



DESIGN REVIEW BOARD

MARCH 18, 2016

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 February 19, 2016

VII. PUBLIC HEARING

1. 09:00 - 09:15 Sign Ordinance Changes by Scott Haste
2. 09:15 - 09:30 DRB160023 City Center
Review site plan
3. 09:30 - 10:00 DRB160008 Chick fil A Avalon
Review elevations, materials, and colors
4. 10:00 - 10:15 DRB160021 Chow Baby 56 Canton St
review signage
5. 10:15 - 10:25 DRB160019 School Box 6270 North Point Pkwy
review signage
6. 10:25 - 10:35 DRB160020 Pieology 2685 Old Milton Pkwy
review signage
7. 10:35 - 11:00 DRB160022 Fairfield Inn 11385 Haynes Bridge Rd
review new exterior paint colors
8. 11:00 - 11:30 DRB160025 East Village Commercial Old Milton @ Westside Pkwy
review new site plan, landscape, corner park details
9. 11:30 - 11:45 DRB16002/01-21 South Main Kitchen Jones Alley
review furniture, bar and layout for Jones Alley
10. 11:45 - 12:00 DRB160027 Butcher and Brew
review exterior elevation and signage
11. 12:00 - 12:30 Lunch
12. 12:30 - 1:00 DRB160028 Dave and Busters 6500 North Point Pkwy
review exterior elevations and materials and signage
13. 1:00 - 1:10 DRB160024 In & Out Repair 7660 North Point Pky #1310
review signage
14. 1:10 - 1:30 DRB 160029/15-21 Western Devcon, Inc Avalon Medical Office
review material change

15. End of Meeting DRB Guideline Changes by Director Kathi Cook

VIII. ADJOURNMENT



DESIGN REVIEW BOARD MEETING MINUTES SUMMARY FEBRUARY 19, 2016

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 15, 2016

- ❖ Board Member Palmer offered a motion to approve.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0)

VII. PUBLIC HEARING

1. DRB160007 Party City 7011 North Point Parkway

Louis Holland and Trista Baker presented wall signs and a monument sign for the Applicant. After discussion of centering the building sign in the band area on both sides:

- ❖ Board Member Corkill offered a motion to approve the signage as submitted today and the building sign location is changed per our discussion to be centered on the rectangular portion of the façade.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

2. DRB160003 Firebirds 2665 Old Milton Pky #100

After presentation from Applicant and discussion from the Board:

- Red Glow of Light
 - Fabric Sample of Awning
 - Integral Concrete Patio
 - Natural Wood Columns
- ❖ Board Member Corkill offered a motion to approve patio elevations and materials as submitted today.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

DRB160013 K u m o n Learning Center 865 North Main St #106

After presentation from Applicant and discussion from the Board:

- Raceway to match building
 - Old Sign Package approved in 1998
 - Lighting
 - Colors
- ❖ Board Member Corkill offered a motion to approve the signage as submitted today.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

3. DRB160014 Bezoria 2685 Old Milton Pky (Atwater)

After presentation from the Applicant and discussion on

- Blue color
 - Centering of Signs
 - Background of Signs
- ❖ Board Member Corkill offered a motion to approve the signage as submitted today noting that the blue will match the ATT blue already approved for the center.
 - The motion received a second from Board Member Doll

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

There was discussion during the motion that color would be matched as best as possible.

4. DRB160011 C2 Education 2685 Old Milton Pky (Atwater)

After presentation from the Applicant and discussion on red, blue, green and yellow colors:

❖ Board Member Palmer offered a motion to approve the signage as submitted

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

5. DRB160017 North Fulton Compounding Pharmacy 11940 Alpharetta Hwy

Dave Coulter presented Signage for Applicant. After discussion, He submitted a revised sign with center justification.

❖ Board Member Doll offered a motion to approve the sign as secondarily submitted with letters centered.

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

There was discussion during the motion that the color to be used is what is presented in the Application.

6. DRB160018 Mammoth Hand Car Wash & Detail Salon 255 South Main

Applicant presented refacing, refurbishing of building. Applicant provided sample of brick.

After discussion by the Board:

- Materials
- Sign-
 - Separate Panel
 - Silverish Aluminum, see-through color
 - Open on back side
 - DRB proposed adding a back to cover it

- Downspouts to match the building
- Removal of Coke Machine and Pay Phone
- Cream Mortar
- Landscape
- Signage
- North Elevation
- Gooseneck Lighting(there was no cut sheet presented)
- Furniture, Trash receptacles

❖ Board Member Corkill offered a motion to approve the elevations and materials as submitted today excluding signage, lighting, furniture which will be brought back in and the north elevation will be painted as per our discussion which will be roman bronze mica cool, the bronze to match the tower element and the back of the sign shall be the same material, the aluminum panel as on the front of the sign to close that in.

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

VIII. ADJOURNMENT

Chairman Brown adjourned the meeting at 10:08 a.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: MMS Alpharetta, LLC

Location Address: Alpharetta City Center

Mailing Address: 5605 Glenridge Drive, Suite 605

City: Atlanta State: GA Zip Code: 30342 - _____

Contact For All Notifications: Roger White

Contact Telephone: 678 - 990 - 6,251 Mobile Telephone: 404 - 293 - 2,917

Fax: _____ - _____ - _____ Email: rwhite@midcitypartners.com

Contact's Relation To Business: Construction Manager

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: City of Alpharetta

Physical Address: Alpharetta City Center

Mailing Address: 2 Park Plaza

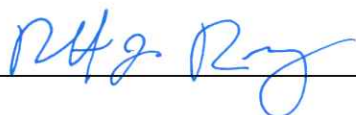
City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 297 - 6,000 Contact Fax: - -

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

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

Owner Name (Printed): Robert J. Regus Date: 2/29/2016

Owner Signature: 

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

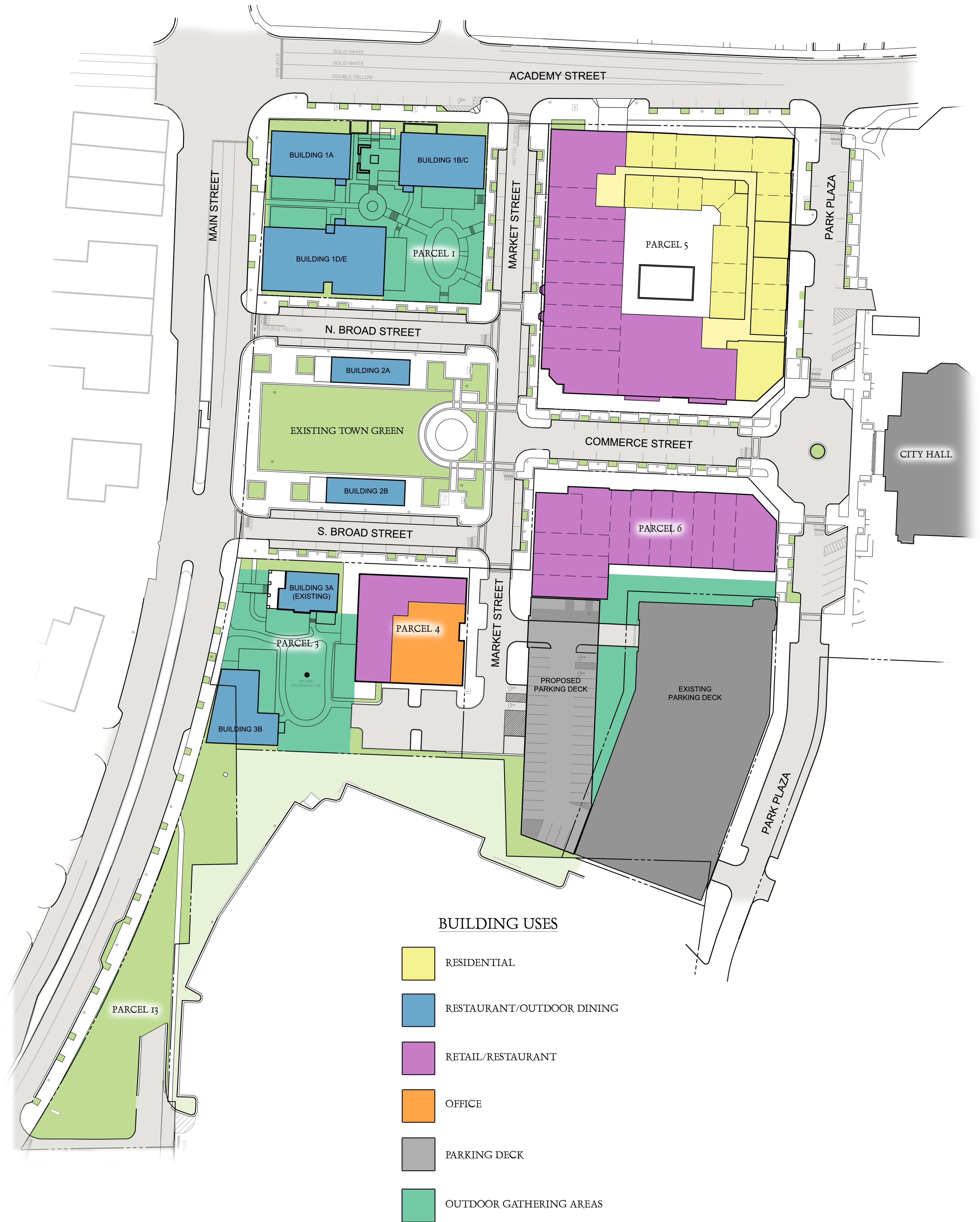
Existing Zoning of Property: _____ Existing Uses of Property: _____

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: 

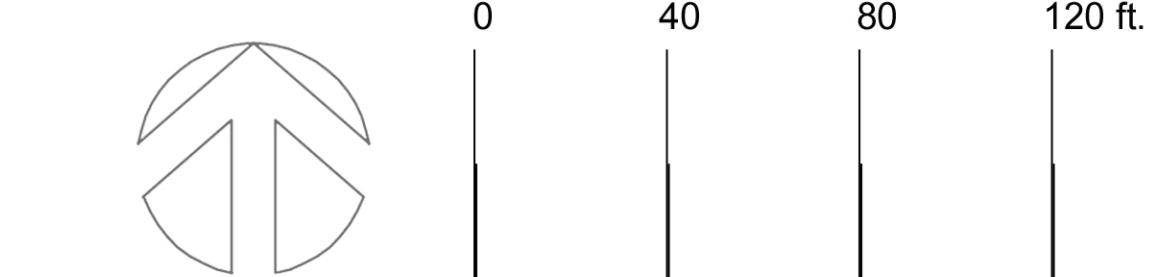
Date: 2/29/16

Print Form



ALPHARETTA CITY CENTER

Alpharetta, Georgia

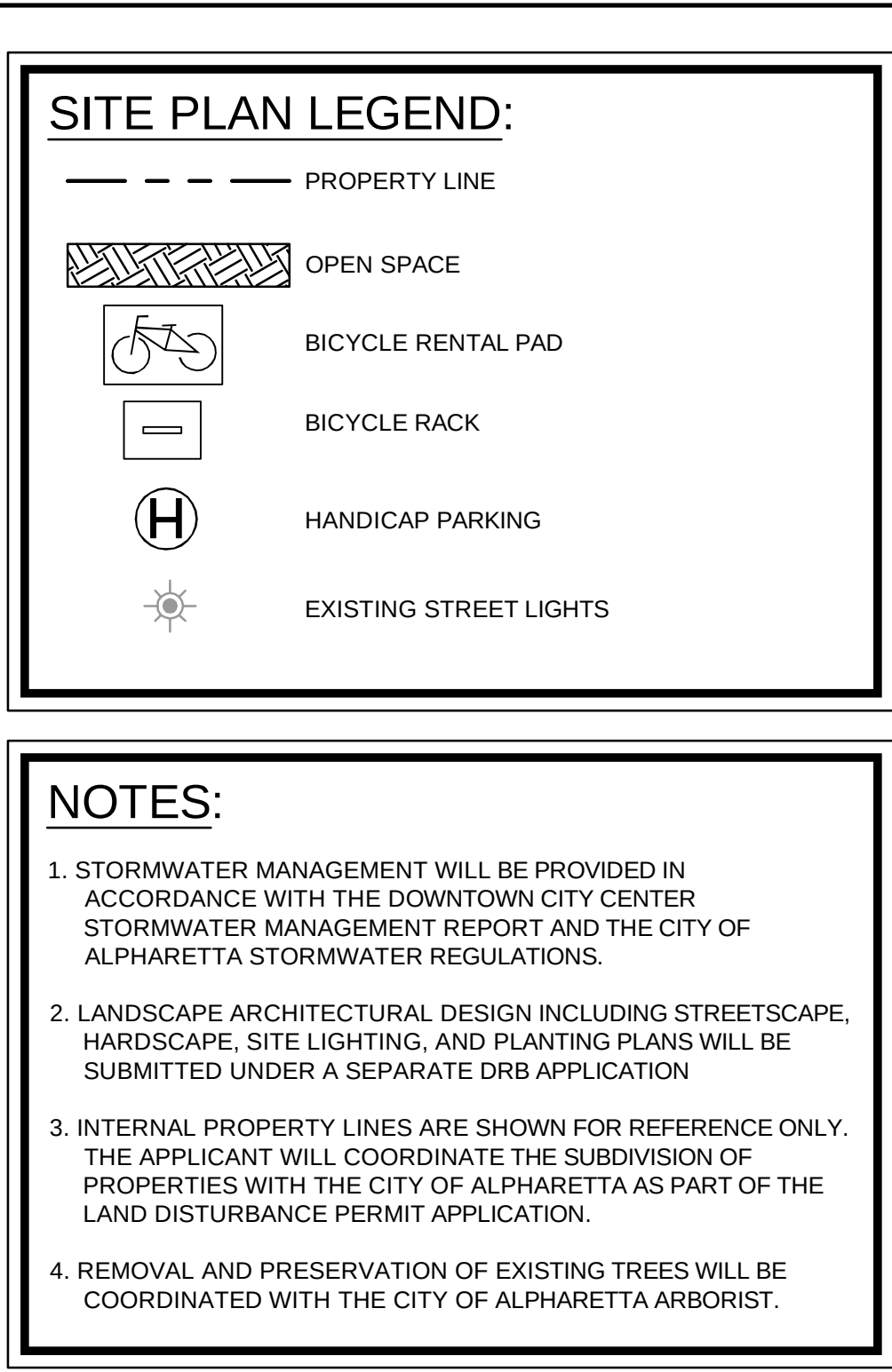


Building Use Plan

This artist rendering is illustrative and conceptual in nature and subject to change without notice.

February, 2016





PROJECT: ALPHARETTA CITY CENTER PLAZA PARK, ALPHARETTA, GA		CLIENT: SOUTH CITY PARTNERS 3715 NORTHSIDE PARKWAY, SUITE 1-310 ATLANTA, GA PHONE: 404-400-1321		SCALE: 1" = 40'		 © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 10 ROSWELL STREET, SUITE 210 ALPHARETTA, GEORGIA 30009 PHONE (770) 619-4280 WWW.KIMLEY-HORN.COM		7 6 5 4 3 2 1 No.	
TITLE: DRB SITE PLAN		DATE: 03/01/2016		DRAWN BY: KHA					
PROJECT NO. 017029001		SHEET NUMBER 1 OF 1		DESIGNED BY: KHA					
				CHECKED BY: KHA					
								REVISIONS	
								DATE	
								BY	

PUBLIC HEARING

A. CU-15-07/PH-15-11/V-15-19 Chick-fil-A/Avalon

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff's recommendation is to deny CU-15-07/PH-15-11/V-15-19 Chick-fil-A/Avalon.
- If a conditional use permit, site plan approval and variance are approved, the following zoning conditions are recommended:
 1. Architecture shall have significant architectural details on all 4 sides and shall be substantially similar to the location at Cameron Village, Raleigh, NC subject to final approval by Design Review Board.
 2. Awnings similar to the awnings shown on plans shall be added to private front door on Old Milton Parkway.
 3. Building parapets shall be continuous and raised high enough to block backs of opposite parapets.
 4. Drive thru facilities shall not be located immediately adjacent to Old Milton Pkwy.
 5. Drive thru facilities shall be designed to minimize the impact of speaker noise and menu board lights on the adjacent residential development in Avalon. In addition, the drive thru facilities shall be fully screened with landscaping to create a year-round, opaque visual barrier.
 6. Drive thru facilities shall be designed to provide sufficient vehicle stacking on-site, within an exclusive drive aisle(s), as approved by Staff.
 7. Playgrounds must be located within the building and not visible through windows on the façade facing Old Milton Pkwy.
 8. Outdoor seating area, including furniture shall be subject to Design Review Board approval.
 9. A maximum of 3 wall signs shall be permitted.
- The Applicant, Chick-fil-A, is requesting a conditional use permit to add a fast food restaurant with a drive thru on Parcel 2 of Old Milton Parkway at Avalon. The applicant also requests a variance to increase the number of wall signs permitted from 3 to 4.
- Chick-fil-A is requesting a conditional use to add a fast food restaurant with a drive thru on parcel 2 of Avalon with site plan approval. The building is approximately 5000 square feet. The applicant submitted a public hearing application in order to meet the October 27, 2014 conditions of approval, stated below:

Future design, use and/or development of each of the four commercial outparcels in Pod 1 shall go through the public hearing process. Conditional use of one fast food restaurant with drive thru maximum on commercial parcels 1 – 4 may be considered by a Council at a future public hearing as a conditional use.
- The property is an out parcel in the Avalon development. The property is zoned MU and a restaurant with a drive thru requires a conditional use. The parcel is located on the north side of Old Milton Parkway and between Westside Parkway and 3rd Street.
- The site plan submitted locates the building adjacent to Old Milton Parkway with 50 parking spaces. The drive thru stacking lane is located along the internal drive and wraps around the back side of the property. The drive thru lane should be able to hold 20 cars before it blocks any of the parking spaces. Cars may be visible from Old Milton Parkway and certainly from the side street in the drive thru lanes. Landscaping will have to be heavy to block the noise, lights, and view of the cars in the drive thru lanes. There is an outdoor eating area located on the southeast corner and visible from both roads.

- The architecture of the building is important from all four sides. The Old Milton Parkway private door should be decorated with an awning similar to the other windows and doors. The parapets should be raised to block all of the rooftop units and hide the opposing side parapets. The height should also be increased as this building will be the shortest of all the buildings at Avalon on Old Milton Parkway.
- The Cameron Village Chick-fil-A (attached Exhibit A) has arched loft style windows and great brick detail around the roof line. Although the applicant is not requesting a two-story store, the designed building is only 19.6' high. The building should capture some of Cameron Village's details. The trees along Old Milton Parkway need to be shifted to block the view of the corner of the building. The Design Review Board will review all of the architecture, landscaping, and signage.
- Landscaping should be much heavier in the northwest corner than is reflected in the applicant's plans. Additional trees will need to be planted at the ends of the parking spaces on the northwest side and along the border with the property to the west. The trash dumpster located on the west boundary will likely be seen from Old Milton Parkway and the internal street and should be located elsewhere on the site.
- Traffic impacts were also assessed for the proposed Chick-fil-A. Using the ITE Trip Generation report, 9th Edition, a similar fast food restaurant with drive thru is expected to generate nearly 2,500 vehicle trips during an average weekday and approximately 250 vehicle trips during its peak operation periods of mornings, lunch, and evenings. This traffic demand was included in the overall Avalon traffic assessment however; other permitted uses on the site would create fewer vehicular trips. For comparison, traffic for a sit down casual restaurant was also evaluated. Traffic for the restaurant without a drive through generated roughly a quarter of the trips with a daily volume of 636 vehicles and a peak hourly demand near 67 vehicles.
- Upon Staff request, the applicant also conducted a drive-thru queue study. Existing Chick-fil-A restaurants in the area experience significant demand during the lunch time rush. Based on observations at Windward Parkway and North Point Parkway locations, a minimum storage for 25 vehicles should be provided to prevent spillover interfering with parking lot operations or vehicle encroachment onto the common drive isle. The current site plan should be able to accommodate nearly 20 vehicles before blocking any parking spaces. An additional 10 to 12 vehicles could be accommodated but would block the back eleven parking spaces. The applicant stated these spaces would primarily serve as employee parking.
- Staff reviewed the applicant's request and is of the opinion that the applicant's request to allow a fast food restaurant with drive through is not consistent with a pedestrian-oriented, mixed-use development. A restaurant drive through will produce a high number of vehicle trips, which could create a negative impact on the surrounding road infrastructure. Several uses are allowed by right including a sit down restaurant, and office. The precedent in recent public hearing cases has been to remove restaurant uses with drive thrus.
- This item was heard at the September 8th Planning Commission meeting. One person spoke against the request based on traffic. After discussion, the Commission unanimously recommended denial of the request.
- Don Rolader, attorney, came forth on behalf of the applicant to provide a brief overview of the application and introduce the following speakers to present specific tenants of the proposed project:
 - John Kelley, of North American Properties, to speak on behalf of Avalon
 - John Mark Wood came forward to speak on behalf of Chick-fil-A Corporation
 - Kent Thagard, came forward on behalf of Chick-Fil-A
 - Rob Ross, of Kimley Horn, came forward to discuss traffic

- Bart Cross, Coro Realty Group, came forward to discuss commercial real estate

Public Comment

- Chuck Martin, 1560 Shade Tree Way, Alpharetta, GA, came forward to speak on this item
 - Katie Reeves, 4165 Big Creek Overlook, Alpharetta, GA, came forward to speak on this item
 - John Monson, 121 Arrowood Ct, Alpharetta, GA, came forward to speak on this item
 - Michael Paris, 5901-C Peachtree Dunwoody Rd, Atlanta, GA, came forward to speak on this item
 - Georgia Barrow, 1580 Spinnaker Dr, Alpharetta, GA, came forward to speak on this item
 - Rachel Denard, 4955 Bagley Terrace Drive, Alpharetta, GA, came forward to speak on this item
 - David Bristol, 5185 Harbour Ridge Dr, Alpharetta, GA, came forward to speak on this item
 - Rick Norton, 5200 Avalon Blvd, Alpharetta, GA, came forward to speak on this item
 - Lisa Resnick, 4571 Avalon Blvd, Alpharetta, GA, came forward to speak on this item
 - Michael Hug 5250 Avalon Blvd, Alpharetta, GA, came forward to speak on this item
 - John Heagy, 5 Ravinia Dr, Atlanta, GA, came forward to speak on this item
 - Bob Miller, 1304 Bombay Lane, Roswell, GA, came forward to speak on this item
 - Richard Wernick, 3366 Carverton Lane, Alpharetta, GA, came forward to speak on this item
 - John Michael Brunetti, 878 3rd St, Alpharetta, GA, came forward to speak on this item
- Attorney Don Rolader came forward for a brief rebuttal on behalf of the applicant

❖ *Council Member Owens offered a motion to approve CU□15□07/PH□15□11 Chick□fil□A/Avalon, with the omission of V□15□19, with applicants amendments to the staff conditions, but also with an additional amendment to condition #6 to stipulate that, “Applicant shall make improvements to the site and access if the city staff demonstrates that there is a traffic issue.”*

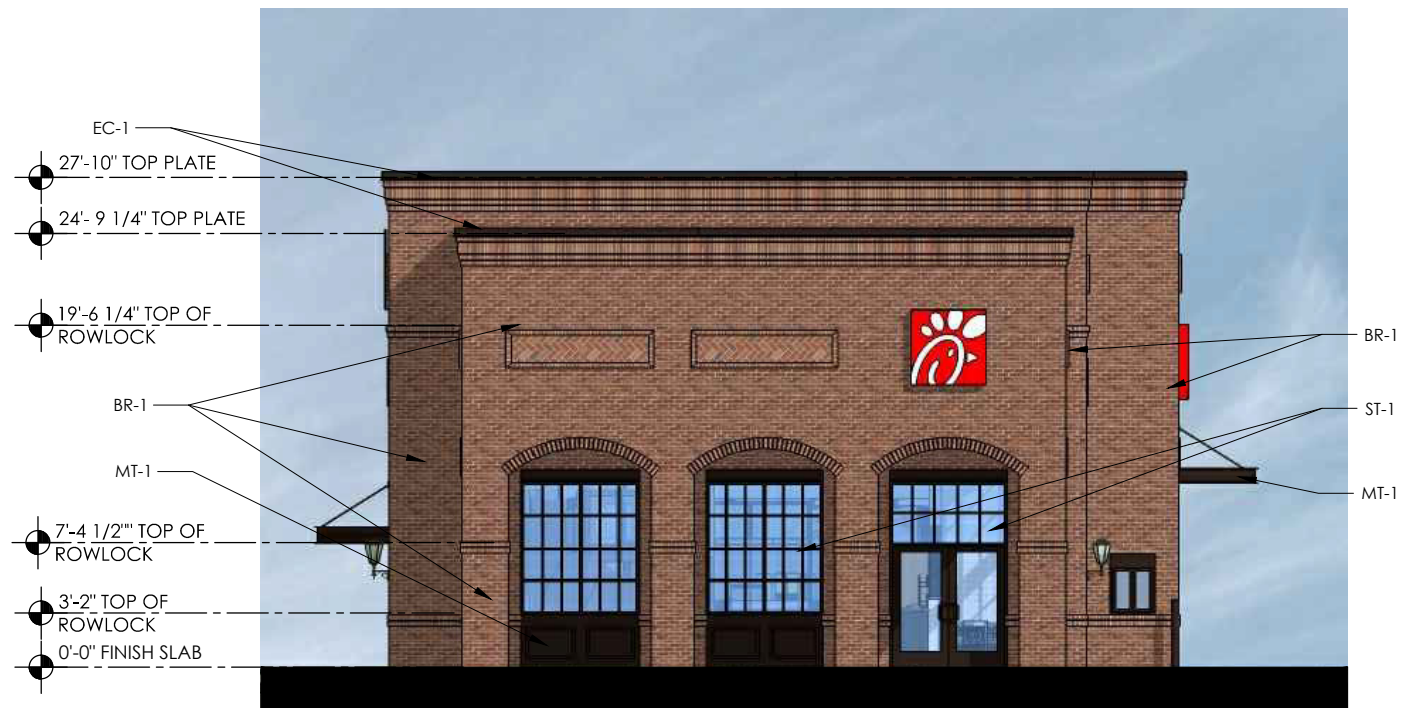
❖ *Add an additional condition #10: “Applicant shall conduct a specific pedestrian study and analysis and modify the site plan accordingly with approval by staff if necessary.”*

❖ *Add an additional condition #11: “The operator for the drive thru shall be Chick-Fil-A. If Chick-Fil-A ceases to operate at this location the drive thru use shall be revoked.”*

- *The motion was seconded by Council Member Cross*

❖ *Mayor Belle Isle offered a substitute motion to deny*

- *The motion was seconded by Council Member Gilvin*
- *Motion to deny was denied 3-4 with Cross, Owens, Mitchell and Aiken voting no*
- *Original motion to approve was approved 4-3; with Belle Isle, Gilvin and Kennedy voting no*



Elevation - East
3/32" = 1'-0" Scale



Elevation - North
3/32" = 1'-0" Scale

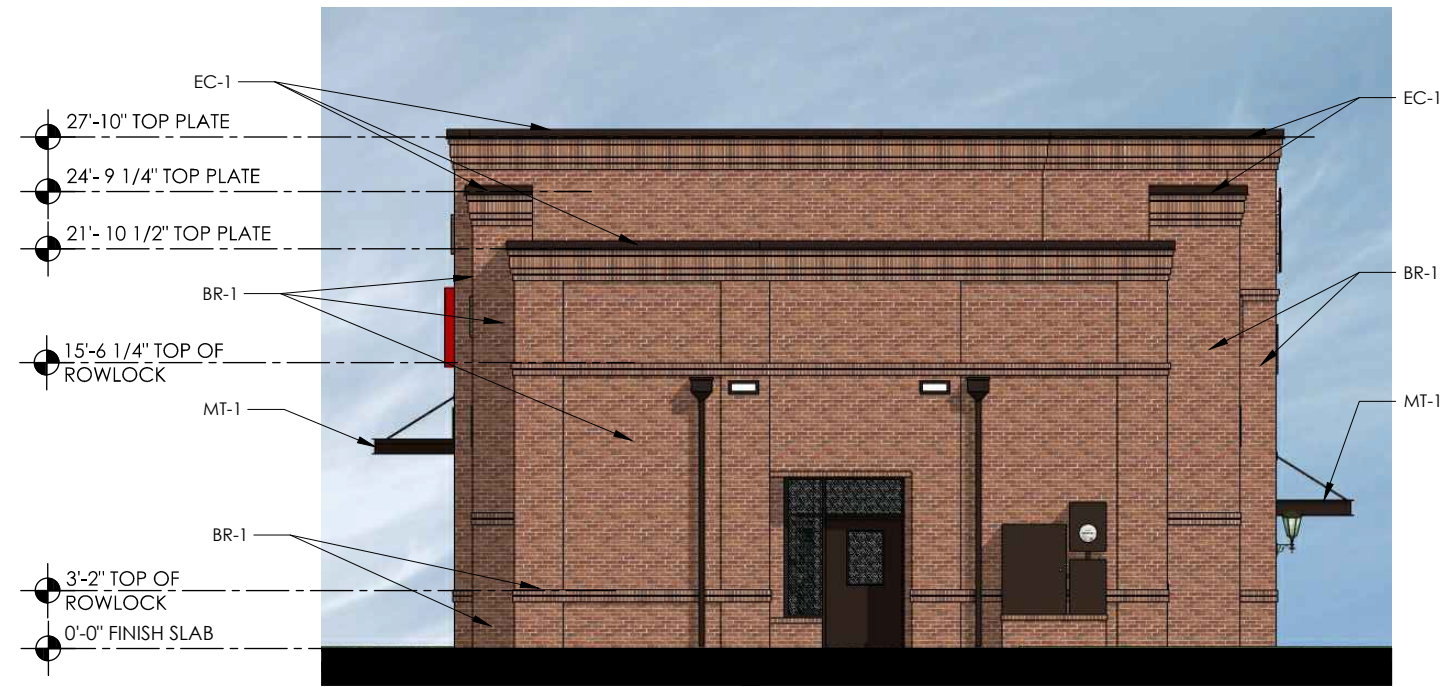
Exterior Elevations

03/09/2016

CFA #3700 AVALON, GEORGIA

*Photo samples are intended to represent general color range and texture. Precise color fidelity is difficult to obtain in print. Brick selections should be made from physical product samples. Physical samples to be presented at presentation.





Elevation - West
3/32" = 1'-0" Scale



Elevation - South
3/32" = 1'-0" Scale

Exterior Elevations

03/09/2016

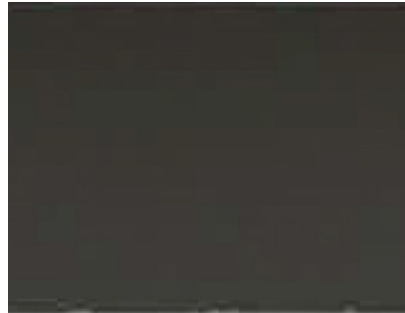
CFA #3700 AVALON, GEORGIA

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EC-1
Aluminum Fascia & Soffit
Durolast / Exceptional Metals
Color: Dark Bronze



PT-9
Sherwin Williams - Sher-Cry
High Performance
Acrylic #B66-350
Color: Dark Bronze (Semi-Gloss)



PT-7
Exterior Paint Refuse Enclosure
Sherwin Williams #SW2807 "Rookwood
Medium Brown"
Semi-Gloss Finish On Door Frames,
Satin Finish On Walls



ST-1 Storefront
YKK - Yes 45
Color: Dark Bronze Anodized (Matte)

BR-1
Manufacturer: General
Shale Building products
Color: Salem Creek Tudor

DG-1
Double Gates Prefinished
1 x 4 Composite Lumber
"Weathered Wood"
Earth Care Products

ST-1 Storefront
YKK - Yes 45
Color: Dark Bronze Anodized (Matte)

G-1
Mortar : Argos Beige
(*Note: Physical Brick and
Grout samples to be pre-
sented at presentation)

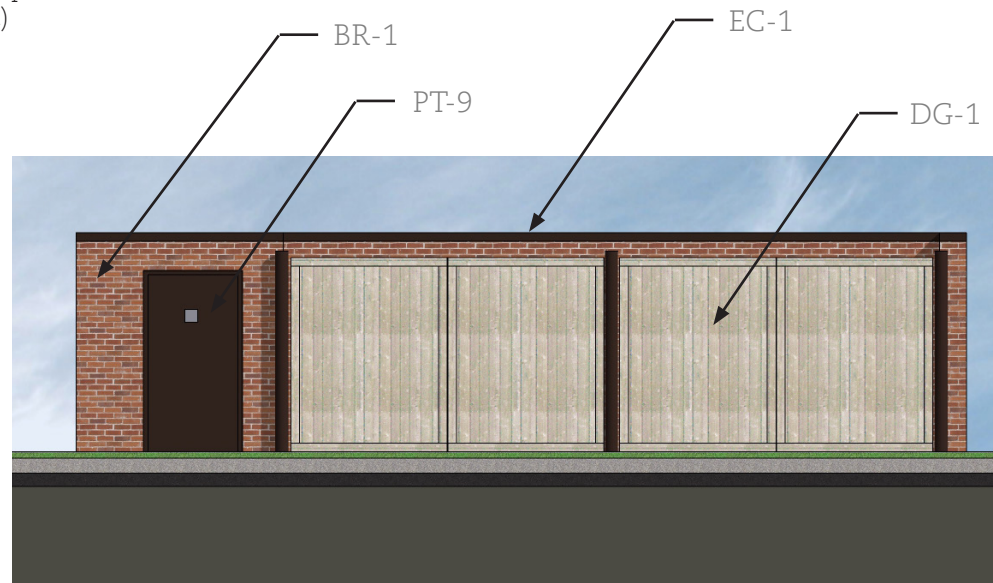
Storefront Glazing
Solarban Series Bronze Glazing
PPG



Patio Umbrella
#5403 Jockey Red
Marine Fabric
Sunbrella



MT-1
Dark Bronze DDM4-60012
Powdura



Front Dumpster Elevation

03/09/2016

CFA #3700 AVALON, GEORGIA

Exterior Elements and Finishes

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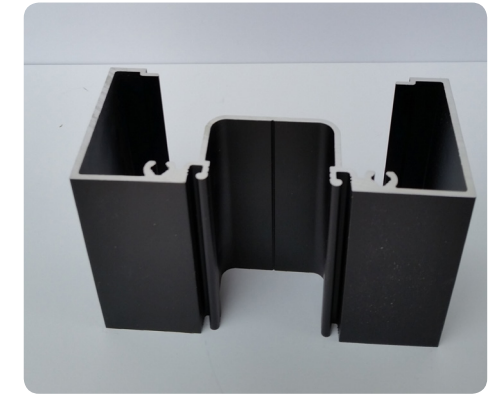
Patio Dining Table Four-Top
C34 Bronze One Coat
Benchmark Design



Gas Lantern
Six-Sided French Quarter
Bevolo Design



Patio Umbrella
#5403 Jockey Red
Sunbrella



ST-1 Storefront
YKK - Yes 45
Color: Dark Bronze Anodized (Matte)



Patio Dining Chair
C34 Bronze One Coat
Benchmark Design



Exterior Trash Receptacle
C34 Bronze One Coat
Benchmark Design



Aluminum Handrail
Black Powder Coat Finish



Storefront Glazing
Solarban Series Bronze Glazing
PPG

03/09/2016

CFA #3700 AVALON, GEORGIA

Exterior Elements and Finishes

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High roof parapet wall conceals all rooftop equipment from any ground vantage.



Section Showing Rooftop Equipment - High Roof
3/32" = 1'-0" Scale



Section Showing Rooftop Equipment - High Roof
3/32" = 1'-0" Scale



Section Showing Rooftop Equipment
3/32" = 1'-0" Scale

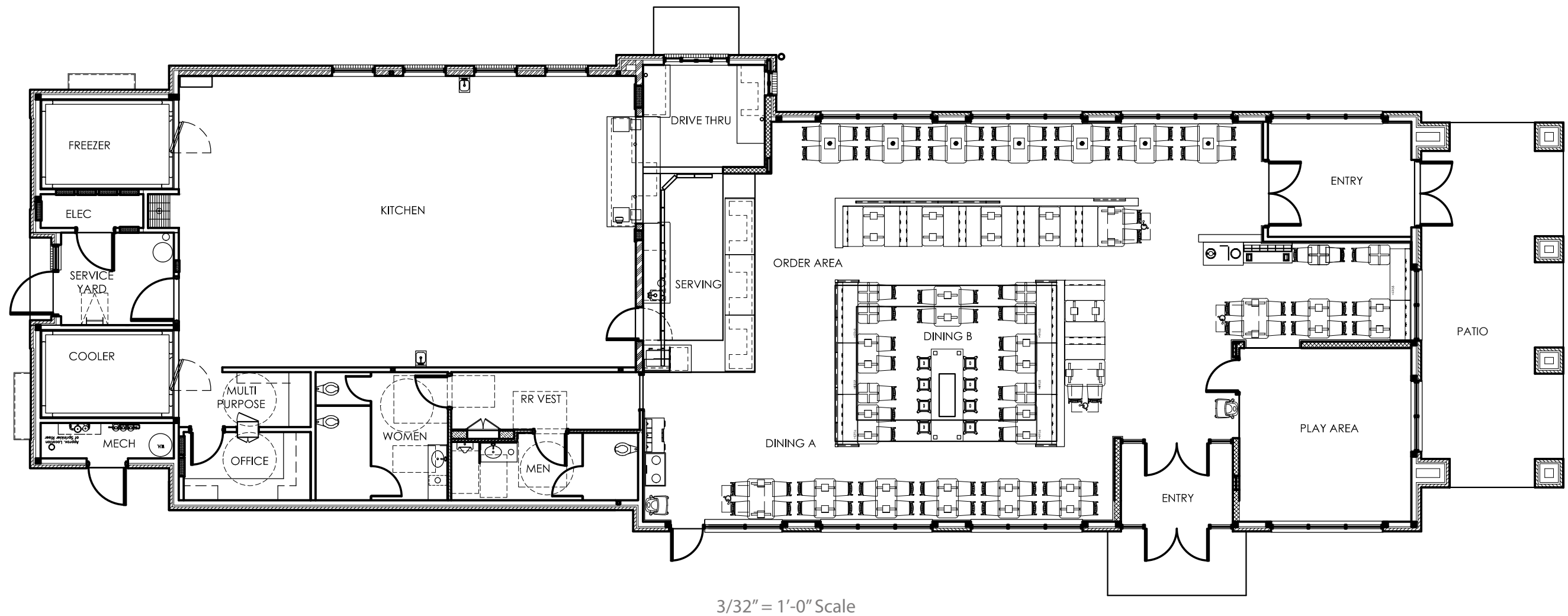
Site Line Study

03/09/2016

CFA #3700 AVALON, GEORGIA

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3/32" = 1'-0" Scale

03/09/2016

CFA #3700 AVALON, GEORGIA

Floor Plan

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LEGEND:

3/8"X 4 1/2" EYE SCREW ANCHORS
(INSTALL 2X SOLID BLOCKING BETWEEN
STUDS TO ATTACH ANCHOR - LOCATIONS
APPROXIMATE - VERIFY WITH C.M.)
RE: 11A1.8

PIPE SUPPORTS:
PROVIDE PIPE SUPPORTS AS SHOWN ON
PLUMBING WITH WEAR PAD BY ROOFING
MANUFACTURER

PIPING PENETRATION
REFRIGERATION/ELECTRICAL
RE: SA1.8

WATER HEATER FLUE
COMBUSTION AIR VENTS
RE: MECHANICAL

EXHAUST FAN RE:
6A1.8 SIM

PLUMBING VENT
RE: PLUMBING
CANOPY SCHEDULE:
RE: A2.1

WALK PAD - COLOR GRAY
(TYP.)

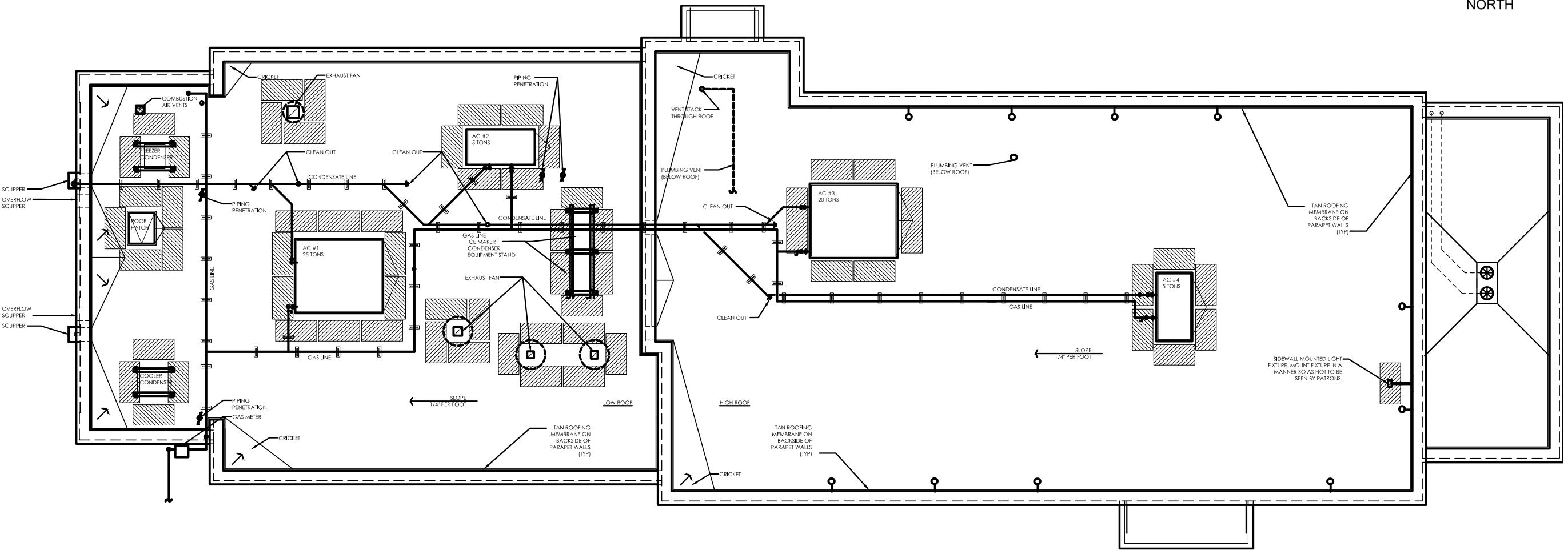


GENERAL NOTES:

1. CRICKETS SHALL BE CONSTRUCTED OF RIGID INSULATION AS REQUIRED TO PROVIDE SLOPE OF 1/8" PER FOOT MIN.
2. PAINT ALL EXPOSED GAS PIPING ON ROOF DARK BRONZE (2 COATS).
3. ALL CONDENSATE LINES SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED TO ELIMINATE SAGGING.
4. OVERFLOW SCUPPERS SHALL BE 4" HIGH BY 16" WIDE AND SHALL BE INSTALLED WITH THEIR BOTTOM EDGE 2" ABOVE THE BOTTOM EDGE OF THE ROOF SURFACE.
5. HORIZONTAL ROOFING MEMBRANE(S) SHALL BE WHITE.
6. VERTICAL ROOFING MEMBRANE(S) SHALL BE TAN (INCLUDING KICKERS).
7. WALK-PAD MEMBRANES SHALL BE GRAY.

2: EQUIPMENT STANDS

ALUMINUM EQUIPMENT STAND SUPPORTS AS MANUFACTURED BY AVCOA CORPORATION OF FORT LAUDERDALE, FLORIDA OR APPROVED EQUAL. 4 RAILS AT 5'-0" EACH AND 2 RAILS AT 9'-0" WITH 3 SUPPORTS EACH RAIL (CENTER MIDDLE LEG). 5'-0" RAILS TO BE 31" APART AT COOLER/FREEZER CONDENSERS AND 9'-0" RAILS TO BE 24" APART AT ICE MACHINE CONDENSERS. STANDS SHALL PROVIDE 18" MINIMUM CLEARANCE (48" O.C. AT ICE MAKER CONDENSERS) AND SHALL BE SIZED AND INSTALLED ACCORDING TO THE MANUFACTURERS LOAD CHARTS AND PRINTED INSTALLATION DETAILS.
CONTACT: (800) 266-7212



3/32" = 1'-0" Scale

Roof Plan



03/09/2016

CFA #3700 AVALON, GEORGIA

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03/09/2016

CFA #3700 AVALON, GEORGIA

Brick Details

*Photo samples are intended to represent general color range and texture. Precise color fidelity is difficult to obtain in print. Brick selections should be made from physical product samples. Physical samples to be presented at presentation.





- BRICK SOLDIER
- BRICK ROWLOCK
- BRICK, HERRINGBONE
- BRICK HEADER, STACKED
- BRICK FIELD - RUNNING BOND
- BRICK ROWLOCK
- BRICK SOLDIER ARCH
- BRICK FIELD - RUNNING BOND
- BRICK ROWLOCK
- BRICK FIELD - RUNNING BOND

03/09/2016

CFA #3700 AVALON, GEORGIA

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03/09/2016

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BRICK ROWLOCK

BRICK HEADER, STACKED

BRICK, HERRINGBONE

BRICK SOLDIER ARCH

BRICK FIELD - RUNNING BOND, TYP.

BRICK ROWLOCK

BRICK FIELD - RUNNING BOND, TYP.

03/09/2016

Brick Details

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BRICK ROWLOCK

BRICK HEADER, STACKED

BRICK, HERRINGBONE

BRICK SOLDIER ARCH

BRICK FIELD - RUNNING BOND, TYP.

BRICK ROWLOCK

BRICK FIELD - RUNNING BOND, TYP.

