



DESIGN REVIEW BOARD AUGUST 16, 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

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of July 19, 2019

VII. PUBLIC HEARING

1. 09:10 - 09:20 DRB190033 Red Barn Real Estate Alpharetta 75 Roswell St
review monument sign
2. 09:20 - 09:40 DRB190035 North Fulton Pharmacy Center 501 South main St
review monument sign
3. 09:40 - 10:00 DRB190036 McKibbon Hotel Group 7 Old Roswell
review signage and awning
4. 10:00 - 10:40 DRB190032 Haynes Bridge Llc 11405 Haynes Bridge Rd
review exterior changes
5. 10:40 - 11:00 DRB190037 10 Roswell St 10 Roswell St
review exterior modifications
6. 11:00 - 11:30 DRB190026 NW Summit Multi Family 4000/6000 Summit Place
review revisions
7. 11:30 - 12:00 BREAK
8. 12:00 - 12:45 DRB190034 North Fulton Compounding 305 South Main
review new construction
9. 12:45 - 1:30 DRB190030 Studio Movie Grill 7660 North Point Parkway
review facade changes
10. 09:00 - 09:10 DRB190038 Alpharetta First United Methodist 69 North Main
review new playground cover

VIII. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY JULY 19, 2019

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 Dick Debban
 - o Holly Palmer
 - o Katie Rocco
 - o Frank Schwing
- Design Review Board Members Absent
 - o Pat Corkill
 - o Tom LeCain (Alternate)
 - o Kim Matherly (Alternate)
- 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. DRB Meeting Minutes of June 21, 2019

- ❖ Board Member Schwing offered a motion to approve with a correction
- The motion received a second from Board member Rocco
- The motion was approved by a vote (5-0-1) Debban abstained

VII. PUBLIC HEARING

1. DRB190029 Honeybaked Ham 7601 North Point Pkwy 100

Applicant presented review of signage

After discussion:

- ❖ Board Member Schwing offered a motion to approve the building sign as submitted today with the clarification that the orange in the sign will match the orange in the canopies.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)
Debban was not eligible to participate

2. DRB190031 The Residences at NW Summit

Applicant presented review of new construction.

After discussion:

- Site Plan
- 4-sided architectural building
- Landscape comments from Arborist
 - Consider and provide a design along the west, too many bald cypress by genus
 - Eliminate boxwoods and knockout roses
- Stormwater
- Height of walls
- Swinging, contemporary style gate at entrance

- Location of materials on building
- Windows
- 10 residences per building
- A/C on roof
- Site Lines
- No Rooftop Amenity
- Satellite dishes hidden by parapet endcaps
- Screening openings in deck areas – metal, plantation shutters, match color Urban Bronze, Residential scale
- Horizontal gray railing
- Awnings – Showed interior view from Multi-family
- Streetscape elevations
- Roof drain system
- Trash and Mailboxes - interior
- Signage- on top of canopies, on wall of buildings
- DRB requested materials to be shown on elevations
- Amount of signage
- Staff stated first floor seemed flat; brick accent bands didn't look as flat
- View from back of building
- Grade changes
- Small wall near Dog Park
- Materials
- Staff stated balcony may need detail that looks like it is being supported
- Parapets
- East Elevation Part A faces residences directly
- Parking Screening
- Staff suggested intensifying the Tower to make it more exciting
- Applicant intends to keep it all one color – blue
- DRB stated that landscaping is not a permanent solution
- Brick finish wrapped around the corner

- ❖ Board Member Schwing offered a motion to approve the building elevations with the following conditions; parking deck louvers to have a residential scale, all railings and gate to match in style and color, canopy will have returns to the building on the ends.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

- ❖ Vice-Chair Brown offered a motion to approve the signage and lighting and landscaping as presented today with the condition that the Applicant takes in the comments from the Arborist.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

- ❖ Vice- Chair Brown offered a motion to approve the Site Line.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

3. **DRB190026 Northwinds Summit Multi-Family and retail**

Applicant presented review of new construction.

After discussion:

- Trash/Recycling
- Amount and location of Stucco
- Site lines
- Rooftop drainage
- Lighting
- Arborist Comments/ Landscaping
 - Change Red Maples on the drive off of Summit Place
 - Change Arnold Tulip Poplar - too big at base of tree for space available
 - Green Giant Arborvitae planted too close
 - Change Magnolia to more shade tolerant option
 - Boxwoods have issues with blight
 - Check genus percentages
- Parking and Patio Compliance

- Screening/ Dressing up of parking deck from visibility of the public right of way
- Council Condition # 5e with regard to the possibility of adding shade structures on the top floor of parking decks to cover a minimum of 15% of this structure. DRB suggested consideration of a canopy by the elevator or next to stairs
- Brick sample needs to be submitted
 - ❖ Board Member Schwing offered a motion to approve the building elevations and materials as submitted today, excluding the parking garage and that the Applicant will submit a sample of brick that is going to be on the restaurant for Staff approval.
 - The motion received a second from Board member Rocco
 - The motion was approved by a vote (6-0)
 - ❖ Board Member Schwing offered a motion to defer the parking garage elevations for the Applicant to consider comments from today which would include either dressing up the parking garage or ensuring there is heavy screening so that it is not visible from the roads and to address the parking deck shade coverage as discussed today.
 - The motion received a second from Vice – Chair Brown
 - The motion was approved by a vote (6-0)
 - ❖ Vice – Chair Brown offered a motion to approve building lighting, the site line that was presented today, and that we defer landscaping to allow Applicant to take in Arborist comments and some considerations on the EcoDistrict.
 - The motion received a second from Board Member Palmer
 - The motion was withdrawn by Vice-Chair Brown

Staff requested that the items in the motion be separated as there was an approval and a deferral in the same motion.

- ❖ Vice – Chair Brown offered a motion to defer landscaping to give Applicant time to consider Arborist comments and to take into account EcoDistrict requirements.
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (6-0)
- ❖ Vice – Chair Brown offered a motion to approve building lighting, and the site line as presented today,
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

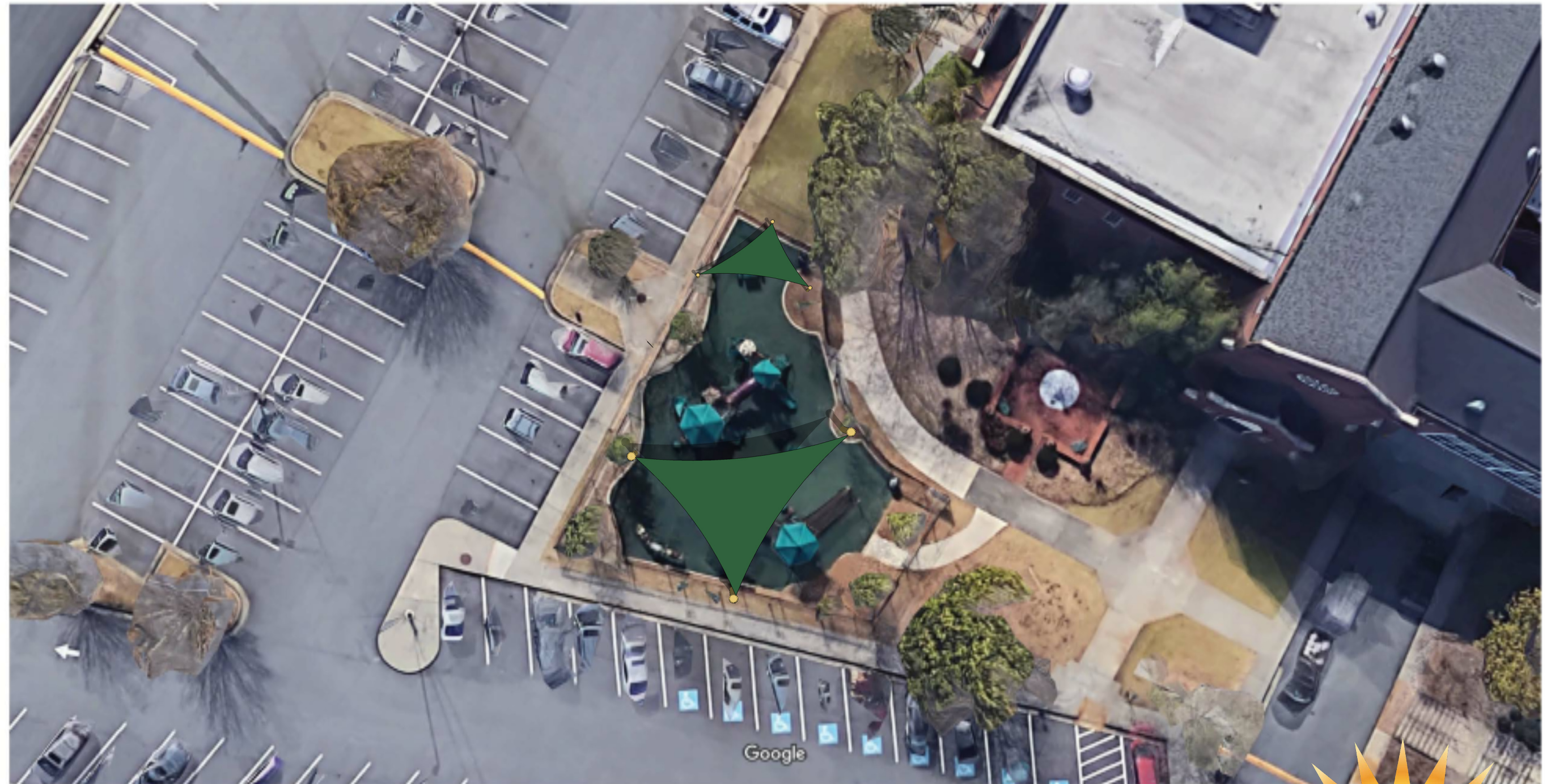
VIII. ADJOURNMENT

DRAFT

8/1/2019

69 N Main St - Google Maps

Google Maps 69 N Main St

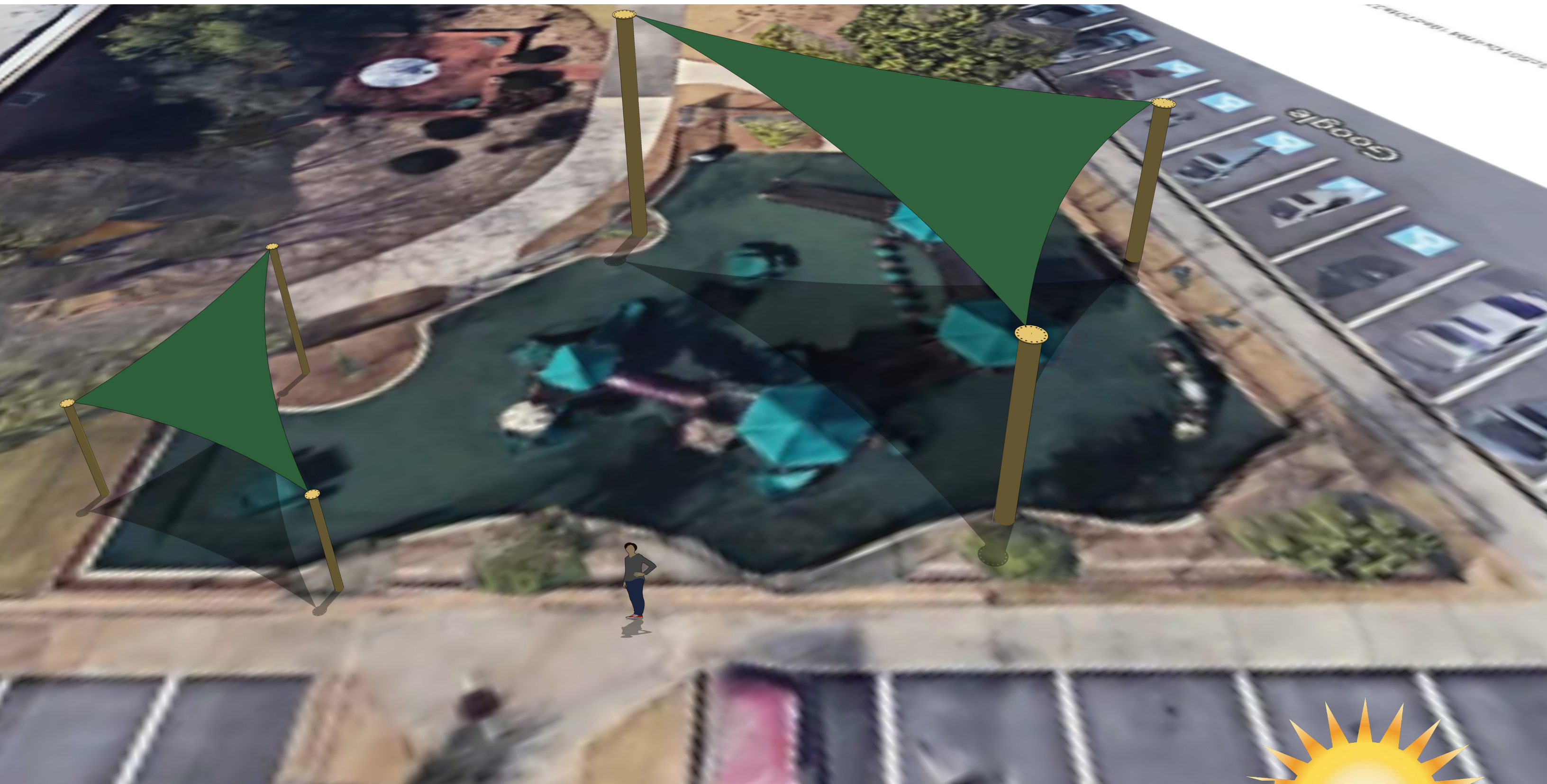


Imagery ©2019 Google, Map data ©2019









CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Alpharetta First United Methodist Church

Location Address: 69 North Main Street

Mailing Address: 69 North Main Street

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Rene Watson

Contact Telephone: 678 - 867 - 7503 Mobile Telephone: 770 - 380 - 4931

Fax: _____ Email: Rwatson@afumc.org

Contact's Relation To Business: Minister of Administration

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 \$ waived

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: Alpharetta First United Methodist Church

Physical Address: 69 North Main Street

Mailing Address: 69 North main Street

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678 - 867 - 7503 Contact Fax: _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

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

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

Applicant Signature: [Signature] Date: 8/2/19

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 190033

☒ Fee Paid Initial: PC

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: Red Barn Real Estate Alpharetta LLC

Location Address: 75 Roswell St, Alpharetta, GA 30009

Mailing Address: 75 Roswell St,

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Bekki Shae Smith

Contact Telephone: 678 - 469 - 0258 Mobile Telephone: 678 - 469 - 0258

Fax: _____ Email: redbarnalpharetta@gmail.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

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: Delson Stores LLC
Physical Address: 3270 COCHISE Dr ATLANTA GA 30339
Mailing Address: 3270 COCHISE Dr ATLANTA
City: Atlanta State: GA Zip Code: 30339
Owner Telephone: 404 - 932 - 6421 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): Robin Rosenberg Mgr Delson Stores LLC Date: 7.29.19

Owner Signature: [Signature]

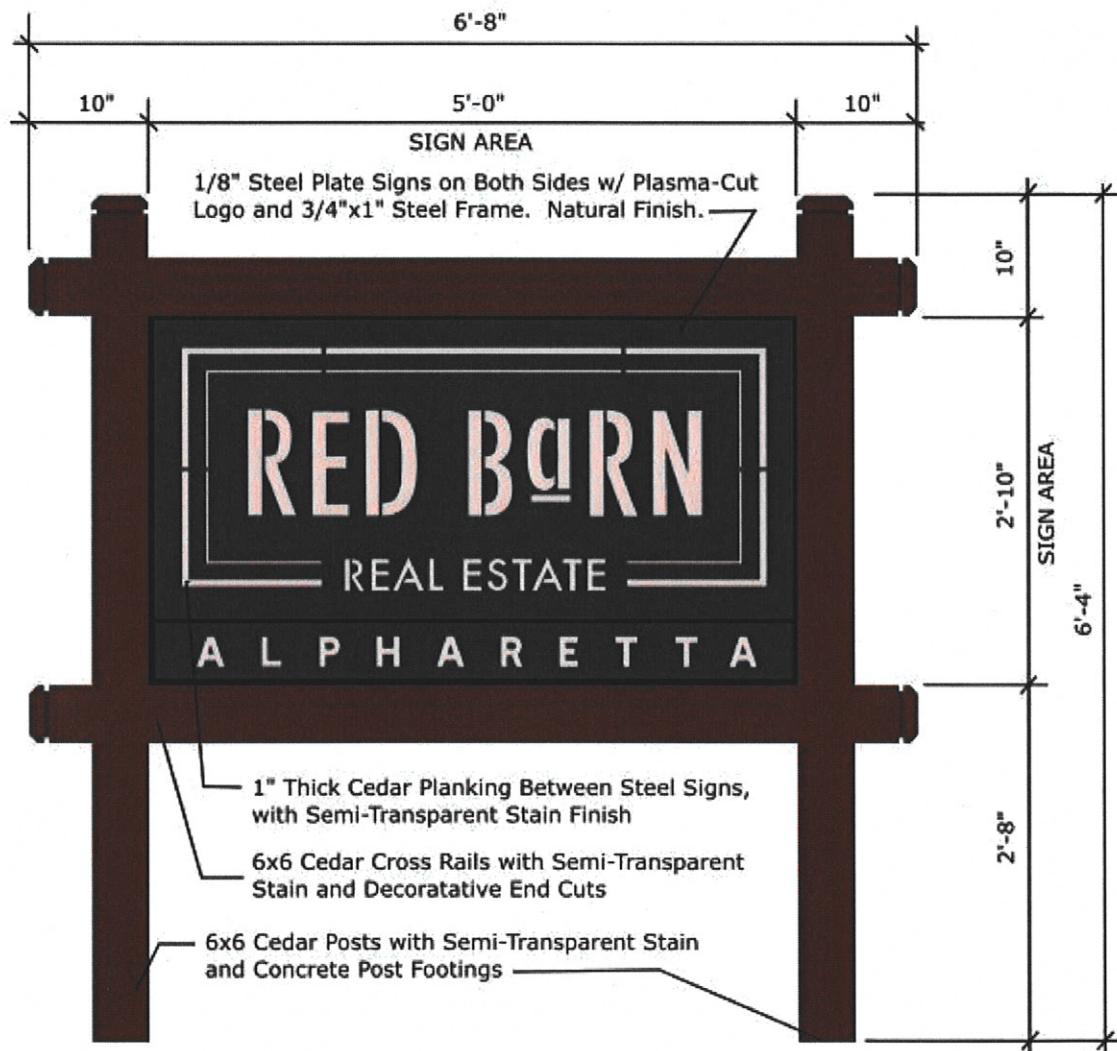
Property Information:

Address (If Assigned): 75 Roswell St, Alpharetta, GA 30009
Tax ID or Map Reference Number: 22-4823-1269-028-6
Land Lot(s): 1269 District: 2nd Section: 2nd
Existing Zoning of Property: C2 Existing Uses of Property: commercial use/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.

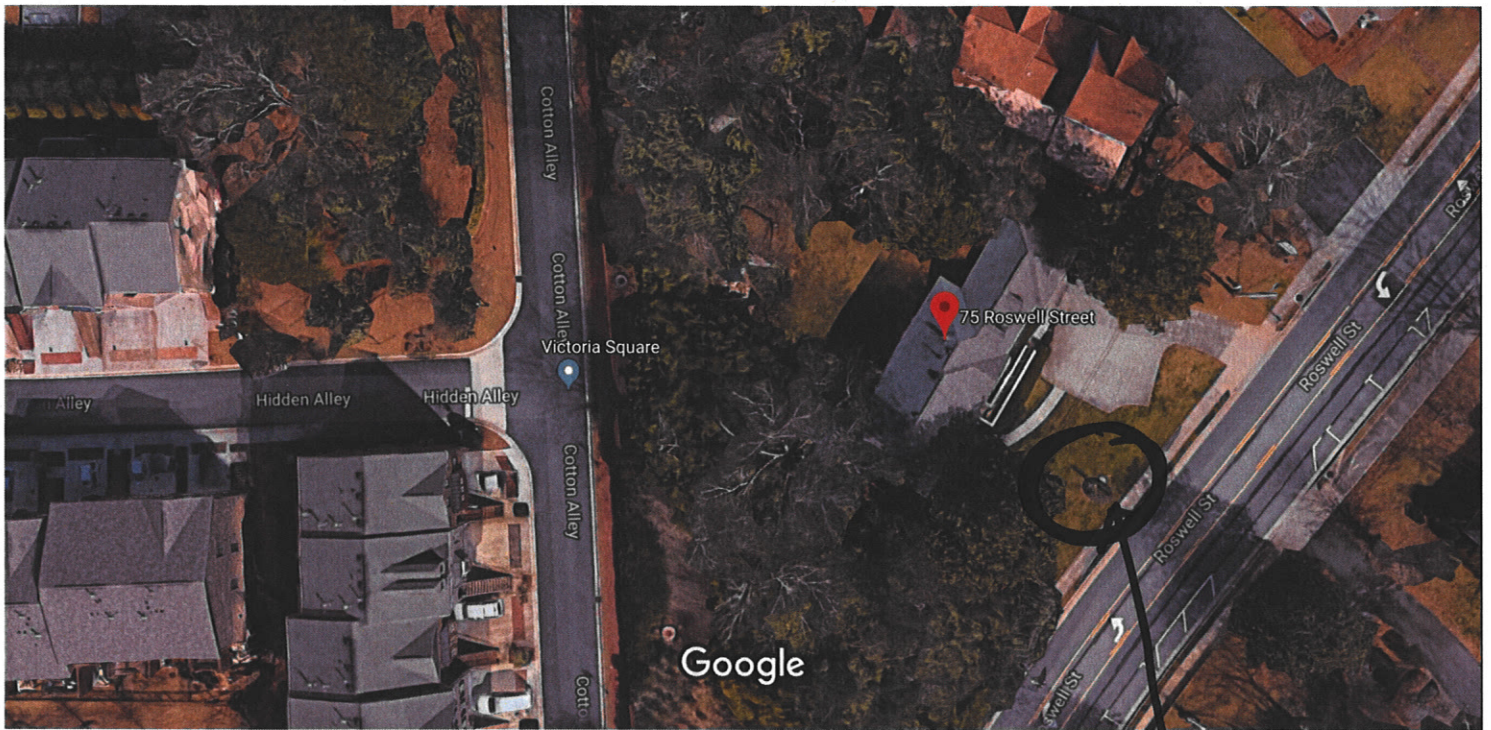
Applicant Signature: Bekki Shae Smith Date: _____ Print Form





Proposed Freestanding Sign

Red Barn Real Estate
75 Roswell Street



Imagery ©2019 Google, Map data ©2019 20 ft



75 Roswell St

Alpharetta, GA 30009



Directions



Save



Nearby



Send to your
phone



Share

Photos

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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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: North Fulton Pharmacy Professional Center

Location Address: 501 S. Main St., Alpharetta, GA 30009

Mailing Address: 501. S. Main St.

City: Alpharetta State: GA Zip Code: 30009 - 1975

Contact For All Notifications: Richard Allen

Contact Telephone: 800 - 675 - 3411 Mobile Telephone: 404 - 637 - 8911

Fax: 770 - 408 - 0268 Email: wric52@gmail.com

Contact's Relation To Business: Sign Contractor

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
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Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
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All other reviews	\$	300.00
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Total Due	\$	_____
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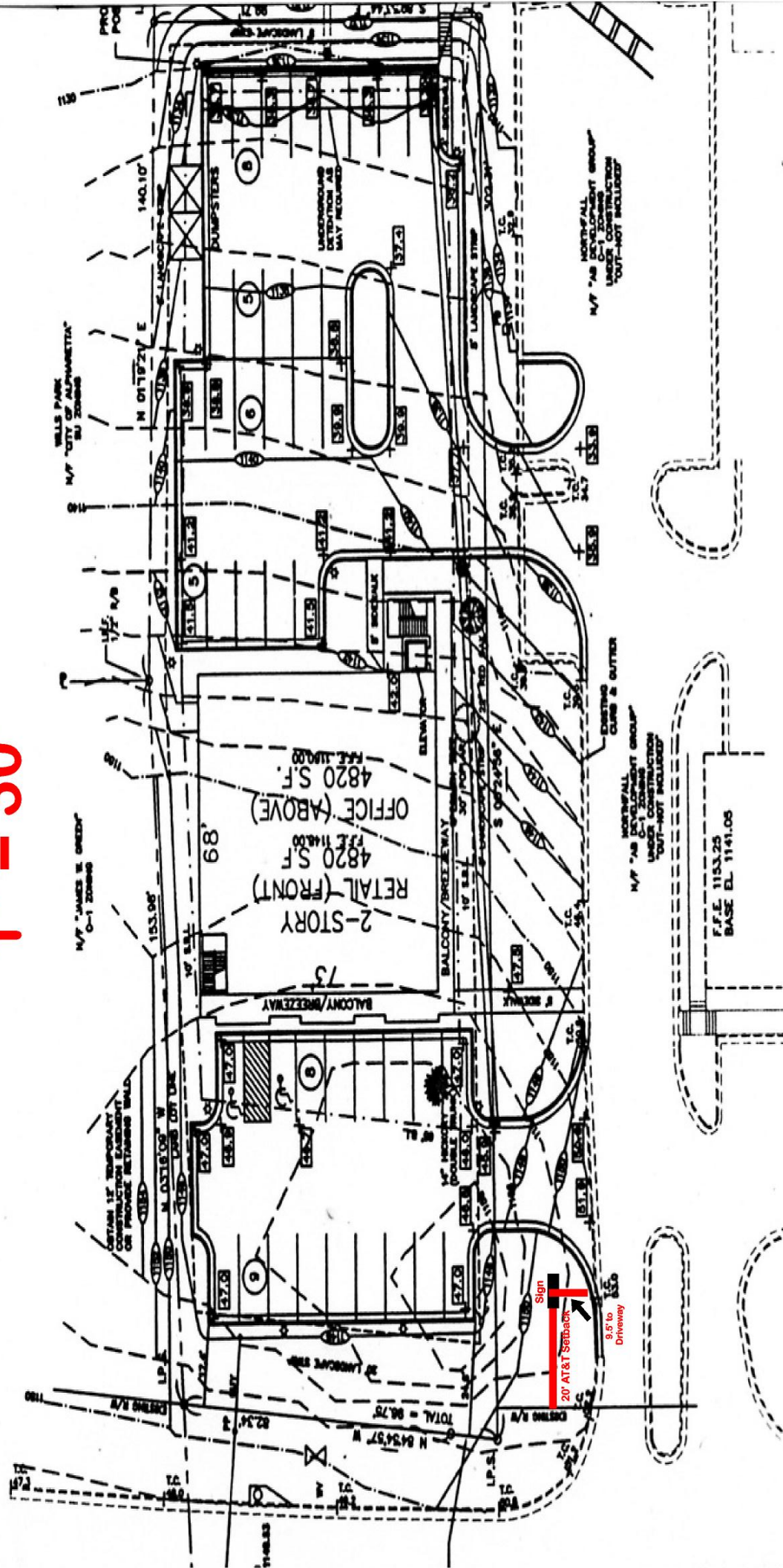
This page will be the first page of your completed submittal packet.

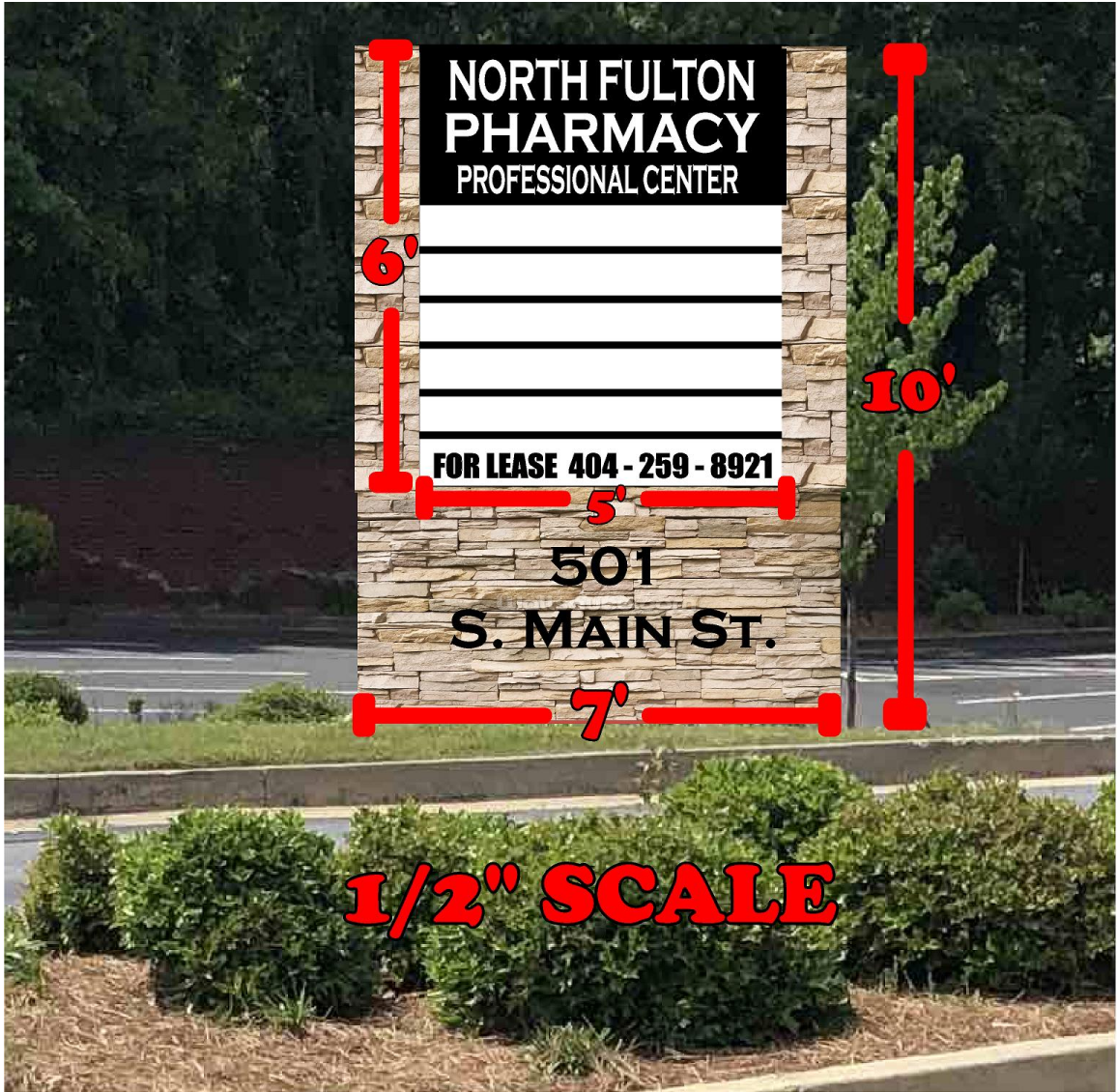
LIGHTING NOTE:

DEVELOPMENT NOTE

1. TOTAL AREA - 6
2. EXISTING AND RE
3. PROPOSED BUILD
RETAIL ON STRE
OFFICE ON SECC
TOTAL AREA -
4. REQUIRED PARK
RETAIL (1 SPAC
OFFICE (1 SPAC
REQUIRED - 43
PROPOSED - 41
ADMINISTRATIVE
5. A. REDUCE PAR
B. REDUCE 20'
ALTHOUGH A

1" = 30'







Northall Lane

7' SIGN

20' AT&T BOX

9/120







NORTH FULTON
PHARMACY
PROFESSIONAL CENTER

04-259-8921
OR LEASE
MEDICAL
OFFICE/RETAIL
404-259-8921

FOR LEASE 404-259-8921

501
S. MAIN ST.

NORTH FALL

2 for \$5
HARDWARE



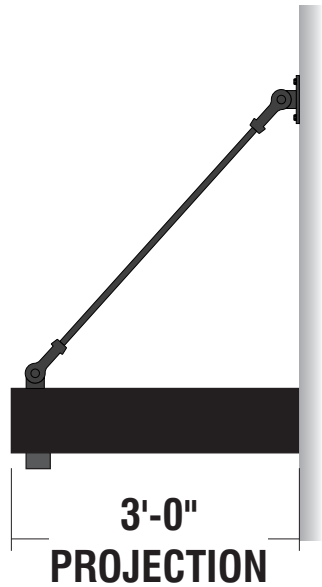
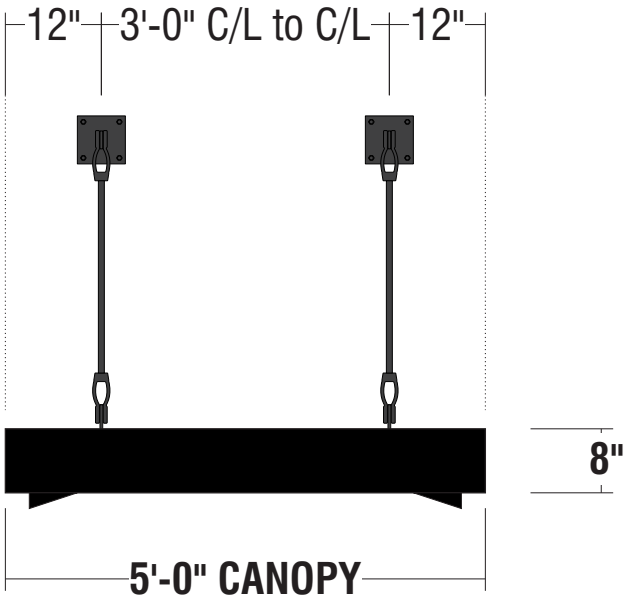
NON-ILLUM METAL CANOPY

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

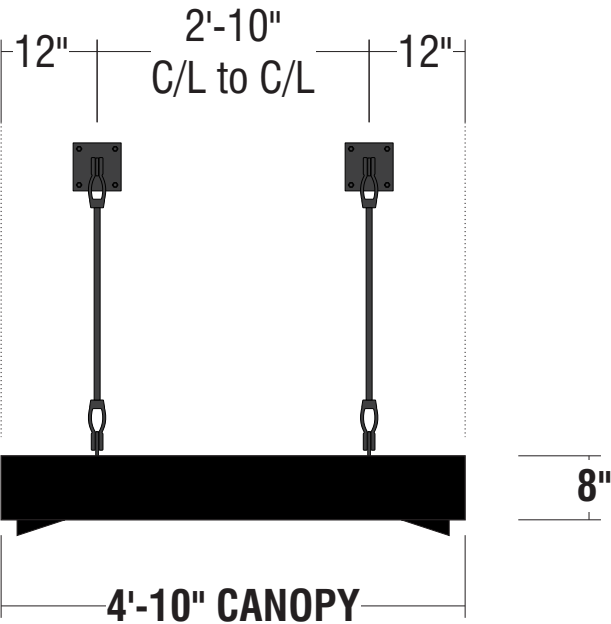
SALES
Presentation Only

SITE SURVEY
REQUIRED

OPTION A



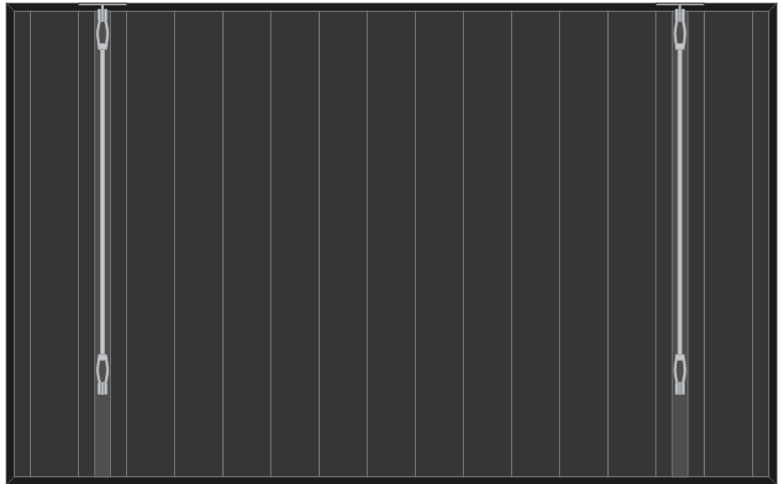
OPTION B



- MATERIAL:** Extruded aluminum - .125 thick; Painted black
- FABRICATION METHOD:** Welded & Mechanically fastened
- FINISH:** 2 part polyurethane paint
- DECKING:** Aluminum interlocking pan;
3" x 6" extruded .078 aluminum
- FASCIA PROFILE:** 8" Gutter fascia
- GUTTER BEAM:** Interior aluminum channel w/
scupper & downspouts
- SUPPORT:** .750" galvanized or stainless steel rods w/
6" x 6" aluminum, galvanized or stainless steel plates;
10'-0" max spacing
- UNDERSIDE FINISH:** Open to interlocking pans
- INSTALL:** Rods attached to 6" x 6" aluminum mounting plates;
Plates and canopy attached to wall using lag screws & blocking as required;

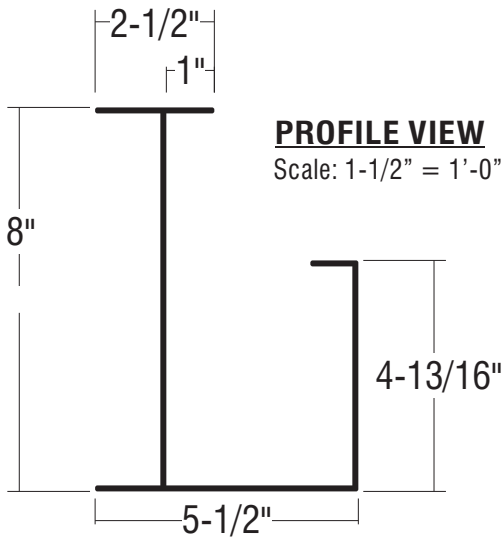
PLACEMENT TBV

REFERENCE: <https://www.signbracketstore.com/sign-brackets/modern-truss-3.html>



TYPICAL PLAN VIEW

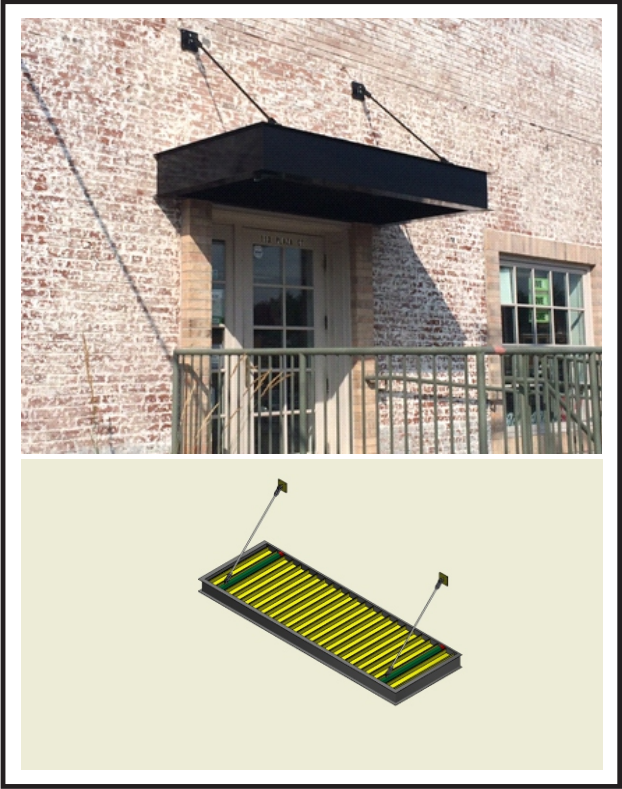
Scale: 1/2" = 1'-0"



PROFILE VIEW

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

EXAMPLE PHOTOS



8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT: 
McKIBBON PLACES

ADDRESS: ALPHARETTA - OFFICE SIGNAGE
7 OLD ROSWELL ST
ALPHARETTA, GA 30009

PAGE NO. 7

TICKET NO.: 541064

DATE: 07/16/19

PROJECT MANAGER: JAMES PEAKE

DESIGNER: TB

ELECTRONIC FILE NAME: MCKIBBON HOTEL MANAGEMENT\2019\GA\ALPHARETTA - OFFICE SIGNAGE

REVISION HISTORY:	

CLIENT SIGNATURE:

APPROVAL DATE:

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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2 Park Plaza
Alpharetta, GA 30009

NOTE: All application fees must be included with the application. Applicants will be subject to all of the rules detailed on the page. This includes: Damages and Meeting Schedule and time between the hours of 9:30 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: McKibbon Hotel Group

Location Address: 7 Old Roswell St.

