DESIGN REVIEW BOARD
MAY 8, 2020

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

I. WORKSHOP

II. CALL TO ORDER

1. **Virtual Procedure Sheet for Design Review Board**

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. 9:00 - 9:30 DRB 200013 AC Marriott Northwinds 2000 Summit Place
   follow up
2. **9:30 - 10:30 DRB200012 Fairfield Inn 3225 Webb Bridge Rd**
   review new construction
3. **10:30 - 10:40 break**
4. **10:40 - 11:45 DRB190028 Lazy Dog 10800 Haynes Bridge**
   review new construction
5. **12:30 - 12:40 Break**
6. **11:45 - 12:30 DRB200014 Ethan Allen 6751 North Point Parkway**
   review exterior elevation changes
7. **12:40 - 1:00 DRB180021 Cambria at Mayfair (Webb Bridge @ Morris)**
   review exterior material change
8. **1:00 - 1:45 DRB190047 Stonewalk Alpharetta III 11760 Haynes Bridge review exterior**

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

AC HOTEL ALPHARETTA

DRB SUBMITTAL
MAY 4, 2020

GROUND FLOOR PLAN

SHEET 1 OF 22

KERIOTH

AC HOTELS MARRIOTT

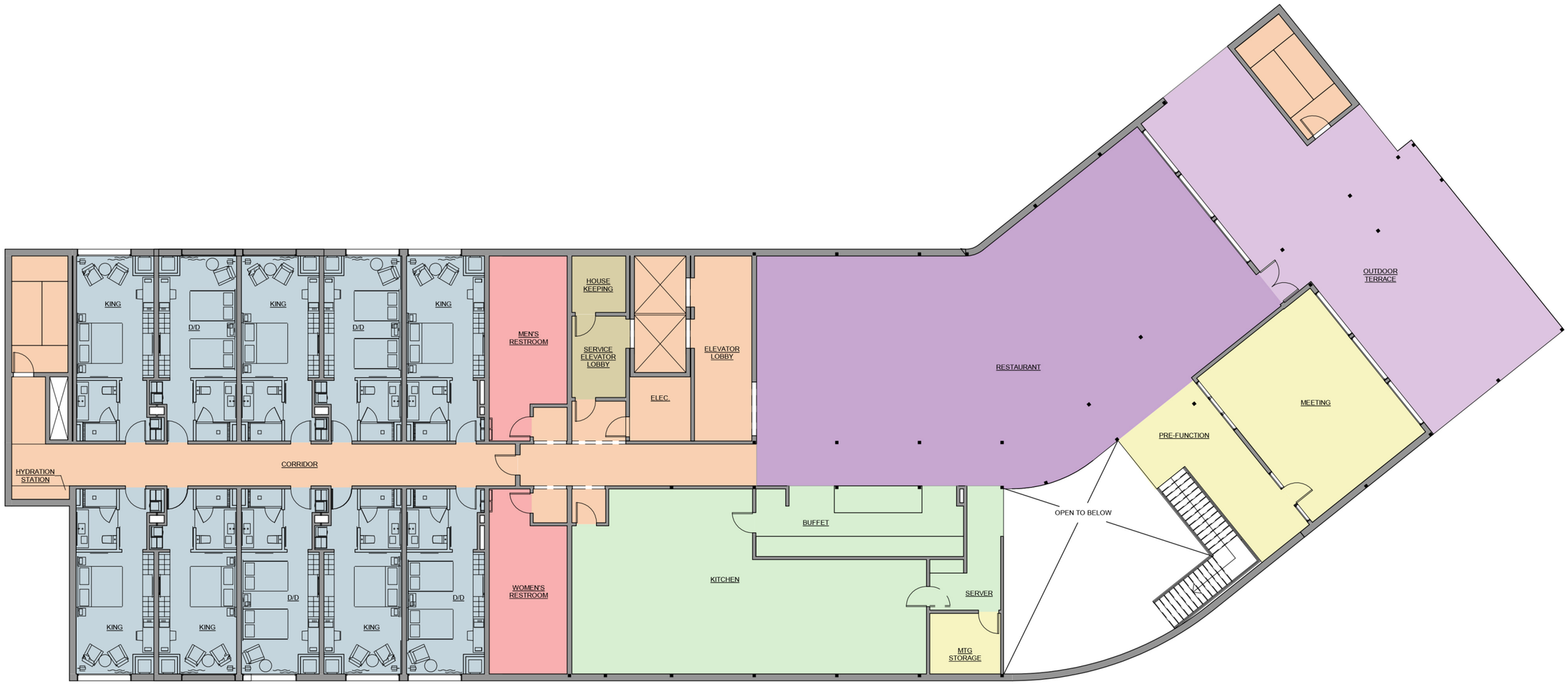
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS

DATE: 05.04.2020

REESE VANDERBILT ARCHITECTS PC



2ND FLOOR PLAN

KERIOTH

AC HOTELS MARRIOTT

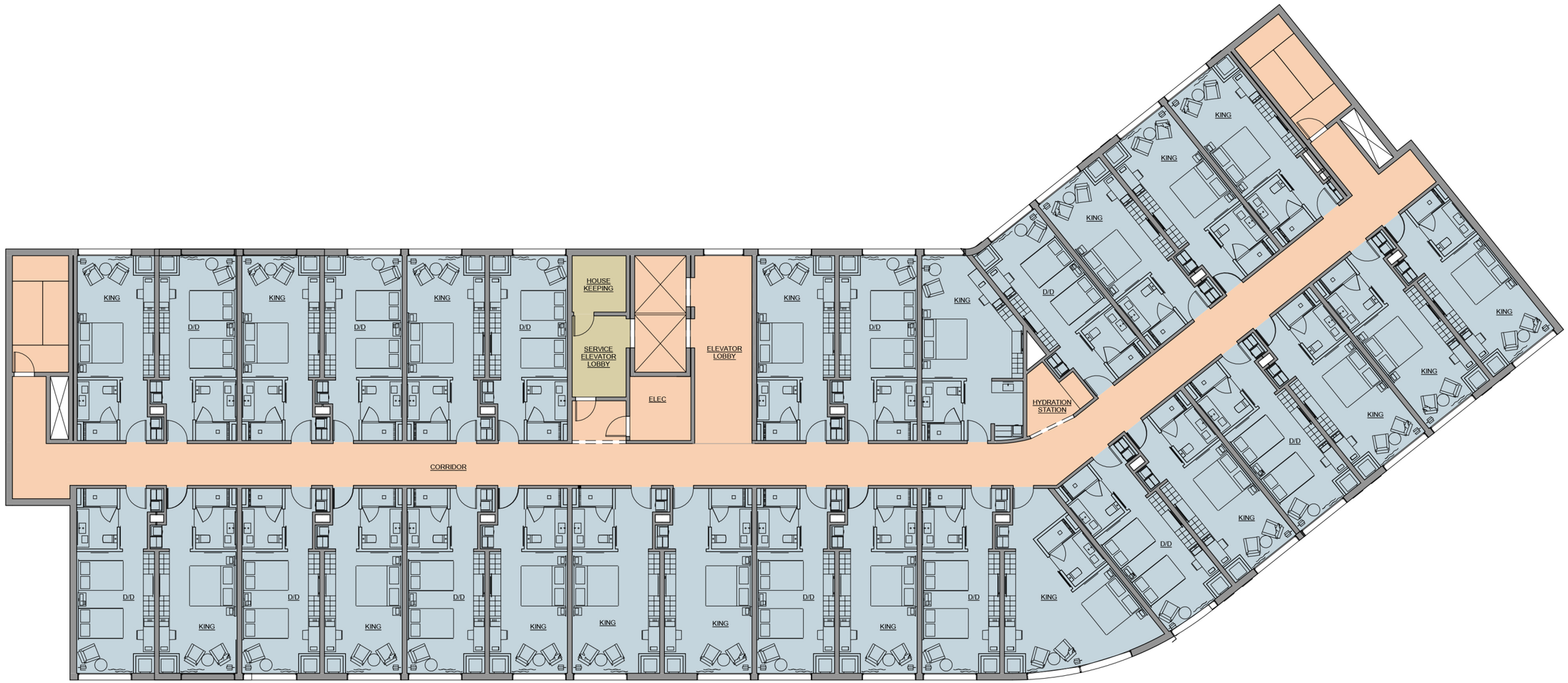
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 05.04.2020

REESE VANDERBILT ARCHITECTS PC



3RD - 6TH FLOOR PLAN

KERIOTH

AC HOTELS MARRIOTT

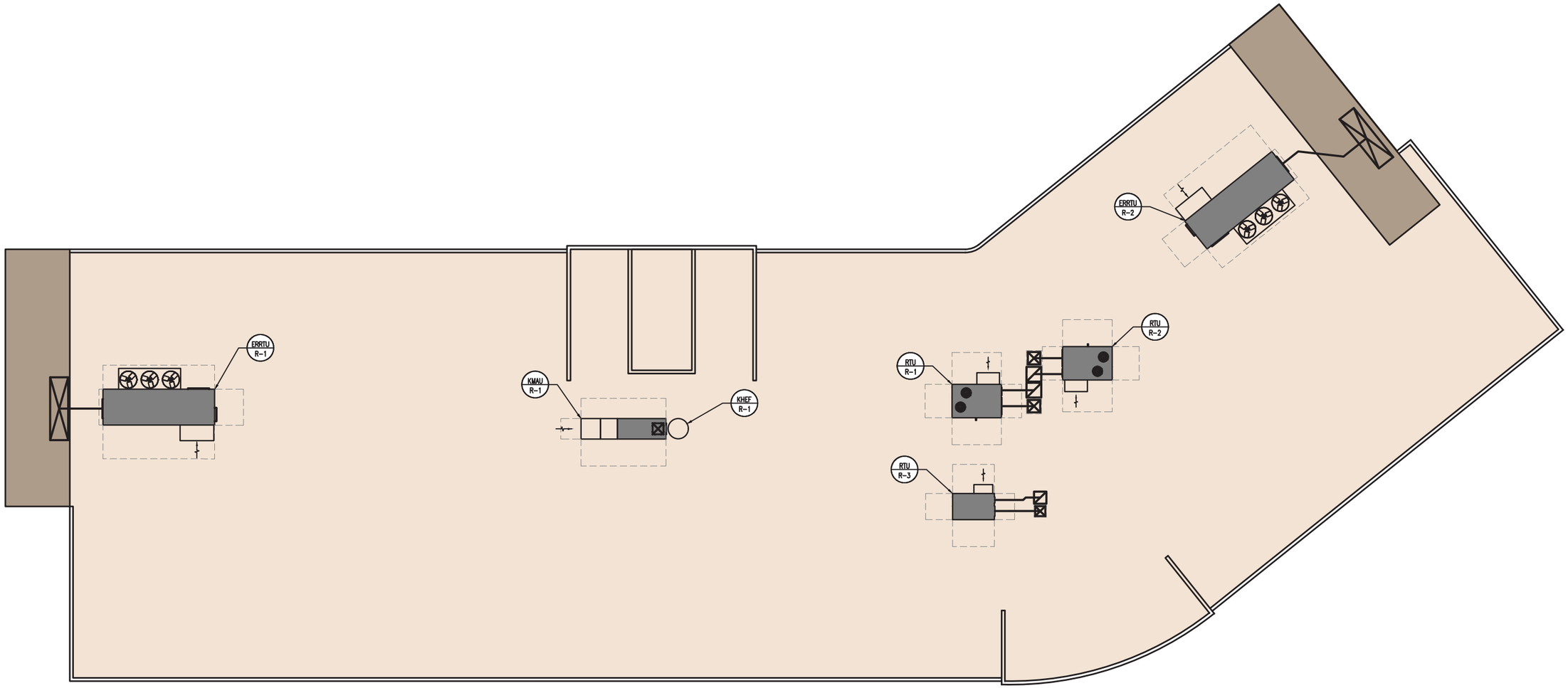
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 05.04.2020

REESE VANDERBILT ARCHITECTS PC



ROOF PLAN

SHEET 4 OF 22

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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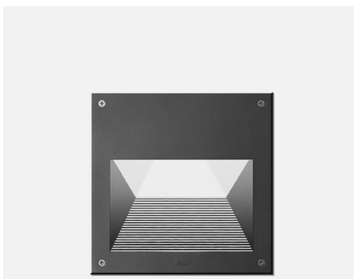
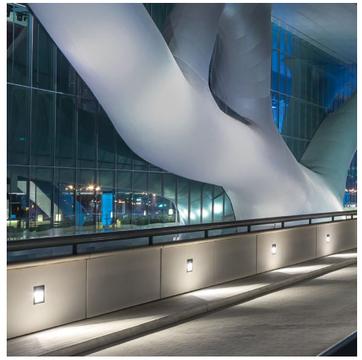
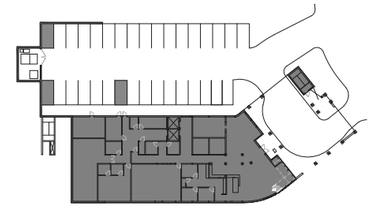
REESE VANDERBILT ARCHITECTS PC

