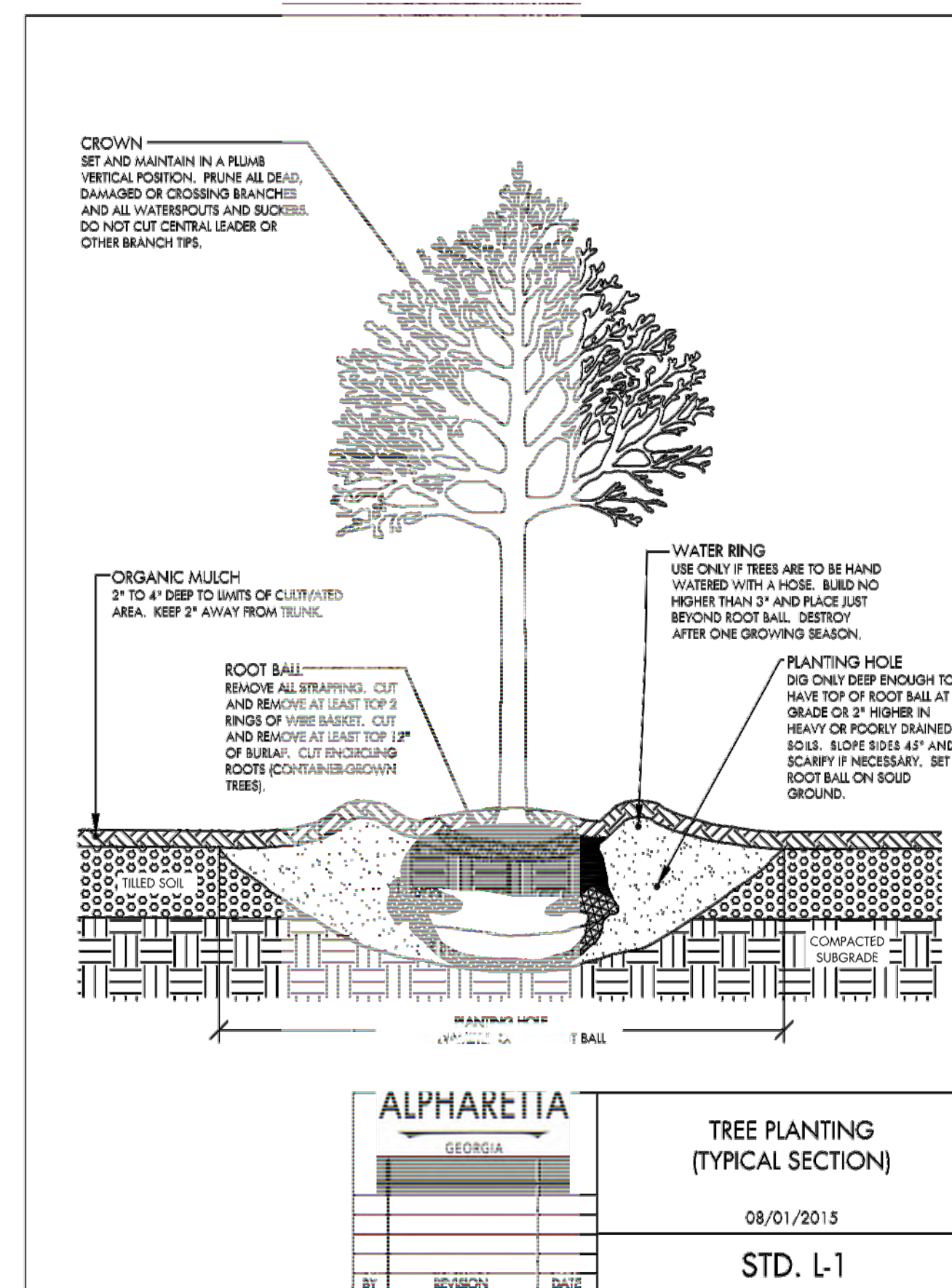
NORTH POINT MARKET CENTER
NORTHPOINT PARKWAY, ALPHARETTA, GEORGIA
LAND LOT 742 & 755
1ST DISTRICT, 2ND SECTION



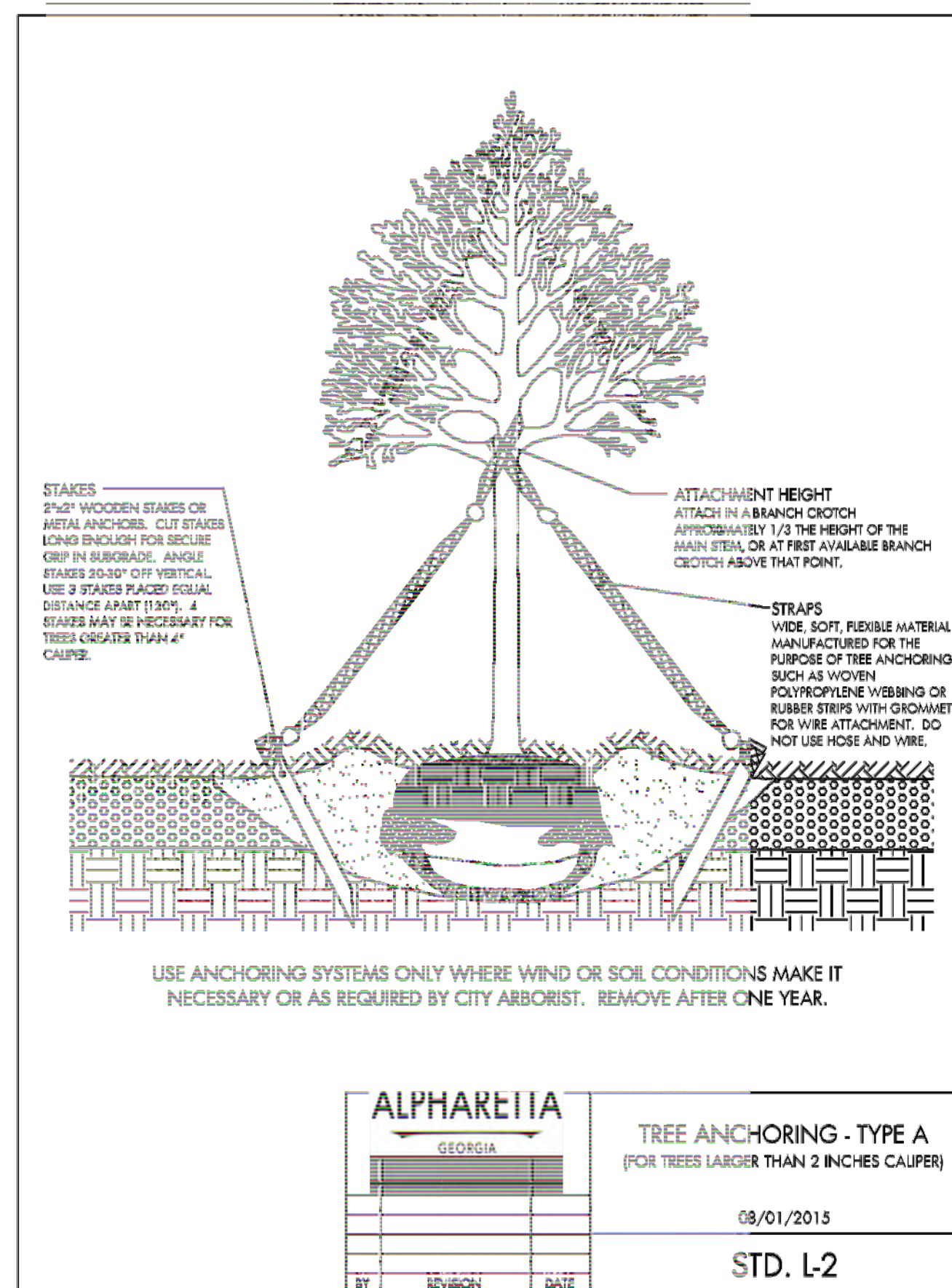
Solutions Naturally
Arboregaurd
Tree Specialists
PO BOX 477
ALPHARETTA, GA 30002
404.299.3325



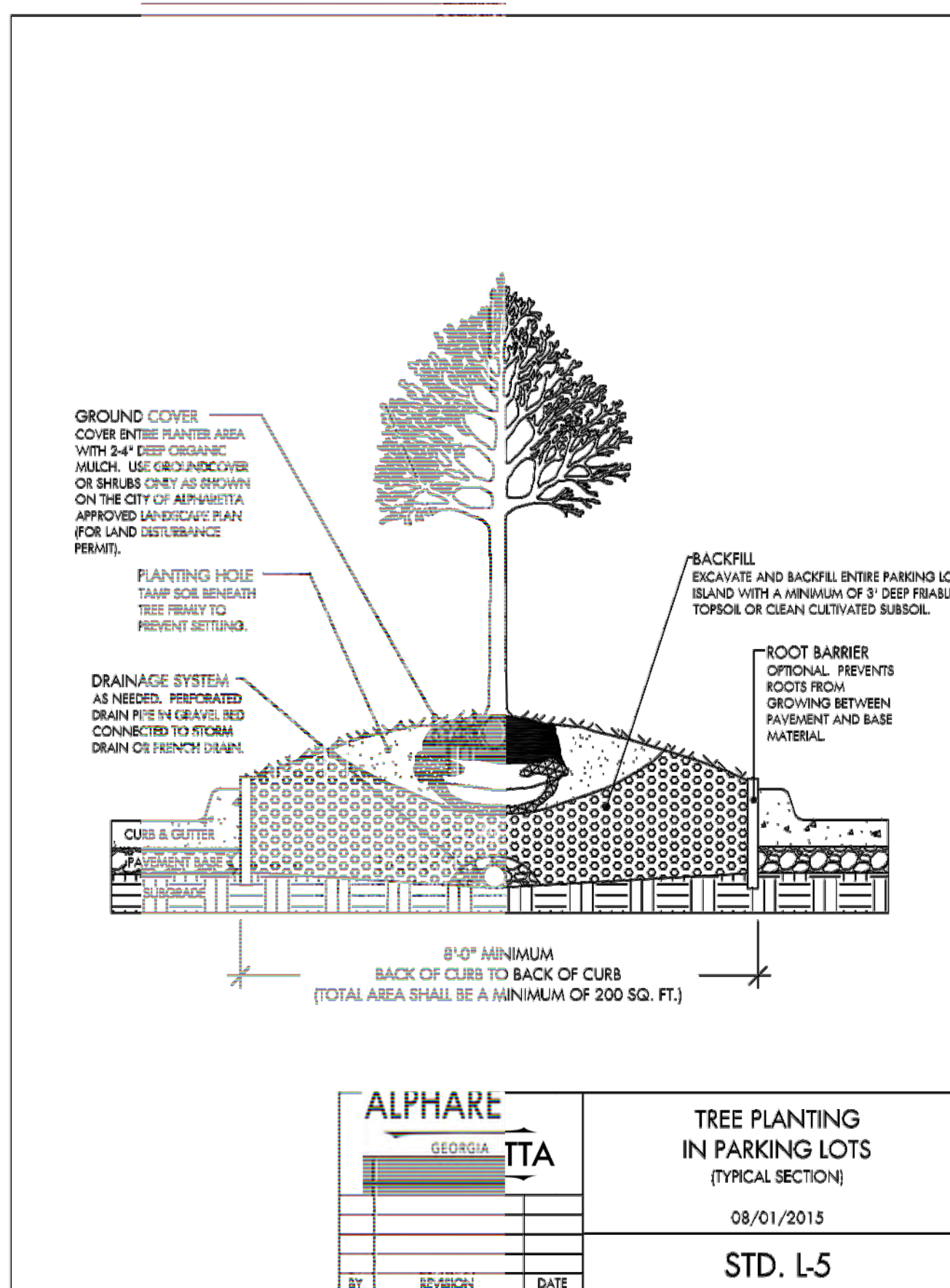
BY	REVISION	DATE
PCB	REVISION #1	8/22/14
BY	REVISION	DATE



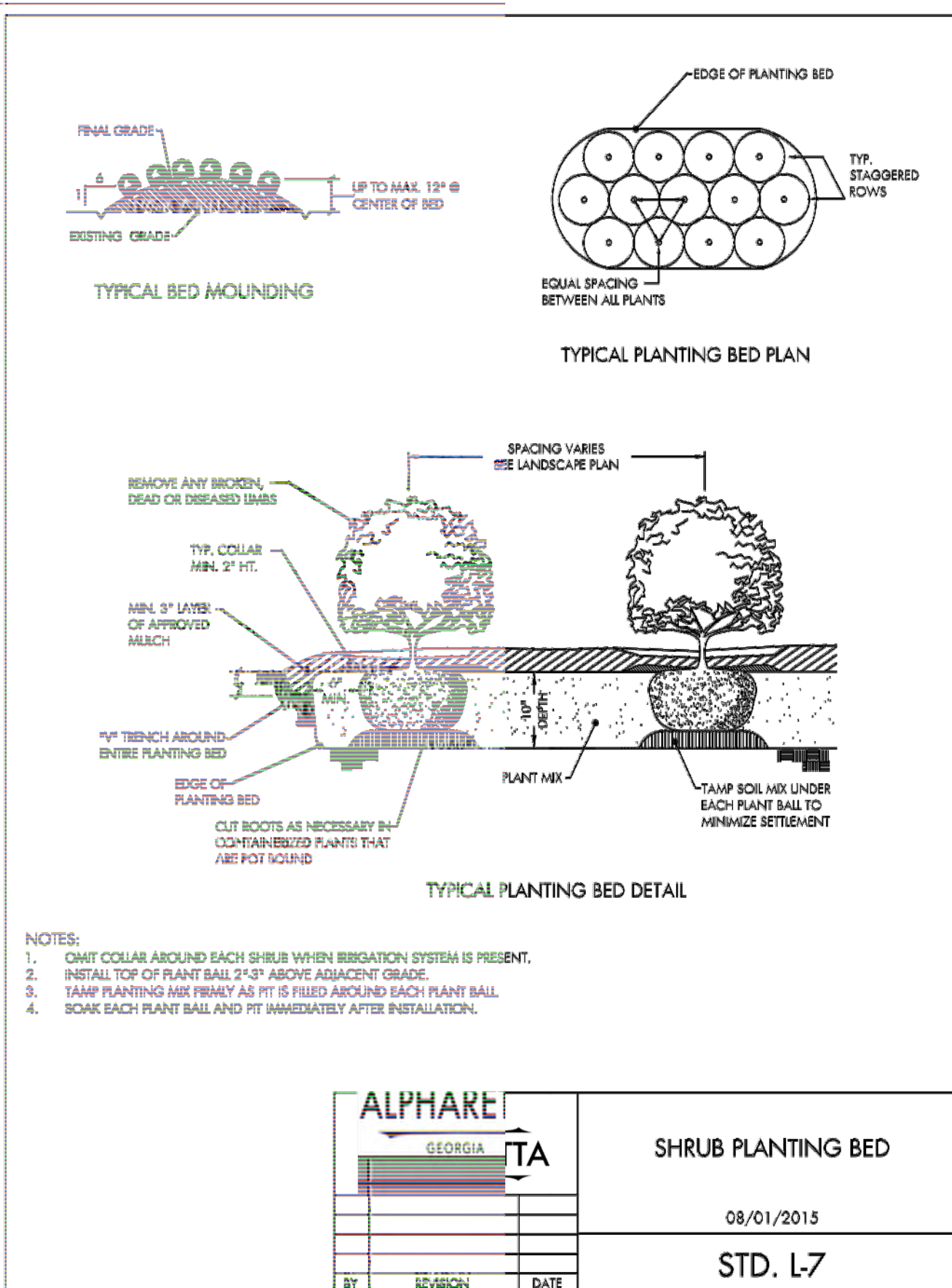
BY	REVISION	DATE
PCB	REVISION #1	8/22/14
BY	REVISION	DATE



BY	REVISION	DATE
PCB	REVISION #1	8/22/14
BY	REVISION	DATE



BY	REVISION	DATE
PCB	REVISION #1	8/22/14
BY	REVISION	DATE



BY	REVISION	DATE
PCB	REVISION #1	8/22/14
BY	REVISION	DATE

REV	DATE	REVISION DESCRIPTION

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE
THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.
PROJECT NO: NPMC - COLLIER
DATE: 02/28/2018
DISC. LEAD: BK
CHECKER: BK
SHEET TITLE
LANDSCAPE PLANTING PLAN
SHEET
LP101

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: North Point Market Center

Location Address: 6110 North Point Parkway

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30022 -

Contact For All Notifications: Cindy Silver

Contact Telephone: 770 - 597 - 3,994 Mobile Telephone: - -

Fax: 678 - 669 - 2,729 Email: cindysilver@constructionoutsource.com

Contact's Relation To Business: Permit Expediter

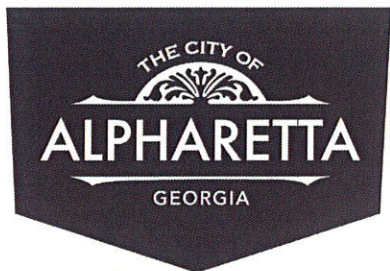
This Application For (Check all that apply):

- | | |
|--|--|
| ☒ 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: NPMC Retail, LLC c/o CBRE Global Investors, LLC

Physical Address: 515 South Flower Street, Suite 3100

Mailing Address: 515 South Flower Street, Suite 3100 with copy to 1230 Peachtree St NE, Suite 800, Atlanta, GA 30309

City: Los Angeles State: CA Zip Code: 90071 -

Owner Telephone: 404.0000000 - 574.000000 - 1058.00000000 Contact Fax: 404.0000000 - 574.000000 - 1158.00000000

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): Colliers International - Atlanta, LLC, as agent for owner, Suzan Talley Date: 02/28/18

Owner Signature: 

Property Information:

Address (If Assigned) : 6250 North Point Parkway

Tax ID or Map Reference Number: 12-273007550302

Land Lot(s): 744 & 755 District: 1st Section: 2nd

Existing Zoning of Property: PSC Existing Uses of Property: Planned Shopping Center

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

Applicant Signature:  Date: 02/28/18 Print Form



NYSSA SYLVATICA
BLACK TUPELO
4" CALIPER AT PLANTING

TAXODIUM DISTICHUM

BALD CYPRESS

3" CALIPER AT PLANTING

PYRAMIDAL FORM

FALL COLOR



**FALL COLOR &
PYRAMIDAL FORM**

3" CALIPER EXAMPLE



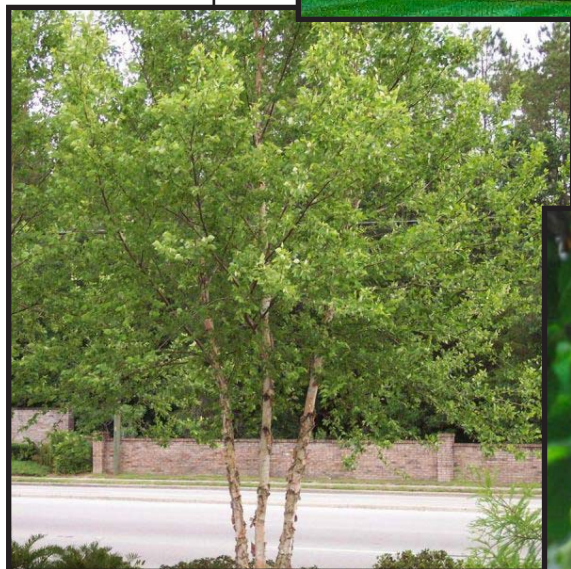


CARPINUS BETULA FASTIGIATA
COLUMNAR HORNBEAM
3" CALIPER AT PLANTING

MATURE TREE FORM



**YOUNG TREE
FORM**



EXFOLIATING BARK



BETULA NIGRA 'DURA HEAT'
DURA HEAT RIVER BIRCH
10' TO 12' AT PLANTING

QUERCUS BICOLOR

SWAMP WHITE OAK

4" CALIPER AT PLANTING



MATURE TREE FORM



LEAF COLORATION

**FORM AND SIZE AFTER
ESTABLISHMENT**





ILEX OPACA
FOSTER HOLLY
8'-10' GALLON AT PLANTING





ROSA x 'RADTKO'
DOUBLE KNOCKOUT® ROSE
5 GALLON AT PLANTING

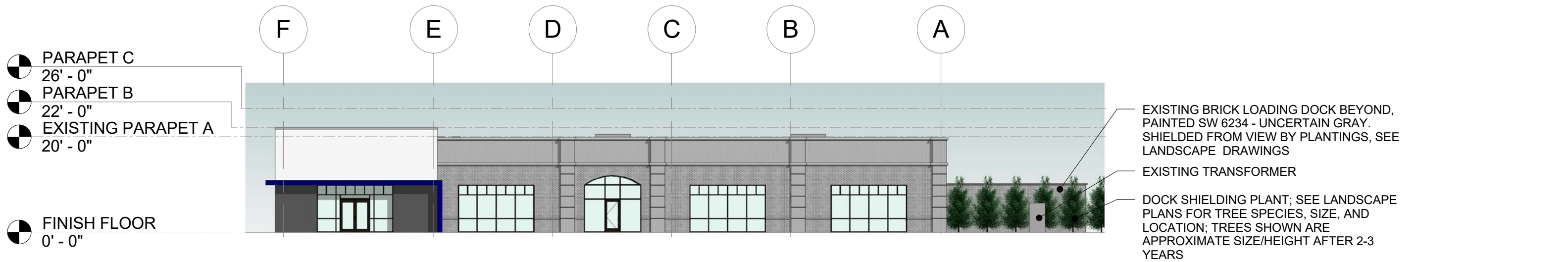


ILICIAM FLORIDANUM

FLORIDA ANISE

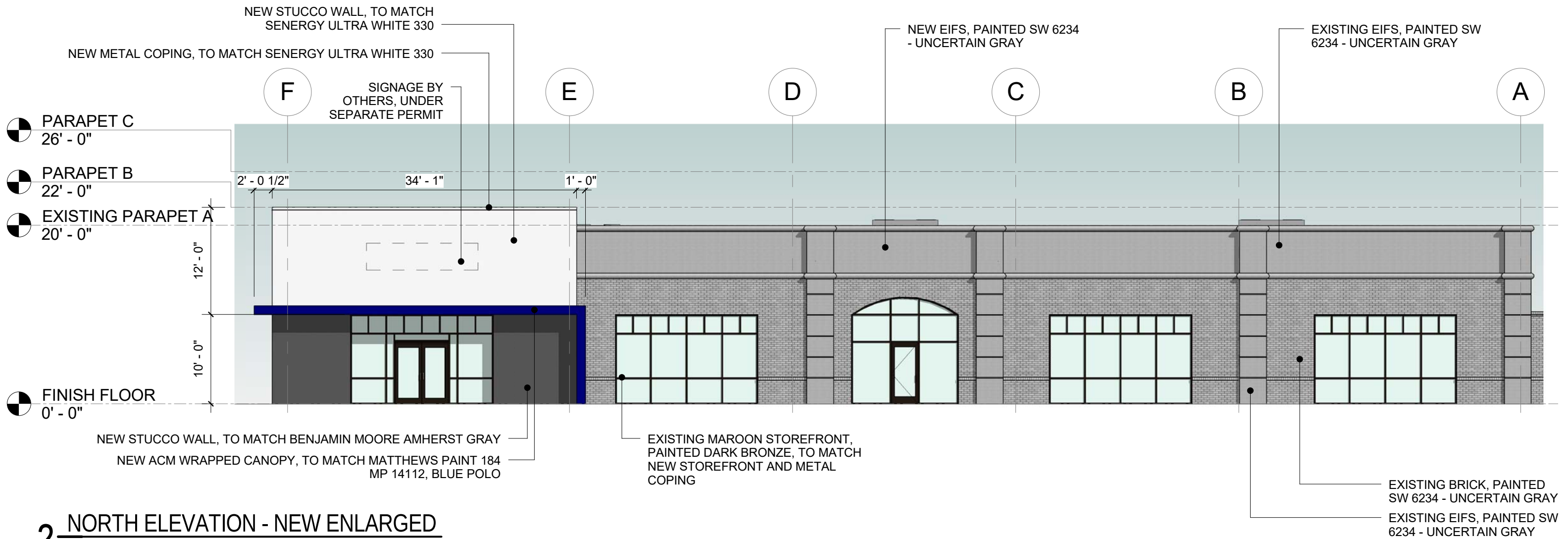
7 GALLON AT PLANTING





1 NORTH ELEVATION - OVERALL

SCALE: 1" = 20'-0"



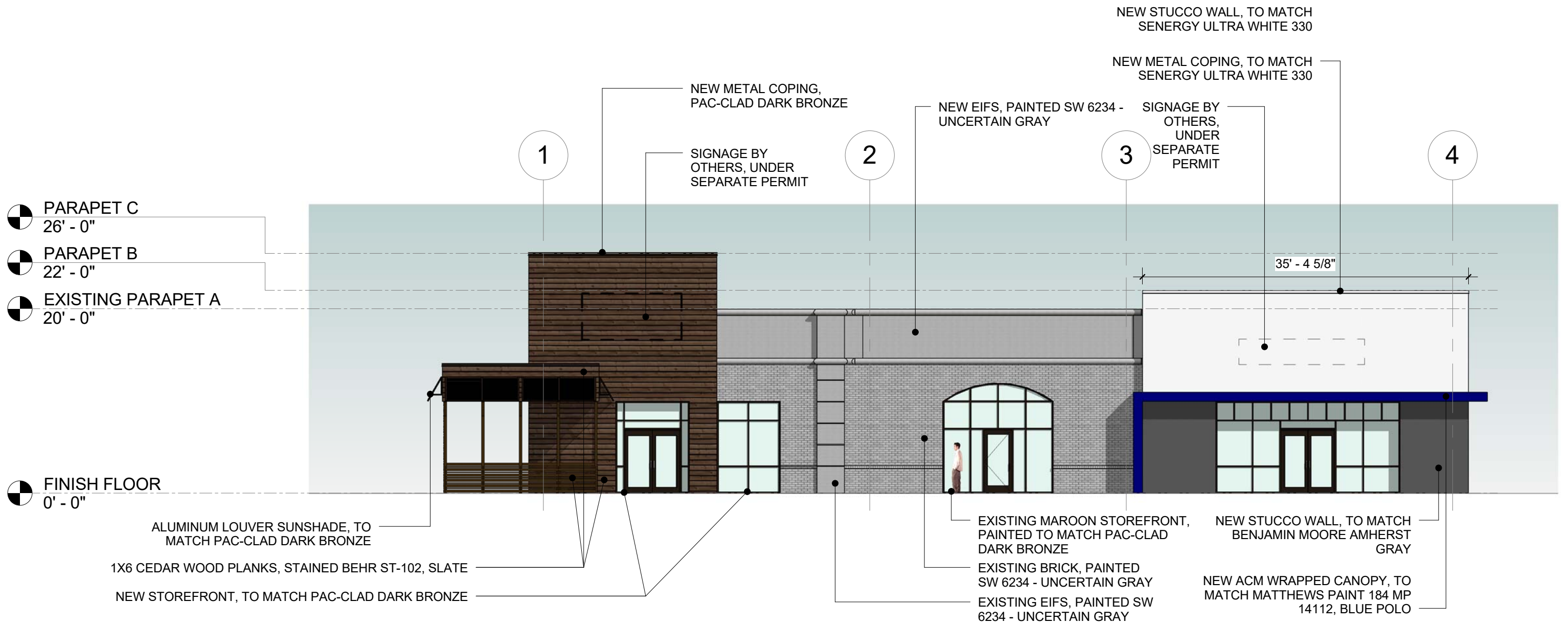
2 NORTH ELEVATION - NEW ENLARGED

SCALE: 3/32" = 1'-0"

NORTH POINT MARKET CENTER

NORTH ELEVATION

ASD | SKY



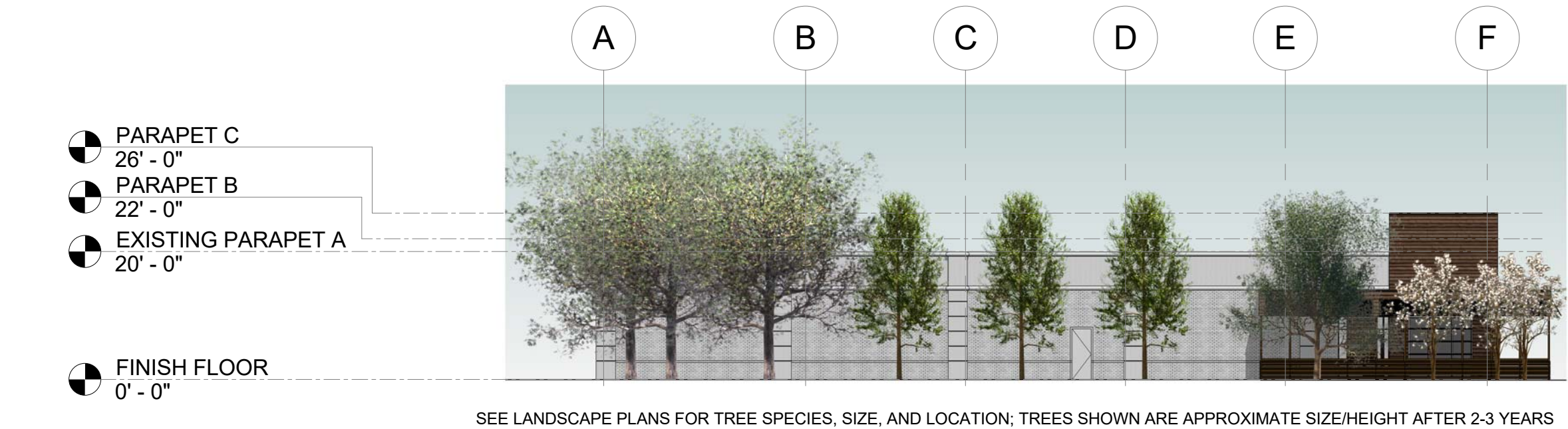
1 EAST ELEVATION - NEW

SCALE: 3/32" = 1'-0"

NORTH POINT MARKET CENTER

EAST ELEVATION

ASD | SKY

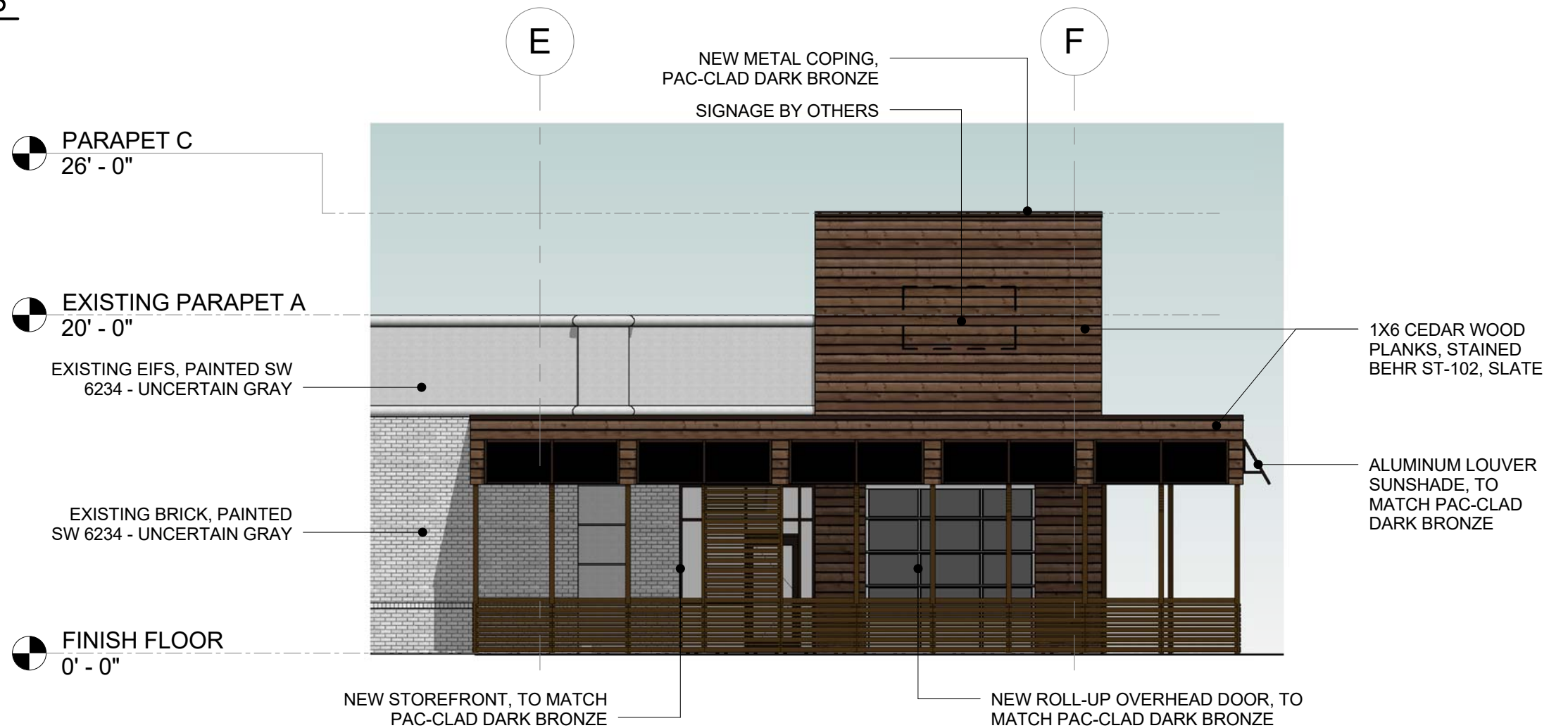


2 SOUTH ELEVATION - OVERALL W/ TREES

SCALE: 1" = 20'-0"

1 SOUTH ELEVATION - NEW ENLARGED

SCALE: 1/8" = 1'-0"



NORTH POINT MARKET CENTER

SOUTH ELEVATION

ASD | SKY

1X6 CEDAR WOOD PLANKS, STAINED BEHR
ST-102, SLATE

ALUMINUM LOUVER
SUNSHADE, TO MATCH PAC-
CLAD DARK BRONZE

EXISTING MAROON
STOREFRONT, PAINTED TO
MATCH PAC-CLAD DARK
BRONZE

EXISTING BRICK AND EIFS PAINTED
SW 6234 - UNCERTAIN GRAY

TENANT SIGNAGE UNDER
SEPARATE DRB AND PERMIT



NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY

NEW ACM WRAPPED CANOPY, TO
MATCH MATTHEWS PAINT 184 MP
14112, BLUE POLO

TENANT SIGNAGE UNDER
SEPARATE DRB AND PERMIT

EXISTING MAROON
STOREFRONT, PAINTED TO
MATCH PAC-CLAD DARK
BRONZE

NEW STUCCO WALL, TO
MATCH SENERGY ULTRA
WHITE 330

EXISTING BRICK AND
EIFS PAINTED SW
6234 - UNCERTAIN
GRAY



NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY

TENANT SIGNAGE UNDER
SEPARATE DRB AND PERMIT

EXISTING ENTRY ELEMENT
REMOVED AS PART OF
RENOVATION

EXISTING MAROON STOREFRONT,
PAINTED TO MATCH PAC-CLAD DARK
BRONZE

EXISTING BRICK AND EIFS,
PAINTED SW 6234 -
UNCERTAIN GRAY



NORTH POINT MARKET CENTER

3D PERSPECTIVES

ASD | SKY



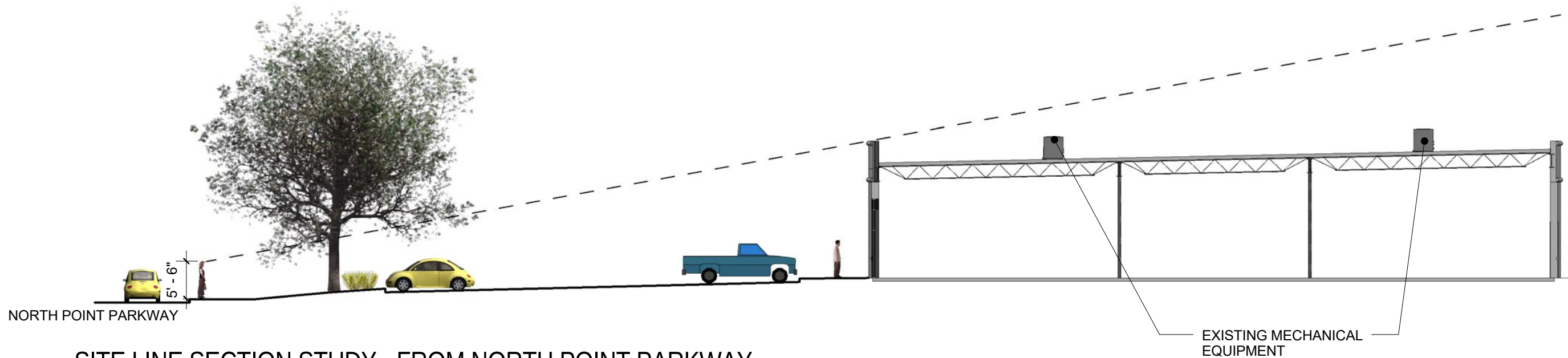
VIEW FROM NORTH POINT PARKWAY - EXISTING

AS CAN BE SEEN, NO MECHANICAL EQUIPMENT IS CURRENTLY VISIBILE FROM THIS STREET.

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED. NO PARAPETS ARE BEING LOWERED.

NEW WALL(S) WITH 2'-0" ADDITIONAL PARAPET IS BEING ADDED AT NE CORNER AND 4'-0" ADDITIONAL PARAPET TO THE SE CORNER. SHOULD FURTHER BLOCK VIEW OF MECHANICAL EQUIPMENT.

CENTER ENTRY ELEMENT BEING REMOVED, WALL BEHIND TO BE INFILLED WITH EIFS TO MATCH PANELS TO LEFT AND RIGHT. SEE SITE LINE SECTION BELOW FOR VERIFICATION THAT NO MECHANICAL EQUIPMENT WILL BE VISIBLE AFTER THE RENOVATION.



1 SITE LINE SECTION STUDY - FROM NORTH POINT PARKWAY

SCALE: 1/16" = 1'-0"

NORTH POINT MARKET CENTER

SITE LINE STUDY - FROM NORTH POINT PARKWAY



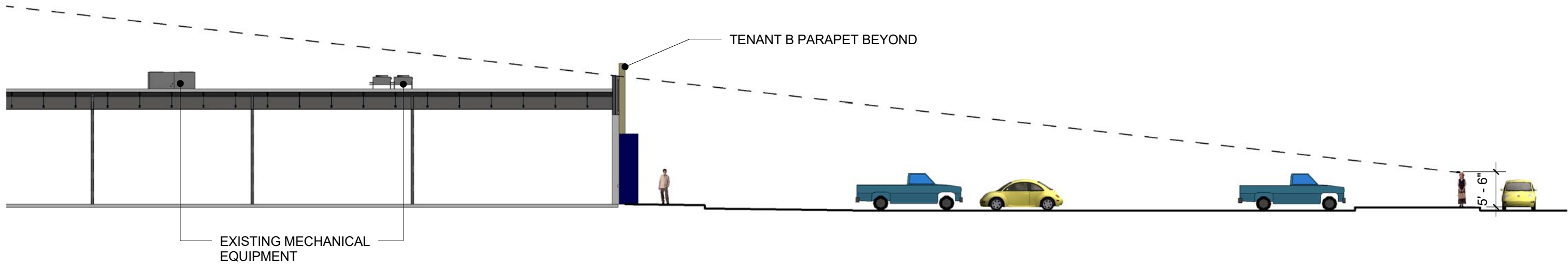
AS CAN BE SEEN, NO MECHANICAL EQUIPMENT IS CURRENTLY VISIBLE FROM THIS STREET.

