



DESIGN REVIEW BOARD APRIL 17, 2020

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

I. WORKSHOP

II. CALL TO ORDER

1. Join Zoom Meeting

<https://zoom.us/j/719654781?pwd=MnpBd1NnampGZ1JlaHRmUml0RlVZZz09>

Meeting ID: 719 654 781

Password: 04172020

One tap mobile

+16465588656,,719654781# US (New York)

+13126266799,,719654781# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 719 654 781

Find your local number: <https://zoom.us/u/adl5gfsyf3>

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. Dunkin Donuts
2. Chick fil A 6085 North Point pkwy
signage and photometrics
3. DRB 200013 AC Marriott Northwinds 2000 Summit Place
new construction

VIII. ADJOURNMENT



DRB Virtual Meeting Procedures

BOARD PROCESS

- The Board Chair will oversee the meeting and provide these procedures as part of the call to order.
- Due to ongoing efforts to encourage " Social Distancing", this meeting will be conducted virtually Via the Zoom video conferencing platform.
- The Zoom video conferencing link will be provided at the top of meeting agenda, which will be posted to the City website the week prior to the meeting as is standard practice.
- Bret Schroeder, Zoning Enforcement Manager will run the meeting as the Meeting Monitor
- During the Meeting, all Applicants & Members of the Public should turn their video off
- The Meeting Monitor will allow Board Members, Applicants and Members of the Public access into the meeting from the "Waiting Room"
- Attendees should press the hand raising button when they wish to speak and the Meeting Monitor will call on them one by one.
- Motions by The Board must be clear and concise.
- Once a Motion has been made and seconded, the Chair will announce who made and seconded the motion. He will then name and call on each Board Member for a vote.
- This meeting will be conducted in accordance with adopted rules and procedures, according to the City Code.
- Once the public hearing for a specific case is complete, the case will be closed and the next agenda item will be taken up, similar to the procedure for a regular in-person meeting.

APPLICANT PROCESS

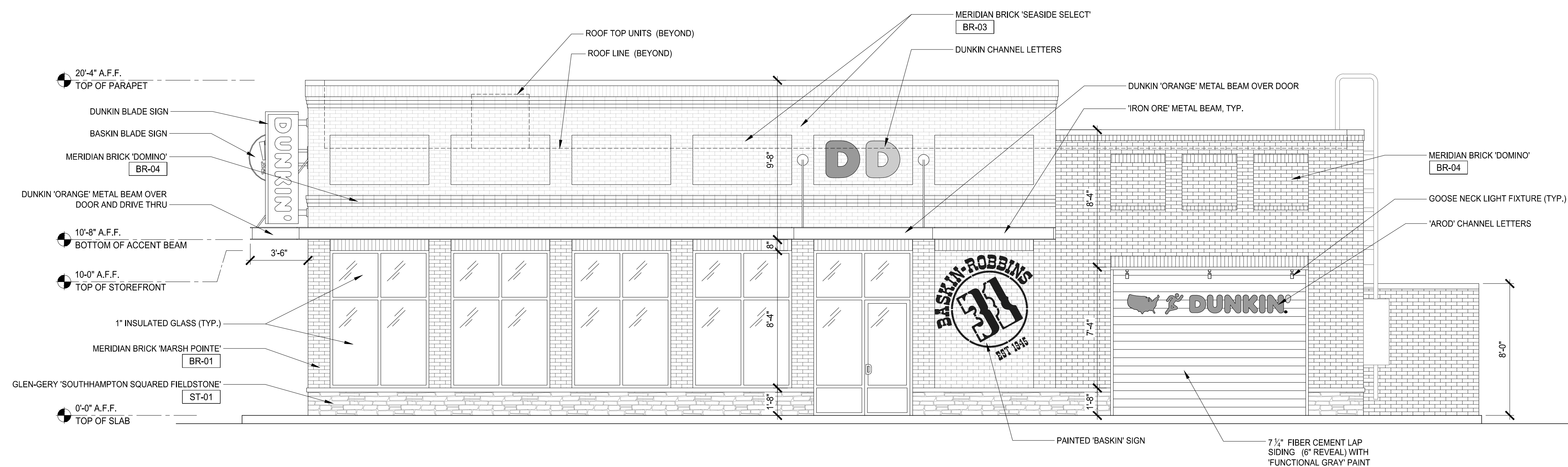
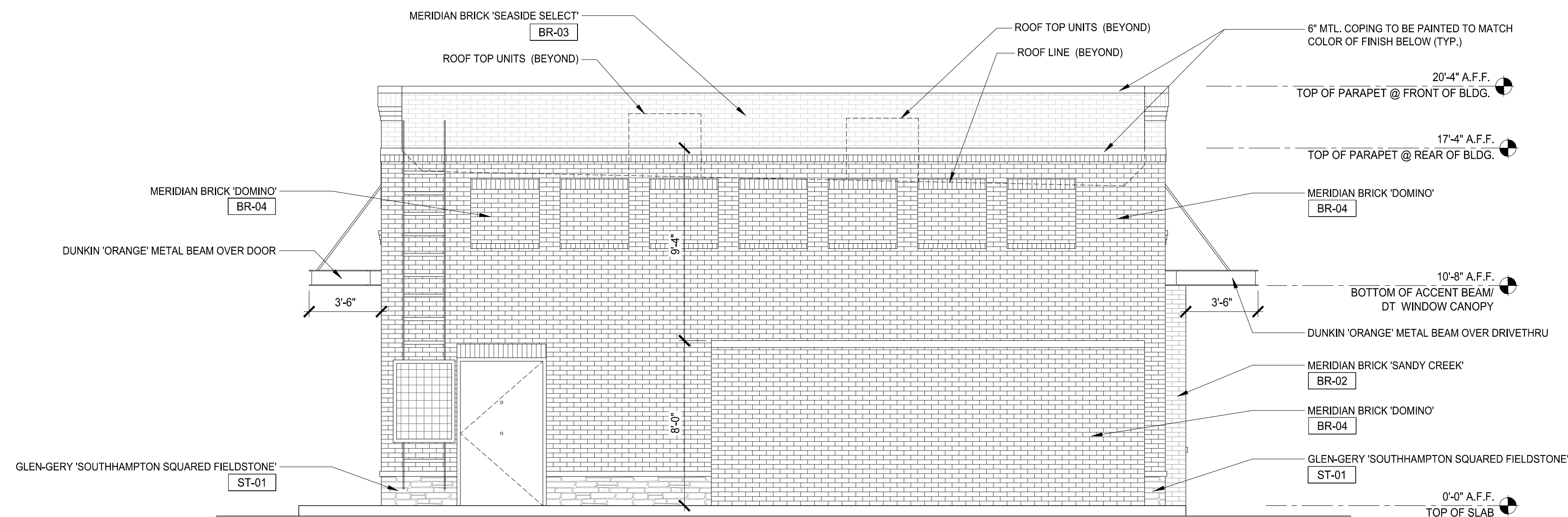
- The applicant will designate speakers ahead of the meeting to provide its presentation to the board.
- The applicant will be identified by case number and name and will only be permitted to present during its specific case.
- The length of the applicant presentation is at the Chairman's discretion. It is recommended the applicant presentation be limited to 15 minutes not including discussion by the Board.

PUBLIC COMMENT PROCESS

- Members of the public are invited and encouraged to participate in the virtual meeting but are reminded to conduct themselves with the same professionalism and demeanor as the board with each member of the public limited to a maximum of 3 minutes of comment per case.
- Members of the public wishing to speak, option above, will need to "raise their hand" in the Zoom chat tool to be acknowledged by the Meeting Monitor and have their audio unmuted.
- The public is asked to indicate SUPPORT, OPPOSITION, or QUESTION and the case number of the item they are speaking on to ensure staff is able to manage reading comments into the record, responding to questions, and unmuting speakers. There will be a 3 minute limit per speaker allowed.

****The recording of the Zoom virtual meeting will be posted to the City's Agendas and Meetings webpage here:**

<https://www.alpharetta.ga.us/government/meeting-manager-portal>



THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.

SET REVISIONS		DATE	2/7/20
NO	DESCRIPTION	DATE	
SHEET REVISIONS		SCALE	
		DRAWN	
		CKD	
		APPD	

DUNKIN - 670 NORTH MAIN ST.
ALPHARETTA, GA 30004

EXTERIOR ELEVATIONS -

PC #359612 - ARCHITECT #19-020

A-5.1

NOT RELEASED FOR CONSTRUCTION

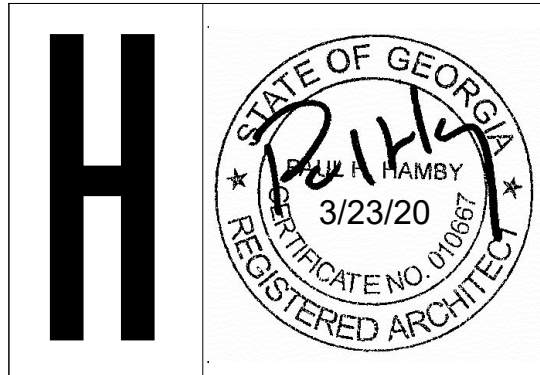


1	FRONT ELEVATION
N.T.S.	NOTE:



2	LEFT ELEVATION
N.T.S.	NOTE:

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**HAMBY ARCHITECTURE
& DESIGN, INC.**
6370 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

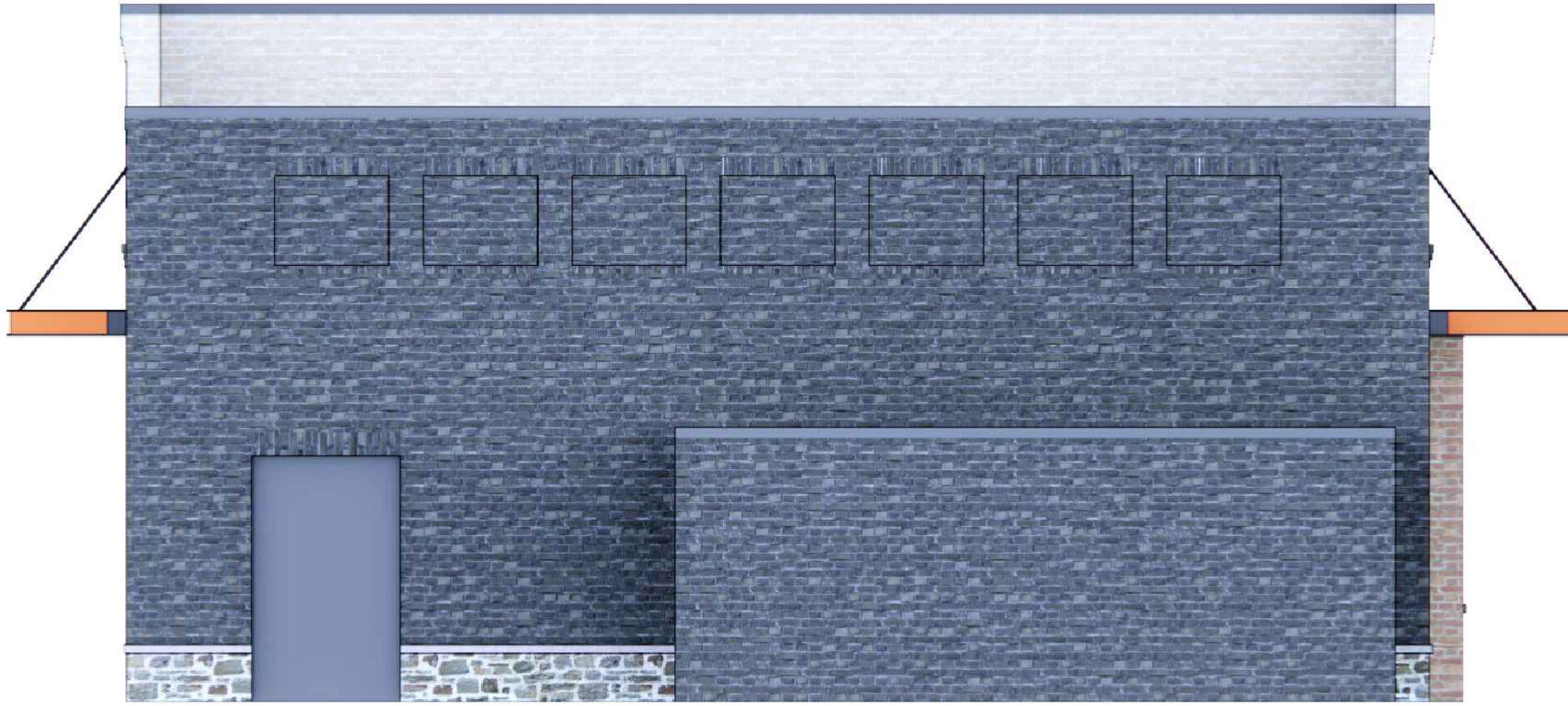
SET REVISIONS		DATE	2/7/20
NO	DESCRIPTION	DATE	
		SCALE	
		DRAWN	
		CKD	
		APPD	

DUNKIN - 670 NORTH MAIN ST.
ALPHARETTA, GA 30004

EXTERIOR ELEVATIONS - COLOR ELEVATIONS

PC #359612 - ARCHITECT #19-020

A-5.2



1	REAR ELEVATION
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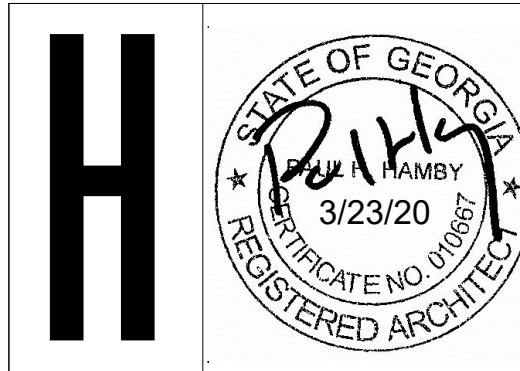
N.T.S.	NOTE:
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2	RIGHT SIDE ELEVATION
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N.T.S.	NOTE:
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HAMBY ARCHITECTURE
& DESIGN, INC.

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770-887-9124

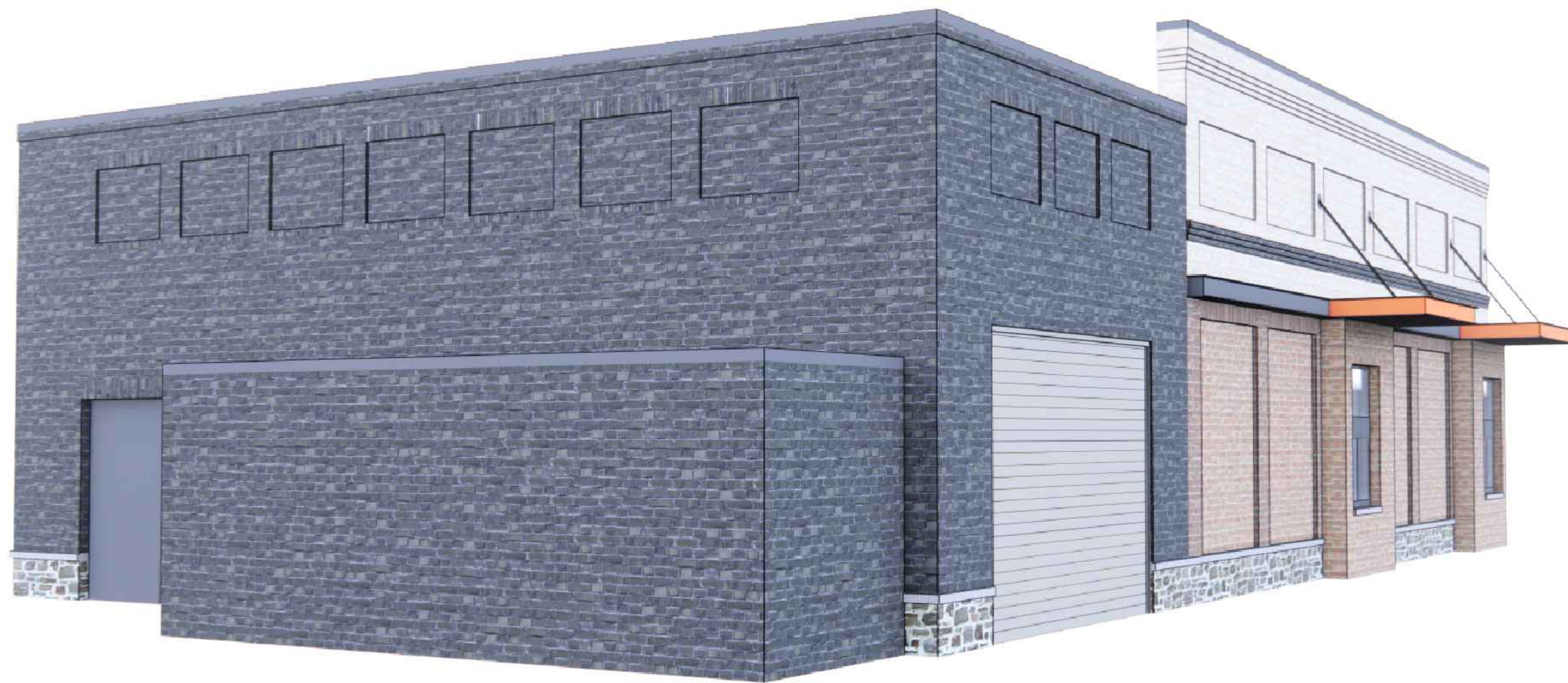
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DUNKIN - 670 NORTH MAIN ST.
ALPHARETTA, GA 30004

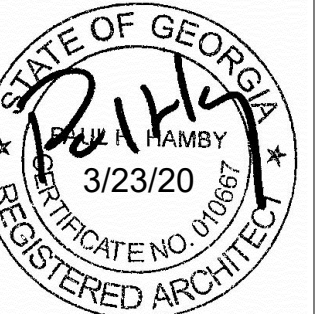
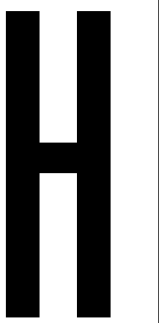
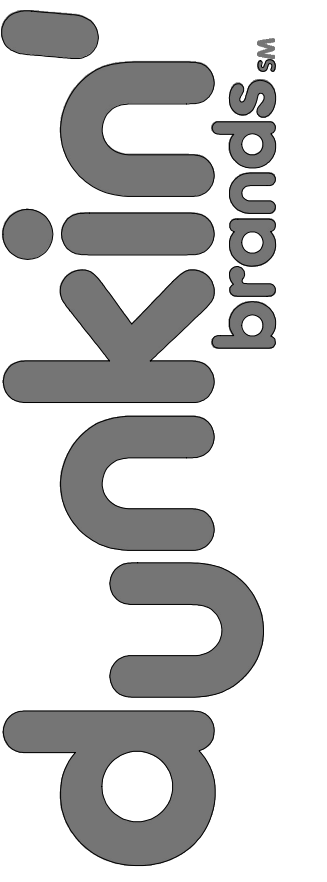
EXTERIOR ELEVATIONS -
COLOR ELEVATIONS

PC #359612 - ARCHITECT #19-020

A-5.3



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HAMBY ARCHITECTURE
& DESIGN, INC.

6370 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

[illegible]

DUNKIN - 670 NORTH MAIN ST.
ALPHARETTA, GA 30004

EXTERIOR ELEVATIONS - PERSPECTIVES

PC #359612 - ARCHITECT #19-020

A-5.4

NOT RELEASED FOR CONSTRUCTION

Deed Book 51546 Pg 413

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 1110, 2nd District, 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a concrete right-of-way monument at the intersection of the northerly right-of-way of North Main Street (110' right-of-way), also known as S.R. #9, with the most southwest end of the miter line at the intersection with the westerly right-of-way of Cogburn Road (right-of-way 45' from centerline); thence, leaving said northerly right-of-way line of North Main Street (110' right-of-way) and running North 09°02'59" West a distance of 54.49 feet to a point and the TRUE POINT OF BEGINNING; thence, from the TRUE POINT OF BEGINNING thus established, North 84°47'47" West a distance of 110.06 feet to a point; thence, North 05°08'58" East a distance of 127.02 feet to a point; thence, South 86°23'39" East a distance of 110.01 feet to a point; thence, South 05°06'39" West a distance of 130.08 feet to a point and the TRUE POINT OF BEGINNING.

Said tract contains 14,142 sq. ft. (0.3247 acres) in area and is shown as OUTPARCEL "A" on that certain ALTA/ACSM Land Title Survey prepared by Bates-Long & Associates under seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor Number 1685, dated March 5, 2007, last revised July 25, 2012, prepared for NG Stonewood Village LLC, NG Stonewood Village II LLC, Cantor Commercial Real Estate Lending L.P., and Chicago Title Insurance Company, which survey is incorporated herein by reference.

TOGETHER WITH:

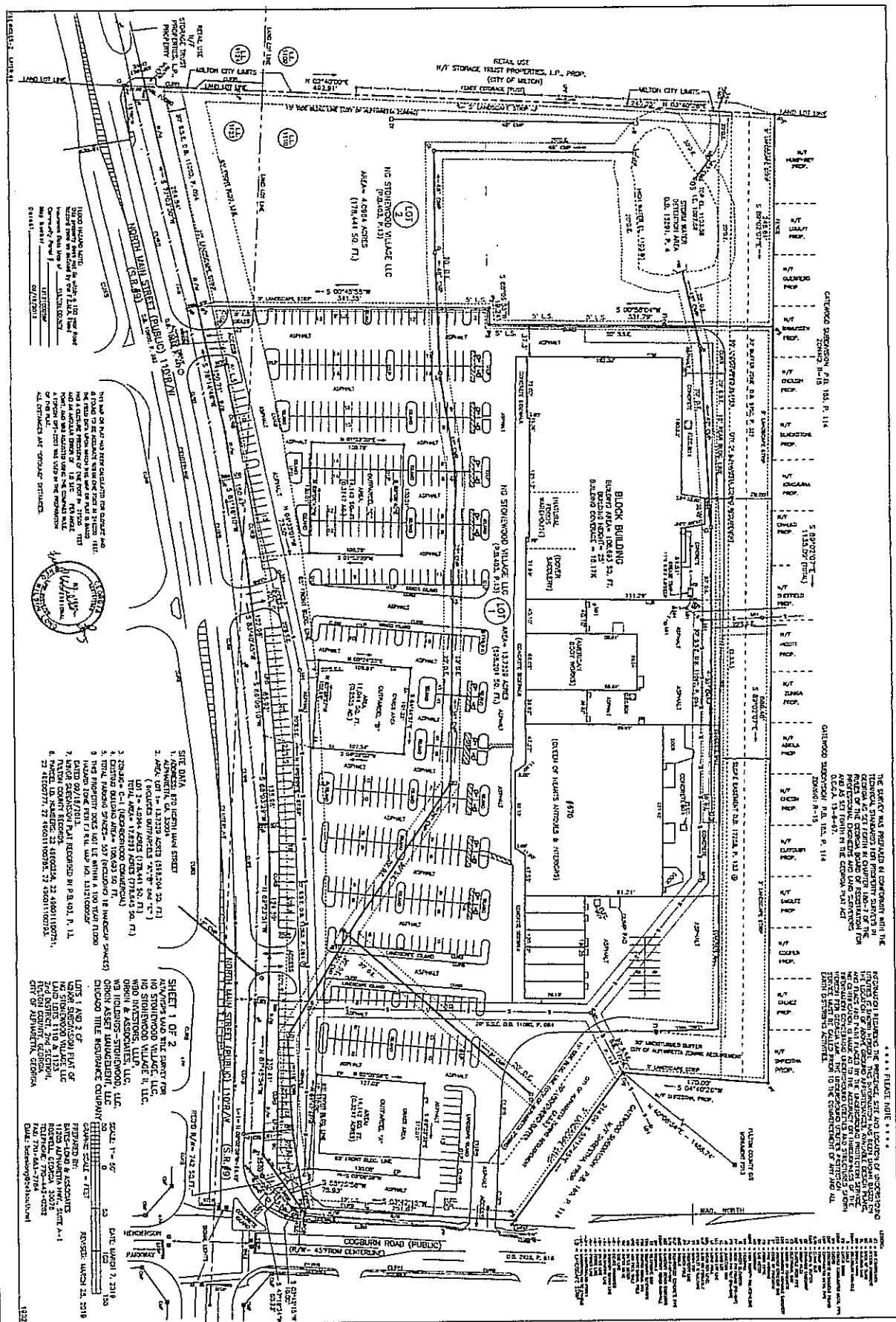
All that tract or parcel of land lying and being located in Land Lot 1110, 2nd District, 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a concrete right-of-way monument at the intersection of the northerly right-of-way of North Main Street (110' right-of-way), also known as S.R. #9, with the most southwest end of the miter line at the intersection with the westerly right-of-way of Cogburn Road (right-of-way 45' from centerline); thence westerly and along said northerly right-of-way of North Main Street (110' right-of-way) the following courses and distances: North 87°45'54" West a distance of 255.41 feet, North 89°23'51" West a distance of 124.39 feet, South 88°03'29" West a distance of 135.96 feet to a point; thence, leaving said northerly right-of-way line of North Main Street (110' right-of-way) and running North 14°09'06" East a distance of 57.56 feet to a point and the TRUE POINT OF BEGINNING; thence, from the TRUE POINT OF BEGINNING thus established, North 85°28'27" West a distance of 102.96 feet to a point; thence, North 05°24'23" East a distance of 108.84 feet to a point; thence, South 84°44'57" East a distance of 101.22 feet to a point; thence, South 04°29'00" West a distance of 107.54 feet to a point and the TRUE POINT OF BEGINNING.

Said tract contains 11,044 sq. ft. (0.2535 acres) in area and is shown as OUTPARCEL "B" on that certain ALTA/ACSM Land Title Survey prepared by Bates-Long & Associates under seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor Number 1685, dated

Deed Book 51625 Pg 344

2431424-2 11031.0001901





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: DECEMBER 9, 2019

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 02, 2020

February 03, 2020

March 02, 2020

* April 01, 2020

May 01, 2020

June 01, 2020

July 01, 2020

August 03, 2020

September 01, 2020

October 01, 2020

November 02, 2020

December 01, 2020

Meeting Schedule

January 17, 2020

February 21, 2020

March 20, 2020

April 17, 2020

May 15, 2020

June 19, 2020

July 17, 2020

August 21, 2020

September 18, 2020

October 16, 2020

November 20, 2020

December 11, 2020

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

 ☐ Retaining wall(s) location and materials

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

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: Dunkin Donuts - Baskins

Location Address: Outparcel A - Stonewood Village Shopping Center

Mailing Address: 1050 Cambridge Square, Ste A

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Civilscapes, Inc. - Myles Montgomery

Contact Telephone: 678 - 513 - 8836 Mobile Telephone: 770 - 315 - 8274

Fax: 678 - 513 - 8836 Email: civilscapesdesign@yahoo.com

Project Manager

Contact's Relation To Business: _____

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Ioan Donuts Holdings, LLC

Physical Address: 1050 Cambridge Square, Ste A

Mailing Address: 1050 Cambridge Square, Ste A

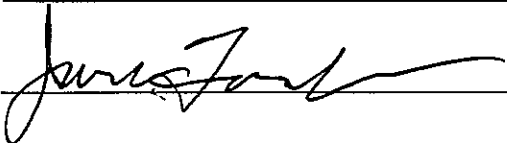
City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 772 - 260 - 7055 Contact Fax: 772 - 260 - 7055

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): James Laskaris Date: 3/31/20

Owner Signature: 

Property Information:

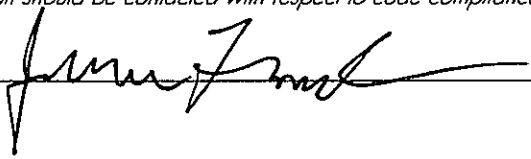
Address (If Assigned): Outparcel A - Stonewood Village Shopping Center

Tax ID or Map Reference Number: 22 496011104498

Land Lot(s): 1110 & 1123 District: 2nd Section: 2nd

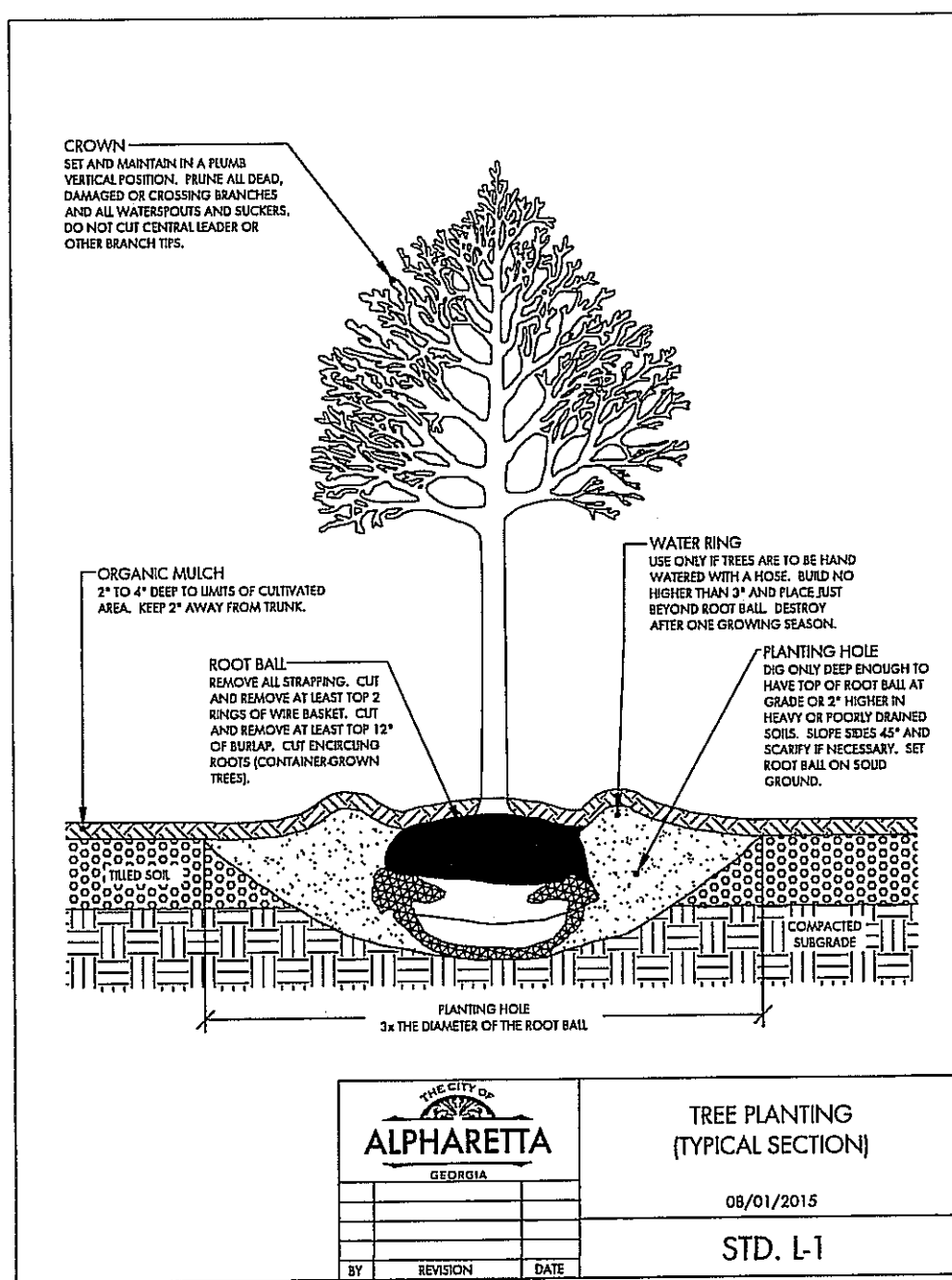
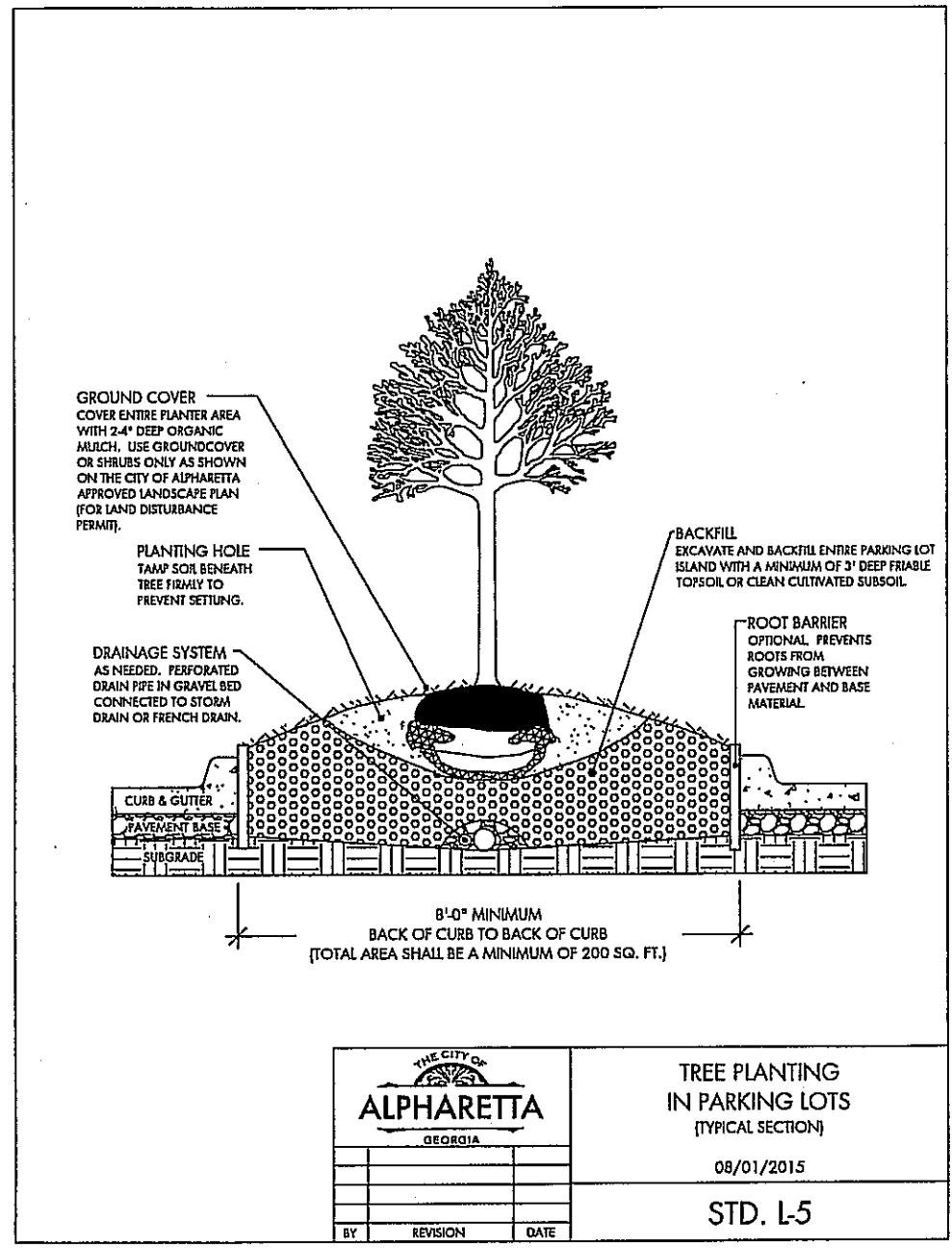
Existing Zoning of Property: H-B Existing Uses of Property: Vacant Lot

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

Applicant Signature: 

Date: 3/31/20

Print Form



The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information. Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

Trees agreed upon to be saved are the responsibility of the owner.

A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the trees.

A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the trees.

All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.

All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burr, and stopping MUST be cut and removed prior to backfill.

Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

NO TRENCHING ALLOWED IN TREE SAVE AREAS, INCLUDING IRRIGATION.

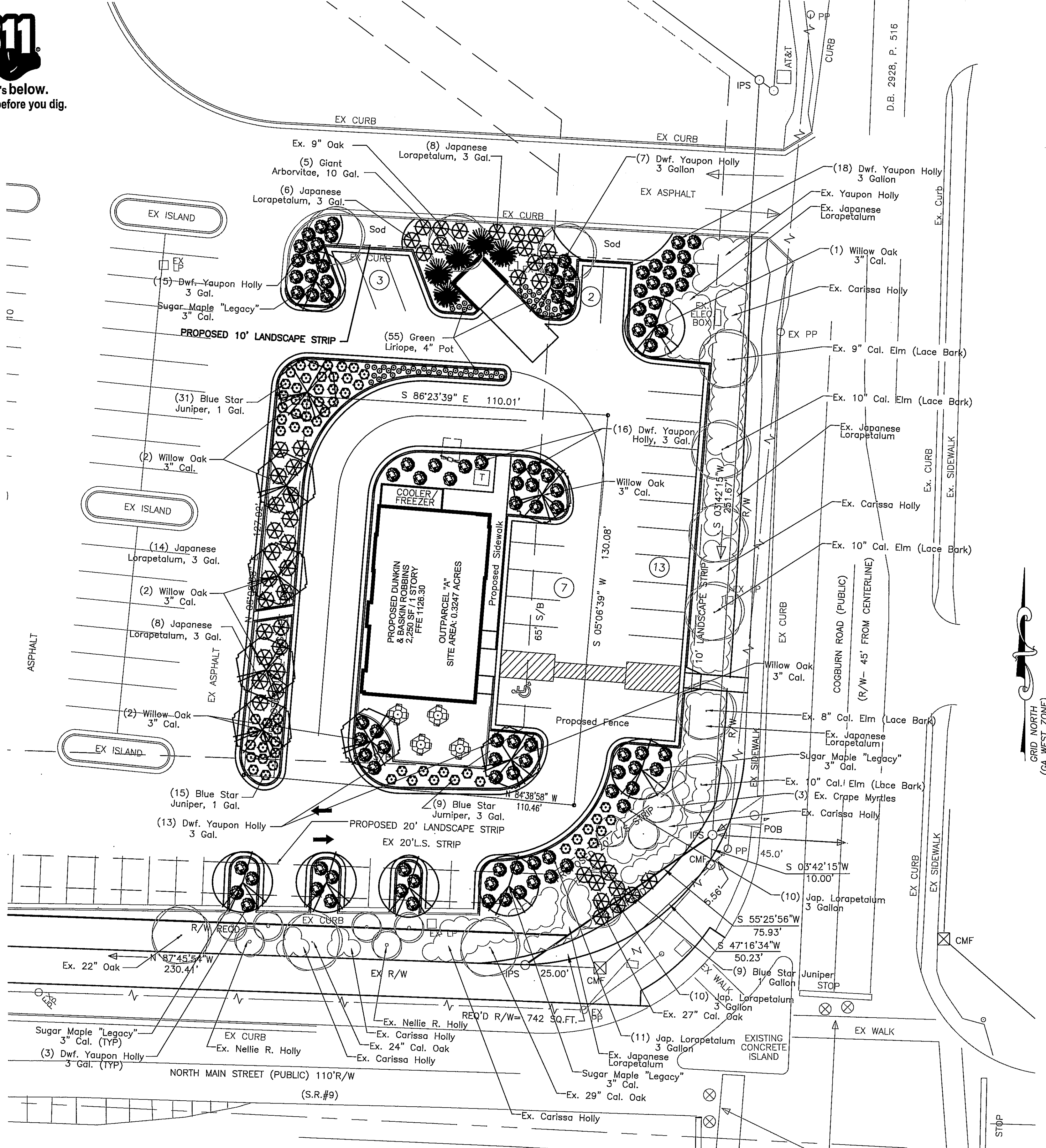
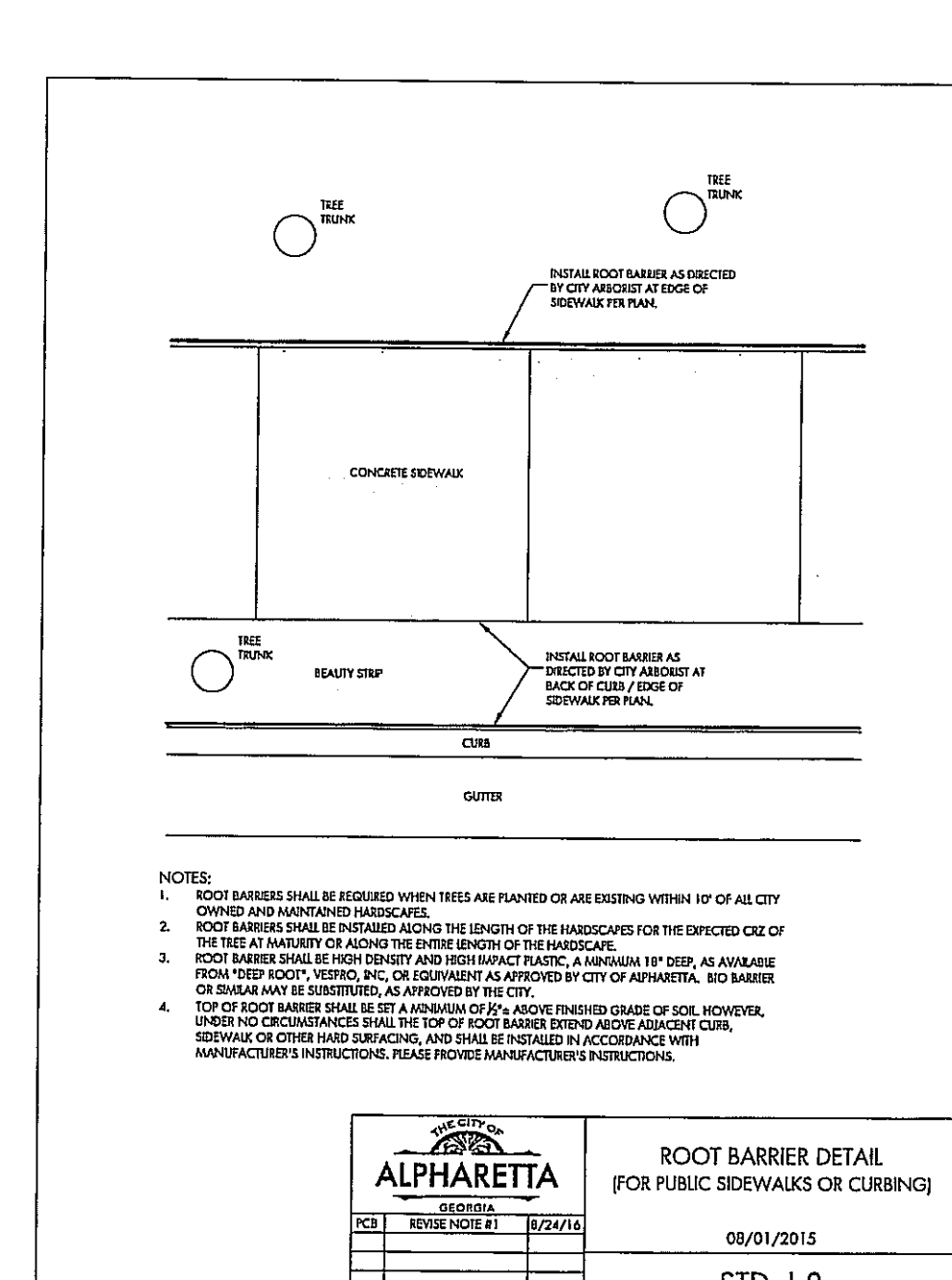
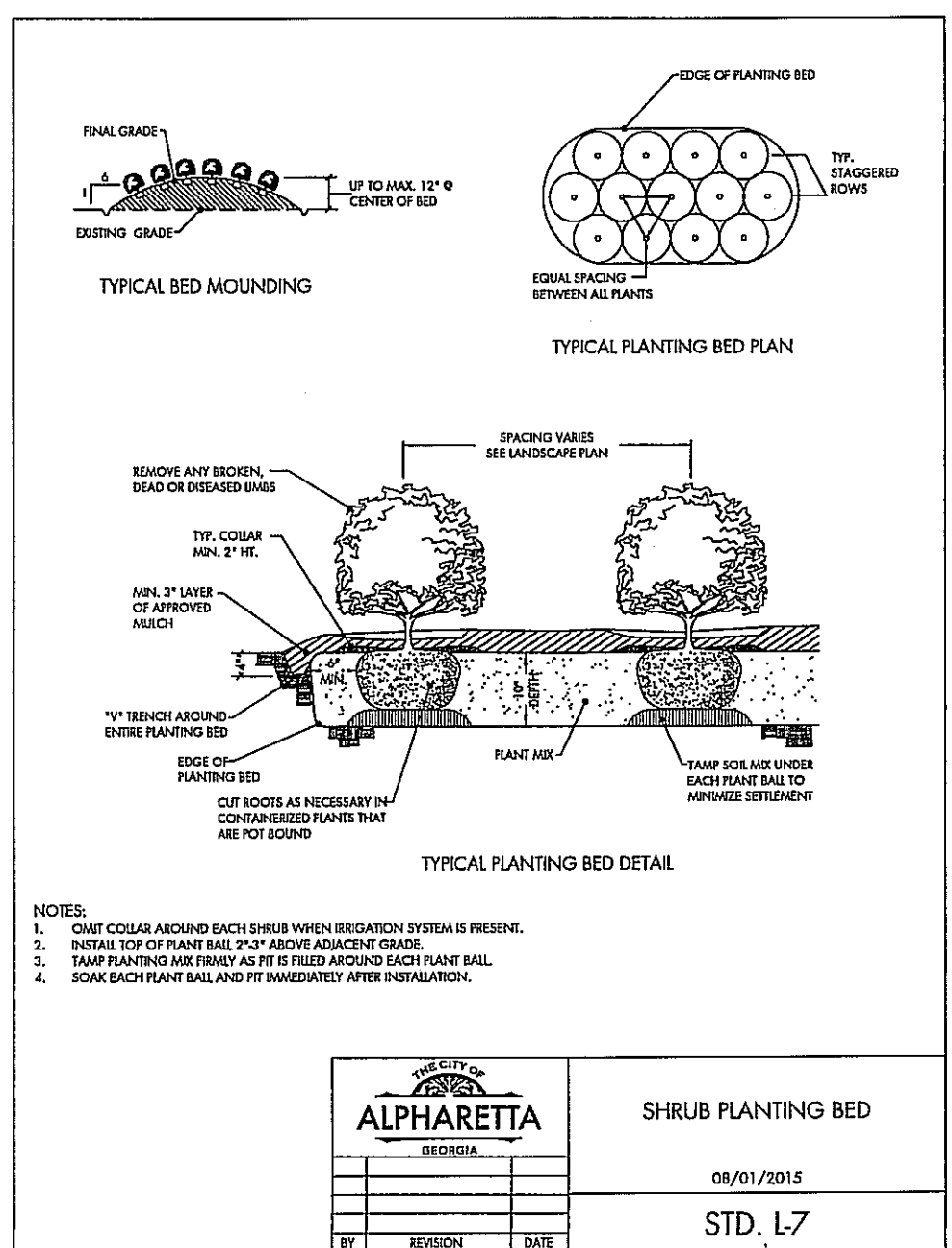
Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.