Mailing Address: _____

City: Alpharetta

State: GA

Zip Code: 30009

Contact For All Notifications: Marcia Jones

Contact Telephone: 770 - 941 - 9900

Mobile Telephone: _____

Fax: 770 - 941 - 2307

Email: marcia.jones@signalsingscorp.com

Contact's Relation To Business: Sign contractor

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 \$ 200.00



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Ram Development Partners LLC

Physical Address: 14195 Hopewell Rd

Mailing Address: _____

City: Milton

State: GA

Zip Code: 30004

Owner Telephone: 404 - 787 - 1568

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): Jamey Rogers

Date: 7/30/2019

Owner Signature: _____

Property Information:

Address (If Assigned): 7 Old Roswell St. Alpharetta, GA 30004

Tax ID or Map Reference Number: 22 48251269012

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: 7/30/19

Print Form



S/F TENANT PANEL

Scale: 3"=1'-0"

2.6 square feet

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

SALES
Presentation Only

SITE SURVEY
REQUIRED



COLOR PALETTE

Pantone 173C Brick
VINYL MATCH TBV

Black

7725-10 Opaque White

ALL PAINT FINISHES TO BE HIGH GLOSS
UNLESS OTHERWISE SPECIFIED!

EXISTING CONDITIONS



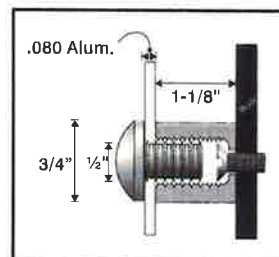
EXISTING TENANT PANEL TO BE REMOVED & DISCARDED

PROPOSED SIGN - SCALED PROPORTIONALLY



- PANEL:** .080 aluminum panel, painted black w/ surface applied white and red vinyl graphics
- INSTALL:** Panel to be secured to existing plaque using NEW 3/4" diameter brushed aluminum standoffs; Mounting holes to be drilled in field to match existing
- QUANTITY:** (1) One panel required

STAND OFF DETAIL NOT TO SCALE



8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT:



ADDRESS:

ALPHARETTA - OFFICE SIGNAGE
7 OLD ROSWELL ST
ALPHARETTA, GA 30009

PAGE NO.

2

TICKET NO.:

541064

DATE:

05/28/19

PROJECT MANAGER:

JAMES PEAKE

DESIGNER:

DB

ELECTRONIC FILE NAME:

McKIBBON HOTEL MANAGEMENT 2019 05 28 ALPHARETTA - OFFICE SIGNAGE

REVISION HISTORY:

06/05/19 DB	Updated plaque shape
06/25/19 DB	Updated back to previous design; Added color options
07/01/19 DB	Deleted option B from package; Updated to replacement panel only
07/08/19 DB	Updated sizes & install; Deleted following page (canopy sign)

CLIENT SIGNATURE:

APPROVAL DATE:

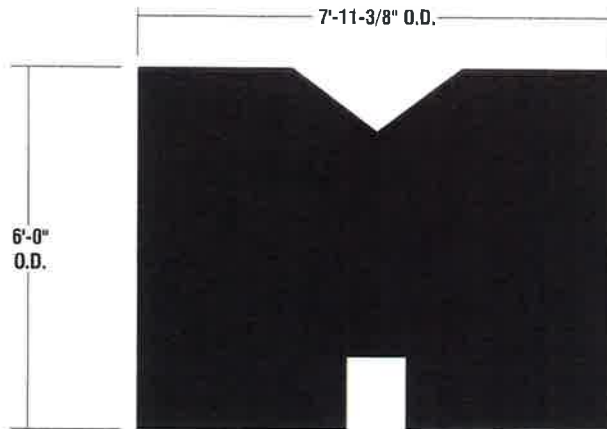
PPDITS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.



NON-ILLUM. REVERSE CHANNEL LETTER

Scale: 1/2" = 1'-0"
47.7 square feet

OPTION C



ALL PAINT FINISHES TO BE HIGH GLOSS
UNLESS OTHERWISE SPECIFIED!

SALES
Presentation Only

SITE SURVEY
REQUIRED



EXISTING CONDITIONS



PROPOSED ELEVATION

APPROX. SCALE: 1/8" = 1'-0"
BASED ON 7'-0" DOOR

±16'-0"
C/L

CENTERED ON
WINDOWS AS SHOWN



±13'-6"

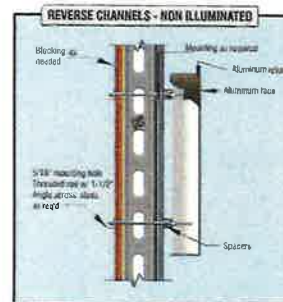
7'-0" SHOWN

FACES: .090 aluminum painted dark gray

RETURNS: 1-1/2" deep .063 aluminum welded to faces - all welds
sanded smooth; Painted dark gray - *PAINT MATCH TBV*

MOUNTING: Thru bolted to wall surface using min 3/8" all threadfasteners
with wood blocking as required; Standoffs to be used, Painted
to match wall - *STANDOFF DISTANCE & PAINT MATCH TBV*

QUANTITY: (1) One required



8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT:



ADDRESS:

ALPHARETTA - OFFICE SIGNAGE
7 OLD ROSWELL ST
ALPHARETTA, GA 30009

PAGE NO.

5

TICKET NO.:

541064

DATE:

07/16/19

PROJECT MANAGER:

JAMES PEAKE

DESIGNER:

TB

ELECTRONIC FILE NAME:

McKIBBIN HOTEL MANAGEMENT\2019\GA\ALPHARETTA - OFFICE SIGNAGE

REVISION HISTORY:

CLIENT SIGNATURE:

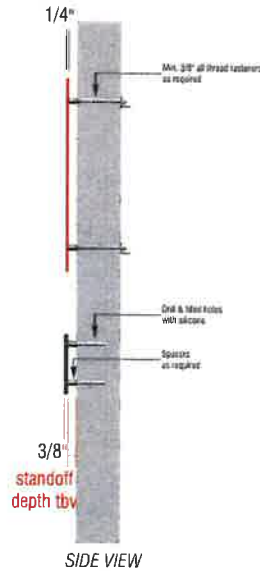
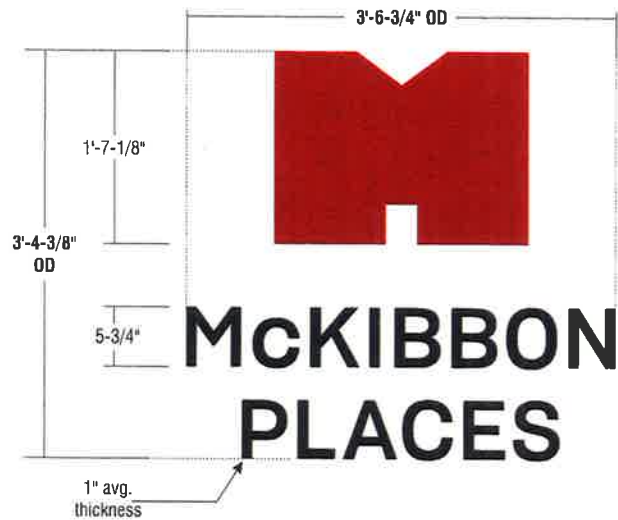
APPROVAL DATE:

PRINTS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.



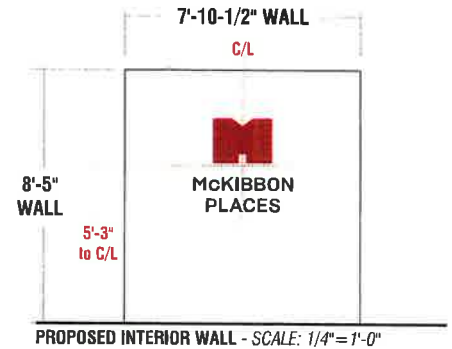
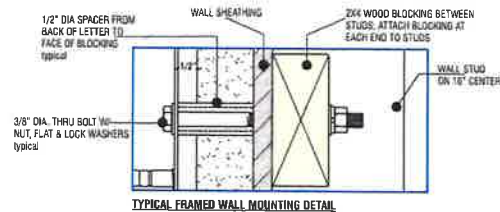
ALUMINUM FLAT CUT OUT LETTERS

Scale: 1"=1'-0"
12 square feet



ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED

- CONSTRUCTION:** LOGO: 1/4" Thick aluminum flat cut out letters; Powder coated brick red, matte finish
COPY: 3/8" Thick aluminum flat cut out letters; Powder coated black, matte finish;
WILL NOT ILLUMINATE
- INSTALL:** *INSTALL DETAILS TO ACCOMMODATE WEIGHT OF NEW SIGN - TBV ON WALL MATERIAL;*
The M logo must be thru bolted due to size and weight and stand off from wall
- QUANTITY:** (1) One set required for interior wall



8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com

CLIENT:
McKIBBON PLACES
ADDRESS:
ALPHARETTA - OFFICE SIGNAGE
7 OLD ROSWELL ST
ALPHARETTA, GA 30009

PAGE NO.
6

TICKET NO.:
541064
DATE:
05/28/19
PROJECT MANAGER:
JAMES PEAKE
DESIGNER:
DB
ELECTRONIC FILE NAME:
McKIBBON HOTEL MANAGEMENT\2019\GA\ALPHARETTA - OFFICE SIGNAGE

REVISION HISTORY:
06/05/19 DB Deleted option B
06/27/19 DB Decreased size; Updated tagline to non-illum FCOs
07/02/19 DB Updated entire sign to non-illum; Powdercoat matte finish
07/08/19 DB Updated sign sizes & thicknesses

CLIENT SIGNATURE:

APPROVAL DATE:

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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: Haynes Bridge, LLC

Location Address: 11405 Haynes Bridge Road, Alpharetta, GA 30004

Mailing Address: 1064 85th Street

City: Brooklyn State: NY Zip Code: 11228

Contact For All Notifications: Zak Bryant Architect / James Liakates

Contact Telephone: 470 632 3939 Mobile Telephone: 404 895 6819

Fax: 770 804 8881 Email: zakeem.nyatasa@gmail.com

Contact's Relation To Business: Architect / 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

\$ 400.00

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

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

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

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Haynes Bridge, LLC by Anastasios Vasilakos
Physical Address: 11405 Haynes Bridge Road, Alpharetta, GA 30004
Mailing Address: P.O. Box 280290 / 1064 85th Street, Brooklyn NY
City: Brooklyn State: NY Zip Code: 11228
Owner Telephone: 718 - 238 - 2892 Contact Fax: 718 - 238 - 3469

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): N/A Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned): 11405 Haynes Bridge Road, Alpharetta, GA 30004

Tax ID or Map Reference Number: 12-2710-0751-058-1

Land Lot(s): 752 District: 1st Section: 2nd

Existing Zoning of Property: C-1 Existing Uses of Property: NB10-C108
C-1 Commercial Improvement

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: Anastasios Vasilakos

Date: 7/3/19

Print Form

Anastasios Vasilakos, member/owner of
Haynes Bridge, LLC

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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CITY OF ALPHARETTA

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Anastasios Vasilakos, member/owner of
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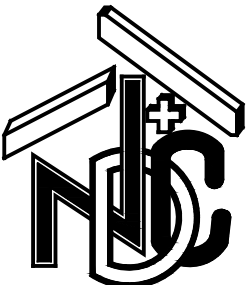
DETAILS | SIGNAGE



Seating Schedule							
Area	Item #	Specification	Size	Color Code	Supplier	Price & Qty	Image
Main Dining (114) & Banquet Dining (115)	144261397	Marlet Gray Fabric Upholstered Espresso Brown Wood Dining Chair Set of 4	W 17.9" / D 22" / H 38.6" / 13.8 lb	Gray/Espresso **wood frame will be painted WHITE. See notes	Houzz (Baxton Studio)	\$221.99/set of 4 Qty: TBD	
	138824699	Quinn Gray Fabric Espresso Brown Finish Counter Height Pub Chairs, Set of 2	W 18.1" / D 20.3" / H 42.5" / 17.2 lb.	Gray/Espresso **wood frame will be painted WHITE. See notes	Houzz (Baxton Studio)	\$144.99/set of 2 Qty: TBD	
Main Dining (114)	RFC-BTH-BT	Button tufted back restaurant booth with padded base	W 23" / D 19" / L 46" / H 42" / Base H 4 3/4"	Spruce (Dark Green)	Restaurant furniture.com	\$579.00/unit Qty: TBD	
Bar Dining (103 & 112)	RFC-BTH-BT-SF-BAR	Button tufted back restaurant booth with padded base - bar height	W 23" / D 19" / L 48" / H 54" / Seat H 30" / Base H 4 3/4"	Spruce (Dark Green)	Restaurant furniture.com	\$730.00/unit Qty: TBD	
Main Dining (114) & Lounge (116)	3483048ANTWA	Lancaster Table & Seating 30" x 48" Solid Wood Live Edge Tabletop with Antique Walnut Finish	30" x 48"	Antique Walnut	webstaurantstore.com	\$175.99/unit Qty: TBD	
Main Dining (114) & Lounge (116)	349TB2230425	Lancaster Table & Seating 22"x30" Black 4" Standard Height Column Table Base	22" x 30" base, 4" post	Black		\$32.36/unit	
Bar Dining (103 & 112)	3493072ANTWA	Lancaster Table & Seating 30" x 72" Solid Wood Live Edge Tabletop with Antique Walnut Finish	30" x 72"	Antique Walnut	webstaurantstore.com	\$224.99/unit	
	349TB52243LF	Lancaster Table & Seating 5" x 22" Black 4" Bar Height End Column Table Base with Self-Leveling Feet	5" x 22", 4" post	Black		Qty: 2 Qty: 4 (legs) \$37.67/unit	
Bar Dining (103 & 112)	3492430ANTWA	Lancaster Table & Seating 24" x 30" Solid Wood Live Edge Tabletop with Antique Walnut Finish	24" x 30"	Antique Walnut	webstaurantstore.com	\$108.99/unit	
	3492230HIGH	Lancaster Table & Seating 22"x30" Black 3" Bar Height Column Table Base	22" x 30" base, 3" post	Black		Qty: TBD \$29.24/unit	
Banquet Dining (115)	3493636ANTWA	Lancaster Table & Seating 36" x 36" Solid Wood Live Edge Tabletop with Antique Walnut Finish	36" x 36"	Antique Walnut	webstaurantstore.com	\$139.99/unit	
	34920330 BL	Lancaster Table & Seating 30" x 30" Black 3" Standard Height Column Table Base	30" x 30" base, 3" post	Black		Qty: TBD \$24.86/unit	
Outdoor Dining (115 & 119)	WRDELMBISTROSET	Woodard Delmar Wrought Iron Stacking Chair	23.75"W x 25"D x 35"H	Malachite ***Paint in Hunter Green	Patioliving.com	\$180.05 Qty: TBD	
Outdoor Dining (115 & 119)	185-805ALU	emu 805 ALU Cambi Table, 48" Diameter, Umbrella Hole, Mesh Top, Aluminum	48 in Diameter	Metal ***Paint in Hunter Green	katom.com	\$325.00/unit Qty: TBD	
Outdoor Dining (115 & 119)	A000778244	Cordella 5' X 7' Rectangular Market Umbrella	5' x 7'	Natural	Allmodern.com	\$139.99 Qty: TBD	

Lighting Schedule						
All Dining Areas	P1348PAGB/DWZ	Feiss Baskin 1 Light Mini Pendant	10" diameter	Painted Aged Brass / Dark Weathered Zinc	Build.com	\$170.90 Qty: TBD
All Dining Areas	SH900130RB	Bellevue Single Light 11" Tall Wall Sconce	11" tall	Oil Rubbed Bronze	Build.com	\$55.00/unit Qty: TBD
Patio Dining	HL371500	Antique Brass 9 Light Multi Light Pendant Edison Bulb in Linear Shape for Restaurant Bar	110V-120V	Black	beautifulhalo.com	\$90.40/unit Qty: TBD

SCHEDULES | FURNITURE, LIGHTING, & INTERIORS



NYATASA DESIGN + CREATIONS LLC
1783 BENNINGFIELD DRIVE SW
MARIETTA, GA 30064
(TEL) 470.632.3939

SEAL & SIGNATURE

02.01.2018

HAYNES BRIDGE LLC
11405 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009

DATE	REVISION

DATE: 06.23.2019
DRAWN BY: Z.B.

DRAWING TITLE:
DETAILS & SCHEDULES

PROJECT #1915

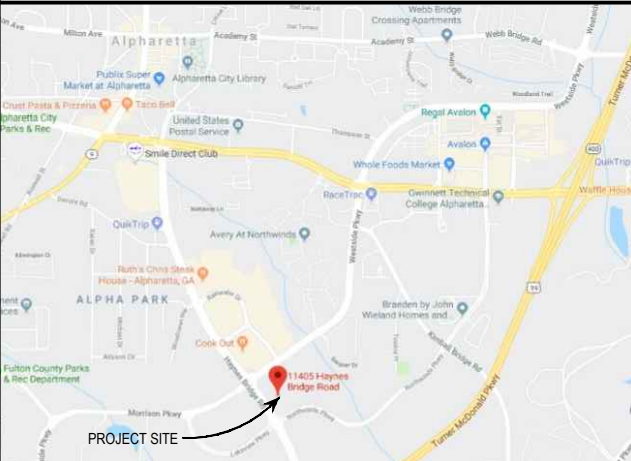
A-3.2

Haynes Bridge LLC Design Review Board Set

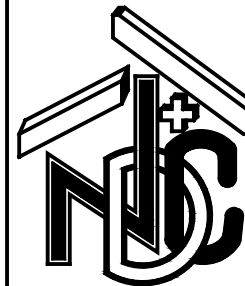
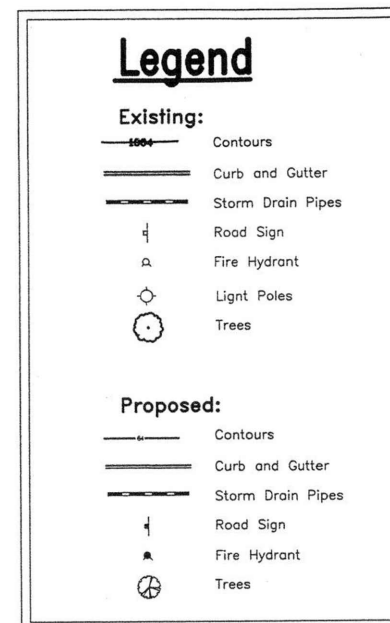
City of Alpharetta, GA
located at
11405 Haynes Bridge Road
Alpharetta, GA 30009

SCOPE OF WORK:

Interior & Exterior renovation of existing restaurant (Sage). Interior finishes to be altered and additional pizza oven added. Existing exterior patio to be enclosed. New exterior patio constructed in front of building by entry. Existing covered entry and exterior awnings to be replaced

ABBREVIATIONS					SITE LOCATION	CODE ANALYSIS	SHEET INDEX																
∠	ANGLE	EWC	ELECTRIC WATER COOLER	O.F.C.I	OWNER FURNISH, CONTRACTOR INSTALL																		
&	AND	EXIST	EXISTING	OPNG	OPENING																		
@	AT	EXT	EXTERIOR	OPP	OPPOSITE	GENERAL CONSTRUCTION NOTES - All work shall be prepared in accordance with all applicable National, State, & Local Codes & Regulations including the Americans with Disabilities Act. - The Architect may authorize at any point minor changes in work not involving adjustments in contract sum via Architect's Supplemental Instructions (ASI) which are consistent with the intent of the Contract Documents. - All Drawings, Specifications, & other documents prepared by the Architect & Architect's consultants are instruments of service solely for this project. - The General Contractor shall visit the site and surrounding areas to become familiar with the work required prior to any on-site construction or mobilization. - The Architect shall not be responsible for the construction means, methods, techniques, sequences, or procedures or safety regulations in connection with work. These shall be the sole responsibility of the Contractor under these Construction Documents. - All existing conditions shall be field verified by the General Contractor prior to construction. - All dimensions and elevations shall be checked by the General Contractor prior to construction. Any adjustments and / or corrections shall be marked and brought to the attention of the Architect prior to construction. - All dimensions are taken to the face of stud or outside face of concrete or block unless noted otherwise. - The contractor is cautioned against scaling construction documents. If any discrepancies exist, the contractor shall contact the architect prior to proceeding with work. - Provide flashing at all windows and doors in exterior walls throughout. Provide all wall, base, cap, thru-wall, and counter flashing required to prevent entrance of moisture and water into building. - The General Contractor shall review floor finishes. All finished floors shall be flush to adjacent floor systems whether of similar or dissimilar materials. - The General Contractor shall submit certified fire suppression and/or alarm drawings to Authority Having Jurisdiction for any and all system modifications. - All mechanical, electrical, and plumbing drawings are for schematic layout purposes only. Sub-Contractors are responsible for pulling individual permits and complying with all applicable codes.																	
¢	CENTER LINE	FA	FIRE ALARM	O.F.I	OWNER FURNISHED & INSTALLED																		
Ø	DIAMETER	FD	FLOOR DRAIN	P.L	PROPERTY LINE																		
(E)	EXISTING	FDN	FOUNDATION	PLAM	PLASTIC LAMINATE																		
ACT	ACOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER	PT	PANT																		
AF	ABOVE FINISH FLOOR	FEC	FIRE EXTINGUISHER CABINET	PRE-CAST	PREFINISHED																		
APPROX	APPROXIMATE	FF	FINISH FLOOR	PREFIN	PREFINISHED																		
ARCH	ARCHITECTURAL	FN	FINISH	P.T	PRESSURE TREATED																		
AUTO	AUTOMATIC	FX	FIXTURE	PLUMB	PLUMBING																		
A.F.C.	ABOVE FINISH CEILING	FLR	FLOOR	PLYWD	PLYWOOD																		
B/	BOTTOM OF	FLUR	FLUORESCENT	PR	PAR																		
BD	BOARD	F.O.B.	FACE OF BRICK	PTD	PAPER TOWEL DISPENSER																		
BFF	BELOW FINISH FLOOR	F.O.C.	FACE OF CONCRETE	QTY	QUANTITY																		
BLDG	BUILDING	F.O.F.	FACE OF FINISH	QT	QUARRY TILE																		
BRG	BEARING	F.O.S.	FACE OF STUDS	RB	RUBBER BASE																		
B.S.	BOTH SIDES	FRT	FIRE RETARDANT TREATED	RCP	REFLECTED CEILING PLAN																		
CER	CERAMIC	FT	FOOT OR FEET	RD	ROOF DRAIN																		
CFI	CONTRACTOR FURNISHED AND INSTALLED	FTG	FOOTING	REF	REFERENCE																		
CG	CORNER GUARD	FURR	FURRING	REQD	REQUIRED																		
CLG	CEILING	FS	FLOOR SINK	REV	REVISION OR REVISE																		
CLR	CLEAR	GA	GAUGE	RM	ROOM																		
CJ	CONTROL JOINT	GC	GENERAL CONTRACTOR	SC	SOLID CORE																		
CMU	CONCRETE MASONRY UNIT	GRD	GRADE	SCH	SCHEDULE																		
C.I.	CONTRACTOR INSTALLED	GYP	GYPSPUM	SD	SMOKE DETECTOR																		
CO	CLEAN OUT	GWB	GYPSPUM WALL BOARD	SM	SMILAR																		
COL	COLUMN	HB	HOSE BBB	SNK	SINK																		
CONC	CONCRETE	HC	HANDICAPPED	SPEC	SPECIFICATION																		
CONST	CONSTRUCTION	HCW	HOLLOW CORE WOOD	SQ	SQUARE																		
CONT	CONTINUOUS	HD	HUB DRAIN	STL	STEEL																		
CPT	CARPET	HDNR	HARDWARE	SUSP	SUSPENDED																		
CT	CERAMIC TILE	HM	HOLLOW METAL	SYM	SYMMETRICAL																		
CTR	CENTER	HT	HEIGHT	T	TREAD																		
DEMO	DEMOLISH	HW	HOT WATER	TI	TOP OF																		
DF	DRINKING FOUNTAIN	INSUL	INSULATED OR INSULATION	T & B	TOP AND BOTTOM																		
DIA	DIAMETER	INT	INTERIOR	TEL	TELEPHONE																		
DIAG	DIAGONAL	JT	JOINT	T & G	TONGUE AND GROOVE																		
DM	DIMENSION	LAM	LAMINATE	TYP	TYPICAL																		
DN	DOWN	LAV	LAVATORY	UNFN	UNFINISHED																		
DS	DOWNSPOUT	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE																		
DTL	DETAIL	MECH	MECHANICAL	VB	VAPOR BARRIER																		
DWG	DRAWING	MTL	METAL	VERT	VERTICAL																		
DWR	DRAWER	MFR	MANUFACTURER	V.I.F.	VERIFY IN FIELD																		
EA	EACH	MIN	MINIMUM	VT	VENT																		
EL	ELEVATION	MOP	MOP SINK	VTR	VENT THROUGH ROOF																		
E.O.S.	EDGE OF SLAB	MISC	MISCELLANEOUS	WI	WITH																		
ELEC	ELECTRICAL	MTD	MOUNTED	WO	WITHOUT																		
ELEV	ELEVATOR	NA	NOT APPLICABLE	WC	WATER CLOSET																		
EMER	EMERGENCY	NC	NOT IN CONTRACT	WD	WASHER / DRYER																		
EP	ELECTRICAL PANEL	NOM	NOMINAL	WO	WOOD																		
EQ	EQUAL	NTS	NOT TO SCALE	WH	WATER HEATER																		
EQUIP	EQUIPMENT	OC	ON-CENTER	WP	WATERPROOFING																		
ES	EACH SIDE	OD	OUTSIDE DIAMETER																				
EW	EACH WAY	O.F.	OWNER FURNISHED																				
							PROJECT TEAM																
							Owner James Liakakos Sage Wood Fire Tavern Contact: James Liakakos 404.895.6819 email: james@sagewoodfiretavern.com 4505 Ashford Dumwoody Road, Unit 8 Atlanta, GA 30346																
							Designer Nyatasa Design + Creations LLC Contact: Zak Bryant 1783 Benningfield Drive SW Marietta, GA 30064 Cell: 404.357.9730 Email: zakeem.nyatasa@gmail.com Consultant: Kevin Whipple, RA, NCARB																
									</														

THESE DRAWINGS ARE BASED ON NONDESTRUCTIVE / PLAINLY VISIBLE FIELD INVESTIGATION ONLY, ALL SYSTEMS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION, ANY AFFECTED AREAS NEED TO BE REPLACED



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ALPHARETTA, GA 30009

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DATE:	DRAWN BY:
06.23.2019	Z.B.

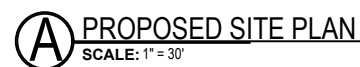
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SITE PLAN

PROJECT #1915

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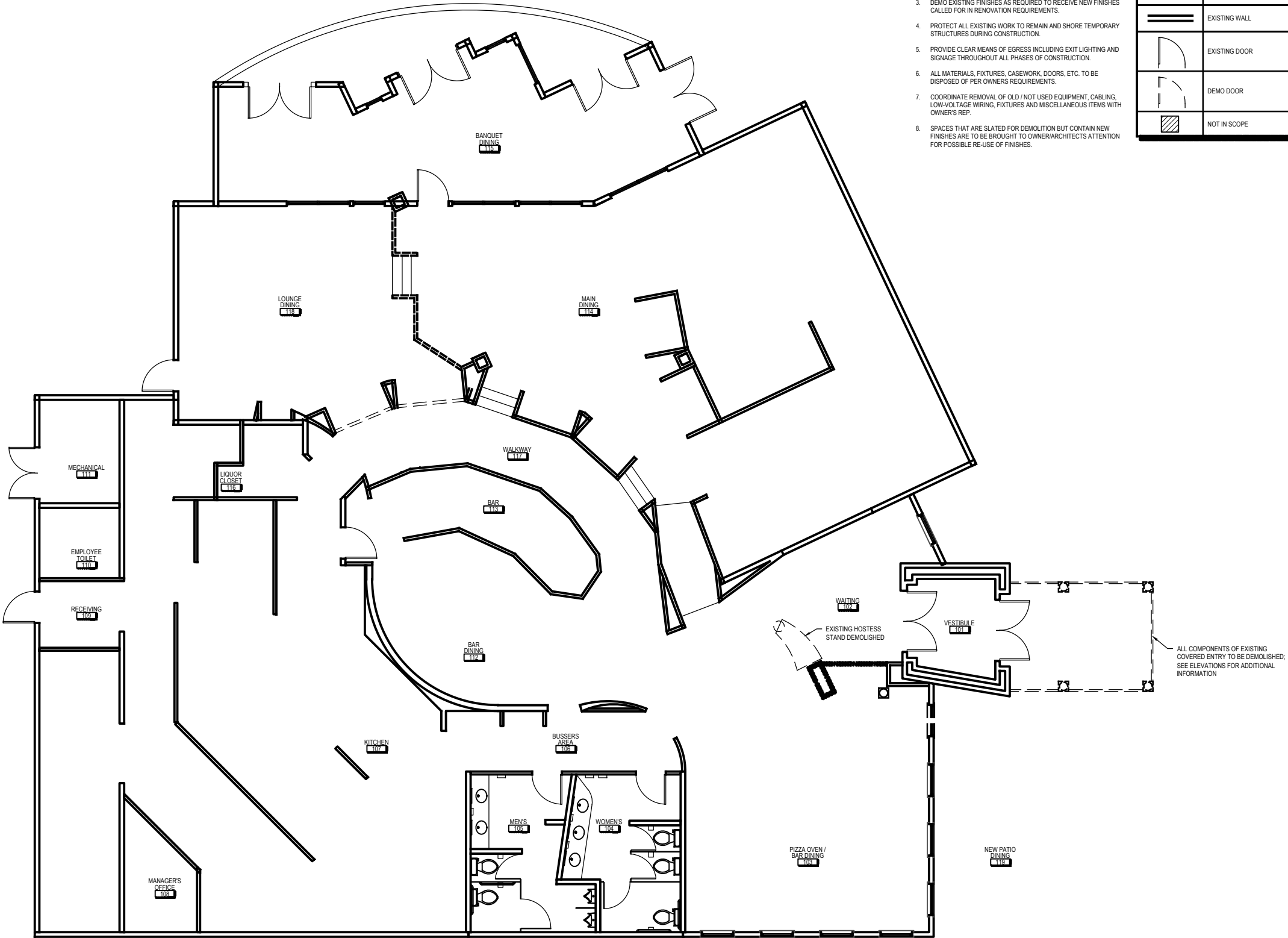


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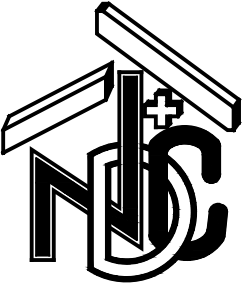
GENERAL DEMO NOTES

1. COORDINATE PHASING OF DEMOLITION WITH NEW OWNER.
2. COORDINATE EXTENT OF DEMO W/ NEW WORK.
3. DEMO EXISTING FINISHES AS REQUIRED TO RECEIVE NEW FINISHES CALLED FOR IN RENOVATION REQUIREMENTS.
4. PROTECT ALL EXISTING WORK TO REMAIN AND SHORE TEMPORARY STRUCTURES DURING CONSTRUCTION.
5. PROVIDE CLEAR MEANS OF EGRESS INCLUDING EXIT LIGHTING AND SIGNAGE THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL MATERIALS, FIXTURES, CASEWORK, DOORS, ETC. TO BE DISPOSED OF PER OWNERS REQUIREMENTS.
7. COORDINATE REMOVAL OF OLD / NOT USED EQUIPMENT, CABLING, LOW-VOLTAGE WIRING, FIXTURES AND MISCELLANEOUS ITEMS WITH OWNER'S REP.
8. SPACES THAT ARE SLATED FOR DEMOLITION BUT CONTAIN NEW FINISHES ARE TO BE BROUGHT TO OWNER/ARCHITECTS ATTENTION FOR POSSIBLE RE-USE OF FINISHES.

DEMO PLAN LEGEND	
SYM	DESCRIPTION
	DEMO WALL
	EXISTING WALL
	EXISTING DOOR
	DEMO DOOR
	NOT IN SCOPE



A DEMOLITION / EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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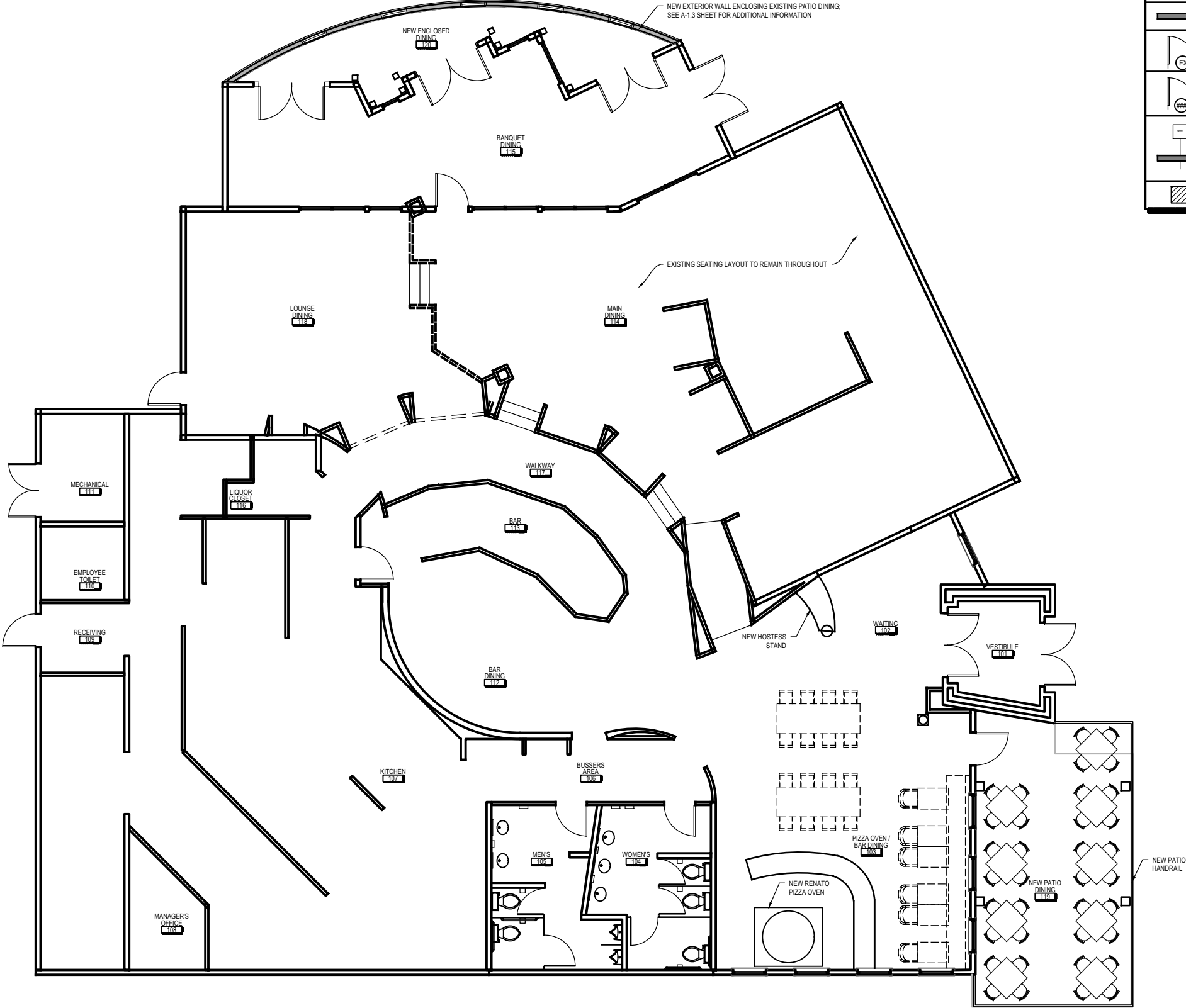
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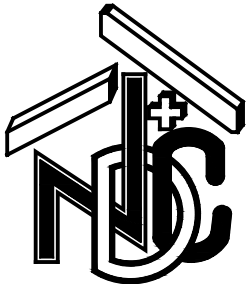
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NEW PLAN LEGEND	
SYM	DESCRIPTION
	EXISTING WALL
	NEW WALL
	EXISTING DOOR
	NEW DOOR AND FRAME SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
	INFILL PARTITION TO STRUCTURE OR ADJACENT WALL HEIGHT ABOVE 3'-5 7/8" MTL STUD W/ 3/4" GWB EA SIDE OR PARTITION WIDTH TO ALIGN WITH ADJACENT EXISTING WALL, PREP FOR SCHEDULED FINISH
	NOT IN SCOPE



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DRAWING TITLE:

FLOOR PLANS

PROJECT #1915

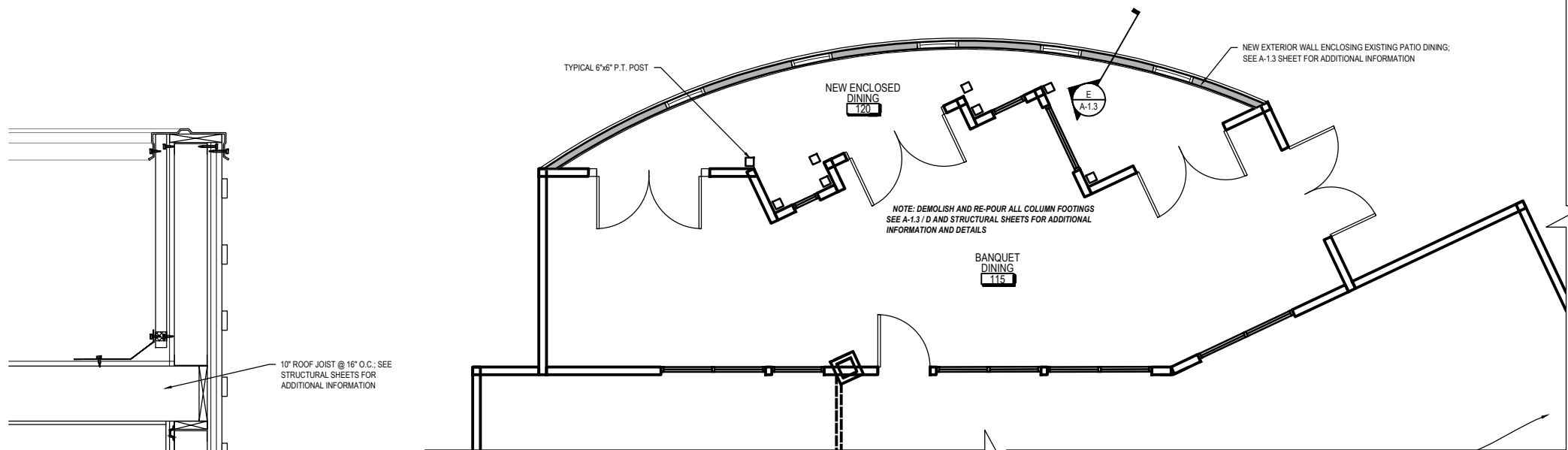
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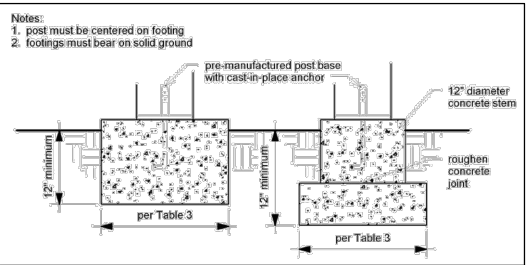
A CONSTRUCTION / PROPOSED FIRST FLOOR
SCALE: 1/4" = 1'-0"



