DESIGN REVIEW BOARD
NOVEMBER 5, 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 review new construction.

VIII. ADJOURNMENT

DESIGN REVIEW BOARD SUMMARY SEPTEMBER 12, 2019

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

I. WORKSHOP

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VII. PUBLIC HEARING

1. DRB190042 North Point Mall redevelopment 1000 North Point Circle

Director Cook gave an overview of the project

- Stormwater Park is not included in Applicant's presentation today
- Director Cook showed Master Plan Concept
- Applicant will discuss raised crosswalk, decorative intersection
- Showed public road on site plan – Haynes Bridge and North Point Drive
- Showed internal roads to be created by Applicant
- Lighting may be different on internal roads
- City Staff is still in the process of choosing Lighting Standards for public road
    - We have 5 different projects in the approval process for this area. Staff will ensure all lighting matches in the public right of way. Staff may bring options to DRB at a later date.
    - Input from residents during Placemaking Plan public hearing is that they want this area to be different from Downtown, Avalon, etc.
    - Staff wants it to be easily identifiable that you are in the North Point Overlay
    - It is both pedestrian lights as well as taller lights spaced in between
- Applicant has done an excellent job of including tree canopy by reducing lane widths to 10.5 feet. They did not revise capacity level. This helps with traffic calming. This allows Applicant to put in sidewalks while keeping some tree canopy. They will reduce some of the median.
- Reducing widths of traffic lanes is the plan for all of North Point Pky.

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- Apartments:
    - On the first floor of 2 sides of the building, we require active uses. We do not allow garden style apartments.
    - If is very important that this is active, pedestrian friendly and plan for future uses
    - Showed overall plan of approved developments in Eco District
    - Kimley-Horn is working with Applicants on decorative materials for intersections
- Architecture
    - Council Condition on "Sharpie Elevation" (Exhibit H)
        - Wanted to see the porch or some type of element wrap this corner or extending the porch around the corners
        - Make roof more interesting by taking elements in front and adding to middle across the roof line (back elevation)
- Bicycle/Pedestrian Lane

  They will be taking out one of the lanes on the ring road. Need to consider what that will look like at night. They may paint it green with some type of bollard to separate; we need to look at how that is lit. Their lighting plan doesn't show that yet. The bicycle lane is only half of the ring road right now because that's the part they are working on. In the future we will have Alpha Loop coming into the mall on the west side.

  Discussion from DRB:

- Costs of Stormwater Park
- Changes along North Point Drive are being made by Applicant with City giving Impact Fee Credits
- Showed location of Alpha Loop access. It will attach to this Site.

Applicant presented review of new construction.

- Aerial View of Site Plan
- Demolition of Sears Building, changes to infrastructure and parking lot
- Overview of proposed over existing
- New Roadway North Point Plaza
- New Alignment on North Point Drive
- New pocket parks
- Bike Path
- 14.6 acres of Open Space. This is a combination of Civic Space and Amenity Space. Part of this space is inside the Mall.
- Showed what is included in Civic Space of 8.52 acres

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- Showed what is included in Amenity Space
- Mall will maintain North Point Plaza and basically south of the building
- Residential buildings will be managed and maintained by Fairfield Residential
- Maintenance standards will be put in place
- Showed Cross Section of Bicycle Path that goes around ring road
- Showed example of green paint, delineators, striping
- Staff stated it is our intent to have the entire lane painted. Delineators and demarcations of the lane is planned
- More discussion of Site Plan
- I story covered parking garage
- Raised intersection. Crosswalks going in all directions. All flush.
- Event Locations
- Seating Walls
- Short Retaining Walls
- 30ft future easement
- 2 ADA Routes
- Exhibit of Existing vs. Proposed on North Point Dr
    - New curbs and gutters
    - 10ft attached sidewalk up against the curb
    - New Landscaping area to complement existing trees
    - Connection between two parks – flashing beacon, flush not raised. Will work with Staff
    - Grading
    - Drainage pattern
    - Underground Stormwater
    - Ring Rd is slightly higher than Multi-Family and parking lot
    - Schedule – planning to submit for a Building permit by the end of the year, demolition of Sears Building in January
    - Discussion of Mall Access
    - North Point Plaza will be a public area. On street parking is meant for traffic calming

- Landscape and Hardscape
    - Handed out new plan dated September 12, 2019
    - Landscape Strip not a buffer of North Point Plaza
    - Size of trees should be 4inch caliper on “D” not 3inch as shown on Site Plan
    - Decreasing amount of pervious on the project by 2.5 acres.

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- Plan meets requirements
- Discussed Eco Points (placement of native species)
- No category 1 exotic plants except for Ligustrum
- Screening Parking Lot and garages
- North Point Circle – 10ft landscape strip with Green Giant evergreens
- Public space – foundation plants, sidewalk that attaches to Multi-family, passive, public lawn areas, real turf, irrigated
- Discussion of real vs. synthetic turf
- Public Dog park will be synthetic turf
- Hardscape materials will be more contemporary
- Enhanced concrete – polished or colored. Wash off finish or sandblasting, probably dark gray, scoring patterns, broken up by use of pavers
- Issues w brick pavers on Westside Pky
- Discussion on retaining walls and Condition #17. Staff stated that concrete is a little more organic. DRB stated they would need to see how retaining walls relate to the building architecture. Staff stated it is not just poured concrete.
- Applicant showed perspective of Type "D" street
- Discussion of Hand out given at today's meeting

  Section B – garages at edge of site

  Landscape Strip width 4ft

  Discussion of trees planted in strip. Required to have a 4inch caliper tree. DRB thinks it should be a smaller tree

  DRB thinks Arborvitaes will get too wide, needs more variety
- Trees on North Point Center Ave – Existing trees to remain. Will work to repair root zone
- Will be allowed to irrigate, then will add ground cover
- Discussion of lifespan of trees
- Barriers on curb edges of raised intersections
- Controlled access points, fencing to come back to DRB
- "Restaurant" parks will be synthetic turf
- Chairman Kramer called a 10-minute recess at 10:00 a.m.

- Architecture of Retail Portion
  - Aerial View of Façade
  - Discussion of what retailers are on upper level
  - Downstairs within the new space future public bathrooms, food halls, restaurants possible
  - Tasked with blending existing architecture with new progressive thoughts for

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this area

- Wrapped the corner with a deep overhang to create a strong shadow line and accent corner of building
- Pulled the stucco material around the corner and present that on the upper level
- Punching through that with a significant amount of glass
- Rock Climbing wall as activity use
- Should a user not come forward for Rock Climbing Wall they have a back up plan for Green Wall
- Working w Site solutions on retaining wall on east elevation
- Wall on foreground will be accent brick material
- Center entrance into the mall – glass, internally illuminated, Architectural feature will be metal panel material
- Showed photo of illumination
- Outdoor seating w canopy
- Valet courtyard
- Users on upper level
- Metal panels look different than what was shown to Council. Applicant said they tried to evolve the design. Can't do glass in that area. Showed materials and colors.
- Showed screen for rooftop equipment.
- Transitioning of existing to new look back to existing mall elevation at corner
    - Materials will be hard coat stucco no EPHIS
    - DRB requested carry over materials from existing. Applicant explained stucco material wraps around, metal comes up the corner and across
    - DRB suggested something horizontal at the entry to tie old with new so that it doesn't look like an add on (Left corner, Mall Entry)
    - Applicant stated they are turning the corner with Stucco
    - Metal is darker gray color
    - Existing free-standing Canopy is remaining
    - Future restaurant will have 4 fronts. Consider back of house. Applicant stated they have included that in their Tenant Criteria Manual
    - Concern that Restaurant on the right has dumpster facing the main road. Applicant stated that will be a future discussion when they know the user

- Site Lighting
- Architecture for Multi – Family
    - Modern farmhouse aesthetic

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- Buildings facing central core are more traditional and become more modern at the edge
- Sloped roofs, porch on the corner, masonry at the bottom, residential style windows
- Strong character at the corners without creating a tower, 4 story glass, unique top-level porch, mirrored that across the plaza
- Transition across front of building picks up sloped roof element
- Back intended to be part of traditional residential design transition to the edge and it takes on modern flair with metal panel
- Showed "Key Plan" for project
- West Elevation
- View from Main Entrance (Corner)
- Explained how they are meeting Condition #20 requirement that porch or balcony feature wrap corners of buildings with brackets. Staff did not think Condition was met on Rendering R-01. Staff stated other two levels will have to have something on the corners and far end of building one does not appear to have anything. Condition is meant to activate the corners and really make a statement.
- Director Cook stated that at Council they wanted to see more details on those corners, talked about wrapping the balcony and then after the fact architect said they may not be able to wrap it and we said you at least have to have another balcony at that side if they are not connected. Large balcony and fireplace are fabulous features and it may be that they have another roof coming up of top floor windows, or doors coming on to its own balcony. Looking for projection on those prominent corners.
- Applicant stated at the ground level they have canopies that wrap the corner and 2 stories of windows at the corners, top floor is a balcony
- Director Cook stated there is nothing materially different from what was shown to Council and requested changes have not been made.
- Applicant stated they are showing "glass corner" as opposed to a balcony with rails.
- Director Cook stated condition Applies to two buildings in the center but DRB may add elements to other elevations if they would like.
- Discussion of "sails" at roofline. DRB suggested dormers or gables instead.
- DRB stated roof looks flat, dull needs something to add variability
- Garage
    - Locations are at the perimeter to help define the project
    - Simple design aesthetics

- 296 Multi-family units
    - Discussion of commercial, retail on first floor.
    - Director Cook stated they will not be able to have all that leasing and residential on the first floor. It has to be office, retail or restaurant facing the Plaza. It doesn't affect heights. This is zoning related and elevations should not change.

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        - Condition # 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.

    - Uses are not none at this time This is zoning related and elevations should not change.
    - Courtyard 2 more passive but potential for Bocce Court
    - Schwing –To the right along Ring Rd looks unexciting
    - Rocco and Palmer liked it
    - Applicant stated there
        - will be walkouts
        - Back corner opens up with balcony
        - Corrugated prefinished metal
        - Windows are vinyl
        - Applicant discussed materials
        - Discussion of condition of 30% minimum brick or stone. (Condition #20) Applicant did not know percentage of brick. Staff recommended that the Applicant get the percentage from Dwell. Applicant would like to alter the condition. Staff stated they would have to go back to Council.
        - Applicant showed Bldg. 2 Overall East Elevation and discussed materials
        - Discussion of Council Condition #3. Doors shall be decorative and not appear as standard sliding glass doors. Applicant stated there are walkout balconies with canopies over each door. It will look like front doors.
        - Schwing - would like to see more brick on first level. Wants to make it look less tall. Palmer did not agree.
        - Applicant said it is a long façade and design was deliberate.

- Tenant Criteria Package
    - Prohibit Roof Signage – Council encourages Rooftop Signage
    - Sandwich Board vs Sidewalk Signage needs clarity
    - Building signage is not included in this document. It will be handled separately.
    - Definition of Landlord is Brookfield Properties for commercial tenants on the bottom. Staff stated they will not get a permit without Staff DRB approval.
    - There was discussion of comparing this document vs. City Code. Staff said he was fine with it
    - Landlord's Engineer and Architect definition referenced in the structural loading. Applicant discussed process. Tenant Coordination Group is in Chicago.
    - Rooftop screening stipulation

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Discussion:

- No Rooftop Amenity currently planned
- More discussion of not prohibiting rooftop signage
- Discussion of Sculpture, Focal Points Condition # 18, 26. Staff stated Art Committee would approve
- Phasing
    - Demo Sears Building by first of 2020
    - Utility Work
    - Building 1 & 2 First
    - Condition #4C.
    - North Point Dr.
    - Applicant will put in landscaping for pads not finished soon but intent is to complete concurrently

- Site Plan Details
    - Trash compactors centralized location in each building to be taken to central building not visible
    - Gated intersection with keypad
    - Resident entrance
    - Showed location and view of Trash Enclosure – 3 sided with a gate in front
    - Showed location of transformers to be screened with landscape
    - Loading docks locations, solid gate to complement the architecture of the building
    - Showed what infrastructure will be put in in Phase I
    - DRB asked if trash area could be turned so that gate will not be facing road. It will depend on site of restaurant
    - Retaining wall locations, Seat wall locations, how grades transition
    - DRB concerned with what faces public view
    - Applicant stated they have not chosen materials for retaining walls yet
    - Monument Sign on short wall in residential. DRB stated it needs to transition to architecture

      Discussion of:

    - Conceptual approval of site plan without the hardscape
    - Color Coded Phasing Plan
    - Calculation of percentage of brick on exterior elevations
    - Caliper of trees going in the 4ft landscape strip

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- ❖ Vice Chair Brown offered a motion to approve to conceptually approve the Site Plan without any approval on the hardscape and the recommendation that the Applicant does look at that location of the dumpster on North Point Circle next to the restaurant
    - The motion received a second from Board Member Matherly
    - The motion was approved by a vote (7-0)

VIII. ADJOURNMENT

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TENANT CRITERIA MANUAL

NORTH·POINT Mall

EXPANSION

Last Revised: 08/30/19

Brookfield Properties

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1.0 INTRODUCTION

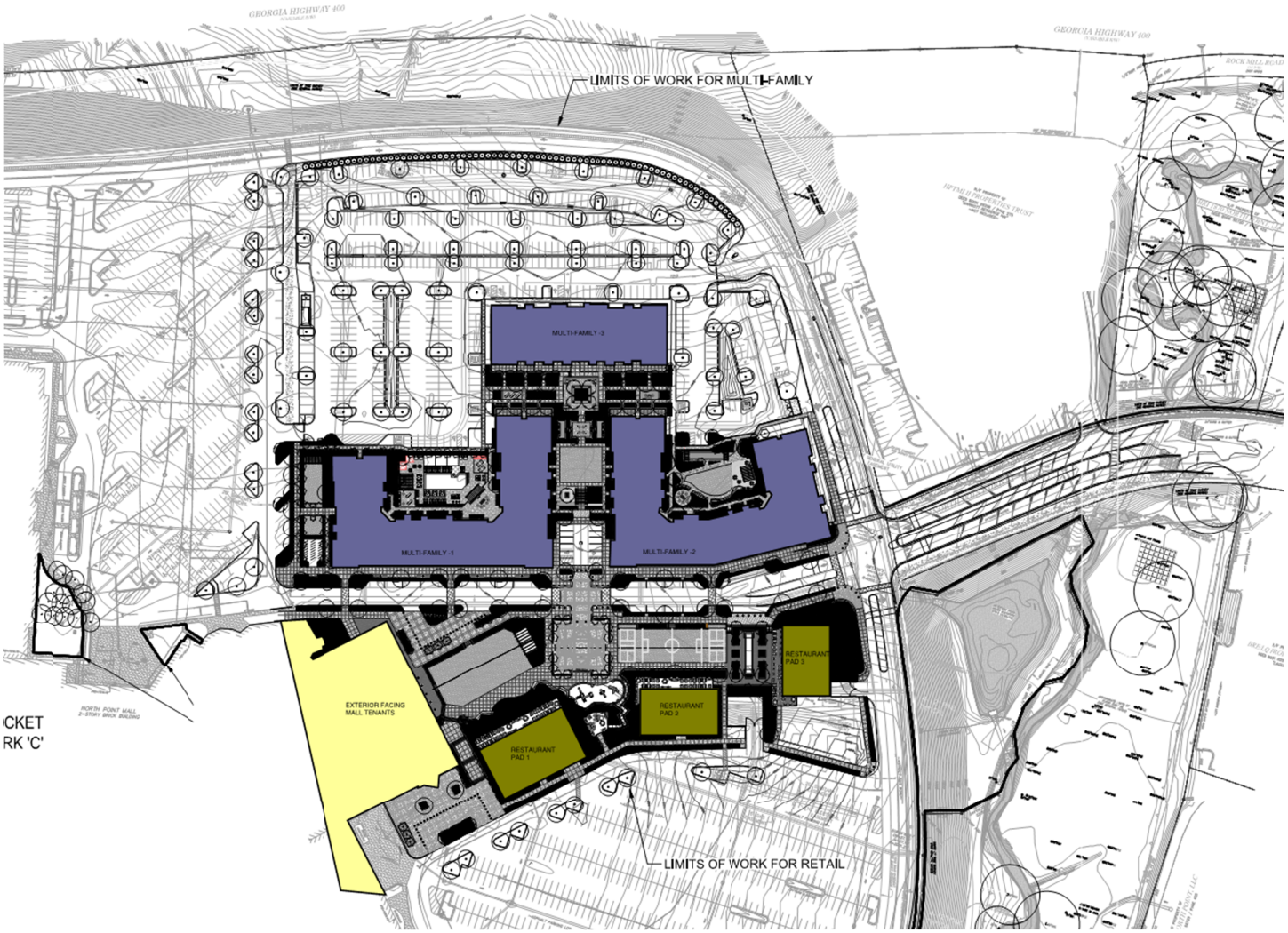
North Point Mall has proudly served the Atlanta Metro Area as a distinctive, well designed and vibrant regional shopping destination for nearly 30 years. The quality of each Tenant's store design is intended to enhance and support this tradition.

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


GEORGIA HIGHWAY 400
LIMITS OF WORK FOR MULTI-FAMILY
MULTI-FAMILY -3
MULTI-FAMILY -1
MULTI-FAMILY -2
EXTERIOR FACING MALL TENANTS
RESTAURANT PAD 1
RESTAURANT PAD 2
RESTAURANT PAD 3
LIMITS OF WORK FOR RETAIL

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.

- 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)

- 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

- 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.

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

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 note 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 ¾". 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.
- 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.
- 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

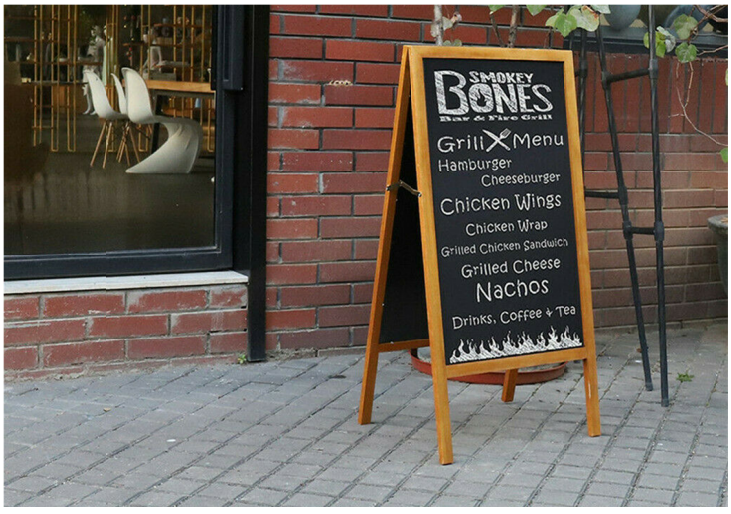
For food service tenants where the customer is either self-seated or seated by wait staff and then orders at the table, the limited use of "Special " boards, with grease pencil or chalk applications, are acceptable when they are integral with and complementary to the entire storefront design. "Special"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

T**emporary 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:
    - Fully dimensioned and scaled shop drawings @ ½" = 1'-0" specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
    - Elevations of storefront @ ½" = 1'-0" showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail.
    - Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Landlord.
    - Section through letter and / or sign panel @ ½" = 1'-0" showing the dimensioned projection of the face of the letter and/ or sign panel and the illumination.
    - Cut sheets of any external light fixtures, including color.
    - Full size line diagram of letters and logo may be requested for approval if deemed necessary by the Landlord.
    - Colored elevations showing representation of actual signage colors as well as actual building colors. Color call outs to be provided.
- 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.
- 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 enameling 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 signed 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.
- 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.
- 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:
    - Min. 14'-0" aff – Multi-family – Retail & Office
    - 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-unobtrusively 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

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"s 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 t 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.

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 and immediately in front of their storefront.
- -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.

- -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

I. General Hardscape Requirements

A. Hardscape – Mall Tenants w/ exterior facades

1. 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 to replace any of the Landlords hardscape materials to the satisfaction of the landlord.

B. Hardscape – Multi-Family - Retail & Office

1. 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.

C. Hardscape – Restaurant Pads

1. The hardscape elements represent the common thread binding the various architectural styles and uses together to produce a cohesive, timeless and enduring environment. North Point Mall has pre-approved selections of hardscape materials and encourages the pad developer to incorporate these materials into their hardscape design.

2. Hardscape design will be per Tenant. Tenant's hardscape design shall meet the Hardscape criteria below in addition to the general requirements for Mall Tenants w/ exterior façade (noted above), and be subject to Landlord review and approval.

II. Hardscape Criteria

A. Hardscape Materials and Finishes

1. All concrete sidewalks within Northpoint Mall shall be integrally colored with an exposed aggregate finish. (Note: service areas and back of house areas are exempted.) Approved colors shall be as follows:

   a. TBD

   b. TBD

2. All concrete surfaces shall receive "wash off" finish using one of the following retardants manufactured by WR Grace (Dayton Superior.com):

   a. TBD

b. TBD

3. All unit pavers used in sidewalks, plazas and terraces shall be Concrete Unit Pavers suitable for exterior use. Approved paver manufactures include Old Castle and Hanover.
4. All sand set unit paving shall have a concrete restraining curb on all sides. The use of plastic or metal edge restraints is prohibited.

5. The use of some natural stone paving surfaces is acceptable provided the surface meets minimum required slip coefficients required for accessible routes.

6. Approved natural stone paving materials include natural sandstones and granite. These materials are typically mortar set on a concrete sub-slab.

III. Landscape General Requirements

A. **Landscape-Mall Tenants w/ exterior facades**

1. 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.

B. Landscape – Multi-Family - Retail & Office

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

C. Landscape – Restaurant Pads

1. The pad developer will be responsible for the preparation of all permit plans and landscape and irrigation construction documents as required to satisfy the requirements of the following:

a. The Unified Development Code for City of Alpharetta, Georgia
b. The Alpharetta Green Communities Ordinance
c. The conditions of zoning
d. The Northpoint Mall Design Control Guidelines
e. The Northpoint Mall-Design Review Committee (DRC).

2. In addition to the landscape areas within the restaurant pad, the pad developer will be responsible for the protection of the landscaping and irrigation surrounding the pad per the Master Landscape Plan prepared by Site Solutions, LLC.

3. All portions of a pad (including easements and rights-of-way) not covered by structures or paving must be completely planted with approved sod grass and plant materials. Large areas of uninterrupted mulch or gravel are not acceptable.

4. Landscape planting and irrigation plans must be prepared for each application by a Landscape Architect registered in the State of Georgia. Plans must be submitted for approval to the Northpoint-DRC.

5. Grassed areas should be minimized and must be sodded with certified "419" Bermuda Sod or approved equal. Lawn will not be allowed in interior parking islands. Cool Season grasses are not acceptable.

6. Approved landscaping and an automatic irrigation system must be installed prior to opening for business.

7. All landscape areas shall receive pine straw mulch to a depth of 4 inches. Hardwood bark and synthetic mulch material will not be allowed.

8. Restaurant pad landscape design will be by 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.

IV. Landscape Criteria

A. Plant Materials

1. Shade Trees must be a minimum of 4-inch caliper in interior parking islands and when planted along public or private streets, side and rear perimeter buffers.

2. Evergreen Trees must have a minimum height of 9-10 feet and a minimum caliper of 2.5 inches.

3. Flowering Trees must have a minimum height of 10 feet.

4. Evergreen or deciduous shrubs should be tightly massed and only used for screening, background plantings, foundation plantings, or freestanding elements. All evergreen and deciduous shrubs shall have a minimum size of 3-gal. containers and a maximum spacing of 3 ft on center.

5. Ground covers shall be used on all slopes 3 to 1 or steeper. All ground cover planting shall have a minimum size of 1-gal. containers and maximum spacing of 12 inches on center.

6. Seasonal Color and Perennial plantings, especially annual flowers, are required to provide visual accent at key interest points such as pedestrian or vehicular access points, signage and building entrances. All annual color plantings shall have a minimum size of 4 inch pots and a maximum spacing of 8 inches on center. All perennial plantings shall have a minimum size of 1-gal. containers and a maximum spacing of 18 inches on center.

7. Whenever possible, an effort shall be made to integrate landscape planting with the building architecture. This may be accomplished by the use of self-adhering evergreen vines on walls and columns, green screen covered with evergreen or deciduous vines, stainless steel cabling systems for the support of vines or espalier plantings and green roofs.

B. Protection and Integration of Natural Materials

1. No existing plant materials may be cut, damaged or removed without the approval of the Northpoint Mall DRC. Existing plant materials proposed for removal must be clearly designated on the landscape plans, as well as the relocation of the plant material on site.

2. Plant materials, which are to remain, shall be clearly designated on the landscape plans and adequately protected during the construction process from damage or destruction (including the root zone and overhead canopy) by suitable boxing, barricades or fencing. Stockpiles of earth will not be permitted within the critical root zone (CRZ) of any existing trees. The critical root zone, CRZ, of a tree is defined as the radius surrounding each tree equal to one (1) foot radius for each one (1) inch caliper (diameter) of the existing tree. For example, a 6” caliper tree would have a critical root zone radius of six (6) feet (12 ft. diameter). Trees, which have been preserved or planted during the construction period and die for some reason during the first year after completion of the project, shall be promptly removed and replaced with material of like species and size.

D. Screening of Truck Loading and Service Areas and Trash Enclosure Areas

1. Loading areas, trash enclosures and service areas must be screened with a continuous evergreen planting with a minimum height of six feet. This is in addition to any required architectural screen walls or fences.

E. Equipment and Utilities

1. All ground mounted equipment and utility devices must be screened from public view by a continuous evergreen planting with a minimum 3’ height upon installation.

F. Landscape Irrigation System

1. All landscaped areas (including parking lot islands) must be irrigated by a fully automatic, high efficiency, commercial grade, underground irrigation system meeting the requirements of the City of Alpharetta Green Communities Ordinance.

2. All irrigation systems must be provided with backflow prevention device(s) approved by Fulton County. Such device(s) should be located or screened so that they are not visible or accessible to the public from adjacent sidewalks, streets, roads or parking lots.

3. Spray heads must be located to provide 100% overlapping coverage. Overspray onto sidewalks and other paved areas should be minimized.

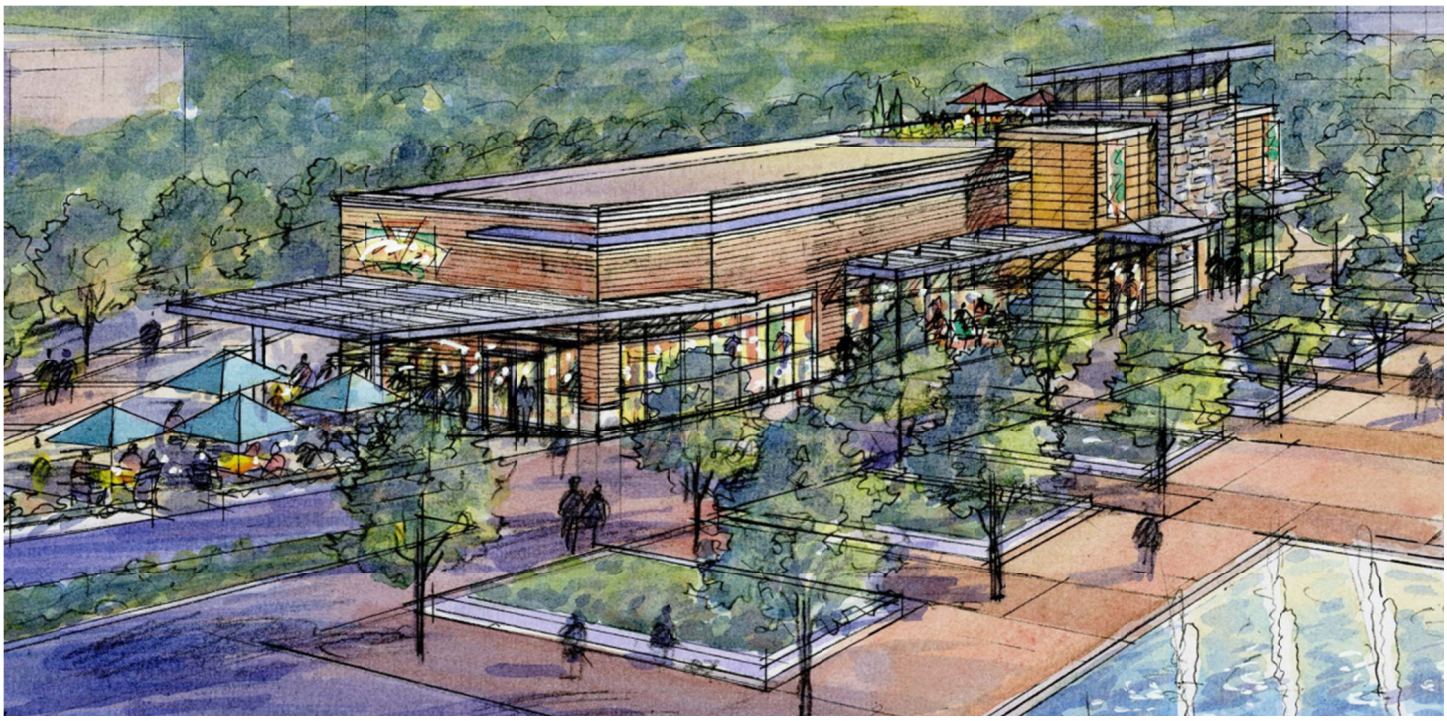
4. Control boxes and panels should be located inside the building or so that they will not be visible or subject to vandalism by the public.

5. All main and lateral pipelines must be commercial grade PVC pipe.

6. The restaurant pad developer is made aware that existing irrigation equipment may occur within the landscape areas surrounding each pad. No existing irrigation equipment shall be damaged or removed without the approval of the Northpoint Mall DRC. Any damage to existing irrigation system must be repaired immediately. The repair of any damage to existing irrigation lines is the responsibility of the out parcel developer.

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, signage treatments and rooftop amenities. 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.

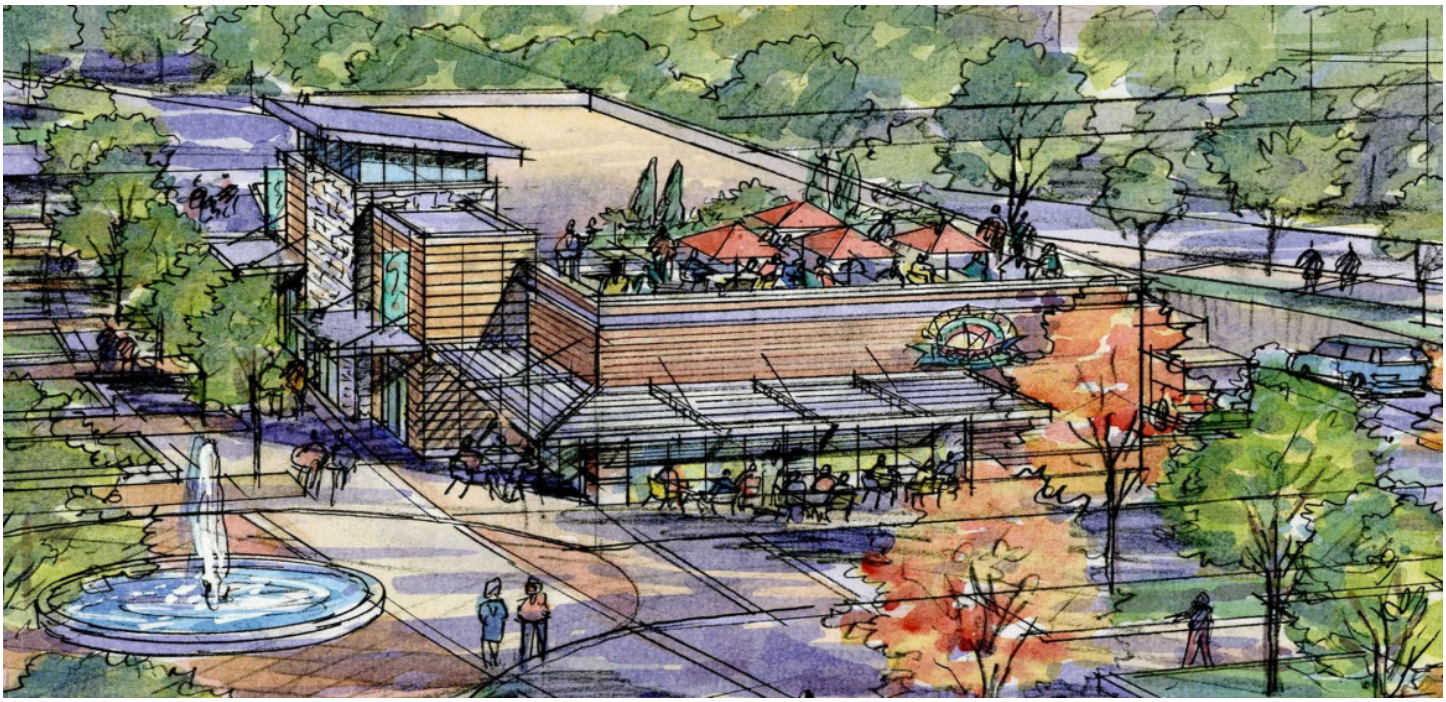
See Section 4.0 – Signage Criteria

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.

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
  - Parking Areas
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
  - Roads
  - Specimen trees
- ☑ 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
  - Lighting
  - Colors
  - Materials
  - Construction

Exterior Elevation Review

- ☑ Colored exterior elevations with materials notes of all facades of the building(s)
- ☑ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☑ Locations of roof-top equipment
  - Vents
  - Exhaust pipes
  - Satellite dishes
  - Antennas
- ☑ 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	Meeting Schedule
January 02, 2019	January 18, 2019
February 01, 2019	February 15, 2019
March 01, 2019	March 15, 2019
April 01, 2019	April 12, 2019
May 01, 2019	May 17, 2019
June 03, 2019	June 21, 2019
July 01, 2019	July 19, 2019
August 01, 2019	August 16, 2019
September 02, 2019	September 20, 2019
October 01, 2019	October 18, 2019
November 01, 2019	November 15, 2019
December 03, 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
- ☐ Auxiliary Structure
- ☐ Color Selection
- ☐ Material Selection
- ☐ Modification to Exterior
- ☒ New Construction
- ☐ Signage

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

Application Fees:

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

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): CHARLES TAPIA Date: 10-16-19

Owner Signature: Charles Tapia

Property Information:

Address (If Assigned) : (see attached)

Tax ID or Map Reference Number: (see attached)

Land Lot(s): 700, 701, 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: Charles Tapia Date: 10-16-19

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 617.06 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 09 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 southeasterly along the arc of said curve to the right a distance of 332.99 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 81 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 19 degrees 03 minutes 49 seconds East 57.16 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 22.67 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;

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 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 81 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 begin 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 at 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 80 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 246.60 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 16 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 48 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 51.76 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, 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 76.54 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 168.06 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 48 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 276.49 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 286.35 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 101.95 feet to a point on the North right-of-way of North Point Parkway; thence with said right-of-way, South 82 degrees 36 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 321.33 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 423.79 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 curvature 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 39 degrees 53 minutes 31 seconds East 435.16 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 26 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 curvature 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 163.75 feet to a point; thence North 45 degrees 29 minutes 33 seconds West, a distance of 66.50 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 06 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 06 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 465.85 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 28 seconds East, a distance of 345.27 feet to a right-of-way monument; (5) North 69 degrees 49 minutes 33 seconds East, a distance of 199.68 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 3,620,228 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-814549-CHI2 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 18274, 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 , Page42, aforesaid Records;

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
	PH-1	PHASING PLAN
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 / BOCCE 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
	L1.18	ENLARGEMENT LANDSCAPE PLAN
	L1.19	ELEVATIONS - GARAGES
	L1.20	ENLARGEMENT LANDSCAPE PLAN
	L1.21	ENLARGEMENT LANDSCAPE PLAN
	L1.22	ENLARGEMENT LANDSCAPE PLAN
	L1.23	ENLARGEMENT LANDSCAPE PLAN
	L1.24	WALL LOCATIONS
	L1.25	WALL LOCATIONS
	L1.26	PERSPECTIVE - RETAIL
	L1.27	WALL LOCATIONS
	L1.28	WALL LOCATIONS
	L1.29	WALL LOCATIONS
	L1.30	PERSPECTIVE - MULTIFAMILY

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-4.4	MALL ELEVATION S/E CORNER
	A-4.5	MALL ELEVATION S/E CORNER
	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
	BD-11	BRICK DIAGRAM BUILDING 1000
	BD-12	BRICK DIAGRAM BUILDING 1000
	BD-13	BRICK DIAGRAM BUILDING 1000
	BD-21	BRICK DIAGRAM BUILDING 2000
	BD-22	BRICK DIAGRAM BUILDING 2000
	BD-23	BRICK DIAGRAM BUILDING 2000
	BD-31	BRICK DIAGRAM BUILDING 3000
	PERSP-01	BUILIDNG 1000 PERSPECTIVE
	PERSP-02	BUILDING 2000 PERSPECTIVE
	PERSP-03	BUILDING 2/3000 PERSPECTIVE
	PERSP-04	BUILDING 2000 CORNER PERSPECTIVE
	PERSP-05	BUILDING 2/3000 PERSPECTIVE
	PERSP-06	BUILDING 3000 PERSPECTIVE

Brookfield Properties

PHILLIPS

SITE solutions

Kimley»Horn

dwell design studio

Brookfield Properties

PHILLIPS

SITE solutions

DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

Kimley»Horn

dwell design studio

R-02

RENDERING VIEW 2

Brookfield Properties

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SITE solutions

DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

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Brookfield Properties

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SITE solutions

DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

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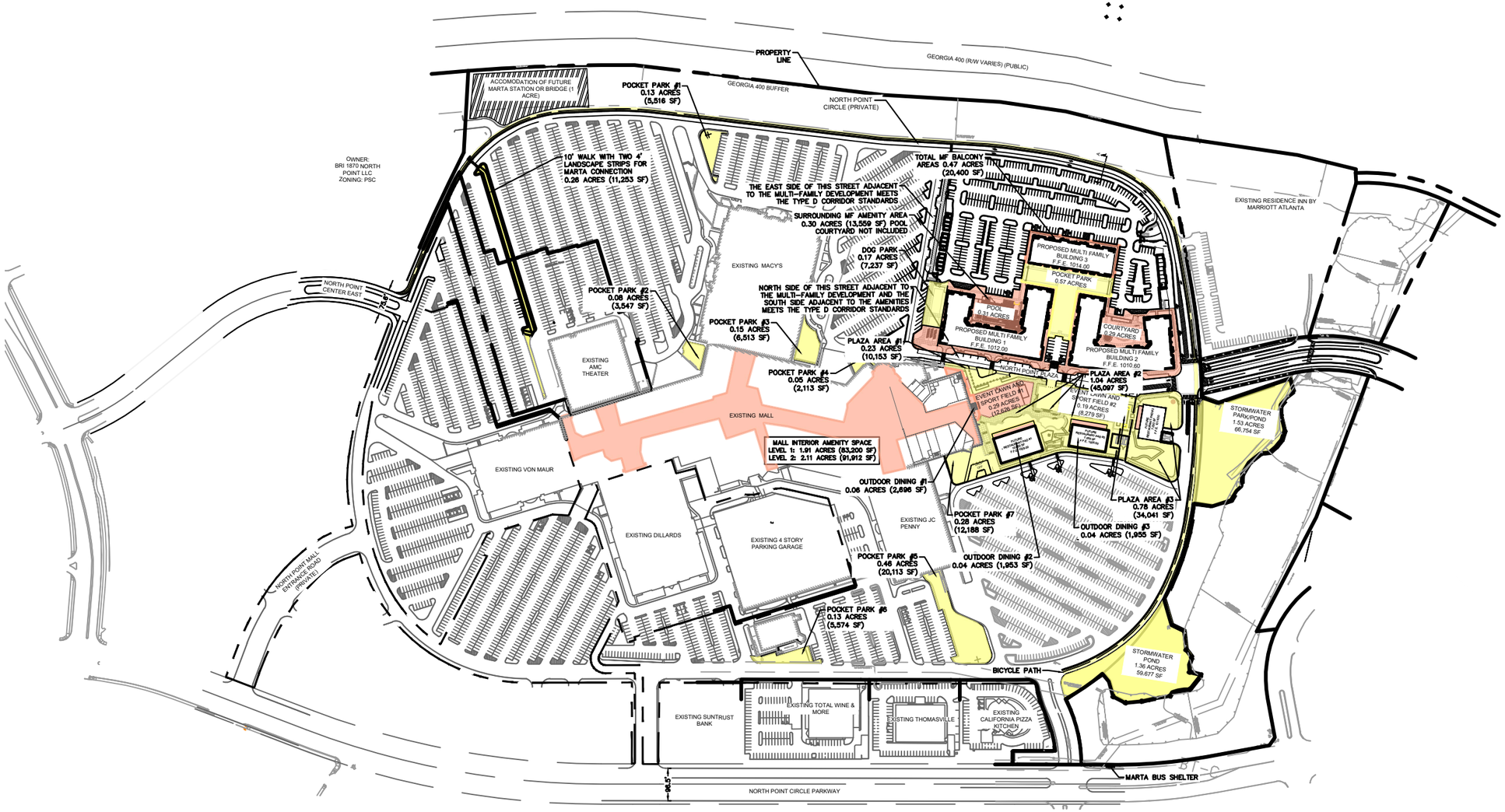


GRAPHIC SCALE IN FEET
0 87.5 175 350

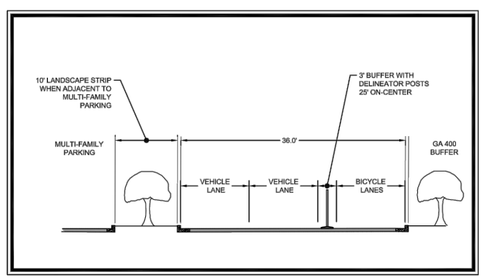
LEGEND

PROPERTY LINE

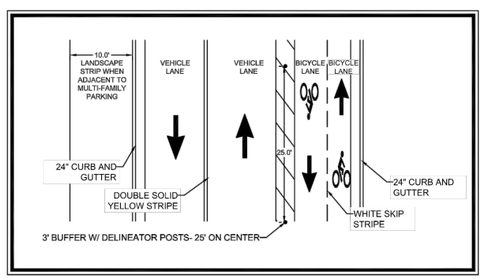
PARKING COUNT (5)

FENCE

COMPACT SPACE C



SECTION A-A
N.T.S



NORTH POINT CIRCLE BICYCLE PATH STRIPING
N.T.S

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
PONDS/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/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 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)

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NORTH POINT MALL
ALPHARETTA, GA

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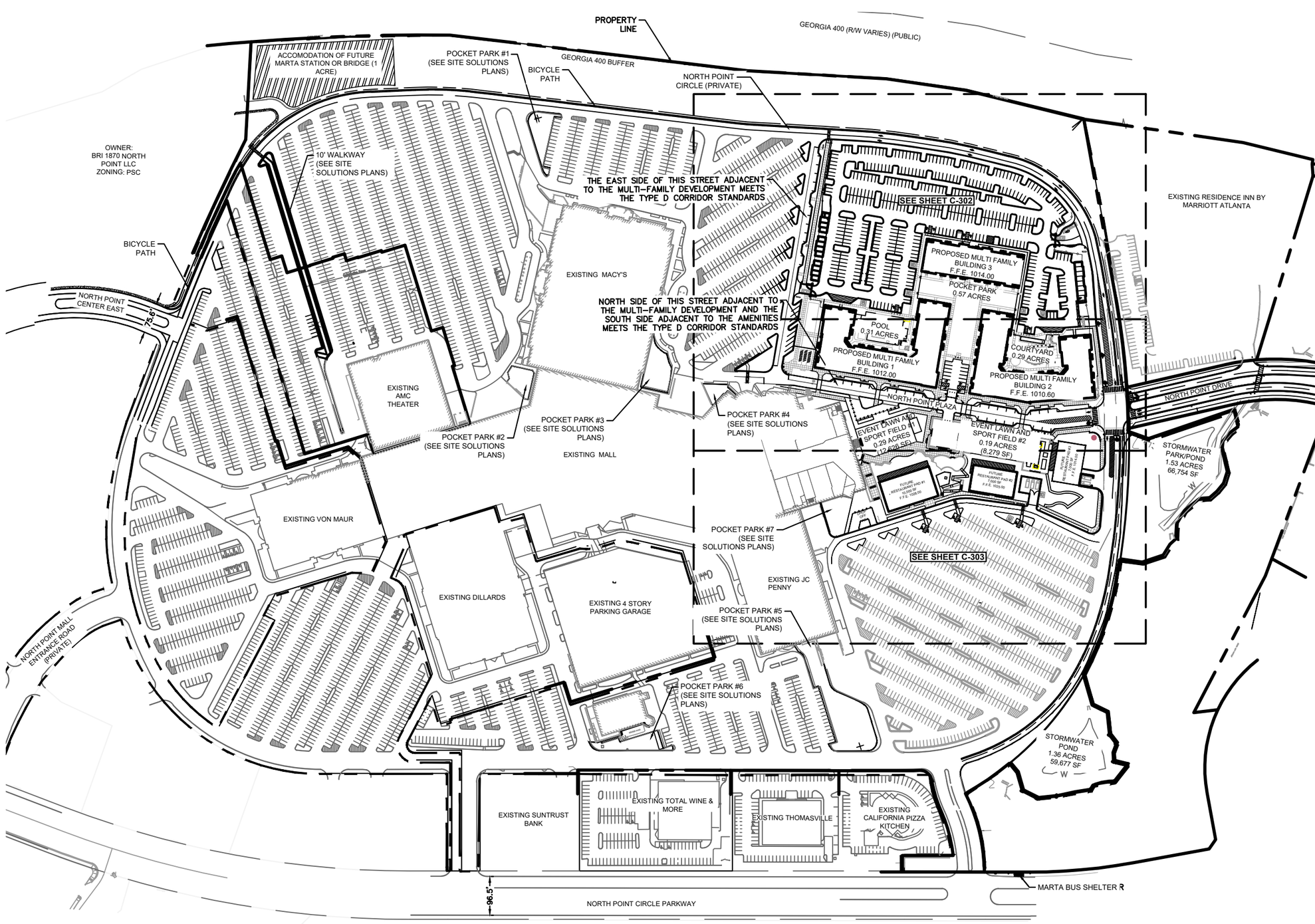
OPEN SPACE PLAN C-300

10/28/2019



NORTH

GRAPHIC SCALE IN FEET
0 75 125 250

LEGEND

- PROPERTY LINE
- PARKING COUNT (5)
- FENCE
- COMPACT SPACE C
- 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: 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):	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:	22,812 SF
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):	341,236 SF
TOTAL GROSS FLOOR AREA:	1,372,495 SF

PARKING
NOTE: EXCLUDES DILLARD'S, VON MAUR, AND SEAR'S.