All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

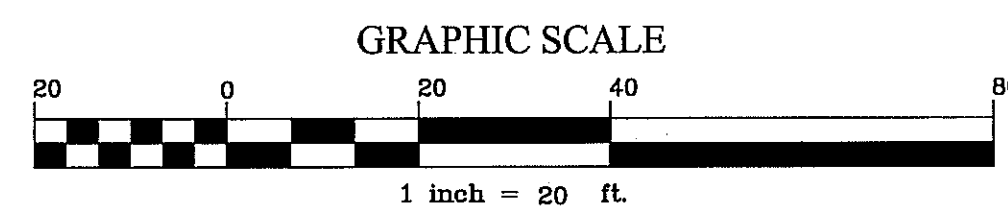
Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

Landscape contractors are required to attend the City of Alpharetta Pre-Construction class prior to beginning work on any project. Please call (678)297-4070 for information and to reserve a spot.



ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.



REVISIONS		REMARKS
NO.	DATE	



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 CUMMING, GEORGIA 30028
OFFICE: 678-513-8836

LANDSCAPE PLAN FOR
DUNKIN DONUTS - COGBURN RD
LL's 1110 AND 1123 * 2ND DIST. * 2ND SEC.
CITY OF ALPHARETTA / FULTON COUNTY, GEORGIA

SHEET NUMBER	C7.0
SCALE	1" = 20'
DATE	3/31/20
PROJECT NO.	

GENERAL NOTES:

1. ALL WORK TO CONFORM TO CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS.
2. NOTIFY THE CITY OF ALPHARETTA AT LEAST 24-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
3. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAN UP ALL SCRAPS, RUBBISH, AND SURPLUS MATERIALS CAUSED BY THIS WORK AND HAUL THEM AWAY FROM THE SITE. REMOVE ALL ASPHALTIC MATERIALS FROM ADJACENT SURFACES AND LEAVE IN NEAT, CLEAN, AND ORDERLY CONDITION. HOSE AND WASH DOWN ALL ASPHALT AND RELATED CONCRETE PAVING TO REMOVE ALL MUD, DEBRIS, AND OTHER EXTRANEOUS MATERIALS, JUST PRIOR TO FINAL INSPECTION.
4. GRADE ALL HANDICAP RAMPS WITH A 12:1 MAX SLOPE.
5. PARKING REQUIREMENTS:
RESTAURANT: 1 SPACE/ 100 SF
2,250 SF BUILDING/ 100 SF = 23 SPACES

PARKING PROVIDED:
23 STANDARD SPACES
+ 1 HANDICAP SPACES
24 TOTAL SPACES PROVIDED

CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES THE RELOCATING AND/OR INSTALLATION OF ALL EXISTING/PROPOSED UTILITIES.

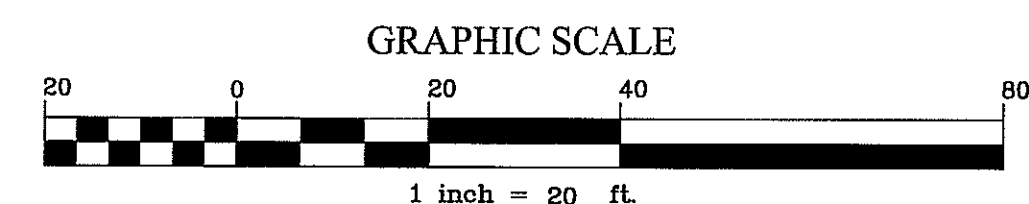
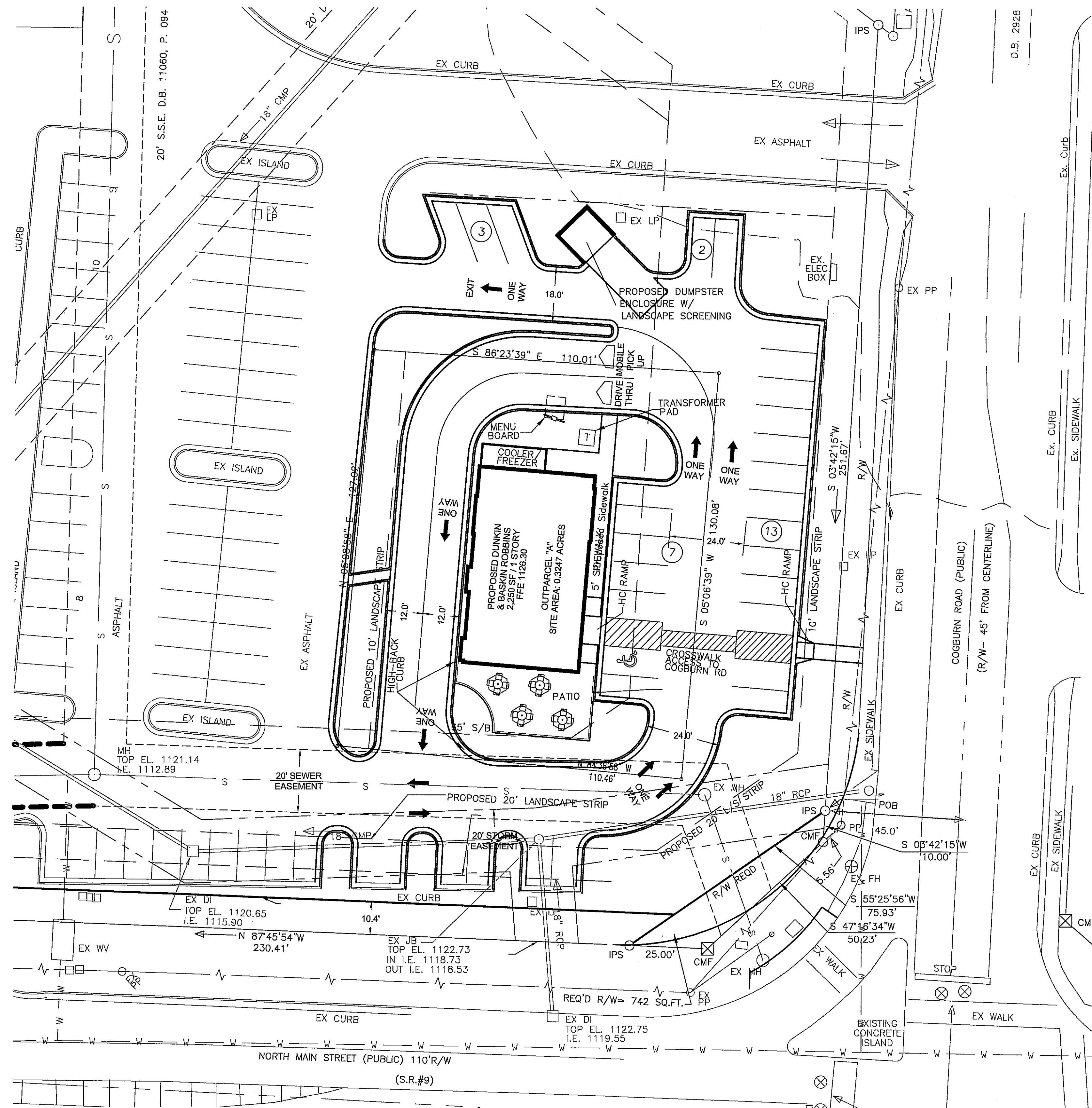
THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF CIVILSCAPES, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



Know what's below.
Call before you dig.



REVISIONS

NO.	DATE	REMARKS

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 CUMMING, GEORGIA 30028
OFFICE: 678-513-8836 CELL: 770-515-8274

SITE PLAN FOR

DUNKIN DONUTS - COGBURN RD

L.L.'s 1110 AND 1123 * 2ND DIST. * 2ND SEC.
CITY OF ALPHARETTA / FULTON COUNTY, GEORGIA

SHEET NUMBER

C3.0

SCALE

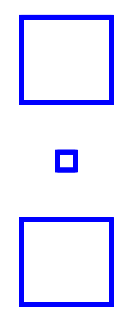
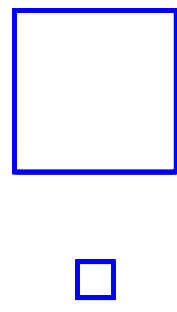
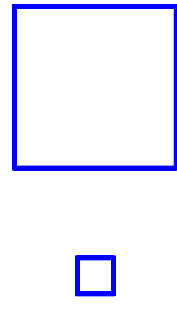
1" = 20'

DATE

3/31/20

PROJECT NO.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Wattage
	P5	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C40-D-UNV-T5-BZ	262
	P4	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C40-D-UNV-T4-BZ	131
	P3	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C40-D-UNV-T3-BZ	131

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	4.9 fc	0.6 fc	8.2:1	4.0:1

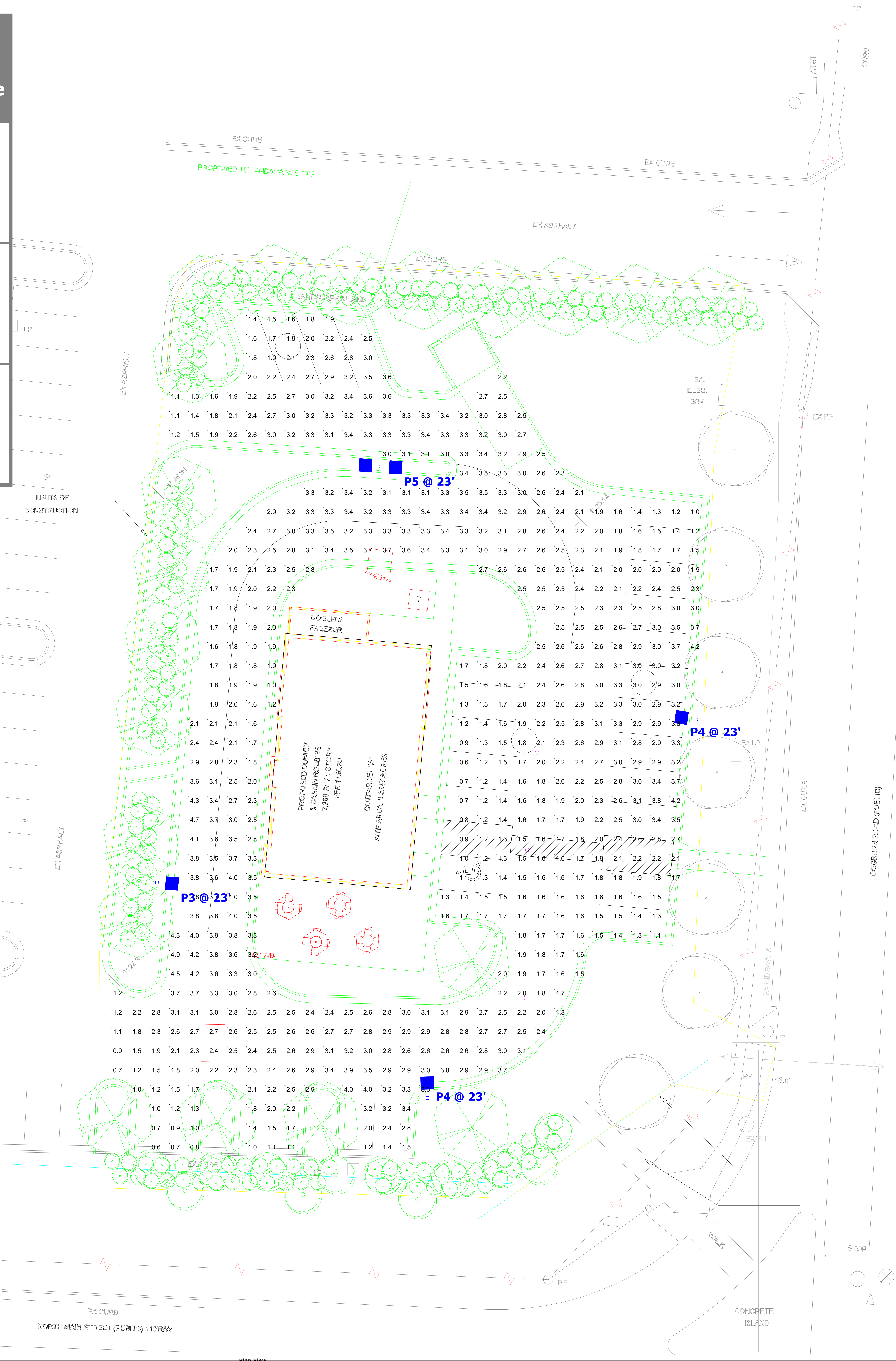
Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
(800)325-0693
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base
Light level calculated on the ground

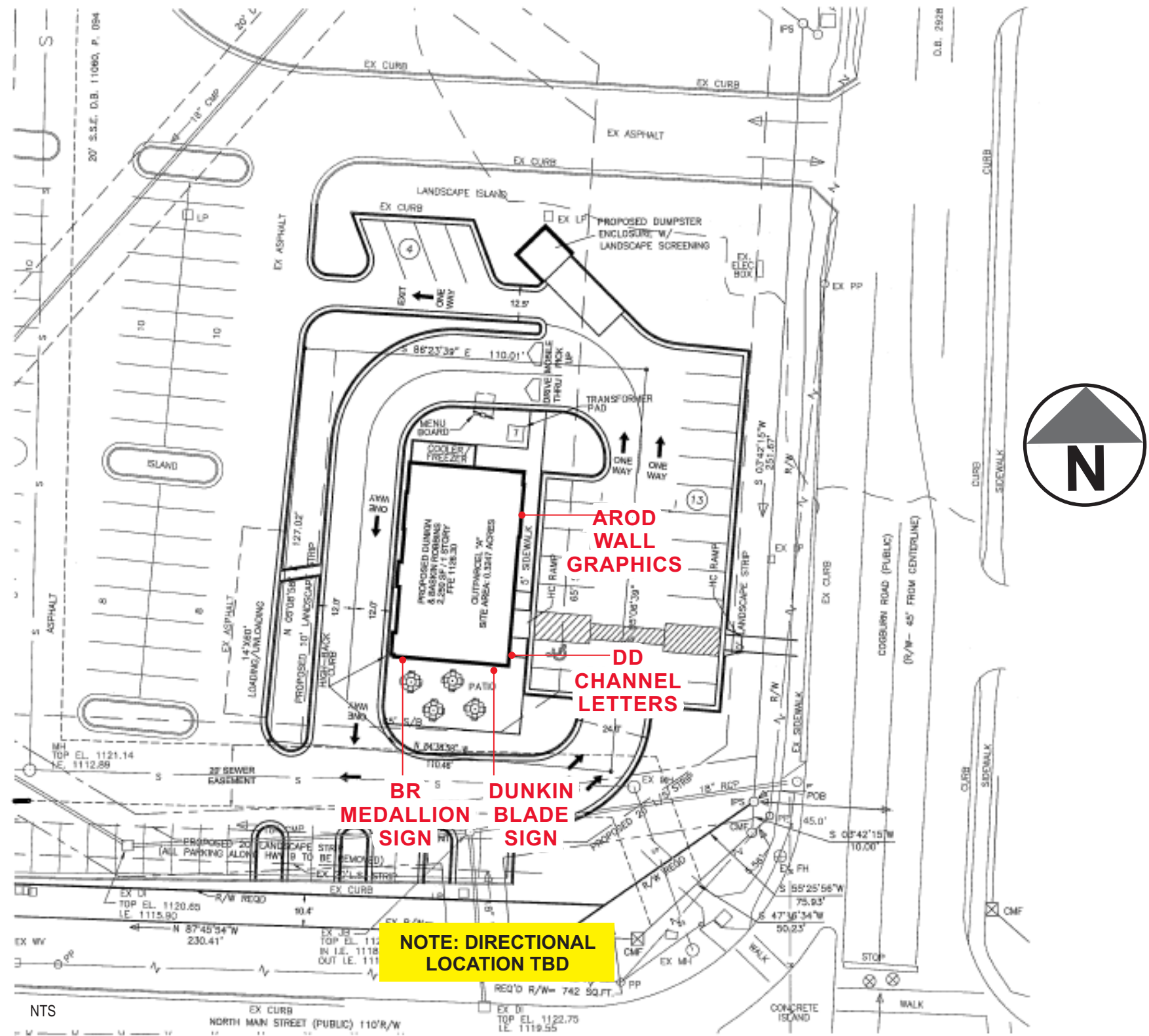


DUNKIN'

Sign Package
Cogbum Road
Alpharetta GA 30004



Client Review Status		Date / Description	Project Information
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Name Title Date		Client Dunkin Donuts Cogburn Road Alpharetta GA 30004 File OP020246 DD BR Alpharetta GA NextGen 100 Sales Design SS PM JS	



Client Review Status		Date / Description	Project Information
Copyright © 2020 Allen Industries, Inc.		03/13/2020 Issue Date	Client Dunkin Donuts
This is an original, unpublished drawing, created by Allen Industries, Inc. from the client prior to any production release or production release revision.			Cogburn Road
This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever.			Alpharetta GA 30004
The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.			File OP020246 DD BR Alpharetta GA NextGen 100
Name			Sales
Title			Design SS
Date			PM JS



FRONT ELEVATION VIEW
Scale: 3/16"=1'-0"



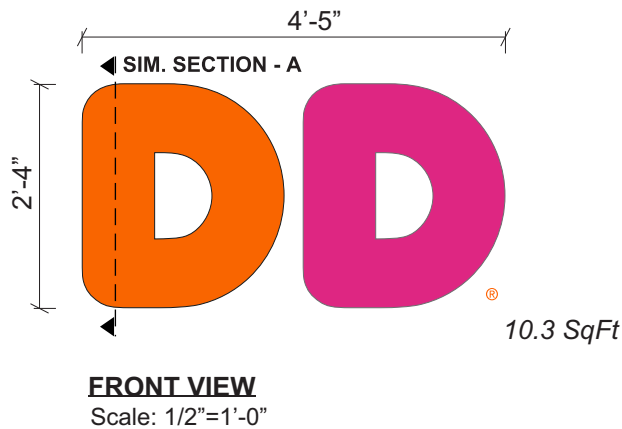
LEFT ELEVATION VIEW
Scale: 3/16"=1'-0"

NOTE: FOR ILLUSTRATION ONLY.
SUBJECT TO CHANGE PENDING
VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.

Note: See Following Pages For Sign Details.



Client Review Status		Date / Description	Project Information
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Name	Title	Date	



 1-1/2"

.063 Aluminum
Disk Painted White.
Match Orange PMS 165
Opaque-1st Surface.

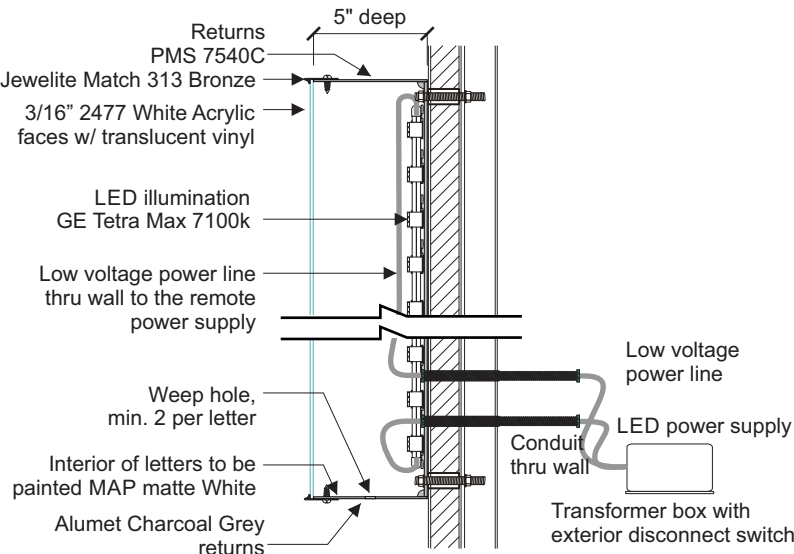
GENERAL SPECIFICATIONS

Flush Mounted Aluminum Fabricated Letter Spec'd
GE LED Illumination.

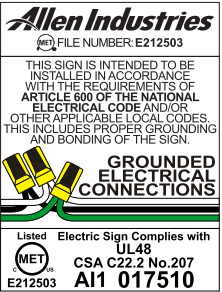
COLOR SPECIFICATIONS

-  DD Orange 3M #3630-3123
-  DD Magenta 3M #3630-1379
-  Alumet Charcoal Grey PMS 7540C Grey
-  3M 7725-41 Dark Grey

NOTE: FOR ILLUSTRATION ONLY.
SUBJECT TO CHANGE PENDING
VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.



SECTION DETAIL A (Remote)
Not to Scale



MOUNTING HARDWARE CHART			
	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	•	•	•
3/8" LAGS WITH SHIELDS	•		
3/8" LAG BOLTS		•	
3/8" TOGGLE BOLTS			•



Client Review Status		Date / Description	Project Information
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Name			
Title	Date		

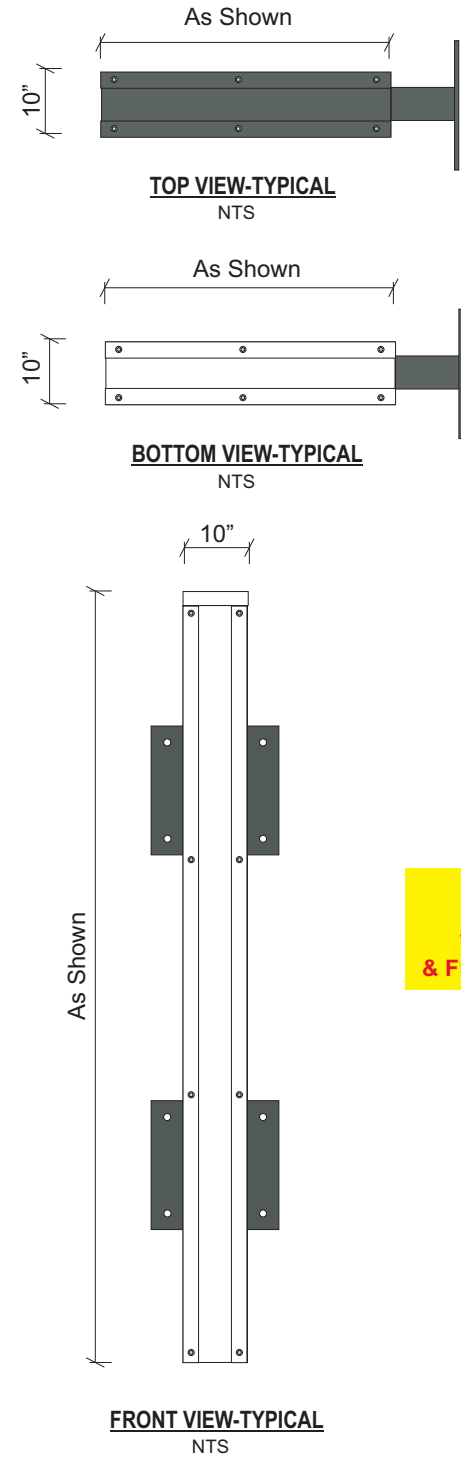
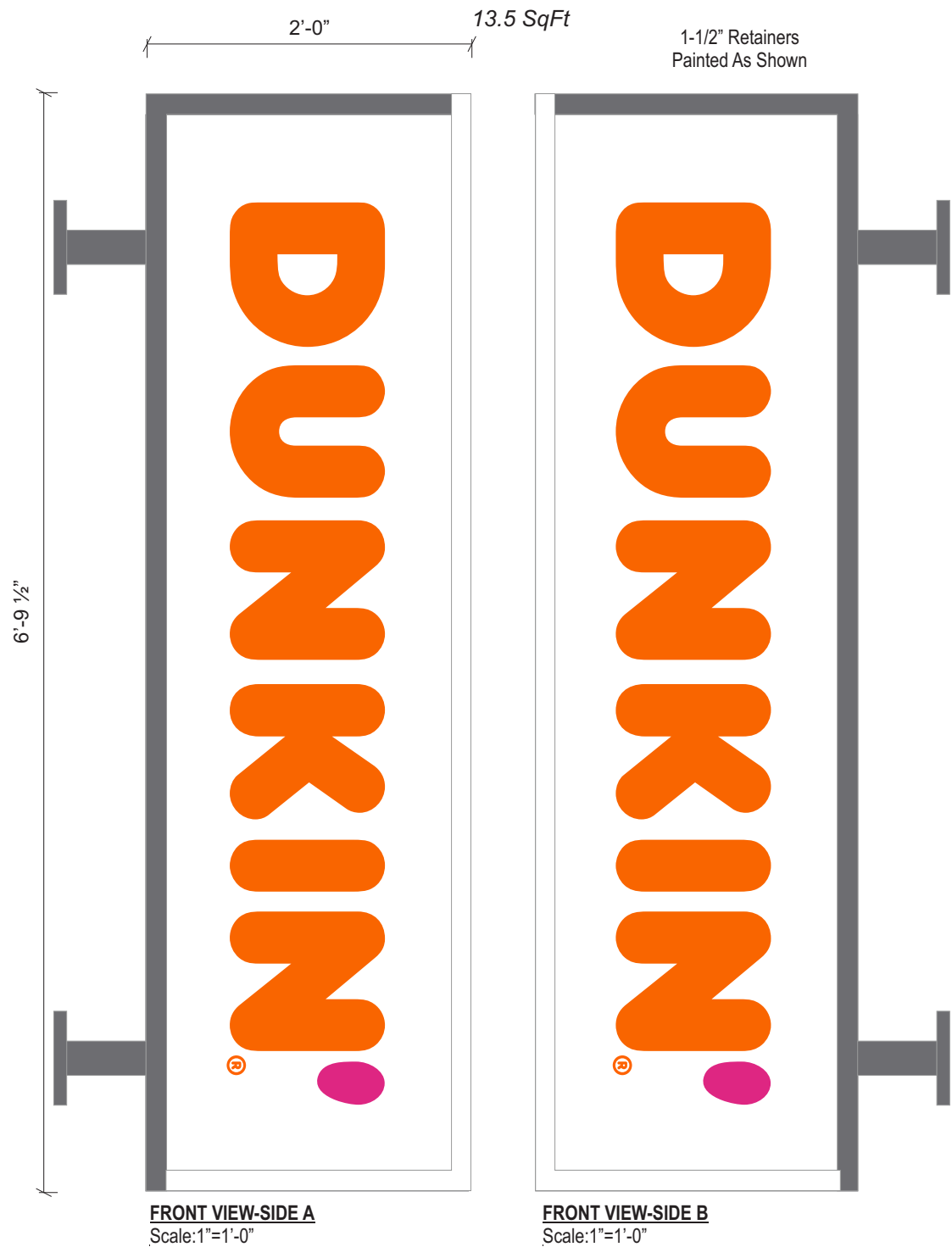
**GE SPECIFICATIONS PENDING
FINAL REVIEW & APPROVAL
PRIOR TO PRODUCTION.**



Client Review Status		Date / Description	Project Information
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Name	Date		File OP020246 DD BR Alpharetta GA NextGen 100
Title			Sales Design SS PM JS



1-800-967-2553
www.allenindustries.com



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VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.

GENERAL SPECIFICATIONS

Aluminum Cabint w/ .177 Solar Grade
Clear Polycarboante w/ Flat Translucent Graphics
GE LED 7100K White LED Illumination.
Plate Mounted To Wall Per Wall Construction.

COLOR SPECIFICATIONS

- DD Orange 3M #3630-3123-1st Surface
- DD Magenta 3M #3630-1379-1st Surface
- 3M #3635-70 White Diffuser- 2nd Surface
- Alumet Charcoal Grey PMS 7540C Grey

Allen Industries
FILE NUMBER: E212503

Listed Electric Sign Complies with
UL48
CSA C22.2 No.207
E212503
A11 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF THE SIGN.

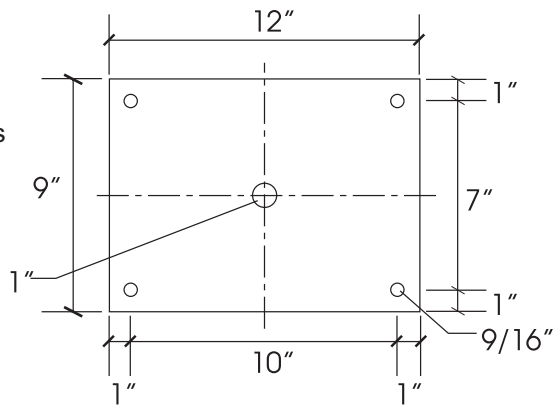
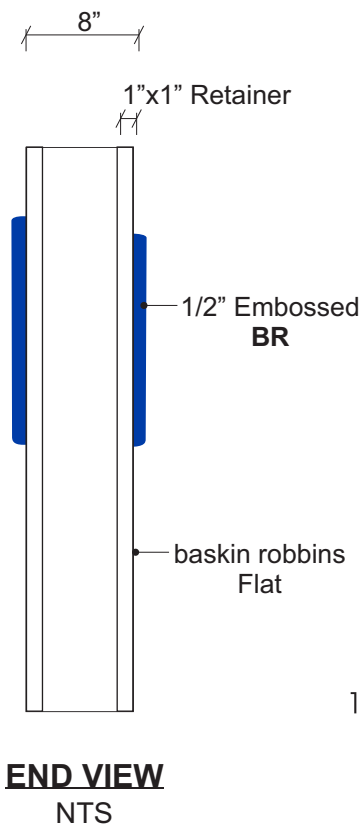
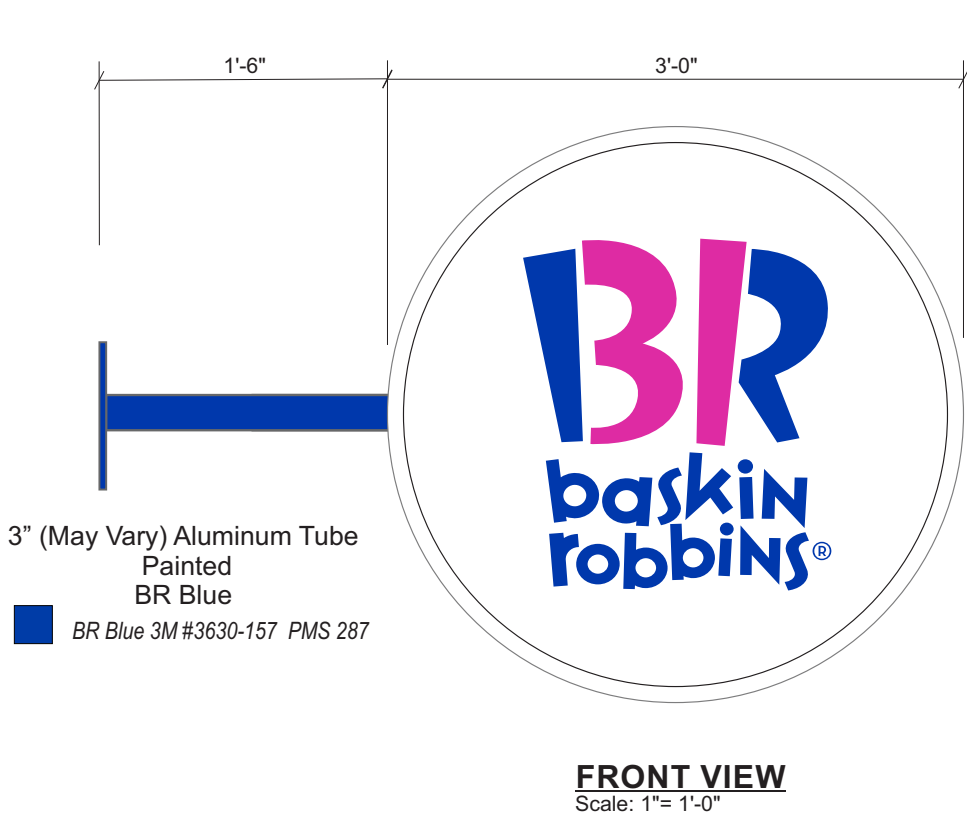
**GROUND
ELECTRICAL
CONNECTIONS**



Client Review Status		Date / Description	Project Information
Copyright © 2020 Allen Industries, Inc.		03/13/2020 Issue Date	Client Dunkin Donuts
This is an original, unpublished drawing, created by Allen Industries, Inc. from the client prior to any production release or production release revision.			Cogburn Road
This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever.			Alpharetta GA 30004
The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.			File OP020246 DD BR Alpharetta GA NextGen 100
Name			Sales
Title			Design SS PM JS
Date			

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www.allenindustries.com

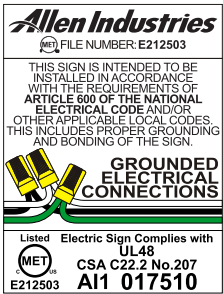


GENERAL SPECIFICATIONS

D/F Aluminum Fabricated Cabinet .177 Flat Clear Solar Grade Polycarbonate Back Sprayed White. Translucent Graphics. BR Embossed As Indicated. GE LED Illumination.

COLOR SPECIFICATIONS

- 3M 3630-108 Pink
- 3M 3630-8592 Blue

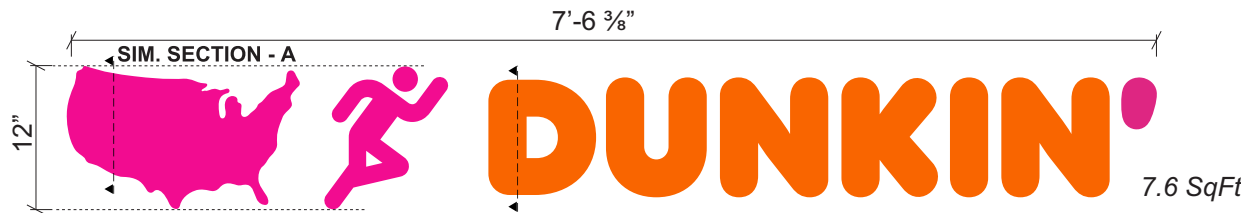


NOTE: FOR ILLUSTRATION ONLY.
SUBJECT TO CHANGE PENDING
VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.



Client Review Status		Date / Description	Project Information
Copyright © 2020 Allen Industries, Inc. Allen Industries, Inc. requires that an " ☒ Approved " drawing be obtained from the client prior to any production release or production release revision.		03/13/2020 Issue Date	Client Dunkin Donuts
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit			Cogburn Road
Name			Alpharetta GA 30004
Title			File OP020246 DD BR Alpharetta GA NextGen 100
Date			Sales Design SS PM JS





FRONT VIEW
Scale: 3/4"=1'-0"

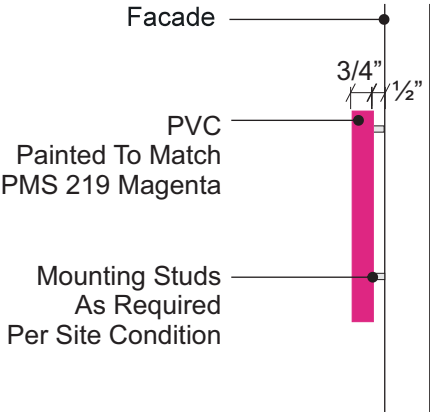
GENERAL SPECIFICATIONS

Pin Mounted 3/4" White PVC Letters Spec'd
As Shown. Non-Illuminated.

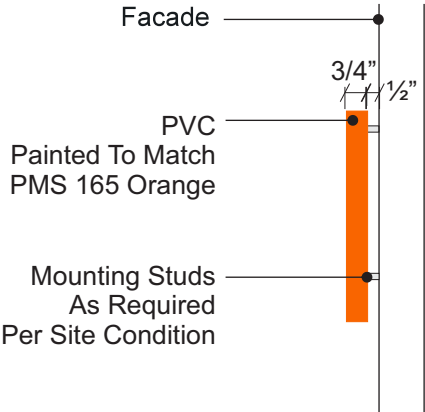
COLOR SPECIFICATIONS

- Match DD Orange 3M #3630-3123
- Match DD Magenta 3M #3630-1379
- White PVC

NOTE: FOR ILLUSTRATION ONLY.
SUBJECT TO CHANGE PENDING
VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.



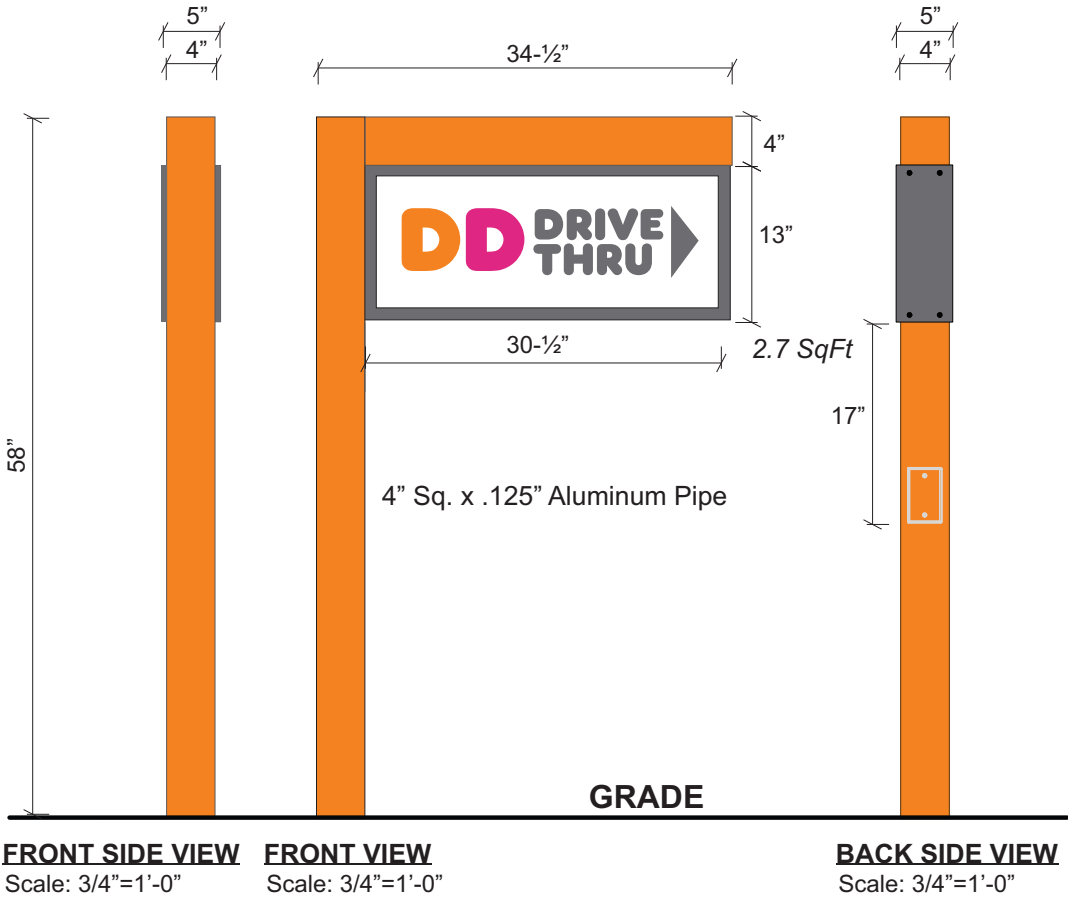
SECTION DETAIL A TYPICAL
Not to Scale



SECTION DETAIL B TYPICAL
Not to Scale

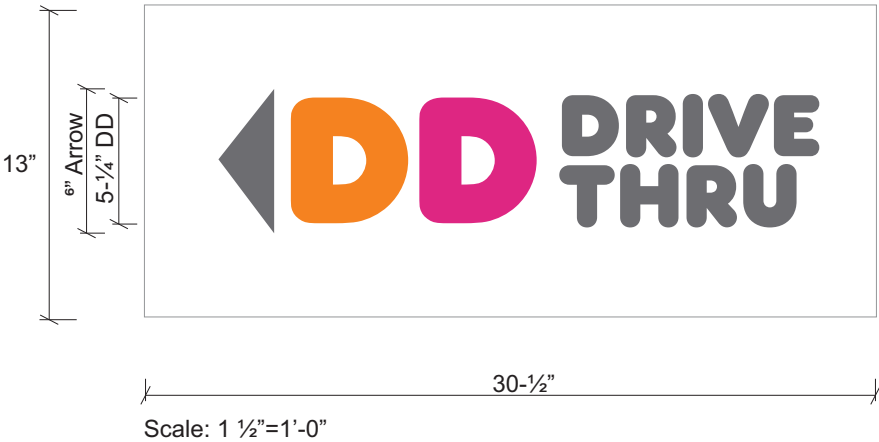
Table with 4 columns: Hardware, Masonry, Wood, Metal. Rows include 1/4" Zinc Plated Steel, Threaded Rod Thru Wall, 3/8" Lags with Shields, 3/8" Lag Bolts, and 3/8" Toggle Bolts.

4 Required VERIFY



GENERAL SPECIFICATIONS

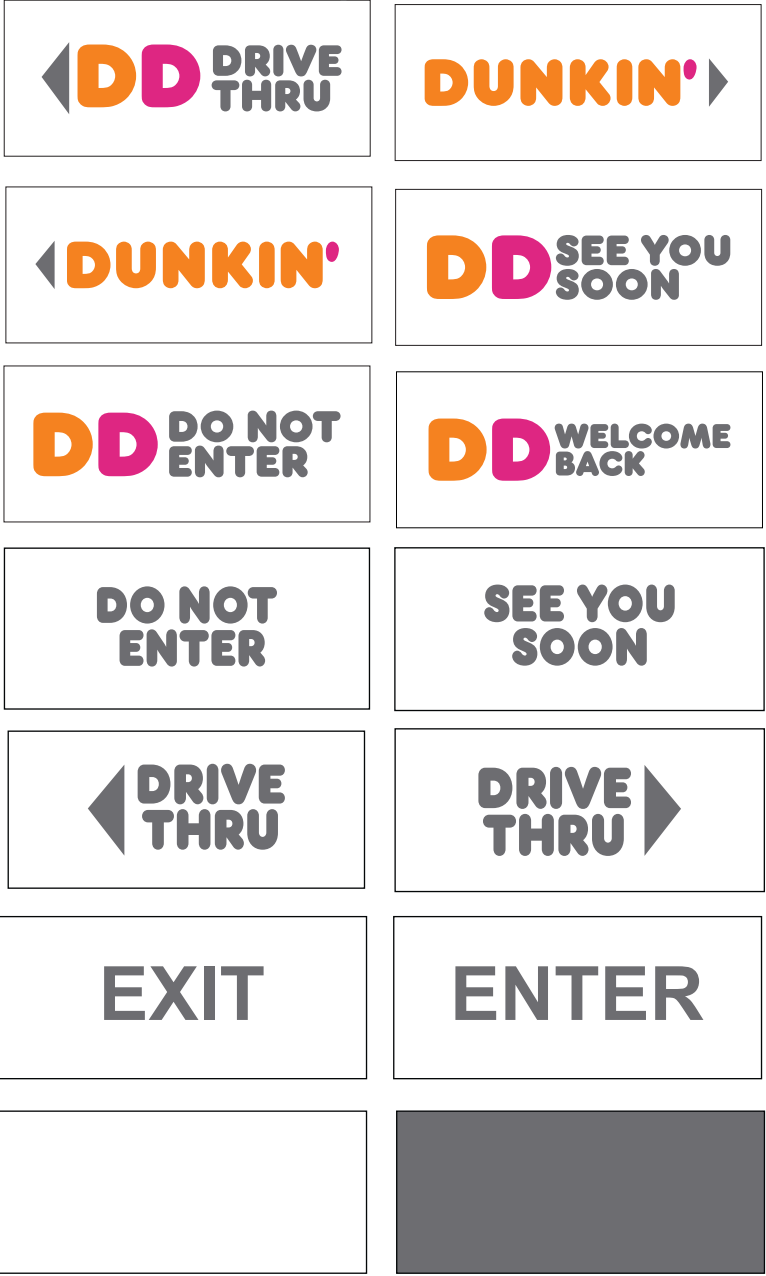
Faces: Flat White .118 Solar Grade Polycarbonate w/ 1st Surface Translucent Graphics.



