



DESIGN REVIEW BOARD JANUARY 18, 2019

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

1. Election of Officers for 2019

VI. ITEMS FROM BOARD MEMBERS

1. Design Review Board Meeting Minutes 12.14.18

VII. PUBLIC HEARING

1. 09:10 - 09:45 DRB180066 One Alpharetta City 2300 Old Milton Parkway
review revisions and updates
2. 09:45 - 10:15 DRB180058 Greenstone Office Building 132 Kimball Bridge
review exterior materials
3. 10:15 - 10:30 DRB180065 Twin Oaks II 3450 Old Milton
review landscape
4. 10:30 - 10:45 DRB180063 Hobby Lobby 6380 North Point Pkwy
review exterior material changes
5. 10:45 - 11:30 DRB190002 217 South Main St
review new construction

VIII. ADJOURNMENT



DESIGN REVIEW BOARD MEETING

DECEMBER 14, 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. There was a problem with the recording software for this meeting. There is not a recording for this meeting.*

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
- o Holly Palmer
- o Katie Rocco
- o Tom LeCain (Non – Voting Alternate)

- Design Review Board Members Absent

- o Kim Matherly (Alternate)

- Staff Present
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator
 - o Michael Woodman, Senior Planner

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of November 16, 2018

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

VII. PUBLIC HEARING

1. DRB180064 Urban Hardware 11770 Haynes Bridge Rd

Applicant presented review of exterior changes

After discussion of:

- Existing Canopy colors to remain
- Colors
- Presented sample of main Stucco color
- Signage
- Letters are back lit black
- Photos in window will be mural w/Historic Alpharetta Photos
- # of Doors – 4
- Awnings, Eyebrows darker gray
- Light bar not being a “beacon”

- Landscaping to come back with plan approved by Staff
- ❖ Vice-Chair Brown offered a motion to approve as submitted today, submit colors to Staff, and work with Staff on lighting.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

2. DRB180058 Greenstone Office Building 132 Kimball Bridge

Applicant presented resubmittal of review of exterior changes

After discussion of:

- Entrance Entry feature
- Sample of Metal Material Series 300, .050, Soft Granite
- Metal Material Exterior Perspective view
- For Top Story & Rooftop Screening
- Building Lighting
- Parking Lot Lighting not determined yet. Waiting for photometric study
- DRB did not like metal panel, would like to see examples of where it has been used on other buildings. Applicant stated it mimics an industrial building.
- ❖ Board Member Vice-Chair Brown offered a motion to approve elevations and materials as submitted
- The motion received a second from Board Member Palmer
- The motion failed by a vote (3-3)
- ❖ Board Member Vice-Chair Brown offered a motion to defer based on discussion and submitting photos of where the material has been used on other buildings.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0-1)

Board Member Debban was not eligible to participate in the vote.

3. DRB180065 One Alpharetta City

2300 Old Milton Pkwy

Applicant presented review of new construction (elevations and materials only) from new submittal given to DRB at meeting. Staff has electronic copy.

After discussion of:

- Parking being screened from all sides due to topography
- Office Building A Architecture and Materials
 - DRB concerned with differentiation in brick color, would like it to be more subtle
 - Applicant would like to see brick w/ mortar together. Likes the contrast.
- ❖ Board Member Palmer offered a motion to approve elevations and materials as submitted for Building A
- The motion received a second from Board Member Rocco
- The motion with the Friendly Amendment was approved by a vote (7-0)
- ❖ Board Member Schwing offered a friendly amendment to see a mockup of the brick and mortar
- The friendly amendment was accepted by Board Member Palmer
- The motion with the Friendly Amendment was approved by a vote (7-0)

- Office Building B Architecture and Materials
 - Applicant removed urns, felt they have a scaling problem, look out of place, need base
 - DRB would like to see some of the urns replaced
 - Rooftop Height changes at entrance
- ❖ Board Member Schwing offered a motion to defer elevations and materials as submitted for Building B based on today's discussion
- The motion received a second from Vice-Chairman Brown
- The motion was approved by a vote (7-0)

4. DRB180066 Twin Oaks Retail II 3450 Old Milton Pkwy

Applicant presented review of new construction.

- ❖ Vice Chair Brown offered a motion to approve site plan, elevations, materials, site lighting, monument and Smoothie King signage as submitted for today. Landscaping is deferred.
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

VIII. ADJOURNMENT



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





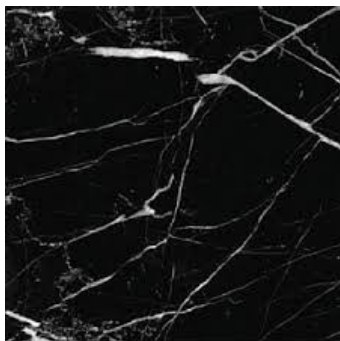
BRICK
MERIDIAN, RUNNING BOND
STONE MOUNTAIN GRAY
COOSA LIGHT MORTAR



BRICK
MERIDIAN, FLEMISH BOND
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









topdeck

COTTON SAIL HOTEL







1210

NOW LEASING
614-221-1800

WILSON CENTER

210



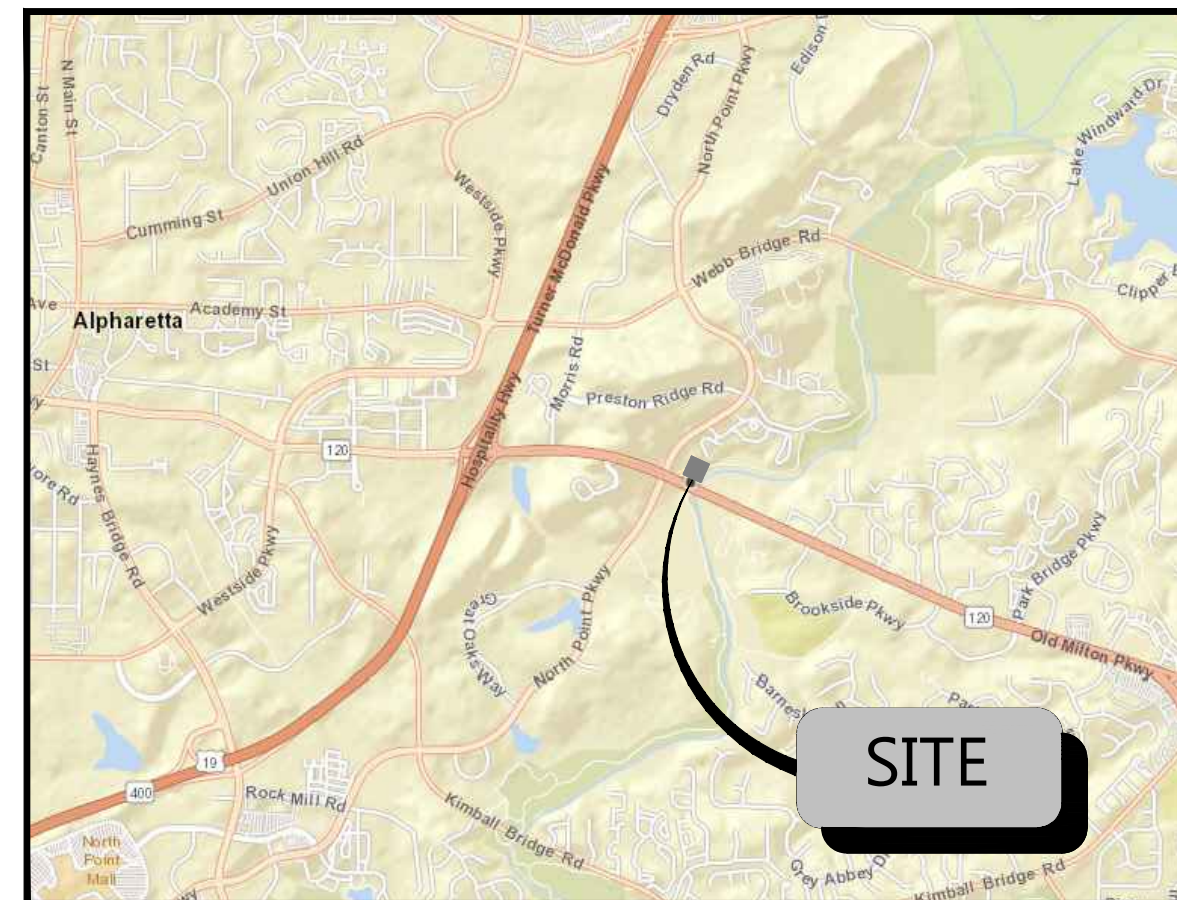
GOOSE CREEK
H.S. SCHOOL











VICINITY MAP

NOTES:

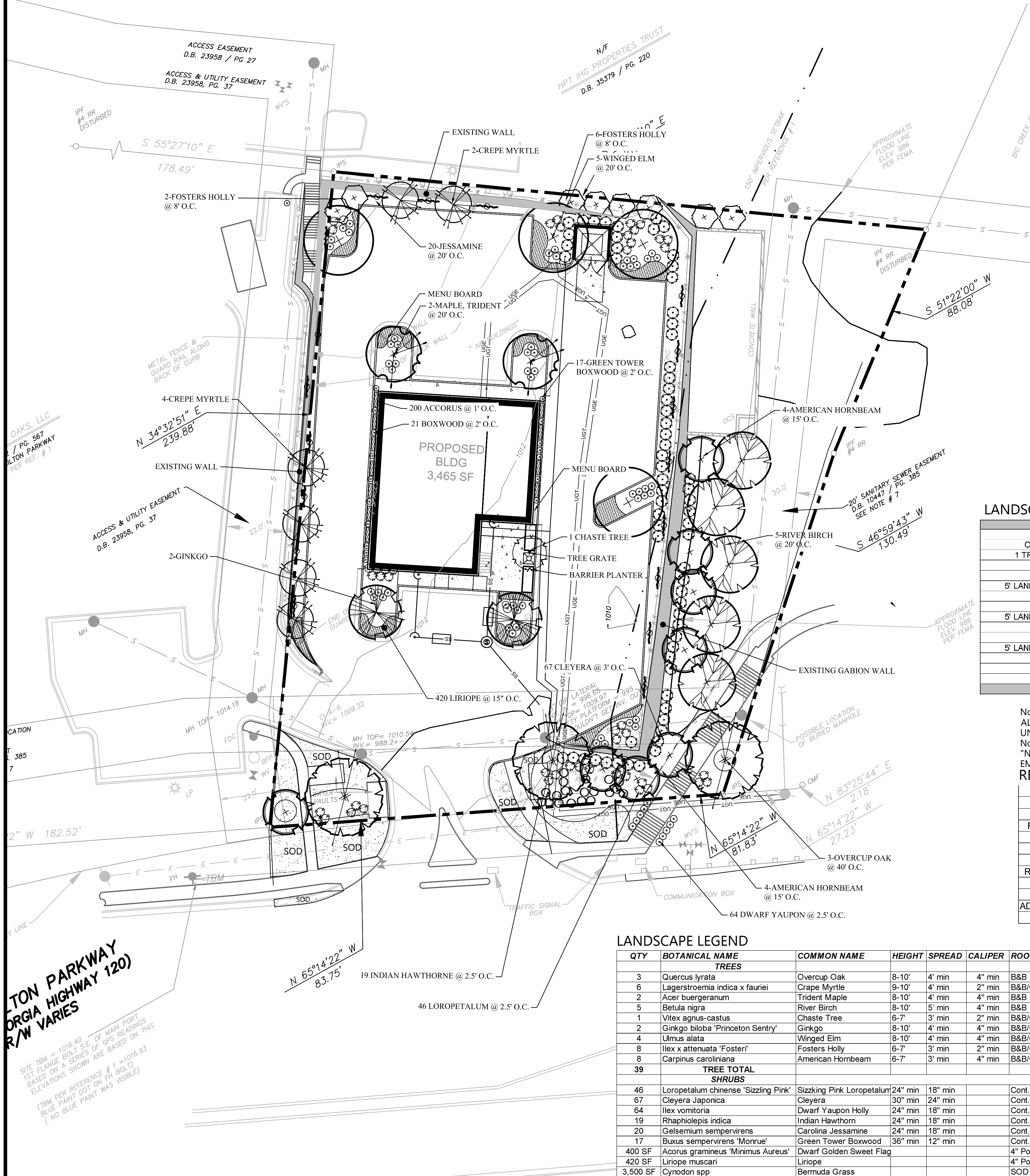
NOTES:

LANDSCAPE STRIP REQUIREMENTS

Note:
ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS,
UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.
Note:
"NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR
EMBANKMENT. "

	ACRES	CALIPER UNITS
UNITS PER ACRE		130
SITE ACRES	0.966	
REQUIRED DENSITY FACTOR (RDF)		125.58
EXISTING DENSITY FACTOR (EDF)		0
REPLACEMENT DENSITY UNITS (RDF)		126
ADDITIONAL CALIPER UNITS REQUIRED		-0.42

LANDSCAPE LEGEND

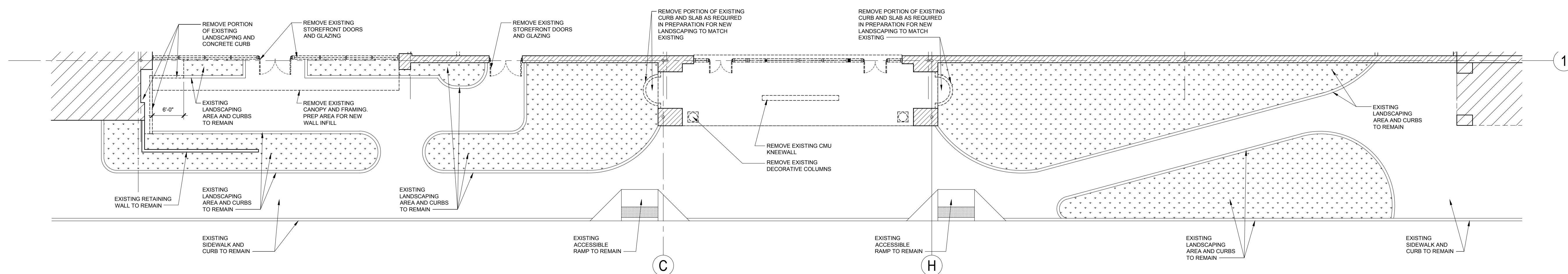
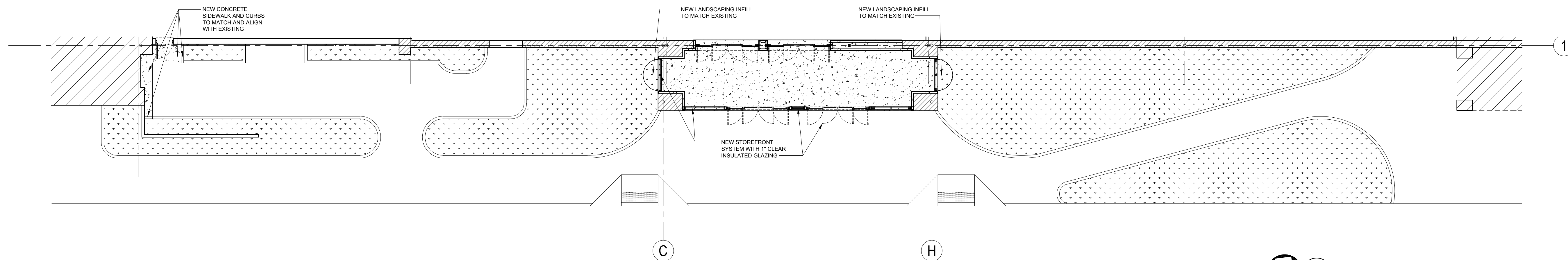


SHEET INDEX

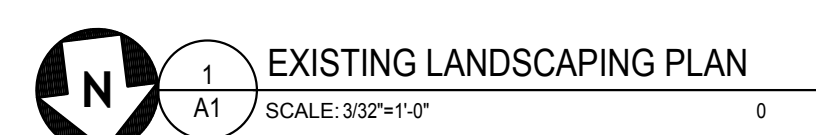
	DWG	
	NO.	
	L1	LANDSCAPING PLANS
	A1	ELEVATIONS
	SL1	SITE LINE PLAN
	SL2	SITE LINE ELEVATIONS

PROJECT TEAM

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



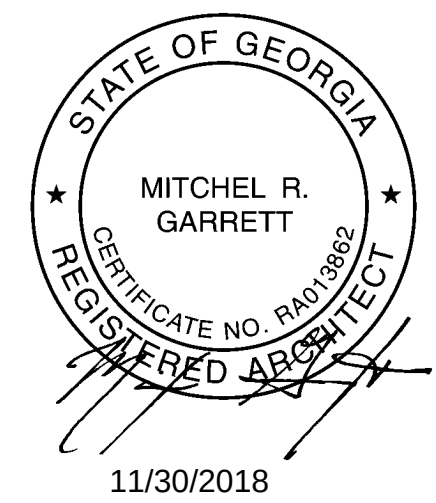
WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN (CONSTRUCTION TYPE MAY VARY)
	WALL TO BE DEMOLISHED



REVISION HISTORY

[illegible]

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

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT ALPHARETTA, GA. CONTEMPORANEOUSLY WITH ITS ISSUE DATE OF 10/02/18 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND IS CONTRARY TO THE LA

HOBBY LOBBY.

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 11.30.2018

LANDSCAPING PLANS

L1

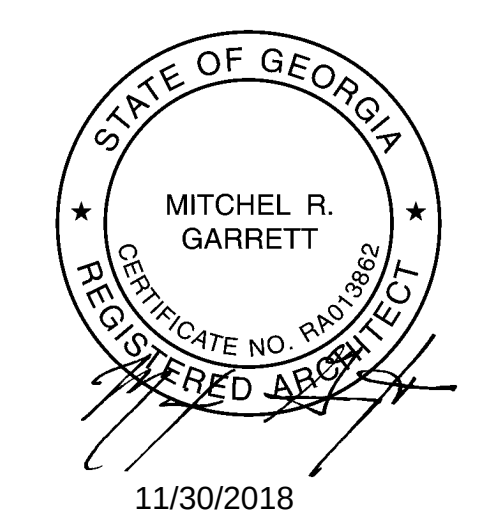
EXTERIOR MATERIALS LEGEND					
MARK	MATERIAL	MANUFACTURER	MODEL/STYLE	COLOR	REMARKS
E-F1	EIFS	DRYVIT	PB SYSTEM	SW 7551 "GREEK VILLA" [1]	SAND FINISH
E-F2	EIFS	DRYVIT	PB SYSTEM	SW 7569 "TIKI HUT" [1]	SAND FINISH
SF-1	STOREFRONT SYSTEM	KAWNEER	451 SERIES	"DARK BRONZE"	ANODIZED ALUMINUM
P-1	PAINT	SHERWIN-WILLIAMS	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]