03/09/2016

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03/09/2016

CFA #3700 AVALON, GEORGIA

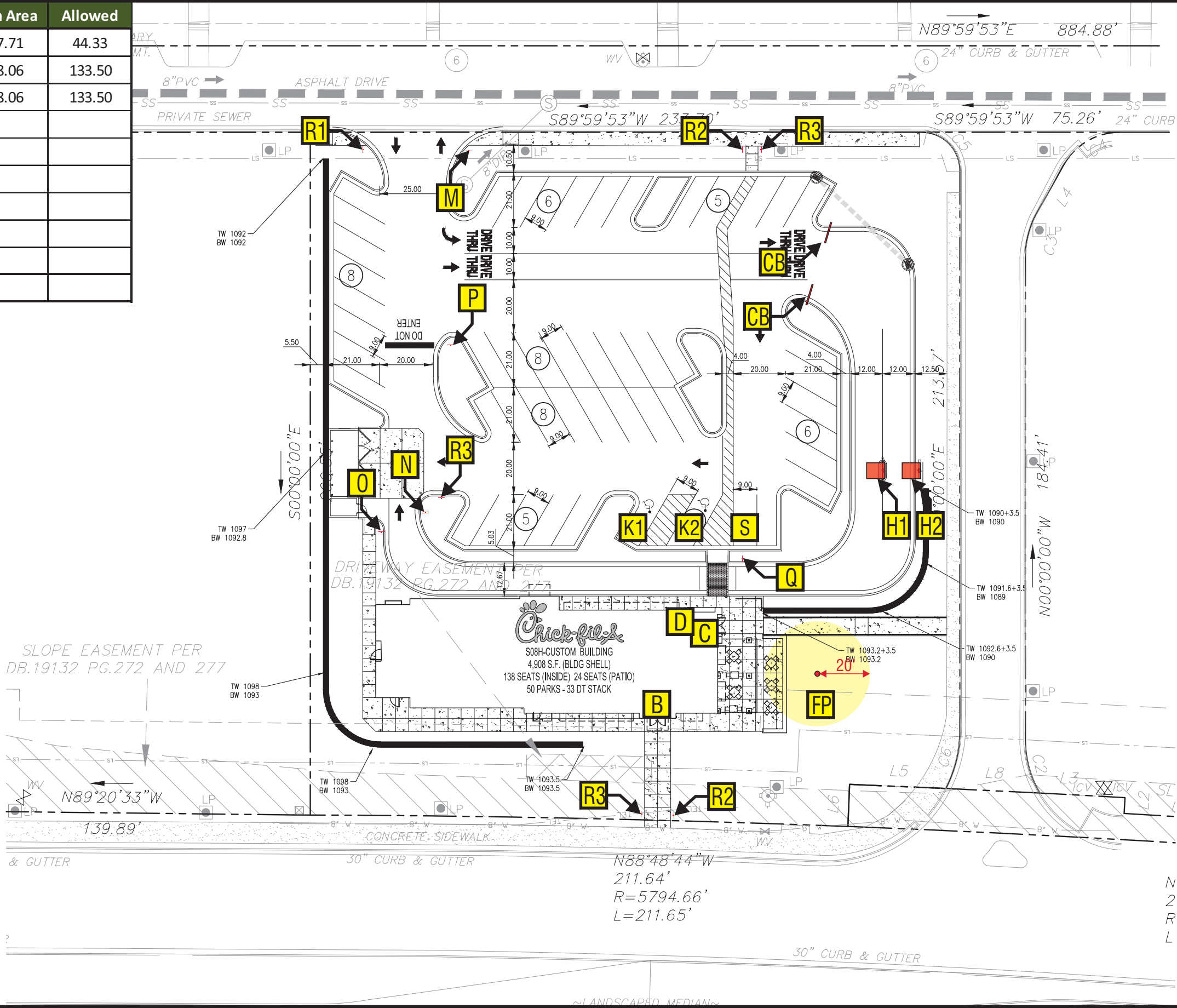
Brick Details

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Item	Description	Qty	Sign Area	Allowed
B	Wall Sign - Script	1	37.71	44.33
C	Wall Sign - Icon	1	18.06	133.50
D	Wall Sign - Icon	1	18.06	133.50

Item	Description	Qty
K1	DOT - Handicapped Parking	1
K2	DOT - Handicapped Parking (Van)	1
L	DOT - Pedestrian Sign	1
M	DOT - Stop	1
N	DOT - Stop / Do Not Enter	1
O	DOT - Do Not Enter	1
P	DOT - One Way / Do Not Enter	1
Q	DOT - Stop Here	1
R	DOT - Pedestrian Directional	6
S	DOT - Curbside Delivery	1
H1	Menu Canopy (Lane 1)	1
H2	Menu Canopy (Lane 2)	1
CB	Clearance Bar	2
FP	Flag pole (50') freight not included	1



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SITE PLAN

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

5w f i b o	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER

L03700

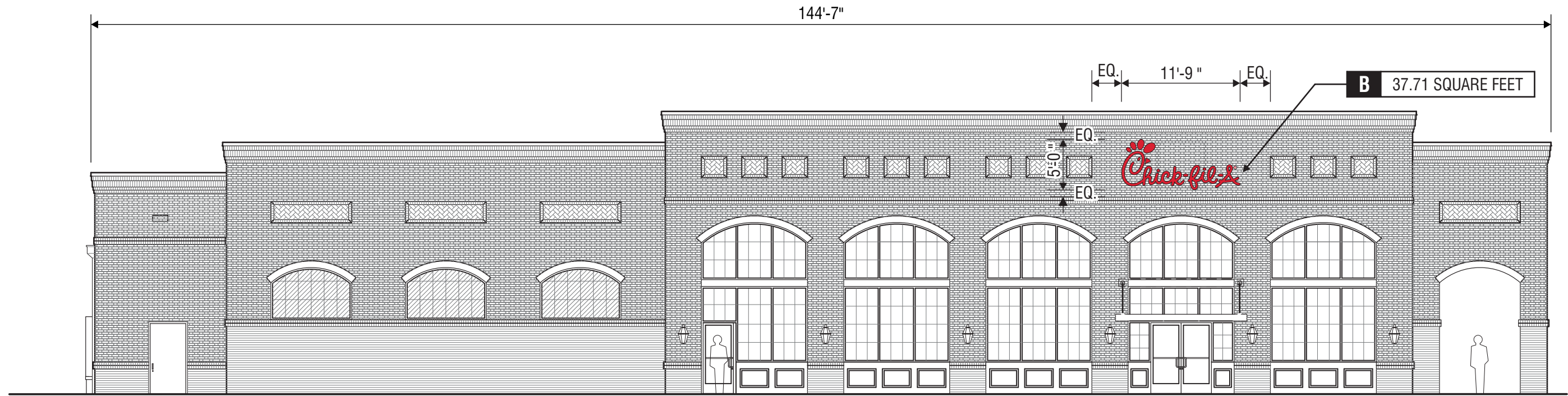
STORE ADDRESS

Chick-fil-A at Alpharetta, GA (Avalon)
Old Milton Pkwy.
Alpharetta, GA

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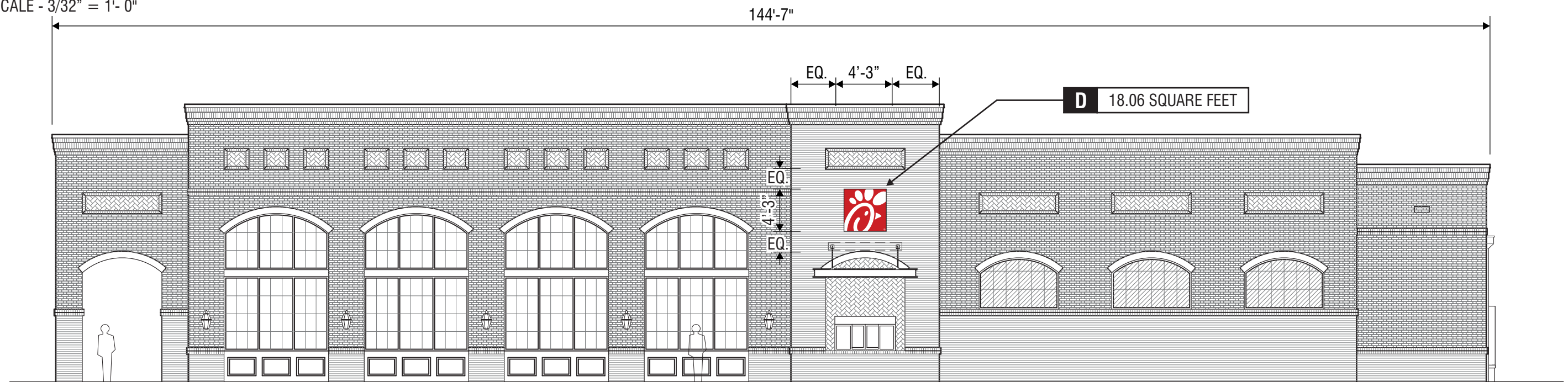
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SITE
PLAN



ELEVATION

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



ELEVATION

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



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BUILDING
S08N
144 REVERSE

BUILDING ELEVATIONS

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

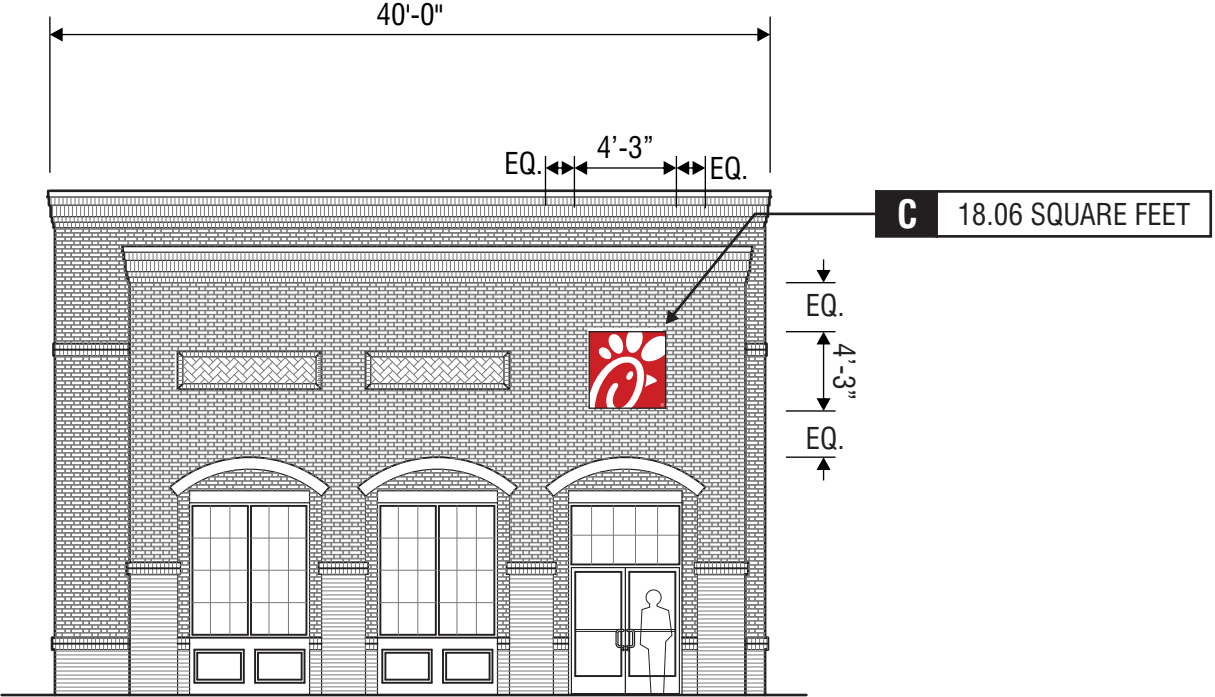
ALL ELECTRICAL
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OTHERWISE INDICATED

DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER	STORE ADDRESS
L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA

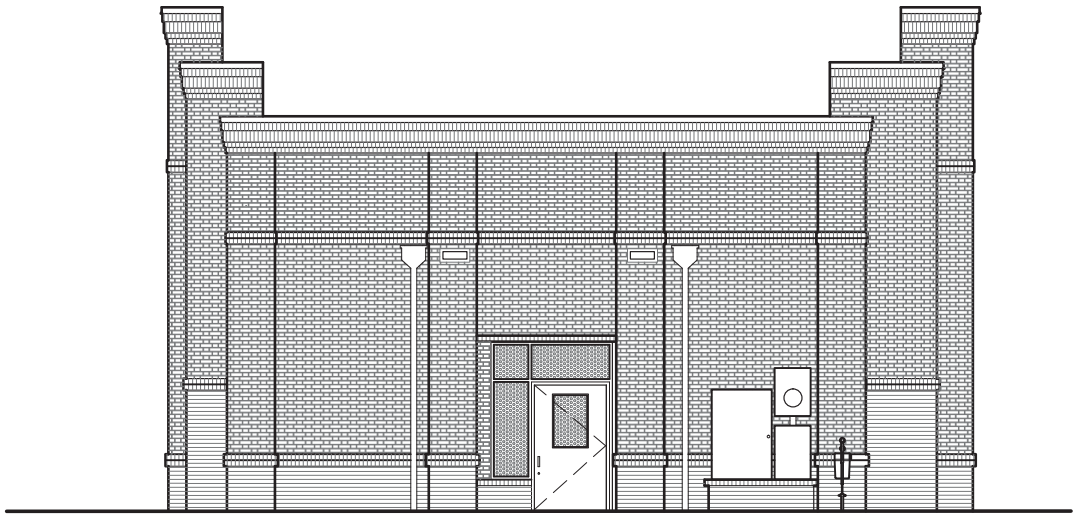
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**BUILDING
ELEVATIONS**



ELEVATION

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



ELEVATION

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



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BUILDING
S08N
144 REVERSE

BUILDING ELEVATIONS

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
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DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
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STORE NUMBER	STORE ADDRESS
L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA

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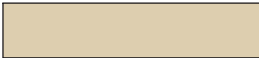
BUILDING
ELEVATIONS

SPECIFICATIONS

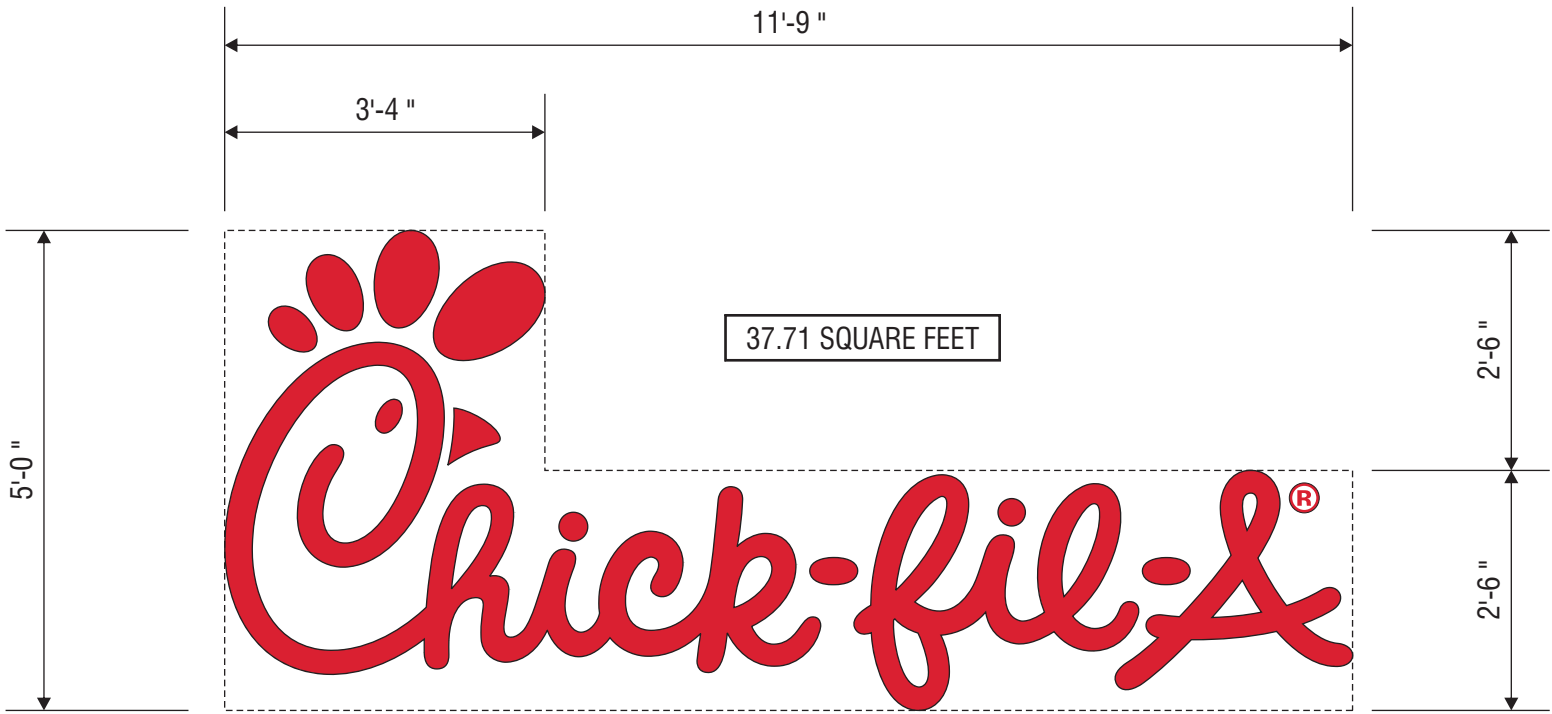
CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS



CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP

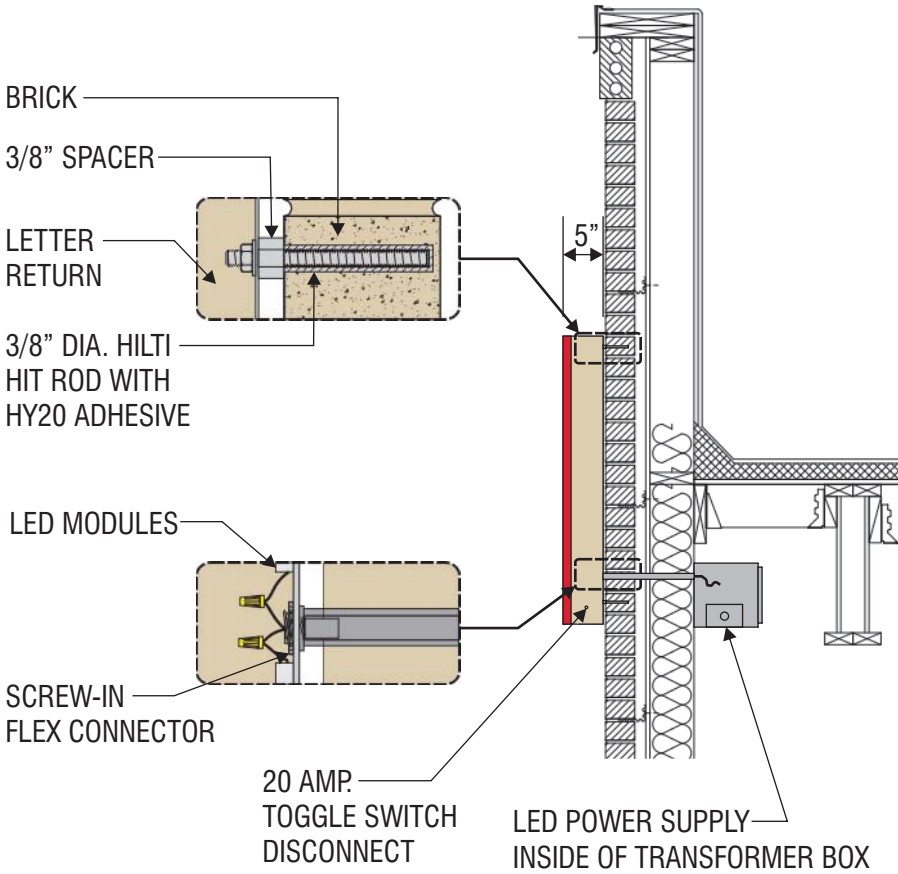


ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION

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



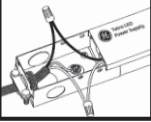
CROSS-SECTION

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


**CLAYTON
Signs**

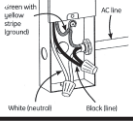

CHANNEL LETTERS (RED ILLUMINATION)

LED's
JTSLS016R-0.4 RED LED
POWER SUPPLY
BL-120-12-60 POWER SUPPLY



WET LOCATION

CONNECT THE AC LINE TO THE
BLACK (LINE) AND WHITE
(NEUTRAL) INPUT WIRES OF THE
POWER SUPPLY USING 18-14 AWG
TWIST ON WIRE CONNECTORS.
GROUND POWER SUPPLY GREEN
WIRE TO GROUNDING SCREW.
REPLACE JUNCTION BOX COVER.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



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SIGN TYPE
3.5

LED-ILLUMINATED CHANNEL LETTER WALL SIGN

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ALL ELECTRICAL
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ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER

L03700

STORE ADDRESS

Chick-fil-A at Alpharetta, GA (Avalon)
Old Milton Pkwy.
Alpharetta, GA

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LOCATION
B

2 x 6" WOOD
BLOCKING
FOR MOUNTING
OF SIGN

2 x 6" WOOD
BLOCKING
FOR MOUNTING
OF SIGN

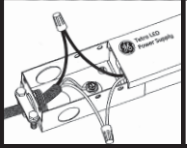
END VIEW

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

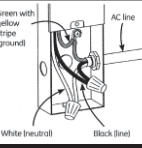



SINGLE FACED CABINET

LED's
GEWHSSPS3 - 71K - SINGLED SID
POWER SUPPLY
GEPS12 - 12V POWER SUPPLY


WET LOCATION

CONNECT THE AC LINE TO THE
BLACK (LINE) AND WHITE
(NEUTRAL) INPUT WIRES OF THE
POWER SUPPLY USING 18-14 AWG
TWIST ON WIRE CONNECTORS.
GROUND POWER SUPPLY GREEN
WIRE TO GROUNDING SCREW.
REPLACE JUNCTION BOX COVER.


Green with
yellow
stripe
(ground)
AC line
White (neutral)
Black (line)

THIS SIGN IS ITENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



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SIGN TYPE

SINGLE-FACED WALL SIGN

4

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

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ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER

L03700

STORE ADDRESS

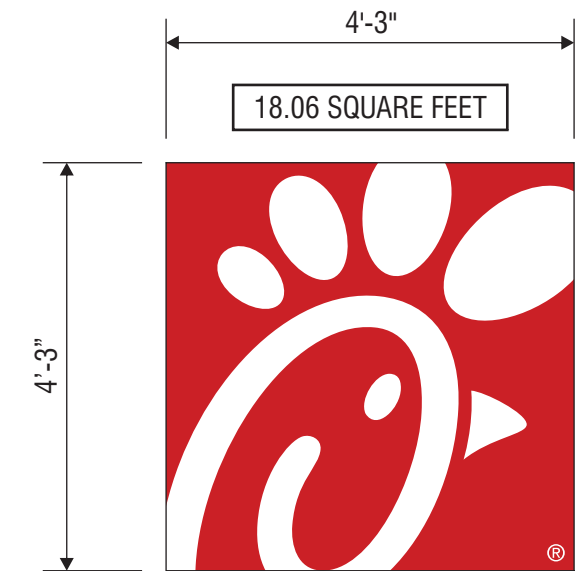
Chick-fil-A at Alpharetta, GA (Avalon)
Old Milton Pkwy.
Alpharetta, GA

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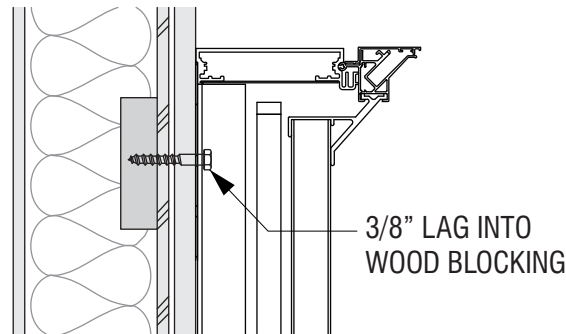
LOCATION

C/D



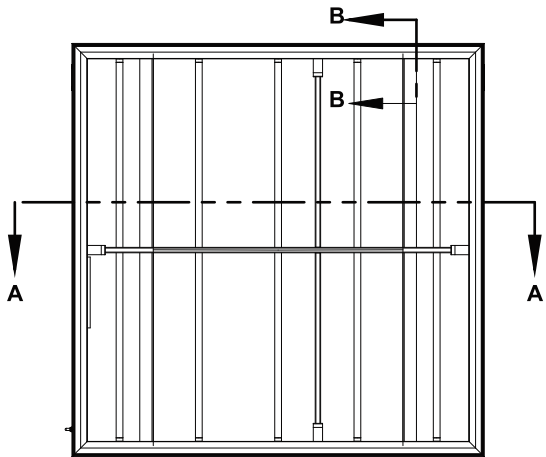
ELEVATION

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



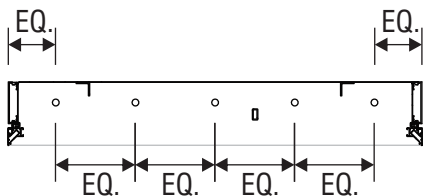
SECTION B-B

NOT TO SCALE



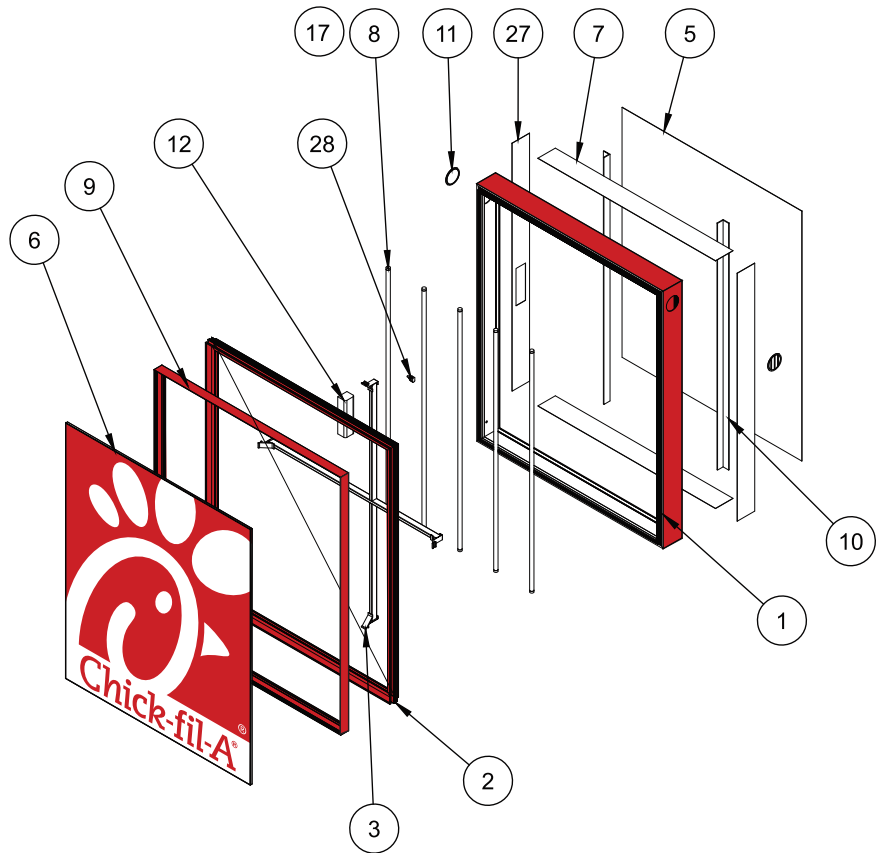
BRACE SUPPORT DETAIL

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



SECTION A-A

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



ITEM NO.	DESCRIPTION	QTY.
1	SIGNCOMP #2025 SINGLE FACE BODY CABINET	4
2	SIGNCOMP #2085 ALUM TENTION FRAME RETAINER	4
3	SIGNCOMP #5350 ALUM FRAME BRACE	4
4	SIGNCOMP #2175 ALUM FRAME SUPPORT TUBE	4
5	.080 ALUM BACK	1
6	ARLON CAST FLEX SUBSTRATE	1
7	.063 ALUM RACEWAY COVERS	3
8	F72T8/CW/841/H O/RDC VOLTARC TRILIGHT MAX LAMPS	5
9	SIGNCOMP #2095 ALUM TENTION FRAME COVER	4
10	2X 2X 3/16 ALUM MOUNTING ANGLE	2
11	4" DIA VENT COVER	2
12	EESB832-16L @ 3.0AMPS - 120V ELECTRONIC BALLAST	1
13	SIGNCOMP #5312 ALUM CORNER ANGLE	4
14	SIGNCOMP #5210 ALUM CORNER KEY	4
15	SIGNCOMP #5360 FACE RETENTION CLIPS AT 5"oc	A/R
16	SIGNCOMP ALUM RETAINER CORNER ANGLE	4
17	KULKA 583-GDF SPRINGLOADED LAMP SOCKET	5
18	KULKA 582-GDF SNAP-IN LAMP SOCKET	5
19	1/2" DIA LIQUID TIGHT CONDUIT CONNECTOR	A/R
20	1/2" DIA LIQUID TIGHT FLEXIBLE CONDUIT	A/R
21	SIGNCOMP #5170 RETAINER HINGE SCREWS (18" oc)	A/R
22	SIGNCOMP #5180 RETAINER CLOSURE SCREWS (18"oc)	A/R
23	SIGNCOMP #5195 COVER SCREWS (24"oc)	A/R
24	SIGNCOMP FRAME BRACE SCREWS	A/R
25	#8 SHEET METAL SCREWS	A/R
26	FIRST SURFACE APPLIED VINYL (ARLON 230-53 CARDINAL RED)	1
27	.063 ALUM RACWAY COVER WITH BALLAST HOLE	1
28	20 AMP TOGGLE SWITCH	1

SPECIFICATIONS

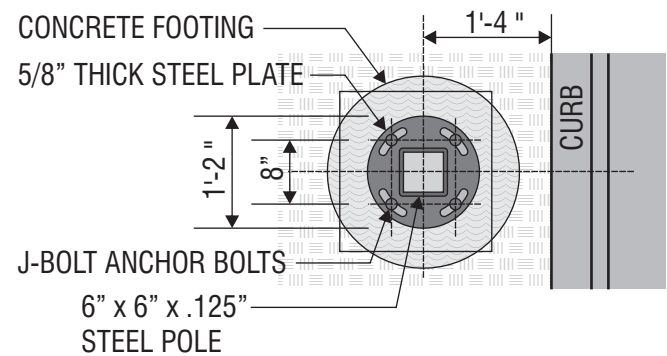
CANOPY TOP
METAL TOP (OPAQUE) WITH COLOR TO MATCH BUILDING COLOR.

STRUCTURE
6" X 6" STEEL SUPPORT POLE INSTALLED INTO CONCRETE FOOTING WITH ANCHOR BOLTS. 3" ALUMINUM TUBING FRAME ON CANOPY TOP.

MENU BOARDS
PIVOTING ALUMINUM CONSTRUCTION CABINETS INTERNALLY ILLUMINATED WITH OPENINGS TO FIT MENU GRAPHICS. BOARDS INTERNALLY ILLUMINATED BY BY LEDS.

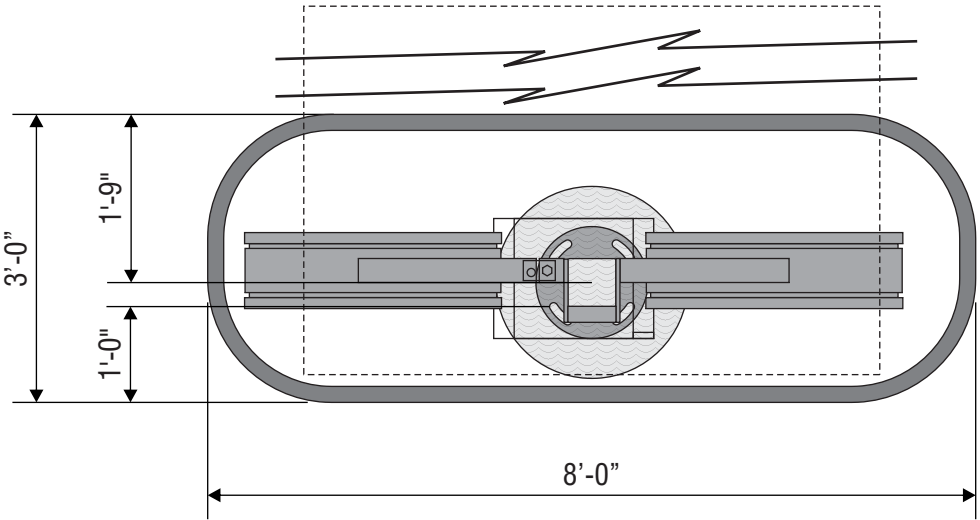
DARK BRONZE

WHITE VINYL FILM



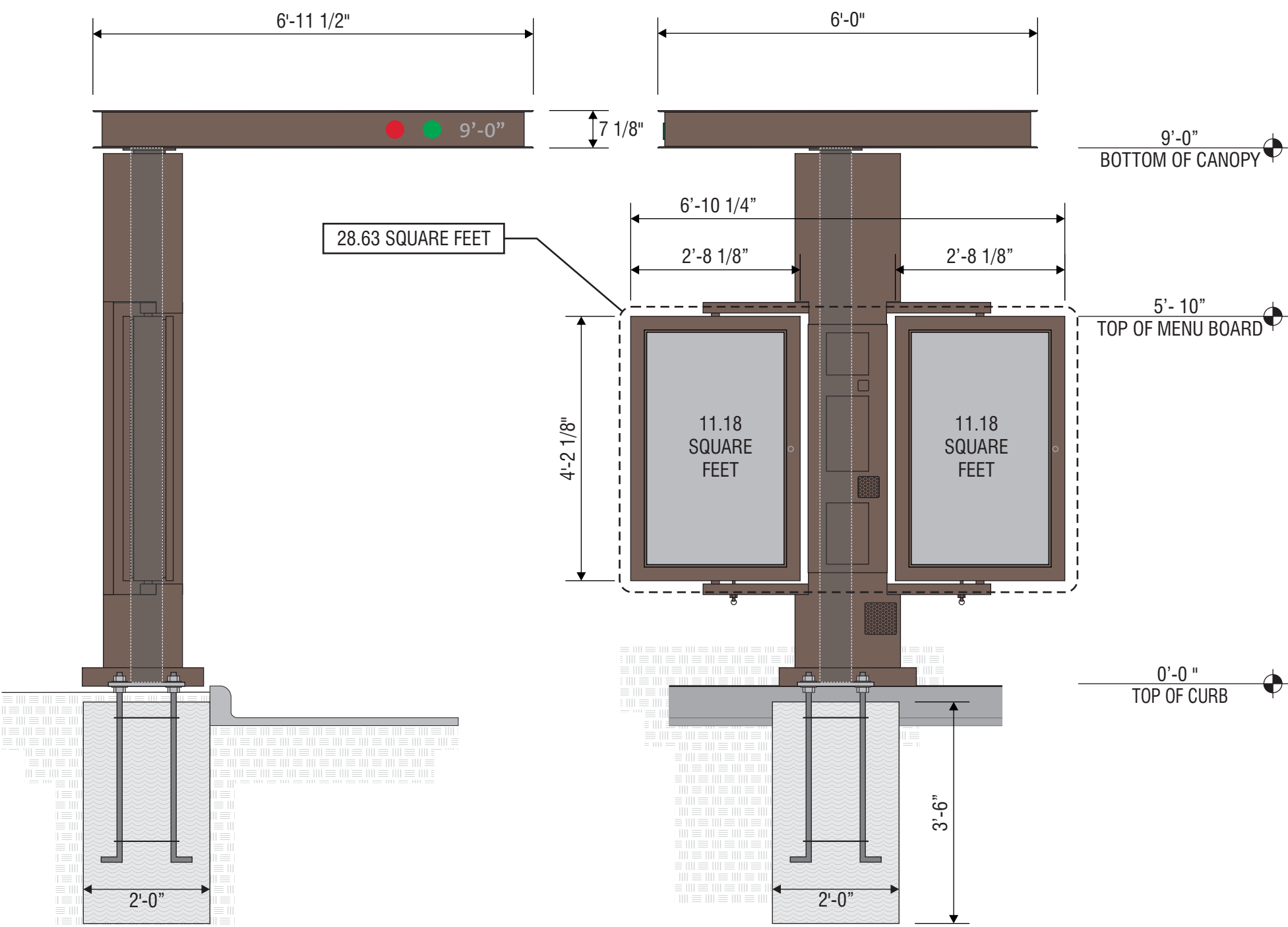
BOLT DETAIL

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



OUTER LANE ISLAND PLAN VIEW

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



END VIEW

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

ELEVATION

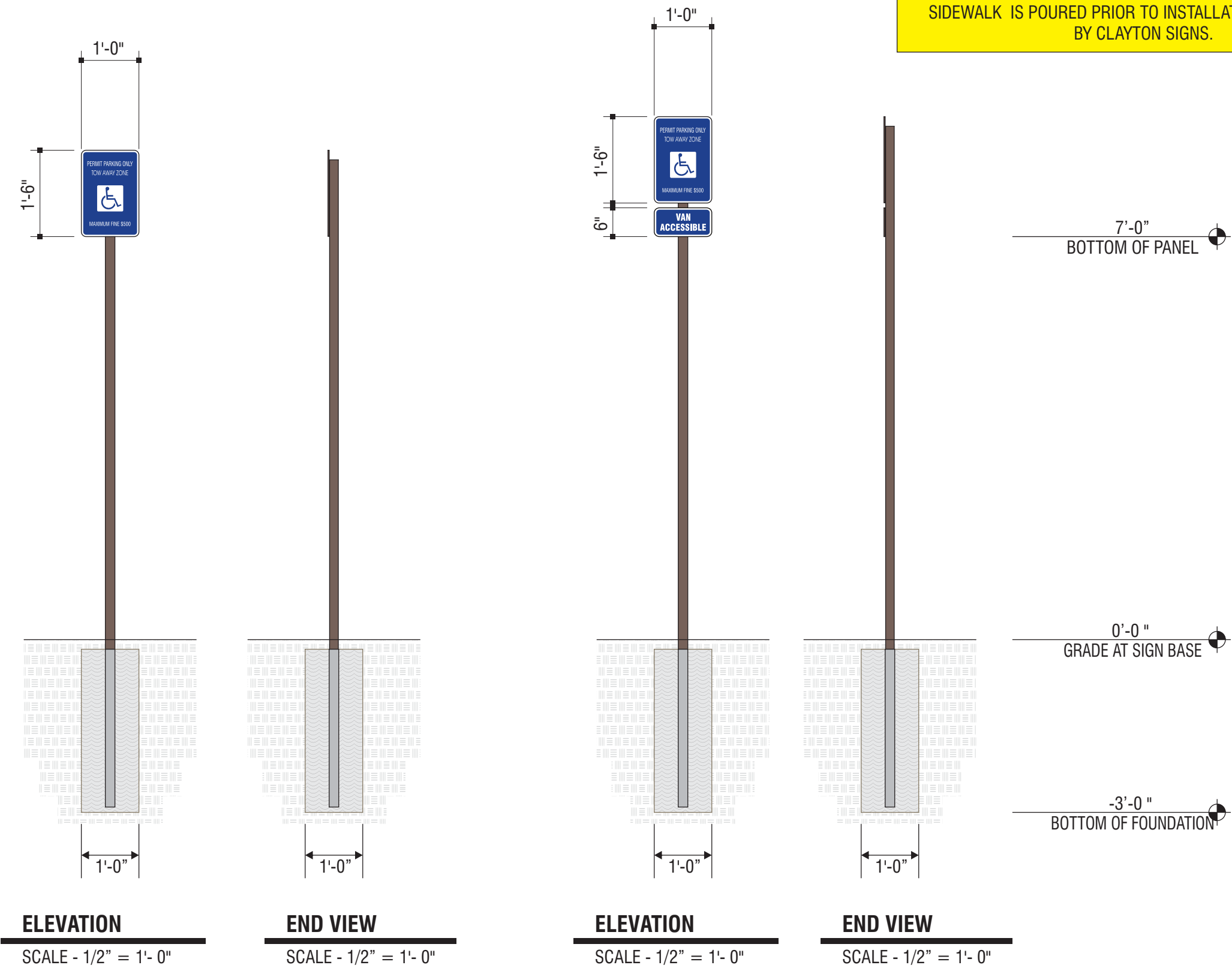
SCALE - 1/2" = 1'- 0"

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP


BACK OF SIGN PANEL AND POST
DARK BRONZE

NOTE: IF THIS SIGN IS LOCATED ON THE SIDEWALK THEN
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE
SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN'
BY CLAYTON SIGNS.



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SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION K
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR		ACCOUNT REP. Ben Holliday	L03700	Chick-fil-A at Alpharetta, GA (Avalon)		
			DRAWING DATE June 24, 2015		Old Milton Pkwy.		
			REVISION DATE March 8, 2016		Alpharetta, GA		

SPECIFICATIONS

SIGN PANELS
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WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



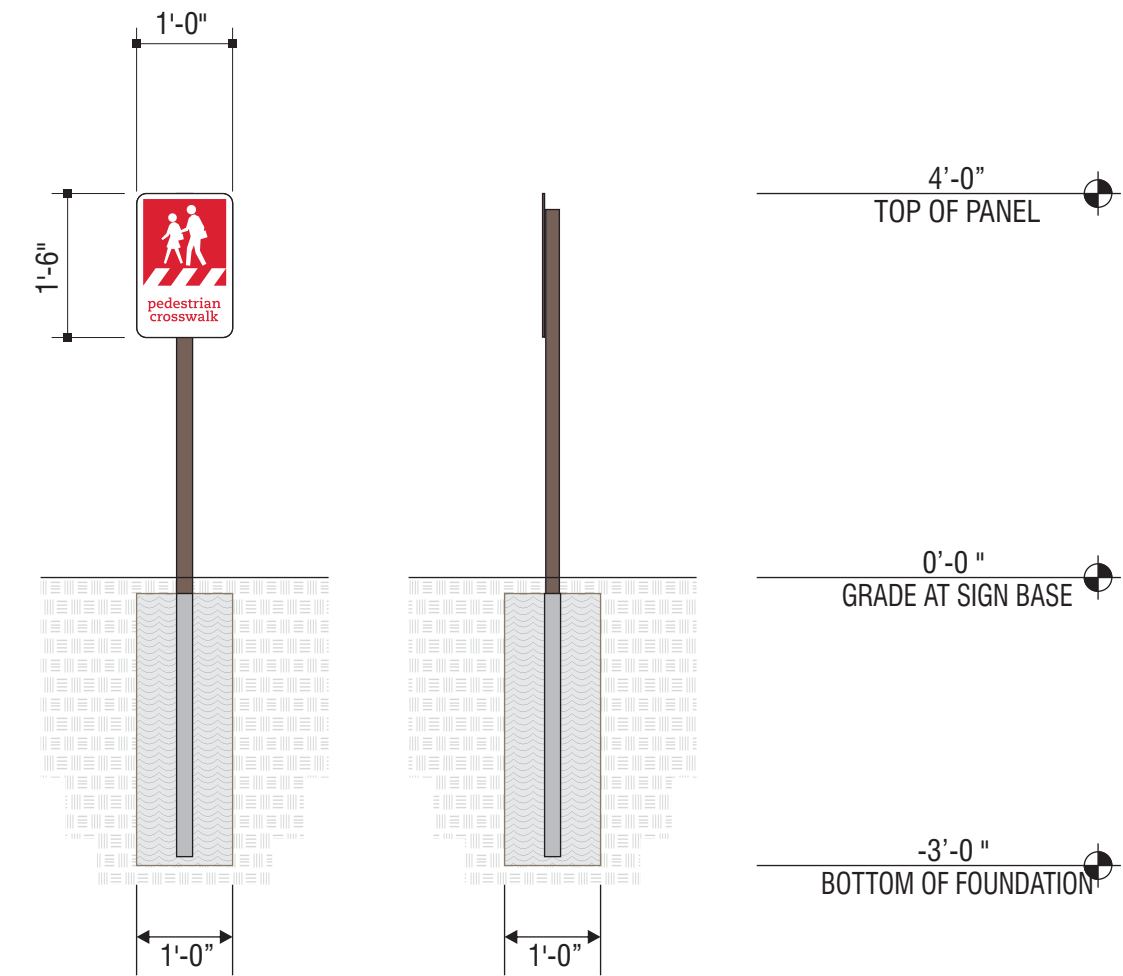
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



ELEVATION

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

END VIEW

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



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	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR		ACCOUNT REP. Ben Holliday	L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA		
			DRAWING DATE June 24, 2015				
			REVISION DATE March 8, 2016				

SPECIFICATIONS

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PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



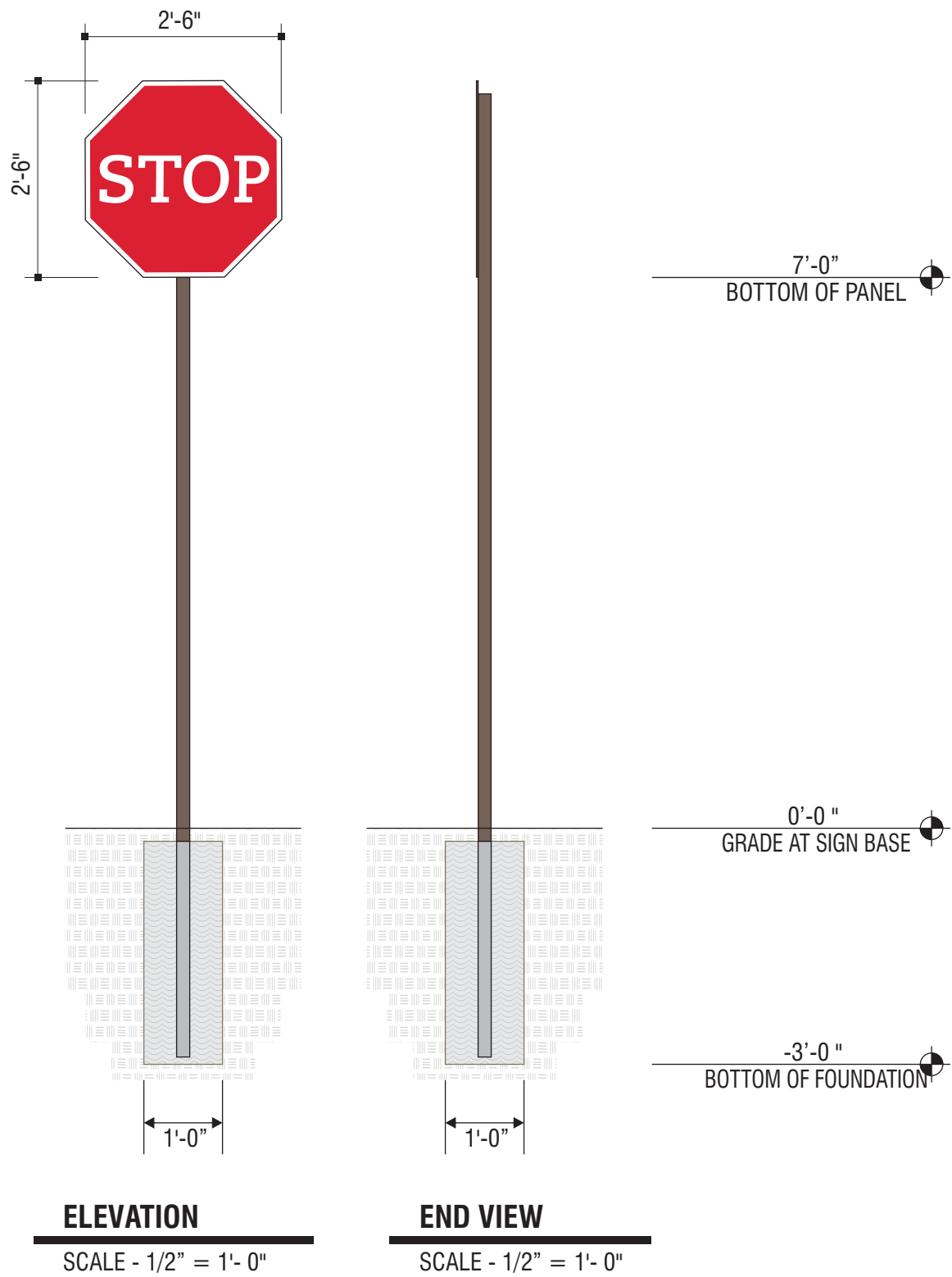
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



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404.361.3800
www.claytonsigns.com

SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS		ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED		DRAWN BY	Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION M
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR				ACCOUNT REP.	Ben Holliday	L03700	Chick-fil-A at Alpharetta, GA (Avalon)		
					DRAWING DATE	June 24, 2015		Old Milton Pkwy.		
					REVISION DATE	March 8, 2016		Alpharetta, GA		

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



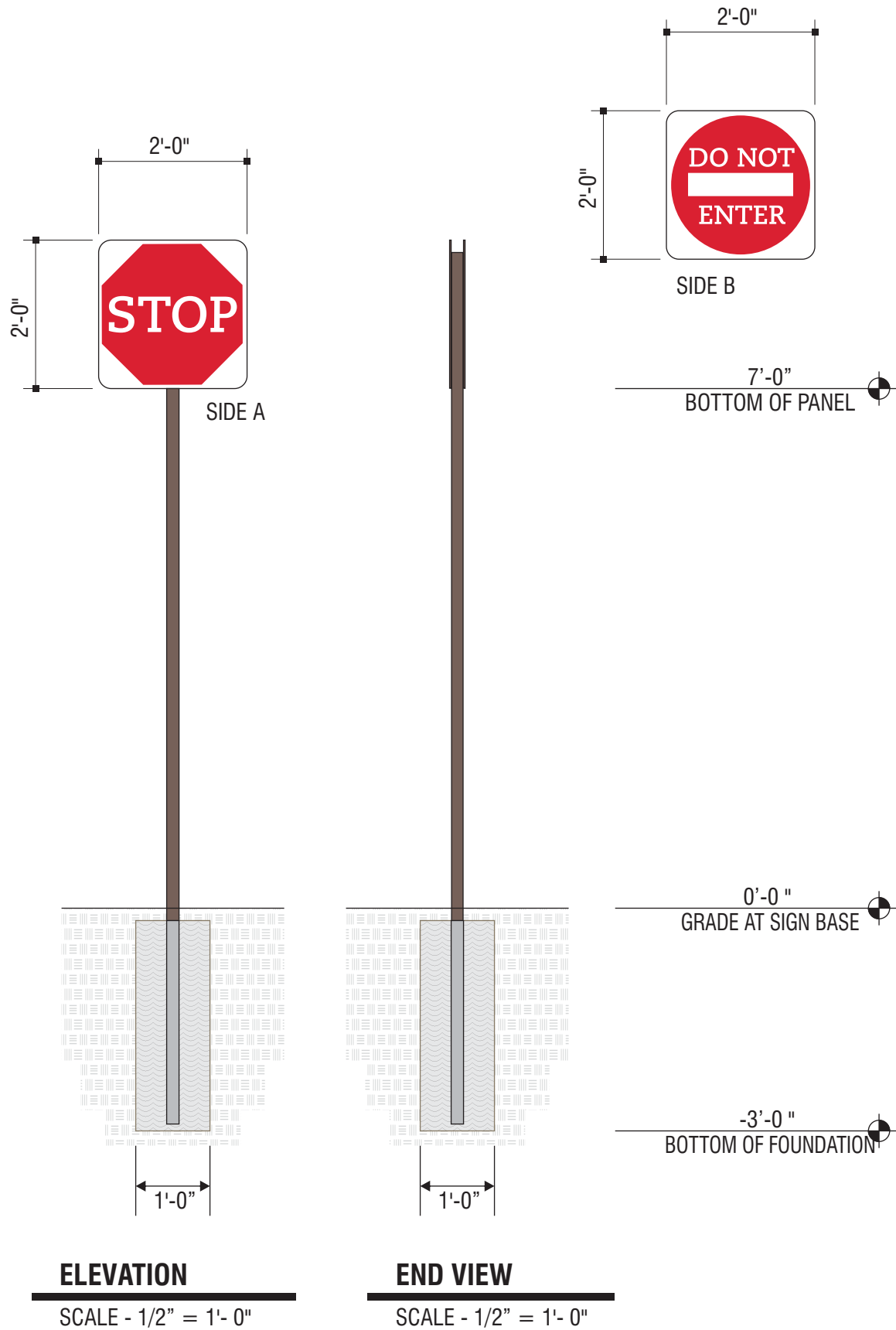
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS		ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED		DRAWN BY	Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION N
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					DRAWING DATE	June 24, 2015		Old Milton Pkwy.		
					REVISION DATE	March 8, 2016		Alpharetta, GA		

SPECIFICATIONS

SIGN PANELS

PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.

