



DESIGN REVIEW BOARD MAY 20, 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 April 15, 2016

VII. PUBLIC HEARING

1. 09:00 - 09:15 DRB160043/08-08 Sweet Samba 380 South Main St
review signage
2. 09:15 - 9:45 DRB 160039/96-74 Couch Construction 333 North Main St
review exterior elevations, materials, colors and signage
3. 9:45 - 10:15 DRB 160006 Windward Park Windward Pky @ Northpoint Pky
review landscape, Hardscape, Sign and design details
4. 10:15 - 10:45 DRB 160040/07-22 Aloft Hotel 7895 North Point Pkwy
review exterior colors and material, signage
5. 10:45 - 11:05 DRB 160041/14-24 Autumn Leaves 3300 Webb Bridge Rd
review material changes
6. 11:05 - 11:25 DRB 160038 Verizon Office tower 5055 North Point Pkwy
review new exterior addition.
7. 11:25 - 12:00 DRB 160042/12-16 Avalon middle jewel box 900 Avalon Blvd
review new construction
8. 12:00 - 12:30 *Lunch*
9. 12:30 - 12:45 DRB160045/99-08 4 Fat Cows 62 North Main St
review monument sign
10. 12:45 - 1:15 DRB 160031/12-28 *Pollo Tropical* 10900 Haynes Bridge rd
review paint and signage
11. 1:15 - 2:00 DRB160044/98-15 Schlotzky's Bakery & Cafe 3345 Old Milton
review new elevations and colors
12. 2:00 - 2:30 DRB160046/15-12 Inspired Living 12450 Morris Rd
review new retaining wall material and landscape
13. 2:30 - 2:45 DRB160048 Charles Schwab 2775 Old Milton Parkway
review signage
14. 2:45 - 3:00 DRB160002/01-21 South Main Kitchen Jones Alley Bar
review of materials and elevations

VIII. ADJOURNMENT



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared by:

SUBJECT: DRB Meeting Minutes of April 15, 2016

PLANNING COMMISSION: May 20, 2016

CITY COUNCIL: May 20, 2016

RECOMMENDATION:

REPORT-IN-BRIEF

DISCUSSION

CONCLUSION

Attachments

April 15 ,2016 Minutes



DESIGN REVIEW BOARD

APRIL 15, 2016

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown
 - Pat Corkill
 - Dick Debban
 - Scott Doll
 - Holly Palmer
 - Frank Schwing
- Design Review Board Members Absent
 - Thom Le Cain
- Staff Members Present
 - Kathi Cook, Director of Community Development
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of March 18, 2016 
- 2.

- ❖ Board Member Brown offered a motion to approve with corrections.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (7-0)

VII. PUBLIC HEARING

1. Guideline Changes Discussion

Director Cook discussed intent to streamline the Design Review process for the Downtown Area due to adopted Design Guidelines and City Architect for the Downtown. Director Cook discussed changes based on concerns from DRB to create a Design Committee which includes a Staff Member (the Director), the Downtown Architect and one member of the Design Review Board to review both commercial and residential for the downtown area. Director Cook stated that all DRB Members could be informed to allow everyone to attend, but the decision would be made by the three members of the Committee.

Director Cook addressed concerns of Planning Commission:

- DRB Members who voted on an item to go before the Full DRB would have to recuse themselves from Appeal decision
- Any projects applied for by the Downtown Architect would be required to be presented to the entire DRB

There was discussion from the DRB:

- Reasons why City is requesting change for Downtown Area –
 - **Expertise** - Because we went through the process of creating the Downtown Master Plan which includes detailed guidelines which require an expert in Historic Architecture
 - **Expediting the Process** – The current process is 90 days. The City would like the Committee to be able to review this before the Applicant goes to Planning Commission and Council. Since we have the detailed Guidelines for the Downtown Area, it is an interpretation of those details to ensure requirements have been met early in the process. Applicant should have a clear understanding from the beginning as to what the requirements are and who they are seeking approval from.
 - **Large Amount of Residential coming forward**
- Reasons for not allowing Committee to make decisions for the Entire City – There are not detailed guidelines for any other area in the City at present.
- Large Redevelopment Projects – could be recommended by the Committee to be reviewed by the full DRB.
- Would a recommendation to send to entire DRB need to be a unanimous vote.
- Why can't Architect come to monthly DRB Meeting – Goal is the Applicants have a clear goal not having to go through several people at different times.
- Concern that Final Product has not had a true review for the best product. – City believes the expertise of Architect, Knowledge of History, Zoning Conditions provided by Staff along with Member of DRB is the best way to ensure the best product in a more timely manner. Director Cook reiterated this was due to detailed guidelines approved for the Downtown. DRB expressed concerns that 3 people would not be able to “catch everything” that needs to be reviewed. Director Cook discussed Avalon Phase II approvals that were revised after DRB approval.
- DRB Members asked if changes are made after DRB approval, why are they there? – Director Cook stated Staff must ensure that Zoning Conditions are met.
- DRB expressed they like the process as is.
- Sign Reviews may be approved by Staff
- If there is one dissenting opinion the item should come before the DRB.
- Value of DRB – Loss of group think.
- Chairman Kramer took a straw poll asking each individual member if they were for or against the proposed changes to the Guidelines

Applicant presented color samples for signage. Applicant proposed new internally illuminated monument sign to match the building.

There was discussion on :

- Setback from right of way as to location of monument sign.
- Shrubbery under monument sign
- Positioning of address on sign or put it on the building
- Staff working with Applicant on existing landscaping

❖ Board Member Brown offered a motion to approve the application as submitted today with Applicant to work with Staff on the actual final location of the monument and as to the address number location on the sign and or building.

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

DRB160033 *Ipp's Pasteria & Bar* 12850 State Hwy 9

Applicant presented review of signage. Applicant provided PMS colors.

There was discussion:

- Maroon color will go on the returns of the reverse channel letters.
- Spelling of Pastaria in the sign. This is a lightbox. Pastaria Bar letters are maroon.
- Red Color will match 'Italian Restaurant' Letters

❖ Board Member Doll offered a motion to approve the application as submitted

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

4. DRB160036 *Edge Solutions* 7 Old Roswell St

Applicant was not present to present submittal. Staff requested that it be reviewed.

❖ Board Member Brown offered a motion to approve the application with the oval signage as presented today.

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

4. DRB160035 *Kiddie Academy* 3200 North Point Pky

Applicant presented wall and monument signage.

There was discussion on:

- Measurements of Cabinet
- Material for sign is aluminum
- Push-thru letters

- Cabinet color will match the trim
- Location of Graduation Cap on wall sign
- Landscaping around monument sign
- Location of address on the monument sign
- ❖ Board Member Schwing offered a motion to accept the application as submitted with the one change that the background be stucco
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

There was discussion that stucco color should match wall and landscaping will be added around the monument sign to be approved by Staff.

Chairman Kramer called a short recess at 10:09 a.m.

Chairman Kramer reconvened at 10:10 a.m.

6. DRB 160032 291 North Main St

Jennifer Pickler presented elevation changes.

There was discussion on:

- Covered Entrance
- Existing Front door to remain
- Gable extension
- Silver Metal Roof or Bronze Metal Roof
- Grade
- Landscaping to hide concrete, in front of window
- Color of Shutters – Dark Brown
- Sign Guidelines
- ❖ Board Member Brown offered a motion to approve the exterior changes presented today with the two conditions that the new metal roof that is proposed will be the bronze color that was passed out today and the existing shutters around the front of the building would be of a dark bronze or brown to match that metal roof and three that proposing any landscape plan, would submit that to Staff.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

7. DRB160037/15-21 Western Devcon (Landscape) 2710 Old Milton Pky

Applicant presented review of landscape for Avalon outparcel.

Applicant stated they are adding additional evergreen screening, saving landscape along Old Milton Pky, replacing landscaping where trees have to be removed due to concrete wall at corner of Old Milton and Westside Pky.

Staff stated we would have to ensure that those trees were not a Condition of Zoning at inside corner.

- ❖ Board Member Doll offered a motion to approve plans as submitted
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6-0)

There was discussion that there is a three year maintenance bond on Landscaping.

VIII. ADJOURNMENT



There was discussion that members would submit their comments on proposed changes to DRB Guidelines to Chairman Kramer.

Chairman Kramer adjourned the meeting at 10:43 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: Sweet Samba

Location Address: 380 S. Main St.

Mailing Address: 380 S. Main St.

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Chasity Tye

Contact Telephone: 404 - 200 - 5172 Mobile Telephone: _____

Fax: _____ Email: CN. Sweetsamba@gmail.com

Contact's Relation To Business: CO-owner

This Application For (Check all that apply):

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

Application Fees:

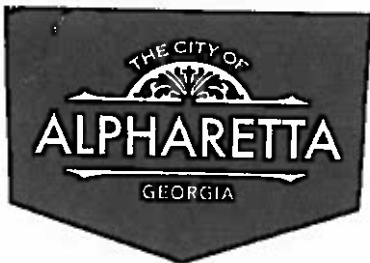
Any review within the Central Business District \$ 100.00

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: Mr. Ghari

Physical Address: 4080 McGinnis Ferry Rd. #103

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30005

Owner Telephone: 678-777-4110 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): M. R. GHARI Date: 5.3.16

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 380 S. Main St. Alpharetta, GA 30006

Tax ID or Map Reference Number: 12-24620648010

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

Existing Zoning of Property: C1 Existing Uses of Property: Commercial

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: Niesha Green Date: _____

Print Form

7'

SWEET SAMBA
SUGAR & WAX BAR

3'

lite panel, corrugated polyallomer core double sided. This will consist of the entire signage. Letters will be 11in letters dimension



Place where sign will go



8ft long 3ft wide

1 PC 4'H X 7'W X 10MM ALUMACORR BOARD
*DOUBLE SIDES 0.5"D ROUTED LETTERS



7.25"H

4"H



11"H

11"H

4"H



8"H

4"H

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.

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City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

Business Name: 333 North Main, LLC

Location Address: 333 North Main Street, Alpharetta, GA 30009

Mailing Address: 333 North Main Street

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

Contact For All Notifications: Darden Couch

Contact Telephone: 678 - 977 - 8622 Mobile Telephone: 678 - 977 - 8622

Fax: 470 - 336 - 3355 Email: darden@couchconstructionservices.com

Contact's Relation To Business: 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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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 333 North Main, LLC

Physical Address: 333 North Main Street, Alpharetta, GA 30029

Mailing Address: 333 North Main Street

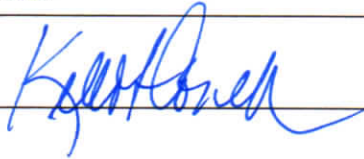
City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 695 - 7264 Contact Fax: 470 - 336 - 3355

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): Kelli A. Couch Date: 4/27/2016

Owner Signature: 

Property Information:

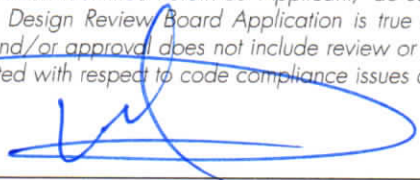
Address (If Assigned) : 333 North Main Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: 81-1496871

Land Lot(s): 1180 District: 2nd Section: 2nd

Existing Zoning of Property: O & I Existing Uses of Property: Office

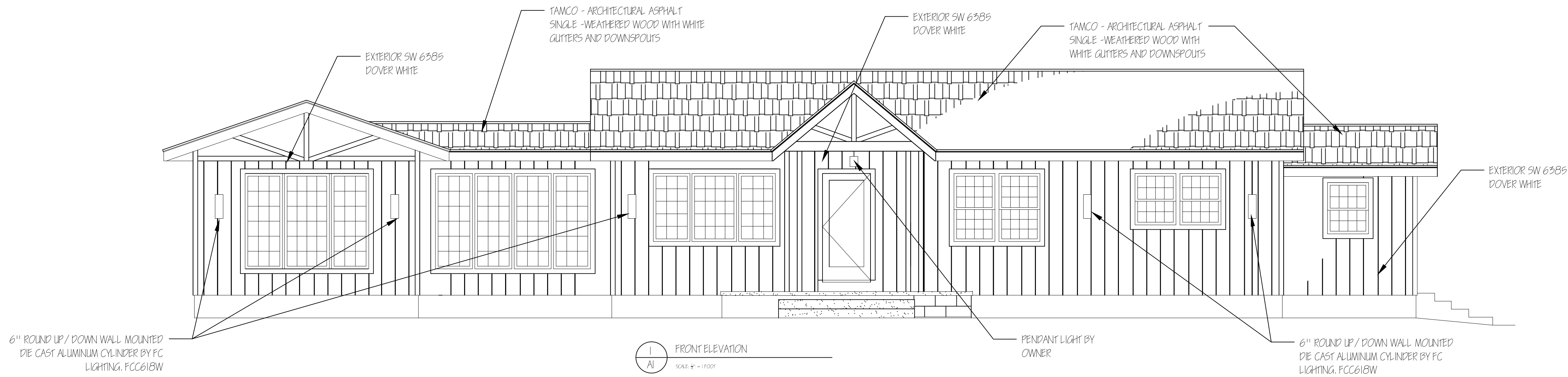
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Applicant Signature:  Date: 4/27/16 Print Form

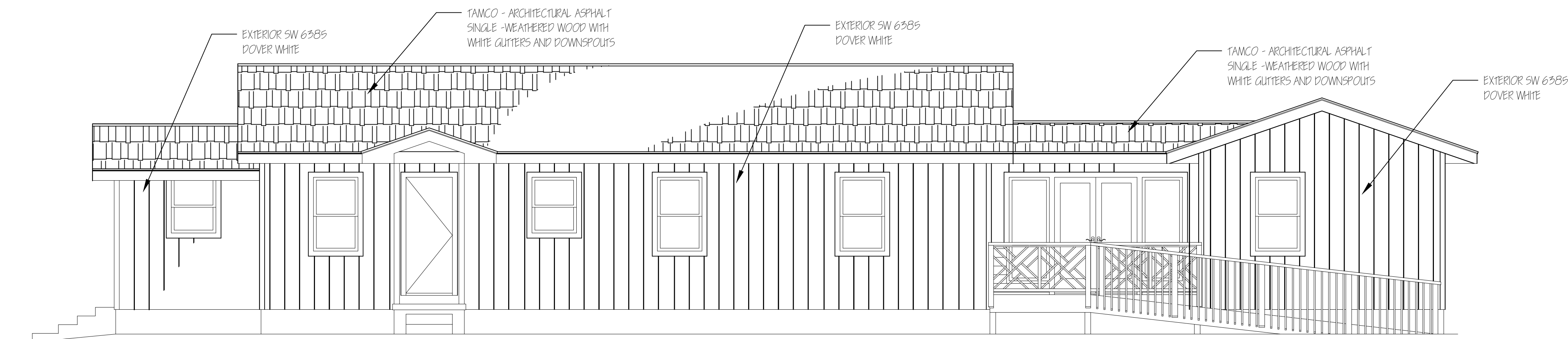




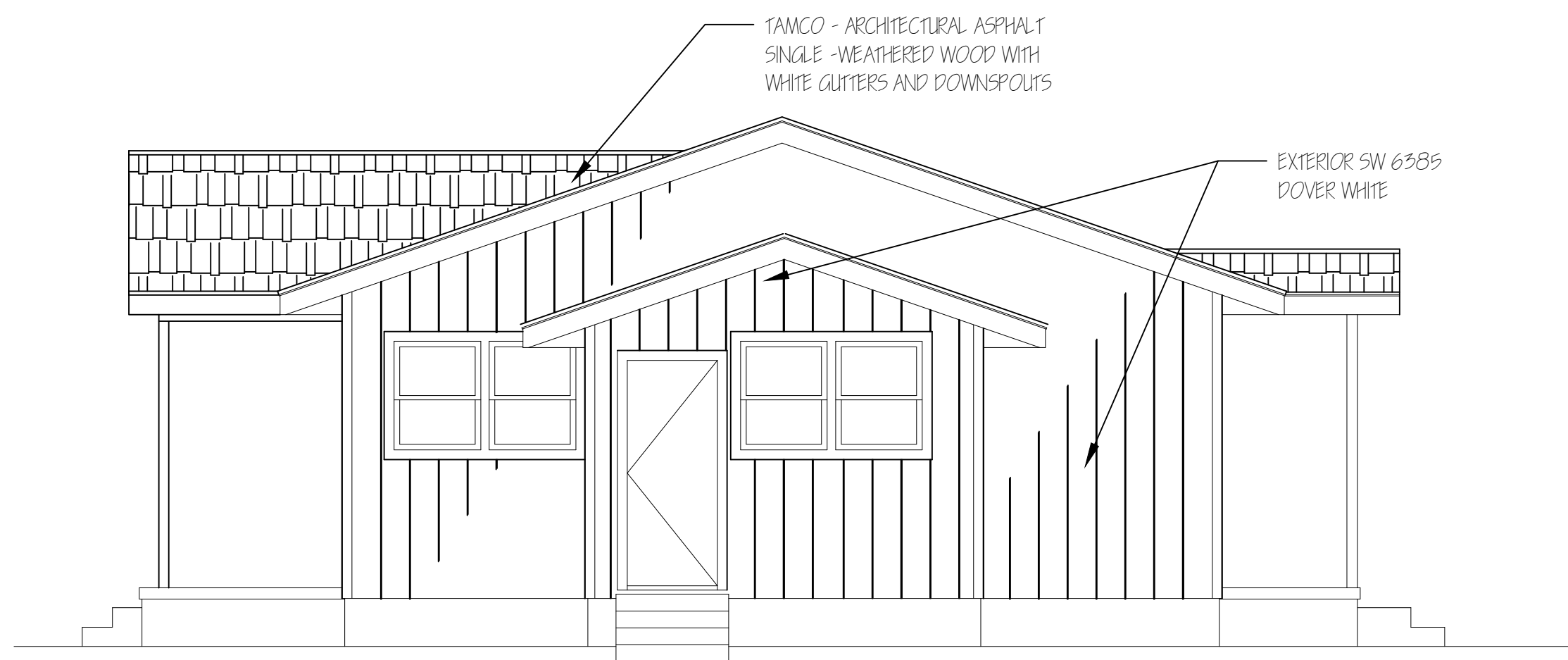




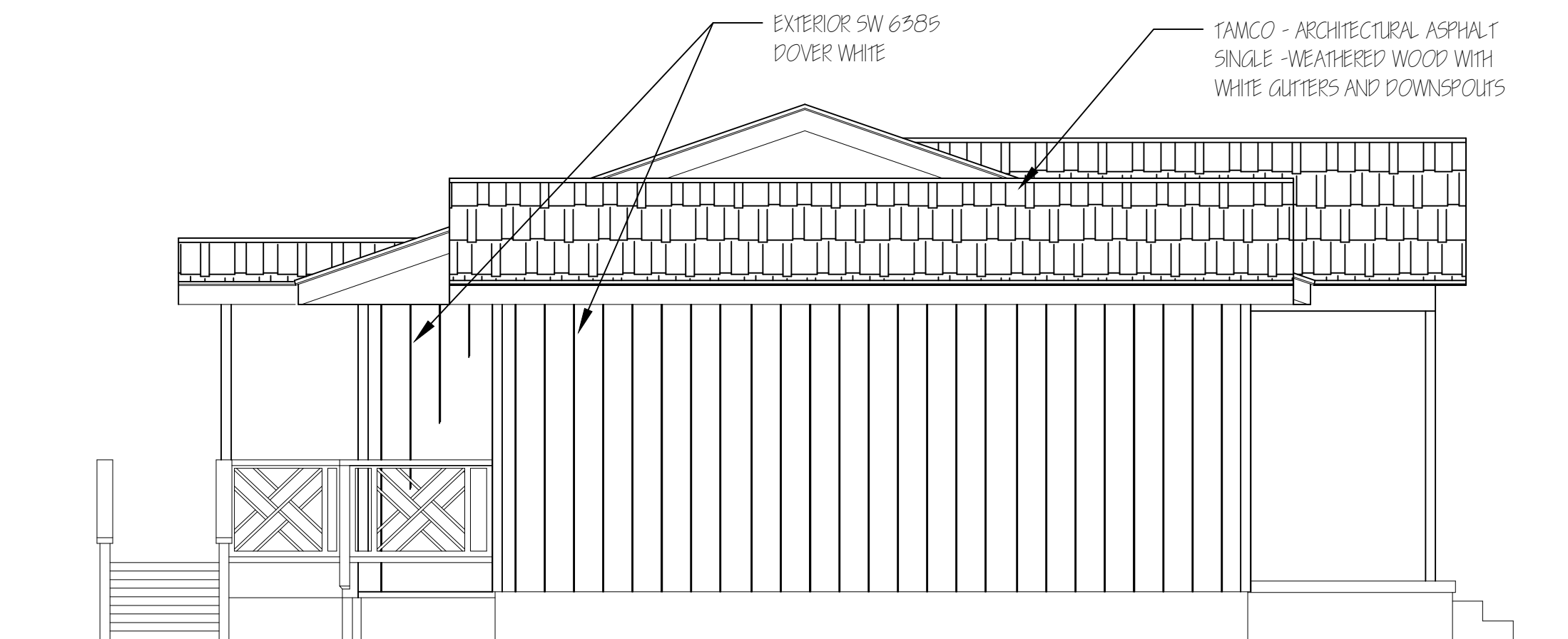
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2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

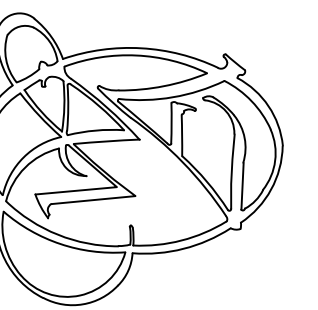


4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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WWW.WARNERARCHASSOC.COM



COUCH CONSTRUCTION
SERVICES CORPORATE OFFICE
333 NORTH MAIN ST.
ALPHARETTA, GA 30009

NW 4.28.16

REVISIONS

A.I.

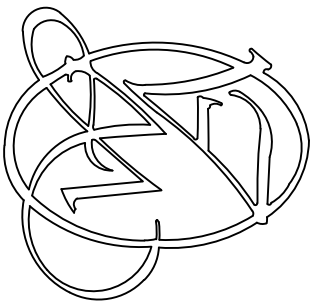




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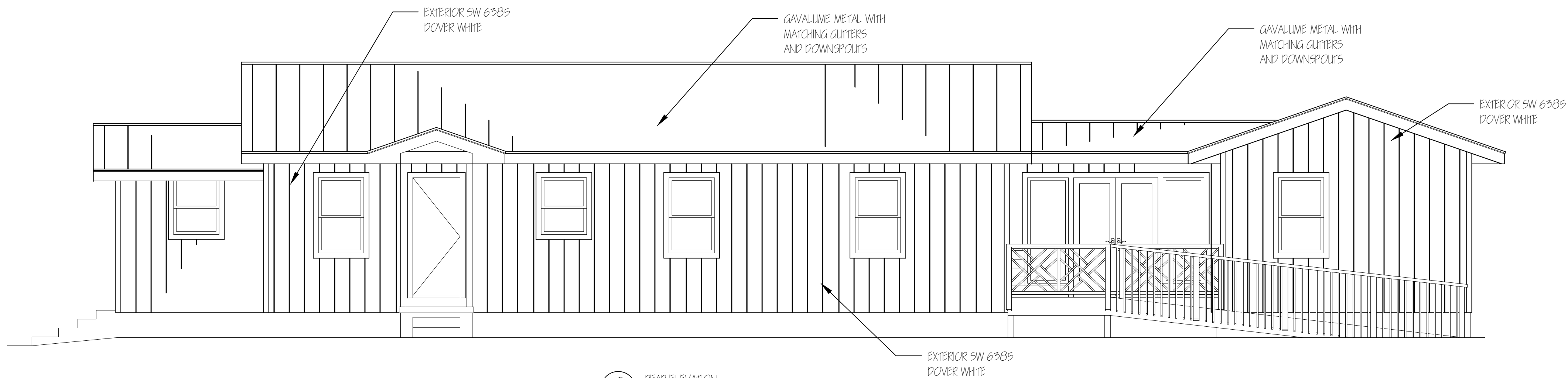
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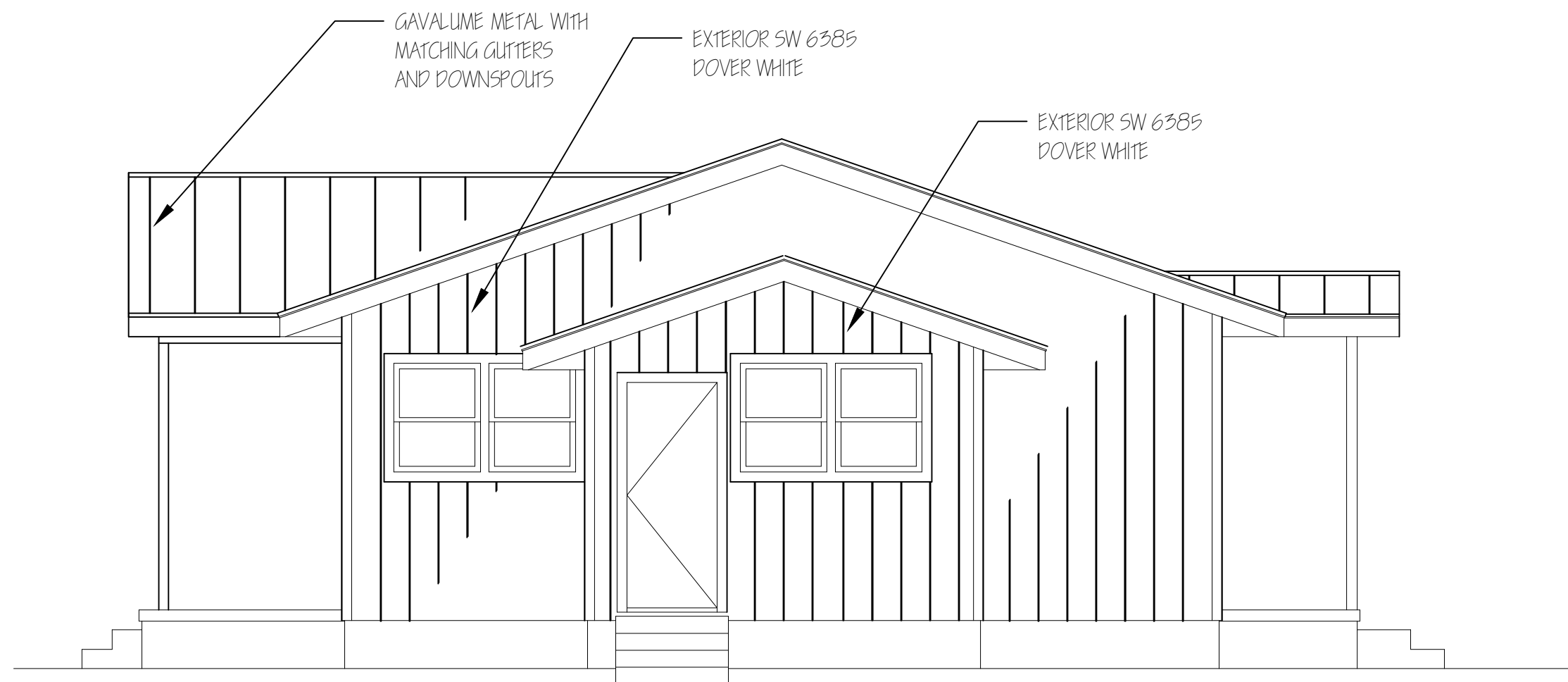
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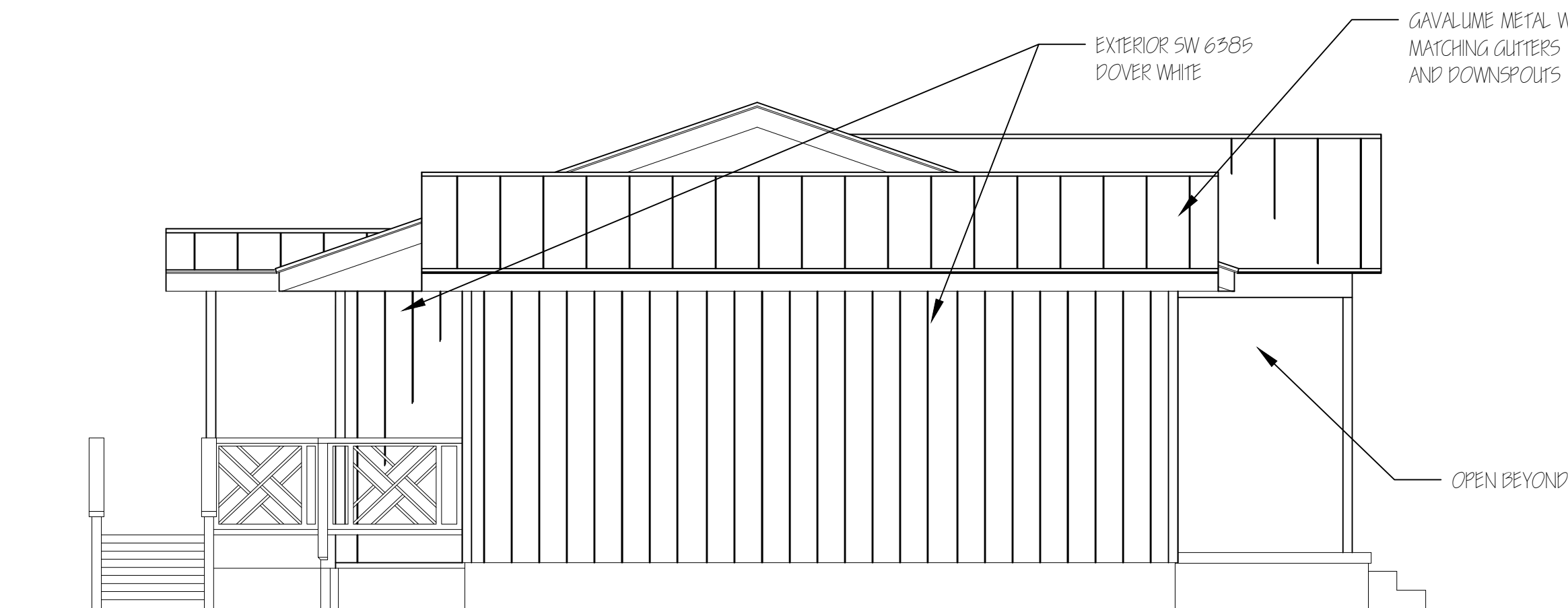
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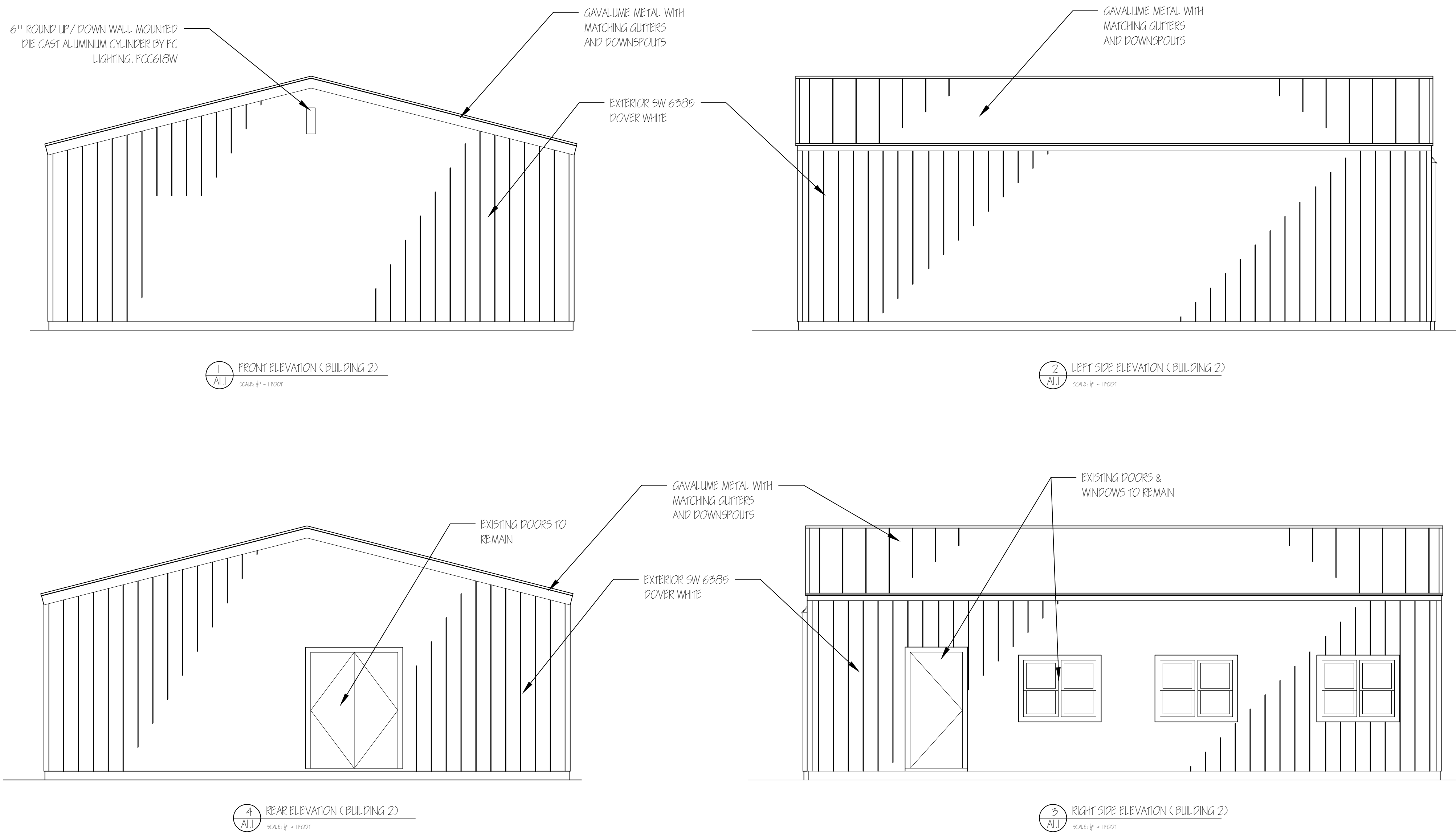
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SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



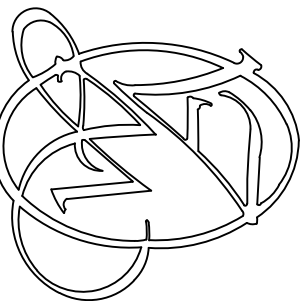
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SCALE: 1/8" = 1'-0"



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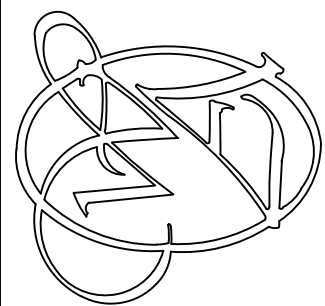
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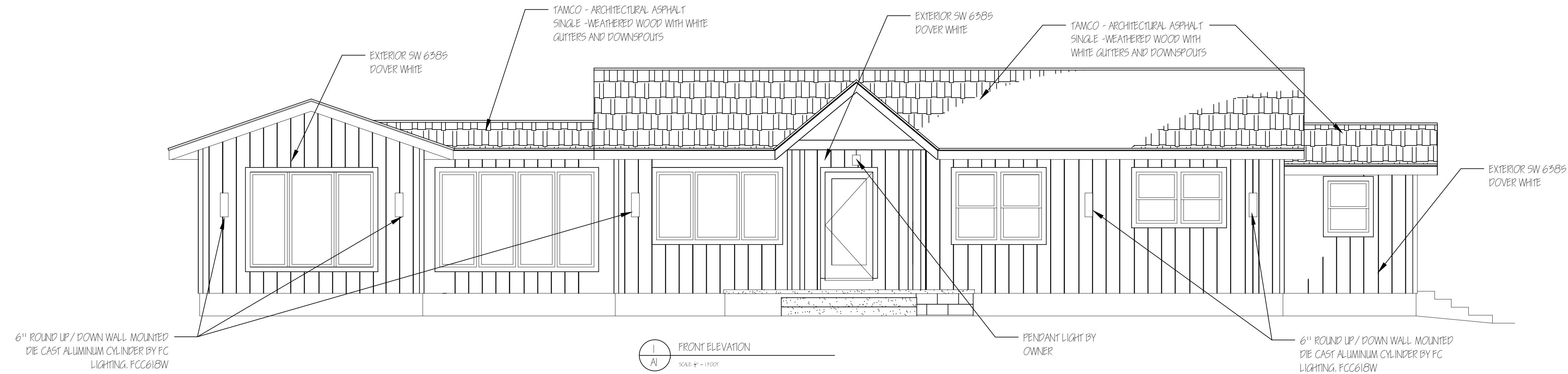


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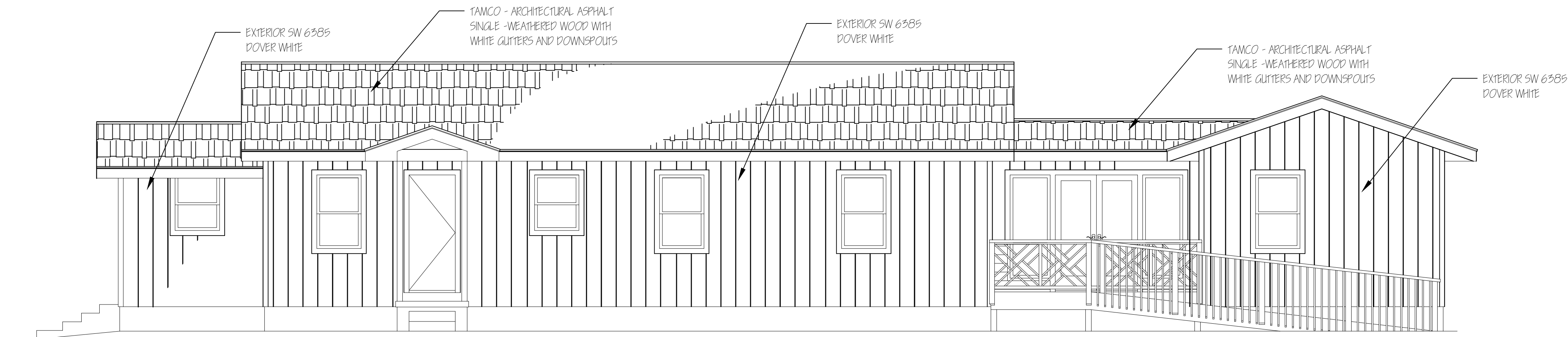
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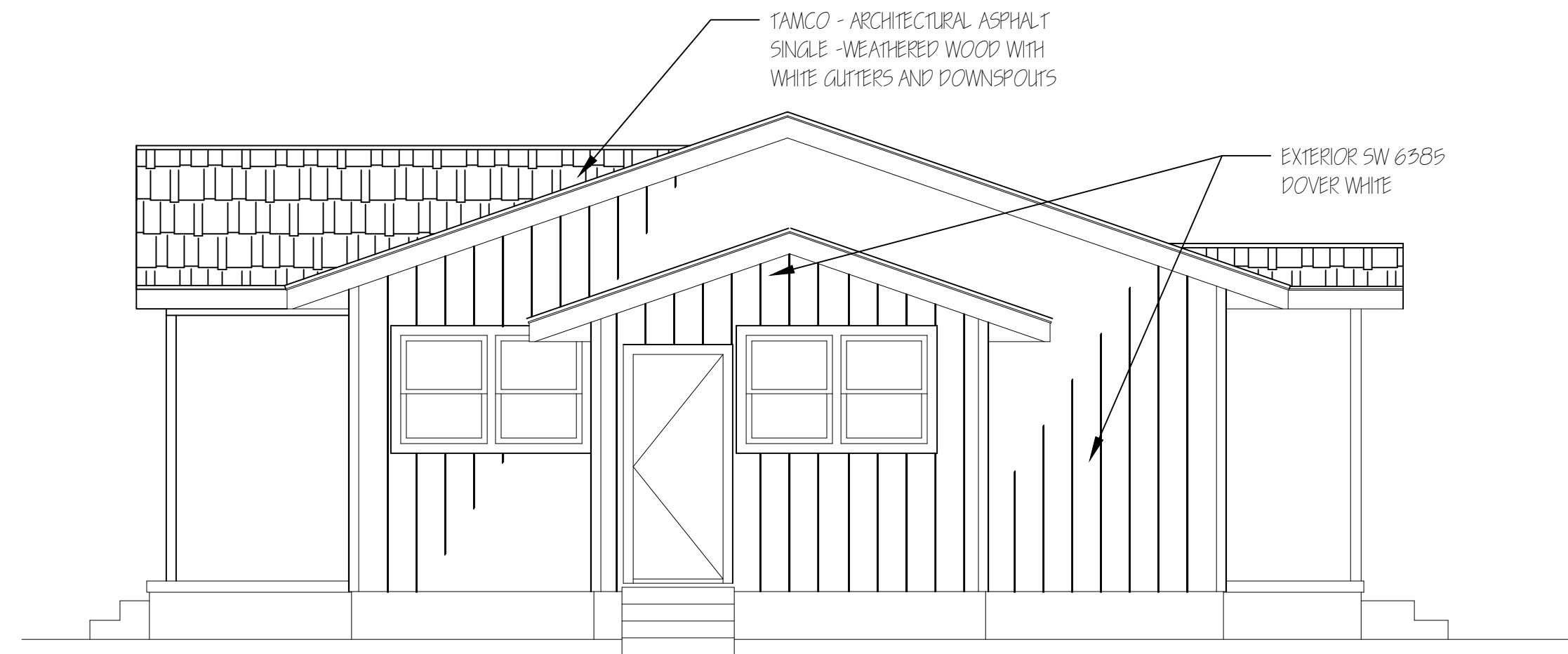
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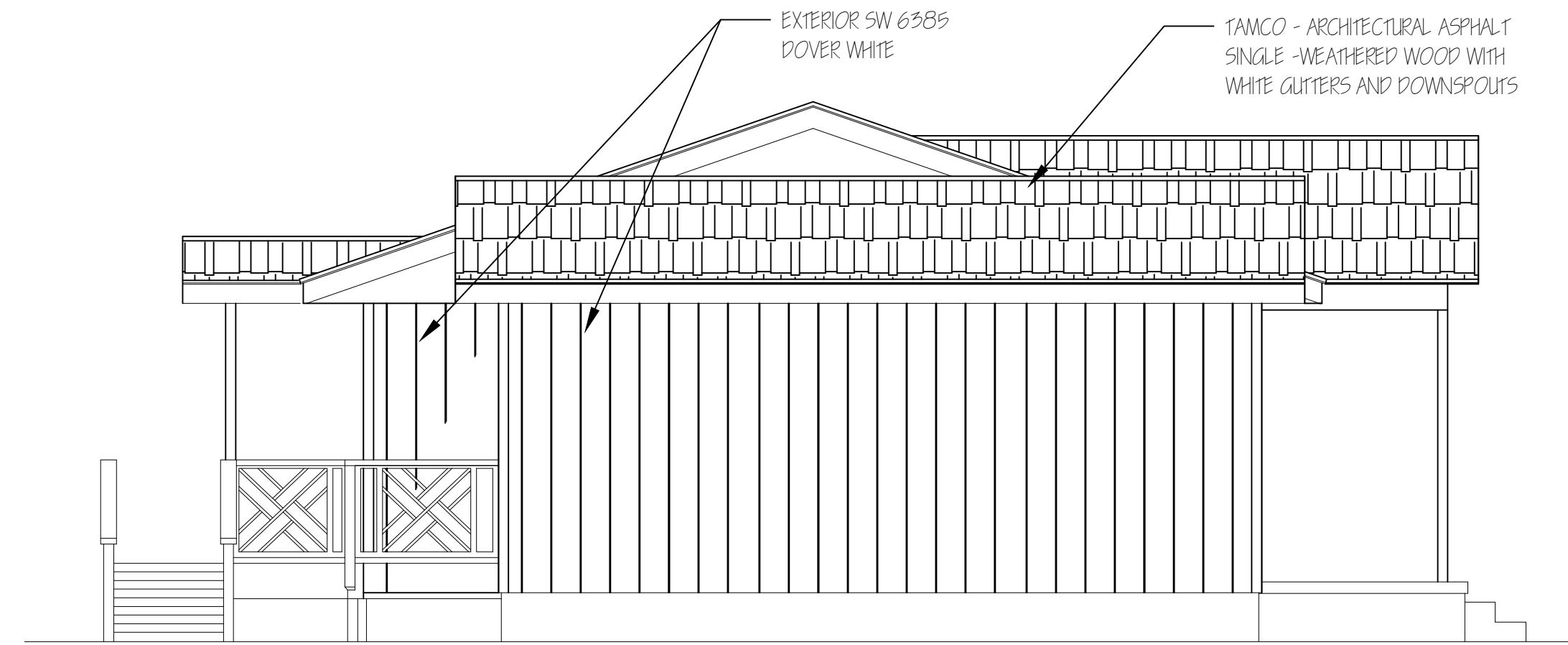
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FRONT ELEVATION
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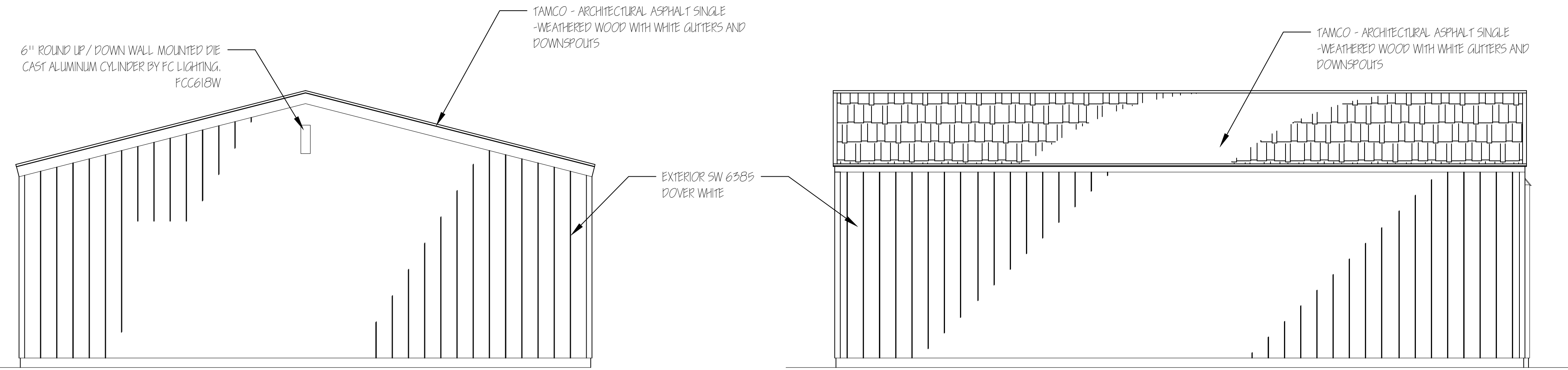
2
A1
REAR ELEVATION
SCALE: 1/8\"/>



3
A1
RIGHT SIDE ELEVATION
SCALE: 1/8\"/>

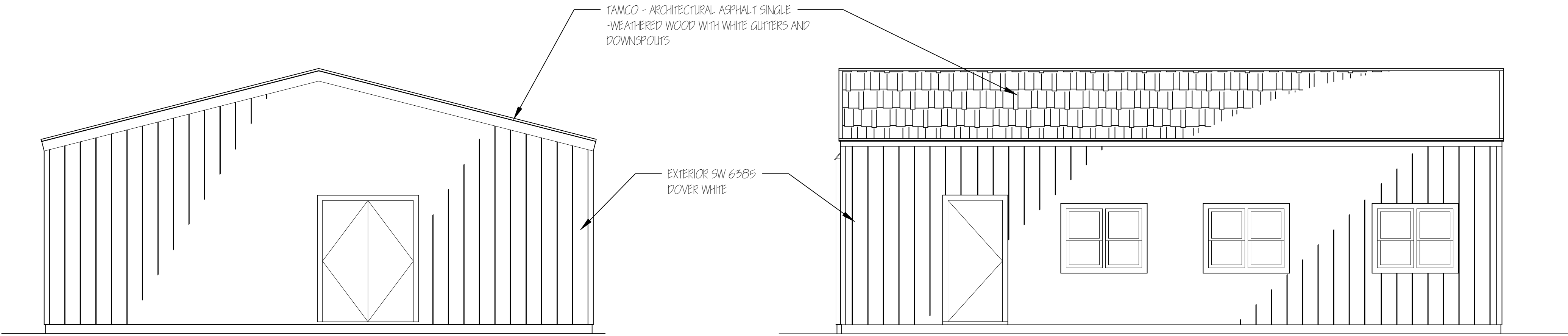


4
A1
LEFT SIDE ELEVATION
SCALE: 1/8\"/>



1 FRONT ELEVATION (BUILDING 2)
SCALE: 1/8" = 1'-0"

2 LEFT SIDE ELEVATION (BUILDING 2)
SCALE: 1/8" = 1'-0"

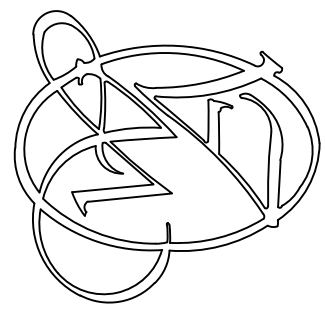


4 REAR ELEVATION (BUILDING 2)
SCALE: 1/8" = 1'-0"

3 RIGHT SIDE ELEVATION (BUILDING 2)
SCALE: 1/8" = 1'-0"

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ALPHARETTA, GA 30009

NLW 4.28.16

REVISIONS

AL.I



Date:	Approved:
Type:	
Fixture:	
Project:	

FCC618W

6" Round Up/Down Wall Mounted
Die-Cast Aluminum Cylinder.



ORDERING



25 pcs or Less / ships in 2 weeks *

EXAMPLE: FCC618W-120V-4K-1000-BK

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP				FINISH		LED OPTICS				ACCESSORIES		
FCC618W	120V	PL	2/13Q	2/18T	2/26T	BK	Black	UP		DOWN		D	Dimming (0–10v)	
	277V	INC	2/75W PAR30			BZ	Bronze	USP	Spot	DSP	Spot	LD	LED Dimming (0–10v)	
	347V△	HID	2/20W MH G12			SL	Silver	UNFL	Narrow Flood	DNFL	Narrow Flood	EC	E-Coat	
			2/39W MH G12			WH	White	UFL	Flood	DFL	Flood	EMR	Emergency Backup, Remote (PL & LED)	
			LED	3K	1000 Lumens (12W) **		CC	Custom Color	UWFL	Wide Flood	DWFL	Wide Flood		
				4K	1200 Lumens (15W) **				UNO	None	DNO	None		
			1500 Lumens (20W) **											
△contact factory														
** Each direction.														

△contact factory

** Each direction.

SPECIFICATION

MOUNTING

- Mounts directly to standard recessed junction box. Additional mounting holes allow unit to be attached directly to mounting surface.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum with die-cast back mounting plate.
- Lens is 1/4" thick clear, tempered glass. Precision formed semi-specular aluminum for maximum reflectance.
- Continuous silicone gasket to seal out contaminants. Hidden fasteners allow for cover removal to facilitate installation and service.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are tested to LM 80 with a CRI of 80+ and color consistency of step 4 MacAdam Ellipse. Integral power supply standard. Input voltage 120V or 277V. Consult factory for non-white static LED color options; Red, Green, Blue or Amber.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.
- Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

- Socket** PL: Four pin plug-in type compact fluorescent lamp holder (*lamp by others*). INC (120V only): Medium base porcelain socket. HID: G12 base porcelain socket.
- Ballast** PL: Fluorescent electronic, UL listed ballast standard. HID: Electronic ballast standard. Ballast has a manufacturer issued 5 year warranty. 120V and 277V are standard. Please consult factory for other voltage options.

LISTING

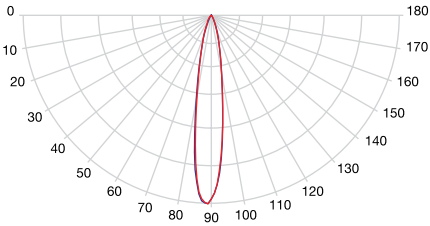
- UL & cUL listed for wet location in up or down position. IP65 Rating.

* Terms & Conditions for our Go Green Speed, quick ship program are located on our website: fclighting.com

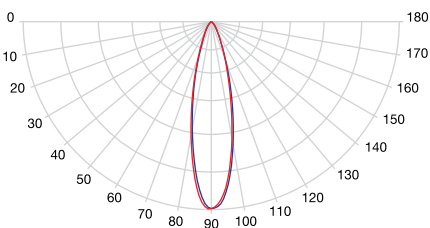


PHOTOMETRY

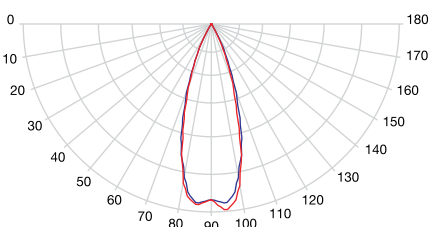
FCC618W 120V LED 4000K 1000 Lumens Spot Distribution



FCC618W 120V LED 4000K 1000 Lumens Narrow Flood Distribution

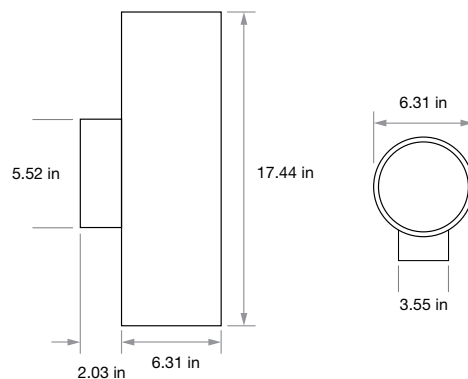


FCC618W 120V LED 4000K 1000 Lumens Flood Distribution



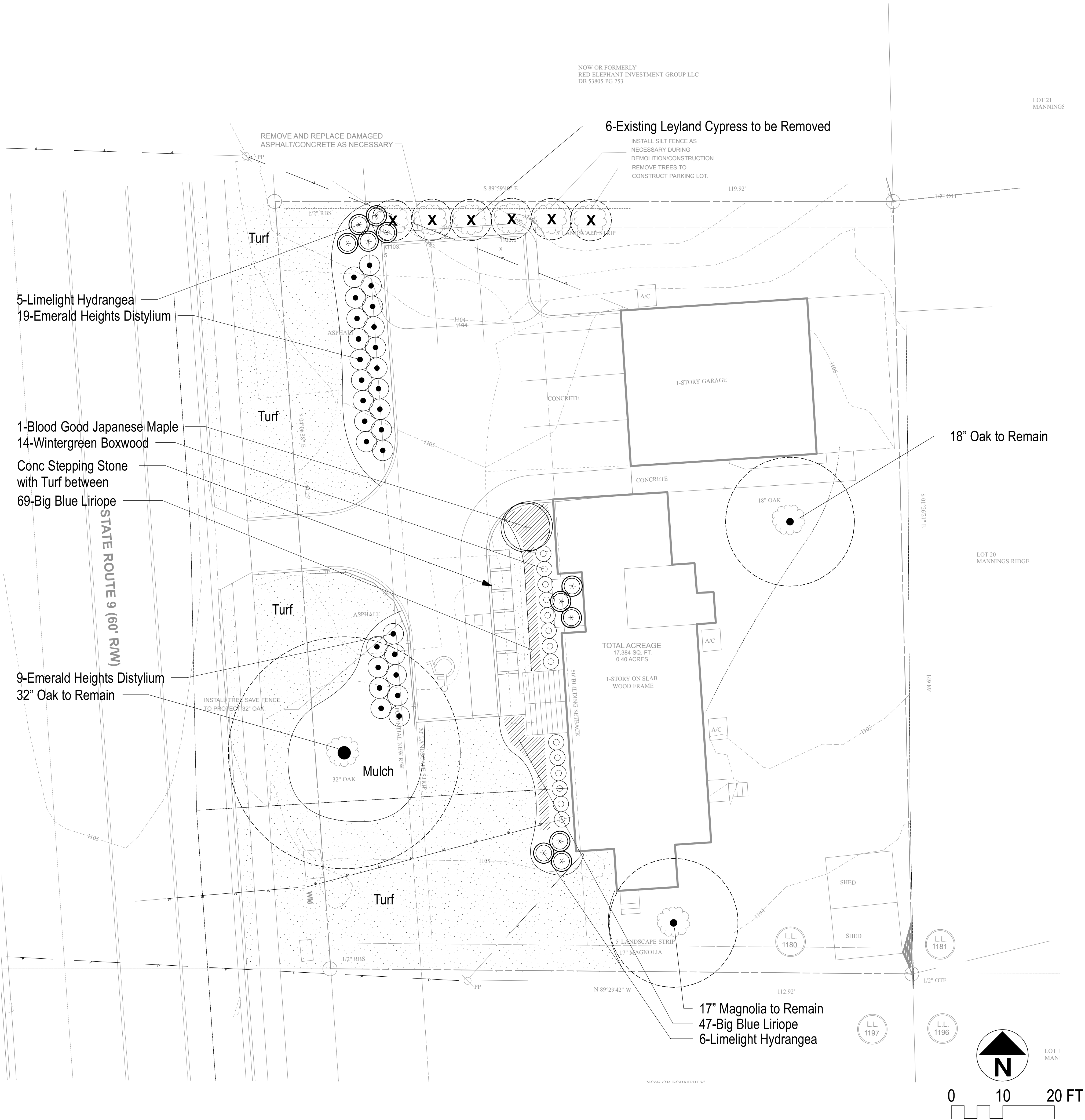
DIMENSIONS

FCC618W

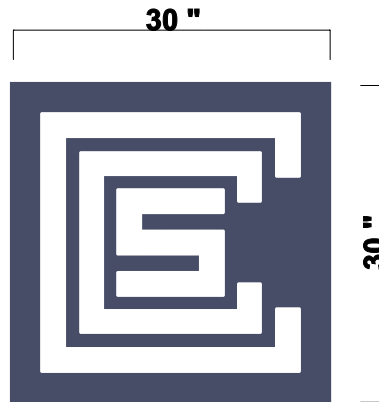


PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
1	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	6'-7" Hgt	
Shrubs				
14	Buxus microphylla "Wintergreen"	Wintergreen Boxwood	3 Gal.	
28	Distylium 'Emerald Heights'	Emerald Heights Distylium	24" Min Hgt	
11	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal.	
Groundcovers				
116	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	Plant 15" O.C.
4555	Fescue arundinacea 'Rebel II'	Fescue Grass	SF, Sod	



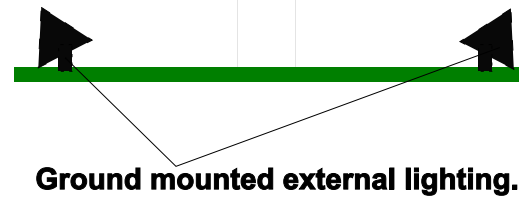




Single-sided ACM panel with digitally printed logo.



Two-sided Sandblasted HDU sign panel, mounted between two 6x6 posts with decorative caps.

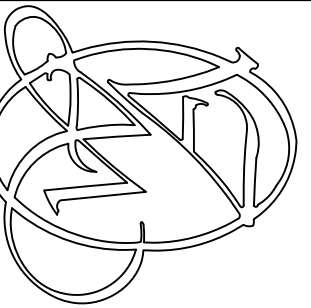




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WARNER ARCHITECTURAL ASSOCIATES
109 ANDERSON STREET SE, SUITE 105
MARIETTA, GA 30060
PH: 678.290.9200 / FAX: 678.290.9250

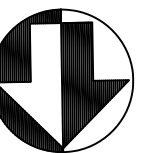
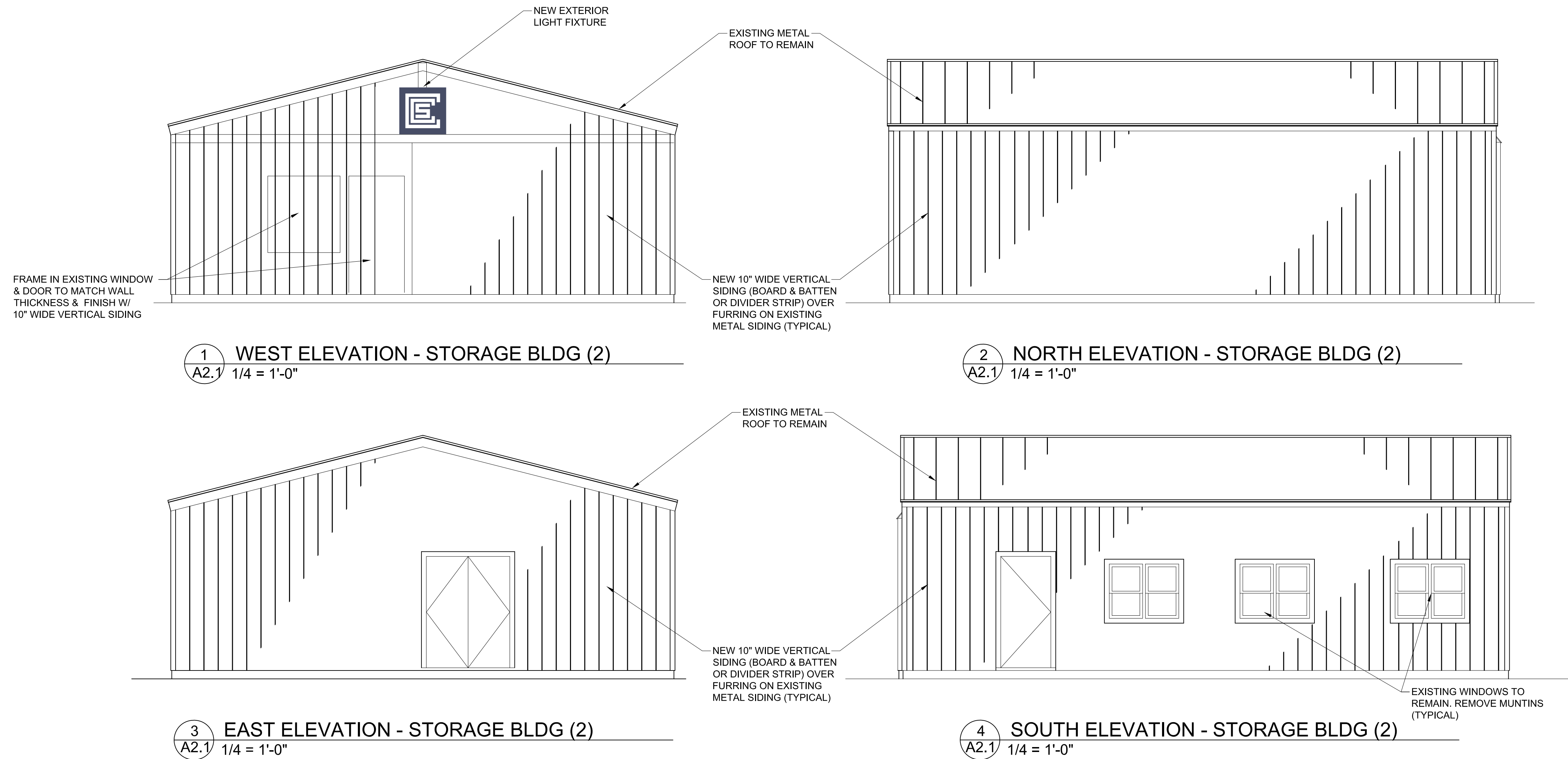


EXTERIOR RENOVATIONS
333 NORTH MAIN ST.
ALPHARETTA, GA 30009

Drawn By: BS
Checked By: WLW
Date: 4-04-16
Date Revised:

EXTERIOR
ELEVATIONS

Drawing Number
A2.1



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.

Windward Park

Business Name: ~~Windward Point~~ _____

Location Address: Windward Parkway, Northpoint Parkway, Dryden Road _____

Mailing Address: (not assigned) _____

City: Alpharetta State: Ga Zip Code: 30005 _____

Contact For All Notifications: Mr. Robert Kincheloe _____

Contact Telephone: 770 - 448 - 8,998 Mobile Telephone: _____

Fax: 770 - 448 - 3,343 Email: rkincheloe@worthinglyde.com _____

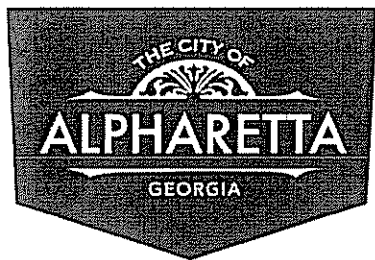
Contact's Relation To Business: Property Owner _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Windward Mill, LLC

Physical Address: Windward Parkway, Northpoint Parkway, Dryden Road

Mailing Address: 3930 East Jones Bridge Road, Suite 145

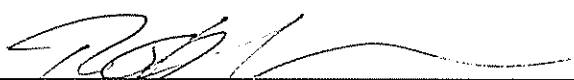
City: Norcross State: Ga Zip Code: 30092

Owner Telephone: 770 - 448 - 8,998 Contact Fax: 770 - 448 - 3,343

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

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

Owner Name (Printed): Robert Kincheloe Date: 12-22-2015

Owner Signature: 

Property Information:

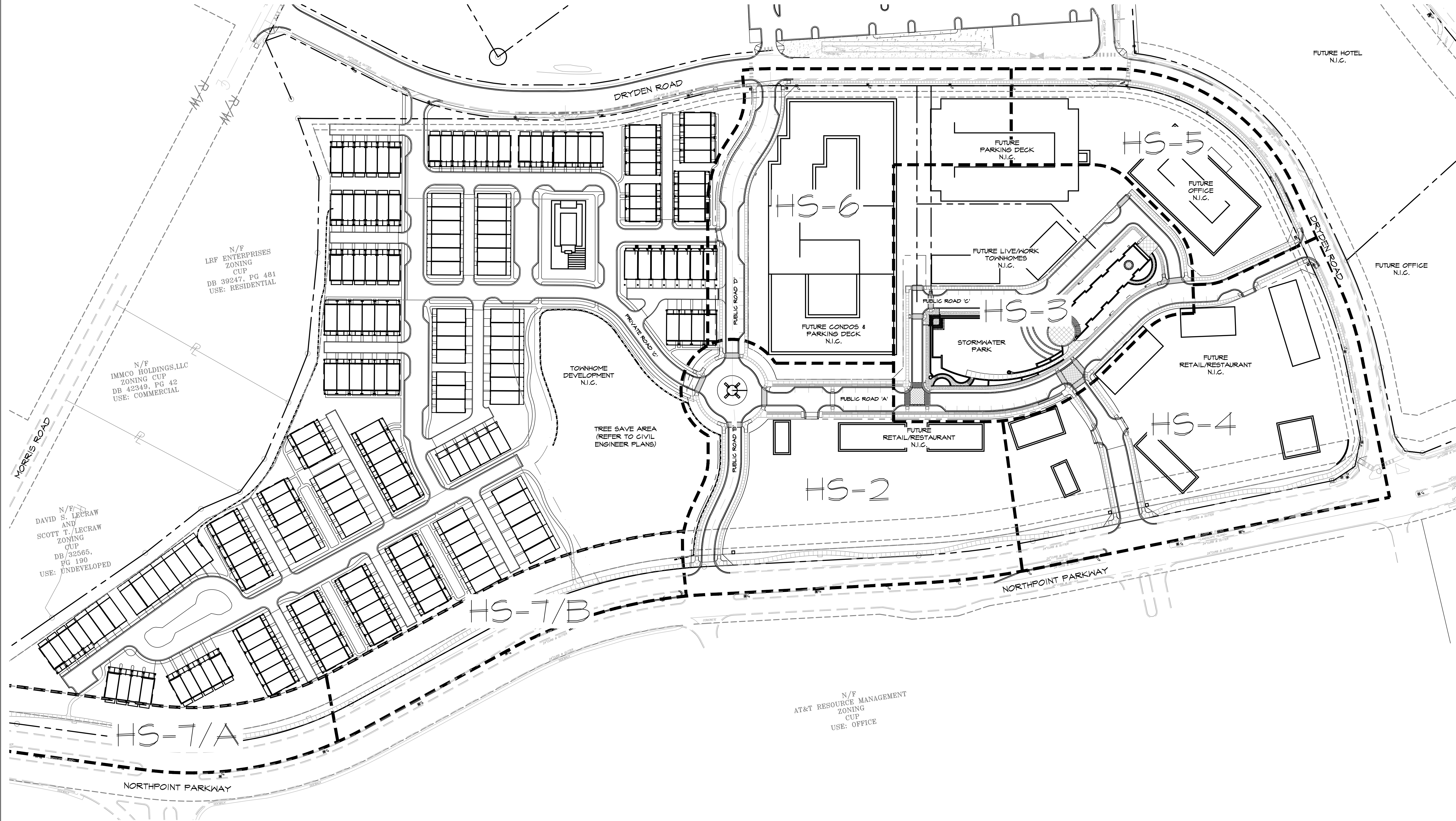
Address (If Assigned) : Northpoint Parkway and Dryden Road

Tax ID or Map Reference Number: 22 545011880596, 22 545011880604

Land Lot(s): 1188, 1189 District: 2 Section: 2

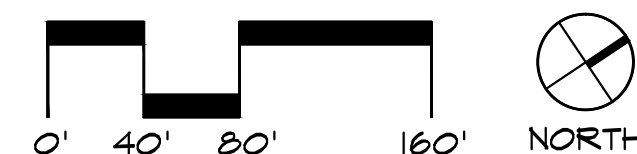
Existing Zoning of Property: O-I Existing Uses of Property: Vacant

File located in S:\2014\14095\Graphics\CAD\Hardscape\14095HW1.dwg



GENERAL NOTES:
- ISOLATION JOINTS SPACED MAX. 80' O.C.
- ISOLATION JOINT CONT. AT BACK OF CURB
- ALL STREETScape TO SLOPE 2% MAX TOWARD CURB, TYP.
- DIGITAL CAD INFORMATION SHALL BE PROVIDED TO CONTRACTOR FOR LAYOUT PURPOSES.
- ALL STREET LIGHTS & RELATED ELECTRICAL CONNECTIONS TO BE COORDINATED/INSTALLED BY CONTRACTOR IN COORDINATION W/ GEORGIA POWER. POWER TO LIGHTS SHALL BE CONNECTED TO CITY OF ALPHARETTA STREET POWER SYSTEM.

OVERALL HARDSCAPE PLAN
SCALE: 1"=80'



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f-404-248-1092

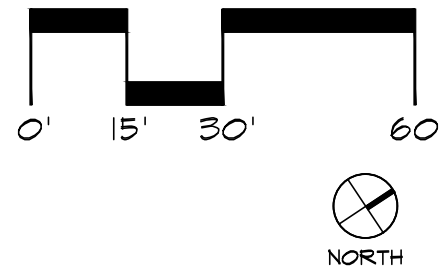
HGOR

REVISIONS		
NO.	DATE	ISSUE

WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE
**OVERALL
HARDSCAPE
PLAN**

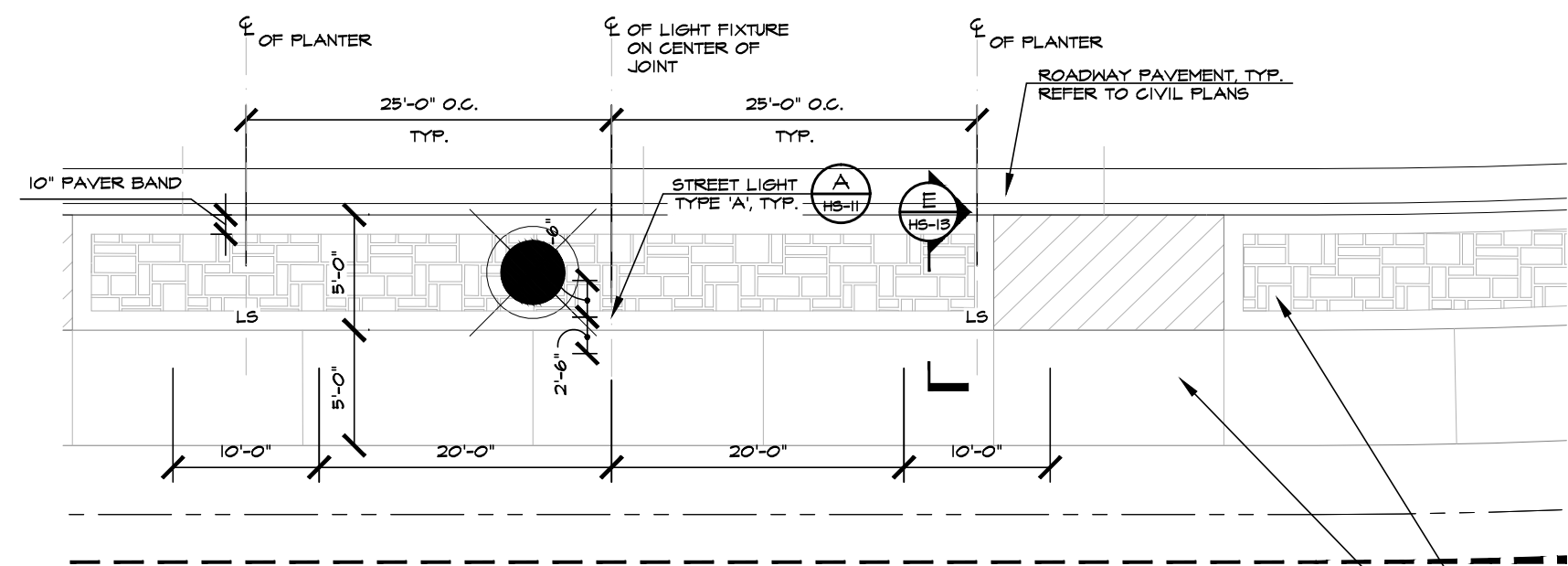
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JOB NO: 14095
DWG FILE: 14095HW1
DRAWN BY: RNR
CHECKED: JK
SCALE: 1"=80'
SHEET
HS-1



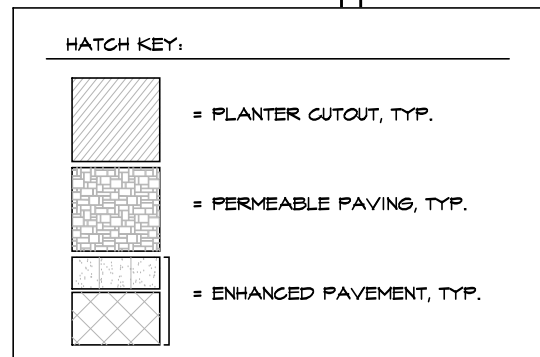
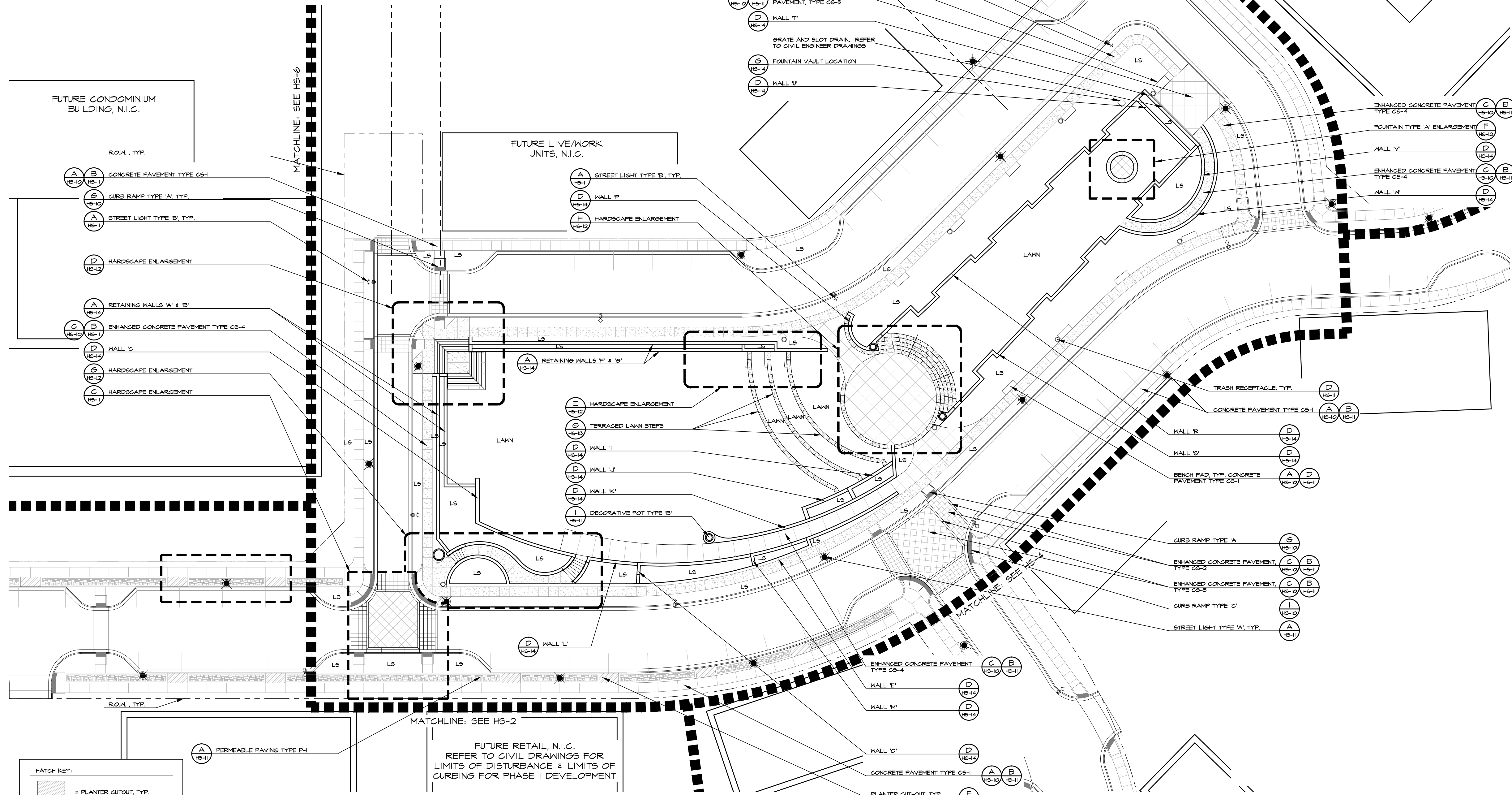
WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE
HARDSCAPE
ENLARGEMENT

DATE	02-04-201
JOB NO.	14095
DWG FILE	14095HW.
DRAWN BY	RNR
CHECKED	JK
SCALE	1"=30'
SHEET	



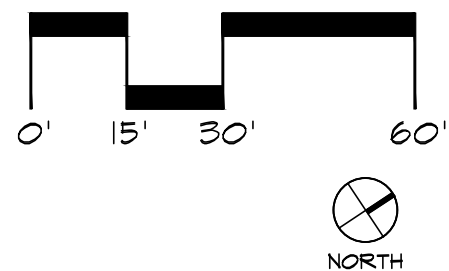
A STREETScape ENLARGEMENT - PARTIAL PLAN
HS-3 SCALE: 1"=30'



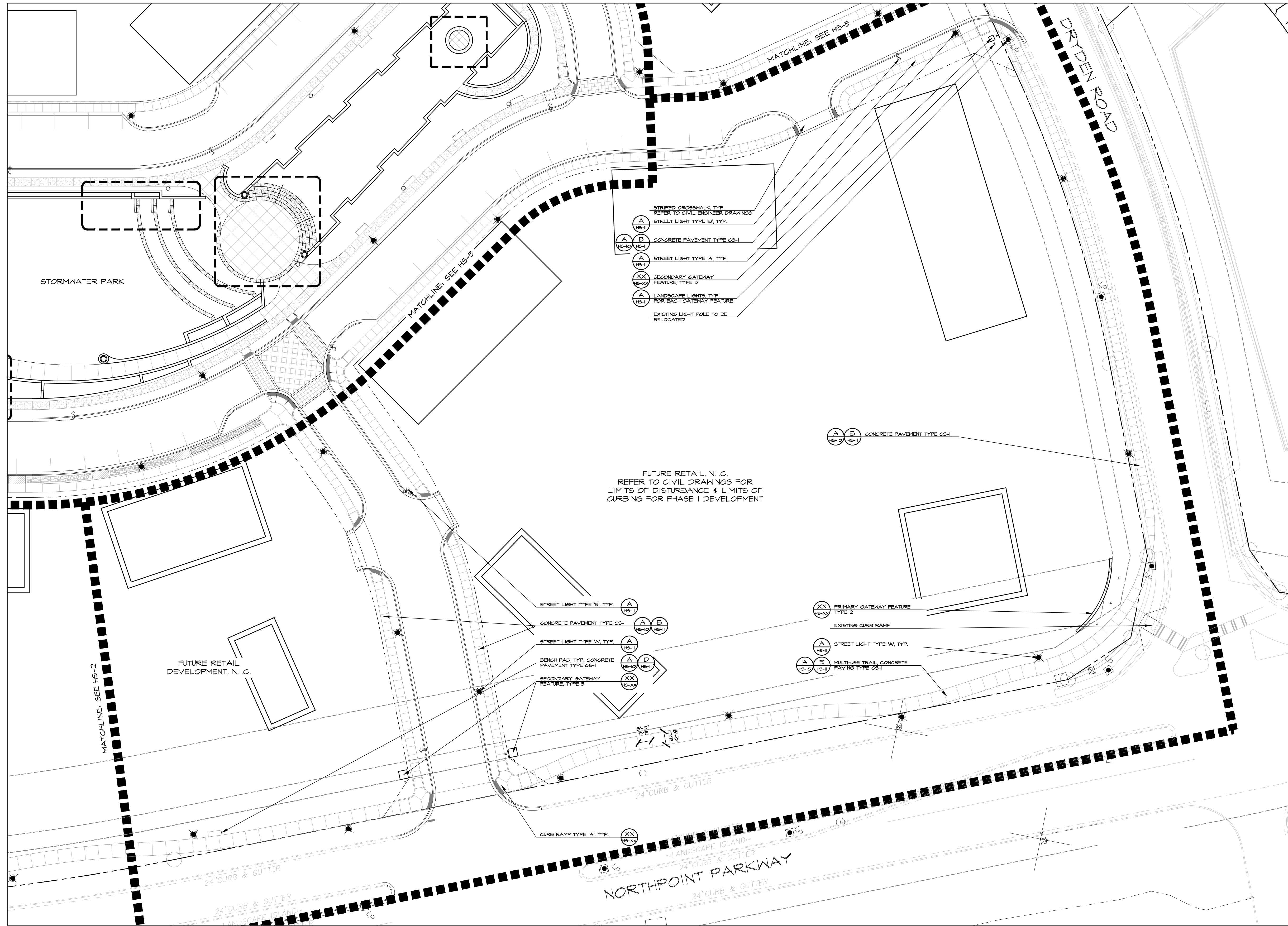
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STAKING NOTE: CAD DRAWING IS AVAILABLE FOR CONTRACTOR'S USE IN LAYING OUT HARDSCAPE IN THE FIELD. REFER TO SHEET XX FOR STAKING INFORMATION.

A HARDSCAPE ENLARGEMENT
HS-3 SCALE: 1"=30'



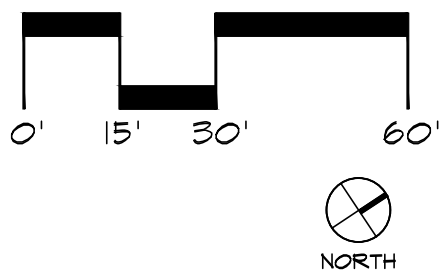
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A HARDSCAPE ENLARGEMENT
HS-4 SCALE: 1"=30'



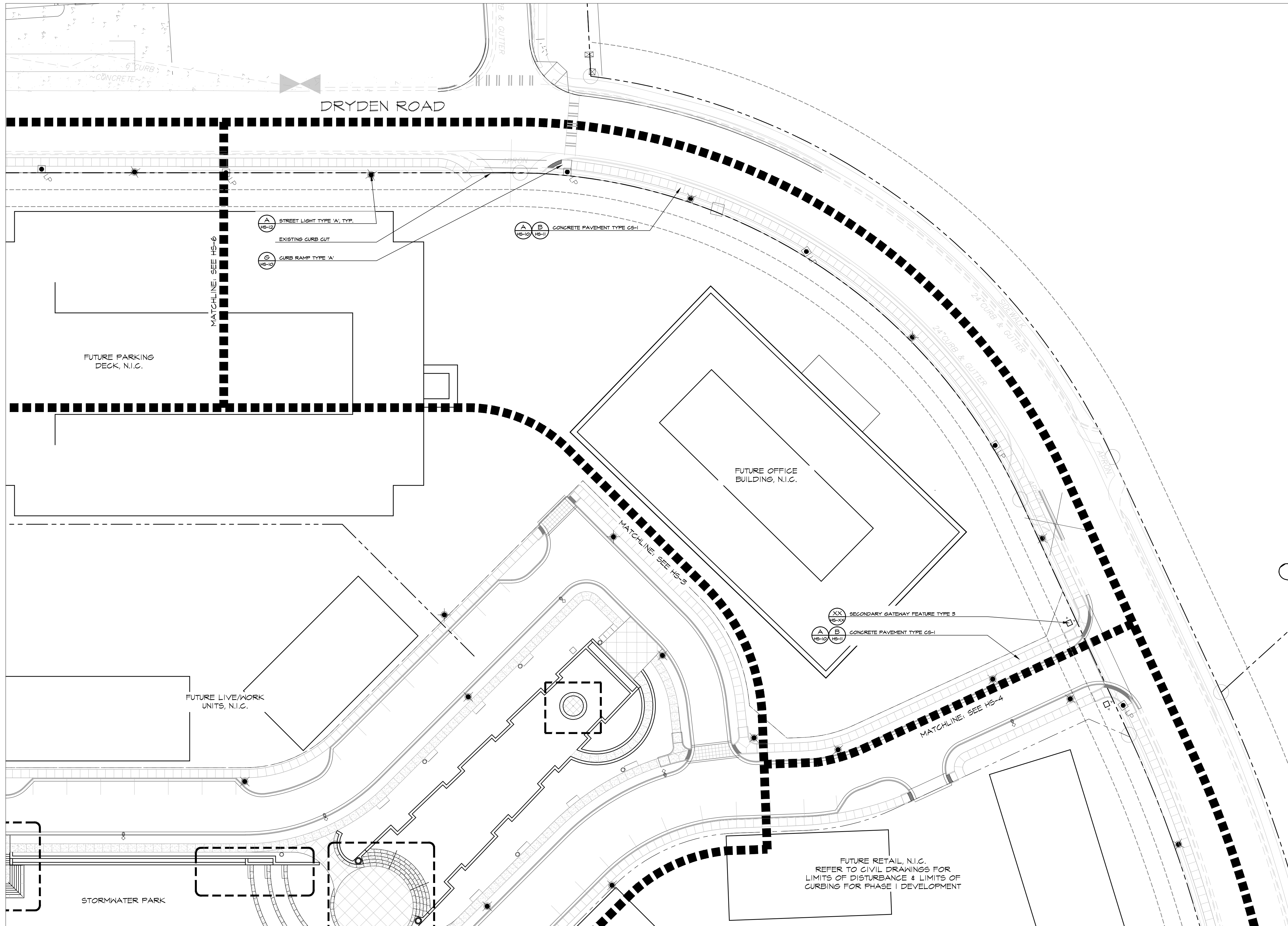
WINDWARD PARK
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NORCROSS, GEORGIA

TITLE
HARDSCAPE ENLARGEMENT

DATE: 02-04-2016
JOB NO: 14095
DWG FILE: 14095HW1
DRAWN BY: RNR
CHECKED: JK
SCALE: 1"=30'
SHEET

HS-4
4 OF 16

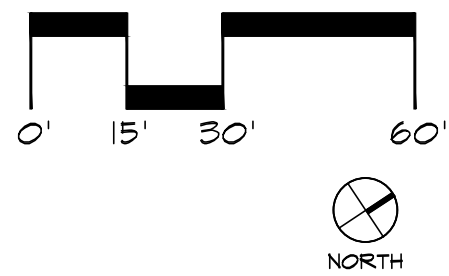
REVISIONS		
NO.	DATE	ISSUE



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A HARDSCAPE ENLARGEMENT
HS-5 SCALE: 1"=30'



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NORCROSS, GEORGIA

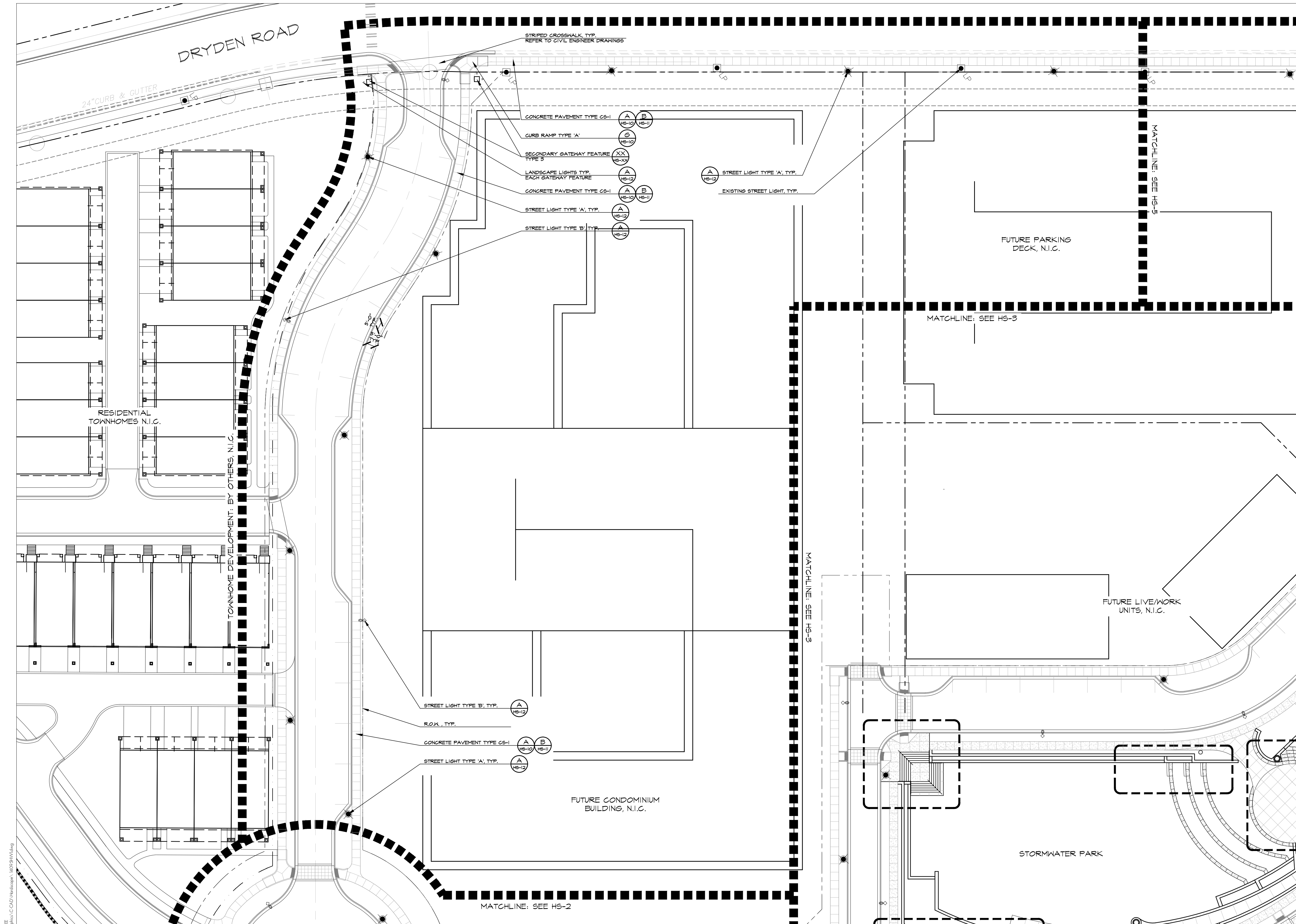
TITLE
**HARDSCAPE
ENLARGEMENT**

DATE: 02-04-2016
JOB NO: 14095
DWG FILE: 14095HW1
DRAWN BY: RNR
CHECKED: JK
SCALE: 1"=30'
SHEET
HS-5

5 OF 16

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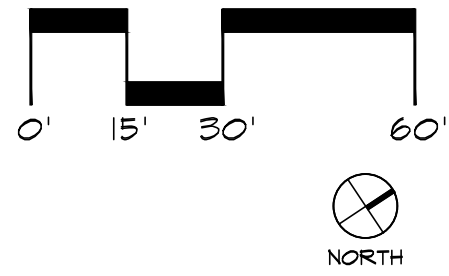


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STAKING NOTE: CAD DRAWING IS AVAILABLE FOR CONTRACTOR'S USE IN LAYING OUT HARDSCAPE IN THE FIELD

REFER TO CIVIL DRAWINGS FOR LIMITS OF DISTURBANCE & LIMITS OF CURBING FOR PHASE I DEVELOPMENT

A HARDSCAPE ENLARGEMENT
HS-6 SCALE: 1"=30'



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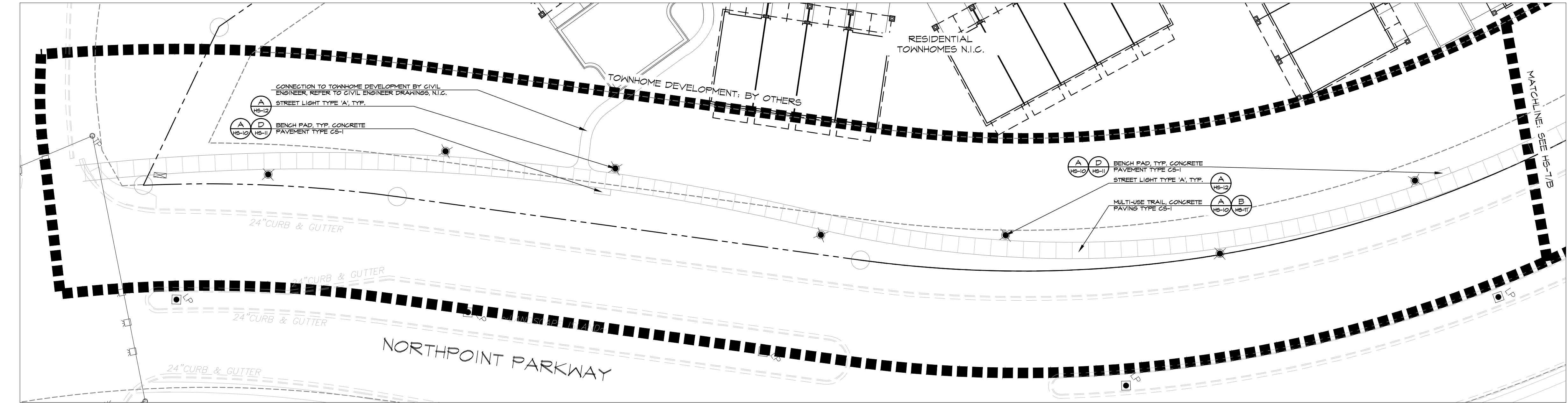
REVISIONS		
NO.	DATE	ISSUE

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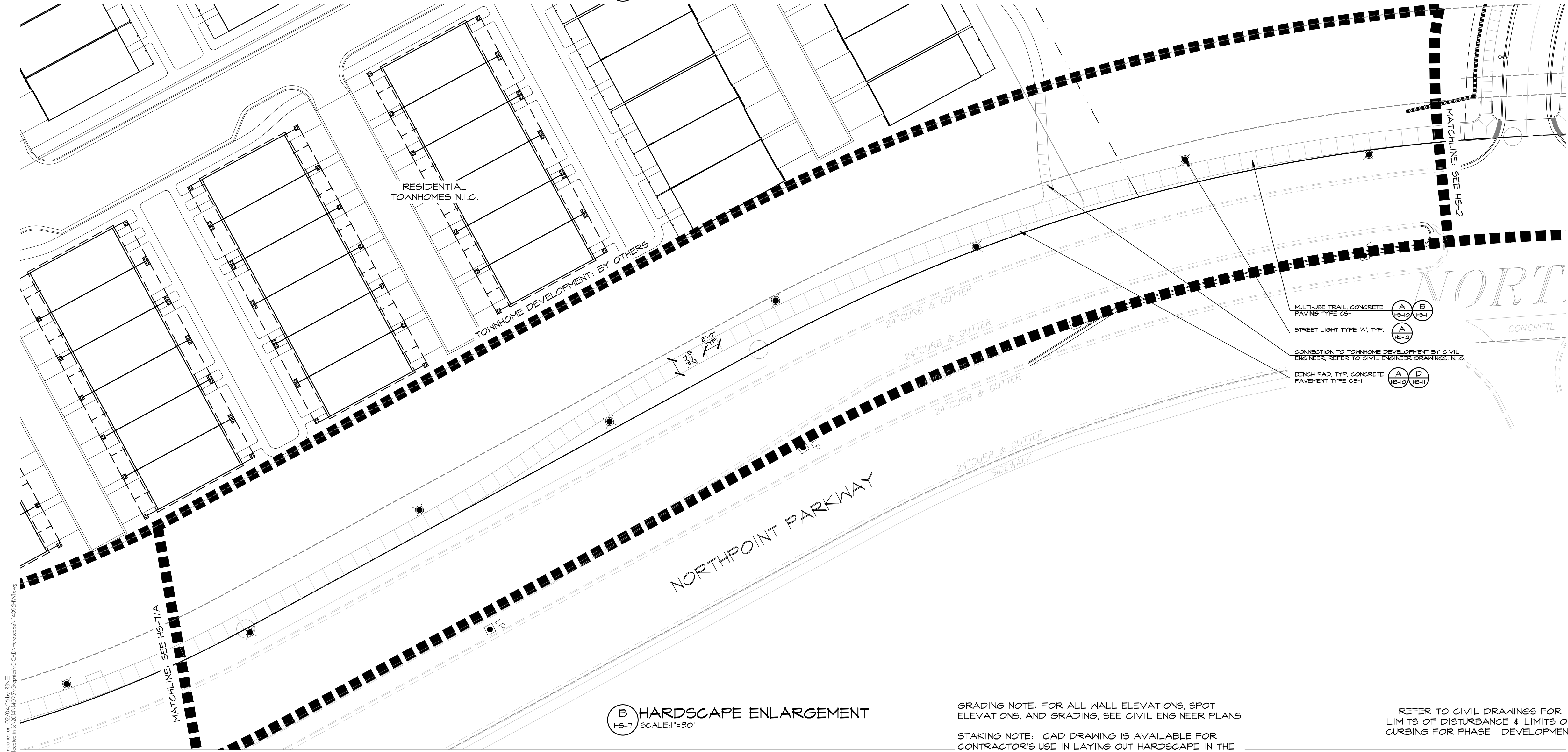
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HARDSCAPE ENLARGEMENT

DATE: 02-04-2016
JOB NO: 14095
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SCALE: 1"=30'
SHEET

HS-6
6 OF 16



A HARDSCAPE ENLARGEMENT
HS-7 SCALE: 1"=30'

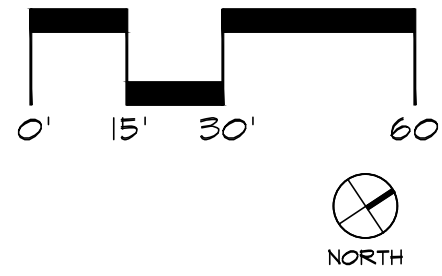


B HARDSCAPE ENLARGEMENT
HS-7 SCALE: 1"=30'

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REFER TO CIVIL DRAWINGS FOR LIMITS OF DISTURBANCE & LIMITS OF CURBING FOR PHASE I DEVELOPMENT