NOT FOR
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**HOBBY
LOBBY®**

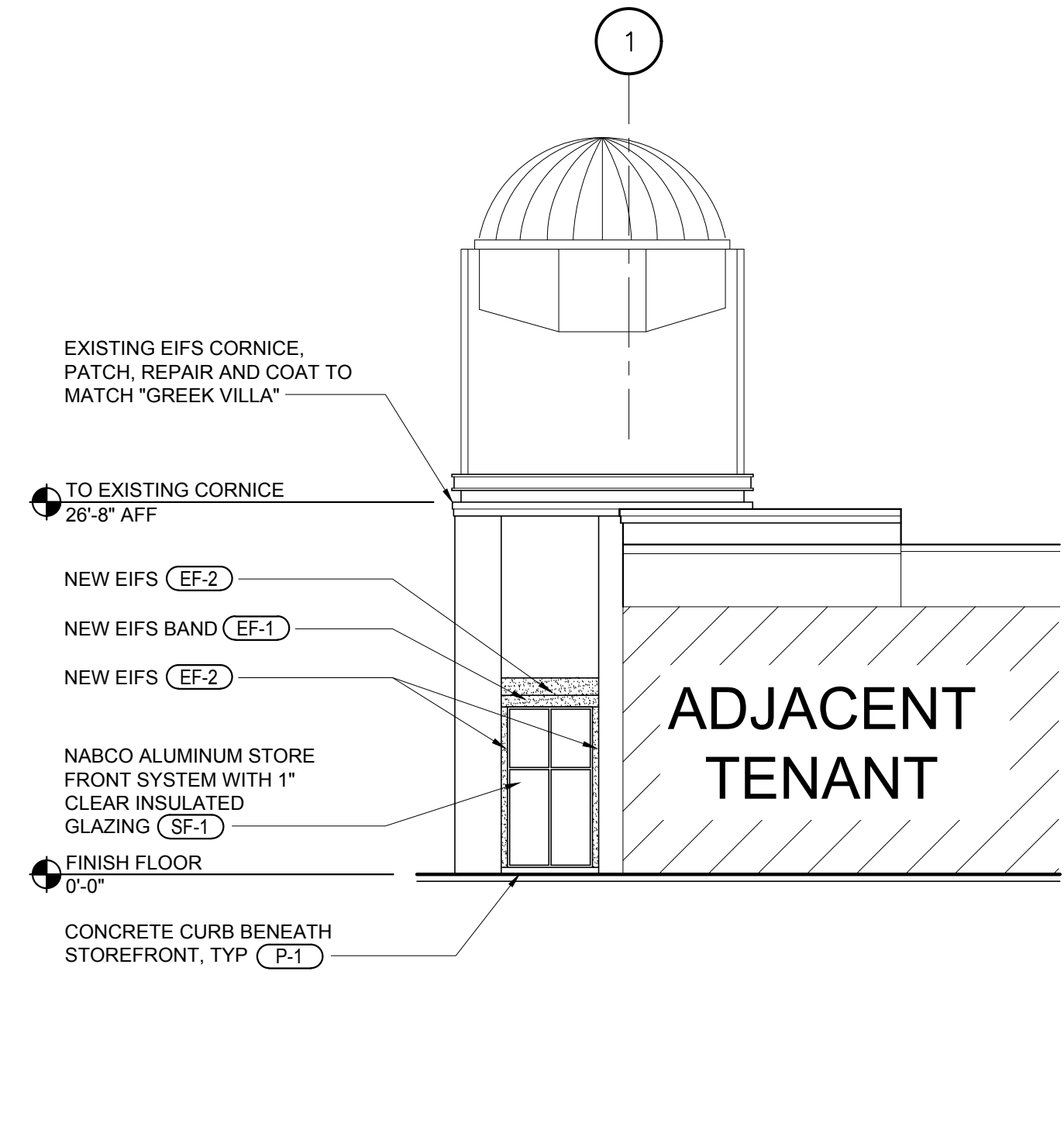
STORE PLANNING AND CONSTRUCTION
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ALPHARETTA, GA
6380 NORTH POINT PARKWAY

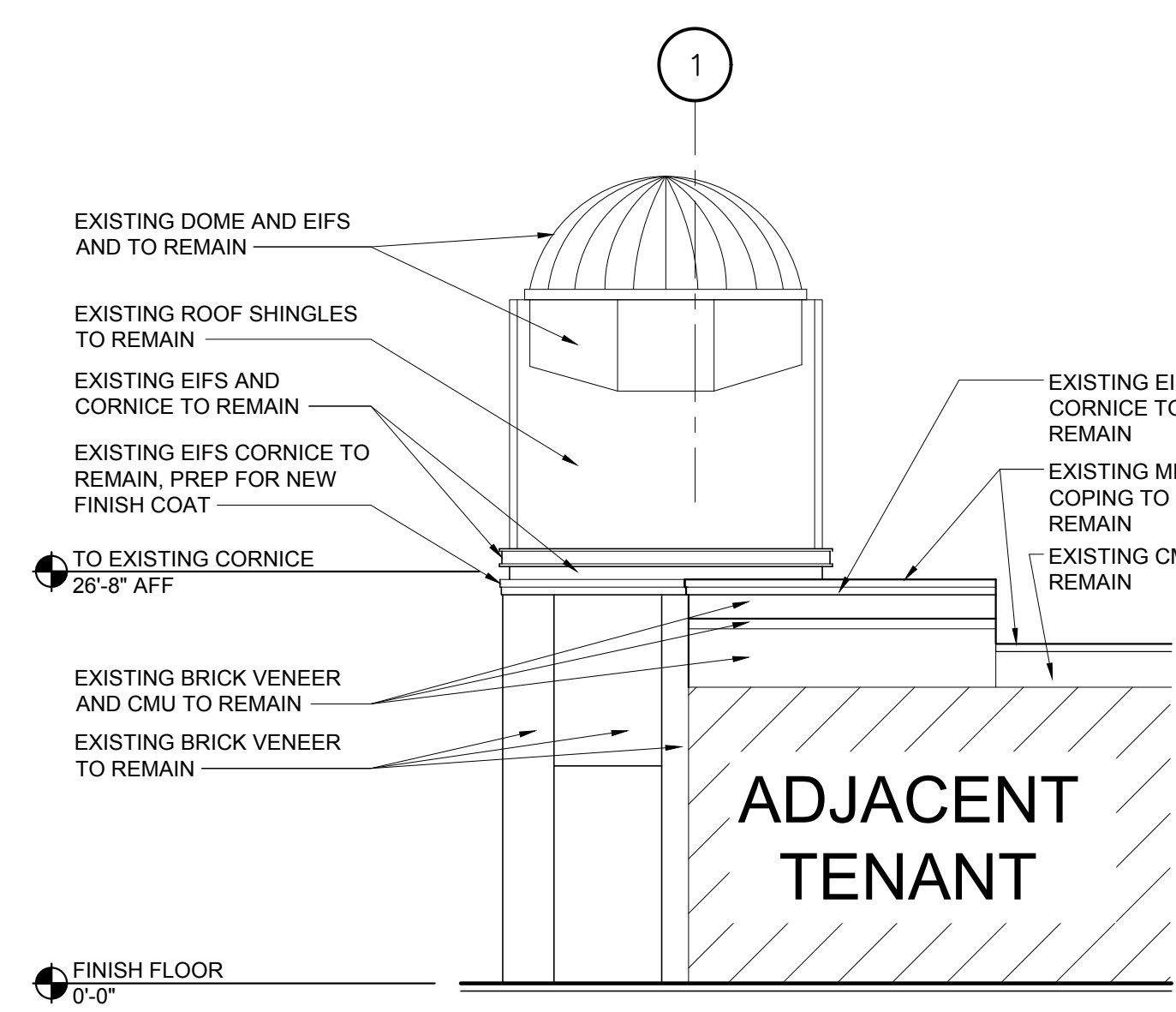
PROJ # :	1854017
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DRAWN BY :	JS
CHECKED BY :	MRG
MRG 11.30.2018	

ELEVATIONS

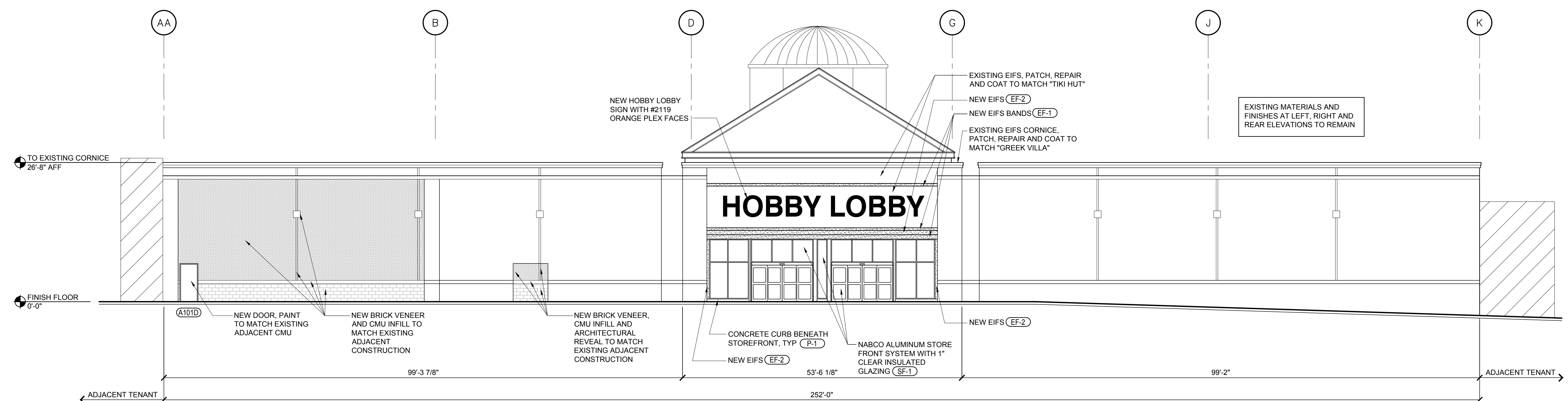
A1



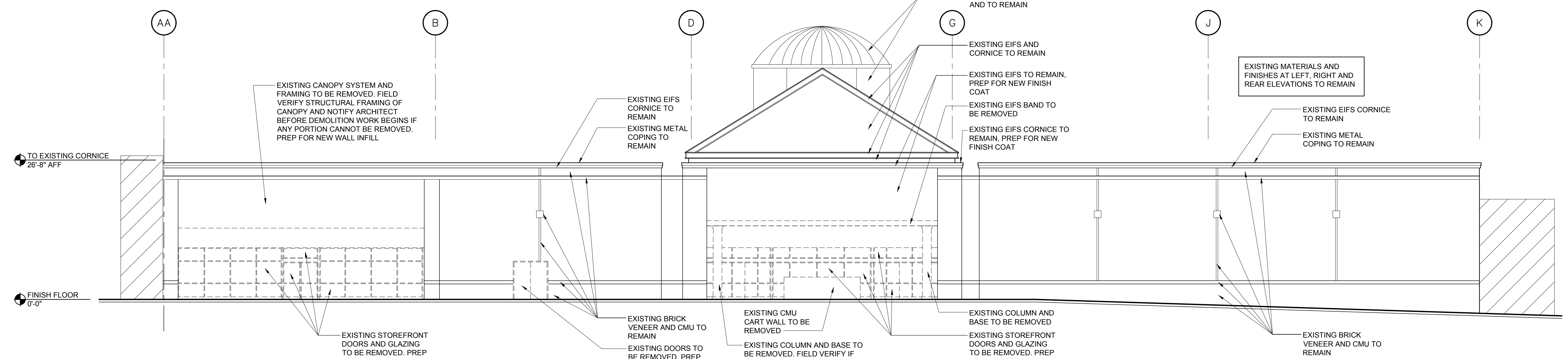
4 NEW SIDE ELEVATION
A2 SCALE: 3/32"=1'-0" 0



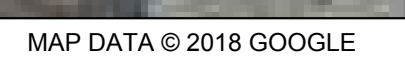
2 EXISTING SIDE ELEVATION
A2 SCALE: 3/32"=1'-0" 0