NO NEW MECHANICAL EQUIPMENT IS BEING ADDED. NO PARAPETS ARE BEING LOWERED.

A NEW WALL WITH PARAPET IS BEING ADDED AT NE CORNER AND SE CORNER. SHOULD FURTHER BLOCK VIEW OF MECHANICAL EQUIPMENT.

VIEW FROM SHOPPING CENTER
ENTRY DRIVE - EXISTING

CENTER ENTRY ELEMENT BEING REMOVED, WALL BEHIND TO BE INFILLED WITH EIFS TO MATCH PANELS TO LEFT AND RIGHT. SEE SITE LINE SECTION BELOW FOR VERIFICATION THAT NO MECHANICAL EQUIPMENT WILL BE VISIBLE AFTER THE RENOVATION.



1 SITE LINE SECTION STUDY - FROM ENTRY DRIVE
SCALE: 1/16" = 1'-0"



NE CORNER PERSPECTIVE

NW CORNER PERSPECTIVE



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION



SOUTH EAST CORNER ELEVATION



WEST CORNER ELEVATION 1



WEST CORNER ELEVATION 2



JARED
LOC: NEXT DOOR NEIGHBOR

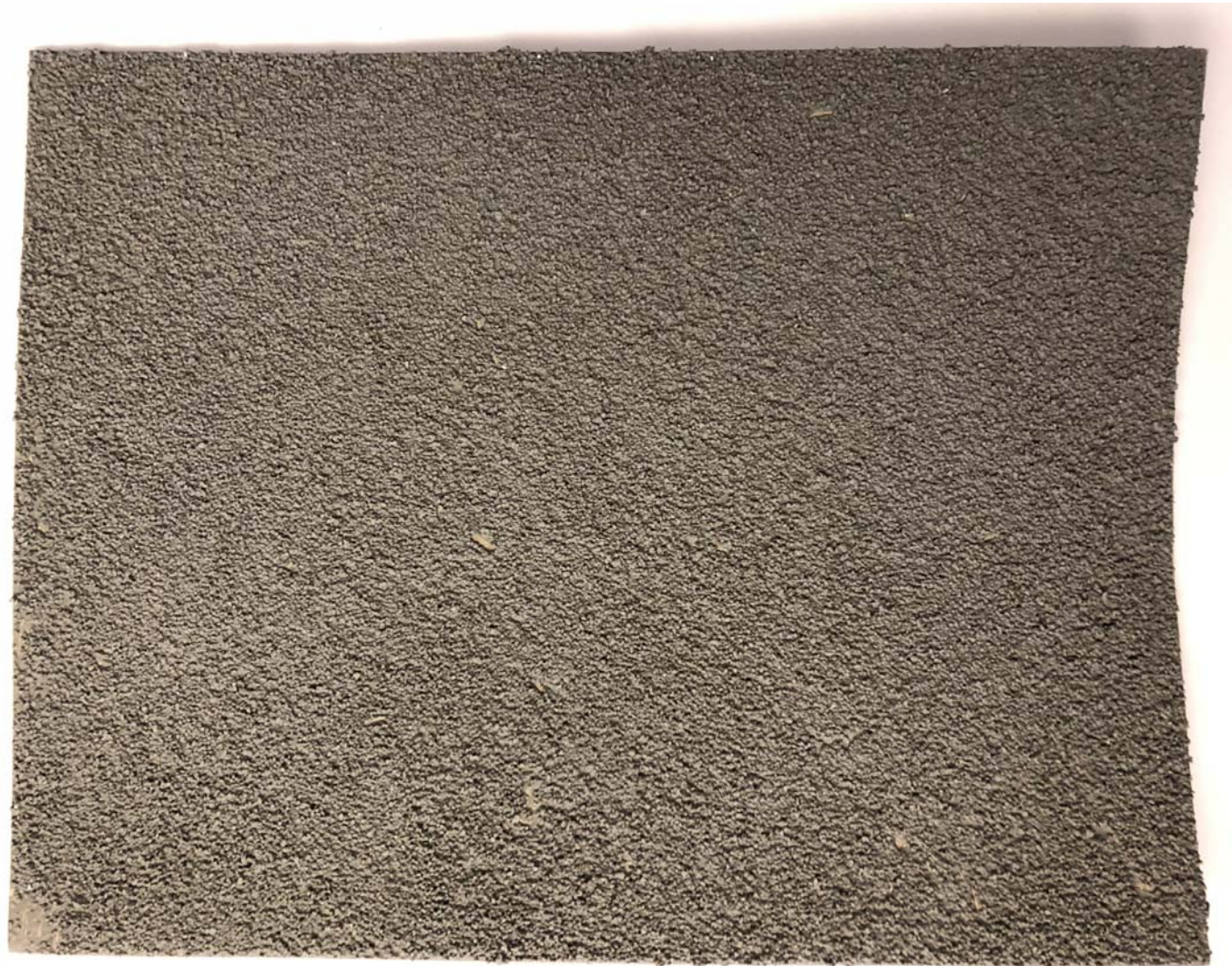
MENS WAREHOUSE
LOC: ACROSS ENTRY DRIVE AISLE



NORDSTROM RACK
 LOC: ACROSS PARKING LOT, IN SAME COMPLEX



OLD NAVY
 LOC: ACROSS PARKING LOT, IN SAME COMPLEX



NEW STUCCO WALL, TO MATCH BENJAMIN MOORE AMHERST GRAY



NEW STUCCO WALL, TO MATCH SENERGY ULTRA WHITE 330

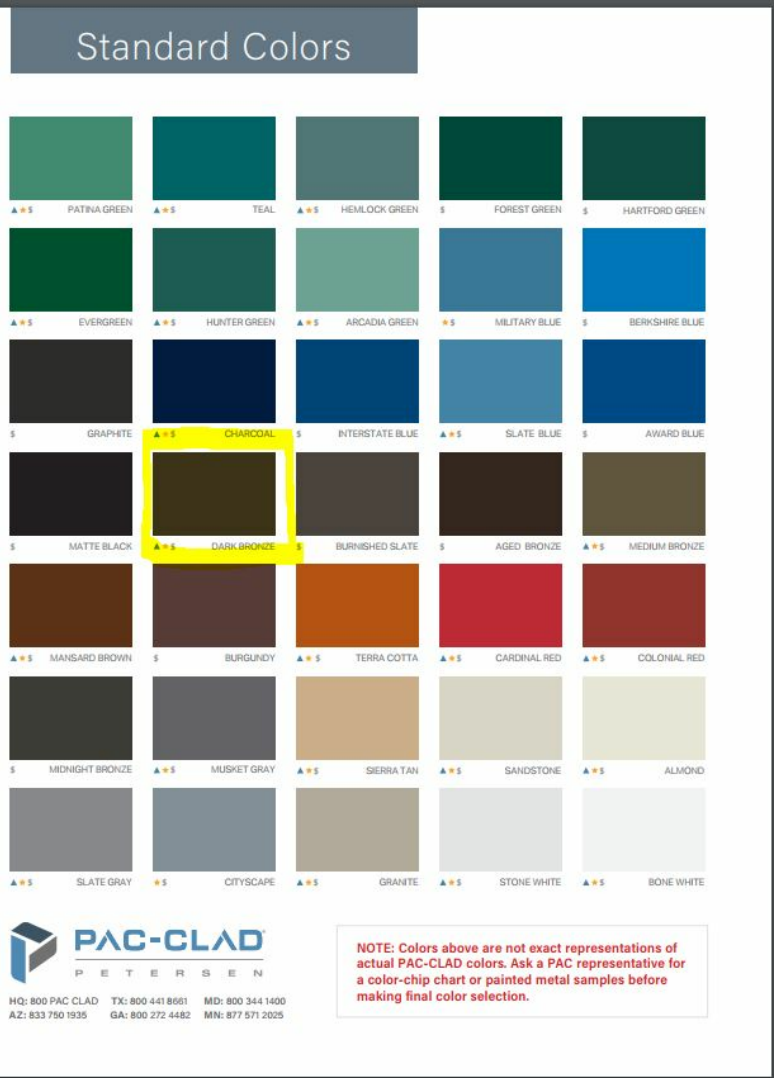


NEW ACM WRAPPED CANOPY, TO MATCH MATTHEWS PAINT 184 MP 14112, BLUE POLO



1X6 CEDAR WOOD PLANKS, STAINED BEHR ST-102, SLATE





NEW METAL COPING, PAC-CLAD DARK BRONZE



EXISTING BRICK AND EIFS, PAINTED SW 6234 - UNCERTAIN GRAY



NORTH POINT MARKET CENTER

OWNER:

Colliers International
Promenade, Suite 800
1230 Peachtree Street, NE
Atlanta, GA 30309-3574
404.574.1058/ CONTACT: Suzan Talley

ARCHITECT:

ASD | SKY
55 Ivan Allen Jr. Blvd., Suite 100
Atlanta, GA 30308
404.688.3318 / CONTACT: Alan Crowley, AIA

STRUCTURAL ENGINEER:

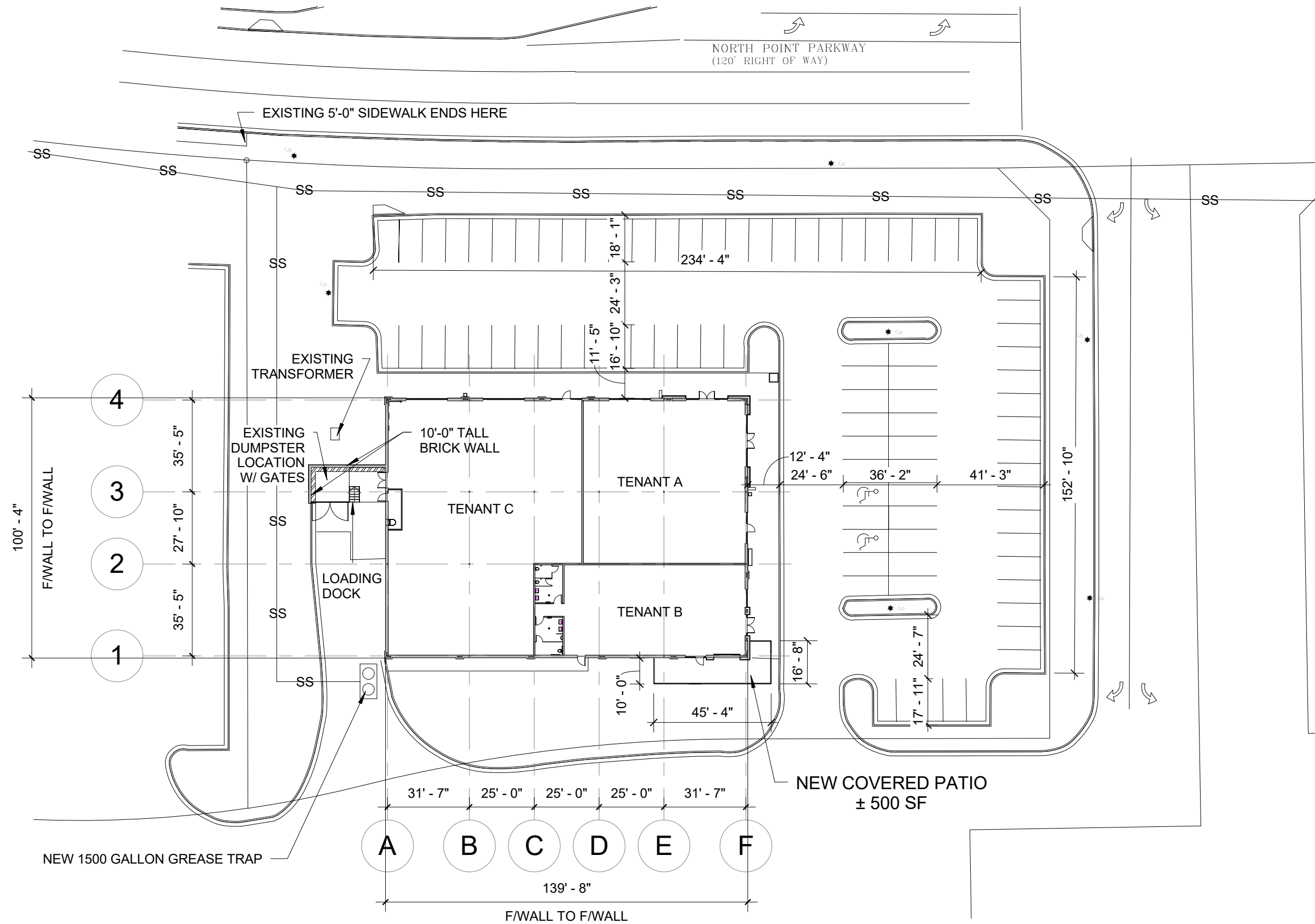
SHEAR STRUCTURAL
3411 Pierce Drive, Suite 100
Chamblee, GA 30341
678.438.2879/ CONTACT: Holly Jeffreys, PE

MEP ENGINEER:

PM&A
1000 Holcomb Woods Pkwy. Ste. 210
Roswell, GA 30076
678.280.2325/ CONTACT: Kenneth Gonzalez, PE

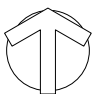
CIVIL ENGINEER:

Columbia Engineering
2862 Buford Hwy, Suite 200
Duluth, GA 30096
770.928.0357/ CONTACT: Jennifer Losurdo, PE

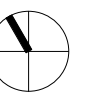


NOTES:

- PARKING LOT TO BE REFRESHED, BUT ALL DIMENSIONS AND COUNTS TO STAY THE SAME.
- PARKING LOT LIGHTING EXISTING TO REMAIN.
- NEW 500 SF PATIO AT SOUTHEAST CORNER TO BE ADDED.



PLAN
NORTH



PROJECT
NORTH

NORTH POINT MARKET CENTER

SITE PLAN

ASD | SKY

Design Review Board Members Present

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

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



East Elevation
1/16" = 1'-0"



South Elevation

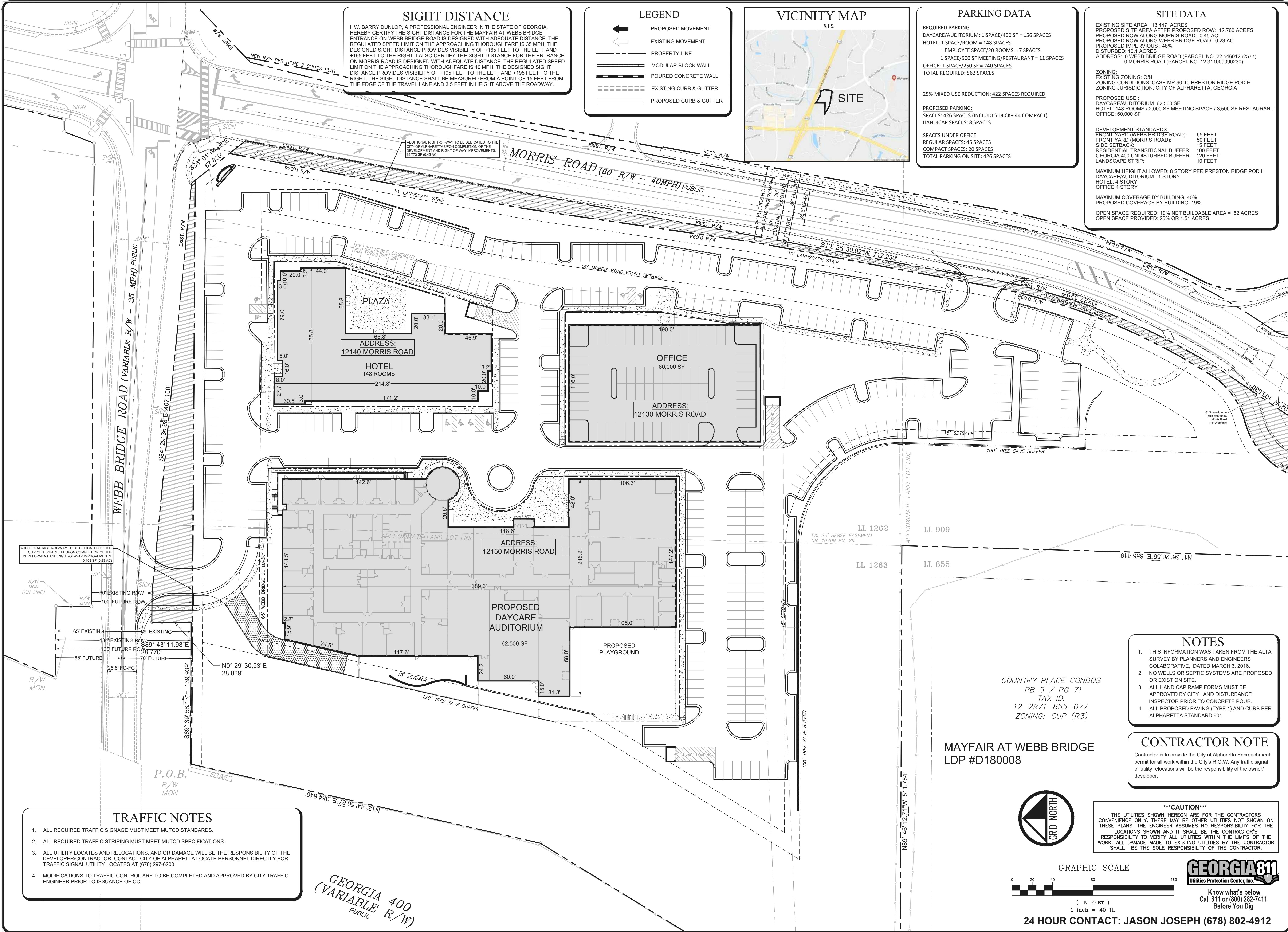
1/16" = 1'-0"



West Elevation

1/16" = 1'-0"

[illegible]



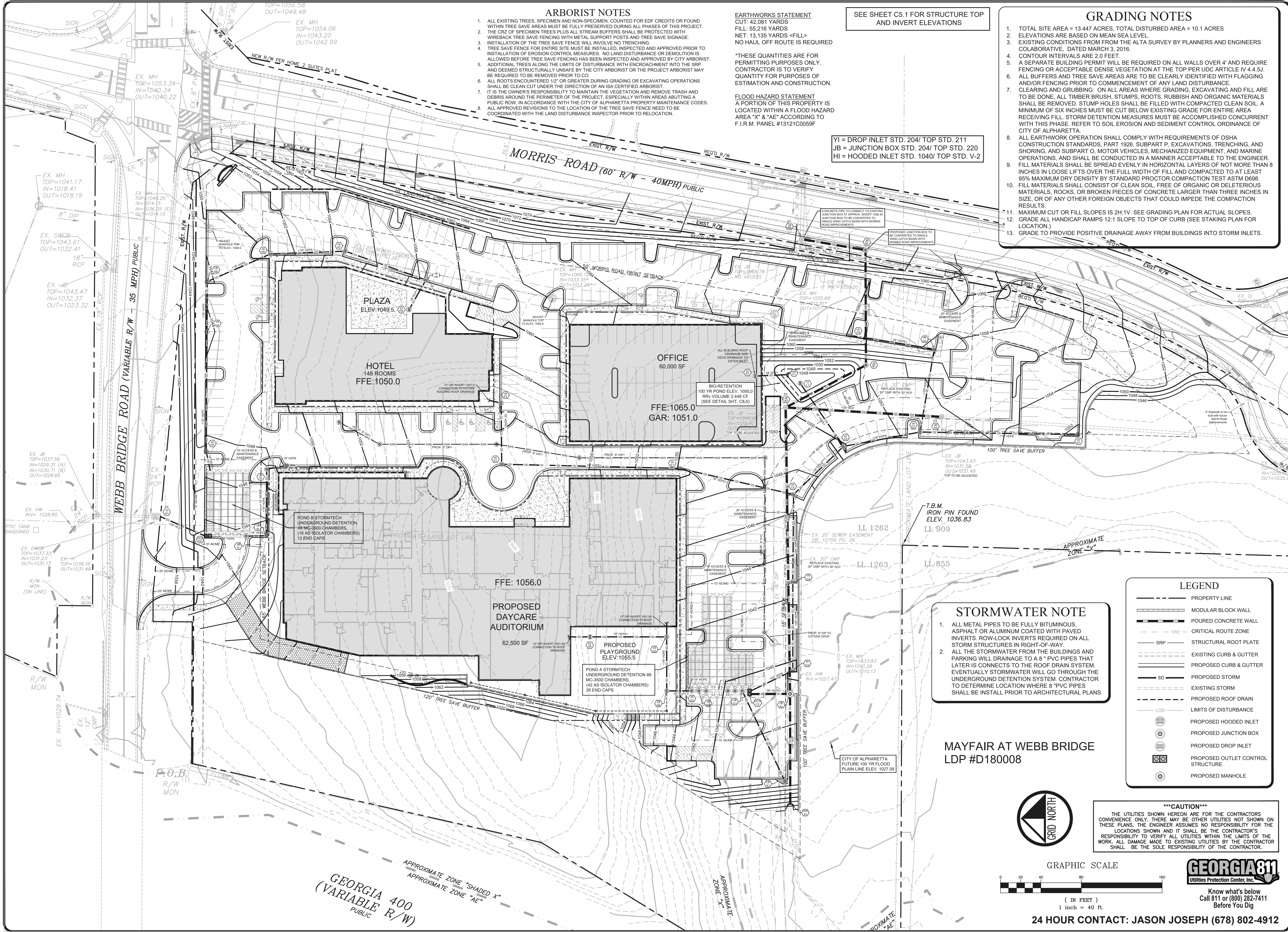
Project No.	P-1730
Design By:	WBD
Drawn By:	LFJ
Checked By:	WBD
Date:	2/26/18
Scale:	1" = 40'

No.	Revision	Date

Webb Bridge Investments, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

SITE PLAN
Mayfair at Webb Bridge
Webb Bridge & Morris Road
LL 909, 1262 & 1263, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0



ARBORIST NOTES

- 1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- 2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIREBACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- 3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- 4. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
- 5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- 6. ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- 7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- 8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

EARTHWORKS STATEMENT

CUT: 42,081 YARDS
FILL: 55,216 YARDS
NET: 13,135 YARDS <FILL>
NO HAUL OFF ROUTE IS REQUIRED

*THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS TO VERIFY QUANTITY FOR PURPOSES OF ESTIMATION AND CONSTRUCTION.

FLOOD HAZARD STATEMENT
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA "X" & "AE" ACCORDING TO F.I.R.M. PANEL #13121C0059F

SEE SHEET C5.1 FOR STRUCTURE TOP AND INVERT ELEVATIONS

GRADING NOTES

- 1. TOTAL SITE AREA = 13.447 ACRES, TOTAL DISTURBED AREA = 10.1 ACRES
- 2. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
- 3. EXISTING CONDITIONS FROM FROM THE ALTA SURVEY BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED MARCH 3, 2016.
- 4. CONTOUR INTERVALS ARE 2.0 FEET.
- 5. A SEPARATE BUILDING PERMIT WILL BE REQUIRED ON ALL WALLS OVER 4' AND REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.
- 6. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 7. CLEARING AND GRUBBING: ON ALL AREAS WHERE GRADING, EXCAVATING AND FILL ARE TO BE DONE, ALL TIMBER BRUSH, STUMPS, ROOTS, RUBBISH AND ORGANIC MATERIALS SHALL BE REMOVED. STUMP HOLES SHALL BE FILLED WITH COMPACTED CLEAN SOIL. A MINIMUM OF SIX INCHES MUST BE CUT BELOW EXISTING GRADE FOR ENTIRE AREA RECEIVING FILL. STORM DETENTION MEASURES MUST BE ACCOMPLISHED CONCURRENT WITH THIS PHASE. REFER TO SOIL EROSION AND SEDIMENT CONTROL ORDINANCE OF CITY OF ALPHARETTA.
- 8. ALL EARTHWORK OPERATION SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
- 9. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D698.
- 10. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
- 11. MAXIMUM CUT OR FILL SLOPES IS 2H:1V. SEE GRADING PLAN FOR ACTUAL SLOPES.
- 12. GRADE ALL HANDICAP RAMPS 12:1 SLOPE TO TOP OF CURB (SEE STAKING PLAN FOR LOCATION.)
- 13. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.

Y1 = DROP INLET STD. 204/ TOP STD. 211
JB = JUNCTION BOX STD. 204/ TOP STD. 220
HI = HOODED INLET STD. 1040/ TOP STD. V-2

STORMWATER NOTE

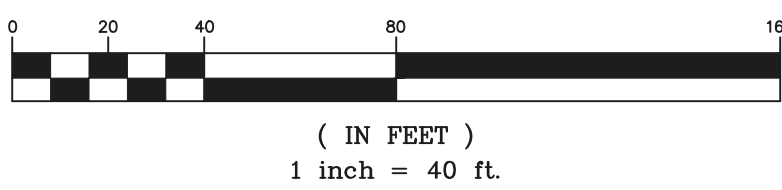
- 1. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT-OF-WAY.
- 2. ALL THE STORMWATER FROM THE BUILDINGS AND PARKING WILL DRAINAGE TO A 8" PVC PIPES THAT LATER IS CONNECTS TO THE ROOF DRAIN SYSTEM. EVENTUALLY STORMWATER WILL GO THROUGH THE UNDERGROUND DETENTION SYSTEM. CONTRACTOR TO DETERMINE LOCATION WHERE 8" PVC PIPES SHALL BE INSTALL PRIOR TO ARCHITECTURAL PLANS.

LEGEND

- PROPERTY LINE
- MODULAR BLOCK WALL
- POURED CONCRETE WALL
- CRITICAL ROUTE ZONE
- STRUCTURAL ROOT PLATE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED STORM
- EXISTING STORM
- PROPOSED ROOF DRAIN
- LIMITS OF DISTURBANCE
- PROPOSED HOODED INLET
- PROPOSED JUNCTION BOX
- PROPOSED DROP INLET
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED MANHOLE



GRAPHIC SCALE



24 HOUR CONTACT: JASON JOSEPH (678) 802-4912



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30038
(770) 605-6030
www.paradigmeng.net

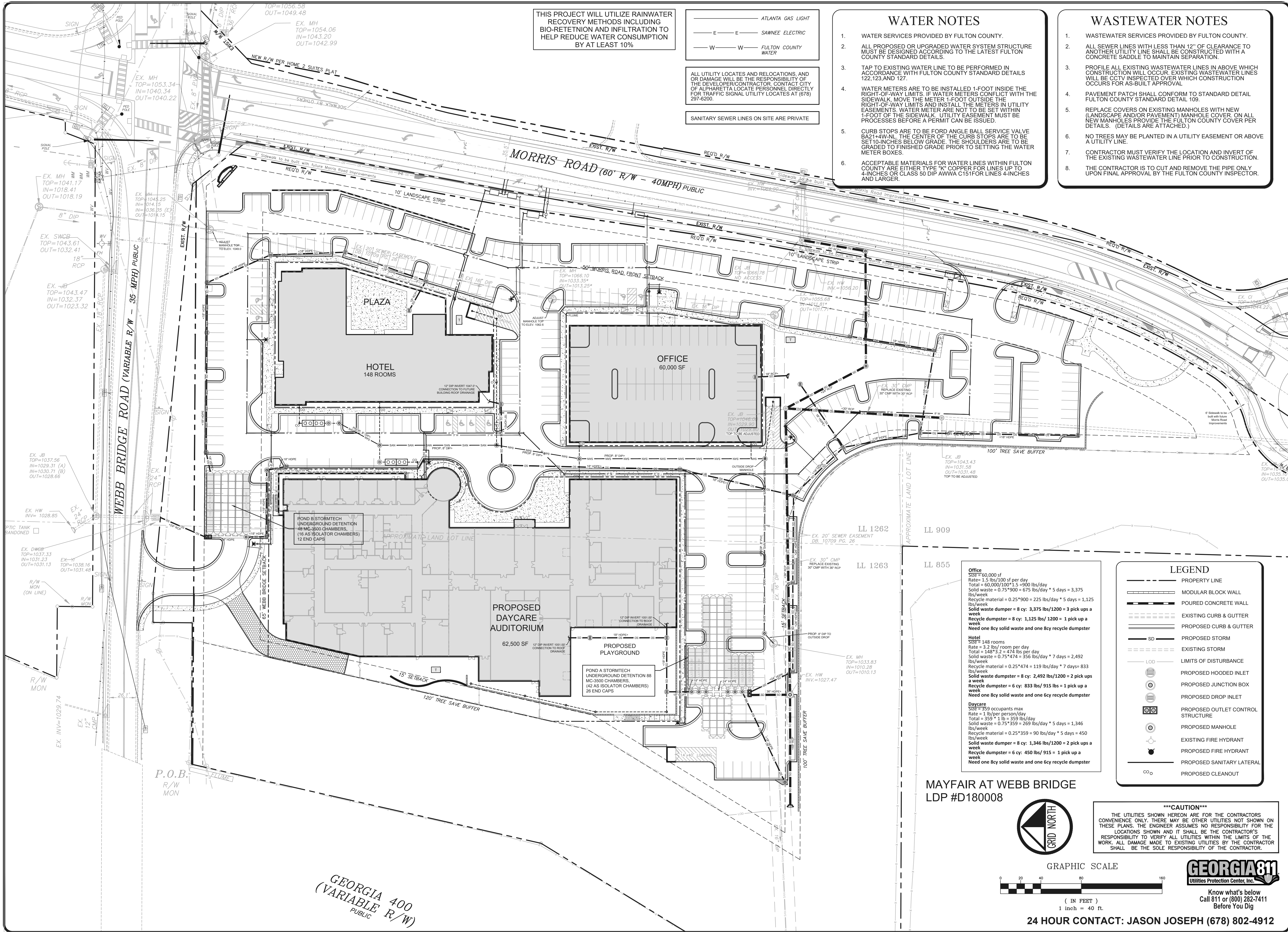
Project No.	P-1730
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	2/26/18
Scale:	1" = 40'

Date:	Revision:	No.

Webb Bridge
Investments, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

OVERALL GRADING PLAN
Mayfair at Webb Bridge
Webb Bridge & Morris Road
LL 909, 1262 & 1263, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C3.0



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30038
(770) 605-6030
www.Paradigmeng.net

Project No. P-1730
Design By: WBD
Drawn By: LBF
Checked By: WBD
Date: 2/26/18
Scale: 1" = 40'

No.	Revision	Date

Webb Bridge
Investments, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

OVERALL UTILITY PLAN
Mayfair at Webb Bridge
Webb Bridge & Morris Road
LL 909, 1262 & 1263, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

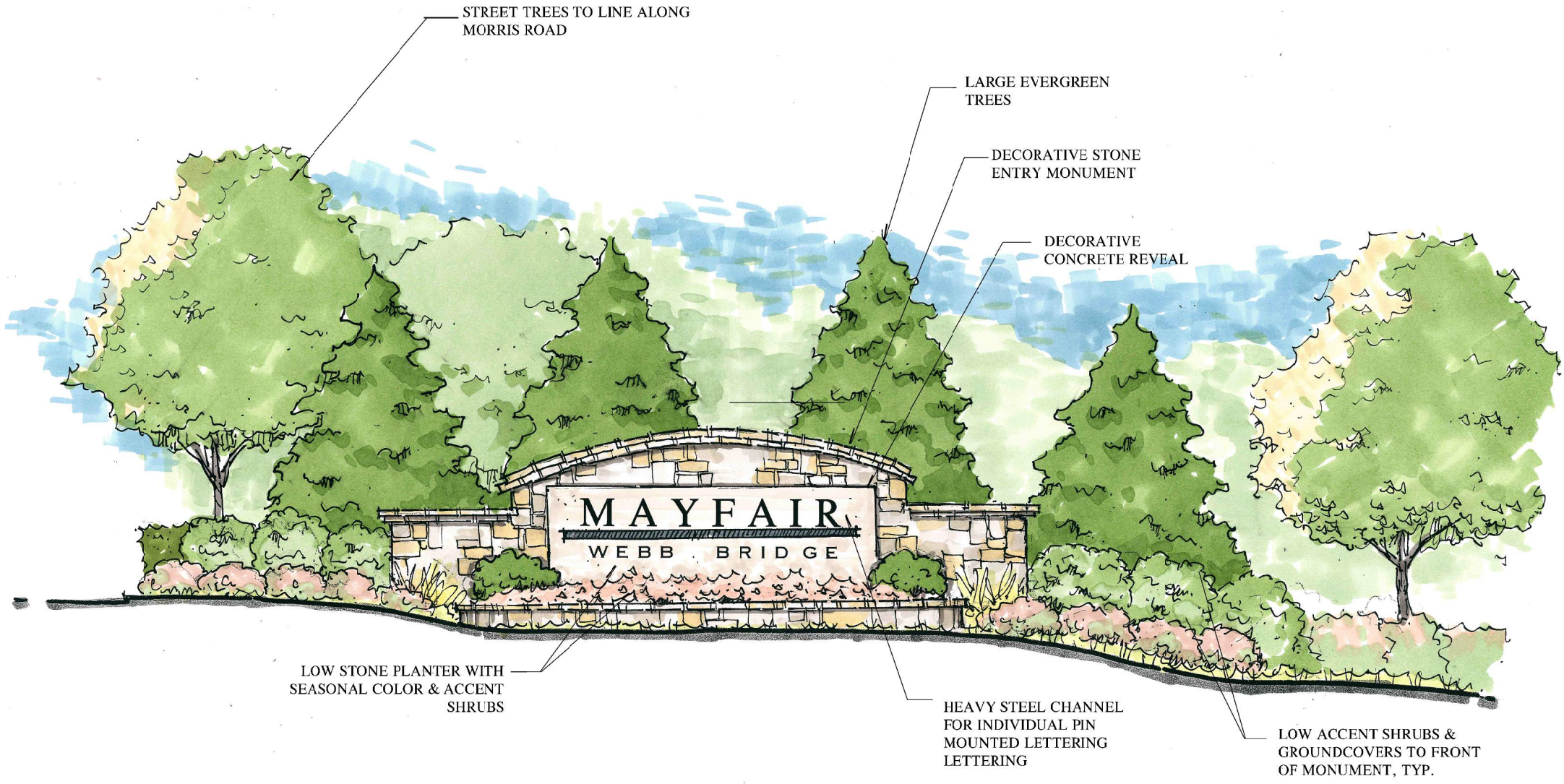
Drawing No.
C4.0

MAYFAIR AT WEBB BRIDGE

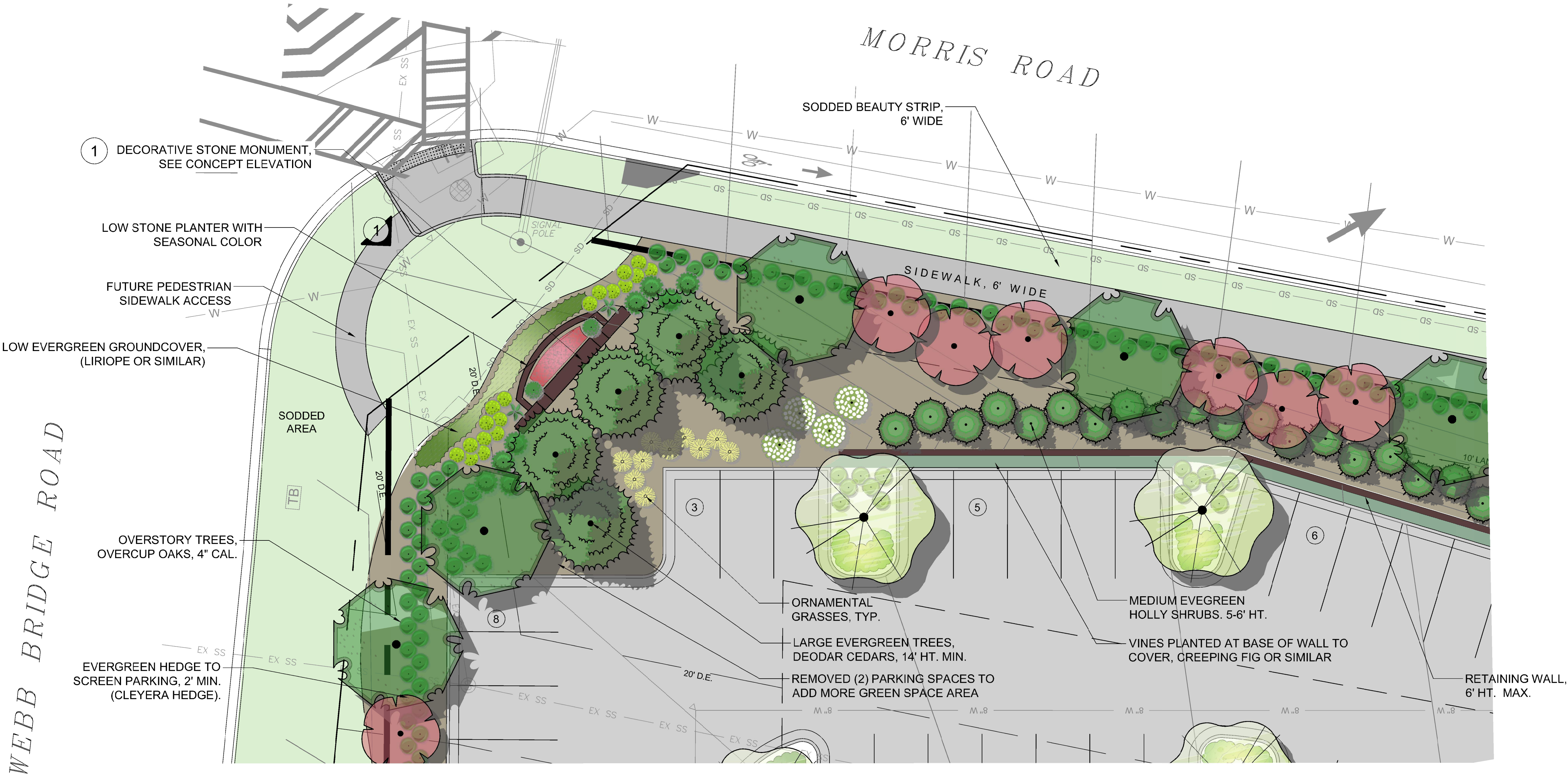
CITY OF ALPHARETTA , GEORGIA

April 19, 2018
Rev. May 1, 2018

Provided For:



MAIN ENTRANCE / SIGNAGE - CONCEPTUAL ELEVATION
N.T.S.