SUMMIT PLACE ELEVATION

LIGHT FIXTURE TYPE ‘A’
BEGA Exterior Recessed Wall Light







SHEET 5 OF 22

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

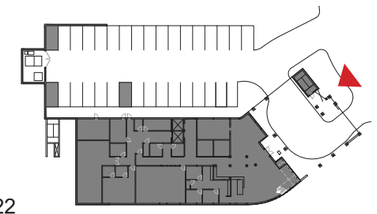
SC: 1/16”=1’-0”
DATE: 05.04.2020

REESE VANDERBILT ARCHITECTS PC

NORTH ELEVATION

LIGHT FIXTURE TYPE ‘B’
BEGA Exterior Compact Floodlight

LIGHT FIXTURE TYPE ‘C’
BEGA Exterior Wall Light



KERIOTH

AC HOTELS MARRIOTT

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NORTHWINDS SUMMIT

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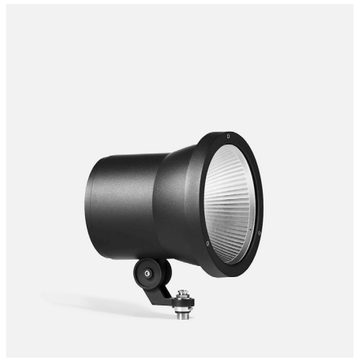
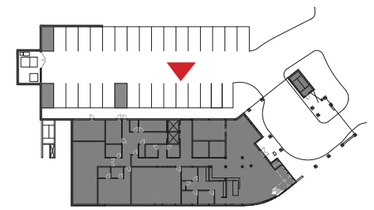
REESE VANDERBILT ARCHITECTS PC

PARKING SIDE ELEVATION

LIGHT FIXTURE TYPE ‘B’
BEGA Exterior Compact Floodlight



LIGHT FIXTURE TYPE ‘C’
BEGA Exterior Wall Light



SHEET 7 OF 22

KERIOTH

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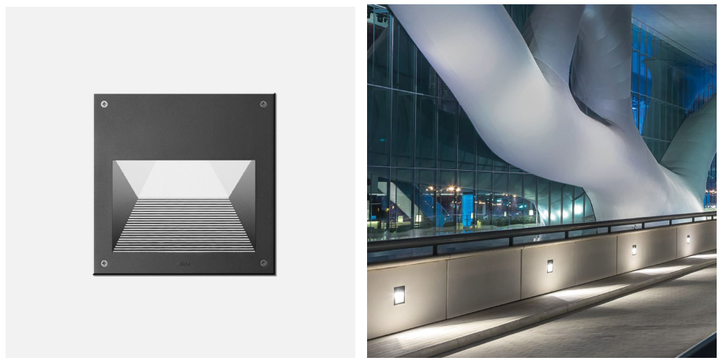
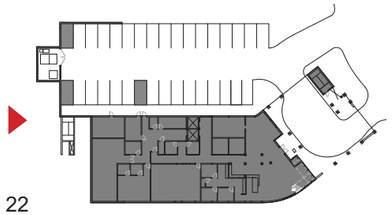
REESE VANDERBILT ARCHITECTS PC

LIGHT FIXTURE TYPE 'A'
BEGA Exterior Recessed Wall Light



LIGHT FIXTURE TYPE 'B'
BEGA Exterior Compact Floodlight

HAYNES BRIDGE ELEVATION



SHEET 8 OF 22

KERIOTH

AC HOTELS MARRIOTT

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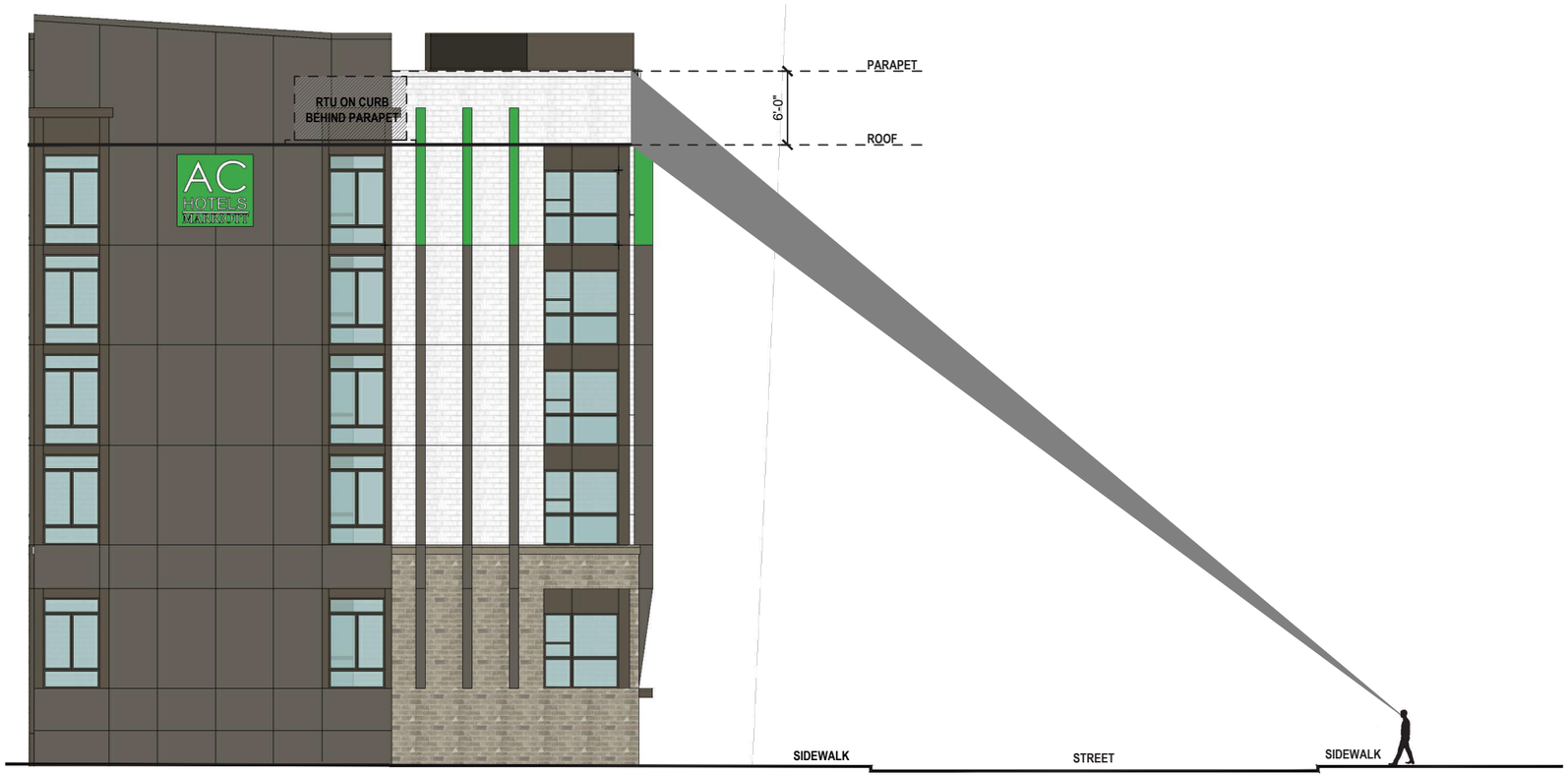
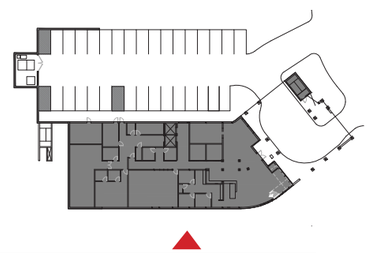
REESE VANDERBILT ARCHITECTS PC





SITELINE STUDY

SHEET 9 OF 22

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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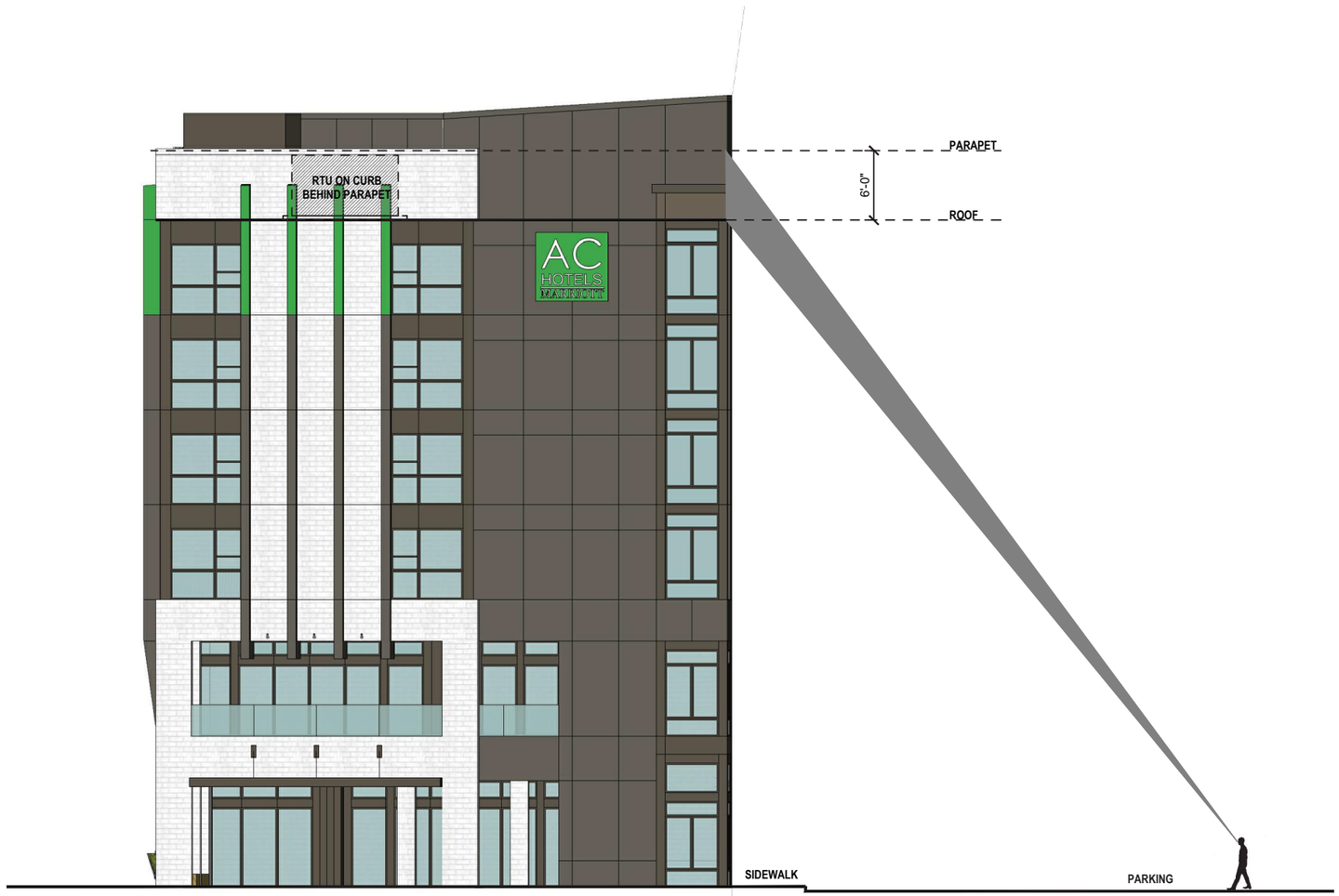
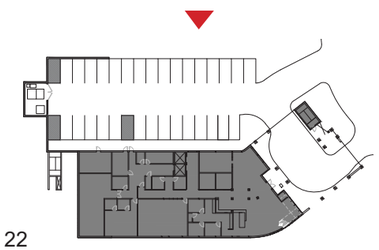
REESE VANDERBILT ARCHITECTS PC





SITELINE STUDY

SHEET 10 OF 22

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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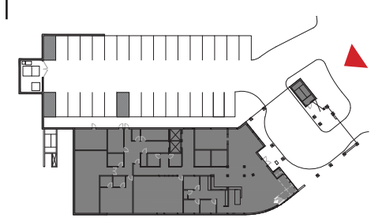
REESE VANDERBILT ARCHITECTS PC



SITELINE STUDY

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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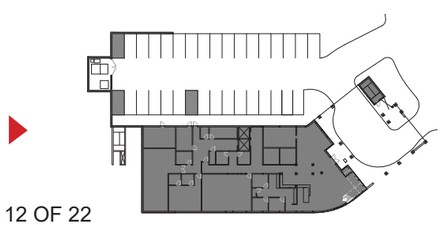