COLOR SPECIFICATIONS

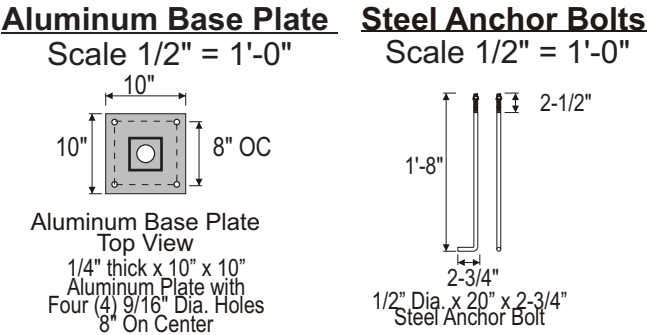
- DD Orange 3M #3630-3123
- DD Magenta 3M #3630-1379
- Alumet Charcoal Grey PMS 7540C Grey

Options

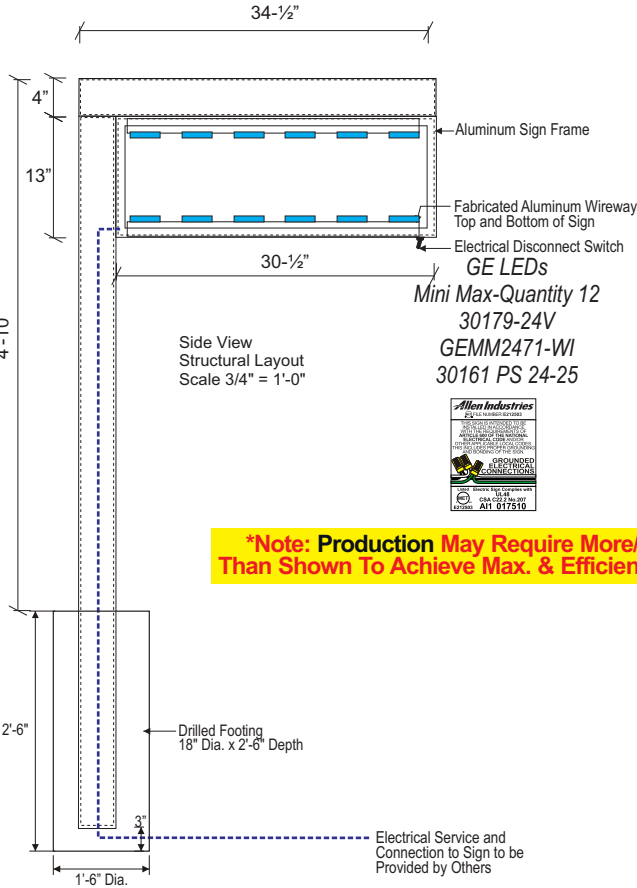


WELCOME BACK

Optional Plate Mount



NOTE: VERIFY QUANTITY, LOCATION, & TEXT REQUIRED PRIOR TO PRODUCTION.



*Note: Production May Require More/Less LEDs Than Shown To Achieve Max. & Efficient Illumination.



Table with 3 columns: Client Review Status, Date / Description, and Project Information. It includes fields for approval, dates, and project details like 'Dunkin Donuts' and 'Alpharetta GA 30004'.



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meridianbrick.com



DOMINO
Terre Haute Architectural Series







Stone ▾

Wall Systems ▾



Southampton Squared Fieldstone

SW 7024

Functional Gray

Interior / Exterior

Location Number: 241-C3

SW 7069

Iron Ore

Interior / Exterior

Location Number: 251-C7

Metal Beam Color

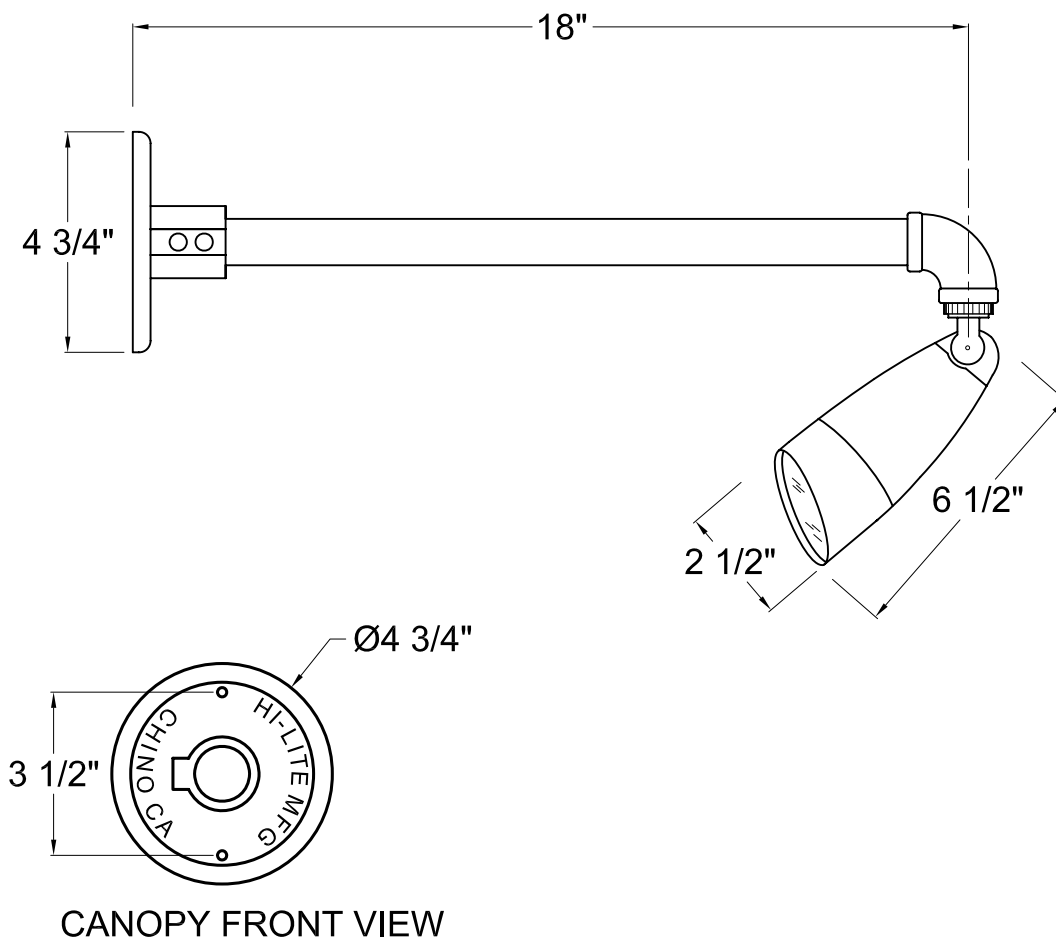
PANTONE 165 C



HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

JOB NAME:		
SCALE: N.T.S.	DATE: 09/25/2014	TYPE: WSCXC-2
DRAWN BY: S.M.-D	QTY:	
SHEET:		REV:



Item Number	Wattage	Voltage
GU10-119/18-1-119	50W	120V

Finish
119-Bronze

Mounting
Wall Mount

Lamp/Socket
GU10

Storefront Window & Door Color

Black UC40577



CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: October 28, 2019

CU-19-05 Dunkin Donuts/Stonewood Village

Consideration of a request for a conditional use to allow Dunkin Donuts/Baskin Robbins to operate a 'Restaurant w/Drive-Thru Window' in a 2,400 square foot building on a pad-ready site within the Stonewood Village shopping center. The proposed use requires approval of a conditional use in the C-1 (Neighborhood Commercial) zoning district. The subject property is located at 670 North Main Street at the northwest corner of North Main Street and Cogburn Road.

Motion: Approve with Conditions, Richard
Second: Mitchell
Approve: 7-0

- ❖ Council Member Richard offered a motion to approve CU-19-05 Dunkin Donuts with Drive-Thru/Stonewood Village, subject to the following eleven conditions as read by Staff including a change to condition #2:

1. 'Restaurant w/Drive-Thru Window' shall be added as a conditional use at 670 North Main

Street (outparcel at the corner of Cogburn Road and Highway 9) and limited to no more than 2,400 square feet.

2. Conditional use approval shall be limited to Dunkin Donuts/Baskin Robbins; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the approved outparcel. No other drive-thru shall be permitted in Stonewood Village. CU-08-11 Stonewood Village conditional use approval shall be void.
3. Building shall be substantially similar to the submitted architecture and materials, with final approval by DRB. Windows and doors shall not have glass extending to the ground.
4. Outside speakers shall not be audible from off-site properties.
5. Hours of operation shall be Monday – Sunday 5:00 AM – 10:00 PM.
6. Parking lot screening, per the current UDC requirement, shall be provided along Highway 9 and Cogburn Road in the areas where currently not provided.
7. Developer shall assess existing landscaping and replace any missing, dead or dying material.
8. Developer shall provide a pedestrian connection from the sidewalk along Cogburn Road to the front door of the business, including adequate striping through the parking lot, as approved by Staff.
9. Developer shall make accommodations for the GDOT Highway 9 project, including permanent and temporary easements, as well as future right-of-way. The required 20' landscape strip along Highway 9 shall be accommodated with the GDOT project.
10. Properties shall be developed substantially in accordance with the submitted site and landscape plan prepared by Civilscapes, Inc. revised 10/14/2019, except for modifications required to comply with the conditions above.
11. Signage shall be limited to two (2) perpendicular signs attached with decorative brackets, one (1) hallow-lit illuminated wall sign, and one (1) painted wall sign. Wall sign area shall not exceed the maximum permitted in the UDC regulations.

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously (7-0)

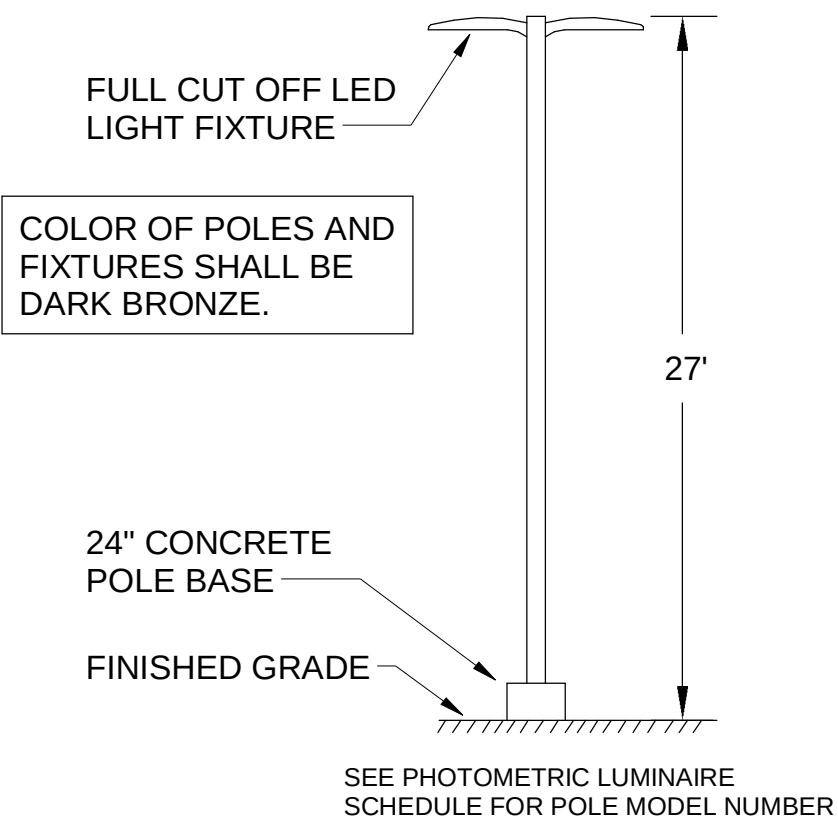
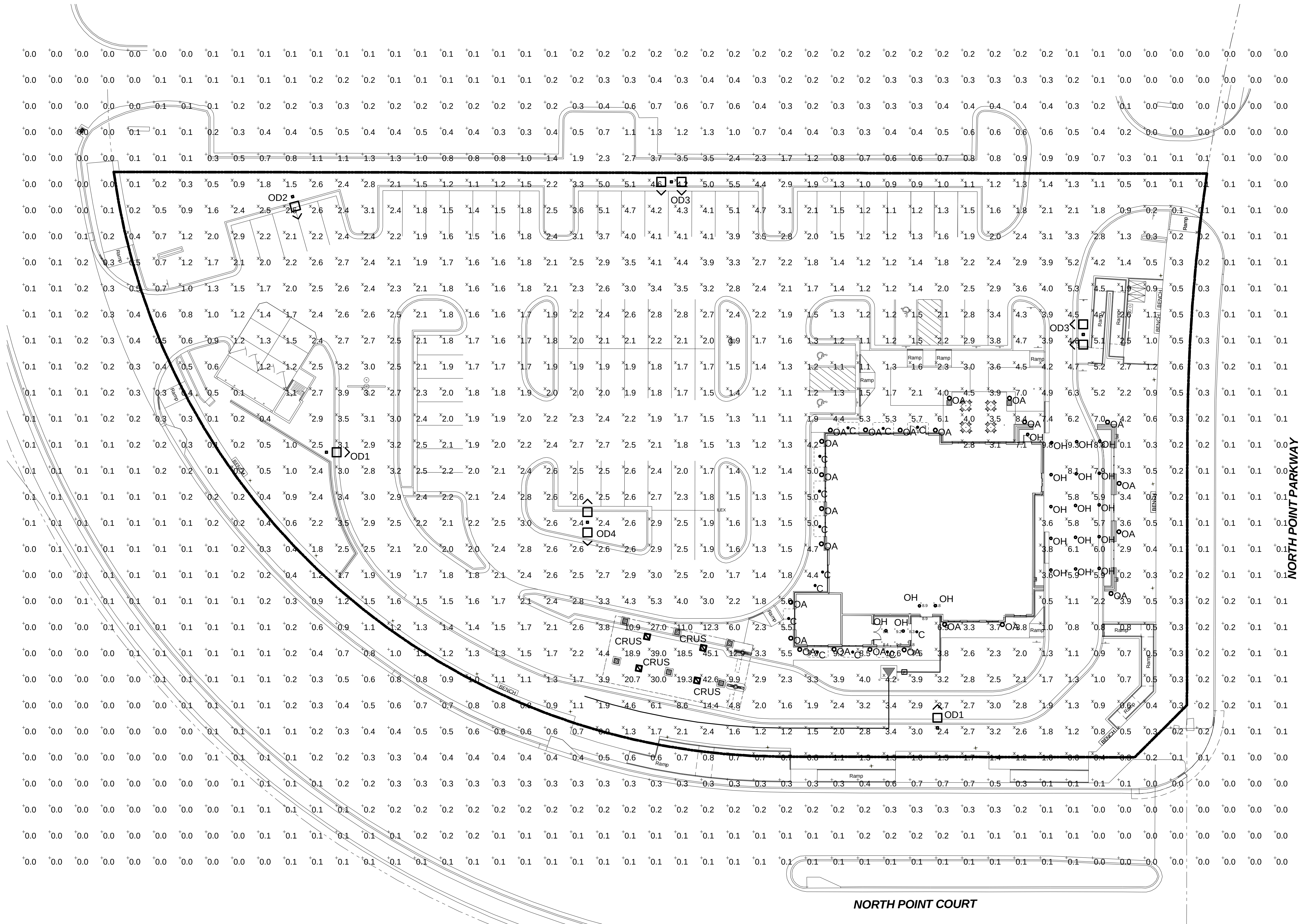
Final Conditions:

1. Restaurant w/Drive-Thru Window' shall be added as a conditional use at 670 North Main Street (outparcel at the corner of Cogburn Road and Highway 9) and limited to no more than 2,400 square feet.
2. Conditional use approval shall be limited to Dunkin Donuts/Baskin Robbins; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the approved outparcel. No other drive-thru shall be permitted in Stonewood Village. CU-08-11 Stonewood Village conditional use approval shall be void.
3. Building shall be substantially similar to the submitted architecture and materials, with final approval by DRB. Windows and doors shall not have glass extending to the ground.
4. Outside speakers shall not be audible from off-site properties.
5. Hours of operation shall be Monday – Sunday 5:00 AM – 10:00 PM.

6. Parking lot screening, per the current UDC requirement, shall be provided along Highway 9 and Cogburn Road in the areas where currently not provided.
7. Developer shall assess existing landscaping and replace any missing, dead or dying material.
8. Developer shall provide a pedestrian connection from the sidewalk along Cogburn Road to the front door of the business, including adequate striping through the parking lot, as approved by Staff.
9. Developer shall make accommodations for the GDOT Highway 9 project, including permanent and temporary easements, as well as future right-of-way. The required 20' landscape strip along Highway 9 shall be accommodated with the GDOT project.
10. Properties shall be developed substantially in accordance with the submitted site and landscape plan prepared by Civilscapes, Inc. revised 10/14/2019, except for modifications required to comply with the conditions above.
11. Signage shall be limited to two (2) perpendicular signs attached with decorative brackets, one (1) hallow-lit illuminated wall sign, and one (1) painted wall sign. Wall sign area shall not exceed the maximum permitted in the UDC regulations.

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	OD1	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T3-BZ	2	10029	0.9	153
	OD2	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T4-BZ	2	9993	0.9	153
	OD3	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T4-BZ-L90-R90	2	9993	0.9	306
	OD4	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T5-BZ	2	10678	0.9	306
	C	13	EATON - HALO (FORMER COOPER LIGHTING)	SLD405830WH	1	750	0.96	12.2
	OA	23	ECLIPSE LIGHTING - LED SURFACE MOUNT LUMINAIRE	P5675-31 / P8799	1	690	0.95	24
	OH	20	EATON - HALO (FORMER COOPER LIGHTING)	EL406930-TL410SC	1	720	0.95	13
	CRUS	4	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	1	9966	0.95	73.5
OD POLES 1&2 SHALL BE A 25' SQUARE STRAIGHT STEEL POLE BY KW #SSP25-4.0-7-BRZ-DM10-BC (Single Luminaire Pole)								
OD POLES 3&4 SHALL BE A 25' SQUARE STRAIGHT STEEL POLE BY KW #SSP25-4.0-7-BRZ-DM2180-BC (Double Luminaire Pole)								

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	45.1 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	8.3 fc	9.2 fc	4.8 fc	1.9:1	1.7:1
Lot Summary	x	2.7 fc	45.1 fc	0.1 fc	451.0:1	27.0:1
Parking Lot Summary	x	2.2 fc	12.3 fc	0.1 fc	123.0:1	22.0:1

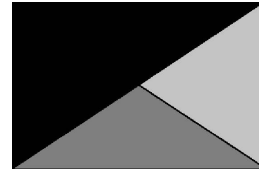


A4 SITE LIGHTING POLE DETAIL
N.T.S.

A1 PHOTOMETRIC PLAN
1" = 20'-0"



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



Kurzynske & Associates
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mail@kurzynske.com

CHICK-FIL-A
NORTH POINT

6085 North Point Pkwy
Alpharetta, GA 30022

FSR#00873

BUILDING TYPE / SIZE: P13 SIT

RELEASE:

REVISION SCHEDULE

NO. DATE DESCRIPTION

SHEET

PHOTOMETRIC PLAN

SHEET NUMBER

DRB REVIEW

CONSULTANT PROJECT # 20007.CC.S
PRINTED FOR DRB REVIEW
DATE 2/12/20
DRAWN BY BTS

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PHOTOMETRIC PLAN

SHEET NUMBER

E-102

SIGN TYPE: MONUMENT
DOUBLE-SIDED, INTERNALLY ILLUMINATED LOGO
QTY: 1
TOTAL SIGN AREA
32 SQ. FT.



P1 PAINT - WHITE



5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

DATE - 01 / 30 / 2020
SIGN TYPE
MONUMENT

CLIENT
CHICK-FIL-A #873
6085 NORTH POINT PKWY
ALPHARETTA, GA 30022

REVISIONS:
REVISION 1 - 03/25
REVISION 2 - 03/27
REVISION 3 - 04/07

DESIGNER Nathan Diffie
ACCOUNT REP. Brandon Guest

SCALE: AS INDICATED
DRAWING FILE NAME
O:\Nathan Diffie\CHICK-FIL-A\ALPHARETTA GA 873\
CFA - ALPHARETTA GA 873 MONUMENT REV 3 -
04_07_20.CDR

DRAWING
STATUS:



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: June 19, 2017

**CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16
Northwinds Summit/Pope & Land**

Consideration of a request for a master plan amendment to the Northwinds Master Plan Pod A to add 'For-Sale' and 'For-Rent' residential uses within a mixed-use development. The proposed development mix on the 24.547-acre property is 30,000 square feet of retail/restaurant, 140-room hotel, 1,230,000 square feet of office, 140 'For-Rent' units and 32 'For-Sale' condominium units. A rezoning is requested from O-I (Office-Institutional) to CUP (Community Unit Plan), as well as a comprehensive land use plan amendment from Corporate Office to Mixed Use. A conditional use is requested to allow 'For-Rent' residential use and variances are requested from the 'For-Rent' standards, minimum lot size in the CUP district and various parking variances. A change to a previous master plan condition is requested to remove a provision requiring a 20-story height for office buildings adjacent to the Georgia 400 Buffer. The property is located at the northeast corner of Haynes Bridge Road and Georgia 400.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 4-2 (Gilvin, Binder voting no)

Friendly Amendments: Owens, Binder

Accepted: Kennedy

- ❖ Council Member Kennedy offered a motion to approve CLUP-17-03/MP-17-05/Z-17-05/CU-17-05/V-17-16 Northwinds Summit/Pope & Land subject to the conditions 1 through 44 with the following revisions:
- o Condition #4 – striking the phrase, “and material shall be primarily masonry” and continuing the condition as follows “with non-residential buildings approved by Design Review Board and residential buildings approved by Staff.”
 - o Condition 5b- - Shall read as follows, “For-Rent Residential - After January 1, 2020, 140 ‘For-Rent’ units shall be permitted a Certificate of Occupancy in accordance with UDC ‘For-Rent’ requirements. At-grade ‘For-Rent’ units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. ‘For-Rent’ units shall be constructed concurrently with retail, ‘For-Sale’ units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant, ‘For-Sale’ residential units, hotel, neighborhood grocery and office. ‘For-Rent’ units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident’s lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 19, 2020 residential units shall revert to ‘For-Sale’ only. 32 ‘For-Sale’ condominium units shall be permitted in up to 4-story buildings with a maximum height of 50’. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.”
 - o Condition #19 - Delete condition in its entirety
 - o Condition #21 – Add a sentence to the end of the condition that shall read, “Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.”
 - o Condition #22 – Add a sentence to the end the condition that shall read, “Building designs shall be separately submitted to DRB for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.”
 - o Condition #26 – delete first part of the sentence so that the condition in its entirety shall read, “Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.”
 - o Condition #35- delete sentence requiring a rooftop amenity
 - o Condition #38 – Amend multiuse trail width requirements to read “8 foot to 12 foot” and remainder of condition shall be as recommended by staff

with the addition of a sentence to read, "Applicant shall receive impact fee credits for cost of loop construction."

- *The motion received a second from Council Member Owens with a few proposed amendments:*
 - o *Condition #4- proposed revising the end of the condition to read that "all buildings shall be approved by DRB."*
 - o *Council Member Kennedy accepted the amendment*
 - o *Clarification that proposed 'For-Rent' language would actually be blended with 5(b)*
 - o *Amend 5(c) to add a sentence that reads, "A minimum 3000 square foot neighborhood grocery, or comparable amenity, as approved by staff, shall be required."*
 - o *Council Member Kennedy accepted the amendment*
- *Council Member Binder offered an amendment to Condition #14 so that it shall read, "A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff."*
- *Council Members Kennedy and Owens accepted the amendment*
- *The motion was approved 4-2; Gilvin and Binder voting no*
- *The complete list of revised revisions is attached to this documents as referenced by 'Exhibit A'.*

Final Conditions:

1. The 24.547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be Mixed Use.
3. The maximum residential density shall be restricted to no more than 7.00 dwelling units per acre.
4. Architectural style shall be representative of a traditional style common in Alpharetta and material all buildings shall be approved by the Design Review Board.
5. Development regulations shall be as follows:
 - a. Office – 1,230,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building heights shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017.
 - b. For-Rent Residential - After January 1, 2020, 140 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site

Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. 'For-Rent' units shall be constructed concurrently with retail, 'For-Sale' units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant, 'For-Sale' residential units, hotel, neighborhood grocery and office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 19, 2020 residential units shall revert to 'For-Sale' only. 32 'For-Sale' condominium units shall be permitted in up to 4-story buildings with a maximum height of 50'. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be exchanged.

- c. Retail/Restaurant – Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) jewel box buildings shall be permitted within the median of the new private road, as depicted on the site plan. Office Site C on the site plan shall not be considered a mixed use building. All restaurant uses shall include outdoor dining areas.
 - d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 5 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility. A minimum 3000 square foot neighborhood grocery, or comparable amenity, as approved by staff, shall be required.
 - e. Parking Decks – Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017. With the exception of the parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the road. Parking decks visible from Haynes Bridge Road and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to covers a minimum 15% of this surface.
6. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
- a. Office
 - b. Retail
 - c. restaurant (no drive thru)
 - d. hotel
 - e. residential
7. Retail uses shall be those customarily accessory to or amenities for office uses, restricted to the

following uses:

- a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Brewery
 - g. Computer Supply Store
 - h. Copy Center/Print Shop
 - i. Drug Store (not to exceed 2,000 SF)
 - j. Dry Cleaning Pick-up Station
 - k. Fitness Studio
 - l. Florist, Retail without Greenhouse
 - m. Neighborhood Grocery (min. 3,000 SF)
 - n. Office Supply Store (not to exceed 2,000 SF)
 - o. Package Shipping/Mail Box Store
 - p. Restaurant (no drive-thru)
 - q. Retail Sales and Services Establishment
 - r. Shop or Studio, Craftsman/Artist
 - s. School, Commercial
 - t. Spa Services (with approval of a conditional use permit)
8. Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
 9. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
 10. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 30,000 square foot office use.
 11. Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
 12. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.
 13. Existing landscape trees, determined to be in good condition, depicted to be removed shall be spaded and relocated on-site, as approved by Staff.
 14. A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.
 15. Delete Condition #6 on Northwinds Master Plan Table A – Revised October 1998, which required 20 stories or 300' buildings directly adjacent to the Georgia 400 Tree Buffer.

Design Conditions:

16. A permanent public access easement shall be provided over the new private street connecting Haynes Bridge Road to Northwinds Parkway.
17. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development

and across Northwinds Parkway. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.

18. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff. The developer shall work with the adjacent property owner to install a pond aerator and landscaping around the pond, as approved by Staff.
19. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (12" – 15" caliper trees) or materials approved by DRB or other materials as approved by Staff.
20. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road, Northwinds Parkway or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees. The public shall be permitted to park in the office parking lots on evenings and weekends. Bicycle Facilities shall be provided throughout the development including a bicycle rental station. Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.
21. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Northwinds Summit Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2017 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road and Northwinds Parkway intersections with the new private road. Building designs shall be separately submitted to DRB for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.
22. Surface parking areas other than on-street parking shall be screened from the right-of-way in compliance with the UDC. A decorative, short wall shall be located along Haynes Bridge Road where necessary to obscure views of surface parking near the hotel and along Northwinds Parkway where necessary to obscure views of loading area for Office Site/Parking Deck E.
23. All buildings along Haynes Bridge Road and Northwinds Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
24. Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
25. Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts committee. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be

- completed prior to final site CO.
26. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
 27. Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned green space areas.
 28. Every plan submitted for an LDP shall include an on-going density and acreage tabulation.
 29. Alcohol license distance requirements from residential development shall be waived.
 30. Rooftop signs shall be permitted as approved by the DRB.
 31. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land"

Landscape Conditions:

32. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be replanted where needed, as approved by Staff.
33. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for the Alpha Loop as approved by Staff.
34. At least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
35. Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
36. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
37. The developer shall dedicate a permanent easement to the City and construct an 8' to 12' concrete, accessible multi- use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall including seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateways/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer; maintain such condition to the City's satisfaction; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike

- share station shall be provided at a location(s) along the trail as approved by Staff. Wayfinding signage shall be placed at key locations along the trail as recommended by staff. Applicant shall receive impact fee credits for cost of loop construction.
38. Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Haynes Bridge Road at GA 400 Southbound Ramps

39. Restripe the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through lane and one shared through/right turn lane, as shown on plan.
40. Install permissive + overlap signal phasing for the southbound right turn movement.

Haynes Bridge Road at Northwinds Parkway/Lakeview Parkway

41. Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
42. Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

43. Signalize, if and when warranted.

APPROVED BY DRB OCT 2017



SHEET INDEX:

I. MASTER PLAN

II. INFRASTRUCTURE IMPROVEMENTS PLAN

A. STREETSCAPE SECTION KEY PLAN

1. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'A'
2. STREETSCAPE SECTION TYPE 'B'
3. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'C'
4. STREETSCAPE SECTION TYPE 'D'
5. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'E'
6. STREETSCAPE SECTION TYPE 'F'

B. STREETSCAPE LAYOUT PLANS

1. PARALLEL PARKING ZONE NORTH
2. PARALLEL PARKING ZONE SOUTH
3. RAISED LANDSCAPE PLANTER ENLARGEMENT
4. ALPHA-LOOP PATH
5. ALPHA-LOOP PATH - DESIGN ELEMENTS

C. LIGHTING LAYOUT PLAN

1. STREET LIGHTING

D. SIGNAGE CHARACTER

E. SITE FURNISHINGS

F. HARDSCAPE FINISHES

G. LANDSCAPE PALETTE

1. SHADE & FLOWERING TREES
2. SHRUBS, PERENNIALS & GROUND COVERS

APPROVED BY DRB OCT 2017



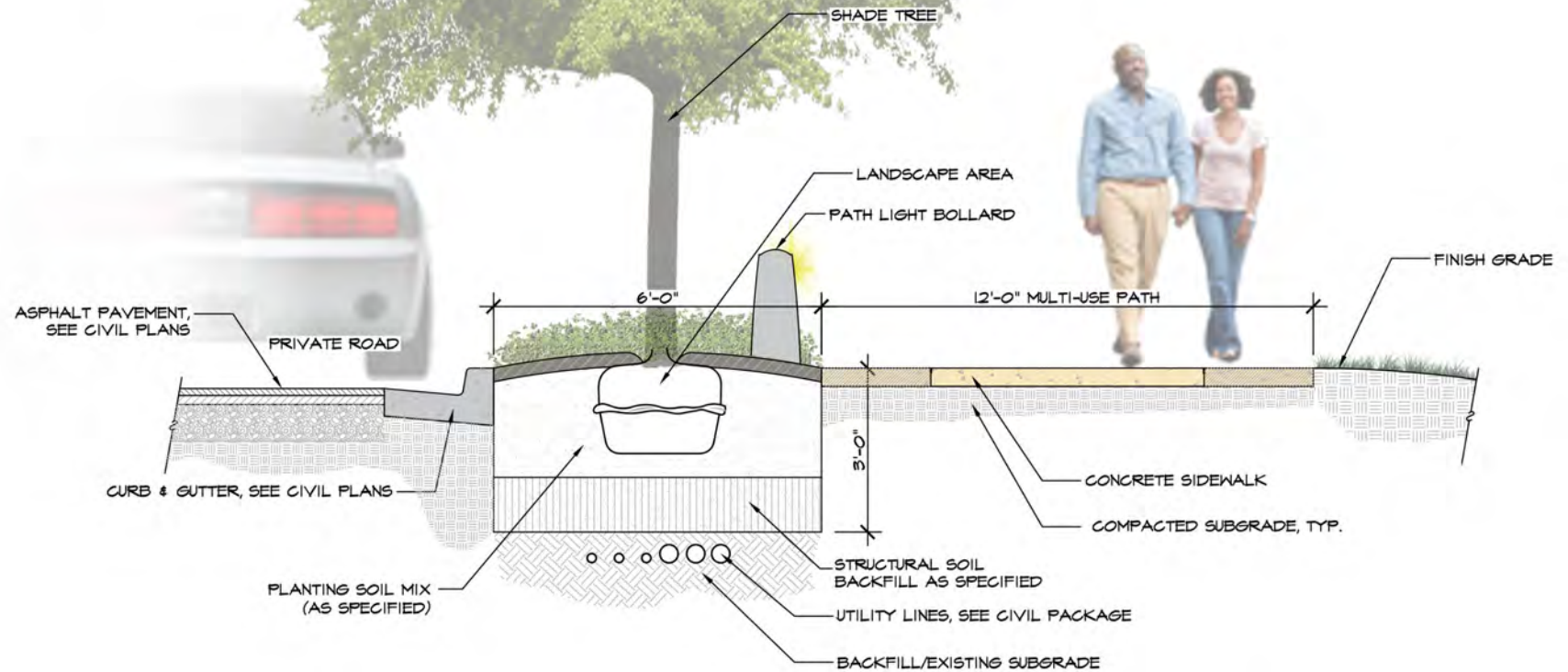
APPROVED BY DRB OCT 2017



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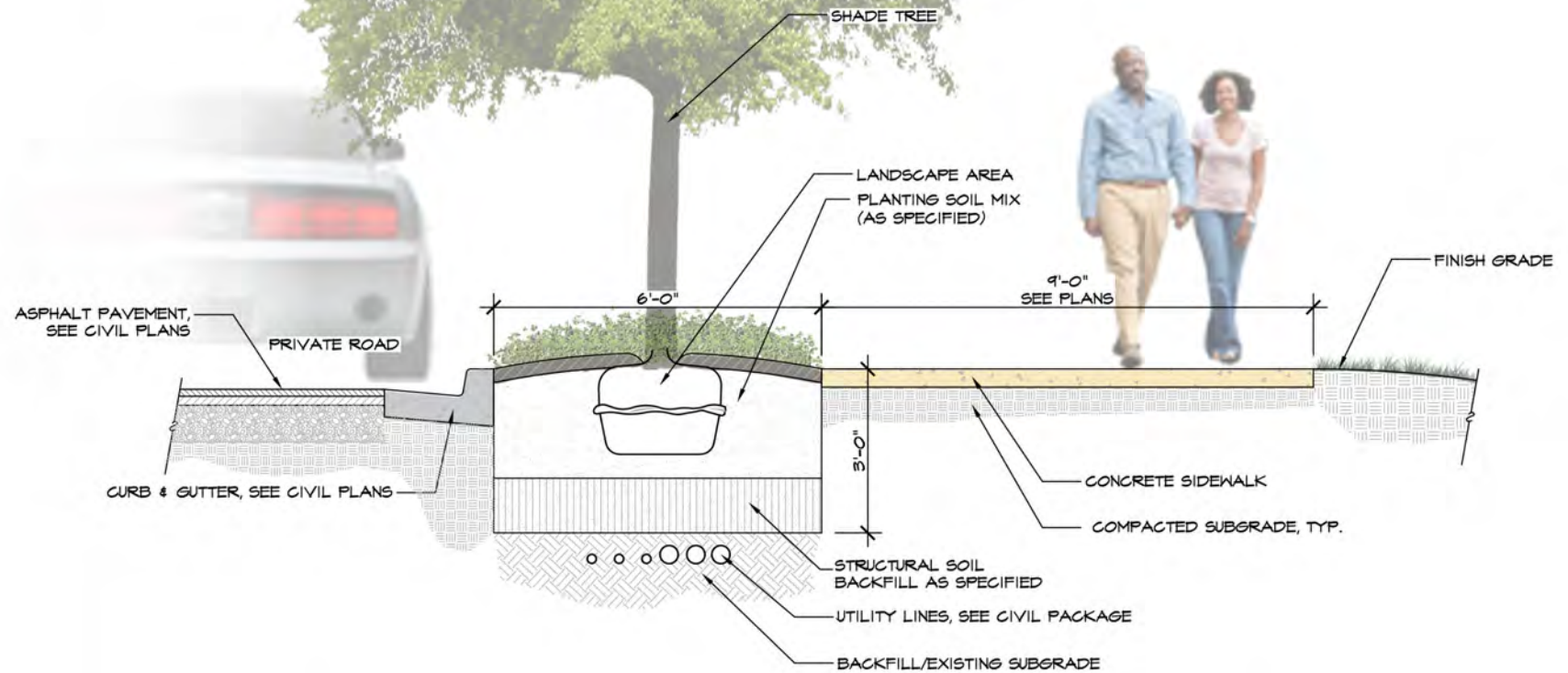


HGOR



INFRASTRUCTURE IMPROVEMENTS
ALPHA-LOOP - STREETScape SECTION TYPE 'A'

APPROVED BY DRB OCT 2017

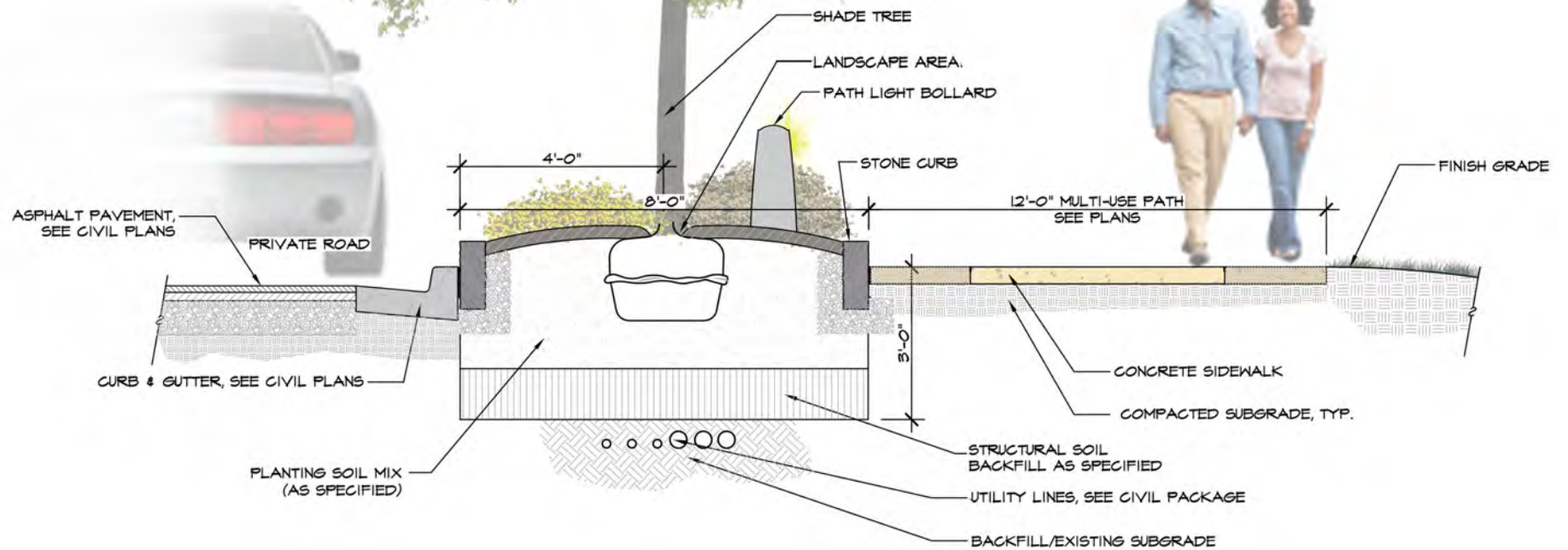


HGOR



INFRASTRUCTURE IMPROVEMENTS
STREETSCAPE SECTION TYPE 'B'

APPROVED BY DRB OCT 2017

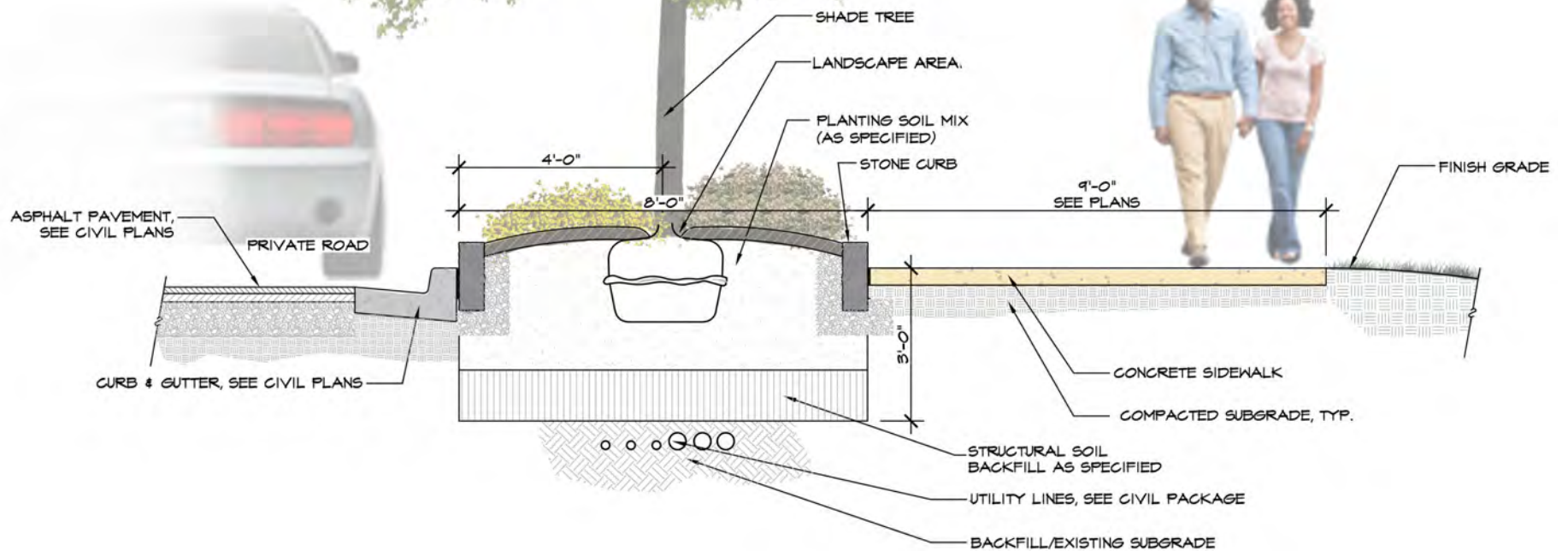


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INFRASTRUCTURE IMPROVEMENTS
ALPHA-LOOP - STREETScape SECTION TYPE 'C'

APPROVED BY DRB OCT 2017

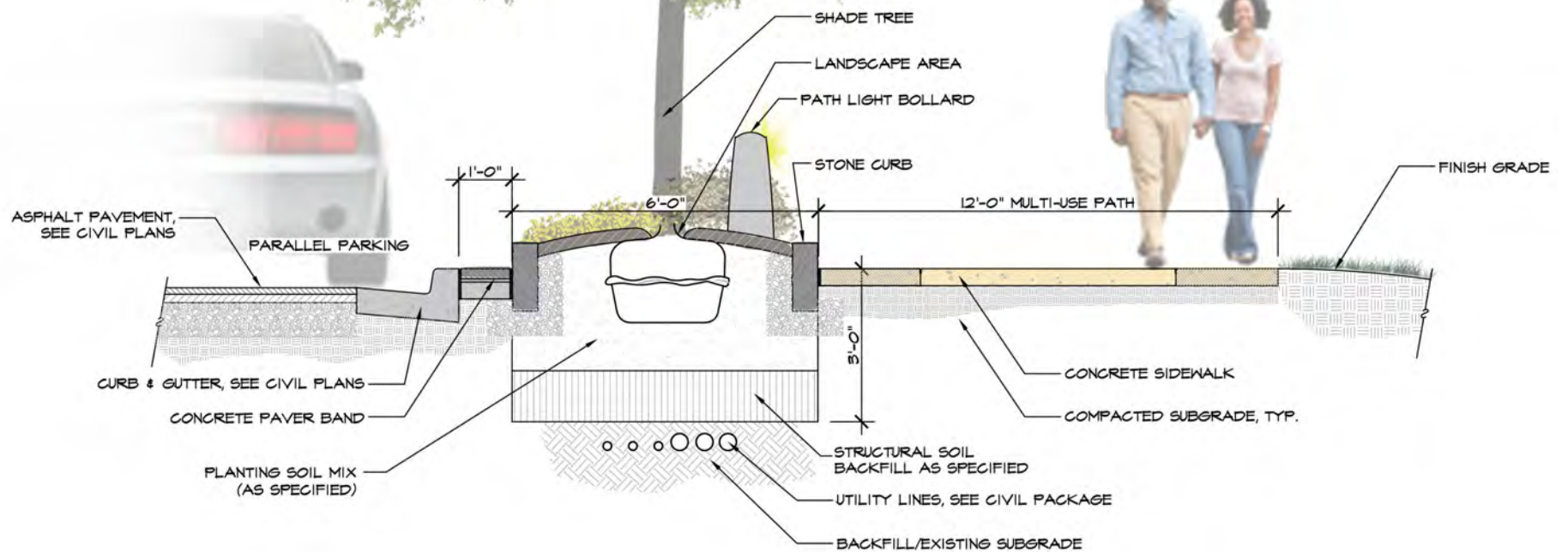


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INFRASTRUCTURE IMPROVEMENTS
STREETSCAPE SECTION TYPE 'D'

APPROVED BY DRB OCT 2017

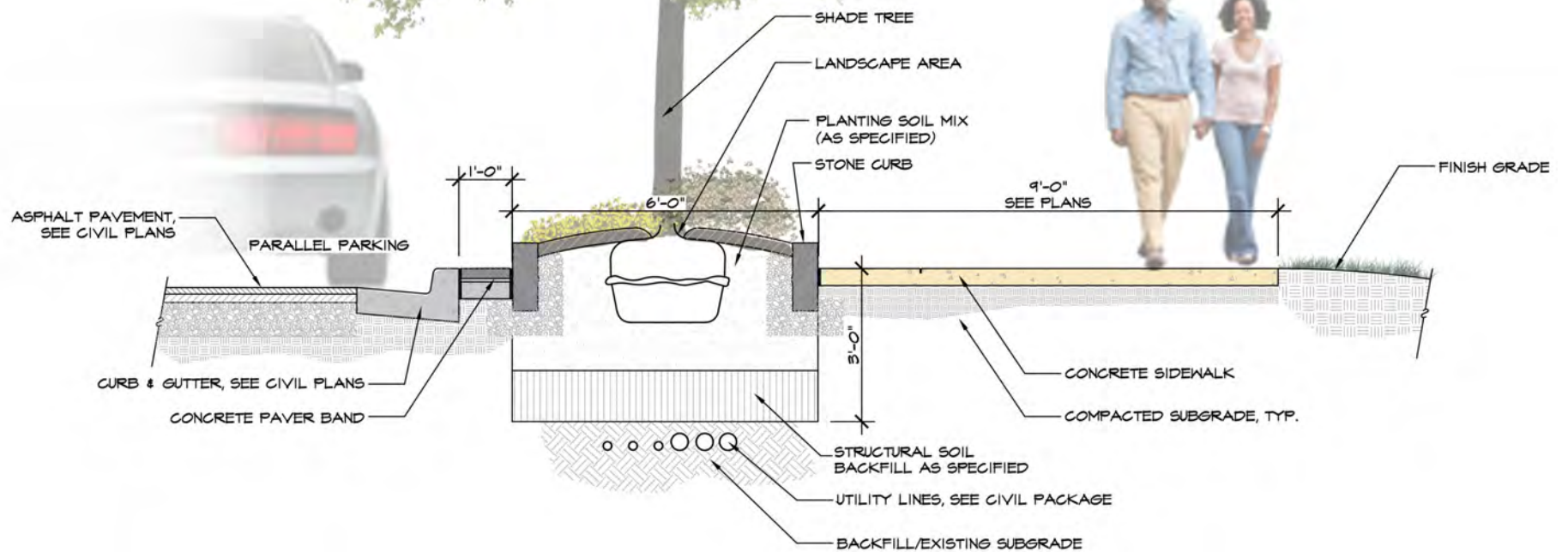


HGOR



INFRASTRUCTURE IMPROVEMENTS
ALPHA-LOOP - STREETScape SECTION TYPE 'E'