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



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



NOT FOR
CONSTRUCTION



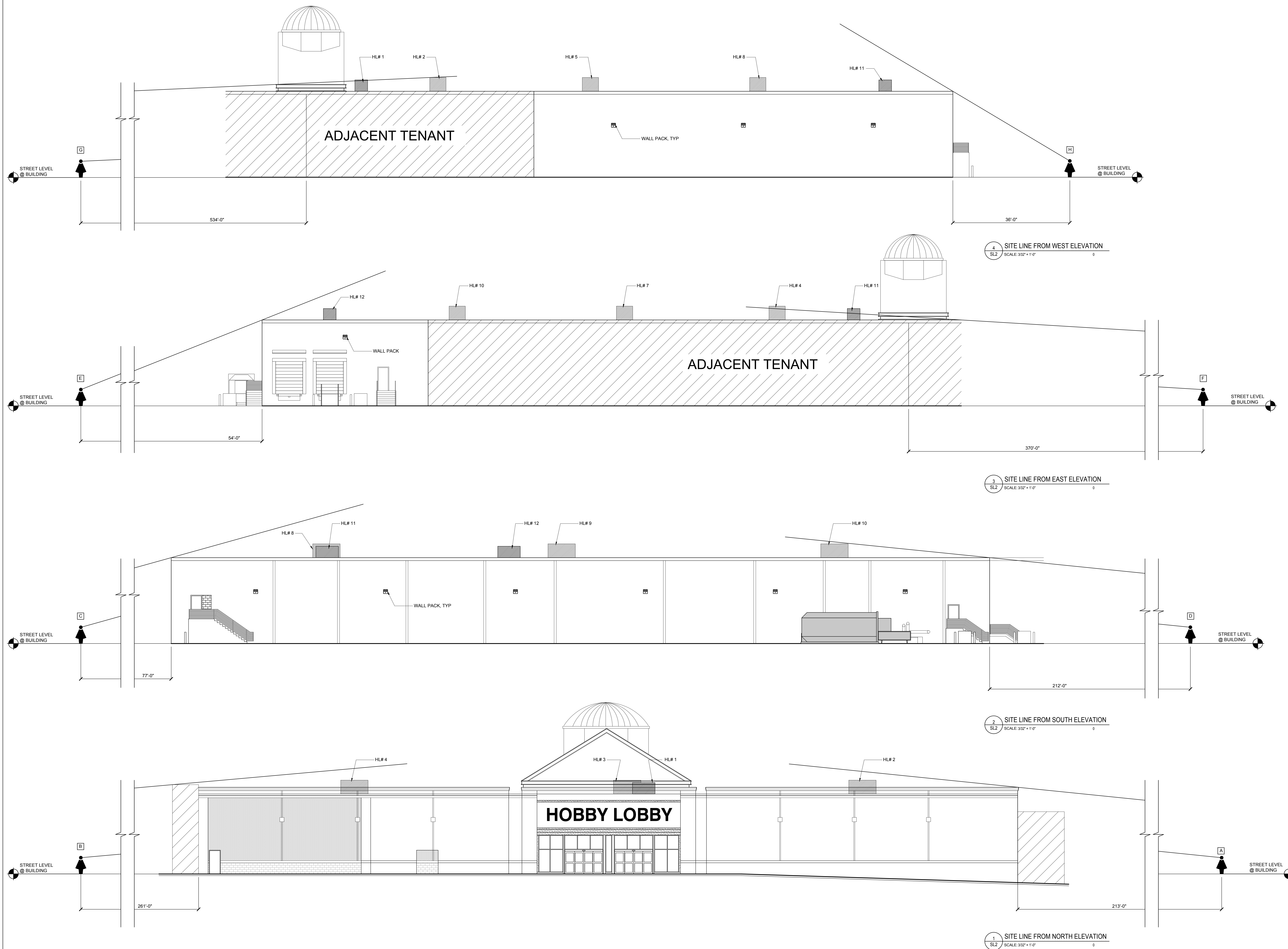
NOTATION FOR REUSE
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FORE PLANNING AND CONSTRUCTION
7707 SW. 44th ST.
OKLAHOMA CITY, OK 73179

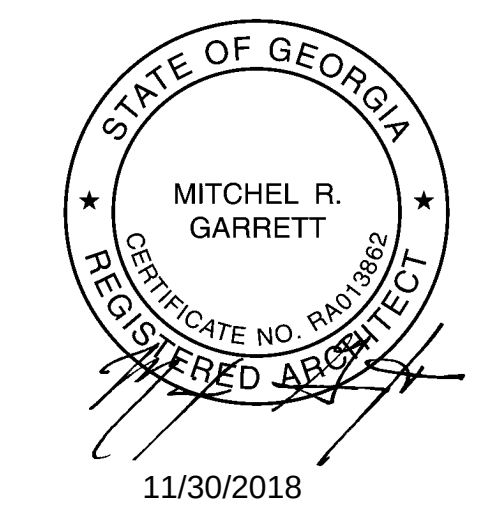
J #: 1854017
E DATE : 10/02/18

SITE LINE PLAN

SL1

[illegible]

NOT FOR
CONSTRUCTION



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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 11.30.2018

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

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

PROJECT TEAM		
DISCIPLINE	CONTACT	PHONE/ FAX/EMAIL
<u>ARCHITECTURAL:</u>	JASON SOWELL SASA DESIGN GROUP, P.C. 1437 SOUTH BOULDER AVE. SUITE 550 TULSA, OK 74119	PH: (918) 587-8600 FAX: (918) 587-8601
<u>STRUCTURAL:</u>	WILLIAM T. FULLER, P.E. FULLER GROUP, INC. 1350 C CLEVELAND STREET GREENVILLE, SC 29607	PH: (864) 235-3580 FAX: (864) 235-3577
<u>PLUMBING:</u>	MICHAEL G. LYNN, P.E. PAGE INTERWORKS, P.A. 923 MAIN STREET NORTH WILKSBORO, NC 28659	PH: (336) 667-4225 FAX: (336) 667-4332
<u>MECHANICAL:</u>	MICHAEL G. LYNN, P.E. PAGE INTERWORKS, P.A. 923 MAIN STREET NORTH WILKSBORO, NC 28659	PH: (336) 667-4225 FAX: (336) 667-4332
<u>ELECTRICAL:</u>	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
<u>LANDLORD:</u>	ADI MAYANI NPMG RETAIL, LLC C/O CBRE GLOBAL INVESTORS, LLC 2100 MCKINNEY AVENUE, SUITE 900 DALLAS, TX 75201	PH: (214) 683-4200

[illegible]

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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
MG 01.10.2019	

LANDSCAPING PLANS

L1

EXTERIOR MATERIALS LEGEND					
MARK	MATERIAL	MANUFACTURER	MODEL/STYLE	COLOR	REMARKS
BR-1	BRICK VENEER	MERIDIAN BRICK		"OLD SALEM"	
EF-1	EIFS	DRYVIT	PB SYSTEM	SW 7551 "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
PF-1	PREFINISHED METAL	OMG EDGE SYSTEMS	PERMASNAP	MATCH "ANTIQUE WHITE"	.050 ALUMINUM
ST-1	PRECAST STONE	CHEROKEE BRICK		"ANTIQUE BLUFF"	SMOOTH FINISH
ST-2	PRECAST STONE	CHEROKEE BRICK		"GREYSTONE"	ROCK FINISH

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]

NOT FOR
CONSTRUCTION

SGA Design Group, P.C.
Mitchel R. Garrett, Architect
Georgia Registration #: RA013862
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
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HOBBY LOBBY.