MAIN ENTRANCE / SIGNAGE - CONCEPTUAL LAYOUT
SCALE: 1" = 10'-0"



MAYFAIR AT WEBB BRIDGE

CITY OF ALPHARETTA , GEORGIA

April 19, 2018
Rev. May 1, 2018

Provided For:



AMENITY/ PARK AREA SUMMARY:

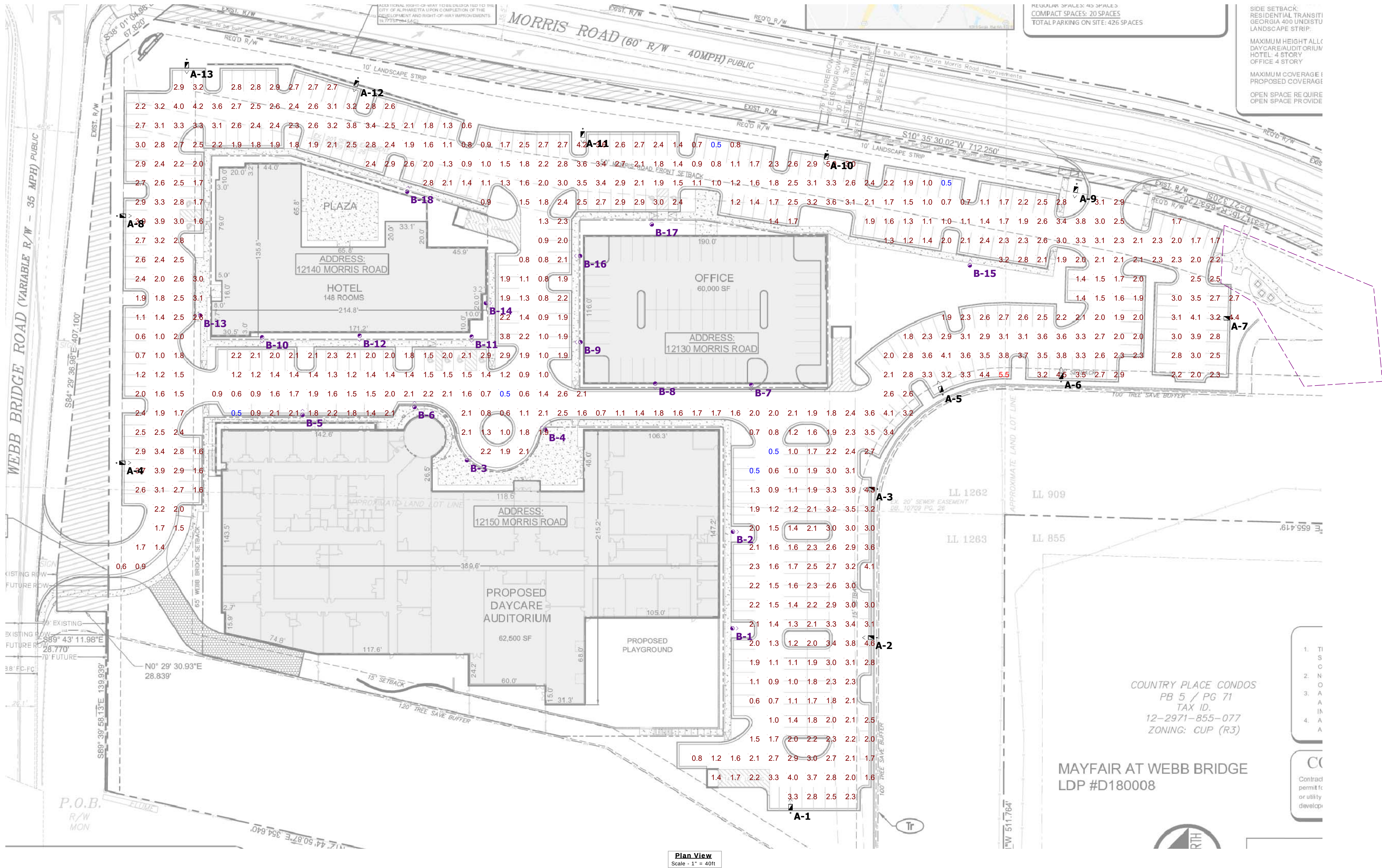
RESTAURANT SITE AREA:	15,188 SF
PROVIDING:	
NATURAL AREA TO REMAIN:	6,852 SF
GREEN SPACE/PARK AREA:	9,802
TOTAL GREEN SPACE:	16,654 SF

SPECIMEN TREES TO BE REMOVED:

- (3) SPECIMEN TREES SELECTED FOR PARK AREA RECOMPENSE (#64, #65, & #66)

EQUALING 12,533 SF OF SPECIMEN RECOMPENSE AREA (TOTAL OF CRITICAL ROOT ZONE AREAS)





Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

- Notes**
1. Readings are shown in units of maintained footcandles.
 2. Total Light Loss Factor (LLF) = .912 LLF for LED
 3. Test Plane = 0' Above grade
 4. Fixture Mounting Height = 30' Above grade for Type A. 16' for Type B
 5. Fixture Spacing = See Plan view.
 6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Designer
KF
Date
5/2/2018
Scale
As Shown
Drawing No.
S09318A2
Summary

MAYFAIR AT WEBB BRIDGE

CITY OF ALPHARETTA , GEORGIA

April 19, 2018
Rev. May 1, 2018

Provided For:



MAYFAIR
STREET PARTNERS



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	10	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	4" CAL	14'-16' HT.
	30	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	4" CAL	14'-16' HT.
	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	3" CAL	12'-14' HT.
	18	BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH	B & B	4" CAL	14'-16' HT.
	9	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	B & B	4" CAL	14'-16' HT.
	5	CEDRUS DEODARA / DEODAR CEDAR	B & B	4" CAL	12'-14' HT.
	24	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	B & B	4" CAL	14'-16' HT.
	25	CORNUS FLORIDA 'CHEROKEE CHIEF' / CHEROKEE CHIEF DOGWOOD	B & B	3" CAL	12'-14' HT.
	21	GINKGO BLOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE	B & B	4" CAL	14'-16' HT.
	3	ILEX OPACA / AMERICAN HOLLY	B & B	4" CAL	13'-14' HT.
	2	ILEX X ATTENUATA 'FOSTER NO. 2' / FOSTER NO. 2 HOLLY	B & B	5" CAL	16'-18' HT.
	34	ILEX X 'EMILY BRUNER' / EMILY BRUNER HOLLY	B & B	1" CAL	7'-8' HT.
	24	LAGERSTROEMIA X 'TUSCARORA' / STANDARD CRAPE MYRTLE	B & B	6" CAL	16-20' HT.
	9	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	4" CAL	14'-16' HT.
	17	MAGNOLIA GRANDIFLORA 'ALTA' / ALTA MAGNOLIA	B & B	4" CAL	13'-14' HT.
	6	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / SOUTHERN MAGNOLIA	B & B	4" CAL	13'-14' HT.
	2	NYSSA SY-VATICA 'WILDFIRE' / BLACK GUM	B & B	4" CAL	14'-16' HT.
	15	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM / EXCLAMATION LONDON PLANE TREE	B & B	4" CAL	14'-16' HT.
	4	PRUNUS X 'SNOW GOOSE' / SNOW GOOSE CHERRY	B & B	3" CAL	10-12' HT.
	30	QUERCUS LYRATA / OVERCUP OAK	B & B	4" CAL	14'-16' HT.
	8	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL	14'-16' HT.
	4	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	B & B		7'-8' HT.
	11	THUJA STANDISHII X PL.CATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	4" CAL	13'-14' HT.
	22	ULMUS PARVIFOLIA 'DYNASTY' / DYNASTY ELM	B & B	4" CAL	14'-16' HT.
	6	ULMUS PARVIFOLIA 'EVERCLEAR' / EVERCLEAR LACEBARK ELM	B & B	6" CAL	18-24' HT.

OVERALL CONCEPTUAL LAYOUT
SCALE: 1" = 50'-0"



PROJECT # 17.087

© 2018, BRUNSON & COMPANY, LLC. All Rights Reserved. This document is protected by copyright and may only be utilized under express written permission by BRUNSON & COMPANY, LLC.

Prepared By:



BRUNSON & COMPANY, LLC
104 Bombay Lane
Roswell, GA 30076
(O) 770.864.1987



East Elevation
1/16" = 1'-0"



South Elevation
1/16" = 1'-0"

North Elevation
1/16" = 1'-0"



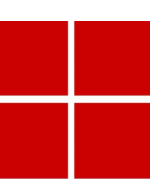
West Elevation
1/16" = 1'-0"

[illegible]

HOTEL ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD



design archetype

JOB NO. 216014.00

04/13/2018

SHEET NO.

A2-02

© COPYRIGHT 2017 ARCHITYPE DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.



East Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"



South Elevation
1/16" = 1'-0"



West Elevation
1/16" = 1'-0"

[illegible]





RESTAURANT

HOTEL









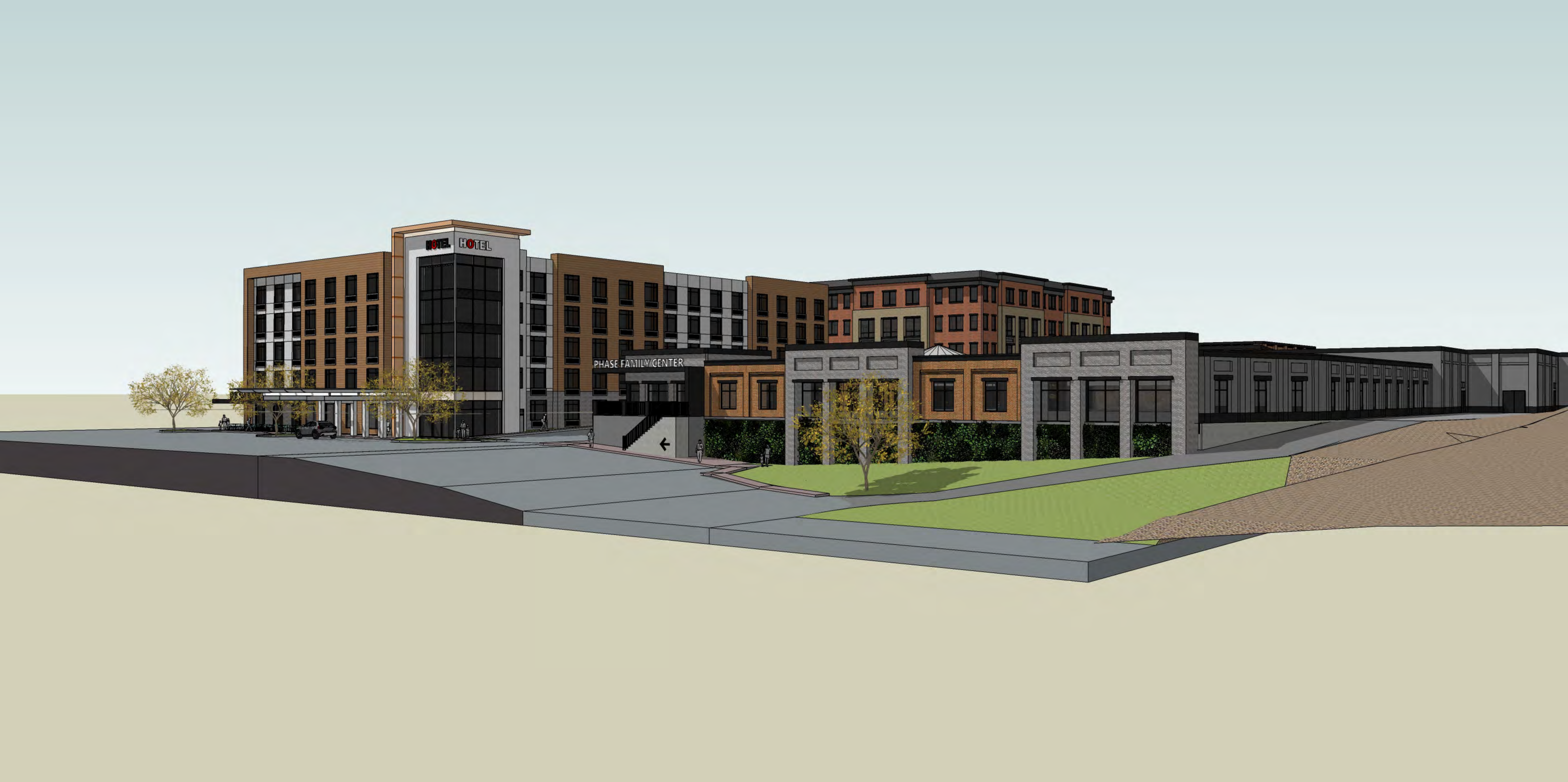






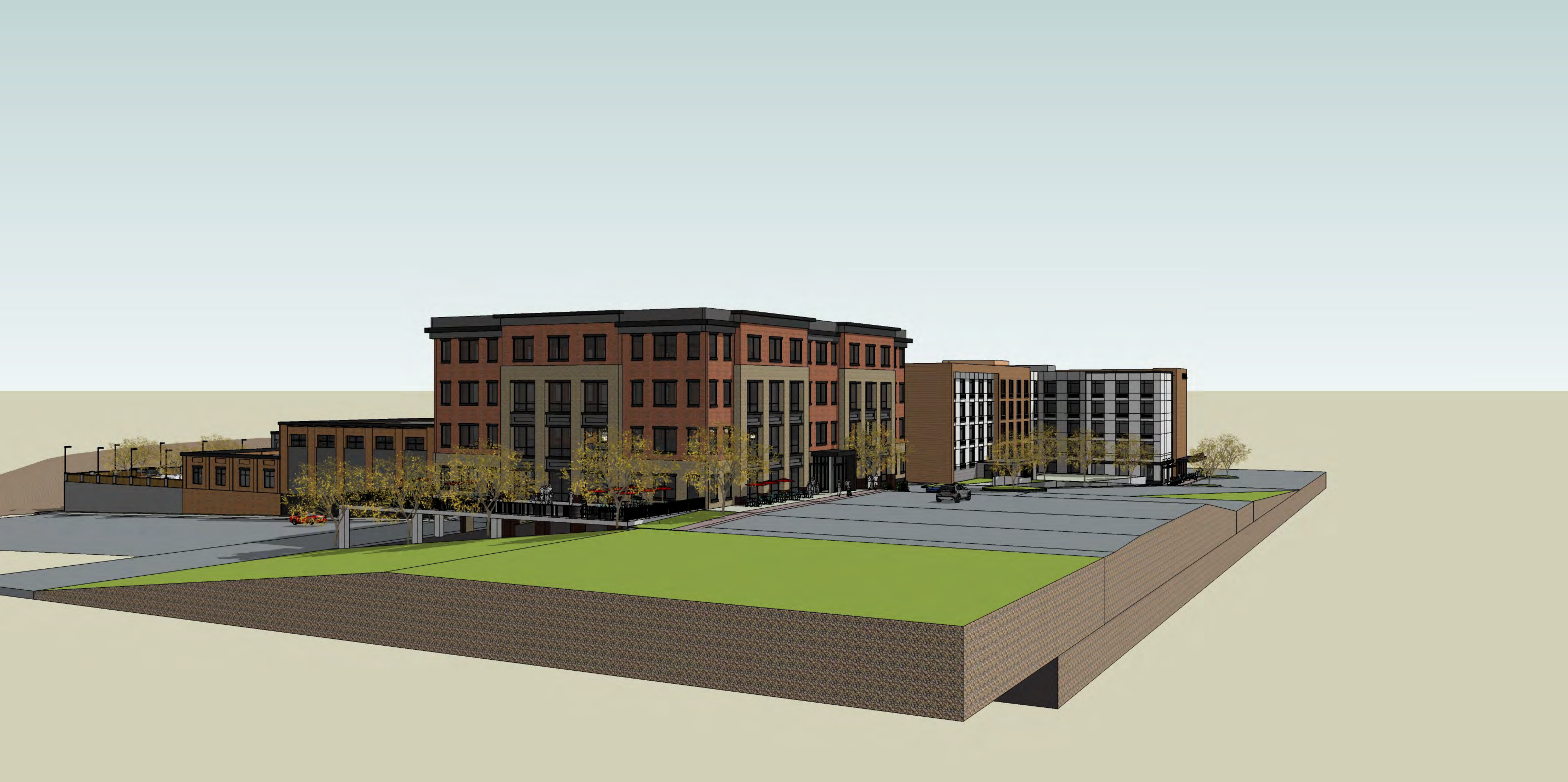


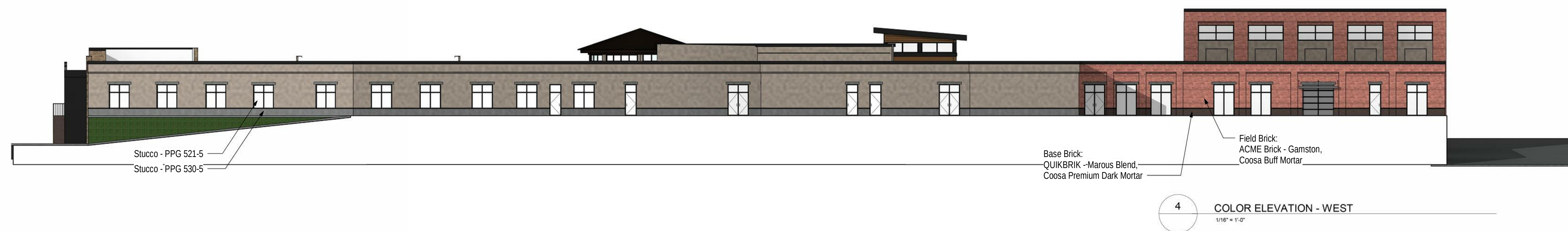
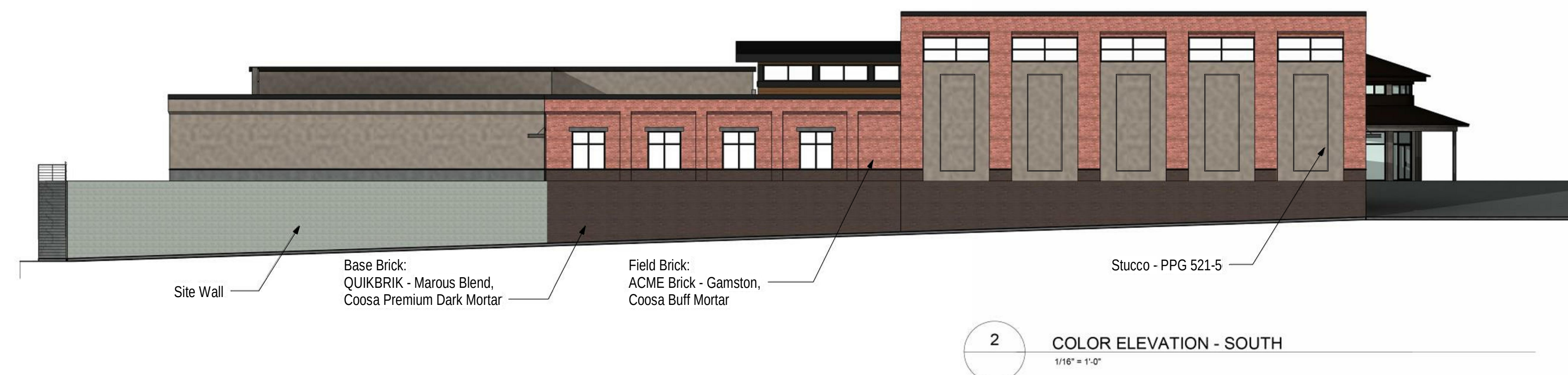
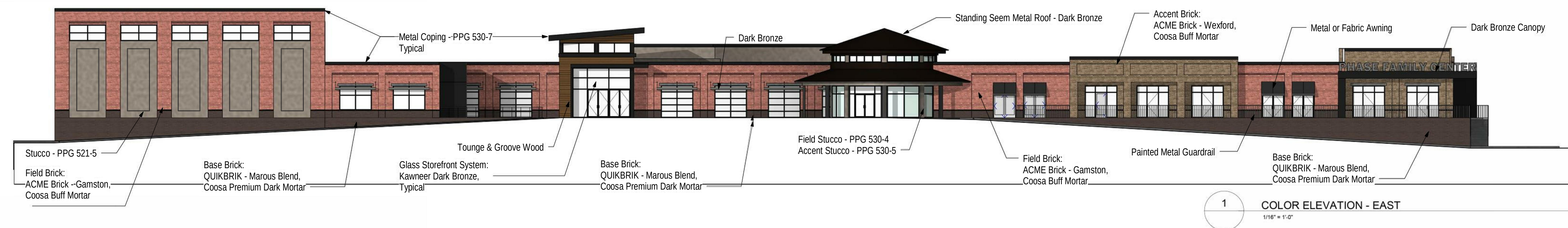








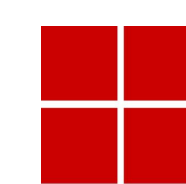


[illegible][illegible]

PLC ELEVATIONS FOR DRB REVIEW

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD



archetype

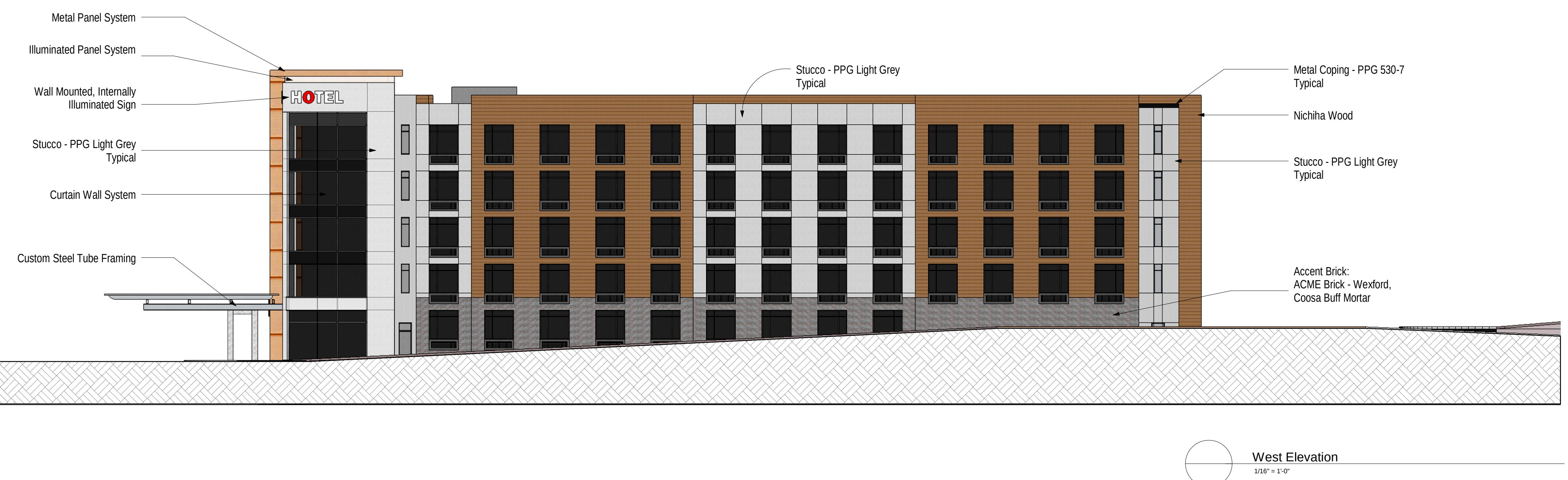
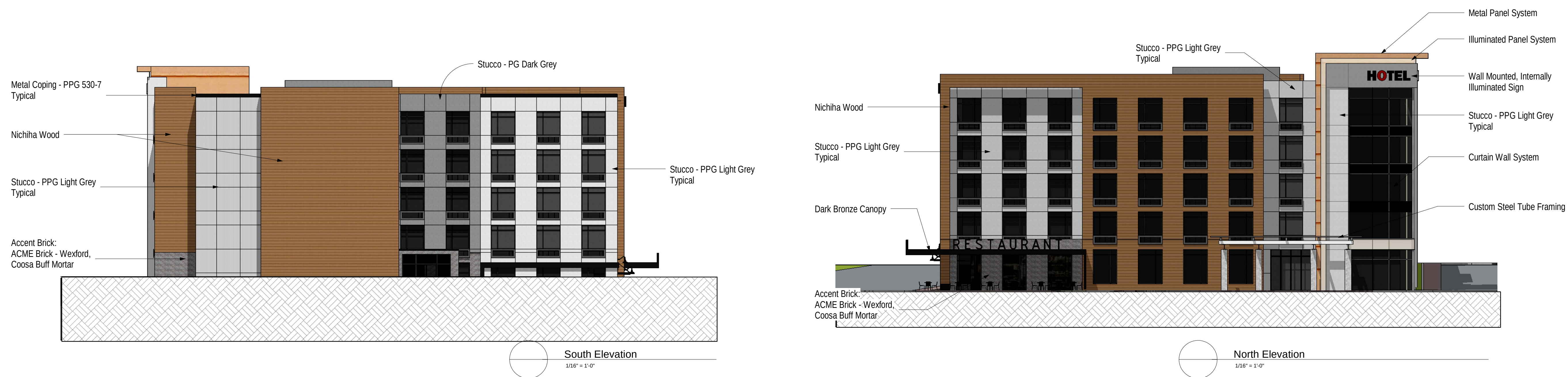
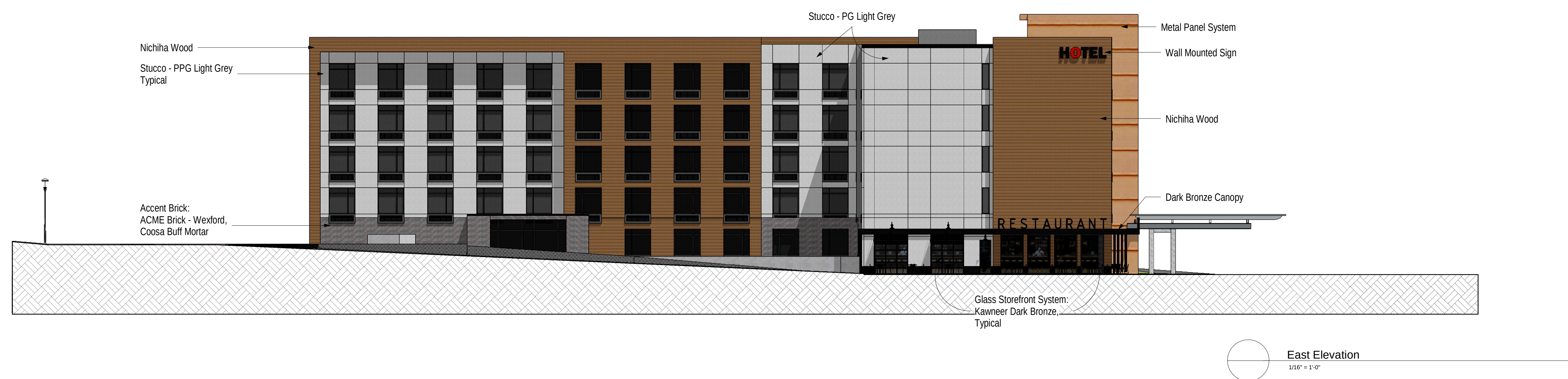
DATE	JOB NO.
------	---------

JOB NO. 216014.00

SHEET NO.

A2-01

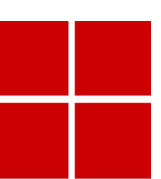
© COPYRIGHT 2017 ARCHETYPE DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

[illegible][illegible]

HOTEL ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD



design archetype

JOB NO.	DATE

04/13/2018

JOB NO.

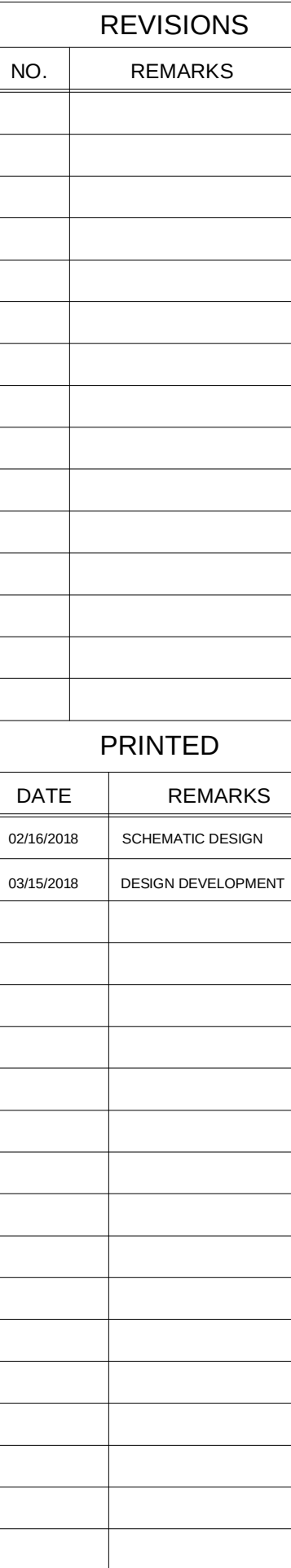
216014.00

SHEET NO.

A2-02

© COPYRIGHT 2017 ARCHETYPE DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

NOT ISSUED FOR CONSTRUCTION



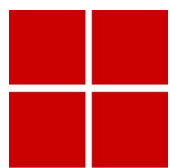
PRINTED	
DATE	REMARKS
02/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT

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

© COPYRIGHT 2017 ARCHETYPE DESIGN, LLC; THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

NOT ISSUED FOR CONSTRUCTION















- 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

1. DRB180012 Village Park - Wills Rd1650 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)



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: June 19, 2017

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

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

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

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

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

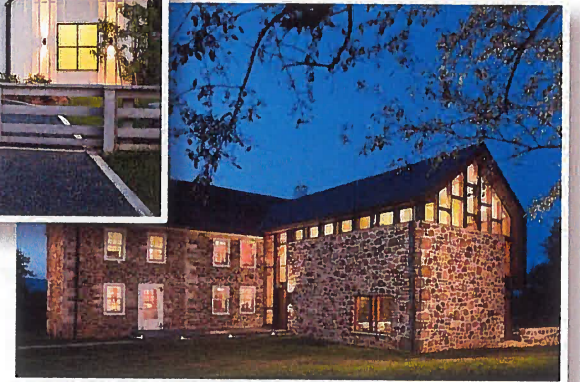
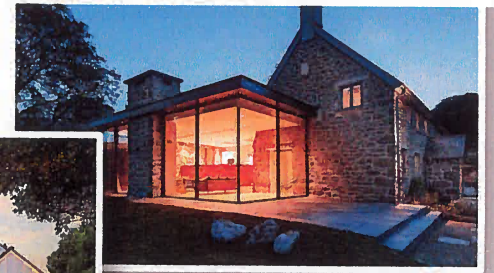
- Amendment accepted by Kennedy and Owens*
- The motion was approved 4-2; Belle Isle and Gilvin voting no*

Final Conditions:

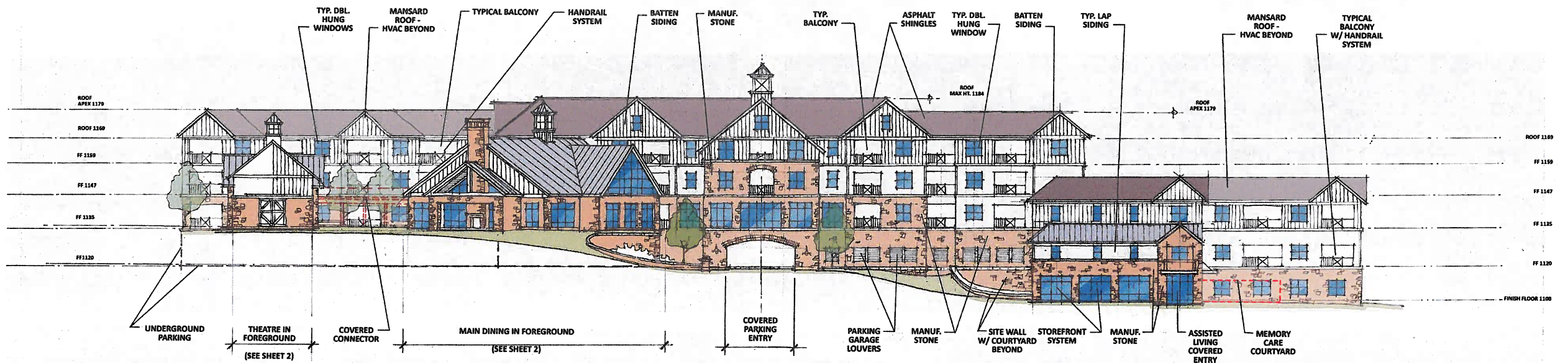
1. 'Congregate Housing, Assisted Living Facility' shall be a permitted use on the subject property.
2. The site, consisting of approximately 7.01 acres, shall be developed substantially similar to site plan submitted by Foley Design, dated 5/10/2017, except for modifications required to comply with the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

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

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



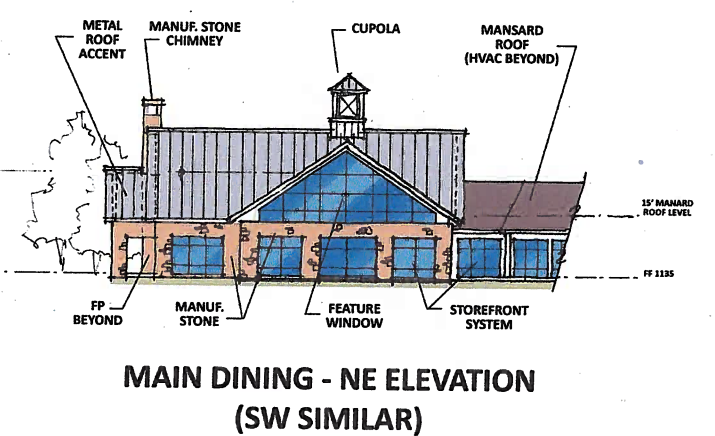
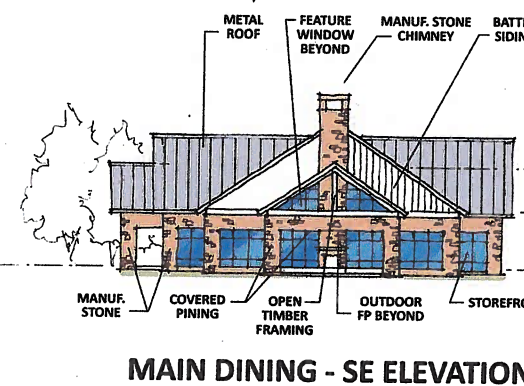
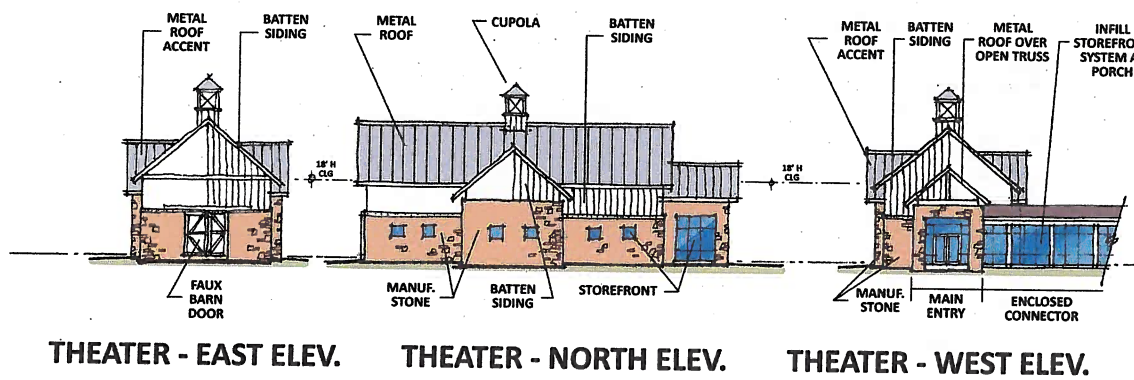
COMMUNITY CHARACTER



VIEW FROM WILLS ROAD - EAST ELEVATION



HOUSING CHARACTER





Conservation Tree Care Plan for Wills Road Parcels

Estimate Date: 12/23/2018 #2346 Prepared by: Jesse Milton
Valid Until: 5/31/2019 Phone: 678-344-6948

Account

Project Address: 437 Wills Road
Alpharetta, GA 30004
Billing Entity: Village Park Senior Living

Billing Address: 3414 Peachtree Rd NE, STE 730
Atlanta, GA 30326
678-907-2631
jeniferowens@villageparkseniorliving.com

Assignment

Construction impacts require Tree Care Maintenance Plans/Tree Prescription information as part of plan submittals to City. The treatment recommendations, project description, and scope are detailed below. This prescription is based on an analysis of proposed construction impacts to subject trees, tree exposure values, and tree recovery times.

To accept this proposal, please sign the acceptance portion below and return via email/pdf. Thank you for giving us the opportunity to care for your trees and plants. We look forward to working with you!

Tree Care Plan Notes

This plan includes tree care prior to starting, during, and throughout construction and for 2 years after issuance of the certificate of occupancy.

STANDARD NOTES

- In the event that there are any changes to the health and/or condition of the tree(s) that warrant additional tree care a new plan will be provided to the City Arborist.
- The City Arborist must be notified within one week of completion of any tree care item in the plan. Proof of completion must also be submitted to City Arborist. If proof has not been provided a CO will not be issued.

CANOPY PRUNING - no immediate pruning needs were identified on site, including clearance for the new structures. Should pruning be required, either for broken branches or clearance, a recommendation will be submitted as soon as possible.

ROOT PRUNING - In conjunction with the grading phases, expected trees to receive root pruning are #80, 85, 86. Root pruning to be completed using a combination of techniques depending on site conditions, so that roots 1" and greater are cut cleanly and squarely with a saw rather than torn by equipment.

Budget below details all recommended treatment services:

Estimate Description	Rate
Project start, clearing and grading - Apply Paclobutrazol 25% growth regulator at base of tree as a drench.	\$69.00
• 51" Red oak #80 • 31" Post oak #85 • 20" Hickory #86 • 20" Water oak #94 • 21" Water oak #95	
Stress Phases, within 2 months of clearing - Soil inject root growth stimulant containing nitrogen, fixers and phosphorus solubilizing growth promoting bacteria, humic and amino acids, including, as applicable, wettable powders, mechanical damage, etc. Treatments according to the	\$600.00
• 51" Red oak #80 • 31" Post oak #85 • 20" Hickory #86 • 20" Water oak #94 • 21" Water oak #95	
Waiting budget, throughout development phase - subsurface application of water to significant root, primarily:	\$200.00
• 51" Red oak #80 • 31" Post oak #85 • 20" Hickory #86	
Waiting budget, throughout establishment phase - application of water to newly planted trees. This service by Seller as provided as a recommendation and budget is for the Landscape Installer has already budgeted for this waiting. Billed at \$500 per application.	0.00
Stress phase, App 1 - Insecticidal trunk wash of Bifenox plus Penultimate® penetrating surfactant to help reduce the possibility of future attacks; all remaining significant trees	260.00

Recovery phase, screen following CO, App 2 - Insecticidal trunk wash of Bifenox plus Penultimate® penetrating surfactant to help reduce the possibility of future attacks; all remaining significant trees	260.00
Recovery phase, 2nd screen following CO, App 3 - Insecticidal trunk wash of Bifenox plus Penultimate® penetrating surfactant to help reduce the possibility of future attacks; all remaining significant trees	260.00
Routine electrical inspection: visit 1	120.00
Routine electrical inspection: visit 2	120.00
Routine electrical inspection: visit 3	120.00
Recovery Phase, following landscape phase - Use Airknife to excavate soil in targeted areas of root zone to aid in value of root ball density.	950.00
• 51" Red oak #80 • 31" Post oak #85 • 20" Hickory #86	
Recovery phase, year following CO - Soil-inject custom fertiliizer blend into critical root zone of well, inspect and monitor per notes	900.00
• 51" Red oak #80 • 31" Post oak #85 • 20" Hickory #86 • 20" Water oak #94 • 21" Water oak #95	
Lightning Protection System: install single terminal/angle ground lightning protection system in Tree #80, using A/900 (Post 4 1/4" x 1 1/4" stainless steel). Two lightning protection systems do not protect buildings or property from damage or provide safe haven from lightning; the only objective for tree lightning protection system is to provide a preferred path to ground for the electrical charge.	1500.00

Terms

Termination - Buyer may at any time terminate this Agreement in whole or in part, by written, or by verbal notice confirmed in writing, to Seller.

Assignment - Seller shall not delegate any duties nor assign any rights or claims under this Agreement without the express prior written consent of Buyer. Any assignment or delegation made without Buyer's consent shall be null and void.

Governing Law - This Agreement and the acceptance of it shall, as provided herein, constitute a contract made in, and to be governed in all respects by the laws of the State of Georgia.

