



DESIGN REVIEW BOARD SEPTEMBER 12, 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
- VII. PUBLIC HEARING
 - 1. 08:30 - DRB190042 North Point Mall redevelopment 1000 North Point Cir
review new construction.
- VIII. ADJOURNMENT



CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: February 25, 2019

MP-18-07 / Z-18-10 / CU-18-08 / V-18-10: Brookfield/North Point Mall

- Consideration of a request for a master plan amendment to add 'Dwelling, 'For- Rent' as a conditional use in the North Point Mall Master Plan. A rezoning is requested from PSC (Planned Shopping Center) to MU (Mixed Use) for 83.67 acres to allow for the redevelopment of the former Sears Department Store with 300 'For-Rent' units and 24,000 square feet of freestanding retail/restaurant use. A conditional use is requested to allow the proposed 'For-Rent' use. Variances are requested to eliminate the neighborhood grocery associated with 'For- Rent' use, to reduce ground-floor non-residential uses in the 'For-Rent' building and to allow enclosed amenity space in North Point Mall to count toward required amenity space. The subject property is located at 1000 North Point Circle.

Motion: Approve with Conditions, Richard
Second: Merkel
Approve: 6-1 (Burnett)

❖ Council Member Richard offered a motion to approve the MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall Redevelopment, subject to the following conditions:

1. Property depicted in Exhibit A, approximately 30 acres, shall be rezoned to MU and developed substantially similar to plan submitted by Kimley-Horn & Associates, Inc., dated 2/6/2019, and renderings, except as modified by these conditions. Applicant shall provide a legal description of the 30-acre property prior to issuance of the LDP.
2. 'Dwelling, 'For-Rent' shall be added as a conditional use in the North Point Mall Master Plan.
3. Active uses, including service retail, restaurant and office, shall be required in the 'For-Rent' building ground-floor space along the new Storefront street and shall have a first floor height of 14' and depth of 30'. Ground-floor residential walkouts shall be similar to Exhibit B. At-grade walkouts also are allowed, however doors shall be decorative and not appear as standard sliding glass doors.
4. Development regulations shall be as follows:
 - a. Commercial – Maximum 30,000 square feet of retail/restaurant use in freestanding buildings and in a minimum of 16,000 square feet of non-residential uses on the ground-floor of the 'For-Rent' building. Freestanding buildings shall be 2-stories or 40', whichever is less. Drive-through restaurants shall be prohibited. Rooftops and outdoor dining patios are encouraged and shall not count against the retail/restaurant development maximum. Remaining retail/restaurant entitlement for North Point Mall Master Plan shall be 1,237,246 square feet for outparcels and space within North Point Mall.
 - b. Office – Maximum 30,000 square feet within North Point Mall.
 - c. Residential – After July 1, 2020 up to 50% of the maximum 300 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021. 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. Studio units shall have a minimum square footage of 550 square feet. One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. 'For-Rent' block shall be as depicted in Exhibit C, Current Proposed. 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open space and infrastructure have been constructed and inspected by the City. Offsite improvements must be under construction. 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle. If construction does not commence by February 25, 2021, residential units shall revert to 'For-Sale' only.

5. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Retail
 - b. Restaurant (no drive-thru)
 - c. Office
 - d. Residential
6. Retail uses shall be those customarily accessory to or amenities for residential and office uses, restricted to the following:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Brewery or Distillery
 - g. Copy Center/Print Shop
 - h. Dry Cleaning Pick-up Station
 - i. Fitness or Dance Studio
 - j. Florist, Retail without Greenhouse
 - k. Neighborhood Grocery (min. 3,000 SF)
 - l. Office Supply Store (not to exceed 2,000 SF)
 - m. Package Shipping/Mail Box Store
 - n. Pet grooming/pet day care
 - o. Restaurant (no drive-thru)
 - p. Retail Sales and Services Establishment (Includes financial services, special event space, live music and other performance venues and technology-based entertainment; a maximum of 10,000 sf)
 - q. Shop or Studio, Craftsman/Artist
 - r. School, Commercial (Includes Day Care)
 - s. Spa Services (with approval of a conditional use permit)
 - t. Sport event space

- u. Uses similar to above as approved by Staff
 - v. Internal recreational uses (maximum of 10,000 sf)
7. The 2 new internal streets shall meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.
 8. Minimum 14.67 acres of open space (8.37 acres civic space and 6.30 acres amenity space), consisting of trails, park overlooks, community gardens, passive recreation areas, event space, parks, etc. shall be provided, as depicted on the 2/6/2019 zoning plan. 4.02 acres of common area inside North Point Mall shall be counted as amenity space, if those areas are renovated/improved, including a new playground area, food court and other internal activated courtyard spaces, prior to final Certificate of Occupancy (CO) for 'For-Rent' buildings.
 9. Trail depicted along North Point Circle shall be striped and painted for a 2-way bicycle path, including min. 3' wide protective buffer (striping with delineators every 25') between the vehicular travel lane and the bicycle path, with final design approved by Staff similar to Exhibit D.
 10. Developer shall construct a City approved MARTA bus shelter on public right-of-way at existing bus stop at corner of North Point Parkway and at the northernmost access road to the Mall.
 11. Developer shall accommodate a 30' access area through the civic space for a possible future private roadway extension. Area shall be depicted on LDP plans and may be used until development of the balance of the property for green space or openspace.

Design Conditions:

12. Site access driveway at the intersection of North Point Drive and North Point Circle requires special attention to pedestrian and bicycle access. Geometrics, lighting, and materials shall provide emphasis on the pedestrian environment and safety, as approved by the City Transportation Engineer. Assuming the City owns the right-of-way, this Plan shall include a 10' sidewalk, 6' planting strip and decorative pedestrian lighting with the right-of-way spanning the distance to the storm water park on the south side and to the hotel curb cut on the north side. Applicant will receive impact fee credits for off-site work within the City right-of-way.
13. Developer shall meet EcoDistrict measures as requested on Page 6 of the applicant's letter of intent, dated December 21, 2018 (Exhibit E). Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
14. Applicant shall construct Phase 1 of the stormwater park improvements that are shown on Exhibit F, including trails, landscaping and overlooks with final approval by Staff. Other than the detention ponds themselves and waterways which feed it, the balance of the Phase 1 tract shall be dedicated to and maintained by the City. Developer and the City will enter into a mutually agreed upon maintenance agreement. Developer and other pond owner shall remain solely and exclusively responsible for maintenance of the detention ponds and

waterways which feed it. Impact fee credits will be provided for the off-site public park improvements as approved by Staff.

15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across North Point Circle. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
16. The greenspace denominated as Plaza 3 on the Plan shall be designed to incorporate a water feature, sculpture or similar focal point feature, as approved by DRB and prior to LDP. Approval and construction of the focal point feature shall be required concurrent with the CO.
17. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.
18. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A minimum of one 10' sculpture shall be incorporated into the site.
19. Prior to LDP, applicant shall submit for approval a document to be entitled 'North Point Mall Redevelopment Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2018 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the North Point Drive/North Point Circle intersection with the new private road.
20. Architecture shall require DRB approval. All buildings must be oriented to the new street aligned with North Point Drive or green or other open space. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall be screened from new streets or North Point Circle. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views. Residential buildings shall contain a minimum of 30% brick or stone on all sides facing publicly accessible streets as per Exhibit G. A porch or balcony feature shall wrap corners of buildings along the new Main street with brackets. These corners shall have significant architectural features. The residential building visible at the end of the green shall include a roof variation visible from the view corridor which may be accomplished by using the "sails" on the other residential buildings or main mall building in an artistic manner, see Exhibit H.
21. Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned open space areas.
22. Alcohol license distance requirements from residential development shall be waived.

23. Rooftop signs are encouraged and shall be permitted, with approval by DRB.

24. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-18- 07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall"

25. Minimum 10' landscape strip shall be required along North Point Circle adjacent to the 'For-Rent' tract and provide a visual screen of the 'For-Rent' surface parking lot. Shall include the required landscape strip materials, as well as parking lot screening materials.

Other Conditions:

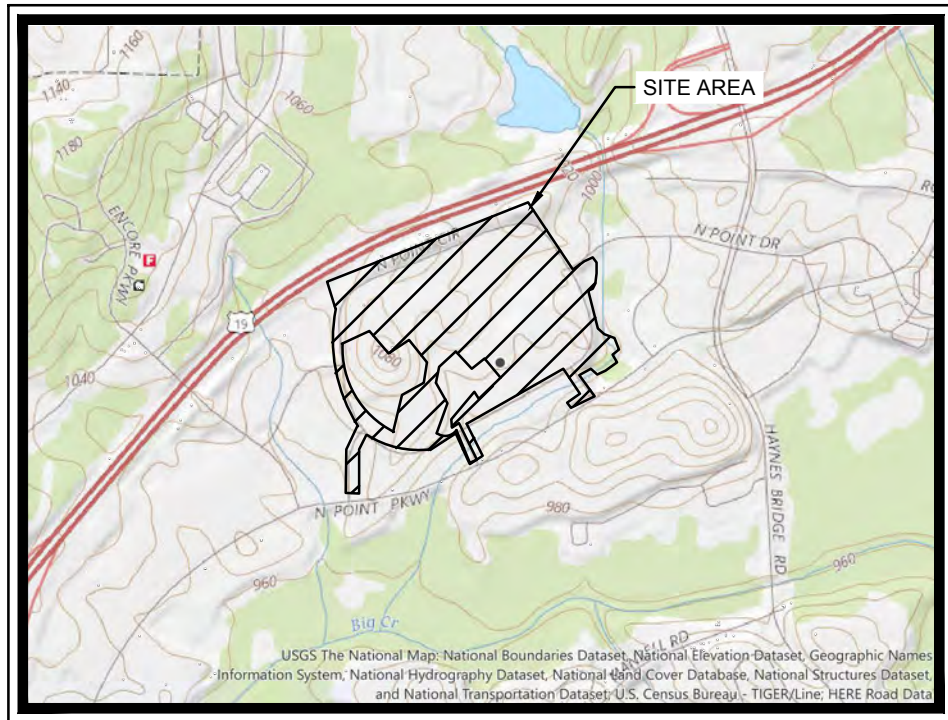
26. Developer shall try to include at least 1 roof-top amenity within the non-residential portion of the development. A minimum 10' kinetic/mobile sculpture shall be added to the roof of building if a rooftop amenity is not incorporated.

27. Provide detailed street planting for North Point Circle and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain landscape trees, if possible, as approved by DRB.

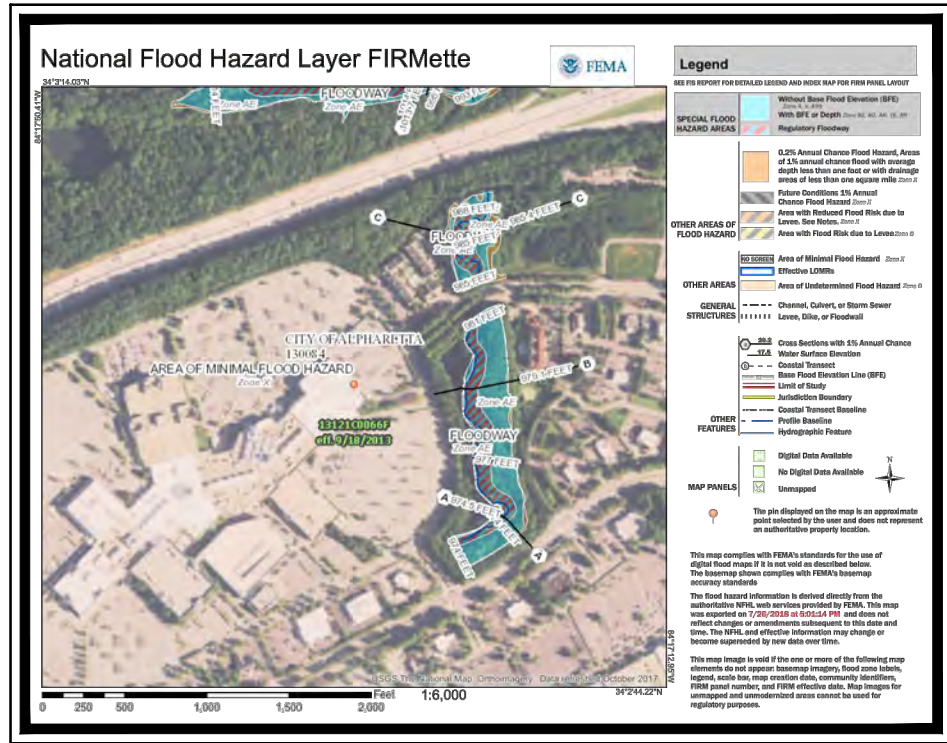
28. Developer's financial responsibility for offsite improvements shall not exceed its impact fees, nor shall credits be given for submitted EcoDistrict improvements or meeting minimum open space requirements.

29. It is acknowledged that the approved Site Plan may be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by the Developer. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.

F

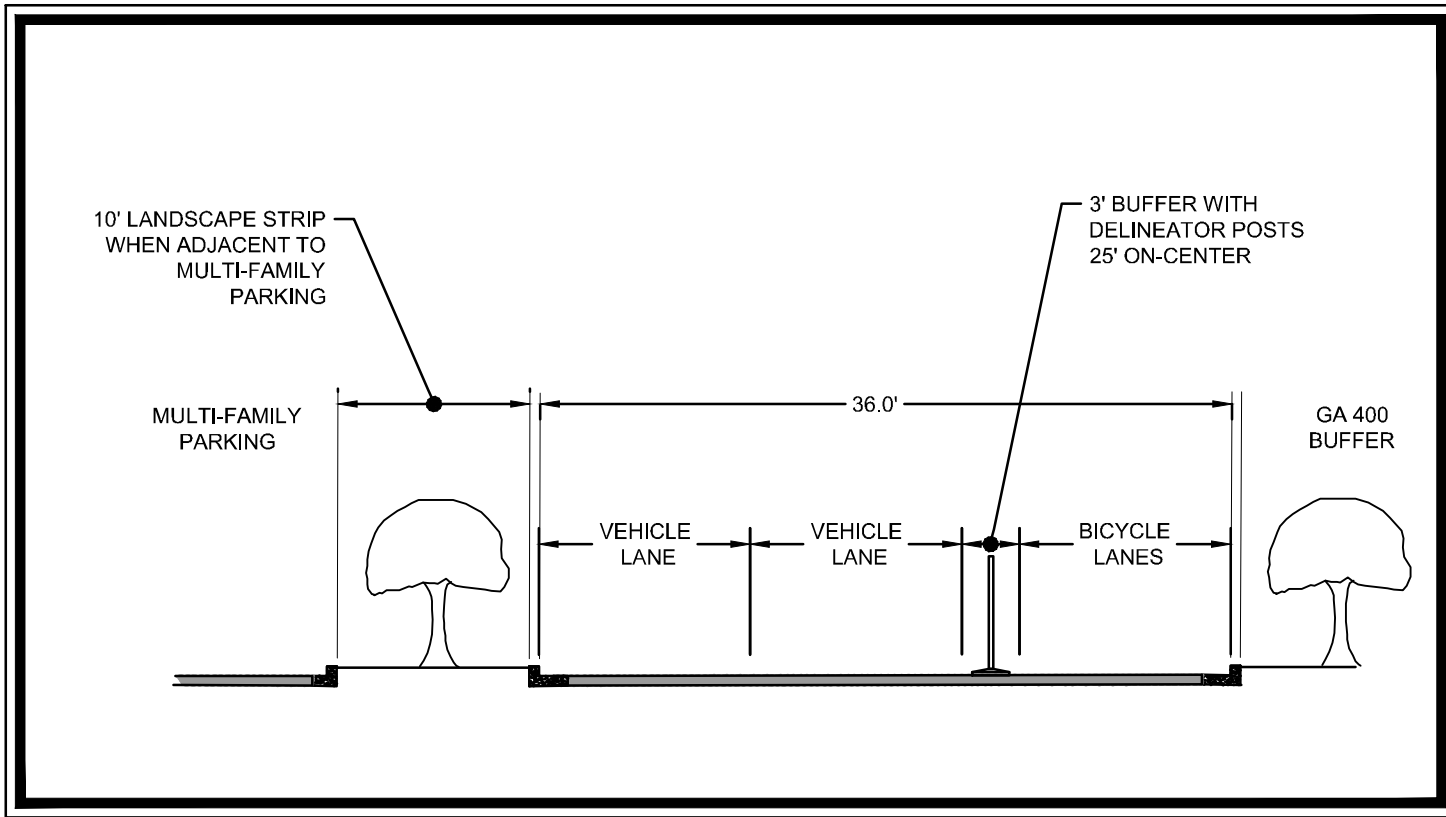


VICINITY MAP
N.T.S.

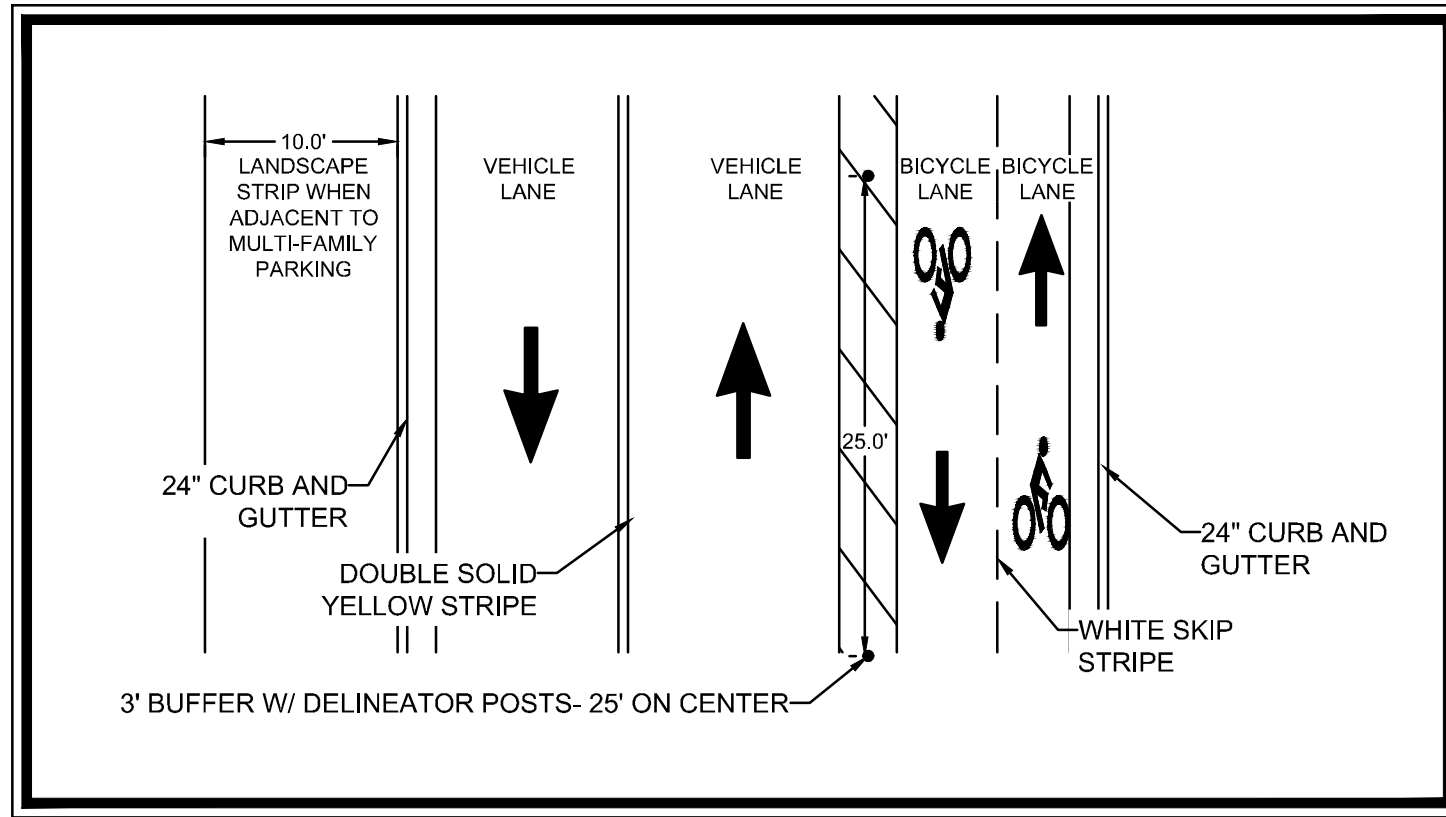


FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0066F DATED 09/18/2013

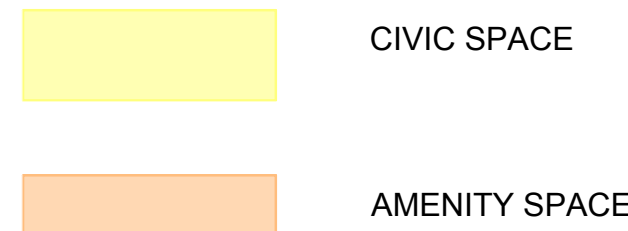


SECTION A-A
N.T.S.



NORTH POINT CIRCLE BICYCLE PATH STRIPING
N.T.S.

OPEN SPACE LEGEND



NORTH POINT MALL SITE DATA TABLE:

ZONING: MU W/ MASTER PLAN, CONDITIONAL USE PERMITS AND VARIANCES WITHIN NORTH POINT OVERLAY

Existing Mall Total Area (Includes Dillard's and Von Maur): 4,293,709.2 SF or 98.57 acres
Proposed Area to be Rezoned: 3,644,718.2 SF or 83.67 acres

EXISTING

Note: Areas exclude Dillard's and Von Maur

Total Gross Leasable Area:	886,502 SF
Total Entertainment Area (Theatre):	46,080 SF
Total Mall Non-Public Areas (back of house, etc.):	29,862 SF
Total Mall Office Areas:	14,389 SF
Total Public Space (common areas, food court and restrooms):	175,112 SF
Total Mall Interior Area:	1,151,845 SF
Total Restaurant Area (Cheesecake Factory):	10,300 SF
Total Gross Floor Area:	1,162,145 SF
Existing Parking:	5,210 spaces

Proposed

Note: Excludes Dillard's, Von Maur and Sear's. All areas are gross areas.

Total Mall Leasable Retail Area:	706,348 SF
Total Entertainment Area (Theatre):	46,080 SF
Total Mall Non-Public Areas (back of house, etc.):	29,862 SF
Total Proposed Office Space:	39,557 SF
Total Public Space (common areas, food court and restrooms):	175,112 SF
Total Mall Interior Area:	996,959 SF
Total Restaurant Area (Cheesecake Factory):	10,300 SF
Total Proposed Detached Restaurant/Retail Areas:	24,000 SF
Total Proposed Multifamily Area (300 Units):	341,236 SF
Total Gross Floor Area:	1,372,495 SF

Parking

Note: Excludes Dillard's, Von Maur and Sear's.

Existing Parking Remaining:	3,922 spaces
Proposed:	
Multifamily:	492 spaces
Additional Parallel Parking:	16 spaces
Total Proposed:	508 spaces
Required:	
Multifamily - 300 Units	
(2 spaces/unit + 1 space for every 20 units @ 20 % reduction per North Point Overlay):	492 spaces
Restaurant/Retail - Assuming 24,000 sf Restaurant (1 space/100sf @20% reduction per North Point Overlay):	192 spaces
Total Minimum Required:	684 spaces
Total Parking on Site:	4,430 spaces

Kimley»Horn



SCALE:	AS SHOWN
DRAWN BY:	ANM
DESIGNED BY:	IDK
CHECKED BY:	GW

CLIENT: BROOKFIELD PROPERTIES
350 N ORLEANS ST. SUITE 300,
CHICAGO, IL 60654

PROJECT: 6000 NORTH POINT CIRCLE
ALPHARETTA, GA 30022

TITLE: ZONING SITE PLAN

DATE: 2/6/2019
PROJECT NO.: 013166000
SHEET NUMBER

RZ-1

OPEN SPACE CIVIC

OPEN SPACE LEGEND

CIVIC SPACE

VICINITY MAP

N.T.S.

FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0066F DATED 09/18/2013

OPEN SPACE DATA

PROPOSED AREA TO BE REZONED: 83.67 AC

REQUIRED OPEN SPACE CALCULATIONS

MULTIFAMILY DENSITY = 300 UNITS
*300 UNITS/83.67 AC = 3.58 UNITS/ACRE

CIVIC SPACE: 10% MIN OF GROSS ACREAGE

0.1 X 83.67 AC = 8.37 ACRES (364,597 SF)

AMENITY SPACE: 5% OF GROSS ACREAGE

0.05 X 83.67 AC = 4.18 ACRES (182,081 SF)

TOTAL OPEN SPACE: 15% OF GROSS ACREAGE

0.15 X 83.67 AC = 12.55 ACRES (546,678 SF)

PROPOSED OPEN SPACE

CIVIC SPACE

PARK/PARK OVERLOOKS

PONDS/OBSERVATION PLATFORM: 2.90 ACRES (126,488 SF)

10' WALK FROM MARTA TO AMC: 0.27 ACRES (11,761 SF)

NORTH POINT CIRCLE BICYCLE PATH: 1.19 ACRES (52,000 SF)

PLAZAS/POCKET PARKS/PLAYGROUND

NON-RESIDENTIAL: 2.39 ACRES (103,978 SF)

RESIDENTIAL: 0.66 ACRES (28,750 SF)

POCKET PARKS SURROUNDING MALL: 1.02 ACRES (44,431 SF)

TOTAL: 8.43 ACRES; 367,408 SF

AMENITY SPACE

MF BALCONIES: 0.47 ACRES (20,400 SF)

OUTDOOR DINING: 0.19 ACRES (8,276 SF)

EVENT LAWN AND SPORT FIELDS: 0.45 ACRES (19,602 SF)

POOL AREAS/HARDSCAPE

POOL COURTYARD/COURTYARD: 0.57 ACRES (24,829 SF)

MF AMENITY AREA: 0.60 ACRES (25,971 SF)

EXISTING MALL INTERIOR (PLAYGROUND, WALKING/Common Areas, Food Court)

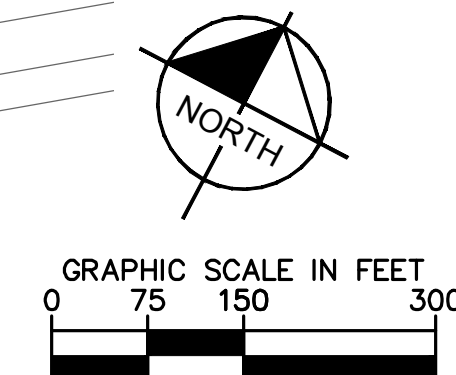
LEVEL 1: 1.91 ACRES (83,200 SF)

LEVEL 2: 2.11 ACRES (91,911 SF)

TOTAL: 6.30 ACRES; 274,190 SF

TOTAL OPEN SPACE: 14.73 ACRES; 641,598 SF (17.60%; 2.60% OVER REQUIRED PERCENTAGE)

2-6-2019



Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM



SCALE: AS SHOWN
DRAWN BY: ANM
DESIGNED BY: ANM
CHECKED BY: GW

CLIENT: **BROOKFIELD PROPERTIES**
350 N ORLEANS ST. SUITE 300,
CHICAGO, IL 60654

PROJECT: **6000 NORTH POINT CIRCLE**
ALPHARETTA, GA 30022
TITLE: **ZONING SITE PLAN**
CIVIC SPACE

DATE: 2/6/2019
PROJECT NO.: 013166000
SHEET NUMBER: **RZ-3**

Kimley-Horn

CONCEPT STRATEGY

CONCEPTUAL FRAMEWORK

Drawing on information from the Core Team and public workshops and utilizing North Point area's existing market potential and projected demand as a basis, conceptual frameworks were created to help organize public priorities. One framework, the Green Space Network, was created to identify opportunities regarding the lack of accessibility to green space coupled with a desire to transform the area into a more walkable place. Two more framework diagrams delineate Opportunity Areas, that identify 1st tier priority and 2nd tier priority sites for redevelopment and redevelopment.

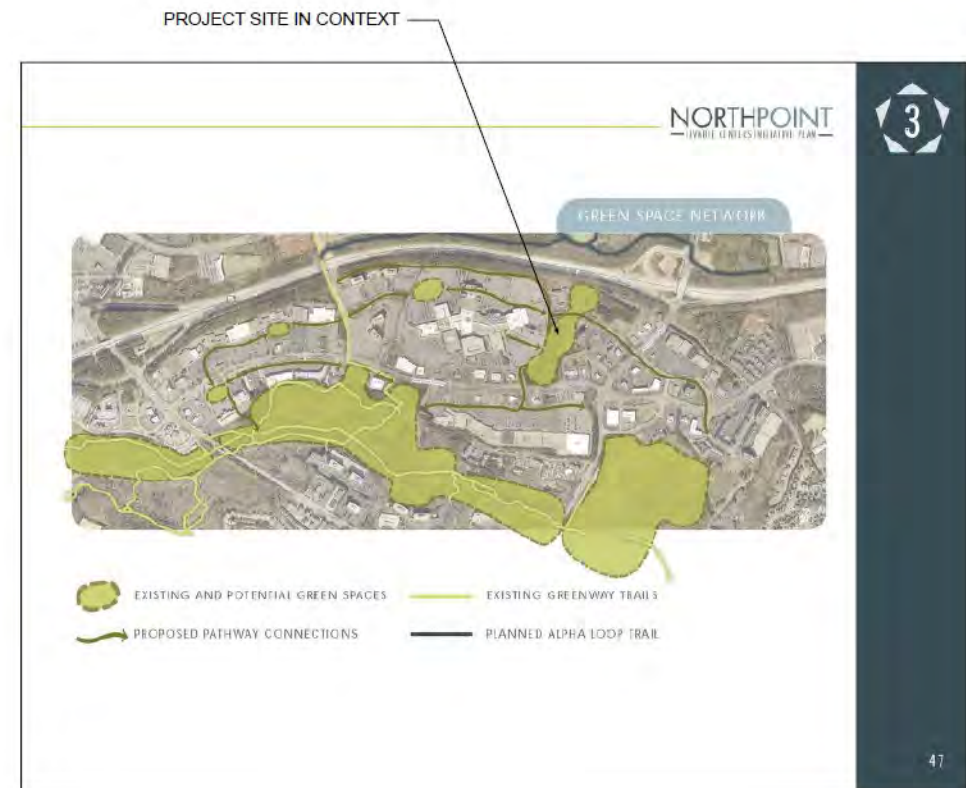
EXPANDING GREEN SPACE

Building from the Big Creek Greenway, there is a significant opportunity to develop a green space network that can distinguish and enhance the district. This includes potential ecological features along the North Point corridor, pocket parks, and pathway connections that can provide much needed connectivity and bicycle/pedestrian accessibility. This green space network can provide both passive spaces and innovative active uses, including art, sculpture, and play elements.

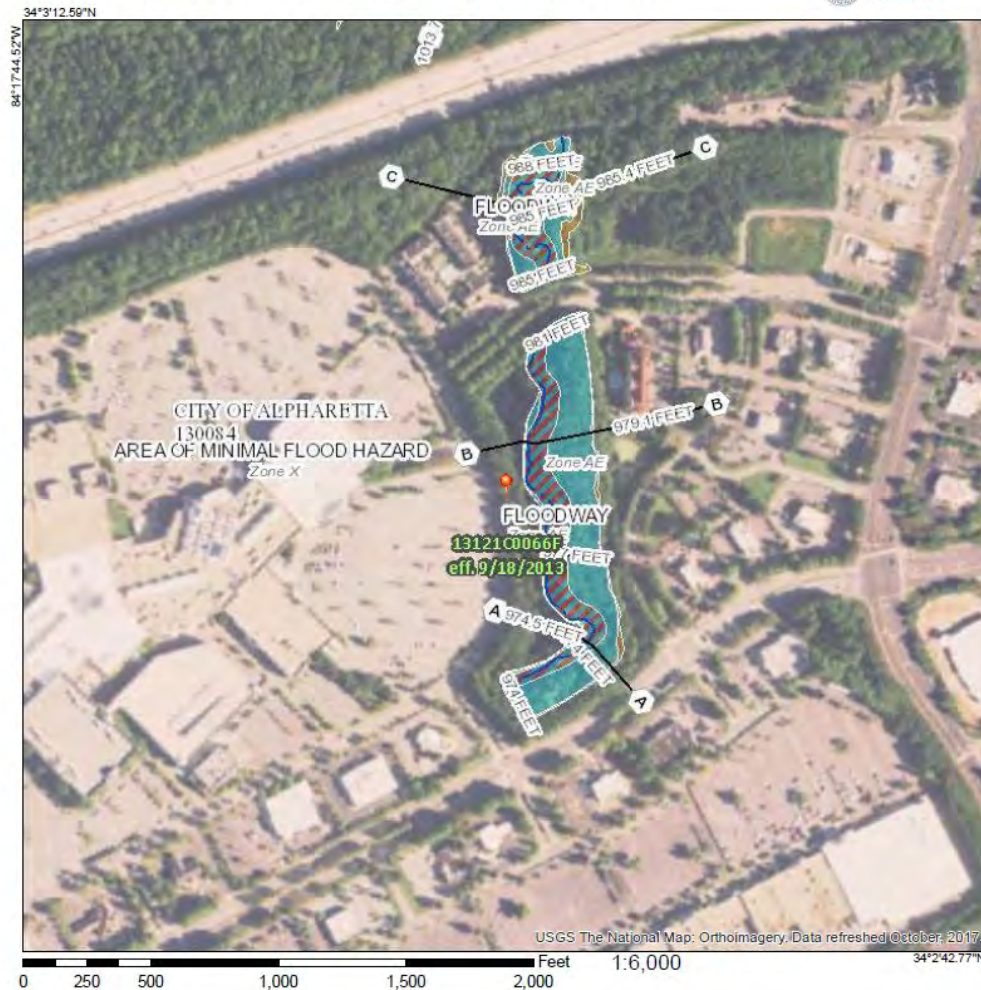
Specifically, green space projects envisioned include:

- Creating pocket parks in parking lots of businesses susceptible to change or redeveloping in the near or mid-term future to re-green the area.
- Transforming the existing stormwater detention facility directly northeast of North Point Mall into an expansive park with **dedicated event space and an approachable stormwater pond.**
- Locating green pathway connections to strategically break-up retail strips and provide greater connectivity and access to the Big Creek Greenway.
- Continuing to add green connections where appropriate to **develop an ecological fabric that complements North Point's retail fabric.**

GUIDING PRINCIPLES

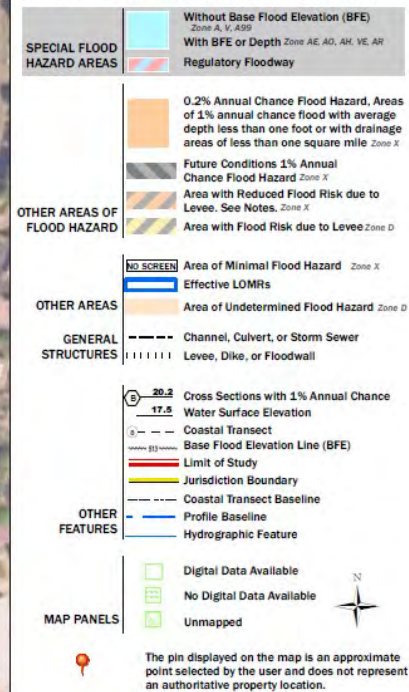


National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/1/2019 at 10:09:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NORTH POINT MALL PARK

ALPHARETTA, GEORGIA

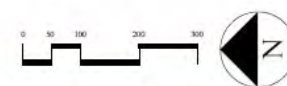
FEBRUARY 06, 2019

EXISTING CONDITIONS



NORTH POINT MALL PARK

ALPHARETTA, GEORGIA



FEBRUARY 06, 2019

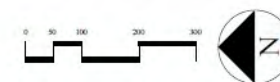
SITE ANALYSIS

• OPPORTUNITIES AND CONSTRAINTS



NORTH POINT MALL PARK

ALPHARETTA, GEORGIA



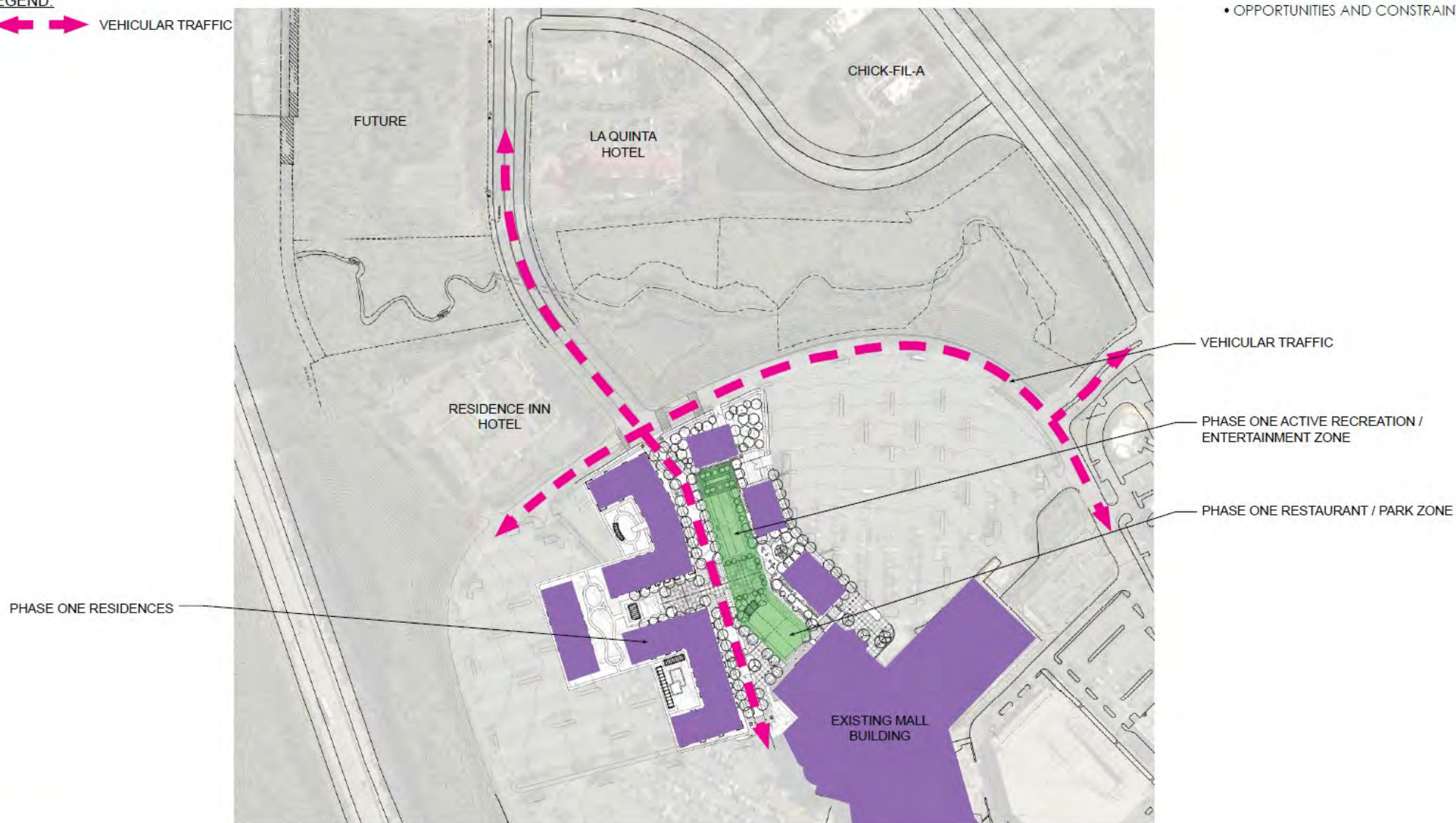
FEBRUARY 06, 2019

LEGEND:

← → VEHICULAR TRAFFIC

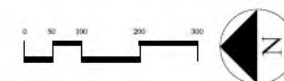
SITE ANALYSIS

• OPPORTUNITIES AND CONSTRAINTS



NORTH POINT MALL PARK

ALPHARETTA, GEORGIA



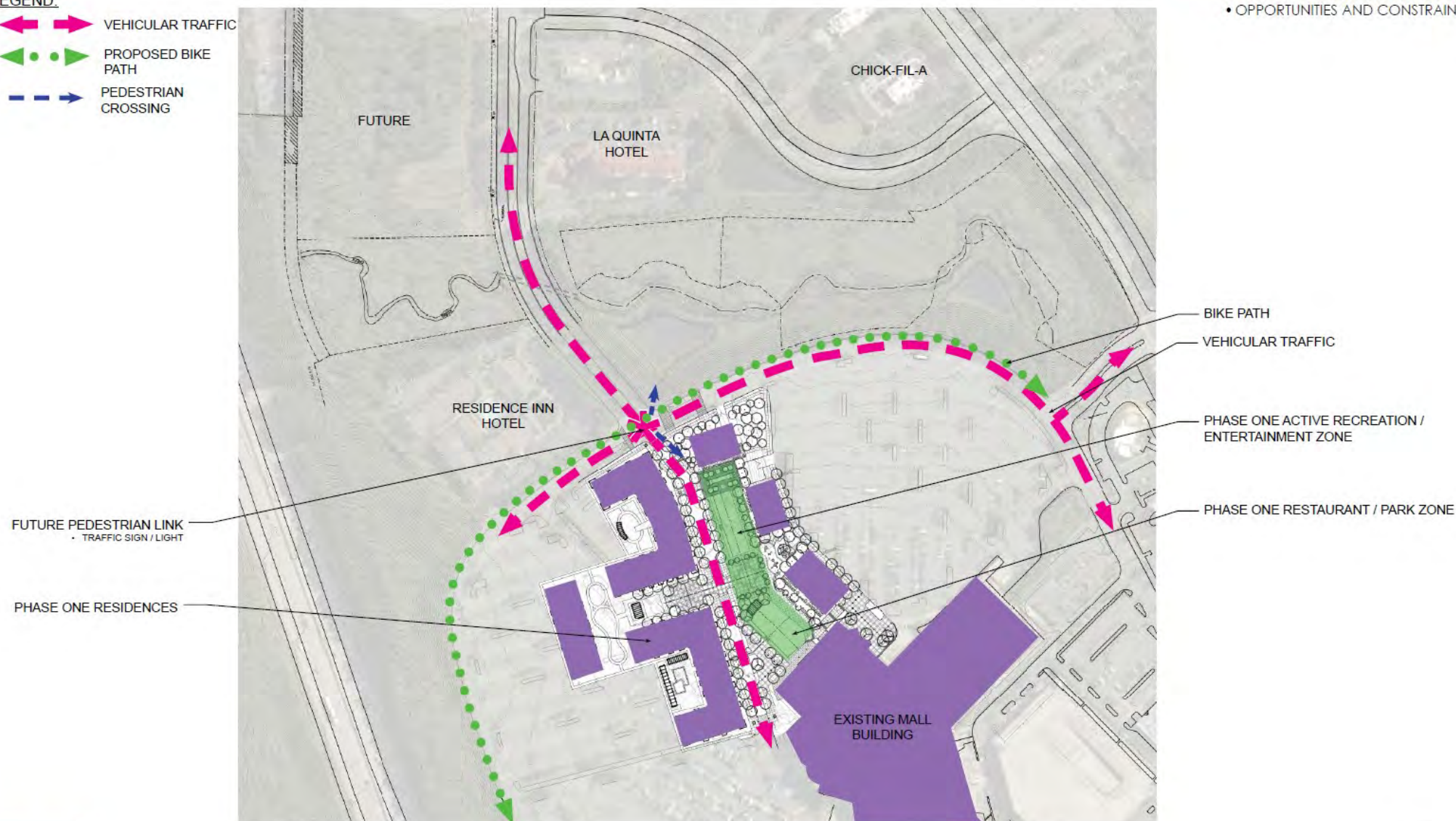
FEBRUARY 06, 2019

LEGEND:

-  VEHICULAR TRAFFIC
-  PROPOSED BIKE PATH
-  PEDESTRIAN CROSSING

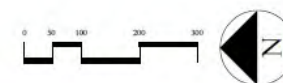
SITE ANALYSIS

- OPPORTUNITIES AND CONSTRAINTS



NORTH POINT MALL PARK

ALPHARETTA, GEORGIA



FEBRUARY 06, 2019

LEGEND:

-  VEHICULAR TRAFFIC
-  PROPOSED BIKE PATH
-  PEDESTRIAN CROSSING
-  PARK SITE
-  EXISTING GRAVEL PATH

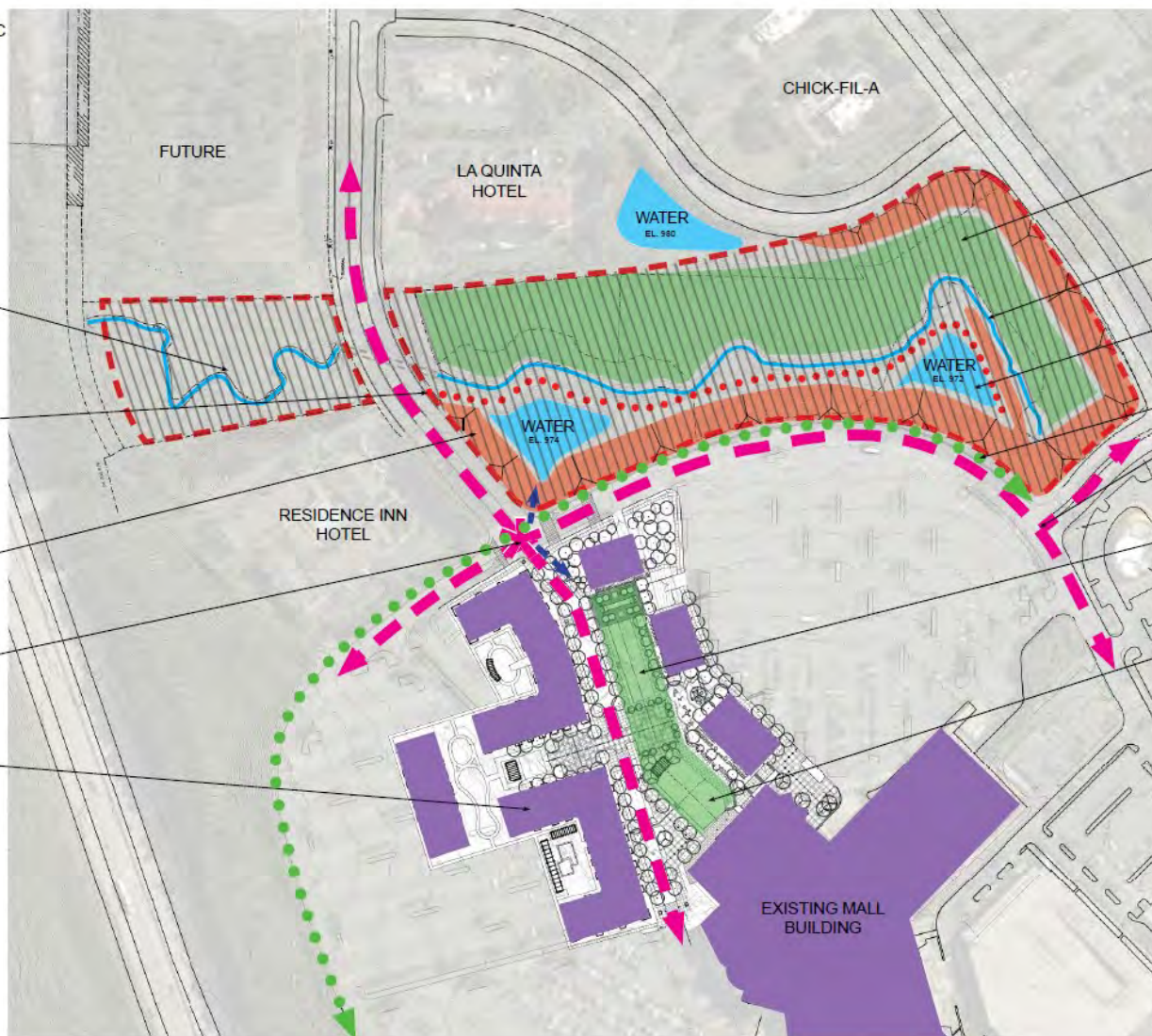
ADDITIONAL OPEN SPACE

GRAVEL / DIRT VEHICULAR
ACCESS PATH FOR
MAINTENANCE

STEEP SLOPES
• 2:1 TYPICAL

FUTURE PEDESTRIAN LINK
• TRAFFIC SIGN / LIGHT

PHASE ONE RESIDENCES



SITE ANALYSIS

- OPPORTUNITIES AND CONSTRAINTS

FLATTER AREA
• FLOODPLAIN
• EL. 976

EXISTING STREAM COURSE

EXISTING DETENTION AREAS

BIKE PATH

VEHICULAR TRAFFIC

PHASE ONE ACTIVE RECREATION /
ENTERTAINMENT ZONE

PHASE ONE RESTAURANT / PARK ZONE

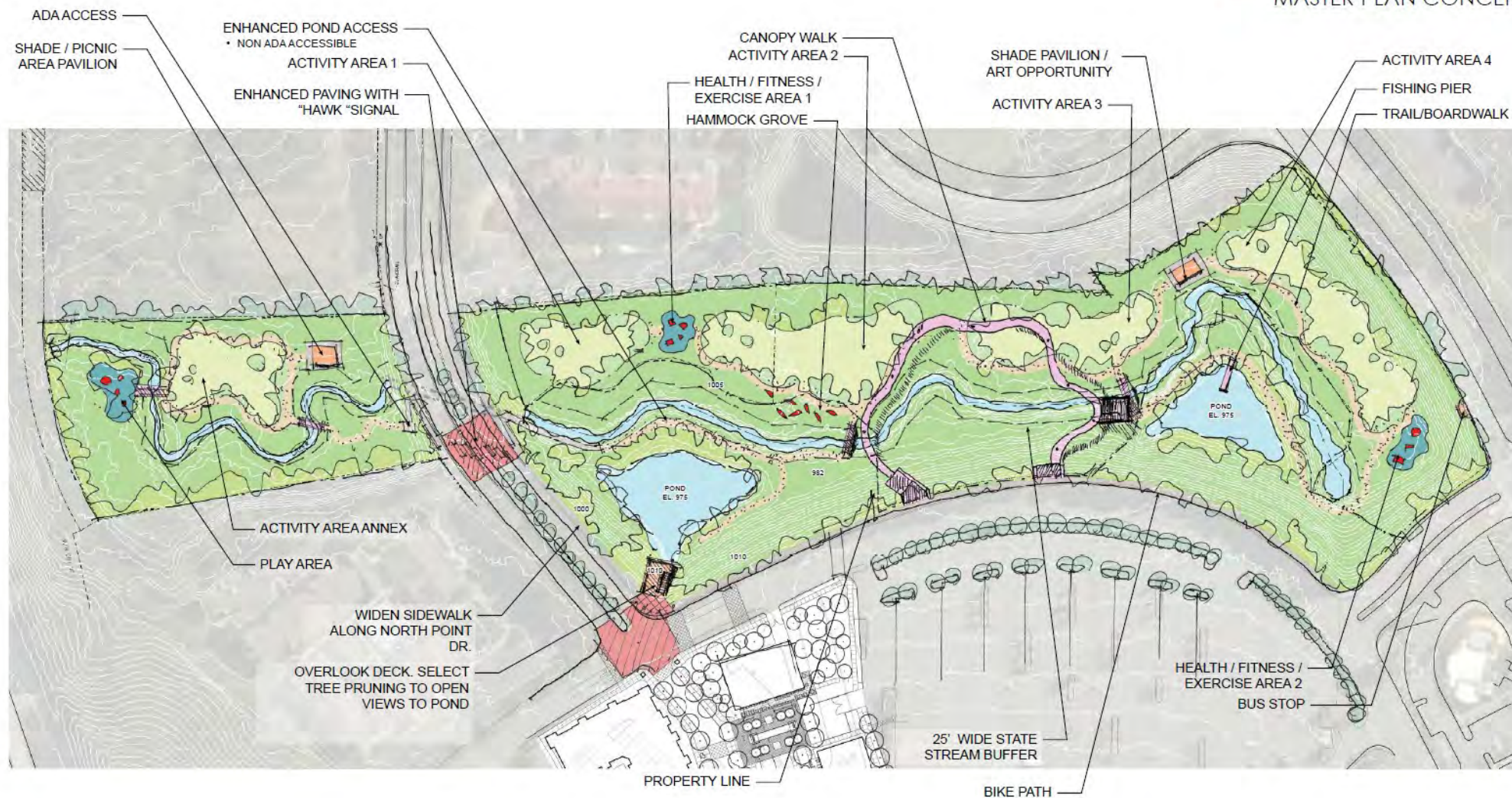
NORTH POINT MALL PARK

ALPHARETTA, GEORGIA



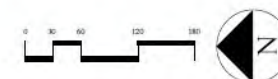
FEBRUARY 06, 2019

MASTER PLAN CONCEPT



NORTH POINT MALL PARK

ALPHARETTA, GEORGIA

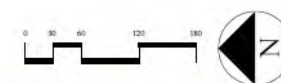
SITE
solutions

FEBRUARY 06, 2019



NORTH POINT MALL PARK

ALPHARETTA, GEORGIA



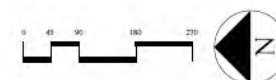
FEBRUARY 06, 2019

PHASE I - NORTH DETENTION
PARK ENLARGEMENT



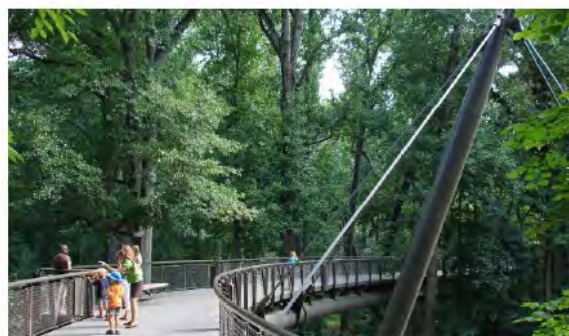
NORTH POINT MALL PARK

ALPHARETTA, GEORGIA



FEBRUARY 06, 2019

INSPIRATION IMAGERY

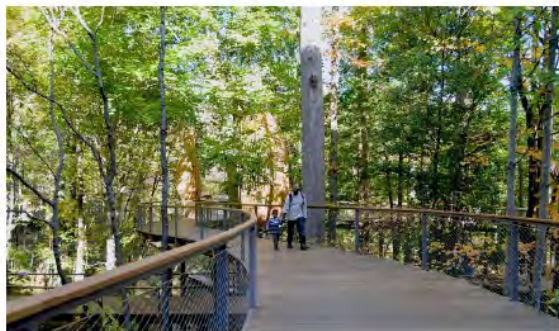


NORTH POINT MALL PARK

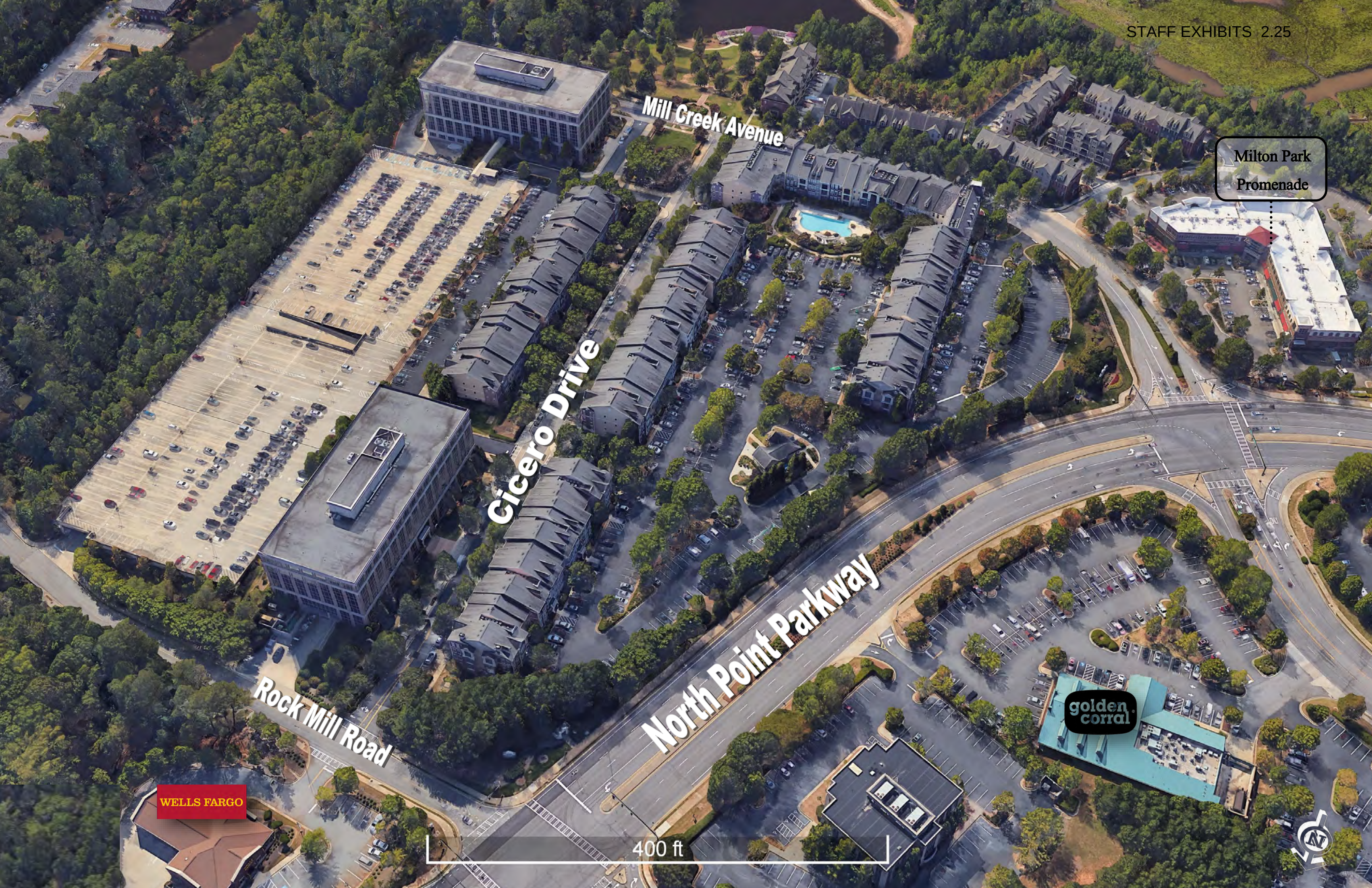
ALPHARETTA, GEORGIA

FEBRUARY 06, 2019

INSPIRATION IMAGERY







Mill Creek Avenue

Milton Park
Promenade

Cicero Drive

North Point Parkway

Rock Mill Road

WELLS FARGO

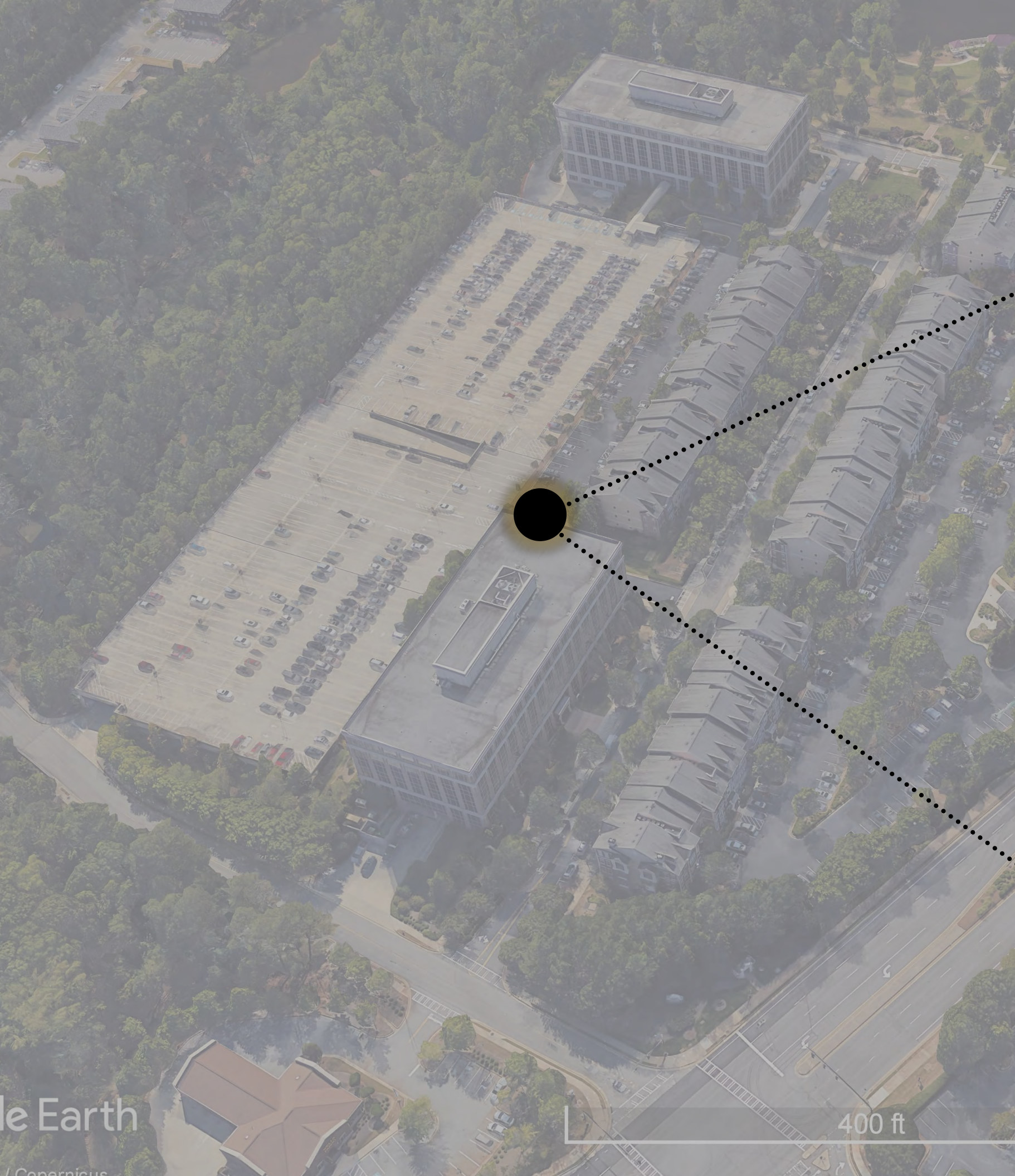
golden
corral

400 ft





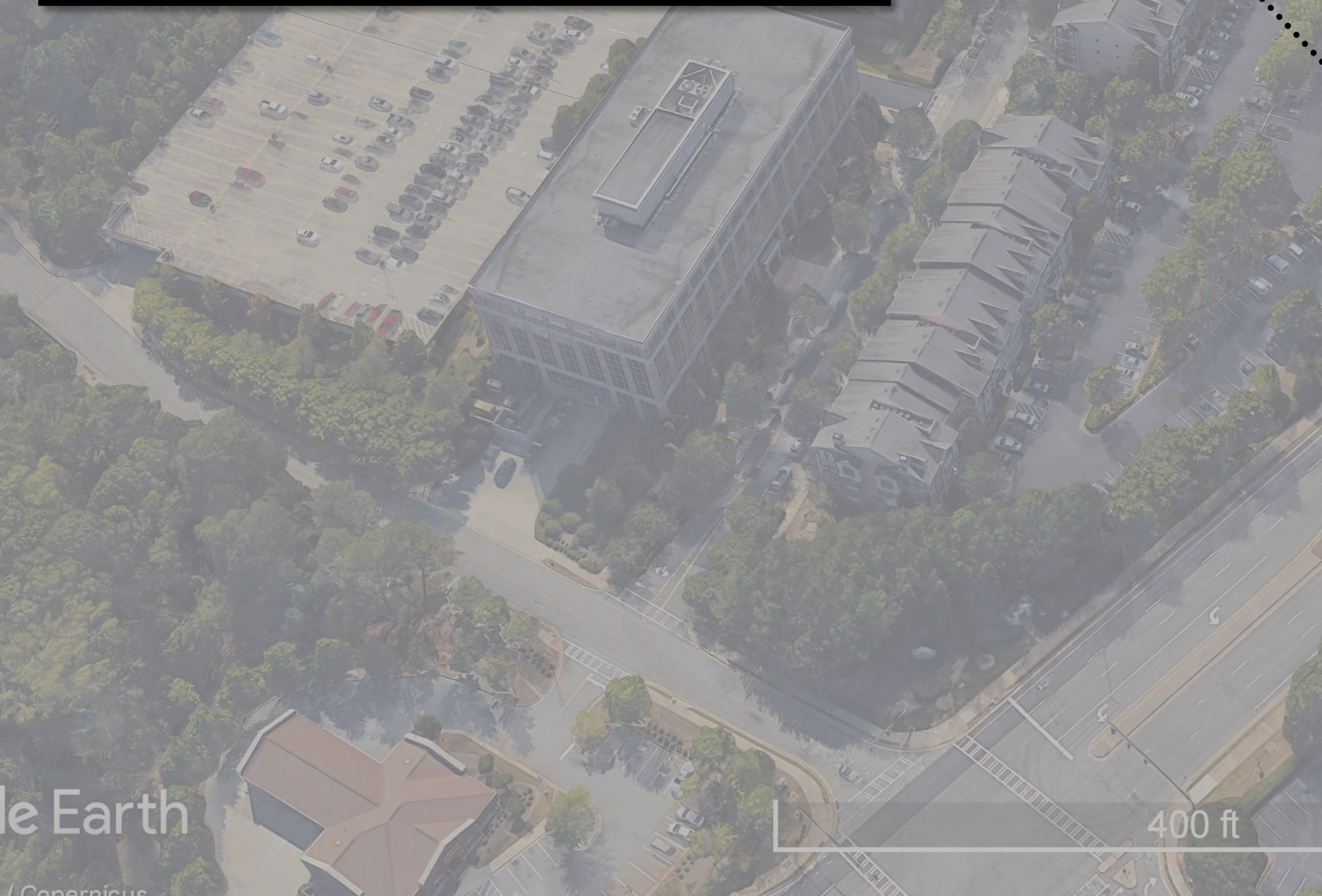




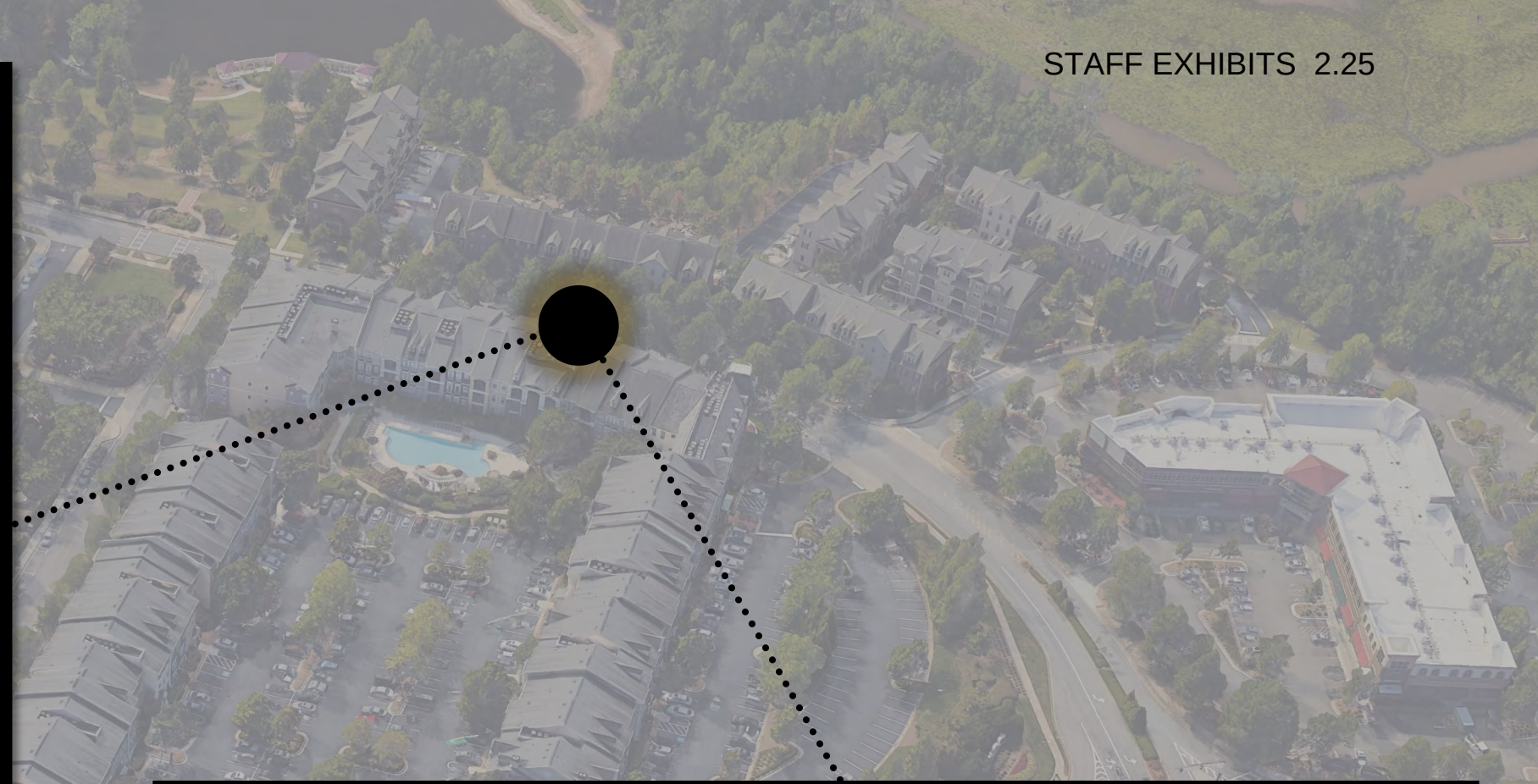
STAFF EXHIBITS 2.25











North Point Parkway

Cicero Drive

Milton Creek Avenue

100 ft

STAFF EXHIBITS 2.25



C. EcoDistrict Point Calculation/Ecopoints Analysis

The Northpoint LCI Overlay requires every new development to have a certain number of eco-points, i.e. measures which are environmentally sensitive or protective. A project of this size requires at least ten eco-points. These points are summarized as follows:

	<u>Measures</u>	<u>range allowed</u>	<u>requested</u>
1.	Green Building (all)	3-5 points	5
2.	Water efficiency in Building Design	2	2
3.	Bio-retention	2	2
4.	Transportation Demand Mgt (provision of bicycle rentals, electric vehicle charging stations, and accommodation of future MARTA Bus rapid transit station)	2-3	3
5.	Consolidated Open Space (plaza, fountain, event space, spanish steps, sports fields)	2	2
6.	Sustainable Landscaping	1	1
7.	Enhanced bicycle Amenities (storage & 200% bicycle parking requirements)	1-2	1
8.	Alternative Transportation measure (designated Uber stop x 2)	1-2	2
9.	Additional Landscaped Civic space (11.3% in excess of requirement)	1-5	5
10.	Alternative measures: Park overlooks, Walkway to future MARTA bridge, multiuse pedestrian and bicycle trail.	1-3	3
TOTALS		20-31	26

Current Proposed



Conceptual

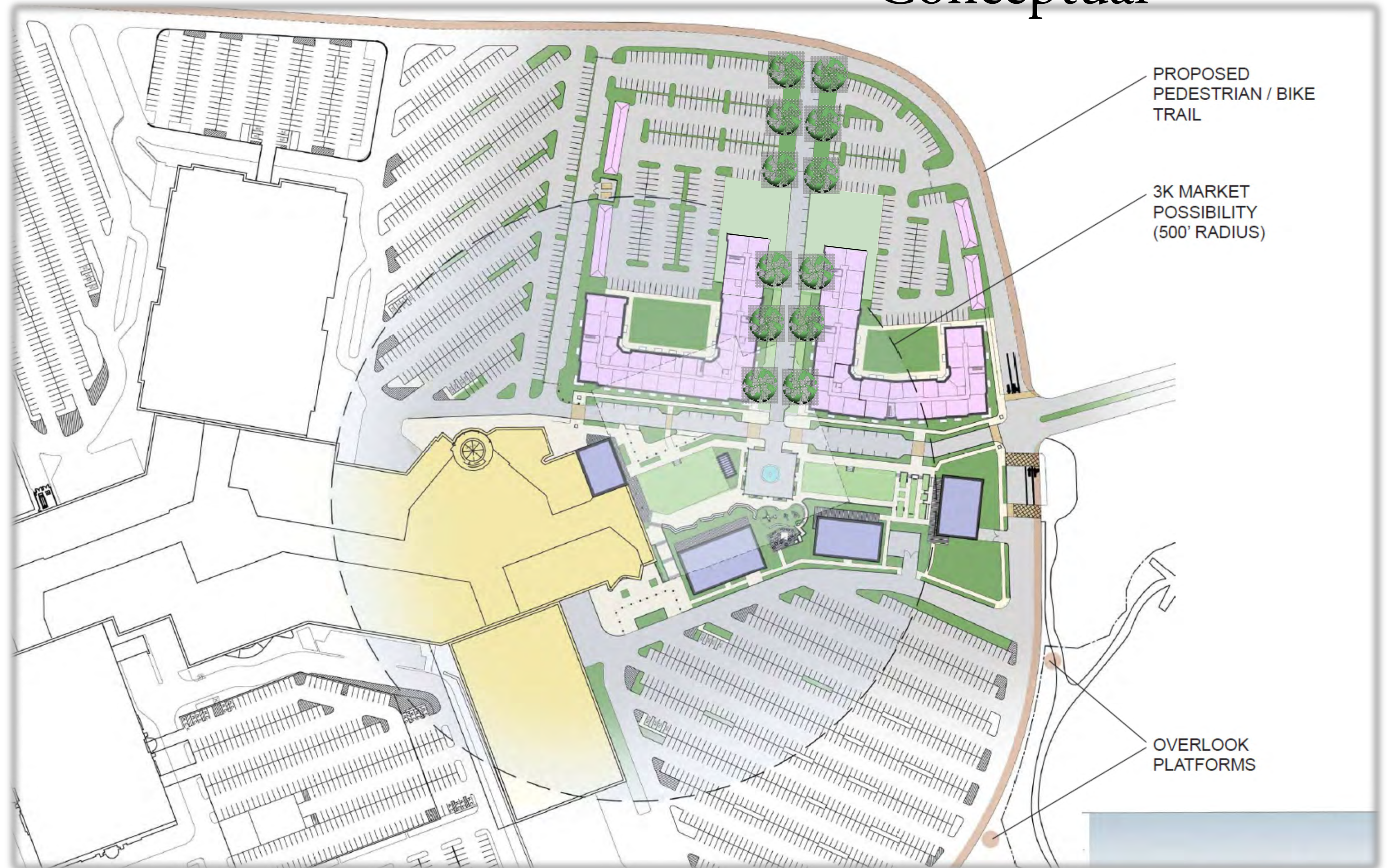
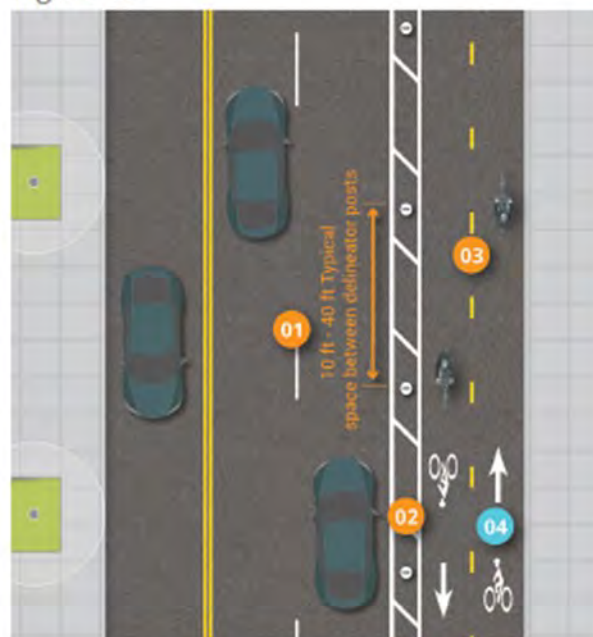




Figure 12



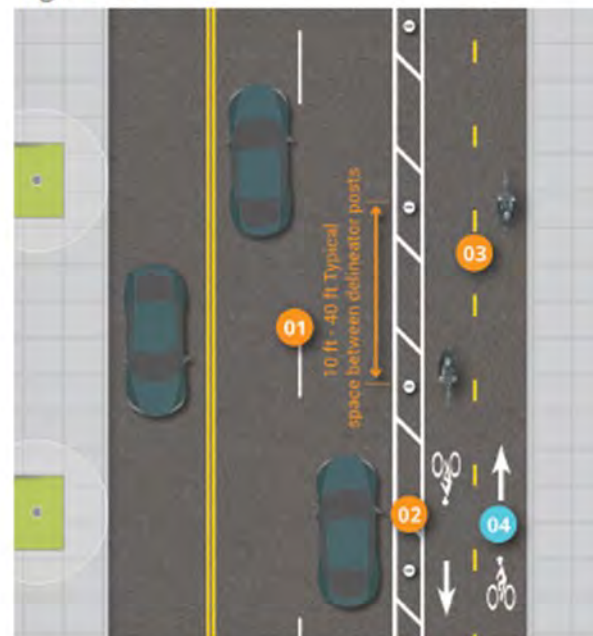
See guidance on
Forms of Separation page 83

12 ft
Preferred

- 01 Due to operational and user expectations, this design is best used when there is no room for separated bike lanes on both sides of the street.
- 02 For further guidance on buffer selection and installation, see page 83.
- 03 A centerline to separate the two-way bicycle traffic marked in accordance with the MUTCD (2009).
- 04 For further guidance on typical signs and markings for separated bike lanes, see page 127



Figure 12



NOT TO SCALE

See guidance on
Forms of Separation page 8312 ft
Preferred

- 01 Due to operational and user expectations, this design is best used when there is no room for separated bike lanes on both sides of the street.
- 02 For further guidance on buffer selection and installation, see page 83.
- 03 A centerline to separate the two-way bicycle traffic marked in accordance with the MUTCD (2009).
- 04 For further guidance on typical signs and markings for separated bike lanes, see page 127

EXHIBIT

B







01.28.2019

2107

2105

01.28.2019



01.28.2019



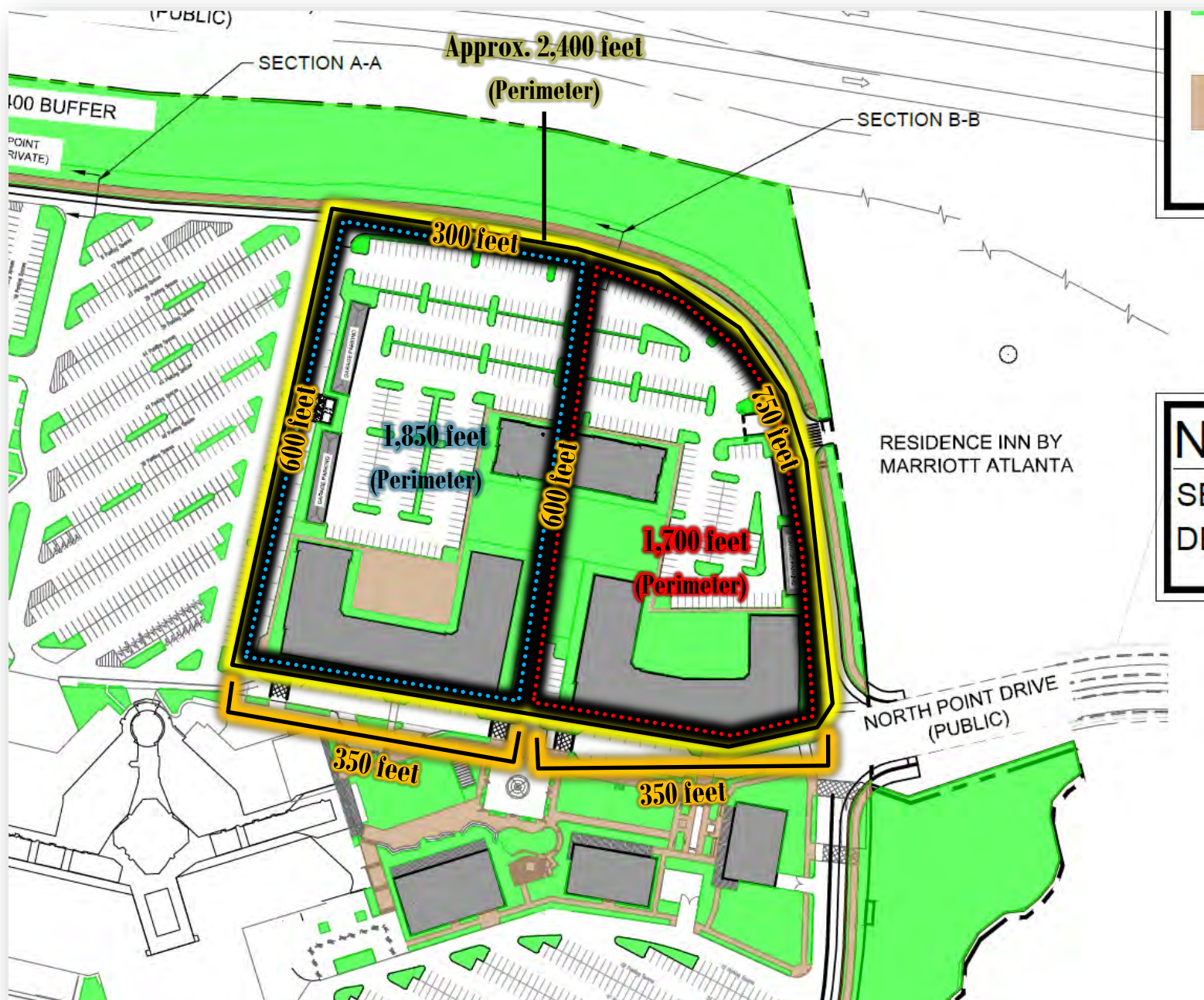
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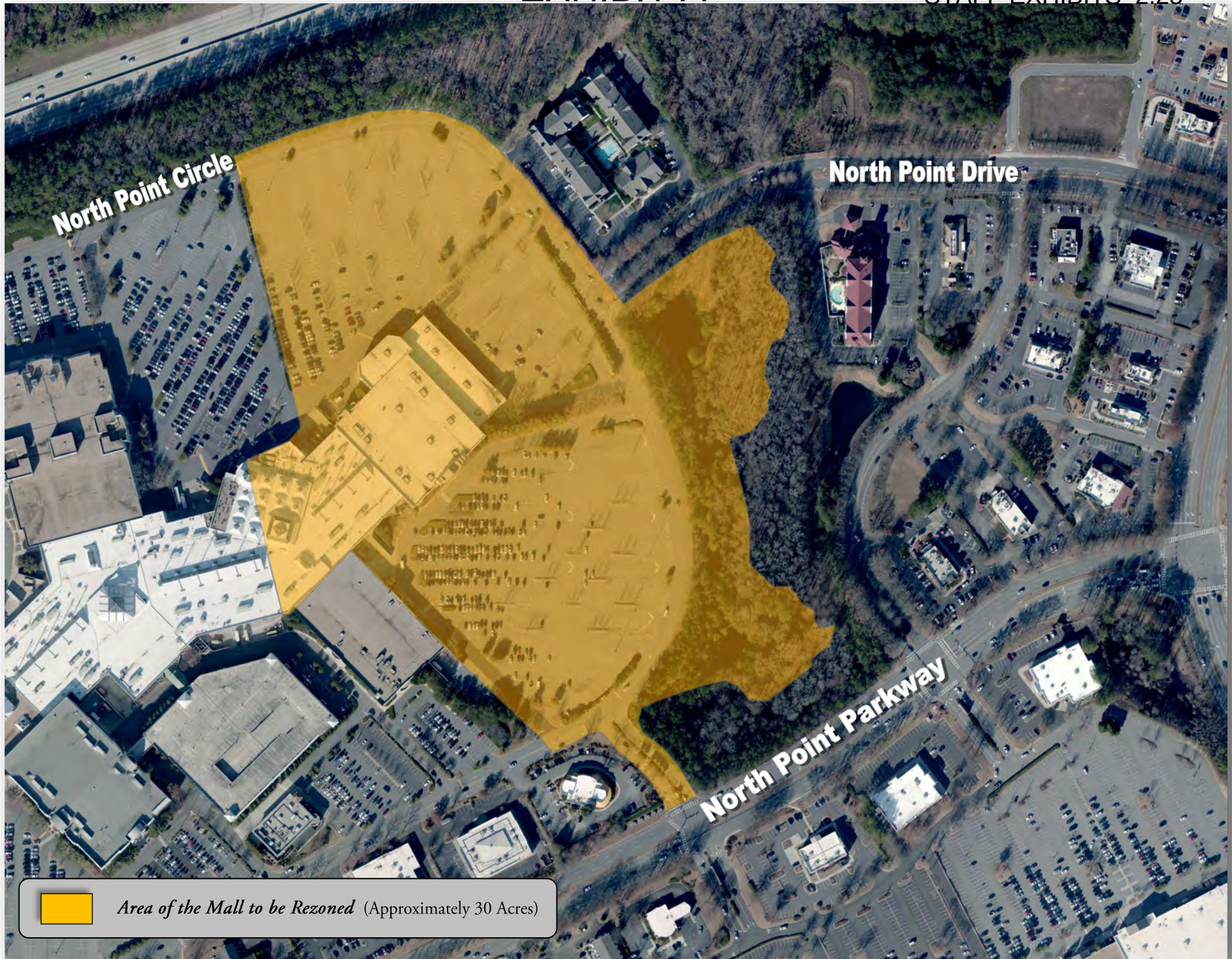
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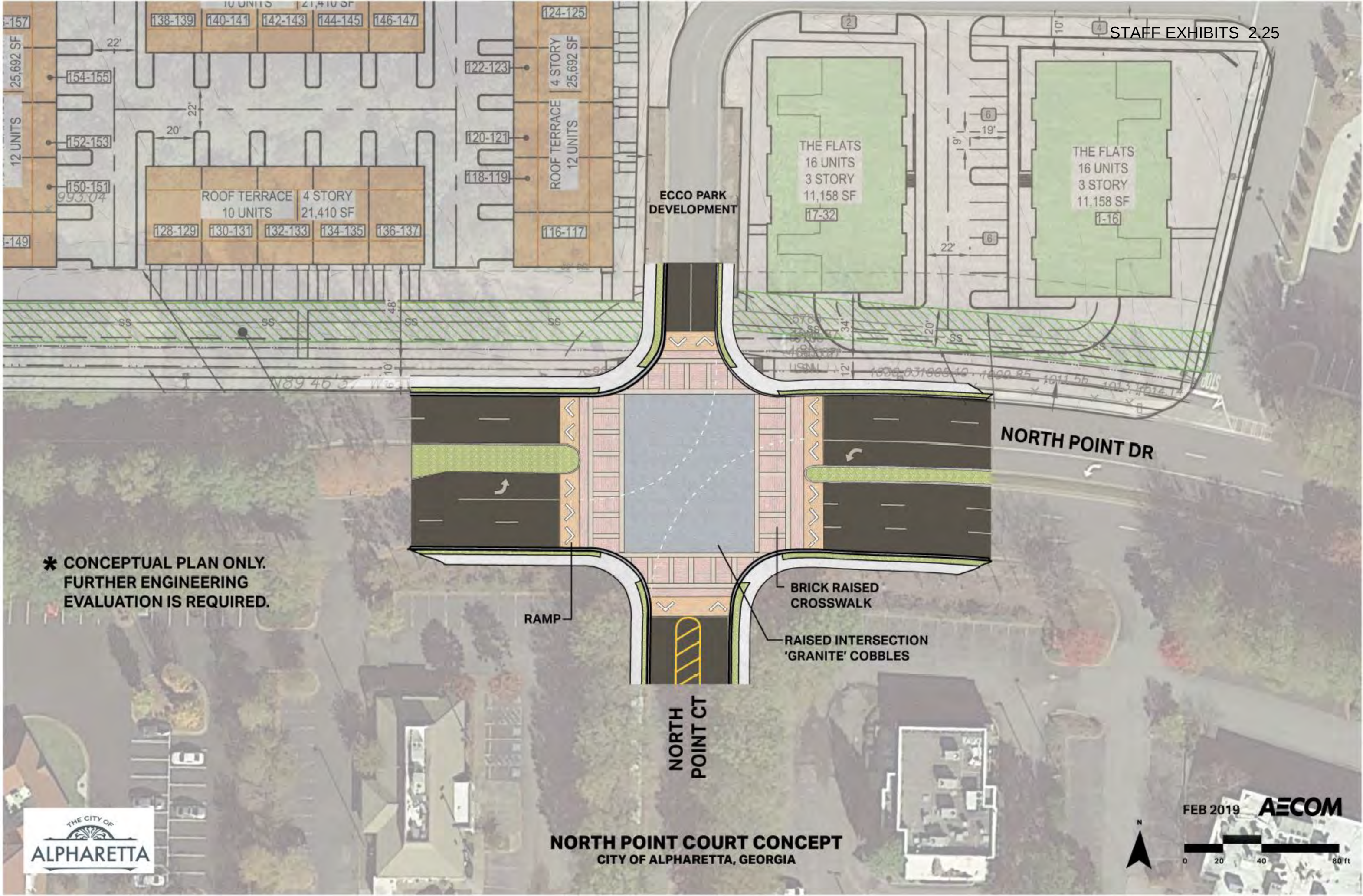


01.28.2019









* CONCEPTUAL PLAN ONLY.
FURTHER ENGINEERING
EVALUATION IS REQUIRED.

RAMP

BRICK RAISED
CROSSWALK

RAISED INTERSECTION
'GRANITE' COBBLES

NORTH
POINT CT

NORTH POINT DR



NORTH POINT COURT CONCEPT
CITY OF ALPHARETTA, GEORGIA



FEB 2019

AECOM



North Point Mall Block Size Study

Existing Block Sizes

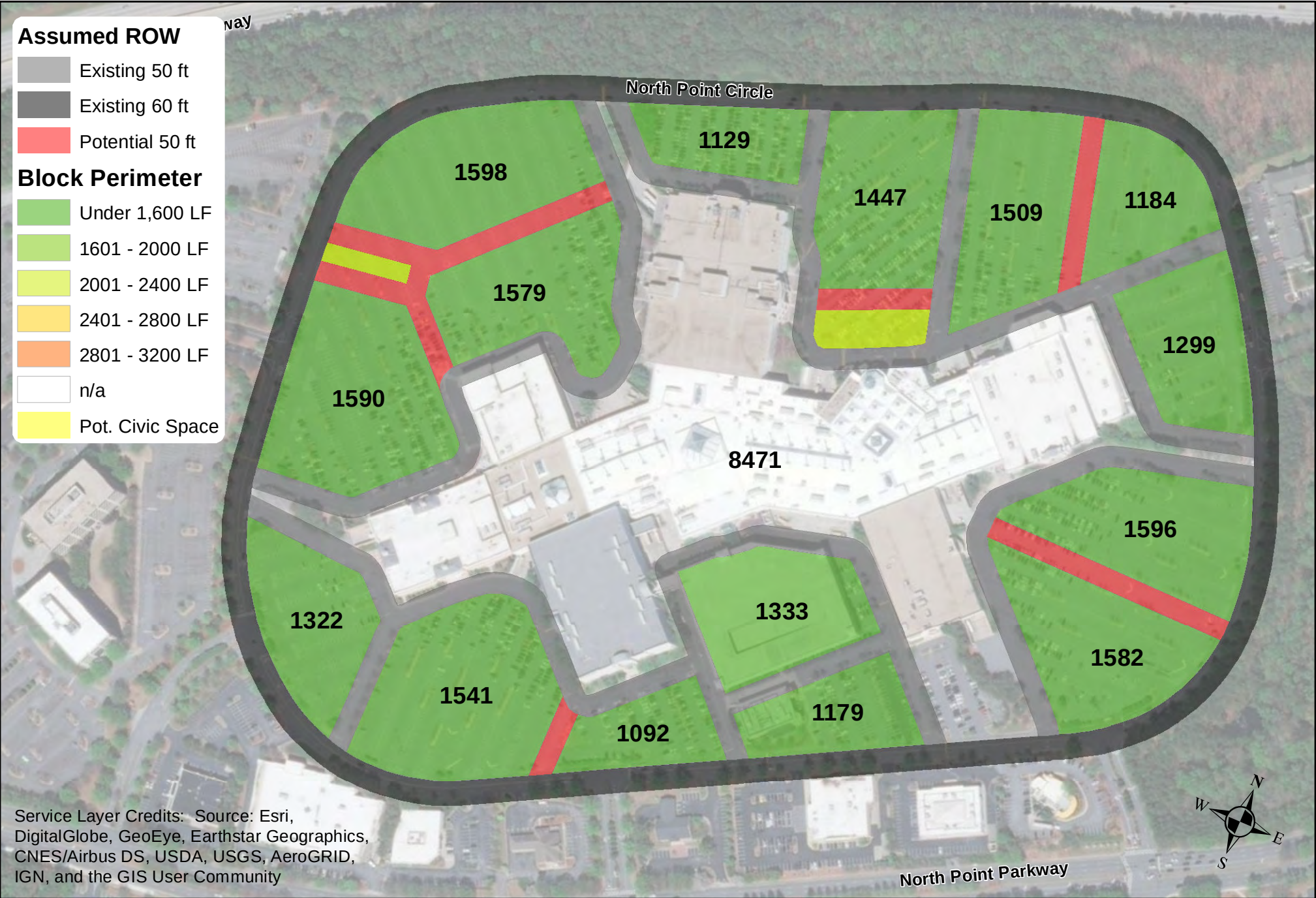
October 5, 2018. Prepared by TSW using public GIS data. Data are not guaranteed.

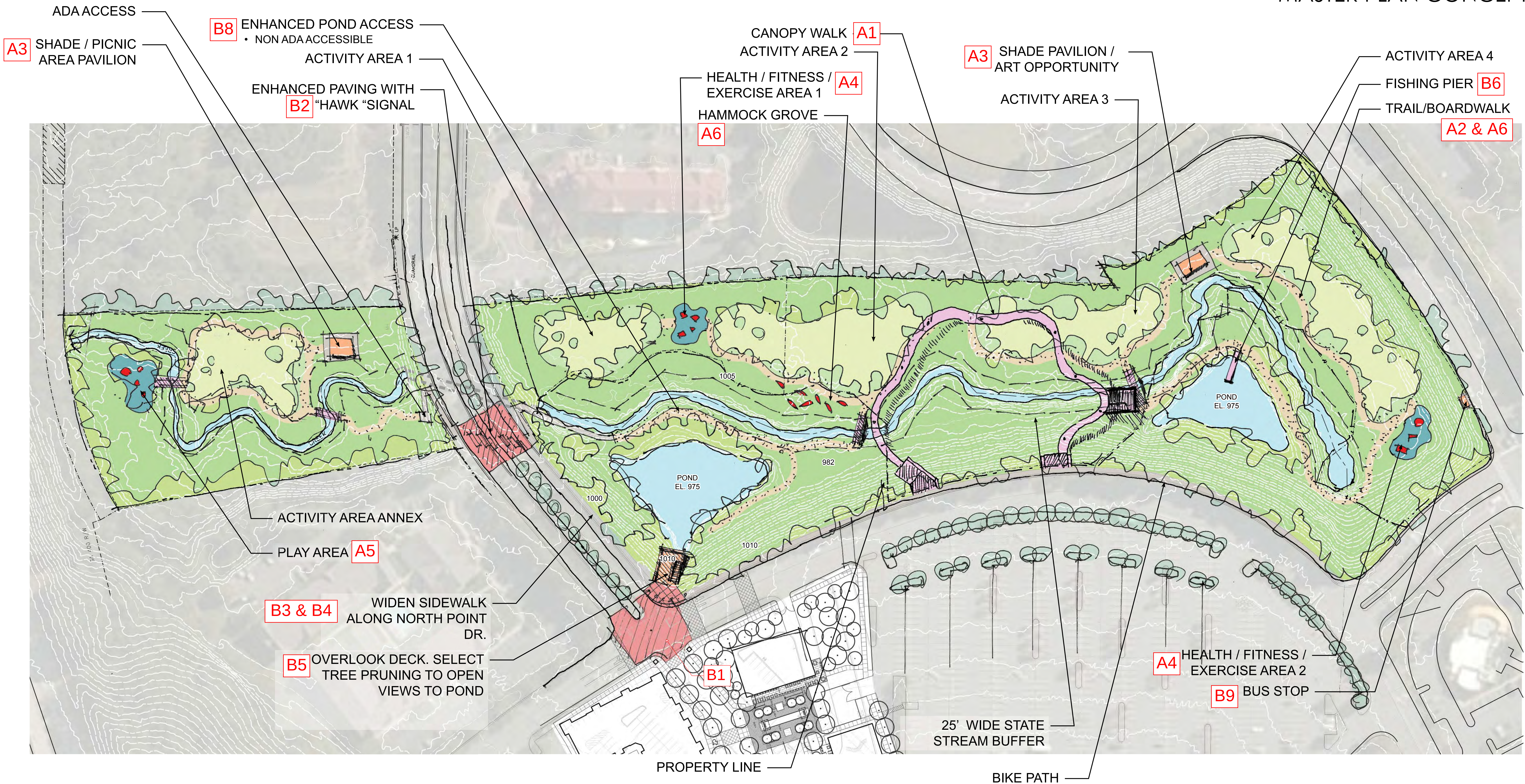


North Point Mall Block Size Study

Potential Block Sizes (Illustrative Only)

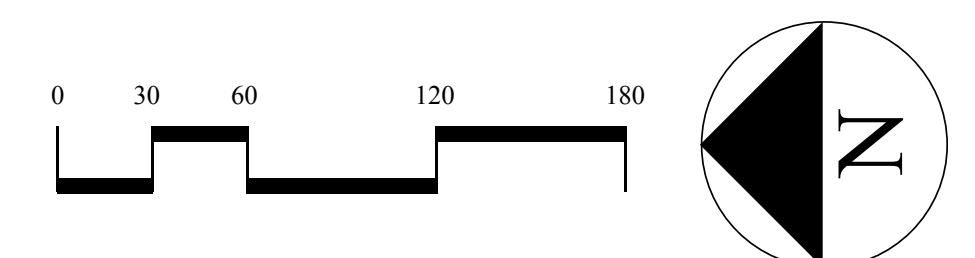
October 5, 2018. Prepared by TSW using public GIS data. Data are not guaranteed.

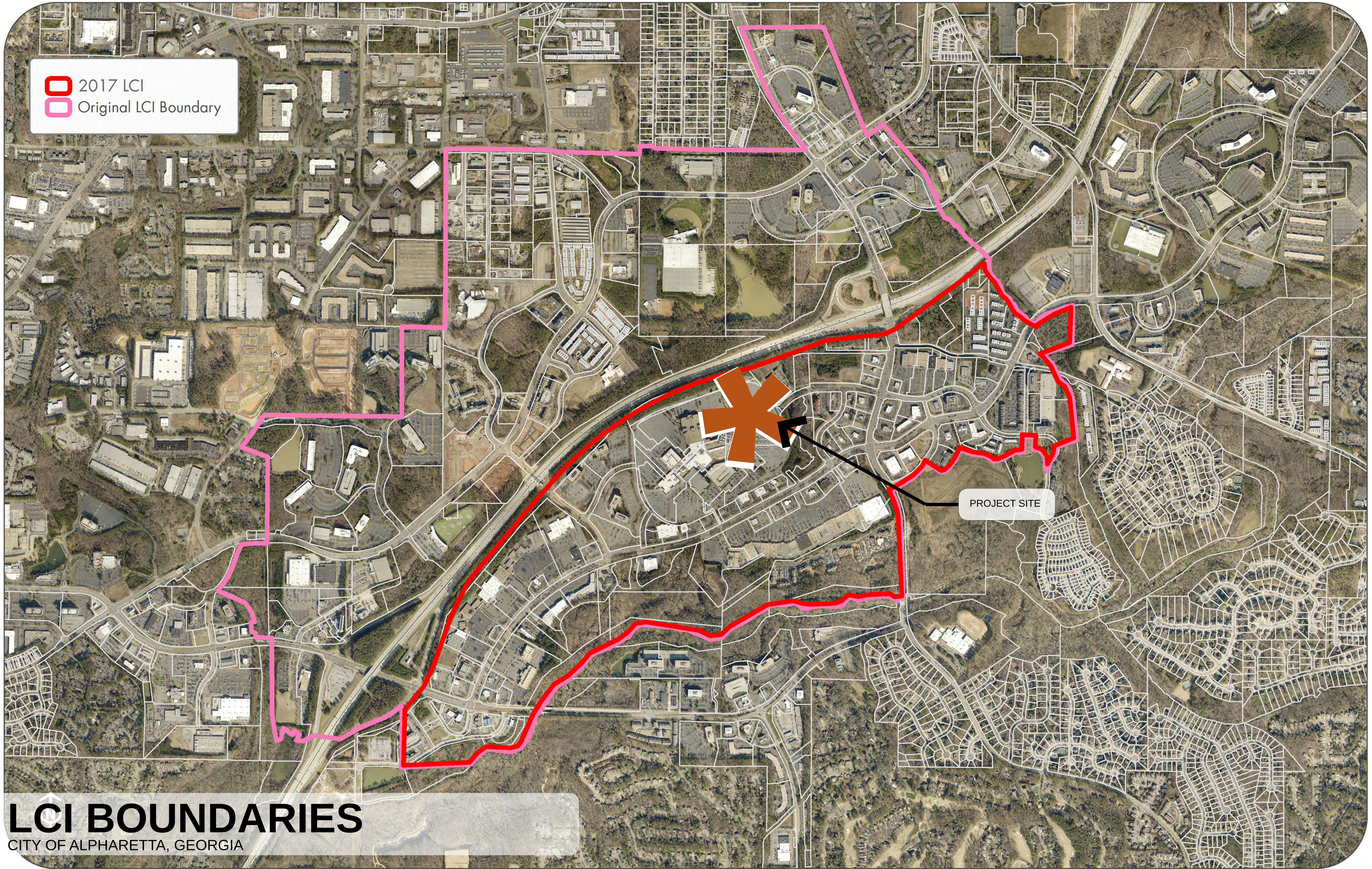




NORTH POINT MALL PARK

ALPHARETTA, GEORGIA

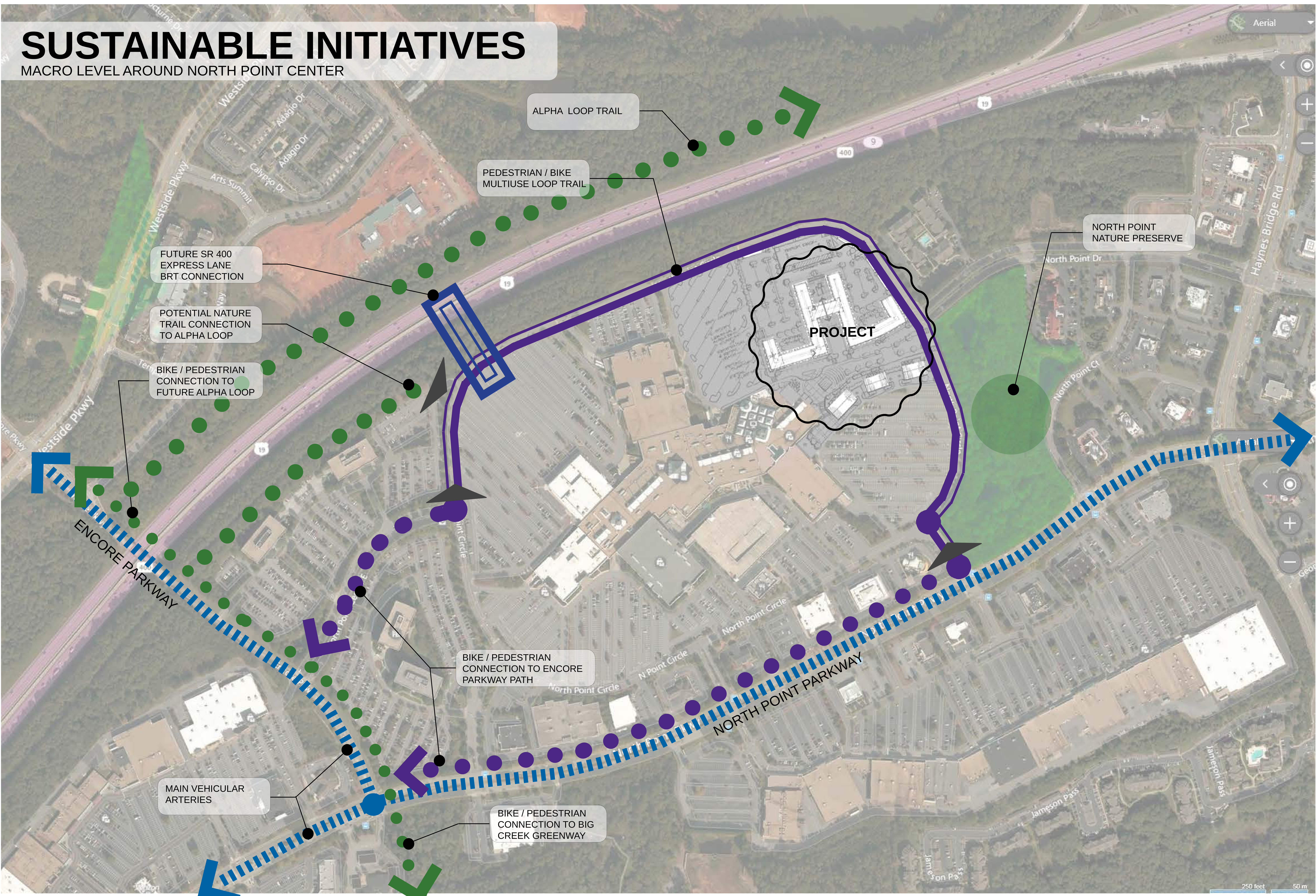


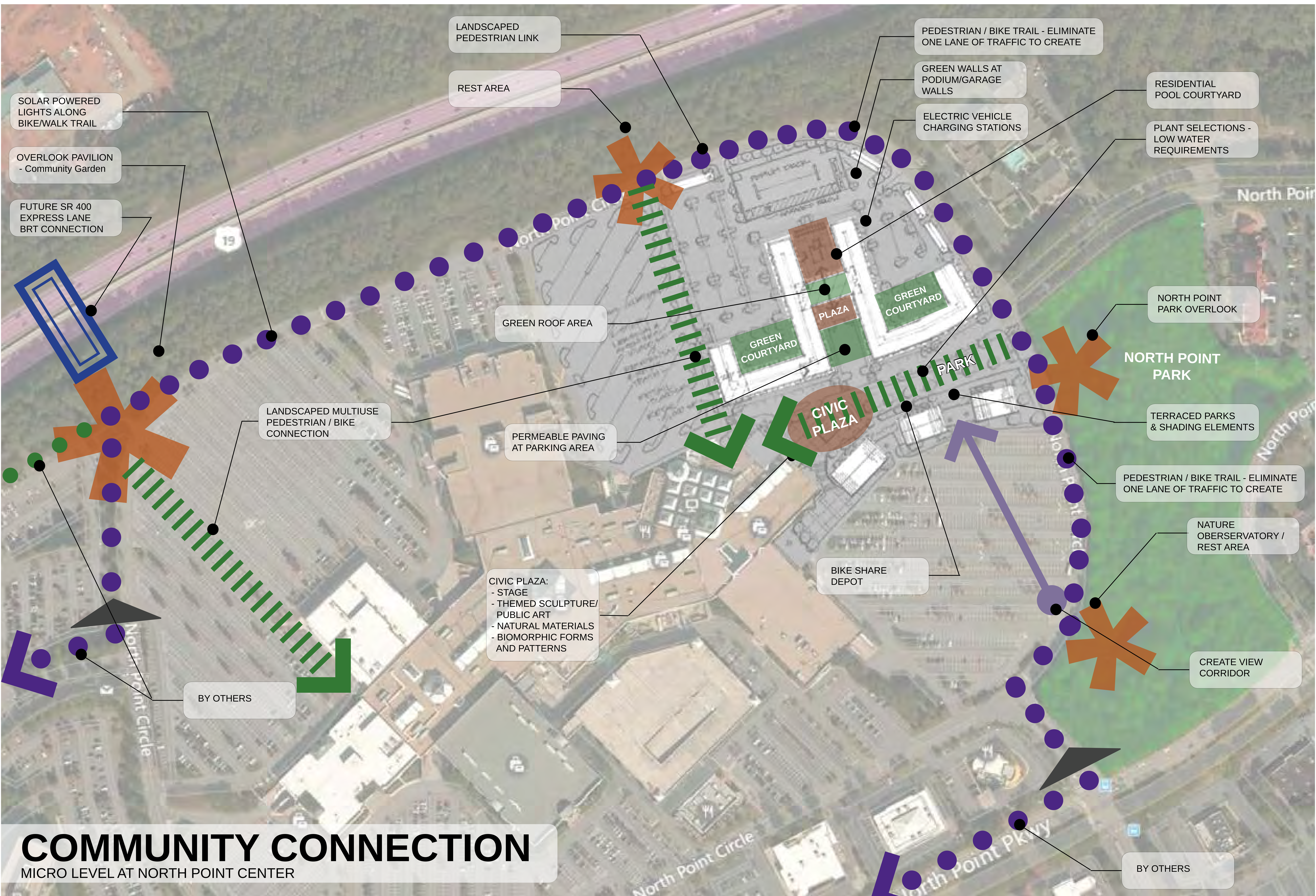


LCI BOUNDARIES
CITY OF ALPHARETTA, GEORGIA

SUSTAINABLE INITIATIVES

MACRO LEVEL AROUND NORTH POINT CENTER





COMMUNITY CONNECTION

MICRO LEVEL AT NORTH POINT CENTER



COMPREHENSIVE AREA PLAN
NORTH POINT CENTER
ALPHARETTA, GEORGIA



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INSPIRATIONAL IMAGERY

INTEGRATION AT NORTH POINT CENTER

PEOPLE POSSESS AN
INHERENT AFFINITY
FOR NATURE.