TORE PLANNING AND CONSTRUCTION
7707 SW. 44th ST.
OKLAHOMA CITY, OK 73179

HOBBY LOBBY OF
ALPHARETTA, GA
6330 NORTH POINT PARKWAY

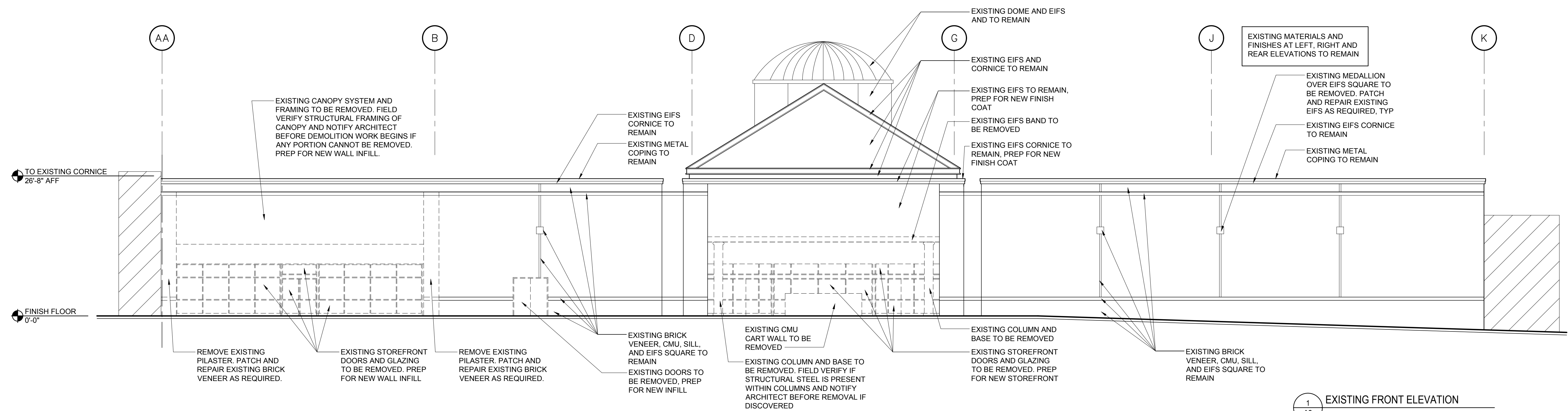
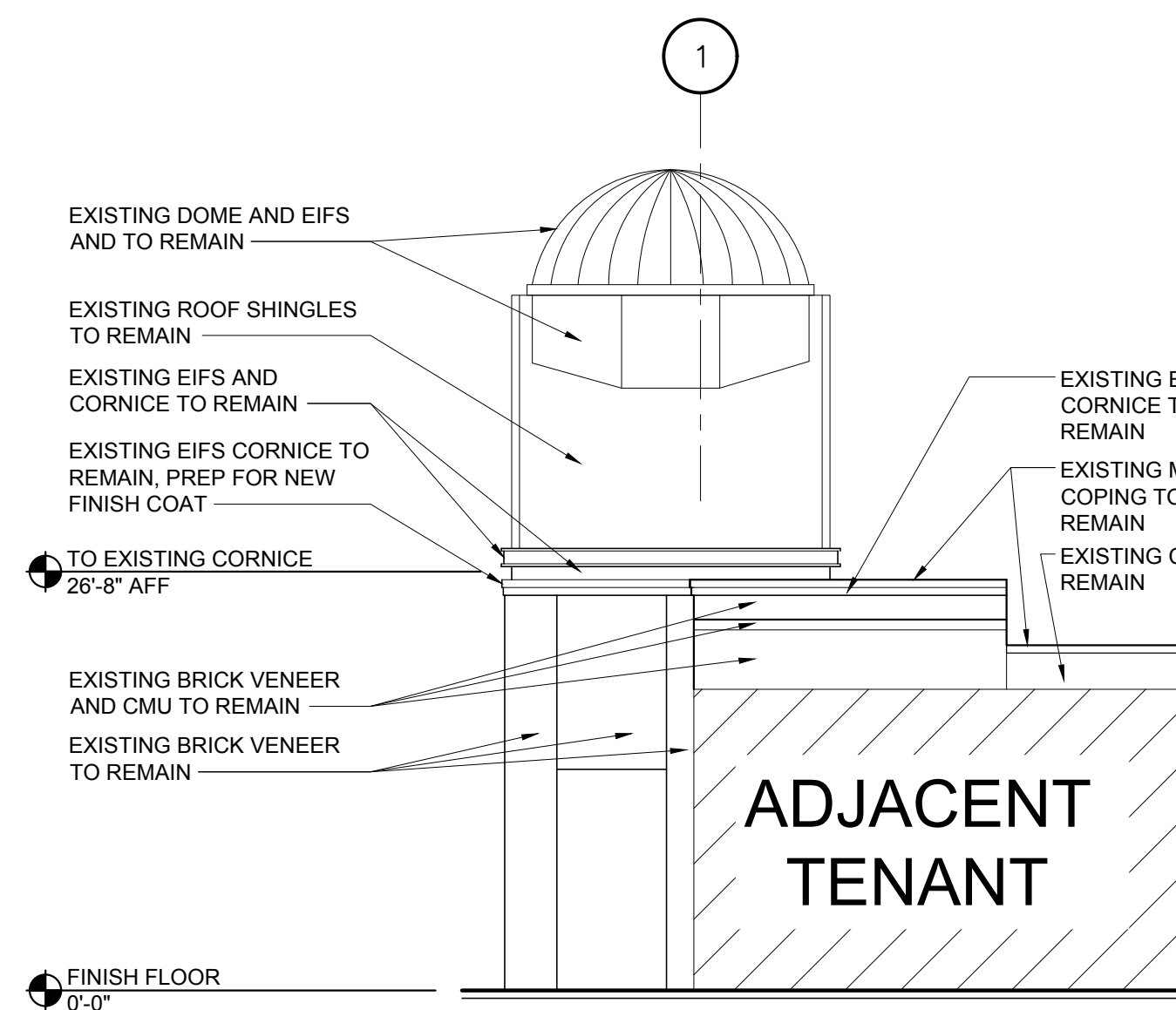
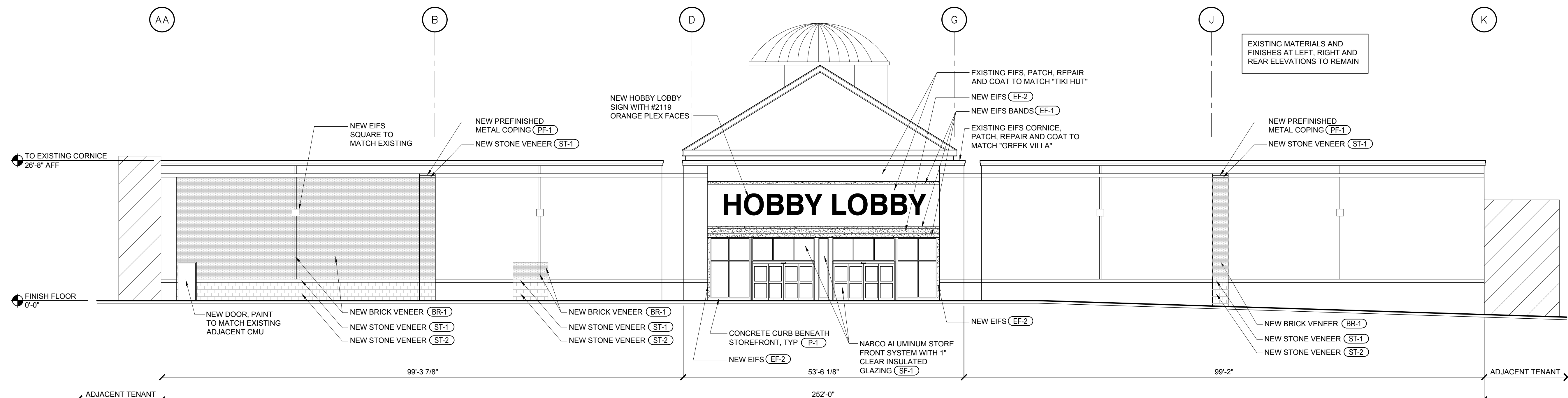
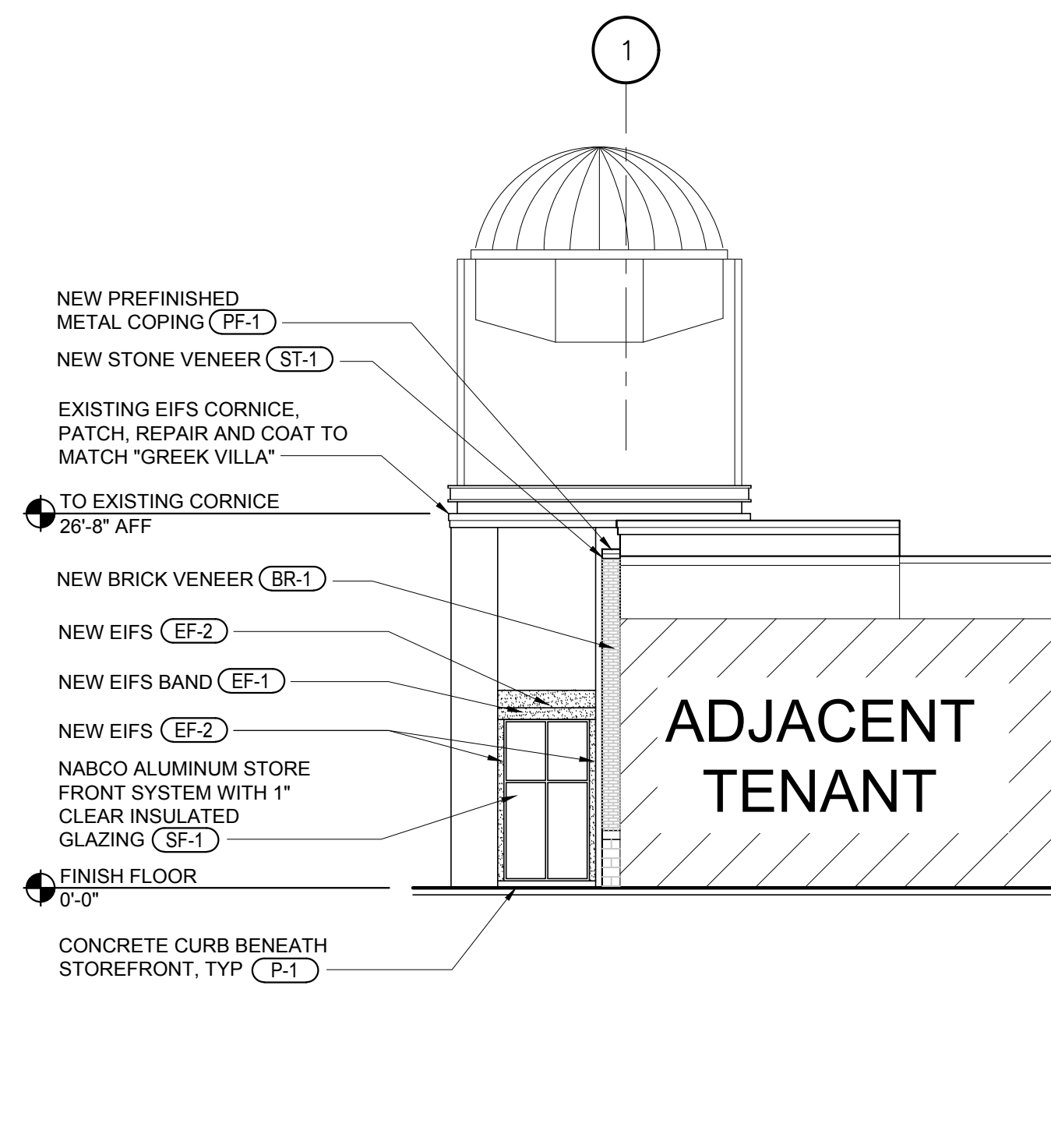
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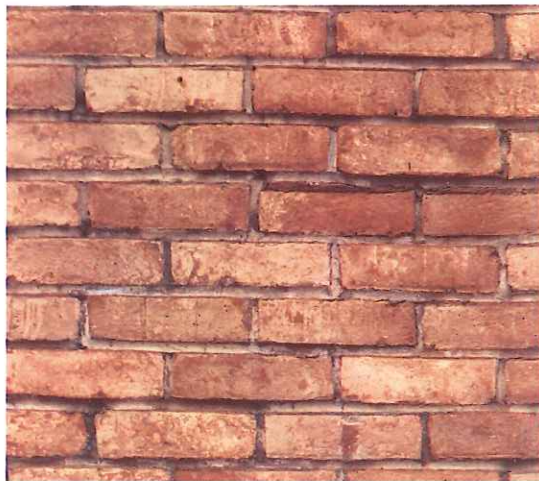
EXPIRATION DATE : 10/02/18