SIGN POSTS

POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



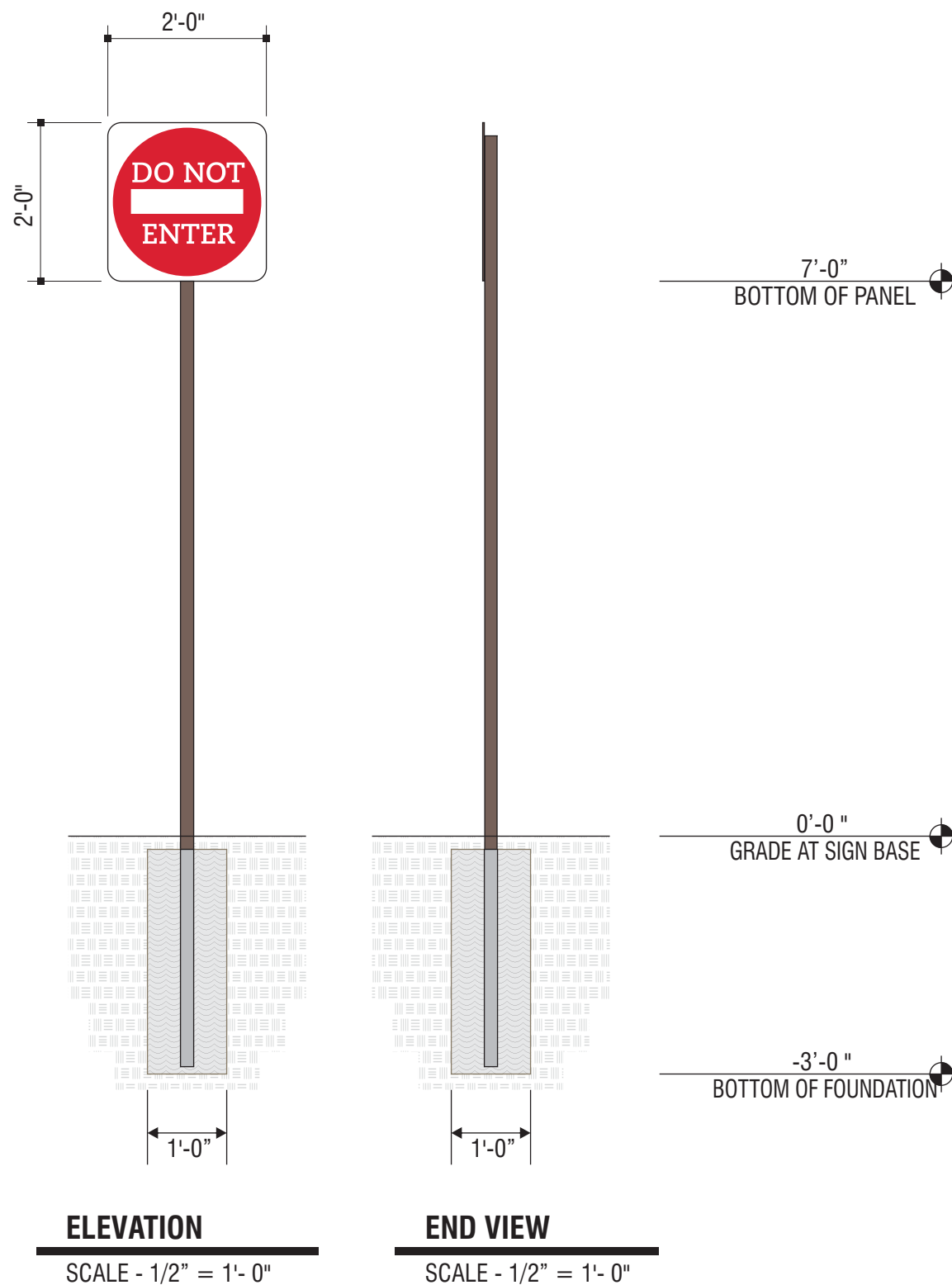
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
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SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holliday	STORE NUMBER L03700	STORE ADDRESS		THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION 0
			ACCOUNT REP. Ben Holliday		Chick-fil-A at Alpharetta, GA (Avalon)			
			DRAWING DATE June 24, 2015		Old Milton Pkwy.			
	DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR		REVISION DATE March 8, 2016		Alpharetta, GA			

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



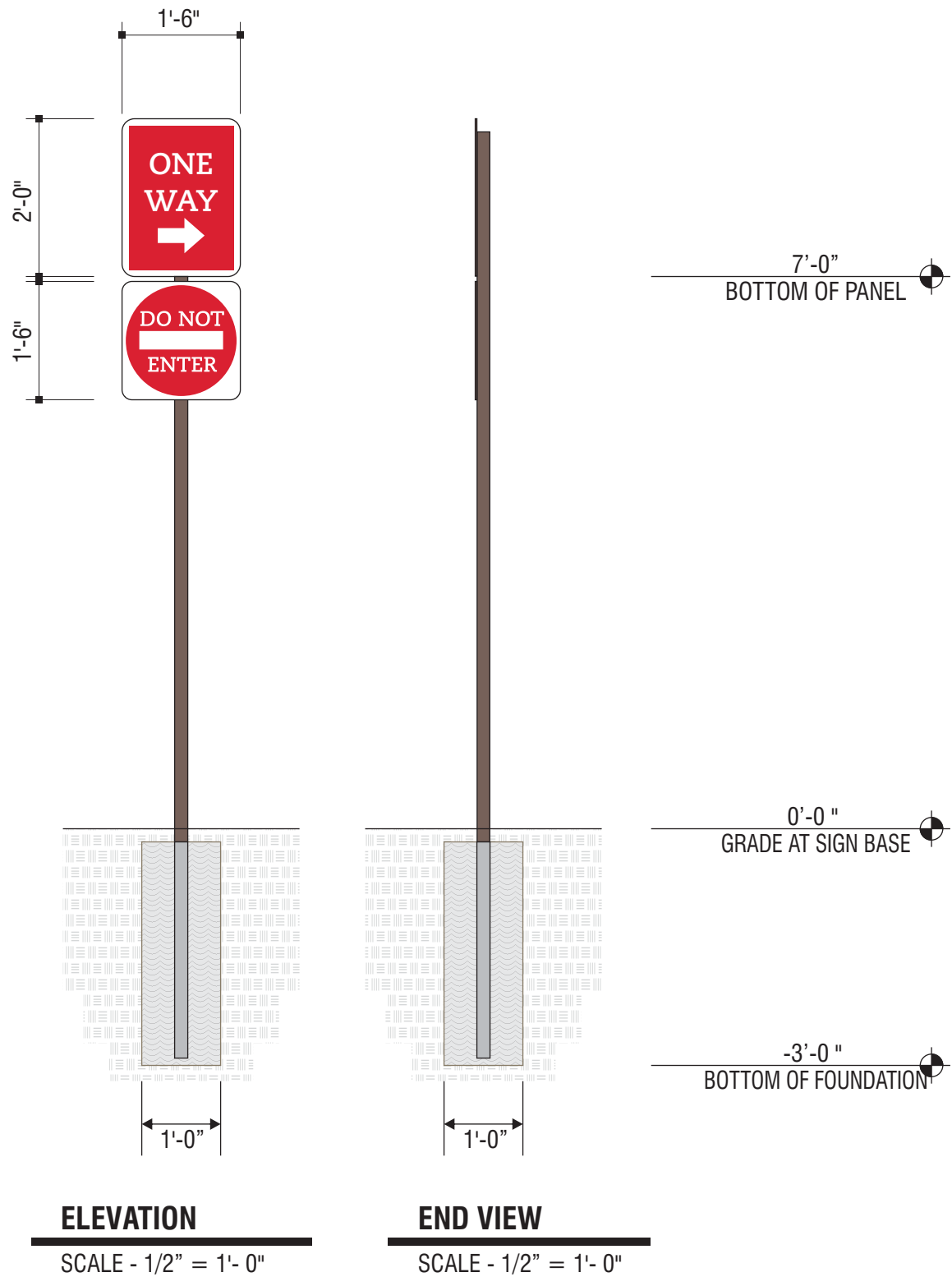
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



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Lake City, GA 30260
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					DRAWING DATE	June 24, 2015		Old Milton Pkwy.		
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SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



SIGN PANEL
RED REFLECTIVE



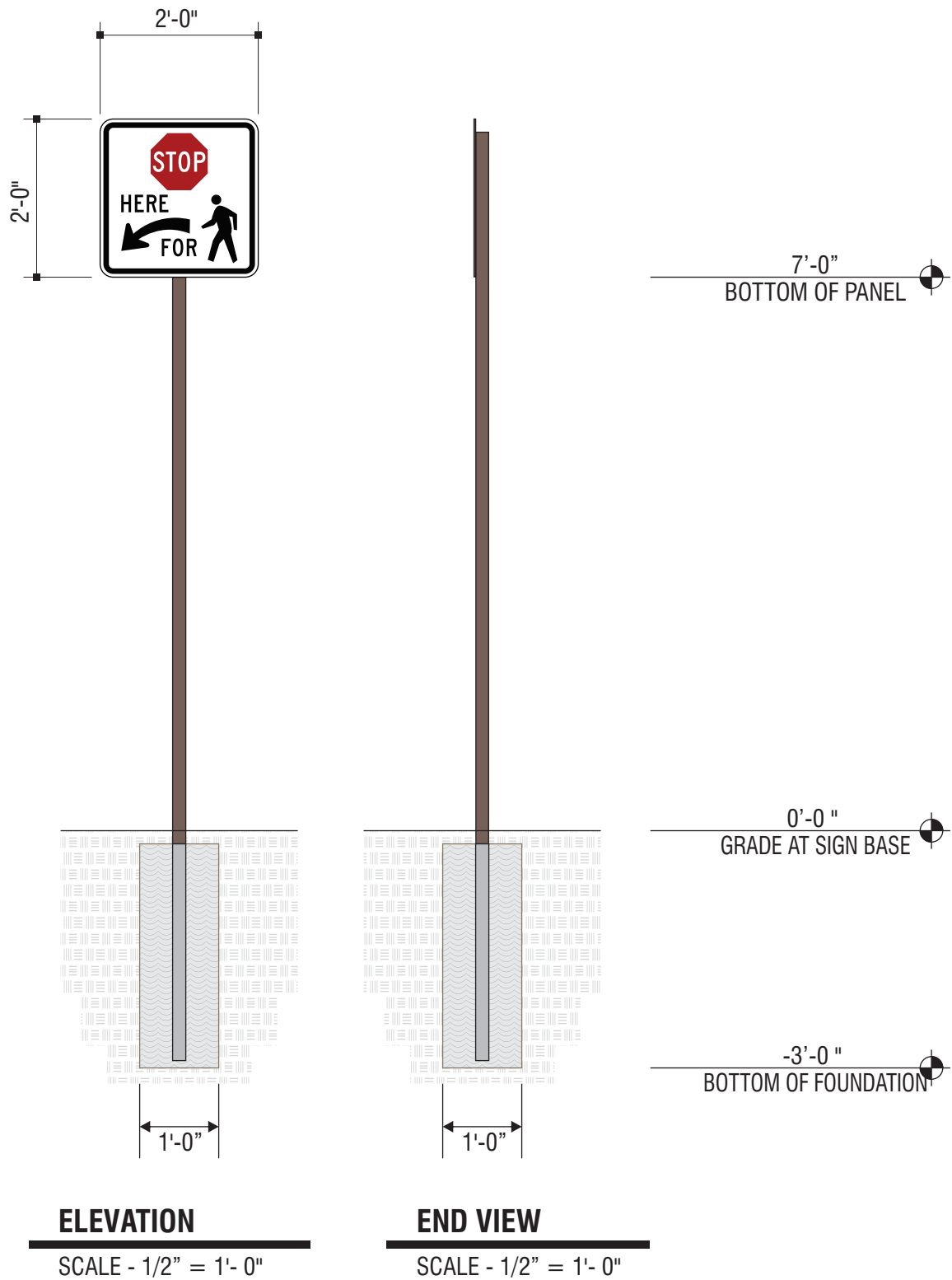
SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



SIGN PANEL (IF SHOWN)
BLACK REFLECTIVE



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Lake City, GA 30260
404.361.3800
www.claytonsigns.com

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			DRAWING DATE	June 24, 2015		Old Milton Pkwy.		
			REVISION DATE	March 8, 2016		Alpharetta, GA		

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE



BACK OF SIGN PANEL AND POST
DARK BRONZE



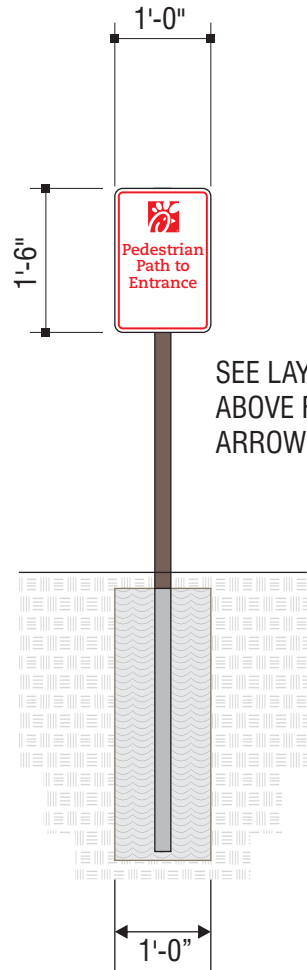
LAYOUT R1



LAYOUT R2



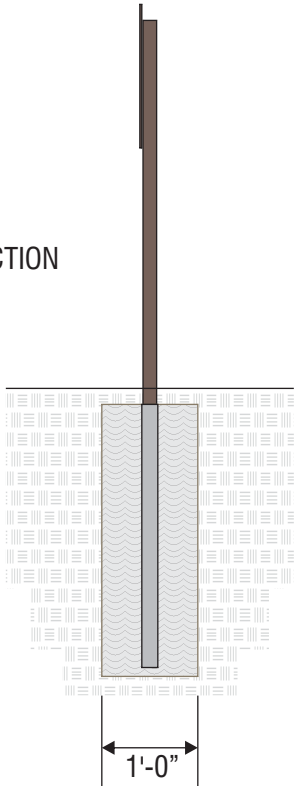
LAYOUT R3



ELEVATION

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

SEE LAYOUTS
ABOVE FOR
ARROW DIRECTION



END VIEW

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

4'-0"
TOP OF PANEL

0'-0 "
GRADE AT SIGN BASE

-3'-0 "
BOTTOM OF FOUNDATION



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SIGN TYPE
7

DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

CHECKED BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER	STORE ADDRESS
L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA

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LOCATION
R

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP



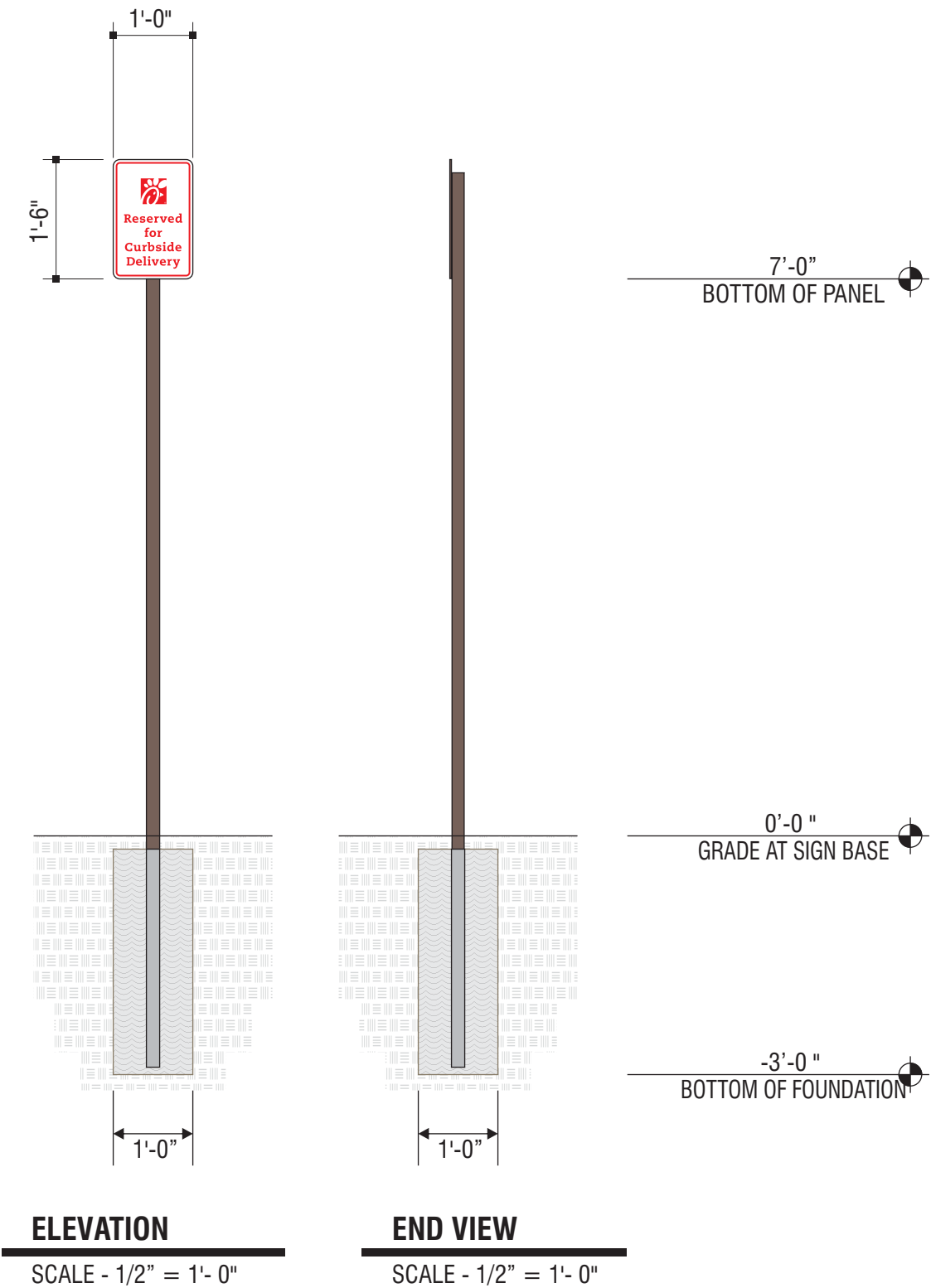
SIGN PANEL
RED REFLECTIVE



SIGN PANEL
WHITE REFLECTIVE

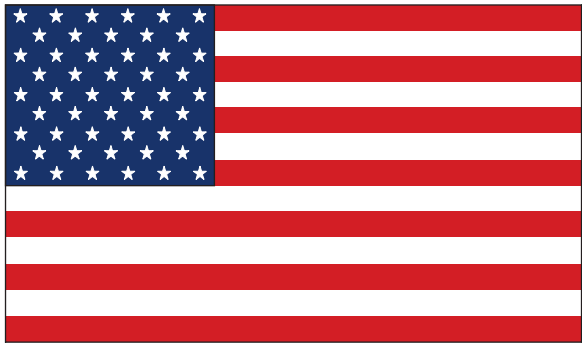


BACK OF SIGN PANEL AND POST
DARK BRONZE



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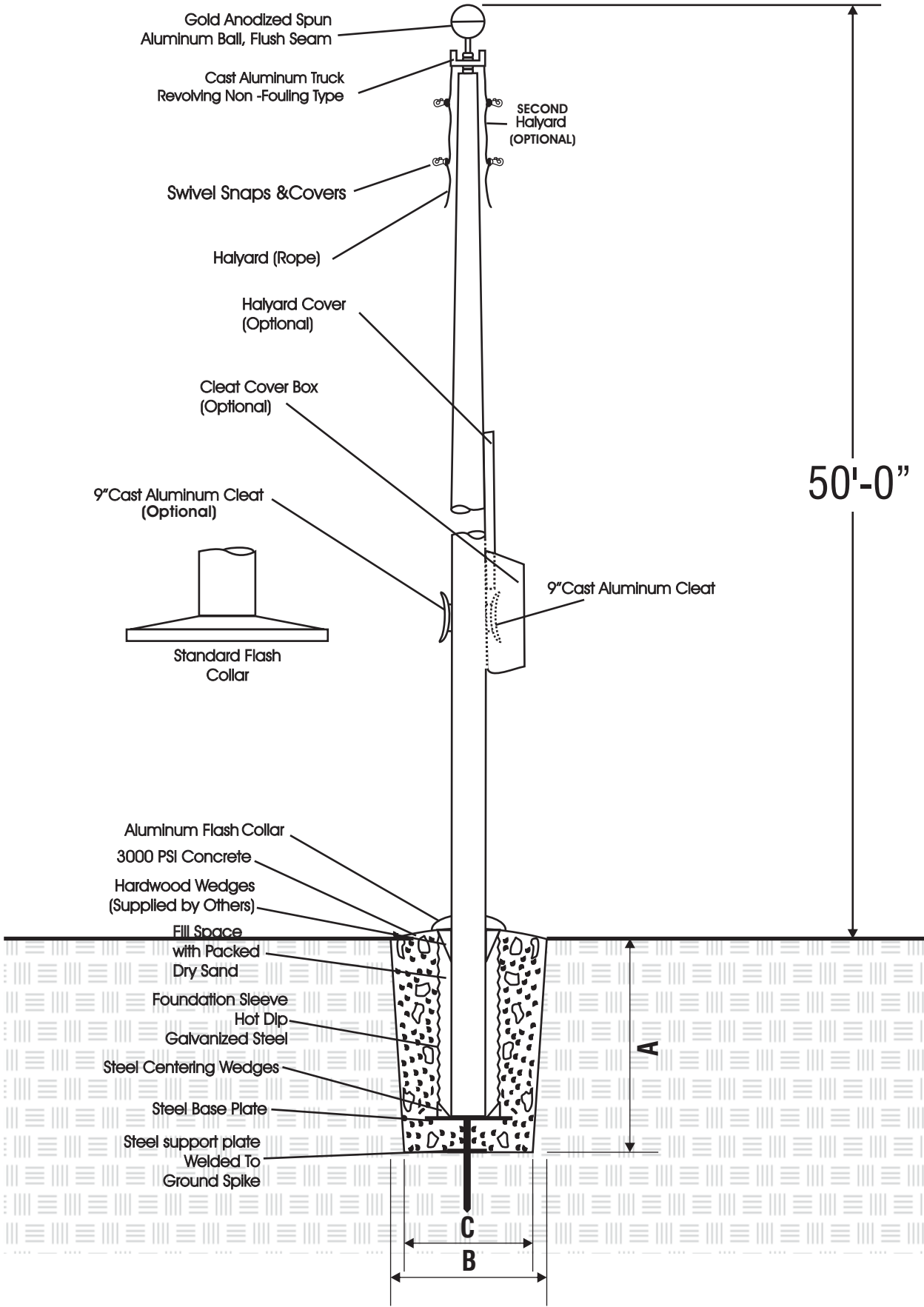
SIGN TYPE 7	DOT REGULATORY TRAFFIC SIGNS		ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED		DRAWN BY	Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION S
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					DRAWING DATE	June 24, 2015		Old Milton Pkwy.		
					REVISION DATE	March 8, 2016		Alpharetta, GA		



FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	30"	24"
25'	3'6"	30"	24"
30'	3'6"	30"	24"
35'	4'0"	36"	30"
40'	4'6"	42"	36"
45'	5'0"	48"	42"
50'	5'6"	48"	42"

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND
SLEEVE BY SIGN CONTRACTOR



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SIGN TYPE
10

FLAG POLE

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER	STORE ADDRESS
L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA

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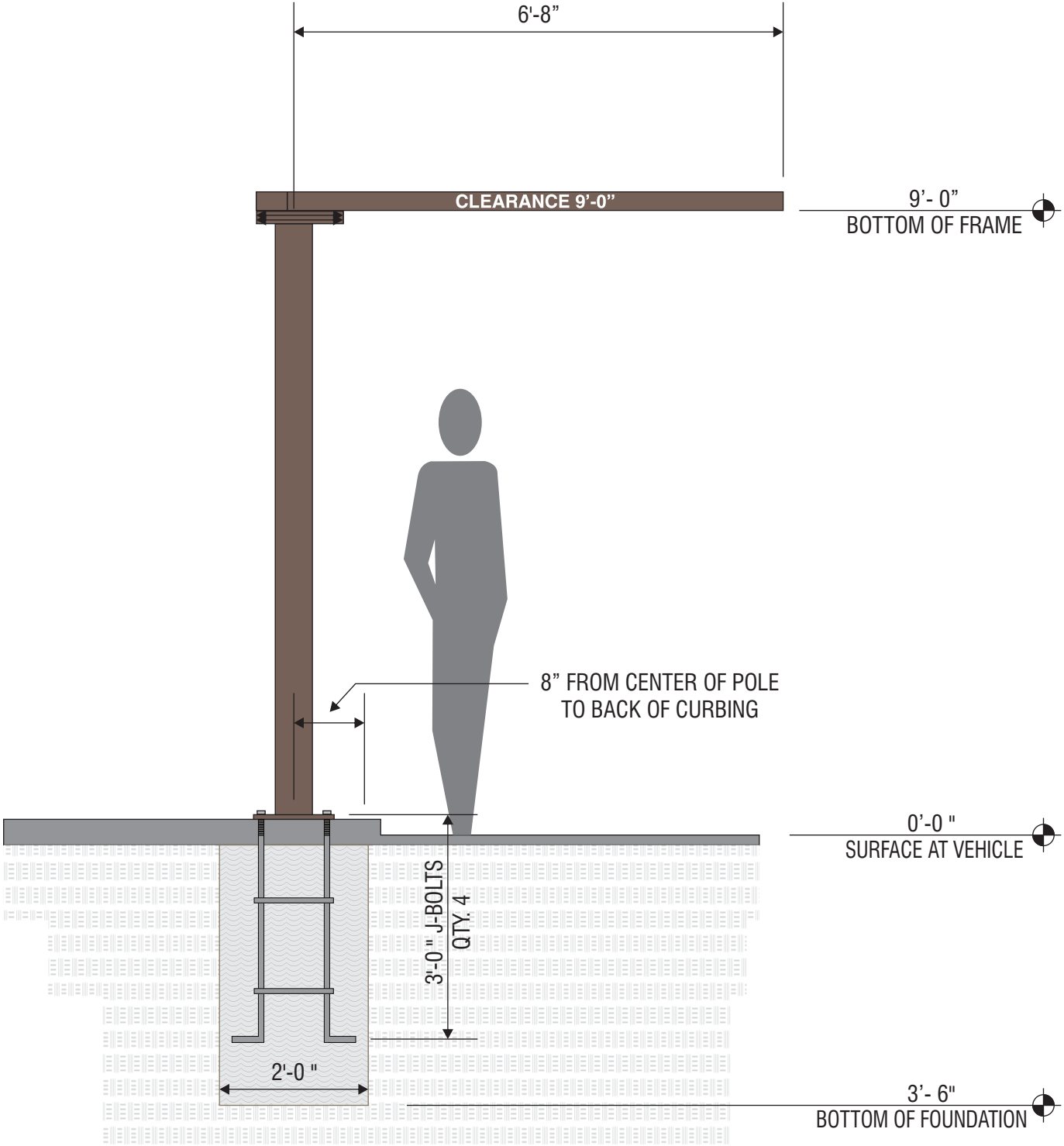
LOCATION
FP

SPECIFICATIONS

SUPPORT POLE
POLE HAS 13" x 13" x 3/4" THICK STEEL
PLATE WITH FOUR(4) 1" DIA. HOLES IN
EACH CORNER 2" FROM EACH END
AND FOUR (4) ANCHOR BOLTS

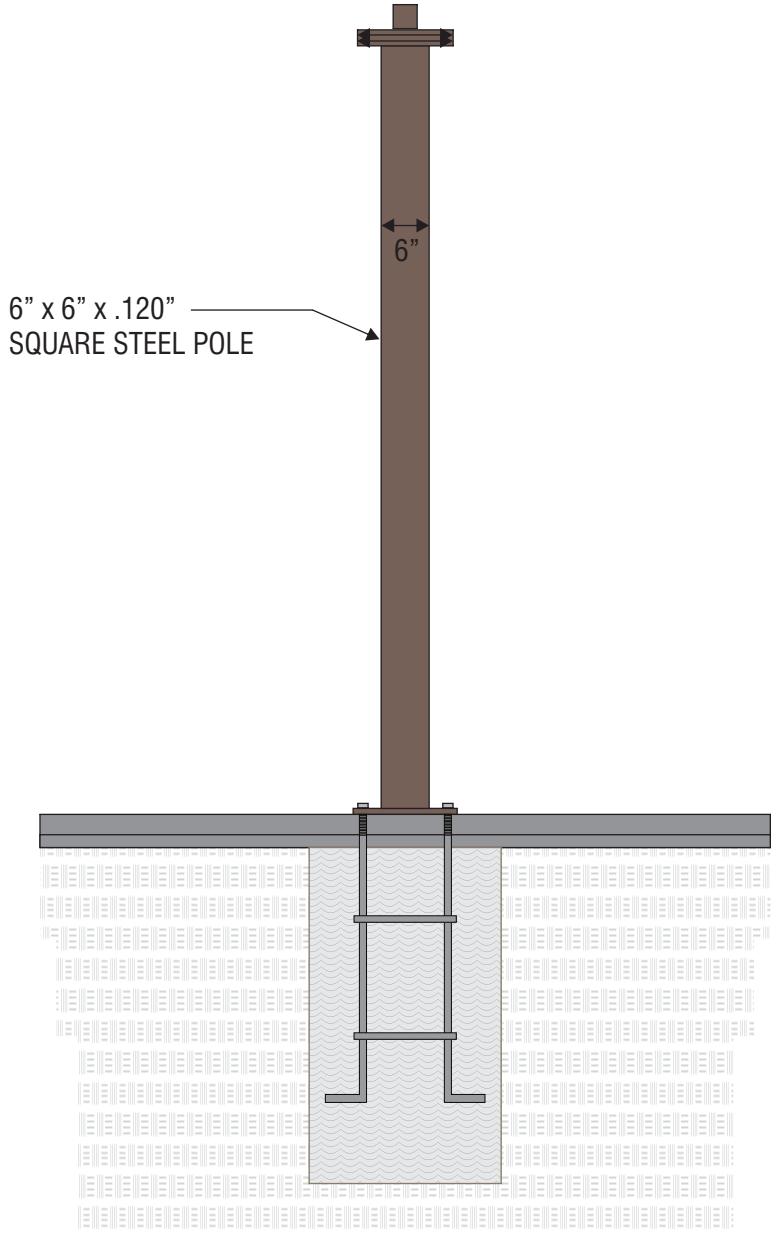
METAL SURFACES
DARK BRONZE

GRAPHICS
WHITE HIGH PERFORMANCE
VINYL FILM GRAPHICS



ELEVATION

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



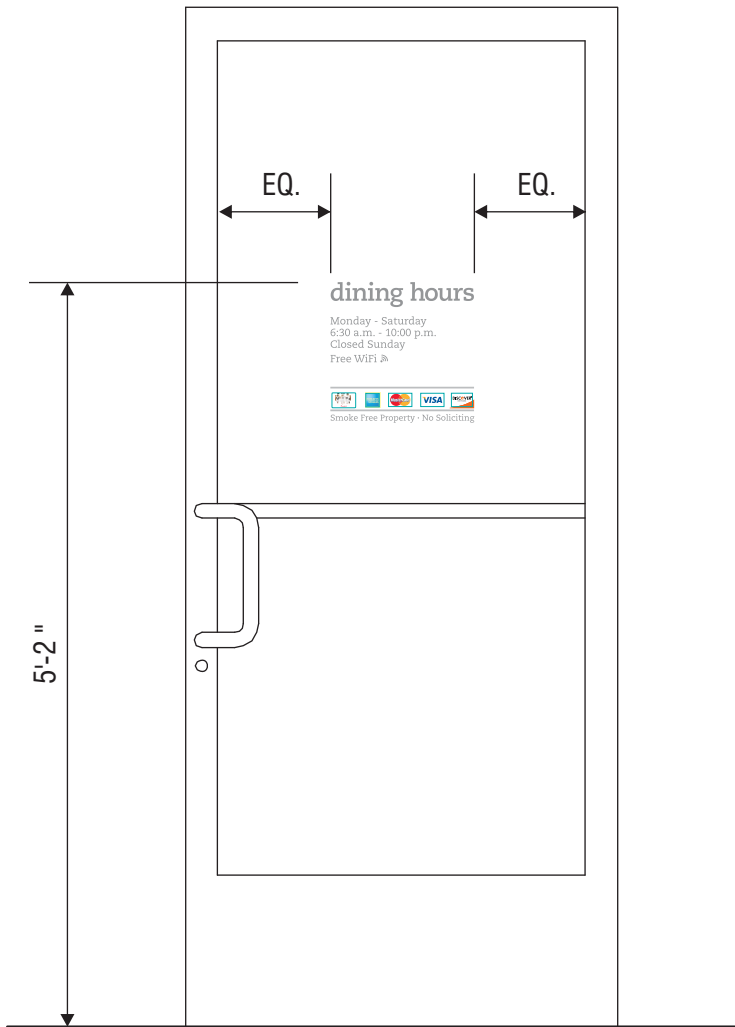
END VIEW

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



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INTERNALLY-ILLUMINATED MENU CANOPY	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY	Ben Holliday	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2015 ALL RIGHTS RESERVED	LOCATION CB
		ACCOUNT REP.	Ben Holliday	L03700	Chick-fil-A at Alpharetta, GA (Avalon)		
		DRAWING DATE	June 24, 2015		Old Milton Pkwy.		
		REVISION DATE	March 8, 2016		Alpharetta, GA		
DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR							



ELEVATION

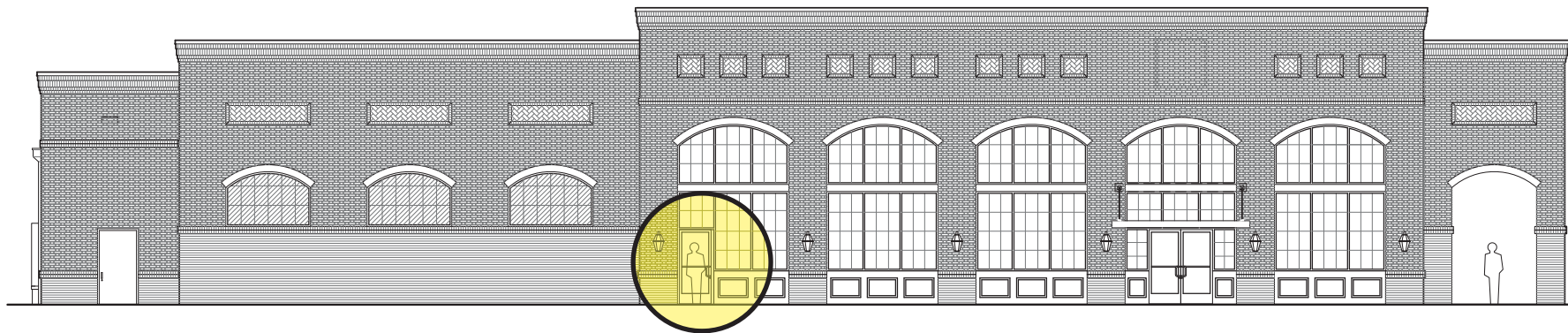
SCALE - 3/4" = 1'- 0"



LETTERING IS WHITE VINYL FILM
CREDIT CARD LOGOS ARE PRINTED DECALS ON CLEAR FILM
ALL GRAPHICS ARE APPLIED TO INTERIOR SURFACE OF GLASS

ELEVATION

SCALE - 3" = 1'- 0"



ELEVATION

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



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SIGN TYPE
6

VINYL WINDOW GRAPHICS

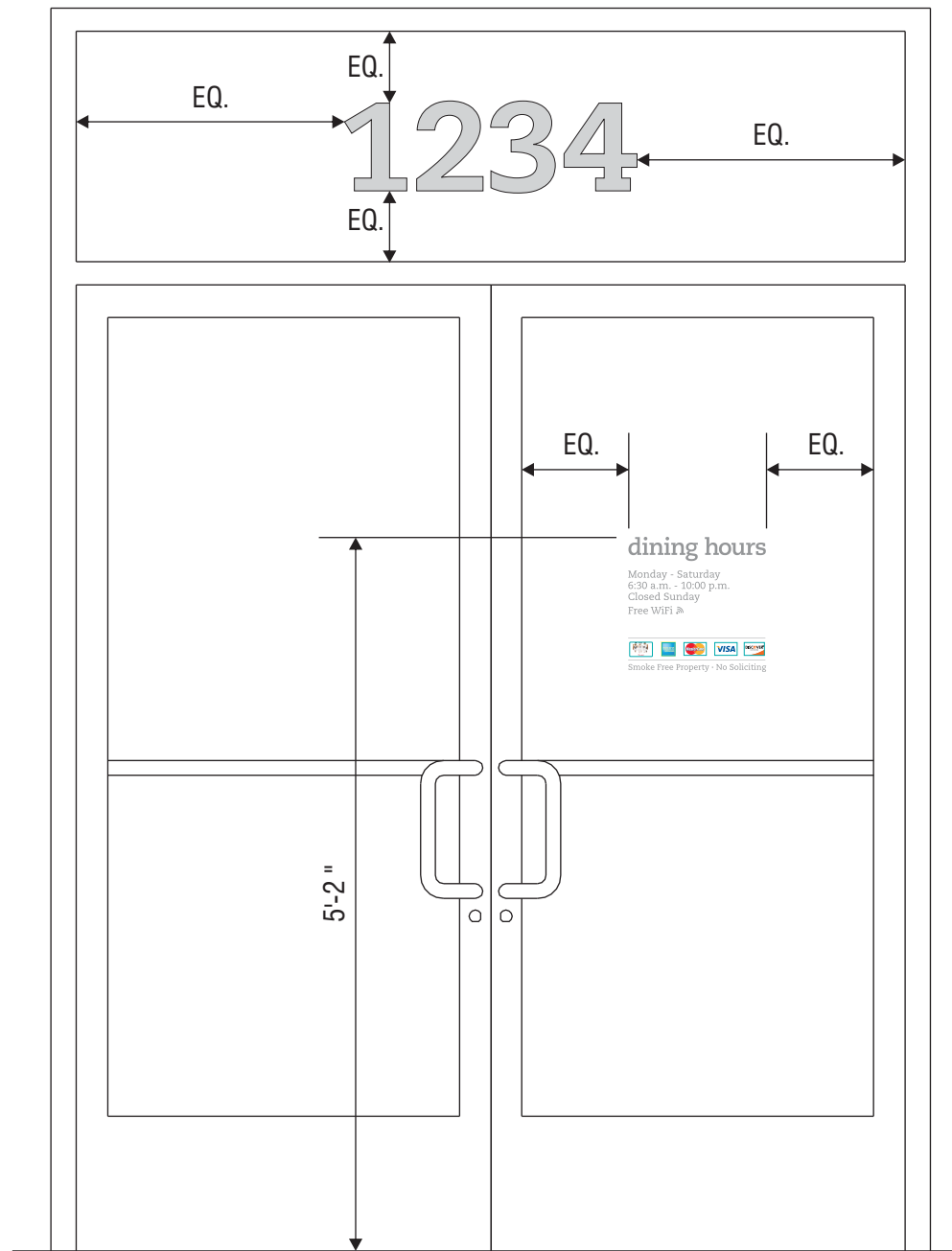
DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER	STORE ADDRESS
L03700	Chick-fil-A at Alpharetta, GA (Avalon) Old Milton Pkwy. Alpharetta, GA

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ELEVATION

SCALE - 3/4" = 1'- 0"

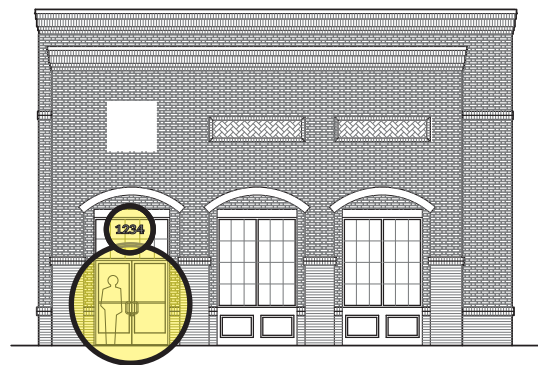
VERIFY ADDRESS BEFORE MAKING NUMBERS

1234

8" TALL ADDRESS NUMBERS
AVERY SC 900-810-0 LIGHT GREY VINYL FILM
APPLIED TO INTERIOR SURFACE OF GLASS
CAESCILIA COM 55 ROMAN FONT

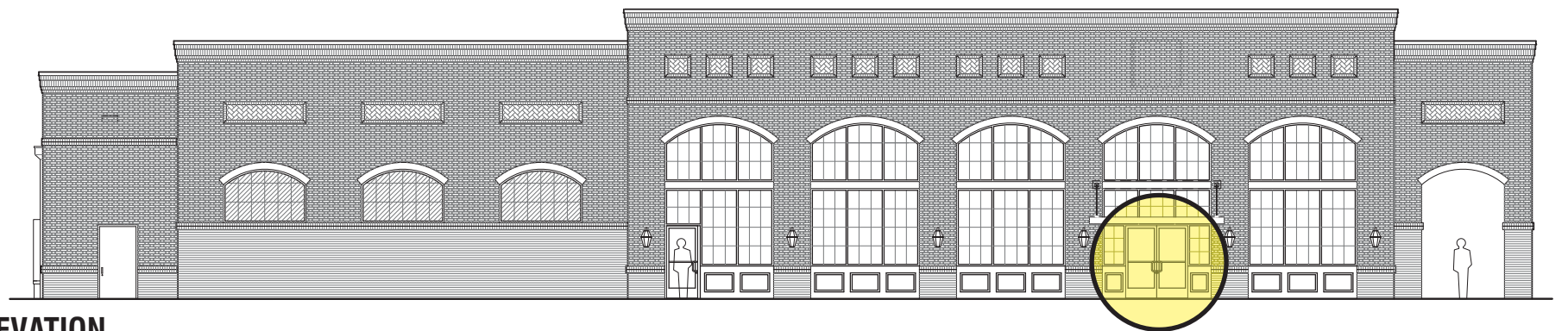
ELEVATION

SCALE - 3" = 1'- 0"



ELEVATION

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



ELEVATION

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



LETTERING IS WHITE VINYL FILM
CREDIT CARD LOGOS ARE PRINTED DECALS ON CLEAR FILM
ALL GRAPHICS ARE APPLIED TO INTERIOR SURFACE OF GLASS

ELEVATION

SCALE - 3" = 1'- 0"



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SIGN TYPE
6

VINYL WINDOW GRAPHICS

DRAWING FILE - CFA - ALPHARETTA, GA (AVALON) SIGNAGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	June 24, 2015
REVISION DATE	March 8, 2016

STORE NUMBER	
L03700	

STORE ADDRESS	
Chick-fil-A at Alpharetta, GA (Avalon)	
Old Milton Pkwy.	
Alpharetta, GA	

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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: THE REAL CHOW BABY / Joyner Enterprise

Location Address: 56 CANTON STREET, ALPHARETTA, GA 30004

Mailing Address: 56 CANTON STREET

City: ALPHARETTA, State: GA Zip Code: 30004 -

Contact For All Notifications: ERIC ROBERTSON

Contact Telephone: 678 - 982 - 4,832 Mobile Telephone: 678 - 982 - 4,832

Fax: - - Email: eric.robertsontherealchowbaby@gmail.com

Contact's Relation To Business: Chief Executive Officer

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: River Rock Development, LLC / Lawson J Finlayson / PRESIDENT

Physical Address: 11785 Northfall Lane, Suite 510, ALPHARETTA, GA 30009

Mailing Address: 11785 Northfall Lane, Suite 510

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 736 - 7,517 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): Lawson J Finlayson Date:

Owner Signature:

Property Information:

Address (If Assigned) : 56 CANTON STREET, ALPHARETTA, GA 30004

Tax ID or Map Reference Number:

Land Lot(s): 22 4823-1269-077-3 District: 2 Section: 2

Existing Zoning of Property: C2 Existing Uses of Property: RETAIL & RESIDENTIAL

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](#)



BUSINESS OWNER:

Eric Robertson
The Real Chow Baby
58 Canton Street
Alpharetta, GA 30044
678-982-4832
Eric@RobertsonTheRealChowBaby.com

PROPERTY OWNER:

Lawson J Finlayson
River Rock Development, LLC
11785 Northfall Lane, Suite 510
Alpharetta, GA 30009
o: 678.736.7571 / c: 404.630.0200
Lawson@RiverRockDevelopment.com

SIGN CONTRACTOR:

Dave West
Atlanta Signs on Demand
5017 Gunners Run NE
Roswell, Ga 30075
770-875-9715
Sales@AtlantaSigns.net

PROPOSED SIGN DESCRIPTION:

CHANNEL LETTERS: Solid Face / Raised / Back Lit / Letters 3" (d) x 150" (w) x 24" (h)
ILLUMINATION: reversed 12-v LED lighting elements
CABINET: 4" X 54" X 164" solid metal face, routed to affix letters and logo into face for indirect illumination. Flat black finish. **61.5 square feet**

solid face - raised - back lit - channel letters with utensils as shown to maintain branding style, mounted into black cabinet w/ routed metal face



scale: 1/16

PROPERTY - STONEWALK LOFTS - 56 Canton Street, Alpharetta, Ga 30004 - **DISTRICT: 2 / SECTION: 2 / PARCEL ID:** 22 482312690773

BUSINESS OWNER:

Eric Robertson
The Real Chow Baby
58 Canton Street
Alpharetta, GA 30044
678-982-4832
Eric@RobertsonTheRealChowBaby.com

PROPERTY OWNER:

Lawson J Finlayson
River Rock Development, LLC
11785 Northfall Lane, Suite 510
Alpharetta, GA 30009
o: 678.736.7571 / c: 404.630.0200
Lawson@RiverRockDevelopment.com

SIGN CONTRACTOR:

Dave West
Atlanta Signs on Demand
5017 Gunners Run NE
Roswell, Ga 30075
770-875-9715
Sales@AtlantaSigns.net

PROPOSED SIGN DESCRIPTION:

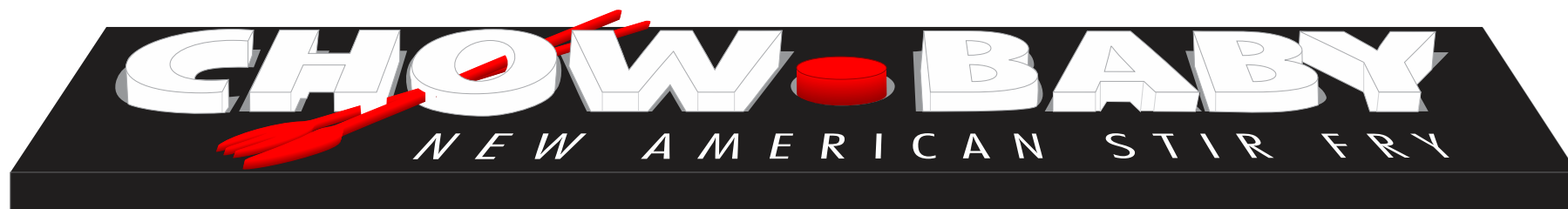
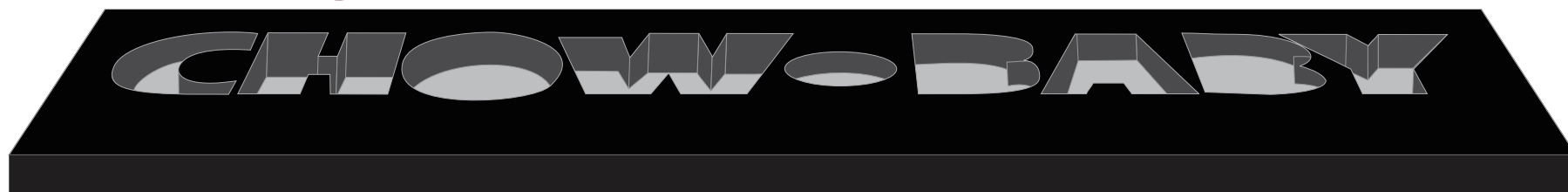
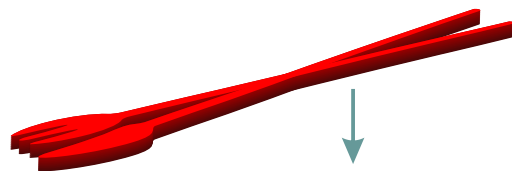
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ILLUMINATION: reversed 12-v LED lighting elements
CABINET: 4" X 54" X 164" solid metal face, routed to affix letters and logo into face for indirect illumination. Flat black finish. **61.5 square feet**

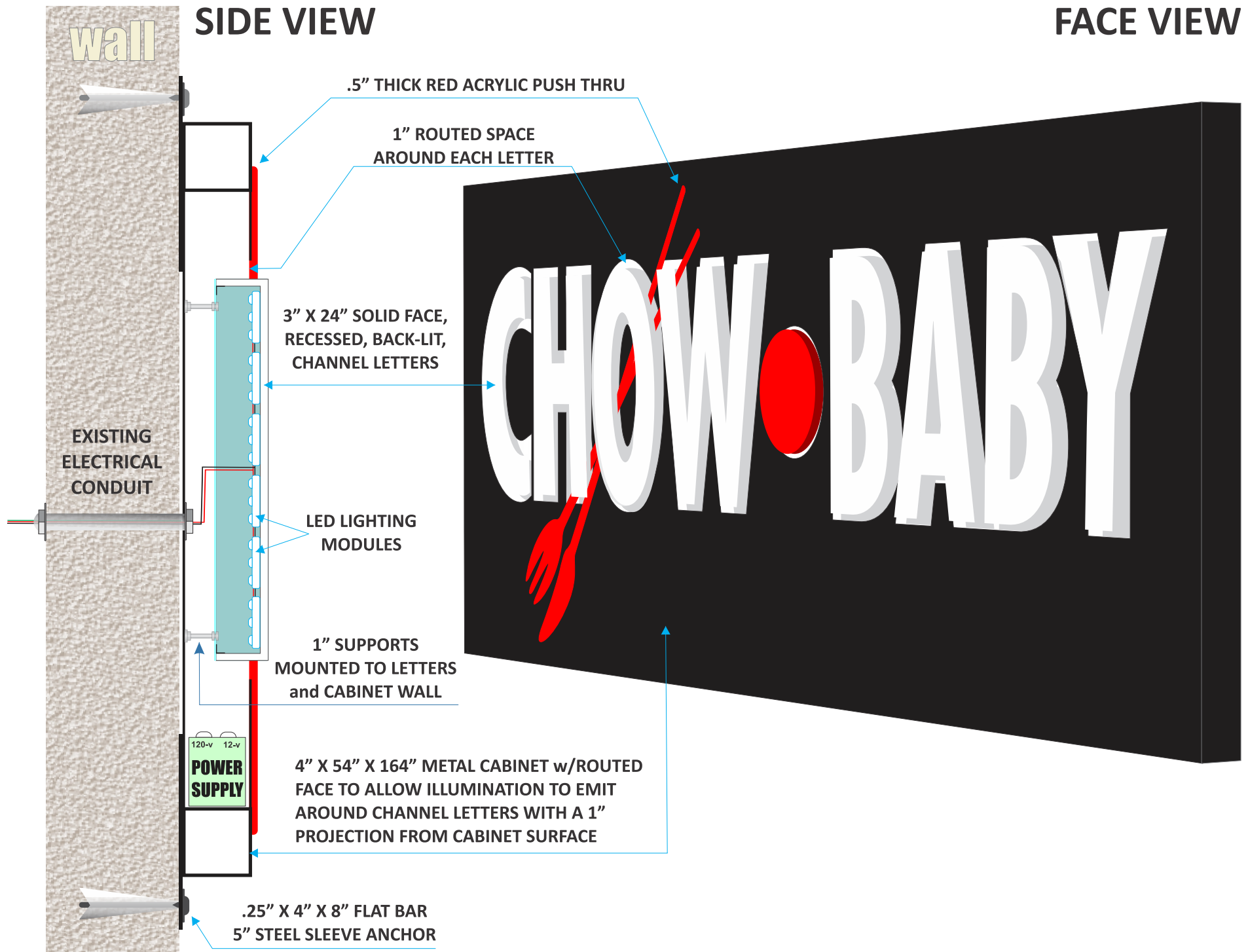
Illuminated Night View

CHOW • BABY

A 3D illuminated sign for 'CHOW • BABY' is shown against a dark background. The sign is black with white, bold, sans-serif lettering. The word 'CHOW' is followed by a red circular dot, and then the word 'BABY'. A red fork and chopsticks are positioned behind the sign, with the fork pointing upwards and the chopsticks pointing downwards. The sign is illuminated from below, creating a bright glow.

CHOW • BABY





3" Back-Lit - Channel Letters to be installed 2" into a 4" cabinet depth, allowing the channel letters to project 1" above cabinet face. Cabinet face to be routed out with a 1" space around each letter, providing a 1" gap to allow LED lighting elements to illuminate through opening and the sides of white letters, which are to be recessed into cabinet. 1/2" thick acrylic to be placed into perfectly fitted routed paths within metal face as to be raised from the surface 3/8" and shall be placed in such a manner as to appear to be continuing through letters at each letter / utensil Intersection.