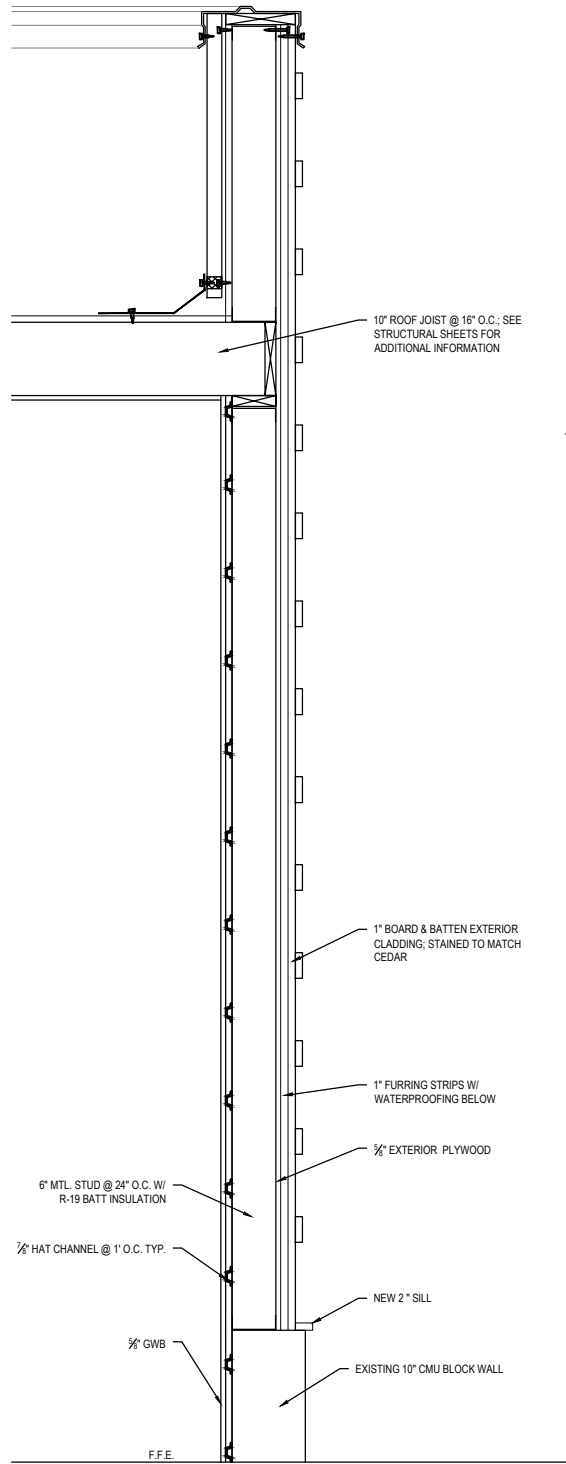
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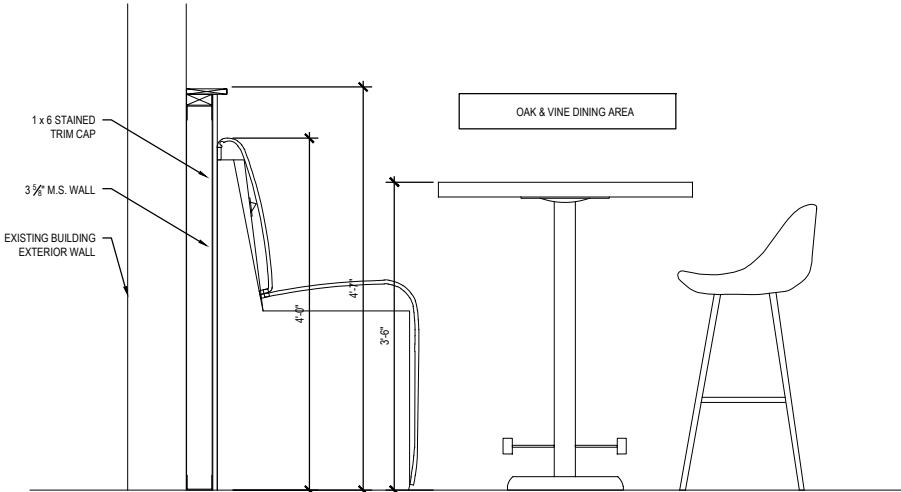
E CONSTRUCTION / PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



D TYPICAL FOOTING OPTIONS
SCALE: NTS

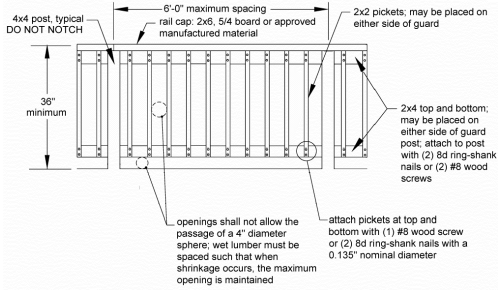


F DETAILS WALL DETAIL
SCALE: 1" = 1'-0"

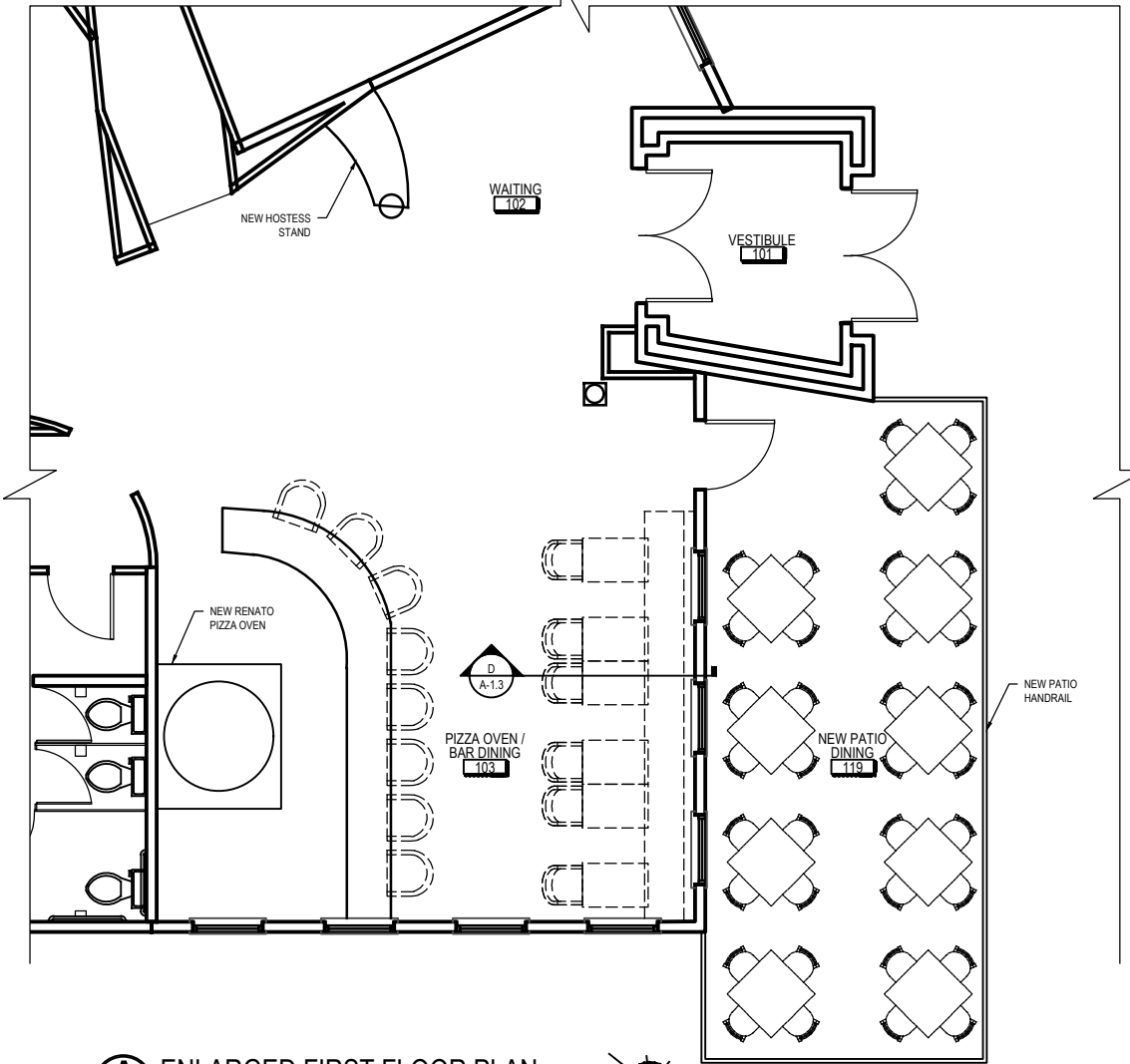


C DETAILS | DINING AREA
SCALE: 1" = 1'-0"

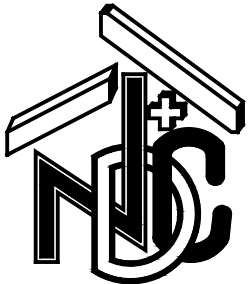
NEW PLAN LEGEND	
SYM	DESCRIPTION
	EXISTING WALL
	NEW WALL
	EXISTING DOOR
	NEW DOOR AND FRAME SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
	INFILL PARTITION TO STRUCTURE OR ADJACENT WALL HEIGHT ABOVE, 3-5/8" MTL. STUD W/ 5/8" GWB EA SIDE OR PARTITION WIDTH TO ALIGN WITH ADJACENT EXISTING WALL, PREP FOR SCHEDULED FINISH
	NOT IN SCOPE



B TYPICAL GUARD & POST DETAILS
SCALE: NTS



A ENLARGED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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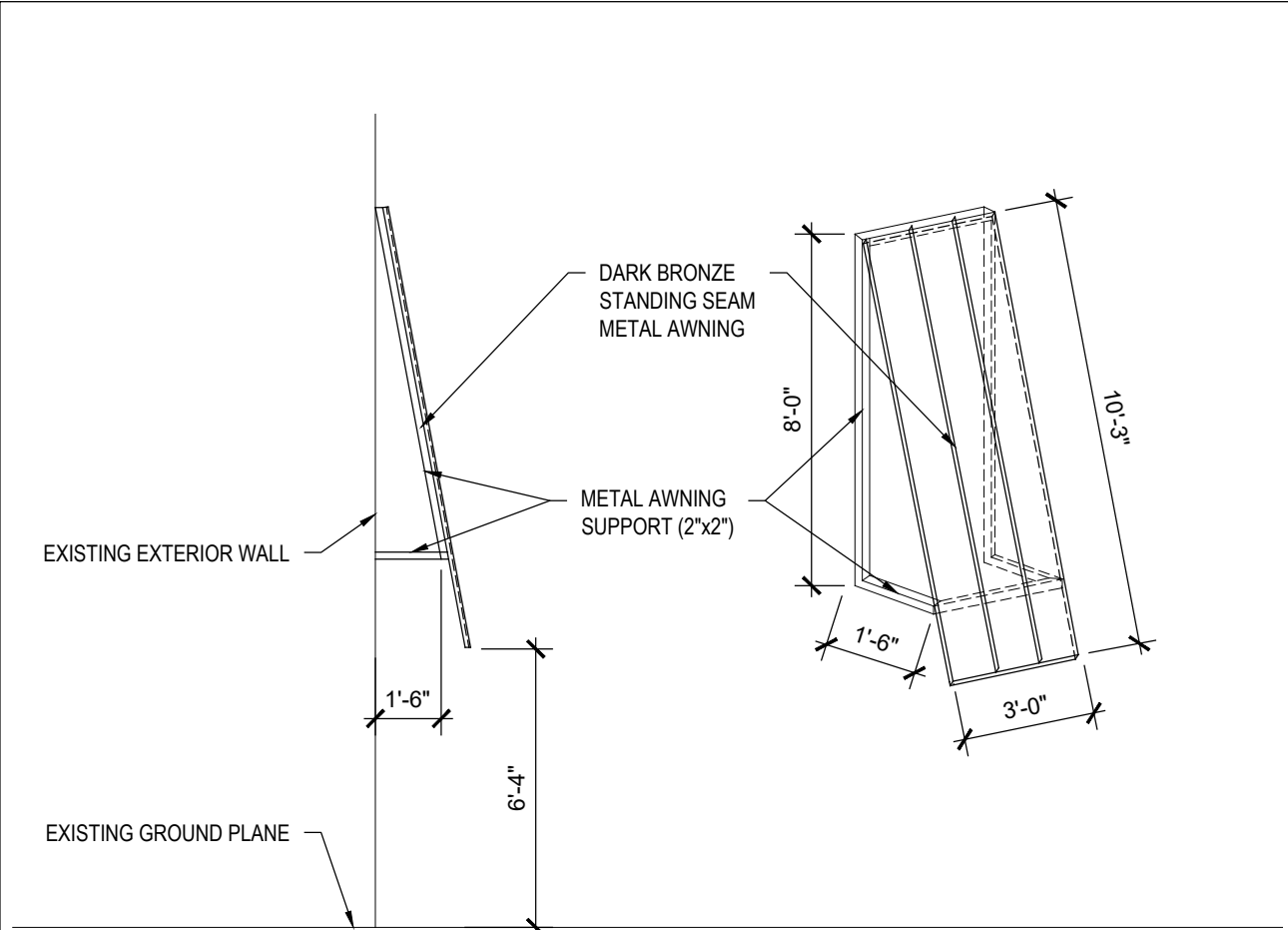
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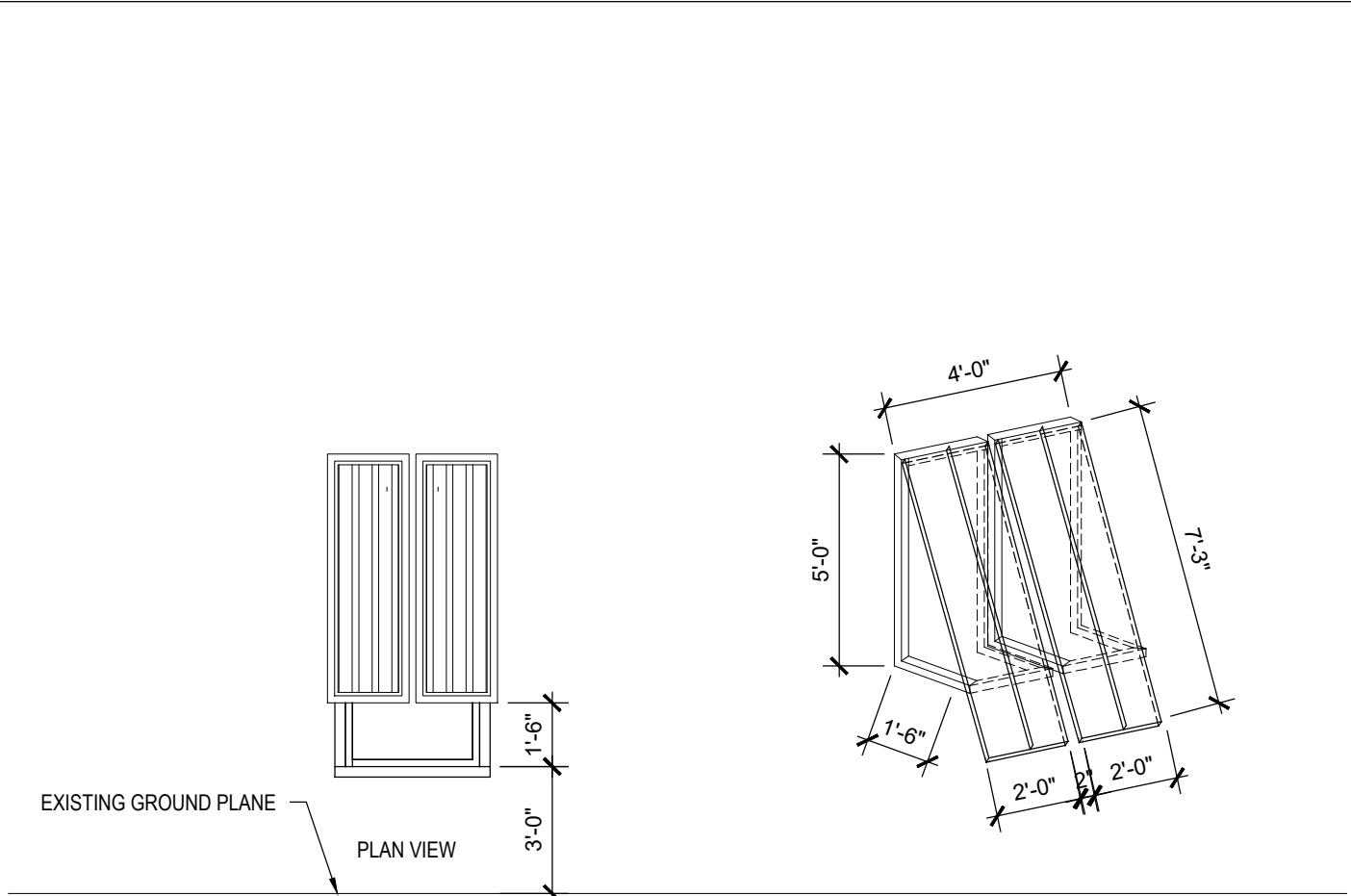
ENLARGED PLANS

PROJECT #1915

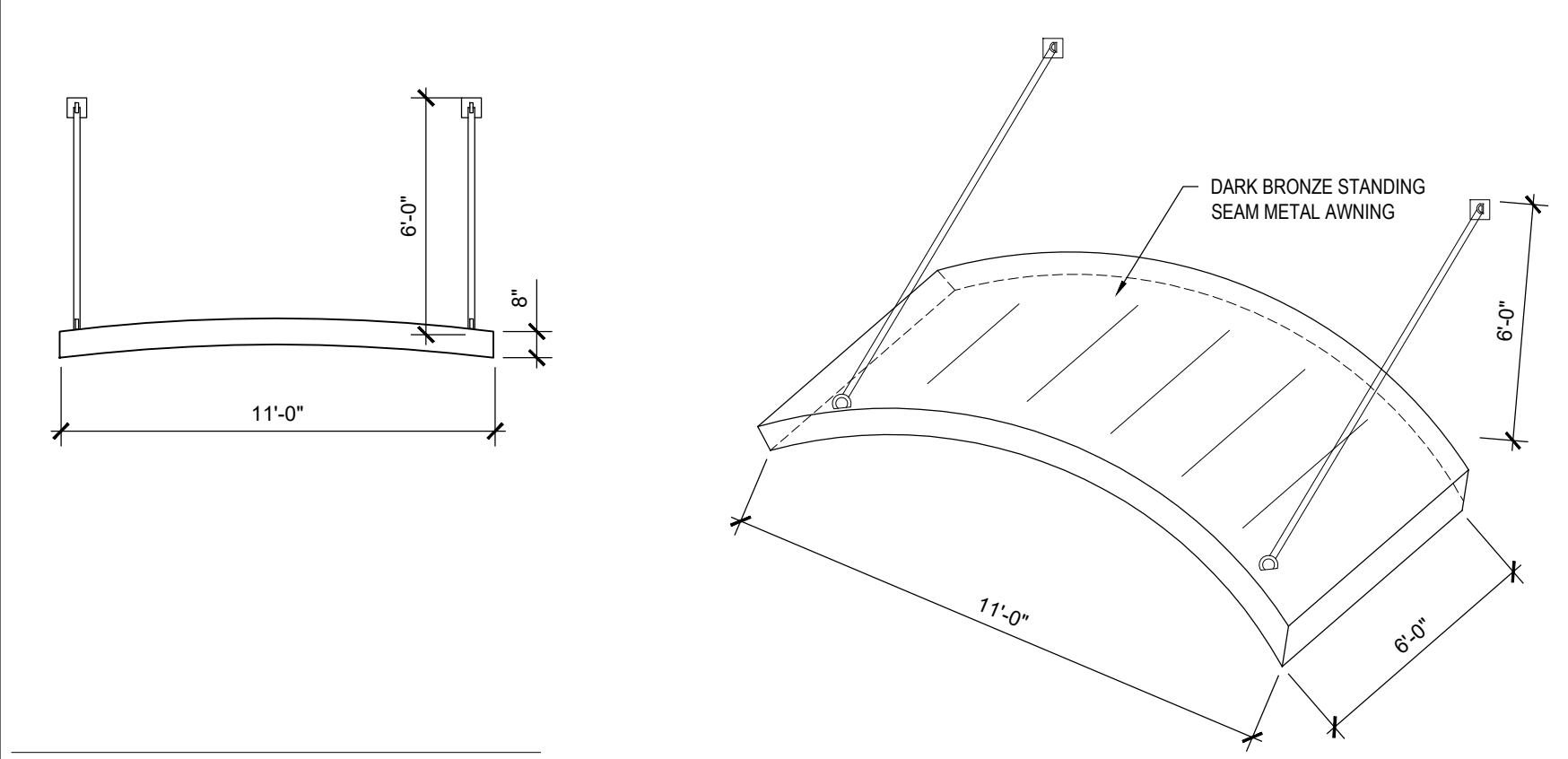
A-1.3



A 1/8" = 1'-0" DETAILS | 10 FOOT AWNING



C 1/8" = 1'-0" DETAILS | 7 FOOT AWNING

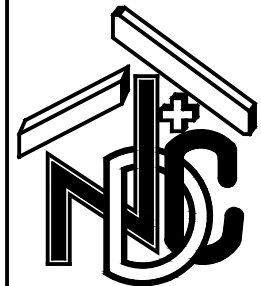


B 1/8" = 1'-0" DETAILS | COVERED ENTRY AWNING

Interior Finish Schedule									
Mark	Room Name	Floor Material	Base Material	Crown Material	N. Wall Material	So. Wall Material	E. Wall Material	W. Wall Material	Remarks/Notes
101	Vestibule	SSC-1	P-4	P-4	P-2	P-2	-	-	-
102	Waiting	SSC-1	P-4	P-4	P-1	-	P-1	-	Hostess stand in P-2 (below countertop)
103	Pizza Oven/Bar Dining	SSC-1	P-4	P-4	-	P-1	PVC-1	P-2	-
104	Women's Restroom	T-1	-	-	-	-	-	-	-
105	Men's Restroom	T-1	-	-	-	-	-	-	-
106	Bussers Area	SSC-1	P-4	P-4	P-2	P-3	P-3	P-3	-
107	Kitchen	SSC-1	P-4	P-4	P-3	P-3	P-3	P-3	-
108	Managers Office	SSC-1	P-4	P-4	P-1	P-1	P-1	P-1	-
109	Receiving	SSC-1	P-4	P-4	P-3	P-3	P-3	P-3	-
110	Employee Toilet	T-1	-	-	-	-	-	-	-
111	Mechanical Room	SSC-1	P-4	P-4	P-4	P-4	P-4	P-4	-
112	Bar Dining	SSC-1	P-4	P-4	P-1	P-1	P-1	P-1	South Curved wall will be the garden wall
113	Bar	SSC-1	P-4	P-4	P-3	P-3	P-3	P-3	Below bar tops painted in P-2
114	Main Dining	SSC-1	P-4	P-4	P-1	P-1	T-1 & T-2	-	See tile design pattern example
115	Banquet Dining	SSC-1	P-4	P-4	P-2	P-4	P-1	P-1	-
116	Liquor Closet	SSC-1	P-4	P-4	P-3	P-3	P-4	P-4	-
117	Walkway	SSC-1	P-4	P-4	P-3	-	P-3	-	-
118	Lounge Dining	SSC-1	P-4	P-4	P-1	P-2	-	T-1 & T-2	See tile design pattern example
119	New Patio Dining	SSC-2	P-4	P-4	-	-	-	-	-
120	New Enclosed Dining	SSC-2	P-4	P-4	-	-	-	-	-

Finish Legend				
Name	Type	Manufacturer	Style/Color	Location/Remarks
P-1	Paint	Benjamin Moore	484 Green Frappe (Color: Light Green)	Semi-Gloss
P-2	Paint	Benjamin Moore	2137-60 Gray Owl (Grayish)	Semi-Gloss
P-3	Paint	Benjamin Moore	Classic Gray	Semi-Gloss
P-4	Paint	Benjamin Moore	CC-40 Cloud White (Color: White)	Semi-Gloss
T-1	Existing Tile	-	-	To be cleaned & repair as much as possible
T-2	Porcelain Tile	TileBar	Sacramento Décor Ink 6x6 Matte Porcelain Tile (Color: Black)	(Tiles cut in half diagonally) to create pattern
T-3	Porcelain Tile	TileBar	Sacramento Décor Smoke 6x6 Matte Porcelain Tile (Color: Gray)	Tiles cut in half diagonally to create pattern
AST-1	Acid Stain	Nikka Corp	Umber	Must be prepped & sealed (see manufacturer instructions)
AST-2	Acid Stain	Nikka Corp	Custom Color (dark brown)	Must be prepped & sealed (see manufacturer instructions)

D FINISH SCHEDULE



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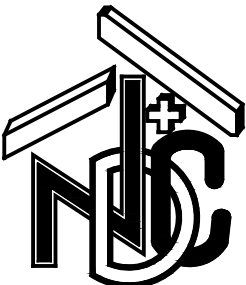
DETAILS | SIGNAGE



Seating Schedule							
Area	Item #	Specification	Size	Color Code	Supplier	Price & Qty	Image
Main Dining (114) & Banquet Dining (115)	144261397	Marlet Gray Fabric Upholstered Espresso Brown Wood Dining Chair Set of 4	W 17.9" / D 22" / H 38.6" / 13.8 lb	Gray/Espresso **wood frame will be painted WHITE. See notes	Houzz (Baxton Studio)	\$221.99/set of 4 Qty: TBD	
	138824699	Quinn Gray Fabric Espresso Brown Finish Counter Height Pub Chairs, Set of 2	W 18.1" / D 20.3" / H 42.5" / 17.2 lb.	Gray/Espresso **wood frame will be painted WHITE. See notes	Houzz (Baxton Studio)	\$144.99/set of 2 Qty: TBD	
Main Dining (114)	RFC-BTH-BT	Button tufted back restaurant booth with padded base	W 23" / D 19" / L 46" / H 42" / Base H 4 3/4"	Spruce (Dark Green)	Restaurant furniture.com	\$579.00/unit Qty: TBD	
Bar Dining (103 & 112)	RFC-BTH-BT-SF-BAR	Button tufted back restaurant booth with padded base - bar height	W 23" / D 19" / L 48" / H 54" / Seat H 30" / Base H 4 3/4"	Spruce (Dark Green)	Restaurant furniture.com	\$730.00/unit Qty: TBD	
Main Dining (114) & Lounge (116)	3483048ANTWA	Lancaster Table & Seating 30" x 48" Solid Wood Live Edge Tabletop with Antique Walnut Finish	30" x 48"	Antique Walnut	webstaurantstore.com	\$175.99/unit Qty: TBD	
Main Dining (114) & Lounge (116)	349TB2230425	Lancaster Table & Seating 22"x30" Black 4" Standard Height Column Table Base	22" x 30" base, 4" post	Black		\$32.36/unit	
Bar Dining (103 & 112)	3493072ANTWA	Lancaster Table & Seating 30" x 72" Solid Wood Live Edge Tabletop with Antique Walnut Finish	30" x 72"	Antique Walnut	webstaurantstore.com	\$224.99/unit Qty: 2 Qty: 4 (legs) \$37.67/unit	
	349TB52243LF	Lancaster Table & Seating 5" x 22" Black 4" Bar Height End Column Table Base with Self-Leveling Feet	5" x 22", 4" post	Black			
Bar Dining (103 & 112)	3492430ANTWA	Lancaster Table & Seating 24" x 30" Solid Wood Live Edge Tabletop with Antique Walnut Finish	24" x 30"	Antique Walnut	webstaurantstore.com	\$108.99/unit Qty: TBD	
	3492230HIGH	Lancaster Table & Seating 22"x30" Black 3" Bar Height Column Table Base	22" x 30" base, 3" post	Black		\$29.24/unit	
Banquet Dining (115)	3493636ANTWA	Lancaster Table & Seating 36" x 36" Solid Wood Live Edge Tabletop with Antique Walnut Finish	36" x 36"	Antique Walnut	webstaurantstore.com	\$139.99/unit Qty: TBD	
	34920330 BL	Lancaster Table & Seating 30" x 30" Black 3" Standard Height Column Table Base	30" x 30" base, 3" post	Black		\$24.86/unit	
Outdoor Dining (115 & 119)	WRDELMBISTROSET	Woodard Delmar Wrought Iron Stacking Chair	23.75"W x 25"D x 35"H	Malachite ***Paint in Hunter Green	Patioliving.com	\$180.05 Qty: TBD	
Outdoor Dining (115 & 119)	185-805ALU	emu 805 ALU Cambi Table, 48" Diameter, Umbrella Hole, Mesh Top, Aluminum	48 in Diameter	Metal ***Paint in Hunter Green	katom.com	\$325.00/unit Qty: TBD	
Outdoor Dining (115 & 119)	A000778244	Cordella 5' X 7' Rectangular Market Umbrella	5' x 7'	Natural	Allmodern.com	\$139.99 Qty: TBD	

Lighting Schedule						
All Dining Areas	P1348PAGB/DWZ	Feiss Baskin 1 Light Mini Pendant	10" diameter	Painted Aged Brass / Dark Weathered Zinc	Build.com	\$170.90 Qty: TBD
All Dining Areas	SH900130RB	Bellevue Single Light 11" Tall Wall Sconce	11" tall	Oil Rubbed Bronze	Build.com	\$55.00/unit Qty: TBD
Patio Dining	HL371500	Antique Brass 9 Light Multi Light Pendant Edison Bulb in Linear Shape for Restaurant Bar	110V-120V	Black	beautifulhalo.com	\$90.40/unit Qty: TBD

SCHEDULES | FURNITURE, LIGHTING, & INTERIORS



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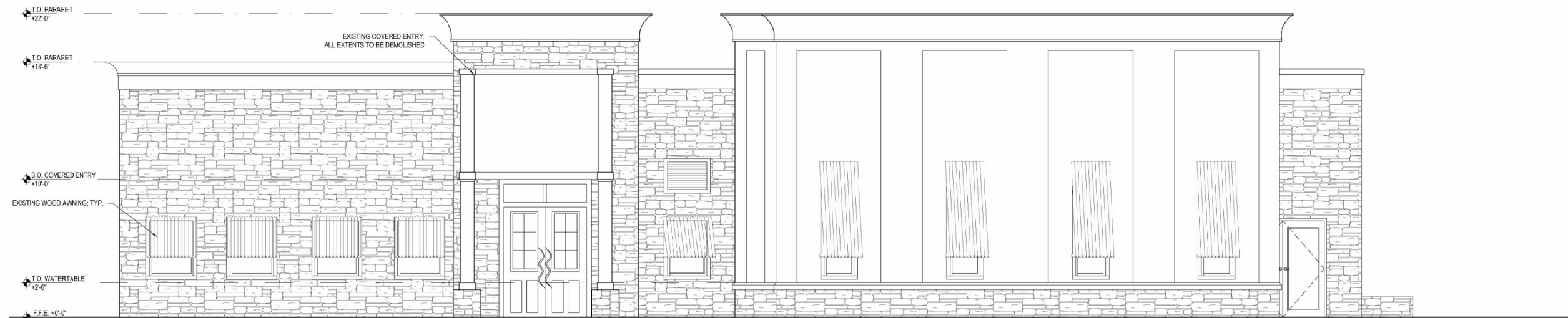
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ELEVATIONS

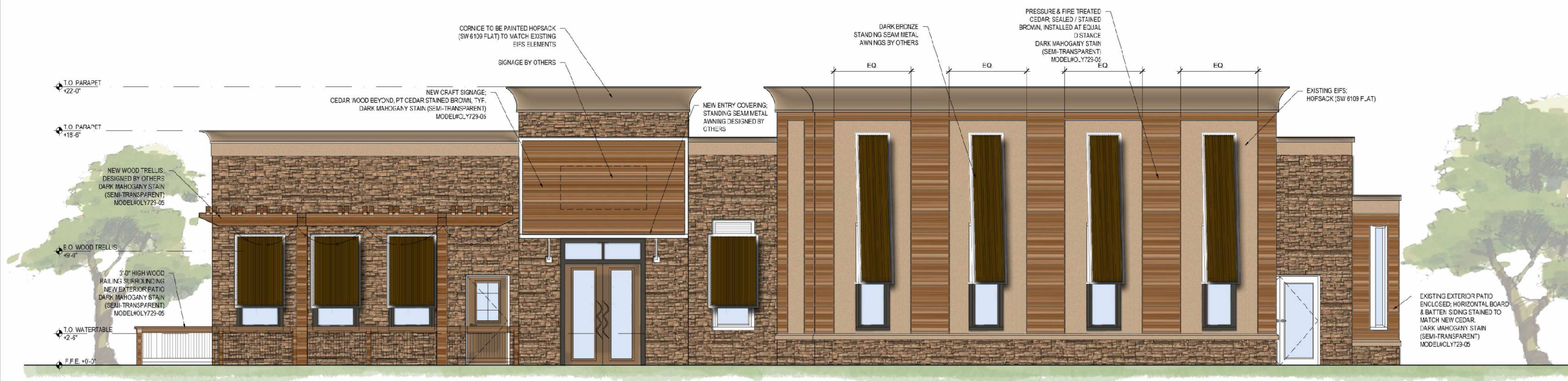
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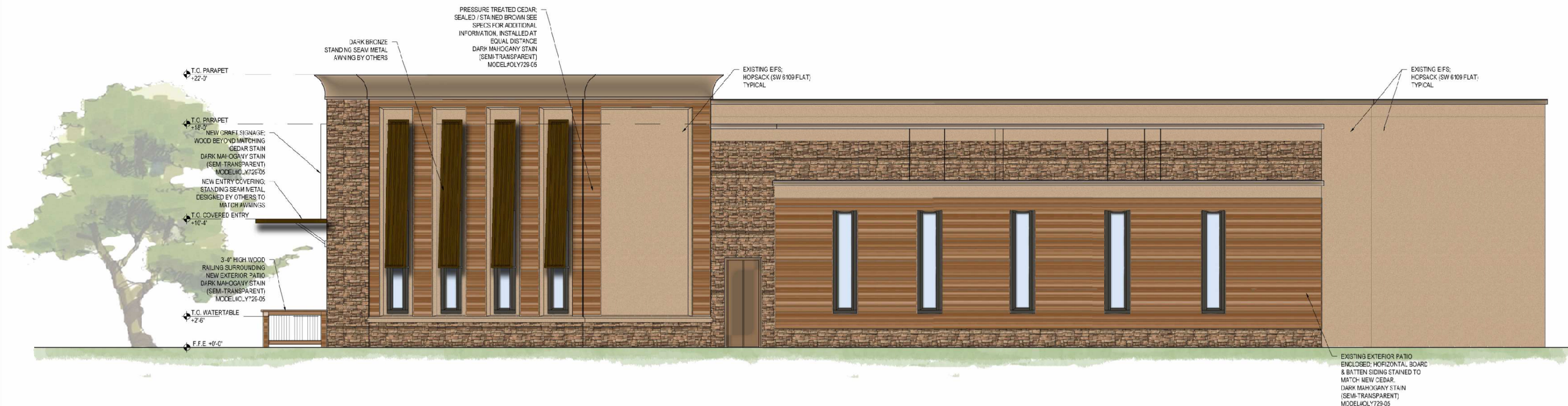
A EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



A EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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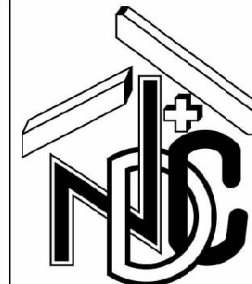
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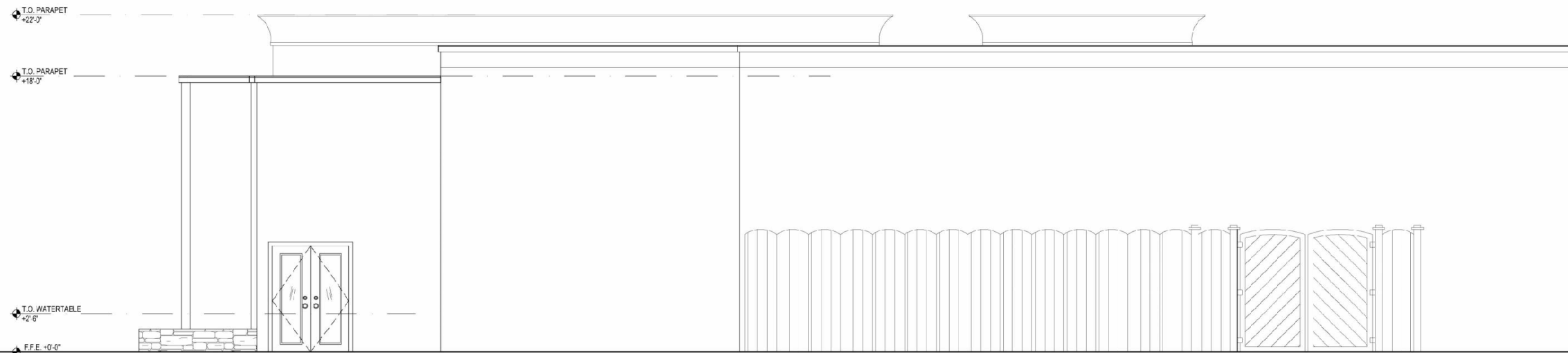
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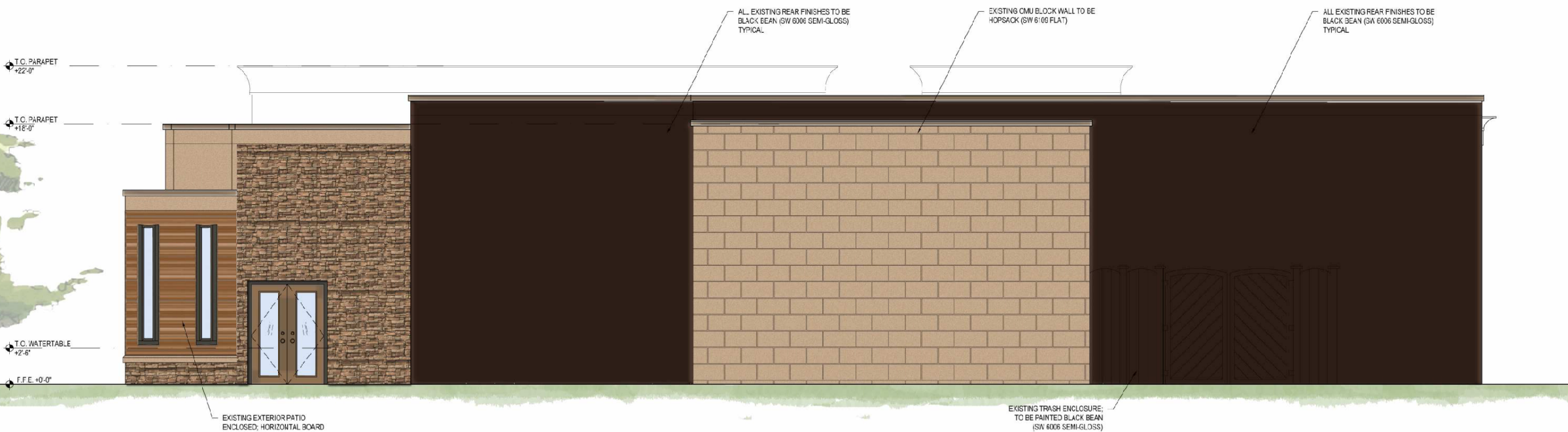
PROJECT #1915

A-4.3

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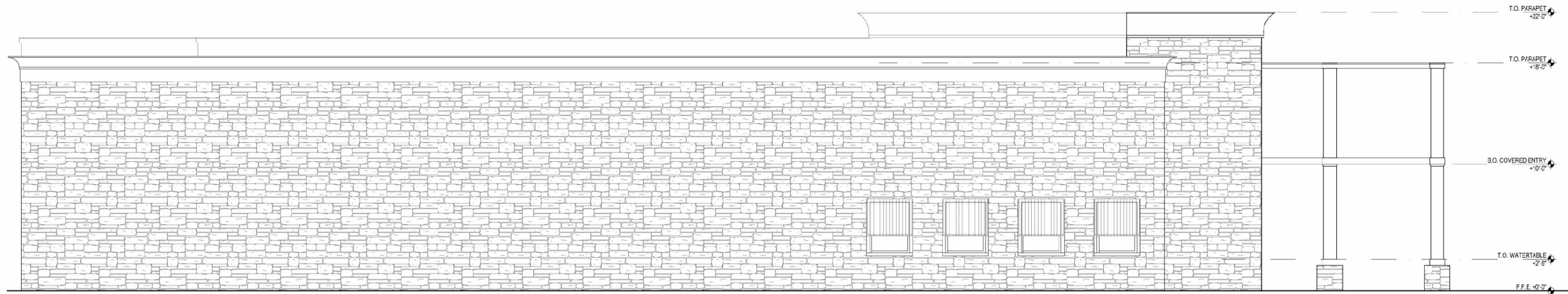


A EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

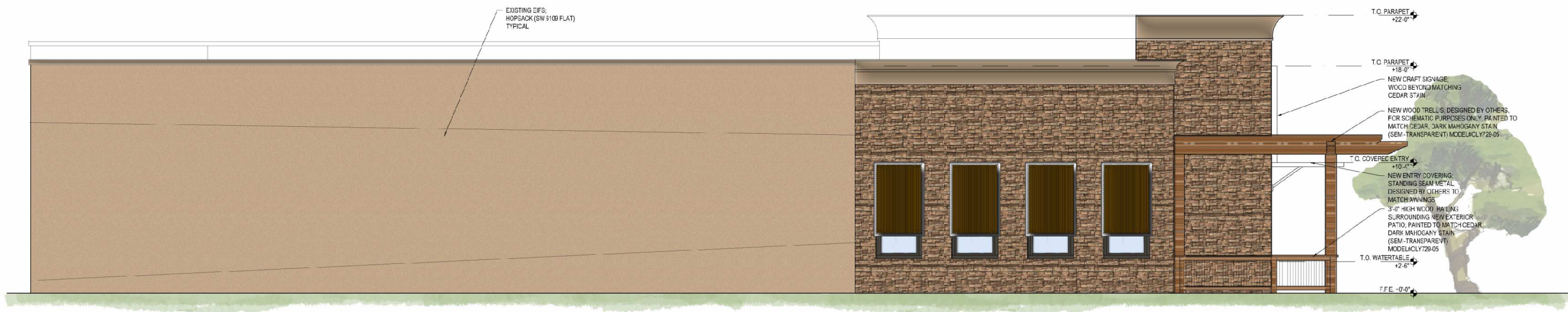


B PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING EXTERIOR PATIO
ENCLOSED: HORIZONTAL BOARD
& BATTEN SIDING STAINED TO
MATCH NEW CEDAR
DARK MAHOAGANY STAIN
(SEMI-TRANSPARENT)
MODEL#POLY729-05



A EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NYATASA DESIGN + CREATIONS LLC
1783 BENNINGFIELD DRIVE SW
MARIETTA, GA 30064
(TEL) 470.632.3939

SEAL & SIGNATURE

02.01.2018

HAYNES BRIDGE LLC
11405 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009

DATE	REVISION

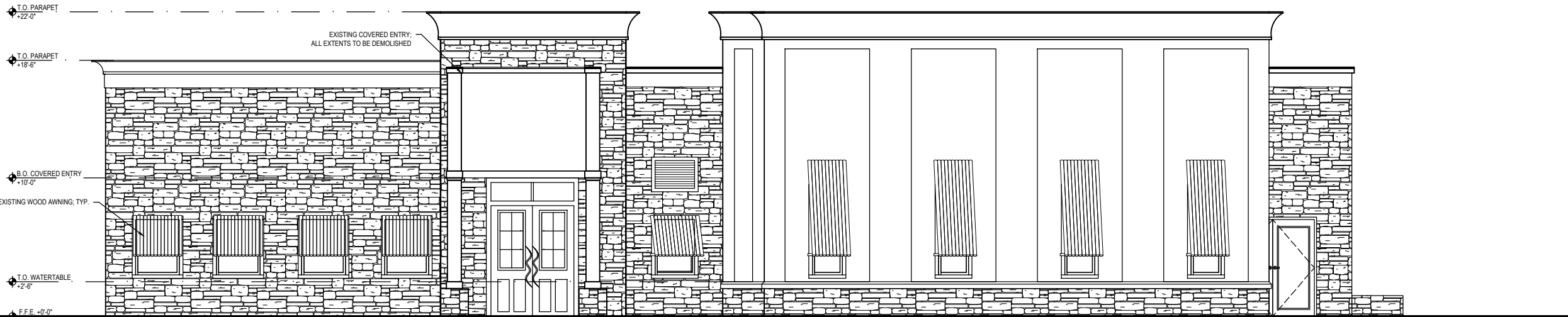
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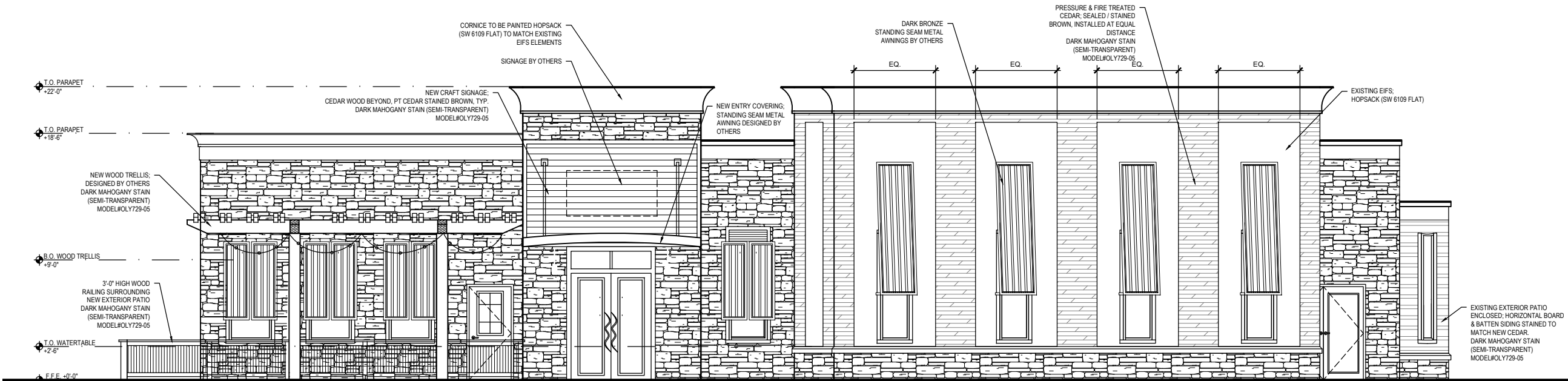
ELEVATIONS

PROJECT #1515

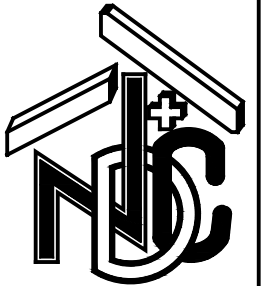
A-4.4



A EXISTING FRONT ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



B PROPOSED FRONT ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



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DATE: 06.23.2019
DRAWN BY: Z.B.

