



DESIGN REVIEW BOARD DECEMBER 14, 2018

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 - 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 - 1. 09:10 - 09:20 DRB180064 Urban Hardware 11770 Haynes Bridge Rd
review exterior changes
 - 2. 09:20 - 09:40 DRB180058 Greenstone Office Building 132 Kimball Bridge
review exterior changes
 - 3. 09:40 - 10:30 DRB180065 One Alpharetta City 2300 Old Milton Pkwy
review new construction (elevations and materials only)
 - 4. 10:30 - 10:45 DRB180063 Hobby Lobby 6380 North Point Pkwy
review exterior changes
 - 5. 10:45 - 11:30 DRB180066 Twin Oaks Retail II 3450 Old Milton Pkwy
review new construction
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY NOVEMBER 16, 2018

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

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer (Chairman)
 - o Roger Brown (Vice –Chairman)
 - o Frank Schwing
 - o Pat Corkill
 - o Dick Debban

- Design Review Board Members Absent
 - o Tom LeCain (Alternate)
 - o Kim Matherly (Alternate)
 - o Holly Palmer
 - o Katie Rocco

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. October 19, 2018 Meeting Minutes

- ❖ Board Member Schwing offered a motion to approve
- The motion received a second from Vice-Chairman Brown
- The motion was approved by a vote (4-0-1)(Debban)

VII. PUBLIC HEARING

1. DRB180062 Kell Building Partners 53 South Main St

Applicant presented review of exterior change to approved plan.

There was discussion of:

- Decks were not installed
- Building was painted Stonington Gray
- New Proposal is same material as Citizen Soul in City Center
- No plan to install balconies or flat awnings
- Landscaping
- Signage
- All Fired Up Sign:
 - Colors for All fired Up Sign match monument sign
 - Size similar to California Closet, matte finish
- Move Dime Sign Up 2'
- Awnings:
 - Presented sample of awning material - galvanized steel with black finish
 - Intent is to go beyond window opening (4")

- Frames Black
- Window Mullions Black
- Possibility of Lighting Wall Sconces

❖ Board Member Schwing offered a motion to approve awnings and signs as submitted today with the following conditions: the dime sign will be moved higher as discussed and the Applicant will send us a rendering for a final email review and the Applicant will work with Staff on some landscaping in front of the building per our original approval in 2014 and Applicant will also work with Staff on the possibility of adding some lighting to the front of the building.

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

There was discussion during the motion on the entire length of the awnings. DRB intent is for it to at least cover that storefront, past those windows, center point of pilaster – 6" over.

2. DRB180060 Schlotsky's 3345 Old Milton Pkwy

Applicant presented review of exterior changes to an approved plan

There was discussion of:

- Patio Roof standing seam material
- Whitewash painting
- Staff gave recap of previous approval of awnings, mural on side of building
- Slanted S on front mural would be an extra sign not allowed by Code
- Existing Sign will be relensed in Black
- Cinnabon Sign remains White

❖ Board Member Schwing offered a motion to approve the following items:

The patio awning as submitted, the whitewash of the brick also as shown in the meeting today, the wall mural as shown in the meeting today and the wheat mural over the door but without the S.

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

- ❖ Board Member Corkill offered a friendly amendment as far as the existing landscaping anything that is damaged or destroyed, as part of this work shall be replaced per Staff approval.
- Board Member Schwing accepted
- The Friendly Amendment was approved by a vote (5-0)

Staff stated they would go back and review the site for landscaping issues.

Vice-Chairman Brown left the meeting.

3. DRB180042 Kimball Plaza 11380 State Bridge Rd

Applicant presented review of elevations, materials and colors and Landscape

There was discussion of:

- Dormers all the same
- Finials (9')
- Center Gable Area ;
 - Height Dimensions
 - Door Height
 - Doors are inset
 - Types of Awnings
 - Signs will go in Sign Panels
 - Projects 2'
- Wood Storefront painted white (SW6019 Pacer White)
- Shingles – prefer dark brown Barkwood (Timberline)
- Scale of light sample – possibility of using a bigger fixture
- VTR's in front of building
- Reversing Screen Wall to South End
- Trim

- Landscaping
 - Removed planters because they could not source them at size that was requested
 - Put planters at base of building
 - Species in planters
 - Extent of footing(projection from wall line)
 - DRB did not like foundation plantings of the building due to maintenance, room for larger plantings at least 5' depth on sides and back
 - Staff discussed need to maintain ADA compliance (Minimum 42")
 - Trees at Entry not matched. Applicant offered to change to two nettle oaks.
 - Parking Lot Tree – Nettle Oak
 - Patio use- Applicant is not sure of function. Staff reiterated they are not patios. That is not code compliant. There can be no tables and chairs for the future.
 - Building Setback issue
 - Planting at base of Monument Sign other than turf
 - Sample of Brick Paver
 - Knee wall faces building matches building brick
 - Electric Meter, boxes locations. DRB requested they be hidden with a wall w A/C units moving closer to Old Milton Pky
 - Dark brown Hardwood Mulch

- ❖ Board Member Schwing offered a motion to approve elevations, materials and colors as submitted today with the following clarifications and conditions

1. Roof will be Barkwood as shown in the meeting today
2. The wall around the patio will be the same brick as the building
3. The screen wall on the building around the A/C on the south end will be reversed so the opening faces toward the parking lot
4. The service panels will be mounted on the north end of the building near the A/C units and hidden by extending the screen wall and we just need to be aware of the space for the transformer
5. Add space between the windows and the brick on the center doors in similar proportion to the side doors
6. Applicant will gang the VTR's on the front elevation
7. Applicant will submit light fixtures and finials to Staff for email approval by the Board

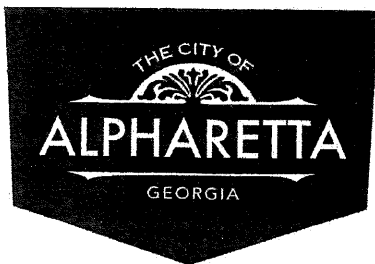
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (3-1)

- ❖ Board Member Corkill offered a motion to approve landscaping with the condition that Applicant shall work with Staff on the Landscape changes as discussed and changes shall be emailed for distribution to DRB Members for approval

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

Staff clarified: we are expanding the beds, changing the trees at entrance to match, changing species from Rosemary to what was discussed and landscape around monument sign

viii. ADJOURNMENT



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Daltex Alpharetta, LLC

Physical Address: C/O Core Realty Advisors, LLC
3715 Northside Parkway Bldg. 400, Ste 100

Mailing Address: _____

City: Atlanta

State: GA

Zip Code: 30327

Owner Telephone: 404 - 846 - 4,000

Contact Fax: _____

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

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

Owner Name (Printed): STEVE COOPER

Date: 12/3/18

Owner Signature: [Signature]
Daltex Alpharetta, LLC By: Core Realty Advisors, LLC, Agent

Property Information:

Address (If Assigned): 11770 Haynes Bridge Rd., Alpharetta, GA 30009

Tax ID or Map Reference Number: 12258406951 052

Land Lot(s): _____

District: 10

Section: _____

Existing Zoning of Property: C-2

Existing Uses of Property: Restaurant Retail, Personal Service, Bank Office

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

Applicant Signature: [Signature]

Date: 12/3/2018

Print Form

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: URBAN HARDWARE

Location Address: 11770 HAYNES BRIDGE RD

Mailing Address: _____

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

Contact For All Notifications: TIM WEEKS

Contact Telephone: 949 - 441 - 9,903 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: TIM.WEEKS@URBANHARDWARE.COM

Contact's Relation To Business: EXECUTIVE VICE PRESIDENT

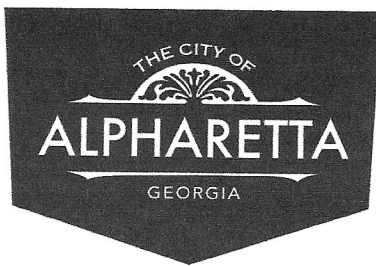
This Application For (Check all that apply):

- | | |
|--|---|
| ☐ 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: Daltex Alpharetta, LLC

Physical Address: 3715 Northside Parkway Bldg. 400, Ste 100

Mailing Address:

City: Atlanta

State: GA

Zip Code: 30327

Owner Telephone: 404 - 846 - 4,000

Contact Fax:

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

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Owner Name (Printed):

Date:

Owner Signature:

Property Information:

Address (If Assigned): 11770 Haynes Bridge Rd., Alpharetta, GA 30009

Tax ID or Map Reference Number:

Land Lot(s):

District:

Section:

Existing Zoning of Property:

Existing Uses of Property:

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Applicant Signature:

Date: 12/3/2018

Print Form

Urban Hardware

Storefront Direction
06 - 11.29.2018

Urban HARDWARE



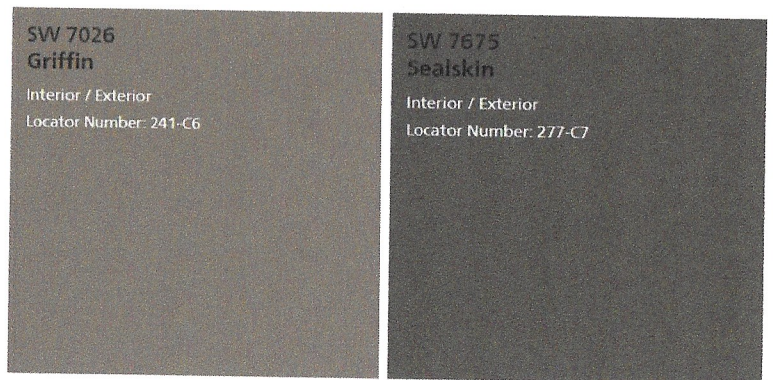
STOREFRONT RENDERING



STOREFRONT RENDERING



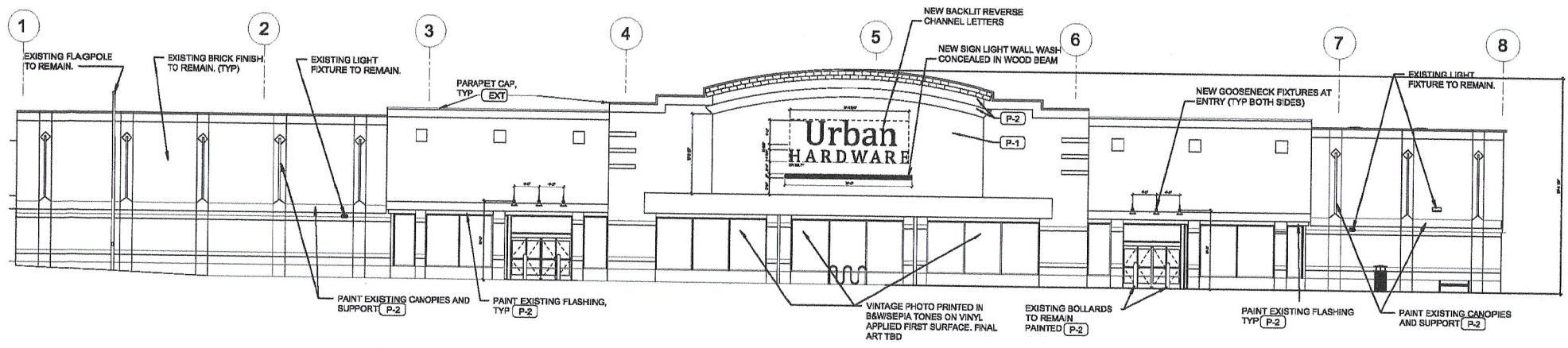
STOREFRONT ELEVATION



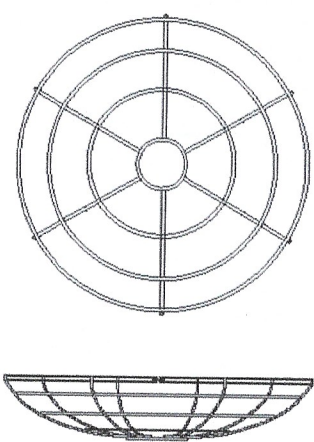
P-1

P-2

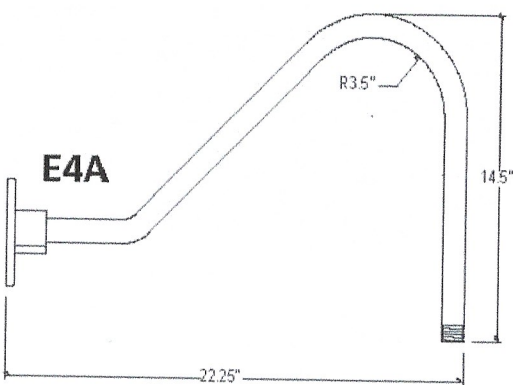
STOREFRONT ELEVATION



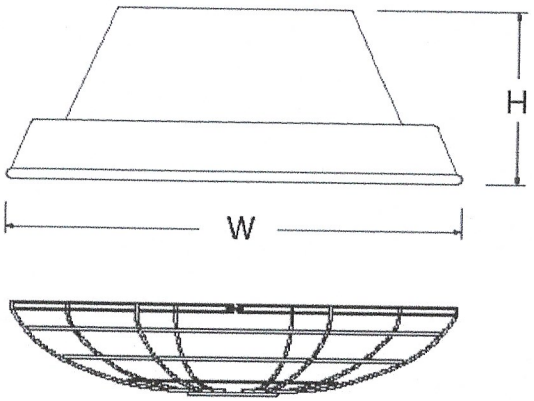
GOOSENECK



GR12 12" WIRE GRILL



63-IRON RUST



	HEIGHT	WIDTH
DSL12	4.5"	12"



DESIGN REVIEW BOARD MEETING

OCTOBER 19, 2018

ALPHARETTA CITY

HALL COUNCIL

CHAMBERS

2 PARK PLAZA

8:30 AM

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- o Roger Brown (Vice –Chairman)
- o Holly Palmer
- o Frank Schwing
- o Pat Corkill
- o Katie Rocco
- o Tom LeCain (Alternate)

- Design Review Board Members Absent

- o Dick Debban
- o Kim Matherly (Alternate)

- Staff Present
 - o Kathi Cook, Director of Community Development
 - o Ben Kern, GIS Specialist
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of September 21, 2018

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

VII. PUBLIC HEARING

1. DRB180058 Greenstone Office Building 132 Kimball Bridge Rd

Applicant presented a review of new construction.

After Presentation from the Applicant and discussion:

- Site Plan
 - o Director Cook suggested naming private drive
 - o Deck relationship to Kimball Bridge Rd
 - o Presented sample of modular block for retaining wall
 - o Plaza space to work w/existing trees in back
 - o Connection to adjacent old school site that may be developed
 - o Height of wall
 - o Another wall off Plaza to Deck w/partial exposure
 - o Low side of retaining wall mulch w/loose landscaping
 - o Critical root zone of trees
 - o No Loading dock, flat loading area
 - o Easements along private drive for waterline

- Landscaping
 - o Kimball Bridge Rd section species
 - o L3 Document
 - o Streetscape on Kimball Bridge Rd
 - o Move Street trees to as close to street as possible
 - o Council Condition for screening deck along private drive

- Architecture
 - o History of building
 - o Material Samples
 - o Glazing, mullions, glass
 - o Canopy

 - o Parking Deck Similar to Avalon
 - o Brick band, Concrete, Landscape screening
 - o Finished precast panel where visible
 - o DRB stated Rendering is not accurately correct
 - o Lighting
 - o Corrugated metal panel goes around the entire 6th floor – DRB thought it was unappealing. Applicant did not have sample. Applicant would like to have metal element for industrial/mercantile feel.
 - o Entrance
 - Applicant stated it is an industrial/mercantile building. Entrance is 2 double doors with canopy. Pronounced element.

- Read Council Conditions

- Site Lighting, Corner feature, metal material to accentuate entrance on West Elevation to return to DRB.

- ❖ Board Member Schwing offered a motion to approve Site Plan as submitted today
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)

- ❖ Board Member Brown offered a motion to defer elevations and materials for Applicant to bring back the metal material and enhance entry feature of the building so we can see it all together at once
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)

- ❖ Board Member Corkill offered a motion to approve Landscaping with following conditions:
 - o The Applicant work to move the tree plantings closer to Kimball property line
 - o Study the existing Streetscape theme on both sides of this property for street tree theming and planting
 - o Eastside landscaping at the base of wall on deck be enhanced to better screen the wall
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

2. DRB180059 55 Roswell St 55&61 Roswell St

Applicant presented review of new construction

After discussion of:

- Site Plan
- NE Corner of Deck
- Plant Species
- Hardscape Materials
- Possibly expose stairs at North Elevation
- Downspouts
- Active Balconies
- Punched metal with design is underneath balconies
- May use cultured stone for basement
- Historical Home
- Grade will come up at back door
- New stoop on back
- Fireplace
- Reviewed Council Action Summary
- East Elevation storefront design.
- Patio, Hardscape will come back with restaurant
- Monument Sign/Wall Sign to be approved by DRB
- Holiday Lighting needs to be on both buildings

❖ Vice- Chair Brown offered a motion to approve Site Plan as submitted today

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

❖ Board Member Schwing offered a motion to approve elevations and materials as submitted today with the following conditions and clarifications:

1. Revised as shown in meeting today

2. Exclude storefront design
 3. Stone similar to Central City Tavern Building (City Center). Samples to be submitted and approved by Staff.
- The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve landscaping as submitted today with the following conditions:
1. Exclude patio Courtyard which will be presented at a time of tenant improvements
 2. Front of building tree types should be redone to have a better consistency
 3. Parking Lot Landscape needs to be looked at time of consultation with next door property owner based on comments as far as the ligustrum, large plantings up next to the parking lot
 4. Review plant types under the Oaks, make sure they are consistent with heavy shade
 5. Entry walks shall contain elements of the sidewalks
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)

There was discussion during the motion that the Patio, Hardscape (Courtyard) will return with Signage, Lighting and Furniture

viii. ADJOURNMENT

The meeting was adjourned at 11:41 a.m.





WBA ARCHITECTURE - INTERIORS - PLANNING

EXTERIOR PERSPECTIVE VIEW

KIMBALL BRIDGE OFFICE BUILDING
ALPHARETTA, GA

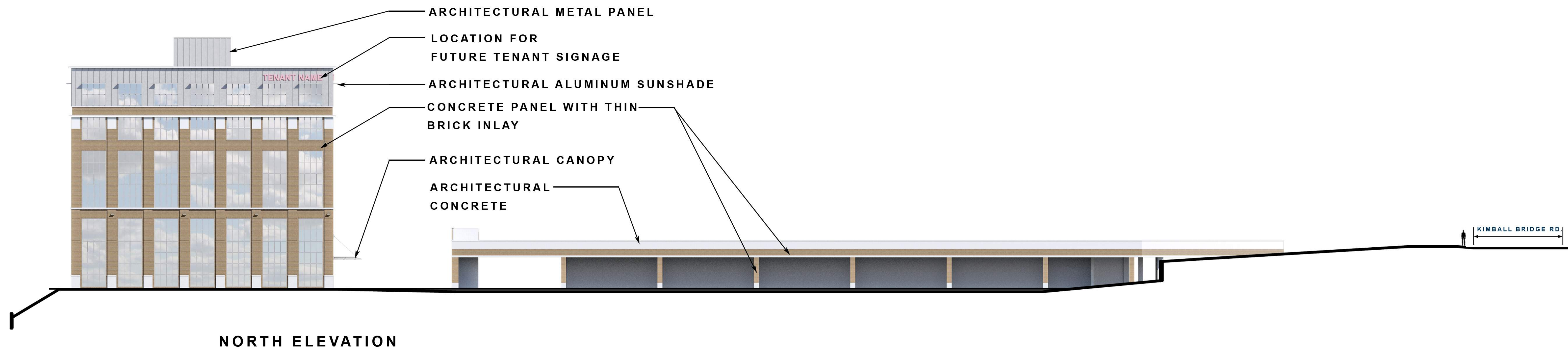
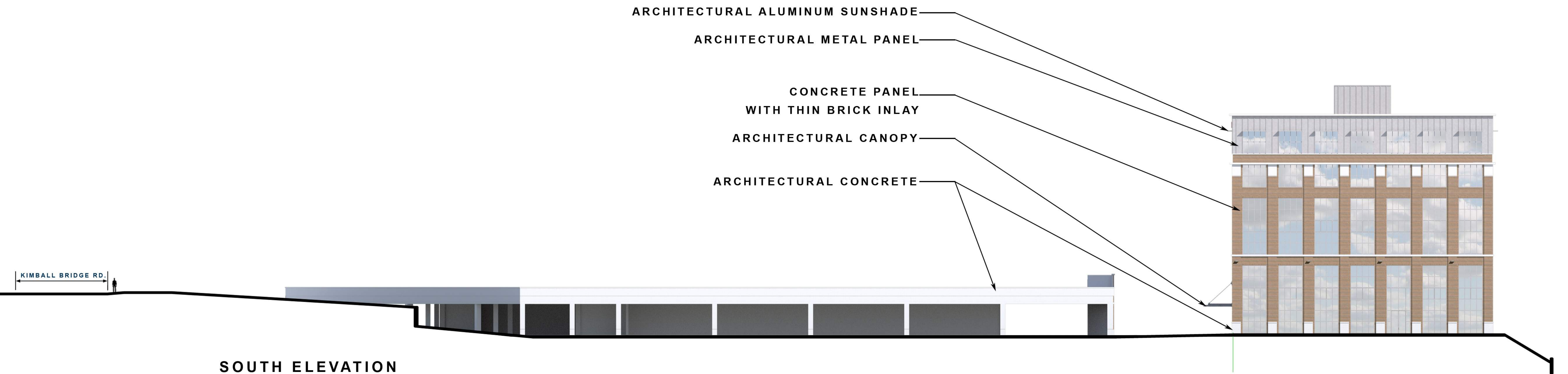
WAKEFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC. | WWW.WBASSOCIATES.COM | ATLANTA - JACKSONVILLE - DUBAI - PANAMA