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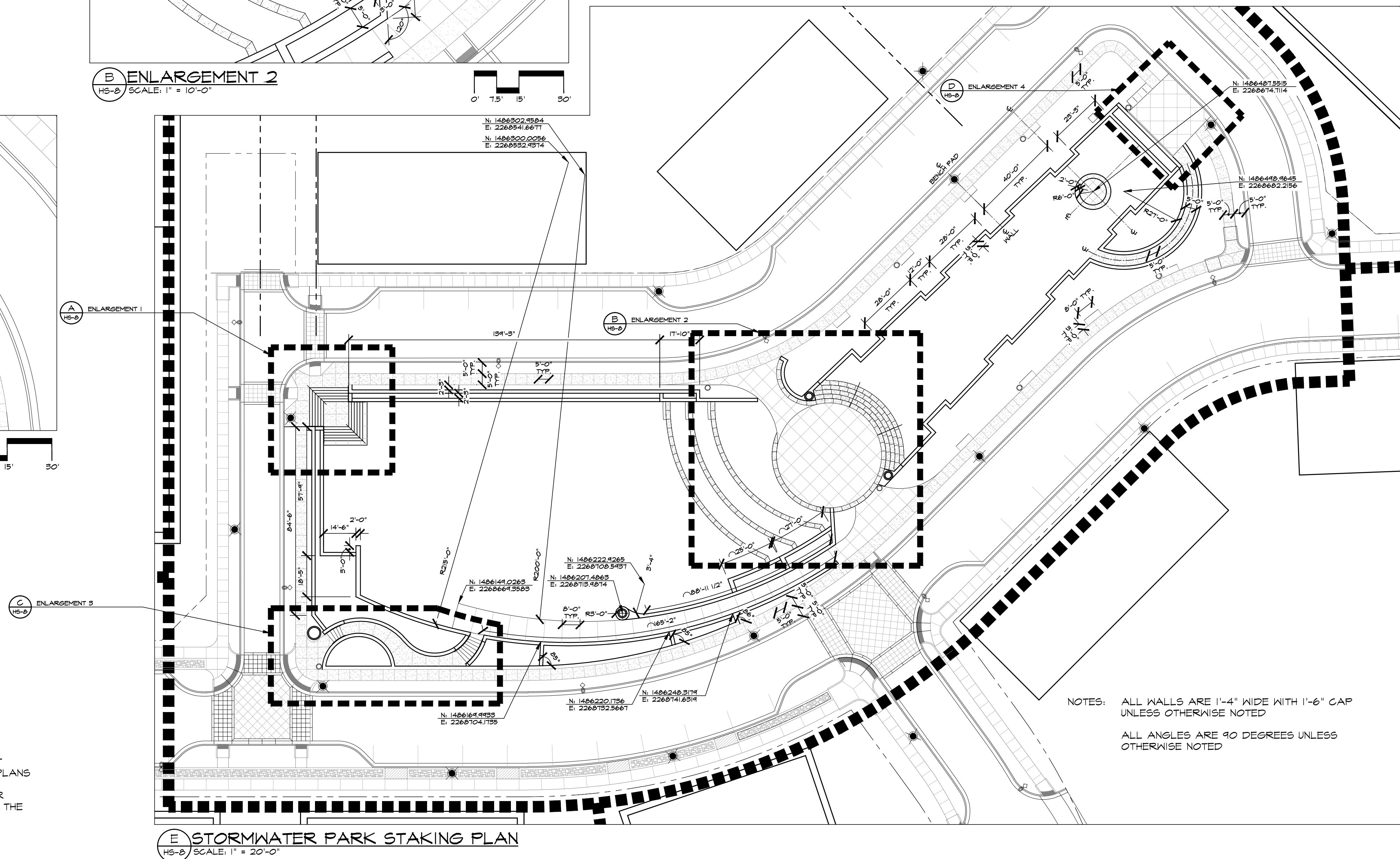
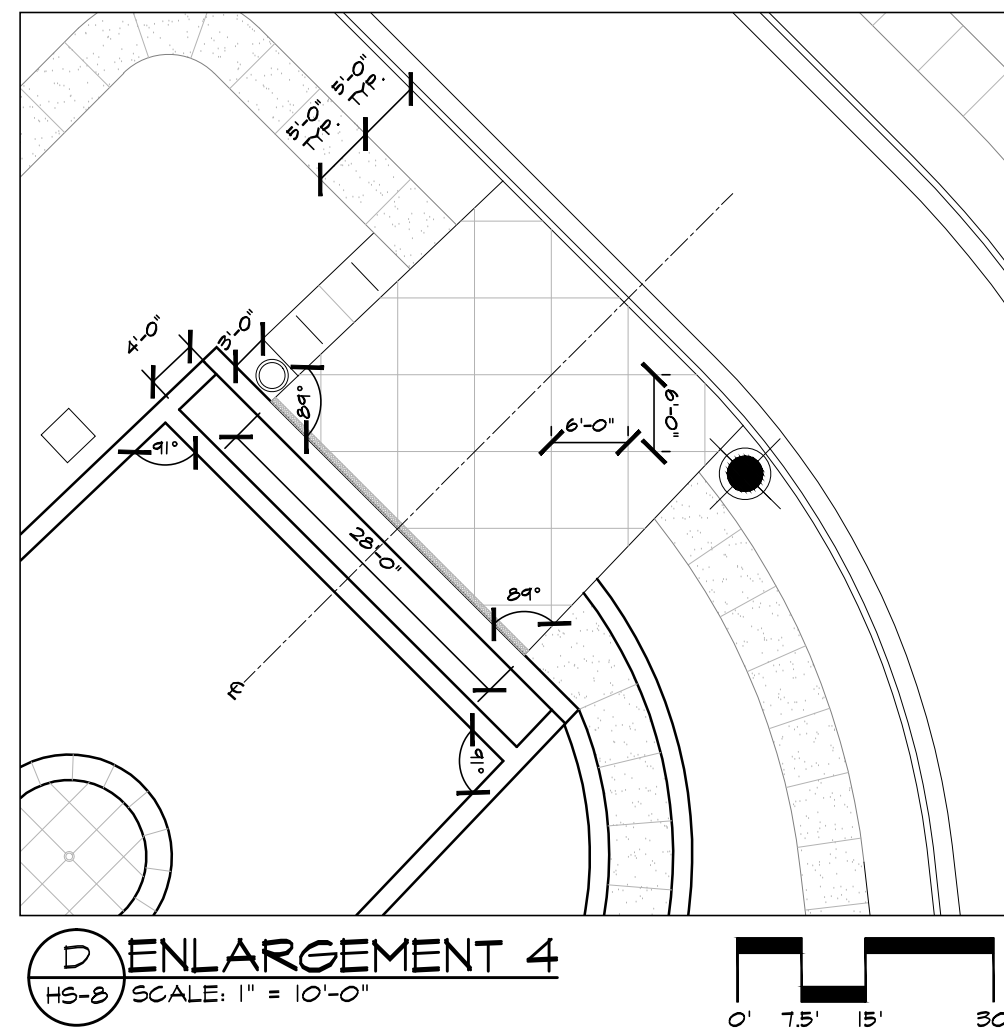
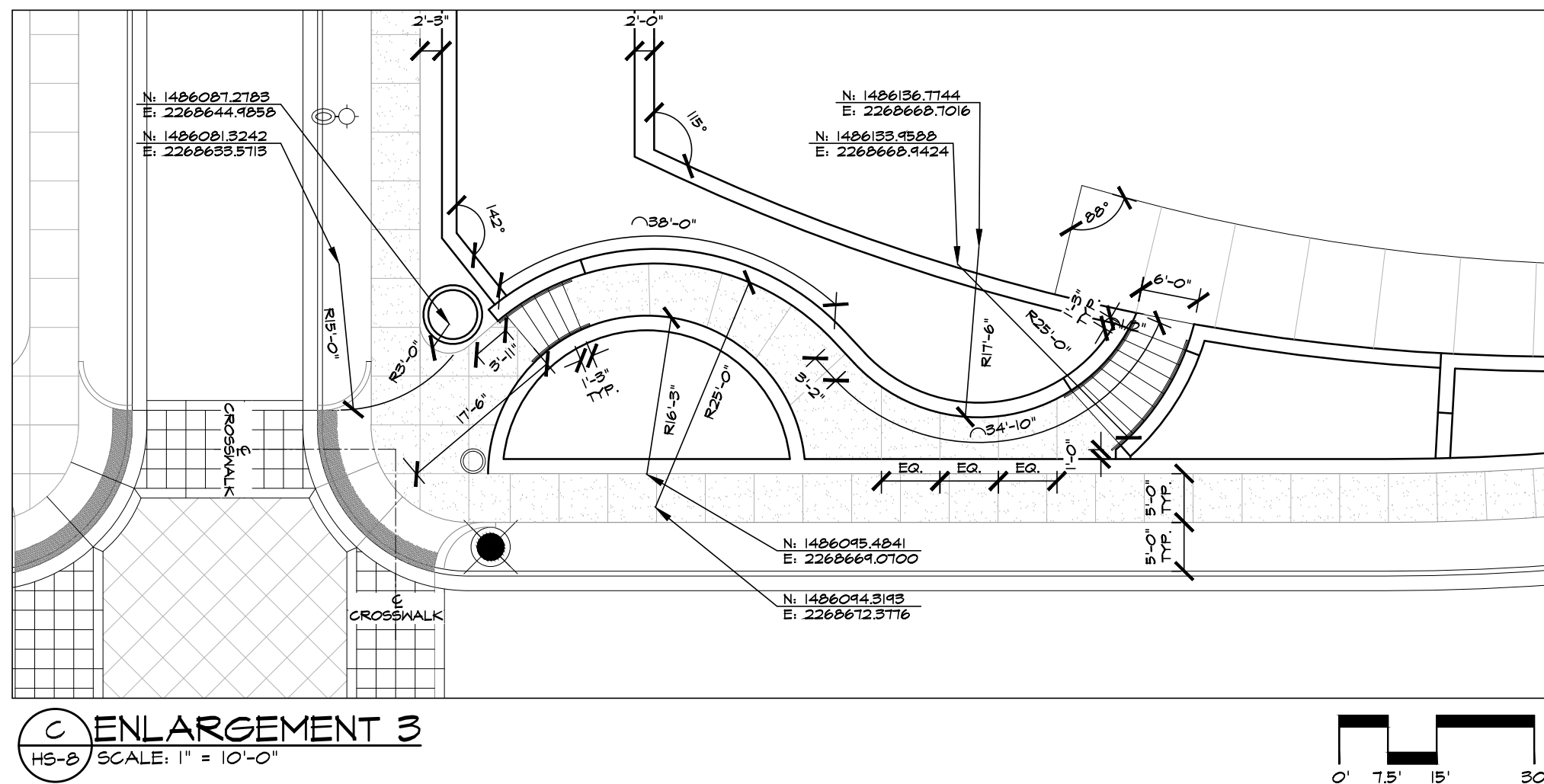
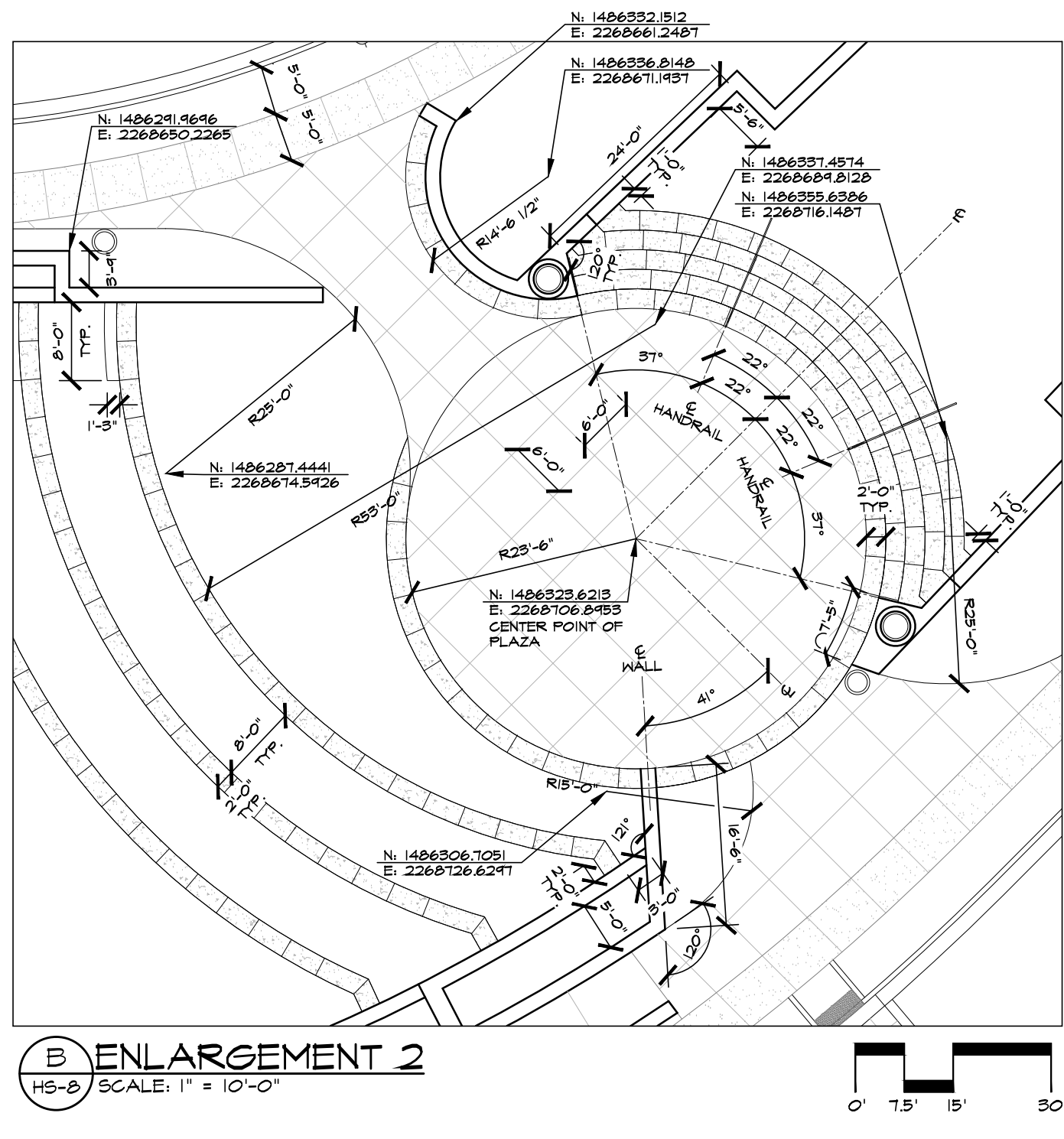
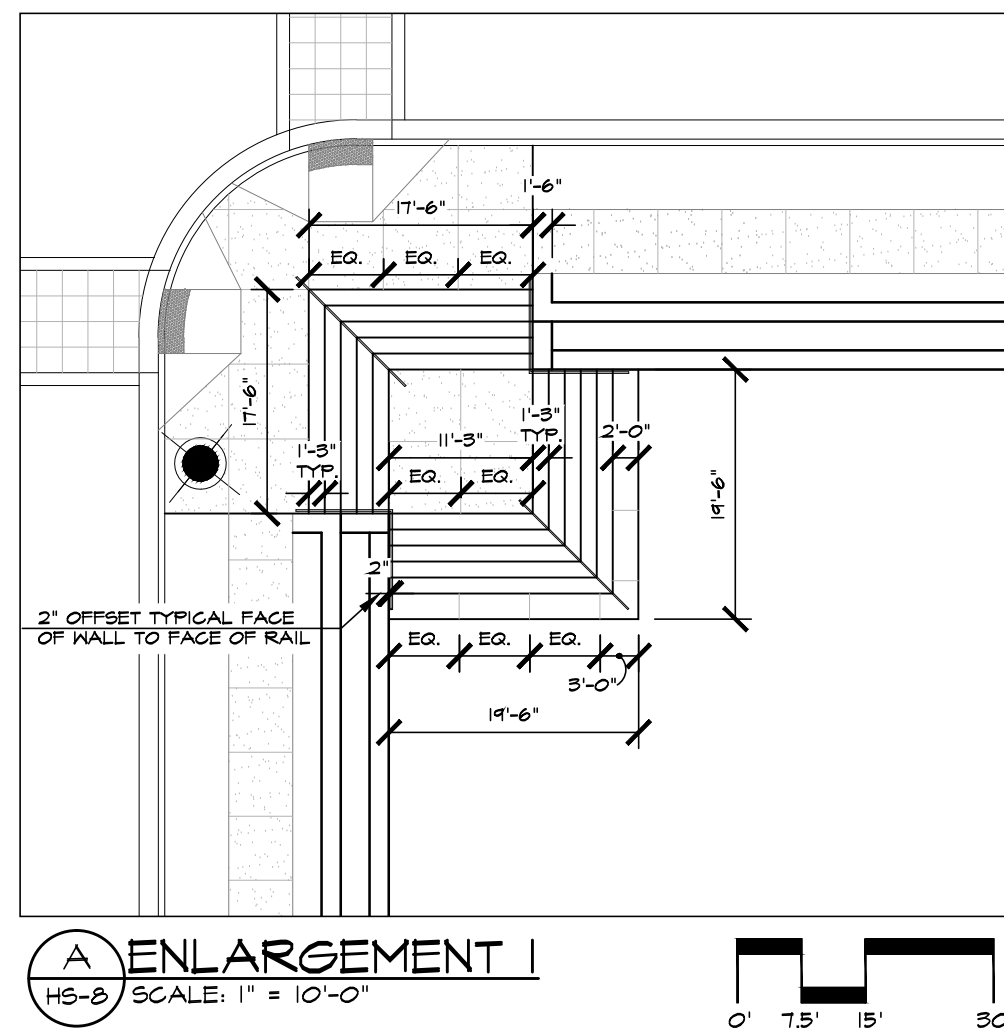
REVISIONS		
NO.	DATE	ISSUE

WINDWARD PARK
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NORCROSS, GEORGIA

TITLE
HARDSCAPE ENLARGEMENT

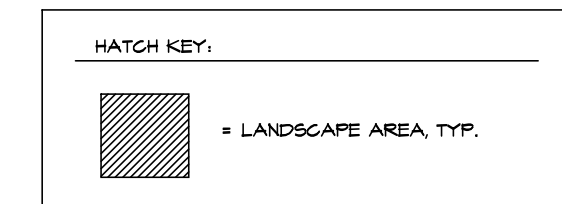
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HS-7



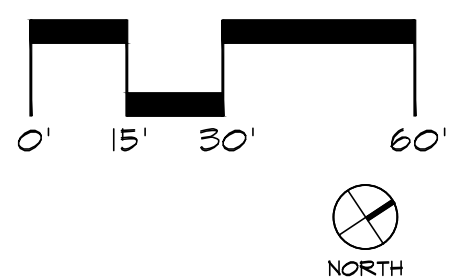
GRADING NOTE: FOR ALL WALL ELEVATIONS, SPOT ELEVATIONS, AND GRADING, SEE CIVIL ENGINEER PLANS

STAKING NOTE: CAD DRAWING IS AVAILABLE FOR CONTRACTOR'S USE IN LAYING OUT HARDSCAPE IN THE FIELD



NOTES: ALL WALLS ARE 1'-4" WIDE WITH 1'-6" CAP UNLESS OTHERWISE NOTED

ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED

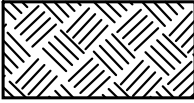
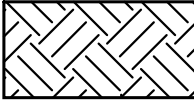
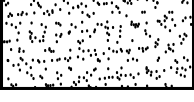
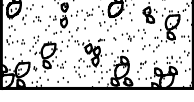
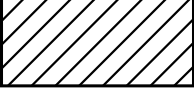
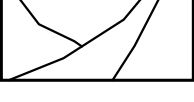
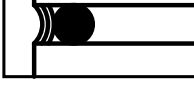
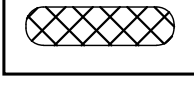
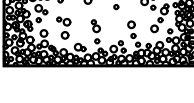
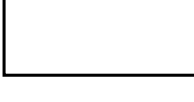
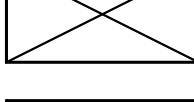
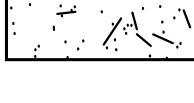


REVISIONS		
NO.	DATE	ISSUE

ABBREVIATIONS:

\$	AND	INV	PIPE INVERT ELEVATION
@	AT		
AC	ACRE	L	ANGLE SHAPE
ADJ	ADJACENT	LAM	LAMINATE(D)
ALT	ALTERNATE	LB	FOUND
APPROX	APPROXIMATE	LDSC	LANDSCAPE(D)ING
ARCH	ARCHITECT(URAL)	LONG	LONGITUDINAL
		LP	LOW POINT
BLDG	BUILDING		
BOC	BOTTOM OF CURB	MATL	MATERIAL
BOL	BOLLARD	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MEMB	MEMBRANE
BRK	BRICK	MH	MANHOLE
BTVN	BETWEEN	MIN	MINIMUM (MINUTE)
BW	BOTTOM OF WALL	MISC	MISCELLANEOUS
		MOD	MODIFY(ED)
		MP	MID POINT
CB	CATCH BASIN		
CC	CENTER TO CENTER	N	NORTH
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
C/L	CENTER LINE	NO	NUMBER
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE		
CONST	CONSTRUCT(ION)	OC	ON CENTER
CONT	CONTINUE(OUS)	OD	OUTSIDE DIAMETER
COORD	COORDINATE(D)	OPP HD	OPPOSITE HAND
CTR	CENTER	OPNG	OPENING
CU	CUBIC	OPP	OPPOSITE
DI	DRAIN INLET	PART	PARTIAL
DIA	DIAMETER	PD	PLAZA DRAIN
DIV	DIVISION	PERF	PERFORATE(D)
DRN	DRAIN	PERIM	PERIMETER
DRAW	DRAWING	PKG	PARKING
		P/L	PROPERTY LINE
E	EAST	PLUMB	PLUMBING
EA	EACH	PLYWD	PLYWOOD
EJ	EXPANSION JOINT	PR	PAIR
EL	SPOT ELEVATION	PREFAB	PREFABRICATE(D)
ELEC	ELECTRIC(AL)	PRELIM	PRELIMINARY
EOS	EDGE OF SLAB	PSF	POUNDS PER SQUARE FOOT
EOP	EDGE OF PAVEMENT	PSI	POUNDS PER SQUARE INCH
EQ	EQUAL	PT	PRESSURE TREATED
EXC	EXCAVATION	PVG	PAVING
EXCL	EXCLUDE(ED)ING	PVMT	PAVEMENT
EXIST	EXISTING		
EXP	EXPOSED	QTY	QUANTITY
EXPN	EXPAND(ED)ING(SION)		
EXT	EXTERIOR	R	RISER
		REF	REFER TO (REFERENCE)
FD	FLOOR DRAIN	REINF	REINFORCE(D)ING
FDTN	FOUNDATION	REQD	REQUIRED
FF	FINISH FLOOR	RH	RIGHT HAND
FIN	FINISH	RND	ROUND
FIXT	FIXTURE	RP	RADIUS POINT
FOUNT	FOUNTAIN		
FT	FOOT(FEET)	S	SOUTH
FTG	FOOTING	SAN	SANITARY
FURN	FURNISH	SCHED	SCHEDULE
		SEC	SECTION
GAL	GALLON	SIM	SIMILAR
GALV	GALVANIZED(D)	SPEC	SPECIFICATION
GC	GENERAL CONTRACTOR	SQ	SQUARE
GEN	GENERAL	STD	STANDARD
GFRG	GLASS FIBER REINFORCED		
	CONCRETE	T	TREAD
GRDRL	GUARDRAIL	T &S	TONGUE & GROOVE
GRD	GRADE	TD	TRENCH DRAIN
GRND	GROUND	THK	THICK(NESS)
		THRU	THROUGH
HB	HOSE BIBB	TOPO	TOPOGRAPHIC MAP
HC	HANDICAPPED	TOC	TOP OF CURB
HNDRL	HANDRAIL	TOS	TOP OF SLAB
HORIZ	HORIZONTAL	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
HT	HEIGHT		
HYD	HYDRANT	VERT	VERTICAL
ID	INSIDE DIAMETER (DIMENSION)	W	WEST
IN	INCHES)	W/	WITH
INCL	INCLUDE(D)ING	W/O	WITHOUT
INFO	INFORMATION	WP	WORK POINT
INT	INTERIOR	WAF	WELDED WIRE FABRIC
IRR	IRRIGATION	YD	YARD(S)

MATERIALS LEGEND:

	TOPSOIL BACKFILL D-SOIL-PATT EARTH2 SCALE 4 1/4" COLOR 20		CULTIVATED SOIL / SOIL BACKFILL D-SOIL-PATT EARTH2 SCALE .75 1/4" COLOR 20
	UNDISTURBED SUBGRADE / COMPACTED SUBGRADE / SOIL D-SOIL-PATT EARTH2 SCALE 4 1/4" COLOR 20		PLANTING SOIL MIX D-SOIL-PATT AR-SAND SCALE .05 1/4" COLOR 20 AR-SAND SCALE .25 1/4" COLOR 40
	SAND / MORTAR D-CONC(SAND)-PATT AR-SAND SCALE .25 1/4" COLOR 20		COMPACTED SUBBASE D-GRVL-PATT AR-SAND SCALE 1/4 1/4" COLOR 20 YOU DRAW COLOR 20
	MULCH / ASPHALT BINDER COURSE D-SOIL/ASPH-PATT ANSI B1 SCALE 6 1/4" COLOR 20		DRAINAGE GRAVEL D-GRVL-PATT RIPRAP SCALE 3 1/4" COLOR 20
	CAST-IN-PLACE CONCRETE D-CONC-PATT AR-CONC SCALE 1 1/4" COLOR 50 YOU DRAW CIRCLES COLOR 30		STONE D-STON-PATT YOU DRAW COLOR 20
	CONCRETE MASONARY UNIT D-CONC-PATT AR-SAND SCALE 1 1/4" COLOR 20 ANSI B1 SCALE 6 1/4" COLOR 20		SEALANT & JOINT FILLER D-JONT-PATT YOU DRAW COLOR 50
	BRICK / ASPHALT SURFACE COURSE D-BRICK/ASPH-PATT ANSI B1 SCALE 6 1/4" COLOR 20		PREFORMED JOINT FILLER D-CONC-PATT ANSI B1 SCALE 6 1/4" COLOR 20 YOU DRAW COLOR 40
	STEEL D-METL-PATT ANSI B2 SCALE 3 1/4" COLOR 20		ALUMINUM D-METL-PATT ANSI B4 SCALE 4 1/4" COLOR 20
	PEA GRAVEL D-SOIL-PATT YOU DRAW COLOR 20		FINISHED WOOD D-WOOD-PATT YOU DRAW COLOR 20
	EXCAVATED SOIL D-SOIL-PATT ANSI B1 SCALE 1 1/4" COLOR 20		ROUGH WOOD D-WOOD-PATT YOU DRAW COLOR 20
			SHARP SCREENING / CONCRETE SAND D-CONC-PATT AR-SAND SCALE 1/4 1/4" COLOR 20 YOU DRAW LINES COLOR 20

GENERAL LIGHTING NOTES:

- THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
- THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA, FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
- ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
- SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
- REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
- CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
- PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
- THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
- PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.

SYMBOLS:

	EXISTING TREE LOCATION
	COORDINATE POINTS
	NORTHING / EASTING POINT
	PROPOSED TREE LOCATION
	HIGH POINT / LOW POINT
	LIGHT FIXTURE (PEDESTRIAN)
	LIGHT FIXTURE (ROADWAY)
	EXISTING LIGHT POLE
	UPLIGHT
	AREA DRAIN
	AREA DRAIN REFERENCE NUMBER
	SUBSURFACE DECK DRAIN
	PROPERTY LINE / RIGHT-OF-WAY
	CENTERLINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMIT OF WORK
	MATCHLINE
	ELEVATION REFERENCE
	SECTION REFERENCE
	DETAIL REFERENCE
	TITLES
	DIMENSION TO FACE OF MATERIAL OR CENTERLINE

GENERAL LAYOUT NOTES:

- BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY WORTHINGTON HYDE PARTNERS AND PREPARED BY ROCHESTER AND ASSOCIATES AND GEO SURVEY.
- DRAWINGS PREPARED FROM CIVIL DRAWINGS, PREPARED BY AEG, INC. DATED: FEBRUARY 4, 2016.
- DO NOT SCALE THESE DRAWINGS.
- UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
- ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL.
- CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
- ALL WALLS, COLUMNS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
- BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.



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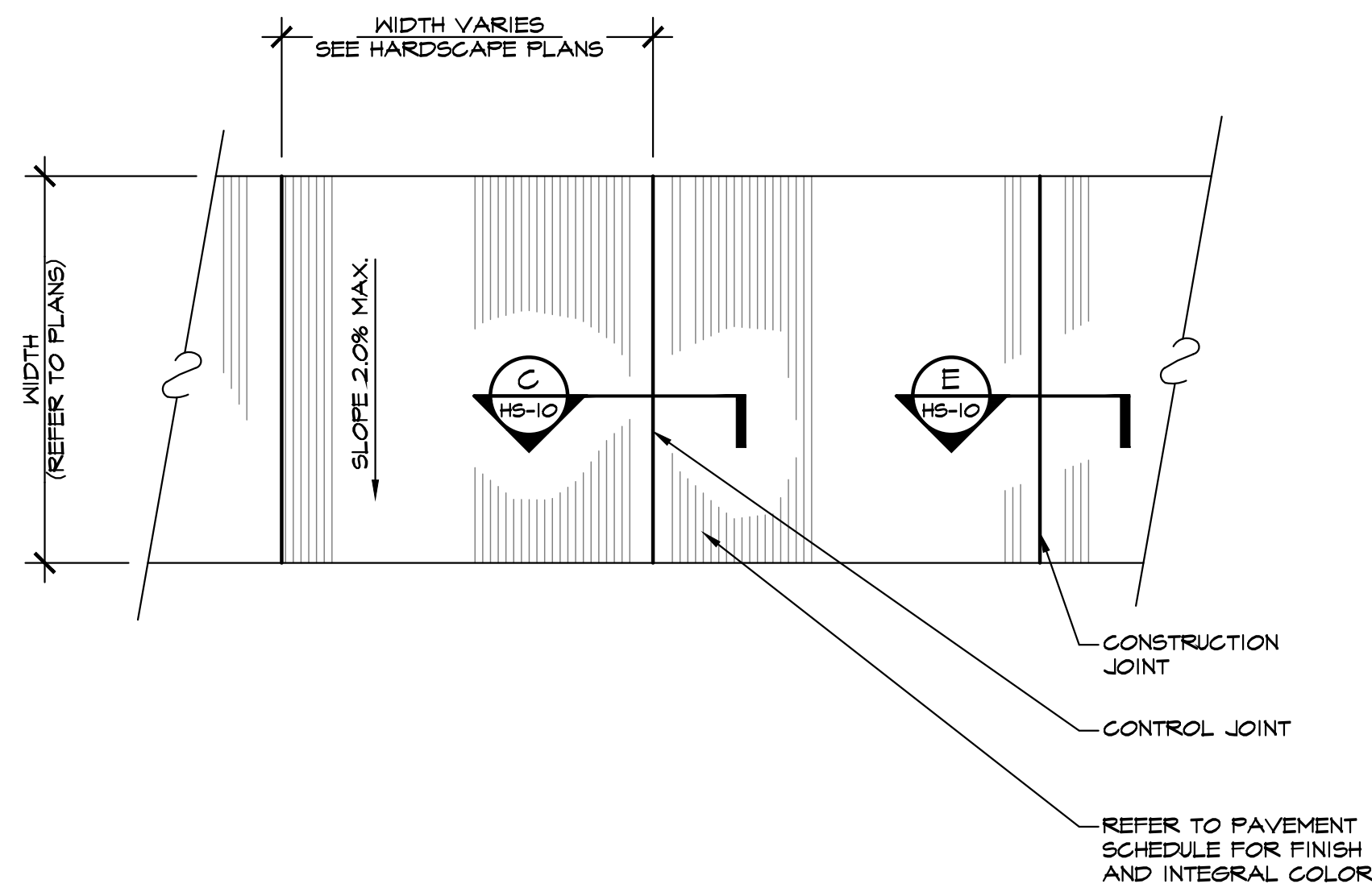
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WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE: HARDSCAPE NOTES & ABBREVIATIONS	
DATE:	02-04-2016
JOB NO.	14095
DWG	14095HD2
DRAWN	RNR
CHECKED	JK
SCALE	AS SHOWN
SHEET	HS-9
9 OF 16	

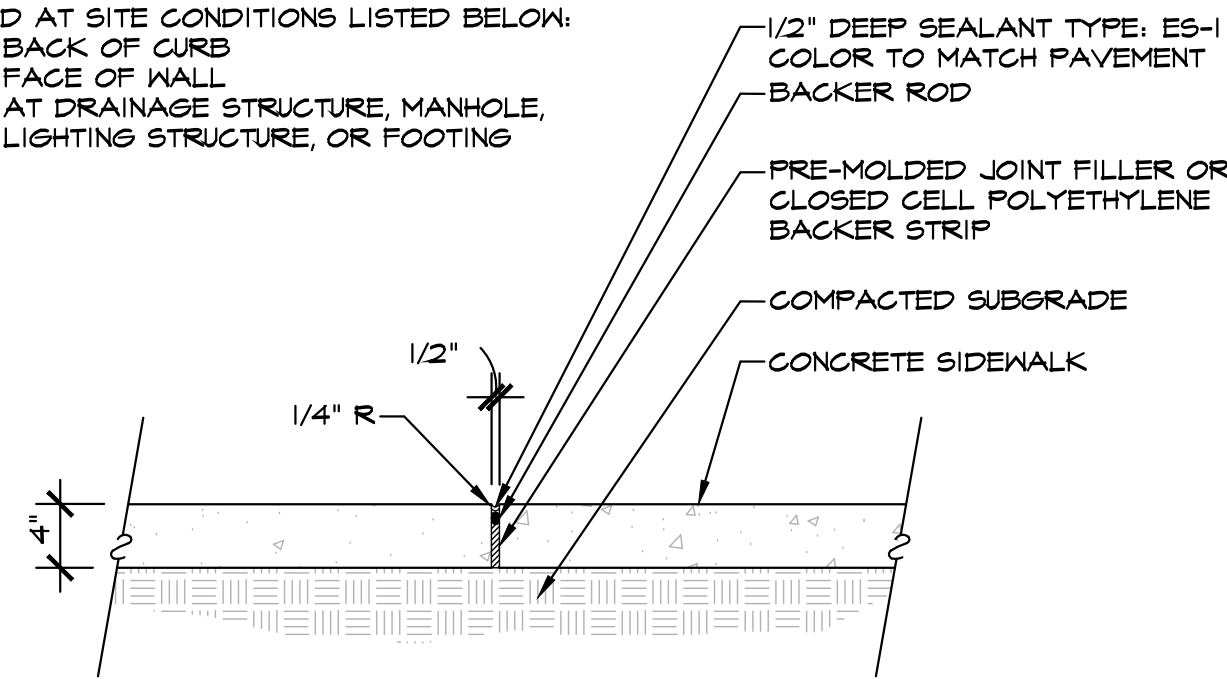
Last modified on 02/04/16 by JAMES
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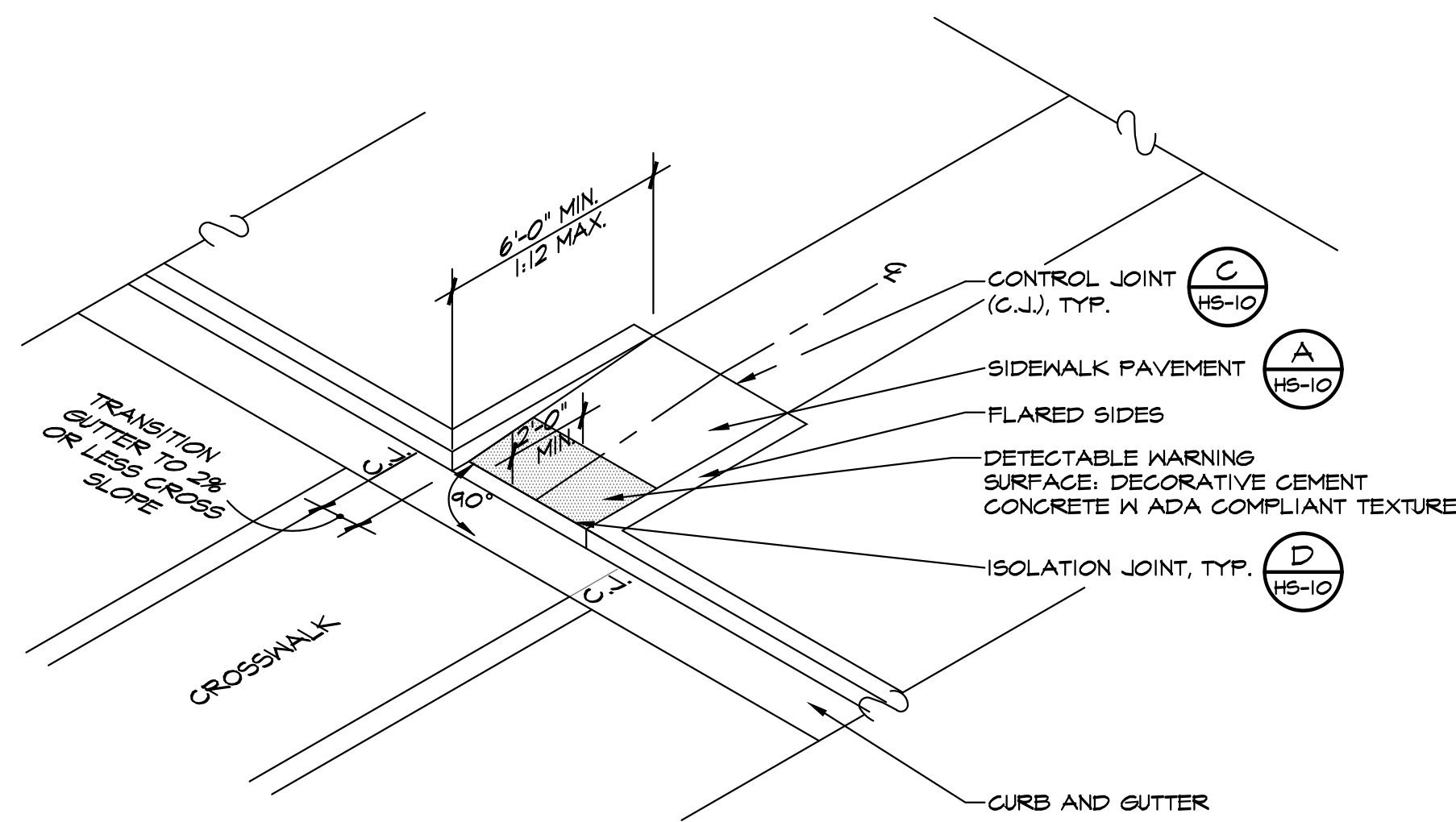
A CONCRETE PAVEMENT - PLAN
HS-10 SCALE: 1/2"=1'-0"
FILE NAME: PACPPL-001

NOTE: ISOLATION JOINT SIMILAR TO BE USED AT SITE CONDITIONS LISTED BELOW:

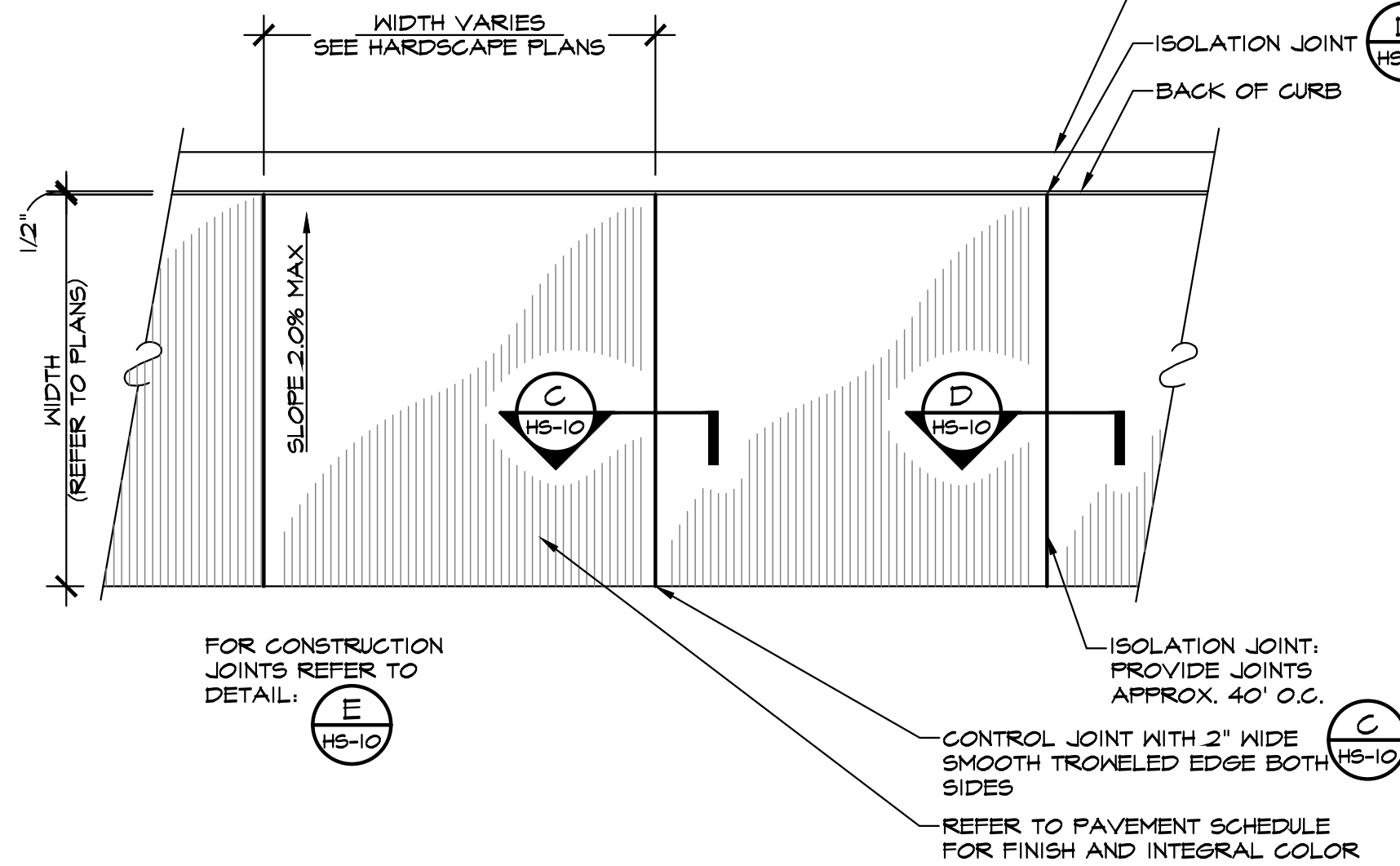
- BACK OF CURB
- FACE OF WALL
- AT DRAINAGE STRUCTURE, MANHOLE, LIGHTING STRUCTURE, OR FOOTING



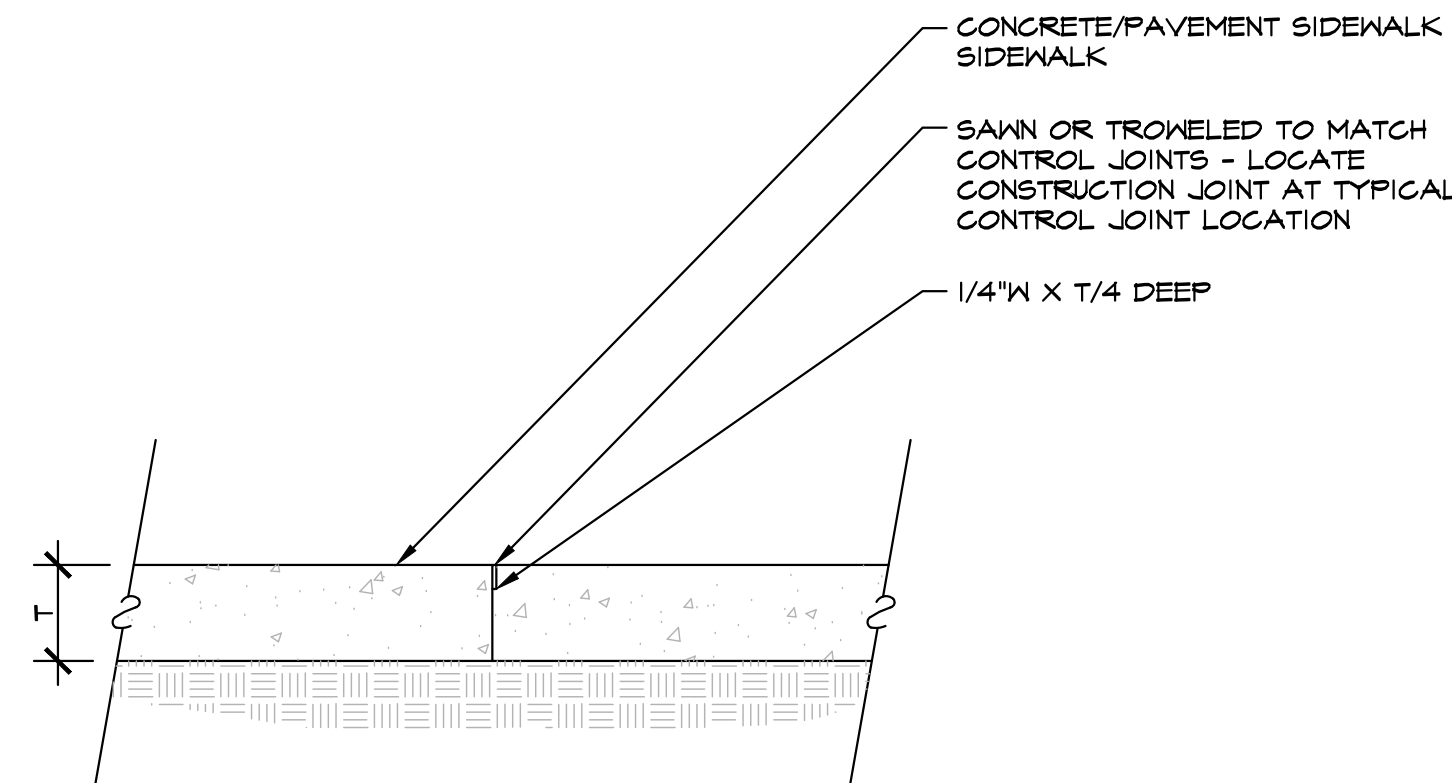
D CONCRETE PAVEMENT ISOLATION JOINT SECTION
HS-10 SCALE: 1"=1'-0"
FILE NAME: PACPSE-004



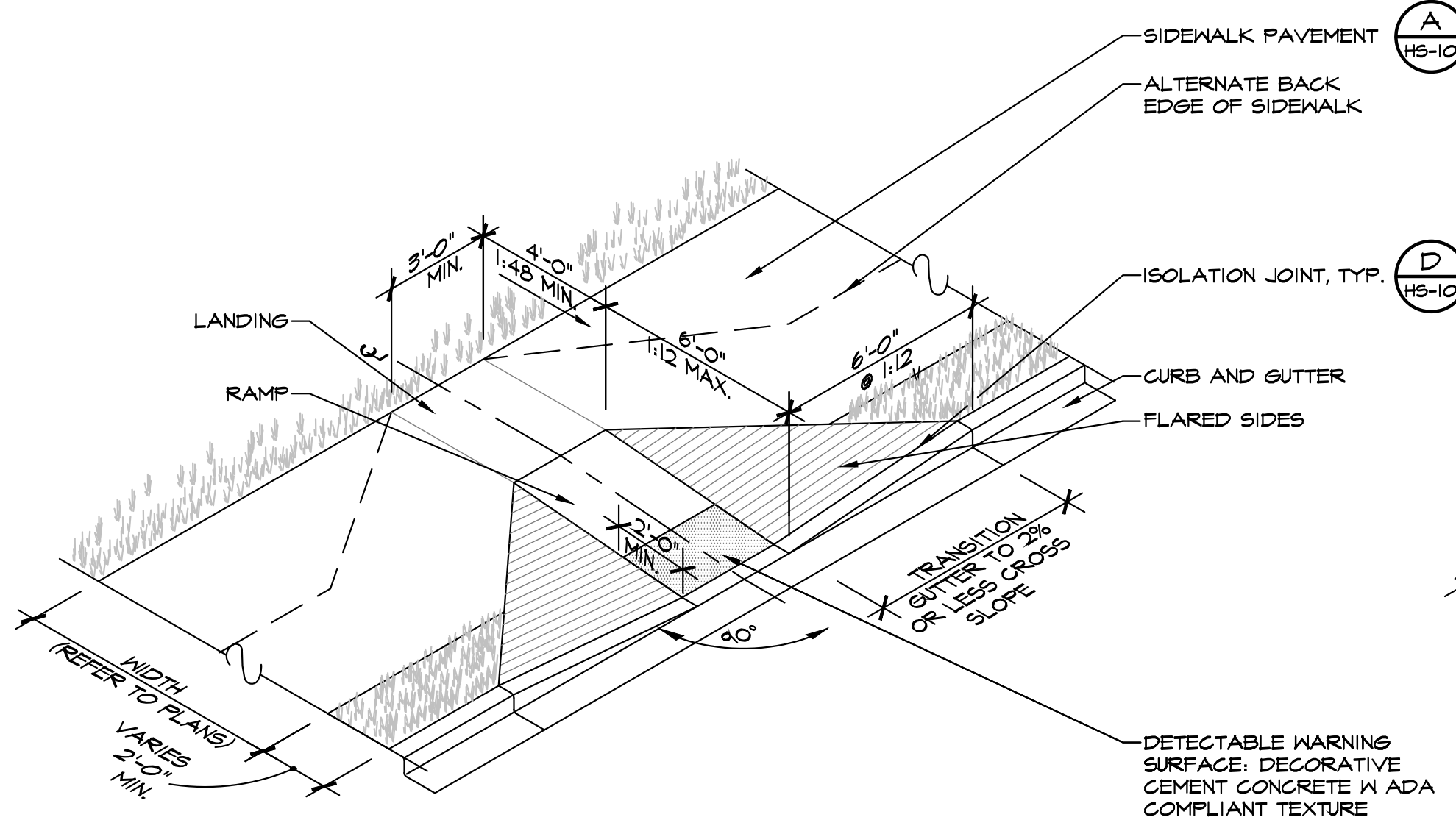
G CURB RAMP TYPE 'A'
HS-10 SCALE: N.T.S.
FILE NAME: PACPSE-005



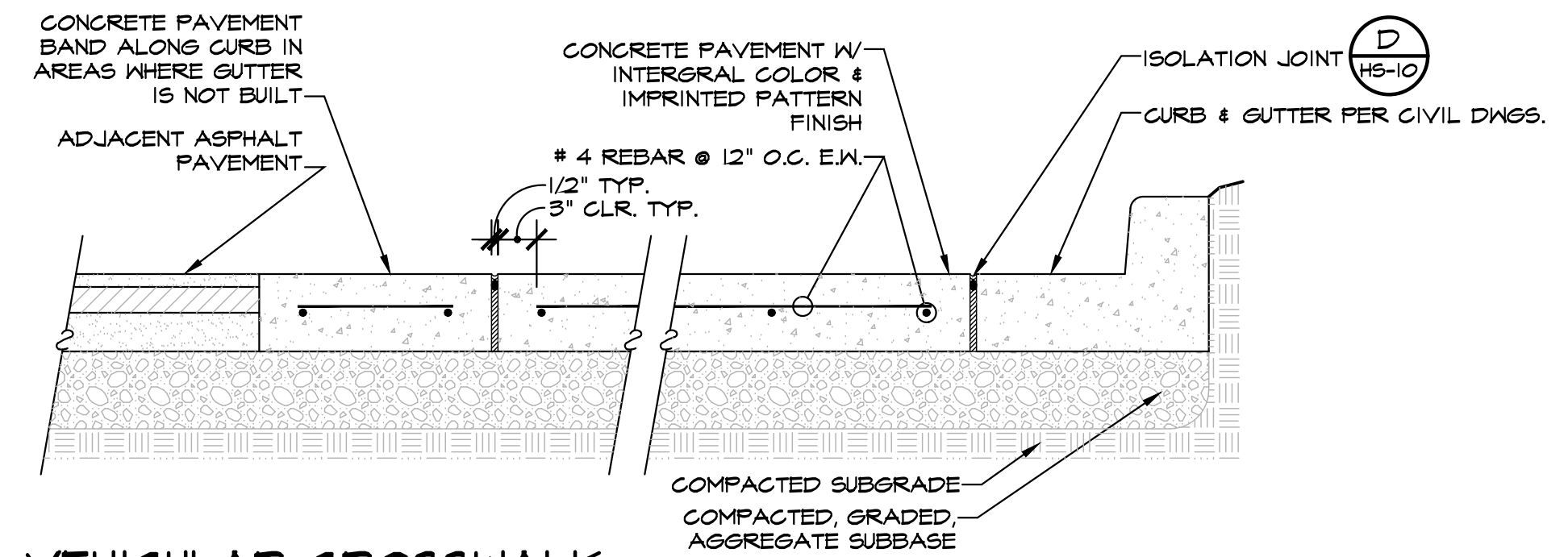
B CONCRETE PAVEMENT @ BACK OF CURB - PLAN
HS-10 SCALE: 1/2"=1'-0"
FILE NAME: PACPPL-002



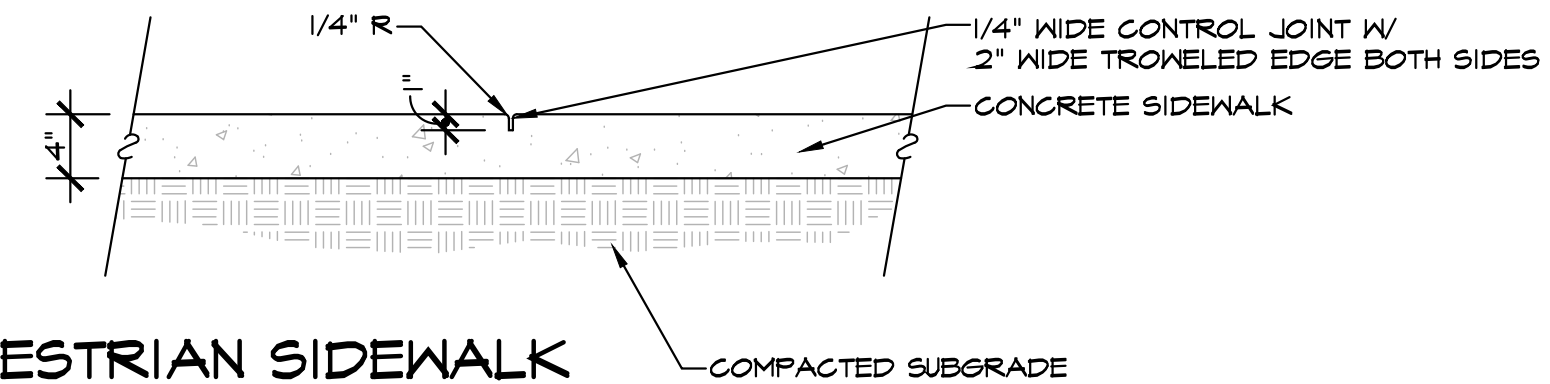
E CONCRETE PAVEMENT CONSTRUCTION JOINT SECTION
HS-10 SCALE: 1"=1'-0"
FILE NAME: PACPSE-005



H CURB RAMP TYPE 'B'
HS-10 SCALE: N.T.S.
FILE NAME: PACPSE-006

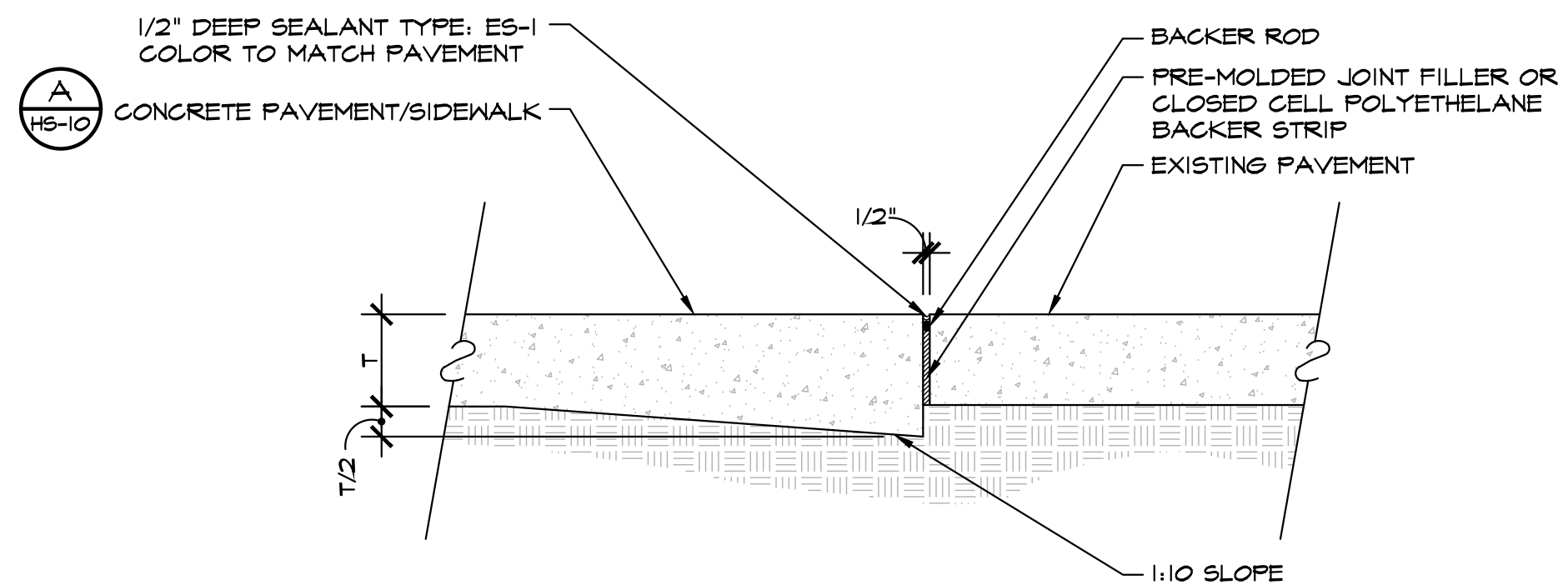


VEHICULAR CROSSWALK

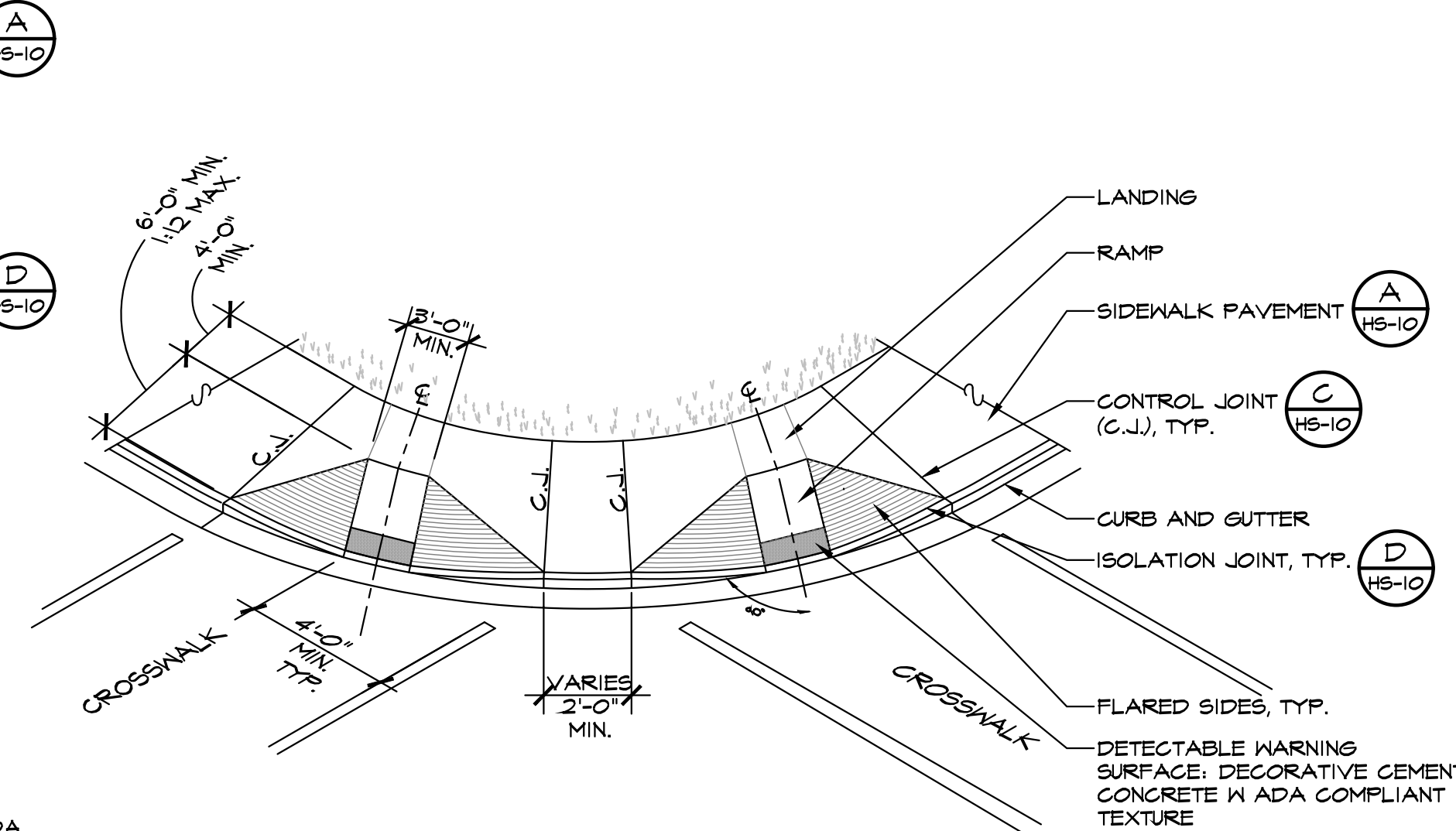


PEDESTRIAN SIDEWALK

C CONCRETE PAVEMENT SECTION WITH TYPICAL CONTROL JOINT
HS-10 SCALE: 1"=1'-0"
FILE NAME: PACPSE-003



F CONCRETE PAVEMENT ISOLATION JOINT AT EXISTING PAVEMENT
HS-10 SCALE: 1"=1'-0"
FILE NAME: PACPSE-010



I CURB RAMP TYPE 'C'
HS-10 SCALE: N.T.S.
FILE NAME: PACPSE-007

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WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE
HARDSCAPE DETAILS

DATE **02-04-2016**

JOB NO. **14095**

DWG **14095HD2**

DRAWN **RNR**

CHECKED **JK**

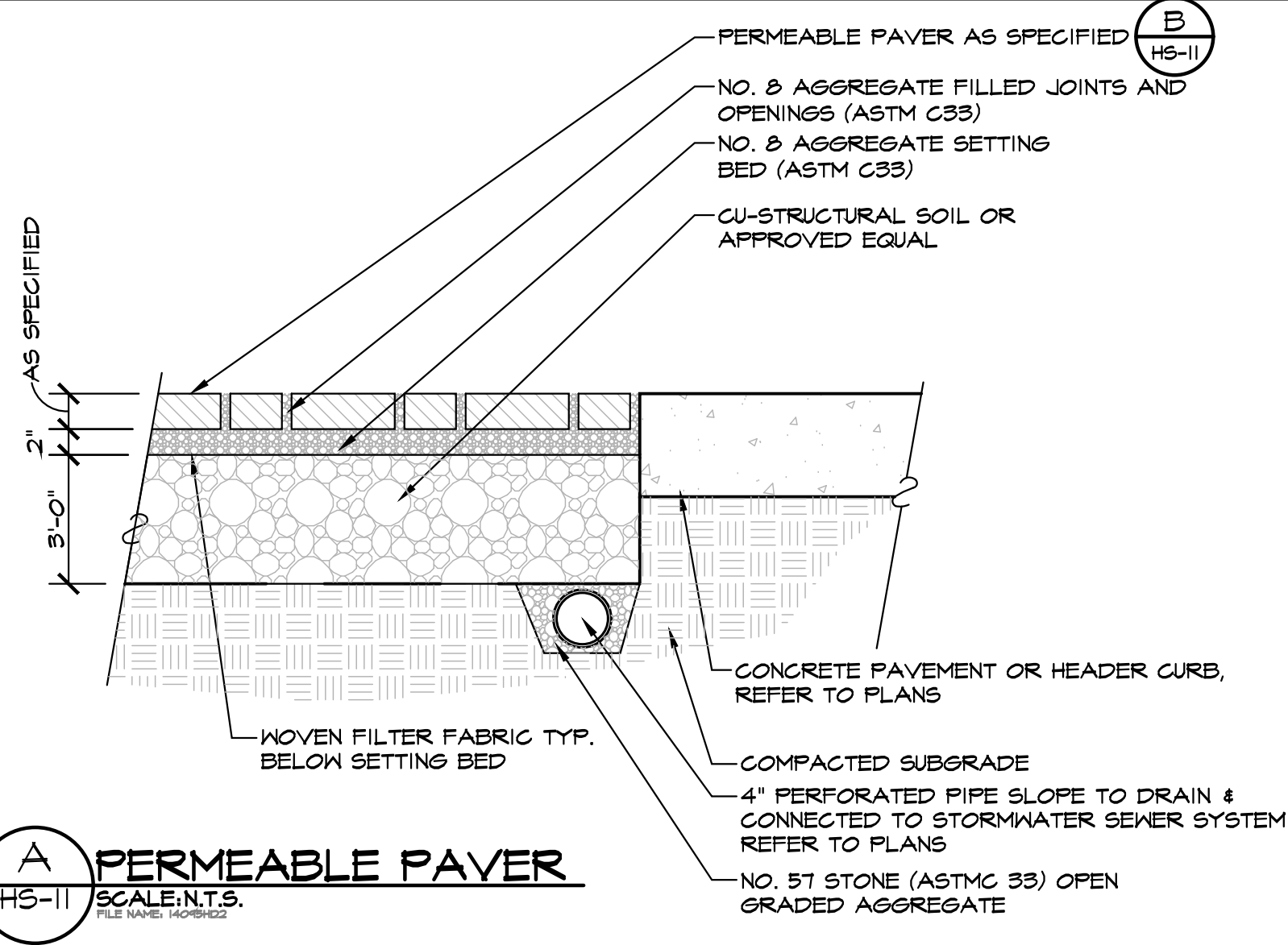
SCALE **AS SHOWN**

SHEET

HS-10

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DESIGNATION	FINISH
CS-1	GRAY CONCRETE MIX W/ LIGHT BROOM FINISH. JOINT SPACING AS INDICATED ON PLANS
CS-2 CROSSWALKS	SCOFIELD 'OYSTER WHITE' 3611 CONCRETE MIX W/ #2 COARSE AGGREGATE AND BLACK BEAUTY ADDITIVE. MEDIUM RETARDENT FINISH. 2' SQUARE JOINT PATTERN AT 90 DEGREES.
CS-3 INTERSECTION	SCOFIELD 'DESERT SAND' C-II CONCRETE MIX W/ #2 COARSE AGGREGATE . HEAVY RETARDENT FINISH. 3' SQUARE JOINT PATTERN AT 45 DEGREES
CS-4 PARK SIDEWALKS	SCOFIELD 'OYSTER WHITE' 3611 CONCRETE MIX. LIGHT BROOM FINISH. JOINT SPACING AS INDICATED ON PLANS.
CS-5 PARK PLAZAS	SCOFIELD 'DESERT SAND' C-II CONCRETE MIX . LIGHT RETARDENT FINISH.
PAVERS	PERMEABLE CONCRETE UNIT PAVER MANUFACTURER: PAVESTONE PRODUCT: ECO-VENETIAN STONE II: FIELD: 10" X 10", 10" X 5", 5" X 5" UNITS, COLOR: CHATTANOOGA SANDSTONE, ASHLAR PATTERN, 90 DEGREES 10" BAND: 10" X 5" UNIT AROUND PERIMETER OF EACH PAVER FIELD. BAND COLOR: MOCHA

- NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/ SUPPLIER'S PRODUCTS.
 - ALTERNATE PRODUCERS/ SUPPLIERS PRODUCTS SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/ SUPPLIER LISTED.
 - PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.
 - SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL PRIOR TO ORDERING
 - INSTALL MATERIALS ACCORDING TO MANUFACTURERS INSTRUCTIONS
 - INSTALL 3'X3' MOCKUPS OF EACH MATERIAL, JOINT PATTERN & FINISH PRIOR TO COMMENCEMENT FOR OWNER'S APPROVAL

B PAVEMENT SCHEDULE
HS-II N.T.S.
FILE NAME: 14095HD2

QUANTITY	TYPE	MANUFACTURER/MODEL DESCRIPTION	REPRESENTATIVE
10 - LIVE WORK VILLAGE 3 - TOWNHOME DEVELOPMENT	BENCH	MODEL: RBF-28 LENGTH: 6' (1.8M) MATERIAL: RECYCLED SOLID STEEL BAR REFER TO DETAIL E/HS-II FOR MOUNTING SPECS	VICTOR STANLEY
2	BIKE RACK	MODEL: BRHS-101 CAPACITY: 2 BIKES MATERIAL: TUBULAR STEEL PIPE	VICTOR STANLEY
8	TRASH RECEPTACLE	MODEL: A-36 MATERIAL: RECYCLED SOLID STEEL BAR FEATURES: SIDE-DOOR OPENING	VICTOR STANLEY
4	LANDSCAPE POTS	AQUARIAN STYLE POT FROM DURA ART STONE ROUND POT, 3' TALL X 4' WIDE ACID ETCH FINISH AND SLATE GRAY IN COLOR WITH 2" CENTERED DRAIN HOLES AND SAUCERS	DURA ART STONE

- NOTES:
- ALTERNATE MANUFACTURERS/SUPPLIERS' PRODUCTS SHOULD MATCH TYPE, COLOR AND FINISH OF THE MANUFACTURER/SUPPLIER LISTED.
 - PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 10 DAYS OF THE COMMENCEMENT OF WORK.
 - SUBMIT PRODUCT DATA AND SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING AND INSTALLATION OF PRODUCT.

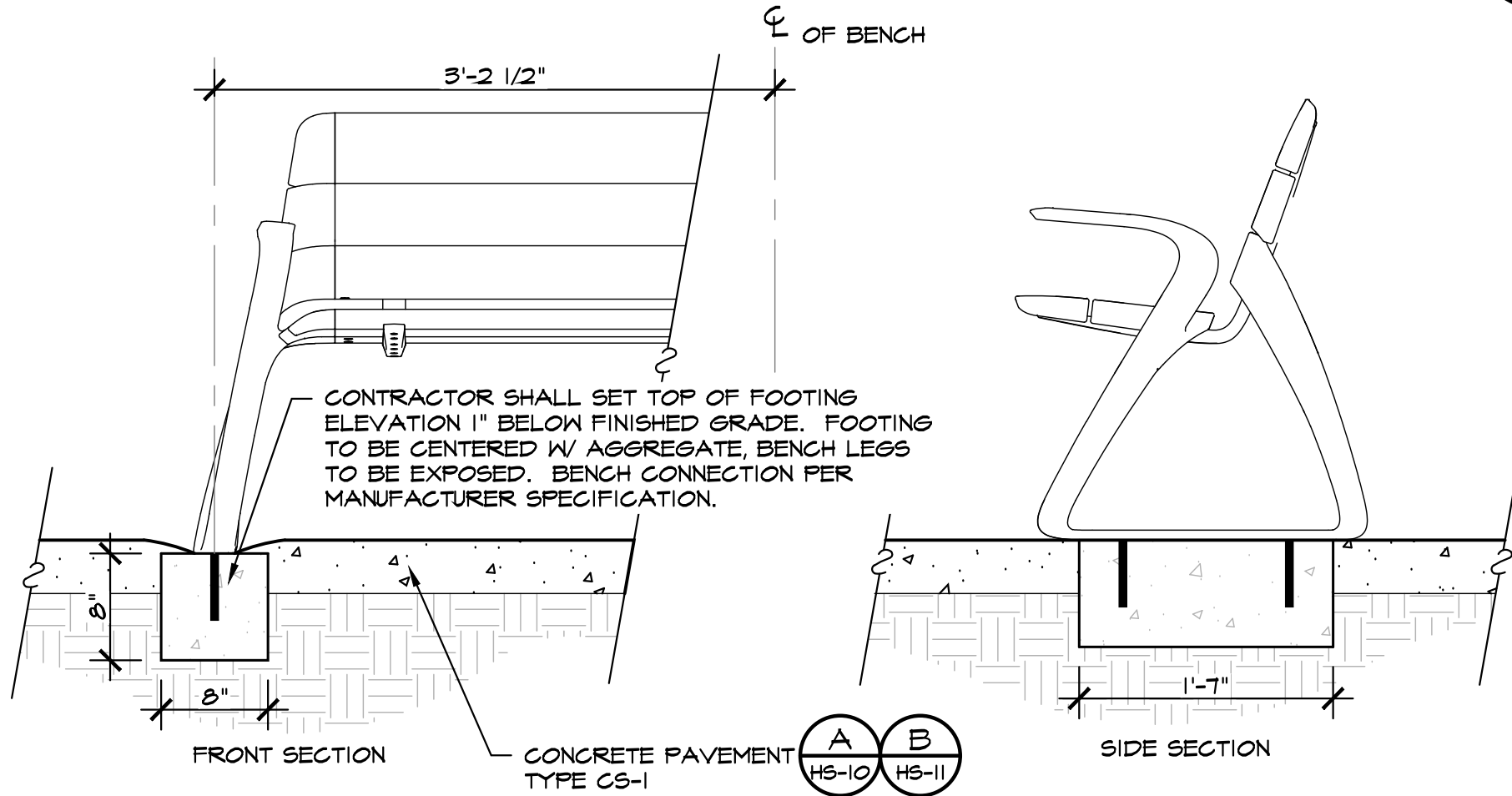
D FURNITURE SCHEDULE
HS-II N.T.S.
FILE NAME: 14095HD2



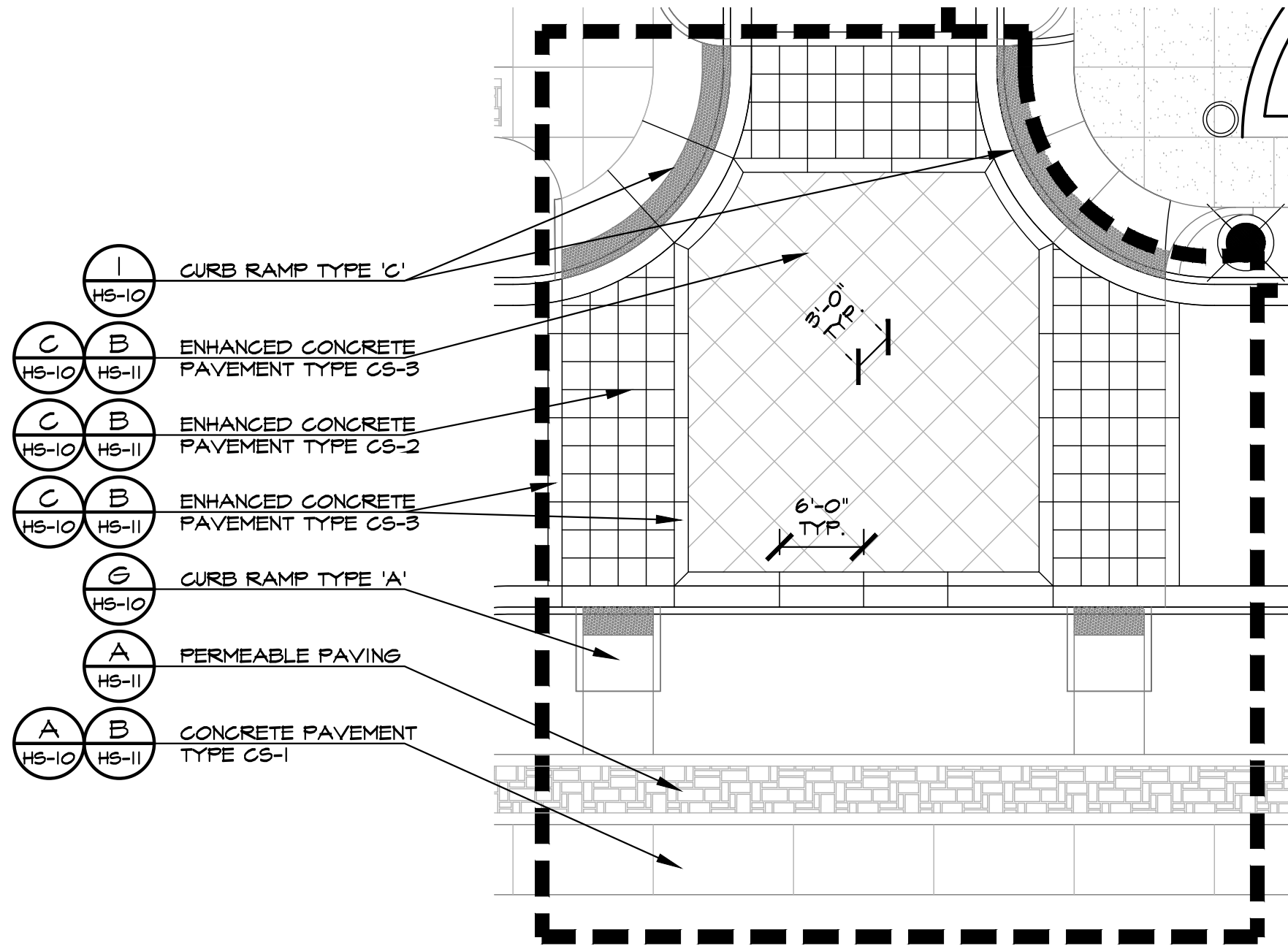
G BIKE RACK
HS-II SCALE: N.T.S.
FILE NAME: 14095HD2



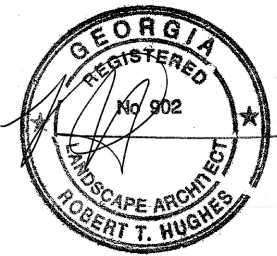
H TRASH RECEPTACLE
HS-II SCALE: N.T.S.
FILE NAME: 14095HD2



E BENCH FOOTING - SECTION
HS-II SCALE: 1" = 1'-0"
FILE NAME: 14095HD2



F BENCH
HS-II SCALE: N.T.S.
FILE NAME: 14095HD2



Aquarian

Shape Options

Round



AQUARIAN POT FROM DURA ART STONE
REFER TO DETAIL D/HS-II FOR SPECS.
IMAGE SHOWN IS FOR REFERENCE ONLY
AND IS NOT CORRECT COLOR/FINISH/SIZE

I LANDSCAPE POT
HS-II SCALE: 1" = 1'-0"
FILE NAME: 14095HD2

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WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
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NORCROSS, GEORGIA

TITLE
HARDSCAPE
DETAILS

DATE 02-04-2016

JOB NO. 14095

DWG 14095HD2

DRAWN RNR

CHECKED JK

SCALE AS SHOWN

SHEET

HS-11

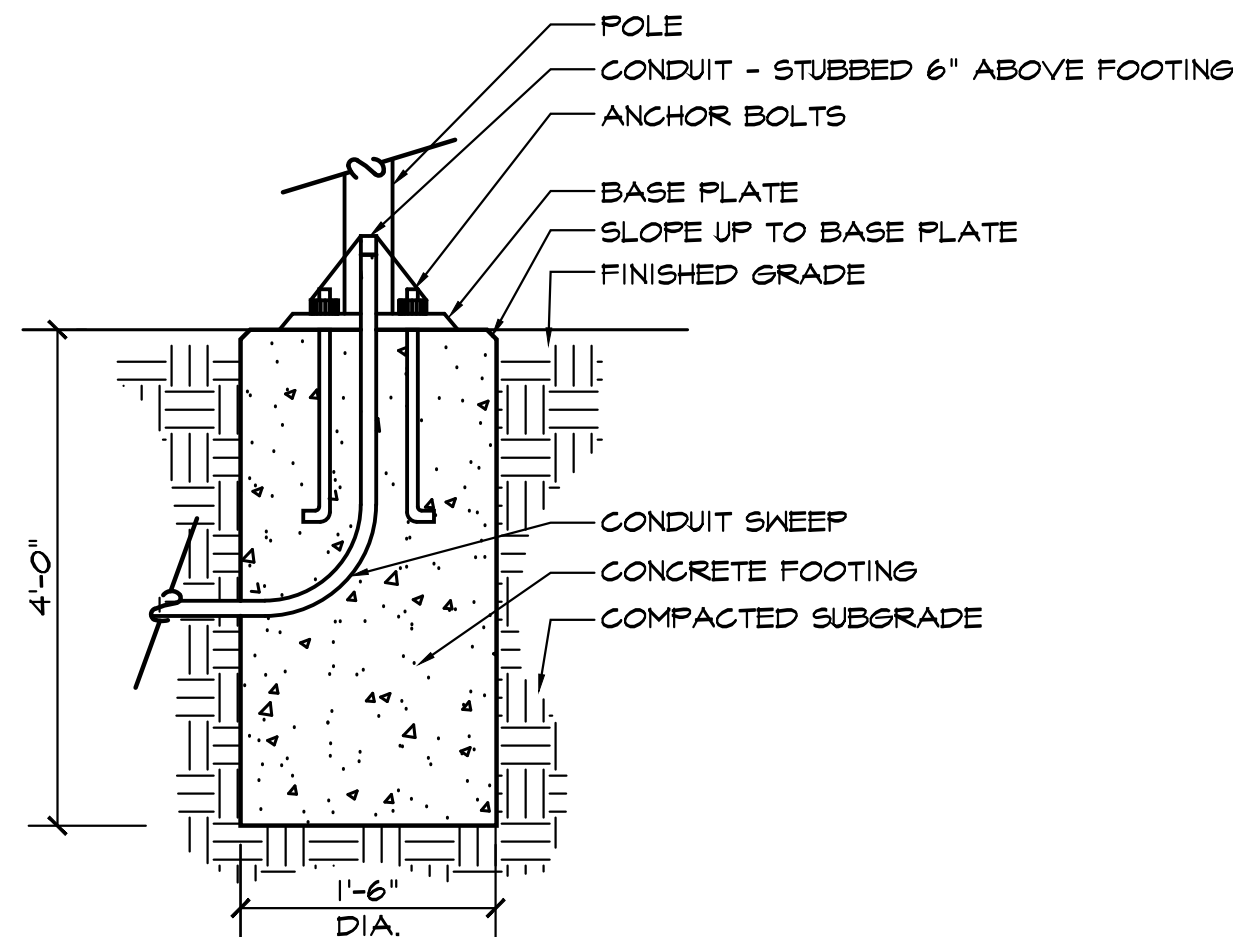
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TYPE	SYMBOL	QTY.	MANUFACTURER	MODEL NUMBER
STREET LIGHT FIXTURE				
A		55 - LIVE/WORK VILLAGE 14 - TOWNHOME DEVELOPMENT	PEDESTRIAN LIGHT: LUMEC OR APPROVED EQUAL	LUMINAIRE: DMS50-T0W64LED4K-R-LE3S-VOLT-BKTX BRACKET: M-LA-R4-BKTX POLE: APR4N-14-LBC10-BKTX FINISH: COLOR TO BE BLACK TEXTURED RAL9005TX (BKTX)
B		19 - LIVE WORK VILLAGE	ROADWAY LIGHT: LUMEC OR APPROVED EQUAL	LUMINAIRE: DMS55-13W50LED4K-R-LE3S-VOLT-SMB-BKTX BRACKET: VR6-1A-R5 9/16-BKTX POLE: 55M8V-24-BKTX FINISH: COLOR TO BE BLACK TEXTURED RAL9005TX (BKTX)
UPLIGHT FIXTURE				
C		19	B-K LIGHTING SIGN LIGHT -DE-LED-X22-WFL-BZN-12-13-C WITH PFI-512-D15-B-MT-SF	

A
HS-12
LIGHT FIXTURE SCHEDULE

CONTACT FOR ALL LIGHT FIXTURES:
THOMAS NICHOLS
SESCO LIGHTING
770-449-7045

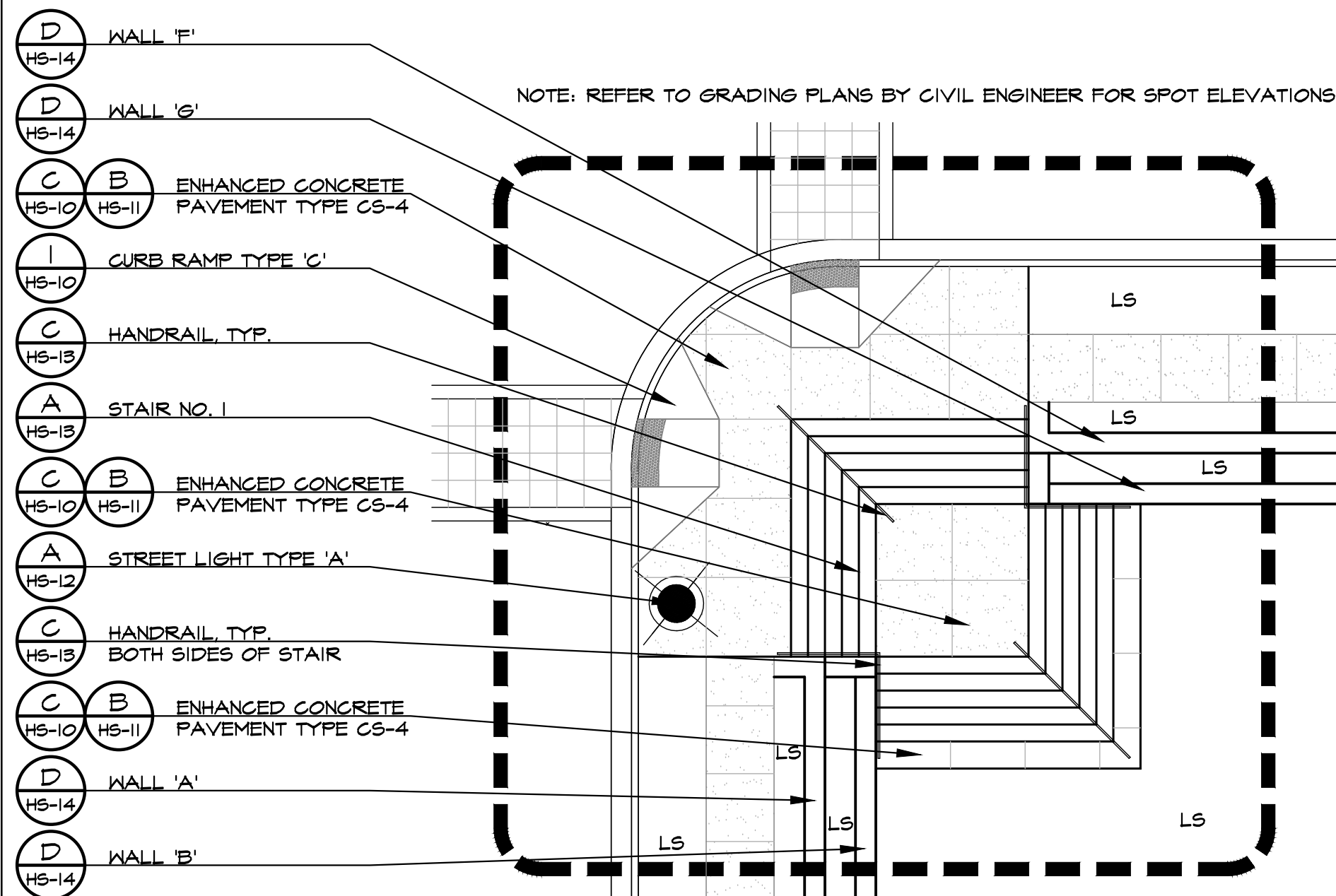
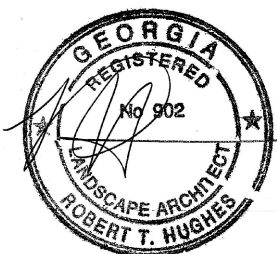


B
HS-12
LIGHT FIXTURE FOOTING - SECTION
SCALE: NTS
9/12/16(LD)

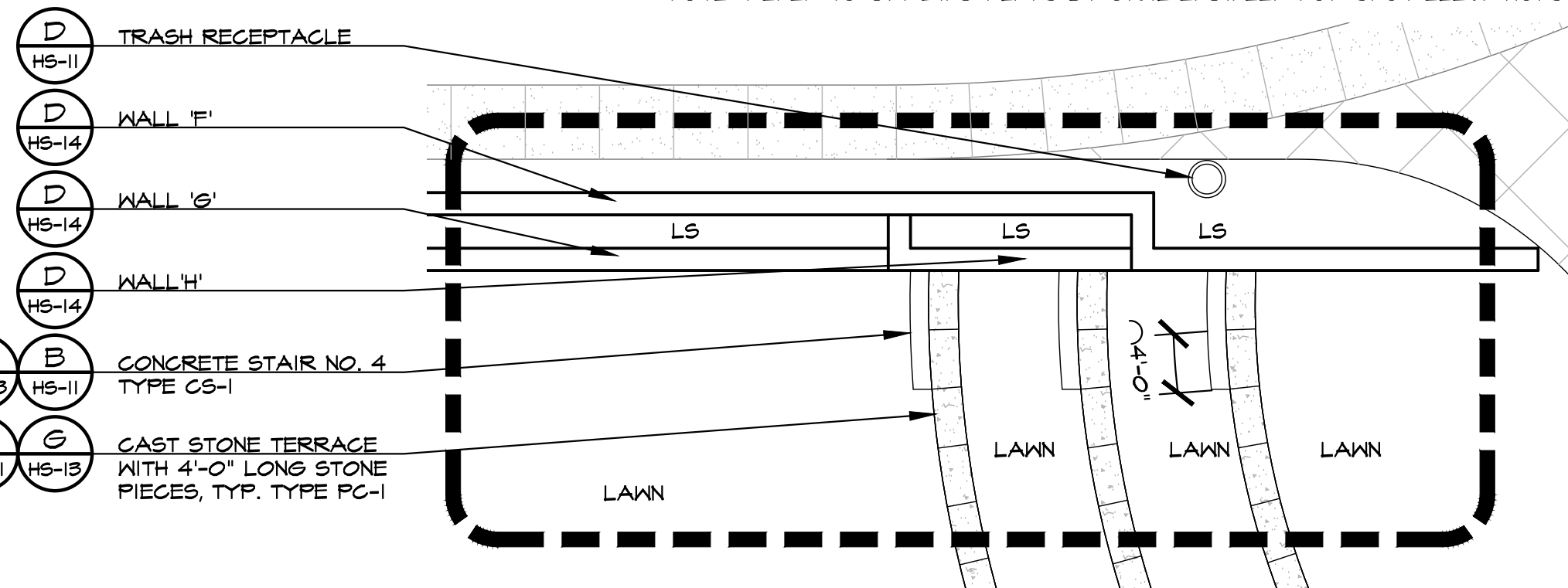
DESIGNATION	PRODUCT/ SUPPLIER	SHAPE/PATTERN	SIZE	COLOR/VARIETY	FINISH
ST-1	GRAB ORCHARD STONE VENEER STRIP RUBBLE/AZTEC STONE EMPIRE	RANDOM RECTANGULAR	VARIES, SEE DETAIL	GRAB ORCHARD	WEATHERED
ST-2	FLAGSTONE	IRREGULAR	6"x6" MIN. 18" NOM.	TAN/BROWN	SPLITFACE
C-1	CAST STONE CAP/ CONTINENTAL CAST STONE MFG. SOUTH	RECTANGULAR	SEE DETAIL	COLOR 1101 S	MFG. STANDARD FINISH
PC-1	CAST STONE STAIR/ CONTINENTAL CAST STONE MFG. SOUTH	RECTANGULAR	SEE DETAIL	COLOR 1101 S	MFG. STANDARD FINISH

- NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/ SUPPLIER'S PRODUCTS.
 - ALTERNATE PRODUCERS/ SUPPLIERS PRODUCTS SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/ SUPPLIER LISTED.
 - PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.
 - SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL PRIOR TO ORDERING
 - INSTALL MATERIALS ACCORDING TO MANUFACTURERS INSTRUCTIONS
 - INSTALL 3'X3' MOCKUPS OF EACH MATERIAL, JOINT PATTERN & FINISH PRIOR TO COMMENCEMENT FOR OWNER'S APPROVAL

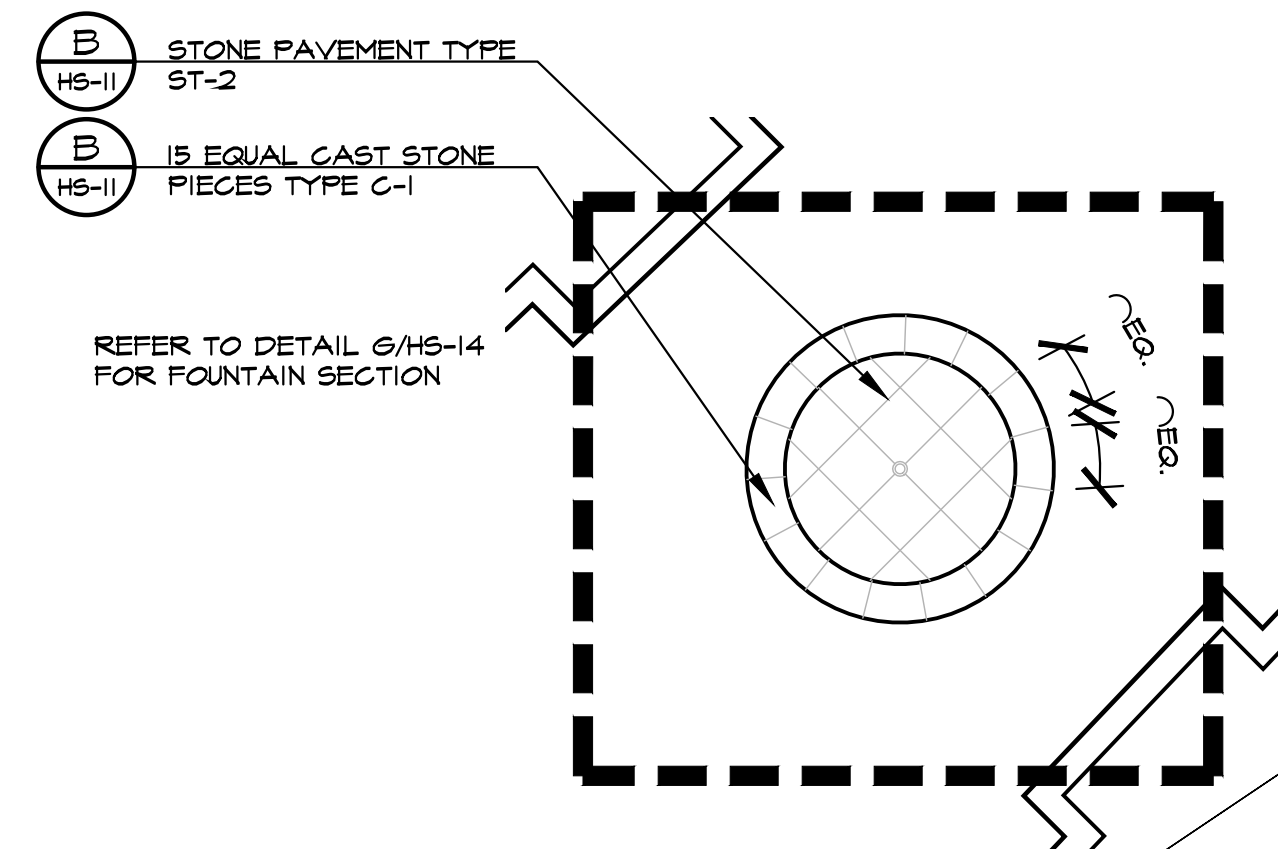
C
HS-12
STONE AND CAST STONE FINISH SCHEDULE
FILE NAME: 12094-FPMACH-001



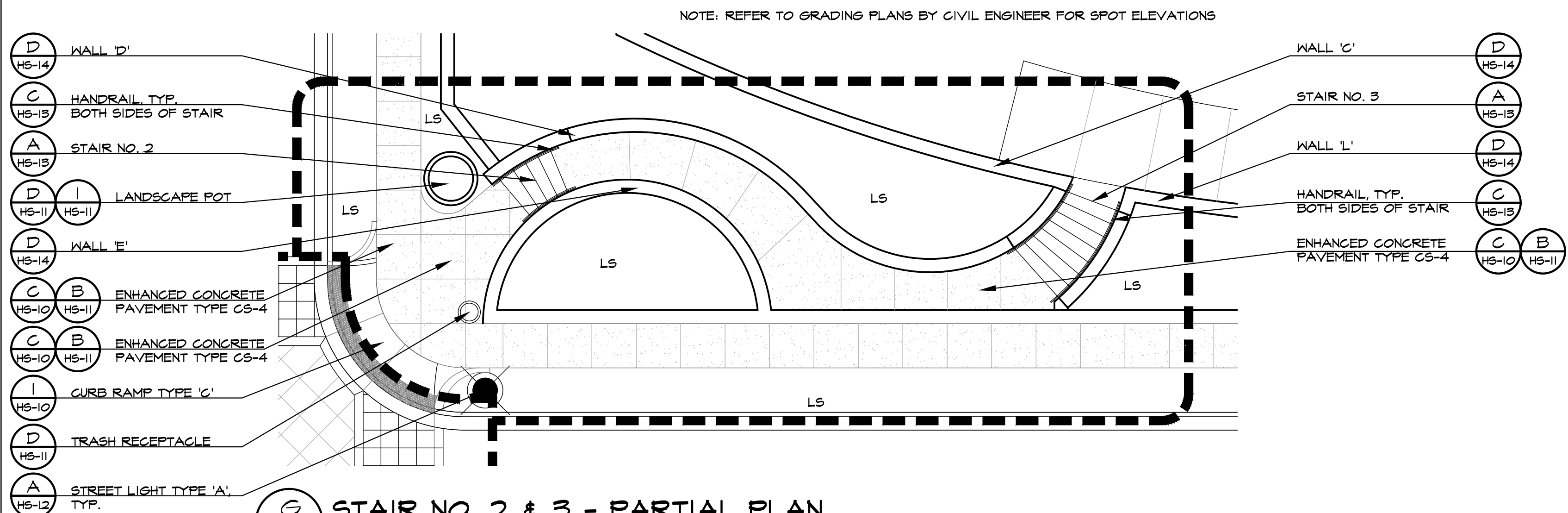
D
HS-12
STAIR NO. 1 - PARTIAL PLAN
SCALE: 1" = 10'



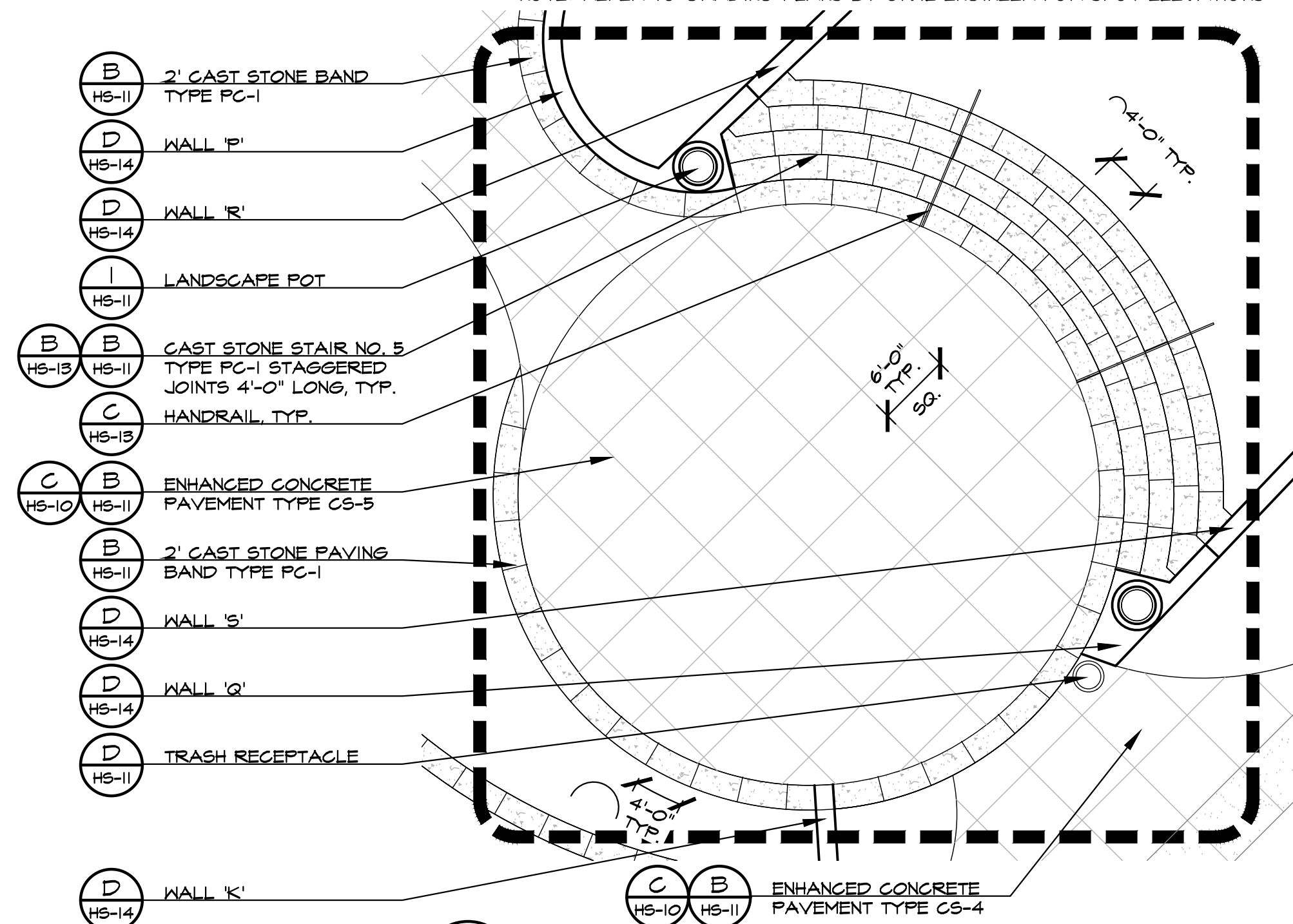
E
HS-12
STAIR NO. 4 - PARTIAL PLAN
SCALE: 1" = 10'



F
HS-12
FOUNTAIN TYPE 'A' - ENLARGEMENT
SCALE: 1" = 10'



G
HS-12
STAIR NO. 2 & 3 - PARTIAL PLAN
SCALE: 1" = 10'



H
HS-12
STAIR NO. 5 - PARTIAL PLAN
SCALE: 1" = 10'

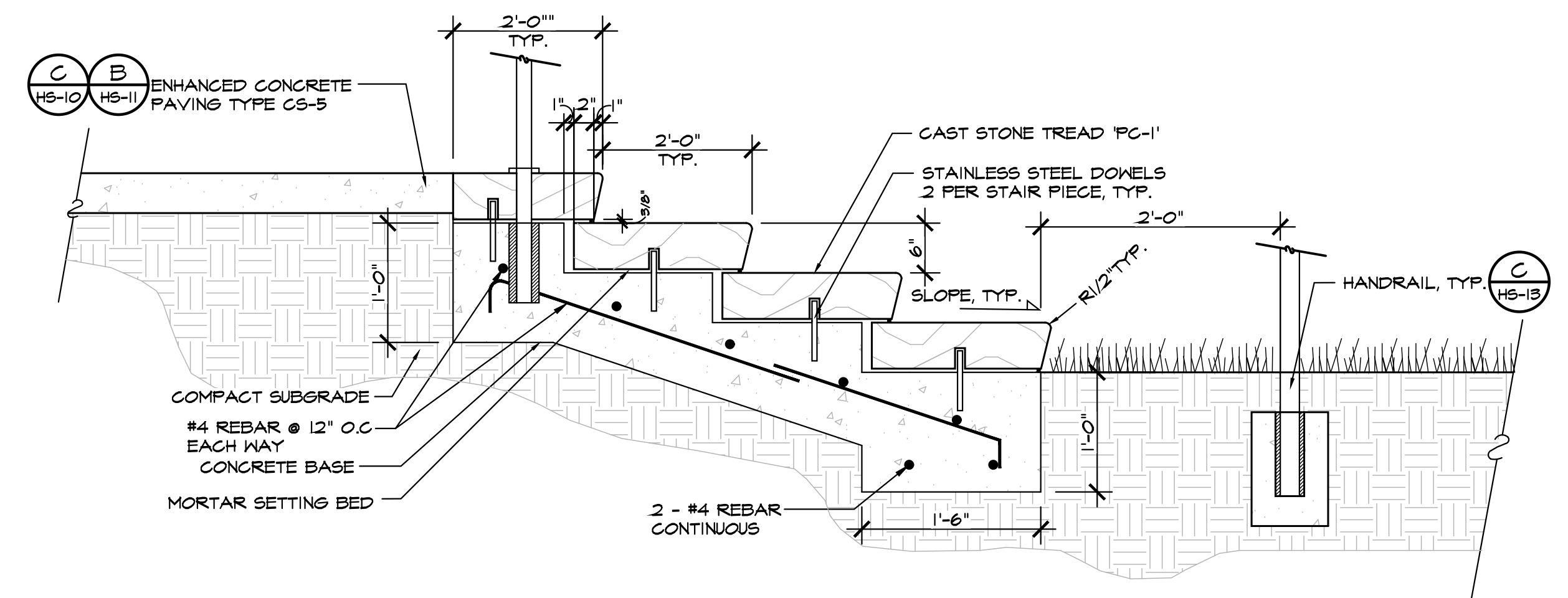
3445 Peachtree Rd NE
Suite 1425
Atlanta, Georgia 30326
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f. 404-248-1092

HGOR

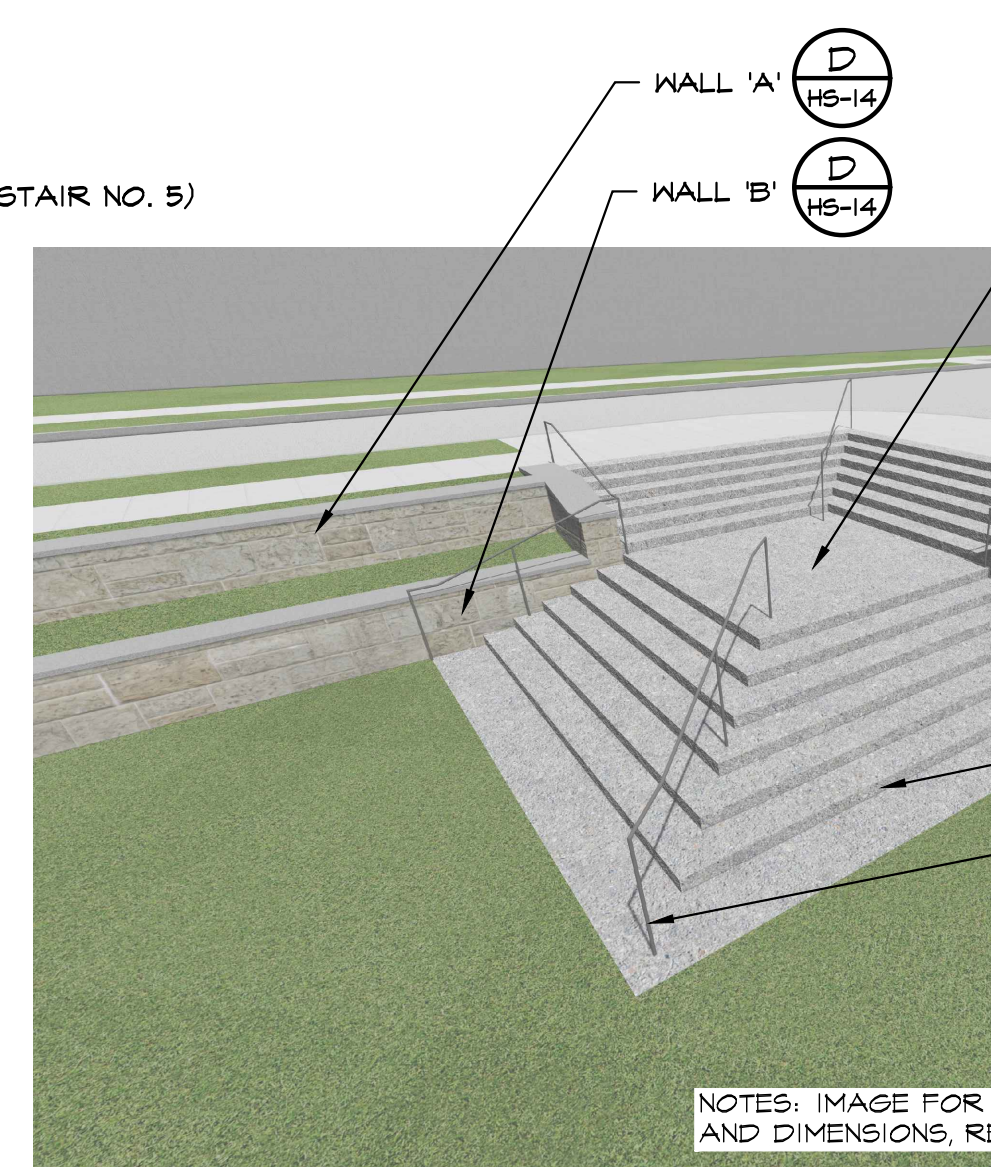
REVISIONS		
NO.	DATE	ISSUE
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WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

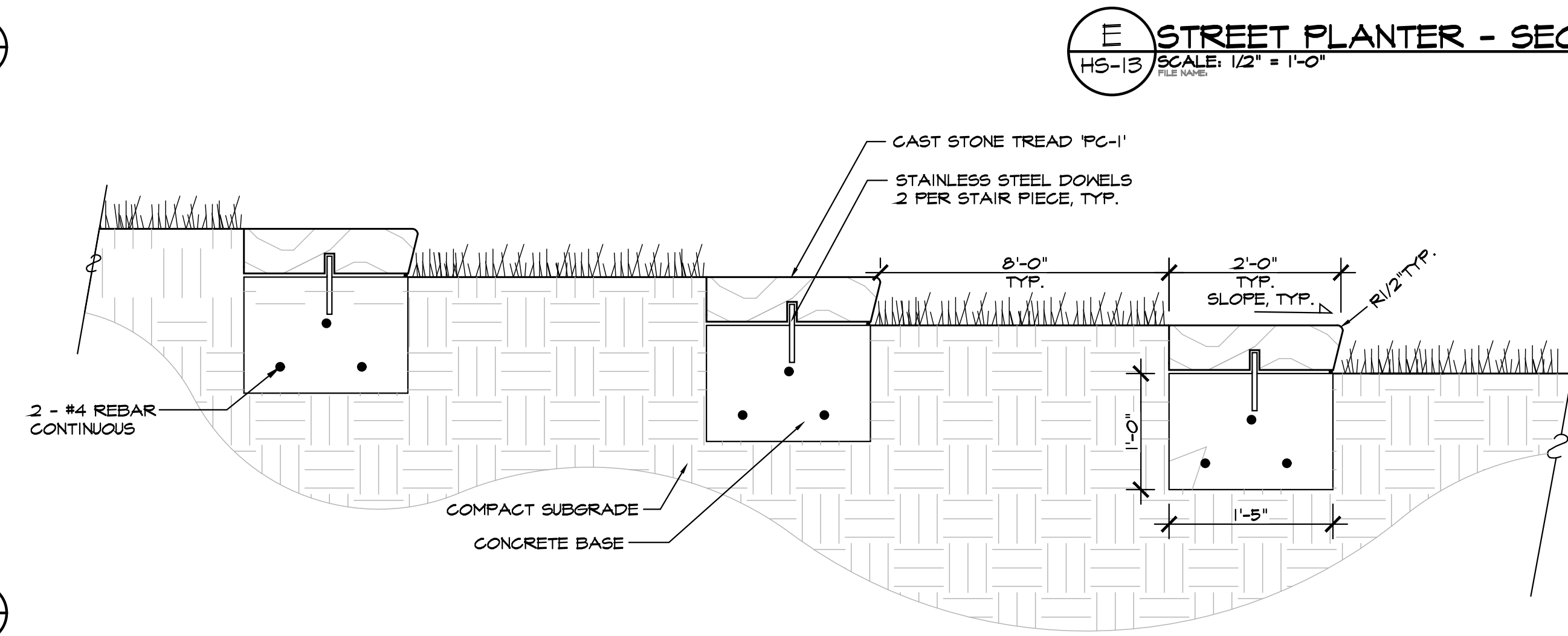
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DATE	02-04-2016
JOB NO.	14095
DWG	14095HD2
DRAWN	RNR
CHECKED	JK
SCALE	AS SHOWN
SHEET	HS-12
12 OF 16	