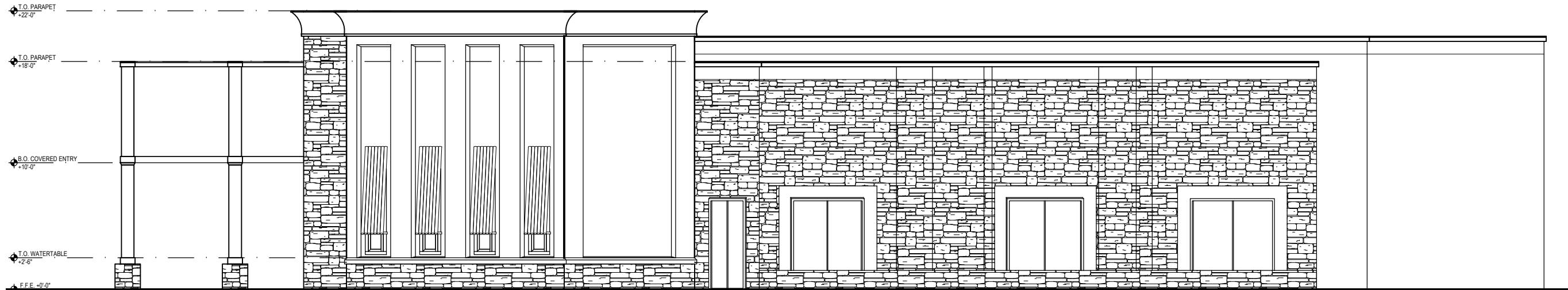
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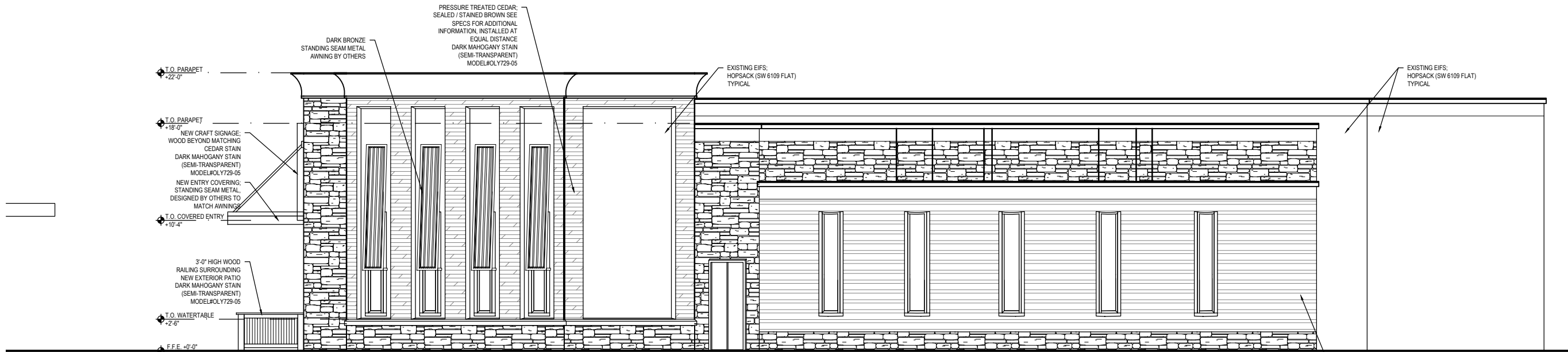
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A-4.1

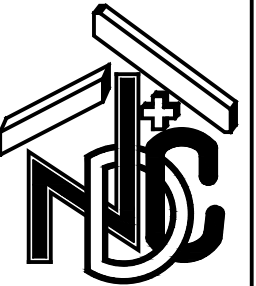
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A EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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DATE	REVISION

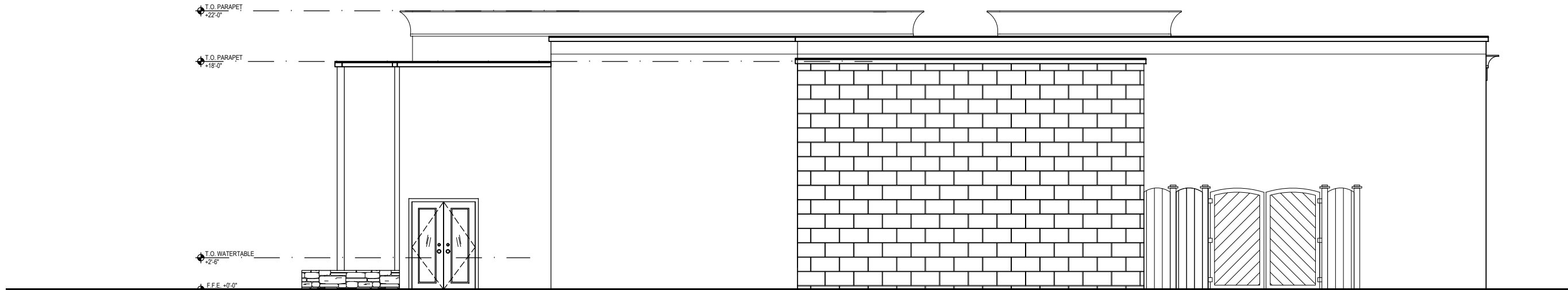
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ELEVATIONS

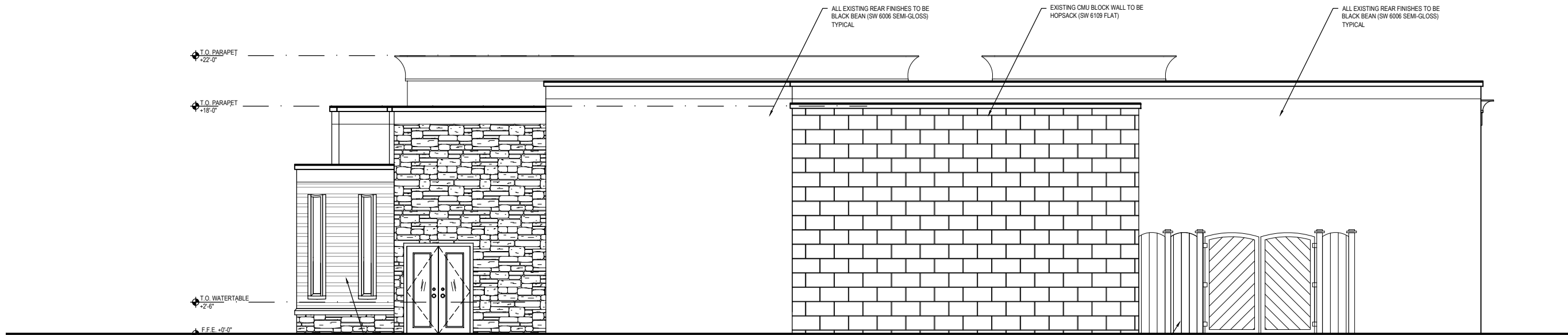
PROJECT #1915

A-4.2

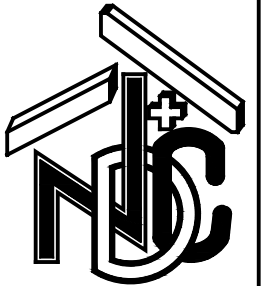
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A EXISTING SIDE ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



B PROPOSED SIDE ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



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MARIETTA, GA 30064
(TEL) 470.632.3939

SEAL & SIGNATURE

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11405 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009

DATE	REVISION

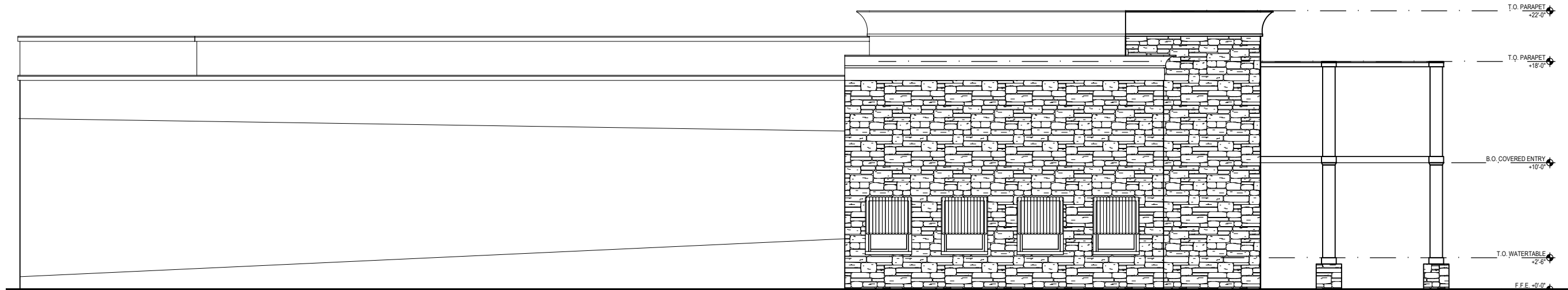
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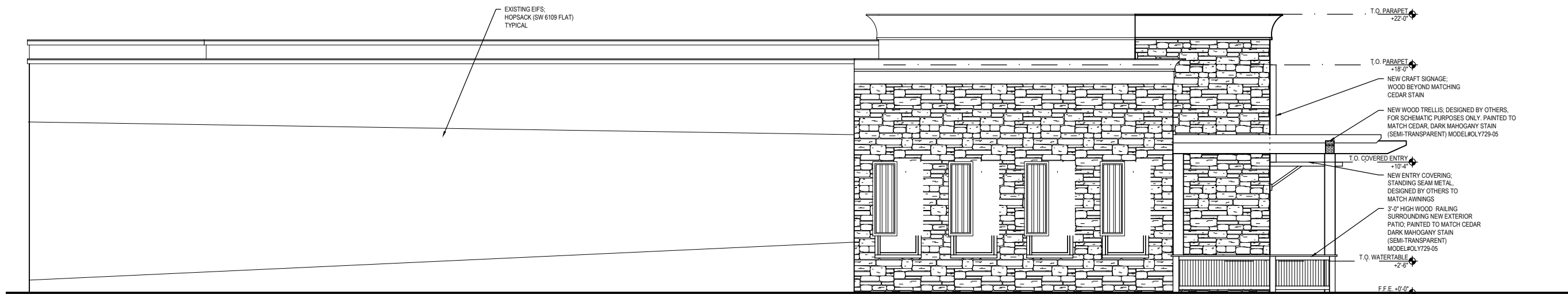
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A-4.3

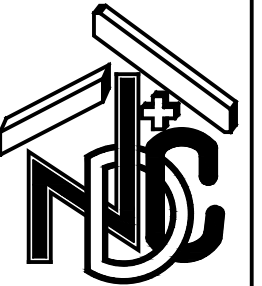
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A EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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DATE: 06.23.2019
DRAWN BY: Z.B.

DRAWING TITLE:

ELEVATIONS

PROJECT #1915

A-4.4





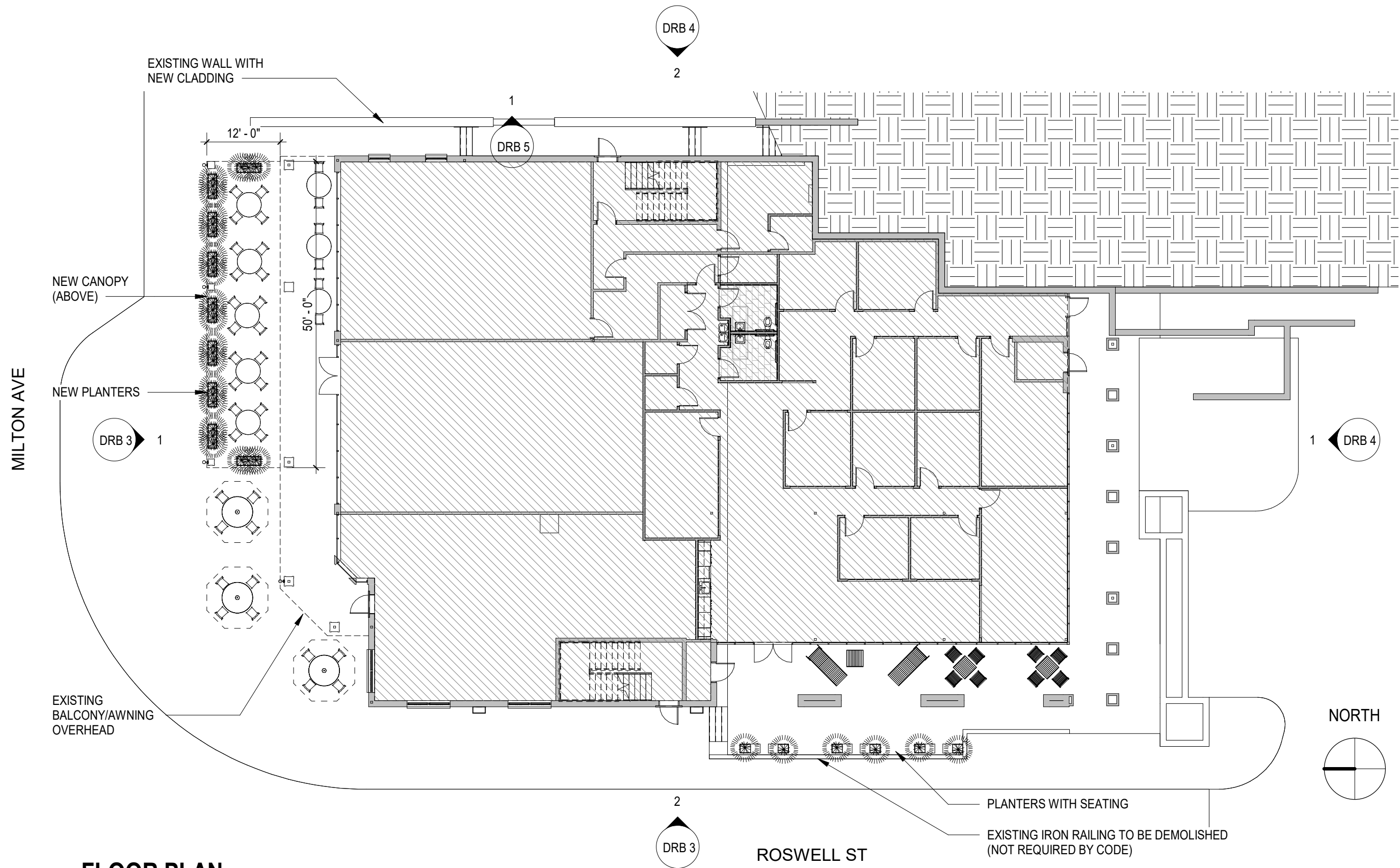
mcmillan | pazdan | smith
ARCHITECTURE

10 ROSWELL STREET ALPHARETTA, GA 30009

08/01/19

PERSPECTIVE

DRB 1



FLOOR PLAN

1/16" = 1'-0"



mcmillan | pazdan | smith
ARCHITECTURE

10 ROSWELL STREET ALPHARETTA, GA 30009

08/01/19

FLOOR PLAN

DRB 2

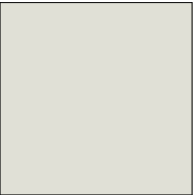
NEW TENANT SIGN
EXISTING RAILING, PAINTED
NEW CEMENT BOARD
COLUMN CLADDING, TYP.
NEW CANOPY WITH
STANDING SEAM ROOFING

EXISTING SIGNS



NORTH

3/32" = 1'-0"



CORNICE & COLUMNS,
BRICK HEADER
PT-1
SW7014 - EIDER WHITE



CORNICE & COLUMNS
PT-2
SW7069 - IRON ORE



WALLS
BR-1
EXISTING BRICK
TO REMAIN



CANOPY
STANDING SEAM METAL
PAC CLAD SNAP ON
STANDING SEAM,
"SANDSTONE"



SITE WALL CLADDING
CULTURED STONE VENEER
ELDORADO STONE
LIMESTONE
"SAN MARINO"



SITE WALL SEAT CAP
CULTURED STONE
ELDORADO STONE
SPLIT-EDGE WALL CAP
"COASTAL SAND"

MATERIAL PALETTE

EXISTING SIGN
NEW CANOPY WITH
STANDING SEAM ROOFING

WEST

3/32" = 1'-0"



NEW PAINTED SIGN



mcmillan | pazdan | smith
ARCHITECTURE

10 ROSWELL STREET ALPHARETTA, GA 30009

08/01/19

ELEVATIONS

DRB 3

NEW CEMENT BOARD
COLUMN CLADDING, TYP.

EXISTING RAILING, PAINTED



SOUTH

3/32" = 1'-0"

NEW CEMENT BOARD
COLUMN CLADDING, TYP.

EXISTING RAILING, PAINTED



EAST

3/32" = 1'-0"



EXTERIOR LIGHTING
LT-1
SPI LIGHTING
STYK
COLOR: BLACK



EXTERIOR LIGHTING
LT-2A, B & C
VISA LIGHTING
SCOPE
COLOR: BLACK

LIGHT FIXTURES



PLANTER WITH
SEAT
POTTERY POTS
JORT S
BLACK



PLANTER
POTTERY POTS
JUMBO JORT
BLACK

FURNISHINGS



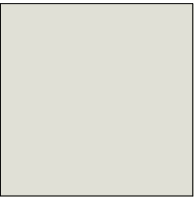
mcmillan | pazdan | smith
ARCHITECTURE

10 ROSWELL STREET ALPHARETTA, GA 30009

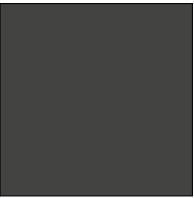
08/01/19

ELEVATIONS

DRB 4



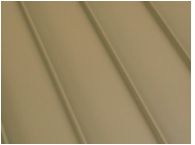
CORNICE & COLUMNS,
BRICK HEADER
PT-1
SW7014 - EIDER WHITE



CORNICE & COLUMNS
PT-2
SW7069 -IRON ORE



WALLS
BR-1
EXISTING BRICK
TO REMAIN



CANOPY
STANDING SEAM METAL
PAC CLAD SNAP ON
STANDING SEAM,
"SANDSTONE"

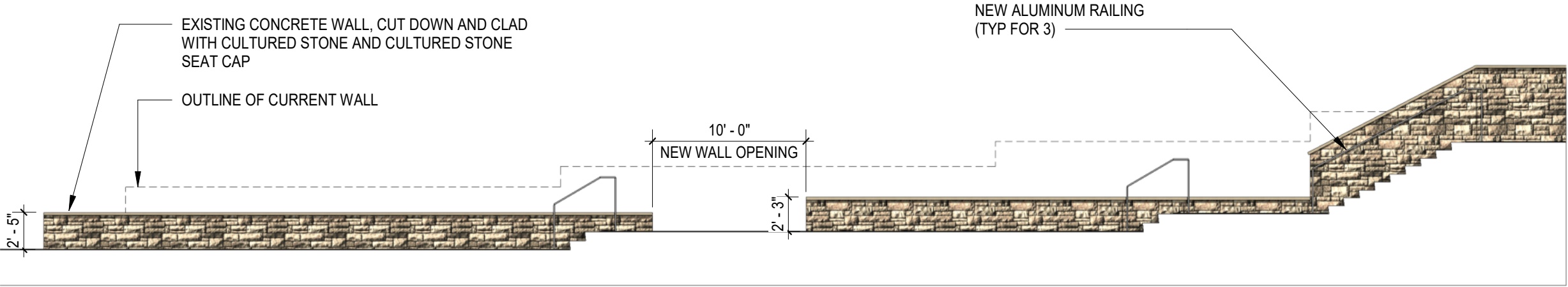


SITE WALL CLADDING
CULTURED STONE VENEER
ELDORADO STONE
LIMESTONE
"SAN MARINO"



SITE WALL SEAT CAP
CULTURED STONE
ELDORADO STONE
SPLIT-EDGE WALL CAP
"COASTAL SAND"

MATERIAL PALETTE



COURTYARD WALL WEST ELEVATION

1/8" = 1'-0"



mcmillan | pazdan | smith
ARCHITECTURE

10 ROSWELL STREET ALPHARETTA, GA 30009

08/01/19

ELEVATION

DRB 5

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: 10 Roswell

Location Address: 10 Roswell St.

Mailing Address: 10 Roswell St.

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

Contact For All Notifications: Robert Rothman & Mitchell Davis

Contact Telephone: 678 - 251 - 4602 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: bob.rothman@icloud.com mdavis@mcmillanpazdansmith.com

Contact's Relation To Business: Robert- Owner, Mitchell 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	\$	100.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: ALPHARETTA TOWN COMMONS LLC

Physical Address: 2801 BUFORD HWY NE SUITE T 70

Mailing Address: 2801 BUFORD HWY NE SUITE T 70

City: Atlanta State: GA Zip Code: 30329 -

Owner Telephone: - - Contact Fax: - -

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

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

Owner Name (Printed): Robert Rothman, Managing Member, Alpharetta Town Commons LLC Date:

Owner Signature:

Property Information:

Address (If Assigned) : 10 Roswell St/ 37 Old Roswell St.

Tax ID or Map Reference Number: 22 482312690831

Land Lot(s): 1269 District: 2 Section: 2

Existing Zoning of Property: C2 Existing Uses of Property: Business, Retail

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 APPLICATION

Property Owner Information:

Property Owner Name: ALPHARETTA TOWN COMMONS LLC

Physical Address: 2801 BUFORD HWY NE SUITE T 70

Mailing Address: 2801 BUFORD HWY NE SUITE T 70

City: Atlanta

State: GA

Zip Code: 30329

Owner Telephone: _____

Contact Fax: _____

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

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

Alpharetta Town Commons, LLC

Owner Name (Printed): Robert P. Rothman Mgr. Member

Date: 7/29/2019

Owner Signature: _____

Property Information:

Address (If Assigned): 10 Roswell St/ 37 Old Roswell St.

Parcel ID or Map Reference Number: 22 482312690831

Lot(s): 1269

District: 2

Section: 2

Proposed Zoning of Property: C2

Existing Uses of Property: Business, Retail

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

Signature: _____ Mgr. Member

Date: 7/29/2019

Print Fo

Styk Exterior Wall - Stem

SEW12146 2 in

SPILIGHTING

PROJECT DETAILS

JOB NAME: 10 Roswell

TYPE: LT-1

NOTES:

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- A forward throw option, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,120 lumens delivered per foot
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA



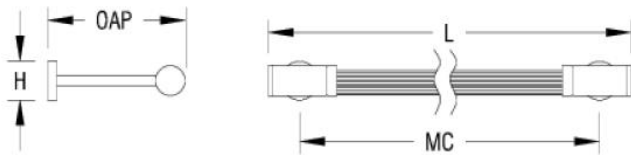
SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **LUMEN MAINTENANCE:** L70 life = 50,000+ hours
- **CCT:** 3000K, 3500K, or 4000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes remote damp listed Class II power supply and wet location enclosure. Black power cord standard unless otherwise specified. Each module requires connection to a 24V constant voltage power supply; modules over 60W may require multiple power supplies/feeds. Max distance to the driver is 15'. For extended distances, contact factory.
- **DIMMING:** 0-10V controls standard to 10% on LED light engines
- **EMERGENCY:** Emergency battery remote optional
- **INTEGRATED SURGE PROTECTION:** LED components are

protected against minor surge events

- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

DIMENSIONS



1FT	L	H	OAP	MC
	20 in 50.8 cm	2.2 in 5.7 cm	12 in 30.5 cm	16.2 in 41.1 cm

Mounting Weight: Consult Factory.

2FT	L	H	OAP	MC
	31.7 in 80.5 cm	2.2 in 5.7 cm	12 in 30.5 cm	28 in 71.1 cm

Mounting Weight: Consult Factory.

3FT	L	H	OAP	MC
	43.5 in 110.5 cm	2.2 in 5.7 cm	12 in 30.5 cm	39.7 in 100.8 cm

Mounting Weight: Consult Factory.

4FT	L	H	OAP	MC
	55 in 139.7 cm	2.2 in 5.7 cm	12 in 30.5 cm	51.2 in 130 cm

Mounting Weight: Consult Factory.

5FT	L	H	OAP	MC
	67 in 170.2 cm	2.2 in 5.7 cm	12 in 30.5 cm	63.2 in 160.5 cm

Mounting Weight: Consult Factory.

6FT	L	H	OAP	MC
	80.7 in 205 cm	2.2 in 5.7 cm	12 in 30.5 cm	77 in 195.6 cm

Mounting Weight: Consult Factory.

7FT	L	H	OAP	MC
	92.7 in 235.5 cm	2.2 in 5.7 cm	12 in 30.5 cm	89 in 226.1 cm

Mounting Weight: Consult Factory.

8FT	L	H	OAP	MC
	104.7 in 265.9 cm	2.2 in 5.7 cm	12 in 30.5 cm	101 in 256.5 cm

Mounting Weight: Consult Factory.

CONFIGURATOR

To configure your spec sheet online, go to www.spilighting.com/SEW12146. Not all options are available in all configurations; consult factory for details.

Required Field *

Catalog	Light Source:	Primary Finish:	Voltage:	Lamp Options:	Mounting:	Linear Run:	Emergency:	Optical Distribution:	Options:	Other Than Standard Options:
	A		B	C	D	E	F	G	H	I

A - LIGHT SOURCE * Length/Light Source Varies by location.

To ensure color consistency, SPI uses precise bin selection and strict quality processes to maintain a 3-step (MacAdam) SDCM on all white LED lampings. Published LED luminaire wattages are calculated using a typical power supply efficiency of 88%; exact wattages may vary based on application. Delivered lumens shown below are for Forward Throw distribution.

1 FOOT NOMINAL FIXTURE

- ☐ 1FT-L4W | White 4W LED Light Engine | Delivered Lumens: 312
- ☐ 1FT-L7W | White 7W LED Light Engine | Delivered Lumens: 545
- ☐ 1FT-L14W | White 14W LED Light Engine | Delivered Lumens: 1,091

2 FOOT NOMINAL FIXTURE

- ☐ 2FT-L8W | White 8W LED Light Engine | Delivered Lumens: 623
- ☐ 2FT-L14W | White 14W LED Light Engine | Delivered Lumens: 1,091
- ☐ 2FT-L29W | White 29W LED Light Engine | Delivered Lumens: 2,259

3 FOOT NOMINAL FIXTURE

- ☐ 3FT-L11W | White 11W LED Light Engine | Delivered Lumens: 857
- ☐ 3FT-L22W | White 22W LED Light Engine | Delivered Lumens: 1,714
- ☐ 3FT-L43W | White 43W LED Light Engine | Delivered Lumens: 3,350

4 FOOT NOMINAL FIXTURE

- ☐ 4FT-L15W | White 15W LED Light Engine | Delivered Lumens: 1,169
- ☐ 4FT-L29W | White 29W LED Light Engine | Delivered Lumens: 2,259
- ☐ 4FT-L57W | White 57W LED Light Engine | Delivered Lumens: 4,440

5 FOOT NOMINAL FIXTURE

- ☐ 5FT-L19W | White 19W LED Light Engine | Delivered Lumens: 1,480
- ☐ 5FT-L36W | White 36W LED Light Engine | Delivered Lumens: 2,804
- ☐ 5FT-L72W | White 72W LED Light Engine | Delivered Lumens: 5,609

6 FOOT NOMINAL FIXTURE

- ☐ 6FT-L23W | White 23W LED Light Engine | Delivered Lumens: 1,792
- ☐ 6FT-L43W | White 43W LED Light Engine | Delivered Lumens: 3,350
- ☐ 6FT-L86W | White 86W LED Light Engine | Delivered Lumens: 6,699

7 FOOT NOMINAL FIXTURE

- ☐ **7FT-L27W** | White 27W LED Light Engine | Delivered Lumens: 2,103
- ☐ **7FT-L50W** | White 50W LED Light Engine | Delivered Lumens: 3,895
- ☐ **7FT-L100W** | White 100W LED Light Engine | Delivered Lumens: 7,790

8 FOOT NOMINAL FIXTURE

- ☐ **8FT-L31W** | White 31W LED Light Engine | Delivered Lumens: 2,337
- ☐ **8FT-L57W** | White 57W LED Light Engine | Delivered Lumens: 4,440
- ☐ **8FT-L115W** | White 115W LED Light Engine | Delivered Lumens: 8,959

See last page for finish options

B - VOLTAGE

- ☐ **120-277V** | Universal Voltage

C - LAMP OPTIONS

Delivered lumens shown are at 4000K CCT; apply multiplier for delivered lumens at other CCT.

- ☐ **3000K**¹ | 3000K CCT
- ☐ **3500K**² | 3500K CCT
- ☐ **4000K** | 4000K CCT

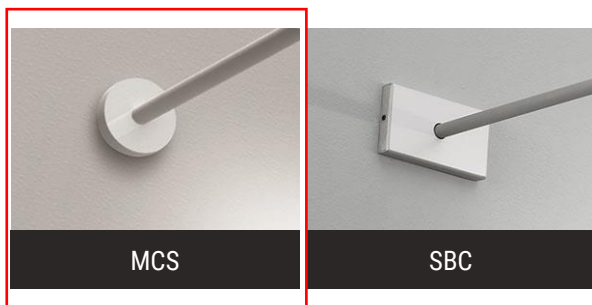
¹ Apply .95 multiplier for delivered lumens

² Apply .97 multiplier for delivered lumens

D - MOUNTING

MCS mount includes a 72" flexible connection to remote power supply. Additional mounting structure and hardware required (by others). SBC mounts to standard 2" x 4" switch box. INSTALLATION NOTES: During installation the contractor is responsible to use actual fixtures to ensure accurate mounting centers from one fixture to the next along the length of the linear run. Choose a mounting from below:

- ☐ **DF_MCS** | Mini Canopy (default)
- ☐ **SBC** | Switch-Box Cover and Stem



E - LINEAR RUN

☐ RUN³ | Continuous Run

☐ OAL | Specify Length of Run

Length:

³ For a take-off and pricing, contact factory

F - EMERGENCY

☐ EMR | Emergency Battery Remote

G - OPTICAL DISTRIBUTION

See IES zip file for photometrics and polar plot for each distribution.

☐ DF_FT | LED-Forward Throw (default)

☐ SMA⁴ | LED-Symmetric 60 Degree Beam - 120 Degree spread

☐ SMB⁵ | LED-Symmetric 30 Degree Beam - 60 Degree spread

⁴ Delivered lumens are 85% of Forward Throw output shown above

⁵ Delivered lumens are 77% of Forward Throw output shown above

H - OPTIONS

☐ F | Fusing

I - OTHER THAN STANDARD OPTIONS

Specify overall projection required from wall to the end of the fixture. Overall projection greater than standard includes aircraft cable support kit.

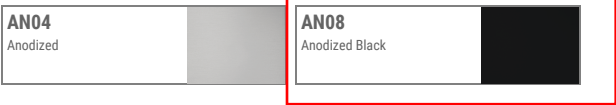
OAP | Projection length other than standard.

Length: 12" (standard)

Available Finishes

Not all finishes are available in all configurations; consult factory for details.

Anodized



OW2300 – SCOPE™
Cast Upper and Lower Housings



Type: Project:

VisaLighting.com/products/Scope

Order Code: **OW2300** – **MVOLT**

MODEL **A** SOURCE Uplight and Downlight VOLTAGE **B** OPTICS Uplight **C** OPTICS Downlight **D** FINISH **E** OPTION(S)



Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls.

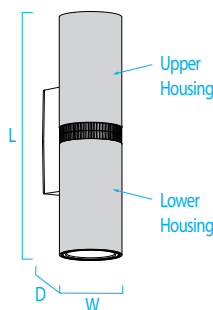
DIMENSIONS

Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

W	3-7/8"	(98 mm)
H	15"	(381 mm)
D	5-1/4"	(133 mm)
D	5-1/2"	(140 mm)
	(with JBC option)	

For mullion mounting: Minimum required mullion width is 3.00"



A SOURCE (Select one) and VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K	3000K	450 up 450 down	15	MVOLT
• L35K	3500K			
• L40K	4000K			

B C OPTICAL DISTRIBUTION

Uplight and Downlight

Optical Distribution	Max Candela
MED 65° Beam	421
NRW 23° Beam	993

D FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038 Agate Grey	CVBL Cove Blue	GW9002 Grey White	PB1035 Pearl Beige
BMAT Bronze Matte	CW9001 Cream White	HTHR Heather	RUST Rust
BRNZ Bronze	GLIM Glimmer	JB9005 Jet Black	SUNG Sungold
BSIL Blade Silver	GSIL Graphite Silver	OBRZ Old Bronze	TW9016 Traffic White

E OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

JBC	Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
RMB	Remote mounted power supply (required for mullion mount)
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

ACCESSORIES (Order Separately)

Remote emergency line voltage inverter – Surface or cabinet mount

PS-EMVL	Can supply a single fixture up to 20W at 120V or 277V for 90 minutes
PS-EMVM	Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes
PS-EMVH	Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes



IP65



XPS



LED



ETL Listed



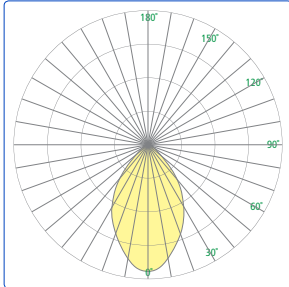
5 Year Warranty

OW2300 – SCOPE

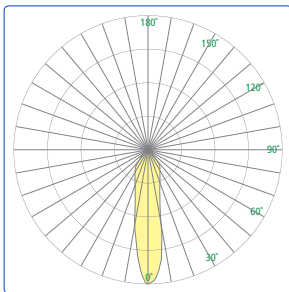
Cast Upper and Lower Housings



Photometrics



MED 65° Beam



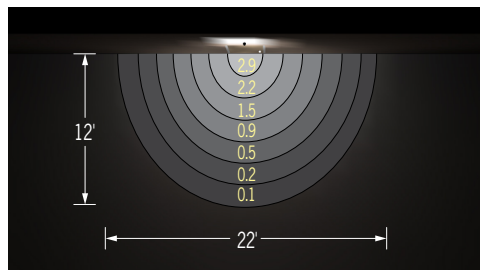
NRW 23° Beam

Technical Information

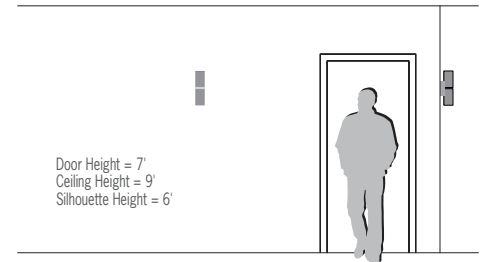
- Integral (unless RMB option is selected) power supply
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Surface mount to 2x4 junction box or window mullion. Mullion mount requires RMB option and minimum 3.00" mullion. Optional junction box cover (JBC) is available for 4x4 junction box
- Tamper resistant fasteners
- Cast aluminum body with uplight and downlight
- No VOC powder coat paint finish
- ETL listed for wet location

Path of Egress

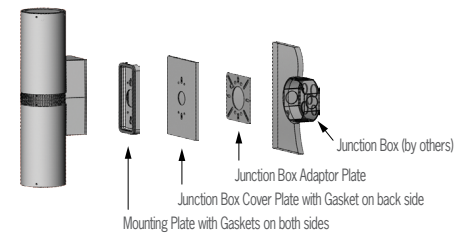
OW2300 Downlight, medium beam spread;
Mounted at 10' AFF, .70 light loss factor used



Relative Scale Drawing



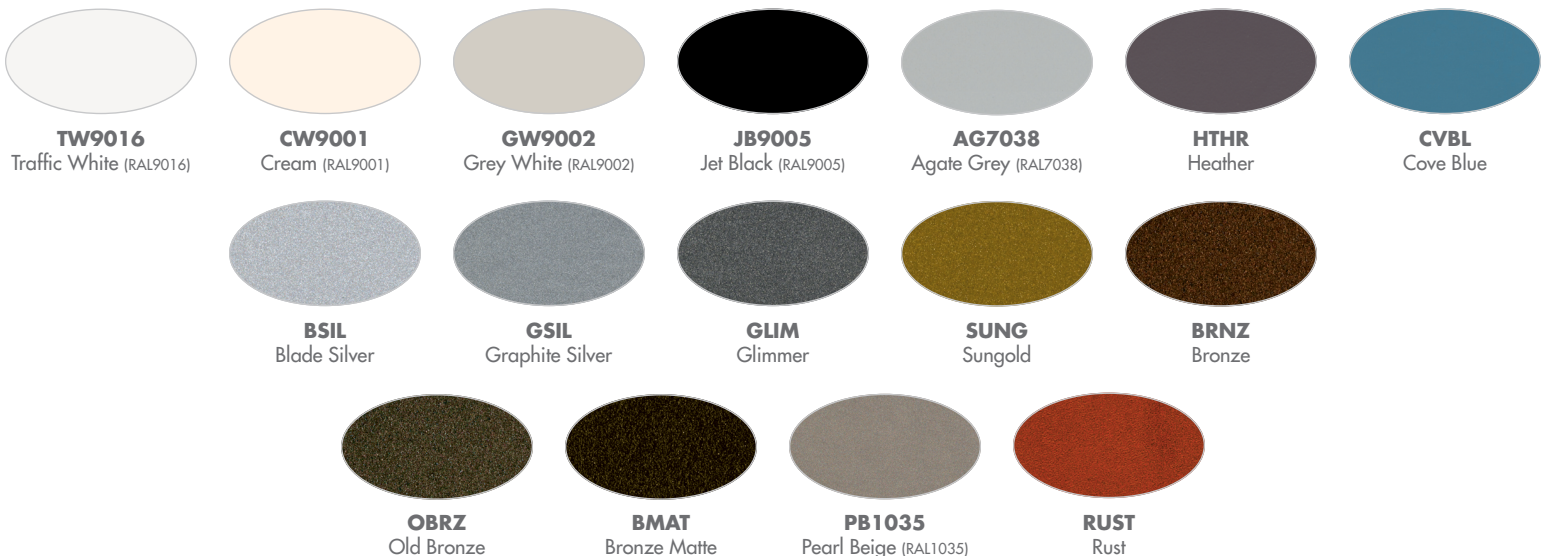
Junction Box Cover (JBC option) Mounting Detail



JBC option increases depth (D) by 1/4"

Specify color code when ordering. For accurate color matching, individual paint and finish samples are [available upon request](#).
For additional information see VisaLighting.com/materials-finishes

Painted Finishes (Standard)



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OW2300 – SCOPE™
Cast Upper and Lower Housings



Type: Project:

VisaLighting.com/products/Scope

Order Code: **OW2300** - **MVOLT**

MODEL **A SOURCE** VOLTAGE **B OPTICS** **C OPTICS** **D FINISH** **E OPTION(S)**

Uplight and Downlight Uplight Downlight



Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls.