White Solid Face Channel Letters Back-Lit 3" x 24" x 150"

Red Faced Acrylic Inlaid 'utensils' .5" x 45.5" x 48"

Routed Aluminum Face .125" x 54" x 164"

Tube Aluminum Frame 4" x 4" x 54" x 164"

Back Aluminum Panel .063 x 54" x 164"



BUSINESS OWNER:

Eric Robertson
The Real Chow Baby
58 Canton Street
Alpharetta, GA 30044
678-982-4832
Eric@RobertsonTheRealChowBaby.com

PROPERTY OWNER:

Lawson J Finlayson
River Rock Development, LLC
11785 Northfall Lane, Suite 510
Alpharetta, GA 30009
o: 678.736.7571 / c: 404.630.0200
Lawson@RiverRockDevelopment.com

SIGN CONTRACTOR:

Dave West
Atlanta Signs on Demand
5017 Gunners Run NE
Roswell, Ga 30075
770-875-9715
Sales@AtlantaSigns.net

PROPOSED SIGN DESCRIPTION:

CHANNEL LETTERS: Solid Face / Raised / Back Lit / Letters 3" (d) x 150" (w) x 24" (h)
ILLUMINATION: reversed 12-v LED lighting elements
CABINET: 4" X 54" X 164" solid metal face, routed to affix letters and logo into face for indirect illumination. Flat black finish. **61.5 square feet**

LEGAL DESCRIPTION OF PROPERTY

STONEWALK LOFTS

56 Canton Street
Alpharetta, Ga 30004

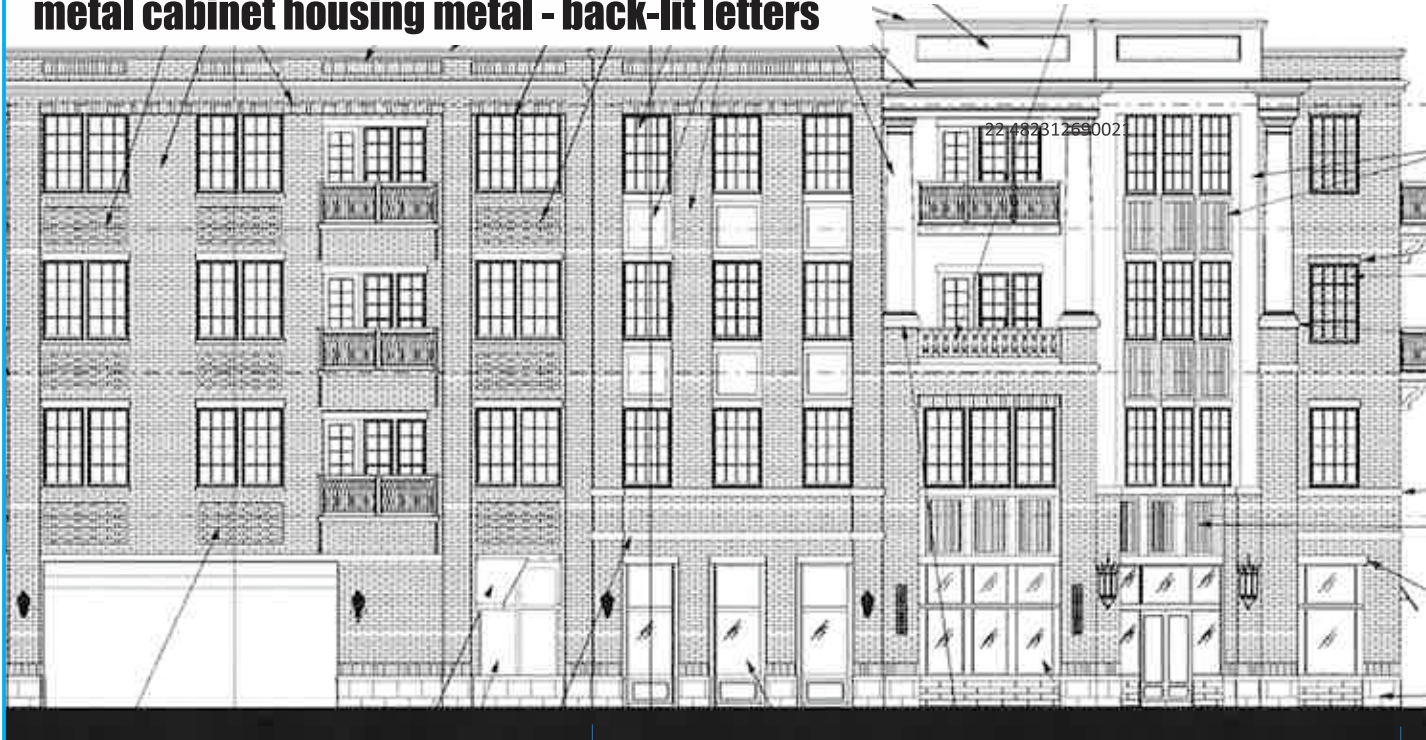
DISTRICT: 2 / SECTION: 2

LAND LOT: 1269

PARCEL ID: 22 482312690773

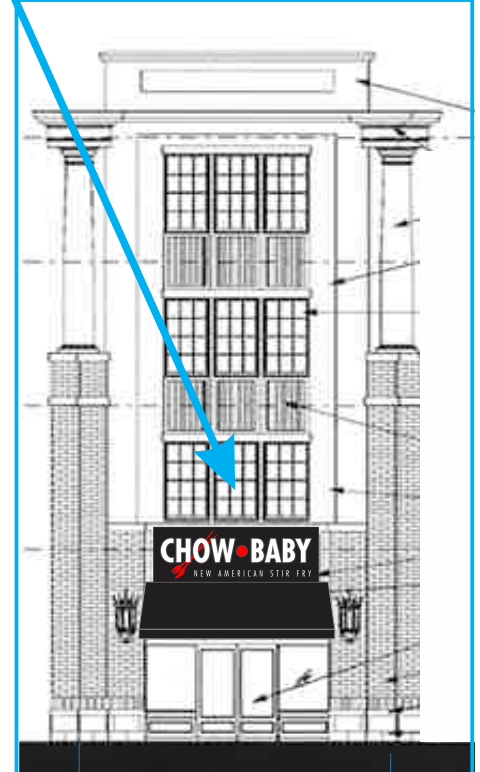


metal cabinet housing metal - back-lit letters



Scale: 1" = 10'

67'
SIDE ELEVATION



25'
SIDE ELEVATION / ENTRANCE

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: DRB 161019

☒ Fee Paid

Initial: SP

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:

THE SCHOOLBOX

12 2730-~~1000~~-3036-3

Location Address:

6270 NORTHPOINT PKWY ALPHARETTA GA

Mailing Address:

SAME

City:

ALPHARETTA

State:

GA

Zip Code:

30022

Contact For All Notifications:

ED SCHAGREN

Contact Telephone:

770 - 364 - 1796

Mobile Telephone:

770 - 364 - 1796

Fax:

678 - 393 - 0837

Email:

connysjoe@bellsouth.net

Contact's Relation To Business:

SIGN INSTALLER

This Application For (Check all that apply):

☐ Addition

☐ Modification to Exterior

☐ Auxiliary Structure

☐ New Construction

☒ Color Selection

☒ Signage

☐ Material Selection

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: CP Venture Two LLC

Physical Address: 14785 Preston Rd Ste 600

Mailing Address: Same

City: DALLAS State: TX Zip Code: 75254

Owner Telephone: 404-443-3600 Contact Fax: 770-580-6525

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): Lennar Commercial Services, LLC Agent
CP Venture Two LLC

Date: 2/27/16

Owner Signature: [Signature]

Property Information:

Address (If Assigned): _____

Tax ID or Map Reference Number: 12-2730-0702-036-3 #4879404

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

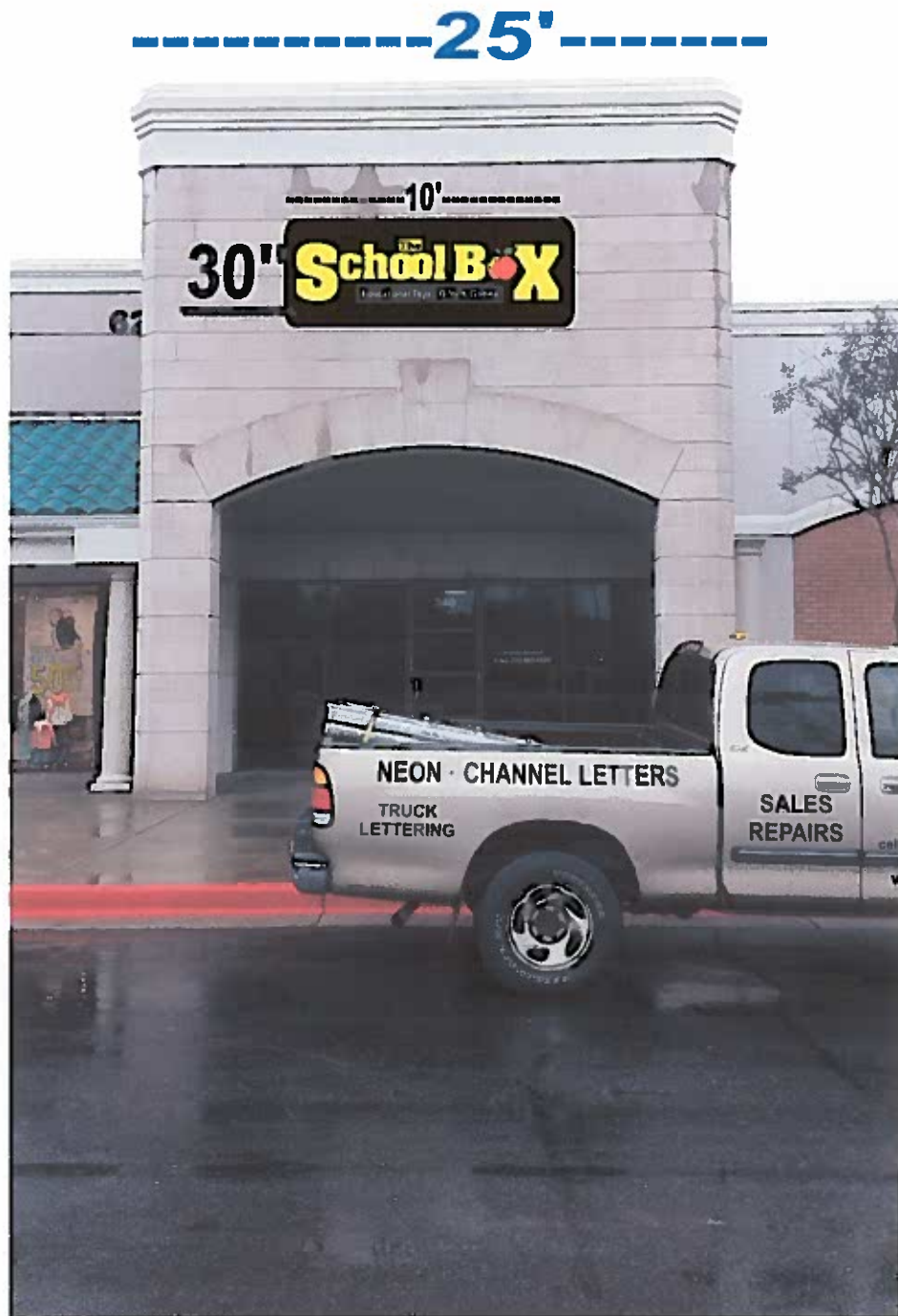
Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: [Signature]

Date: 2/27/16

Print Form



CHANNEL LETTERS MOUNTED ON REV. BREAD PAN
ALL ALUMINUM CONSTRUCTION LED LIGHTING
YELLOW FACES BLACK TRIM BLACK RETURN
BLACK BREAD PAN 5" THICK ATTACHED TO WALL
THRU BOLTED AND CONNECTED TO POWER
"THE" AND TAGLINE ONE BOX EACH LED LIGHTING
PLASTIC FACE VINYL GRAPHICS ON FRONT



City of Alpharetta

SIGN APPLICATION FORM

City laws require any person desiring to post, display, substantially change or erect a sign in the City to first obtain a permit from this Department.

Applicants for permits must provide all information listed below for each sign requested.

Please print legibly. No PO Box addresses. Incomplete, unsigned, or unreadable applications will not be processed.

I, ED SCHAGREN, as applicant and authorized agent, do hereby swear and attest to the following:

- All information provided in this application is, to the best knowledge, true and accurate, and
- The placement, design and installation of the signage and equipment described in this application has been reviewed and approved by the property owner(s) and all other persons or parties with legal or financial interest in the property described herein and defined by the address indicated as SIGN LOCATION below; and
- The sign and equipment described herein shall be constructed and installed in full accordance with all manufacturers' specifications and in compliance with all applicable federal, state and local codes, ordinances, and design standards.

I understand that by signing this document I agree to accept full responsibility and liability for the work and products described herein and that the City of Alpharetta shall be held harmless from any and all resulting claims and damages. I acknowledge the City of Alpharetta has up to ten (10) working days to consider this application and render a decision.

Signature: Ed Schagren Date: 2/17/16

☐ Monument Sign

☒ Wall Sign

☐ Temporary Sign (50.00)

☐ Banner (25.00)

Size of Sign: 25 sqft UL # AX77199 Total Cost of sign \$ 3000 5% fee (\$50min \$200 max) \$ 150.

Primary Contact for This Permit: ED SCHAGREN

Email: CONNYPJOE@Bellsouth.net Phone: 770 364-1796

Sign Information:

Business Name: THE SCHOOLBOX

Sign location address 6270 NORTHPOINT PKWY Suite 340

Primary Business Contact: DAVID PERSSON

Email: CONNYPJOE@Bellsouth.net Phone: 770-364-1796

Property Owner: LENNAR COMMERCIAL Contact #: 770-971-4844

Street Address: 7000 CENTRAL PKWY NE

City: ATLANTA State: GA Zip: 30328

Sign Contractor Information:

Company: S&S SIGN SERVICES Contact Name: ED SCHAGREN

Street Address: 105 BRAIDED BLOWUP BLVD City, State, Zip: ALPHARETTA GA 30022

Business Registration #: 15-00002199 Expiration Date: 12/31/15

Email Address: CONNYPJOE@Bellsouth.net Contact #: 770 364-1796

Additional Required Information:

- Signs erected on the Right-of-way, median, traffic devices, utility poles, trees are subject to removal without notice
- Scaled site plan showing rights-of-way, proposed sign locations required for any ground mounted monument or temporary sign
- Sign details showing sign shape, dimensions, materials, and colors required for monument and wall signs
- 5% of total cost including installation with a maximum of \$200 and minimum of \$50 fee for permanent sign
- \$50 for temporary sign permit application fee

City of Alpharetta, Community Development, 2 Park Plaza Alpharetta, GA 30009 678-297-6088

Sign Permit REVISED 2015

Banner Install Date:

Address:



MARKETCENTER

LENNAR
COMMERCIAL

VIA EMAIL

February 17, 2016

Alpharetta Planning and Zoning
2 Park Place Plaza,
Alpharetta, GA 30009

**Re: *The School Box, Inc*
 *NORTH POINT MARKETCENTER***

Dear Sir/Madam:

I hereby give permission to S & S Sign Services to act as our agent in obtaining a sign permit, and to install subject sign on our property at 6270 North Point Parkway, Suite #340; located at North Point MarketCenter, Alpharetta, GA 30022.

S & S Sign Services has been contracted by The School Box, Inc., and approved by Landlord to install the sign.

Should additional information be needed, please contact me at 770-971-4811.

Sincerely,
Lennar Commercial Services, LLC, as Agent
CP Venture Five - AEC LLC

Vickie Bock
Regional General Manager



CS Really Advisors, Inc.

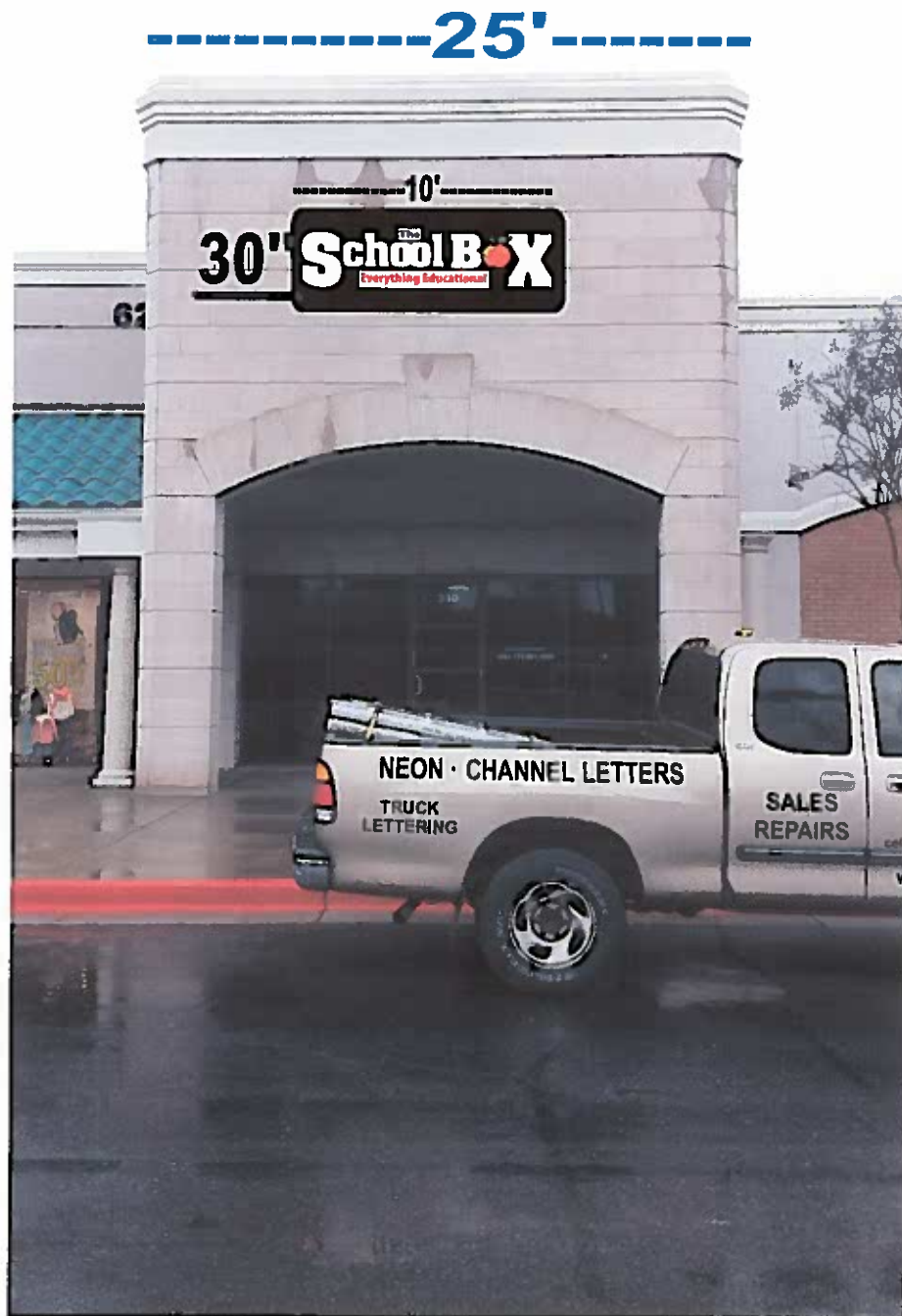
Focused on the fundamentals

TENANT SIGN REVIEW

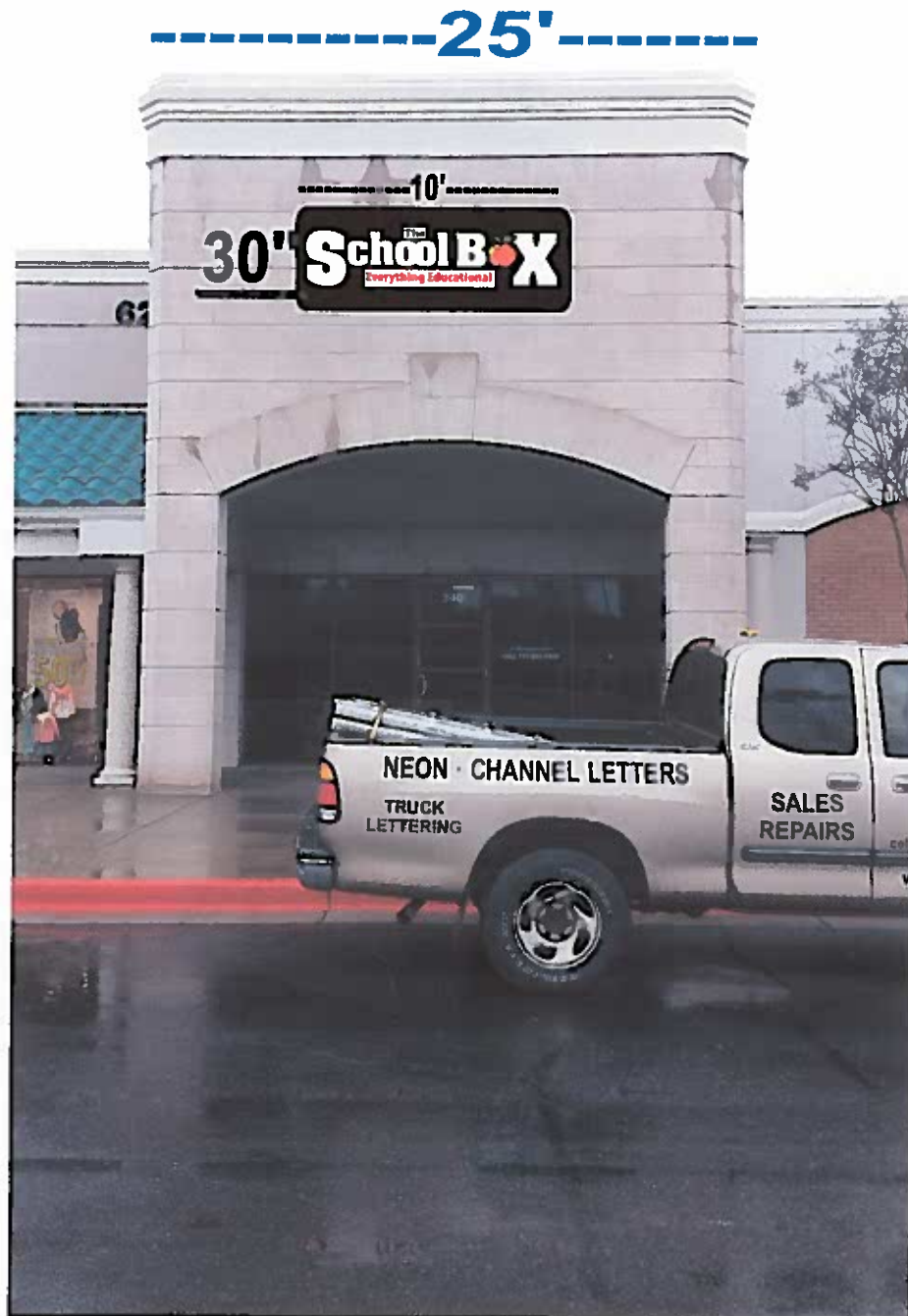
Review Date: 02/16/16
Tenant: School Box
Property: North Pointe Market Center Property
Unit Number: 1730
Reviewer: R. Mariano
Sign Contractor: Ed Schagren
Reference No.: N/A
Plan Date: N/A
Recommendation: Approval As Noted

Having reviewed the attached documents that were submitted via email on February 11, 2016, we recommend Approval with the following conditions:

1. Please note the following:
 - a. No Window Signage was included for this review. Should the tenant wish to have window signage it will require Landlord review if the Tenant intends to use any.
 - b. The tenant is to insure that in that all characters in the sign must be individual channel letters, any wall penetrations must be initially made watertight, and maintained watertight over the term of their lease.
 - c. The tenant is advised that the proposed signs and awning MUST be installed by contractors licensed to perform this work.
 - d. Contractor is to provide copies of permits and all required certificates of insurance prior to any work on the Landlords property.
2. In consideration of the above, we recommend that the Landlord Approve the sign with the CONDITIONS noted above.



**CHANNEL LETTERS MOUNTED ON REV. BREAD PAN
ALL ALUMINUM CONSTRUCTION LED LIGHTING
WHITE FACES BLACK TRIM BLACK RETURN
BLACK BREAD PAN 5" THICK ATTACHED TO WALL
THRU BOLTED AND CONNECTED TO POWER
"THE" AND TAGLINE ONE BOX EACH LED LIGHTING
PLASTIC FACE VINYL GRAPHICS ON FRONT**



CHANNEL LETTERS MOUNTED ON REV. BREAD PAN
ALL ALUMINUM CONSTRUCTION LED LIGHTING
WHITE FACES BLACK TRIM BLACK RETURN
BLACK BREAD PAN 5" THICK ATTACHED TO WALL
THRU BOLTED AND CONNECTED TO POWER
"THE" AND TAGLINE ONE BOX EACH LED LIGHTING
PLASTIC FACE VINYL GRAPHICS ON FRONT



Johns Creek

EXPIRATION DATE
December 31, 2015

DATE ISSUED
MARCH 30, 2015

BUSINESS OCCUPATION TAX CERTIFICATE

CONTROL NUMBER
0000423

NAICS
238990A

(NOT TRANSFERABLE)
ALL OTHER SPECIALTY TRADE CONTRACTORS

FOR OPERATION IN THE CITY OF JOHNS CREEK,
GEORGIA, SUBJECT TO ZONING RESTRICTIONS
AND ALL OTHER CODES AND ORDINANCES AS
ESTABLISHED BY MAYOR AND CITY COUNCIL.

VALID FOR BUSINESS SHOWN BELOW:

S & S SIGN SERVICES
S & S SIGN SERVICES
105 BRAIDED BLANKET BLF
JOHNS CREEK GA 30022

ISSUED BY:

Joan C. Jones

JOAN C. JONES
CITY CLERK

MAILING ADDRESS:

S & S SIGN SERVICES
105 BRAIDED BLANKET BLF

JOHNS CREEK GA 30022

POST IN A CONSPICUOUS LOCATION

CERTIFICATE NUMBER
15-000002199

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: Pieology Pizzeria

Location Address: 2685 Old Milton Pkwy, Suite 120, Alpharetta, GA 30009

Mailing Address: 20 Pacifica, Suite 450

City: Irvine

State: CA

Zip Code: 92618

Contact For All Notifications: Joshua McBride

Contact Telephone: 423 - 429 - 1107

Mobile Telephone: 423 - 429 - 1107

Fax: - - Email: jmcbride@segovia-aslan.com

Contact's Relation To Business: Vice President, Development

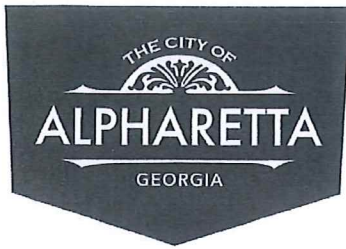
This Application For (Check all that apply):

- | | |
|--|---|
| ☐ 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	\$	200

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: The Atwater at Old Milton, LLC

Physical Address: 6400 Powers Ferry Road, Suite 350, Atlanta, GA 30339

Mailing Address: 6400 Powers Ferry Road, Suite 350

City: Atlanta

State: GA

Zip Code: 30339

Owner Telephone: 678 - 263 - 3911

Contact Fax: 678 - 999 - 5105

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):

Stefan Robichaux

Date:

2/25/16

Owner Signature:

[Signature]

Property Information:

Address (If Assigned):

2685 Old Milton Pkwy, Suite # 120

Tax ID or Map Reference Number:

Land Lot(s):

District:

Section:

Existing Zoning of Property:

Existing Uses of Property:

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

Applicant Signature:

[Signature]

Date: 2/25/2016

Print Form



THE ATWATER

2685 OLD MILTON PARKWAY, SUITE 120
ALPHARETTA, GEORGIA 30004

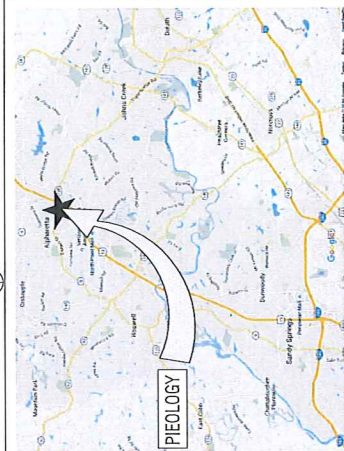
[illegible]

FIRE DEPARTMENT NOTES

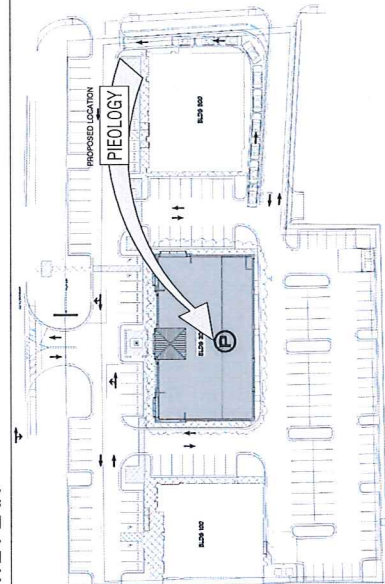
A. EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPARTMENT LOCK BOX AND ADDRESS POSTING LOCATIONS TO BE FIELD VERIFIED BY FIRE INSPECTOR.

D. SUPPLEMENTAL PERMIT REQUIRED FOR MODIFICATION TO THE FIRE SPRINKLER PIPE SYSTEM. PERMIT FROM FIRE DEPARTMENT SYSTEM.

PROJ. DIRECTORY



SITE PLAN



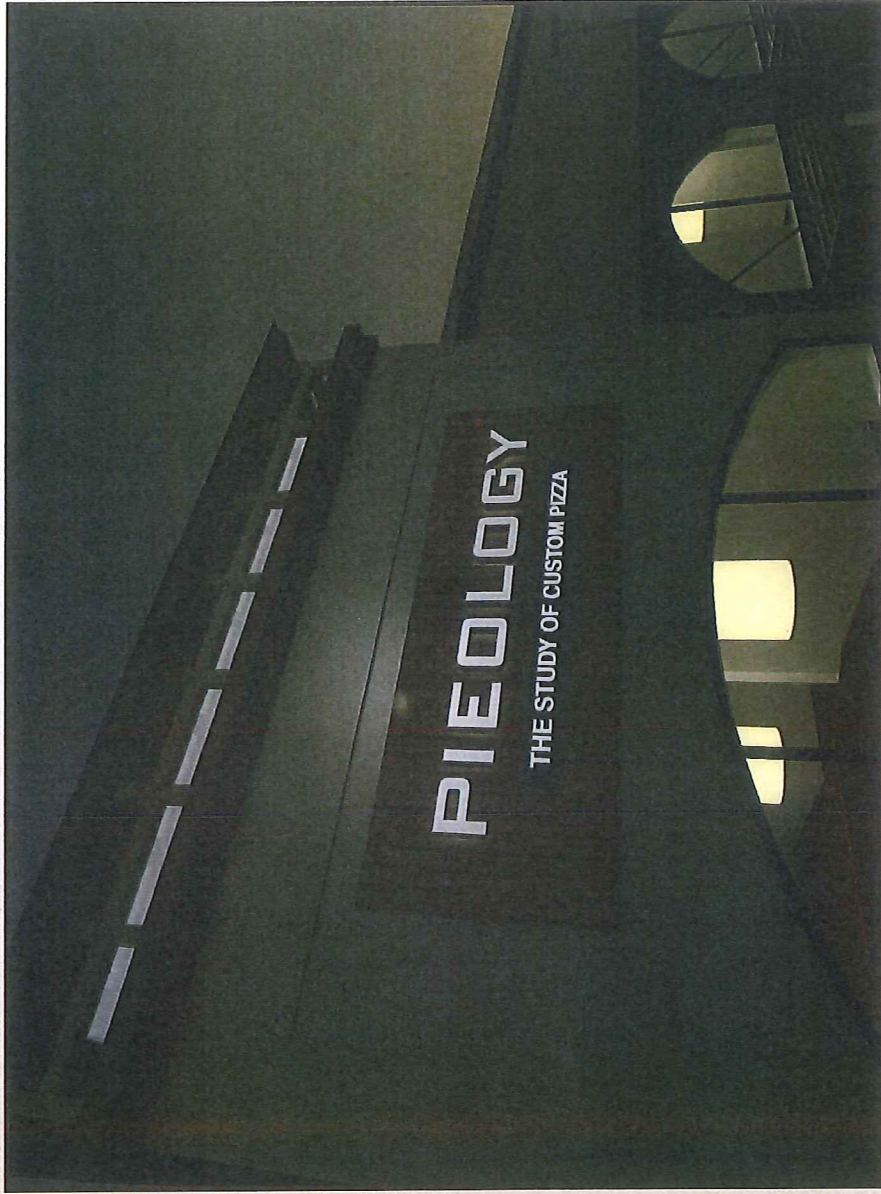
PROJECT SUMMARY

PROJECT DESCRIPTION	ESTIMATING BUILDING SHELL SPACE FOR PRECINCT AERIAL. SCOPE INCLUDES INTERIOR TO EXTERIOR WALKWAY SYSTEM TO 100' WALKWAY. EXTERIOR MODIFICATIONS TO EXISTING WALKWAY SYSTEM TO 100' WALKWAY.
APPLICABLE BUILDING CODES	JURISDICTION: CITY OF ALPHARETTA, GEORGIA BUILDING: 2013 IBC W/ GEORGIA AMENDMENTS PLUMBING: 2013 IBC W/ GEORGIA AMENDMENTS Mechanical: 2013 IBC W/ GEORGIA AMENDMENTS Electrical: 2013 NEC W/ GEORGIA AMENDMENTS Accessibility: 2010 ADAAG 2011 GEORGIA ACCESSIBILITY CODE (GAC) 10A-2-20
BUILDING DATA	CONSTRUCTION TYPE: 1 STORY BUILDING SYSTEM: 1 STORY BUILDING NUMBER OF STORIES: 1
PROJECT DATA	PROJECT CLASSIFICATION: A2-RESTAURANT ESTIMATING: 135 SQ. FT. MECHANICAL: 46.55 SQ. FT. ELECTRICAL: 46.55 SQ. FT. PLUMBING: 46.55 SQ. FT. KITCHEN & STORAGE: 92.50 SQ. FT. WALKWAY PREP & STORAGE: 101.50 SQ. FT. TOTAL: 470.70 SQ. FT.

SHEET INDEX

REV.	ARCHITECTURAL	G00	COVER SHEET & INDEX
		G010	GENERAL NOTES
		A000	FLOOR PLAN
		A010	CEILING PLAN
		A020	REFLECTED CEILING PLAN
		A030	SOFFIT PLAN
		A040	FLOOR FINISH PLAN
		A050	MECHANICAL EQUIPMENT PLAN
		A060	MECHANICAL EQUIPMENT PLAN
		A070	INTERIOR ELEVATIONS
		A080	INTERIOR AND EXTERIOR ELEVATIONS
		A090	CEILING FOOT PLANS AND DETAILS
		A100	CLIMATE WALL AND DOOR WALL DETAILS
		A110	DETAILS
		A120	DOOR SCHEDULE AND DETAIL
REV.	PLUMBING	P000	PLUMBING SPECIFICATIONS
		P010	PLUMBING SPECIFICATIONS
		P020	PLUMBING PLAN
		P030	PLUMBING SANITARY PLAN
		P040	PLUMBING SCHEDULES
		P050	PLUMBING DETAILS
REV.	MECHANICAL	M000	MECHANICAL SPECIFICATIONS
		M010	MECHANICAL SPECIFICATIONS
		M020	MECHANICAL EQUIPMENT SCHEDULES
		M030	MECHANICAL PLAN
		M040	MECHANICAL FLOOR PLAN
		M050	MECHANICAL SCHEDULES AND DETAILS
REV.	ELECTRICAL	E000	ELECTRICAL SPECIFICATIONS
		E010	ELECTRICAL SPECIFICATIONS
		E020	POWER PLAN
		E030	LIGHTING PLAN
		E040	ELECTRICAL FINISH FLOOR PLAN
		E050	ELECTRICAL SCHEDULES AND DETAILS
		E060	ELECTRICAL DETAILS AND SCHEDULES
REV.	FOOD SERVICE	F000	FOOD SERVICE SPECIFICATIONS
		F010	FOOD SERVICE SPECIFICATIONS
		F020	ELECTRICAL PLAN
		F030	PLUMBING PLAN
		F040	BACKING PLAN
		F050	HOOD DRAWING
		F060	HOOD DRAWING

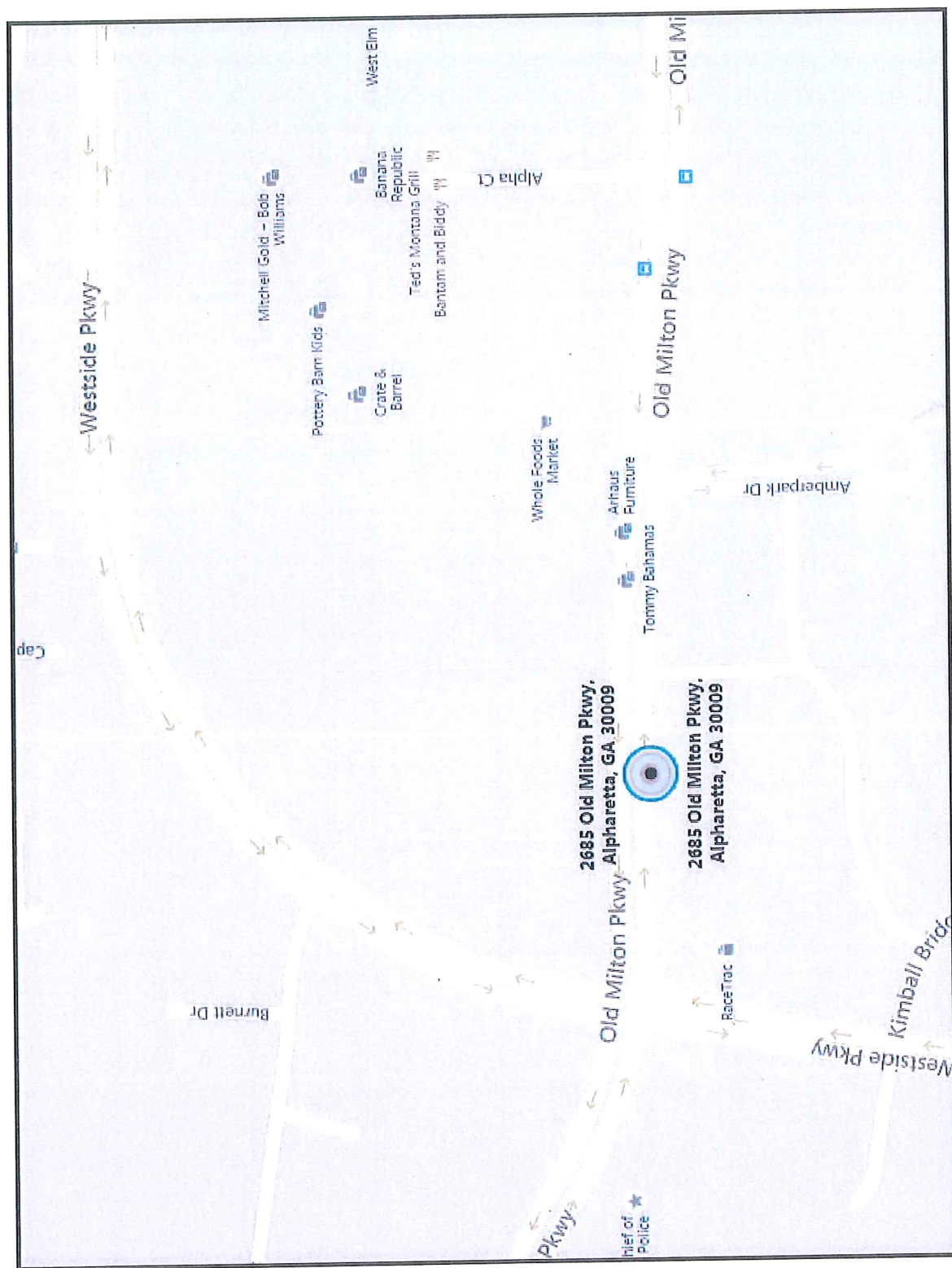
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The Atwater Building 200
2685 Old Milton Parkway
Alpharetta, GA

Created: 02/24/2016

Revised: 02/25/2016



	Revisions:	X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Elevations with Full Branding



Drawing #	Site Name
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City/State: Alpharetta, GA
Address: 2685 Old Milton

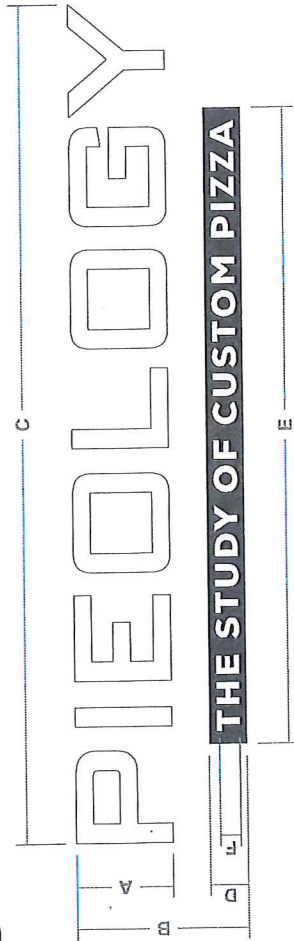
Date: 02/24/2016
Designer: JAS

File Location:
ArtDept\CoreColors\Pleology

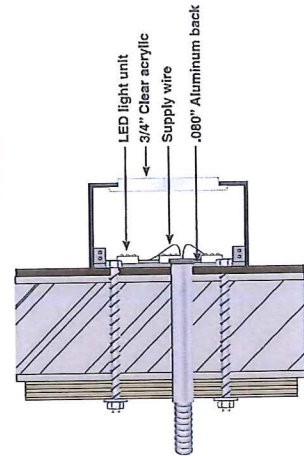
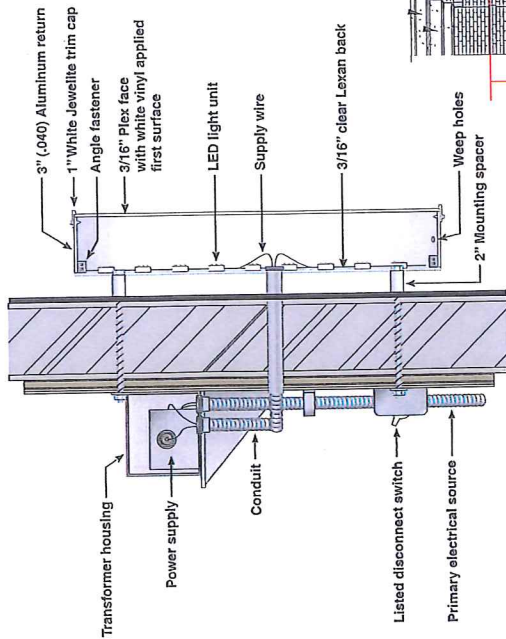
Revisions:		X
removed sign on rear of building - JAS - 2.25.16		X
	X	X
		Y

priority sign





PIE-18-FLBL						
A	B	C	D	E	F	G
1'-6"	2'-8 1/16"	12'-10 1/16"	7 1/16"	9'-8 7/8"	4 3/8"	34.2"

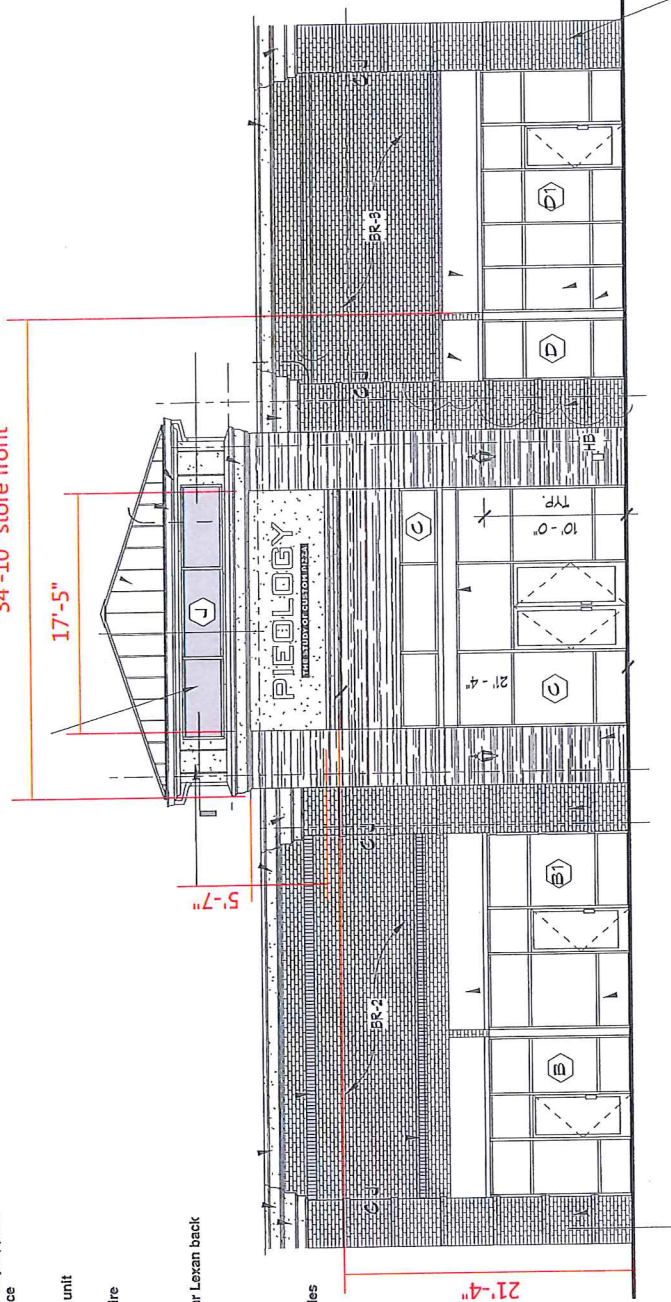


34'-10" store front

17'-5"

5'-7"

21'-4"



Installation Guidelines

- Install new letterset as shown
- New electrical run required
- Tech survey to verify fascia dimensions



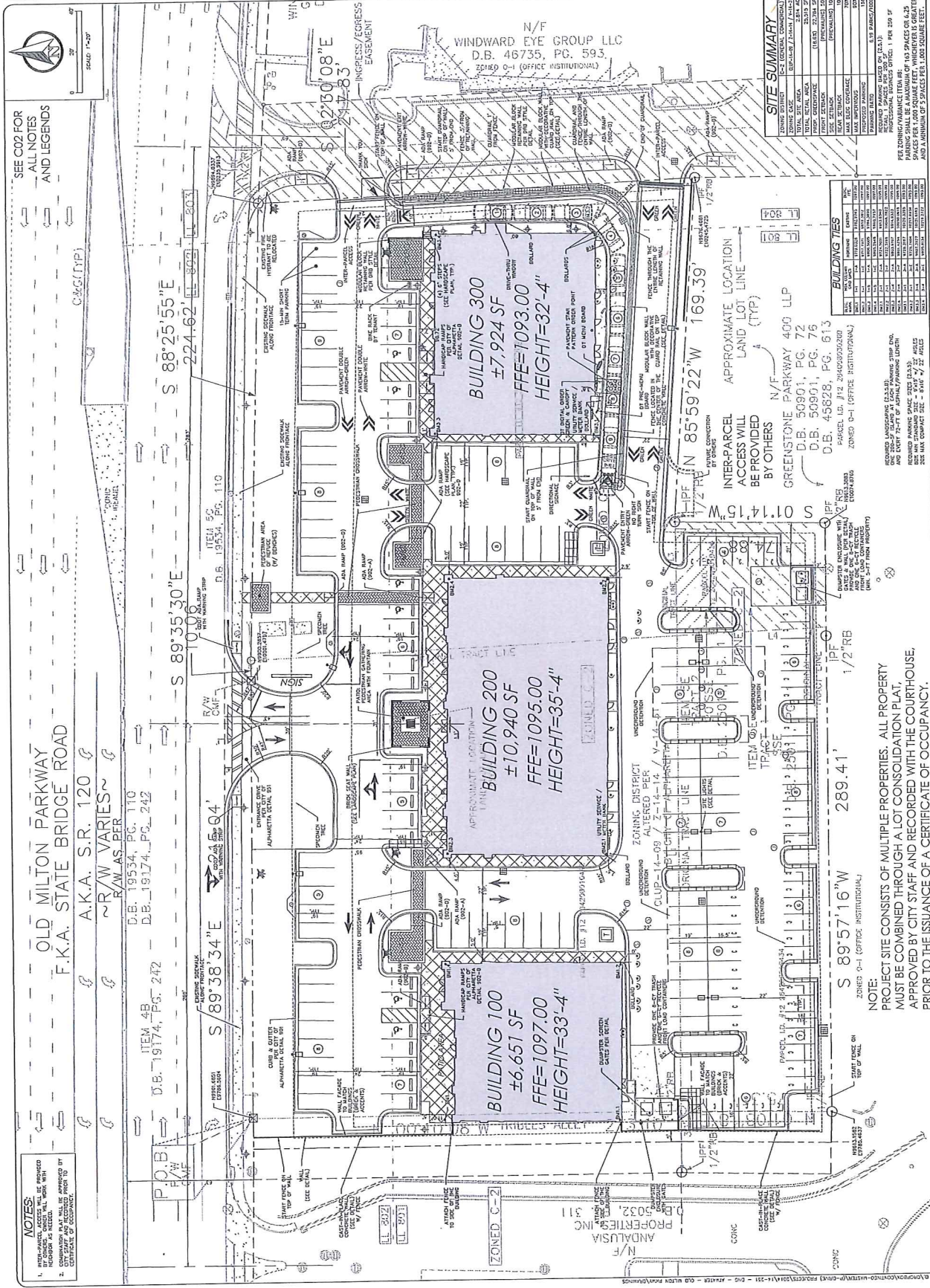
THE CONTINENTAL GROUP
773 OAKVIEW AVENUE, SUITE 300
ATLANTA, GA 30309
PH: (404) 444-1100 FAX: (404) 444-1101
WWW.CONTINENTALGROUP.COM

SHULER
PROPERTIES
6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

D&G
DEVELOPMENT GROUP
6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

THE ATWATER
LDP # D15-0018
JURISDICTION: CITY OF ALPHARETTA
PARCEL ID (PIN): 12 284208010442
LOCATION: 2665 OLD MILTON PARKWAY
ALPHARETTA, GA 30022

SITE PLAN
JOB NO: 14-251
SHEET: C03A
DATE: 08/31/15
REVISION: 1



SEE C02 FOR
ALL NOTES
AND LEGENDS

SCALE: 1"=40'

NOTE: 1. SITE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER.
2. COMPARISON PLAN WILL BE APPROVED BY THE CITY OF ALPHARETTA PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NOTE: PROJECT SITE CONSISTS OF MULTIPLE PROPERTIES. ALL PROPERTY MUST BE COMBINED THROUGH A LOT CONSOLIDATION PLAN, APPROVED BY CITY STAFF AND RECORDED WITH THE COURTHOUSE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NOTE: 1. BUILDING 100: ±6,651 SF, FFE=1097.00, HEIGHT=33'-4"
2. BUILDING 200: ±10,940 SF, FFE=1095.00, HEIGHT=35'-4"
3. BUILDING 300: ±7,924 SF, FFE=1093.00, HEIGHT=32'-4"

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SITE SUMMARY

ZONE	OFFICE INSTITUTIONAL
APPROXIMATE LOCATION	INTER-ACCESS WILL BE PROVIDED BY OTHERS
APPROXIMATE LOCATION	LAND LOT LINE (TYP)
APPROXIMATE LOCATION	GREENSTONE PARKWAY 400 LLP
APPROXIMATE LOCATION	D.B. 50901, PG. 72
APPROXIMATE LOCATION	D.B. 50901, PG. 76
APPROXIMATE LOCATION	D.B. 45628, PG. 613
APPROXIMATE LOCATION	PARCEL ID: 12 284208010442
APPROXIMATE LOCATION	ZONE: D-1 (OFFICE INSTITUTIONAL)

BUILDING TIES

NO.	TYPE	LOCATION	DATE
1	FOUNDATION	FOUNDATION	10/1/15
2	FOUNDATION	FOUNDATION	10/1/15
3	FOUNDATION	FOUNDATION	10/1/15
4	FOUNDATION	FOUNDATION	10/1/15
5	FOUNDATION	FOUNDATION	10/1/15
6	FOUNDATION	FOUNDATION	10/1/15
7	FOUNDATION	FOUNDATION	10/1/15
8	FOUNDATION	FOUNDATION	10/1/15
9	FOUNDATION	FOUNDATION	10/1/15
10	FOUNDATION	FOUNDATION	10/1/15
11	FOUNDATION	FOUNDATION	10/1/15
12	FOUNDATION	FOUNDATION	10/1/15
13	FOUNDATION	FOUNDATION	10/1/15
14	FOUNDATION	FOUNDATION	10/1/15
15	FOUNDATION	FOUNDATION	10/1/15
16	FOUNDATION	FOUNDATION	10/1/15
17	FOUNDATION	FOUNDATION	10/1/15
18	FOUNDATION	FOUNDATION	10/1/15
19	FOUNDATION	FOUNDATION	10/1/15
20	FOUNDATION	FOUNDATION	10/1/15
21	FOUNDATION	FOUNDATION	10/1/15
22	FOUNDATION	FOUNDATION	10/1/15
23	FOUNDATION	FOUNDATION	10/1/15
24	FOUNDATION	FOUNDATION	10/1/15
25	FOUNDATION	FOUNDATION	10/1/15
26	FOUNDATION	FOUNDATION	10/1/15
27	FOUNDATION	FOUNDATION	10/1/15
28	FOUNDATION	FOUNDATION	10/1/15
29	FOUNDATION	FOUNDATION	10/1/15
30	FOUNDATION	FOUNDATION	10/1/15
31	FOUNDATION	FOUNDATION	10/1/15
32	FOUNDATION	FOUNDATION	10/1/15
33	FOUNDATION	FOUNDATION	10/1/15
34	FOUNDATION	FOUNDATION	10/1/15
35	FOUNDATION	FOUNDATION	10/1/15
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37	FOUNDATION	FOUNDATION	10/1/15
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47	FOUNDATION	FOUNDATION	10/1/15
48	FOUNDATION	FOUNDATION	10/1/15
49	FOUNDATION	FOUNDATION	10/1/15
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95	FOUNDATION	FOUNDATION	10/1/15
96	FOUNDATION	FOUNDATION	10/1/15
97	FOUNDATION	FOUNDATION	10/1/15
98	FOUNDATION	FOUNDATION	10/1/15
99	FOUNDATION	FOUNDATION	10/1/15
100	FOUNDATION	FOUNDATION	10/1/15