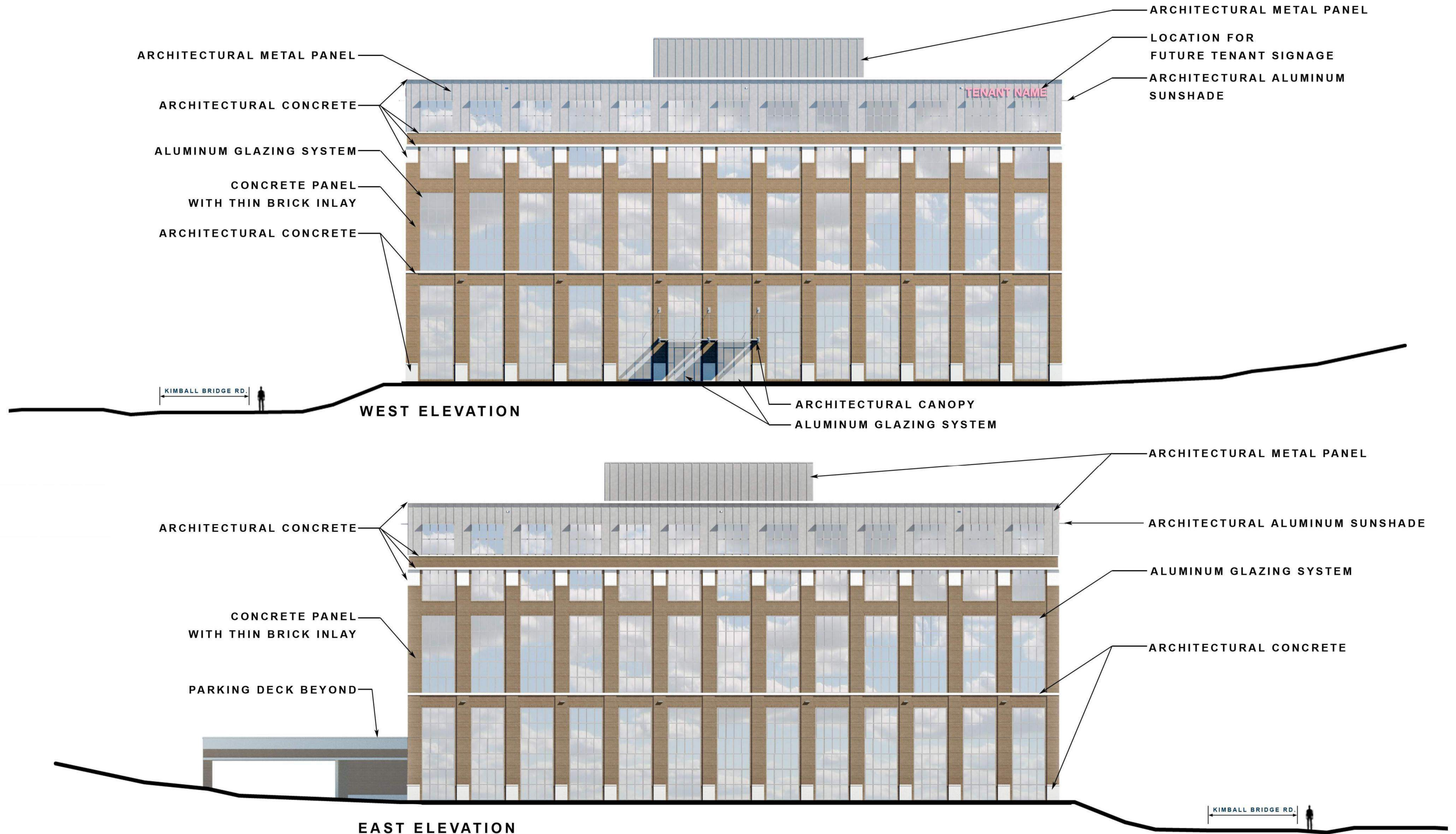


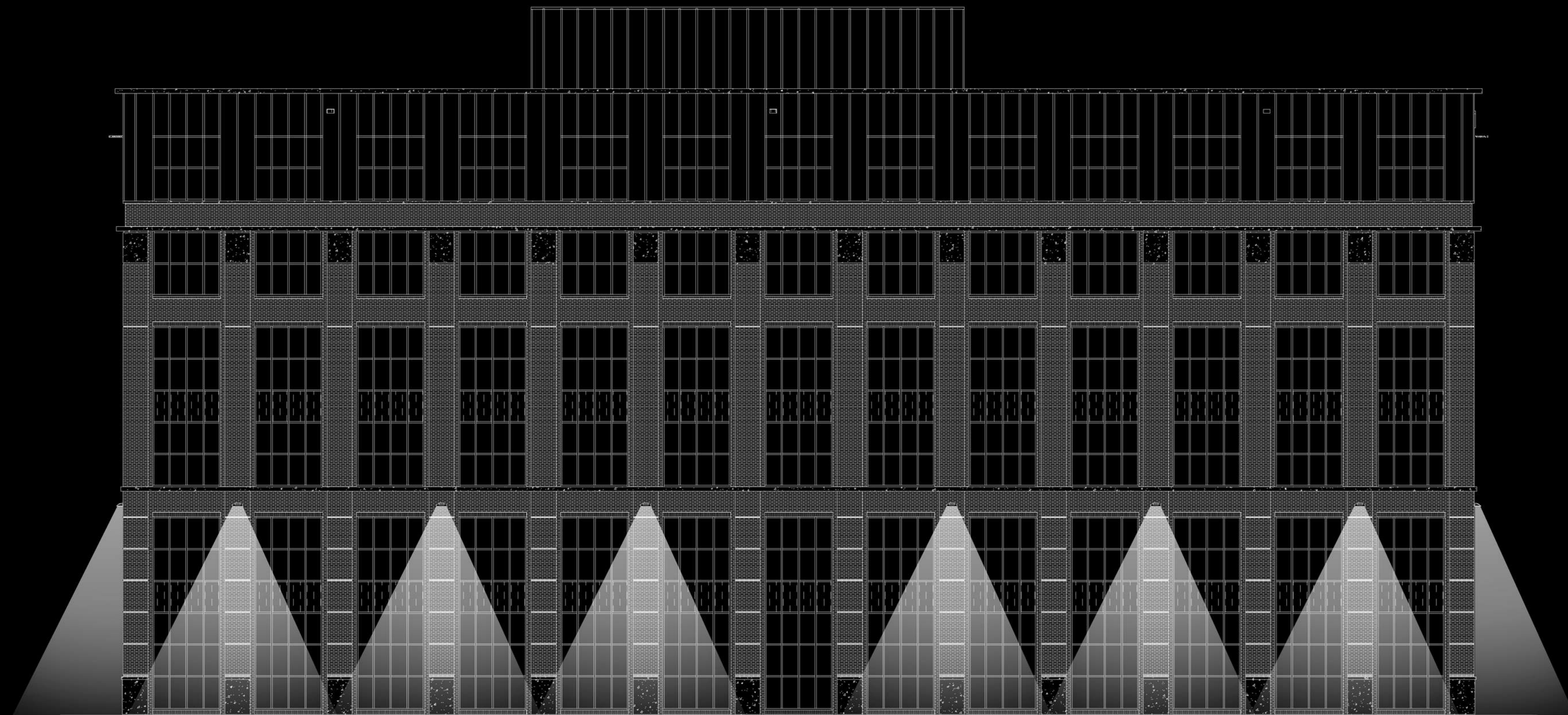
WAKEFIELD
BEASLEY &
ASSOCIATES

DECEMBER 03, 2018

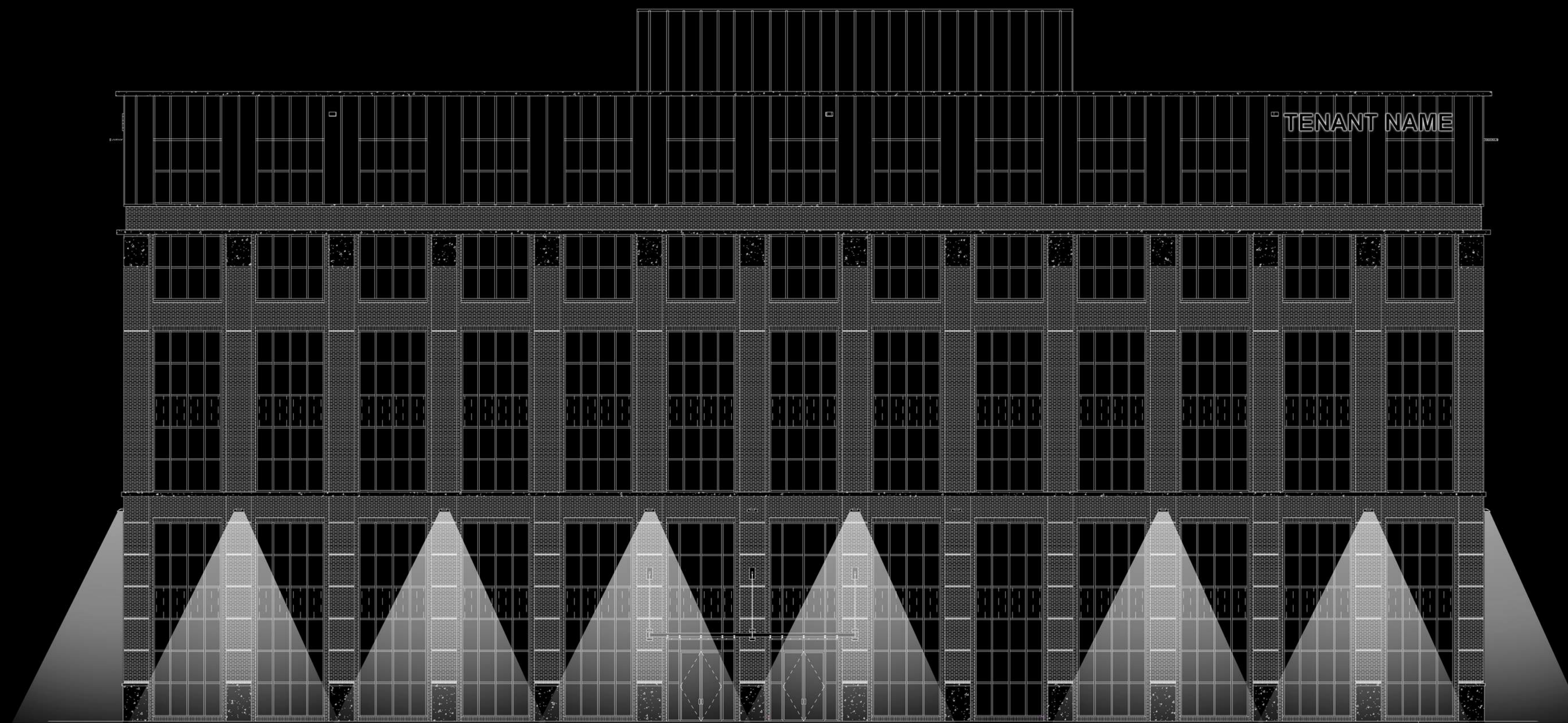




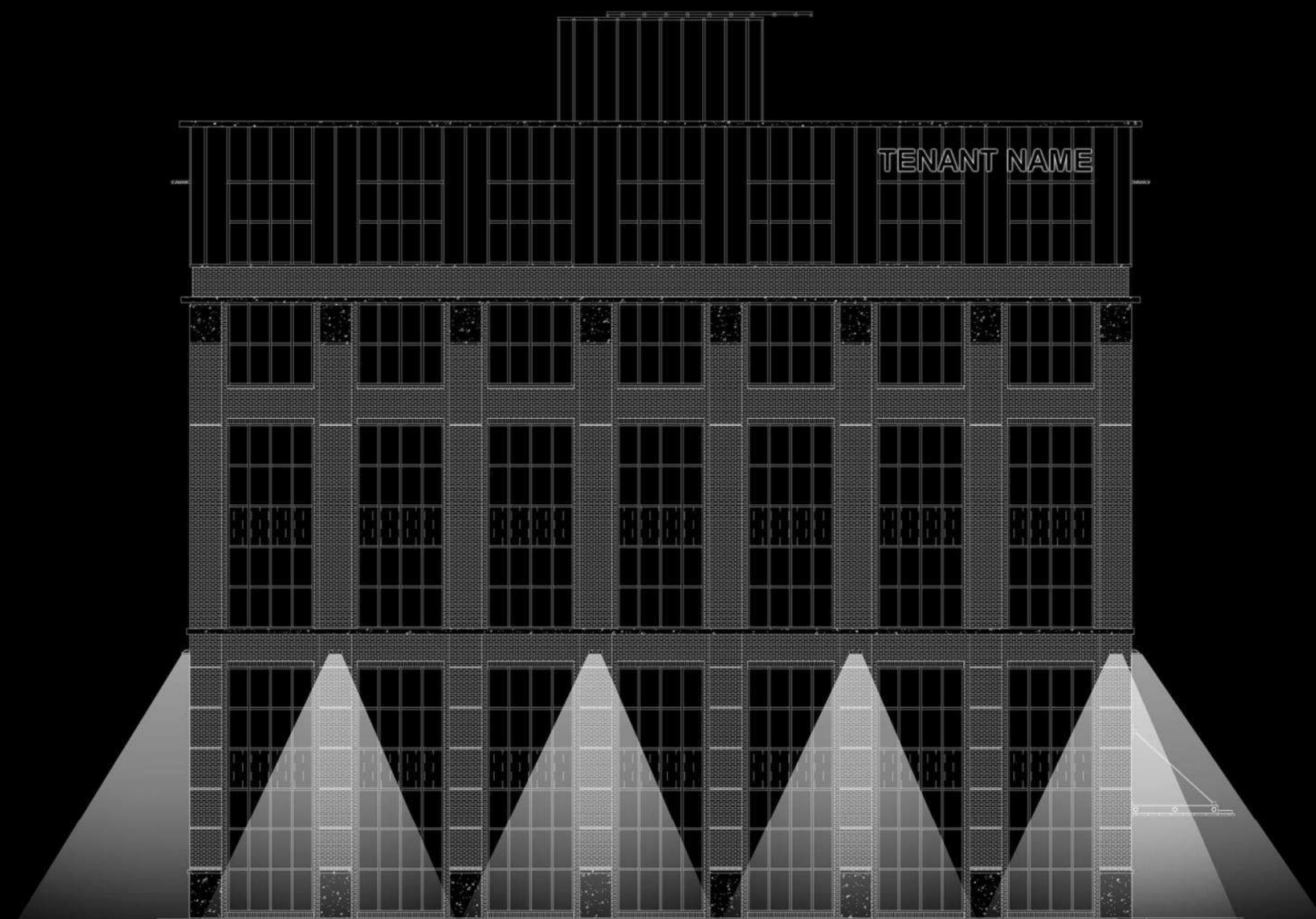




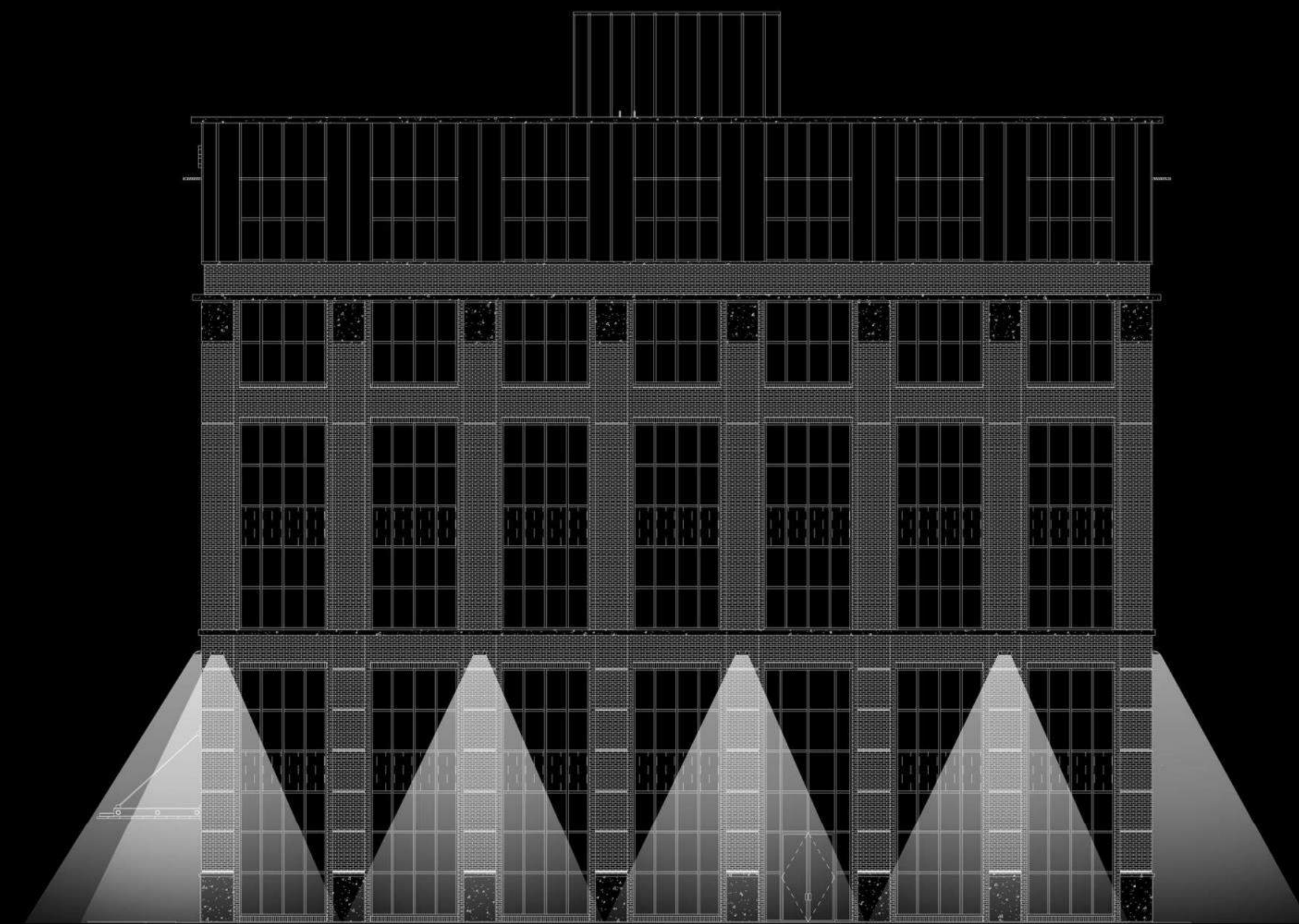
EAST ELEVATION



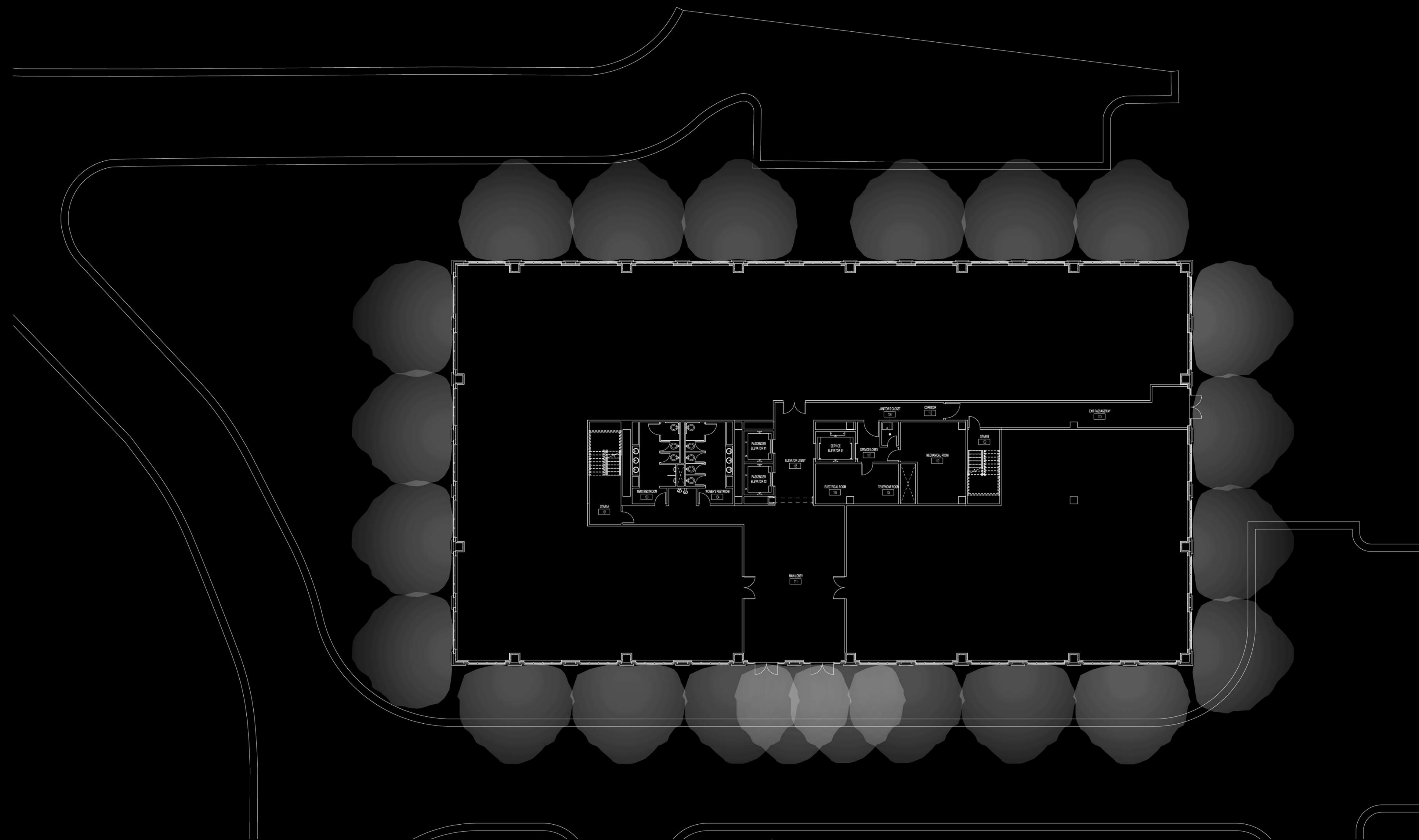
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



BUILDING LIGHTING PLAN

JOB TYPE

NOTES APPROVALS

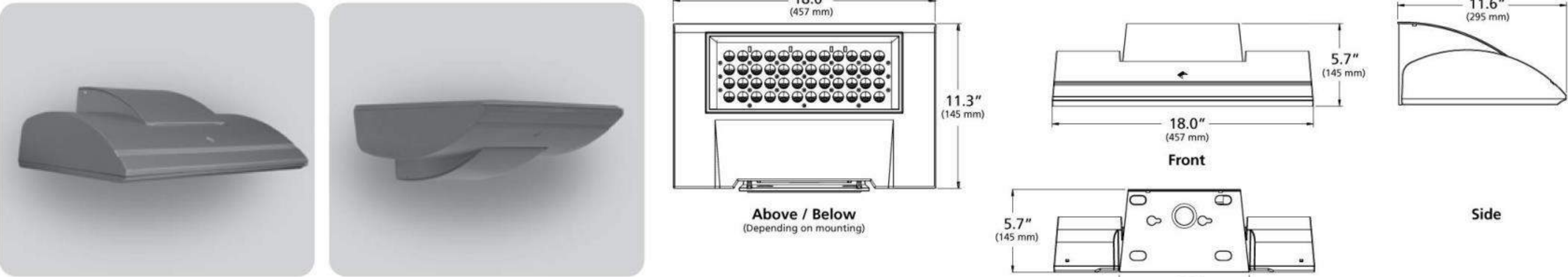
FEATURES

- 5° to +10° tilt adjustment
- High performance optics deliver up to 15,000 lumens
- up or down mountable without modification
- Diffused lens option
- Programmable occupancy sensor (dimming)
- NX and SiteSync wireless controls
- 130+ lumens per watt

Certifications



SPECIFICATIONS



Weight: 35 lbs

ORDERING CODE

WDM	D	48L	85	4K8	4W	UNIV	LG
Fixture	Mounting	Source	Wattage	Light Engine	Distribution	Voltage	Fixture Finish
WDM Wall Director Medium	D Down U ¹ Up	48L 48 LEDs	55 55 Watts 65 65 Watts 85 85 Watts 105 105 Watts 130 130 Watts	3K7 3000K/70CRI 3K8 3000K/80CRI 4K7 4000K/70CRI 4K8 4000K/80CRI 5K7 5000K/70CRI	1 Type I 2 Type II 3 Type III 4W Type IV Wide 4F Type IV Forward WG ² Wall Graze SP Spot/Column FTD ² Forward Throw Diffuse WTD ² Wide Throw Diffuse	UNV 120-277V 347 347V 480 480V	BL Black DB Dark Bronze GT Graphite LG Light Gray PS Platinum Silver TT Titanium WH White CC Custom Color; consult representative

Control Options	Options	Accessories
PC Button Photocell SCP-8F Programmable Occ. Sensor (<9' height) SCP-20F Programmable Occ. Sensor (<9' - 20' height) SWP ³ SiteSync Wireless Pre-Commission SWPM ³ SiteSync Wireless w/ Occupancy Sensor Pre-Commission NXSPW14F ⁴ NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' NXSP14F ⁴ NX PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' NXWE ⁴ NX Wireless Enabled	EM ³ Internal Emergency Battery Backup SF Single Fuse & Fuse holder DF Double Fuse & Fuse holder 2DR Dual Drivers 2PF Dual Power Feeds	SCPREMOTE SCP configuration tool SWUSB SiteSync Software on USB SWTAB SiteSync Windows® Tablet SWBRG SiteSync Software Bridge Node

Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

¹ Not available with EM option or with SCP & SWPM sensor options.
² WG, FTD, and WTD come with a diffused lens.
³ Universal voltage only (120-277)
⁴ 120-347V only



Kim Lighting reserves the right to change specifications without notice.

© 2018 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Aug. 01, 2018



FERRARA 780 Specification

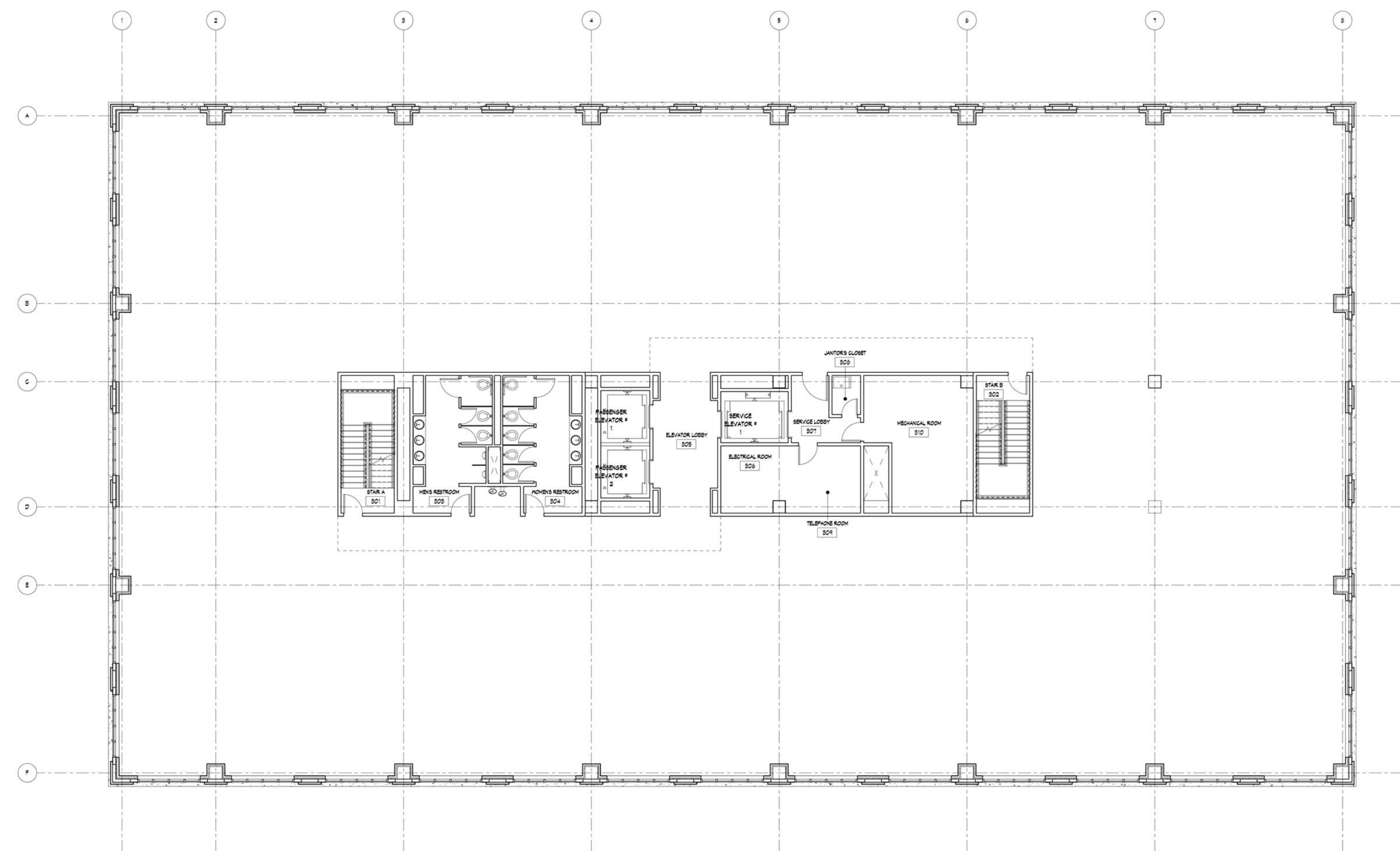
FERRARA's understated styling and diffused illumination provides unobtrusive low-level landscape lighting. Translucent acrylic lens creates soft diffused illumination. Housing is constructed of cast aluminum and heavy aluminum plate. Fixture is finished in finely textured paint. All hardware is stainless steel. Standard color; matte silver grey metallic, dark grey, or graphite grey. Special colors available.