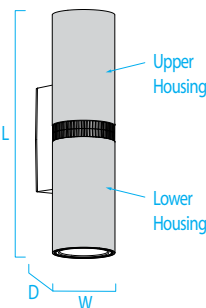
DIMENSIONS

Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

W	3-7/8"	(98 mm)
H	15"	(381 mm)
D	5-1/4"	(133 mm)
D	5-1/2"	(140 mm)
	(with JBC option)	

For mullion mounting: Minimum required mullion width is 3.00"



A SOURCE (Select one) and VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K	3000K	450 up 450 down	15	MVOLT
• L35K	3500K			
• L40K	4000K			

B C OPTICAL DISTRIBUTION

Uplight and Downlight

Optical Distribution	Max Candela
MED 65° Beam	421
NRW 23° Beam	993

D FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038 Agate Grey	CVBL Cove Blue	GW9002 Grey White	PB1035 Pearl Beige
BMAT Bronze Matte	CW9001 Cream White	HTHR Heather	RUST Rust
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BSIL Blade Silver	GSIL Graphite Silver	OBRZ Old Bronze	TW9016 Traffic White

E OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

JBC	Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
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ACCESSORIES (Order Separately)

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PS-EMVH	Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes



IP65



XPS



LED



ETL Listed



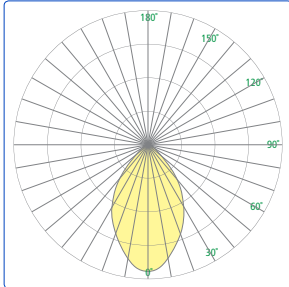
5 Year Warranty

OW2300 – SCOPE

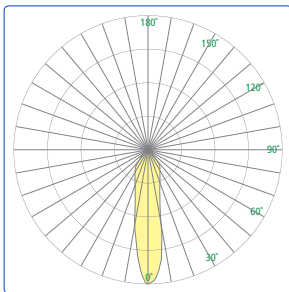
Cast Upper and Lower Housings



Photometrics



MED 65° Beam

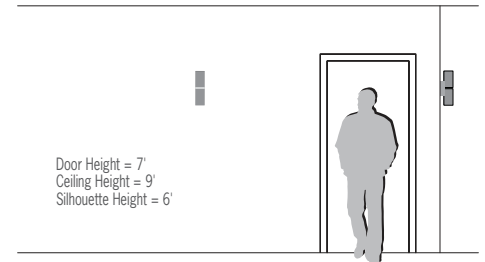


NRW 23° Beam

Technical Information

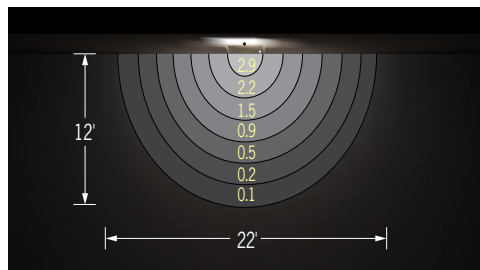
- Integral (unless RMB option is selected) power supply
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Surface mount to 2x4 junction box or window mullion. Mullion mount requires RMB option and minimum 3.00" mullion. Optional junction box cover (JBC) is available for 4x4 junction box
- Tamper resistant fasteners
- Cast aluminum body with uplight and downlight
- No VOC powder coat paint finish
- ETL listed for wet location

Relative Scale Drawing

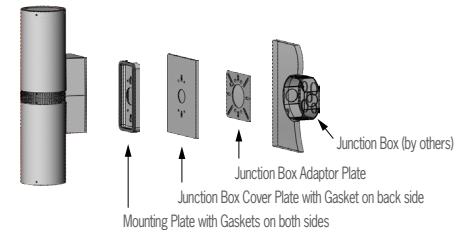


Path of Egress

OW2300 Downlight, medium beam spread;
Mounted at 10' AFF, .70 light loss factor used



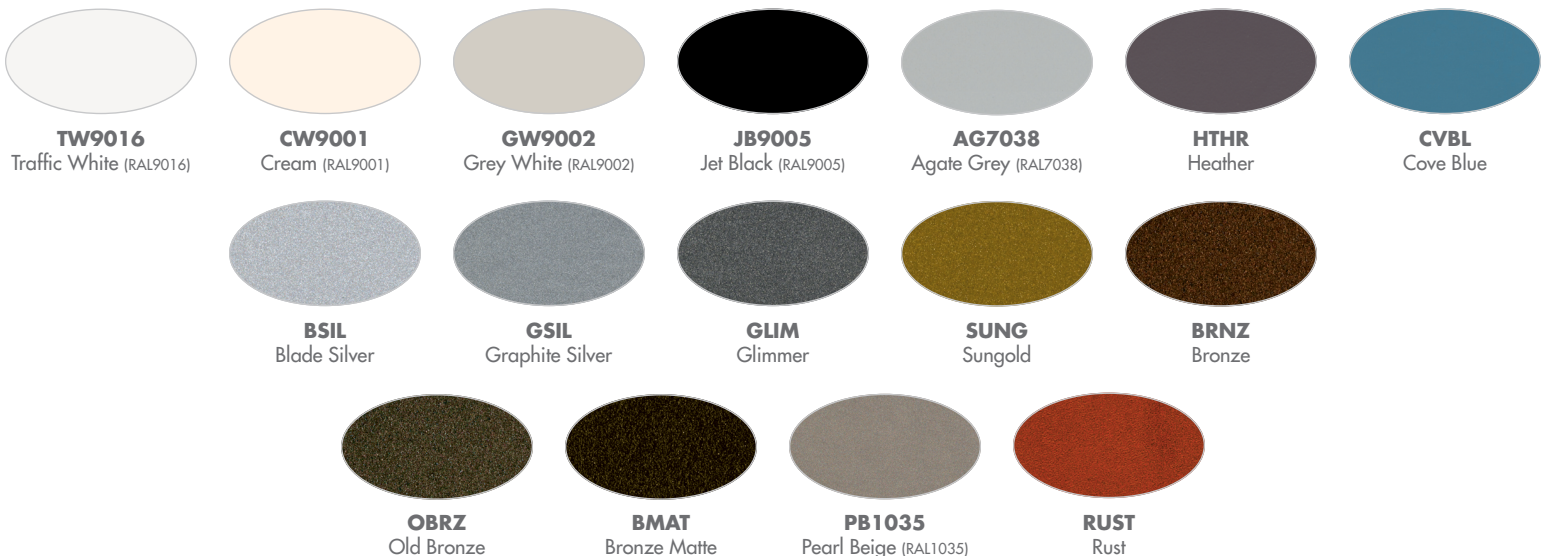
Junction Box Cover (JBC option) Mounting Detail



JBC option increases depth (D) by 1/4"

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Painted Finishes (Standard)



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OW2306 – SCOPE™
Cast Housing, Downlight (or Uplight) Only



Type: Project:

VisaLighting.com/products/Scope

Order Code: **OW2306**

MODEL

A SOURCE
Downlight (or Uplight) Only

MVOLT

VOLTAGE

B OPTICAL DISTRIBUTION

C FINISH

D OPTION(S)

Fill in shaded boxes using information listed below



Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls. May be mounted as an uplight or a downlight.

DIMENSIONS

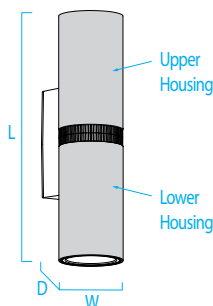
Depth is measured from wall to front of fixture

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W	3-7/8"	(98 mm)
H	15"	(381 mm)
D	5-1/4"	(133 mm)
D	5-1/2"	(140 mm)
	(with JBC option)	

For mullion mounting: Minimum required mullion width is 3.00"

May be mounted in inverse position.



A SOURCE (Select one) and VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K	3000K	900	15	MVOLT
• L35K	3500K			
• L40K	4000K			

B OPTICAL DISTRIBUTION

Downlight (or Uplight) Only

Optical Distribution	Max Candela
MED 65° Beam	421
NRW 23° Beam	993

C FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

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emergency inverter at lights at egress doors only



IP65



XPS



LED



ETL Listed



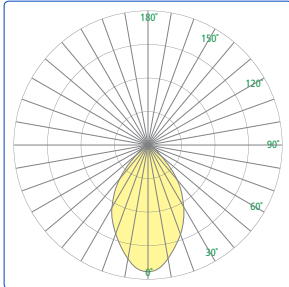
5 Year Warranty

OW2306 – SCOPE

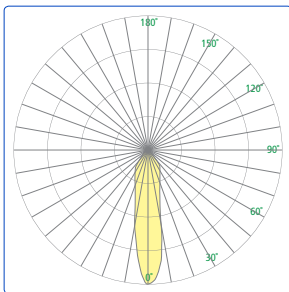
Cast Housing, Downlight (or Uplight) Only



Photometrics



MED 65° Beam

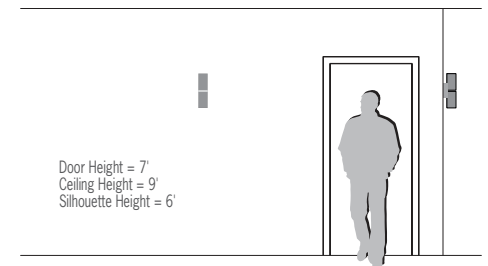


NRW 23° Beam

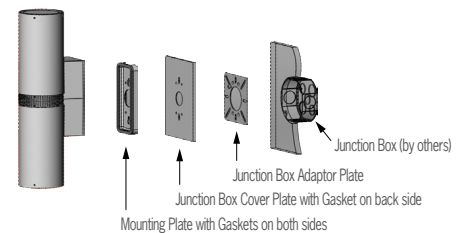
Technical Information

- Integral (unless RMB option is selected) power supply
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- May be mounted in inverse position.
- Surface mount to 2x4 junction box or window mullion. Mullion mount requires RMB option and minimum 3.00" mullion. Optional junction box cover (JBC) is available for 4x4 junction box
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- Cast aluminum body
- No VOC powder coat paint finish
- ETL listed for wet location

Relative Scale Drawing



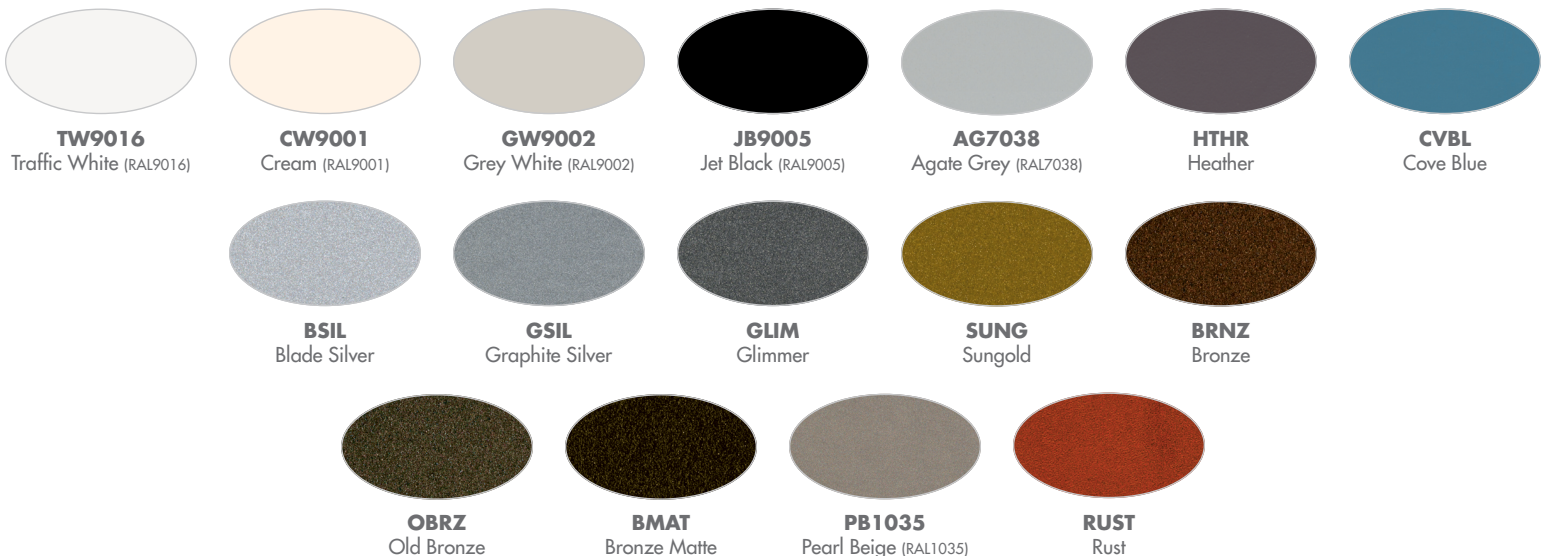
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Painted Finishes (Standard)



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OW2306 – SCOPE™
Cast Housing, Downlight (or Uplight) Only



Type: Project:

VisaLighting.com/products/Scope

Order Code: **OW2306**

MODEL

A SOURCE
Downlight (or Uplight) Only

MVOLT

VOLTAGE

B OPTICAL DISTRIBUTION

C FINISH

D OPTION(S)

Fill in shaded boxes using information listed below



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DIMENSIONS

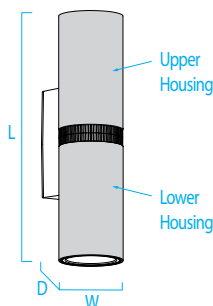
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	(with JBC option)	

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May be mounted in inverse position.



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Dimmable 0-10V to 10%
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LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
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• L35K	3500K			
• L40K	4000K			

B OPTICAL DISTRIBUTION

Downlight (or Uplight) Only

Optical Distribution	Max Candela
MED 65° Beam	421
NRW 23° Beam	993

C FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038 Agate Grey	CVBL Cove Blue	GW9002 Grey White	PB1035 Pearl Beige
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emergency inverter at lights at egress doors only



IP65



XPS



LED



ETL Listed



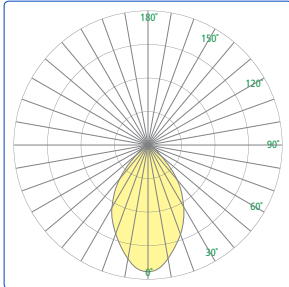
5 Year Warranty

OW2306 – SCOPE

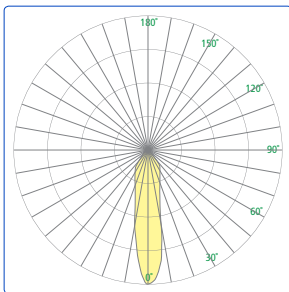
Cast Housing, Downlight (or Uplight) Only



Photometrics



MED 65° Beam

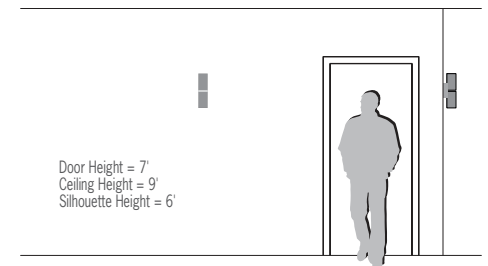


NRW 23° Beam

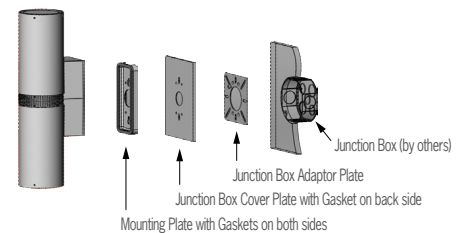
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Relative Scale Drawing



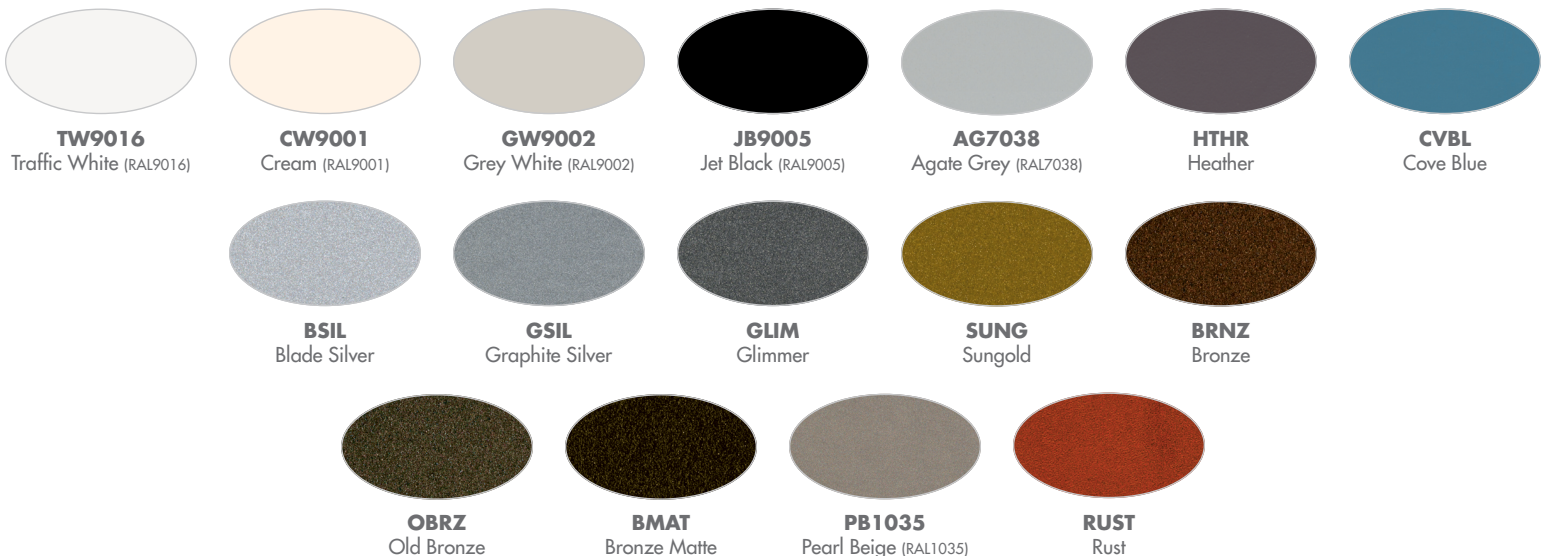
Junction Box Cover (JBC option) Mounting Detail



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Painted Finishes (Standard)



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C. P. Norman was born in Alpharetta in 1880. He and J. R. Trammell operated Norman and Trammell General Merchants store in the Webb/Alpharetta Hotel. When Miss Bunche DeVore came into the business, the name became Norman & DeVore. The left side of the store was stocked with dry goods, and the right side was stocked with groceries. Miss Bunche's millinery shop was located in the back of the store. (Courtesy Marian Norman Bagwell)

Top: Retail shops were located along the eastern side of the Webb/Alpharetta Hotel, which was built in 1907. North Main Street is in the foreground. The sign reads "Norman and Trammell General Merchants." (Courtesy William S. Bates, Howard Knight)



The J. J. Webb Building was built in 1910 at the northeast corner of North Main and Academy streets. In its early years, the building housed numerous businesses, including Shirley Brothers Mercantile, the Milton County Bank, Buren Weatherford Grocery, and Bates Grocery. The upstairs was used for entertainment functions. The Brady family acquired the building in the 1930s, and the structure has since been referred to as the Brady Building or the Webb/Brady Building. (Courtesy William S. Bates)

CITY OF ALPHARETTA DESIGN REVIEW BOARD

ACTION STATEMENT

Date: 7.19.19 Case# DRB190026
Name: NW Summit Multi-family & Retail
Location: _____
Request: Review new Construction

Action Taken: Approved: _____ Denied: _____
Approved with conditions listed below: X
Deferred: X

- ① Approve Building Elevations & Materials
Out the Parking Deck. Also submit additional
Brick sample on Restaurant to Staff
- X ② Defer Parking Deck to consider better
Screening or Architectural Elements Also the
15% Rooftop Screen
- ③ Approve building lighting, site line Appraisal
- X ④ Defer landscape & comments

Authorized by: _____

Resubmission for Parking Deck & Landscape Plan

This submission by Dwell Design Studio on August 1st 2019 is in reference to the July 19th 2019 City of Alpharetta Design Review Board Application DRB190026.

The resubmitted parking deck elevations and landscape plans incorporates the action statement comments on parking deck screening and landscape comments.

Please reference the contact information below if there are any questions.

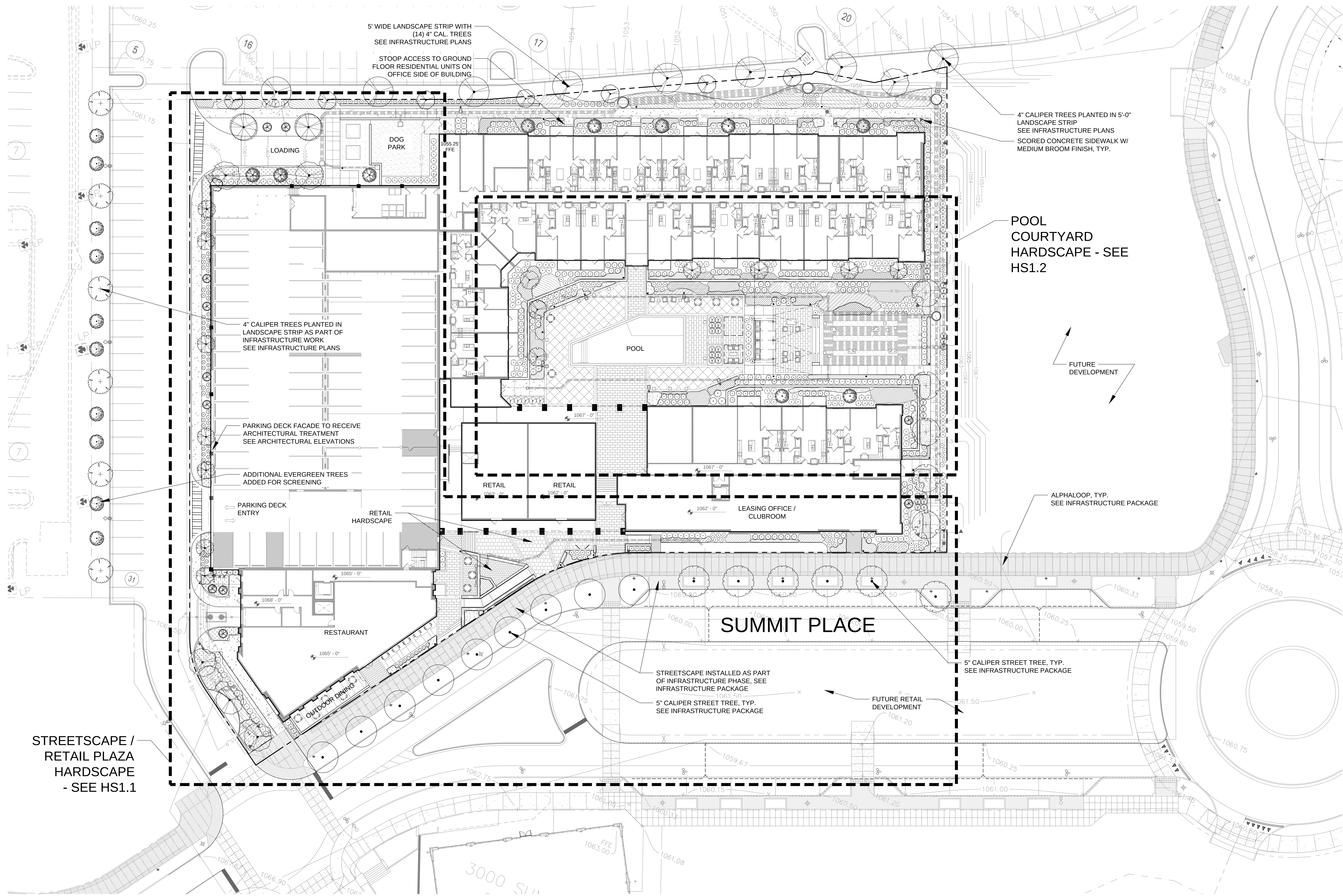
Thank you.

Dwell Design Studio

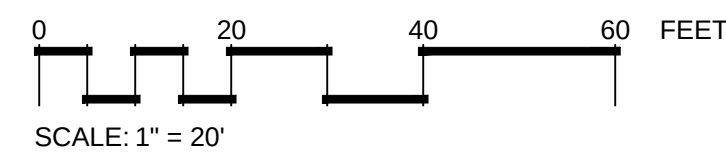
3655 Brookside Parkway Suite 150

Alpharetta, GA 30022.

Phone: 770-864-1035



1 LANDSCAPE ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



AJC
DESIGN
GROUP
770.330.0814
1881 WOODLAND WAY
DUNWOODY, GA 30328



STAMP

THE WORTHING
COMPANIES

5909 PEACHTREE DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30328

OWNER

NORTHWINDS MULTIFAMILY
ALPHARETTA, GA

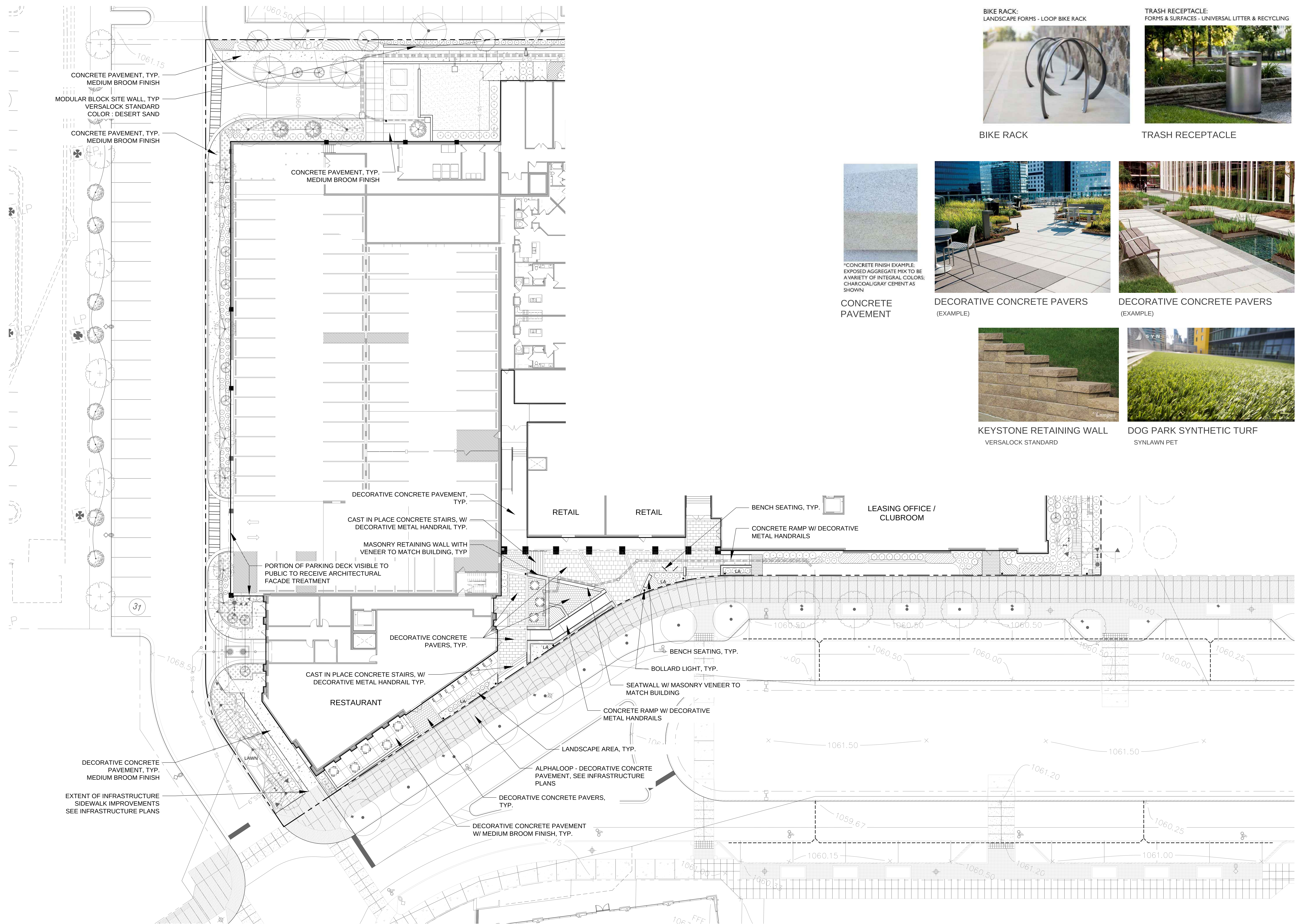
HAYNES BRIDGE ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

PROJECT

REVISION SCHEDULE		REVISION DESCRIPTION	
NO.	DATE	NO.	DATE
1	07/01/2019	1	07/01/2019
2	08/01/2019	2	08/01/2019
3	08/01/2019	3	08/01/2019
4	08/01/2019	4	08/01/2019
5	08/01/2019	5	08/01/2019
6	08/01/2019	6	08/01/2019
7	08/01/2019	7	08/01/2019
8	08/01/2019	8	08/01/2019
9	08/01/2019	9	08/01/2019
10	08/01/2019	10	08/01/2019

SHEET NAME:	LANDSCAPE ARCHITECTURAL SITE PLAN
PROJECT NUMBER:	1900105
DATE:	07/01/2019

SHEET NO.
SP1.1



BIKE RACK



TRASH RECEPTACLE



CONCRETE PAVEMENT



DECORATIVE CONCRETE PAVERS



DECORATIVE CONCRETE PAVERS

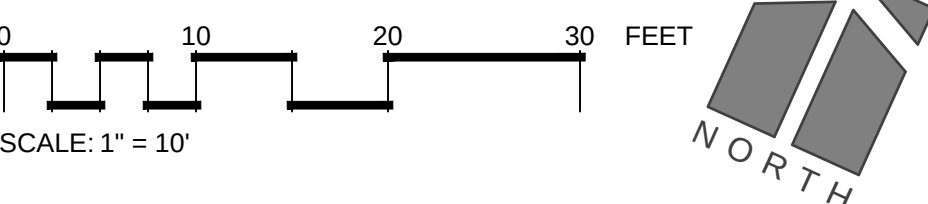
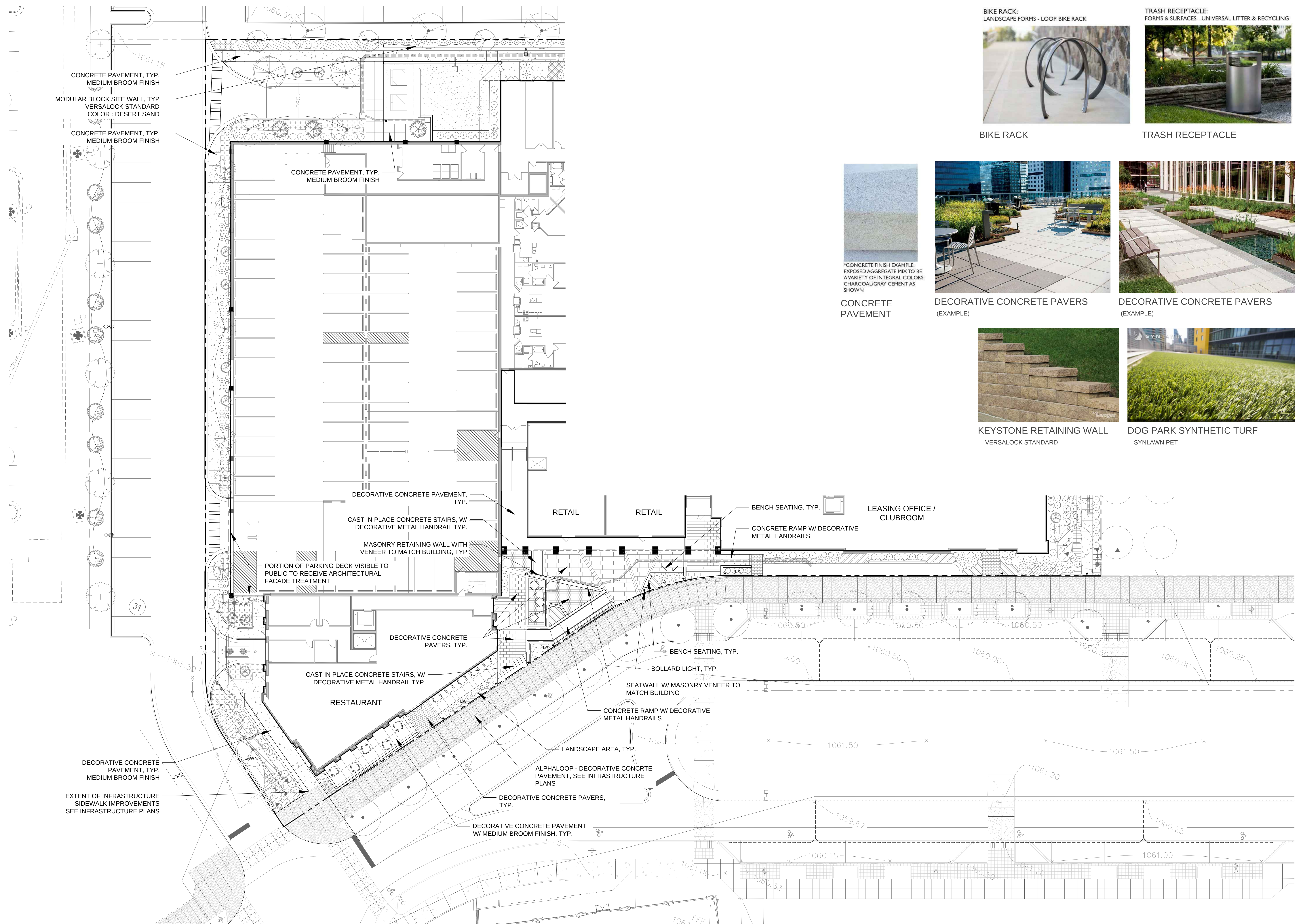


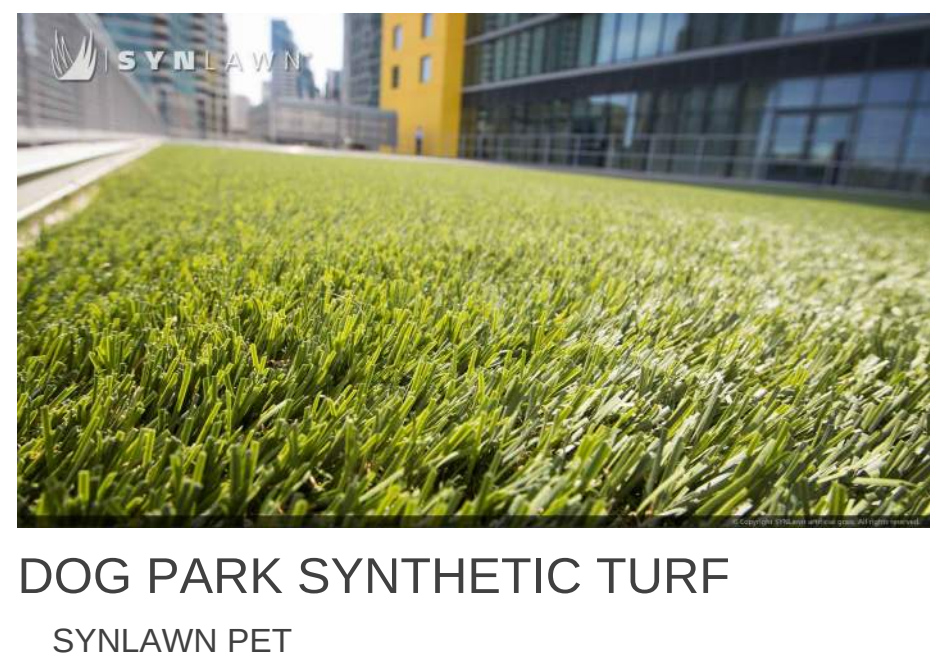
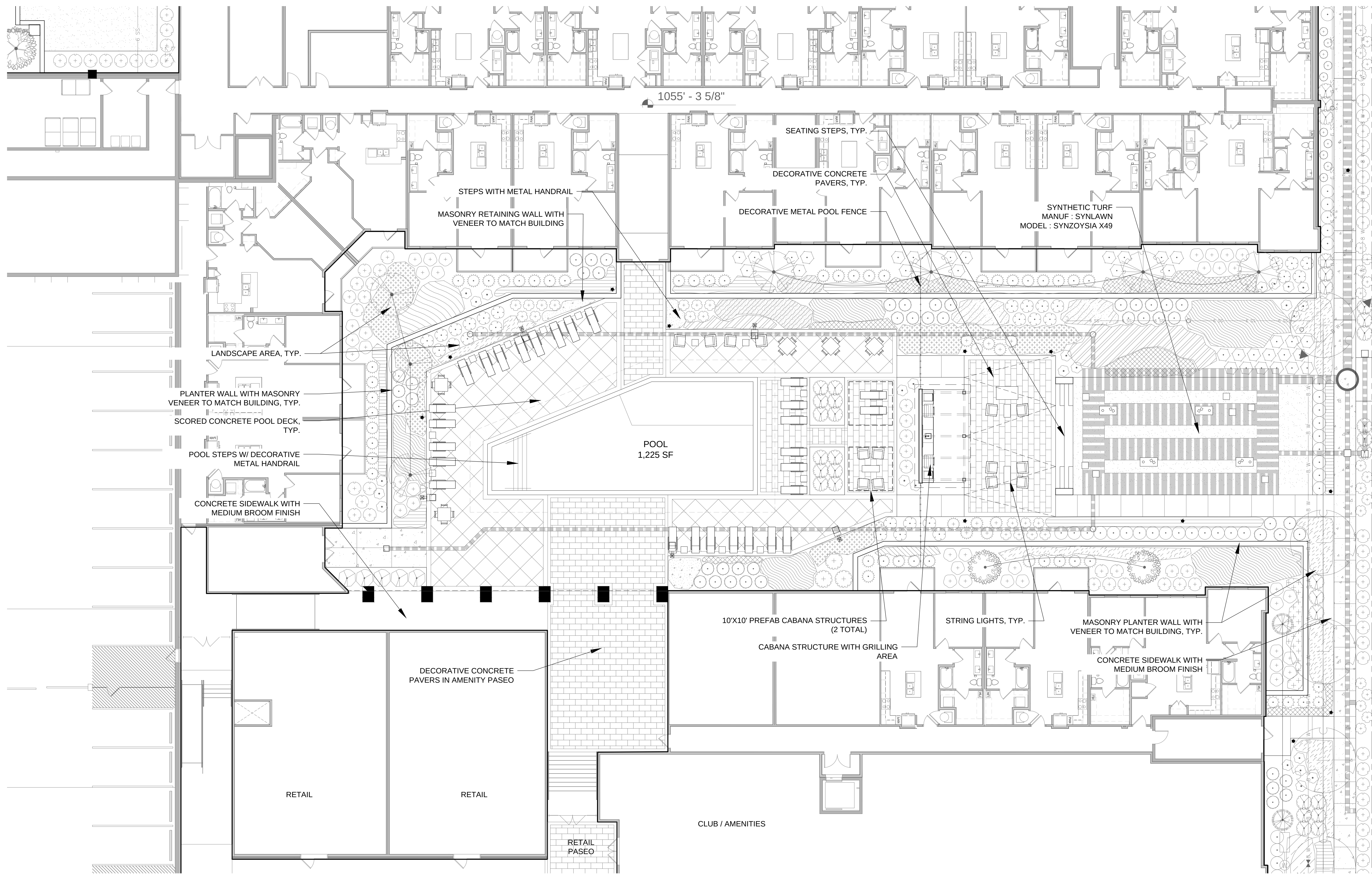
KEYSTONE RETAINING WALL