Notices - Any notice required or otherwise given pursuant to this Purchase Order shall be in writing and shall be hand delivered, mailed certified mail, return receipt requested, postage prepaid or by recognized delivery service. Any notices to Seller shall be directed to the address of Seller shown on this Agreement.

Quality Assurance

Seller warrants that the Goods delivered pursuant to this Agreement shall be of good materials and workmanship, free from defects, and shall conform to the specifications, drawings or samples furnished to Buyer. This warranty shall survive any inspection, delivery, acceptance or payment by Buyer.

Payment Terms

Payment - Buyer shall make payment of the purchase price, or full balance, in full within 15 days following completion of each phase as defined by Seller as provided in the purchase price is not timely paid, in addition to its other remedies.

Buyer shall pay, a late payment charge equal to one percent (1%) of the overdue amount each month. Unpaid balances will result in a suspension of services until the balance is paid in full.

Prepayment of Tree Prescriptions may be required by the municipality.

CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS

Planning Goal - Value all water on the site. Site planning and design should be based on the understanding that water is a valuable natural resource that should be used conservatively, cleaned, and reused on-site.

II. LAND DISTURBANCE PERMIT SITE REQUIREMENTS

Strategy 1- Water Conservation Basics

The following items are required for all landscape plans.

- ✓ Select vegetation and site design components that are adapted to the site's climatic conditions.
- ✓ Achieve multiple water uses simultaneously. Design infiltration basins that are attractive and provide habitat.
- ✓ Multiple planting beds to minimize evaporation and maximize water retention. Maintain 3 inch minimum mulch layer to the dripline of trees and shrubs.
- ✓ Protect soils to optimize water retention and support healthy plants. Use soil improvement techniques to break compaction and increase infiltration rates. Protect soils and vegetation to enhance absorption, retention, and infiltration of precipitation.
- ✓ Provide proper placement of plants to help keep urban environments cooler, reducing needs for air-conditioning electricity and water use associated with electricity.
- ✓ Provide adequate space for vegetation growth.
- ✓ Group plants with similar water needs together to maximize irrigation efficiency.
- ✓ Develop short- and long-term sustainable maintenance plans.

Strategy 2- Use Water Conservation Planning Techniques

10% credit issued for combined use of all of the following items:

- Maintain large areas of existing vegetation which provide shade and evapotranspiration to cool buildings. Protect vegetation canopy and forest leaf litter. Install mulched planting schemes that replicate natural sites with both canopy and vegetative ground cover. Large areas must be 10% greater than code requirements.
- Limit turf areas. Where turf is desired, select drought-tolerant, low-nutrient lawn species that will reduce maintenance requirements.
- Utilize water-efficient irrigation systems that use drip or subsurface delivery methods, tailor irrigation to weather conditions, and measure soil moisture.

Strategy 3- Eliminate Potable Water Use In The Landscape. A large portion of water drawn from municipal systems is used for purposes that do not require high-quality water, such as lawn and garden irrigation.

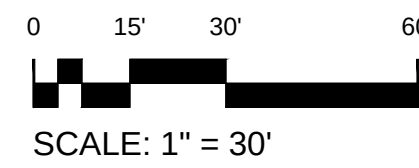
10% credit issued for any one of the following 3 systems:

- Collect and filter greywater for on-site non-potable water needs such as irrigation, cleaning outdoor surfaces and water features.
- Collect and filter water from building roofs and use cisterns or rain barrels to store harvested rainwater.
- Collect and filter condensation water from air conditioning systems.

Strategy 4- Design grading and plan layout to capture and slow runoff.

10% credit issued for combined use of all of the following:

- Use landscape-based water treatment methods such as dry wells, vegetated swales instead of curb and gutter systems, raised inlet rims, vegetated filter strips, and infiltration facilities.
- Install a rain garden or small vegetated catchment areas which filter rainwater and increase groundwater recharge by capturing excess water. Individual infiltration ponds on residential lots must be approved by the Engineering Department.
- Use pervious surfaces that allow water to infiltrate soil.
- Protect soils from compaction during site construction by restricting machinery to designated zones. Restore infiltration capacity and reduce compaction of soils by breaking up compaction, adding organic matter, and planting vegetation.
- Raise stormwater inlets in planting areas to allow water to soak into the soil.



Tree Care Plan Overview

This plan includes tree care prior to starting, during, and throughout construction and for 2 years after issuance of the certificate of occupancy.

STANDARD NOTES

- In the event that there are any changes to the health and/or condition of the tree(s) that warrant additional tree care a new plan will be provided to the City Arborist.
- The City Arborist must be notified within one week of completion of any tree care item in the plan. Proof of completion must also be submitted to City Arborist. If proof has not been provided a CO will not be issued.

CANOPY PRUNING - no immediate pruning needs were identified on site, including clearance for the new structures. Should pruning be required, either for broken branches or clearance, a recommendation will be submitted as soon as possible.

ROOT PRUNING - In conjunction with the grading phases, expected trees to receive root pruning are #80, 85, 86. Root pruning to be completed using a combination of techniques depending on site conditions, so that roots 1" and greater are cut cleanly and squarely with a saw rather than torn by equipment.

COMPACTION RELIEF - to be completed with Airknife on trees #80, 85, 86 during the landscape installation phase. See budget below.

FUNGICIDE/INSECTICIDE - no exposures to pathology are predicted to exceed treatment threshold. However, standard prophylaxis of trunk-borer suppression is included as a part of this plan. Start date shall be immediately following clearing and grading, or by April 1st, which ever is later. During monitoring visits, pathology treatments may be required based on developing problems.

WATERING - watering of existing highly-impacted trees will be completed during construction phase based on average rainfall in Alpharetta. Periods where rainfall falls below regional averages of 0.96 inches per week shall trigger a review of tree protection area moisture levels using a subsurface soil probe. Moisture deficits shall be supplemented using surface watering if runoff does not occur, or subsurface watering using a pressure injection probe if the soil surface cannot accept moisture. - Newly planted trees shall receive supplemental watering per warranty instructions from Landscape installer. If irrigation bags are used, these shall be monitored by the project Arborist filled so that the establishment requirements of the Landscape installer and/or City Landscape notes are met. Newly planted trees are not to be watered past field capacity.

LIGHTNING PROTECTION - tree #80 has been specified by City as a specimen to receive an ANSI A300 standard lightning protection system. Installation of the system should occur within 2 months of clearing and grading.

MONITORING - Regular Project Arborist visits will be conducted throughout the duration of the tree maintenance plan, and seasonally during the 2 years of the recovery phase. Inspecting Arborist shall also assess the tree(s) for evidence of wood boring and other insect infestations, diseases and pathogen infestations, mechanical damage, etc. Progress reports to be submitted to City Arborist and project management team.

VILLAGE PARK AT WILLS ROAD

437 Wills Road/1850 Hwy 9
Alpharetta, GA 30004



COPYRIGHT © 2017
THOMPSON HANCOCK WITTE &
ASSOCIATES, INC.

2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328

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

PH: 770 916 2220
FAX: 770 916 2299

www.thw.com

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

ISSUED FOR
PERMIT

Project No.: 2017050
Date: 05/07/2018

OVERALL PLANTING PLAN

L-400



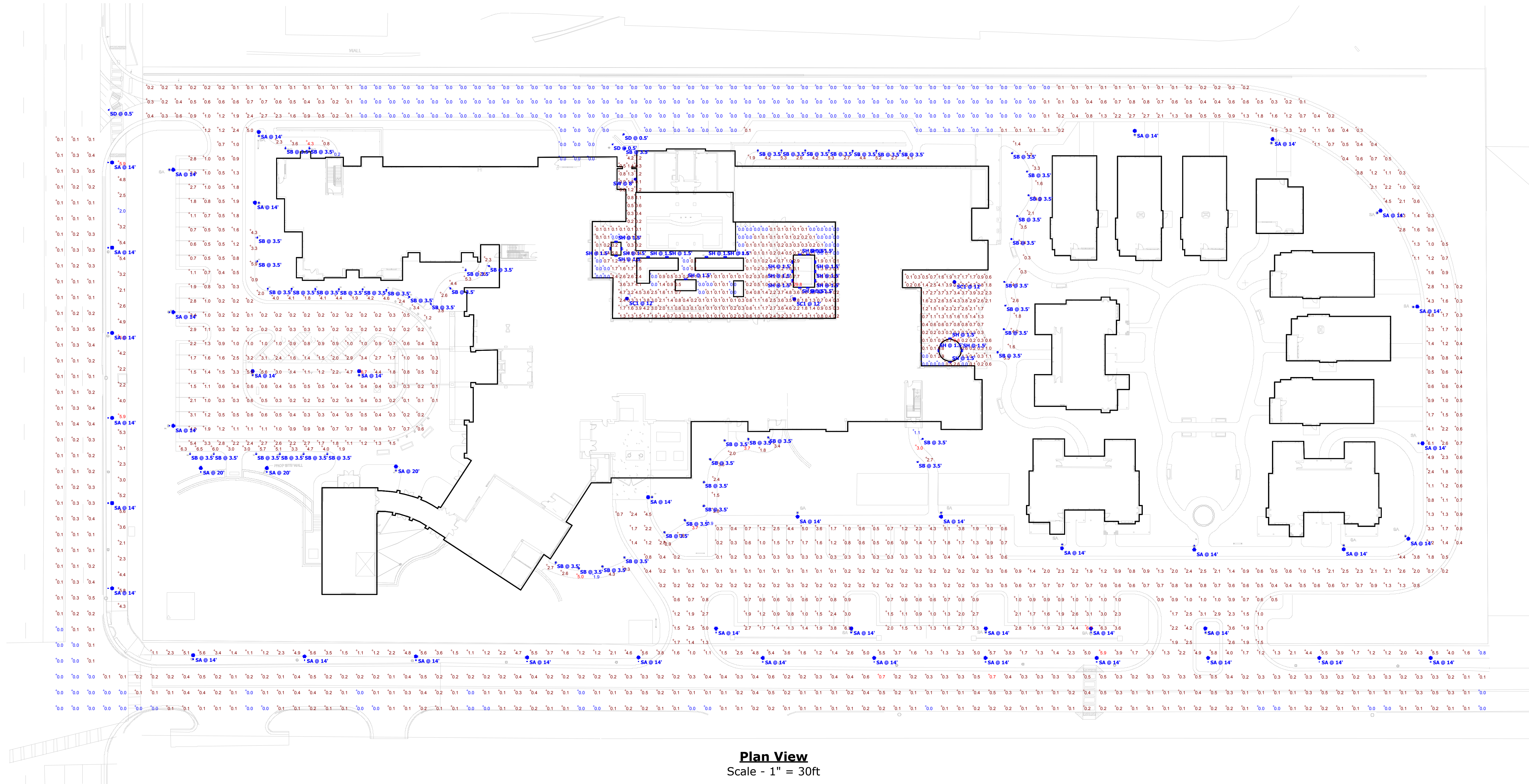
SIGHT LINE SECTION

3/32" = 1'-0"

LEGAL DISCRIPTION OF PROPERTY:

All that tract or parcel of land lying and being in Land Lot 600 of the 1st District, Fulton County, containing **7.10** acres, shown on a Boundary Survey for the Village Senior Living-Wills, by Blue Landworks LLC, dated January 31, 2018, and being more particularly described as follows:

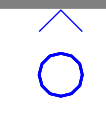
BEGINING at an iron pin found (1/2" rebar) at the intersection of the Northern margin of Alpharetta Highway AKA State Route 9 (right-of-way varies) and the Western margin of Wills Road (right-of-way varies), having a State Plane coordinate of **N-1479252.261 E-2252571.353** said pin being THE TRUE POINT OF BEGINNING; Thence continuing along the Northern margin of Alpharetta Highway N 88-49-53 W 362.92 feet, to an iron pin found (1" square pin); Thence departing said right-of-way N 01-15-33 E 489.35 feet, to an iron pin found (1/2" rebar with cap); Thence N 01-12-49 E 359.92 feet, to an iron pin found (1/2" rebar); Thence S 89-04-43 E 91.01 feet, (1/2" rebar with cap); Thence S 89-07-12 E 272.89 feet to an iron pin found (old axle), said pin being on the Western margin of Wills Road (right-of-way varies); Thence continuing along said right-of-way the following courses; S 01-12-00 W 200.21 feet, to an iron pin found (1/2" rebar with cap); Thence S 01-11-50 W 158.80 feet, to an iron pin found (1/2" rebar with cap); Thence S 01-03-54 W 201.96 feet, to an iron pin found (1/2" rebar); Thence S 01-36-13 W 290.07 feet, to an iron pin found (1/2" rebar) said pin being **THE TRUE POINT OF BEGINNING.**



1. This analysis was based on design recommendations by others and may or may not adhere to recommended IESNA parameters for this application. Smart Lighting Solutions, LLC will not be liable for any design or safety issues that may arise from the installation of the layout provided.

2. Luminaire performance data is representative of a 25°C environment, based on photometric testing to industry standards under laboratory conditions.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BOLLARDS	+	4.5 fc	6.5 fc	1.9 fc	3.4:1	2.4:1
BOLLARDS	+	3.3 fc	5.9 fc	0.9 fc	6.6:1	3.7:1
BOLLARDS	+	3.9 fc	5.3 fc	1.9 fc	2.8:1	2.1:1
BOLLARDS	+	2.6 fc	5.3 fc	0.3 fc	17.7:1	8.7:1
BOLLARDS	+	3.3 fc	5.0 fc	1.9 fc	2.6:1	1.7:1
BOLLARDS	+	2.5 fc	3.7 fc	0.9 fc	4.1:1	2.8:1
BOLLARDS	+	2.3 fc	3.0 fc	1.1 fc	2.7:1	2.1:1
BOLLARDS COMBINED		3.3 fc	6.5 fc	0.3 fc	21.7:1	10.8:1
EAST COURTYARD	+	1.4 fc	6.6 fc	0.0 fc	N/A	N/A
NORTH COURTYARD	+	1.1 fc	29.8 fc	0.0 fc	N/A	N/A
PARKING & DRIVES	+	0.9 fc	6.7 fc	0.0 fc	N/A	N/A
ROADWAY SPILL	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
SOUTH SIDEWALK	+	2.9 fc	5.9 fc	0.8 fc	7.4:1	3.6:1
WEST SIDEWALK	+	3.9 fc	5.9 fc	2.0 fc	3.0:1	2.0:1

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	SB	52	ANTIQUE STREET LAMPS	TLRCB10 18LED 350MA 35K GCF R4 MVOLT DDB	Resonance Bollard 1.0 LED	LED	1	1129	22.3
	SH	23	SPI Lighting Inc. Mequon, WI 53092	SPI OPTICAL # 6892	SPI Lighting - In grade luminaire. Product ID: SPI OPTICAL # 6892 Operating at 120 VAC and 60 Hz		21	8	7
	SC1	3	Antique Street Lamps	RC15L P20 30K GDF R4 XXXX	Resonance 1.5 LED Post Top, LED Package 20, 3000K, Glass Diffuse Flat, Type 4 distribution	LED	1	5358	58
	SW	1	Antique Street Lamps	TLRC10 18LED 350mA 41K GCF R5 120 DBL - RCAWB	TLRC10 LED, 2 MODULES, 18 LED, 350mA, 4100K, TYPE 5 OPTIC. TEMP 49.1C MOUNTED ON RCA WALL	ONE 23-WATT LED, AIMED DOWN POS.	1	1285	23
	SA	45	King Luminaire	K282-P4SH-III-60(SSL)-7030			1	5218	61.9
	SD	3	Tersen Lighting	SIGN LIGHT			1	1129	0



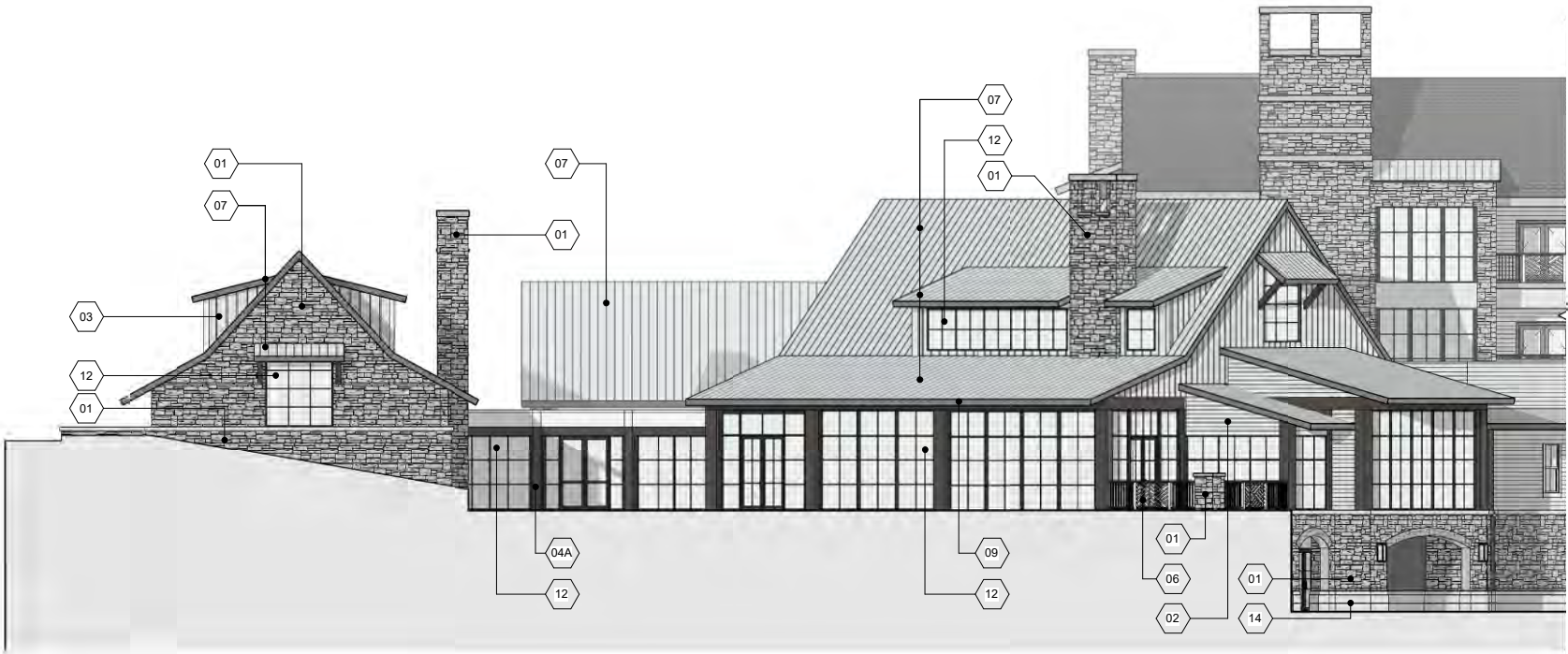
NORTH ELEVATION

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

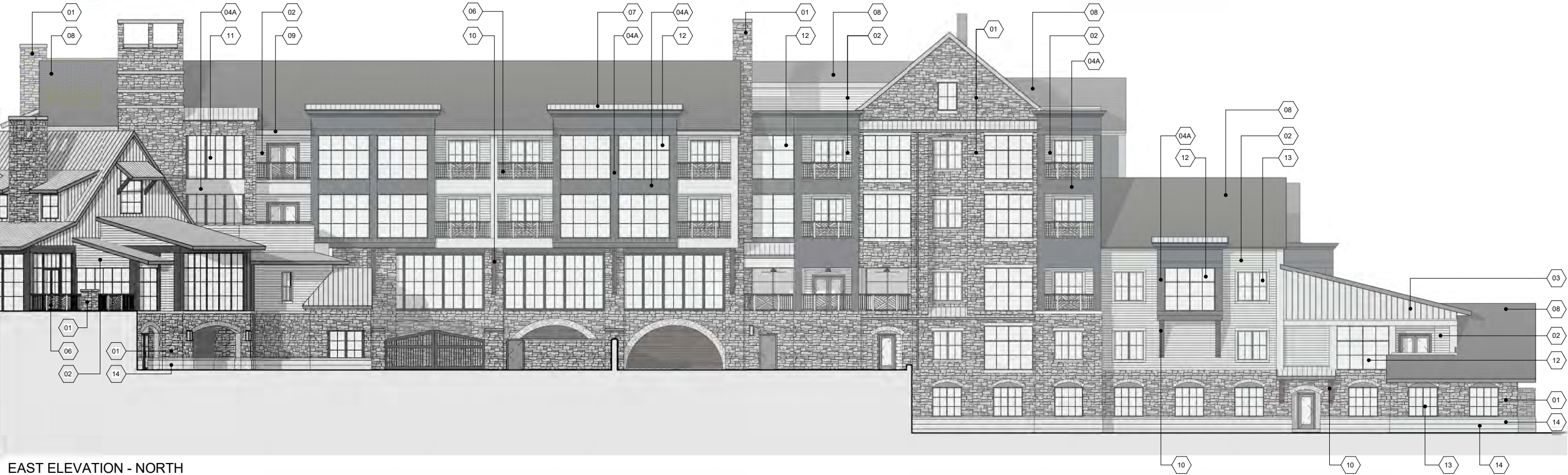


SOUTH ELEVATION

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



EAST ELEVATION - SOUTH



EAST ELEVATION - NORTH

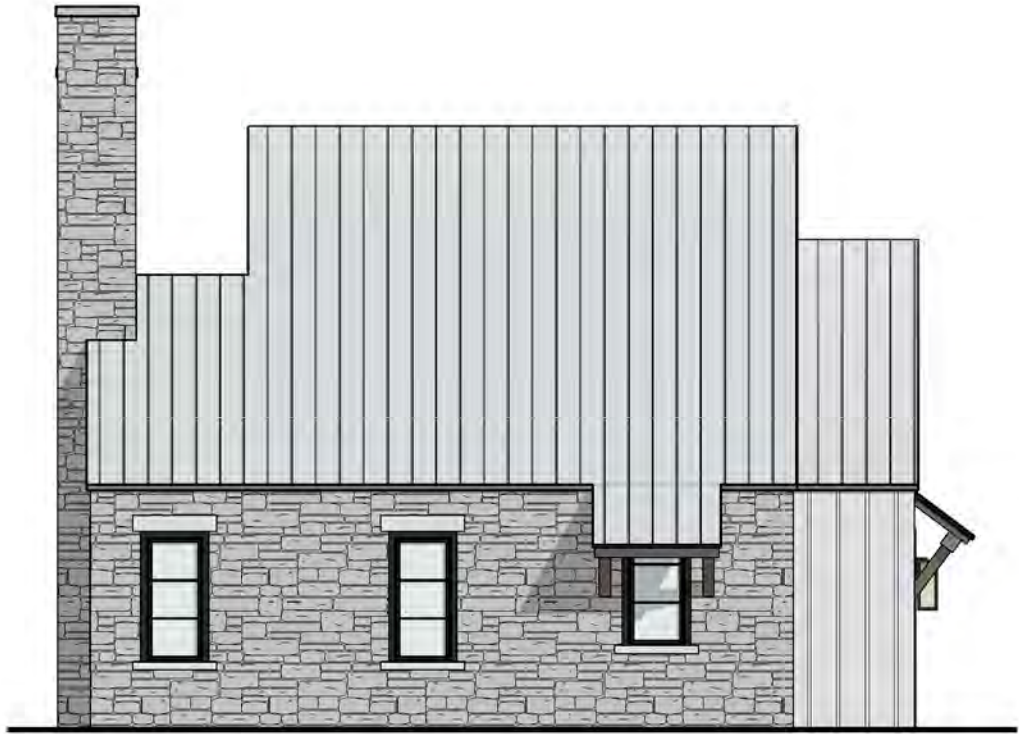


WEST ELEVATION - NORTH

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



WEST ELEVATION - SOUTH



SIDE ELEVATION 2

1/8" = 1'-0"



BACK ELEVATION

1/8" = 1'-0"



SIDE ELEVATION 1

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

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

ELEVATION - STUDIO COTTAGE

VILLAGE PARK - WILLS RD. _ STUDIO COTTAGE

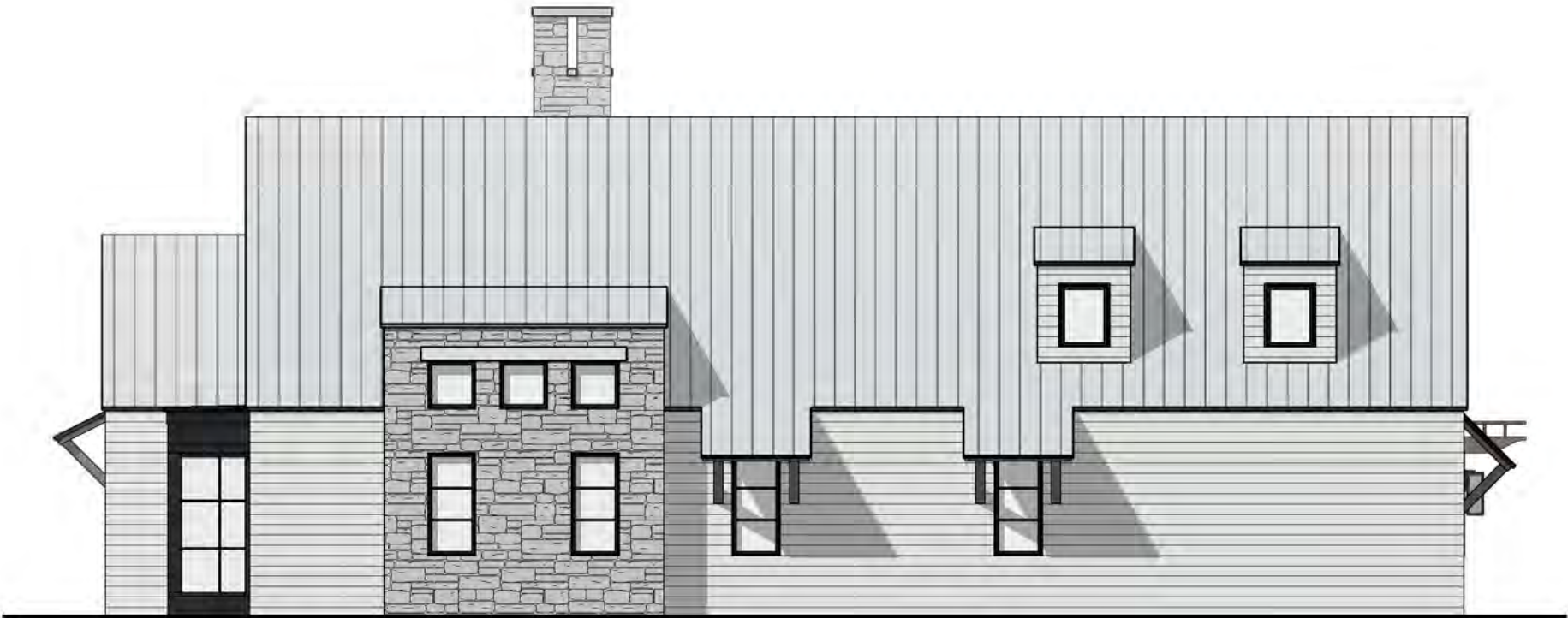
THW
DESIGN

MATERIAL LEGEND

STANDING SEAM METAL
ROOF - BERRIDGE; ZINC COTE

CEMENTITIOUS LAP SIDING -
SHERWIN WILLIAMS, SW 7656
RHINESTONE

MANUF. STONE - NCS,
COUNTRY VILLA, GRANITE



SIDE ELEVATION 1

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION 2

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

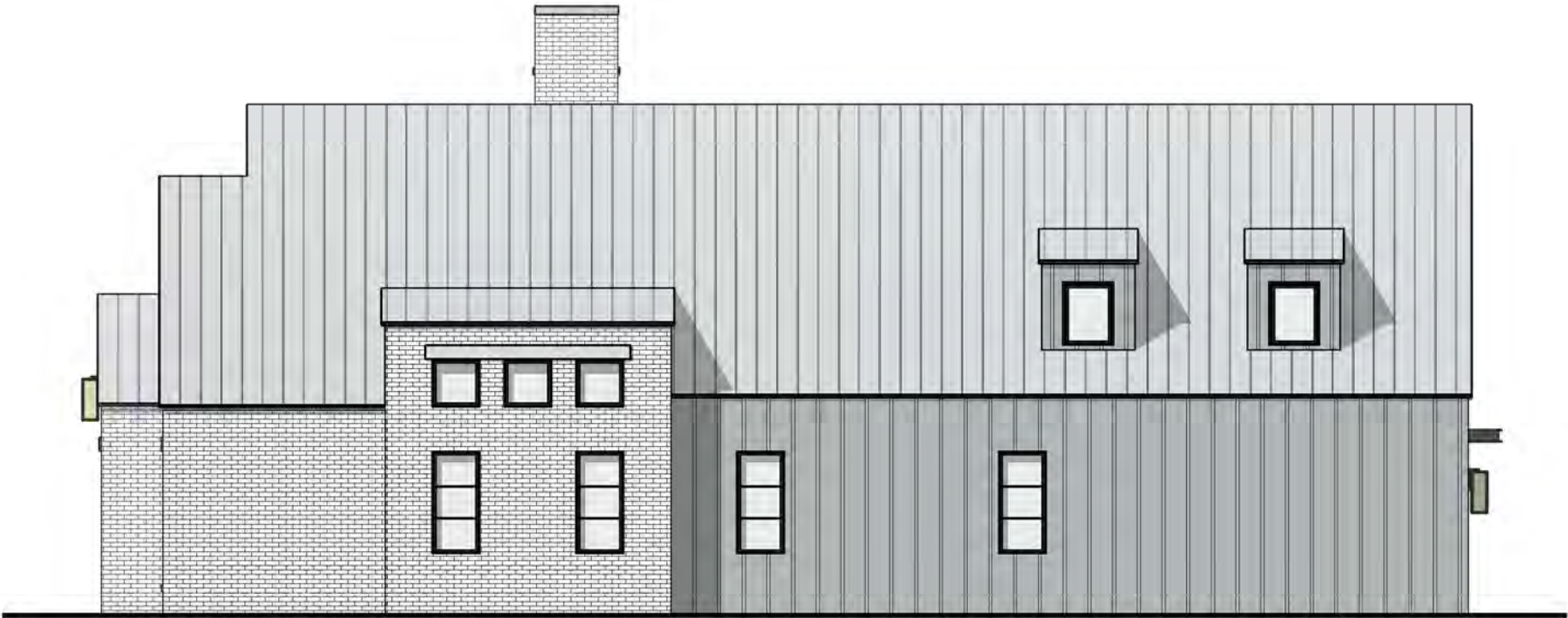
COTTAGE 1

VILLAGE PARK - WILLS RD BUNGALOW COTTAGE

THW
DESIGN

COPYRIGHT © THOMPSON HANCOCK WITTE & ASSOCIATES, INC.

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



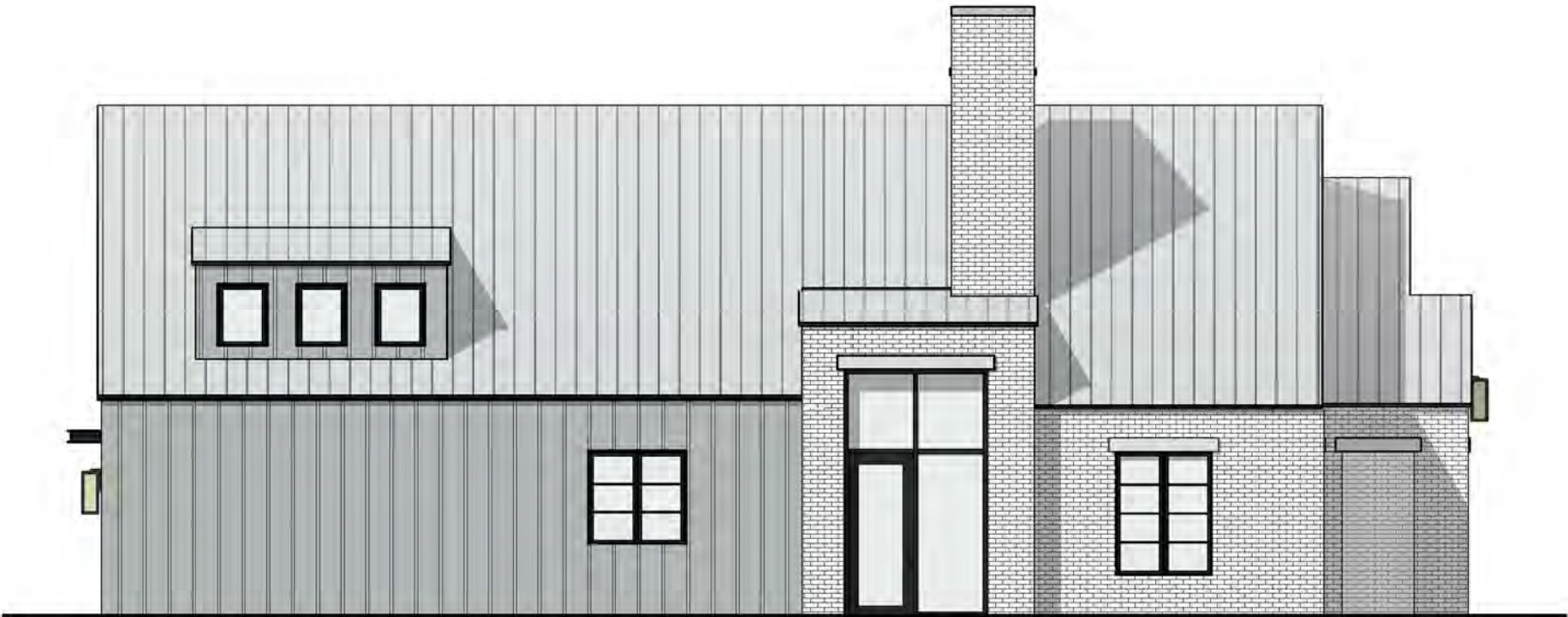
SIDE ELEVATION 1

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION 2

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

COTTAGE 2

VILLAGE PARK - WILLS RD BUNGALOW COTTAGE



MATERIAL LEGEND

STANDING SEAM METAL
ROOF - BERRIDGE; ZINC COTE

CEMENTITIOUS BOARD AND
BATTEN - SHERWIN WILLIAMS,
SW 7075 WEB GRAY

SIDE ELEVATION 1

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION 2

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

COTTAGE 3

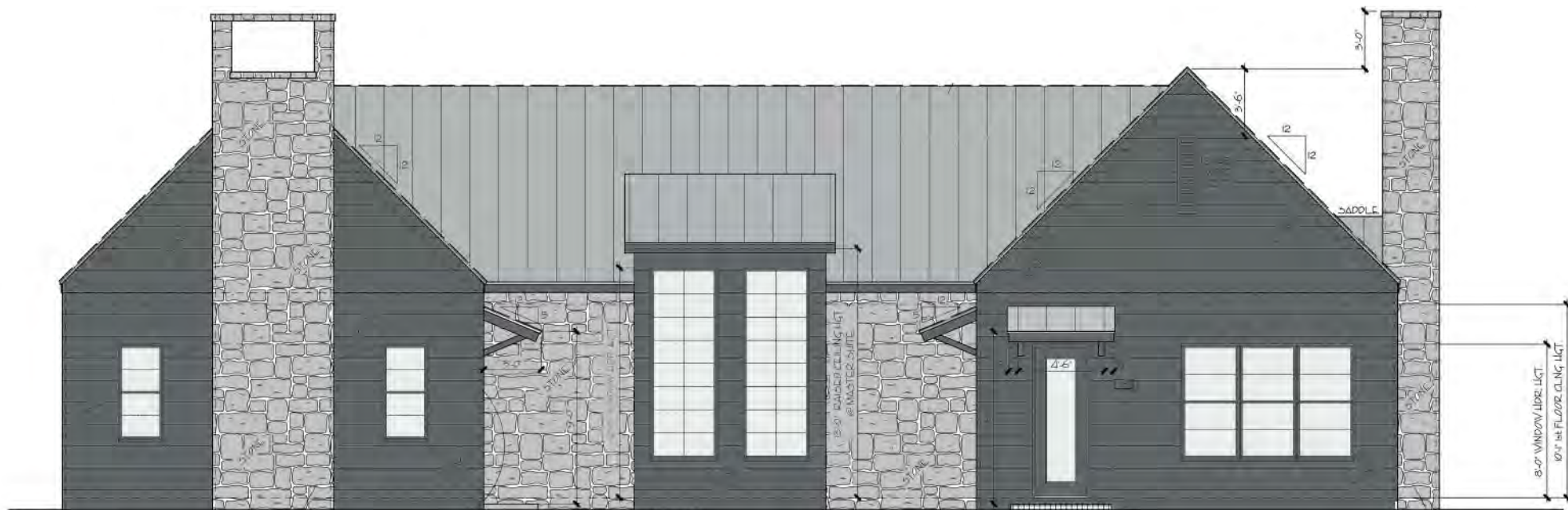
VILLAGE PARK - WILLS RD BUNGALOW COTTAGE

THW
DESIGN

COPYRIGHT © THOMPSON HANCOCK WITTE & ASSOCIATES, INC.