APPROVED BY DRB OCT 2017

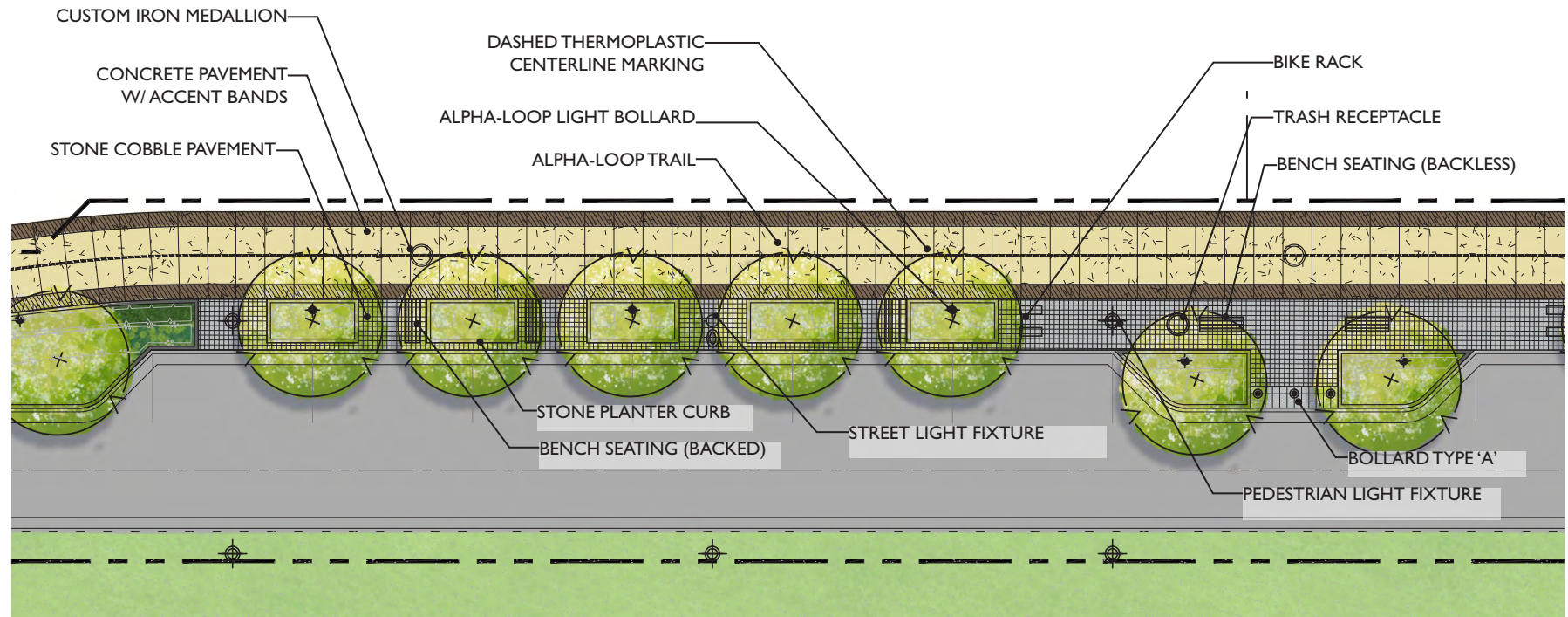


HGOR



INFRASTRUCTURE IMPROVEMENTS
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APPROVED BY DRB OCT 2017

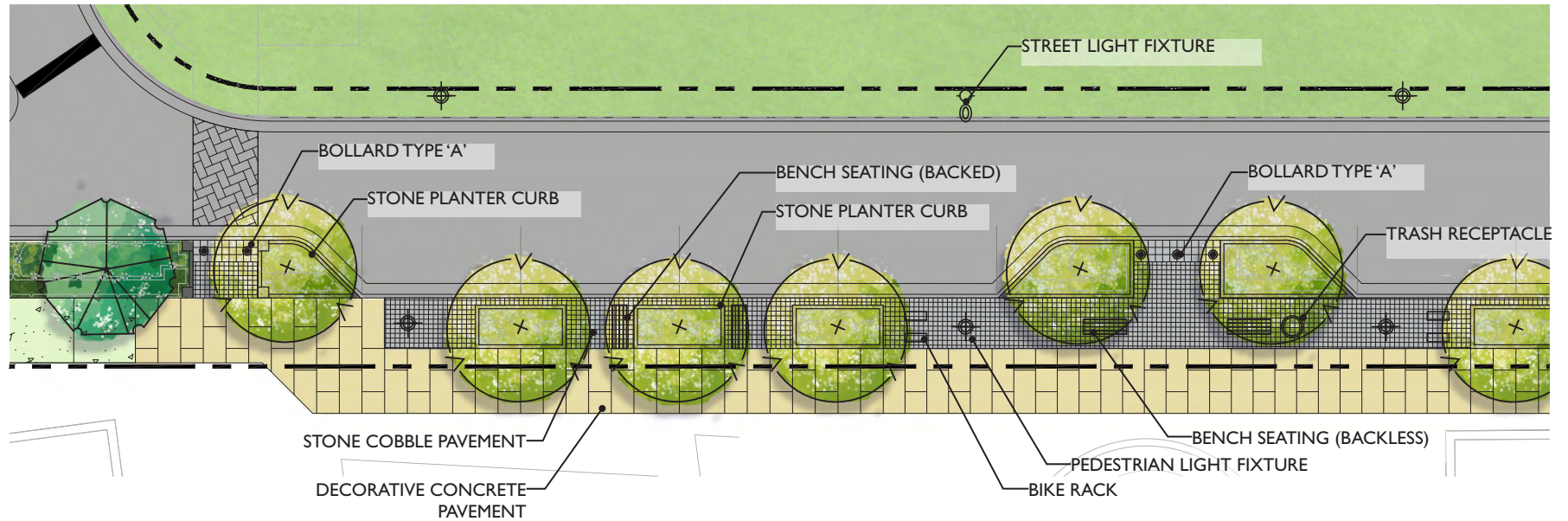


SITE PLAN



KEY PLAN

APPROVED BY DRB OCT 2017

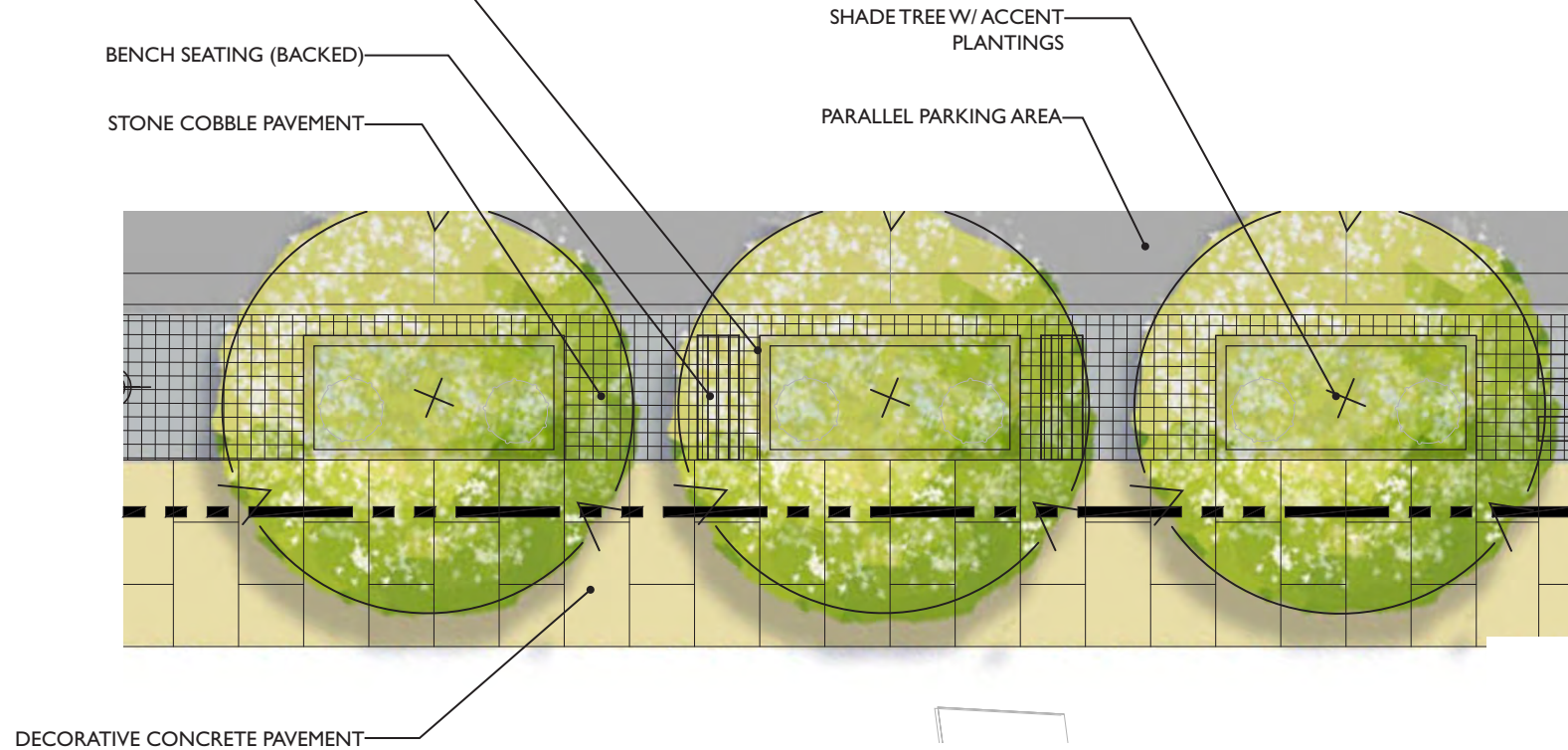


SITE PLAN



KEY PLAN

APPROVED BY DRB OCT 2017



SITE PLAN



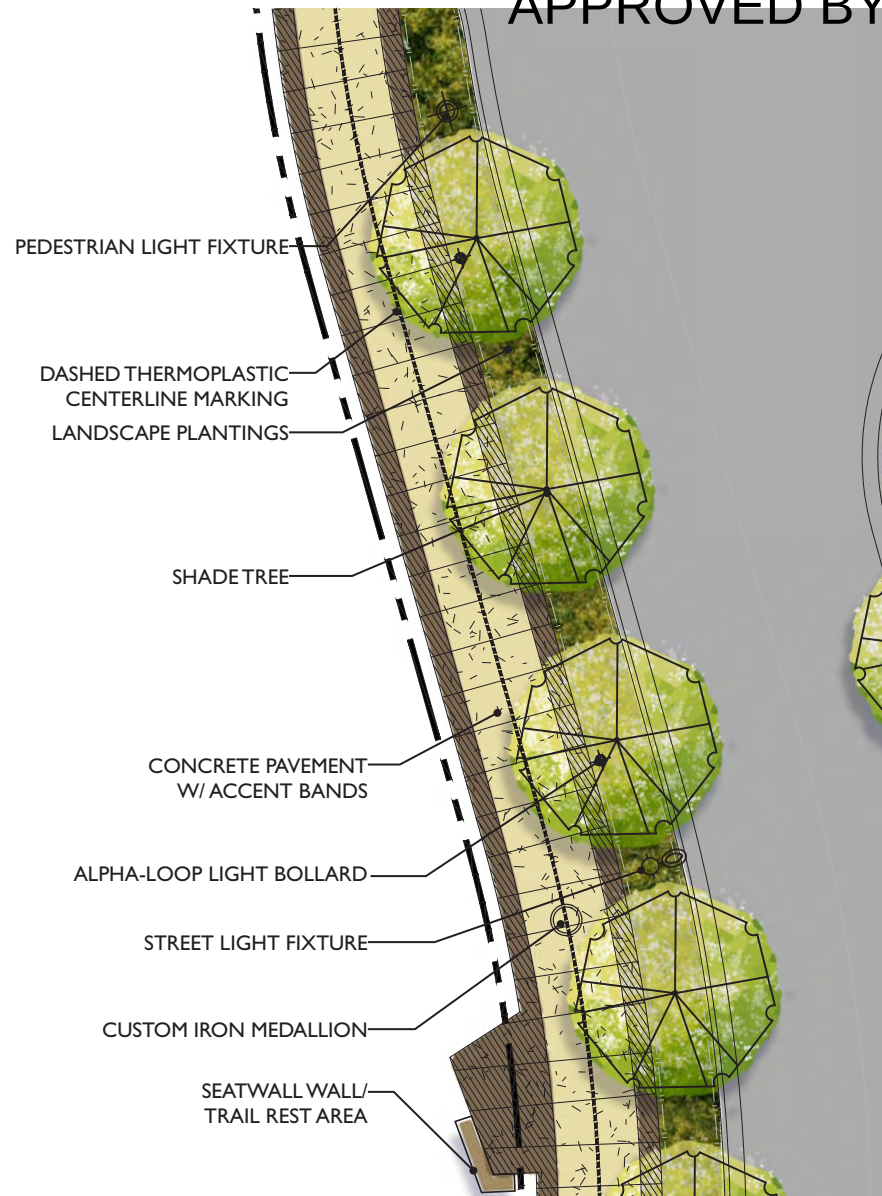
KEY PLAN

HGOR

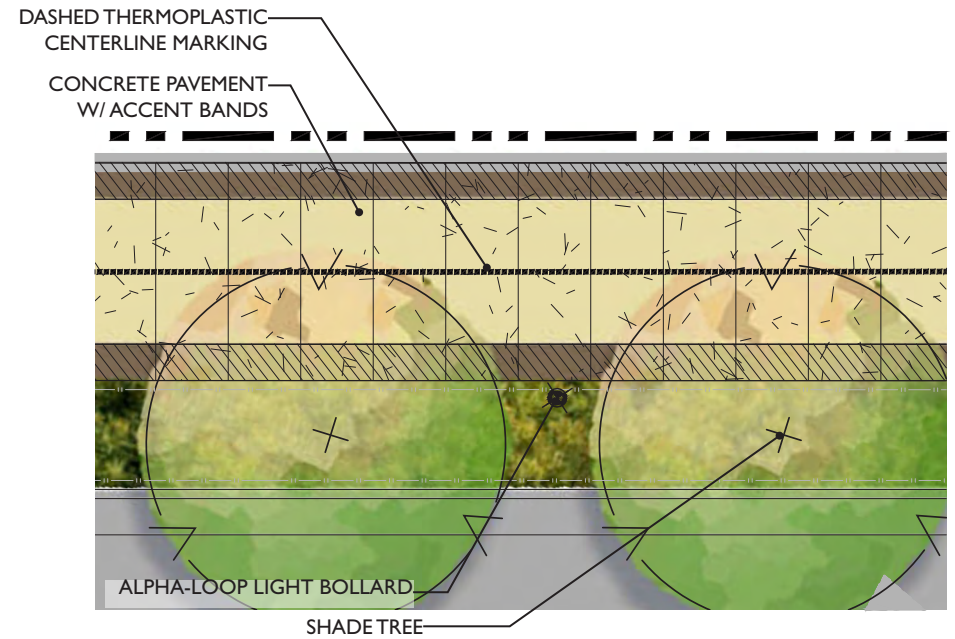


INFRASTRUCTURE IMPROVEMENTS
LAYOUT PLAN - RAISED LANDSCAPE PLANTER ENLARGEMENT

APPROVED BY DRB OCT 2017



SITE PLAN



ALPHA-LOOP PARTIAL PLAN



KEY PLAN

ALPHA-LOOP LIGHT BOLLARD
SISTEMALUX - REEF 180 BOLLARD - 26" HT



DECORATIVE CONCRETE:
INTEGRAL COLOR W/ BLACK BEAUTY AGG. & RETARDANT FINISH

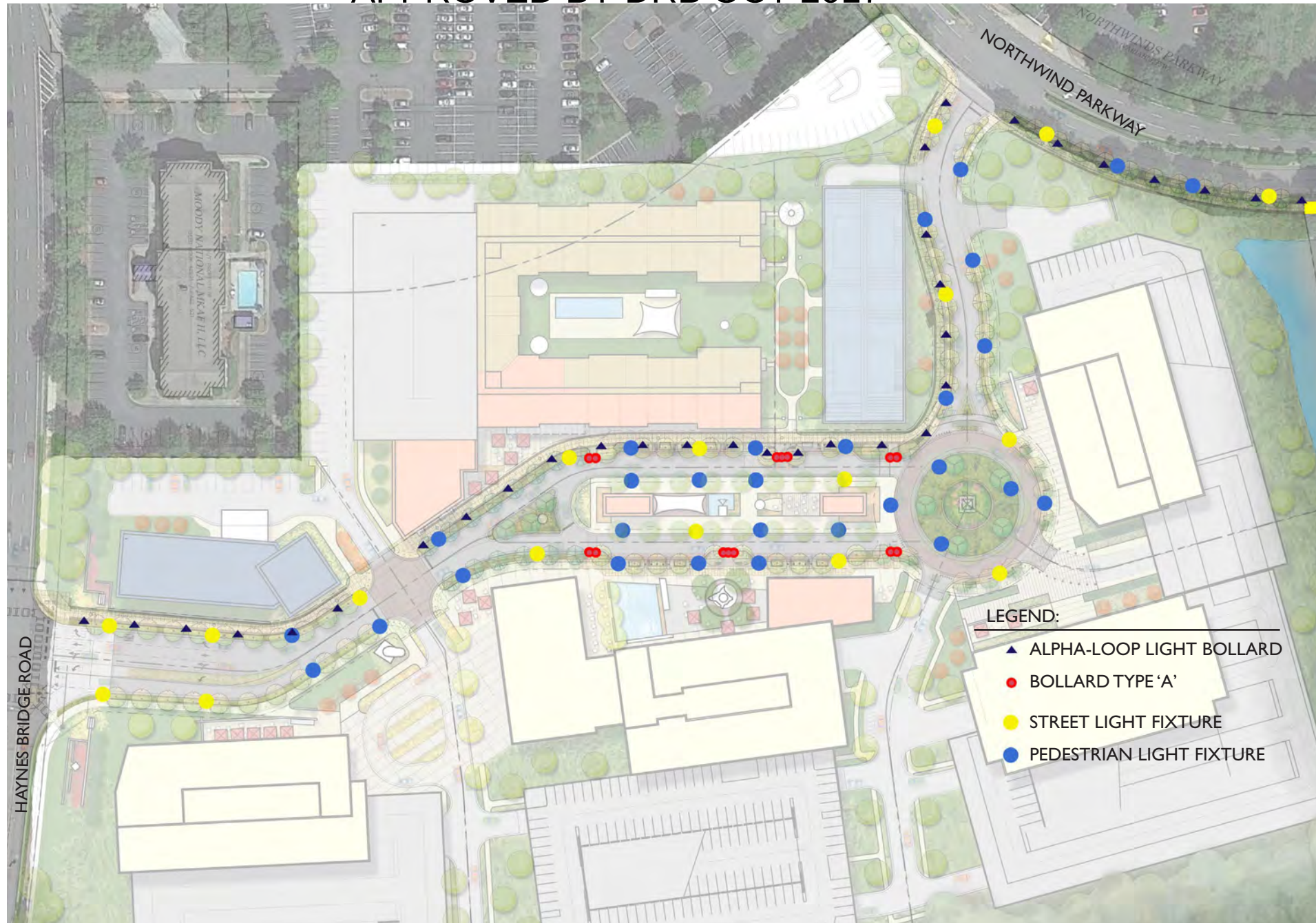


*CONCRETE FINISH EXAMPLE; EXPOSED AGGREGATE MIX
TO BE A VARIETY OF INTEGRAL COLORS; CHARCOAL/GRAY
CEMENT AS SHOWN

TRAIL MARKER:
CUSTOM IRON MEDALLION; ALPHA-LOOP LOGO
GRAPHIC: +/-24" DIA.



APPROVED BY DRB OCT 2017



PEDESTRIAN LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD



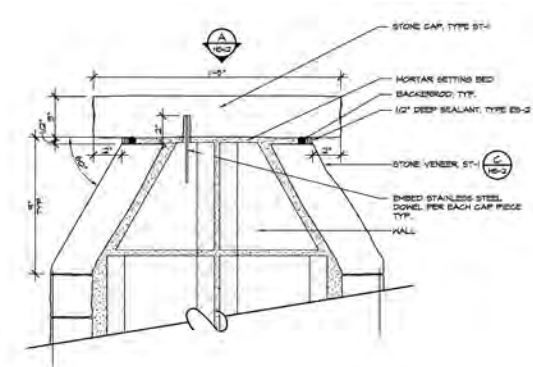
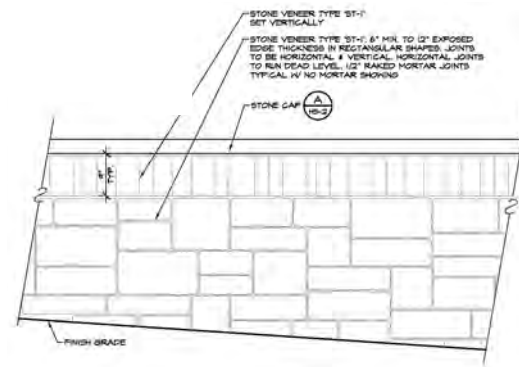
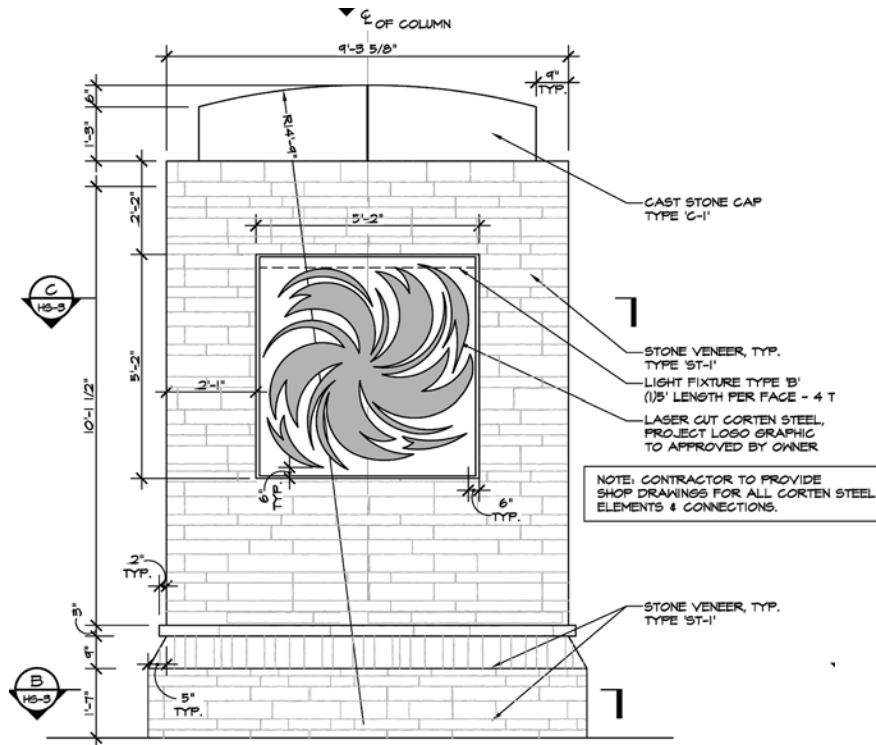
STREET LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD



MATERIALS:

- NATURAL STONE VENEER - CRAB ORCHARD / SILVARA STONE COMPANY)
- ALUMINUM METAL PANELS - OPTION SIGNS & ENVIRONMENTAL GRAPHICS - HEAVY RUST FINISH
- CAST STONE CAP - CONTINENTAL CAST STONE COLOR 1101 S
- LOGO/TEXT BY OWNER

APPROVED BY DRB OCT 2017



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK



APPROVED BY DRB OCT 2017

BOLLARD:
FORMS & SURFACES - LIGHT COLUMN BOLLARD &
NON-ILLUMINATED



BOLLARD TYPE 'A'



BOLLARD TYPE 'B'

BENCH:
FORMS & SURFACES - KNIGHT BENCH



BACKLESS



BACKED

TRASH RECEPTACLE:
FORMS & SURFACES - UNIVERSAL LITTER & RECYCLING



PLANTER CURB:
6" WIDE X 6" HEIGHT GRANITE CURB

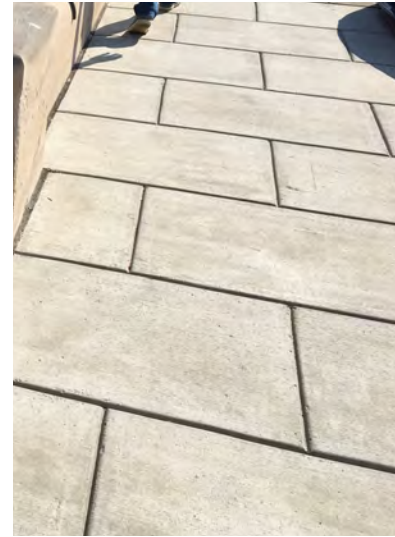


ACCENT PAVER:
COBBLESTONE PAVER - GEORGIA GRAY GRANITE



APPROVED BY DRB OCT 2017

CONCRETE SIDEWALK:
INTEGRAL COLOR W/ BLACK BEAUTY AGG. & RETARDANT FINISH



*SCORE PATTERN EXAMPLE;
3/4" TROWEL JOINT



*CONCRETE FINISH EXAMPLE;
EXPOSED AGGREGATE MIX TO BE
A VARIETY OF INTEGRAL COLORS;
CHARCOAL/GRAY CEMENT AS
SHOWN



UPRIGHT EUROPEAN HORNBEAM



HIGHTOWER WILLOW



AUTUMN GOLD BALD CYPRESS



AUTUMN GOLD GINKGO



PRINCETON ELM



AUTUMN BRILLIANCE SERVICEBERRY



WINTERGREEN BOXWOOD



DHARUMA HYDRANGEA



GOLDSTRUM BLACK-EYED SUSAN



MT.AIRY FOTHERGILLA



ARKANSAS BLUESTAR



ASIAN JASMINE



OGON SWEET FLAG



N O R T H W I N D S
8 0 0 0 S U M M I T P L A C E
ALPHARETTA, GA

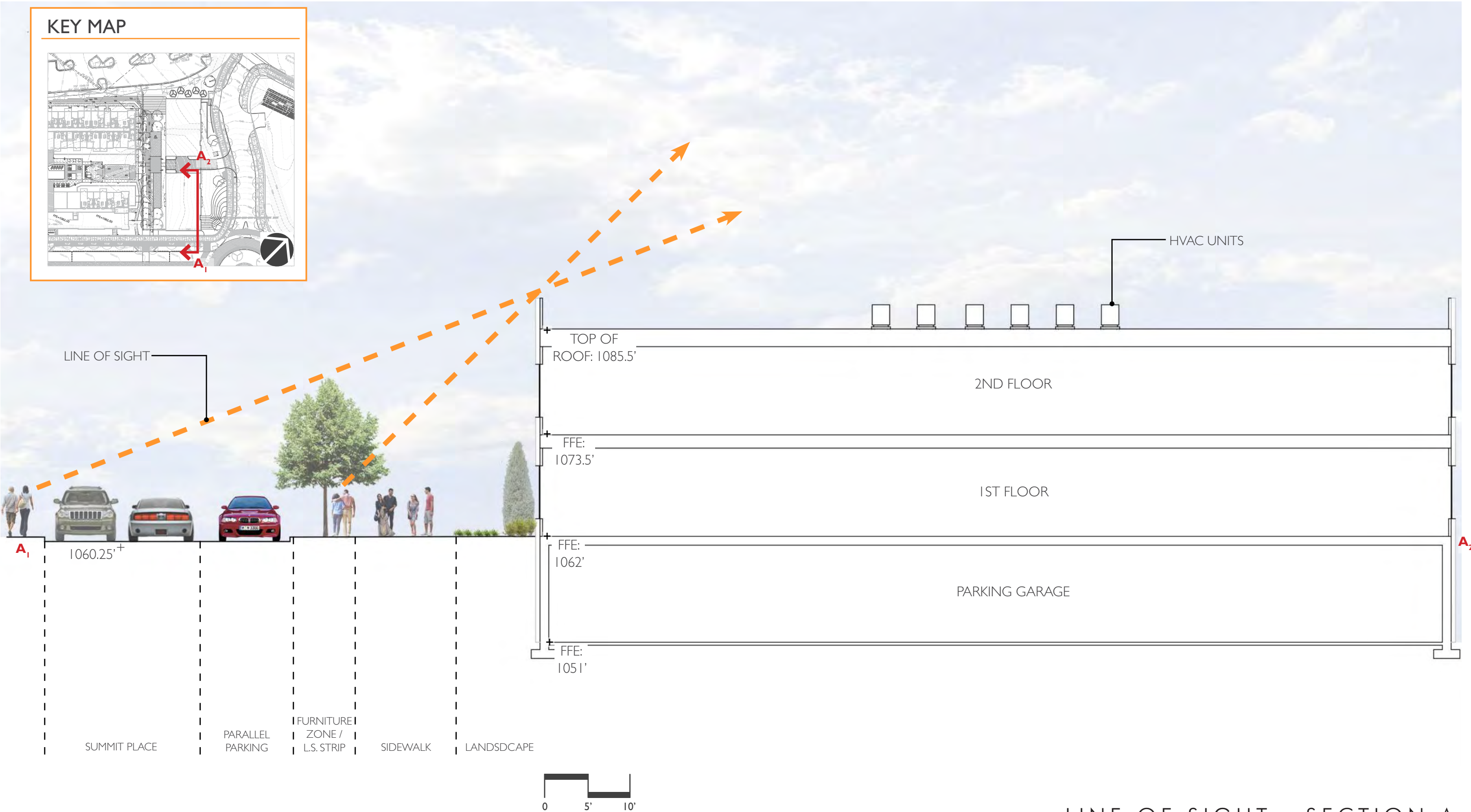
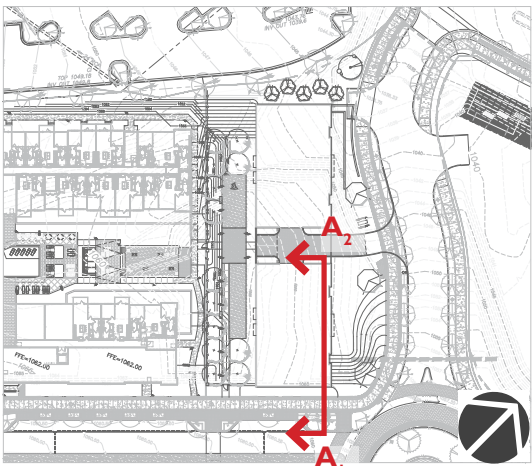
KEY LEGEND

- OFFICE - 350,000 SF A
- FLEX OFFICE - 30,000 SF B
- OFFICE - 150,000 SF C
- OFFICE - 400,000 SF D
- OFFICE - 300,000 E
- FOR SALE RESIDENTIAL F
- MULTIFAMILY - 140 UNITS G
- HOTEL - 140 ROOMS H
- RETAIL / RESTAURANT /
LEASING / AMENITY - 30,000 SF I



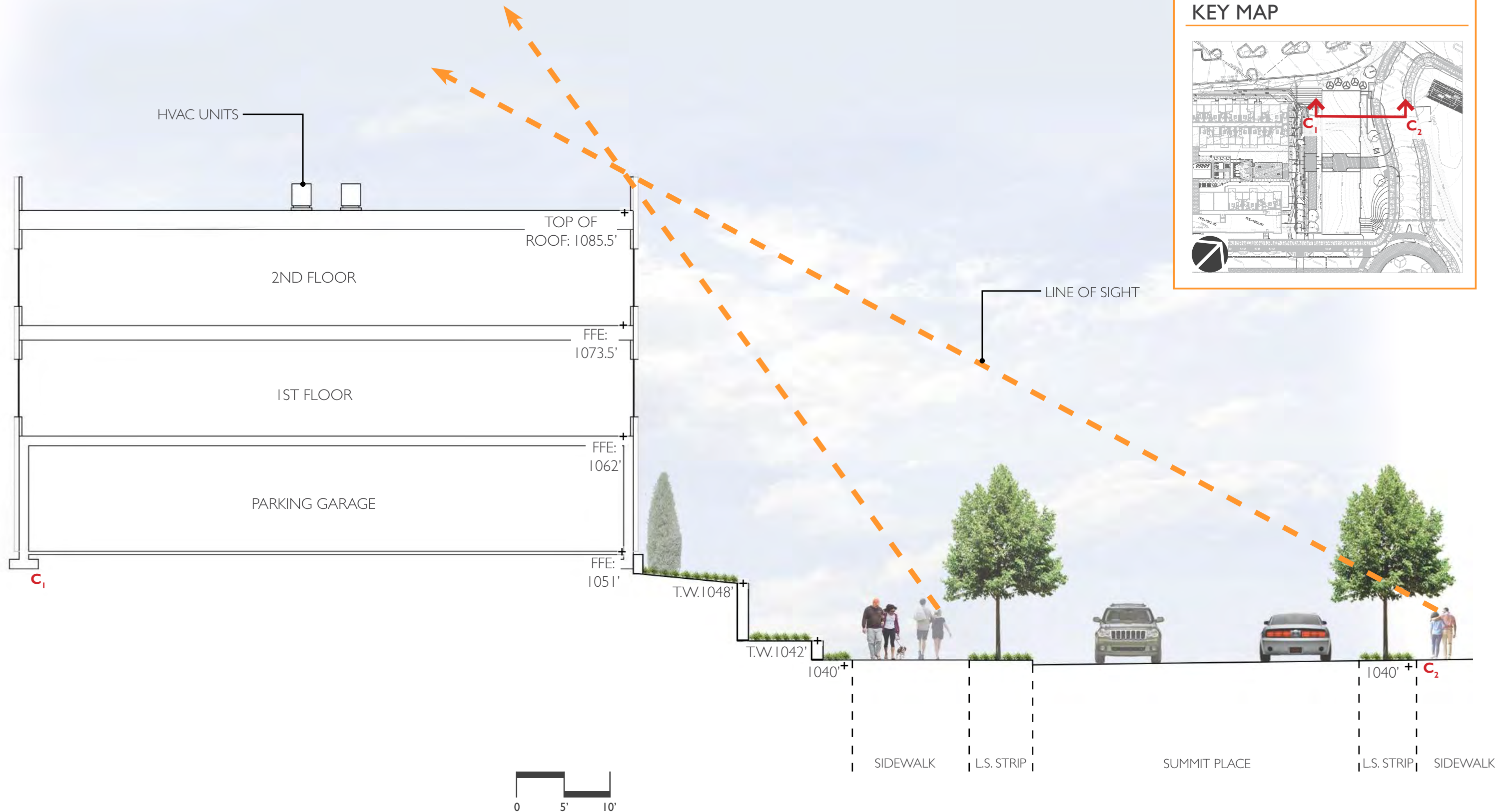
ZONING PLAN UPDATE

KEY MAP

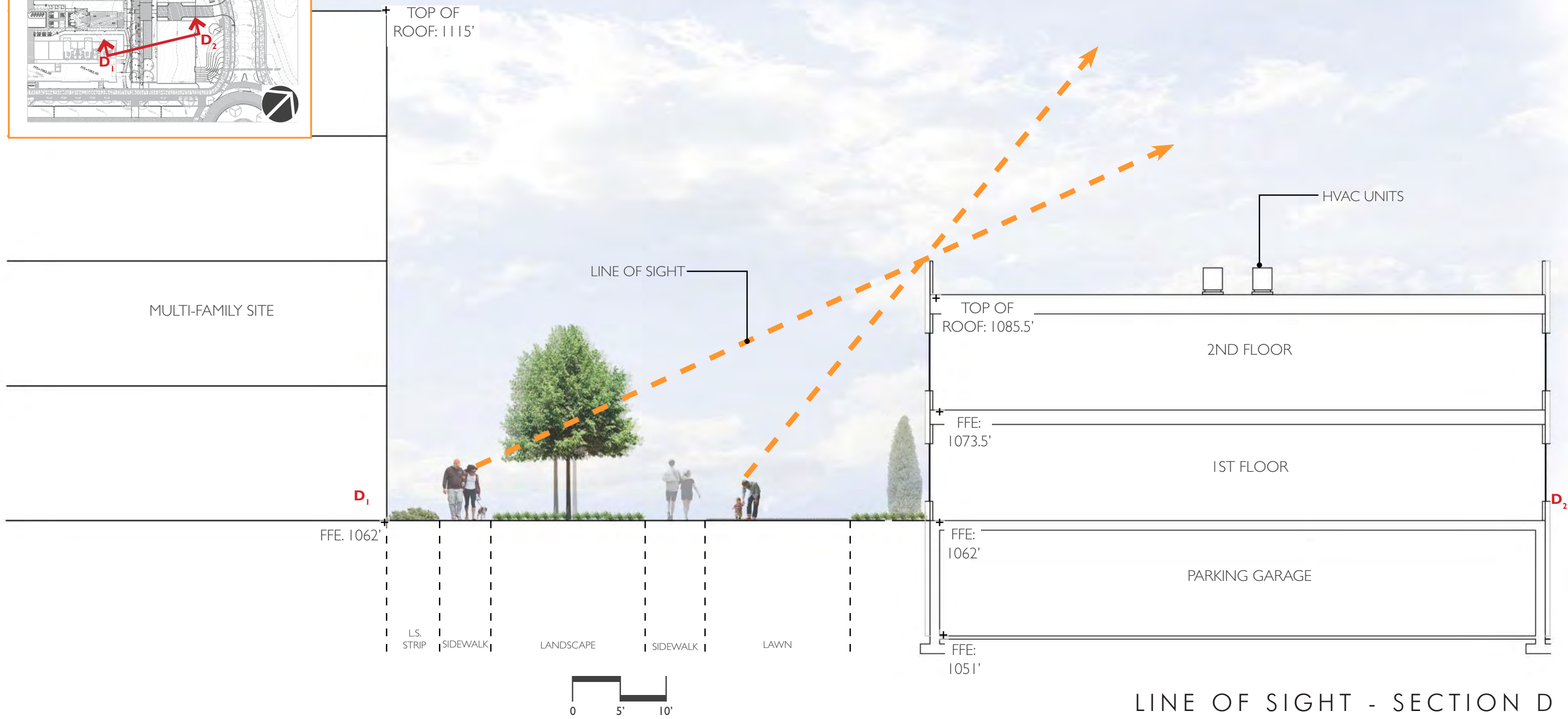
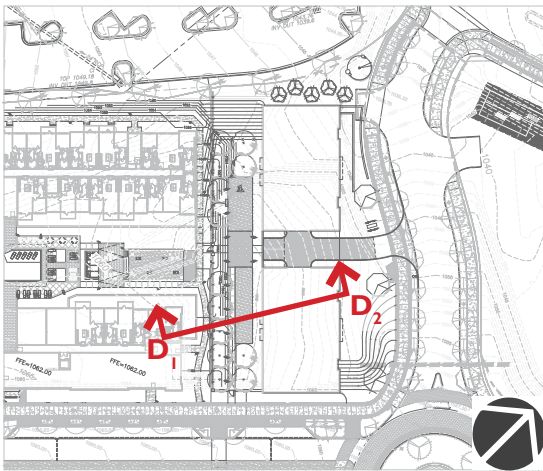


LINE OF SIGHT - SECTION A





KEY MAP





4



2



3



1

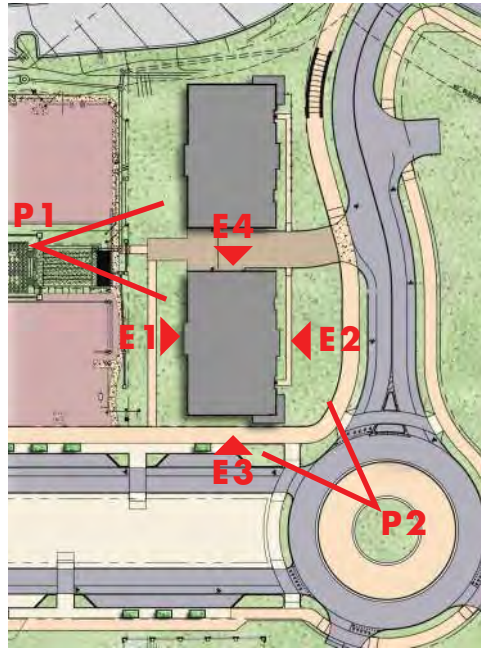
EXISTING CONTEXT



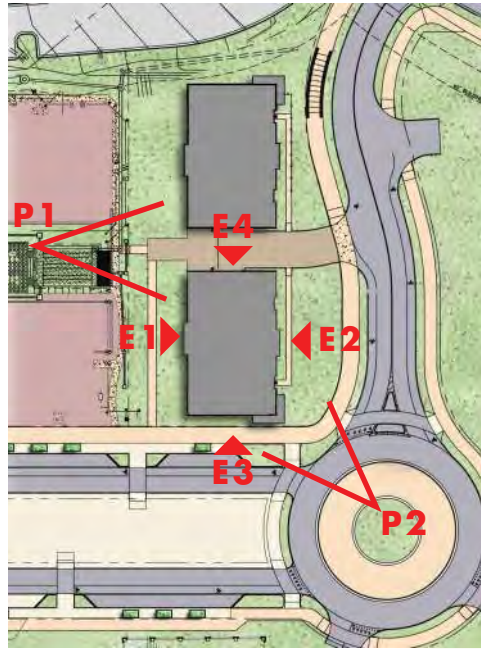
OVERALL ELEVATION - COURTYARD



OVERALL ELEVATION - STREETSCAPE



E1 - COURTYARD ELEVATION

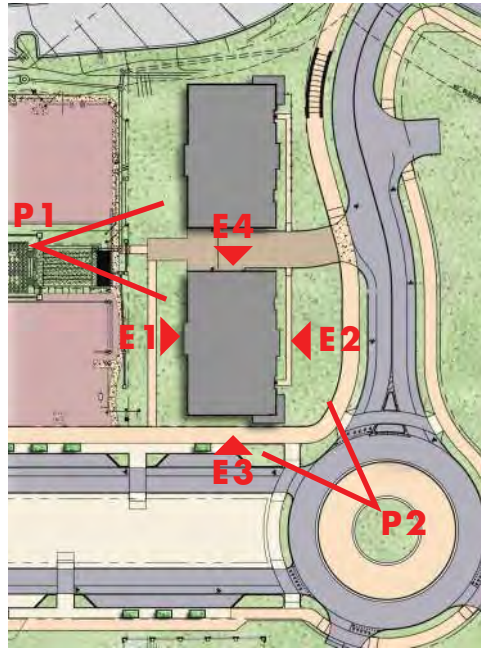


- METAL WRAPPED CORNICE
- METAL PANEL
- MASONRY VENEER
- MASONRY HEADER
- WOOD PANEL
- PRECAST BAND
- PRECAST SILL
- PRECAST HEADER
- STONE VENEER



- METAL CANOPY
- WOOD + METAL CANOPY

E2 - STREETSCAPE ELEVATION



- METAL WRAPPED CORNICE
- METAL PANEL
- MASONRY HEADER
- MASONRY VENEER
- METAL GUARDRAIL
- METAL BALCONY
- PRECAST BAND
- PRECAST SILL
- PRECAST HEADER
- STONE VENEER