VERSALOCK STANDARD



DOG PARK SYNTHETIC TURF
SYNLAWN PET





1 COURTYARD HARDSCAPE PLAN
SCALE: 1" = 10'-0"

0 10 20 30 FEET
SCALE: 1" = 10'

NORTH

AJC
DESIGN
GROUP
770.330.0814
188 WOODLAND WAY
DUNWOODY, GA 30338

STAMP

OWNER

THE WORTHING
COMPANIES

5909 PEACHTREE DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30328

PROJECT

NORTHWINDS MULTIFAMILY
ALPHARETTA, GA

HAYNES BRIDGE ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

ISSUE SCHEDULE		REVISION SCHEDULE	
NO.	DATE	NO.	DATE
1	07/01/2019		
2	08/01/2019		
3	09/01/2019		
4	10/01/2019		
5	11/01/2019		
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329			



MONDO GRASS



BLACK-EYED SUSAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
AA	Amelanchier arborea 'Autumn Brilliance' / Downy Serviceberry	8&B	4" Cal.		7	4' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
CB	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	8&B	5" Cal.		11	5' C.T. MIN.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
IO	Ilex opaca / American Holly	8&B		9-10' Min. Height	7	FULL TO GROUND; FULL AND HEALTHY; WELL BRANCHED; MATCHED
IE	Ilex x attenuata 'Eagleston' / Eagleston Holly	8&B	4" Cal.		3	STANDARD TRUNK; 5' C.T. MIN. C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
LS2	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	8&B	4" Cal.		3	4' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
ML	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia	8&B		12' Min. Height	10	FULL TO GROUND; FULL AND HEALTHY; WELL BRANCHED; MATCHED
NS	Nyssa sylvatica / Sour Gum	8&B	4" Cal.		6	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
TD	Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress	8&B	4" Cal.		5	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
TO	Thuja occidentalis 'Emerald' / Emerald Arborvitae	8&B		9-10' Min. Height	11	FULL TO GROUND; FULL AND HEALTHY; WELL BRANCHED; MATCHED
UP	Ulmus americana 'Princeton' / American Elm	8&B	4" Cal.		2	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE		QTY	REMARKS
AI	Azalea indica 'Mrs. G.G. Gerbing' / Mrs. G.G. Gerbing Azalea	3 Gal.			46	NURSERY GROWN; FULL AND HEALTHY; MATCHED
CH	Cephalotaxus harringtonia prostrata / Prostrate Plant Yew	1 Gal.			39	NURSERY GROWN; FULL AND HEALTHY; MATCHED
CP	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Cypress	3 Gal.			13	NURSERY GROWN; FULL AND HEALTHY; MATCHED
DF	Disyllum 'Vintage Jade' / Disyllum	3 Gal.			33	NURSERY GROWN; FULL AND HEALTHY; MATCHED
FG	Fothergilla gardenii 'Blue Mist' / Blue Mist Fothergilla	3 Gal.			78	NURSERY GROWN; FULL AND HEALTHY; MATCHED
HL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 Gal.			33	NURSERY GROWN; FULL AND HEALTHY; MATCHED
IC	Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly	3 Gal.			15	NURSERY GROWN; FULL AND HEALTHY; MATCHED
IC2	Ilex cornuta 'Carissima' / Carissima Holly	3 Gal.			44	NURSERY GROWN; FULL AND HEALTHY; MATCHED
IG	Ilex glabra / Inkberry Holly	3 Gal.			84	NURSERY GROWN; FULL AND HEALTHY; MATCHED
IP	Ilex vomitoria 'Nana' / Dwarf Yaupon	4 Gal.			104	NURSERY GROWN; FULL AND HEALTHY; MATCHED
IP	Illicium parviflorum 'Florida Sunshine' / Florida Sunshine Licorice	3 Gal.			106	NURSERY GROWN; FULL AND HEALTHY; MATCHED
LC2	Loropetalum chinense 'Chang Nian Hong' / Ever Red Loropetalum	3 Gal.			72	NURSERY GROWN; FULL AND HEALTHY; MATCHED
LC2	Loropetalum chinense 'Crimson Fire' / Crimson Fire Loropetalum	3 Gal.			62	NURSERY GROWN; FULL AND HEALTHY; MATCHED
OF	Osmanthus fragrans / Sweet Olive	3 Gal.			63	NURSERY GROWN; FULL AND HEALTHY; MATCHED
PL2	Prunus laurocerasus 'Don Lukeyn' / Lukeyns Laurel	3 Gal.			63	NURSERY GROWN; FULL AND HEALTHY; MATCHED
RX	Rhododendron x 'English Roseum' / English Roseum Rhododendron	7 Gal.			3	NURSERY GROWN; FULL AND HEALTHY; MATCHED
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY	REMARKS
IV	Itea virginica 'Little Henry' TM / Virginia Sweetpire	1 Gal.		36" o.c.	162	NURSERY GROWN; FULL AND HEALTHY; MATCHED
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1 Gal.		36" o.c.	23	NURSERY GROWN; FULL AND HEALTHY; MATCHED
JP	Juniperus procumbens / Dwarf Procurrent Juniper	1 Gal.		30" o.c.	45	NURSERY GROWN; FULL AND HEALTHY; MATCHED
MC	Mulleinbergia capillaris / Pink Muhly	1 Gal.		30" o.c.	13	NURSERY GROWN; FULL AND HEALTHY; MATCHED
MD	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	1 Gal.		36" o.c.	41	NURSERY GROWN; FULL AND HEALTHY; MATCHED
PN	Panicum virgatum 'Northwind' / Switch Grass	1 Gal.		30" o.c.	29	NURSERY GROWN; FULL AND HEALTHY; MATCHED
VM	Viburnum obovatum 'Ms Schillers Delight' / Schiller's Delight Viburnum	1 Gal.		36" o.c.	55	NURSERY GROWN; FULL AND HEALTHY; MATCHED
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		SPACING	QTY	REMARKS
AG	Acorus gramineus 'Pusillus' / Sweet Flag	4 POTS		18" o.c.	148	NURSERY GROWN; FULL AND HEALTHY; MATCHED
AN	Annual Material / Annuals	4 POTS		9" o.c.	460	TO BE APPROVED BY OWNER
HX	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 GAL.		18" o.c.	167	NURSERY GROWN; FULL AND HEALTHY; MATCHED
LM	Liriope muscari 'Evergreen Giant' / Evergreen Giant Liriope	4 POTS		12" o.c.	890	NURSERY GROWN; FULL AND HEALTHY; MATCHED
OJ	Ophiopogon japonicus / Mondo Grass	4 POTS		12" o.c.	509	NURSERY GROWN; FULL AND HEALTHY; MATCHED
PT	Pathebeckia fulgida 'Goldstrum' / Black Eyed Susan	1 GAL.		24" o.c.	113	NURSERY GROWN; FULL AND HEALTHY; MATCHED
TA	Trachelospermum asiaticum / Asian Jasmine	4 POTS		24" o.c.	439	NURSERY GROWN; FULL AND HEALTHY; MATCHED

SITE PLAN

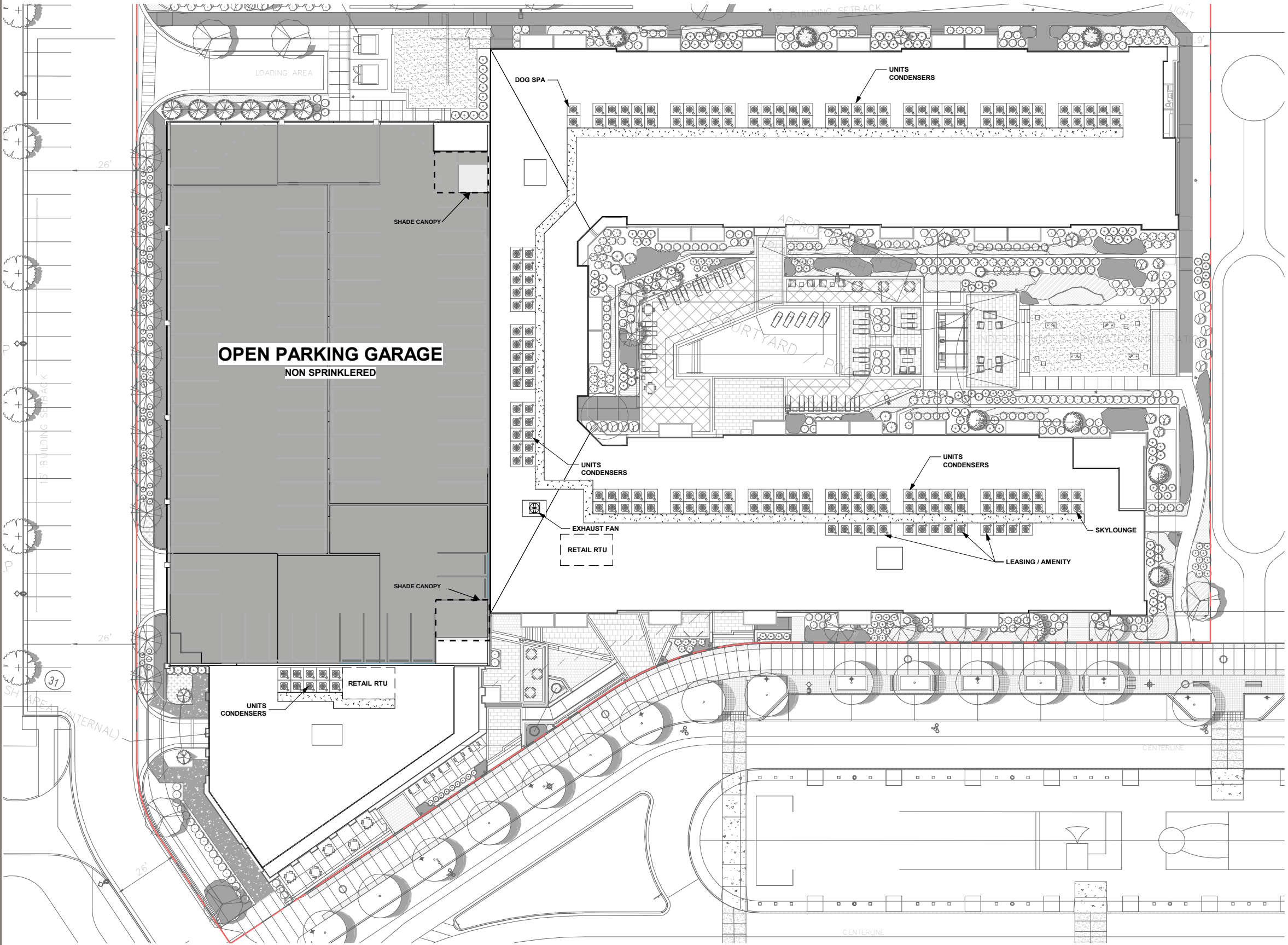
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



OVERALL BUILDING PLAN - ROOF PLAN

SITE PLAN

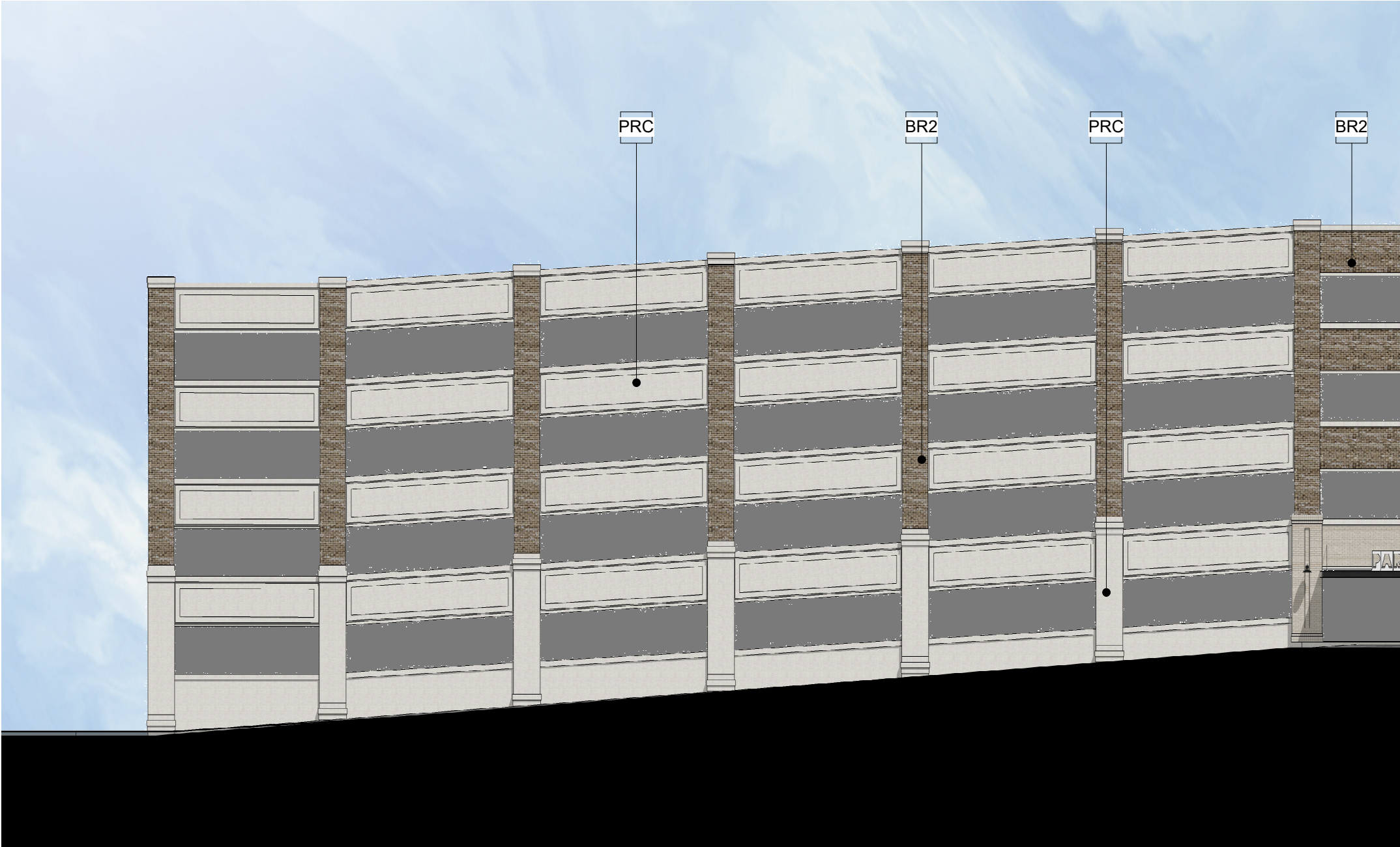
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

- BR1 BRICK - GRAY
- BR2 BRICK - BROWN
- BR3 BRICK - CREAM
- ST1 STUCCO - WHITE
- ST2 STUCCO - CREAM
- ST3 STUCCO - TAUPE
- ST4 STUCCO - BROWN
- ST5 STUCCO - MED. GRAY
- ST6 STUCCO - BLACK
- ST7 STUCCO - GRAY
- MTL METAL CANOPY
- SF ALUM. STOREFRONT SYSTEM
- PRC PAINTED PRECAST PANEL
- WL1 WALL MTD BLDG. LIGHT
- SG METAL SIGNAGE
- VYL VINYL WINDOWS SYSTEM
- ALR ALUMINUM RAILING

WEST ELEVATION - PART A

SITE PLAN

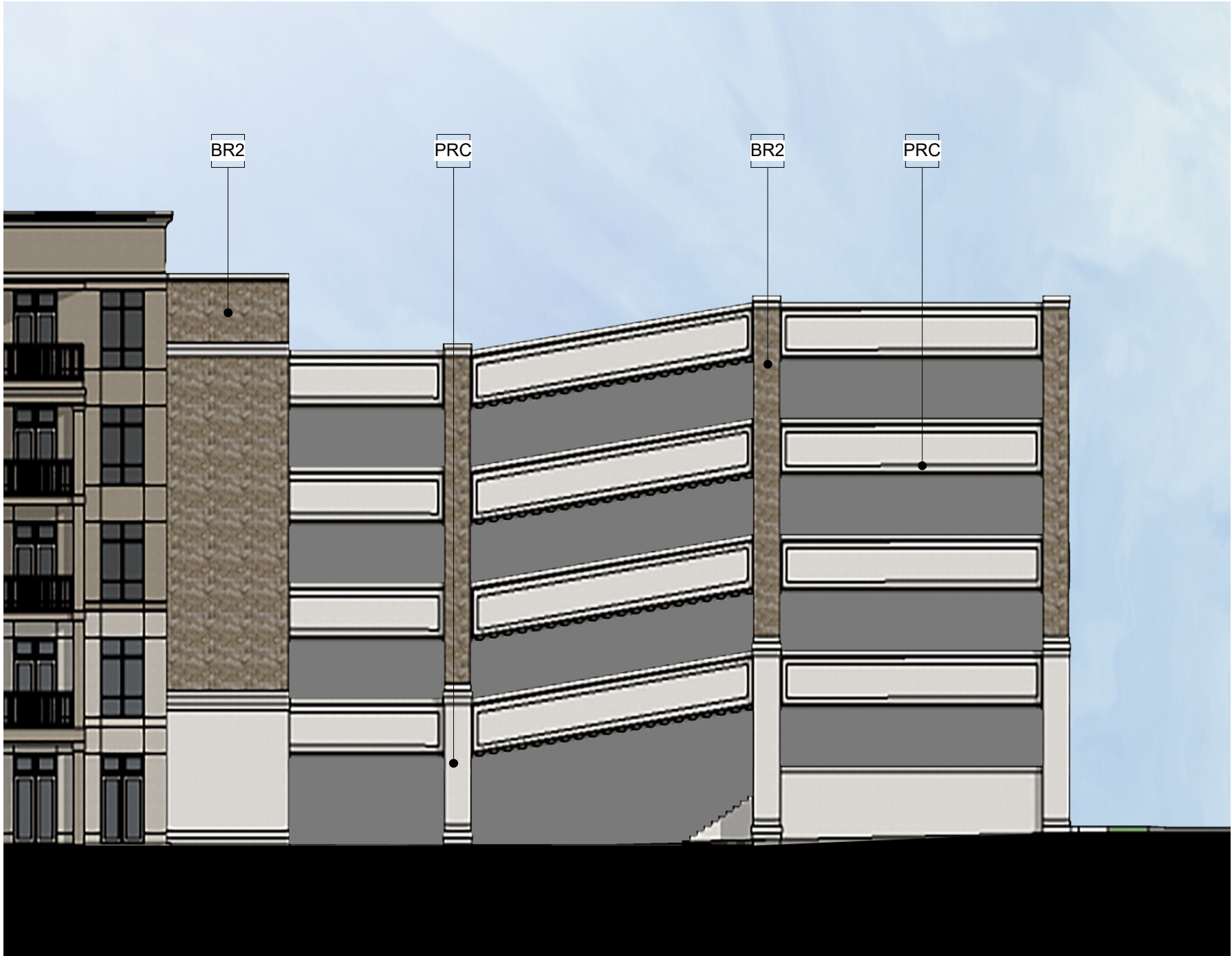
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

- BR1 BRICK - GRAY
- BR2 BRICK - BROWN
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- WL1 WALL MTD BLDG. LIGHT
- SG METAL SIGNAGE
- VYL VINYL WINDOWS SYSTEM
- ALR ALUMINUM RAILING

NORTH ELEVATION - PART C



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: October 17, 2018

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks N/A, none
- ☒ Exterior elevations indicating locations of all wall signs
- ☒ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 02, 2019

February 01, 2019

March 01, 2019

April 01, 2019

May 01, 2019

June 03, 2019

July 01, 2019

August 01, 2019

September 02, 2019

October 01, 2019

November 01, 2019

December 03, 2019

Meeting Schedule

January 18, 2019

February 15, 2019

March 15, 2019

April 12, 2019

May 17, 2019

June 21, 2019

July 19, 2019

August 16, 2019

September 20, 2019

October 18, 2019

November 15, 2019

December 13, 2019

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: NORTHWINDS SUMMIT MULTI-FAMILY / WSE DEVELOPMENT, LLC

Location Address: 4000 AND 6000 SUMMIT PLACE

Mailing Address: 5909 PEACHTREE DUNWOODY ROAD, SUITE 400

City: ATLANTA State: GA Zip Code: 30328

Contact For All Notifications: DARIN COLLIER

Contact Telephone: 770 - 352 - 7190 Mobile Telephone: 770 - 329 - 1362

Fax: _____ Email: DWCOLLIER@WORTHINGSE.COM

Contact's Relation To Business: PRESIDENT

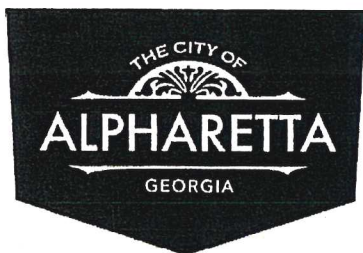
This Application For (Check all that apply):

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

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

Application Fees:

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: NORTHWINDS LAND, LP

Physical Address: 3330 CUMBERLAND BLVD., SE, SUITE 300

Mailing Address: 3330 CUMBERLAND BLVD., SE, SUITE 300

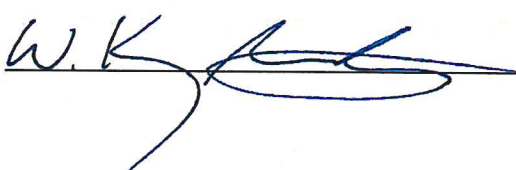
City: ATLANTA State: GA Zip Code: 30339

Owner Telephone: 770 - 980 - 0808 Contact Fax: 770 - 984 - 8630

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): W. KERRY ARMSTRONG Date: 5-31-19

Owner Signature: 

Property Information:

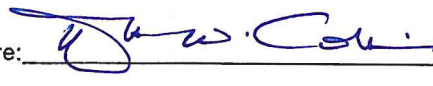
Address (If Assigned): 4000 AND 6000 SUMMIT PLACE

Tax ID or Map Reference Number: 12-285007520648

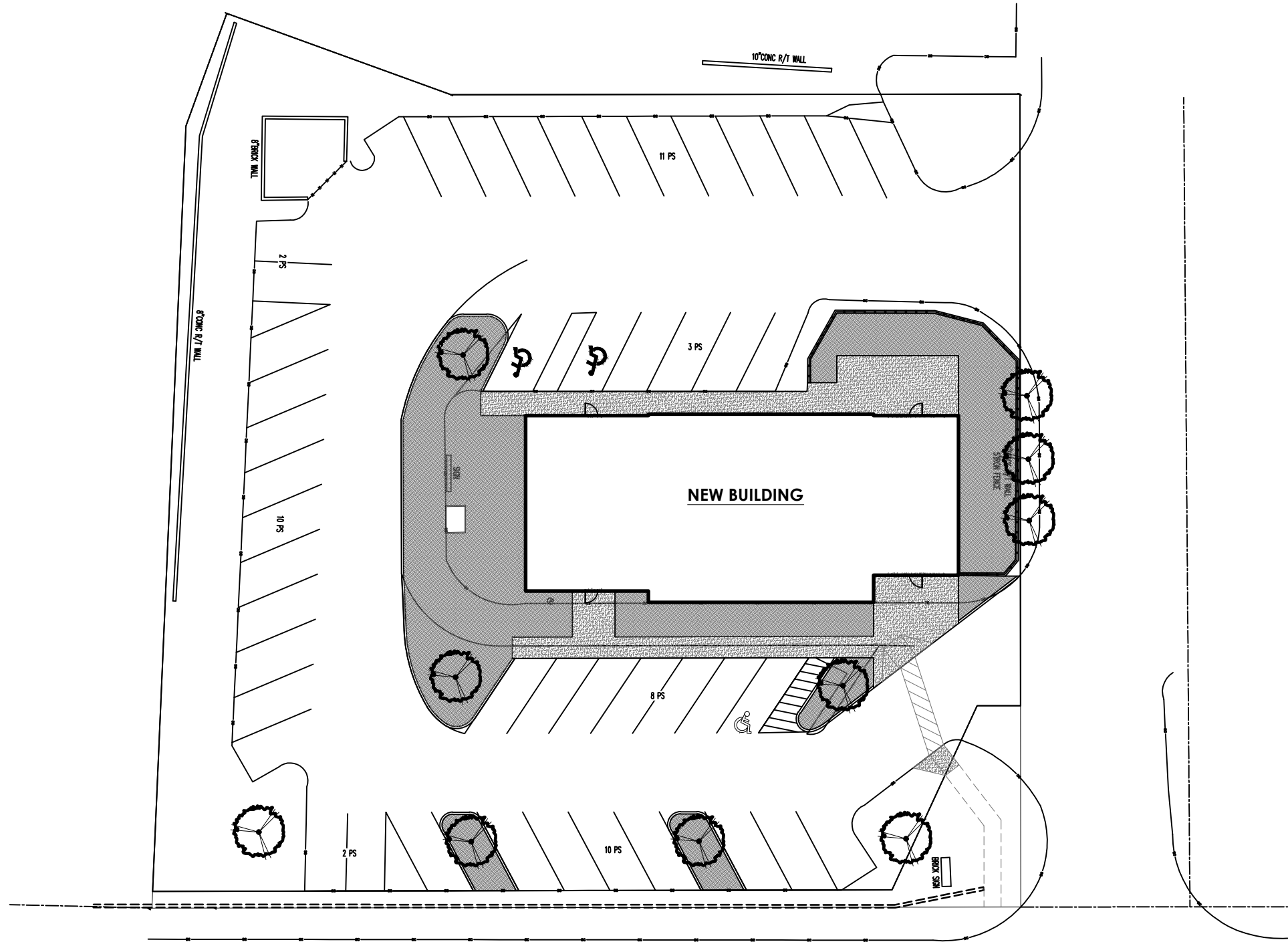
Land Lot(s): 752 / 799 District: 1 Section: 2

Existing Zoning of Property: MU Existing Uses of Property: UNDEVELOPED

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:  W. Kerry Armstrong, WSE Development LLC Date: 5/31/19

Print Form



01
A0.1

SITE PLAN

SCALE: 1" = 30'-0"



REV #	DATE	DESCRIPTION
1		
2		
3		

305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009

NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/31/19
DRAWN BY	PDS
CHECKED BY	TMV
PMD PROJ #	19021

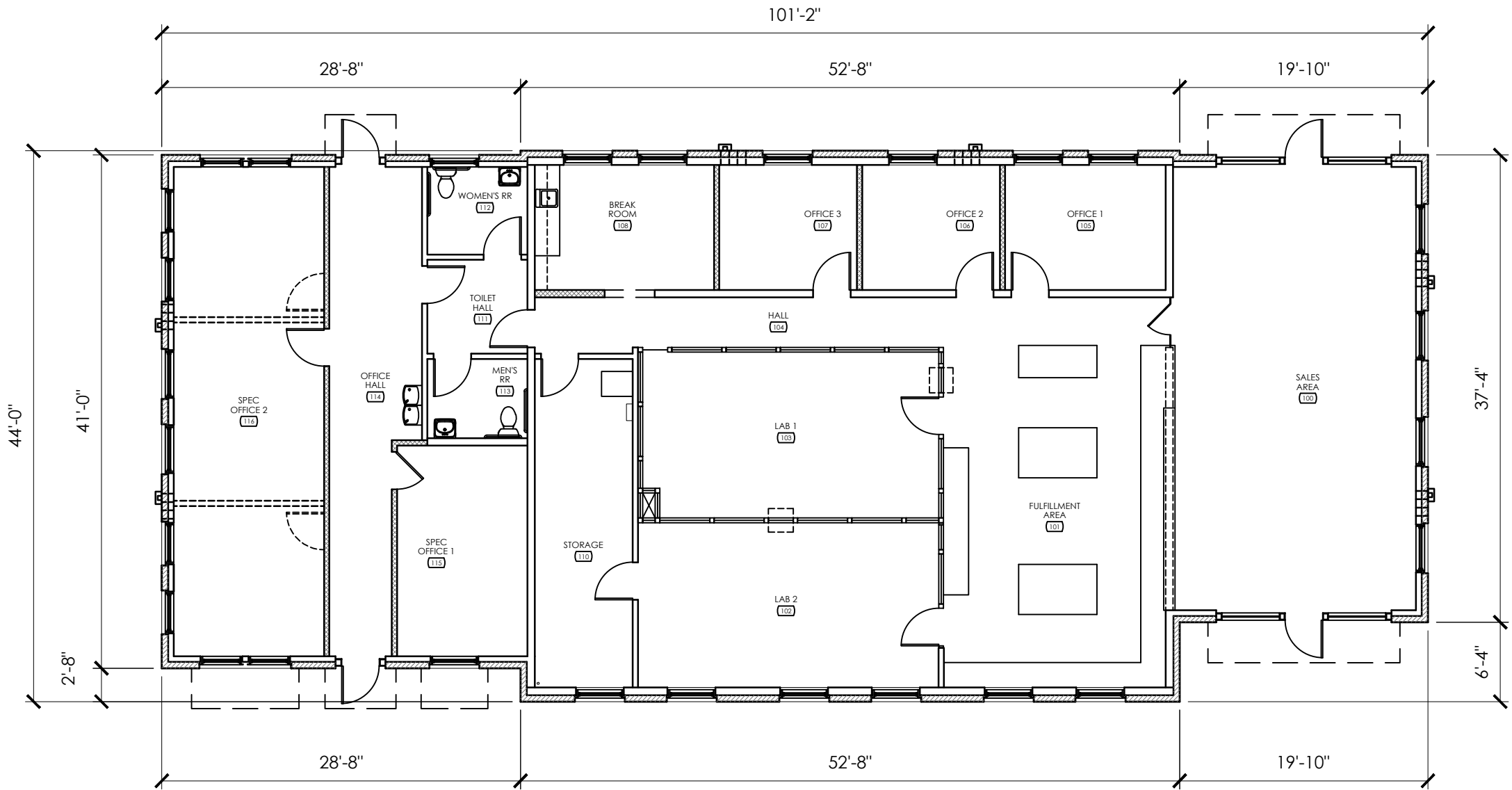
SHEET TITLE

SITE PLAN

SHEET #

A0.1

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01 FLOOR PLAN
A1.1 SCALE: 3/32" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

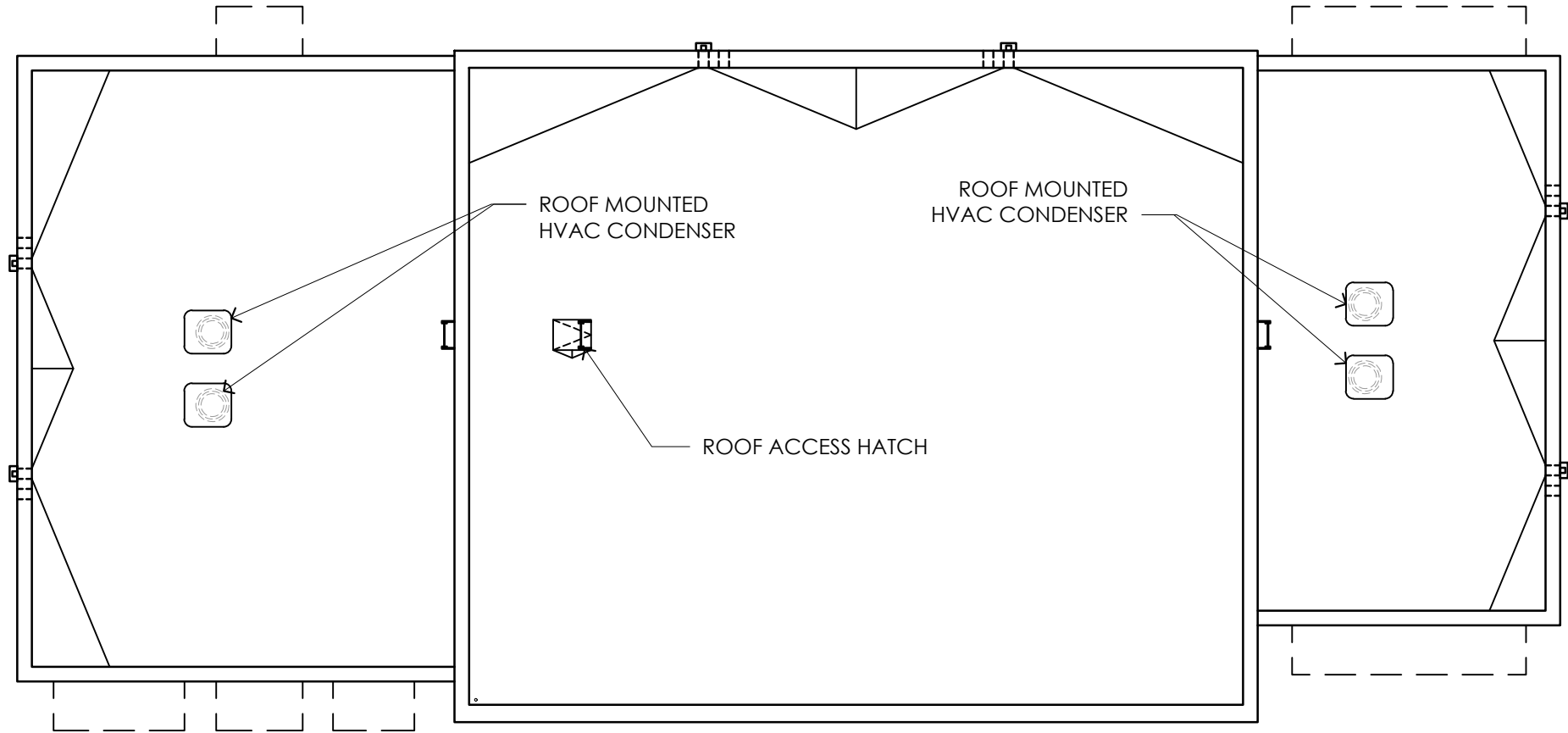
305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009
NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

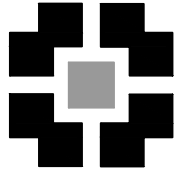
ISSUE DATE	07/31/19
DRAWN BY	PDS
CHECKED BY	TMV
PMD PROJ #	19021

SHEET TITLE
FLOOR
PLAN

SHEET #
A1.1



01 ROOF PLAN
A1.2 SCALE: 3/32" = 1'-0"



PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009
NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

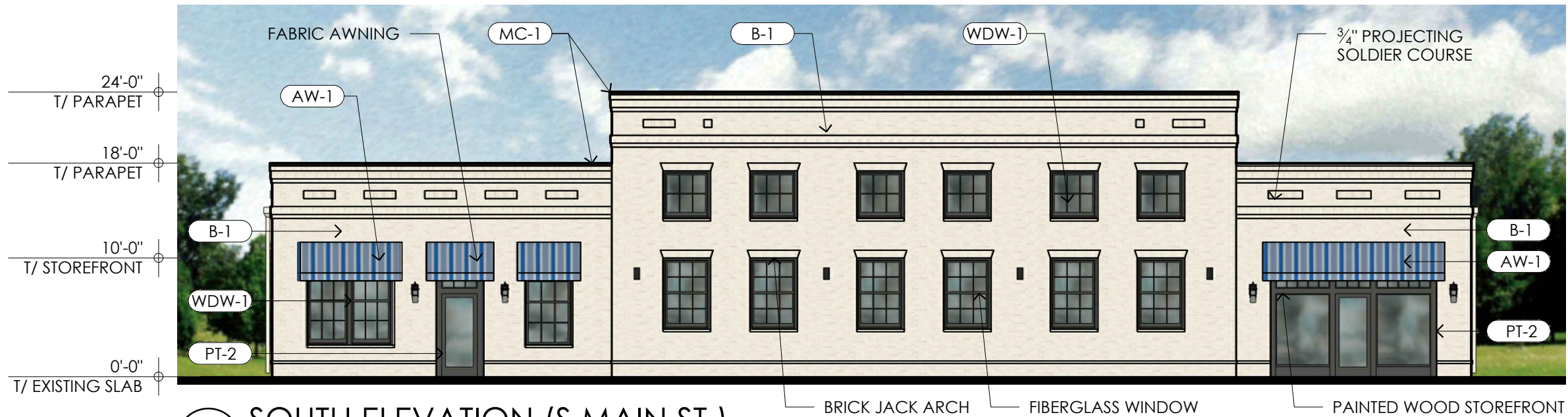
ISSUE DATE	07/31/19
DRAWN BY	PDS
CHECKED BY	TMV
PMD PROJ #	19021

SHEET TITLE
ROOF
PLAN

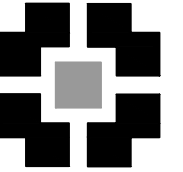
SHEET #
A1.2



02 EAST ELEVATION (ENTRY DRIVE)
A2.1 SCALE: 3/32" = 1'-0"



02 SOUTH ELEVATION (S MAIN ST.)
A2.1 SCALE: 3/32" = 1'-0"



**PLACE
MAKER
DESIGN**

REV #	DATE	DESCRIPTION

305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009
NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