PATTERNS OF BIOPHILIC DESIGN:

1
VISUAL CONNECTION
TO NATURE



2
NON-VISUAL
CONNECTION TO
NATURE (5 SENSES)

3
NON-RHYTHMIC
SENSORY STIMULI



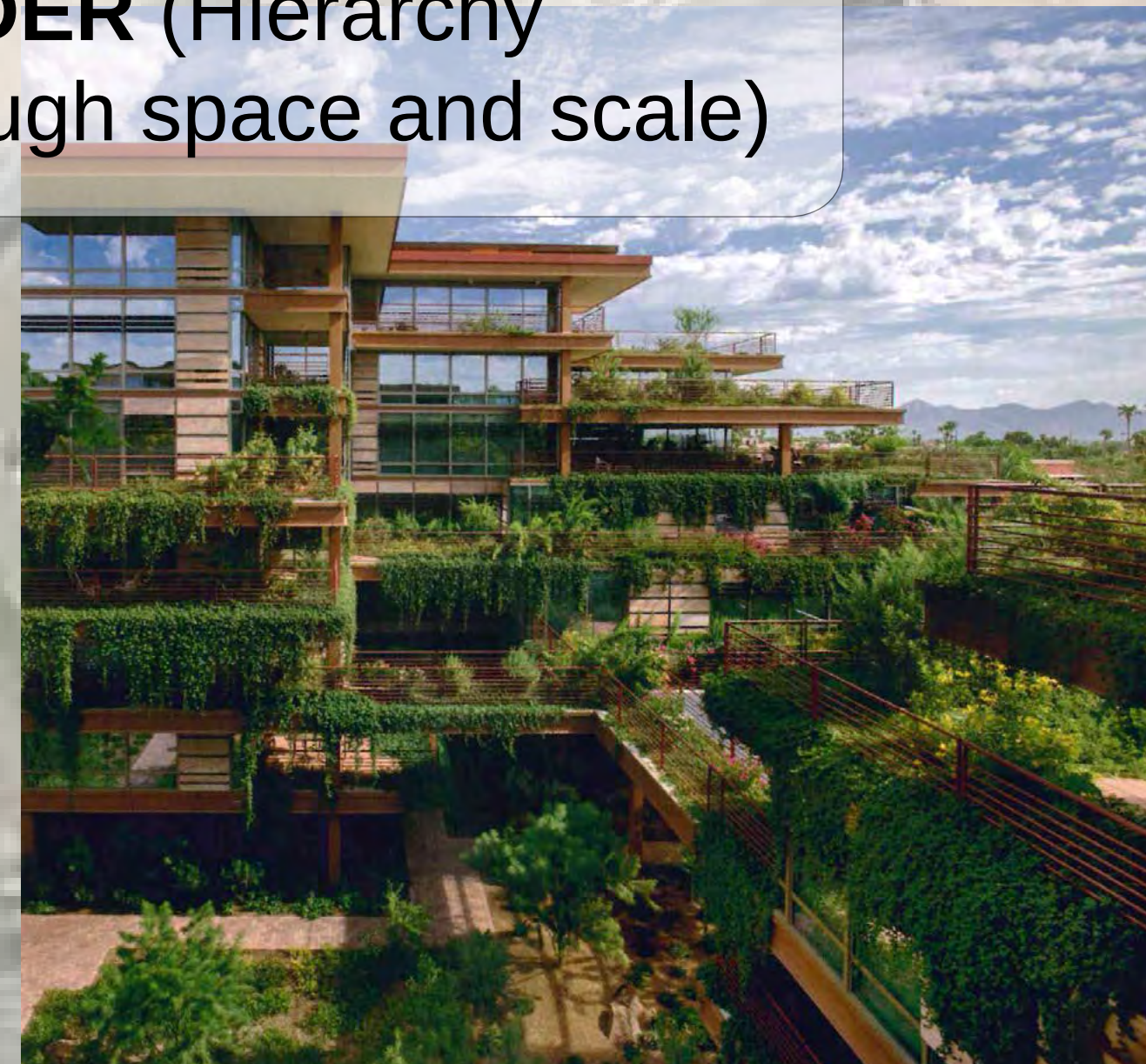
5
DYNAMIC AND
DIFFUSED LIGHT



6
BIOMORPHIC FORMS
AND PATTERNS

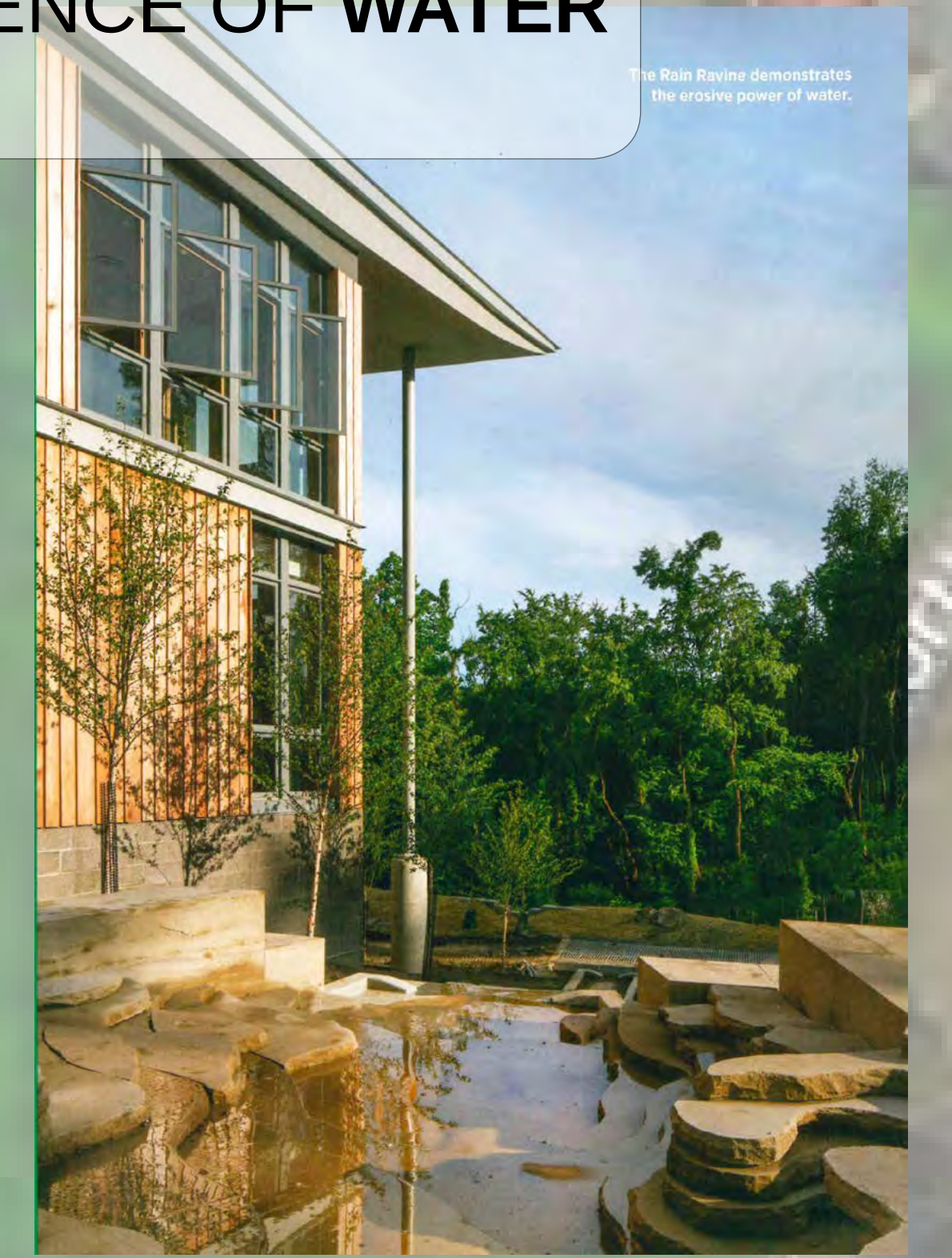
7
MATERIAL CONNECTION
WITH NATURE

8
COMPLEXITY AND
ORDER (Hierarchy
through space and scale)



PROJECT

4
PRESENCE OF WATER



9
PROSPECT (View over
long distances)



10
REFUGE



SECTIONS AT TRAIL

BEFORE

AFTER

SOLAR LIGHTING AT TRAIL

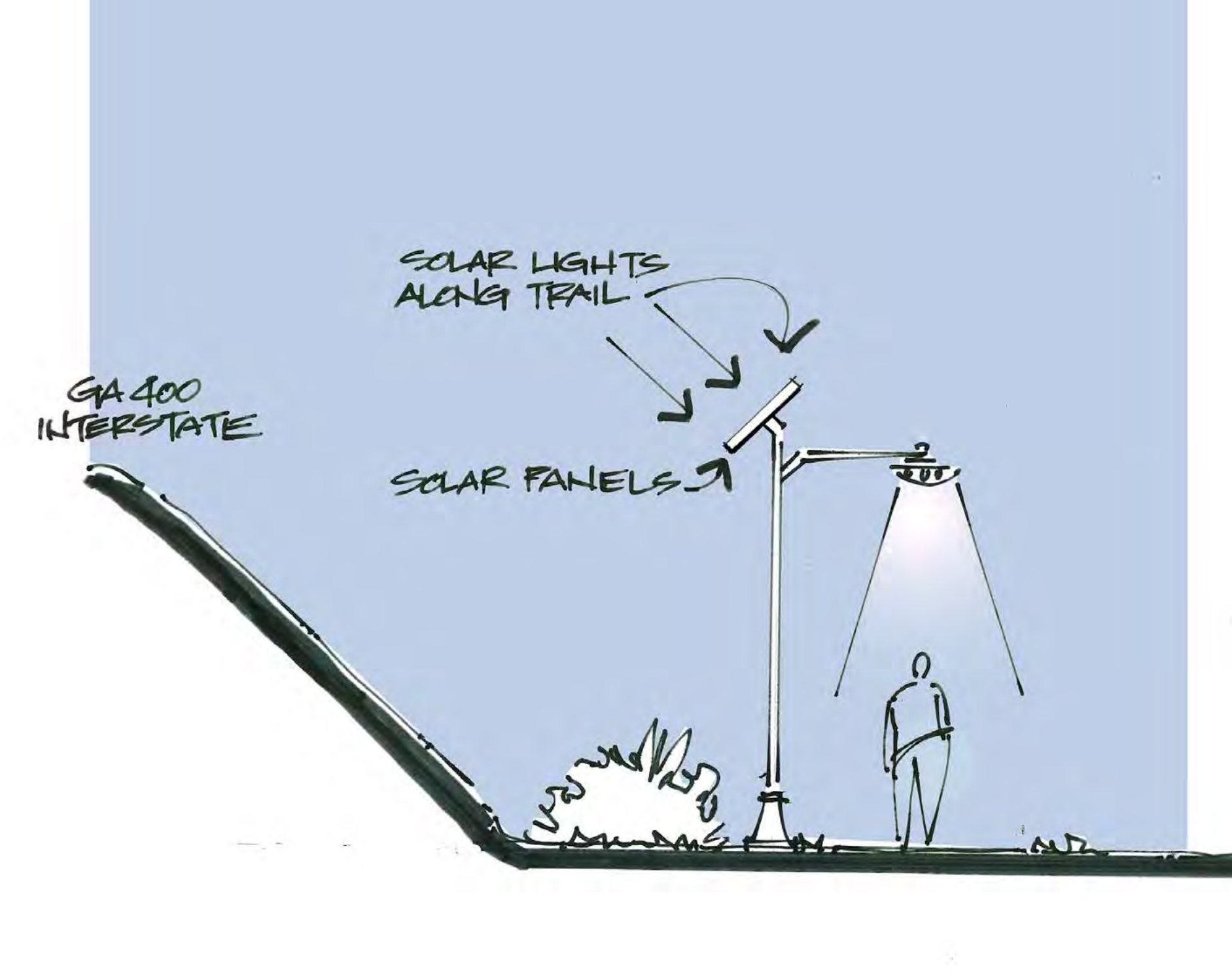
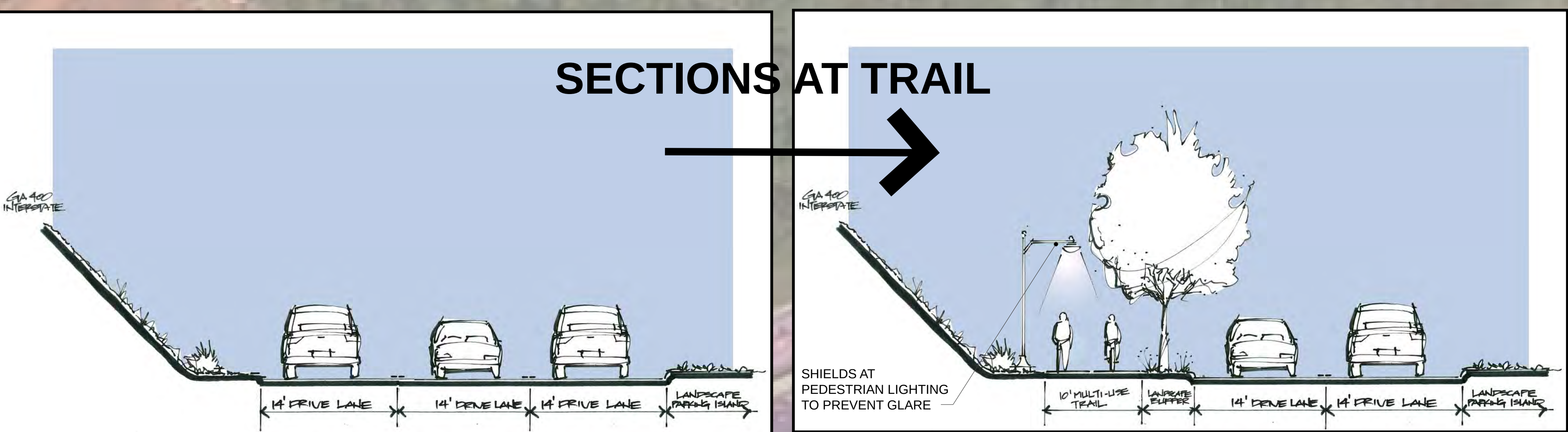
LIGHTING ELEVATION

BIKE / PEDESTRIAN TRAIL

CONCEPT IMAGERY

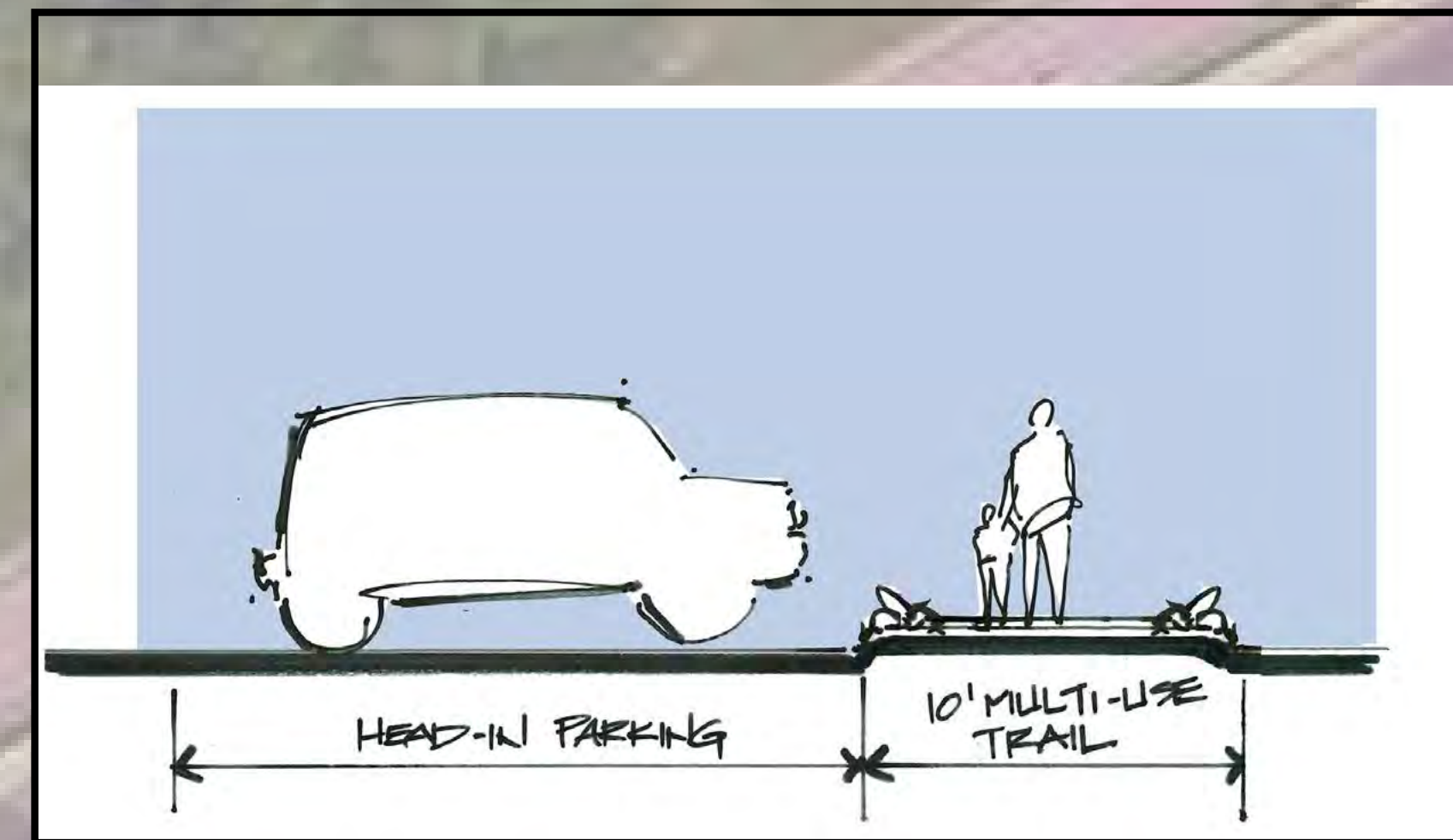
COMPREHENSIVE AREA PLAN
NORTH POINT CENTER
ALPHARETTA, GEORGIA

www.dwelldesignstudio.com
dwell design studio

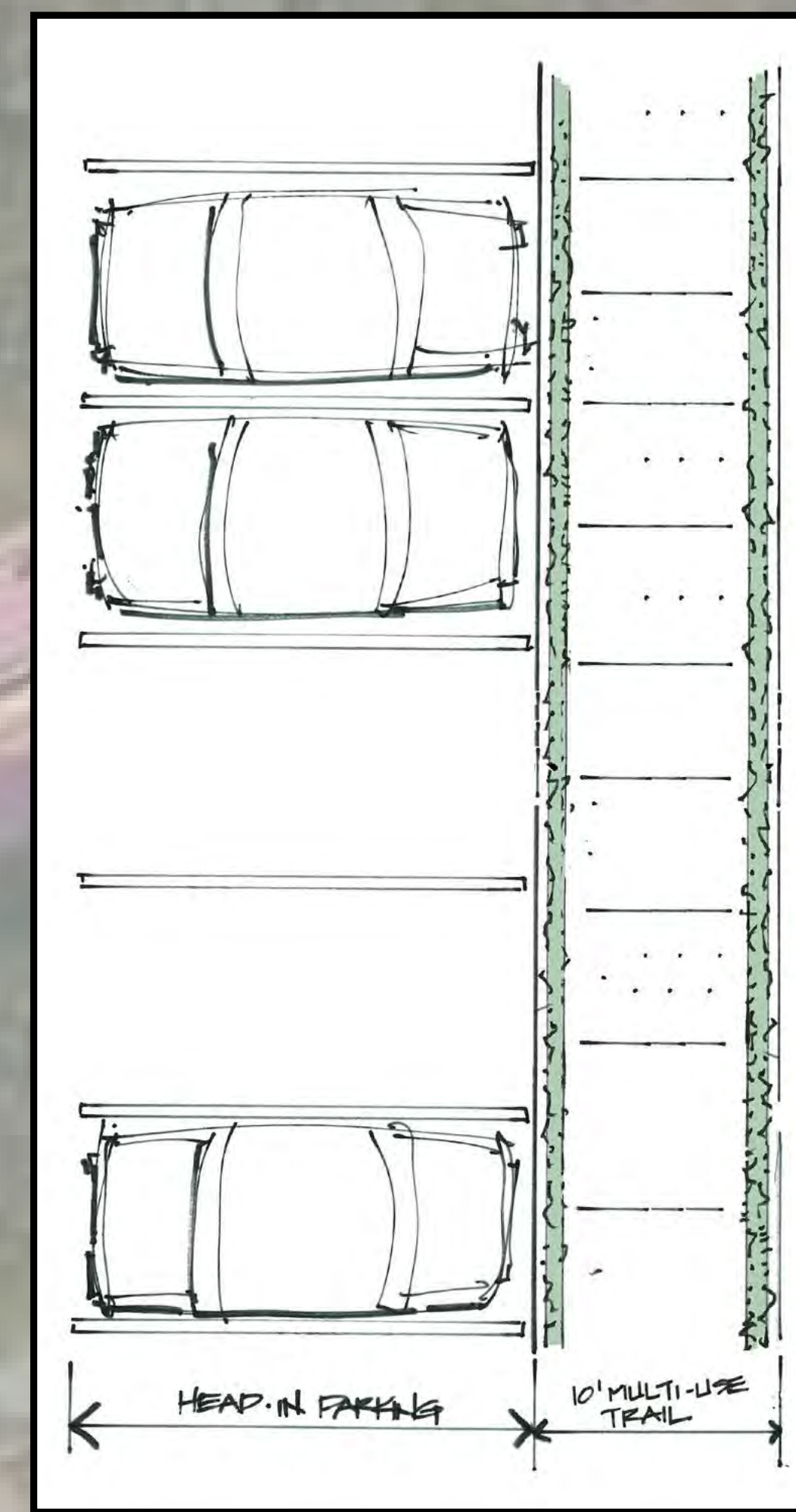


GREEN WALLS AT GARAGES

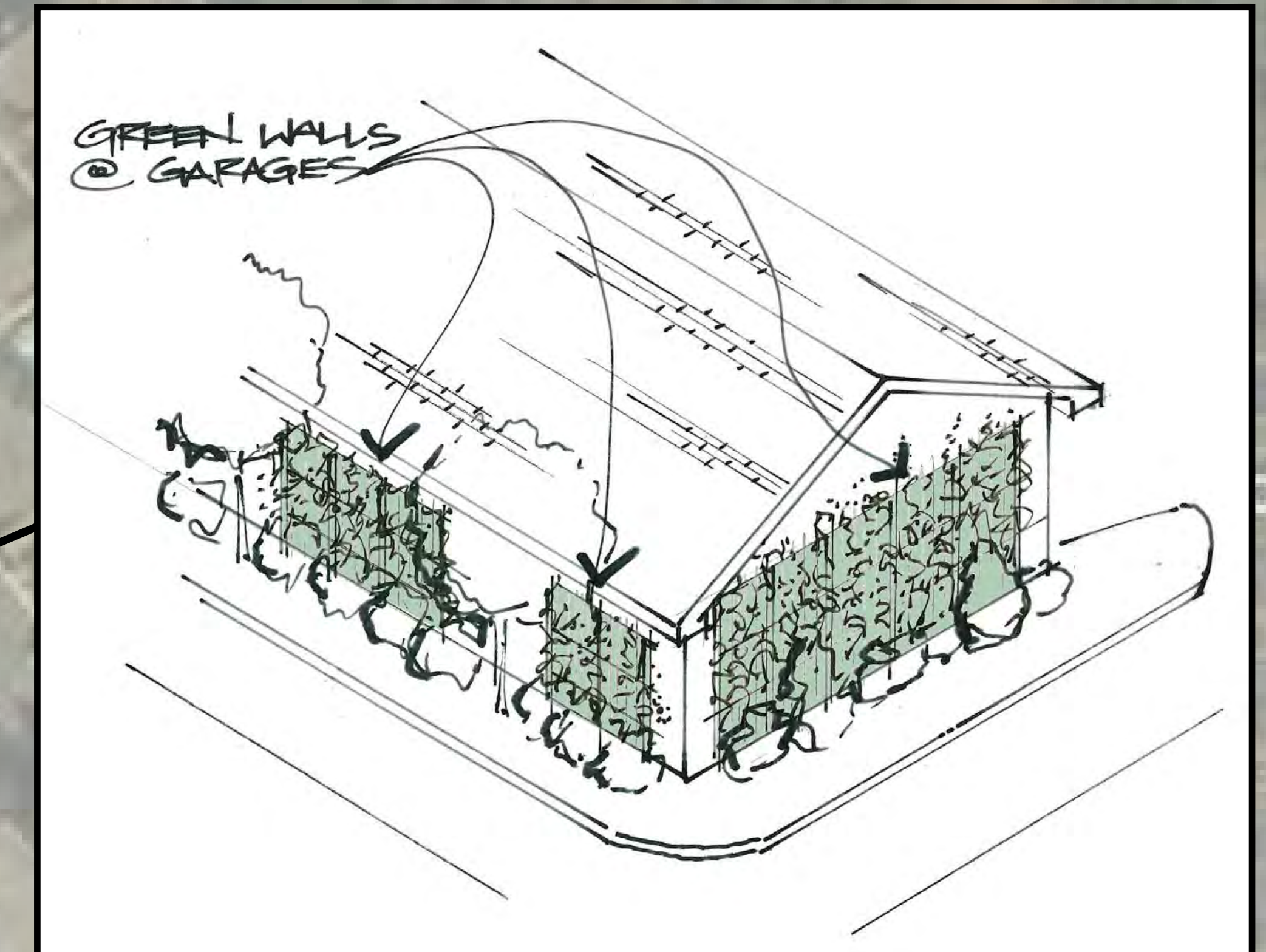
CONCEPT IMAGERY



SECTIONS AT WALK



PLAN AT WALK



BIKE RACKS AT MALL ENTRANCES



BIKE RACKS AT MALL ENTRANCES



PEDESTRIAN WALK CONNECTIONS

CONCEPT IMAGERY

COMPREHENSIVE AREA PLAN
NORTH POINT CENTER
ALPHARETTA, GEORGIA

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dwell design studio



CENTRAL PARK & CIVIC PLAZA (PLAYGROUND)

CONCEPT IMAGERY

COMPREHENSIVE AREA PLAN
NORTH POINT CENTER
ALPHARETTA, GEORGIA

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dwell design studio

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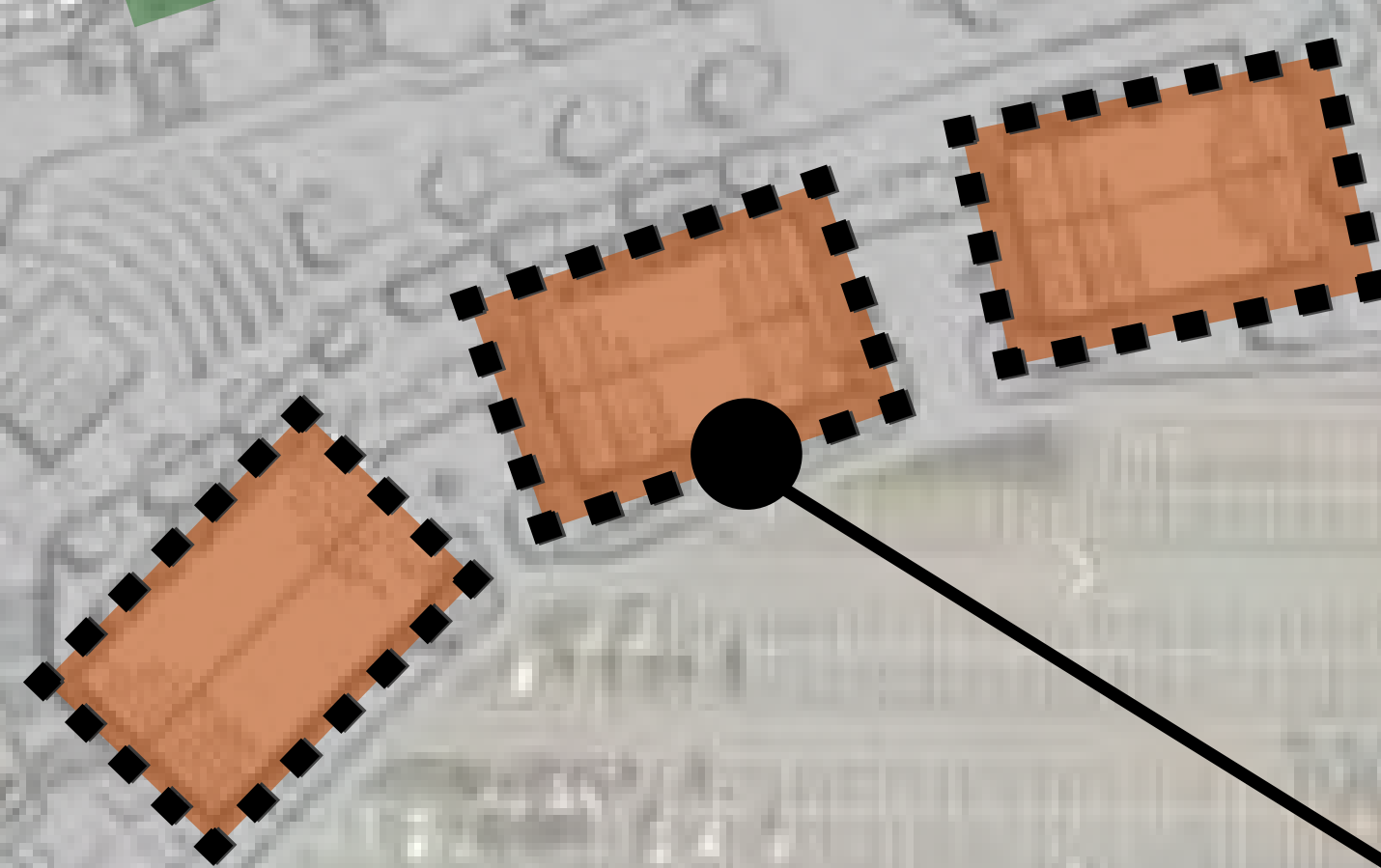
COMMUNITY GARDEN

CONCEPT IMAGERY



PERMEABLE PAVING

CONCEPT IMAGERY



RESTAURANTS AT CENTRAL PARK

CONCEPT IMAGERY



COMPREHENSIVE AREA PLAN
NORTH POINT CENTER
ALPHARETTA, GEORGIA



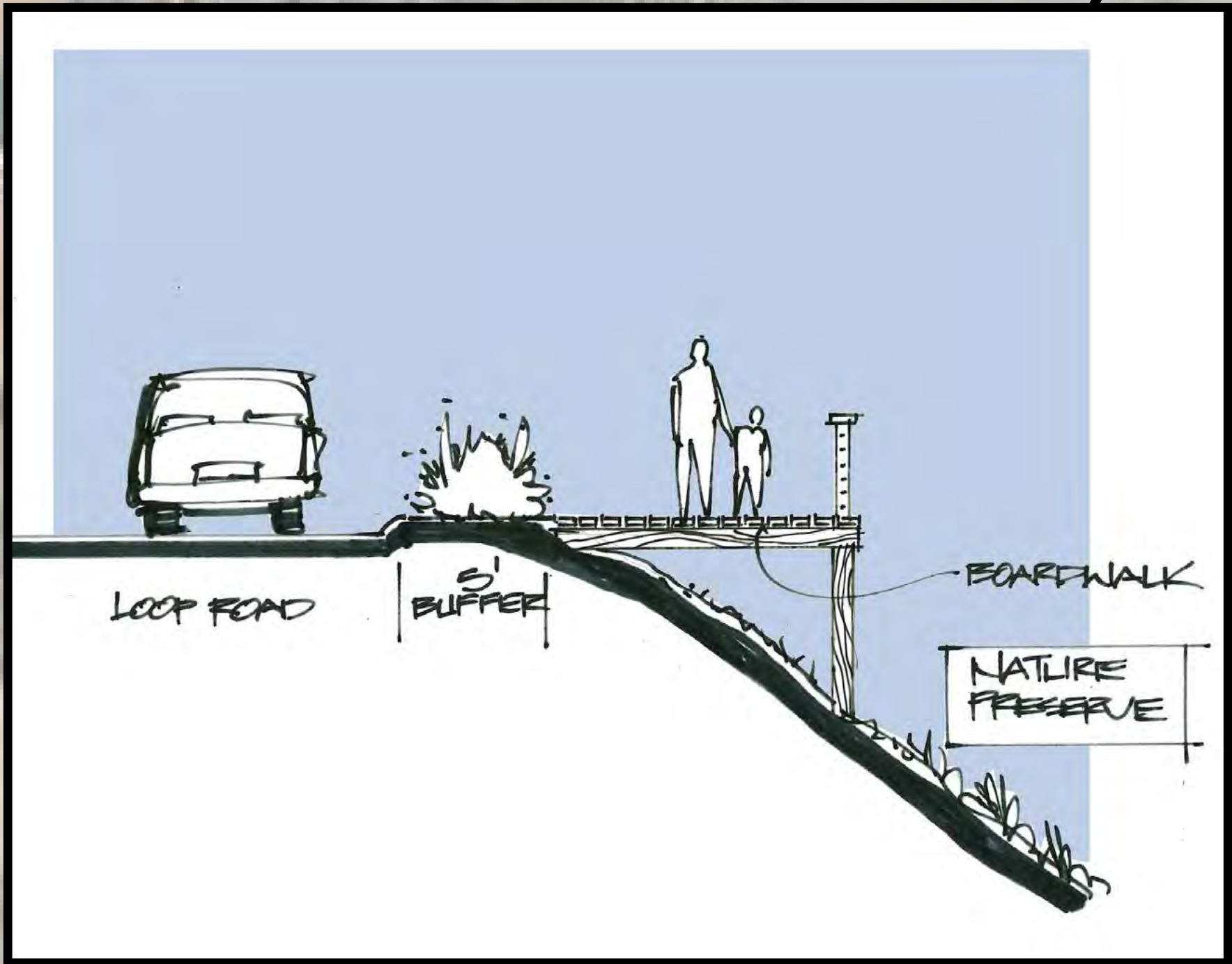
BIKE SHARE DEPOT

CONCEPT IMAGERY



EV CHARGING STATIONS

CONCEPT IMAGERY



SECTION AT PLATFORM

OBSERVATION PLATFORM AT NATURE PRESERVE

CONCEPT IMAGERY



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
- ☒ 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 meeting 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: North Point Redevelopment

Location Address: (see attached list)

Mailing Address: (see attached list)

City: Alpharetta State: GA Zip Code: 30022

Contact For All Notifications: Greg D. Wilfong

Contact Telephone: 772 - 794 - 4119 Mobile Telephone: 772 - 214 - 4246

Fax: _____ Email: greg.wilfong@kimley-horn.com

Contact's Relation To Business: Agent for owner

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: North Point Mall, LLC

Physical Address: 350 N. Orleans St. Suite 300

Mailing Address: 350 N. Orleans St. Suite 300

City: Chicago State: IL Zip Code: 60654

Owner Telephone: 312 - 960 - 2943 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): North Point Mall, LLC, a Delaware limited liability company Date: 8/31/19

Owner Signature: By: [Signature], its authorized signatory

Property Information:

Address (If Assigned): (see attached)

Tax ID or Map Reference Number: (see attached)

Land Lot(s): 688, 700, 701, 702, 742 and 743 District: 12th Section: 2nd

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

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: NORTH POINT MALL, LLC, a Delaware limited liability company
By: [Signature], its authorized signatory Date: 8/29/19

Print Form

SUBJECT PROPERTY INFORMATION
And
PROPERTY OWNER INFORMATION

- 1) 1000 North Point Parkway (12 261006880440)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661
- 2) 4500 North Point Place (12 261006880358)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661
- 3) 5000 North Point Drive (12 260007000123)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661
- 4) 0 North Point Drive (12 272007430432)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661
- 5) 6000 North Point Circle (12 272007430416)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661
- 6) 1000 North Point Parkway (12 273007420431)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661
- 7) 2000 North Point Circle (12 273007420399)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661

SURVEYOR'S LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in parts of Land Lots 688, 689, 700, 701, 702, 742 and 743, 1st District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at the point of the westerly right-of-way of Haynes Bridge Road (60-foot right-of-way) and the southerly right-of-way of Rock Mill Road (30-foot right-of-way); thence with the southerly right-of-way of Rock Mill Road, the following four courses and distances: (1) South 88 degrees 59 minutes 00 seconds West, a distance of 817.06 feet; (2) North 90 degrees 00 minutes 00 seconds West, a distance of 490.00 feet; (3) South 88 degrees 01 minutes 25 seconds West, a distance of 149.32 feet to a point of curvature with a curve, concave southerly, having a radius of 560.00 feet and a central angle of 29 degrees 16 minutes 33 seconds and (4) westerly along the arc of said curve to the left a distance of 286.14 feet, said arc subtended by a chord bearing South 73 degrees 23 minutes 08 seconds West 283.04 feet, to the point of intersection with a non-tangent line and the point of westerly terminus of the right-of-way of Rock Mill Road; thence with said terminus, North 31 degrees 15 minutes 08 seconds West, a distance of 30.00 feet to a point on the northerly right-of-way of Rock Mill Road; thence leaving the northerly right-of-way of Rock Mill Road, North 20 degrees 14 minutes 30 seconds West, a distance of 11.20 feet to a point on the southerly right-of-way of North Fulton Expressway-Ga. Hwy. 400 (variable right-of-way, Limited Access Highway); thence with said right-of-way, the following two courses and distances: (1) South 75 degrees 17 minutes 31 seconds West, a distance of 177.85 feet; and (2) South 69 degrees 54 minutes 02 seconds West, a distance of 399.70 feet, to a concrete right-of-way monument and the True Point of Beginning; thence from the True Point of Beginning as thus established, South 38 degrees 29 minutes 35 seconds East, a distance of 453.07 feet to a 1/2" rebar found at a point of curvature with a curve, concave southwesterly, having a radius of 2000.00 feet and a central angle of 09 degrees 32 minutes 21 seconds; thence southwesterly along the arc of said curve to the right a distance of 332.89 feet, said arc subtended by a chord bearing South 33 degrees 43 minutes 25 seconds East 332.60 feet, to a 1/2" rebar found at the point of intersection with a non-tangent line; thence North 61 degrees 11 minutes 58 seconds East a distance of 50.63 feet to a 1/2" rebar found; thence North 42 degrees 50 minutes 15 seconds East, a distance of 227.28 feet to a 1/2" rebar found; thence South 41 degrees 26 minutes 10 seconds East, a distance of 42.65 feet to a 1/2" rebar found; thence South 24 degrees 17 minutes 14 seconds West, a distance of 25.12 feet to a point; thence South 12 degrees 49 minutes 20 seconds West, a distance of 27.94 feet to a point; thence South 24 degrees 36 minutes 04 seconds East, a distance of 20.19 feet to a 1/2" rebar found; thence South 41 degrees 39 minutes 00 seconds East, a distance of 56.16 feet to a point; thence South 10 degrees 26 minutes 11 seconds East, a distance of 30.27 feet to a point; thence South 10 degrees 58 minutes 48 seconds West, a distance of 27.61 feet to a point; thence South 20 degrees 23 minutes 29 seconds West, a distance of 26.30 feet to a point; thence South 57 degrees 12 minutes 08 seconds West, a distance of 25.16 feet to a point; thence South 22 degrees 59 minutes 54 seconds West, a distance of 43.04 feet to a 1/2" rebar found; thence South 01 degrees 40 minutes 47 seconds West, a distance of 39.54 feet to a point; thence South 25 degrees 09 minutes 14 seconds East, a distance of 36.61 feet to a point; thence South 19 degrees 12 minutes 57 seconds West, a distance of 19.31 feet to a point; thence South 03 degrees 17 minutes 22 seconds West a distance of 33.59 feet to a point; thence South 43 degrees 16 minutes 32 seconds West a distance of 57.52 feet to a 1/2" rebar found; thence South 70 degrees 07 minutes 02 seconds West, a distance of 53.99 feet to the point of intersection with a non-tangent curve, concave westerly, having a radius of 2000.00 feet and a central angle of 01 degrees 38 minutes 15 seconds; thence southerly along the arc of said curve to the right a distance of 57.16 feet, said arc being subtended by a chord bearing South 10 degrees 03 minutes 49 seconds East 57.18 feet, to a 1/2" rebar found at a point of compound curvature with a curve, concave westerly, having a radius of 750.00 feet and a central angle of 18 degrees 30 minutes 52 seconds; thence southerly along the arc of said curve to the right a distance of 242.36 feet, said arc subtended by a chord bearing South 08 degrees 59 minutes 17 seconds East 241.30 feet, to a 1/2" rebar found at the point of intersection with a non-tangent line; thence South 44 degrees 26 minutes 45 seconds East, a distance of 79.62 feet to a 1/2" rebar found; thence North 87 degrees 55 minutes 39 seconds East, a distance of 41.48 feet to a point; thence South 34 degrees 31 minutes 27 seconds East, a distance of 55.92 feet to a point; thence South 65 degrees 42 minutes 01 seconds East, a distance of 27.69 feet to a point; thence South 07 degrees 09 minutes 42 seconds East a distance of 22.81 feet to a 1/2" rebar found; thence South 32 degrees 22 minutes 05 seconds East, a distance of 22.57 feet to a point; thence North 75 degrees 24 minutes 25 seconds East, a distance of 34.74 feet to a point; thence South 09 degrees 50 minutes 24 seconds West, a distance of 53.87 feet to a point; thence South 80 degrees 03 minutes 01 seconds West a distance of 18.18 feet to a 1/2" rebar found; thence South 52 degrees 55 minutes 04 seconds West, a distance of 18.96 feet to a 1/2" rebar found; thence South 45 degrees 44 minutes 23 seconds West, a distance of 17.60 feet to a 1/2" rebar found; thence South 01 degrees 29 minutes 02 seconds West, a distance of 13.75 feet to a point; thence South 52 degrees 47 minutes 35 seconds West, a distance of 42.55 feet to a 1/2" rebar found;

11/13/18

thence South 49 degrees 35 minutes 38 seconds West, a distance of 43.33 feet to a point; thence South 55 degrees 45 minutes 31 seconds West, a distance of 47.68 feet to a point; thence South 88 degrees 18 minutes 42 seconds West, a distance of 40.85 feet to a point; thence North 44 degrees 39 minutes 44 seconds West, a distance of 46.65 feet to a 1/2" rebar found; thence North 67 degrees 38 minutes 59 seconds West, a distance of 30.10 feet to a 1/2" rebar found at the point of intersection with a non-tangent curve, concave northwesterly, having a radius of 750.00 feet and a central angle of 10 degrees 07 minutes 02 seconds; thence southerly along the arc of said curve to the right a distance of 132.43 feet, said arc subtended by a chord bearing South 27 degrees 24 minutes 34 seconds West 132.26 feet, to a 1/2" rebar found at the point of intersection with a non-tangent curve, concave southwesterly, having a radius of 440.00 feet and a central angle of 26 degrees 23 minutes 59 seconds; thence southeasterly along the arc of said curve to the right a distance of 202.73 feet, said arc subtended by a chord bearing South 41 degrees 24 minutes 53 seconds East 200.95 feet, to a 1/2" rebar found at the point of intersection with a non-tangent line on the North right-of-way of North Point Parkway (formerly Eastside Drive) (120-foot right-of-way); thence with said right-of-way, South 61 degrees 43 minutes 34 seconds West, a distance of 201.34 feet to a point; thence leaving said right-of-way, North 28 degrees 16 minutes 26 seconds West, a distance of 40.99 feet to a point; thence North 61 degrees 43 minutes 34 seconds East, a distance of 126.09 feet to a 1/2" rebar found at a point of intersection with a non-tangent curve, concave southwesterly, having a radius of 367.00 feet and a central angle of 17 degrees 42 minutes 14 seconds; thence northwesterly along the arc of said curve to the left a distance of 113.40 feet, said arc subtended by a chord bearing North 43 degrees 28 minutes 07 seconds West 112.95 feet, to a 1/2" rebar found at a point of reverse curvature with a curve, concave northeasterly, having a radius of 333.00 feet and a central angle of 12 degrees 51 minutes 40 seconds; thence northwesterly along the arc of said curve to the right a distance of 74.75 feet, said arc subtended by a chord bearing North 45 degrees 53 minutes 24 seconds West 74.59 feet, to a 1/2" rebar found at the point of tangency; thence North 39 degrees 27 minutes 36 seconds West, a distance of 8.09 feet to a point of curvature with a curve, concave southerly, having a radius of 28.50 feet and a central angle of 82 degrees 18 minutes 50 seconds; thence northwesterly along the arc of said curve to the left a distance of 40.94 feet, said arc subtended by a chord bearing North 60 degrees 37 minutes 00 seconds West 37.51 feet, to a 1/2" rebar found at a point of reverse curvature with a curve, concave northwesterly, having a radius of 509.00 feet and a central angle of 03 degrees 30 minutes 00 seconds; thence southwesterly along the arc of said curve to the right a distance of 31.09 feet, said arc subtended by a chord bearing South 59 degrees 58 minutes 34 seconds West 31.09 feet, to the point of tangency; thence South 61 degrees 43 minutes 34 seconds West, a distance of 438.12 feet to a point; thence South 61 degrees 43 minutes 34 seconds West, a distance of 379.69 feet to a point; thence South 28 degrees 16 minutes 26 seconds East a distance of 8.99 feet to a 1/2" rebar found; thence South 61 degrees 43 minutes 34 seconds West a distance of 246.80 feet to a point; thence South 28 degrees 16 minutes 26 seconds East, a distance of 242.00 feet to a point on the North right-of-way of North Point Parkway; thence with said right-of-way, South 61 degrees 43 minutes 34 seconds West, a distance of 46.00 feet to a point; thence North 28 degrees 16 minutes 26 seconds West, a distance of 299.49 feet; thence South 61 degrees 43 minutes 34 seconds West, a distance of 111.66 feet to a point of curvature with a curve, concave northeasterly, having a radius of 20.00 feet and a central angle of 117 degrees 46 minutes 49 seconds; thence northerly along the arc of said curve to the right, a distance of 41.11 feet, said arc subtended by a chord which bears North 59 degrees 23 minutes 00 seconds West, a distance of 34.25 feet to the point of tangency; thence North 00 degrees 29 minutes 34 seconds West, a distance of 120.85 feet; thence South 45 degrees 29 minutes 33 seconds East, a distance of 73.54 feet; thence North 44 degrees 30 minutes 27 seconds East, a distance of 30.00 feet; thence North 45 degrees 29 minutes 33 seconds West, a distance of 9.00 feet; thence North 44 degrees 30 minutes 27 seconds East, a distance of 240.00 feet; thence South 45 degrees 29 minutes 33 seconds East, a distance of 2.00 feet; thence North 44 degrees 30 minutes 27 seconds East, a distance of 56.00 feet; thence South 45 degrees 29 minutes 33 seconds East, a distance of 51.78 feet; thence North 44 degrees 30 minutes 27 seconds East, a distance of 374.56 feet; thence North 45 degrees 29 minutes 33 seconds West, a distance of 277.01 feet; thence South 74 degrees 30 minutes 27 seconds West, a distance of 127.05 feet to a point of curvature with a curve, concave southeasterly, having a radius of 85.00 feet and a central angle of 29 degrees 59 minutes 59 seconds; thence southwesterly along the arc of said curve to the left, a distance of 44.51 feet, said arc subtended by a chord which bears South 59 degrees 30 minutes 27 seconds West, a distance of 44.00 feet to the point of tangency; thence South 44 degrees 30 minutes 27 seconds West, a distance of 41.81 feet to a point of curvature with a curve, concave northwesterly, having a radius of 65.00 feet and a central angle of 24 degrees 41 minutes 44 seconds; thence westerly along the arc of said curve to the right, a distance of 28.02 feet, said arc subtended by a chord which bears South 56 degrees 51 minutes 20 seconds West, a distance of 27.80 feet to the point of tangency; thence South 69 degrees 12 minutes 06 seconds West, a distance of 2.36 feet to a point of curvature with a curve, concave southeasterly, having a radius of 85.00 feet and a central angle of 24 degrees 41 minutes 45 seconds; thence southwesterly along the arc of said curve to the left, a distance of 28.02 feet, said arc subtended by a chord which bears South 56 degrees 51 minutes 20 seconds West, a distance of 27.80 feet to the point of tangency; thence South 44 degrees 30 minutes 27 seconds West, a distance of 99.50 feet; thence North 45 degrees 29 minutes 33 seconds West, a distance of 117.04 feet; thence South 44 degrees 30 minutes 27 seconds West, a distance of 59.41 feet; thence North 45 degrees 29 minutes 33 seconds West, a distance of 39.58 feet; thence South 44 degrees 30 minutes 27 seconds West, a distance of 235.17 feet; thence South 45 degrees 29 minutes 33 seconds East, a distance of 35.90 feet; thence South 44 degrees 30 minutes 29 seconds West, a distance of 1.70 feet to a point of curvature with a curve, concave easterly, having a radius of 5.50 feet and a central angle of 49 degrees 59 minutes 57 seconds; thence southerly along the arc of said curve to the left, distance of 4.80 feet, said arc subtended by a chord which bears South 19 degrees 30 minutes 31 seconds West, a distance of 4.65 feet to the point of tangency; thence South 05 degrees 29 minutes 33 seconds East, a distance of 78.54 feet to a point of intersection with a non-tangent curve, concave southerly, having a radius of 35.00 feet and a central angle of 55 degrees 05 minutes 00 seconds; thence southeasterly along the arc of said curve to the right, a distance of 33.65 feet, said arc subtended by a chord which bears South 73 degrees 02 minutes 03 seconds East, a distance of 32.37 feet to the point of tangency; thence South 45 degrees 29 minutes 33 seconds East, a distance of 228.33 feet; thence South 00 degrees 29 minutes 34 seconds East, a distance of 168.00 feet to a point of curvature with a curve, concave northeasterly, having a radius of 44.00 feet and a central angle of 117 degrees 46 minutes 52 seconds; thence northeasterly along the arc of said curve to the left, a distance of 90.45 feet, said arc subtended by a chord which bears South 59 degrees 23 minutes 00 seconds East, a distance of 75.34 feet to the point of tangency; thence North 61 degrees 43 minutes 34 seconds East, a distance of 87.66 feet; thence South 28 degrees 16 minutes 16 seconds East, a distance of 275.49 feet to a point on the South right-of-way of North Point Parkway; thence along and with the northwesterly right-of-way of South Point Parkway South 61 degrees 43 minutes 34 seconds West, a distance of 10.00 feet; thence leaving said right-of-way, North 28 degrees 16 minutes 26 seconds West, a distance of 242.00 feet to a 1/2" rebar found; thence South 61 degrees 43 minutes 34 seconds West, a distance of 319.56 feet to a point of curvature with a curve, concave northerly, having a radius of 500.00 feet and a central angle of 64 degrees 24 minutes 19 seconds; thence westerly along the arc of said curve to the right a distance of 562.04 feet, said arc subtended by a chord bearing North 86 degrees 04 minutes 16 seconds West 532.92 feet, to a point of compound curvature with a curve, concave northeasterly, having a radius of 750.00 feet and a central angle of 07 degrees 55 minutes 06 seconds; thence northeasterly along the arc of said curve to the right a distance of 103.65 feet, said arc subtended by a chord bearing North 49 degrees 54 minutes 31 seconds West 103.57 feet, to a 1/2" rebar found at a point of intersection with a non-tangent curve, concave southeasterly, having a radius of 260.00 feet and a central angle of 30 degrees 39 minutes 36 seconds;

SURVEYOR'S LEGAL DESCRIPTION:

thence southwesterly along the arc of said curve to the left a distance of 139.13 feet, said arc subtended by a chord bearing South 32 degrees 59 minutes 35 seconds West 137.48 feet, to a point of compound curvature with a curve, concave easterly, having a radius of 655.00 feet and a central angle of 25 degrees 02 minutes 55 seconds; thence southerly along the arc of said curve to the left a distance of 288.35 feet, said arc subtended by a chord bearing South 05 degrees 08 minutes 20 seconds West 284.08 feet, to the point of tangency; thence South 07 degrees 23 minutes 07 seconds East, a distance of 101.05 feet to a point on the North right-of-way of North Point Parkway; thence with said right-of-way, South 82 degrees 38 minutes 53 seconds West, a distance of 80.00 feet to a point; thence leaving said right-of-way, North 07 degrees 23 minutes 07 seconds West, a distance of 101.95 feet to a point at the beginning of a curve, concave easterly, having a radius of 735.00 feet and a central angle of 25 degrees 02 minutes 55 seconds; thence northerly along the arc of said curve to the right a distance of 321.43 feet, said arc subtended by a chord bearing North 05 degrees 08 minutes 20 seconds East 318.77 feet, to a point of compound curvature with a curve, concave southeasterly, having a radius of 340.00 feet and a central angle of 30 degrees 22 minutes 26 seconds; thence northerly along the arc of said curve to the right a distance of 180.24 feet, said arc subtended by a chord bearing North 32 degrees 51 minutes 00 seconds East 178.14 feet, to a 1/2" rebar found at a point of intersection with a non-tangent curve, concave northeasterly, having a radius of 750.00 feet and a central angle of 32 degrees 22 minutes 32 seconds; thence northwesterly along the arc of said curve to the right a distance of 423.19 feet, said arc subtended by a chord bearing North 23 degrees 38 minutes 49 seconds West 418.18 feet, to the point of tangency; thence North 07 degrees 27 minutes 34 seconds West, a distance of 205.17 feet to a point of intersection with a curve, concave easterly, having a radius of 5575.00 feet and a central angle of 00 degrees 19 minutes 32 seconds; thence northerly along the arc of said curve to the right a distance of 31.68 feet, said arc subtended by a chord bearing North 07 degrees 17 minutes 48 seconds West 31.68 feet, to a point of intersection with a non-tangent line; thence North 82 degrees 59 minutes 22 seconds East, a distance of 36.01 feet to a point of intersection with a non-tangent curve, concave easterly, having a radius of 5539.00 feet and a central angle of 00 degrees 19 minutes 29 seconds; thence southerly along the arc of said curve to the left a distance of 31.39 feet, said arc subtended by a chord bearing South 07 degrees 17 minutes 49 seconds East 31.39 feet, to the point of tangency; thence South 07 degrees 27 minutes 34 seconds East, a distance of 229.79 feet to a point; thence South 18 degrees 47 minutes 26 seconds East, a distance of 105.39 feet to a point of intersection with a non-tangent curve, concave northeasterly, having a radius of 705.00 feet and a central angle of 33 degrees 57 minutes 09 seconds; thence southerly along the arc of said curve to the left a distance of 442.38 feet, said arc subtended by a chord bearing South 35 degrees 53 minutes 31 seconds East 435.18 feet, to a point of compound curvature with a curve, concave northerly, having a radius of 455.00 feet and central angle of 31 degrees 28 minutes 51 seconds; thence southeasterly along the arc of said curve to the left a distance of 249.73 feet, said arc subtended by a chord bearing South 69 degrees 35 minutes 31 seconds East 246.61 feet, to a point of intersection with a non-tangent line; thence North 00 degrees 29 minutes 33 seconds West, a distance of 295.76 feet to a point; thence South 89 degrees 30 minutes 27 seconds West, a distance of 30.00 feet to a point; thence North 00 degrees 29 minutes 33 seconds West, a distance of 58.62 feet to a point; thence North 44 degrees 30 minutes 27 seconds East, a distance of 183.38 feet to a point of intersection with a curve, concave southeasterly, having a radius of 120.00 feet and a central angle of 33 degrees 30 minutes 03 seconds; thence northeasterly along the arc of said curve to the right a distance of 70.16 feet, said arc subtended by a chord bearing North 61 degrees 15 minutes 29 seconds East, 69.17 feet, to the point of intersection with a non-tangent line; thence North 03 degrees 51 minutes 36 seconds West, a distance of 82.95 feet to a point; thence North 45 degrees 29 minutes 33 seconds West, a distance of 214.30 feet to a point; thence North 75 degrees 29 minutes 31 seconds West, a distance of 42.30 feet to a point; thence South 44 degrees 30 minutes 27 seconds West, a distance of 183.75 feet to a point; thence North 45 degrees 29 minutes 33 seconds West, a distance of 88.50 feet to a point; thence South 44 degrees 30 minutes 27 seconds West, a distance of 5.00 feet to a point; thence North 45 degrees 29 minutes 33 seconds West, a distance of 324.00 feet to a point; thence South 44 degrees 30 minutes 27 seconds West, a distance of 30.00 feet to a point; thence South 45 degrees 29 minutes 33 seconds East, a distance of 4.67 feet to a point; thence South 44 degrees 30 minutes 27 seconds West, a distance of 49.77 feet to a point; thence South 83 degrees 23 minutes 08 seconds West, a distance of 67.90 feet to a point of intersection with a non-tangent curve, concave easterly, having a radius of 5,539.00 feet and a central angle of 00 degrees 23 minutes 43 seconds; thence southerly along the arc of said curve to the left a distance of 38.23 feet, said arc subtended by a chord bearing South 06 degrees 48 minutes 46 seconds East 38.23 feet, to the point of intersection with a non-tangent line; thence South 82 degrees 59 minutes 22 seconds West, a distance of 36.01 feet to a point of intersection with a non-tangent curve, concave easterly, having a radius of 5,575.00 feet and a central angle of 00 degrees 24 minutes 00 seconds; thence northerly along the arc of said curve to the right a distance of 38.93 feet, said arc subtended by a chord bearing North 06 degrees 48 minutes 38 seconds West 38.93 feet, to a point; thence North 08 degrees 32 minutes 16 seconds West, a distance of 14.12 feet to a point of curvature with a curve, concave easterly, having a radius of 5,575.00 feet and a central angle of 04 degrees 40 minutes 27 seconds; thence northerly along the arc of said curve to the right a distance of 454.81 feet, said arc subtended by a chord bearing North 04 degrees 07 minutes 42 seconds West 454.69 feet, to a 1/2" rebar found at a point of intersection with a non-tangent line; thence North 25 degrees 14 minutes 06 seconds West, a distance of 242.94 feet to a right-of-way monument on the southerly right-of-way of North Fulton Expressway-Ga. Hwy. 400 and the point of intersection with a non-tangent curve, concave southeasterly, having a radius of 5,579.58 feet and a central angle of 05 degrees 03 minutes 56 seconds; thence with the southerly right-of-way of North Fulton Expressway-Ga. Hwy. 400, the following six courses and distances: (1) northeasterly along the arc of said curve to the right a distance of 493.29 feet, said arc subtended by a chord bearing North 59 degrees 39 minutes 31 seconds East 493.13 feet, to a right-of-way monument at the point of intersection with a non-tangent line; (2) North 68 degrees 23 minutes 02 seconds East, a distance of 485.85 feet to a right-of-way monument; (3) North 68 degrees 29 minutes 17 seconds East, a distance of 258.33 feet to a right-of-way monument; (4) North 64 degrees 55 minutes 26 seconds East, a distance of 345.27 feet to a right-of-way monument; (5) North 89 degrees 49 minutes 33 seconds East, a distance of 199.88 feet to a right-of-way monument; and (6) North 75 degrees 23 minutes 24 seconds East, a distance of 301.31 feet to a concrete right-of-way monument and the True Point of Beginning; containing 3,820,228 square feet (83,2467 acres) of land, more or less and containing all the land described in Schedule A of First American Title Company Title Commitment No. NCS-014549-CH2 with an effective date of May 26, 2013.