 STAIR NO. 1, 2 & 3 - SECTION
 SCALE: 1" = 1'-0"
 FILE NAME: 108102



C STAIR HANDRAIL - SECTION
HS-13 SCALE: 1" = 1'-0"
FILE NAME: 12094-S100002



LAWN TERRACES - SECTION

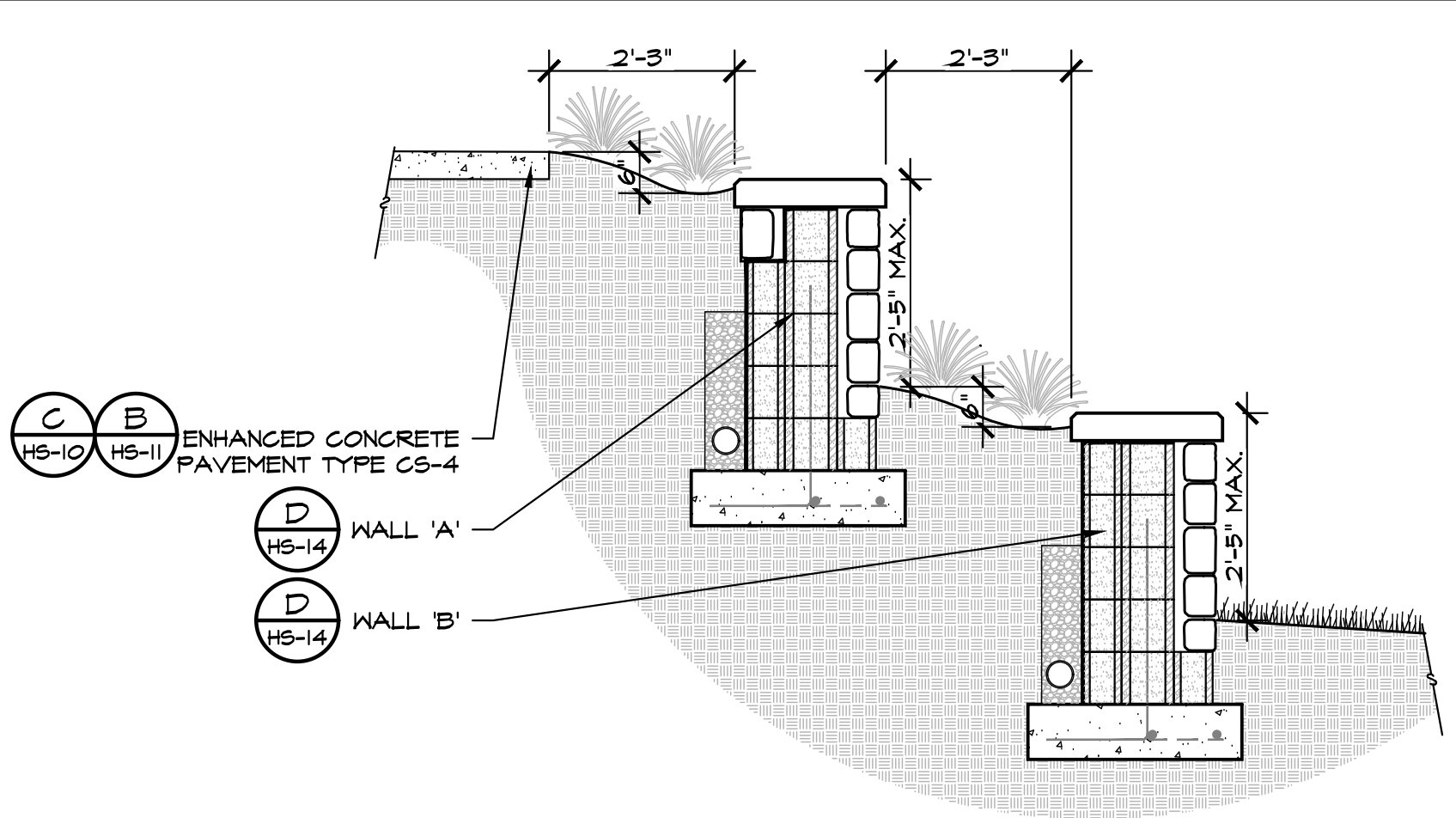
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NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA

WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

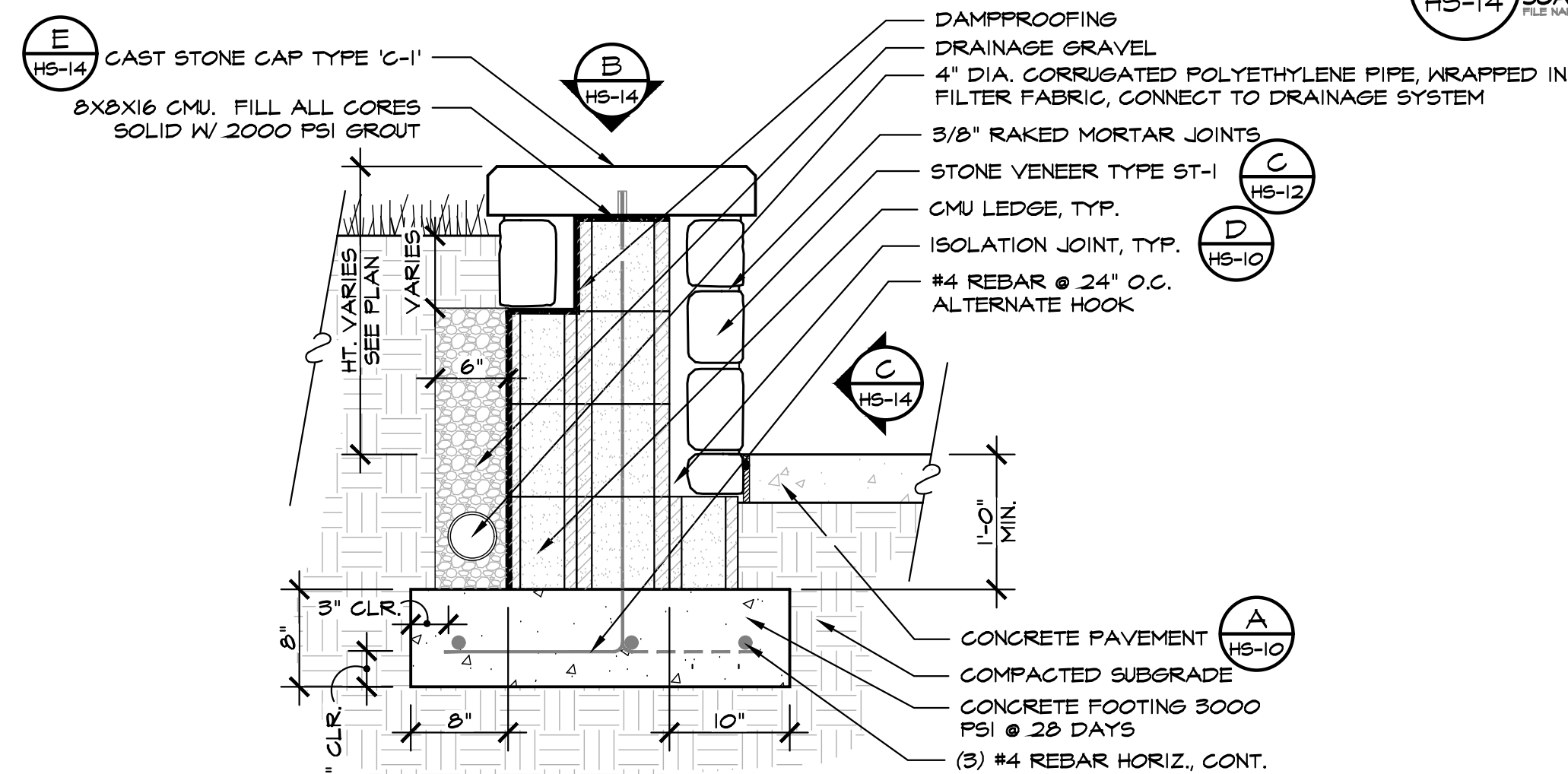
HS-13

13 OF 16

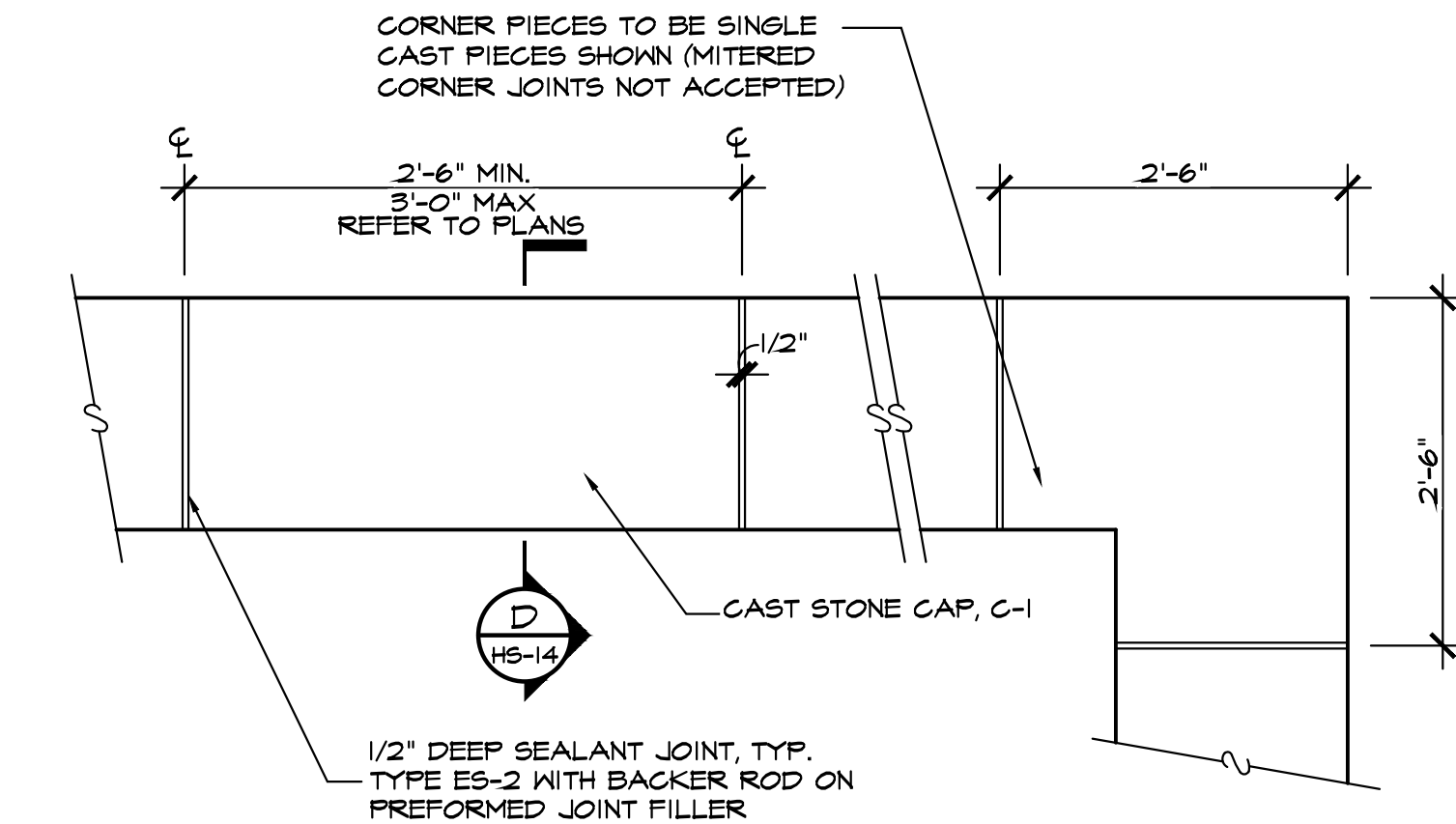
Last modified on 02/04/16 by JAMES
File located in C:\Users\james\appdata\local\temp\AcPublish_145876\14095HD2.dwg



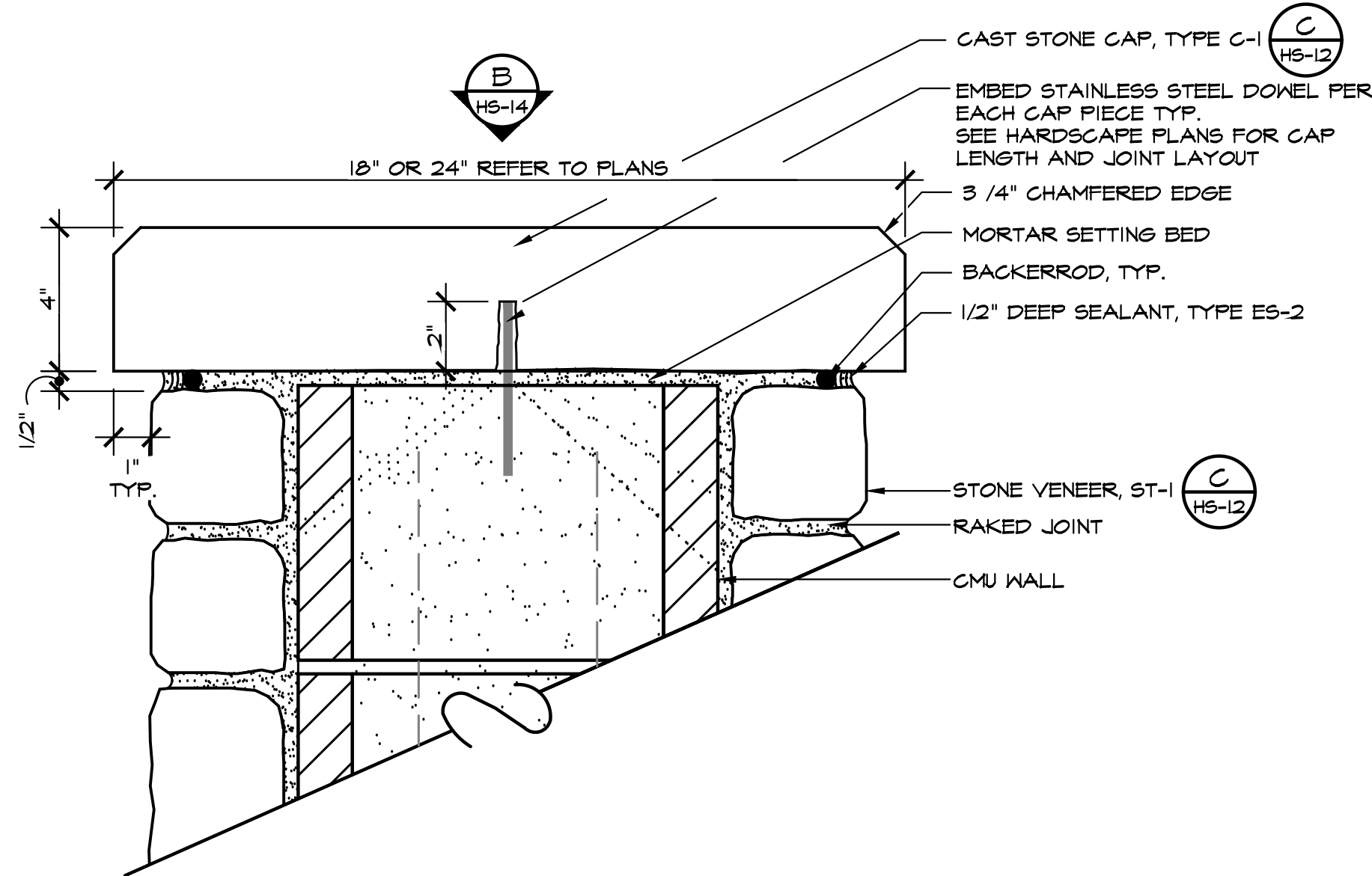
A RETAINING WALL 'A' & 'B' 'F' & 'G' - SECTION
HS-14 SCALE: 1/2" = 1'-0"
FILE NAME: 14095HD2



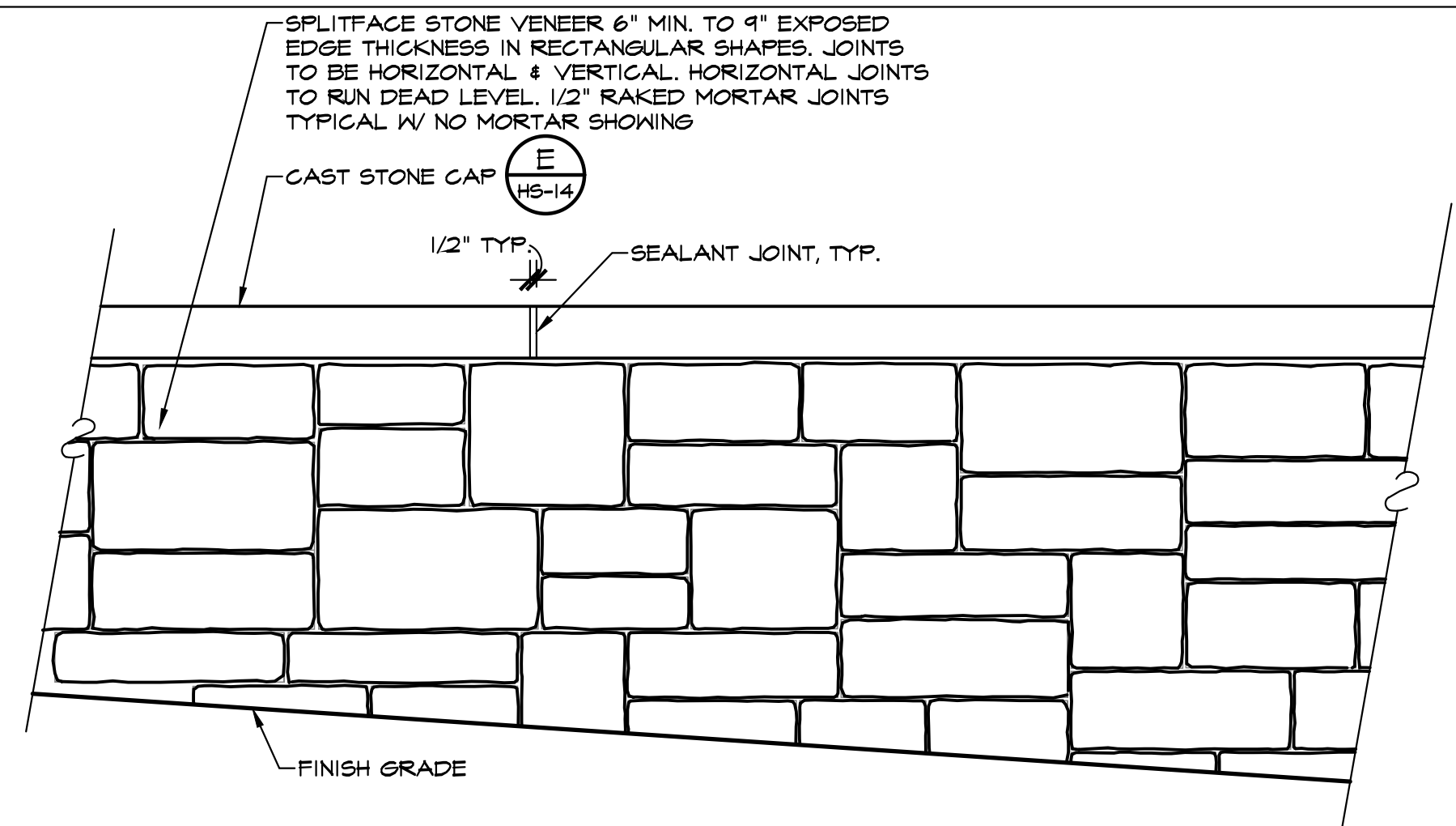
D WALLS 'A','B','C','D','E','F','G','H','I','J','K','L','M','N','O','P','Q','R','S','T','U','V' & 'W' - SECTION
HS-14 SCALE: 1" = 1'-0"
FILE NAME: 14095HD2



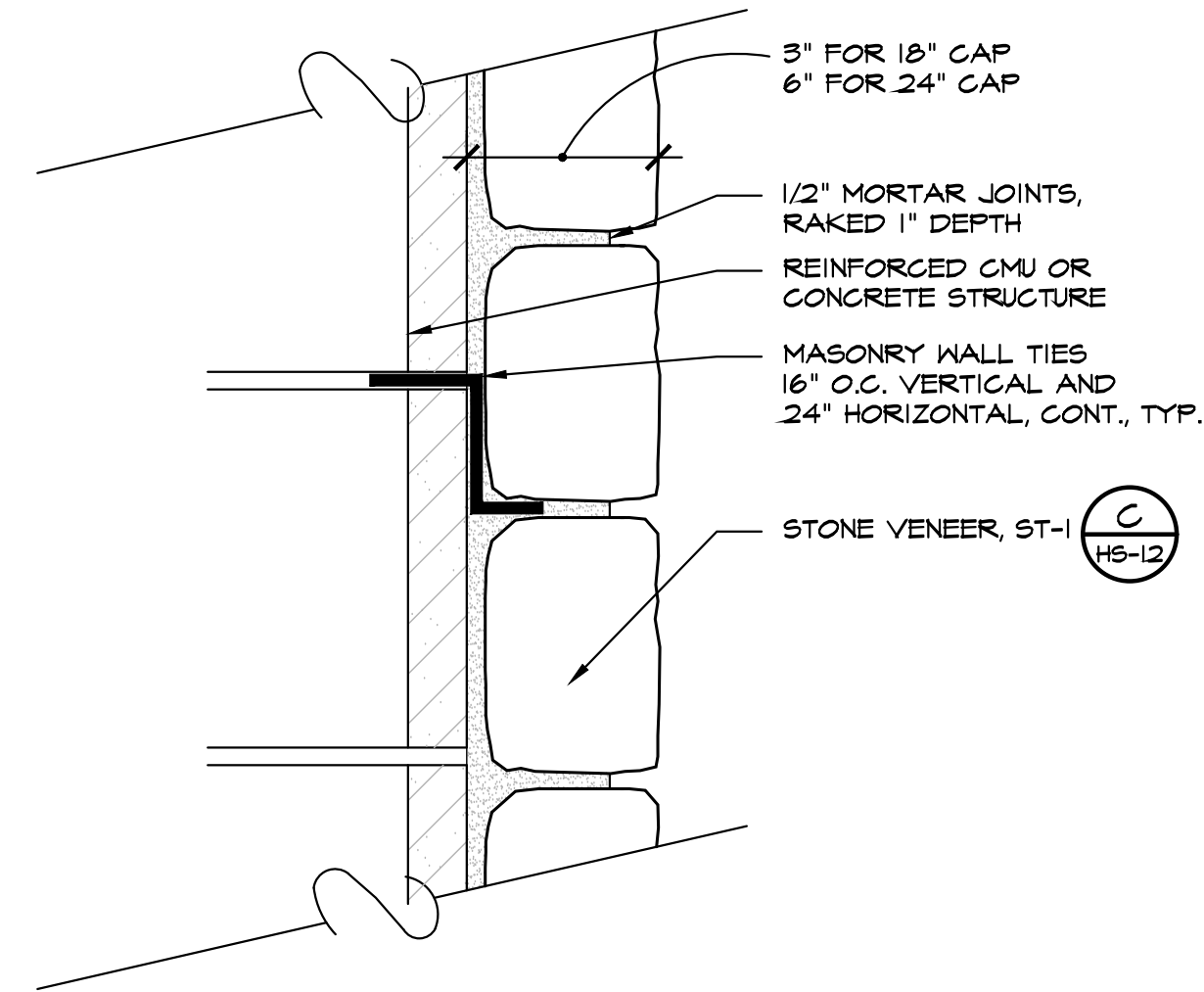
B WALLS 'A','B','C','D','E','F','G','H','I','J','K','L','M','N','O','P','Q','R','S','T','U','V' & 'W' CAST STONE CAP - PARTIAL PLAN
HS-14 SCALE: 3/4" = 1'-0"
FILE NAME: 14095HD2



E CAST STONE CAP - SECTION
HS-14 SCALE: 3/4" = 1'-0"
FILE NAME: 14095HD2



C WALLS 'A','B','C','D','E','F','G','H','I','J','K','L','M','N','O','P','Q','R','S','T','U','V' & 'W' - ELEVATION
HS-14 SCALE: 1" = 1'-0"
FILE NAME: 14095HD2



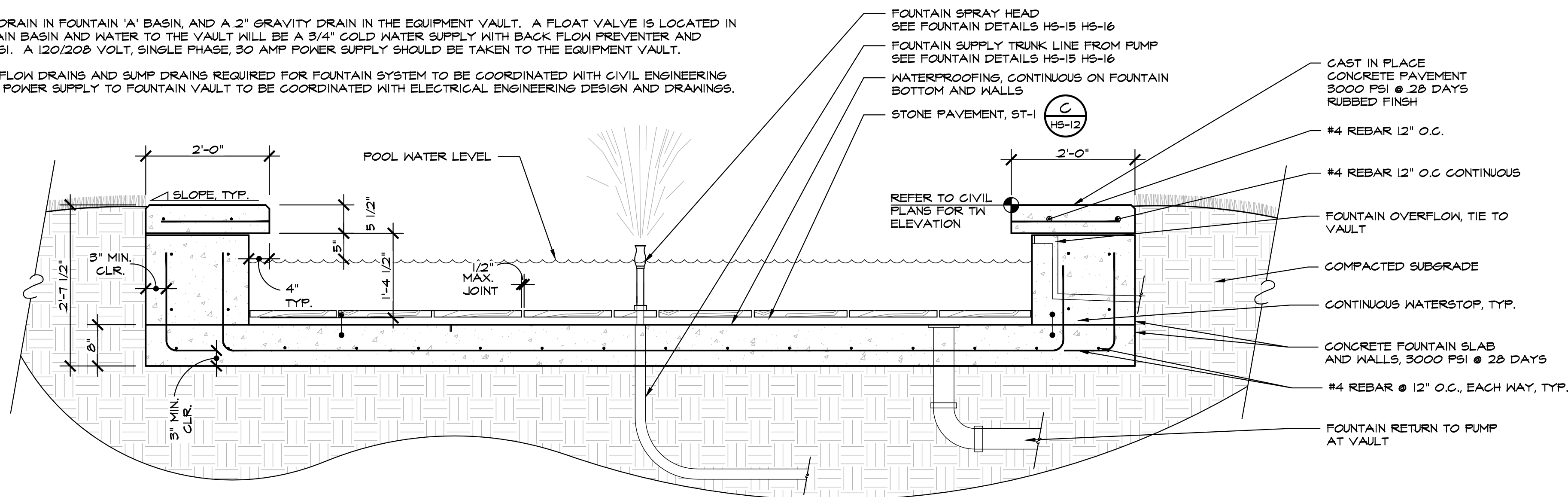
F STONE VENEER - SECTION
HS-14 SCALE: 3/4" = 1'-0"
FILE NAME: 14095HD2

FOUNTAIN NOTES:

SEE SHEET HS-15 AND HS-16 FOR TYPICAL FOUNTAIN VAULT AND EQUIPMENT DETAILS. SEE WRITTEN SPECIFICATIONS SECTIONS 131213 & 225200 - FOUNTAINS FOR FOUNTAIN SYSTEM MECHANICAL, PLUMBING AND ELECTRICAL PERFORMANCE SPECIFICATIONS. PROVIDE DESIGN AND SHOP DRAWINGS FOR ALL FOUNTAIN ELEMENTS INCLUDING (BUT NOT LIMITED TO) VAULT, PUMPS, FIXTURES, WATER SUPPLY LINES & RETURN LINES, DRAIN LINES AND VAULT WATER AND POWER SUPPLY.

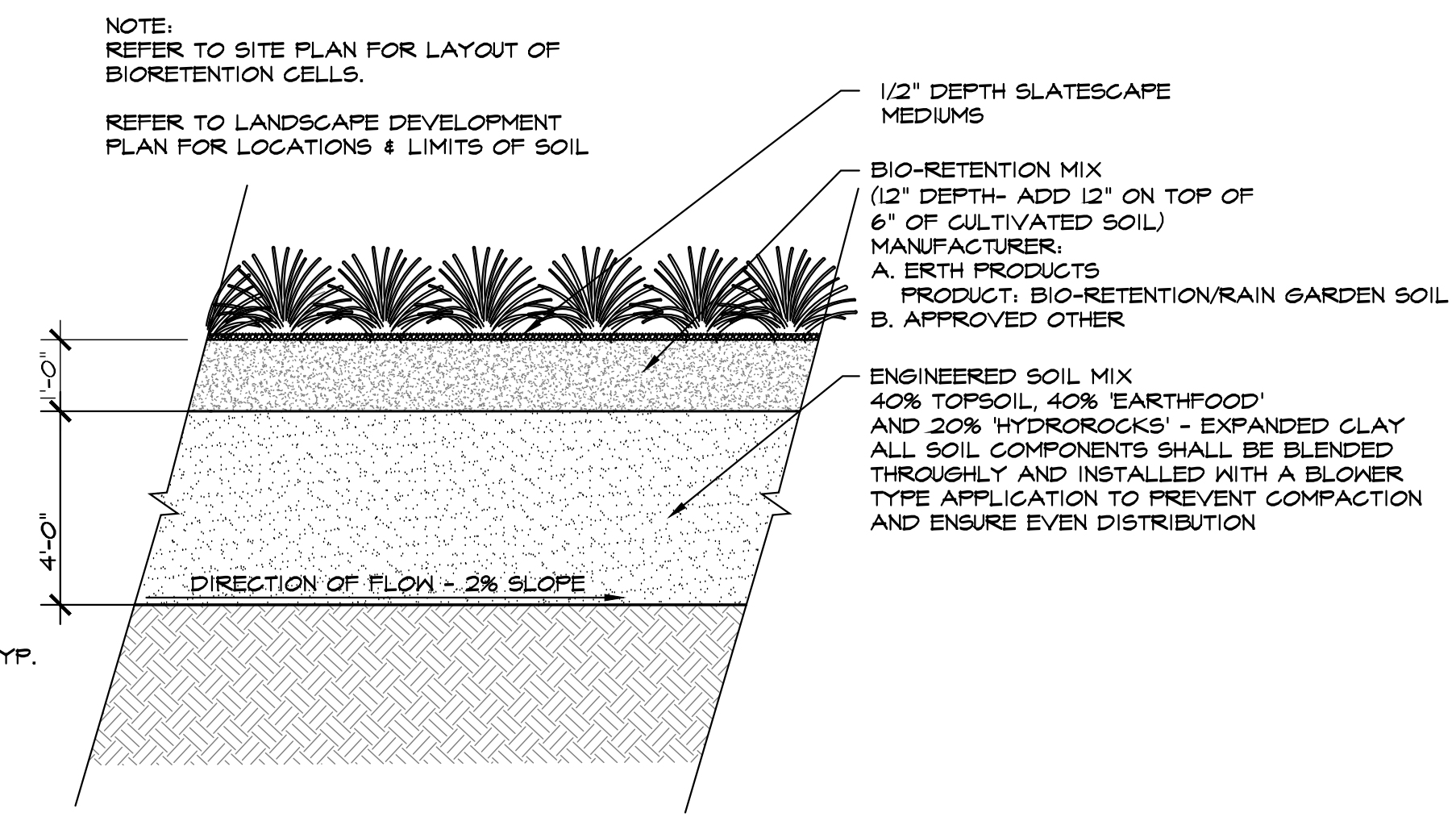
FOUNTAIN 'A': PROVIDE A 3" GRAVITY DRAIN IN FOUNTAIN 'A' BASIN, AND A 2" GRAVITY DRAIN IN THE EQUIPMENT VAULT. A FLOAT VALVE IS LOCATED IN THE WALL OF THE FOUNTAIN BASIN AND WATER TO THE VAULT WILL BE A 3/4" COLD WATER SUPPLY WITH BACK FLOW PREVENTER AND REDUCED DOWN TO 30 PSI. A 120/208 VOLT, SINGLE PHASE, 30 AMP POWER SUPPLY SHOULD BE TAKEN TO THE EQUIPMENT VAULT.

ALL SUPPLY LINES, OVERFLOW DRAINS AND SUMP DRAINS REQUIRED FOR FOUNTAIN SYSTEM TO BE COORDINATED WITH CIVIL ENGINEERING DESIGN AND DRAWINGS. POWER SUPPLY TO FOUNTAIN VAULT TO BE COORDINATED WITH ELECTRICAL ENGINEERING DESIGN AND DRAWINGS.



G FOUNTAIN TYPE 'A' - SECTION
HS-14 SCALE: 3/4" = 1'-0"
FILE NAME: 14095HD2

REFER TO SHEETS HS-15 AND HS-16 FOR ALL EQUIPMENT DETAILS



H BIO-INFILTRATION - SECTION
HS-14 SCALE: 1/2" = 1'-0"
FILE NAME: 14095HD2



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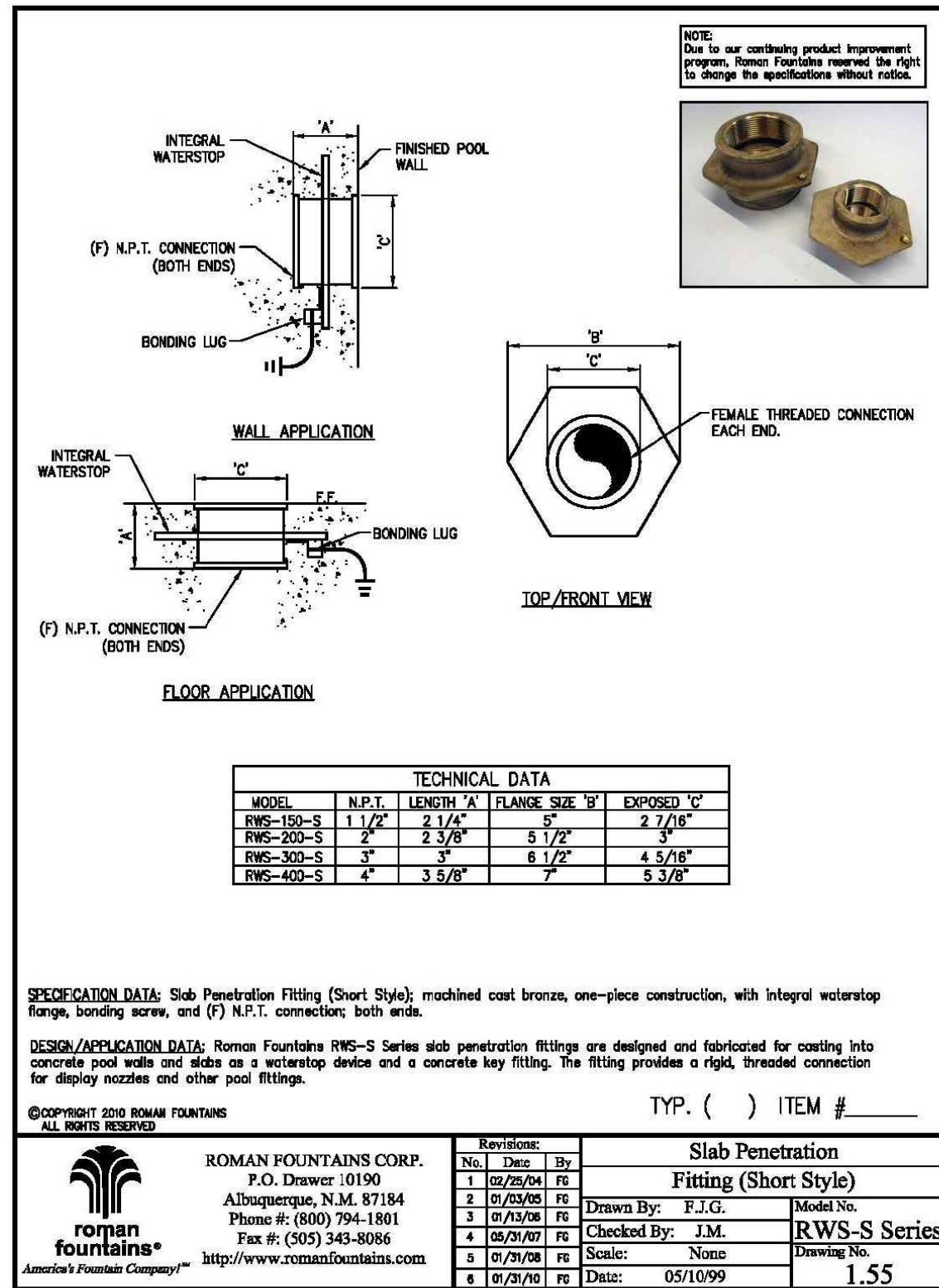
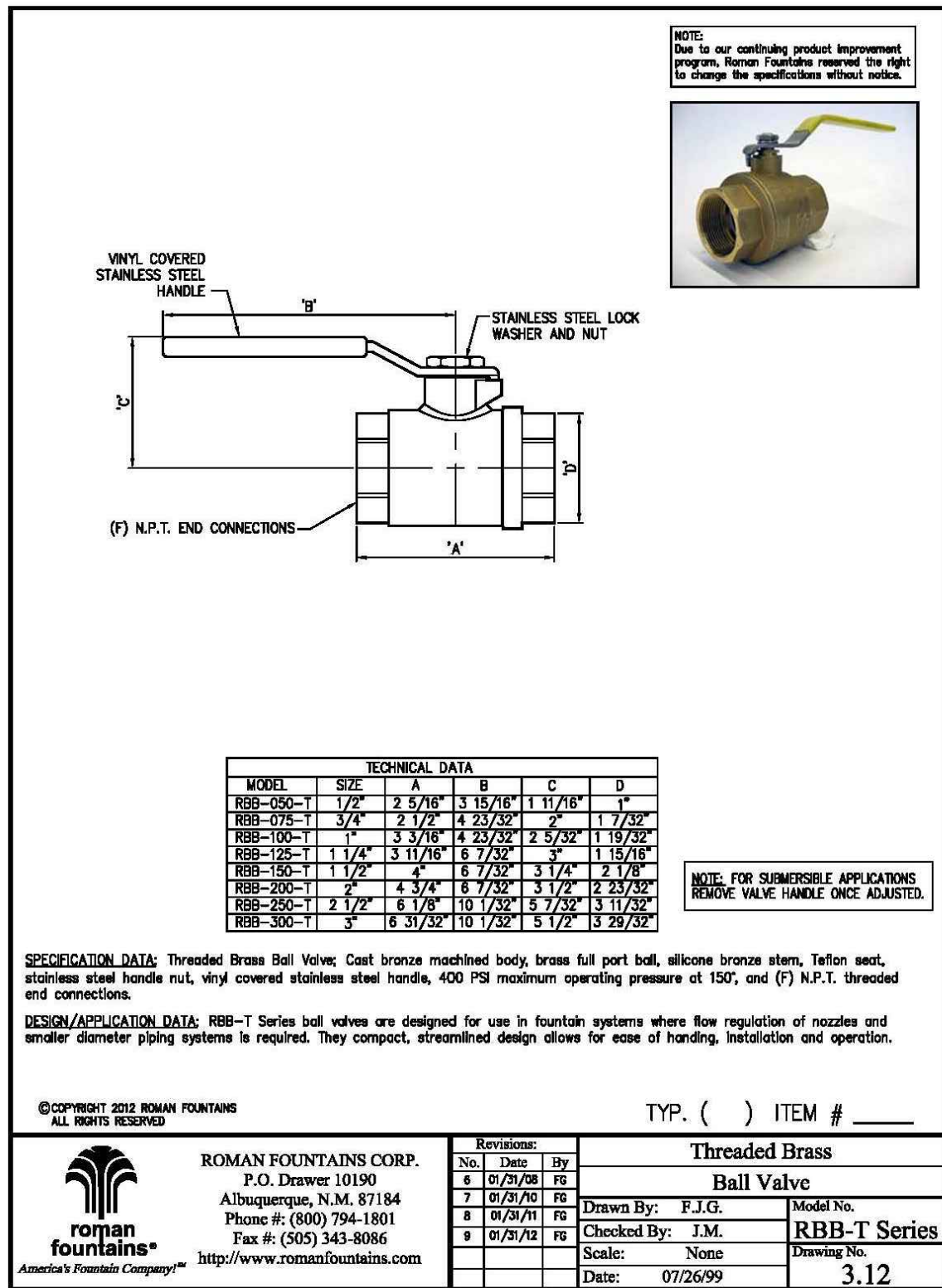
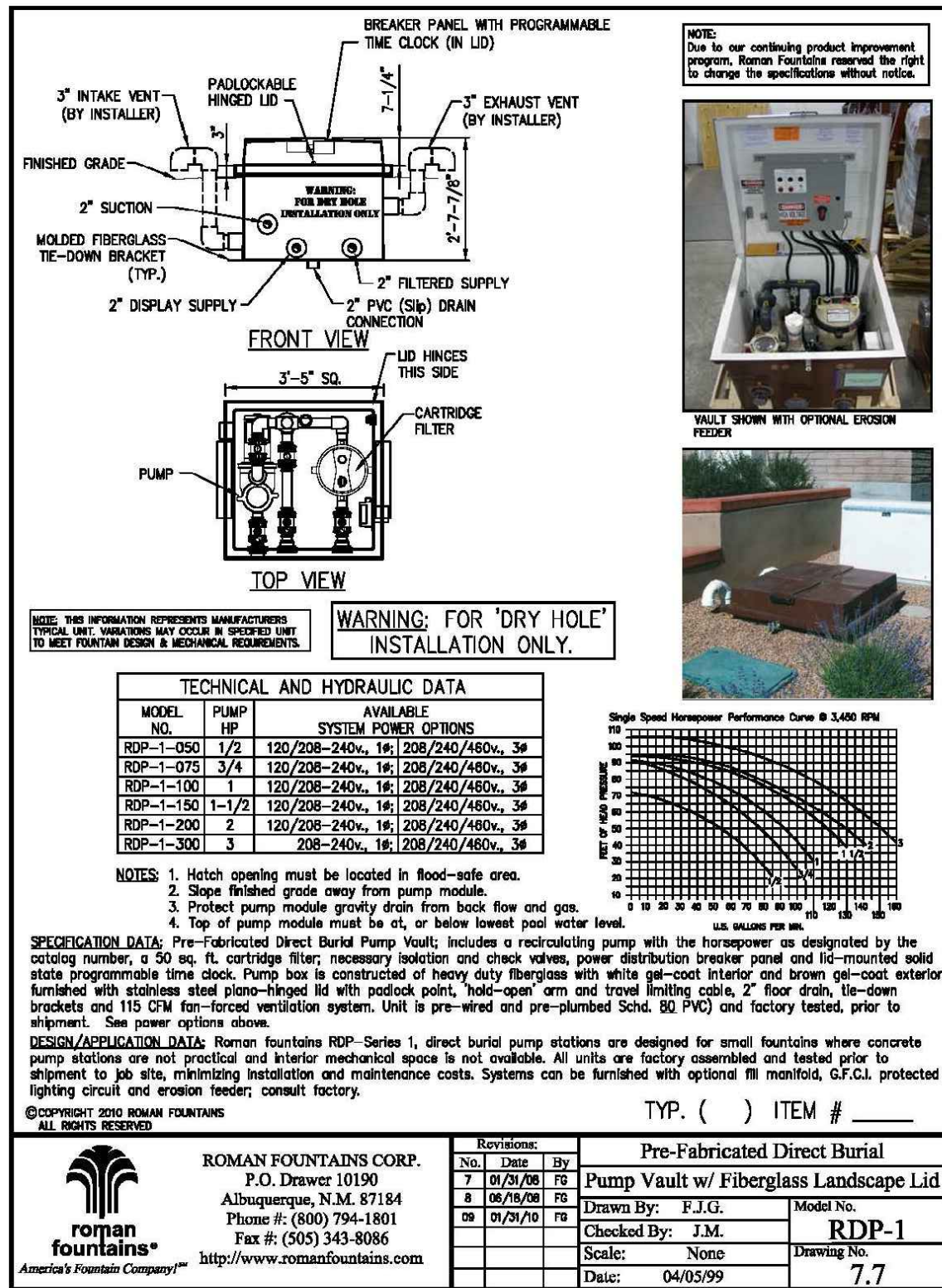
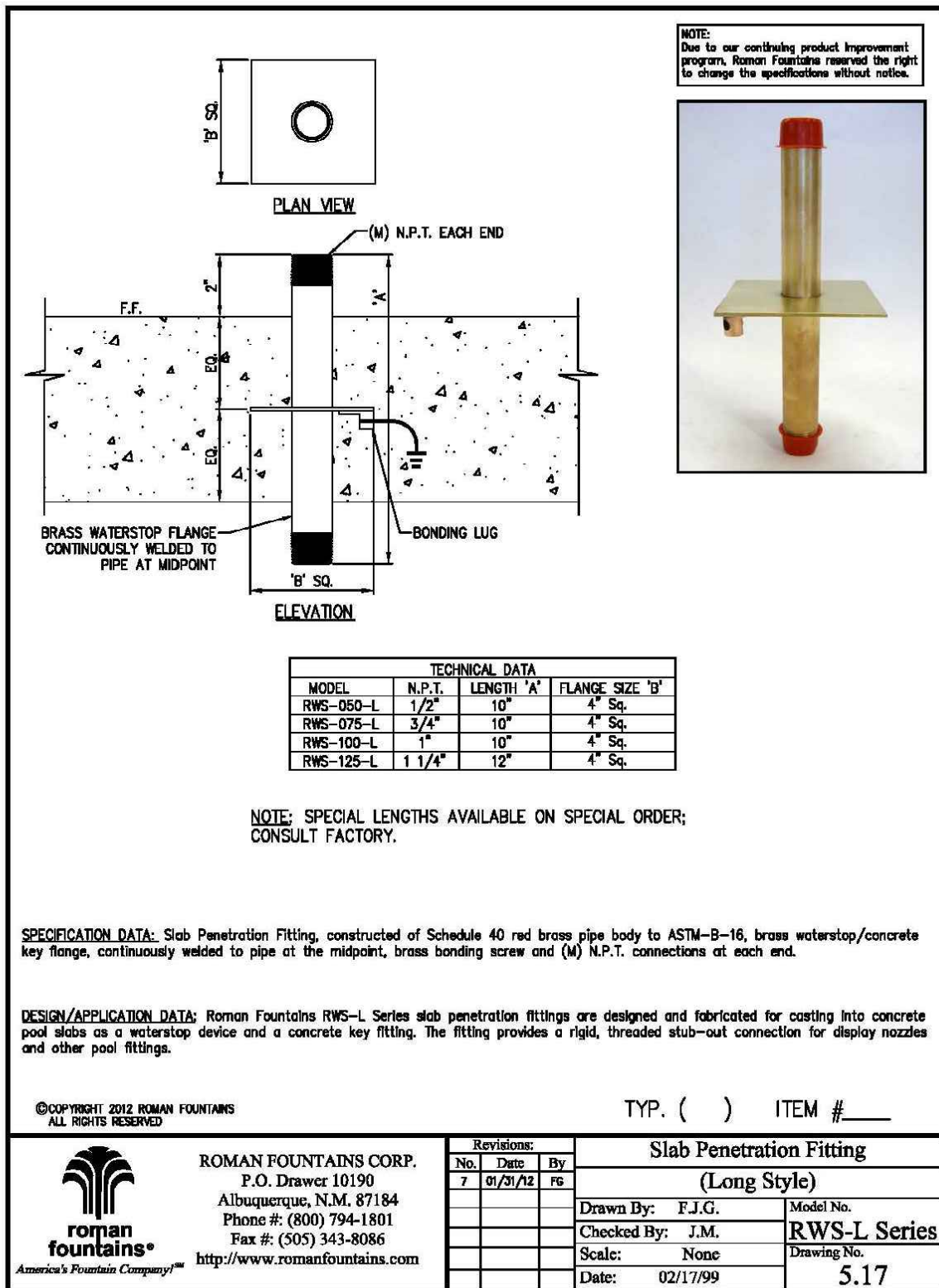
REVISIONS		
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WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

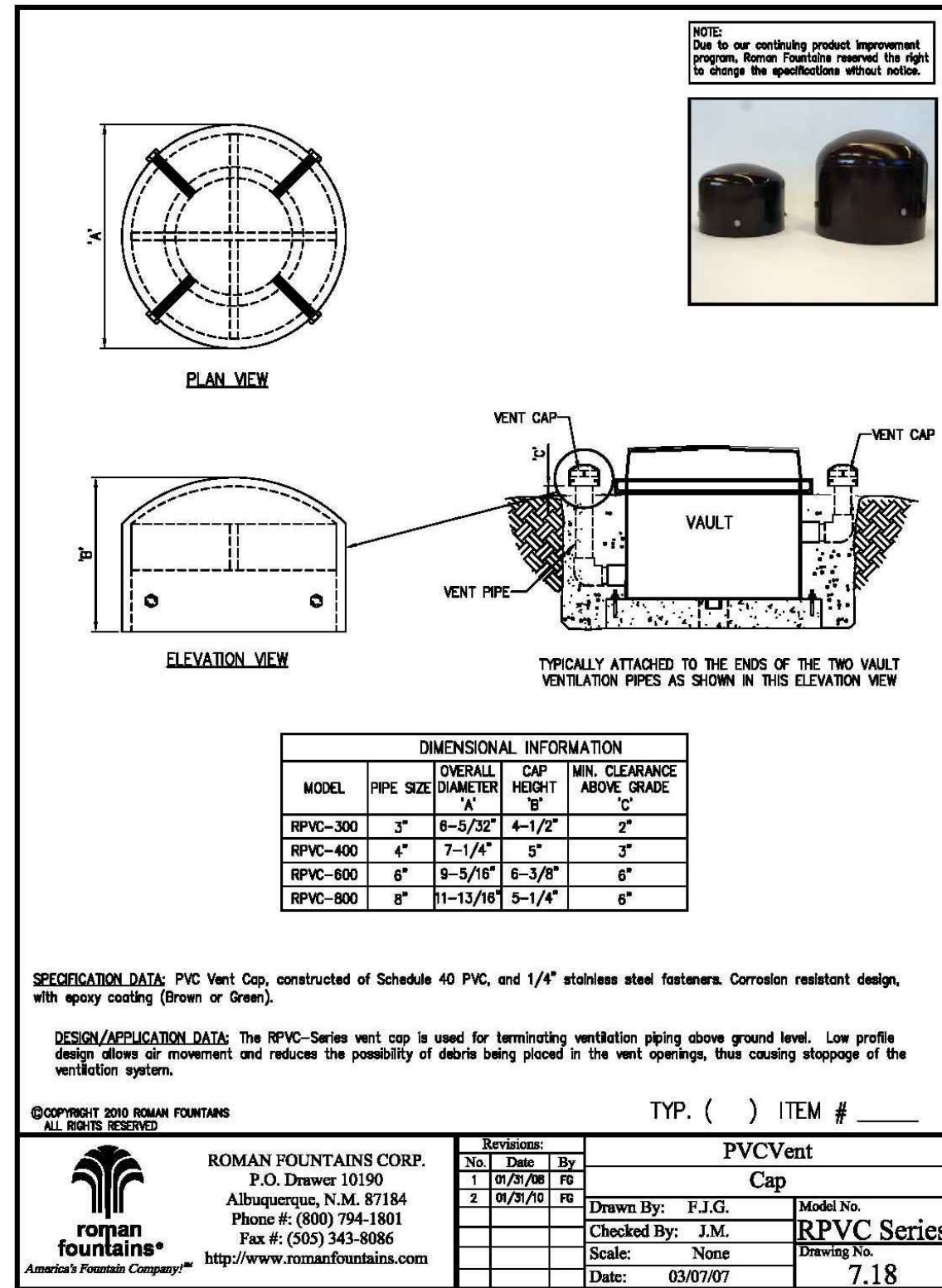
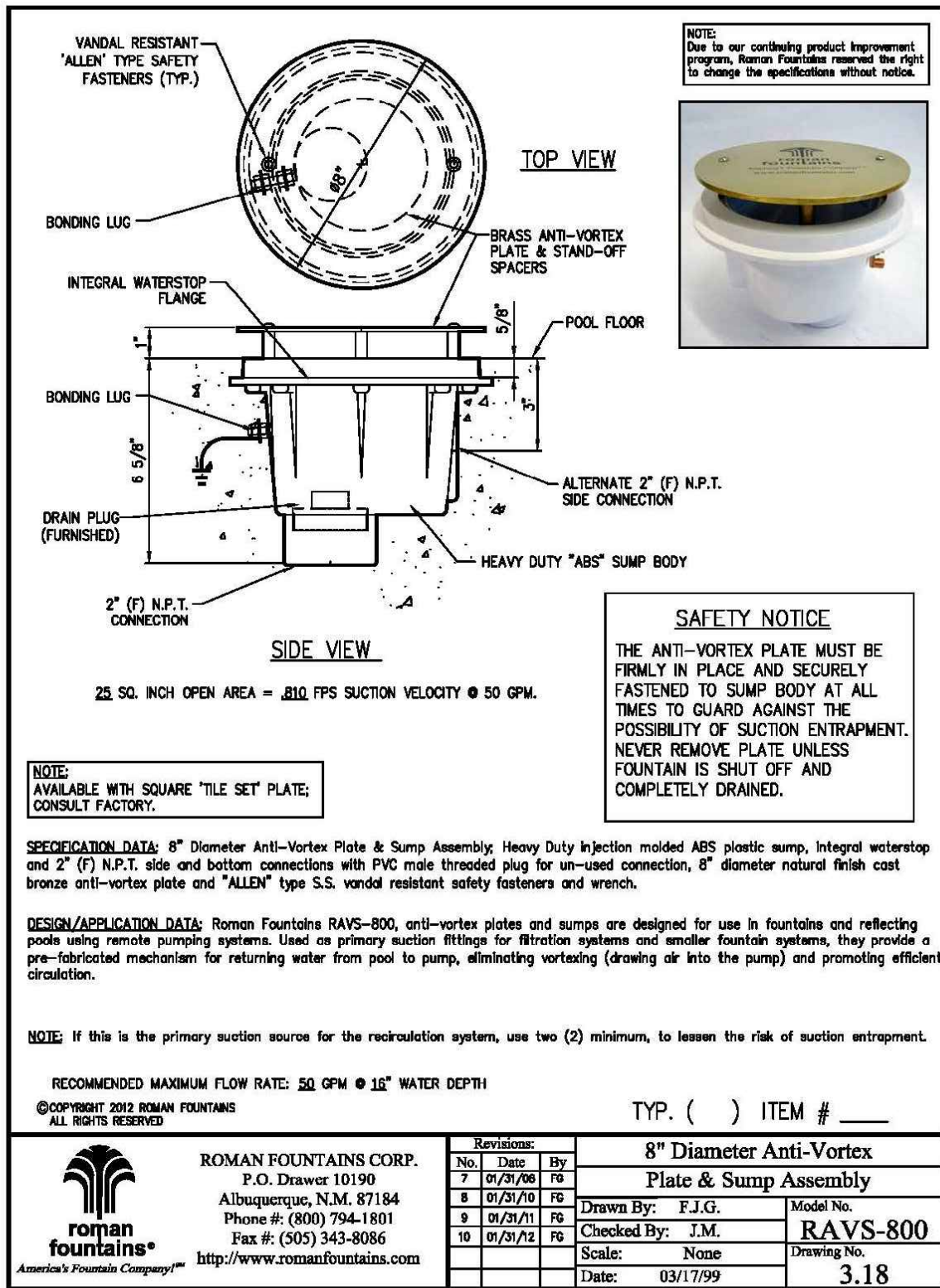
TITLE
HARDSCAPE DETAILS

DATE	02-04-2016
JOB NO.	14095
DWG	14095HD2
DRAWN	RNR
CHECKED	JK
SCALE	AS SHOWN
SHEET	

HS-14



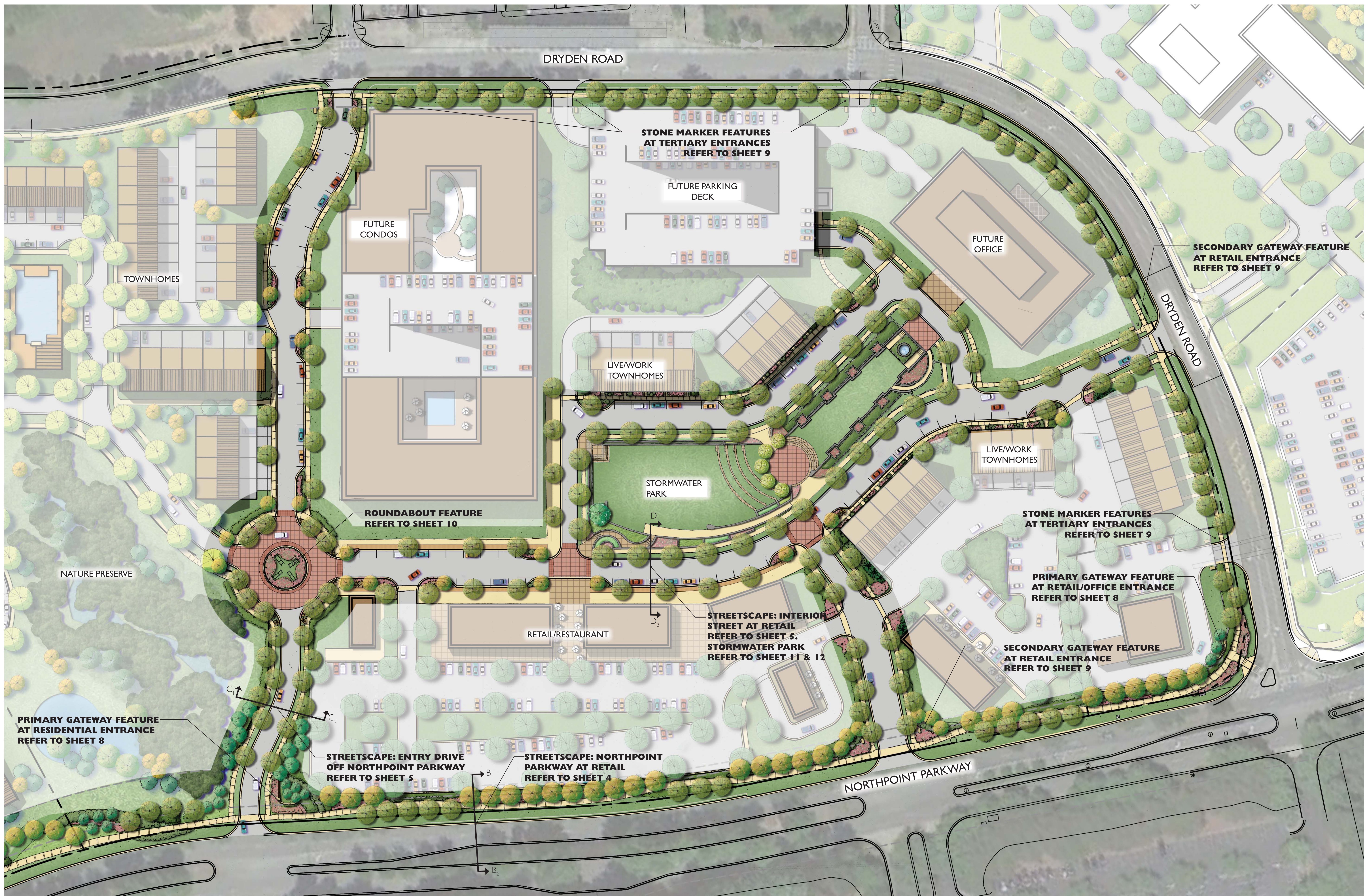
REFER TO SPEC SECTION 131213 FOR EQUIPMENT SELECTIONS



WINDWARD PARK
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

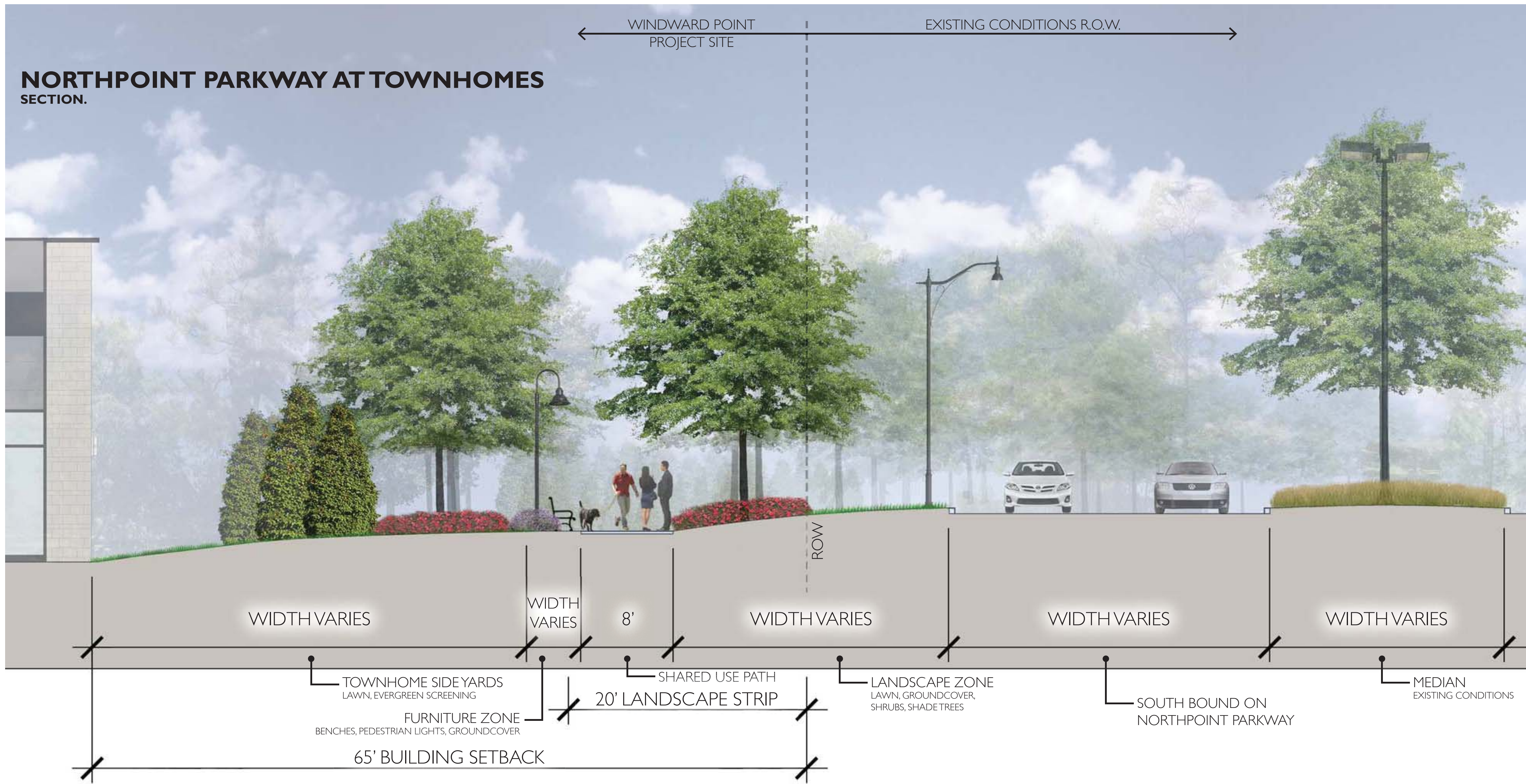
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FOUNTAIN DETAILS	
DATE	02-04-2016
JOB NO.	14095
DWG	14095HD2
DRAWN	RNR
CHECKED	JK
SCALE	AS SHOWN
SHEET	HS-16
16 OF 16	







NORTHPOINT PARKWAY AT TOWNHOMES SECTION.



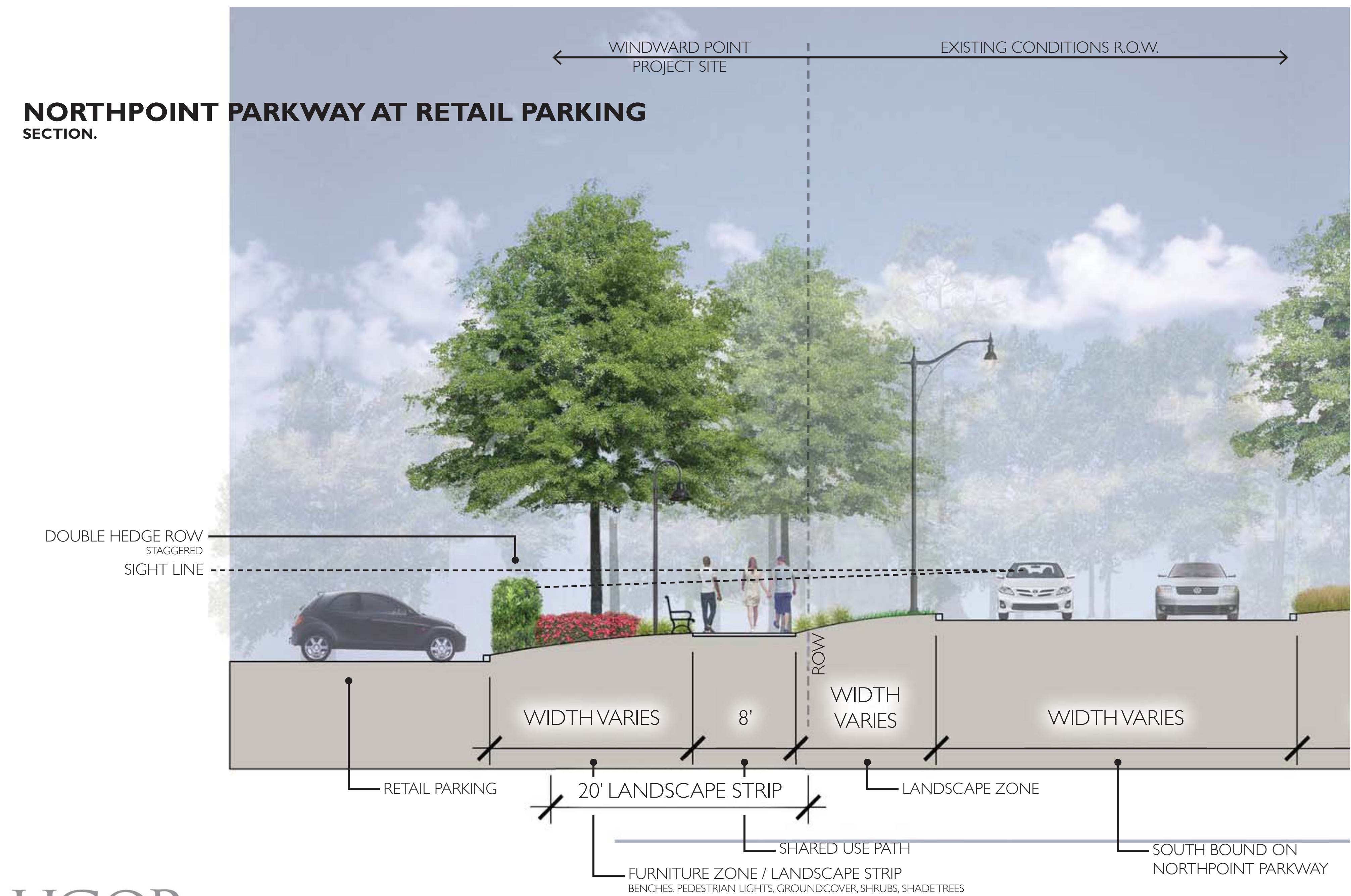
**REFER TO SHEET 6
FOR PROPOSED MATERIALS
AND STREET FURNITURE**

- BENCH SEATING
- 20' LANDSCAPE STRIP
- RIGHT OF WAY
- PEDESTRIAN LIGHTS
- STREET TREES
- BERMED LANDSCAPE BUFFER IN FRONT OF TOWNHOMES
- 8' WIDE SHARED PATH



NORTHPOINT PARKWAY AT TOWNHOMES
PLAN. 1" = 20'-0"

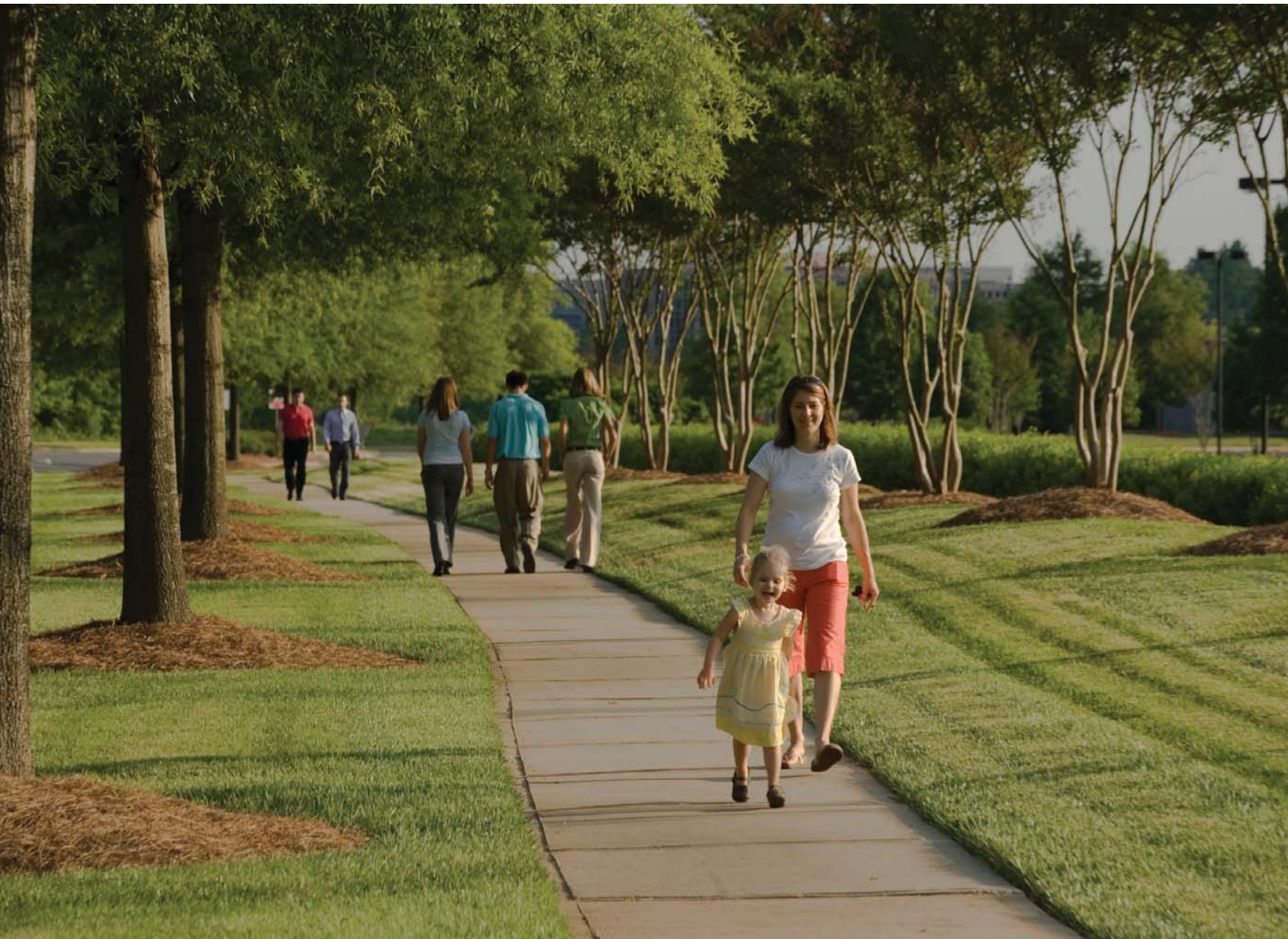
NORTHPOINT PARKWAY AT RETAIL PARKING SECTION.



- BENCH SEATING
- 20' LANDSCAPE STRIP
- RIGHT OF WAY
- PEDESTRIAN LIGHTS
- STREET TREES
- DOUBLE HEDGE ROW AND PLANTED BERM FOR SCREENING
- 8' WIDE SHARED PATH



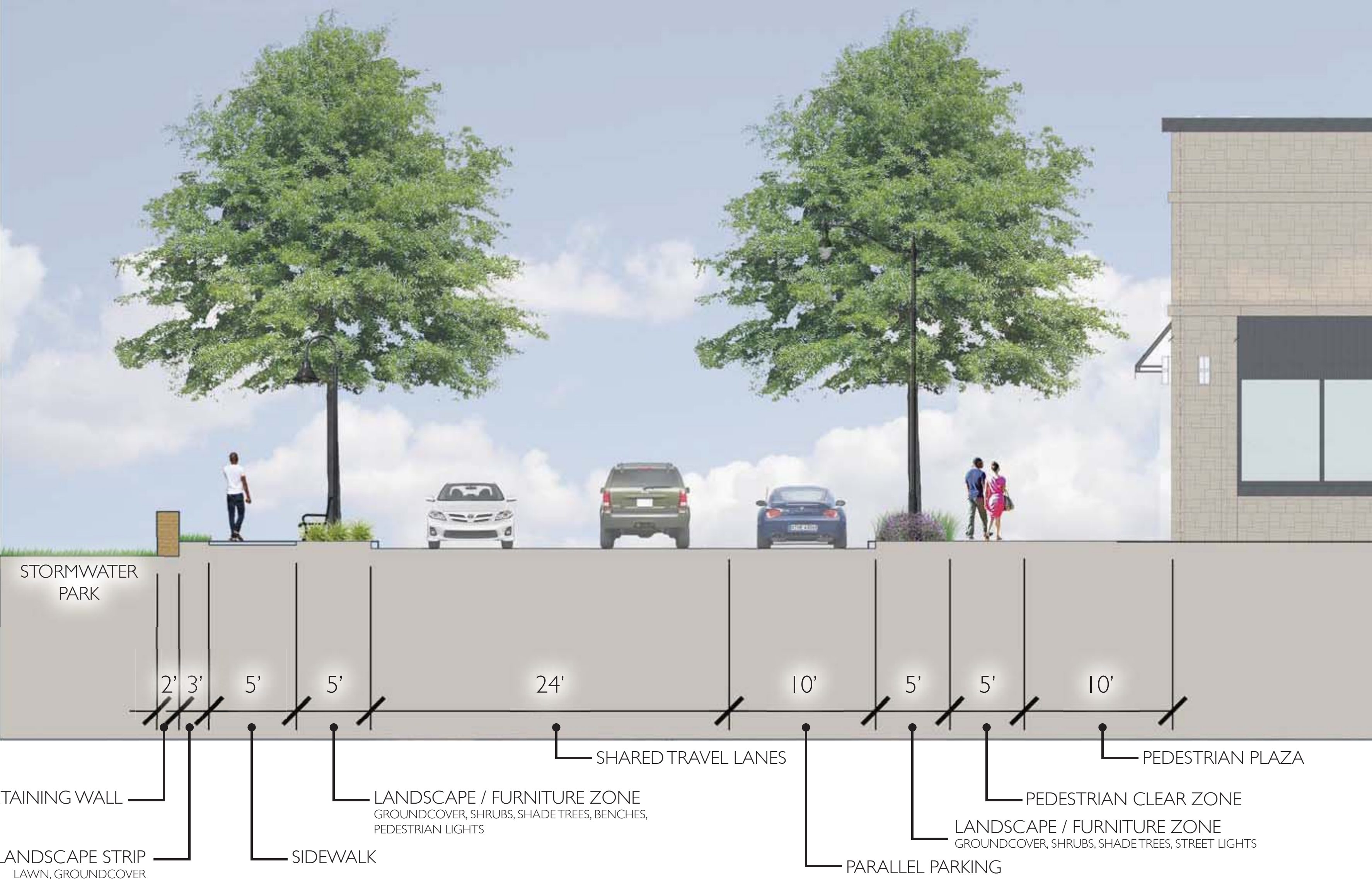
**NORTHPOINT PARKWAY
AT RETAIL**
PLAN. 1" = 20'-0"



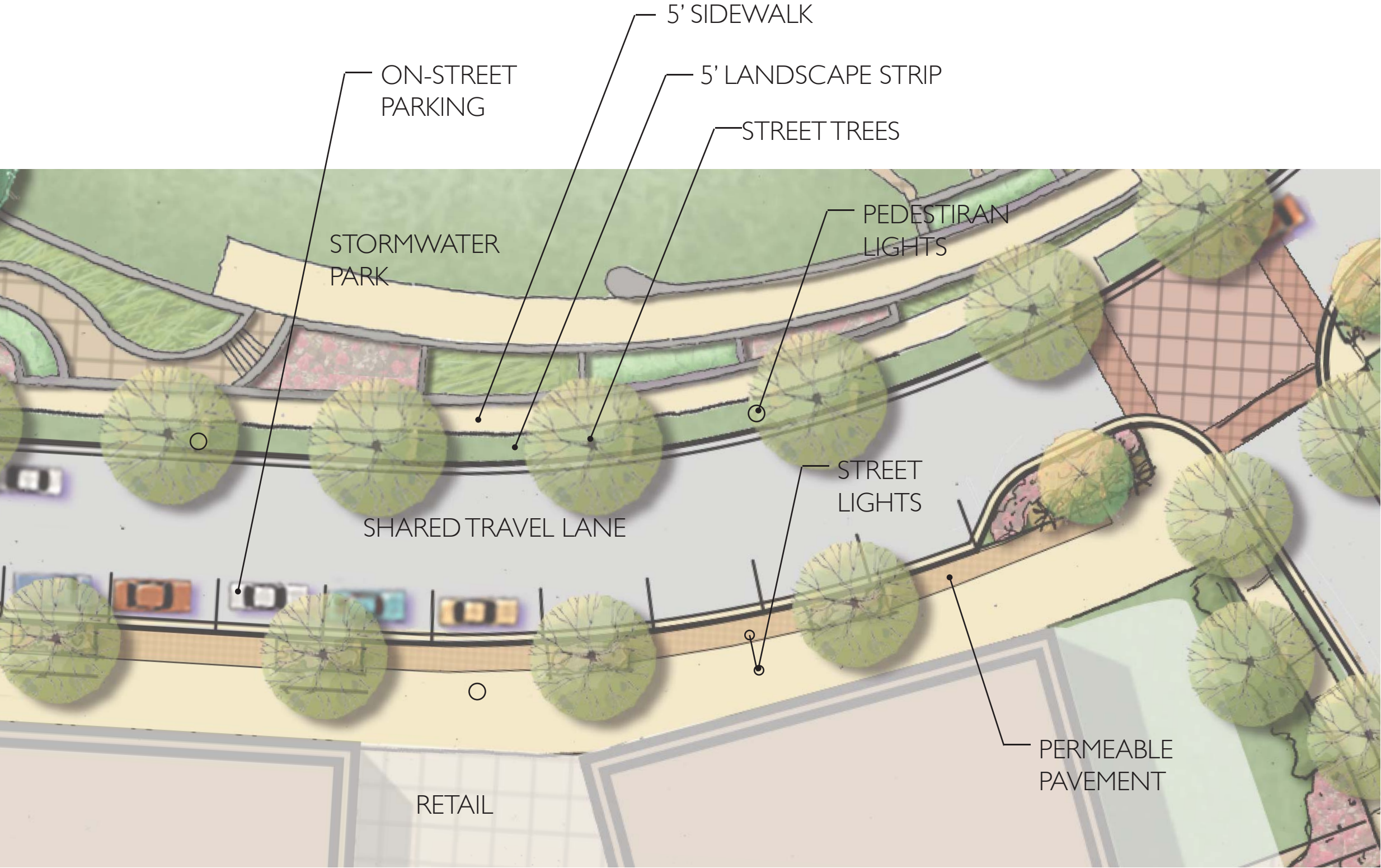
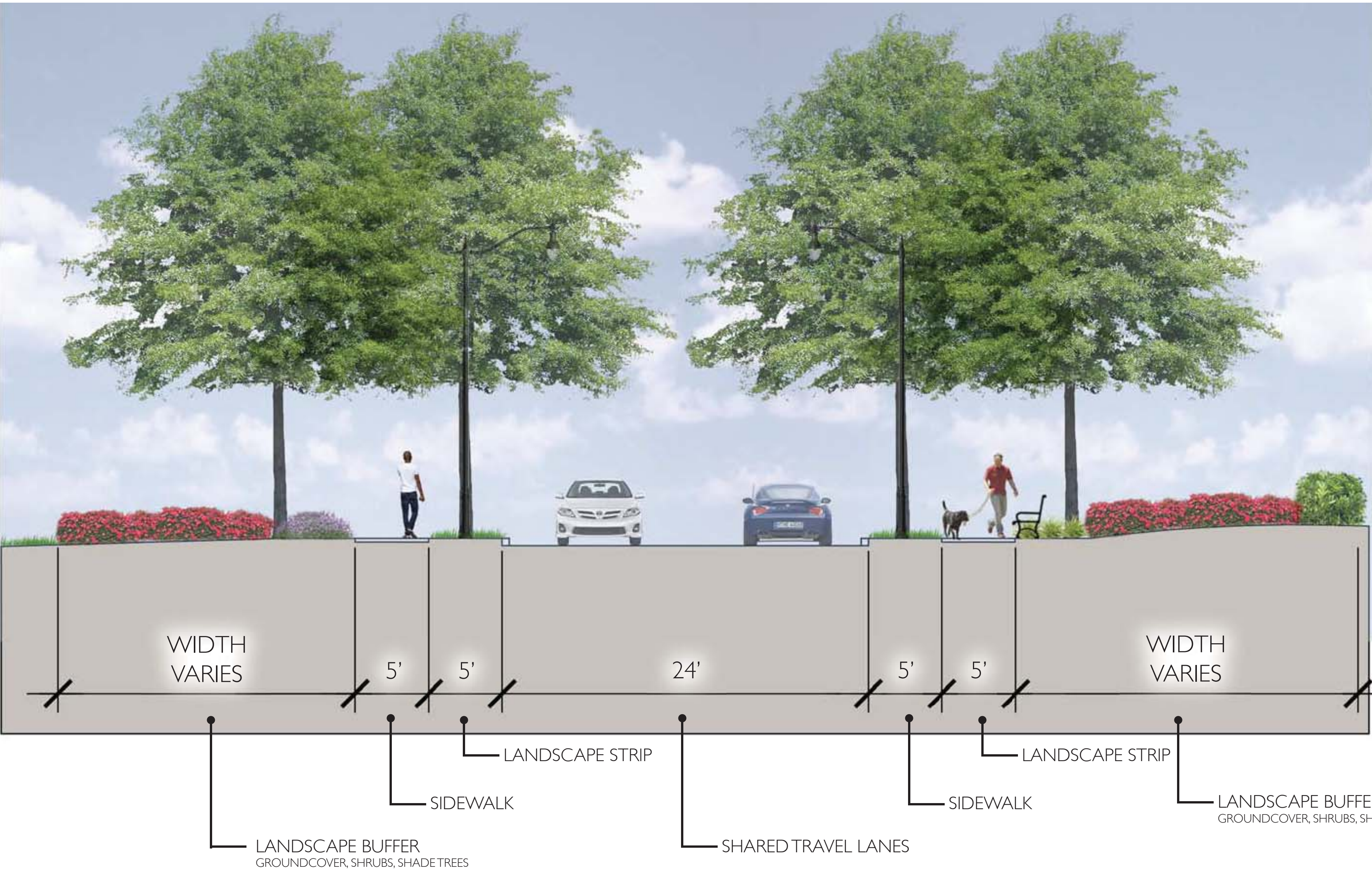
NORTHPOINT PARKWAY STREETSCAPE



INTERIOR STREET AT RETAIL AND STORMWATER PARK SECTION.



ENTRY DRIVE OFF NORTHPOINT PARKWAY SECTION.



PLAN. 1" = 20'-0"



RETAIL STREETSCAPE



LIVE-WORK STREETSCAPE



ENTRANCE DRIVE OFF OF NORTH-
POINT PARKWAY
PLAN. 1" = 20'-0"



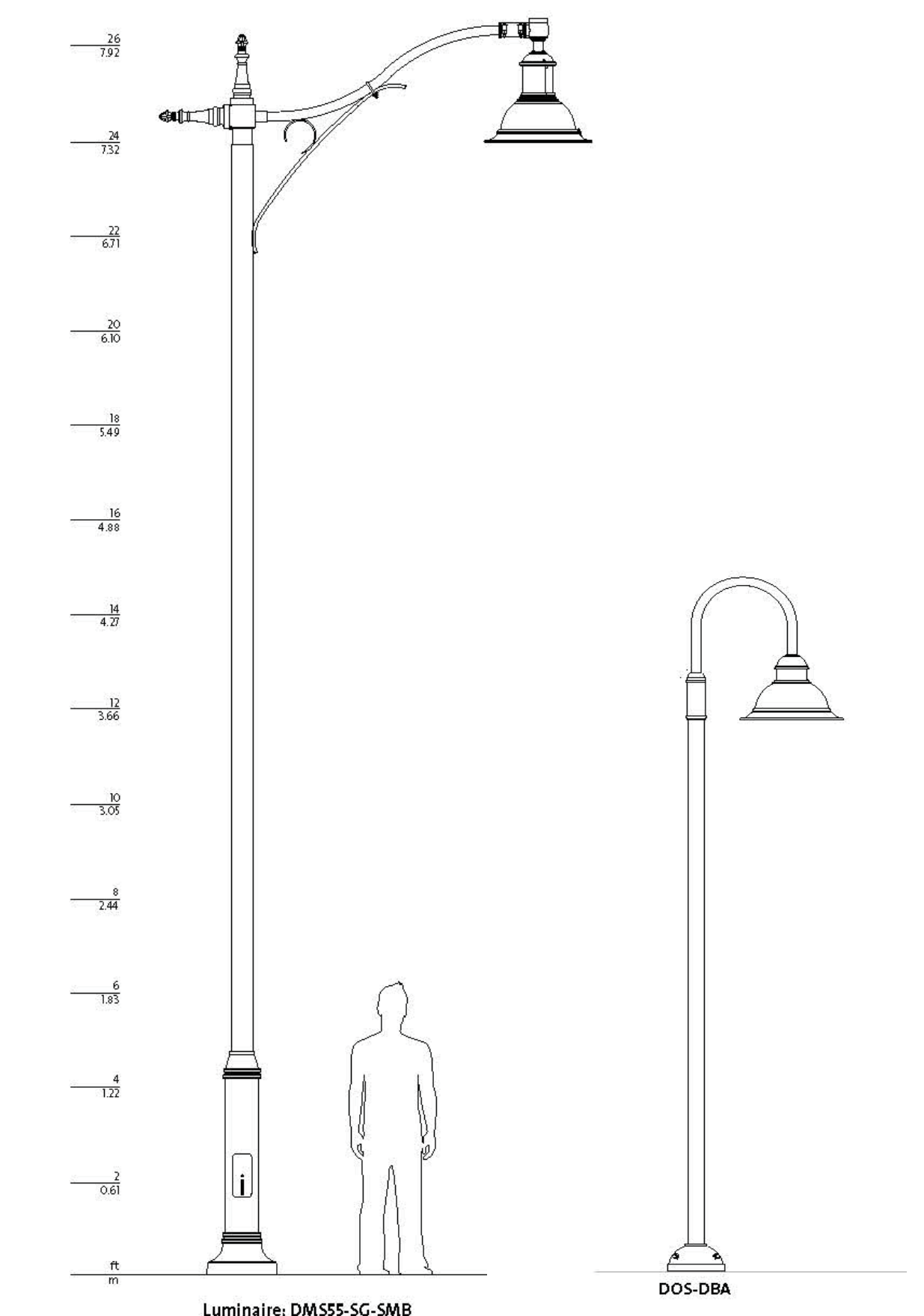
ENTRANCE DRIVE STREETSCAPE

REFER TO SHEET 6
FOR PROPOSED MATERIALS
AND STREET FURNITURE



STORMWATER PARK STREETSCAPE

SITE FURNISHINGS



ROADWAY LIGHT
24-FOOT, DOMUS LIGHT FIXTURE
ON BOTTLENECK POLE FROM
LUMEC OR APPROVED EQUAL.

PEDESTRIAN LIGHT
14-FOOT, DOMUS LIGHT FIXTURE
ON STRAIGHT SHAFT POLE FROM
LUMEC OR APPROVED EQUAL.



BENCH
VICTOR STANLEY STEELSITES RB COLLECTION. RBF-28
6' BENCH WITH BACK.
BLACK POWDER COATED



BIKE RACK
VICTOR STANLEY CYCLE SENTRY COLLECTION. BRHS-101
2 BIKE, STEEL RACK.
BLACK POWDER COATED



TRASH RECEPTACLE
VICTOR STANLEY STEELSITES COLLECTION. A-36
SIDE DOOR, 36GAL. RECEPTACLE.
BLACK POWDER COATED

HARDSCAPE PALETTE



ENHANCED CONCRETE PAVEMENTS: EXAMPLE 1
INTEGRAL COLOR, DECORATIVE JOINTS, TEXTURED FINISH



ENHANCED CONCRETE PAVEMENTS: EXAMPLE 2
INTEGRAL COLOR, DECORATIVE JOINTS, TEXTURED FINISH



ENHANCED CONCRETE PAVEMENTS: EXAMPLE 2
INTEGRAL COLOR, DECORATIVE JOINTS, TEXTURED FINISH



ACCENT WALLS / COLUMNS
CRAB ORCHARD STONE WITH PRE-CAST CONCRETE CAPS

TREE PALETTE



STREET TREES
OAKS
ELMS



FLOWERING ACCENT TREES
CHERRY CRAPE MYRTLE
CHINESE PISTACHE FRINGE TREE



EVERGREEN SCREEN TREES
CRYPTOMERIA CEDAR
ARBORVITAE HOLLY

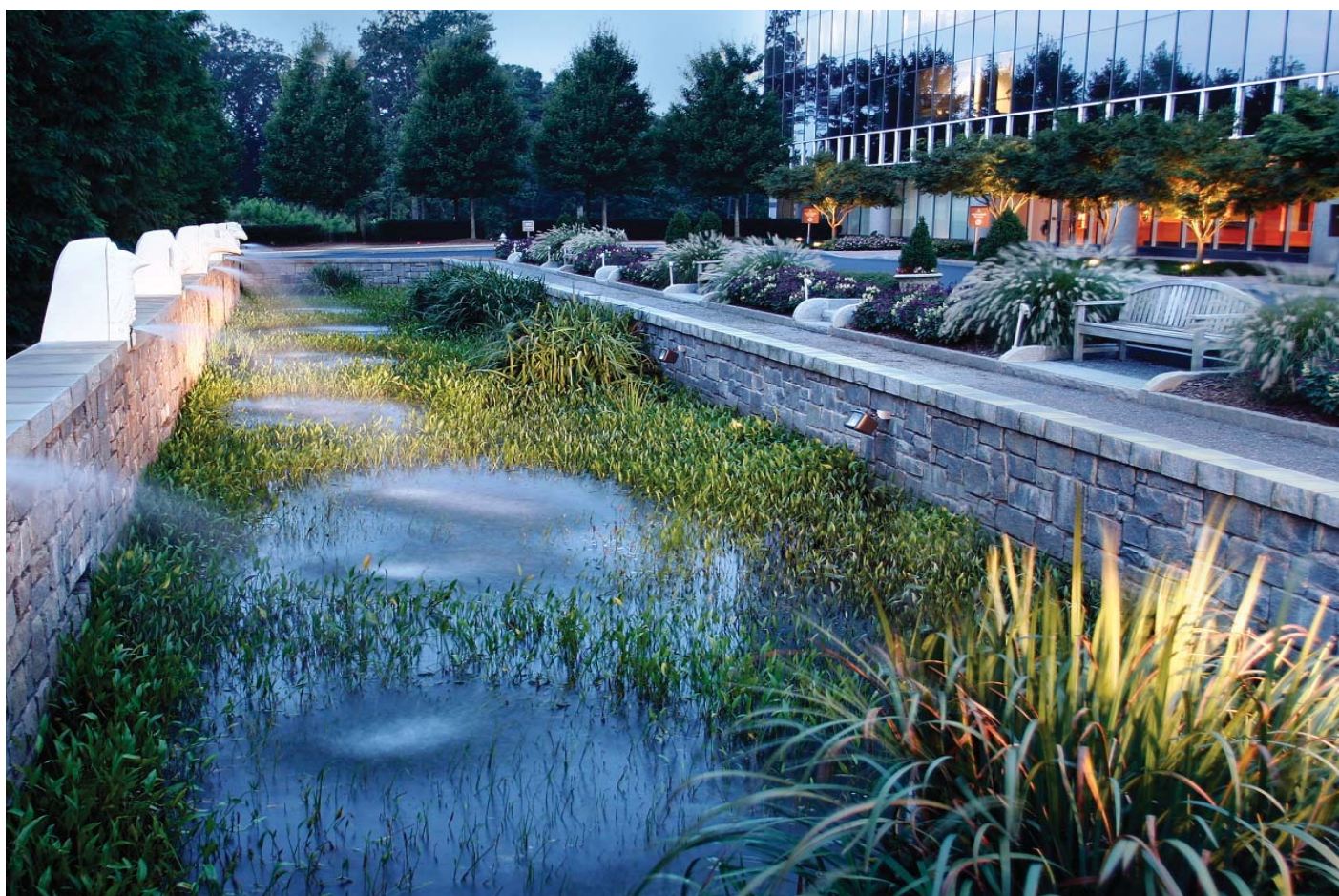


ORNAMENTAL ACCENT TREES
JAPANESE MAPLES PAGODA TREE
BALD CYPRESS

LANDSCAPE PALETTE



ENTRANCE LANDSCAPE EXAMPLES
LOW ACCENT WALLS/ COLUMNS, SWEEPS OF ACCENT SHRUBS & GRASSES



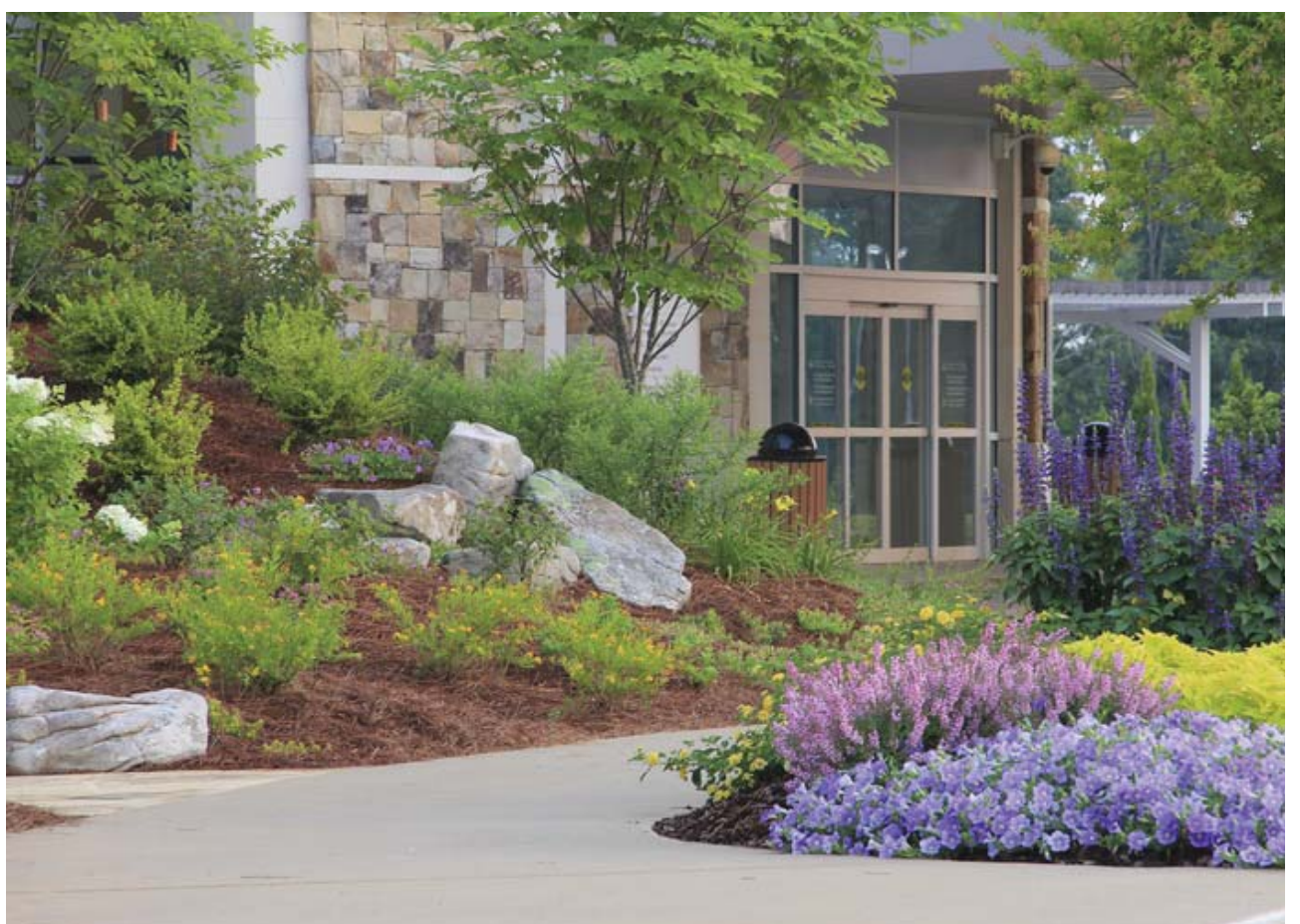
STORMWATER LANDSCAPE EXAMPLES
WIREGRASS, BALD CYPRESS, BOG PLANTINGS



PARKING LOT SCREENING
EVERGREEN HEDGE ROWS/ ORNAMENTAL GRASSES



ACTIVE LAWN AT STORMWATER PARK EXAMPLES



GROUNDCOVER ACCENTS AT FOCAL AREAS
PERENNIAL AND SEASONAL COLOR, TEXTURED FOLIAGE





YOSHINO CRYPTOMERIA



SHISHI GASHIRA CAMELLIA



CAESAR'S BROTHER SIBERIAN IRIS



MT. AIRY FOTHERGILLA



FROSTPROOF GARDENIA



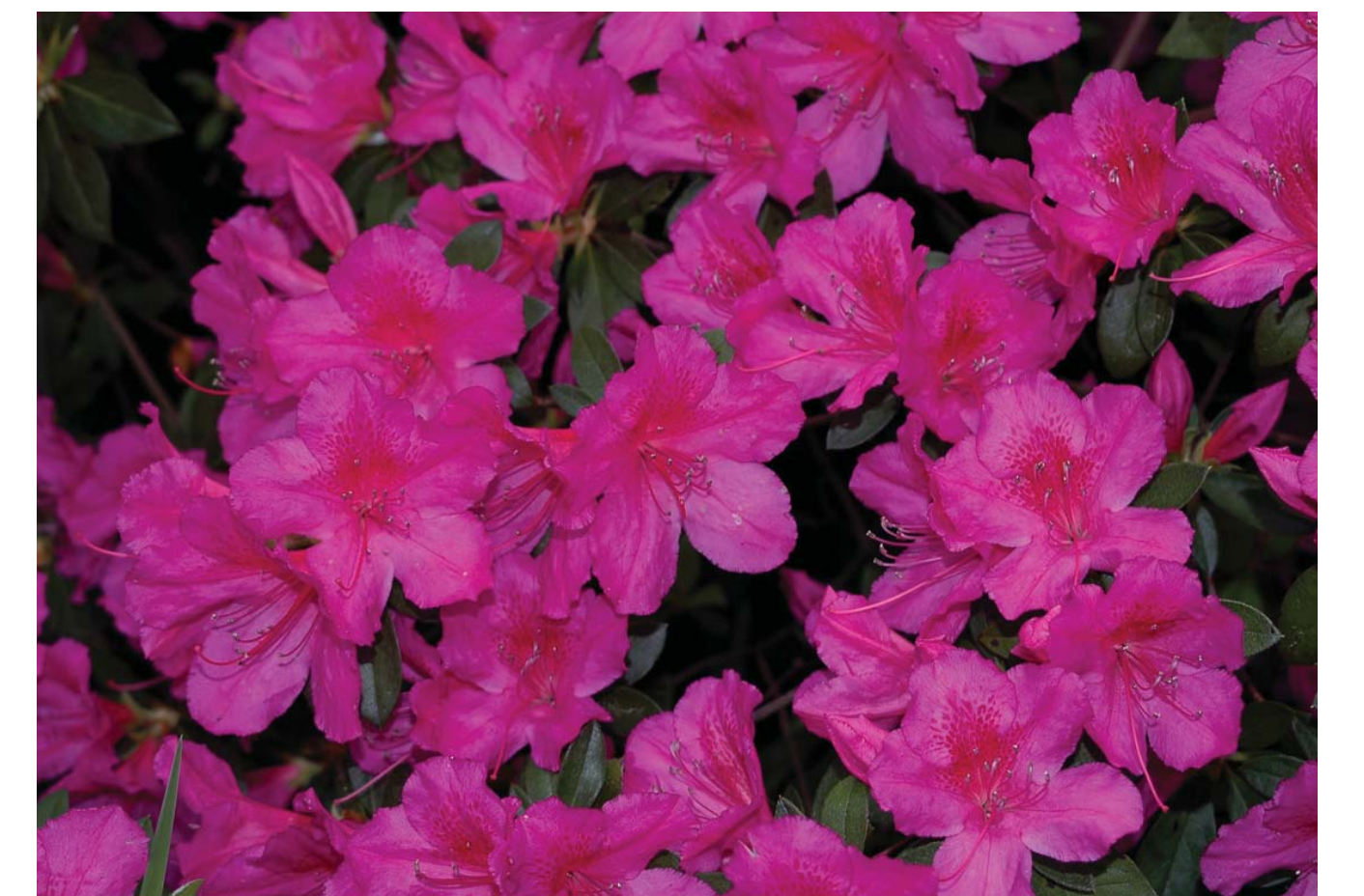
PURPLE DIAMOND FRINGEFLOWER



BOBO HYDRANGEA



BLUE WILD INDIGO



FORMOSA AZALEA



TUSCAN BLUE ROSEMARY



COPPERTINA NINEBARK



BLUE RUSH



KNOCKOUT ROSE



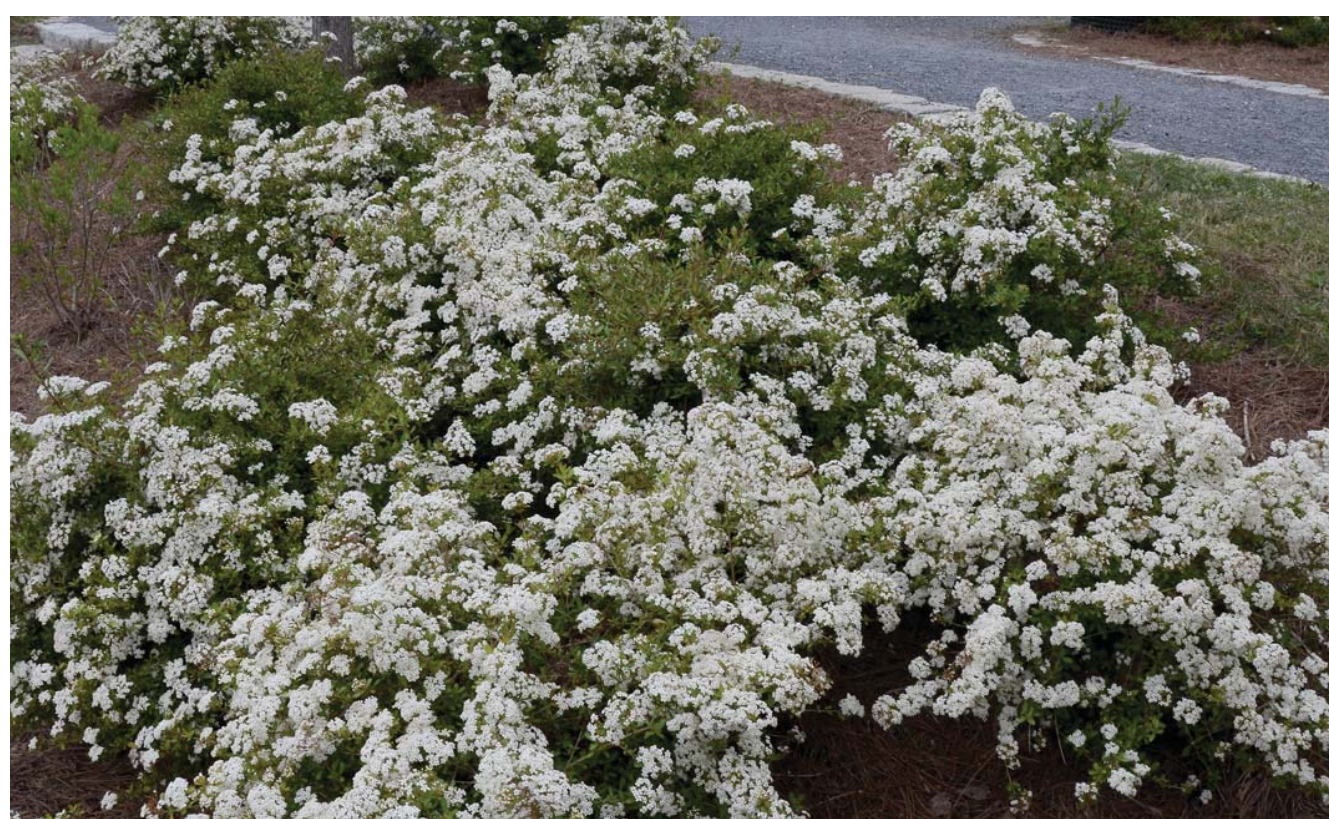
DON'S DWARF WAXMYRTLE



NORTHWIND SWITCH GRASS



OCALA ANISE



MS. SCHILLER'S DELIGHT VIBURNUM



ROSA'S BLUSH DWARF BLUEBERRY



RED SPRITE WINTERBERRY



PRINCETON ELM

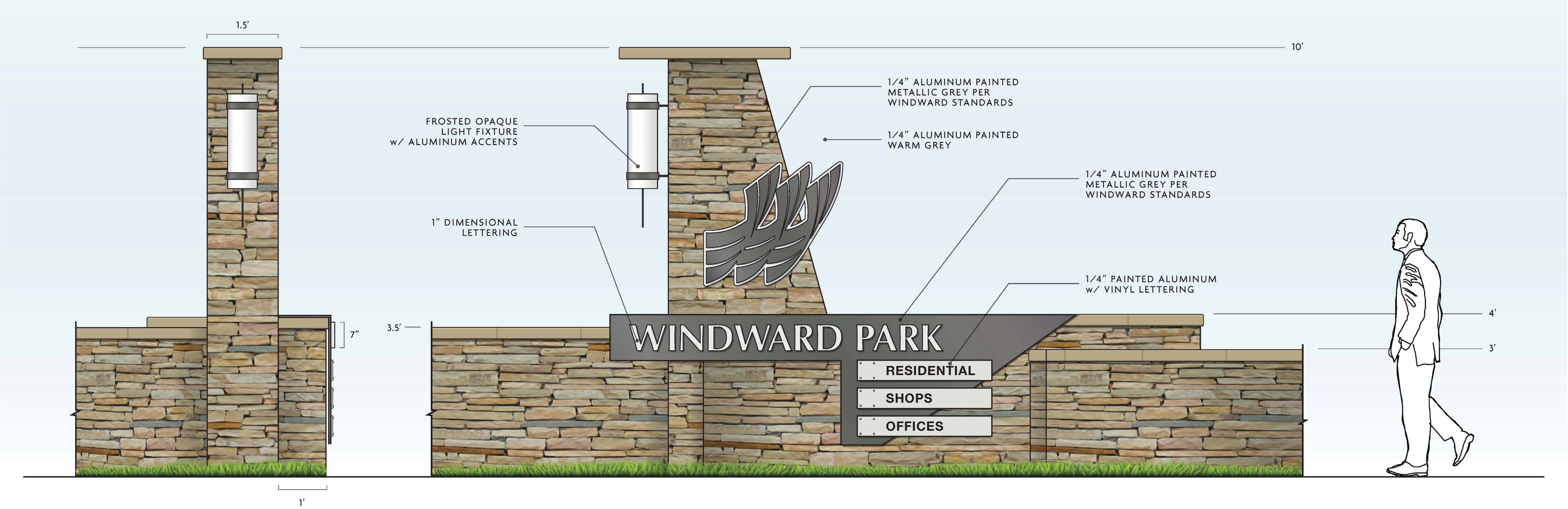


ARKANSAS BLUESTAR



WALKERS LOW CATNIP

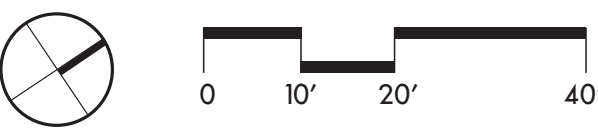
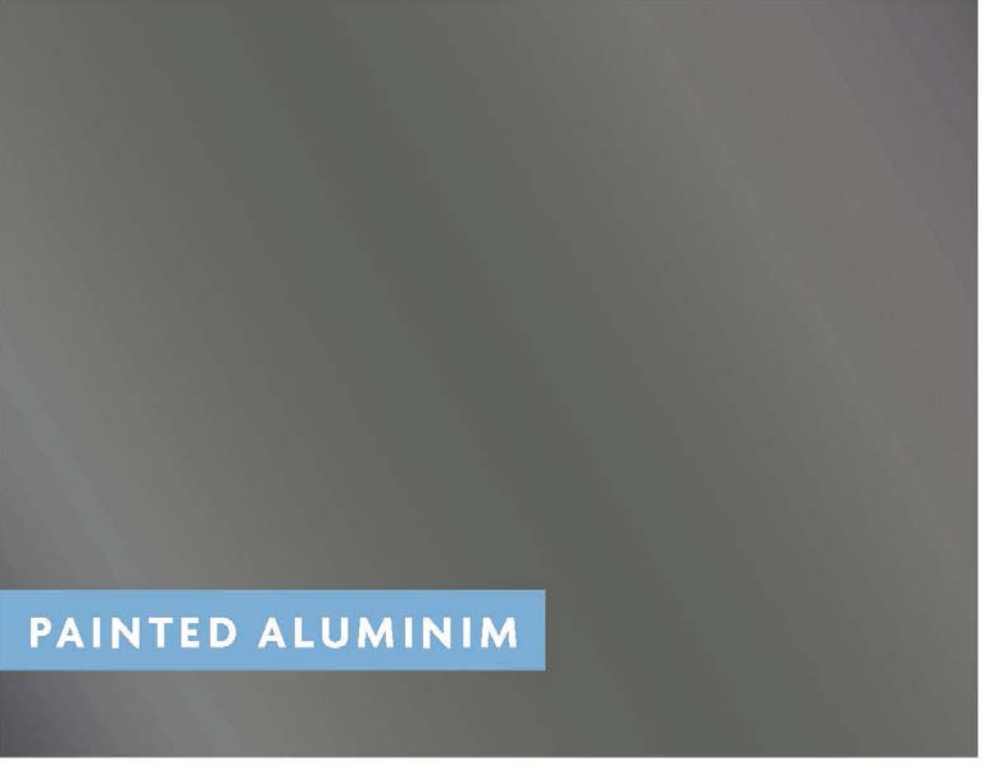
GATEWAY FEATURES - PRIMARY ENTRANCE OPTION BY SKY DESIGN