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THE ATWATER
BLDG 200

2695 OLD MILTON PARKWAY

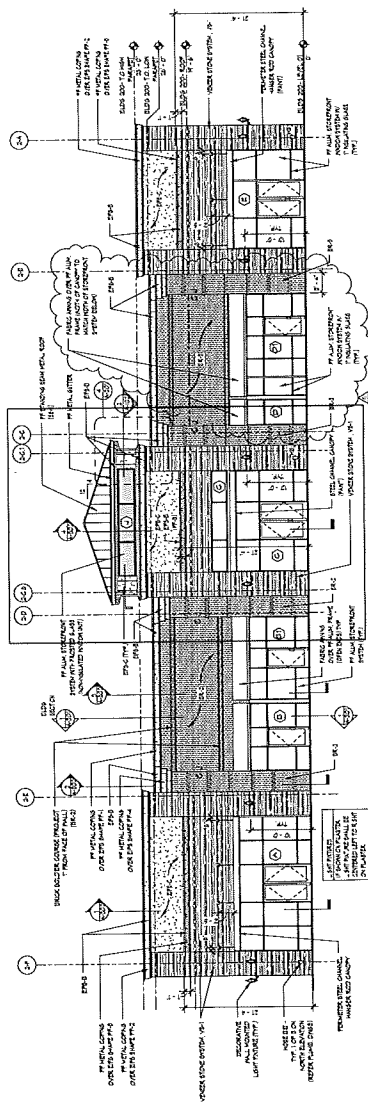
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EXTERIOR ELEVATIONS

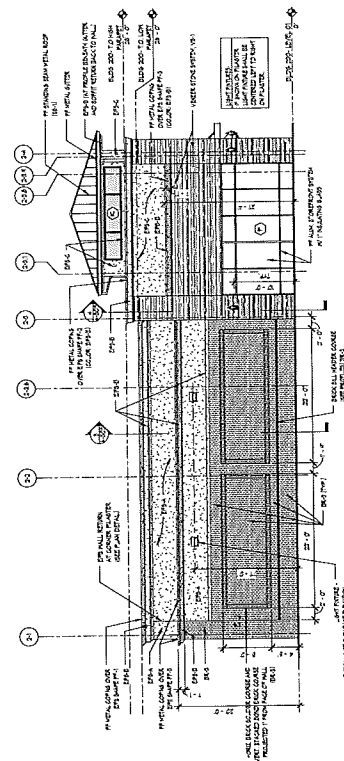
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ISSUED FOR CONSTRUCTION

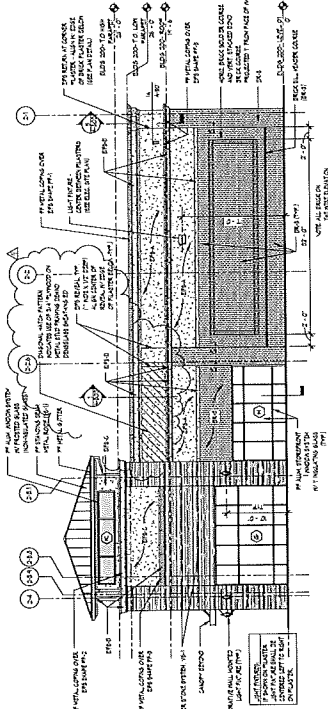
DATE	DESCRIPTION
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10/2	PAID TO JAMES AND LUCY PAUL - FOR MONDAY PM. FOR MONDAY PM
10/3	PAID TO JAMES AND LUCY PAUL - FOR MONDAY PM. FOR MONDAY PM
10/4	PAID TO JAMES AND LUCY PAUL - FOR MONDAY PM. FOR MONDAY PM
10/5	PAID TO JAMES AND LUCY PAUL - FOR MONDAY PM. FOR MONDAY PM
10/6	PAID TO JAMES AND LUCY PAUL - FOR MONDAY PM. FOR MONDAY PM
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10/30	PAID TO JAMES AND LUCY PAUL - FOR MONDAY PM. FOR MONDAY PM
10/31	PAID TO JAMES AND LUCY PAUL - FOR MONDAY PM. FOR MONDAY PM



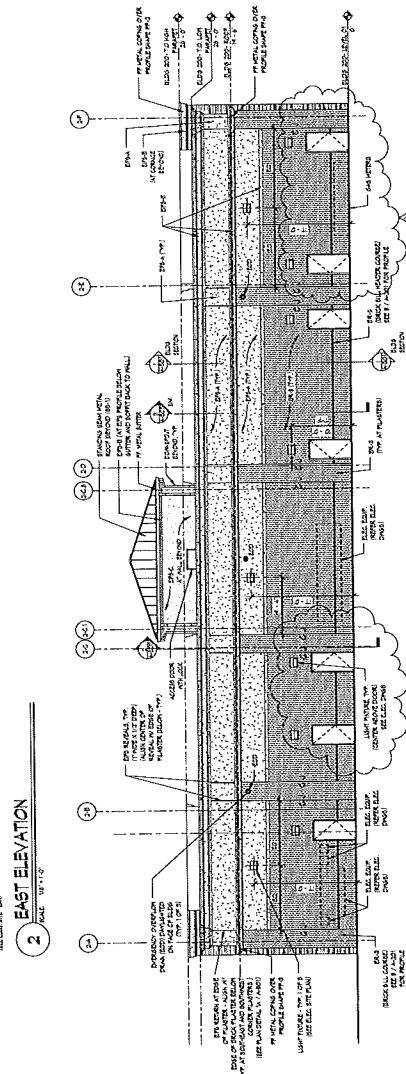
NORTH ELEVATION



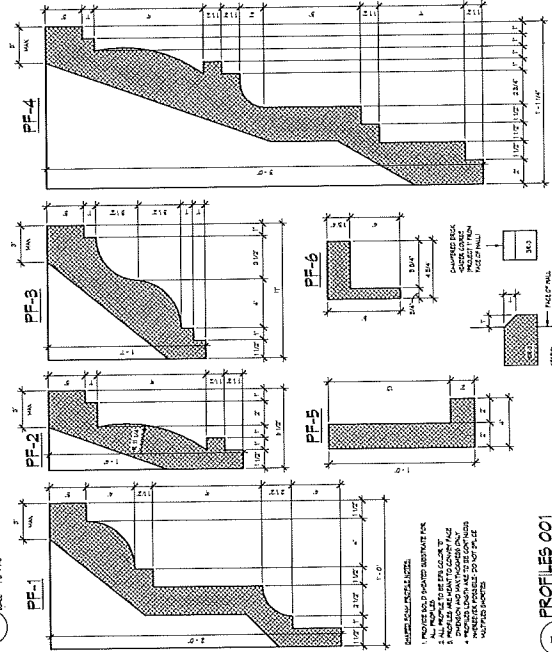
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



5
PROFILES 001

210

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: Hotel Development Partners LLC

Location Address: 3414 Peachtree Rd, Ste 1075

Mailing Address: Same

City: Atlanta State: GA Zip Code: 30326

Contact For All Notifications: Brian Tarter

Contact Telephone: 404 - 842 - 1422 Mobile Telephone: _____

Fax: _____ Email: B.TARTER@HDPFUNDS.COM

Contact's Relation To Business: CFO

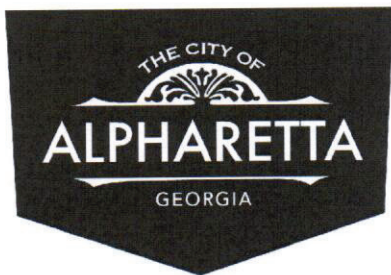
This Application For (Check all that apply):

- | | |
|--|--|
| ☐ Addition | ☒ Modification to Exterior (Paint) |
| ☐ 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	\$	<u>300</u>

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: Hotel Development Partners

Physical Address: 3414 Peachtree Rd, Ste 1025

Mailing Address: same

City: Atlanta State: GA Zip Code: 30326

Owner Telephone: 404 - 842 - 1422 Contact Fax: _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned): 11385 Haynes Bridge Rd (Fairfield Inn & Suites)
216/A
Attn: 5144411

Tax ID or Map Reference Number: ~~5200051~~ Parcel ID: 12-2710-0752-034-1

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

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

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: Bruce F. Farn Date: 2/29/16

Print Form

Fairfield Inn & Suites by Marriott

11385 Haynes Bridge Road
Alpharetta, Georgia 30004



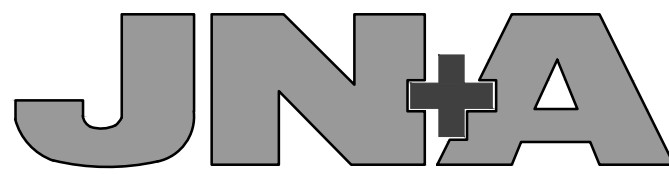
September 14, 2015

OWNER:
IRE-Capital
AREG HDP
FFIS Alpharetta Operator, LLC
3414 Peachtree Road NE, Suite 1075,
Atlanta, Georgia 30326

PROJECT MANAGER:
JONATHAN NEHMER + ASSOCIATES, INC
7361 CALHOUN DRIVE, Suite 310
ROCKVILLE, MD 20855

ARCHITECT OF RECORD:
JONATHAN NEHMER + ASSOCIATES, INC
7361 CALHOUN DRIVE, Suite 310
ROCKVILLE, MD 20855

INTERIOR DESIGN
HVS DESIGN
7361 CALHOUN DRIVE, Suite 310
ROCKVILLE, MD 20855



JONATHAN NEHMER + ASSOCIATES, INC.

ARCHITECTURE
PROJECT MANAGEMENT

7361 CALHOUN PLACE SUITE 310
ROCKVILLE, MARYLAND 20855
301.670.1635 FAX 301.670.9643
www.nehmer.com

CONSULTANTS



Washington, DC Boston, MA
7361 Calhoun Place Suite 310
Rockville, MD 20855
240.683.7123 F: 301.670.9643
www.hvsdesignservices.com

Expires:

The professional services of the architect are undertaken for and are performed in the interest of AREG HDP. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

Fairfield Inn & Suites Alpharetta
Renovation
11385 Haynes Bridge Road
Alpharetta, GA 30004

DRAWING ISSUE	09/14/2015
DRAWING ISSUE	06/19/2015
DRAWING ISSUE	04/15/2015
DESCRIPTION	DATE

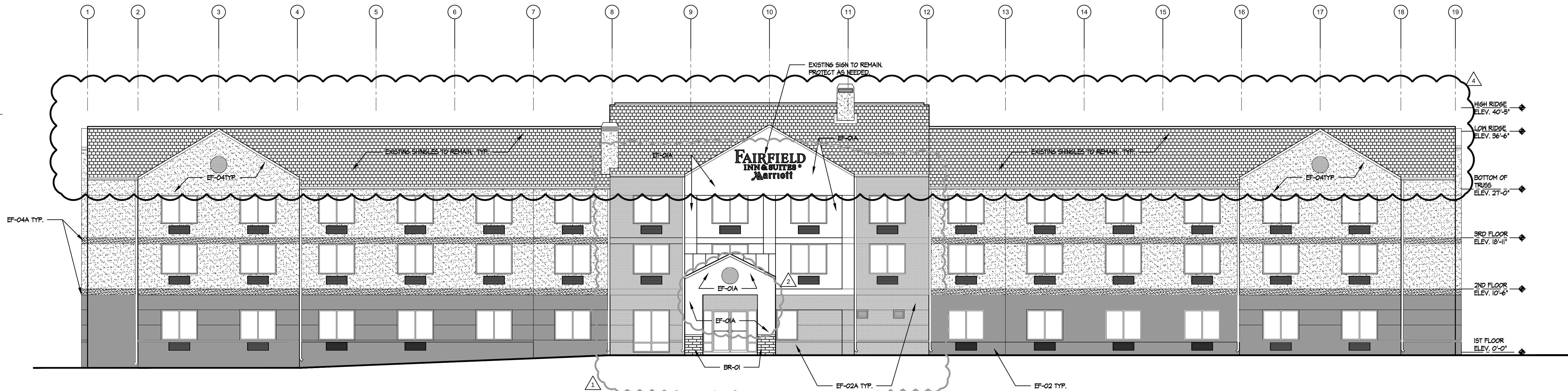
PROJECT NO: 14082

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SHEET TITLE

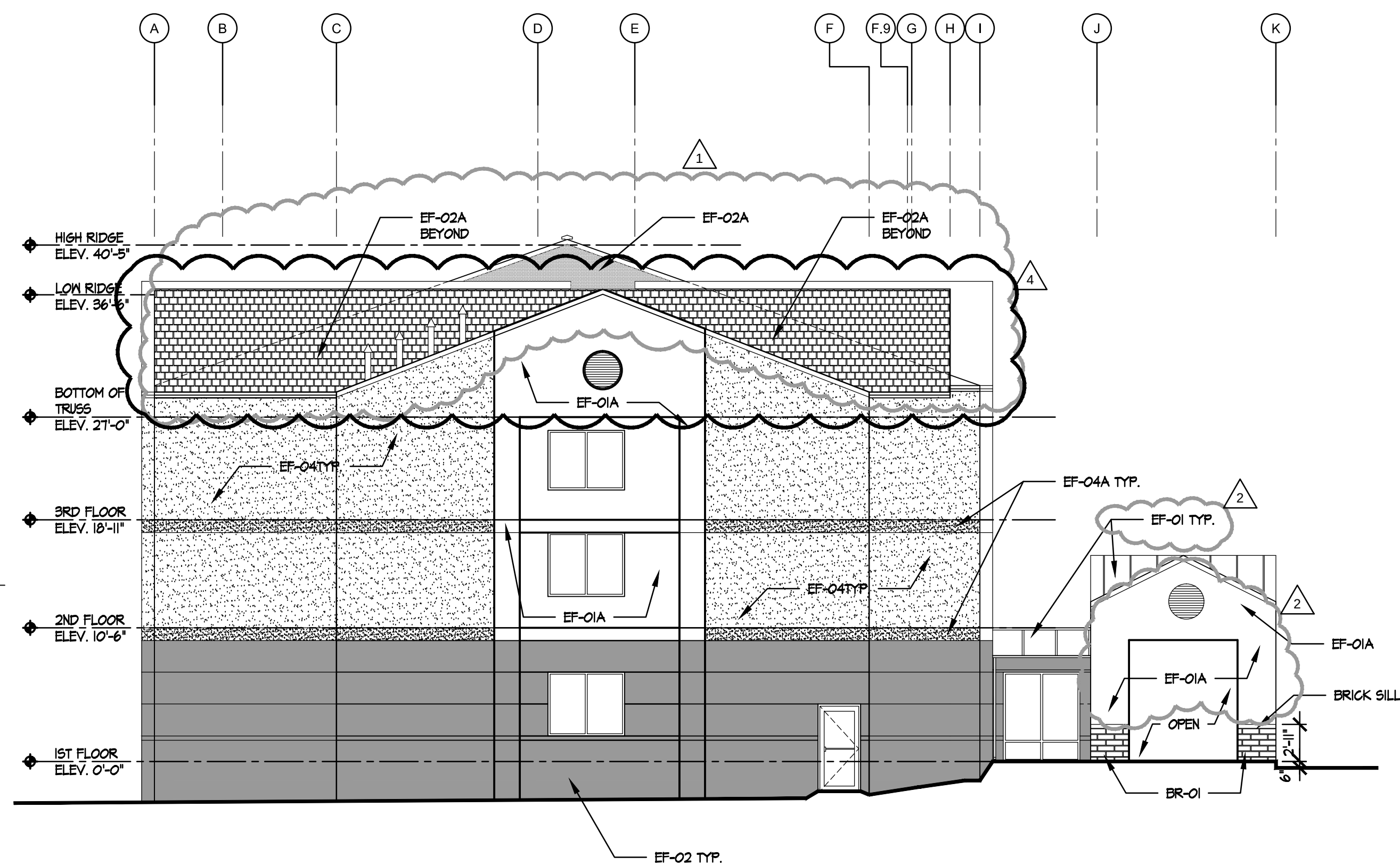
COVER SHEET

G000



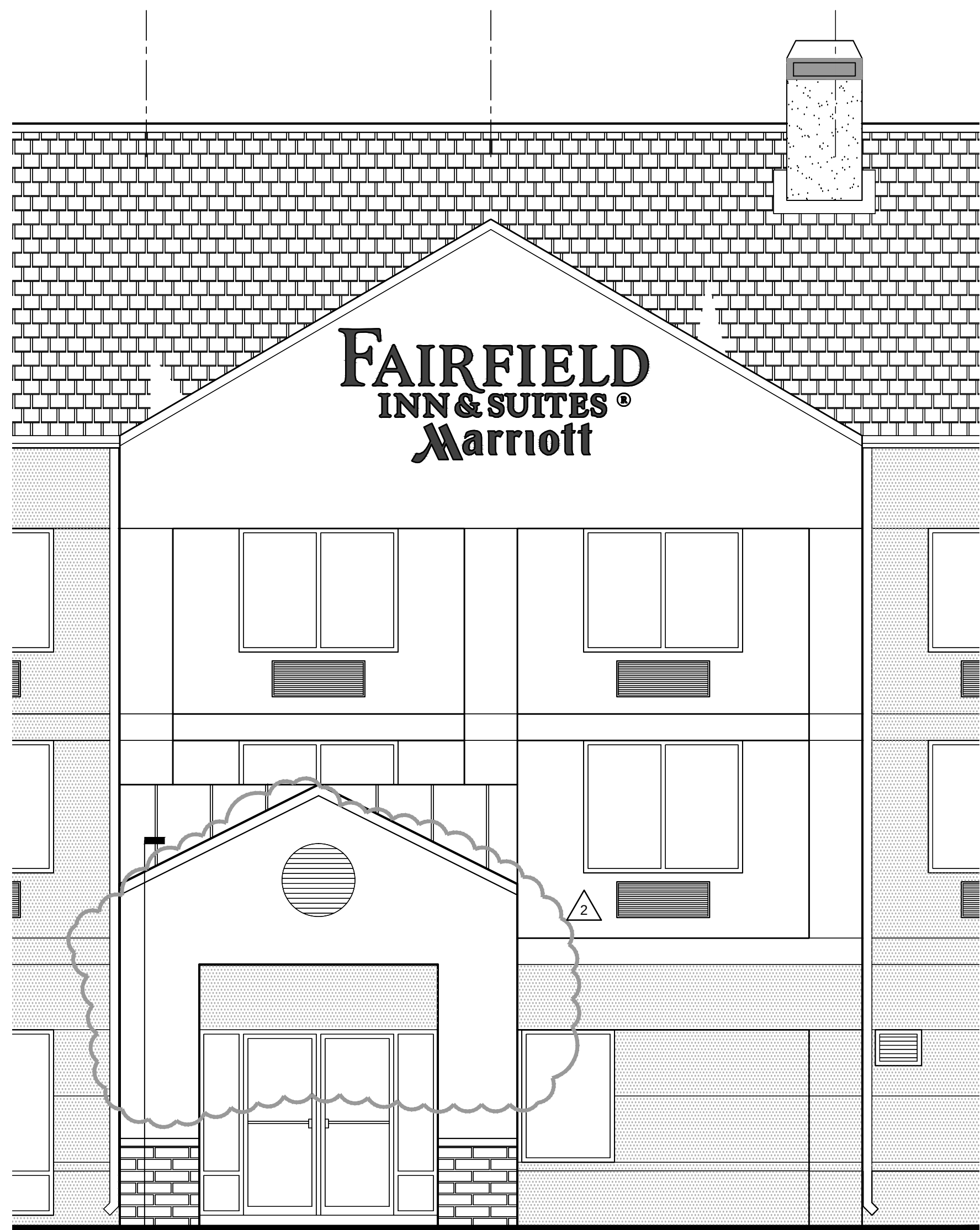
1 FRONT ELEVATION

A301 1/8" = 1'-0"



2 LEFT SIDE ELEVATION

A301 1/8" = 1'-0"



3 FRONT ELEV PORTE COCHERE

A301 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

BR-01	EXTERIOR - PORTE COCHERE / MAIN ENTRANCE MANUFACTURER : ENDICOTT BRICK PRODUCT : THIN BRICK MASONRY COLOR : MANGANESE IRONSPOT PATTERN : FACE BRICK EXTERIOR - STANDING SEAM METAL ROOF MANUFACTURER : SHERWIN WILLIAM PRODUCT : EXTERIOR PAINT PRIMER : S-W DTM BONDING PRIMER FINISH COAT: S-W BOND PLEX WB ACRYLIC COATING COLOR: SHERWIN WILLIAMS 7048 "URBANE BRONZE"	
EF-01	EXTERIOR - PORTE COCHERE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrePrite Bonding Primer (BWS1WS0) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : MATCH DRYVIT FINESSE "6276 TWILIGHT GRAY" EXTERIOR - DARK BASE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrePrite Bonding Primer (BWS1WS0) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "DEEP SPACE 2125-20"	
EF-01A	EXTERIOR - MAIN FEATURE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrePrite Bonding Primer (BWS1WS0) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "GRAY SHOWER 2125-30"	
EF-02A	EXTERIOR - MAIN BODY MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrePrite Bonding Primer (BWS1WS0) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "WILMINGTON TAN HC-34"	
EF-04	EXTERIOR - MAIN BODY ACCENT MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrePrite Bonding Primer (BWS1WS0) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "POWELL BUFF HC-35"	
EF-04A	EXTERIOR - MAIN BODY MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrePrite Bonding Primer (BWS1WS0) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (866-6060 series) COLOR : "WILMINGTON TAN HC-34"	

GENERAL NOTES:

- FOR EACH SPECIFIED PAINT, PROVIDE PAINT SAMPLE ON WOOD SECTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- PAINT PTAG GRILLE TO MATCH ADJACENT
- ADHESION TEST IS REQUIRED TO VERIFY THE NEW PAINT IS COMPATIBLE WITH THE OLD FACTORY COATING. VERIFY COMPATIBILITY OF THE PREVIOUSLY PAINTED SURFACE WITH NEW COATING BY APPLYING A 2-3 SQ.FT. ALLOW TO DRY THOROUGHLY FOR ONE WEEK BEFORE CHECKING ADHESION.
- REPLACE ALL INSULATED GLASS WINDOWS THAT HAVE FOGGINGS. VERIFY CONDITION WITH OWNER BEFORE PURCHASE.
- VERIFY THE CONDITION OF ALL EXTERIOR WINDOWS, DOOR FRAMES, SILLS AND SEALS. REPAIR AND/OR REPLACE AS NECESSARY TO PREVENT WIND, RAIN AND NOISE FROM LEAKING INTO BUILDING.
- LOUVERS & PTAG GRILLES ARE TO BE PAINTED TO MATCH THEIR ADJACENT SURFACE.

Fairfield Inn & Suites Alpharetta
Renovation
11385 Haynes Bridge Road
Alpharetta, GA 30004

REVISION	02/23/2016
REVISION	02/03/2016
DRAWING ISSUE	09/24/2015
DRAWING ISSUE	09/21/2015
DRAWING ISSUE	09/14/2015
DRAWING ISSUE	06/19/2015
DRAWING ISSUE	04/15/2015

PROJECT NO: 14082

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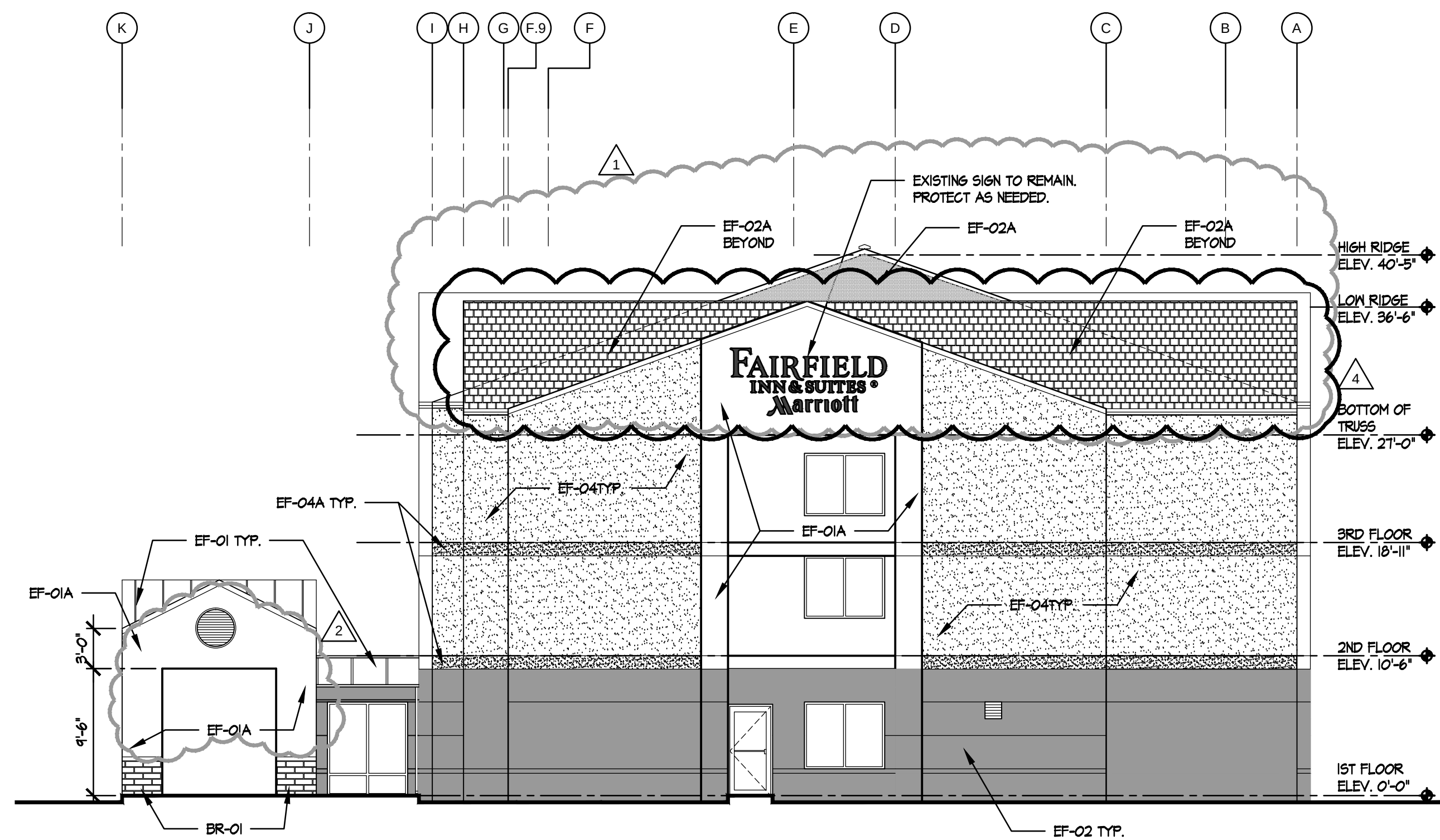
SHEET TITLE

EXTERIOR
ELEVATIONS

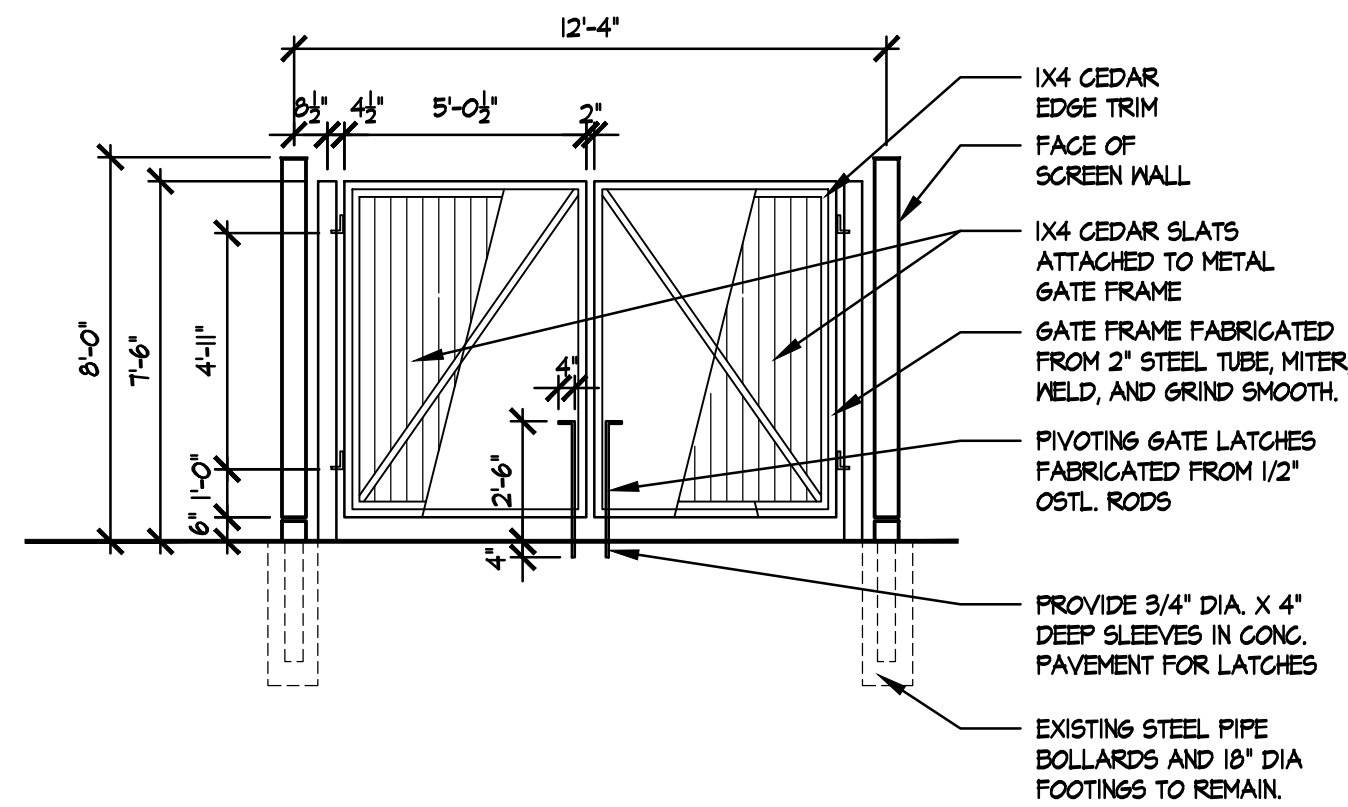
A301



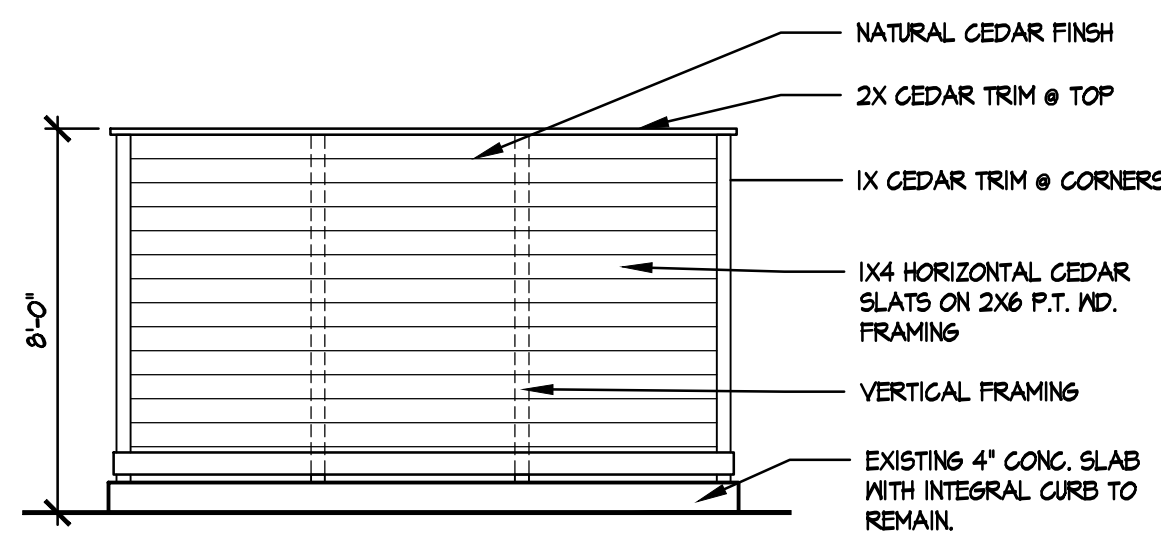
2 REAR ELEVATION
A302 1/8" = 1'-0"



1 RIGHT SIDE ELEVATION
A302 1/8" = 1'-0"



4 EXT TRASH ENCLOSURE ELEV - FRONT
A302 1/4" = 1'-0"



5 EXT TRASH ENCLOSURE ELEV - SIDE
A302 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BR-01	EXTERIOR - PORTE COCHERE / MAIN ENTRANCE MANUFACTURER : ENDICOTT BRICK PRODUCT : THIN BRICK MASONRY COLOR : MANGANESE IRONSPOT PATTERN : FACE BRICK
EF-01	EXTERIOR - STANDING SEAM METAL ROOF MANUFACTURER : SHERWIN WILLIAM PRODUCT : EXTERIOR PAINT PRIMER : S-W DTM BONDING PRIMER FINISH COAT : S-W BOND FLEX WB ACRYLIC COATING COLOR : SHERWIN WILLIAMS 7048 "URBANE BRONZE"
EF-01A	EXTERIOR - PORTE COCHERE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : MATCH DRYVT FINESSE "#27a TWILIGHT GRAY"
EF-02	EXTERIOR - MAIN BODY MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : "DEEP SPACE 2125-20"
EF-02A	EXTERIOR - MAIN FEATURE MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : "GRAY SHOWER 2125-30"
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EF-04A	EXTERIOR - MAIN BODY ACCENT MANUFACTURER : BENJAMIN MOORE PRODUCT : 1 COAT - PrepRite Bonding Primer (BW51W50) PRODUCT : 2 COATS - Pro Industrial 0 VOC Acrylic Satin (B66-6060 series) COLOR : "WILMINGTON TAN HC-34"

GENERAL NOTES:

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- PAINT PTAC GRILLES TO MATCH ADJACENT.
- ADHESION TEST IS REQUIRED TO VERIFY THE NEW PAINT IS COMPATIBLE WITH THE OLD FACTORY COATING. VERIFY COMPATIBILITY OF THE PREVIOUSLY PAINTED SURFACE WITH NEW COATING BY APPLYING A 2-3 SQ.FT. ALLOW TO DRY THOROUGHLY FOR ONE WEEK BEFORE CHECKING ADHESION.
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Fairfield Inn & Suites Alpharetta
Renovation
11385 Haynes Bridge Road
Alpharetta, GA 30004

REVISION	02/23/2016
REVISION	02/03/2016
DRAWING ISSUE	09/24/2015
DRAWING ISSUE	09/21/2015
DRAWING ISSUE	09/14/2015
DRAWING ISSUE	06/19/2015
DRAWING ISSUE	04/15/2015
DESCRIPTION	DATE

PROJECT NO: 14082

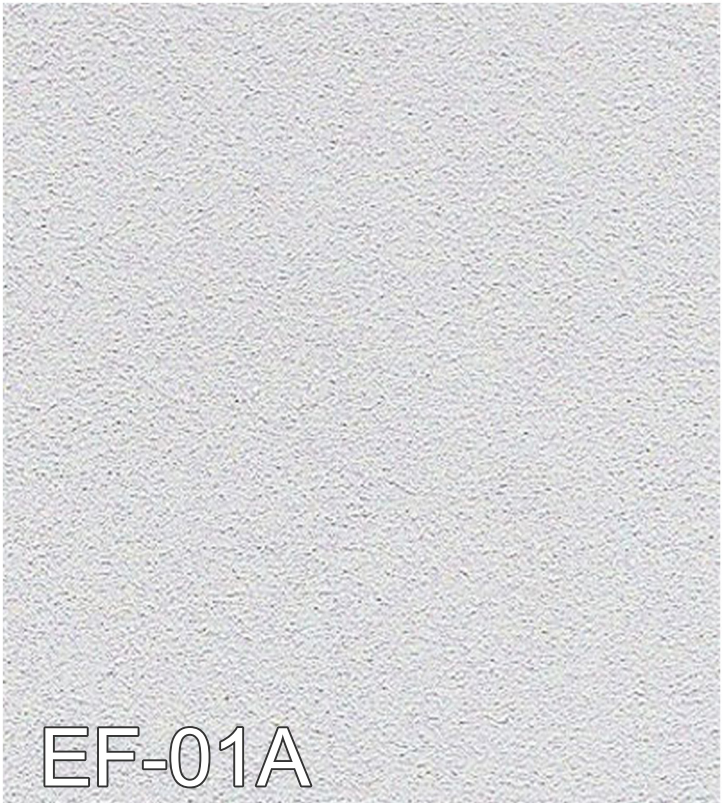
COPYRIGHT: © 2015 Jonathan Nehmer + Associates, Inc.

SHEET TITLE

EXTERIOR
ELEVATIONS

A302





SHERWIN-WILLIAMS 5000
732-287-4000

11/10/15
Order# 0000583

EXTERIOR
LOXON COATING
FLAT

SPECIALTY
ACRYLIC-LOW VOC
STANDALONE

627 TWILIGHT GRAY

CUST OM SHER-COLOR MATCH

CCE COLORANT	OZ	32	64	128
B1-Black	-	15	-	1
Y3-Deep Gold	-	2	1	-

ONE GALLON
A24WA0351

EXTRA WHITE
640362729

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0000583-014

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: East Village Commercial

Location Address: Old Milton Parkway and Westside Parkway

Mailing Address: _____

City: Alpharetta State: Ga Zip Code: 30009 - _____

Contact For All Notifications: Steven Rowe (AEC, Inc.)

Contact Telephone: 770 - 641 - 1942 Mobile Telephone: 404 - 906 - 1639

Fax: 770 - 998 - 6924 Email: slr@aecatl.com

Contact's Relation To Business: Engineer/ Landscape 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 \$ 300.00

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: Old Milton Holdings, LLC

Physical Address: 2719 Buford Highway

Mailing Address: _____

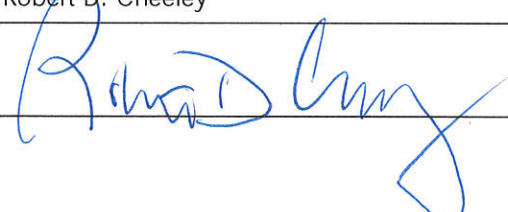
City: Atlanta State: Ga Zip Code: 3-324 - _____

Owner Telephone: 770 - 861 - 4100 Contact Fax: _____ - _____ - _____

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

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

Owner Name (Printed): Robert D. Cheeley Date: _____

Owner Signature: 

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: 12 270407490360, 12 28410820210, 12 284108020228, 12 28410802036

Land Lot(s): 802 District: 1 Section: 2

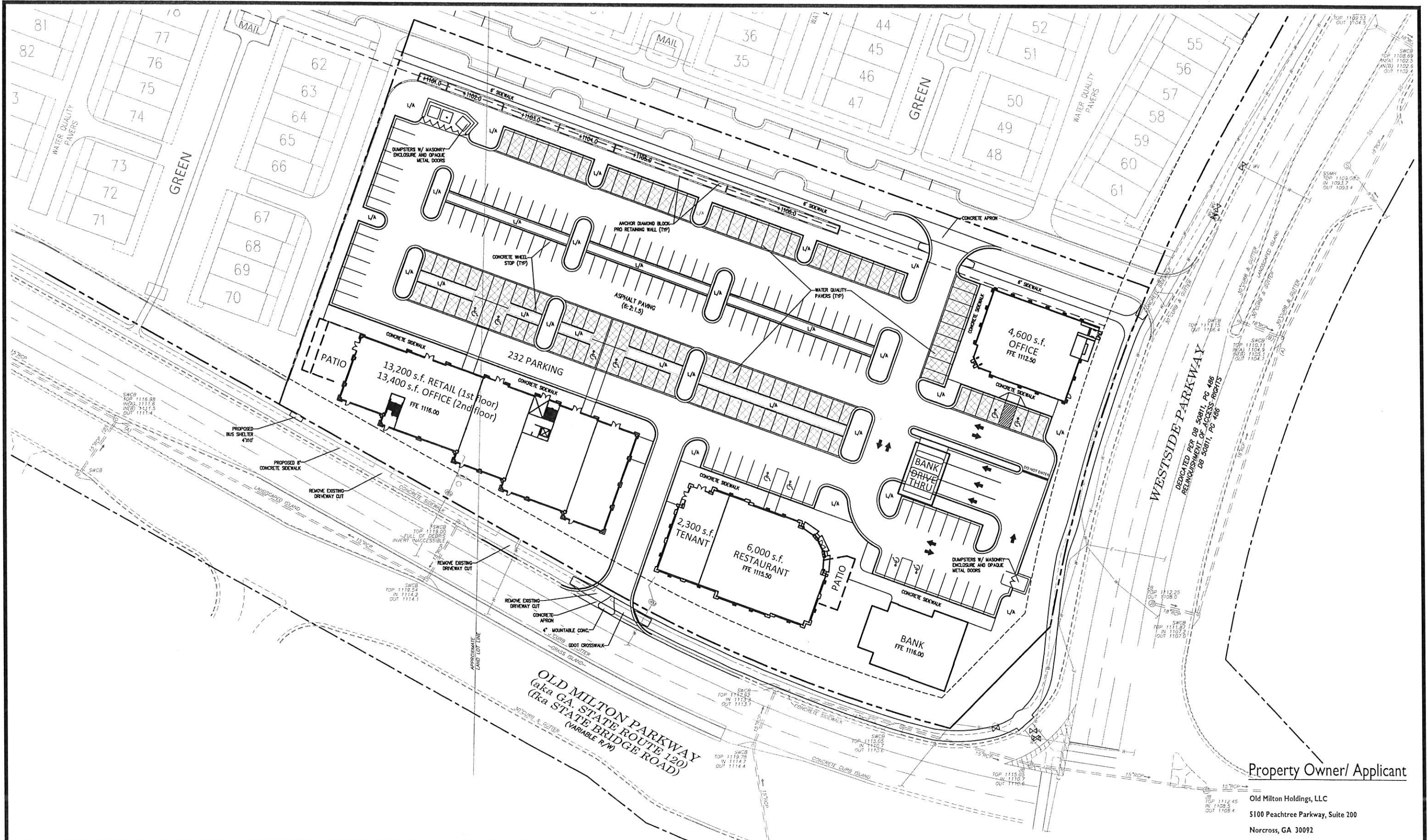
Existing Zoning of Property: MU Existing Uses of Property: Vacant

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](#)



Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell, Georgia 30075
(770) 641-1942 www.aecall.com

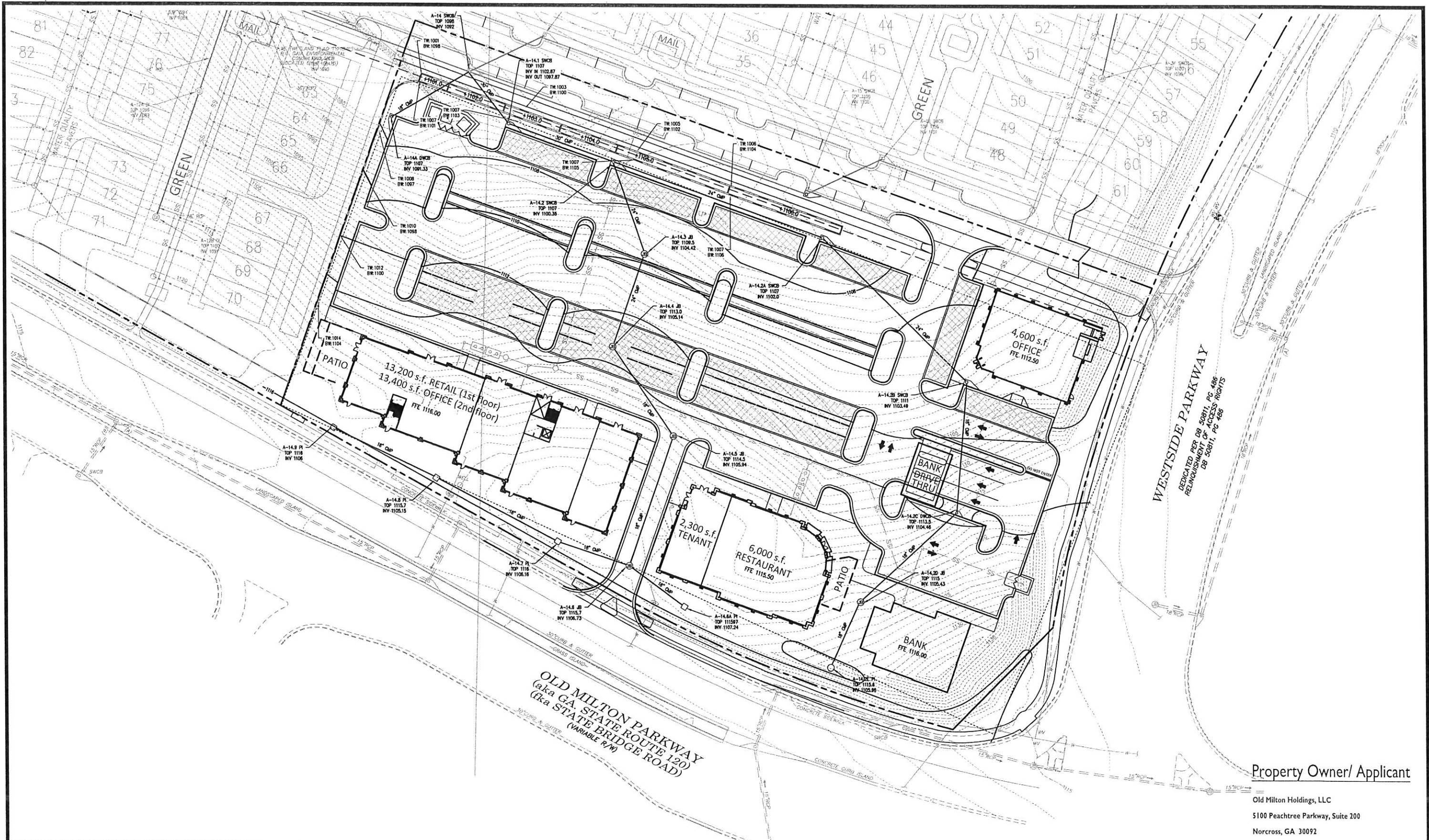
NORTH

30 0 30 60

PRELIMINARY
SITE LAYOUT PLAN

EAST VILLAGE
Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.:	15-3749
DATE:	2-9-16
SCALE:	1" = 30'
FILE NAME:	15-3749C00 COMMERCIAL SLR
DESIGN/DRAWN:	SLR/MDA



Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE

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

NORTH

300

0

30

60

PRELIMINARY
SITE GRADING PLAN

EAST VILLAGE

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 15-3749
DATE: 8-3-2015; REVISED 8-19-2015
SCALE: 1" = 30'
FILE NAME: 15-3749C00RESALT.BANK.dwg
DESIGN/DRAWN: SLR/MDA

East Village – Commercial Site
Property Description

All that tract or parcel of land lying and being Land Lots 749 and 802, 1st District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the northwestern intersection of the northern right-of-way of Old Milton Parkway (variable right-of-way) with the western Right of Way of Westside Parkway (variable right-of-way), said point being the **POINT OF BEGINNING**; thence along a curve to the right, a distance of 69.60 feet, a chord bearing N 73°32'55" W and a chord length of 69.59 feet, thence along a curve to the right, a distance of 82.08 feet, a chord bearing N 69°31'43" W and chord length of 82.06 feet, thence along a curve to the right, a distance of 115.05 feet, along a bearing of N 64°18'14" W and a chord length of 115.00 feet, thence N 61°01'20.94" W, a distance of 115.40 feet, thence N 61°01'20.94" W, a distance of 99.35 feet, thence N 61°01'20.94" W, a distance of 68.70 feet, thence N 19°38'59.72" W, a distance of 268.18 feet, then S 70°21'00.28" E, a distance of 576.13 feet, thence along a curve to the left, a distance of 229.04 feet, a chord bearing S 20°01'28" W and chord distance of 228.67 feet, thence S 44°59'38" W, a distance of 105.49 to a point; said point being the **POINT OF BEGINNING**.

The said tract contains 4.07 acres (177,600 square feet) more or less. This description was completed by AEC, Inc., dated March 1, 2015 based upon a survey by GeoSurvey, Ltd. dated December 22, 2014, last revised January 22, 2015.