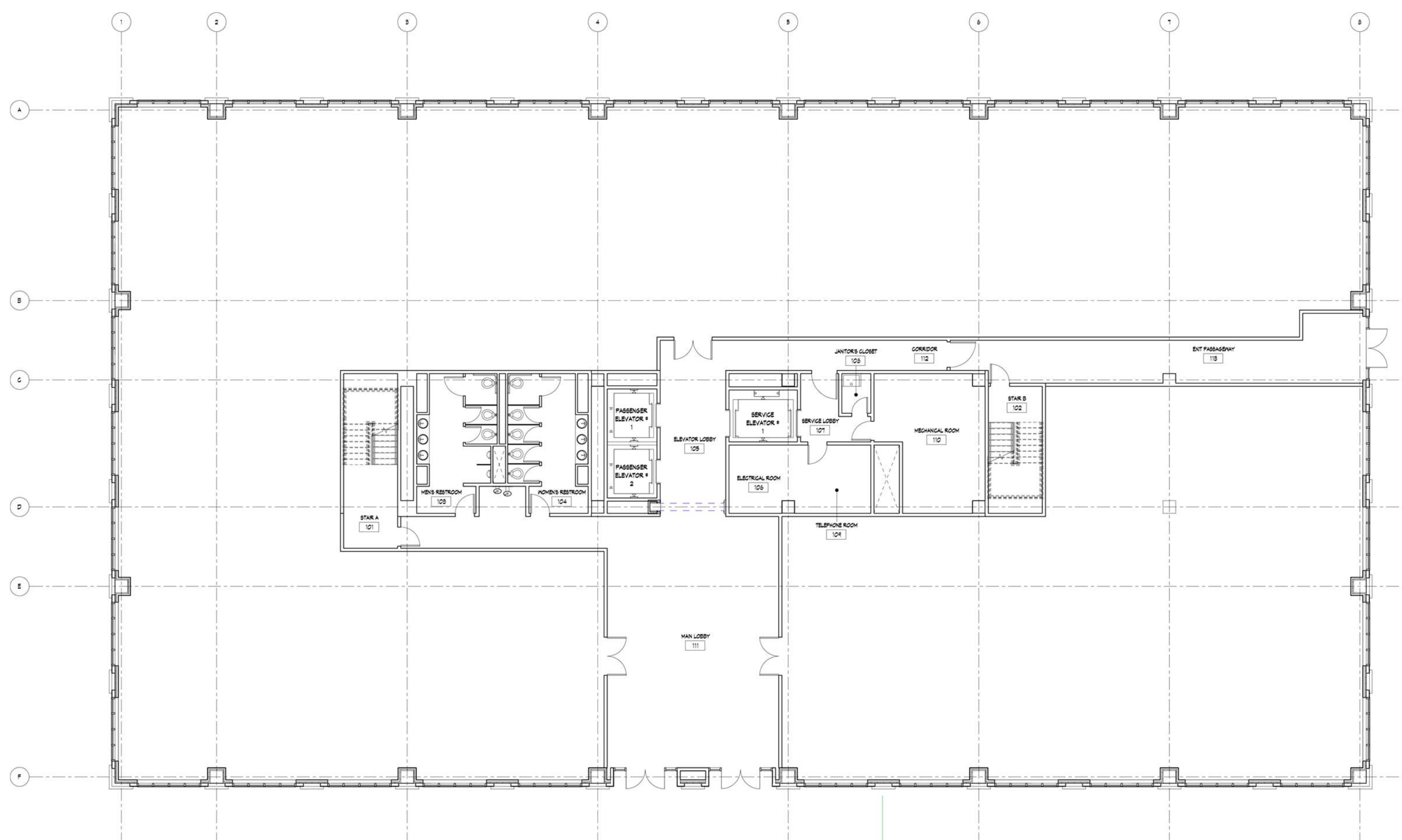
Model	Watt	Lamp	Volt	Mounting	Finish	Option
FR780	60 (36w + 24w)	CF - Compact Fluorescent	2 - 120 7 - 277	D - Bollard	SG - Silver Grey DG - Dark Grey GG - Graphite Grey BLK - Matte Black BRZ - Dark Bronze CC - Custom Color	SI - Soil insert with external flange (required) N - None

Ordering Information

Specifications are subject to change without notification
HessAmerica > Products > Lighting Products > Illuminating Bollard > FERRARA 780
https://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/FERRARA_780/



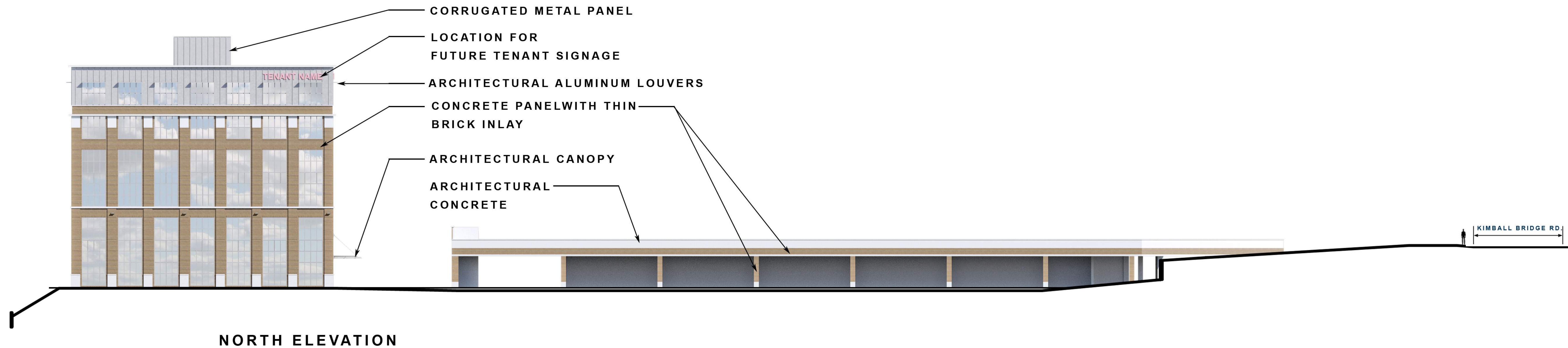
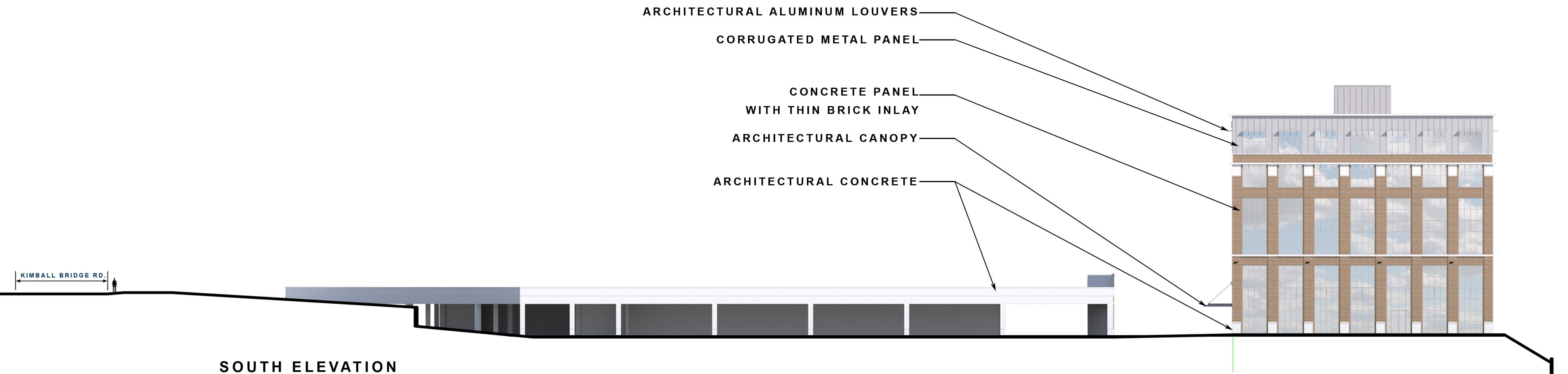
LEVEL 3-5 TYPICAL FLOOR PLAN

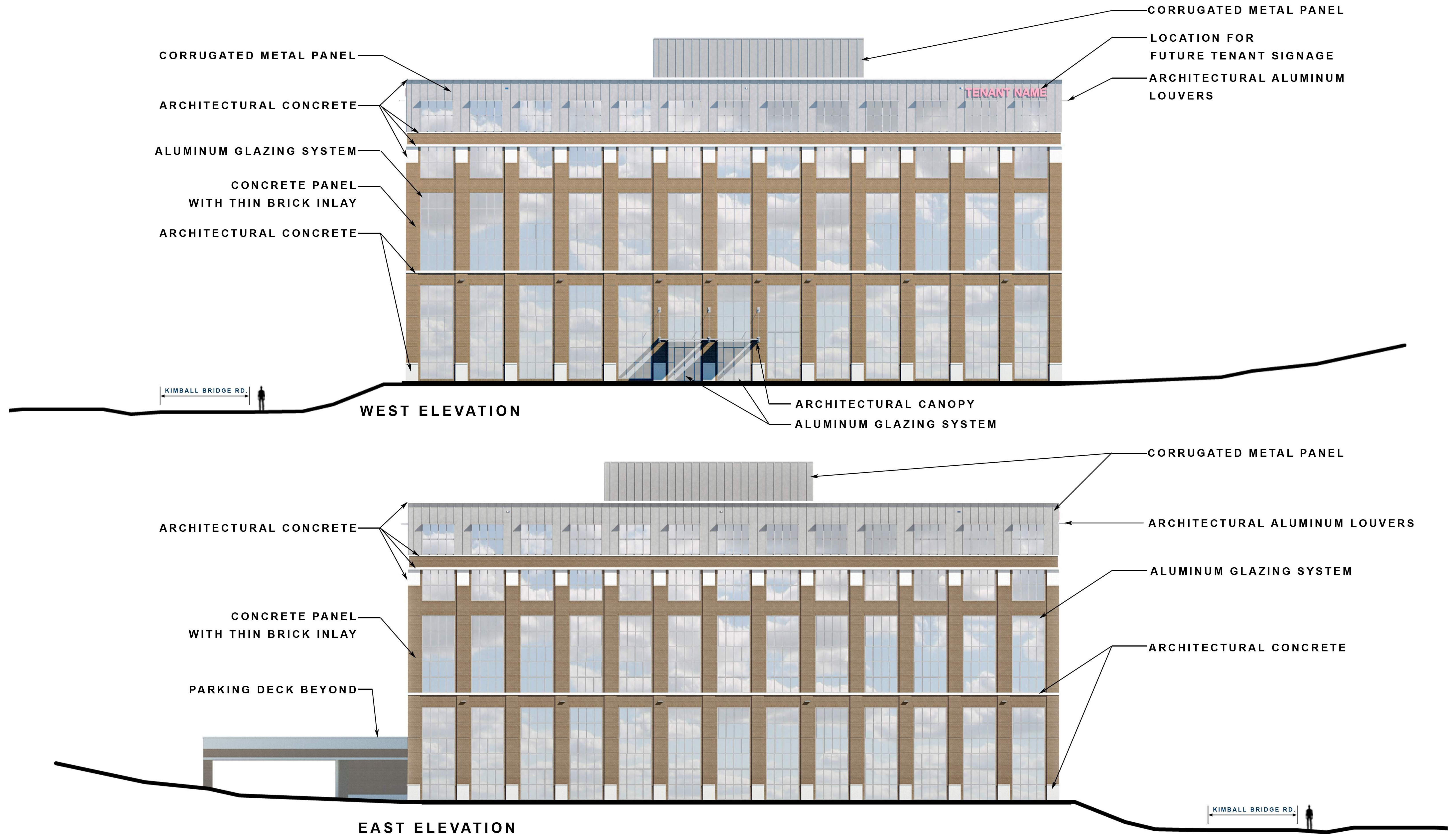


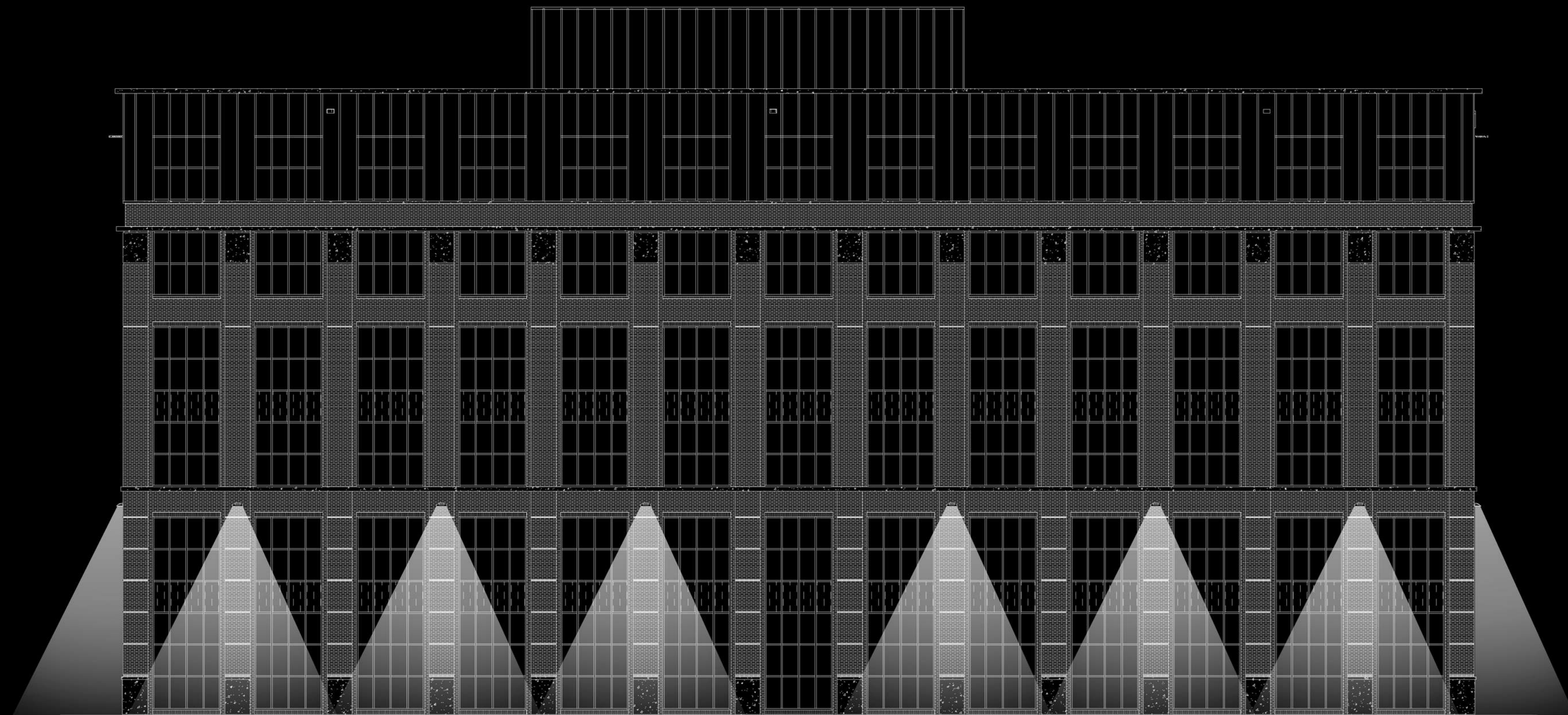
LEVEL 1 FLOOR PLAN



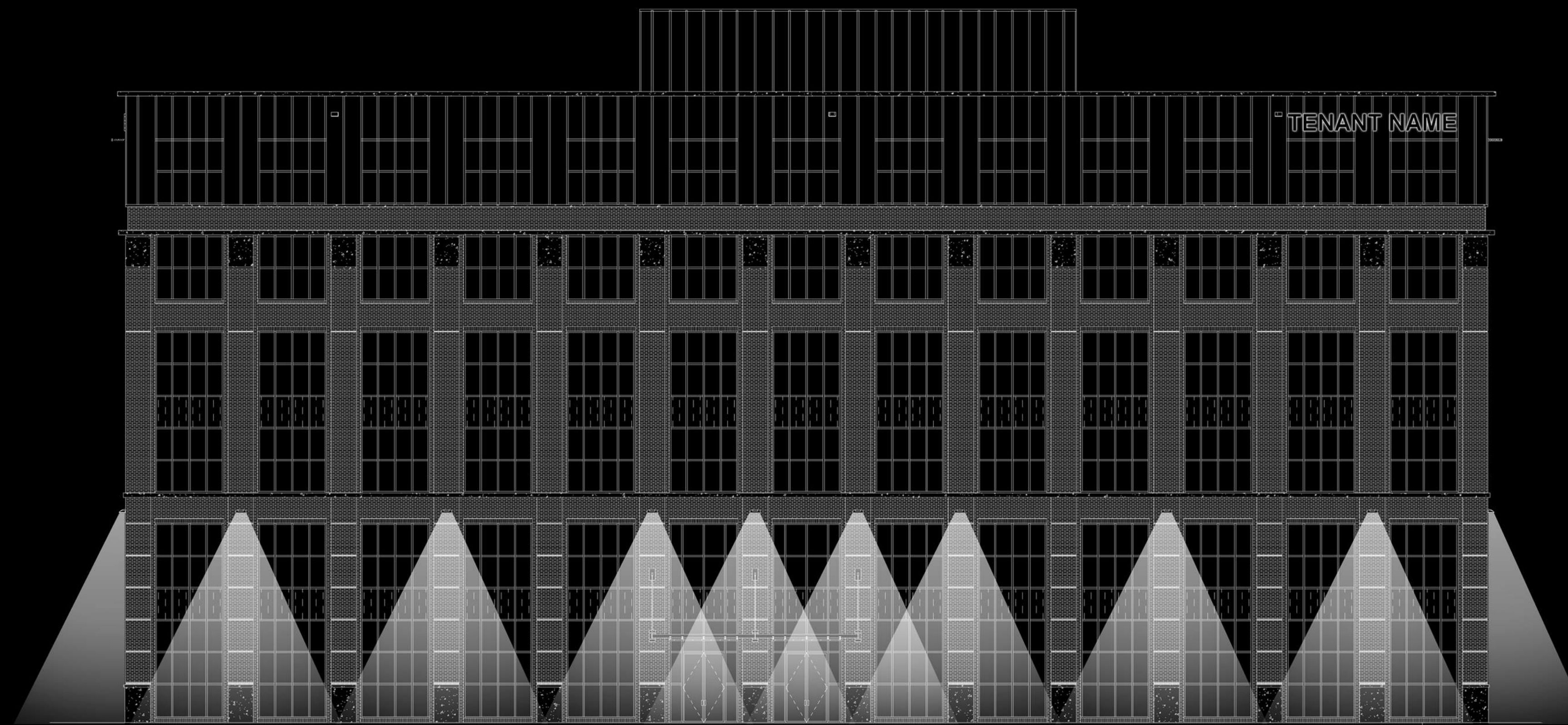




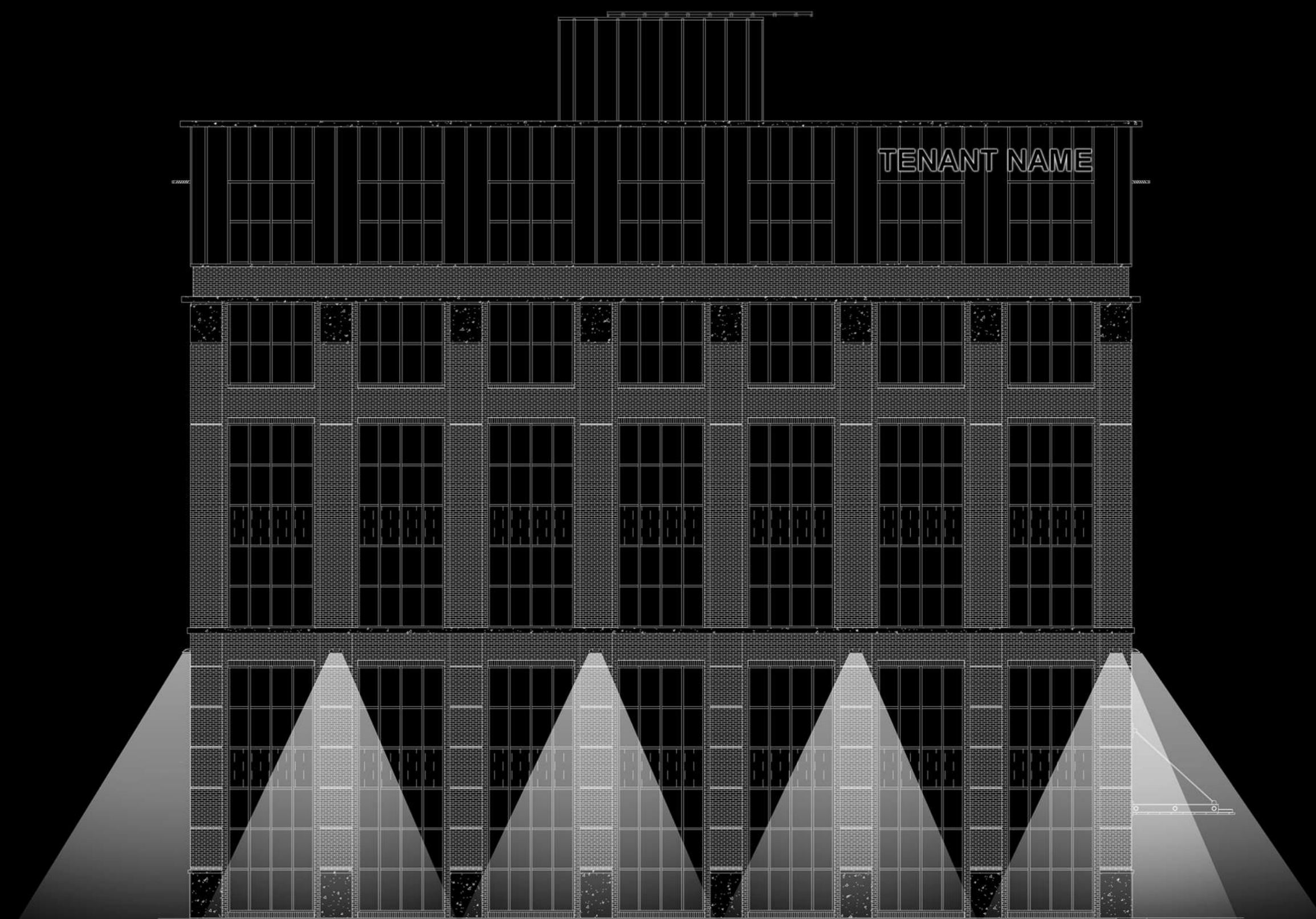




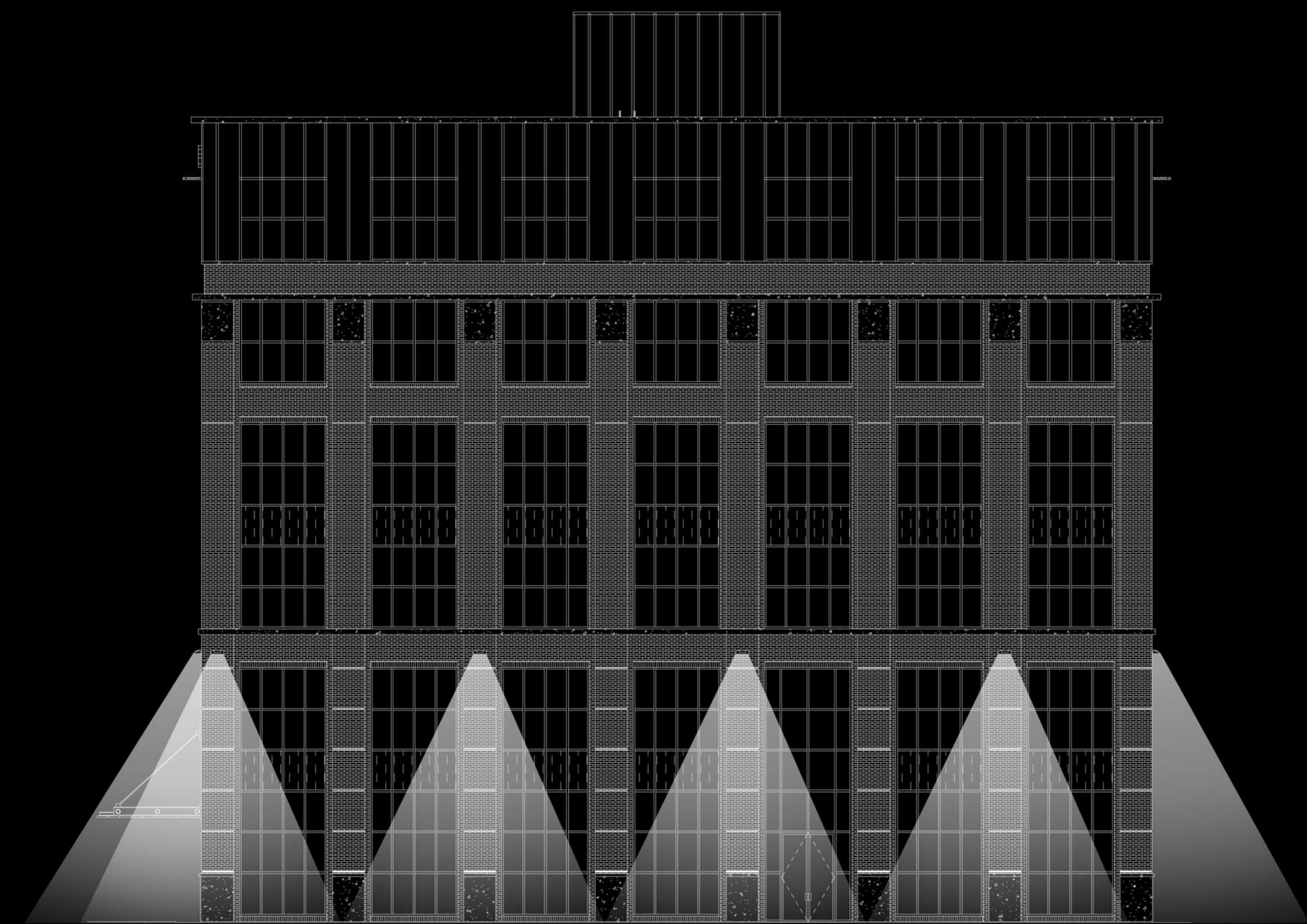
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

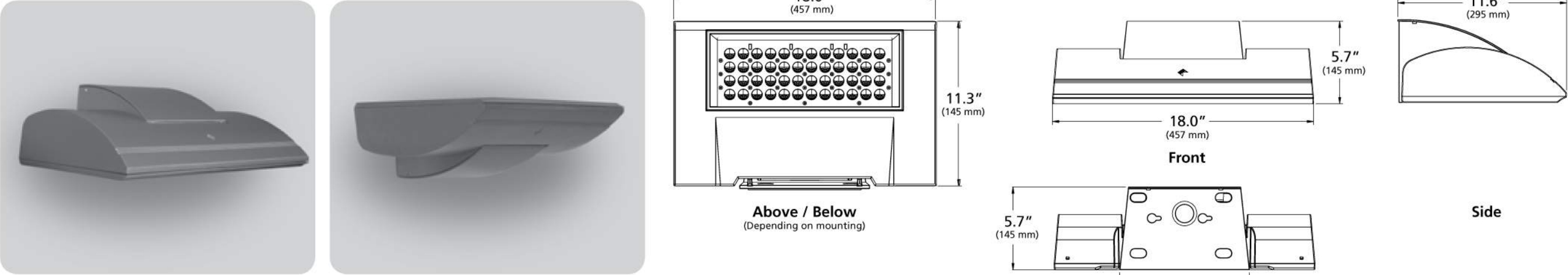
JOB _____ TYPE _____

NOTES _____ APPROVALS _____

- FEATURES
- -5° to +10° tilt adjustment
 - High performance optics deliver up to 15,000 lumens
 - up or down mountable without modification
- Diffused lens option
 - Programmable occupancy sensor (dimming)
 - NX and SiteSync wireless controls
 - 130+ lumens per watt



SPECIFICATIONS



Weight: 35 lbs

ORDERING CODE

WDM

D

48L

85

4K8

4W

UNIV

LG

Fixture

Mounting

Source

Wattage

Light Engine

Distribution

Voltage

Fixture Finish

WDM Wall Direc-tor Medium

D Down
U¹ Up

48L 48 LEDs

55 55 Watts
65 65 Watts
85 85 Watts
105 105 Watts
130 130 Watts

3K7 3000K/70CRI
3K8 3000K/80CRI
4K7 4000K/70CRI
4K8 4000K/80CRI
5K7 5000K/70CRI

1 Type I
2 Type II
3 Type III
4W Type IV Wide
4F Type IV Forward
WG² Wall Graze
SP Spot/Column
FTD² Forward Throw Diffuse
WTD² Wide Throw Diffuse

UNV 120-277V
347 347V
480 480V

BL Black
DB Dark Bronze
GT Graphite
LG Light Gray
PS Platinum Silver
TT Titanium
WH White
CC Custom Color, consult representative

Control Options

Options

Accessories

PC Button Photocell
SCP-8F Programmable Occ. Sensor (<9' height)
SCP-20F Programmable Occ. Sensor (<9' - 20' height)
SWP³ SiteSync Wireless Pre-Commission
SWPM³ SiteSync Wireless w/ Occupancy Sensor Pre-Commission
NXSPW14F⁴ NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14'
NXSP14F⁴ NX PIR Occupancy Sensor, Dimming Daylight Harvesting, 14'
NXWE⁴ NX Wireless Enabled

EM³ Internal Emergency Battery Backup
SF Single Fuse & Fuse holder
DF Double Fuse & Fuse holder
2DR Dual Drivers
2PF Dual Power Feeds

SCPREMOTE SCP configuration tool
SWUSB SiteSync Software on USB
SWTAB SiteSync Windows® Tablet
SWBRG SiteSync Software Bridge Node

Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

¹ Not available with EM option or with SCP & SWPM sensor options.
² WG, FTD, and WTD come with a diffused lens.
³ Universal voltage only (120-277)
⁴ 120-347V only