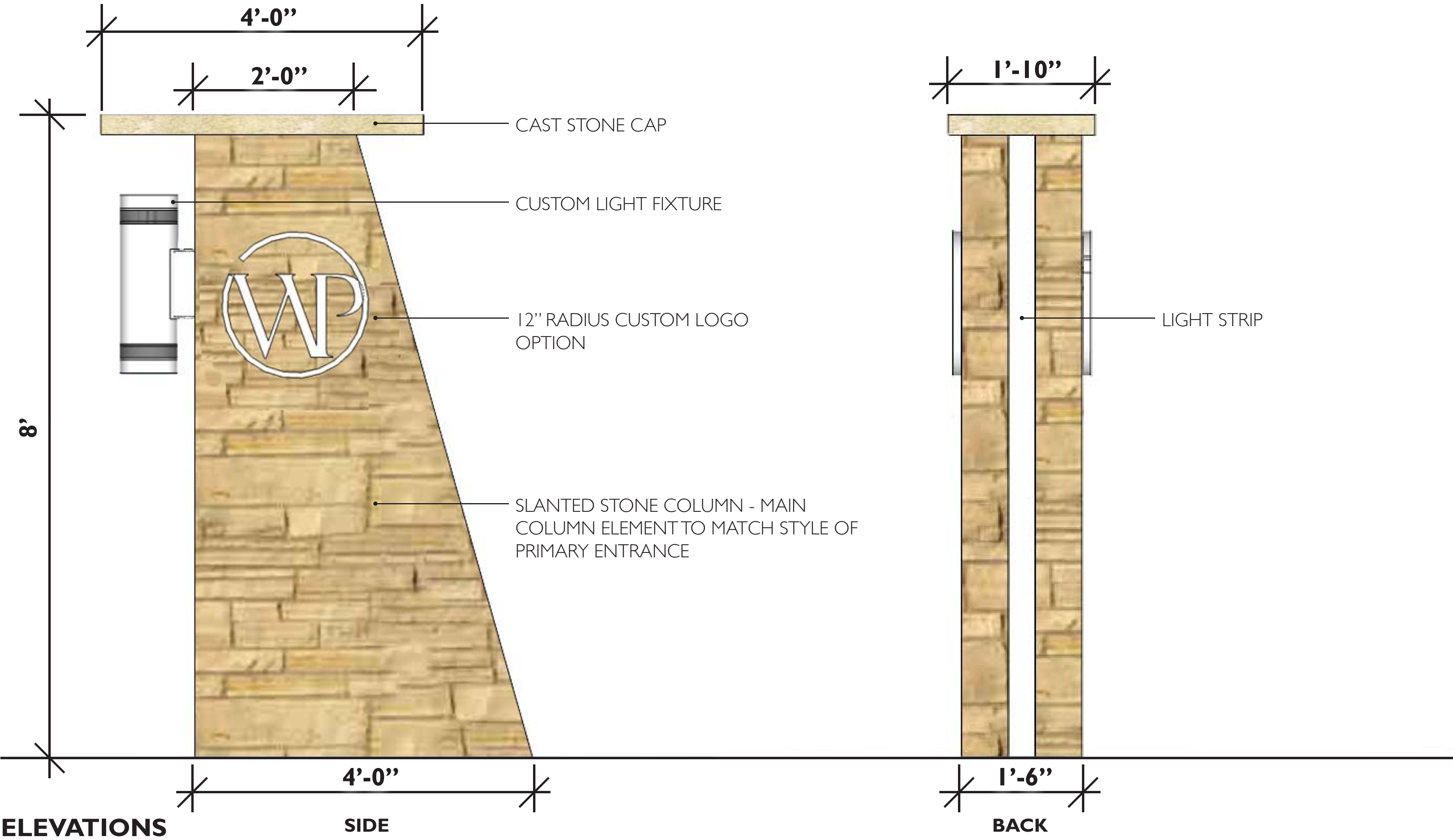
sky design	WORTHINGTON HYDE - WINDWARD PARK GATEWAY MONUMENTS	GATEWAY MONUMENT	PROJECT # 31297.00	04.13.16	PRESENTATION 5	3.0
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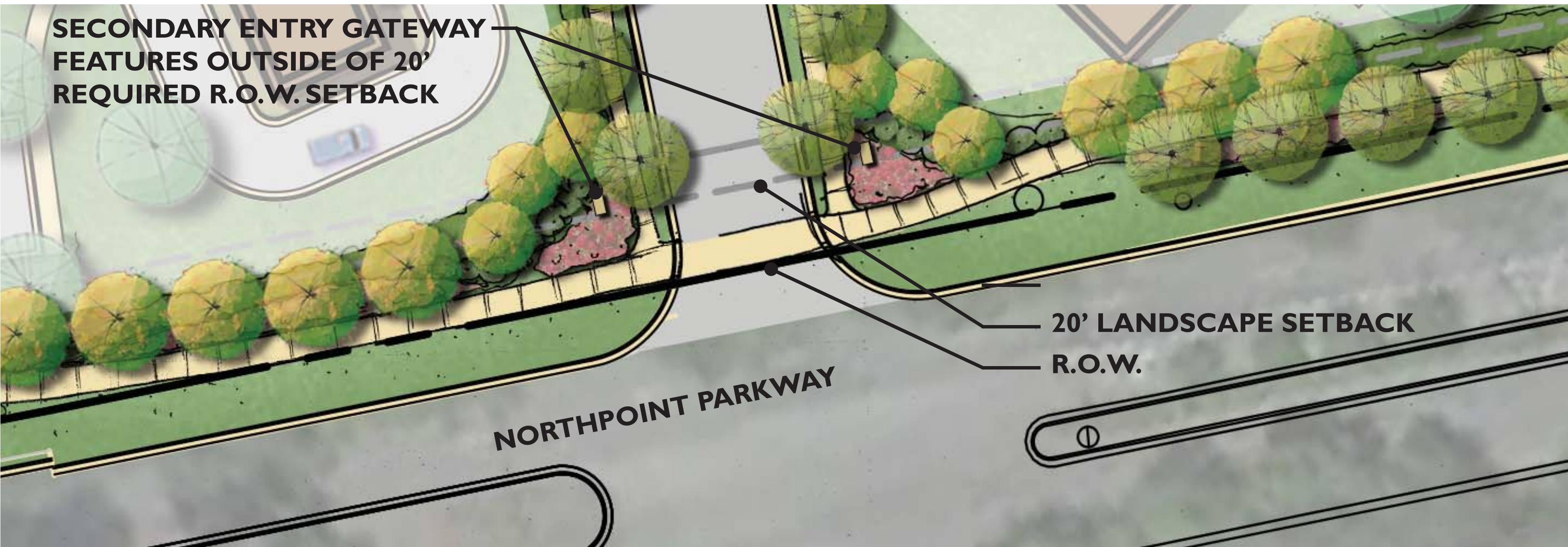
MATERIALS



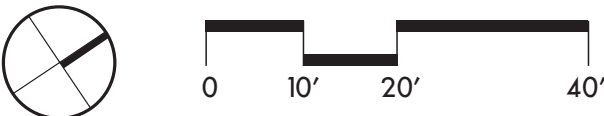
SECONDARY ENTRANCE GATEWAY FEATURES



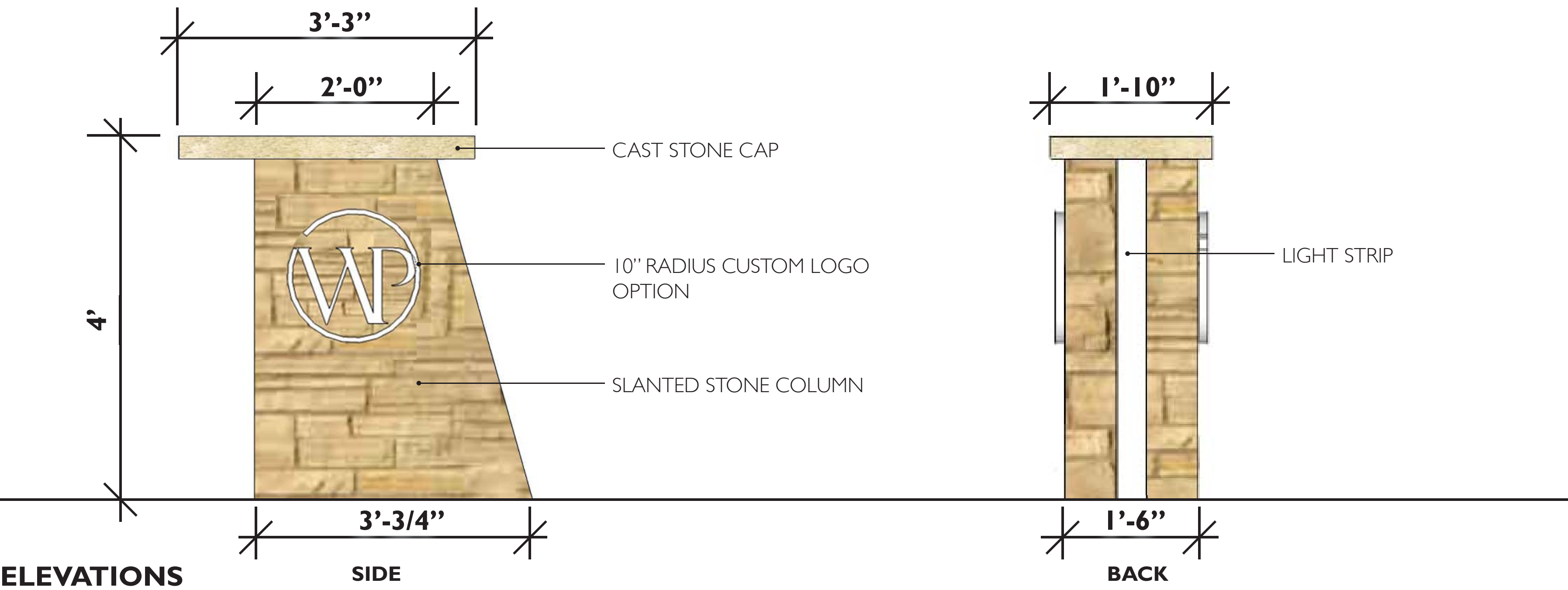
PERSPECTIVE VIEW



PLAN VIEW



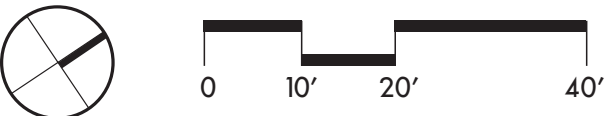
TERTIARY ENTRANCE GATEWAY FEATURES



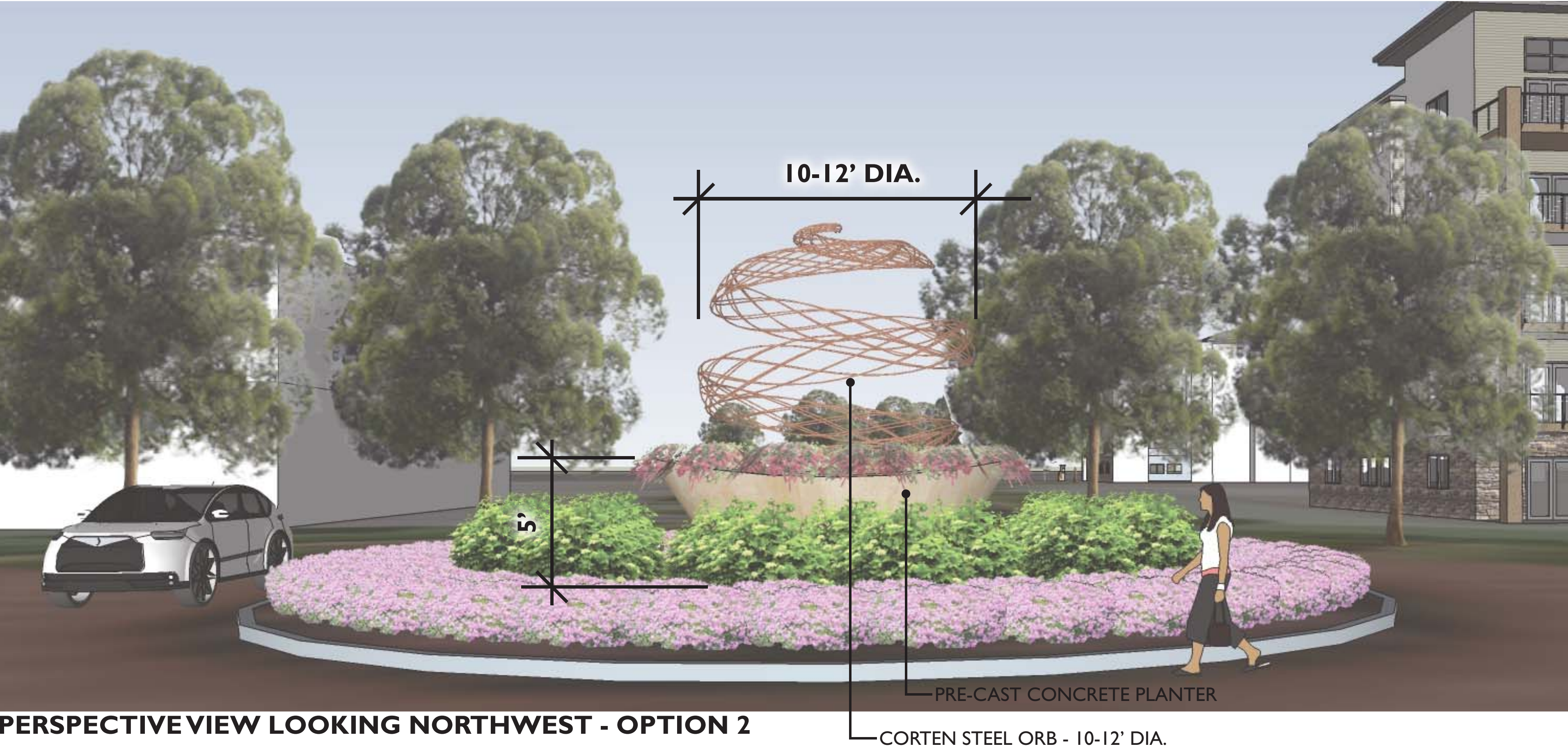
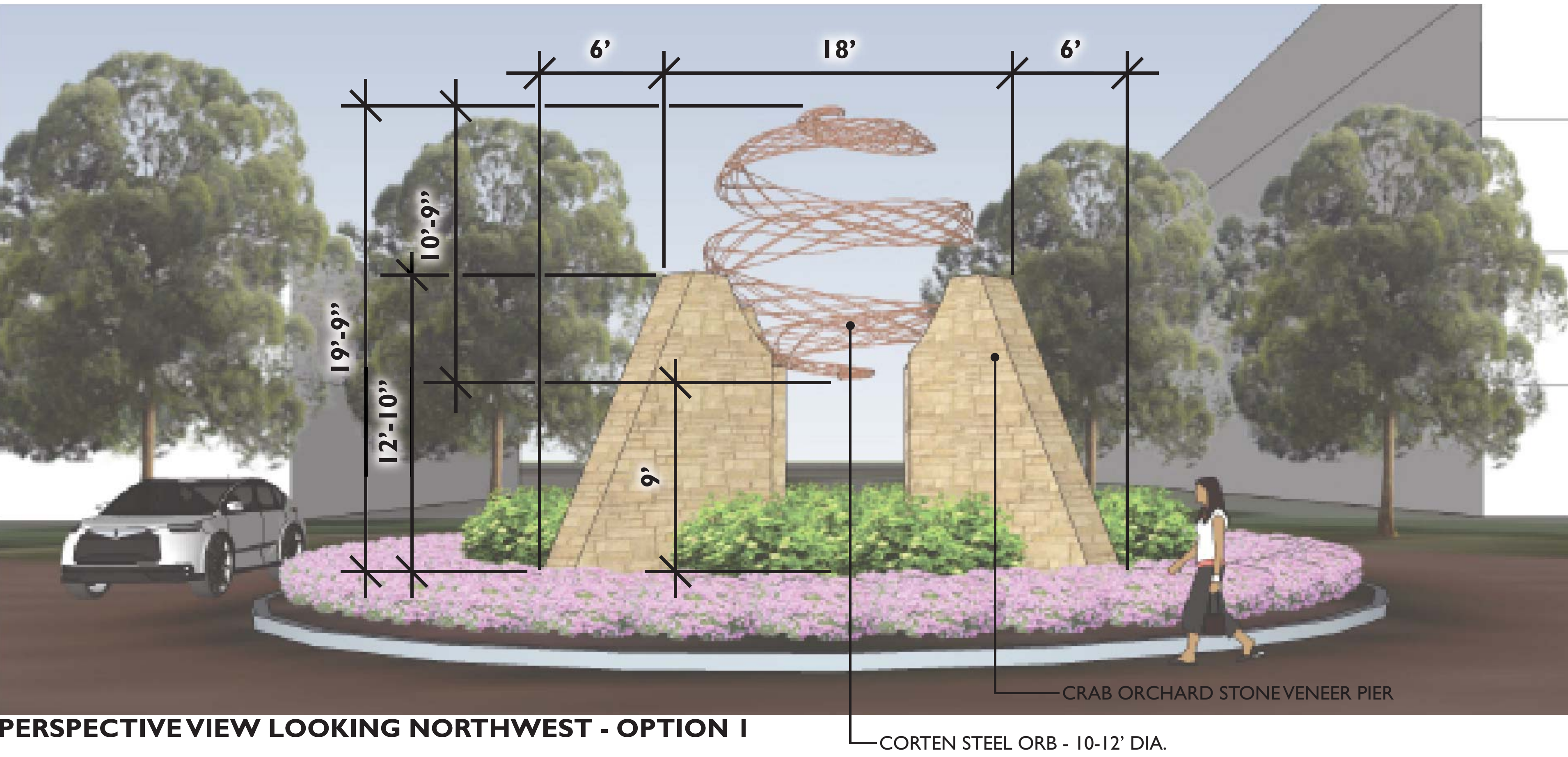
PERSPECTIVE VIEW



PLAN VIEW



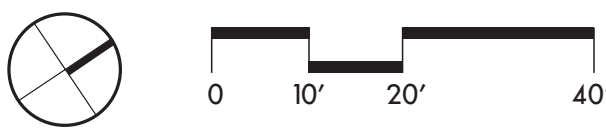
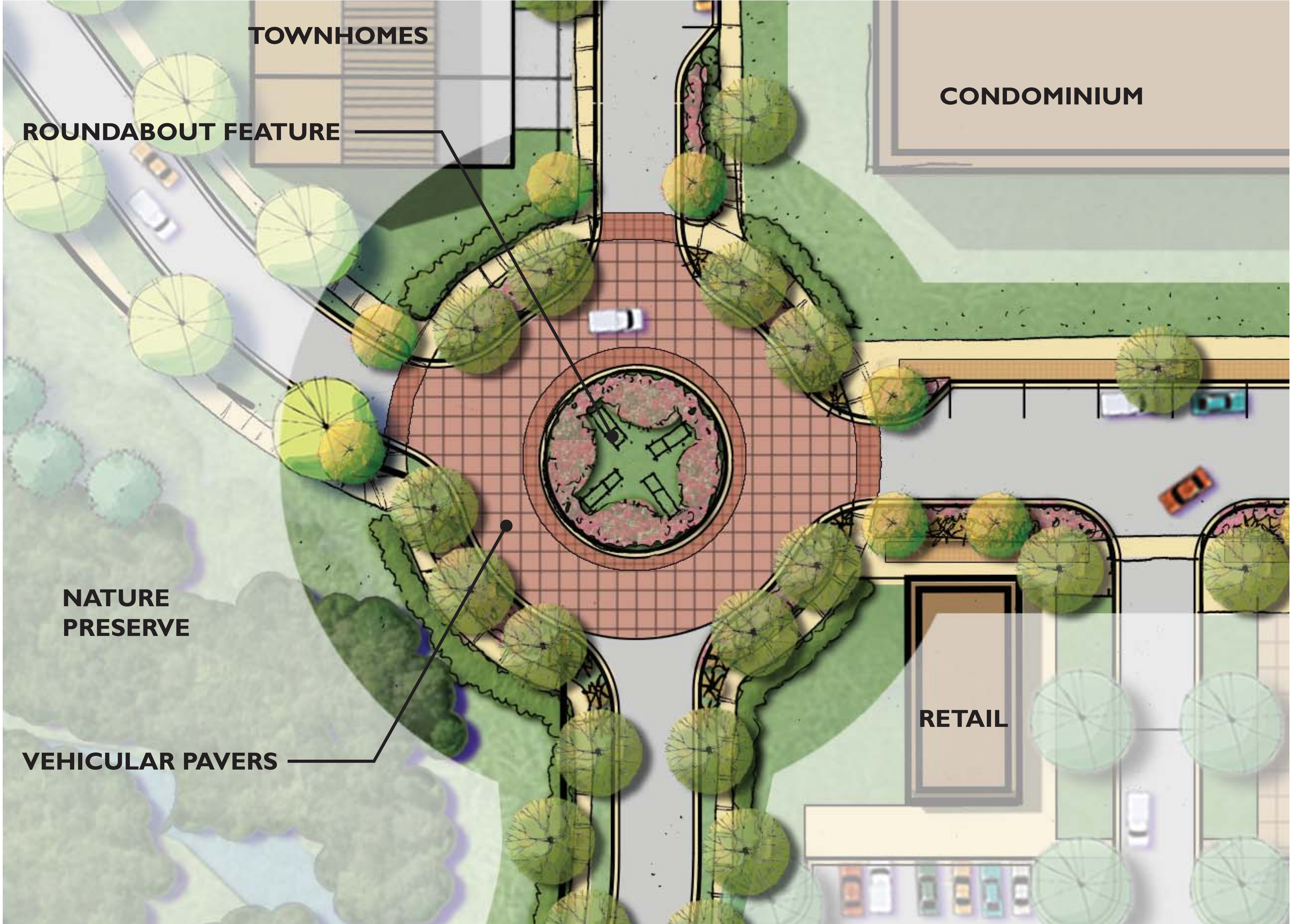
GATEWAY FEATURE @ ROUNDABOUT

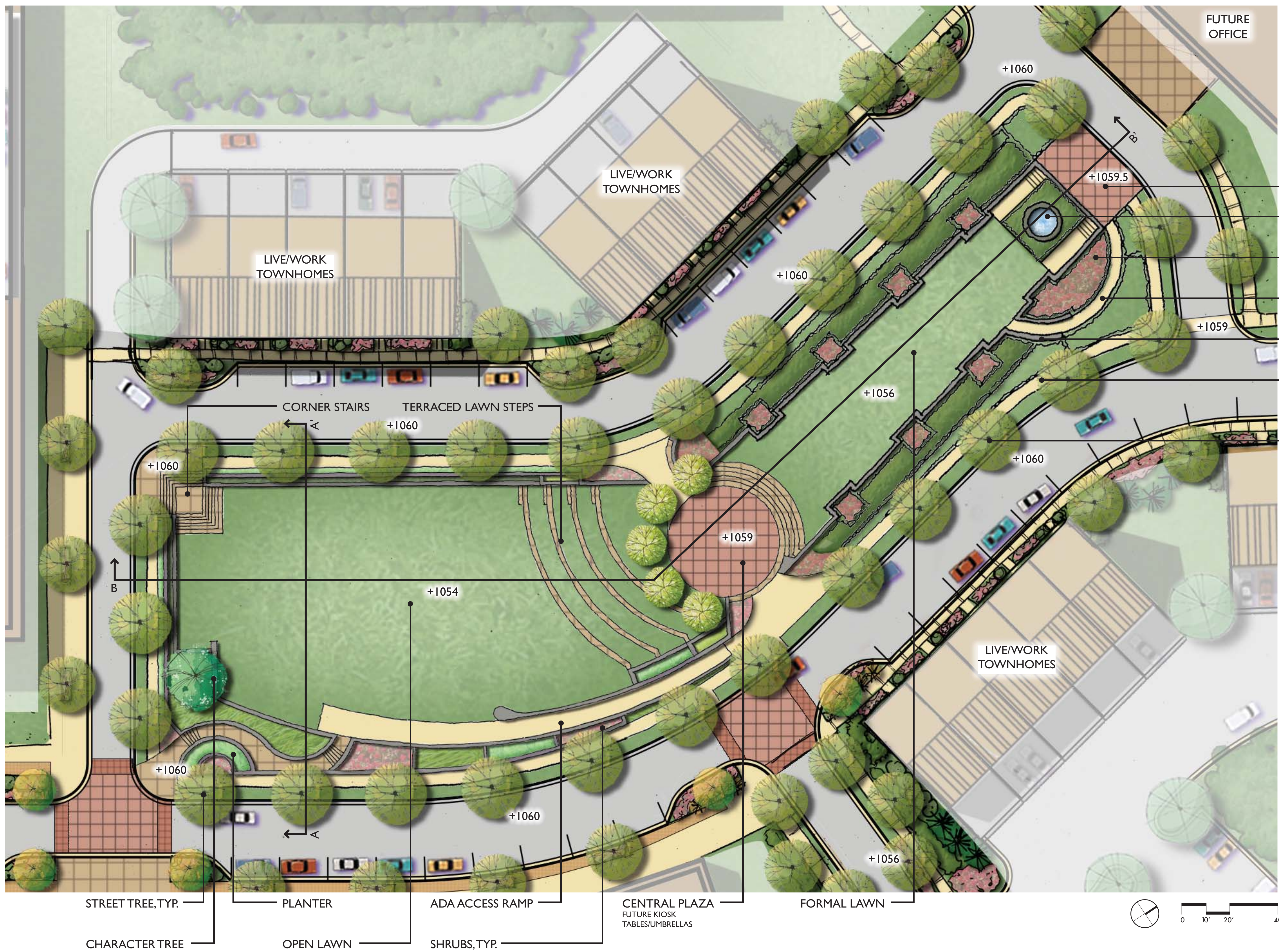


ORB EXAMPLES

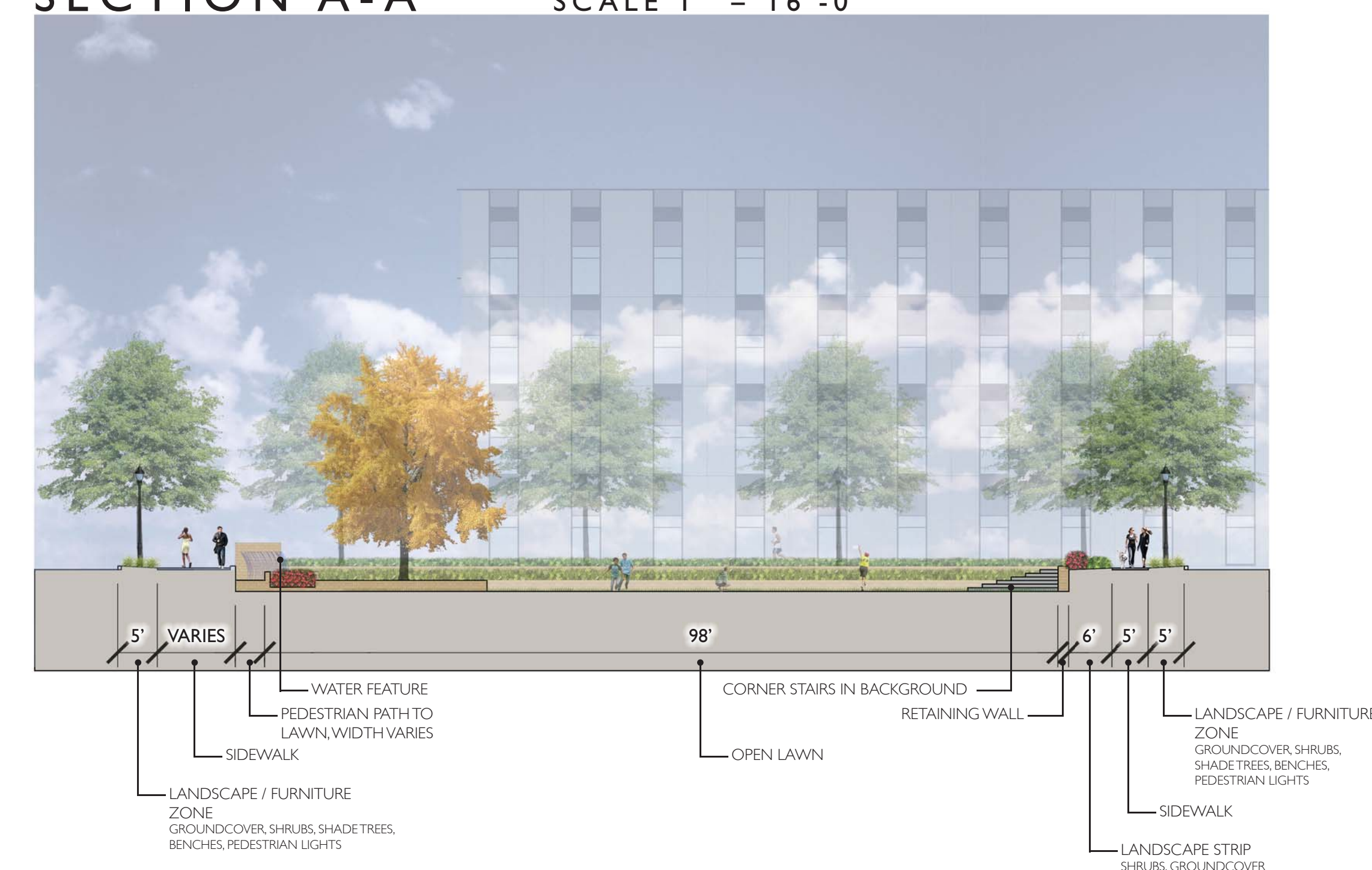


STEEL SCULPTURAL ORB EXAMPLES

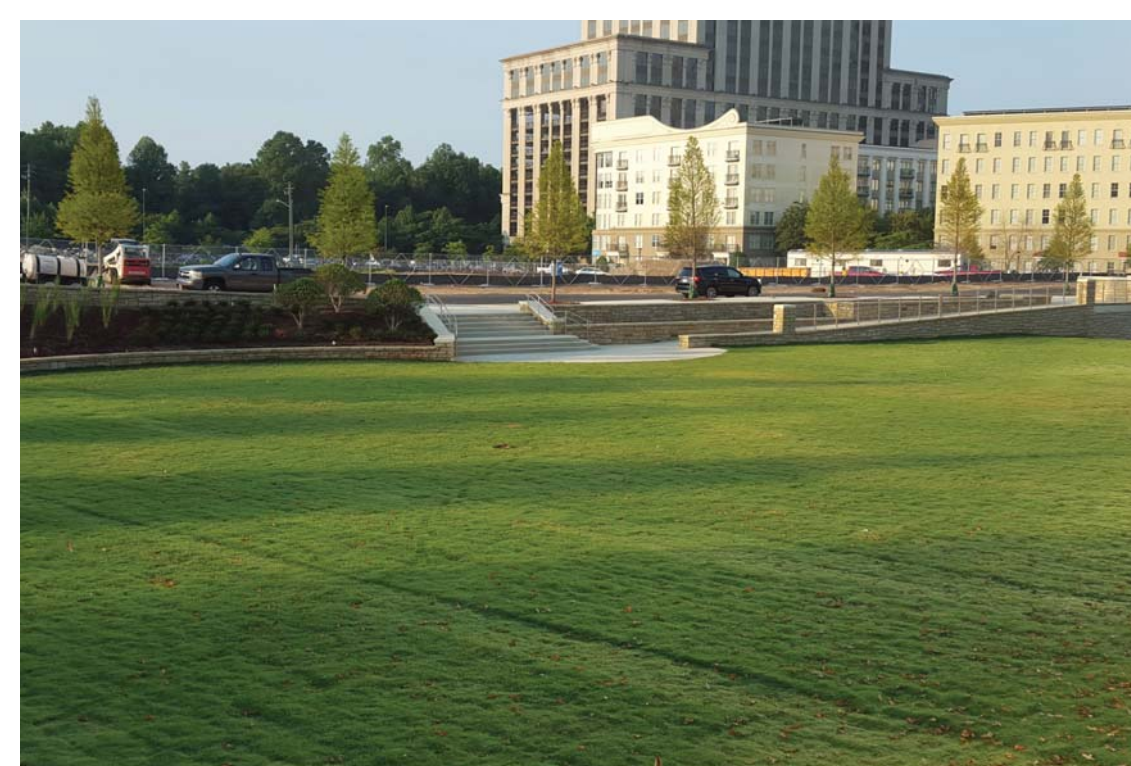
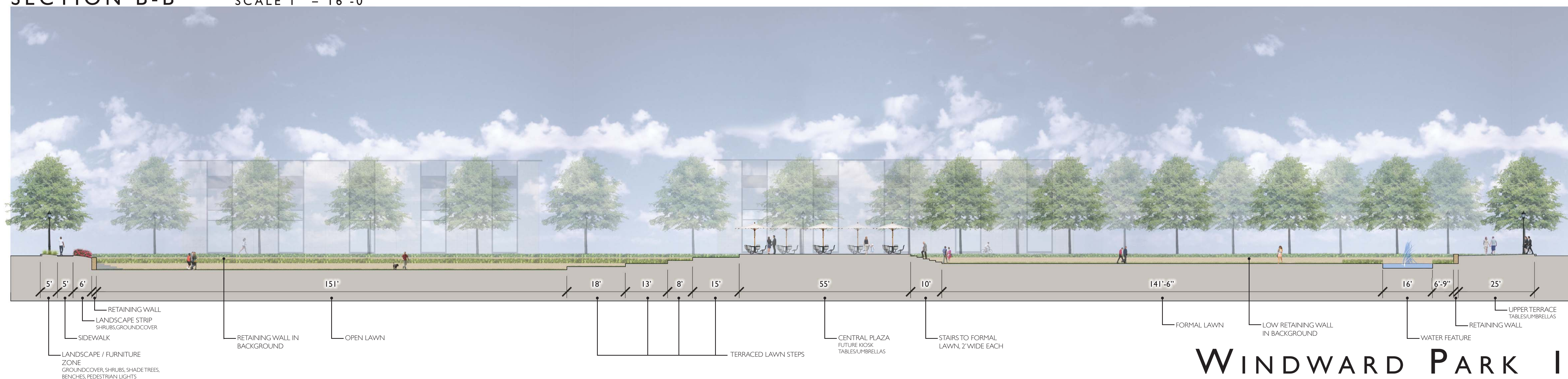




SECTION A-A' SCALE 1" = 16'-0"



SECTION B-B' SCALE 1" = 16'-0"





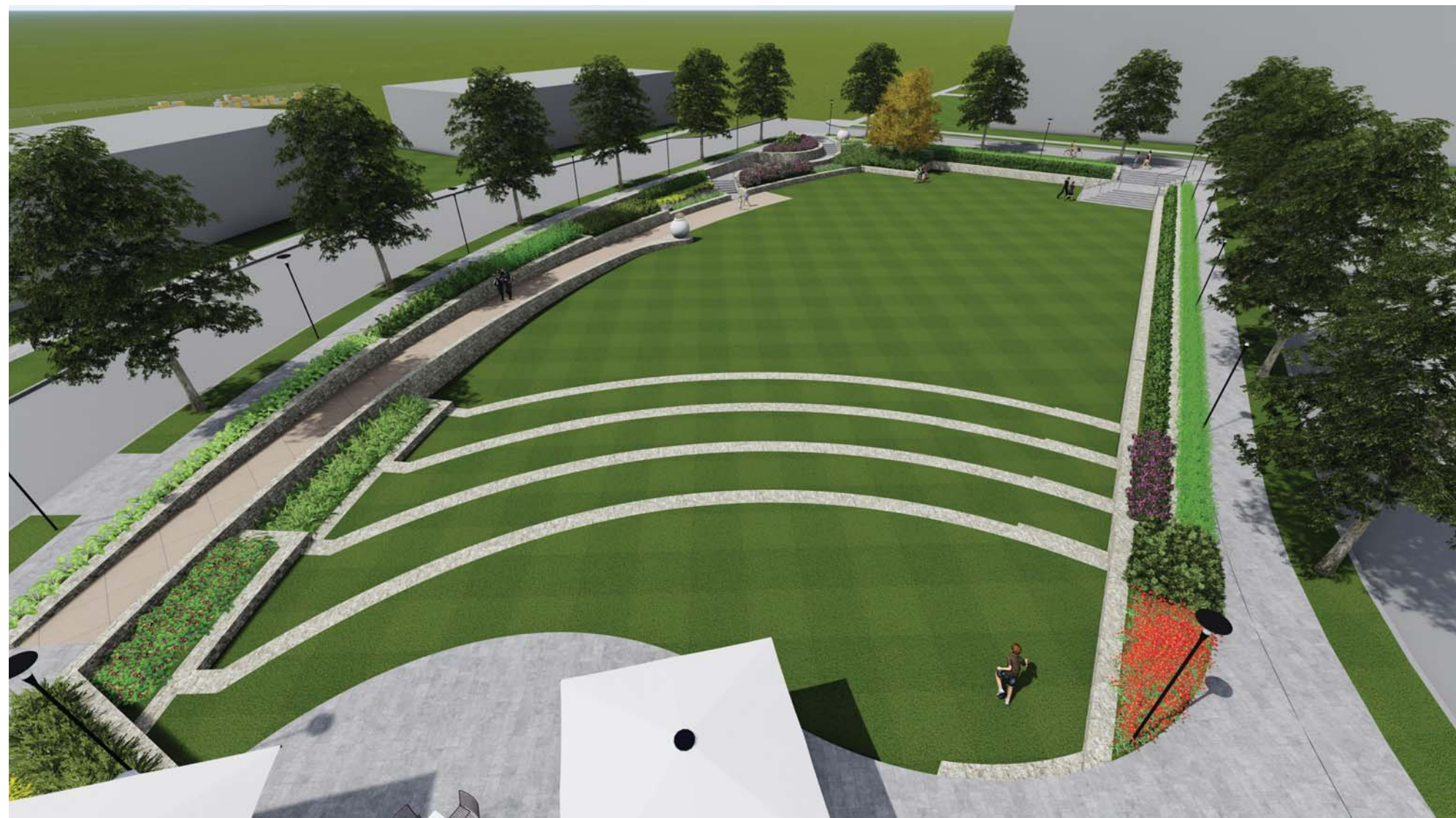
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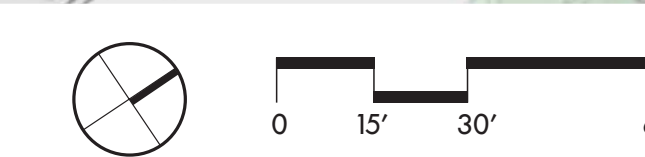
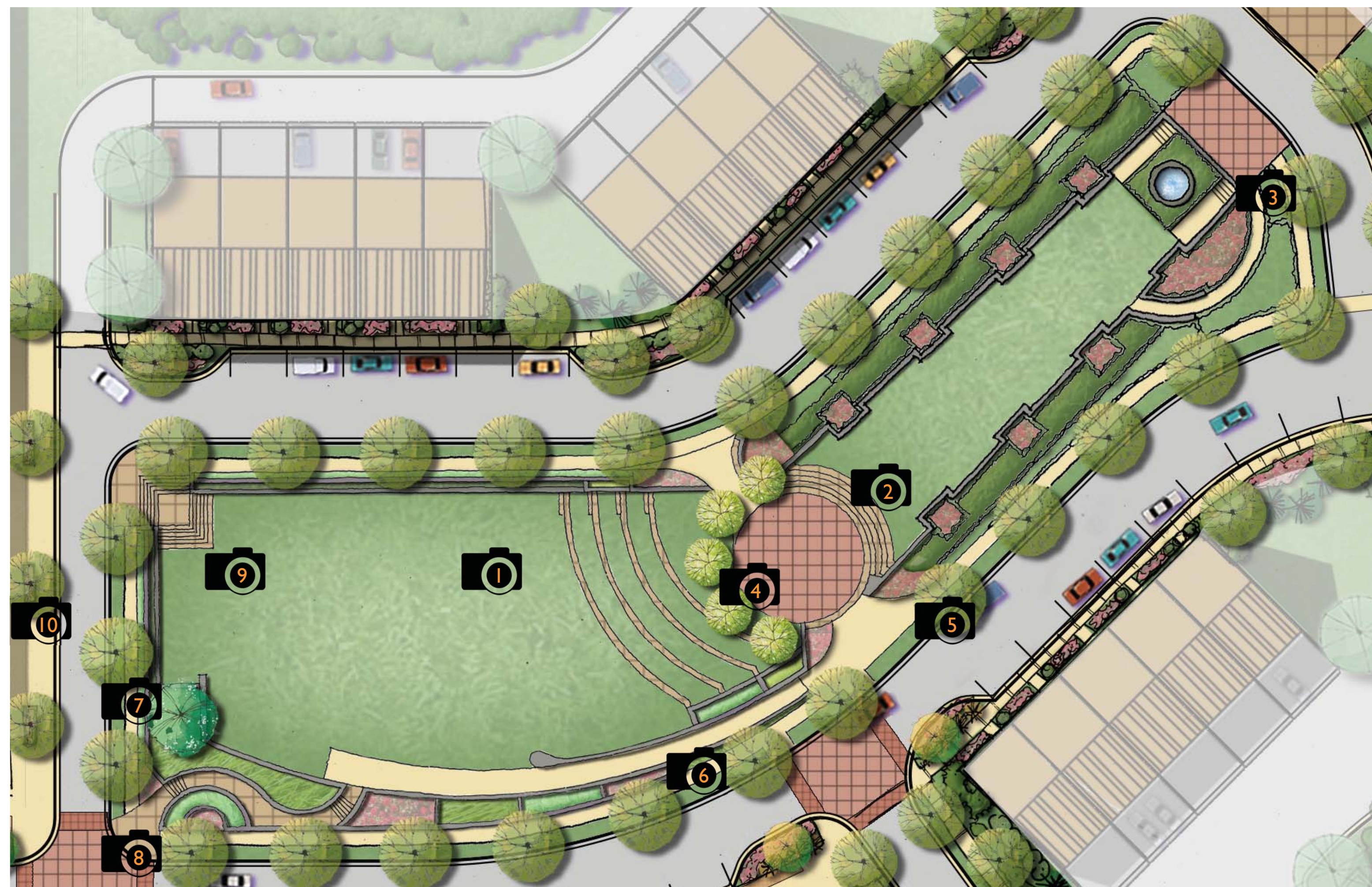
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3



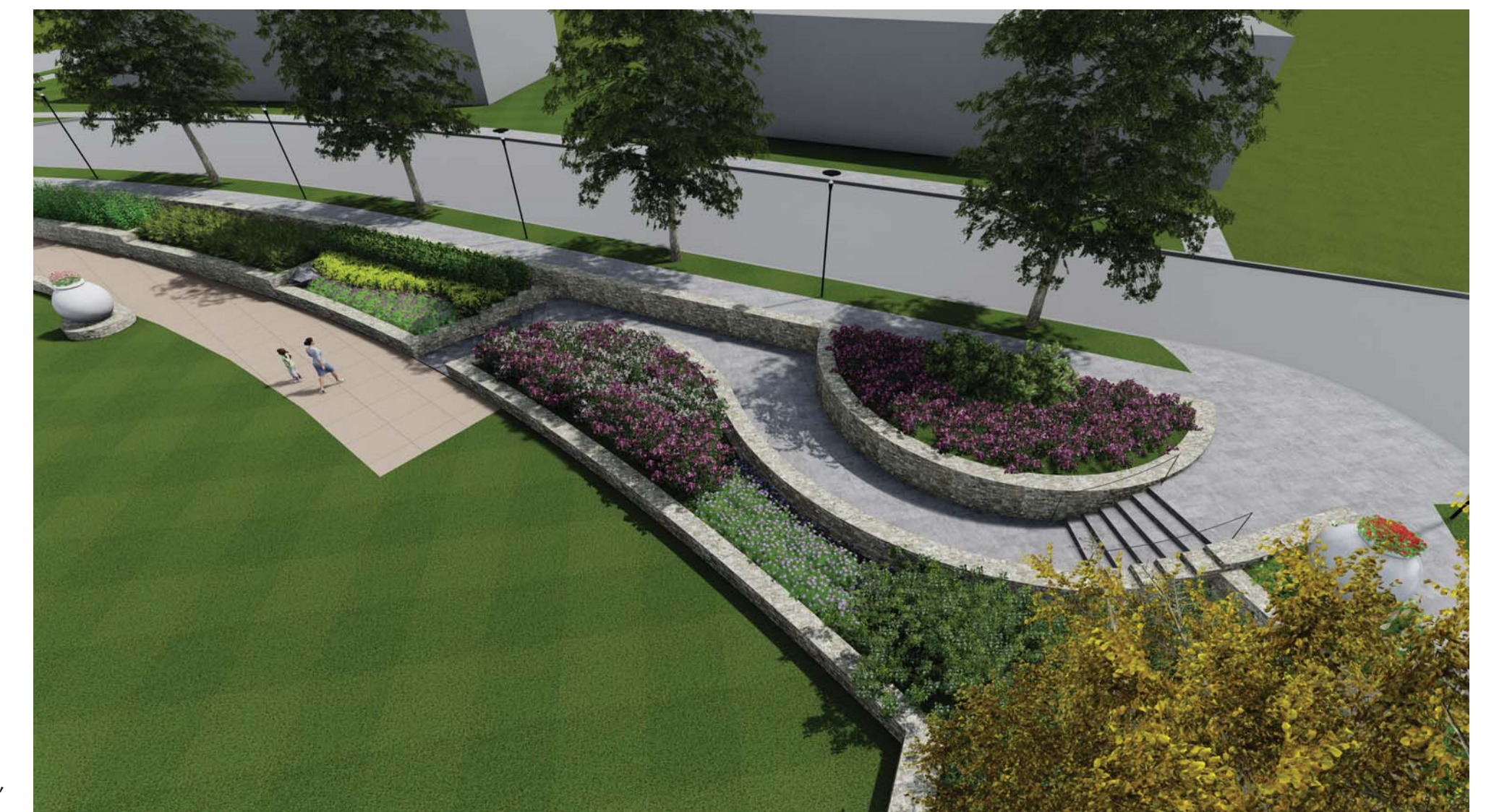
4



6



5



7



8



9



10

7. DRB160006 Windward Point Windward Pky@ North Point Pky

Applicant presented review of Site Plan for the Phase I 18 acre parcel, Landscape and entrances.

Phase I includes infrastructure improvements, and Storm Water Park.

Applicant presented:

- Brief history of the development.
- Site Plan includes 2.5 acres of Greenspace, 1.5 acre Storm Water amenity serving as active Park Space for the development. Retail, Office, LW component and Residential Condos are also on the Site Plan.
- Applicant will return to DRB for Gateway Monument Signage.
- Streetscape Improvements:
 - Screening along North Point Pky
 - 8ft wide Multi-Use Trail along North Point Pky
 - Pedestrian Scale Lighting along the Trail
 - Benches and Trash Receptacles
 - 25' Minimum Landscape width
 - Street Trees will be 25' apart per Zoning Condition
 - Residential section includes large Evergreens for dense screening
- Primary Entrances to the Site
 - Intersection of Dryden and North Point Pky (Commercial)
 - Residential Entrance
- Interior Corridors
 - 5 ' wide Landscape Strip
 - 4" caliper minimum shade trees
 - Pedestrian and decorative Street Lighting
 - 5' wide sidewalk
 - Benches and Trash Receptacles
 - Layer of Plantings on back side of sidewalk to frame entrance

- Dryden Rd
 - 5 ' wide Landscape Strip
 - Pedestrian Scale Lighting
 - 5' wide sidewalk
- Bike Connections will be a shared travel lane with cars
- Focal Features will be brought back as part of Office Development
- Materials:
 - Presented enhanced poured in place concrete with decorative score joints and finishes as pavement at significant crossing areas including roundabout
 - Variety of colors and mixes
 - Applicant will consider Lighting based on alternate lighting fixtures Applicant received from Staff today
 - Victor Stanley modern design fixtures for Benches and Trash Receptacles
 - Bike Racks
- Stormwater Park for 18 Acre Parcel
 - Possible Enhancements in discussion with the City
 - 2 Water Features

Director Cook stated that Applicant had presented concept plan to City Council with Water Features significantly larger than what is being presented today. Any Approval by DRB will be conceptual with Final Approval by Staff to allow Staff to go through Conditions, Renderings, Representations made at Public Hearings to ensure the Site Plan meets what was required by Council.

- Retaining Walls are no higher than 30"
- Terraced Wall
- Plaza Space

- Steve Rowe presented Function of 100 year Storm Water Park
- Landscape Materials (1:03)

- Planting Plans

There was discussion from the Board on:

- Water Hickory as having a seed pod.
- Large amount of Perennials, deciduous shrubs and trees especially along North Point Pky. Concern is what will that look like in the winter as well as will those Perennials come back year after year. Applicant stated they would look at adding more Evergreen interest within that palette.
- Show areas of berming
- Reconsideration of Moule Grass due to previous failures in other spots within the City.
- Proposed Retaining wall not being visible from the street. Brown, Aluminum Railing wall system has not been finalized. It will be part of residential development.
- Nature Preserve will be rustic, natural, maintained by Business Assoc, HOA
- Specialize soil for Cut out Planters on Private Rd A
- Discussion of structural soils
- Grading Plan
 - Applicant would like to get infrastructure in first which will require a large amount of grading
 - Discussed Stockpiling of dirt and timing
 - This Stockpiling will be a temporary short term useable park which will be grassed to look like rolling hills.
 - Planting Treatment will be a turf grass.
 - Temporary irrigation system if needed
- At this time Applicant is not asking for Site Plan Approval along Dryden Rd.
- Traffic signals

- ❖ Board Member Corkill offered a motion to approve the Site Plan as submitted today
- The motion received a second from Board Member Brown
- The motion was approved by a vote (6-0)

There was discussion that DRB was not approving entrances today.

- ❖ Board Member Corkill offered a motion to defer the Landscape Plan based on today's discussion on plantings, Site Furnishings, Gateway Features, Retaining Walls, Railings, Lighting, etc. until the next meeting.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (6-0)

May 2, 2016

Bret Schroeder
City of Alpharetta Design Review Board
2 Park Plaza
Alpharetta, GA 30009

RE: Design Review Board – Landscape Review Response to Comments
HGOR #14095

Dear Mr. Schroeder,

I am providing you with a formal response to landscape comments provided by the Design Review Board on January 15th for Windward Park Development.

1. Comment: Consider an alternate tree for the Water Hickory.
 - a. Response: A combination of Red Maple, Nuttall Oak, Princeton Elm and Green Gable Black Gum are proposed in lieu of Water Hickory.
2. Comment: Increase the percentage of evergreen shrubs on the Northpoint Parkway frontage.
 - a. Response: The evergreen percentage increased by adding Knockout Rose, Formosa Azalea, Don's Dwarf Wax Myrtle, Lorapetalum, Carissa Holly and Needlepoint Holly.
3. Comment: Substitute the Muhly Grass for a better performing plant.
 - a. Response: The Muhly Grass has been switched out to Northwind and Squaw Switch Grass.
4. Comment: Show the grading contours on the frontage landscape plans to demonstrate the parking lots will be screen from Northpoint Parkway.
 - a. Response: Grading contours have been added to the landscape plans. The proposed landscape and topography will screen the parking lots from Northpoint Parkway.
5. Comment: If the street trees have less than 200 sf of planting area, provide an arborist approved detail demonstrating that adequate long term root growth will be provided.
 - a. Response: Permeable pavers and structural soil is proposed between street trees in the sidewalk. Refer to detail x, sheet x.
6. Comment: Provide temporary irrigation for the graded mounds to the rear of the site.
 - a. Response: A note has been provided on the landscape plans that temporary irrigation will be provided for the graded mounds to the rear of the site.

Should you have any comments, please do not hesitate to contact me at 404-929-3373 to discuss.

Sincerely,

Jill Kelleher

Jill Kelleher, PLA
Associate, Senior Project Manager

cc: File

s:\2014\14097\administrative\la-correspondence\07-agency\14097ml2016-02-19.docx

HGOR

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: ALOFT HOTEL

Location Address: 7895 NORTH POINT PARKWAY

Mailing Address: C/O GREATER ATLANTA HOTEL, LLC 1168 TOMMY STALNAKER DRIVE

City: WARNER ROBINS State: GA Zip Code: 31068

Contact For All Notifications: BUCK LINDSAY

Contact Telephone: 770 - 963 - 8989 Mobile Telephone: 404 - 520 - 0058

Fax: 770 - 822 - 9492 Email: b.lindsay@lpbatlanta.com

Contact's Relation To Business: 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: GREATER ATLANTA HOTEL, LLC

Physical Address: _____

Mailing Address: 116 B TOMMY STALNAKER DRIVE

City: WARNER ROBINS State: GA Zip Code: 31088

Owner Telephone: 478 - 971 - 4400 Contact Fax: 404 - 591 - 1488
478 396-9700

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): Danny Patel Date: 4/29/2016

Owner Signature: D Patel

Property Information:

Address (If Assigned): 7895 NORTH POINT PARKWAY

Tax ID or Map Reference Number: 12 - 250006380345

Land Lot(s): 655 District: _____ Section: _____

Existing Zoning of Property: O - I 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

OWNER

GREATER ATLANTA HOTEL, LLC

116B TOMMY STALNAKER DRIVE

WARNER ROBINS, GEORGIA 31088

ARCHITECTURE

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

PLUMBING ENGINEERING

FIRE PROTECTION ENGINEERING

ELECTRICAL ENGINEERING

INTERIOR DESIGN

LINDSAY ♦ POPE ♦ BRAYFIELD ♦ CLIFFORD & ASSOCIATES, INC.

344 WEST PIKE STREET

LAWRENCEVILLE, GA 30046

770-963-8989

CIVIL ENGINEERING

LANDSCAPE ARCHITECT

SURVEYOR

JEFFREY J. DYER, LANDSCAPE ARCHITECT

4174 SILVER PEAK PARKWAY

SUWANEE, GEORGIA 30024

770-932-6550

FOOD SERVICE DESIGN

IN SYNC DESIGN SERVICES, INC.

115 HIGHWOOD AVENUE

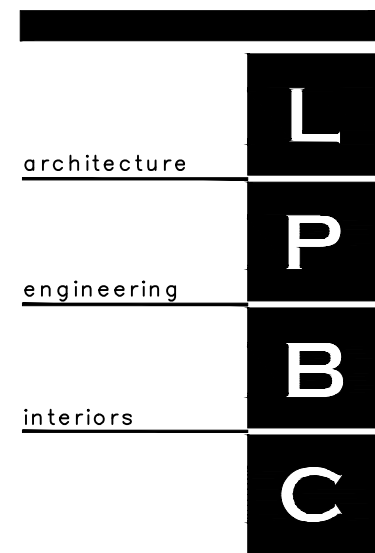
OAK POINT, TEXAS 75068

770-337-5944



7895 NORTH POINT PARKWAY

ALPHARETTA, GEORGIA



LINDSAY POPE BRAYFIELD
CLIFFORD

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

GREATER ATLANTA
HOTEL, LLC

116B TOMMY STALNAKER DRIVE
WARNER ROBINS, GA 31088

ALOFT HOTEL
7895 NORTHPOINT PKWY
ALPHARETTA, GA



EDITION

05-02-16

LPBC PROJECT NUMBER
215054

DRAWN BY:

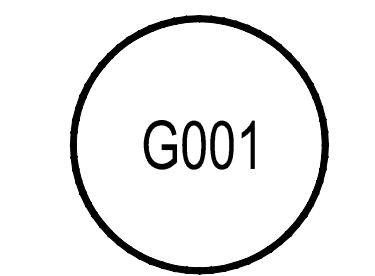
CHECKED BY:

APPROVED BY:

PLOT DATE:

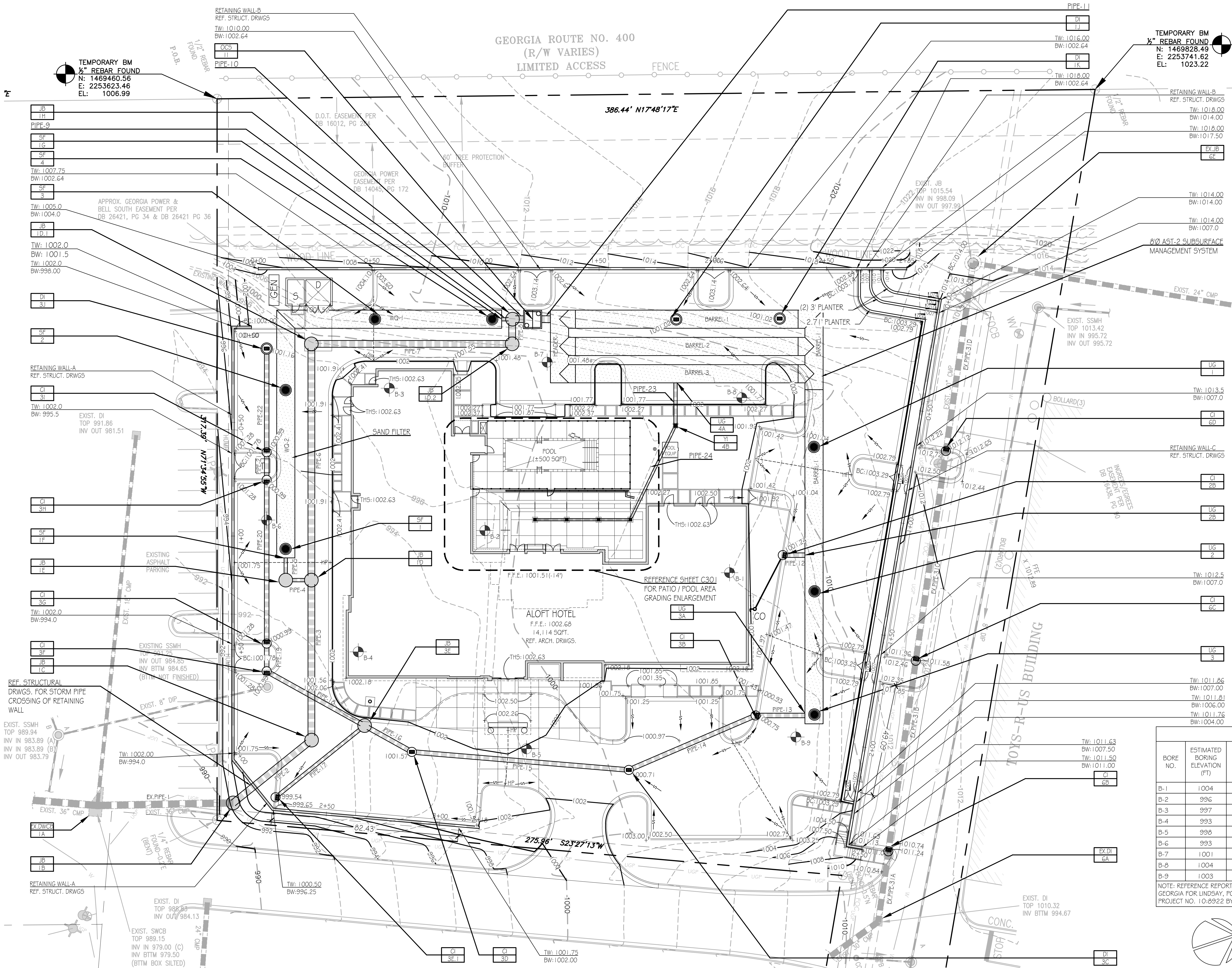
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BRAYFIELD CLIFFORD &
ASSOCIATES, INC.

COVER





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WARNING:
Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Design Professional-reproduced printed, bound, and numbered specifications, Design Professional-reproduced printed, bound and numbered blue or black line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than Design Professional, whether in hard copy or electronic format shall not be considered part of contract documents and do not supersede the provisions of the contract documents. The contractor, subcontractor, vendors, and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings and construction of facility are identical to contract documents.

- CITY OF ALPHARETTA ARBORIST'S NOTES
- 1.) ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
 - 2.) THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
 - 3.) INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
 - 4.) TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR

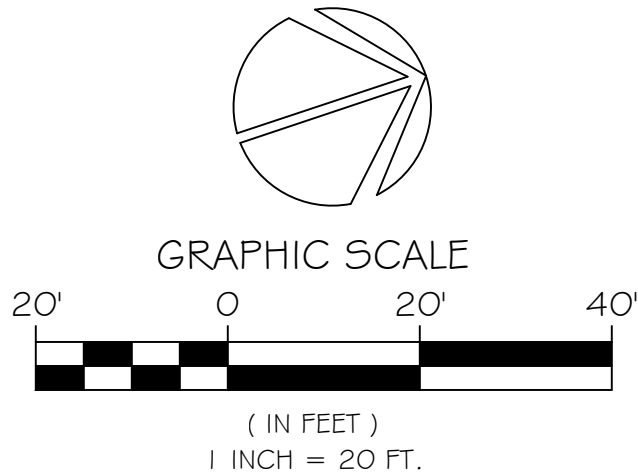
DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
5.) ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
6.) ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7.) IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8.) ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

STORM SYSTEM ALLOWANCE:
THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH VISUAL VIDEO DOCUMENTATION OF CONDITION OF EXISTING STORM PIPE, STORM STRUCTURES (INCLUDING STORM CONVEYANCE & CATCHMENTS BETWEEN STRUCTURES 6A-THRU 6E) FOR REVIEW.
THE ARCHITECT/ENGINEER WILL DETERMINE THE CONDITION OF THE EXISTING STORM PIPE AND STRUCTURES (6A-THRU 6E) BASED ON THE FIELD OBSERVATION AND VIDEO SUBMITTED BY THE CONTRACTOR.
THE CONTRACTOR SHALL INCLUDE A LINE ITEM UNIT BASED ALLOWANCE IN THE CONTRACT FOR DEMOLITION, REMOVAL AND REPLACEMENT OF STORM PIPE AND STRUCTURES 6A THRU 6E.
SHOULD THE ARCHITECT/ENGINEER DETERMINE THAT THE EXISTING STORM PIPE AND/OR STORM STRUCTURES ARE NOT ADEQUATE, THE CONTRACTOR SHALL REMOVE THE EXISTING STORM STRUCTURES AND PIPE AND REPLACE THE STORM SYSTEM AS DIRECTED BY THE ARCHITECT BASED ON THE LINE ITEM UNIT ALLOWANCE PROVIDED IN THE CONTRACT.

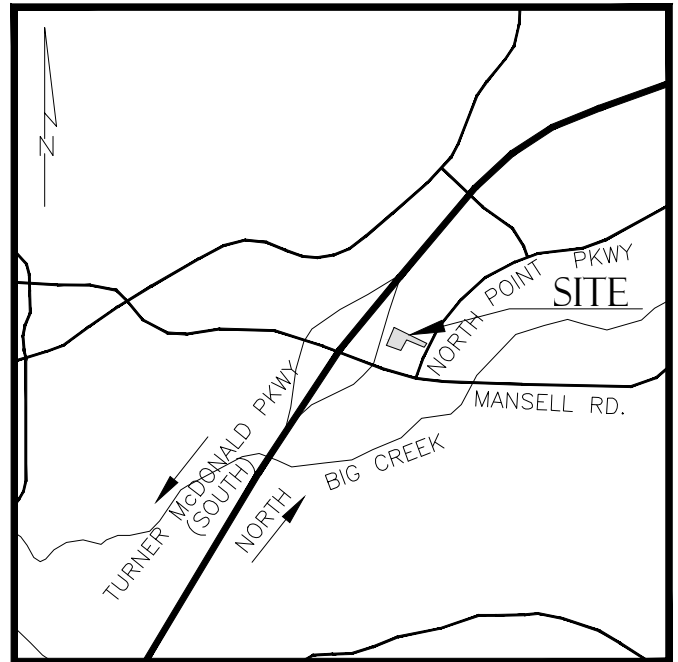
- SPECIFICATION REFERENCE:**
- SECTION 02110 - SITE PREPARATION
 - SECTION 02200 - EARTHWORK
 - SECTION 02270 - EROSION, SEDIMENTATION, AND POLLUTION CONTROL
 - SECTION 02720 - STORM DRAINAGE
 - SECTION 02721 - SUB SURFACE DETENTION
 - SECTION 02933 - TEMPORARY SEEDING

BORE DATA					
BORE NO.	ESTIMATED BORING ELEVATION (FT)	APPROXIMATE UNDOCUMENTED FILL DEPTH (FT)	APPROXIMATE DEPTH TO PARTIALLY WEATHERED ROCK (FT)	APPROXIMATED DEPTH TO AUGER REFUSAL (FT)	APPROXIMATE DEPTH TO GROUNDWATER (FT)
B-1	1004	3	12	18	NE
B-2	996	3	NE	29	NE
B-3	997	NE	NE	NE	16
B-4	993	NE	NE	NE	15
B-5	998	NE	NE	NE	14
B-6	993	NE	NE	NE	NE
B-7	1001	NE	NE	6	NE
B-8	1004	NE	NE	NE	NE
B-9	1003	NE	5.5	8	NE

NOTE: REFERENCE REPORT OF GEROTECHNICAL EXPLORATION, ALOFT HOTEL, ALPHARETTA, GEORGIA FOR LINDSAY, POPE, BRAYFIELD, CLIFFORD & ASSOCIATES DATED MARCH 8, 2016, ECS PROJECT NO. 10-8922 BY ECS SOUTHWEST, L.L.C.



24 HOUR CONTACT
DANNY PATEL
(478) 971-4400



MDA
McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE (770) 932-6550
FAX (770) 933-6550
WWW.GCMDANET

architecture
engineering
interiors
L
P
B
C
LINDSAY POPE BRAYFIELD CLIFFORD
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

GREATER ATLANTA HOTEL
1168 TOMMY STALNAKER DRIVE
WARNER ROBINS, GA 31088

ALOFT HOTEL
NORTHPOINT PARKWAY
ALPHARETTA, GA

EDITION
99% REVIEW 4/22/16

WLA PROJECT NUMBER 215054
DRAWN BY: RWH
CHECKED BY: JCP
APPROVED BY: JUD
PLOT DATE: 4/22/2016
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GRADING & DRAINAGE PLAN

C300



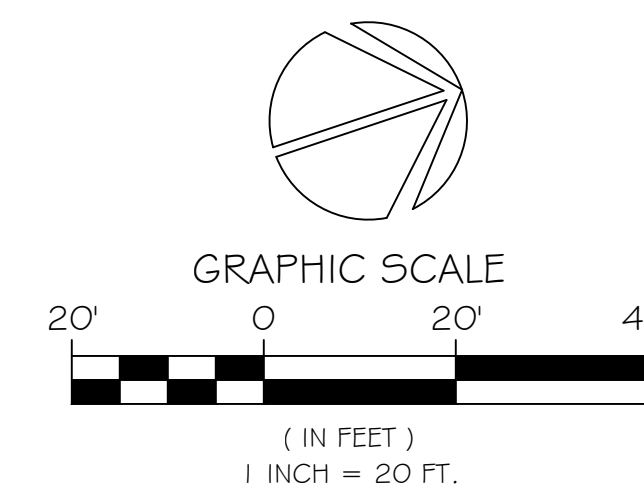
**McFARLAND-DYER
& ASSOCIATES, INC.**
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE (770) 932-6550
FAX (770) 932-6551
WWW.GOMDA.NET

LEVEL II E&S CERT.#945
EXP. DATE 09-27-17

PLANT LEGEND	
SYM	COMMON NAME
CC	EASTERN REDBUD
IAF	FOSTER'S HOLLY
LI	CRAPE MYRTLE
QP	WILLOW OAK
UA	AMERICAN ELM
AA	AUTUMN AMETHYST ENCORE
CS	APPLE BLOSSOM CAMELLIA
DBH	DWARF BURFORD HOLLY
ICN	NEEDLEPOINT HOLLY
LJR	CURLED LEAF PRIVET
MSL	LITTLE KITTEH MAIDEN GRASS
MSY	DWARF MAIDEN GRASS
HS	STELLA DE ORO DAYLILY
TA	ASIAN JASMINE
SOD	TIF419 BERMUDA SOD

NOTE:
NO EXISTING TREES ON SITE.
NO EXISTING SPECIMEN TREES ON SITE.

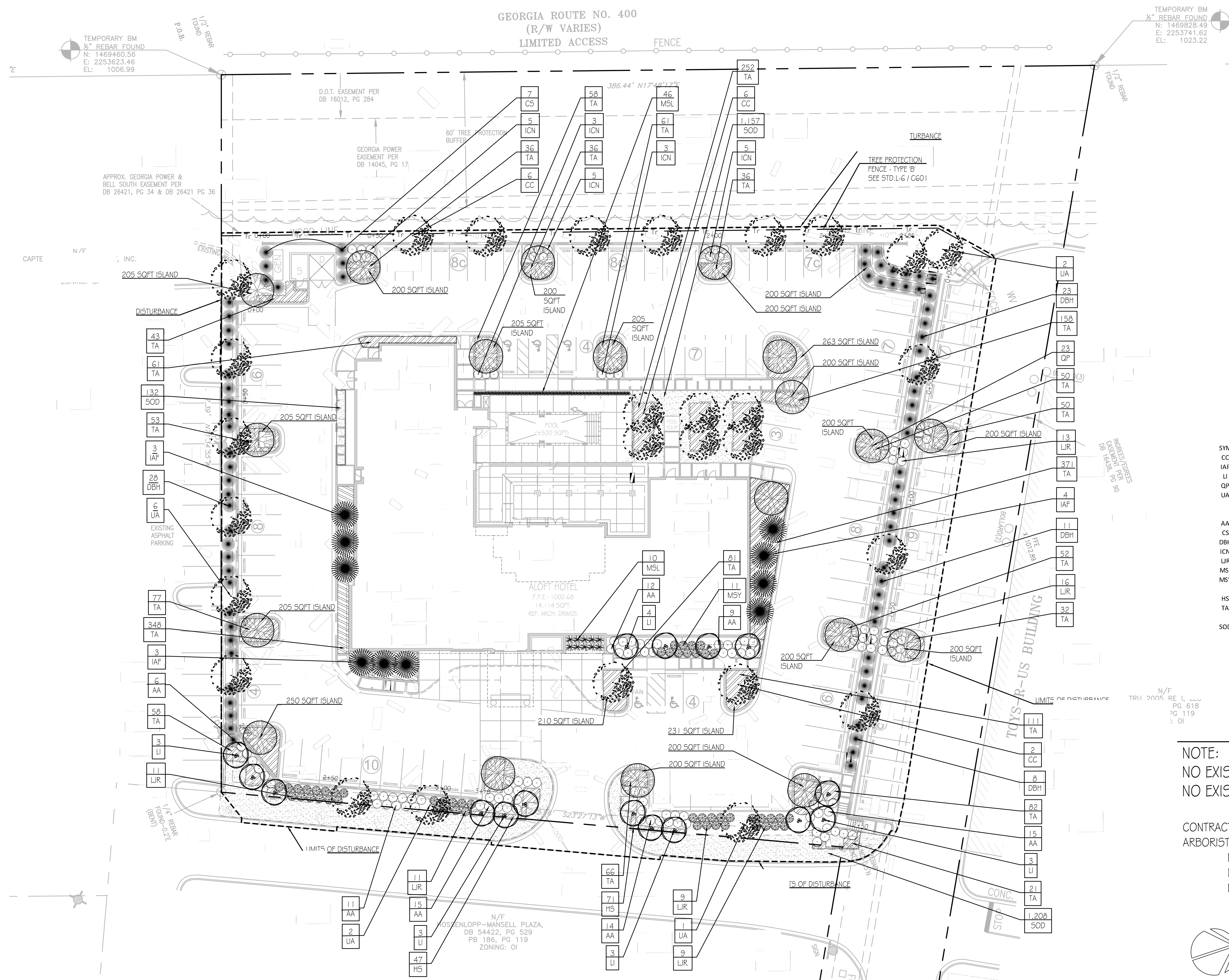
CONTRACTOR TO MEET WITH CITY OF ALPHARETTA
ARBORIST PRIOR TO LAND DISTURBANCE.
DAVID SHOSTAK
PHONE: (678) 297-6229
EMAIL: DSHOSTAK@ALPHARETTA.GA.US



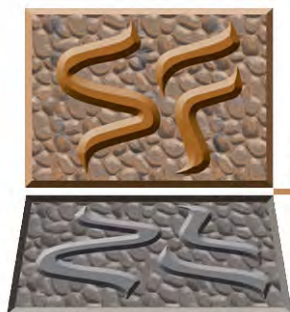
24 HOUR CONTACT
DANNY PATEL
(478) 971-4400



IF YOU DIG IN GEORGIA
CALL US FIRST
(800) 282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW



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Spec Formliners, Inc.

Impressive on Concrete

Pattern Number: **1523**

RE Ashlar

1-1/2" maximum depth

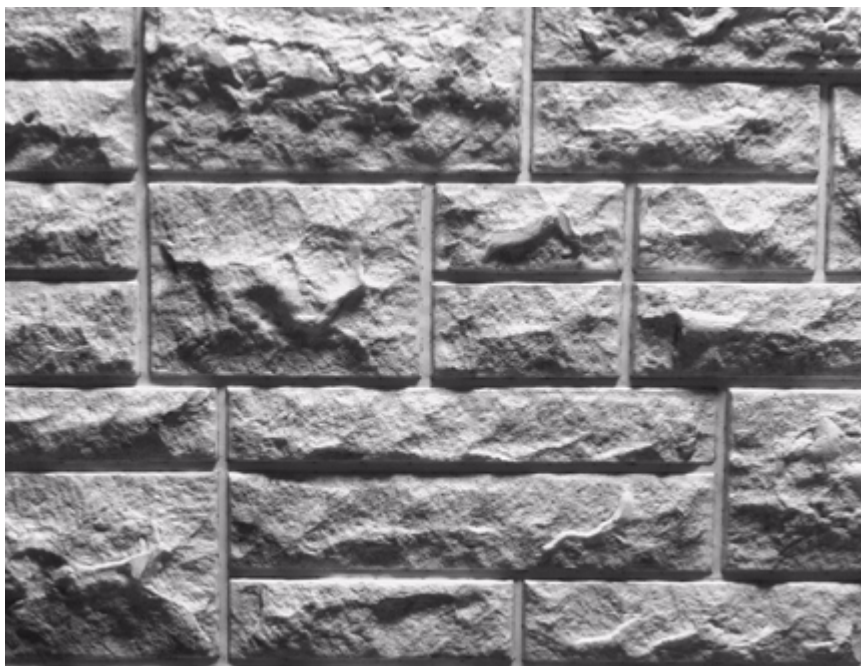
Medium to large cut ashlar stone

GENERAL INFORMATION

ATTACHMENT TO FORMWORK – Liners are attached to the form using TEK screws through the face of the liner spaced 12" C-C. Optional form mounting T-nuts embedded through the plywood backing is available for Elastospec panels.

FORM RELEASE – Apply with low flow, wide angle, flat spray nozzle and wipe with a cloth to insure a complete even coat to the entire form liner surface. Do not over apply form release agent. Protect treated form liners from precipitation, dust, and debris. Do not apply to reinforcing steel. For best results, use SPEC Release, aVOC compliant form release approved for all form liner materials.

TECHNICAL SUPPORT – Contact Spec Formliners, Inc. 888 429-9550



ThermoSpec™

SINGLE OR MULTI-USE PLASTIC

Property	HIPS	ABS
Tensile D638	3700	5300
IFlexural D7905	-	9300
Hardness D786	-	105
Material Weights - lbs/ft²		
0.070 MIL	0.110 MIL	0.150 MIL
0.393	0.621	0.843

ElastoSpec Lite™ Semi-Elastomeric

MULTI-USE MATERIAL

Property	ASTM	Rating
Shore A/D	D2240	40D/90A
Tensile	D412	1900 psi
Elongation	D412	300%
Tear Strength	D2370	23 MPa
Material Weights - lbs/ft²		
Varies by Pattern		

ElastoSpec™ 100% Solid Urethane

BONDED TO 3/4" PLYWOOD

Property	ASTM	Rating
Shore A	D2240	55-65
Tensile	D412	1400 psi
Elongation	D638	600%
Tear Strength	D624	200 pli
Material Weights - lbs/ft²		
Varies by Pattern		

Call for ThermoSpec™ Standard Panel Sizes on this pattern. Custom Sizes and Art Panels available

ElastoSpec™ Customized Panel Sizes and Art Panels

Spec Formliners, Inc. 1038 E 4th Street, Santa Ana, CA 92701
www.specformliners.com - Phone: 714 429-9500 - FAX: 714 429-1460



EXTERIOR FINISH MATERIALS LEGEND	
EIFS - COLOR 1 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR BRITE WHITE 102	
EIFS - COLOR 2 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR MATCH ALPOLIC BGY GRAY 4-BGY-50	
EIFS - COLOR 3 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR BLUE (DRYVIT ACCOUNT ALOF-05-1087)	
EIFS - COLOR 4 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR YELLOW (DRYVIT ACCOUNT ALOF-04-1087)	
EIFS - COLOR 5 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR PANTONE MATCHING SYSTEM BLUE #2905 (DRYVIT ACCOUNT ALOF-01-1353)	
PRODEMA PRODEX EXTERIOR COMPOSITE WALL PANELS 10 MM WOOD VENEER RUSTIC COLOR	

KEYED ELEVATION NOTES	
KEY	ITEM DESCRIPTION
1A	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 1
1B	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 2
1C	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 3
1D	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 4
1E	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 5
2	EXTERIOR INSULATION FINISH SYSTEM JOINT
3	WOOD VENEER EXTERIOR COMPOSITE WALL PANELS
4	CLEAR ANODIZED ALUMINUM FIXED WINDOW
5	CLEAR ANODIZED ALUMINUM STOREFRONT
6	CLEAR ANODIZED ALUMINUM ENTRANCE
7	CLEAR ANODIZED ALUMINUM AUTOMATIC BIPARTING ENTRANCE
8	PREFINISHED ALUMINUM COPING
9	PREFINISHED ALUMINUM SCUPPER
10	PREFINISHED ALUMINUM GUTTER WITH DOWNSPOUT
11	PREFINISHED ALUMINUM LOUVER
12	PREFINISHED ALUMINUM PTAC LOUVER AND FRAME
13	CLEAR ANODIZED ALUMINUM POOL DECK RAIL
14A	OPAQUE INSULATING SPANDREL GLASS - COLOR 1
14B	OPAQUE LAMINATED GLASS - COLOR 2
14C	OPAQUE INSULATING LAMINATED GLASS - COLOR 3
15	SWOOF ROOF STRUCTURE
16	ENTRANCE CANOPY STRUCTURE
17	PAINTED STEEL COLUMNS
18	HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH ADJACENT EXTERIOR FINISH MATERIAL
19	LIGHT FIXTURE
20	BUILDING SIGNAGE
21	STANDING SEAM MONOLITHIC POLYCARBONATE CANOPY
22	SPHERICAL CONCRETE BOLLARD
23	OPERABLE FIBERGLASS ENCLOSURE FOR POOL EQUIPMENT
24	SURFACE MOUNTED BLUE LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
25	SURFACE MOUNTED YELLOW LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
26	PREFINISHED GALVANIZED CORRUGATED STEEL ROOF EQUIPMENT SCREEN (SEE DTL X/A15X)

EXTERIOR FINISH MATERIALS SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER / PRODUCT	PATTERN / TEXTURE	FINISH / COLOR / DIMENSIONS
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 1) BRITE WHITE 102
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 2) MATCH ALPOLIC BGY GRAY 4-BGY-50
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 3) BLUE (DRYVIT ACCOUNT ALOF-05-1087)
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 4) YELLOW (DRYVIT ACCOUNT ALOF-04-1087)
WOOD VENEER EXTERIOR COMPOSITE WALL PANELS	PRODEMA PRODEX	SMOOTH	RUSTIC COLOR / 10 MM THICK
PREFINISHED ALUMINUM FIXED WINDOWS	PEERLESS 416SF FAW70	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM STOREFRONT (TYPICAL)	YKK-AP / YES 45TU	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612 / BOTH 2"x4.5" AND 2"x6" SECTIONS REQUIRED
PREFINISHED ALUMINUM ENTRANCES	YKK-AP / SERIES 350	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM ALL GLASS AUTOMATIC BIPARTING ENTRANCE	STANLEY ACCESS TECHNOLOGIES / DURAGLIDE 3000AG	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM FLASHING	TO BE DETERMINED	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM COPINGS	PETERSEN ALUMINUM CORPORATION / CONTINUOUS CLEAT	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM SCUPPERS	TO BE DETERMINED	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM GUTTERS/DOWNSPOUTS	TO BE DETERMINED	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM UTILITY LOUVERS	RUSKIN / ELF 52000	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT EIFS
PREFINISHED ALUMINUM PTAC LOUVER AND FRAME	RELIABLE / AEL 42 WITH 186 FRAME (CUSTOM SIZE)	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM POOL DECK RAIL	TO BE DETERMINED	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
OPAQUE (COLOR 1) INSULATING SPANDREL GLASS (DOUBLE QUEEN QUESTRUMS)	OLDCASTLE BUILDING ENVELOPE	NOT APPLICABLE	(COLOR 1) INSULATING 1" OPAQUE SPANDREL GLASS COLOR COMPATIBLE WITH ALPOLIC BGY GRAY 4-BGY-50
OPAQUE (COLOR 2) LAMINATED GLASS (WITHIN PRODEMA FIELD)	OLDCASTLE BUILDING ENVELOPE	NOT APPLICABLE	(COLOR 2) LAMINATED 1/2" GLASS WITH SOLUTIA VANCEVA DESIGN 0009 ARCTIC SNOW .030 INTERLAYER (68% VLT)
OPAQUE (COLOR 3) INSULATING LAMINATED GLASS (WXYZ EXTERIOR WALL)	OLDCASTLE BUILDING ENVELOPE	NOT APPLICABLE	(COLOR 3) INSULATING LAMINATED OPAQUE 1" GLASS WITH PVB INTERLAYER COLOR TO MATCH VIRACON VIRASPAN WARM GRAY 933
SWOOF ROOF STRUCTURE (PREFABRICATION IS ALTERNATE 3)	WADISON INDUSTRIES (ALTERNATE 3 PREFABRICATOR)	NOT APPLICABLE	SEE DRAWING SHEET A3XX
PREFABRICATED ENTRANCE CANOPY STRUCTURE (PREFABRICATION IS ALTERNATE 3)	WADISON INDUSTRIES (ALTERNATE 3 PREFABRICATOR)	NOT APPLICABLE	SEE DRAWING SHEET A3XX
LED LIGHT STRIPS AT EXTERIOR FACADE	PHILIPS LIGHTING	LED ICOLOR	BLUE (RED 28 GREEN 88 BLUE 240) - SEE 9/A354 FOR MOUNTING
LED LIGHT STRIPS AT EXTERIOR FACADE	PHILIPS LIGHTING	LED ICOLOR	YELLOW (RED 234 GREEN 240 BLUE 11) - SEE 9/A354 FOR MOUNTING
PAINTED STEEL COLUMNS AT ENTRANCE CANOPY	TO BE DETERMINED	NOT APPLICABLE	FIELD PAINTED GRAY TO MATCH ALPOLIC BGY GRAY 4-BGY-50
STANDING SEAM MONOLITHIC POLYCARBONATE CANOPIES	GPI / U-LITE	NOT APPLICABLE	REFLECTIVE GRAY PANELS / ALUMINUM CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
POOL DECK PATTERNED CONCRETE	L.M. SCOFIELD / PATTERNED CONCRETE	ASHLER STONE RANDOM INTERLOCKING	???
BACK YARD STAINED CONCRETE	L.M. SCOFIELD / CONCRETE STAIN	FINE BROOM FINISH	???
ARRIVAL COURT PATTERNED CONCRETE	L.M. SCOFIELD / PATTERNED CONCRETE	???	???
SPHERICAL CONCRETE BOLLARDS	WAUSAU TILE, INC. / TF6102	WEATHERSTONE	W23 GRAY / (SEE CIVIL ENGINEERING DRAWINGS FOR ALL SPHERICAL BOLLARD SIZES REQUIRED)
PREFINISHED GALVANIZED CORRUGATED STEEL ROOF MOUNTED EQUIPMENT SCREENS	TBD	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / FLAT WHITE

KEYED ELEVATION NOTES	
KEY	ITEM DESCRIPTION
1A	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 1
1B	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 2
1C	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 3
1D	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 4
1E	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 5
2	EXTERIOR INSULATION FINISH SYSTEM JOINT
3	WOOD VENEER EXTERIOR COMPOSITE WALL PANELS
4	CLEAR ANODIZED ALUMINUM FIXED WINDOW
5	CLEAR ANODIZED ALUMINUM STOREFRONT
6	CLEAR ANODIZED ALUMINUM ENTRANCE
7	CLEAR ANODIZED ALUMINUM AUTOMATIC BIPARTING ENTRANCE
8	PREFINISHED ALUMINUM COPING
9	PREFINISHED ALUMINUM SCUPPER
10	PREFINISHED ALUMINUM GUTTER WITH DOWNSPOUT
11	PREFINISHED ALUMINUM LOUVER
12	PREFINISHED ALUMINUM PTAC LOUVER AND FRAME
13	CLEAR ANODIZED ALUMINUM POOL DECK RAIL
14A	OPAQUE INSULATING SPANDREL GLASS - COLOR 1
14B	OPAQUE LAMINATED GLASS - COLOR 2
14C	OPAQUE INSULATING LAMINATED GLASS - COLOR 3
15	SWOOF ROOF STRUCTURE
16	ENTRANCE CANOPY STRUCTURE
17	PAINTED STEEL COLUMNS
18	HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH ADJACENT EXTERIOR FINISH MATERIAL
19	LIGHT FIXTURE
20	BUILDING SIGNAGE
21	STANDING SEAM MONOLITHIC POLYCARBONATE CANOPY
22	SPHERICAL CONCRETE BOLLARD
23	OPERABLE FIBERGLASS ENCLOSURE FOR POOL EQUIPMENT
24	SURFACE MOUNTED BLUE LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
25	SURFACE MOUNTED YELLOW LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
26	PREFINISHED GALVANIZED CORRUGATED STEEL ROOF EQUIPMENT SCREEN (SEE DTL X/A15X)



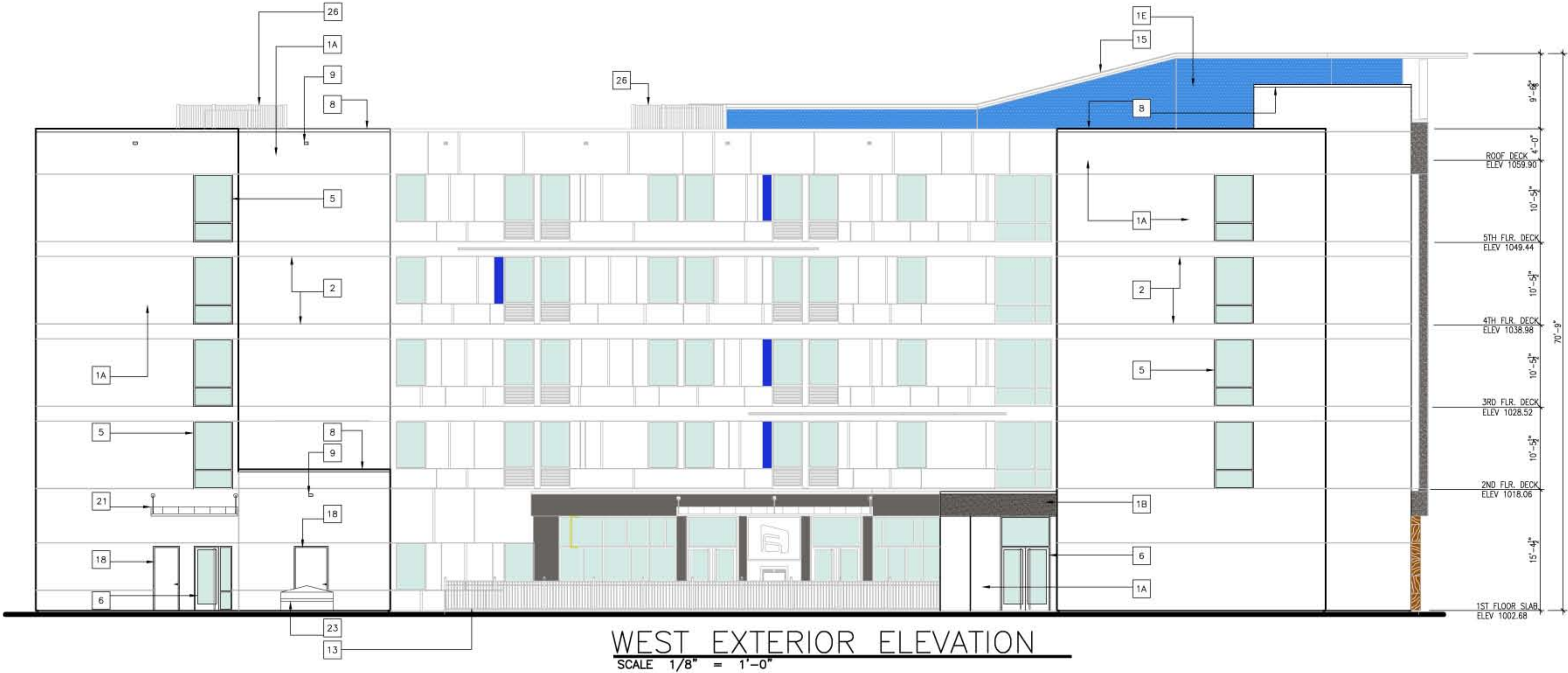
NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND	
EIFS - COLOR 1 DRYWIT OUTSULATION PLUS MD LYMESTONE DPR BRITE WHITE 102	
EIFS - COLOR 2 DRYWIT OUTSULATION PLUS MD LYMESTONE DPR MATCH ALPOLIC BGY GRAY 4-BGY-50	
EIFS - COLOR 3 DRYWIT OUTSULATION PLUS MD LYMESTONE DPR BLUE (DRYWIT ACCOUNT ALOF-05-1087)	
EIFS - COLOR 4 DRYWIT OUTSULATION PLUS MD LYMESTONE DPR YELLOW (DRYWIT ACCOUNT ALOF-04-1087)	
EIFS - COLOR 5 DRYWIT OUTSULATION PLUS MD LYMESTONE DPR PANTONE MATCHING SYSTEM BLUE #2905 (DRYWIT ACCOUNT ALOF-01-1353)	
PRODEMA PRODEX EXTERIOR COMPOSITE WALL PANELS 10 MM WOOD VENEER RUSTIC COLOR	



NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

KEYED ELEVATION NOTES	
KEY	ITEM DESCRIPTION
1A	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 1
1B	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 2
1C	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 3
1D	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 4
1E	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 5
2	EXTERIOR INSULATION FINISH SYSTEM JOINT
3	WOOD VENEER EXTERIOR COMPOSITE WALL PANELS
4	CLEAR ANODIZED ALUMINUM FIXED WINDOW
5	CLEAR ANODIZED ALUMINUM STOREFRONT
6	CLEAR ANODIZED ALUMINUM ENTRANCE
7	CLEAR ANODIZED ALUMINUM AUTOMATIC BIPARTING ENTRANCE
8	PREFINISHED ALUMINUM CORING
9	PREFINISHED ALUMINUM SCUPPER
10	PREFINISHED ALUMINUM GUTTER WITH DOWNSPOUT
11	PREFINISHED ALUMINUM LOUVER
12	PREFINISHED ALUMINUM PTAC LOUVER AND FRAME
13	CLEAR ANODIZED ALUMINUM POOL DECK RAIL
14A	OPAQUE INSULATING SPANDREL GLASS - COLOR 1
14B	OPAQUE LAMINATED GLASS - COLOR 2
14C	OPAQUE INSULATING LAMINATED GLASS - COLOR 3
15	SWOOF ROOF STRUCTURE
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24	SURFACE MOUNTED BLUE LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
25	SURFACE MOUNTED YELLOW LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
26	PREFINISHED GALVANIZED CORRUGATED STEEL ROOF EQUIPMENT SCREEN (SEE DTL X/A15X)



EXTERIOR FINISH MATERIALS LEGEND	
EIFS - COLOR 1 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR BRITE WHITE 102	
EIFS - COLOR 2 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR MATCH ALPOLIC BGY GRAY 4-BGY-50	
EIFS - COLOR 3 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR BLUE (DRYVIT ACCOUNT ALOF-05-1087)	
EIFS - COLOR 4 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR YELLOW (DRYVIT ACCOUNT ALOF-04-1087)	
EIFS - COLOR 5 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR PANTONE MATCHING SYSTEM BLUE #2905 (DRYVIT ACCOUNT ALOF-01-1353)	
PRODEMA PRODEX EXTERIOR COMPOSITE WALL PANELS 10 MM WOOD VENEER RUSTIC COLOR	



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aloft
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EDITION
04-27-16

LPBC PROJECT NUMBER
215054

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WEST EXTERIOR
ELEVATIONS

A203



SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

EIFS - COLOR 1 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR BRITE WHITE 102	
EIFS - COLOR 2 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR MATCH ALPOLIC BGY GRAY 4-BGY-50	
EIFS - COLOR 3 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR BLUE (DRYVIT ACCOUNT ALOF-05-1087)	
EIFS - COLOR 4 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR YELLOW (DRYVIT ACCOUNT ALOF-04-1087)	
EIFS - COLOR 5 DRYVIT OUTSULATION PLUS MD LYMESTONE DPR PANTONE MATCHING SYSTEM BLUE #2905 (DRYVIT ACCOUNT ALOF-01-1353)	
PRODEMA PRODEX EXTERIOR COMPOSITE WALL PANELS 10 MM WOOD VENEER RUSTIC COLOR	

KEYED ELEVATION NOTES

KEY	ITEM DESCRIPTION
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1B	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 2
1C	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 3
1D	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 4
1E	EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER - COLOR 5
2	EXTERIOR INSULATION FINISH SYSTEM JOINT
3	WOOD VENEER EXTERIOR COMPOSITE WALL PANELS
4	CLEAR ANODIZED ALUMINUM FIXED WINDOW
5	CLEAR ANODIZED ALUMINUM STOREFRONT
6	CLEAR ANODIZED ALUMINUM ENTRANCE
7	CLEAR ANODIZED ALUMINUM AUTOMATIC BIPARTING ENTRANCE
8	PREFINISHED ALUMINUM COPING
9	PREFINISHED ALUMINUM SCUPPER
10	PREFINISHED ALUMINUM GUTTER WITH DOWNSPOUT
11	PREFINISHED ALUMINUM LOUVER
12	PREFINISHED ALUMINUM PTAC LOUVER AND FRAME
13	CLEAR ANODIZED ALUMINUM POOL DECK RAIL
14A	OPAQUE INSULATING SPANDREL GLASS - COLOR 1
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24	SURFACE MOUNTED BLUE LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
25	SURFACE MOUNTED YELLOW LED STRIP LIGHT (SEE 9/A354 FOR MOUNTING)
26	PREFINISHED GALVANIZED CORRUGATED STEEL ROOF EQUIPMENT SCREEN (SEE DTL X/A15X)

EXTERIOR FINISH MATERIALS SCHEDULE

MATERIAL DESCRIPTION	MANUFACTURER / PRODUCT	PATTERN / TEXTURE	FINISH / COLOR / DIMENSIONS
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 1) BRITE WHITE 102
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 2) MATCH ALPOLIC BGY GRAY 4-BGY-50
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 3) BLUE (DRYVIT ACCOUNT ALOF-05-1087)
EXTERIOR INSULATION FINISH SYSTEM WITH SECONDARY AIR/WEATHER BARRIER	DRYVIT - OUTSULATION PLUS MD	LYMESTONE DPR	(COLOR 4) YELLOW (DRYVIT ACCOUNT ALOF-04-1087)
WOOD VENEER EXTERIOR COMPOSITE WALL PANELS	PRODEMA PRODEX	SMOOTH	RUSTIC COLOR / 10 MM THICK
PREFINISHED ALUMINUM FIXED WINDOWS	PEERLESS 4165F FAW70	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM STOREFRONT (TYPICAL)	YKK-AP / YES 45TU	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612 / BOTH 2"x4.5" AND 2"x6" SECTIONS REQUIRED
PREFINISHED ALUMINUM ENTRANCES	YKK-AP / SERIES 350	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM ALL GLASS AUTOMATIC BIPARTING ENTRANCE	STANLEY ACCESS TECHNOLOGIES / DURAGLIDE 3000AG	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM FLASHING	TO BE DETERMINED	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM COPINGS	PETERSEN ALUMINUM CORPORATION / CONTINUOUS CLEAT	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM SCUPPERS	TO BE DETERMINED	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM GUTTERS/DOWNSPOUTS	TO BE DETERMINED	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT FINISH MATERIAL
PREFINISHED ALUMINUM UTILITY LOUVERS	RUSKIN / ELF 52000	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / MATCH COLOR OF ADJACENT EIFS
PREFINISHED ALUMINUM PTAC LOUVER AND FRAME	RELIABLE / AEL 42 WITH 186 FRAME (CUSTOM SIZE)	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
PREFINISHED ALUMINUM POOL DECK RAIL	TO BE DETERMINED	NOT APPLICABLE	CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
OPAQUE (COLOR 1) INSULATING SPANDREL GLASS (DOUBLE QUEEN GUESTROOMS)	OLDCASTLE BUILDING ENVELOPE	NOT APPLICABLE	(COLOR 1) INSULATING 1" OPAQUE SPANDREL GLASS COLOR COMPATIBLE WITH ALPOLIC BGY GRAY 4-BGY-50
OPAQUE (COLOR 2) LAMINATED GLASS (WITHIN PRODEMA FIELD)	OLDCASTLE BUILDING ENVELOPE	NOT APPLICABLE	(COLOR 2) LAMINATED 1" GLASS WITH SOLITIA VANCEVA DESIGN 0009 ARCTIC SNOW .030 INTERLAYER (88% VLT)
OPAQUE (COLOR 3) INSULATING LAMINATED GLASS (WYXZ EXTERIOR WALL)	OLDCASTLE BUILDING ENVELOPE	NOT APPLICABLE	(COLOR 3) INSULATING LAMINATED OPAQUE 1" GLASS WITH PVB INTERLAYER COLOR TO MATCH VIRACON VIRASSPAN WARM GRAY 933
SWOOF ROOF STRUCTURE (PREFABRICATION IS ALTERNATE 3)	MADISON INDUSTRIES (ALTERNATE 3 PREFABRICATOR)	NOT APPLICABLE	SEE DRAWING SHEET A3XX
PREFABRICATED ENTRANCE CANOPY STRUCTURE (PREFABRICATION IS ALTERNATE 3)	MADISON INDUSTRIES (ALTERNATE 3 PREFABRICATOR)	NOT APPLICABLE	SEE DRAWING SHEET A3XX
LED LIGHT STRIPS AT EXTERIOR FACADE	PHILIPS LIGHTING	LED ICOLOR	BLUE (RED 28 GREEN 88 BLUE 240) - SEE 9/A354 FOR MOUNTING
LED LIGHT STRIPS AT EXTERIOR FACADE	PHILIPS LIGHTING	LED ICOLOR	YELLOW (RED 234 GREEN 240 BLUE 11) - SEE 9/A354 FOR MOUNTING
PAINTED STEEL COLUMNS AT ENTRANCE CANOPY	TO BE DETERMINED	NOT APPLICABLE	FIELD PAINTED GRAY TO MATCH ALPOLIC BGY GRAY 4-BGY-50
STANDING SEAM MONOLITHIC POLYCARBONATE CANOPIES	CPI / U-LITE	NOT APPLICABLE	REFLECTIVE GRAY PANELS / ALUMINUM CLEAR ANODIZED IN COMPLIANCE WITH AAMA 612
POOL DECK PATTERNED CONCRETE	L.M. SCOFIELD / PATTERNED CONCRETE	ASHLER STONE RANDOM INTERLOCKING	???
BACK YARD STAINED CONCRETE	L.M. SCOFIELD / CONCRETE STAIN	FINE BROOM FINISH	???
ARRIVAL COURT PATTERNED CONCRETE	L.M. SCOFIELD / PATTERNED CONCRETE	???	???
SPHERICAL CONCRETE BOLLARDS	WAUSAU TILE, INC. / TF6102	WEATHERSTONE	W23 GRAY / (SEE CIVIL ENGINEERING DRAWINGS FOR ALL SPHERICAL BOLLARD SIZES REQUIRED)
PREFINISHED GALVANIZED CORRUGATED STEEL ROOF MOUNTED EQUIPMENT SCREENS	TBD	NOT APPLICABLE	70% KYNAR RESIN FLUOROPOLYMER AAMA 2605 / FLAT WHITE

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ALPHARETTA, GA

aloft
HOTELS

EDITION

04-27-16

LPBC PROJECT NUMBER
215054

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CHECKED BY:

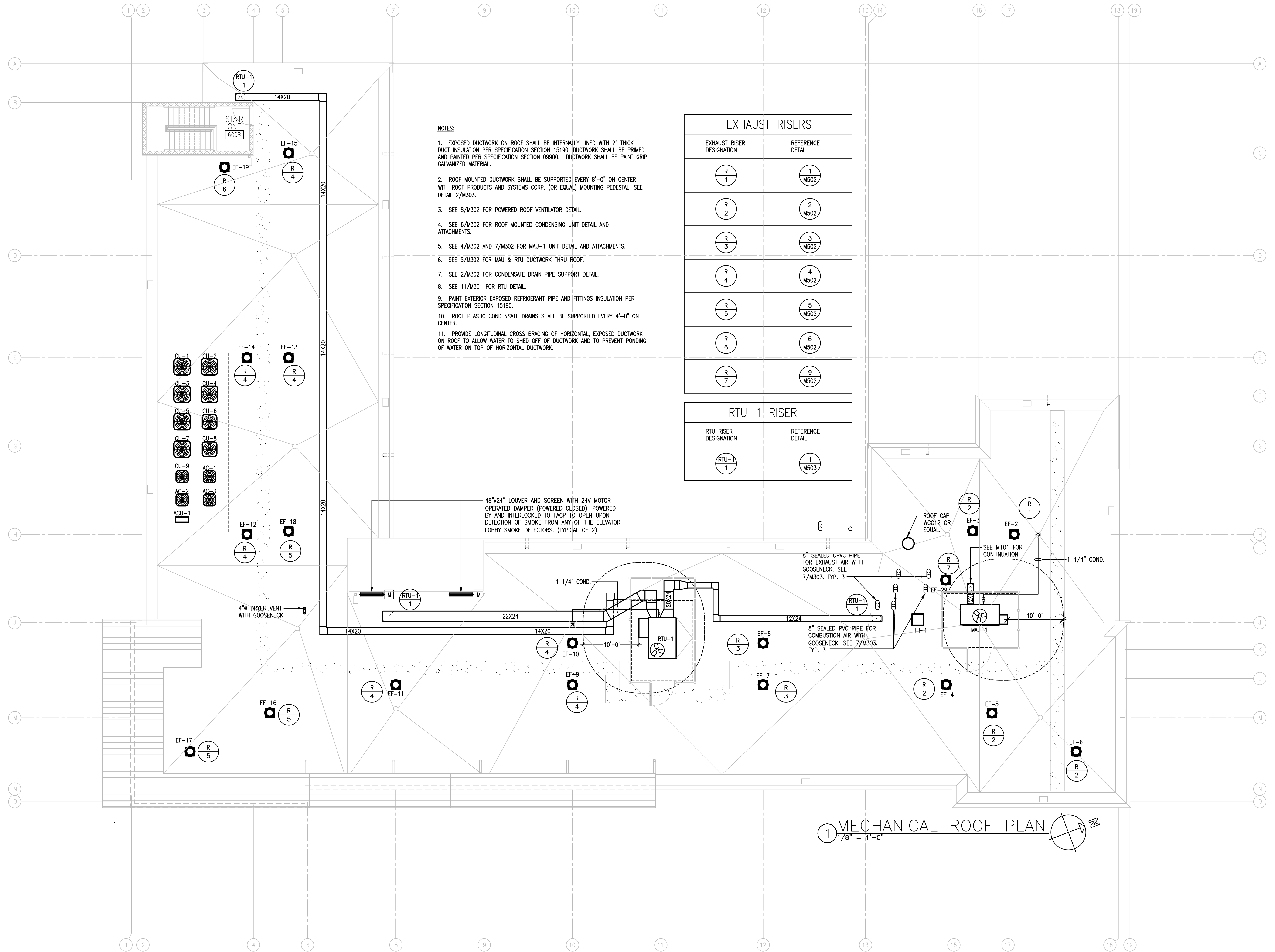
APPROVED BY:

PLOT DATE:

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SOUTH EXTERIOR
ELEVATIONS

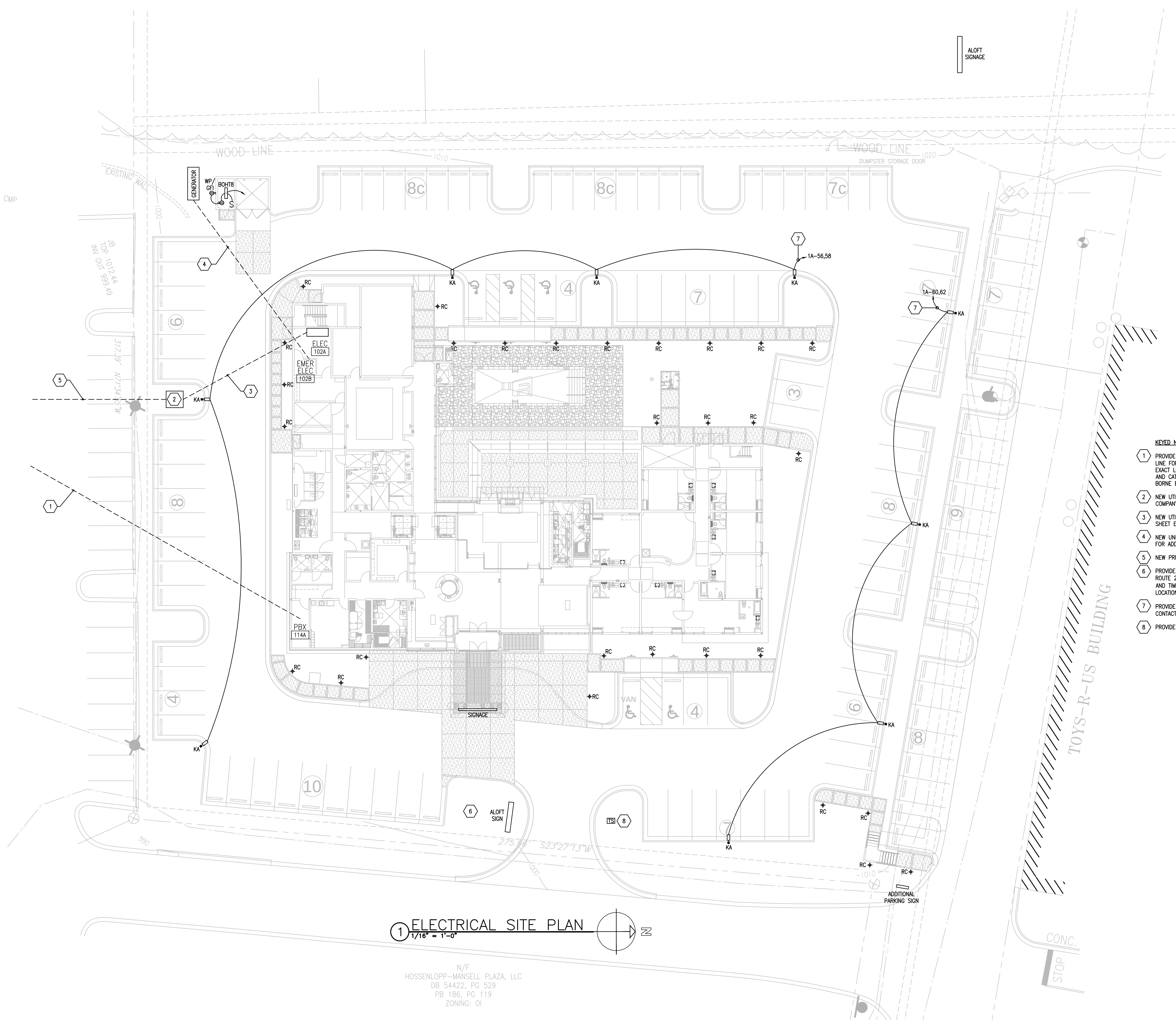
A204



- NOTES:
1. EXPOSED DUCTWORK ON ROOF SHALL BE INTERNALLY LINED WITH 2" THICK DUCT INSULATION PER SPECIFICATION SECTION 15190. DUCTWORK SHALL BE PRIMED AND PAINTED PER SPECIFICATION SECTION 09900. DUCTWORK SHALL BE PAINT GRIP GALVANIZED MATERIAL.
 2. ROOF MOUNTED DUCTWORK SHALL BE SUPPORTED EVERY 8'-0" ON CENTER WITH ROOF PRODUCTS AND SYSTEMS CORP. (OR EQUAL) MOUNTING PEDESTAL. SEE DETAIL 2/M303.
 3. SEE 8/M302 FOR POWERED ROOF VENTILATOR DETAIL.
 4. SEE 6/M302 FOR ROOF MOUNTED CONDENSING UNIT DETAIL AND ATTACHMENTS.
 5. SEE 4/M302 AND 7/M302 FOR MAU-1 UNIT DETAIL AND ATTACHMENTS.
 6. SEE 5/M302 FOR MAU & RTU DUCTWORK THRU ROOF.
 7. SEE 2/M302 FOR CONDENSATE DRAIN PIPE SUPPORT DETAIL.
 8. SEE 11/M301 FOR RTU DETAIL.
 9. PAINT EXTERIOR EXPOSED REFRIGERANT PIPE AND FITTINGS INSULATION PER SPECIFICATION SECTION 15190.
 10. ROOF PLASTIC CONDENSATE DRAINS SHALL BE SUPPORTED EVERY 4'-0" ON CENTER.
 11. PROVIDE LONGITUDINAL CROSS BRACING OF HORIZONTAL EXPOSED DUCTWORK ON ROOF TO ALLOW WATER TO SHED OFF OF DUCTWORK AND TO PREVENT PONDING OF WATER ON TOP OF HORIZONTAL DUCTWORK.