SITELINE STUDY

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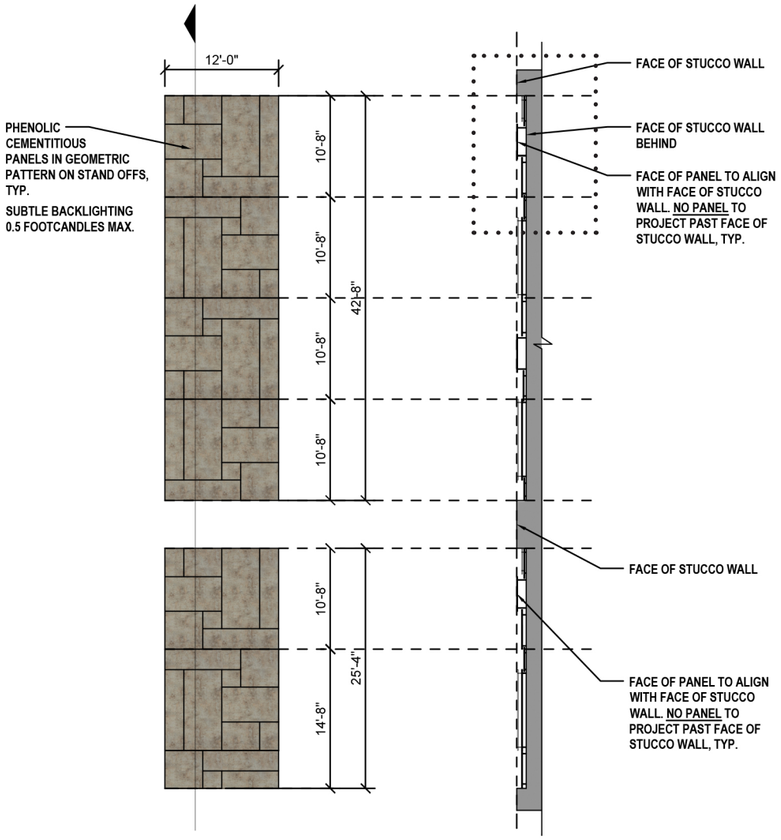
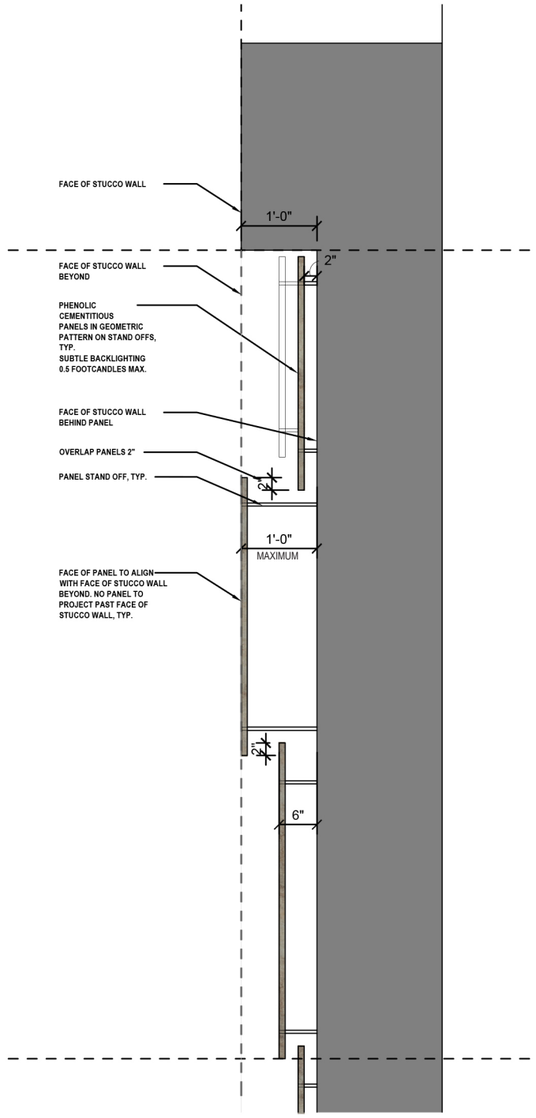


ELEVATION
SC:1/16”=1’-0”

SECTION
SC:1/16”=1’-0”



SECTION
SC:1/2”=1’-0”

NIGHT VIEW - DESIGN INTENT

BACKLIT PANEL INLAY WALL

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AC ALPHARETTA

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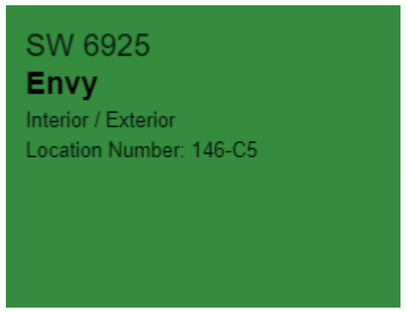
REESE VANDERBILT ARCHITECTS PC

BRICK COLOR 1
GENERAL SHALE - DIAMOND WHITE VELOUR

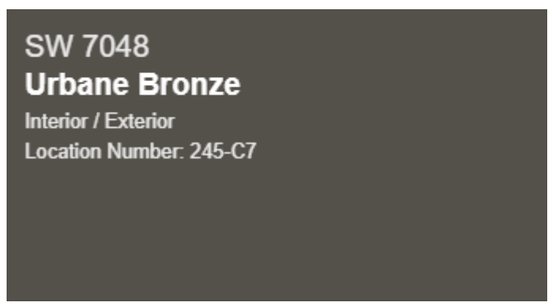
ALUCABOND COLOR/WINDOW MULLION COLOR
STATUARY BRONZE

BRICK COLOR 2
GENERAL SHALE - OYSTER BAY

ACCENT FIN COLOR
SWERWIN WILLIAMS - ENVY



STUCCO COLOR/CEMENTITIOUS PANEL COLOR
SWERWIN WILLIAMS - URBANE BRONZE



INLAY PHENOLIC WALL PANEL
FUNDERMAX - PATINA TIN

MATERIAL BOARD

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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

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REESE VANDERBILT ARCHITECTS PC

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REESE VANDERBILT ARCHITECTS PC

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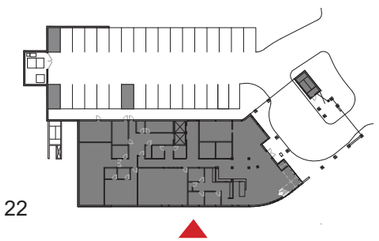
REESE VANDERBILT ARCHITECTS PC

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



FENESTRATION CALCULATIONS

SHEET 19 OF 22

KERIOTH

AC HOTELS MARRIOTT

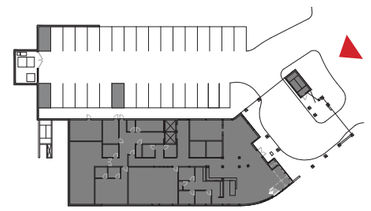
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”
DATE: 05.04.2020

REESE VANDERBILT ARCHITECTS PC

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



FENESTRATION CALCULATIONS

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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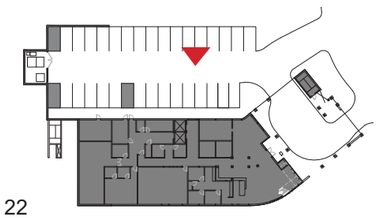
REESE VANDERBILT ARCHITECTS PC

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



FENESTRATION CALCULATIONS

SHEET 21 OF 22

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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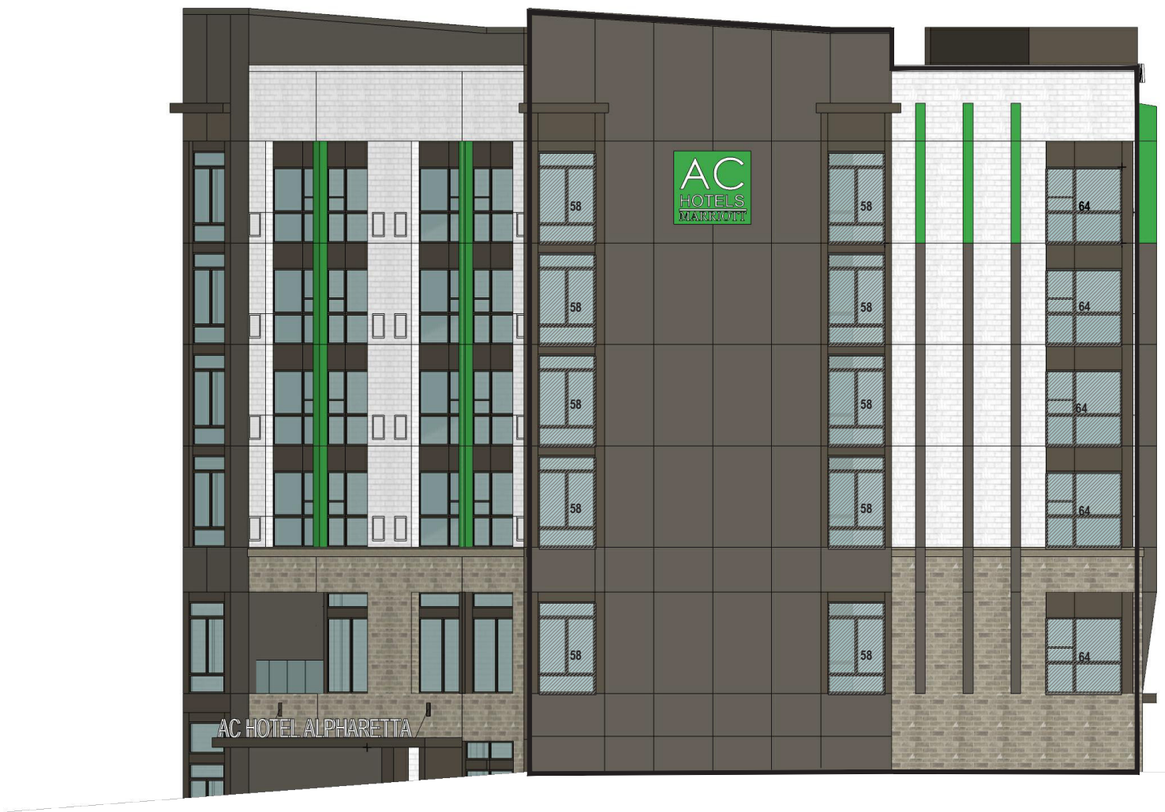
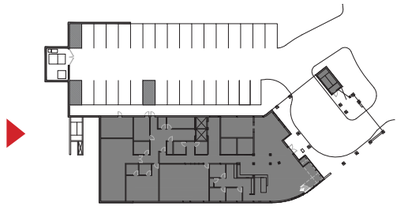
REESE VANDERBILT ARCHITECTS PC



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



FENESTRATION CALCULATIONS

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

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REESE VANDERBILT ARCHITECTS PC

May 4, 2020

VIA EMAIL

Mr. Bret Schroeder
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
bschroeder@alpharetta.ga.us

RE: AC Alpharetta Hotel – Revised DRB Submittal - Response to 04.17.20 Comments

Mr. Schroeder,
We thank you and the Design Review Board for your thoughtful comments on our initial submittal package. We believe we have addressed all comments in the attached DRB package dated 05/04/2020. Items addressed in the attached package include:

1. A more prominent dark gray base on the building to reduce the verticality of the design.
2. An updated color board to better communicate the selected building materials.
3. Photographs and details of the building mounted lights.
4. Revised elevations, renderings, and details of the backlit panel inlay.

If you have any questions or need additional information in advance of the scheduled DRB meeting, please let us know. Again, we look forward to working with you and the City of Alpharetta on this fantastic project.

Sincerely,

Brian W. Nettles, P.E.
Senior Project Manager
KERIOTH CORPORATION on behalf of Kerioth Realty Company, LLC

C: 191159:03/DRB Submittal 20-05-08

DESIGN REVIEW BOARD
APRIL 17, 2020

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

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

Please note that, due to ongoing efforts to encourage "social distancing" in response to the COVID-19 pandemic, this meeting was conducted virtually using Zoom Meetings. This platform will allow for the public and media to attend the meeting just as they could any other regular Design Review Board Meeting but do so from a computer or telephone.

DRAFT

I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:02 a.m.

1. Virtual Meeting Procedure

Chairman Kramer read Virtual Meeting Procedure

III. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Tom LeCain (Non-Voting Alternate)

Staff Present:

- Kathi Cook, Director of Community Development
- James Drinkard, Assistant City Administrator
- Michael Woodman, Senior Planner
- Eric Graves, Senior Traffic Engineer
- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

1. DRB 200013 AC Marriott Northwinds 2000 Summit Place

Applicant presented review of new construction

Site Plan

- Discussed Master Plan Update
- Rooftop Restaurant
- History of DRB presentations
- Alpha Loop not constructed yet
- Hotel is Site H on the plan
- Parking
- Dumpster Enclosures
- Previous approvals of other buildings on the site
- Grading Plan
- Stormwater Management
- Temporary parking lot built for Barrel Building will be built in conjunction with Building C.
- Will discuss connectivity option with other Hotel nearby
- DRB liked restaurant on the Site Plan

DRAFT

- Dumpster Enclosure
- Staff stated developer has responsibility for streetscape
- Office Building across the street is approved for 350,000sf
- Entry to drop off
- Stairwell to 2nd floor
- View from Haynes Bridge Rd

Landscape Plan

- Hardscape materials
- Cast in place rubbed finished concrete Retaining wall near generator/dumpster enclosure
- Large Berm with 7 shade trees as well as additional hollies which will wrap around the dumpster enclosure
- Double row of needlepoint hollies continues to parking lot
- Decorative sidewalk pavers
- Stepping Stone Pathway – gardenesque passive connection
- Decorative Bollards
- Location of Bike Rack
- Parking lot "face" of Dumpster Enclosure – 8' cedar with removable panels
- Foundation planting at arrival to building – grasses, flowering accents, evergreens along Alpha Loop
- Foundation planting along parking area
- Parking lot trees
- Crepe Myrtles behind walls

DRAFT

Discussion from the Board:

Corkill –

- Does not like Cedar stained fencing & gate
- Kramer, Schwing, agreed rather see a higher level of material to match the building
- Planting along Summit Place is 60% perennial, need to add more evergreens up against the buildings

Owens

- Likes paving materials, bollards
- Likes plant species
- Likes balance of evergreen and deciduous plantings

Palmer

- Clarified that Passive Pathway will be planted with grasses

Rocco

- Liked materials

Applicant Comments on Dumpster Enclosure

- Fence is on another project and the photo is 5 years old.
- North Point Overlay does not allow metal material
- If there are allowed to use metal, they will change
- Panels need to be removable since generator and transformer are there

Kramer

- Likes landscaping at the base of the wall
- Understands Applicant's comments about the fence
- Suggested a Trex product for maintenance and durability

Lighting

- Previously approved Pedestrian, Alpha Loop and Streetscape lighting
- Parking lighting will match Street lights
- Ground accent lights

DRAFT

Signage

- 2 Monument Sign Locations

❖ Board Member Schwing offered a motion to approve the Site Plan as presented
  - The motion received a second from Board Member Owens
  - The motion was approved by a vote (7-0)

There was discussion during the motion that DRB's understanding is that the dumpster, generator and transformer will not be visible from Haynes Bridge Rd.