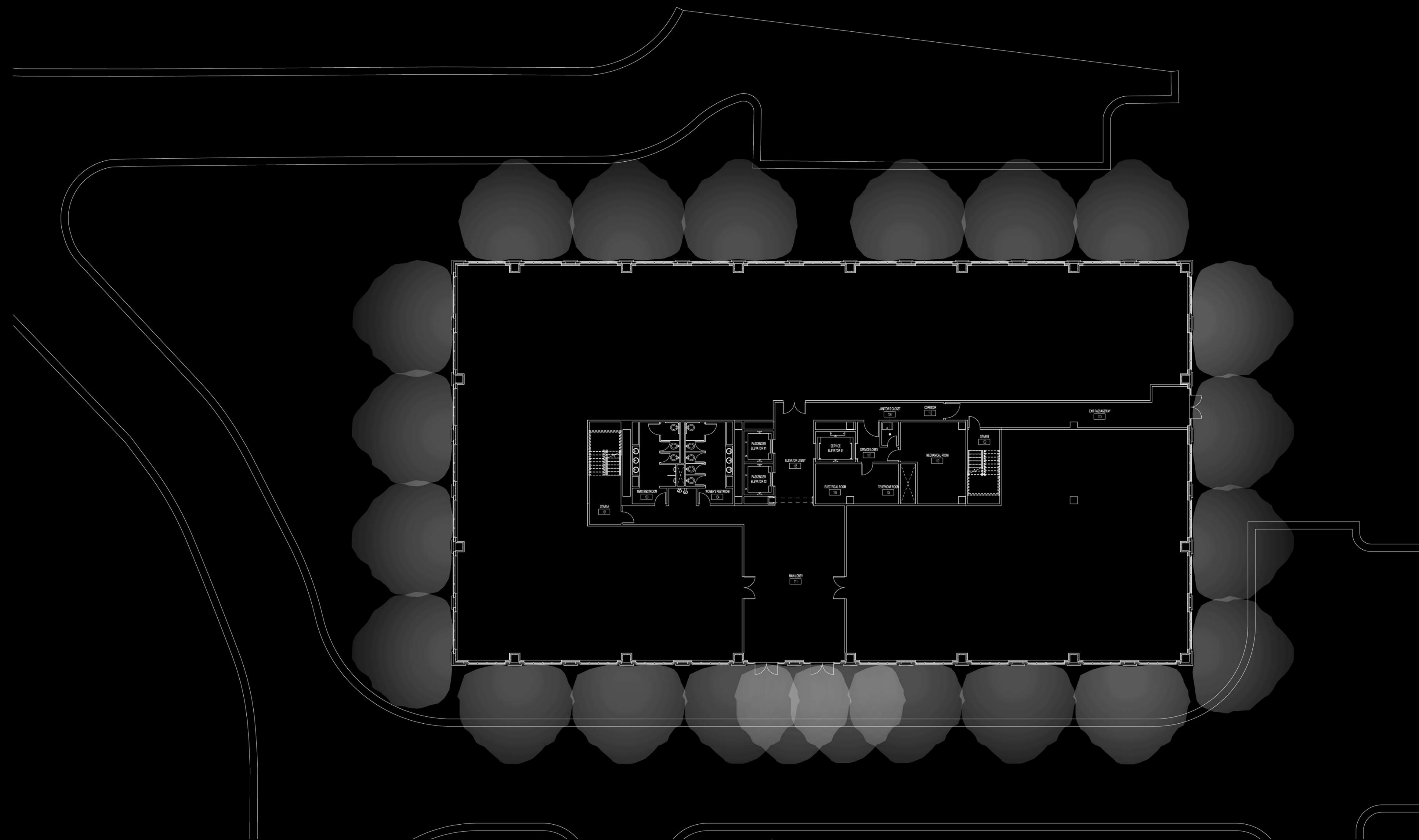


LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
48L	6,000	54	Clear Lens	1	7162	1	0	1	132	7342	1	0	1	135	7426	1	0	1	137
				2	6782	1	0	1	125	6953	1	0	1	128	7032	1	0	1	130
				3	6896	1	0	2	127	7070	1	0	2	130	7151	1	0	2	132
				4F	6766	1	0	2	125	6937	1	0	2	128	7016	1	0	2	129
				4W	6580	1	0	2	121	6746	1	0	2	124	6823	1	0	2	126
				SP	7594	4	0	1	140	7785	4	0	1	143	7874	4	0	1	145
			Diffuse Lens	WG	6842	3	0	1	126	7015	3	0	1	129	7095	3	0	1	131
				FTD	5950	2	0	1	110	6100	2	0	1	112	6170	2	0	1	114
				WTD	6439	2	0	1	119	6601	2	0	1	122	6677	2	0	1	123
			Clear Lens	1	8775	1	0	1	129	8996	1	0	1	132	9099	1	0	1	134
				2	8309	1	0	2	122	8518	1	0	2	125	8616	1	0	2	127
				3	8450	1	0	2	124	8662	1	0	2	127	8761	1	0	2	129
				4F	8290	1	0	2	122	8499	1	0	2	125	8596	1	0	2	126
				4W	8062	1	0	2	119	8265	1	0	2	122	8360	1	0	2	123
				SP	9304	4	0	1	137	9538	4	0	1	140	9647	4	0	1	142
			Diffuse Lens	WG	8384	3	0	1	123	8594	3	0	1	126	8693	3	0	1	128
				FTD	7290	2	0	2	107	7474	2	0	2	110	7559	2	0	2	111
				WTD	7890	2	0	1	116	8088	2	0	1	119	8181	2	0	1	120
	10,000	88	Clear Lens	1	11194	1	0	1	127	11476	1	0	1	130	11607	1	0	1	132
				2	10601	2	0	2	120	10867	2	0	2	123	10991	2	0	2	125
				3	10779	1	0	2	122	11050	1	0	2	126	11177	1	0	2	127
				4F	10576	1	0	2	120	10842	1	0	2	123	10966	1	0	2	125
				4W	10285	2	0	2	117	10544	2	0	2	120	10665	2	0	2	121
				SP	11870	5	0	1	135	12168	5	0	1	138	12308	5	0	1	140
			Diffuse Lens	WG	10695	3	0	1	122	10964	3	0	1	125	11090	3	0	1	126
				FTD	9300	2	0	2	106	9534	2	0	2	108	9643	2	0	2	110
				WTD	10065	2	0	2	114	10318	2	0	2	117	10436	2	0	2	119
	12,000	104	Clear Lens	1	12808	1	0	1	124	13130	1	0	1	127	13280	1	0	1	128
				2	12128	2	0	2	117	12433	2	0	2	120	12575	2	0	2	121
				3	12333	1	0	2	119	12643	2	0	2	122	12787	2	0	2	123
				4F	12100	2	0	2	117	12405	2	0	2	120	12547	2	0	2	121
				4W	11768	2	0	2	113	12064	2	0	2	116	12201	2	0	2	118
				SP	13580	5	0	1	131	13922	5	0	1	134	14081	5	0	1	136
			Diffuse Lens	WG	12236	3	0	1	118	12544	3	0	1	121	12687	3	0	1	122
				FTD	10641	2	0	2	103	10908	2	0	2	105	11033	3	0	2	106
				WTD	11515	2	0	2	111	11805	2	0	2	114	11940	2	0	2	115
	14,000	131	Clear Lens	1	15227	2	0	1	117	15610	2	0	1	120	15789	2	0	1	121
				2	14419	2	0	2	110	14782	2	0	2	113	14951	2	0	2	114
				3	14662	2	0	3	112	15031	2	0	3	115	15203	2	0	3	116
				4F	14386	2	0	2	110	14748	2	0	3	113	14917	2	0	3	114
				4W	13991	2	0	2	107	14343	2	0	2	110	14506	2	0	3	111
				SP	16146	5	0	1	124	16552	5	0	1	127	16741	5	0	1	128
			Diffuse Lens	WG	14548	4	0	1	111	14914	4	0	1	114	15084	4	0	1	116
				FTD	12651	3	0	2	97	12969	3	0	2	99	13117	3	0	2	100
				WTD	13691	3	0	2	105	14035	3	0	2	107	14196	3	0	2	109

Kim Lighting reserves the right to change specifications without notice.





BUILDING LIGHTING PLAN

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: October 15, 2018

Z-18-05 / E-18-07: Kairos Old Milton LLC / DT-LW

Motion: Richard
Second: Mitchell
Approve: 7-0



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

- ❖ Council Member Richard offered a motion to approve Z-18-05/E-18-07 Kairos/OldMilton Parkway, subject to the following conditions:

1. The site, consisting of approximately 2.163 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Paradigm Engineering Services, Inc., revised 10/12/2018, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Maximum building height shall be 3 stories and 44' for Building 'A'. Maximum building height shall be 3 stories and 44' for Building 'B'.
3. Minimum building setbacks shall be:
 - a. Front – 20'
 - b. Side – 0' (min. 10' between structures)
 - c. Rear – 3'
4. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant comments, and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB.
5. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.

6. Street trees shall be required along Old Milton Parkway within the beauty strip (as approved by GDOT), as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
7. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff.
8. Planting beds shall be required in front of buildings to accommodate shrubs and vines.
9. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
10. Developer shall save trees as depicted on the plan prepared by Paradigm Engineering Services, Inc., revised 8/20/2018. In addition, developer shall save the following trees: #21 (37" Water Oak), #31 (38" Water Oak) and 20" Black Walnut. City Arborist may approve up to a 20% encroachment into the CRZ with additional tree care to offset the encroachment, as approved by Staff.
11. Developer shall plant 6" (min.) caliper Willow Oaks, or other species approved by Staff, for every 50' of frontage along Old Milton Parkway.⁷
12. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
13. Decorative paver aprons shall be required at project driveway(s), as approved by Staff.
14. All new utilities shall be placed underground.
15. Traffic study shall be required at LDP evaluating SR120/Haynes Bridge, SR120/Kingry and SR120/site driveway to determine if signal control changes
16. Developer shall provide City approved bus shelter at the existing MARTA bus stop adjacent to the applicant's property as approved by staff

Final Conditions:

1. The site, consisting of approximately 2.163 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Paradigm Engineering Services, Inc., revised 10/12/2018, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
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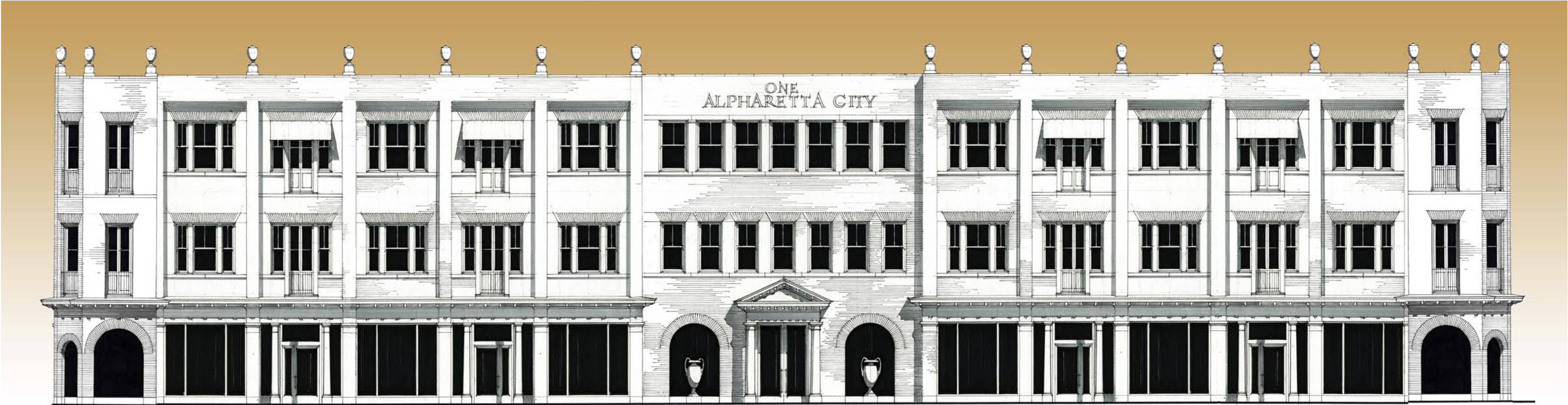
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16. Developer shall provide City approved bus shelter at the existing MARTA bus stop adjacent to the applicant's property as approved by staff



KAIROS DEVELOPMENT CORPORATION
— AUGUST 1, 2018 —
LEW OLIVER, INC.

OFFICE BUILDING B • 3 FLOORS • 25,260SF

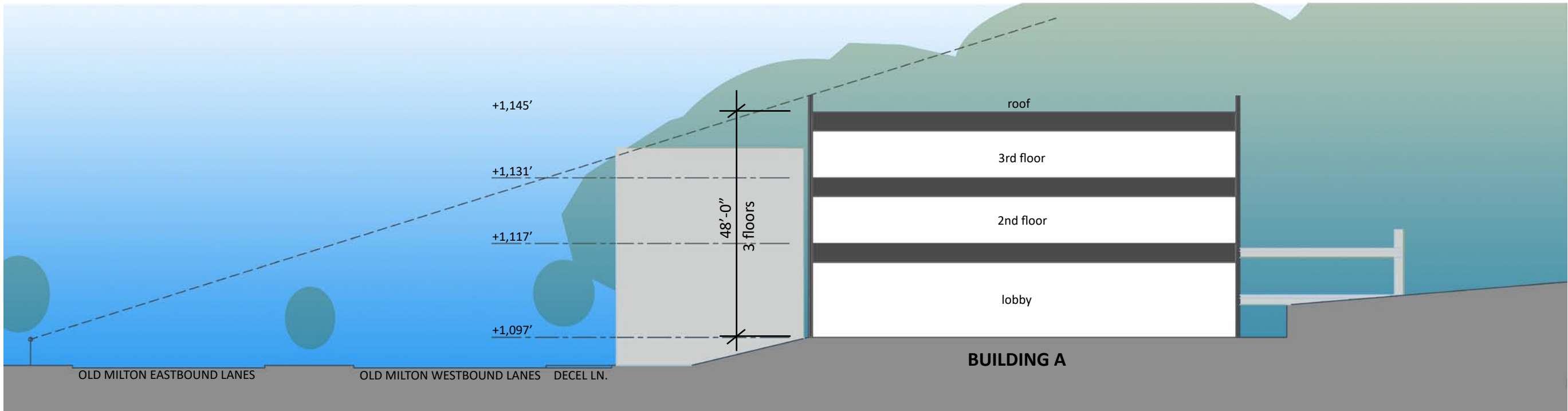
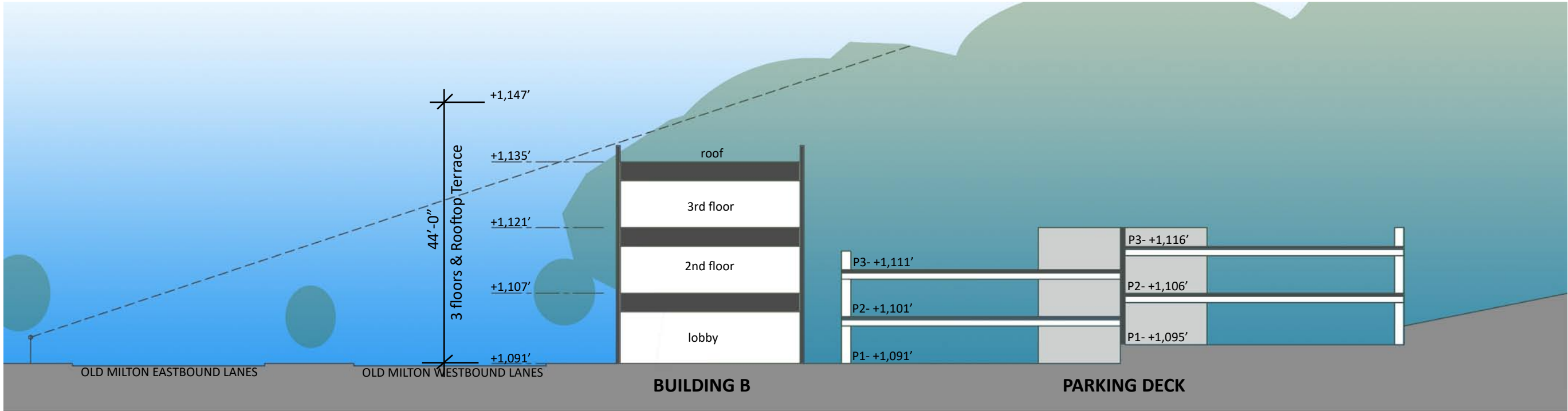
Architectural Style and Materials Narrative for Building B (200’ wide):

- The façade of Building B is designed in the Beaux Arts Style.
- The façade of Building B will be divided into 15 bays, 5bay groupings anchored by chamfered corners separated by a 3-bay spacer.
- Bays are defined by subtle offsets and abstracted pilasters. The 3-story composition begins with a classic retail storefront at the base (the piano nobile), defined with Tuscan pilasters and colonettes and a modillioned entablature which may contain a gilded sign band.
- Upper floors are composed of large ganged windows, flush jamb balconies, and shed awnings.
- The center “spacer”, contains a classical frontispiece characterized by 2 large Roman Doric columns supporting a modillioned pediment. This element is flanked with deep reveal arches and urns. Upper stories contain repetitive windows, the 3rd floor fenestration being defined by simple, square planned colonettes.
- The parapet is capped with cut stone and a urns which accent the vertical pilasters below.

ONE ALPHARETTA CITY



archetype
design 



BUILDING HEIGHT EXHIBIT

ONE ALPHARETTA CITY





BUILDING B

BUILDING A

STATE BANK

CONTEXTUAL BUILDING HEIGHT PERSPECTIVE: FROM ACROSS OLD MILTON PARKWAY FACING NW

BUILDING HEIGHT EXHIBIT

O N E A L P H A R E T T A C I T Y





BUILDING B

BUILDING A

CONTEXTUAL BUILDING HEIGHT PERSPECTIVE: FROM ACROSS OLD MILTON PARKWAY FACING NE

BUILDING HEIGHT EXHIBIT

ONE ALPHARETTA CITY





ONE ALPHARETTA CITY





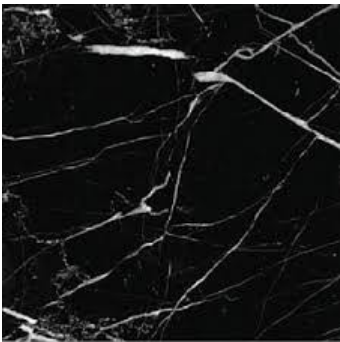
BUSINESS SIGNAGE LETTERS TO BE 18" TALL OR LESS PER THE ALPHARETTA DOWNTOWN DESIGN GUIDELINES