EXISTING PARKING REMAINING:	3,877 SPACES
PROPOSED	
MULTIFAMILY SPACES	411 SPACES
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
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 (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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NORTH POINT MALL
ALPHARETTA, GA

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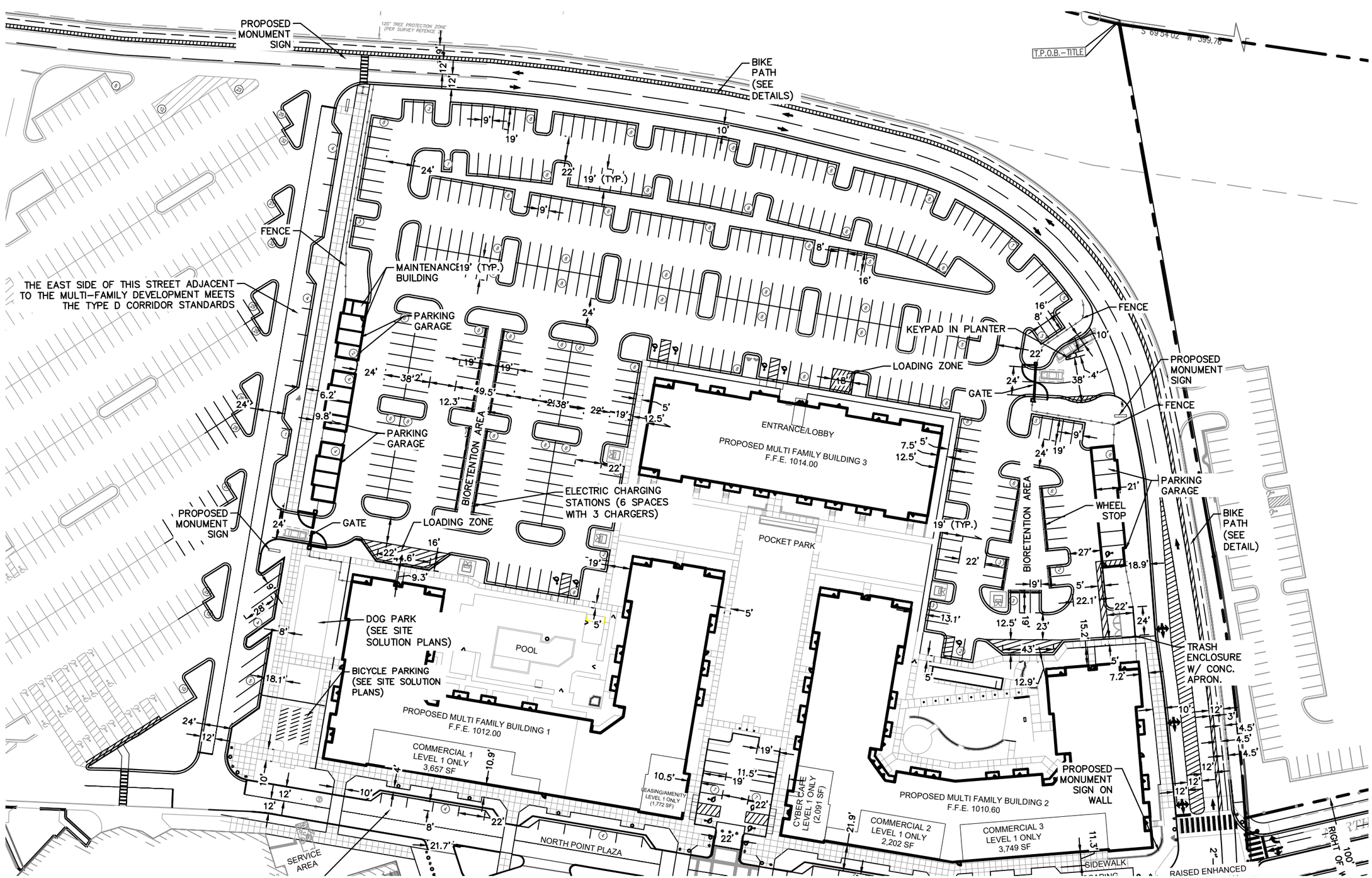
OVERALL SITE PLAN C-301

10/28/2019



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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

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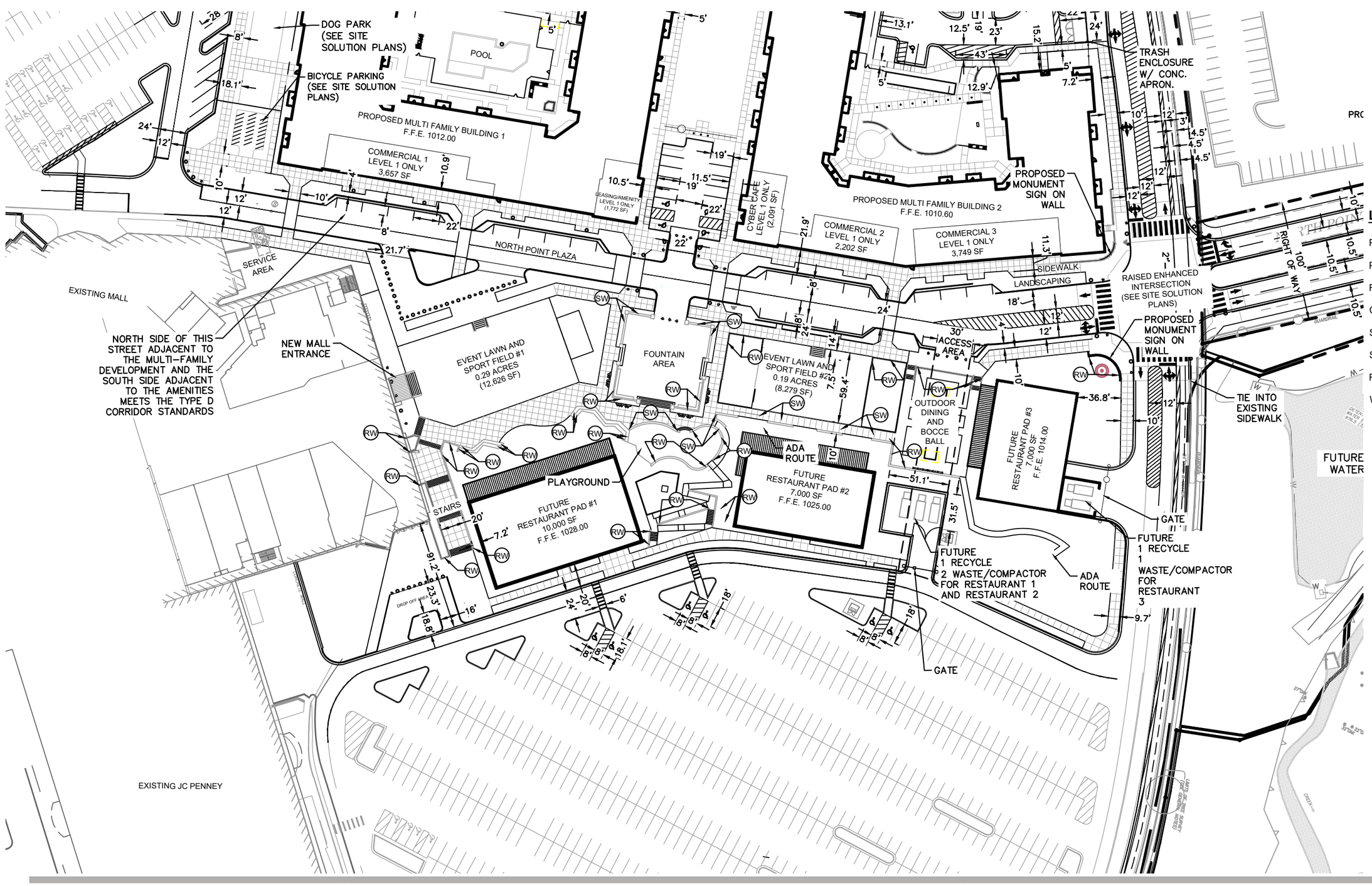
SITE PLAN ENLARGEMENT 1 C-302

10/28/2019



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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

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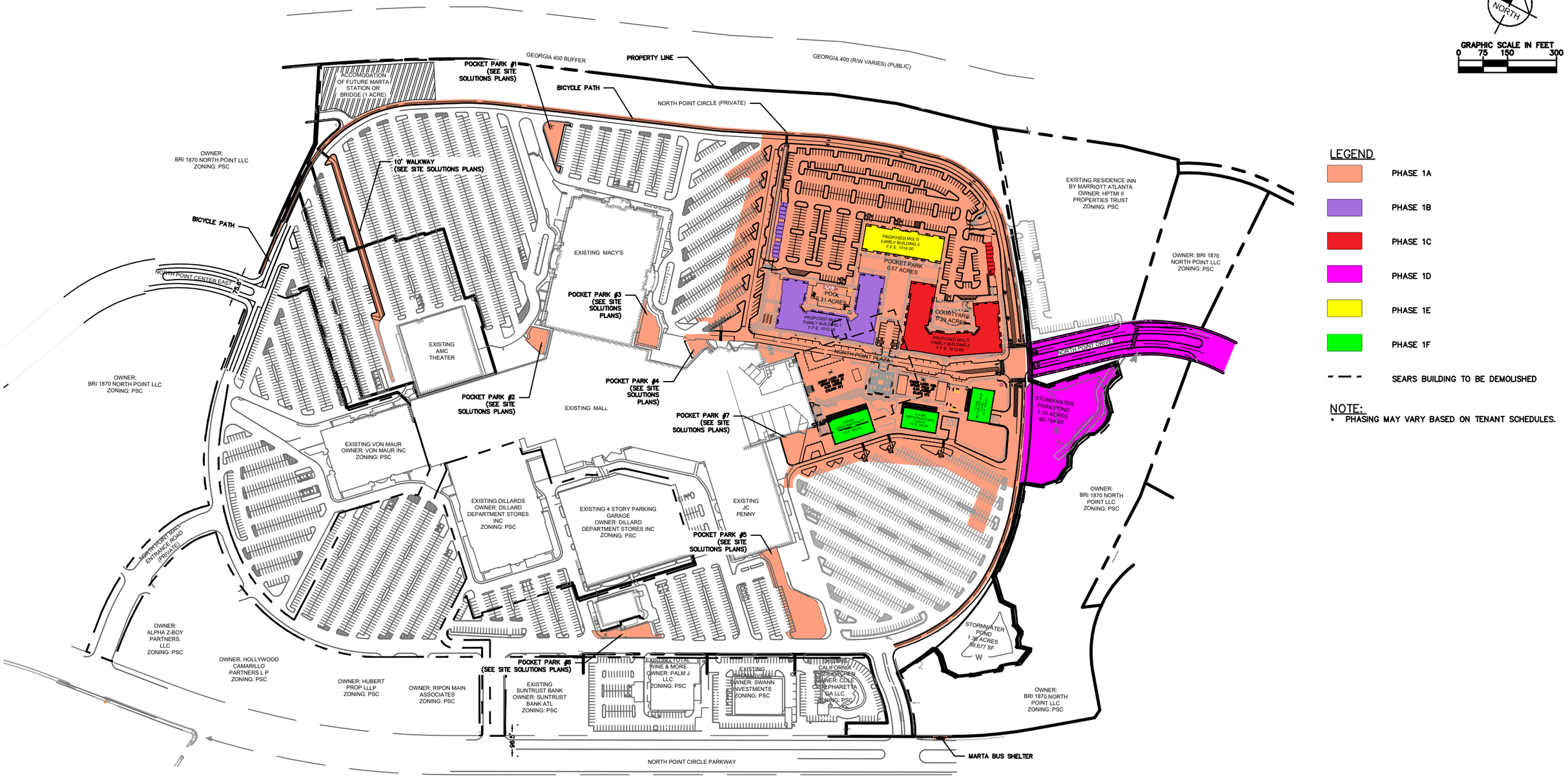
SITE PLAN ENLARGEMENT 2 C-303

10/28/2019



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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

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PHASING PLAN

PH-1

10/28/2019

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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

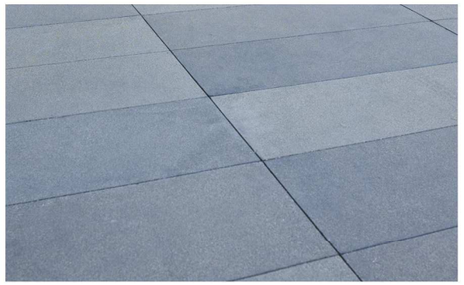
ALPHARETTA, GA

OVERALL SITE PLAN

September 12, 2019

10' WIDE LANDSCAPE STRIP
NORTH POINT CIRCLE
A
TYPE 'D' STREETSCAPE
BIOSWALE
BICYCLE PATH
OPEN SPACE PARK
GARAGE BLDG.
BIOSWALE
B
MF BLDG 3
GARAGE BLDGS.
PRIVATE COURTYARD
PRIVATE COURTYARD
MF BLDG 2
MF BLDG 1
TYPE 'D' STREETSCAPE
C
NORTH POINT PLAZA

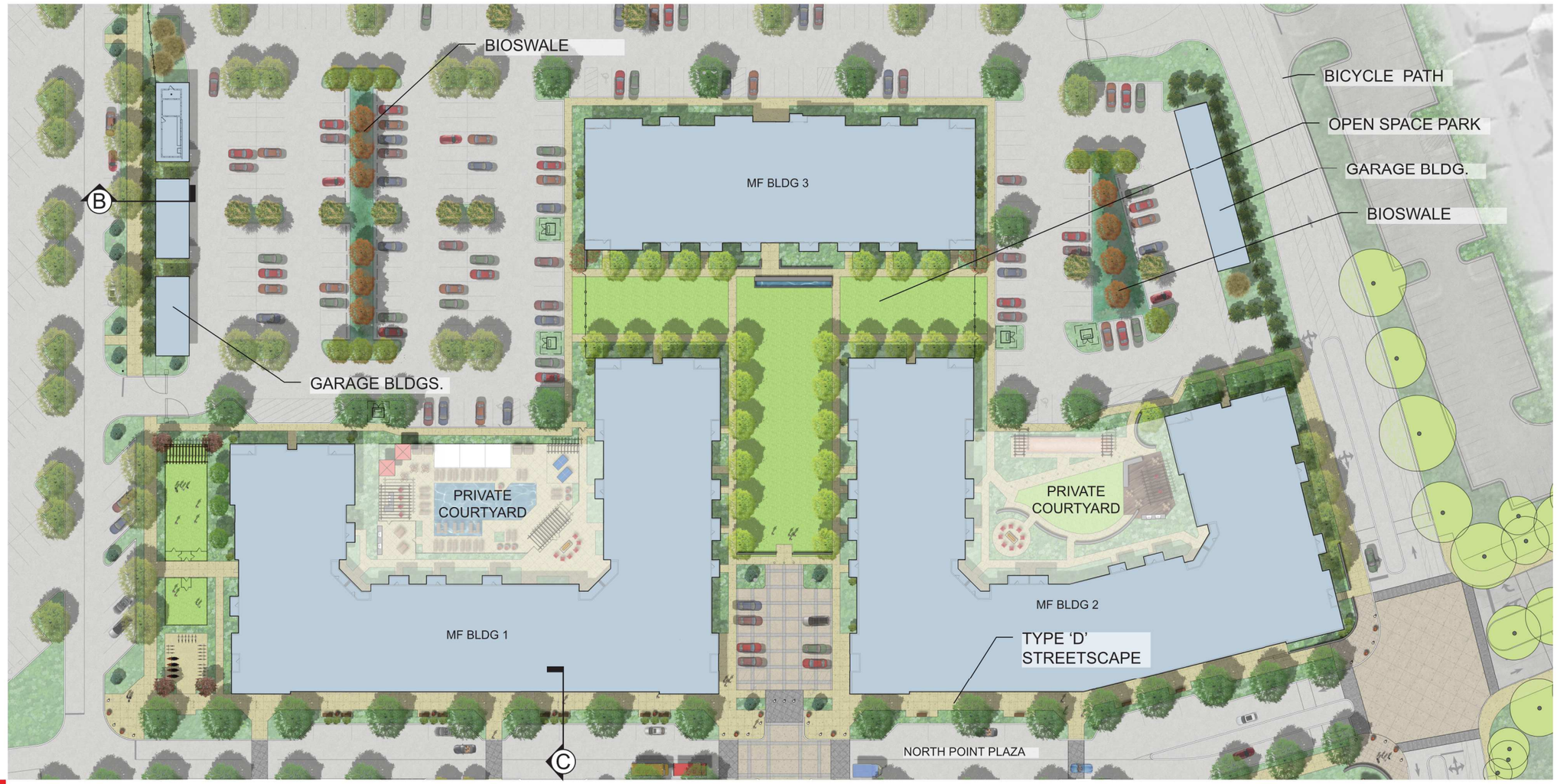
UNIT PAVERS EXAMPLE



ENHANCED CONCRETE EXAMPLE

SYNTHETIC TURF EXAMPLE

RETAINING WALL EXAMPLE

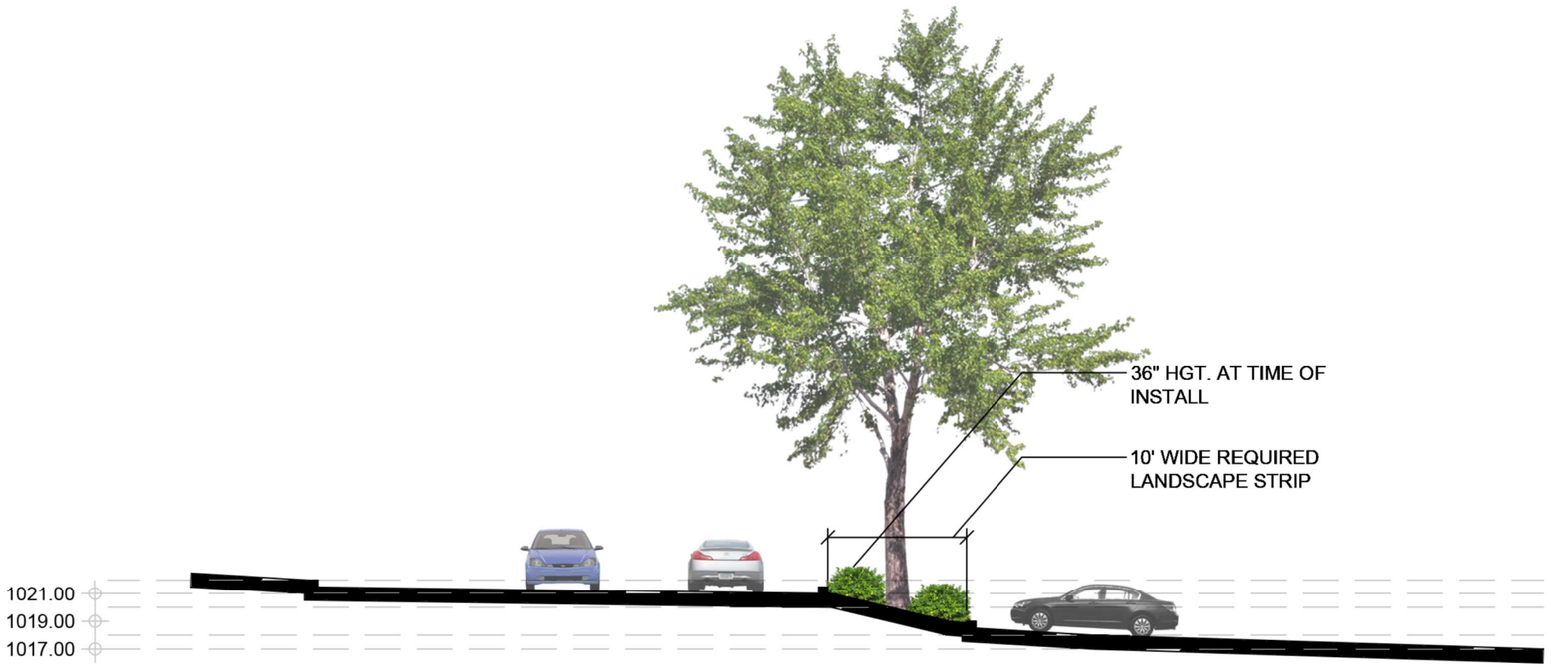


COURTYARD EXAMPLE

ACTIVITIES EXAMPLE

BICYCLE PARKING EXAMPLE

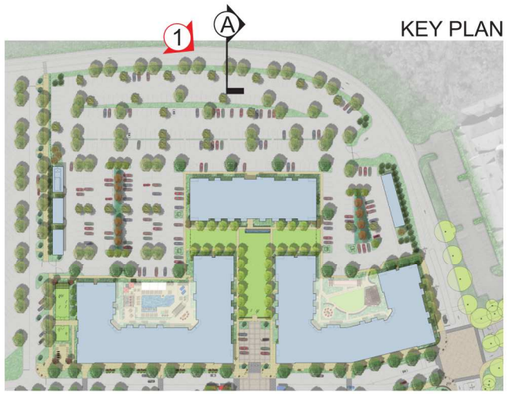
DOG PARK EXAMPLE



A SECTION: NORTH POINT CIRCLE
Scale: NTS

1 PERSPECTIVE: NORTH POINT CIRCLE
Scale: NTS

KEY PLAN



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B TYPE 'D' STREET
Scale: NTS

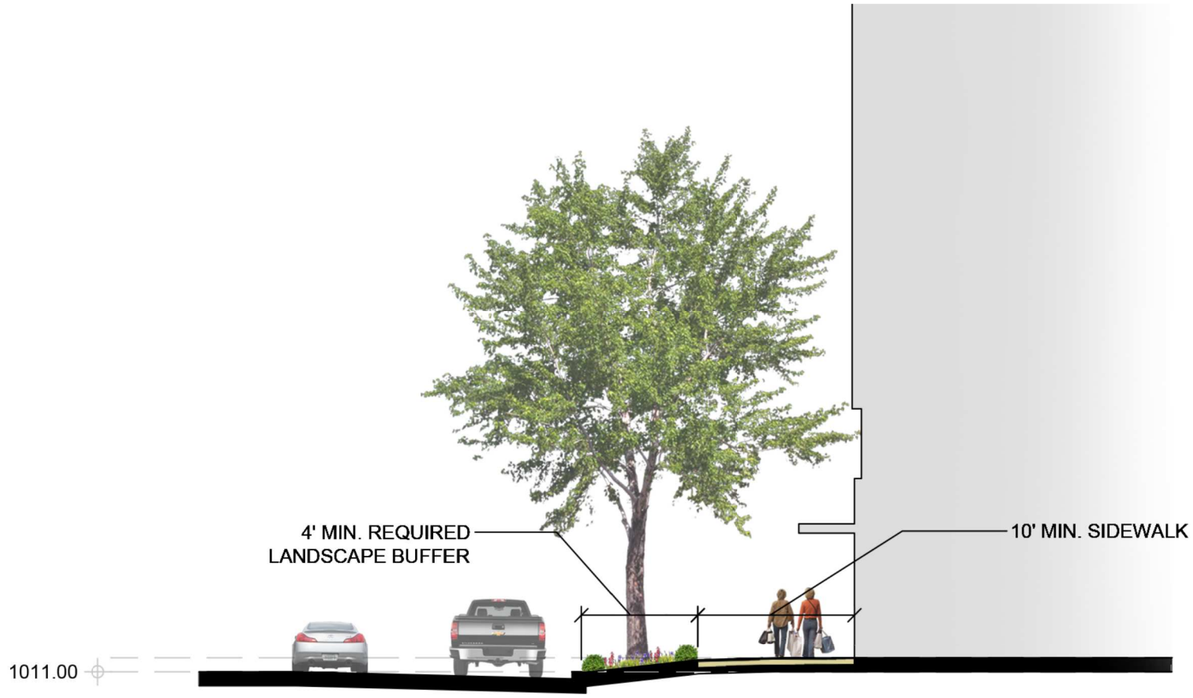
2 PERSPECTIVE: TYPE 'D' STREET
Scale: NTS

KEY PLAN

Ⓑ TYPE 'D' STREET
Scale: NTS

② PERSPECTIVE: TYPE 'D' STREET
Scale: NTS

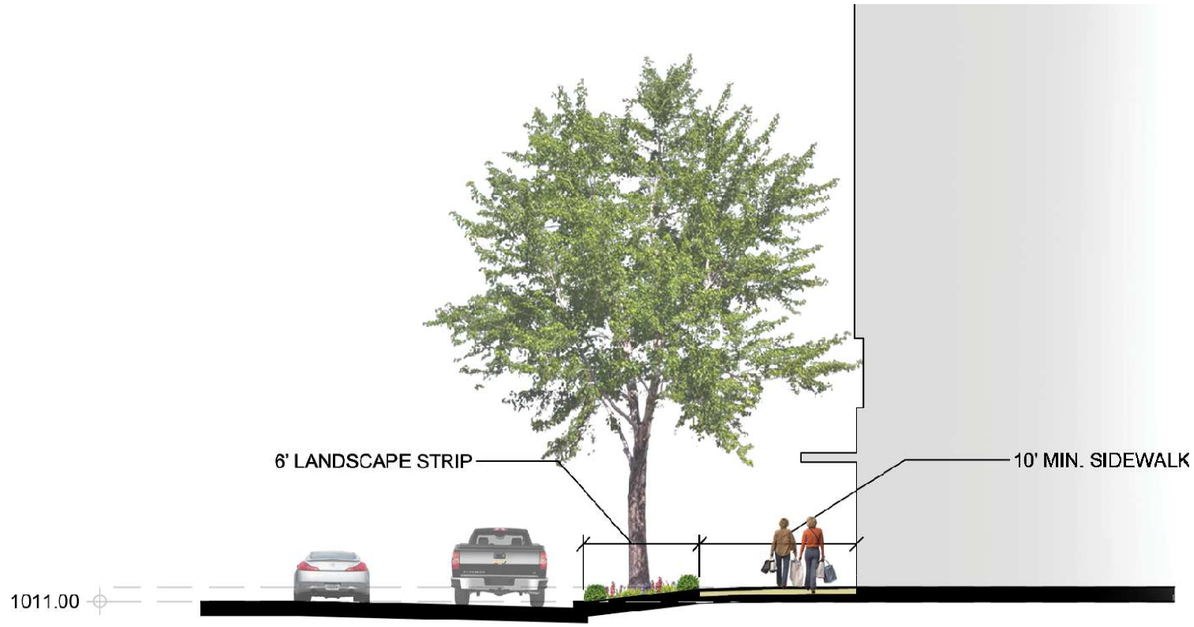
KEY PLAN



Ⓒ TYPE 'D' STREET
Scale: NTS

3 PERSPECTIVE: SCREEN PLANTING
Scale: NTS

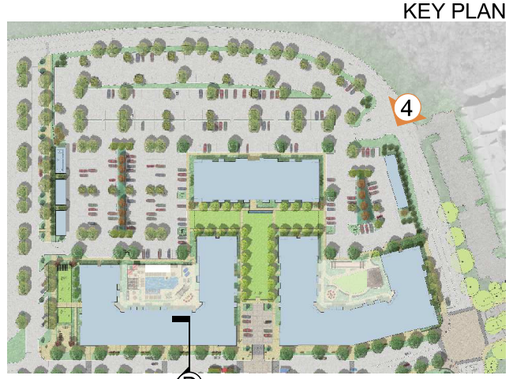
KEY PLAN

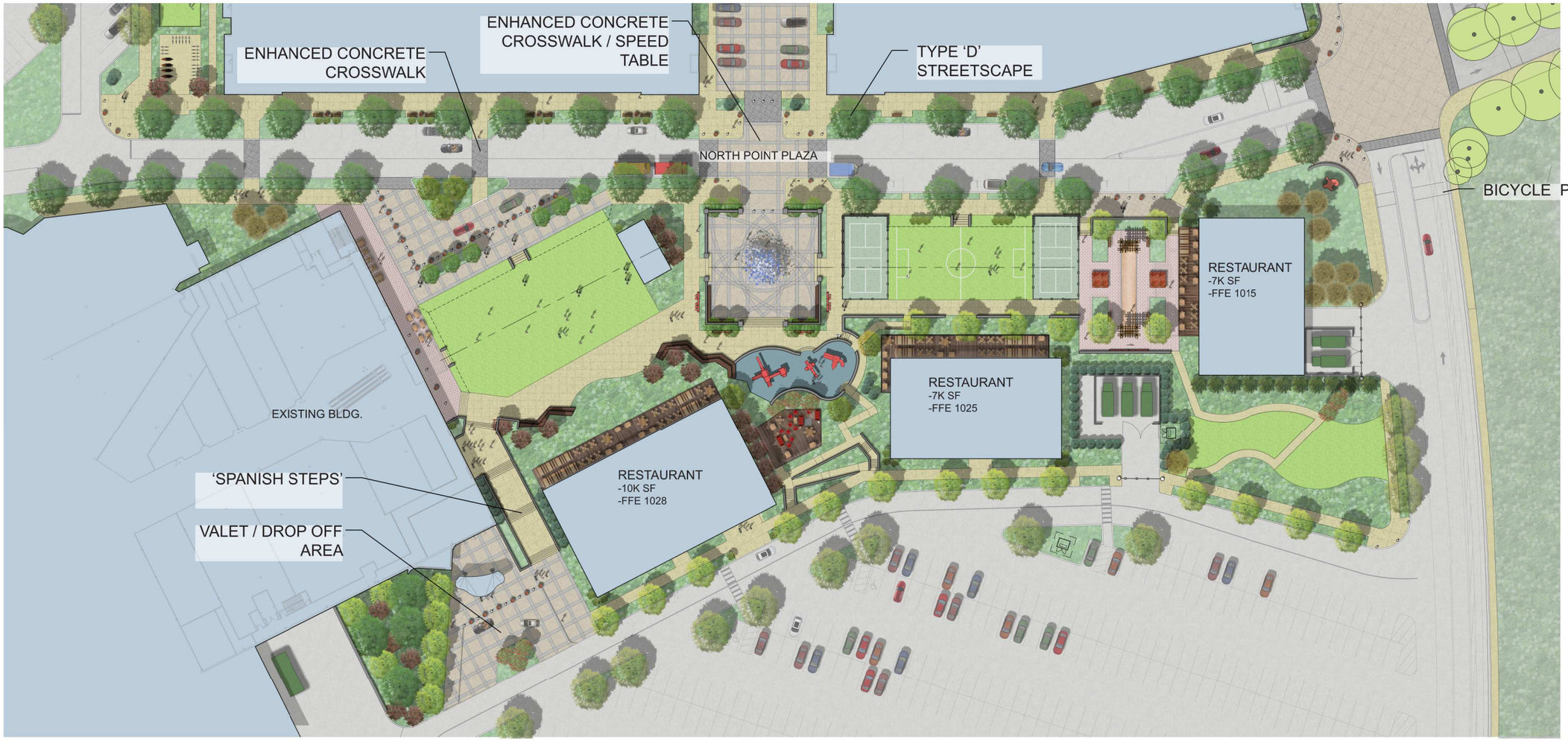


Ⓓ TYPE 'D' STREET
Scale: NTS

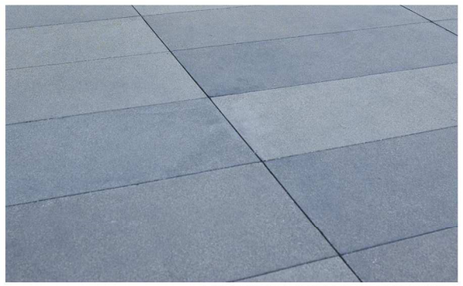
④ PERSPECTIVE: SCREEN PLANTING
Scale: NTS

KEY PLAN





UNIT PAVERS EXAMPLE


ENHANCED CONCRETE EXAMPLE

SYNTHETIC TURF EXAMPLE

RETAINING WALL EXAMPLE

BLEACHER EXAMPLE

EVENT LAWN EXAMPLE

STAGE STRUCTURE

BARRIER EXAMPLE

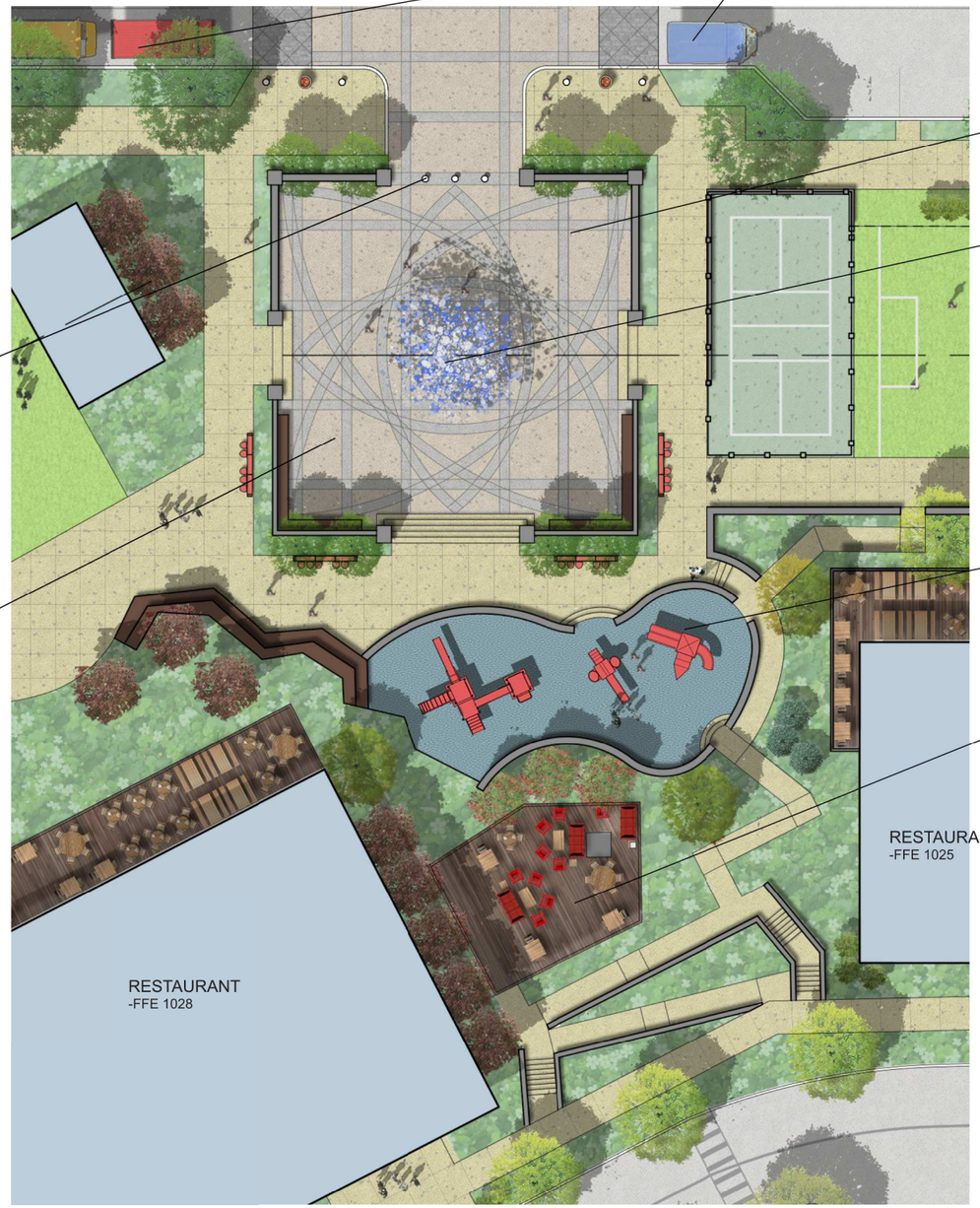
OUTDOOR DINING
RESTAURANT DECK
-ELEV. 1028.40