<u>ACREAGE</u>	
TOTAL ACREAGE -	17.86 AC
LESS COMMERCIAL -	3.99AC
LESS ROW/PARK -	5.60AC
TOTAL RESIDENTIAL -	8.27AC

TREE DENSITY REQUIREMENTS - COMMERCIAL

TOTAL SITE DENSITY FACTOR - COMMERCIAL (SDF)
 $SDF = \text{Total Acreage} \times 20$ $SDF = \text{Total Units}$
 $SDF = 3.99 \text{ Acres (COMMERCIAL)} \times 20 \text{ units} = 79.8 \text{ units}$
 $SDF = 79.8$

TOTAL EXISTING DENSITY FACTOR - COMMERCIAL (EDF)
EDF = 0 UNITS

TOTAL REPLACEMENT DENSITY FACTOR - COMMERCIAL(RDF)
 RDF = SDF ÷ EDF
 RDF = 79.8 ÷ 0 = 79.8
 RDF = 79.8 UNITS REQUIRED
 RDF = 95.6 UNITS PROVIDED

SPECIMEN REPLACEMENT -COMMERCIAL

TOTAL RECOMPENSE UNITS REQUIRED (COMMERCIAL)= 138.0
PROVIDED: 0 UNITS

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

LANDSCAPE STRIP TREE REQUIREMENT
TOTAL LINEAR FEET (EXCLUDING DRIVES AND REQUIRED SIDEWALKS)= 817.87 LF
TREES REQUIRED= 1 TREE / 25' LF = 817.87/ 25' = 32.7 = 33 TREES
TREES PROVIDED= 33 TREES (4" CALIPER)

LANDSCAPE STRIP TREE REQUIREMENT MET

TREE REPLACEMENT									
Density Replacement Qty	Specimen Replacement Qty	Botanical Name	Common Name	Size	Units	Total Density Units (72.8 Required)	Total Specimen Units (113.0 Required)	% OF TOTAL*	% NATIVE TO GA.
									PERCENT
12		<i>Acet. rubra</i> "Oakleaf Glory"	Oakleaf Glory Red Maple	4" C&D	0.4	7.2	0	6.9%	
3		<i>Cedrus deodora</i>	Deodar Cedar	4" C&D	0.4	1.8	0	1.7%	
25		<i>Pinus taeda</i> "Florida Native"	Dark American Shortleaf	4" C&D (or 10-14 WTS)	0.4	15	0	14.4%	
20		<i>Carya ovata</i> "Fragrant"	European/Fragrant Hicoria	4" C&D	0.4	12	0	11.5%	
								0.00%	
								0.00%	
1		<i>Myrica grandifolia</i> "Swamp's Brown"	Swamp's Brown Shrub "Myrica"	4" C&D (or 10-14 WTS)	0.4	0.4	0	0.3%	
		<i>Pinus strobus</i>	Blue pine	4" C&D	0.4	0	0	0.0%	
								0.00%	
18		<i>Quercus laevis</i>	Stemmed Oak	4" C&D	0.4	10.8	0	10.1%	
12		<i>Taxodium distichum</i>	Red Cypress	4" C&D	0.4	7.2	0	6.9%	
14		<i>Ulmus americana</i> "Forsyth"	White Elm	4" C&D	0.4	8.4	0	8.0%	
								0.00%	
10		<i>Quercus tinctoria</i>	Chalk Tree	2" C&D	0.3	3	0	2.8%	
12		<i>Lythrum hyssopifolium</i> "Dynamite"	Dynamite Crepe Myrtle	2" C&D (or 10-12 WTS)	0.3	6	0	5.7%	
		"Red" <i>Pinus strobus</i>	Red Pine	4" C&D	0.4	1.8	0	1.7%	
		"Red" <i>Pinus strobus</i>	Red Pine	4" C&D	0.4	1.8	0	1.7%	
172	8					TOTAL DENSITY UNITS	\$5.6	0	100.00%

*% OF TOTAL IS % OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT ARE NOT GA SPECIES

**% NATIVE TO GA. IS % OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT COMPARED WITH 35% OF TOTAL QUANTITY

***CALCULATED TREES PLANTED FOR REPLACEMENT DENSITY CREDIT EXCEEDING 35% OF TOTAL QUANTITY

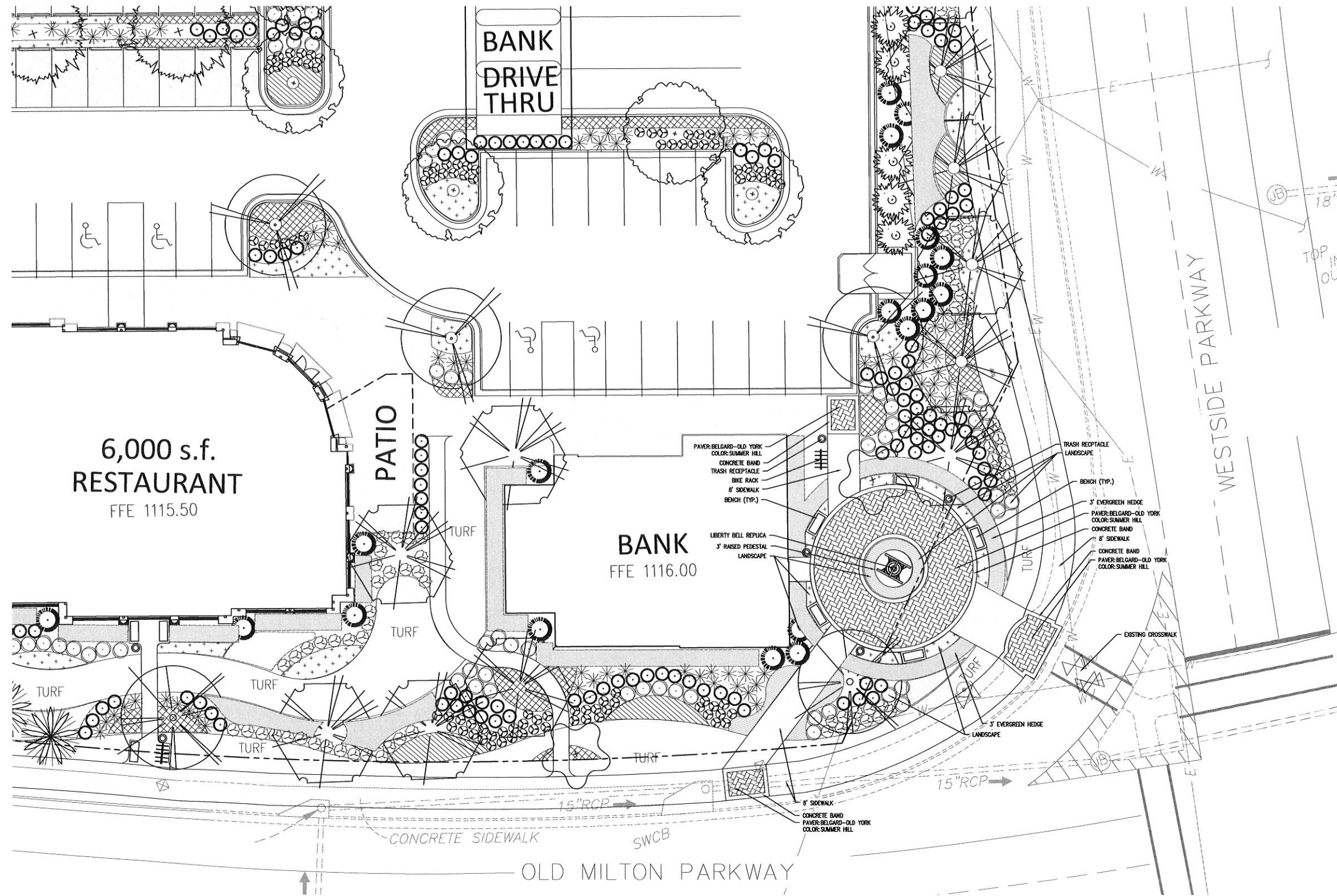


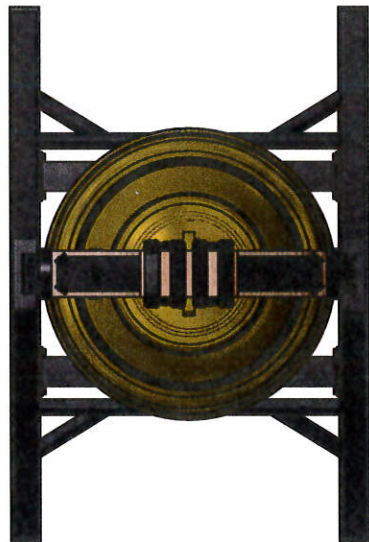
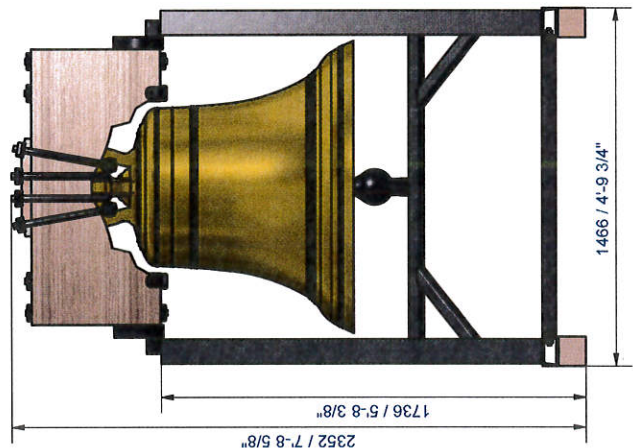
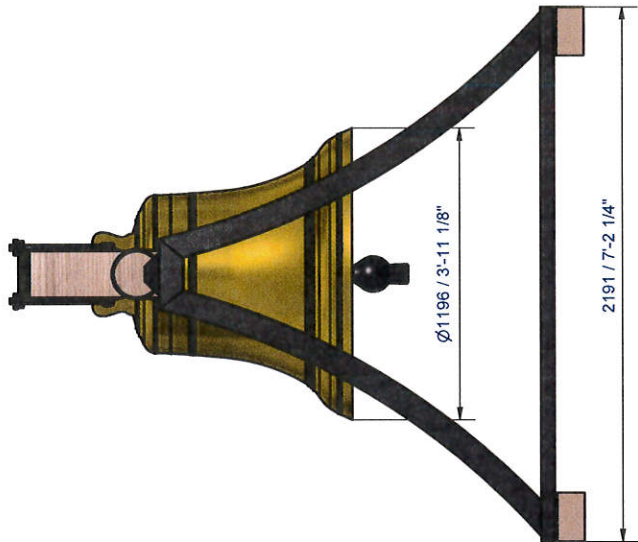
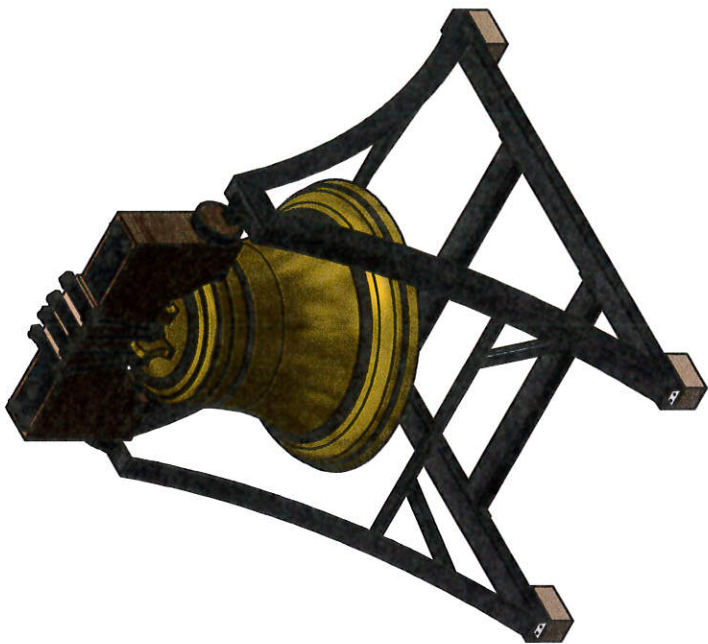
TREE REPLACEMENT & LANDSCAPE PLAN

EAST VILLAGE

Alpharetta , Georgia

PROJECT INFORMATION	
PROJECT NO.:	15-3749
DATE:	2-9-16
SCALE:	1" = 20'
FILE NAME:	15-3749C00 COMMERCIAL SL
DESIGN/DRAWN:	SLR/MDA





Description				Cloche de présentation		Titre	
Fonderie Paccard SARL				FRANCE		Affaire	
Rte des Saintiers 74320 Sevrier Lac d'Annecy				00 33 (0)4 50 52 44 98 / Fax 00 33 (0)4 50 52 45 06		N° Plan	
cyril.paccard@varadooc.fr				2014-LIBELL0001 - 1		Feuille / N°	
Cyril Paccard				Liberty Bell Ø1000		A3 / 1 - 6	
CYP				Belfroi + cloche Liberty Bell		FAB	
BY				Concepteur		CYP	
DATE				Ce dessin est la propriété exclusive de Paccard Fonderie SARL. Le destinataire de ce dessin n'est pas autorisé à le copier, à le dupliquer, à le transmettre à un autre utilisateur. Ce dessin ne peut être utilisé que dans le cadre dans lequel il a été défini. Ce dessin ne peut être modifié sans l'autorisation écrite de Paccard Fonderie SARL.			
A				2014-03-31			
REV							
				DESCRIPTION			
				REVISION			

BELGARD®

Old York



APPLICATIONS



Old York™ Pavers designed by Belgard® Hardscapes provide a natural yet elegant look that will bring your outdoor space to life. With the appearance of weathered clay brick and a wide assortment of face textures and installation patterns, Old York™ Pavers give you the means by which to create a unique and attractive outdoor area. Great for use in a wide range of hardscape projects.

Use these laying patterns, libraries and other Belgard paver resources to simplify your workflow and wow your customers, project after project.

SPECS

RECTANGLE

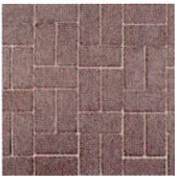


3-15/16 x 7 7/8 x 2 3/8

COLORS



BROOKHAVEN

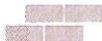


MADISON



SUMMER HILL

PATTERNS



RUNNING BOND



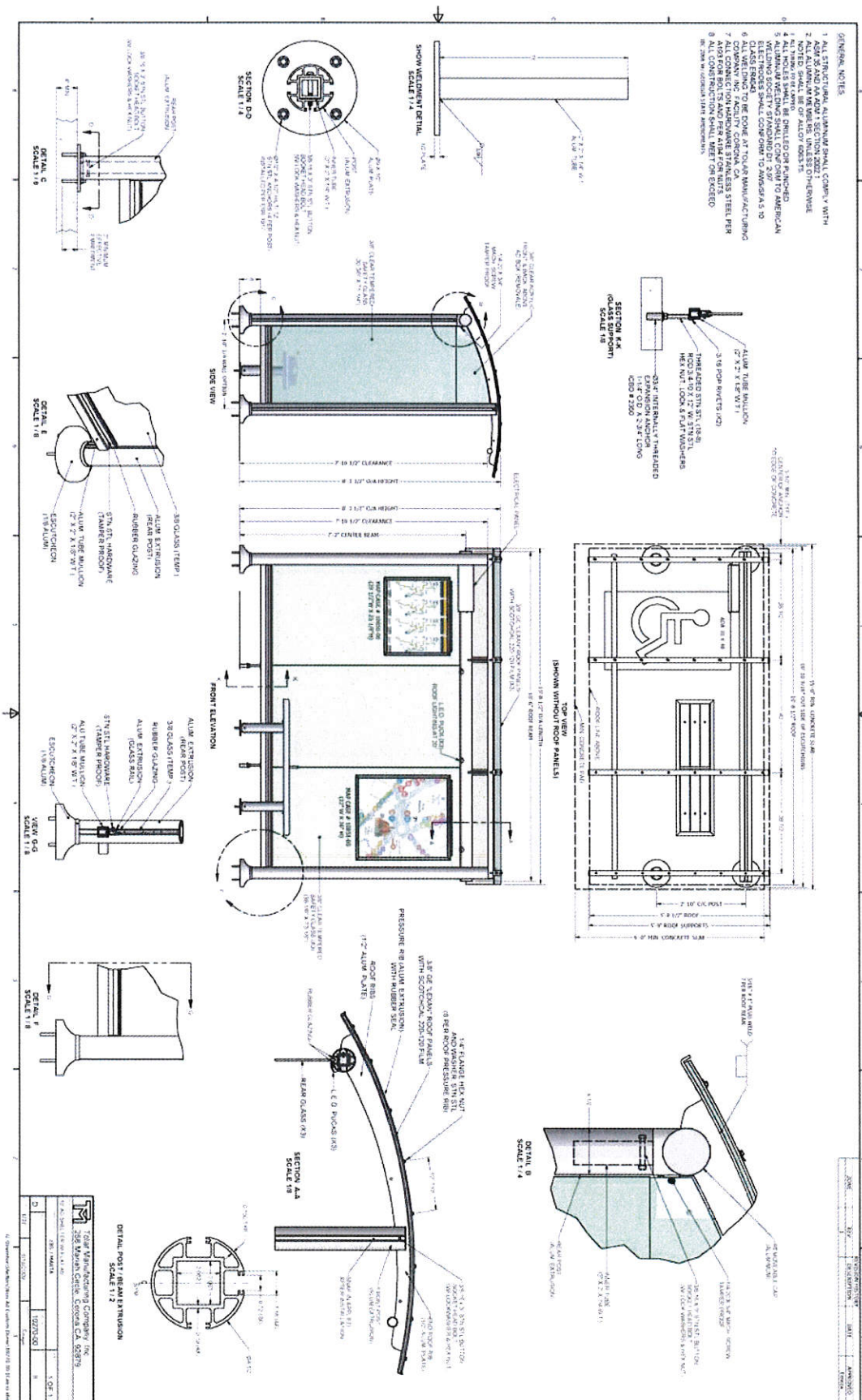
90° HERRINGBONE



BASKET WEAVE



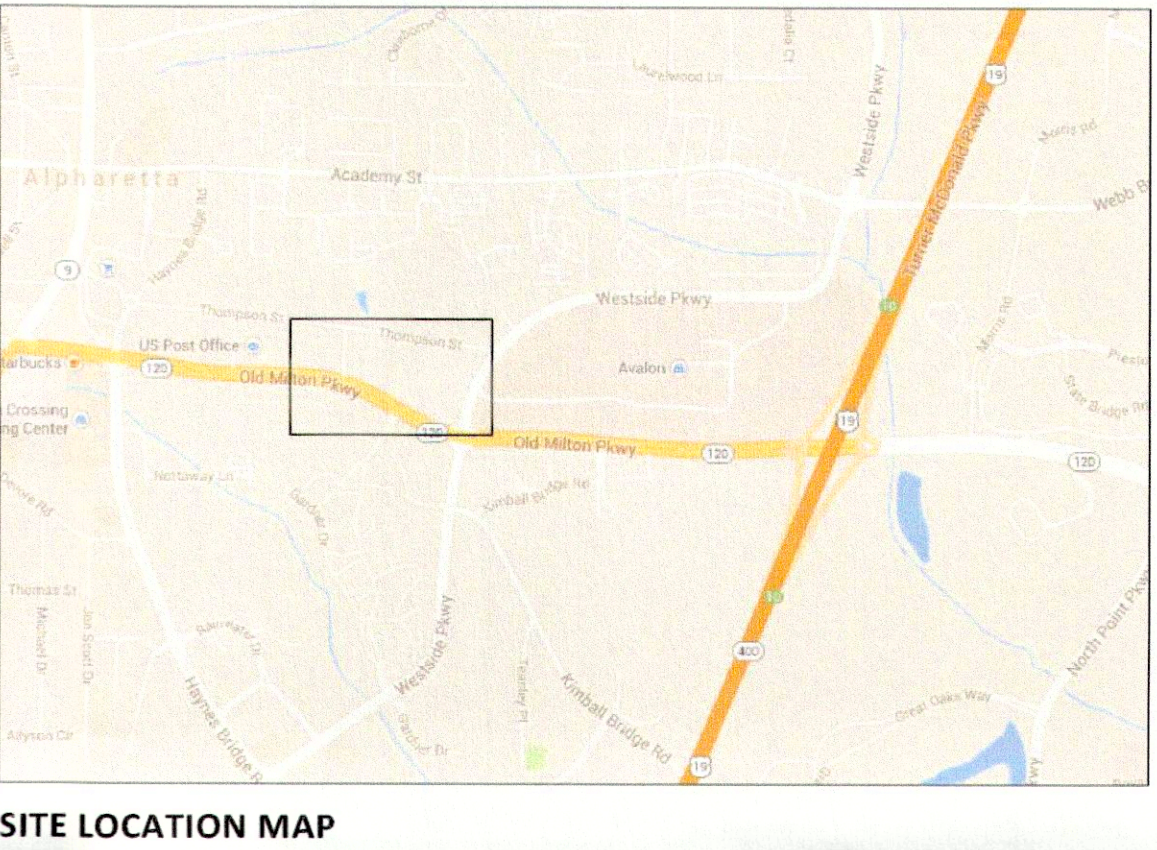
MODIFIED BASKET WEAVE



Development Summary

Current Zoning	R-12/O-P/C-1	Retail/Restaurants	25,000 sf
Proposed Zoning	MU	Office	12,000 sf
Site Acreage	21.067 ac* 8.82 un/acre	Parking	208 sp
Open Space	4.67 ac	Surface	77 sp
Residential	186 units	Street	286 sp
Single-family	21 un	Total	
Min. Lot Size	3,200 sf		
Min. Dimension	40' x 80'		
Townhomes	48 un		
24' x 50'	63 un		
22' x 46'	2,200 sf		
Min. Unit Size	45'		
Max. Height	4		
Max. Stories			
Stacked Flats	54 un		
Min. Unit Size	1,601 sf		
Max. Height	55'		
Max. Stories	4		
Building Setbacks (conditional per code)			
Front Yard	0'		
Rear Yard	0'		
Side Yard	0'		

*The Site Acreage total is based on 3.106 commercial acres and 17.961 residential acres.



Staff requests that Mayor and Council approve CLUP-14-07/ Z-14-11/V-14-26 Old Milton Holdings/Thompson Street request for a Land Use amendment and Zoning change with the following conditions:

1. The site, consisting of approximately 21 acres shall be zoned MU and limited to 8.82 units per acre. Land Use shall be "Mixed Use Residential".

2. Office/Commercial portion of the site, consisting of approximately 3 acres, shall be zoned MU. Retail and restaurant uses shall be limited to a maximum of 25,000 sf which represents currently vested retail on existing C1 parcel. Retail and restaurant shall be restricted to the ground floor within multi-level buildings. One stand-alone sit-down restaurant shall be permitted, no drive thru windows. A permit for a 2nd standalone restaurant may be permitted only after construction of a minimum of 12000 square feet of office space. The following uses shall be permitted:

- a. Office
- b. Restaurant/No drive thru (all restaurants shall include outdoor seating)
- c. Bakery
- d. Beauty Shop
- e. Print shop
- f. Craftsman/artist studio
- g. Florist
- h. Shipping store
- i. Bank (Internal Drive Thru Only)
- j. Fitness studio
- k. Wine Store
- l. Phone Store
- m. Coffee Shop/ Coffee House
- n. jewelry store
- o. spa services as a conditional use

3. Vehicle access to Westside Parkway shall be limited to one right-in/right-out intersection and one right in/right out and left in only intersection. Westside Parkway median shall be extended to Old Milton Parkway. Intersection improvements to be approved by Staff.

4. Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersection as shown.
5. Vehicle access to Thompson Street to include up to four full access intersections. Homes fronting Thompson Street shall be rear loaded.
6. Applicant's traffic study recommended installing a traffic signal at Old Milton and Park Street. In order to preserve the integrity of Old Milton Parkway, developer shall complete the Post Office Street to Thompson, providing an equivalent signalized access. Traffic Impact Fee credits will be granted for the completion of this improvement.
7. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way to incorporate 12 foot walkway, 6 foot planting area, 8 foot on-street parking, and 10 foot travel lane with final approval by Staff.
8. Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right-of-way incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8 foot on-street parking, and 10 foot travel lanes.
9. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.
10. The first parking lot drive isle shall be 75 feet minimum from the stop bar at stop controlled intersection and 150 feet at signalized intersections.
11. Provide signal modifications recommended by traffic study including the addition of right turn overlap signal phasing at the intersection of Westside Parkway and Old Milton Parkway.
12. Roadways with on-street parking shall incorporate curb extensions at intersections.
13. Along Old Milton Parkway/West Side Parkway, sidewalks shall be 8 foot wide min.
14. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of the lighting shall be the responsibility of the property owner's association.
15. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.
16. Provide a bus shelter along Old Milton Pkwy, as coordinated with the City and MARTA.
17. An area of at least 1500 square foot shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park benches and/or water feature. Plan to be approved by Design Review Board. All entrances on Old Milton Parkway shall be heavily landscaped.

18. The Applicant shall prepare a phased grading plan to be approved by the Community Development Staff for review and approval. Tree buffer, as shown in the phased grading plan presented by staff at the hearing, specifically, the 50 foot strip of trees be removed upon staff approval.

19. The greenspace between units 89-103 shall link to the greenway along Thompson through a green space created between the for-sale lots in order to provide loop from Thompson Street to Park to Concorde Place and back to Thompson Street.

20. Parking and rear of units shall not be visible for Old Milton Parkway or Westside Parkway. Architectural elements such as brick walls and trellises shall be used as well as berms and landscaping with final approval by Staff.

21. Tree #49 (37" water oak) shall be saved as shown with no more than 20% encroachment into the CRZ. Work with Staff to design walking paths within CRZ.

22. Tree #115 (10" Japanese maple) should be spaded and transplanted on site.

23. Work with Staff to attempt to incorporate trees reported to be in good condition by the applicant's arborist report.

24. The park located on the north side of Thompson Street shall be improved with walkways and/or boardwalks, and landscaping appropriate for a passive park as approved by Staff. The Applicant will work with Community Development Staff to designate an area in the park for the automated bike rental station. Park shall be dedicated to the City with easements established for the HOA to maintain the detention pond.

25. Detention pond shall be built as a decorative water feature that fits the natural environment with heavy landscaping and surrounding trail. Pond shall have a permanent pool. All visible walls shall be faced with stone as approved by Staff.

26. Linear park depicted along Thompson Street and new North/South Street shall be substantially as depicted with widths ranging from a minimum of 35 feet to 78 feet in width and shall be dedicated to the City of Alpharetta upon completion. "Landing" area shall be improved with hardscape and landscape, as well as decorative directional signage with final approval by Staff. Landing area and linear park shall be improved with hardscape, landscape and pedestrian scale decorative lighting.

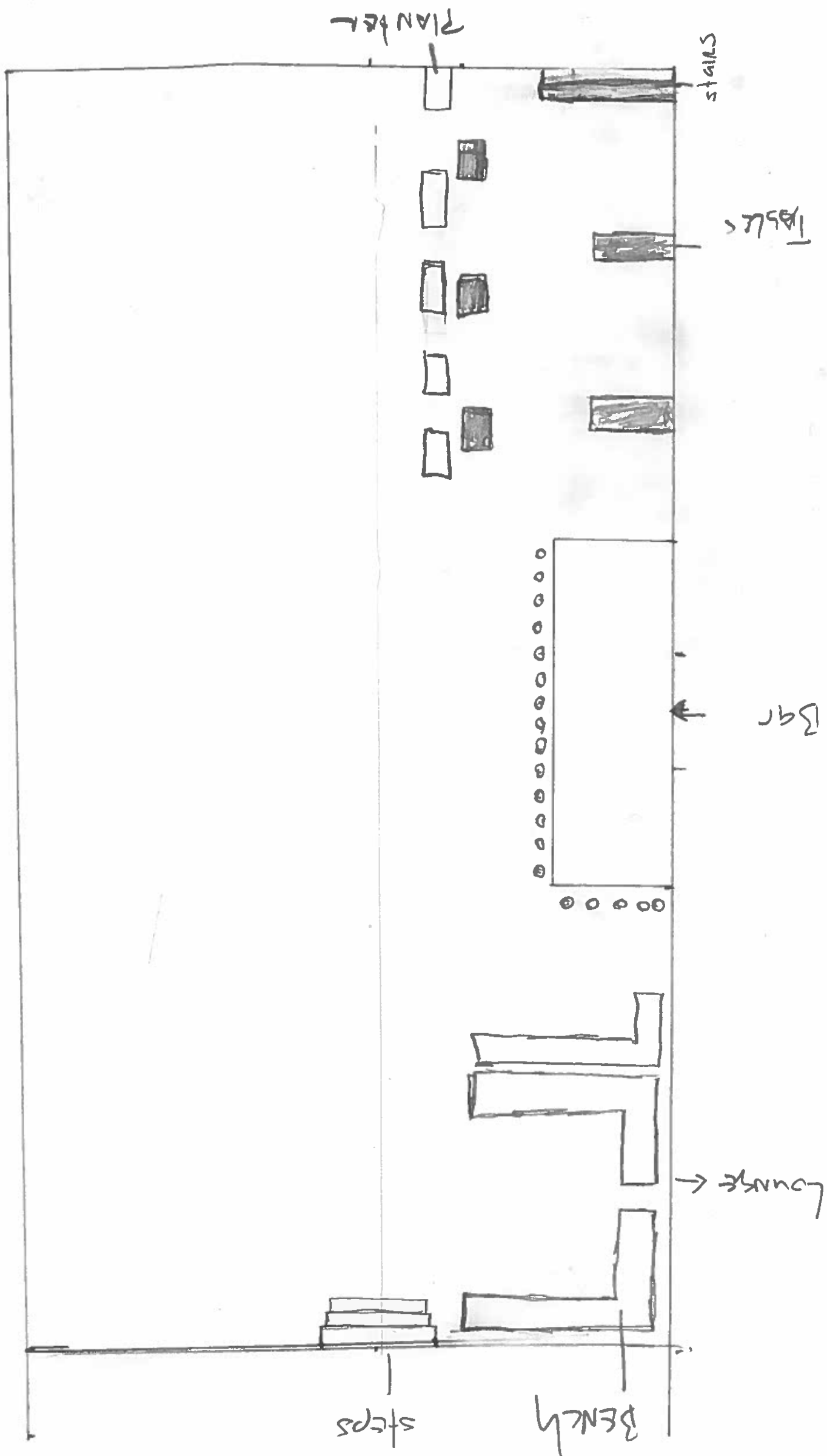
27. Additional brick inlay crosswalk shall be required on Thompson Street and be relocated at the Thompson Street/Park Street intersection in front of Lot 4 or 5.

28. Residential architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.

29. Each elevation shall be different for the proposed 21 single family homes along Thompson Street.
30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.
31. Signage for all uses shall coordinate and require Design Review Board approval.
32. In consideration of the dedication by the applicant of additional park land and public space beyond the 10% code requirement and construction of improvements on that land, the City and the applicant shall enter into a Development Agreement, by which, the City agrees to donate 2 parcels to the applicant as requested and approved by the City Attorney and provide administrative relief where possible on tree recompense as determined by the Director of Community Development.
33. The outdoor light fixtures shall be cut off type, designed to avoid spillage of light onto adjacent properties.
34. A 15 foot landscape buffer shall be installed on the northern property line of the parcel shown as stacked flats.
35. Garbage dumpsters serving all uses on the site shall be screen and put in a location approved by staff.

The motion passed by unanimous vote (7-0-0)

JONES ALLEY





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:

South Main Kitchen

Location Address:

9 South Main St

Mailing Address:

9 South Main St

City:

Alpharetta

State:

GA

Zip Code:

30005

Contact For All Notifications:

Louis Soon

Contact Telephone:

404 - 555 - 2960

Mobile Telephone:

404 - 555 - 2960

Fax:

Email:

soonlouis@gmail.com

Contact's Relation To Business:

owner

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ 100.00

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: Joe Lockwood
Physical Address: 5 South Main Street
Mailing Address: 5 South Main Street
City: Alpharetta State: GA Zip Code: 30009
Owner Telephone: 770 - 663 - 3024 Contact Fax: 770 - 663 - 3025

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

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

Owner Name (Printed): Joe Lockwood Date: 3-4-16

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 9 South Main Street
Tax ID or Map Reference Number: 22-4825-1269-012-8
Land Lot(s): 1269 District: Second Section: Second
Existing Zoning of Property: C 2 Existing Uses of Property: Mixed

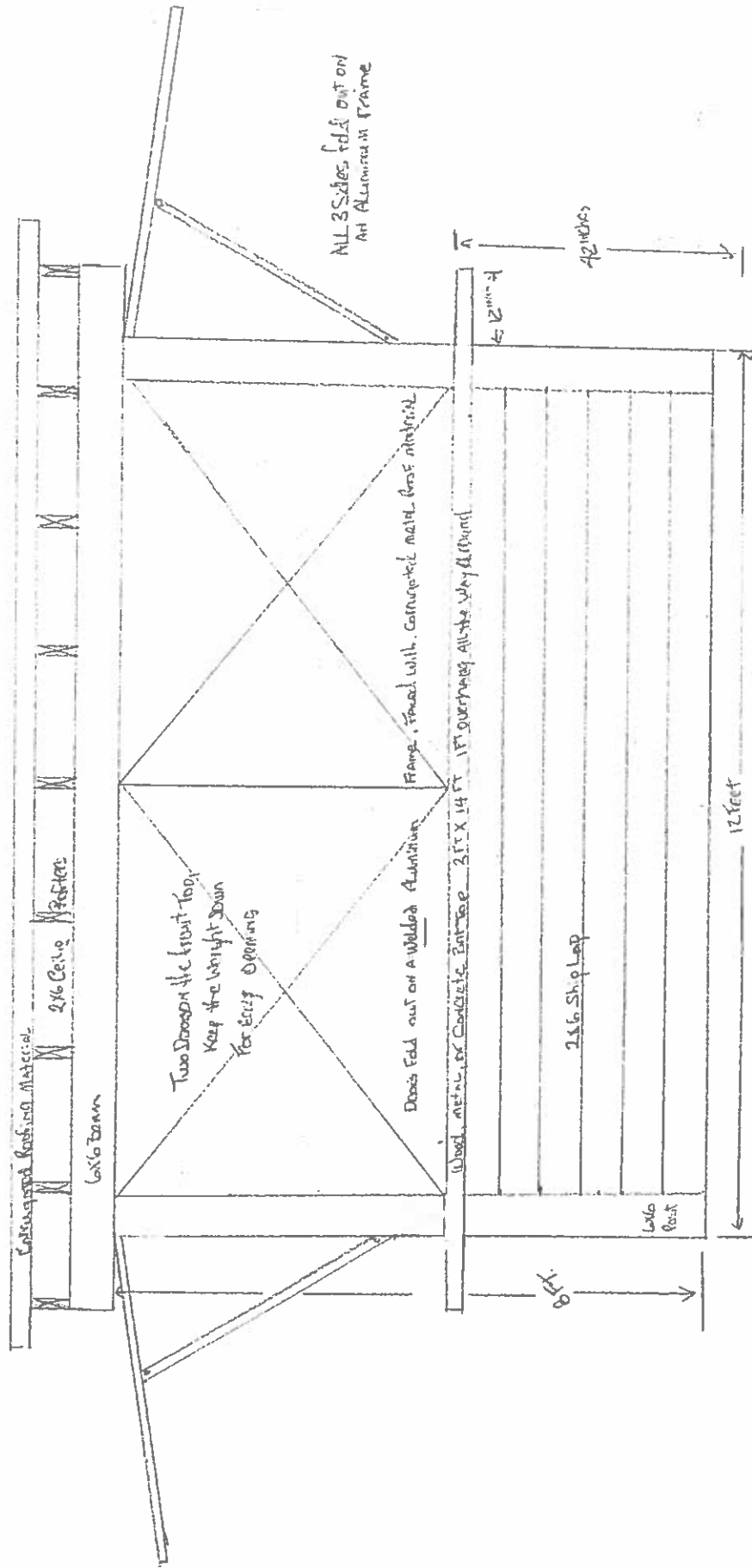
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

Applicant Signature: [Signature]

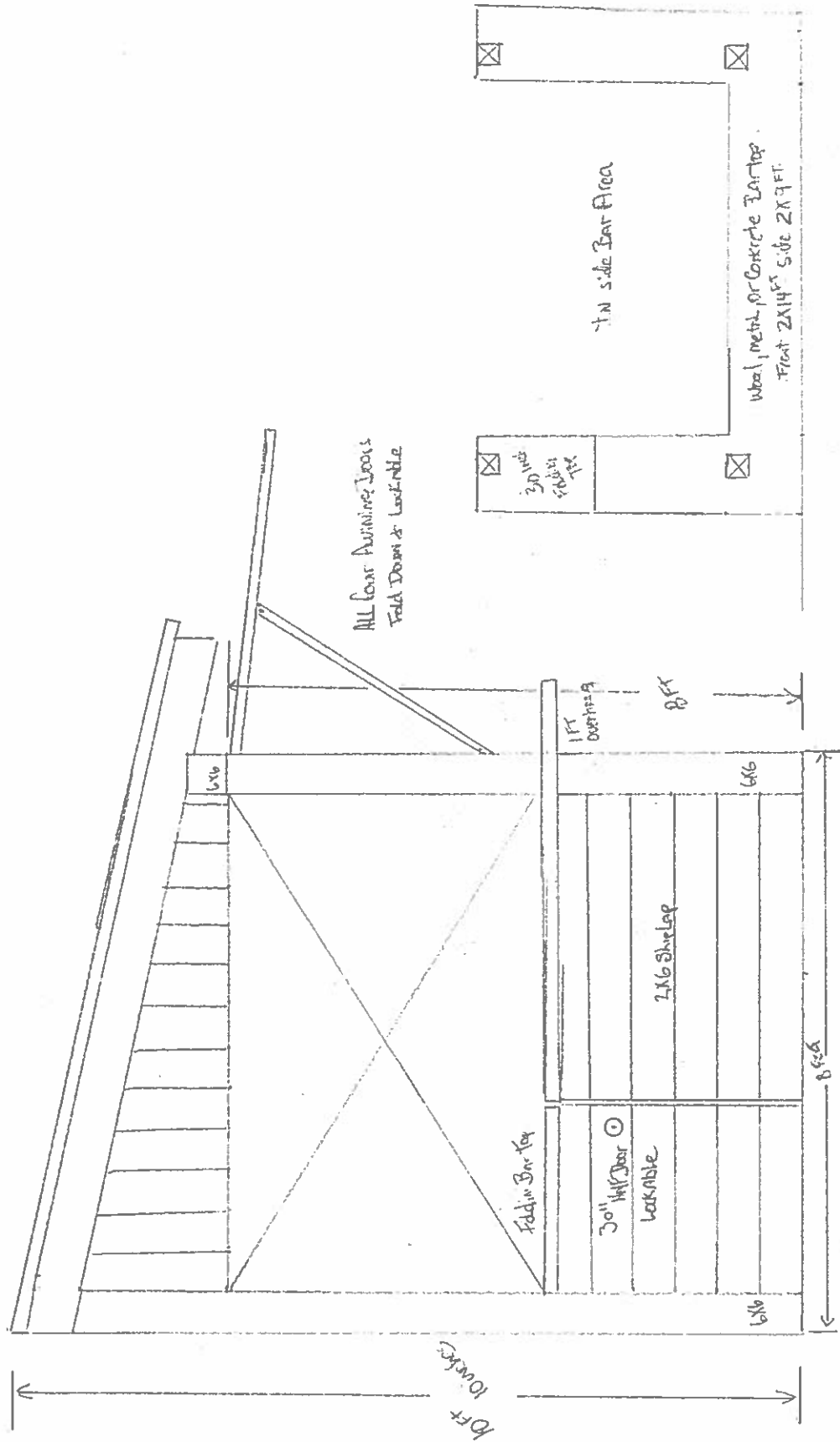
Date: 3/4/16

Print Form

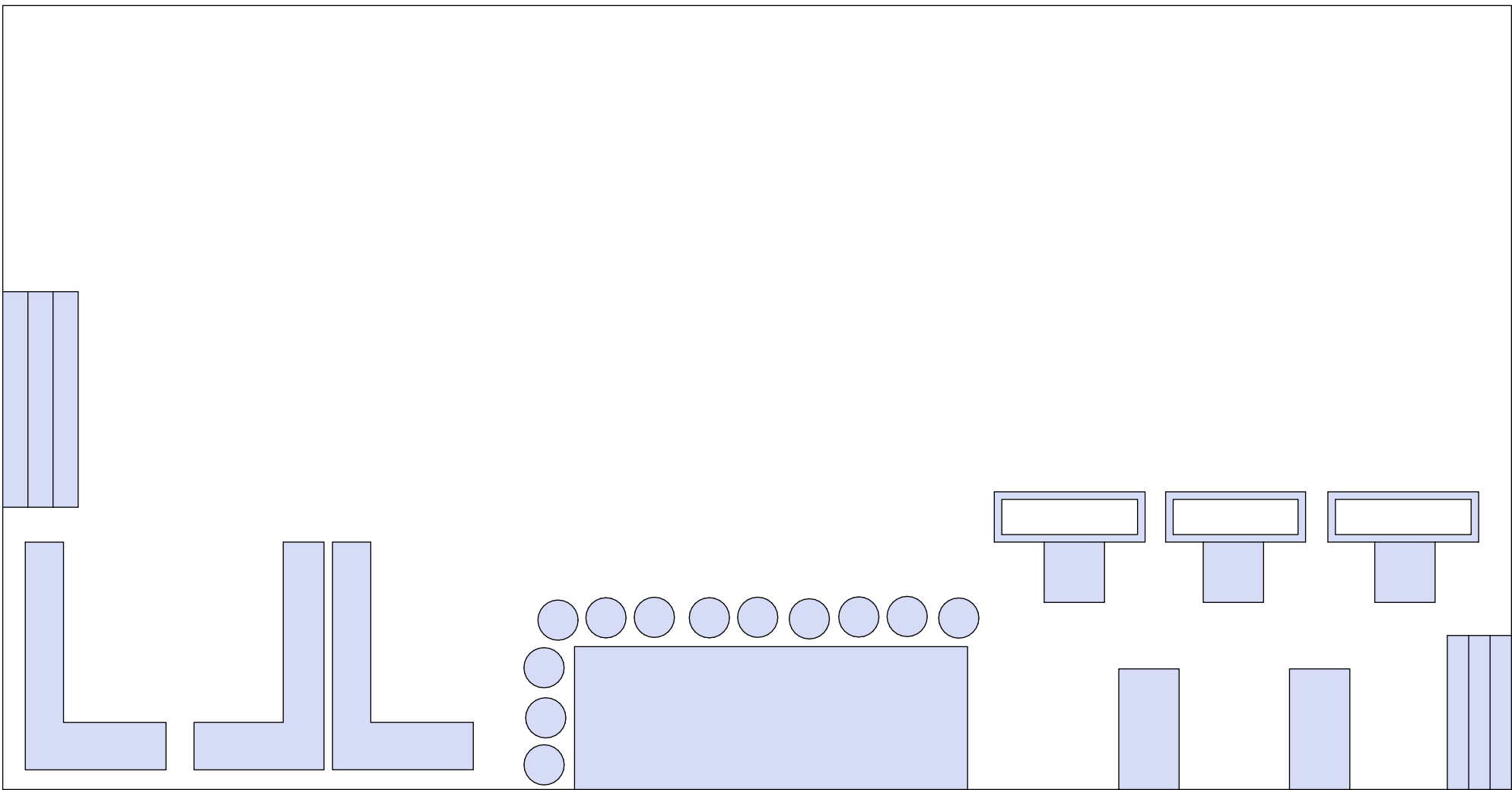
S. Main Kitchen Alley Box

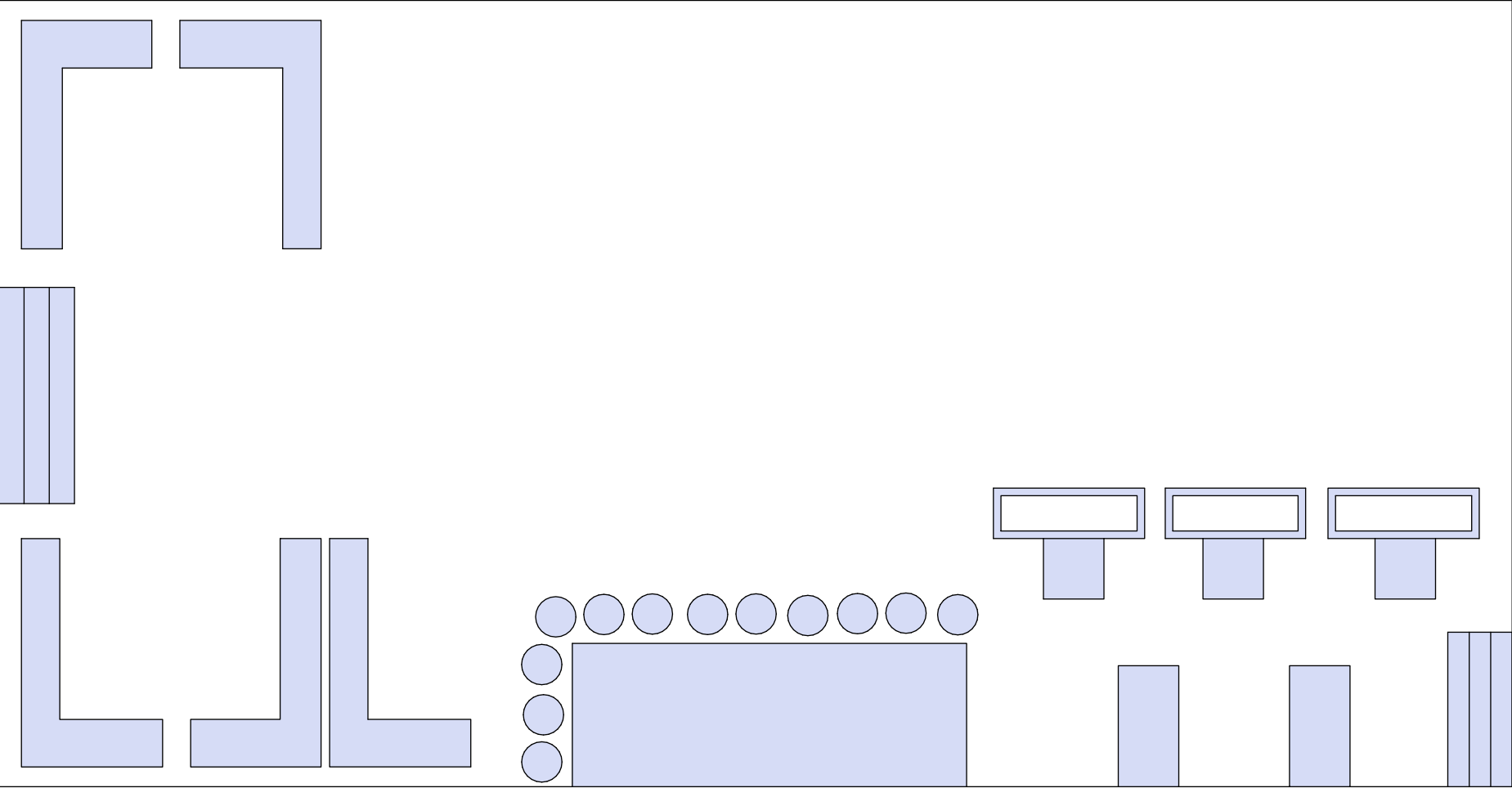


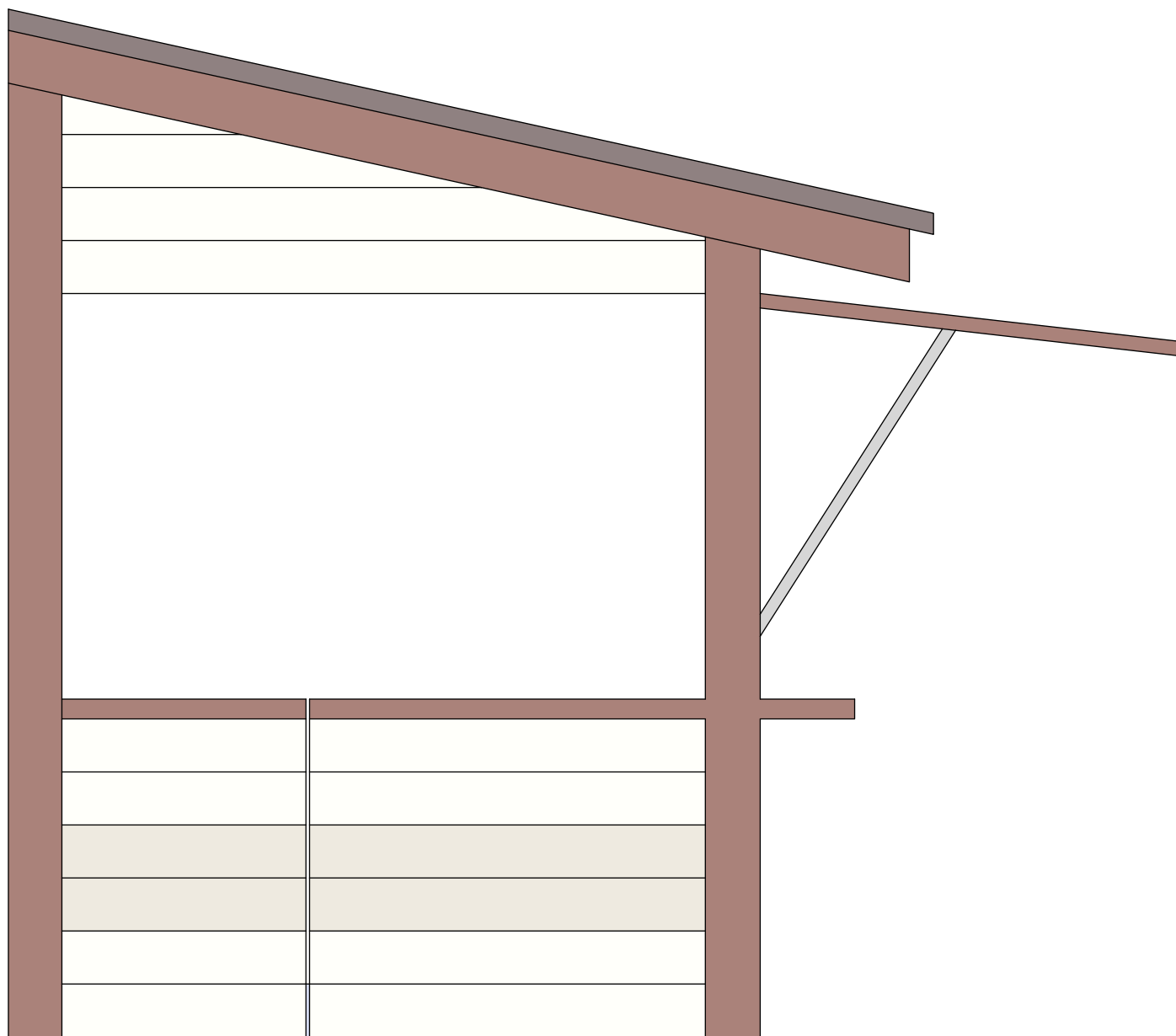
The Back And Folding Avening Doors Are Corrugated Metal