❖ Board Member Corkill offered a motion to approve the Lighting as submitted today
  - The motion received a second from Vice Chair Brown
  - The motion was approved by a vote (7-0)

❖ Board Member Corkill offered a motion to approve the Site Signage as presented
  - The motion received a second from Rocco
  - The motion was approved by a vote (7-0)

❖ Board Member Corkill offered a motion to approve the Landscaping with the condition that the Applicant add more evergreen landscaping up against the foundation of the building
  - The motion received a second from Board Member Palmer
  - The motion was approved by a vote (7-0)

There was clarification that this pertains to the Summit Place especially but also where there is 60% perennials.

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Elevations and Materials

- Metal element on 'Arc" wall
- Fenestration Calculations
- Elevations are 58% masonry, 26% glass and 13% metal
- Floor Plans

West Elevation

- Gray Stucco element
- Cementitious lit panels

South Elevation

- Faces Haynes Bridge Rd
- Stucco Element
- Decorative Green finials, metal accents, part of window system, dark bronze mullions

- Site Line Study
- Materials Board
- Site Lighting layout Plan

Discussion from the Board:

Owens

- Ok with modern building elevations. Doesn't think we should base it on approved elevation of Barrel Building

Palmer

- Appreciates explanation of fenestration

Rocco

- Likes amount of brick, green metal element

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Schwing

- Likes the building, not sure it follows the guidelines of "traditional', would like to understand better what the geometric backlit panels are going to look like before approval
- Did not like that Barrel Building looks like an older building
- Discussed option of fins being Aluminum color metal instead of green with green at top, brick base on building and should match signage.

Staff

- Geometric backlit panels may not be visible except from its own parking lot
- Read Council Condition for architectural style to DRB
- Discussed that DRB should consider architecture of previously approved buildings on the site.

Brown

- Vertical Green Lines – Unlit, width dimensions 8" wide, does not want it to be main feature of the building. Struggling with traditional style vs. mercantile style and how it ties into the building behind it
- Applicant stated Barrel Building "rhythm" is about the same. Curved element, not traditional. Materials are brick and glass. It is a transitional building. Showed picture for comparison. AC Brand Hotels are geared toward classic, modern design. Trying to balance the brand and development.

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Kramer

- With verticality, we may need to have more of a pronounced base for the hotel. Gray brick goes up another story and continues across the entire bottom two floors of the building. Needs ore horizontal elements, give it an anchor, give it a base, .Is the "AC Hotel" panel as dark as it appears.
- Applicant stated it is same color as dark bronze on the window system. Thought green elements add texture and life. Can be changed if needed. Did backlit light panel for special effect at night.

- Reiterated ways to create more horizontal elements. Discussed grills on ptac units in each room.
- Fins should be the same color as the signage. Signage has not been selected yet. Need better image of backlit panel, more details.

Staff

- Showed picture of East Elevation. Alucobond Panel has striation.
- Applicant stated they can pick "AC" colors for the building as well as signage to coordinate.
- Corkill- Decorative foundation glow light on East Elevation base of the building missing from lighting plan.

DRB Overall Comments for Applicant

- What is design intent of Art Wall , Actual picture or sample
- What does Art panel look like during the day/night
- Actual Picture or sample of Brick
- Majority of DRB Members are ok with green element
- Sample of dark bronze Alucobond panel – Discussion of "etched vs. smooth" Staff stated it may be more of

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corrugated, undulated piece. Applicant stated that is the intent.

- ❖ Vice-Chair Brown offered a motion to defer Building Elevations & Materials
  - The motion received a second from Board Member Owens
  - The motion was approved by a vote (7-0)

- ❖ Board Member Schwing offered a motion to approve the Site Plan as presented
  - The motion received a second from Board Member Owens
  - The motion was approved by a vote (7-0)

VII. Adjournment

DRAFT

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:*
  - *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."*
  - *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."*
  - *Condition #19 - Delete condition in its entirety*
  - *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."*
  - *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."*
  - *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."*
  - *Condition #35- delete sentence requiring a rooftop amenity*
  - *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:*
    - *Condition #4- proposed revising the end of the condition to read that "all buildings shall be approved by DRB."*
    - *Council Member Kennedy accepted the amendment*
    - *Clarification that proposed 'For-Rent' language would actually be blended with 5(b)*
    - *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."*
    - *Council Member Kennedy accepted the amendment*
- *Council Member Binder offered an amendment to Condition #14 so that is 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.

<u>Design Conditions:</u>

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

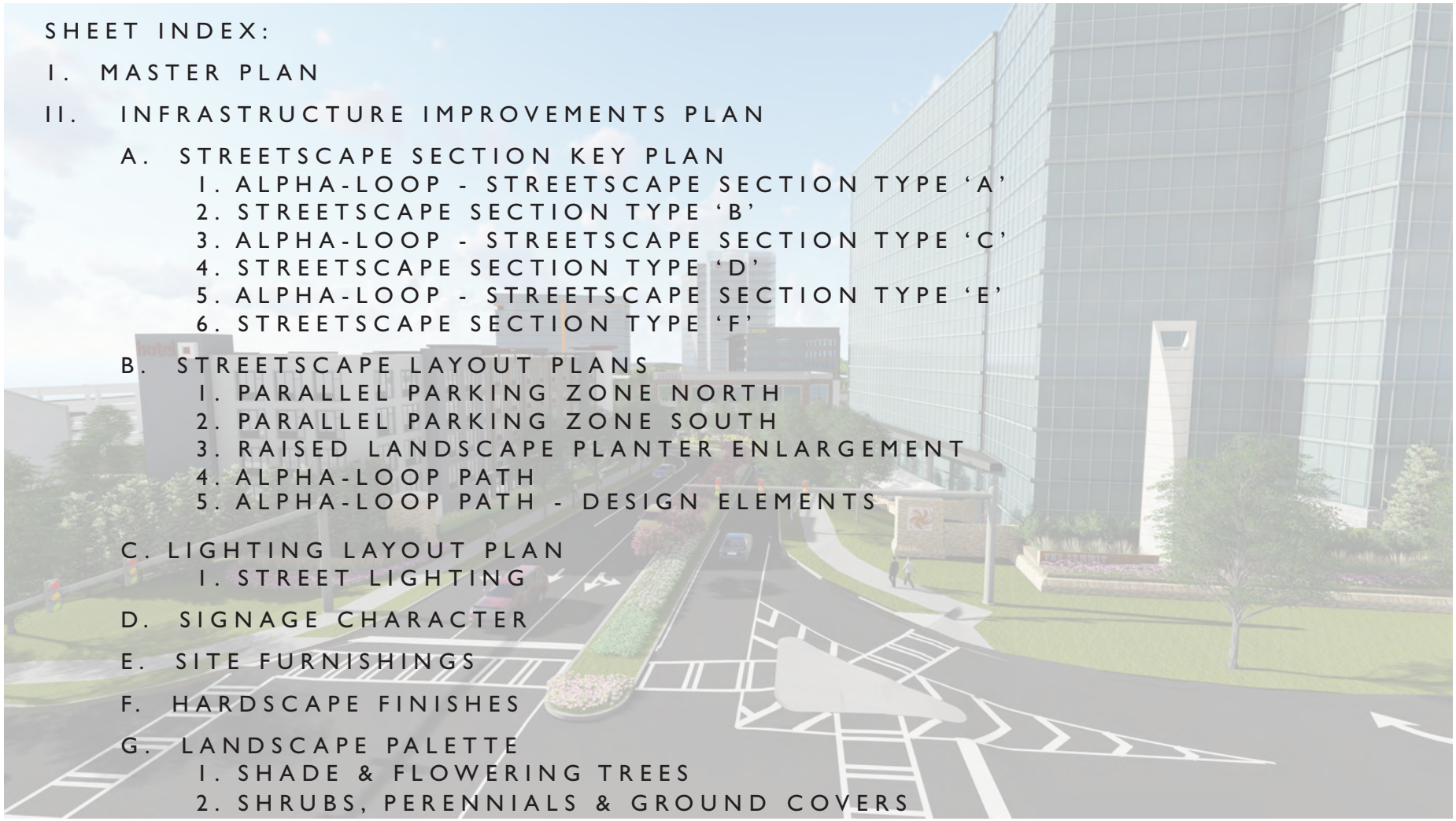
41. Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
42. Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

43. Signalize, if and when warranted.

APPROVED BY DRB OCT 2017

APPROVED BY DRB OCT 2017



SHEET INDEX:

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1. SHADE & FLOWERING TREES
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APPROVED BY DRB OCT 2017

HGOR POPE & LAND ENTERPRISES, INC.

MASTER PLAN

APPROVED BY DRB OCT 2017

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS PLAN

APPROVED BY DRB OCT 2017

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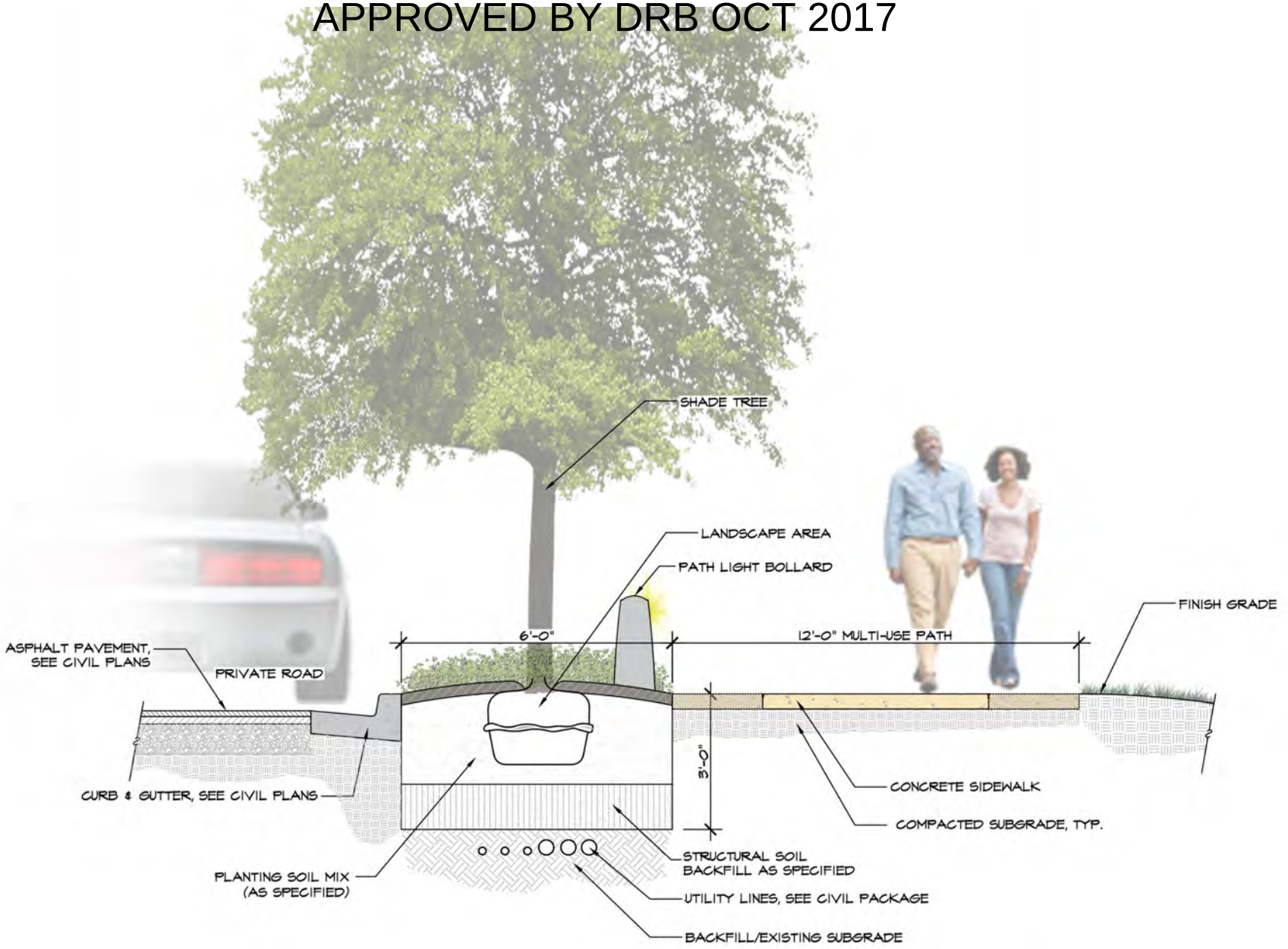
INFRASTRUCTURE IMPROVEMENTS