UNIT PAVER EXAMPLE

FOUNTAIN EXAMPLE

REMOVEABLE BOLLARDS

FUNCTION / EVENT SPACE (WITH FOUNTAIN OFF)



PLAY EQUIPMENT EXAMPLE

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'

UNIT PAVERS

OUTDOOR DINING
RESTAURANT DECK
-ELEV. 1014.00

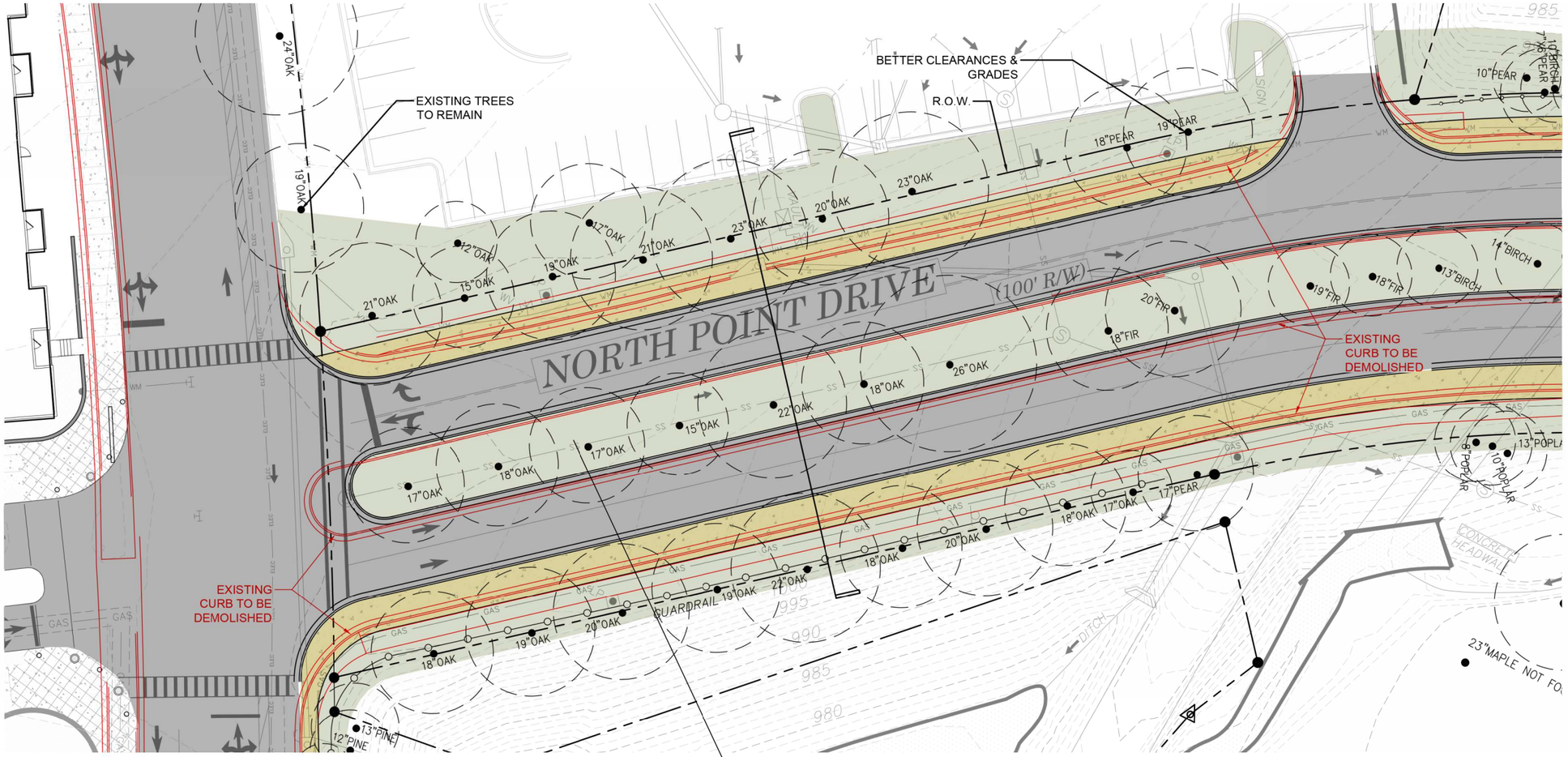
EVERGREEN SHRUBS TO SCREEN SERVICE COURT

INTERSECTION W/
ENHANCED CONCRETE

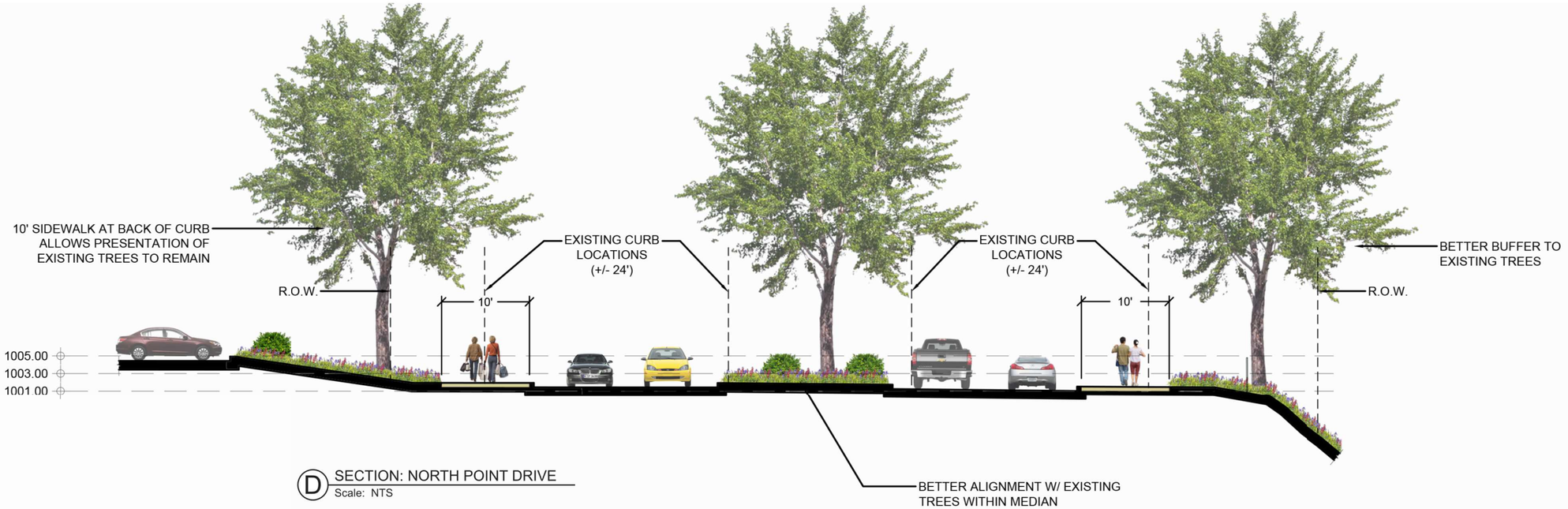
SCULPTURE / FOCAL
POINT

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

EXISTING CANOPY TREES
IN CENTER ISLAND TO
REMAIN



NORTH POINT DRIVE EXISTING CONDITIONS EXHIBIT / EXISTING TREE SAVE



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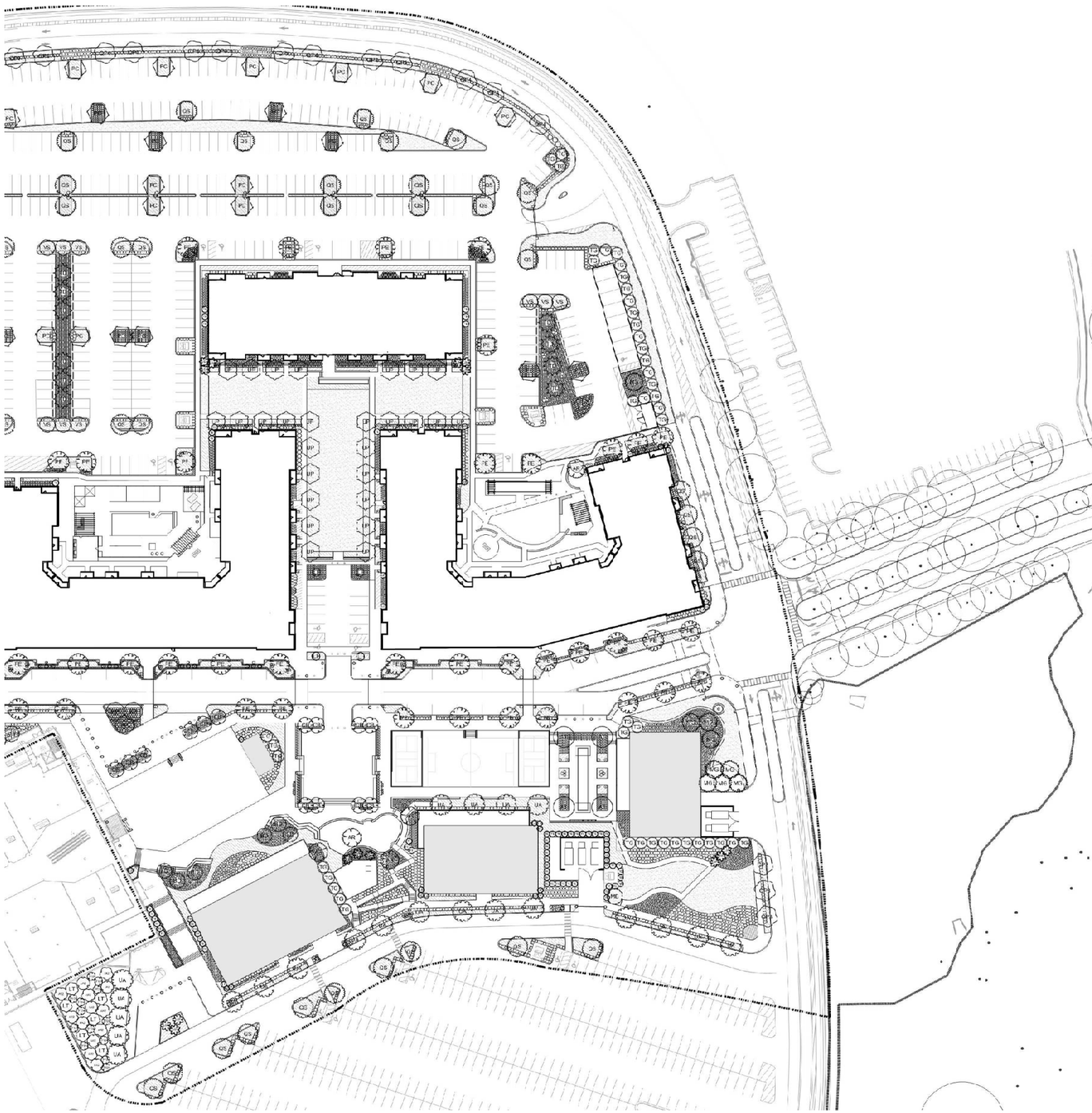
Scale: NTS



Asiatic Jasmine

Knockout Rose

Super Blue Liriope

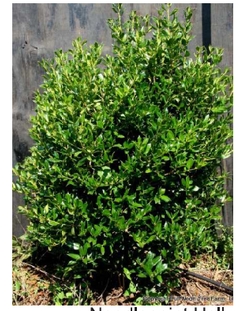
Blue Arrow Juncus

Distylium Linebacker

Sunshine Ligustrum

Green Giant Arborvitae

Endless Summer Hydrangea



Needlepoint Holly

Shumard Red Oak

Princeton Elm

European Hornbeam

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L1.15

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DESIGN REVIEW BOARD PRESENTATION

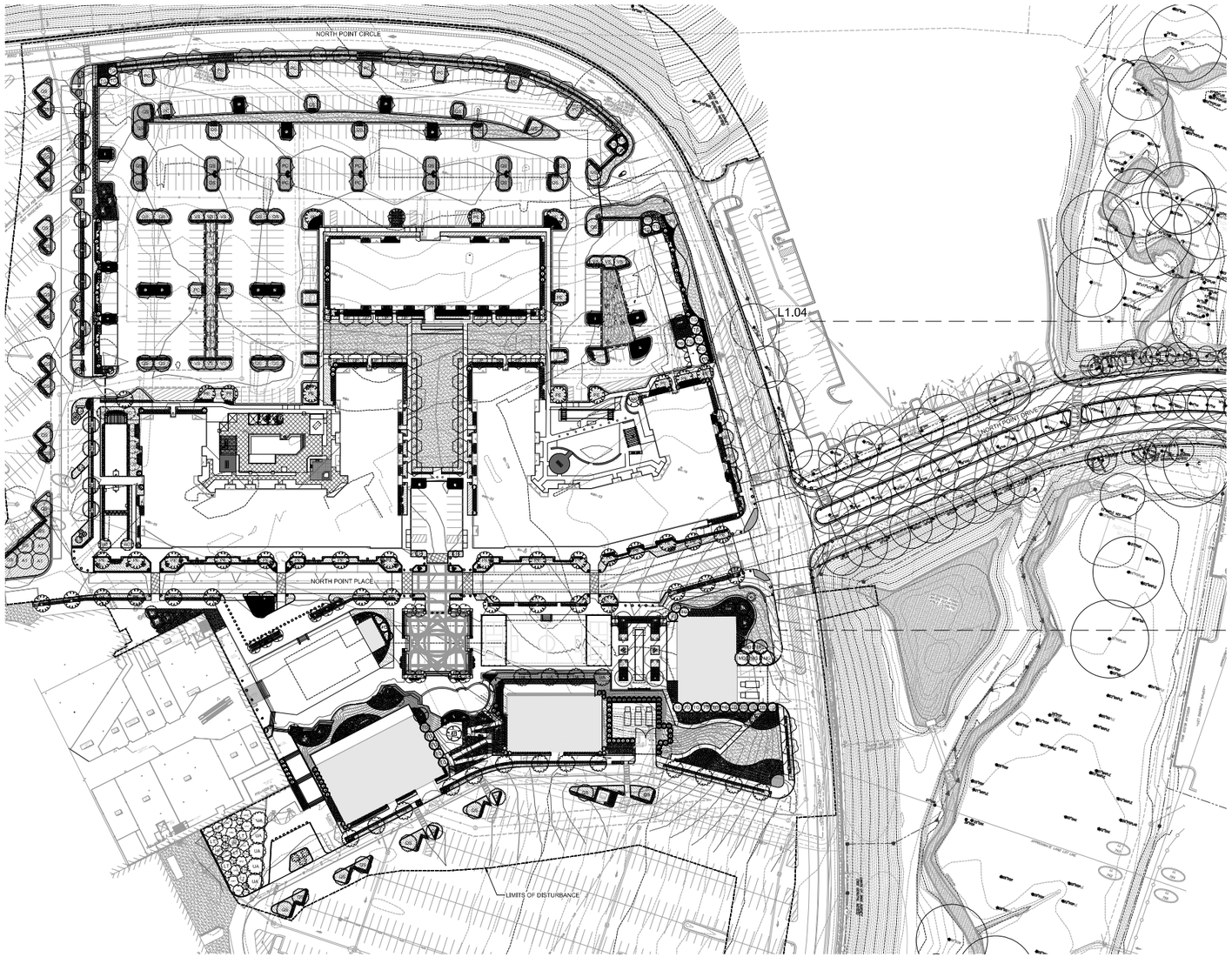
NORTH POINT MALL

ALPHARETTA, GA

OVERALL LANDSCAPE PLAN

September 12, 2019

ORIGINAL



Asiatic Jasmine

Knockout Rose

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Green Giant Arborvitae

Endless Summer Hydrangea

Needlepoint Holly

Shumard Red Oak

Princeton Elm

European Hornbeam

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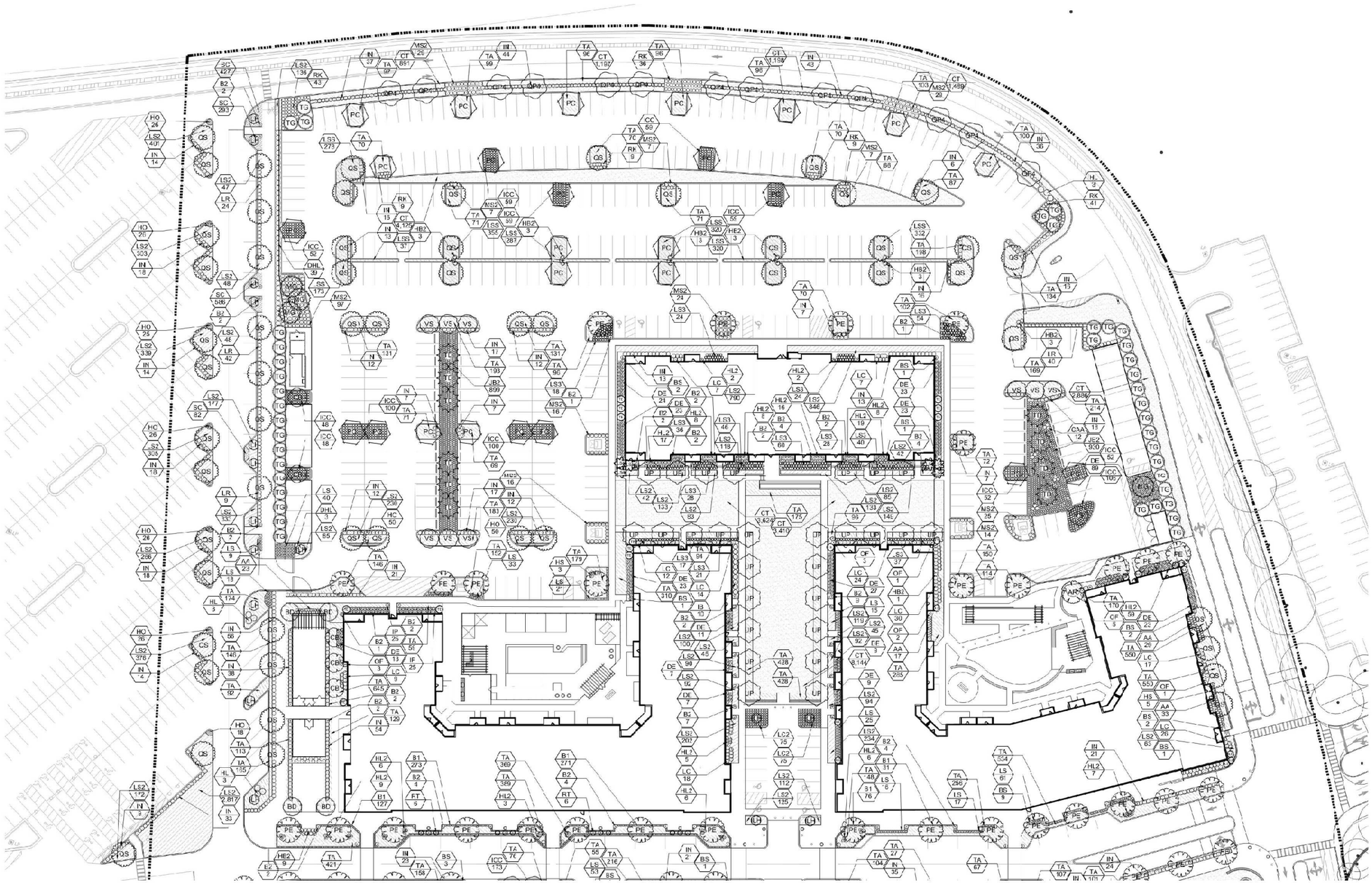
DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

OVERALL LANDSCAPE PLAN

November 05, 2019



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L1.16

DESIGN REVIEW BOARD PRESENTATION

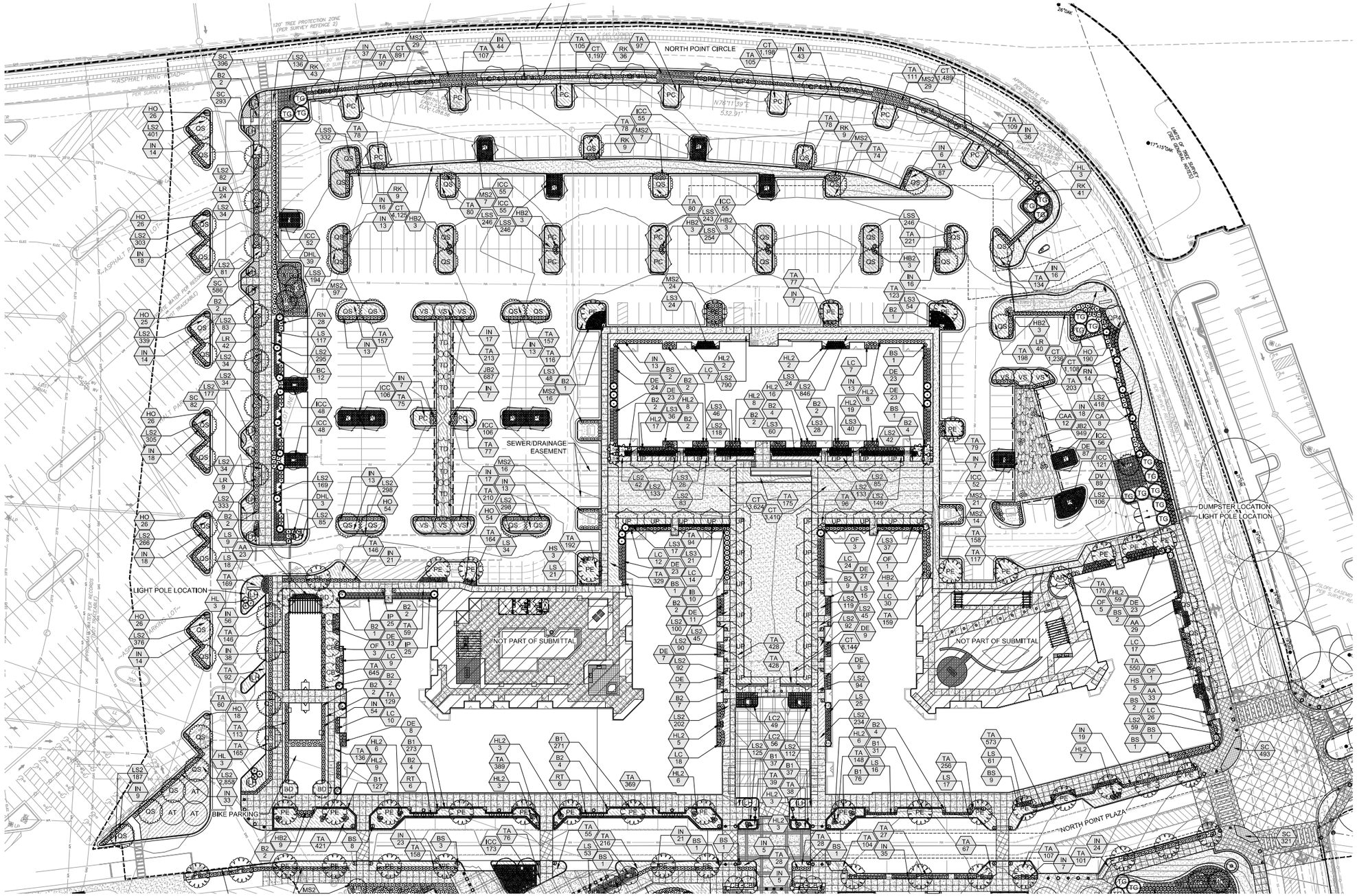
NORTH POINT MALL

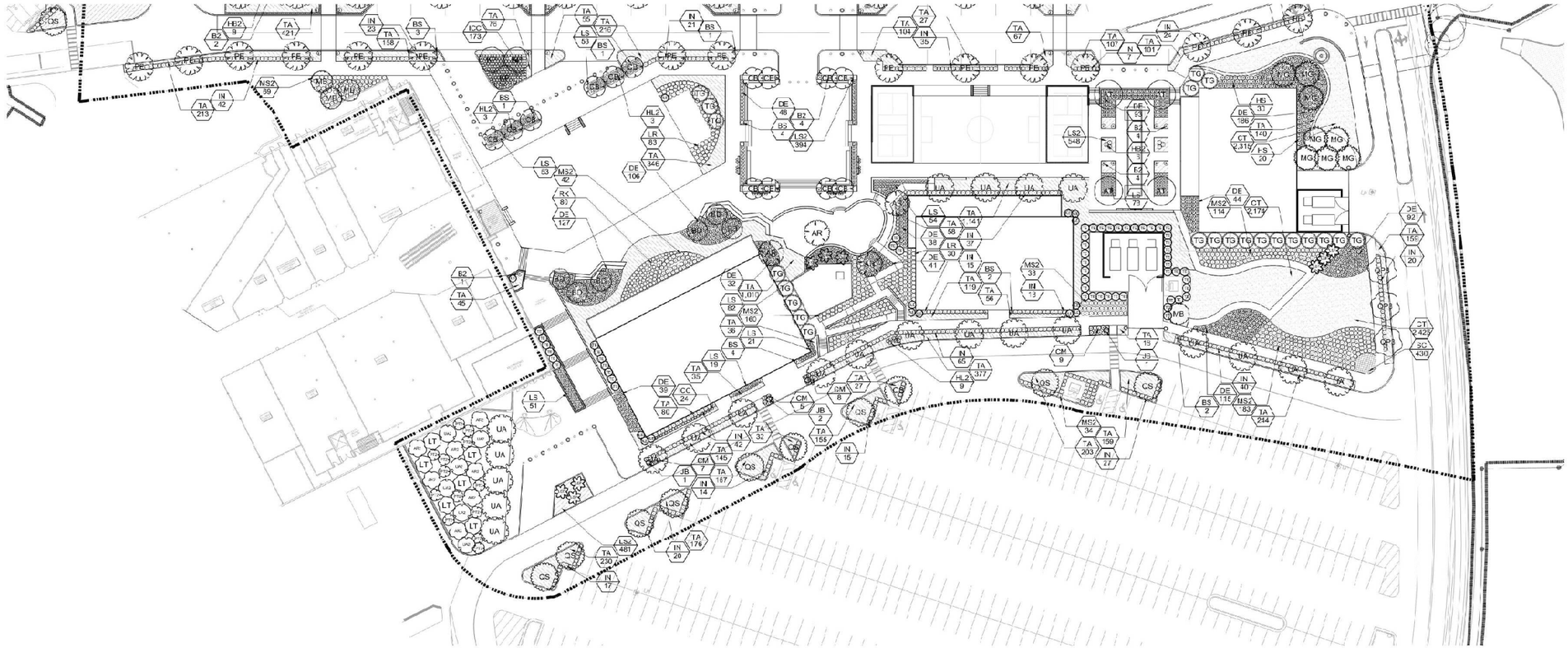
ALPHARETTA, GA

LANDSCAPE PLAN

September 12, 2019

ORIGINAL


NORTH POINT CIRCLE
SEWER/DRAINAGE EASEMENT
NOT PART OF SUBMITTAL
NOT PART OF SUBMITTAL
LIGHT POLE LOCATION
BIKE PARKING
NORTH POINT PLAZA
DUMPSTER LOCATION
LIGHT POLE LOCATION
120' TREE PROTECTION ZONE (PER SURVEY REFENCE 2)
ASPHALT RING ROAD
ASPHALT PARKING LOT
LIMITS OF TREE SURVEY (SEE GENERAL NOTES)



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' / Dumheat River Birch	3" cal.	B & B		Multi-stem 12' clear trunk
CB	18	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. x2' sp.	15 gal.		Topiary
KP	3	Koelreuteria 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.	
QF3	3	Quercus phellos / Willow Oak	3" cal.	B & B		
QF4	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 Rosa Tree Form	4" ht.	15 gal.		
TD	10	Taxodium distichum / Bald Cypress	2" cal	B & B	12" hgt.	
TE	58	Thuja occidentalis 'Emerald' / Emerald Arborvitae	6" hgt.	B & B	5" hgt.	
TG	83	Thuja plicata 'Green Giant' / Western Red Cedar	5' to 10' ht.	B & B	9'-0" hgt.	
UA	22	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3" cal.	B & B		
UA2	8	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 35" 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 Moppe 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 / Bailmar Hydrangea	3 gal	3' o.c.	18" hgt.
HL	9	Hydrangea paniculata 'Jurelight' TM / Jurelight Hydrangea	15 gal	4' o.c.	
HL2	169	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 conuta 'Burbordi' / Burford Chinese Holly	3 gal	4' o.c.	3' hgt.
ICC	991	Ilex conuta 'Carissa' / Carissa Holly	3 gal	2' o.c.	14" hgt.
IN	1,186	Ilex conuta 'Needlepoint' / Needlepoint Holly	7 gal.	3' o.c.	28" hgt
IP	50	Illicium parviflorum / Anise	7 gal.	2.5 o.c.	30" hgt
JB2	1,329	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.	18" 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	986	Miscanthus sinensis 'Gradilimus' / 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	33,873	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 Liyturf	1 gal	15" o.c.
SC	1,618	Seasonal Color / Seasonal Color	4" pot	
TA	16,222	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal	18" o.c.

SITE solutions

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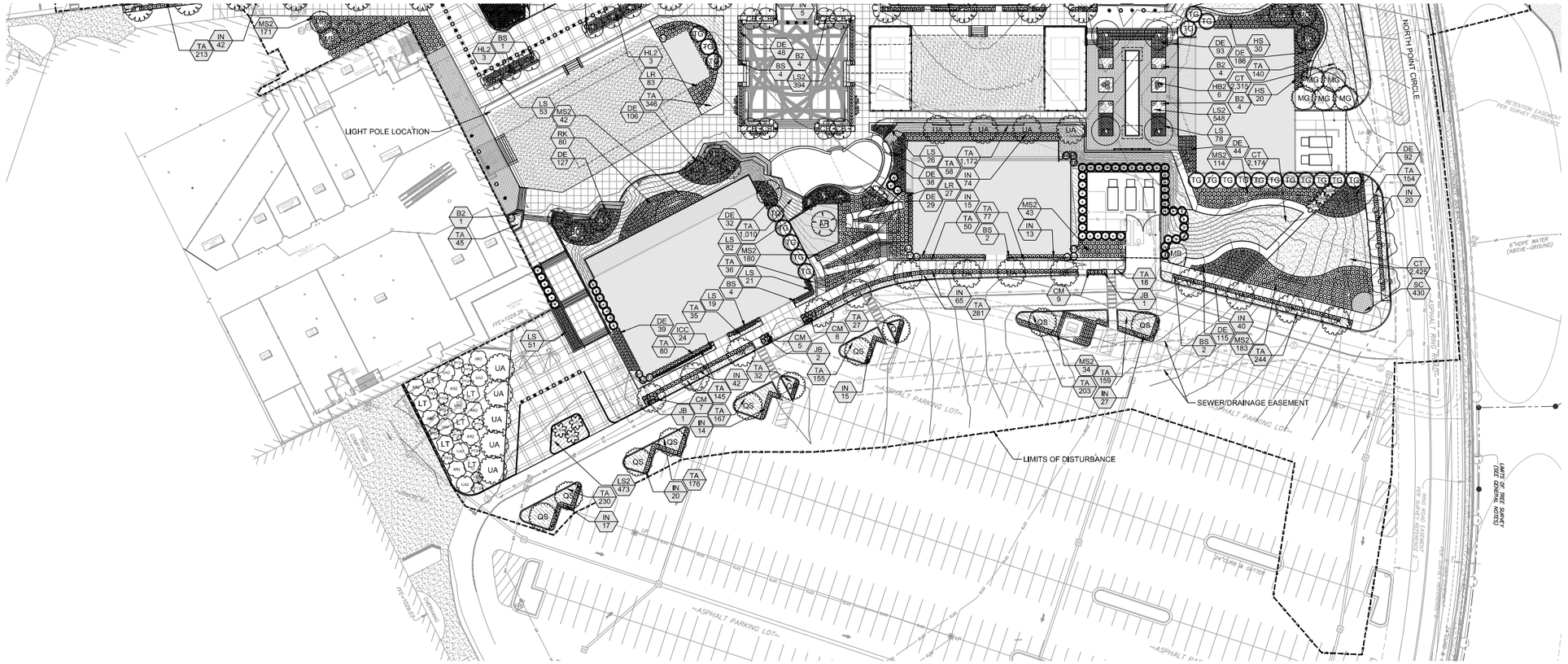

PLANT SCHEDULE

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	7	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	25	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	Koelreuteria 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	16	Quercus phellos / Willow Oak	4" cal.	B & B		
QS	70	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	84	Thuja occidentalis `Emerald` / Emerald Arborvitae	6` hgt.	B & B	6` hgt.	
TG	38	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	85	Azalea Encore `Autumn Lilac` / Encore Azalea	7 gal.	24" o.c.	24" hgt.
B1	852	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	53	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	24	Chamaecyparis pisifera Sp. / Golden Mopps Cypress	3 gal.		
DE	1,266	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.
DV	89	Distylium hybrid `Vintage Jade` / Vintage Jade	3 gal.	3` o.c.	10" hgt.
HB2	34	Hydrangea macrophylla `Endless Summer` TM / Bailmer Hydrangea	3 gal	3` o.c.	18" hgt.
HL	9	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	15 gal	4` o.c.	
HL2	196	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	1,001	Ilex cornuta `Carissa` / Carissa Holly	3 gal	2` o.c.	14" hgt.
IN	1,234	Ilex cornuta `Needlepoint` / Needlepoint Holly	7 gal.	3` o.c.	26" hgt.
IP	50	Illicium parviflorum / Anise	7 gal.	2.5` o.c.	30" hgt.
JB2	1,636	Juncus inflexus `Blue Arrow` / Blue Arrow Juncus	1 gal.	1.5` o.c.	
LC	167	Loropetalum chinense rubrum `Ruby` / Ruby Loropetalum	3 gal	30" o.c.	16" hgt.
LC2	105	Loropetalum chinense `Carolina Moonlight` / Chinese Witch Hazel	7 gal.	2.5` o.c.	18" hgt.
LR	225	Ligustrum japonicum `Recurvifolium` / Wax leaf ligustrum	15 gal.	3` o.c.	4` hgt.
LS	716	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	1,026	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 gal.	36" o.c.	
OF	13	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.
RN	53	Rhododendron x `Nova Zembla` / Rhododendron	B & B	3` o.c.	3` hgt.

PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
CT	34,025	Cynodon dactylon `Tif 419` / Bermuda Grass	SF SOD	
HO	472	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal	12" o.c.
LS2	12,984	Liriope muscari `Super Blue` / Super Blue Liriope	1 gal.	12" o.c.
LSS	1,761	Liriope muscari `Silvery Sunproof` / Silvery Sunproof Blue Lilyturf	1 gal	16" o.c.
SC	2,637	Seasonal Color / Seasonal Color	4"pot	
TA	16,643	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	1 gal	18" o.c.