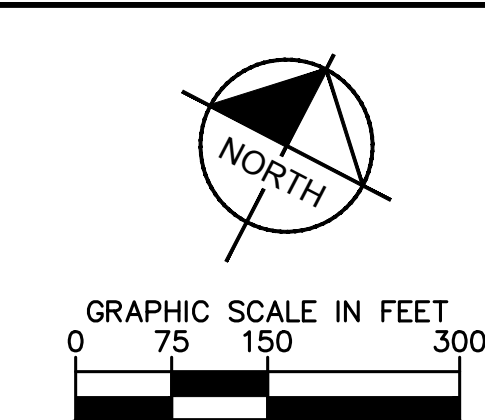
Together with non-exclusive easements appurtenant to the above described property as set forth in:

(i) Construction, Operation and Reciprocal Easement Agreement among Northpoint Mall Limited Partnership, a Georgia limited partnership, The May Department Stores Company, a New York corporation, and Mervyn's, a California corporation doing business in Georgia as Mervyn's Inc., dated as of February 3, 1993, recorded in Deed Book 16274, Page 9, Fulton County, Georgia records; as modified by First Amendment thereto, dated May 18, 1994, recorded in Deed Book 19851, Page 319, as further amended by Second Amendment thereto, dated February 7, 1996, recorded in Deed Book 20648, Page 200, as assigned by those certain Quitclaim Assignment and Assumption of Reciprocal Easement Agreement (North Point Mall), dated December 22, 1995, recorded in Deed Book 20437, Page 274, and Quitclaim Assignment and Assumption of Reciprocal Easement Agreement (GGP-North Point, Inc.), dated December 22, 1995, recorded in Deed Book 20437, Page 296; aforesaid records.

(ii) Easement Agreement with Covenants and Restrictions Affecting Land between Cousins Properties Incorporated, a Georgia corporation, and Northpoint Mall Limited Partnership, an Illinois limited partnership, dated February 18, 1992, recorded in Deed Book 15003, Page 51, aforesaid records; amended by First Amendment filed November 12, 1992, recorded in Deed Book 15954, Page 25, aforesaid records; modified by Amendment to Restrictive Covenants and Reservation of Easements between Cousins Properties Incorporated and North Point Mall Limited Partnership, dated February 18, 1992, recorded in Deed Book 15003, Page 127, aforesaid records; and

(iii) Easement Agreement between Cousins Properties Incorporated, a Georgia corporation, and Northpoint Mall Limited Partnership, an Illinois limited partnership, dated November 2, 1992, recorded in Deed Book 15954, Page 27, aforesaid records.

(iv) Temporary Access Easement Agreement between Cousins Properties Incorporated and North Point Mall Limited Partnership, dated November 2, 1992, filed for record November 12, 1992, recorded in Deed Book 15954, Page 42, aforesaid Records;



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OPEN SPACE PLAN

NORTH POINT REDEVELOPMENT PREPARED FOR BROOKFIELD PROPERTIES CITY OF ALPHARETTA GA	SHEET NUMBER
	C-300

LEGEND

	CIVIC SPACE
	AMENITY SPACE

OPEN SPACE DATA

PROPOSED AREA TO BE REZONED: 83.67 AC

REQUIRED OPEN SPACE CALCULATIONS:
MULTIFAMILY DENSITY = 300 UNITS
300 UNITS/83.67 AC = 3.58 UNITS/ACRE

CIVIC SPACE: 10% MIN OF GROSS ACREAGE
0.1 X 83.67 AC = **8.37 ACRES (364,897 SF)**

AMENITY SPACE: 8% OF GROSS ACREAGE
0.08 X 83.67 AC = **6.69 ACRES (289,080 SF)**

0.05 X 83.67 AC = **4.18 ACRES (182,081 SF)**

TOTAL OPEN SPACE: 15% OF GROSS ACREAGE
0.15 X 83.67 AC = **12.55 ACRES (546,678 SF)**

PROPOSED OPEN SPACE

CIVIC SPACE

PARK/PARK OVERLOOKS
PONDS/OBSERVATION PLATFORM: 2.89 ACRES (126,431 SF)
10' WALK FROM MARTA TO AMC: 0.26 ACRES (11,253 SF)
NORTH STREET CIRCLE/BICYCLE PATH: 1.16 ACRES (50,018 SF)
PLAZAS/DOG-POCKET PARKS/PLAYGROUND
NON-RESIDENTIAL: 2.05 ACRES (89,291 SF)
RESIDENTIAL: 0.72 ACRES (31,253 SF)
DOG PARK: 0.17 ACRES (7,237 SF)
POCKET PARKS SURROUNDING MALL: 1.28 ACRES (55,564 SF)

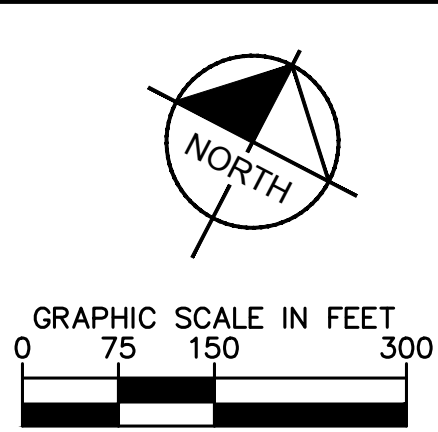
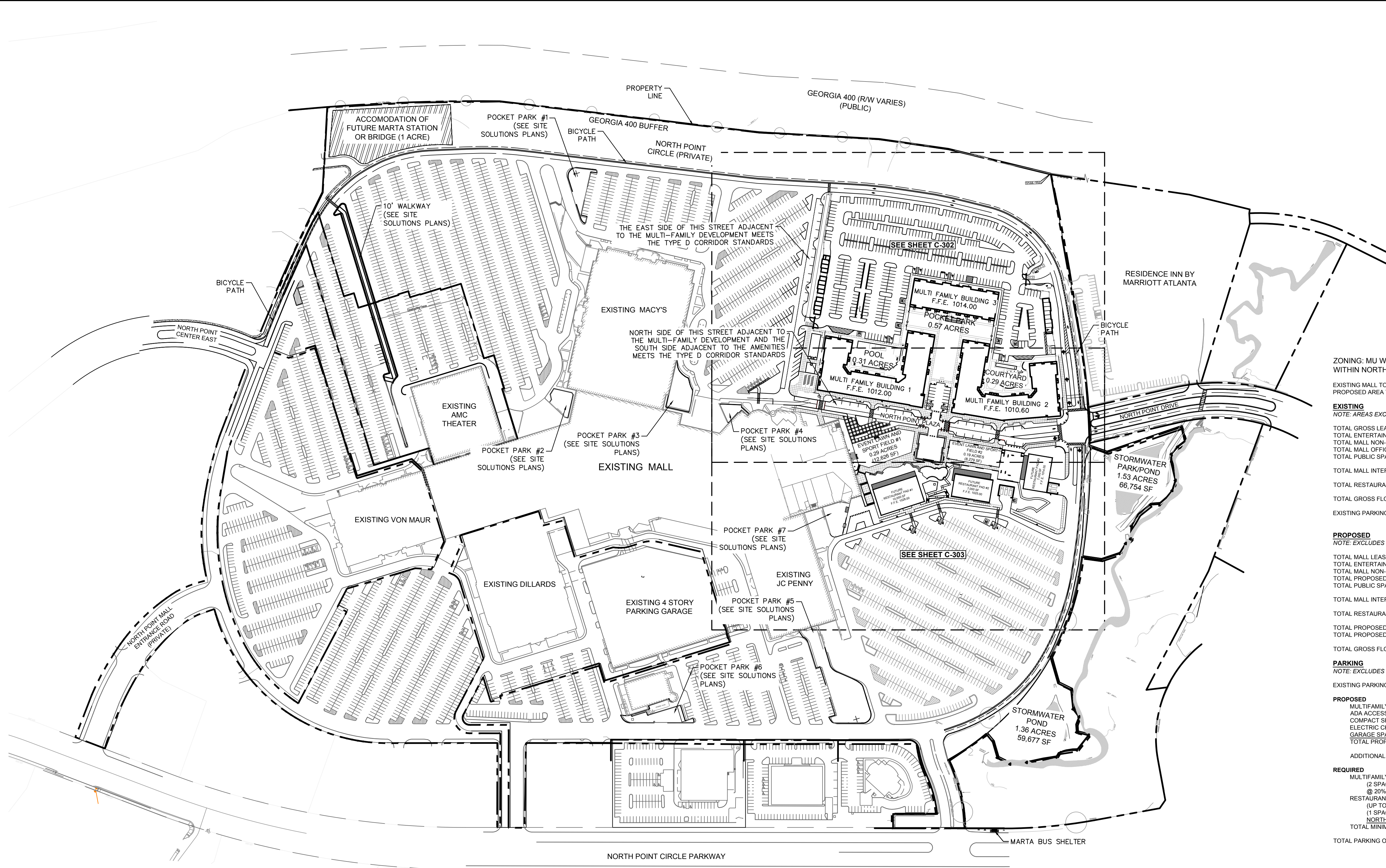
TOTAL: 8.52 ACRES; 371,047 SF

AMENITY SPACE

MF BALCONIES: 0.47 ACRES (20,400 SF)
OUTDOOR DINING: 0.17 ACRES (7,518 SF)
EVENT LAWN AND SPORT FIELDS: 0.48 ACRES (20,905 SF)
POOL, SPA, BARBECUE
POOL, COURT/YARD/COURTYARD: 0.80 ACRES (26,072 SF)
FAMILY AREA: 0.60 ACRES (26,420 SF)
EXISTING MALL INTERIOR (PLAYGROUND, WALKING/COMMON AREAS, FOOD COURT)
LEVEL 1: 1.91 ACRES (83,200 SF)
LEVEL 2: 2.11 ACRES (91,912 SF)

TOTAL: 6.35 ACRES; 276,427 SF

TOTAL OPEN SPACE: 14.87 ACRES; 647,474 SF (71.80%); 2.80% OVER REQUIRED PERCENTAGE)



LEGEND

PROPERTY LINE	
PARKING COUNT	
FENCE	
COMPACT SPACE	
SIDEWALK	
WHEELSTOP	

NORTH POINT MALL SITE DATA TABLE

ZONING: MU WITH MASTER PLAN, CONDITIONAL USE PERMITS AND VARIANCES
WITHIN NORTH POINT OVERLAY

EXISTING MALL TOTAL AREA (INCLUDES DILLARD'S AND VON MAUR):	4,293,709.2 SF OR 98.57 ACRES
PROPOSED AREA TO BE REZONED:	3,644,718.2 SF OR 83.67 ACRES

EXISTING
NOTE: ARE

NOTE: AREAS EXCLUDE DILLARD'S AND VON MAUR

TOTAL GROSS LEASABLE AREA:	886,502 SF
TOTAL ENTERTAINMENT AREA (THEATRE):	46,080 SF
TOTAL MALL NON-PUBLIC AREAS (BACK OF HOUSE, ETC.):	29,862 SF
TOTAL MALL OFFICE AREAS:	14,289 SF
TOTAL PUBLIC SPACE (COMMON AREAS, FOOD COURT, AND RESTROOMS):	<u>175,112 SF</u>

TOTAL MALL INTERIOR AREA: 1,151,845 SF

TOTAL RESTAURANT AREA (CHEESECAKE FACTORY): 10,300 SF

TOTAL GROSS FLOOR AREA: 1,162,145 SF

EXISTING I

PROPOSED
NOTE: EXCLUDES DILLARD'S, VON MAUR AND SEAR'S. ALL AREAS ARE GROSS AREAS.

TOTAL MALL LEASABLE RETAIL AREA:	706,348 SF
TOTAL ENTERTAINMENT AREA (THEATRE):	46,080 SF
TOTAL MALL NON-PUBLIC AREAS (BACK OF HOUSE, ETC.):	29,862 SF
TOTAL PROPOSED OFFICE SPACE:	23,932 SF

TOTAL PUR

TOTAL PUBLIC SPACE (COMMON AREAS, FOOD COURT, AND RESTROOMS): 175,112 SF

TOTAL MALL INTERIOR AREA:	980,214 SF
TOTAL RESTAURANT AREA (CHEESECAKE FACTORY):	10,300 SF
TOTAL PROPOSED DETACHED RESTAURANT/RETAIL AREAS:	24,000 SF
TOTAL PROPOSED MULTIFAMILY AREA (300 UNITS):	<u>341,236 SF</u>

TOTAL GROSS FLOOR AREA: 1,372,495 SF

PARKING
NOTE: EXC

EXISTING PARKING REMAINING:

EXISTING PARKING REMAINING. 3,677 SPACES

MUL
ADA

ADA ACCESSIBLE SPACES:	12 SPACES
COMPACT SPACES:	9 SPACES
ELECTRIC CHARGING STATIONS:	6 SPACES
GARAGE SPACES (NON ADA):	18 SPACES
TOTAL PROPOSED:	456 SPACES

ADDITIONAL PARKING: 35 SPACES

MUL⁺

@ 20% REDUCTION PER NORTH POINT OVERLAY);	492 SPACES
RESTAURANT/RETAIL - ASSUMING 24,000 SF RESTAURANT (UP TO 30,000 SF ALLOWED)	
(1 SPACE/100 SF @ 20% REDUCTION PER NORTH POINT OVERLAY);	192 SPACES
TOTAL MINIMUM REQUIRED:	684 SPACES
 TOTAL PARKING ON SITE:	 4,368 SPACES

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Kimley»»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32966
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000006

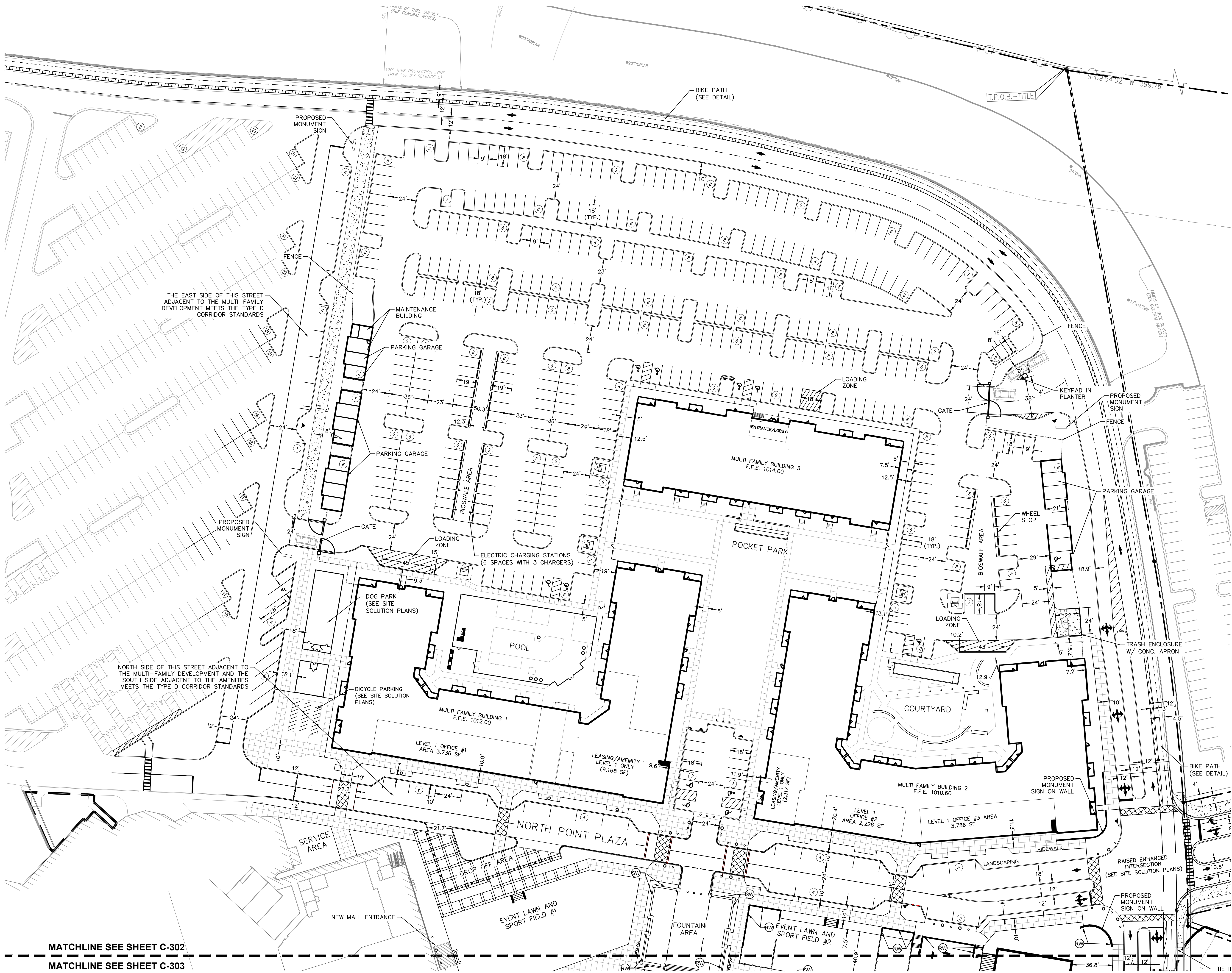
KHA PROJECT 013166000	DATE 09/03/2019	SCALE AS SHOWN	DESIGNED BY SJR	DRAWN BY SJR	CHECKED BY GDW	DATE: _____	GA LICENSE NUMBER _____-_____-_____-	GREGORY D. WILFONG, P.E.	LICENSED PROFESSIONAL
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OVERALL SITE PLAN

**NORTH POINT
REDEVELOPMENT
PREPARED FOR
BROOKFIELD PROPERTIES
CITY OF ALPHARETTA**

SHEET NUMBER
C-301

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PARKING COUNT
- FENCE
- COMPACT SPACE
- SIDEWALK
- SEATING WALL
- RETENTION WALL
- WHEELSTOP

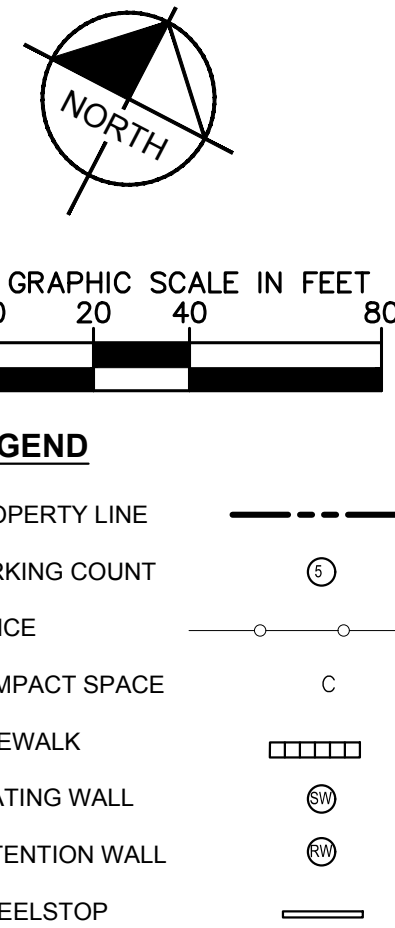
KHA PROJECT 013166000		DATE 09/03/2019		SCALE AS SHOWN		DESIGNED BY SJR		DRAWN BY SJR		CHECKED BY GDW		DATE ---	
LISCENSED PROFESSIONAL		GREGORY D. WILFONG, P.E.		CA LICENSE NUMBER		---		---		---		---	
NORTH POINT REDEVELOPMENT PREPARED FOR BROOKFIELD PROPERTIES CITY OF ALPHARETTA		SITE PLAN ENLARGEMENT 1		Kimley»Horn		445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696		REVISIONS		No.		BY DATE	
SHEET NUMBER C-302													

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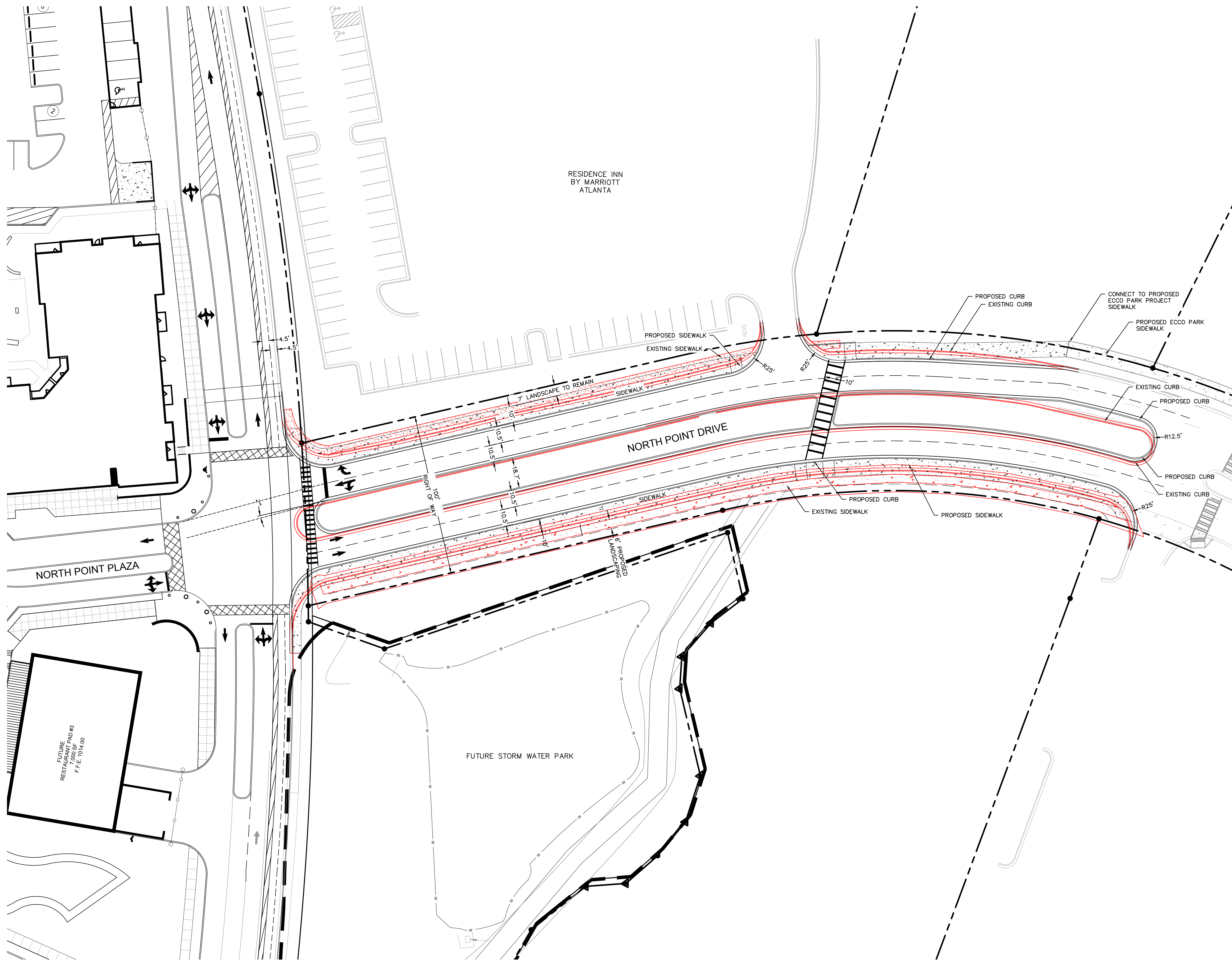
MATCHLINE SEE SHEET C-302

MATCHLINE SEE SHEET C-303



SHEET NUMBER C-303		NORTH POINT REDEVELOPMENT PREPARED FOR BROOKFIELD PROPERTIES CITY OF ALPHARETTA		SITE PLAN ENLARGEMENT 2		KHA PROJECT 013166000 DATE 09/03/2019 SCALE AS SHOWN DESIGNED BY SJJR DRAWN BY SJJR CHECKED BY		LICENSED PROFESSIONAL GREGORY D. WILFONG, P.E. GA LICENSE NUMBER --- -- DATE: --- --		Kimley»Horn 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696		No.		REVISIONS		DATE		BY	
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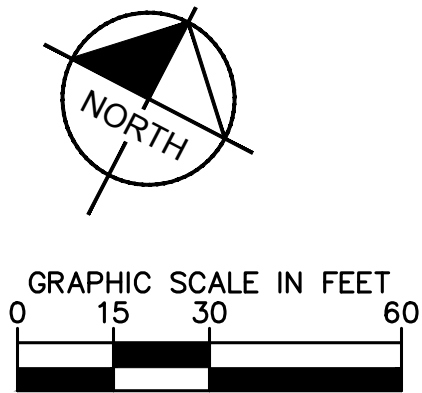
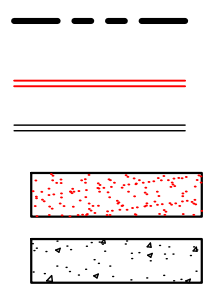
LEGEND

PROPERTY LINE

EXISTING CURB

PROPOSED CURB

EXISTING SIDEWALK



**NORTH POINT
REDEVELOPMENT
PREPARED FOR
BROOKFIELD PROPERTIES
CITY OF ALPHARETTA**

NORTH POINT DRIVE

LICENSED PROFESSIONAL
GREGORY D. WILFONG, P.E.

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[illegible]

NORTH POINT

ALPHARETTA, GA

DESIGN REVIEW BOARD
PRESENTATION

	SHEET NUMBER	SHEET NAME
GENERAL		
	CS-01	COVER SHEET
	R-01	RENDERING VIEW 1
	R-02	RENDERING VIEW 2
	R-03	RENDERING VIEW 3
CIVIL		
	C-300	OPEN SPACE PLAN
	C-301	OVERALL SITE PLAN
	C-302	SITE PLAN ENLARGEMENT 1
	C-303	SITE PLAN ENLARGEMENT 2
	C-304	NORTH POINT DRIVE
LANDSCAPE		
	L1.0	OVERALL SITE PLAN
	L1.1	MULTI FAMILY SITE PLAN
	L1.2	MULTI FAMILY SITE PLAN
	L1.3	POCKET PARK MULTI FAMILY SITE PLAN
	L1.4	BICYCLE PLAZA / DOG PARK
	L1.5	SECTION / PERSPECTIVES
	L1.6	SECTION / PERSPECTIVES
	L1.7	SECTION / PERSPECTIVES
	L1.8	RETAIL / PARK SITE PLAN
	L1.9	CONCERT LAWN
	L1.10	FOUNTAIN / PLAY AREA
	L1.11	FREE PLAY / BOCCIE BALL AREA
	L1.12	NORTH POINT DRIVE SITE PLAN
	L1.13	NORTH POINT DRIVE CONCEPT
	L1.14	SECTION / PERSPECTIVES
	L1.15	OVERALL LANDSCAPE PLAN
	L1.16	LANDSCAPE PLAN
	L1.17	LANDSCAPE PLAN
LIGHTING		
	LD001	COVER SHEET
	LD101	LTG FIXTURES
	LD201	LTG CALCS - OVERALL
	LD202	LTG CALCS - ISO NE/NW
	LD203	LTG CALCS - ISO SE/SW
	LD204	LTG CALCS - FC N PARKING
	LD205	LTG CALCS - FC N POINT DR CONNECTOR
	LD206	LTG CALCS - FC N POINT DR & PLAZA
	LD301	LTG CALCS - PLAN - FC N. PARKING
	LD302	LTG CALCS - PLAN - FC N. POINT DR & PLAZA
	LD303	LTG CALCS - FC N POINT DR CONNECTOR
MALL		
	SP-1.0	SITE PLAN
	SP-1.1	SIGHT LINE STUDY
	D-1.1	DEMO FLOOR PLAN - LOWER LEVEL
	D-5.1	DEMO WALL SECTION
	A-1.1	FLOOR PLAN - LOWER LEVEL
	A-4.1	TEMPORARY MALL ELEVATION - EAST
	A-4.2	MALL ELEVATION - EAST
	A-4.3	MALL ELEVATION - NORTH/SOUTH
	A-5.1	WALL SECTION
RESIDENTIAL		
	SP1-00	SITE PLAN
	SP1-01	SIGHT LINE STUDY
	A1-10	BUILDING 1000 - LEVEL 1
	A1-20	BUILDING 2000 - LEVEL 1
	A1-30	BUILDING 3000 - LEVEL 1
	A2-10	BUILDING 1000 - ROOF
	A2-20	BUILDING 2000 - ROOF
	A2-30	BUILDING 3000 - ROOF
	A4-10	BUILDING 1000 ELEVATIONS
	A4-11	BUILDING 1000 ELEVATIONS
	A4-20	BUILDING 2000 ELEVATIONS
	A4-21	BUILDNG 2000 ELEVATIONS
	A4-30	BUILDING 3000 ELEVATIONS
	A4-31	BUILDING 3000 ELEVATIONS
	A4-40	PARKING/UTILITY ELEVATIONS





R-01
RENDERING
VIEW 1

Brookfield
Properties



DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

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R-02

RENDERING
VIEW 2

Brookfield
Properties



DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

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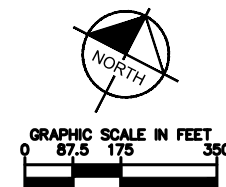
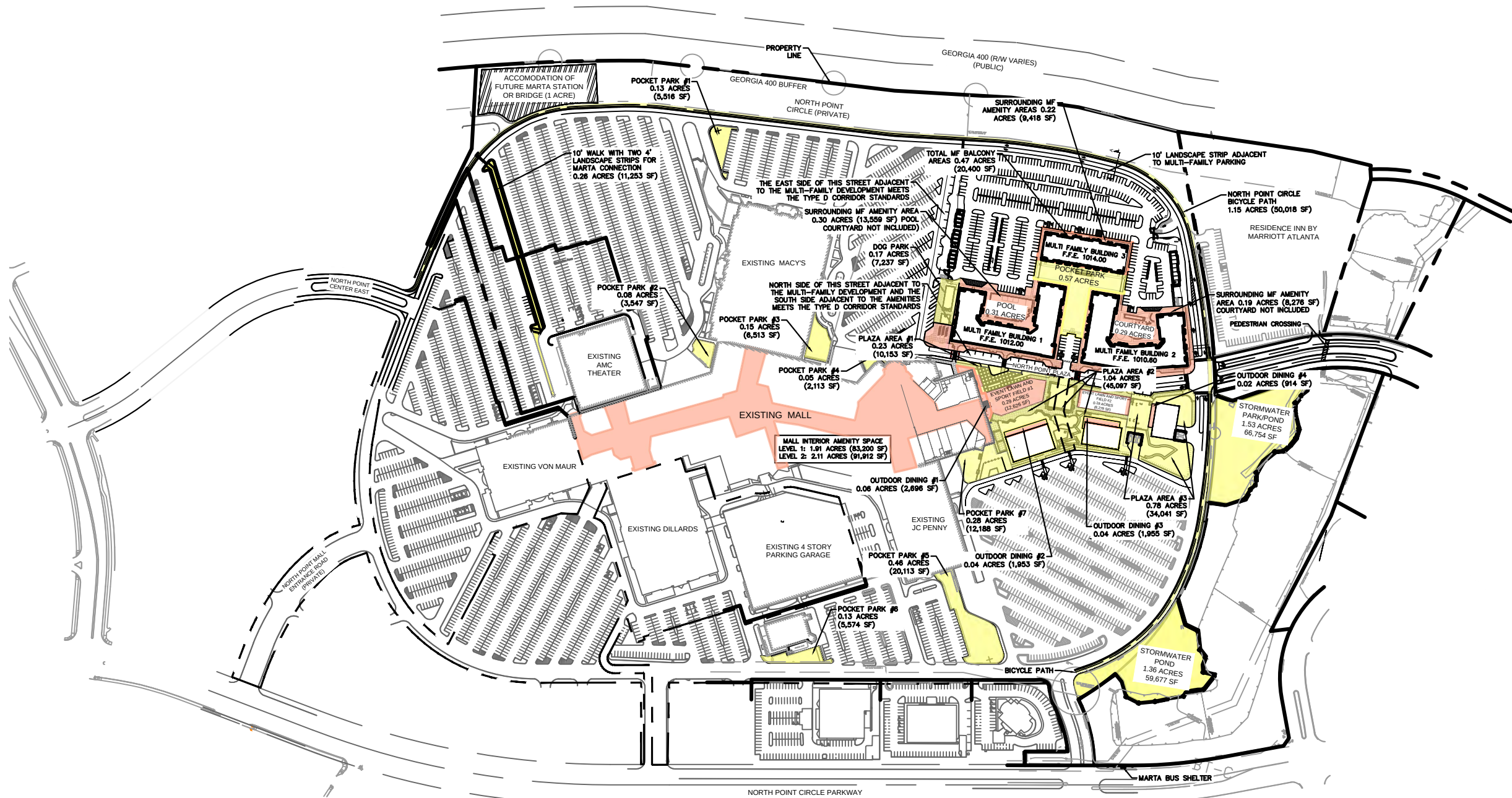
Brookfield
Properties



DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

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LEGEND

- PROPERTY LINE
- PARKING COUNT
- FENCE
- COMPACT SPACE

LEGEND

- CIVIC SPACE
- AMENITY SPACE

OPEN SPACE DATA

PROPOSED AREA TO BE REZONED: 83.67 AC

REQUIRED OPEN SPACE CALCULATIONS
MULTIFAMILY DENSITY = 300 UNITS
*300 UNITS/83.67 AC = 3.58 UNITS/ACRE

CIVIC SPACE: 10% MIN OF GROSS ACREAGE
0.1 X 83.67 AC = 8.37 ACRES (364,597 SF)

AMENITY SPACE: 5% OF GROSS ACREAGE
0.05 X 83.67 AC = 4.18 ACRES (182,081 SF)

TOTAL OPEN SPACE: 15% OF GROSS ACREAGE
0.15 X 83.67 AC = 12.55 ACRES (546,678 SF)

PROPOSED OPEN SPACE

CIVIC SPACE

PARK/PARK OVERLOOKS
POND/OBSERVATION PLATFORM: 2.89 ACRES (126,431 SF)
10' WALK FROM MARTA TO AMC: 0.26 ACRES (11,253 SF)
NORTH POINT CIRCLE BICYCLE PATH: 1.15 ACRES (50,018 SF)
PLAZAS/DOGS/POCKET PARKS/PLAYGROUND
NON-RESIDENTIAL: 2.05 ACRES (89,291 SF)
RESIDENTIAL: 0.72 ACRES (31,253 SF)
DOG PARK: 0.17 ACRES (7,237 SF)
POCKET PARKS SURROUNDING MALL: 1.28 ACRES (55,564 SF)

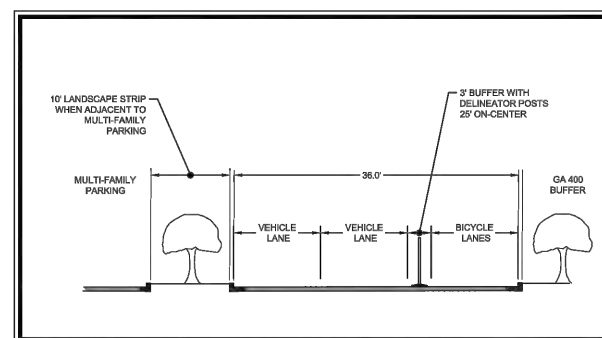
TOTAL: 8.52 ACRES; 371,047 SF

AMENITY SPACE

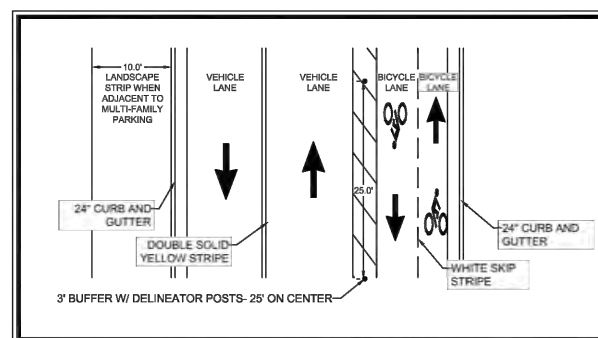
MF BALCONIES: 0.47 ACRES (20,400 SF)
OUTDOOR DINING: 0.17 ACRES (7,518 SF)
EVENT LAWN AND SPORT FIELDS: 0.48 ACRES (20,905 SF)
POOL AREAS/HARDSCAPE
POOL COURTYARD/COURTYARD: 0.60 ACRES (26,072 SF)
MF AMENITY AREA: 0.60 ACRES (26,420 SF)
EXISTING MALL INTERIOR (PLAYGROUND, WALKING/COMMON AREAS, FOOD COURT)
LEVEL 1: 1.91 ACRES (83,200 SF)
LEVEL 2: 2.11 ACRES (91,912 SF)

TOTAL: 6.35 ACRES; 276,427 SF

TOTAL OPEN SPACE: 14.87 ACRES; 647,474 SF (17.80%; 2.80% OVER REQUIRED PERCENTAGE)



SECTION A-A
N.T.S



NORTH POINT CIRCLE BICYCLE PATH STRIPING
N.T.S

Brookfield
Properties



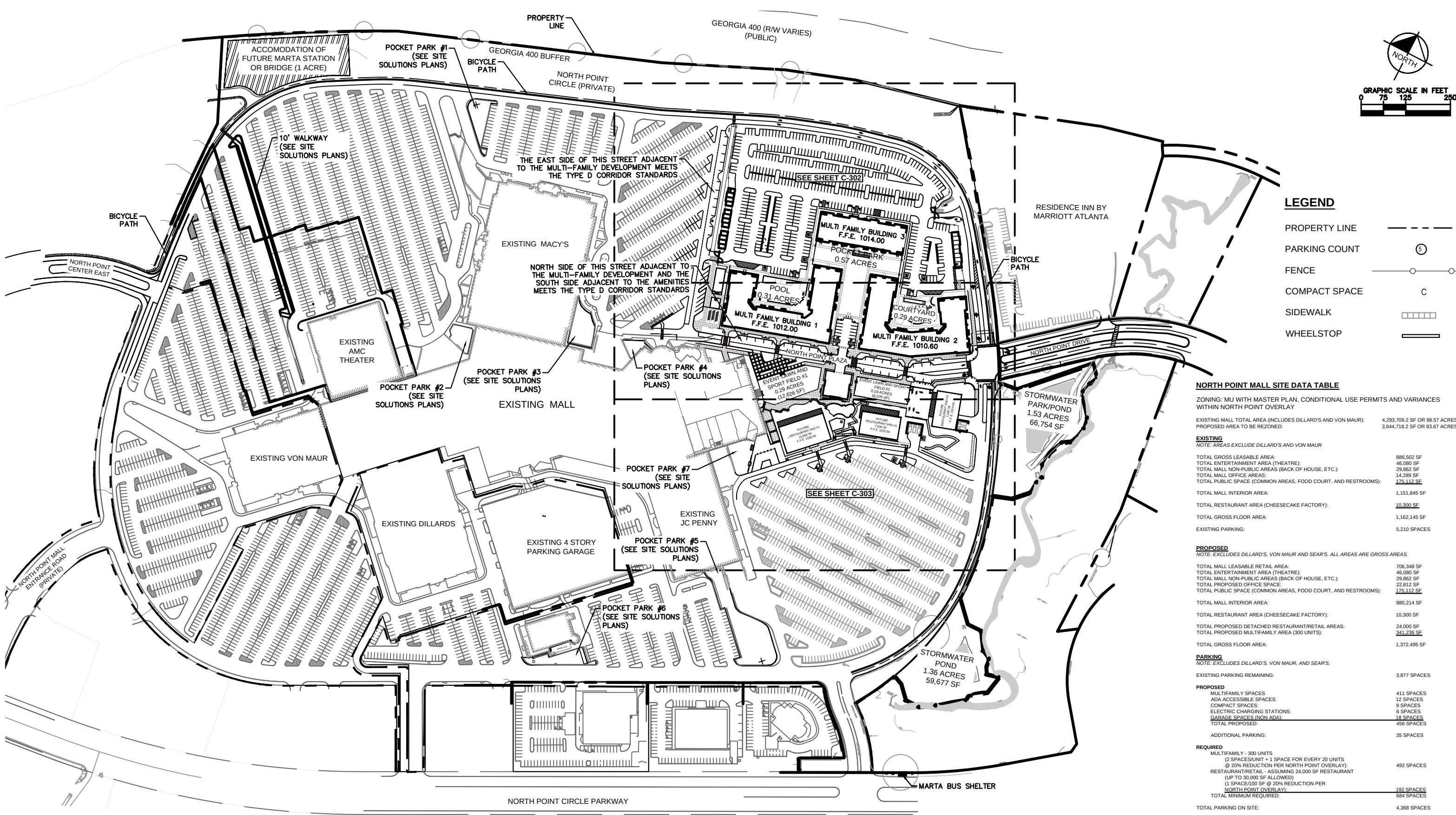
DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

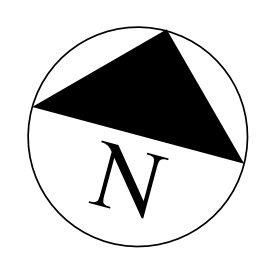
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OPEN SPACE PLAN C-300

09/03/2019





L1.0

DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

OVERALL SITE PLAN

September 12, 2019

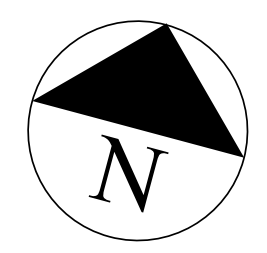


Brookfield



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L1.1

DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

MULTI FAMILY SITE PLAN

September 12, 2019

SITE
solutions

Brookfield

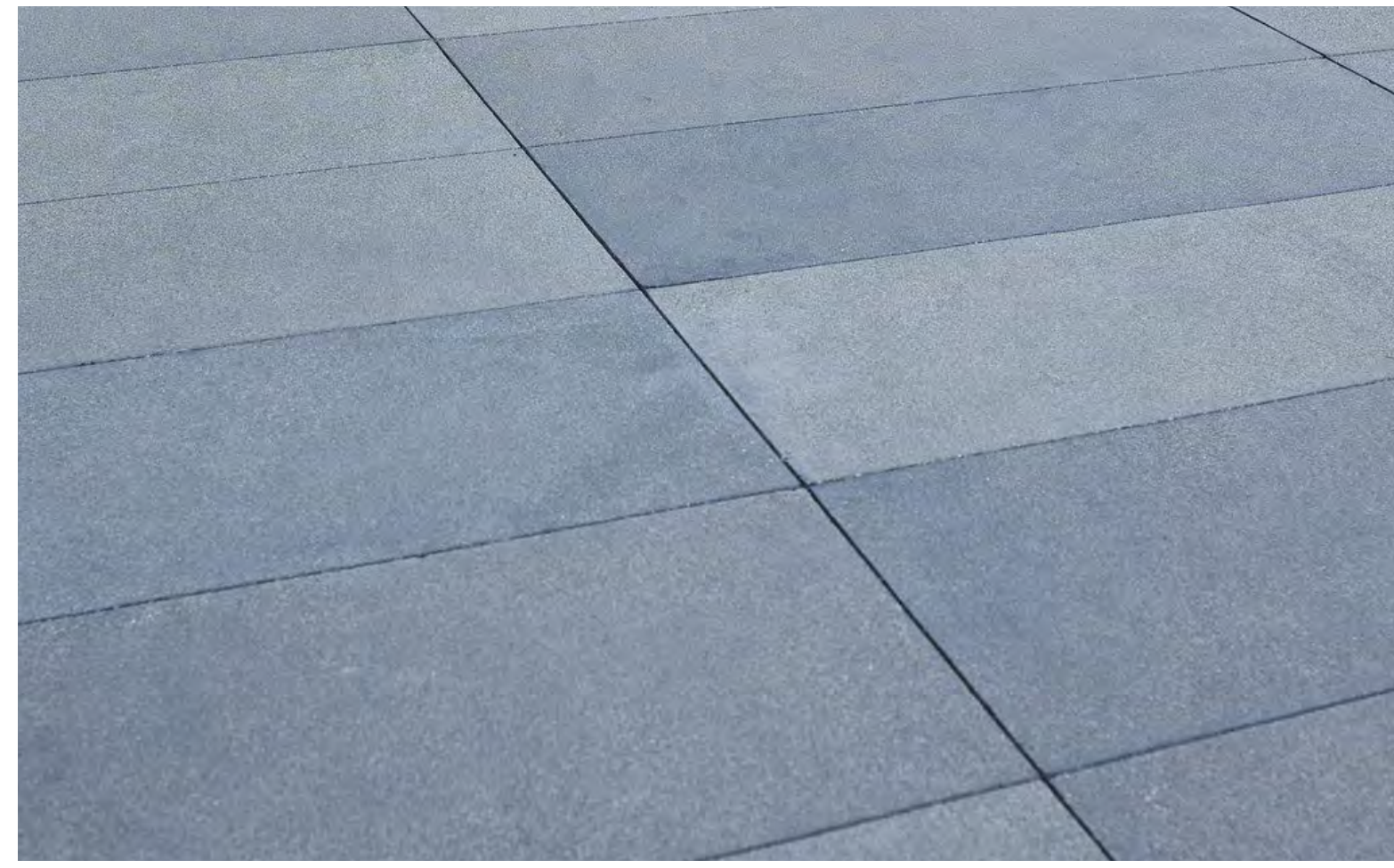


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UNIT PAVERS EXAMPLE



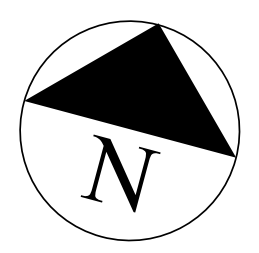
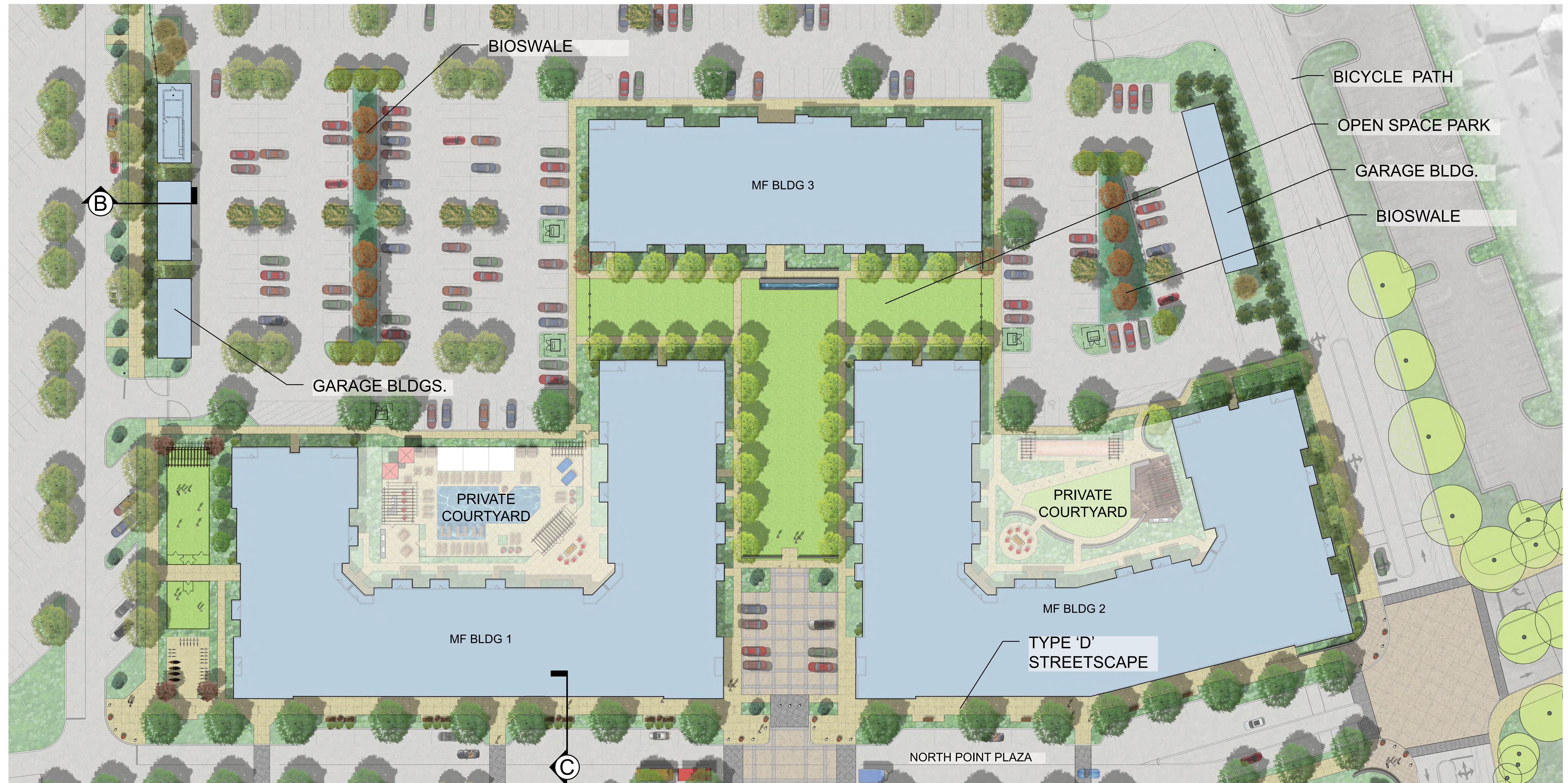
ENHANCED CONCRETE EXAMPLE