E3 - SOUTH

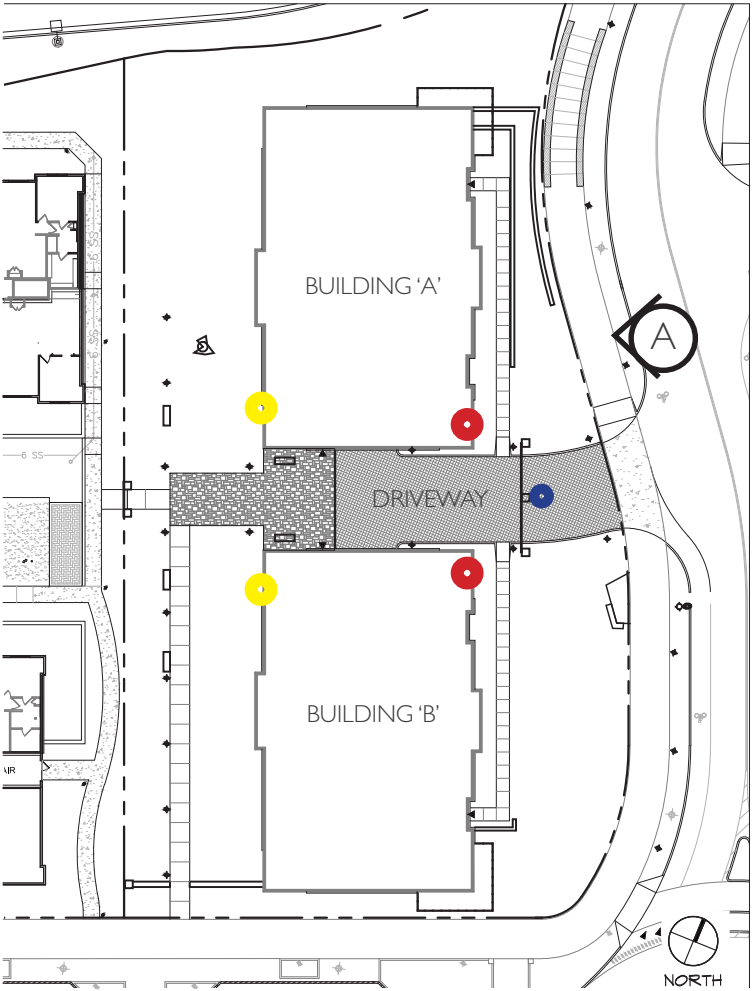
E4 - NORTH PARKING ENTRY



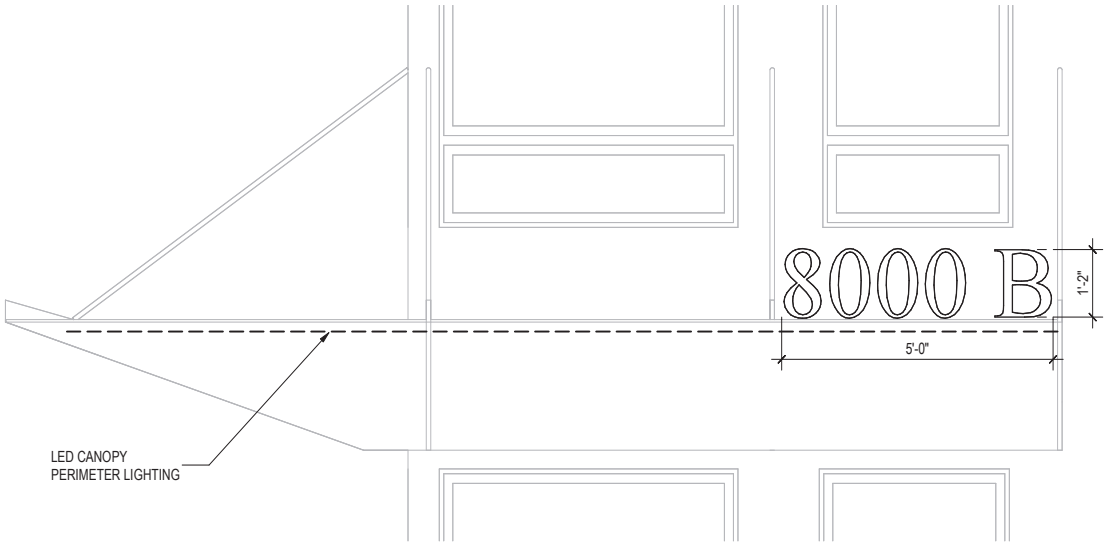
- METAL WRAPPED CORNICE
- METAL PANEL
- MASONRY HEADER
- MASONRY VENEER
- BUILDING # SIGN
- WOOD + METAL CANOPY
- PRECAST BAND
- METAL GUARDRAIL
- PRECAST SILL
- PRECAST HEADER
- STONE VENEER

SIDE ELEVATIONS

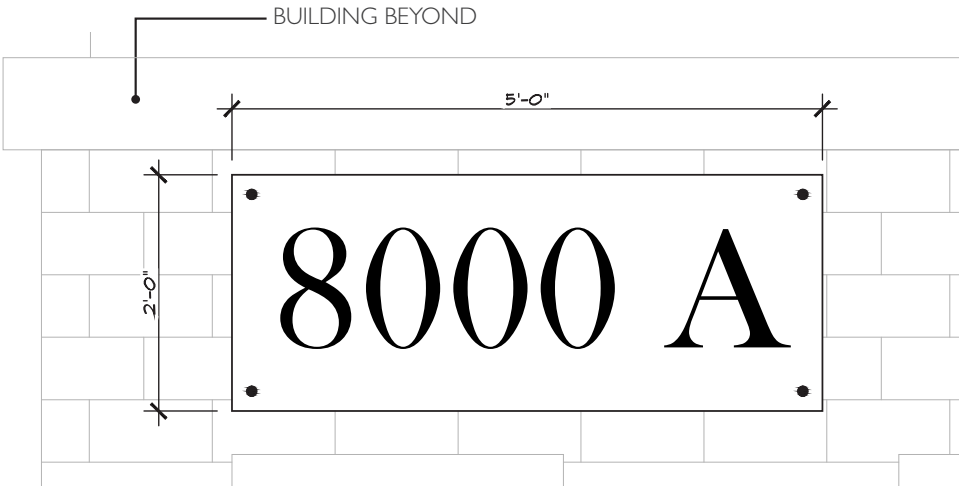
KEY MAP



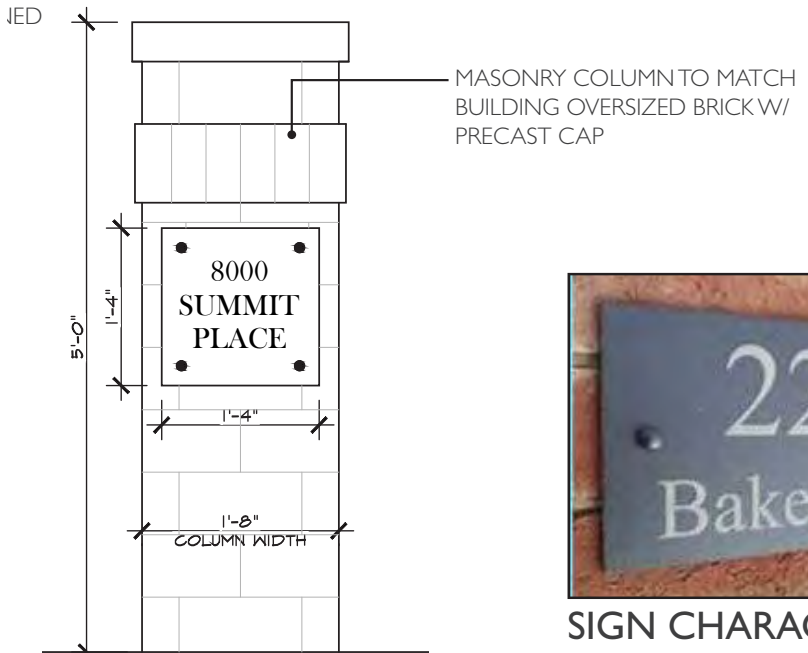
-  SIGN TYPE 'A'
PROPOSED WALL MOUNTED
BUILDING IDENTIFICATION SIGN;
LOCATED ON BUILDING FACE
-  SIGN TYPE 'B'
PROPOSED COLUMN MOUNTED
BUILDING ADDRESS SIGN; LOCATED
ON COLUMN FACE IN DRIVEWAY
-  SIGN TYPE 'C'
CANOPY SIGNAGE



- SIGNAGE TYPE 'C' ELEVATION
- MOUNTED TO BUILDING ENTRY CANOPY
 - EXTRUDED NUMERALS/LETTERING
 - BRUSHED ALUMINUM FINISH
 - FINAL TEXT TO BE DETERMINED



- SIGNAGE TYPE 'B' ELEVATION
- WALL MOUNTED TO BUILDING FACE
 - POWDERCOATED ALUMINUM /STEEL TO MATCH BUILDING METAL PANELS
 - WHITE TEXT ON CHARCOAL GRAY BACKGROUND
 - NON-LIGHTED
 - FINAL TEXT TO BE DETERMINED



- SIGNAGE TYPE 'A' ELEVATION
- WALL MOUNTED TO BUILDING FACE
 - POWDERCOATED ALUMINUM /STEEL TO MATCH BUILDING METAL PANELS
 - WHITE TEXT ON CHARCOAL GRAY BACKGROUND
 - NON-LIGHTED
 - FINAL TEXT TO BE DETERMINED



SIGN CHARACTER IMAGE

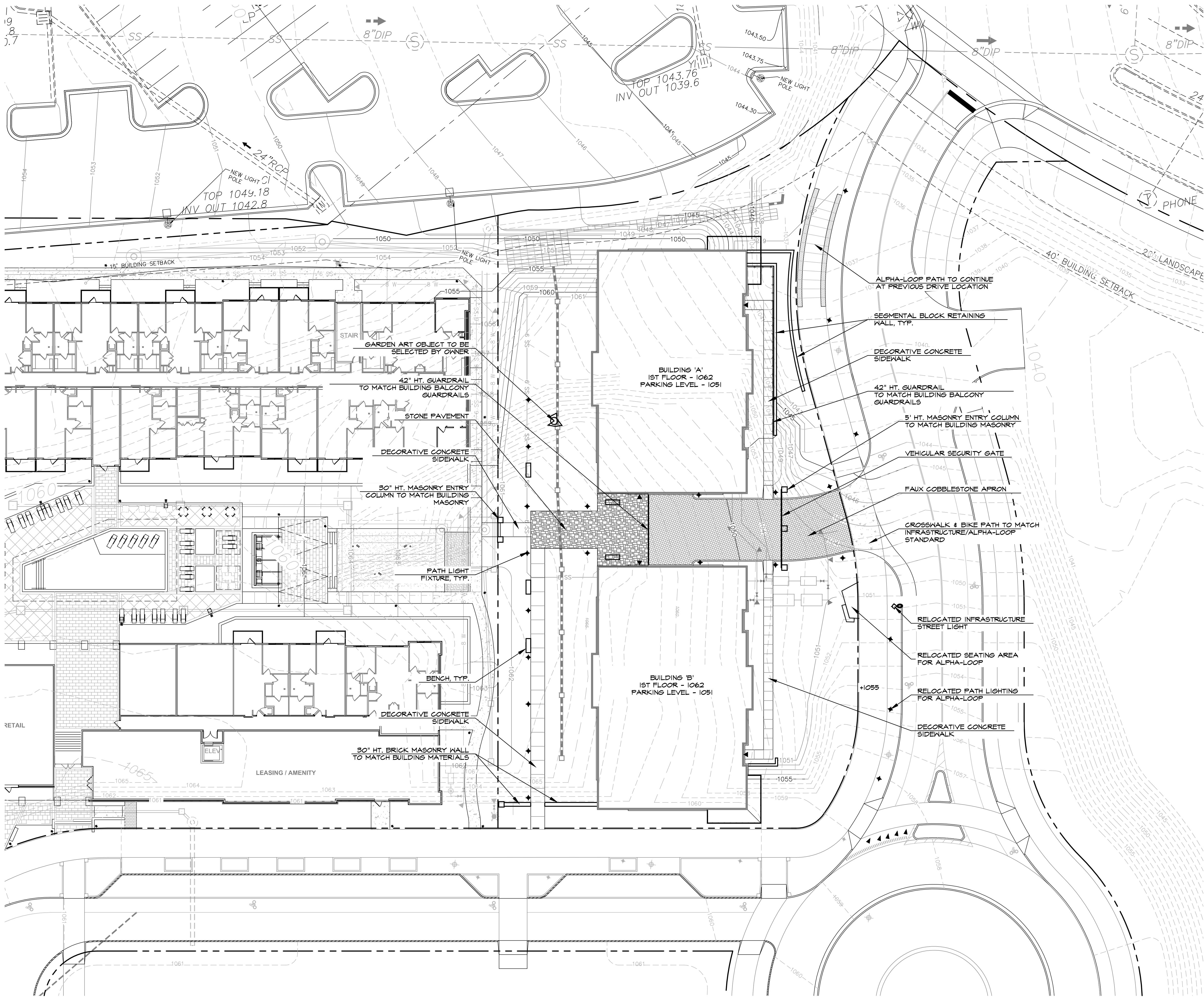
SIGNAGE DIAGRAMS



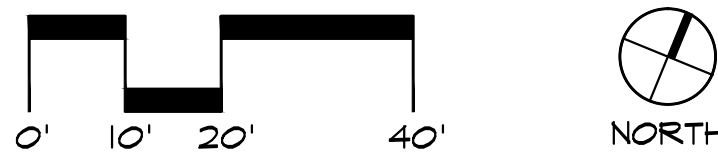
P1 - COURTYARD PERSPECTIVE



P2 - STREET CORNER PERSPECTIVE



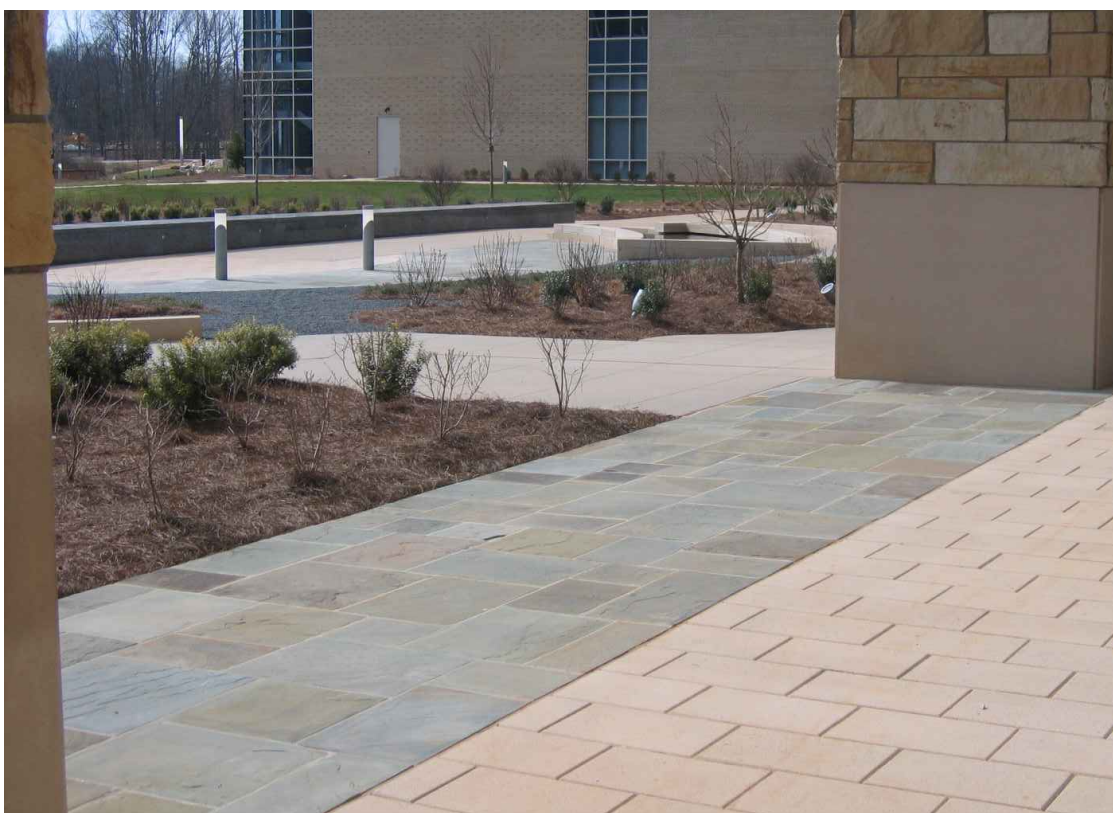
A HARDSCAPE IMPROVEMENT PLAN
HS-1 SCALE: 1"=20'



GARDEN BENCH
FORMS + SURFACES - KNIGHT BENCH



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR IV BLACK BEAUTY SAND & LIGHT TOP CAST)



STONE PAVEMENT
(BLUESTONE IN ASHLAR PATTERN)



SEGMENTAL BLOCK RETAINING WALL
(BELGARD: MEGA TANDEM STONE)



FAUX COBBLESTONE PAVEMENT
(RIGGIBENE: COBBLESYSTEM - CHARCOAL)



VEHICULAR SECURITY GATE
(EXAMPLE OF STYLE: 1/4-42" HEIGHT GATE)
FINAL DESIGN TO MATCH BUILDING BALCONY GUARDRAILS

REVISIONS		
NO.	DATE	ISSUE

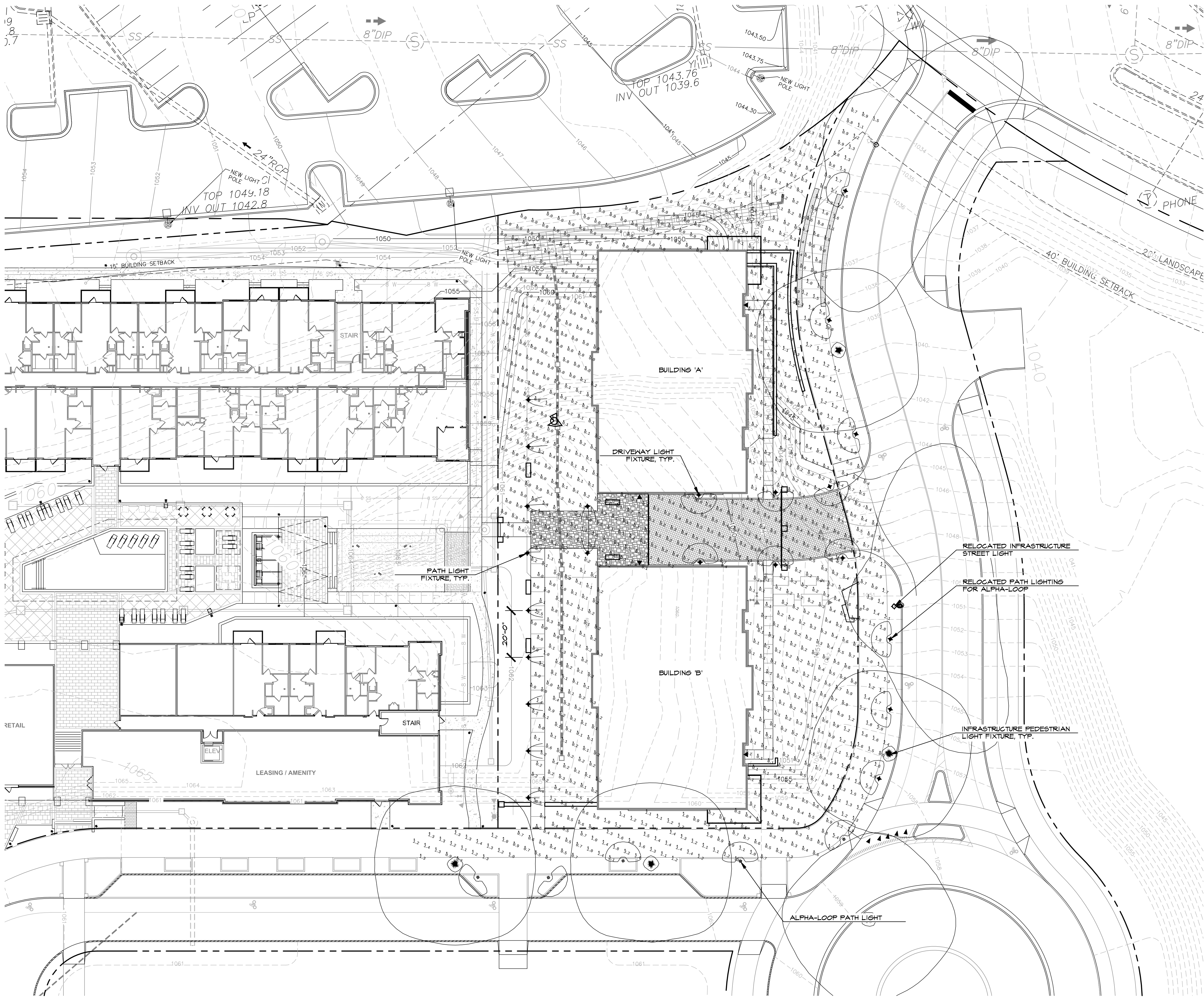


NORTHWINDS SUMMIT - MONTE HEWETT HOMES
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE
**HARDSCAPE
IMPROVEMENT
PLAN**

DATE	07/01/2019
JOB NO.	19033
DWG FILE	
DRAWN BY	STH
CHECKED	CRM
SCALE	1" = 20'
SHEET	

HS-1



A SITE LIGHTING PLAN
HS-2 SCALE: 1"=20'



PATH LIGHT FIXTURE



TEKA DIRECTIONAL FLOOD SPOTS W/ THIN HEADS



DRIVEWAY LIGHT FIXTURE



SITEMALUX REEF BOLLARD - 26" HT.



INFRASTRUCTURE PROJECT
PEDESTRIAN LIGHT FIXTURE



INFRASTRUCTURE PROJECT
STREET LIGHT FIXTURE



3445 Peachtree RD NE
Suite 1405
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

HGOR

REVISIONS		
NO.	DATE	ISSUE



NORTHWINDS SUMMIT - MONTE HEWETT HOMES
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

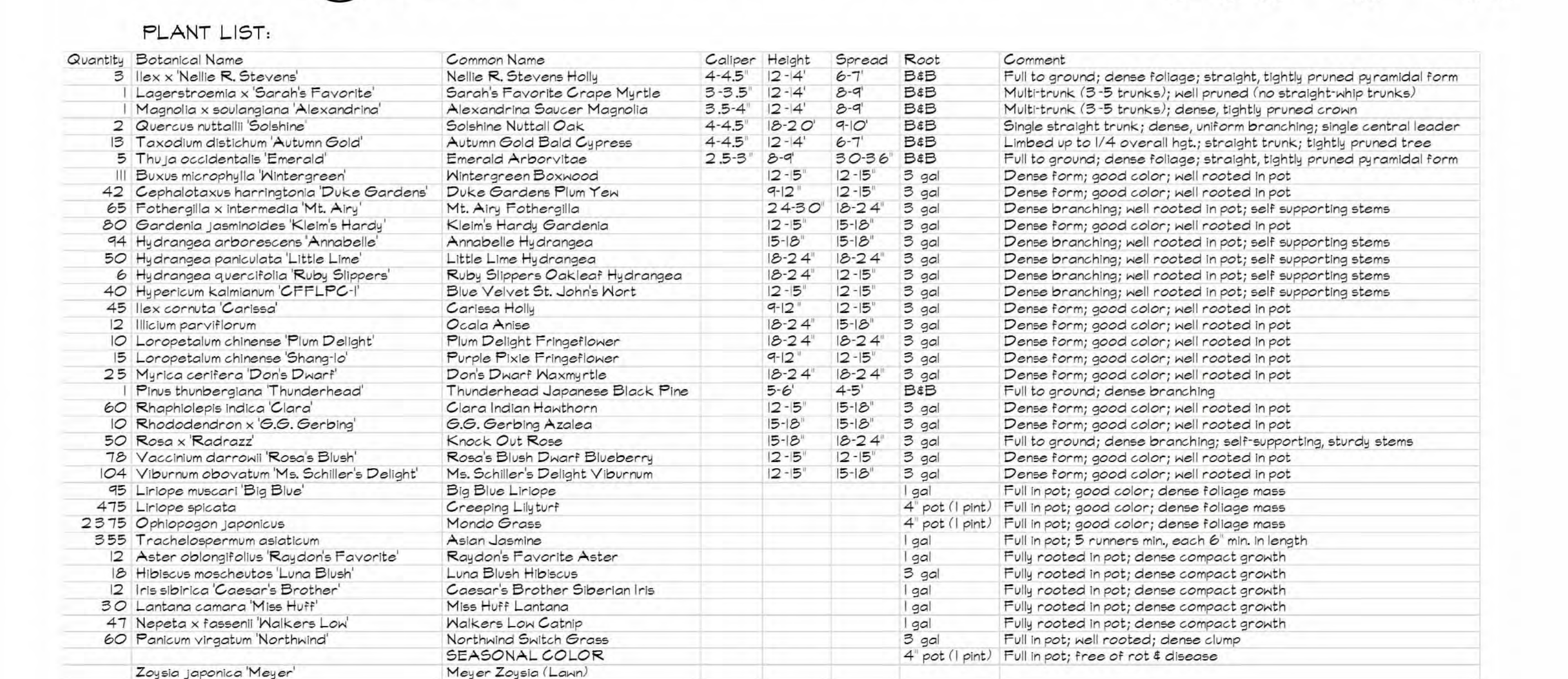
TITLE
**SITE
LIGHTING
PLAN**

DATE	07/01/2019
JOB NO.	19033
DWG FILE	
DRAWN BY	STH
CHECKED	CRM
SCALE	1" = 20'
SHEET	

HS-2

2 OF 2

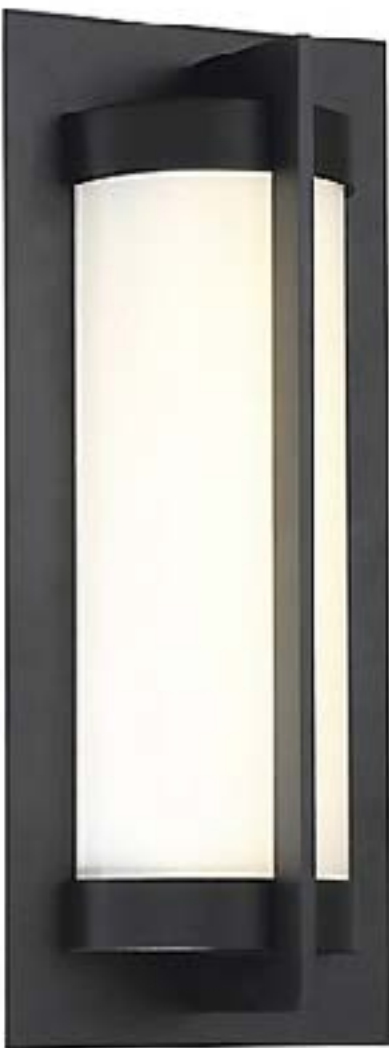
NOT RELEASED FOR CONSTRUCTION



FRONT BUILDING ELEVATION



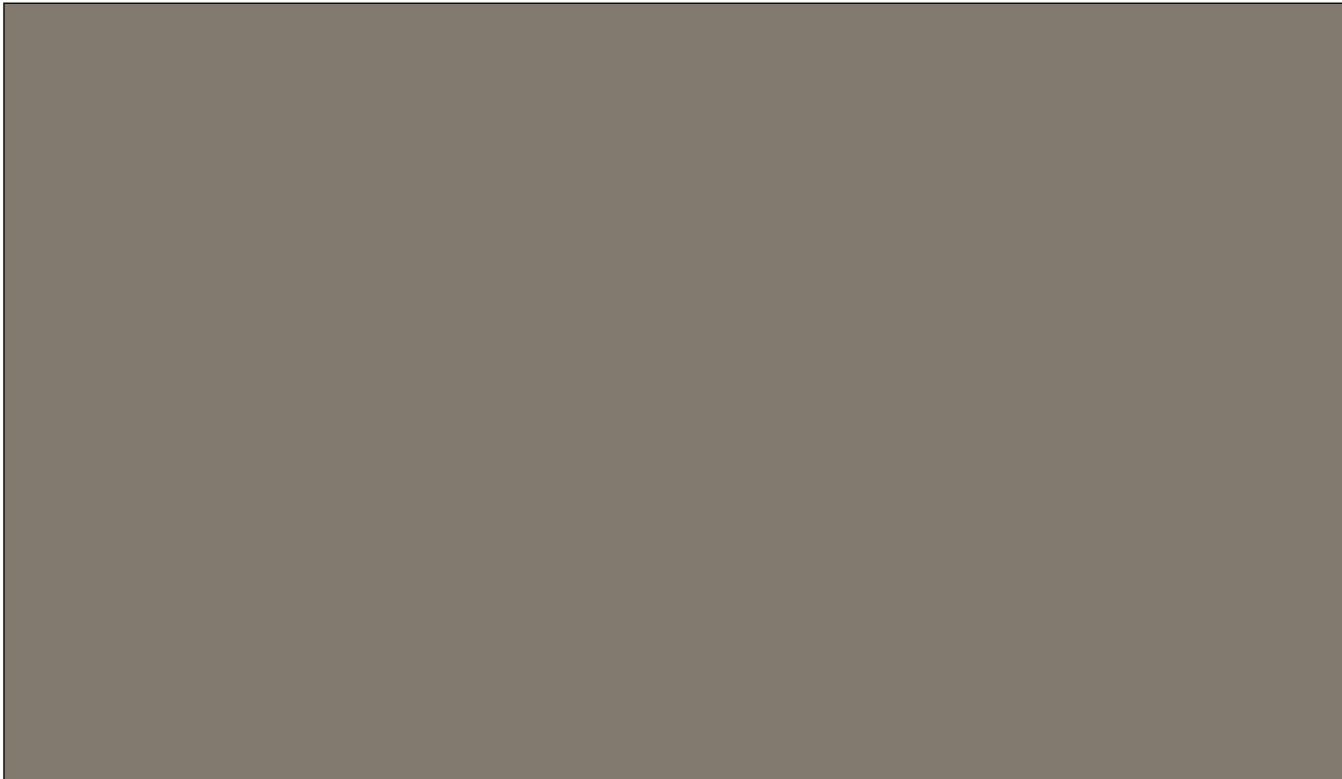
EXTERIOR LIGHT FIXTURE
OBERON LED OUTDOOR WALL LIGHT



PAINTED PANEL - ENDS (DARK)
SHERWIN WILLIAMS - URBAN BRONZE - SW 7048



PAINTED PANEL - TERRACE (LIGHT)
SHERWIN WILLIAMS - ANONYMOUS - SW 7046



METAL CANOPY/BALCONIES
SHERMIN WILLIAMS - CAVIAR - SW 6990



WOOD GRAIN - CEMENTITIOUS PANEL



STONE BASE - ALL ELEVATIONS
ARRISCRAFT - CONTEMPORARY BRICK - BLIZZARD



BRICK VENEER - ALL ELEVATIONS
GENERAL SHALE - DIAMOND WHITE



MATERIAL SELECTION



NORTHWINDS

DESIGN REVIEW
BOARD 07.01.2019
ALPHARETTA, GEORGIA

THE WORTHING
COMPANIES

dwell design
studio

SITE PLAN

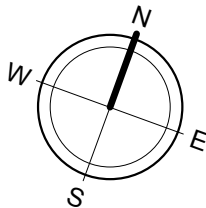
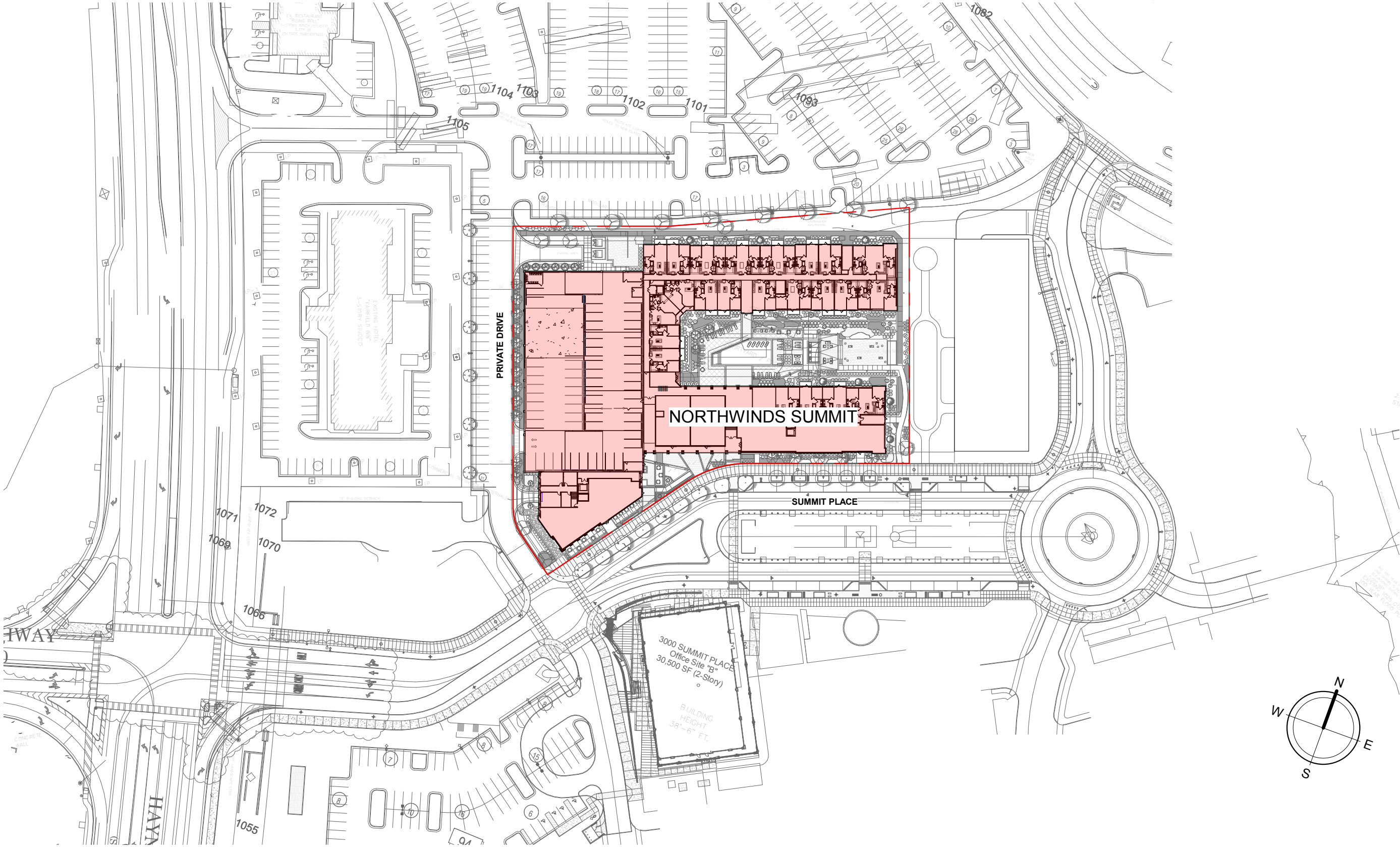
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



SITE PLAN

SITE PLAN

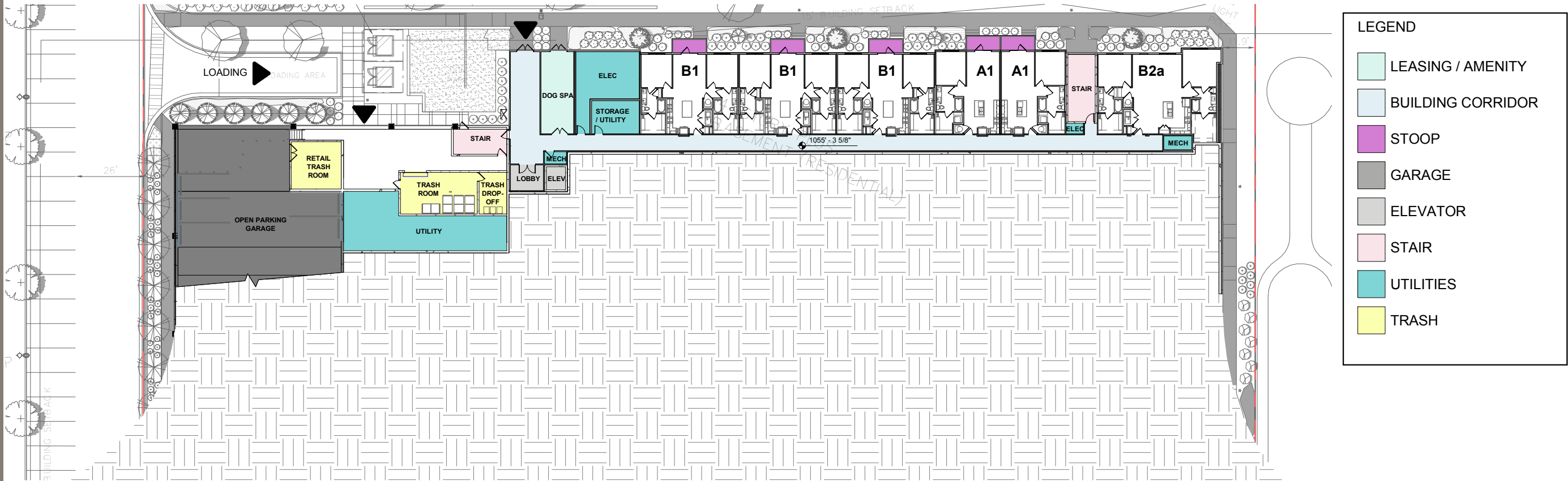
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



RESTAURANT OUTDOOR SEATING



RETAIL PLAZA



LEASING ENTRY PLAZA



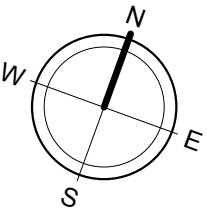
POOL COURTYARD



SUMMIT PLACE CORNER



NORTH ELEVATION STOOPS



OVERALL BUILDING PLAN - BASEMENT

SITE PLAN

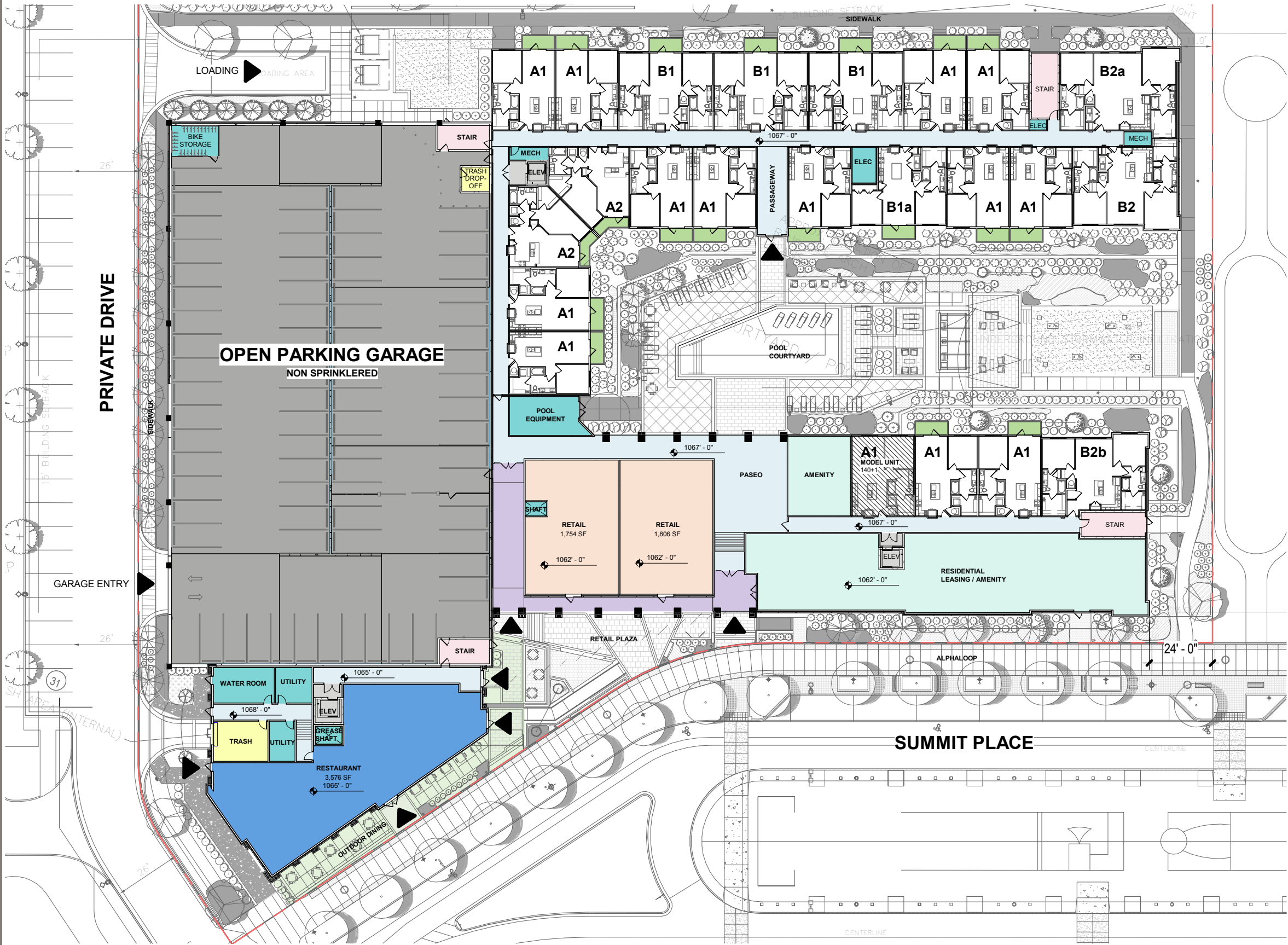
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

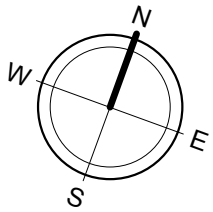
ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



LEGEND	
	LEASING / AMENITY
	RESTAURANT
	TERRACE
	RETAIL
	BUILDING CORRIDOR
	OPEN AIR CORRIDOR
	RESIDENTIAL BALCONY
	GARAGE
	ELEVATOR
	STAIR
	UTILITIES
	TRASH



OVERALL BUILDING PLAN - LEVEL 1 RETAIL/ LEASING AMENITY

SITE PLAN

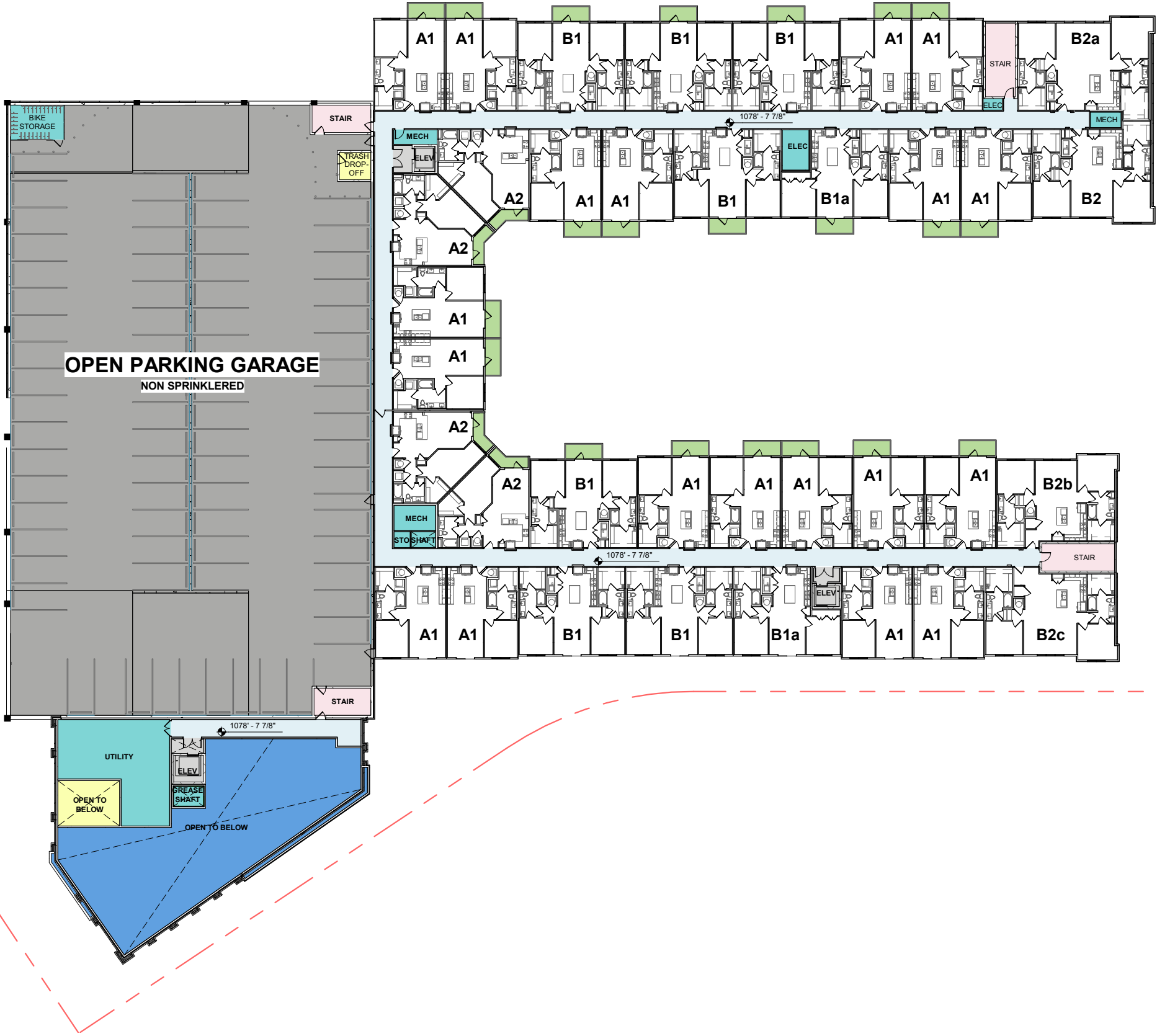
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