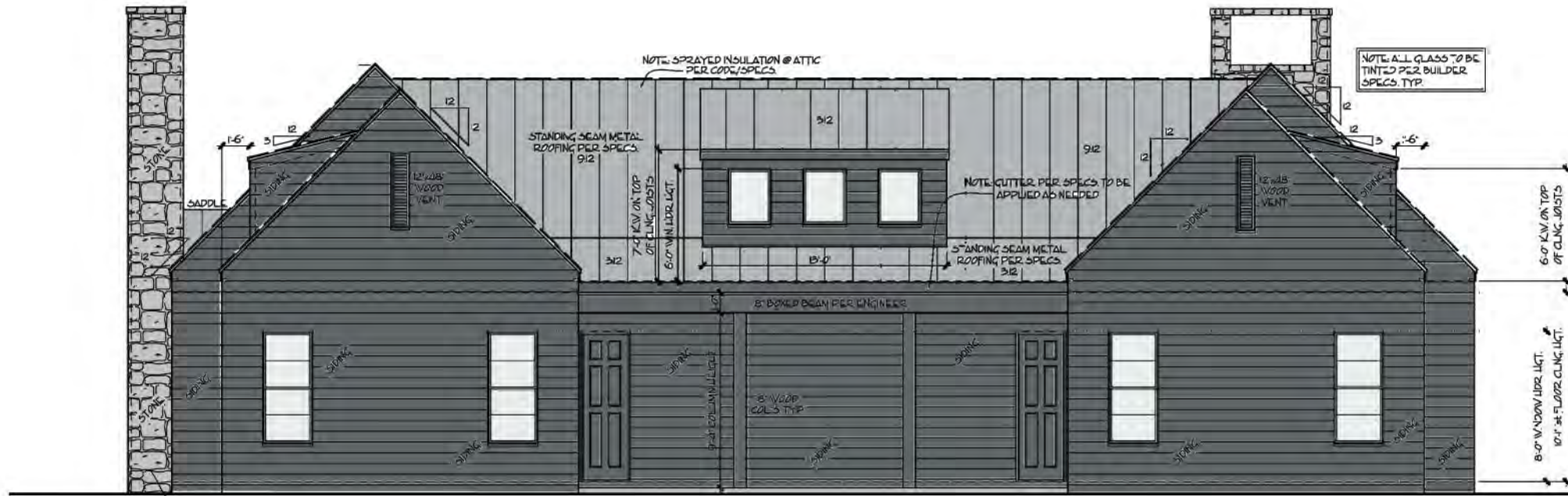
MATERIAL LEGEND

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



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

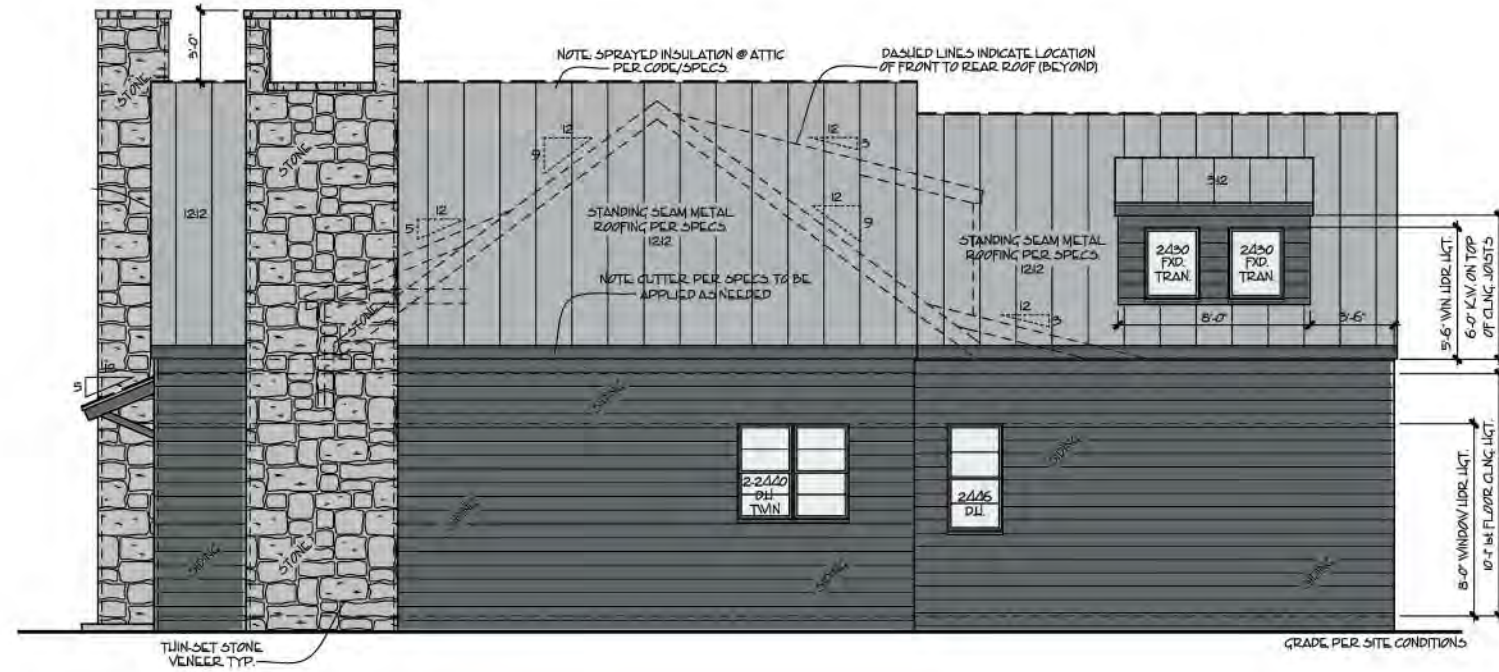
OPTION 1

VILLAGE PARK - WILLS RD DUPLEX BUNGALOW



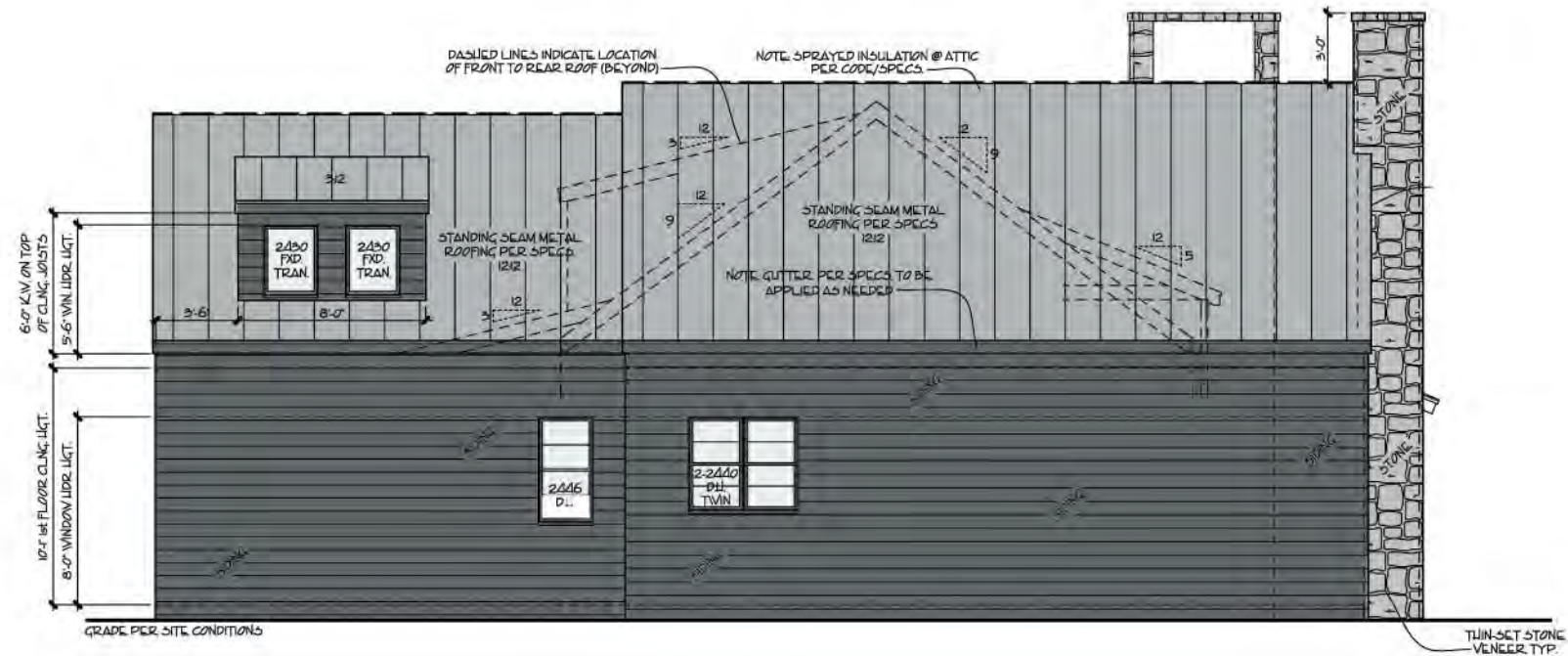
MATERIAL LEGEND

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



SIDE ELEVATION 1

1/8" = 1'-0"



SIDE ELEVATION 2

1/8" = 1'-0"

OPTION 1

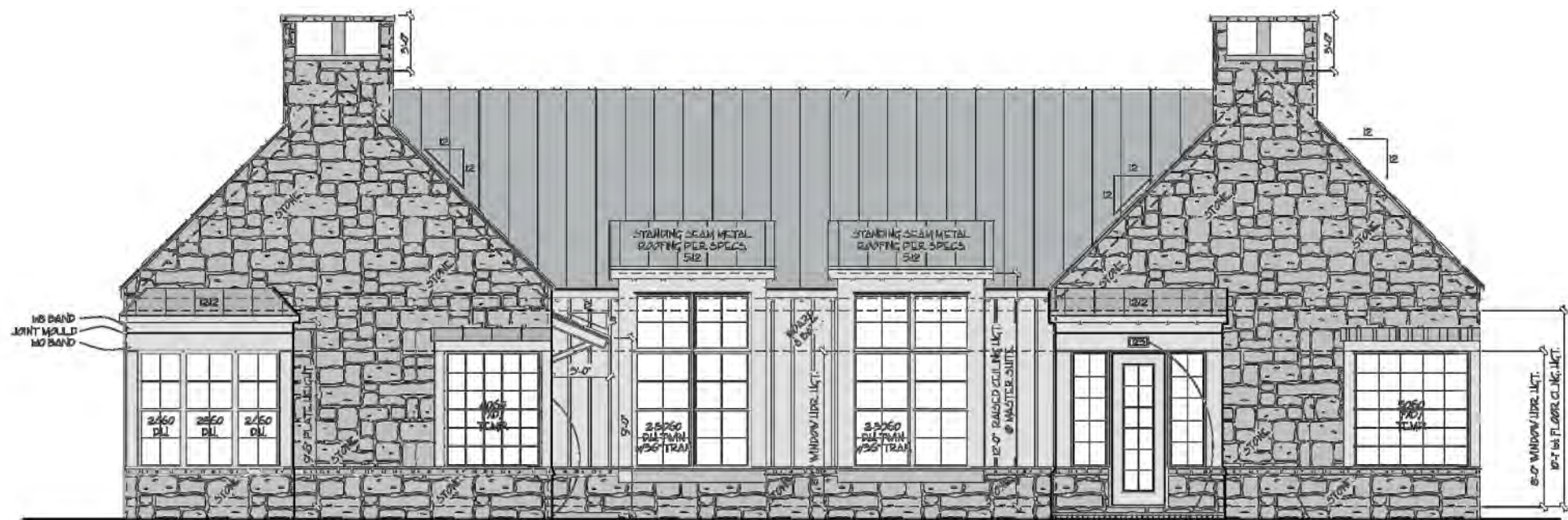
VILLAGE PARK - WILLS RD DUPLEX BUNGALOW



THW
DESIGN

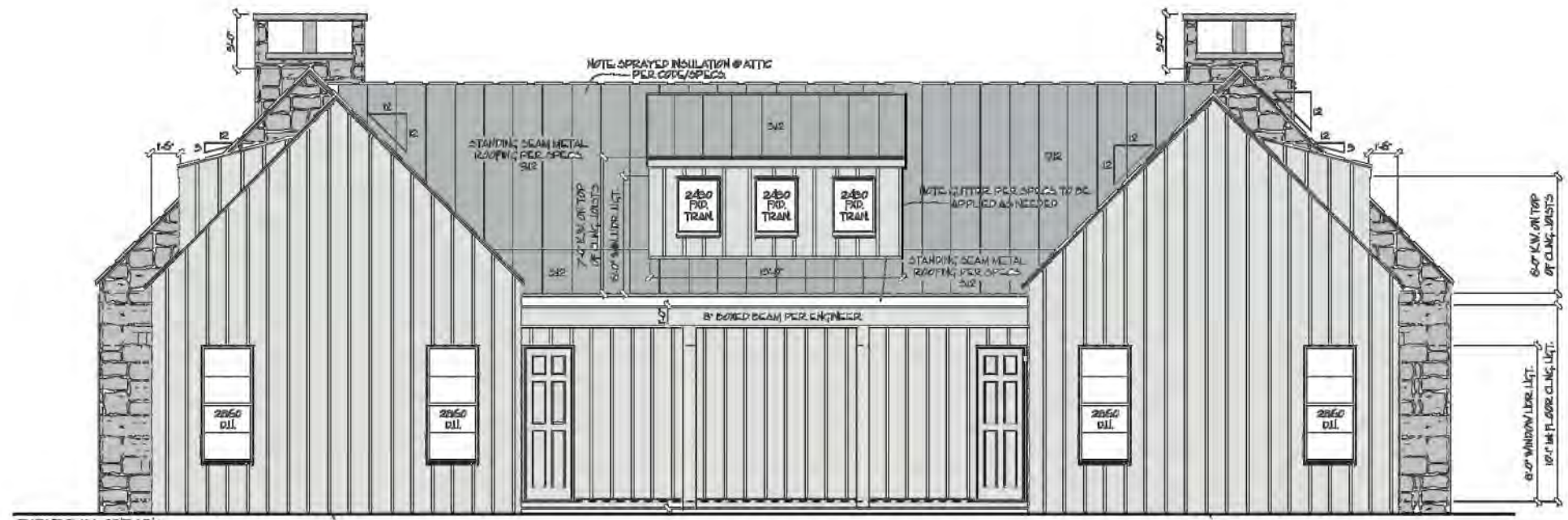
MATERIAL LEGEND

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



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

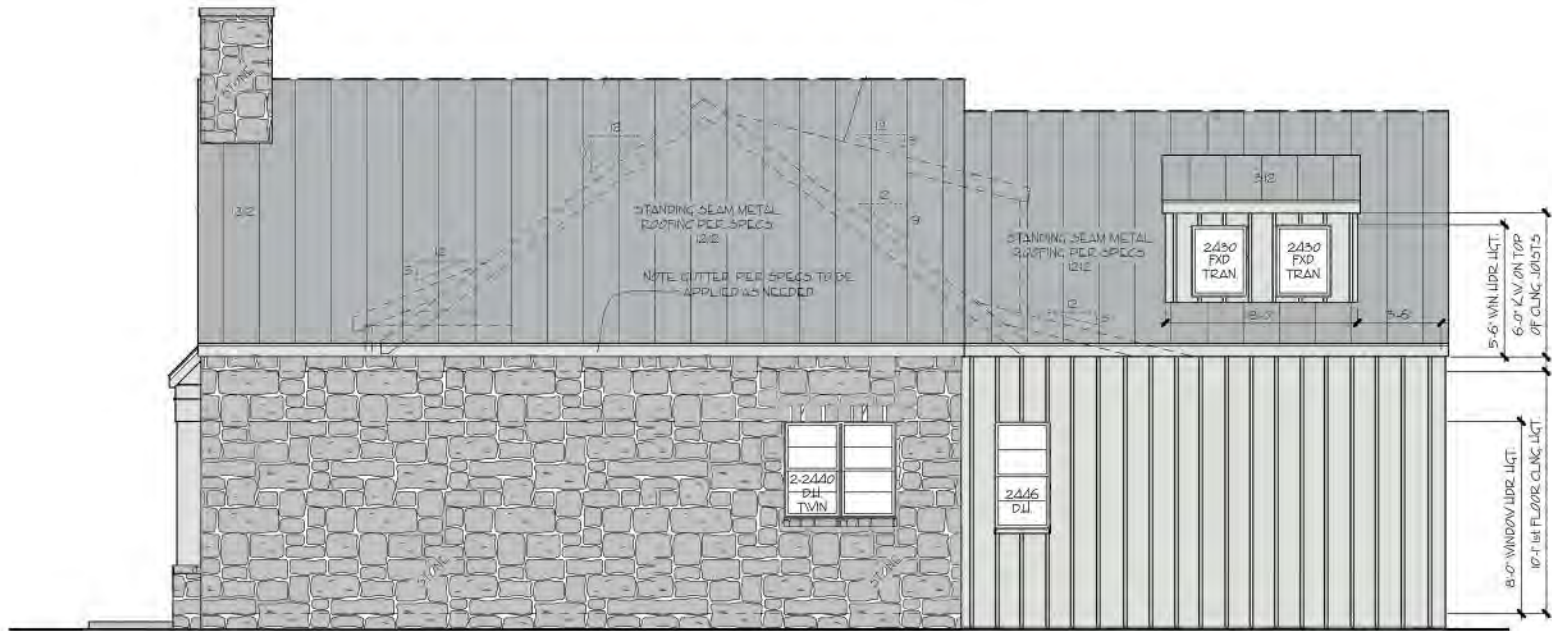
1/8" = 1'-0"

OPTION 2

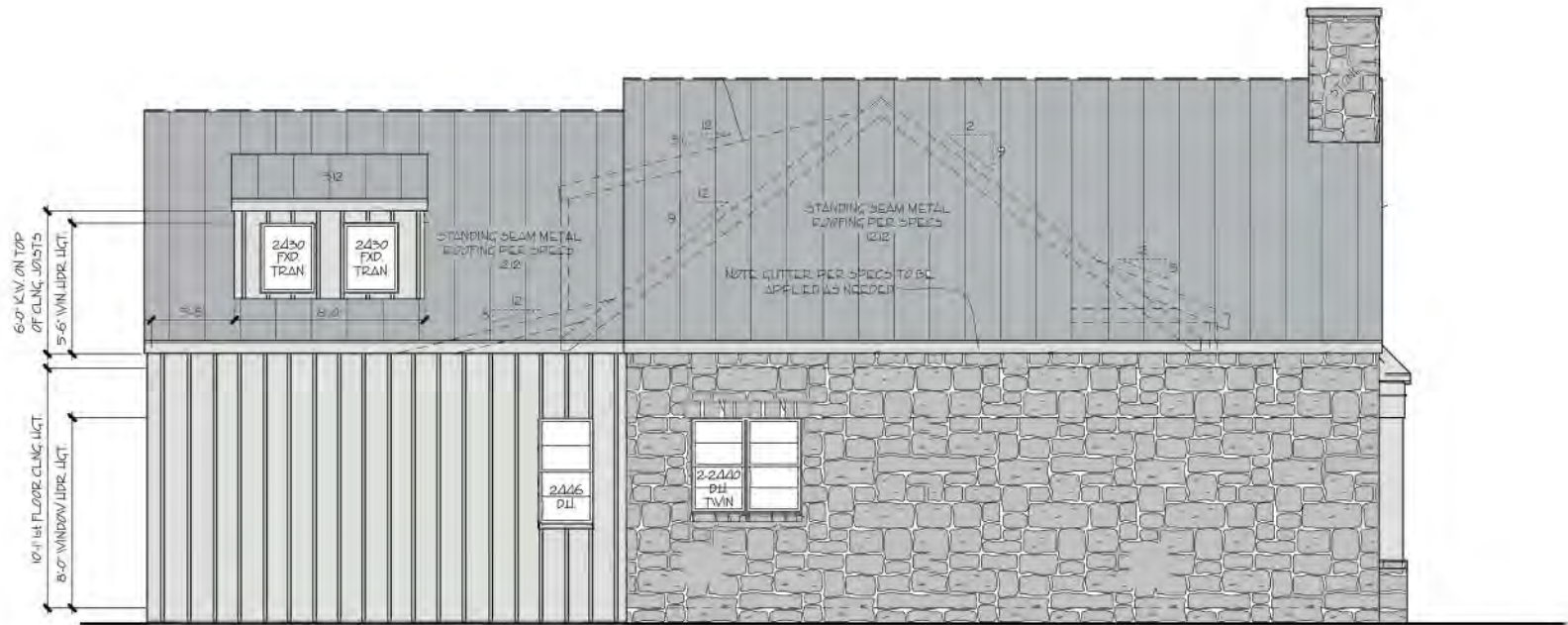
VILLAGE PARK - WILLS RD DUPLEX BUNGALOW



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



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



SIDE ELEVATION 2
1/8" = 1'-0"



COMMONS/ ASSISTED LIVING/ MEMORY CARE

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

VILLAGE PARK - WILLS ROAD

VILLAGE PARK SENIOR LIVING



COPYRIGHT © THOMPSON HANCOCK WITTE & ASSOCIATES, INC.



OPTION A1

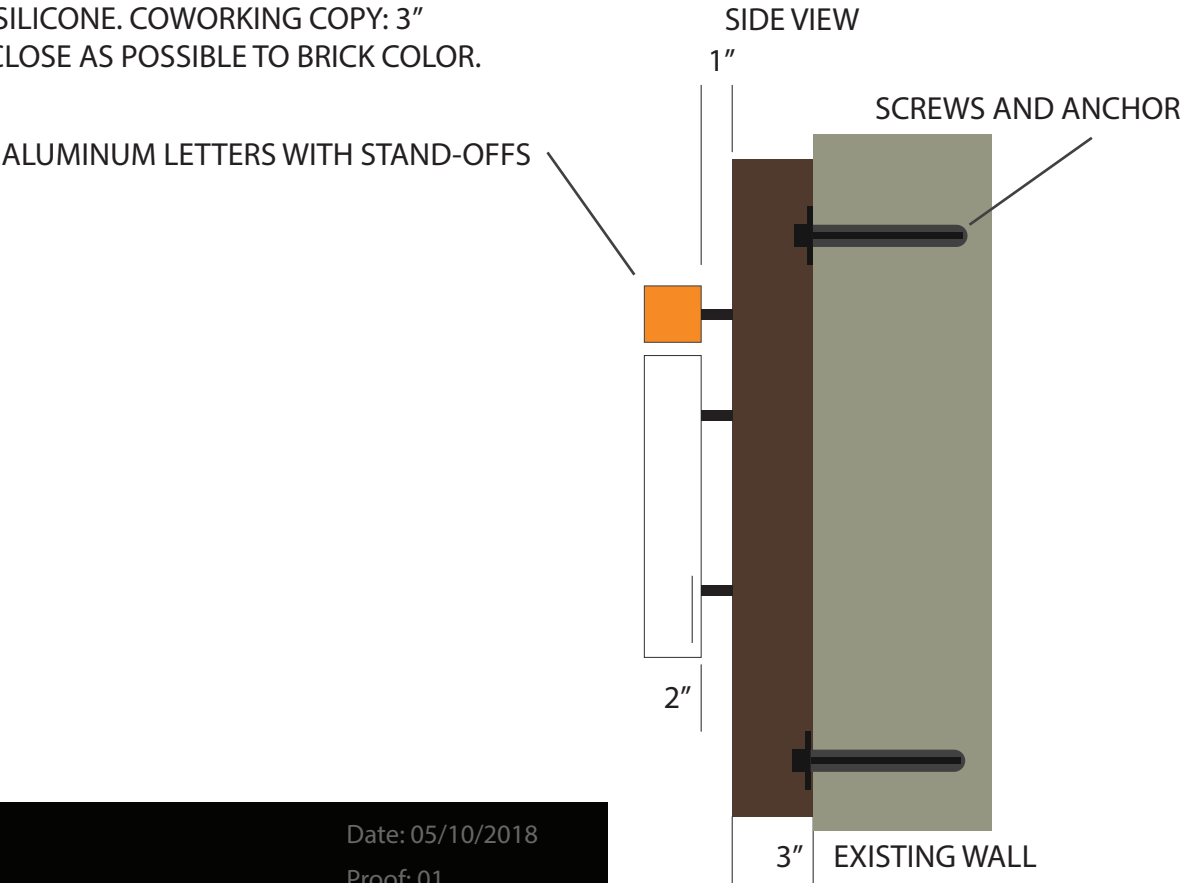


OPTION A1

BACKER - 129"W X 26.5"H X 3"



REVERSE ALUMINUM LETTERS WITH 2" RETURNS MOUNTED TO CUSTOM BACKER WITH 3" RETURNS. LETTERS MOUNTED TO BACKER WITH 1" STANDOFFS RODS AND NUTS. BACKER MOUNTED TO BRICK WALL WITH SCREWS ANCHORS AND SILICONE. COWORKING COPY: 3" HIGH ACRYLIC LETTERS, 1.5" THICK, MOUNTED WITH STAND-OFFS. BACKER PAINTED TO MATCH AS CLOSE AS POSSIBLE TO BRICK COLOR.



OPTION A2

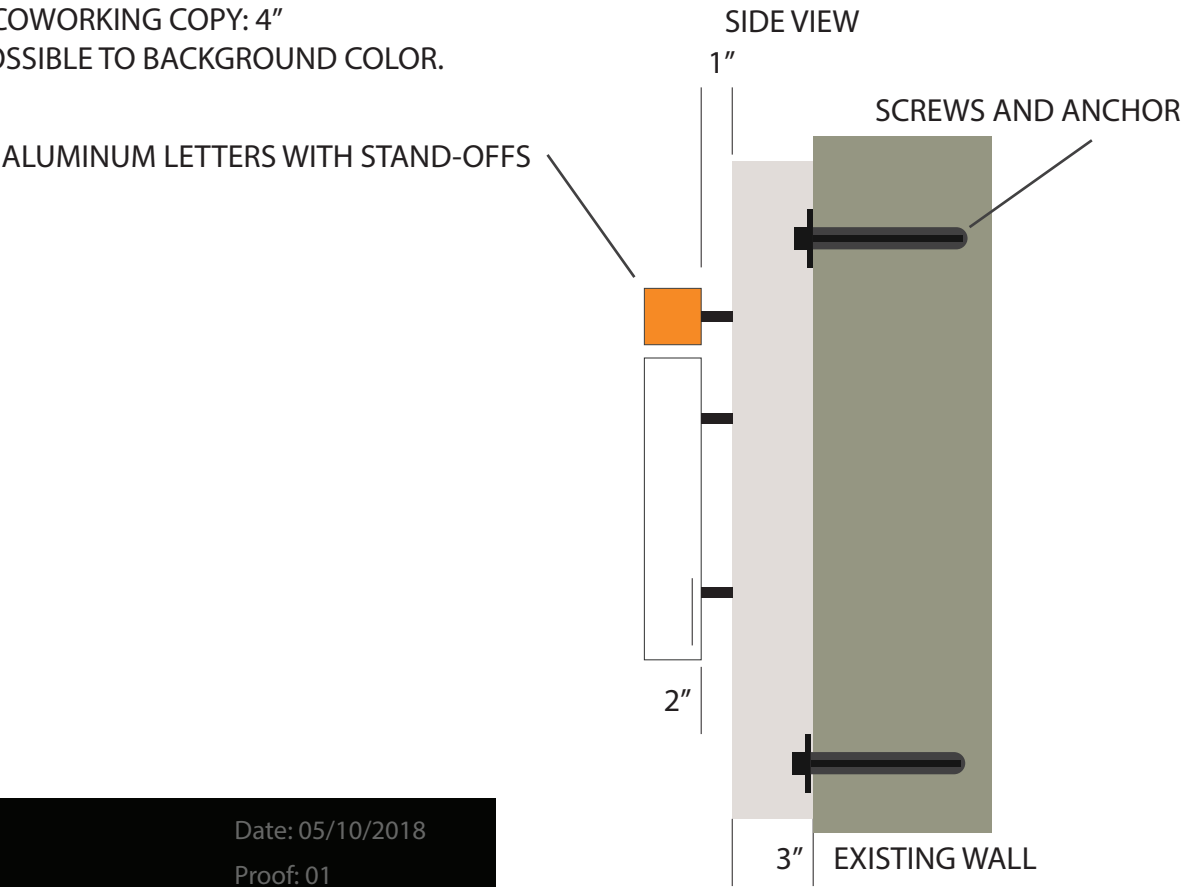


OPTION A2

BACKER - 163"W X 29"H X 3"



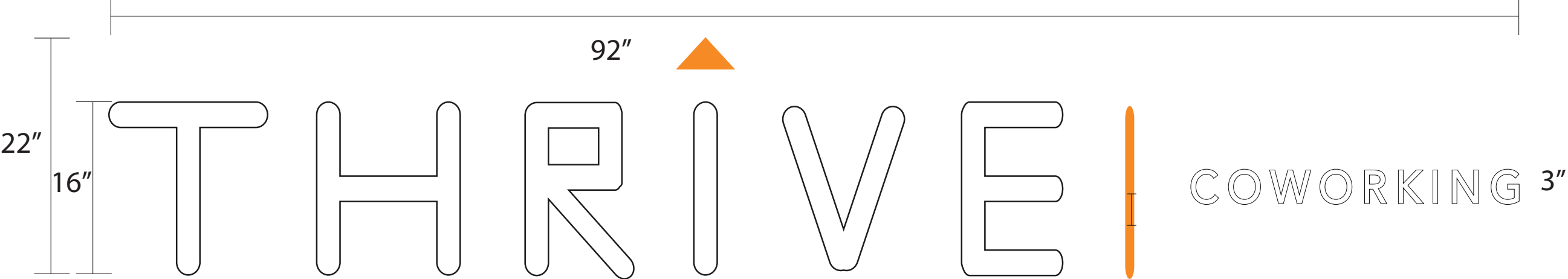
REVERSE ALUMINUM LETTERS WITH 2" RETURNS MOUNTED TO CUSTOM BACKER WITH 3" RETURNS. LETTERS MOUNTED TO BACKER WITH 1" STANDOFFS RODS AND NUTS. BACKER MOUNTED TO BRICK WALL WITH SCREWS ANCHORS AND SILICONE. COWORKING COPY: 4" HIGH ACRYLIC LETTERS, 1.5" THICK MOUNTED WITH STAND-OFFS. BACKER PAINTED TO MATCH AS CLOSE AS POSSIBLE TO BACKGROUND COLOR.



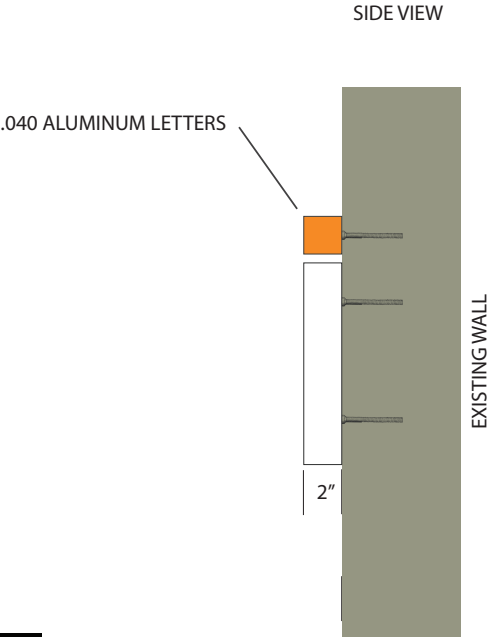
OPTION B1



OPTION B1



16" .040 ALUMINUM REVERSE CHANNEL LETTERS WITH 2" RETURNS MOUNTED DIRECTLY TO EXISTING WALL. MOUNTED TO BRICK WALL WITH SCREWS ANCHORS AND SILICONE. "COWORKING" COPY (3") AND ORANGE ELEMENTS TO BE CUT FROM 1.5" THICK ACRYLIC, PAINTED RESPECTED COLORS



OPTION B2

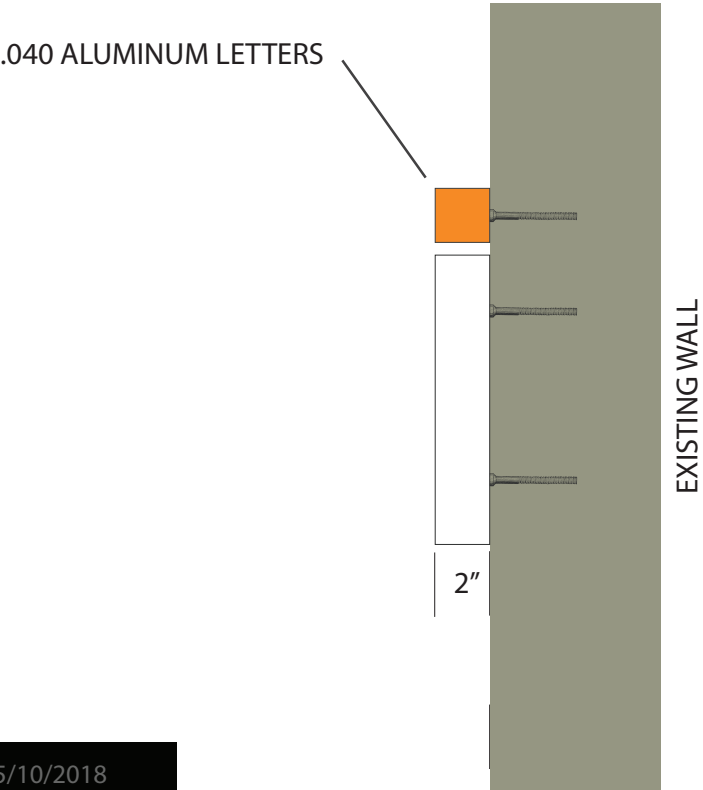


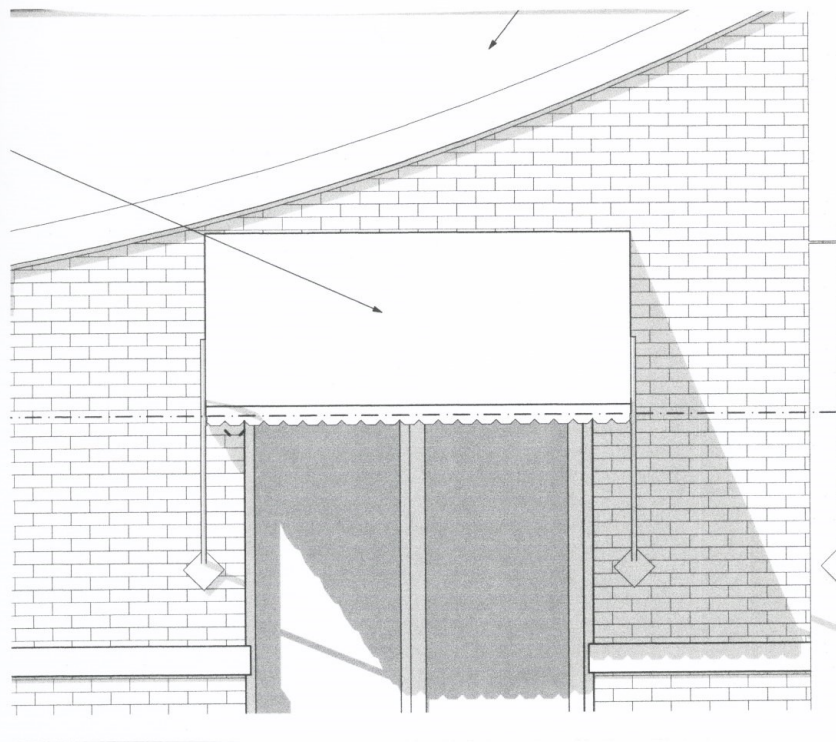
OPTION B2

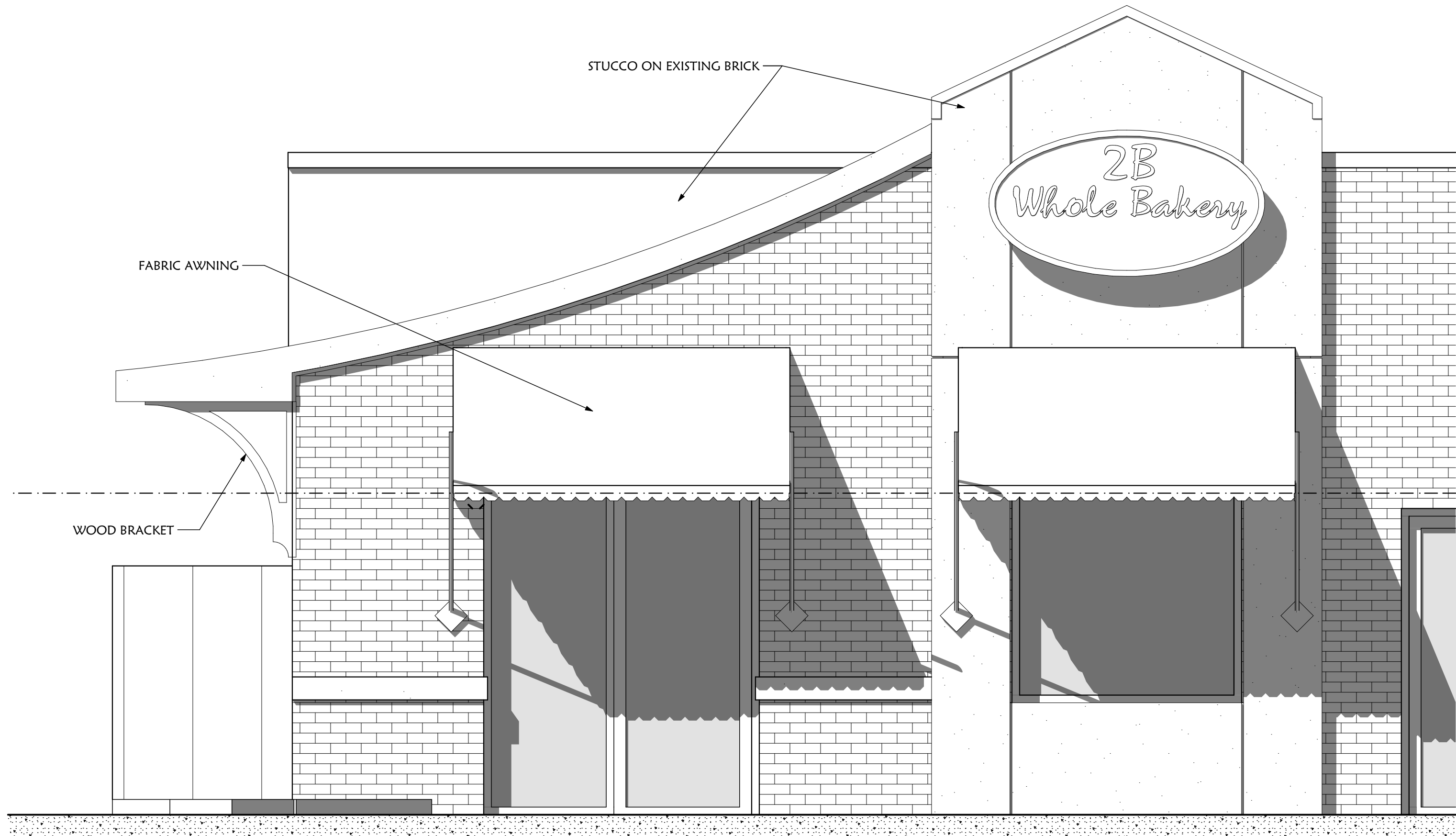


18" .040 ALUMINUM REVERSE CHANNEL LETTERS WITH 2" RETURNS MOUNTED DIRECTLY TO EXISTING WALL WITH. MOUNTED TO BRICK WALL WITH SCREWS ANCHORS AND SILICONE. "COWORKING" COPY 4" H AND ORANGE ELEMENTS TO BE CUT FROM 1.5" THICK ACRYLIC, PAINTED RESPECTED COLORS

SIDE VIEW







ELEVATION

SCALE: 1/2" = 1'-0"

DEVELOPER:
2b Whole Bakery
CONTACT PERSON:
Toula Argentis
Toula@2bWhole.net,404-919-8875

2B Whole Bakery
42 Milton Avenue Suite B Alpharetta Georgia 30009 USA

Sheet
PR-1
Job No.
2015-20

presentations
Printed on: 7/2/2015 -KS

Architect
rjd architect, llc
231 VAUGHAN DRIVE
ALPHARETTA, GA. 30009
Phone: (770) 751-3393
Fax: (678) 393-9341 rjdarchitect@mindspring.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF RICHARD J. DEBBAN, ARCHITECT. 231 VAUGHAN DRIVE, ALPHARETTA, GEORGIA AND SHALL NOT BE REPRODUCED, PUBLISHED, IN WHOLE OR IN PART OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RICHARD J. DEBBAN, ARCHITECT. COPYRIGHT 2013 ©



presentations

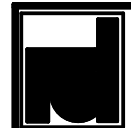
Printed on: 7/2/2015 -KS

DEVELOPER:
2b Whole Bakery
 CONTACT PERSON:
Toula Argentis
Toula@2bWhole.net, 404-919-8875

2B Whole Bakery

42 Milton Avenue Suite B Alpharetta Georgia 30009 USA

Sheet
PR-2
 Job No.
2015-20



Architect
rjd architect, llc
 231 VAUGHAN DRIVE
 ALPHARETTA, GA. 30009
 Phone: (770) 751-3393
 Fax: (678) 393-9341 rjdarchitect@mindspring.com
THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF RICHARD J. DEBBAN, ARCHITECT. 231 VAUGHAN DRIVE, ALPHARETTA, GEORGIA AND SHALL NOT BE REPRODUCED, PUBLISHED, IN WHOLE OR IN PART OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RICHARD J. DEBBAN, ARCHITECT. COPYRIGHT 2013 ©



EXISTING

DEVELOPER:
2b Whole Bakery
CONTACT PERSON:
Toula Argentis
Toula@2bWhole.net,404-919-8875

2B Whole Bakery
42 Milton Avenue Suite B Alpharetta Georgia 30009 USA

Sheet
PR-3
Job No.
2015-20

presentations
Printed on: 7/2/2015 -KS
Architect
rjd architect, llc
231 VAUGHAN DRIVE
ALPHARETTA, GA. 30009
Phone: (770) 751-3393
Fax: (678) 393-9341 rjdarchitect@mindspring.com
THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF RICHARD J. DEBBAN, ARCHITECT.
231 VAUGHAN DRIVE, ALPHARETTA, GEORGIA AND SHALL NOT BE REPRODUCED, PUBLISHED, IN WHOLE OR IN PART
OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RICHARD J. DEBBAN, ARCHITECT. COPYRIGHT 2013 ©



FRONT VIEW

DEVELOPER:
2b Whole Bakery
CONTACT PERSON:
Toula Argentis
Toula@2bWhole.net,404-919-8875

2B Whole Bakery
42 Milton Avenue Suite B Alpharetta Georgia 30009 USA

Sheet
PR-4
Job No.
2015-20



rjd architect, llc
231 VAUGHAN DRIVE
ALPHARETTA, GA. 30009
Phone: (770) 751-3393
Fax: (678) 393-9341
rjdarchitect@mindspring.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF RICHARD J. DEBBAN, ARCHITECT. 231 VAUGHAN DRIVE, ALPHARETTA, GEORGIA AND SHALL NOT BE REPRODUCED, PUBLISHED, IN WHOLE OR IN PART OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RICHARD J. DEBBAN, ARCHITECT. COPYRIGHT 2013 ©



FABRIC AWNING

GOOSE NECK LAMP

SINGAGE BY OTHERS

EXISTING



SCALE: 1/2" = 1'-0"

ELEVATION- FRONT

DEVELOPER:
2b Whole Bakery
CONTACT PERSON:
Toula Argentis
Toula@2bWhole.net,404-919-8875

2B Whole Bakery
42 Milton Avenue Suite B Alpharetta Georgia 30009 USA

Sheet

PR-1

Job No.