SYNTHETIC TURF EXAMPLE



RETAINING WALL EXAMPLE



L1.2

DESIGN REVIEW BOARD PRESENTATION

MULTI FAMILY SITE PLAN

September 12, 2019

Brookfield



Kimley»Horn



NORTH POINT MALL
ALPHARETTA, GA



COURTYARD EXAMPLE

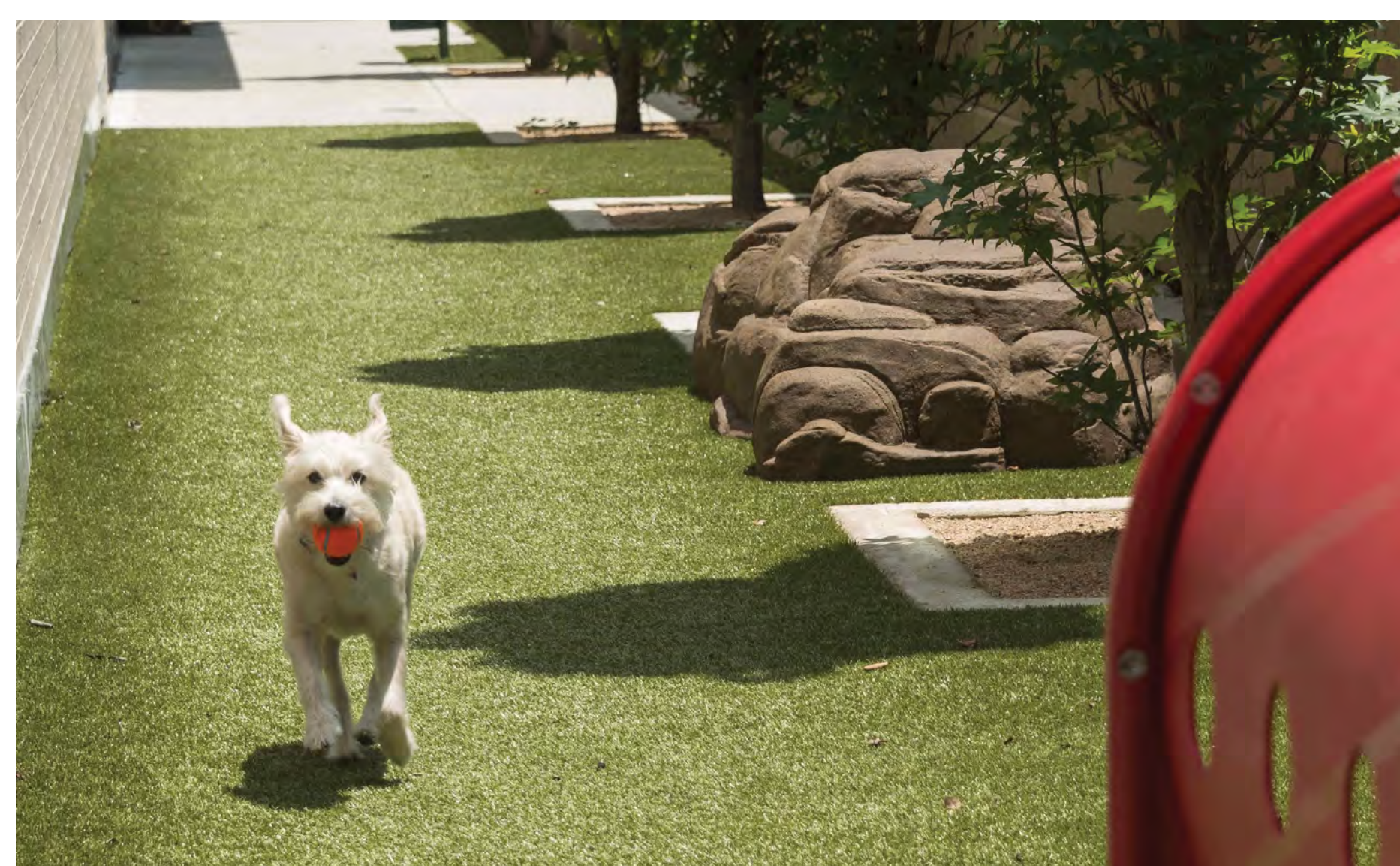


ACTIVITIES EXAMPLE

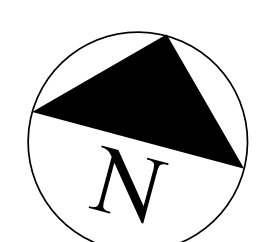


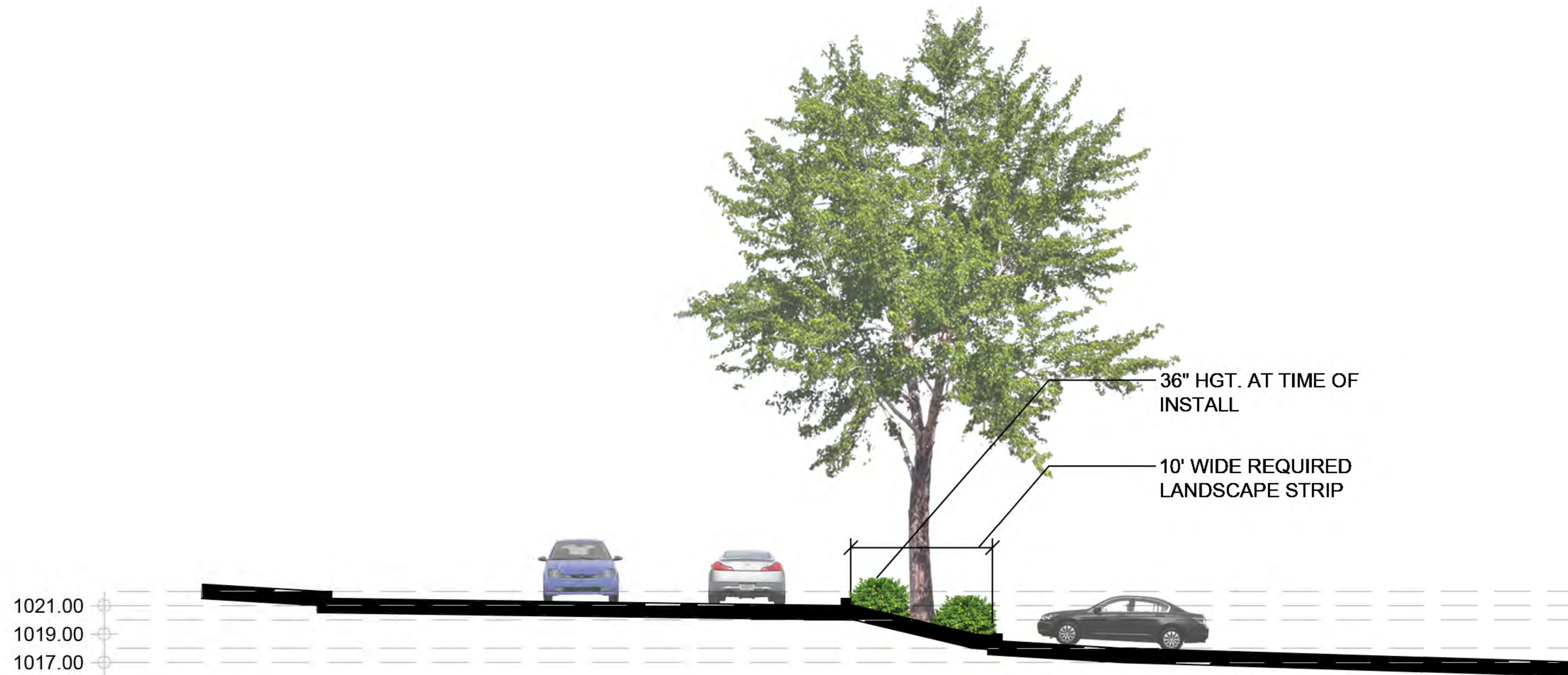


BICYCLE PARKING EXAMPLE



DOG PARK EXAMPLE

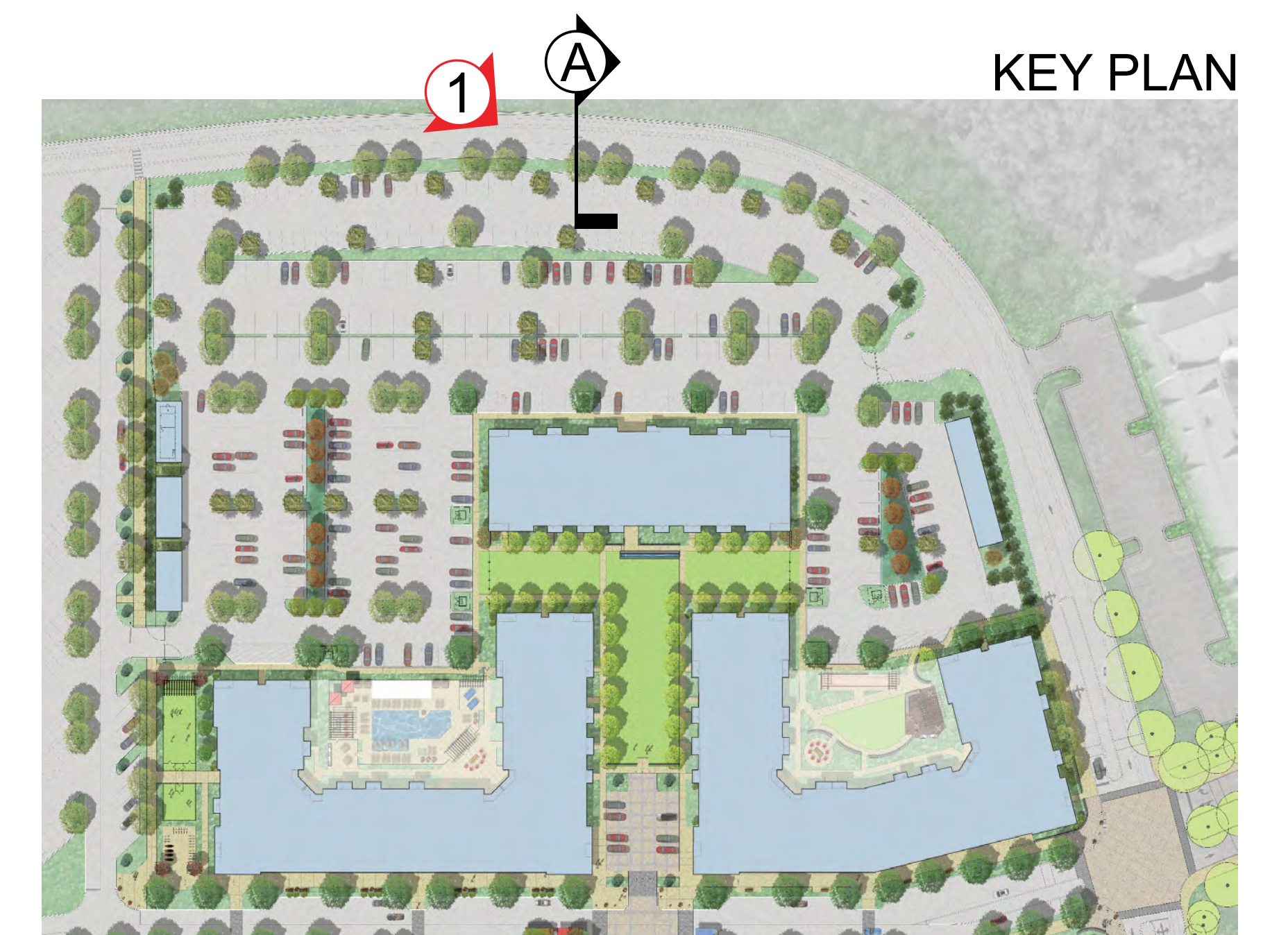




A SECTION: NORTH POINT CIRCLE
Scale: NTS



1 PERSPECTIVE: NORTH POINT CIRCLE
Scale: NTS



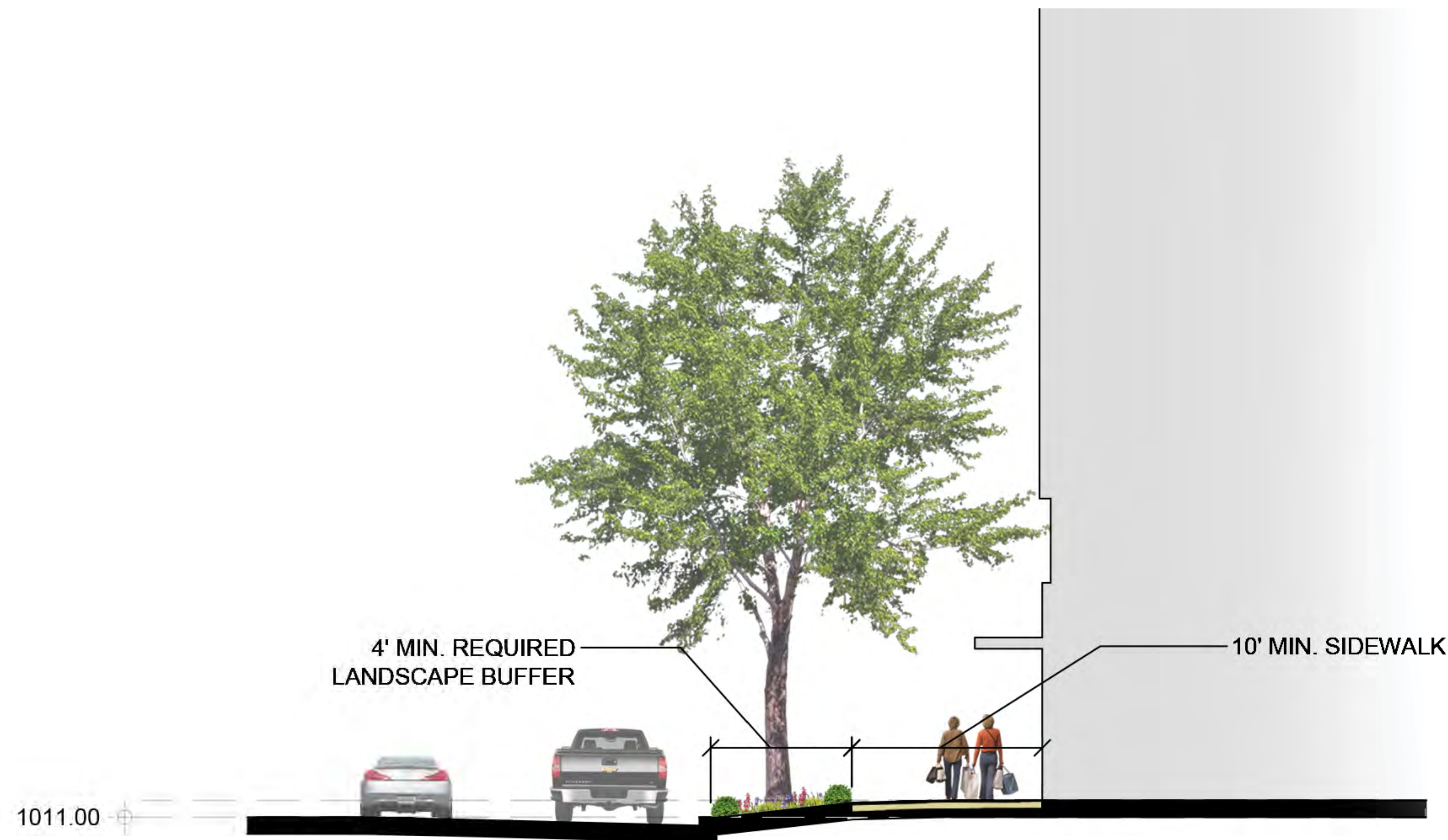


B TYPE 'D' STREET
Scale: NTS



2 PERSPECTIVE: TYPE 'D' STREET
Scale: NTS

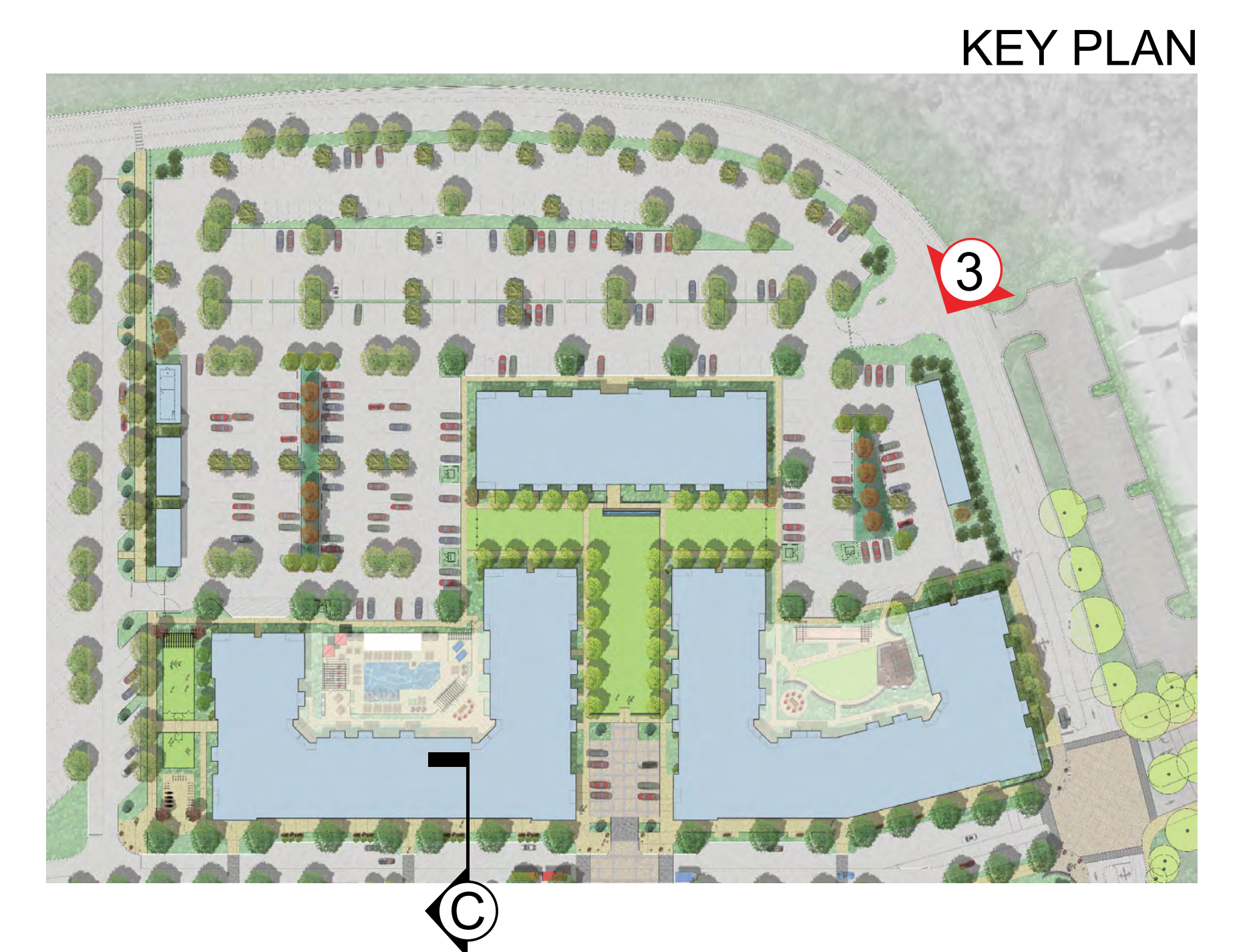




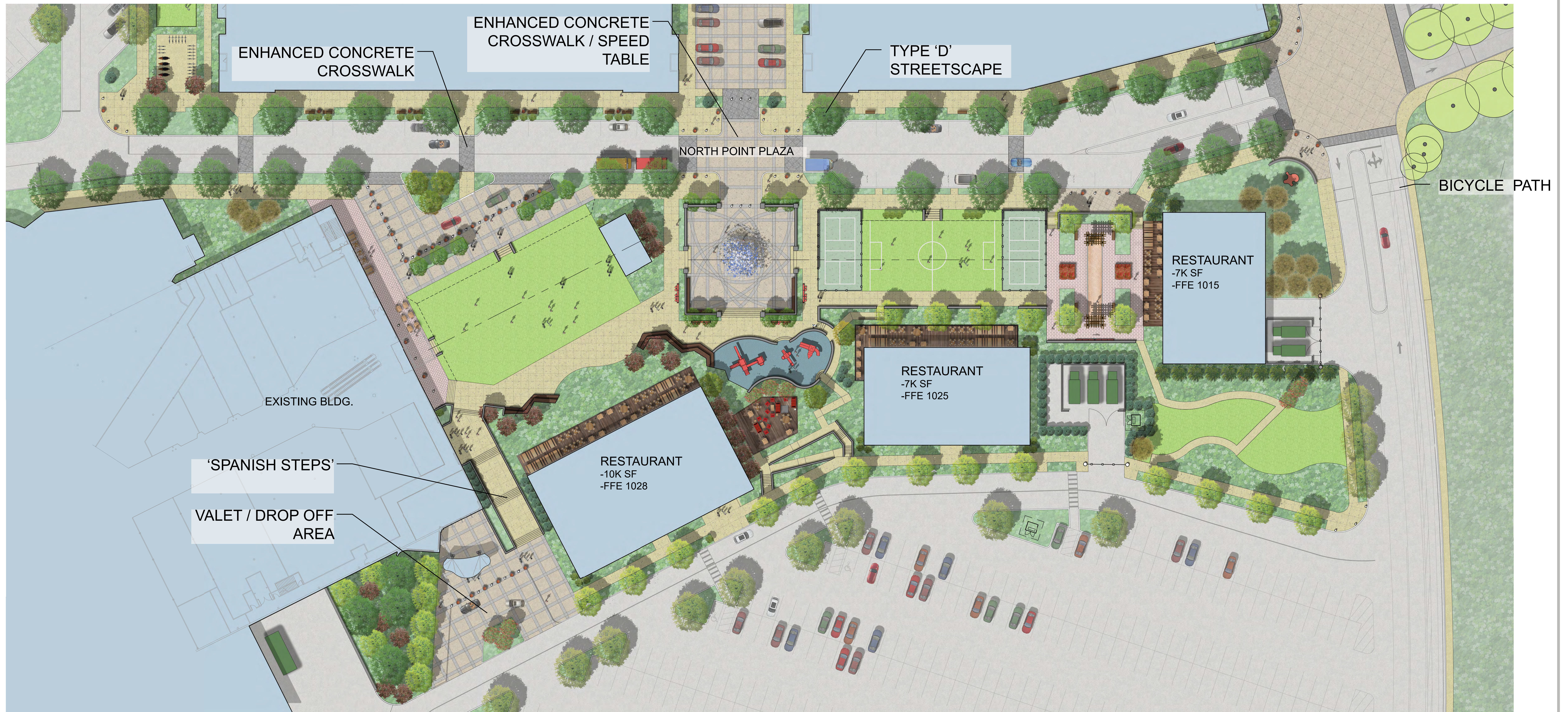
③ TYPE 'D' STREET
Scale: NTS



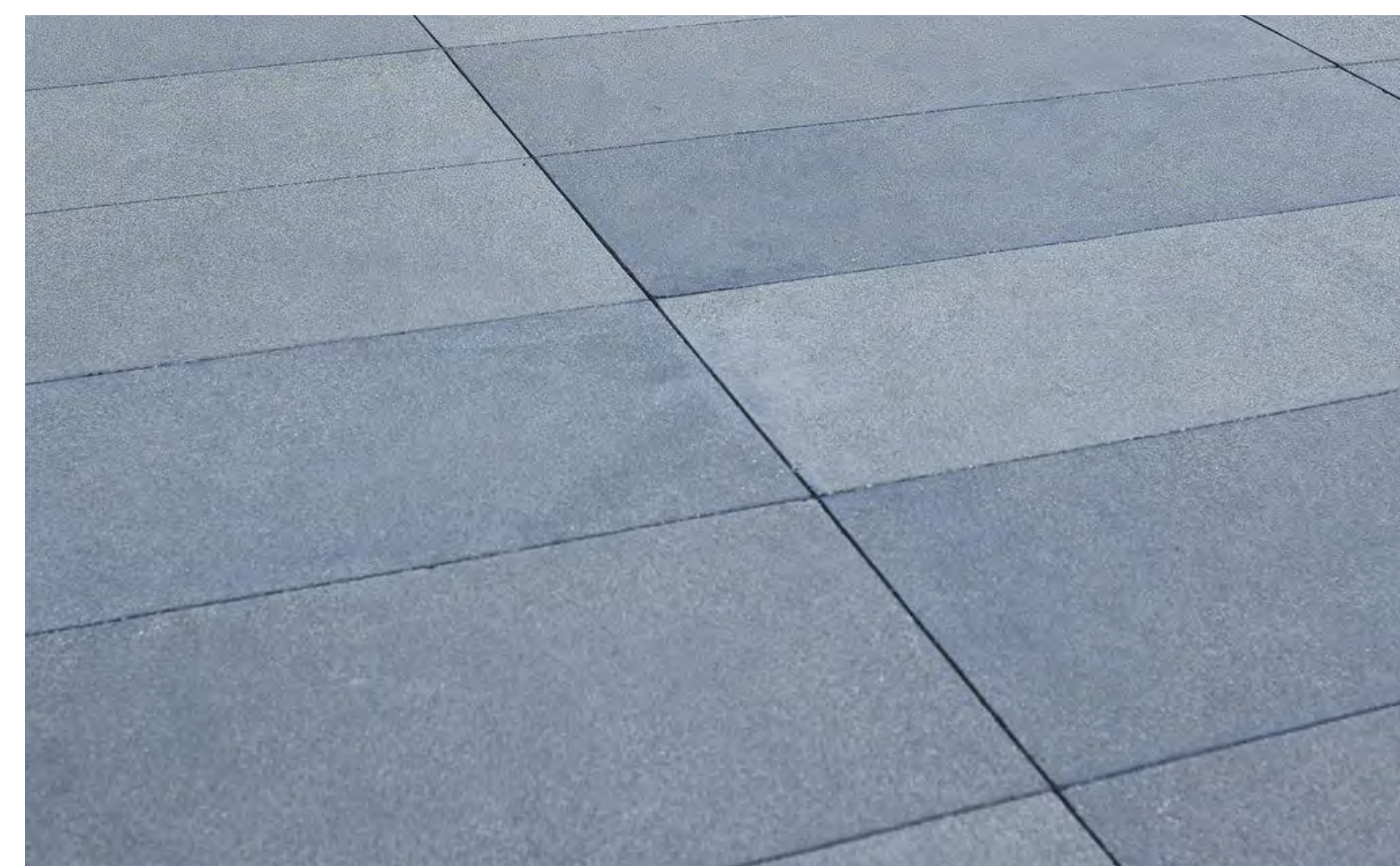
③ PERSPECTIVE: SCREEN PLANTING
Scale: NTS



KEY PLAN



UNIT PAVERS EXAMPLE



ENHANCED CONCRETE EXAMPLE



SYNTHETIC TURF EXAMPLE



RETAINING WALL EXAMPLE



BLEACHER EXAMPLE



EVENT LAWN EXAMPLE



STAGE STRUCTURE



BARRIER EXAMPLE

OUTDOOR DINING
RESTAURANT DECK
-ELEV. 1028.40



UNIT PAVER EXAMPLE

DROP-OFF / VALET

EXTERIOR PATIO SEATING W/
UNIT PAVERS

CONCERT /
EVENT LAWN
-ELEV. 1015
-9,000 SF

UNIT PAVERS

MALL ENTRANCE

STYLIZED
BLEACHERS

PERMANENT ROCK
CLIMBING WALL
-ALCOVE FOR SLIDING 1ST
'10FT' W/ SCREEN WALL



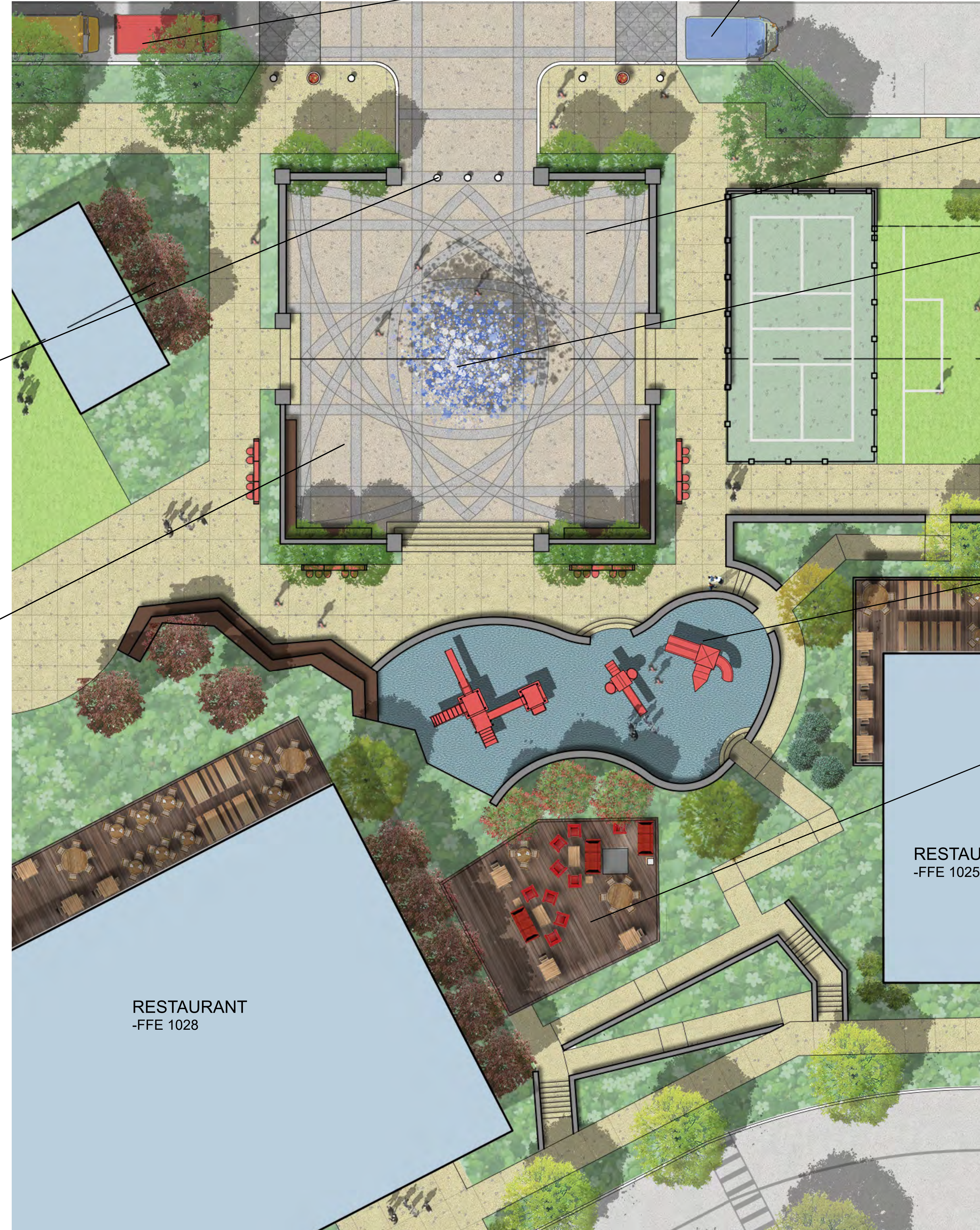
FOUNTAIN EXAMPLE

REMOVEABLE
BOLLARDS

FUNCTION / EVENT SPACE
(WITH FOUNTAIN OFF)



PLAY EQUIPMENT EXAMPLE



FOOD TRUCKS

ENHANCED VEHICULAR
CONCRETE PAVING

30' DIA. FOUNTAIN

PLAY AREA WITH
SCULPTURAL PLAY
PIECES

OVERLOOK SOFT
SEATING DECK W/
WALK CONNECTION

RESTAURANT
-FFE 1025

RESTAURANT
-FFE 1028



WOODEN DECK EXAMPLE



SOCCER EXAMPLE

FUNCTION / SPORTS
PLAY LAWN
-60'X150'
-FFE 1015



PICKLE BALL EXAMPLE



TRELLIS W/ SWING BENCH

BOCCE BALL COURT
- 10' X 60'

RESTAURANT
-FFE 1014

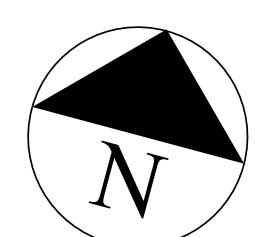
UNIT PAVERS

OUTDOOR DINING
RESTAURANT DECK
-ELEV. 1014.00

EVERGREEN SHRUBS
TO SCREEN SERVICE
COURT

OUTDOOR DINING
RESTAURANT DECK
-ELEV. 1025.00

RESTAURANT
-FFE 1025



L1.11

Brookfield



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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

FREE PLAY /
BOCCE BALL AREA

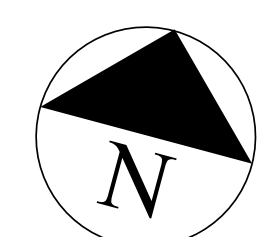
September 12, 2019

INTERSECTION W/
ENHANCED CONCRETE

SCULPTURE / FOCAL
POINT

10' WIDE SIDEWALK
BACK OF CURB
EXISTING CANOPY
TREES TO REMAIN

EXISTING CANOPY TREES
IN CENTER ISLAND TO
REMAIN



L1.12

DESIGN REVIEW BOARD PRESENTATION

NORTH POINT DRIVE SITE PLAN

September 12, 2019



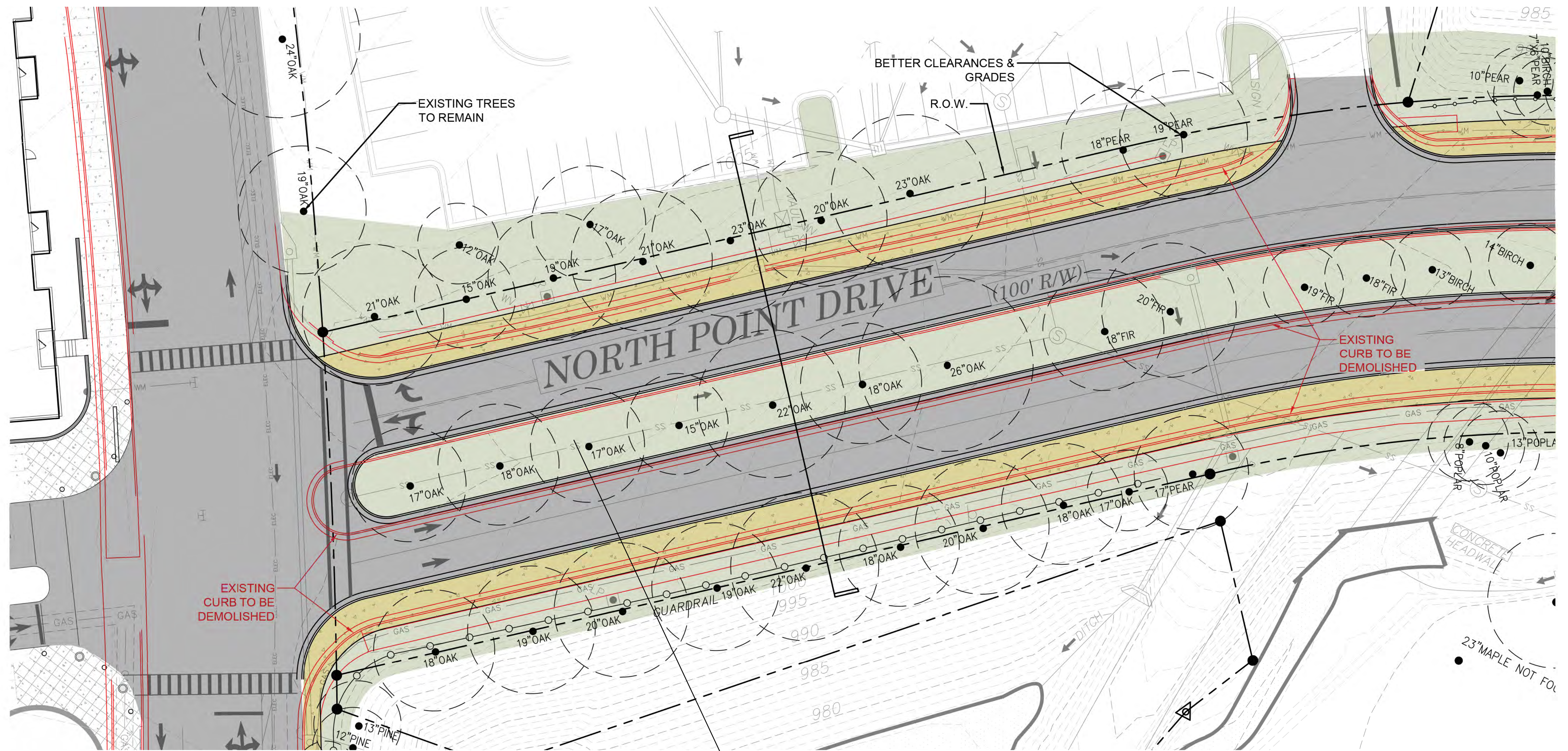
Brookfield



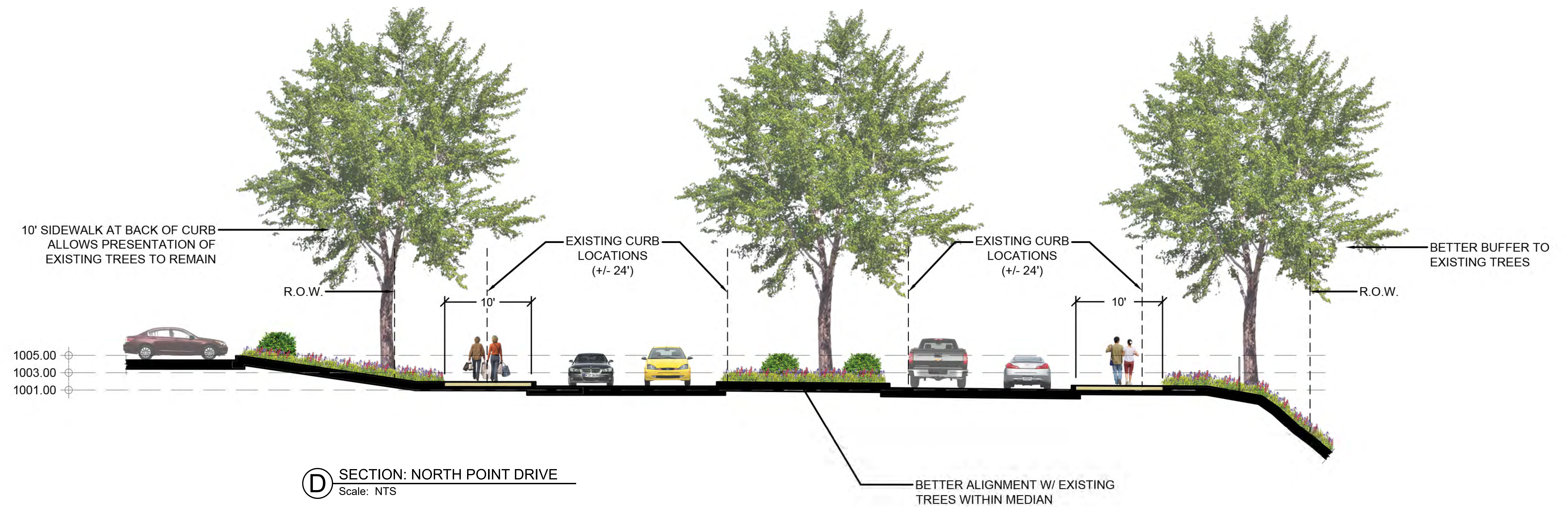
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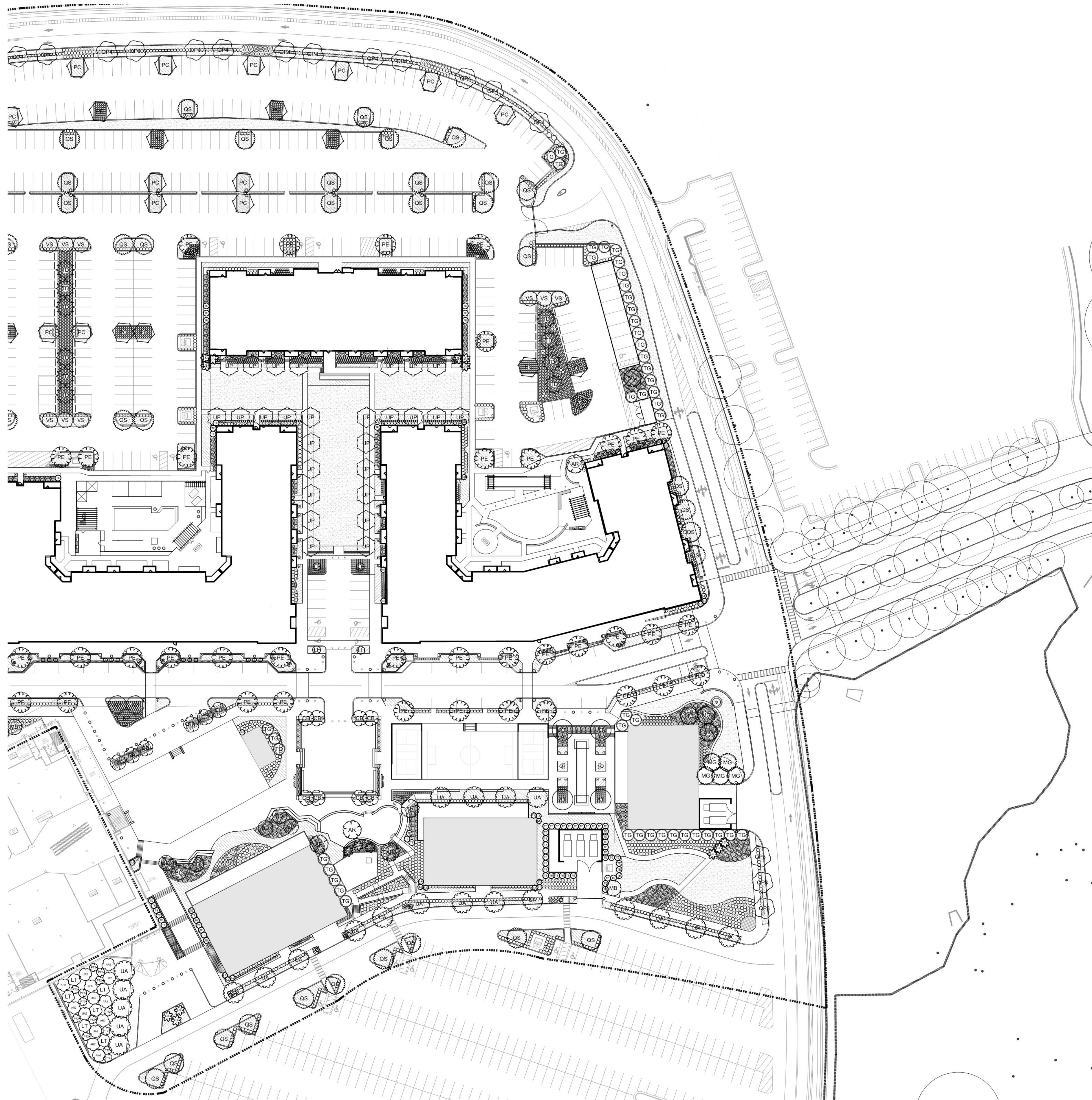


NORTH POINT MALL
ALPHARETTA, GA



NORTH POINT DRIVE EXISTING
CONDITIONS EXHIBIT / EXISTING
TREE SAVE





Asiatic Jasmine



Knockout Rose



Super Blue Liriope



Blue Arrow Juncus



Distylium Linebacker



Sunshine Ligustrum



Green Giant Arborvitae



Endless Summer Hydrangea



Needlepoint Holly



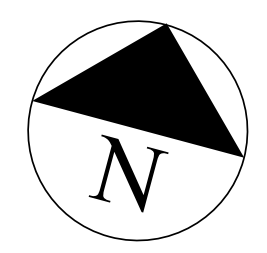
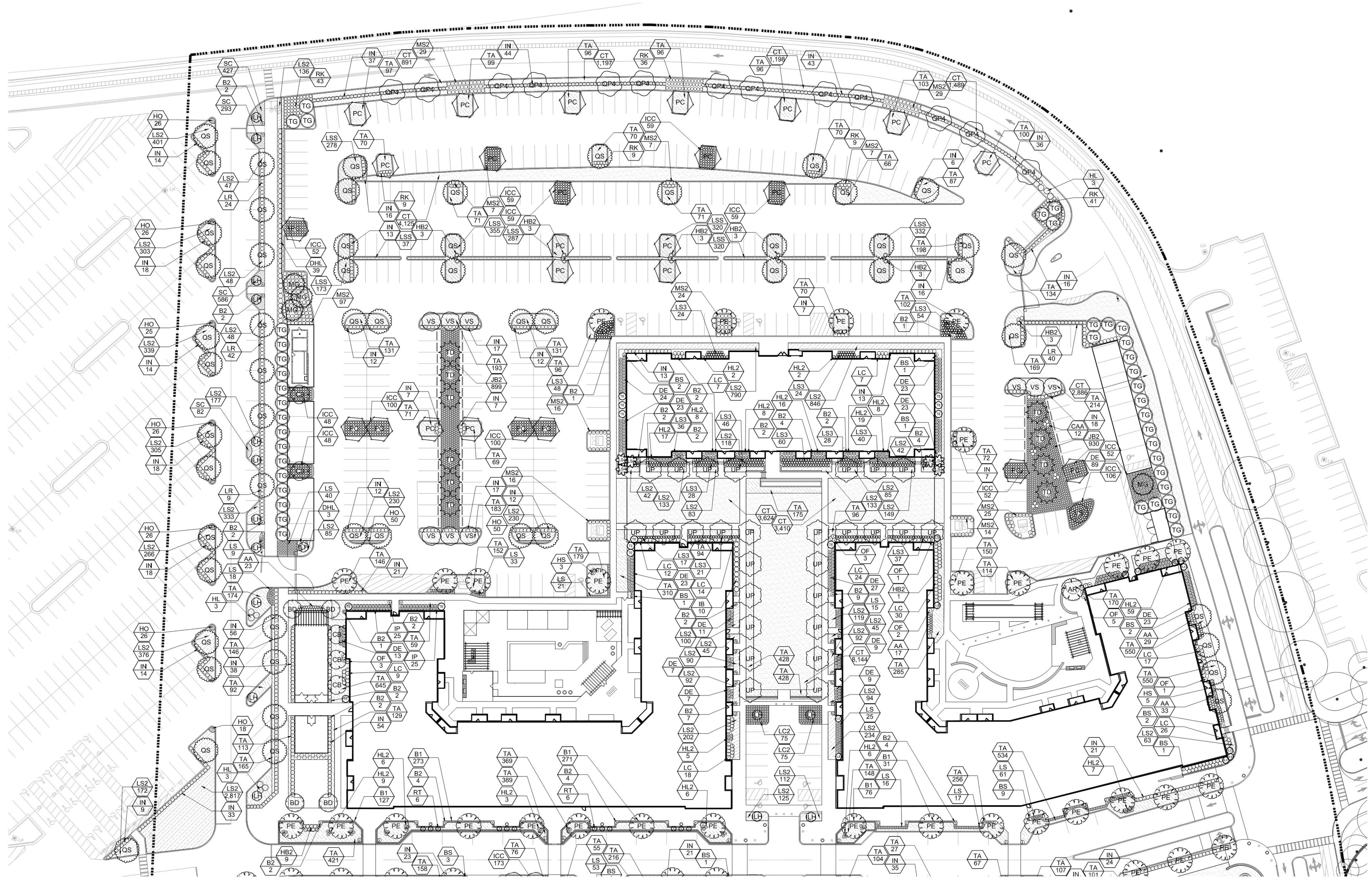
Shumard Red Oak

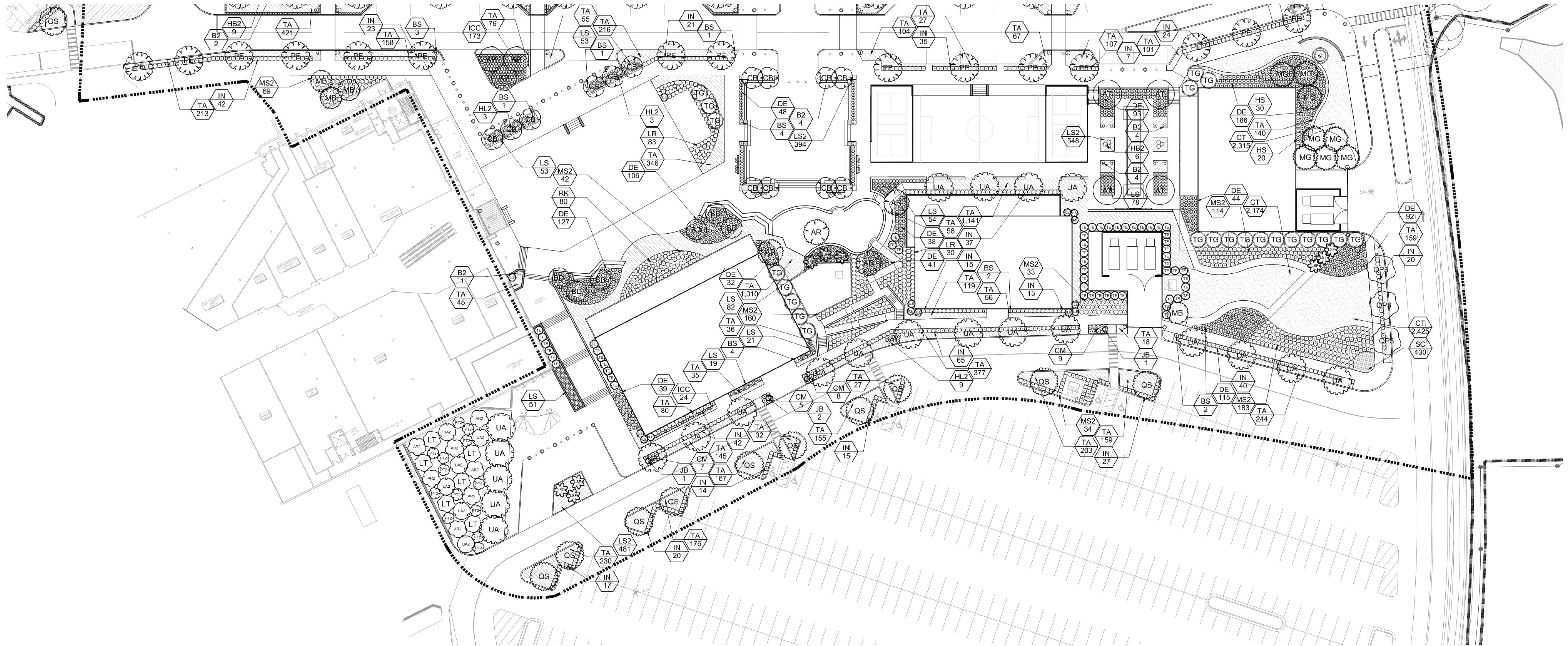


Princeton Elm



European Hornbeam





PLANT SCHEDULE

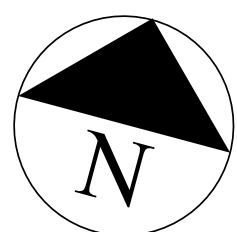
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
AR	5	Acer rubrum 'Red Point' / Red Maple	3" cal.	B & B		
AR2	7	Acer rubrum 'Red Point' / Red Maple	2" cal	B & B	12' hgt.	
AT	4	Acer buergerianum 'Trident' / Trident Maple	3" cal.	B & B		
BD	10	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	B & B		Multi-stem, 12' clear trunk
CB	19	Carpinus betulus / European Hornbeam	3" cal.	B & B		
ILE	26	Ilex x 'Emily Bruner' / Emily Bruner Holly	8" min.	B & B	8' hgt.	
ILH	16	Ilex x 'Fosteri' / Foster Holly	8" min.	B & B	8' hgt.	
JB	4	Juniperus chinensis 'Blue Point' / Blue Point Juniper	6" ht. x 2" sp.	15 gal.		Topiary
KP	3	Koeleruteria paniculata / Golden Rain Tree	3" cal.	B & B		
LSF	9	Lagerstroemia x 'Sarah's Favorite' / Sarah's Fav. Single Trunk Crape Myrtle	3" cal.	B & B		White
LT	6	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	2" cal	B & B	12' hgt.	
MB	4	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	3" cal.	B & B		
MG	12	Metasequoia glyptostroboides / Dawn Redwood	3" cal.	B & B		
PC	25	Pistacia chinensis / Chinese Pistache	3" cal.	B & B		MALE ONLY
PE	45	Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree	3" cal.	B & B		
PT2	13	Pinus taeda / Loblolly Pine	7 gal.	Cont.	3' hgt.	
QP3	3	Quercus phellos / Willow Oak	3" cal.	B & B		
QP4	13	Quercus phellos / Willow Oak	4" cal.	B & B		
QS	67	Quercus shumardii / Shumard Red Oak	3" cal.	B & B		
RT	12	Rosa x 'Double Pink Knockout' / Double Pink Knockout Rose Tree Form	4" ht.	15 gal.		
TD	10	Taxodium distichum / Bald Cypress	2" cal	B & B	12" hgt.	
TE	68	Thuja occidentalis 'Emerald' / Emerald Arborvitae	6" hgt	B & B	6' hgt.	
TG	63	Thuja plicata 'Green Giant' / Western Red Cedar	9' to 10' ht.	B & B	9'-10' hgt.	
UA	22	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3" cal.	B & B		
UA2	6	Ulmus alata / Winged Elm	2" cal	B & B	12' hgt.	
UP	27	Ulmus americana 'Princeton' / Princeton American Elm	3" cal.	B & B		
VS	10	Vitex agnus-castus 'Shoal Creek' / Chaste Tree	3" cal.	B & B	12' hgt.	