30 0 30 60 90

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L1.17

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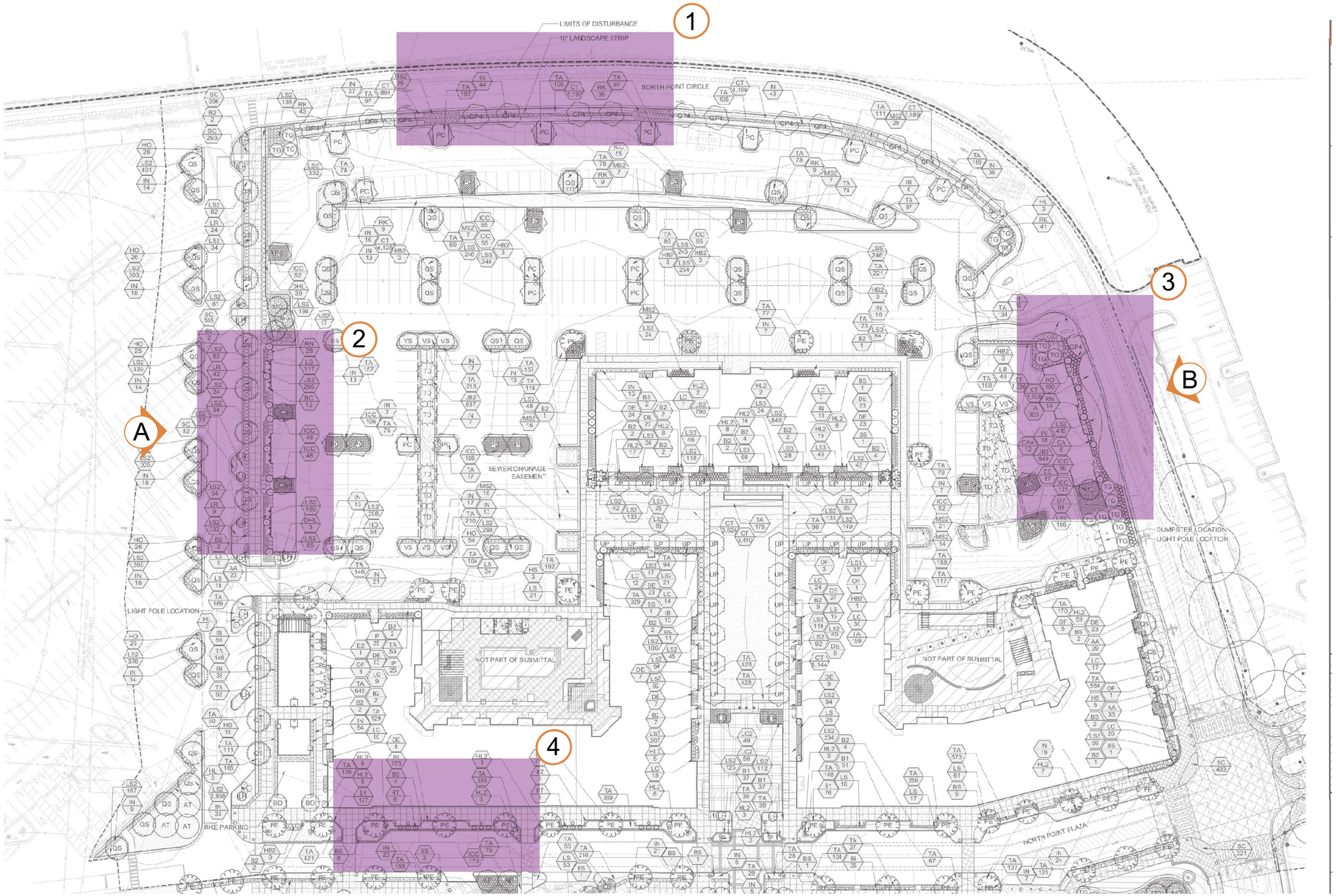
DESIGN REVIEW BOARD PRESENTATION

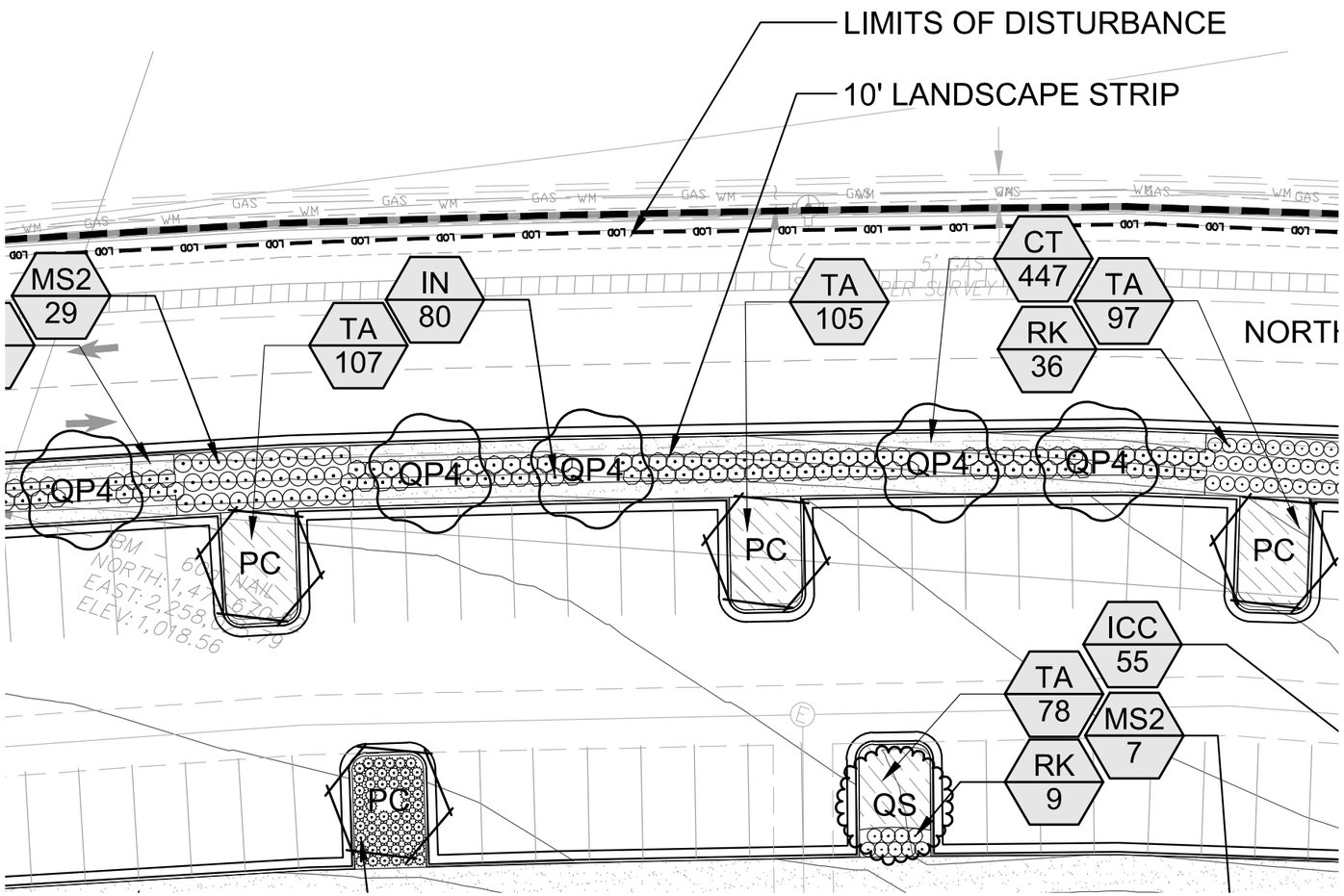
NORTH POINT MALL

ALPHARETTA, GA

LANDSCAPE PLAN

November 05, 2019


1
2
3
4
A
B
LIMITS OF DISTURBANCE
10' LANDSCAPE STRIP
NORTH POINT CIRCLE
SEWER/DRAINAGE EASEMENT
NOT PART OF SUBMITTAL
NOT PART OF SUBMITTAL
LIGHT POLE LOCATION
BIKE PARKING
DUMPSTER LOCATION
LIGHT POLE LOCATION
NORTH POINT PLAZA



1 LANDSCAPE PLAN
Scale: NTS

Asiatic Jasmine / TA

Morning Light Miscanthus / MS2

Needlepoint Holly / IN

Chinese Pistache / PC

Knockout Rose / RK

Willow Oak / QP4

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NORTH POINT MALL
ALPHARETTA, GA

ENLARGEMENT - LANDSCAPE STRIP

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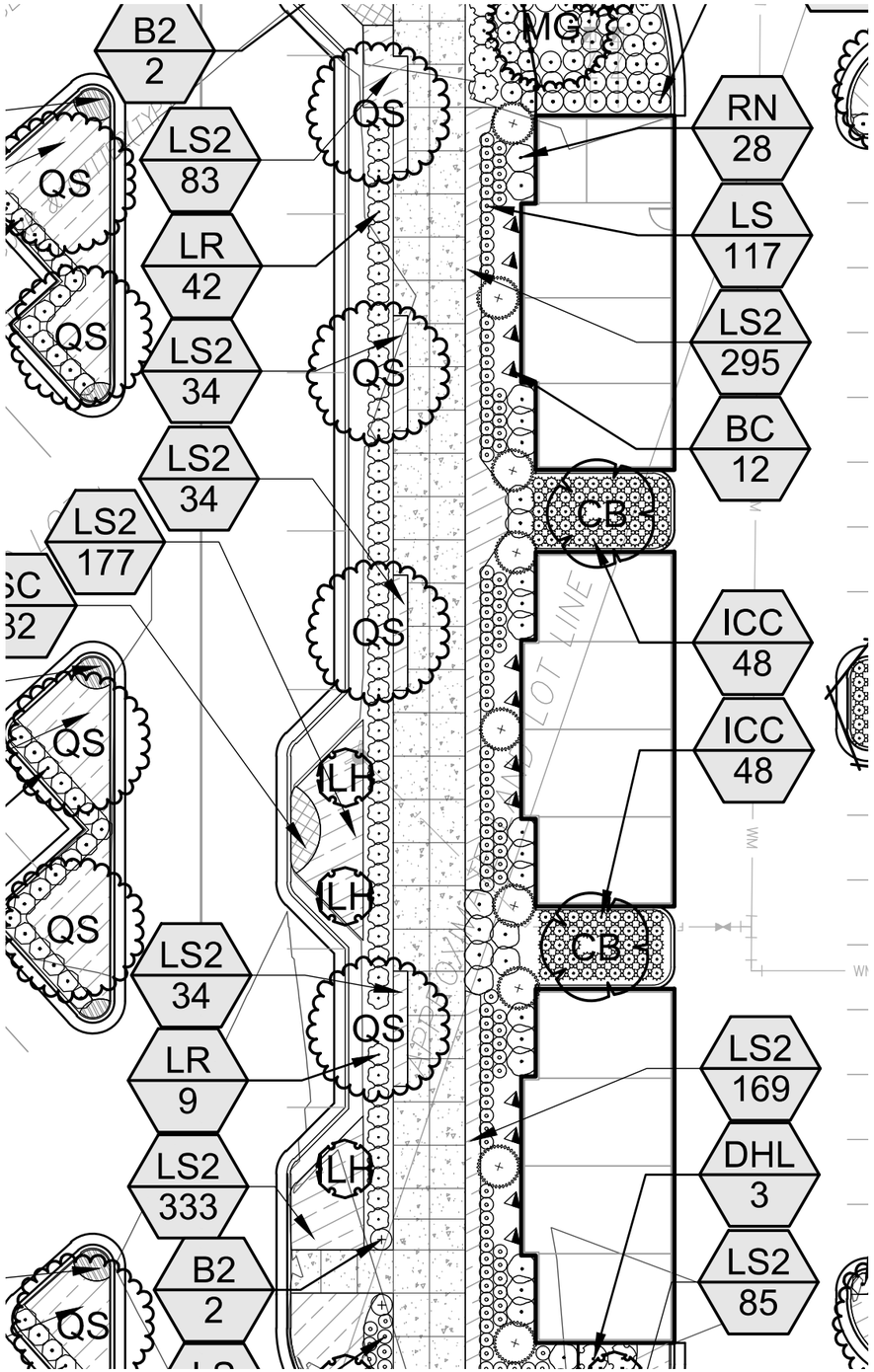
A SOUTH GARAGE ELEVATION
Scale: NTS

B NORTH GARAGE ELEVATION
Scale: NTS



2 LANDSCAPE PLAN
Scale: NTS

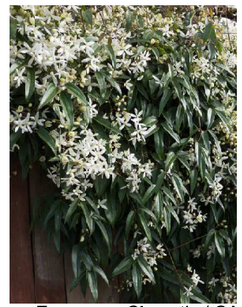
Stella de Oro Daylily / HO

Vintage Jade Distylium / DE

Super Blue Liriope / LS2

Wax Leaf Ligustrum / LR

Encore Azalea / AA3


Evergreen Clematis / CA

Green Giant Arborvitae / TG

Emerald Heights Distylium / DE

Dawn Redwood / MG

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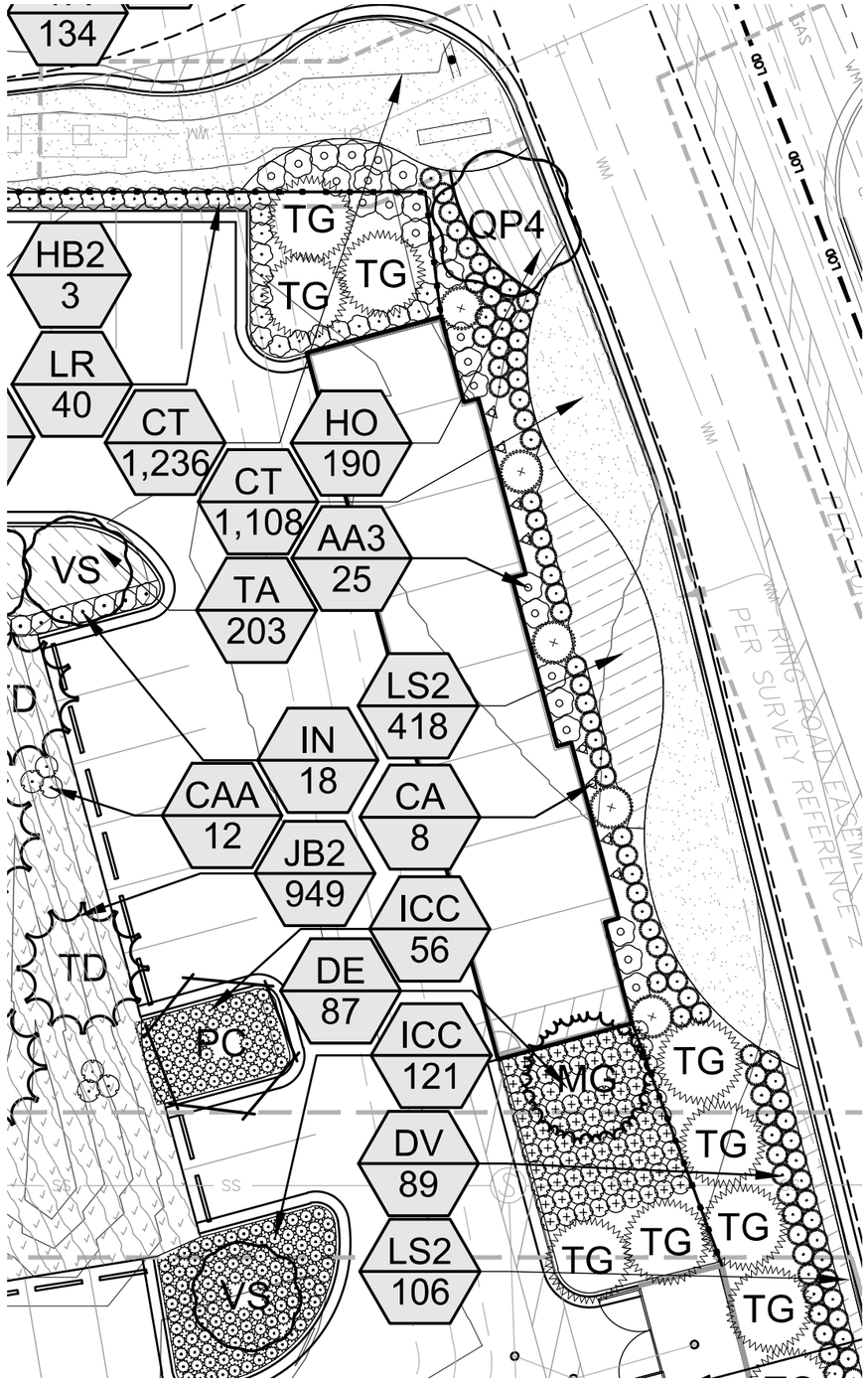
NORTH POINT MALL
ALPHARETTA, GA

ENLARGEMENT - SOUTH GARAGE
November 05, 2019



3 LANDSCAPE PLAN
Scale: NTS

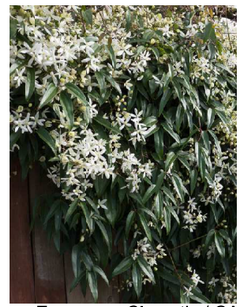
Stella de Oro Daylily / HO

Vintage Jade Distylium / DE

Super Blue Liriope / LS2

Wax Leaf Ligustrum / LR

Encore Azalea / AA3


Evergreen Clematis / CA

Green Giant Arborvitae / TG

Emerald Heights Distylium / DE

Dawn Redwood / MG

SITE solutions

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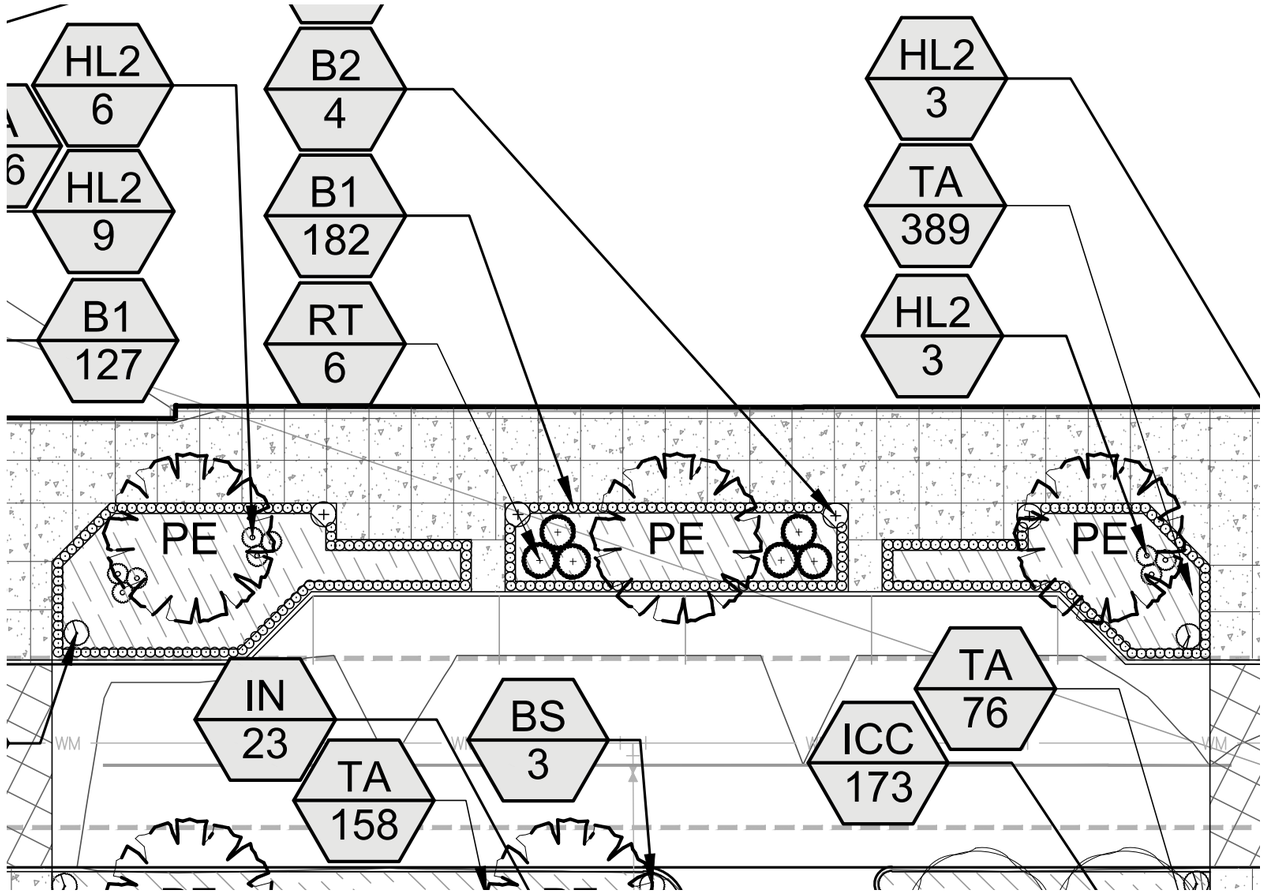
DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

ENLARGEMENT - NORTH GARAGE

November 05, 2019



4 LANDSCAPE PLAN
Scale: NTS

Asiatic Jasmine / TA

Little Lime Hydrangea / HL2

American Boxwood / B2

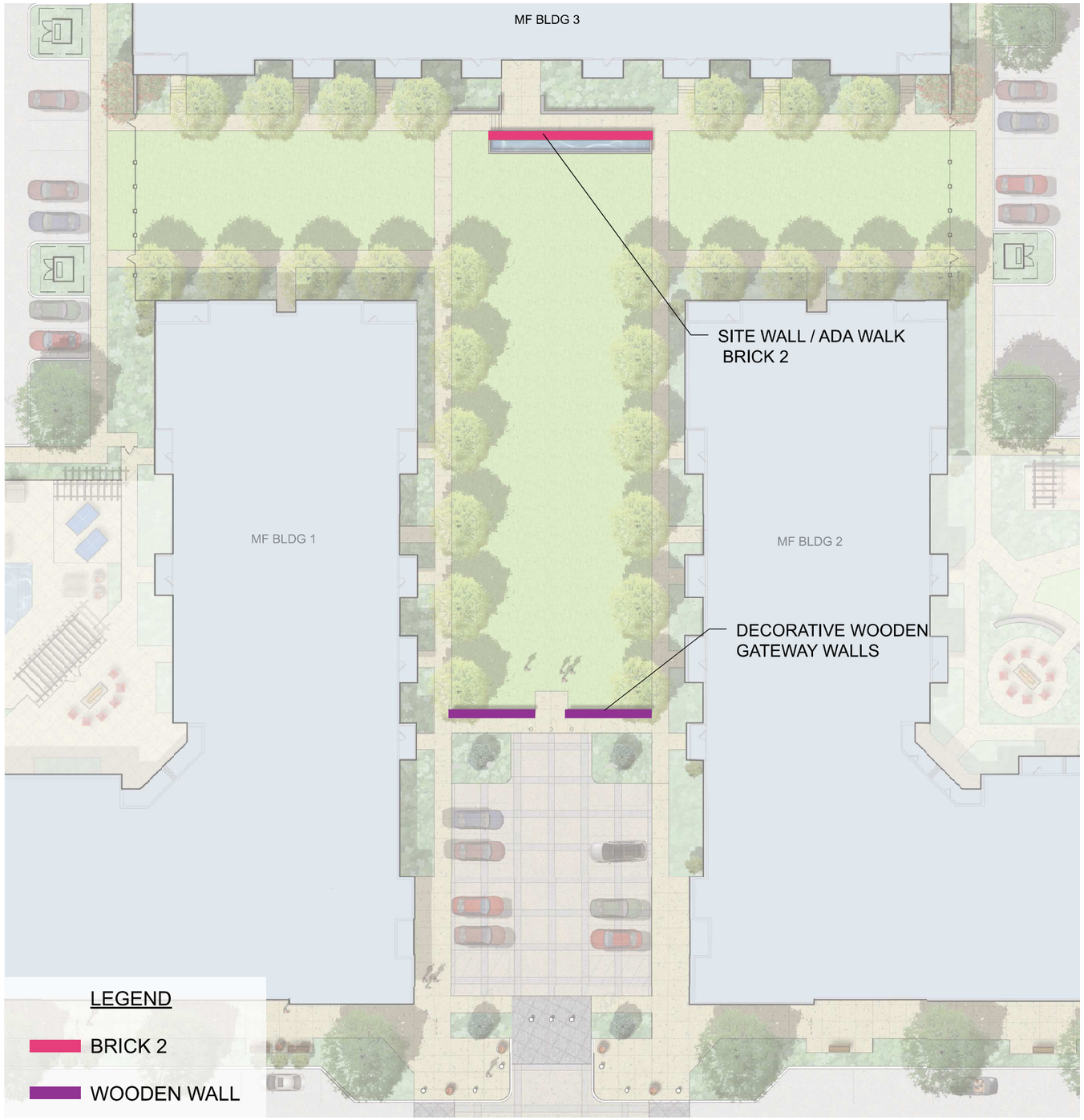
Treeform Knockout Rose / RT

Wintergreen Boxwood / B1

London Plane Tree / PE

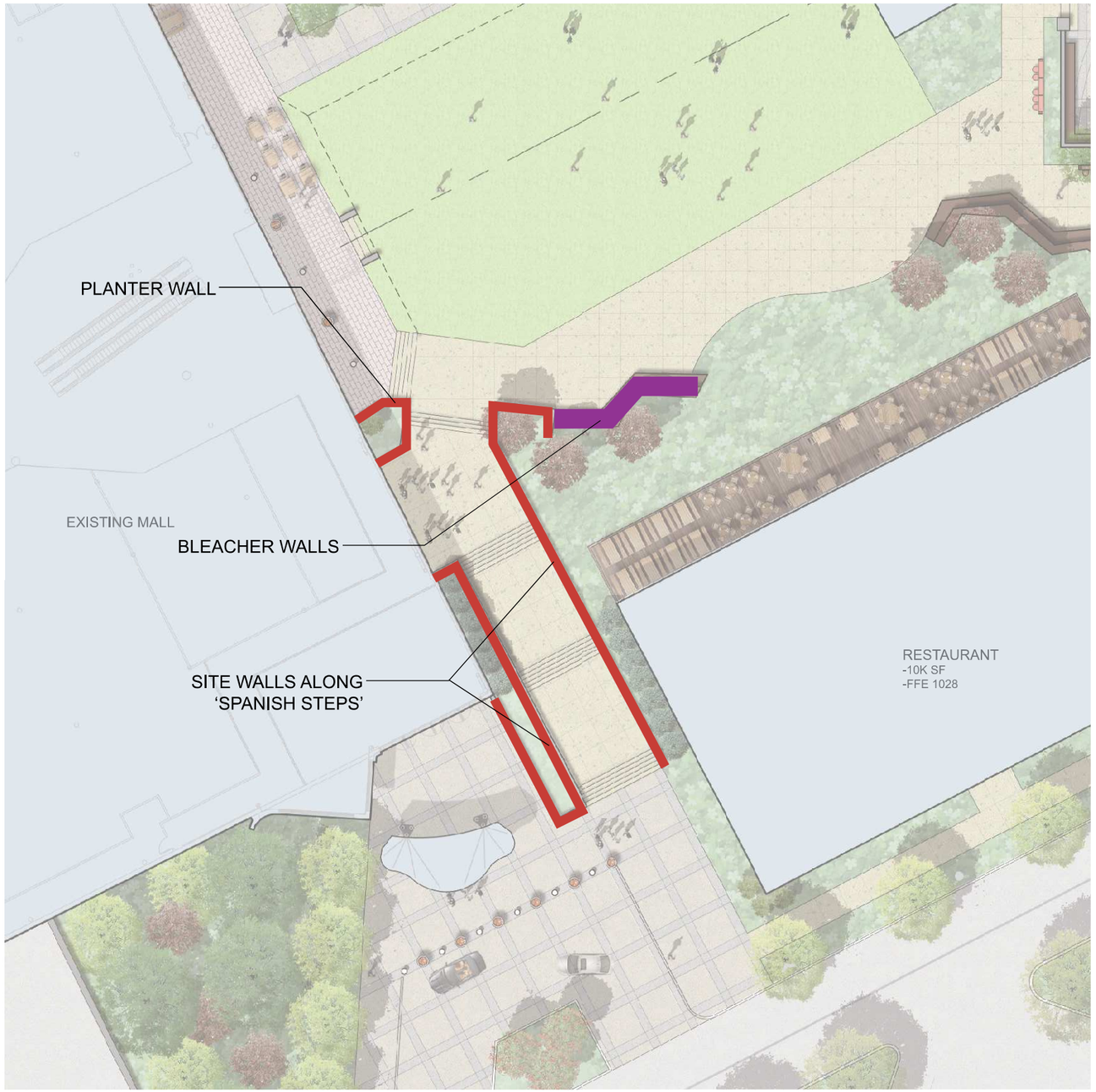
BRICK 2

WOODEN GATEWAY WALL



BRICK 1

BLEACHER WALL



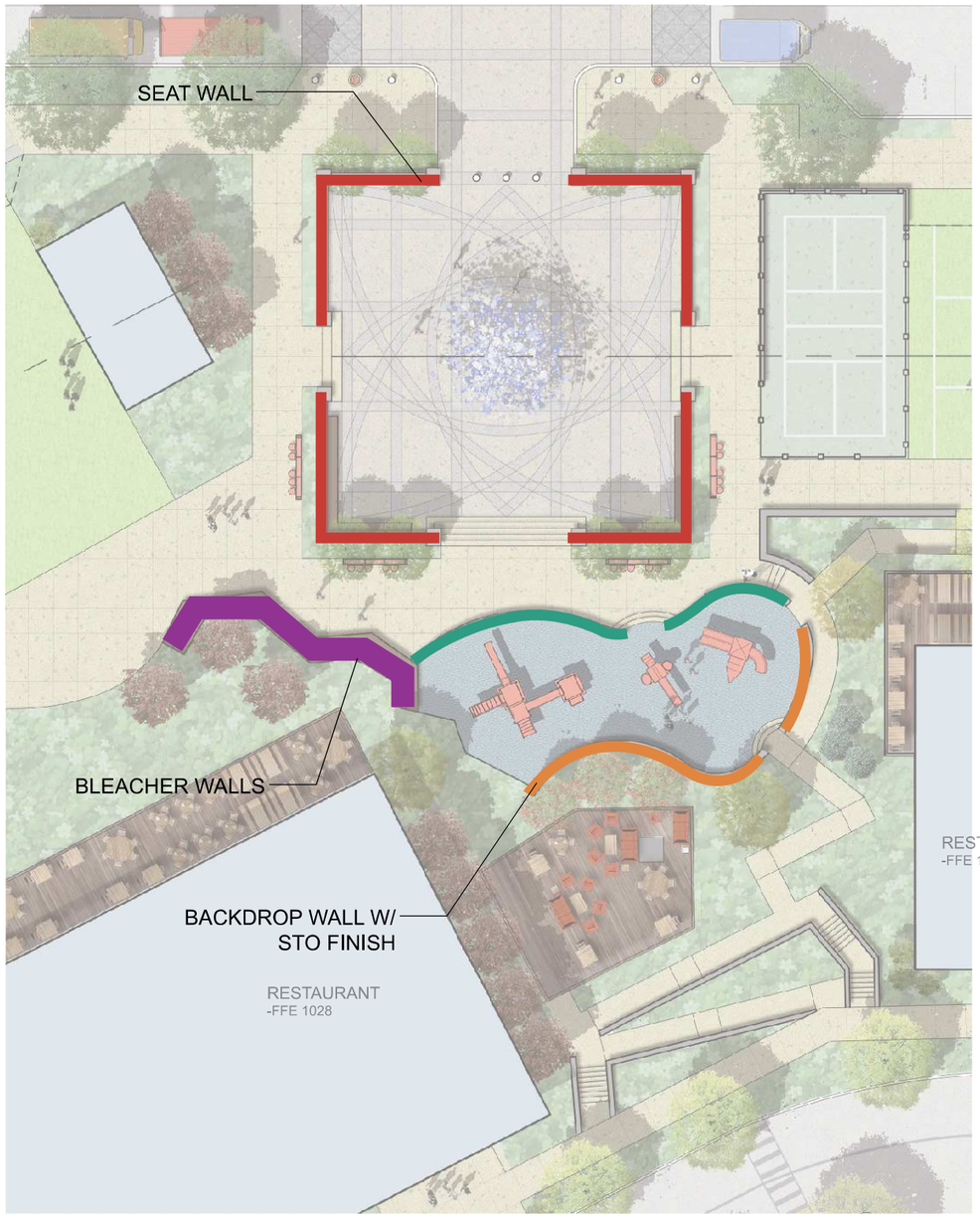
LEGEND

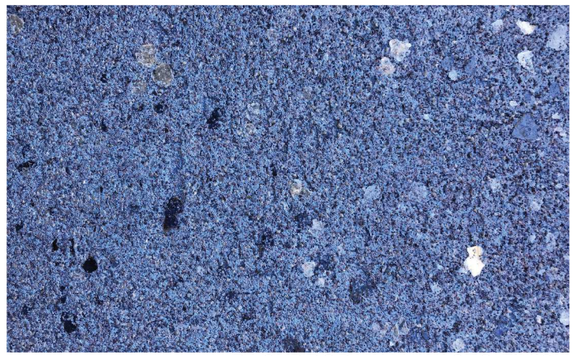
BRICK 1

BLEACHER WALL

BRICK 1

BLEACHER WALL





BACKDROP WALL W/ STO FINISH

RADIAL WALL

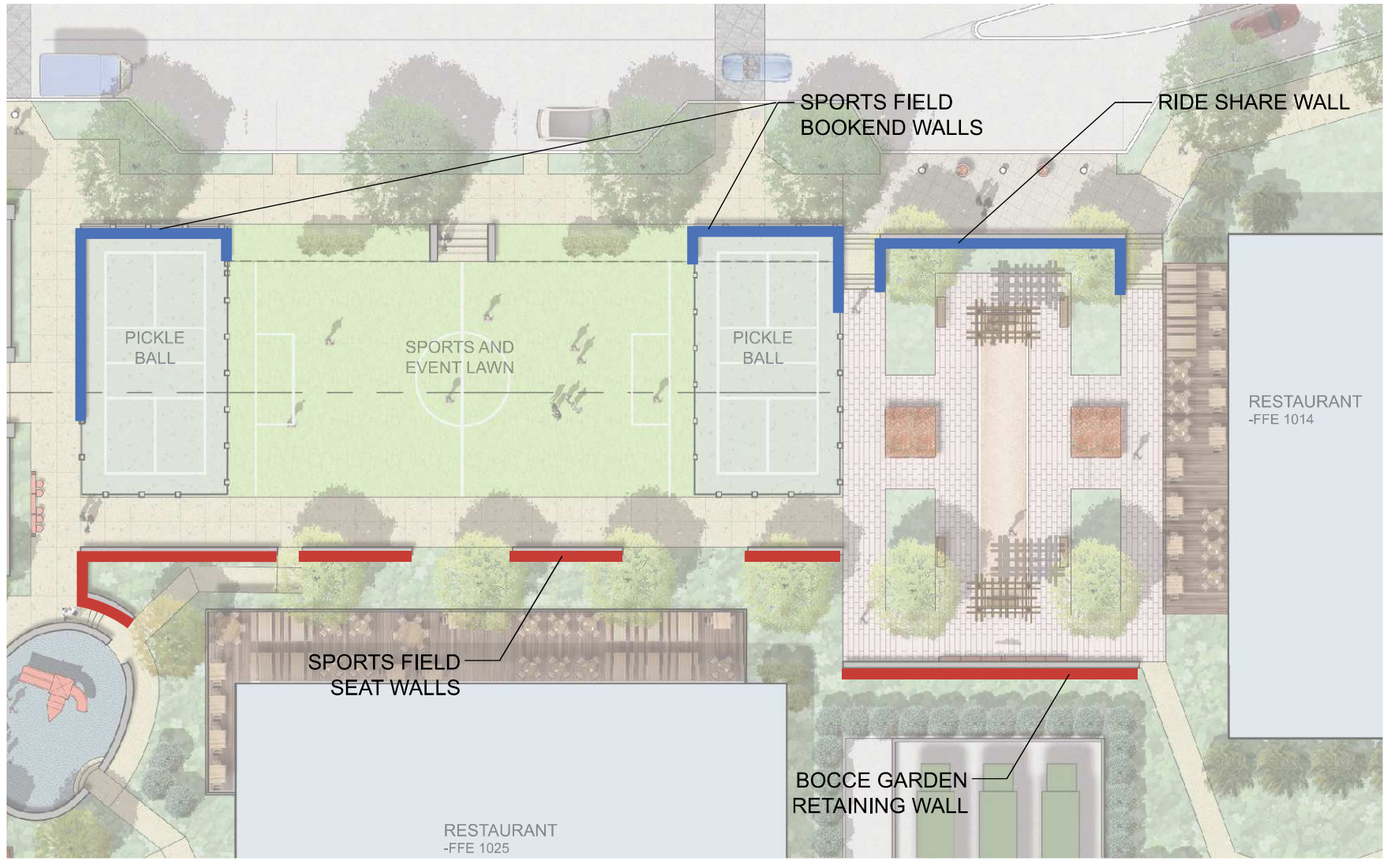
BRICK SEAT WALL

LEGEND

- BRICK 1
- BLEACHER WALL
- RADIAL WALL
- BACKDROP WALL W/ STO FINISH

BRICK 1

CONCRETE



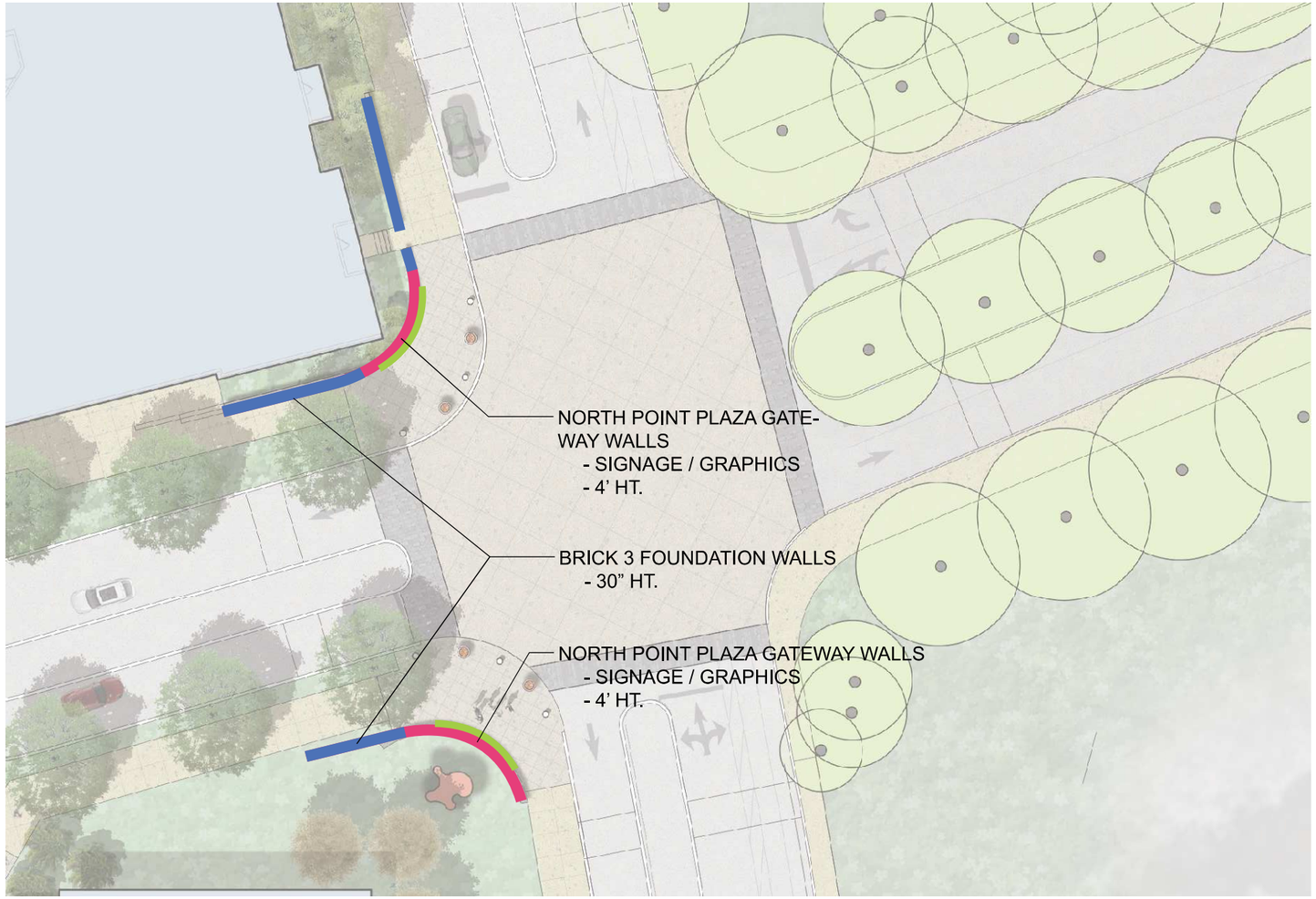
LEGEND

BRICK 1

CONCRETE WALL

BRICK 1

BRICK 3



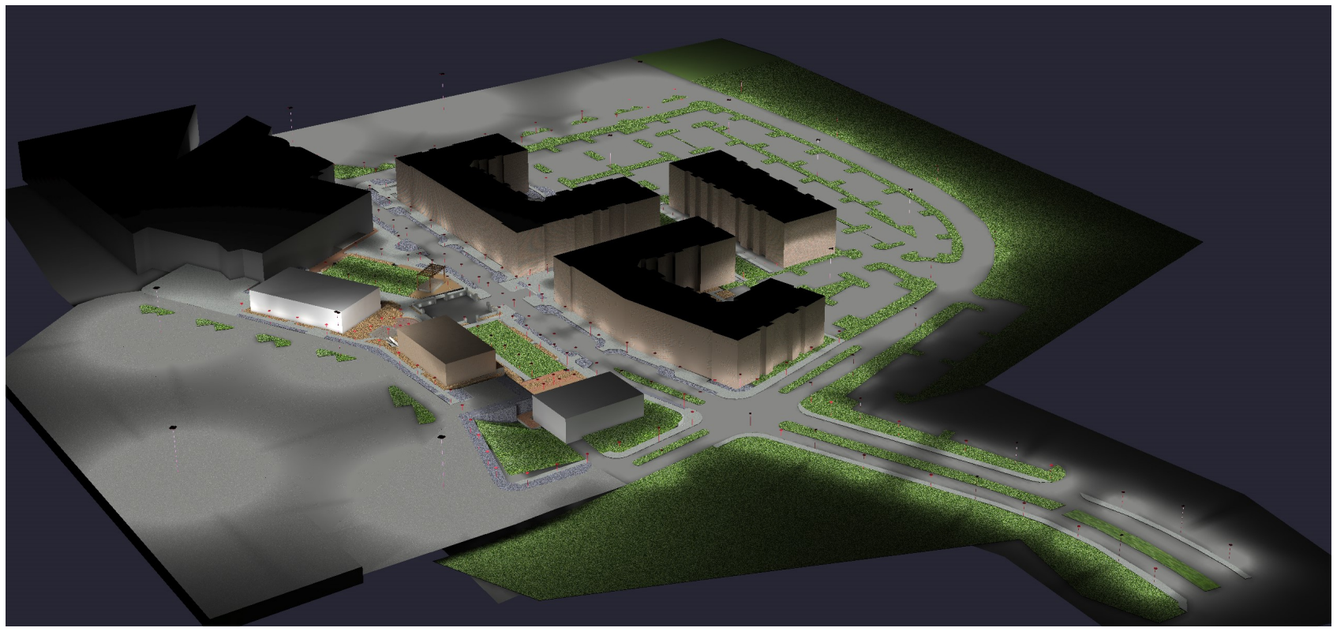
LEGEND

BRICK 1

BRICK 3

SIGNAGE

NORTH POINT MALL - SEARS REDEVELOPMENT
SITE LIGHTING CALCULATIONS



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DESIGN REVIEW BOARD PRESENTATION
NORTH POINT MALL
ALPHARETTA, GA

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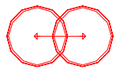
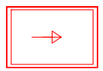
LIGHTING FIXTURE SCHEDULE

Symbol	Qty	Label	Arrangement	Description
	50	T101	SINGLE	ECS A19 60WE WW 120
	52	B101	SINGLE	AMELUX lun10-40-sds
	29	P101	SINGLE	AMERLUX lun10-40-sds
	121	P102	SINGLE	AMERLUX lun28-35k-wht
	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

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McGraw-Edison

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish
Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

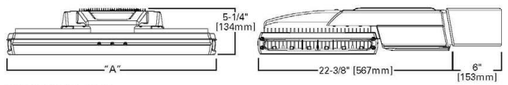
Warranty
Five-year warranty.

VTS
VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 LightBARs
ISO 9001
LM79 / LM80 Compliant
UL/cUL Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA
Approximate Net Weight:
(See Tabulated Reference Data)

EATON
Powering Business Worldwide

*www.designlights.org

TD500008EN
January 15, 2019 12:49 PM

Lumière

DESCRIPTION

Boca 696 is a compact 6-1/4" diameter by 9-1/4" deep in-ground LED luminaire. The adjustable lamp assembly provides +/- 22° vertical tilt and 360° horizontal rotation for precision uplighting, wall washing or general illumination in constricted areas. Designed for recessed mounting in concrete, brick, stone or dirt, it is suitable for drive-over applications. Fixture is also suitable for recessed mounting in indoor or outdoor wood flooring. A surface mount trim option is also available. Various lenses, louvers and color or dichroic filters can be combined – up to three at once – to create multiple lighting effects.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Recessed housing is constructed from corrosion-resistant, glass reinforced polyester BMC molding compond and includes two 1/2-14 NPSM conduit fittings for through wiring. Recessed housing and trim ring are sealed with a high temperature silicone molded gasket to prevent water intrusion. The painted trim ring is precision machined from corrosion resistant 6061-T6 aluminum. The trim ring is also available in machined C360 brass, C932 bronze*, C10 copper or 303/304 stainless steel, brass, bronze* or machined copper.

Finish
The painted trim is double protected by a ROHS* compliant chemical film undercoating and polyester powder coat finish. A variety of standard colors are available or RAL and custom color matches are avaialble upon request. Trims constructed from brass, bronze*, copper and stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze* and copper will patina naturally over time.

Lens
Minimum 1/4" thick tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion. Suitable for drive-over applications up to 5000 pounds.

Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

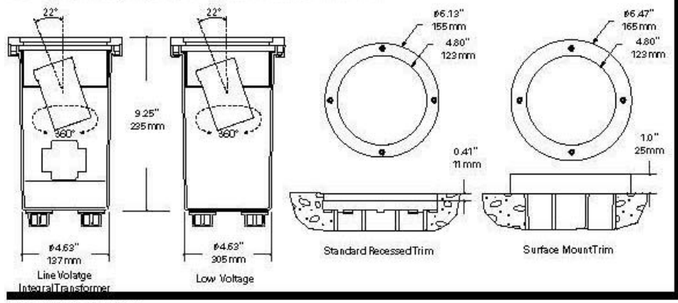
Electrical
When ordered as a line voltage fixture, an integral 12V magnetic transformer is included for connection to 120V, 230V, 240V, or 277V line voltage (specify). When ordered as a low voltage fixture, a remote 12V transformer is required (not included). Dimming only available for 120V option. See technical notes for compatible dimmer switches.