EXHAUST RISERS	
EXHAUST RISER DESIGNATION	REFERENCE DETAIL
R 1	1 M502
R 2	2 M502
R 3	3 M502
R 4	4 M502
R 5	5 M502
R 6	6 M502
R 7	9 M502

RTU-1 RISER	
RTU RISER DESIGNATION	REFERENCE DETAIL
RTU-1 1	1 M503

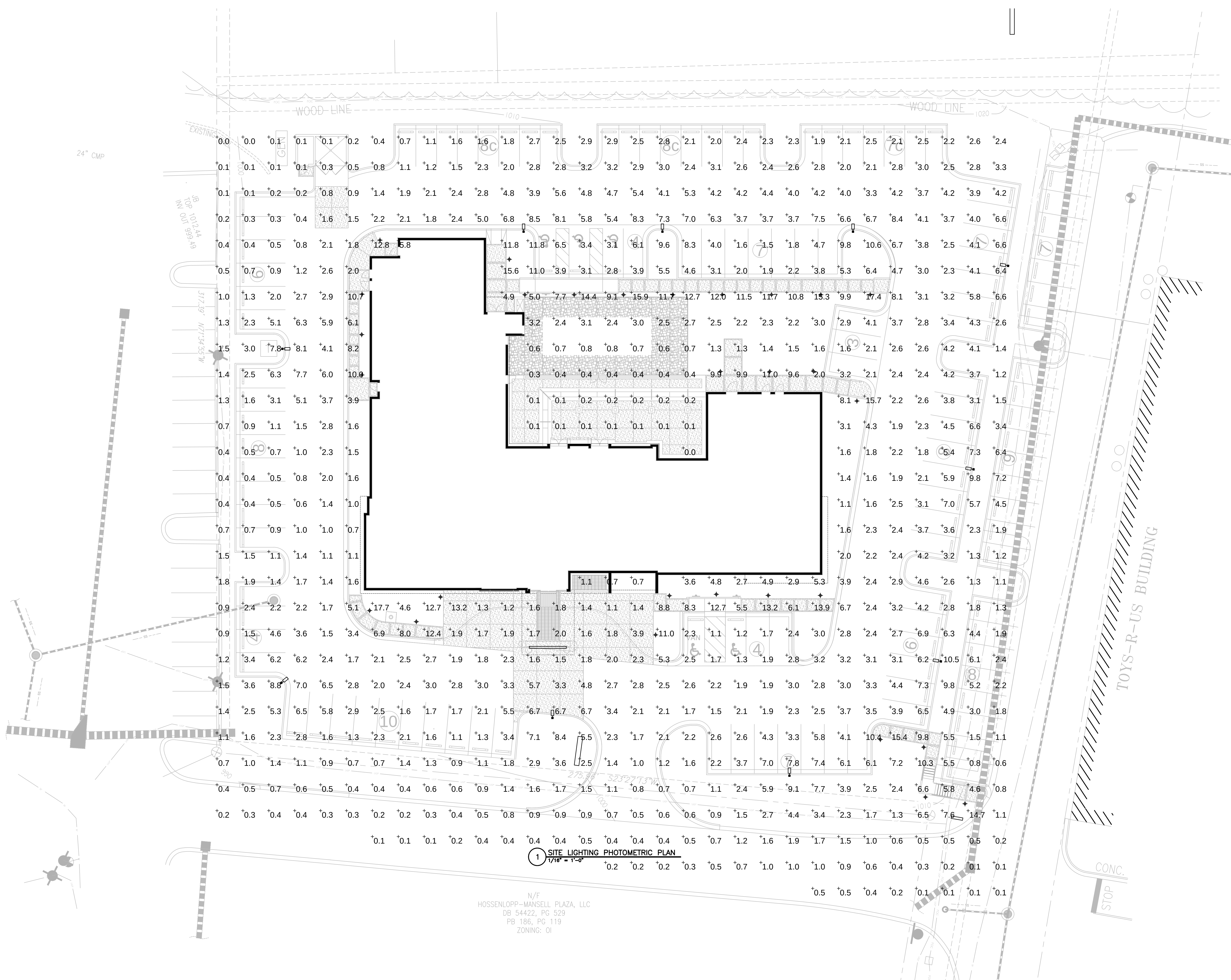


1 ELECTRICAL SITE PLAN
1/16" = 1'-0"

N/F
HOSSENLOPP-MANSELL PLAZA, LLC
DB 54422, PG 529
PB 186, PG 119
ZONING: OI

- KEYED NOTES:**
- 1 PROVIDE (2) 4" CONDUITS WITH PULL STRING WIRE FROM PBX 114A TO PROPERTY LINE FOR TELEPHONE AND CATV SERVICE AS SHOWN. STUB-UP AND CAP. VERIFY EXACT LOCATION AND REQUIREMENTS OF TERMINATION POINT WITH LOCAL TELEPHONE AND CATV COMPANIES BEFORE BID. ADDITIONAL COSTS AFTER BID DATE SHALL BE BORNE BY E.C.
 - 2 NEW UTILITY COMPANY PAD MOUNT TRANSFORMER AND PAD PROVIDED BY UTILITY COMPANY.
 - 3 NEW UTILITY COMPANY TRANSFORMER SECONDARY UNDERGROUND CONDUCTORS. SEE SHEET E501 FOR ADDITIONAL INFORMATION.
 - 4 NEW UNDERGROUND CONDUCTORS SERVING ELECTRICAL EQUIPMENT. SEE SHEET E501 FOR ADDITIONAL INFORMATION.
 - 5 NEW PRIMARY UNDERGROUND CONDUCTORS BY UTILITY COMPANY. VERIFY EXACT ROUTE.
 - 6 PROVIDE J-BOX AND WP SWITCH FOR CONNECTION TO FUTURE MONUMENT SIGN. ROUTE 2#8,1#10G IN 1" CONDUIT TO CIRCUIT NOTED. CONTROL VIA PHOTOCELL (ON) AND TIMECLOCK (OFF). STUB UP AND CAP. REFER TO ARCHITECTURAL DRAWINGS EXACT LOCATION. PROVIDE UNDERGROUND INDICATOR FOR FUTURE LOCATING.
 - 7 PROVIDE 3/10, 1/100-3/4" THROUGHOUT CIRCUIT. EXTEND AND CONNECT THROUGH CONTACTOR FOR CONTROL VIA ASTRONOMICAL TIME CLOCK.
 - 8 PROVIDE TAMPER SWITCH IN FIRE SERVICE ENTRANCE. SEE C400.

N/F
TRU 2005 RE I, LLC
DB 41690, PG 618
PB 186, PG 119
ZONING: OI



(E201



1 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



1 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

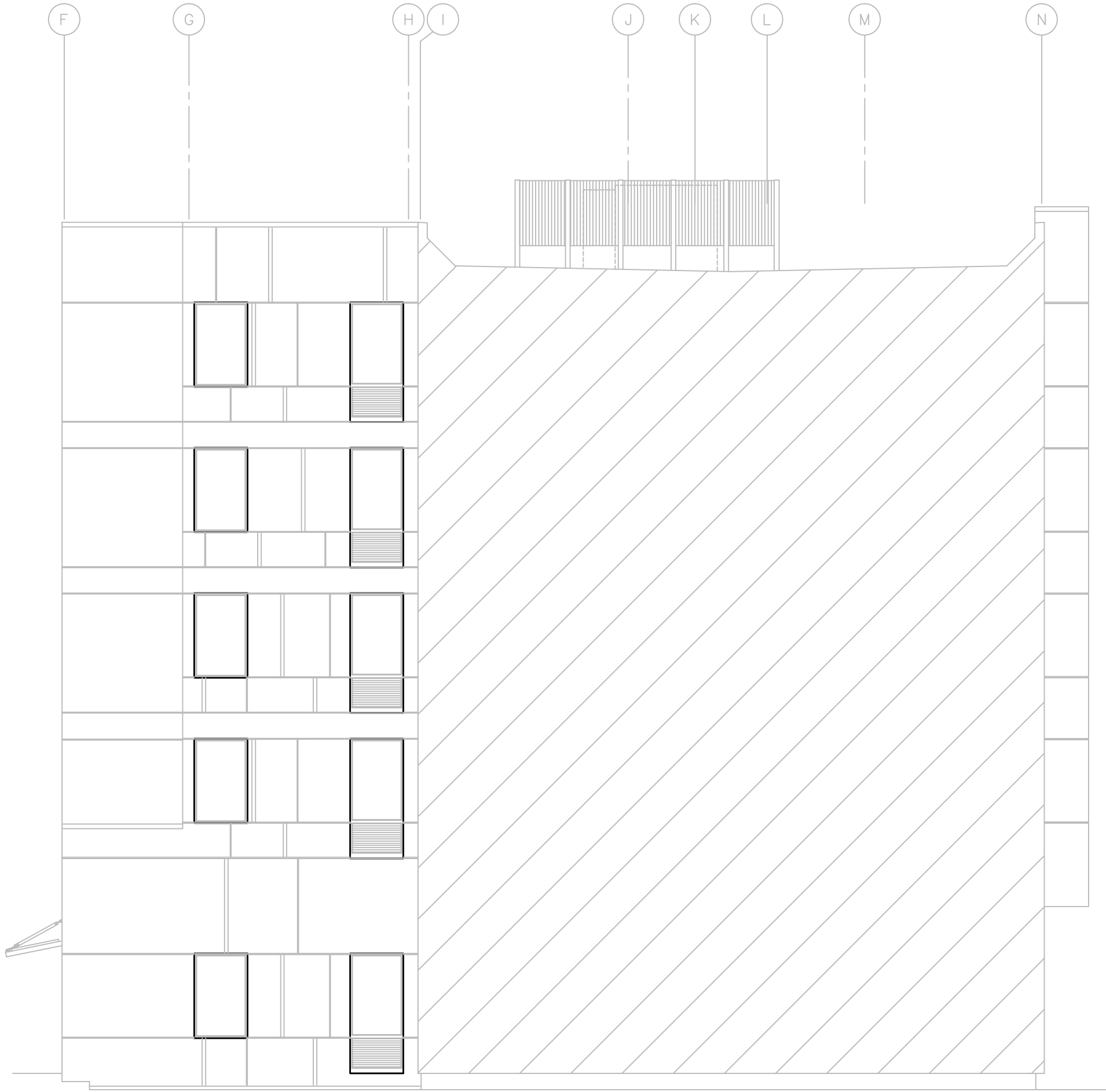
EXTERIOR COLOR LINES:
SURFACE MOUNTED TYPE '0A' COLD LED TO CREATE COLOR LINES IN FACADE. ELECTRICAL CONTRACTOR TO PROVIDE FEED POINT AT BEGINNING OF EACH RUN AND INSTALL COLD EXTRUSION PER FIXTURE SPECIFICATIONS. FIXTURE INCLUDES INTEGRAL TRANSFORMER. ELECTRICAL CONTRACTOR TO USE ONLY STAINLESS STEEL HARDWARE FOR MOUNTING EXTRUSION TO BUILDING'S FACADE. FIXTURE TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK/PHOTO CELL. RUN #2 REQUIRES (2) FEED POINTS. FIXTURE SUPPLIER/GENERAL CONTRACTOR TO CONFIRM WITH MANUFACTURER/FIXTURE SUPPLIER; LENGTHS OF ALL LED RUNS AND VOLTAGE PRIOR TO ORDERING.



1 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

KEYED NOTES:

1 FIXTURES ARE SHOWN ON 1ST FLOOR LIGHTING PLAN. SEE SHEET E161 FOR CIRCUIT INFORMATION.



2 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

L
P
B
C

LINDSAY POPE BRAYFIELD
CLIFFORD

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

GREATER ATLANTA
HOTEL, LLC

116B TOMMY STALNAKER DRIVE
WARNER ROBINS, GA 31088

ALOFT HOTEL
NORTHPOINT PARKWAY
ALPHARETTA, GA

aloft
HOTELS

EDITION
04-22-16

WLA PROJECT NUMBER
215054
DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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RESERVED LINDSAY POPE
BRAYFIELD CLIFFORD &
ASSOCIATES, INC.

SOUTH EXTERIOR
ELEVATIONS

E204

DRB-07-22 A-Loft

Review of new construction for a hotel to be located on North Point Parkway.

Mr. Mike Goforth of Development Services Group presented the application. The applicant is proposing a 5-story, 110 unit loft hotel. This is the applicant's second time before the Board. The applicant was encouraged at the previous meeting to change their elevation materials to more traditional materials and change their color scheme. The applicant presented new elevations. The metal on the building has been replaced with Eifs and the wood siding as been replaced with stone. The primary colors located on the "swoof" have been replaced by gray and beige. The "swoof" located on the roof has been downsized. The horizontal bands on the elevations have been removed. All mechanical equipment will be hidden on the roof by the "swoof". The site plan has remained basically the same as the previous one with the exception of the retaining wall. The applicant would like to match the existing retaining wall located at Champps Restaurant. The landscape plan was presented to the Board. The Board suggested that the applicant reconsider the Sourwood trees on the landscape plan. The applicant replied that they would do so. The signage was presented to the Board. The Board informed the applicant that they would need to have the "W Hotel" signage pulled back to align with the "Aloft" sign. Site lighting was presented to the Board. The applicant informed the Board that the pole lights will be fully enclosed shoeboxes and that they will match existing lighting in the center. The Board stated that they would like the storage building and dumpster enclosure to be presented to Staff for approval.

MOTION TO APPROVE THE FOLLOWING; THE LANDSCAPING, LIGHTING, ELEVATIONS, MATERIALS AND SAMPLES AS PRESENTED IN TODAY'S PACKET; THE SITE PLAN WILL BE APPROVED SUBJECT OF COURSE TO FINAL STAFF APPROVAL WITH GUIDANCE THAT WAS GIVEN YOU TODAY, AND FINALLY SIGNAGE IS APPROVED SUBJECT TO THE APPLICANT PULLING THE "W HOTELS" AT THE ENTRY TO THE BUILDING, BACK TO BE ON THE SAME VERTICAL PLANE AS THE "ALOFT".

By: Roger Brown

Seconded: Greg Arnold

Vote: (4-0) (Brown, Arnold, Briner, Stallard)

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: Autumn Leaves of Windward

Location Address: 3300 Webb Bridge Road, Alpharetta, GA. 30005

Mailing Address: 545 E. John Carpenter Freeway, Ste. 500

City: Irving State: TX Zip Code: 75062

Contact For All Notifications: Ildi Robles

Contact Telephone: 770 - 923 - 5665 Mobile Telephone: 770 - 403 - 8517

Fax: N/A - - Email: irobles@lasallegroup.com

Contact's Relation To Business: Regional Director of Development / Owner Representative

This Application For (Check all that apply):

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

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

Application Fees:

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Windward Memory Care, LLC

Physical Address: 545 E. John Carpenter Freeway, Ste. 500, Irving, TX. 75062

Mailing Address: 545 E. John Carpenter Freeway, Ste. 500

City: Irving State: TX Zip Code: 75062 -

Owner Telephone: 214 - 845 - 4500 Contact Fax: 214 - 845 - 4501

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): Windward Memory Care, LLC Date: 5/02/16

Owner Signature: 

Property Information:

Address (If Assigned) : 3300 Webb Bridge Road, Alpharetta, GA. 30005

Tax ID or Map Reference Number: 22-546012591414

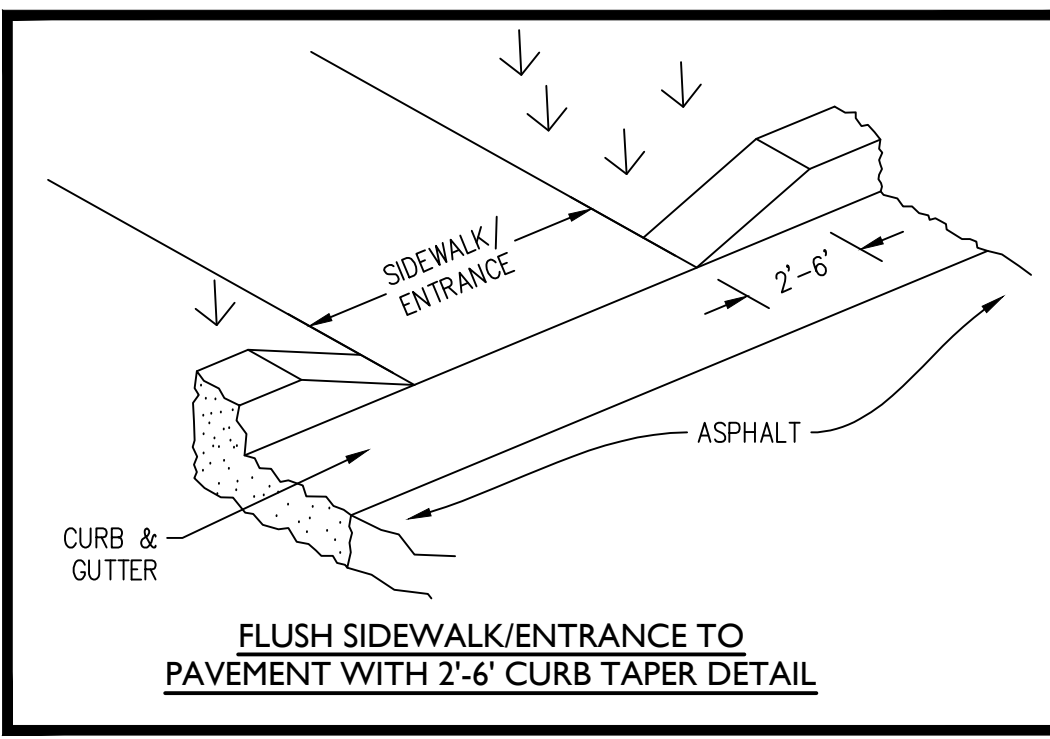
Land Lot(s): 1261 District: 2 Section: 2

Existing Zoning of Property: CUP Existing Uses of Property: ALF (Under-Construction)

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

Applicant Signature:  Date: 5/2/16 Print Form

CITY OF ALPHARETTA COMMUNITY DEVELOPMENT	
WASTE GENERATION DATA	
1. WASTE GENERATION CALCULATIONS	
TYPE OF DEVELOPMENT	RETIREMENT HOME WITH FOOD SERVICE
DAILY GENERATION FACTOR	5 LBS/PERSON + 1 LB/MEAL SERVED
NUMBER OF BEDS	52
MEALS SERVED PER DAY	3
DAILY GENERATION	416 LBS
2. FREQUENCY AND STORAGE VOLUME REQUIRED	
FREQUENCY OF PICK-UP	DAILY
25% RECYCLABLE STORAGE	104 LBS
75% NON-RECYCLABLE STOR.	312 LBS
3. CONVERT WEIGHT TO AREA	
OFFICE/DRY TRASH/RECYCLABLES	150 LBS/CY
CARDBOARD	40 LBS/CY
RECYCLABLE STORAGE AREA	0.79 CY (5% CARDBOARD)
NON-RECYCLABLE STOR. AREA	2.08 CY
4. DETERMINE REQUIRED CONTAINER SIZE	
TWO (2) FRONT LOAD 2 CY CONTAINERS (2.33 CY, 350 LB CAPACITY)	
6'X3'X3.5' DIMENSIONS	
TWO (2) 8 CY CONTAINERS SHOWN.	



- #### SITE NOTES
- ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
 - CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
 - BURY PITS ARE NOT ALLOWED.
 - ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
 - NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
 - ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
 - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DIST. INSPECTOR PRIOR TO CONCRETE POUR.
 - CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
 - SEE SHEET D1.1 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
 - REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
- #### WALL NOTES
- ALL WALLS 4'-0" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
 - ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
 - FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.1.
- #### TREE SAVE NOTES
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED.
 - THE CRP OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
 - INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCING.
 - ALL TREES MUST BE PLANTED AT LEAST FIVE (5) AWAY FROM ANY UTILITY LINE.

- #### CITY OF ALPHARETTA TRAFFIC ENGINEERING NOTES
- PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - ALL UTILITY LOCATES, RELOCATIONS, AND/OR DAMAGES WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE NUMBER 678-297-6200.
 - IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
 - ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
 - STRIPING LAYOUT IS TO BE APPROVED PRIOR TO THERMO-PLASTIC BEING APPLIED.
 - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

PARKING SUMMARY DATA

PROPOSED USE:	PERSONAL CARE HOME
PARKING SPACES REQ'D:	25 SPACES (A MINIMUM OF ONE SPACE FOR EVERY TWO SLEEPING ROOMS, BASED ON 50 ROOMS)
PARKING SPACES PROVIDED:	52 TOTAL (48 REGULAR, 3 H/C, 1 H/C VAN)
H/C SPACES REQ'D:	3 TOTAL (2 H/C, 1 H/C VAN) FOR 51-75 PARKING SPACES PROVIDED. ONE VAN SPACE FOR EVERY SIX H/C SPACES.
H/C SPACES PROVIDED:	4 TOTAL (3 H/C, 1 H/C VAN)

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	SAWNEE EMC	(678) 455-1575
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

PAVING LEGEND

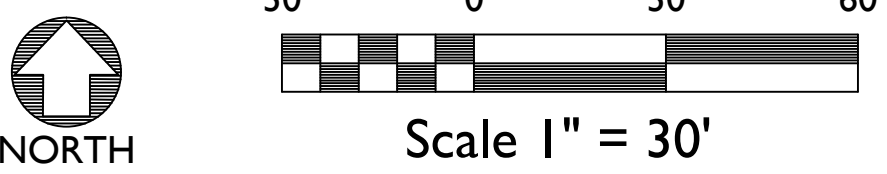
BC	BACK OF CURB
FC	FACE OF CURB
H/C	HANDICAP
L	LANDING
L/S	LANDSCAPE AREA
R	RAMP

SIGN LEGEND

	"STOP" R1-1
	"YIELD" R1-2
	"NO LEFT TURN" R3-2
	"ONE WAY" R6-2R

24-HOUR CONTACT:
ILDE ROBLES
(770) 403-8517 MOBILE

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



WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES OF WINDWARD
 ALPHARETTA, GEORGIA

ARCHITECT

CURTIS group
 5000 QUORUM DRIVE
 SUITE 500
 DALLAS, TX 75254
 P-214.378.9810 F-214.378.9811

OWNER
THE LASALLE GROUP, INC
 545 E. JOHN CARPENTER FWY
 SUITE 500
 IRVING, TEXAS 75062
 214.645.4500 TEL
 214.645.4501 FAX

CIVIL
AEC, INC
 50 WARM SPRINGS CIRCLE
 ROSWELL, GEORGIA
 770.641.1942 TEL

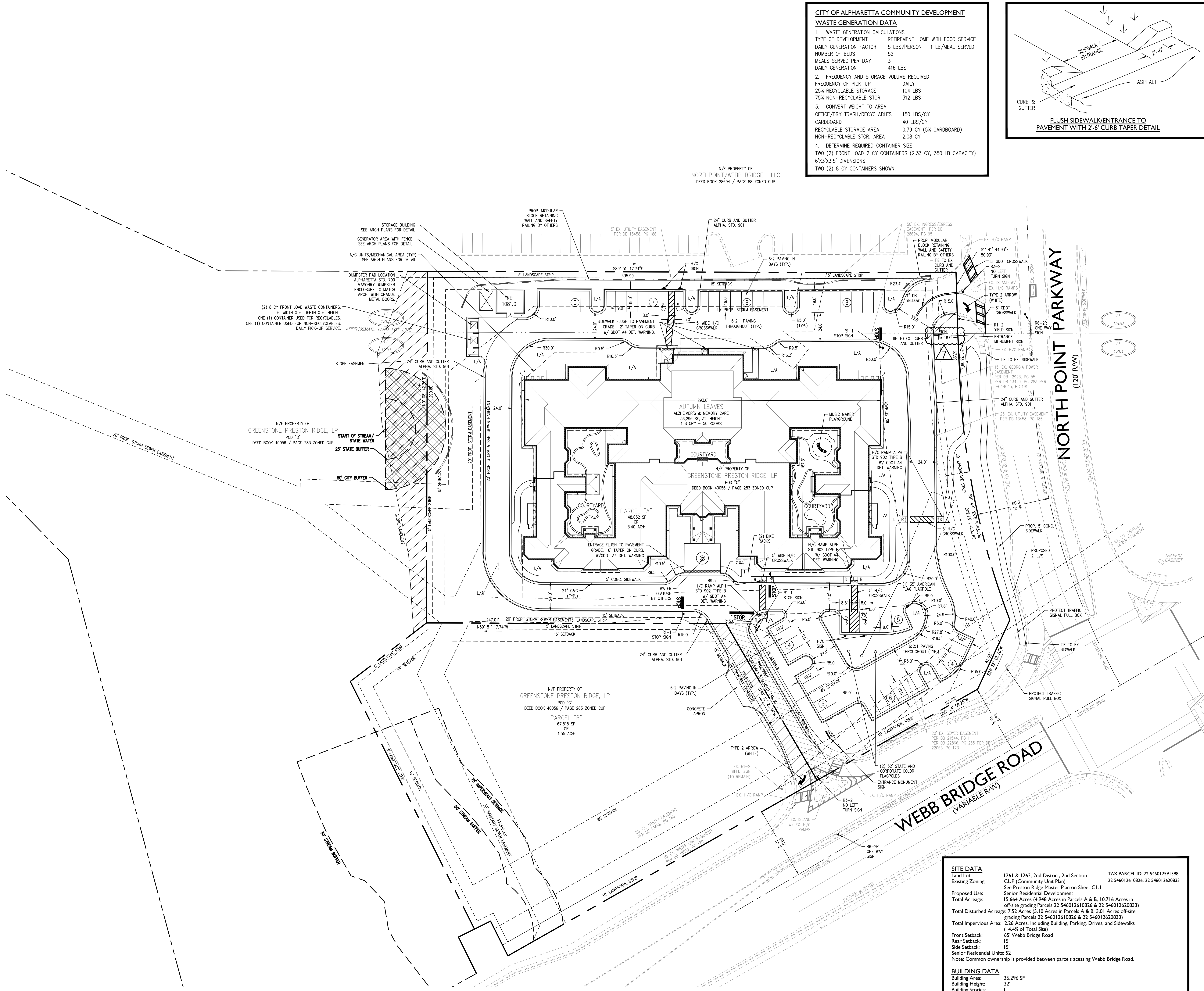
LANDSCAPE
AEC, INC
 50 WARM SPRINGS CIRCLE
 ROSWELL, GEORGIA
 770.641.1942 TEL

STRUCTURAL
BURY & PARTNERS
 ENGINEERING, INC
 5310 HARVEST HILL RD
 SUITE 100
 DALLAS, TEXAS 75230
 972.991.0011 TEL
 TBPE # F-1048

MPE
SCHMIDT & STACY
 400 CITYPLACE
 2701 N. HASKELL AVE.
 DALLAS, TEXAS 75204
 214.874.0200 TEL

SITE LAYOUT PLAN

6/9/2015
INITIAL LDP SUBMITTAL 18 SEPTEMBER 2014
CITY/COUNTY COMMENTS 11/08/2014
REV. UTILITY CONFLICTS 8/1/2015
REV. ENTRANCE SIGN 9/15/2015
PROJECT # CG1447
SHEET C3.0



CAUTION
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE DUE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SITE DATA

Land Loc:	1261 & 1262, 2nd District, 2nd Section	TXAS PARCEL ID: 22 546012591398
Existing Zoning:	CUP (Community Unit Plan)	22 546012610826, 22 546012620833
Proposed Use:	See Preston Ridge Master Plan on Sheet C1.1	
Total Acreage:	15.644 Acres (4.948 Acres in Parcels A & B, 10.716 Acres in off-site grading Parcels 22 546012610826 & 22 546012620833)	
Total Disturbed Acreage:	7.52 Acres (5.10 Acres in Parcels A & B, 3.01 Acres off-site grading Parcels 22 546012610826 & 22 546012620833)	
Total Impervious Areas:	2.26 Acres, Including Building, Parking, Drives, and Sidewalks (14.4% of Total Site)	
Front Setback:	65' Webb Bridge Road	
Rear Setback:	15'	
Side Setback:	15'	
Senior Residential Units:	52	
Note:	Common ownership is provided between parcels accessing Webb Bridge Road.	

BUILDING DATA

Building Area:	36,296 SF
Building Height:	32
Building Stories:	1

PARKING SUMMARY DATA

Parking Spaces Req'd:	25 spaces (a minimum of one space for every two sleeping rooms, based on 50 rooms)
Parking Spaces Provided:	52 total (48 regular, 3 H/C, 1 H/C van)
H/C Spaces Req'd:	3 total (2 H/C, 1 H/C van) for 51-75 parking spaces provided.
H/C Spaces Provided:	4 total (3 H/C, 1 H/C van)

AUTUMN LEAVES

OF WINDWARD - ALPHARETTA, GEORGIA

MONUMENT AND GROUND SIGN

22 APRIL 2016

PROJECT INFORMATION

PROJECT DESCRIPTION

A NEW 1 STORY 50 UNIT (54 BED) ASSISTED LIVING FACILITY FOR ALZHEIMERS/DEMENTIA.

PROJECT LOCATION

3300 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

PROJECT AREA

DWELLING SQUARE FOOTAGE 14,794 SF
COMMON SQUARE FOOTAGE +21,502 SF
TOTAL SQUARE FOOTAGE 36,296 SF

APPLICABLE CODES

BUILDING CODES 2012 IBC WITH LOCAL AMENDMENTS
BUILDING 2012 IPC WITH LOCAL AMENDMENTS
PLUMBING 2012 IMC WITH LOCAL AMENDMENTS
MECHANICAL 2011 NEC WITH LOCAL AMENDMENTS
ELECTRICAL 2012 IFEC WITH LOCAL AMENDMENTS
FUEL GAS 2012 IFGC WITH LOCAL AMENDMENTS
FIRE 2012 IFBC WITH LOCAL AMENDMENTS
ZONING UNIFIED DEVELOPMENT CODE, INCLUDING 2009 REVISIONS
INTERNATIONAL ENERGY CONSERVATION CODE – YEAR 2009 WITH SUPPLEMENTS AND AMENDMENTS

ACCESSIBILITY

ANSI 117.1 – CHAPTER 11, 2012 IBC

LIFE SAFETY

NFPA 101 LIFE SAFETY CODE, 2012 EDITION AND THE LATEST EDITION OF OTHER NFPA STANDARDS

CONSTRUCTION TYPE

MAIN BUILDING TYPE V-A – ONE HOUR – FULLY SPRINKLERED (IN ACCORDANCE WITH NFPA 13)
STORAGE BUILDING TYPE V-B

OCCUPANCY CLASSIFICATION

MAIN BUILDING I-2 OCCUPANCY
STORAGE BUILDING I-2 OCCUPANCY (INCIDENTAL USE TO MAIN OCCUPANCY)

SPECIAL INSPECTIONS REQUIRED

CONCRETE CONSTRUCTION (IBC TABLE 1704.4)
MASONRY CONSTRUCTION (IBC TABLE 1704.5.1)
SOILS (IBC TABLE 1704.7)
SPECIAL INSPECTION REPORTS AND FINAL REPORT IN ACCORDANCE WITH SECTION 1704.1.2 OF THE GEORGIA STATE MINIMUM STANDARD BUILDING CODE SHALL BE AVAILABLE AT THE TIME THE BUILDING IS APPROVED FOR OCCUPANCY.
THE DESIGNER OF RECORD SHALL SUBMIT AN AFFIDAVIT LETTER TO THE COUNTY BUILDING INSPECTOR THAT THE CONSTRUCTED BUILDING ELEVATION DESIGN, MATERIALS, AND COLORS COMPLY WITH THE COUNTY APPROVED ELEVATIONS.

PROJECT TEAM

OWNER

WINDWARD MEMORY CARE, LLC
By LaSalle Management, LLC, Manager
By The LaSalle Group, INC, Sole Manager
545 E. JOHN CARPENTER FRWY
SUITE 500
IRVING, TEXAS 75062
214.845.4500 TEL
214.845.4501 FAX
Kay Adkins, Director of Development
Ildé Robles, Regional Developer

ARCHITECT / INTERIOR DESIGN

CURTIS GROUP ARCHITECTS, LTD.
5000 QUORUM DRIVE
SUITE 500
DALLAS, TEXAS 75254
214.378.9810 TEL
214.378.9811 FAX
Tom Curtis, AIA, Principal
Jeff Billman, AIA, Project Manager
Kelsie Whittington, Project Coordinator

STRUCTURAL ENGINEER

BURY, INC
2310 HARVEST HILL RD
SUITE 100
DALLAS, TEXAS 75230
972.991.0011 TEL
Charles Grossman, PE

CIVIL ENGINEER

AEC, Inc
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA 30075
770.641.1942
Steven L. Rowe, Vice President

MEP ENGINEERS

SCHMIDT & STACY
400 CITYPLACE
2711 N HASKELL AVE.
DALLAS, TX 75204
214.874.0200 TEL
David Schmidt, PE
Strider Steele, PE, LEED AP

LANDSCAPE ARCHITECT

AEC, Inc
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA 30075
770.641.1942
Steven L. Rowe, Vice President

MUNICIPAL AGENCIES

CITY OF ALPHARETTA- Community Development Dept.

217 ROSWELL STREET
ALPHARETTA, GEORGIA
678.297.6080 TEL

GEORGIA STATE FIRE MARSHAL
2 MARTIN LUTHER KING JR DRIVE SE
ATLANTA, GEORGIA 30334
404.656.2064

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10 SEP 2014	C5.1	DETAILED SITE GRADING PLAN
10 SEP 2014	C5.2	OFFSITE GRADING PLAN
10 SEP 2014	C5.3	STORMWATER MANAGEMENT PLAN
10 SEP 2014	C6.0	EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
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10 SEP 2014	L1.3	NOTES AND DETAILS
10 SEP 2014	L2.0	ORNAMENTAL LANDSCAPE
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10 SEP 2014	A13.103	FINISH PLAN - AREA 103
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24 JULY 2015 1	S2.01B	FOUNDATION PLAN-B
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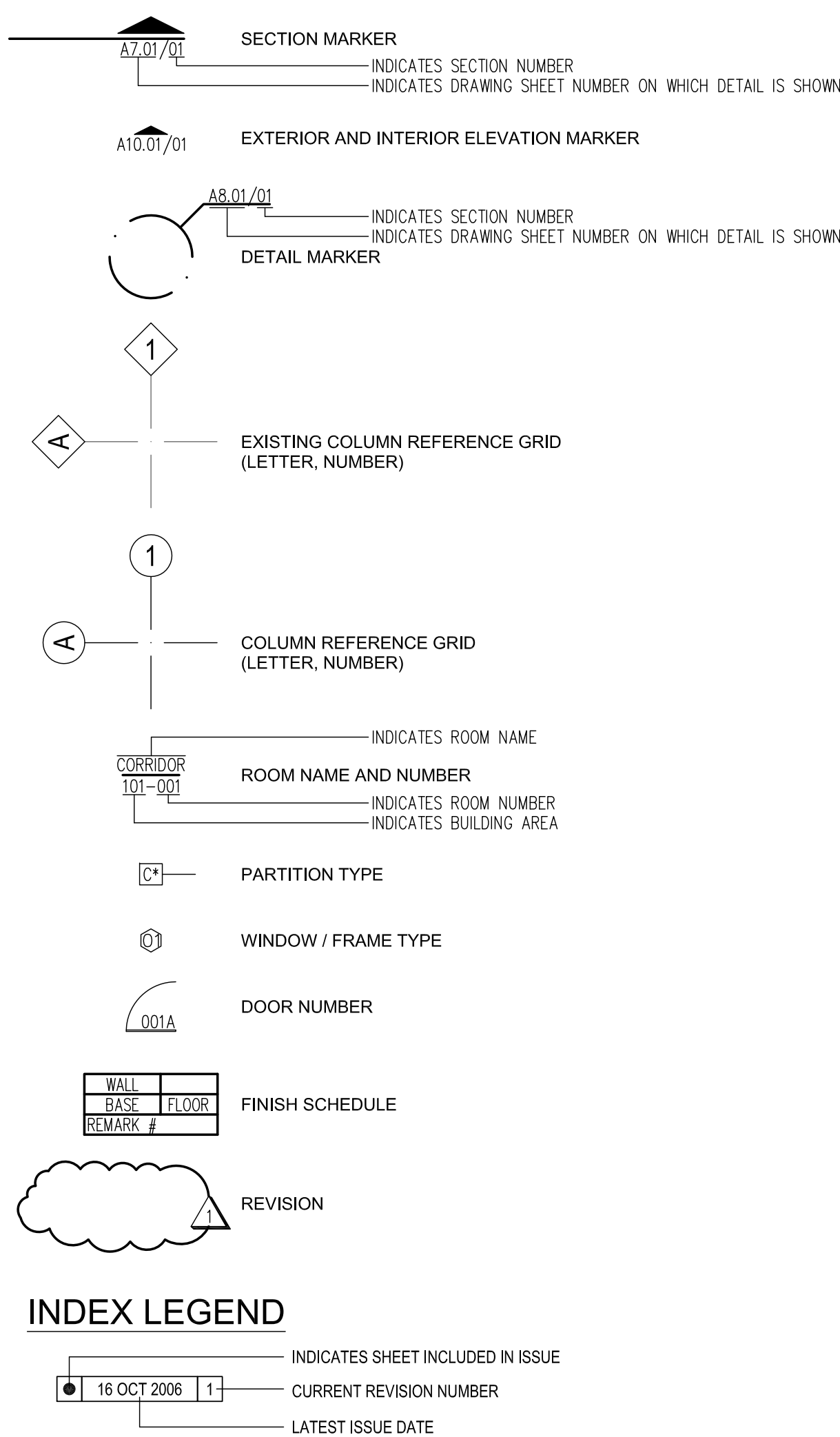
ELECTRICAL

10 SEP 2014	E0.00	ELECTRICAL LEGEND AND SYMBOLS
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21 AUG 2015 1	E3.103	LIGHTING FLOOR PLAN AREA 103
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10 SEP 2014	E6.02	PANEL SCHEDULES
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10 SEP 2014	E7.03	ELECTRICAL DETAILS
10 SEP 2014	E8.01	COMCHECK
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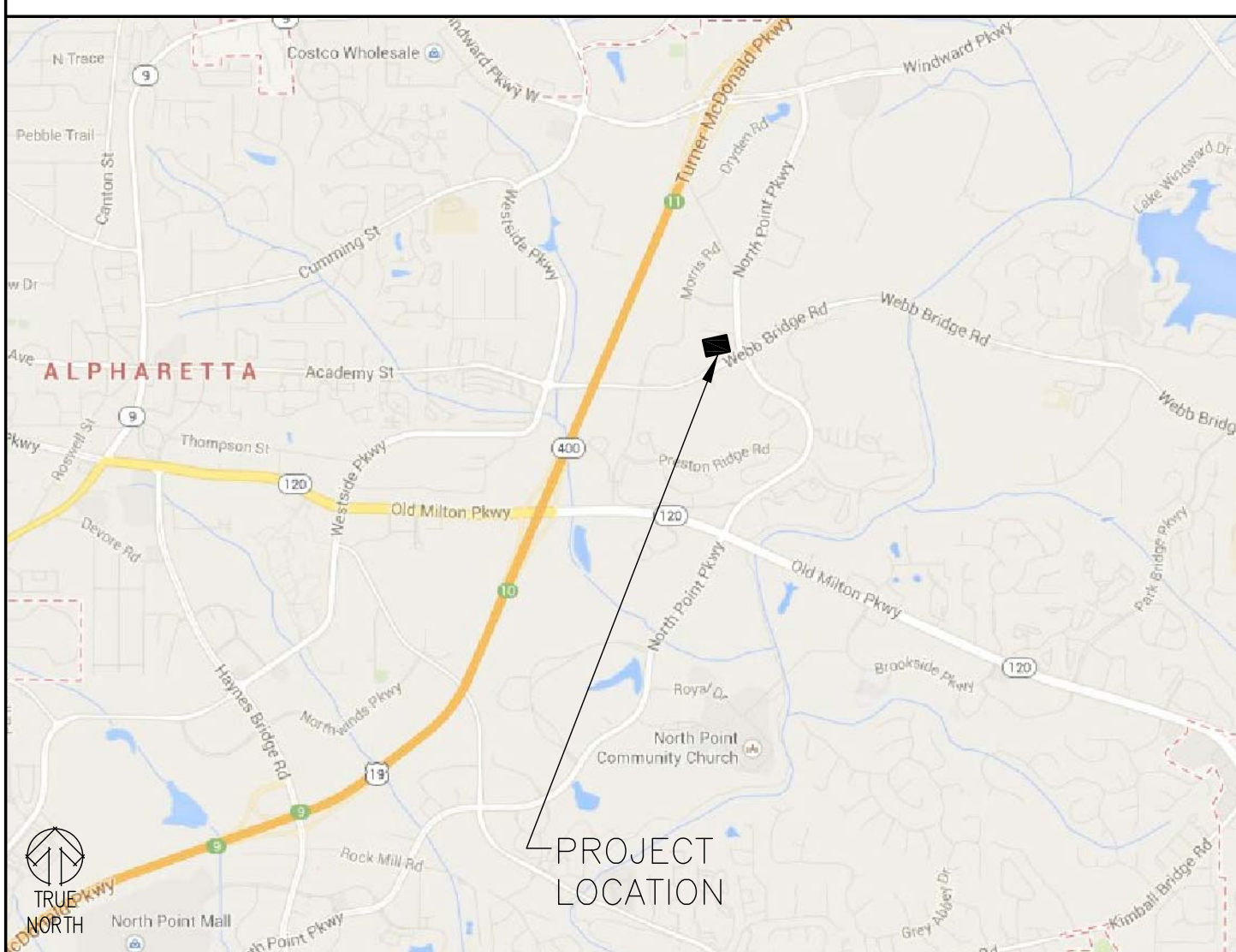
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10 SEP 2014	K2	PLUMBING PLAN / VENTILATION PLAN / DETAILS
10 SEP 2014	K3	KITCHEN EQUIPMENT ELEVATIONS

GRAPHIC SYMBOLS



VICINITY MAP

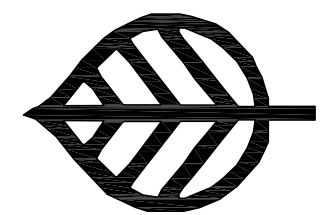


ABBREVIATIONS

ACP	ACOUSTICAL CEILING PANELS	FD	FLOOR DRAIN	OPNG	OPENING
ACT	ACOUSTIC CEILING TILES	FP	FIREPROOF	OPP	OPPOSITE
ACS	ABOVE CONCRETE SLAB	FIN	FINISH	PLAS	PLASTIC
AF	ABOVE FINISH FLOOR	FUR	FURNISHED	PLT	PLATE
ALUM	ALUMINUM	GA	GENERAL CONTRACTOR	PLUM	PLUMBING
ANCH	ANCHOR	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD
ASP	ASPHALT	CALY	GALVANIZED	PNL	PANEL
BD	BOARD	CMB	GYPSPUM WALL BOARD	PREFN	PREFINISHED
BLKG	BLOCKING	CYP	GYPSPUM	RAD, R	RADIUS
BTM	BOTTOM	HC	HANDICAPPED	REIN	REINFORCED
CC	CORNER GUARD	HD	HEAD	REQD	REQUIRED
CD	CONTROL JOINT	HORZ	HORIZONTAL	RO	ROUGH OPENING
CLR	CLEAR	HWH	HOLLOW METAL	RTU	ROOF TOP UNIT
CMU	CONCRETE MASONRY UNIT	INST	INSTALLED	SCHD	SHADOW BOX
COL	COLUMN	INSUL	INSULATION	SF	SQUARE FEET
COMP	COMPOST	JOINT	STANDARD	SHT	SHEET
CONC	CONCRETE	JT	JUNCTION	SM	SIMILAR
CONT	CONTINUOUS	LAM	LAMINATE	STL	STEEL
CTL	CERAMIC TILE	LCT	LAMINATE	STR	STRUCTURAL
DEL	DOUBLE	MAX	MAXIMUM	SUSP CLG	SUSPENDED CEILING
DN	DOWN	MECH	MECHANICAL	TAG	TAG
DIA	DIAMETER	MIN	MINIMUM	TEMP	TEMPERED
DOWNSPOUT	DOWNSPOUT	MTD	MOUNTED	TRNG	TONGUE AND GROOVE
DET	DETAIL	NO	NO MASONRY OPENING	TOM	TOP OF MASONRY
DWG	DRAWING	NOM	NOMINAL	TOS	TOP OF STEEL
EA	EACH	OC	ON CENTER	TYP	TYPICAL
EXP	EXPANSION JOINT			UNO	UNLESS NOTED OTHERWISE
	ELECTRIC WATER COOLER			VCT	VINYL COMPOSITION TILE
	ELECTRICAL			VERT	VERTICAL
	ELEVATION			W	WOOD
	EXISTING				
	EXPANSION				

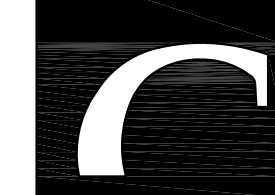
GENERAL NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE CHASES FOR MECHANICAL, PLUMBING, AND ELECTRICAL AS REQUIRED AND IS NECESSARY. SEE RESPECTIVE DRAWING SECTIONS.
- ALL CASEWORK DIMENSION SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
- PROVIDE WOOD STUD "PICTURE" FRAMING AROUND ALL PENETRATIONS THRU WOOD STUD/GYPSPUM WALLS, UNLESS NOTED OTHERWISE. STUFF AREA SURROUNDING PENETRATING ITEM WITH "THERMAFIBER" INSULATION AT ALL RATED WALL ASSEMBLIES.
- THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF THE TYPE SPECIFIED ARE INSTALLED IN WALLS AND NON-ACCESSIBLE TYPE CEILINGS AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT MAY BE REQUIRED. ACCESS PANELS SHALL BE FIRE RATED TYPE EQUAL TO THE RATING OF THE WALL, SOFFIT OR CEILING IN WHICH THEY OCCUR.
- CALCUL AT JUNCTION OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXTERIOR WINDOW FRAMES, CABINET WORK, CASEWORK, RECESS TOILET ACCESSORIES, SURFACE MOUNTED TOILET ACCESSORIES, ETC., WITH ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
- PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS, EQUIPMENT ROOMS AND THE POWERHOUSE. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS. THE CONTRACTOR SHALL GAIN APPROVAL FROM THE ARCHITECT PRIOR TO LOCATING AND/OR PROVIDING "FURRED SPACES" NOT INDICATED ON THE FLOOR PLANS.
- FOR ALL RATED AND/OR SMOKE PARTITIONS, THE SURFACE AREA OF AN INDIVIDUAL RECESSED METALLIC OUTLET, SWITCHBOX, ETC., SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE AREA OF THE RECESSED OUTLET BOXES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF SURFACE WALL AREA. RECESSED BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS, REGARDLESS OF THEIR VERTICAL SEPERATION IN THE WALL, SHALL BE SEPERATED BY A HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.
- FIRE SUPPRESSION CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FIRE MARSHAL'S REVIEW. FIRE PROTECTION PLANS INCLUDED IN THIS SET OF DRAWINGS ARE FOR REFERENCE ONLY AND NOT FOR THE FIRE MARSHALS APPROVAL.



WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
OF WINDWARD
ALPHARETTA, GEORGIA

ARCHITECT

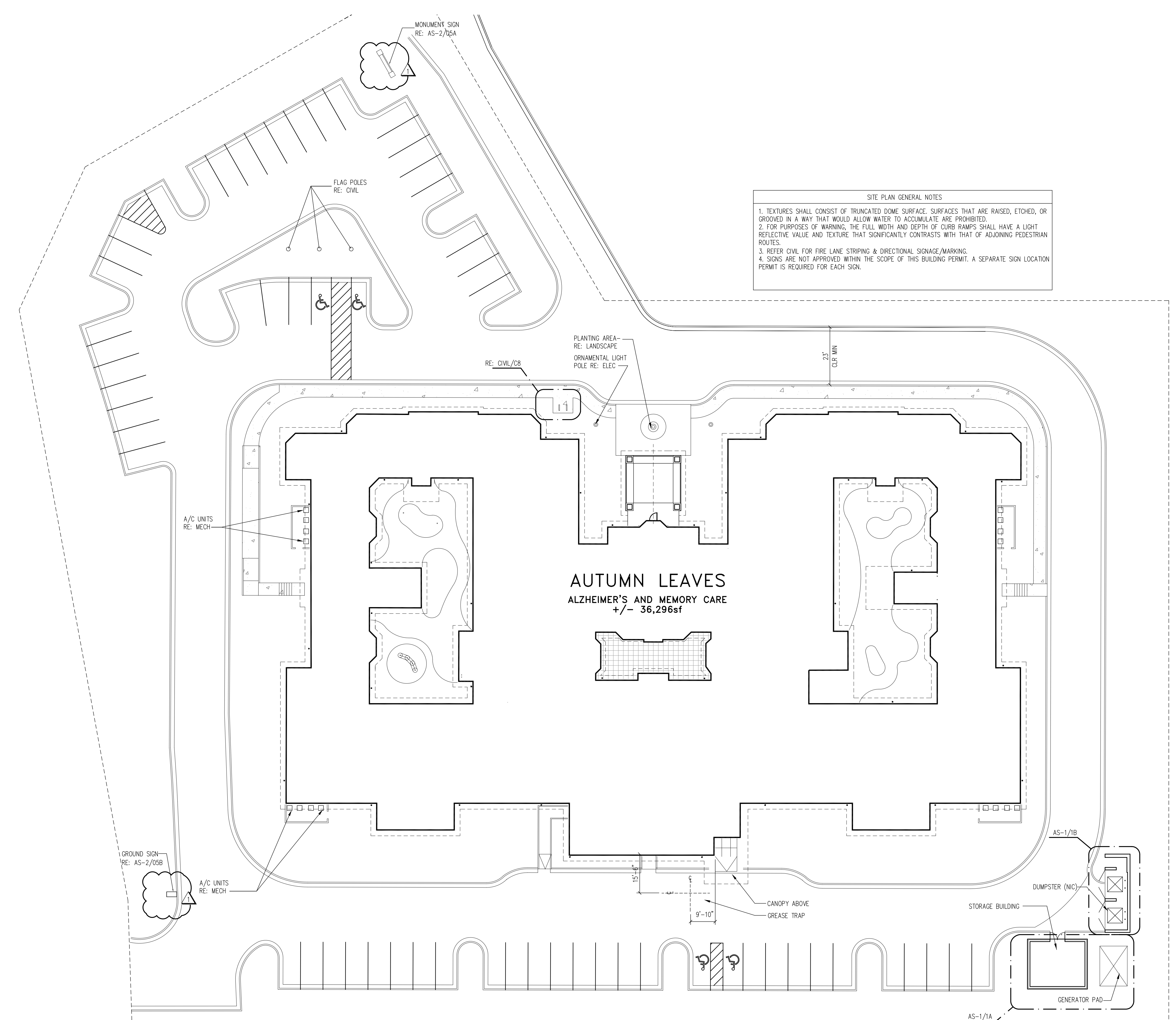
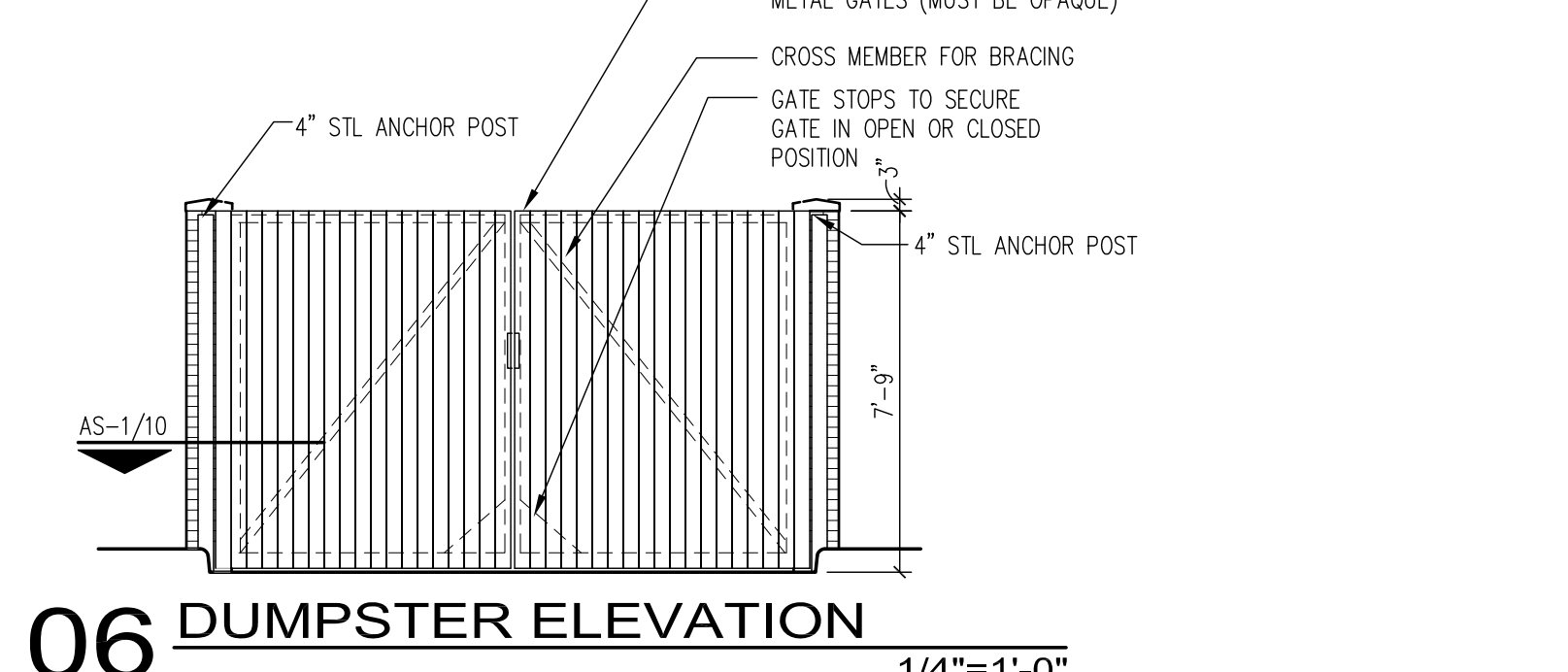
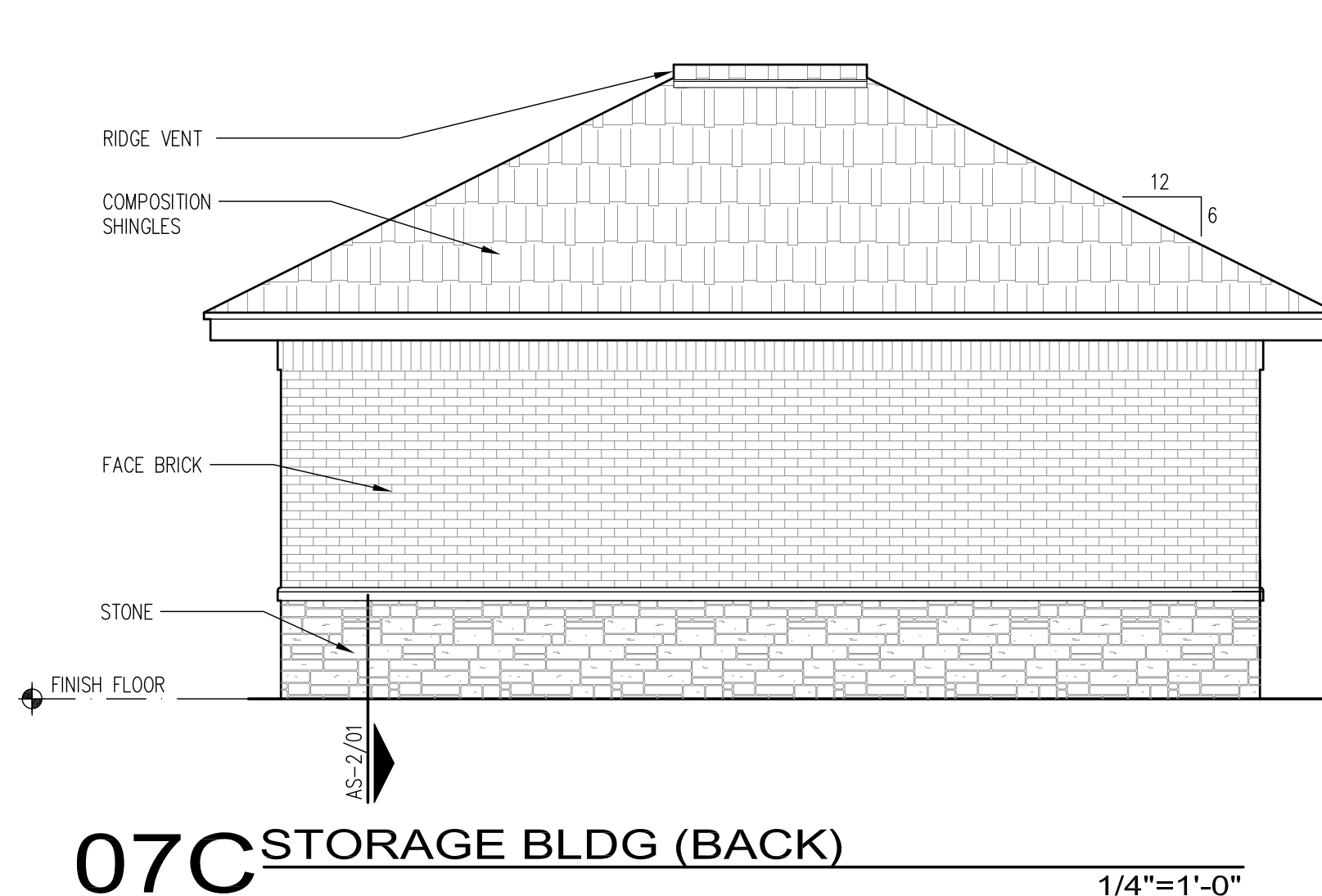
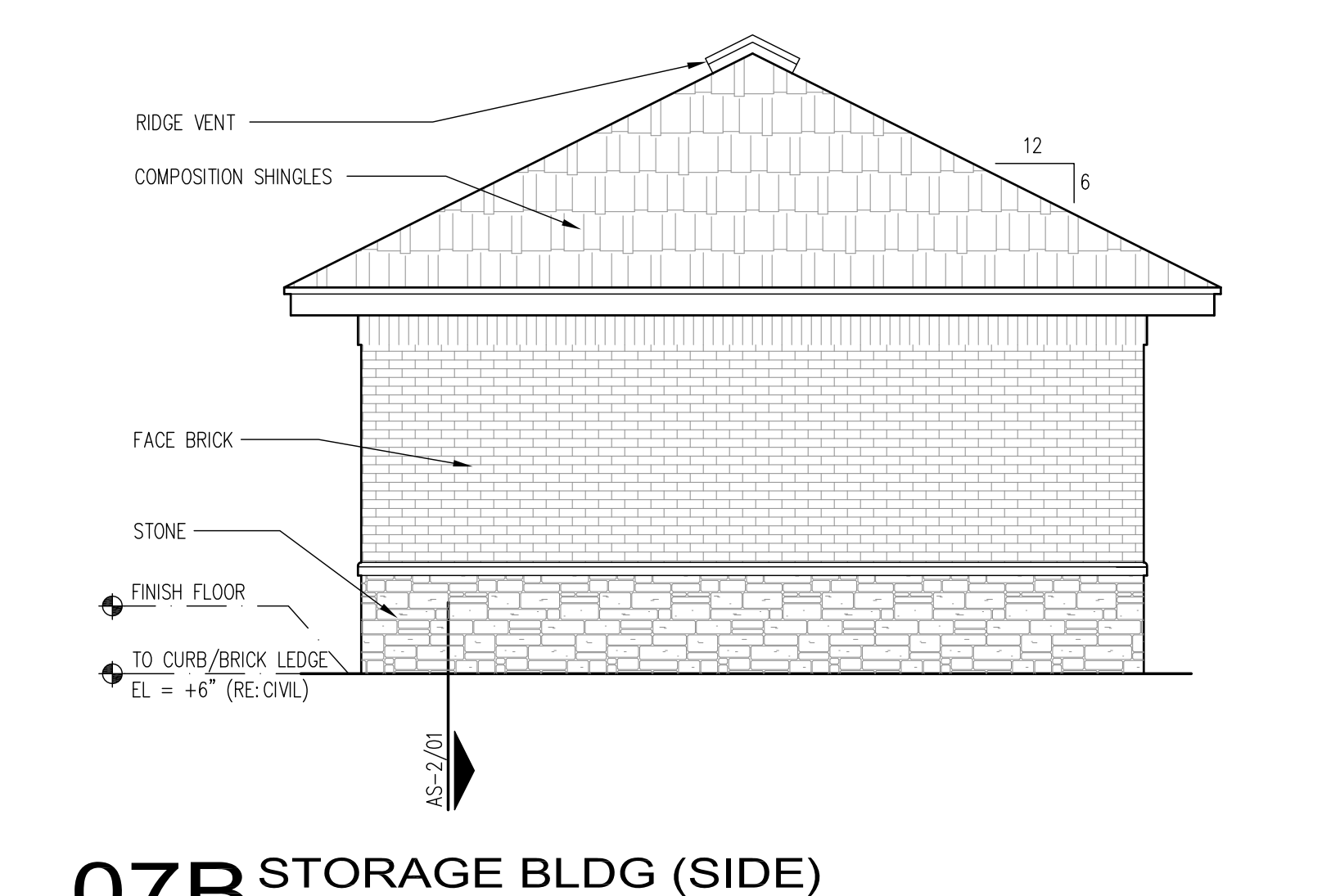
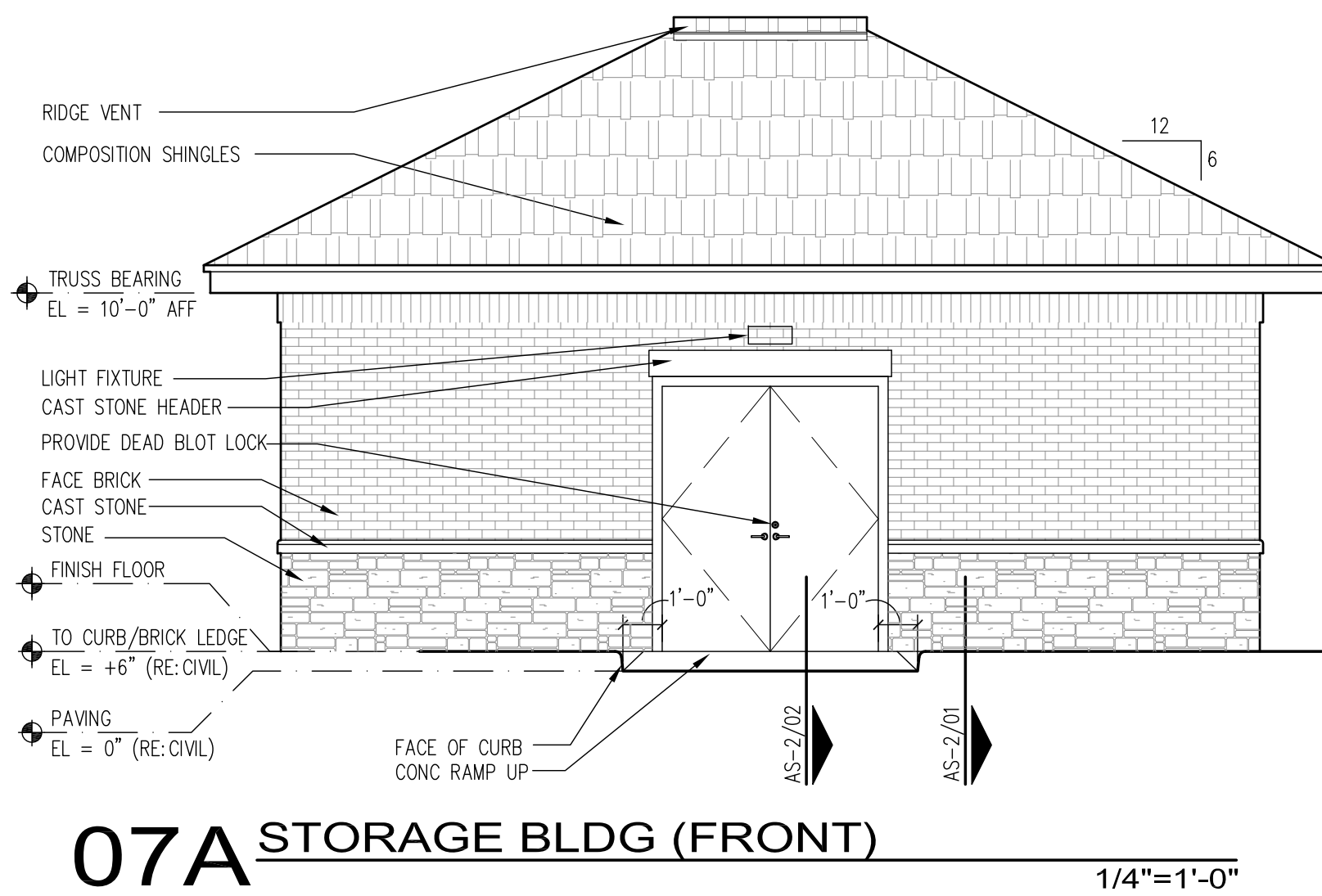
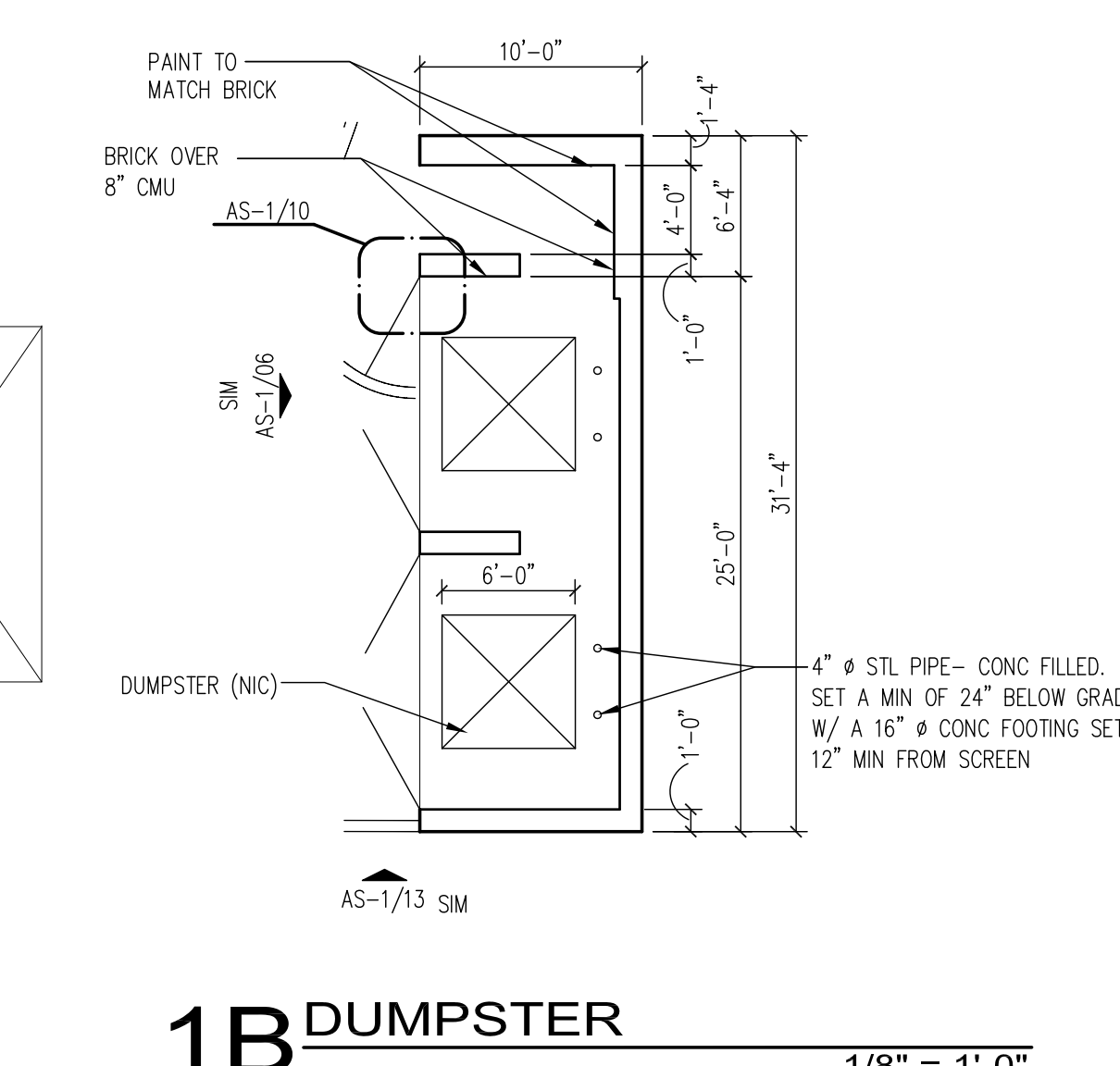
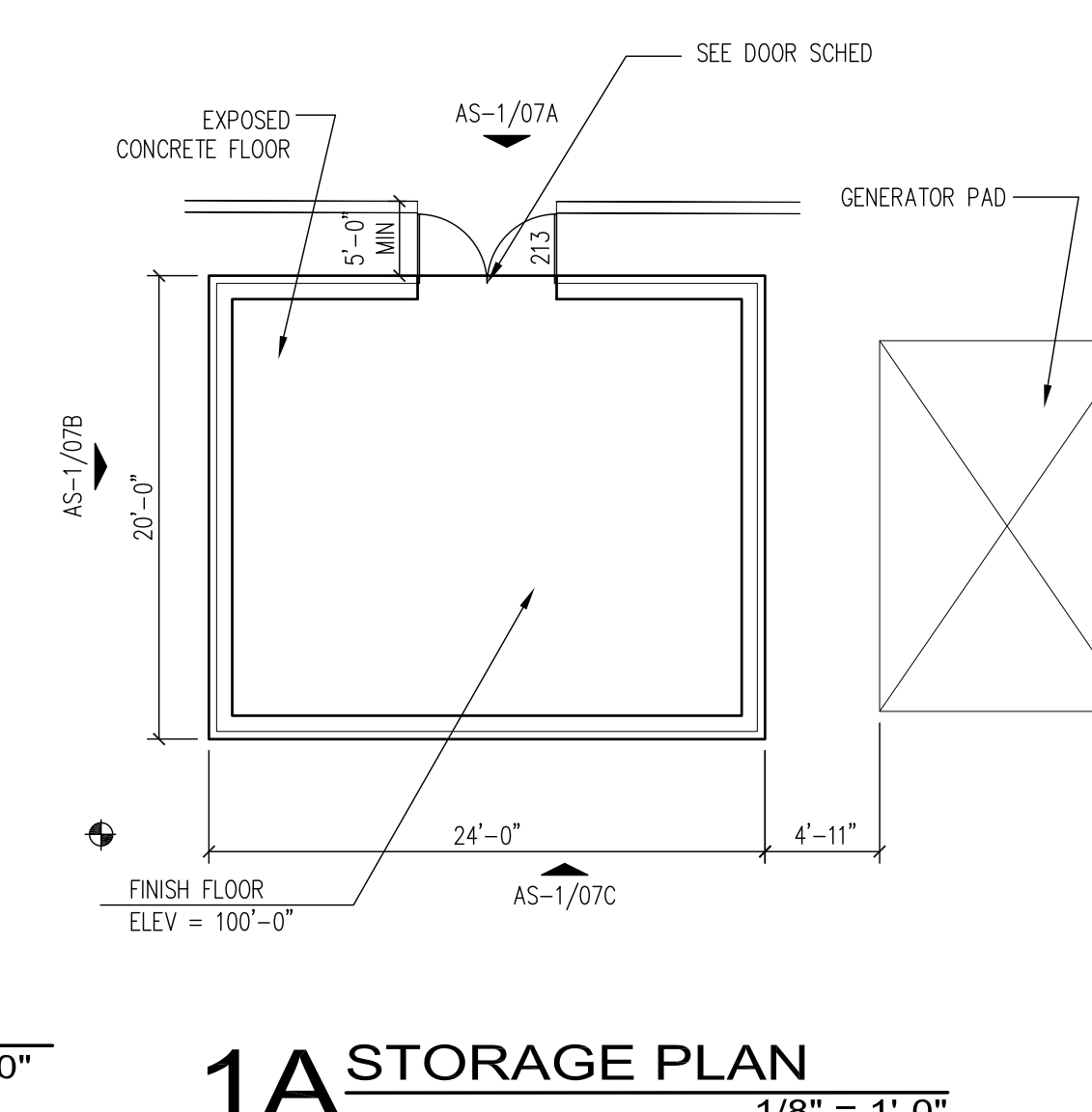
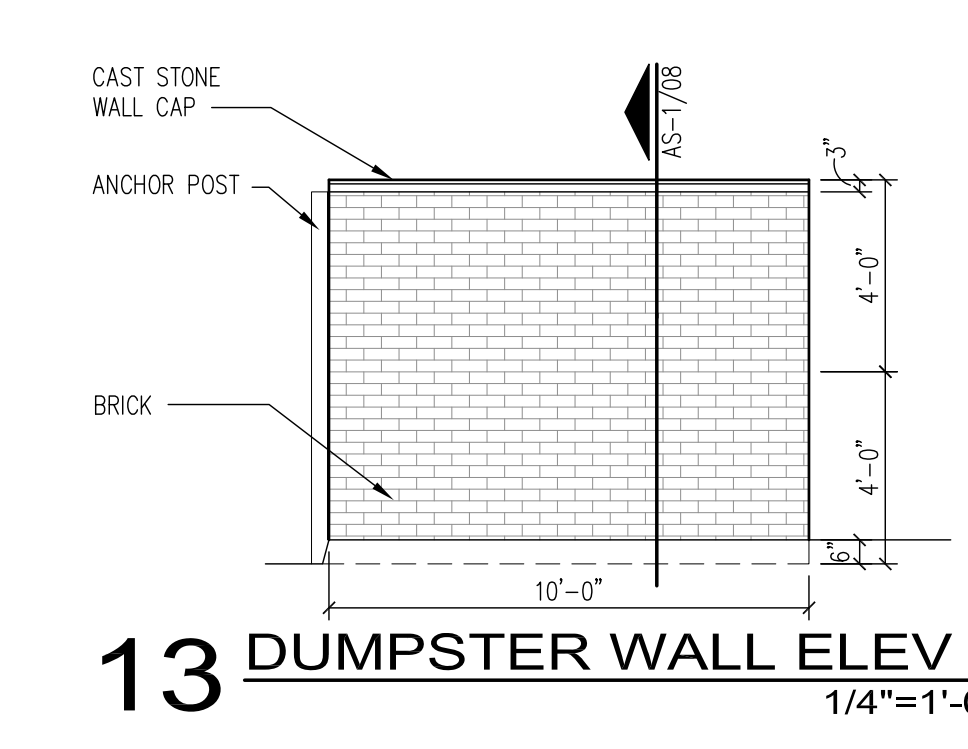
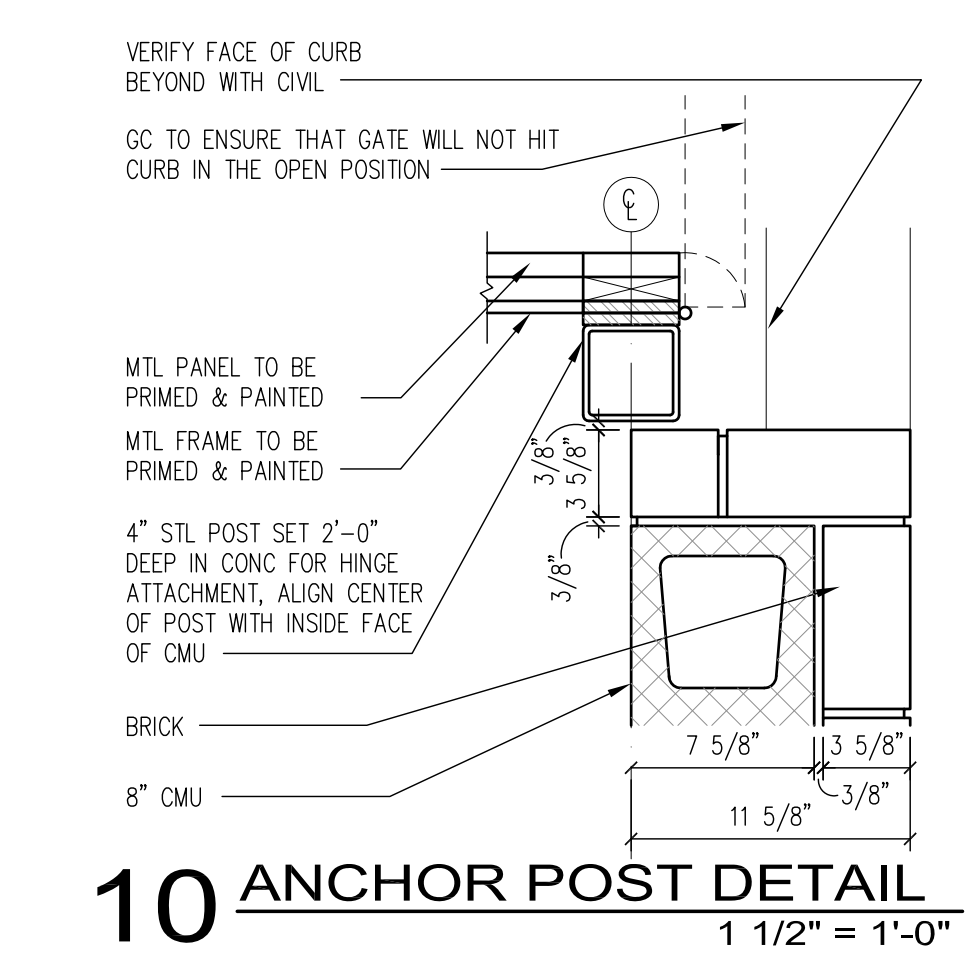
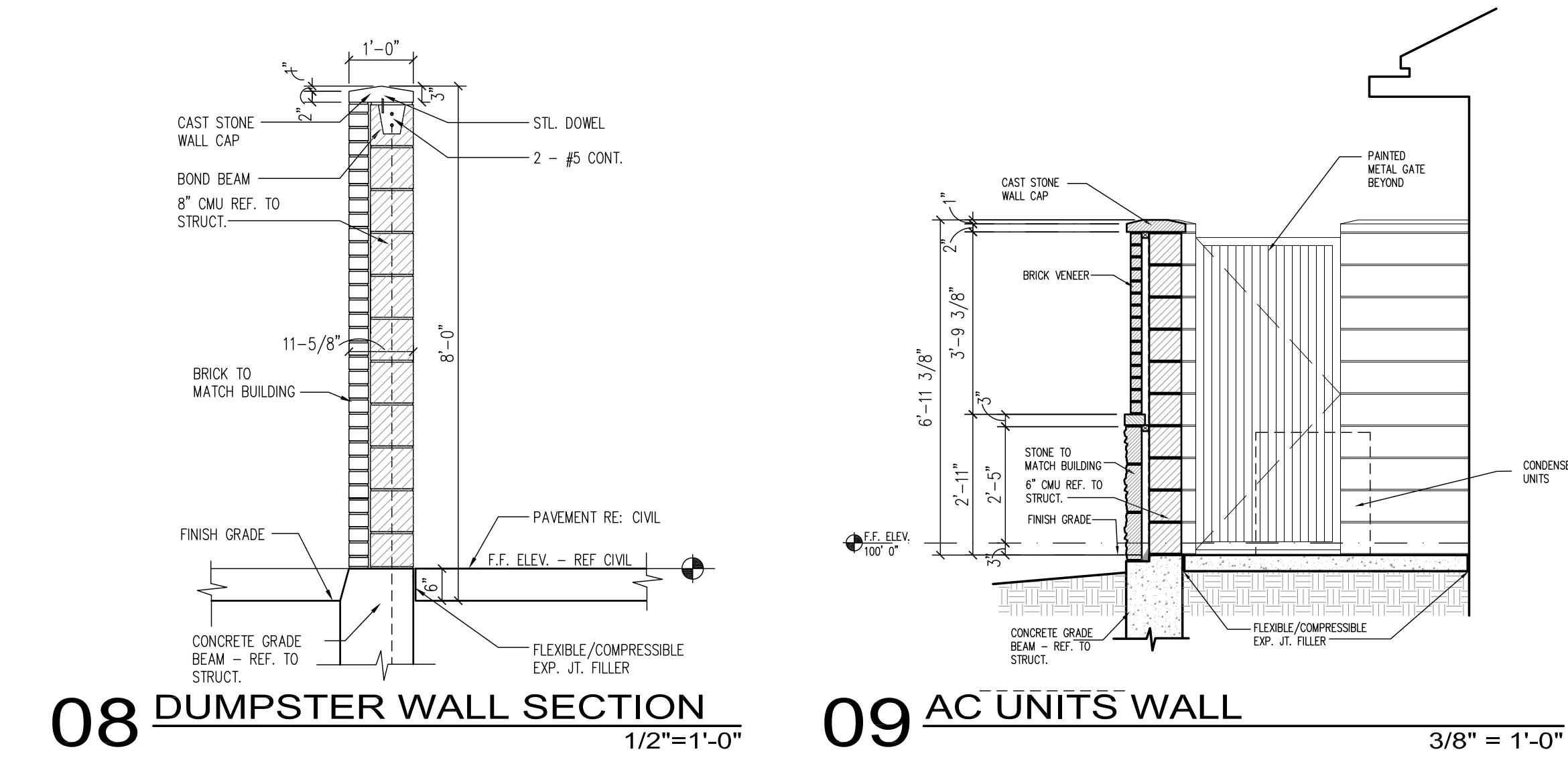


5000 QUORUM DRIVE
SUITE 500
DALLAS, TX 75254
P-214.378.9810 F-214.378.9811

OWNER

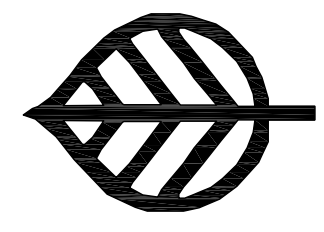
THE LASALLE GROUP, INC
545 E. JOHN CARPENTER FRWY
SUITE 500
IRVING, TEXAS 75062
214.845.4500 TEL
214.845.4501 FAX

CIVIL



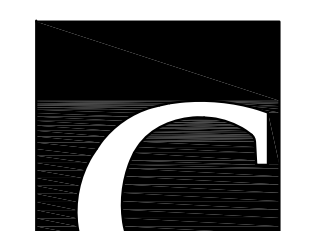
SITE PLAN GENERAL NOTES

1. TEXTURES SHALL CONSIST OF TRUNCATED DOME SURFACE. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
3. REFER CIVIL FOR FIRE LANE STRIPING & DIRECTIONAL SIGNAGE/MARKING.
4. SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.



WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
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ALPHARETTA, GEORGIA

ARCHITECT



CURTIS group
ARCHITECTS
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OWNER

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545 E. JOHN CARPENTER FWY
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IRVING, TEXAS 75062
214.845.4500 TEL
214.845.4501 FAX

CIVIL

AEC, INC.
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA
770.641.1942 TEL

LANDSCAPE

AEC, INC.
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA
770.641.1942 TEL

STRUCTURE

BURY & PARTNERS ENGINEERING, INC.
5310 HARBEST HILL RD
SUITE 100
DALLAS, TEXAS 75230
972.991.0011 TEL
TBPE # F-1048

MPE

SCHMIDT & STACY
400 CITYPLACE
2711 N. HASKELL AVE.
DALLAS, TEXAS 75204
214.874.0200 TEL

STATE OF GEORGIA

THOMAS D. CURTIS
REGISTERED ARCHITECT
09/10/2014

PERMIT ISSUE
10 SEPTEMBER 2014

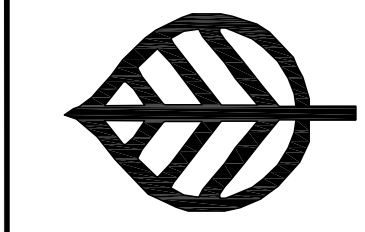
Monument and Ground Sign 04222016

PROJECT #

SHEET

AS-1

1" = 20'-0"



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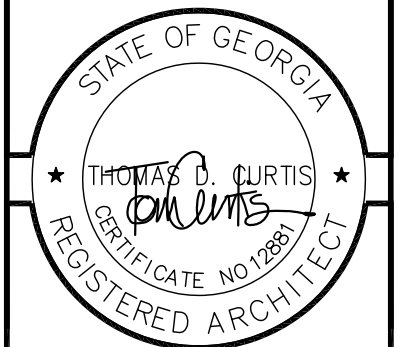
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214.874.0200 TEL



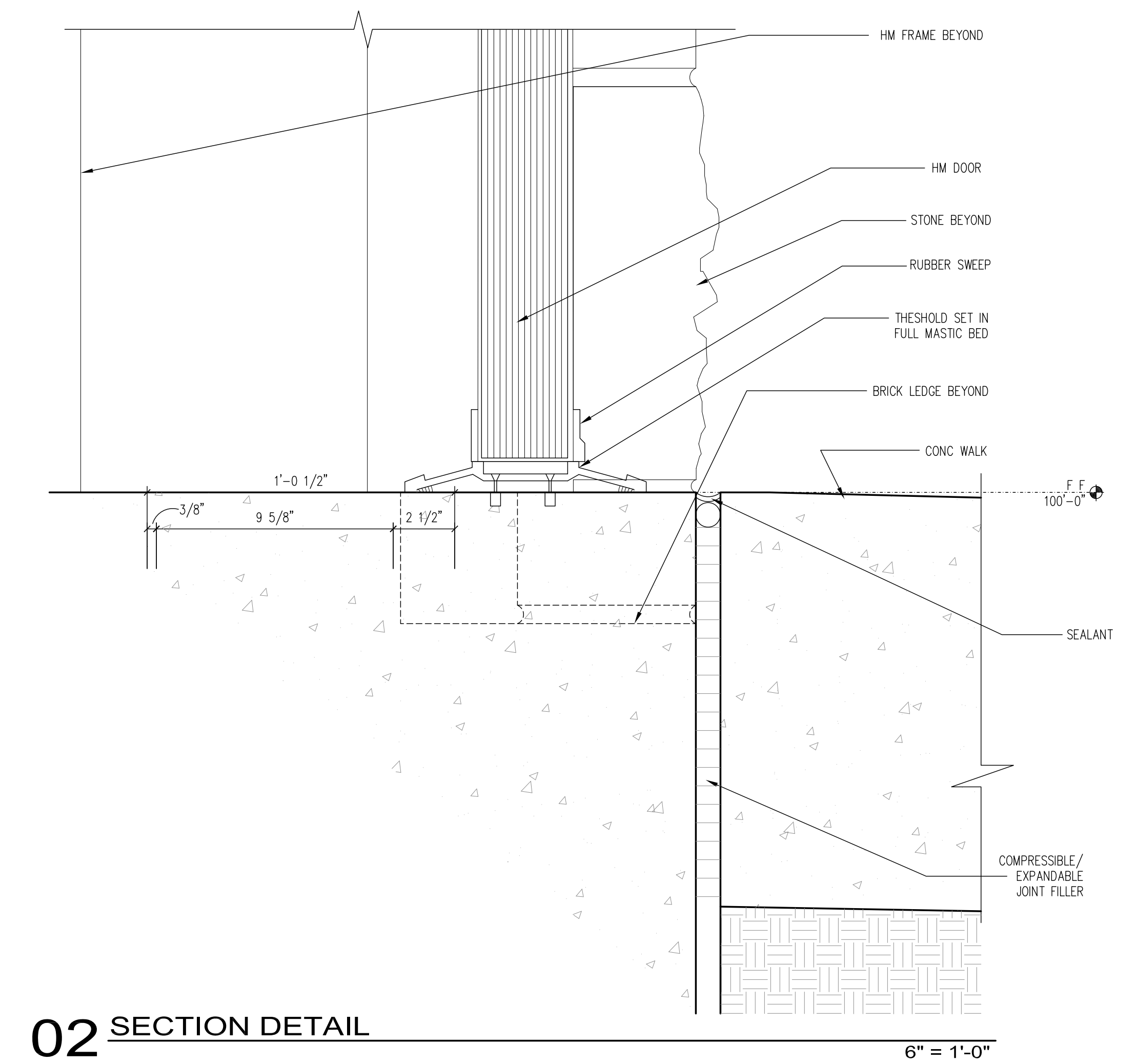
PERMIT ISSUE
02 NOVEMBER 2015

Monument and Ground Sign 04/22/2015

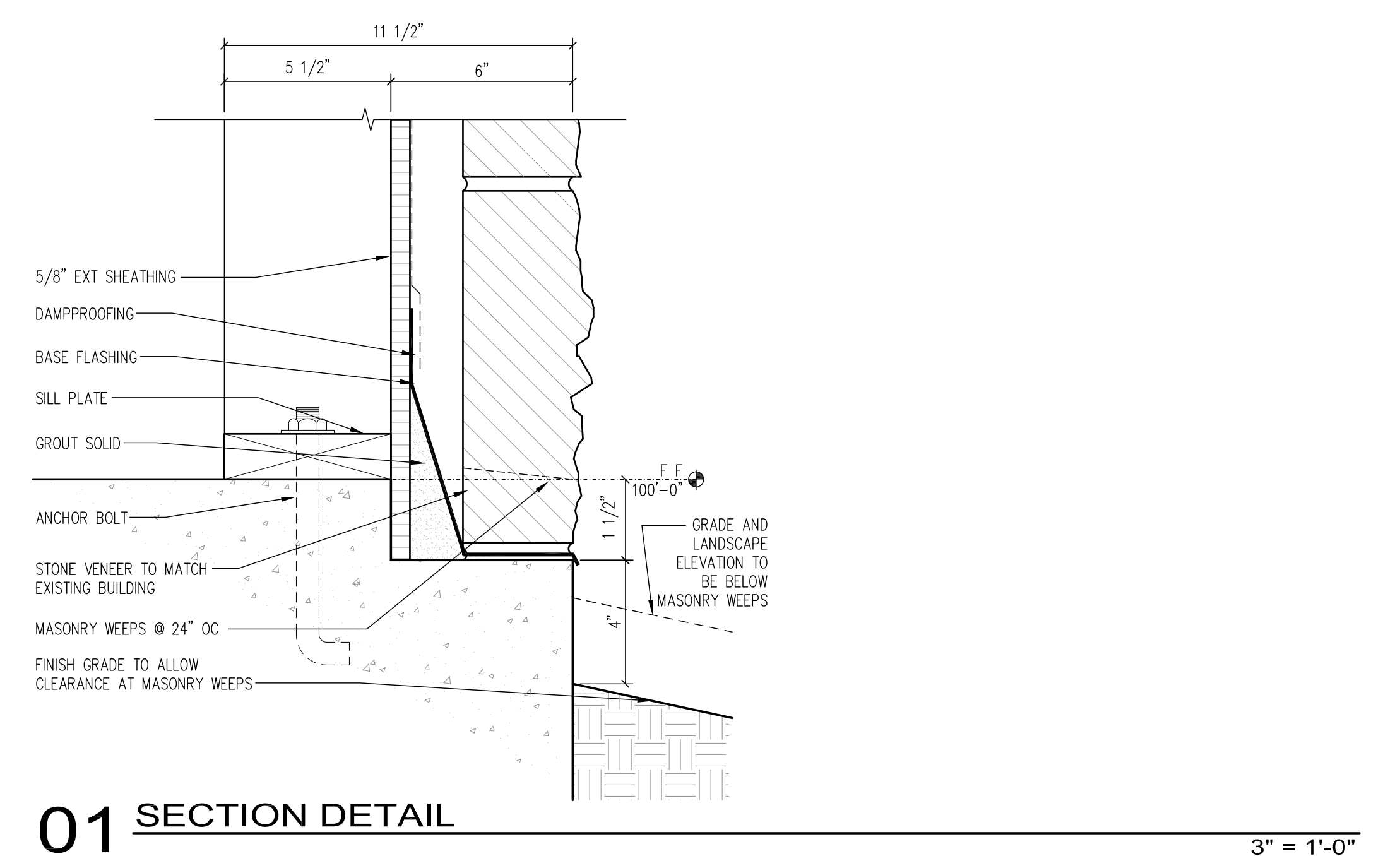
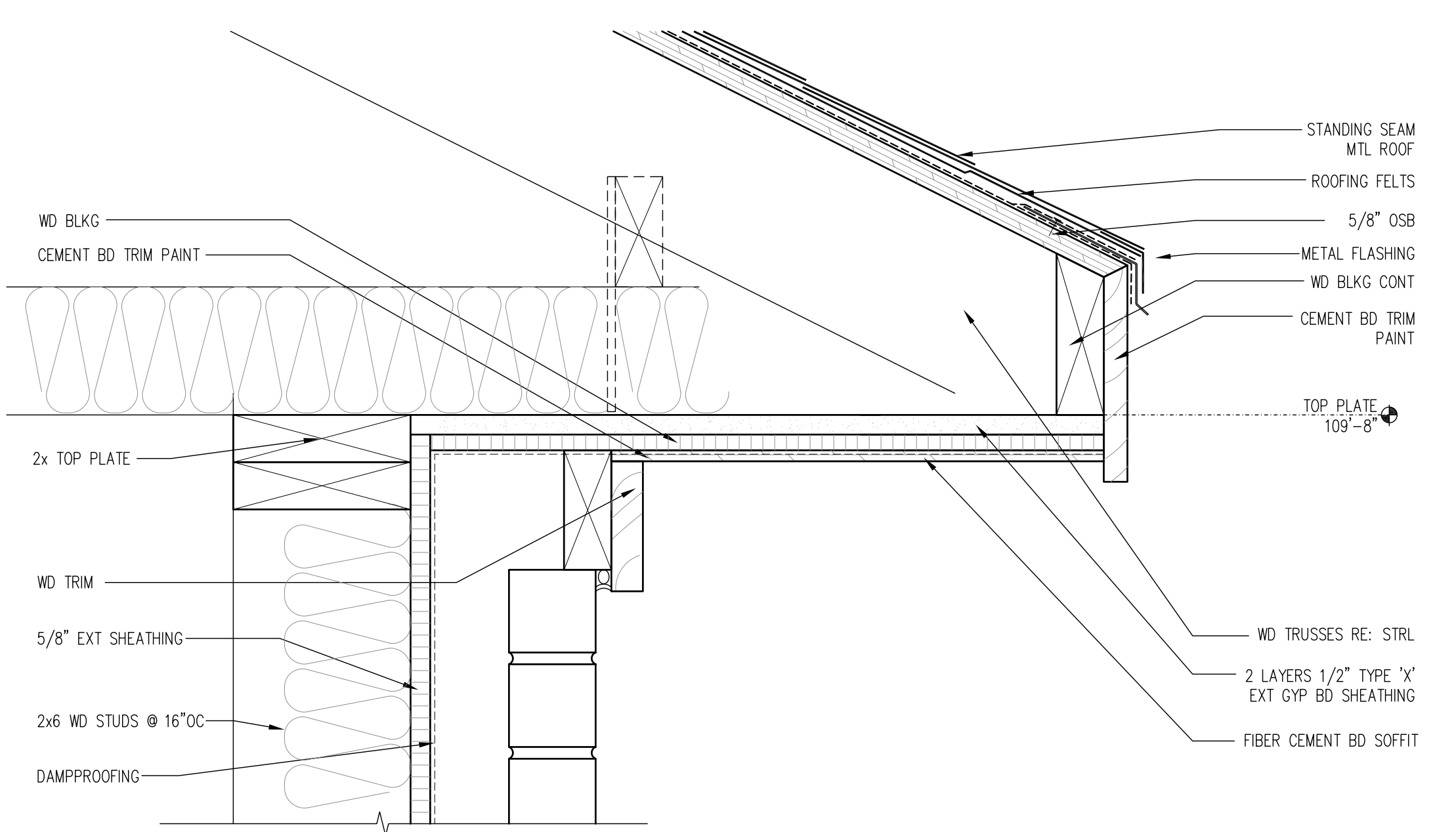
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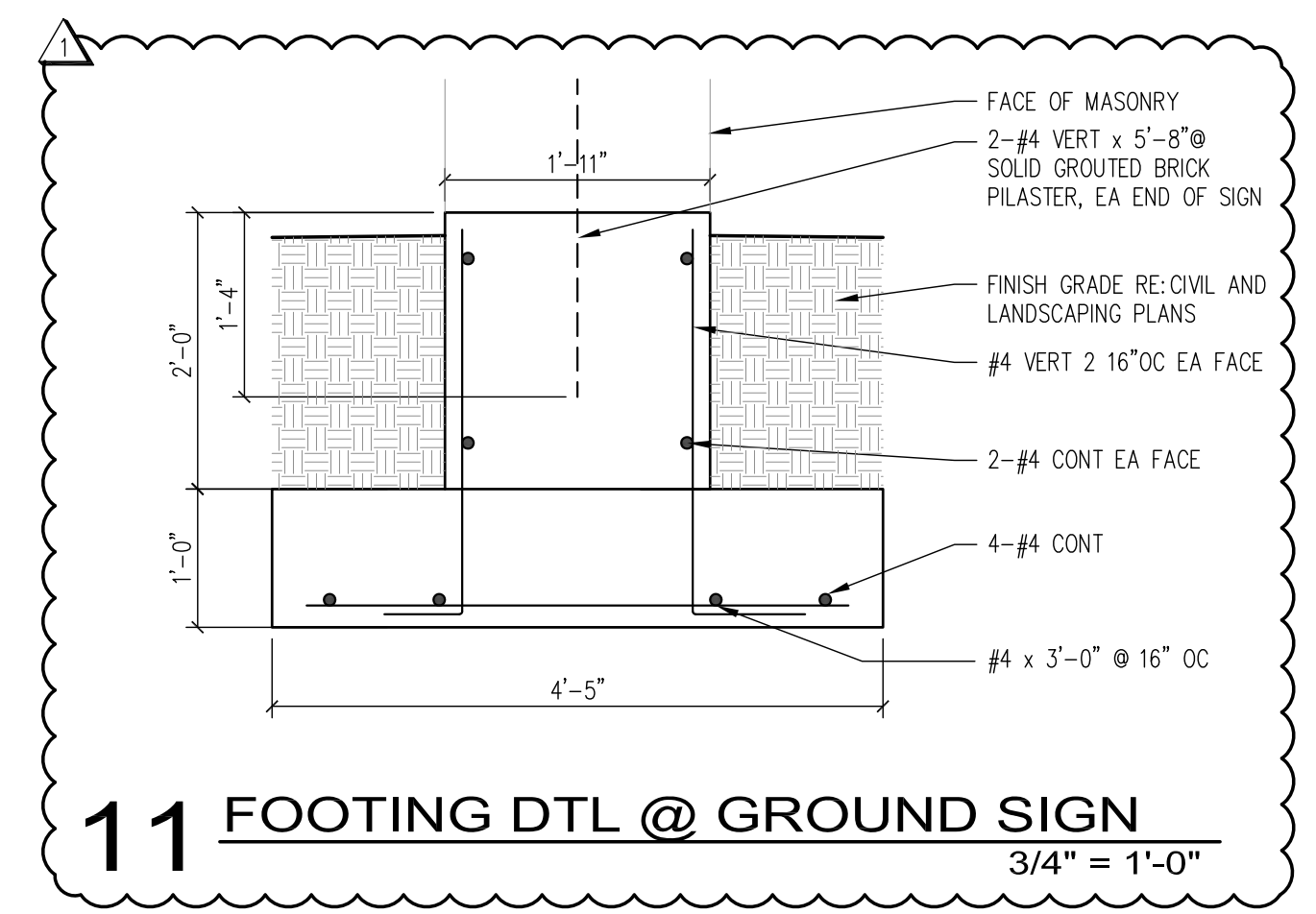
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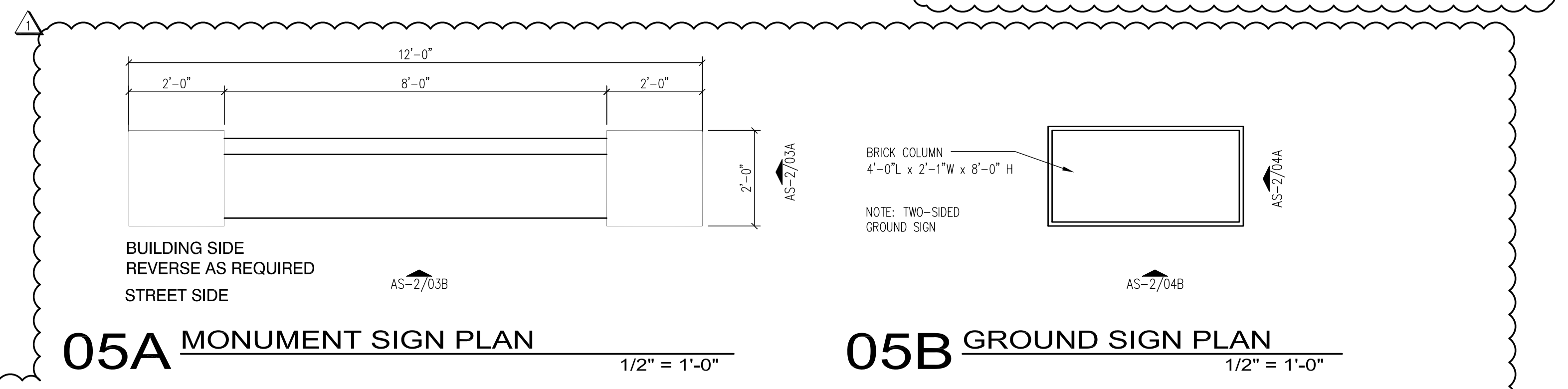
02 SECTION DETAIL