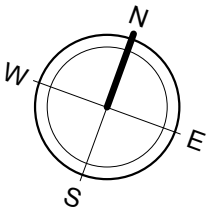
PERSPECTIVES

STUDIES



LEGEND

- RESTAURANT
- BUILDING CORRIDOR
- RESIDENTIAL BALCONY
- GARAGE
- ELEVATOR
- STAIR
- UTILITIES
- TRASH



OVERALL BUILDING PLAN - LEVEL 2 RESIDENTIAL

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



LEGEND

- TERRACE
- BUILDING CORRIDOR
- RESIDENTIAL BALCONY
- GARAGE
- ELEVATOR
- STAIR
- UTILITIES
- TRASH

OVERALL BUILDING PLAN - LEVEL 3 RESIDENTIAL

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



LEGEND	
	LEASING / AMENITY
	TERRACE
	BUILDING CORRIDOR
	RESIDENTIAL BALCONY
	GARAGE
	ELEVATOR
	STAIR
	UTILITIES
	TRASH

OVERALL BLDG PLAN - LEVEL 4 RESIDENTIAL

SITE PLAN

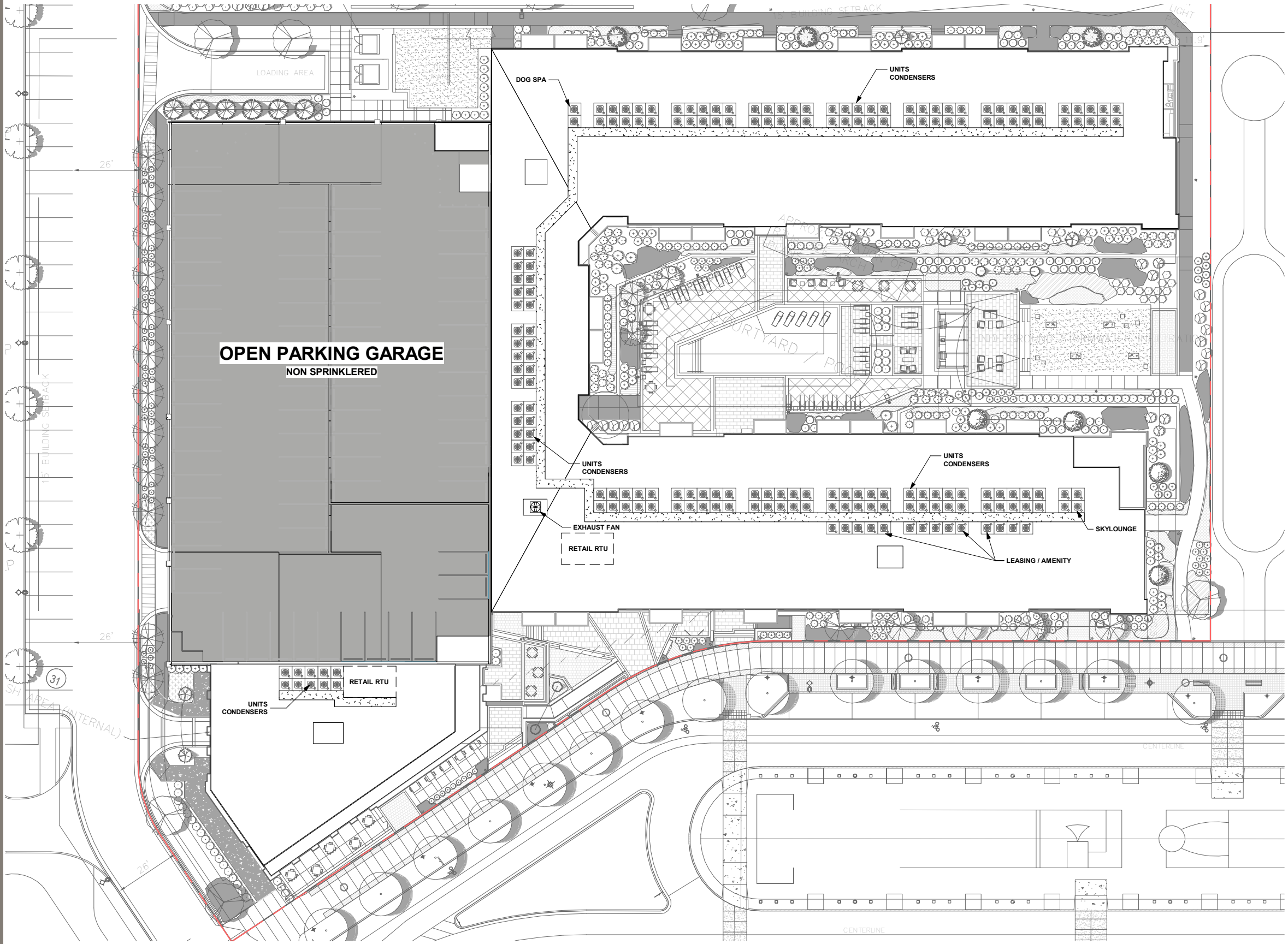
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



OVERALL BUILDING PLAN - ROOF PLAN

SITE PLAN

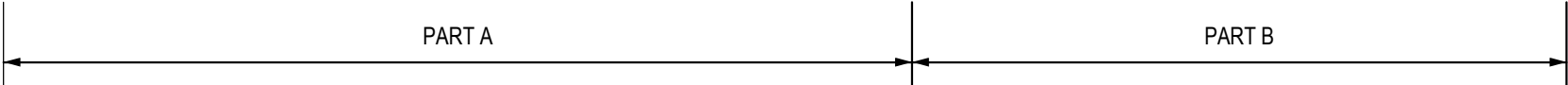
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



WEST OVERALL ELEVATION



SUMMIT PLACE OVERALL ELEVATION

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



SITE PLAN

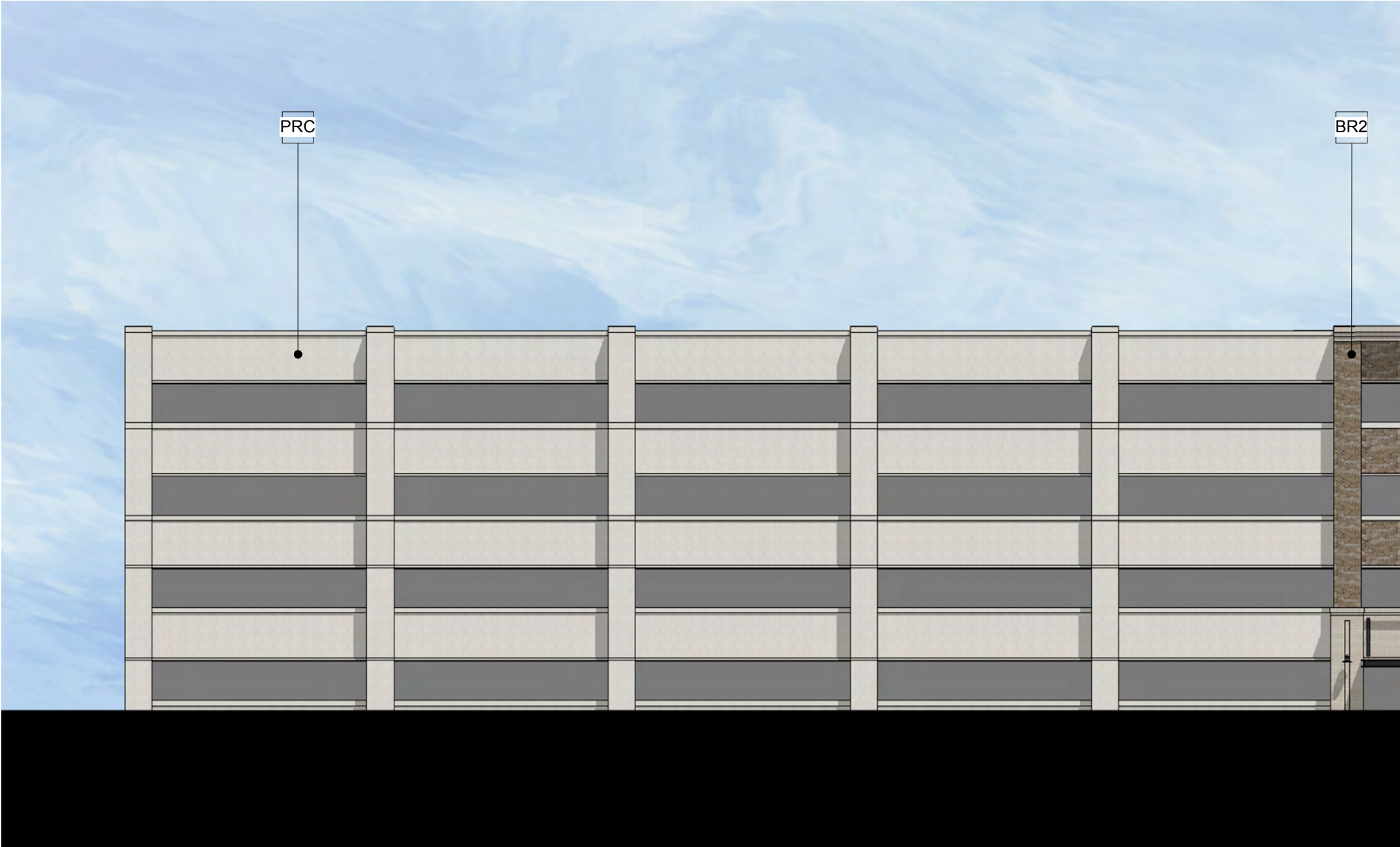
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

WEST ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

WEST ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

SUMMIT PLACE ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

SUMMIT PLACE ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

SUMMIT PLACE ELEVATION - PART C

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

EAST ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

EAST ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

NORTH ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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

NORTH ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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

NORTH ELEVATION - PART C

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



SUMMIT PLACE VIEW 1

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



SUMMIT PLACE VIEW 2

SITE PLAN

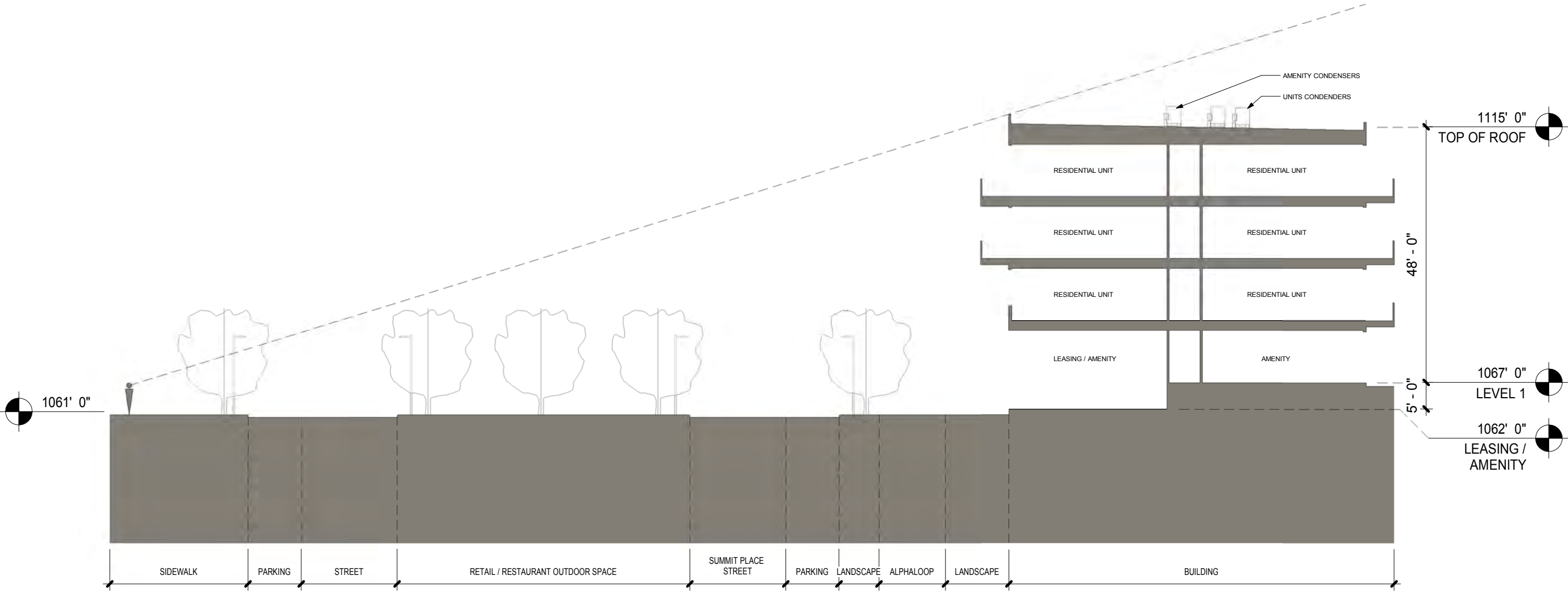
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



SIGHT LINE STUDY



PROJECT NO. 20160087

MAY 1, 2018

DAYTIME RENDERING

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

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PROJECT NO. 20160087

MAY 1, 2018

EVENING RENDERING

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

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PROJECT NO. 20160087

MAY 1, 2018

NORTH ELEVATION

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

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PROJECT NO. 20160087	MAY 1, 2018	WEST ELEVATION
		3000 SUMMIT PLACE, NORTHWINDS SUMMIT ALPHARETTA, GEORGIA
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		COOPER CARRY POPE & LAND ENTERPRISES, INC.



PROJECT NO. 20160087	MAY 1, 2018	EAST ELEVATION
		3000 SUMMIT PLACE, NORTHWINDS SUMMIT ALPHARETTA, GEORGIA
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PROJECT NO. 20160087

MAY 1, 2018

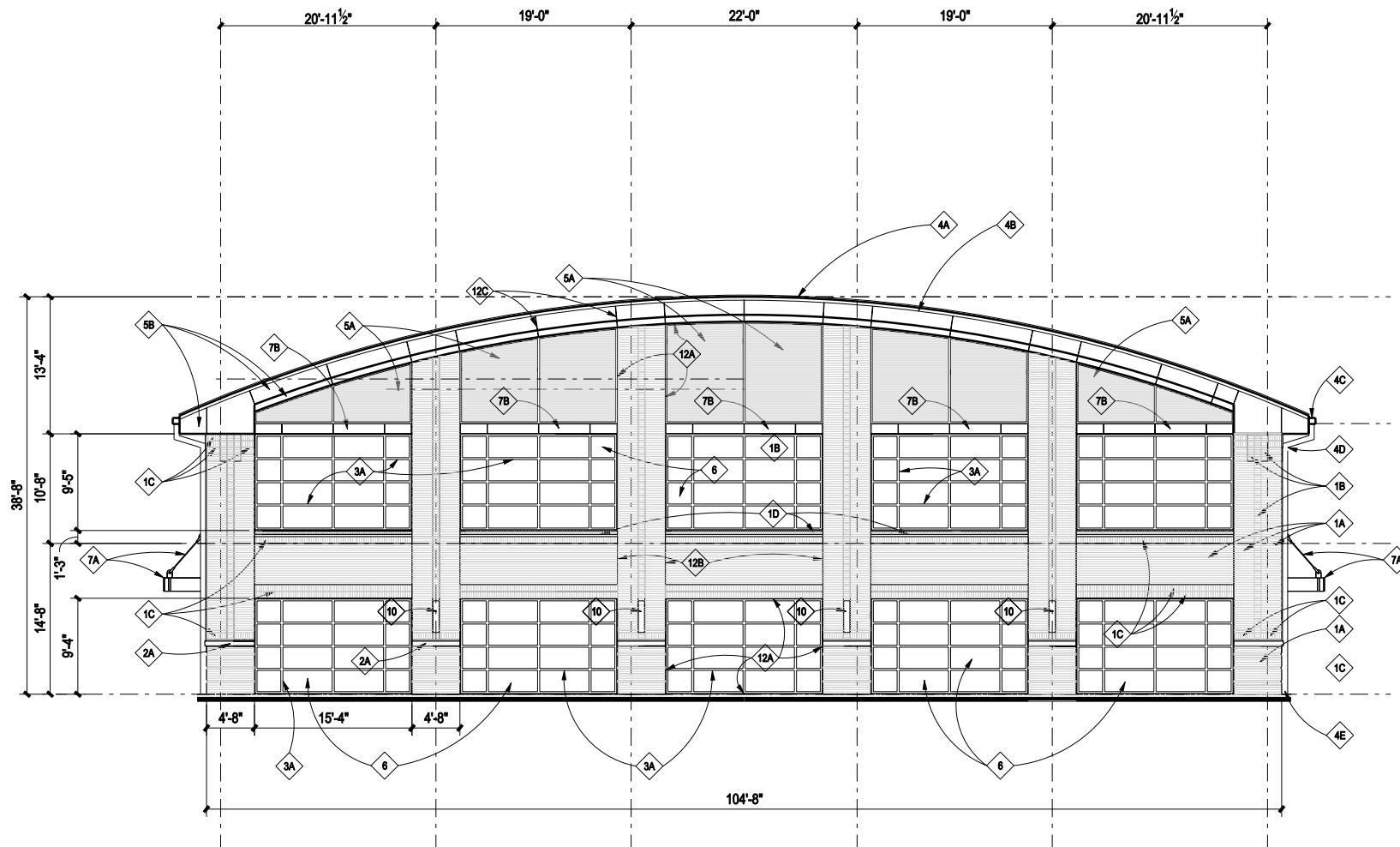
SOUTH ELEVATION

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

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EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)
2B	CAST STONE - SEALANT JOINT DOW CORNING DCT95 COLOR: GRAY
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE
3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK
5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY
5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY
5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SNX 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROO AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY
9	KNOX BOX REQUIRED BY AHJ
10	EXTERIOR WALL SCOSCE GL LIGHTING; BEAM 5452-O-S-SA-A-A
11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
11B	CUSTOM STEEL GATE POST WITH CAPHNGES TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DCT95 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DCT95 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

Building Elevation - North

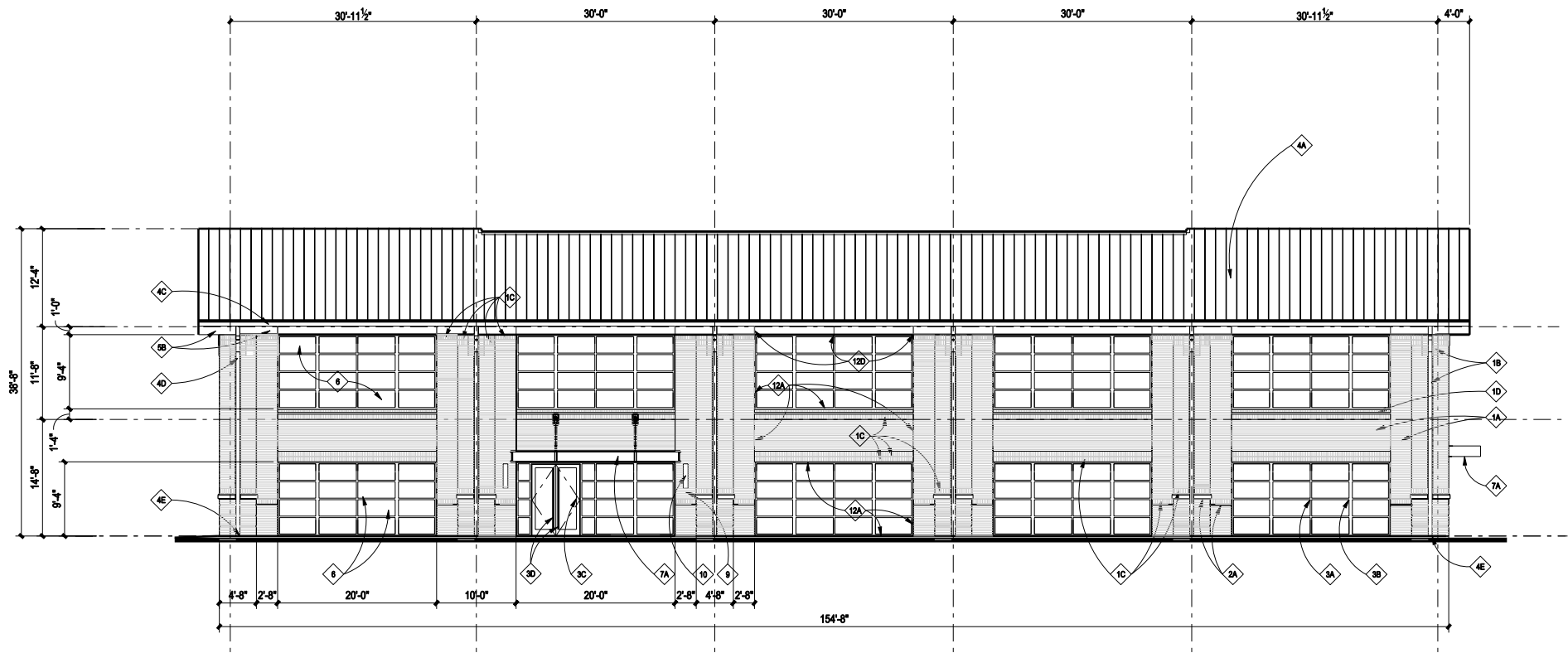
Scale: 1/16" = 1'-0"

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission



COOPER CARRY



EXTERIOR ELEVATION KEYNOTES							
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3C	ALUM STOREFRONT ENTRANCE DOOR KYMAR PT FINISH - CHARCOAL GRAY; MED. STYLE	8B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYMAR 800 ZINC GRAY	11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY THEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL, No.4, 1.25-INCH DIAMETER	8C	PREFINISHED METAL SCOFFIT PANEL (PERFORATED) MATCH BERRIDGE KYMAR 800 ZINC GRAY	11B	CUSTOM STEEL GATE POST WITH CAPFININGS THEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYMAR 800 COLOR: ZINC GRAY	8	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SHX 65-27 LOW-E No 2 SURFACE	12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYMAR 800 ZINC GRAY	7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; THEMEC; MATCH CHARCOAL GRAY MULLS	12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)	4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYMAR 800 ZINC GRAY	7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; THEMEC; MATCH CHARCOAL GRAY MULLS	12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
2B	CAST STONE - SEALANT JOINT DOW CORNING DC795 COLOR: GRAY	4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYMAR 800 ZINC GRAY	8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY	12D	SILICONE SEALANT JOINT DOW CORNING DC795 - T8D
4A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MILLION MFR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK	8	KNOX BOX REQUIRED BY AHJ		
8B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MILLION MFR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	6A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYMAR 800 ZINC GRAY	8	EXTERIOR WALL SCONCE GL LIGHTING; BEAM 0452-O-S-5A-A-A		

3000 Summit Place

Building Elevation - West

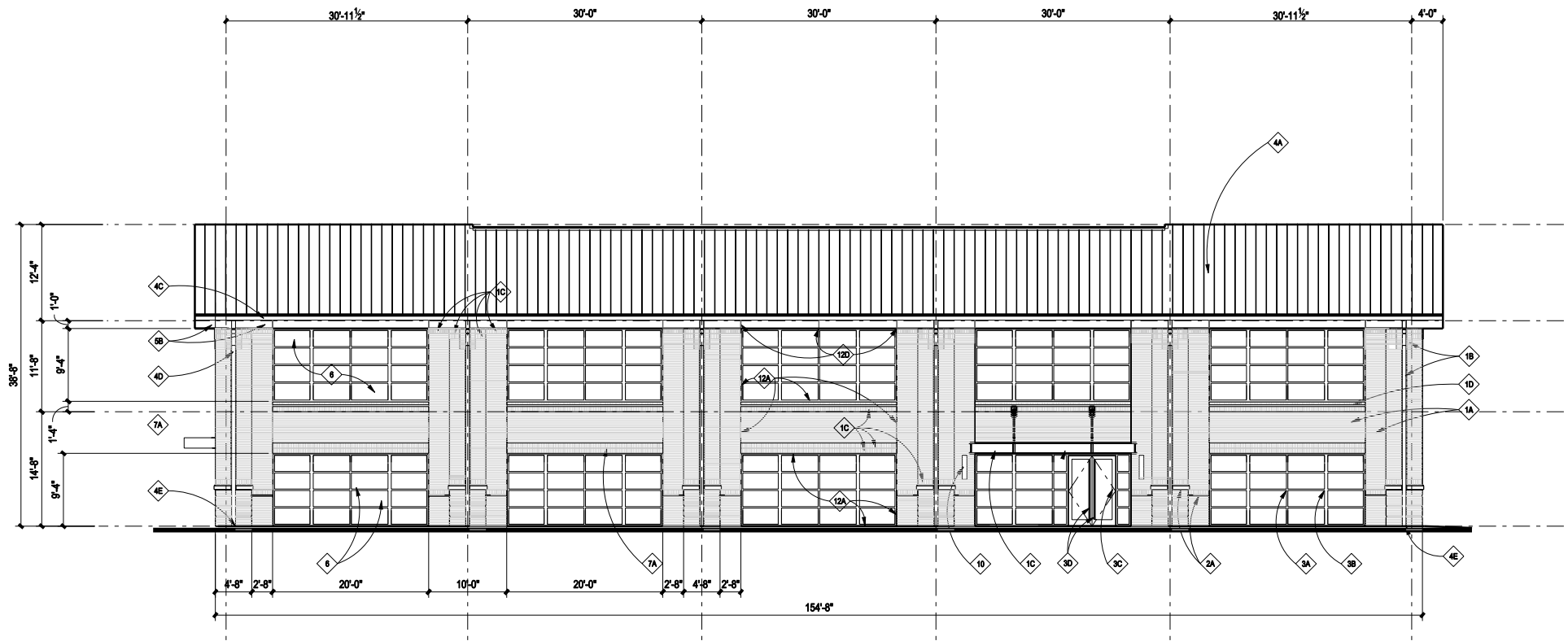
Scale: 1" = 20'-0"

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission



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EXTERIOR ELEVATION KEYNOTES							
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3C	ALUM STOREFRONT ENTRANCE DOOR KYMAR PT FINISH - CHARCOAL GRAY; MED. STYLE	5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYMAR 600 ZINC GRAY	11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY THIEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No.4, 1.25-INCH DIAMETER	5C	PREFINISHED METAL SPOOF PANEL (PERFORATED) MATCH BERRIDGE KYMAR 600 ZINC GRAY	11B	CUSTOM STEEL GATE POST WITH CAPRINGS THIEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYMAR 600, 1.25-INCH DIAMETER	6	1-INCH INSULATED VISION GLASS UNIT MPR: GUARDIAN IND.; SHX 65-27 LOW-E No 2 SURFACE	12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
1D	BRICK ROWLOCK BILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYMAR 600 ZINC GRAY	7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; THIEMEC; MATCH CHARCOAL GRAY MULLS	12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)	4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYMAR 600 ZINC GRAY	7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; THIEMEC; MATCH CHARCOAL GRAY MULLS	12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
2B	CAST STONE - SEALANT JOINT DOW CORNING DC795 COLOR: GRAY	4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYMAR 600 ZINC GRAY	8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY	12D	SILICONE SEALANT JOINT DOW CORNING DC795 - T8D
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MPR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK	9	KNOX BOX REQUIRED BY AHJ		
3B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MULLION MPR: KAWNEER; KYMAR PT FINISH - CHARCOAL GRAY	5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYMAR 600 ZINC GRAY	10	EXTERIOR WALL SCONCE GL LIGHTING; BEAM 0452-O-S-5A-A-A		

3000 Summit Place

Building Elevation - East

Scale: 1" = 20'-0"

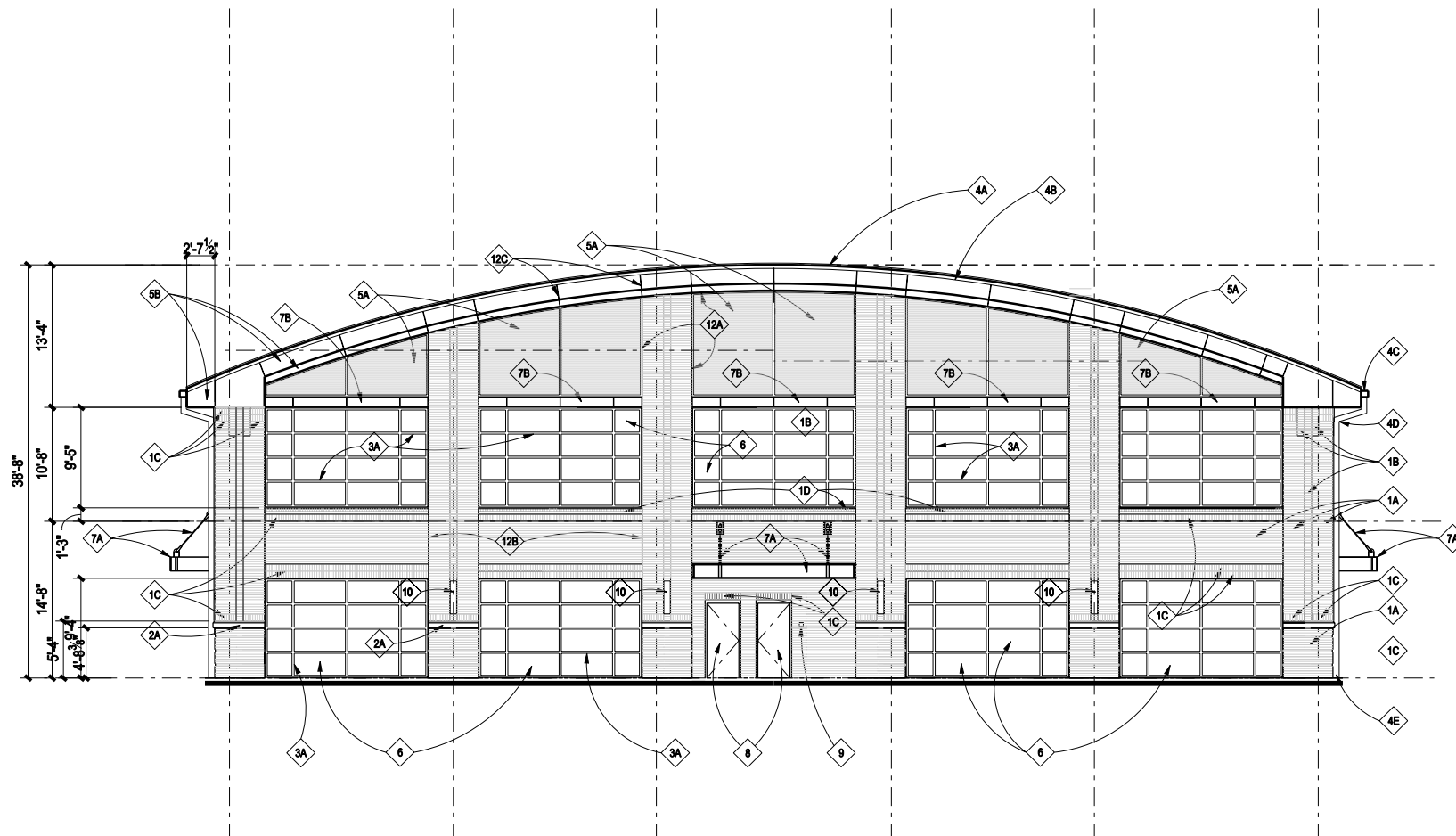
Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission



COOPER CARRY

EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)
2B	CAST STONE - SEALANT JOINT DOW CORNING DCT95 COLOR: GRAY
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
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3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE
3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
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6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SNX 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROO AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY
9	KNOX BOX REQUIRED BY AHJ
10	EXTERIOR WALL SCORCE GL LIGHTING; BEAM 5432-O-S-3A-A-A
11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
11B	CUSTOM STEEL GATE POST WITH CAPHNGES TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DCT95 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DCT95 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

Building Elevation - South

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

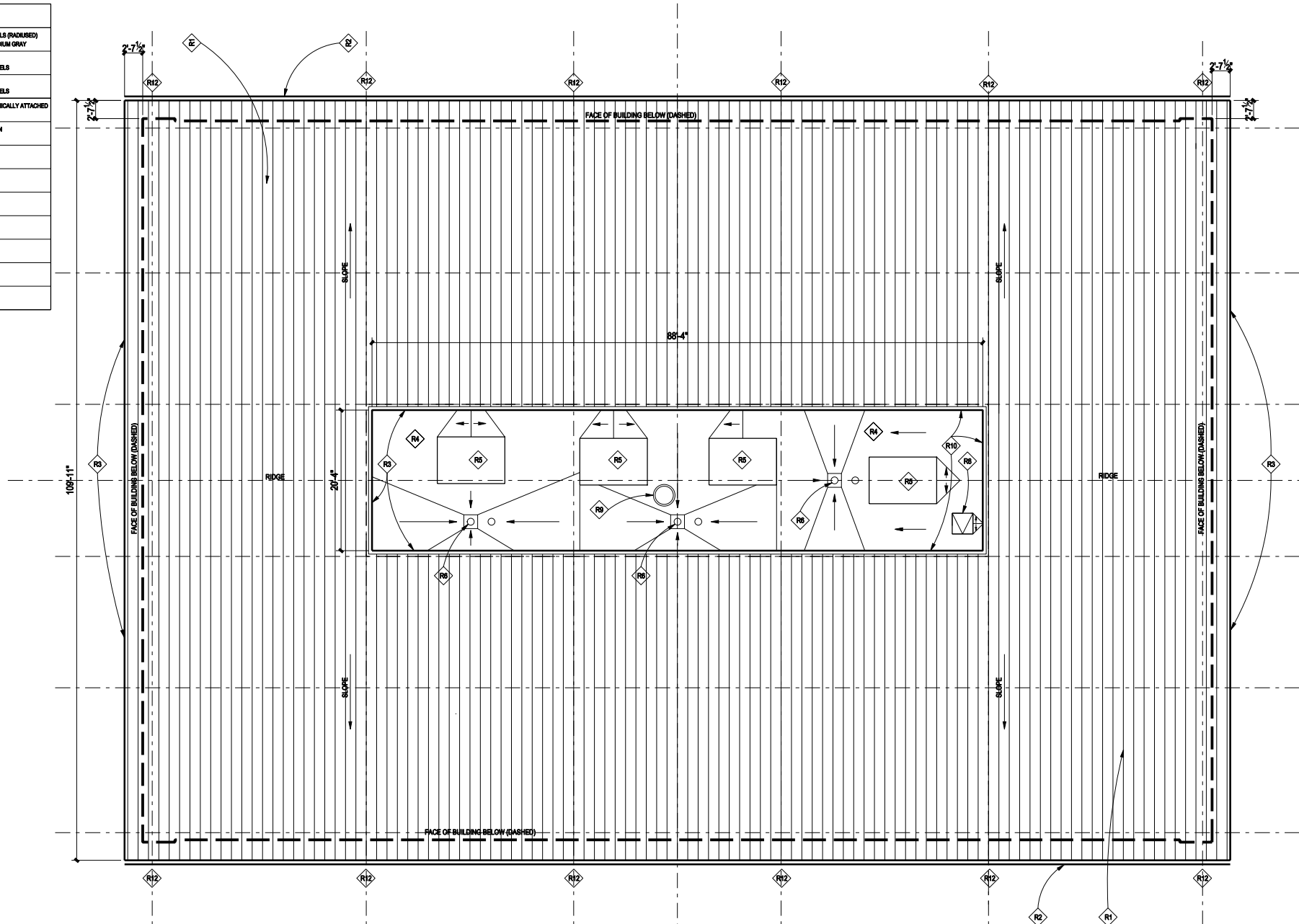
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Date: 2018-0501 City of Alpharetta DRB Submission



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ROOF KEYNOTES	
R1	STANDING SEAM METAL ROOF PANELS (RADUSED) MFR: BERRIDGE COLOR: KYMAR MEDIUM GRAY
R2	PREFINISHED GUTTER KYMAR FINISH TO MATCH SSMP PANELS
R3	PREFINISHED METAL CAP FLASHING KYMAR FINISH TO MATCH SSMP PANELS
R4	SINGLE PLY TPO ROOFING - MECHANICALLY ATTACHED MFR: FIRESTONE - 60 MIL, WHITE
R5	MECHANICAL ROOFTOP UNIT, 25-TON CURB MOUNTED
R6	ROOF DRAIN WITH STRAINER
R7	EMERGENCY OVERFLOW DRAIN
R8	ROOF HATCH
R9	TOILET EXHAUST FAN HOUSING
R10	BERRIDGE METAL WALL PANELS
R11	CANOPY BELOW
R12	DOWNSPOUT BELOW



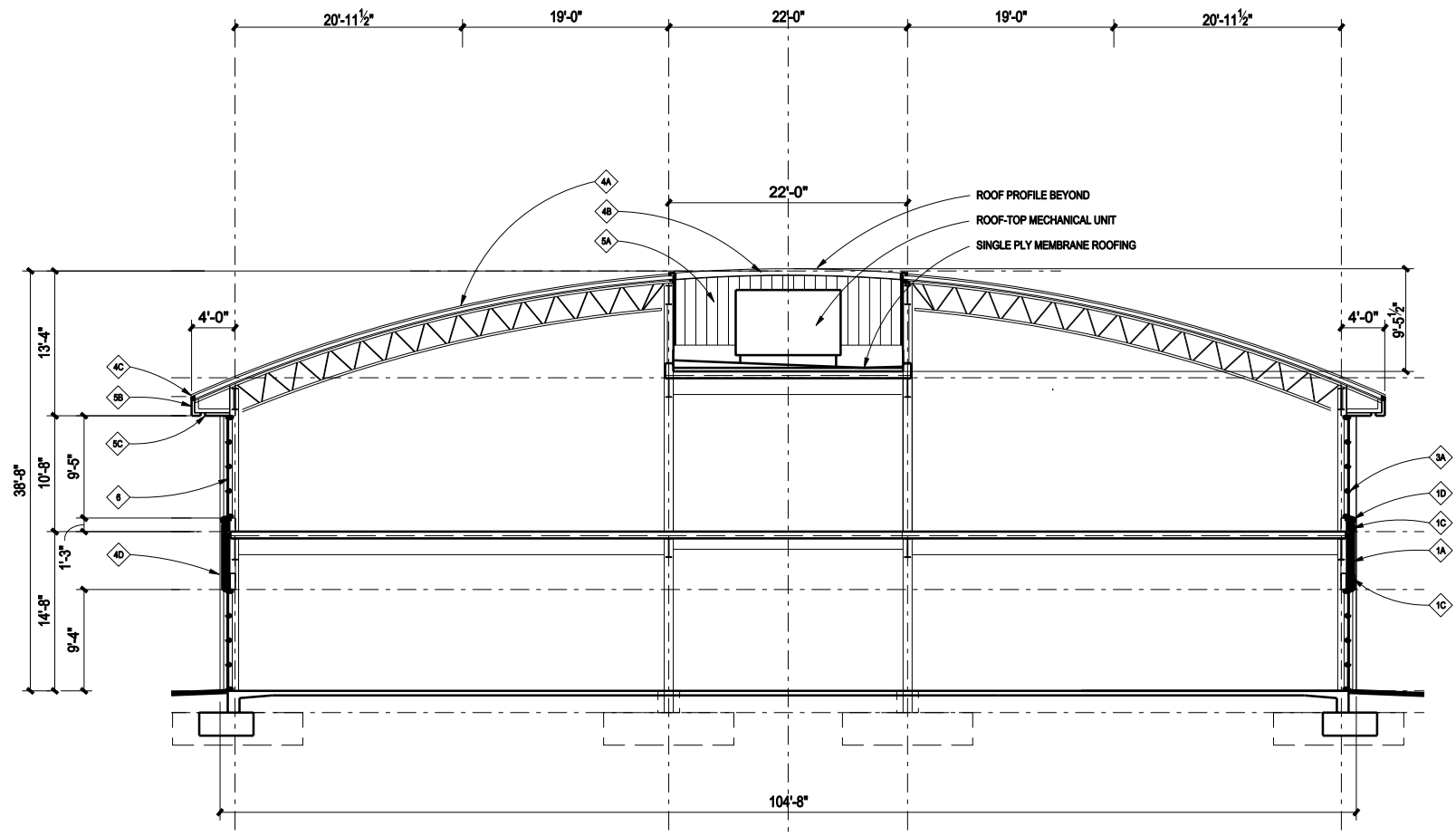
3000 Summit Place

Roof Plan & Equipment Locations

Scale: 1" = 20'-0"

Pope & Land Enterprises, Inc.
Cooper Carry 20160087
Date: 2018-0501 City of Alpharetta DRB Submission

EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1C	MASONRY VENEER - SOLDIER COURSE ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
1D	BRICK ROWLOCK SILL ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
2A	CAST STONE WATER TABLE CUSTOM CAST STONE - PEWTER (114)
2B	CAST STONE - SEALANT JOINT DOW CORNING DCT95 COLOR: GRAY
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3B	ALUM CURTAIN WALL SYSTEM (4 X 6-INCH) MULLION MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY
3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE
3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK
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12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

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Date: 2018-0501 City of Alpharetta DRB Submission

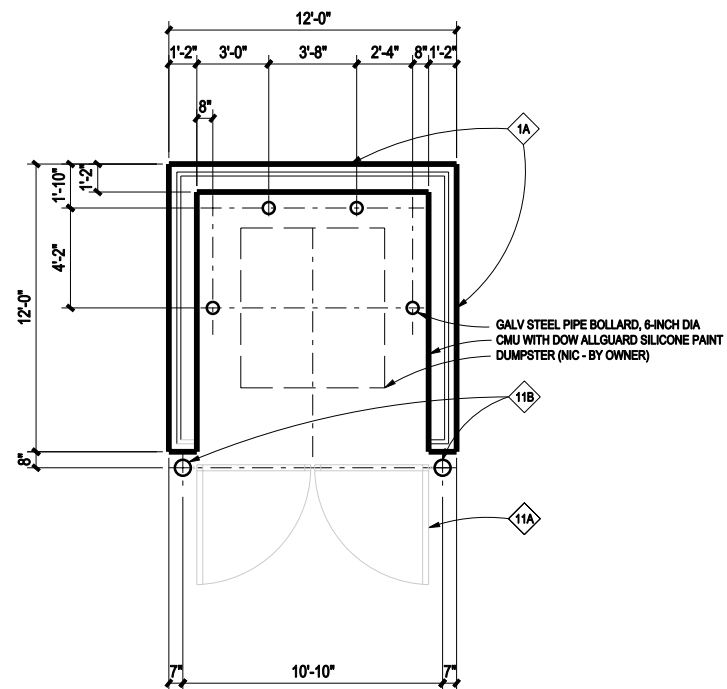
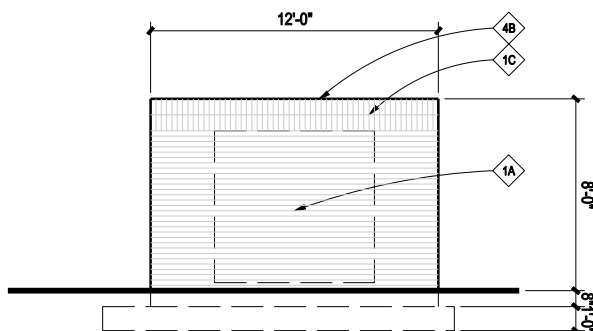
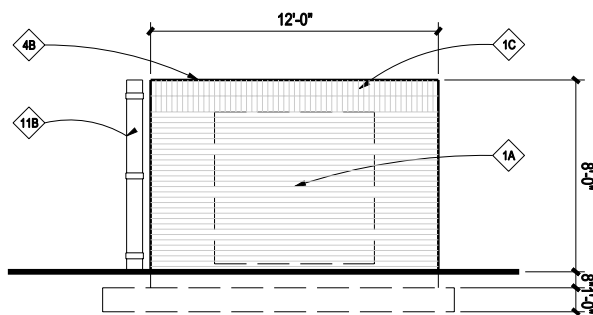
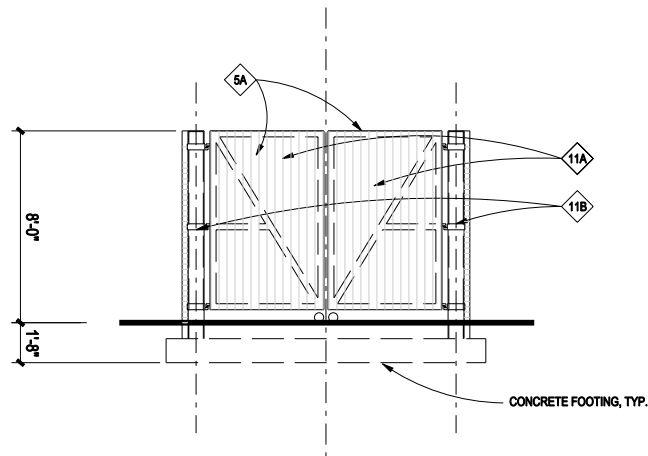
Building Section - Transverse

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



COOPER CARRY

EXTERIOR ELEVATION KEYNOTES	
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
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4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDGE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4E	CAST IRON DOWNSPOUT BOOT ZURN; PREFINISHED: BLACK
5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY
5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY
5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SHG: 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROOF AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED UNTEL AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY
9	KNOX BOX REQUIRED BY AHJ
10	EXTERIOR WALL SCONCE GL LIGHTING; BEAM 5452-O-S-SA-A-A
11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
11B	CUSTOM STEEL GATE POST WITH CAPHINGS TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DCT95 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DCT95 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DCT95 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DCT95 - TBD



3000 Summit Place

Pope & Land Enterprises, Inc.
Cooper Carry 20160087

Date: 2018-0501 City of Alpharetta DRB Submission

Dumpster Enclosure - Elevations and Plans

Scale: 1/8" = 1'-0"



COOPER CARRY

BEAM

Exterior Sconce

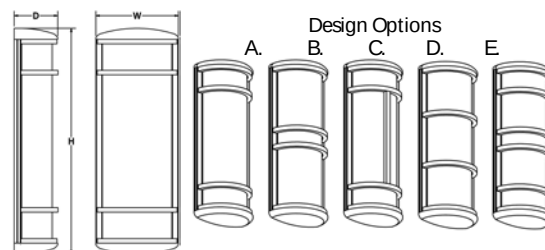


9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000

sales@glighting.com www.glighting.com

GENERAL SPECIFICATION

LED: High efficiency mid-power LEDs are field serviceable.
LED Dimming: 0-10V dimming standard.
Body: Extruded aluminum wall plate and rails. Body hinges for easy serviceability.
Diffuser: Extruded acrylic lens is UL-94 HB Flame Class rated.
Standard Finishes: Highly durable oven cured no VOC premium powder coat.
Design: Aluminum die cast end caps and decorative bars.
Modified: Contact factory for modified lengths, lamping and decorative fronts.
Exterior Mounting: Gasketed between wall and wall plate.