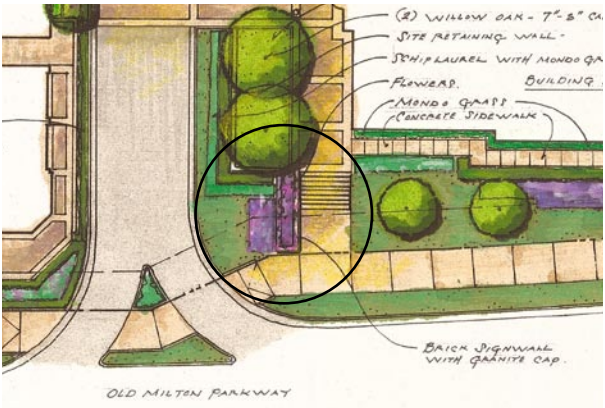
BRICK
MERIDIAN, STONE MOUNTAIN GRAY
COOSA LIGHT MORTAR



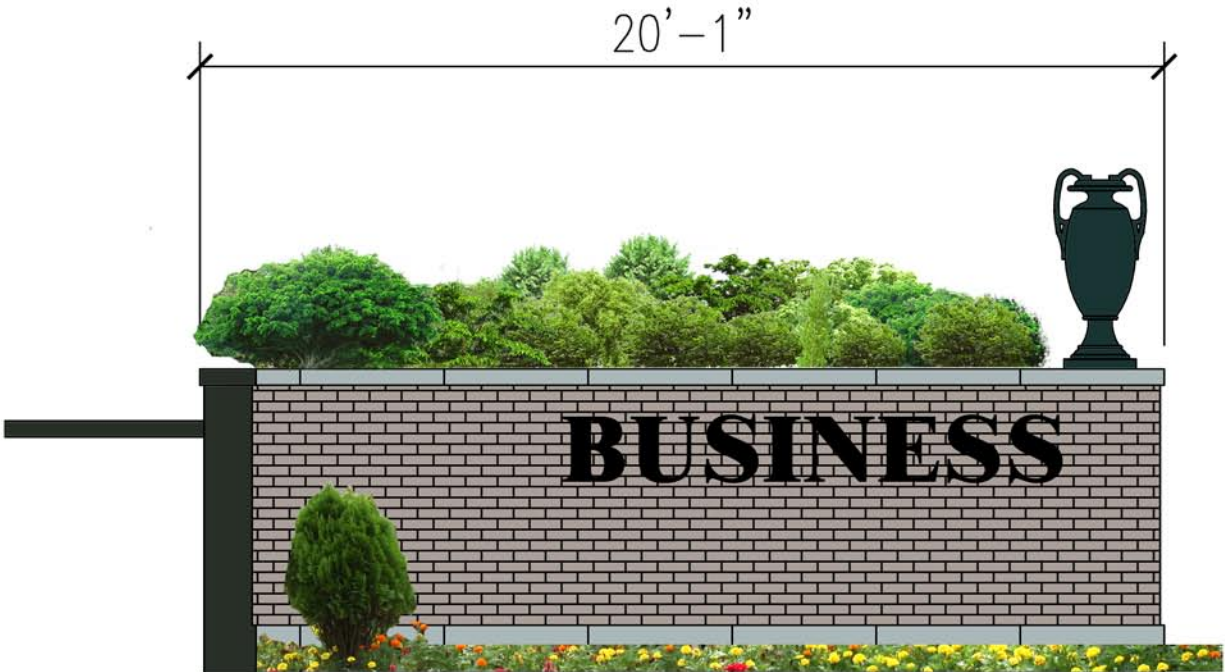
ELBERTON GRANITE
FLAME FINISH:
-CAP STONE
-BASE



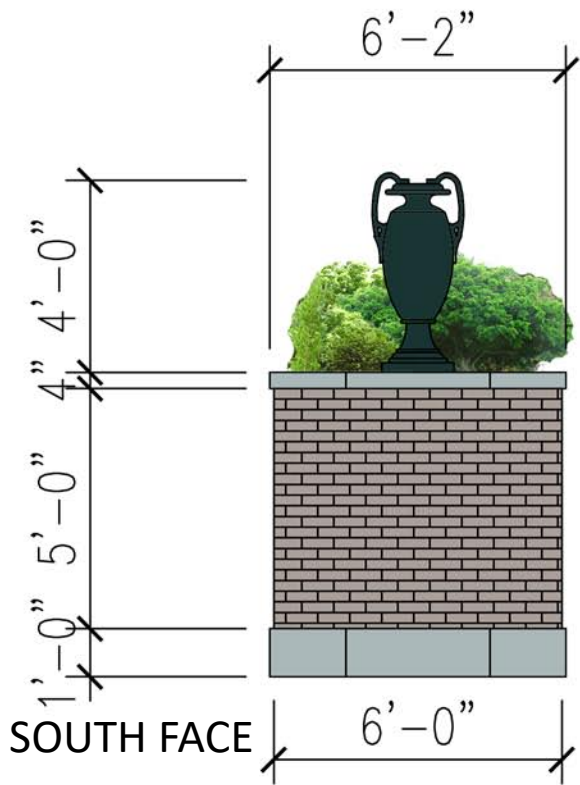
MARBLE URN
NERO MARQUINA



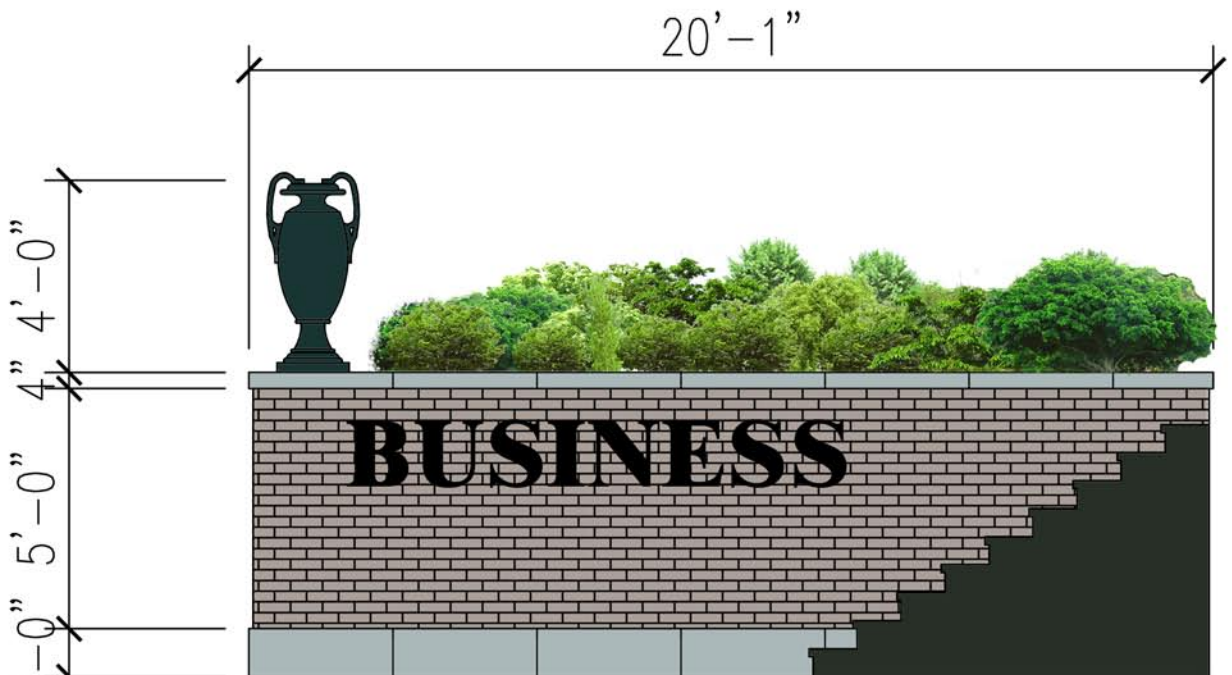
BUSINESS SIGNAGE/ SEASONAL PLANTER



WEST FACE



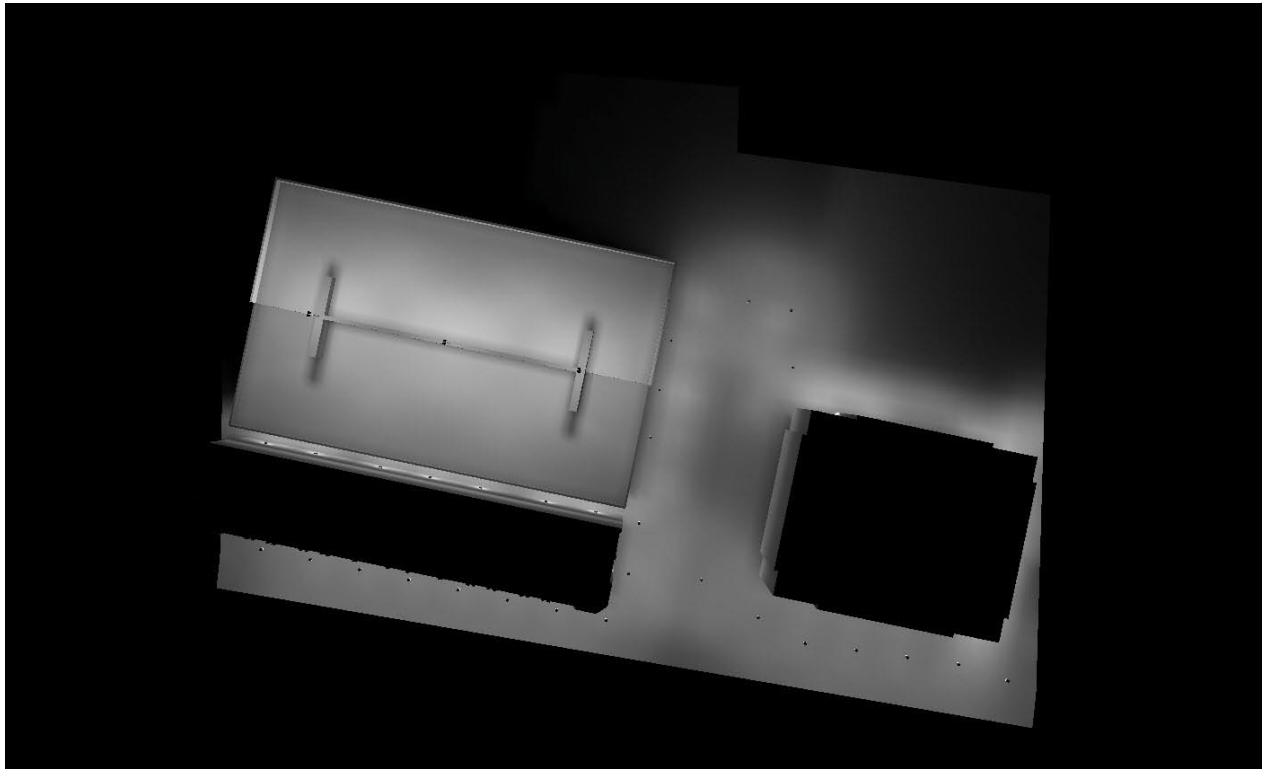
SOUTH FACE



EAST FACE

ONE ALPHARETTA CITY

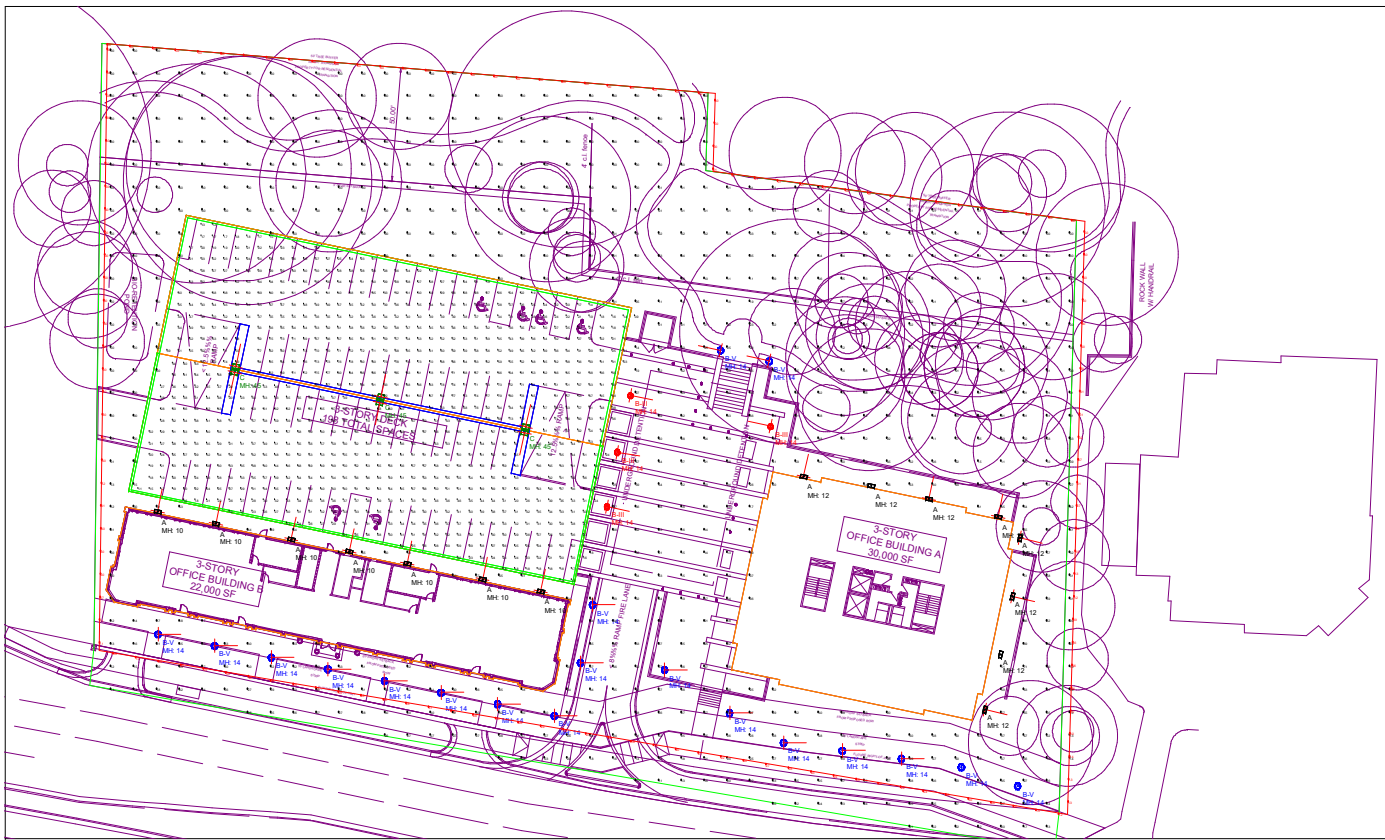




Heights: Bldg A 48FT, Bldg B 44FT, Deck 30FT (20FT-25FT Platform Heights)
Reflectance: Bldgs 50%, Ground 20%
Mounting Height: As Noted in Plan
Calculation Height: 1,091' ELEVATION (no grade changes included)

Luminaire Schedule							
Symbol	Qty	Tag	Description	Arrangement	LLF	Luminaire Lumens	Total Watts
	15	A	ISS-AF-1000-LED-E1-SL3	SINGLE	0.950	5380	819
	4	B-III	GAT-080-LED-E1-3-SPUN-CAGE	SINGLE	0.950	5777	390.8
	19	B-V	GAT-080-LED-E1-5-SPUN-CAGE	SINGLE	0.950	6086	1858.2
	3	C	GLEON-AF-04-LED-E1-5WQ	BACK-BACK	0.950	25291	1350

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Property Line	Illuminance	Fc	0.96	3.5	0.0	N.A.	N.A.	10	N.A.
Site_Planar	Illuminance	Fc	1.50	7.7	0.0	N.A.	N.A.	10	10
TopDeck 20FT_Top	Illuminance	Fc	4.05	7.3	1.1	3.68	6.64	5	5
TopDeck 25FT_Top	Illuminance	Fc	4.72	9.3	0.9	5.24	10.33	5	5



PARKING POLE LIGHT



GLEON
GALLEON LED

PARKING PENDANT



TT TOPTIER LED

WALL SCONCE



WALL SCONCE
GOVENOR BEVELO W/
LED FLAME BULB

POLE LIGHT



GAT
GENERATION
SERIES AVENUE

SITE LIGHTING

ONE ALPHARETTA CITY





KAIROS DEVELOPMENT CORPORATION
— AUGUST 5, 2018 —
LEW OLIVER, INC.

OFFICE BUILDING A • 3 FLOORS • 30,000SF

Architectural Style Narrative for Building A (110’ wide):

- The façade of BuildingA is designed in the Beaux Arts Style.
- The façade of Building A will be defined by a 3-part composition, divided into 3 bays each, totaling 9. The center 3 bays will project 1’ and are emphasized by a massive pediment. The 3story ensemble will be composed of a larger scaled arcaded ground floor (the piano nobile) with classic retail storefronts. The 2nd story will be next in importance, with large mullioned windows. The 3rd story will contain slightly diminished window sizes, that gain prominence due to their lofty height and proximity to the cornice.
- Shadow brick, cut Roman and jack arches, cut stone sills and water table base, and a heavy modillioned cornice provide period tailoring to the building facades.
- A classical building with a Georgian dialect, the frontispiece features a carved keystone and festoon. The tympanum is accented with a roundel, complete with brick keys. An oversized 6 panel door is flanked by spare and noble sconces.

ONE ALPHARETTA CITY



archetype
design 



SOUTH FACADE, (FACING OLD MILTON PARKWAY)



WEST FACADE, (BUILDING ENTRY- FACING PLAZA)



NORTH FACADE, (FACING GREENWAY @ REAR)



EAST FACADE, (FACING STATE BANK)

ONE ALPHARETTA CITY



archetype
design





ROOF TILE
IRONSTONE SLATE



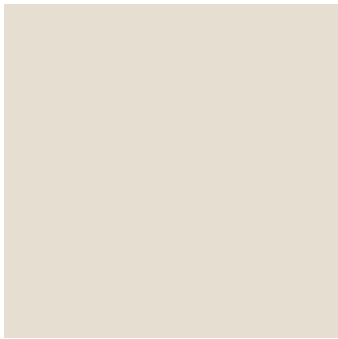
ACCENT BRICK
MERIDIAN, STONE MOUNTAIN GRAY
COOSA LIGHT MORTAR



FIELD BRICK
MERIDIAN, DOWNING STREET
COOSA LIGHT MORTAR



ELBERTON GRANITE
FLAME FINISH:
-WINDOW SILLS
-KEY STONES
-FESTOON ABOVE CENTER ARCH
-CAPITALS AND BASE

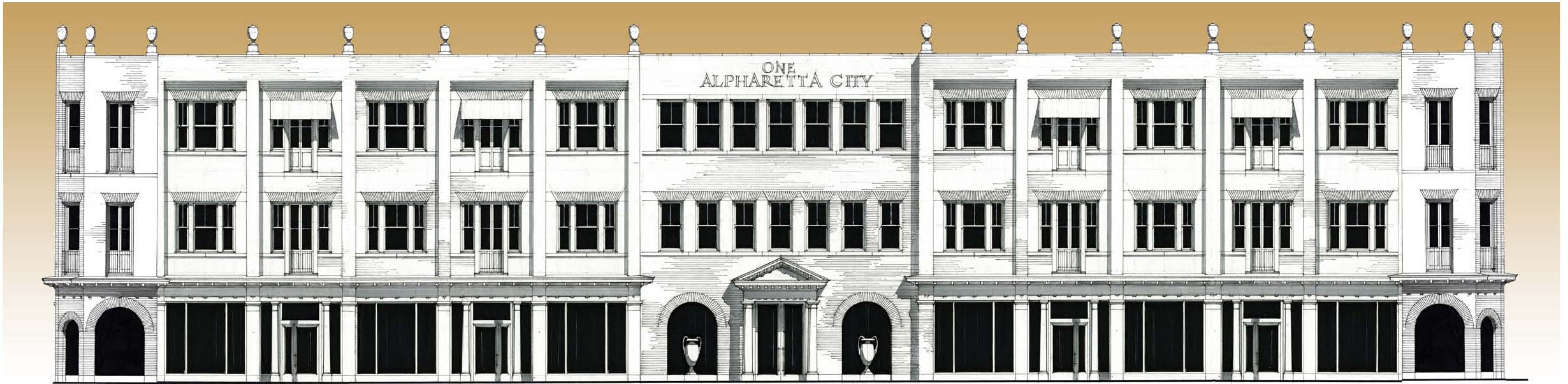


TRIM PAINT
SHERWIN WILLIAMS
“NATURAL CHOICE”

BUILDING “A” MATERIALS

ONE ALPHARETTA CITY





KAIROS DEVELOPMENT CORPORATION

AUGUST 1, 2018

LEW OLIVER, INC.

OFFICE BUILDING B

•

3 FLOORS

•

24,000SF

Architectural Style Narrative for Building B (200' wide):

- The façade of Building B is designed in the Beaux Arts Style.
- The façade of Building B will be divided into 15 bays, 5 bay groupings anchored by chamfered corners separated by a 3-bay spacer.
- Bays are defined by subtle offsets and abstracted pilasters. The 3-story composition begins with a classic retail storefront at the base (the piano nobile), defined with Tuscan pilasters and colonettes and a modillioned entablature which may contain a gilded sign band.
- Upper floors are composed of large ganged windows, flush jamb balconies, and shed awnings.
- The center "spacer", contains a classical frontispiece characterized by 2 large Roman Doric columns supporting a modillioned pediment. This element is flanked with deep reveal arches and urns. Upper stories contain repetitive windows, the 3rd floor fenestration being defined by simple, square planned colonettes.
- The parapet is capped with cut stone and a urns which accent the vertical pilasters below.

ONE ALPHARETTA CITY



archetype
design





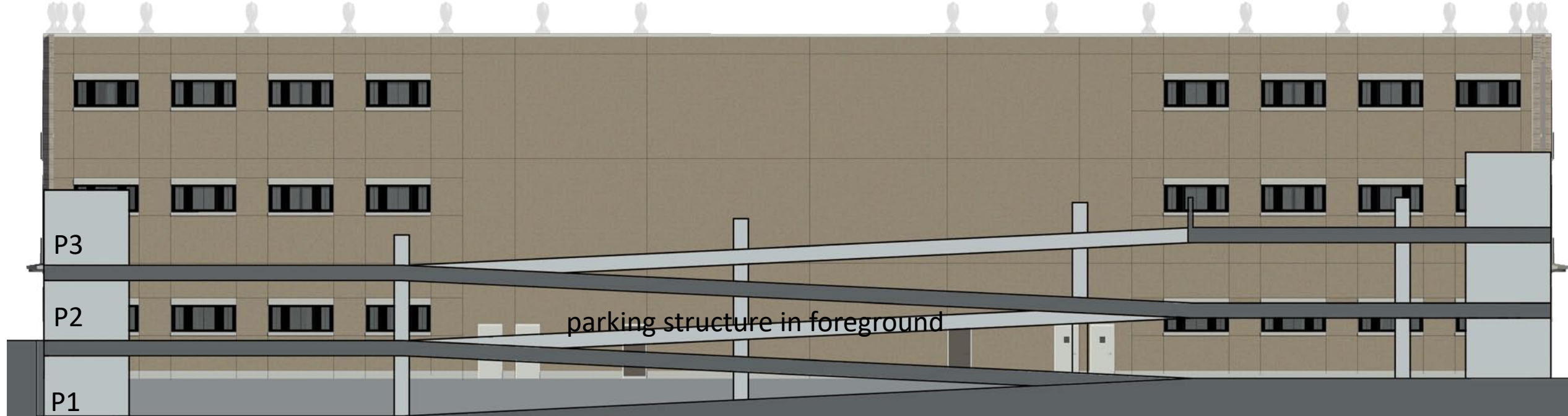
WEST FACADE,
(FACING PLAZA CORNER LOT)



SOUTH FACADE,
(FACING OLD MILTON PARKWAY)



EAST FACADE,
(FACING BUILDING A)



NORTH FACADE,
(FACING GREENWAY @ REAR)

ONE ALPHARETTA CITY



archetype
design

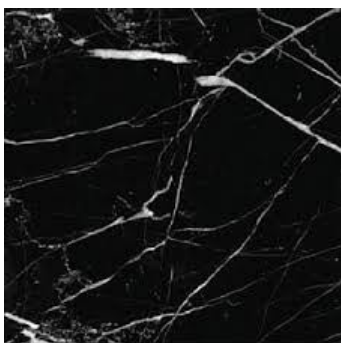




BRICK
MERIDIAN, STONE MOUNTAIN GRAY
COOSA LIGHT MORTAR



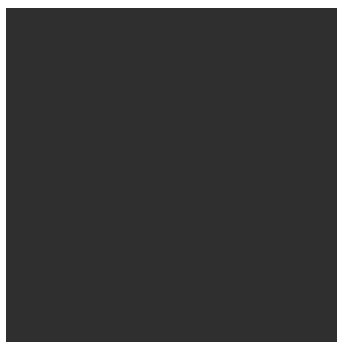
STUCCO (AT REAR FACADE)
"FUNCTIONAL GRAY"



MARBLE URNS
NERO MARQUINA



TRIM
SHERWIN WILLIAMS
"FUNCTIONAL GRAY"



WINDOWS/ DOORS
SHERWIN WILLIAMS
"TRICORN BLACK"



PORTICO ROOF TILE
IRONSTONE SLATE

BUILDING "B" MATERIALS

ONE ALPHARETTA CITY





BUILDING B

BUILDING A

STATE BANK

CONTEXTUAL BUILDING HEIGHT PERSPECTIVE: FROM ACROSS OLD MILTON PARKWAY FACING NW

ONE ALPHARETTA CITY





BUILDING B

BUILDING A

CONTEXTUAL PERSPECTIVE: FROM ACROSS OLD MILTON PARKWAY FACING NE

ONE ALPHARETTA CITY





CONTEXTUAL PERSPECTIVE: FROM ACROSS OLD MILTON PARKWAY FACING NE

ONE ALPHARETTA CITY





PERSPECTIVE: FROM OLD MILTON PARKWAY FACING NW

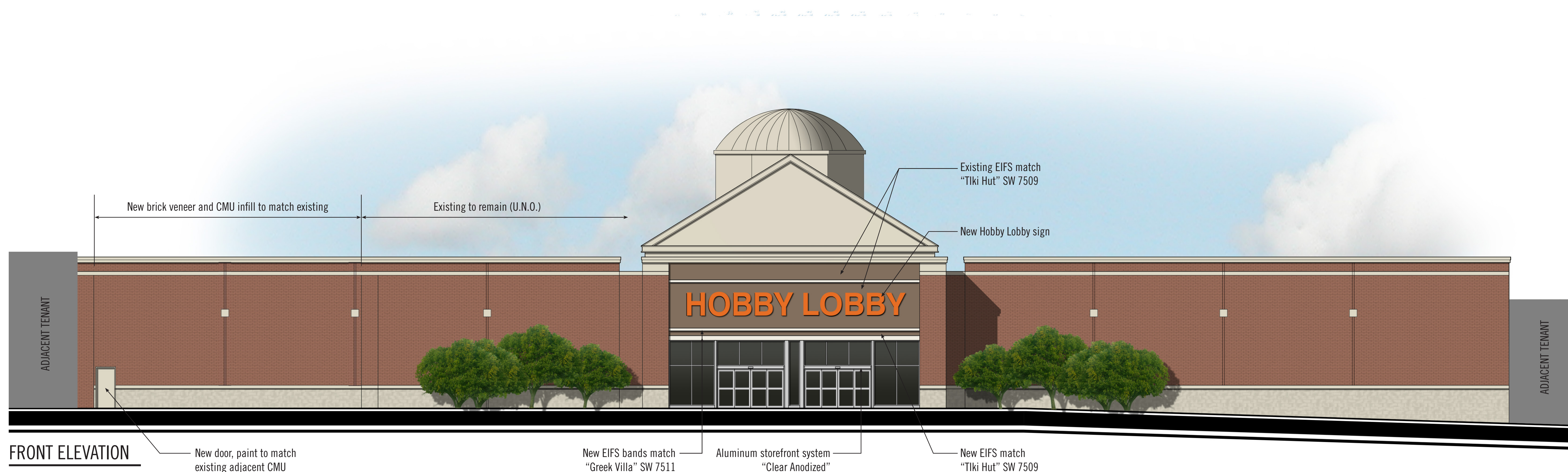
ONE ALPHARETTA CITY



archetype
design







Alpharetta, GA

ISSUE DATE: October 02, 2018
FOR PRESENTATION ONLY: NOT FOR CONSTRUCTION

SGA Design Group, p.c. 

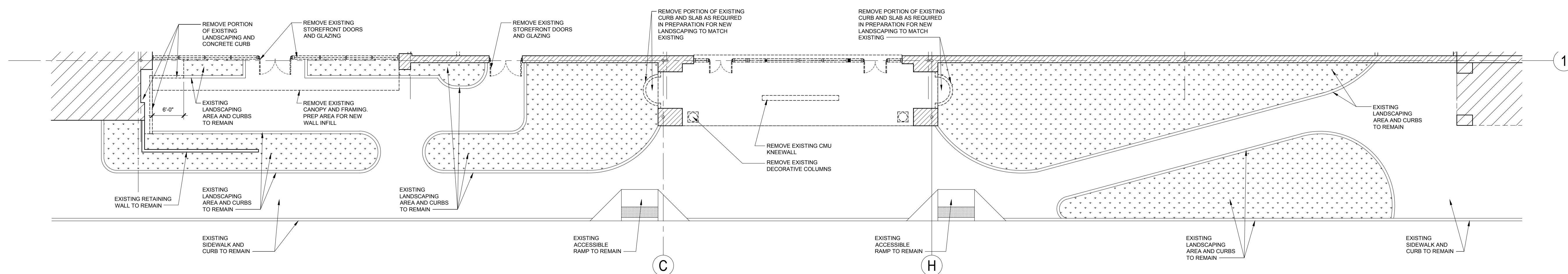
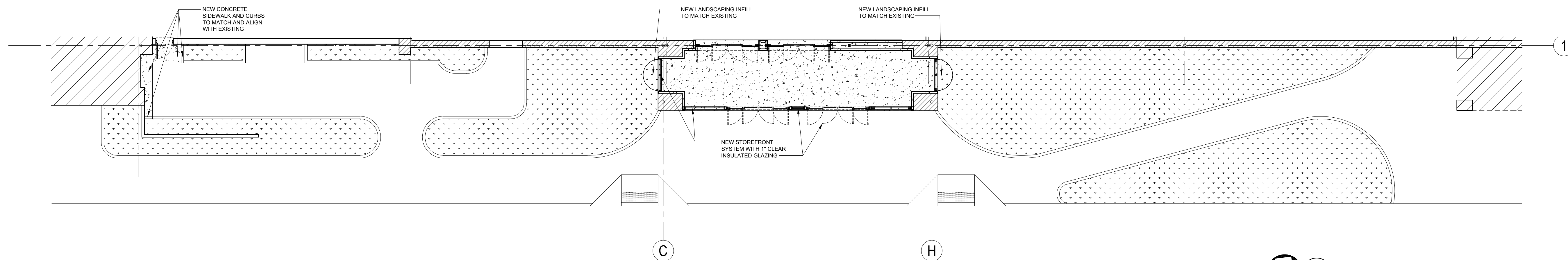
Mitchel R. Garrett, Architect
Georgia Registration #: RA013862
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

SHEET INDEX

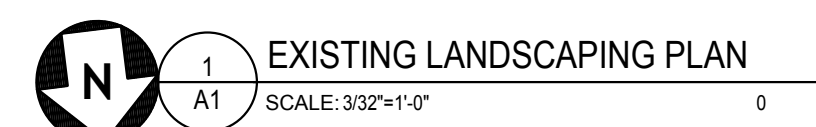
	DWG	
	NO.	
	L1	LANDSCAPING PLANS
	A1	ELEVATIONS
	SL1	SITE LINE PLAN
	SL2	SITE LINE ELEVATIONS

PROJECT TEAM

DISCIPLINE	CONTACT	PHONE/ FAX/EMAIL
ARCHITECTURAL:	JASON SOWELL SGA DESIGN GROUP, P.C. 1437 SOUTH BOULDER AVE, SUITE 550 TULSA, OK 74119	PH: (918) 587-8600 FAX: (918) 587-8601
STRUCTURAL:	WILLIAM T. FULLER, P.E. FULLER GROUP, INC. 1350 C CLEVELAND STREET GREENVILLE, SC 29607	PH: (864) 235-3580 FAX: (864) 235-3577
PLUMBING:	MICHAEL G. LYNN, P.E. PAGE INTERWORKS, P.A. 923 MAIN STREET NORTH WILKSBORO, NC 28659	PH: (336) 667-4225 FAX: (336) 667-4332
MECHANICAL:	MICHAEL G. LYNN, P.E. PAGE INTERWORKS, P.A. 923 MAIN STREET NORTH WILKSBORO, NC 28659	PH: (336) 667-4225 FAX: (336) 667-4332
ELECTRICAL:	CARL A. R. PAGE, P.E. PAGE INTERWORKS, P.A. 923 MAIN STREET NORTH WILKSBORO, NC 28659	PH: (336) 667-4225 FAX: (336) 667-4332
LANDLORD:	ADI MAYAN NPMAC RETAIL, LLC C/O CBRE GLOBAL INVESTORS, LLC 2100 MCKINNEY AVENUE, SUITE 900 DALLAS, TX 75201	PH: (213) 683-4200



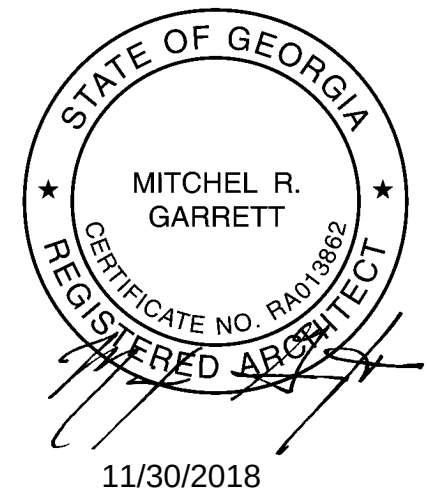
WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN (CONSTRUCTION TYPE MAY VARY)
	WALL TO BE DEMOLISHED



REVISION HISTORY

[illegible]

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CONSTRUCTION



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Mitchel R. Garrett, Architect
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STORE PLANNING AND CONSTRUCTION
7707 SW. 44th ST.
OKLAHOMA CITY, OK 73179

HOBBY LOBBY OF
ALPHARETTA, GA
6380 NORTH POINT PARKWAY

PROJ #: 1854017

ISSUE DATE : 10/02/18

PROJ ARCH : MRG
DRAWN BY : JS
CHECKED BY : MRG
MRG 11.20.2018

LANDSCAPING PLANS

L1

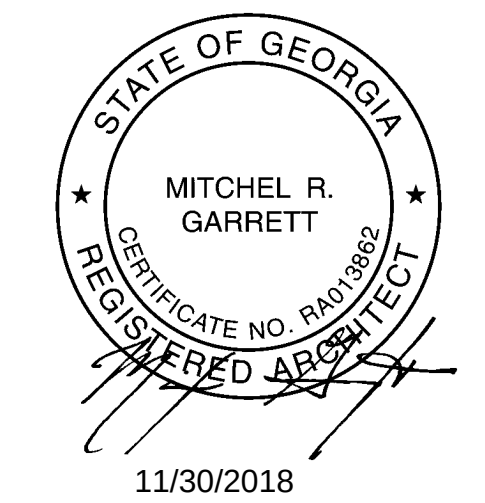
EXTERIOR MATERIALS LEGEND					
MARK	MATERIAL	MANUFACTURER	MODEL/STYLE	COLOR	REMARKS
EF-1	EIFS	DRYVIT	PB SYSTEM	SW 7561 "GREEK VILLA" [1]	SAND FINISH
EF-2	EIFS	DRYVIT	PB SYSTEM	SW 7509 "TIKI HUT" [1]	SAND FINISH
SF-1	STOREFRONT SYSTEM	KAWNEER	451 SERIES	"DARK BRONZE"	ANODIZED ALUMINUM
P-1	PAINT	SHERWIN-WILLIAMS	ULTRA-CRETE	SW 7024 "FUNCTIONAL GRAY"	MEDIUM TEXTURE

NOTES

1. COLORS NOTED ABOVE FOR EIFS ARE SHERWIN-WILLIAMS COLORS - EIFS TO MATCH THOSE COLORS.
2. PAINT COLORS FOR ALL EXTERIOR STEEL DOORS AND FRAMES TO MATCH ADJACENT COLORS UNLESS NOTED OTHERWISE.
3. SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT FROM BUILDING.