STREETSCAPE SECTION KEY PLAN

APPROVED BY DRB OCT 2017



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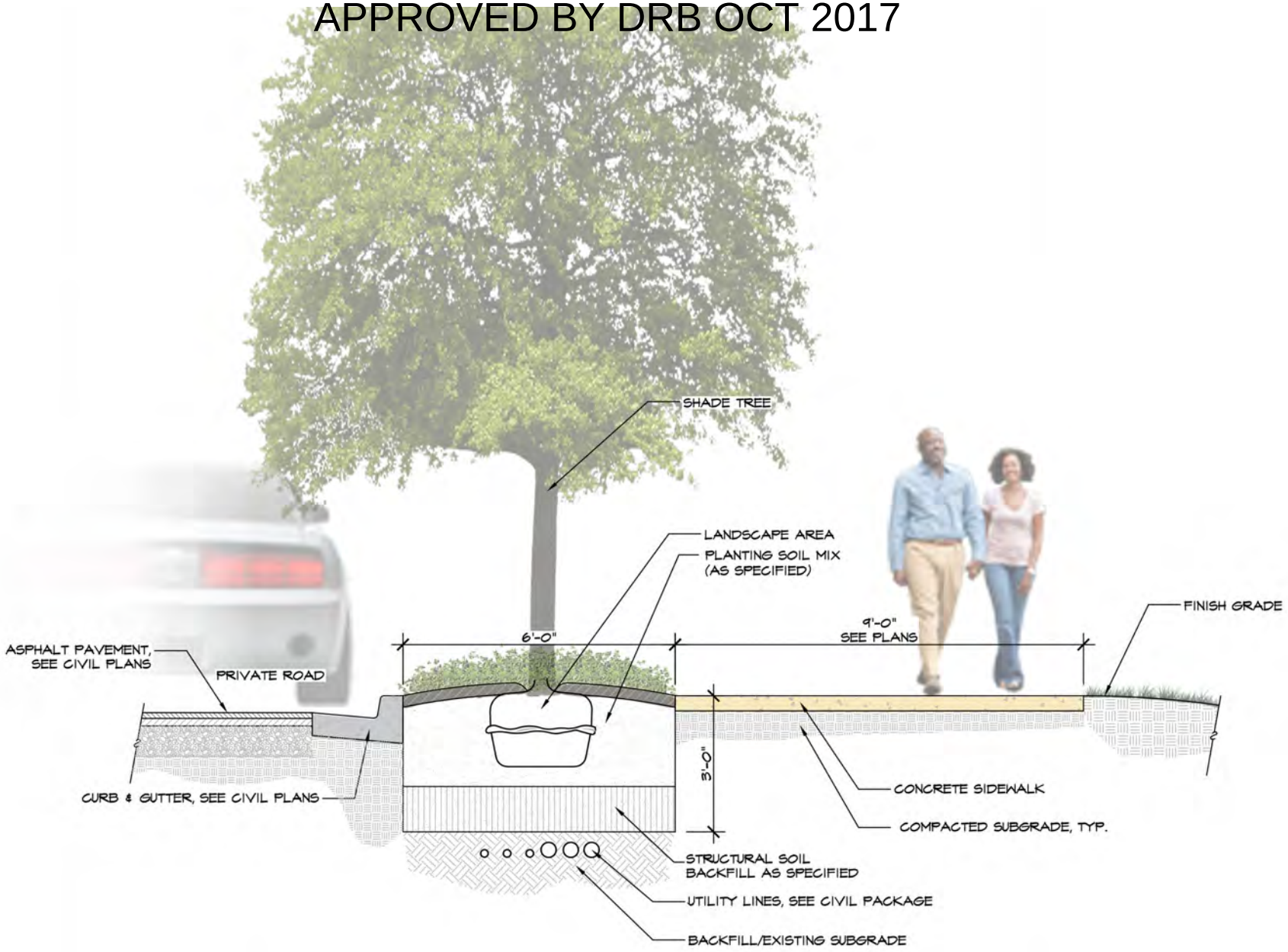
INFRASTRUCTURE IMPROVEMENTS

ALPHA-LOOP - STREETSCAPE SECTION TYPE 'A'

APPROVED BY DRB OCT 2017



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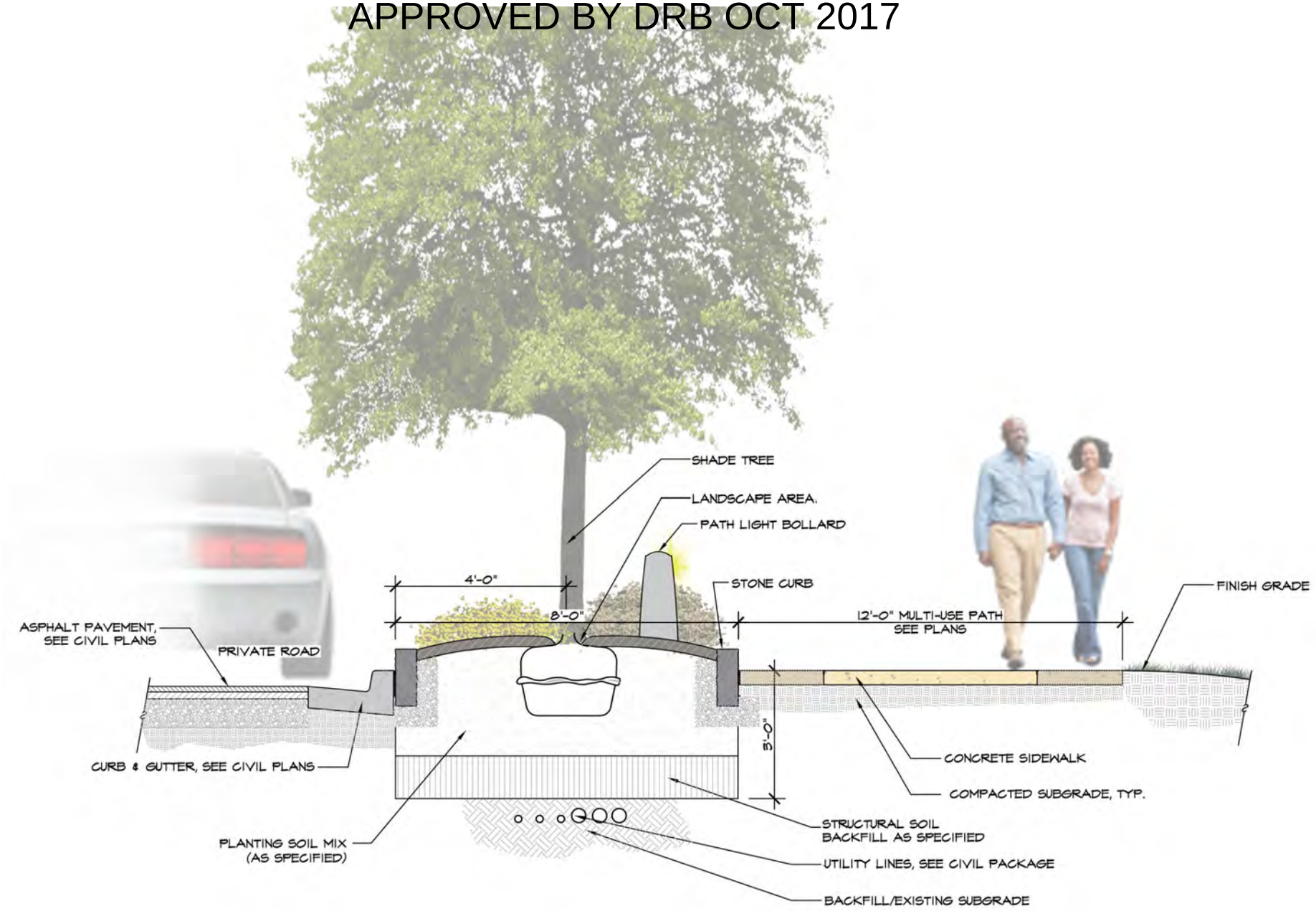
INFRASTRUCTURE IMPROVEMENTS

STREETSCAPE SECTION TYPE 'B'

APPROVED BY DRB OCT 2017

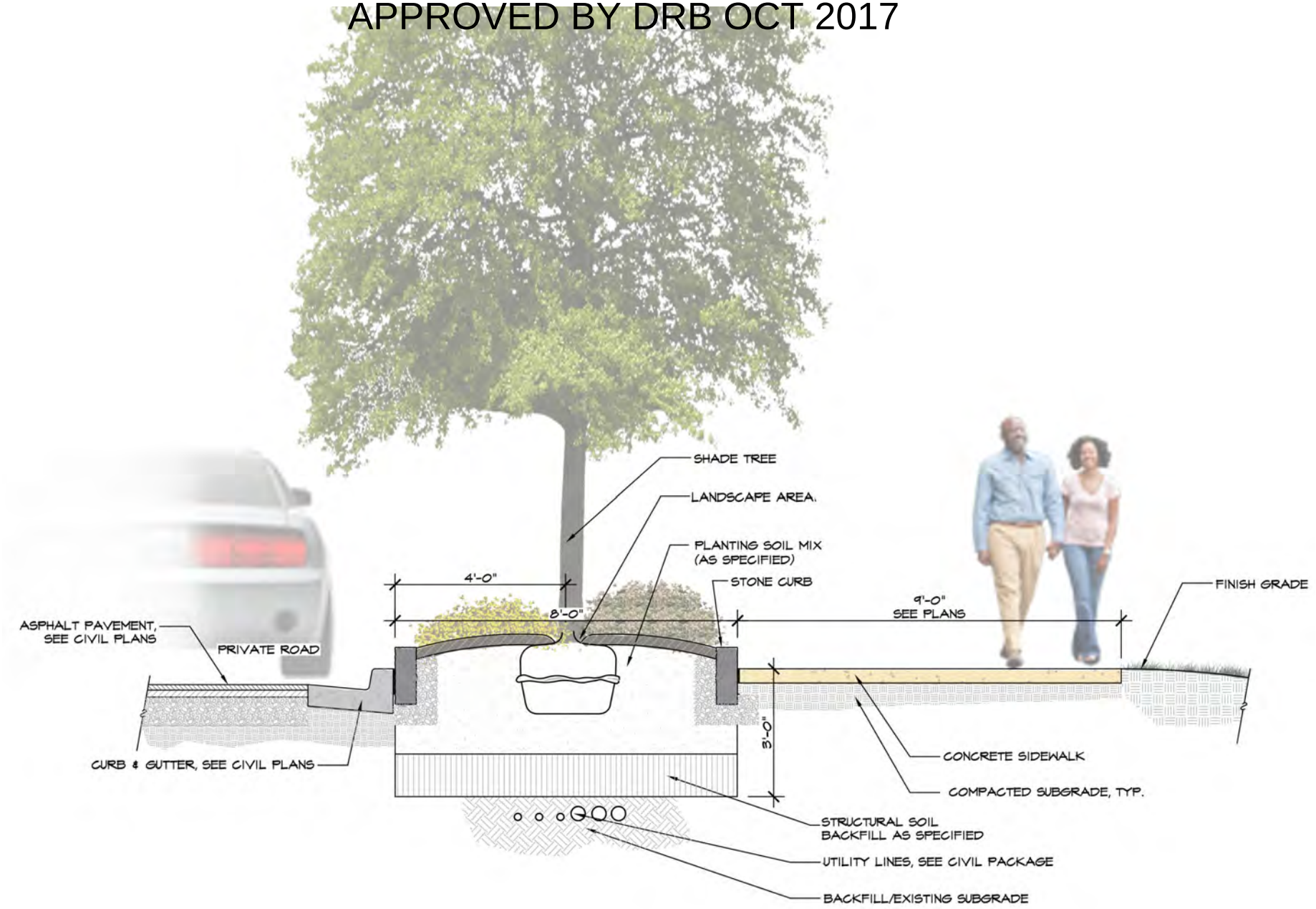


HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

ALPHA-LOOP - STREETSCAPE SECTION TYPE 'C'