LED Modules
LED modules are included and are available in four color temperatures (2700,3000,4000,5700) or Amber (585-595nm) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering. Module has a L70 / 60,000 hour rating.

Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers carry the original manufacturer's warranty.

Recessed Housing
Recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -LBB and order separately the accompanying recessed housing from below.

Recessed Housing
600-BB



696-SM
BOCA
LED

APPLICATIONS:
GROUND-MOUNT
RECESSED

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
LM70 / 60,000 Hours
ROHS* Compliant
IP67 Ingress Protection Rated

TECHNICAL DATA
External Supply Wiring 90°C Minimum

ORDERING INFORMATION

Sample Number: 696-10LED2712-120/12-BK

Series	Trim	Source (select from each column and combine)			Voltage	Finish [1]	Options [2]
696=6 1/4" dia. Boca Inground LED Uplight, 22° Tilt, 360° Rotation	[Blank]= Standard RoundTrim SM= Round Surface MountTrim	6LED=6W LED 10LED=10W LED	27=2700K 30=3000K 40=4000K 57=5700K	12=12° Spot 21=21° Narrow 41=41° Wide	12=12 Volt Remote Transformer Required (not included) 120/12=120V IntegralTransformer 230/12=220V IntegralTransformer 240/12=240V IntegralTransformer 277/12=277V IntegralTransformer	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White Premium Finish NBR=Natural Brass NCP=Natural Copper NBZ=Natural Bronze* NSS=Natural Stainless Steel	LBB=Less Back Box
		4LED=4W LED 7LED=7W LED	AM=Amber (585-595nm)				

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. 2 When specifying LBB option the back box needs to be ordered separately 600-BB.
* For natural bronze ROHS material consult factory.

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Powering Business Worldwide

TD525024EN
September 27, 2017
1 of 2

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P213 / P214 / P241 / P241
MCGRAW-EDISON PARKING AREA

G101 - LUMIERE IN-GROUND

LD101

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Passo RT

12" Directional LED Steplight

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Passo RT 12" Directional LED Steplight

Features

The Passo family of luminaires includes high quality, architecturally relevant fixtures suitable for use in both outdoor or indoor applications. All members of the Passo family feature an independently sealed optical chamber and fully potted driver. These features are especially beneficial in exterior applications as they help compensate for the challenges in getting a good seal between a pre-installed back box and the faceplate as well as those challenges in fully sealing the conduit system Each luminaire is available in a choice of two output levels to help tailor the desired illuminance to the project and a standard 0-10v dimmable driver allows even further flexibility.

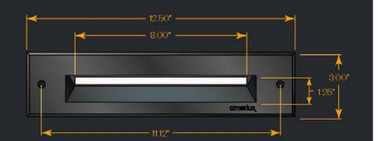
PROD12/BLK

Product Overview

Wattage:	Up to 9W
Lumen Output:	Up to 525 lm
Color Temp:	2,700K / 3,000K / 4,000K / AMBER
Dimming:	0-10v down to 10%

PROJECT:

TYPE:



Profile

Application:
Designed for new construction in brick, poured concrete, and hollow walls.

Construction:
- Electrical grade PVC housing
- Internal optical chamber
- Cast aluminum faceplate
- 1/8" Tempered frosted Solite lens

Driver:
- Drive Current (175, 350 or 700mA)
- 2.5kv surge protection
- Fully potted
- Input voltage 120v-277v auto-sensing
- 0-10v dimmable down to 10%

ETL listed, suitable for wet locations.

Optics:
Individually sealed optical chamber with neoprene gasket insures LEDs are secure independent of the installation of the back box.

Amber option:
PROD12-AL: 450mW
PROD12-AH: 1,233mW

Finish:
Premium quality thermoset polyester powdercoated faceplate for a durable finish.

ANT - Anthracite Gray	**BLK** - Satin Black
CLB - Classic Bronze	**SLV** - Silver
WHT - White	**CSTM** - Custom

REV.3 - 7/18
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S101 AMERLUX WALL LIGHT

Lunetta

LED Walkway Bollard

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Lunetta LED Walkway Bollard

Features

LED integration throughout the site is possible with Amerlux's Lunetta bollard, which includes a highly efficient and long lasting LED array.
A straight round 2.5" aluminum pole emanates from the ground and begins to flare until gracefully reaching the recessed light source running around the perimeter. The Lunetta bollard has no visible fasteners or hardware, which adds to its sleek design.

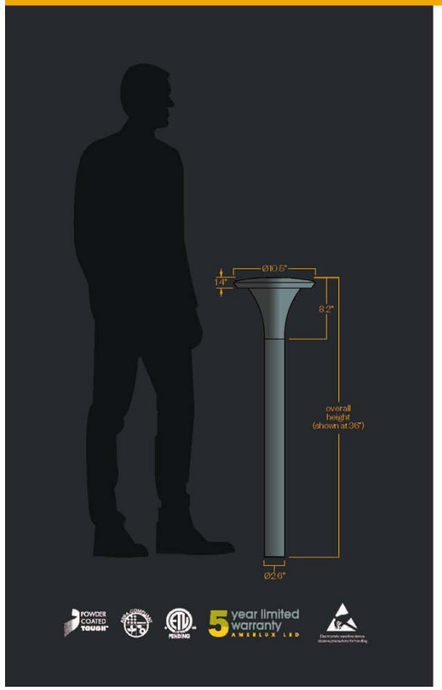
LUN10-18/30/SDS

Product Overview

Wattage:	16W
Lumen Output:	1,420 lm (4,000K)
Color Temp:	2,700K / 3,000K / 3,500K / 4,000K
Dimming:	0-10v
Weight at 24in:	6 lbs
Max Height:	42 inches
Diameter:	10 inches

PROJECT:

TYPE:



Description:
Lighting for exterior retail and hospitality environment, university and corporate campuses, or any outdoor meeting space.

LED Array:
(40) High brightness SMD LEDs delivering approximately 1,430 lm.
Sealed under polycarbonate optical lens, resistant to UV and thermal shock.
It runs at approximately 16W.

LED Driver Module:
- Electronic driver operates at 550mA with120v-277V AC input
- 0-10v dimming

Materials:
Anchor base - Cast aluminum (356-T6)
Shaft - Extruded aluminum (6063-T6)
Cone - Spun aluminum (3003)

ETL listed, suitable for wet locations.

Finish:
Premium quality thermoset polyester powdercoat for a durable finish.

ANT - Anthracite Gray	**BLK** - Satin Black
CLB - Classic Bronze	**SDS** - Stardust Silver
WHT - White	Custom_____

REV 5/24/19
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B101-AMERLUX BOLLARD

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Lunetta

18" LED Pedestrian & Area Luminaire

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Lunetta 18" LED Pedestrian & Area Luminaire

Features

Conventional exterior lighting, no matter how utilitarian or thoughtful the design, involves a bright luminaire and a dark pole. *Lunetta™* breaks from convention by allowing both luminaire and pole to become illuminated as one. A straight round 4" aluminum pole emanates from the ground and begins to flare until gracefully reaching the recessed light source running around the perimeter. The LEDs graze light down the face of the flared luminaire and post creating a comfortable yet efficient lighting element.

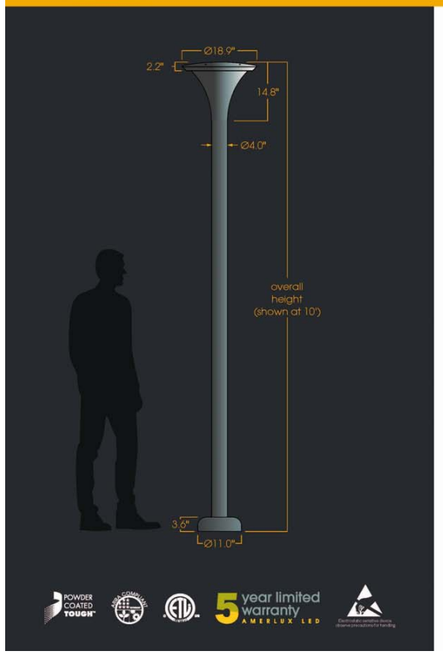
LUN18 / WHT

Product Overview

Wattage:	35W
Lumen Output:	2,890 lm
Color Temp:	3,000K / 3,500K / 4,000K
Dimming:	0-10v
Max Height:	14 feet
Diameter	18 inches

PROJECT:

TYPE:



Description:

Lighting for exterior retail and hospitality environments, university and corporate campuses, or any outdoor meeting space.

LED Array:

(60) Mid flux SMD LEDs delivering approximately 2,800 lm at 4,000K from a white luminaire. Sealed under polycarbonate optical lens, resistant to UV and thermal shock. It runs at approximately 35W.

LED Driver Module:

- Electronic driver operates at 850mA with 120v-277V AC input
- 0-10v dimming

Materials:

Base - Cast aluminum (356-T6)
Shaft - Extruded aluminum (6063-T6)
Anchor Bolts - Hot dipped galvanized steel
Luminaire - Spun aluminum (3003)

ETL listed, suitable for wet locations.

Finish:

Premium quality thermoset polyester powdercoat for a durable finish.

ANT - Anthracite Gray
SDS - Stardust Silver
WHT - White
Custom_____

REV: 5/30/19

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P101-AMERLUX 12FT AREA LIGHT

Lunetta

28" LED Pedestrian & Area Luminaire

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Lunetta 28" LED Pedestrian & Area Luminaire

Features

Conventional exterior lighting, no matter how utilitarian or thoughtful the design aesthetic, involves a bright luminaire and a dark pole. "Lunetta" breaks from convention by allowing both luminaire and pole to become illuminated as one. A straight round 5" aluminum pole emanates from the ground and begins to flare until gracefully reaching the recessed light source running around the perimeter. The LEDs graze light down the face of the flared luminaire and post creating a comfortable yet efficient lighting element.

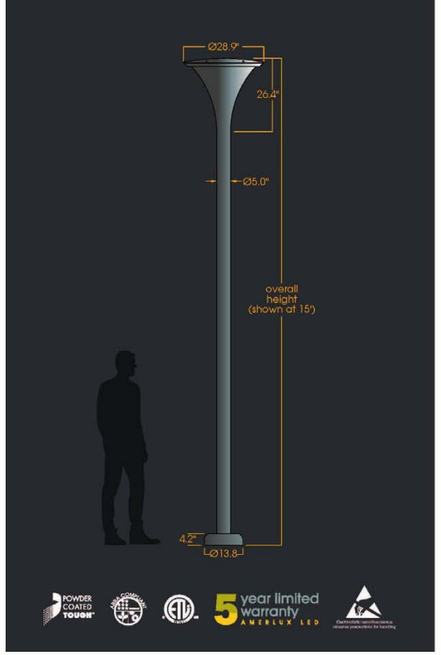
LUN28/WHT

Product Overview

Wattage:	60W
Lumen Output:	4,620 lm
Color Temp:	3,000K / 3,500K / 4,000K
Dimming:	0-10v
Max Height:	16 feet
Diameter	28 inches

PROJECT:

TYPE:



Description:

Lighting for exterior retail and hospitality environments, university and corporate campuses, or any outdoor meeting space.

LED Array:

(90) Mid flux SMD LEDs delivering approximately 4,620 lm from a white luminaire at 4,000K. Sealed under polycarbonate optical lens, resistant to UV and thermal shock. It runs at approximately 60W.

LED Driver Module:

- Electronic driver operates at 850mA with 120v-277V AC input
- 0-10v dimming is standard

Materials:

Base - Cast aluminum (356-T6)
Shaft - Extruded aluminum (6063-T6)
Anchor Bolts - Hot dipped galvanized steel
Luminaire - Spun aluminum (3003)

ETL listed, suitable for wet locations.

Finish:

Premium quality thermoset polyester powdercoat for a durable finish.

ANT - Anthracite Gray
SDS - Stardust Silver
WHT - White
Custom_____

REV: 1 - 5/30/19

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P102-AMERLUX 16FT AREA LIGHT

LD103

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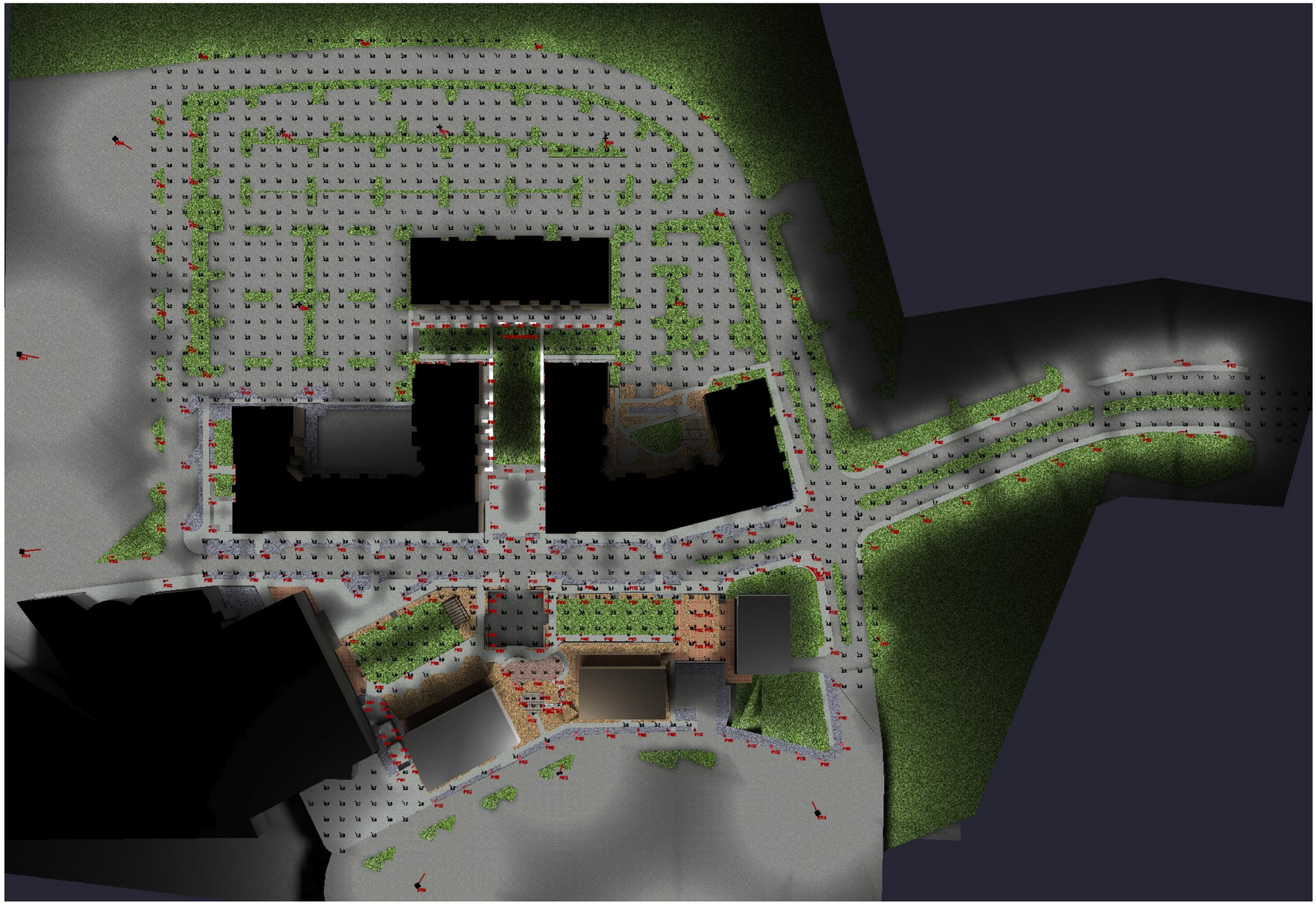

FC-N POINT OVERALL

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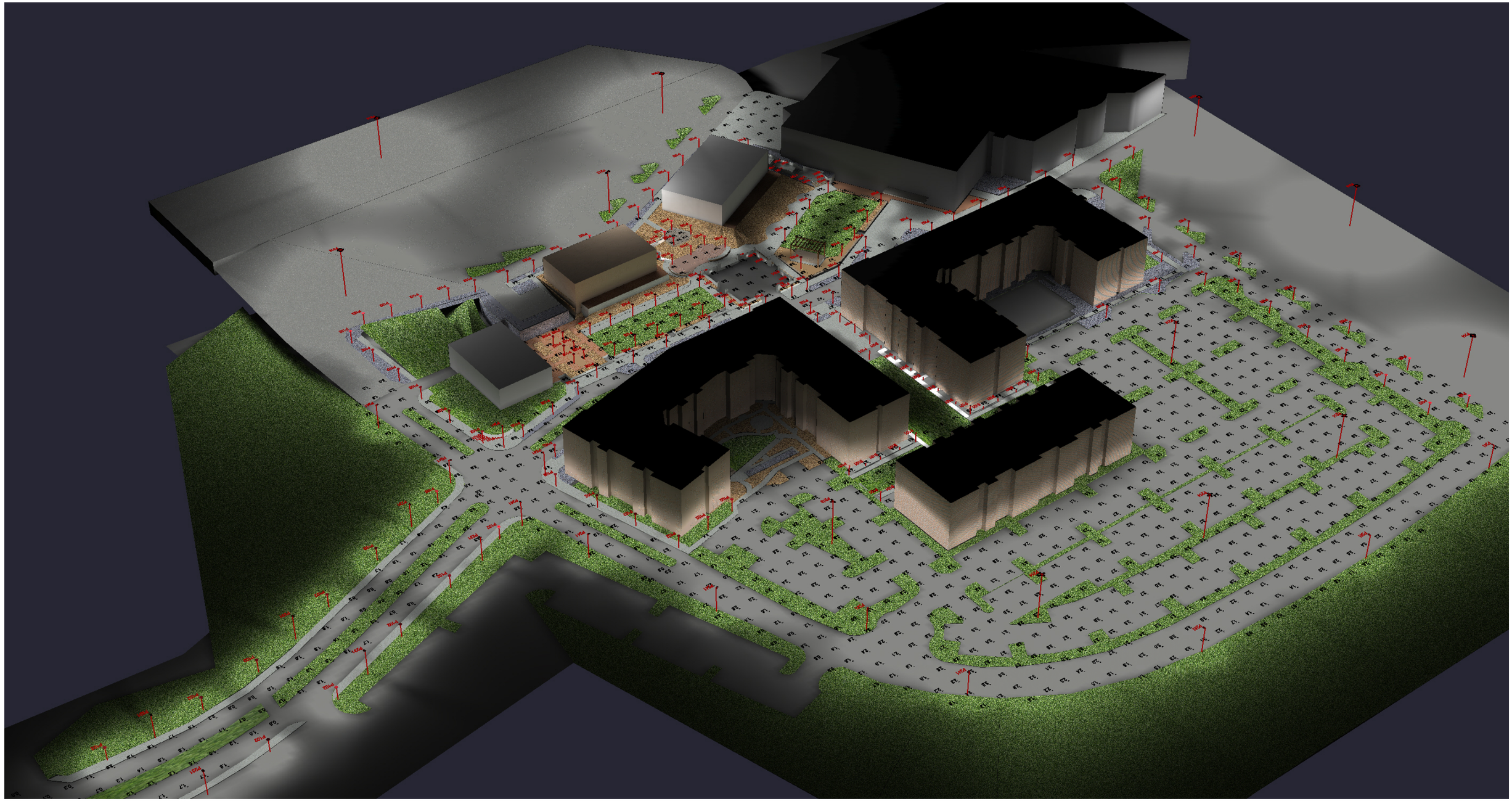

FC-N POINT ISO NE

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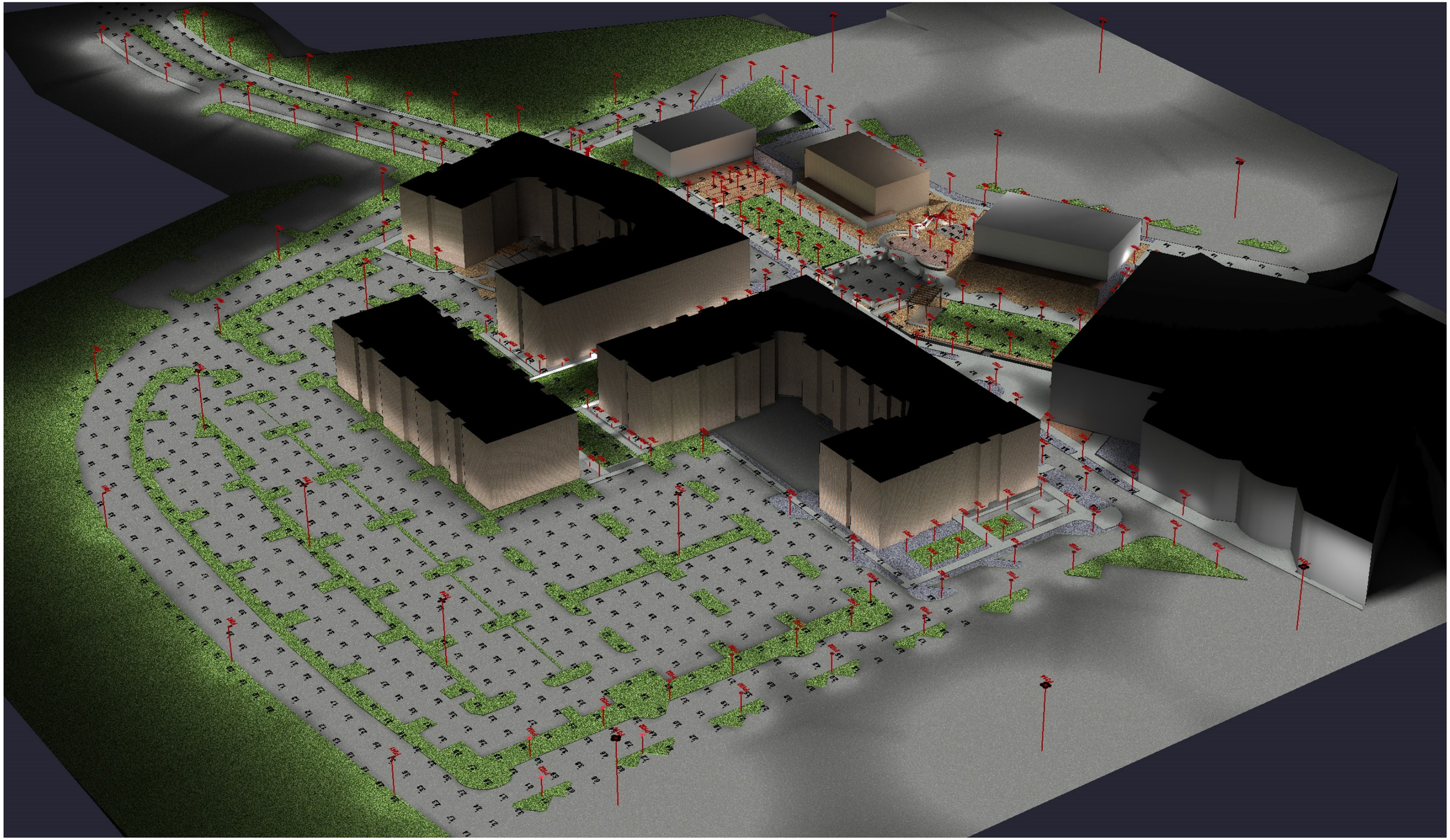

FC-N POINT ISO NW

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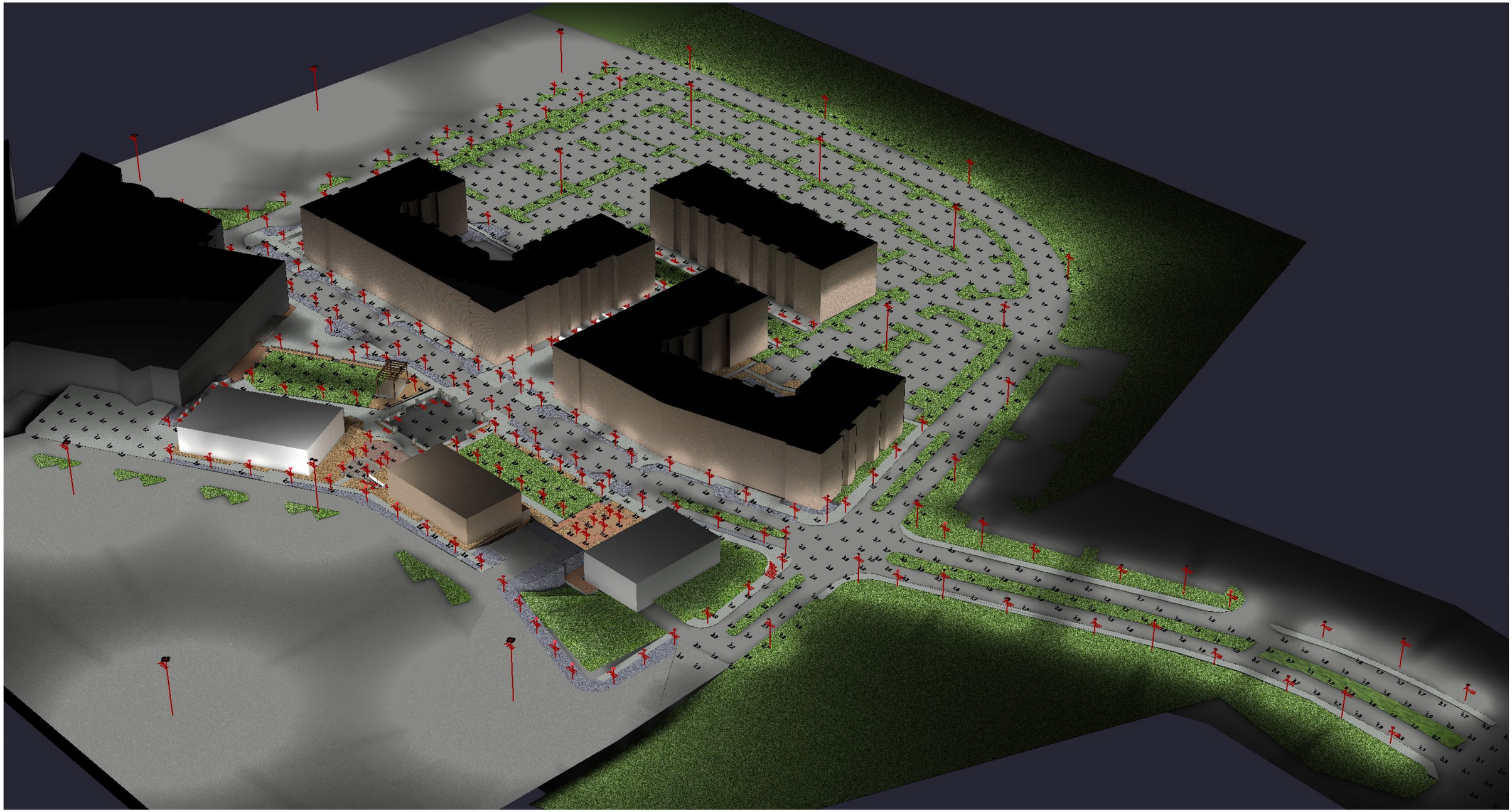

FC-N POINT ISO SE

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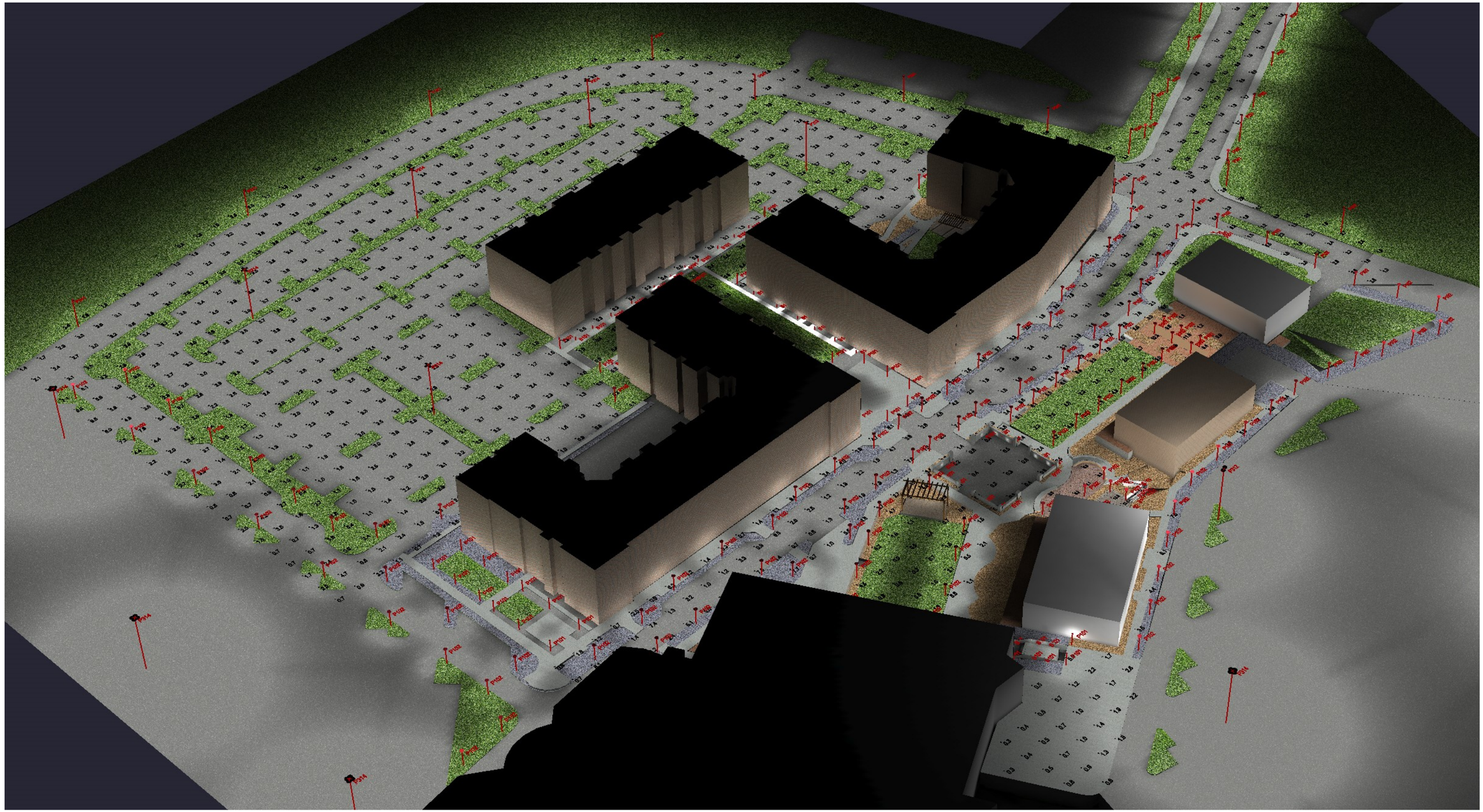

FC-N POINT ISO SW

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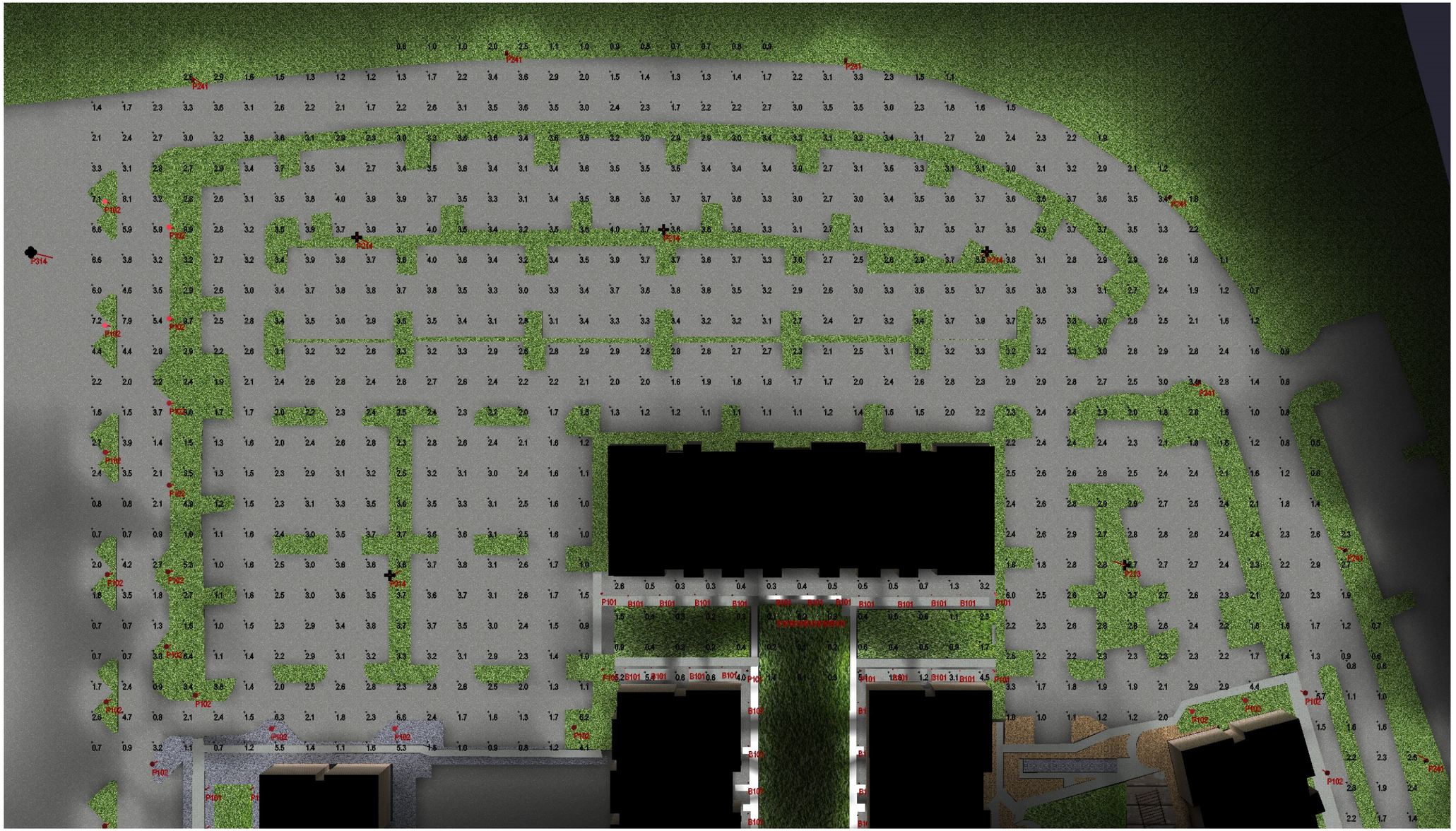

NORTH PARKING

Point Spacing L-R	2
Point Spacing T-B	20
Grid Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

Average	2.70
Maximum	9.9
Minimum	0.6
Avg/Min	5.38

FC-N PARKING

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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

FC-N POINT DR & PLAZA

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N POINT CONNECTOR

Point Spacing L-RR	2
Point Spacing T-B Grid	20
Orient	0
Grid Tilt	0
Meter Type	Horizontal

Illuminance (Fc)

Average	1.36
Maximum	4.3

FC-N POINT DR CONNECTOR

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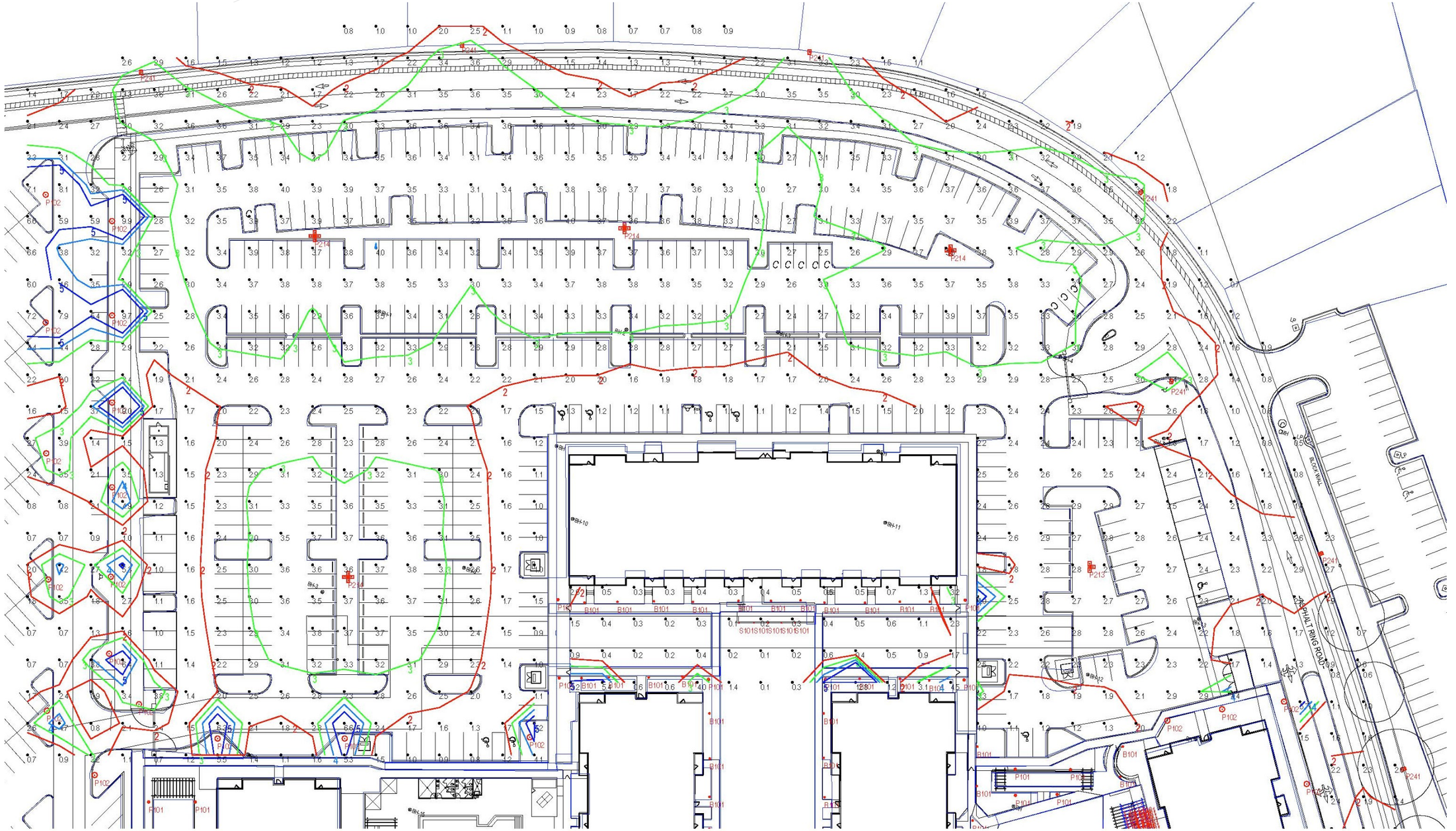