[illegible]

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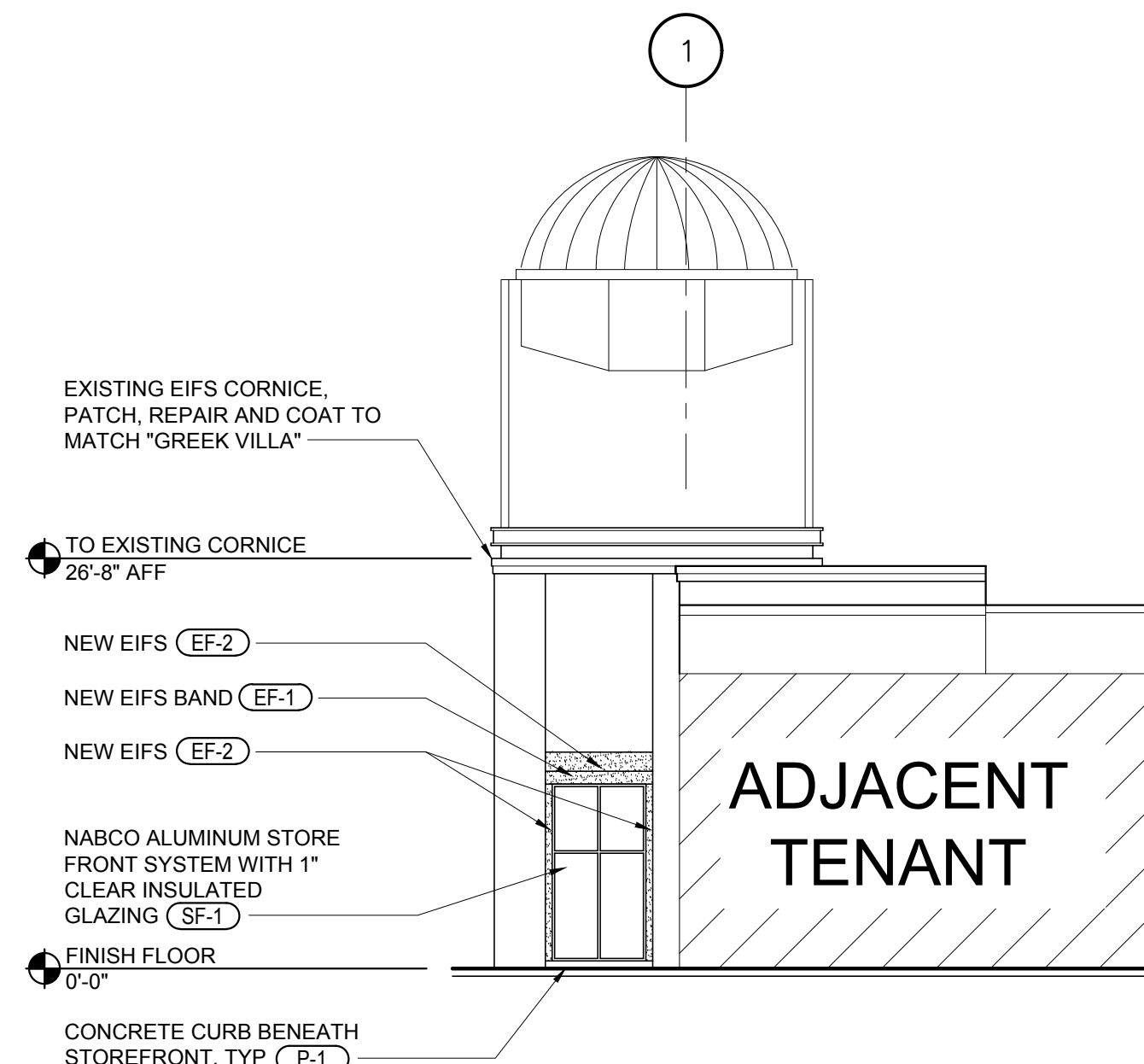
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ISSUE DATE : 10/02/18

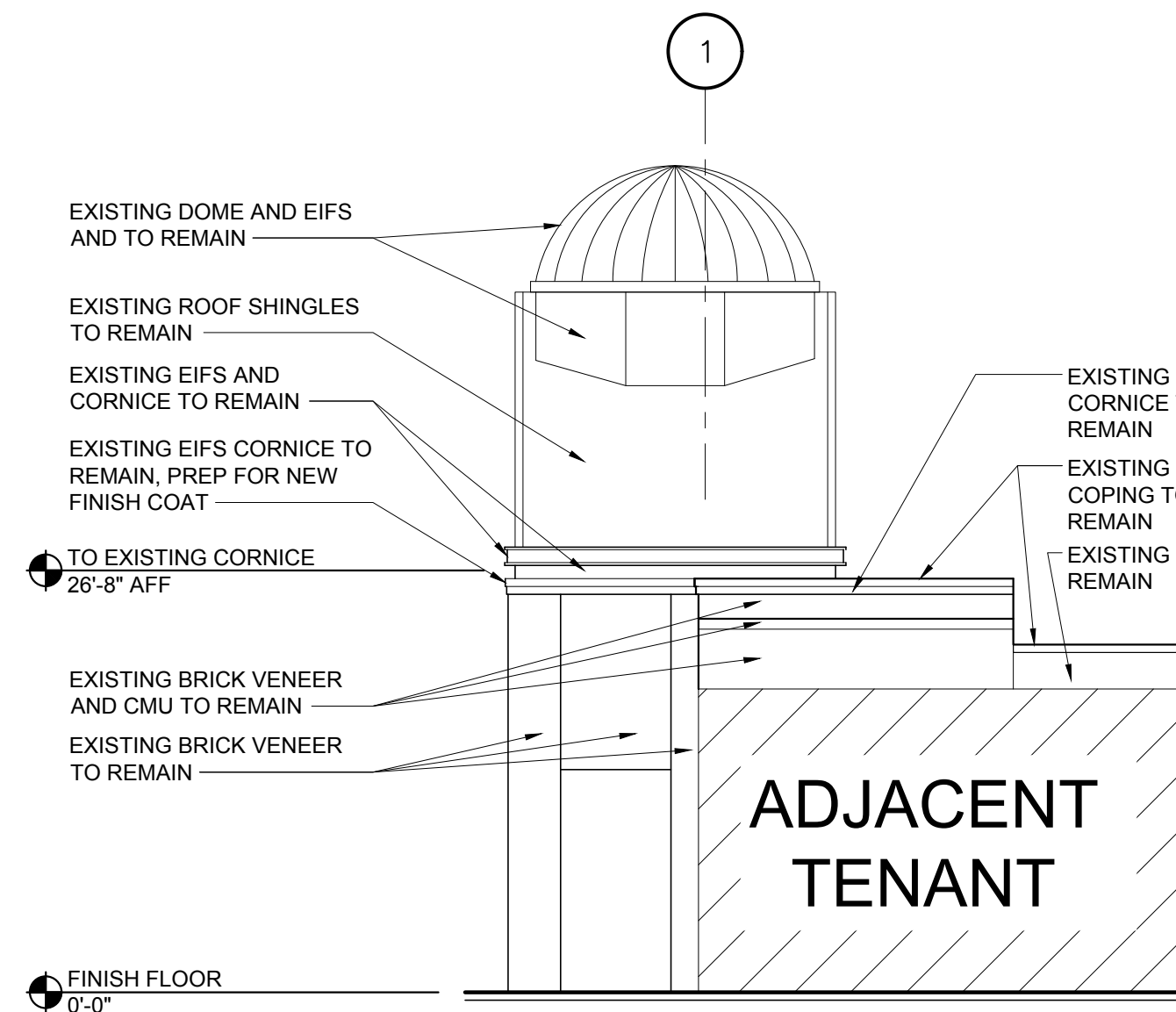
PROJ ARCH : MRG
DRAWN BY : JS
CHECKED BY : MRG
MRG 11.30.2018

ELEVATIONS

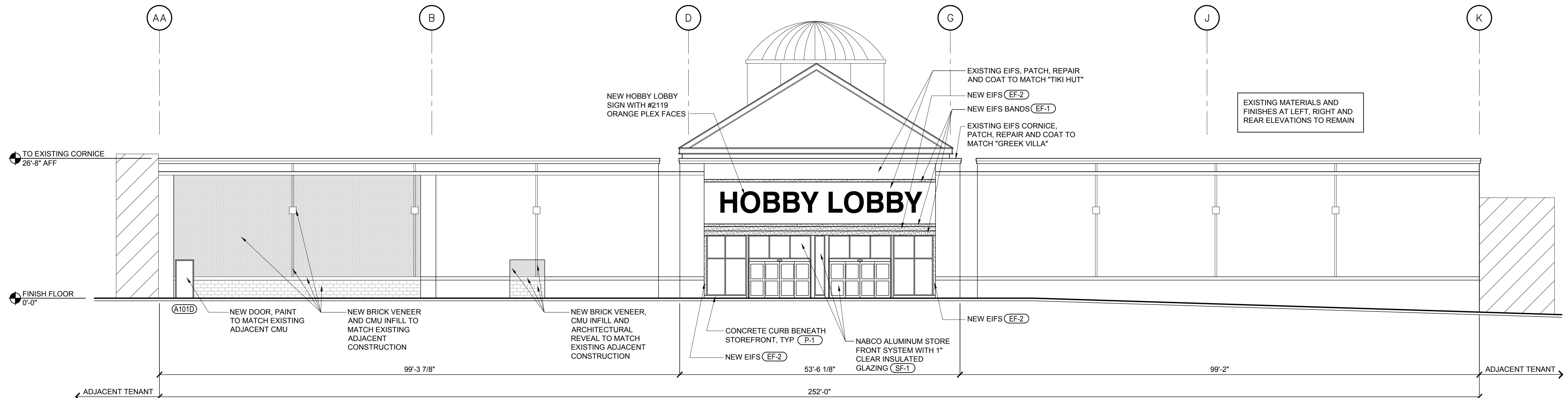
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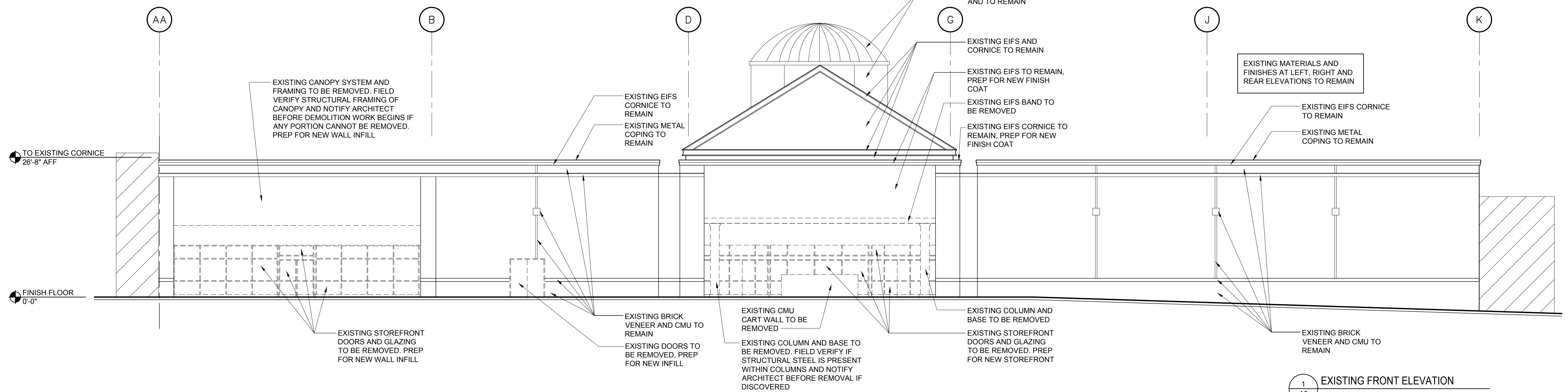
4 NEW SIDE ELEVATION
A2 SCALE: 3/32"=1'-0" 0



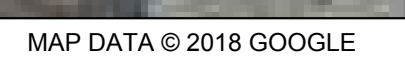
2 EXISTING SIDE ELEVATION
A2 SCALE: 3/32"=1'-0" 0



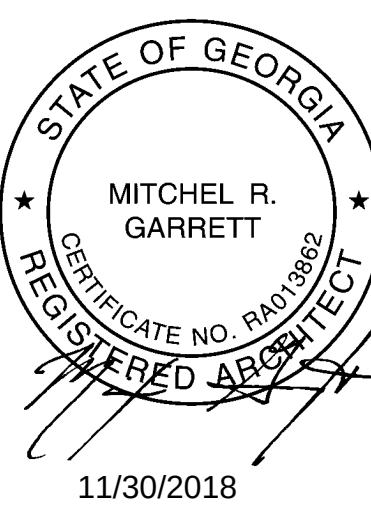
3 NEW FRONT ELEVATION
A2 SCALE: 3/32"=1'-0" 0



1
A2 EXISTING FRONT ELEVATION
SCALE: 3/32"=1'0" 0

[illegible]

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OKLAHOMA CITY, OK 73179

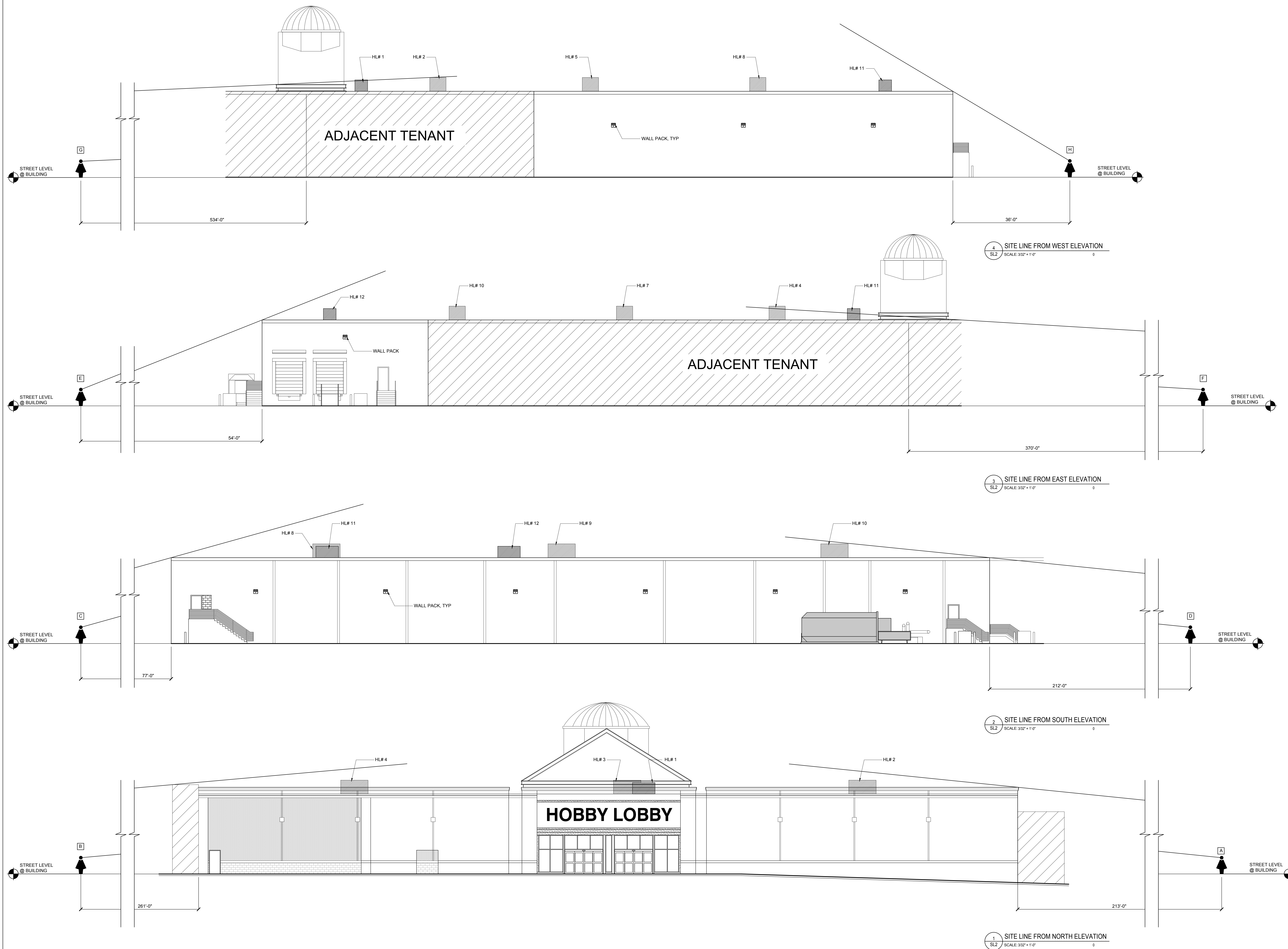
HOBBY LOBBY OF
ALPHARETTA, GA
6380 NORTH POINT PARKWAY

J #: 1854017
E DATE : 10/02/18

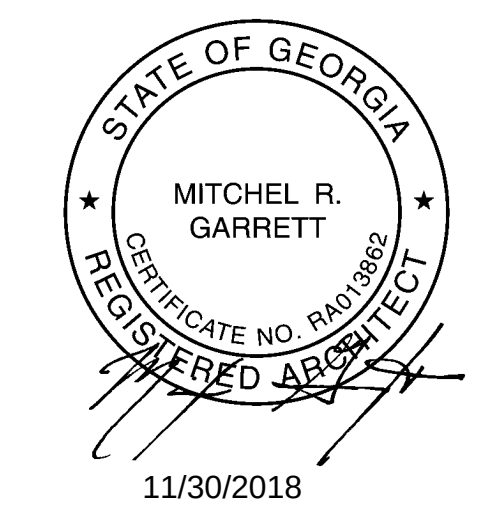
J ARCH : MRG
 WN BY : JS
 CKED BY : MRG
 6 11.30.2018

TE LINE PLAN

SL1

[illegible]

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CONSTRUCTION



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Mitchel R. Garrett, Architect
Georgia Registration #: RA013862
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
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ALPHARETTA, GA
6380 NORTH POINT PARKWAY

PROJ # :	1854017
ISSUE DATE :	10/02/18
PROJ ARCH :	MRG
DRAWN BY :	JS
CHECKED BY :	MRG
MRG 11.30.2018	

SITE LINE ELEVATIONS

SL2

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: Hobby Lobby

Location Address: 6380 North Point Parkway, Alpharetta, GA 30022

Mailing Address: 7707 SW 44th Street

City: Oklahoma City State: OK Zip Code: 73179 - _____

Contact For All Notifications: Jason Sowell

Contact Telephone: 918 - 587 - 8602 Mobile Telephone: _____ - _____ - _____

Fax: 918 - 587 - 8601 Email: jasons@sgadesigngroup.com

Contact's Relation To Business: Project Manager

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: NPMC Retail, LLC attn: Bonni Whitehead

Physical Address: 1230 Peachtree St. Suite 800 Atlanta, GA 30309

Mailing Address: 1230 Peachtree St. Suite 800 Atlanta, GA 30309

City: Atlanta

State: GA

Zip Code: 30309

Owner Telephone: 404 - 574 - 1,057

Contact Fax: 404 - 574 - 1,157

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): NPMC Retail, LLC

Date: 11.9.18

Owner Signature:

Bonni Whitehead
agent for owner NPMC Retail, LLC

Property Information:

Address (If Assigned): 6380 North Point Parkway, Suite 800A & 800B Alpharetta, GA 30022

Tax ID or Map Reference Number: 12-273007020363

Land Lot(s): 21

District: 10A

Section: Alpharetta/North Fulton

Existing Zoning of Property: PSC

Existing Uses of Property: Commercial Shopping Center

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

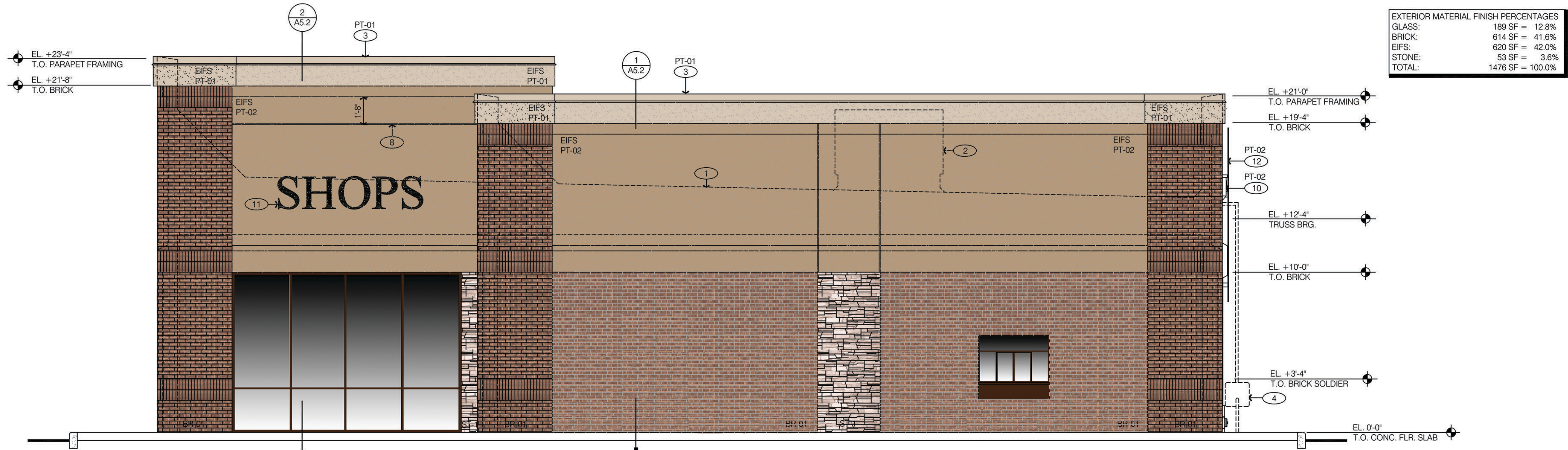
Applicant Signature:

Date:

Print Form



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



RIGHT ELEVATION SCALE: 1/4" = 1'-0" 2

CODE	MATERIAL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	REMARKS
EIFS	EIFS			PAINT COLOR SPECIFIED ON ELEVATION	
PT-01	PAINT	SHERWIN WILLIAMS	6099	"SAND DOLLAR"	SATIN
PT-02	PAINT	SHERWIN WILLIAMS	7536	"BITTERSWEET"	SATIN
BR-01	BRICK	NORTH GA BRICK		MILLSTONE	
	GROUT	COOSA		LIMESTONE BEIGE	
ST-01	STONE	NORTH GA BRICK		LEDGESTONE HERMITAGE	GROUT TO MATCH STONE COLOR
	GROUT	COOSA		OLD LIME PUTTY	

NOTES:
1. REFER TO DOOR AND WINDOW SCHEDULE / TYPES FOR SIZES.
2. EIFS TEXTURE SHALL BE FINE; EIFS THICKNESS TO BE 1" U.N.O.
3. SEAL AT ALL WALL AND ROOF PENETRATIONS.
4. SEAL AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMBS. DO NOT SEAL SILLS AT WINDOWS.
5. PAINT ALL EXPOSED PIPING & CONDUIT TO MATCH ADJACENT SURFACE COLOR.
6. STOREFRONT AND EXTERIOR LIGHT FIXTURE FINISH COLOR SHALL BE DARK BRONZE

- 1 ROOF LINE
- 2 RTU BEYOND; MECHANICAL CONTRACTOR TO LOCATE SUCH THAT ROOFTOP EQUIPMENT HEIGHT DOES NOT EXCEED PARAPET HEIGHT
- 3 METAL FLASHING
- 4 GAS METER; PAINT TO MATCH ADJACENT WALL COLOR
- 5 PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" AFF TO CENTERLINE
- 6 EXTERIOR WALL LIGHT FIXTURE; REFER TO ELECTRICAL DRAWINGS
- 7 ELECTRICAL SWITCHGEAR; PAINT TO MATCH ADJACENT WALL COLOR
- 8 REVEAL; REFER TO DETAIL 5/A5.1
- 9 ROOF ACCESS OPENING
- 10 ROOF SCUPPER AND OVERFLOW DRAIN
- 11 BUILDING SIGNAGE SUPPLIED & INSTALLED INCLUDING ATTACHMENT TO BUILDING BY SIGNAGE SUPPLIER UNDER SEPARATE PERMIT; G.C. TO COORDINATE ALL NECESSARY BLOCKING & ELECTRICAL (IF ILLUMINATED)
- 12 ROOF ACCESS LADDER
- 13 GENERAL CONTRACTOR TO PROVIDE LOCAL FIRE DEPARTMENT KNOX BOX

EXTERIOR FINISH SCHEDULE 4 KEY NOTES 3

dennis j. dubey, architect, p. c.