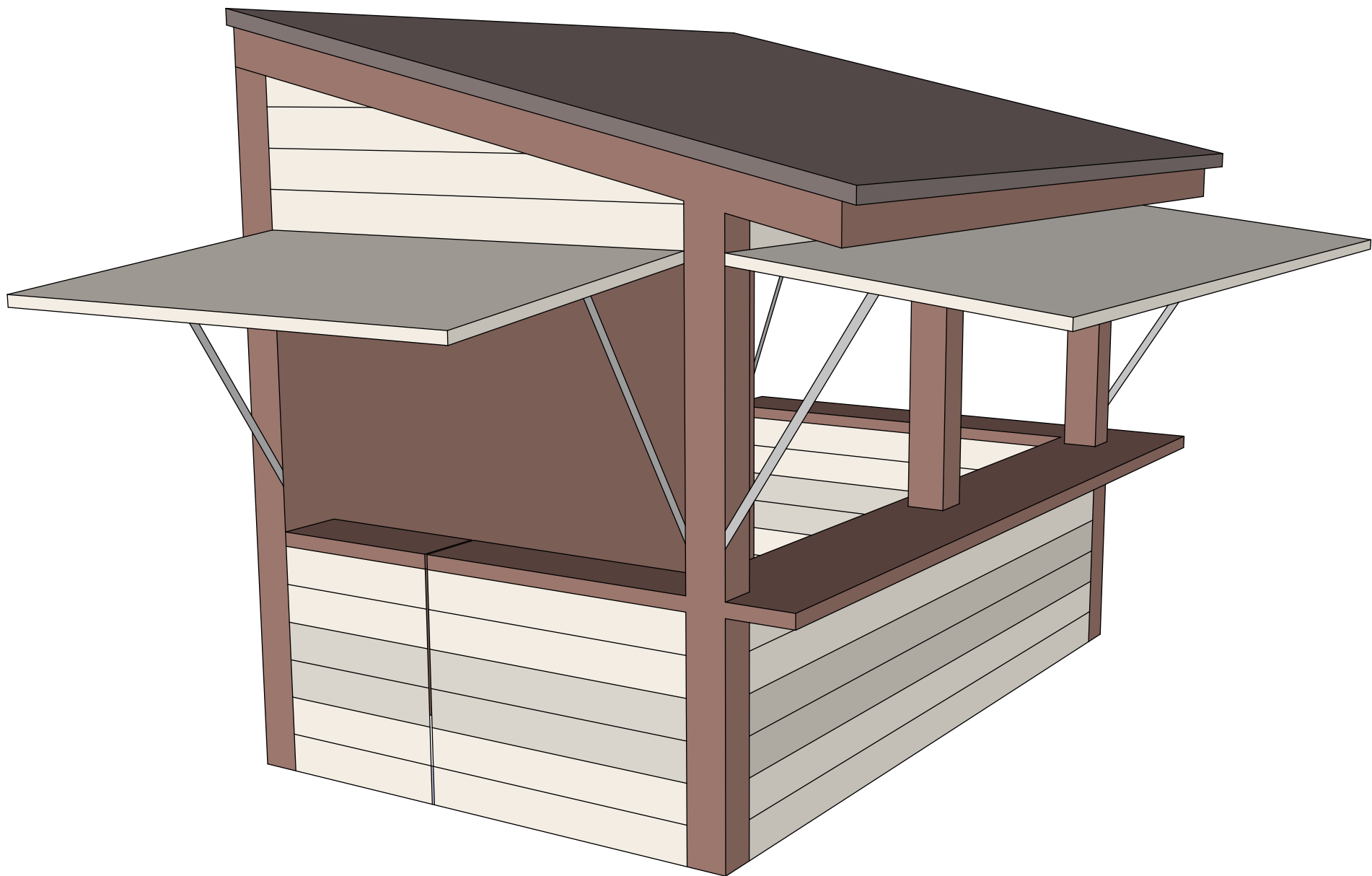


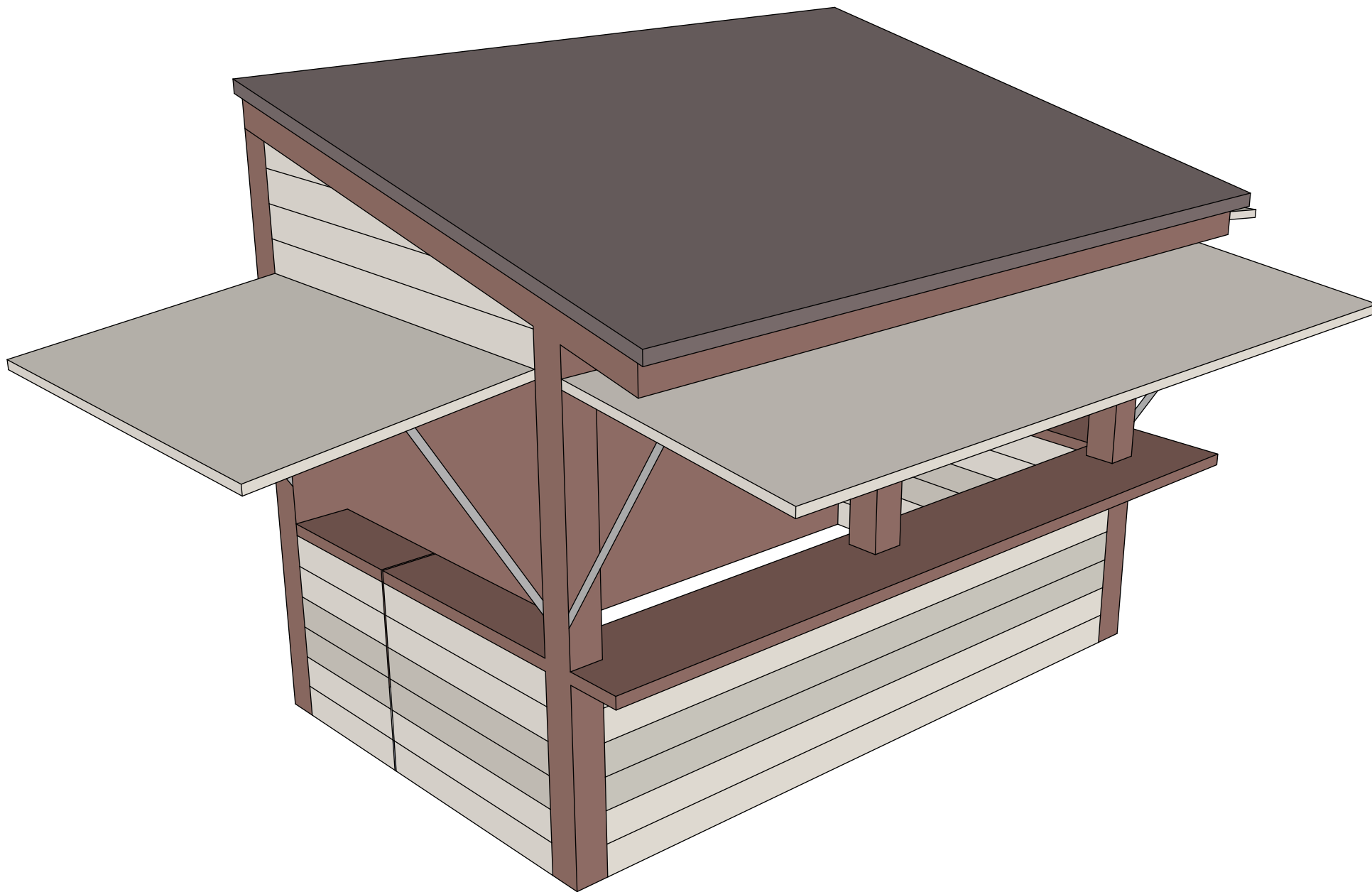
Left Side View, Right Side is the Same (if that)
The Door

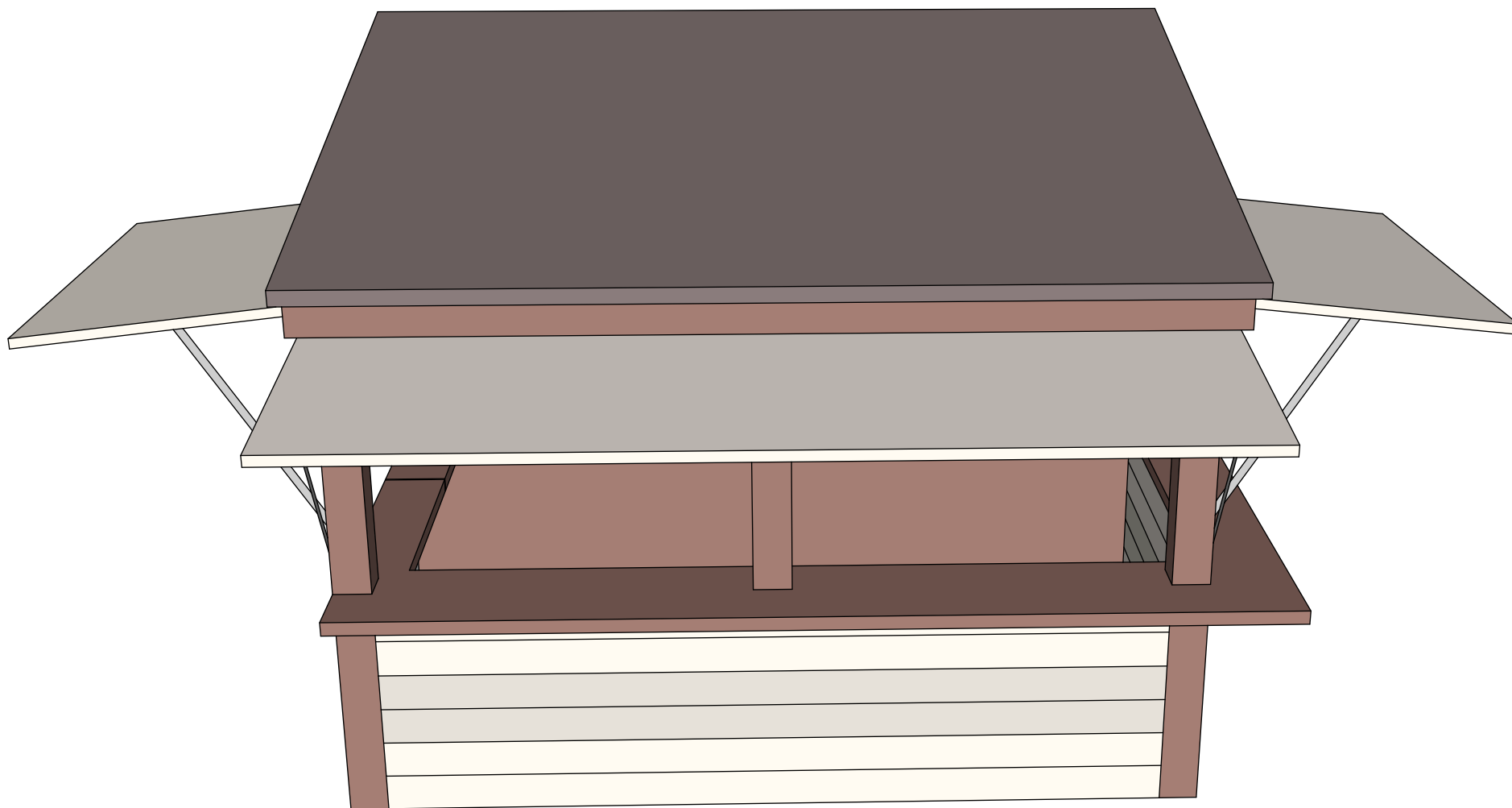


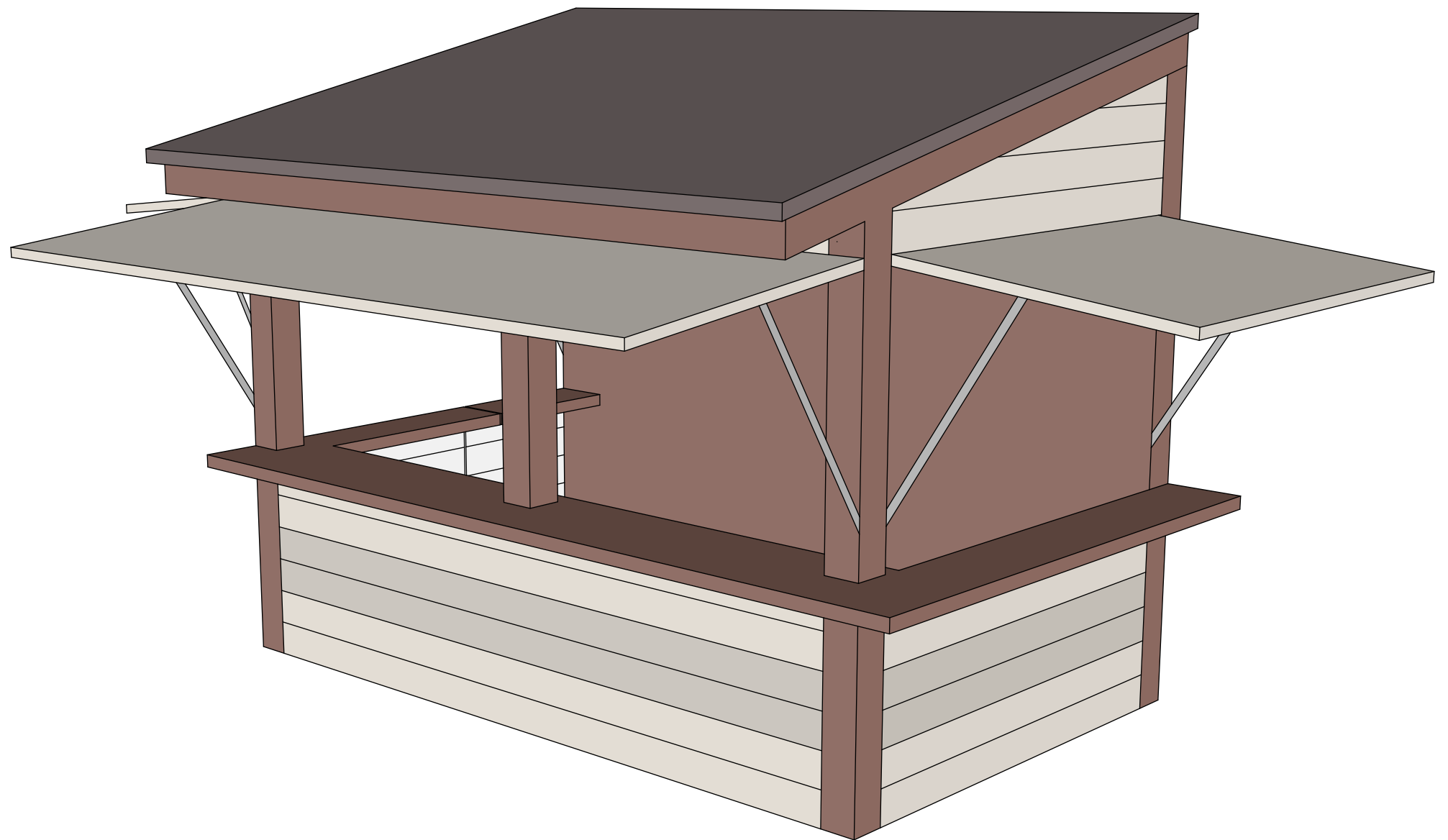


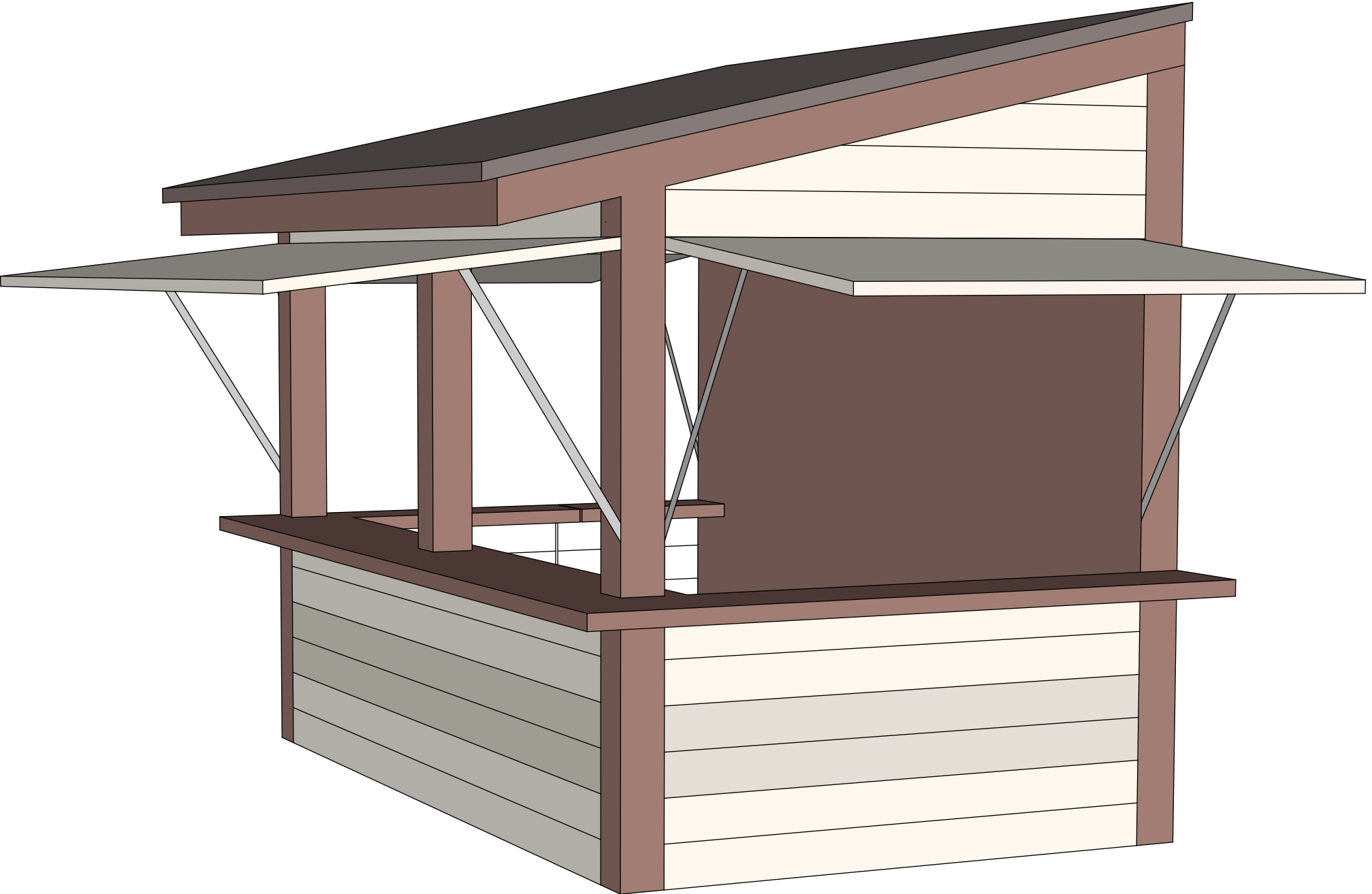


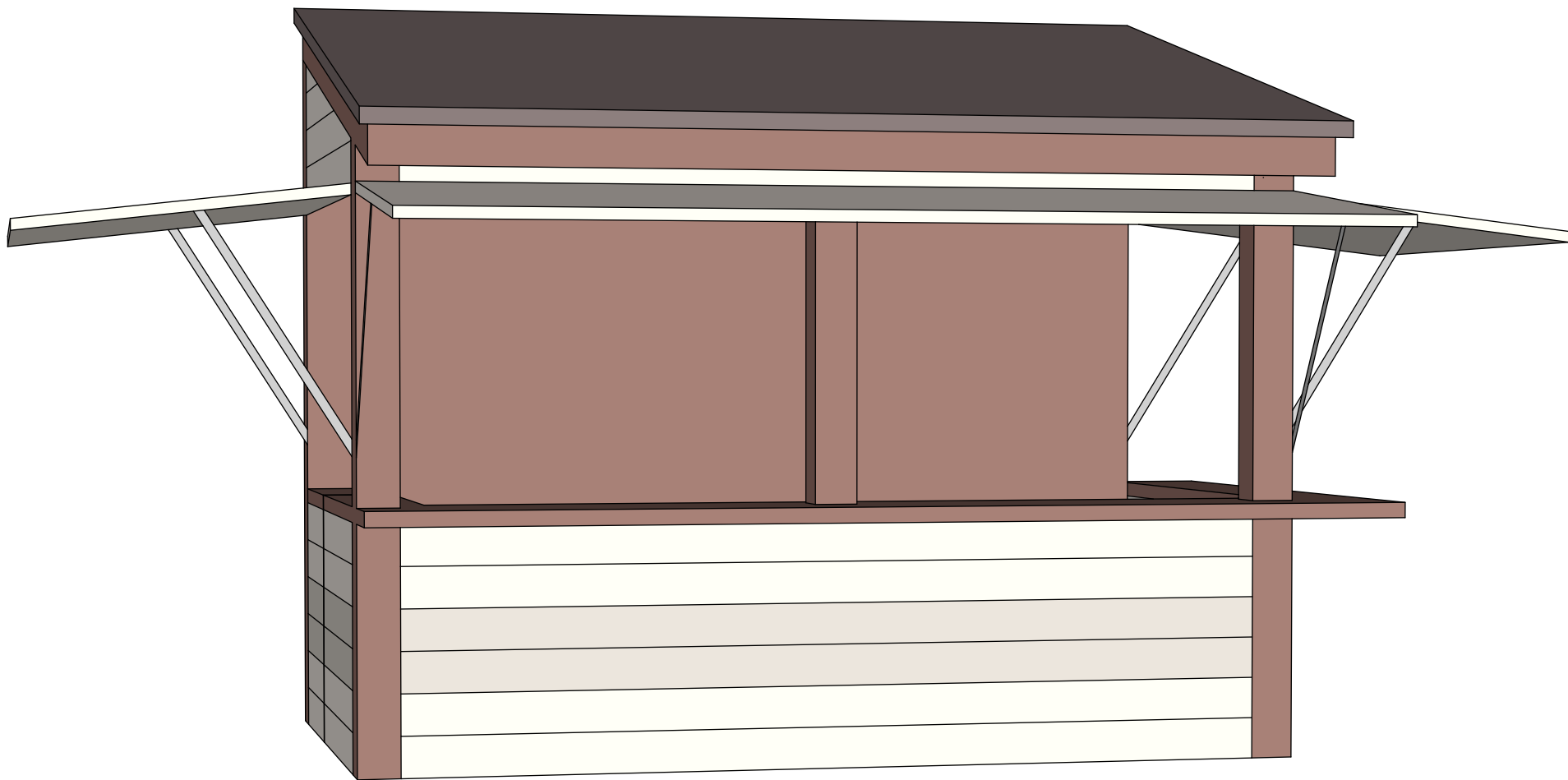


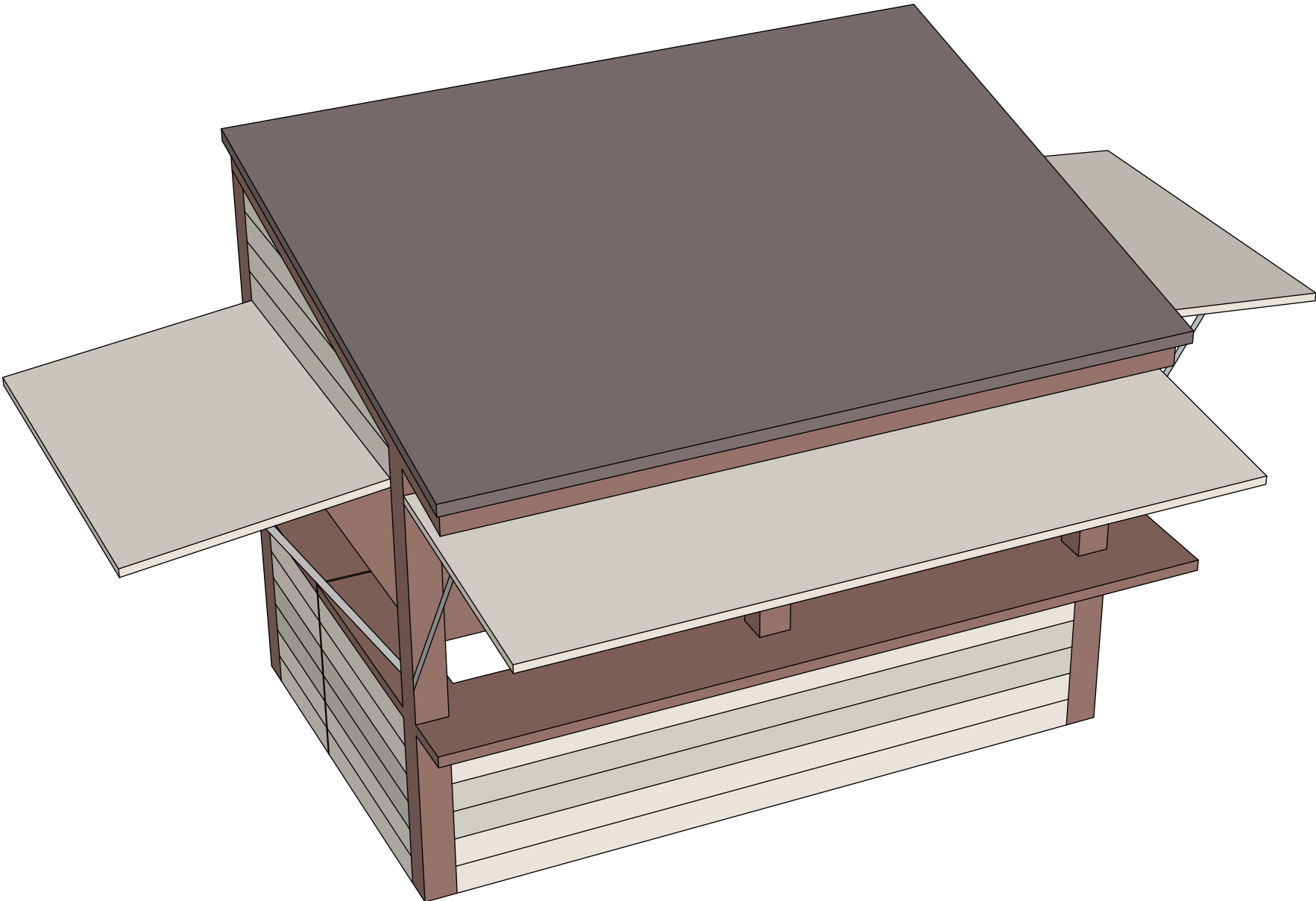


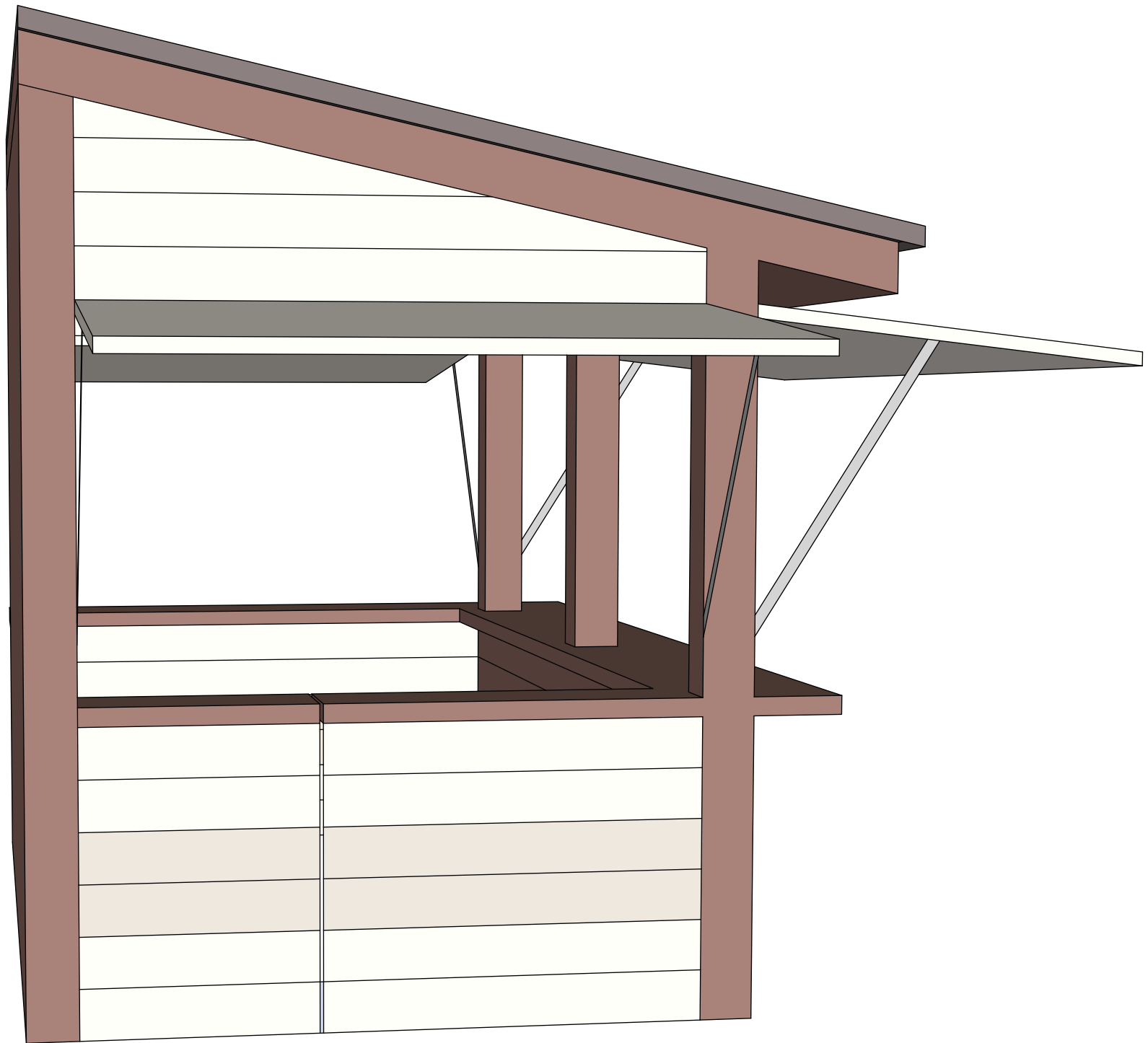


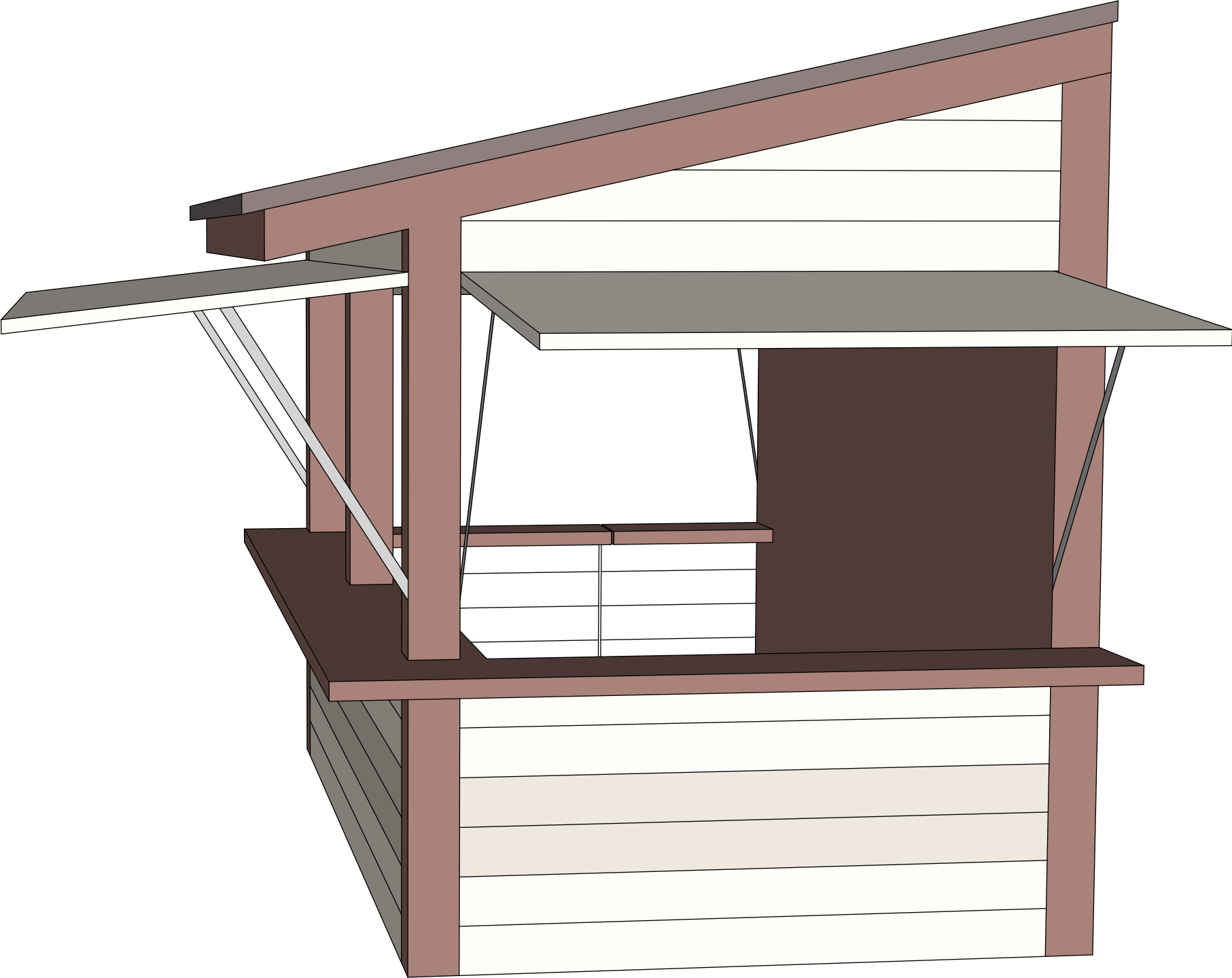


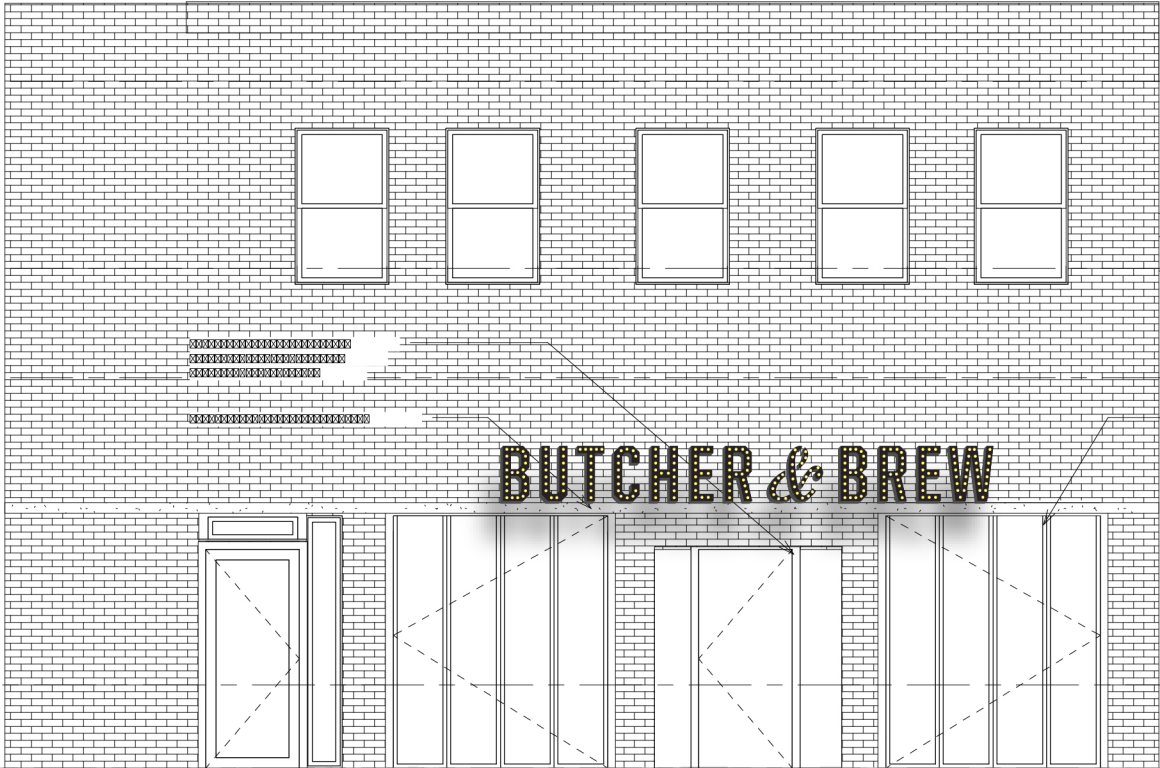








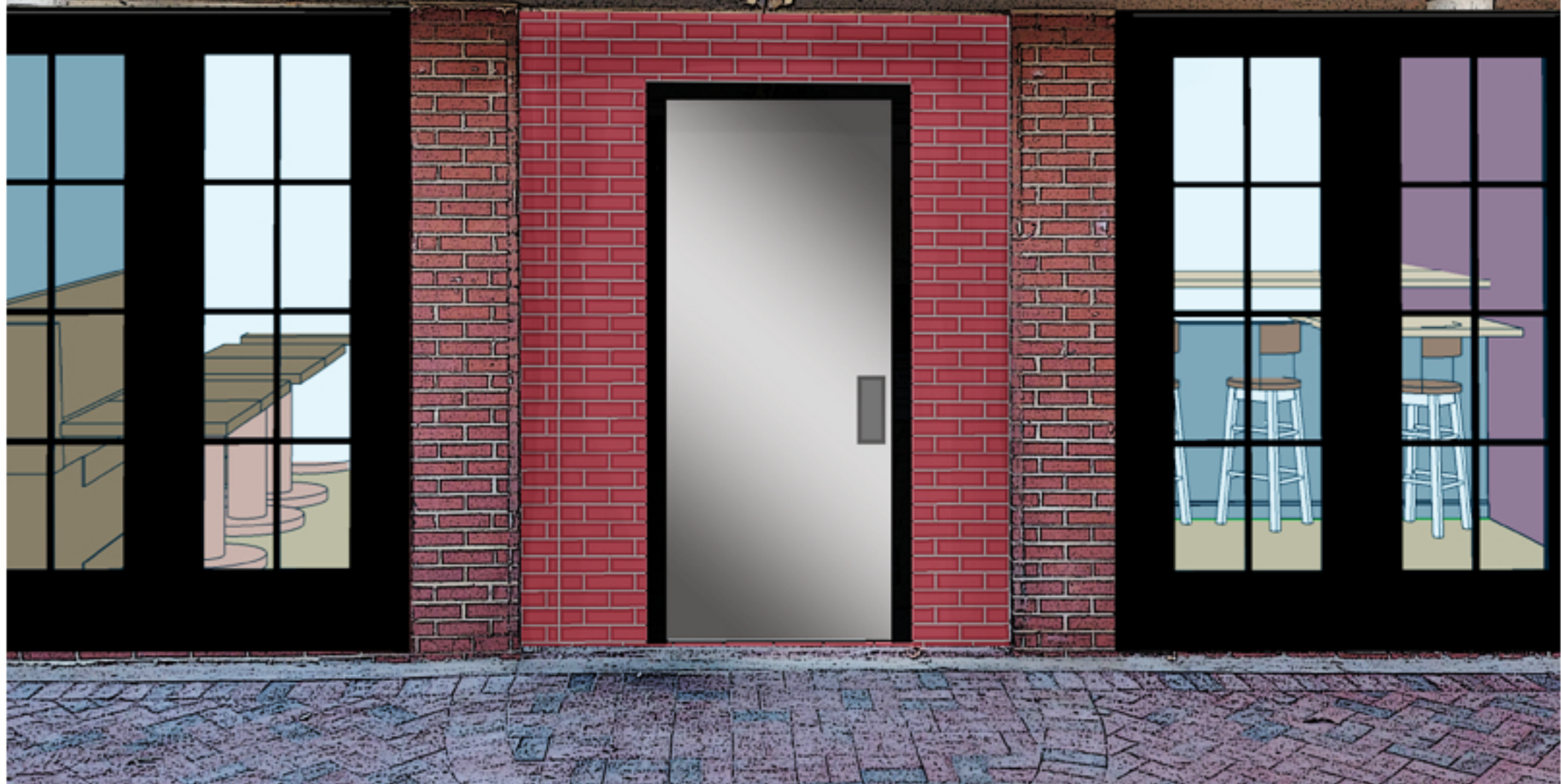




FRONT ELEVATION



Butcher & Brew





Butcher & Brew



SOUTH MAIN KITCHEN

BUTCHER & BREW

CITY OF ALPHARETTA

Design Review Board

Hearing Application



FOR OFFICE USE ONLY

Case: DRB - _____

Received By: _____ ☐ Fees Paid

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: Dave & Buster's

Location Address: 6500 North Point Parkway Alpharetta, GA.

Mailing Address: 2481 Manana Drive

City: Dallas, State: TX, Zip Code: 75220 - _____

Contact For All Notifications: Martin Holland

Contact Telephone: 941 - 286 - 0722 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: martinh@LDreeves.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	\$	_____
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This page will be the first page of your completed submittal packet.

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: C P VENTURE TWO LLC

Physical Address: 6500 North Point Parkway Alpharetta, GA.

Mailing Address: 14785 PRESTON RD STE 600

City: DALLAS, State: TX Zip Code: 75254 -

Owner Telephone: - - Contact Fax: - -

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : 6500 North Point Parkway

Tax ID or Map Reference Number: 12 273007020355

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

Existing Zoning of Property: PSC Existing Uses of Property: PSC

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: Martin Holland

Date: 03/01/16

Print Form



SBLM

SBLM Architects

33 Walt Whitman Road, Suite 204
Huntington Station, NY 11746
t: 631-683-5588
f: 631-683-5591
www.sblm.com



Dave & Buster's

2481 Manana Drive
Dallas, TX 75220

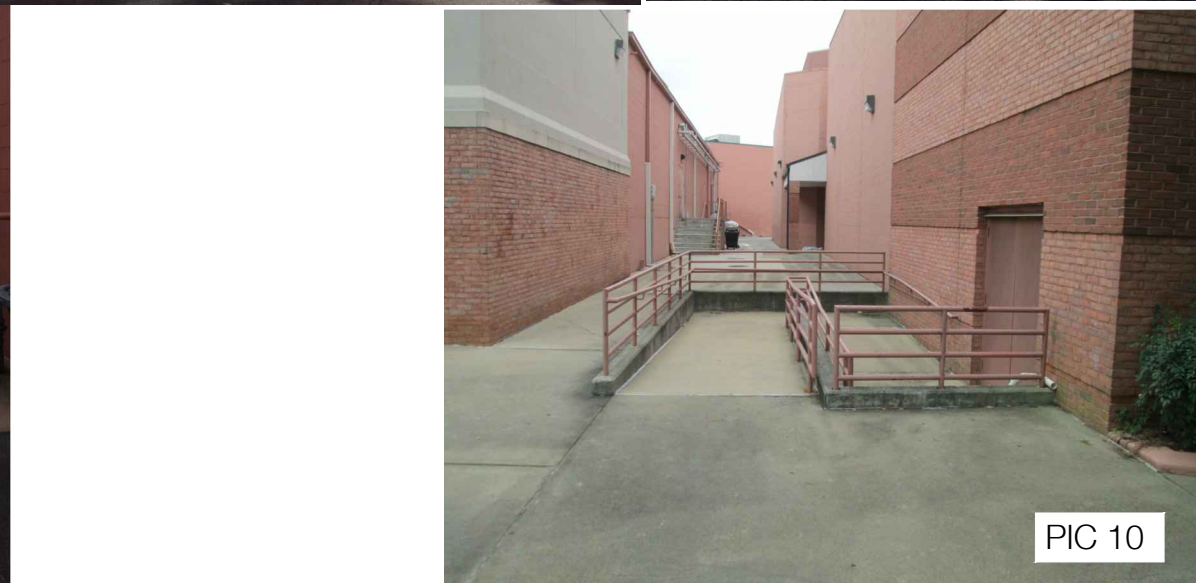
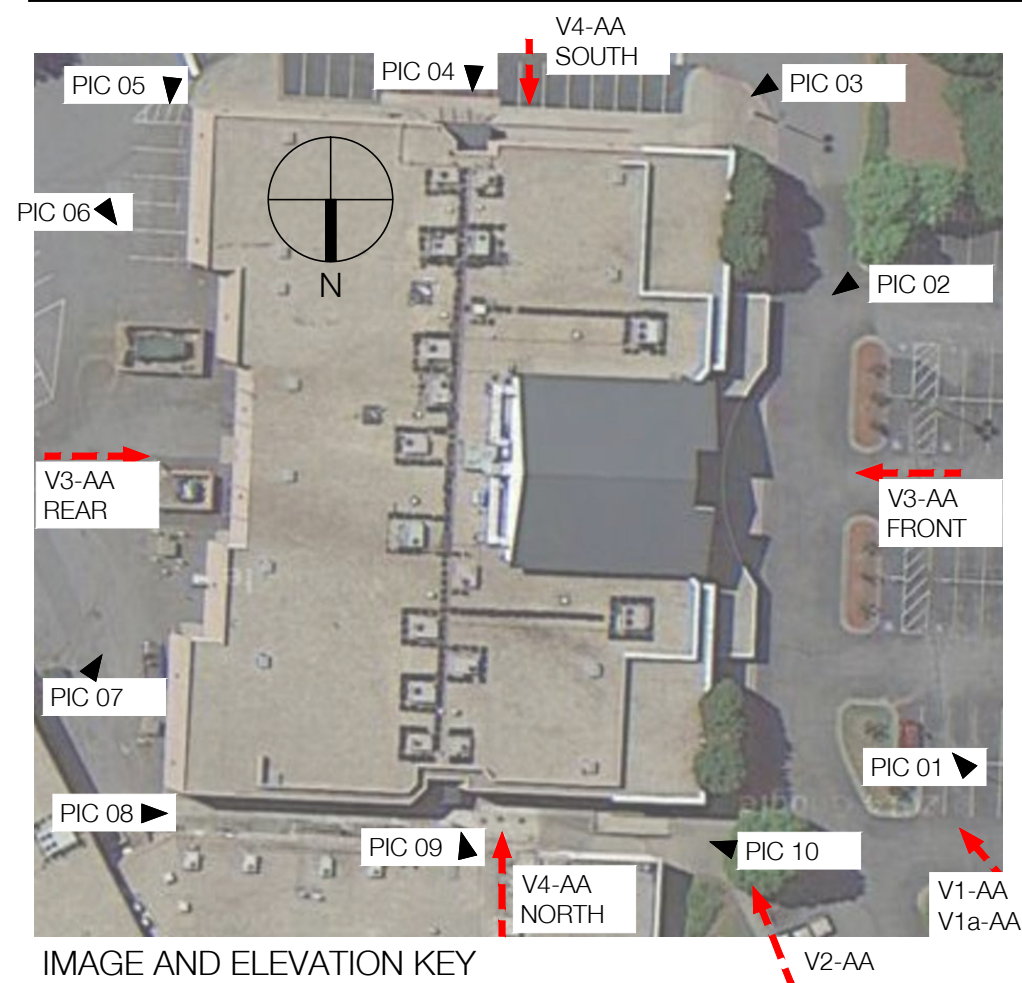
North Point Market Center

6500 North Point Parkway
Alpharetta, GA 30009

VIEW 1 Existing

FEBRUARY 9, 2016
NOT TO SCALE

V1-DD



SBLM

SBLM Architects
33 Walt Whitman Road, Suite 204
Huntington Station, NY 11746
t: 631-683-5588
f: 631-683-5591
www.sblm.com



Dave & Buster's
2481 Manana Drive
Dallas, TX 75220

North Point Market Center
6500 North Point Parkway
Alpharetta, GA 30009

KEY PLAN DD
FEBRUARY 9, 2016
NOT TO SCALE

V0-DD



SBLM

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33 Walt Whitman Road, Suite 204
Huntington Station, NY 11746
t: 631-683-5588
f: 631-683-5591
www.sblm.com



Dave & Buster's

2481 Manana Drive
Dallas, TX 75220

North Point Market Center

6500 North Point Parkway
Alpharetta, GA 30009

VIEW 2 Proposed

FEBRAUARY 9, 2016
NOT TO SCALE

V2-DD



SBLM

SBLM Architects

33 Walt Whitman Road, Suite 204
Huntington Station, NY 11746
t: 631-683-5588
f: 631-683-5591
www.sblm.com



Dave & Buster's

2481 Manana Drive
Dallas, TX 75220

North Point Market Center

6500 North Point Parkway
Alpharetta, GA 30009

VIEW 3

FEBRUARY 9, 2016
NOT TO SCALE

V3-DD



SBLM

SBLM Architects

33 Walt Whitman Road, Suite 204
Huntington Station, NY 11746
t: 631-683-5588
f: 631-683-5591
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Dave & Buster's

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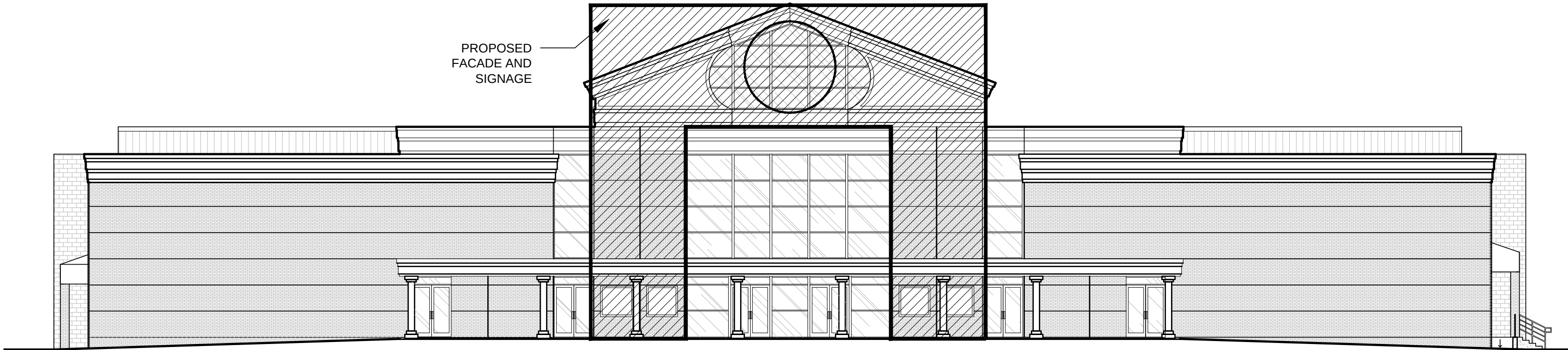
North Point Market Center

6500 North Point Parkway
Alpharetta, GA 30009

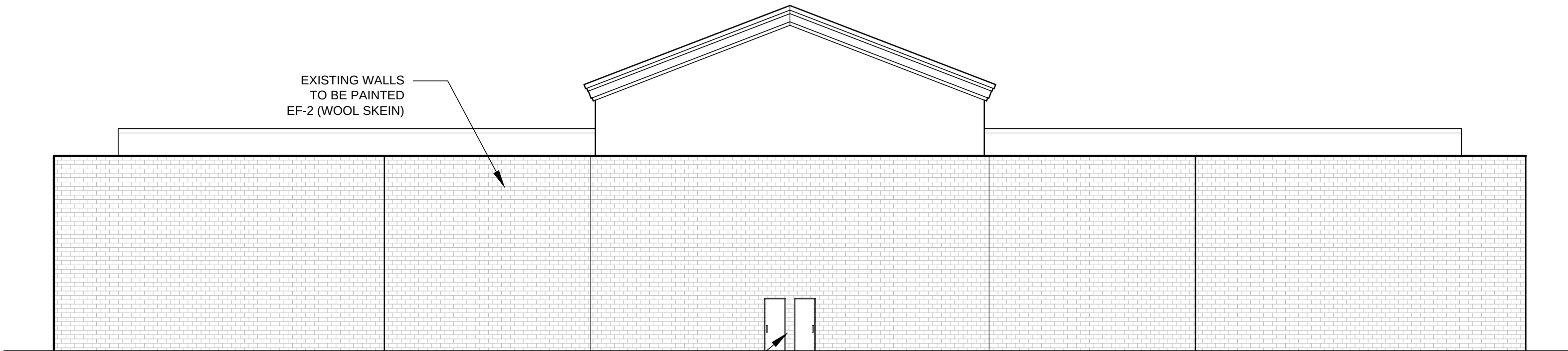
VIEW 4 - Night View

FEBRUARY 9, 2016
NOT TO SCALE

V4-DD



FRONT ELEVATION



REAR ELEVATION

ONLY CHANGES AT REAR WILL BE
DOORS AND RAMPS, NO SIGNAGE
OR CHANGE TO BULK OF FACADE.