1 SITE LTG-FC NORTH PARKING
1/64" = 1'-0"

LD301

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ALPHARETTA, GA

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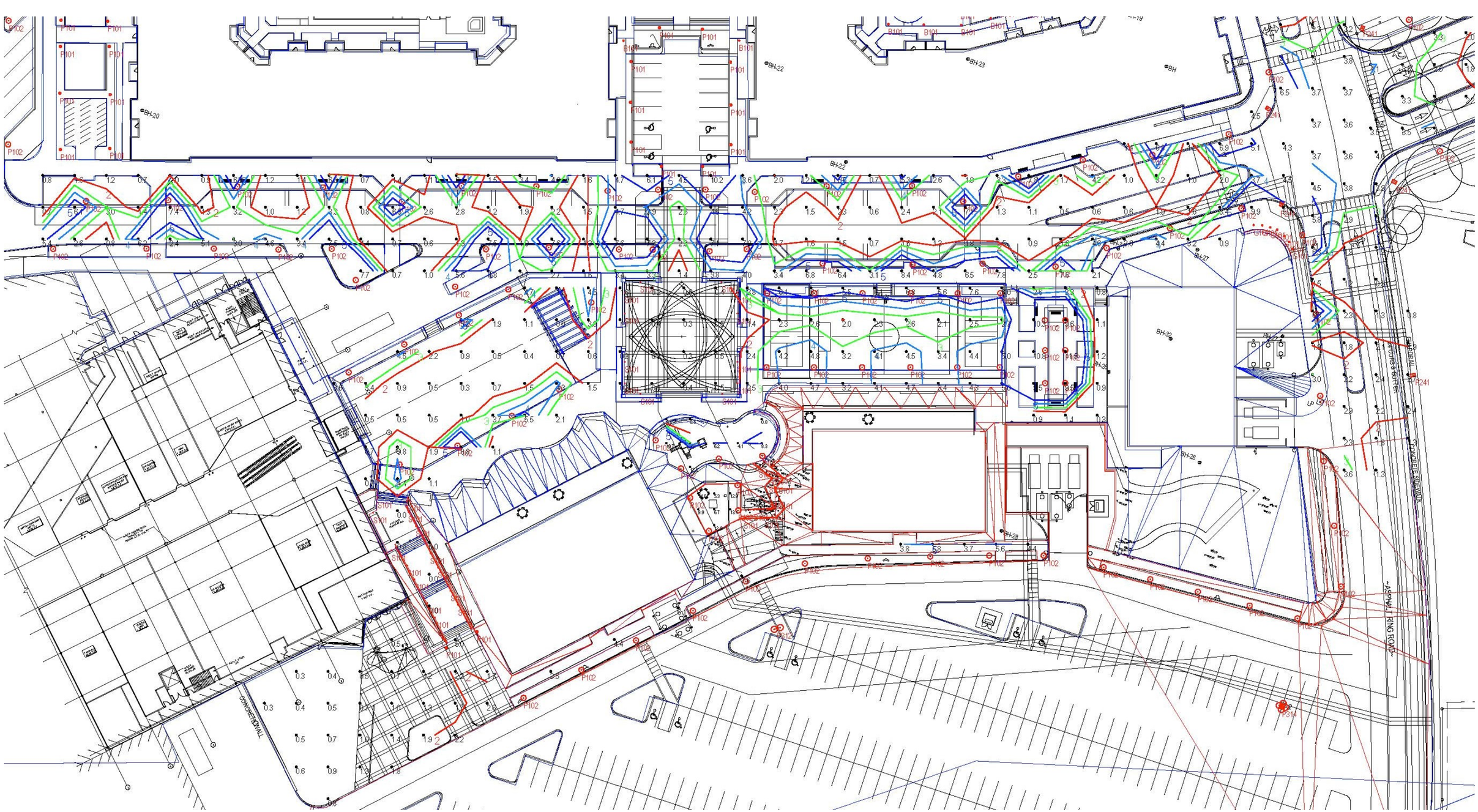

1 SITE LTG-FC NORTH POINT DR & PLAZA
1" = 80'-0"

LD302

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SITE LTG-FC-NORTH POINT DR CONNECTOR
1" = 60'-0"

LD303

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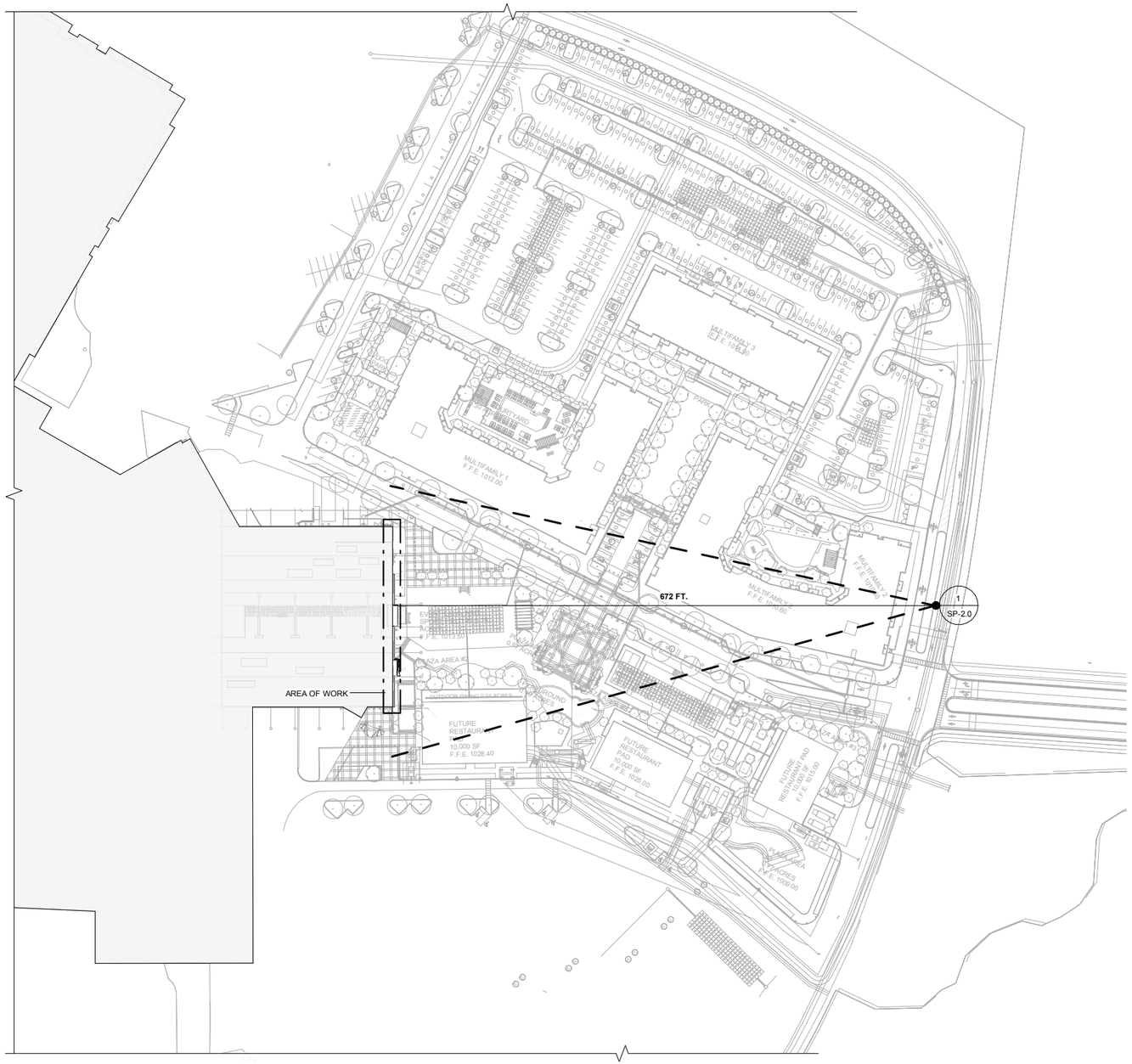

1 SP-1.0 **SITE PLAN**

SCALE: 1" = 160'-0"

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1 SP-2.0 SIGHTLINE FROM RING ROAD

SCALE:

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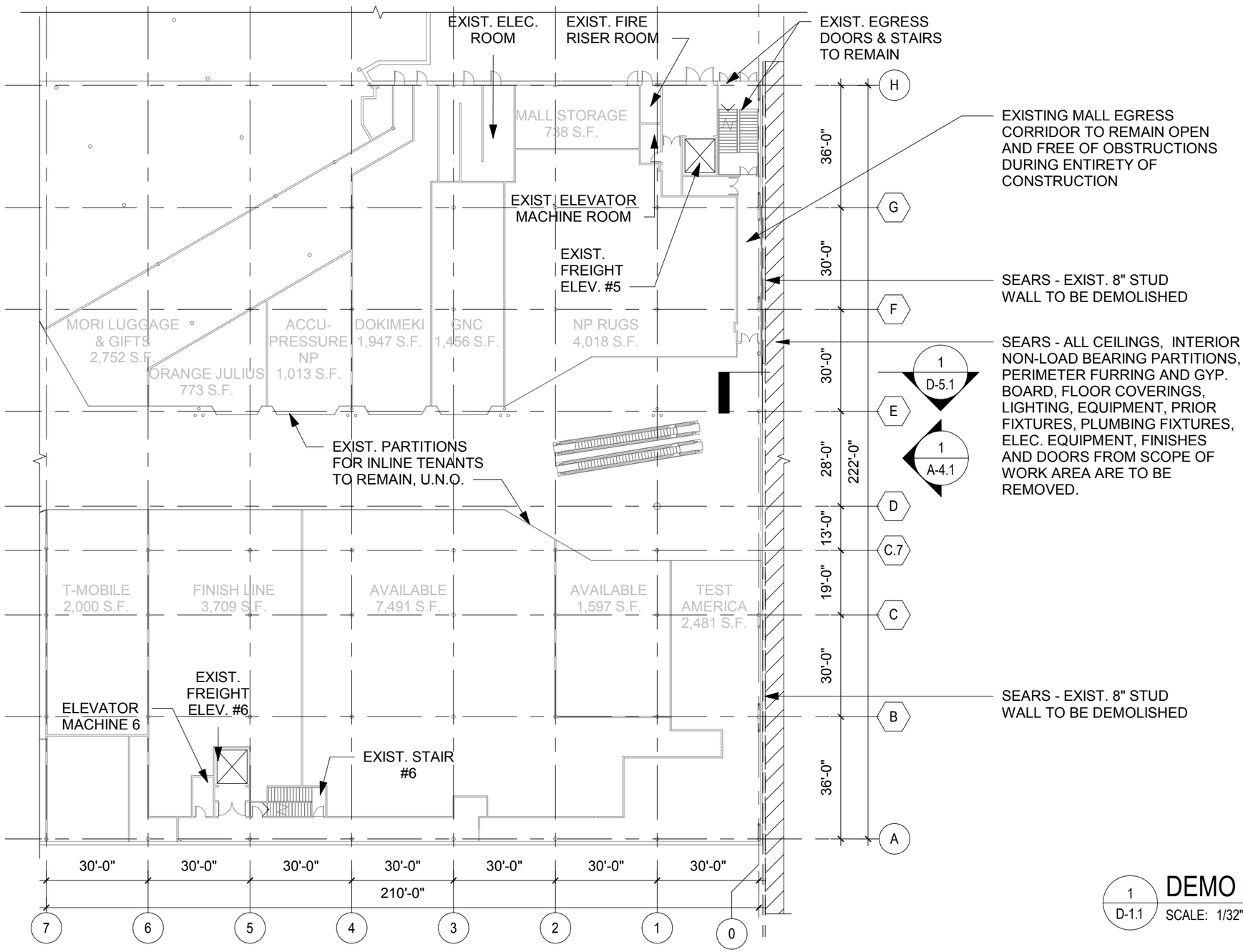

WALL TYPE LEGEND

EXISTING PARTITIONS TO REMAIN (G.C. TO PROTECT)

1 / D-1.1 DEMO FLOOR PLAN - LOWER LEVEL

SCALE: 1/32" = 1'-0"

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ALPHARETTA, GA

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Brookfield Properties

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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

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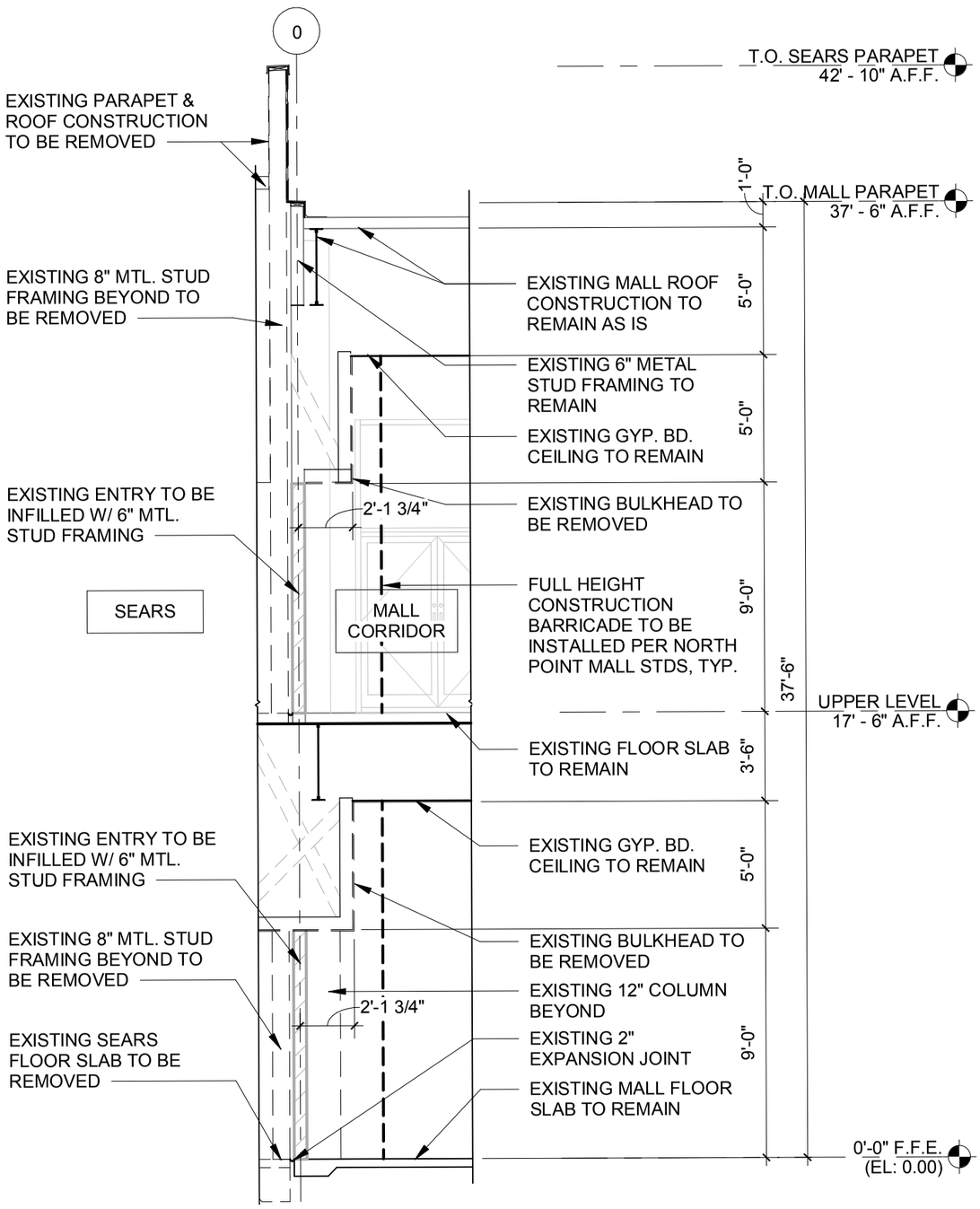

1 / D-5.1 WALL SECTION

SCALE: 3/16" = 1'-0"

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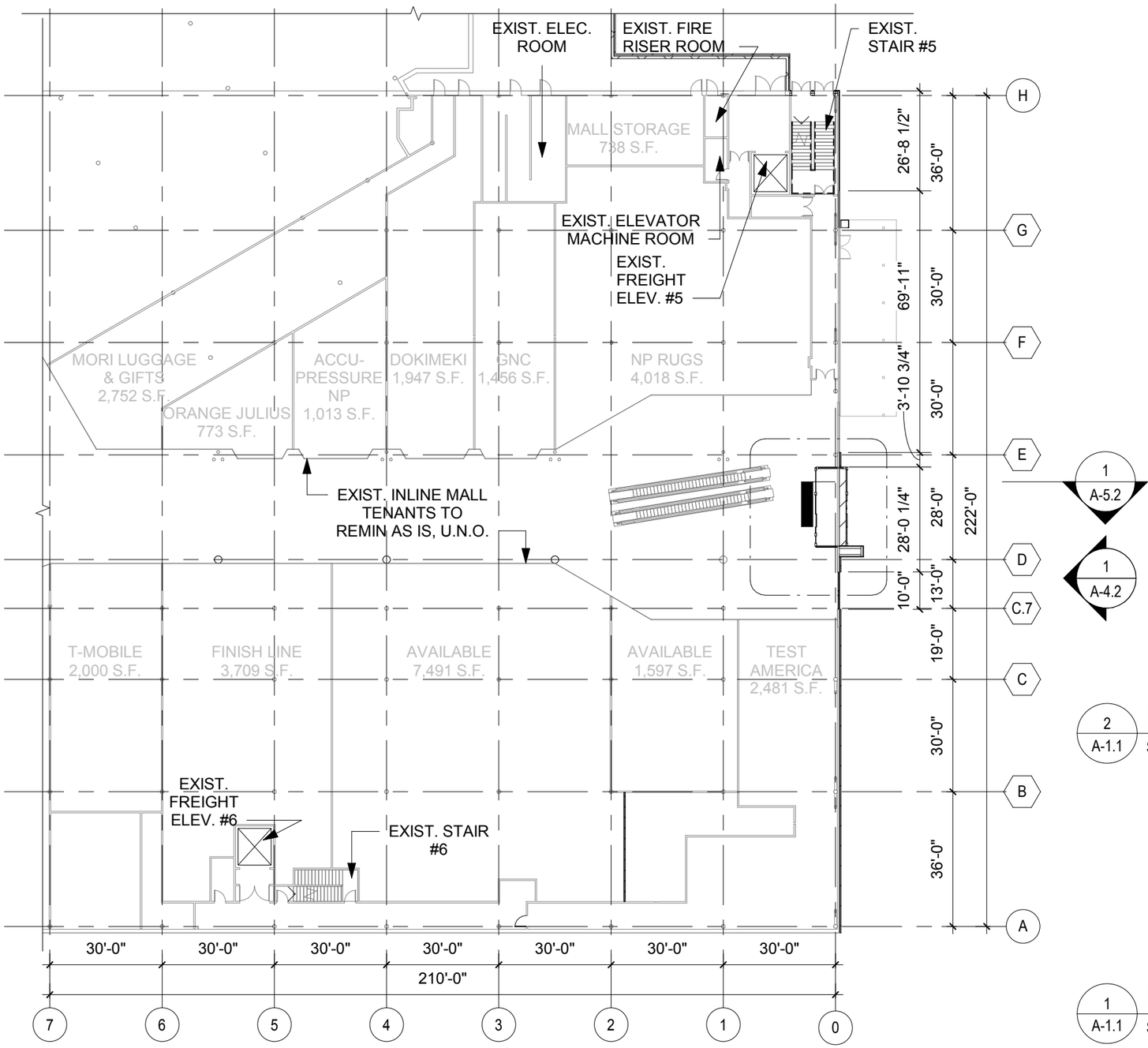
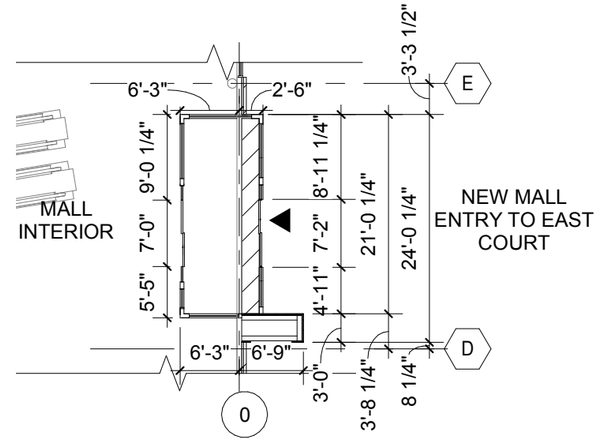


WALL TYPE LEGEND

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



2 / A-1.1 ENLARGED VESTIBULE PLAN @ ENTRY

SCALE: 1/16" = 1'-0"

1 / A-1.1 FLOOR PLAN - LOWER LEVEL

SCALE: 1/32" = 1'-0"

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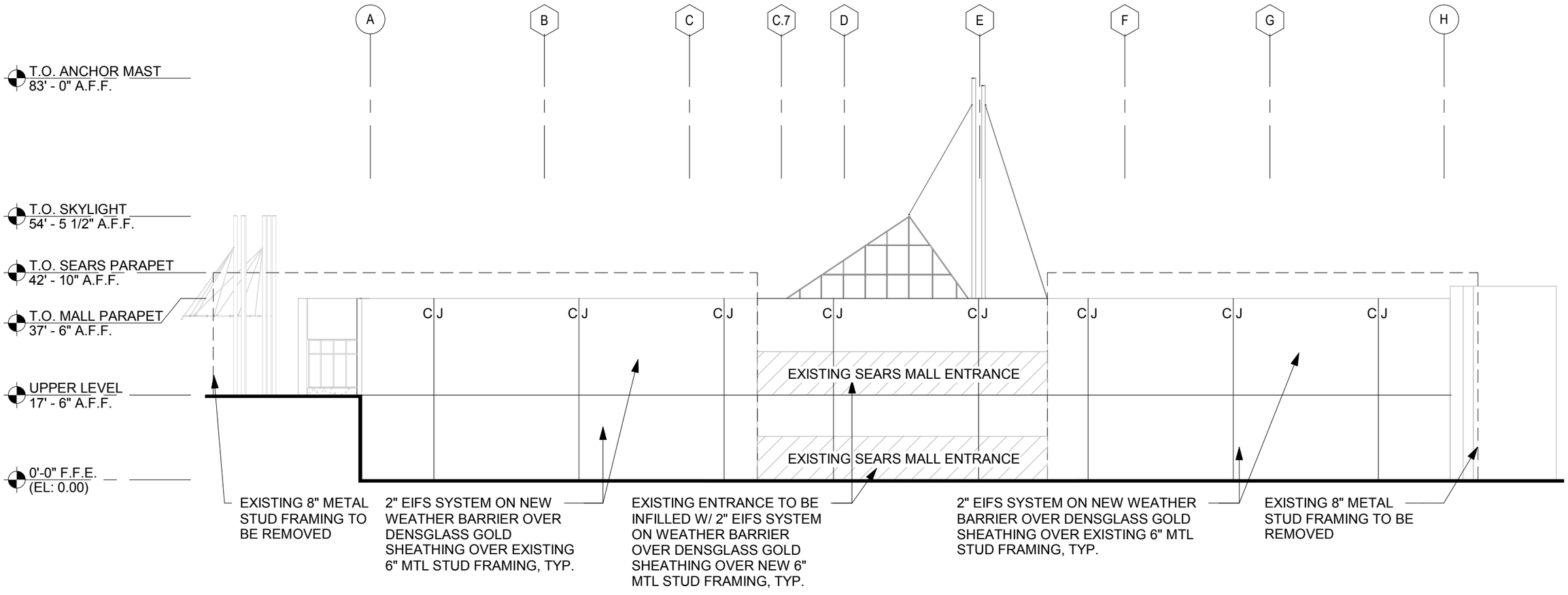

1 / A-4.1 TEMPORARY MALL ELEVATION - EAST

SCALE: 3/64" = 1'-0"

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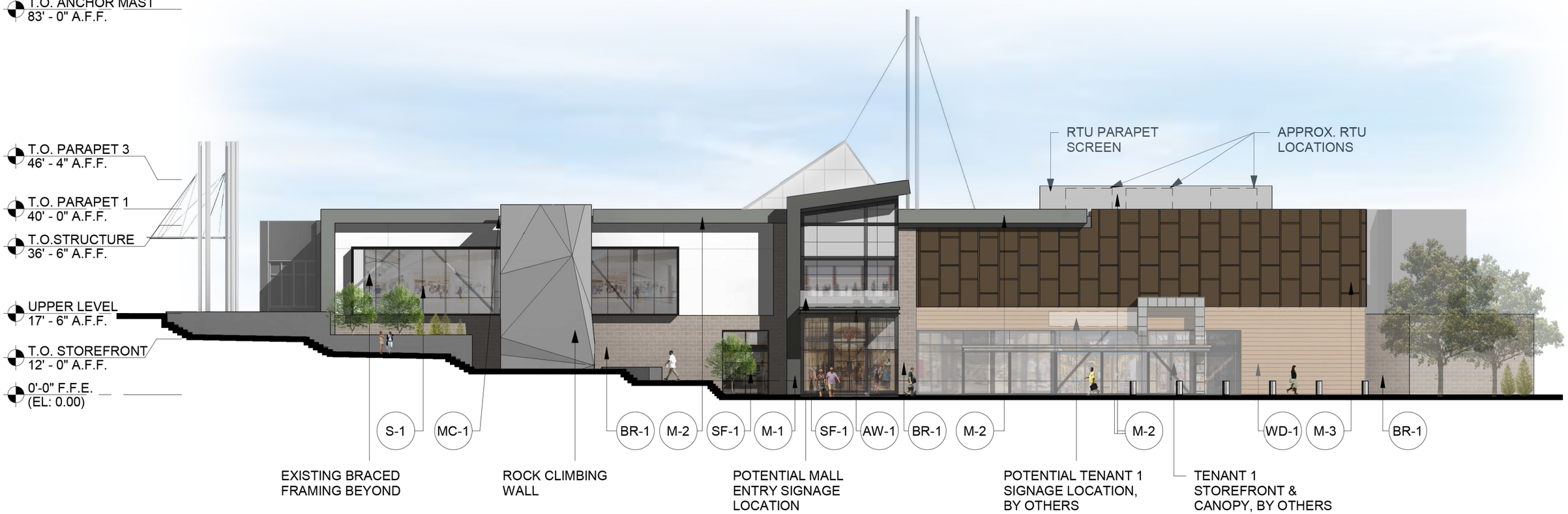
FINISH SCHEDULE

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 -NICHIHA VINTAGEWOOD SERIES "CEDAR"	-



1 / A-4.2 MALL ELEVATION - EAST

SCALE: 3/64" = 1'-0"

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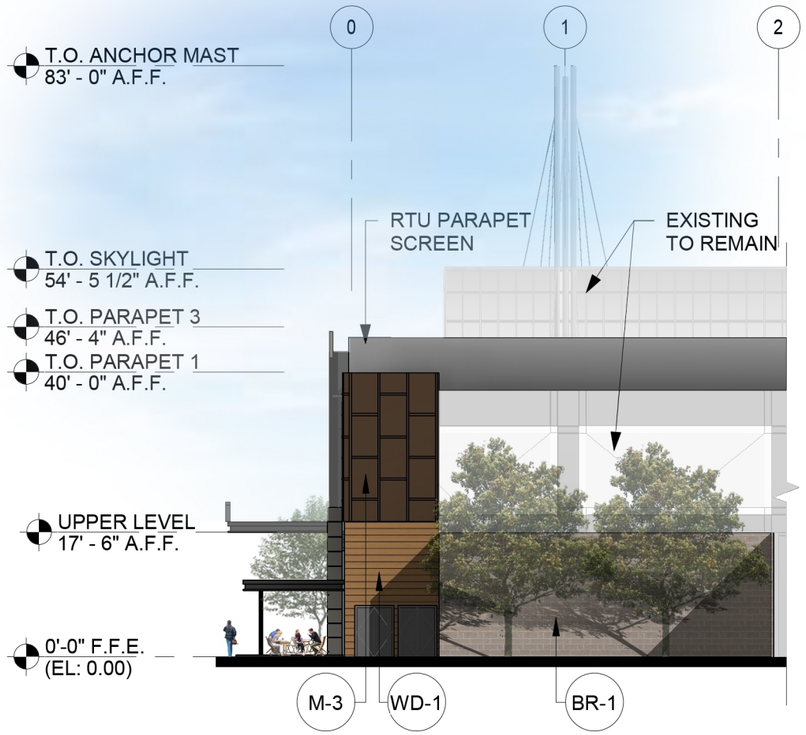
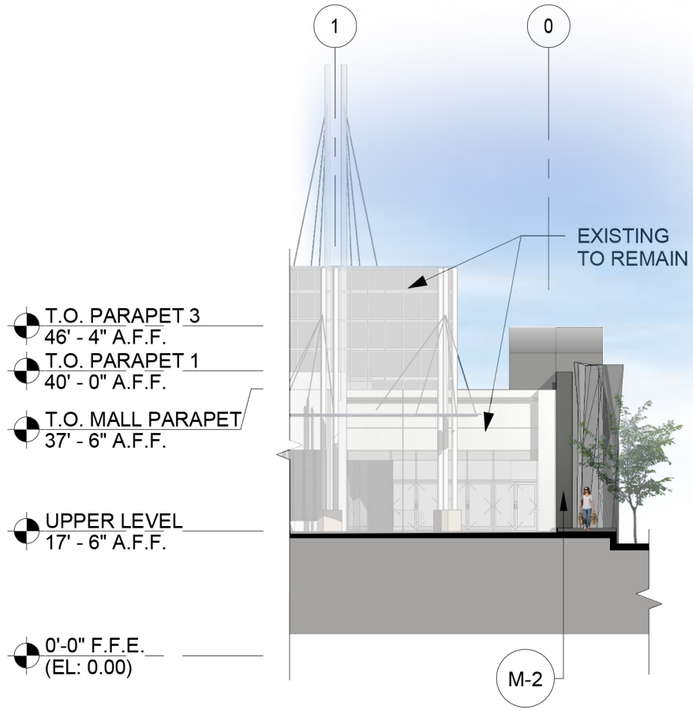
FINISH SCHEDULE

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 -NICHIHA VINTAGEWOOD SERIES "CEDAR"	-



1 A-4.3 MALL ELEVATION - NORTH

SCALE: 3/64" = 1'-0"



2 A-4.3 MALL ELEVATION -SOUTH

SCALE: 3/64" = 1'-0"

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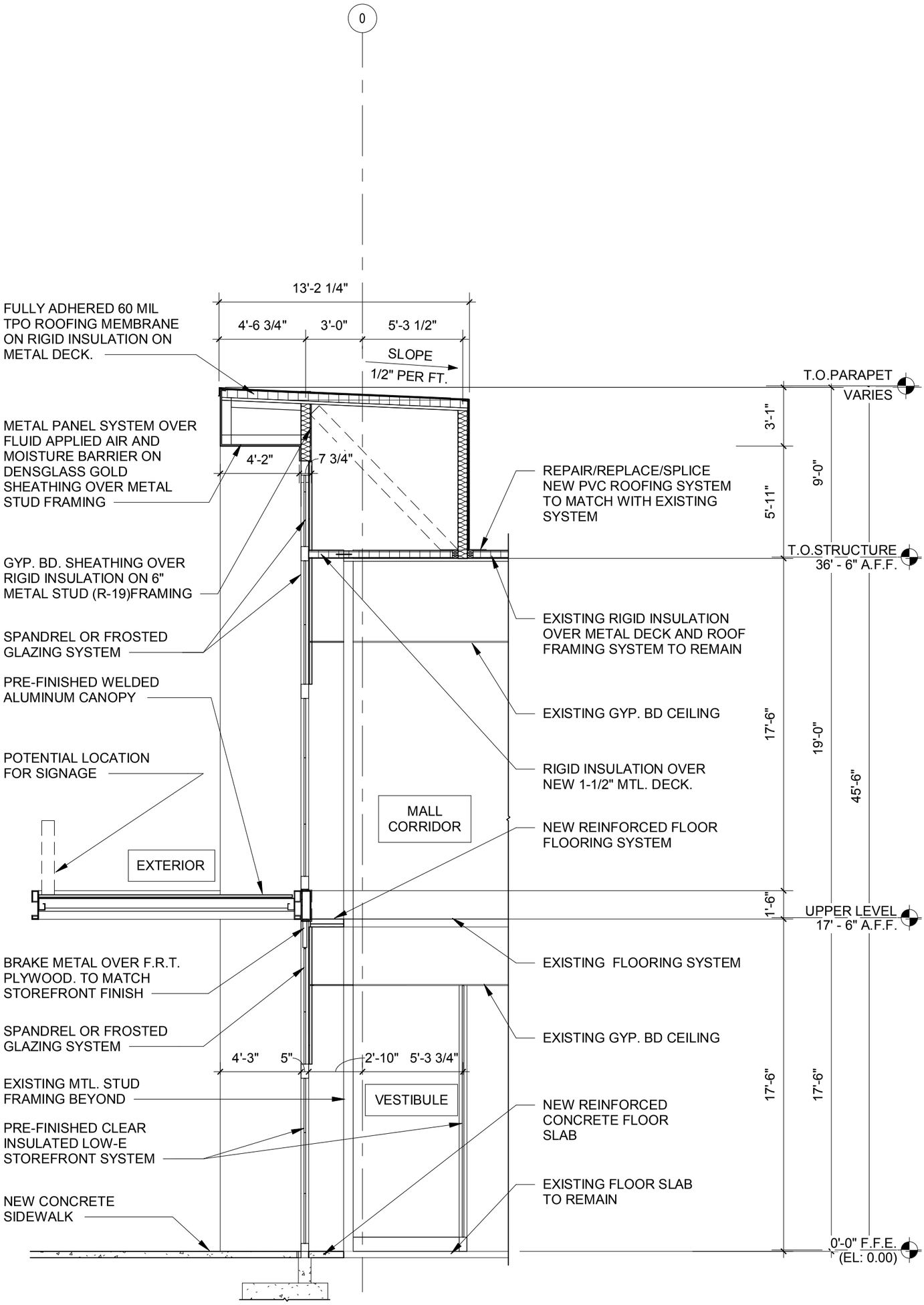

1 / A-5.2 WALL SECTION

SCALE: 3/16" = 1'-0"

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1 LEVEL 1 SITE PLAN
1" = 30'-0"

0' 10' 20' 40'

SP1-00

OVERALL SITE PLAN

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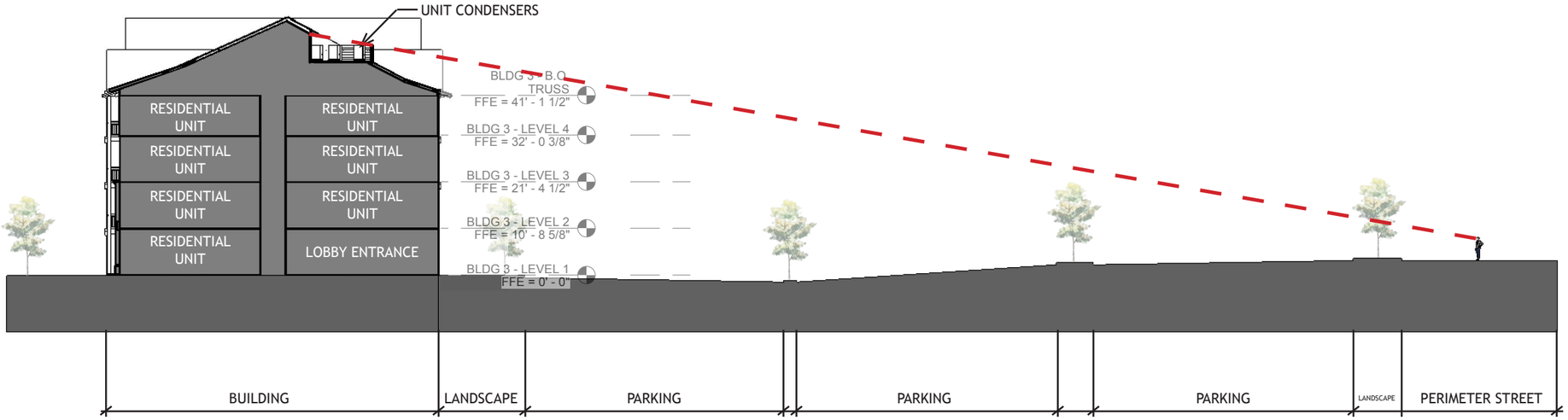
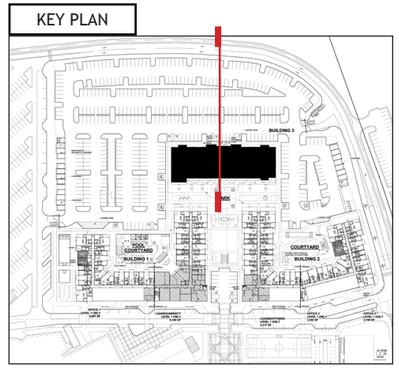
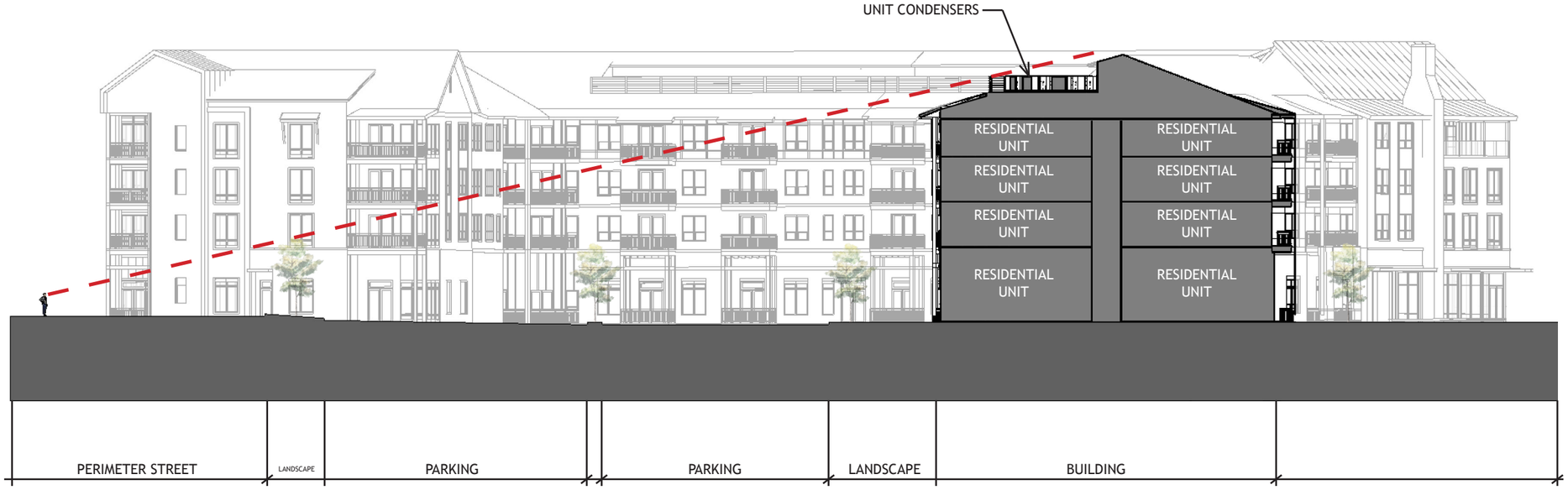


1 BUILDING 3 SIGHTLINE SECTION
SCALE: 1"=30'

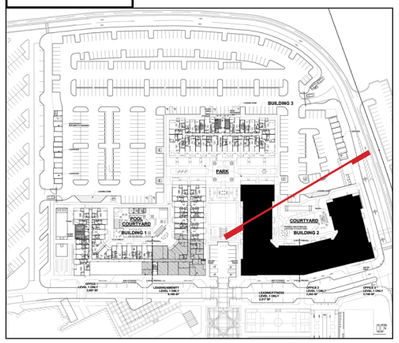
KEY PLAN





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

KEY PLAN



SP1-01

SIGHT LINE STUDY

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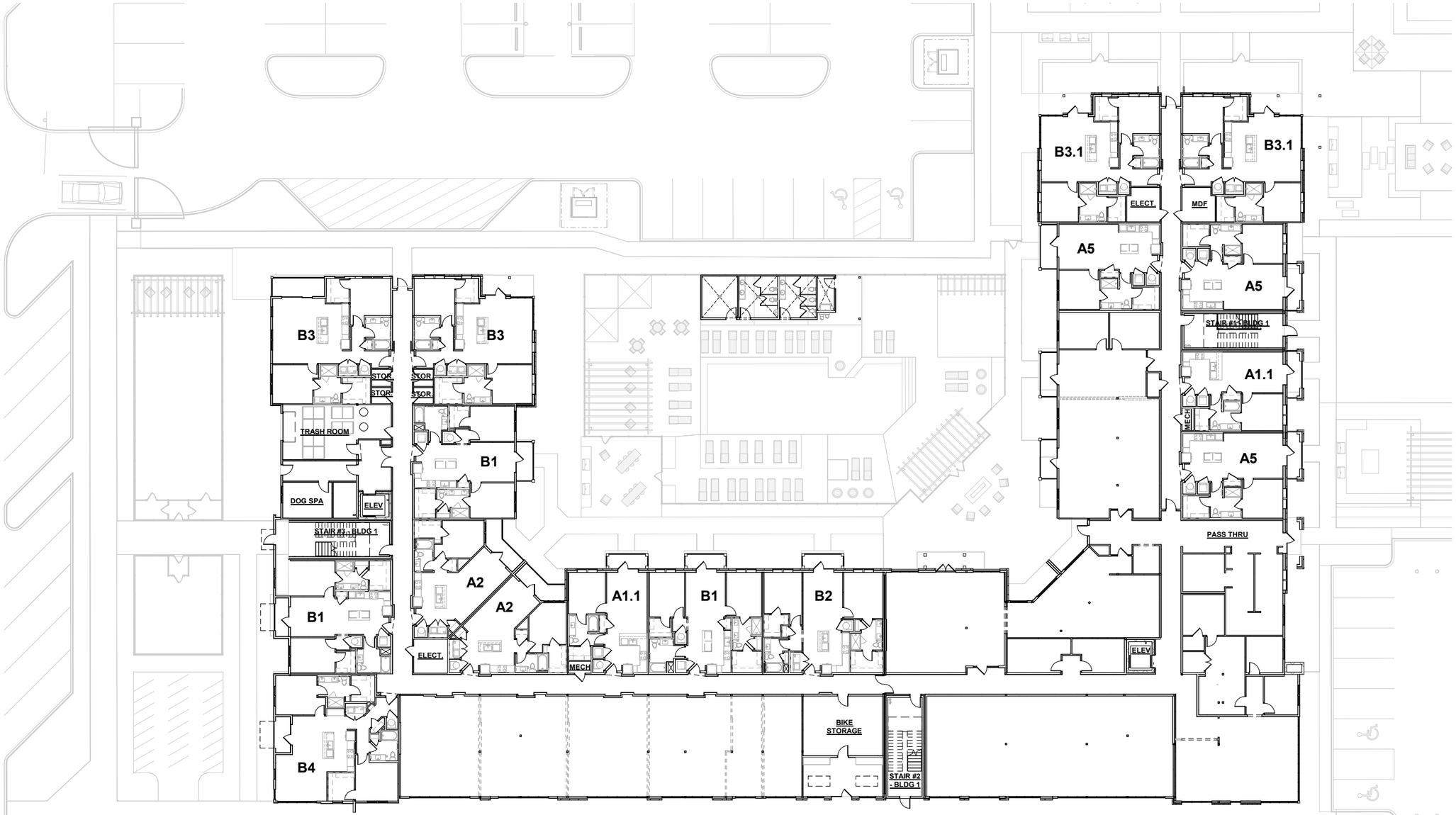