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. SIZE	SPACING
AA	102	Azalea Encore 'Autumn Lilac' / Encore Azalea	7 gal.	24" o.c.	24" hgt.
B1	778	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	3 gal.	as shown	14" hgt.
B2	80	Buxus sempervirens / American Boxwood	36" ht. x 36" sprd.	36" o.c.	
BS	51	Buxus sempervirens / American Boxwood	B & B	3' o.c.	5' hgt.
CAA	12	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 gal.		3' o.c.
CM	29	Chamaecyparis pisifera Sp. / Golden Mopps Cypress	3 gal.		
DE	1,272	Distylium hybrid 'Emerald Heights' / Distylium 'Emerald Heights'	7 gal.	2.5' o.c.	24" hgt.
DHL	42	Distylium hybrid 'Linebacker' / Distylium 'Linebacker'	15 gal	4' hgt.	4' o.c.
HB2	34	Hydrangea macrophylla 'Endless Summer' TM / Ballmer Hydrangea	3 gal	3' o.c.	18" hgt.
HL	9	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	15 gal	4' o.c.	
HL2	199	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	7 gal.	24" o.c.	24" hgt.
HS	58	Hydrangea paniculata 'Rensun' / Strawberry Sundae Hydrangea	7 gal.	as shown	2' hgt.
IB	10	Ilex cornuta 'Burfordii' / Burford Chinese Holly	3 gal	4' o.c.	3' hgt.
ICC	991	Ilex cornuta 'Carissa' / Carissa Holly	3 gal	2' o.c.	14" hgt.
IN	1,186	Ilex cornuta 'Needlepoint' / Needlepoint Holly	7 gal.	3' o.c.	28" hgt.
IP	50	Illicium parviflorum / Anise	7 gal.	2.5' o.c.	30" hgt.
JB2	1,829	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	1.5' o.c.	
LC	164	Loropetalum chinense rubrum 'Ruby' / Ruby Loropetalum	3 gal	30" o.c.	16" hgt.
LC2	150	Loropetalum chinense 'Carolina Moonlight' / Chinese Witch Hazel	7 gal.	2.5' o.c.	18" hgt.
LR	228	Ligustrum japonicum 'Recurvifolium' / Wax leaf Ligustrum	15 gal.	3' o.c.	4' hgt.
LS	666	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	14" o.c.	12" hgt.
LS3	463	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	2' o.c.	12" hgt.
MS2	906	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	36" o.c.	
OF	15	Osmanthus x fortunei / Fortunei Osmanthus	15 gal.	3' o.c.	4' hgt.
RK	227	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	7 gal.	2.5' o.c.	2' hgt.

PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
CT	33,878	Cynodon dactylon 'Tif 419' / Bermuda Grass	SF SOD	
HO	273	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	12" o.c.
LS2	11,570	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.	12" o.c.
LSS	2,102	Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Blue Lilyturf	1 gal	16" o.c.
SC	1,818	Seasonal Color / Seasonal Color	4"pot	
TA	16,222	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal	18" o.c.

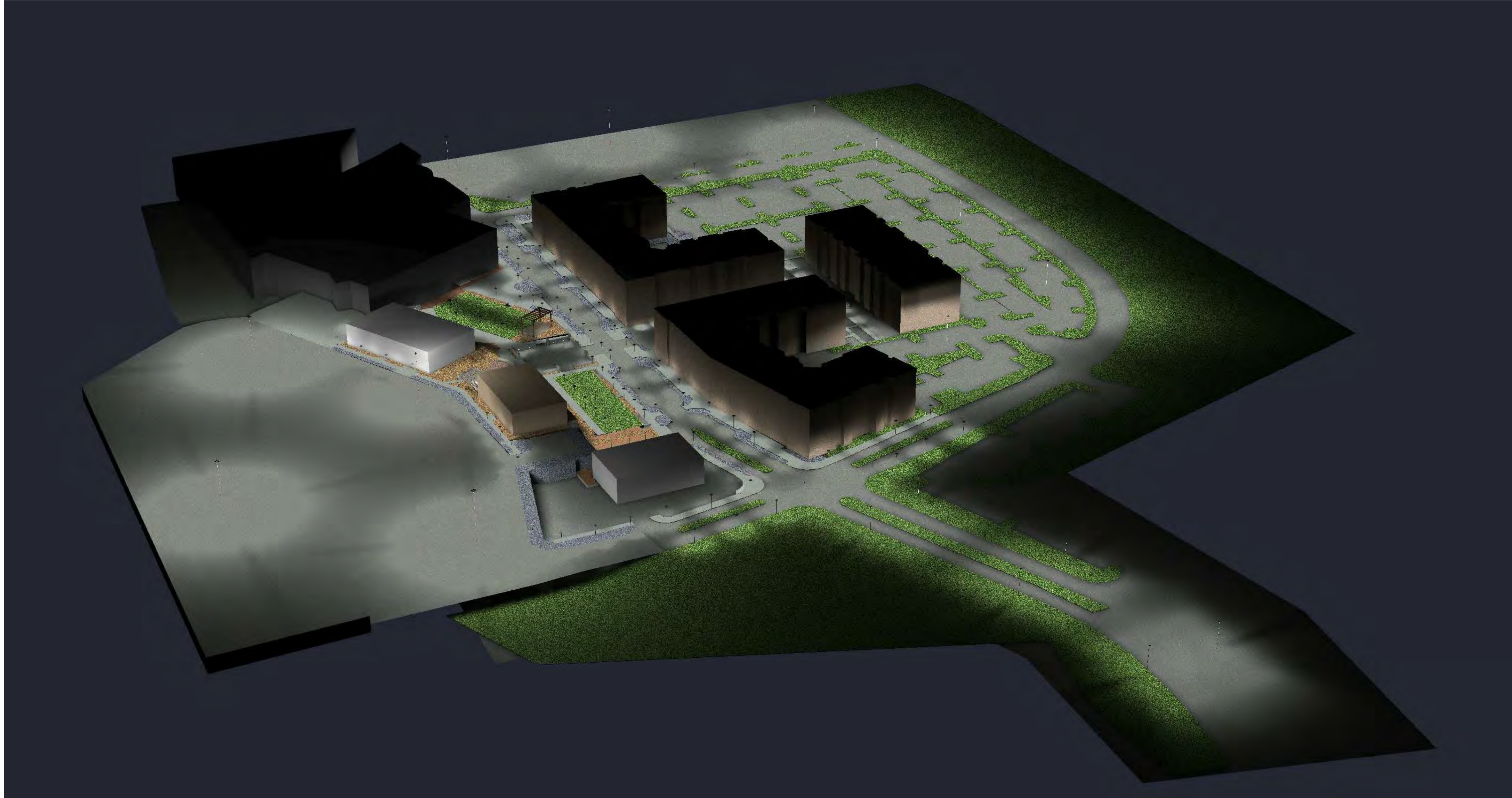


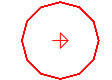
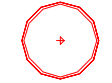
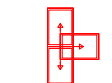
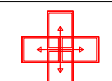
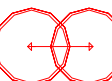
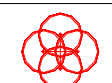
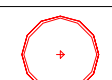
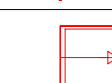
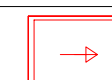
L1.17

DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

LANDSCAPE PLAN
September 12, 2019

LIGHTING CALCULATIONS FOR NORTH POINT MALL ENTRY



Symbol	Qty	Label	Arrangement	Description
	50	T101	SINGLE	ECS A19 60WE WW 120
	52	B101	SINGLE	AMELUX lum10-40-sds
	29	P101	SINGLE	AMERLUX lum10-40-sds
	121	P102	SINGLE	AMERLUX lum28-35k-whit
	1	P213	3 @ 90 DEGREES	AMERLUX VTS-E12-LED-E1-5MQ 3-HEAD
	4	P214	4 @ 90 DEGREES	MCGREW-EDISON VTS-E12-LED-E1-5MQ 4-HEAD
	1	P312	BACK-BACK	RDWX2-360W,+5000K 2-HEAD EXISTING
	6	P314	4 @ 90 DEGREES	RDW4-360W,+5000K 4-HEAD EXISTING
	7	G101	SINGLE	LUMIERE IINGRND 96-8LED4025-12-BK-LSL
	42	S101	SINGLE	LED STRING LIGHTS
	2	P241	SINGLE	MCGRAW-EDISON VTS-E12-LED-E1-T4-30FT-40LLF
	6	P231	SINGLE	MCGRAW-EDISON VTS-E12-LED-E1-T3-30FT-40LLF

Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
LD001	COVER SHEET	08/27/19		
LD101	LTG FIXTURES	08/27/19		
LD201	LTG CALCS-OVERALL	08/27/19		
LD202	LTG CALCS-ISO NE/NW	08/27/19		
LD203	LTG CALCS-ISO SE/SW	08/27/19		
LD204	LTG CALCS-FC N PARKING	08/27/19		
LD205	LTG CALCS-FC N POINT DR CONNECTOR	08/27/19		
LD206	LTG CALCS-FC N POINT DR & PLAZA	08/27/19		
LD301	LTG CALCS - PLAN - FC N. PARKING	08/29/19		
LD302	LTG CALCS - PLAN - FC N. POINT DR & PLAZA	08/29/19		
LD303	LTG CALCS-FC N POINT DR CONNECTOR	08/29/19		



PHILLIPS

KEYPLAN

CONSULTANT _____

ABLD
LIGHTING DESIGN
ACOUSTICAL CONSULTING

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F: 770.565.5943
ABeldecos@AB-LD.com

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TENANT _____

PROJECT _____

NORTH POINT MALL ENTRY
ALPHARETTA, GA

CLIENT _____

Brookfield
Properties

PHILLIPS JOB NUMBER 1910408

ISSUE DATE 09/03/19

DRAWING TITLE _____

COVER SHEET

SHEET NUMBER _____

LD001

**5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**

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PROJECT

NORTH POINT MALL ENTRY
ALPHARETTA, GA

CLIENT:

Brookfield Properties

PHILLIPS JOB NUMBER _____

ISSUE DATE _____ 1910400

DRAWN BY/CHECKED BY _____ 09/03/15

AJB/ AJE

DRAWING TITLE LTG CALCS-OVERALL

SHEET NUMBER _____

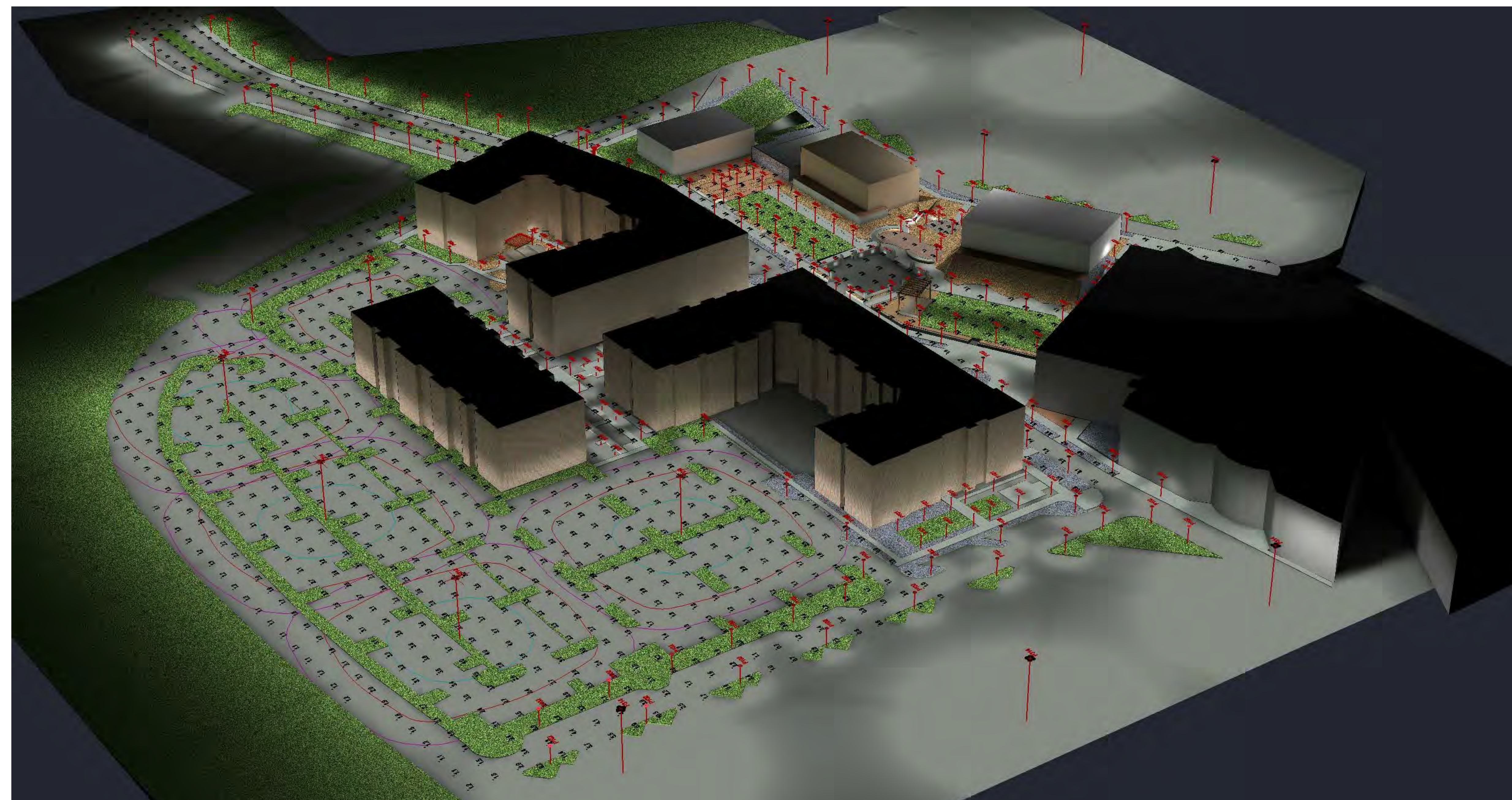
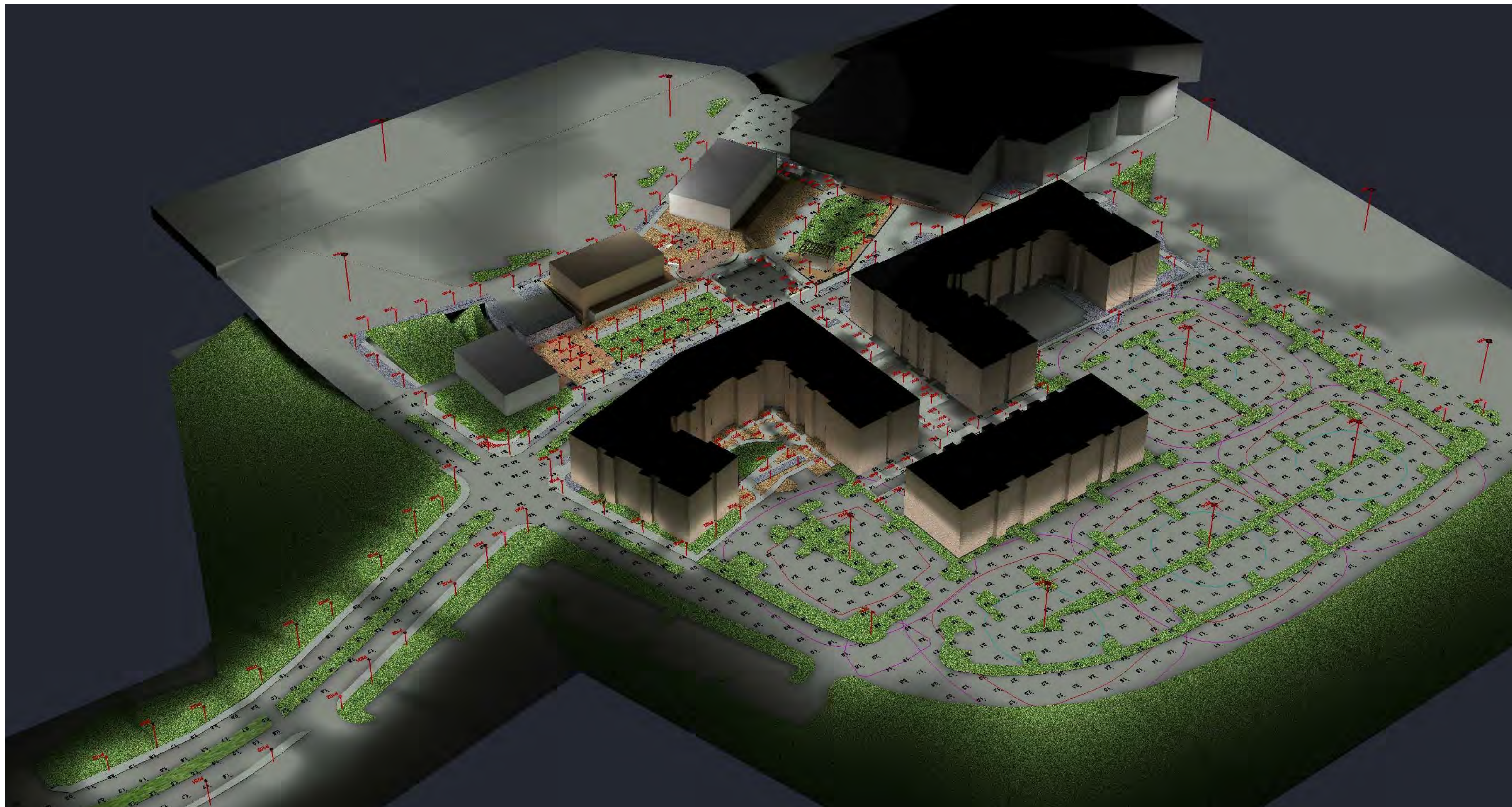
LD201

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① FC-N POINT OVERALL
1 1/2" = 1'-0"



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NORTH POINT MALL ENTRY
ALPHARETTA, GA

CLIENT_____

Brookfield Properties

PHILLIPS JOB NUMBER _____

ISSUE DATE _____ 1910408

09/03/19
DRAWN BY/CHECKED BY _____

AJB/ AJB

DRAWING TITLE _____

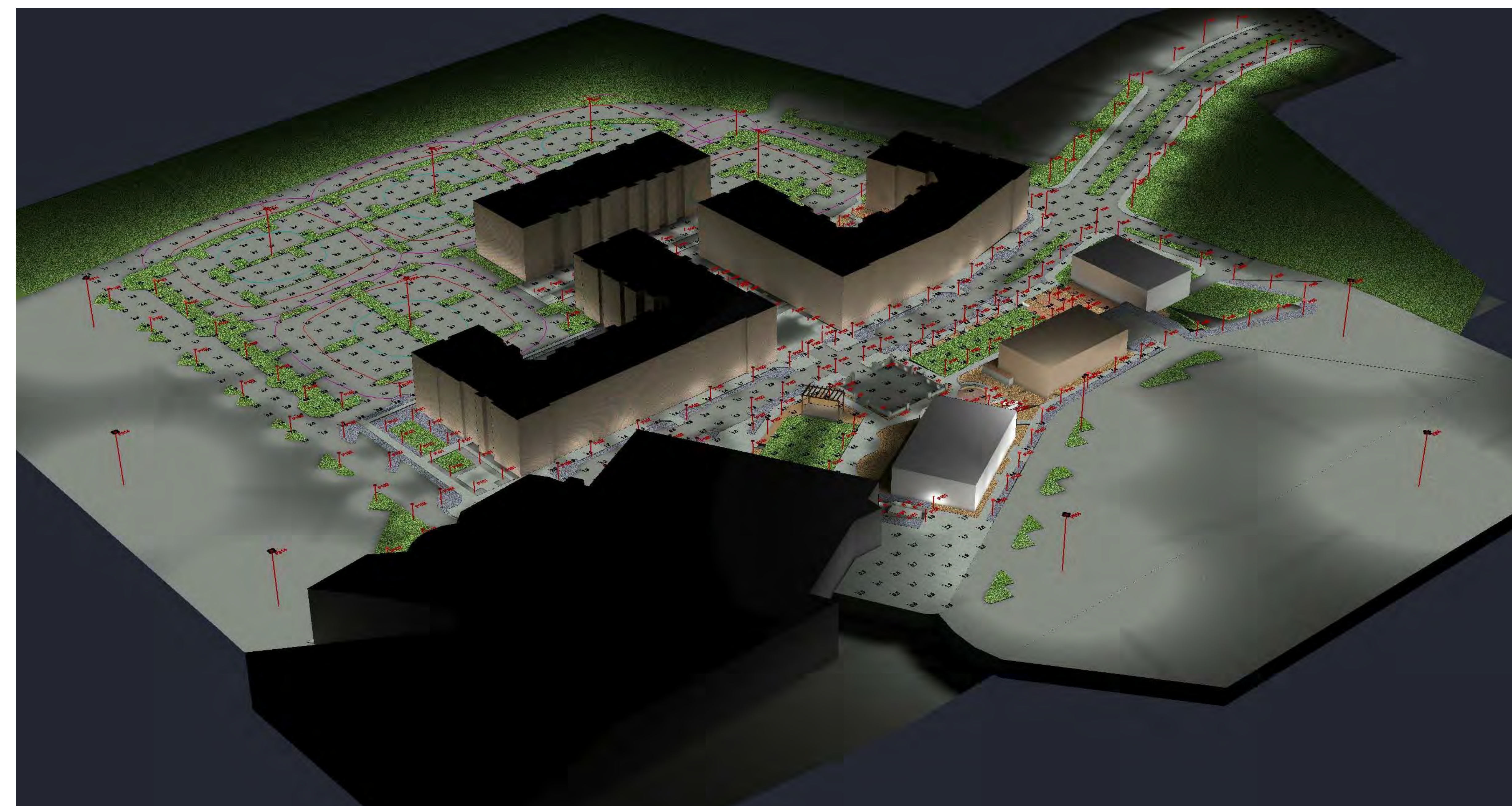
LTG CALCS-ISO NE/NW

SHEET NUMBER _____

LD202

**5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**

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NORTH POINT MALL ENTRY
ALPHARETTA, GA

CLIENT—

Brookfield
Properties

PHILLIPS JOB NUMBER _____ 1010100

ISSUE DATE 09/03/19

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A.I.B/ A.I.B

DRAWING TITLE _____

LTG CALCS-ISO SE/SW

SHEET NUMBER _____

LD203

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BUILDING A, SUITE 450
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NORTH POINT MALL ENTRY
ALPHARETTA, GA

CLIENT

Brookfield Properties

PHILLIPS JOB NUMBER _____

ISSUE DATE 09/22/15

DRAWN BY/CHECKED BY _____
A.I.D. / A.I.D.

LTG CALCS-FC N
PARKING

SHEET NUMBER _____

LD204

5901 PEACHTREE DUNWOODY RD
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616



1 FC-N PARKING
1" = 1'-0"

NORTH PARKING

Point Spacing L-R	20
Point Spacing T-B	20
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	2.80
Maximum	11.4
Minimum	0.6
Avg/Min	4.67



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ISSUE DATE 02/02/19

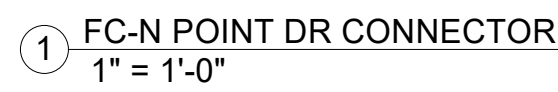
DRAWN BY/CHECKED BY _____

TG CALC-EC N POINT

LTG CALCS-FC N POINT DR CONNECTOR

SHEET NUMBER _____

**5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**



Point Spacing L-R	20
Point Spacing T-B	20
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	1.36
Maximum	4.3



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NORTH POINT MALL ENTRY
ALPHARETTA, GA

CLIENT _____

Brookfield Properties

ISSUE DATE 09/03/19

DRAWN BY/CHECKED BY _____

DRAWING TITLE _____

LTG CALCS-FC N POINT
DR & PLAZA

SHEET NUMBER _____

LD206

**5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**

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① FC-N POINT DR & PLAZA
1 1/2" = 1'-0"

N POINT ROAD & PLAZA

Point Spacing L-R	20
Point Spacing T-B	20
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	3.35
Maximum	11.0
Minimum	0.5
Avg/Min	6.70



CONSULTANT

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NORTH POINT MALL ENTRY
ALPHARETTA, GA

CLIENT

Brookfield
Properties

PHILLIPS JOB NUMBER _____

ISSUE DATE _____

DRAWN BY/CHECKED BY _____

DRAWING TITLE _____

LTG CALCS - PLAN - FC
N. POINT DR & PLAZA

SHEET NUMBER _____

LD302

**5901 PEACHTREE DUNWOODY RD
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**

PHILLIPSPART.COM 770-394-1616



1 SITE LTG-FC N. POINT DR & PLAZA
1" = 30'-0"

N POINT ROAD & PLAZA

Point Spacing L-R	20
Point Spacing T-B	20
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)	
Average	3.35
Maximum	11.0
Minimum	0.5
Avg/Min	6.70



KEYPLAN

CONSULTANT

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PROJECT

NORTH POINT MALL ENTRY
ALPHARETTA, GA

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Brookfield
Properties

PHILLIPS, JOB NUMBER _____

ISSUE DATE _____

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AJB/ AJB

DRAWING TITLE _____

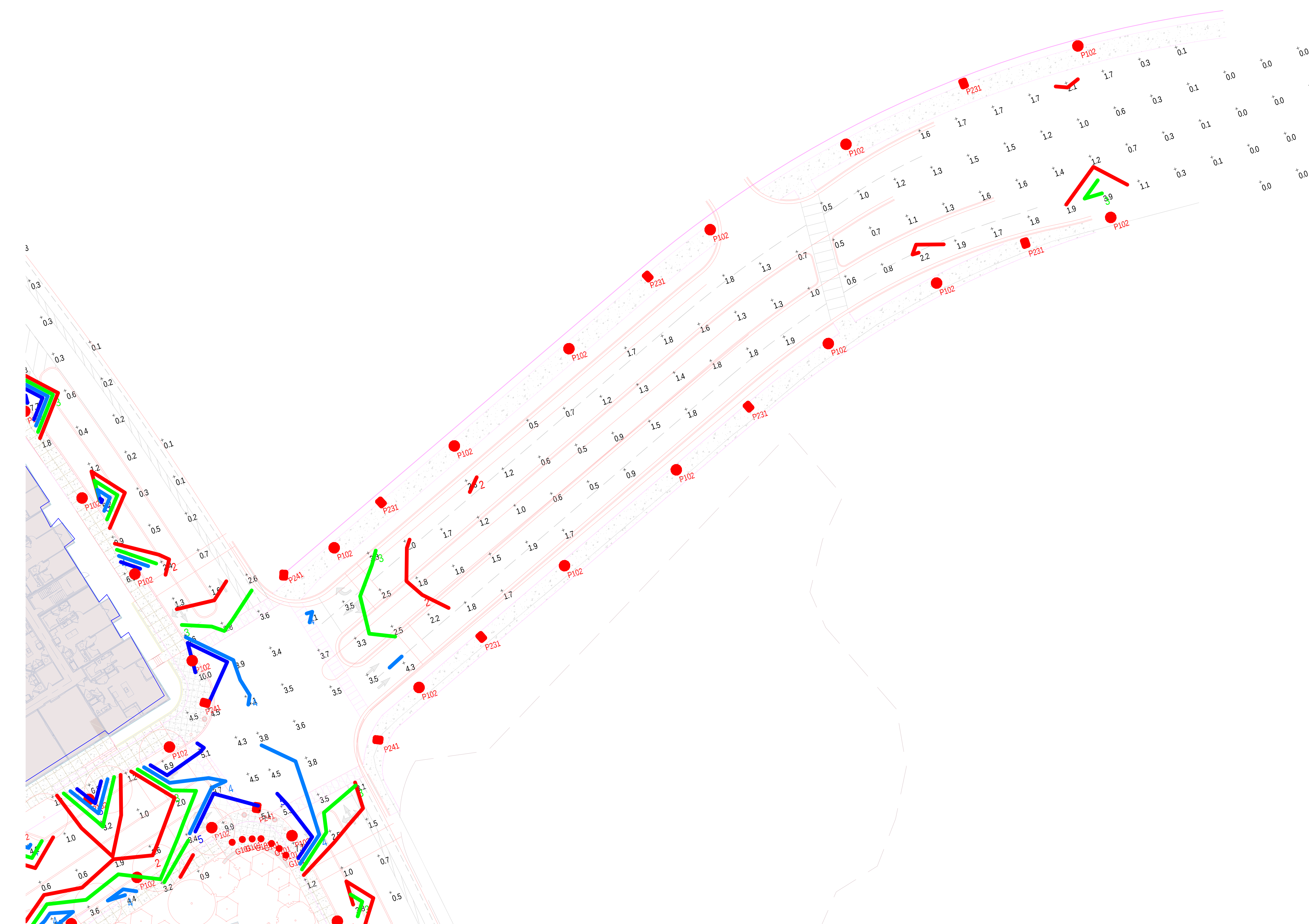
LTG CALCS-FC N POINT
DR CONNECTOR

SHEET NUMBER _____

LD303

**5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**

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① SITE LTG-FC N. POINT DR CONNECTOR
1" = 30'-0"

N POINT CONNECTOR

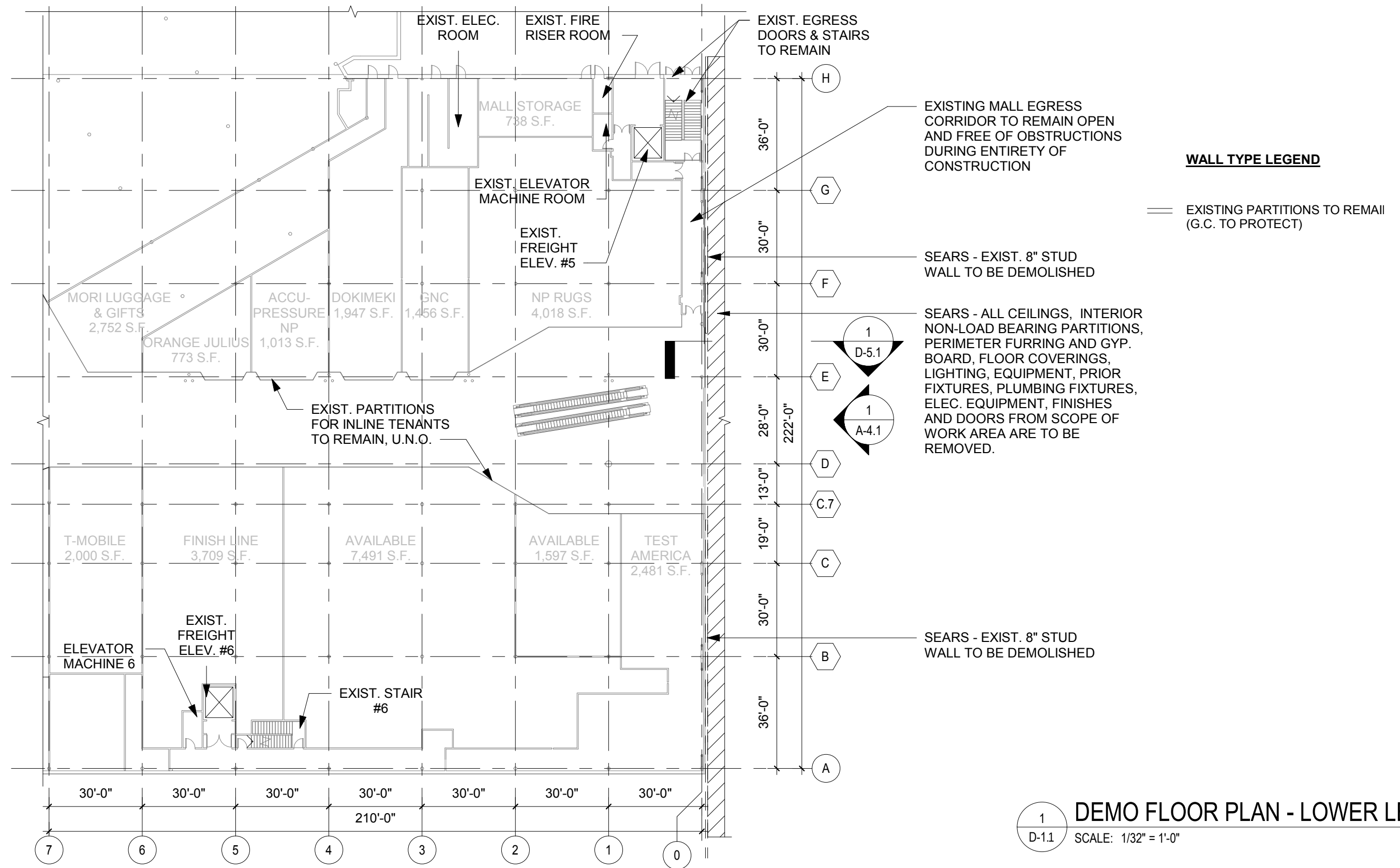
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Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

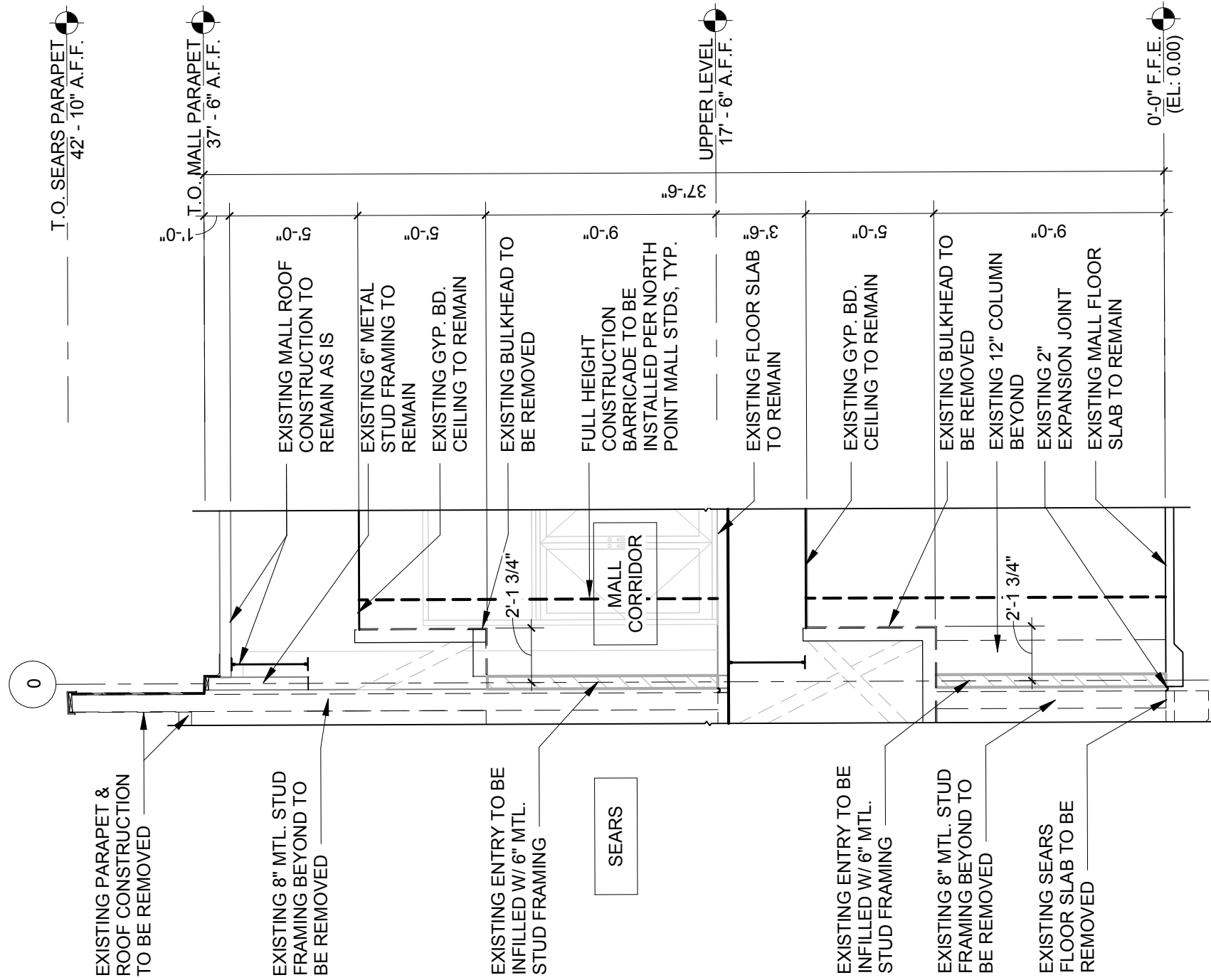
Illuminance (Fc)	
Average	1.36
Maximum	4.3



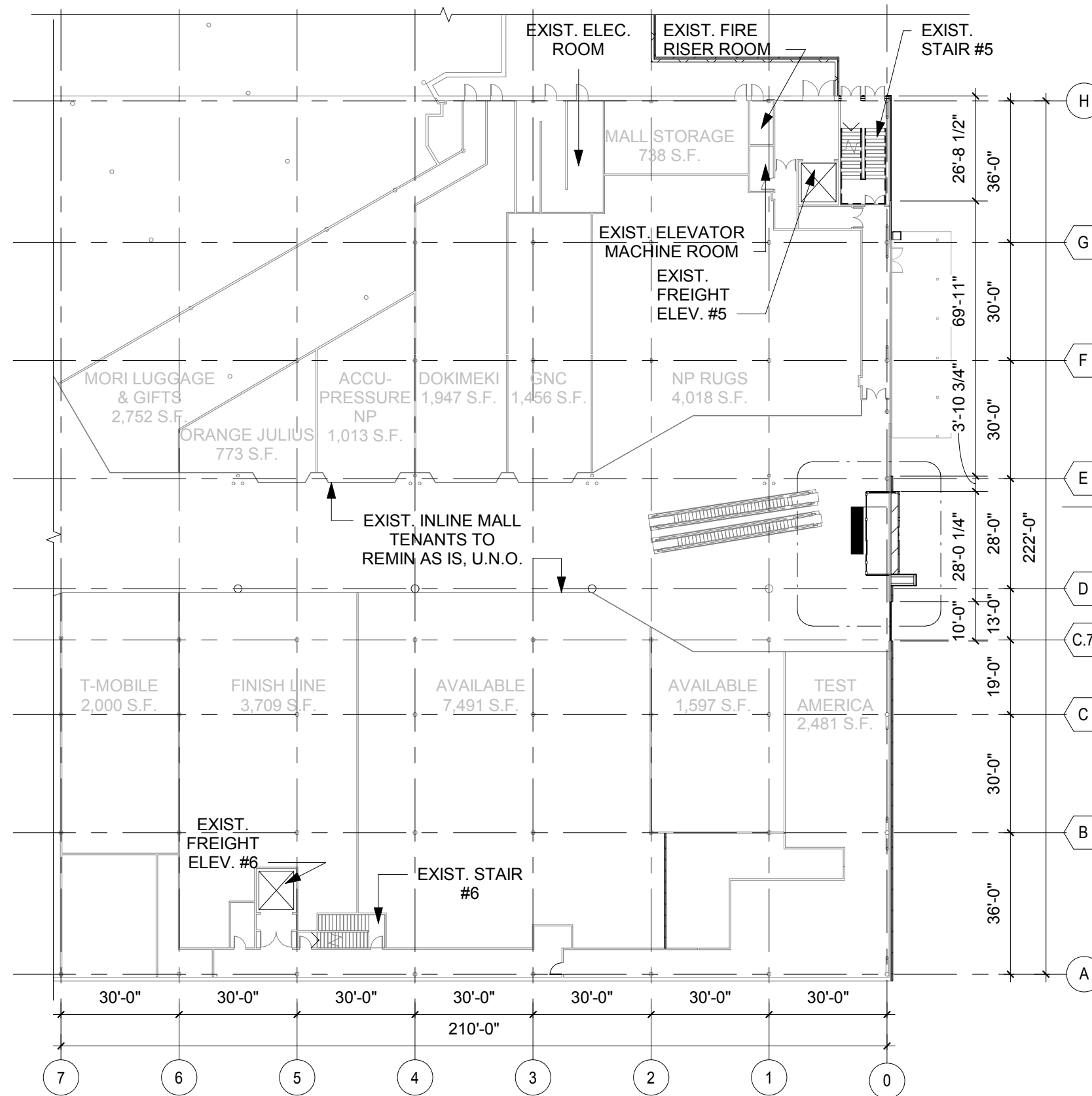


1 SIGHTLINE FROM RING ROAD
 SP-2.0 SCALE:



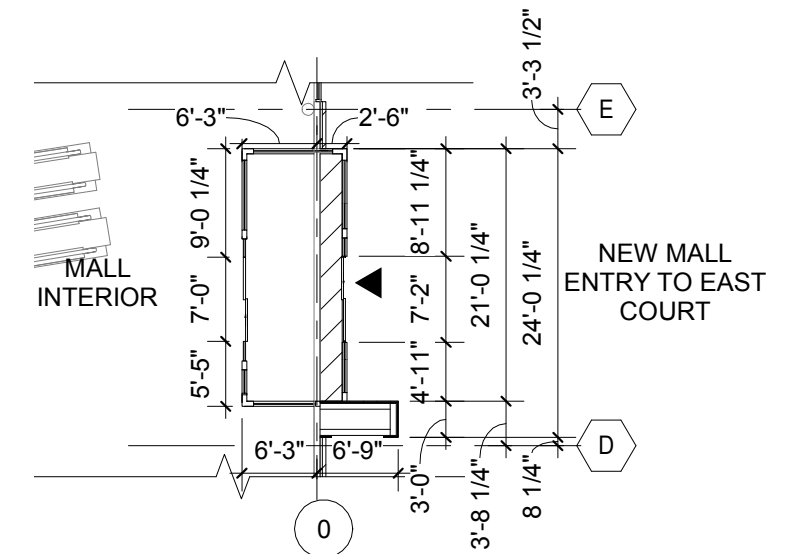


1 WALL SECTION
D-5.1 SCALE: 3/16" = 1'-0"



WALL TYPE LEGEND

- EXISTING PARTITIONS TO REMAIN - (G.C. TO PROTECT)
- == NEW INTERIOR PARTITION (VESTIBULE)
- NEW EXTERIOR PARTITION



2 ENLARGED VESTIBULE PLAN @ ENTRY
SCALE: 1/16" = 1'-0"

1 FLOOR PLAN - LOWER LEVEL
SCALE: 1/32" = 1'-0"

T.O. ANCHOR MAST
83' - 0" A.F.F.

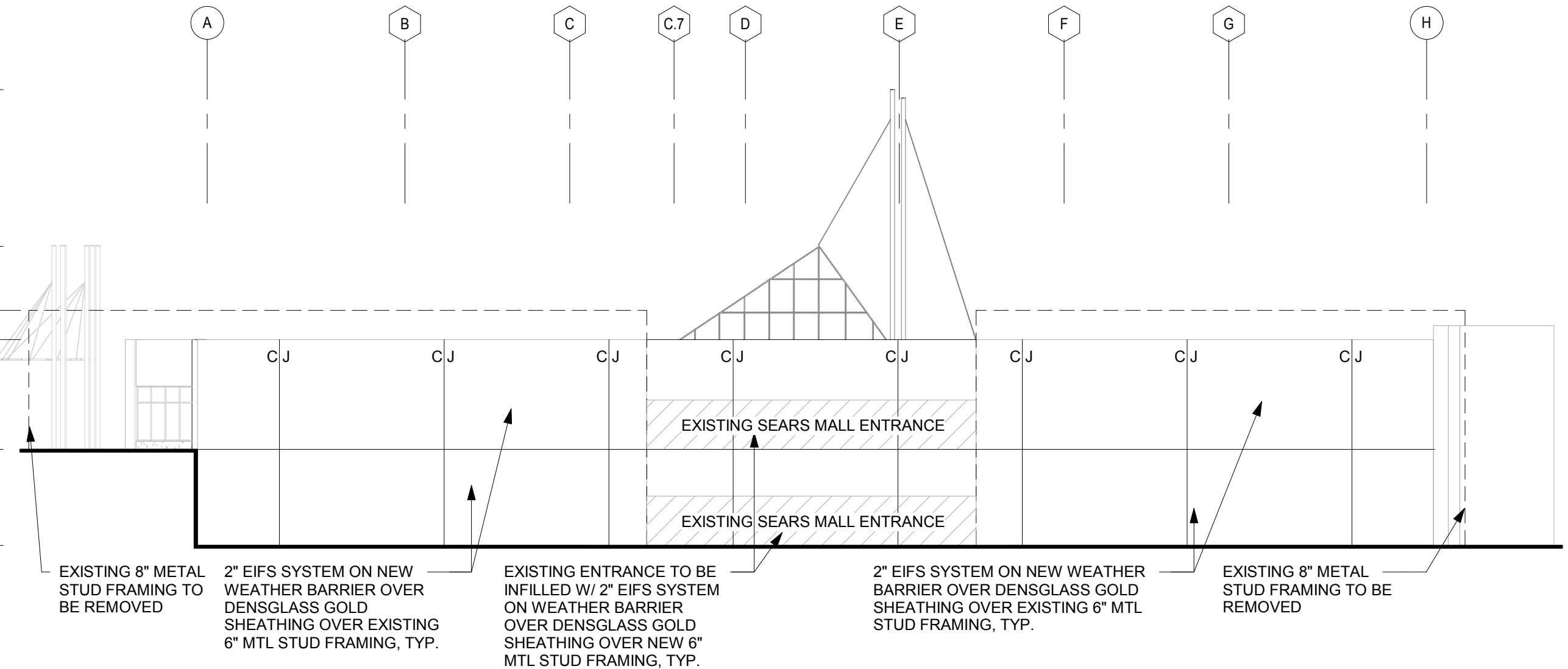
T.O. SKYLIGHT
54' - 5 1/2" A.F.F.

T.O. SEARS PARAPET
42' - 10" A.F.F.

T.O. MALL PARAPET
37' - 6" A.F.F.

UPPER LEVEL
17' - 6" A.F.F.

0'-0" F.F.E.
(EL: 0.00)



1 TEMPORARY MALL ELEVATION - EAST
A-4.1 SCALE: 3/64" = 1'-0"

FINISH SCHEDULE		
FINISH CODE	DESCRIPTION	COMMENTS
AW-1	AWNING - METAL CANOPY - COLOR TO MATCH "IRON ORE" SW7069	-
BR-1	BRICK VENEER - UTILITY SIZE 4"x12" - BELDEN SEA GRAY VELOUR C1088 W/ LAFARGE "IVORY BUFF" MORTAR	-
M-1	METAL SIDING PANEL SYSTEM - COLOR TO MATCH "IRON ORE" SW 7069	-
M-2	METAL SIDING PANEL SYSTEM - COLOR TO MATCH "GRIZZLE GRAY" SW 7068	-
M-3	METAL BOARD AND BATTEN SIDING - ALUCOBOND "STAUATORY BRONZE" OR EQUAL	-
MC-1	METAL COPING - COLOR TO MATCH "FLEUR DE SEL" SW 7666	-
MC-2	METAL COPING - COLOR TO MATCH "GRIZZLE GRAY" SW 7068	-
S-1	STUCCO - COLOR TO MATCH "FLEUR DE SEL" SW7666	-
SF-1	ALUMINUM STOREFRONT SYSTEM - FINISH BLACK ANODIZED	-
WD-1	WOOD SIDING - NICHHA VINTAGEWOOD SERIES "CEDAR"	-

T.O. ANCHOR MAST
83' - 0" A.F.F.

T.O. PARAPET 3
46' - 4" A.F.F.

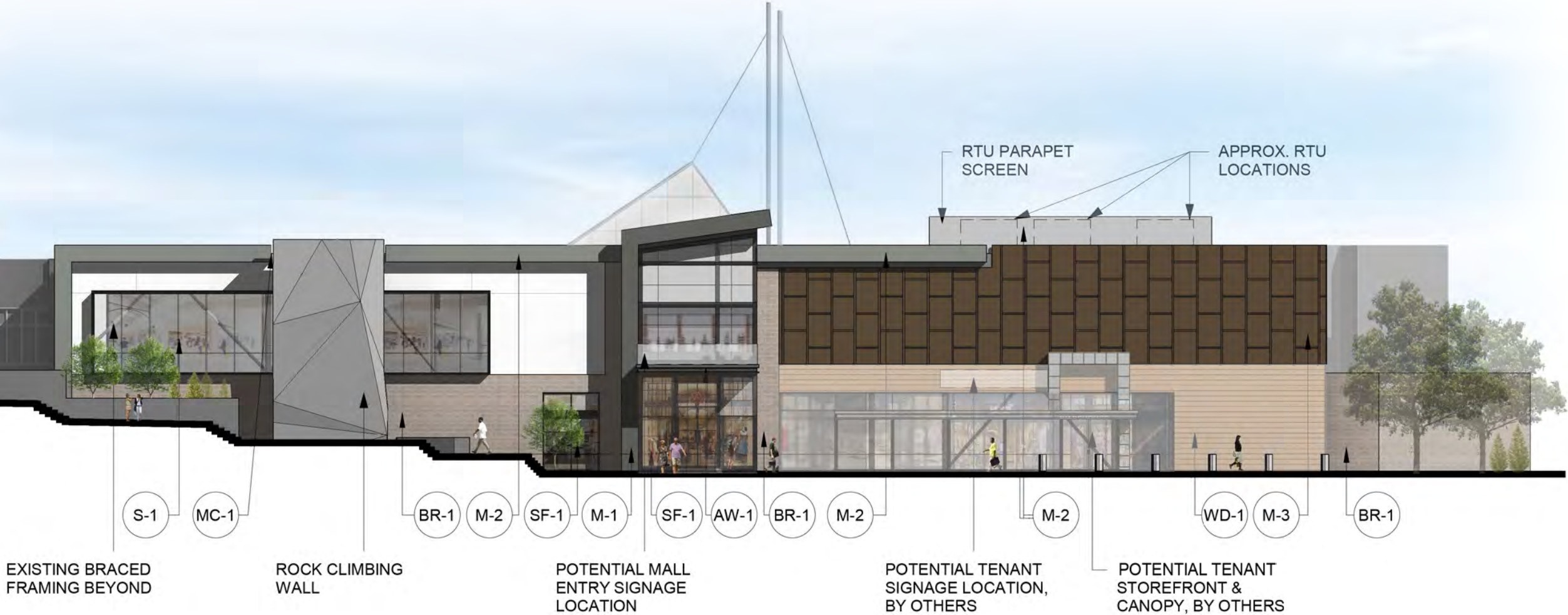
T.O. PARAPET 1
40' - 0" A.F.F.

T.O. STRUCTURE
36' - 6" A.F.F.

UPPER LEVEL
17' - 6" A.F.F.

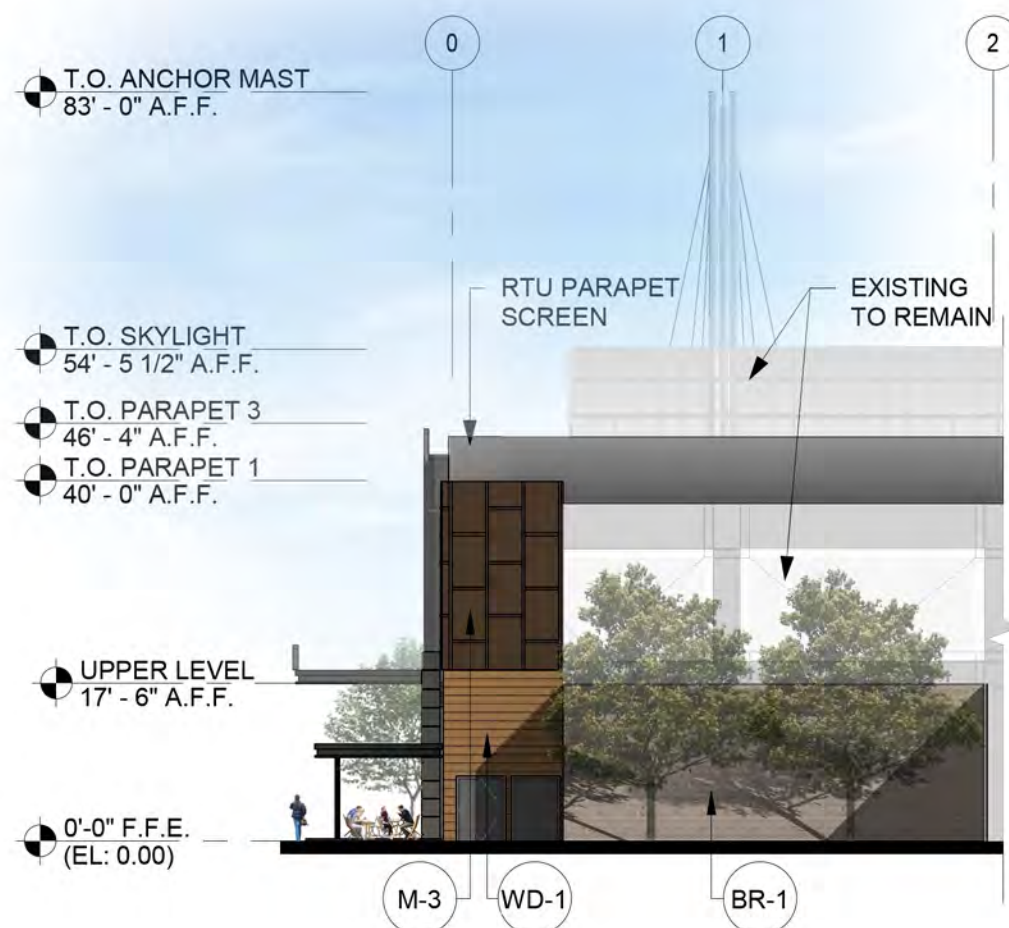
T.O. STOREFRONT
12' - 0" A.F.F.