01 SECTION DETAIL

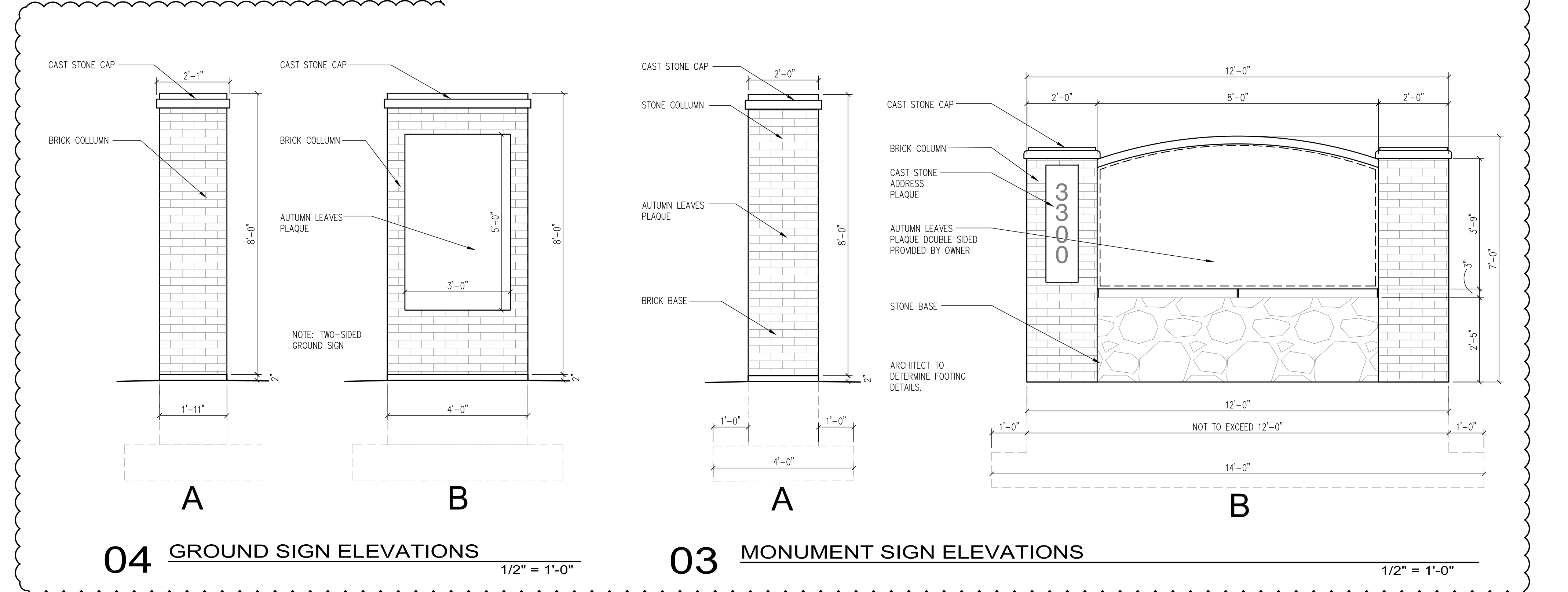


11 FOOTING DTL @ GROUND SIGN



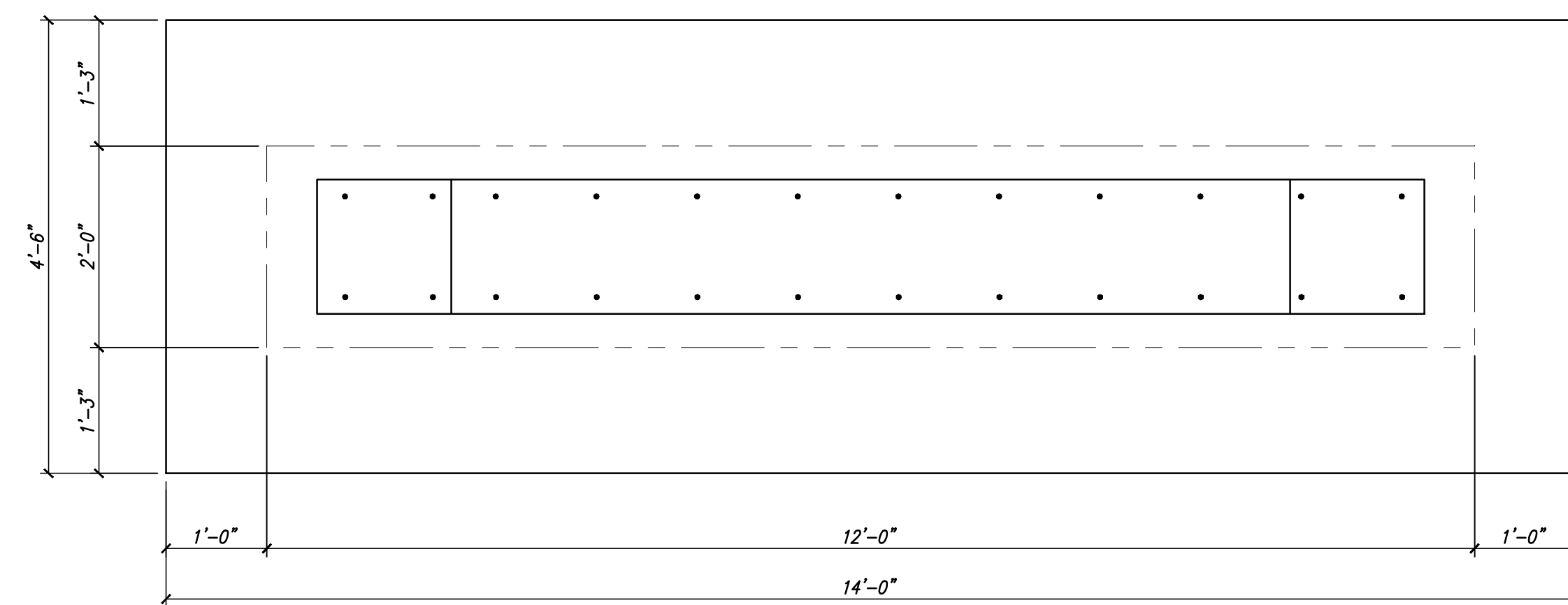
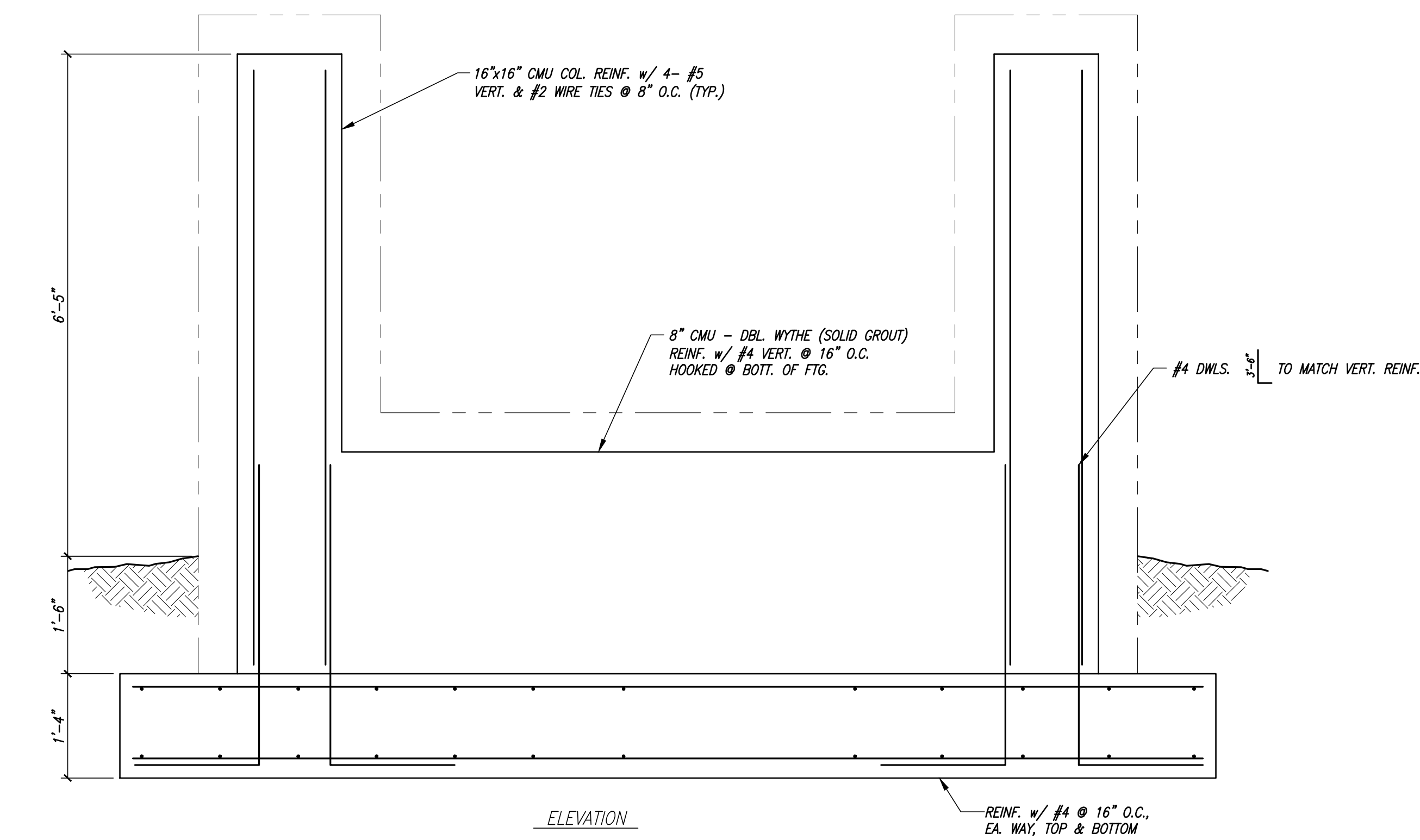
05A MONUMENT SIGN PLAN

05B GROUND SIGN PLAN

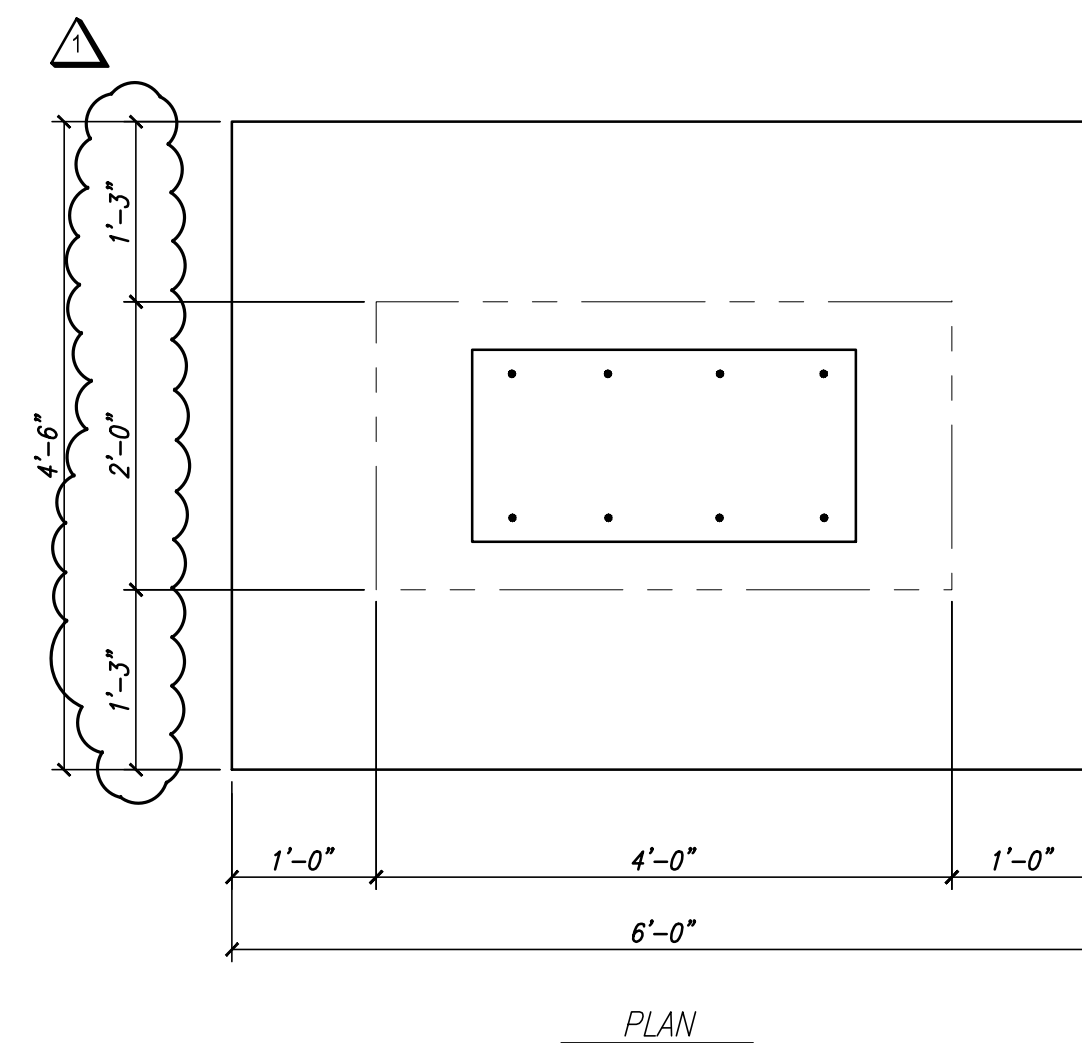
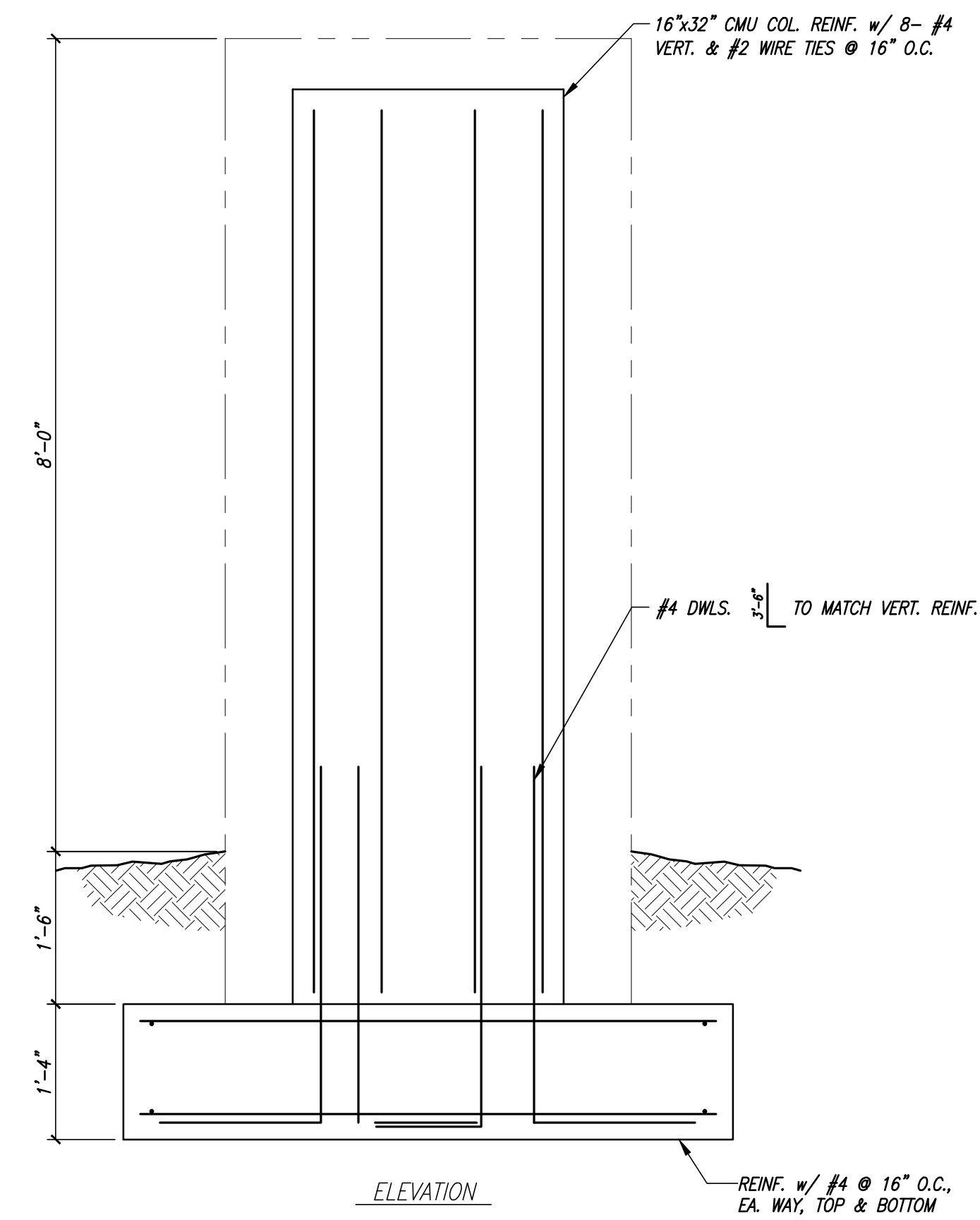


04 GROUND SIGN ELEVATIONS

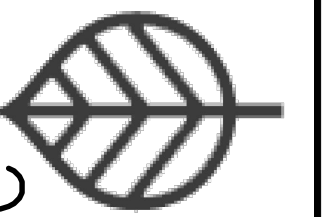
03 MONUMENT SIGN ELEVATIONS



01 MONUMENT SIGN & BASE DETAIL
SCALE: 3/4" = 1'-0"

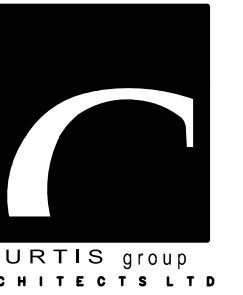


02 GROUND SIGN & BASE DETAIL
SCALE: 3/4" = 1'-0"



WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
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ALPHARETTA, GEORGIA

ARCHITECT



CURTIS group
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P-214.378.9810 F-214.378.9811

OWNER

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CIVIL

AEC, INC
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LANDSCAPE

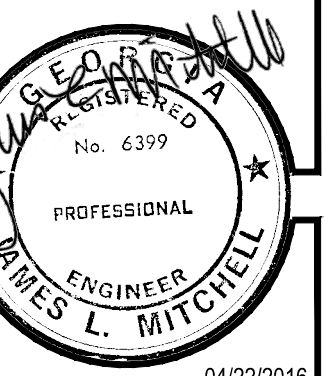
AEC, INC
50 WARM SPRINGS CIRCLE
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JAMES L. MITCHELL
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11536 GRAND PINE DRIVE
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DALLAS, TEXAS 75204
214.874.0200 TEL



PERMIT ISSUE
02 SEPTEMBER 2015

Monument and Ground Sign 04/22/2016

PROJECT #
CG1447

SHEET
S1.03

Autumn Leaves of Windward

Approved Setback Variance

CITY OF ALPHARETTA, GEORGIA

APPLICATION FOR ADMINISTRATIVE VARIANCE



OFFICE	☐ Owner Occupied Residence (\$100)	Case #: <u>AV2015-019</u>
	☒ All Other (\$500)	Received On: <u>9-15-15</u> By: <u>BP</u>

Rec 16186

Print Form

Application Instructions:

1. Prior to submittal, please review all information supplied in this application to ensure that all spaces are filled out completely and accurately and that all required supporting materials have been supplied.
2. Application fees must be paid at the time of submittal. Payment may be made by check made payable to "City of Alpharetta," credit card (American Express, Master Card or Visa only), or cash.
3. Fee, if submitted after project construction has commenced, shall be twice the cost of standard fee.
4. Please submit your application and fee, either by mail or in person, to the City of Alpharetta Department of Community Development located at 2 Park Plaza, Alpharetta, GA 30009. Allow 10 days for processing.

Property Owner Information:

Owner Name: Windward Memory Care, LLC (LaSalle Windward Mgmt. LLC / The LaSalle Group) Telephone: 770-403-8517

Address: 545 E. John Carpenter Freeway, Suite 500

City: Irving State: TX Zip: 75062 Fax: irobles@lasallegroup.com

I swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified in this application for Administrative Variance.

Owner Signature: The LaSalle Group Date: 9.14.15
By: [Signature]
Regional Director of Development

Applicant Information (If Different Than Owner):

Owner Name: AEC, Inc. / Eric Turner Telephone: 770-641-1942

Address: 50 Warm Springs Circle

City: Roswell State: GA Zip: 30075 Fax: est@aecatl.com

Property Information:

Street Address (If Assigned): 3300 Webb Bridge Road

District / Section: 2nd/2nd Land Lot(s): 1260, 1261

Subdivision Name / Phase: N/A Lot Number: N/A

Information On Variances Requested:

In the space provided or, if needed, on separate sheets, please itemize and briefly describe each requested variance for which this application is submitted.

We are requesting the following:

1. Placing one (1) entrance sign 4-ft within the 20-ft landscape strip along North Point Parkway (20% variance). The edge of the sign would be placed 16-ft from the edge of right-of-way.

In the space provided or, if needed, on separate sheets, please provide the basis or justification for each requested variance.

1. The site conditions are such that due to access requirements to the building, the outer edge of the landscape strip is situated on the back of the curb. Placing the sign outside of the landscape strip would mean placing the sign in the access drive surrounding the building.

Please submit evidentiary items in support of this application and the requested variances along with the required application fee.

- | | |
|---|---|
| ☒ Site Plan (Includes property lines and proposed work) | ☐ Fee: Owner Occupied Property (\$100) |
| ☐ Letters of Support from Adjacent Property Owners (Required for all residential requests) | ☒ Fee: Other Property (\$500) |
| ☐ Other Items Demonstrating Need (Photos, topographic survey, etc.) | |

FOR OFFICE USE ONLY

I have reviewed the request for Administrative Variance(s) as identified and described herein. I have considered the basis for the request as indicated and described by the applicant together with the supplementary materials submitted. I have compared the request to the standards outlined in the City of Alpharetta Zoning Code (Article XIII, Section 5(B) 1-4). Based on this, the application for Administrative Variance is:

☐ Approved

☐ Denied

☒ Approved With Following Conditions

Approved subject to the attached site plan and
no required landscape strip trees shall be removed
due to the placement of the monument sign. A
solidation ^{decorative} landscaping shall be placed around
the base of the monument sign.

Reviewed By: Michael Woodman

Signature: Michael C. Woodman

Date: 9/16/15

WINDWARD
MONUMENT
SIGNS

OBJECTIVE:

REVIEW EXTERIOR
MONUMENT SIGNS
FOR APPROVAL

ISSUE DATE: 09.14.15

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISE & RESUBMIT
(SEE NOTES)

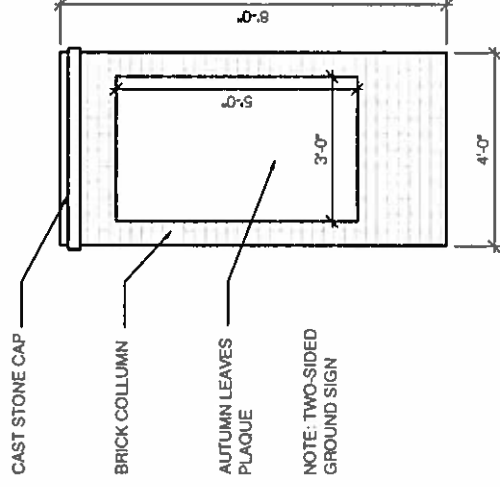
SIGNATURE / DATE

NOTES:

THESE DOCUMENTS ARE FOR
INTERIM REVIEW ONLY AND
ARE NOT INTENDED FOR
BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES.

ISSUE DATE:

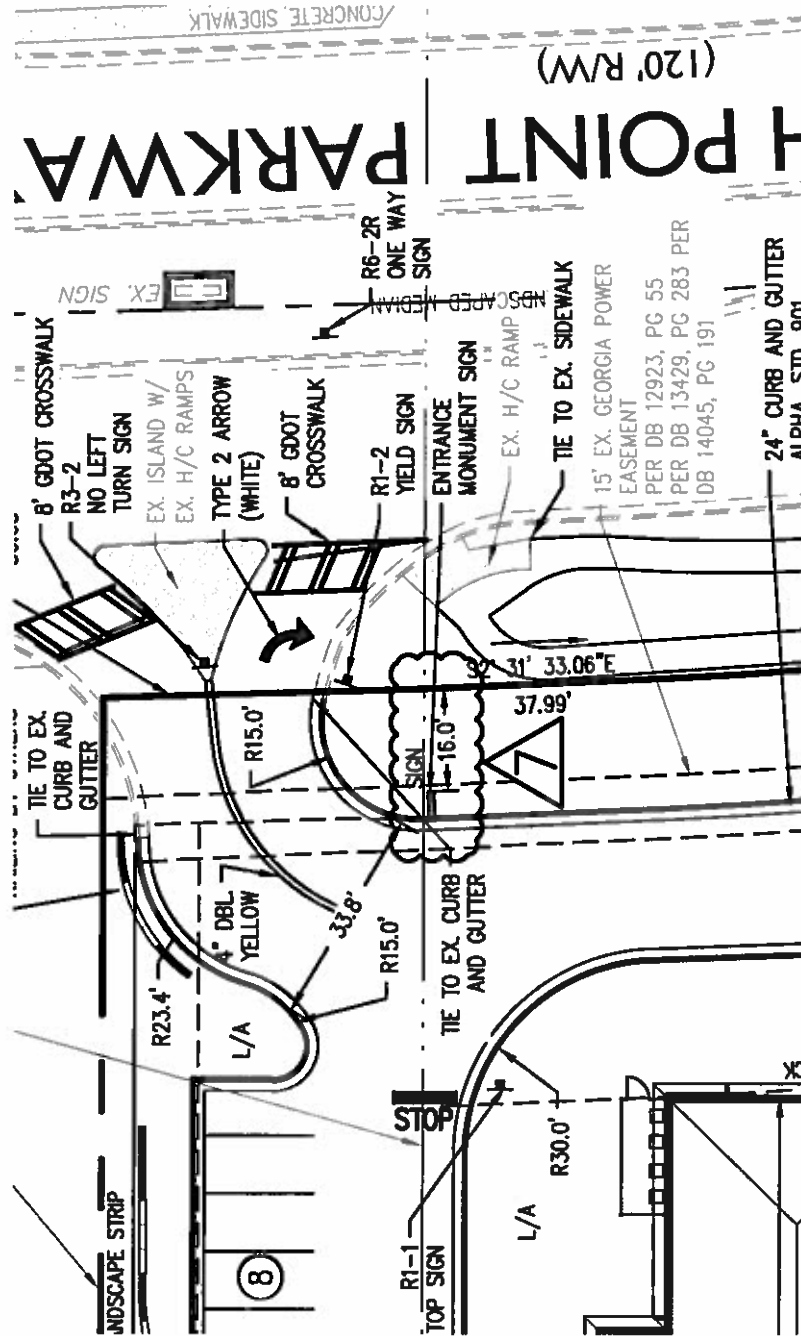
SHEET:



GROUND SIGN

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

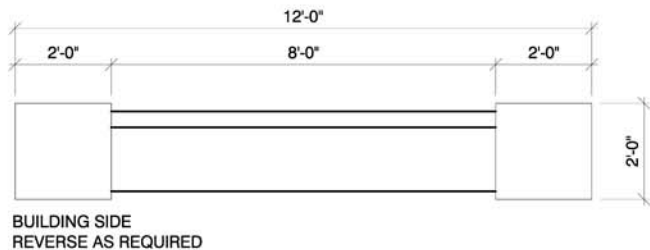
(120' R/W)



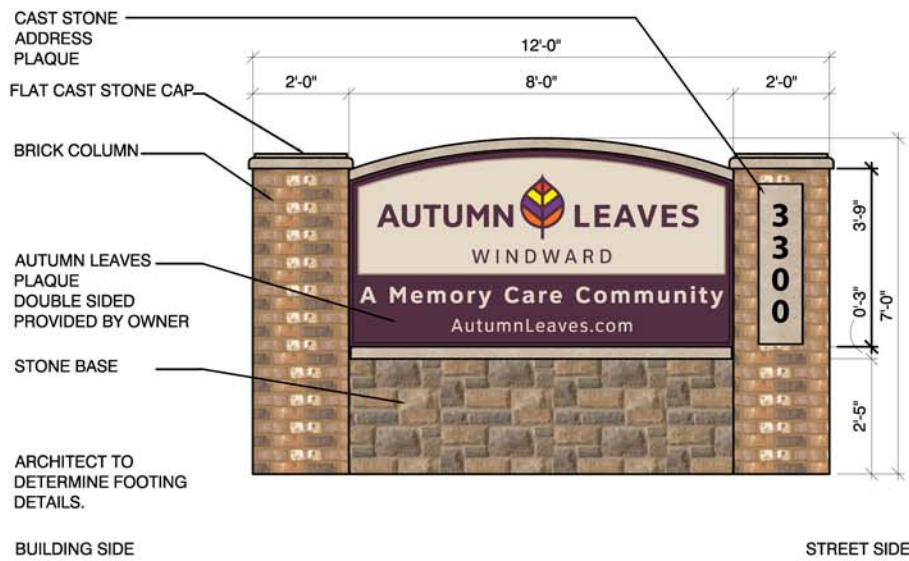
Autumn Leaves of Windward

Monument & Ground Signs

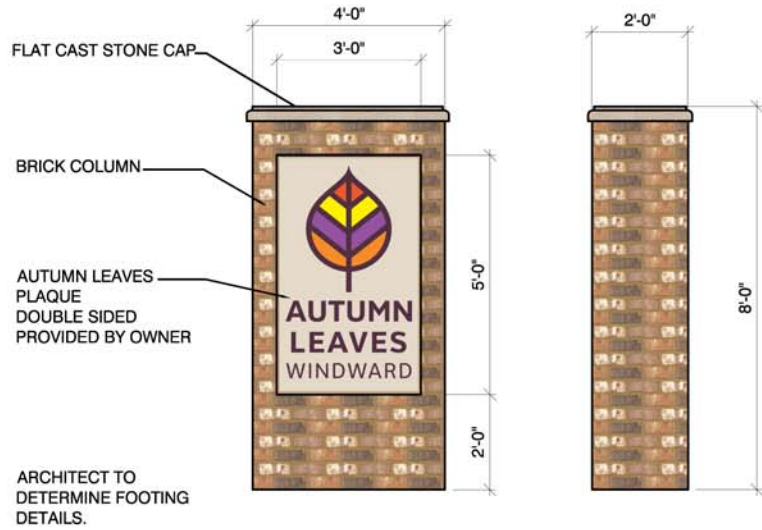
APPROVAL SCHEDULE		
ISSUED DATE	APPROVED DATE	PROCEDURE FOR APPROVAL
03.01.16	03.01.16	DEVELOPMENT TO VERIFY SIGN STYLE WITH DESIGN
03.01.16	03.01.16	DESIGN TO MODIFY DRAWING TO JURISDICTION SIZE REQUIRED
03.01.16	03.01.16	DESIGN TO SEND TO 2-90 SIGNS FOR MOCK UP DRAWING.
03.17.16		DESIGN SENT GROUND SIGN TO 2-90 FOR MOCK UP DRAWING
		OWNER TO SIGN OFF ON FINAL DESIGN OF 2-90 PLAQUE
03.21.16		DESIGN WILL ISSUE TO ARCHITECTS FOR FOOTING AND COPY DEVELOPER
		DEVELOPER TO PROVIDE DETAIL FROM ARCHITECT AND 2-90 DRAWING TO JURISDICTION FOR PERMIT
		RECEIVED FINAL SIGN PERMIT
		DESIGN WILL ISSUE APPROVED DESIGN TO CONSTRUCTION TO ORDER



2 MONUMENT SIGN PLAN VIEW
SCALE: 1/4" = 1'-0"



1 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"



3 GROUND SIGN ELEVATIONS
SCALE: 1/4" = 1'-0"

- NOTES:
- REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION
 - SELECTION OF MATERIALS TO MATCH BUILDING



MONUMENT
SIGN
DESIGN B

AUTUMN LEAVES OF
WINDWARD
ALPHARETTA, GA

ISSUE DATE:
03.21.16
SHEET:
1 of 1

Autumn Leaves of Windward

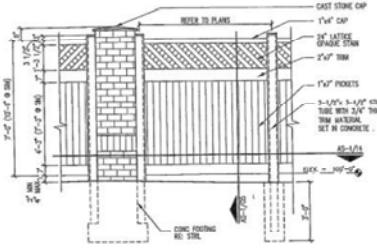
Front Sculpture Replacing Water Fountain

Architectural Accessories & Finishes Schedule

LaSalle Group
545 E. John Carpenter Frwy, Suite 500
Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AF-9 	Fence Company info. & Manufacturer varies per project and its specific territory.	Color: Tan  (image reference only, do not color match based on photo)
AF-10  (spec. color not shown)	Entry Courtyard Fountain 2050-FG Rio Grande 3-Tier Fountain with finial Pump 500 GPH Height 80" Diameter 50" (no basin) Color: FH Fall Harvest  (Color sample for reference only. Do not use to color match)	Rinse Water Statuary, Inc. Fountain selected at: Jacksons Home & Garden 6950 Lemmon Avenue Dallas, TX 75209 (214)-350-9200 (214)350-4253 (FAX) www.jacksonshg.com Contact: Troy Hester troyh@jacksonshg.com
AF-11  (spec. color not shown)	Entry Courtyard Fountain 2050-FG Rio Fountain Short with finial Pump 130 GPH Height 45.5" Diameter 30" (no basin) Color: FH Fall Harvest  (Color sample for reference only. Do not use to color match)	Rinse Water Statuary, Inc. Fountain selected at: Jacksons Home & Garden 6950 Lemmon Avenue Dallas, TX 75209 (214)-350-9200 (214)350-4253 (FAX) www.jacksonshg.com Contact: Troy Hester troyh@jacksonshg.com

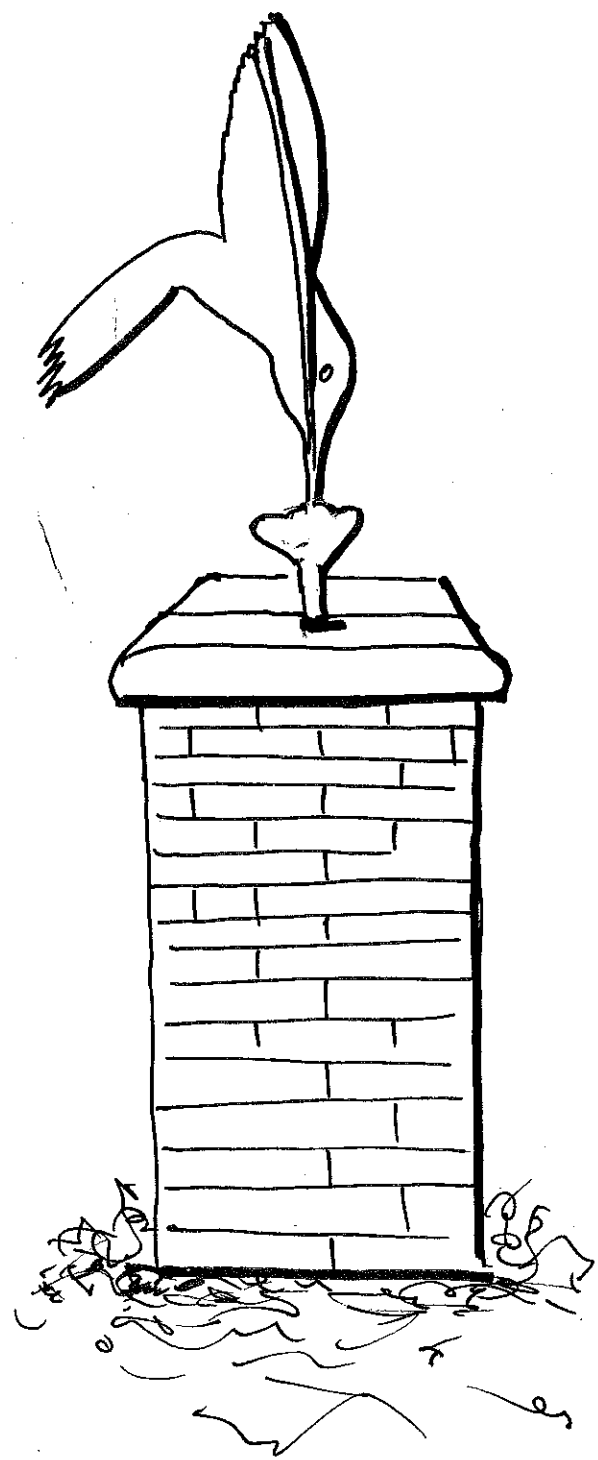
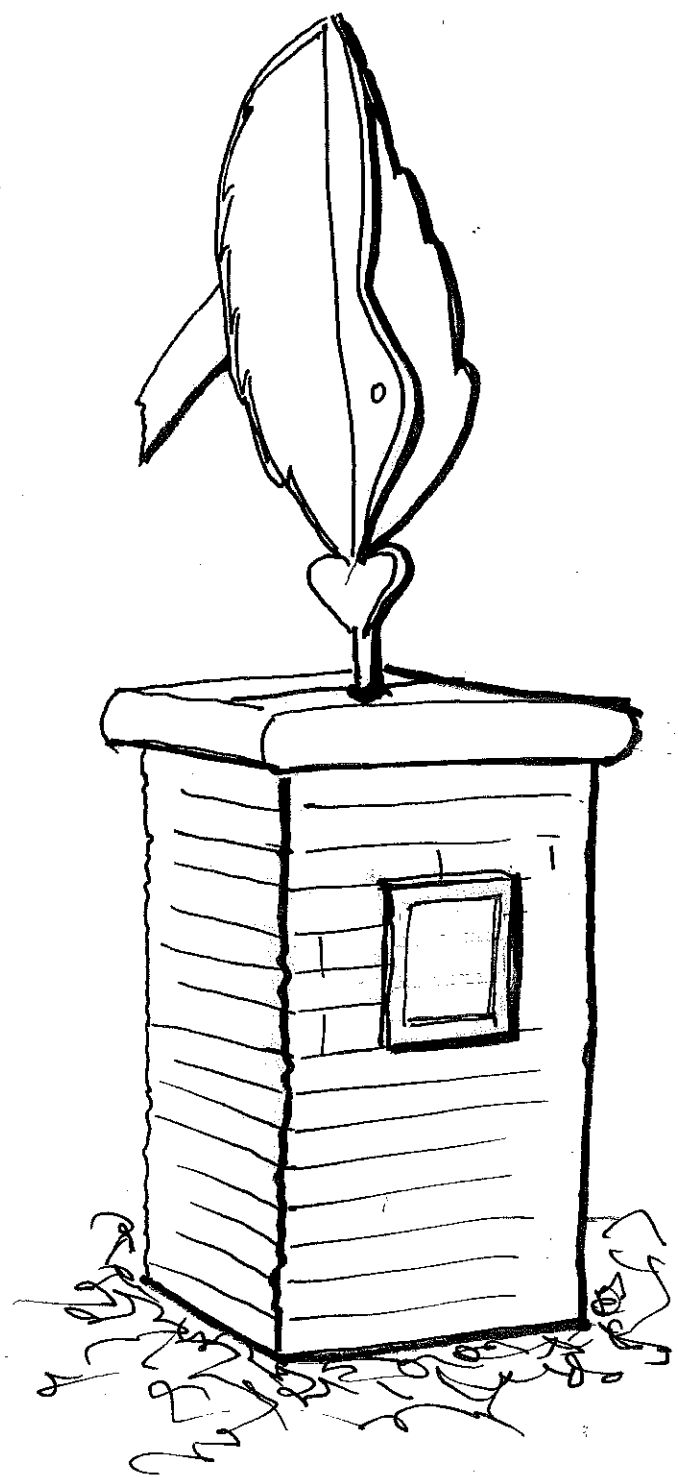
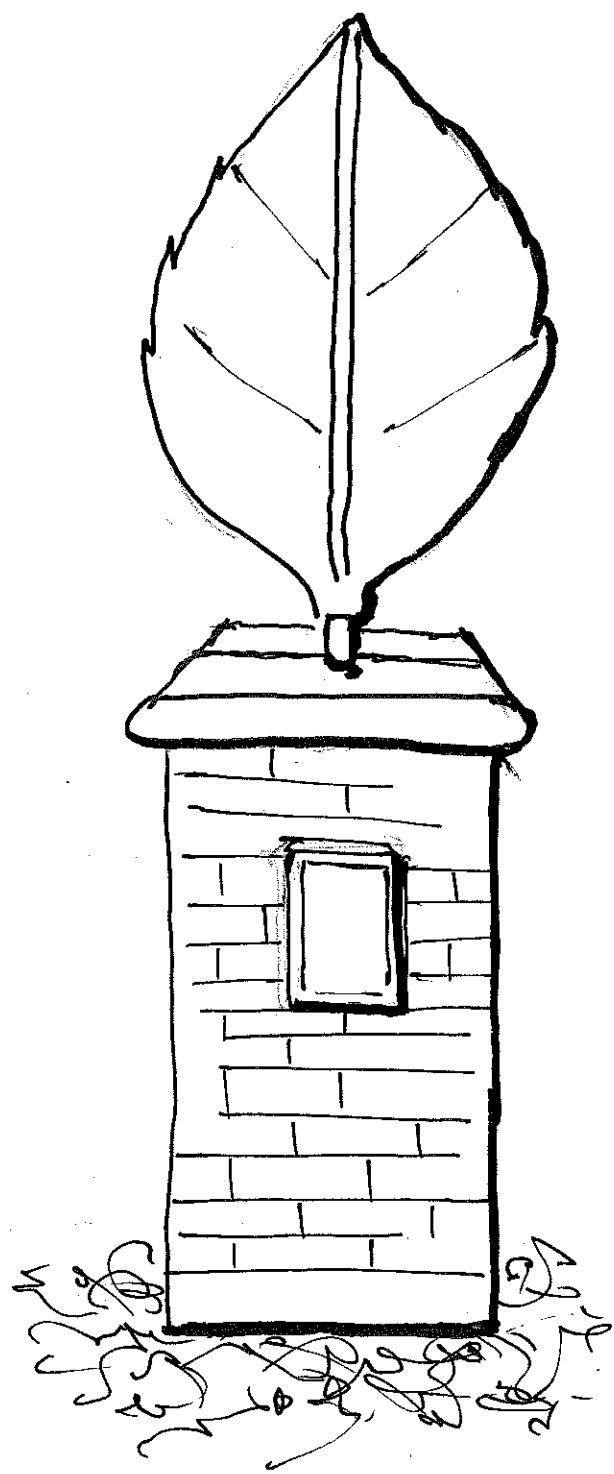
(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Front View



Side View





Artist Concept

Upon approaching the building and visible from the front, the leaf form would be the primary viewing element representing a "***time of life***". As you walk past the sculpture, a secondary image of a hummingbird with flower would represent how important it is to "***Savor Each Moment.***" This imagery would add a feeling of both surprise and hopefulness.

Artist:

David Hickman

<http://davidbhickman.com/>

Autumn Leaves of Windward

Brick & Stone

Architectural Accessories & Finishes Schedule

LaSalle Group
545 E. John Carpenter Frwy, Suite 500
Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AF-1 	Cast Stone Natural Stone #1102 Chris Giesken chrisg@continentalcaststone.com m Continental Cast Stone Mfg. 22001 W 83 rd Street Shawnee, KS 66227 Phone: (913)422-7575 Fax: (913) 422-7272	Continental Cast Stone Manufacturing Inc.
AF-2  (for reference only, not true to color)	Masonry Cement Mortar Color: Eggshell Phone: 888-646-5246 www.holcim.us	Holcim Mortamix
AF-3 	Exterior Brick Color: Berkley Size: King Item #: 52-17-490 Run #: 52-034-13 Brad Wall Architectural Sales Representative  an Oldcastle® company Office: 770-963-5888 – Ext 19549 Cell: 404-391-1685 Fax: 770-513-8022 brad.wall@oldcastle.com www.georgiamasonrysupply.com	Cherokee Brick & Tile Co.

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

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
217 Roswell Street
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: Autumn Leaves

Location Address: North Point Parkway/Webb Bridge Road

Mailing Address: 3675 Crestwood Parkway

City: Duluth State: GA Zip Code: 30096 -

Contact For All Notifications: Steve Rowe

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

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

Contact's Relation To Business: Engineering/LA

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

Hearing Application



Property Owner Information:

Property Owner Name: Greenstone Properties

Physical Address: 100 Milton Park, 30000 Mill Creek Avenue, Ste. 325

Mailing Address: 100 Milton Park, 30000 Mill Creek Avenue, Ste. 325

City: Alpharetta State: GA Zip Code: 30022 -

Owner Telephone: 770 - 988 - 8,222 Contact Fax: 770 - 988 - 8,228

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) : North Point Parkway/Webb Bridge Road

Tax ID or Map Reference Number: (part of) 22 546012591398

Land Lot(s): 1261 District: 2 Section: 2

Existing Zoning of Property: CUP 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](#)

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: Greenstone Properties

Physical Address: 100 Milton Park, 30000 Mill Creek Avenue, Ste. 325

Mailing Address: 100 Milton Park, 30000 Mill Creek Avenue, Ste. 325

City: Alpharetta State: GA Zip Code: 30022 -

Owner Telephone: 770 - 988 - 8,222 Contact Fax: 770 - 988 - 8,228

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Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

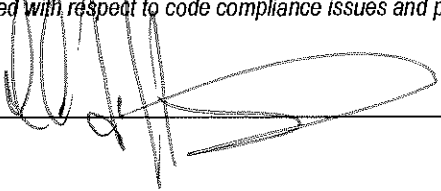
Address (If Assigned) : North Point Parkway/Webb Bridge Road

Tax ID or Map Reference Number: (part of) 22 546012591398

Land Lot(s): 1261 District: 2 Section: 2

Existing Zoning of Property: CUP Existing Uses of Property: Vacant

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Applicant Signature: 

Date: 7-23-14

Print Form

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: Greenstone Properties

Physical Address: 3301 Windy Ridge Parkway

Mailing Address: 3301 Windy Ridge Parkway, Atlanta, Ga. 30339

City: Atlanta State: GA Zip Code: 30339 -

Owner Telephone: 678 - 589 - 7,608 Contact Fax: 770 - 988 - 8,228

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): Adams D. Little III Date: 7-17-14

Owner Signature: [Signature]

Property Information:

Address (If Assigned) : North Point Parkway/Webb Bridge Road

Tax ID or Map Reference Number: (part of) 22 546012591398

Land Lot(s): 1261 District: 2 Section: 2

Existing Zoning of Property: CUP 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 Description

All that tract or parcel of land lying and being Land Lot 1261, 2ND District, 2ND Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the northeastern miter of the northern right-of-way of Webb Bridge Road (variable right-of-way) with the western right-of-way of North Point Parkway (120' right-of-way); Thence along said right-of-way of Webb Bridge Road the following two courses: South 24 degrees 56 minutes 05 seconds West a distance of 62.95 feet to a point; South 60 degrees 24 minutes 59 seconds West a distance of 152.22 feet to a PK nail set; Thence leaving said right-of-way, North 30 degrees 12 minutes 23 seconds West a distance of 149.46 feet to a 5/8-inch rebar set; Thence North 89 degrees 51 minutes 18 seconds West a distance of 247.01 feet to a 5/8-inch rebar set; Thence North 00 degrees 08 minutes 42 seconds East a distance of 290.00 feet to a 5/8-inch rebar set; Thence South 89 degrees 51 minutes 18 seconds East a distance of 435.99 feet to a PK nail set on the western right-of-way of North Point Parkway (120' right-of-way); Thence along said right-of-way of North Point Parkway the following three courses: South 01 degrees 41 minutes 45 seconds East a distance of 50.03 feet to a 5/8-inch rebar set; South 02 degrees 31 minutes 33 seconds East a distance of 37.99 feet to a 5/8-inch rebar set; along a curve to the left an arc length of 203.61 feet, said curve having a radius of 632.96 feet, with a chord distance of 202.73 feet, at South 11 degrees 44 minutes 28 seconds East, to a concrete monument found at the intersection of the northeastern miter of the northern right-of-way of Webb Bridge Road with the western right-of-way of North Point Parkway, said concrete monument found being the **TRUE POINT OF BEGINNING**.

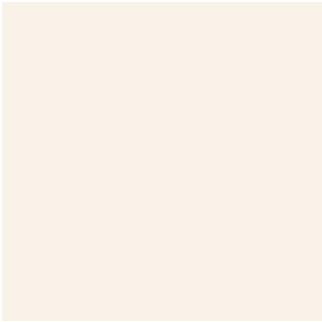
Said tract of land contains 3.398 Acres (148,032 sf).

Architectural Accessories & Finishes Schedule

LaSalle Group
545 E. John Carpenter Frwy, Suite 500
Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

EXPT-1 	Exterior Paint – Horizontal Siding Practical Beige #SW 6100 2727 Mockingbird Lane Dallas, TX 75235 Phone: 214.353.0584 Fax: 214.366.2994 Email: mockingbird@kwalpaint.com	Sherwin Williams
EXPT-2 	Exterior Paint – Soffit, Fascia, & Trim Divine White #SW 6105 2727 Mockingbird Lane Dallas, TX 75235 Phone: 214.353.0584 Fax: 214.366.2994 Email: mockingbird@kwalpaint.com	Sherwin Williams

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group
 545 E. John Carpenter Frwy, Suite 500
 Irving, Texas 75062
 Ph: 214-845-4409
 Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AF-1 	Cast Stone Natural Stone #1102 Chris Giesken chrisg@continentalcaststone.com m Continental Cast Stone Mfg. 22001 W 83rd Street Shawnee, KS 66227 Phone: (913)422-7575 Fax: (913) 422-7272	Continental Cast Stone Manufacturing Inc.
AF-2  (for reference only, not true to color)	Masonry Cement Mortar Color: Eggshell Phone: 888-646-5246 www.holcim.us	Holcim Mortamix
AF-3 	Exterior Brick Color: Berkley Size: King Item #: 52-17-490 Run #: 52-034-13 Brad Wall Architectural Sales Representative  GMS an Oldcastle® company Office: 770-963-5888 – Ext 19549 Cell: 404-391-1685 Fax: 770-513-8022 brad.wall@oldcastle.com www.georgiamasonrysupply.com	Cherokee Brick & Tile Co.

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group

545 E. John Carpenter Frwy, Suite 500

Irving, Texas 75062

Ph: 214-845-4409

Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AF-4 	Exterior Building Stone Citadel Color: Iron Mountain Brad Wall Architectural Sales Representative  an Oldcastle® company Office: 770-963-5888 – Ext 19549 Cell: 404-391-1685 Fax: 770-513-8022 brad.wall@oldcastle.com www.georgiamasonrysupply.com	Arriscraft International
AF-5 Picture N/A	Interior Courtyard Raised Pavers Hanover Prest Paver <u>Finish:</u> Cream Tudor (not shown) -Dim: 23.5" x 23.5" x 2" -Elevator Ped Assembly: 3" Base x 3" Top Height -compensators - 1/16" Leveling Plates -1/8" Leveling Plates Harold Henery 240 Bender Road Hanover, Penn. 17331	Hanover Architectural Products

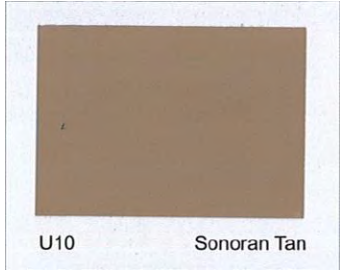
(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group
 545 E. John Carpenter Frwy, Suite 500
 Irving, Texas 75062
 Ph: 214-845-4409
 Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AF-6 	Fiber Cement Board (primed for paint needed only) #JH20-30 Thickness: 1" Length: 10' Boards Widths: 3.5", 4.5", 5.5", 7.25" & 11.25" 26300 La Alameda Suite 400 Mission Viejo, CA 92691 Phone: 1 (866) 942-7343 www.jameshardie.com	James Hardie
AF-7 	Gutter Color: Cameo Rainware Colors 5" box gutter maximum 20' lengths 24 or 26 gauge ACM Houston Houston, TX (713) 466-1797 www.acm-metals.com	American Construction Metals (ACM)
AF-8  (color shown for reference only, do not use to color match.)	Front Entry Stained Concrete Path – Concrete Color Stain UNI-MIX Integral Concrete Colorant. 1 bag per cubic yard of concrete. Butterfield Color 625 West Illinois Ave. Aurora, IL 60506 www.butterfieldcolor.com	Butterfield Color #U-10 Sonoran Tan

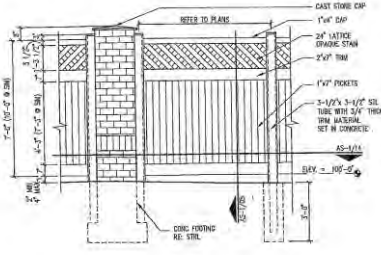
(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group
545 E. John Carpenter Frwy, Suite 500
Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AF-9 	Fence Company info. & Manufacturer varies per project and its specific territory.	Color: Tan  (image reference only, do not color match based on photo)
AF-10  (spec. color not shown)	Entry Courtyard Fountain 2050-FG Rio Grande 3-Tier Fountain with finial Pump 500 GPH Height 80" Diameter 50" (no basin) Color: FH Fall Harvest  (Color sample for reference only. Do not use to color match)	Rinse Water Statuary, Inc. Fountain selected at: Jacksons Home & Garden 6950 Lemmon Avenue Dallas, TX 75209 (214)-350-9200 (214)350-4253 (FAX) www.jacksonshg.com Contact: Troy Hester troyh@jacksonshg.com
AF-11  (spec. color not shown)	Entry Courtyard Fountain 2050-FG Rio Fountain Short with finial Pump 130 GPH Height 45.5" Diameter 30" (no basin) Color: FH Fall Harvest  (Color sample for reference only. Do not use to color match)	Rinse Water Statuary, Inc. Fountain selected at: Jacksons Home & Garden 6950 Lemmon Avenue Dallas, TX 75209 (214)-350-9200 (214)350-4253 (FAX) www.jacksonshg.com Contact: Troy Hester troyh@jacksonshg.com

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group

545 E. John Carpenter Frwy, Suite 500

Irving, Texas 75062

Ph: 214-845-4409

Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AF-12 	Roof Tamko Color: Weathered Wood Heritage Premium (Company info. & Manufacturer varies per project and its specific territory.)	TAMKO A B C Supply Co Inc 1780 Nolan Court Morrow, GA 30260 Phone: (770) 960-2990
AA-1  (color not shown in picture)	Lockers Double Tier “Traditional” ASI, Storage Solutions <u>Dimensions:</u> 78”H x 12” W x 18” D Part of the “Traditional Collection”, Double Tier Lockers. Finish:  Almond #03	American Specialties, Inc.
AA-2 	Mop & Broom Holder Rack #8215-3 <u>Dimensions:</u> 26” x 4” x 3 ½” Holds 3 mops/brooms, with a pivoting spring loaded serrated rubber cam that holds round handles of 7/8” – 1 ¼” dia. Finish: Stainless Steel type 304 20 gauge	American Specialties, Inc.

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group
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Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AA-3 	Die Cut Lettering (Fire Sign) #LDVRFE <u>Dimensions:</u> 2" x 19" Vertical Fire Exit Sign Finish: Red / White	JL Industries
AA-4 	Fire Extinguisher Cabinet #1017V10 <u>Frame:</u> 13 7/8" x 27 3/8" <u>Wall Opening:</u> 11 1/2" x 25" x 3 1/8" <u>Tub ID:</u> 10 1/2" x 24" x 6" <u>Door Style:</u> (F) Full Glazing (V) Vertical Duo 3 Rolled Finish: (10) Clear Acrylic - white	JL Industries

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group
545 E. John Carpenter Frwy, Suite 500
Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AA-5 	Fire Extinguisher Cabinet #1013V10 <u>Frame:</u> 13 7/8" x 27 3/8" <u>Wall Opening:</u> N/A (surface mounted) <u>Tub ID:</u> 13 11/16" x 27 3/16" x 6 1/2" <u>Door Style:</u> (F) Full Glazing (V) Vertical Duo Surface Mounted Sq. Finish: (10) Clear Acrylic - white	JL Industries
AA-6 	Fire Extinguisher Cabinet #2017V10 <u>Frame:</u> 15 3/8" x 30 3/8" <u>Wall Opening:</u> 13" x 28" x 5 1/2" <u>Tub ID:</u> 12" x 27" x 7 3/4" <u>Door Style:</u> (F) Full Glazing (V) Vertical Duo 2 1/2" Rolled Finish: (10) Clear Acrylic - white	JL Industries

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group
 545 E. John Carpenter Frwy, Suite 500
 Irving, Texas 75062
 Ph: 214-845-4409
 Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AA-7 	Electric Fireplace #39EB500GRA <u>Dimensions:</u> 38" x 32" x 15" Classic Flame 39" Built-In LED Builders Box with Fixed Glass Fireplace insert. Finish: Black Online Only: www.qsnelectricfireplaces.com	QSN Electric Fireplaces
AA-8 	Flagpole / Flag <u>Dimensions:</u> If 35 foot maximum: 1.) Qty of 1: 35' flag pole 2.) Qty of 2: 30' flag poles If 30 foot maximum: 1.) Qty of 1: 30' flag pole 2.) Qty of 2: 27' flag poles If 20 foot maximum: 1.) Qty of 3: 20' foot flag poles Flagpole – ground set, white fiberglass rope, internal halyard flagpole. 1 – U.S.A., Nylon Flag 1 – Texas ,Nylon Flag 1 – Custom Autumn Leaves, Nylon Flag Flag installation: Row of three, American flag to always be the tallest (30') and first in the row. Bo Green 7514 Pebble Drive Bldg. #30 Ft. Worth, TX 76118 Phone: (214) 596-1900	Symonds Flags & Poles

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

LaSalle Group
545 E. John Carpenter Frwy, Suite 500
Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AA-9 	Glass Enclosure @ Greenhouse <u>Lean To Modified:</u> XLS-CD3 M (shop drawings with order) Item # GH001 Nominal Projection Size: 3' Number of Panels Long: 5 = 13' L Eave: Curved Eave Style: Extra Large, Ridge Ht. 9' No. Gables Ends: 2 (left) (right) Frame Finish: Bronze Paint Insulated Glass: standard Steve Franza 549 Aviation Blvd. Georgetown, SC 29440	Florian Solar Products
AA-10 	Skylights @ Dining Rooms #EC3A12-5252 Acrylic Glazing; Bronze over clear, Mill Finish Aluminum Retainer, 12" insulated Aluminum curb. 85 Spencer Drive, Unit A PO Box 559 Wells, Maine 04090 T 800-388-0293 F 207-216-4562	Wasco Skylights

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

Architectural Accessories & Finishes Schedule

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 545 E. John Carpenter Frwy, Suite 500
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 Ph: 214-845-4409
 Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AA-11 	Horizontal Louver Blinds 2" Blinds w/ decorative valance Color: 452 White Smooth Karolyn Cooley Custom Window Treatments 1001 S. Loop 12 Irving, TX 75060 www.mycustomwindowtreatments.com	Heritage Window Fashions
AA-12 	Aquariums @ Dining Rooms Capacity: 90 Gal Size: 45" L x 18" W x 24" H Trim: Black Item No.: 10090 Paul Endtricht, General Manager 6955 Greenville Ave. Dallas, Texas 75231 (214) 369-9086 pendtricht@thefishgallery.com	Fish Gallery Inc.
AA-13  (Image shown for reference only, do not use to color match.)	Exterior Shutters Standard Raised Panel Shutter Color: 010 – Musket Brown Widths: 12", 14 3/4" Lengths: 31", 35", 39", 43", 47", 51", 55", 59", 63", 67", 67" Cottage Style, 71", 75", & 80" (lengths are nominal) Allied Building Products 4768 S Atlanta Rd. S.E. Smyrna, GA 30080 P: 404-355-4666 www.midamericacomponents.com	Mid America Components

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)

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Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

AA-14  #181681 - 24"H x 16"W x 8"D - 4 shelves	Narcotics Box @ Nurse's Office and Nurse's Station / Med. Room Model #: 181681 24"H x 16"W x 8"D – 4 shelves Finish: Stainless Steel OMNIMED Inc. www.omnimedbeam.com 800.257.2326	OMNIMED Inc.
AA-15  (picture for reference only)	Key Cabinet @ Executive Directors Office's Closet 60 Count Catalog #: 201906003 Homestore Directs 217 S. 4th Street Manhattan, KS 66502 Darin Redeker Sales Manager 785-776-0564	Homestore Directs

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)



EXISTING SITE
PHOTOGRAPHS





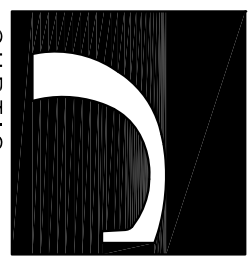
EXISTING SUGARLOAF
SITE







WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
OF WINDWARD
ALPHARETTA, GEORGIA



ARCHITECT
BURY & PARTNERS
5000 QUINN DRIVE
SUITE 500
DUNWOODY, GEORGIA 30328
P-214.782.8810 F-214.736.8811

OWNER
THE LASALLE
GROUP, INC.
545 E. JOHNS CREEK DRIVE
SUITE 500
BROWNSVILLE, TEXAS 77802
214.846.4500 TEL
214.846.6501 FAX

OWNER
AEC, INC
50 SPRINGDALE
ROCKWELL, GEORGIA
770.641.1942 TEL

LANDSCAPE
AEC, INC
50 WORN SPRINGS CIRCLE
ROCKWELL, GEORGIA
770.641.1942 TEL

STRUCTURAL
BURY & PARTNERS
ENGINEERING, INC.
5310 HARVEST HILL RD
DALLAS, TEXAS 75220
972.291.0011 TEL
TIFER # F-1048

M/E
SCHMIDT & STACY
400 DRYDACE
2701 N. HASKELL AVE
DALLAS, TEXAS 75204
214.874.0200 TEL

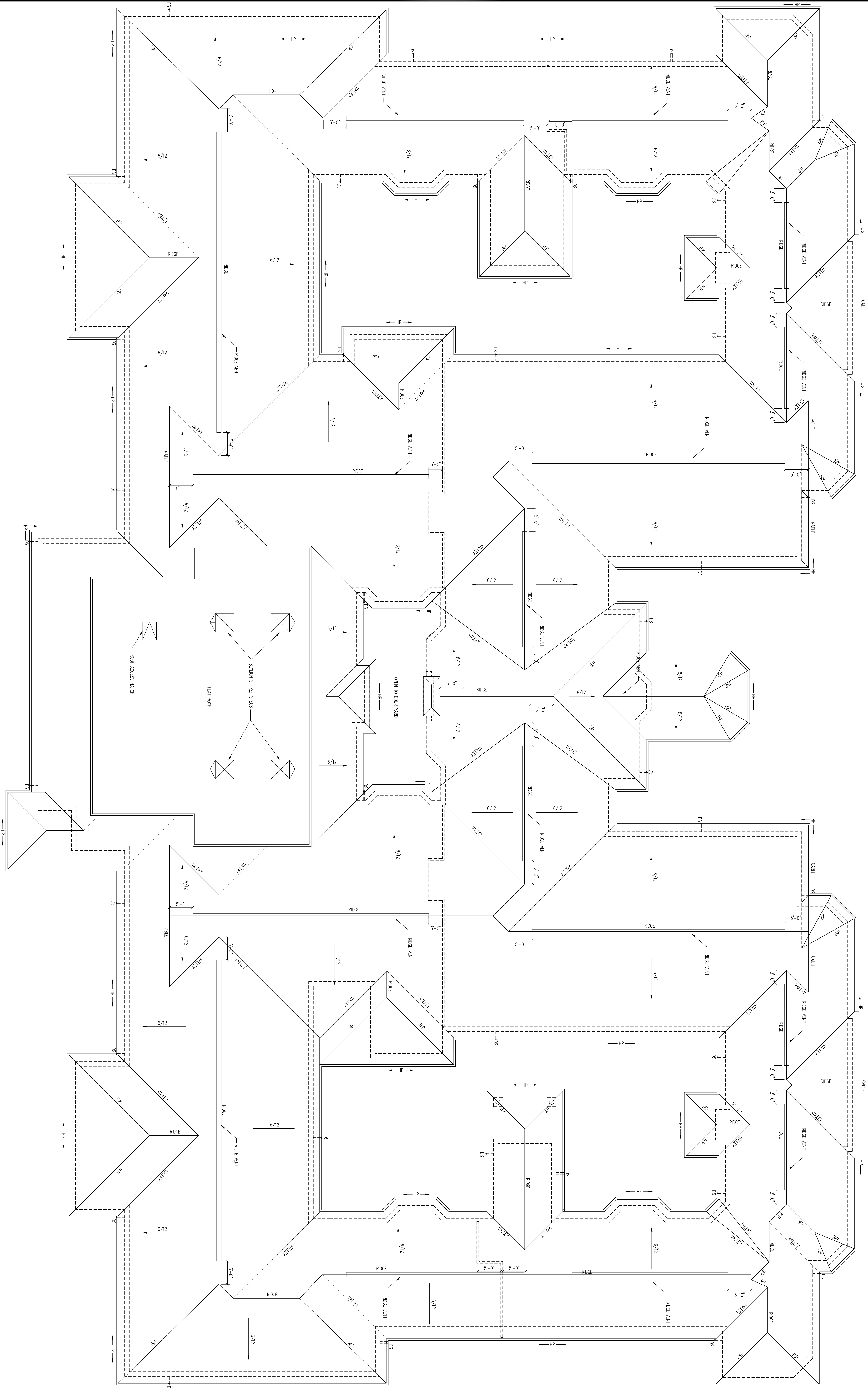
08/07/2014
SCHEMATIC
07 AUGUST 2014

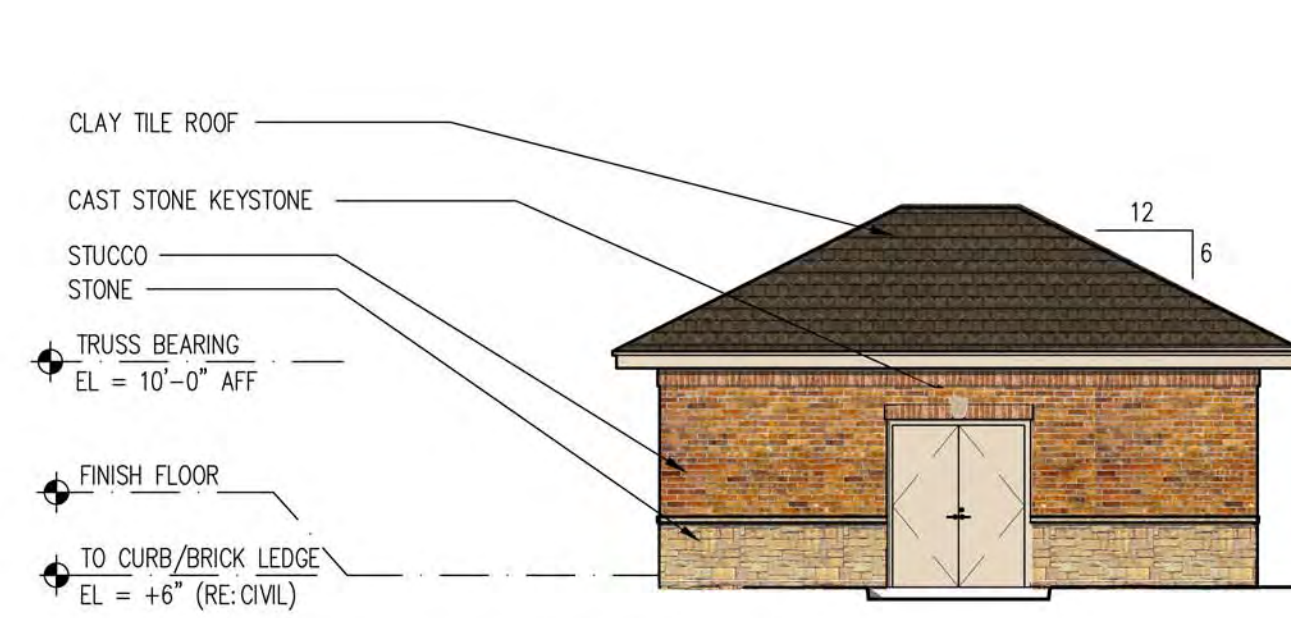
PROJECT #
CG1447
SHEET

A2.R1

ATTIC VENTILATION REQUIREMENTS

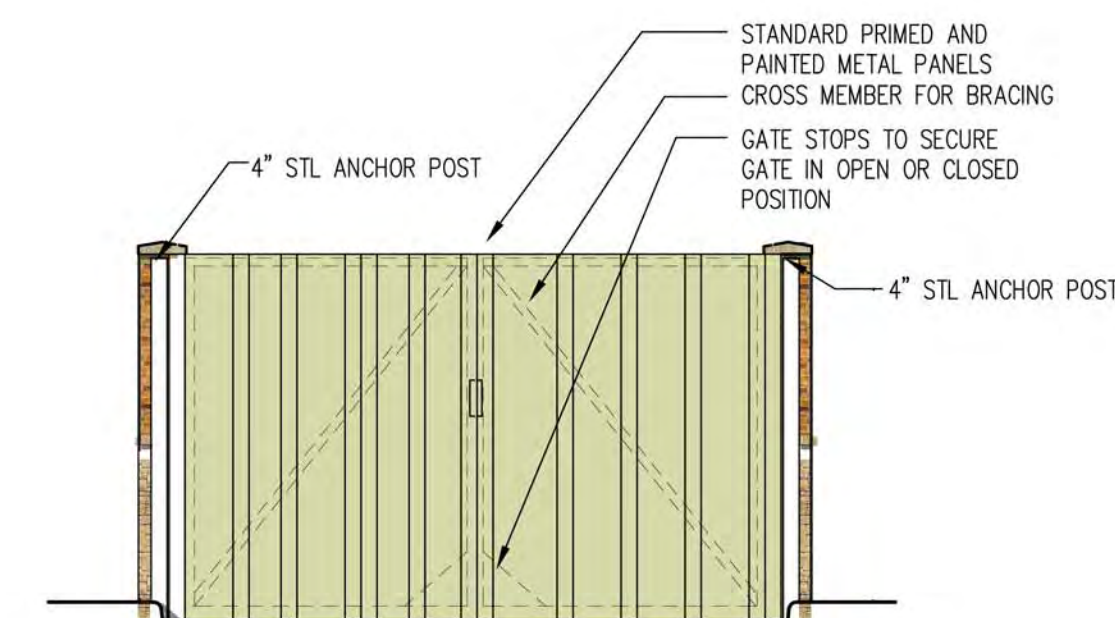
SINGLE COMPARTMENT 1:	12,128 SF
SINGLE VENT PROVIDED:	365 LINEAR FEET
NET FREE AREA PROVIDED IN RIDGE VENT:	6,550 SQ IN
NET FREE AREA REQUIRED IN RIDGE VENT:	6,550 SQ IN
SPLIT VENTS REQUIRED:	131 (6" x 6")
SINGLE COMPARTMENT 2:	14,050 SF
SINGLE VENT PROVIDED:	240 LINEAR FEET
NET FREE AREA PROVIDED IN RIDGE VENT:	4,320 SQ IN
NET FREE AREA OF SPLIT VENT REQUIRED:	83 (6" x 6")
SPLIT VENTS REQUIRED:	83 (6" x 6")
SCALE FACTOR USED TO DETERMINE REQUIREMENTS: 1/150	





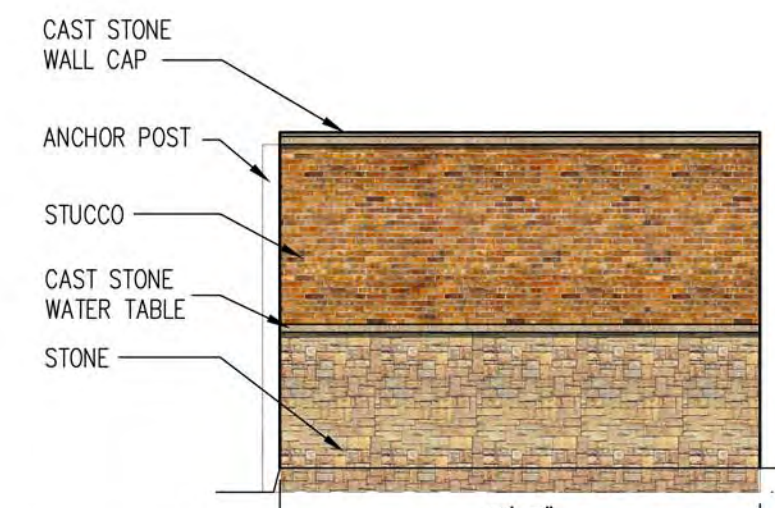
05 STORAGE BLDG ELEVATION

1/8"=1'-0"



06 DUMPSTER ELEVATION

1/4"=1'-0"



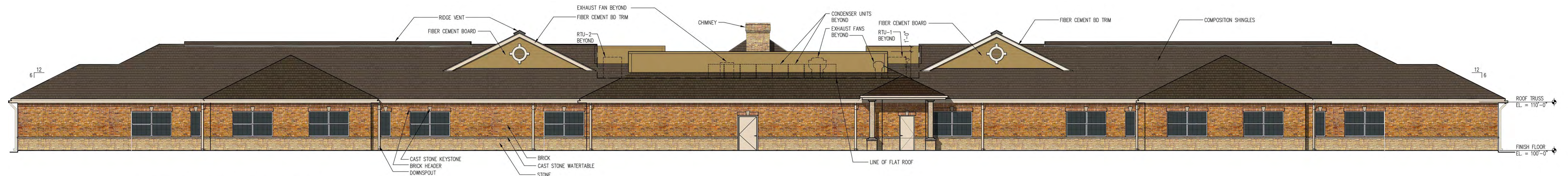
07 DUMPSTER WALL ELEV

1/4"=1'-0"



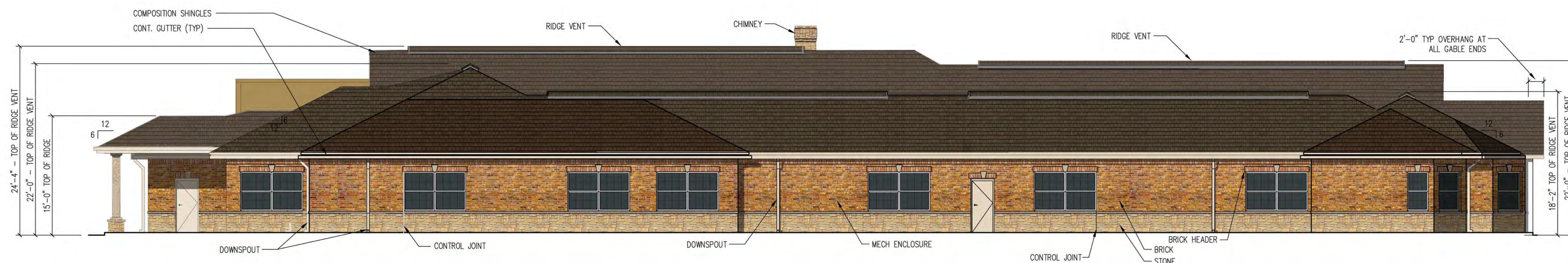
08 MONUMENT SIGN

NTS



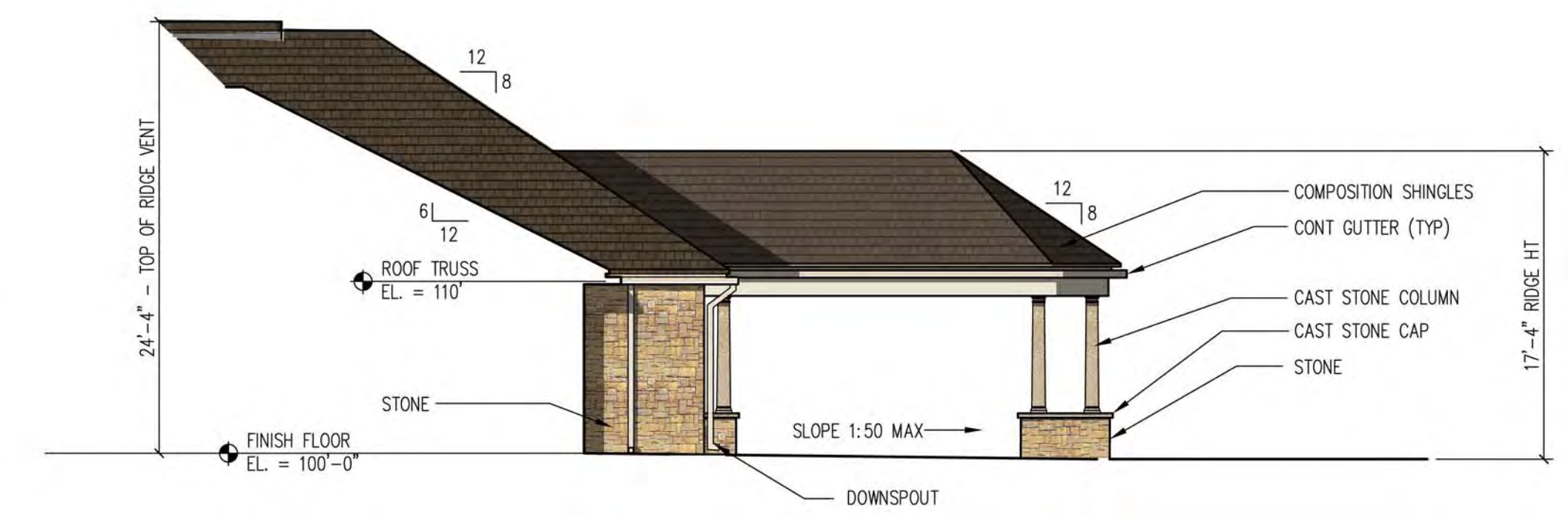
08 REAR (SOUTH) ELEVATION

1/8"=1'-0"



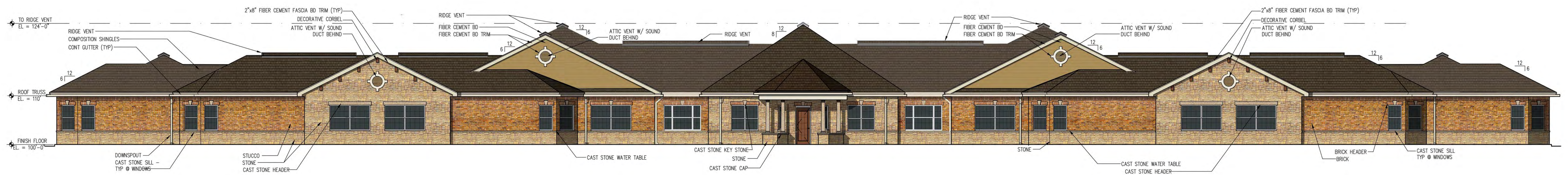
02 EAST AND WEST ELEVATION

1/8"=1'-0"



03 PARTIAL EAST AND PARTIAL WEST ELEVATION

1/8"=1'-0"



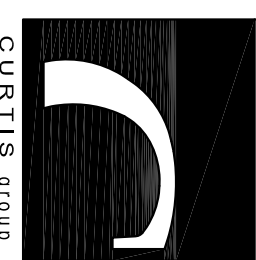
01 FRONT (NORTH) ELEVATION

1/8"=1'-0"



WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
OF WINDWARD
ALPHARETTA, GEORGIA

ARCHITECT



CURTIS GROUP
5000 OLDHAM DRIVE
DALLAS, TEXAS 75254
P-214.738.8810 F-214.738.8811

OWNER

THE ASSALE
RESIDENCES
545 E. JOHN CASSIDY BLVD
SUITE 500
IRVING, TEXAS 76062
214.855.4501 FAX

OHL

AEC, INC.
50 MAW SPRINGS CIRCLE
ROSELLE, GEORGIA
770.641.1942 TEL

LANDSCAPE

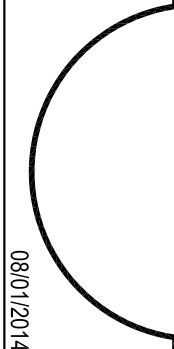
AEC, INC.
50 MAW SPRINGS CIRCLE
ROSELLE, GEORGIA
770.641.1942 TEL

STRUCTURAL

BURY & PARTNERS
ENGINEERING, INC.
5310 SUITE 100
DALLAS, TEXAS 75220
972.991.0011 TEL
BPE # F-1048

MFC

SCHMIDT & STACY
2711 N. HOSKELL AVE
DALLAS, TEXAS 75204
214.676.0200 TEL

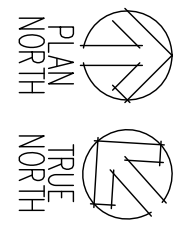


08/01/2014
SCHEMATIC
01 AUGUST 2014

PROJECT #
CG1447

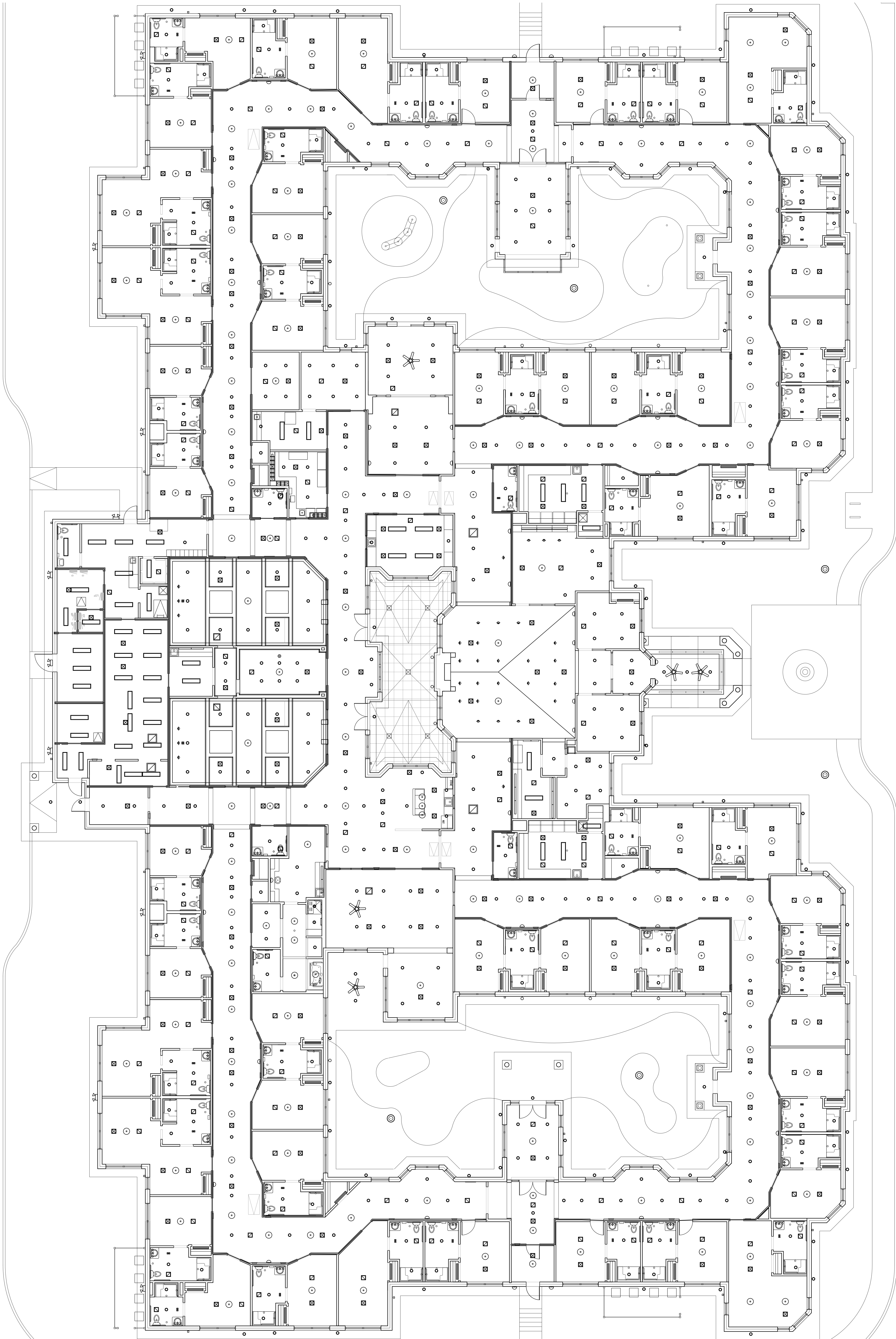
SHEET

RCP



01 BUILDING LIGHTING PLAN

1/8" = 1'-0"



IF YOU DIG



Know what's below. **NORTHPOINT/WEBB BRIDGE I LLC**
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N/F PROPERTY OF
DEED BOOK 28694 / PAGE 88
ZONED CUP

GRAPHIC SCALE

0 20 40 100 200
1"= 40'

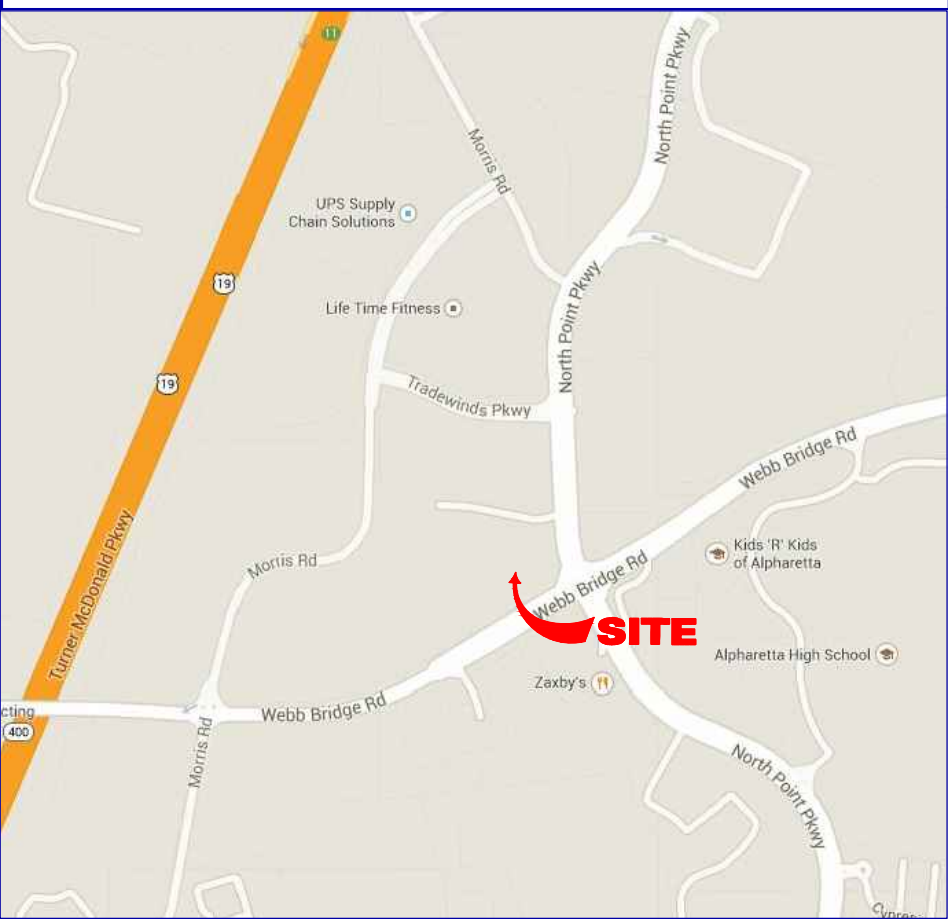
TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 14174, EFFECTIVE DATE JUNE 9, 2014.

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 14174, EFFECTIVE DATE JUNE 9, 2014.

VICINITY MAP

SITE LOCATION — LATITUDE: 34° 04' 36" LONGITUDE: 84° 15' 41"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C-0059. AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

DATUM
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)—STATE PLANE COORDINATE SYSTEM OF GEORGIA—WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "CUP" (COMMUNITY URBAN PLAN DISTRICT). MINIMUM LOT SIZE, THE MINIMUM AREA PERMITTED TO BE ZONED FOR A CUP IS 100 ACRES.

LOT SIZES IN USE AREAS: EACH AREA WITHIN THE CUP SHALL BE DESIGNATED FOR USE IN ACCORDANCE WITH ONE OF THE VARIOUS ZONING DISTRICTS IN THIS ORDINANCE, AND SHALL COMPLY WITH THE LOT SIZE OR, WHEN APPLICABLE, DENSITY LIMITATIONS OF SUCH DESIGNATED ZONING DISTRICT OR, IF MORE RESTRICTIVE, THE CONDITIONS OF APPROVAL OF THE CUP ZONING ON THE PROPERTY.

MAXIMUM DENSITY OF DWELLING UNITS: EACH AREA WITHIN THE CUP SHALL BE DESIGNATED FOR USE IN ACCORDANCE WITH ONE OF THE VARIOUS ZONING DISTRICTS IN THIS ORDINANCE, AND SHALL COMPLY WITH THE LOT SIZE OR, WHEN APPLICABLE, DENSITY LIMITATIONS OF SUCH DESIGNATED ZONING DISTRICT OR, IF MORE RESTRICTIVE, THE CONDITIONS OF APPROVAL OF THE CUP ZONING ON THE PROPERTY.

MINIMUM LOT WIDTH, MINIMUM SETBACKS, MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS, MAXIMUM BUILDING HEIGHT, MINIMUM FLOOR AREA OF A DWELLING UNIT, SORROWING AND BUFFERS: EACH AREA WITHIN THE CUP SHALL BE DESIGNATED FOR USE IN ACCORDANCE WITH ONE OF THE VARIOUS ZONING DISTRICTS IN THIS ORDINANCE, AND SHALL COMPLY WITH THE REQUIREMENTS OF SUCH DESIGNATED ZONING DISTRICT OR, IF MORE RESTRICTIVE, THE CONDITIONS OF APPROVAL OF THE CUP ZONING ON THE PROPERTY.

OPEN SPACE: EACH CUP SHALL HAVE A MINIMUM OF 15% OF THE GROSS ACRES OF THE CUP DEDICATED OR SET ASIDE AS OPEN SPACE. AMENITIES MAY BE INCLUDED WITHIN THE 15% OPEN SPACE REQUIREMENT. HOWEVER, OPEN SPACE SHALL NOT INCLUDE ANY OTHER REQUIRED OPEN AREAS SUCH AS REQUIRED BUILDING SET BACKS, BUFFERS, LANDSCAPE STRIPS OR OTHER SIMILAR REQUIREMENTS OF THIS ORDINANCE OR OTHER APPLICABLE LAWS.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: TREES 20-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

PLEASE NOTE: PROPERTY LINES DEPICTED IN RED ARE PROPOSED PROPERTY LINES AND HAVE NOT BEEN FIELD VERIFIED.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,281. THIS SURVEY WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,541,151 FEET. 0.00 IN/F.

This survey has been 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 (G.C.G.A. 18-6-67).

ALTA/ACSM LAND TITLE SURVEY

Webb Bridge Road & Northpoint Parkway

FOR

Greenstone Preston Ridge, LP
Chicago Title Insurance Company

GS JOB NO.	20144757-1	DRAWING SCALE:	1"= 40'	SURVEY DATE:	JULY 2, 2014
FIELD WORK:	SMM	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	DLH	COUNTY:	FULTON	No.	Date
REVIEWED:	JRC	LAND LOT:	1261	Description	
DWG FILE:	20144757-1.dwg	DISTRICT:	2ND	SECTION:	2ND

SURVEYOR CERTIFICATION

To: Greenstone Preston Ridge, LP and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), and 13 of Table A thereof. The field work was completed on JULY 2, 2014.

Date: JULY 2, 2014

PRELIMINARY

David L. Hester
Georgia Registered
Land Surveyor # 3042
dlhester@geosurvey.com

GeoSurvey, Ltd.

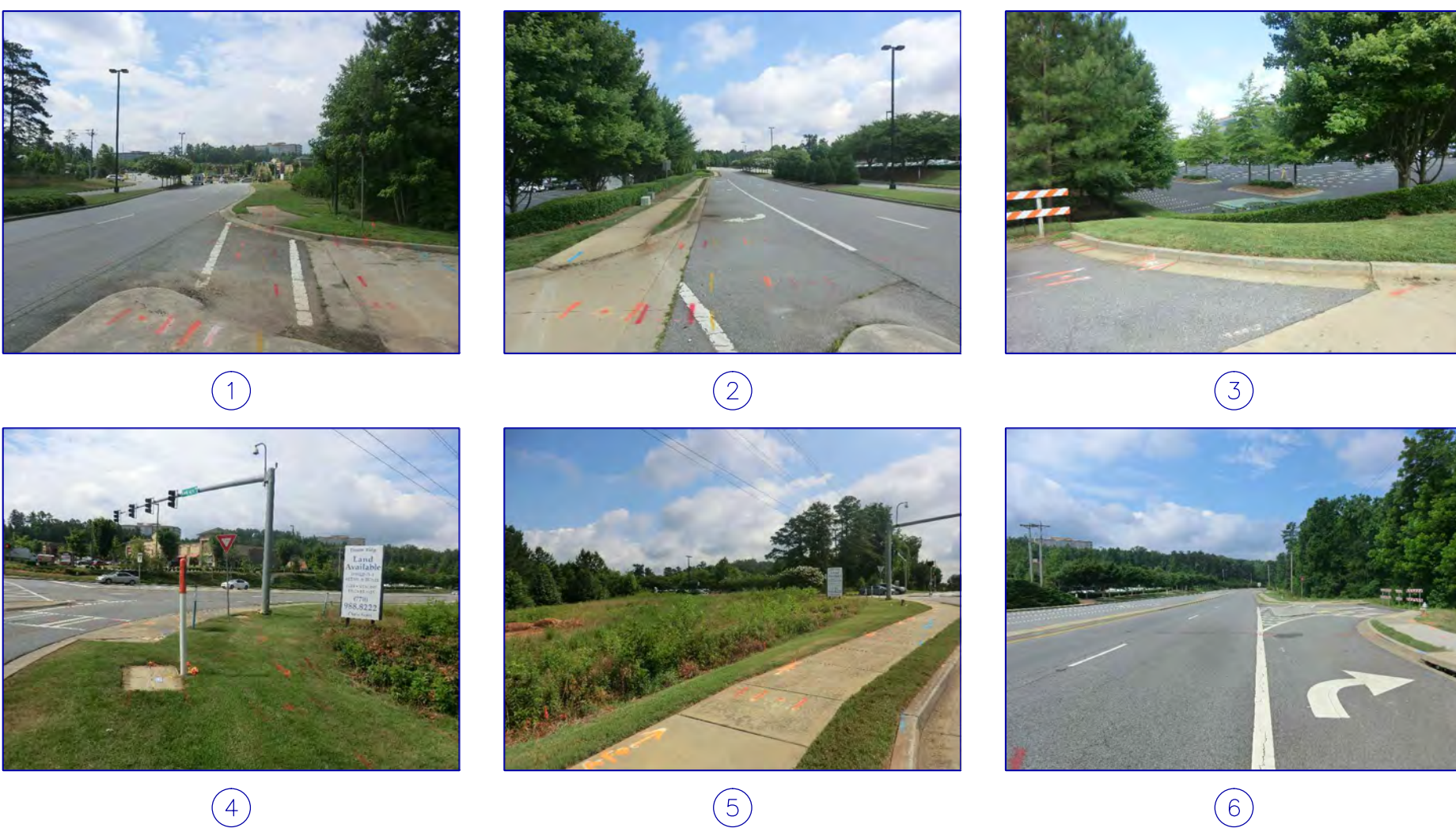
Land Surveying & Mapping

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SITE PHOTOGRAPHS



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊙ POWER POLE
BSL BUILDING SETBACK LINE	⊙ POWER LINE
CI CURB INLET	⊙ LIGHT POLE
CMP CORRUGATED METAL PIPE	⊙ ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	⊙ GAS VALVE
CD SANITARY CLEANOUT	⊙ GAS METER
COMMUNICATION DEFEAT	⊙ WATER VALVE
CTP CRIMPED TOP PIPE	⊙ WATER METER
CTP CRIMPED TOP PIPE	⊙ FIRE HYDRANT
DI DUCTILE IRON PIPE	⊙ UNDERGROUND ELECTRIC LINE
DWCB DOUBLE WING CATCH BASIN	⊙ UNDERGROUND GAS LINE
FND FOUND	⊙ UNDERGROUND WATER LINE
GM GAS METER	⊙ PHOTO POSITION INDICATOR
INV INVERT	⊙ REGULAR PARKING SPACE COUNT
JB JUNCTION BOX	⊙ HANDICAP PARKING SPACE
MH MANHOLE	⊙ TREE POSITION INDICATOR
OHP OVERHEAD POWER	
OTF OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RIS IRON REINFORCING BAR	
RBS 5/8" RIB SET	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

UTILITY CONTACTS

Utility	Contact Name	Telephone	Email
Atlanta Gas Light	Steve Fowler	404 427-1864	
AT&T	Ken Rector	404 236-7222	
City Of Alpharetta Traffic	Randy Hyde & Casey	678 297-6240	
Sawnee EMC	Tonya Dean	404 455-1323	
Georgia Power	Jon Bagwell	404 332-0447	
Fulton County Water	Armond Johnson	770 640-3040	
Fulton County Sewer	Keith Brewer	404 612-9411	
Comcast	Brad Sears	770 559-6052	
Charter Communications	Curtis Bland	855 248-7822 Ext 1	
AT&T Long Distance	Russell Dunlap	800 243-3624	
FiberLife	Alan Wawruck	770 843-7029	
MCI	Rick Meadors	800 289-3422 Option 2	
Owest		800 283-4322 Option 2	
TW Telcom	Jim Parsons	678 526-3767	
XO Communications	Barry Long	678 444-4400	
Zayo Fiber	Todd Swafford	678 666-2482	
USFC For Atlanta Gas Light, AT&T, Comcast, Charter, & Sawnee EMC	Curtis Bland	678 209-8770	

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

ONEVISION UTILITY SERVICES
P.O. BOX 190
EMERSON, GA 30137
(770) 386-2800

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY ONEVISION UTILITY SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

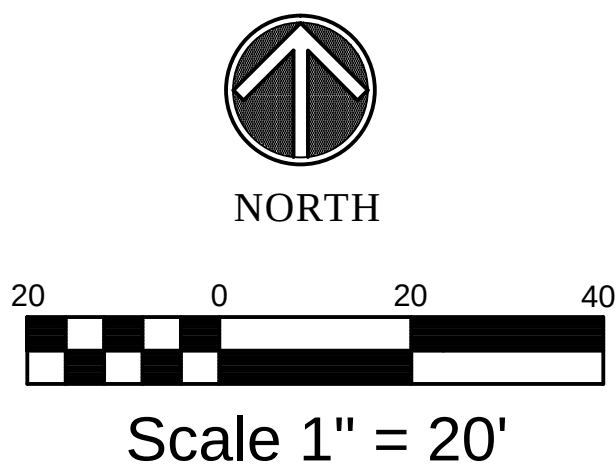
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

TREE PLANTING KEY

- SHUMARD OAK- 4" CALIPER
- BLACK GUM- 4" CALIPER
- RED MAPLE- 4" CALIPER
- GREEN ASH- 4" CALIPER
- TRUE CHINESE ELM- 4" CALIPER
- YELLOW-POPLAR- 4" CALIPER
- JAPANESE CRYPTOMERIA- 3" CALIPER
- EUROPEAN HORNBEAM- 4" CALIPER
- LEYLAND CYPRESS- 3" CALIPER
- WAX MYRTLE (TREE FORM)- 3" CALIPER
- CHASTE TREE- 3" CALIPER
- NATCHEZ CRAPE MYRTLE- 3" CALIPER
- MERLOT REDBUD- 2" CALIPER
- NELLIE R STEVENS- 2" CALIPER

ORNAMENTAL LANDSCAPE KEY

- GOLDEN CHARM THREADBRANCH CYPRESS
- NELLIE R STEVEN'S HOLLY
- SOFT TOUCH COMPACTA HOLLY
- ENDLESS SUMMER HYDRANGEA
- PROFESSOR SARGENT CAMELLIA
- BLOOM-A-THON AZALEA
- MAIDENS GRASS
- DOUBLE KNOCK OUT ROSE
- CLARA DWARF INDIAN HAWTHORNE
- SUZANNE FRINGE FLOWER
- STOKE'S DWARF YAUPON HOLLY
- ARCTIC FIRE RED TWIG DOGWOOD
- WHITE PEARL PIERIS
- ROZANNIE JAPANESE AUCUBA
- DWARF BURFORD HOLLY
- STELLA DE ORO DAYLILLY
- BIG BLUE LIRIOPE
- SEASONAL COLOR
- MONDO GRASS
- BLACK EYED SUSAN/ CONEFLOWER MIX
- CITRONELLE CORALBELLS



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OVERALL ORNAMENTAL LANDSCAPE PLAN

ORNAMENTAL LANDSCAPE PLANT LIST

Botanical Name	Common Name	Type	Size	Spacing	Specifications
Aucuba japonica 'Rozannie'	Rozannie Japanese Aucuba	Shrub	3 Gal	As Shown	Free of Pests and disease
Camellia japonica 'Professor Sargent'	Professor Sargent Camellia	Shrub	5 Gal	As Shown	Free of Pests and disease
Chamaecyparis pisifera filifera 'Golden Charm'	Golden Charm Threadbranch Cypress	Shrub	5 Gal	As Shown	Free of Pests and disease
Hydrangea macrophylla 'Bailmer'	Endless Summer Hydrangea	Shrub	5 Gal	As Shown	Free of Pests and disease
Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Shrub	5 Gal	As Shown	Free of Pests and disease
Ilex crenata 'Soft Touch'	Soft Touch Compacta Holly	Shrub	3 Gal	As Shown	Free of Pests and disease
Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	Shrub	3 Gal	As Shown	Free of Pests and disease
Loxopetalum chinensis 'Suzanne'	Suzanne Fringe Flower	Shrub	3 Gal	As Shown	Free of Pests and disease
Miscanthus sinensis 'Gracillimus'	Maiden Grass	Shrub	5 Gal	As Shown	Free of Pests and disease
Pieris japonica 'White Pearl'	White Pearl Lily of the Valley Shrub	Shrub	5 Gal	As Shown	Free of Pests and disease
Raphiolepis indica 'Clara'	Clara Dwarf Indian Hawthorne	Shrub	3 Gal	As Shown	Free of Pests and disease
Rhododendron x 'RLH1-3P3'	Bloom-A-Thon White Reblooming Azalea	Shrub	5 Gal	As Shown	Free of Pests and disease
Rosa x 'Radco'	Double Red Knock Out Rose	Shrub	3 Gal	As Shown	Free of Pests and disease
Cornus stolonifera 'Tarrow'	Arctic Fire Red Twig Dogwood	Shrub	5 Gal	As Shown	Free of Pests and disease
Echinacea purpurea	Purple Coneflower	Perennial	1 Gal	24" OC x 24" Stag Row	Free of Pests and disease
Hemerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
Heuchera villosa 'Citronelle'	Citronelle Coralbells	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
Liriope muscari 'Big Blue'	Big Blue Liriope	Perennial	4" pot	18" OC x 18" Stag Row	Free of Pests and disease
Ophiopogon japonicus	Mondo Grass	Perennial	4" pot	12" OC x 12" Stag Row	Free of Pests and disease
Rudbeckia rugeliana 'Goldsturm'	Black-eyed Susan	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
Seasonal Color	Seasonal Color		4" pot	12" OC x 12" Stag Row	Free of Pests and disease
Bermuda Sod	Bermuda Sod				

WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
OF WINDWARD
ALPHARETTA, GEORGIA

ARCHITECT
CURTIS group
5000 QUORUM DRIVE
SUITE 500
DALLAS, TX 75254
P-214.378.9810 F-214.378.9811

OWNER
THE LASALLE GROUP, INC.
545 E. JOHN CARPENTER FWY
SUITE 500
IRVING, TEXAS 75062
214.645.4500 TEL
214.645.4501 FAX

CIVIL
AEC, INC.
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA
770.641.1942 TEL

LANDSCAPE
AEC, INC.
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA
770.641.1942 TEL

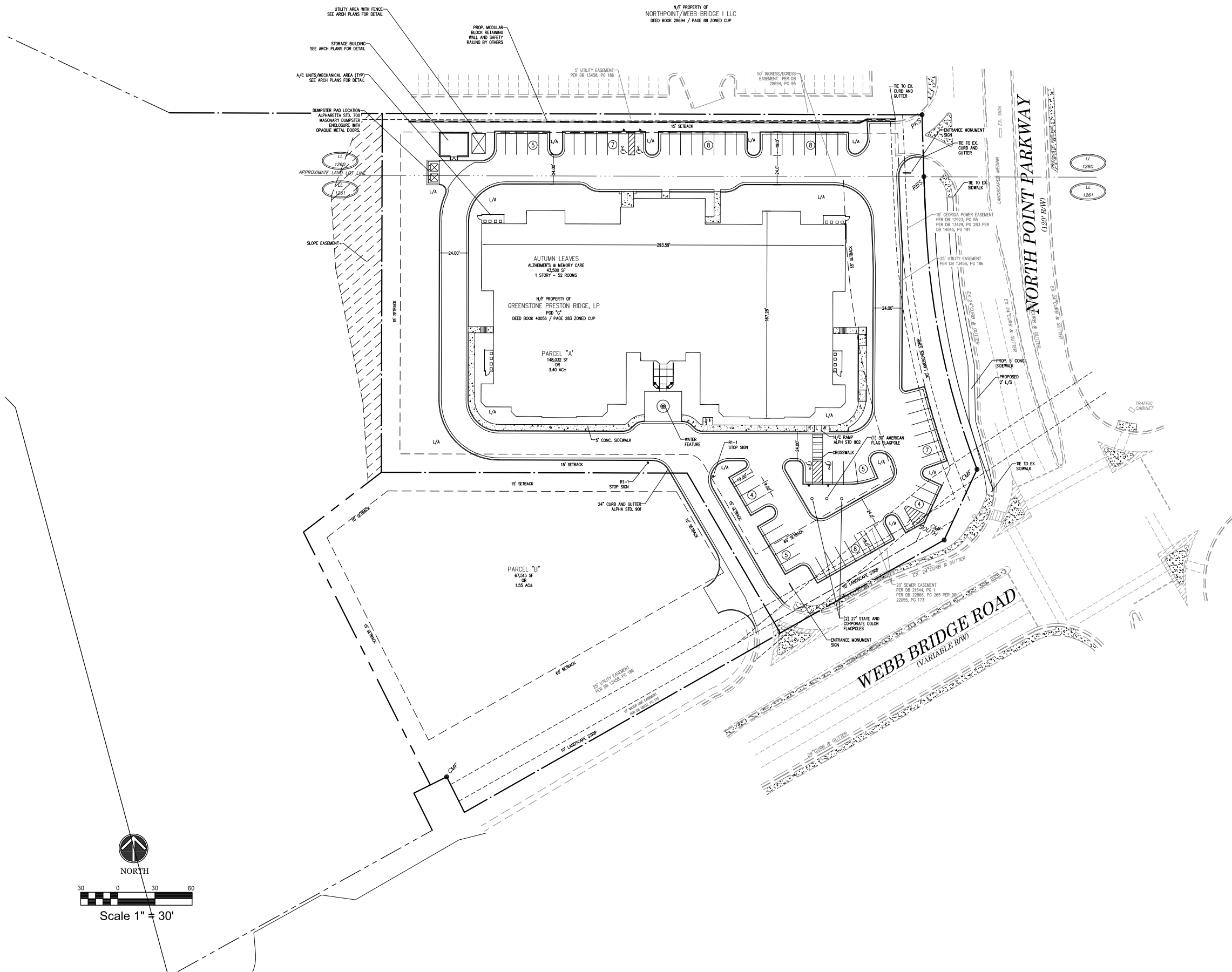
STRUCTURAL
BURY & PARTNERS
ENGINEERING, INC.
5310 HARVEST HILL RD
SUITE 100
DALLAS, TEXAS 75230
972.991.0011 TEL
TBPE # F-1048

MPE
SCHMIDT & STACY
400 CITYPLACE
2701 N. HASKELL AVE.
DALLAS, TEXAS 75204
214.874.0200 TEL

08/01/2014
SCHEMATIC
01 AUGUST 2014

PROJECT #
CG1447

SHEET
DRB3.0



PRELIMINARY SITE PLAN



WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
OF WINDWARD
ALPHARETTA, GEORGIA



ARCHITECT
CURTIS GROUP
5000 QUORUM DRIVE
SUITE 500
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TBP# F-1048

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DALLAS, TEXAS 75204
214.874.0200 TEL



08/01/2014

SCHEMATIC
01 AUGUST 2014

PROJECT #
CG1447

SHEET
DRB I.0



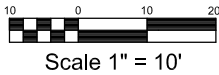
BUILDING (FFE: 1082.0)

PARKING

VIEW CORRIDOR

RIGHT OF WAY

NORTH POINT PARKWAY
AT WEBB BRIDGE ROAD



PRELIMINARY VIEW PROFILE



WINDWARD MEMORY CARE, LLC
AUTUMN LEAVES
OF WINDWARD
ALPHARETTA, GEORGIA



ARCHITECT
CURTIS group
5000 QUORUM DRIVE
SUITE 500
DALLAS, TX 75254
P-214.378.9810 F-214.378.9811

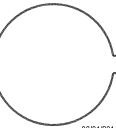
OWNER
THE LASALLE GROUP, INC
545 E. JOHN CARPENTER FRWY
SUITE 500
IRVING, TEXAS 75062
214.845.4500 TEL
214.845.4501 FAX

CIVIL
AEC, INC
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA
770.641.1942 TEL

LANDSCAPE
AEC, INC
50 WARM SPRINGS CIRCLE
ROSWELL, GEORGIA
770.641.1942 TEL

STRUCTURAL
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ENGINEERING, INC
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DALLAS, TEXAS 75230
972.399.0011 TEL
TBP# F-1048

MPE
SCHMIDT & STACY
400 CITYPLACE
2711 N. HASSELL AVE.
DALLAS, TEXAS 75204
214.874.0200 TEL



08/01/2014

SCHEMATIC
01 AUGUST 2014

PROJECT #
CG1447

SHEET
DRB 3.0



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking/Drive	+	2.5 fc	8.5 fc	0.6 fc	14.2:1	4.2:1

NOT FOR CONSTRUCTION - GEORGIA

THIS DOCUMENT IS RELEASED FOR THE
PURPOSES OF REFERENCE AND DESIGN
COORDINATION ONLY UNDER THE AUTHORITY OF

STRIDER E. STEELE	037675	08/01/2014
Engineer of Record	Serial #	Date of Issue

THIS DRAWING IS NOT INTENDED FOR PRICING,
PERMIT, PUBLIC ISSUE OR CONSTRUCTION. ANY
MODIFICATIONS TO THIS DRAWING SHALL BE IN
COMPLIANCE WITH THE GEORGIA STATE
BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS.