7830 Paddocks Mill Drive
Cumming, GA 30041
Phone: 678-231-4050
E-Mail: djdarch@bellsouth.net

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NOT RELEASED FOR CONSTRUCTION

Twin Oaks Retail Building

PROJECT LOCATION:
3450 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GA

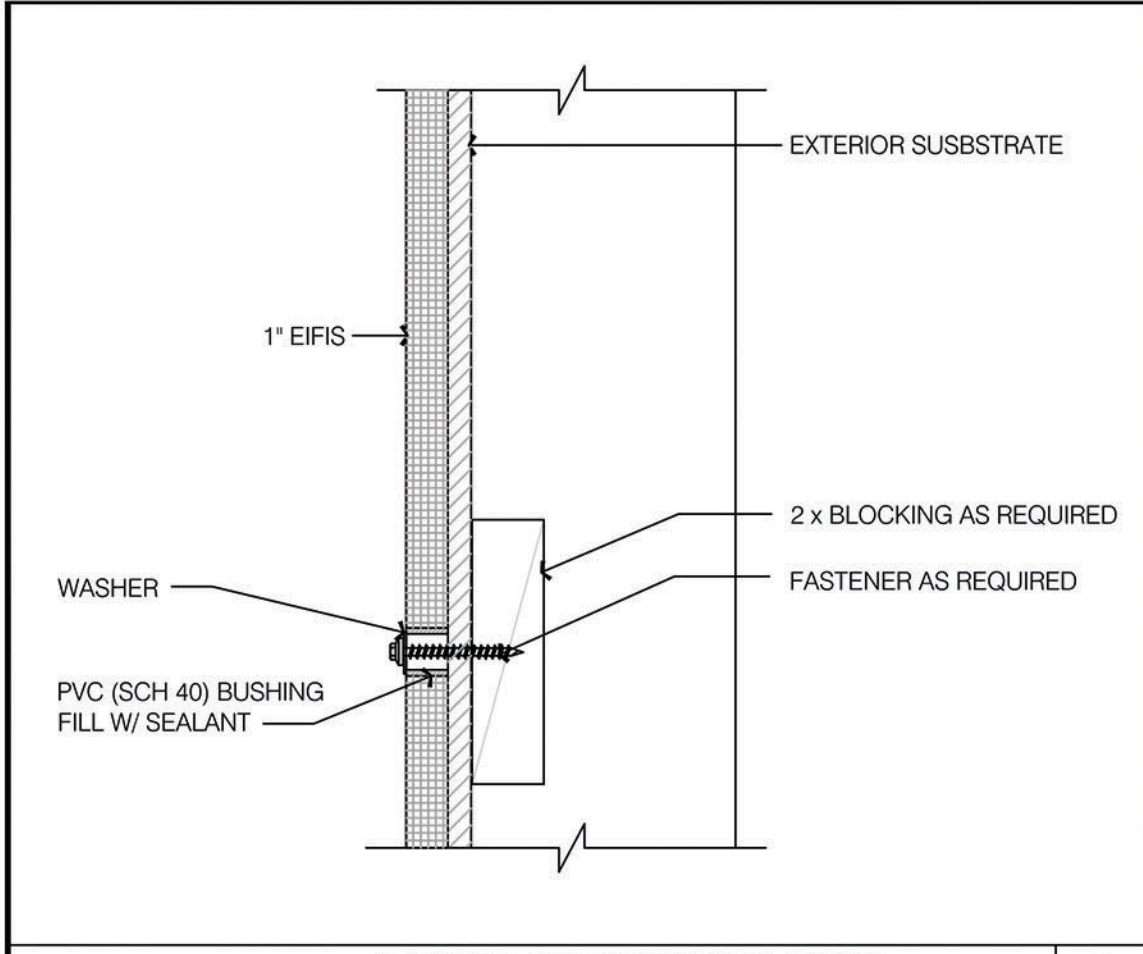
DATE:
11-26-2018

PROJECT NUMBER:
21814

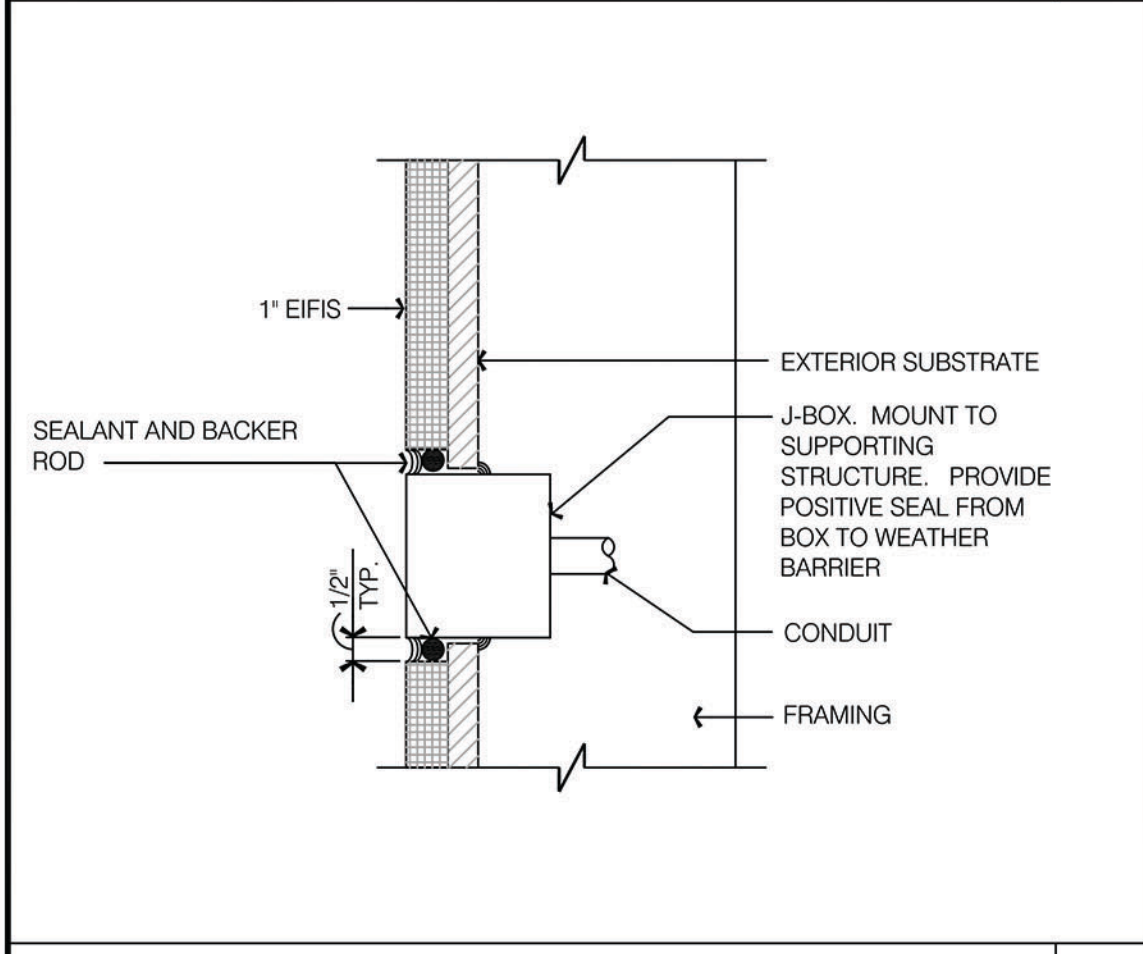
REVISIONS:

EXTERIOR BUILDING ELEVATIONS

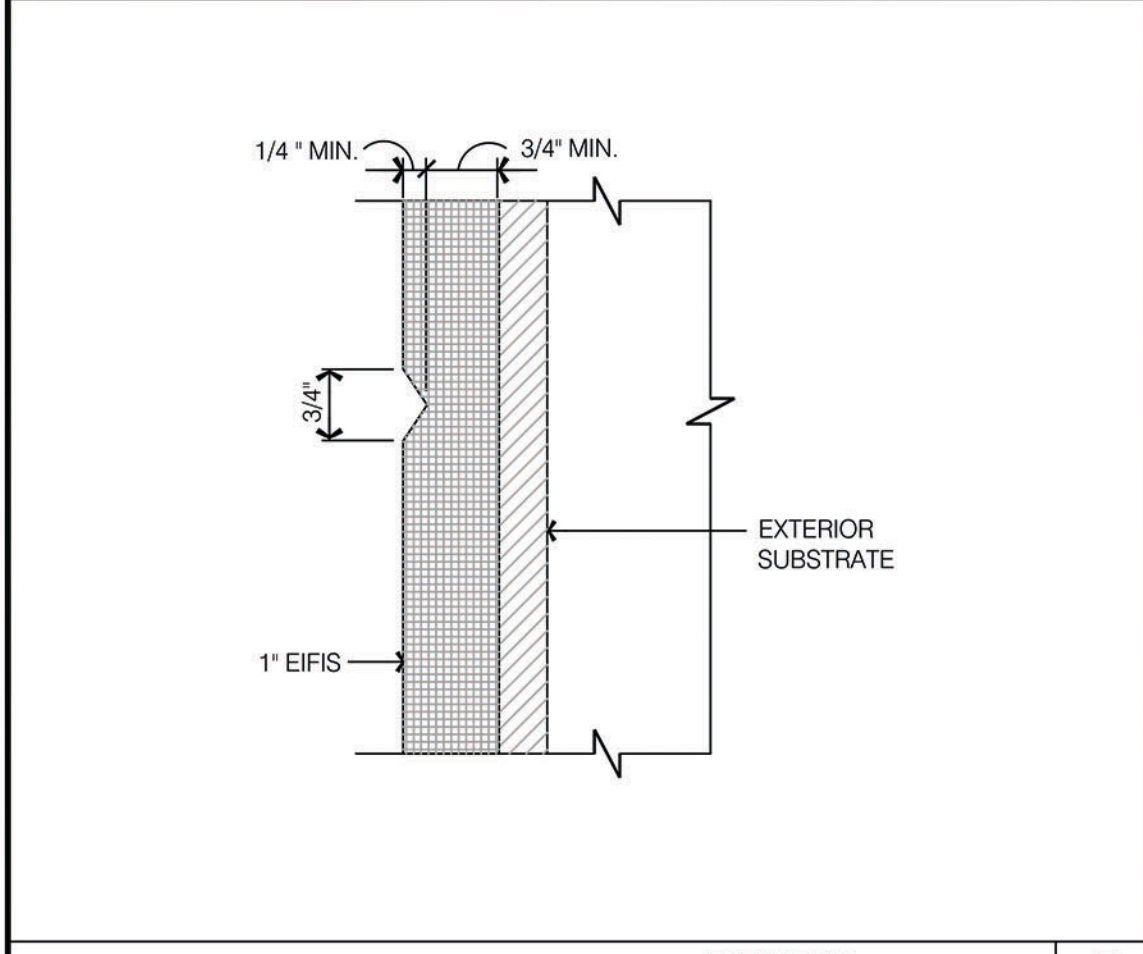
A5.0



CONNECTION THRU EIFS N.T.S. 3



J-BOX IN EIFS N.T.S. 4



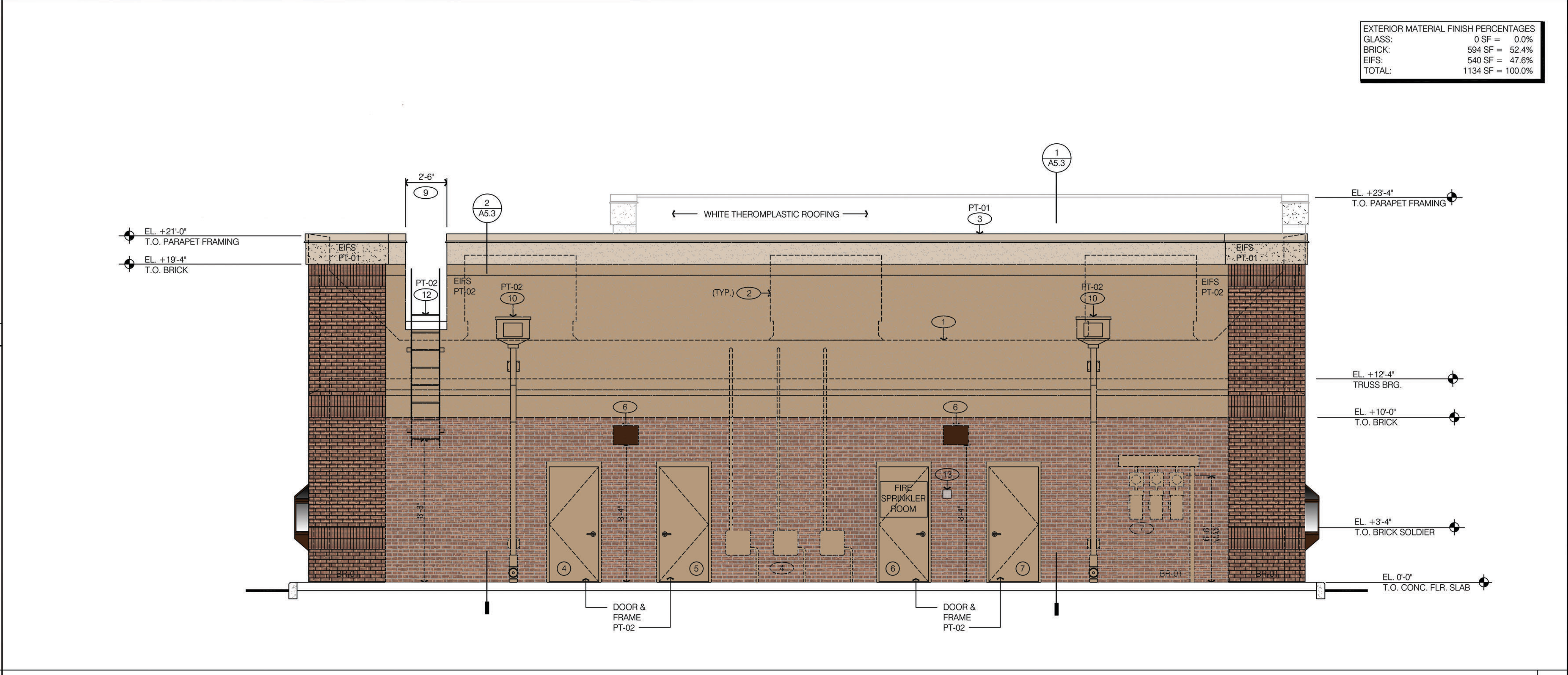
REVEAL N.T.S. 5



NOT USED 6



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



REAR ELEVATION SCALE: 1/4" = 1'-0" 2

EXTERIOR MATERIAL FINISH PERCENTAGES	
GLASS:	14 SF = 0.9%
BRICK:	758 SF = 53.3%
EIFS:	611 SF = 42.9%
STONE:	40 SF = 2.9%
TOTAL:	1423 SF = 100.0%

dennis j. dubey, architect, p. c.

7830 Paddocks Mill Drive
Cumming, GA 30041
Phone: 678-231-4050
E-Mail: djdarch@bellsouth.net

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FULTON COUNTY, GA

DATE:

11-26-2018

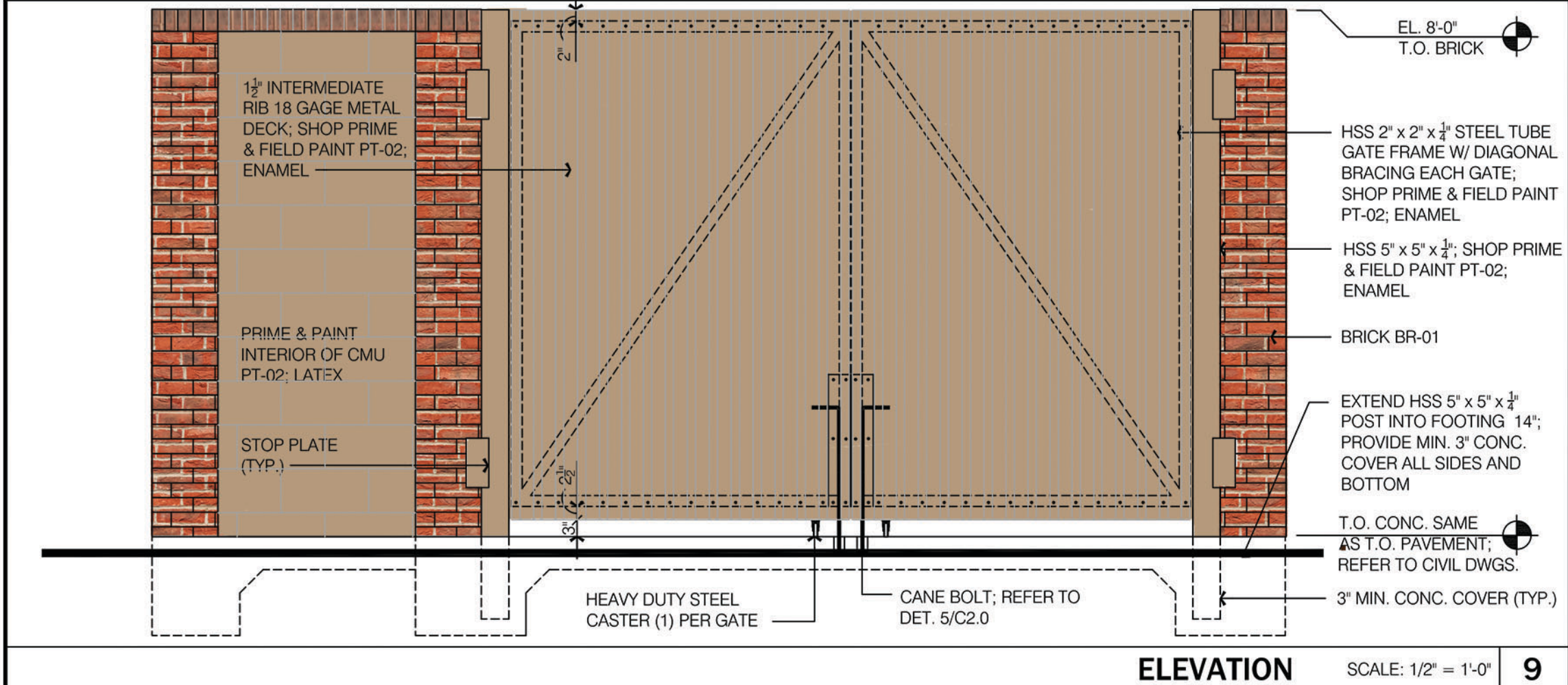
PROJECT NUMBER:

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REVISIONS:

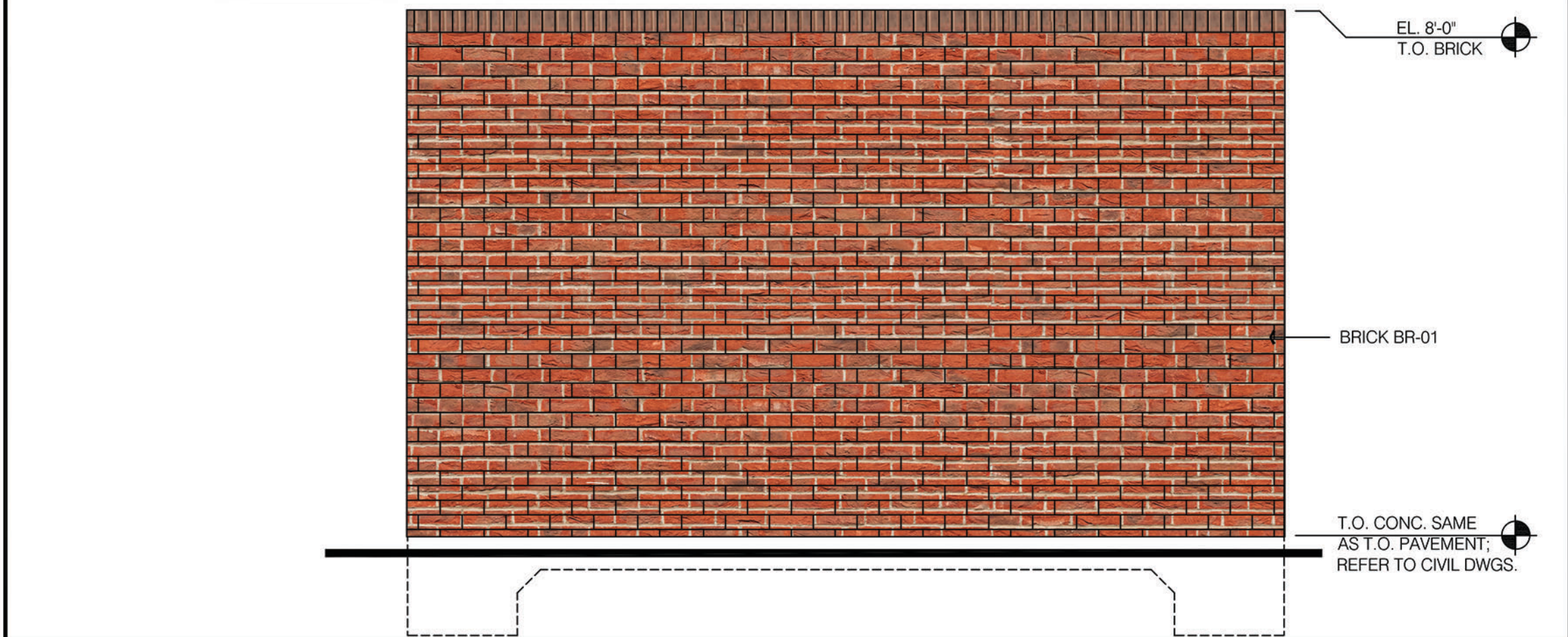
**EXTERIOR
BUILDING
ELEVATIONS**

A5.1



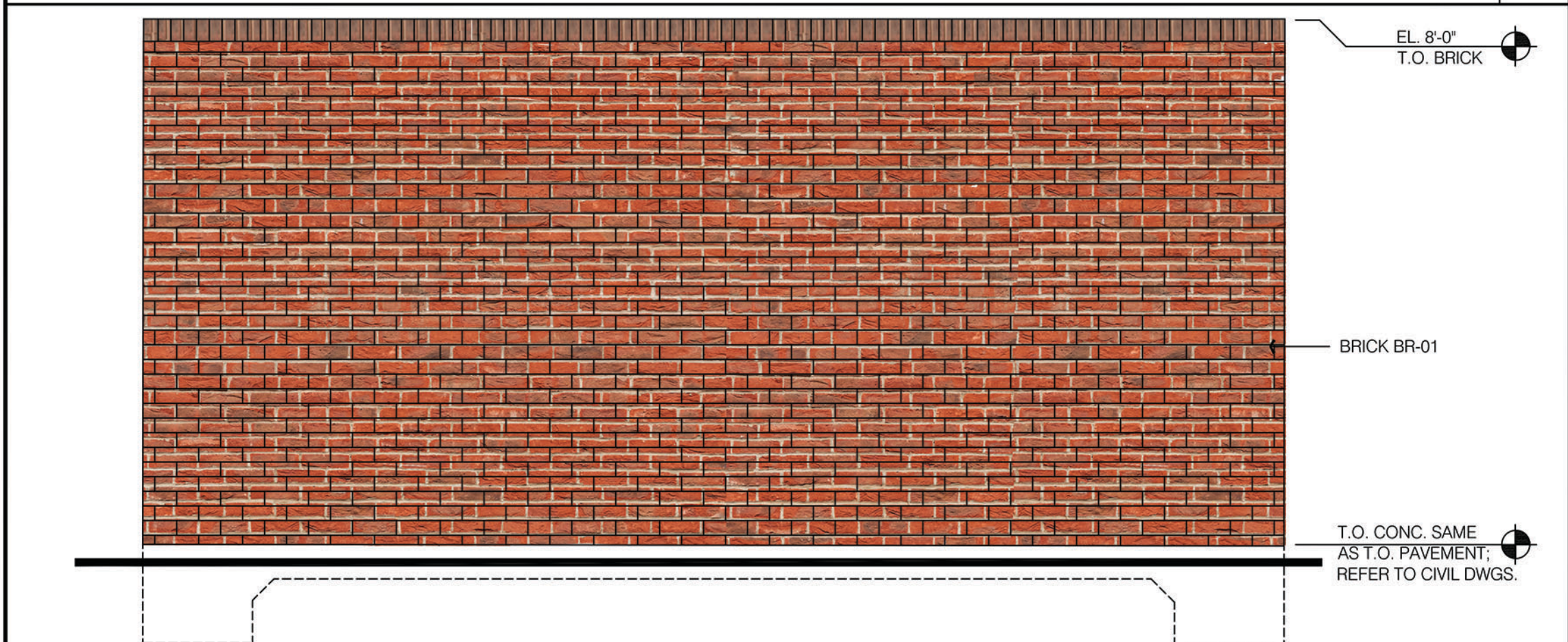
ELEVATION

SCALE: 1/2" = 1'-0" 9



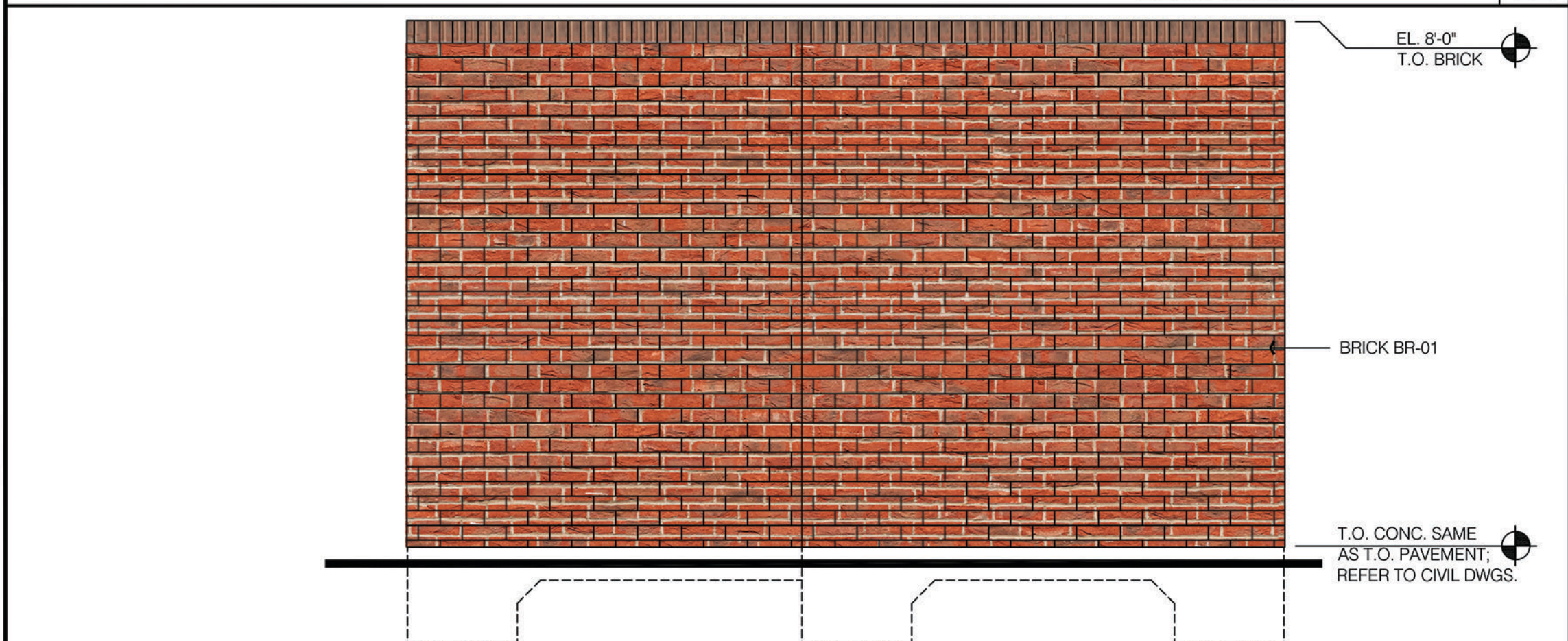
ELEVATION

SCALE: 1/2" = 1'-0" 10



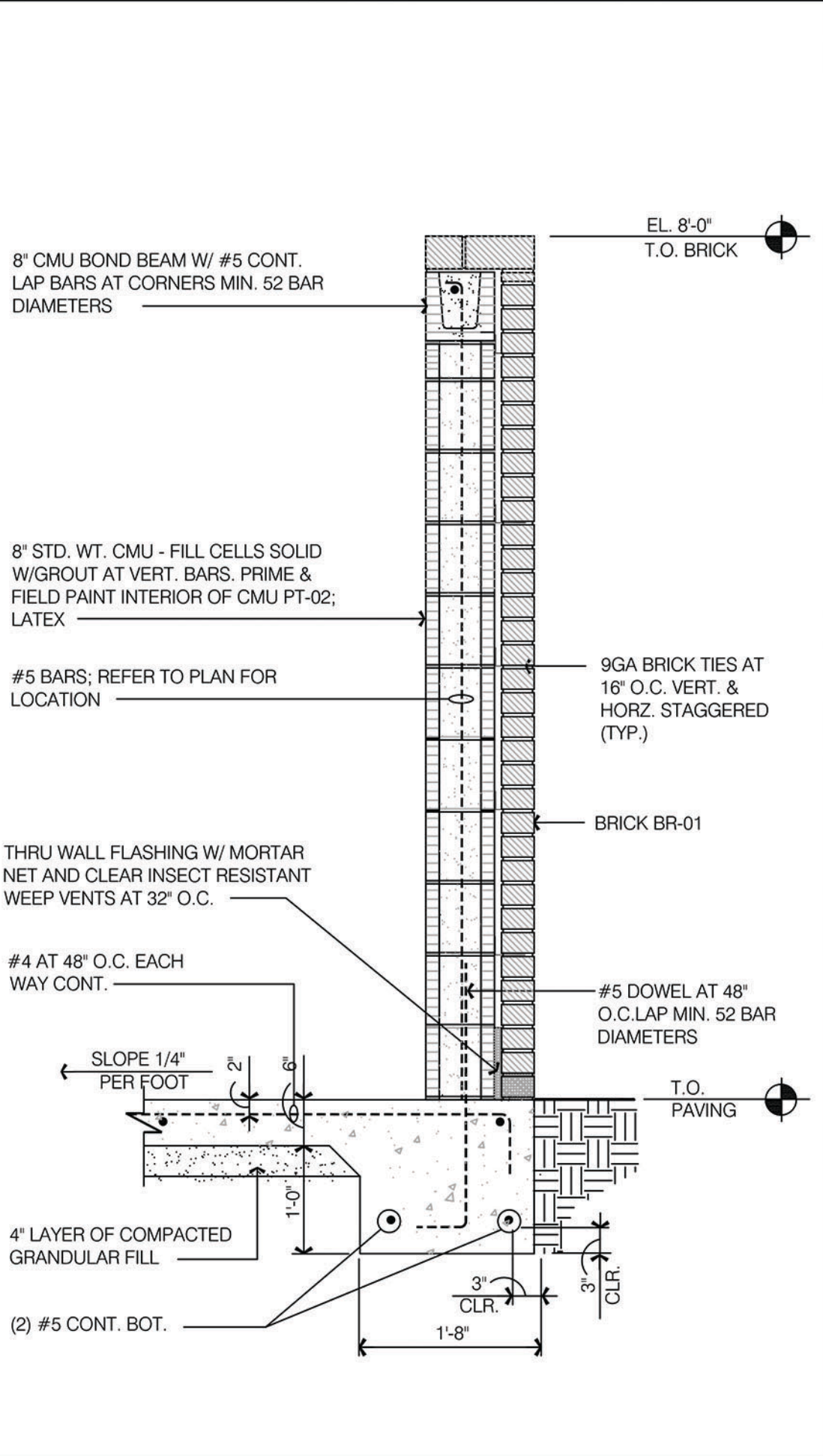
ELEVATION

SCALE: 1/2" = 1'-0" 11



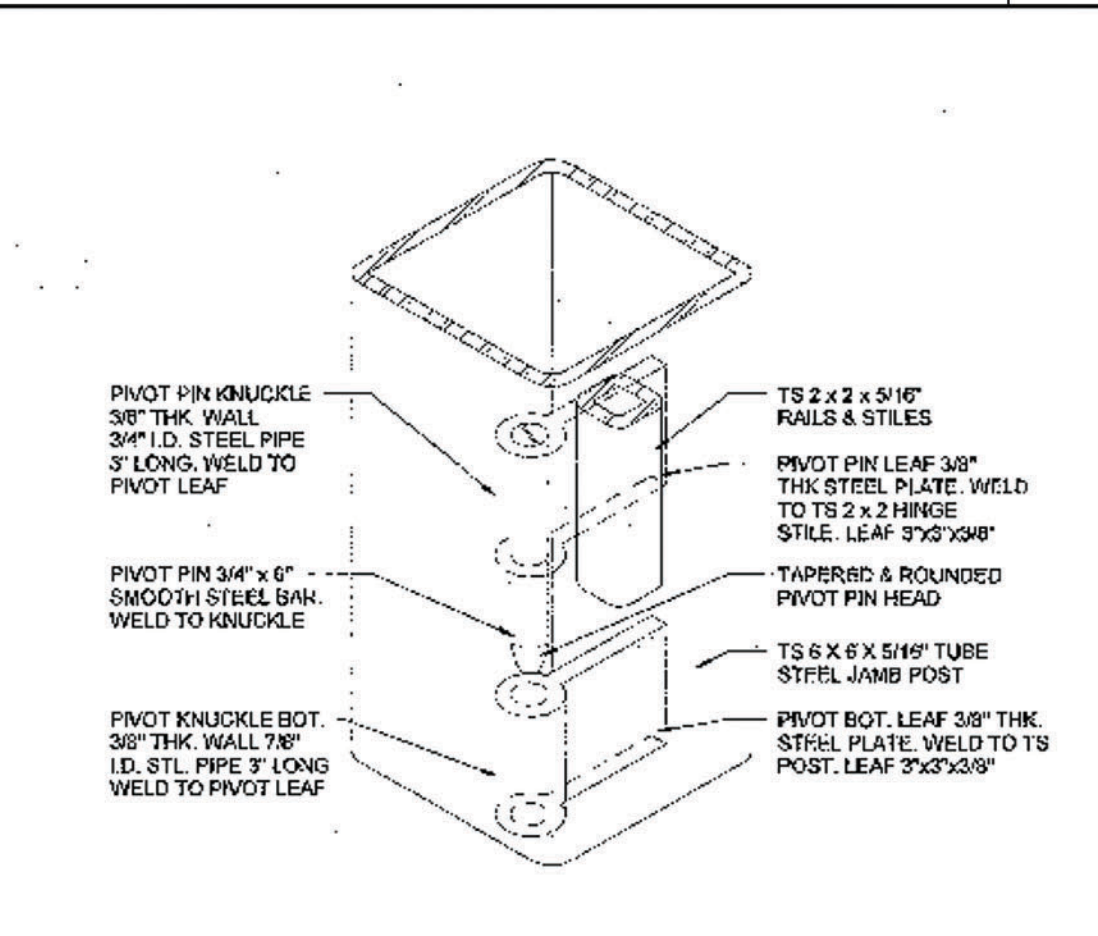
ELEVATION

SCALE: 1/2" = 1'-0" 12



SECTION

SCALE: 3/4" = 1'-0" 6



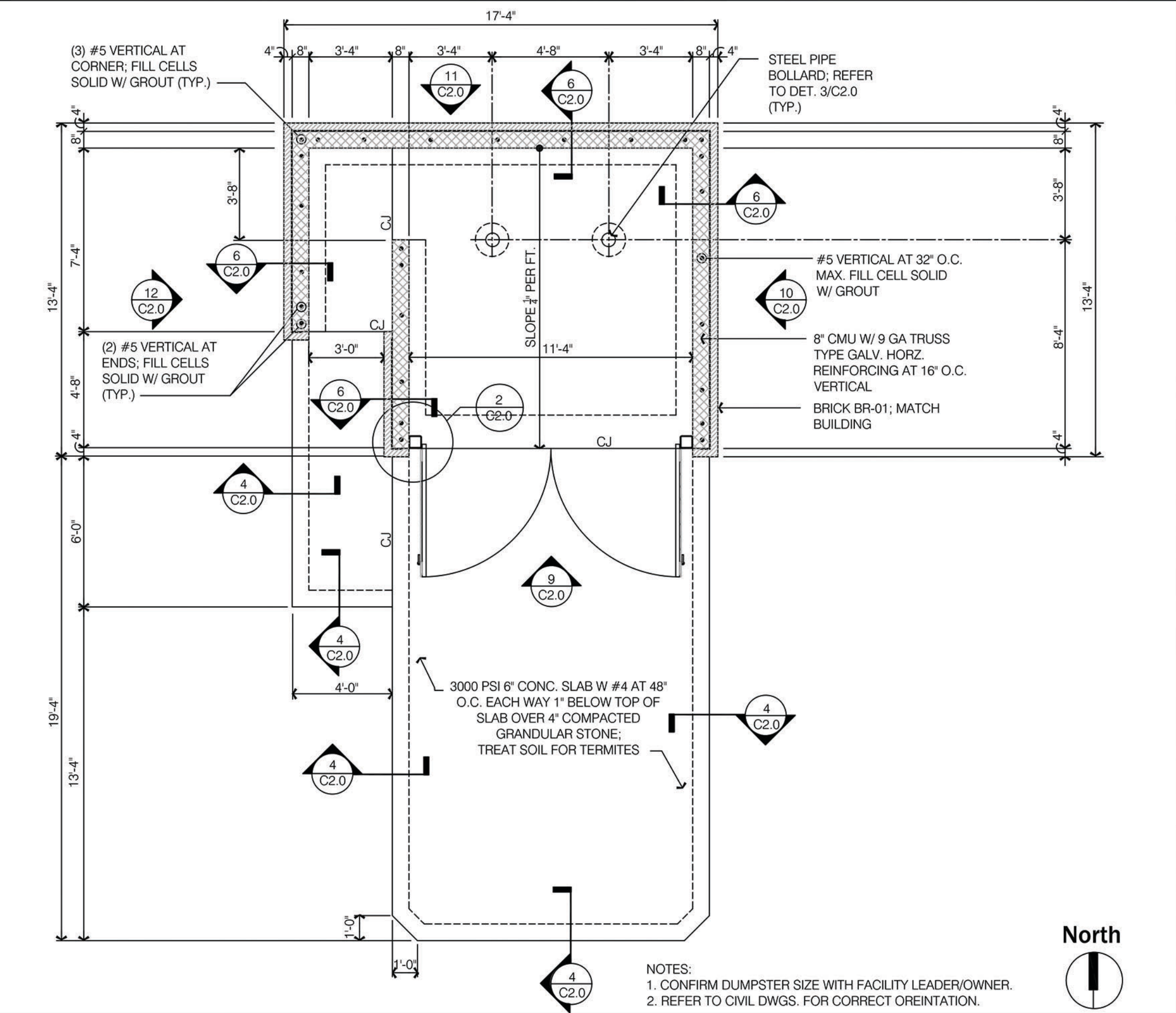
GATE HINGE

N. T. S. 7



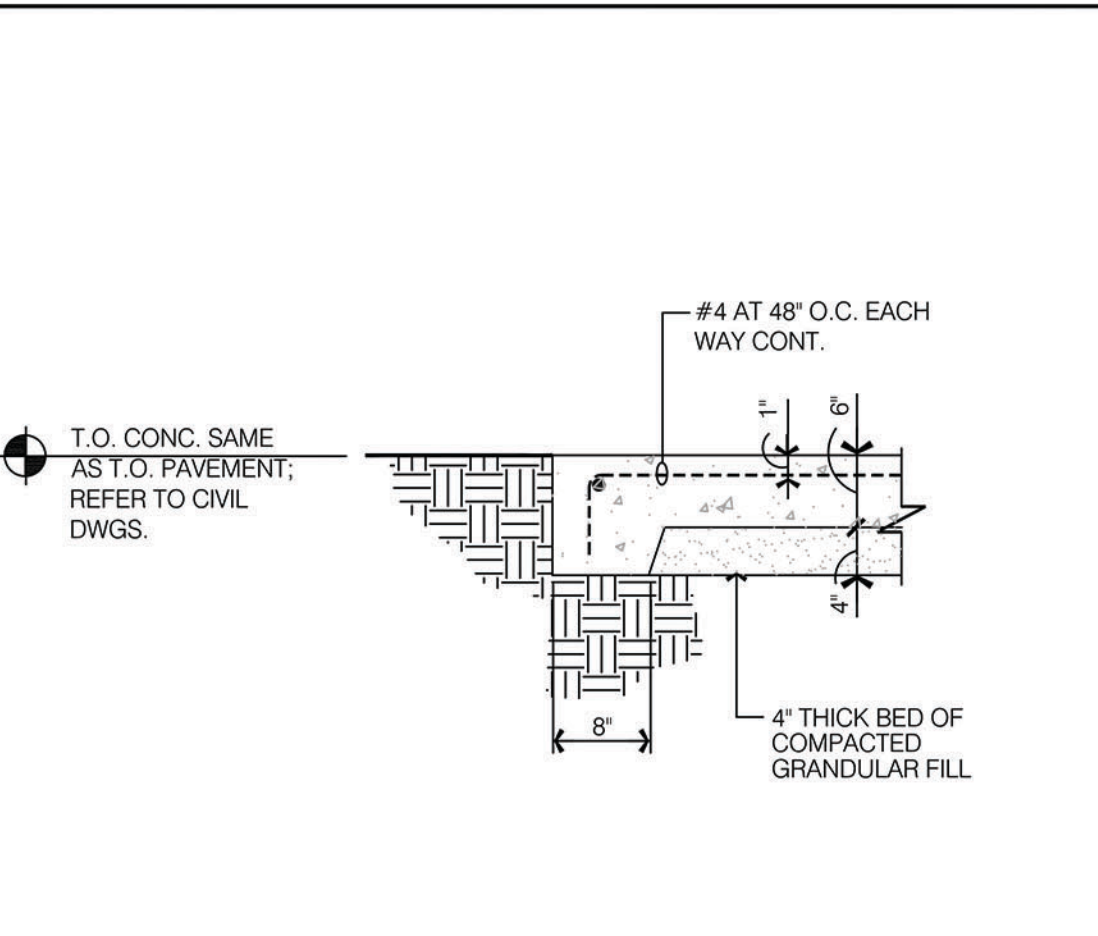
NOT USED

8



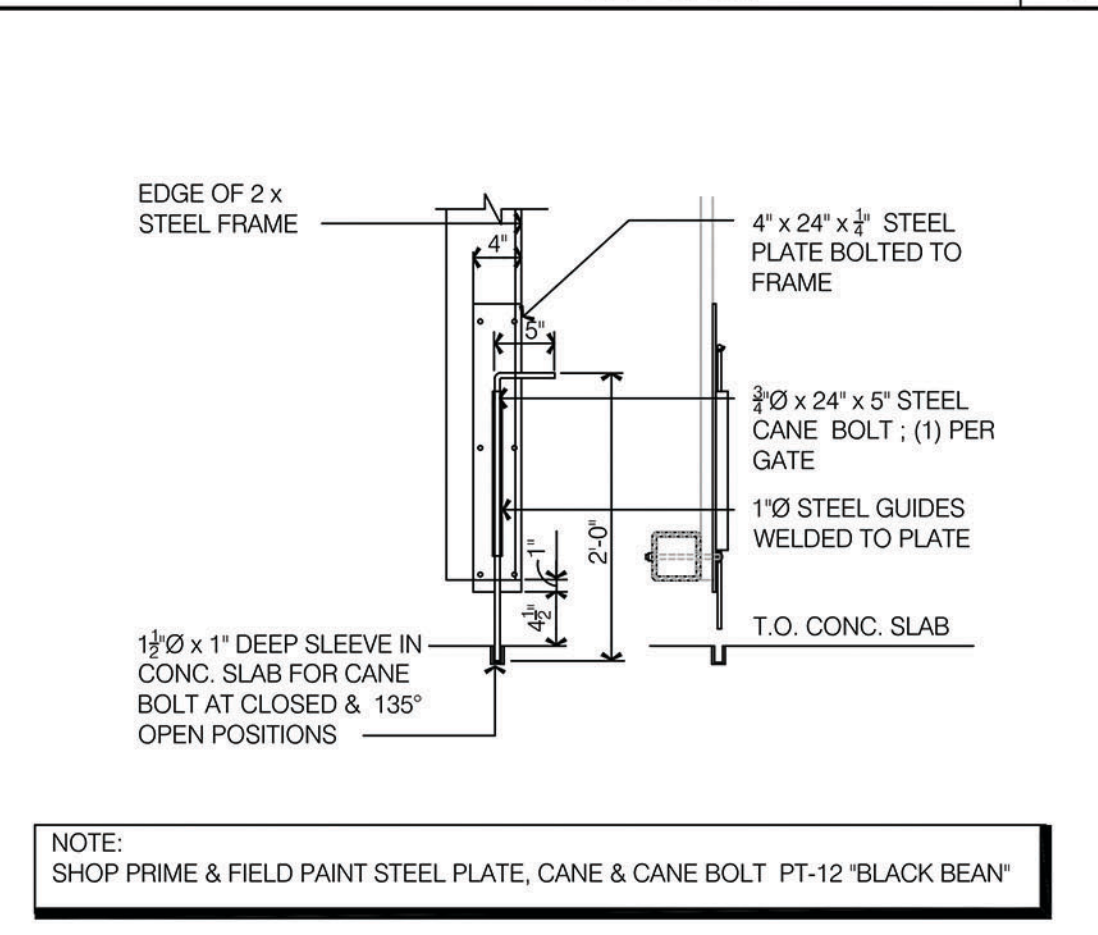
DUMPSTER ENCLOSURE PLAN

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



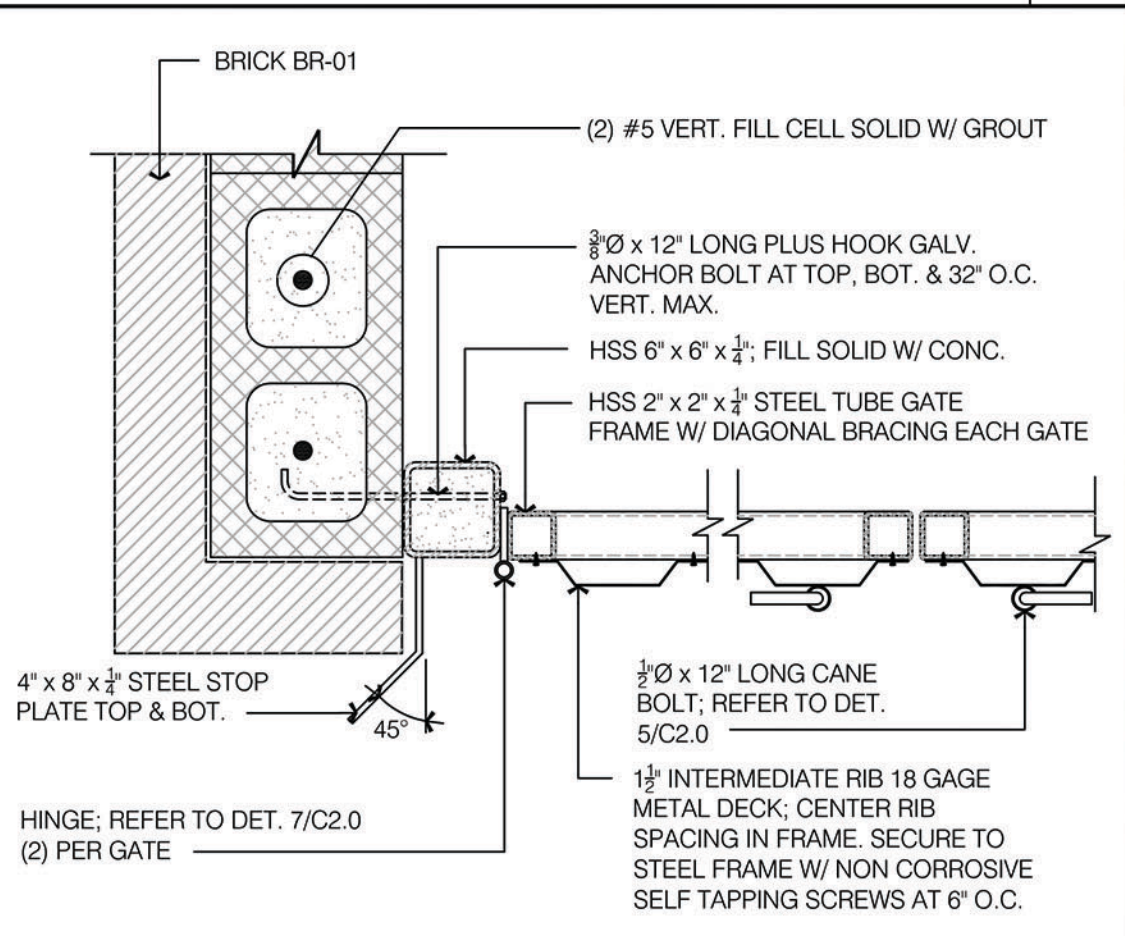
SECTION

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



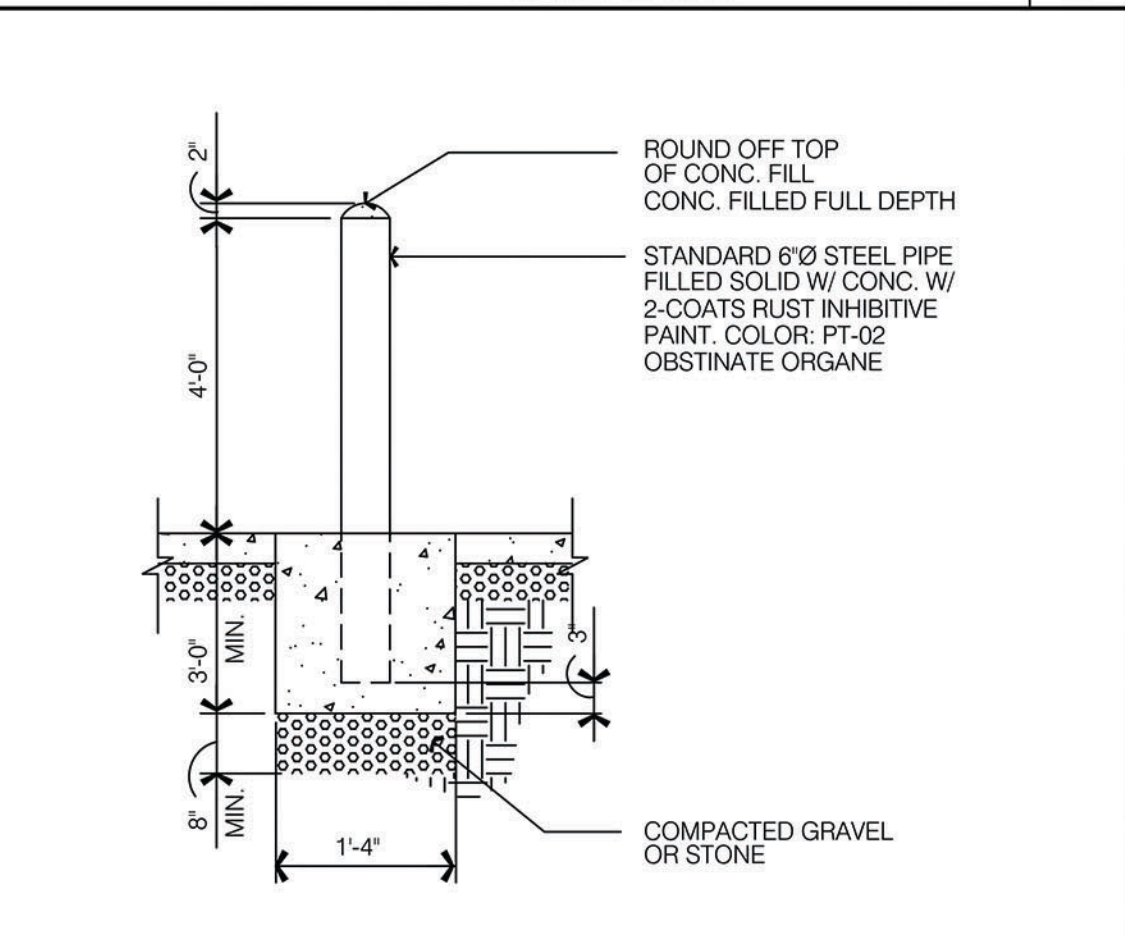
CANE BOLT DETAIL

SCALE: 3/4" = 1'-0" 5



GATE JAMB

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



BOLLARD DETAIL

N. T. S. 3

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Cumming, GA 30041
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E-Mail: djdarch@bellsouth.net

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NOT RELEASED FOR CONSTRUCTION

Twin Oaks Retail Building

PROJECT LOCATION:
3450 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GA

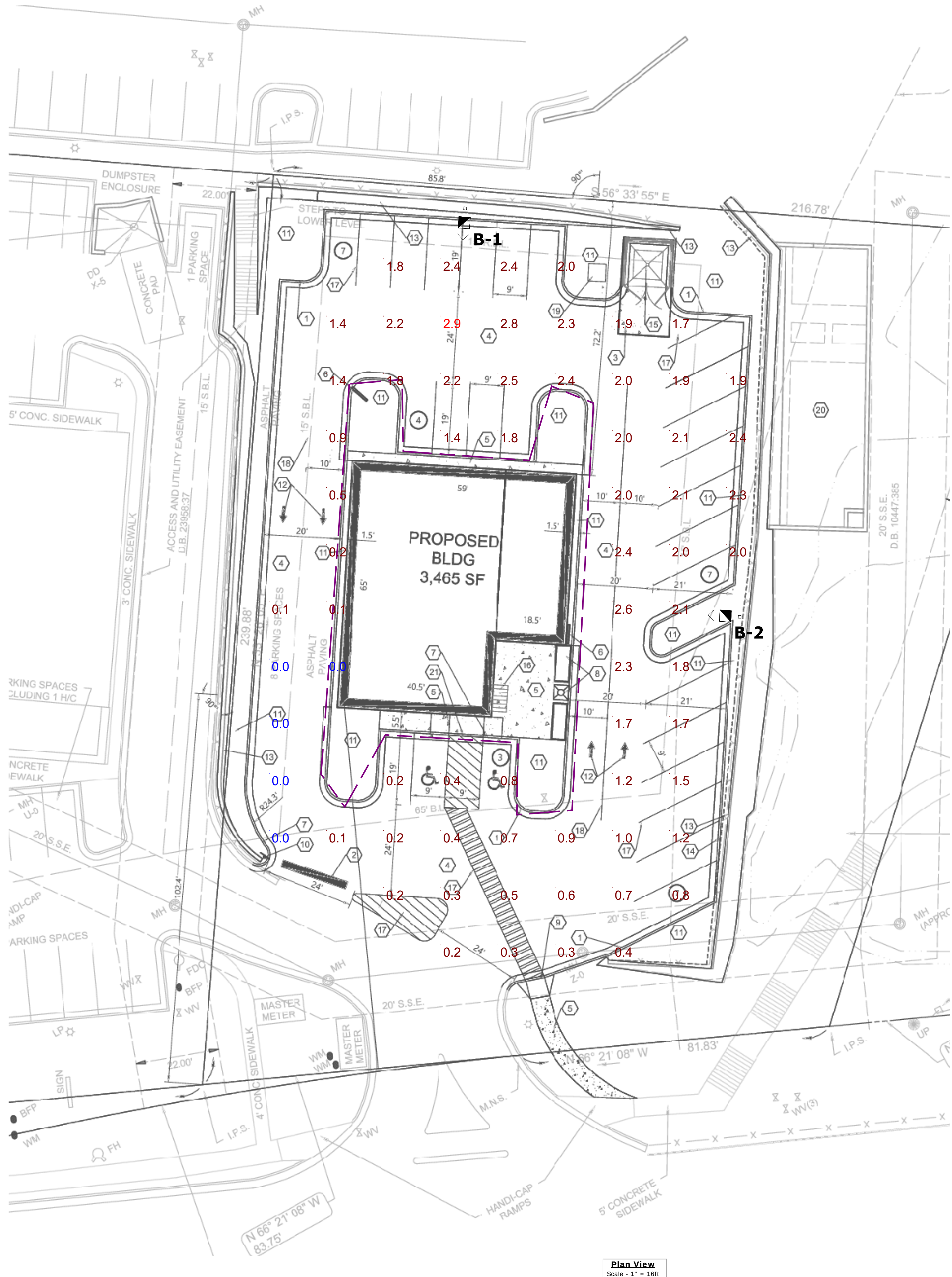
DATE:
11-19-2018

PROJECT NUMBER:
21814

REVISIONS:

DUMPSTER ENCLOSURE PLAN

C2.0



Plan View
Scale - 1" = 16ft

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	B	2	EATON - STREETWORKS (FORMER COOPER LIGHTING)	NVN-AF-04-LED-U-T4W	NAVION ROADWAY AND AREA LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDs EACH AND TYPE IV WIDE OPTICS	64	NVN-AF-04-LED-U-T4W.IES	376	0.912	225

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #1	+	1.3 fc	2.9 fc	0.0 fc	N/A	N/A	

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

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

Designer
KF
Date
12/3/2018
Scale
As Shown
Drawing No.
S50218A1
Summary