APPROVED BY DRB OCT 2017

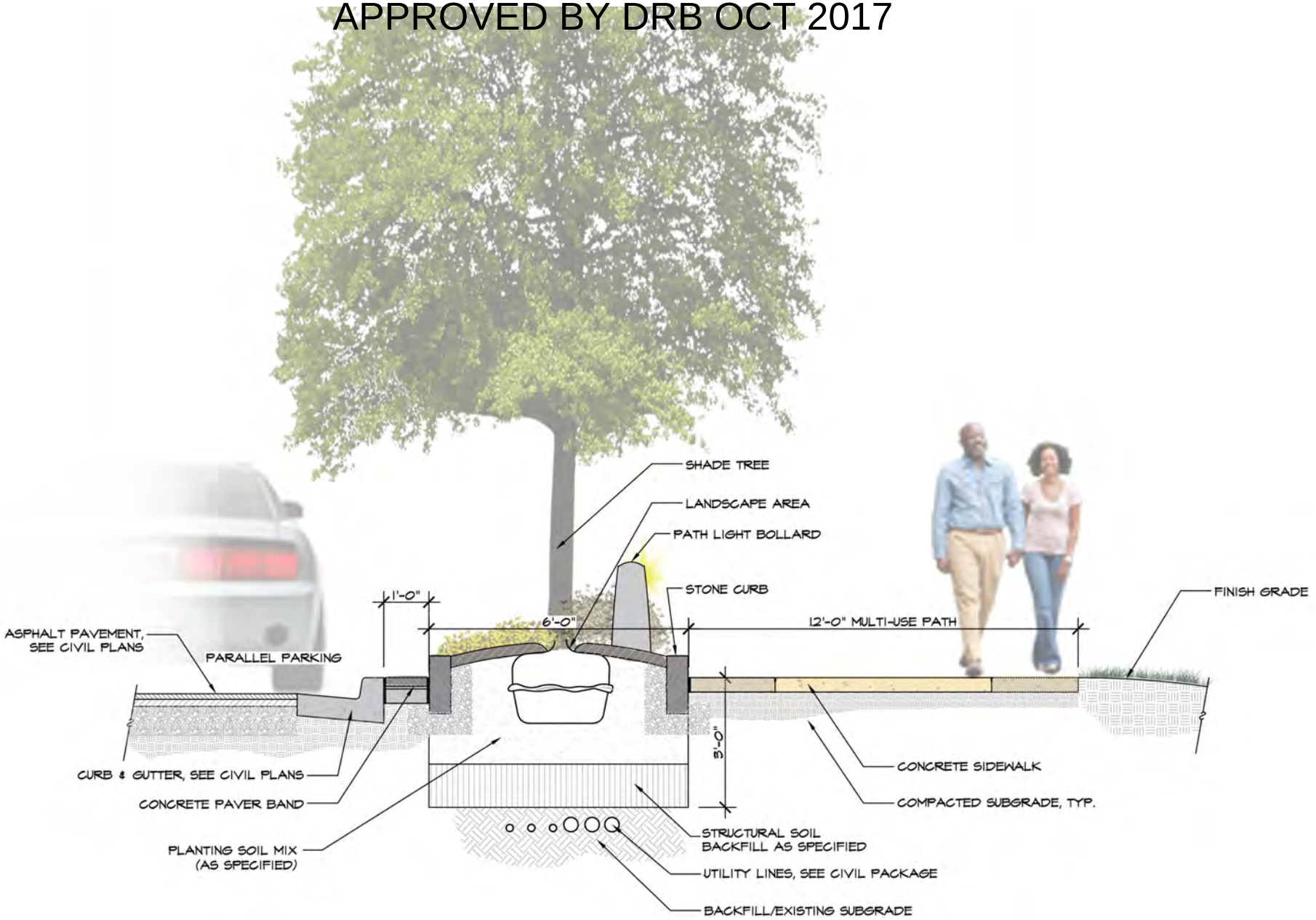


HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

STREETSCAPE SECTION TYPE 'D'

APPROVED BY DRB OCT 2017

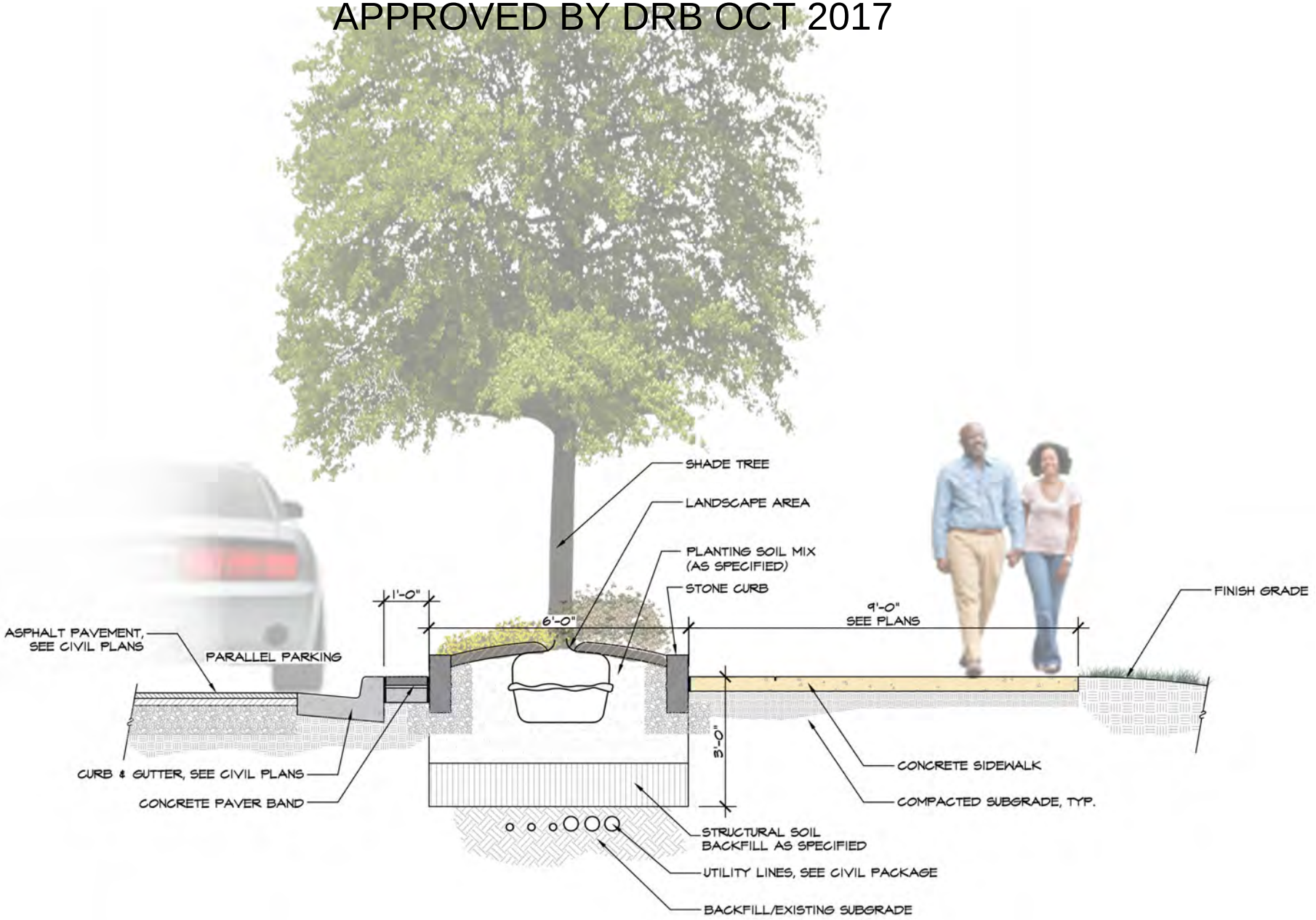


HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

ALPHA-LOOP - STREETSCAPE SECTION TYPE 'E'

APPROVED BY DRB OCT 2017

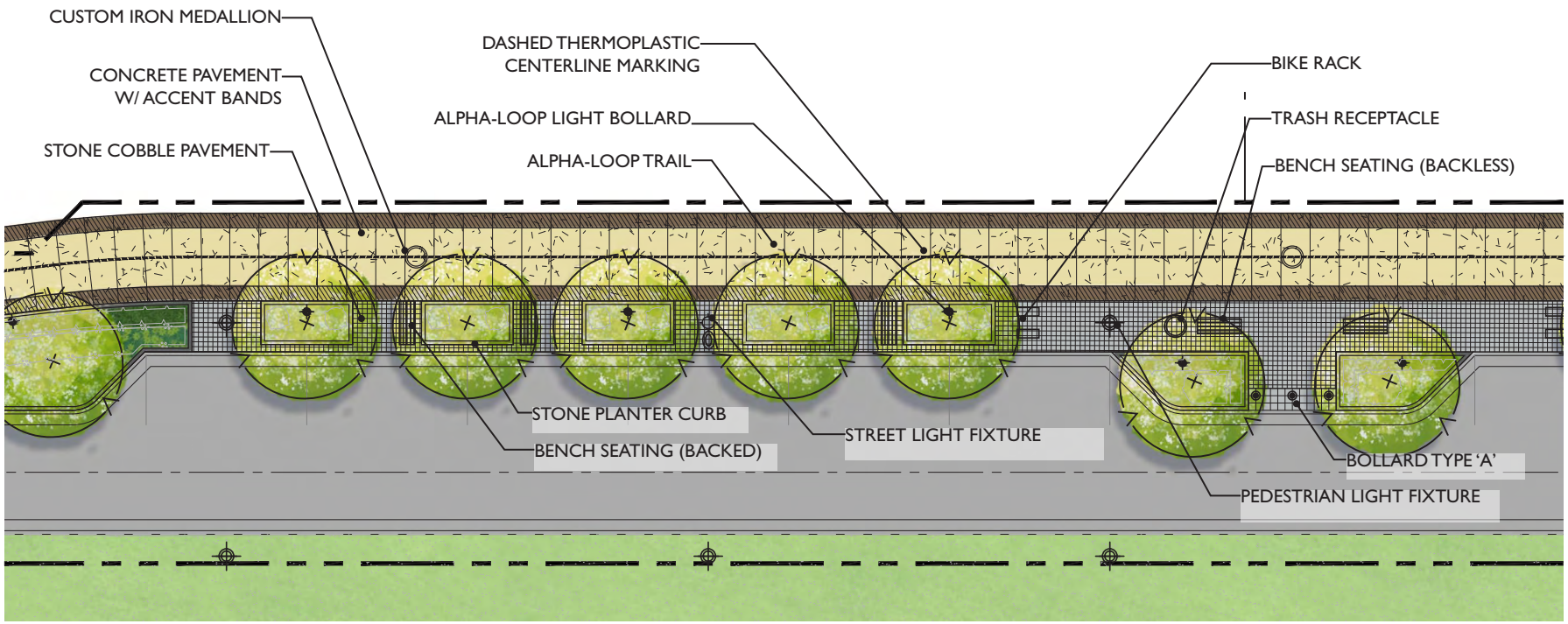


HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

STREETSCAPE SECTION TYPE 'F'

APPROVED BY DRB OCT 2017



SITE PLAN

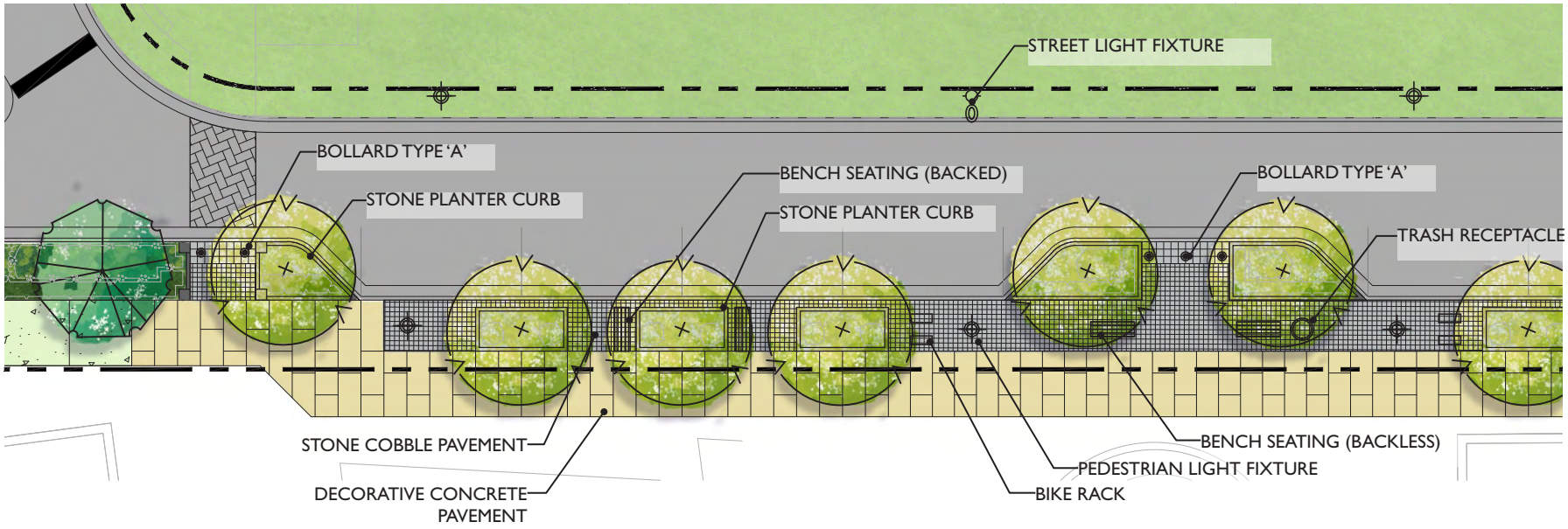
KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