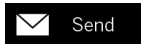
SAMPLE CATALOG NUMBER							
GL-5451-		H-	S-	PA-	A-		
MODEL NO.		LAMPING	DIFFUSER	FINISH	DESIGN		
GL-5450	W in 7 1/4" mm 185	A. 14LED30	Standard: S. Satin White Polycarbonate is UL-94 HB Flame Class rated.	Standard: Powder Coat BLK-Black BL-Blue GR-Gray LG-Light Gray BE-Beige PAB-Antique Brass PA-Painted Aluminum PTC-Painted Copper WH-White DBZ-Dark Bronze NSN-New Satin Nickel BRN-Brown RD-Red CH-Champagne RG-Reed Green SG-Sungold GM-Gun Metal POR-Oil Rubbed Bronze Textured Powder TLV-Light Verdigris TWH-Textured White TBL-Textured Black TS-Textured Silver TBN-Terra Brown TBZ-Textured Bronze Premium: SA - Satin Aluminum	Standard: A. Optional: B. C. D. E. Not available with GL-5450	A. No Options EL. Emergency LED Remote mount up to 10' from lamping in controlled environment with an area temperature range of 32°-131°F. LED only. Specify 120 or 277 voltage.	
	5lbs 2.3kg	H in 17" mm 430					B. 14LED35
	D in 3 7/8" mm 125	C. 14LED40					
GL-5451	W in 7 1/4" mm 185	D. 14LED30					
	H in 25" mm 635	E. 14LED35					
	7lbs 3.2kg	D in 3 7/8" mm 125					F. 14LED40
GL-5452	W in 7 1/4" mm 185	G. 28LED30					
	H in 37" mm 940	H. 28LED35					
	10lbs 4.5kg	D in 3 7/8" mm 125					I. 28LED40
GL-5453	W in 7 1/4" mm 185	K. 21LED30					
	H in 49" mm 1245	L. 21LED35					
	14lbs 6.3kg	D in 3 7/8" mm 125					M. 21LED40
		N. 42LED30					
		O. 42LED35					
		P. 42LED40					
		R. 28LED30					
		S. 28LED35					
		T. 28LED40					
		U. 56LED30					
		V. 56LED35					
		W. 56LED40					

All dimensions are nominal.

Light Source Definition

Lamp	LED	CR	Rated Life Hrs	Delivered Lumens	Kelvin	Lamp	LED	CR	Rated Life Hrs	Delivered Lumens	Kelvin
14LED30	14W	80	50000	781	3000	28LED30	28W	80	50000	1562	3000
14LED35	14W	80	50000	781	3500	28LED35	28W	80	50000	1562	3500
14LED40	14W	80	50000	781	4000	28LED40	28W	80	50000	1562	4000
21LED30	21W	80	50000	1171	3000	42LED30	42W	80	50000	2527	3000
21LED35	21W	80	50000	1171	3500	42LED35	42W	80	50000	2527	3500
21LED40	21W	80	50000	1171	4000	42LED40	42W	80	50000	2527	4000
						56LED30	56W	80	50000	3124	3000
						56LED35	56W	80	50000	3124	3500
						56LED40	56W	80	50000	3124	4000

Vedette **q**



Light management: versions with single or double emission and up to **5 different optics** available

Remote driver

Passive heat dissipation: **anodized aluminum** casing



Black silk-screened pattern along the glass edge for glare reduction and groove to allow rainwater to **drain off**

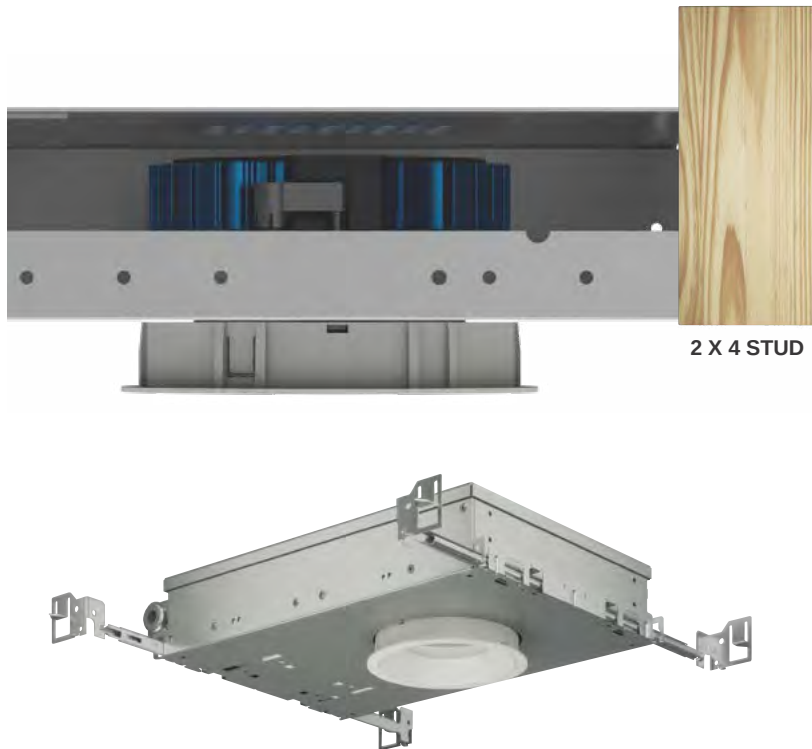
The *blade* version creates a **very narrow light beam** that is perfectly suited for long-distance lighting

JOB NAME

CONTACT

ORDERING CODE

NU4RD STUD



2 X 4 STUD

DESCRIPTION

NU STUD is offered in 4" round or square as trimless or as micro-trim install. It is a mere 2-1/4" above the ceiling WITH an IC enclosure box and a 5/8" standard ceiling thickness (housing height is adjustable for ceiling thickness). With a generous 1" regress bezel trim and microstructure lens, STUD is aesthetically pleasing with trim color options.

HOUSING

Electrocoated 20 gauge cold rolled steel provides enhanced structural reinforcement and rust prevention. Superior flame retardant UL certified injection molded commercial grade Lexan™ (PC) is used for the Frame and Regressed Bezel Trim. Lexan™ provides unmatched durability/ impact resistance, 250°F thermal resistance, and is UL tested for UV resistance and water exposure in outdoor applications. Thermally advanced anodized heat sink using 6063 alloy. 90min constant power IOTA emergency battery backup available in several power options.

MOUNTING

An advanced mounting system allows for quick and secure installation with LED and Driver serviceability from below the ceiling. The LED assembly uses two die cast aluminum Mounting Clamp Grips (MCG) that swing out to tighten onto variable ceiling thicknesses ranging from 5/8" to 1-1/4" thick. Integrated rubber feet on each MCG provide a non-slip vibration resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in Lens/Bezel Assembly with either the included suction cup or a screwdriver blade. Integrated Bar Hangers feature integral toothed nails, T-bar mounting slots with locking holes, Tabs for joist positioning, and extendibility from 14-3/4" to 26". Ceiling cutout size is 4-3/8" round.

LISTINGS

- ETLus Listed to UL1598, cETL Listed to CSA C22.2 #250.0
- Type Non-IC, IC, Airtight ASTM Standard E283
- IP65, Suitable for WET locations, non-conductive dead-front LEXAN™ construction
- Made in the USA – meets the requirements of the Buy American provision within the ARRA

LED INFO

- SDCM = 1X2 MacAdam Ellipse, DUV +/- 0.001

ORDERING CODE



LM-79

SERIES	NU4	
TYPE	RDSTUD	round downlight
	RDSTUD	round downlight trimless
LED	SW	Standard White (Nichia 219C LED)
DELIVERED LUMENS ¹	07LM	528 lm
	10LM	766 lm
	13LM	971 lm
	20LM ³	1496 lm
CCT	27K	2700K
	30K	3000K
	35K	3500K
	40K	4000K
CRI	80	80CRI
	90	90CRI
REFLECTOR	GH85	85° diffused lens (glare control high efficiency diffusion)
VOLTAGE	120	120V
	277	277V
DIMMING	DIM10 ² DIM10Z ² DALI ² DALIZ ² DMXZ ELV ⁴	standard driver with flicker free 0-10V dimming to 1% flicker free 0-10V dimming to 0% flicker free dali dimming to 1% flicker free dali dimming to 0% flicker free dmx dimming to 0% leading & trailing edge dimming (Triac/ELV)
MOUNTING	NC ³	new construction housing
	IC ³	insulation contact housing
	ICAT ³	insulation contact/airtight housing
	CP ⁵	Chicago plenum housing
TRIM COLOR ⁶	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat
BEZEL COLOR	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat

ORDERING CODE

Follow the steps to specify your fixture, example:

NU4 - RDSTUD - SW - 10LM - 35K - 90 - GH85 - 120 - DIM10 - NC - WH - WH

219C	POWER	
	W	VA
528	8.7	9.3
766	12.3	12.8
971	15.7	16.4
1496	26	26.5

NOTES

- 1 Lumens shown are for 80CRI / 3000K CCT.
- 2 Driver uses logarithmic dimming curve as standard.
For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.
- 3 IC rated at 07LM, 10LM, 13LM only. 20LM is rated NON-IC.
- 4 Triac/ELV dimmable to < 1%, available in 120V only.
- 5 ICAT and CP not available in 20LM.
- 6 Eliminate from catalog string when ordering Trimless option.



North Point

— Overlay District —

Design Guidelines



NORTH POINT
ALPHARETTA, GA

REQUIRED PUBLIC RIGHT OF WAY ELEMENTS



01

PEDESTRIAN LIGHT :
Lumenpulse Allegra - "Type G"



02

POLE TYPE -
"QB6-QB8"



03

Trash Receptacle - Forms and Surfaces -
Universal Litter & Recycling



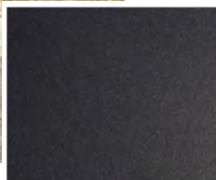
04

BIKE RACK:
Landscape Forms - Loop Bike Rack



BENCH: "Apex Bench "

05



DARK GREY METALLIC TEXTURE



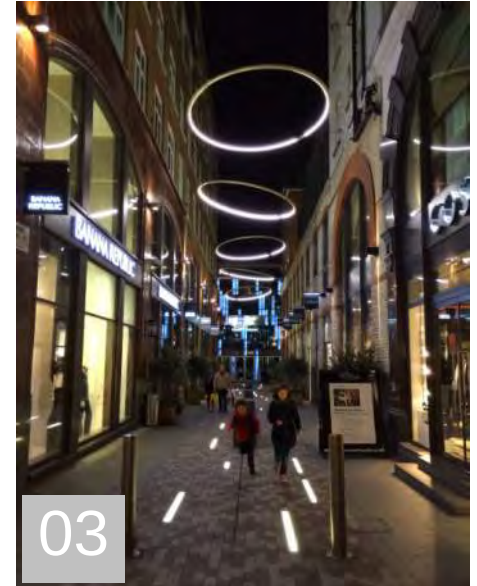
PRIVATE AMENITY & CIVIC SPACE INSPIRATION



01



02



03



06

Outdoor Post Lights Outdoor Lighting
uclubdss.com



05



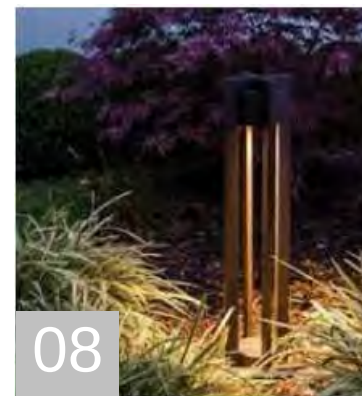
04

Urban Lighting and Street Lighting
allurban.co.uk



07

FGP Path Light - Outdoor Lighting
landscapeforms.com

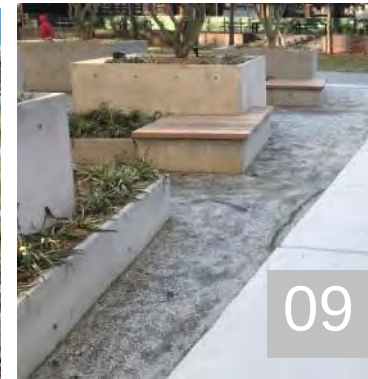
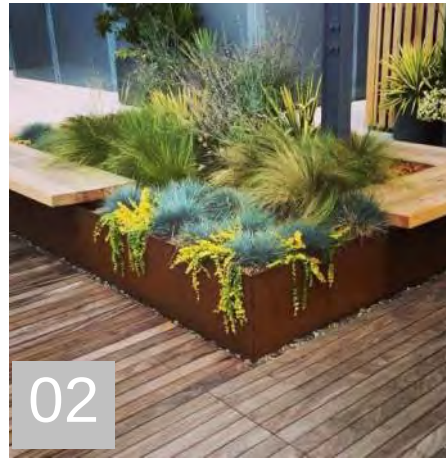


08

Outdoor Landscape Lighting ...
yilighting.com



RETAINING WALL & GREEN WALL



CIVIC & AMENITY SPACE FURNITURE INSPIRATION



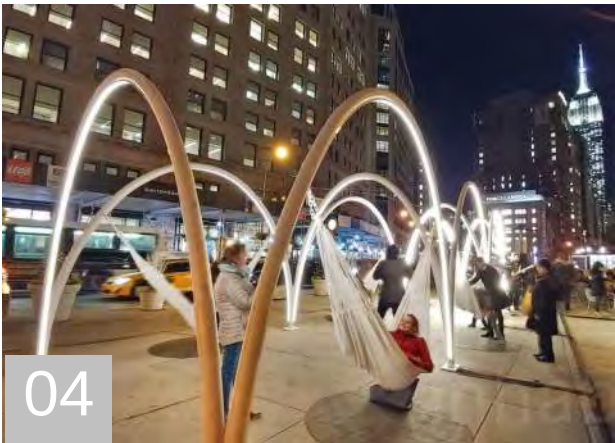
01



02



03



04



05



06



07



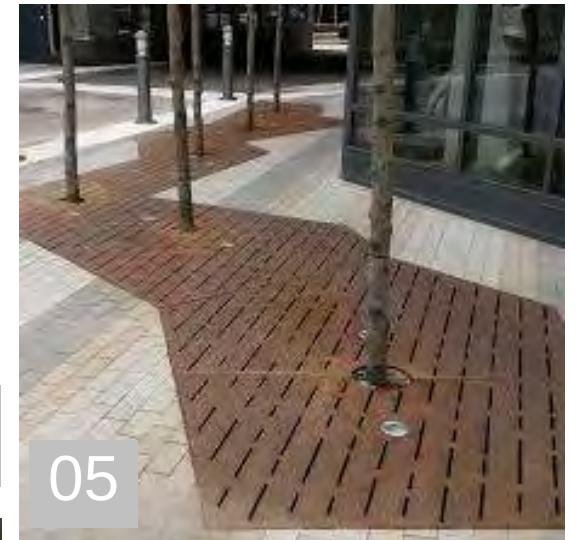
08



CIVIC SPACE INSPIRATION



TREE GRATES & TREE ISLANDS



SIGNS AND MONUMENT SIGN MATERIALS



01



02



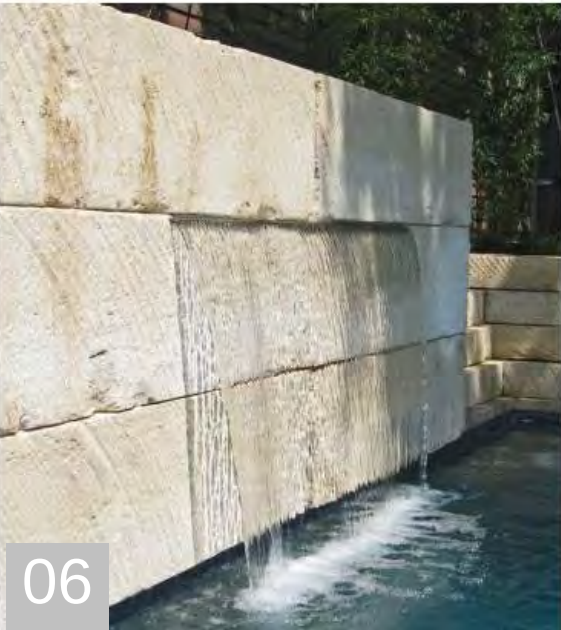
03



07



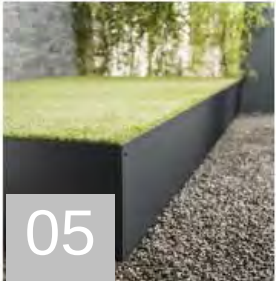
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04



05



ECO DISTRICT ARCHITECTURE



The architectural building style of the Northpoint Eco District is eclectic in nature and generally leans toward a “mercantile” or “eclectic industrial” vernacular.

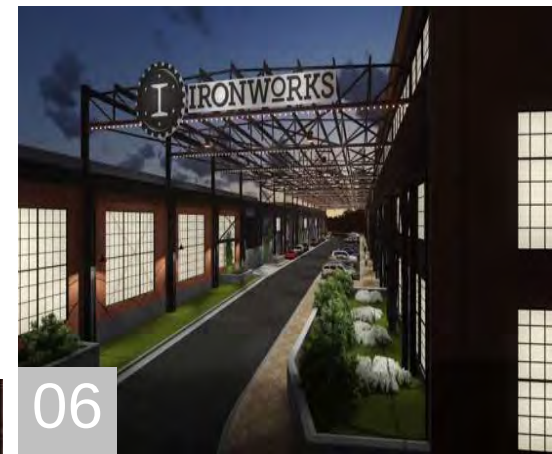
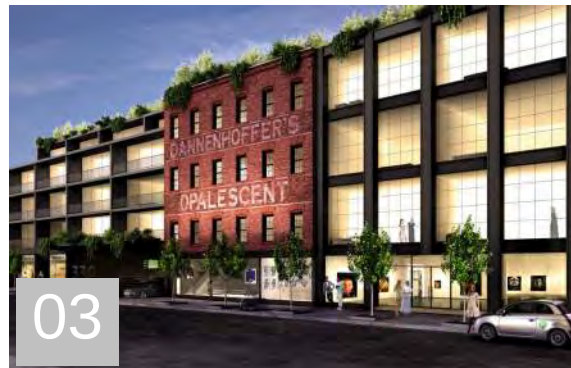
This style will reflect back on solid, timeless values and an aesthetic that is not trendy but enduring.

Defining materials include: brick, stone, painted or natural lap siding in the varying sizes, painted stucco and cementitious panels. Sloped roofs should be minimal, but if present, architectural shingles or standing seam metal should be used.

The “Eco District” of the Northpoint Overlay color palette uses earth tones as well as soft off whites, greys and neutrals.

Featured areas of contrast in the overall elevations should be used to breakdown the massing at the pedestrian level.

Drought tolerant landscaping with bio-swales should be mixed with inviting hard surfaced pedestrian areas.



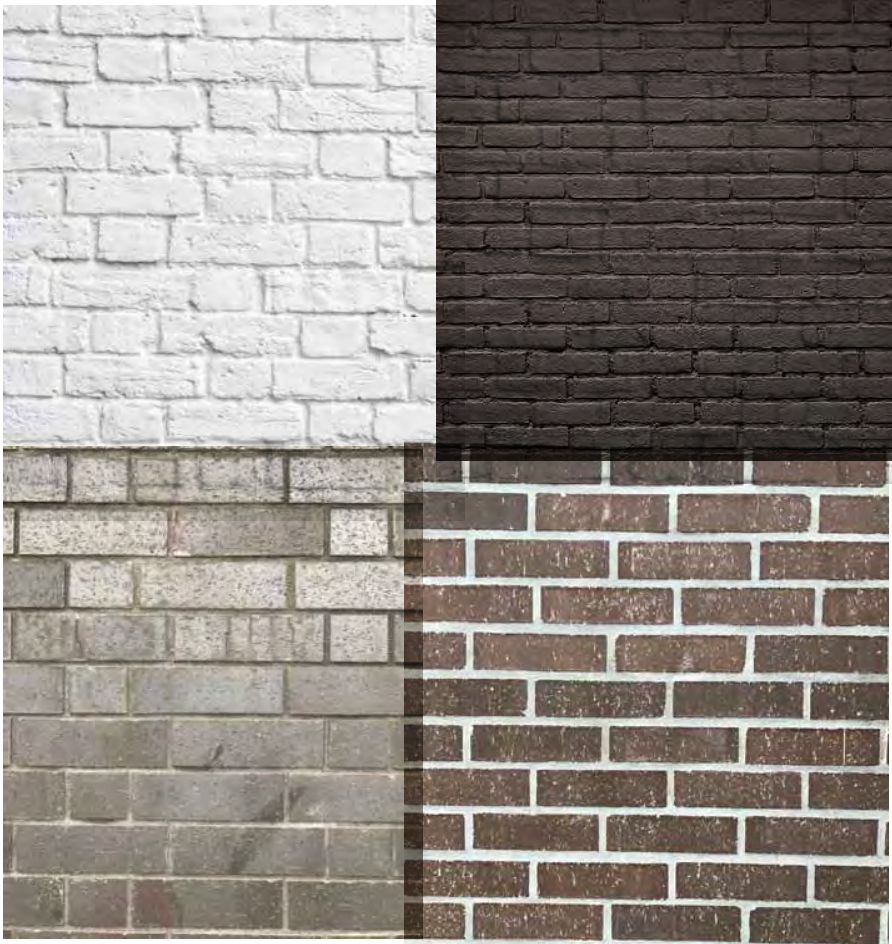
ECO DISTRICT ARCHITECTURE



ECO DISTRICT ARCHITECTURE



ARCHITECTURAL BRICKS



STONINGTON



BONTANY BAY



AVALON BRICK



COTTONWOOD



NORTHRIDGE



MOULTRIE

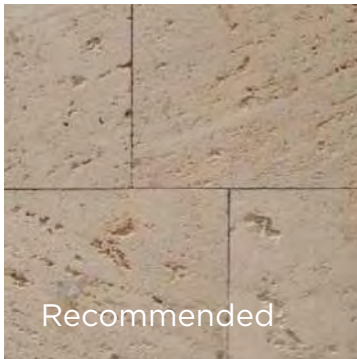


ARCHITECTURAL STONES

LIMESTONE CLADDING



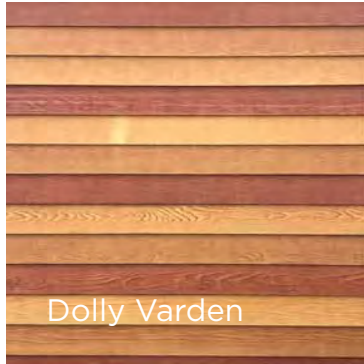
ANTIQUE LIMESTONE



GRANITE CLADDING



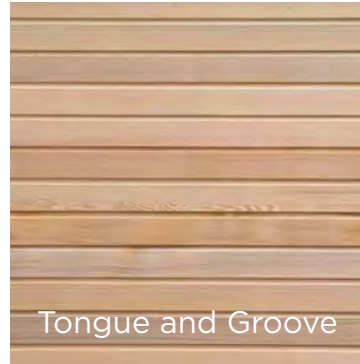
ARCHITECTURAL WOOD SIDING



Dolly Varden



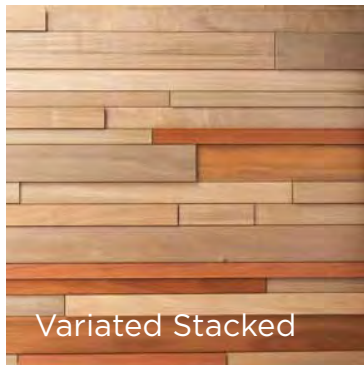
Shaker Shingle Gap



Tongue and Groove



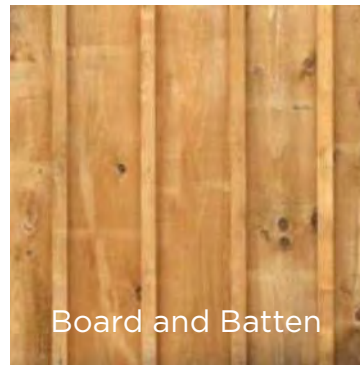
Variatied Shiplap



Variatied Stacked



Shaker Shingle Solid

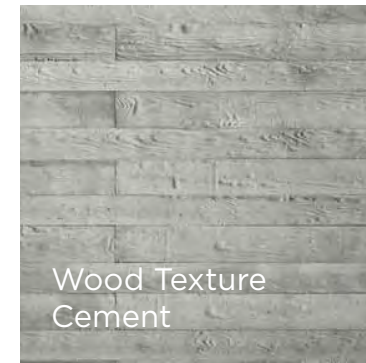
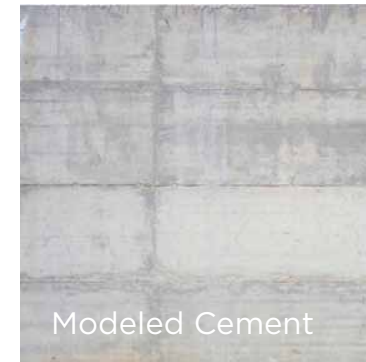
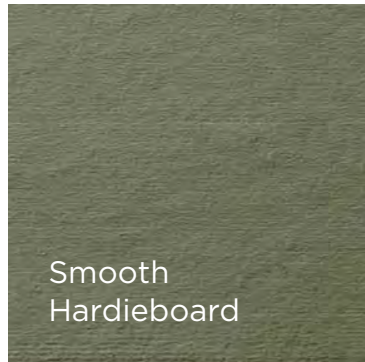


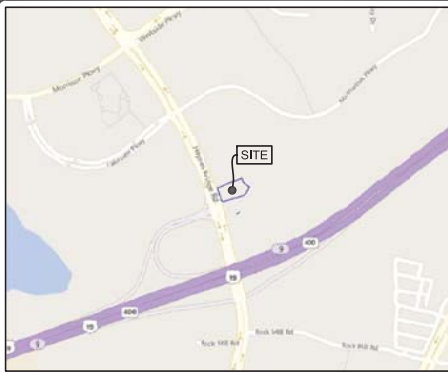
Board and Batten



Shiplap

ARCHITECTURAL STUCCO





LOCATION MAP

1. OWNER/DEVELOPER

KERIOH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950
2. CIVIL ENGINEER

HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550



SEAL



A.C. ALPHARETTA
NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 763, 1st DIST, 2nd SEC, ZONED "MU"

DESCRIPTION	
NO.	DATE
BY	
DRAWN BY	CHECKED BY
TLF	TLF
DATE	
03/02/2020	
SHEET TITLE	
OVERALL SITE PLAN	
SHEET NUMBER	
C-1.0	

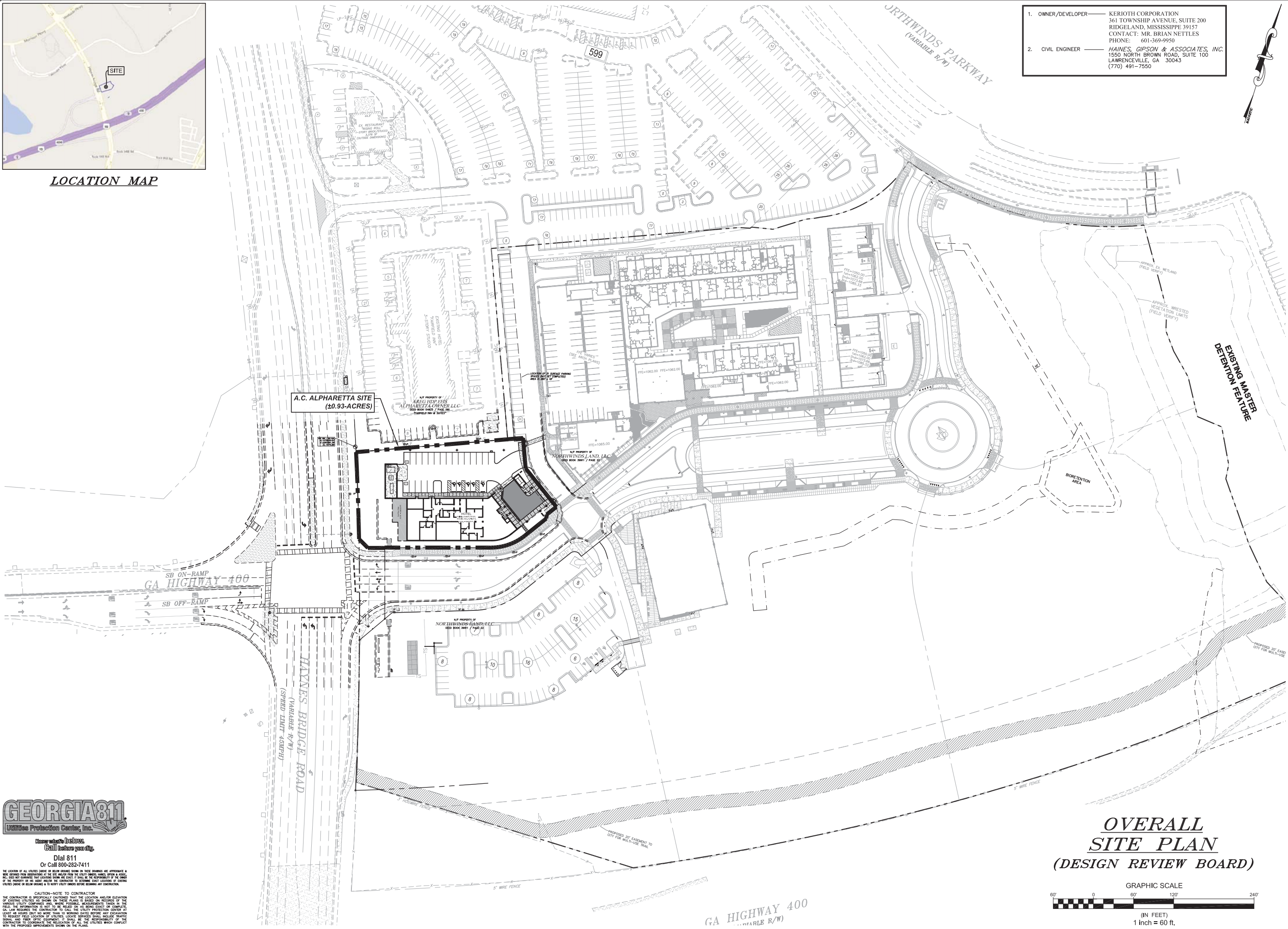
GEORGIA811

Utilities Protection Center, Inc.

Change what's below.
Call before you dig.

Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES SHOWN OR BELIEVED SHOWN ON THESE DRAWINGS ARE APPROXIMATE & ARE OBTAINED FROM INFORMATION AT THE SITE AND/OR FROM THE UTILITY OWNERS, HAINES, GIPSON & ASSOCIATES, INC. DOES NOT WARRANT THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 14 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATIONS SHOWN SHALL INCLUDE "SHOWN" SIGNALS, AND FIELD OFFICE EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



OVERALL SITE PLAN

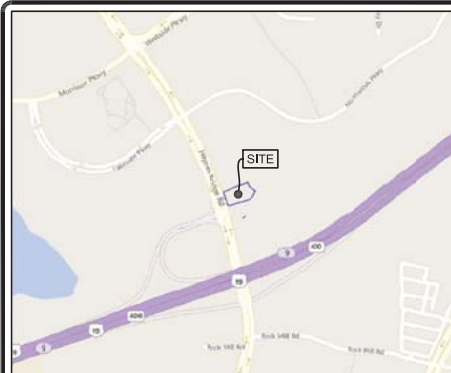
(DESIGN REVIEW BOARD)

GRAPHIC SCALE

60' 0 60' 120' 240'

(IN FEET)

1 inch = 60 ft.



HAYNES BRIDGE ROAD
(VARIABLE R/W)

N/F PROPERTY OF
AREG HDP FFIS
ALPHARETTA OWNER LLC
DEED BOOK 54825 / PAGE 581
"FAIRFIELD INN & SUITES"

1. OWNER/DEVELOPER ——— KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPE 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950

2. CIVIL ENGINEER ——— HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550

N/F PROPERTY OF
NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22

HOTEL
Building Area: 78,726 S.F.
6-Stories, Max. Ht. = ±75 ft.
— 5.55 = 1060.00 FT —

SUMMIT PLACE
(PRIVATE ROAD)

N/F PROPERTY OF
NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22

GEORGIA811
Utilities Protection Center, Inc.

**Know what's below.
Call before you dig**
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND MORE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS, HANDEL, SUPPLY, OR ASSOCIATED. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN GUARANTEED THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO VERIFY THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS AND TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

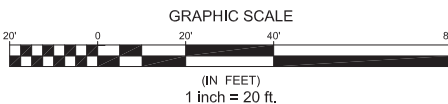
CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE PAST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND/OR ELEVATION OF ALL UTILITIES SHOWN ON THESE PLANS. IF THE CONTRACTOR HAS ANY DOUBTS, THE CONTRACTOR SHALL CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 3 WORKING DAYS) BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SIGNALS, AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITIES SHOWN ON THESE PLANS AND TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

<u>PARKING SUMMARY</u>	
ONSITE PARKING	26 SPACES
DEDICATED STREET PARKING	31 SPACES
ADJACENT PARKING GARAGE	74 SPACES
SHARED PARKING IN LOT #9	94 SPACES
TOTAL PARKING	225 SPACES

<i>LEGEND</i>	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	==
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	=====
PROPOSED 6" STANDUP CURB	=====
PROPOSED BUILDING	=====
PROPERTY LINES	---
HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
CONCRETE SIDEWALK	
SITE LIGHTING POLE	

SITE PLAN
(*DESIGN REVIEW BOARD*)



HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

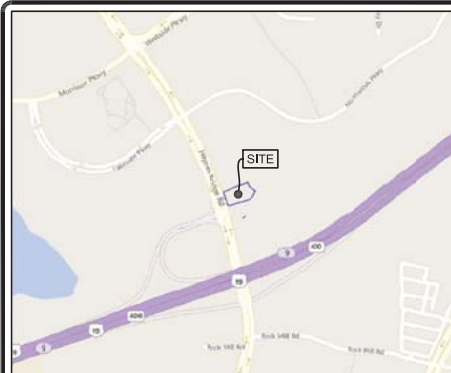
A PROJECT OF

KERIOTH
Creating Special Places™

361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-369-9950

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NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA.
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO.	BY	DATE	DESCRIPTION
DRAWN BY TLF		CHECKED BY TLF	
DATE 03/02/2020			
SHEET TITLE SITE PLAN			
SHEET NUMBER C-11			



HAYNES BRIDGE ROAD
(VARIABLE R/W)

N/F PROPERTY OF
AREG HDP FFIS
ALPHARETTA OWNER LLC
DEED BOOK 54825 / PAGE 581
"FAIRFIELD INN & SUITES"

1. OWNER/DEVELOPER — KERTHO CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950

2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550

N/F PROPERTY OF
NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22

SUMMIT PLACE
(PRIVATE ROAD)

N/F PROPERTY OF
NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE. WE'RE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HANES, O'PSON & ASSOC. INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT BEING OFFERED AS A GUARANTEE. UNDER FEDERAL LAW, STATE LAW AND LOCAL ORDINANCES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNALS AND TRAFFIC CONTROL EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE REGULATOR OF ALL THE UTILITIES WHICH CONTRADICT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

EXISTING EDGE OF PAVEMENT
EXISTING CURB & GUTTER
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPERTY LINES
PROPOSED CONTOUR ELEVATION
PROPOSED SPOT ELEVATION
EXISTING STORM SEWER
EXISTING HEADWALL
EXISTING JUNCTION BOX
EXISTING CONTOUR ELEVATION
EXISTING CATCH BASIN
EXISTING DROP INLET
PROPOSED CATCH BASIN
PROPOSED STORM PIPE

GRADING PLAN
(DESIGN REVIEW BOARD)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

A PROJECT OF

KEROOTH
Creating Special Places™

361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-369-0950

A.C. ALPHARETTA
NORTHWINDS SUMMIT
LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA.
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

DRAWN BY TLF		CHECKED BY TLF							
DATE									
03/02/2020									
SHEET TITLE									
GRADING PLAN									
SHEET NUMBER									
C-3.0									



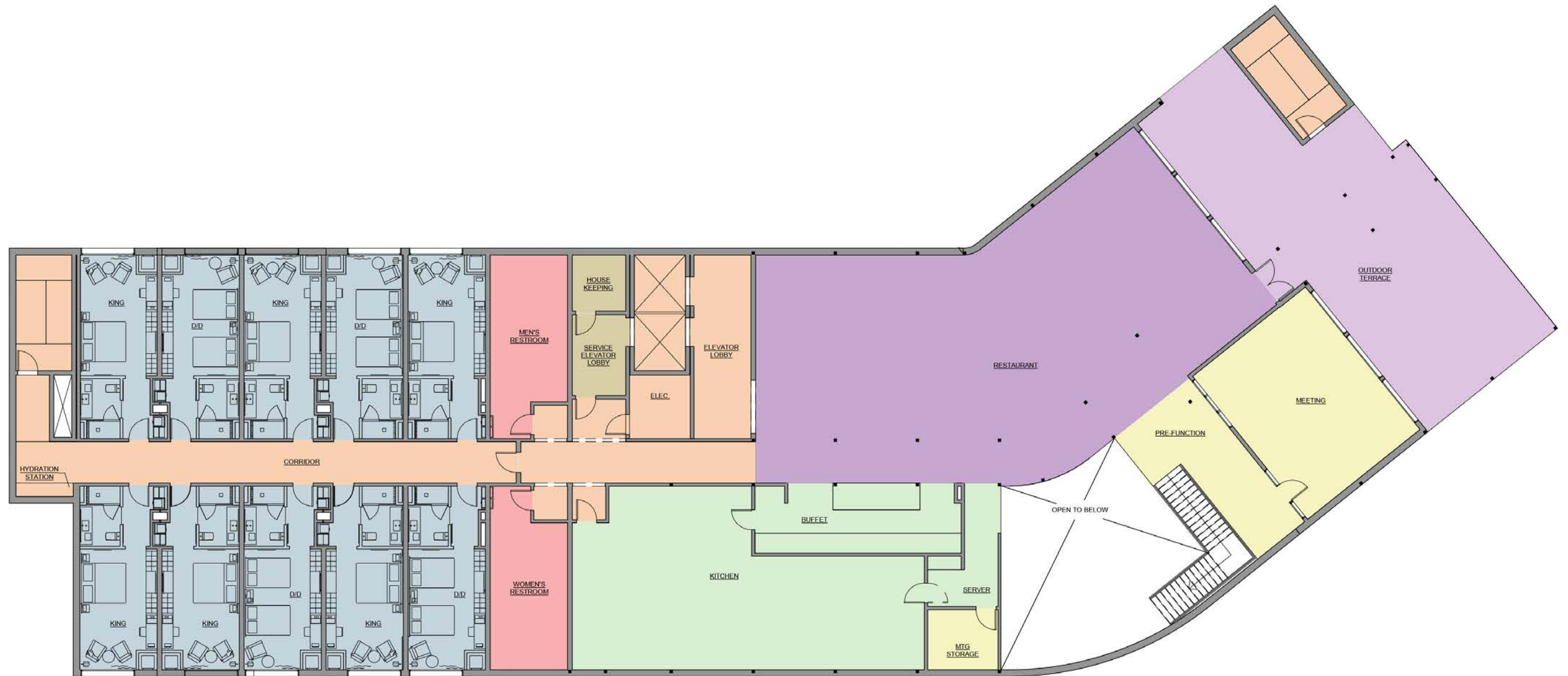
GROUND FLOOR PLAN



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: NTS
DATE: 03.12.2020





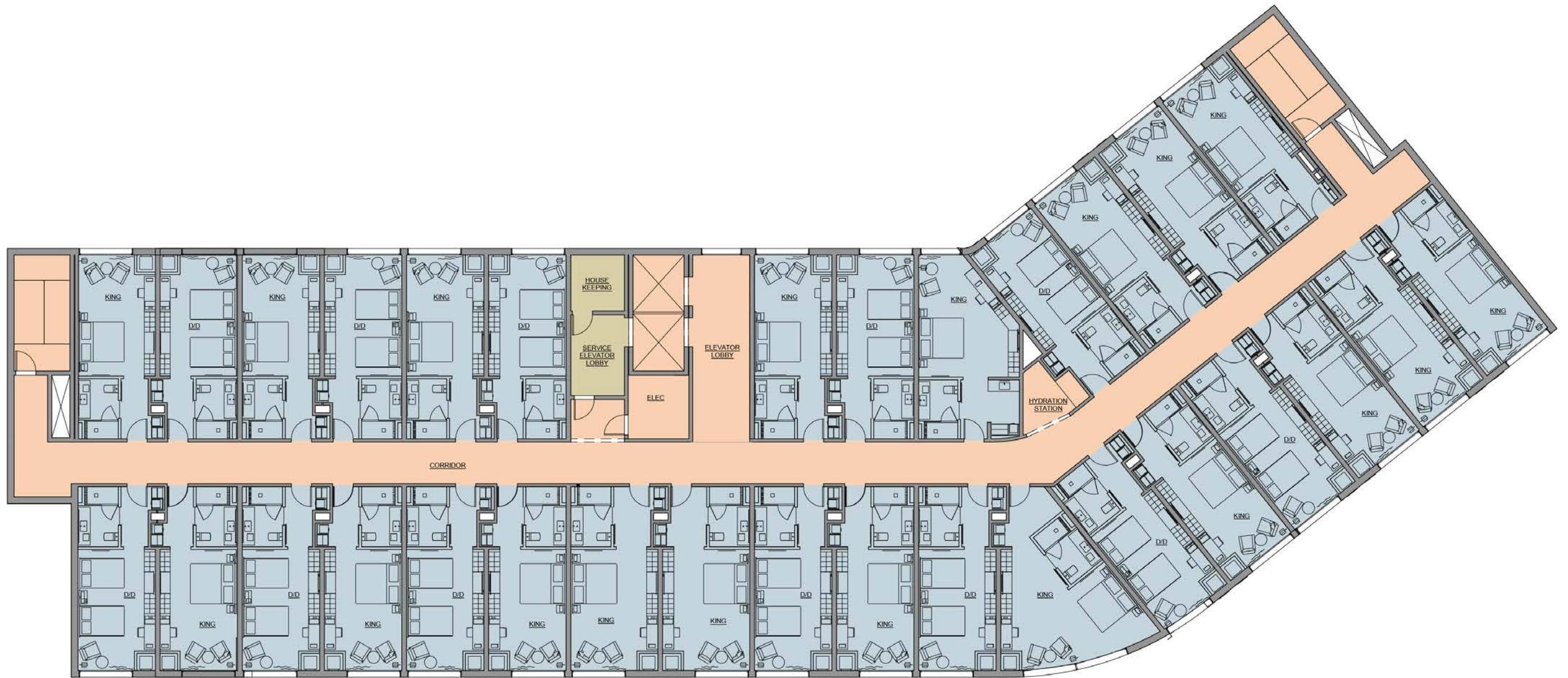
2ND FLOOR PLAN



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





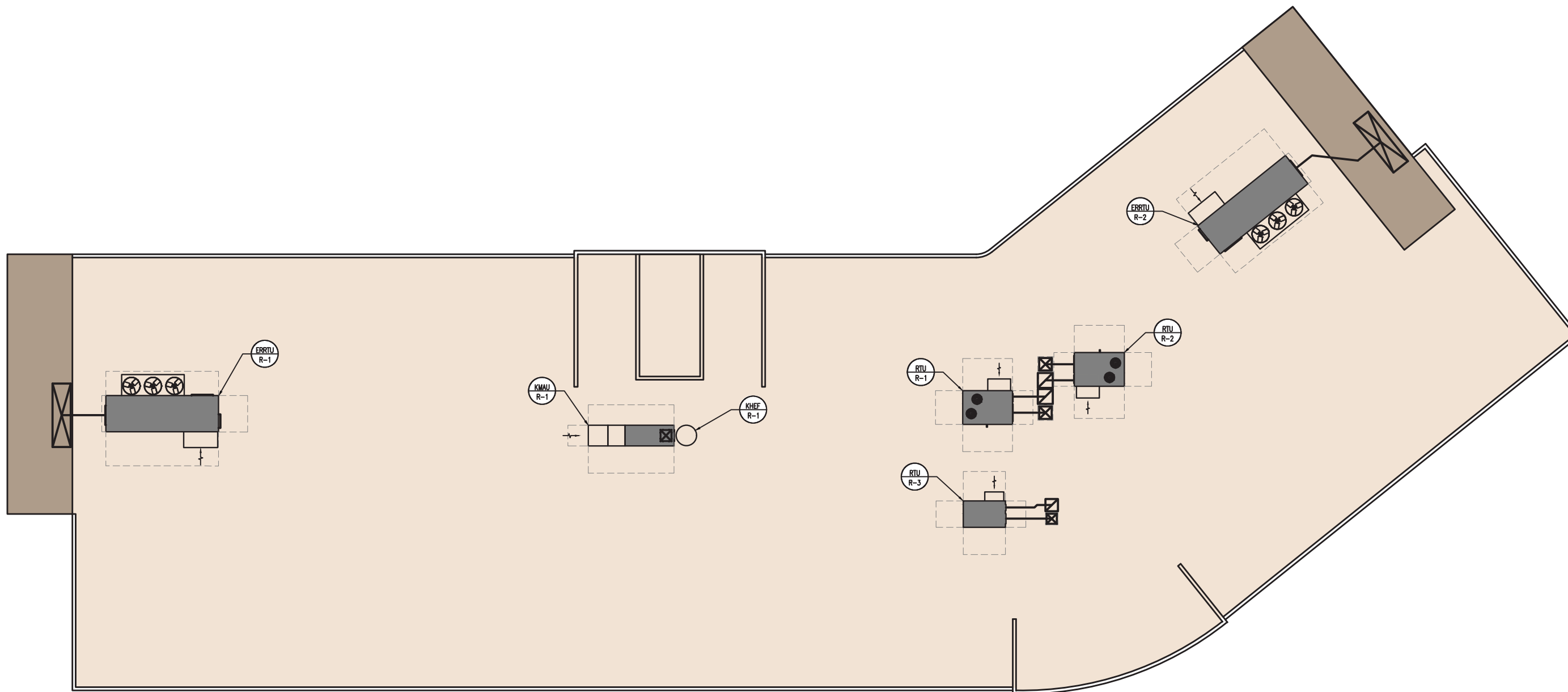
3RD - 6TH FLOOR PLAN



AC ALPHARETTA
 NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
 DATE: 03.12.2020