J ARCH : MRG
 W N BY : JS
 CKED BY : MRG
 MG 01 10 2019

ELEVATIONS

1





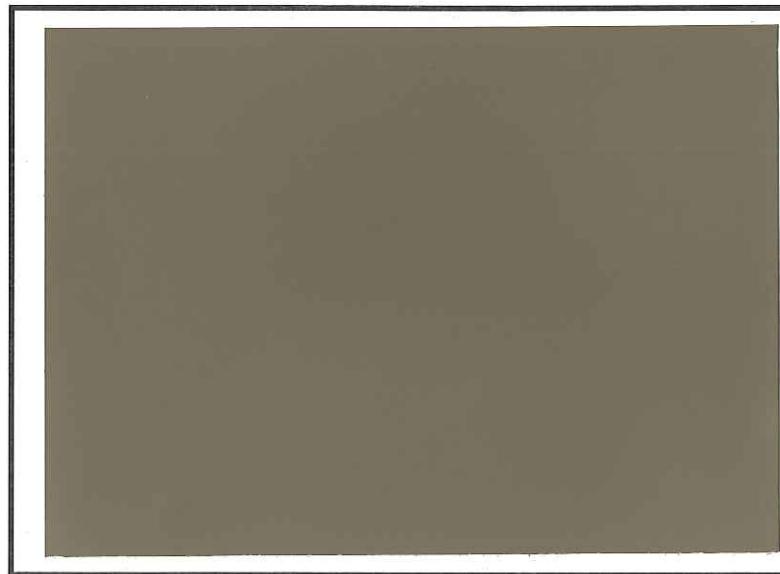
Brick:
"Old Salem"
by Meridian Brick



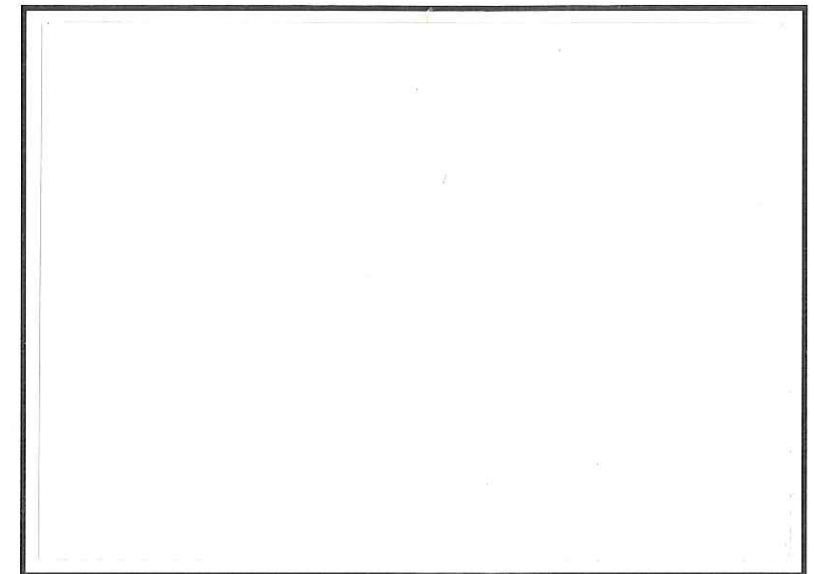
Sill:
"Antique White"
(smooth finish)
by Cherokee Brick



CMU:
"Antique White"
(rock finish)
by Cherokee Brick



"Tiki Hut" SW 7509



"Greek Villa" SW 7511



[Handwritten signature]
01.10.19

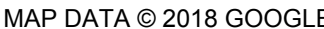
**HOBBY
LOBBY**

Alpharetta, GA

ISSUE DATE: January 10, 2019

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SL1



DRB NORTH ELEVATION

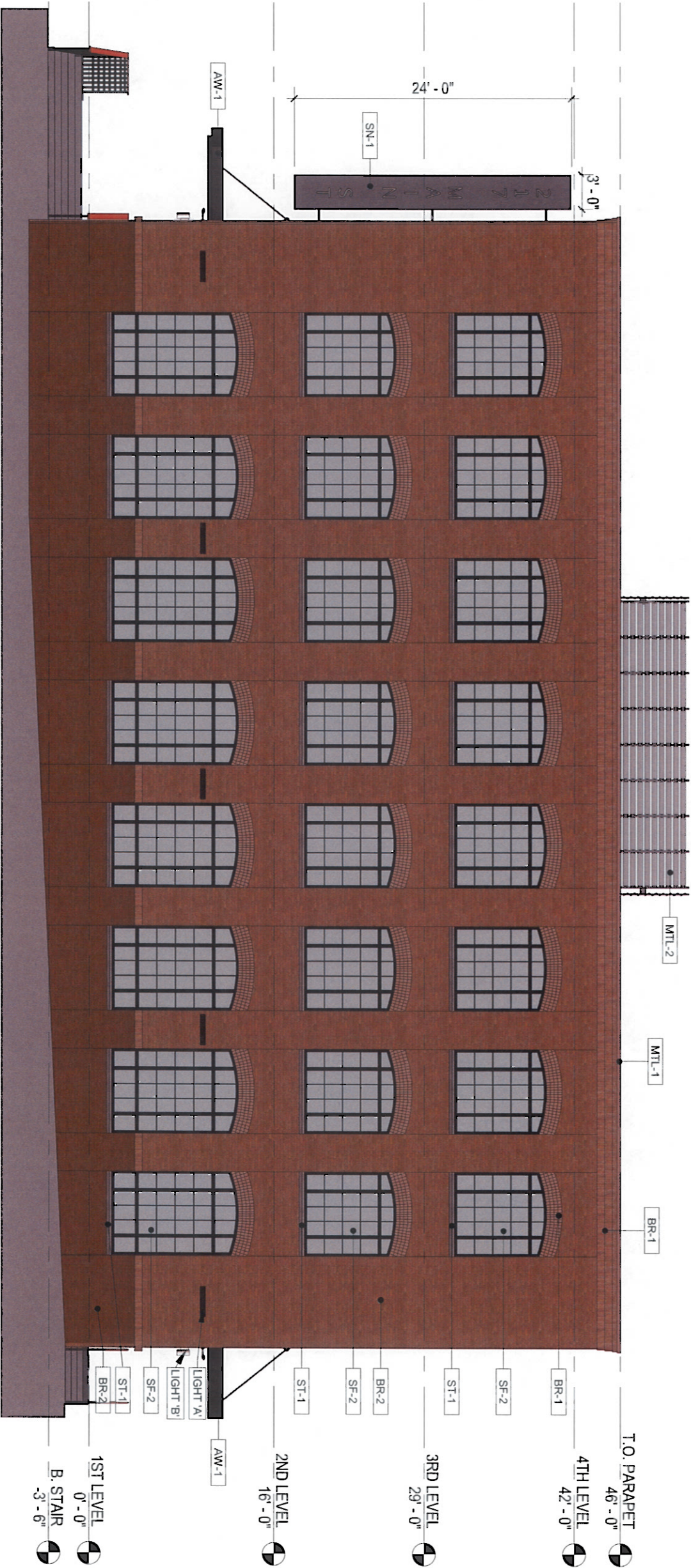
3/32" = 1'-0"



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ALPHARETTA, GA
01/02/19

MAIN ST ELEVATION



DRB WEST ELEVATION

3/32" = 1'-0"



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217 MAIN ST
ALPHARETTA, GA

01/02/19

ENTRANCE DRIVE ELEVATION



DRB SOUTH ELEVATION

3/32" = 1'-0"

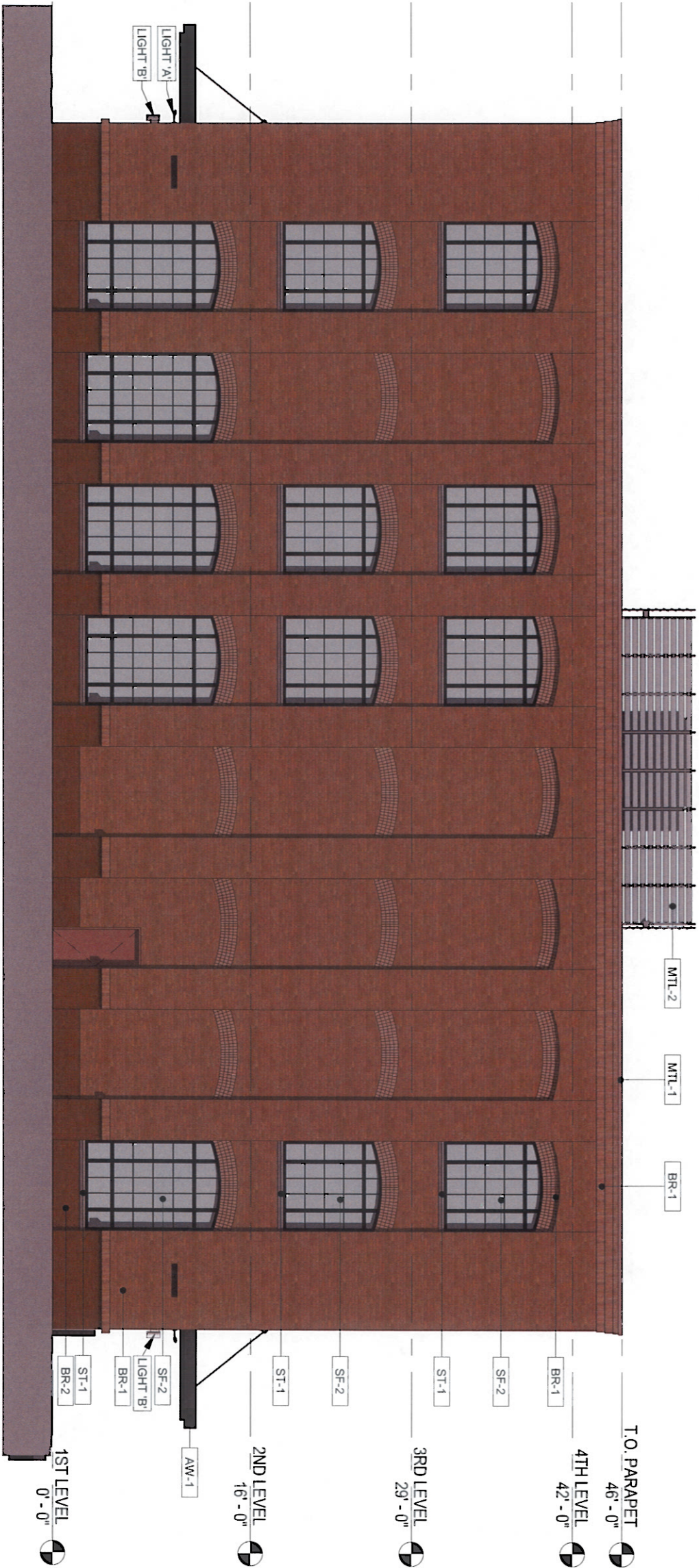


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PARKING SIDE ELEVATION



DRB EAST ELEVATION

3/32" = 1'-0"