LAYOUT PLAN - PARALLEL PARKING ZONE NORTH

APPROVED BY DRB OCT 2017



SITE PLAN

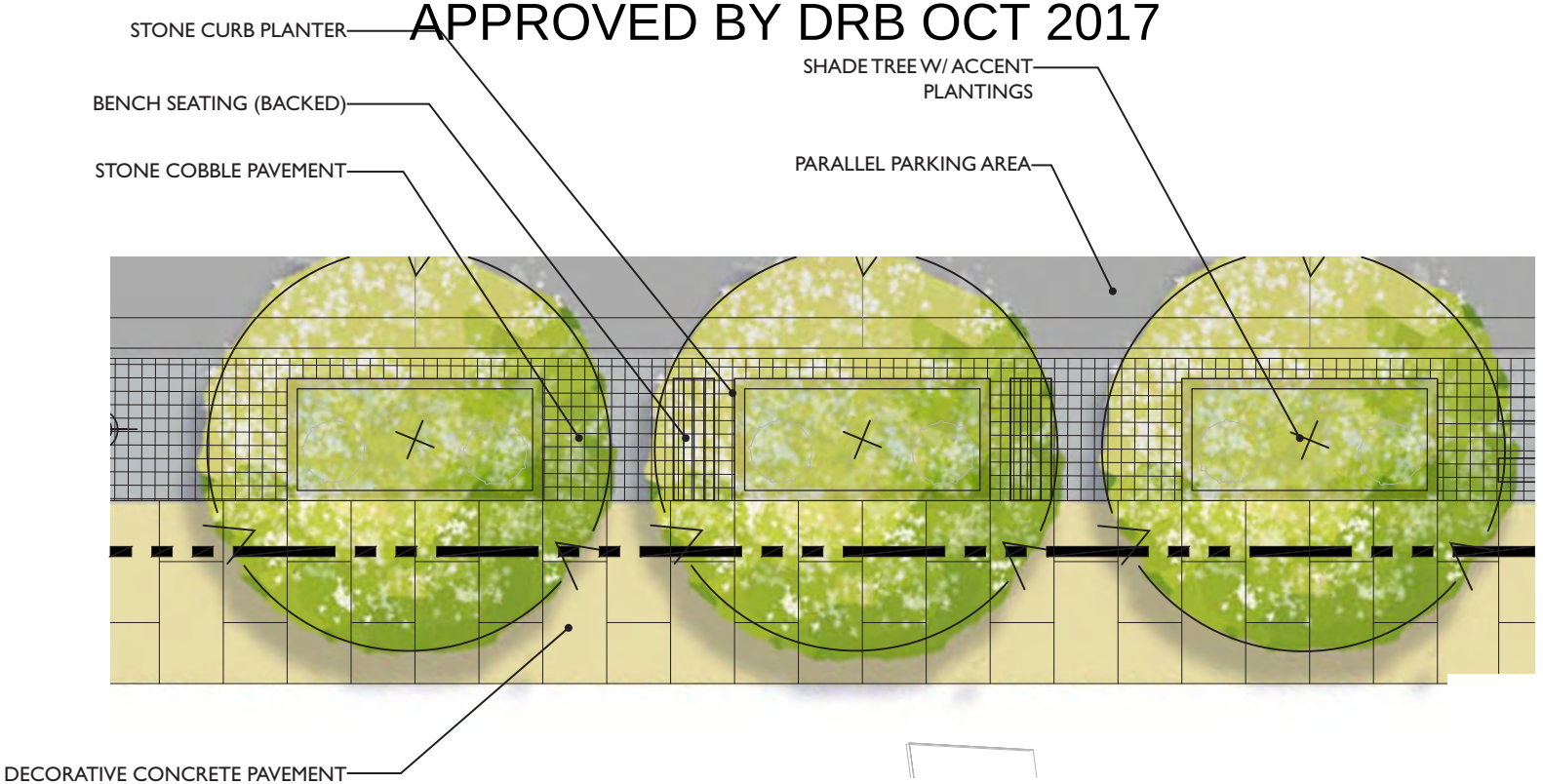
KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

LAYOUT PLAN - PARALLEL PARKING ZONE SOUTH

APPROVED BY DRB OCT 2017



SITE PLAN

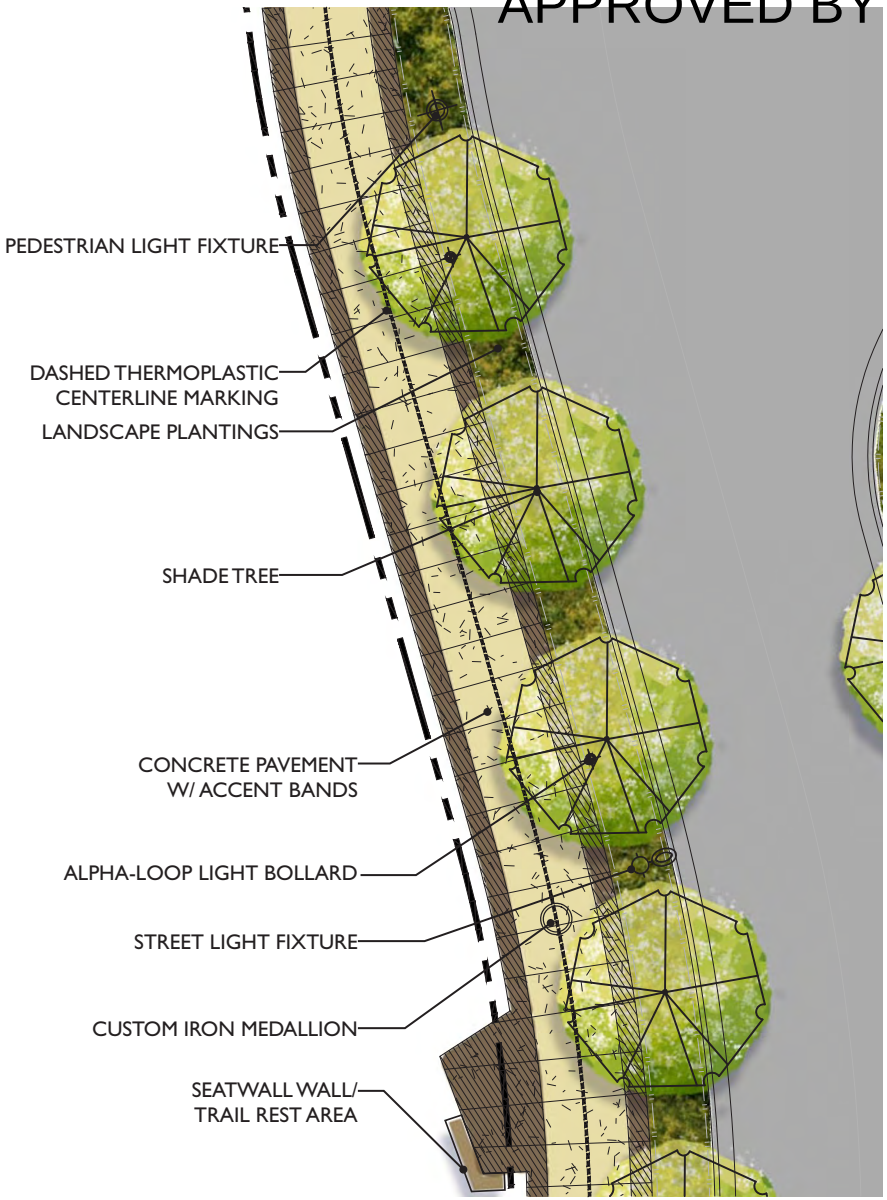
KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

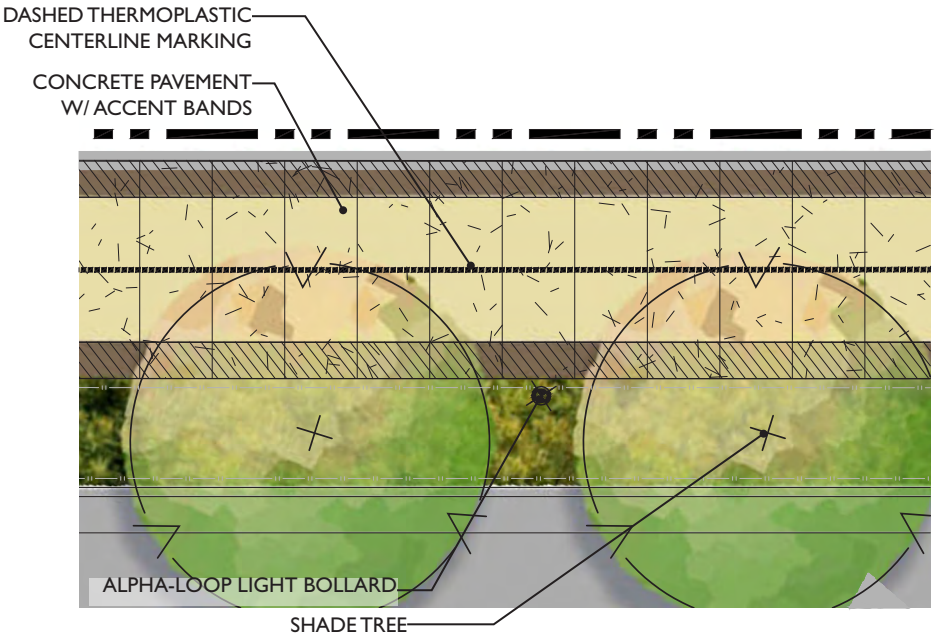
INFRASTRUCTURE IMPROVEMENTS

LAYOUT PLAN - RAISED LANDSCAPE PLANTER ENLARGEMENT

APPROVED BY DRB OCT 2017



SITE PLAN



ALPHA-LOOP PARTIAL PLAN

KEY PLAN

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
LAYOUT PLAN - ALPHA-LOOP PATH