ROOF PLAN



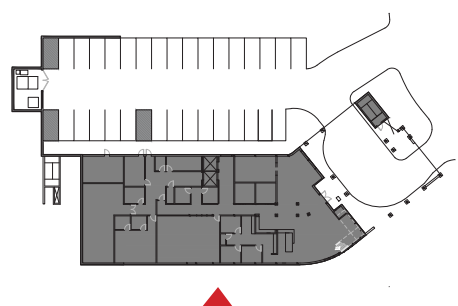
AC ALPHARETTA
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





EAST ELEVATION



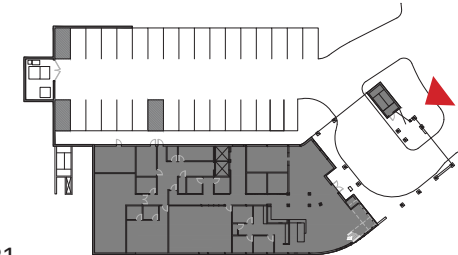
AC ALPHARETTA
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





NORTH ELEVATION



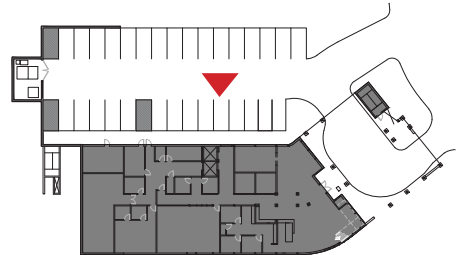
AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





WEST ELEVATION



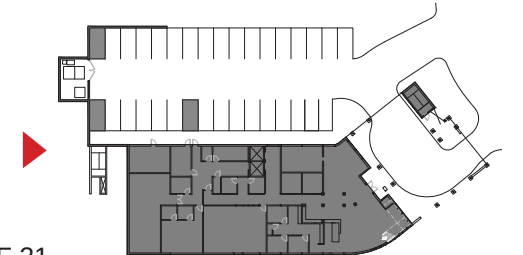
AC ALPHARETTA
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020

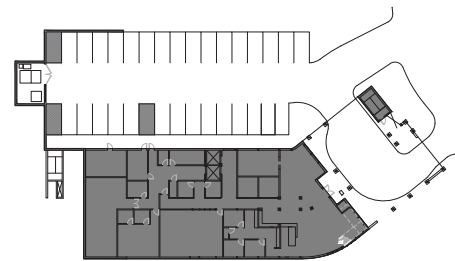
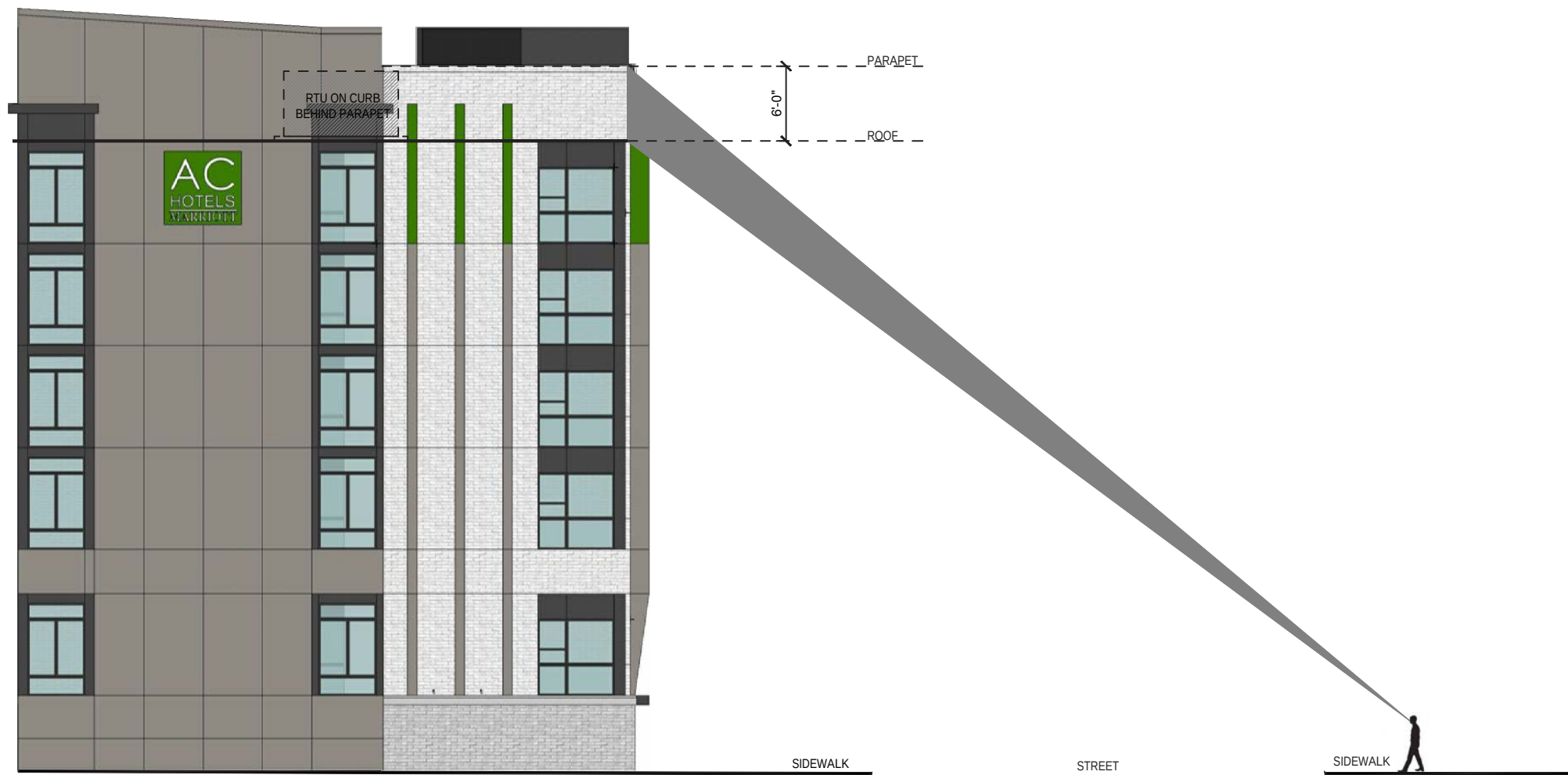




SOUTH ELEVATION



AC ALPHARETTA NORTHWINDS SUMMIT



SITELINE STUDY

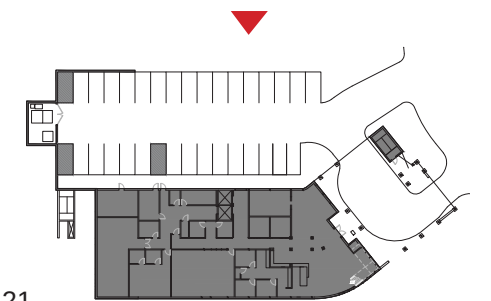
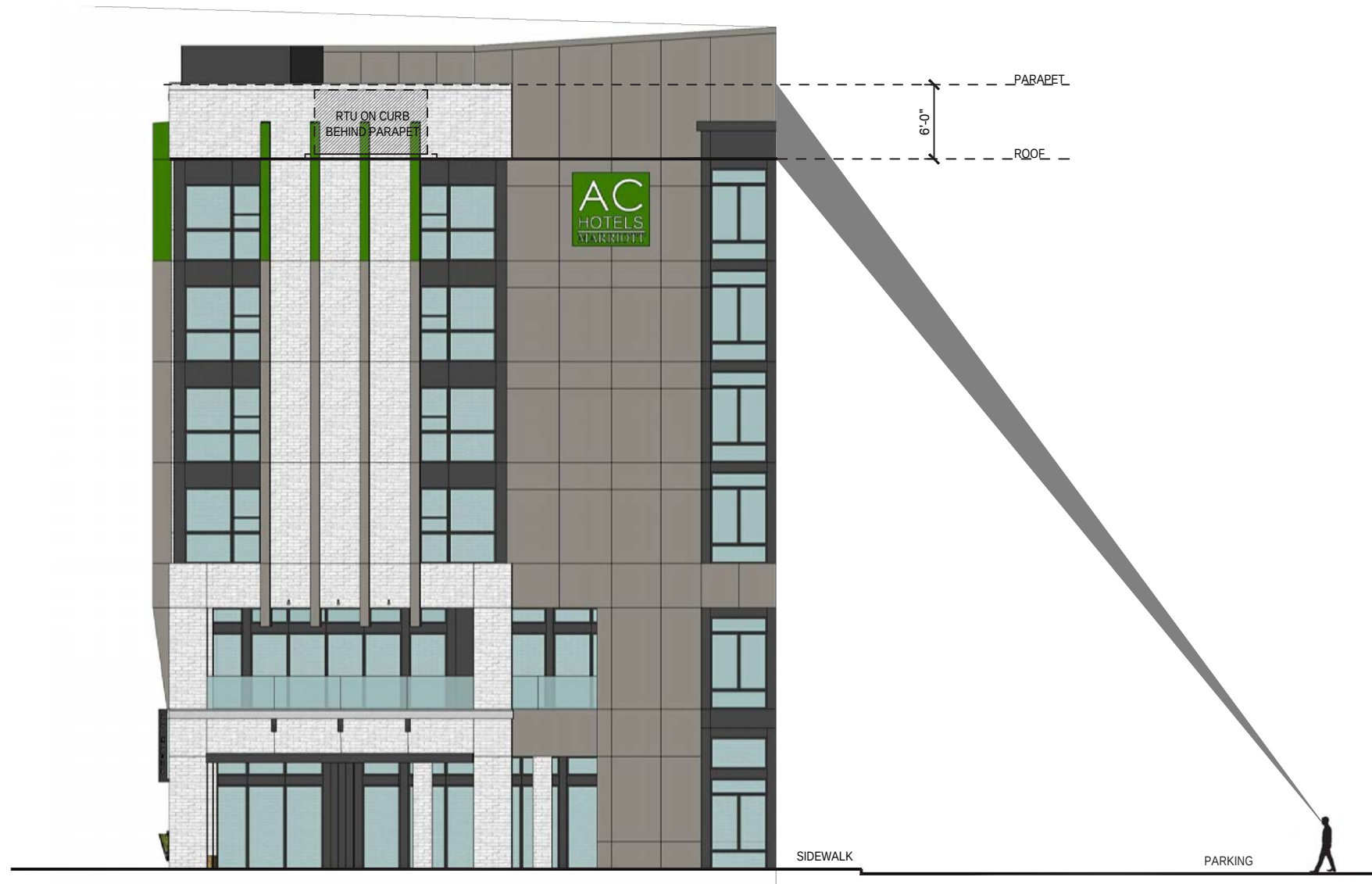
SHEET 9 OF 21



AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





SITELINE STUDY

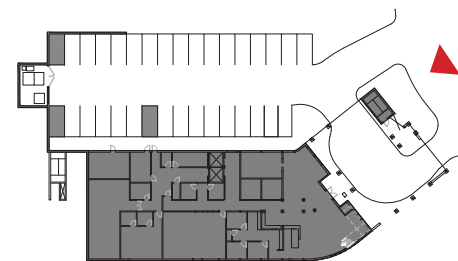
SHEET 10 OF 21



AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





SITELINE STUDY

SHEET 11 OF 21



AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





SITELINE STUDY

SHEET 12 OF 21



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.12.2020





REFERENCE ELEVATION FOR MATERIAL CONCEPTS

STUCCO: ANTIQUE



METAL FIN: SW 6925 ENVY



ALUMINUM WINDOW AND
CEMENTITIOUS PANEL:
DARK BRONZE



BRICK



BRICK



INSULATED GLASS





SHEET 14 OF 21



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: NTS
DATE: 03.12.2020





SHEET 15 OF 21



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: NTS
DATE: 03.12.2020





SHEET 16 OF 21



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: NTS
 DATE: 03.12.2020





SHEET 17 OF 21



AC ALPHARETTA
NORTHWINDS SUMMIT

SC: NTS
DATE: 03.12.2020

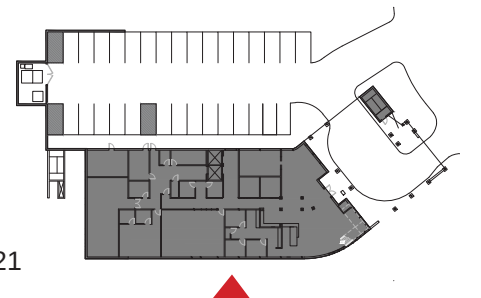




TOTAL WALL AREA - 19,167 SF
 TOTAL WINDOW AND DOOR GLASS AREA - 7008 SF
 FENESTRATION - 36.56 %

FENESTRATION CALCULATIONS

SHEET 18 OF 21



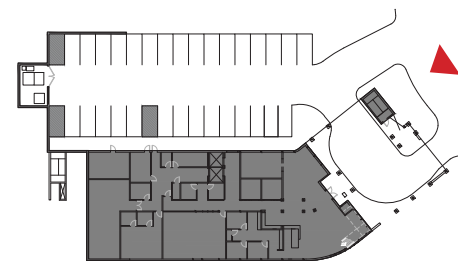
AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
 DATE: 03.12.2020



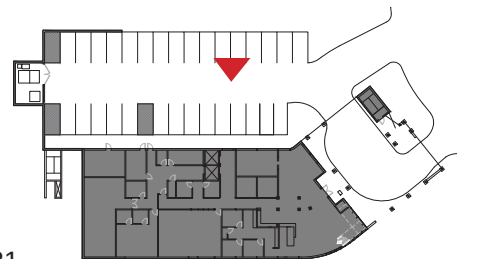


TOTAL WALL AREA - 4746.6 SF
 TOTAL WINDOW AND DOOR GLASS AREA- 993.5 SF
 FENESTRATION - 20.93 %





TOTAL WALL AREA - 16,422 SF
 TOTAL WINDOW AND DOOR GLASS AREA - 3086.5 SF
 FENESTRATION - 18.79 %



FENESTRATION CALCULATIONS

SHEET 20 OF 21



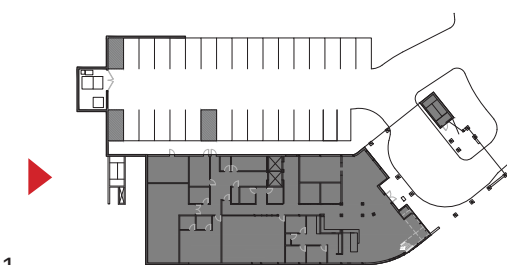
AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
 DATE: 03.12.2020





TOTAL WALL AREA - 5019 SF
 TOTAL WINDOW AND DOOR GLASS AREA - 900 SF
 FENESTRATION - 17.93%



FENESTRATION CALCULATIONS

SHEET 21 OF 21



AC ALPHARETTA NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
 DATE: 03.12.2020



KEY LEGEND

- OFFICE - 350,000 SF
- FLEX OFFICE - 30,000 SF
- OFFICE - 150,000 SF
- OFFICE - 400,000 SF
- OFFICE - 300,000
- FOR SALE RESIDENTIAL
- MULTIFAMILY - 140 UNITS
- HOTEL - 140 ROOMS
- RETAIL / RESTAURANT /
LEASING / AMENITY - 30,000 SF

- A
- B
- C
- D
- E
- F
- G
- H
- I

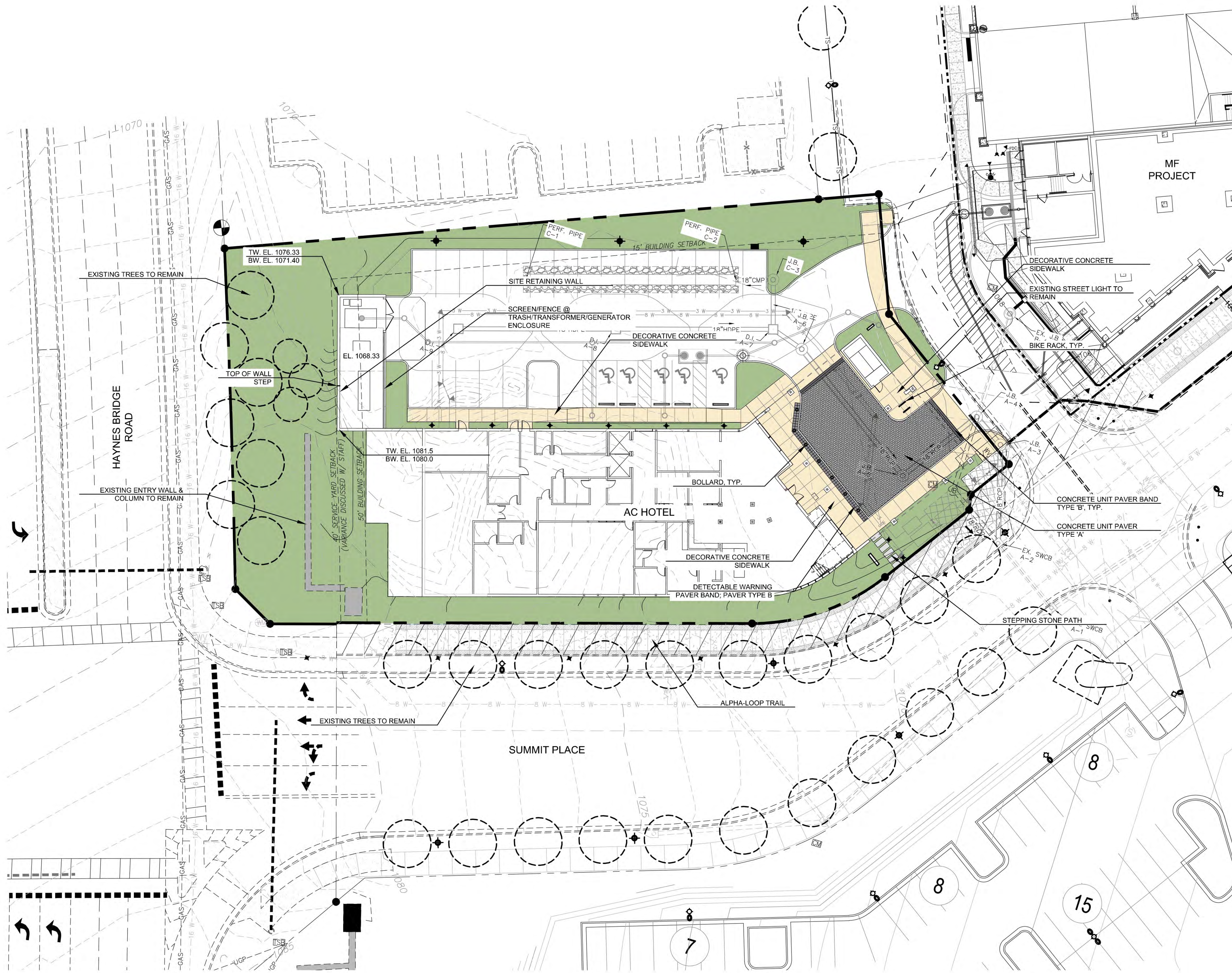




LEGAL DESCRIPTION OF PROPERTY
- HOTEL SITE

Lot 1, Northwinds Summit
All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:
Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.
Said tract of land contains 0.925 acres.

User modified on: 03/09/20 by ADOBE
File located in: S:\2020\2001\Graphics\CAD\03 - Hardscapes\2001W1.dwg



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR W/ BLACK BEAUTY SAND &
LIGHT TOP CAST)



CONCRETE UNIT PAVER
PAVER TYPE 'A' - HANOVER ARCHITECTURAL PRODUCTS - 6X9"
PAVER - HERRINGBONE PATTERN - COLOR: MATRIX#M2620 -
FINISH: TUDOR; PAVER TYPE 'B' - HANOVER ARCHITECTURAL
PRODUCTS - 6X9" PAVER - (2)ROWS - STACKED BOND - COLOR:
CHARCOAL - FINISH: TUDOR (COLOR MATCHES DETECTABLE
WARNING PAVER IN ABOVE IMAGE)



STEPPING STONE PATHWAY
THERMAL FINISH GRANITE PAVER (JET MIST)



SITE BOLLARD
RELANCE FOUNDRY - R7736 DECORATIVE BOLLARD



CAST-IN-PLACE CONCRETE RETAINING WALL
RUBBED FINISH



(PHOTO SHOWN FROM
NORTHWINDS BUILDING
3000 PROJECT)



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK



SCREEN/FENCE @
TRASH/TRANSFORMER/GENERATOR
ENCLOSURE: CUSTOM
SEGMENTED AND REMOVABLE
FENCING & GATE - 8' HT.
-BLACK STEEL FRAME W/
STAINED CEDAR INFILL



A HARDSCAPE IMPROVEMENT PLAN
HS-1 SCALE: 1"=20'



HGOR

3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL

ALPHARETTA, GA

KERIO TH
RIDGELAND, MS

PROJECT NO:
20011

PRINCIPAL IN CHARGE: CM
PROJECT ARCHITECT: SH
DRAWN BY: SH

ISSUE AND DATE:
March 02, 2020

Enter Project Phase Here
DRB SUBMITTAL

REVISIONS:

NO. DATE DESCRIPTION

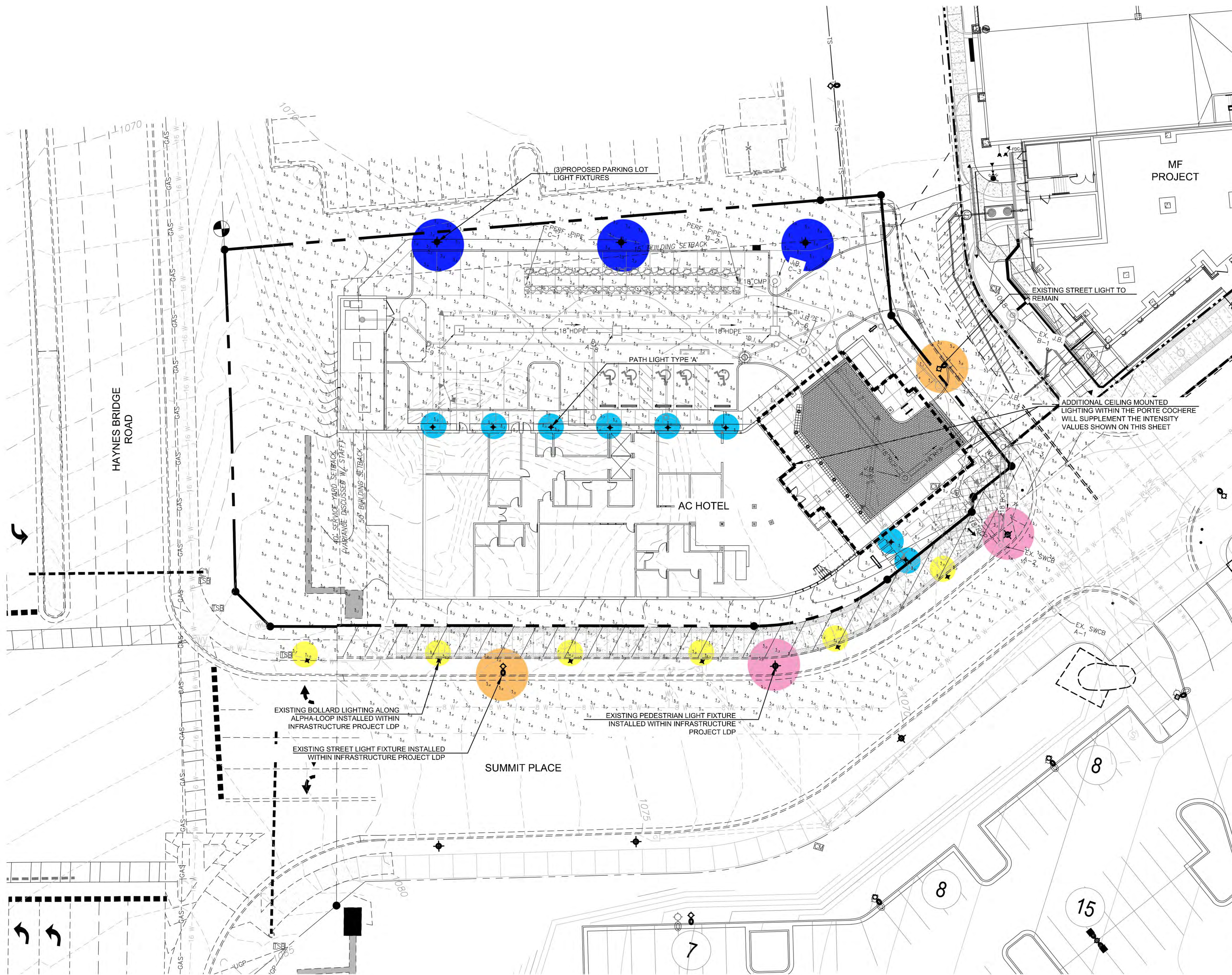
SEAL:

SHEET TITLE:
HARDSCAPE
IMPROVEMENT
PLAN

SHEET NO.:

HS-1

NOT RELEASED FOR CONSTRUCTION



LOW LEVEL PATH LIGHT TYPE 'A':
TEKA DIRECTIONAL FLOOD SPOT - TWIN HEAD
PRODUCT #5660/2



ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PROPOSED
HOTEL PARKING
LOT FIXTURES
(25' MOUNTING
HT)



EXISTING
STREET
FIXTURES
INSTALLED W/
INFRASTRUCTURE
PROJECT LDP



STREET LIGHT
FIXTURE
20' MOUNTING HT.



EXISTING
PEDESTRIAN
FIXTURES
INSTALLED W/
INFRASTRUCTURE
PROJECT LDP



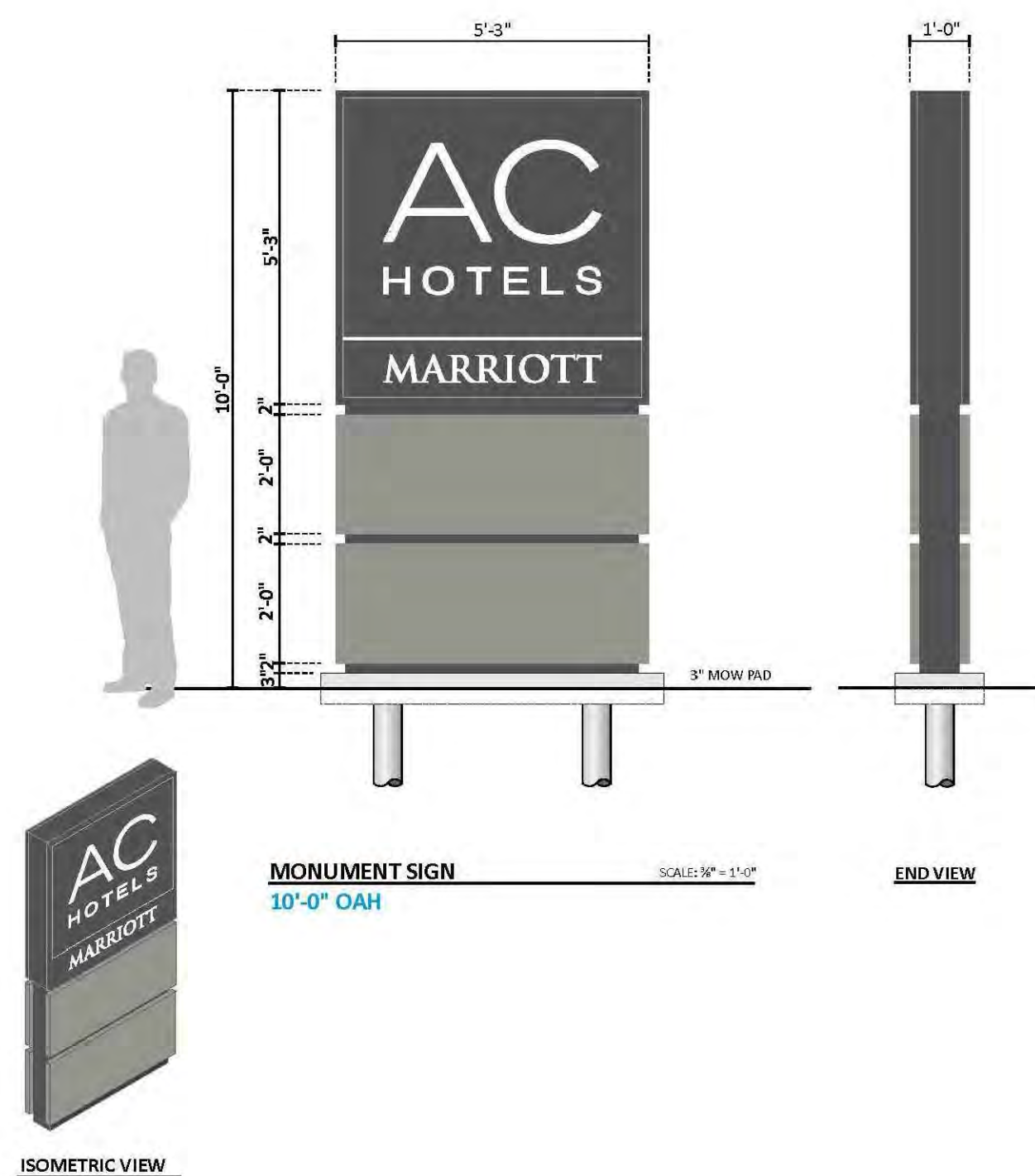
PEDESTRIAN LIGHT
FIXTURE
14' MOUNTING HT.



SIGN TYPE 'A'

MONUMENT SIGN

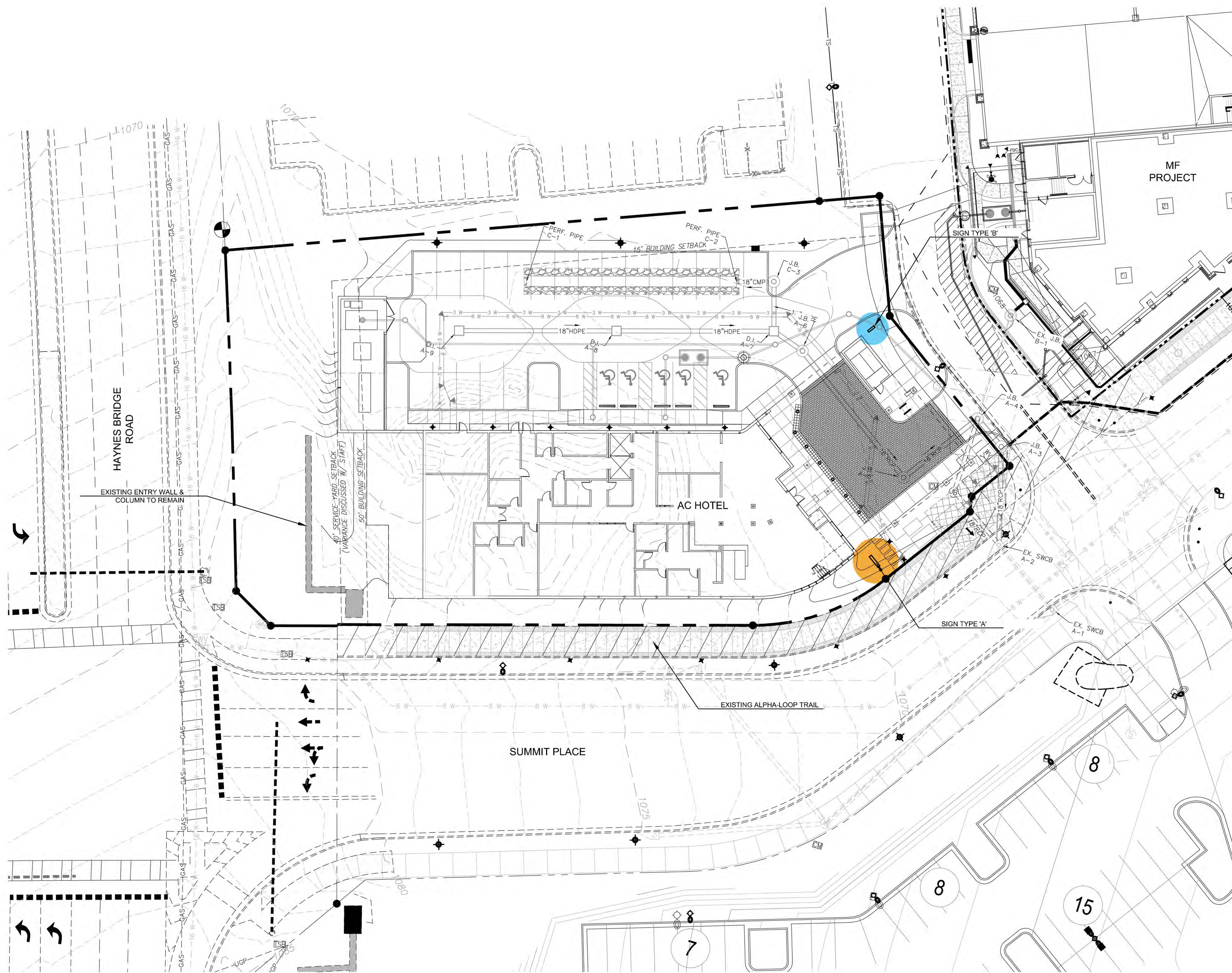
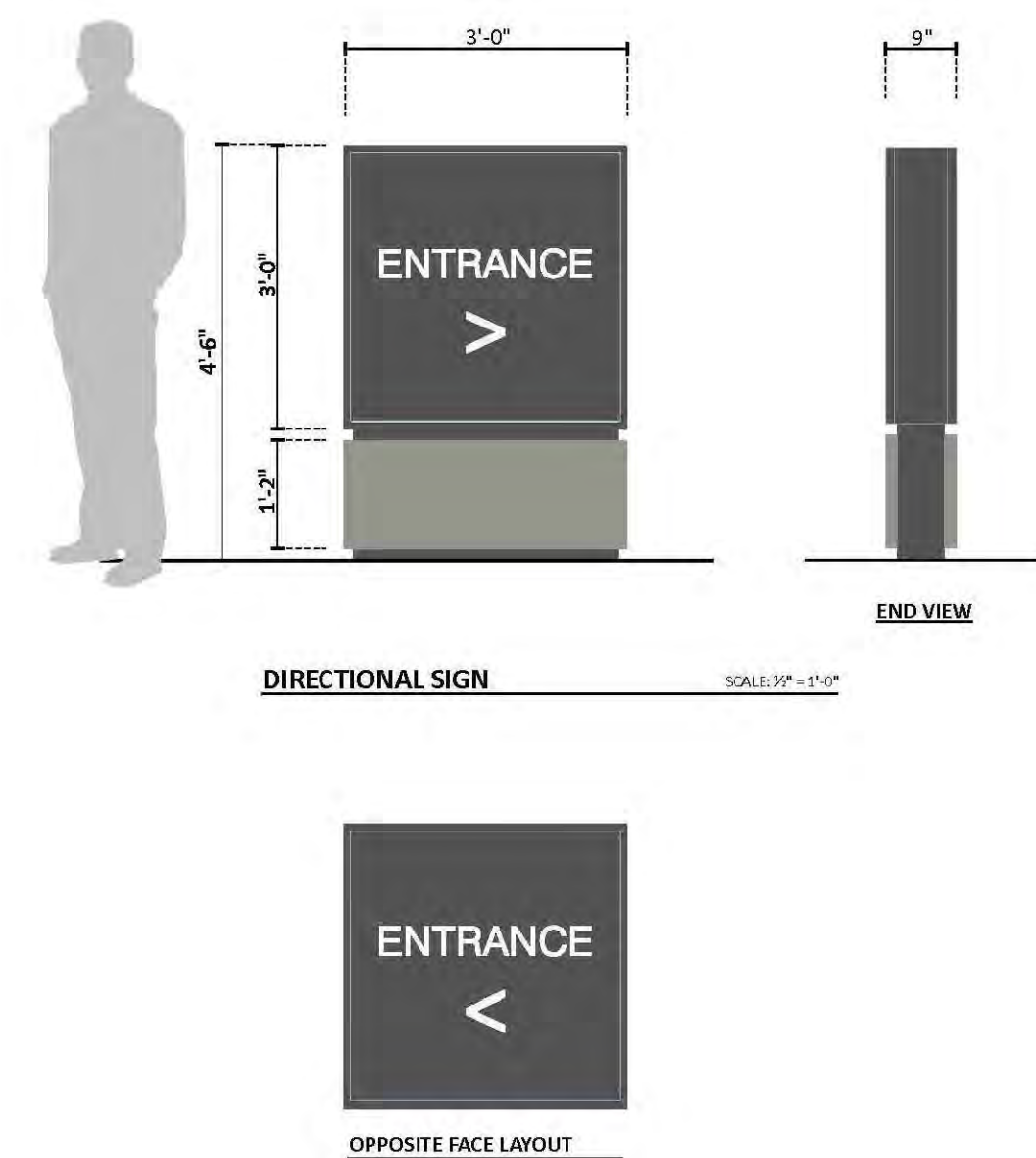
Main Id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 425c gray (satin finish)
177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics
Translucent film digitally printed to match pms 425c gray
3m 3630-20 white translucent film
Internally illuminated w/ GE 7100k white led's
Fabricated aluminum base
Painted to match pms 425c gray (satin finish)
Aluminum pan-type accent panels
Painted to match pms 425c light gray (satin finish)
Standard steel supports & concrete pier foundations

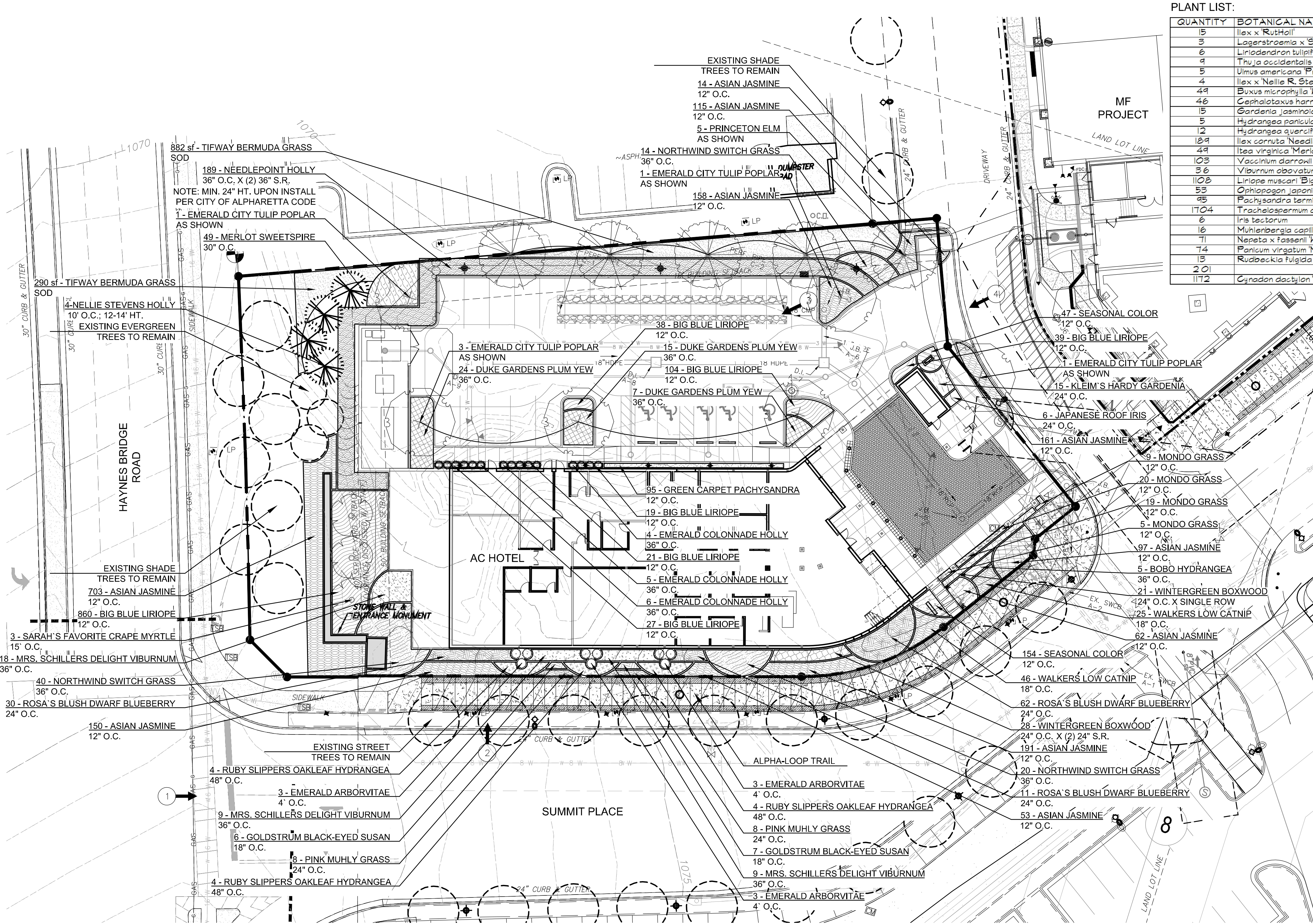


SIGN TYPE 'B'

DIRECTIONAL SIGN

Main Id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 425c gray (satin finish)
177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics
Translucent film digitally printed to match pms 425c gray
w/ weed-out shot-thru white graphics
Font: Helvetica
Internally illuminated w/ GE 7100k white led's
Fabricated aluminum base
Painted to match pms 425c gray (satin finish)
Aluminum pan-type accent panels
Painted to match pms 425c light gray (satin finish)
Standard steel supports & concrete pier foundations





PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
15	Ilex x Ruth Hall	Emerald Colonnade Holly	42-48"	18-24"	10 gal		Full to ground; dense foliage; straight, tightly pruned pyramidal form
3	Lagerstroemia x Sarah's Favorite	Sarah's Favorite Crane Myrtle	2.5-3"	0-12"	1-8"	B4B	Multi-trunk; (3-5 trunks); well pruned (no straight whip trunks)
6	Liriodendron tulipifera 'JSN OZ'	Emerald City Tulip Poplar	4-4.5"	20-22'	8-9'	B4B	Single straight trunk; dense, uniform branching; single central leader
4	Thuja occidentalis Emerald	Emerald Arborvitae	2.5-3"	4-10'	3-4'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Vitus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	4-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader
4	Ilex x Nellie R. Stevens	Nellie R. Stevens Holly	12-14"	6-7'		B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
44	Buxus microphylla Wintergreen	Wintergreen Boxwood	4-4.5"	12-15"	3 gal		Densely pruned form; healthy color; well rooted in pot
46	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew	4-12"	12-15"	3 gal		Densely pruned form; healthy color; well rooted in pot
15	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	12-15"	15-16"	3 gal		Densely pruned form; healthy color; well rooted in pot
5	Hydrangea paniculata 'LVOBO'	Bobo Hydrangea	15-18"	18-24"	3 gal		Dense branching; well rooted in pot; self supporting stems
12	Hydrangea quercifolia 'RUBY SLIPPERS'	Ruby Slippers Oakleaf Hydrangea	18-24"	12-15"	3 gal		Dense branching; well rooted in pot; self supporting stems
18	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24-30"	18-24"	3 gal		Densely pruned form; healthy color; well rooted in pot
44	Itea virginica 'Merlot'	Merlot Sweetgum	18-24"	18-24"	3 gal		Dense branching; well rooted in pot; self supporting stems
103	Vaccinium darwinii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry	12-15"	12-15"	3 gal		Densely pruned form; healthy color; well rooted in pot
3	Viburnum acerifolium 'Mrs. Schiller's Delight'	Mrs. Schiller's Delight Viburnum	12-15"	15-18"	3 gal		Densely pruned form; healthy color; well rooted in pot
100	Liriodendron tulipifera 'Big Blue'	Big Blue Liriope			4" pot (1 pint)		Full in pot; good color; dense foliage mass
53	Ophiopogon japonicus	Mondo Grass			4" pot (1 pint)		Full in pot; good color; dense foliage mass
45	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra			4" pot (1 pint)		Full in pot; good color; dense foliage mass
1704	Tracholaelum distatum	Asian Jasmine			4" pot (1 pint)		Full in pot; 3 runners min, each 8" min. in length
6	Muhlenbergia capillaris	Pink Muhly Grass			3 gal		Full in pot; well rooted; dense clump
71	Nepeta x faassenii 'Walkers Low'	Walkers Low Catnip			1 gal		Full in pot; well rooted; dense compact growth
74	Parthenocissus vitacea 'Northwind'	Northwind Switch Grass			3 gal		Full in pot; well rooted; dense clump
13	Rubus coccineus 'Goldstrum'	Goldstrum Black-Eyed Susan			4" pot (1 pint)		Full in pot; free of rot & disease
201		SEASONAL COLOR			4" pot (1 pint)		Full in pot; free of rot & disease
1172	Cynodon dactylon 'Tifway'	Tifway Bermuda Grass			Sod		Certified pure; free of weeds; good color



WINTERGREEN BOXWOOD



KLEIM'S HARDY GARDENIA



MERLOT SWEETGUM



ROSA'S BLUSH BLUEBERRY



ASIAN JASMINE



SIBERIAN IRIS



MT. AIRY FOTHERGILLA



LITTLE LIME HYDRANGEA



BIG BLUE LIRIOPE



WALKERS LOW CATNIP



DUKE GARDENS PLUM YEW



EMERALD ARBORVITAE



OAKLEAF HYDRANGEA



NEEDLEPOINT HOLLY



NORTHWINDS SWITCH GRASS



MRS. SCHILLER'S DELIGHT VIBURNUM



MONDO GRASS



SARAH'S FAVORITE CRANE MYRTLE



NELLIE R. STEVENS HOLLY



PRINCETON ELM



EMERALD CITY TULIP POPLAR

3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL

ALPHARETTA, GA

KERIO TH
RIDGELAND, MS

PROJECT NO:
20011

PRINCIPAL IN CHARGE: CH
PROJECT ARCHITECT: SH
DRAWN BY: SH

ISSUE AND DATE:
March 02, 2020

Enter Project Phase Here
DRB SUBMITTAL

REVISIONS:

NO. DATE DESCRIPTION

SEAL:

SHEET TITLE:
LANDSCAPE
DEVELOPMENT
PLAN

SHEET NO.:

LS-1

NOT RELEASED FOR CONSTRUCTION