0'-0" F.F.E.
(EL: 0.00)

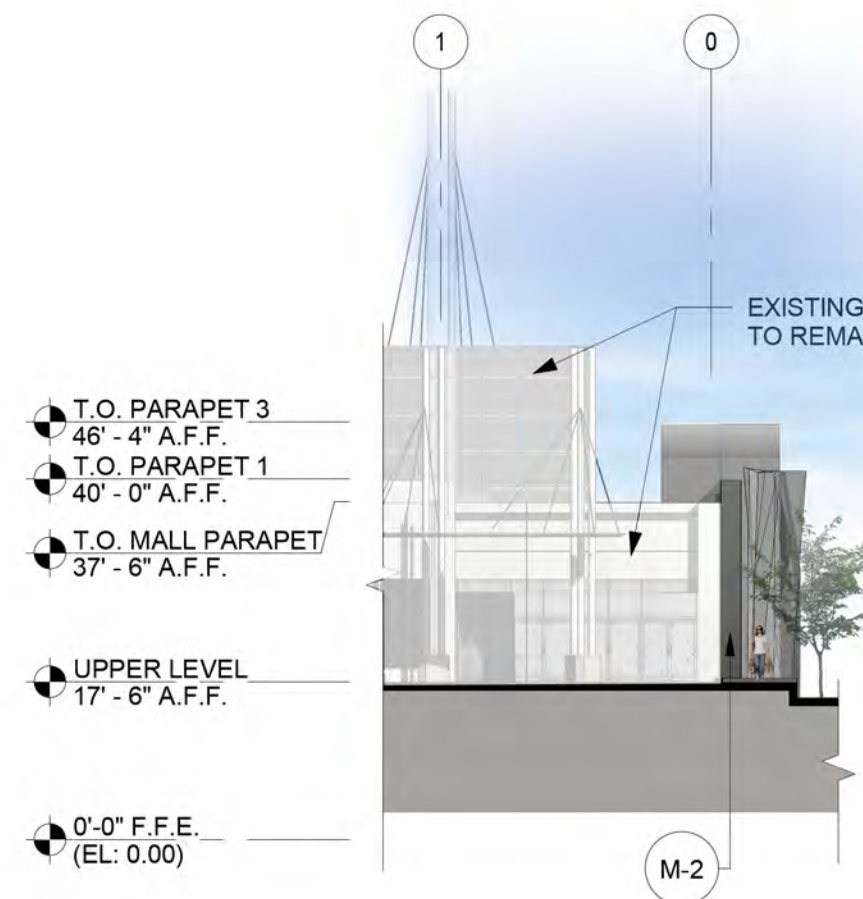


1 MALL ELEVATION - EAST
A-4.2 SCALE: 3/64" = 1'-0"

FINISH SCHEDULE		
FINISH CODE	DESCRIPTION	COMMENTS
AW-1	AWNING - METAL CANOPY - COLOR TO MATCH "IRON ORE" SW7069	-
BR-1	BRICK VENEER - UTILITY SIZE 4"x12" - BELDEN SEA GRAY VELOUR C1088 W/ LAFARGE "IVORY BUFF" MORTAR	-
M-1	METAL SIDING PANEL SYSTEM - COLOR TO MATCH "IRON ORE" SW 7069	-
M-2	METAL SIDING PANEL SYSTEM - COLOR TO MATCH "GRIZZLE GRAY" SW 7068	-
M-3	METAL BOARD AND BATTEN SIDING - ALUCOBOND "STAUATORY BRONZE" OR EQUAL	-
MC-1	METAL COPING - COLOR TO MATCH "FLEUR DE SEL" SW 7666	-
MC-2	METAL COPING - COLOR TO MATCH "GRIZZLE GRAY" SW 7068	-
S-1	STUCCO - COLOR TO MATCH "FLEUR DE SEL" SW7666	-
SF-1	ALUMINUM STOREFRONT SYSTEM - FINISH BLACK ANODIZED	-
WD-1	WOOD SIDING - NICHHA VINTAGEWOOD SERIES "CEDAR"	-



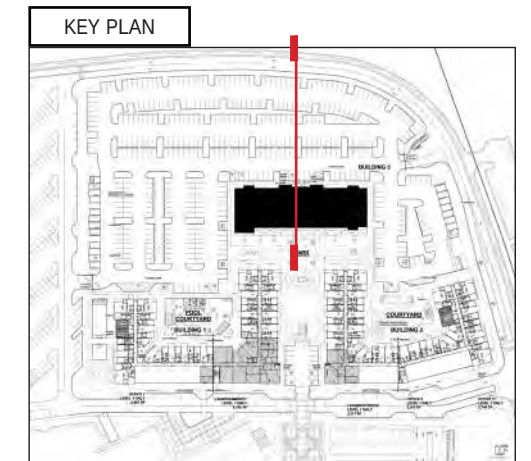
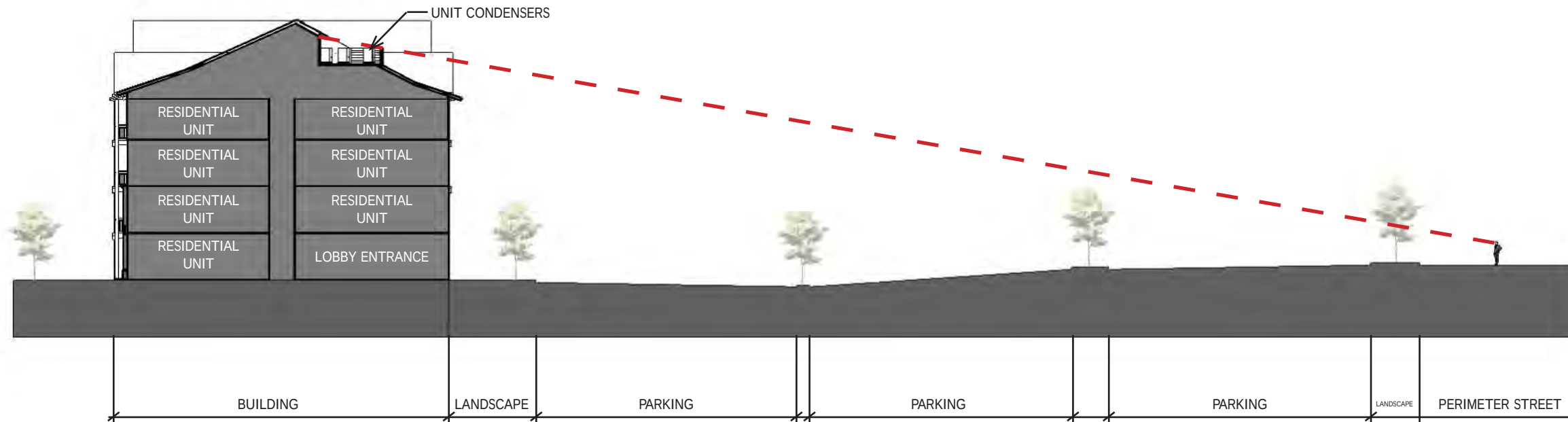
1 MALL ELEVATION - NORTH
A-4.3 SCALE: 3/64" = 1'-0"



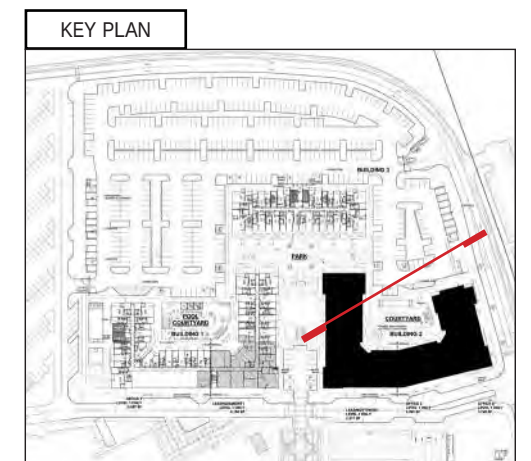
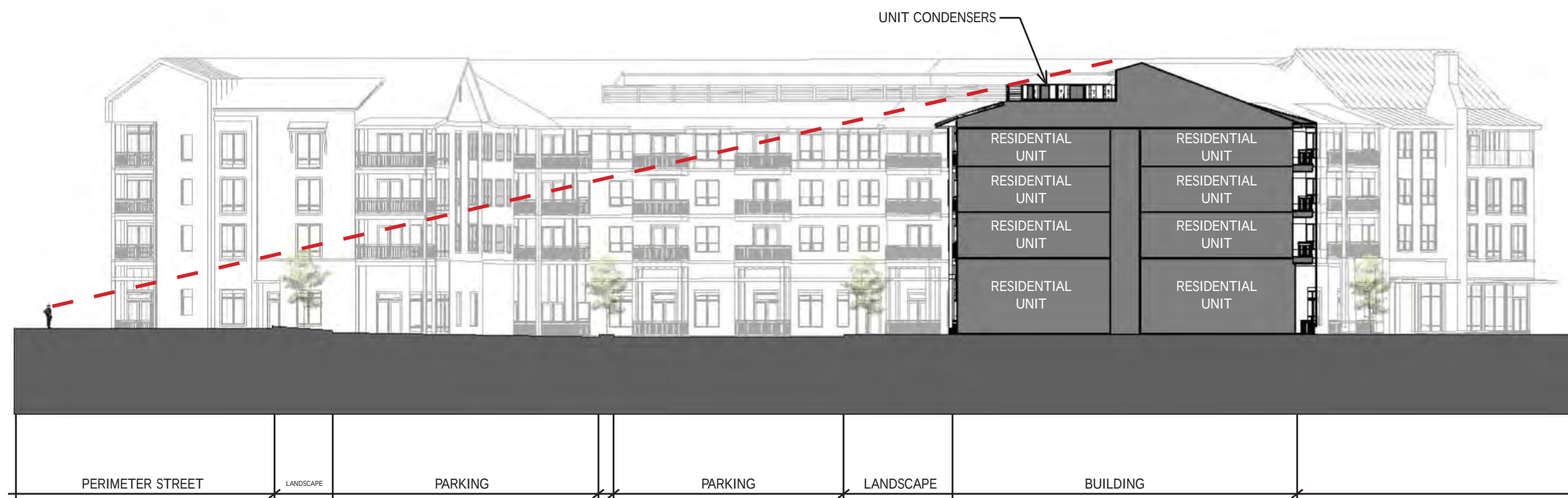
2 MALL ELEVATION - SOUTH
A-4.3 SCALE: 3/64" = 1'-0"







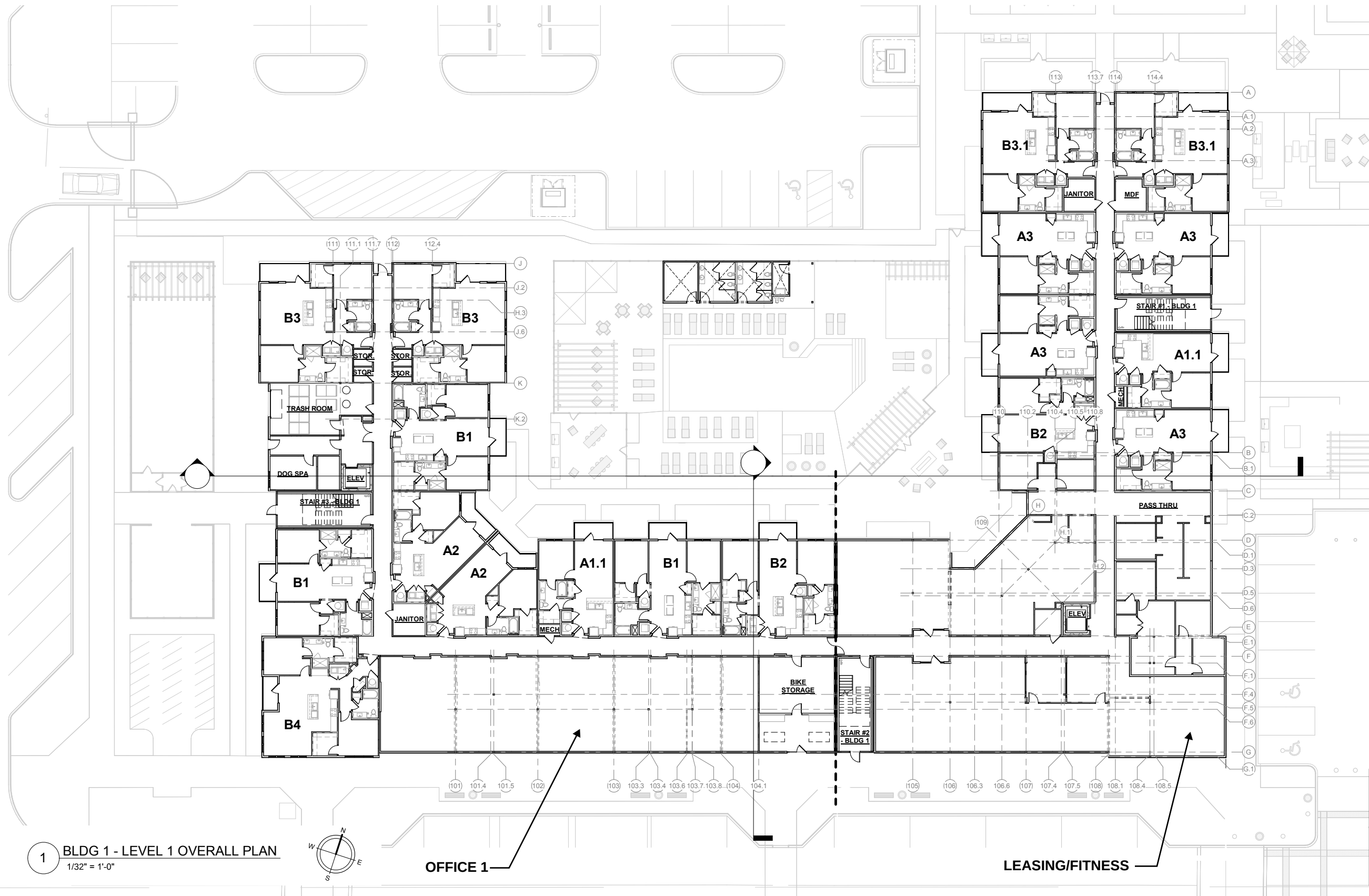
1 BUILDING 3 SIGHTLINE SECTION
SCALE: 1"=30'



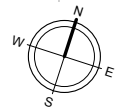
2 BUILDING 2 SIGHTLINE SECTION
SCALE: 1"=30'

SP1-01

SIGHT LINE STUDY



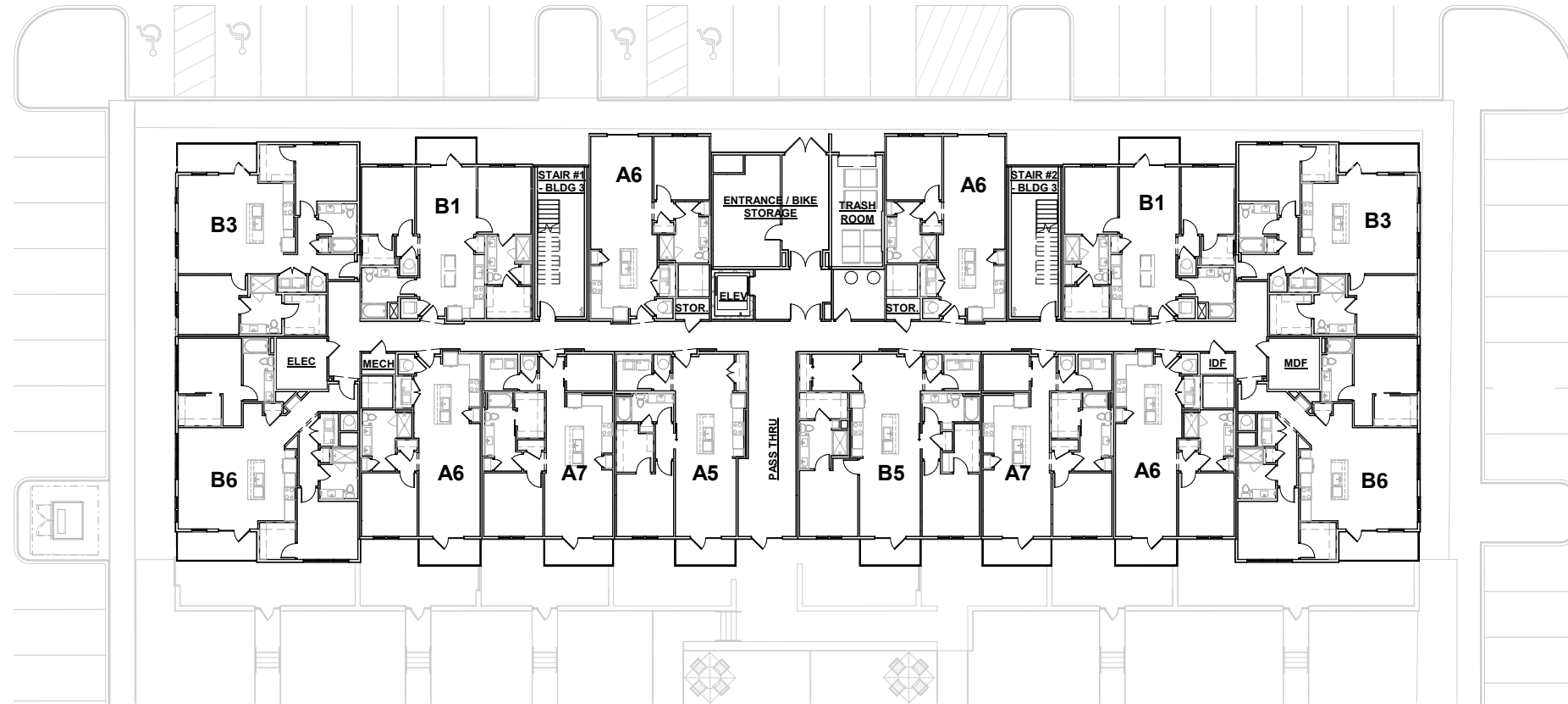
1 BLDG 1 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"



OFFICE 1

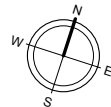
LEASING/FITNESS

A1-10
BUILDING 1000 -
LEVEL 1



1

BLDG 3 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"



A1-30

BUILDING 3000 -
LEVEL 1

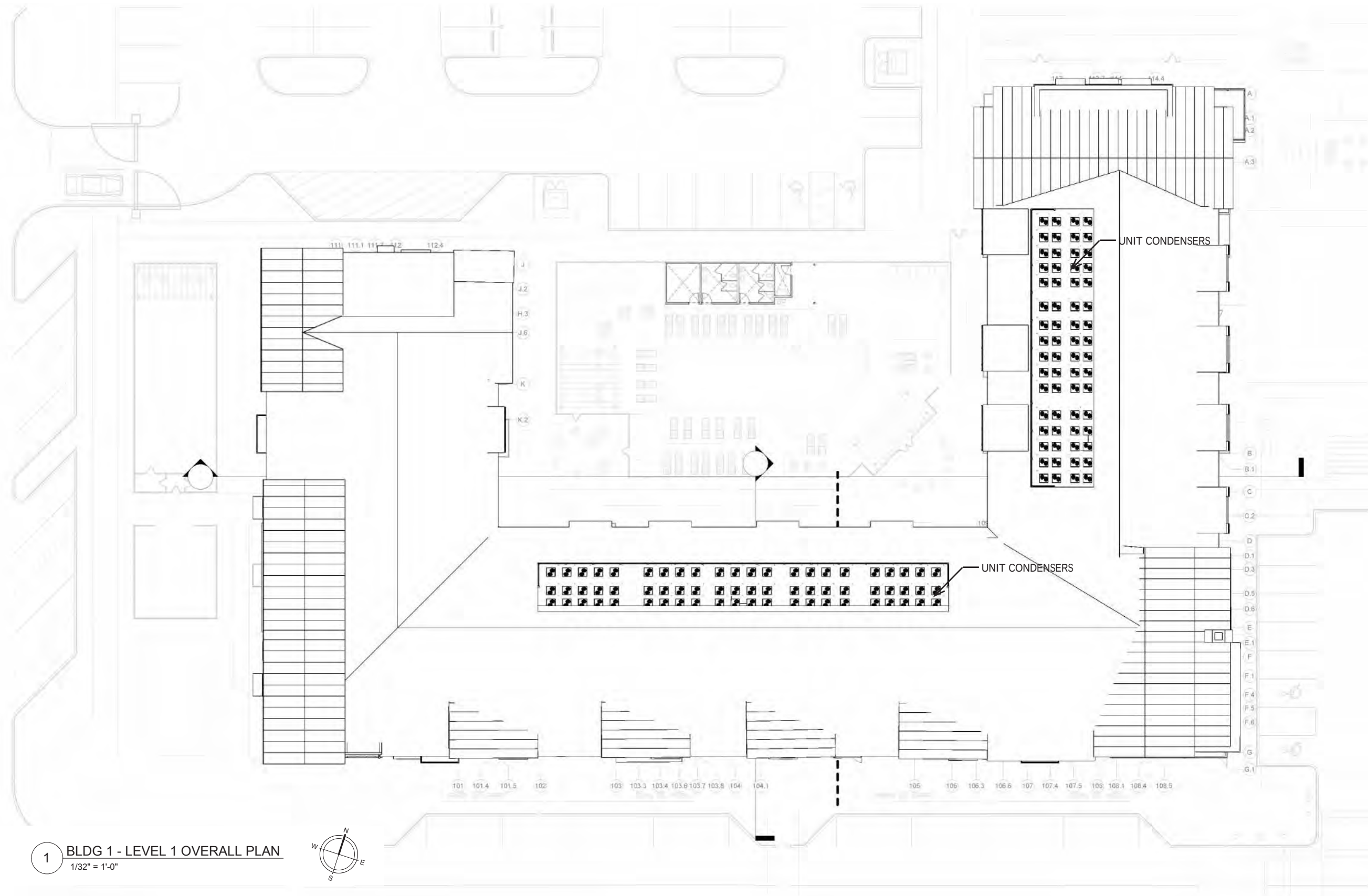
Brookfield
Properties



DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

Kimley»Horn





A2-10
BUILDING 1000 -
ROOD

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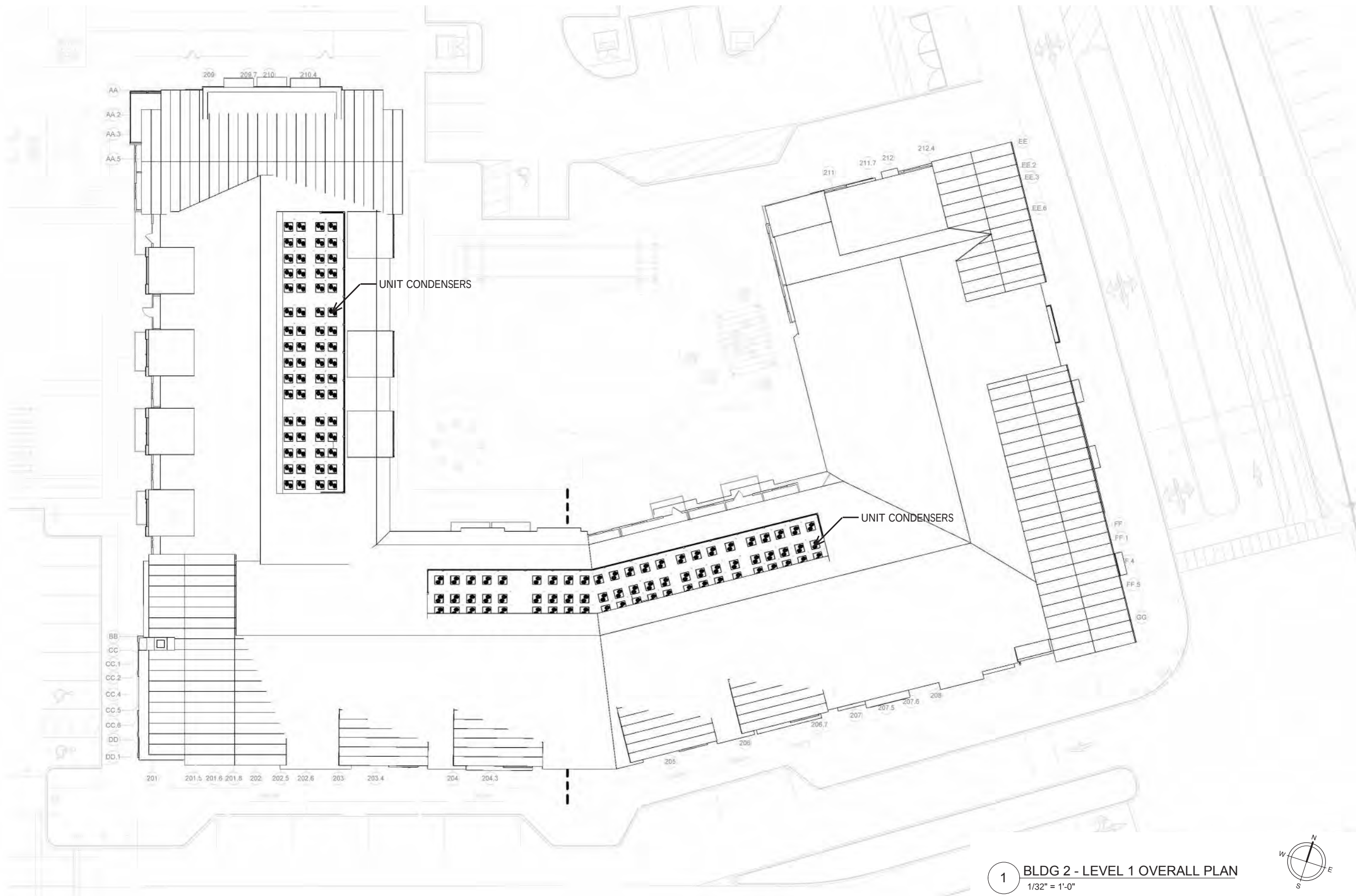
Brookfield
Properties



DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

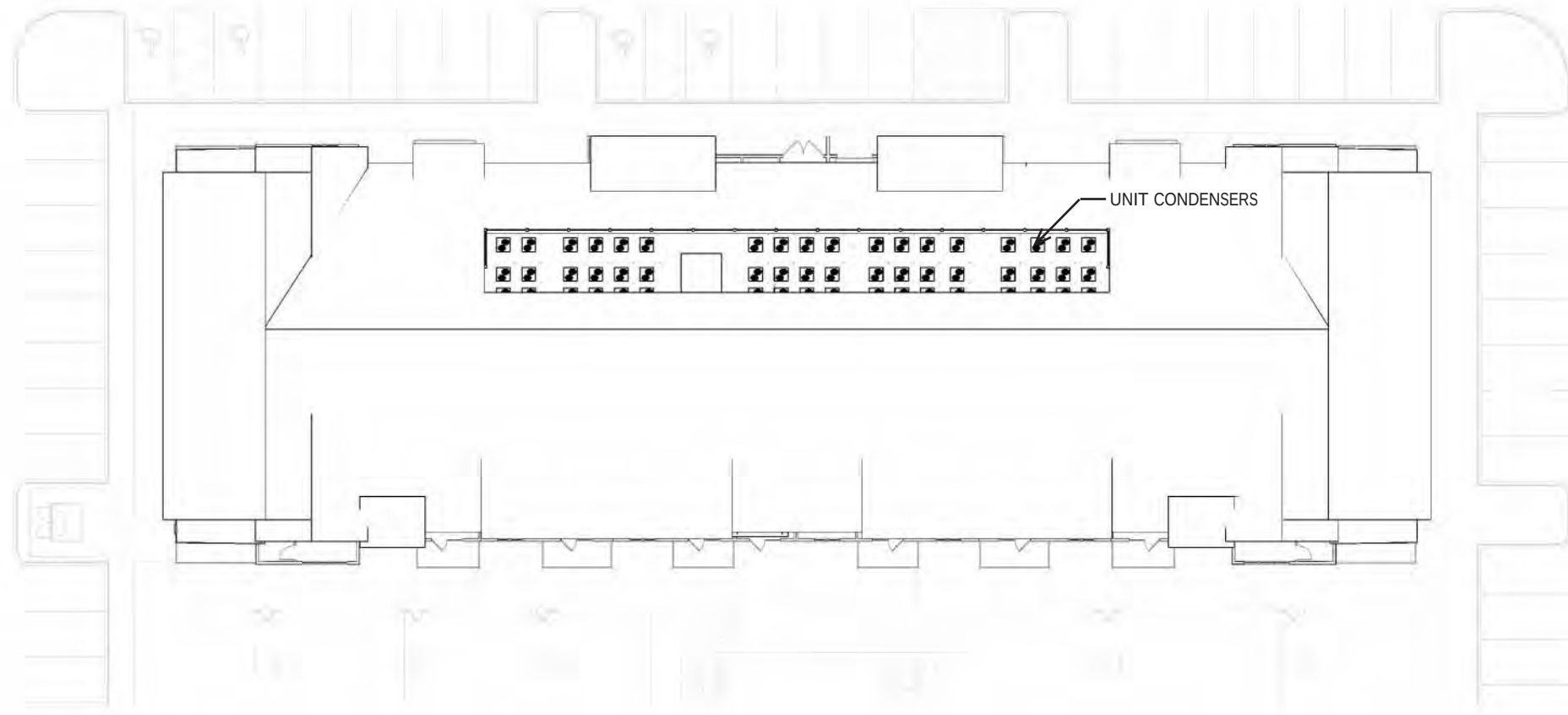
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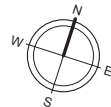
1 BLDG 2 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"

A2-20
BUILDING 2000 -
ROOF



1

BLDG 3 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"



A2-30

BUILDING 3000 -
ROOF

Brookfield
Properties



DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

Kimley»Horn



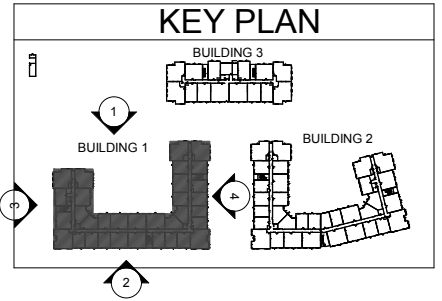


2 BLDG 1 - OVERALL SOUTH ELEVATION
1/16" = 1'-0"

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITIOUS LAP SIDING	
ASP	ASPHALT SHINGLES		SIG	SIGNAGE	
BAB	BOARD AND BATTEN		SSM-R	STANDING SEAM METAL ROOF	
BR-1	BRICK 1		SSM-S	STANDING SEAM METAL SIDING	
BR-2	BRICK 2		STN	STONE VENEER	
CMU	GROUND FACE CMU		STR	STOREFRONT	
CPT-R	CEMENTITIOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				



1 BLDG 1 - OVERALL NORTH ELEVATION
1/16" = 1'-0"



A4-10
BUILDING 1000 -
ELEVATIONS

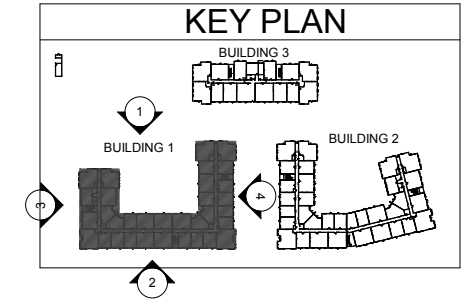


4 BLDG 1 - OVERALL EAST ELEVATION
1/16" = 1'-0"



3 BLDG 1 - OVERALL WEST ELEVATION
1/16" = 1'-0"

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITIOUS LAP SIDING	
ASP	ASPHALT SHINGLES		SIG	SIGNAGE	
BAB	BOARD AND BATTEN		SSM-R	STANDING SEAM METAL ROOF	
BR-1	BRICK 1		SSM-S	STANDING SEAM METAL SIDING	
BR-2	BRICK 2		STN	STONE VENEER	
CMU	GROUND FACE CMU		STR	STOREFRONT	
CPT-R	CEMENTITIOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				



A4-11
BUILDING 1000 -
ELEVATIONS

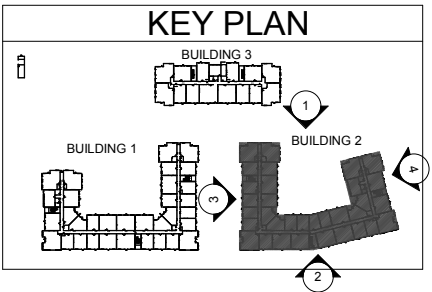


ELEVATION NOTES					
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ALP	METAL GUARDRAIL		LAP	CEMENTITIOUS LAP SIDING	
ASP	ASPHALT SHINGLES		SIG	SIGNAGE	
BAB	BOARD AND BATTEN		SSM-R	STANDING SEAM METAL ROOF	
BR-1	BRICK 1		SSM-S	STANDING SEAM METAL SIDING	
BR-2	BRICK 2		STN	STONE VENEER	
CMU	GROUND FACE CMU		STR	STOREFRONT	
CPT-R	CEMENTITIOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				

2 BLDG 2 - OVERALL SOUTH ELEVATION
1/16" = 1'-0"



1 BLDG 2 - OVERALL NORTH ELEVATION
1/16" = 1'-0"



A4-20
BUILDING 2000 -
ELEVATIONS

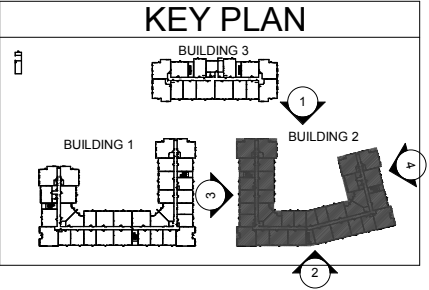


4 BLDG 2 - OVERALL EAST ELEVATION
1/16" = 1'-0"



3 BLDG 2 - OVERALL WEST ELEVATION
1/16" = 1'-0"

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITIOUS LAP SIDING	
ASP	ASPHALT SHINGLES		SIG	SIGNAGE	
BAB	BOARD AND BATTEN		SSM-R	STANDING SEAM METAL ROOF	
BR-1	BRICK 1		SSM-S	STANDING SEAM METAL SIDING	
BR-2	BRICK 2		STN	STONE VENEER	
CMU	GROUND FACE CMU		STR	STOREFRONT	
CPT-R	CEMENTITIOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				



A4-21

BUILDING 2000 -
ELEVATIONS

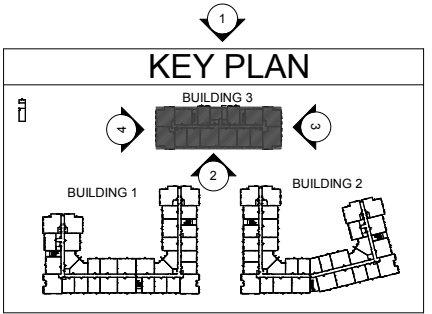


2 BLDG 3 - OVERALL SOUTH ELEVATION
1/16" = 1'-0"



1 BLDG 3 - OVERALL NORTH ELEVATION
1/16" = 1'-0"

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITIOUS LAP SIDING	
ASP	ASPHALT SHINGLES		SIG	SIGNAGE	
BAB	BOARD AND BATTEN		SSM-R	STANDING SEAM METAL ROOF	
BR-1	BRICK 1		SSM-S	STANDING SEAM METAL SIDING	
BR-2	BRICK 2		STN	STONE VENEER	
CMU	GROUND FACE CMU		STR	STOREFRONT	
CPT-R	CEMENTITIOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				



A4-30

BUILDING 3000 -
ELEVATIONS

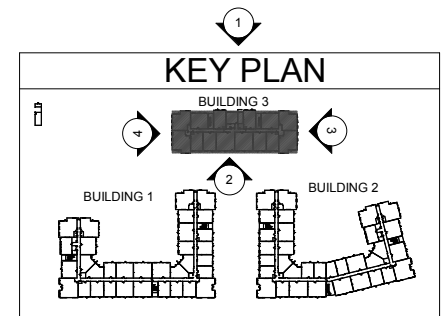


4 BLDG 3 - OVERALL WEST ELEVATION
1/16" = 1'-0"

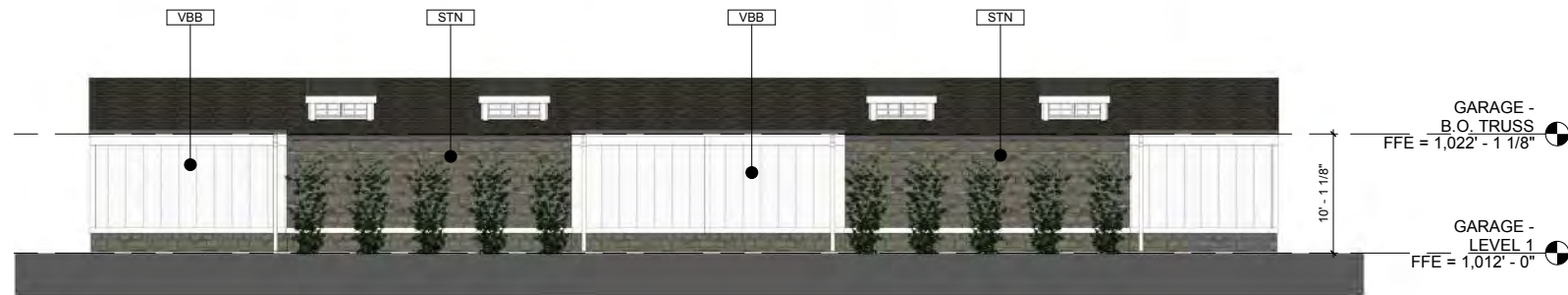


3 BLDG 3 - OVERALL EAST ELEVATION
1/16" = 1'-0"

ELEVATION NOTES					
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ASP	ASPHALT SHINGLES		SIG	SIGNAGE	
BAB	BOARD AND BATTEN		SSM-R	STANDING SEAM METAL ROOF	
BR-1	BRICK 1		SSM-S	STANDING SEAM METAL SIDING	
BR-2	BRICK 2		STN	STONE VENEER	
CMU	GROUND FACE CMU		STR	STOREFRONT	
CPT-R	CEMENTITIOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				



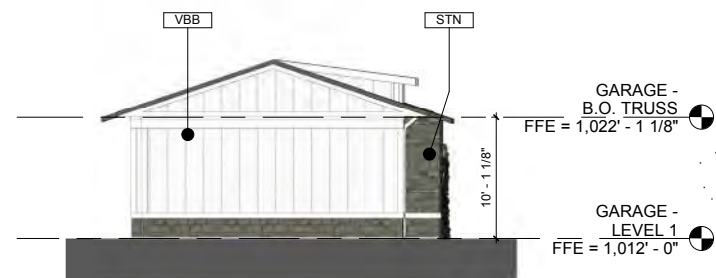
A4-31
BUILDING 3000 -
ELEVATIONS



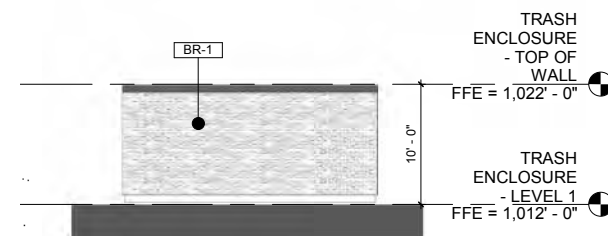
1 8 CAR GARAGE BACK ELEVATION



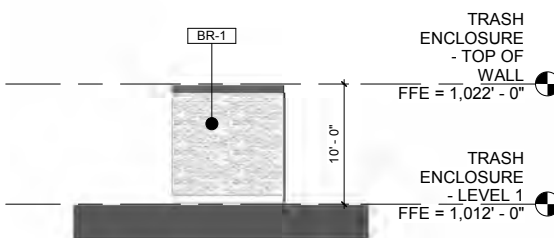
2 4 CAR GARAGE BACK ELEVATION



3 GARAGE SIDE ELEVATION



4 TRASH ENCLOSURE BACK ELEVATION

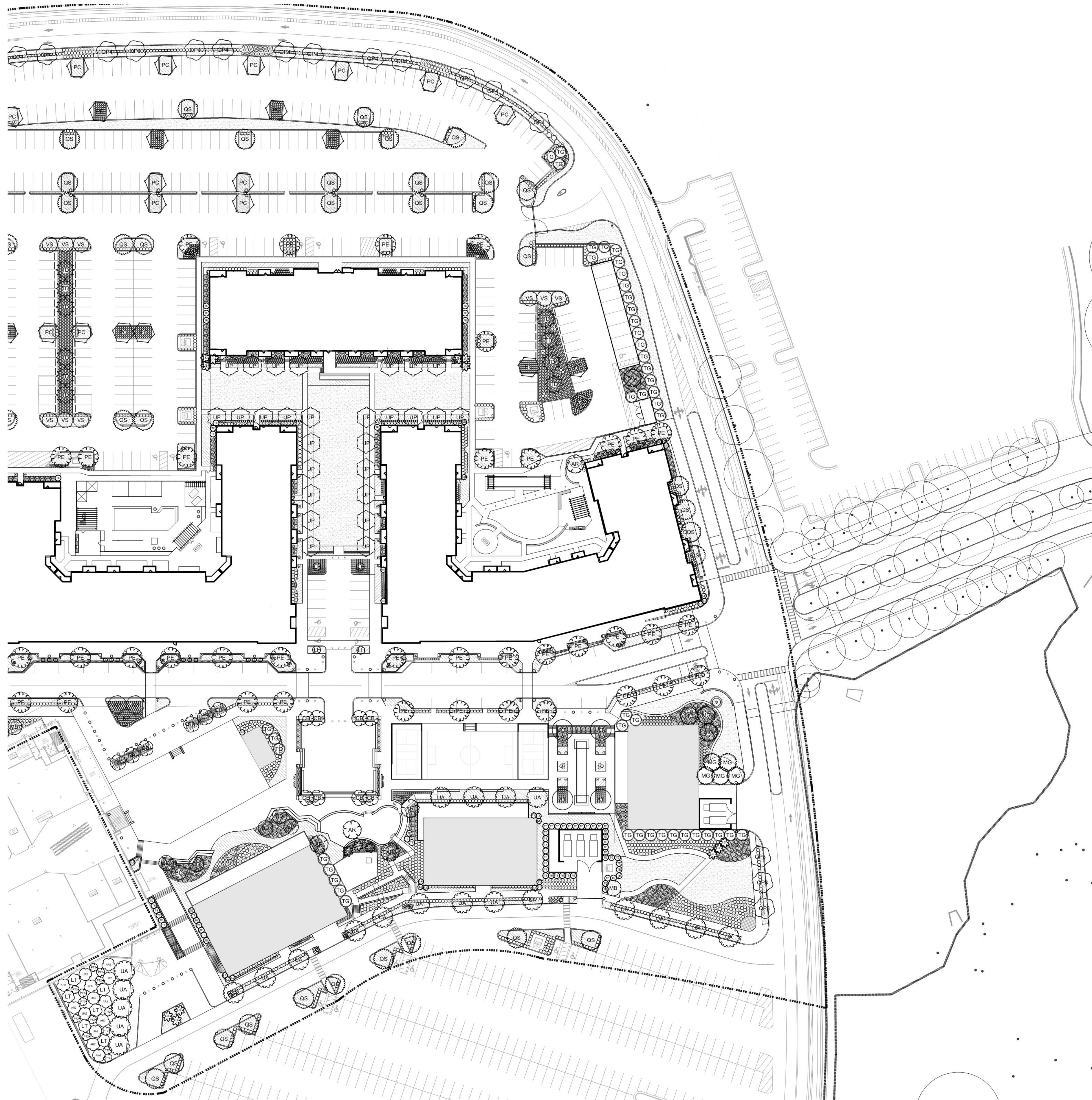


5 TRASH ENCLOSURE SIDE ELEVATION

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITIOUS LAP SIDING	
ASP	ASPHALT SHINGLES		SIG	SIGNAGE	
BAB	BOARD AND BATTEN		SSM-R	STANDING SEAM METAL ROOF	
BR-1	BRICK 1		SSM-S	STANDING SEAM METAL SIDING	
BR-2	BRICK 2		STN	STONE VENEER	
CMU	GROUND FACE CMU		STR	STOREFRONT	
CPT-R	CEMENTITIOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				

A4-40

PARKING/UTILITY -
ELEVATIONS



Asiatic Jasmine



Knockout Rose



Super Blue Liriope



Blue Arrow Juncus



Distylium Linebacker



Sunshine Ligustrum



Green Giant Arborvitae



Endless Summer Hydrangea



Needlepoint Holly



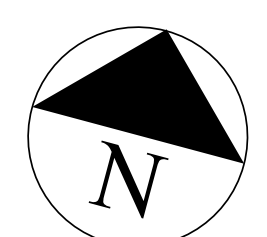
Shumard Red Oak

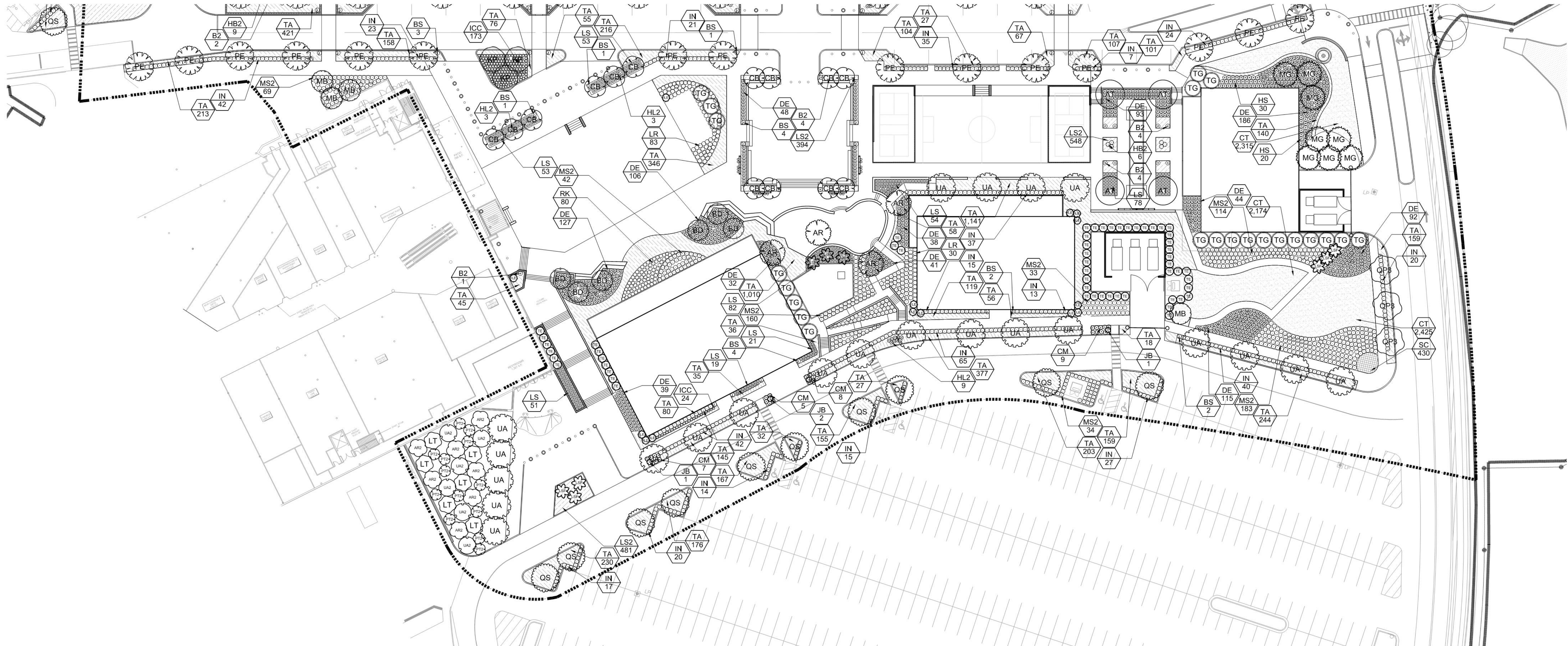


Princeton Elm



European Hornbeam





PLANT SCHEDULE

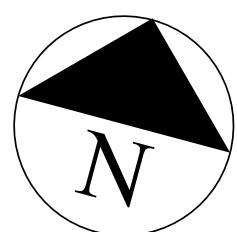
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
AR	5	Acer rubrum 'Red Point' / Red Maple	3" cal.	B & B		
AR2	7	Acer rubrum 'Red Point' / Red Maple	2" cal	B & B	12' hgt.	
AT	4	Acer buergerianum 'Trident' / Trident Maple	3" cal.	B & B		
BD	10	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	B & B		Multi-stem, 12' clear trunk
CB	19	Carpinus betulus / European Hornbeam	3" cal.	B & B		
ILE	26	Ilex x 'Emily Bruner' / Emily Bruner Holly	8" min.	B & B	8' hgt.	
ILH	16	Ilex x 'Fosteri' / Foster Holly	8" min.	B & B	8' hgt.	
JB	4	Juniperus chinensis 'Blue Point' / Blue Point Juniper	6" ht. x 2" sp.	15 gal.		Topiary
KP	3	Koeleruteria paniculata / Golden Rain Tree	3" cal.	B & B		
LSF	9	Lagerstroemia x 'Sarah's Favorite' / Sarah's Fav. Single Trunk Crape Myrtle	3" cal.	B & B		White
LT	6	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	2" cal	B & B	12' hgt.	
MB	4	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	3" cal.	B & B		
MG	12	Metasequoia glyptostroboides / Dawn Redwood	3" cal.	B & B		
PC	25	Pistacia chinensis / Chinese Pistache	3" cal.	B & B		MALE ONLY
PE	45	Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree	3" cal.	B & B		
PT2	13	Pinus taeda / Loblolly Pine	7 gal.	Cont.	3' hgt.	
QP3	3	Quercus phellos / Willow Oak	3" cal.	B & B		
QP4	13	Quercus phellos / Willow Oak	4" cal.	B & B		
QS	67	Quercus shumardii / Shumard Red Oak	3" cal.	B & B		
RT	12	Rosa x 'Double Pink Knockout' / Double Pink Knockout Rose Tree Form	4" ht.	15 gal.		
TD	10	Taxodium distichum / Bald Cypress	2" cal	B & B	12" hgt.	
TE	68	Thuja occidentalis 'Emerald' / Emerald Arborvitae	6" hgt.	B & B	6' hgt.	
TG	63	Thuja plicata 'Green Giant' / Western Red Cedar	9' to 10' ht.	B & B	9'-10' hgt.	
UA	22	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3" cal.	B & B		
UA2	6	Ulmus alata / Winged Elm	2" cal	B & B	12' hgt.	
UP	27	Ulmus americana 'Princeton' / Princeton American Elm	3" cal.	B & B		
VS	10	Vitex agnus-castus 'Shoal Creek' / Chaste Tree	3" cal.	B & B	12' hgt.	

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. SIZE	SPACING
AA	102	Azalea Encore 'Autumn Lilac' / Encore Azalea	7 gal.	24" o.c.	24" hgt.
B1	778	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	3 gal.	as shown	14" hgt.
B2	80	Buxus sempervirens / American Boxwood	36" ht. x 36" sprd.	36" o.c.	
BS	51	Buxus sempervirens / American Boxwood	B & B	3' o.c.	5' hgt.
CAA	12	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 gal.		3' o.c.
CM	29	Chamaecyparis pisifera Sp. / Golden Mopps Cypress	3 gal.		
DE	1,272	Distylium hybrid 'Emerald Heights' / Distylium 'Emerald Heights'	7 gal.	2.5' o.c.	24" hgt.
DHL	42	Distylium hybrid 'Linebacker' / Distylium 'Linebacker'	15 gal	4' hgt.	4' o.c.
HB2	34	Hydrangea macrophylla 'Endless Summer' TM / Ballmer Hydrangea	3 gal	3' o.c.	18" hgt.
HL	9	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	15 gal	4' o.c.	
HL2	199	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	7 gal.	24" o.c.	24" hgt.
HS	58	Hydrangea paniculata 'Rensun' / Strawberry Sundae Hydrangea	7 gal.	as shown	2' hgt.
IB	10	Ilex cornuta 'Burfordii' / Burford Chinese Holly	3 gal	4' o.c.	3' hgt.
ICC	991	Ilex cornuta 'Carissa' / Carissa Holly	3 gal	2' o.c.	14" hgt.
IN	1,186	Ilex cornuta 'Needlepoint' / Needlepoint Holly	7 gal.	3' o.c.	28" hgt.
IP	50	Illicium parviflorum / Anise	7 gal.	2.5' o.c.	30" hgt.
JB2	1,829	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	1.5' o.c.	
LC	164	Loropetalum chinense rubrum 'Ruby' / Ruby Loropetalum	3 gal	30" o.c.	16" hgt.
LC2	150	Loropetalum chinense 'Carolina Moonlight' / Chinese Witch Hazel	7 gal.	2.5' o.c.	18" hgt.
LR	228	Ligustrum japonicum 'Recurvifolium' / Wax leaf Ligustrum	15 gal.	3' o.c.	4' hgt.
LS	666	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	14" o.c.	12" hgt.
LS3	463	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	2' o.c.	12" hgt.
MS2	906	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	36" o.c.	
OF	15	Osmanthus x fortunei / Fortunei Osmanthus	15 gal.	3' o.c.	4' hgt.
RK	227	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	7 gal.	2.5' o.c.	2' hgt.

PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
CT	33,878	Cynodon dactylon 'Tif 419' / Bermuda Grass	SF SOD	
HO	273	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	12" o.c.
LS2	11,570	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.	12" o.c.
LSS	2,102	Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Blue Lilyturf	1 gal	16" o.c.
SC	1,818	Seasonal Color / Seasonal Color	4"pot	
TA	16,222	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal	18" o.c.