2015-20

presentations
Printed on: 7/16/2015 -KS



Architect
rjd architect, llc
231 VAUGHAN DRIVE
ALPHARETTA, GA. 30009
Phone: (770) 751-3393
Fax: (678) 393-9341
rjdarchitect@mindspring.com

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF RICHARD J. DEBBAN, ARCHITECT. 231 VAUGHAN DRIVE, ALPHARETTA, GEORGIA AND SHALL NOT BE REPRODUCED, PUBLISHED, IN WHOLE OR IN PART OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF RICHARD J. DEBBAN, ARCHITECT. COPYRIGHT 2013 ©

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: 2B Whole Gluten Free Bakery
Location Address: 42 Milton Ave, Suite B,
Mailing Address: 42 Milton Ave., Suite B
City: Alpharetta State: GA Zip Code: 30009
Contact For All Notifications: Toula Argenti's
Contact Telephone: 470 - 395 - 5248 Mobile Telephone: 770 - 595 - 6915
Fax: _____ - _____ - _____ Email: toula@2bwhole.net
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 | |

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

Application Fees:

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Dan Miller

Physical Address: 42 Milton Ave, Suite B

Mailing Address: 42 Milton Ave., Suite B

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 404 - 580 - 0462 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): Dan Miller Date: 5/1/2018

Owner Signature: [Signature]

Property Information:

Address (If Assigned): _____

Tax ID or Map Reference Number: _____

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

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

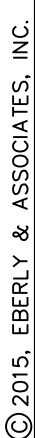
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

Applicant Signature: _____ Date: _____ Print Form

white blush

904

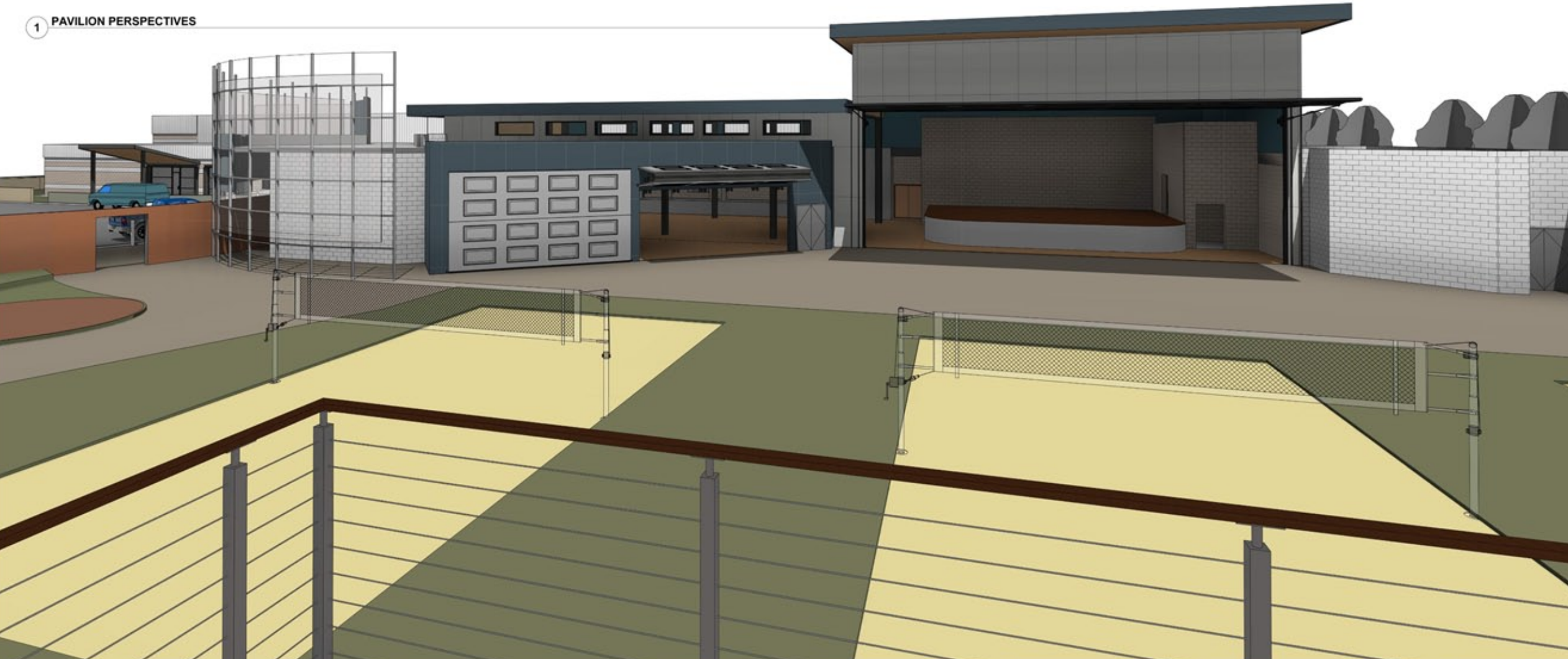




ISSUED FOR CONSTRUCTION



1 PAVILION PERSPECTIVES

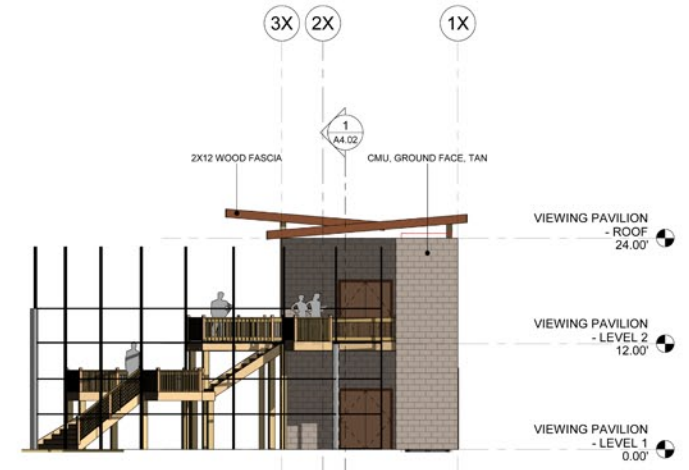
An architectural rendering of a sports pavilion complex. In the foreground, two tennis courts with yellow and green surfaces are visible, separated by a dark brown railing with vertical posts. Behind the courts, there is a large, modern building with a dark blue facade and a curved, glass-enclosed section. To the right, there is a large, open-air pavilion with a curved, light-colored stage or platform. The background features a white brick wall and some stylized trees. The overall style is a clean, modern architectural illustration.

2 VIEW FROM VIEWING PAVILION

C:\Users\scott.mcdowell\Documents\18018_Hockey Training Facility Expansion_Scott Mcdowell.rvt



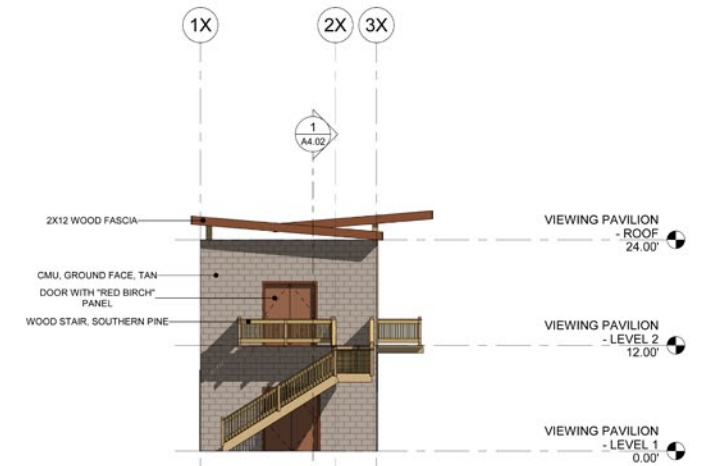
2 VIEWING PAVILION - EAST
1/8" = 1'-0"



1 VIEWING PAVILION - NORTH
1/8" = 1'-0"



4 VIEWING PAVILION - WEST
1/8" = 1'-0"



3 VIEWING PAVILION - SOUTH
1/8" = 1'-0"

DATE	NO.	DESCRIPTION

PROJECT NO.: 18018
PROJECT MGR.: DSG
DRAWN BY: DRW
CHECKED BY: AOR

EXTERIOR ELEVATIONS
- VIEWING PAVILION

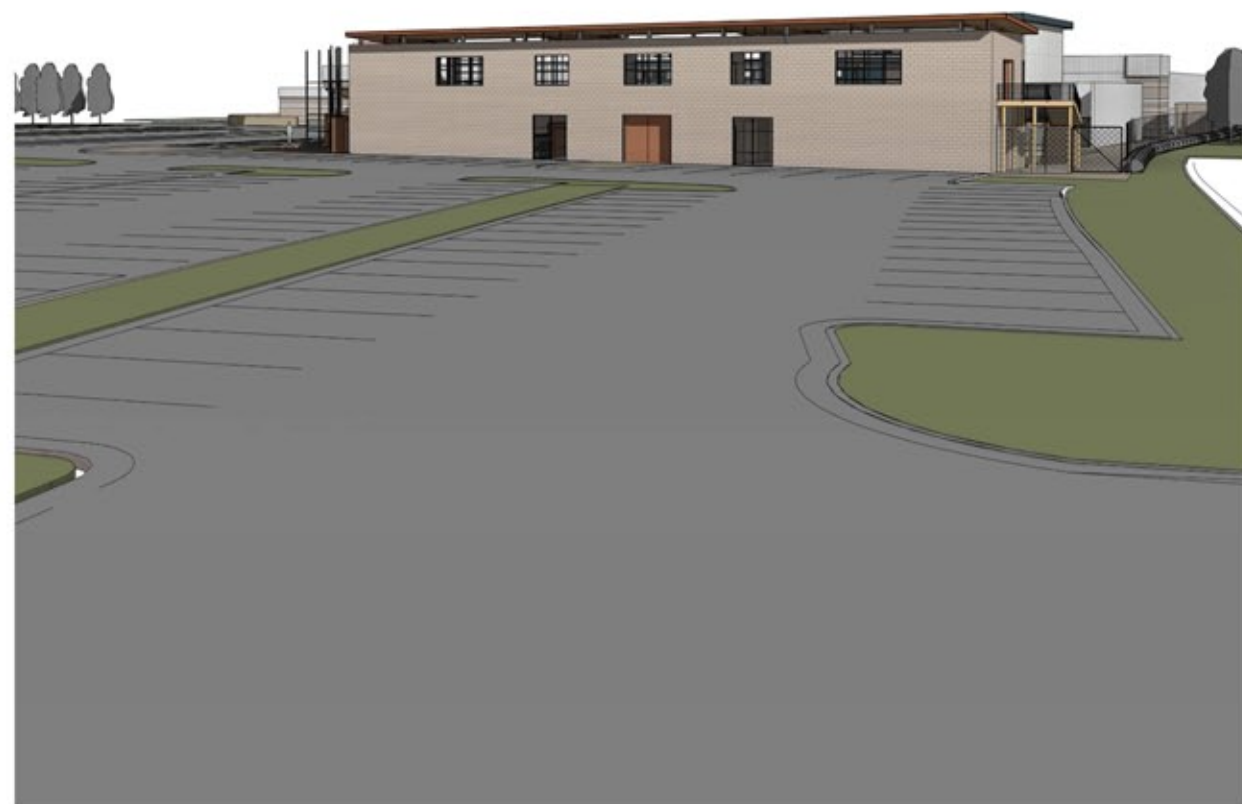
A3.02

JACKSON | MAIN ARCHITECTURE P.S. © 2018

3/16/2018 3:42:57 PM



1 AERIAL PERSPECTIVE



3 ENTRANCE VIEW FROM DAVIS DRIVE



4 VIEW FROM WESTSIDE PARKWAY

THE COOLER EXPANSION
10800 DAVIS DRIVE
ALPHARETTA, GA

DATE	NO.	DESCRIPTION

PROJECT NO.	18018
PROJECT MGR.	DSO
DRAWN BY	DRW
CHECKED BY	AOR



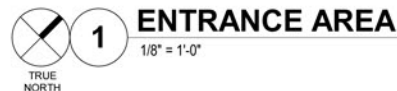
1 PROJECT ENTRANCE DRIVE UP



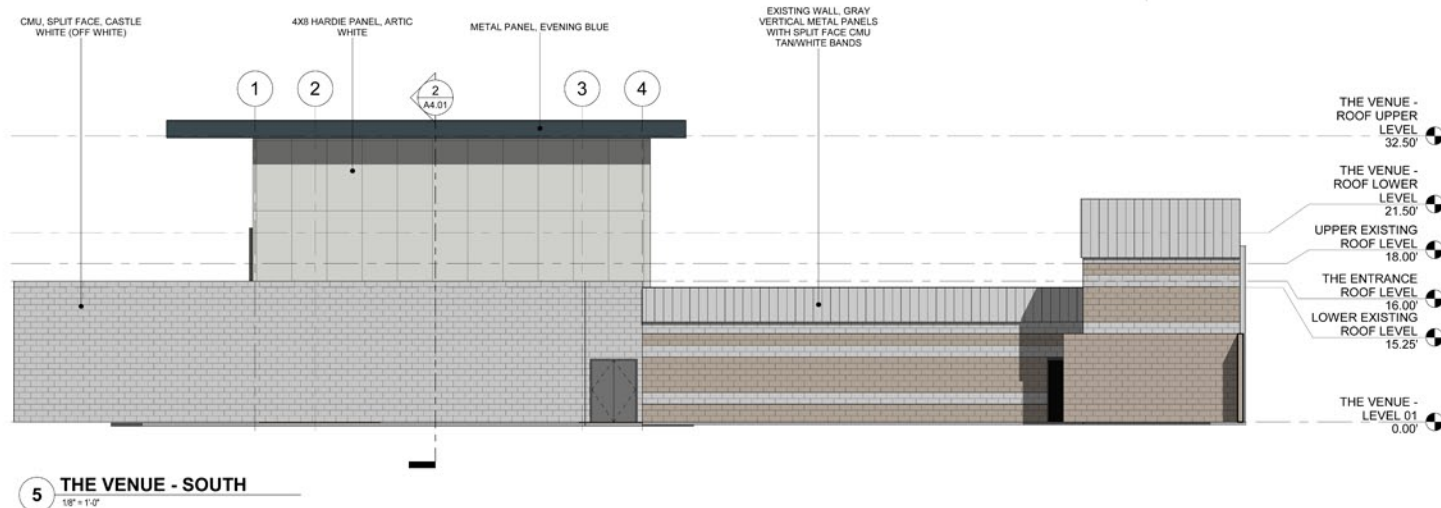
2 FIRST GLIMPSE OF ENTRANCE

DATE	NO.	DESCRIPTION

PROJECT NO.	18018
PROJECT MGR.	DSO
DRAWN BY	DRW
CHECKED BY	AOR

[illegible]

A2.02







KEYNOTES:

#	NOTE
---	------

THE COOLER EXPANSION

10800 DAVIS DRIVE
ALPHARETTA, GA

[illegible]

PROJECT NO.:	1801
PROJECT MGR.:	DSG
DRAWN BY:	DRW
CHECKED BY:	AOF

ENLARGED PLAN -
VENUE SPACE

A2.01

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: NorthPoint Consultants

Location Address: 555 Branch Drive

Mailing Address: 555 Branch Drive

City: Alpharetta State: GA Zip Code: 30005 - _____

Contact For All Notifications: Jeff Wasserman, Architect

Contact Telephone: 770 - 664 - 313 Mobile Telephone: 425 - 495 - 891

Fax: _____ - _____ - _____ Email: jjw@npcdesignbuild.com

Contact's Relation To Business: Staff Architect

This Application For (Check all that apply):

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

Application Fees:

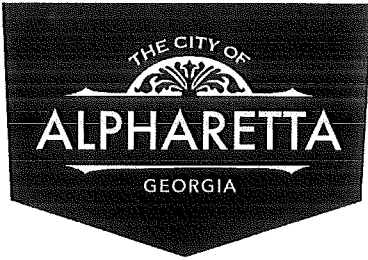
Any review within the Central Business District \$ 100.00

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: John Bardis

Physical Address: 10800 Davis Drive

Mailing Address: 10800 Davis Drive

City: Alpharetta State: GA Zip Code: 30004 -

Owner Telephone: 770 - 649 - 6,600 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): John Bardis Date:

Owner Signature:

Property Information:

Address (If Assigned): 10800 Davis Drive, Alpharetta, GA 30004

Tax ID or Map Reference Number: 12 249006060303

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

Existing Zoning of Property: L-I Existing Uses of Property: Recreational - Ice Skating

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: James J Wasserman, Architect Date:

Print Form

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- ☒ Legal description of the property
- ☒ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☒ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

Landscape Review

- Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☒ Locations of roof-top equipment
 - Vents
 - Exhaust pipes
 - Satellite dishes
 - Antennas
- ☐ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

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

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

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

The Cooler Expansion

This package contains drawings and images to represent the proposed expansion to the existing Cooler building. The goal of this effort is to develop an indoor/outdoor venue for the community to foster family activities and use.

The proposed expansion will include the following new elements:

- Three new exterior completion sized beach volleyball courts, along with a raised viewing pavilion,
- A Splash Pad (similar to Centennial Park in downtown Atlanta) for day and evening kid play,
- Development of an Indoor/Outdoor stage area (operational facing either inside or reconfigured to face the exterior), with a movable stage wall which will incorporate a video screen for movies,
- Two meeting halls, of different sizes to accommodate meetings, or group activities
- Grill and bar expansion to provide additional food and drink services
- The outdoor facilities will be fenced to provide security for the families inside, to allow kids to run and play.

The attached package contains the following information (in order of attachment):

Design Review Board Application

Parking Calculations to support the new project expansion

Response email from the City of Alpharetta Planning and Zoning with regards to Parking Calculations

1. Google aerial view of the site with adjacent properties labeled
2. Existing Building View (pictures of existing building, with images facing “other building” from the project site)
3. Overall rendering of the completed project
4. The existing site plan – this plan shows the existing site prior to work defined on the previously approved Land Disturbance Permit for the revised parking field.
5. The Cooler existing plan, which shows the building envelop (does not define interior spaces as these will not be affected by the proposed expansion)
6. The Cooler existing elevations – which match the existing building views (photos)
7. Proposed site plan, which shows the site lines to the building. It should be noted that this project sits away from other buildings and has heavy vegetation around the perimeter which makes view of adjacent building difficult if visible at all.
8. Square Footage of exterior activity space – which does not include the beach volleyball courts. These courts will not be used for sitting areas and will be covered during non-activity periods.
9. Venue Floor Plan – this is the proposed addition to the building and shows the relationships of the new spaces.
10. Entrance Floor Plan – this image is a match line image from the Venue Floor Plan and explains the entry to the proposed addition, including the drive thru/drop off area
11. Viewing Pavilion – this building is designed to provide open elevated viewing of the volleyball courts, as well as “balcony level” viewing for the Venue building events

12. Roof Plan with Mechanical Unit locations- This shows the proposed roof plan and anticipated roof top mechanical unit placements. It should be noted that due to the placement of the units, the units will remain hidden from view due to the site lines.
13. Venue Color Elevations – which define the proposed materials and colors
14. Viewing Pavilion Color Elevations – which define the proposed materials and colors
15. Aerial Perspectives – which show overall views of the project’s main elements. It should be noted that this image shows the entrance structural grid which will support a large TV screen which will be used either as part of a CCTV system to show larger version of what is on stage or the movie. This screen will be reviewed and permitted under separate cover.
16. Entry View Perspectives – From this view you can see the “stick built” entry structure and the main graphic location (when the current “Cooler” sign and image will be moved to from the existing canopy. The additional panels are perforated metal screens to be used as support for banners or announcements of upcoming activities. These respective banners will be temporary in nature, and changed or removed as the events are scheduled.
17. Viewing Pavilion Renderings – which show images facing the Pavilion which show its exterior balcony spaces which allow viewing of the volleyball or events in the Venue building. This image shows the main doors open which allow interior/exterior access during events. It should be noted that the three doors include one hydraulic garage type door which measures 60’ wide by 24’ tall, which opens to access the stage. Additionally we show two vertical bi-fold doors, each 30’ wide by 15’ tall, which are raised to access the meeting room spaces to the exterior
18. Approved Land Disturbance Permit Landscape Plan – this is current the extent of the landscape work provided on the site, with the possible exception of perennials or smaller vegetation which is still to be determined.
19. Volleyball Match – view toward the Viewing Pavilion during volleyball matches
20. Family Movie Night – shows view of the Venue building with movies on a movable screen, and lawn seating for families
21. Musical Performance at Night – which shows views from the bermed seating around the site perimeter facing the stage area. Note the large screen adjacent to the Splash Pad which allows families to watch events on the stage while allowing kids to play in the Splash Pad area.

It is anticipated that during the day, this exterior space can be used as a secure play area for kids, and possibly at times be available as an off lease dog park.

Construction is anticipated to begin in August with final completion anticipated for April of 2019.

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: NorthPoint Consultants

Location Address: 555 Branch Drive

Mailing Address: 555 Branch Drive

City: Alpharetta State: GA Zip Code: 30005 - _____

Contact For All Notifications: Jeff Wasserman, Architect

Contact Telephone: 770 - 664 - 313 Mobile Telephone: 425 - 495 - 891

Fax: _____ - _____ - _____ Email: jjw@npcdesignbuild.com

Contact's Relation To Business: Staff Architect

This Application For (Check all that apply):

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

Application Fees:

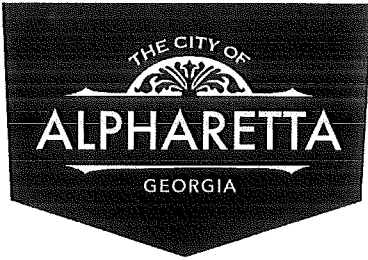
Any review within the Central Business District \$ 100.00

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: John Bardis

Physical Address: 10800 Davis Drive

Mailing Address: 10800 Davis Drive

City: Alpharetta State: GA Zip Code: 30004 -

Owner Telephone: 770 - 649 - 6,600 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): John Bardis Date:

Owner Signature:

Property Information:

Address (If Assigned): 10800 Davis Drive, Alpharetta, GA 30004

Tax ID or Map Reference Number: 12 249006060303

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

Existing Zoning of Property: L-I Existing Uses of Property: Recreational - Ice Skating

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: James J Wasserman, Architect Date:

Print Form

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- ☒ Legal description of the property
- ☒ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☒ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

Landscape Review

- Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☒ Colored exterior elevations with materials notes of all facades of the building(s)
- ☒ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☒ Locations of roof-top equipment
 - Vents
 - Exhaust pipes
 - Satellite dishes
 - Antennas
- ☐ Locations of building lighting
- ☒ Perspective drawings and renderings

Submittal Procedure:

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

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

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

- Design Review Board Members Present
 - o Richard Kramer(Chairman)
 - o Roger Brown (Vice- Chairman)
 - o Pat Corkill
 - o Frank Schwing
 - o Dick Debban
 - o Kim Matherly
- Design Review Board Members Absent
- Scott Doll
- Tom Le Cain

DRB170050 Northwinds Summit Haynes Bridge @
400 

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

There was discussion of:

- o Condition #12 15' sidewalk
- o Alpha Lop Streetscape Section A –
 - 12' path with 6' strip
 - DRB preference of Utility Lines being outside of Landscape.
 - Irrigation Lines
 - Still in discussion with Staff on Materials
- o Streetscape Section B –

- 6' – 9' sidewalk
- Branded as Trail Differential by color, finish, texture to feel like its own experience through the development
- o Streetscape Section C-
 - ' Comfort Strip' curb for on street parking
- o Streetscape Section D
- o Streetscape Section E
- o Streetscape Section F
- o Layout Plan Parallel Parking Zone North and South
 - Stone Cobble is pedestrian, section between the trees
 - Thermoplastic Centerline parking to delineate between pedestrian may not remain
 - Still in discussion on spacing of medallions
- o Alpha Loop Path-
 - Rest Area due to Terrain of Site in front of for sale homes.
 - Grade changes
 - Design Elements
 - Materials, Spacing to follow trail requirements
 - Street Lighting
 - Crosswalk
 - Staggering of Lights
 - Signage Character
 - Site Furnishings –
 - DRB encouraged materials other than wood
 - Hardscape Finishes

o Landscape Palette

- Corkill asked why there are no flowering trees. Applicant stated not in the phase component for pedestrian safety and line of sight. Applicant does not recommend evergreens along the streetscape. There was discussion that there will be evergreen everywhere else. Corkill requested that Applicant look in to mixing in flowering accent trees.
- Applicant stated that landscaping would all be irrigated including in ROW.
- Shrubs and Groundcovers –
- o Corkill prefers not so many of perennials, more evergreens, ground cover

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

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

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



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: June 19, 2017

**CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16
Northwinds Summit/Pope & Land**

Consideration of a request for a master plan amendment to the Northwinds Master Plan Pod A to add 'For-Sale' and 'For-Rent' residential uses within a mixed-use development. The proposed development mix on the 24.547-acre property is 30,000 square feet of retail/restaurant, 140-room hotel, 1,230,000 square feet of office, 140 'For-Rent' units and 32 'For-Sale' condominium units. A rezoning is requested from O-I (Office- Institutional) to CUP (Community Unit Plan), as well as a comprehensive land use plan amendment from Corporate Office to Mixed Use. A conditional use is requested to allow 'For-Rent' residential use and variances are requested from the 'For-Rent' standards, minimum lot size in the CUP district and various parking variances. A change to a previous master plan condition is requested to remove a provision requiring a 20-story height for office buildings adjacent to the Georgia 400 Buffer. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 4-2 (Gilvin, Binder voting no)

Friendly Amendments: Owens, Binder

Accepted: Kennedy

- ❖ *Council Member Kennedy offered a motion to approve CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope & Land subject to the conditions 1 through 44 with the following revisions:*
 - o *Condition #4 – striking the phrase, “and material shall be primarily masonry” and continuing the condition as follows “with non-residential buildings approved by Design Review Board and residential buildings approved by Staff.”*
 - o *Condition 5b- Shall read as follows, “For-Rent Residential - After January 1, 2020, 140 ‘For-Rent’ units shall be permitted a Certificate of Occupancy in accordance with UDC ‘For-Rent’ requirements. At-grade ‘For-Rent’ units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. ‘For-Rent’ units shall be constructed concurrently with retail, ‘For-Sale’ units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant, ‘For-Sale’ residential units, hotel, neighborhood grocery and office. ‘For-Rent’ units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident’s lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 19, 2020 residential units shall revert to ‘For-Sale’ only. 32 ‘For-Sale’ condominium units shall be permitted in up to 4-story buildings with a maximum height of 50’. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.”*
 - o *Condition #19 - Delete condition in its entirety*
 - o *Condition #21 – Add a sentence to the end of the condition that shall read, “Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.”*
 - o *Condition #22 – Add a sentence to the end the condition that shall read, “Building designs shall be separately submitted to DRB for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.”*
 - o *Condition #26 – delete first part of the sentence so that the condition in its entirety shall read, “Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.”*
 - o *Condition #35- delete sentence requiring a rooftop amenity*
 - o *Condition #38 – Amend multiuse trail width requirements to read “8 foot to 12 foot” and remainder of condition shall be as recommended by staff with the*

addition of a sentence to read, "Applicant shall receive impact fee credits for cost of loop construction."

- *The motion received a second from Council Member Owens with a few proposed amendments:*
 - o *Condition #4- proposed revising the end of the condition to read that "all buildings shall be approved by DRB."*
 - o *Council Member Kennedy accepted the amendment*
 - o *Clarification that proposed 'For-Rent' language would actually be blended with 5(b)*
 - o *Amend 5(c) to add a sentence that reads, "A minimum 3000 square foot neighborhood grocery, or comparable amenity, as approved by staff, shall be required."*
 - o *Council Member Kennedy accepted the amendment*
- *Council Member Binder offered an amendment to Condition #14 so that it shall read, "A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff."*
- *Council Members Kennedy and Owens accepted the amendment*
- *The motion was approved 4-2; Gilvin and Binder voting no*
- *The complete list of revised revisions is attached to this documents as referenced by 'Exhibit A'.*

Final Conditions:

1. The 24.547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be Mixed Use.
3. The maximum residential density shall be restricted to no more than 7.00 dwelling units per acre.
4. Architectural style shall be representative of a traditional style common in Alpharetta and material all buildings shall be approved by the Design Review Board.
5. Development regulations shall be as follows:
 - a. Office – 1,230,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building heights shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017.
 - b. For-Rent Residential - After January 1, 2020, 140 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or

60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. 'For-Rent' units shall be constructed concurrently with retail, 'For-Sale' units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant, 'For-Sale' residential units, hotel, neighborhood grocery and office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 19, 2020 residential units shall revert to 'For-Sale' only. 32 'For-Sale' condominium units shall be permitted in up to 4-story buildings with a maximum height of 50'. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.

- c. Retail/Restaurant – Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) jewel box buildings shall be permitted within the median of the new private road, as depicted on the site plan. Office Site C on the site plan shall not be considered a mixed use building. All restaurant uses shall include outdoor dining areas.
- d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 5 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility. A minimum 3000 square foot neighborhood grocery, or comparable amenity, as approved by staff, shall be required.

- e. Parking Decks – Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017. With the exception of the parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the road. Parking decks visible from Haynes Bridge Road and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to covers a minimum 15% of this surface.

- 6. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Retail
 - c. restaurant (no drive thru)
 - d. hotel
 - e. residential
- 7. Retail uses shall be those customarily accessory to or amenities for office uses, restricted to the following uses:

- a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Brewery
 - g. Computer Supply Store
 - h. Copy Center/Print Shop
 - i. Drug Store (not to exceed 2,000 SF)
 - j. Dry Cleaning Pick-up Station
 - k. Fitness Studio
 - l. Florist, Retail without Greenhouse
 - m. Neighborhood Grocery (min. 3,000 SF)
 - n. Office Supply Store (not to exceed 2,000 SF)
 - o. Package Shipping/Mail Box Store
 - p. Restaurant (no drive-thru)
 - q. Retail Sales and Services Establishment
 - r. Shop or Studio, Craftsman/Artist
 - s. School, Commercial
 - t. Spa Services (with approval of a conditional use permit)
8. Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
 9. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
 10. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 30,000 square foot office use.
 11. Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
 12. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.
 13. Existing landscape trees, determined to be in good condition, depicted to be removed shall be spaded and relocated on-site, as approved by Staff.
 14. A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.
 15. Delete Condition #6 on Northwinds Master Plan Table A – Revised October 1998, which required 20 stories or 300' buildings directly adjacent to the Georgia 400 Tree Buffer.

Design Conditions:

16. A permanent public access easement shall be provided over the new private street connecting Haynes Bridge Road to Northwinds Parkway.
17. At-grade pedestrian and bicycle connections shall be provided throughout the site,

- including between buildings and recreational facilities within the development and across Northwinds Parkway. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
18. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff. The developer shall work with the adjacent property owner to install a pond aerator and landscaping around the pond, as approved by Staff.
 19. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (12" – 15" caliper trees) or materials approved by DRB or other materials as approved by Staff.
 20. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road, Northwinds Parkway or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees. The public shall be permitted to park in the office parking lots on evenings and weekends. Bicycle Facilities shall be provided throughout the development including a bicycle rental station. Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.
 21. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Northwinds Summit Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2017 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road and Northwinds Parkway intersections with the new private road. Building designs shall be separately submitted to DRB for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.
 22. Surface parking areas other than on-street parking shall be screened from the right-of-way in compliance with the UDC. A decorative, short wall shall be located along Haynes Bridge Road where necessary to obscure views of surface parking near the hotel and along Northwinds Parkway where necessary to obscure views of loading area for Office Site/Parking Deck E.
 23. All buildings along Haynes Bridge Road and Northwinds Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
 24. Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
 25. Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.
 26. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail

- development shall be located within 500' of the GA 400 interchange.
27. Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned green space areas.
 28. Every plan submitted for an LDP shall include an on-going density and acreage tabulation.
 29. Alcohol license distance requirements from residential development shall be waived.
 30. Rooftop signs shall be permitted as approved by the DRB.
 31. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

Landscape Conditions:

32. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be replanted where needed, as approved by Staff.
33. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for the Alpha Loop as approved by Staff.
34. At least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
35. Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
36. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
37. The developer shall dedicate a permanent easement to the City and construct an 8' to 12' concrete, accessible multi- use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateways/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer; maintain such condition to the City's satisfaction; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Wayfinding signage shall be placed at key locations along the trail as recommended by staff. Applicant shall receive impact fee credits for cost of loop construction.
38. Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Haynes Bridge Road at GA 400 Southbound Ramps

39. Restripe the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through lane and one shared through/right turn lane, as shown on plan.
40. Install permissive + overlap signal phasing for the southbound right turn movement.

Haynes Bridge Road at Northwinds Parkway/Lakeview Parkway

41. Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
42. Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

43. Signalize, if and when warranted.



PROJECT NO. 20160087

MAY 1, 2018

DAYTIME RENDERING

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

© 2018 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276





PROJECT NO. 20160087

MAY 1, 2018

EVENING RENDERING

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

© 2018 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276


COOPER CARRY


POPE & LAND
ENTERPRISES, INC.



PROJECT NO. 20160087

MAY 1, 2018

NORTH ELEVATION

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

© 2018 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276





PROJECT NO. 20160087	MAY 1, 2018	WEST ELEVATION
		3000 SUMMIT PLACE, NORTHWINDS SUMMIT ALPHARETTA, GEORGIA
		© 2018 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276
		COOPER CARRY POPE & LAND ENTERPRISES, INC.