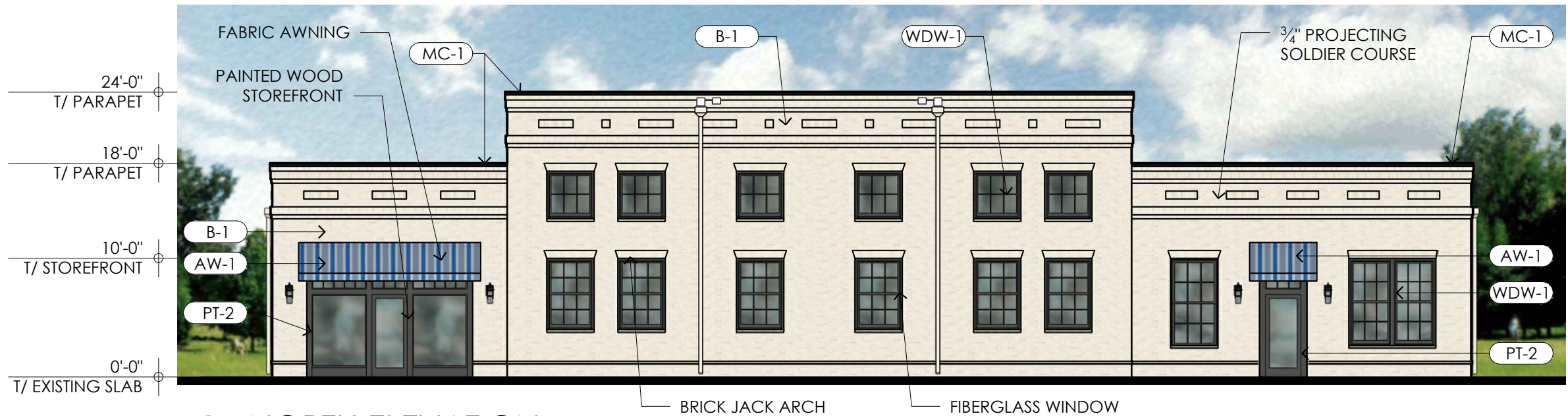
ISSUE DATE	07/31/19
DRAWN BY	PDS
CHECKED BY	TMV
PMD PROJ #	19021

SHEET TITLE
ELEVATIONS

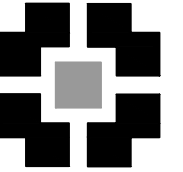
SHEET #
A2.1



02 WEST ELEVATION
A2.2 SCALE: 3/32" = 1'-0"



01 NORTH ELEVATION
A2.2 SCALE: 3/32" = 1'-0"



**PLACE
MAKER
DESIGN**

REV #	DATE	DESCRIPTION

305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009
NORTH FULTON
COMPOUNDING PHARMACY

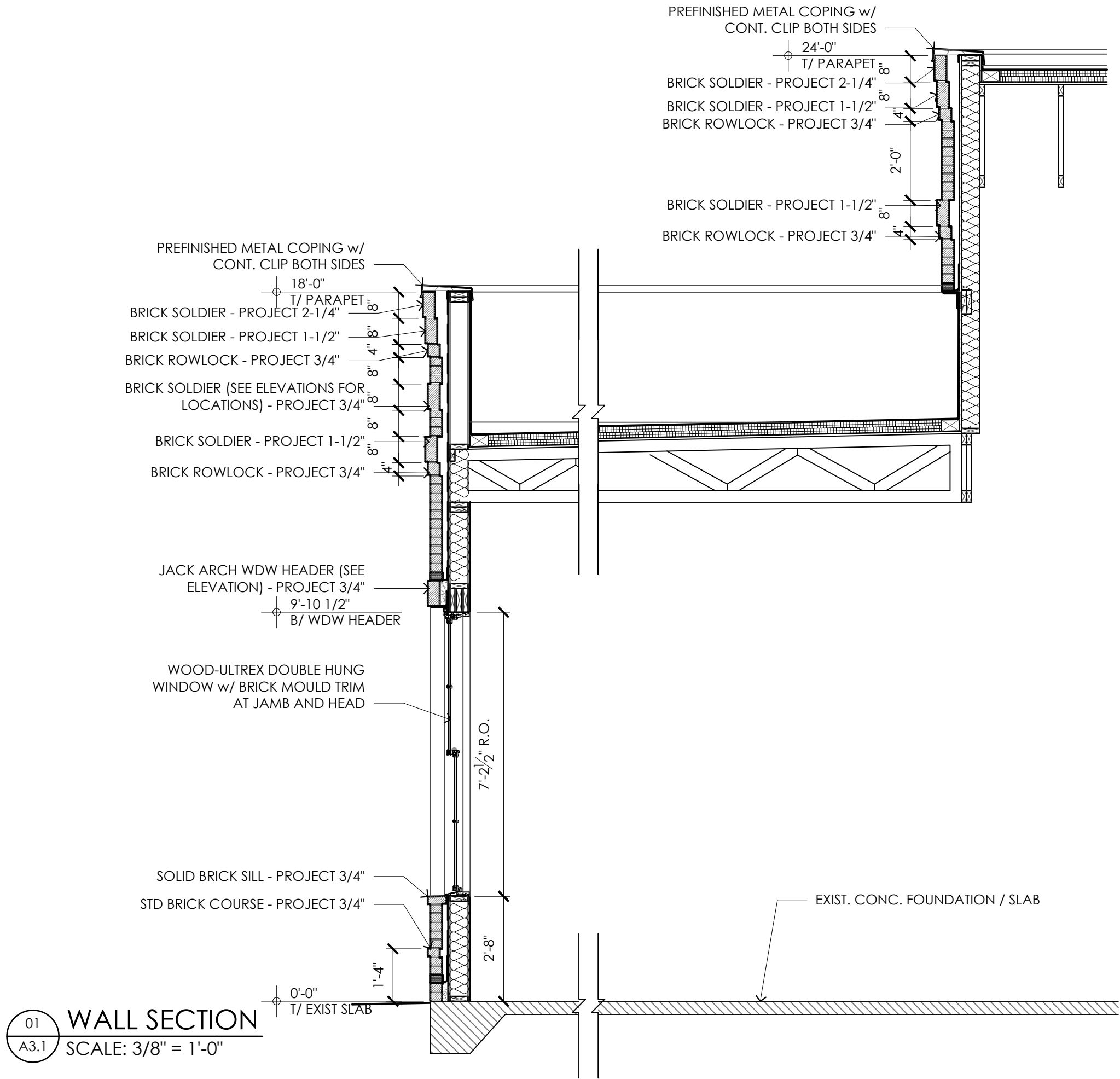
PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/31/19
DRAWN BY	PDS
CHECKED BY	TMV
PMD PROJ #	19021

SHEET TITLE
ELEVATIONS

SHEET #
A2.2

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PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009
NORTH FULTON
COMPOUNDING PHARMACY

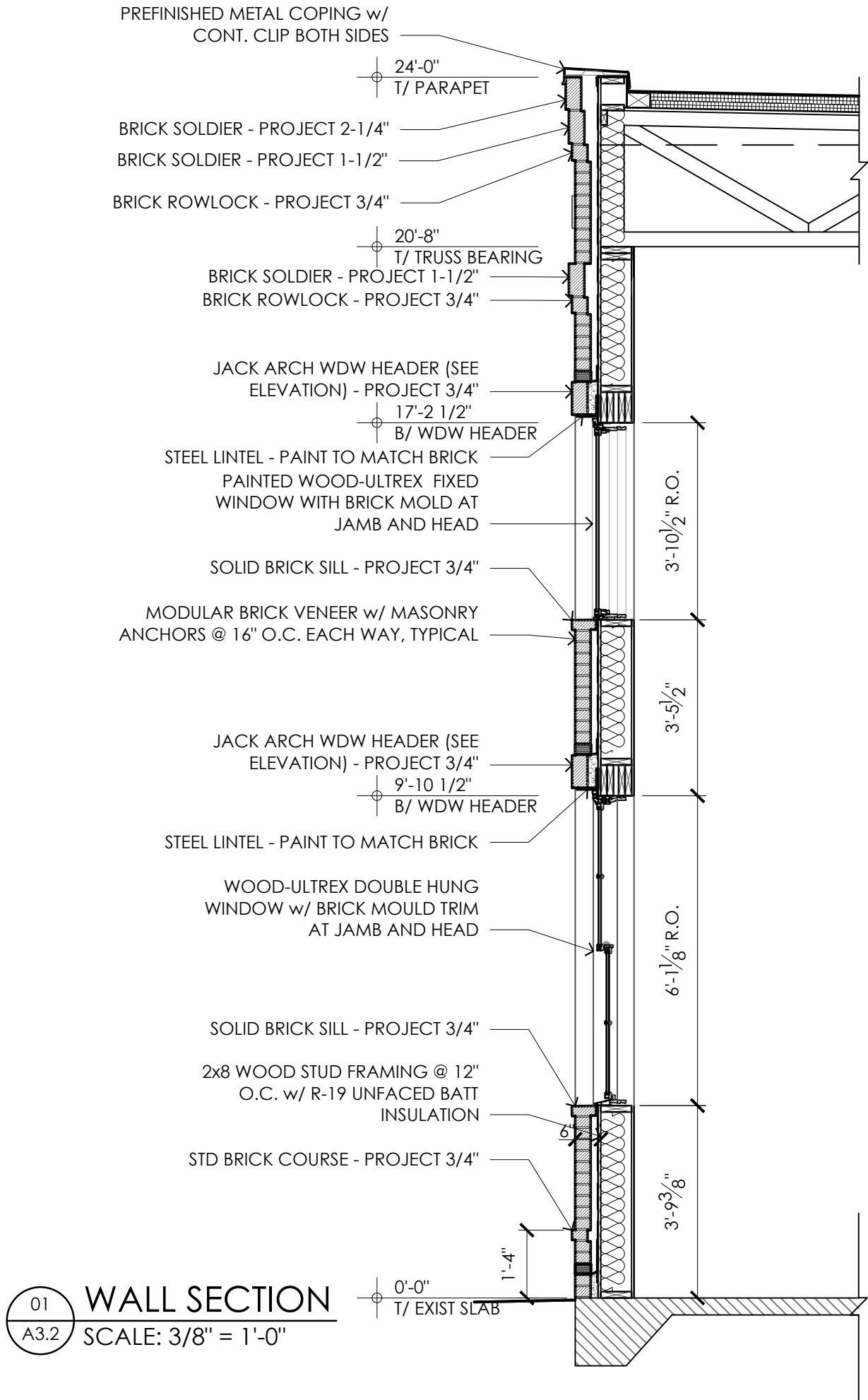
PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/31/19
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PMD PROJ #	19021

SHEET TITLE
DETAILS

SHEET #
A3.1

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PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION

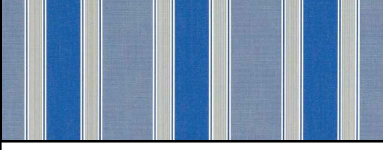
305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009
NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/31/19
DRAWN BY	PDS
CHECKED BY	TMV
PMD PROJ #	19021

SHEET TITLE
DETAILS

SHEET #
A3.2

MATERIAL SCHEDULE		
	B-1	MODULAR SIZE BRICK VENEER CHEROKEE BRICK OYSTER WHITE - TO BE PAINTED PT-1 MORTAR: STANDARD GRAY WITH CONCAVE TOOLED JOINT
	PT-1	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7012 'CREAMY'
	PT-2	PAINT COLOR TO MATCH SHERWIN WILLIAMS SW 7069 'IRON ORE'
	AW-1	FABRIC AWNING SUNBRELLA FABRIC ON 1" SQ. ALUM. FRAME FABRIC COLOR: BAYCREST PACIFIC 4993-0000
	WDW-1	WINDOW INTEGRITY WOOD ULTREX - EBONY
	MC-1	METAL COPING PAC-CLAD PAC CONTINUOUS CLEAT COLOR: MATTE BLACK

LIGHT FIXTURES



WAC LIGHTING COMPANY
BALTHUS - WS-W285
FINISH - BLACK



WAC LIGHTING COMPANY
TUBE ARCHITECTURAL - DS-WD06
FINISH - BLACK



REV #	DATE	DESCRIPTION

305 S MAIN STREET

305 SOUTH MAIN STREET
ALPHARETTA, GA 30009

NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN

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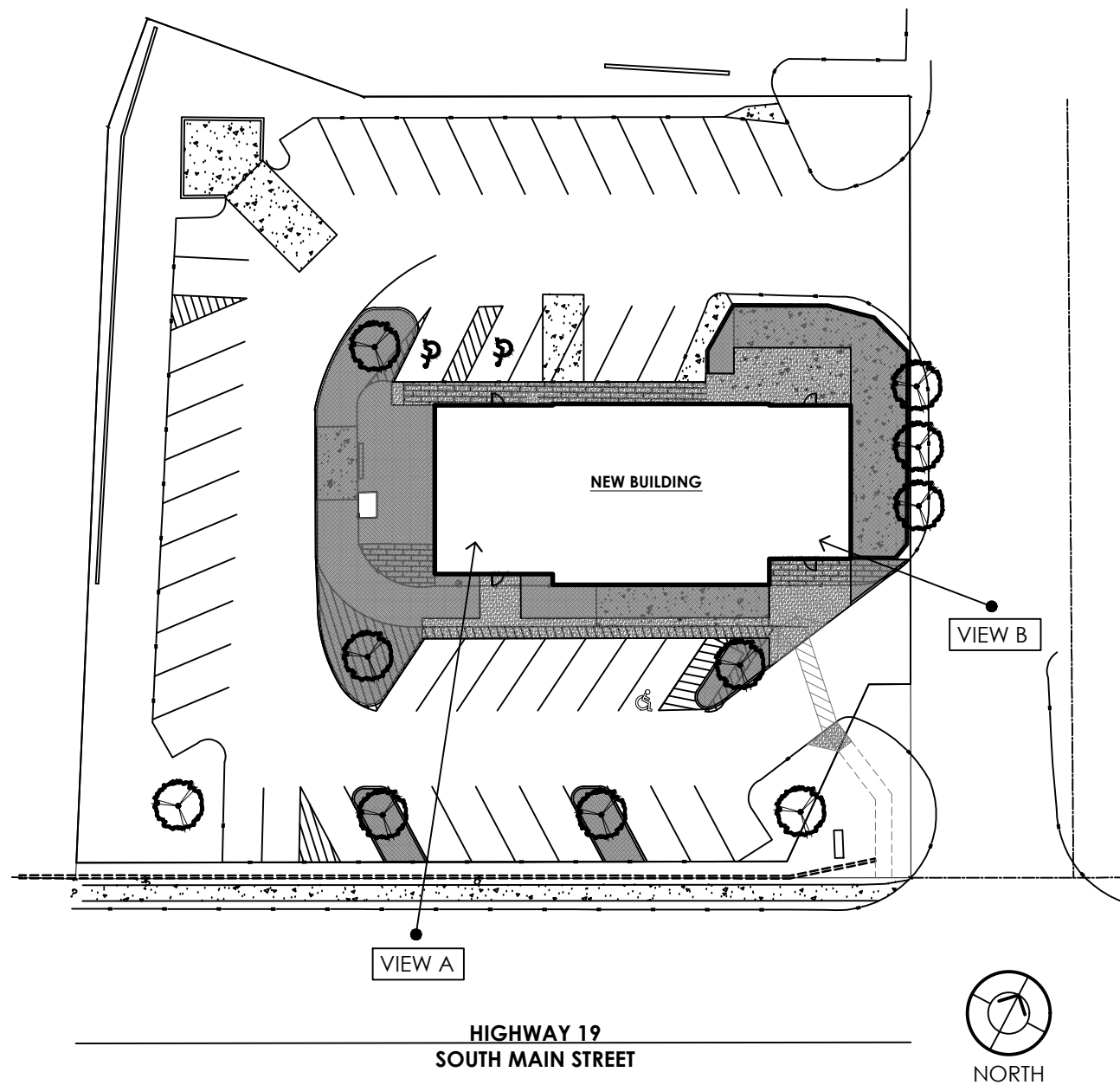
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MATERIALS

SHEET #

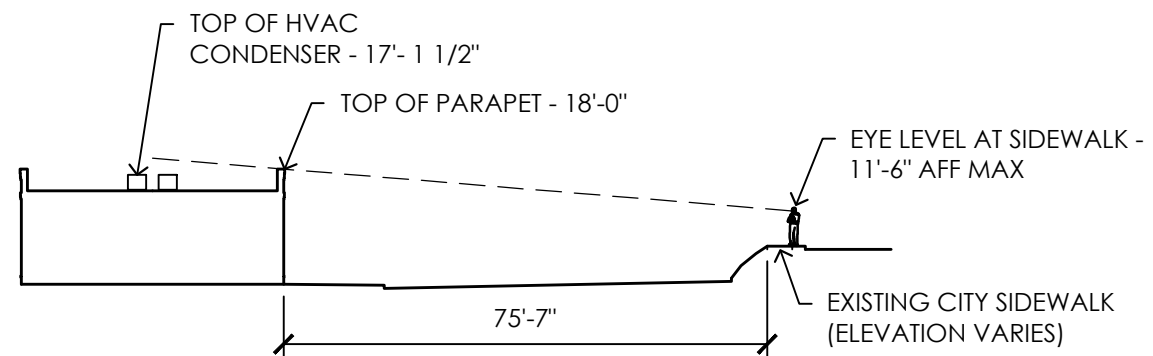
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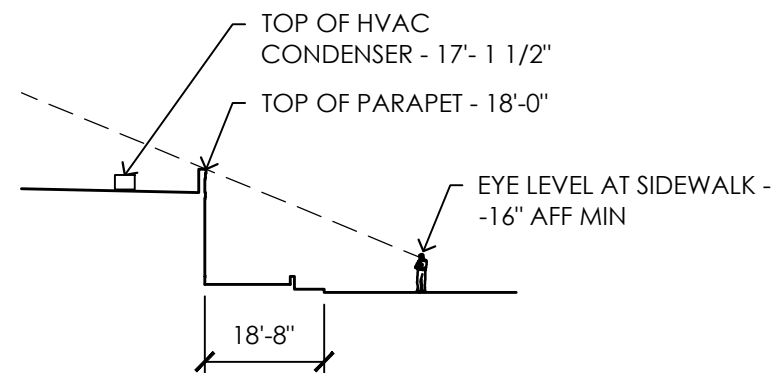


02
A5.1

KEY PLAN
NOT TO SCALE



VIEW A (FROM S MAIN ST.)



VIEW B (FROM ENTRY DRIVE)

01
A5.1

SITELINE STUDIES
SCALE: 1" = 30'-0"



REV #	DATE	DESCRIPTION

305 S MAIN STREET
305 SOUTH MAIN STREET
ALPHARETTA, GA 30009
NORTH FULTON
COMPOUNDING PHARMACY

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/31/19
DRAWN BY	PDS
CHECKED BY	TMV
PMD PROJ #	19021

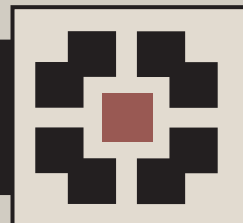
SHEET TITLE
MATERIALS

SHEET #
A5.1



#19021

07/31/19



PLACE MAKER DESIGN

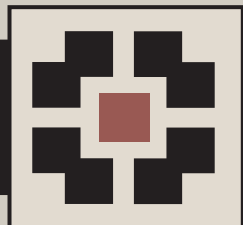
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

North Fulton Compounding Pharmacy
Alpharetta, Georgia



#19021

07/31/19

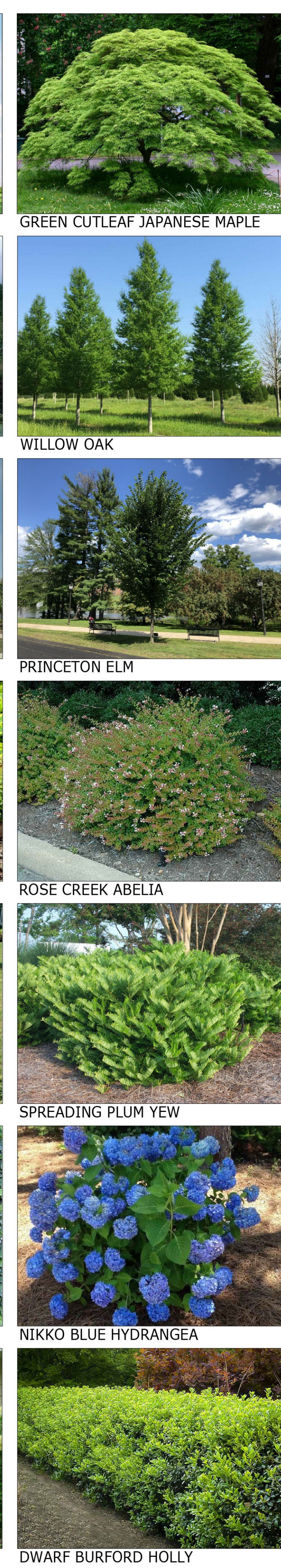


PLACE MAKER DESIGN

1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

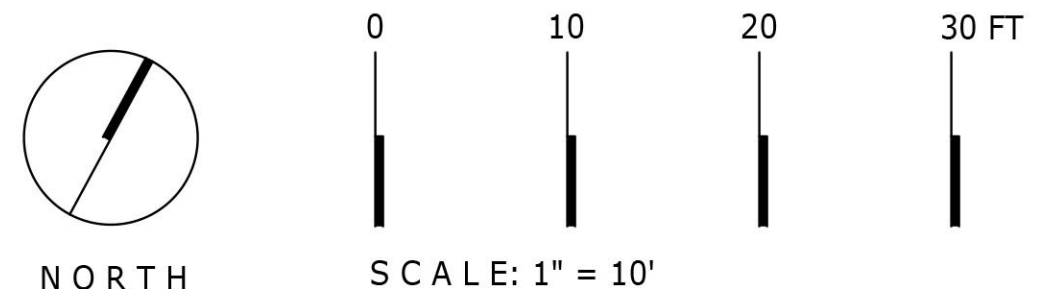
North Fulton Compounding Pharmacy
Alpharetta, Georgia

A B C D E F G H I J K L M N O P Q R



PLANT SCHEDULE

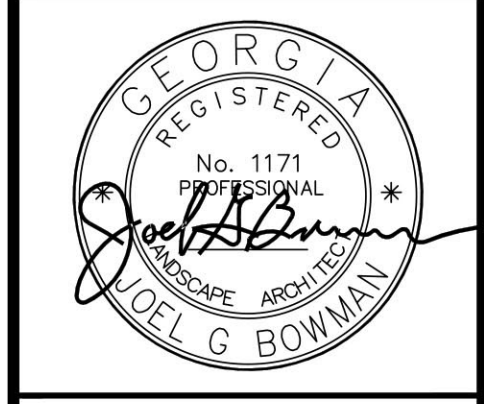
TREES			SHRUBS			GROUND COVERS		
QTY	COMMON NAME	SIZE	QTY	COMMON NAME	SIZE	QTY	COMMON NAME	SIZE
1	GREEN CUTLEAF JAPANESE MAPLE	6' HT	7	ANISE	7 GAL	581 SF	BERMUDA GRASS	3 GAL
2	COLUMNAR EUROPEAN HORNBEAM	10' HT	45	CRIMSON FIRE LOROPETALUM	3 GAL	12	BATH'S PINK	4" POT
1	DEODAR CEDAR	10' HT	5	PURPLE PIXIE LOROPETALUM	3 GAL	18	STELLA DE ORO DAYLILY	4" POT
2	WILLOW OAK	10' HT	23	PINK MUHLY	1 GAL	18	SUPER BLUE LIRIOPE	4" POT
2	REGAL PRINCE OAK	10' HT	7	NORTHWIND SWITCH GRASS	3 GAL	156	CREeping LILY TURF	4" POT
1	PRINCETON AMERICAN ELM	10' HT	11	LUYKENS LAUREL	7 GAL	105	SEASONAL COLOR	4" POT
						278	ASIATIC JASMINE	4" POT
SHRUBS			GROUND COVERS			GROUND COVERS		
QTY	COMMON NAME	SIZE	QTY	COMMON NAME	SIZE	QTY	COMMON NAME	SIZE
17	KALEIDOSCOPE ABELIA	3 GAL	581 SF	BERMUDA GRASS	3 GAL	12	BATH'S PINK	4" POT
13	ROSE CREEK ABELIA	3 GAL	12	STELLA DE ORO DAYLILY	4" POT	18	SUPER BLUE LIRIOPE	4" POT
1	BOXWOOD	3 GAL	18	CREeping LILY TURF	4" POT	156	SEASONAL COLOR	4" POT
6	SPREADING PLUM YEW	3 GAL	105	ASIATIC JASMINE	4" POT	278	BERMUDA GRASS	3 GAL
3	CREeping FIG	1 GAL						
1	NIKKO BLUE HYDRANGEA	7 GAL						
11	LIMELIGHT HYDRANGEA	7 GAL						
17	DWARF BURFORD HOLLY	3 GAL						
37	DWARF YAUPON	3 GAL						



b+c
STUDIO

1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
Tel: 678.990.7681 | www.bcastudio.com

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NORTH FULTON COMPOUNDING PHARMACY
305 SOUTH MAIN STREET, ALPHARETTA, GA 30005
PREPARED FOR: NORTH FULTON COMPOUNDING PHARMACY
11940 ALPHARETTA HWY #106, ALPHARETTA, GA 30009

DRB SUBMITTAL
DRB LANDSCAPE PLAN

PROJ. NO: 05-NFU-CPH
DRAWN: TA
CHECKED: TA
DATE: 08/02/2019
SHEET NUMBER:

DRB 1.0

STUDIO MOVIE GRILL

MANSELL CROSSING, GA
DESIGN REVIEW BOARD PRESENTATION
08-05-2019

INDEX SHEET

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PAGE 2	- EXTERIOR DESIGN DAY RENDERING
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PAGE 5	- ARCHITECTURAL LINE OF SIGHT STUDY
PAGE 6	- NOTED FLOOR PLAN - GROUND LEVEL
PAGE 7	- NOTED FLOOR PLAN - UPPER SEATING
PAGE 8	- EXTERIOR ELEVATIONS
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PAGE 22	- INTERIOR APERTURE VIEW
PAGE 23	- INTERIOR CONCOURSE VIEW
PAGE 24	- INTERIOR AUDITORIUM VIEW

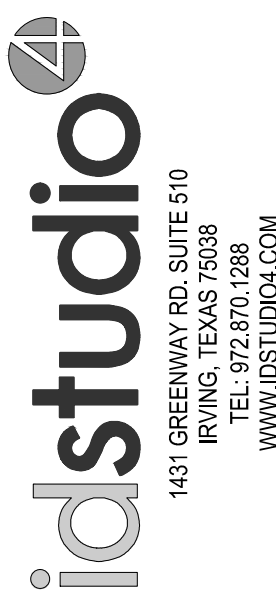


NIGHT EXTERIOR DESIGN RENDERING



DAY EXTERIOR DESIGN RENDERING

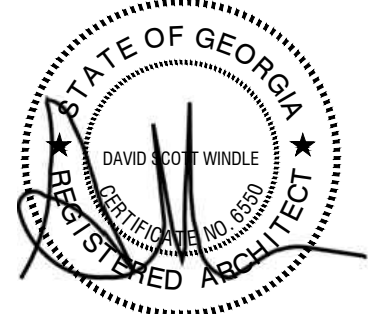
ECODISTRICT MEASURES AND VALUES						
MEASURE		VALUE	QUALIFYING		POINTS	NOTES
			YES	NO		
CERTIFIED GREEN BUILDING		3 TO 5 POINTS				
i	SILVER			X		
ii	GOLD			X		
iii	PLATINUM			X		
RENEWABLE ENERGY SOURCES		3 POINTS				
i	SOLAR THERMAL OR PHOTOVOLTAICS			X		
ii	GEO THERMAL			X		
iii	WIND ENERGY CONVERSION			X		
iv	ANAEROBIC DIGESTION			X		
v	OTHER			X		
GREENROOF		3 POINTS				
a	MINIMUM REQUIREMENTS			X		
BUILDING ENERGY EFFICIENCY		2 POINTS				
i	NEW CONSTRUCTION			X		
ii	MAJOR RENOVATION			X		
BIO-RETENTION		2 POINTS				
i	LANDSCAPED BIO-RETENTION AREAS			X		
ii	INWARDLY DRAINING SWALES w/o CURBS			X		
iii	LANDSCAPED BIO-RETENTION AREAS			X		
iv	WHEEL STOPS			X		
BUILDING WATER EFFICENCY		2 POINTS				
a	MINIMUM REQUIREMENTS			X		
TRANSPORTATION DEMAND		2 TO 3 POINTS			3 POINTS	
i	FLEX-TIME WORK SCHEDULES		X			
ii	BICYCLE RENTALS		X			
iii	FREE RIDE (EMERGENCY)		X			
iv	TRANSIT PASSES		X			
v	OTHER TOOLS		X			
vi	MARTA BUS RAPID TRANSIT STATION		X			
HEAT ISLAND REDUCTION		2 POINTS			2 POINTS	
i	TREE CANOPY COVER		X			
ii	SOLAR REFLECTIVE PAVING AND ROOFING			X		
PERVIOUS PAVING		2 POINTS				
a	MINIMUM REQUIREMENTS			X		
CONNECTED TO OPEN SPACE		2 POINTS				
i	DIMENSIONS LESS THAN 40 FT.			X		
ii	OPEN SPACE EXTENDING ACROSS PUBLIC & PRIVATE STREETS			X		
iii	OPEN SPACE AT GROUND LEVEL			X		
iv	MINIMUM SIZE			X		
CONSOLIDATED OPEN SPACE		2 POINTS				
i	DIMENSIONS LESS THAN 40 FT.			X		
ii	OPEN SPACE EXTENDING ACROSS PUBLIC & PRIVATE STREETS			X		
iii	OPEN SPACE AT GROUND LEVEL			X		
iv	MINIMUM SIZE			X		
SUSTAINABLE LANDSCAPING		1 POINT				
i	UTILIZING ALL XERISCAPE PANT MATERIALS			X		
ii	UTILIZING CAPTURED RAIN WATER			X		
ENHANCED BICYCLE AMENITIES		1 TO 2 POINTS			1 POINT	
i	LOCKABLE ENCLOSED BICYCLE STORAGE			X		
ii	SHOWER FACILITY			X		
iii	REPAIR CENTER			X		
iv	BICYCLE PARKING SPACES			X		
v	BICYCLE PATHS		X			
vi	BICYCLE RENTAL STATION		X			
ALTERNATIVE TRANSPORTATION		1 TO 2 POINTS			2 POINTS	
i	RIDE SHARING		X			
ii	VAN POOLS		X			
iii	ENHANCED BUS SHELTER					
ADDITIONAL LANDSCAPE CIVIC SPACE		1 TO 5 POINTS				
ALTERNATIVE MEASURES		1 TO 3 POINTS				
a	MINIMUM REQUIREMENTS			X		
TOTAL POINTS:					8 POINTS	



1431 GREENWAY RD, SUITE 510
DALLAS, TX 75251
PH: 972.572.0700
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CORPORATE:

STUDIO MOVIE GRILL
12404 PARK CENTRAL DRIVE, SUITE 400N,
DALLAS, TX 75251
(972) 388-7888
www.studiomoviegrill.com



08/05/2019
ISSUE FOR
DRB

STUDIO MOVIE GRILL
MANSELL CROSSING
7730 NORTH POINT PKWY
ALPHARETTA, GA 30022

CLIENT: STUDIO MOVIE GRILL
12404 PARK CENTRAL DRIVE, SUITE 400N
DALLAS, TX 75251

STUDIO
MOVIE GRILL
EAT • DRINK • MOVIES

DATE	DESCRIPTION
06.20.2019	REMOVED FEASIBILITY
06.27.2019	ISSUE FOR DESIGN REVIEW BOARD
07.16.2019	SCHEMATIC DESIGN ISSUE
08.05.2019	ISSUE FOR DESIGN REVIEW BOARD

SHEET TITLE:
ECODISTRICT MEASURES AND VALUES

SHEET NUMBER:
A0.2

PROJECT NUMBER:
SMG19009



STUDIO MOVIE GRILL
MANSELL CROSSING
7730 NORTH POINT PKWY
ALPHARETTA, GA 30022

CLIENT: STUDIO MOVIE GRILL
12404 PARK CENTRAL DRIVE SUITE 400N

CLIENT: STUDIO MOVIE GRILL
12404 PARK CENTRAL DRIVE, SUITE 400N
DALLAS, TX 75251

STUDIO
MOVIE GRILL
EAT • DRINK • MOVIES

DATE	DESCRIPTION
06.20.2019	REVISED FEASIBILITY
06.27.2019	ISSUE FOR DESIGN REVIEW BOARD
08.05.2019	ISSUE FOR DESIGN REVIEW BOARD

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ARCHITECTURAL LINE OF SIGHT STUDY

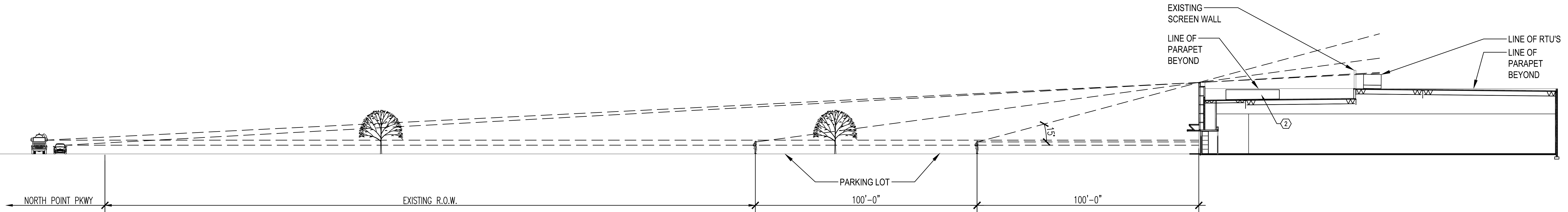
A0.4.1

PROJECT NUMBER:
SMG19009

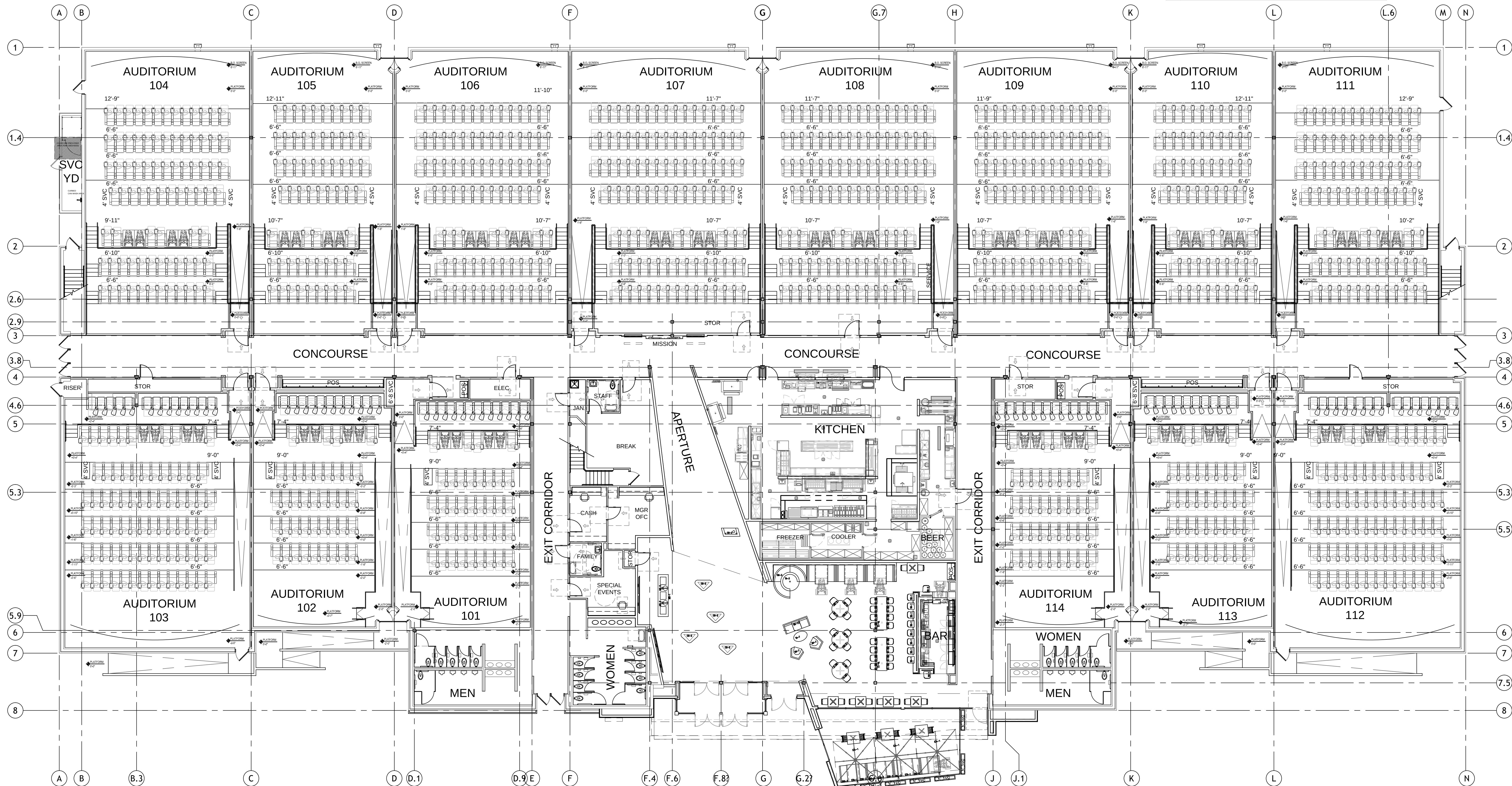
Site plan for Studio Movie Grill. The plan shows the building layout, parking areas, and surrounding streets. Key features include:

- STUDIO MOVIE GRILL**: 51,049 SQ. FT., 32'-2" HIGH.
- EXISTING BUILDING**: Located to the north of the main building.
- TRIPLE DIPPER RESTAURANT, LLC**: D.B.-57078, P.G.-347, located to the southwest.
- STREET**: 100' 0" 12' 0" E, 199' 8" 3" E.
- BRICK ROAD**: Located to the west of the main building.
- SIGNALIZED INTERSECTION**: Located at the intersection of the street and the brick road.
- RTU 1 through RTU 6**: Located around the main building.
- PLAN NORTH** and **TRUE NORTH** indicators.
- Parcel Information**: N/F CITY OF ALPHARETTA PARCEL # 12262006560164.