1 BLDG 1 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"

A1-10

BUILDING 1000 - LEVEL 1

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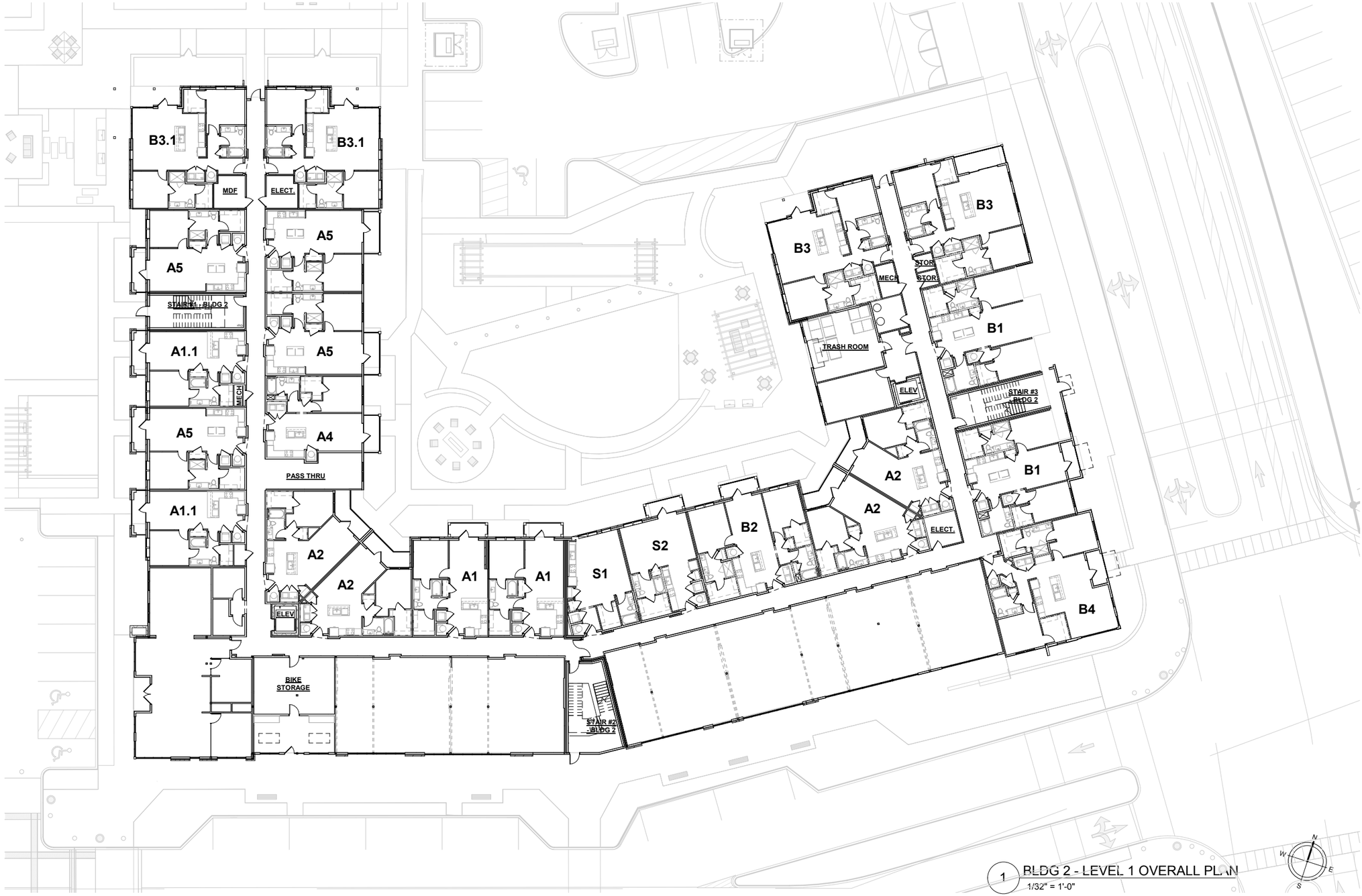

1 BLDG 2 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"

A1-20

BUILDING 2000 - LEVEL 1

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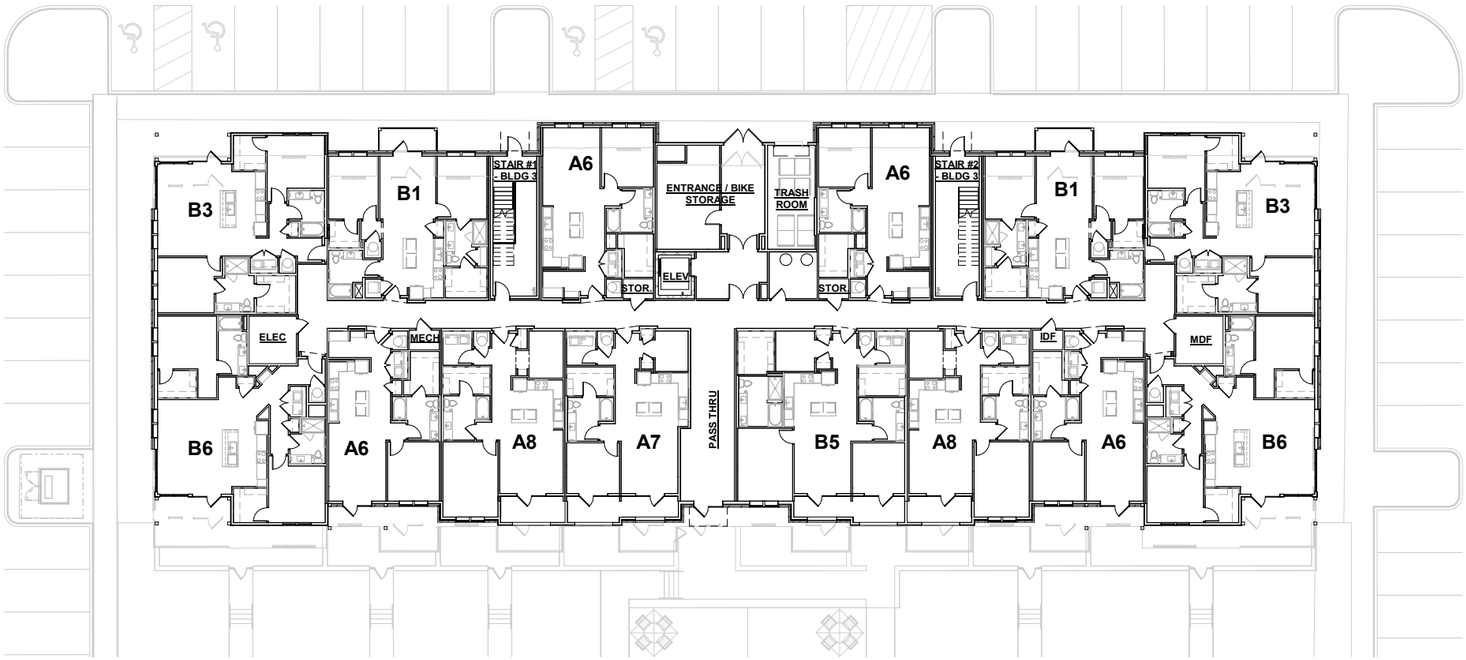

1 BLDG 3 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"

N W E S

A1-30

BUILDING 3000 - LEVEL 1

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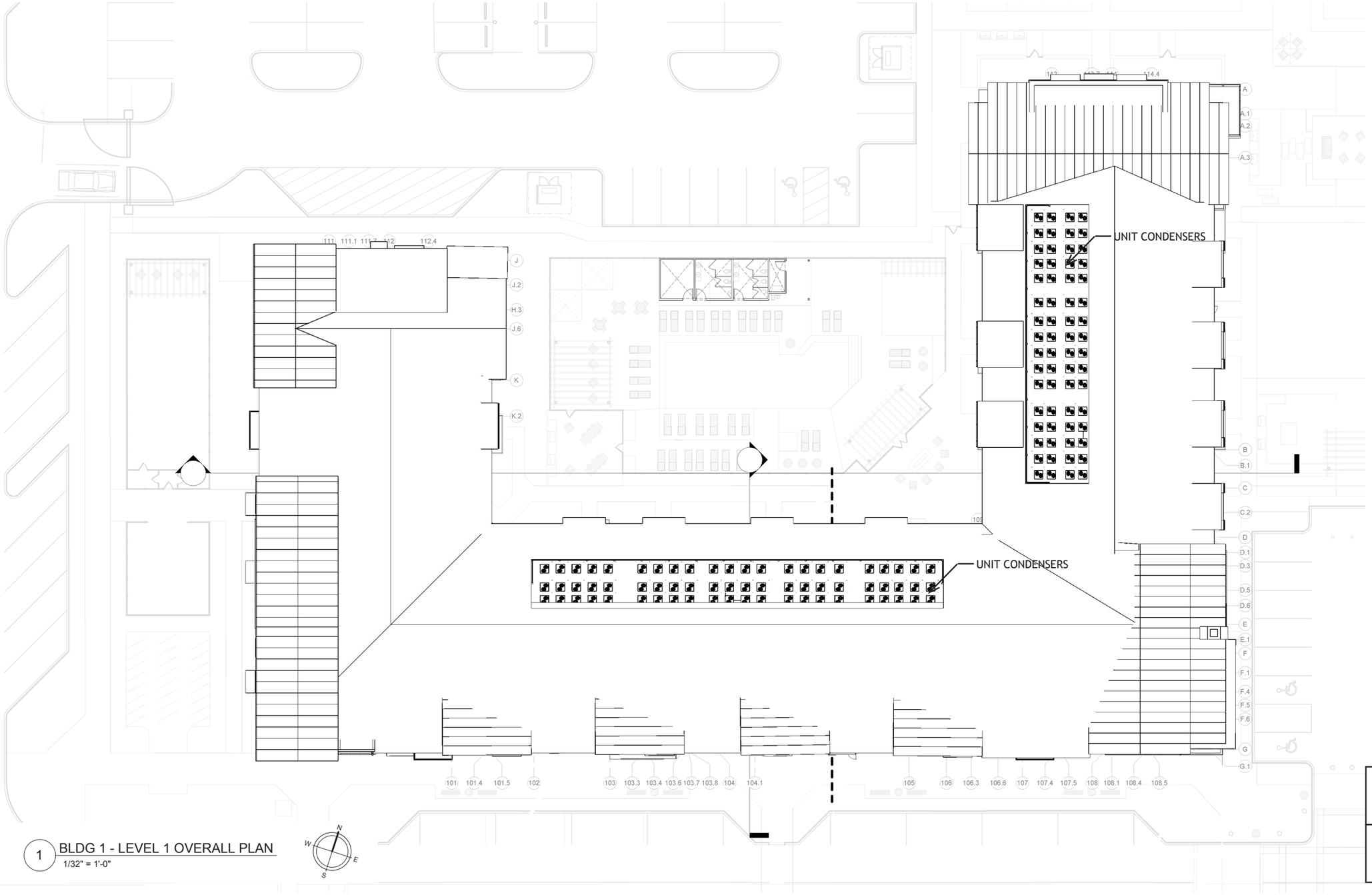

1 BLDG 1 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"

A2-10

BUILDING 1000 - ROOD

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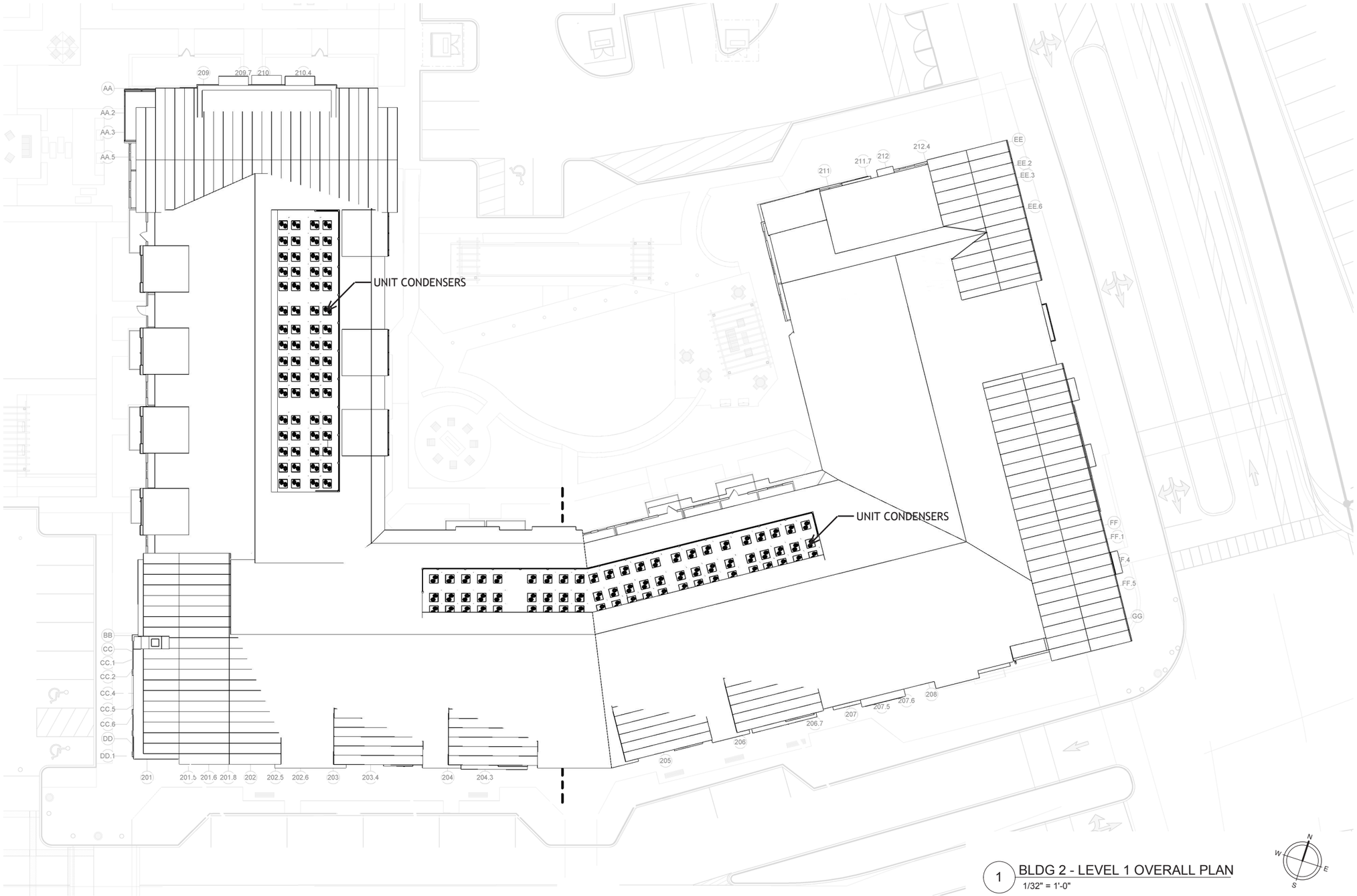

1 BLDG 2 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"

A2-20

BUILDING 2000 - ROOF

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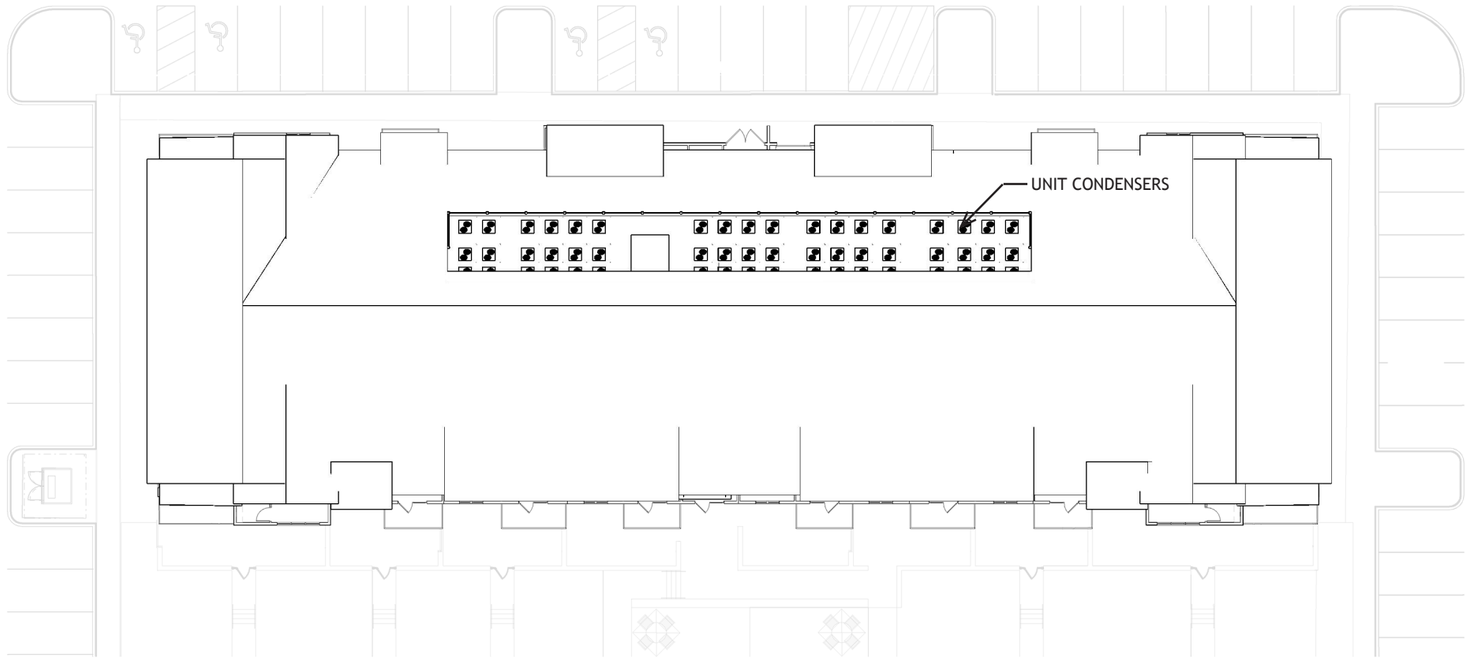

1 BLDG 3 - LEVEL 1 OVERALL PLAN
1/32" = 1'-0"

A2-30

BUILDING 3000 - ROOF

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DESIGN REVIEW BOARD PRESENTATION
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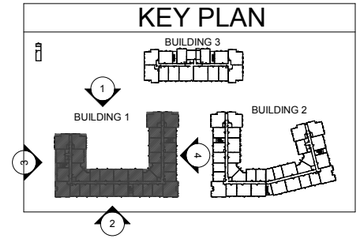
2 BLDG 1 - OVERALL SOUTH ELEVATION
1/16" = 1'-0"

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITOUS 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	CEMENTITOUS 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"

KEY PLAN



A4-10

BUILDING 1000 - ELEVATIONS

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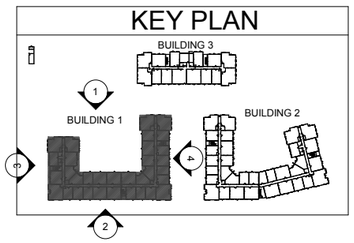
4 BLDG 1 - OVERALL EAST ELEVATION
1/16" = 1'-0"

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

ELEVATION NOTES

NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITOUS 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	CEMENTITOUS 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

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2 BLDG 2 - OVERALL SOUTH ELEVATION

1/16" = 1'-0"

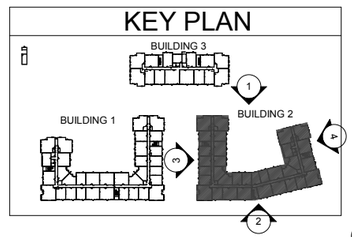
1 BLDG 2 - OVERALL NORTH ELEVATION

1/16" = 1'-0"

ELEVATION NOTES

NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITOUS 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	CEMENTITOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				

KEY PLAN



A4-20

BUILDING 2000 - ELEVATIONS

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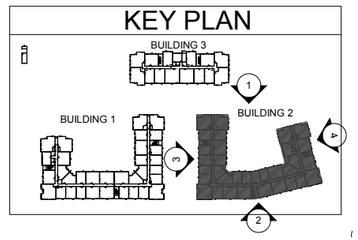
4 BLDG 2 - OVERALL EAST ELEVATION
1/16" = 1'-0"

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

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITOUS 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	CEMENTITOUS PANEL WITH REVEAL		VBB	VERTICAL BOARD AND BATTEN	
CRM	CORRUGATED METAL		WTL	WOOD TONE LAP SIDING	
DEC-B	DECORATIVE BRACKETS				

KEY PLAN



A4-21

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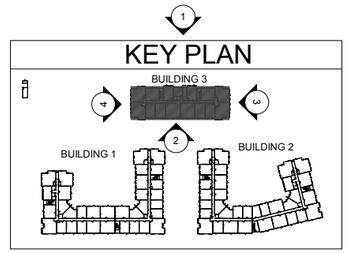
2 BLDG 3 - OVERALL SOUTH ELEVATION
1/16" = 1'-0"

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

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITOUS 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	CEMENTITOUS 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

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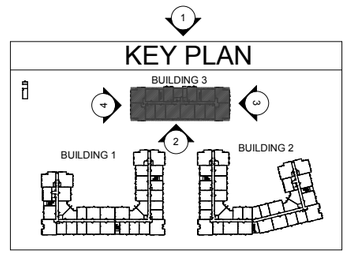
4 BLDG 3 - OVERALL WEST ELEVATION

1/16" = 1'-0"

3 BLDG 3 - OVERALL EAST ELEVATION

1/16" = 1'-0"

ELEVATION NOTES					
NO.	MATERIAL DESCRIPTION	NOTES	NO.	MATERIAL DESCRIPTION	NOTES
ALP	METAL GUARDRAIL		LAP	CEMENTITOUS 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	CEMENTITOUS 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

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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

ALPHARETTA, GA

Kimley»Horn

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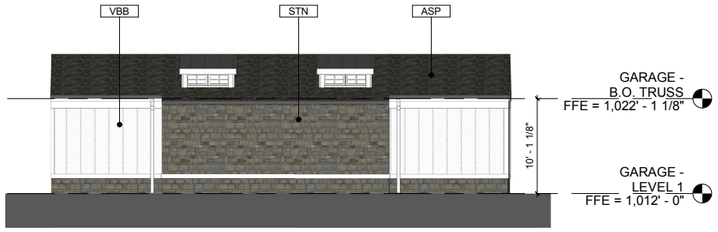
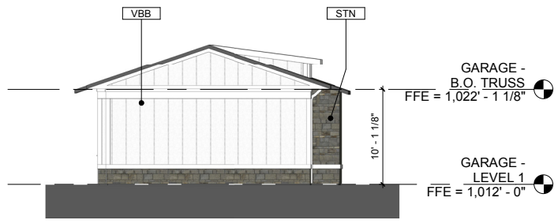
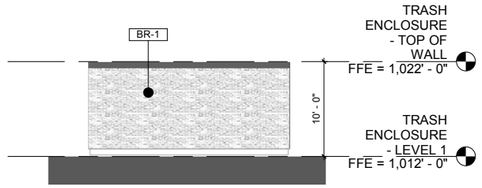
1 8 CAR GARAGE BACK ELEVATION



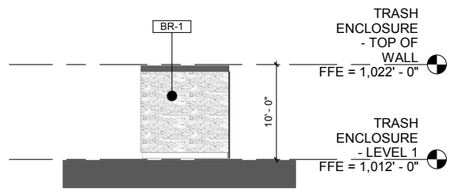
2 4 CAR GARAGE BACK ELEVATION



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	CEMENTITOUS 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	CEMENTITOUS 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

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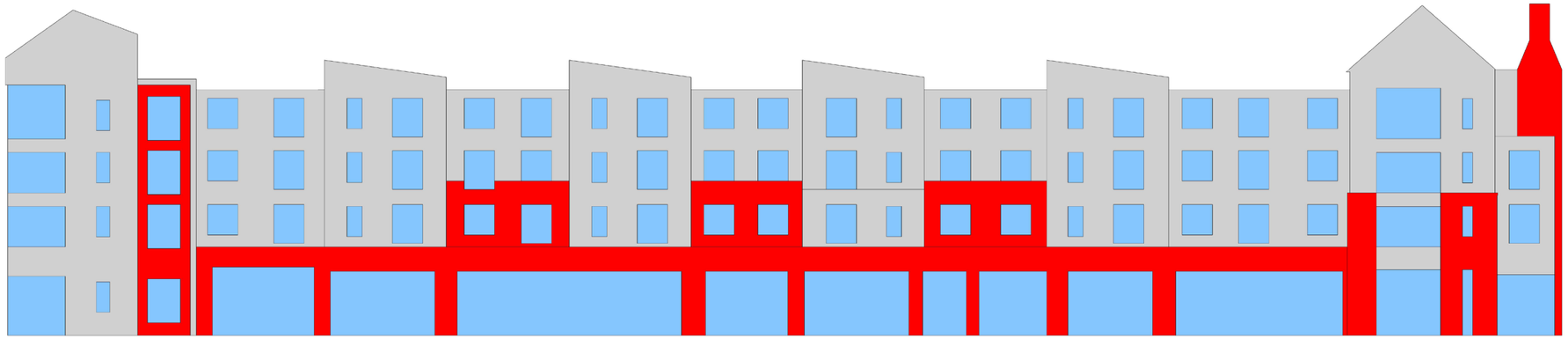
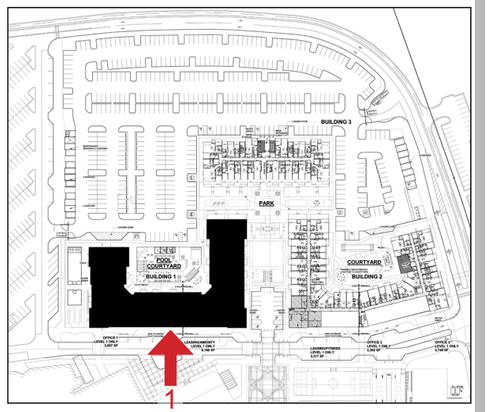
1 BUILDING 1 ELEVATION





BRICK CALCULATIONS

OVERALL ELEVATION SF
-10040 SF

OVERALL MASONRY SF
-3163 SF

PERCENTAGE OF MASONRY
-31%

MASONRY

BD-11

BRICK DIAGRAM
BUILDING 1000

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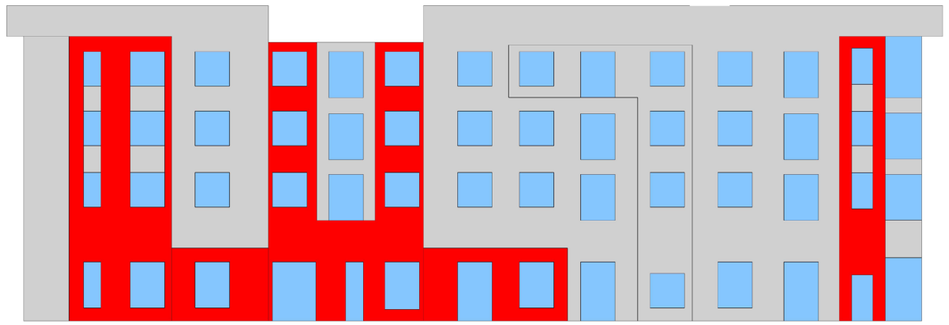
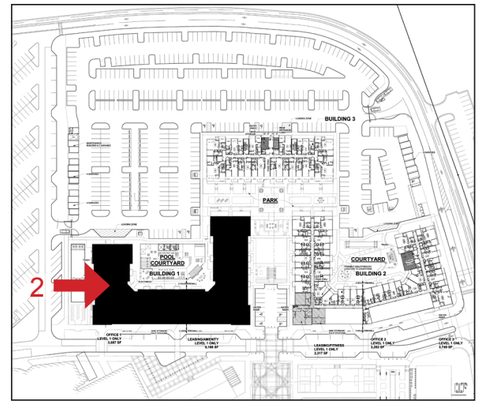
2 BUILDING 1 ELEVATION





BRICK CALCULATIONS

OVERALL ELEVATION SF
-6138 SF

OVERALL MASONRY SF
-1822 SF

PERCENTAGE OF MASONRY
-30%

30% MASONRY

BD-12

BRICK DIAGRAM
BUILDING 1000

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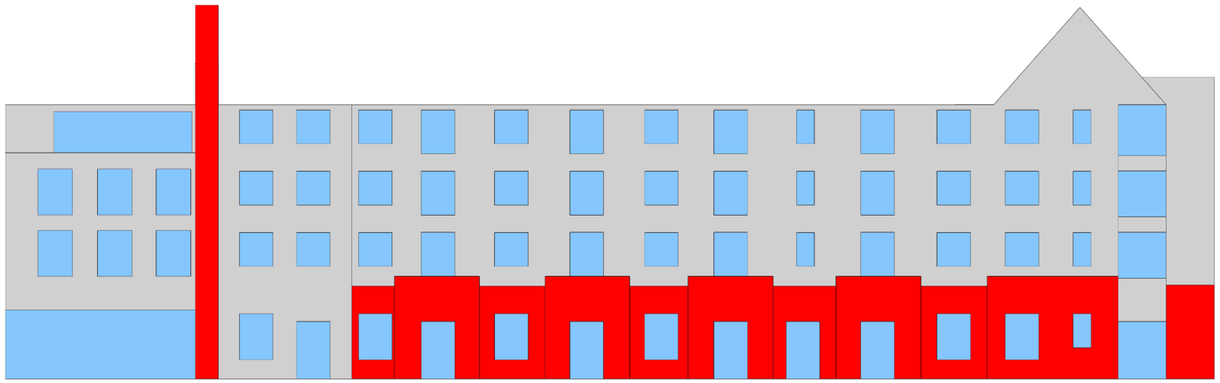
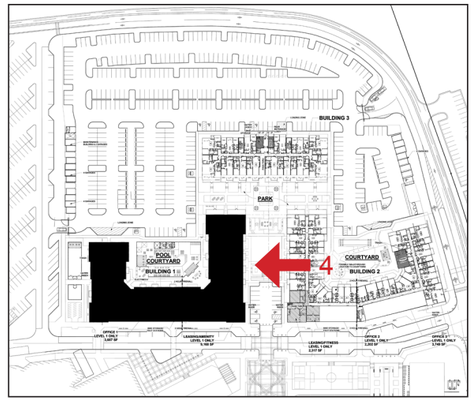
4 BUILDING 1 ELEVATION





BRICK CALCULATIONS

OVERALL ELEVATION SF
-7235 SF

OVERALL MASONRY SF
-2146 SF

PERCENTAGE OF MASONRY
-30%

30% MANSONRY

BD-13

BRICK DIAGRAM
BUILDING 1000

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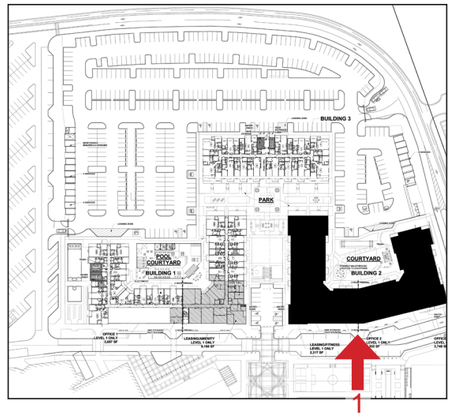
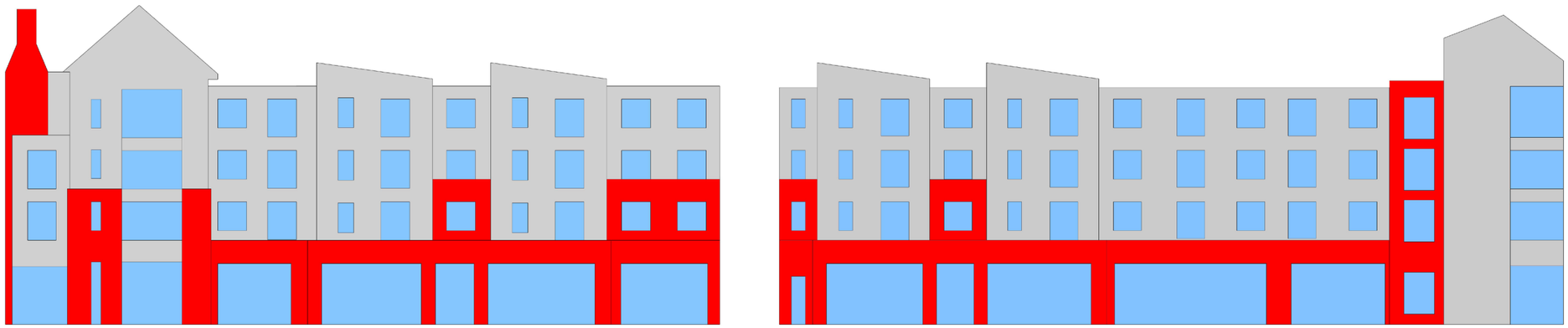


1 BUILDING 2 ELEVATION



BRICK CALCULATIONS

OVERALL ELEVATION SF
-10665 SF

OVERALL MASONRY SF
-3330 SF

PERCENTAGE OF MASONRY
-31%

30% MASONRY

BD-21

BRICK DIAGRAM
BUILDING 2000

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NORTH POINT MALL
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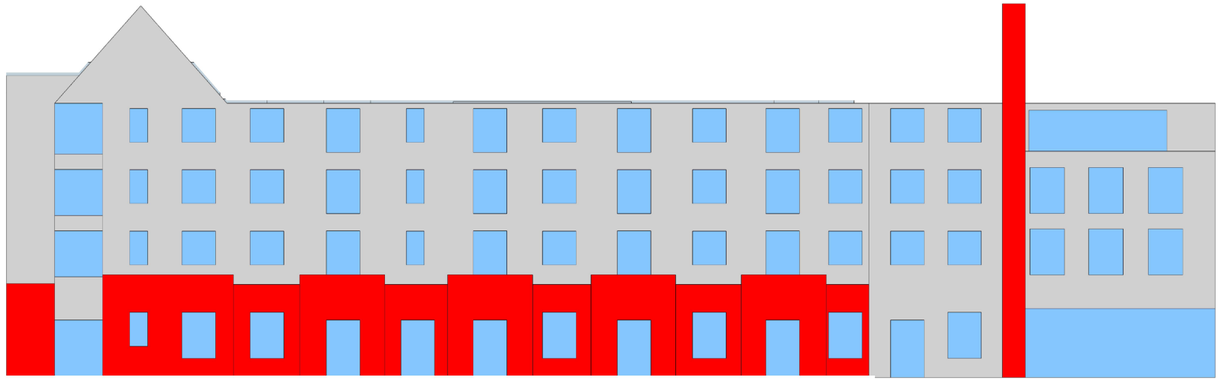
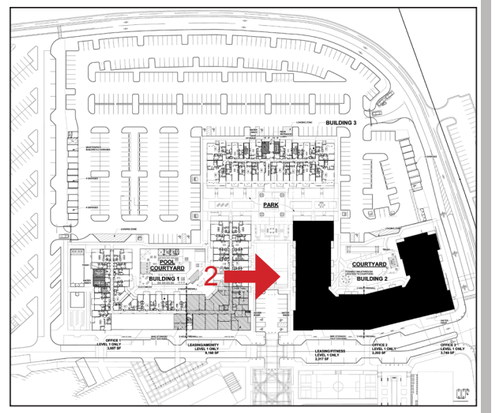
2 BUILDING 2 ELEVATION





BRICK CALCULATIONS

OVERALL ELEVATION SF
-7235 SF

OVERALL MASONRY SF
-2146 SF

PERCENTAGE OF MASONRY
-30%

30% MANSONRY

BD-22

BRICK DIAGRAM
BUILDING 2000

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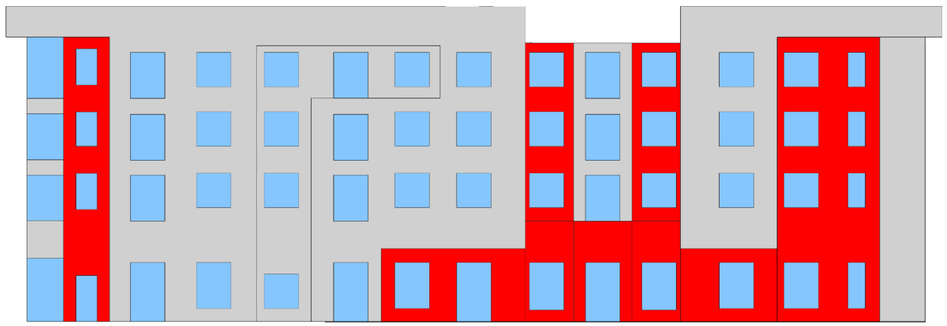
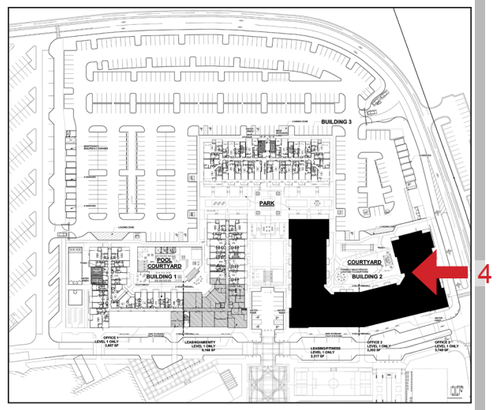
3 BUILDING 2 ELEVATION





BRICK CALCULATIONS

OVERALL ELEVATION SF
-6138 SF

OVERALL MASONRY SF
-1822 SF

PERCENTAGE OF MASONRY
-30%

30% MASONRY

BD-23

BRICK DIAGRAM
BUILDING 2000

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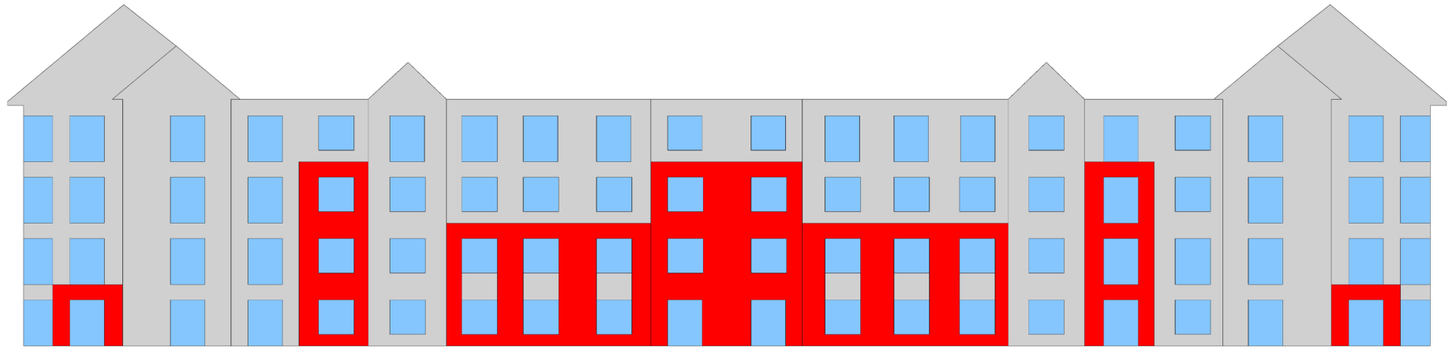
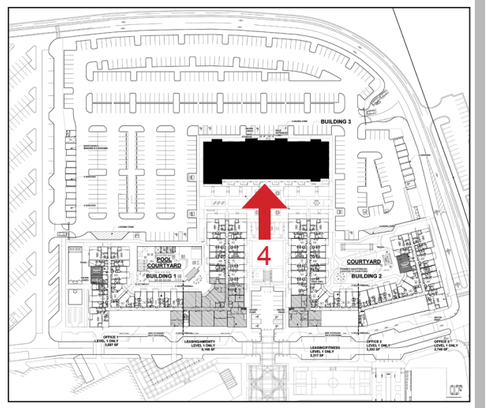
1 BUILDING 3 ELEVATION





BRICK CALCULATIONS

OVERALL ELEVATION SF
-7874 SF

OVERALL MASONRY SF
-2362 SF

PERCENTAGE OF MASONRY
-30%

30% MASONRY

BD-31

BRICK DIAGRAM
BUILDING 3000

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PERSP -01

BUILDING 1000 - PERSPECTIVE

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PERSP -02

BUILDING 2000 - PERSPECTIVE

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DESIGN REVIEW BOARD PRESENTATION