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DEVORE ELEVATION



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PERSPECTIVE



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PERSPECTIVE

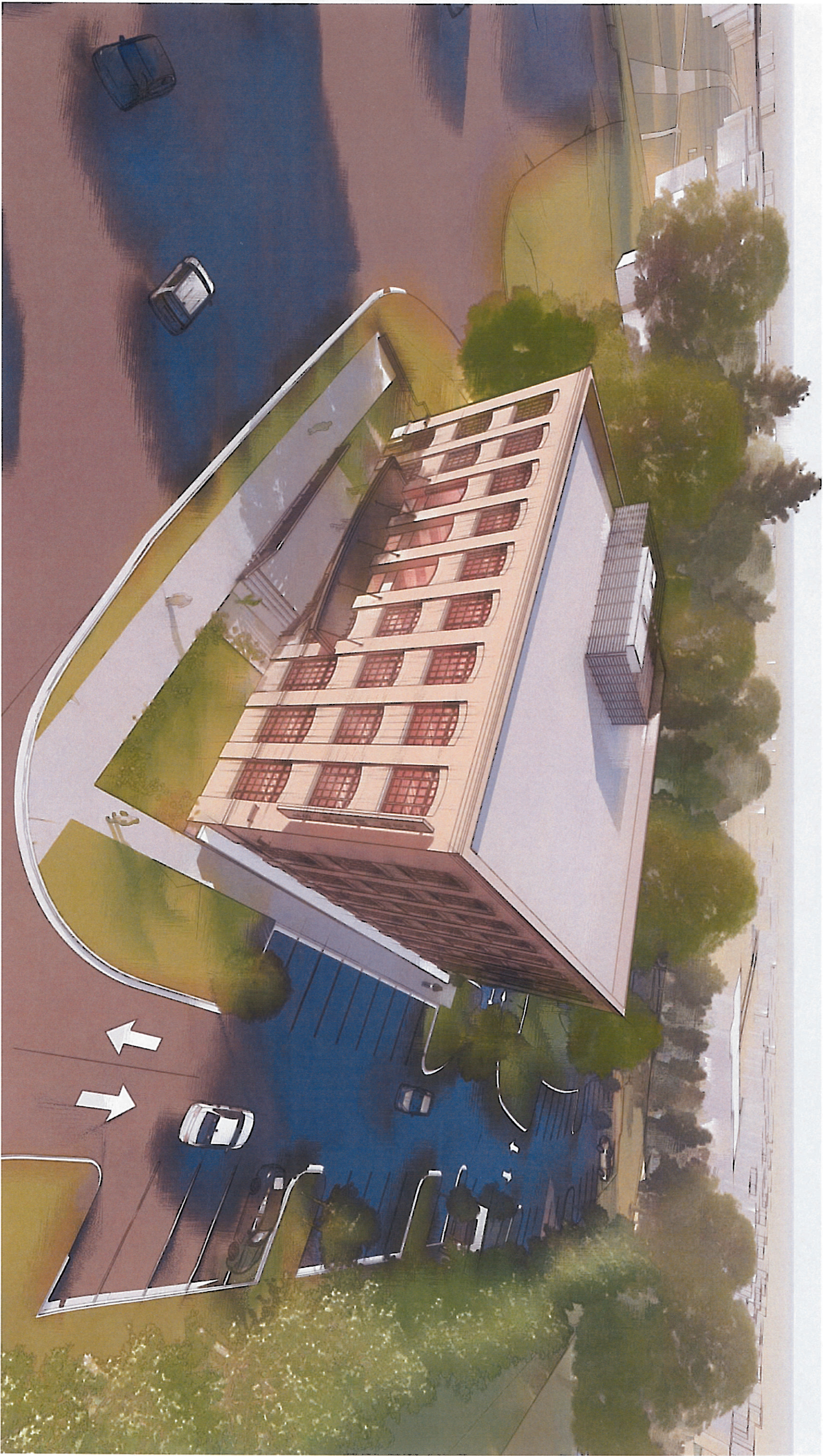


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PERSPECTIVE



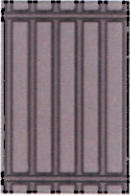
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ALPHARETTA, GA

01/02/19

PERSPECTIVE

MATERIAL LEGEND

SSR-1 	STEEL STANDING SEAM PANEL. 16" WIDTH, 1 3/4" DEPTH COLOR: GRAPHITE	ST-1 	CAST STONE ARRIS CAST COLOR: OAK RIDGE
AW-1 	ALUMINUM CANOPY WITH C CHANNEL EDGE PROFILE COLOR: DARK BRONZE	SN-1 	SIGNAGE. SHOWN FOR LOCATION ONLY. FINAL SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE COVER.
SF-1 	STOREFRONT SYSTEM CLEAR LOW-E INSULATED GLAZING UNITS APPLIED ALUMINUM MUNTINS FRAME COLOR: CHARCOAL ALUMINUM	MTL-1 	PREFINISHED METAL COPING. COLOR: TO MATCH BRICK
SF-2 	CURTAINWALL SYSTEM CLEAR LOW-E INSULATED GLAZING WITH CONSEALED JOINT SYSTEM	MTL-2 	ALUMINUM LOUVER COLOR: TBD
BR-1 	MODULAR BRICK VENEER, COMMON BOND GENERAL SHALE MALLORY CREEK		
BR-2 	MODULAR BRICK VENEER, COMMON BOND GENERAL SHALE DARK BRICK ONLY		

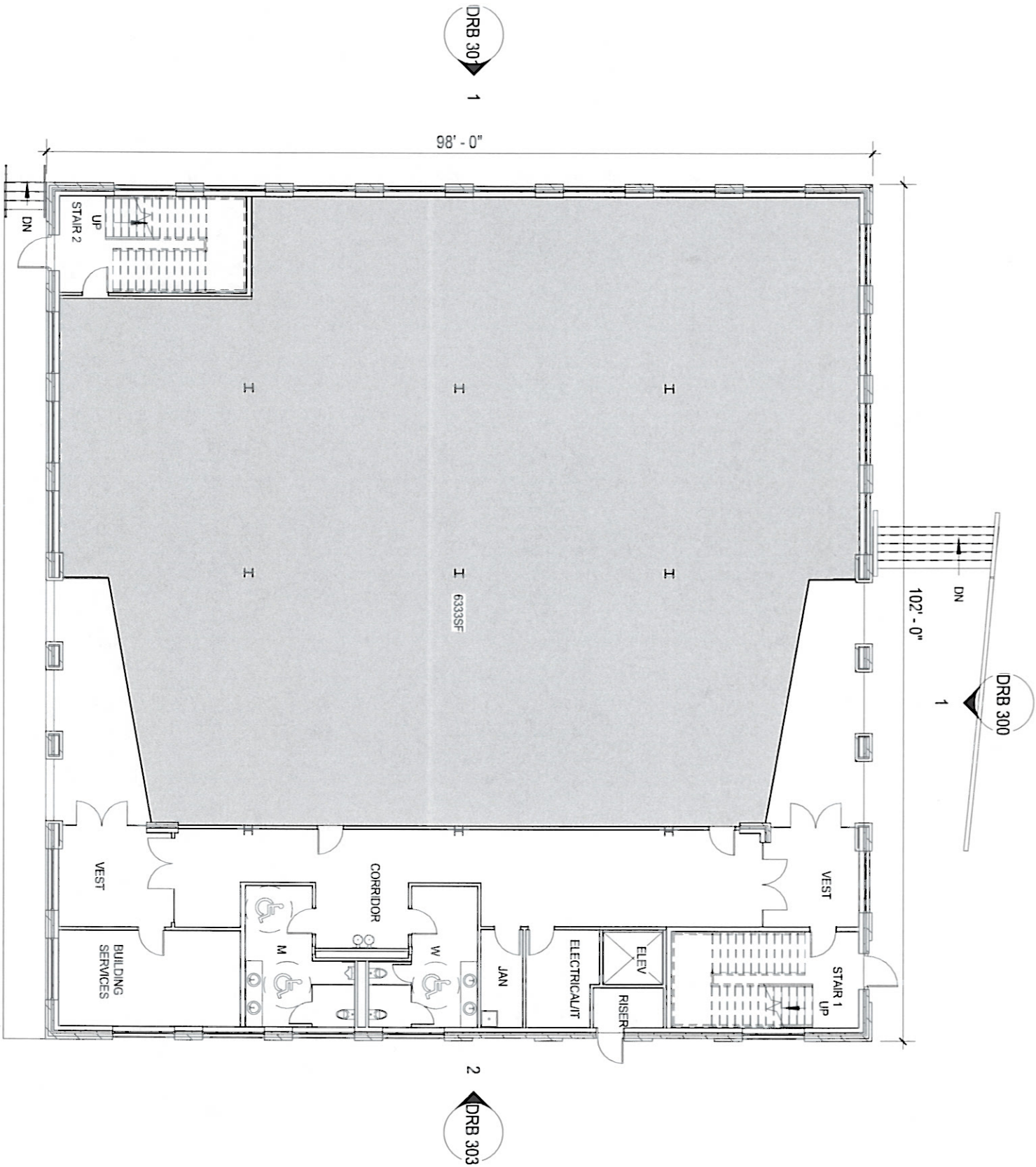


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MATERIAL LEGEND



1ST LEVEL CONCEPT PLAN

1/16" = 1'-0"