SITE PLAN | **1**
1" = 60'-0"



LINE OF SIGHT STUDY 2



GENERAL NOTES	
1	REFER TO FINISH SCHEDULE PLANS AND ELEVATIONS FOR APPLIED FINISHES.
2	WALLS TO STRUCTURAL DECK MUST BE THOROUGHLY SEALED AROUND PENETRATIONS.
3	REFER TO MILLWORK DRAWINGS FOR LOCATION AND INFORMATION.
4	REFER TO PARTITION TYPES ON SHEET A0.8 FOR ALL WALLS.
5	ALL WALLS IN KITCHEN AND JANITOR SHALL RECEIVE FRP OVER DESIGNATED PARTITION TYPE.
6	REFER TO A2.1-A2.2 SERIES FOR INTERIOR ELEVATIONS AND TAGS.
7	ALL PARTITIONS AT WET AREAS SHALL RECEIVE 5/8" WATER-RESISTANT GYPSUM BACKING BOARD TYPE X PER SPEC.
KEY NOTES:	
①	CONCRETE CURB, RE: 13/A1.20
②	MOVIE SCREEN, RE: INTERIOR ELEVATIONS
③	CORNER GUARDS OVER WALL CARPET, RE: FINISH SCHEDULE, ENLARGED PLANS AND ELEVATIONS
④	STAINLESS STEEL CLOSURE STRIP TO SEAL COOLER/FREEZER TO WALL, RE: KITCHEN
⑤	LINE OF ROOF ABOVE
⑥	STAINLESS STEEL END CAPS AND CORNER GUARDS BY KITCHEN VENDOR, RE: KITCHEN
⑦	NOT USED
⑧	VOMITORY WALL
⑨	OCCUPANCY LOAD SIGN, VERIFY LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
⑩	TACTILE "EXIT ROUTE" SIGN, VERIFY FINAL LOCATION AND WORDING WITH FIRE MARSHAL PRIOR TO INSTALL
⑪	RECESSED KNOX BOX FLUSH WITH EXTERIOR FINISH, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
⑫	SECURITY ALARM PANEL, RE: ELECTRICAL
⑬	ROOF ACCESS LADDER
⑭	PROJECTOR EQUIPMENT ENCLOSURE ABOVE
⑮	NOT USED
⑯	SERVICE STATION MILLWORK
⑰	AUDITORIUM SIGN, PROVIDE POWER, RE: ELECTRICAL
⑱	BRILLE SIGN, RE: GENERAL SIGNAGE NOTES ON A1.9
⑲	TELEVISION WALL DISPLAY, PROVIDE POWER, RE: ELECTRICAL
⑳	RESTROOM SIGN, RE: ENLARGED RESTROOM PLAN SHEET A1.9
㉑	WAY FINDING SIGN, RE: SIGNAGE VENDOR
㉒	EXTERIOR SIGNAGE, RE: SIGNAGE VENDOR
㉓	FIRE EXTINGUISHER AND BLACK F.E. CABINET. FINAL PLACEMENT AND COUNT PER FIRE MARSHAL
㉔	POS STATION MILLWORK
㉕	FIRE ALARM PANEL
㉖	FIRE ALARM CENTRAL PANEL (HONEYWELL)
㉗	INTERACTIVE SCREEN. PROVIDE POWER AND DATA. RE: ELECTRICAL
㉘	PLEX CALL MONITOR
㉙	END WALL 6" ABOVE FINISH CEILING

SYMBOL LEGEND	
SECTION	SECTION I.D. NUMBER A3.5
DETAIL (ENLARGED)	DETAIL I.D. NUMBER A3.5
DETAIL SECTION	1/A3.5 SHEET WHERE DETAIL SECTION IS LOCATED DETAIL SECTION I.D. NUMBER
ELEVATION	1/A3.5 SHEET WHERE ELEVATION IS LOCATED ELEVATION I.D. NUMBER
CEILING HEIGHT	10'-0" CEILING HEIGHT ABOVE FINISHED FLOOR
DOOR	101A DOOR NUMBER DESIGNATION REFER SHEET NO. A6.0
WINDOW	101A WINDOW NUMBER DESIGNATION REFER SHEET NO. A6.2
FINISH MATERIAL	P-1 FINISH DESIGNATION TRIM ONLY COMMENTS, IF APPLICABLE
KEYED NOTES	4 KEYED NOTE DESIGNATION ON APPLICABLE SHEET
REVISIONS	4 REVISION NUMBER REVISED AREA CLOUDED
ELEVATION HEIGHT	T.O. SLAB 100'-0" REFERENCE POINT ELEVATION HEIGHT
EQUIPMENT	A EQUIPMENT LETTER/NUMBER DESIGNATION
WALL TYPE	— WALL TYPE LETTER/NUMBER

WALL LEGEND	
—	FULL HEIGHT NON RATED INTERIOR WALLS
—	PARTIAL HEIGHT WALLS
—	COOLER/FREEZER WALL, BY KEC
—	CONCRETE TILT-UP PANEL WALLS

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07/16/2019
**ISSUE FOR
DRB**

STUDIO MOVIE GRILL
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CLIENT: STUDIO MOVIE GRILL
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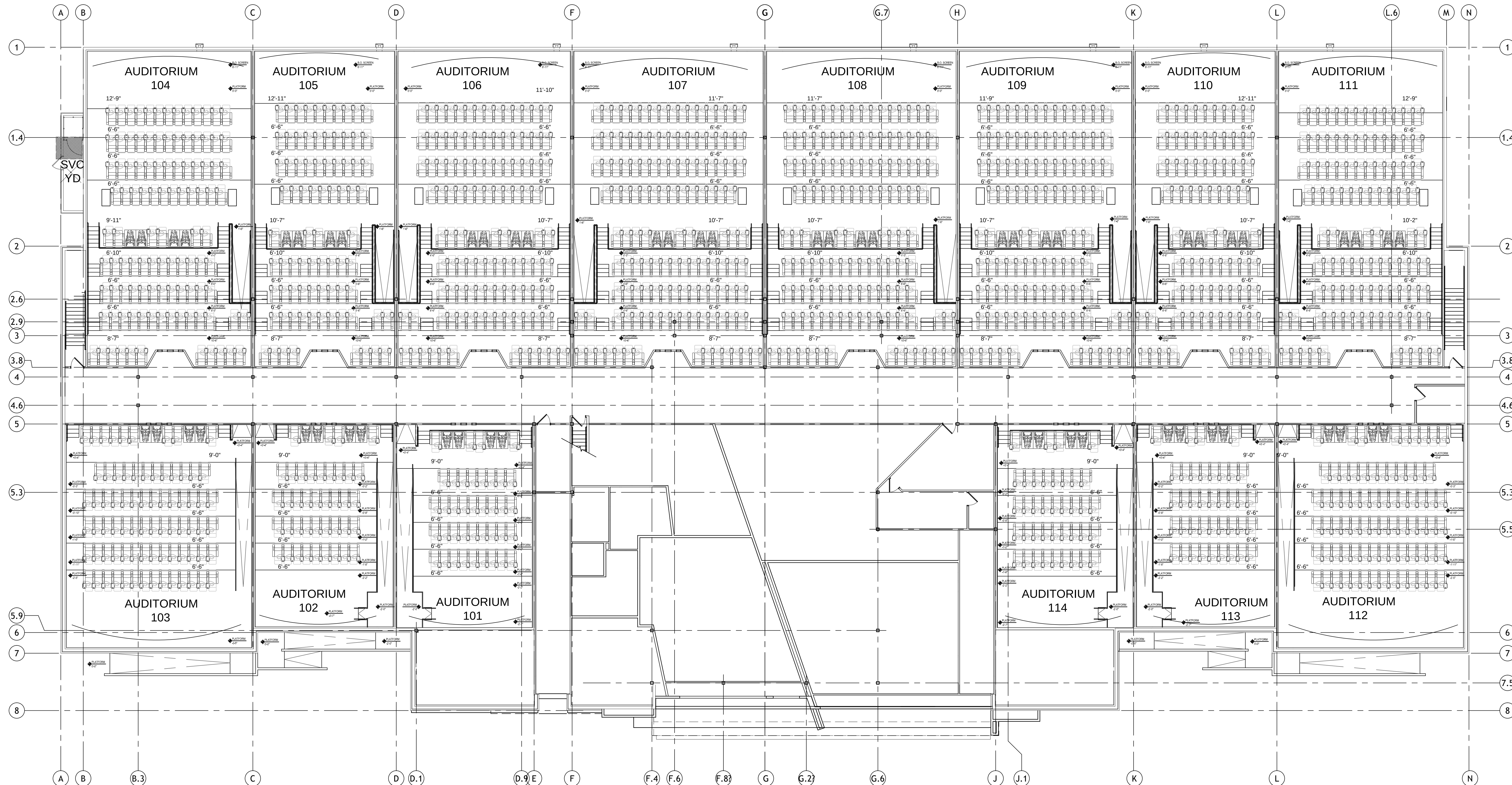
**STUDIO
MOVIE GRILL**
EAT • DRINK • MOVIES

DATE	DESCRIPTION
08.20.2019	REVISED FEASIBILITY
08.22.2019	ISSUE FOR DESIGN REVIEW BOARD
07.16.2019	SCHEMATIC DESIGN ISSUE

SHEET TITLE:
**NOTED
FLOOR PLAN
GROUND LEVEL**

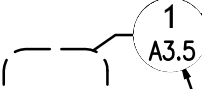
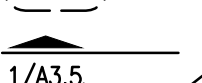
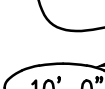
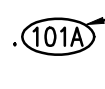
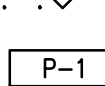
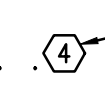
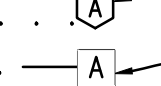
SHEET NUMBER:
A1.2

PROJECT NUMBER:
SMG19009



GENERAL NOTES	
1	REFER TO FINISH SCHEDULE PLANS AND ELEVATIONS FOR APPLIED FINISHES.
2	WALLS TO STRUCTURAL DECK MUST BE THOROUGHLY SEALED AROUND PENETRATIONS.
3	REFER TO MILLWORK DRAWINGS FOR LOCATION AND INFORMATION.
4	REFER TO PARTITION TYPES ON SHEET A0.8 FOR ALL WALLS.
5	ALL WALLS IN KITCHEN AND JANITOR SHALL RECEIVE FRP OVER CEILING PARTITION TYPE.
6	REFER TO A2.1-A2.2 SERIES FOR INTERIOR ELEVATIONS AND TAGS.
7	ALL PARTITIONS AT SET AREAS SHALL RECEIVE 5/8" WATER-RESISTANT GYPSUM BACKING BOARD TYPE X PER SPEC.
④	KEY NOTES:
①	CONCRETE CURB. RE: 13/A1.20
②	MOVE SCREEN, RE: INTERIOR ELEVATIONS
③	CORNER GUARDS ON WALL CARPET, RE: FINISH SCHEDULE, ENLARGED PLANS AND ELEVATIONS
④	STAINLESS STEEL CLOSURE STRIP TO SEAL COOLER/FREEZER TO WALL, RE: KITCHEN
⑤	LINE OF ROOF ABOVE
⑥	STAINLESS STEEL END CAPS AND CORNER GUARDS BY KITCHEN VENDOR, RE: KITCHEN
⑦	NOT USED
⑧	VOMITORY WALL
⑨	OCCUPANCY LOAD SIGN, VERIFY LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
⑩	TACTILE "EXIT ROUTE SIGN, VERIFY FINAL LOCATION AND WORDING WITH FIRE MARSHAL PRIOR TO INSTALL
⑪	RECESSED KNOX BOX FLUSH WITH EXTERIOR FINISH, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
⑫	SECURITY ALARM PANEL, RE: ELECTRICAL
⑬	ROOF ACCESS LADDER
⑭	PROJECTOR EQUIPMENT ENCLOSURE ABOVE
⑮	NOT USED
⑯	SERVICE STATION MILLWORK
⑰	AUDITORIUM SIGN, PROVIDE POWER, RE: ELECTRICAL
⑱	BRAILLE SIGN, RE: GENERAL SIGNAGE NOTES ON A1.9
⑲	TELEVISION WALL DISPLAY, PROVIDE POWER, RE: ELECTRICAL
⑳	RESTROOM SIGN, RE: ENLARGED RESTROOM PLAN SHEET A1.9
㉑	WAY FINDING SIGN, RE: SIGNAGE VENDOR
㉒	EXTERIOR SIGNAGE, RE: SIGNAGE VENDOR
㉓	FIRE EXTINGUISHER AND BLACK F.E. CABINET. FINAL PLACEMENT AND COUNT PER FIRE MARSHAL
㉔	POS STATION MILLWORK
㉕	FIRE ALARM PANEL
㉖	FIRE ALARM CENTRAL PANEL (HONEYWELL)
㉗	INTERACTIVE SCREEN. PROVIDE POWER AND DATA. RE: ELECTRICAL
㉘	PLEX CLIP MONITOR
㉙	END WALL 6" ABOVE FINISH CEILING

SYMBOL LEGEND

SECTION		SECTION I.D. NUMBER SHEET WHERE SECTION IS LOCATED
DETAIL (ENLARGED)		DETAIL I.D. NUMBER SHEET WHERE DETAIL IS LOCATED
DETAIL SECTION		SHEET WHERE DETAIL SECTION IS LOCATED DETAIL SECTION I.D. NUMBER
ELEVATION		SHEET WHERE ELEVATION IS LOCATED ELEVATION I.D. NUMBER
CEILING HEIGHT		CEILING HEIGHT ABOVE FINISHED FLOOR
DOOR		DOOR NUMBER DESIGNATION REFER SHEET NO. A6.0
WINDOW		WINDOW NUMBER DESIGNATION REFER SHEET NO. A6.2
FINISH MATERIAL		FINISH DESIGNATION COMMENTS, IF APPLICABLE
KEYED NOTES		KEYED NOTE DESIGNATION ON APPLICABLE SHEET
REVISIONS		REVISION NUMBER REVISION AREA CLOUDED
ELEVATION HEIGHT		REFERENCE POINT ELEVATION HEIGHT
EQUIPMENT		EQUIPMENT LETTER/NUMBER DESIGNATION
WALL TYPE		WALL TYPE LETTER/NUMBER

WALL LEGEND

	FULL HEIGHT WALLS
	CONCRETE TILT-UP PANEL WALLS
	PARTIAL HEIGHT WALLS



STUDIO MOVIE GRILL
MANSELL CROSSING
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12404 PARK CENTRAL DRIVE, SUITE 400N
DALLAS, TX 75251

STUDIO
MOVIE GRILL
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SCHEDULE LEGEND						
TAG	ITEM	MANUFACTURER/ SUPPLIER	MATERIAL SPECIFICATION	APPLICATION	LOCATION	REMARKS
EXTERIOR MATERIALS						
STU-1	STUCCO	PAREX USA	ACRYLIC FINISH	EXTERIOR WALLS	RE: EXTERIOR ELEVATIONS	
EFC-1	FIBER CEMENT	NICHHA	VINTAGEWOOD EF762 CEDAR	EXTERIOR WALLS	ACCENT WALL AT EXTERIOR ELEVATION	
ST-1	STOREFRONT	KAWNEER	CLEAR ANODIZED FINISH	EXTERIOR WALLS	RE: EXTERIOR ELEVATIONS	
AWG-2	ARTIFICIAL GREEN WALL	SYNLAWN	TWO TONE BOXWOOD	EXTERIOR WALLS	RE: EXTERIOR ELEVATIONS	
WDPS	GRAY PANELING	SMG VENDOR	GRAY UNSANDED POLISHED	EXTERIOR WALLS	EXTERIOR ELEVATIONS	
MT-1C	METAL COPING	EXCEPTIONAL METALS	CHARCOAL GRAY	ROOF PARAPET	EXTERIOR ELEVATIONS	
MT-3	BRAKE METAL	GC	CLEAR ANODIZED	EXTERIOR CANOPY	EXTERIOR ELEVATIONS	
GS-1	GREEN SCREEN	TBD				
ART-1	MURAL	TBD				
HARDSCAPE						
CONCS-1	CONCRETE STAIN 1	SCOFIELD	DARK GRAY C-34, CHROMIX ADMIXTURES	EXTERIOR HARDSCAPE	RE: EXTERIOR ELEVATIONS	
CONCS-2	CONCRETE STAIN 2	SCOFIELD	FRENCH GRAY C-14, CHROMIX ADMIXTURES	EXTERIOR HARDSCAPE	RE: EXTERIOR ELEVATIONS	
AT-1	ARTIFICIAL TURF	SYNLAWN	SYNTPEDGE 343	EXTERIOR HARDSCAPE	RE: FLOOR FINISH	
PAINT						
P-2	CUSTOM COLOR	SHERWIN WILLIAMS	CUSTOM COLOR (MATTE/FLAT) MATCH PANTONE 540C	ELEVATIONS	EXTERIOR ELEVATIONS	
P-6	2137-50 SEA HAZE	BENJAMIN MOORE	2137-50 SEA HAZE	ELEVATIONS	EXTERIOR ELEVATIONS	
P-16	2124-20 TROUT GRAY	BENJAMIN MOORE	2124-20 TROUT GRAY	ELEVATIONS	EXTERIOR ELEVATIONS	
P-17	2124-10 WROUGHT IRON	BENJAMIN MOORE	2124-10 WROUGHT IRON	ELEVATIONS	EXTERIOR ELEVATIONS	
P-18	SW 7046 ANONYMOUS	SHERWIN WILLIAMS	SW 7046 ANONYMOUS	ELEVATIONS	EXTERIOR ELEVATIONS	
P-19	SW 7004 SNOWBOUND	SHERWIN WILLIAMS	SW 7004 SNOWBOUND	ELEVATIONS	EXTERIOR ELEVATIONS	
EXISTING EXTERIOR MATERIALS						
EX-BR1	EXISTING BRICK 1	EXISTING	EXISTING	EXISTING	EXISTING	
EX-BR2	EXISTING BRICK 2	EXISTING	EXISTING	EXISTING	EXISTING	
EX-CS	EXISTING CAST STONE	EXISTING	EXISTING	EXISTING	EXISTING	
EX-STU	EXISTING STUCCO	EXISTING	EXISTING	EXISTING	EXISTING	
EX-CMU BLOCK	EXISTING CMU BLOCK	EXISTING	EXISTING	EXISTING	EXISTING	
EX-SC	EXISTING SCREEN	EXISTING	EXISTING	EXISTING	EXISTING	

[illegible]

EXTERIOR
ELEVATIONS

A2.0

PROJECT NUMBER:	SMG19009
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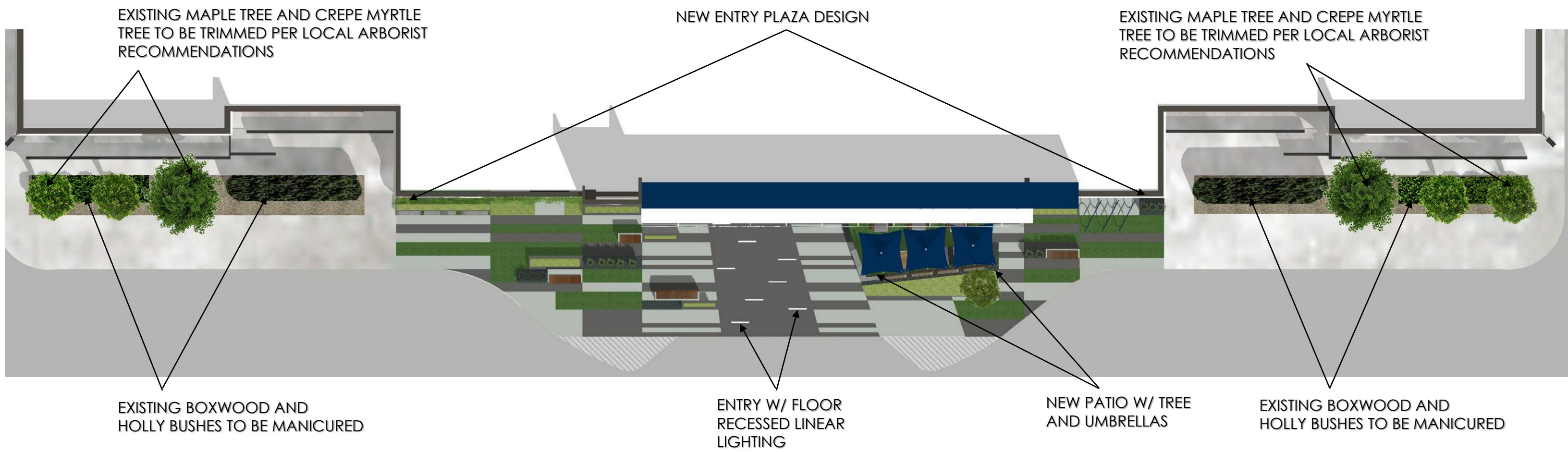
SCHEDULE LEGEND	
EXTERIOR PAINTS	
	P-2 : CUSTOM COLOR (MATTE/ FLAT) MATCH PANTONE 540C
	P-6 : BENJAMIN MOORE 2137-50 SEA HAZE
	P-16: BENJAMIN MOORE 2124-20 TROUT GRAY
	P-17: BENJAMIN MOORE 2124-10 WROUGHT IRON
	P-18: SHERWIN WILLIAMS SW7046 ANONYMOUS
	P-19: SHERWIN WILLIAMS SW 7004 SNOWBOUND
EXTERIOR FINISHES	
	STU-1: STUCCO
	EFC-1: NICHHA SIDING VINTAGE WOOD CEDAR
	ST-1 : STOREFRONT KAWNEER CLEAR ANODIZED FINISH
	GS- 1: GREEN SCREEN
	WDPS: GRAY PANELING
	MT-1C: METAL COPING EXCEPTIONAL METALS CHARCOAL GRAY
	MT-3: BRAKE METAL- CLEAR ANODIZED
	CONCS-1: CONCRETE STAIN 1 SCOFIELD - DARK GRAY
	CONCS-2: CONCRETE STAIN 2 SCOFIELD - FRENCH GRAY
	ART- 1: MURAL
EXISTING EXTERIOR FINISHES	
	EX-BR1: EXISTING BRICK 1
	EX-BR1: EXISTING BRICK 2
	EX-CS: EXISTING CAST STONE
	EX-STU: EXISTING STUCCO
	EX-CMU: EXISTING CMU BLOCK

EXTERIOR COLOR ELEVATIONS



SCHEDULE LEGEND	
EXTERIOR PAINTS	
	P-2 : CUSTOM COLOR (MATTE/ FLAT) MATCH PANTONE 540C
	P-6 : BENJAMIN MOORE 2137-50 SEA HAZE
	P-16: BENJAMIN MOORE 2124-20 TROUT GRAY
	P-17: BENJAMIN MOORE 2124-10 WROUGHT IRON
	P-18: SHERWIN WILLIAMS SW7046 ANONYMOUS
	P-19: SHERWIN WILLIAMS SW 7004 SNOWBOUND
EXTERIOR FINISHES	
	STU-1: STUCCO
	EFC-1: NICHIIHA SIDING VINTAGE WOOD CEDAR
	ST-1 : STOREFRONT KAWNEER CLEAR ANODIZED FINISH
	GS- 1: GREEN SCREEN
	WDPS: GRAY PANELING
	MT-1C: METAL COPING EXCEPTIONAL METALS CHARCOAL GRAY
	MT-3: BRAKE METAL- CLEAR ANODIZED
	CONCS-1: CONCRETE STAIN 1 SCOFIELD - DARK GRAY
	CONCS-2: CONCRETE STAIN 2 SCOFIELD - FRENCH GRAY
	ART- 1: MURAL
EXISTING EXTERIOR FINISHES	
	EX-BR1: EXISTING BRICK 1
	EX-BR1: EXISTING BRICK 2
	EX-CS: EXISTING CAST STONE
	EX-STU: EXISTING STUCCO
	EX-CMU: EXISTING CMU BLOCK

EXTERIOR PERSPECTIVE ENTRY VIEWS



PLAZA PLAN VIEW AND FRONT EXTERIOR ELEVATION



ENTRY PLAZA VIEWS

STUDIO MOVIE GRILL
MANSELL CROSSING, GA
PAGE 12



EXISTING MAPLE TREE AND CREPE MYRTLE
TREE TO BE TRIMMED PER LOCAL ARBORIST
RECOMMENDATIONS

EXISTING BOXWOOD AND
HOLLY BUSHES TO BE MANICURED

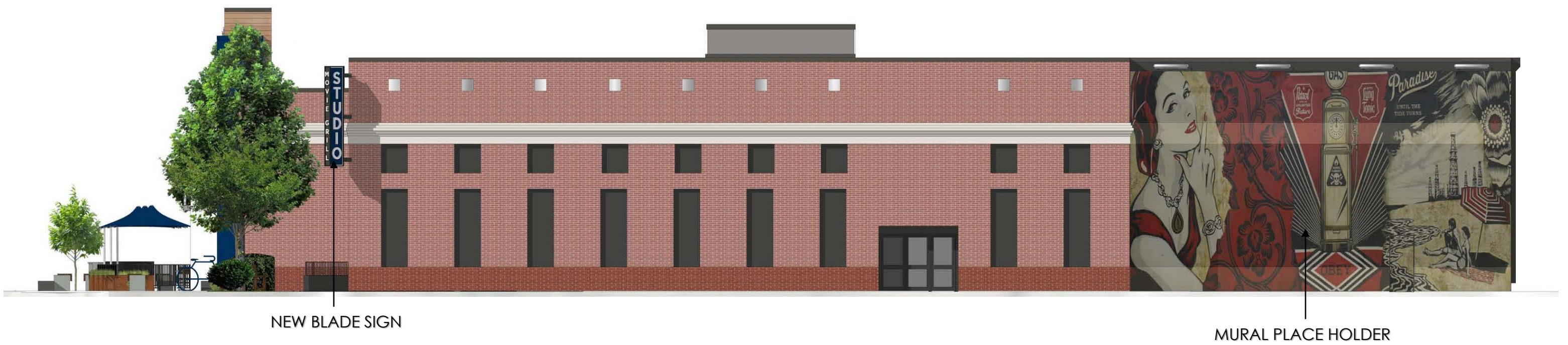
RIGHT SIDE EXISTING LANDSCAPE VIEW



EXISTING BOXWOOD AND
HOLLY BUSHES TO BE MANICURED

EXISTING MAPLE TREE AND CREPE MYRTLE
TREE TO BE TRIMMED PER LOCAL ARBORIST
RECOMMENDATIONS

LEFT EXISTING LANDSCAPE VIEW



LEFT EXTERIOR ELEVATION W/ MURAL



MURAL CONCEPT W/ EXTERIOR WALL SCONCES



RIGHT EXTERIOR ELEVATION



BACK EXTERIOR ELEVATION



NEW BLADE SIGN VIEWS

STUDIO MOVIE GRILL
MANSELL CROSSING, GA
PAGE 19

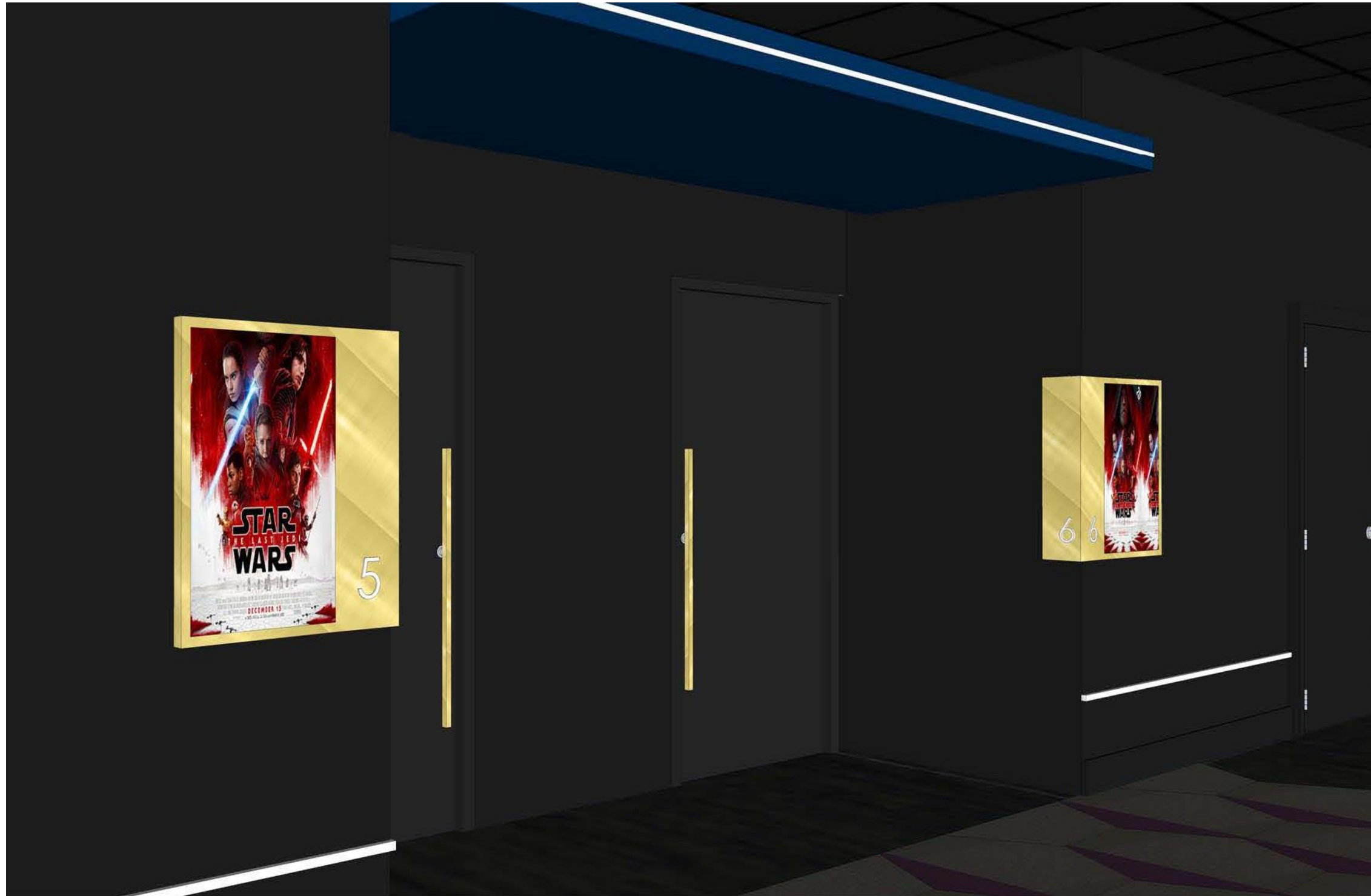




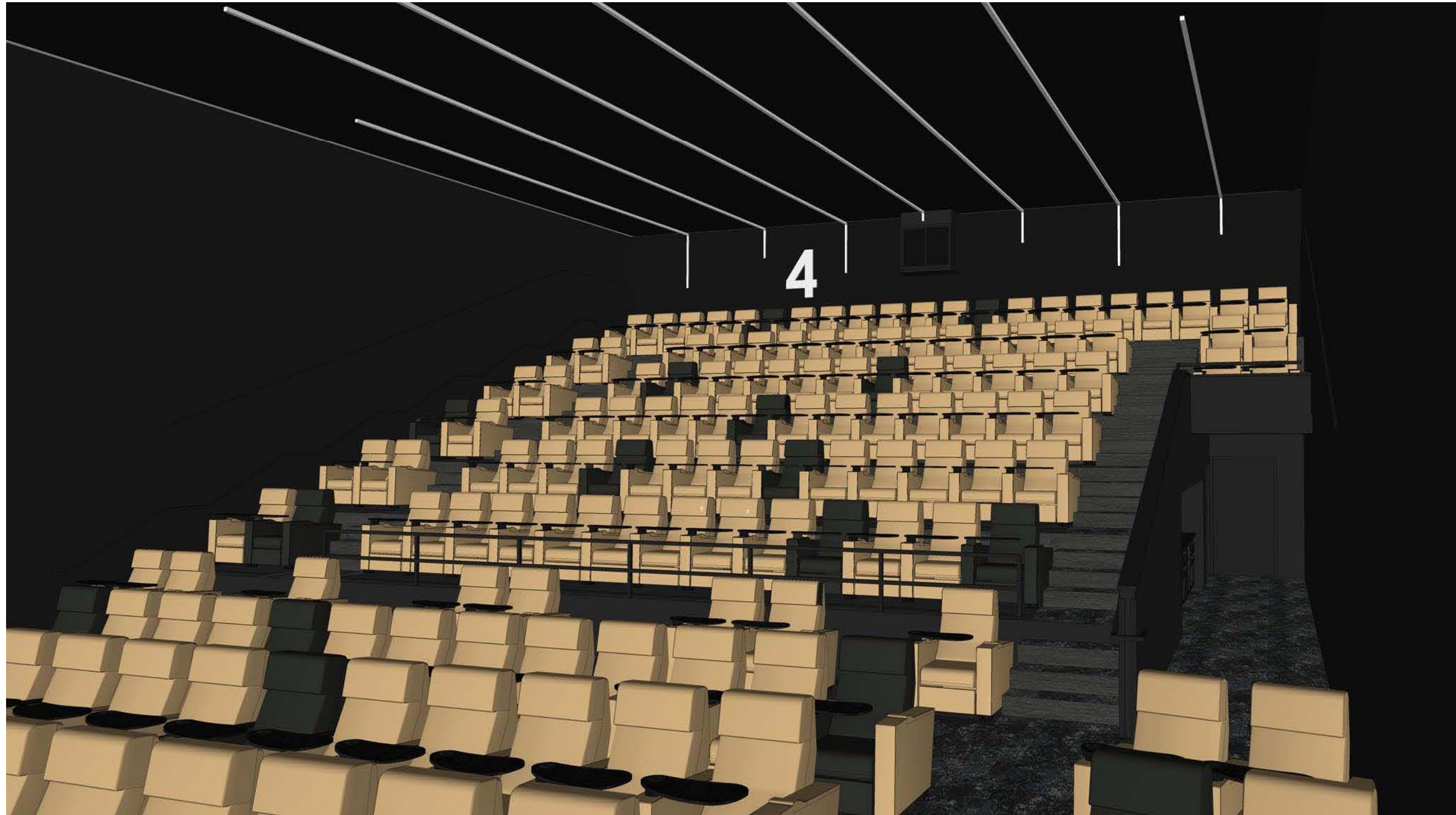
INTERIOR BAR/LOUNGE AND PATIO VIEW



INTERIOR APERTURE VIEW



INTERIOR CONCOURSE VIEW



INTERIOR THEATER VIEW

THANK YOU



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: June 17, 2019

MP-19-02/V-19-06 Brixmor Mansell Crossing/Regency Park Master Plan

Consideration of a request to amend the Regency Park Master Plan Pod 4 to allow non-entertainment retail uses and a variance to the North Point Overlay streetscape regulations as it relates to new internal streets. The proposal includes the construction of three (3), 1-story restaurant and retail buildings along North Point Parkway. Regency Park Master Plan Pod 4 is limited to a movie theater (primary use), entertainment retail and restaurant. The subject property is located at 7660 North Point Parkway, near the northeast corner of Mansell Road and North Point Parkway.

Motion: Approve with Conditions, Richard
Second: Binder
Approve: 6-0 Council (Member Burnett was absent.)

1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 6/13/2019, except for modifications required to comply with these conditions.
2. Non-entertainment retail use shall be limited to no more than 6,300 square feet.
3. Regency Park Pod 4 shall be limited to theater, restaurant (no drive-through, except existing drive-through restaurant can remain) and entertainment retail use. Notwithstanding the foregoing, should Starbucks relocate on site, it may have a drive-through window. In addition, non-entertainment retail use shall be limited to the following:
 - a. Art Gallery
 - b. Athletic Facility/Fitness Studio
 - c. Bakery
 - d. Bank, Savings & Loan, ATM
 - e. Barber Shop
 - f. Beauty Shop
 - g. Brewery
 - h. Brew Pub
 - i. Clinic (with approval of a conditional use)
 - j. ~~Convenience Store (without pumps)~~
 - k. Dance Studio
 - l. Drug Store (Pharmacy)
 - m. Dry Cleaning, Pick-up Station
 - n. Florist
 - o. Grocery Store/Specialty Food Store
 - p. Hardware and Garden Supply Store
 - q. ~~Home Improvement/Furniture Store~~
 - r. Indoor Recreational Facility
 - s. ~~Jewelry Store~~
 - t. Laundry, Pick-up Station
 - u. ~~Office Supply~~

v. Optometrist and Eyewear Store

w. Pet Day Care

x. Pet Grooming

y. Print Shop

z. Retail

Establishment,

entertainment aa.

~~Retail Establishment~~

bb. School, Commercial

cc. Shop or Studio, Craftsman/Artist

dd. Spa Services (with approval of a
conditional use) ee. Stationary Card

Store

ff. Stockbroker or Financial Services

4. Maximum building setback from North Point Parkway shall be 20'.
5. Building elevations shall comply with the North Point Overlay with respect to building design and material regulations, subject to final approval by the DRB.
6. Developer shall improve the North Point Parkway streetscape to include a 10' planter and 12' sidewalk, as approved by Staff. Street furniture shall be provided along North Point Parkway. In addition, applicant shall incorporate areas for future placemaking arbors on the LDP plans.
7. Minimum 50,500 square feet (1.16 acres) of open space (36,000 square feet of civic space and 14,500 square feet of amenity space), consisting of a multi-use trail connection, plazas, pocket park, patio, outdoor dining and other amenity areas shall be provided, as depicted on the 6/13/2019 site plan and 4/1/2019 civic space plan. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
8. Developer shall dedicate a permanent public access easement and construct a 12' multi-use trail connection, as depicted on the plan prepared by Kimley- Horn & Associates, Inc., dated 6/13/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Connection to the Big Creek Greenway shall be accessible for pedestrians and bikes. Wayfinding signage shall be provided at key locations along multi-use trail connection, as well as on Mansell Road. Trail connection shall

include seating areas, lighting, landscape, hardscape and trail entrance gateways at the Big Creek Greenway and North Point Parkway. Multi-use trail improvements shall not be eligible for impact fee credits. Developer shall maintain easement.

9. If the developer improves the Mansell Road Big Creek Greenway entrance with a gateway and signage, the improvements shall be eligible for impact fee credits.
10. A thermoplastic multi-use crosswalk with North Point Leaf pattern, or as approved by Staff, shall be provided at the intersection with North Point Parkway.
11. Parking lot tree islands shall comply with UDC requirements.
12. Dumpster enclosures shall have a design and materials that are compatible with primary buildings and shall be heavily screened with landscaping from the public right-of-way.
13. New internal streets shall be private and shall be substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 6/13/2019, as approved by the City's Traffic Engineer.
14. Pedestrian-scale lighting shall be provided throughout the development in compliance with North Point Placemaking Plan.
15. Landscape plan shall be approved by the Design Review Board prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
16. Focal point feature shall be provided at project entrance from North Point Parkway and shall be consistent with monuments depicted in the City's North Point Creative Placemaking Plan, as approved by Staff.
17. Developer shall determine if any existing landscaping (trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
18. Developer shall conduct an assessment of required landscaping and replace any dead, dying or missing landscape material, as approved by DRB.
19. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible.
20. New utilities shall be placed underground.
21. Offsite improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement.

22. It is understood that this site will be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.

23. Change of use associated with the theater building shall require City Council approval.

- The motion received a second from Council Member Binder
- Mayor Pro Tem Mitchell offered a friendly amendment for consideration of additional greenspace
- Council Member Richard and Council Member Binder did not accept the friendly amendment offered by Mayor Pro Tem Mitchell
- The motion was approved unanimously (6-0); Council Member Burnett absent

Final Conditions:

1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 6/5/2019, except for modifications required to comply with these conditions.
2. Non-entertainment retail use shall be limited to no more than 6,300 square feet.
3. Regency Park Pod 4 shall be limited to theater, restaurant (no drive-through, except existing drive-through restaurant can remain) and entertainment retail use. Notwithstanding the foregoing, should Starbucks relocate on site, it may have a drive-through window. In addition, non-entertainment retail use shall be limited to the following:
 - a. Art Gallery
 - b. Athletic Facility/Fitness Studio
 - c. Bakery
 - d. Bank, Savings & Loan, ATM
 - e. Barber Shop
 - f. Beauty Shop
 - g. Brewery
 - h. Brew Pub

- i. Clinic (with approval of a conditional use)
- j. Dance Studio
- k. Drug Store (Pharmacy)
- l. Dry Cleaning, Pick-up Station
- m. Florist
- n. Grocery Store/Specialty Food Store
- o. Hardware and Garden Supply Store
- p. Indoor Recreational Facility
- q. Laundry, Pick-up Station
- r. Optometrist and Eyewear Store
- s. Pet Day Care
- t. Pet Grooming
- u. Print Shop
- v. Retail Establishment, entertainment
- w. School, Commercial
- x. Shop or Studio, Craftsman/Artist
- y. . Spa Services (with approval of a conditional use)
- z. Stationary Card Store
- aa. Stockbroker or Financial Services

4. Maximum building setback from North Point Parkway shall be 20'.

5. Building elevations shall comply with the North Point Overlay with respect to building design and material regulations, subject to final approval by the DRB.

6. Developer shall improve the North Point Parkway streetscape to include a 10' planter and 12' sidewalk, as approved by Staff. Street furniture shall be provided along North Point Parkway. In addition, applicant shall incorporate areas for future placemaking arbors on the LDP plans.

7. Minimum 50,500 square feet (1.16 acres) of open space (36,000 square feet of civic space and 14,500 square feet of amenity space), consisting of a multi-use trail connection, plazas, pocket park, patio, outdoor dining and other amenity areas shall be provided, as depicted on the 6/13/2019 site plan and 4/1/2019 civic space plan. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.

8. Developer shall dedicate a permanent public access easement and construct a 12' multi-use trail connection, as depicted on the plan

prepared by Kimley- Horn & Associates, Inc., dated 6/13/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Connection to the Big Creek Greenway shall be accessible for pedestrians and bikes. Wayfinding signage shall be provided at key locations along multi-use trail connection, as well as on Mansell Road. Trail connection shall include seating areas, lighting, landscape, hardscape and trail entrance gateways at the Big Creek Greenway and North Point Parkway. Multi-use trail improvements shall not be eligible for impact fee credits. Developer shall maintain easement.

9. If the developer improves the Mansell Road Big Creek Greenway entrance with a gateway and signage, the improvements shall be eligible for impact fee credits.

10. A thermoplastic multi-use crosswalk with North Point Leaf pattern, or as approved by Staff, shall be provided at the intersection with North Point Parkway.

11. Parking lot tree islands shall comply with UDC requirements.

12. Dumpster enclosures shall have a design and materials that are compatible with primary buildings and shall be heavily screened with landscaping from the public right-of-way.

13. New internal streets shall be private and shall be substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 6/13/2019, as approved by the City's Traffic Engineer.

14. Pedestrian-scale lighting shall be provided throughout the development in compliance with North Point Placemaking Plan.

15. Landscape plan shall be approved by the Design Review Board prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.

16. Focal point feature shall be provided at project entrance from North Point Parkway and shall be consistent with monuments depicted in the City's North Point Creative Placemaking Plan, as approved by Staff.

17. Developer shall determine if any existing landscaping (trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.

18. Developer shall conduct an assessment of required landscaping and replace any dead, dying or missing landscape material, as approved by DRB.

19. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible.

20. New utilities shall be placed underground.

21. Offsite improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement.

22. It is understood that this site will be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.

23. Change of use associated with the theater building shall require City Council approval.