SBLM

SBLM Architects
33 Walt Whitman Road, Suite 204
Huntington Station, NY 11746
t: 631-683-5588
f: 631-683-5591
www.sblm.com

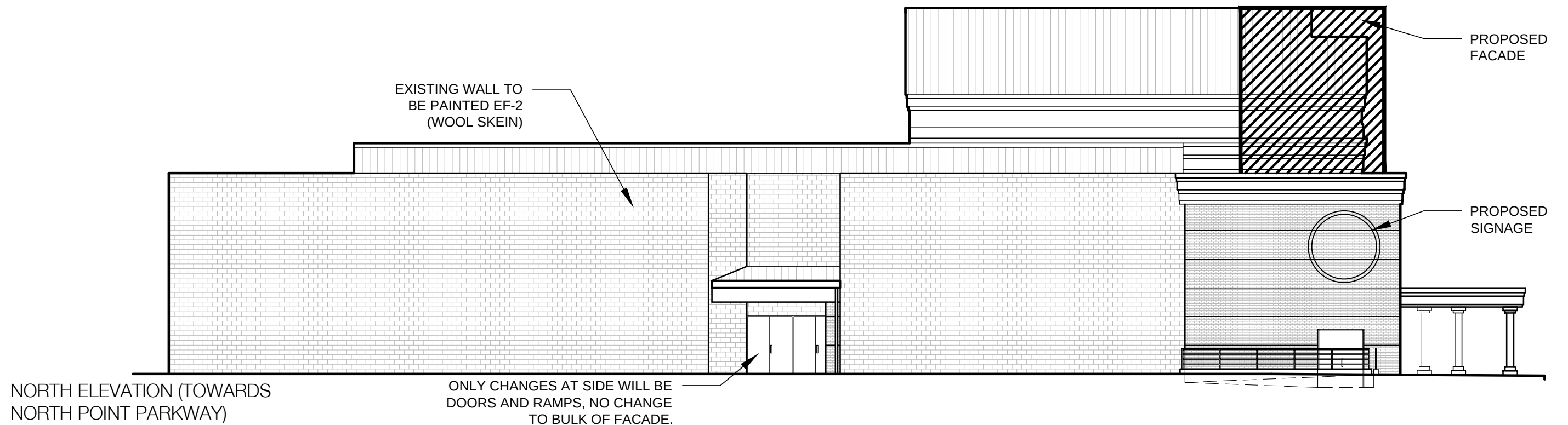
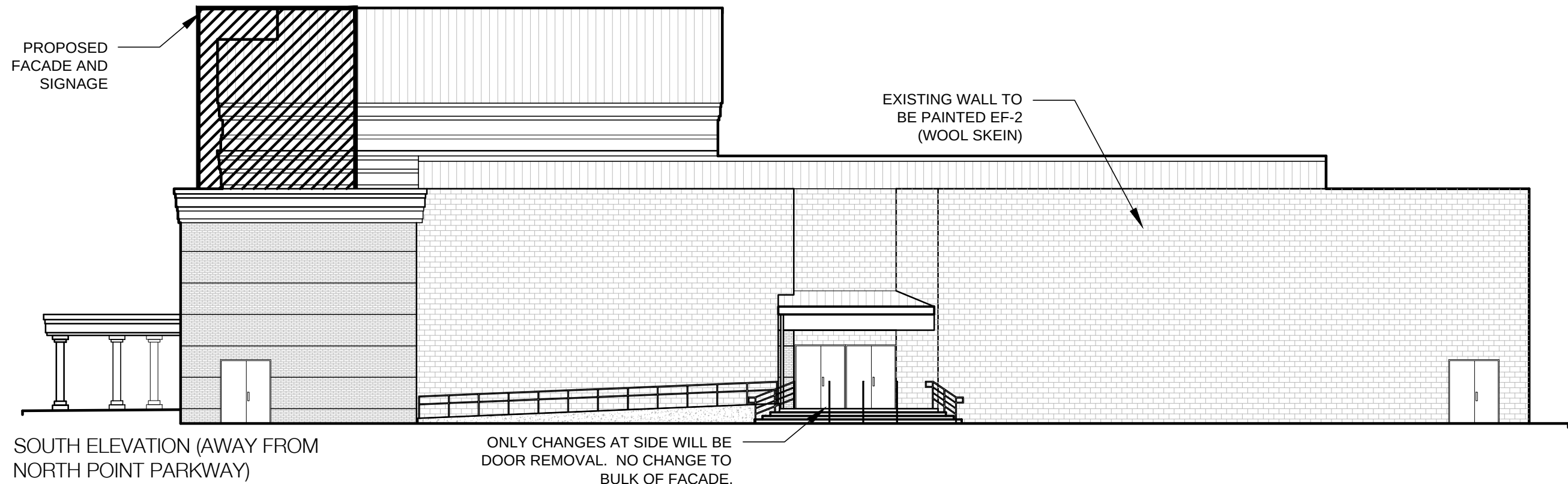


Dave & Buster's
2481 Manana Drive
Dallas, TX 75220

North Point Market Center
6500 North Point Parkway
Alpharetta, GA 30009

FRONT AND REAR ELEVATIONS
FEBRUARY 9, 2016
NOT TO SCALE

V5-DD



Viewing East



Dave & Buster's Entry

Viewing South

Dave & Buster's Entry

Dave & Buster's Parking



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: In Out Smart Repair

Location Address: 7660 Northpoint pkwy suite 1310

Mailing Address: 7660 Northpoint pkwy suite 1310

City: Alpharetta State: Ga Zip Code: 30022 - _____

Contact For All Notifications: Dave Coulter

Contact Telephone: 678 - 795 - 0775 Mobile Telephone: 404 - 374 - 9755

Fax: 678 - 795 - 0565 Email: Dave@ApexSign-ga.com

Contact's Relation To Business: Contractor

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: BRIXMOR OPERATING PARTNERSHIP 2, LLC

Physical Address: BRIXMOR PROPERTY GROUP as managing agent 3440 Preston Ridge Road, Bldg IV, Suite 425, AL

Mailing Address: 3440 Preston Ridge Road, Bldg IV, Suite 425

City: Alpharetta State: GA Zip Code: 30005

Owner Telephone: 770 - 442 - 3,773 Contact Fax: 770 - 442 - 3,776

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): Connie Rollins Date: 3-1-2016

Owner Signature: Connie Rollins, as managing agent

Property Information:

Address (If Assigned): 7431 Northpoint Parkway, Suite 1310 Alpharetta, GA 30022

Tax ID or Map Reference Number: 20-1789453

Land Lot(s): Parcel B-3 District: _____ Section: _____

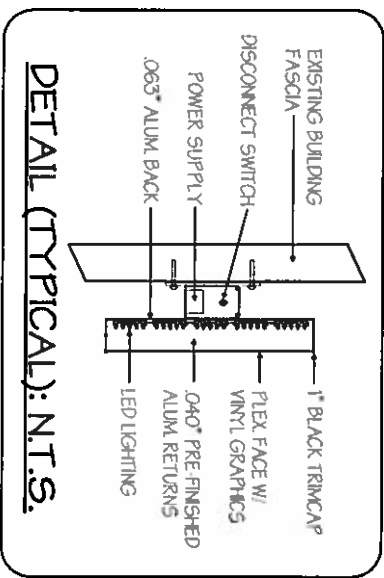
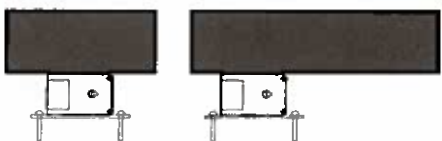
Existing Zoning of Property: PSC Existing Uses of Property: retail, office

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

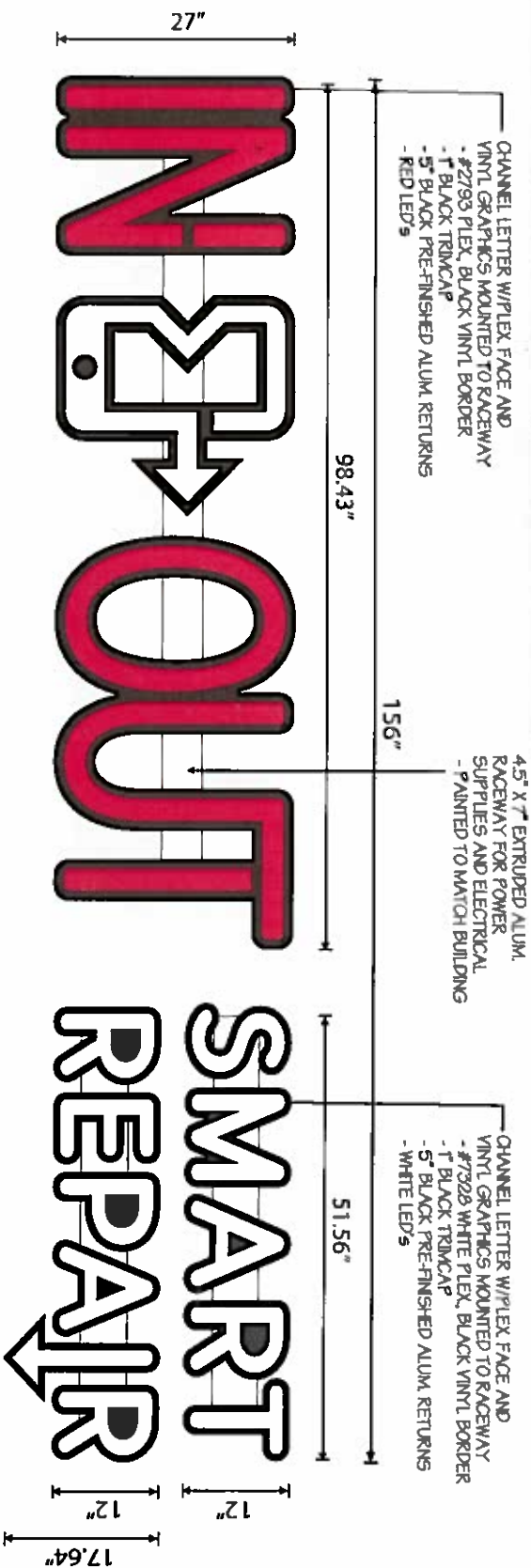
Applicant Signature: D. Coulter

Date: 3/1/16

Print Form



30 SQ FT



SIGNDESIGN PROS 4021 Hwy 90 E • Broussard, LA 70518 985.502.2034 • Rocky@signdesignpros.com	CLIENT: IN & OUT SMART REPAIR PROJECT: BLDG. LTRs. ON RACEWAY LOCATION: (ATLANTA, GA) DATE: 1 / 19 / 16	IN & OUT SMART REPAIR EJ Couvillion - ???, ???, ??? email@email.com Address
--	--	--



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: Western Devcon, Inc.

Location Address: 10525 Vista Sorrento Parkway, Suite 110

Mailing Address: Same

City: San Diego State: CA Zip Code: 92121 - _____

Contact For All Notifications: Mark Bauer

Contact Telephone: 858 - 587 - 9,999 Mobile Telephone: 208 - 720 - 6,914

Fax: 858 - 587 - 1,954 Email: mbauer@westerndevconinc.com

Contact's Relation To Business: CFO

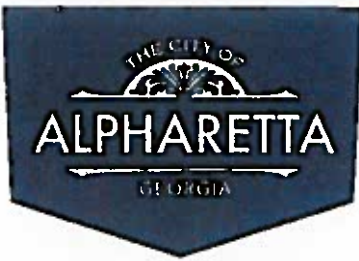
This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: West Avalon, LLC c/o Western Devcon, Inc.

Physical Address: 10525 Vista Sorrento Parkway

Mailing Address: Same

City: San Diego

State: CA

Zip Code: 92121

Owner Telephone: 858 - 587 - 9,999

Contact Fax: 858 - 587 - 1,954

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): Mark W. Bauer

Date: 3/9/16

Owner Signature: 

Property Information:

Address (If Assigned) : 2710 Old Milton Parkway, Alpharetta, GA 30009

Tax ID or Map Reference Number: _____

Land Lot(s): 802, 803, 854, & 855

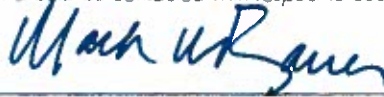
District: 1st

Section: 2nd

Existing Zoning of Property: MU

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: 3/9/16

[Print Form](#)



VIEW FROM NORTHWEST ALONG WESTSIDE PARKWAY

WBA

ARCHITECTURE - INTERIORS - PLANNING

BUILDING PERSPECTIVE

PROPOSED MEDICAL OFFICE BUILDING

ALPHARETTA, GA

WATERFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC. | WWW.WBAASSOCIATES.COM | ATLANTA • JACKSONVILLE • DUBAI • PANAMA



Western Devcon, Inc.

WATERFIELD
BEASLEY &
ASSOCIATES

MARCH 9, 2016



WBA

ARCHITECTURE • INTERIORS • PLANNING

BUILDING PERSPECTIVE

PROPOSED MEDICAL OFFICE BUILDING

ALPHARETTA, GA

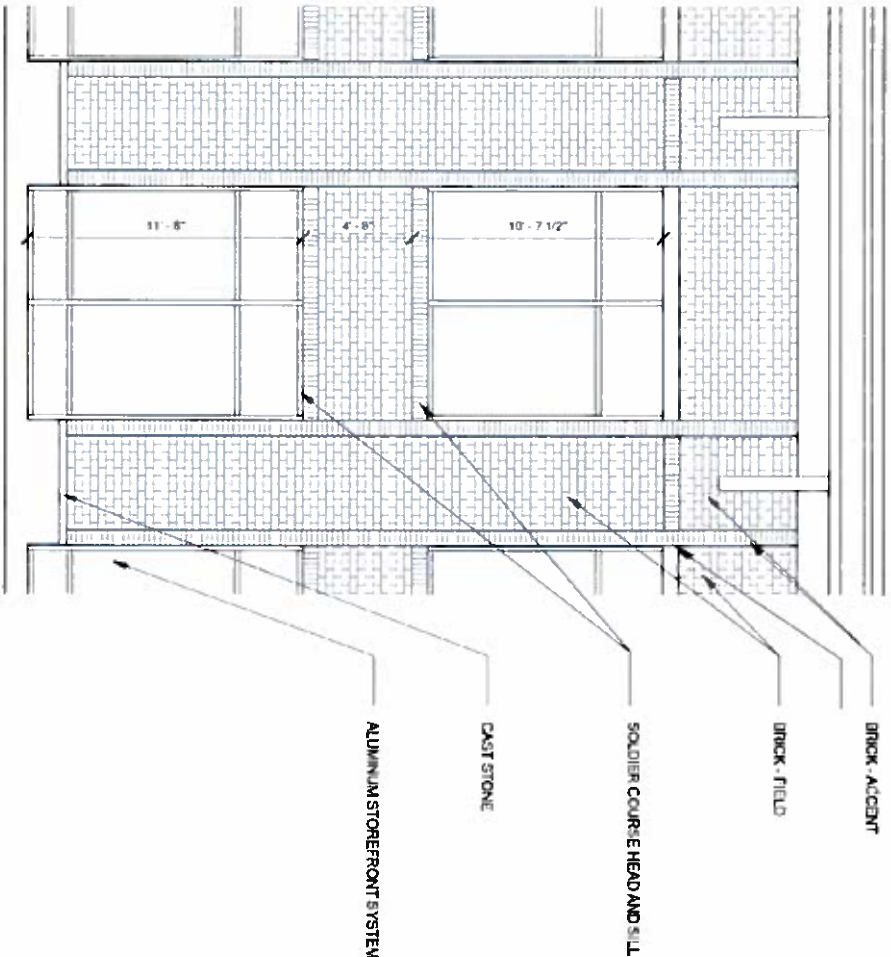
WATERFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC. | WWW.WBAASSOCIATES.COM | ATLANTA • JACKSONVILLE • DUBAI • PANAMA



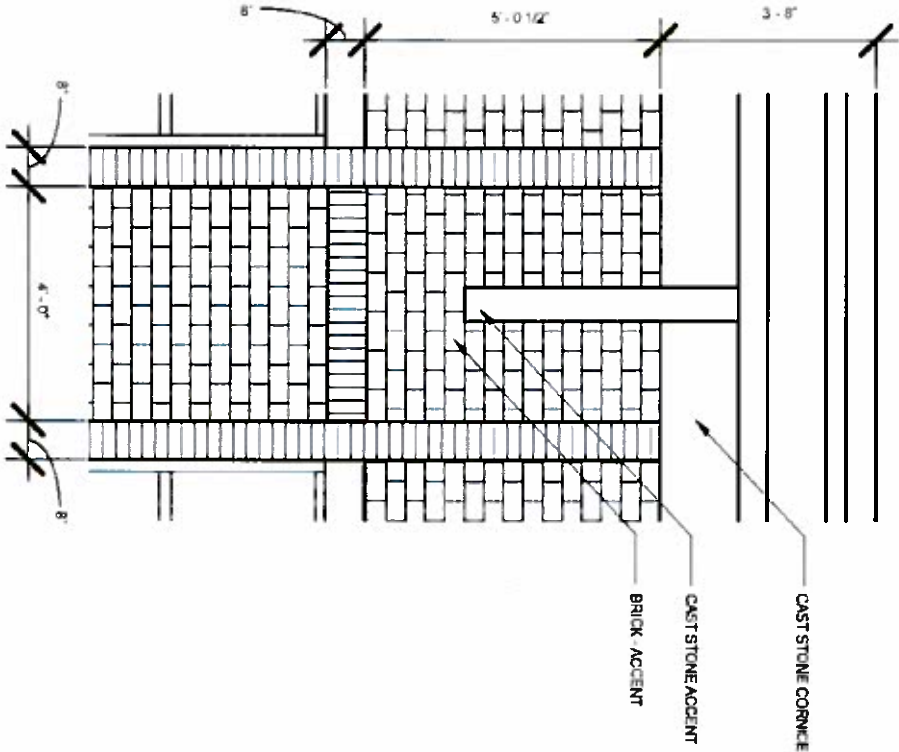
Western Devon, Inc.

WATERFIELD
BEASLEY &
ASSOCIATES

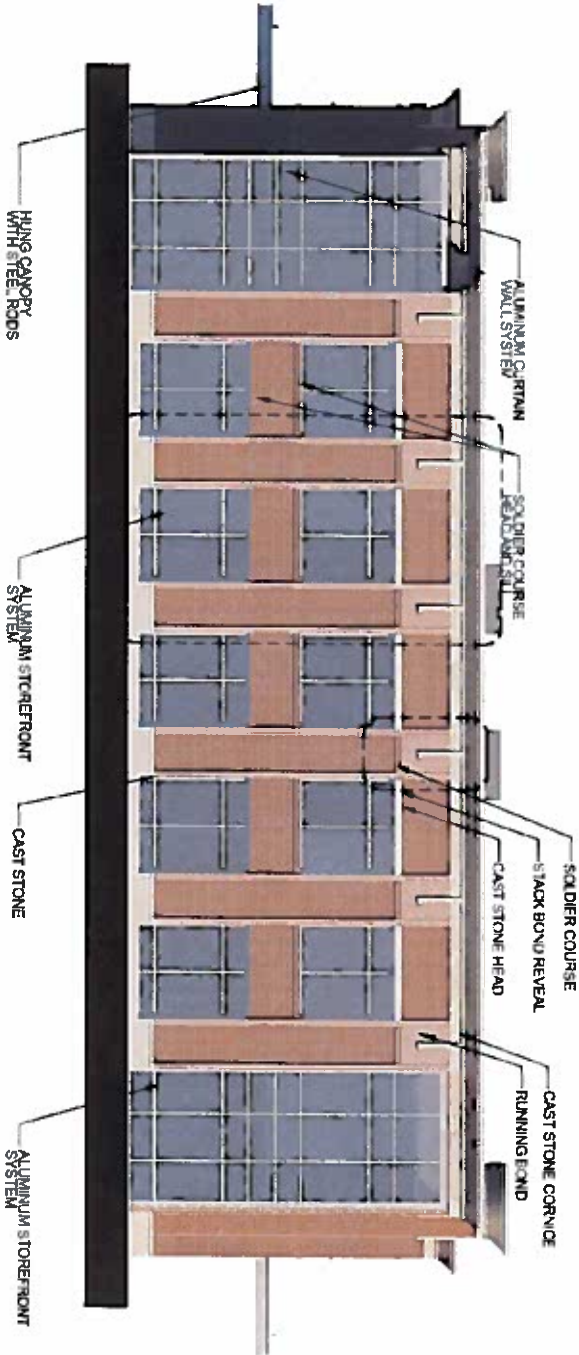
MARCH 9, 2016



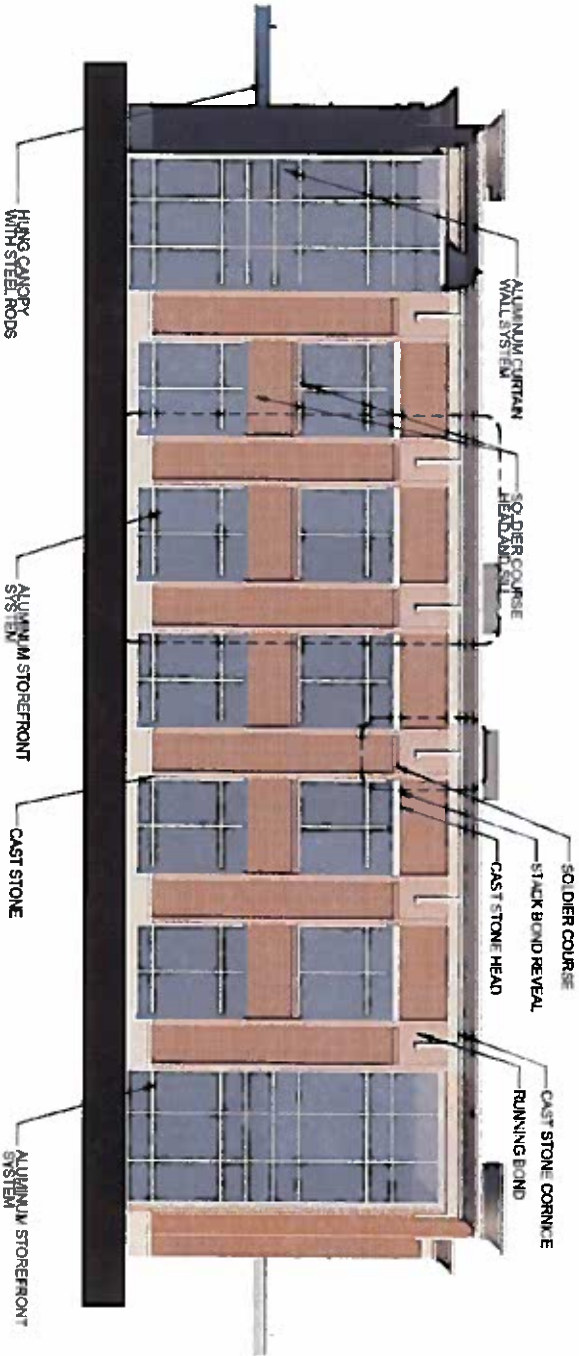
DETAIL



DETAIL

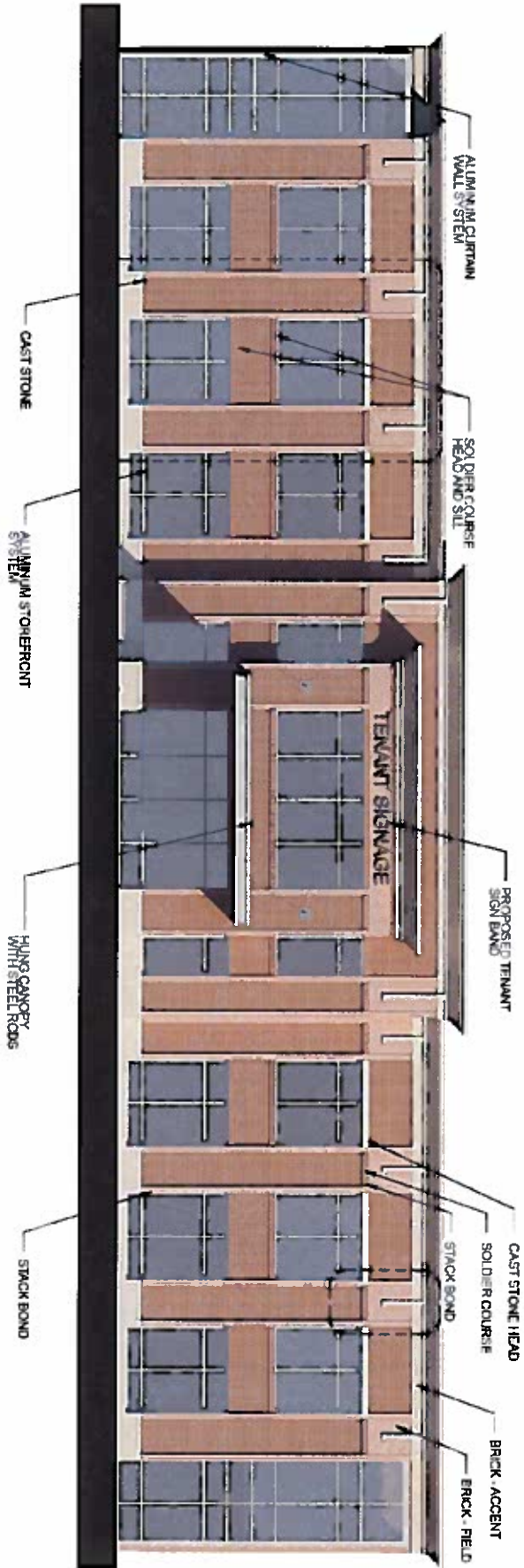


WEST ELEVATION

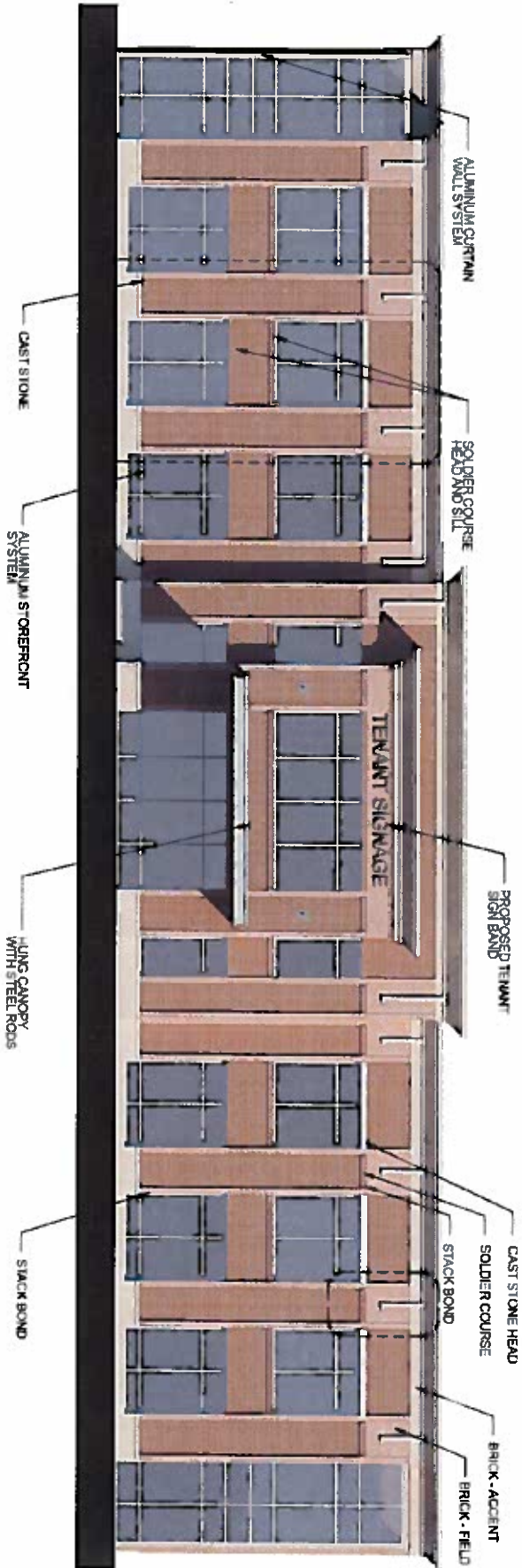


EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION



WBA

ARCHITECTURE - INTERIORS - PLANNING

ELEVATIONS

PROPOSED MEDICAL OFFICE BUILDING

ALPHARETTA, GA

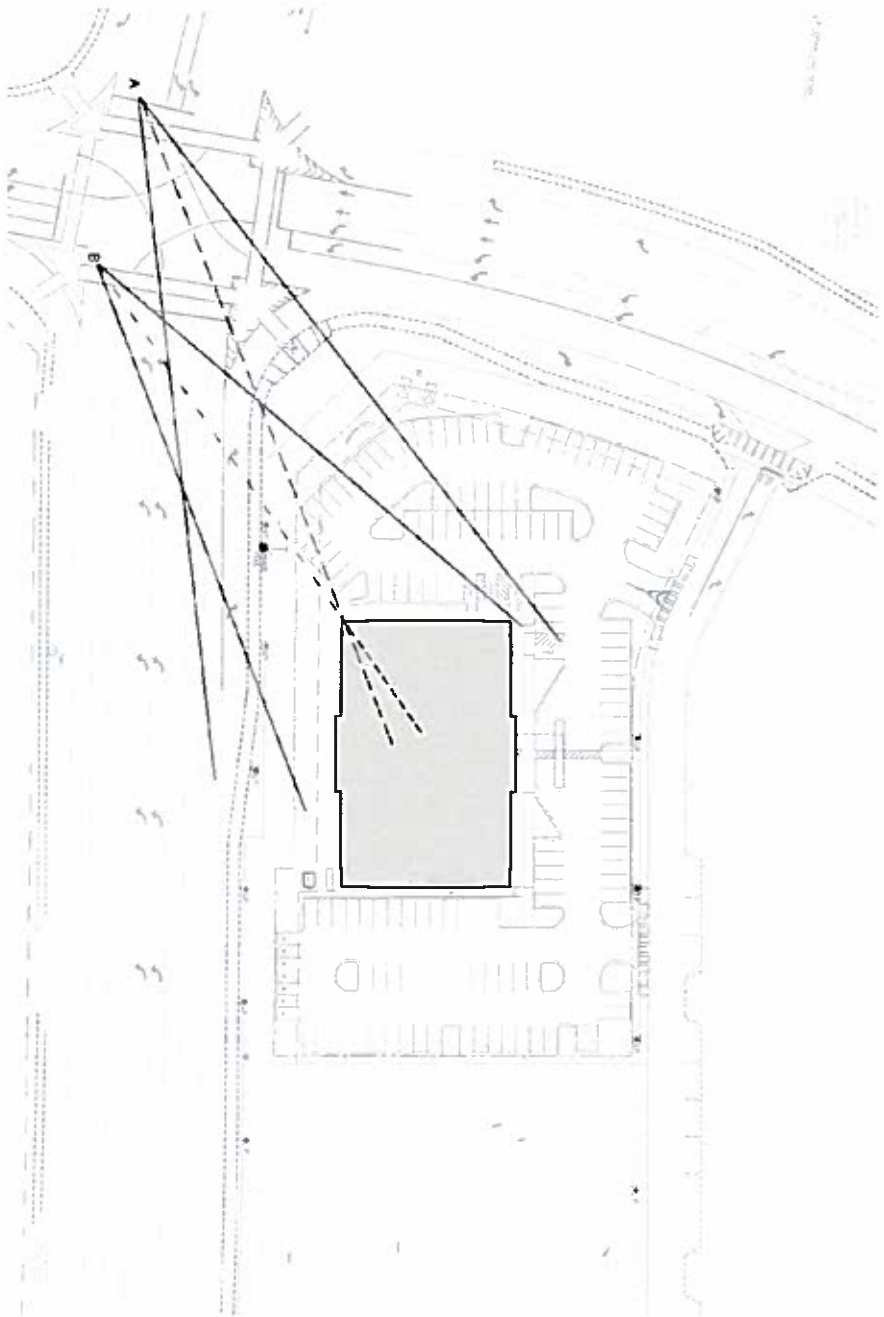
WATERFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC. | WWW.WBASOCIATES.COM | ATLANTA - JACKSONVILLE - DUBAI - PANAMA



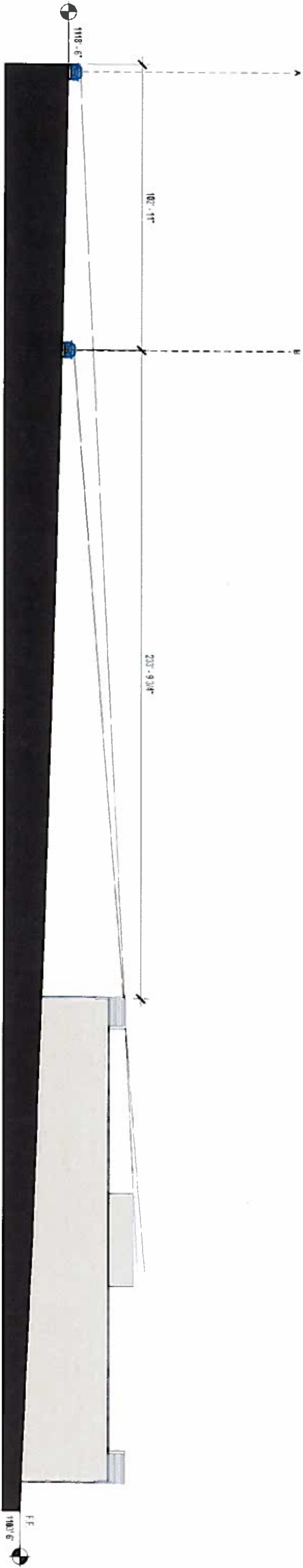
Western Devcon, Inc



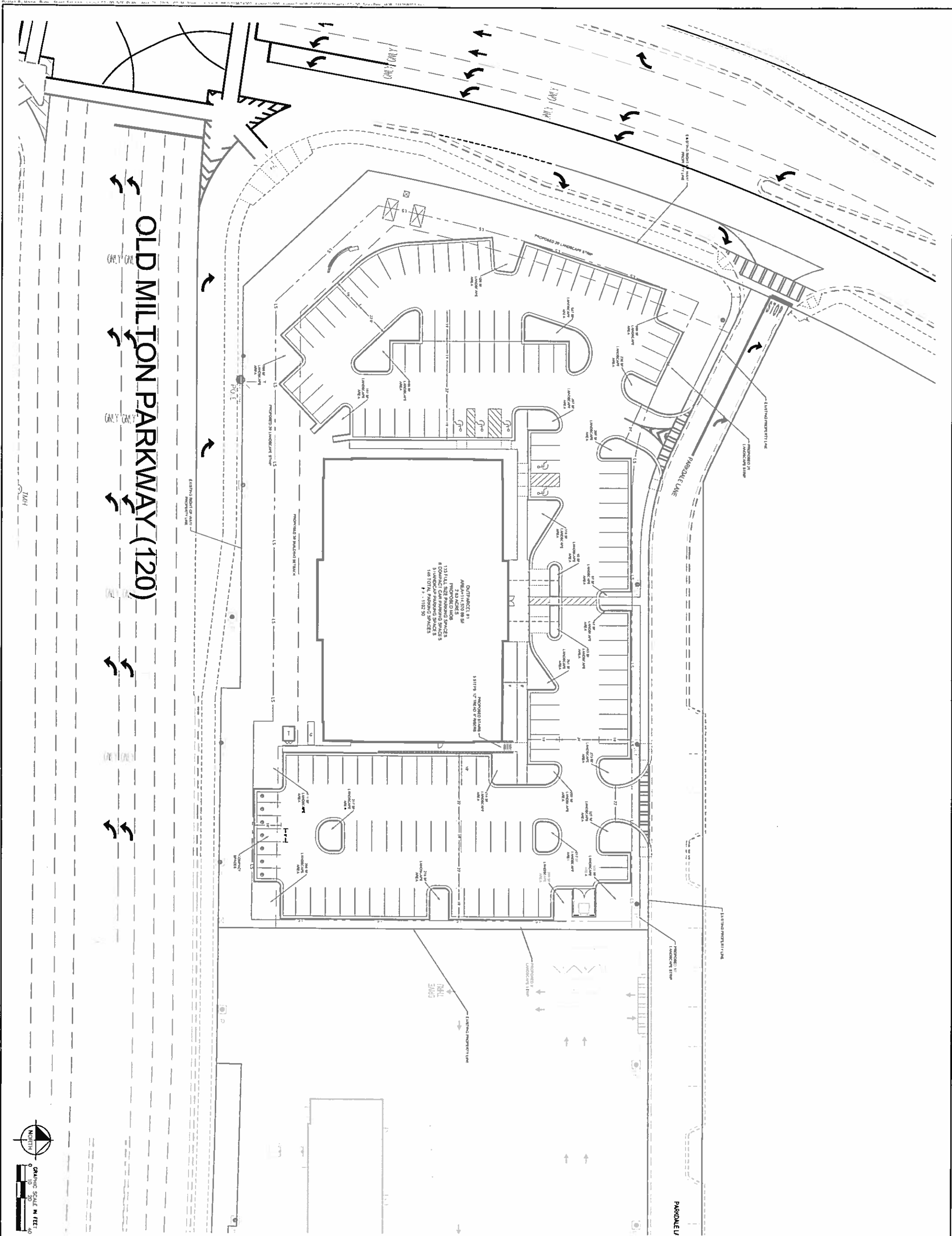
MARCH 9, 2016



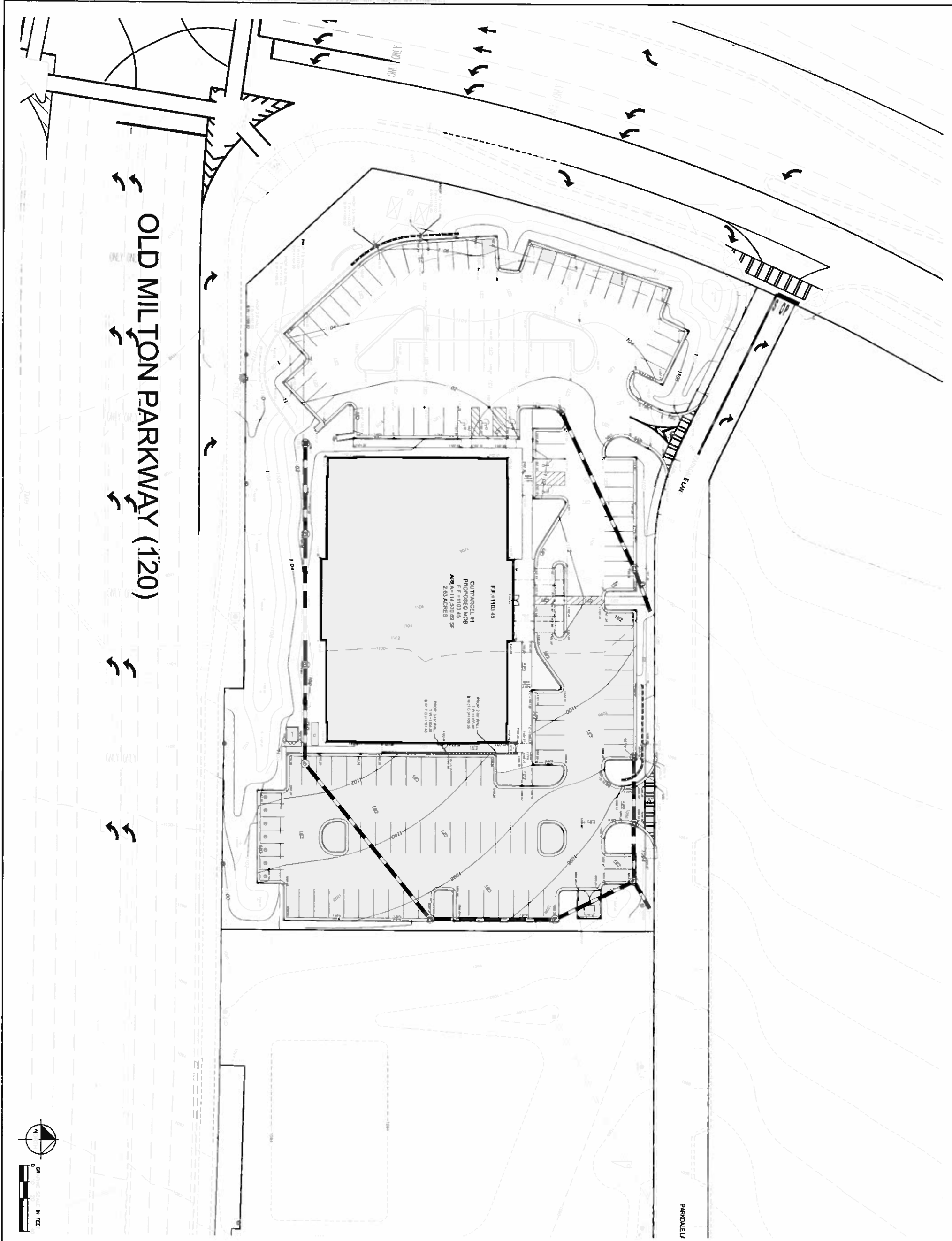
SITE PLAN



SITE LINE SECTION



SCALE: 1/8"=1'-0"	AVALON PHASE 2 MEDICAL OFFICE BUILDING		PRELIMINARY SITE PLAN	FILE PROJECT 011050023	DATE 04/09/2015	SCALE AS SHOWN	DESIGNED BY: BPM DRAWN BY: BPM CHECKED BY: BPM	LIFE SIZE: 36" X 24" (914 X 609.6)	Kimley»Horn 10 FOSWELL STREET, SUITE 210, ALPHARETTA, GA 30009 PHONE 770-615-4243 FAX 770-615-4270 WWW.KIMLEY-HORN.COM				
													
	AVALON NORTH AMERICAN PROPERTIES												
				11 ADJUSTED SITE PLAN		10/01/15		BPM					
				12 REVISIONS		DATE		BY					





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

N/T PROJECT OF
DEVELOPMENT AUTHORITY
OF FULTON COUNTY
DEED BOOK 33408 / PAGE 343

Case	Age (years)	Sex	Duration (years)
1	40	F	6.08
2	16	F	27.49
3	23	F	30.91
4	23	M	30.62
5	14	M	16.26
6	13	M	17.56
7	13	M	25.89

Case	Onset of disease	Onset of h/m	Duration of h/m	Age, years
1	1962-1963	1964-1965	1965-1966	19
2	1962-1963	1964-1965	1965-1966	20
3	1962-1963	1964-1965	1965-1966	21
4	1962-1963	1964-1965	1965-1966	22
5	1962-1963	1964-1965	1965-1966	23
6	1962-1963	1964-1965	1965-1966	24
7	1962-1963	1964-1965	1965-1966	25
8	1962-1963	1964-1965	1965-1966	26
9	1962-1963	1964-1965	1965-1966	27
10	1962-1963	1964-1965	1965-1966	28
11	1962-1963	1964-1965	1965-1966	29
12	1962-1963	1964-1965	1965-1966	30
13	1962-1963	1964-1965	1965-1966	31
14	1962-1963	1964-1965	1965-1966	32
15	1962-1963	1964-1965	1965-1966	33
16	1962-1963	1964-1965	1965-1966	34
17	1962-1963	1964-1965	1965-1966	35
18	1962-1963	1964-1965	1965-1966	36
19	1962-1963	1964-1965	1965-1966	37
20	1962-1963	1964-1965	1965-1966	38
21	1962-1963	1964-1965	1965-1966	39
22	1962-1963	1964-1965	1965-1966	40
23	1962-1963	1964-1965	1965-1966	41
24	1962-1963	1964-1965	1965-1966	42
25	1962-1963	1964-1965	1965-1966	43
26	1962-1963	1964-1965	1965-1966	44
27	1962-1963	1964-1965	1965-1966	45
28	1962-1963	1964-1965	1965-1966	46
29	1962-1963	1964-1965	1965-1966	47
30	1962-1963	1964-1965	1965-1966	48
31	1962-1963	1964-1965	1965-1966	49
32	1962-1963	1964-1965	1965-1966	50
33	1962-1963	1964-1965	1965-1966	51
34	1962-1963	1964-1965	1965-1966	52
35	1962-1963	1964-1965	1965-1966	53
36	1962-1963	1964-1965	1965-1966	54
37	1962-1963	1964-1965	1965-1966	55
38	1962-1963	1964-1965	1965-1966	56
39	1962-1963	1964-1965	1965-1966	57
40	1962-1963	1964-1965	1965-1966	58
41	1962-1963	1964-1965	1965-1966	59
42	1962-1963	1964-1965	1965-1966	60
43	1962-1963	1964-1965	1965-1966	61
44	1962-1963	1964-1965	1965-1966	62
45	1962-1963	1964-1965	1965-1966	63
46	1962-1963	1964-1965	1965-1966	64
47	1962-1963	1964-1965	1965-1966	65
48	1962-1963	1964-1965	1965-1966	66
49	1962-1963	1964-1965	1965-1966	67
50	1962-1963	1964-1965	1965-1966	68
51	1962-1963	1964-1965	1965-1966	69
52	1962-1963	1964-1965	1965-1966	70
53	1962-1963	1964-1965	1965-1966	71
54	1962-1963	1964-1965	1965-1966	72
55	1962-1963	1964-1965	1965-1966	73
56	1962-1963	1964-1965	1965-1966	74
57	1962-1963	1964-1965	1965-1966	75
58	1962-1963	1964-1965	1965-1966	76
59	1962-1963	1964-1965	1965-1966	77
60	1962-1963	1964-1965	1965-1966	78
61	1962-1963	1964-1965	1965-1966	79
62	1962-1963	1964-1965	1965-1966	80
63	1962-1963	1964-1965	1965-1966	81
64	1962-1963	1964-1965	1965-1966	82
65	1962-1963	1964-1965	1965-1966	83
66	1962-1963	1964-1965	1965-1966	84
67	1962-1963	1964-1965	1965-1966	85
68	1962-1963	1964-1965	1965-1966	86
69	1962-1963	1964-1965	1965-1966	87
70	1962-1963	1964-1965	1965-1966	88
71	1962-1963	1964-1965	1965-1966	89
72	1962-1963	1964-1965	1965-1966	90
73	1962-1963	1964-1965	1965-1966	91
74	1962-1963	1964-1965	1965-1966	92
75	1962-1963	1964-1965	1965-1966	93
76	1962-1963	1964-1965	1965-1966	94
77	1962-1963	1964-1965	1965-1966	95
78	1962-1963	1964-1965	1965-1966	96
79	1962-1963	1964-1965	1965-1966	97
80	1962-1963	1964-1965	1965-1966	98
81	1962-1963	1964-1965	1965-1966	99
82	1962-1963	1964-1965	1965-1966	100

GENERAL NOTES

THIS SURVEY IS NOT INTENDED TO BE THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN, NOR EXPRESS OR IMPLIED WARRANTIES, WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SPECIFICALLY MENTIONED.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD MAPS. THIS AREA IS LOCATED OUTSIDE OF THE FLOOD HAZARD AREA. THE DATE OF SURVEY WAS JUNE 27, 1984.

DETERMINATION WAS MADE BY CORRELATING THE POSITION OF THE SURVEY TO THE SDO AND THE LATEST OFFICIAL FLOOD MAP.

THE HORIZONTAL AND VERTICAL DATA FOR THIS SURVEY IS BASED ON THE 1983

COASTING MOVEMENTS $T=350^{\circ}$ AND $T=450^{\circ}$.
THE FOLLOWING RESULTS APPLY TO PROPERTIES FOR THE CITY OF ALHAMBRA
ZONING DEPARTMENT
ZONED O & I, SUBJECT TO THE CONDITIONS OF THE ALHAMBRA MASTER PLAN
JUNED 12-01/2009-12-01/01-12-02

[illegible]

7777
 SOX TARD - 10 FET
 MCM TARD - 25 FET
 WARRIOR CROCOD CONFECTION BY PHOENIX
 BUILDINGS -
 258
 WARRIOR BUILDING HEIGHT - 35 FET

[illegible][illegible]

THEY ARE NOT OBSERVED, EVIDENCE OF RECEIPT SUFFICIENT ON SOCIAL CONSTRUCTION OR REMAINS AFFECTING THE PROPERTY. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID DRAIN. DRAIN, SUBSEQUENTLY LAMINATED, AT DATE OF SURVEY. BOUNDARY LINES. TACTICS COR, TWO AND THREE ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES. SURVEY RECOMMENDATIONS. THE SURVEY RECOMMENDATIONS ARE BASED ON THE PROFESSIONAL LIABILITY INSURANCE POLICY ISSUED BY THE SURVEYOR IN THE ANNUAL AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT AND CANCELS OR WITHDRAWS TO BE FURNISHED UPON REQUEST.

23. RIGHT OF WAY AND FLOOD FROM THE DEPARTMENT OF TRANSPORTATION, 1981.
NUMBER 78-185-(10), PAGE 18, 19 DATED FEBRUARY 11, 1981.
24. RIGHT OF WAY AND FLOOD FROM THE DEPARTMENT OF TRANSPORTATION, 1981.
NUMBER 78-185-(10), PAGE 22A, DATED OCTOBER 12, 1983.
25. BUDUARY AND PROGRAMING SURVEY FOR AGENCY U.S.A., INC.
PREPARED BY GEODESIC LTD., DATED AUGUST 13, 1987.
26. SURVEY OF PROPERTY FOR TRAM A, BOWEN & SON, DUNSMITH,
PREPARED BY ENGINEER'S RECORDS, DATED JULY 1981 AND BEING RECORDED IN
RECORDS OF FLOOD DRAINAGE, DEPARTMENT OF TRANSPORTATION, 1981.
27. SURVEY OF PROPERTY FOR TRAM A, BOWEN & SON, DUNSMITH,
PREPARED BY ENGINEER'S RECORDS, DATED JULY 1981 AND BEING RECORDED IN
RECORDS OF FLOOD DRAINAGE, DEPARTMENT OF TRANSPORTATION, 1981.

[illegible]

GeoSurvey, Ltd.

First

and Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-8900
Fax: (770) 795-8880
www.geosurvey.com
E-MAIL: info@geosurvey.com
Certificate of Authorization #31-000671

ISS. NO.: 2004/183
FIELD NO.:
PROJ. NO.:
REMARKS:
DATE: 2004/1830-2

VICINITY MAP



LEGEND

[illegible]

SURVEYOR'S CERTIFICATION

To: JC Atlantic Development, Inc. and First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Data Requirements for All-Ireland Land Use Surveys, 2.2.1, 4.6(b), 7(b)(x), 7(b)(x), 7(c), 8, 9, 10, 11(b), 12, 14, 15, 16, 17, 18, 19, 20(a), and 21 of Table A in the first of the field notes was completed on May 17, 2015.



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

AVALON OUTPARCELS

OR

IC Alliance Development, Inc.

First American Title Insurance Company

CASE NO:	2004-1830-22	DRAINAGE SCALE	1" = 30'	SURVEY DATE	
FIELD WORK:		CITY:	ALPHARETTA	STATE	GA
PROJ LEAD:	CE	COUNTY:	FULTON		
DRAWN BY:	JWC	LAND USE:	BGD		
DWG FILE:	2004-1830-22.dwg	DISTRICT:	1st SECTION 2nd		
				REVISIONS	
				No.	Date
					Description

1. DRB 15-21 **Medical Office Building** Avalon

Drew Frederick presented:

- Increased Cornice Detail
- More depth in Old Milton Pky Elevation
- Lighter Brick same as Ted's Montana Grill
- Red Brick same as Parking Deck next to Regal Theatre
- Cornice Color – Tan similar to Regal Parking Deck
- Gray shade coefficient in glass
- Arhaus type canopy
- Building Signage
- Buff Mortar Colors similar to Parking Deck
- Landscaping, Site and Building Lighting to be brought back to DRB

DRB requested that there be more depth on opposite side similar to Old Milton Pky side

- Board Member Brown offered a motion to approve the Elevations and Materials as submitted with the Condition that the North Elevation Entry mirrors the South Elevation.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-0-3)(Brown, Palmer, Debban, Zuegel)(Corkill, Le Cain, Doll)