L1.17

DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

LANDSCAPE PLAN
September 12, 2019





TENANT CRITERIA MANUAL



TABLE OF CONTENTS

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7.0 - HARDSCAPE / LANDSCAPE CRITERIA

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9.0 - TECHNICAL CRITERIA

1.0 INTRODUCTION

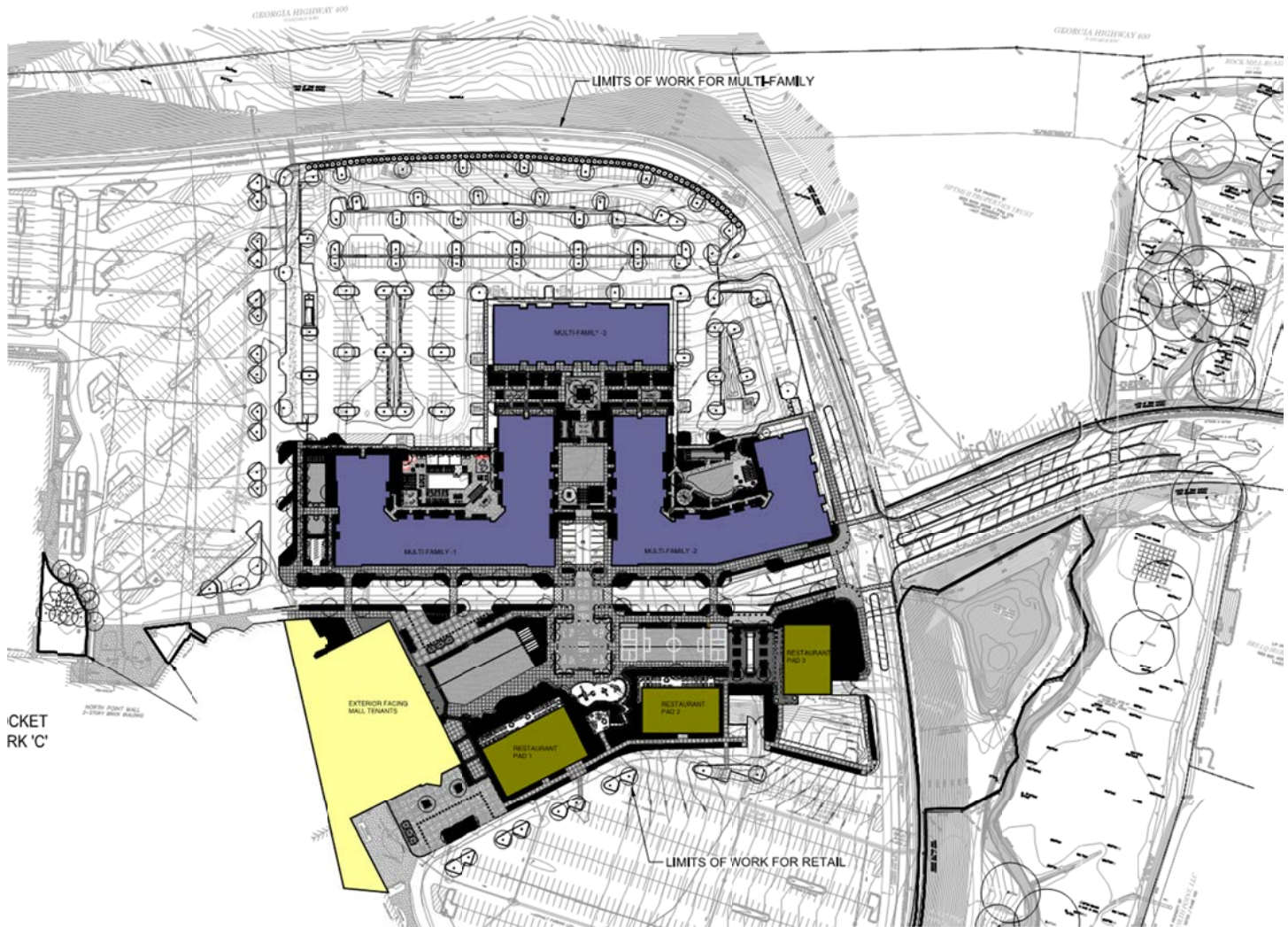
North Point Mall has proudly served the Atlanta Metro Area as a distinctive, well designed and vibrant regional shopping destination for nearly 30 years. The quality of each Tenant’s store design is intended to enhance and support this tradition.

The North Point Mall Expansion embodies a simple and relaxed style and charm that reflects the community around it. The Tenant’s architectural style, both inside and out is expected to enhance and extend the spirit of the architectural character of North Point. This design should express clearly the Tenant’s iconic branding and imagery while also serving as an expression of the high quality of commercial and dining environments within North Point.

These criteria have been formulated to provide a common point of departure for the design of all individual stores at North Point Mall – Expansion. Tenants have the opportunity to express their own unique design statements within the parameters of the design criteria. National and regional “standard” storefront concepts are respected to the extent they meet the design criteria; however, some concept modifications may be necessary for complete compliance. The same is true for proposed designs that are overly to a neighboring tenant. North Point Mall – Expansion’s tenant storefronts should be as diverse and interesting as possible, with each tenant able to make a singular design statement.

As the administrator of the storefront design criteria, the Landlord is the final aesthetic arbitrator. Any material, configuration, sign or other aspect of the storefront design, which is determined to be unacceptable, will be rejected. Special circumstances may require the Landlord’s interpretation of the design criteria. All deviations from these criteria must support North Point Mall – Expansion’s goals for a successful retail environment.

2.0 SITE PLAN



3.0 STOREFRONT CRITERIA

Storefront Design

All storefront designs and plans are subject to Landlord approval. The overall image should be well coordinated-fully integrating components such as entries, displays and signage.

Tenants are encouraged to approach storefront design at North Point as a first class, flagship location. Storefronts must be of the highest caliber: expressing state-of-the-art design and material quality, and meeting or exceeding the very best examples found anywhere in the United States. To achieve this goal, Tenants shall be required to select an architect who has experience in Mall tenant design.



The storefront is the area separation between the Lease Line that can include parapet, bulkhead, glazing, entries, doors, bracing, and supports, depressions and any walls and constitutes the beginning of the Storefront Display/Entry Zone area.

Special emphasis is required for the storefront area. As a minimum standard, the following criteria apply:

-All storefront construction shall be self-supporting from the floor and independent of the building fascia and bulkhead structures. Storefronts may be braced to the overhead structure within the tenant space.

Exterior Facing Mall Tenants, Multi-Family – Retail & Office, Restaurant Pads

- All storefront treatment must be full width and extending to the full height allowed at the condition provided by the landlord.

-Storefronts shall maximize the use of glass to maintain a show window type concept. Opaque wall areas are limited to forty percent (40%) of the individual opening width and up to a maximum of (4'-0") in width within each storefront opening. The recommended glazing area is 60%. (These requirement apply to Exterior Facing Mall Tenants only)

-Minimum glazing height is 10' aff.

-Entry Opening Width – Allowable total combined Tenant storefront entry widths vary throughout the project based upon storefront façade width per the following:

Storefront width	Entry door width (max.)
Less than 20'-0"	3'-0"
20'-0" - 60'-0"	6'-0" (2 doors)
More than 60'-0"	12'-0" (4 doors)

For stores with more than one storefront elevation, one entry will be allowed for each distinct storefront elevation. The general width restriction noted above shall apply for each individual elevation. Additional openings will be considered on a case-by-case basis by the landlord. It is not the intent of this Design Criteria Manual to restrict the flow of customers in and out of the retail/restaurant Tenant spaces

-All stores must have fully recessed outward swinging doors at front entry. Minimum entry height is 9'-0". In-swinging doors will be allowed only in compliance with code egress and with landlord approval.

-A minimum clearance of 10'-0" must be maintained between storefront and the adjacent construction, column enclosures, furnishings, directories, planters, street lights and other features. Storefronts must be built at lease line projecting elements are limited to 12" at 8'-0" aff min.

Exterior Mall Storefronts

All new storefronts must be designed as infill to the existing base building spanning the exterior opening from wall to wall at each side and from floor slab to above and overhead bulkhead, slab, podium or lintel above. Select storefronts will extend above the second level finish floor. In these cases, it is the Tenant's responsibility to design all vertical structures with which to support the storefront system and façade materials, including but not limited to connection details for their material, connection the podium edge, and all waterproofing needed to ensure that the parapet and façade is tied into the podium edge.

The Tenant designer must become familiar with the style of the building elevations, materials, colors, overhangs, and common areas, prior to commencing storefront design work. Alteration to the base building may be required and must be reviewed and approved by Landlord in writing in advance of construction.

All new storefront modifications shall be designed by a Structural Engineer licensed in the State of Georgia.

Permitted Materials

The following is a list of permitted materials. All materials are still subject to landlord approval during design review: (Note all materials must be approved for exterior conditions)

Exterior Facing Mall Tenants, Multi-Family – Retail & Office, Restaurant Pads



- Shop/ factory painted aluminum or steel
- Stainless steel (brushed or polished)
- Solid brass, bronze or pewter
- Enamel coated steel
- Textured or brushed stainless steel
- Galvanized, sandblasted and etched metals
- Natural stone
- Terrazzo
- Painted or stained wood in limited amounts
- Porcelain, ceramic or glass tiles
- Precast stone and concrete
- Brick and stone veneer
- Fiber cement siding/ panels

Exterior Facing Mall Tenants, Multi-Family – Retail & Office, Restaurant Pads

- Plaster or stucco in limited amounts
- High quality synthetic textured finishes
- High quality, durable materials

Prohibited materials

The following is a list of prohibited materials. In rare instances, special consideration may be given for the use of a prohibited material if its application is highly original, creative and essential to the theme or design concept of the storefront. Exceptions will be determined by the Landlord during design review”

- Plastic/ metal laminates, except for high pressure laminates such as Prodema and Trespa or similar.
- Glossy or large expanses of acrylic or Plexiglas
- Pegboard/ cork
- Mirror
- Highly polished or plated metals – except as trim
- Reflective glass
- Vinyl, fabric or paper wall covering
- Plywood or particle board
- Sheet or modular vinyl
- Luminous ceilings, including “egg crate”
- Shingles, shakes , rustic siding
- Painted drywall, gypsum board or plywood sheathing
- Other materials deemed unacceptable by the Landlord.

**Materials and Details**

Materials used in the construction of storefronts at North Point Mall – Outdoor Expansion shall be high quality, durable, authentically portrayed and code compliant. The entire storefront area is subject to the Landlord’s scrutiny for quality of finishes, detailing and construction methods. Careful attention to the detailing of joinery of differing materials is necessary. A carefully defined edge must be established between different materials and surfaces on the storefront, as well as between the Tenant and Landlord finishes. Proposed materials and colors are to be submitted on a color material sample board to the Landlord for review during the preliminary design review process. (Digital sample boards are not acceptable.) (Refer to Document Submission section for more detailed requirements.)

Metals

High quality is expected for all metal application. Metal such as shop/factory-painted aluminum and steel, stainless steel, solid brass, bronze, pewter, or enamel coated steel may be used for hardware, trim and panels when well designed and detailed.

- Lap joints and seams must be even and straight and concealed when possible. Outside corners are to be mitered or continuous bread shaped.
- Fabrication must be heavy gauge material or thinner gauge material shop laminated to solid backing. In no case is oil canning (resulting from light reflection from an uneven or buckled surface), scratches, warps, dents, occlusions, visible seams or other imperfections allowed.
- Sealants on natural metals are required to prevent tarnishing.
- Textured or brushed stainless steel, galvanized, sandblasted and etched metals are encouraged in creative applications. Unique treatments such as patina, rusted, etched and imprinted metals will be considered for special design objectives.
- Polished metals should be solid, not plated and limited to accent trim.

Natural Stone

- Granite, marble, limestone, slate, and other natural stone materials may be used in storefront application. Stone may be polished, unpolished, sandblasted, flamed, honed, splitface or carved. Careful, craftsman-like attention to detail is required at all connections and transition to other materials.
- Edge details must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered or polished to match adjacent surface finish.
- The transition between stone and adjoining materials must be defined by use of metal reveals.
- Stone used as a paving material must be flush when meeting other flooring material.
- Natural stone must be protected against staining and discoloration by means of sealers appropriate to the material.

Wood

Painted or stained wood may be used in many design application such as window frames, decorative trim or molding, and for solid areas, such as decorative bulkheads. In some cases, it may be used for larger architectural elements, such as columns and entablatures. Wood paneling and plank construction are not accepted unless presented in a highly imaginative concept and approved by the landlord.

- Wood used in the construction of the storefront must be kiln dried, mill quality, or marine grade hardwood and must meet local flame spread requirements for construction type.
- Painted wood must have a shop quality enamel finish.
- Wood without a paint finish must receive a clear preservative sealant.
- Extensive use of natural wood finishes is discouraged.

Tile

Tile may be used in diverse application. Its use is encouraged to introduce lighting, decorative texture and graphic quality to a storefront.

- Porcelain, ceramic or glass tiles in glazed or natural finishes may be used as accents and in limited field application. Patterns used over large areas are expected to have a sophisticated, well executed design concept.
- Small and intricate mosaic tile patterns may be utilized for detail and accent only.
- All tiles must be carefully detailed at outside corners with bull nose edges or special corner trims. Lapped or butt joints are not permitted.

Precast Stone and Concrete

Many precast stone and concrete products are currently available that may be acceptable for storefront applications. The used of these materials is at the discretion of the landlord.

Storefront Glazing

Tenant's storefront design shall conform to the latest edition of the International Energy Conservation Code and all local amendments.

- The storefront glass U Value should be maximum for 0.380 for summer daytime with maximum SHGC of 0.26.
- Large panes of glazing must be of sufficient thickness to meet code and be properly supported.
- All glass shall be insulated, or laminated and tempered glass that meets the glazing criteria required to maintain the overall building envelope's energy performance by code.
- Storefront systems framing/ assembly will feature a thermal break on all exterior applications.
- Stained, leaded, etched, beveled, fritted, glass block and other types of innovative glazing are encouraged.
- In frameless assemblies, glass panel joint details must be top quality and are subject to strict Landlord review. Glazing edges must be polished, ground or chamfered. Glazing channels at corner condition must be mitered.
- Aluminum, metal or wood storefront framing sections shall be thermally broken to prevent thermal migration through the assembly.
- All aluminum framing must have a Kynar or PVDF coating.
- Tenants may be required to provide seismic clips to stabilize tall expanses of glass.
- Reflective glass (including the extensive use of mirror) is not permitted on storefronts or in the Storefront Display/Entry Zone.

Plaster

Plaster, cement plaster (stucco), and Venetian plaster finishes may be considered for storefront applications, provided the finish texture is a light dash, sand or smooth finish.

- Plaster or stucco finishes must be used in combination with other high quality materials and should not be the primary storefront material.

Exterior Facing Mall Tenants, Multi-Family – Retail & Office, Restaurant Pads

Trellises, Canopies or Awnings

Trellises, Canopies or Awnings will be permitted at Mall Tenants w/ exterior facades and Restaurant Pads 1 – 3 – subject to Landlord review and approval. Exterior features are not permitted at Multi-tenant 1 and 2.

4.0 SIGNAGE CRITERIA

5 signage criteria							
NORTH POINT MALL - EXPANSION							
Sign Type	Function	Quantity	Width Maximum	Height Minimum	Maximum SF*	Illumination	Notes
IN-LINE TENANT:							
TYPE 1 / OPTION A: Storefront Fascia Sign	Primary Identification	1 (Corner tenants allowed 2nd sign on 2nd façade - typ)	1 / 2 storefront lineal ft. / 2 / 3 storefront < 15' - 0"	9' - 0" aff if illuminated	1 sf per 1 lineal ft. of storefront	Internal illum or spot lit restaurants allowed neon	Maintain 2' - 0" from adjacent tenant's lease line
TYPE 1 / OPTION B: Canopy or Awning Sign	Primary Identification	1 (Primary Sign Option)	1 / 2 storefront lineal ft. / 2 / 3 storefront < 15' - 0"	9' - 0" aff	1 st per 1 lineal ft. of storefront	None	Allowed (1)- Fascia or Canopy/ Awning .
TYPE 2: Projecting Sign	Secondary Identification	Can be substituted for primary/ or in addition for tenants with over 2000 sf	3'-0" off face of building	9' - 0" aff	Max. 16 sf. (incl. both sides if sign max. width is 4"	Internal illum or spot lit	
TYPE 3: Window Signs	Tertiary identification and/or Informational	1 / 2 max. (10%) of window area allowed (20%)	N/A	N/A	1 / 2 max. (10%) of window area allowed (20%)	Non-Illuminated	
TYPE 4: Window Graphics	Pedestrian Wayfinding	20% max. of total window sf	N/A	N/A	20% max. of total window sf	Non-Illuminated	
TYPE 5: Plaques	Pedestrian Level Identification	1	N/A	5' - 0" aff	1.5 sf	Illuminated w/ concealed light source	
TYPE 6: Operational Signs	Pedestrian Level Identification	1	N/A	5' - 0" aff	1.5 sf	Non-Illuminated	
TYPE 7: Address Number (Provided by Landlord)	N/A	N/A	N/A	N/A	N/A	N/A	
TYPE 8: Back of House (Provided by Landlord)	N/A	N/A	N/A	N/A	N/A	N/A	Rear Entry Door: Tenant name and Suite #
TYPE 9: Menu Boards (For Restaurants Only)	Pedestrian Level Identification	1	1' - 0'	1' - 6"	1.5 sf	Illuminated w/ concealed light source	Vertical format only
TYPE 10: Sandwich Boards (All Tenants)	Pedestrian Level Identification	1	2' - 0" (including frame)	3' - 9" (including frame)	6 sf (Total of both sides)	Non-Illuminated	Seasonal and Promotional Information

* To calculate the allowable square footage of a sign refer to the Retail Tenant Sign Diagram

Design Intent

Graphic design shall be imaginative, simple and clear. Creative and expressive signage solutions using a variety of materials are strongly encouraged as a means of enhancing visitor experience. Signage shall be limited to the logo and/ or name of the Tenant. Additional icon/ imagery will be considered, at the sole discretion of the Landlord, provided it contributes to the overall identity and design of the store. Identification signage will become a key design element in the expression of each brand and the overall architectural impression the North Point Expansion.

Please note that in addition to these Criteria, Tenants will also be required to adhere to specific municipal codes, the Alpharetta Design Review Boards Ordinance and Design Guidelines, Architectural Review Board/ Committee guidelines and submission procedures.

Number and Primary Signage Options

- Inline tenants: One primary sign over each major pedestrian entry.
 - o Signage options: fascia, awning/ canopy or corner sign.
- Corner tenants: One primary sign over each major pedestrian entry
 - o Signage options: fascia, awning / canopy or corner sign.
- Freestanding tenants: Three primary signs.

Retail Store Signage

In order to create a variety, a mixture of signs and graphic treatments will be encourage per Storefront elevation, unless otherwise specified below. A professional graphic designer is to choose from the following list and create an overall package per Tenant.

Encouraged Sign Types

Type 1 – Option A – Storefront Fascia Sign



The code allows for either a primary storefront fascia sign (Option A) or a canopy or awning sign (Option B). The Tenant may not have both of these elements. Multi-Family - 1 and 2 will be limited to Option A or C.

The primary storefront fascia sign is to be located in order to accent the main entry to the store. These signs must be restrained and should not be the dominant façade feature. One fascia sign per storefront elevation is allowed and does count towards the overall allowable signage square footage. Signs may be multi-layered using a combination of halo illuminated reverse channel letters, indirectly illuminated dimensional letters and other acceptable color and material treatments provided for in the general Criteria for Tenant signs.

- Primary storefront signs must be positioned within the Landlord's designated sign area at a ratio of one (1) square foot per one linear foot of Tenant frontage.
- Individual channel letters and logos shall be formed of welded aluminum .060 minimum on sides and .080 minimum on backs with no exposed mounting hardware. Letter and logo faces shall be a minimum of 1/8" thick acrylic, non-yellowing material. Letters shall be internally illuminated. Transformers that ensure uniform lighting in cold temperatures shall be utilized.
- Cast acrylic letters with embedded L.E.D. Lighting may be used if approved on an individual basis by the Landlord.
- F.C.O. letters must have a minimum depth of 4" and pegged off of the surface a minimum of 3/4". They may be externally illuminated with high quality designed down or up lights. Up lights must be shielded from glare to residents above and must be directed at building elements or signage.

Type 1 – Option B – Canopy or Awning Sign

Canopies, awnings and awning graphics are encouraged. Dimensional or applied graphics are acceptable and incorporated into the canopy or awning. The Tenant may apply a painted, silk screened, etched or fabricated sign into the canopy, awning and / or valance itself. The requirements for both elements area as follows:



- No part of a canopy or awning shall be permitted to block a neighbor's signage or storefront.
- No sign is permitted to project from an awning.
- Merchandising is not allowed on the canopies or awnings.
- The sign is limited in width to 2/3 the length of the awning or canopy.
- The tenant cannot have a fascia sign and a canopy / awning, and projecting sign; they must select one or the other.

Type 2 – Projecting (Blade) Sign

Tenants may provide projecting signs identifying their business. Projecting signs offer the opportunity for a more decorative and playful sign, and contribute to a pedestrian-friendly atmosphere



- Projecting signs are considered secondary signs for tenants over 2000 sf. They can also be substituted as a primary sign.

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- The furthest edge of the sign shall be no more than 3'-0" from the face of the building.
- Sign must be located no less than 9'-0" above grade mounted perpendicular to the face of the building. Merchandising information is not allowed. Suitable materials consist of wood, painted metal, acrylic or other materials expressly approved, in writing, by the Landlord.

Type 3 – Storefront Window Signs

Window signage contributes to an inviting and distinctive street-level character.

Signs behind the Storefront glazing systems are included as part of the Tenant's total graphic package. These signs are not to be illuminated, are to be placed on soffits behind the glass or hung down to the float behind the glass. They must comply with the following guidelines:



- Signs mounted behind glass are to be no closer than twelve inches (12") from face of glass.
- No exposed neon allowed behind the glass
- Only tenant's trade name or logo may be displayed in this location.
- Window signs cannot exceed 10% or the 20% total aggregate window signage permitted.

Type 4– Storefront Window Graphics

Small-scaled pedestrian level graphic designs may be incorporated into or applied to glazing, provided that visibility to merchandise is not obscured. Signage and graphics that are not applied to the storefront glazing system must comply with the following guidelines:

- Only Tenant's trade name or logo may be displayed in this location.
- Store identification graphics shall be no more than 4" in height and may be located at any point on the window surface.
- Graphics must be created from high-quality, durable materials and be professionally applied directly to the interior face of the glass storefront. Techniques include silk-screening, the application of pressure sensitive machine-cut-vinyl, metal leaf/applique, and etching or sandblasting glass.
- All signs applied with adhesive will be finished on both sides of the storefront glass with no visible mastic or adhesive.

- Graphics cannot exceed 10% of the 20% total aggregate window signage permitted.

Type 5– Plaques

Plaques are decorative elements displaying the tenant’s logo (all or part) used to integrate the signage with the storefront. Plaques may be installed at the pedestrian level, at maximum height of 5’-0” above finished floor.

Type 6– Operational Sign

Signs indicating hours of business and emergency phone numbers are required at each storefront entrance. These signs are not to exceed 144 square inches in size and must use the sign Type 4 approved materials. Letters are not to exceed one inch (1”) in height.



Tenant handicap access signs shall be provided that meet all applicable municipal codes and requirements. Tenants shall submit operational sign drawings with the signage package.

Type 7– Address

The Landlord shall locate and provide address signage according to the United States Postal Service and the City of Alpharetta Requirements.

Type 8– Back of House Signs

The Landlord shall locate and provide Back of House signage according to the United States Postal Service and City of Alpharetta requirements.

Signs placed on the back entrance of Tenant’s space for purposed of delivery and employee access

- Landlord will provide design for all back door signs.
- Maximum 1 square foot.
- Painted aluminum plaque with vinyl applied name and suite address number only. No tag lines or slogans allowed.

Exterior Facing Mall Tenants, Multi-Family – Retail & Office, Restaurant Pads

- Mounted to access door or immediate adjacent wall.

Type 9– Restaurant Menu Boards

Fast Casual or Fast Food Restaurants

For food service tenants where the customer walks into the space and up to the counter to order, illuminated and framed menu boards are permitted only at the back wall or soffit of the Tenant's space and are subject to the following criteria:



- Menu boards are permanent elements within the lease area. They are to be built into the wall surface and trimmed to enhance the finished appearance.
- Text is to be permanently affixed to its backing through the use of hand lettered or silk-screened paint, individual die-cut-letters or etching.
- Some changeable work systems may be permitted with the Landlord's approval.
- Acceptable backing materials including metal, wood, acrylic, glass and the limited use of seamless plastic laminates.
- Creative presentations of prepared food photographs may be interspersed with text panels.
- Maximum size – 36" high, for a total of 30% of total counter length. Subject to approval based on the proportion of the storefront.

Table Service Restaurants

For food service tenants where the customer is either self-seated or seated by wait staff and then orders at the table, the limited use of "Special " boards, with grease pencil or chalk applications, are acceptable when they are integral with and complementary to the entire storefront design. "Special" boards are to comply with the following criteria:

- Illuminated and framed menu boards are permitted on the exterior of the storefront.
- Food supplier names and advertisements are not permitted on menu boards.

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- Menu boards shall be in a vertical format, and shall not exceed 1.5 square feet.

Type 10– Sandwich Boards

These signs are reminiscent of a “Main Street” shopping experience and provide additional recognition for the retailer.

Tenants may be permitted a single a-frame sandwich board sign located immediately in front of their storefront. Signs are to reflect current, seasonal or special promotion information. The tenant should be encouraged to use this opportunity to use creative graphics to communicate information to pedestrians. These signs are subject to the following criteria:



- The sign is to be sturdy, self-supported and a maximum of 24” wide and 45” high when open.
- Do not block the pedestrian path of travel or other tenant’s storefronts.
- The material of the sign is to be well maintained and suitable to the outdoor elements; rusted sign components are not acceptable.
- The colors of the sign are to be coordinated with the Tenant’s logo.
- Signs are to be rigidly attached to the frame, swinging signs or wind driven rotating signs are not acceptable.
- Plastic frames and plastic changeable lettering systems are not acceptable.
- Chalkboards or dry erase boards having black faces with handwritten content are acceptable for sandwich boards only.
- Photographs as content on the sandwich boards are not acceptable.

General Design Guidelines

In addition to the municipal requirements, the following are general graphic guidelines to be used in the development of all signage and graphic elements unless otherwise noted:

- Signage and graphics must be conceived as an integral part of the storefront design so they do not appear as an afterthought application.

Exterior Facing Mall Tenants, Multi-Family – Retail & Office, Restaurant Pads

- All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to concept development or fabrication of any sign.
- Primary storefront identification shall be limited to Tenant’s trade name, as approved in the Lease, or as otherwise approved in writing by Landlord, as long as it is in compliance with municipal codes.
- Primary and secondary signs shall be located above or adjacent to entries or storefronts only; exception will be considered for corner tenant conditions.
- Nationally recognized Tenants may use a crest, shield, logo or other established corporate insignia and are encouraged to incorporate them in a three-dimensional manner befitting the image of North Point Mall Expansion.
- All signage must fit comfortably into their storefront architecture, leaving sufficient margins and negative space on all sides. Thickness, height and colors of lettering and graphics must be visually balanced and in proportion with other signs. The individual letter height may not exceed 18”.
- All submitted Tenant sign shop drawings and storefront elevations need to illustrate proposed signage in each design presentation to the Landlord.
- All signs shall be presented to the Landlord for approval prior to application for permit and commencement of fabrication.
- All signage must be placed out of public reach, with the exception of applied window graphics and exterior menu boards.
- Signage and graphics applied directly to the storefront glass must have matching letters and features on both sides of the glass to create a finished look when viewed from either side.
- Linear footage of the primary signage should not exceed more than one half the total width of the storefront. Small shops may be allowed on a case-by-case basis to exceed this guideline, as allowed by the Landlord.
- No “weep holes” unless exterior.
- Individual pin-mounted letters may project past the lease line up to 6” and must be placed no less than 10’-0” above finished floor. The Tenant must verify signage complies with all municipal codes.

Colors

- Sign colors are to provide sufficient contrast against building element background colors. Colors are to differentiate the signs from the adjacent Tenant signage.
- Colors of letter returns are to contrast with both the letter face color and the building colors for good daytime readability.
- Typical painted bronze anodized aluminum metal finishes are not allowed for return colors.
- All sign colors are subject to review and approval by Landlord as part of the tenant signage submittal. Variations from these standards must be approved by the Landlord.

Materials

To establish the aesthetic, this Signage Criteria promotes the use of metal and limits the amount of plastic to be used in the sign design. Acceptable sign material treatments are:

- Dimensional geometric shapes and three-dimensional forms of metal, hardwood, glass or other material.

Exterior Facing Mall Tenants, Multi-Family – Retail & Office, Restaurant Pads

- Coated or burnished surfaces for variety in color and texture.
- Painted metal
- Metal screens, grids or mesh.
- Etched or polished metal.
- Cut or fabricated steel; painted or finished.
- Dimensional letter forms with seamless edge treatments.
- Opaque materials with matte finishes
- Glass: clear, etched or sandblasted.

Illumination

The use of creative lighting is encouraged. One or more of the following lighting techniques are encouraged for Type 1 Storefront Fascia Signs: Reverse channel with silhouette illumination.

- Fiber optics.
- External/ indirect illumination
- Edge lit glass with etched graphics
- Energy efficient lighting

Illumination of signs must also comply with the following criteria:

- Where signs are internally illuminated, light transmitting surfaces shall be non-glass, matte materials.
- All sign lighting must be baffled or concealed.
- Fixtures, shades or other elements are to contribute to the design of the sign and must be out of reach of the public.
- Exposed sign lamps and fixtures are subject to approval by the Landlord.
- Lighting for all Tenant signs must be controlled by Tenant's time clock and shall be turned off at midnight per the City's sign ordinance.
- Any sign shall, if externally lit, be lighted from the top and the lighting shall be directed downward onto the sign. External lighting associated with a sign shall be directed at the sign face.
- All sources of light associated with a sign shall be effectively shielded from adjacent residential districts and streets.
- Lighting associated with a sign shall not exceed one and one-tenth (1.1) footcandles in intensity when measured within any portion of a residential district.

Sign Permits

It shall be unlawful to erect, construct, alter or display any sign within the development, without first obtaining a permit indicating compliance with the provisions and regulations of this Tenant Sign Criteria.

Prior to each Tenant applying for a sign permit, all sign designs and materials must be approved in writing by the Landlord.

A permit shall not be required for the repair or maintenance of a sign for which a permit has previously been issued, so long as the sign is not modified in any way.

It is the responsibility of the Tenant to be familiar with the current and applicable sign code requirements.

Temporary Signage/ Construction Barricade.

A temporary construction barricade will be installed by the Tenant in front of the Tenant's storefront. The construction barricade will not be moved and the Tenant's improvement allowance and contractor's deposit will not be returned until Landlord has completed a final inspection and approved the Tenant's signs in writing. At its discretion, the Landlord may charge the tenant for additional work related to the construction and removal of the barricade.

Approvals of Tenant signage

Artwork Submittals

- All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval to the development of any signage.

Preliminary Drawing Submittal

- Prior to shop drawings and sign fabrication, tenant shall submit for Landlord approval – three sets of Preliminary drawings reflecting the design of all sign types.
- Sign preliminary drawing shall show sign and building colors.
- Sign preliminary drawings are to be submitted concurrently with storefront design and awning design. Partial submittals will not be accepted.

Shop Drawing Submittal

- Upon approval of concept plans in writing from Landlord, three complete sets of shop drawings are to be submitted for Landlord approval, including:
 - o Fully dimensioned and scaled shop drawings @ $\frac{1}{2}'' = 1'-0''$ specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
 - o Elevations of storefront @ $\frac{1}{2}'' = 1'-0''$ showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail.
 - o Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Landlord.
 - o Section through letter and / or sign panel @ $\frac{1}{2}'' = 1'-0''$ showing the dimensioned projection of the face of the letter and/ or sign panel and the illumination.
 - o Cut sheets of any external light fixtures, including color.
 - o Full size line diagram of letters and logo may be requested for approval if deemed necessary by the Landlord.
 - o Colored elevations showing representation of actual signage colors as well as actual building colors. Color call outs to be provided.

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- All Tenant sign shop drawing submittals shall be reviewed by the Landlord for conformance with the sign criteria and with the concept design as approved by the Landlord.
- Within ten(10) working days after receipt of Tenant's working sign-drawings, Landlord shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and discretion of the Landlord. The Tenant must continue to resubmit revised plans until approval is obtained. A full set of final shop drawings must be approved and stamped by the Landlord prior to permit application or sign fabrication.
- Requests to establish signs that vary from the provisions of these sign criteria shall be submitted to the Landlord for approval. The Landlord may approve signs that depart from the specific provisions and constraints of the document in order to:
 - Encourage exceptional sign design and creativity.
 - Accommodate imaginative, unique, and otherwise tasteful signage that is deemed to be within the spirit and the intent of the sign criteria.
- Following Landlord's approval of sign shop drawings and with a wet signature approval attached, Tenant or his agent shall submit to the City of Alpharetta sign plans signed by the Landlord with a copy of said approved permits prior to installation of Tenant's sign.
- Signs shall be inspected upon installation to assure conformance. Any work unacceptable shall be corrected or modified at the Tenant's expense as required by the Landlord.

Construction/ Fabrication & Installation

- All sign fabrication work shall be of excellent quality and identical of Class A workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
- Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the design.
- All formed metal, such as letterforms shall be fabricated using full-weld construction with all joints ground smooth.
- All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In additions to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips will not be permitted.
- Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
- Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- All lighting must match the exact specifications of the approved working drawings.

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- Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- All conduit, raceways, crossovers, wiring, ballast boxes, transformers and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameled iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron material will be allowed.
- Underwriter's laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes.
- Penetrations into building walls where required, shall be made waterproof by the tenant's sign contractor.
- Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by sign contractor on the above shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
- In no case shall any manufacture's label be visible from the street or from normal viewing angles.
- Signs illumination with neon shall use 30 m.a. transformers. The ballast for fluorescent lighting shall be 430 m.a. Fluorescent lamps will be single pin (slimline) with 12" center-to-center lamp separation maximum.

Except for banners, flags, temporary signs and window signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of permanent materials and shall be permanently attached to building.

Prohibited Sign Types and/ or Components

- Animated, exposed light bulb or flashing signs
- Balloons
- Cabinet signs
- Exposed neon (restaurant tenants are exempt from this restriction).
- Signs with tag lines, slogans, phone numbers, service description, or advertising of products.
- Hand-lettered signs executed in the field, or paper or cardboard signs attached to or temporarily placed within the windows of building or affixed to the exterior or interior doors or within 10'-0" of the Tenant's storefront.
- Internally illuminated awning signs.
- Inflatable features for advertising.
- Neon "Open" signs, neon signs or any other illuminated sign types in storefront windows (unless approved in writing by the Landlord on a case-by-case basis). Paper, cardboard, Sintra, foam core, cloth or decal lettering.
- Portable Signs (unless approved in writing by the Landlord).
- Projecting plastic faced "box style" sign cabinets.
- Roof Signage (unless approved in writing by the Landlord).
- Sidewalk signs
- Monument style signs
- Signs on benches.
- Individual businesses, anchors, offices or institutional establishments located within the mixed-use development shall not be permitted individual ground-mounted identification signs.
- Signs with illuminated backgrounds or typical box signs.

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- Sign or components with light leaks.
- Temporary signage/ coming soon signs – other than barricade graphics.

Prohibited Materials

- Conventional plastic or plexi-faced box or cabinet sign panels.
- Cloth, paper, cardboard, foam, vinyl, stickers or decals.
- Formed plastic or injection molded plastic letters, backgrounds or signs.
- Exposed neon.
- Pressure sensitive lettering and graphics.
- Luminous vacuum formed letters
- Fluorescent or “Day-Glo” colors.
- Sign manufactures’ names.
- Temporary wall signs, window signs, pennants, banners, flags, inflatable displays or sandwich boards.

5.0 INTERIOR STORE CRITERIA

Storefront Display/Entry Zone

For the purposes of these criteria, the Storefront Display/Entry Zone extends into the store a minimum of 10'-0" from the storefront Lease Line. All Tenants must comply with these requirements.

Tenants are encouraged to provide high quality, well detailed, and unique interior environment which complements the storefront design.

Floor Finishes

- Floor finished in the Storefront Display/Entry Zone shall be hard, high quality, durable materials. At the entry the floor finish shall be non-slip material. Carpeting is not allowed in the Storefront Display/Entry Zone.
- Tenants are responsible for providing a transition between the flooring and slab that meets ADA requirements. A permanent weatherproof, transition strip, must be installed to bridge the difference between the flooring materials.

Ceilings

- Ceiling surfaces within the Storefront Display/Entry Zone shall be gypsum board, wood or other type of hard surface material. Sprinkler heads in the ceiling must be flush or fully recessed. The cover plates are to be chrome finished or painted to match the ceiling color.
- Ceiling heights at the Storefront Display/Entry Zone to comply with the following:
 - o Min. 14'-0" aff – Multi-family – Retail & Office
 - o Min. 10'-0" aff – all other buildings.
- Acoustical tile will not be allowed in the Storefront Display/Entry Zone area.

Store Display and Entry Zone Merchandising

- Extending five feet back from the storefront glazing, the sidewalls and show windows shall be dedicated for use as high quality show window display. A creative display is required – standard merchandise racks and wall finishing materials such as slatwall will not be allowed in the Storefront Display/Entry Zone.
- Distinctive, high quality and appropriate display techniques which best showcase the Tenant's merchandise must be used.
- At the Storefront Display/Entry Zone, display fixtures or merchandise, must be placed at least three feet behind the Tenant's entry door. Merchandise racks and display features must not block customer traffic flow in and out of the store.

Storefront Security Systems

- Storefront security systems must be un-obtrusively incorporated into the Storefront Display/Entry Zone construction. Freestanding pedestal/ tower type systems are not allowed.
- Any theft detection/ security system must be indicated on the Tenant's working drawings and the Tenant shall submit shop drawings which shall indicate size, location, design and appearance. No system shall be installed without prior approval by the Landlord.

Miscellaneous Store display and Entry Zone Requirements

- No speakers will be allowed in the storefront or store interior which would allow sounds to be heard in the Center common area.
- Sprinkler heads at the store façade show windows shall be fully recessed with cover plates either painted or in a color to match the ceiling.

Storefront Lighting

- General display window lighting shall be LED, halogen incandescent, compact/ biax fluorescent, ceramic Metal halide or similar high color rendering light source, as approved by the Landlord. Minimum Color rendering Index (CRI) shall be 80. Other HID lamps are prohibited. Light sources and track mounted adjustable lighting shall not be readily visible from the adjacent sidewalk or street scene areas. Fixture-integral louvers or baffles shall be used where necessary to obscure distracting glare and brightness.
- Select accent lighting maybe accomplished by recessed or track mounted adjustable LED halogen incandescent, or ceramic Metal Halide light source equipment. Minimum Color rendering Index (CRI) shall be 80. Lamp wattage, output and distribution should be appropriate to ceiling height and intensity desired, with efficiency stressed where possible. Recessed and track mounted adjustable accent lighting sources shall not be readily visible from the adjacent sidewalk or street scene areas. Fixture-integral louvers or baffles shall be used where necessary to obscure distracting glare and brightness.
- Tenants are not allowed to add any additional lighting to the underside of landlord provided trellises and/or Landlord supplied canopies.

Interior Store Details

The store interior is typically viewed as a continuation of the storefront in design and materials. Walls are to have modulation of display systems and built in architectural components that reinforce the store or restaurant design theme.

- Tenants with above normal sound levels must provide sound isolation in demising walls and in ceiling within four feet of demising partitions.
- Security devices are to be entirely concealed within the store design elements. Under floor or in ceiling systems are preferred.
- Non-combustible and or fire-resistant materials are required within the entire lease area.
- Interior design must meet accessibility guidelines enforcement by national or local jurisdictions, including the Americans with Disabilities Act.
- All materials acceptable or prohibited at the storefront are acceptable to the store interior.

Demising Walls

- Demising walls which separate adjacent tenants shall consist of 6" metal stud framing.
- Demising walls will consist of a layer of 5/8" fire code gypsum board, taped, spackled, sanded and finished on the metal studs. All interior wall surfaces accessible or visible to the public shall be finished in an appropriate manner using quality materials and finishes.

- Sound insulation or an additional stud wall may be added in addition to the gypsum board finish as necessary.

Interior Finishes

Interior finishes are to be high quality, long lasting and durable. All finishes shall comply with building code and insurance underwriter requirements for appropriate fire resistance and flame spread ratings. All trade fixtures shall be first class new fixtures with durable finishes consistent with the anticipated public exposure, unless specifically reviewed and approved by Landlord.

Acceptable Finish Materials

- Hardwoods: all finished wood shall be millwork quality kiln dried wood with a durable protective finish where exposed to public contact.
- Ceramic Tile and Natural Stones
- Metals
- Solid surfacing/ engineered surfaces such as Corian
- Commercial Grade Carpet with 1/8" metal screed at all hard flooring transitions.
- Gypsum Wall Board
- 2'-0" x 2'-0" Fluorescent fixtures
- Sheet or modular vinyl may be used in support or stock rooms not visible from the sales area.
- Fabric and select vinyl wall covering.
- Slatwall – metal or plastic laminate inserts are required. No visible substantiate at slats.
- Recessed wall standard
- High quality lay-in ceilings, maximum size 2'x2' within matching color suspension grid are allowed beginning 10'-0" back from the lease line into the tenant space.
- High quality base materials such as: wood, stone, porcelain tile, metal.

Prohibited Finish Materials

- Vinyl flooring and bases in sales area.
- Vinyl stripping between material floor changes
- Reducers in flooring
- Indoor/ Outdoor carpeting
- Unfinished and anodized metals
- 2'-0" x 4'-0" fluorescent fixtures
- Acrylic lenses
- Strobe, spinner, chases, or moving lighting
- Mirrored ceiling
- Slatwall – None in the first 10' of store entry zone
- No open shelving with visible brackets or surface mounted systems.
- Standard 2'- x 4' acoustical panels are not allowed in the sales area.

Ceilings

- Custom ceiling treatments are required. Multi-level gypsum wallboard, concealed spine, decorative patterned ceiling panels and other “high tech” materials are encouraged.
- Ceiling concepts implementing exposed structure, electrical and mechanical systems must be coordinated with the Landlord for specific technical and design requirements. Tenants with open to deck ceiling systems must install all ductwork, wiring, etc. in a neat and clean manner. All such elements include roof deck and structure must be painted (unless otherwise approved).
- Fire sprinkler heads are to be fully recessed in hard or acoustical ceilings. See Sprinkler System Criteria in Technical Criteria Section of this manual.
- Access panels are required in the Tenant’s ceiling for access to Tenant’s signage, j-boxes, valves, etc. Careful attention must be paid to the location and detailing of the panel in order to conceal panels from public view.

Store Lighting Criteria - General

Lighting greatly influences the perception of the storefront, displays and interiors. It also distinguishes the well-designed retail environment from background and support areas. The Landlord does not provide lighting for tenant storefronts. General illumination will not be adequate to light storefront merchandise.

Tenants may not place light fixtures on the Landlord finished building walls, trellis’ or other Landlord supplied building elements. All tenant elements must occur within the leased area.

All signage and show windows shall be illuminated per the mall operating schedule and must be controlled by a separate, tenant furnished, time clock set per Mall Managements requirements.

General Lighting Criteria for the Storefront and Sales Area

Lighting within the Tenant’s premises is to be designed to accentuate the merchandise and product display within the storefront windows as well as the general sales area of the store. Architectural highlighting is encouraged where it adds to the store interior’s overall ambiance and visual appeal.

- Solid State (LED), ceramic metal halide, halogen incandescent and compact fluorescent are the only sources to be used within the first 10’ of the store frontage.
- Glare into the Mall’s common area shall be prevented through the use of louvers or baffles, integral to the fixture, or by shielding lighting equipment from view using architectural concealment (soffits, coves, troughs, etc.)
- Excessively bright, flashing and sequencing lights are prohibited.
- Bare lamps are not permitted. Lighting fixtures must be commercial-quality recessed, track or specialty fixtures.
- Showcases and displays are to be adequately lighted and ventilated. Solid State (LED) sources are preferred in this application.
- Accent lighting shall be used to illuminate window displays. This lighting may be track, recessed or mono-point mounted. Light source and equipment size shall be appropriately sized to mounting height.
- Fluorescent or Solid State (LED) troffer-style fixtures (no larger than 1’x4’ or 2’x2’) within the general store floor area, shall utilize appropriate shielding for glare control. Recess mounted direct/indirect lights shall be utilized

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where troffer style lights are desired. Parawedge or parabolic louvers are discouraged. The use of low brightness glare-control lenses, or indirect illumination are acceptable means of control.

- Lighting fixtures must be U.L. labeled.
- Where necessary all access for service of the light source and its accessory equipment (ballasts, LED drivers, etc.) must be from within tenant premises and not visible to the general public.
- All visible light fixtures are to be detailed in drawing for Landlord approval.
- For effective accent lighting in storefront zone, lighting level differences (contrast) between the 10' storefront zone and the interior store ambient/ general lighting should be at least 3 to 1, with 5 to 1 or above most effective.
- Light color temperatures between 2700 and 3500K are preferred.

Lighting Fixtures

- Lighting fixtures shall be high quality commercial grade. The fixtures shall be constructed installed to be glare free and shall comply with all applicable code requirements.

General Lighting

All fixtures within Tenant's public areas, unless decorative, shall be fully recessed, whenever possible. Architecturally integrated lighting details such as coves (direct and indirect) and valances are acceptable.

Accent Lighting

- Recessed or appropriately styled surface mounted halogen incandescent, ceramic metal halide, or solid state (LED) sources are permitted. 2700 to 3500 K is the preferred color temperature range of these sources, with a minimum Color Rendering Index (CRI) of 80.
- Should track or mon-point accent lights be used, attempts should be made to integrate with the ceiling system to the degree possible.
- 2' x 4' fluorescent fixtures are not permitted in customer areas.

6.0 RESTAURANT TENANT CRITERIA

General Requirements (Exterior Facing Mall Tenants & Restaurant Pads)

- Entry is to be emphasized with a three dimensional storefront feature.
- Seating areas may be open to the Lifestyle Center common areas above a 3'-0" wall height. Table and counter tops are to be backed against solid storefront elements.
- Ceiling and lighting requirements are as specified for general Tenant spaces.
- Furnishings, including service stations are to be submitted for Landlord approval.
- No restaurant floor slabs will be provided by the Landlord at Restaurant Pads.
- All mechanical exhaust system requirements are subject to Landlord approval.
- No mechanical, HVAC, plumbing or kitchen equipment will be provided by the Landlord, unless already exist, in which case tenant is to take "as is".
- All roof mounted mechanical equipment must not be visible from the public and common areas.
- Landlord will provide and install Tenant grease traps. Tenant is responsible for all design and permitting.

Structural Loading

Tenant Architect shall indicate on Tenant's plans (referencing column lines and the structural supporting members) the precise location, size and weight of all roof-top equipment, and wall mounted fixtures. Any tenant modifying or adding HVAC units will need written approval from the shell building structural engineer at tenant's expense. Alterations, addition or reinforcements to Landlord's structure required to accommodate Tenant's work shall be:

- Designed by Tenant's Georgia licensed Structural Engineer.
- Approved by the Landlord's Engineer at the Tenant's expense.
- Performed by Tenant's contractor.
- Be at Tenant's expense. Tenant is responsible for proper structural engineering and adequate support for all loads imposed on Landlord's building.
- Tenant is responsible for all costs to have their attachments and suspended work inspected by a Special Structural Inspector.

Demising Partitions

- All wall partitions ie. Electrical receptacles, HVAC ductwork, pipe, etc. must be sealed tight with caulk sealant.
- Demising partitions must be sound insulated from floor to ceiling (equivalent to provide 40 stc. rating.)
- Restaurant tenant demising walls shall have a vapor barrier to prevent odor migration, this vapor barrier shall be supplied and installed by restaurant tenant.

Materials

- All restaurant flooring must be sealed with a waterproof membrane.
- Quarry tile, porcelain ceramic or stone flooring with a continuous elastomeric membrane, continuing 4" minimum up the wall surface in the entire service area.
- Flooring in back kitchens containing cooking equipment shall have an epoxy type flooring with a continuous covered base with a minimum of 4" high. Vinyl base is not permitted.

Walls

- A back wall separates the service area from the prep area; these walls must prevent views into the prep area, either by a self-closing door, or by a staggered "blind" wall. Any exception to this requirement is subject to Landlord approval.
- All grout shall be sealed in areas of moisture or grease producing equipment.
- All walls visible to the public are to have appropriate finishes full height to the ceiling.

Ceilings

- Service area ceilings should be consistent with the overall store design.
- Tenant is required to provide a gypsum board ceiling above the remaining service areas.
- Tenant is required to provide access panels and catwalks to access any equipment located in tenant ceilings. (S-boxes, panels, valves, etc.)

Signage and graphics

- Refer to 4.0 Signage Criteria

Patio Seating Areas

Full service restaurants, and specific small food Tenants, may be allowed to have patio seating. These seating areas are considered enhancements to the pedestrian to the pedestrian oriented nature of the project. The design, use and location of the Tenant patio seating areas must contribute to the ambiance of the property, and shall be presented to the Landlord for approval.

The Tenant shall only occupy the patio seating area designated in the Tenant's Lease. Tenants shall not occupy any portion of the common area without specific written approval by the Landlord.

Tenant patios are to have one tree with (1) additional tree per 750 sf of patio

Umbrella materials must be high-quality grade fabric such as Sunbrella or equal, in a color that coordinates with the Tenant design elements, such as canvas awnings or signage, and the base building architecture. Umbrella frames to be high-quality powder coated aluminum with stainless steel hardware and be secured by a minimum 120 lb. base.

All furniture items must be first quality, commercial grade. Furniture should be made largely of finished metal, treated wood, stone, or commercial grade, impact resistant plastic or fabric. Residential grade furnishing will not be permitted.

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Sound systems or paging devices with exterior speakers, monitors or other types of entertainment equipment are not permitted in patio seating areas unless approved in Tenant lease.

The Tenant shall submit all designs for patio seating areas to the Landlord and authorities having jurisdiction for review and approval (including applicable licenses). These submittals may include, but are not limited to the following:

- -Patio layout including location , hostess stand, server stations, bars, seating plan, relative to Tenant storefront, access from interior restaurant, exiting, local alcohol control regulations and ADA clearances.
- -Railing, low wall, and/or planter details including material, construction, section at grade and finish.
- -Furniture submittals including tables, chairs, pots, umbrellas, hostess stands, bars, and server stations. Material submittals of umbrella fabric, color boards, cut sheets and/or photos of all furniture material.
- -Sandwich/ menu boards are permitted within patio areas.
- -Cut sheets, submittals, and plans for any specialty lighting, fans and/or heating units that the Tenant desires to utilize in the patio seating areas. All overhead amenities shall be coordinated by Tenant electrical and structural consultants.

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- -Signage submittals for umbrellas or any other secondary signage integral to patio design or Tenant brand.
- -Penetrations through exterior walls are to be submitted for review and approval by Waterproofing Consultant to verify air and watertightness.
- -Retail Tenants and Restaurant Tenants may place pots at their storefronts and patio areas. Tenants are responsible for the maintenance and watering of all plant material. Dead, dying or unattended planters may be removed by the Landlord.

All damage to Landlord's common area concrete and/or paving must be patched and repaired to a like-new condition following installation of Tenant's patio railing system. Landlord will issued final approval on repairs subject to Tenant Improvement distribution.

7.0 HARDSCAPE/ LANDSCAPE

General Requirements

Hardscape – Mall Tenants w/ exterior facades

The Landlord will provide hardscape paving material to the lease line. This hardscape will slope from the lease line the street curb with maximum slope of 2%. When outward facing Mall Tenants construct a recess or pocketed entrance, it will be the Tenant's responsibility to install hardscape paving which will be aesthetically compatible with the landlord's hardscape material, meet current ADA guidelines and will have positive drainage away from the storefront and to the back of curb. Landlord will provide expansion joint two feet (2'-0") outside the lease line and running parallel to the storefront in the event the Tenant must remove the Landlord's hardscape to provide positive from the storefront. It will be the Tenants responsibility to replace any of the Landlord's hardscape materials to the satisfaction of the landlord.

Hardscape – Multi-Family - Retail & Office

The Landlord will provide hardscape paving material to the lease line. This hardscape will slope from the lease line the street curb with maximum slope of 2%. Tenants will not be permitted to modify the hardscape in any way without Landlord approval.

Hardscape – Restaurant Pads

Hardscape design will be per Tenant. Tenant's hardscape design shall meet the criteria noted above for Mall Tenants w/ exterior façade and be subject to Landlord review and approval.

Landscape

Storefront landscape is critical to delivering the look and feel of the storefronts at North Point. The Landlord strongly encourages the Tenant to incorporate landscape planters at the base of all neutral piers and the addition of planter pots at key points along the Tenant's storefront. The landlord will provide expansion joint two feet (2'-0") outside of the lease line and running parallel to the storefront to facilitate the installation of on-grade landscape planter at the base of neutral piers and along the storefront at Mall Tenant's w/ exterior facades only. The Landlord will provide irrigation sleeve below the two foot "knock out" panel between the expansion joints and the lease line to enable connection to the Landlord's irrigation system at these locations.



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Landscape – Multi-Family - Retail & Office

Multi-family –Retail & Office tenants will be permitted to incorporate planter pots at their storefront with Landlord Approval.

Landscape – Restaurant Pads

Landscape design will be per Tenant. Tenant’s landscape design shall meet the criteria noted above for Mall Tenants w/ exterior façades and be subject to Landlord review and approval. All tenant patios are to have one tree with (1) additional tree per 750 sf of patio.

8.0 Freestanding Buildings – Restaurant Pads

Freestanding buildings shall be 2-stories or 40'-0", whichever is less. Drive-through restaurants shall be prohibited. Rooftops and outdoor dining patios are encouraged and shall not count against the retail/ restaurant development maximum.



Building Design

Freestanding Building Tenants are encouraged to provide unique facades, storefronts and signage treatments. The placement of the restaurant pads provides public visibility on all or a portion of all sides of the building requiring considerate thought and design on all sides of the building.

Building Material and Usage

The following list establishes the minimum material usage for the building.

- Glazing and Transparency – 40 – 60% is encouraged.
- Architectural Masonry Units (brick veneer, precast masonry units and natural/ engineered stone)
30% - excluding glazing.
- Tenant Specific Materials – **See Section 3.0 -Storefront Criteria** for permitted and prohibited materials.

See Section 4.0 – Signage Criteria

See Section 6.0 – Restaurant Tenants

See Section 7.0 – Hardscape/ Landscape

Service Areas

- Service areas are to be designed to be fully screened from all public areas of the development.
- Dumpsters are to be within the enclosure composed of solid materials finished similar to that which is predominant on the building itself (no painted CMU). The screen wall for dumpsters needs to be 11'-0" or higher if needed to hide all trash containers (compost bins, compactors and dumpsters). The gates are to be painted 18-ga. metal decking or panels. No wood fencing or wire mesh will be permitted.
- Service areas are to be screened through the use of landscape materials.



Rooftops and Parapets

- All buildings are to provide parapets on all sides sufficient in screening of rooftop equipment from 300 feet.
- Rooftop mounted equipment such as HVAC units and satellite communication equipment is to be screened from view with-in 300' of the building. Screening is to be composed of materials consistent with the building façade. Grade changes need to be considered in this effort.