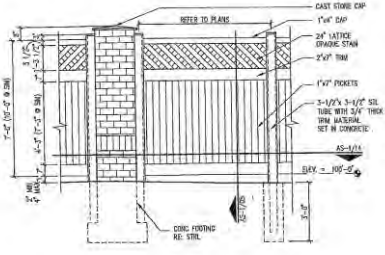


Architectural Accessories & Finishes Schedule

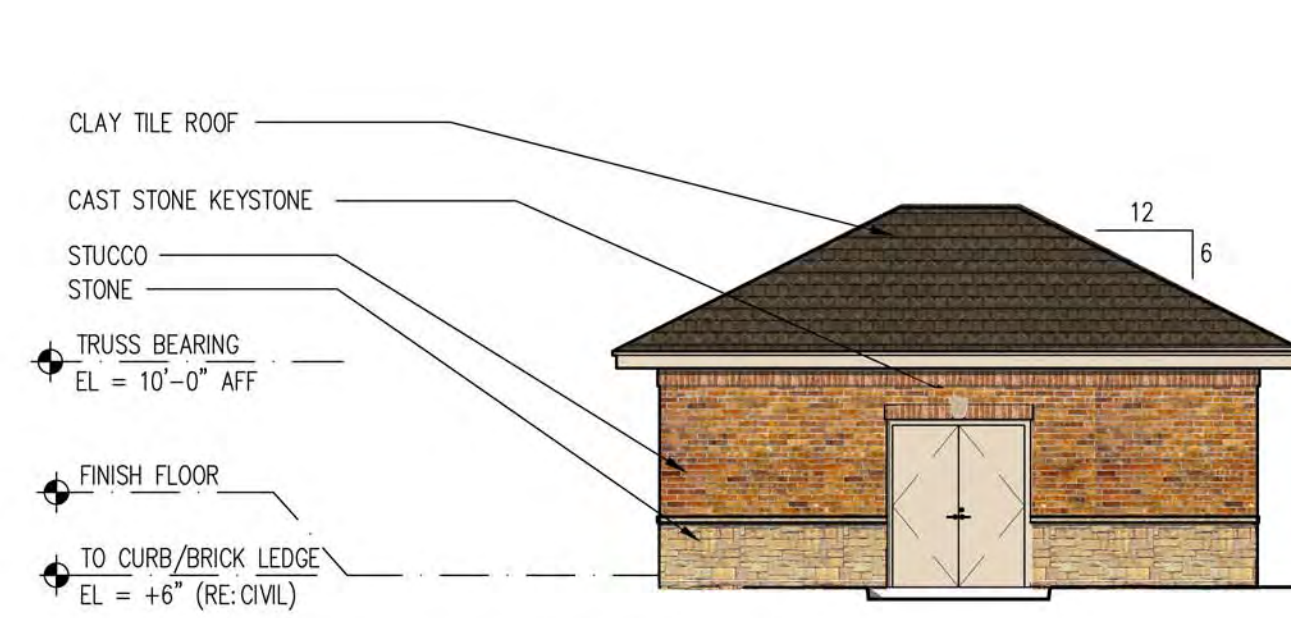
LaSalle Group
545 E. John Carpenter Frwy, Suite 500
Irving, Texas 75062
Ph: 214-845-4409
Fax: 214-845-4501

Project: Alpharetta

Revision Date: 07.29.14

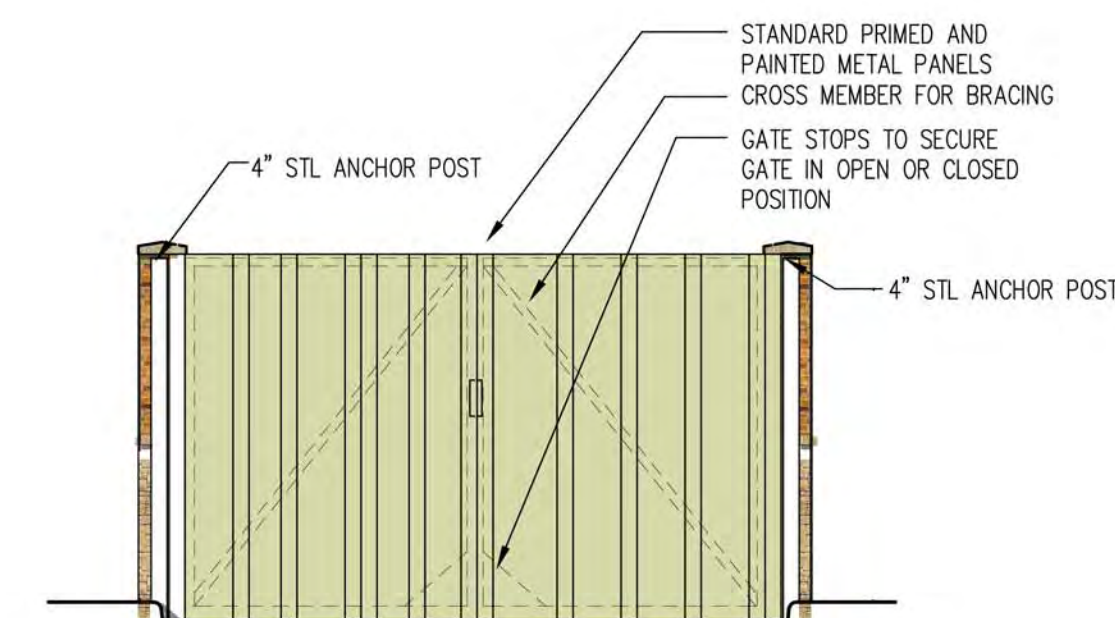
AF-9 	Fence Company info. & Manufacturer varies per project and its specific territory.	Color: Tan  (image reference only, do not color match based on photo)
AF-10  (spec. color not shown)	Entry Courtyard Fountain 2050-FG Rio Grande 3-Tier Fountain with finial Pump 500 GPH Height 80" Diameter 50" (no basin) Color: FH Fall Harvest  (Color sample for reference only. Do not use to color match)	Rinse Water Statuary, Inc. Fountain selected at: Jacksons Home & Garden 6950 Lemmon Avenue Dallas, TX 75209 (214)-350-9200 (214)350-4253 (FAX) www.jacksonshg.com Contact: Troy Hester troyh@jacksonshg.com
AF-11  (spec. color not shown)	Entry Courtyard Fountain 2050-FG Rio Fountain Short with finial Pump 130 GPH Height 45.5" Diameter 30" (no basin) Color: FH Fall Harvest  (Color sample for reference only. Do not use to color match)	Rinse Water Statuary, Inc. Fountain selected at: Jacksons Home & Garden 6950 Lemmon Avenue Dallas, TX 75209 (214)-350-9200 (214)350-4253 (FAX) www.jacksonshg.com Contact: Troy Hester troyh@jacksonshg.com

(REFER TO PROJECT MANUAL FOR SPECIFICATIONS)



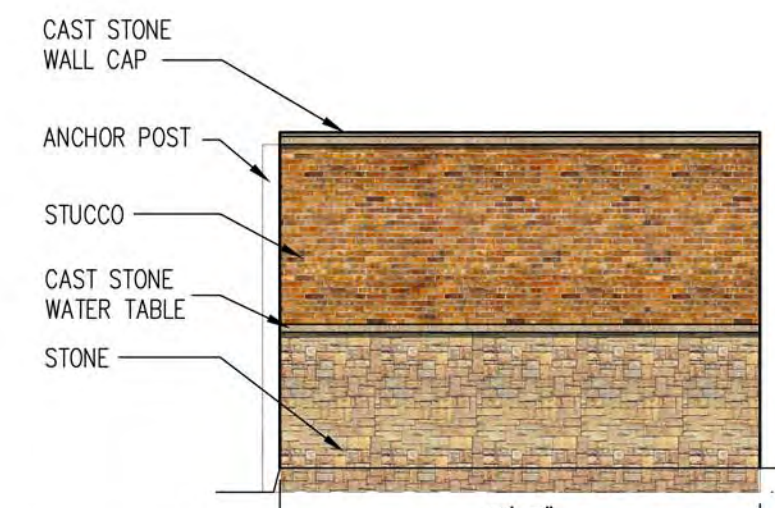
05 STORAGE BLDG ELEVATION

1/8"=1'-0"



06 DUMPSTER ELEVATION

1/4"=1'-0"



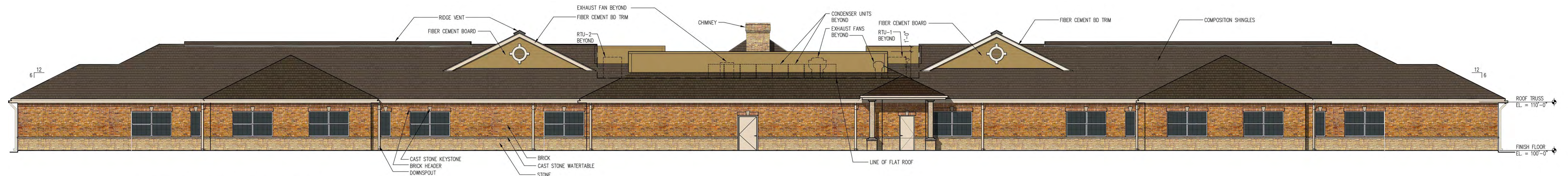
07 DUMPSTER WALL ELEV

1/4"=1'-0"



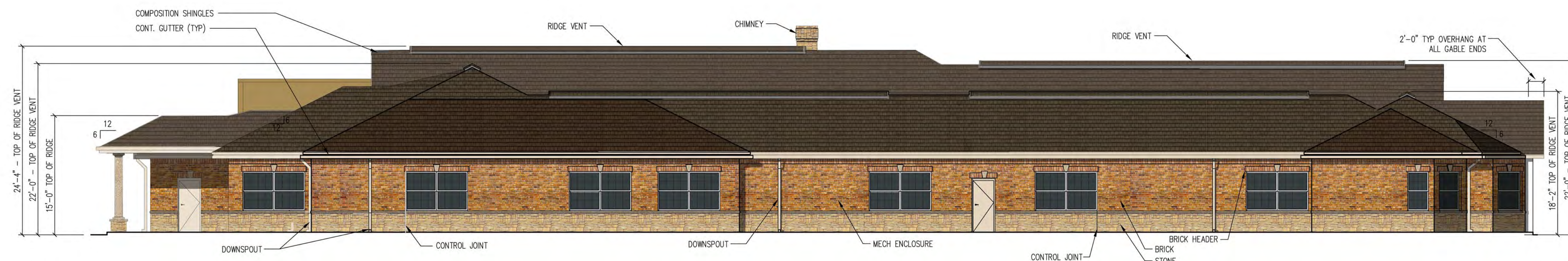
08 MONUMENT SIGN

NTS



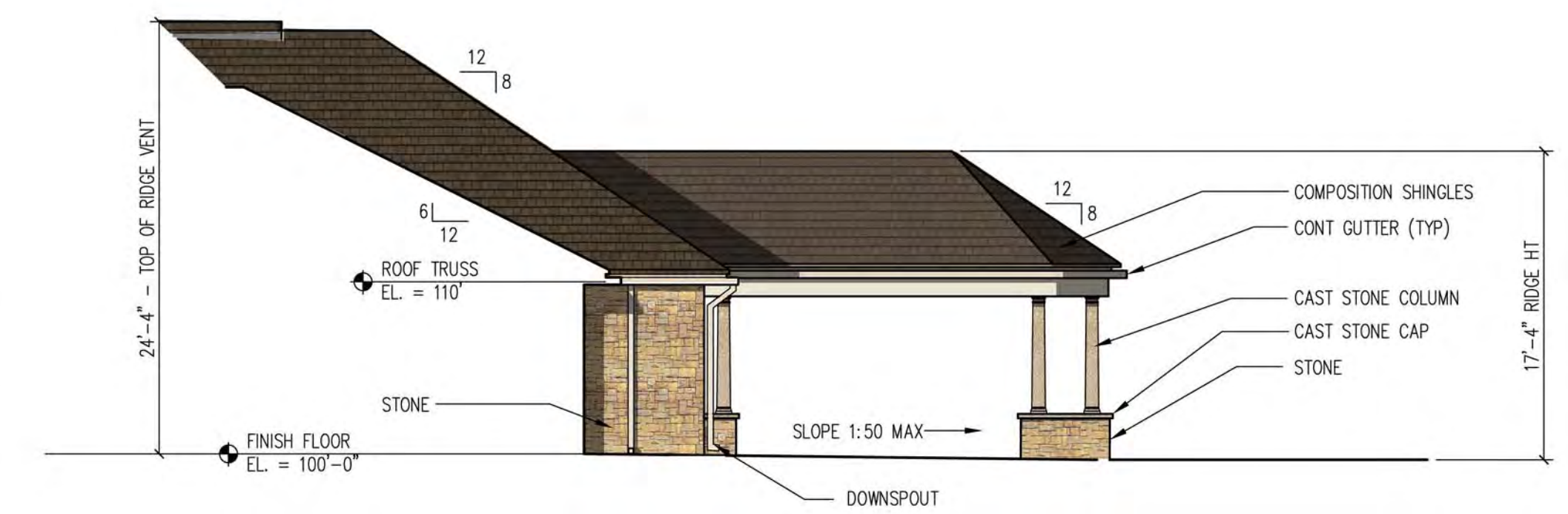
08 REAR (SOUTH) ELEVATION

1/8"=1'-0"



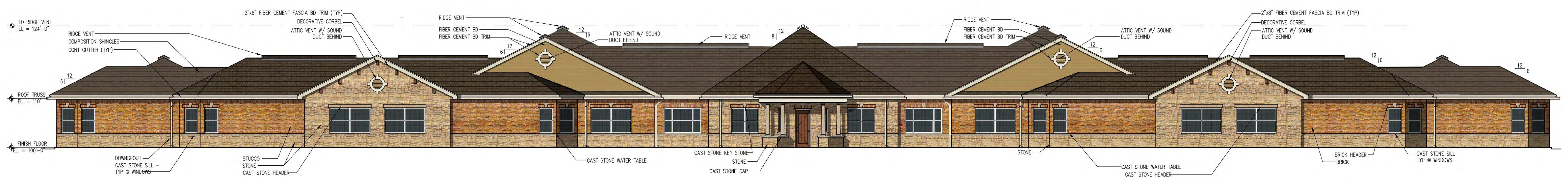
02 EAST AND WEST ELEVATION

1/8"=1'-0"



03 PARTIAL EAST AND PARTIAL WEST ELEVATION

1/8"=1'-0"



01 FRONT (NORTH) ELEVATION

1/8"=1'-0"



Verizon North Point-Exterior Stair Addendum 3 Narrative

To: Craig Anderson (HITT) **Date:** April 12, 2016
From: Alex Rodriguez **Copies To:**
Client: Verizon
Project: Verizon North Point-Exterior Stair
Project #: 15.29020.04

Architectural

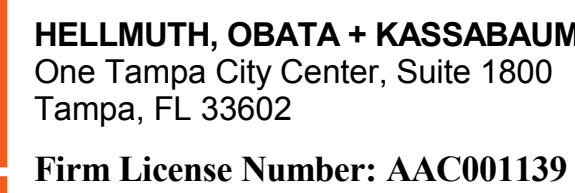
Drawings

G000.1 Addition of sheet A752 "Exterior Rendering" onto the drawing index;
A752 Addition of exterior rendering to clarify Design intent of providing for all stair finishes to match existing building systems per city request

Firm License Number: AAC001139

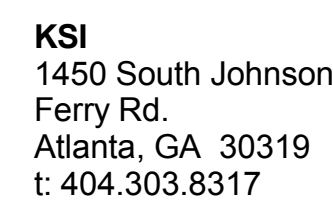


ARCHITECT

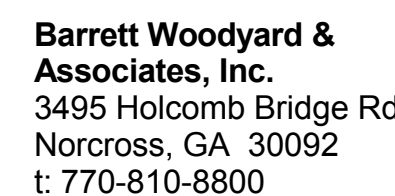


Hendra & Associates, Inc.
5028 West Longfellow Avenue
Tampa, FL 33629
p:813.419.SURV (7878)

STRUCTURAL

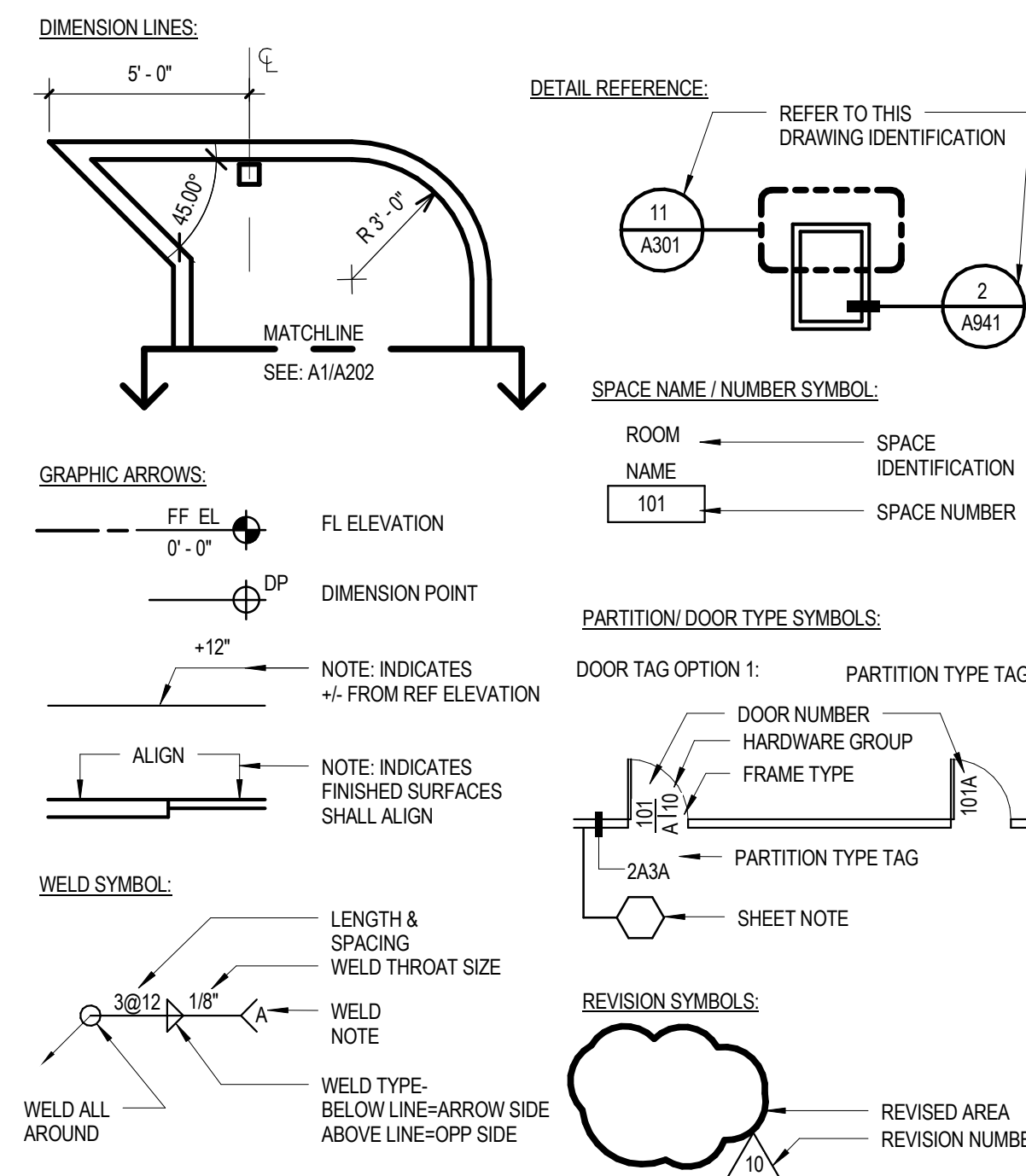
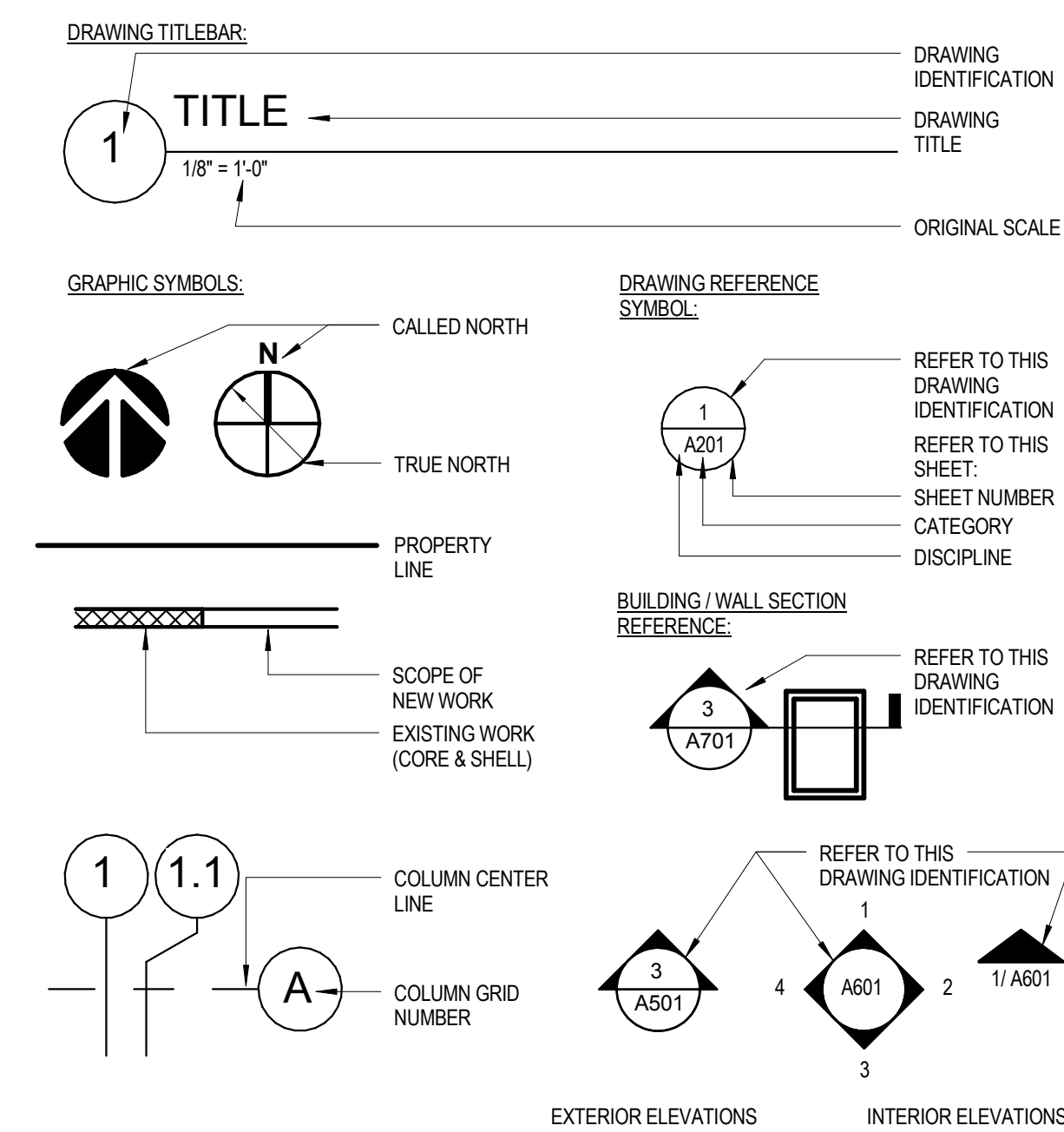


MEP+F

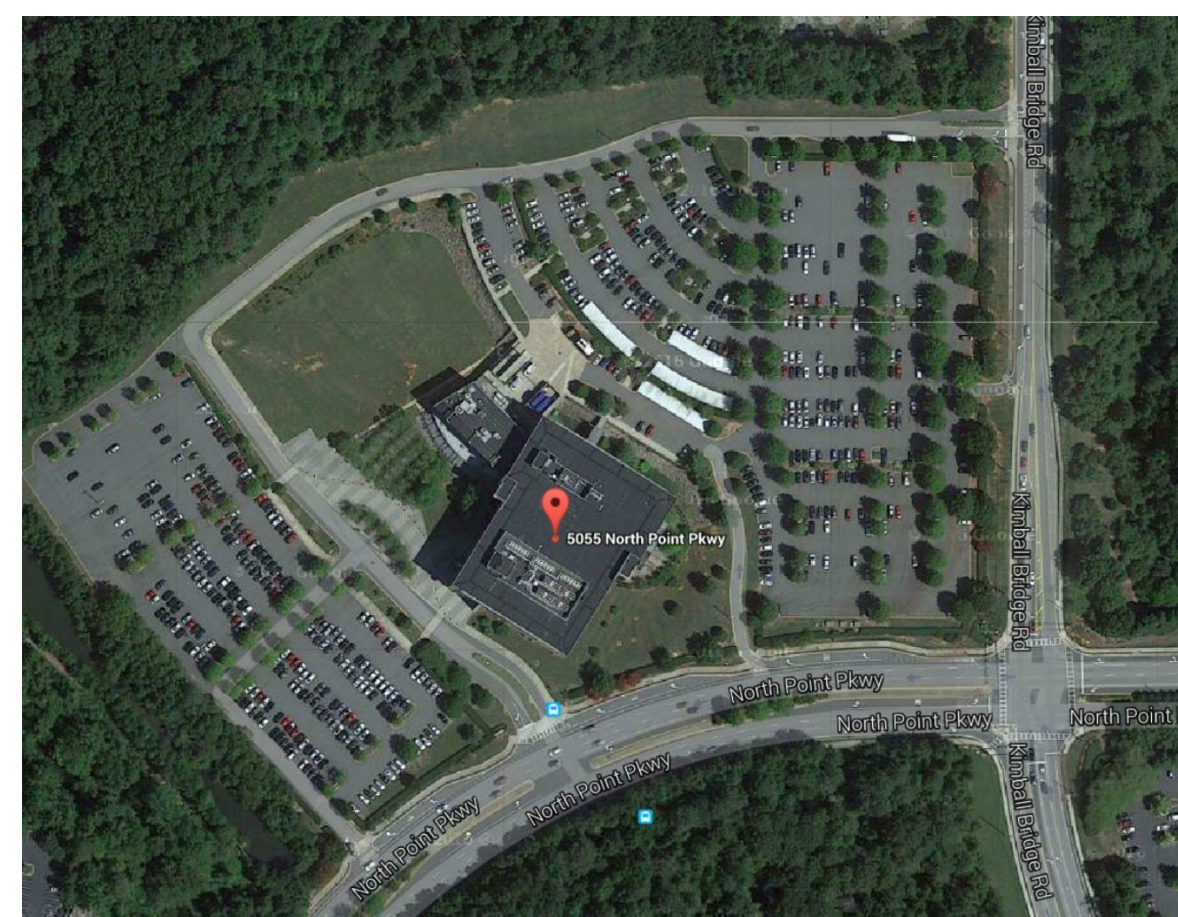


Dedicated to Design Excellence and the Team Approach

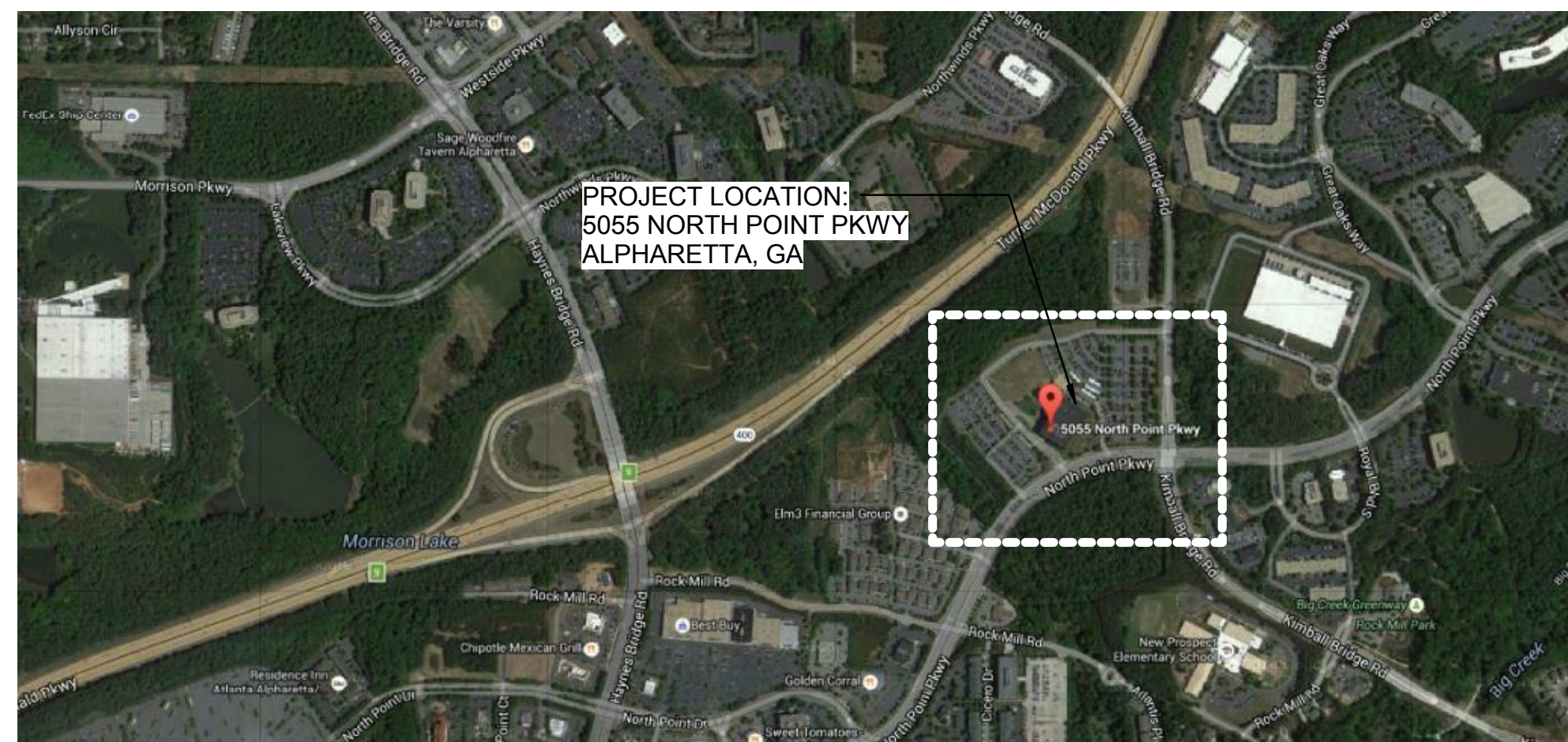
DRAWING ANNOTATIONS



SITE MAP



LOCATION MAP



ARCHITECTURAL / INTERIORS ABBREVIATIONS

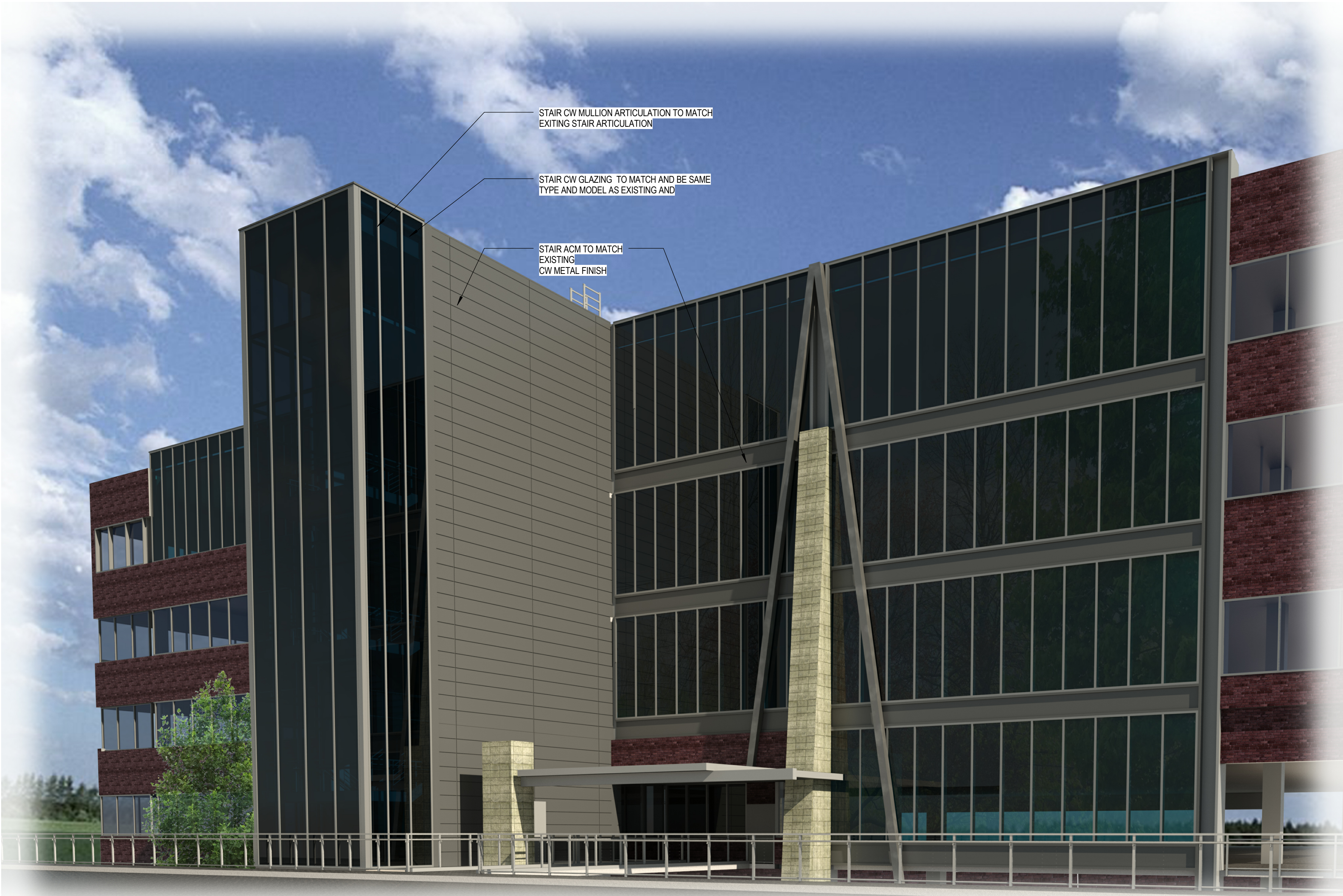
AB	-ANCHOR BOLT	(E)	-EXISTING	ID	-INSIDE DIAMETER / DIMENSION	OA	-OUTSIDE AIR	S	-SOUTH
AC	-AIR CONDITIONING	E	-EAST	IN	-INCH	OC	-ON CENTER	SA	-SUPPLY AIR
ACC	-ACCESSIBLE	EA	-EACH	INCAND	-INCANDESCENT	OCBW	-ON CENTER EACH WAY	SA	-SANITARY
ACCU	-ACCUSTICAL	EB	-EXPANSION BOLT (EXPANSION ANCHOR)	INCL	-INCLUDED / INCLUDING	OCW	-OUTSIDE DIMENSION/DIMENSION	SC	-SOLID CORE
AD	-ADDRESS	EIFS	-EXTERIOR INSULATION AND FINISH SYSTEM	INFO	-INFORMATION	OFDI	-OWNER FURNISHED, CONTR INSTALLED	SCHED	-SCHEDULE
ADD	-ADDITIONAL	EIFS	-EXTERIOR FINISH SYSTEM	INSUL	-INSULATION	OFI	-OWNER FURNISHED, OWNER INSTALLED	SE	-SEASON
ADJ	-ADJUSTABLE	EJ	-EXPANSION JOINT	INT	-INTERIOR	OFF	-OFFICE	SECT	-SECTION
ADF	-ABOVE FINISH FLOOR	EL	-ELEVATION	INTERM	-INTERMEDIATE	OH	-OVER HEAD	SF	-SQUARE FEET/FOOT
AGGR	-AGGREGATE	ELV	-ELECTRICAL	INVERT	-INVERT	OPH	-OPPOSITE HEAD	SH	-SPRINKLER HEAD
AL	-ALTERNATE	ELEV	-ELEVATOR	IP	-INTERNAL PIPE STANDARD	OPNG	-OPENING	SHT	-SHEET
ALUM	-ALUMINUM	EMERG	-EMERGENCY	IRMS	-INVERTED ROOF MEMBRANE ASSEMBLY	OPPG	-OPPOSITE	SHR	-SHOWER
ANCH	-ANCHOR	ENCL	-ENCLOSURE			OPPH	-OPPOSITE HEAD	SM	-SIMILAR
ANNO	-ANNOIZED	EP	-ELECTRICAL PANEL BOARD			ORD	-OVERFLOW ROOF DRAIN	SM	-SHEET METAL OR SQUARE METER (METRIC DOCS)
APC	-ACCUSTICAL PANEL CEILING	EQ	-EQUAL			OTS	-OUTSIDE	SMS	-SHEET METAL SCREW
APPD	-APPROX	EQUIP	-EQUIPMENT	JAN	-JANITOR	OVHD	-OVERHEAD	SND	-SANTARY NAPKIN DISPENSER
APR	-APPROXIMATE	ESCAL	-ESCALATOR	JC	-JANITOR'S CLOSET			SP	-STANDPIPE
ARCH	-ARCHITECTURAL	EW	-ELECTRICAL WATER COOLER	JO	-JOIST			SPEC	-SPECIFICATION
ATC	-ACCUSTICAL TILE CEILING	EVH	-EXHAUST	JT	-JOINT			SPR	-SPRINKLER
AUT	-AUTOMATIC	EXP	-EXPANSION			P	-PAINT	SPKR	-SPEAKER
AUTO	-AUDIO VISUAL	EXIST	-EXISTING			PV	-PAVING	SQ	-SQUARE
		EXT	-EXTERIOR			PARTN	-PARTITION	SSE	-STRUCTURE SLAB ELEVATION
				K	- KIP (1000 LB)	PATD	-PAPER TOWEL DISPENSER	SST	-STAINLESS STEEL
				KL	- KICK PLATE	PBD	-PARTICLEBOARD	SSK	-SERVICE SKK
				KS	- KILOGRAM	PC	-PRECAST CONCRETE	STA	-STATION
				KIT	- KITCHEN	PDF	-POWDER DRIVEN FASTENER	STS	-SELF TAP SELF METAL SCREW
				KO	- KNOCKOUT	PERF	-PERFORATED	STD	-STANDARD
						PERIM	-PERIMETER	STL	-STEEL
						PERP	-PERPENDICULAR	STLST	-STEEL JOIST
						PF	- POINT OF FROG	STOR	-STORAGE
				L	- LONGS OR LITER (METRIC DOCS)	PL	- PLATE	STRG	-STRINGER
				LAB	- LABORATORY	PLAM	- PLASTIC LAMINATE	STRL	-STRUCTURAL
				LAG	- LANDING	PLAS	- PLASTER	STRUC	-STRUCTURAL
				LHG	- LAMINATE / LAMINATION	PLBG	- PLUMBING	SUBCAT	-SUBCATEGORY
				LAM	- LAMINATE	PLF	- POUNDS PER LINEAR FOOT	SUSP	-SUSPENDED
				LAV	- LAVATORY	PLYWD	- PLYWOOD	SYMM	-SYMMETRICAL
				LB	- LPOUND	PNL	- PANEL	SYS	-SYSTEM
				LF	- LINEAR FOOT	PNL	- PANEL		
				LNR	- LOCKER	POL	- POLISHED		
				LN	- UNCLEMUN	PR	- PAPER		
				LHJ	- LONG LEGS HORIZONTAL	PREFAB	- PREFABRICATED		
				LLV	- LONG LEGS VERTICAL	PROJ	- PROJECT	T	- TONGUE AND GROOVE
				LL	- LINE	PSF	- POUNDS PER SQUARE FOOT	T&T	- TREAD / THERMOSTAT
				LT	- LIGHT	PNT	- POINT	TB	- TOWEL BAR
				LPT	- LOW POINT	PTD	- PAINTED	TC	- TOP OF CURB
						PTN	- PARTITION	TCOCC	- TOP OF CONCRETE
						PTR	- PAPER TOWEL RECEPTACLE	TEL	- TELEPHONE OR TELECOM
								TEMP	- TEMPERATURE
				M	- METER, METRIC			TER	- TERRAZZO
				MACH	- MACHINE			TER	- TONGUE BOLT
				MAINT	- MAINTENANCE	QY	- QUARRY TILE	THK	- THICKNESS
				MAS	- MASONRY	QT	- QUANTITY	THRES	- THRESHOLD
				MATL	- MATERIAL			THRU	- THROUGH
				MAX	- MAXIMUM			TBDD	- TACKBOARD
				MB	- MACHINE BOLT			TMFD	- TACKBOARD
				MBL	- MARBLE	(R)	- RELOCATED	TO	- TOP OF (SEE OTHER WORD)
				MDF	- MEDIUM DENSITY FIBERBOARD	R	- RADIUS OR RISER (PIPING)	TOP	- TOP OF SLAB, TOP OF STRUCTURE
				MD	- MECHANICAL, ELECTRICAL	RA	- RETURN AIR	TOE	- TOP OF STAIR
				MDO	- MEDIUM DENSITY OVERLAY PLYWOOD	RAD	- RADIUS	TP	- TOP OF PAVEMENT
				MECH	- MECHANICAL	RB	- RESILIENT BASE	TPD	- TOILET PAPER DISPENSER
				MEMB	- MEMBRANE	RC	- REFLECTING CEILING PLAN	TRACT	- TRACTION
				MET	- METAL	RD	- ROOF DRAIN	TV	-



EXISTING NORTH ELEVATION
(FUTURE STAIR SITE)

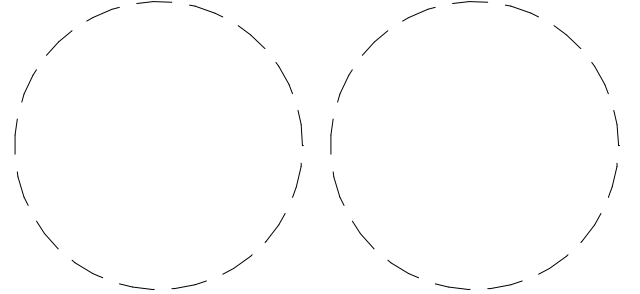


PROPOSED STAIR
CURTAINWALL TO MATCH
EXISTING STAIRS



1 RENDERING
1" = 1'-0"

NOTE: IT IS THE DESIGN
INTENT FOR ALL STAIR
ENVELOPE SYSTEMS,
STAIR CONSTRUCTION,
AND FINISHES
TO MATCH EXISTING.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 160038

☒ Fee Paid

Initial: BP

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: Verizon

Location Address: 5055 Northpoint Parkway

Mailing Address: 5055 Northpoint Parkway

City: Alpharetta State: GA Zip Code: 30022

Contact For All Notifications: J. S. Bear

Contact Telephone: 678 - 229 - 4042 Mobile Telephone: 678 - 592 - 5867

Fax: - - - Email: steve@code-compliance.us

Contact's Relation To Business: owner agent

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: Verizon Inc. c/o Steven Domeshek

Physical Address: 5055 Northpoint Parkway

Mailing Address: 5055 Northpoint Parkway

City: Alpharetta

State: GA

Zip Code: 30022

Owner Telephone: 678 - 229 - 4042

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): STEVEN DOMESHEK

Date: 4.18.16

Owner Signature:

Property Information:

Address (If Assigned): 5055 NORTHPOINT PARKWAY

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: 4.19.16

Print Form

Code Compliance Services
3137 Westmart Lane Atlanta, GA 30340

City of Alpharetta Design Review Board
c/o Alpharetta Department of Community Development
2 Park Place
Alpharetta, GA 30009

RE: VERIZON EXTERIOR EGRESS STAIR ADDITION - 5055 NORTH POINT PARKWAY - ALPHARETTA, GA 30022

We appreciate you taking the time to consider our application for the addition of an exterior egress stair needed to enhance employee exiting resulting from our interior renovation project for floors one through five.

As background information of our facility, Verizon currently occupies the five story structure located at 5055 North Point Parkway as well as the existing appendage building which houses our cafeteria and employee gymnasium. The structure occupies the landlot at the intersection of North Point Parkway and Kimball Bridge Rd with significant linear footage along both thoroughfares.

The primary entrance to the building is on the southwest corner of the first floor, facing North Point Parkway. Many employees also enter the building from the northside of the building which faces Kimball Bridge Road, by crossing a pedestrian bridge which connects the northern parking lot to the interior of the second floor.

(For reference, the Verizon Exhibit -1 graphic will provide a comprehensive overhead view of the facility's orientation)

During the permit plan review of our stair addition application, our design and construction team were advised the DRB would need to be involved in the approval process from a perspective of exterior colors and finishes to ensure consistency with the existing building aesthetic. Based on the location of the building and it facing both North Point Parkway and Kimball Bridge Road, we believe we have two distinct exterior appearances we will need to maintain to be in compliance with City regulations.

The *Verizon Exhibit - 2* graphic illustrates the building face coloring and materials used during the construction of the exit stair directly facing North Point Parkway. As shown, the western face of the building begins to transition from the masonry system to a combination of masonry and break metal facade / glass window system moving from the southwest corner also facing North Point Parkway to the northwest corner of the building. The break metal face & glass system continues, wrapping around the north facing side of the building.

The required exit stair addition must be located on the east side face of the building to meet and maintain code compliance with travel distance and remoteness of exit requirements from each of floors 2 through 5. The stair addition attaches to the face of the building on this east side and will terminate at the second floor level and exit onto the existing pedestrian platform which is elevated over grade below, connecting to the northern parking lot.

The *Verizon Exhibit - 3* and *Verizon Exhibit - 4* graphics depict existing condition and, in effect, specifies the colors we must choose to maintain the existing aesthetic of the eastern face of the building visible from Kimball Bridge Road. To that end, *Verizon Exhibit - 5* is the result of our maintaining the existing coloring of the east side building face line of sight with the proposed stair materials and finishes merging with the existing aesthetic of the side of the building facing Kimball Bridge Rd.

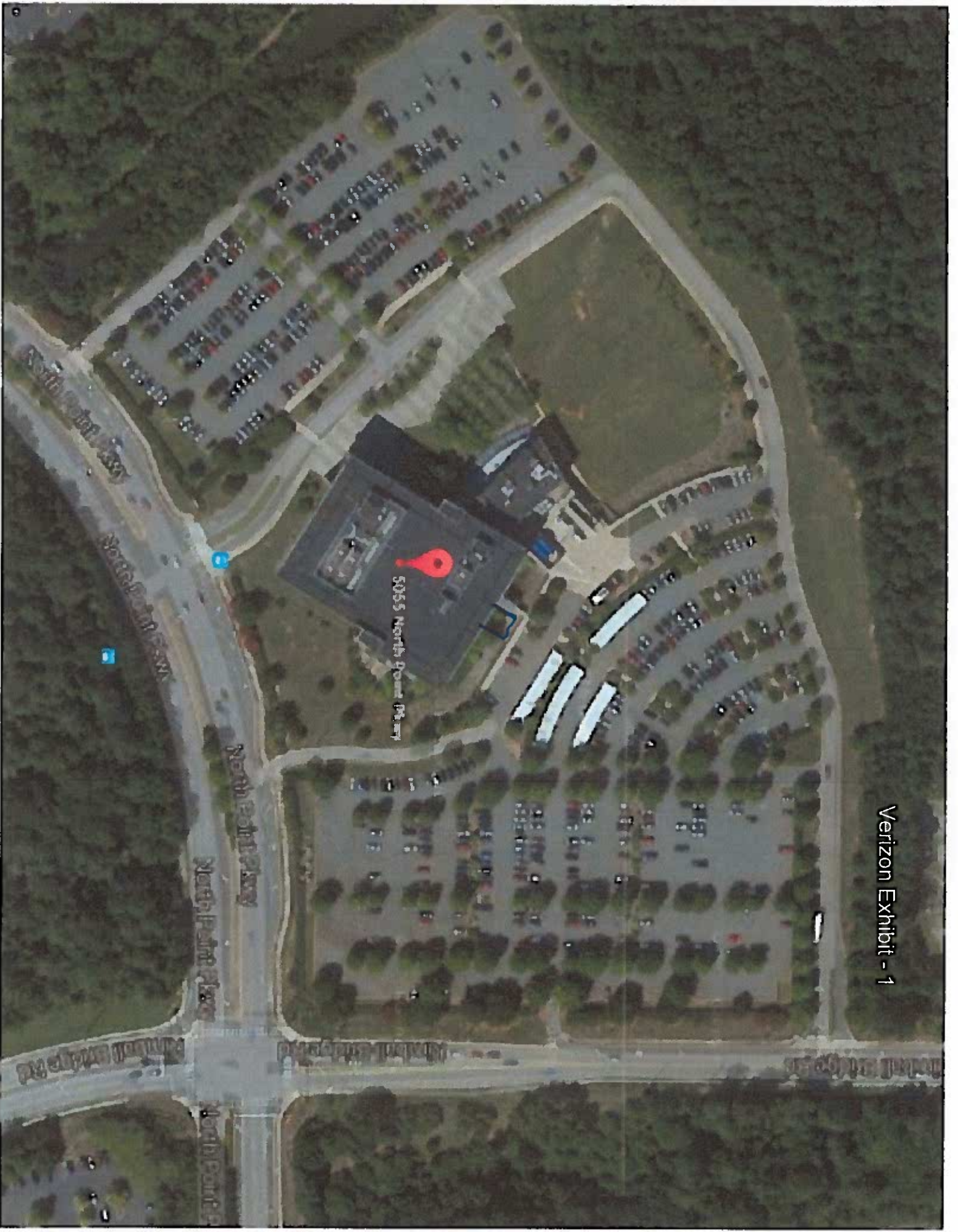
We have chosen the aluminum clad composite material for the right-hand side of the stair for multiple reasons :

- the material can be color powder coated to match the existing glass 'mullion system
- the ACM panel acts as a sunscreen reducing heat gain during the day making our addition more energy efficient
- the weight saving of the ACM panel provides a reduction in the cost of the pillar foundation of 30 - 40 % which also influences our ability to minimize land disturbance for the foundation.

Eventhough there is very limited visibility of the east building face from Kimball Bridge Road or North Point Parkway for that matter, we feel our design and materials of choice will maintain the coloring and aesthetic of that side of the building and blend into the existing appearance as if there had been no addition. Based on the information provided and our belief we are meeting the intent of the City's requirement, we ask for your consideration and approval of our project.

With Best Regards,

J. S. (Steve) Bear



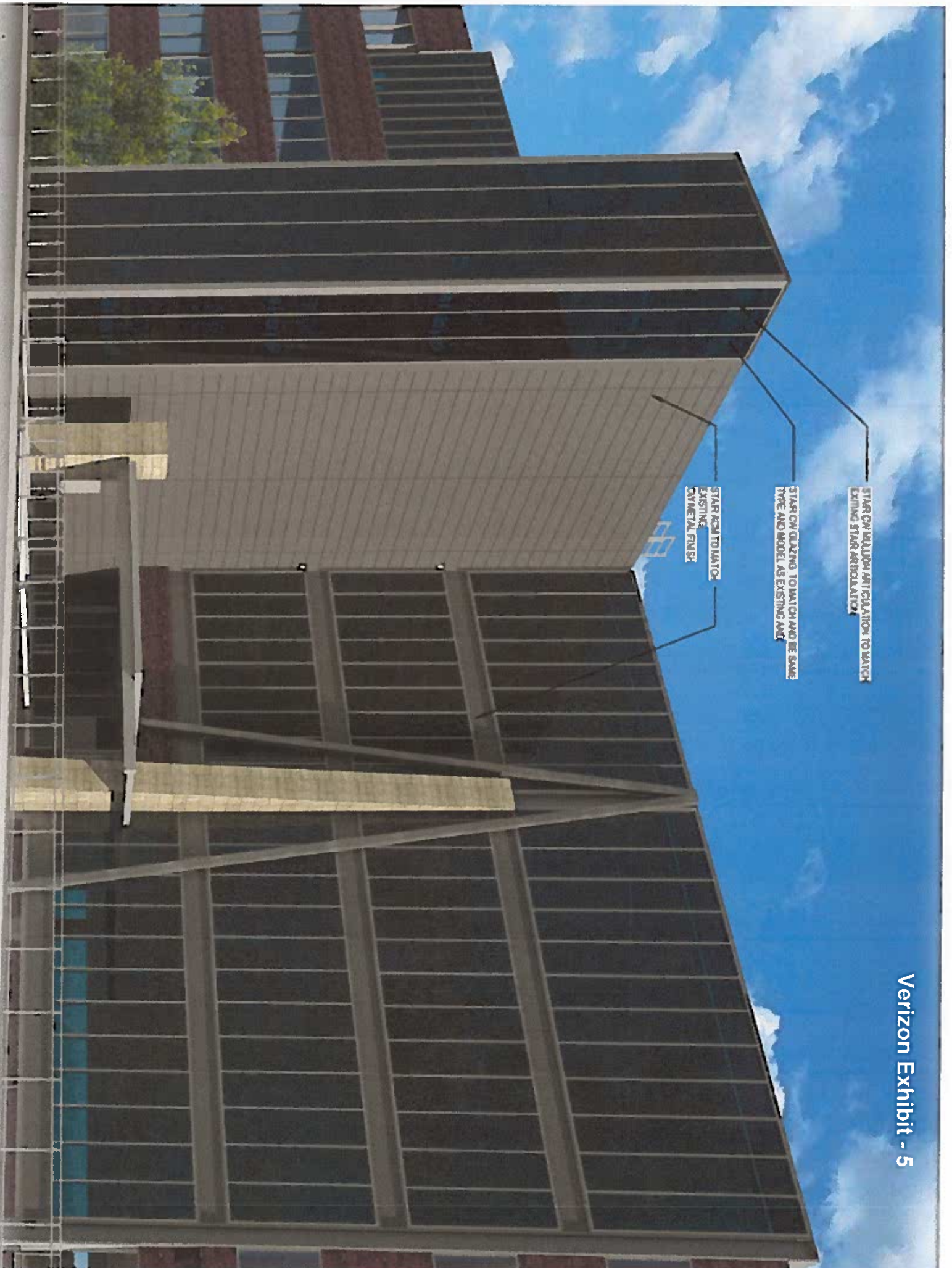
Verizon Exhibit - 1





Verizon Exhibit - 4







NORTH AMERICAN PROPERTIES



April 21, 2016

Mr. Bret Schroeder
Zoning Compliance Officer
City of Alpharetta
217 Roswell Street
Alpharetta, GA 30009

**Re: Avalon Storefront Approval:
Middle Jewel Box Building, Building 900**

Dear Mr. Schroeder,

Please accept this letter as North American Properties' approval of the **Middle Jewel Box Building** storefront design. The attached Tenant Storefront Design Package for Building 900 dated April 20, 2016, reflects the approved storefront package and elevations.

Sincerely,



Michael Greeby
Development & Design Manager

Attachments

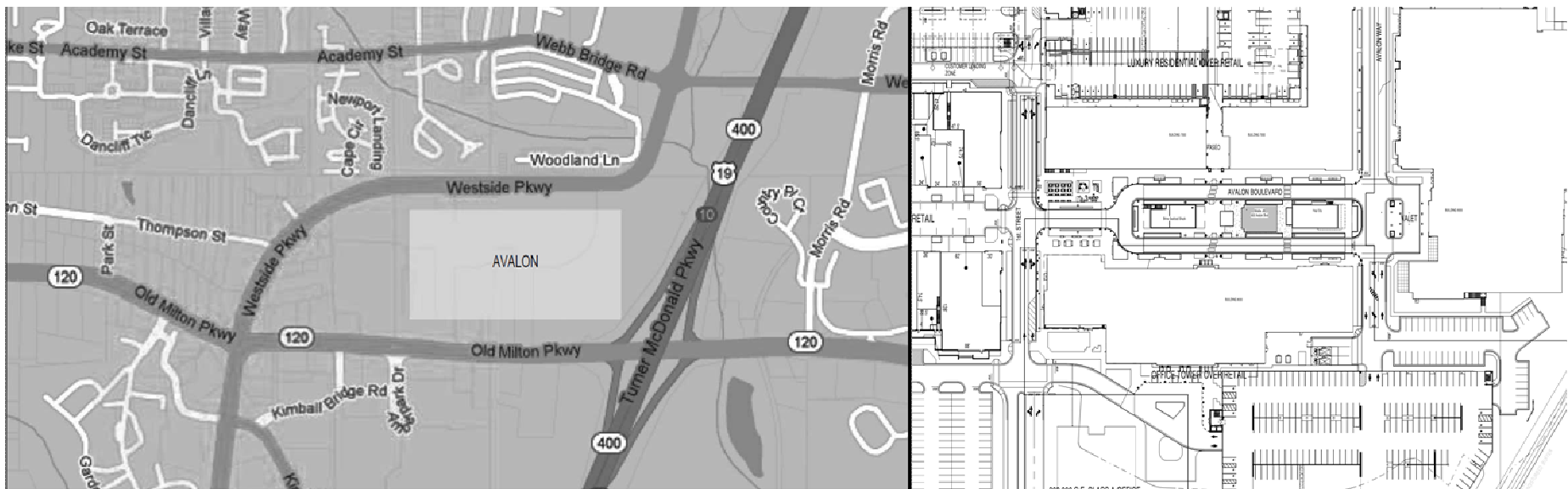
cc: John Kelley, North American Properties
Justin Long, North American Properties
Sheri Ross, North American Properties

DESIGN REVIEW BOARD SUBMITTAL FOR:

Middle Jewel Box Building

AVALON PHASE II
800 AVALON BLVD
ALPHARETTA, GA 30009

VICINITY PLAN



PROJECT INDEX:

- | | |
|---|-----------------------|
| 1 | COVER SHEET |
| 2 | FLOOR PLAN |
| 3 | EAST ELEVATION |
| 4 | NORTH ELEVATION |
| 5 | SOUTH ELEVATION |
| 6 | WEST ELEVATION |
| 7 | VIEW TOWARD NE CORNER |
| 8 | VIEW TOWARD SW CORNER |

PACKAGE DATE / REV #
04/20/2016

ARCHITECT / DESIGNER'S INFORMATION:
WAKEFIELD BEASLEY & ASSOC.
RICK NORTON 770.209.9393



FLOOR PLAN NOTES

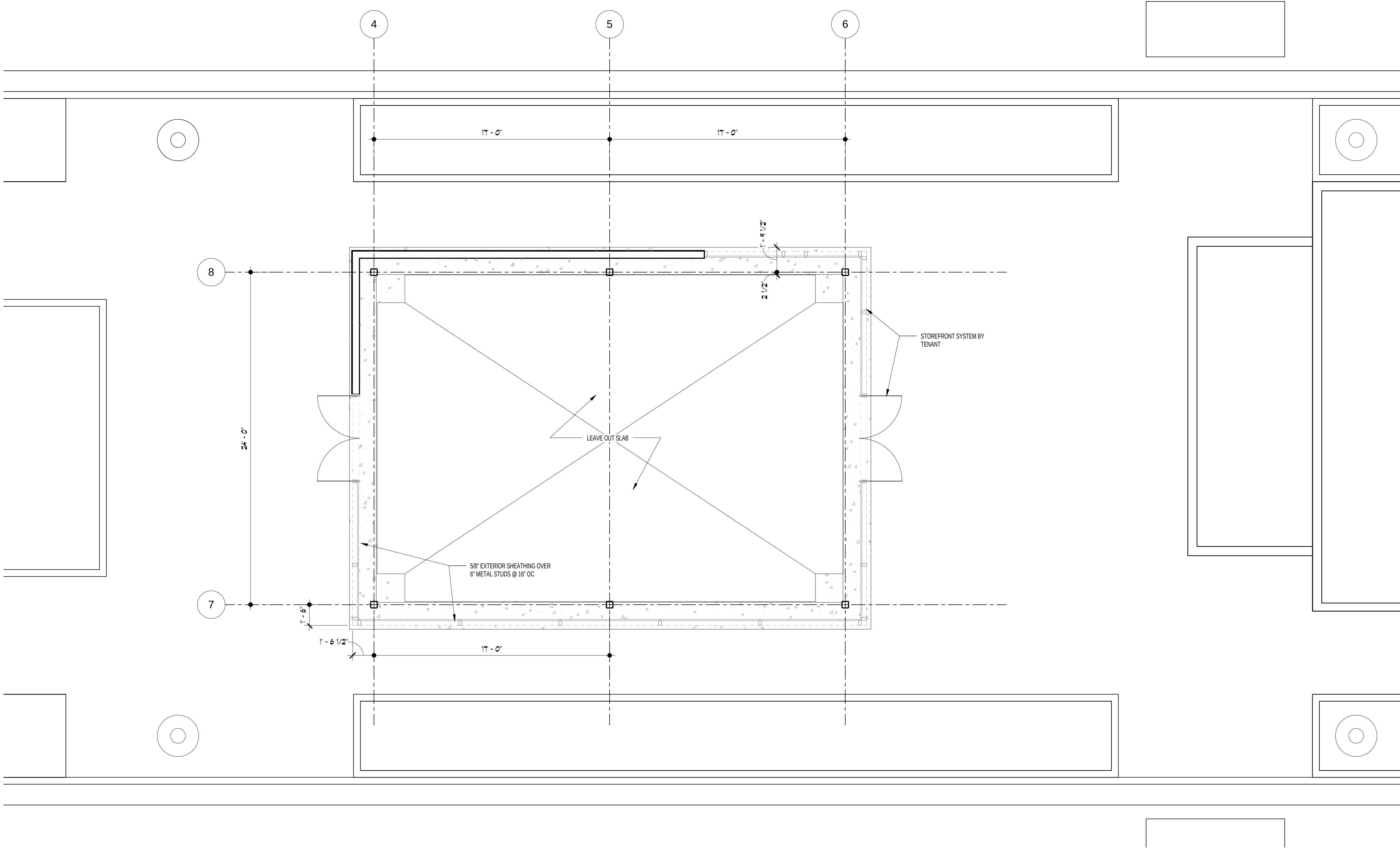
1. SEE CIVIL ENGINEERING DRAWINGS (UNDER SEPARATE COVER) FOR COMPLETE INFORMATION REGARDING GRADES, LANDSCAPING, PARKING, CURBS, BUMPERS, SIDEWALKS, SITE IMPROVEMENTS, SITE SIGNAGE, ETC. PROVIDE CONTROL Joints FOR ALL CONCRETE SLABS (NOT TO EXCEED 20'-0" O.C. MAX) OR AS INDICATED ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATIONS OF EXISTING UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT IN WRITING. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF ALL FINISHES.
3. THE CONTRACTOR SHALL KEEP PREMISES CLEAN DURING CONSTRUCTION. TRASH IS NOT TO BE ALLOWED TO ACCUMULATE IN THE SPACE DURING CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED DAILY. FINAL CLEAN UP AND REPAIR IS PART OF THIS WORK. REMOVE ALL DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM ALL EXPOSED FINISHED SURFACES. SAFE WORKING AREA AND CONDITIONS SHALL BE MAINTAINED AT ALL TIMES.
4. AREA AS INDICATED ON PLAN IS TO RECEIVE NEW CONCRETE SLAB IN TENANT BUILD-OUT PACKAGE. AREA INDICATED FOR LEAVE-OUT IS TO HAVE SUBGRADE COMPACTED, TREATED AND SUITABLE FOR RECEIVING NEW SLAB. PROVIDE CONT. 30 MIL. POLYETHYLENE WORK BARRIER BELOW NEW SLAB WITHIN THIS SCOPE.
5. PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS UNLESS A VARIANCE IS APPROVED BY THE DEVELOPER AND ARCHITECT.
6. UNLESS OTHERWISE NOTED, ALL INTERIOR FINISH WORK SHALL BE PART OF THE INDIVIDUAL SUITE'S BUILD-OUT PACKAGE AND SHALL NOT BE PART OF THIS CONTRACT.
7. FURNISH AND INSTALL TEMPORARY FIRE EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION. PERMANENT FIRE EXTINGUISHERS SHALL BE PART OF INDIVIDUAL SUITE'S BUILD-OUT SCOPE OF WORK.
8. DIMENSIONS ARE TO COIL CENTERLINE, OR FACE OF STUD MASONRY, U.N.O.
9. SEE CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATION.
10. ALL GYP. BOARD FINISH IS TO BE TAPED AND SANDED AND READY FOR PAINT.
11. EXTERIOR PAVING MATERIAL IS SHOWN FOR REFERENCE ONLY. REFER TO CURRENT LANDSCAPE/HARDSCAPE PLANS BY OTHERS.



1

FLOOR PLAN

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



WAKEFIELD
BEASLEY &
ASSOCIATES

ATLANTA • JACKSONVILLE • PANAMA
ABU DHABI • DUBAI • SHANGHAI

MIDDLE JEWEL BOX

800 Avalon Blvd
Alpharetta, GA 30009

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Print Record

20 APR, 2016

Revisions

Date: 15 April, 2016
Job No.: 1103045.030

Sheet Title

FLOOR PLAN

Sheet No.

A-1.1

RELEASED FOR CONSTRUCTION

- 1. Aluminum Cladding (color: metallic red)
- 2. Reclaimed Wood Soffit
- 3. Aluminum storefront system (color: black)

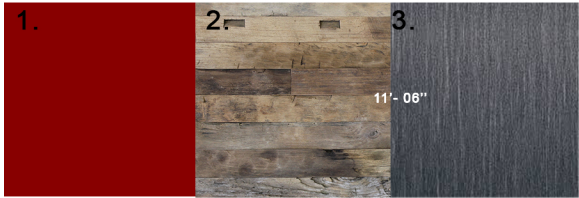


TENANT NAME AND SIGNAGE SUBJECT TO CHANGE PER FINAL
TENANT DESIGN

EAST ELEVATION
MIDDLE JEWEL BOX BUILDING

- 1. Aluminum Cladding (color: metallic red)
- 2. Reclaimed Wood Soffit
- 3. Aluminum storefront system (color: black)

WAKEFIELD
BEASLEY &
ASSOCIATES

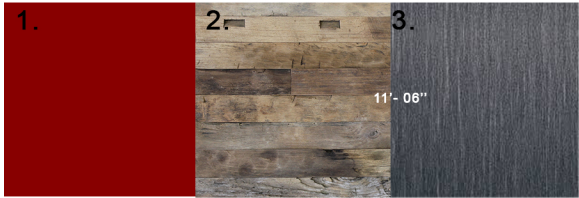
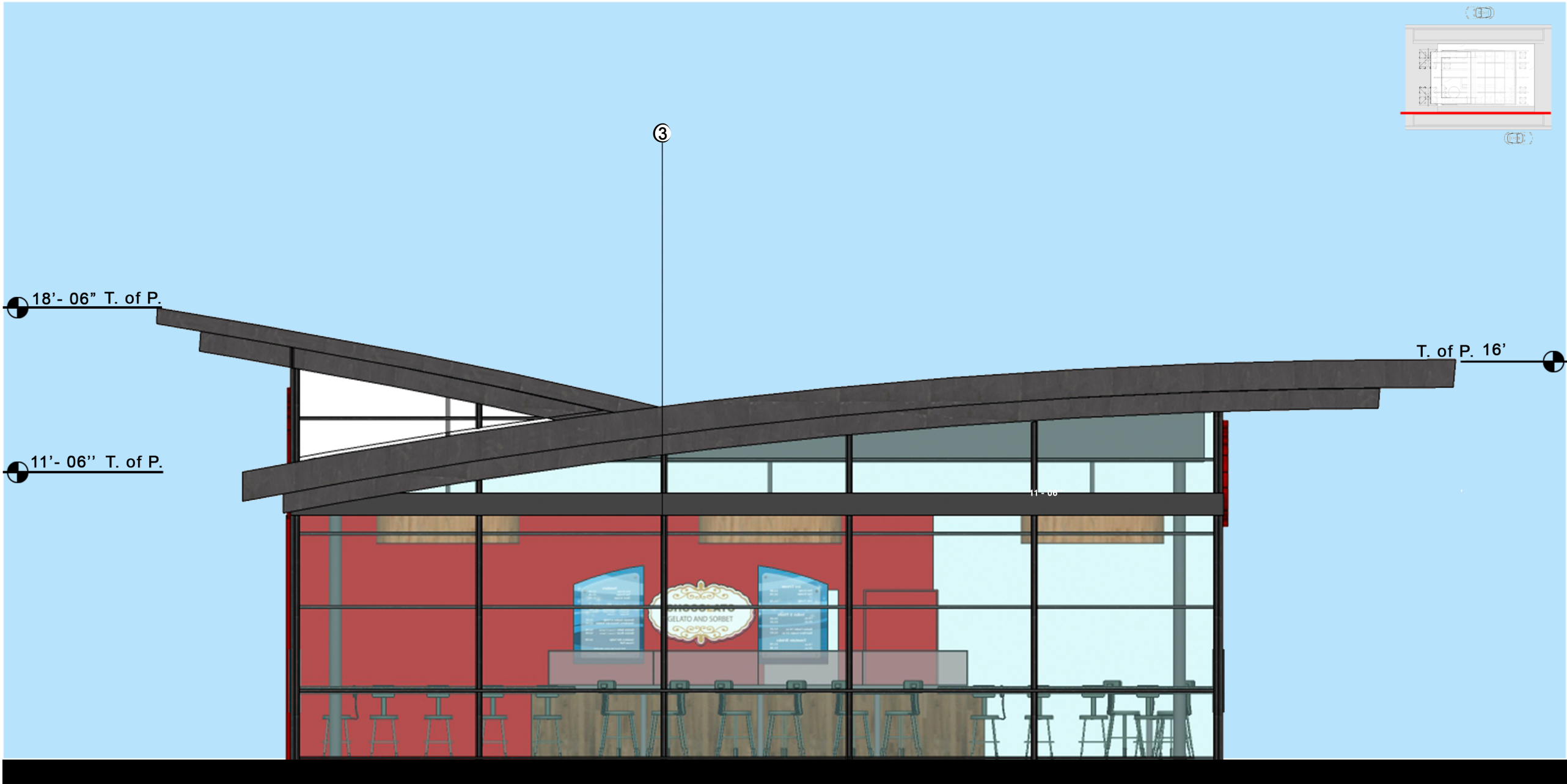


TENANT NAME AND SIGNAGE SUBJECT TO CHANGE PER
FINAL TENANT DESIGN

NORTH ELEVATION
MIDDLE JEWEL BOX BUILDING

- 1. Aluminum Cladding (color: metallic red)
- 2. Reclaimed Wood Soffit
- 3. Aluminum storefront system (color: black)

WAKEFIELD
BEASLEY &
ASSOCIATES



SOUTH ELEVATION
MIDDLE JEWEL BOX BUILDING

- 1. Aluminum Cladding (color: metallic red)
- 2. Reclaimed Wood Soffit
- 3. Aluminum storefront system (color: black)



TENANT NAME AND SIGNAGE SUBJECT TO CHANGE PER
FINAL TENANT DESIGN



TENANT NAME AND SIGNAGE SUBJECT TO CHANGE PER FINAL TENANT DESIGN



TENANT NAME AND SIGNAGE SUBJECT TO CHANGE PER FINAL TENANT DESIGN

Sandblasted HDU sign installed in existing monument structure



CUSTOMER INFO:

Company: Four Fat Cows
 Customer Name: Robyn Rowles
 Phone: 770-880-5231 Fax:
 E-Mail: robynrowles21@yahoo.com
 Notes:

THIS PROOF IS NOT A REPRESENTATION OF ACTUAL COLOR

Customer is responsible for changes made to the signage after approval/sign-off is received.



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JOB INFO:

Job #: 27729	Proof Date: 3/22/16
Salesperson: el	File Name: Four Fat Cows.fs
Folder #: 215	Designer: el
Description: monument sign face	

CUSTOMER APPROVAL :

X

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: Horizon Construction Company

Location Address: 415 Winkler Dr. Alpharetta, GA 30004

Mailing Address: 415 Winkler Dr.

City: Alpharetta State: GA Zip Code: 30004

Contact For All Notifications: Russell Milner

Contact Telephone: 770 - 255 - 4253 Mobile Telephone: 770 - 668 - 4335

Fax: 770 - 255 - 0302 Email: rmilner@horizonc.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 \$ _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Greene Hogg N.P. I, LLC
Physical Address: % Wheeler / Brand Management Co.
Mailing Address: 1960 Satellite Blvd. #1300
City: Duluth State: GA Zip Code: 30097
Owner Telephone: 770 - 476 - 4801 Contact Fax: _____

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

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

Owner Name (Printed): Greene Hogg N.P. I, LLC Date: 3/30/16
By: Partridge Greene, Inc., Managing Member
Owner Signature: J. Bruce Williams, Jr., Ex. Vice President

Property Information:

Address (If Assigned): 10900 Haynes Bridge Rd., Alpharetta, GA 30022
Tax ID or Map Reference Number: Parcel #: 12 272007540503
Land Lot(s): _____ District: _____ Section: _____
Existing Zoning of Property: OI 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: 3/30/16



FULTON COUNTY

Board of Assessors

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[Recent Sales in Area](#)
[Previous Parcel](#)
[Next Parcel](#)
[Field Definitions](#)
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Owner and Parcel Information

Owner Name	GREENE HOGG NP I LLC	Today's Date	March 31, 2016
Mailing Address	3425 DULUTH PARK LN	Parcel Number	12 272007540503
	DULUTH, GA 30096	Tax District	10A
Location Address	10900 HAYNES BRIDGE RD	Zoning	OI
Legal Description	OI	Acres	1.173
Property Class	C3-Commercial Lots	Parcel Map	Show Parcel Map
Neighborhood	C107	Homestead	N
Legal Description			

Assessment Information

[Show Historical Assessments](#)
[Show Assessment Notice](#)

Year	LUC	CLASS	Land Value	Building Value	Total Value	Assessed Value
2015	325	C3	\$ 844,600	\$ 1,471,200	\$ 2,315,800	\$ 926,320

Land Information

Land Type	Land Code	Description	Square Feet	Acreage	Price
A	21		51,096	1.173	\$ 844,560

Commercial Improvement Information

Card	Building Type	Structure Code/Desc	Units	Year Built	Total Square Footage
1	1	325-325 FRANCHISE FOOD		2013	4,464

Accessory Information

Description	Year Built	Area	Grade	Value
PAVING-ASPHALT PARK	2013	10000		\$ 24,150

Sale Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Validity	Grantee	Grantor
2013-12-20	\$ 2,330,000		53457	17	Unqualified	0-Valid Sale	GREENE HOGG NP I LLC	NORTH POINT HAYNES BRIDGE PROPERTIES, LL
2013-12-20			53457	23	Unqualified	T-Sale < = 1000	GREENE HOGG NP I LLC	NORTH POINT HAYNES BRIDGE PROPERTIES, LL

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Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Assessment information for all tax parcels included in this data is for the current tax year which began January 1st of this calendar year. Value and characteristic parcel data on this site does not reflect changes due to documents recorded after January 1st however sales information may be displayed to show recent sales. Website Updated: March 28, 2016

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HC-153 Marlboro Blue

2024-70 Lemon Ice



BM 1090
Butternut Squash

White Exterior Trim (Satin)
Duration Exterior
SW 7012 Creamy

2024-70 Lemon Ice

HC-153 Marlboro Blue



BM 1090
Butternut Squash

White Exterior Trim (Satin)
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HC-153 Marlboro Blue

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White Exterior Trim (Satin)

Duration Exterior
SW 7012 Creamy

BM 1090

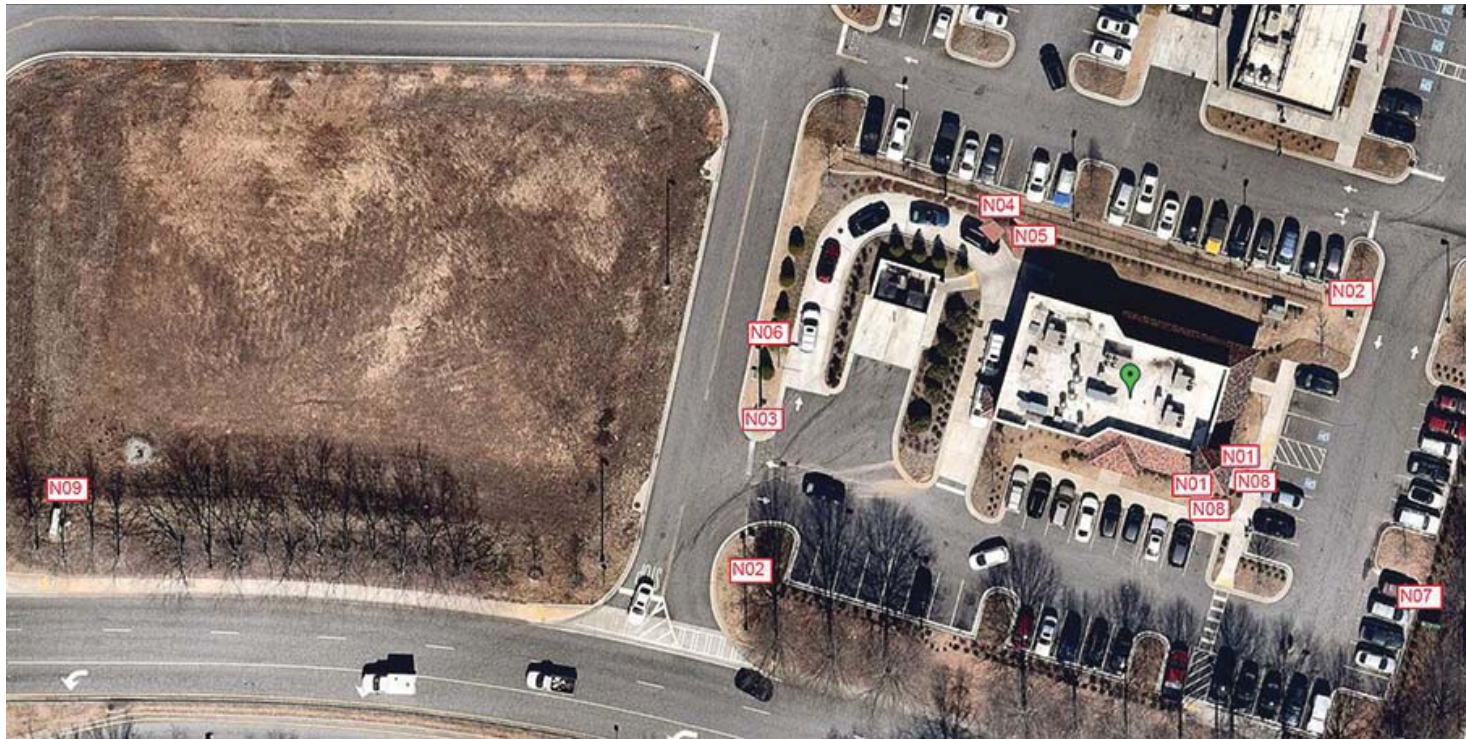
Butternut Squash

Pollo Tropical®

Alpharetta, GA

03/10/2016

SITEMAP



Sign Id	QTY	Sign Description	AGI Scope
N01	2	20" Channel Letters - Pollo Tropical	AGI to remove existing channel letters and caulk holes. Customer will be responsible for patching and painting building. AGI will provide and install new 24" channel letters and connect to existing electrical.
N02	2	Directional - "Enter" (front & back)	AGI to remove existing faces on sign. Paint cabinet and pole, and provide new faces. Provide new lamps and ballasts.
N03	1	Directional - "Drive Thru" (front & back)	AGI to remove existing faces on sign. Paint cabinet and pole, and provide new faces. Provide new lamps and ballasts.
N04	1	Drive Thru Awning	AGI to paint Drive Thru Awning per customer specifications.
N05	1	Drive Thru Menu Board	AGI to paint Menu Board per customer specifications and replace red "Pollo on the go!" letters with white, and
N06	1	Clearance Bar	AGI to paint Clearance Bar per customer specifications and install new vinyl.
N07	1	Monument sign	AGI to remove existing faces on sign. Paint cabinet and pole cover, and provide new faces. Provide new lamps and
N08	2	Custom Shutters	AGI to provide custom shutters installed on the corner tower.
N09	2	Multi-Tenant Signs	AGI to remove and replace multi-tenant faces

	Location: Alpharetta, GA		AGI Rep: G.W.	Drawn by: C.MIRAMONTES	 YOUR IMAGE. OUR PRIORITY. 2655 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 430-1297 www.AGISign.com
	Survey ID: N/A		Project Title: Pollo Tropical		
	Site ID: 10121		Scale: NTS		
	Date: 03/10/2016		Date Revised:		

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Code Check Form

Customer Name: Pollo Tropical Zoning: Commerical
 Project Name: Pollo Tropical Cummings Jurisdiction: City Of Cumming
 Address: 1510 Market Place Blvd Contact Name: _____
 City: Cumming State: GA Phone: 770-781-2024
 Zip: 30041 Fax: _____
 Master Sign Program (MSP): Yes ☒ No ☐ E-Mail: _____

Ground Signs - Pylon (Pole) & Monument

☒ - N/A

Are ground signs allowed? Yes ☒ No ☐
 Pole ☐ Monument ☒
 Number of signs allowed: See Comment
 Minimum SF allowed: N/A
 Minimum setback: N/A From: _____
 Maximum Overall Height: _____
 Illumination / Lighting Restrictions: _____
 Minimum frontage to qualify: N/A
 Distance to adjacent ground signs: N/A
 Based on: N/A
 Based on: N/A
 Visibility Triangle: N/A
 Wind Load: 90 MPH

Notes:

Face Change of existing sign will be allowed - permit is required.

Wall Signs

☐ - N/A

Are wall signs allowed? Yes ☒ No ☐
 Number of signs allowed: No limit to number.
 Maximum SF allowed: _____
 Maximum Height: NTE roofline Max. Letter Height: SF formula only Max. Logo Height: SF formula only Max. Sign Width: SF formula only
 Can sign project above roofline? Yes ☐ No ☒ If yes, how much? NTE roofline
 Lighting Restrictions: Cannot cause traffic hazard. Is area transferable to another elevation? Yes ☒ No ☐
 How is area measured: Continuous line that encloses all letters/figures. (true copy area) Does this elevation require street frontage? Yes ☐ No ☒
 Square footage based on: Street Frontage ☐ Building Frontage ☒ % of wall area ☐
 Maximum Projection: 24"
 Formula for area calculation: See Comments

Notes:

Wall signs shall not occupy more than 25 percent of the square footage of the front side of a building, and not more than 50 percent of the square footage of the side or rear of a building.

Directionals / Regulatory

☐ - N/A

Are directionals allowed? Yes ☒ No ☐ Notes: _____
 Are permits required? Yes ☒ No ☐
 Number of signs allowed: As needed, no restriction in code.
 Maximum SF allowed: 3SF per side.
 Maximum Overall Height: 3'
 Directionals count towards allowed SF? Yes ☐ No ☒ Name / Logos allowed? Yes ☒ No ☐
 Are interior lot directionals restricted? Yes ☐ No ☒

Pollo Tropical®

Location: Alpharetta, GAAGI Rep: G.W.Drawn by: C.MIRAMONTESSurvey ID: N/AProject Title: Pollo TropicalSite ID: 10121

Scale: _____

Date: 03/10/2016Date Revised: N/A

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AGI YOUR IMAGE. OUR PRIORITY.
 2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - Fax (757) 430-1297
 www.AGISign.com

Drive - Through's

☐ - N/AMenu boards allowed? Yes ☒ No ☐Quantity allowed? _____ Size restriction? No RestrictionsHeight restriction? No RestrictionsAre SED's required? Yes ☐ No ☐Are Pre-sale boards allowed? Yes ☒ No ☐Are awnings allowed? Yes ☒ No ☐

Restrictions?

None

Restrictions?

Notes:

No Restrictions

Specialized Signs

Are there any restrictions on the number of shutters on the building? Yes ☐ No ☒ None within codeAre there any color restrictions on the shutters on the building? Yes ☐ No ☒ No,Would a shutter with a palm tree be considered a sign? Yes ☐ No ☒ Not considered signage.

Notes:

Awnings with no script or identification will not be counted against the maximum allowable sign area.

Permit Requirements

Permits can be applied for by: Mail ☒Authorized Agent ☒In Person ☒Review Board: Yes ☐ No ☒License Required: Business ☒Contractors ☒

Contact: _____

Signature Required on Application: Owner ☒Agent ☐

Phone Number: _____

Documents Required: Site Plan ☒Elevations ☒Sign Details ☒Sealed Engineering ☐ Additional Professional Seals ☐Number of Document Copies: 3 3 3Document Size: 8.5 by 11 or larger.Cost of Permit: Based on scope of work being done. (\$50 registration fee for contractor)Length of time to secure permit: 30 days SEE COMMENTS

Other permit costs / fees: _____

Current IBC used by municipality: _____

If electrical permit is required for ONLY the hook up of the sign, is a licensed electrician required to come in person? Yes ☒ No ☐Are permits required to be obtained in person? If not, what is the process: Can mail out, or pick up in person. Also, online permit process available.How long are permits good for: 180 days after permit is issued sign to be erectedNotes: Applications for sign permits shall be filed by the sign owner or his agent in the department of planning and zoning upon forms furnished by such office. The application shall describe and set forth the following:
(1)

A design of the sign, including designation of the type of sign if specifically defined in this division, which shows the height of the sign, the area of the face of the sign, and the structural supports of the sign.

The street address of the property upon which subject sign is to be located.

A survey of the property on which the sign will be located. The survey shall include the proposed sign location and the distance from the proposed sign to property lines, structures, paved street surface, existing signs, and right-of-way.

The square foot area per sign face and the aggregate square foot area if there is more than one sign face

The name and address of the owner of the real property upon which the subject sign is to be located, and the consent of the owner, or his agent, in writing, granting permission for the placement or maintenance of subject sign.

Name, address, and phone number of the individual or entity erecting the sign.

In no event, except with written permission of the applicant, may the director of planning and zoning delay processing a sign permit application. The failure to process a sign permit application within 30 days of the city's actual receipt of a completed sign permit application accompanied by the sign permit fee without the written permission of the applicant shall result in the sign permit request being automatically granted.

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale:

Date: 03/10/2016

Date Revised: N/A

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 PHONE: (757) 427-1900 - Fax (757) 430-1297
 www.AGISign.com

Pollo Tropical®

Variance Procedures

Are variances allowed? Yes ☒ No ☐

Likelihood of a variance being approved: _____ % Approved: _____ # Approved last year: _____

Variance can be applied for by: Mail ☐ Authorized Agent ☐ Business ☐ Contractors ☐Signature required on application: Owner ☐ Agent ☐ Lawyer ☐Must attend variance hearing: Owner ☐ Agent ☐ Lawyer ☐Documents required: Site Plan ☒ Elevations ☐ Sign Details ☐ Sealed Engineering ☐ Additional Professional Seals ☐

Quantity Required: _____

Document color: Color ☒ B/W ☐ Document Size: 8.5" by 11"

Length of time to secure variance: _____ Cost of variance: _____

Can variances be granted during the site plan approval process? Yes ☐ No ☐

If yes, what board & is it different from the standard variance process? _____

Notes:

Not Needed for Refresh Project

Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale:

Date: 03/10/2016

Date Revised: N/A

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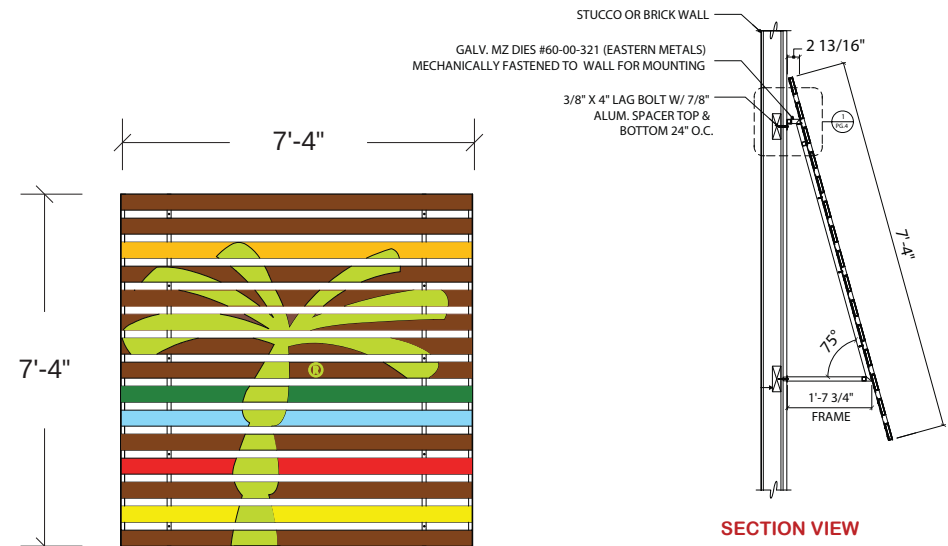
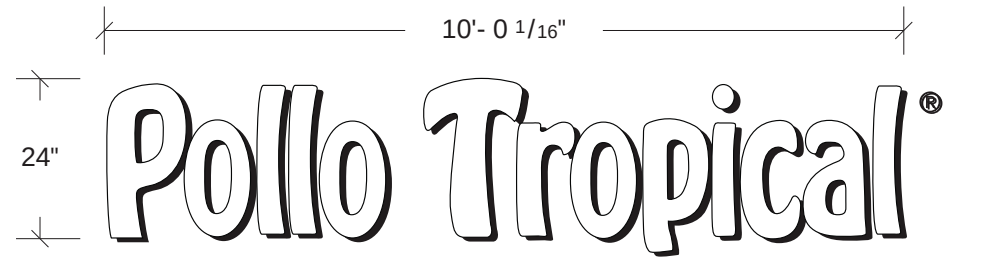


BEFORE



AFTER

Right Side Elevation



SECTION VIEW

Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

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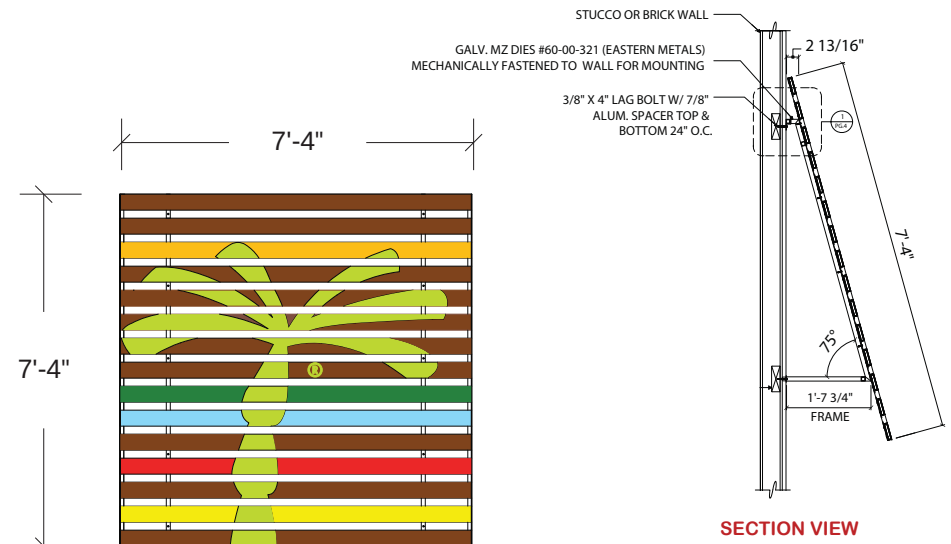
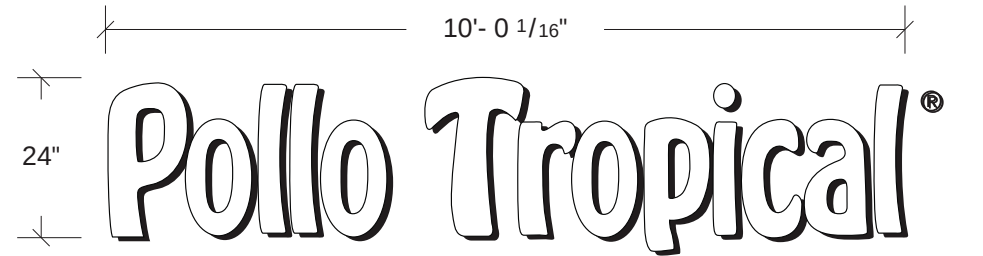


BEFORE



AFTER

Left Side Elevation



Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

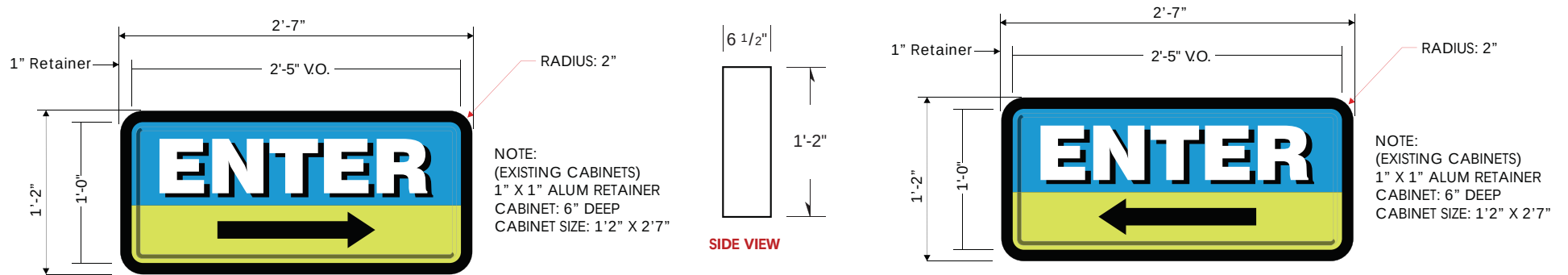
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Directional
Enter

NO2



Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

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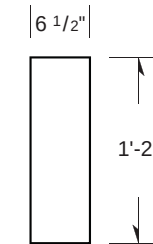
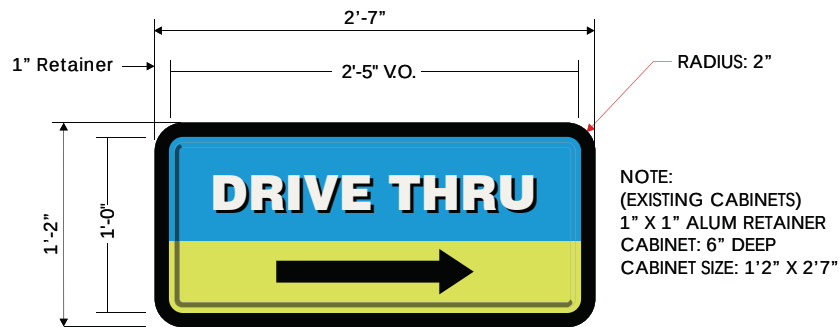
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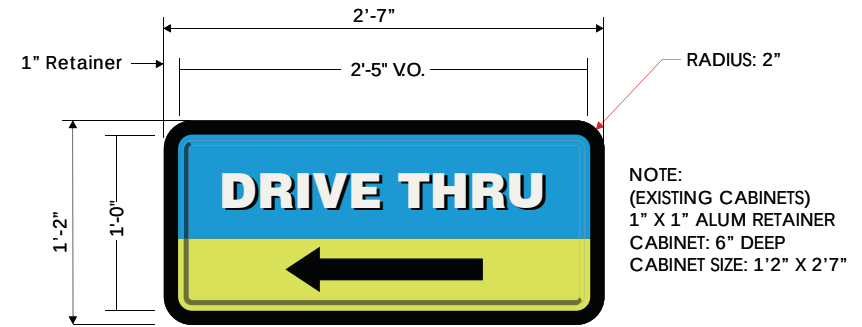


Directional
Drive Thru

NO3



SIDE VIEW



Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

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Drive Thru Elements Canopy & Menuboard



BEFORE



AFTER *

* ARTIST RENDERING
MAY NOT REFLECT ACTUAL LOCATION/SITE

Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

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BEFORE



AFTER *

* ARTIST RENDERING
MAY NOT REFLECT ACTUAL LOCATION/SITE

REAR FACADES OF MENU BOARD
AND CANOPY WILL MATCH APPROVED
BUILDING COLOR

Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

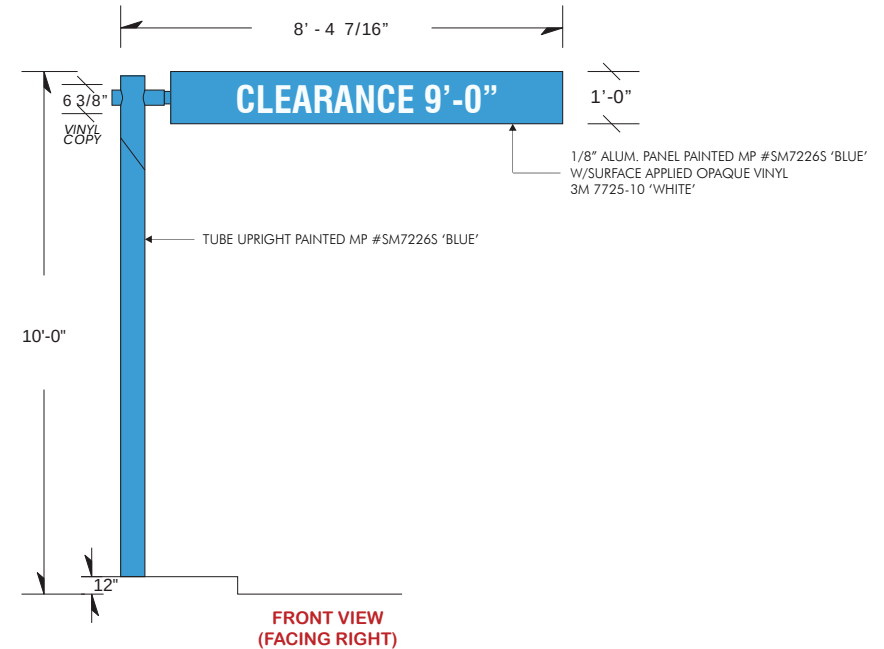
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Clearance Bar

NO6



Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

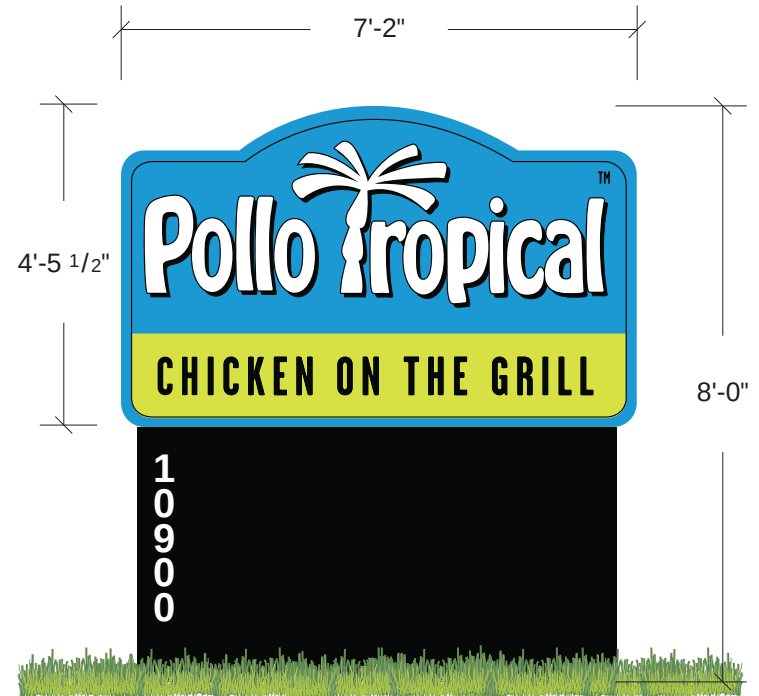
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Monument

N07



Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

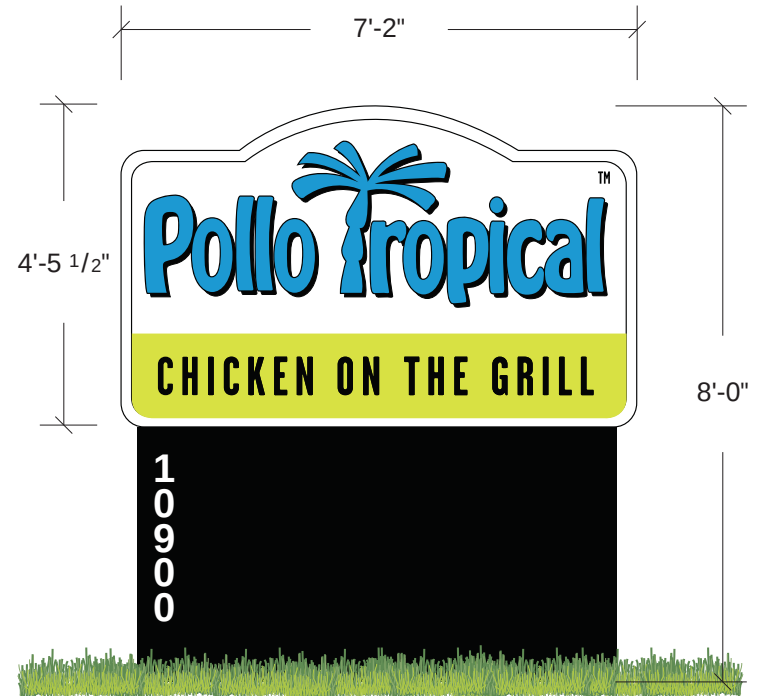
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Monument

N07



Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

Date: 03/10/2016

Date Revised:

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BEFORE



AFTER



Pollo Tropical®

Location: Alpharetta, GA

AGI Rep: G.W.

Drawn by: C.MIRAMONTES

Survey ID: N/A

Project Title: Pollo Tropical

Site ID: 10121

Scale: NTS

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BEFORE



AFTER



	Location: Alpharetta, GA		AGI Rep: G.W.	Drawn by: C.MIRAMONTES
	Survey ID: N/A	Project Title: Pollo Tropical		This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.
	Site ID: 10121	Scale: NTS		
	Date: 03/10/2016	Date Revised:		



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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: Schlotsky's Bakery and Cafe

Location Address: 3345 Old Milton Pkwy.

Mailing Address: 3345 Old Milton Pkwy.