PROJECT NO. 20160087

MAY 1, 2018

EAST ELEVATION

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

© 2018 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276





PROJECT NO. 20160087

MAY 1, 2018

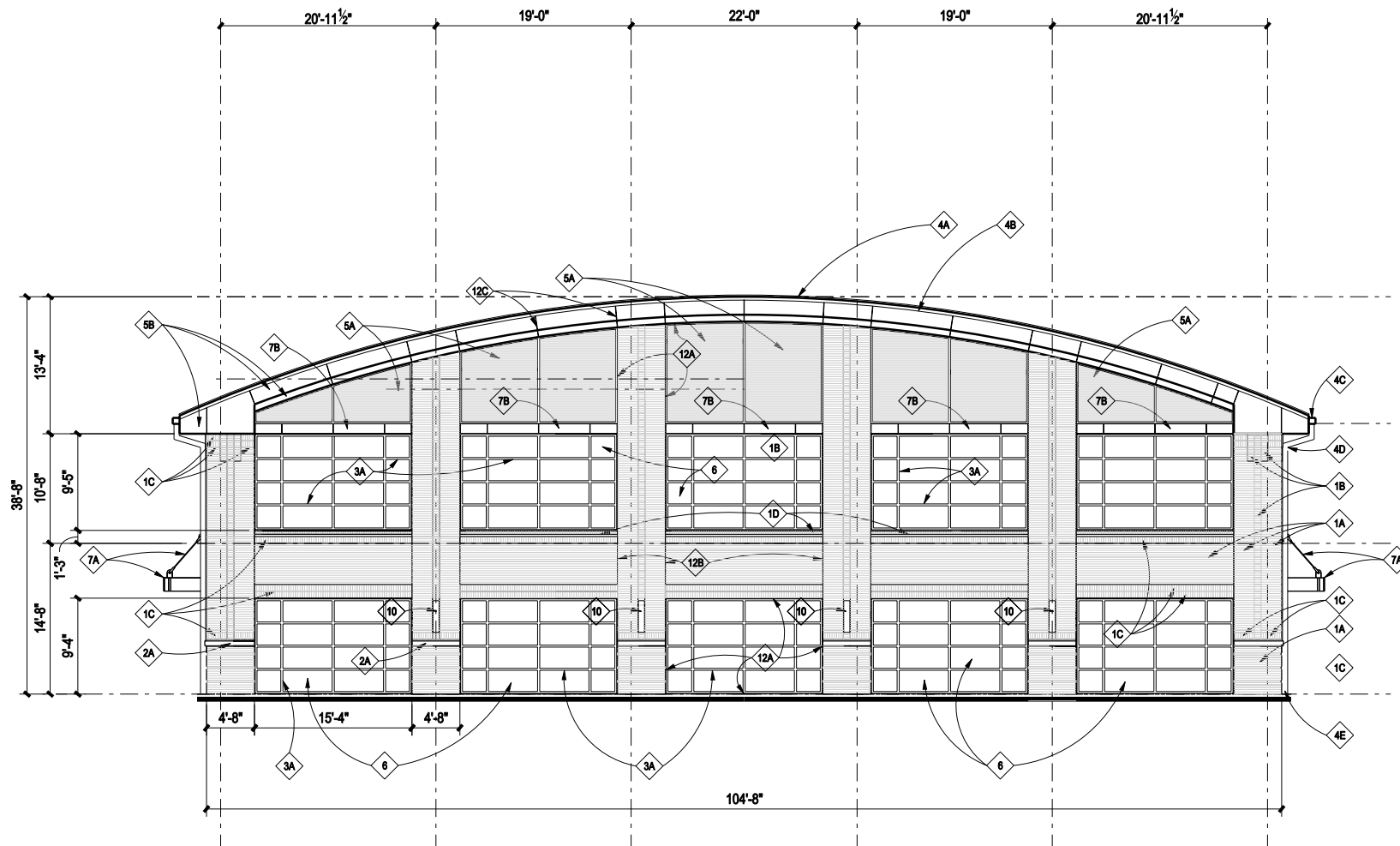
SOUTH ELEVATION

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

© 2018 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276



EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)
2B	CAST STONE - SEALANT JOINT DOW CORNING DCT95 COLOR: GRAY
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE
3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK
5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY
5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY
5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SNX 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROO AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY
9	KNOX BOX REQUIRED BY AHJ
10	EXTERIOR WALL SCOSCE GL LIGHTING; BEAM 5452-O-S-SA-A-A
11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
11B	CUSTOM STEEL GATE POST WITH CAPHINGS TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DCT95 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DCT95 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

Building Elevation - North

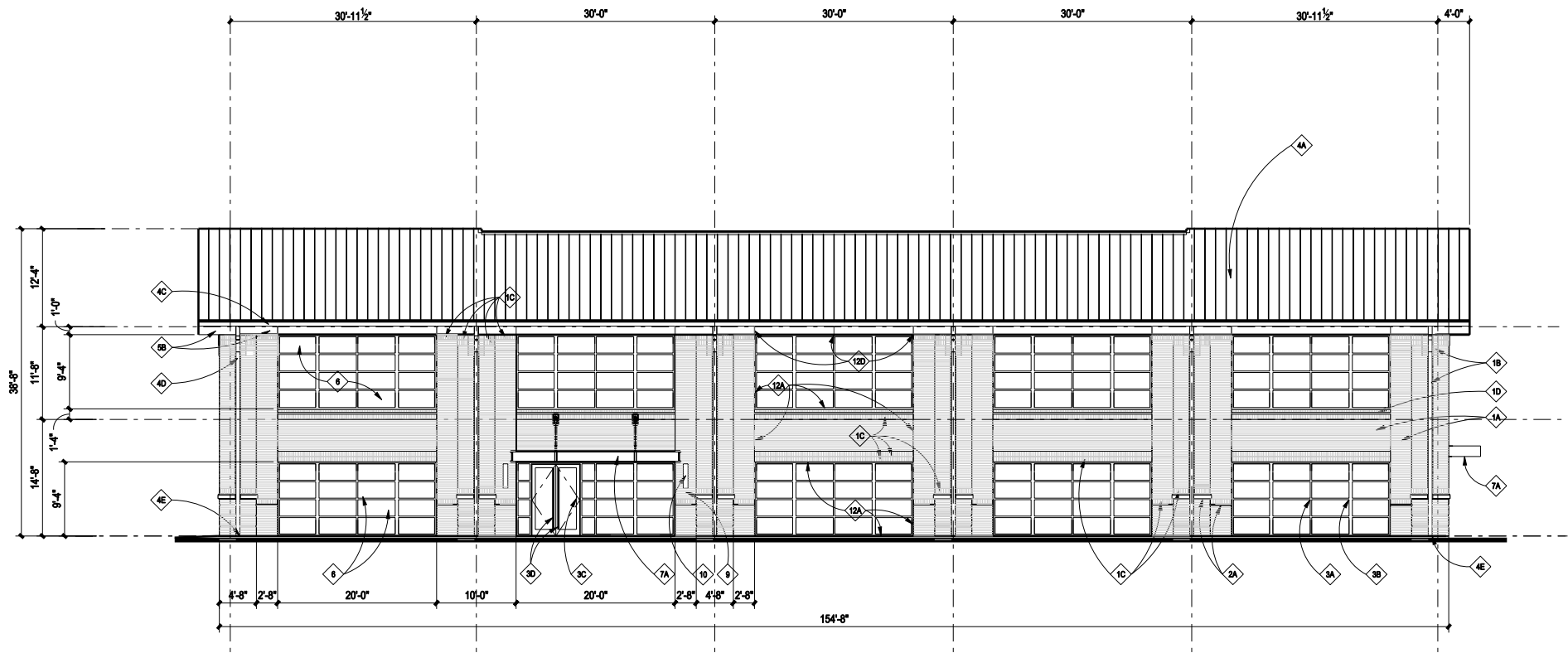
Scale: 1/16" = 1'-0"

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission



COOPER CARRY



EXTERIOR ELEVATION KEYNOTES							
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3C	ALUM STOREFRONT ENTRANCE DOOR KYMAR PT FINISH - CHARCOAL GRAY; MED. STYLE	8B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYMAR 800 ZINC GRAY	11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY THEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL, No.4, 1.25-INCH DIAMETER	8C	PREFINISHED METAL SCOFF PANEL (PERFORATED) MATCH BERRIDGE KYMAR 800 ZINC GRAY	11B	CUSTOM STEEL GATE POST WITH CAPFININGS THEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYMAR 800 COLOR: ZINC GRAY	8	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SHX 65-27 LOW-E No 2 SURFACE	12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYMAR 800 ZINC GRAY	7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; THEMEC; MATCH CHARCOAL GRAY MULLS	12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)	4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYMAR 800 ZINC GRAY	7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; THEMEC; MATCH CHARCOAL GRAY MULLS	12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
2B	CAST STONE - SEALANT JOINT DOW CORNING DC795 COLOR: GRAY	4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYMAR 800 ZINC GRAY	8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY	12D	SILICONE SEALANT JOINT DOW CORNING DC795 - T8D
4A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MILLION MFR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK	8	KNOX BOX REQUIRED BY AHJ		
8B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MILLION MFR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	4A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYMAR 800 ZINC GRAY	8	EXTERIOR WALL SCONCE GL LIGHTING; BEAM 0452-O-S-5A-A-A		

3000 Summit Place

Building Elevation - West

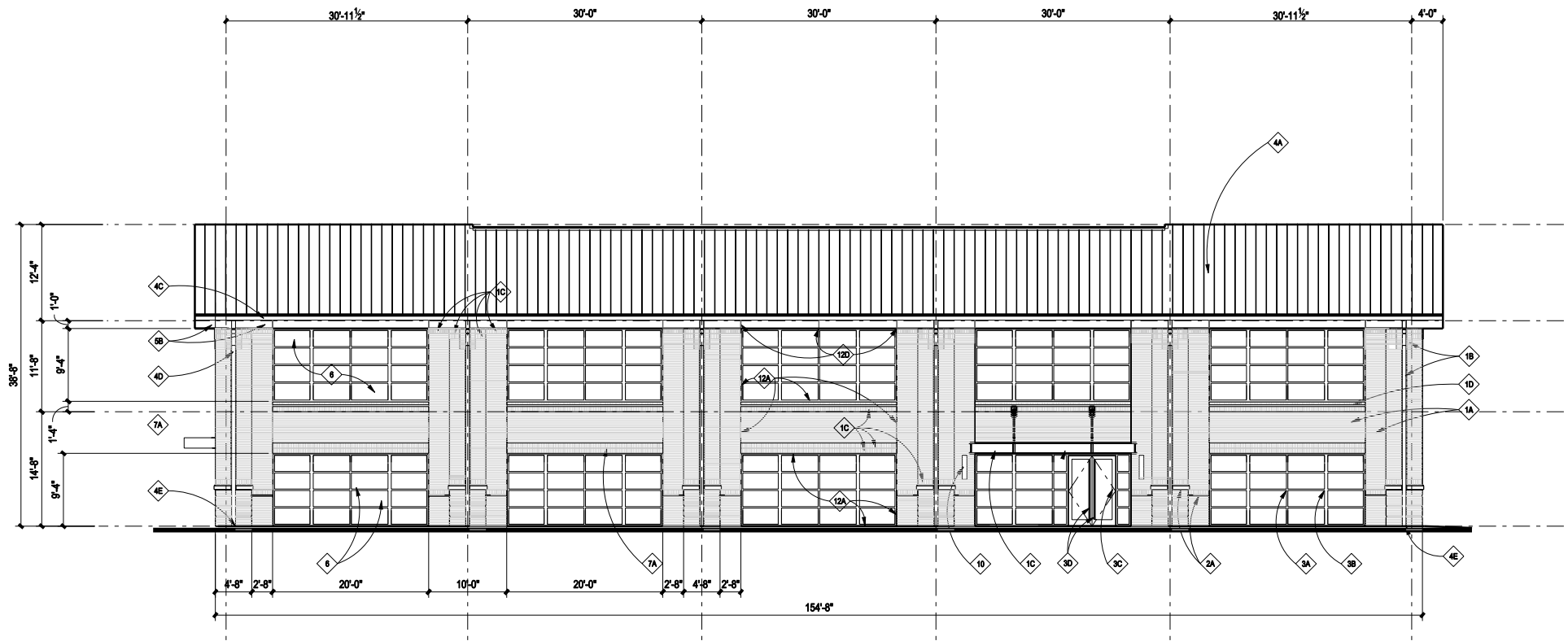
Scale: 1" = 20'-0"

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission



COOPER CARRY



EXTERIOR ELEVATION KEYNOTES							
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3C	ALUM STOREFRONT ENTRANCE DOOR KYMAR PT FINISH - CHARCOAL GRAY; MED. STYLE	5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYMAR 600 ZINC GRAY	11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY THIEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No.4, 1.25-INCH DIAMETER	5C	PREFINISHED METAL SCOTT PANEL (PERFORATED) MATCH BERRIDGE KYMAR 600 ZINC GRAY	11B	CUSTOM STEEL GATE POST WITH CAPRINGS THIEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYMAR 600, 1.25-INCH DIAMETER	6	1-INCH INSULATED VISION GLASS UNIT MPR: GUARDIAN IND.; SHX 65-27 LOW-E No 2 SURFACE	12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
1D	BRICK ROWLOCK BILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYMAR 600 ZINC GRAY	7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; THIEMEC; MATCH CHARCOAL GRAY MULLS	12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)	4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYMAR 600 ZINC GRAY	7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; THIEMEC; MATCH CHARCOAL GRAY MULLS	12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
2B	CAST STONE - SEALANT JOINT DOW CORNING DC795 COLOR: GRAY	4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYMAR 600 ZINC GRAY	8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY	12D	SILICONE SEALANT JOINT DOW CORNING DC795 - TSD
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MPR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK	9	KNOX BOX REQUIRED BY AHJ		
3B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MULLION MPR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYMAR 600 ZINC GRAY	10	EXTERIOR WALL SCONCE GL LIGHTING; BEAM 0452-O-S-5A-A-A		

3000 Summit Place

Building Elevation - East

Scale: 1" = 20'-0"

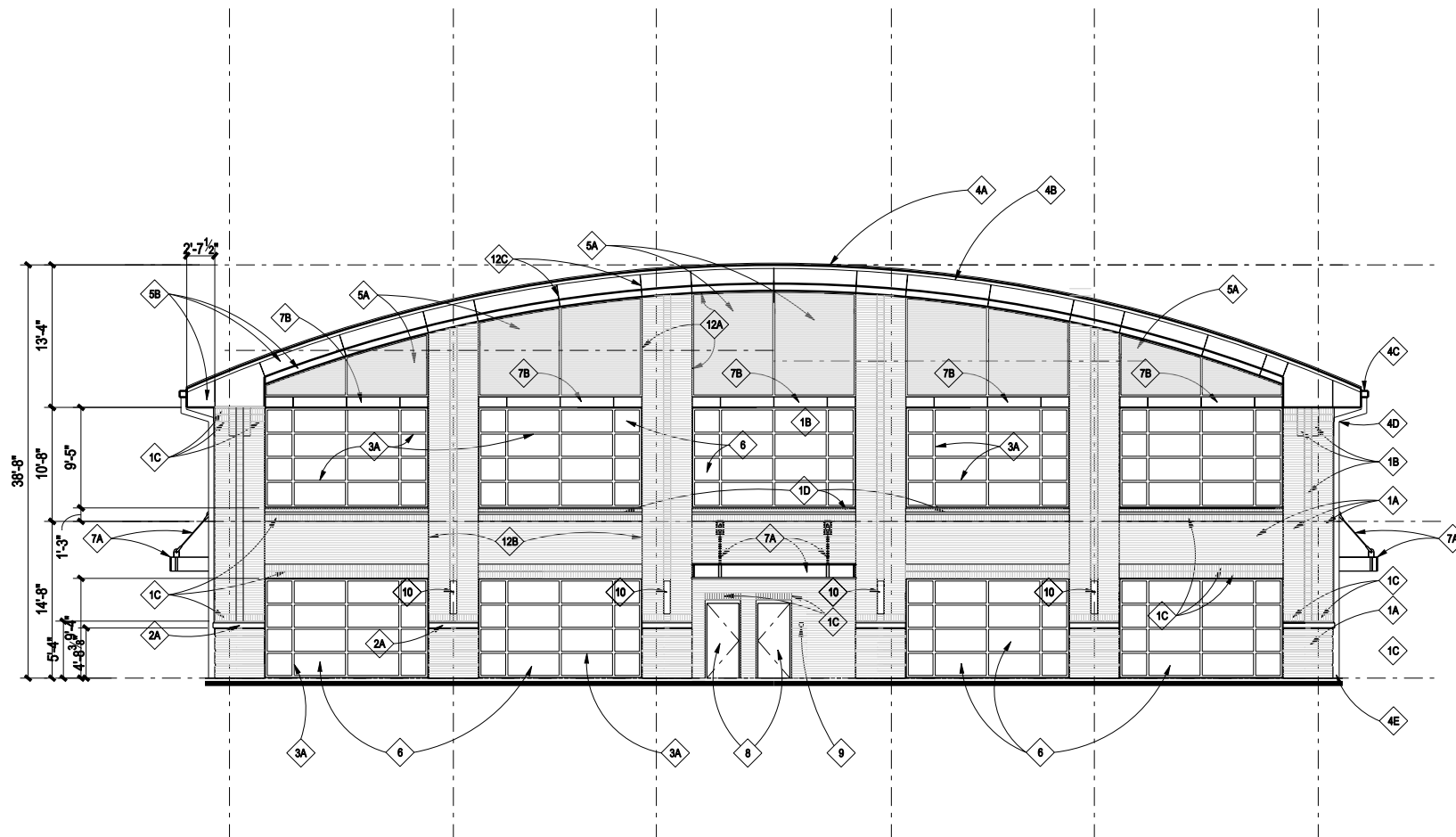
Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission



COOPER CARRY

EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)
2B	CAST STONE - SEALANT JOINT DOW CORNING DCT95 COLOR: GRAY
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE
3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK
5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY
5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY
5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SNX 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROO AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY
9	KNOX BOX REQUIRED BY AHJ
10	EXTERIOR WALL SCORCE GL LIGHTING; BEAM 5432-O-S-3A-A-A
11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
11B	CUSTOM STEEL GATE POST WITH CAPHNGES TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DCT95 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DCT95 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

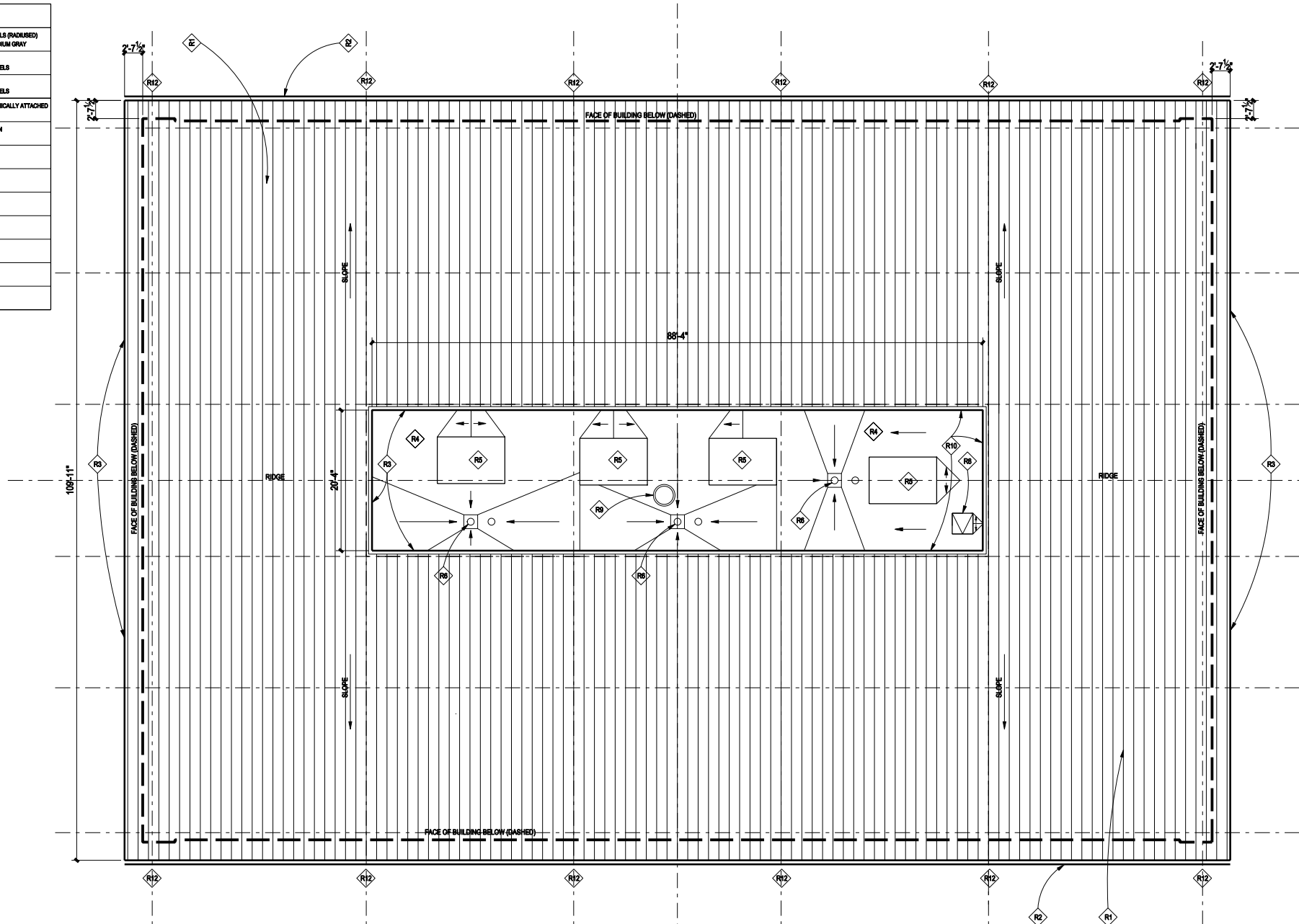
Building Elevation - South

Scale: 1/16" = 1'-0"

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission

ROOF KEYNOTES	
R1	STANDING SEAM METAL ROOF PANELS (RADUSED) MFR: BERRIDGE COLOR: KYMAR MEDIUM GRAY
R2	PREFINISHED GUTTER KYMAR FINISH TO MATCH SSMP PANELS
R3	PREFINISHED METAL CAP FLASHING KYMAR FINISH TO MATCH SSMP PANELS
R4	SINGLE PLY TPO ROOFING - MECHANICALLY ATTACHED MFR: FIRESTONE - 60 MIL, WHITE
R5	MECHANICAL ROOFTOP UNIT, 25-TON CURB MOUNTED
R6	ROOF DRAIN WITH STRAINER
R7	EMERGENCY OVERFLOW DRAIN
R8	ROOF HATCH
R9	TOILET EXHAUST FAN HOUSING
R10	BERRIDGE METAL WALL PANELS
R11	CANOPY BELOW
R12	DOWNSPOUT BELOW



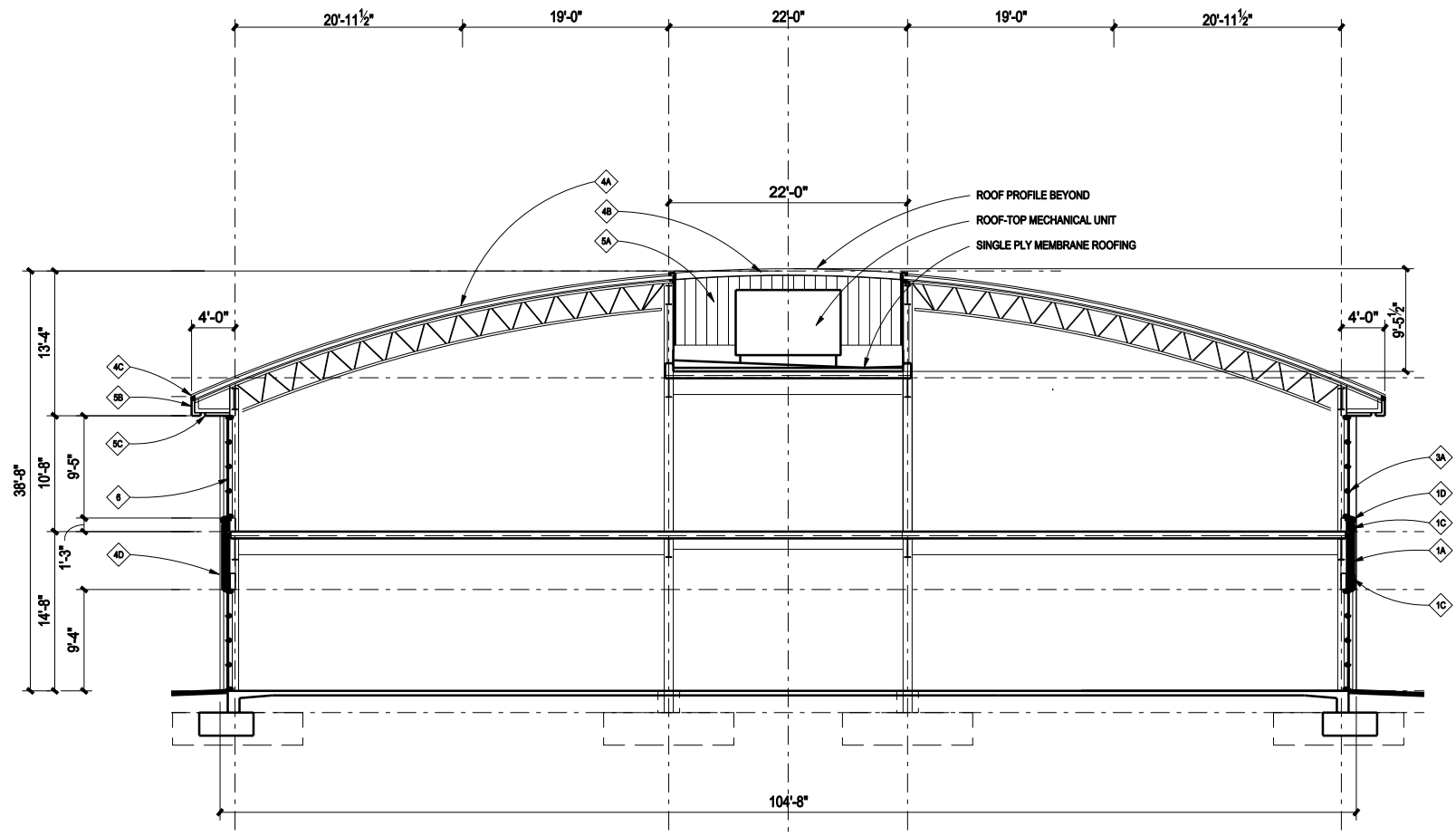
3000 Summit Place

Roof Plan & Equipment Locations

Scale: 1" = 20'-0"

Pope & Land Enterprises, Inc.
Cooper Carry 20160087
Date: 2018-0501 City of Alpharetta DRB Submission

EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)
2B	CAST STONE - SEALANT JOINT DOW CORNING DCT95 COLOR: GRAY
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 8) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3B	ALUM CURTAIN WALL SYSTEM (4 X 8-INCH) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE
3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK
5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY
5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY
5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SHX 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROO AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY
9	KNOX BOX REQUIRED BY AHJ
10	EXTERIOR WALL SCORCE GL LIGHTING; BEAM 5452-O-S-SA-A-A
11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
11B	CUSTOM STEEL GATE POST WITH CAPHINGS TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DCT95 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DCT95 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission

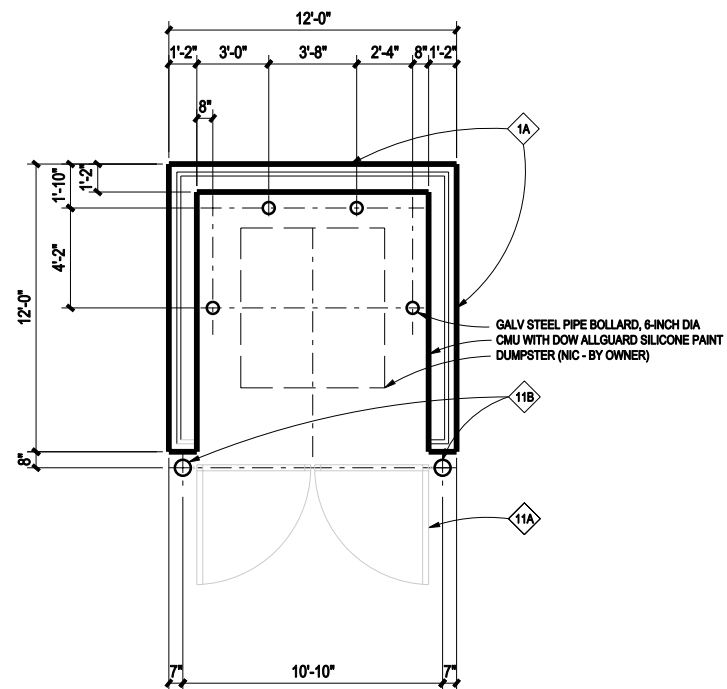
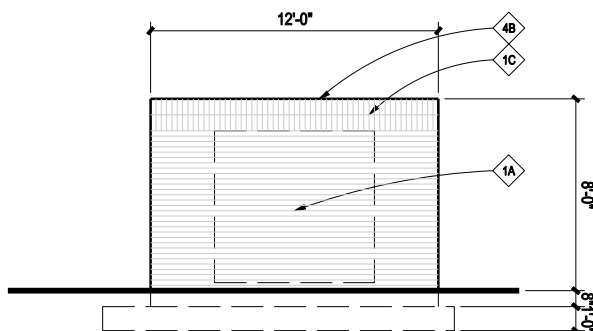
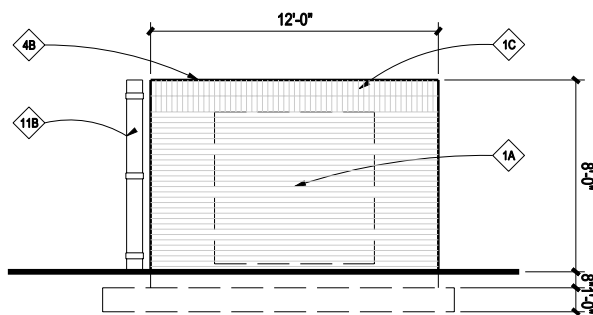
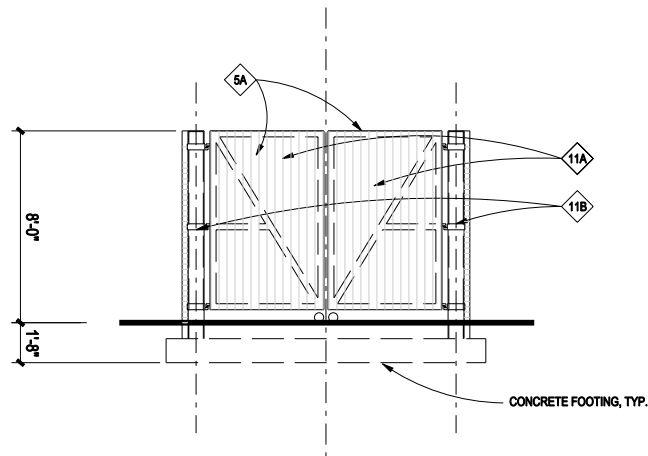
Building Section - Transverse

Scale: 1/16" = 1'-0"



COOPER CARRY

EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)
2B	CAST STONE - SEALANT JOINT DOW CORNING DCT95 COLOR: GRAY
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE
3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK
5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY
5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY
5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SHG: 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROOF AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY
9	KNOX BOX REQUIRED BY AHJ
10	EXTERIOR WALL SCORCE GL LIGHTING; BEAM 5452-O-S-SA-A-A
11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
11B	CUSTOM STEEL GATE POST WITH CAPHINGS TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DCT95 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DCT95 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission

Dumpster Enclosure - Elevations and Plans

Scale: 1/8" = 1'-0"



COOPER CARRY

BEAM

Exterior Sconce

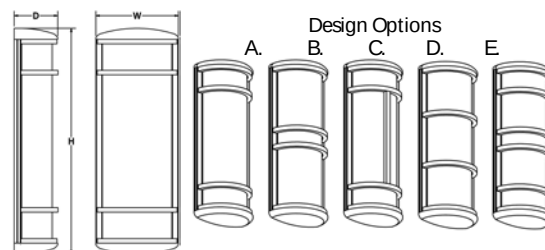


9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000

sales@glighting.com www.glighting.com

GENERAL SPECIFICATION

LED: High efficiency mid-power LEDs are field serviceable.
LED Dimming: 0-10V dimming standard.
Body: Extruded aluminum wall plate and rails. Body hinges for easy serviceability.
Diffuser: Extruded acrylic lens is UL-94 HB Flame Class rated.
Standard Finishes: Highly durable oven cured no VOC premium powder coat.
Design: Aluminum die cast end caps and decorative bars.
Modified: Contact factory for modified lengths, lamping and decorative fronts.
Exterior Mounting: Gasketed between wall and wall plate.



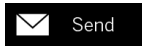
SAMPLE CATALOG NUMBER							
GL-5451-		H-	S-	PA-	A-		
MODEL NO.		LAMPING	DIFFUSER	FINISH	DESIGN		
GL-5450	W in 7 1/4" mm 185	A. 14LED30	Standard: S. Satin White Polycarbonate is UL-94 HB Flame Class rated.	Standard: Powder Coat BLK-Black BL-Blue GR-Gray LG-Light Gray BE-Beige PAB-Antique Brass PA-Painted Aluminum PTC-Painted Copper WH-White DBZ-Dark Bronze NSN-New Satin Nickel BRN-Brown RD-Red CH-Champagne RG-Reed Green SG-Sungold GM-Gun Metal POR-Oil Rubbed Bronze Textured Powder TLV-Light Verdigris TWH-Textured White TBL-Textured Black TS-Textured Silver TBN-Terra Brown TBZ-Textured Bronze Premium: SA - Satin Aluminum	Standard: A. Optional: B. C. D. E. Not available with GL-5450	A. No Options EL. Emergency LED Remote mount up to 10' from lamping in controlled environment with an area temperature range of 32°-131°F. LED only. Specify 120 or 277 voltage.	
	5lbs 2.3kg	H in 17" mm 430					B. 14LED35
	D in 3 7/8" mm 125	C. 14LED40					
GL-5451	W in 7 1/4" mm 185	D. 14LED30					
	H in 25" mm 635	E. 14LED35					
	7lbs 3.2kg	D in 3 7/8" mm 125					F. 14LED40
GL-5452	W in 7 1/4" mm 185	G. 28LED30					
	H in 37" mm 940	H. 28LED35					
	10lbs 4.5kg	D in 3 7/8" mm 125					I. 28LED40
GL-5453	W in 7 1/4" mm 185	K. 21LED30					
	H in 49" mm 1245	L. 21LED35					
	14lbs 6.3kg	D in 3 7/8" mm 125					M. 21LED40
		N. 42LED30					
		O. 42LED35					
		P. 42LED40					
		R. 28LED30					
		S. 28LED35					
		T. 28LED40					
		U. 56LED30					
		V. 56LED35					
		W. 56LED40					

All dimensions are nominal.

Light Source Definition

Lamp	LED	CR	Rated Life Hrs	Delivered Lumens	Kelvin	Lamp	LED	CR	Rated Life Hrs	Delivered Lumens	Kelvin
14LED30	14W	80	50000	781	3000	28LED30	28W	80	50000	1562	3000
14LED35	14W	80	50000	781	3500	28LED35	28W	80	50000	1562	3500
14LED40	14W	80	50000	781	4000	28LED40	28W	80	50000	1562	4000
21LED30	21W	80	50000	1171	3000	42LED30	42W	80	50000	2527	3000
21LED35	21W	80	50000	1171	3500	42LED35	42W	80	50000	2527	3500
21LED40	21W	80	50000	1171	4000	42LED40	42W	80	50000	2527	4000
						56LED30	56W	80	50000	3124	3000
						56LED35	56W	80	50000	3124	3500
						56LED40	56W	80	50000	3124	4000

Vedette **q**



Light management: versions with single or double emission and up to **5 different optics** available

Remote driver

Passive heat dissipation:
anodized aluminum casing



Black silk-screened pattern along the glass edge for glare reduction and groove to allow rainwater to **drain off**

The *blade* version creates a **very narrow light beam** that is perfectly suited for long-distance lighting

JOB NAME

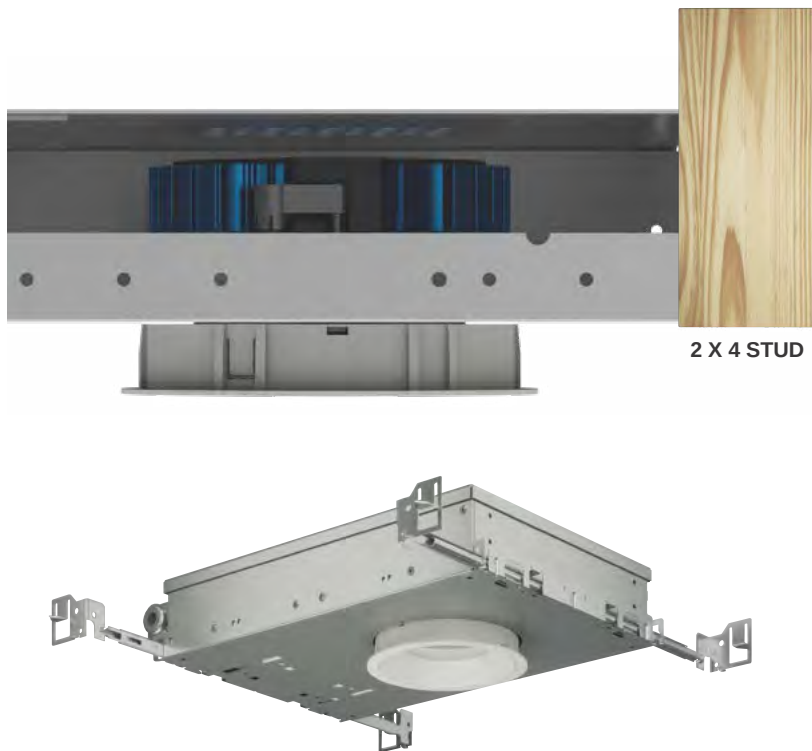
CONTACT

ORDERING CODE



LM-79

NU4RD STUD



2 X 4 STUD

DESCRIPTION

NU STUD is offered in 4" round or square as trimless or as micro-trim install. It is a mere 2-1/4" above the ceiling WITH an IC enclosure box and a 5/8" standard ceiling thickness (housing height is adjustable for ceiling thickness). With a generous 1" regress bezel trim and microstructure lens, STUD is aesthetically pleasing with trim color options.

HOUSING

Electrocoated 20 gauge cold rolled steel provides enhanced structural reinforcement and rust prevention. Superior flame retardant UL certified injection molded commercial grade Lexan™ (PC) is used for the Frame and Regressed Bezel Trim. Lexan™ provides unmatched durability/ impact resistance, 250°F thermal resistance, and is UL tested for UV resistance and water exposure in outdoor applications. Thermally advanced anodized heat sink using 6063 alloy. 90min constant power IOTA emergency battery backup available in several power options.

MOUNTING

An advanced mounting system allows for quick and secure installation with LED and Driver serviceability from below the ceiling. The LED assembly uses two die cast aluminum Mounting Clamp Grips (MCG) that swing out to tighten onto variable ceiling thicknesses ranging from 5/8" to 1-1/4" thick. Integrated rubber feet on each MCG provide a non-slip vibration resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in Lens/Bezel Assembly with either the included suction cup or a screwdriver blade. Integrated Bar Hangers feature integral toothed nails, T-bar mounting slots with locking holes, Tabs for joist positioning, and extendibility from 14-3/4" to 26". Ceiling cutout size is 4-3/8" round.

LISTINGS

- ETLus Listed to UL1598, cETL Listed to CSA C22.2 #250.0
- Type Non-IC, IC, Airtight ASTM Standard E283
- IP65, Suitable for WET locations, non-conductive dead-front LEXAN™ construction
- Made in the USA – meets the requirements of the Buy American provision within the ARRA

LED INFO

- SDCM = 1X2 MacAdam Ellipse, DUV +/- 0.001

ORDERING CODE

SERIES	NU4	
TYPE	RDSTUD	round downlight
	RDSTUD	round downlight trimless
LED	SW	Standard White (Nichia 219C LED)
DELIVERED LUMENS ¹	07LM	528 lm
	10LM	766 lm
	13LM	971 lm
	20LM ³	1496 lm
CCT	27K	2700K
	30K	3000K
	35K	3500K
	40K	4000K
CRI	80	80CRI
	90	90CRI
REFLECTOR	GH85	85° diffused lens (glare control high efficiency diffusion)
VOLTAGE	120	120V
	277	277V
DIMMING	DIM10 ²	standard driver with flicker free 0-10V dimming to 1%
	DIM10Z ²	flicker free 0-10V dimming to 0%
	DALI ²	flicker free dali dimming to 1%
	DALIZ ²	flicker free dali dimming to 0%
	DMXZ	flicker free dmx dimming to 0%
	ELV ⁴	leading & trailing edge dimming (Triac/ELV)
MOUNTING	NC ³	new construction housing
	IC ³	insulation contact housing
	ICAT ³	insulation contact/airtight housing
	CP ⁵	Chicago plenum housing
TRIM COLOR ⁶	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat
BEZEL COLOR	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat

ORDERING CODE

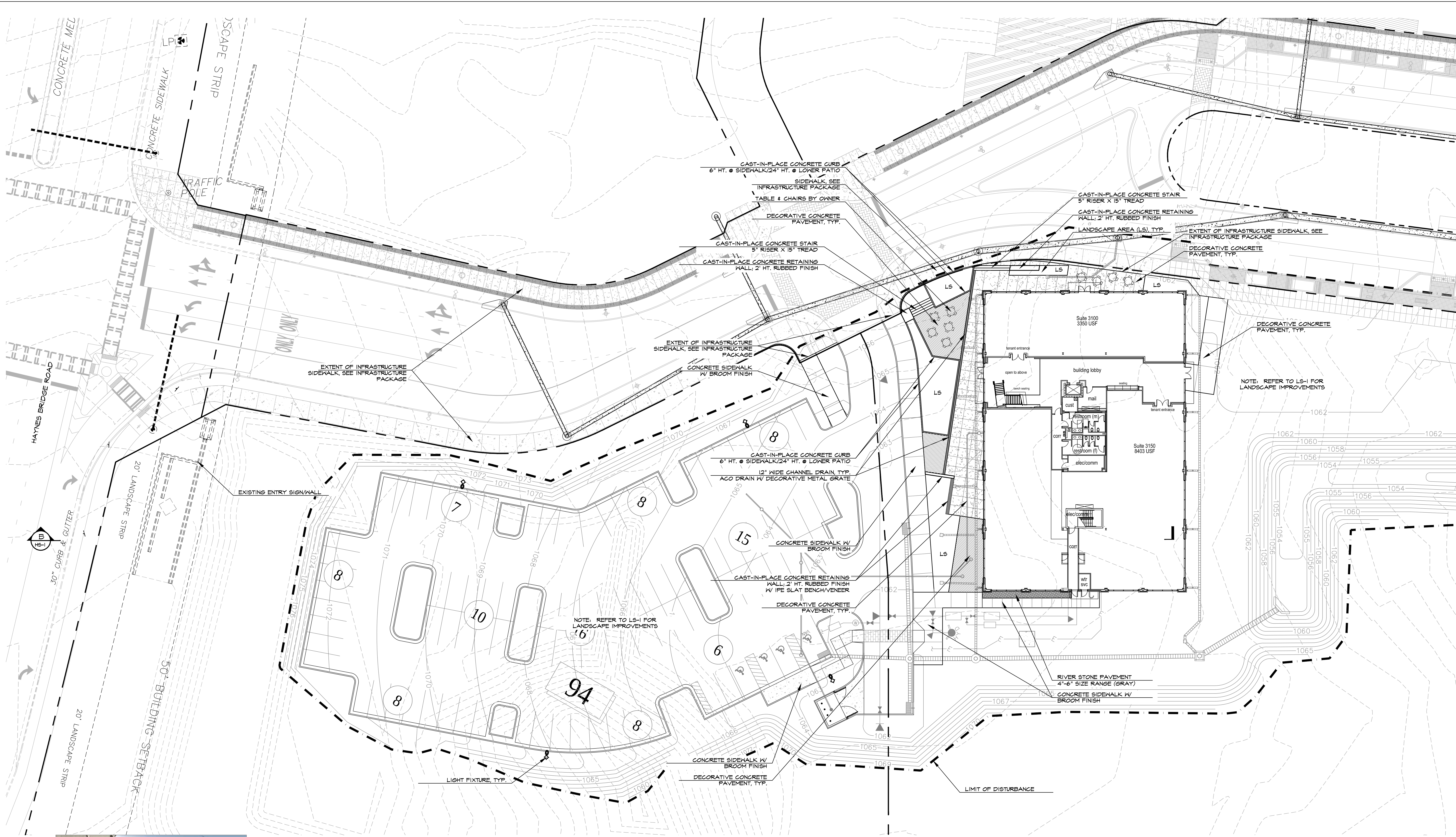
Follow the steps to specify your fixture, example:

NU4 - RDSTUD - SW - 10LM - 35K - 90 - GH85 - 120 - DIM10 - NC - WH - WH

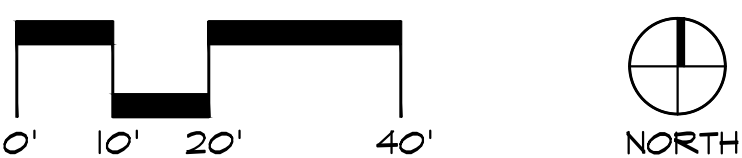
219C	POWER	
	W	VA
528	8.7	9.3
766	12.3	12.8
971	15.7	16.4
1496	26	26.5

NOTES

- 1 Lumens shown are for 80CRI / 3000K CCT.
- 2 Driver uses logarithmic dimming curve as standard.
For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.
- 3 IC rated at 07LM, 10LM, 13LM only. 20LM is rated NON-IC.
- 4 Triac/ELV dimmable to < 1%, available in 120V only.
- 5 ICAT and CP not available in 20LM.
- 6 Eliminate from catalog string when ordering Trimless option.