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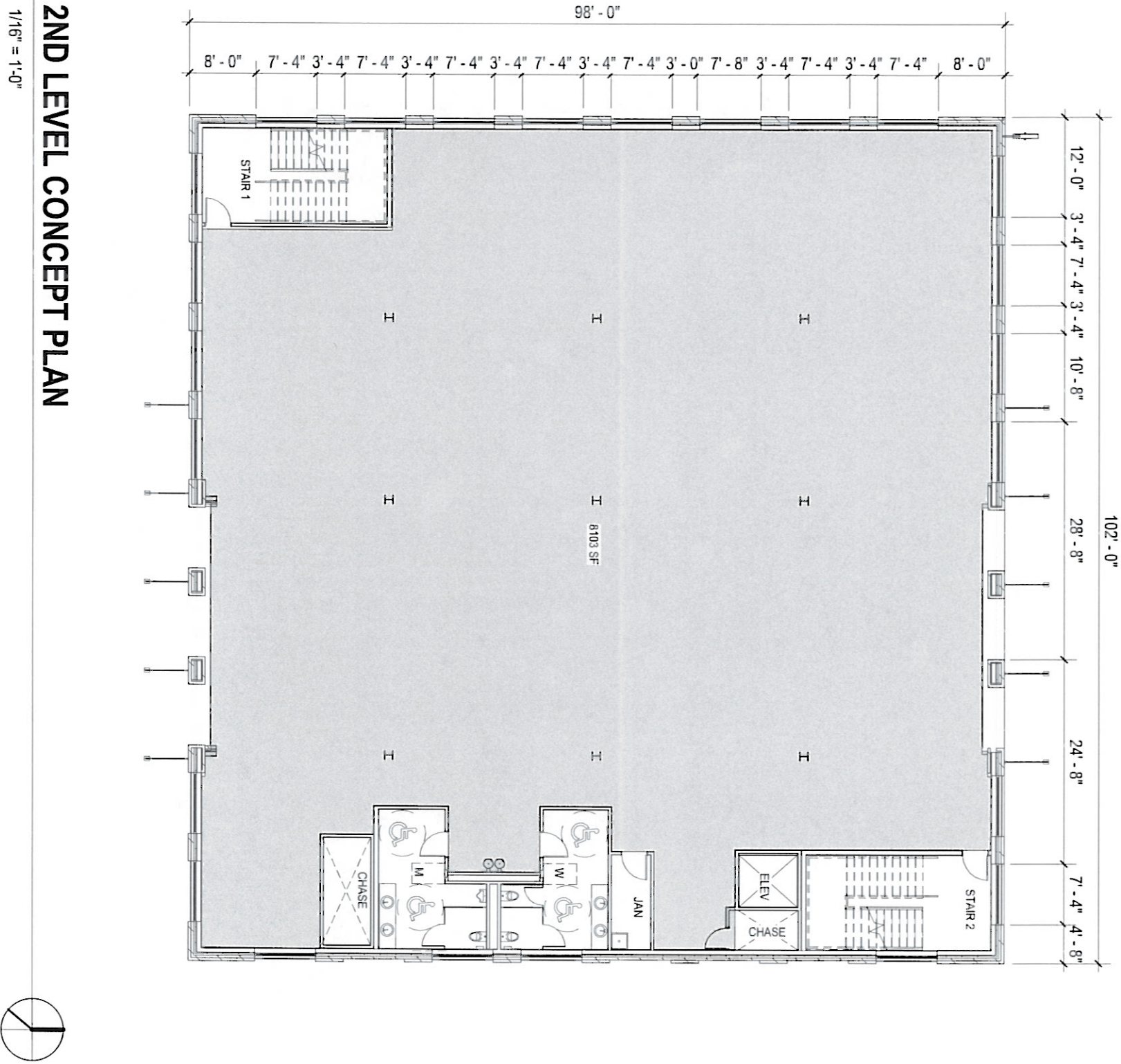
1ST LEVEL FLOOR PLAN

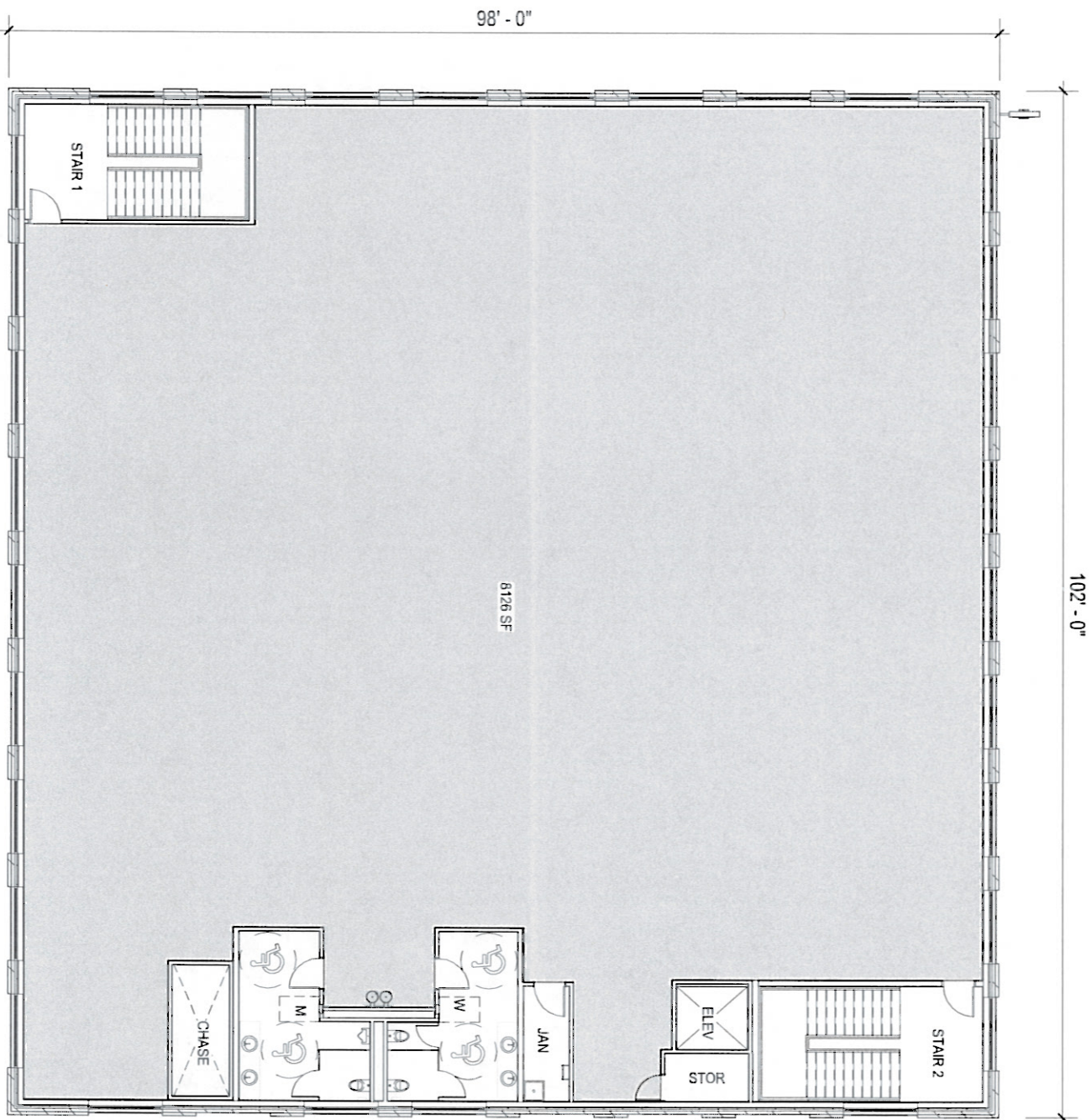


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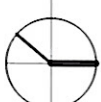
SECOND LEVEL CONCEPTUAL PLAN





3RD LEVEL CONCEPT PLAN

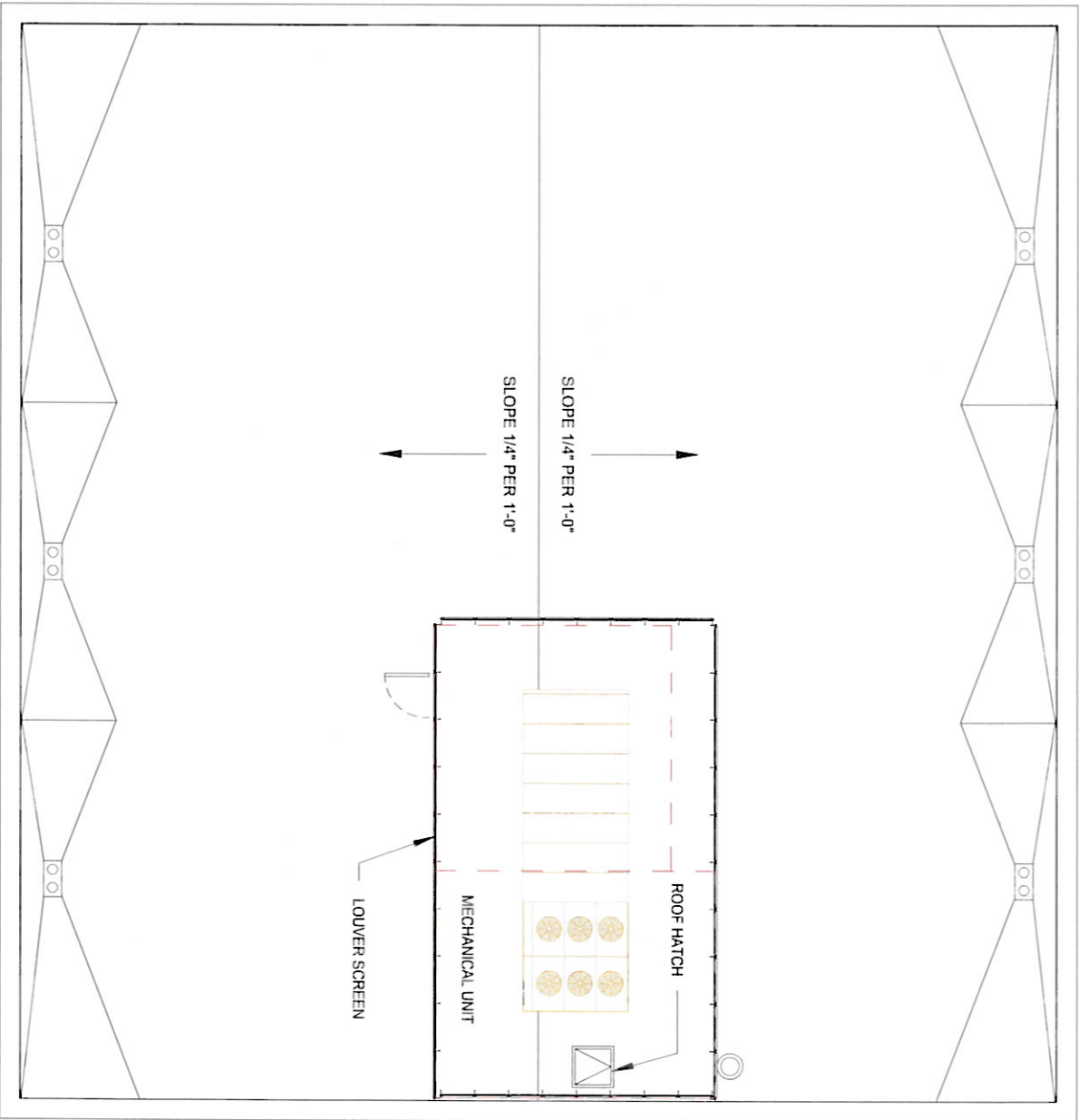
1/16" = 1'-0"



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DRB ROOF PATIO

1/16" = 1'-0"



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