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

Contact For All Notifications: Michael Boeckl

Contact Telephone: 404 - 705 - 4,454 Mobile Telephone: 571 - 533 - 9,658

Fax: _____ - _____ - _____ Email: mboeckl@focusbrands.com

Contact's Relation To Business: Vice President Design & Construction

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: Schlotsky's Stores LLC

Physical Address: 5620 Glenridge Drive NE, Atlanta, GA 30342

Mailing Address: 5620 Glenridge Drive NE, Atlanta, GA 30342

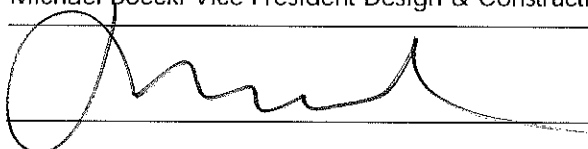
City: Atlant State: GA Zip Code: 30342

Owner Telephone: 404 - 705 - 4,454 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): Michael Boeckl Vice President Design & Construction Date: May 5 2016

Owner Signature: 

Property Information:

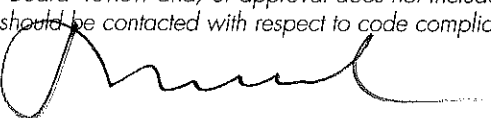
Address (If Assigned) :

Tax ID or Map Reference Number: 03-0607639

Land Lot(s): 911 District: 1st Section: Second

Existing Zoning of Property: Commercial Existing Uses of Property: Commercial

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: 5-6-16 Print Form



REMOVE EXISTING
SIGNAGE

EXISTING STANDING
SEAM HIP ROOF TO
REMAIN

ADD TOWER ELEMENT
WITH SIGNAGE

REMOVE ALL EXISTING
AWINGS AND
GOOSENECK SCONCES

TREAT ALL EXTERIOR
BRICK
WITH A LIMEWASH



ADD LOUVERED
PATIO AWING

ADD PLANTER WALL

REMOVE ALL EXISTING
AWINGS AND
GOOSENECK SCONCES





EXISTING STANDING
SEAM HIP ROOF TO
REMAIN

TREAT ALL EXTERIOR
BRICK
WITH A LIMEWASH



NEW DRIVE THRU
WINDOW AWING
(SEE RENDERING)

REMOVE ALL EXISTING
GOOSENECK SCONCES

PAINTED CORRUGATED
METAL WITH GRAPHIC
ELEMENT
(SEE RENDERING)

NEW MENU BOARD
AND MENU BOARD
CANOPY

PAINTED CORRUGATED
METAL ON ENTIRE
YARD SURROUND
(SEE RENDERING)





EXISTING STANDING
SEAM HIP ROOF TO
REMAIN

TREAT ALL EXTERIOR
BRICK
WITH A LIMEWASH



REMOVE EXISTING
SIGNAGE

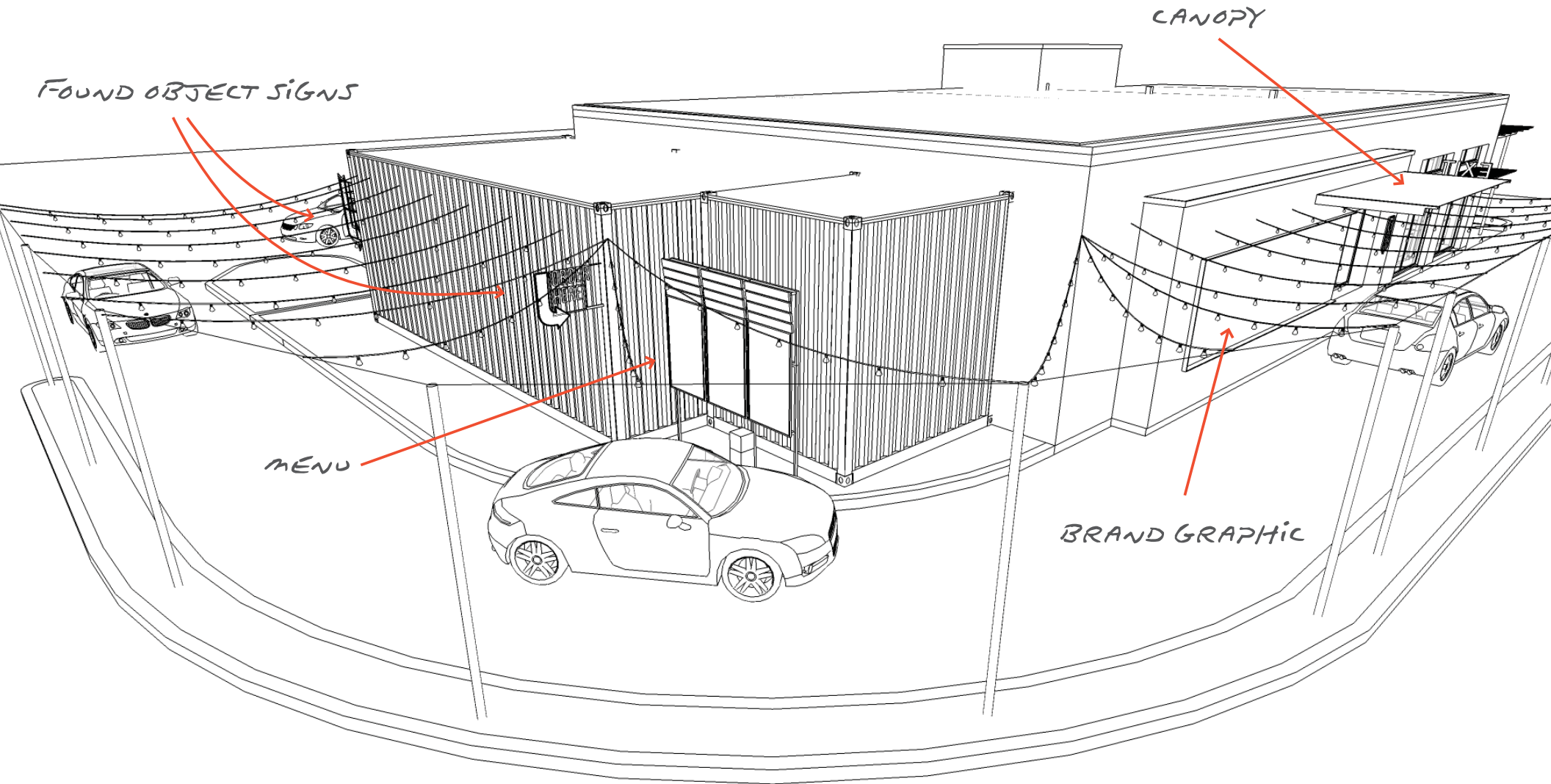
ADD LOUVERED
PATIO AWING

ADD PLANTER WALL

REMOVE ALL EXISTING
AWINGS AND
GOOSENECK SCONCES







PRODUCT INFORMATION



Tall walls and tight spaces don't mean sacrificing visual appeal for structural integrity. The Vertica Stone Cut[®] retaining wall system lends even the most massive projects the warmth and character of rough-hewn textures and earthen tones. And as always, with a 2-degree batter, the Vertica Stone Cut product rises to the challenge of creating walls of virtually any height while maximizing valuable land.

- The Vertica Stone Cut product provides a rich, tumbled look so each wall appears as an extension of nature
- Ideal for commercial development or anywhere space is at a premium
- Can be used to build gravity walls up to 3 feet 4 inches high, including buried course, but excluding the cap*
- Pinless, patented locator lug gives quick, uniform setback for accurate installation and reduced labor costs
- Taller walls can be built using geosynthetic reinforcement or the Anchorplex[™] retaining wall system when designed by a qualified engineer
- Minimum outside radius, measured on the top course to the back of the units: 5 feet, 3 inches
- Minimum inside radius, measured on the base course to the front of the units: 7 feet

*This height assumes insets are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge.



Vertica Stone Cut®

RETAINING WALL SYSTEM

PRODUCT INFORMATION



Units	Stretcher	Cap	Corner
Approximate Dimensions*	8" x 18" x 11"	Front, 4" x 17 ¹ / ₄ " x 10 ³ / ₈ " Back, 4" x 12" x 10 ³ / ₈ "	8" x 18" x 9" 8" x 18" x 9"
Approximate Weight*	81 lbs.	41 lbs.	101 lbs.
Coverage	1.00 sq. ft.	1.22 lin. ft.	1.50 sq. ft.
Setback/System Batter	9 ⁹ / ₃₂ " / 2°		

Visit anchorwall.com for installation instructions.

*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

© 2011 Anchor Wall Systems, Inc. The Vertica Stone Cut® wall system is manufactured under license from Anchor Wall Systems, Inc. (AWS). The "Anchor A" and "Anchor Build Something Beautiful" logos, "Anchorplex" and "Vertica Stone Cut" are trademarks of AWS. The wall system blocks are covered by the AWS Limited Warranty. For a complete copy, visit your local dealer or see anchorwall.com.

Anchor Wall Systems, Inc., 5959 Baker Road, Suite 390, Minnetonka, MN 55345.

A&B0810

73.3006.1 08/11 4015

ANCHORWALL.COM

ANCHOR
BUILD SOMETHING BEAUTIFUL



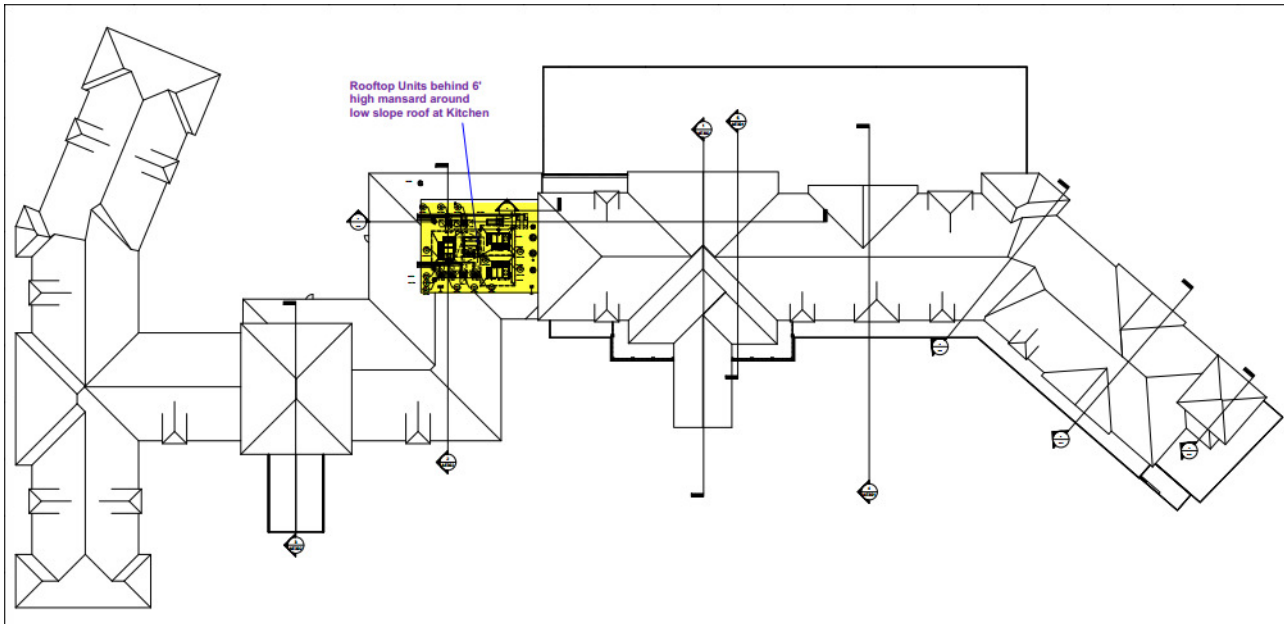
BUILDING DESIGN EMBELLISHMENTS SUMMARY

July 17, 2015

1. Emphasis has been placed on the roofline in order to enhance the appearance of the north side of the building that extends just above the tree line from a distance, = 1,000+ feet to Old Milton Parkway.
2. Three of the major gable ends on the north side of the building have been refined to make the gable ends look more like dormers and then large 12' diameter arched top windows/accent panels placed in these dormer elements as a focal points. These three gables provide a nice scale & rhythm to the north façade.
3. 11 foot high x 11 foot wide hexagonal open air cupolas have been added at these three gable locations to provide additional interest at the roofline.
4. At the two temple front gable; columns, windows and trim elements have been further enhanced and raised them slightly to provide more of a southern plantation style effect at these portions of the north side of the building.



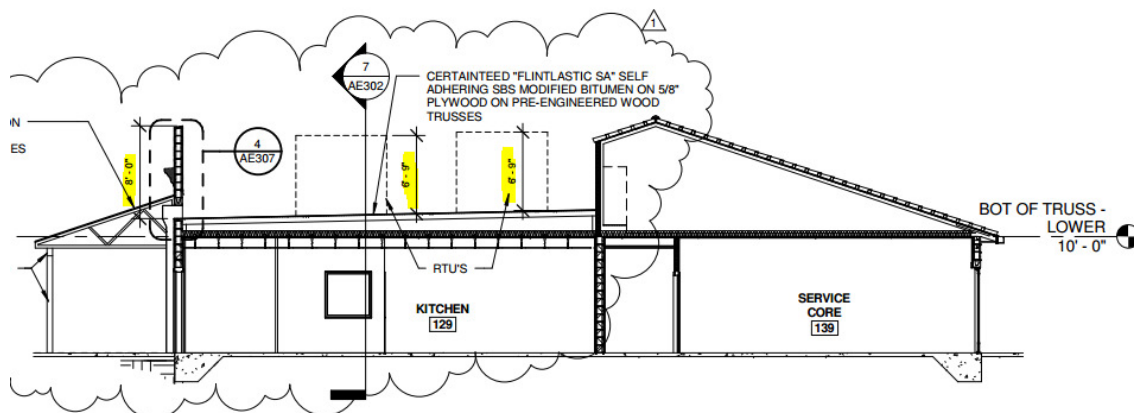
I. Building HVAC Electrical Equipment Locations:



Roof Plan

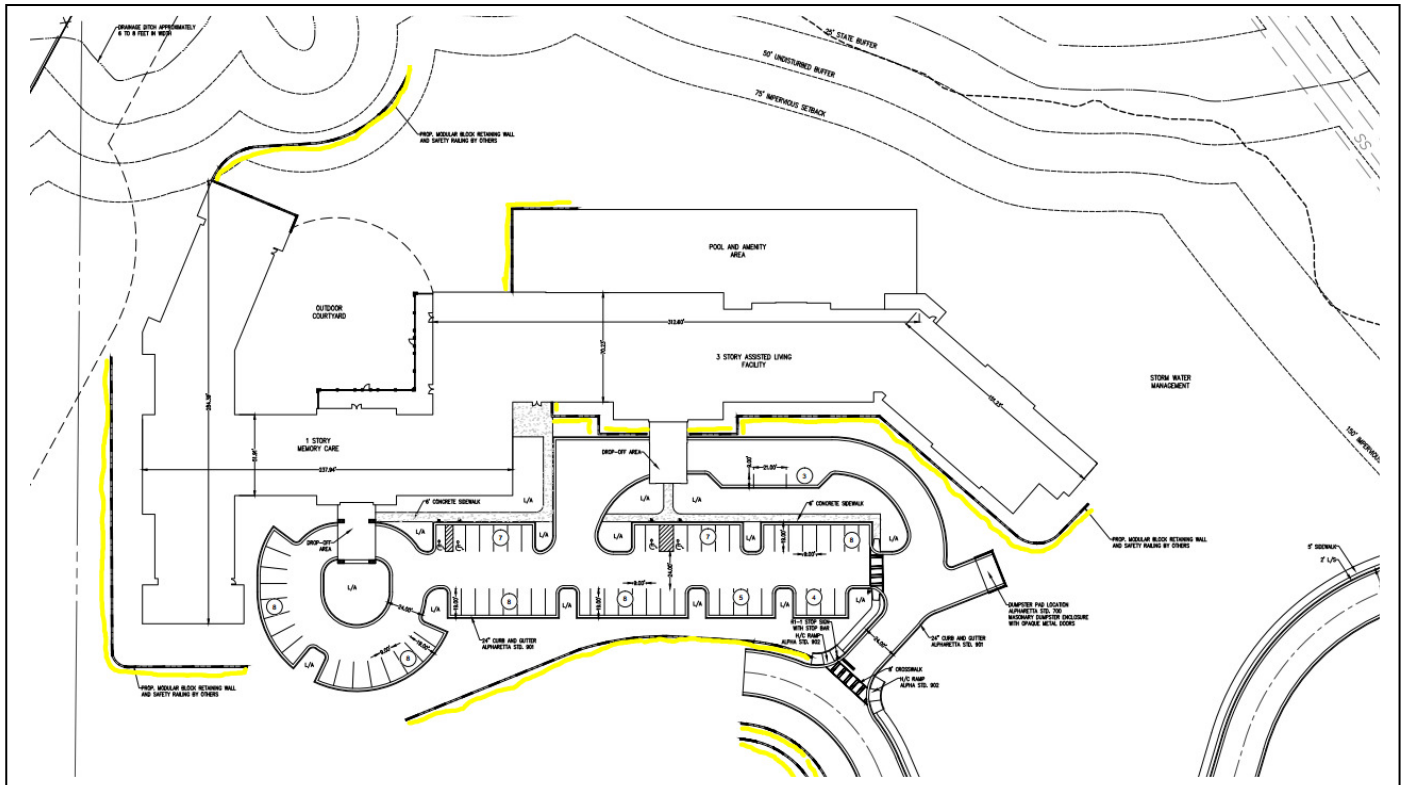
All rooftop units that service the kitchen equipment and the HVAC units at first floor common areas are located above the kitchen on a low sloped roof area that is screened on both sides a mansard of pitched roof trusses.

Please see the below building section demonstrating the 8' parapet height that will screen the 6' -9" rooftop units located here. Other vent piping will be concealed within dormers at the roof.



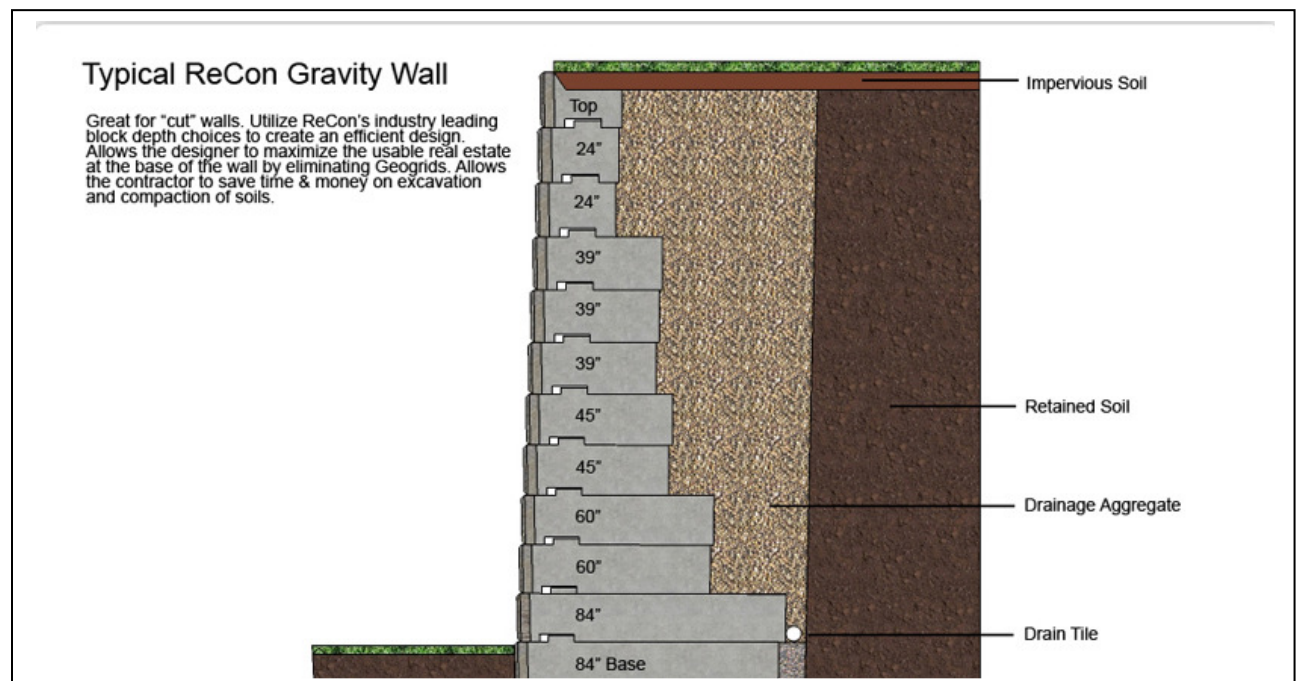
BUILDING SECTION

II. Retaining Wall Locations:

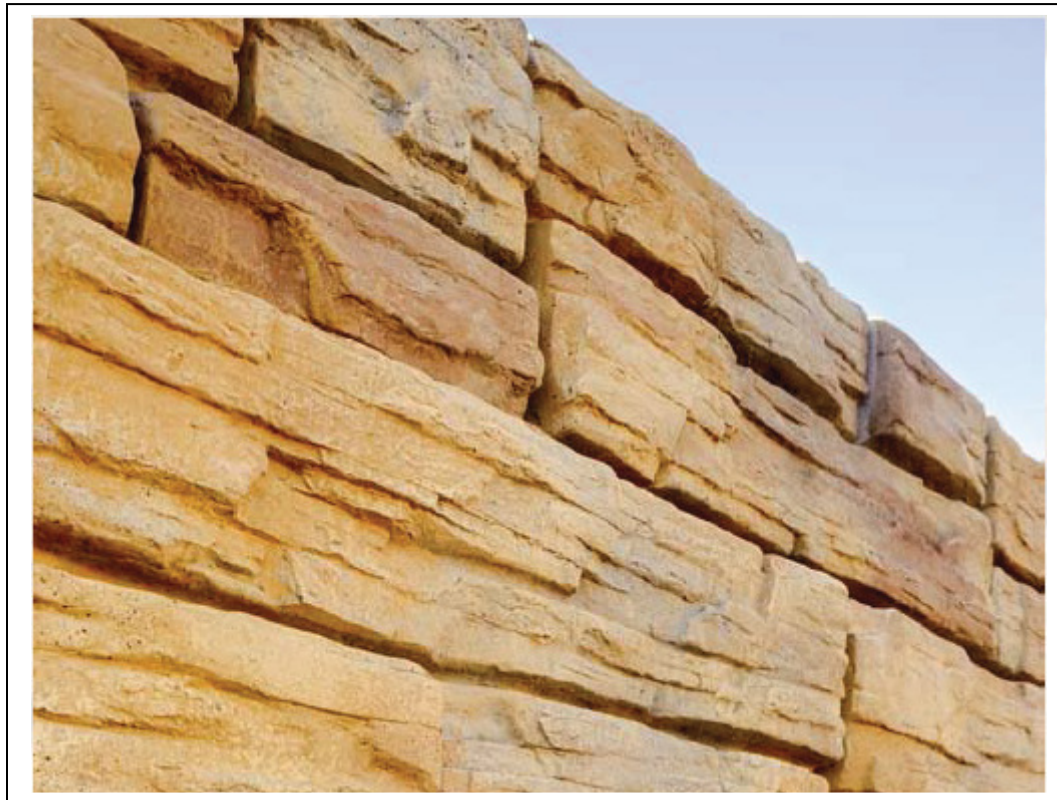


Site Plan with Retaining Wall Locations Highlighted

Retaining Wall Materials – Cast Concrete Retaining Wall Block with Textured Finish



Typical Retaining Texture & Coloring



WEATHERED EDGE PATTERNS

With Weathered Edge, ReCon has carefully selected individual stones that offer a depth and richness of texture and a range of stone sizes. These stones have been placed into a number of patterns that blend together to create an authentic and natural stone wall appearance.



ReCon has been providing Solutions to the retaining wall market since 2000! Talk to the licensed ReCon producer in your market for availability.



Full Block 1



Full Block 2



Full Block 3



Full Block 4



Full Block 5



Half Block 1



Half Block 2

ReCon
Retaining Walls

7600 West 27th St. #229, St. Louis Park, MN 55426
Tel: +1 (952)-922-0027 Fax: +1 (952)-922-0028 reconwalls.com sales@reconwalls.com

III. **Exterior Elevation Materials**

1. **Painted Stucco Knock Down Plaster Wall Finish**



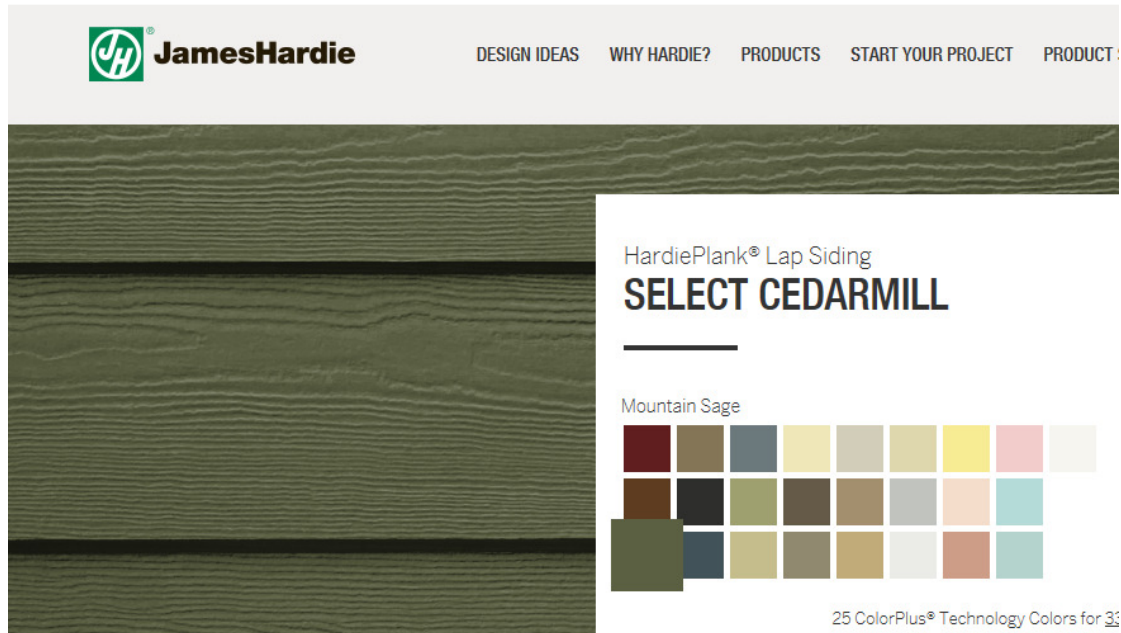
The above is representative of the “knock down” texture of the plaster finish for the exterior walls.

2. **Cultured Stone Veneer – Hillcrest Stone Veneer – Sable – Timber Field Blend**

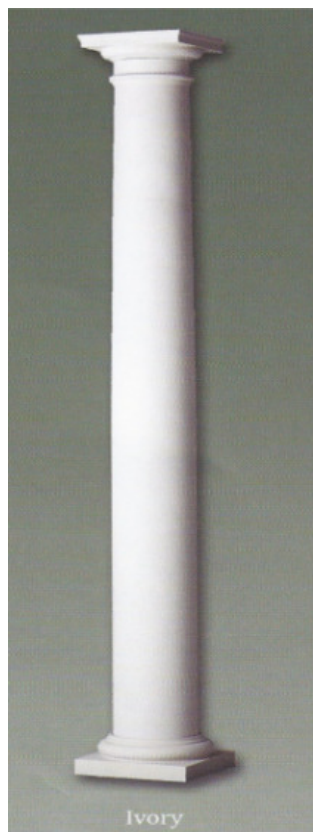
Sable-Timber Field Blend
(50/50)



3. Hardie Clapboard Siding



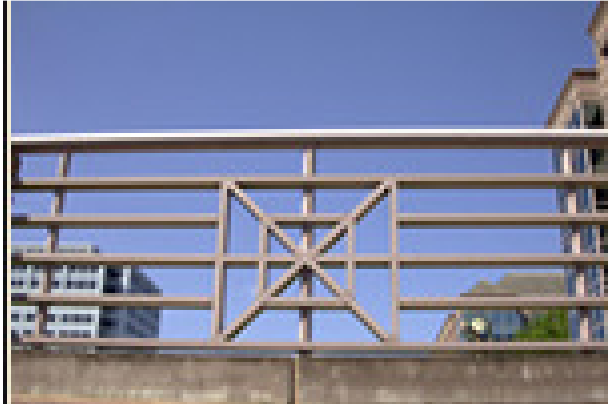
4. Durastone Fiberglass Columns:



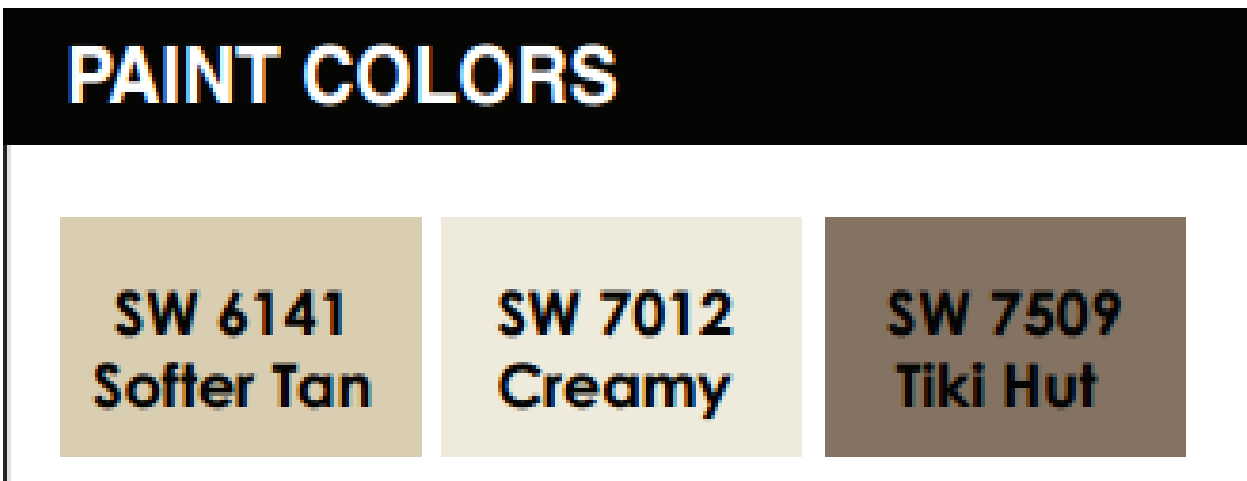
DuraStone™ columns are maintenance-free fiberglass columns, constructed by combining marble dust with fiberglass and color, and treated with a unique, patent-pending process to create a natural, rustic finish that looks and feels like real stone.

Never needs paint
Coloured throughout

5. Powder-coated Painted Aluminum Railings – (to be painted black):



6. Paint Colors – Sherwin Williams Colors



SW 6141 – Softer Tan – Building Body Color

SW 7012 – Creamy – Trim Color

SW 7509 – Tiki Hut – Trim Accent Color

7. Roof Shingles – Certainteed - Landmark Series – “Burnt Sienna”

Burnt Sienna



8. Standing Seam Metal Roofing - Kynar 500 Finish – color “Medium Bronze”

Standing Seam



Gauge Options: 26

Finish Options: Painted Grades



CITY OF ALPHARETTA ARBORIST NOTES

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
3. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

GRADING NOTES

1. DISTURBED AREA: 10.9 AC
2. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH.

FILL NOTES

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL.
2. FILL TO BE PLACED PER THE REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION BY PIEDMONT GEOTECHNICAL CONSULTANTS, INC., DATED DECEMBER 30, 2015.
3. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER.
4. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY. (INCLUDING DECELERATION LANES) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

STORM DRAINAGE NOTES

1. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6200.
2. PIPE MATERIALS: RCP WITHIN PUBLIC R-O-W, OUTSIDE OF R-O-W ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITHIN PAVED INVERTS. FOR HDPE PIPE, PROVIDE DETAILS AND INSTALLATION SPECIFICATIONS.
3. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN R-O-W.
4. A STORMWATER MAINTENANCE AGREEMENT WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY (CO) WHICH WILL ACCOUNT FOR THE FACILITY'S BURDEN OF THE STORMWATER FACILITY MAINTENANCE.

YARD INLET NOTES:

- ALL YARD INLETS TO HAVE CAST IRON GRATE TOPS.

- ALL YARD INLET PIPES TO BE AT A MINIMUM 1% SLOPE AND TIE INTO STORM DRAIN STRUCTURE.

ROOF DRAIN NOTES:

- ALL ROOF DRAINS TO BE CONNECTED TO THE STORM SYSTEM WITH A MINIMUM 6" HDPE PIPE AT A MINIMUM 1% SLOPE UNLESS OTHERWISE NOTED.

WALL NOTES

1. ALL WALLS 4'-0" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

TREE SAVE NOTES

1. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED.
2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET AWAY FROM ANY UTILITY LINE.

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	SAWNEE EMC	(678) 455-1575
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

DWCB	-	DOUBLE WING CATCH BASIN
SWCB	-	SINGLE WING CATCH BASIN
DIWH	-	DROP INLET WITH HOOD
DI	-	DROP INLET
YI	-	YARD INLET
RCP	-	REINFORCED CONCRETE PIPE
HDPE	-	HIGH DENSITY POLYETHYLENE PIPE
HW	-	HEADWALL
JB	-	JUNCTION BOX
- - -	-	EXISTING GRADE
- - -	-	PROPOSED GRADE
- - -	-	PROPOSED STORM SEWER
- - -	-	PROPOSED RETAINING WALL

GEORGIA811
Utilities Protection Center, Inc.

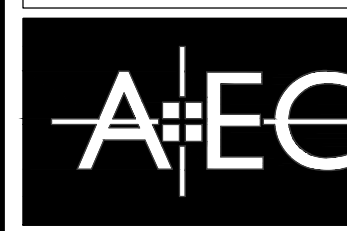
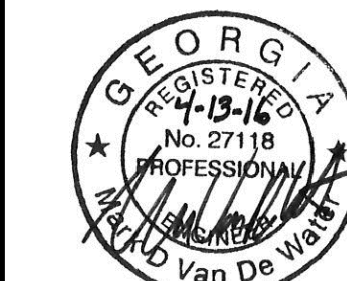
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

24-HOUR CONTACT:

KACE KING
(941) 224-7168 MOBILE

80 0 80 160

Scale 1" = 80'



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

OVERALL GRADING PLAN

INSPIRED LIVING ALPHARETTA

ALPHARETTA, FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA LDP NO. D15-0041

NO.	REVISIONS	DATE
3	LDP SET	01/13/2016
4	LDP SIGN OFF SUBMITTAL	02/17/2016
5	TREE AND SILT FENCE REVISION	02/23/2016
6	ACCESS ROAD AND GRADING REVISION	03/04/2016
7	TREE AND SILT FENCE REVISION	03/11/2016
8	TREE AND SILT FENCE REVISION-FULL SET	03/23/2016
9	PERMIT REVISION FOR ENTRANCE ROAD	04/12/2016

PROJECT NO.: 15-3752.21
CIVIL DRAWN BY: DMV
CIVIL DESIGNED BY: MDV
LANDSCAPE DRAWN BY: JAP
LANDSCAPE DESIGNED BY: JAP, SLR
CHECKED BY: JWM
DATE: 07/30/2015

SHEET
C6.0



charles
SCHWAB

ALPHARETTA, GA

2775 OLD MILTON PARKWAY SUITE 100

EXTERIOR WORK SCOPE

- A** AA.3 7'-3" X 7'-3" LOGO BOX (OPTION 1) PAGE 2,3
FLEX FACE LIT W/ WHITE HALO
- B** AA.2 7'-3" X 7'-3" LOGO BOX (OPTION 2) PAGE 4,5
ROUTED, PUSHED THRU COPY HALO EDGE ILLUMINATION
- C** BB.1 18 5/8" CHANNEL LETTERS (OPTION 3) PAGE 6,7
LINEAR FACE LIT CHANNEL LETTERS
- D** GG.1 DOOR VINYL GRAPHICS PAGE 8
- E** AA.2 ROUTED PUSHED THRU W/ HALO PAGE 9, 10
- F** INTERIOR SIGN REMOVAL & PAINT PAGE 11

REVISIONS

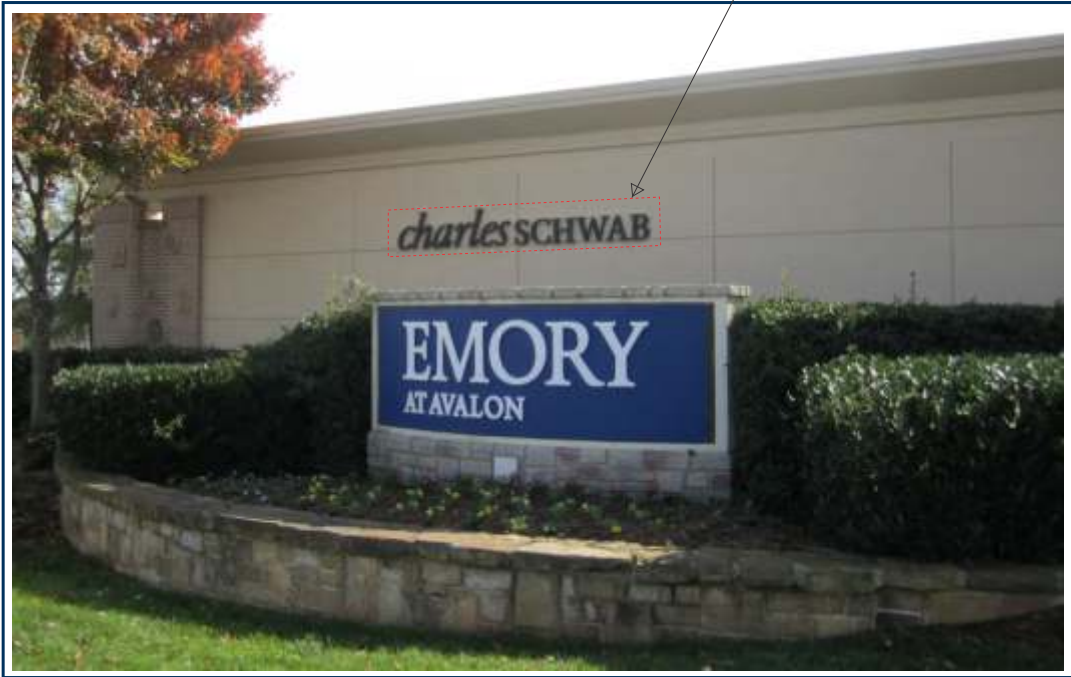
R2 - 12.21.15	AR	Add options and window/door vinyl
R3 - 01.19.16	AR	ADD 24" EXTERIOR CABINET; REVISE SQ FT FOR OTHER SIGNS
R4 - 01.29.16	RM	CHANGE SIGN AA.1 TO AA.2
R5 - 02.01.16	AR	REVISED DOOR VINYL TO STANDARD VERSION
R6 - 02.19.16	AR	REVISE DETAILS FOR AA 2 ROUTED PUSH THROUGH
R7 - 00.00.00	XX	
R8 - 00.00.00	XX	
R9 - 00.00.00	XX	

JONES SIGN

Your Vision. Accomplished.

400 MACK DRIVE CROYDON, PA PH: 215.788.3898 FX: 215.788.7588

EXISTING TO BE REPLACED
BY PROPOSED



EXISTING:



PROPOSED:



PROPOSED NIGHT:

EXTERIOR WALL SIGN - FLEX FACE W/ HALO DETAIL | 2 of 11

DIMENSIONS		ILLUMINATION				SQ. FT
A	B	LBS.	AMPS	# OF P.S.	LED'S	ACTUAL
7'-3"	12 1/4"	-	2.6	2	460	52.56

ELECTRICAL NOTES:

- U.L. LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABELS IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED GROMMET.
- FINAL PRIMARY HOOK-UP BY SIGN INSTALLER WHERE ALLOWED BY CODE.

GENERAL NOTES:

- NO EXPOSED FASTENERS TO BE USED. IF EXPOSED FASTENERS MUST BE USED THEN THEY MUST BE COUNTER SUNK AND PAINTED TO MATCH ADJACENT FINISH, UNLESS NOTED OTHERWISE.
- ALL HARDWARE TO BE NON CORROSIVE.
- ALL VISIBLE EDGES TO BE FILLED AND FINISHED.
- INSTALL TEMPLATE TO BE INCLUDED WITH SIGN BY FABRICATOR.
- EXTRA HARDWARE/TOUCH-UP PAINT SUPPLIED BY FABRICATOR @ TIME OF SIGN DELIVERY.

Electrical Specifications

XXX Tetra Max White LEDs - 7100K-GEMX71-1
(2) MODULES PER FT, POWERED BY
(X) GEPS12-180U PS @ 6 AMPS EACH.
TOTAL INPUT CURRENT = XA @ 120V

- Jones Sign will verify module placement and quantity to ensure even illumination and updated as required.
- Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.
- All signs will be tested as complete units (including Tetra® power supply) before installation for acceptable color, illumination, intensity and functionality.

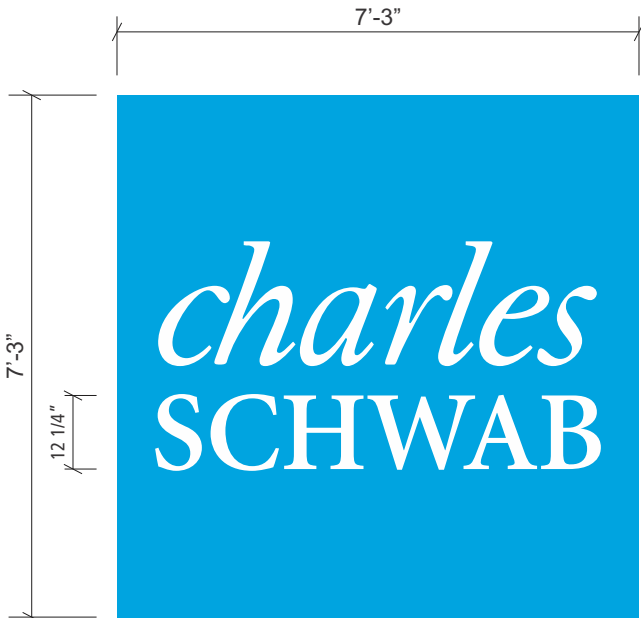
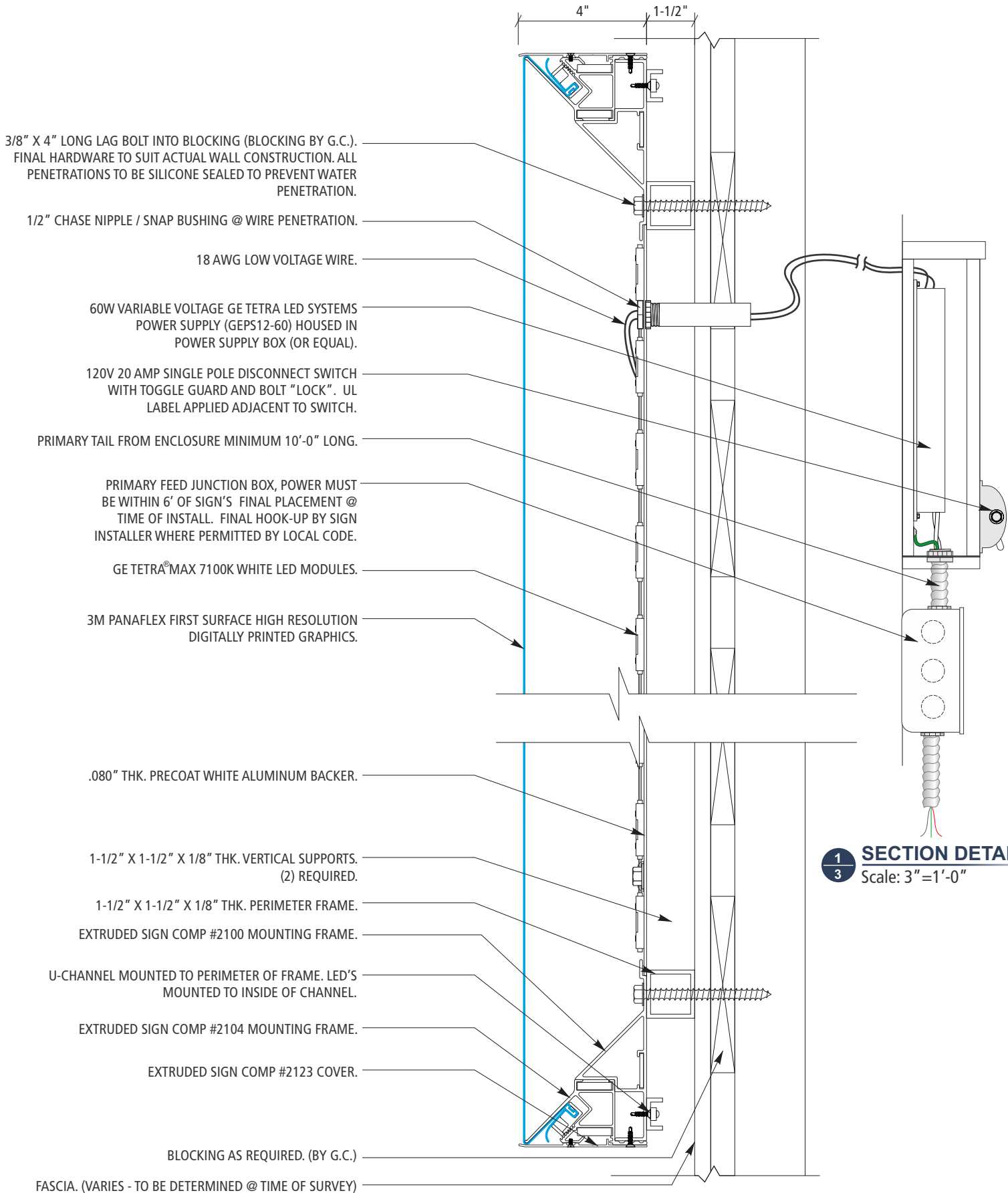
NOTE: .65 Amps x Power Supply
.38 watts per LED
170 LEDs per Power Supply



U.L. LABELS REQUIRED

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

NOTE:
A primary disconnect switch shall be externally located at end of sign as stated in the national electric code section 600.6 (by sign fabricator)



Scale: 3/8"=1'-0"

FINISHES

FACE MATERIALS

AD 3m panaflex first surface high resolution digitally printed graphics.

RETURN FINISH

Paint MAP Brushed Aluminum (with #955 flattener)

NOTE: Stainless steel return option is available with an upcharge and extended lead time. Please contact your Project Manager to request an estimate.

EXTERIOR WALL SIGN - FLEX FACE W/ HALO DETAIL

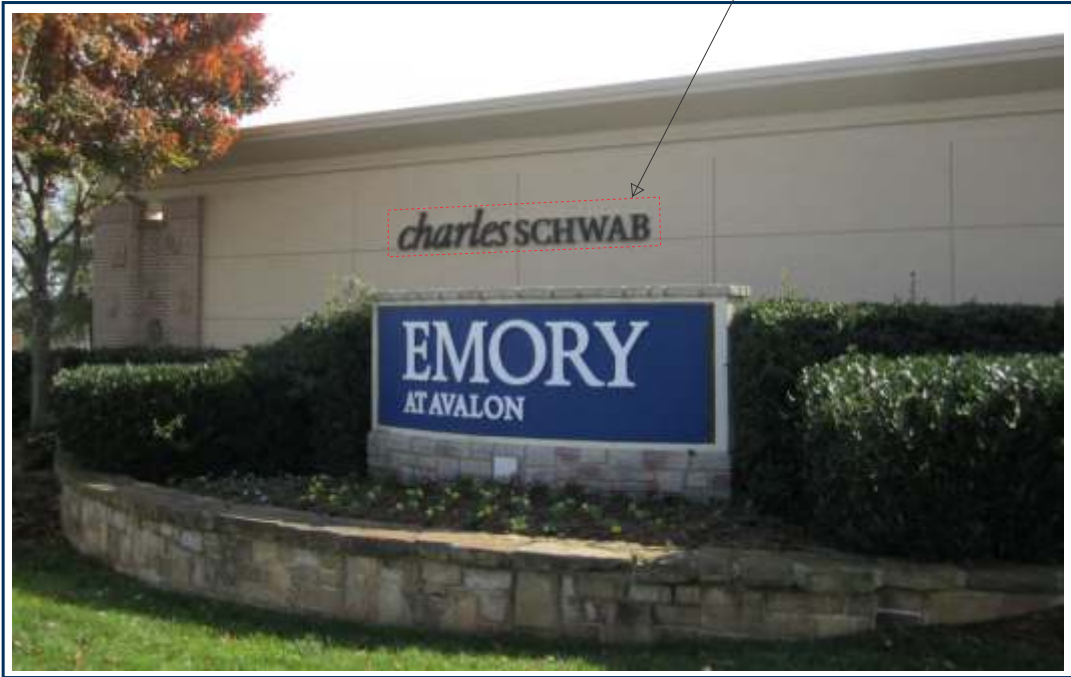
REVISION INFO

R2 - 12.21.15	AR	ADDED OPTIONS AND WINDOW/DOOR VINYL
R3 - 01.19.16	AR	ADD 24" EXTERIOR CABINET: REVISE SQ FT FOR OTHER SIGNS
R4 - 01.29.16	RM	CHANGE SIGN AA.1 TO AA.2
R5 - 02.01.16	AR	REVISED DOOR VINYL TO STANDARD VERSION
R6 - 02.19.16	AR	REVISE DETAILS FOR AA.2 ROUTED PUSH THROUGH
R7 - 00.00.00	XX	XXXXX

PART #
PRODUCTION APPROVAL
CLIENT APPROVAL

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EXISTING TO BE REPLACED
BY PROPOSED



EXISTING:



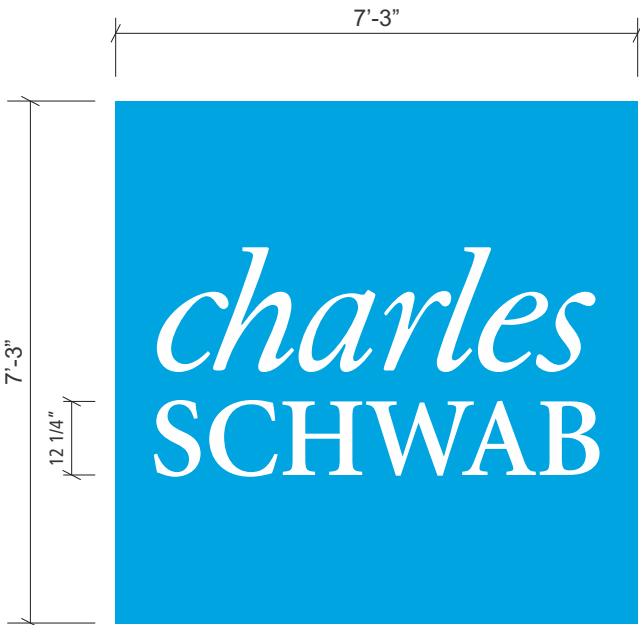
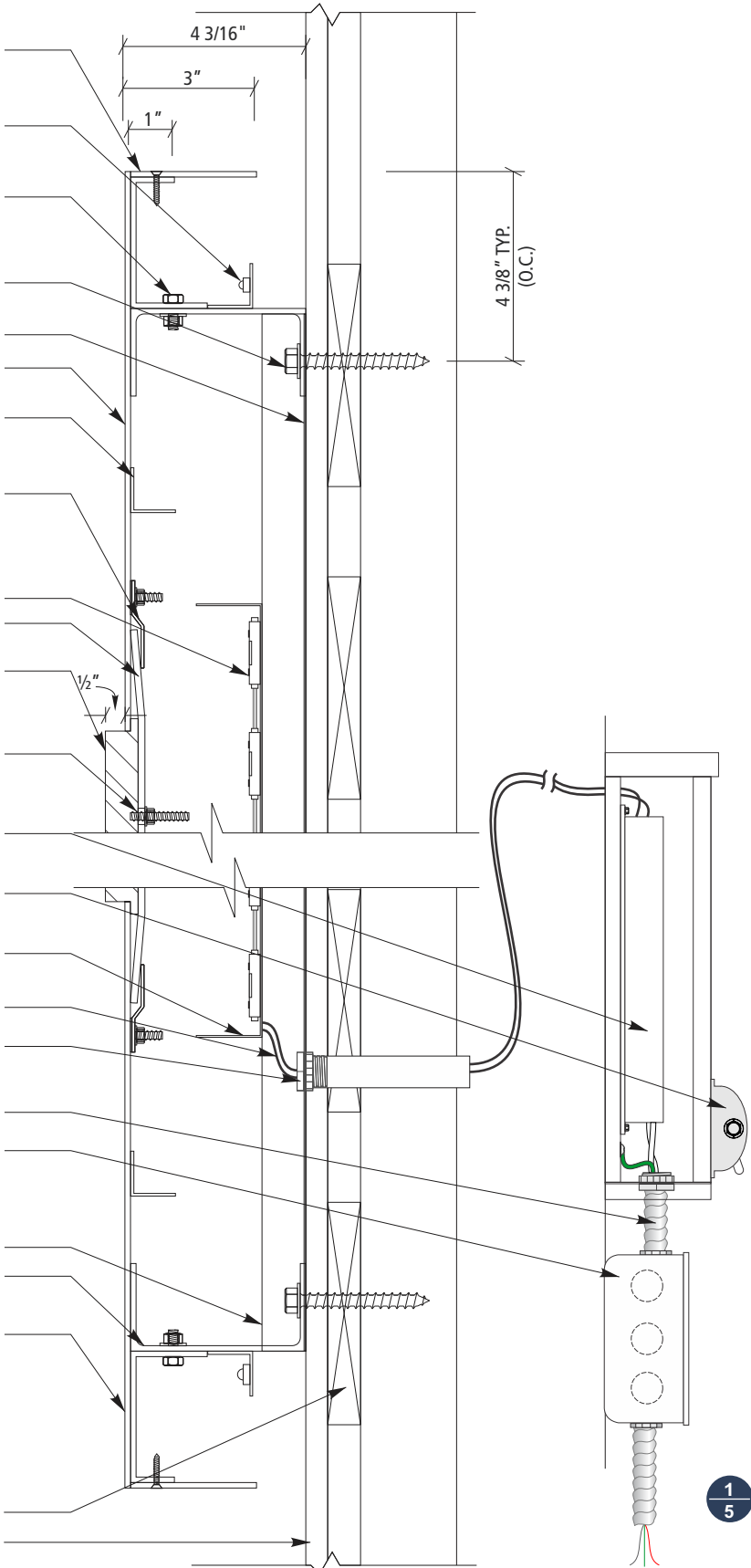
PROPOSED:



PROPOSED NIGHT:

EXTERIOR WALL SIGN - ALUM. ROUTED & PUSH THROUGH W/ HALO DETAIL | 4 of 11

- REMOVABLE 1/8" ALUM. RETURN (ALL 4 SIDES) SECURE WITH F.H. NON-CORROSIVE SCREWS (24" O.C.).
- UL EXTERIOR RATED BLUE LED "HALO" ILLUMINATION GRID MOUNT TO 1" X 1" X 0.063" ALUM. ANGLE (ALL 4 SIDES)
- SECURE FACE PLATE TO CHANNEL FRAME WITH 1/4" DIA. BOLTS INTO CAPTIVATED NUTS (OR NUTSERTS) 4'-0" O.C. ALL 4 SIDES (12 TOTAL).
- SECURE CHANNEL FRAME TO WALL WITH (8) 3/8" DIA. X 2 1/2" MIN. EMBED NON-CORROSIVE ANCHORS ALONG VERTICAL SUPPORTS.
- .040 ALUMINUM BACKER.
- .125" ROUTED ALUMINUM FACE. FACE WELD OR ADHERE TO ANGLE FACE RETAINER.
- 1" X 1" ALUMINUM HORIZONTAL FACE SUPPORT.
- Z-TRACK ATTACHED TO INSIDE FACE WITH VHB TAPE AROUND POLYCARBONATE PERIMETER / ADDITIONALLY FASTEN TO BACK OF FACE WITH STUDS AND WASHER/ NUT TO SECURE.
- GE TETRA®MAX 7100K WHITE LED MODULES.
- CLEAR POLYCARBONATE.
- 3/4" CLEAR ACRYLIC PUSH-THROUGH COPY / 1/2" PROTRUSION FROM FACE WITH 3M 3630-20 WHITE TRANSLUCENT FIRST SURFACE VINYL AND 3M 3635-70 DIFFUSER SECOND SURFACE. EDGES TO BE SANDED.
- 1/2" HOLES IN POLYCARBONATE BACKER FOR STUDS AND WASHER/ NUT TO SECURE (1) ROW, 16" O.C. ALLOW 1/16" SPACING PER FOOT OF POLYCARBONATE FOR THERMAL EXPANSION.
- 60W VARIABLE VOLTAGE GE TETRA LED SYSTEMS POWER SUPPLY (GEPS12-60) HOUSED IN POWER SUPPLY BOX (OR EQUAL).
- 120V 20 AMP SINGLE POLE DISCONNECT SWITCH WITH TOGGLE GUARD AND BOLT "LOCK". UL LABEL APPLIED ADJACENT TO SWITCH.
- ALUMINUM BULKHEAD PAINTED MATTE WHITE. SECURE TO VERTICAL CHANNELS WITH #10 TEK SCREWS.
- 18 AWG LOW VOLTAGE WIRE.
- 1/2" CHASE NIPPLE / SNAP BUSHING @ WIRE PENETRATION.
- PRIMARY TAIL FROM ENCLOSURE MINIMUM 10'-0" LONG.
- PRIMARY FEED JUNCTION BOX, POWER MUST BE WITHIN 6' OF SIGN'S FINAL PLACEMENT @ TIME OF INSTALL. FINAL HOOK-UP BY SIGN INSTALLER WHERE PERMITTED BY LOCAL CODE.
- 1" X 1" TUBE 1/8" WALL
- 2" X 4" ALUMINUM CHANNEL
- 3" X 1 3/4" X 1" X 1/8" ALUM. CHANNEL FRAME. (MITER AT CORNERS) EPOXY TO BACK OF FACE PLATE
- BLOCKING AS REQUIRED. (BY G.C.)
- FASCIA. (VARIES - TO BE DETERMINED @ TIME OF SURVEY)



Scale: 3/8"=1'-0"

FINISHES

FACE MATERIALS

- MAP Satin (with #955 flattener) to match Core Blue PMS 299 C
- Clear Acrylic with 3M #3630-20 trans. White Vinyl (First Surface) & 3M #3635-70 Diffuser (Second Surface)

RETURN FINISH

- MAP Satin (with #955 flattener) to match Core Blue PMS 299 C

NOTE: Stainless steel return option is available with an upcharge and extended lead time. Please contact your Project Manager to request an estimate.

1 5 SECTION DETAIL
Scale: 3"=1'-0"

ELECTRICAL NOTES:

- U.L. LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABELS IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED GROMMET.
- FINAL PRIMARY HOOK-UP BY SIGN INSTALLER WHERE ALLOWED BY CODE.

GENERAL NOTES:

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- ALL VISIBLE EDGES TO BE FILLED AND FINISHED.
- INSTALL TEMPLATE TO BE INCLUDED WITH SIGN BY FABRICATOR.
- EXTRA HARDWARE/TOUCH-UP PAINT SUPPLIED BY FABRICATOR @ TIME OF SIGN DELIVERY.

Electrical Specifications

280 Tetra Max White LEDs - 7100K-GEMX71-1
100Tetra Max Blue LED's -GEMXBL-1
(2) MODULES PER FT, POWERED BY
(2) GEPS12-180U PS @ 6 AMPS EACH.
TOTAL INPUT CURRENT = 1.4A @ 120V

- Jones Sign will verify module placement and quantity to ensure even illumination and updated as required.
- Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.
- All signs will be tested as complete units (including Tetra® power supply) before installation for acceptable color, illumination, intensity and functionality.

NOTE: .65 Amps x Power Supply
.38 watts per LED
170 LEDs per Power Supply



U.L. LABELS REQUIRED

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NOTE:

A primary disconnect switch shall be externally located at end of sign as stated in the national electric code section 600.6 (by sign fabricator)

EXTERIOR WALL SIGN - ALUM. ROUTED & PUSH THROUGH W/ HALO DETAIL

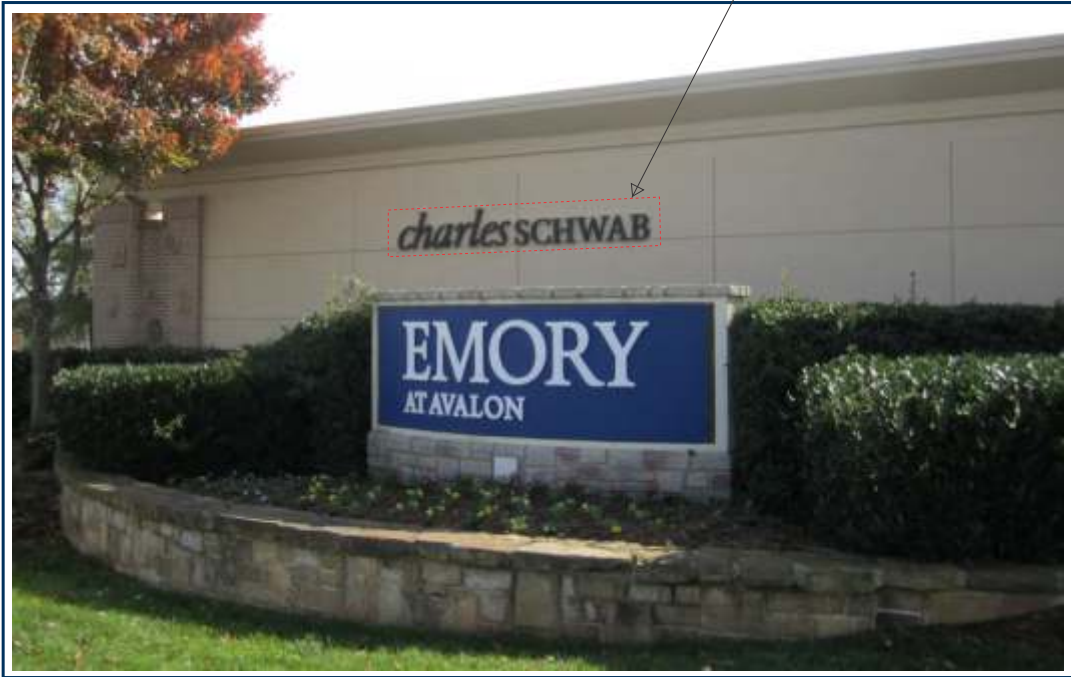
REVISION INFO

R2 - 12.21.15	AR	ADDED OPTIONS AND WINDOW/DOOR VINYL
R3 - 01.19.16	AR	ADD 24" EXTERIOR CABINET: REVISE SQ FT FOR OTHER SIGNS
R4 - 01.29.16	RM	CHANGE SIGN AA.1 TO AA.2
R5 - 02.01.16	AR	REVISED DOOR VINYL TO STANDARD VERSION
R6 - 02.19.16	AR	REVISE DETAILS FOR AA.2 ROUTED PUSH THROUGH
R7 - 00.00.00	XX	XXXXX

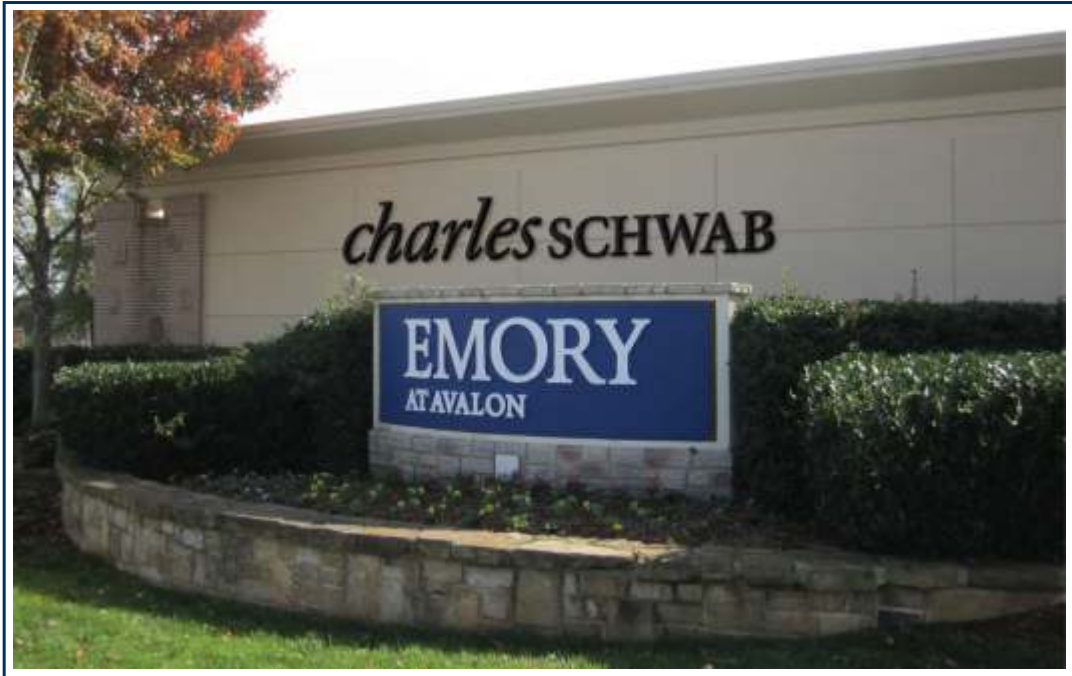
PART #	
PRODUCTION APPROVAL	
CLIENT APPROVAL	

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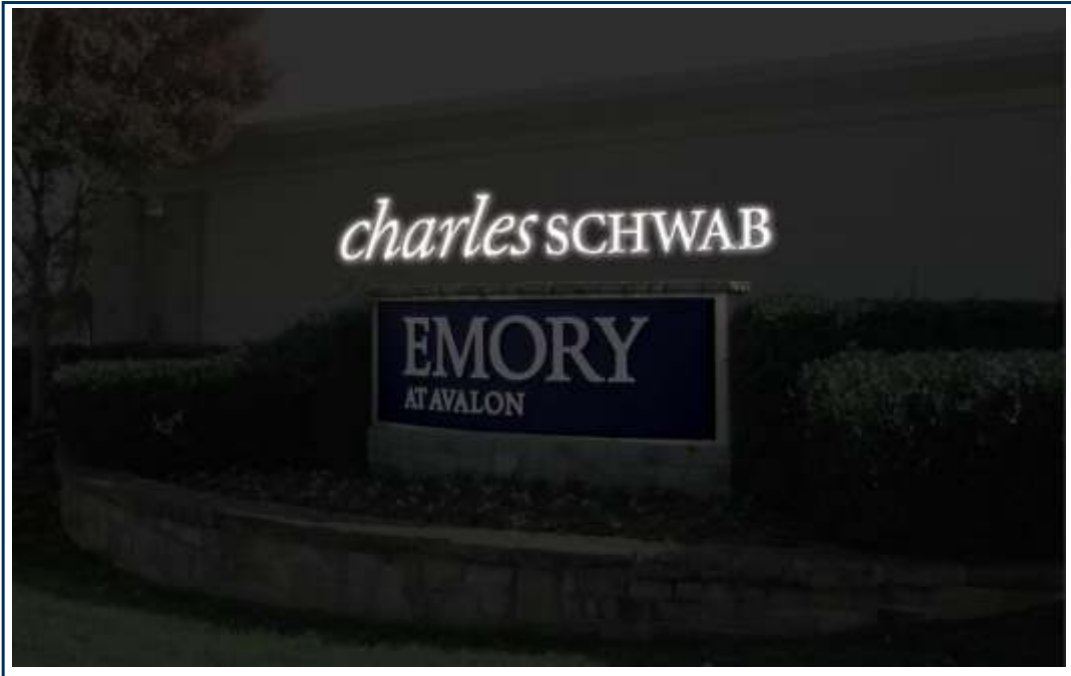
EXISTING TO BE REPLACED
BY PROPOSED



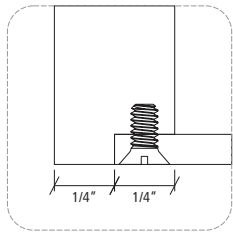
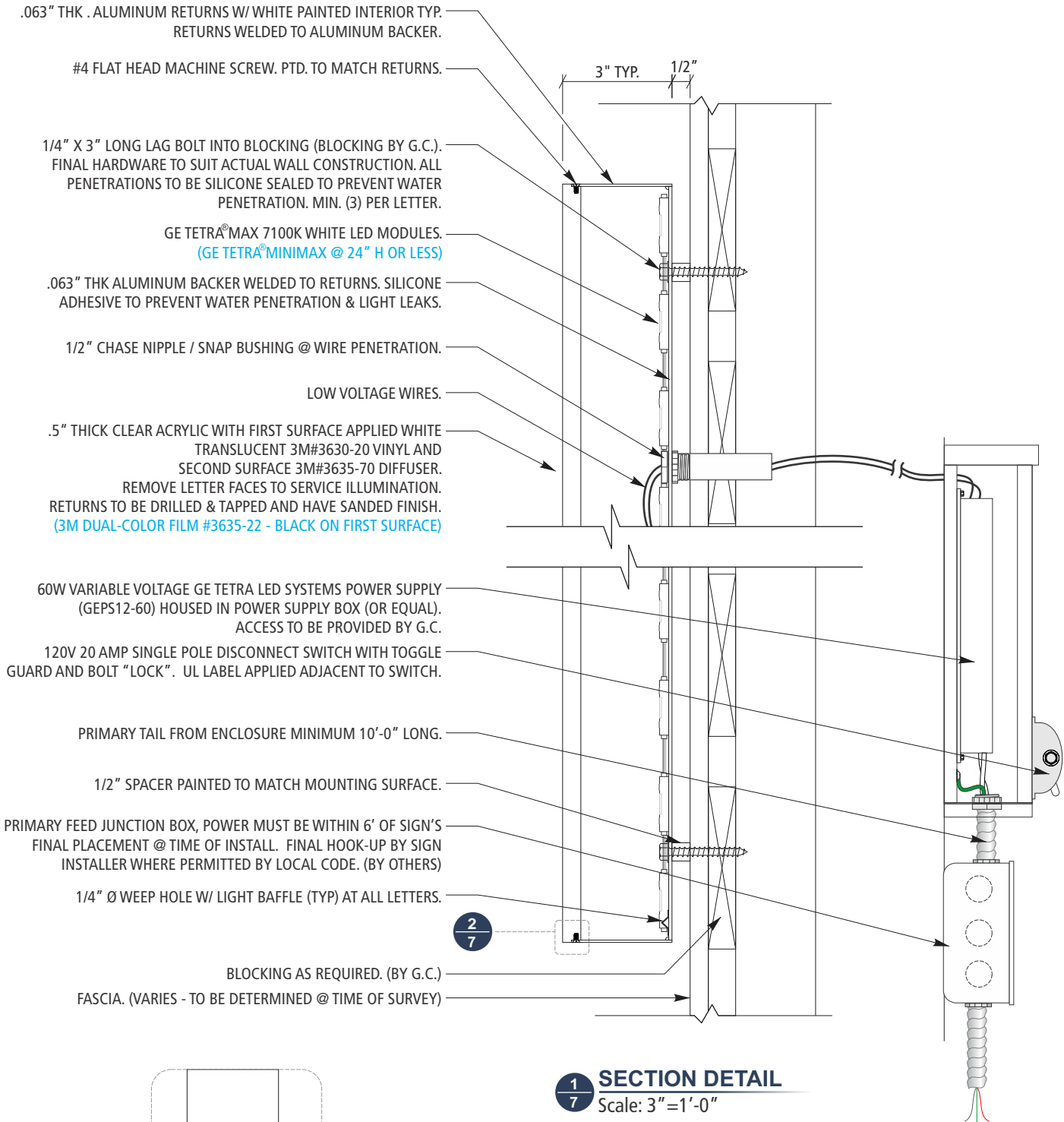
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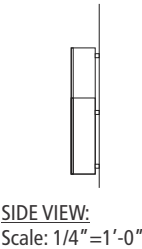


PROPOSED NIGHT:



2 7 STEP-CUT DETAIL
Scale: N.T.S.

DIMENSIONS				FACE LIT				SQUARE FOOTAGE	
A	B	C	D (STROKE)	≈ LBS.	AMPS	# OF P.S.	LED'S	BOXED	ACTUAL
18 5/8"	19'-5 5/8"	2'-8"	3 5/8"	130	1.3	2	223	51.92	32.87



FINISHES

BLACK

(EL) EDGE LIT**

Face: Clear Acrylic with 3M #3630-20 trans. White Vinyl (First Surface) & 3M #3635-70 Diffuser (Second Surface). 3M Dual-Color Film #3635-22 - Black on first surface.

RETURNS

- MAP Satin "Brushed Aluminum" w/ #955 flattener
- MAP Black Satin with #955 flattener
- MAP White Satin with #955 flattener

-NOTE: Stainless steel return option is available with an upcharge and extended lead time. Please contact your Project Manager to request an estimate.

RETURN NOTES:

- Letter returns to be 3" deep **standard**
- Letter returns for signs > 48" high letter "B" to be 5" deep
- Letter returns to have a contrasting color to letter face, CS - DM to select return color based on site conditions.
- Letter return combinations are as follows in order of preference:
 - White face, Black return
 - White face , Silver return
 - Black face , White return
 - Black face, Silver return
- Signs with letter "B" height > 16" high can have a matching color return to the face at CS DM discretion.



U.L. LABELS REQUIRED

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NOTE:

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NOTE: .65 Amps x Power Supply
.38 watts per LED
170 LEDs per Power Supply

Electrical Specifications

XXX Tetra Max White LEDs - 7100K-GEMX71-1
(2) MODULES PER FT, POWERED BY
(X) GEPS12-180U P5 @ 6 AMPS EACH.
TOTAL INPUT CURRENT = XA @ 120V
*NOTE: GE TETRA MINIMAX 7100K WHITE LED
MODULES TO BE USED ON LETTERS 24"H OR LESS.

ELECTRICAL NOTES:

- U.L. LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
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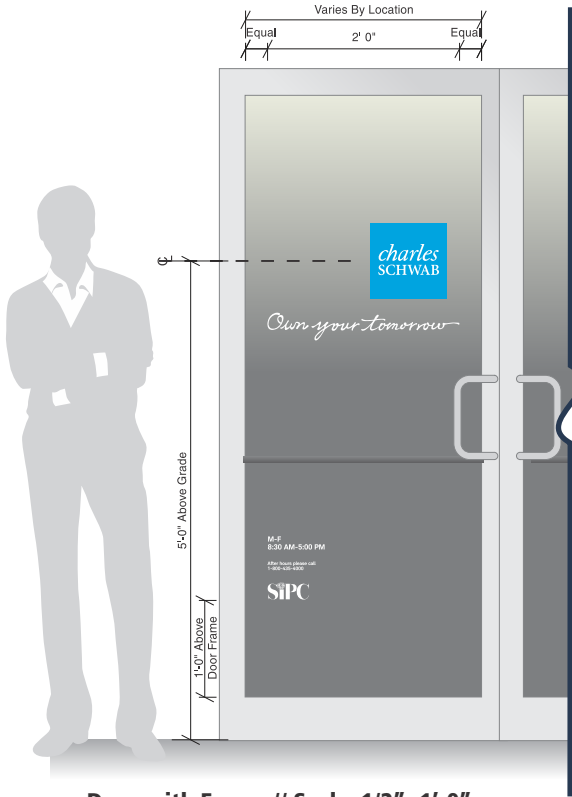
GENERAL NOTES:

- NO EXPOSED FASTENERS TO BE USED. IF EXPOSED FASTENERS MUST BE USED THEN THEY MUST BE COUNTER SUNK AND PAINTED TO MATCH ADJACENT FINISH, UNLESS NOTED OTHERWISE.
- ALL HARDWARE TO BE NON CORROSIVE.
- ALL VISIBLE EDGES TO BE FILLED AND FINISHED.
- INSTALL TEMPLATE TO BE INCLUDED WITH SIGN BY FABRICATOR.
- EXTRA HARDWARE/TOUCH-UP PAINT SUPPLIED BY FABRICATOR @ TIME OF SIGN DELIVERY.

EXISTING LETTERS TO BE REMOVED.
PATCH AND PAINTED AS NECESSARY.



PROPOSED ELEVATION
SCALE: NTS



Door with Frame // Scale: 1/2"=1'-0"
QTY. 1

Single Faced Informational Sign

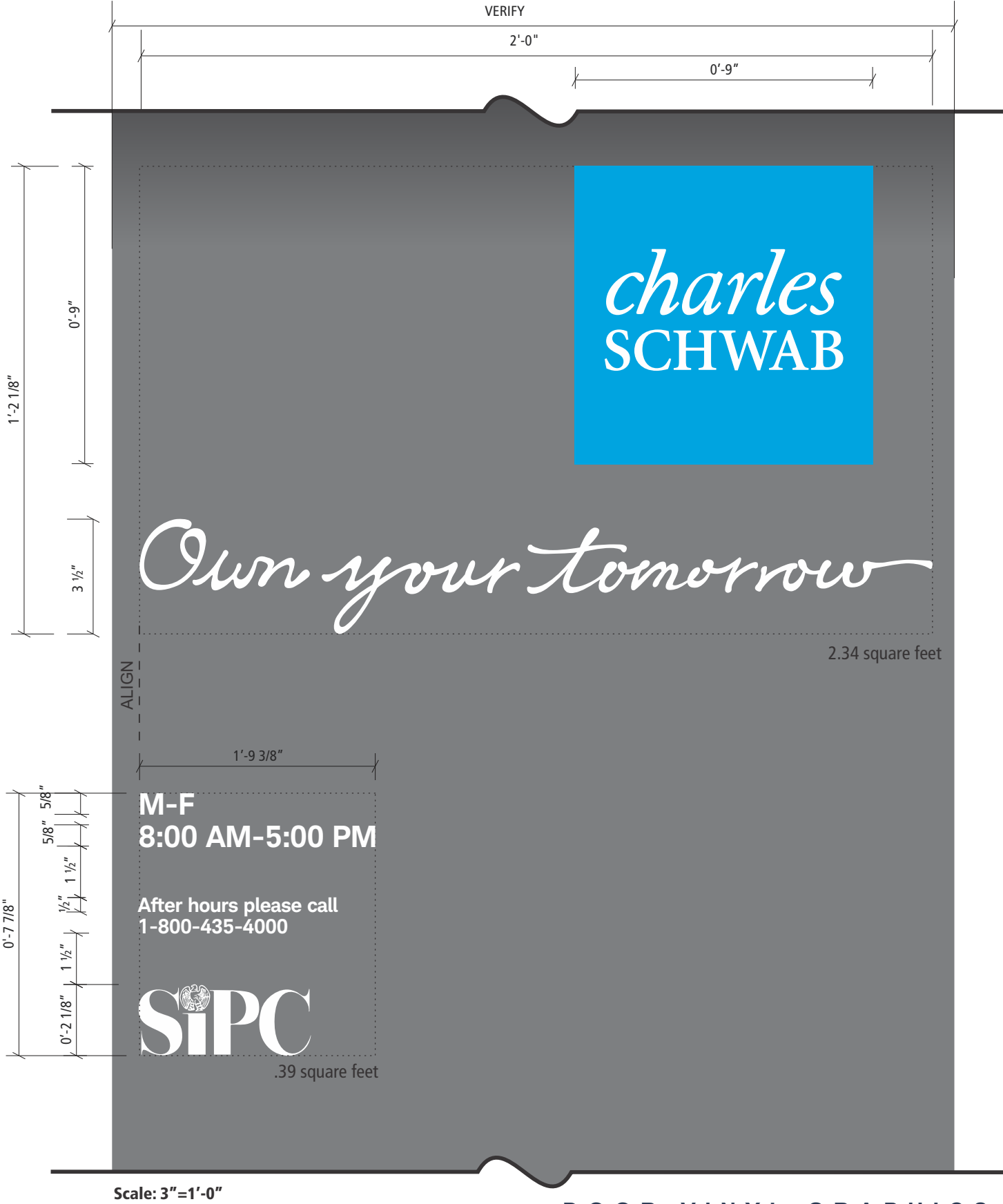
GRAPHICS:
Opaque film or digital print graphics applied to second surface.

MOUNTING SURFACE:
Exterior door glass. Field verify glass visual opening to determine final graphics dimensions and placement.

FINISHES

MATERIALS

- 3M #7725-20 Opaque White Vinyl
- 3M #7725-57 Opaque Olympic Blue Vinyl



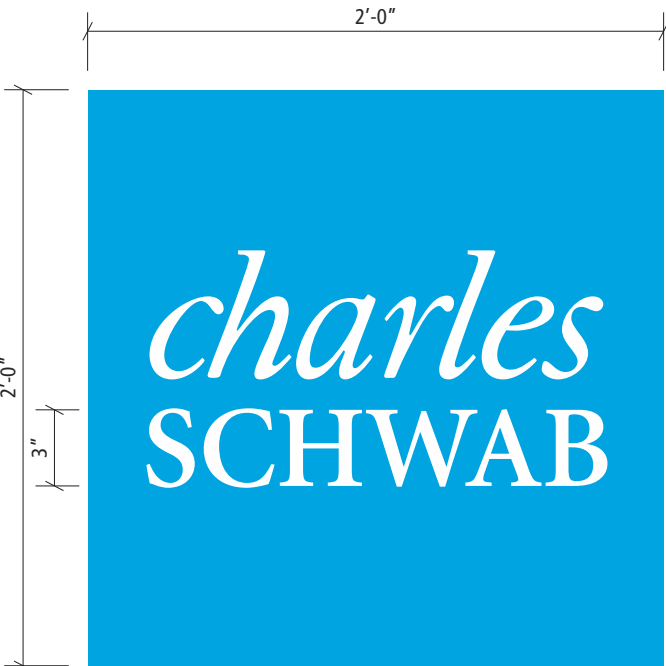
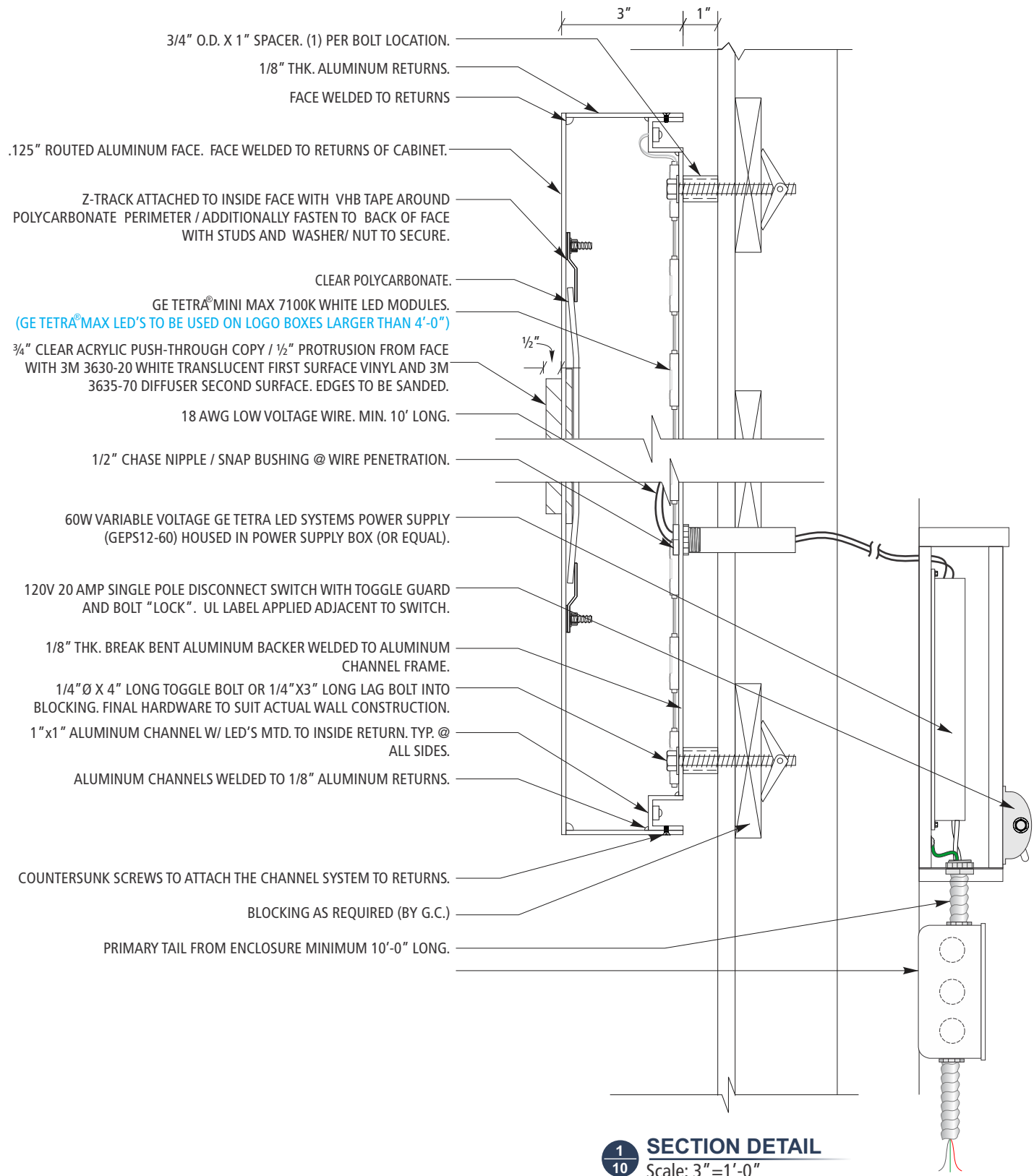
Scale: 3"=1'-0"



EXISTING:



PROPOSED:



FINISHES

FACE MATERIALS

MAP Satin (with #955 flattener) to match Core Blue PMS 299 C

Clear Acrylic with 3M #3630-20 trans. White Vinyl (First Surface) & 3M #3635-70 Diffuser (Second Surface)

RETURN FINISH

MAP Satin (with #955 flattener) to match Core Blue PMS 299 C

NOTE: Stainless steel return option is available with an upcharge and extended lead time. Please contact your Project Manager to request an estimate.



Electrical Specifications

XXX Tetra Max White LEDs - 7100K-GEMX71-1
(2) MODULES PER FT, POWERED BY
(X) GEPS12-180U PS @ 6 AMPS EACH.
TOTAL INPUT CURRENT = XA @ 120V

- Jones Sign will verify module placement and quantity to ensure even illumination and updated as required.
- Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.
- All signs will be tested as complete units (including Tetra® power supply) before installation for acceptable color, illumination, intensity and functionality.

NOTE: .65 Amps x Power Supply
.38 watts per LED
170 LEDs per Power Supply

ELECTRICAL NOTES:

- U.L. LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABELS IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED GROMMET.
- FINAL PRIMARY HOOK-UP BY SIGN INSTALLER WHERE ALLOWED BY CODE.

GENERAL NOTES:

- NO EXPOSED FASTENERS TO BE USED. IF EXPOSED FASTENERS MUST BE USED THEN THEY MUST BE COUNTER SUNK AND PAINTED TO MATCH ADJACENT FINISH, UNLESS NOTED OTHERWISE.
- ALL HARDWARE TO BE NON CORROSIVE.
- ALL VISIBLE EDGES TO BE FILLED AND FINISHED.
- INSTALL TEMPLATE TO BE INCLUDED WITH SIGN BY FABRICATOR.
- EXTRA HARDWARE/TOUCH-UP PAINT SUPPLIED BY FABRICATOR @ TIME OF SIGN DELIVERY.

U.L. LABELS REQUIRED

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

NOTE:
A primary disconnect switch shall be externally located at end of sign as stated in the national electric code section 600.6 (by sign fabricator)



EXISTING:
SCALE: **NTS**



PROPOSED:
SCALE: **NTS**

- REMOVE EXISTING LETTER SET
- PAINT LETTER SET WHITE
- RE-INSTALL IN EXISTING HOLES

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: Charles Schwab

Location Address: 2275 Old Milton Parkway - Suite 100

Mailing Address: 2275 Old Milton Parkway - Suite 100

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

Contact For All Notifications: _____

Contact Telephone: _____ - _____ - _____ Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: _____

Contact's Relation To Business: _____

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: Pardo Avalon LLC - C/O Wheeler/Brand

Physical Address: 1960 Satellite Blvd. Suite 1300 Duluth, GA 30097

Mailing Address: 1960 Satellite Blvd. Suite 1300

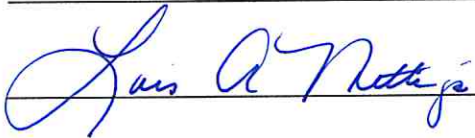
City: Duluth State: GA Zip Code: 30097

Owner Telephone: 770 - 497 - 6470 Contact Fax: 770 - 497 - 6474

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): Prado Avalon, LLC Date: 5-11-16

Owner Signature: 

Property Information:

Address (If Assigned) : 2775 Old Milton Parkway, Alpharetta, GA 30004

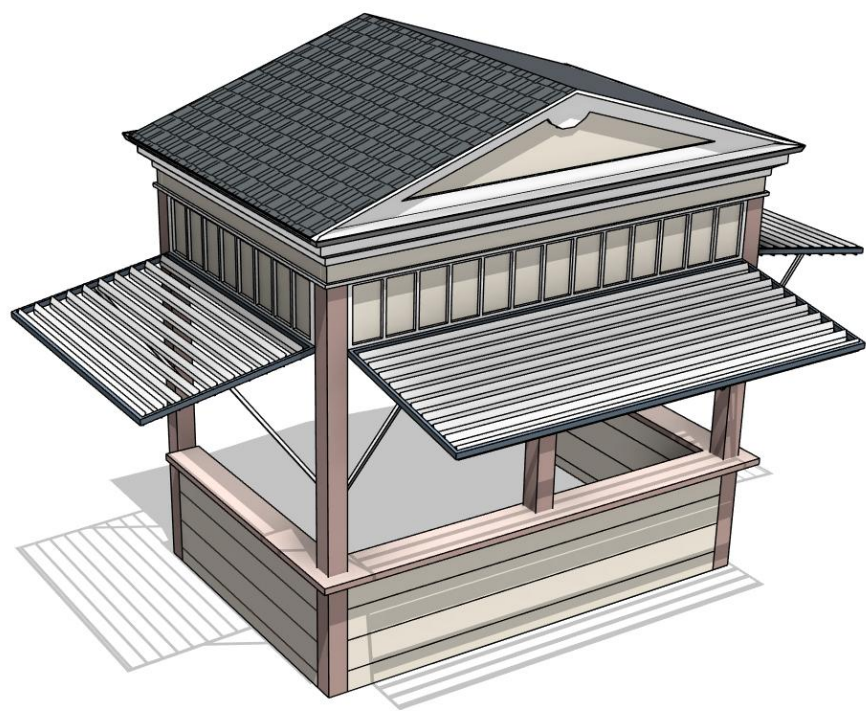
Tax ID or Map Reference Number: _____

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

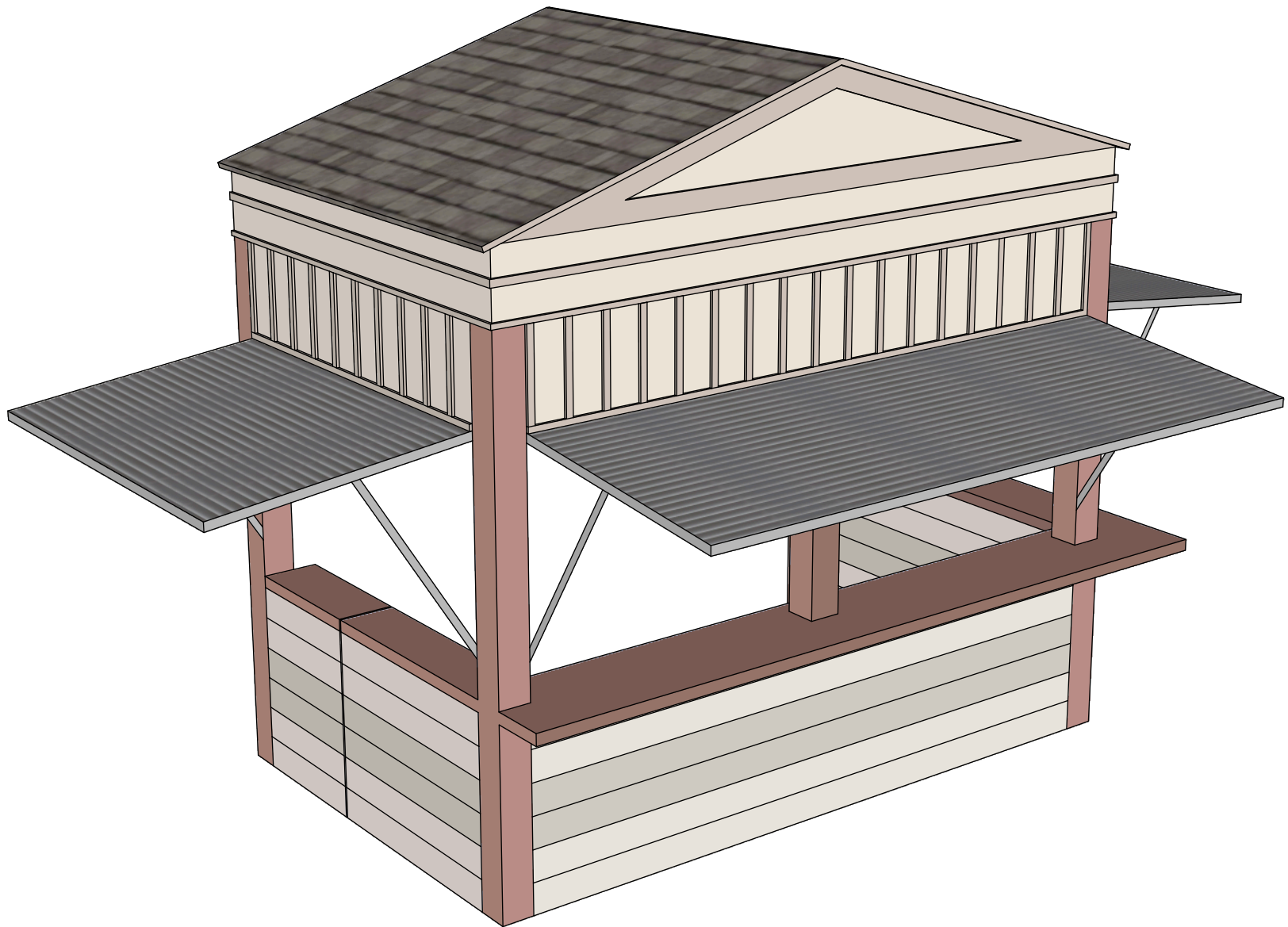
Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: _____ Date: _____ Print Form







Louis Soon, Applicant presented review of furniture for Jones Alley. The Bar and Layout for Jones Alley was removed from the Agenda by Staff.

After discussion from the Board concerning:

- Color Scheme
 - Painting of Benches and Table Tops
 - Black Metal Base
 - Desire for a Rendering showing more details
-
- ❖ Board Member Shwing offered a motion to approve the furniture as submitted
 - The motion received a second from Board Member Corkill
 - The motion with the Friendly Amendment was approved by a vote (5-1) (Corkill)

 - ❖ Board Member Doll offered a Friendly Amendment to add "with all details submitted to Staff for final approval"
 - The Friendly Amendment was accepted by Schwing
 - The Friendly Amendment was approved (6-0)

DRB160027 Butcher and Brew

Louis Soon, Applicant, presented signage, furniture and elevation for rear addition to the building.

After discussion on:

- French Doors
 - Materials, Size/Height of Letters for Sign
 - 8 Wooden top tables
 - Need of rear addition for storage capacity
 - Plane of elevation
-
- ❖ Board Member Brown offered a motion to approve the signage as submitted today with Staff approval on size and location
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-1) (Debban)

 - ❖ Board Member Schwing offered a motion to approve the furniture as submitted
 - The motion received a second from Board Member Palmer
 - The motion was approved by vote (6-0)

 - ❖ Board Member Doll offered a motion to approve the front elevation as submitted
 - The motion received a second from Board Member Palmer
 - The motion with the Friendly Amendment was approved by a vote (5-1) (Debban)

 - ❖ Board Member Corkill offered a Friendly Amendment that the brick for the entire entry matches or it needs to be resubmitted to DRB for an alternate
 - The Friendly Amendment was accepted by Doll
 - The Friendly Amendment was approved (6-0)
- There was discussion that Applicant intends to use brick removed from windows to construct French doors for this elevation.

- ❖ Board Member Brown offered a motion to approve the signage as submitted today with Staff approval on size and location
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-1) (Debban)
- Board Member Brown offered a motion to conceptually approve the rear addition provided Applicant screens the grease traps that are below the addition, create to match what's above it but make it accessible, that it will match South Main Kitchen in color and materials and will be on the same plane as South Main Kitchen. All this will be submitted to Staff for final approval
- The motion received a second from Board Member Palmer
- The motion with was approved by a vote (4-2) (Debban, Corkill)

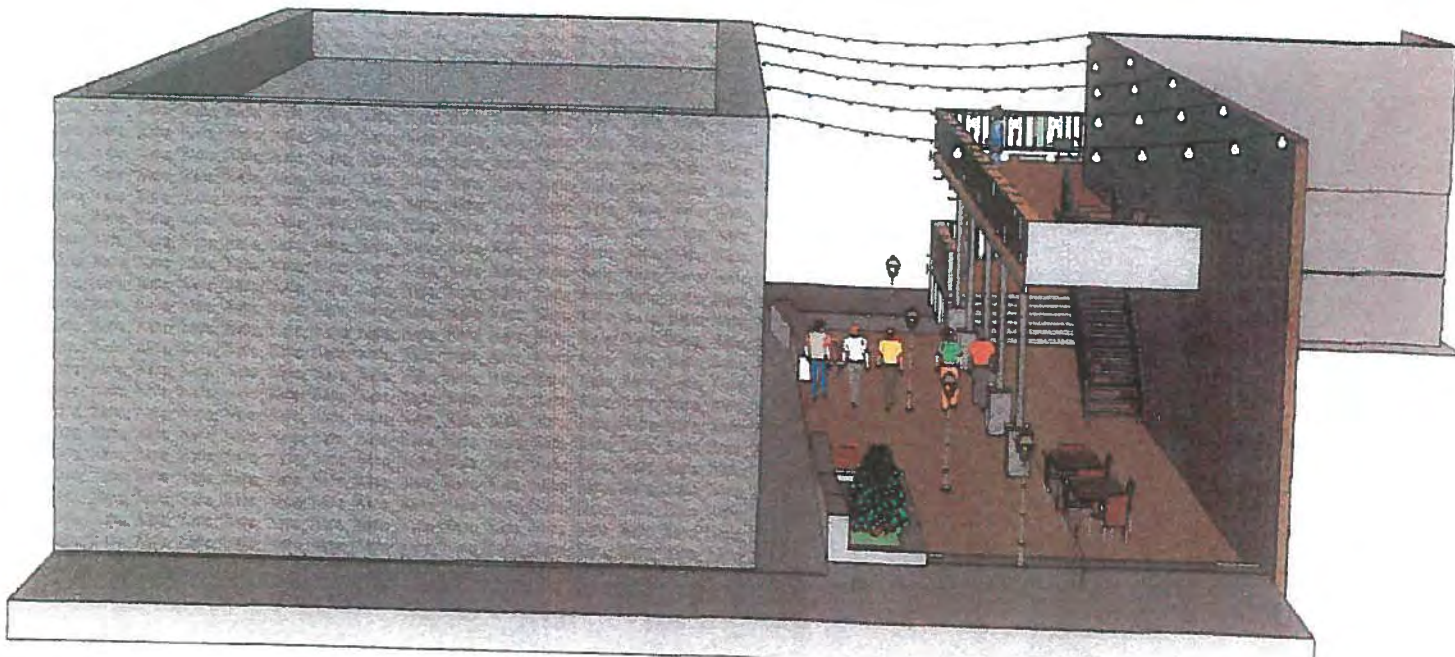
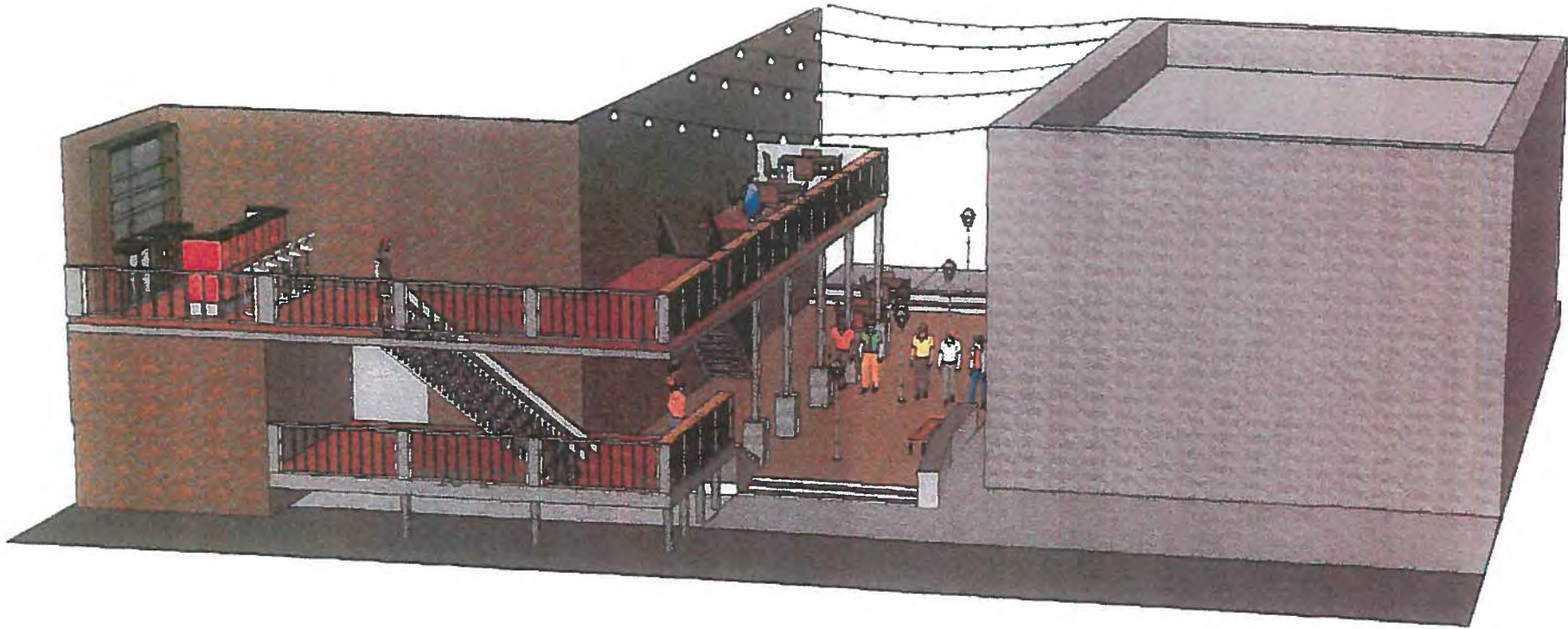
There was discussion during the motion that the elevation would not be on the same plane as South Main Kitchen. It will be set in a little bit. Chairman Kramer stated that the Board and Applicant understand the intent of the motion is not to go beyond the property line.

Consideration Of Updated Plan: Jones Alley / South Main Kitchen

[Play >>](#)

- James Drinkard, Assistant City Administrator, introduced the item
- City Council voted in May of 2014 to abandon Jones Alley and enter into an intergovernmental agreement with the Alpharetta Development Authority for the redevelopment of the property
 - The redevelopment concept was based upon the Authority entering into a public / private partnership and upon certain conceptual plans
- The owners of South Main Kitchen recently submitted an updated plan for their proposed development of outdoor seating features adjacent to their restaurant within the area formerly known as Jones Alley
 - The proposal reflects significant differences from the version that was submitted and presented to both City Council and the Development Authority while the public/ private partnership for the development of Jones Alley was being discussed and finalized
 - Staff reviewed the current proposal and found that the differences from the version previously presented to City Council are too significant for the project to proceed without the matter being presented to City Council for consideration
- Louie Soon and Scott Florence, owners of South Main Kitchen, came forward to discuss their updated plan and the reasons for the changes from the original proposal
 - The main reason for the change in plans is that the owners do not believe that they can adequately serve / support the amount of additional seating / patronage that would be generated through the original plan
 - They believe that the revised plan will still generate the level of “on-street” pedestrian activity that was sought through the original plan
- Public comment was invited
- ❖ Council Member Kennedy offered a motion to approve the currently proposed changes to Jones Alley by South Main Kitchen subject to final approval of the bar design, building materials, and lighting by Staff
 - The motion received a second from Council Member Owens
 - Mr. Gilvin expressed concern about the motion and expressed a desire for the final design to come back to City Council for final approval
 - Mayor Belle Isle offered a friendly amendment to restate the motion so as to approve the currently proposed changes to Jones Alley by South Main Kitchen subject to approval of the bar design, building materials, and lighting by Staff and final approval by City Council
 - The friendly amendment was not accepted
 - Council Member Kennedy amended his original motion so as to approve the currently proposed changes to Jones Alley by South Main Kitchen subject to final approval of the bar design, building materials, and lighting by Staff, the Town Architect, and the Design Review Board
 - Council Member Owens agreed to the change and seconded the revised motion
 - The motion passed by 5-0-1 vote (Gilvin in opposition)

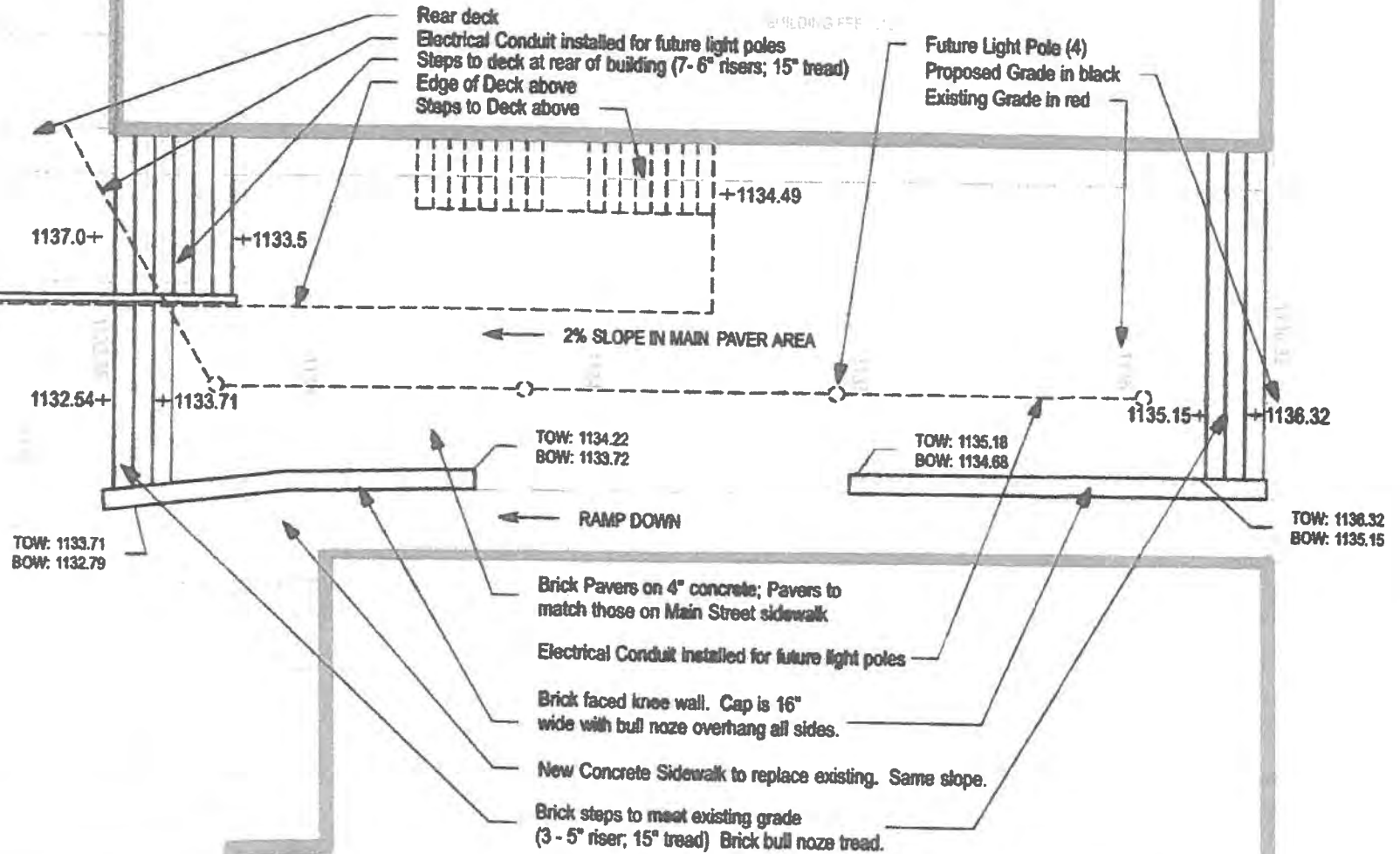
Original Proposal



Original Proposal

Exhibit "B"

MAIN STREET KITCHEN RESTAURANT



JONES ALLEY PEDESTRIAN WAY

APRIL 18, 2014