A HARDSCAPE IMPROVEMENT PLAN
HS-1 SCALE: 1" = 20'



* PARKING LOT LIGHT FIXTURE



* CAST-IN-PLACE CONCRETE WALL W/ RUBBED FINISH (EXAMPLE)



* DECORATIVE CONCRETE PAVEMENT (EXAMPLE)



* IPE SLAT BENCH/VENEER (EXAMPLE)

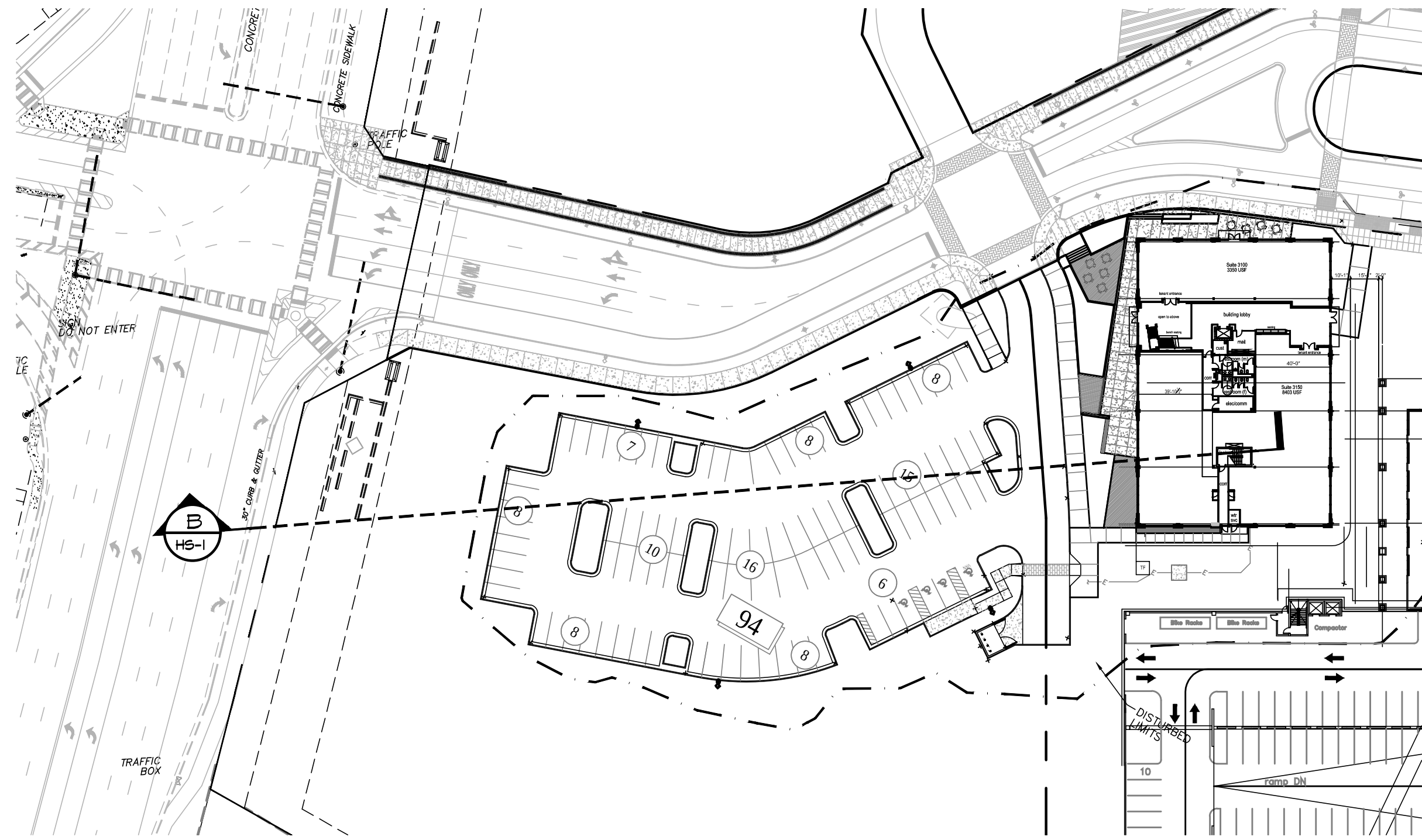
REVISIONS		
NO.	DATE	ISSUE



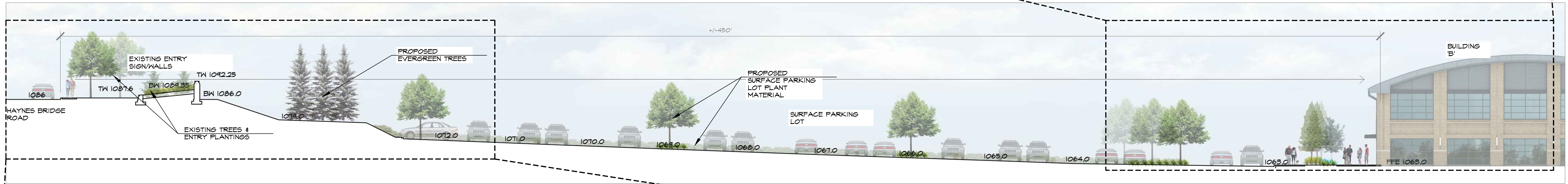
NORTHWINDS SUMMIT - 3000 SUMMIT PLACE
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE
HARDSCAPE
IMPROVEMENT
PLAN

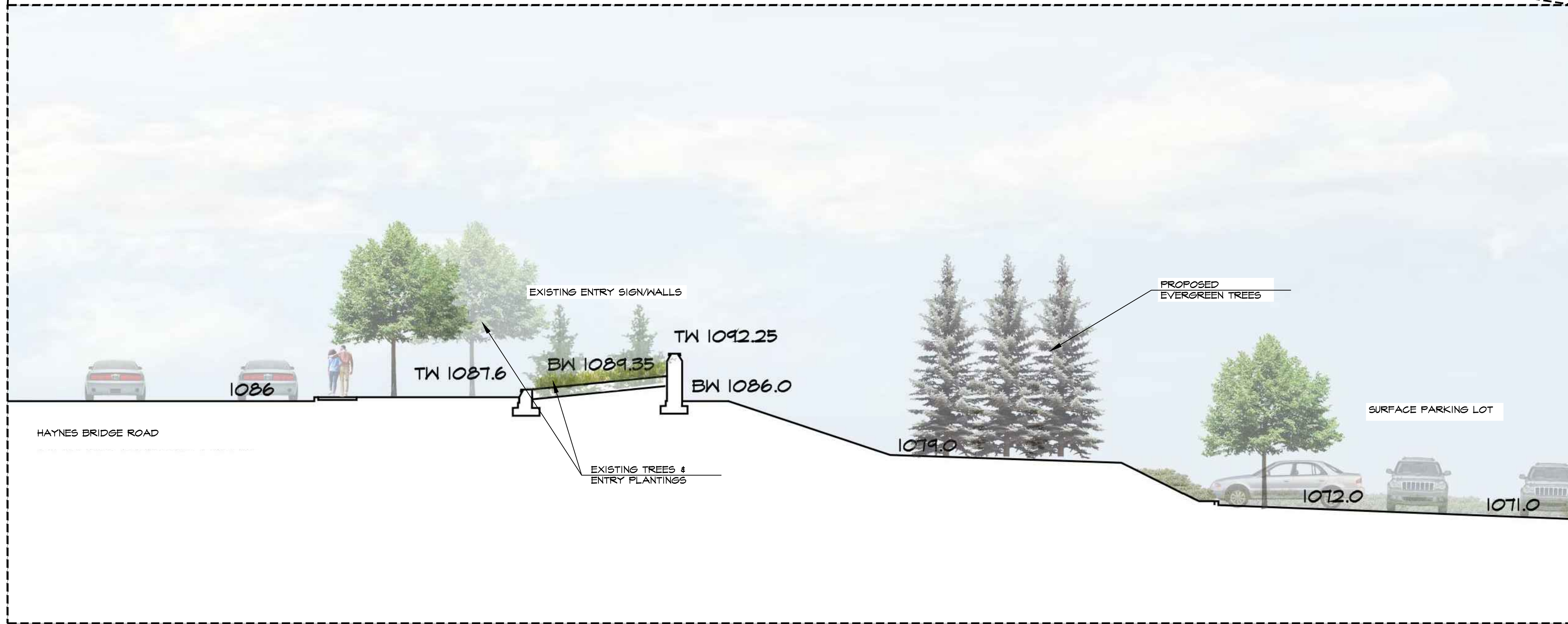
DATE	05/01/2018
JOB NO.	17060
DWG FILE	17060HW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1" = 20'
SHEET	



A SIGHT LINE STUDY - KEY PLAN
HS-1.1 SCALE: 1"=60'



B SIGHT LINE STUDY - CROSS-SECTION
HS-1.1 SCALE: 1/16"=1'-0"



REVISIONS		
NO.	DATE	ISSUE



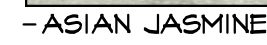
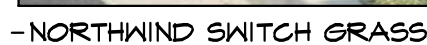
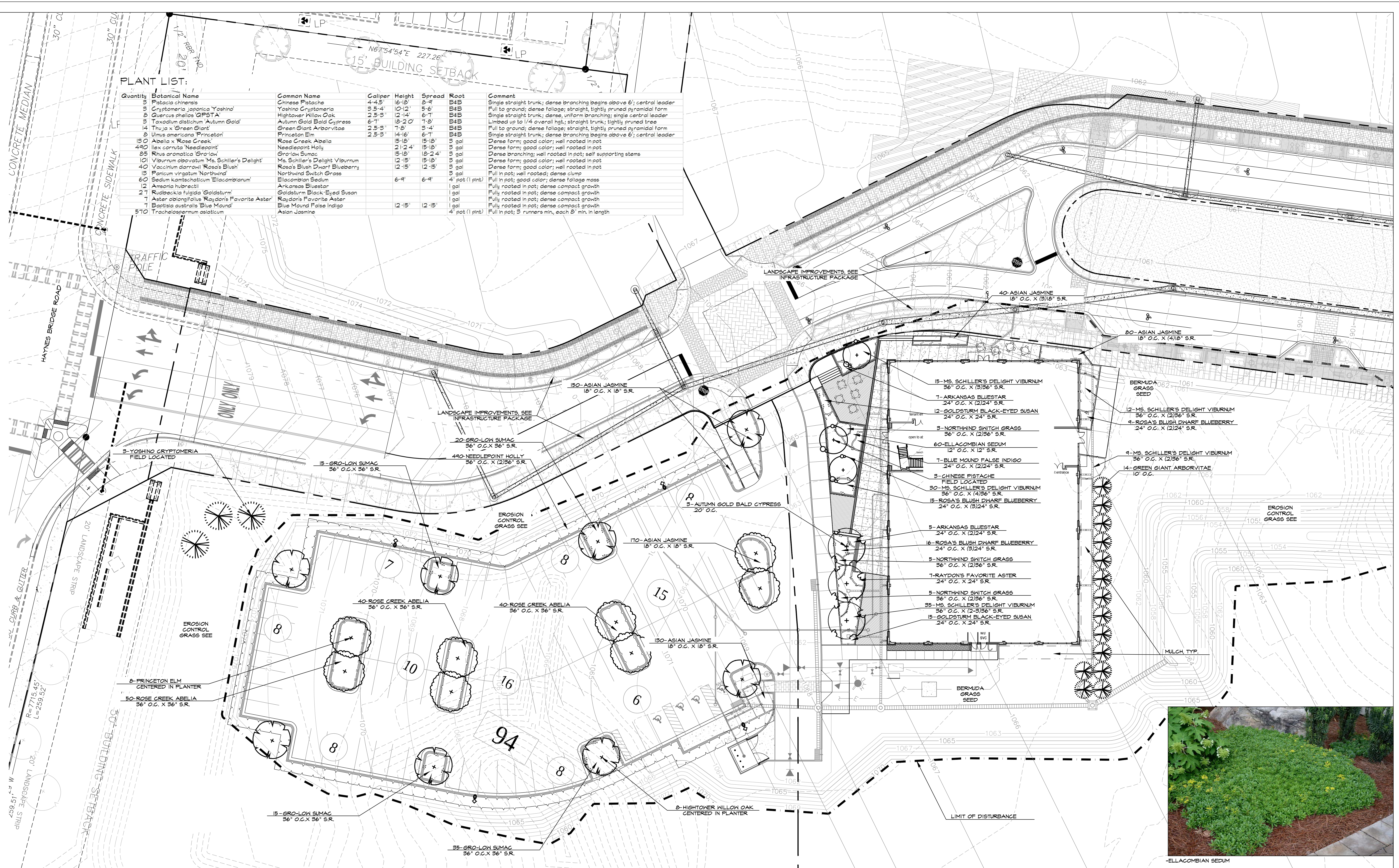
NORTHWINDS SUMMIT - 3000 SUMMIT PLACE
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE
SIGHT LINE STUDY

DATE 05/01/2018
JOB NO. 17060
DWG FILE 17060HW1
DRAWN BY STH
CHECKED CRM
SCALE AS NOTED
SHEET

HS-1.1

Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
4	<i>Platanus chinensis</i>	Chinese Sycamore	4.5-5	10-12	6-8	B/B	Single straight trunk; dense branching begins above 6'; central leader
5	<i>Cryptomeria japonica</i> Yoshino	Yoshino Cryptomeria	5.5-4	10-12	5-6	B/B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	<i>Quercus phellos</i> QPST4	Hightower Willow Oak	2.5-3	12-14	6-7	B/B	Single straight trunk; dense, uniform branching; single central leader
3	<i>Taxodium distichum</i> Autumn Gold	Autumn Gold Bald Cypress	6-7	12-20	7-8	B/B	Lined up to 1/4 overall height; straight trunk; tightly pruned tree
14	<i>Thuja x Green Giant</i>	Green Giant Arborvitae	2.5-3	7-8	3-4	B/B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
1	<i>Rhus americana</i> Princeton	Princeton Elm	14-16	15-18	10-12	B/B	Single straight trunk; dense branching begins above 6'; central leader
15	<i>Abelia x Rose Creek</i>	Rose Creek Abelia	15-18	15-18	3 gal	B/B	Dense form; good color; well rooted in pot
40	<i>Ilex cornuta</i> Needlepoin	Needlepoin Holly	21-24"	15-18	3 gal	B/B	Dense form; good color; well rooted in pot
45	<i>Rhus aromatica</i> Gro-low	Gro-low Sumac	15-18	12-24"	3 gal	B/B	Dense branching; well rooted in pot; self supporting stems
1	<i>Viburnum obovatum</i> Ms. Schiller's Delight	Ms. Schiller's Delight Viburnum	15-18	15-18	3 gal	B/B	Dense form; good color; well rooted in pot
1	<i>Vaccinium</i> duranii, Rosalee Blueberry	Rosalee Blueberry	12-15	12-15	3 gal	B/B	Dense form; good color; well rooted in pot
1	<i>Panicum virgatum</i> Northwind	Northwind Switch Grass	6-9"	6-9"	4 pot (1 pint)	B/B	Full in pot; well rooted; dense clump
60	<i>Sedum katschubianum</i> Elaeocharianum	Elaeocharianum Sedum	6-9"	6-9"	4 pot (1 pint)	B/B	Full in pot; good color; dense foliage mass
12	<i>Amorpha hibernica</i>	Arkansas Bluestar	1 gal	1 gal	1 gal	B/B	Fully rooted in pot; dense compact growth
2	<i>Rudbeckia hirta</i> Goldsturm	Goldsturm Black-eyed Susan	1 gal	1 gal	1 gal	B/B	Fully rooted in pot; dense compact growth
1	<i>Aster oblongifolius</i> Raydon's Favorite Aster	Raydon's Favorite Aster	1 gal	1 gal	1 gal	B/B	Fully rooted in pot; dense compact growth
7	<i>Baptisia australis</i> Blue Moon	Blue Moon False Indigo	12-15	12-15	1 gal	B/B	Fully rooted in pot; dense compact growth
510	<i>Trachelospermum asiaticum</i>	Asian Jasmine	4	4	4 pot (1 pint)	B/B	Full in pot; 3 runners min. each @ min. in length



ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

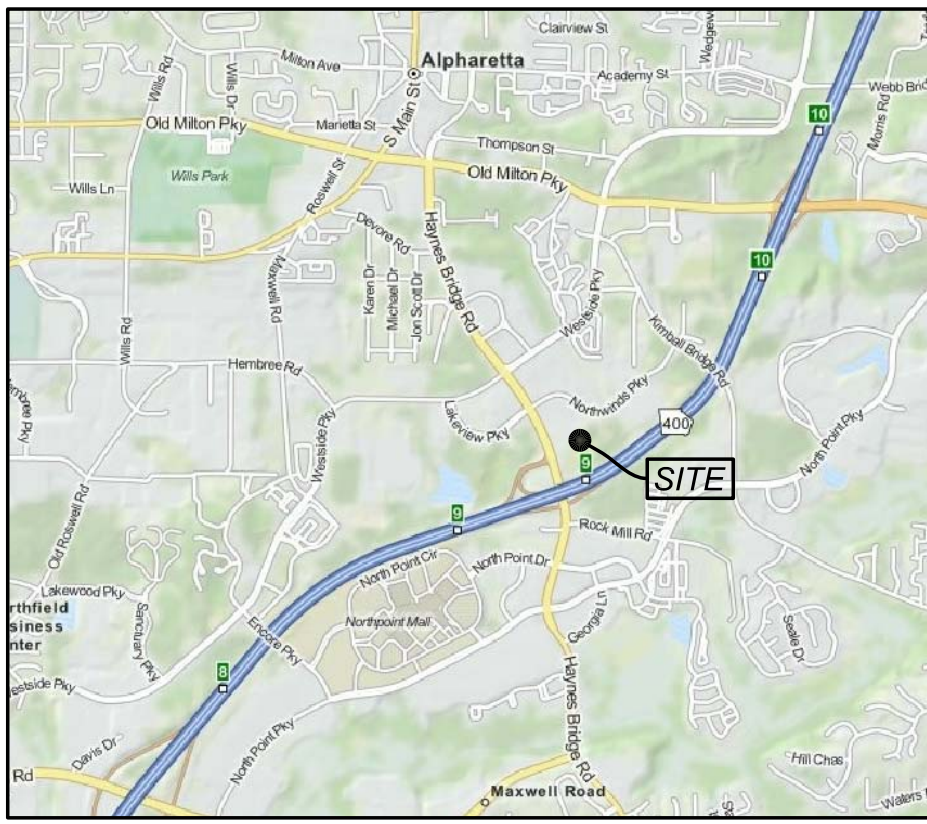
DATE	05/01/2018
JOB NO.	17060
DWG FILE	17060LW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1" = 20'
SHEET	

[illegible]

3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

NOT RELEASED FOR CONSTRUCTION

Last modified on 04/30/18 by ADOBE
File located in S:\2017\17060\Graphics\C-CAD\landscape\170601W1dwa

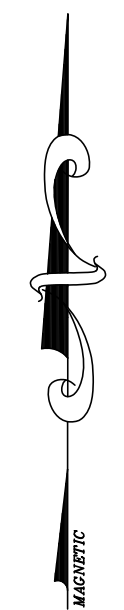


LOCATION MAP



1. OWNER/DEVELOPER — POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339
CONTACT: MR. GREG OSBOURNE
PHONE: 770-980-0808

2. CIVIL ENGINEER — HAINES GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



CONTRACTOR IS TO CUT AND REMOVE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.

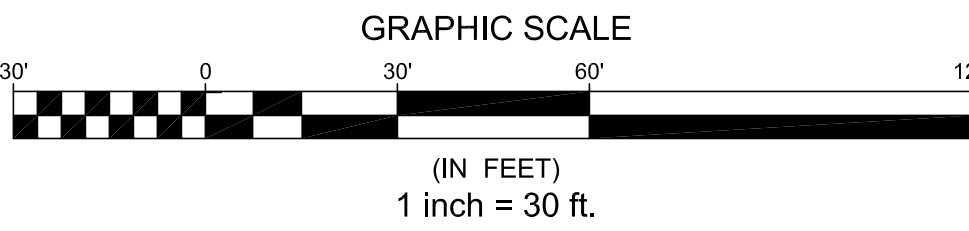
ALL WASTEWATER LINES AND LATERALS WITH LESS THAN 1 FT. OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.

FOR ALL WATER LINES, A MINIMUM OF 18" OF VERTICAL CLEARANCE MUST BE OBTAINED AT ALL CROSSINGS OF OTHER UTILITIES UNLESS APPROVED BY THE DEPT. OF PUBLIC WORKS, WATER RESOURCES DIVISION.

NO TREES SHALL BE PLANTED IN A UTILITY EASEMENT OR WITHIN 5 FEET OF ANY UTILITY LINE. ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEAST FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

LEGEND	
EXISTING FEATURES	---
PROPOSED FEATURES	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---
PROPOSED SANITARY SEWER	8"SS
PROPOSED GATE VALVE	✕
CONCRETE THRUST BLOCK	▲
PROPOSED UTILITY EASEMENT	---
EXISTING STORM SYSTEM	---
PROPOSED ELECTRIC	E-E
PROPOSED GAS	G-G
PROPOSED WATER LINE	6"W
PROPOSED ROOF LEADER	---
PROPOSED STORM SEWER	---
PROPOSED MANHOLE	⊙
PROPOSED CLEANOUT	⊙
PROPOSED FIRE HYDRANT	⊙
EX. OVERHEAD UTILITY	--- Ex. 8" S.L. ---
EXISTING WATER LINE	---
EXISTING NATURAL GAS	---
EXISTING FIRE HYDRANT	⊙
EXISTING UTILITY POLE	⊙
EXISTING SEWER MANHOLE	⊙
EX. UNDERGROUND CABLE	---
EX. UNDERGROUND POWER	---

UTILITY PLAN
(BLDG. B)



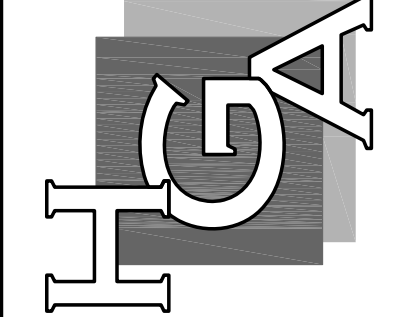
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS, HAINES GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO VERIFY EXISTING UTILITIES BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



POPE & LAND
ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

A PROJECT OF

NORTHWINDS SUMMIT
SITE "B"
3000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU)
ILL.'S 752, 753, 754, 755, 756, 758 DISTRICT 1, SEC. 2

DESCRIPTION		DATE	
NO.	BY	NO.	BY

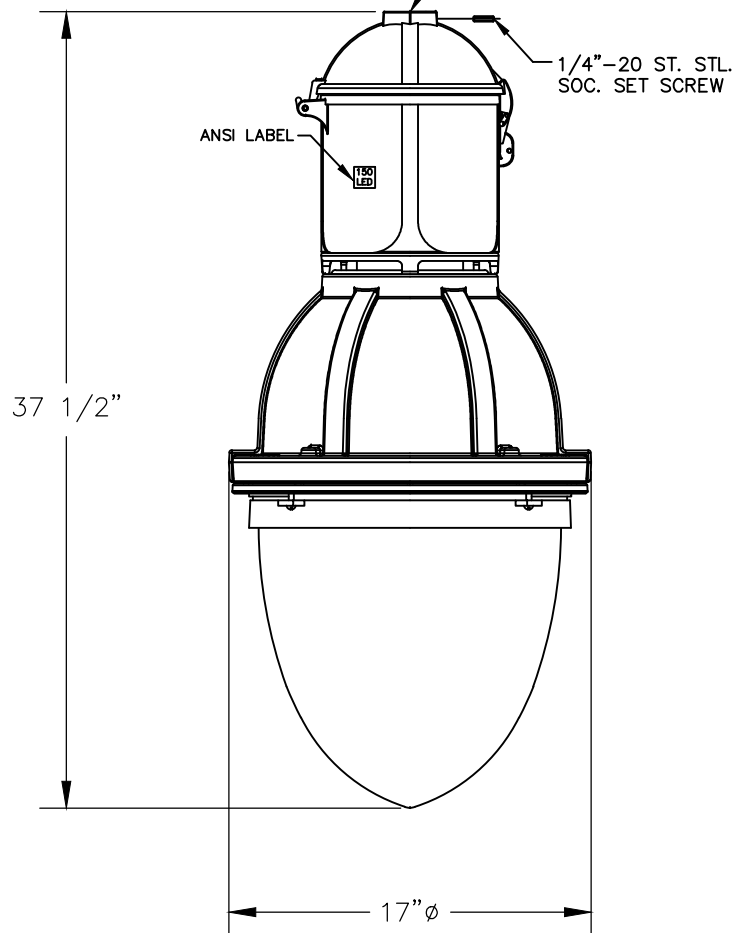
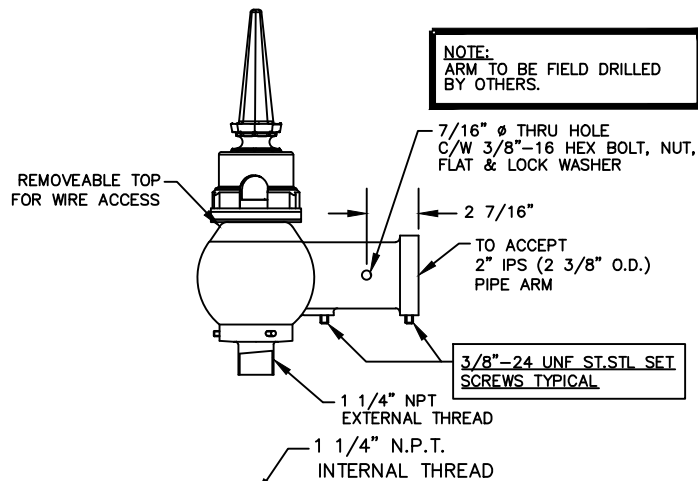
PEDESTRIAN LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD



STREET LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD



Building "B" Parking Lot



NOTE:
ARM TO BE FIELD DRILLED
BY OTHERS.

7/16" Ø THRU HOLE
C/W 3/8"-16 HEX BOLT, NUT,
FLAT & LOCK WASHER

2 7/16"

TO ACCEPT
2" IPS (2 3/8" O.D.)
PIPE ARM

3/8"-24 UNF ST.STL SET
SCREWS TYPICAL

1 1/4" NPT
EXTERNAL THREAD

1 1/4" N.P.T.
INTERNAL THREAD

1/4"-20 ST. STL.
SOC. SET SCREW

ANSI LABEL

150
LED

17" Ø

REV.	ALTERATION	DATE	BY
A	#5 FINIAL ADDED	07/05/16	T.B

SPECIFICATIONS

CATALOGUE NO.: K803-P4RAD-III-150(SSL)
-8084-120:277-KPL20-PR7-#5

QUANTITY:
OPTICAL SYSTEM: FLAT ARRAY ACRYLIC DEEP DISH
IES LTG. CLASS.: TYPE III
INPUT WATTAGE: 150W
SOLID STATE LIGHTING
SERIES: 8084
CCT: 4000K/DIODE
LINE VOLTAGE: 120:277V
PAINT: TEXTURED BLACK
OPTIONS: C/W KPL-20 LEVELING DEVICE
& #5 FNIAL &
TWISTLOCK RECEPTACLE
(PHOTO-EYE BY OTHERS)

OPTIONS:

QUICK DISCONNECT ☒

CUSTOMER APPROVAL & DATE: _____



King Luminaire • StressCrete • Est. 1953

STRESSCRETE
GROUP

Manufacturing Locations:

Burlington, Ontario 1-800-268-7809

Northport, Alabama 1-800-435-6563

Atchison, Kansas 1-800-837-1024

Jefferson, Ohio 1-800-268-7809

PROJECT/CUSTOMER:

SMYRNA, TEARDROP

DRAWN BY:	AT:	CHECKED BY:	DATE:	REVISION:
TASHI B.	SC1		06/28/16	A

DRAWING TYPE:	DRAWING NUMBER:
CONCEPT DWG.	206A8766-1

CUSTOMER ORDER No:

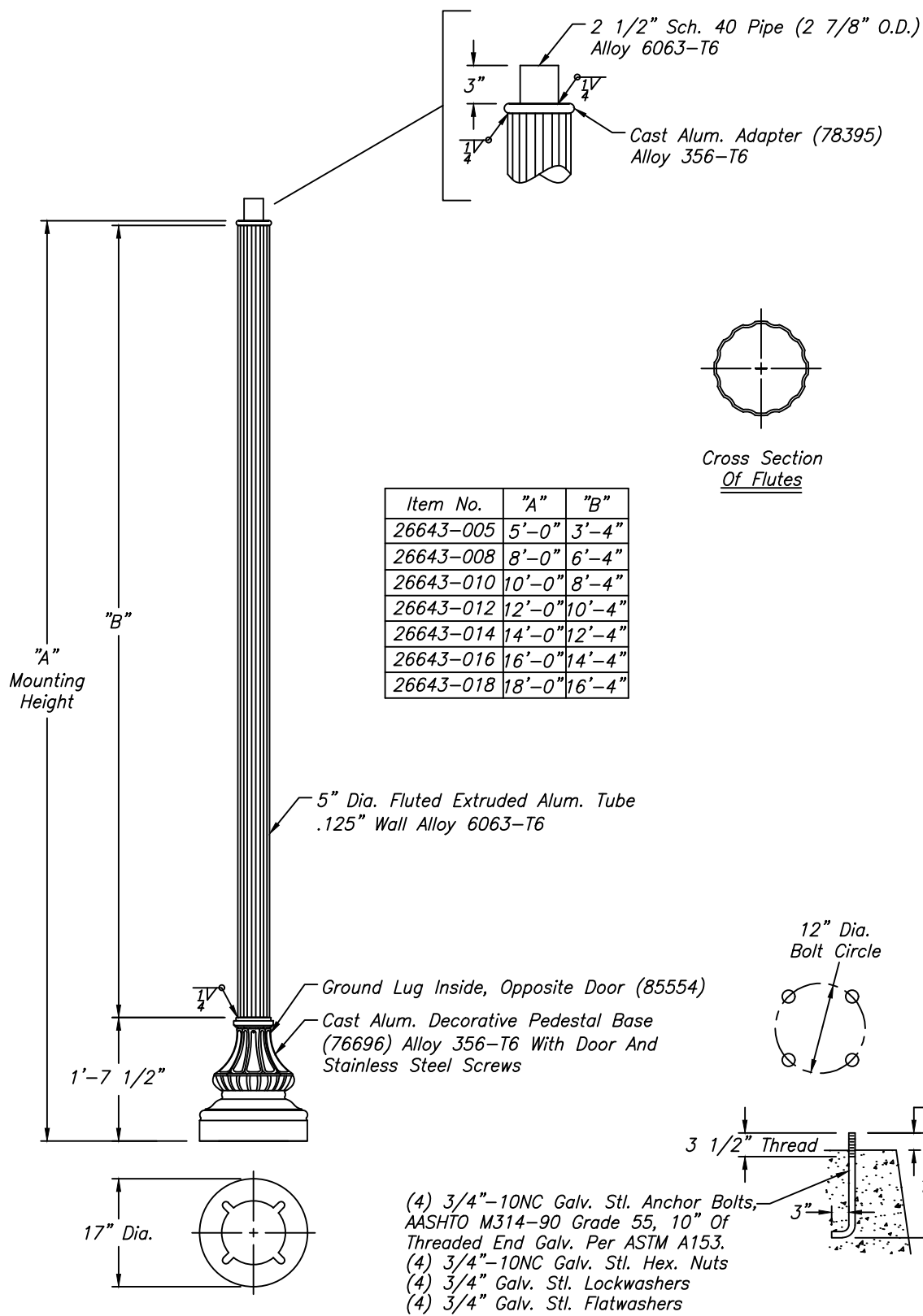
-

KING U.S. ORDER No:

-

KMFG. ORDER No:

-



B26643

NO.	REVISIONS	DATE
1	Removed FHWA Breakaway Approval Note (RCM)	12/16

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES

hapco

Abingdon, Va.

TITLE ARLEN SERIES LIGHT POLES

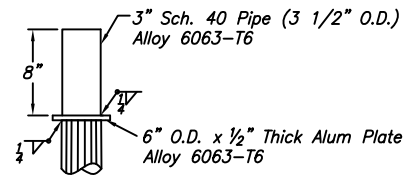
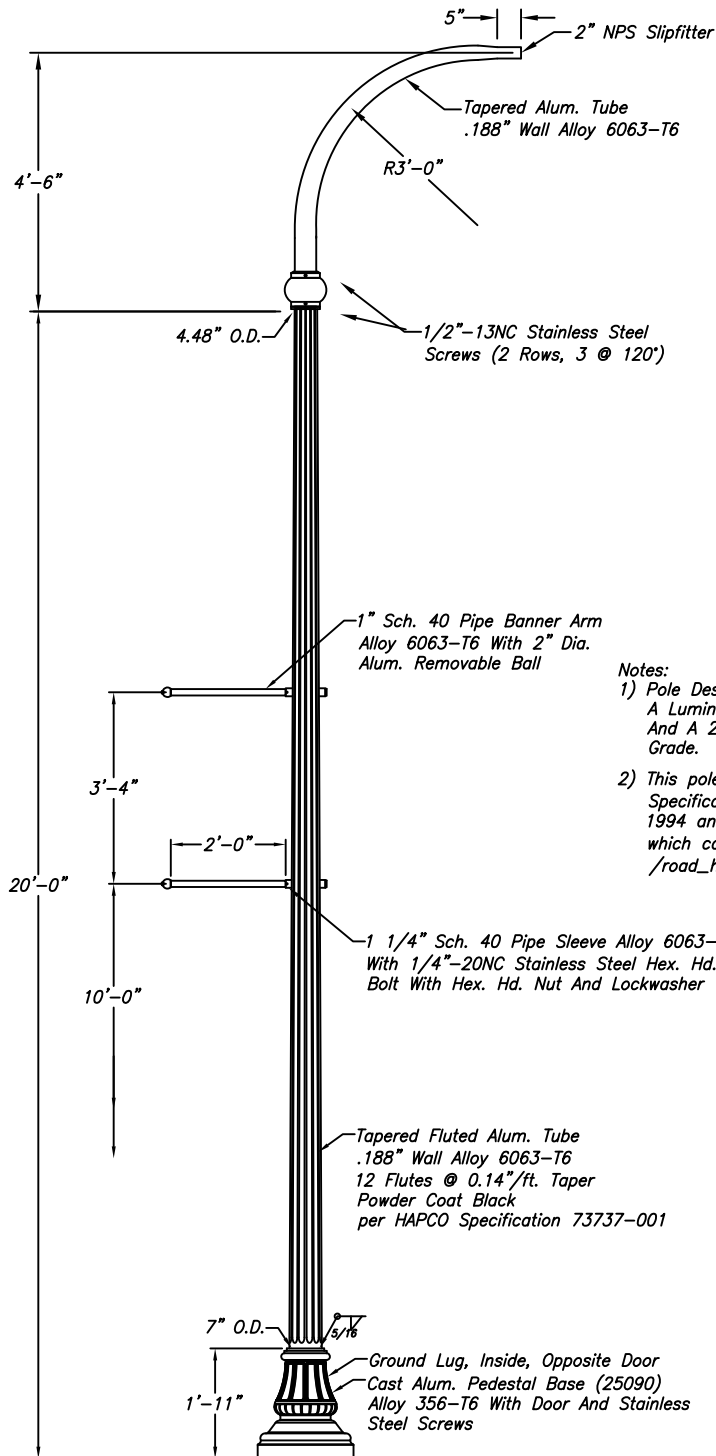
CUSTOMER Georgia Power

SCALE 16 DATE 10/26/2011

BY TNB DWG. NO.

CHK'D

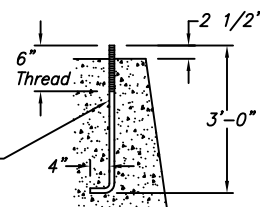
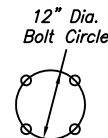
B26643



Pole Top Detail

Notes:

- 1) Pole Designed To Meet 2001 AASHTO, 90 mph Wind With A Luminaire Size Of 2.5 Sq. Ft. EPA And 60 Pounds. And A 2'-0" x 6'-0" Banner Centered At 13'-0" Above Grade.
- 2) This pole meets the breakaway requirements of AASHTO "Standard Specifications for Structural, Luminaires and Traffic Signals", 1994 and 2001 Editions per FHWA acceptance letter LS-72 which can be found at: "http://safety.fhwa.dot.gov/roadway_dept/road_hardware/breakaway/pdf/ls72.pdf" with 12" Bolt Circle.



- (4) 1"-8NC Galv. Stl. Anchor Bolts, AASHTO M314-90 Grade 55, 10" Of Threaded End Galv. Per ASTM A153.
- (4) 1"-8NC Galv. Stl. Hex. Nuts
- (4) 1" Galv. Stl. Lockwashers
- (4) 1" Galv. Stl. Flatwashers

WARNING: DO NOT INSTALL LIGHTING POLES WITHOUT LUMINAIRES

NO.	REVISIONS	DATE
1	Rotated Arms 180° (tnb)	11/12

hapco
Abingdon, Va.

TITLE 20" DECORATIVE POLE	
CUSTOMER Smyrna, GA	
SCALE 20	DATE 01/31/2012
BY GM	DWG. NO.
CHK'D	B29355

B29355