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PERSP -03

BUILDING 2000/3000
PERSPECTIVE

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1 PERSPECTIVE

PERSP -04

BUILDING 2000 - CORNER PERSPECTIVE

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PERSP -05

BUILDING 2000/3000
PERSPECTIVE

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PERSP -06

BUILDING 3000 - PERSPECTIVE

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DESIGN REVIEW BOARD PRESENTATION

NORTH POINT MALL

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NORTH POINT
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CONCEPTUAL DESIGN
PRESENTATION

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OVERALL SITE PLAN

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SITE PLAN

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CONCEPTUAL DESIGN PRESENTATION

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ENLARGED DETAIL PLAN 1

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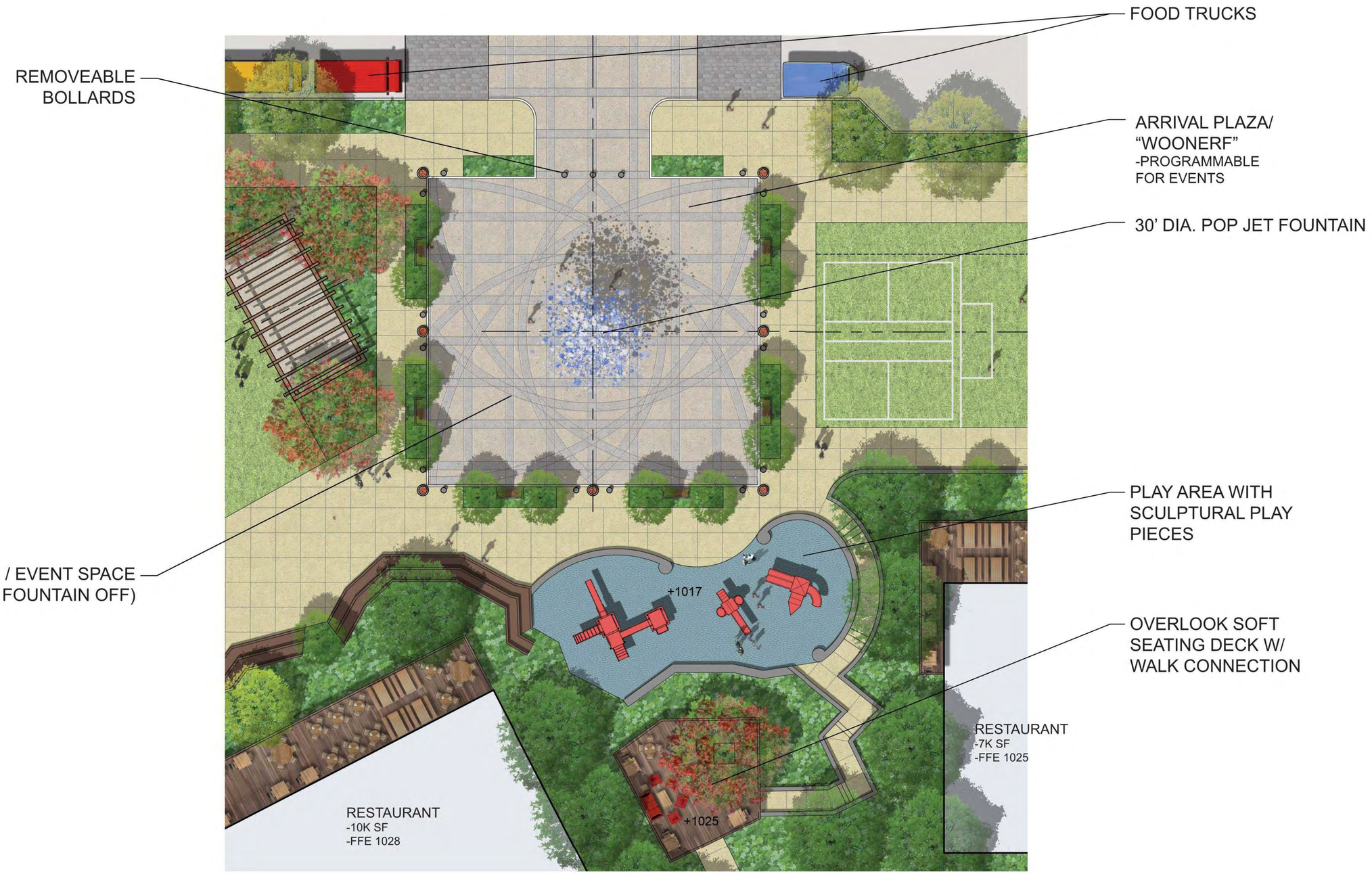

ENLARGED DETAIL PLAN 2

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FUNCTION / SPORTS PLAY LAWN
-50'X150'
-FFE 1015

BOCCE GARDEN

EVERGREEN SHRUBS TO SCREEN SERVICE COURT

ENLARGED DETAIL PLAN 3

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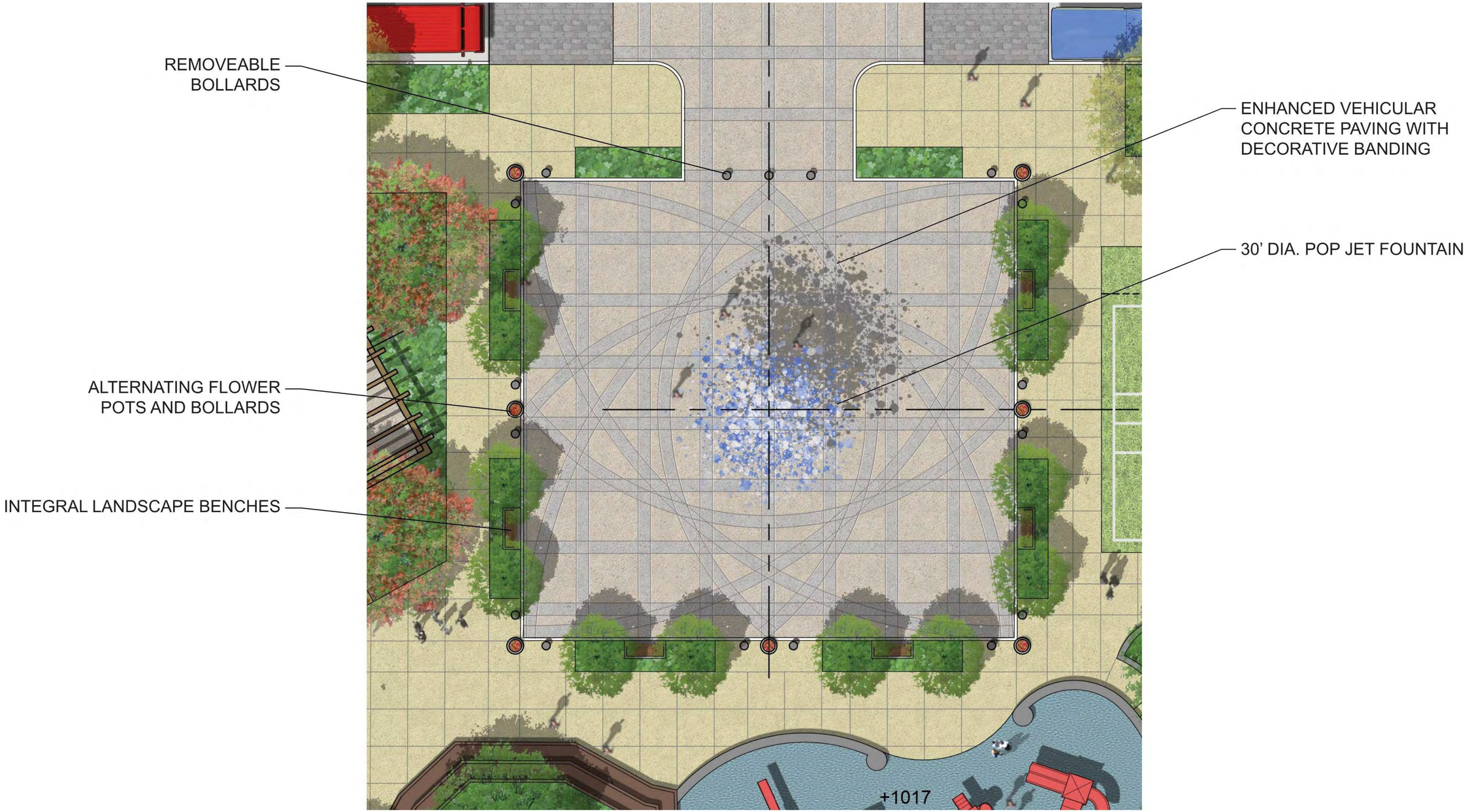

ENLARGED DETAIL PLAN 4

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CONCEPTUAL DESIGN PRESENTATION
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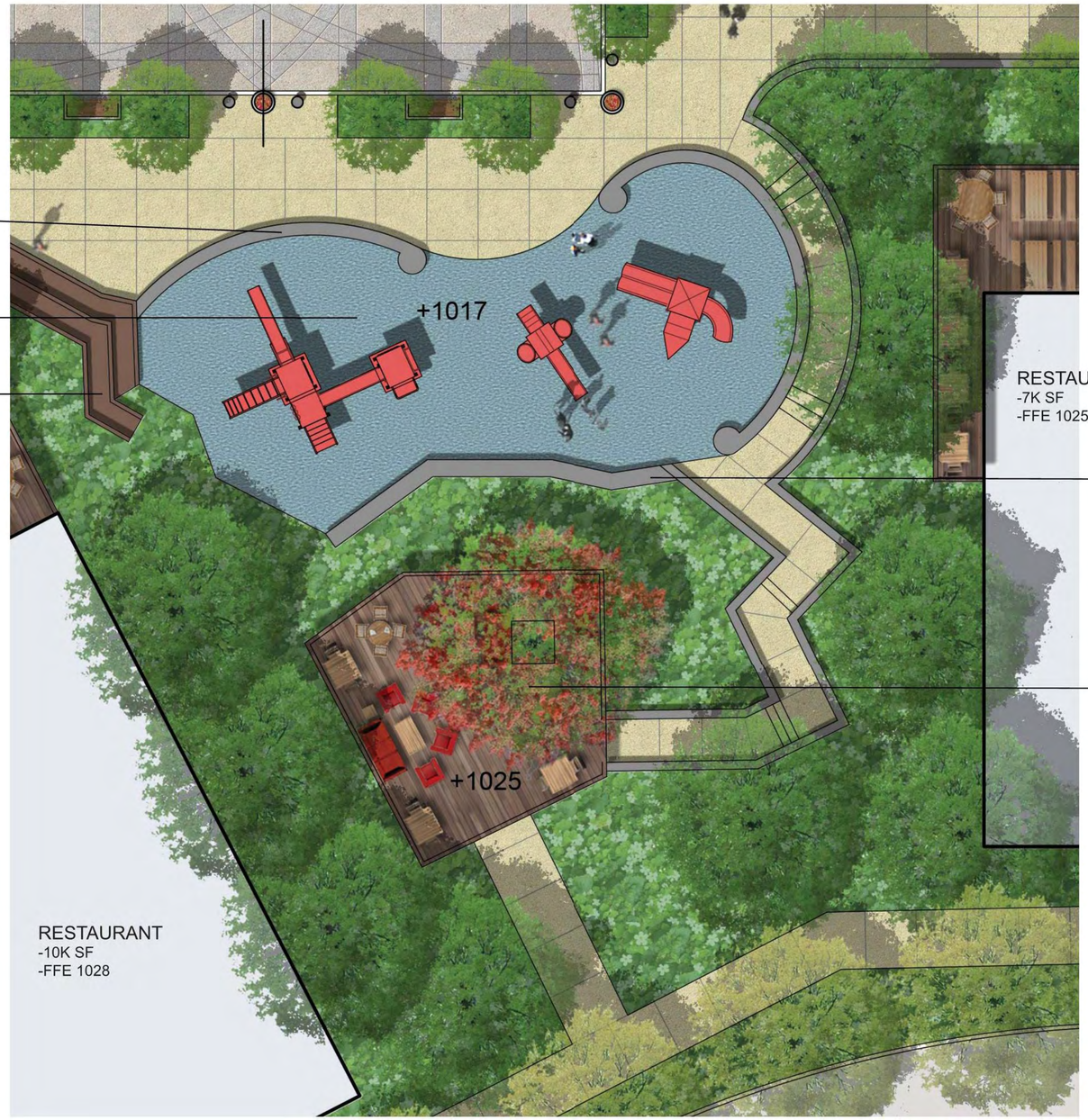

ENLARGED DETAIL PLAN 5

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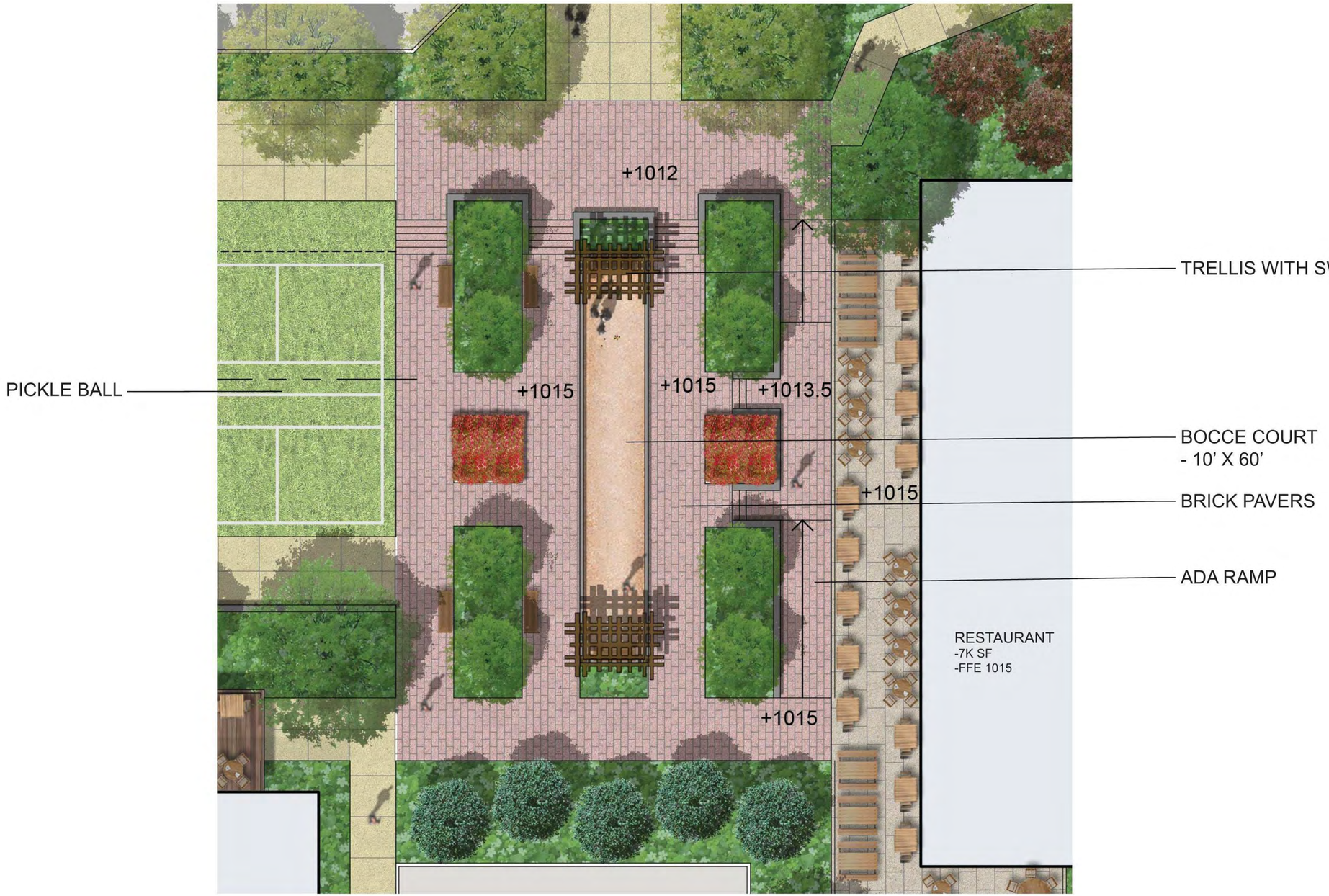

ENLARGED DETAIL PLAN 6

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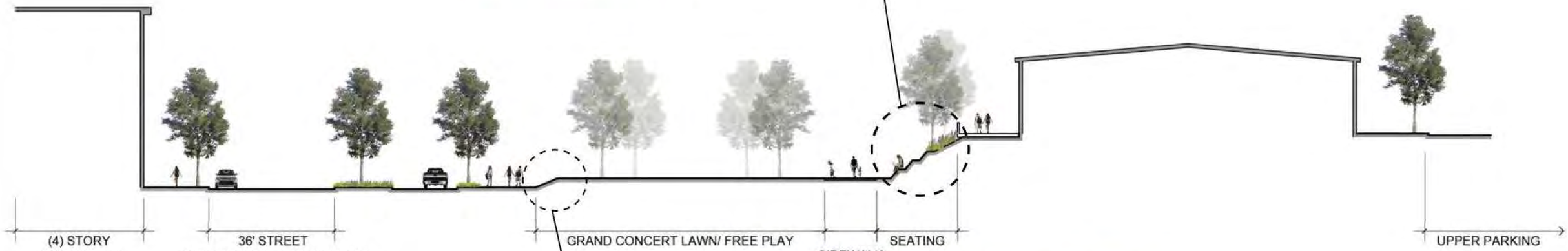
ENLARGEMENT B



ENLARGEMENT A

SITE SECTION

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CONCEPTUAL DESIGN PRESENTATION
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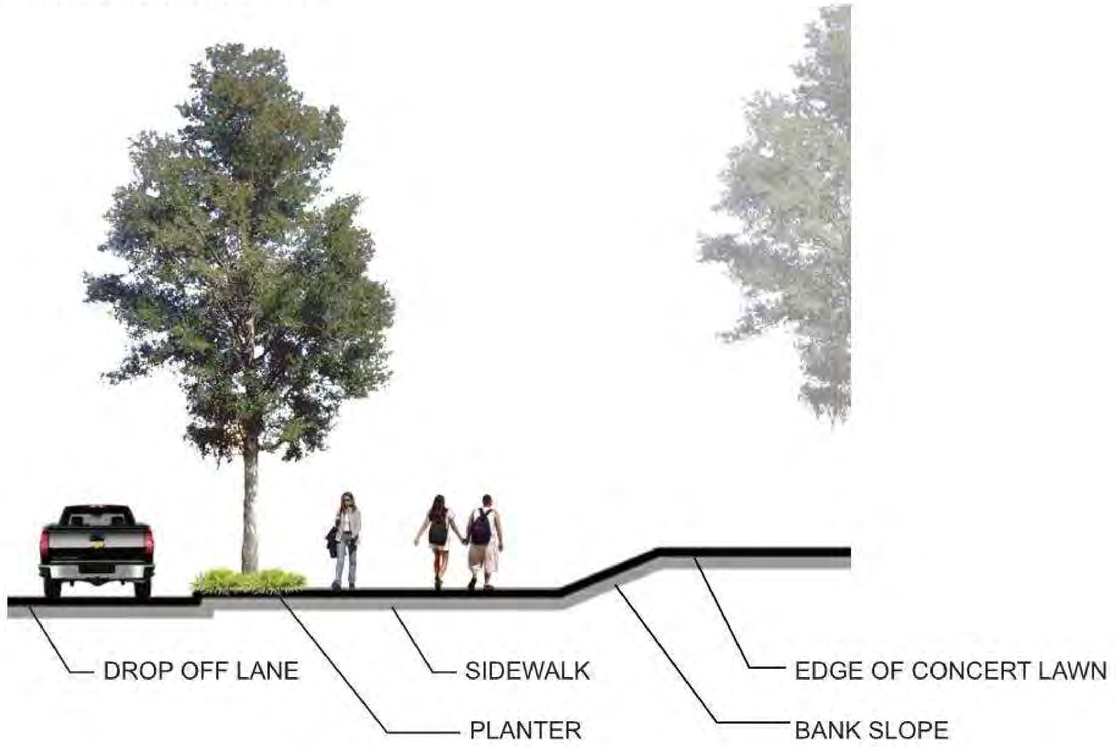
ENLARGEMENT A



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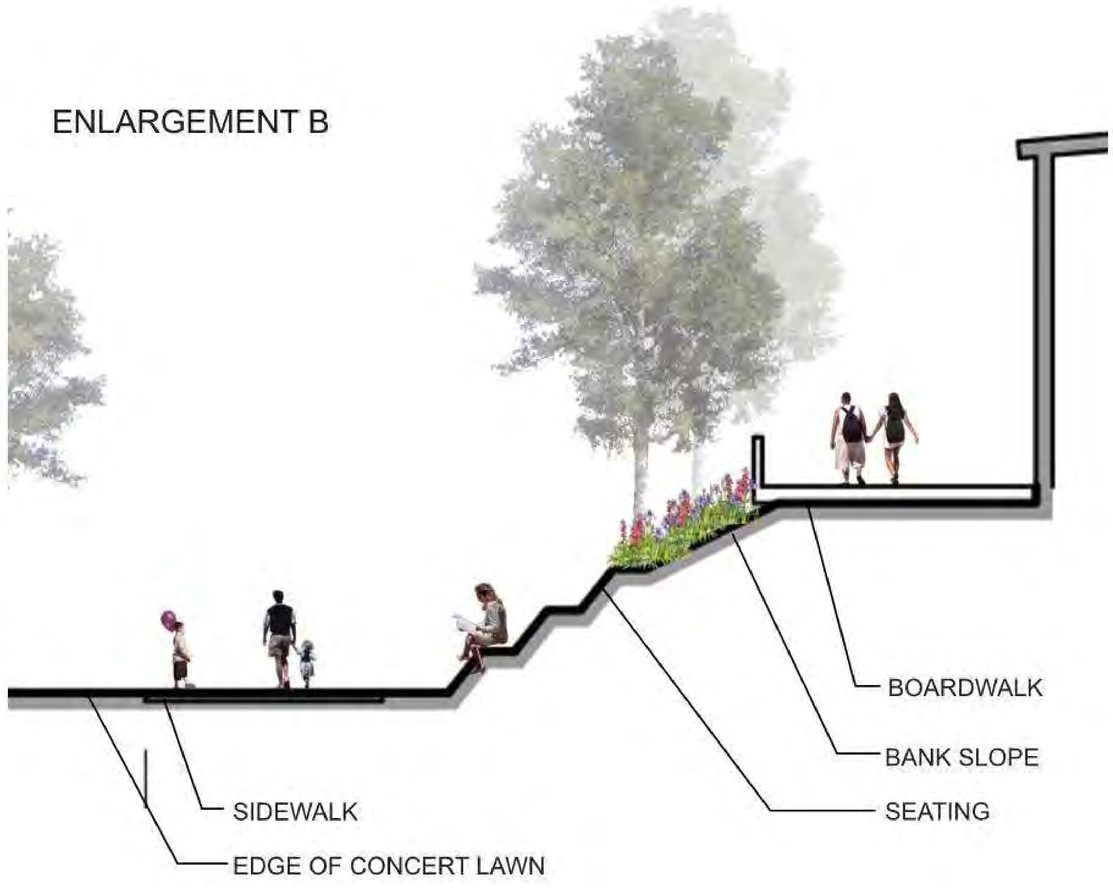

ENLARGED SECTIONS

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NORTH POINT
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RENDERING - VIEW 1

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RENDERING - VIEW 2

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RENDERING - VIEW 3

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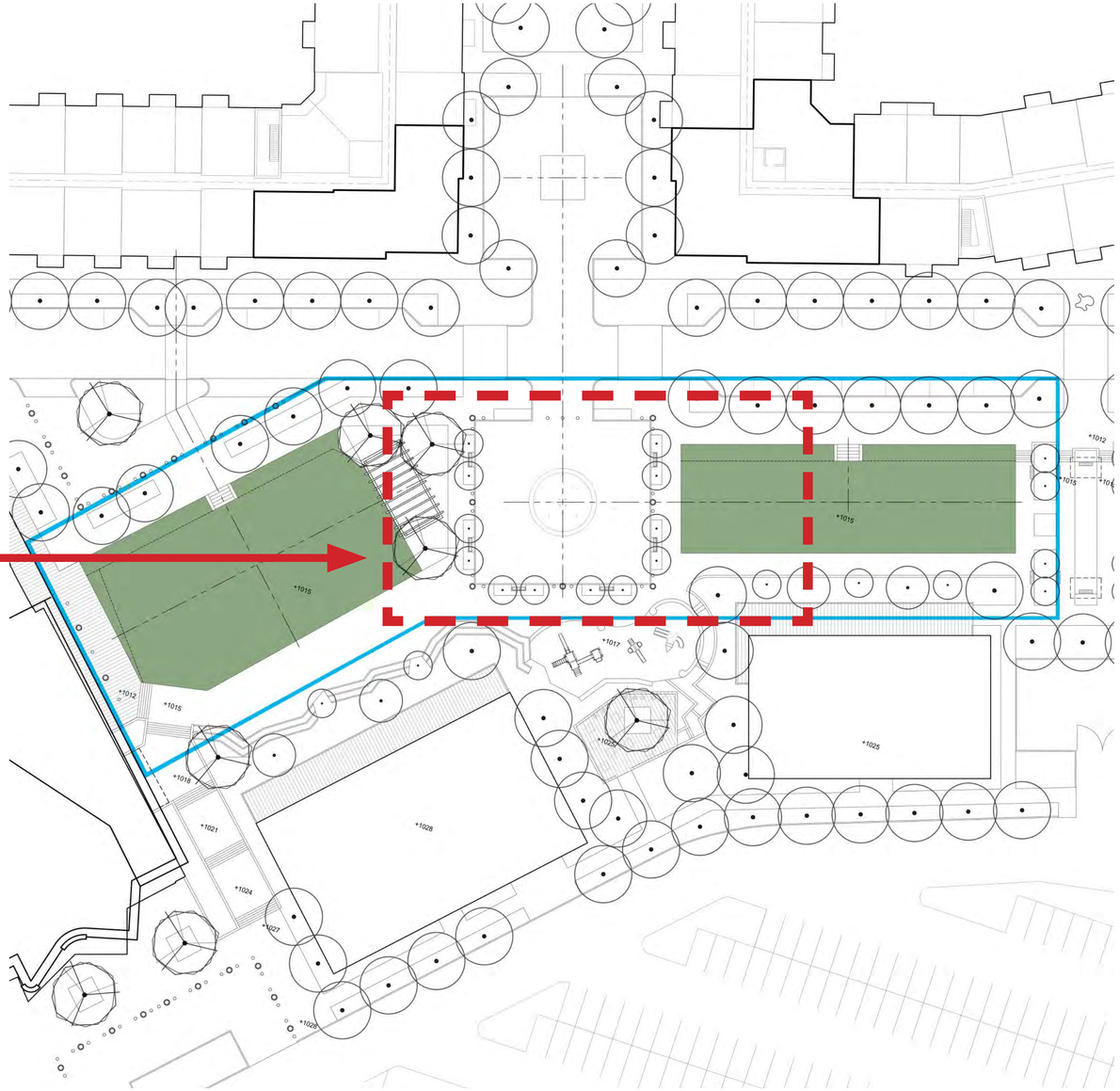
AVALON - OPEN AREA

PROPOSED NORTH POINT - OPEN AREA



OPEN SPACE DIAGRAMS

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Properties

CONCEPTUAL DESIGN PRESENTATION
NORTH POINT
ALPHARETTA, GA

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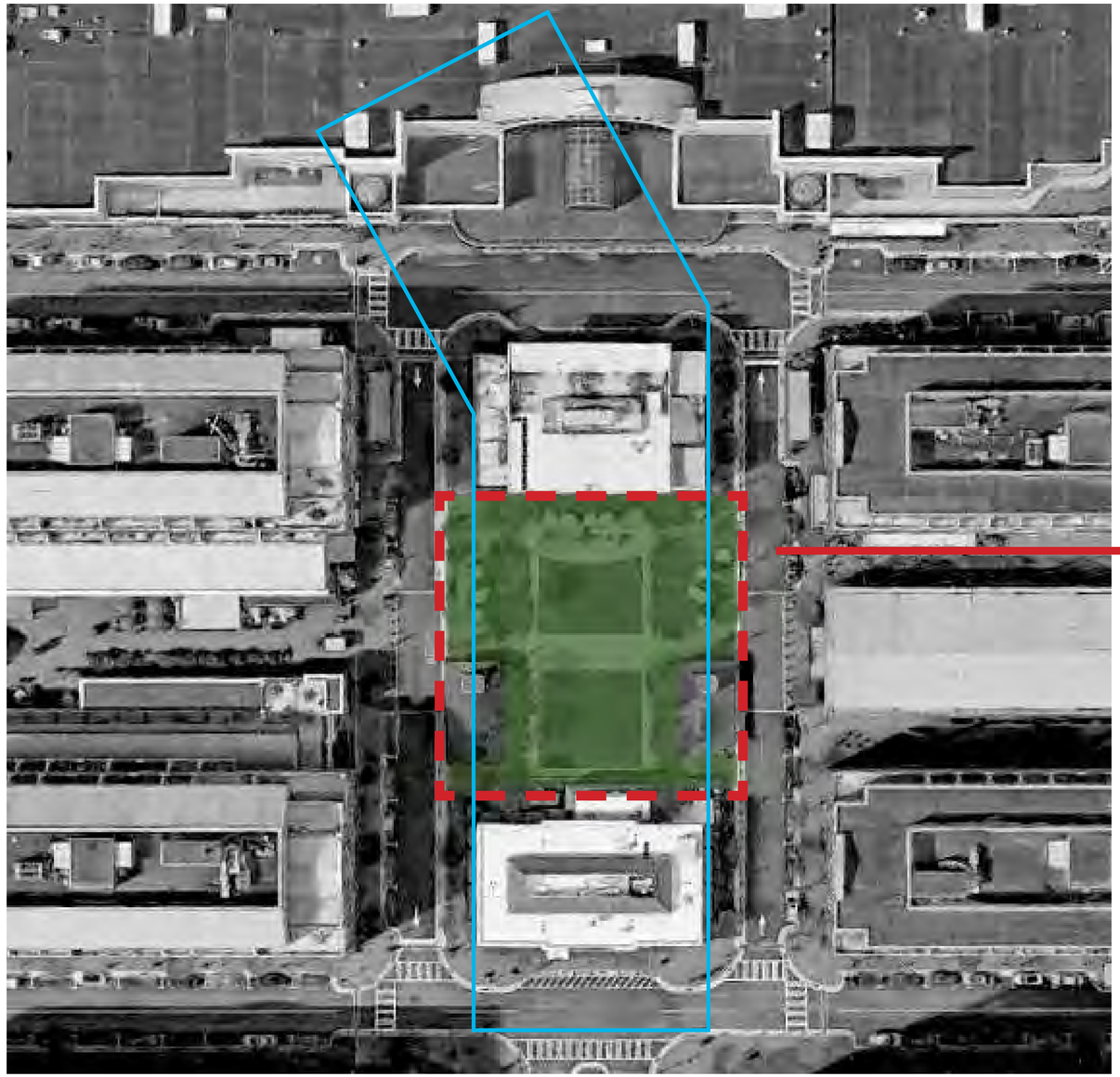
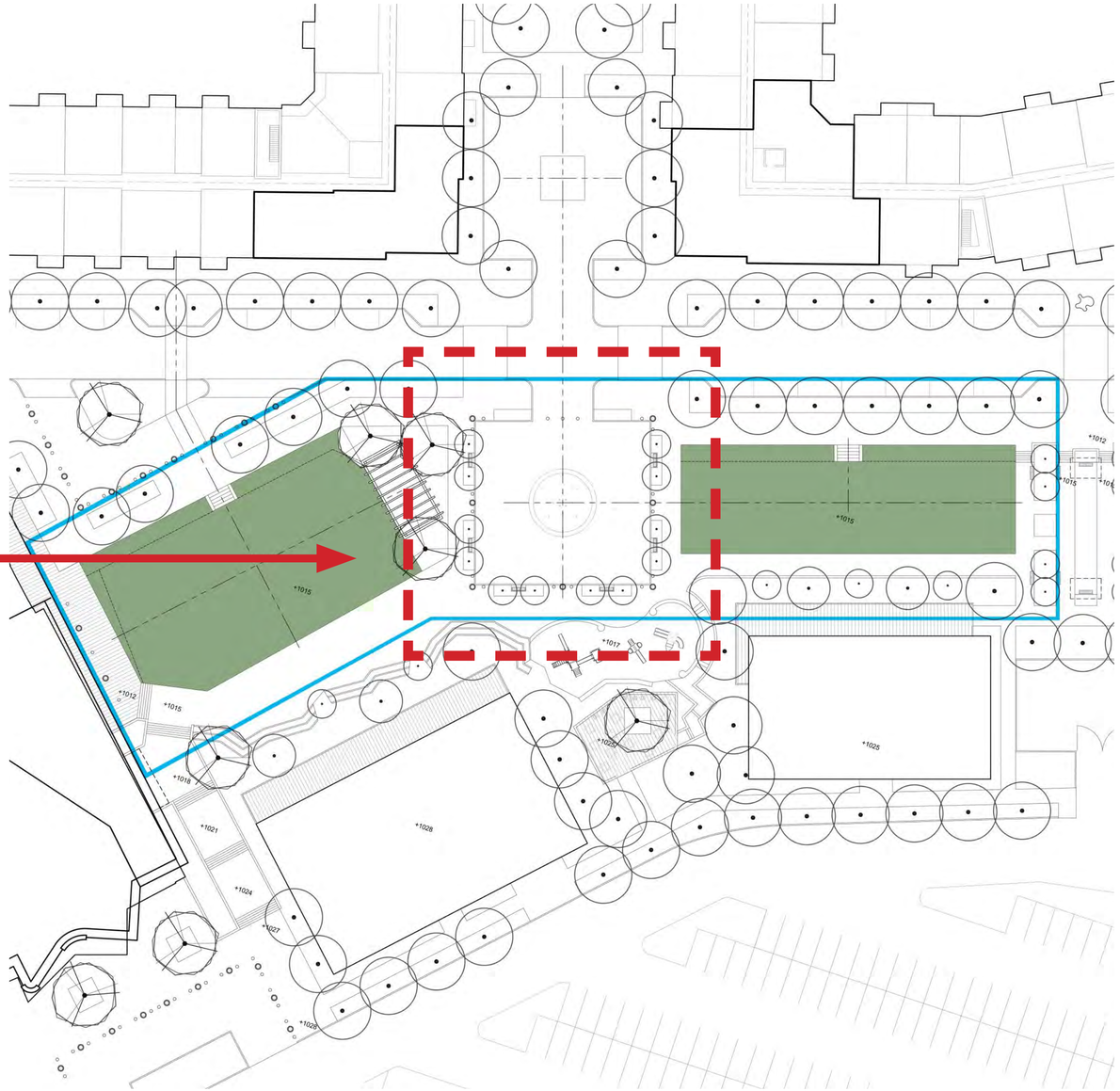
ATLANTIC STATION - OPEN AREA



PROPOSED NORTH POINT - OPEN AREA



OPEN SPACE DIAGRAMS

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CONCEPTUAL DESIGN PRESENTATION
NORTH POINT
ALPHARETTA, GA

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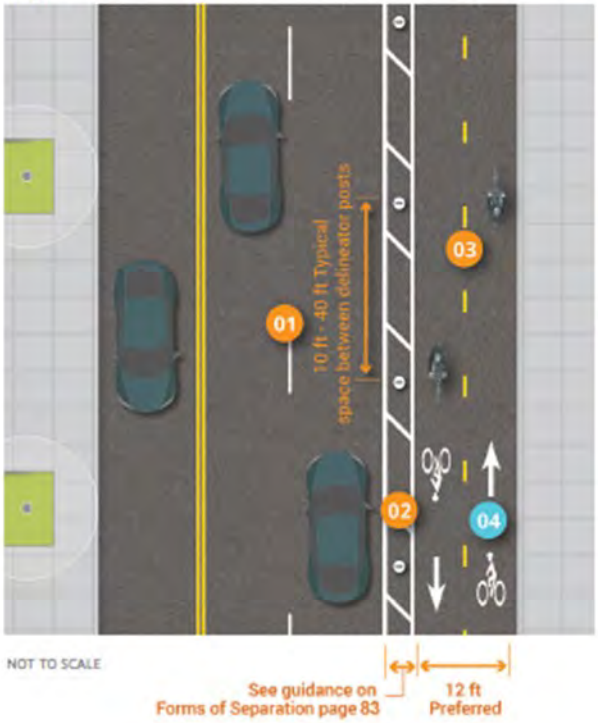
EXHIBIT D

Figure 12



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

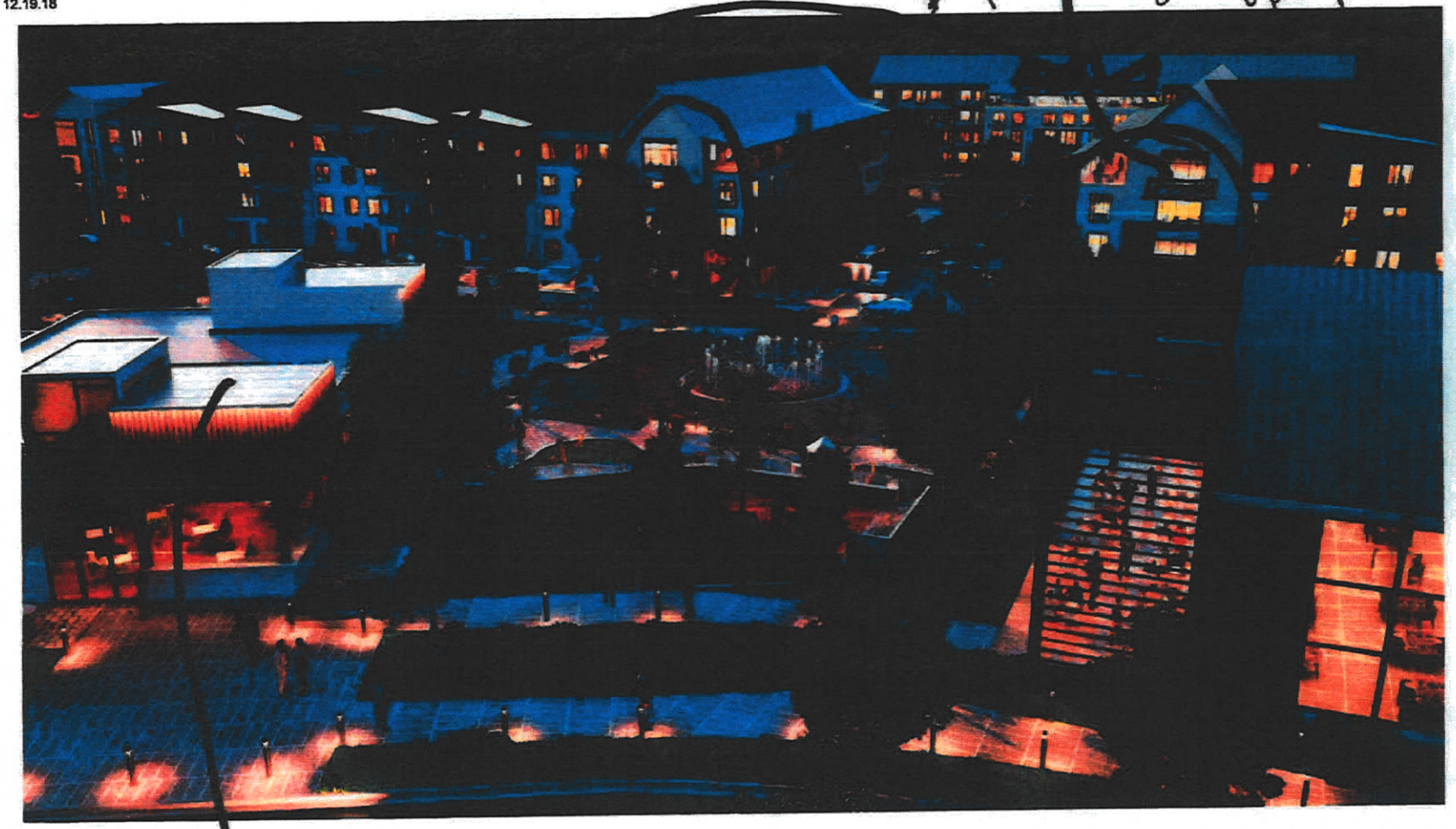
Exhibit H

Decorative middle or add

Add some stone to make corners more pronounced.

Balconys or wrap porch

12.19.18



RENDERING - VIEW 2

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CONCEPTUAL DESIGN PRESENTATION
NORTH POINT
ALPHARETTA, GA

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Kinetic sculpture

EXHIBIT

B

3 HOUR LIMIT
PARKING
ALL STREET PARKING
TRAFFIC ENFORCEMENT
POLICE
ALPHARETTA
01.28.2019

2109
01.28.2019

2109
01.28.2019

2107
2105
01.28.2019

2103
01.28.2019

2103
2101
01.28.2019

2101
01.28.2019

01.28.2019