APPROVED BY DRB OCT 2017

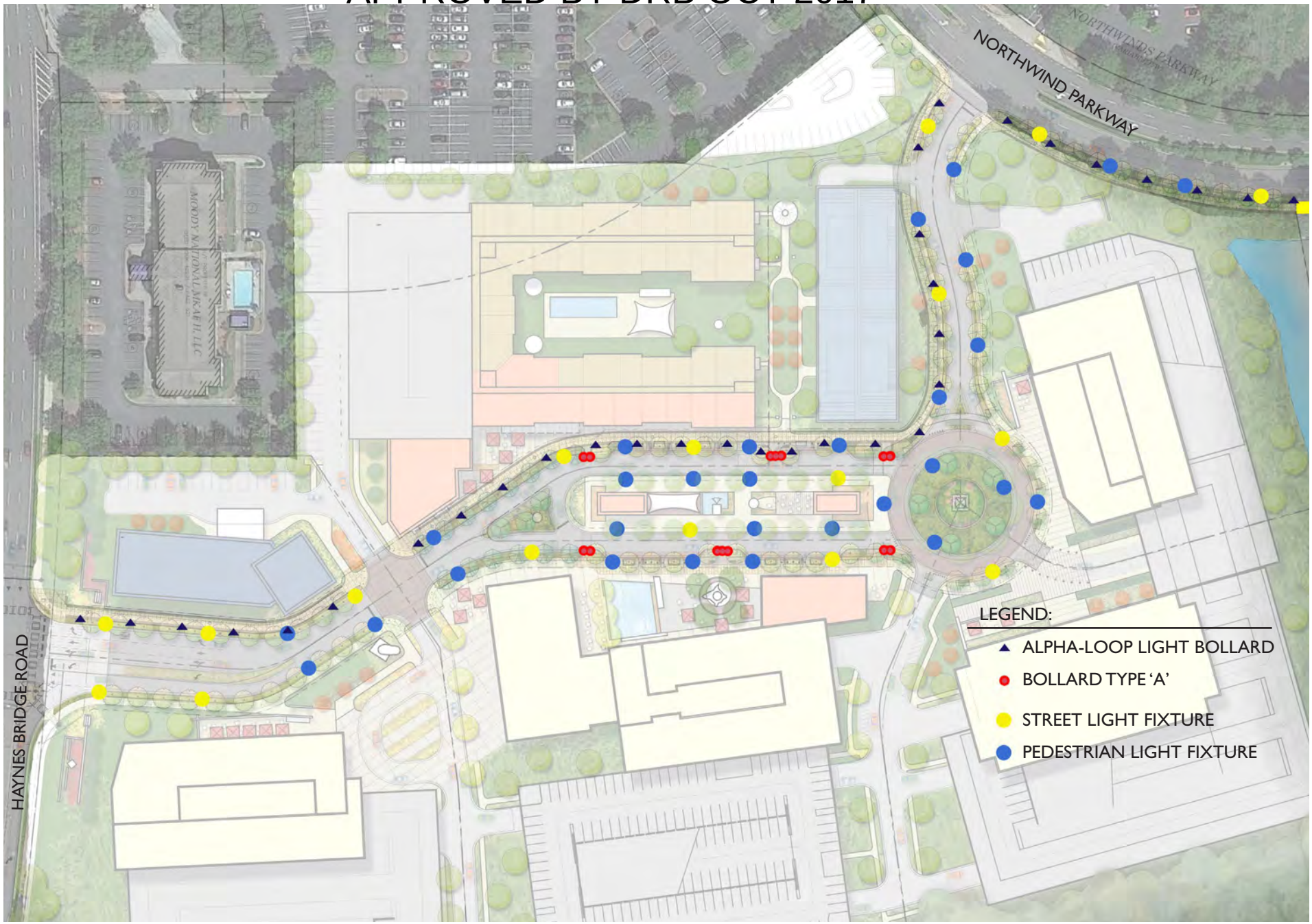
ALPHA-LOOP LIGHT BOLLARD
SISTEMALUX - REEF 180 BOLLARD - 26” HT

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



HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

LIGHTING LAYOUT PLAN

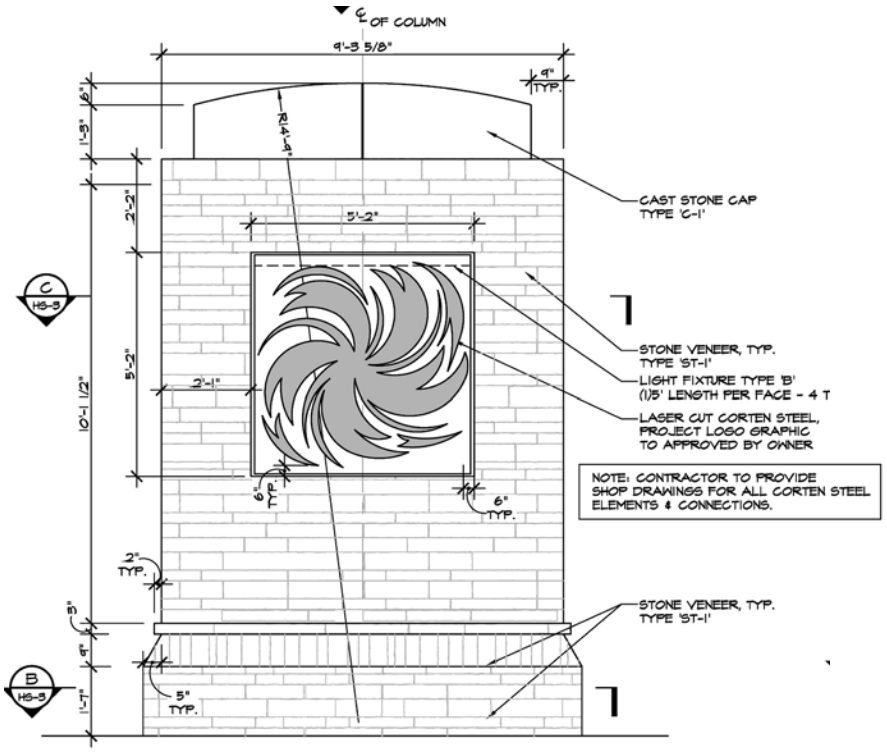
APPROVED BY DRB OCT 2017

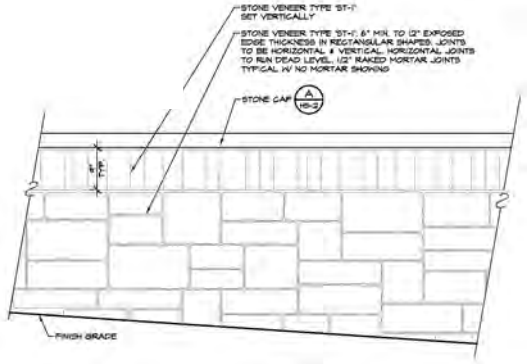
PEDESTRIAN LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD

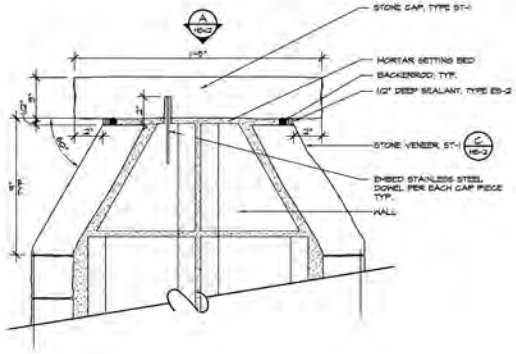
STREET LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD

APPROVED BY DRB OCT 2017

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







HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS
SIGNAGE CHARACTER

APPROVED BY DRB OCT 2017

BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK

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

BOLLARD TYPE 'A'

BOLLARD TYPE 'B'

BENCH:
FORMS & SURFACES - KNIGHT BENCH

BACKLESS

BACKED

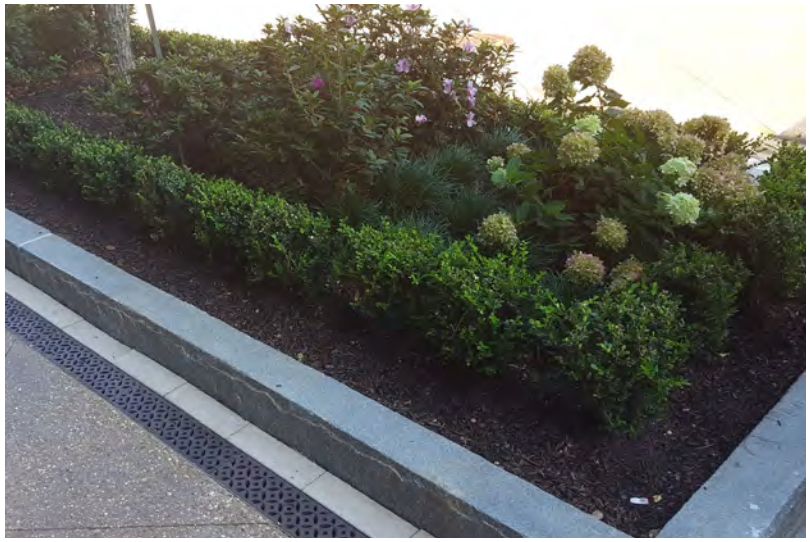
TRASH RECEPTACLE:
FORMS & SURFACES - UNIVERSAL LITTER & RECYCLING

HGOR POPE & LAND ENTERPRISES, INC.

APPROVED BY DRB OCT 2017

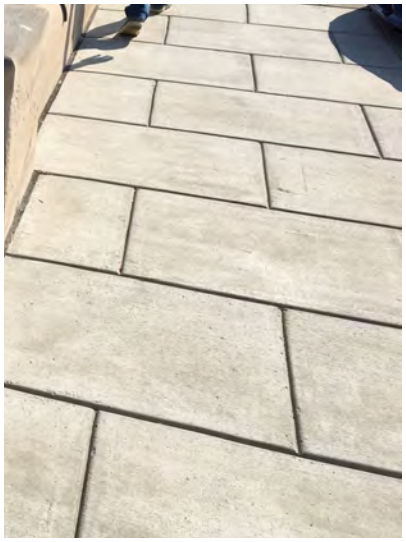
PLANTER CURB:

6" WIDE X 6" HEIGHT GRANITE CURB



CONCRETE SIDEWALK:

INTEGRAL COLOR W/ BLACK BEAUTY AGG. & RETARDANT FINISH



*SCORE PATTERN EXAMPLE; 3/4" TROWEL JOINT

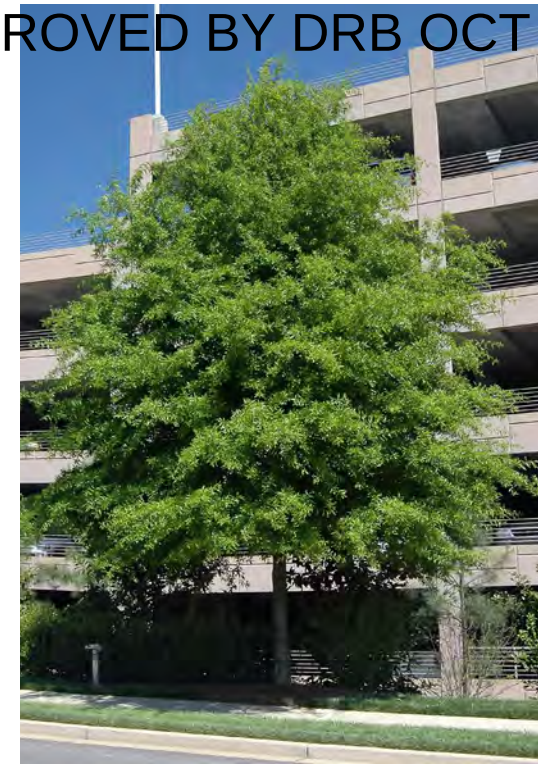
*CONCRETE FINISH EXAMPLE; EXPOSED AGGREGATE MIX TO BE A VARIETY OF INTEGRAL COLORS; CHARCOAL/GRAY CEMENT AS SHOWN

ACCENT PAVER:

COBBLESTONE PAVER - GEORGIA GRAY GRANITE

APPROVED BY DRB OCT 2017

UPRIGHT EUROPEAN HORNBEAM



HIGHTOWER WILLOW

AUTUMN GOLD BALD CYPRESS

AUTUMN GOLD GINKGO

PRINCETON ELM

AUTUMN BRILLIANCE SERVICEBERRY

HGOR POPE & LAND ENTERPRISES, INC.

INFRASTRUCTURE IMPROVEMENTS

LANDSCAPE PALETTE - SHADE & FLOWERING TREES

APPROVED BY DRB OCT 2017

WINTERGREEN BOXWOOD

DHARUMA HYDRANGEA

GOLDSTRUM BLACK-EYED SUSAN

MT. AIRY FOTHERGILLA

ARKANSAS BLUESTAR

ASIAN JASMINE

OGON SWEET FLAG

HGOR POPE & LAND ENTERPRISES, INC.

NORTHWINDS

8000 SUMMIT PLACE

ALPHARETTA, GA

POPE & LAND REAL ESTATE

MONTE HEWETT HOMES

lessard DESIGN

© LESSARD DESIGN 2019

DESIGN REVIEW BOARD

07.01.19

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

NORTHWINDS PARKWAY

HAYNES BRIDGE ROAD

PRIVATE ROAD

HIGHWAY 400

0' 60' 120' 240'

ZONING PLAN UPDATE

POPE & LAND REAL ESTATE

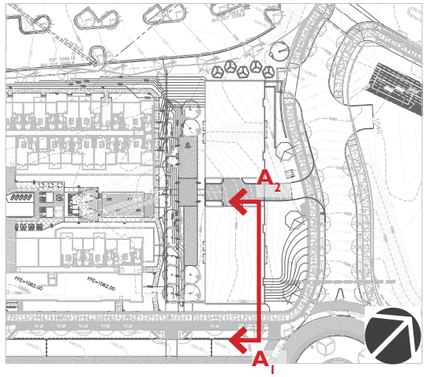
MONTE HEWETT HOMES

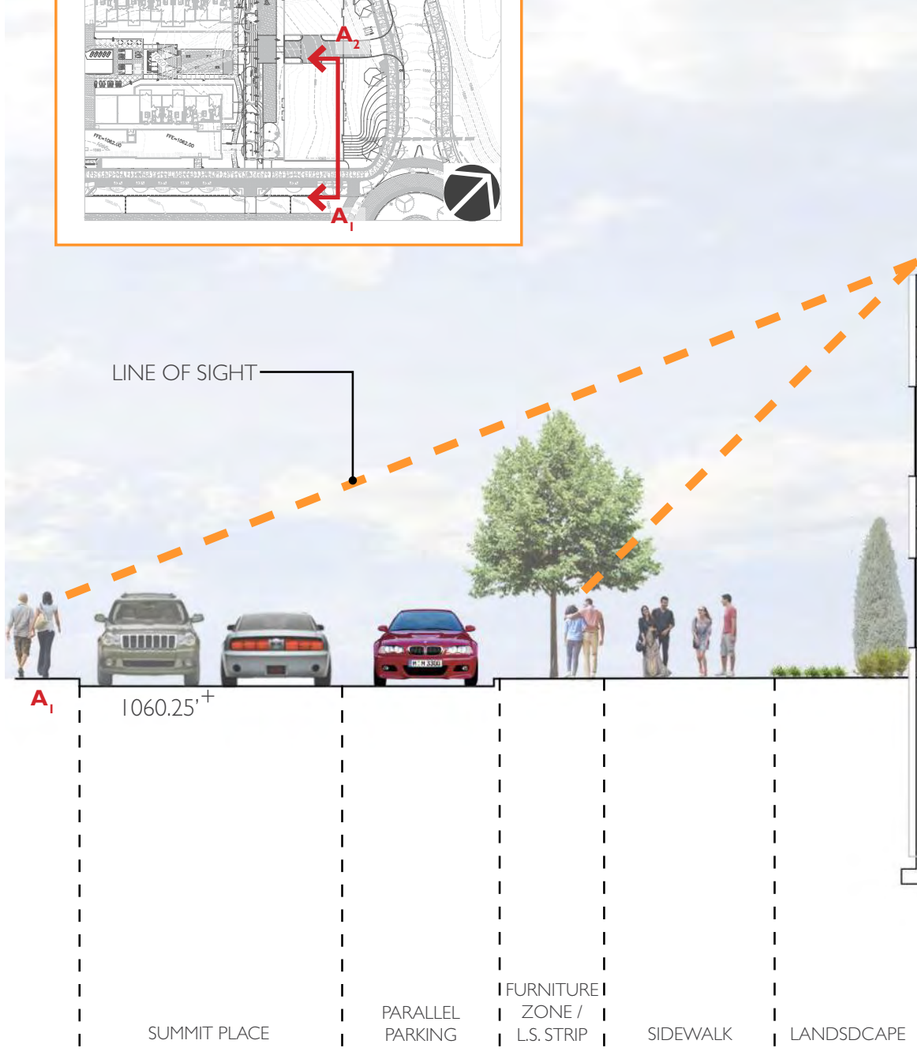
NORTHWINDS
8000 SUMMIT PLACE

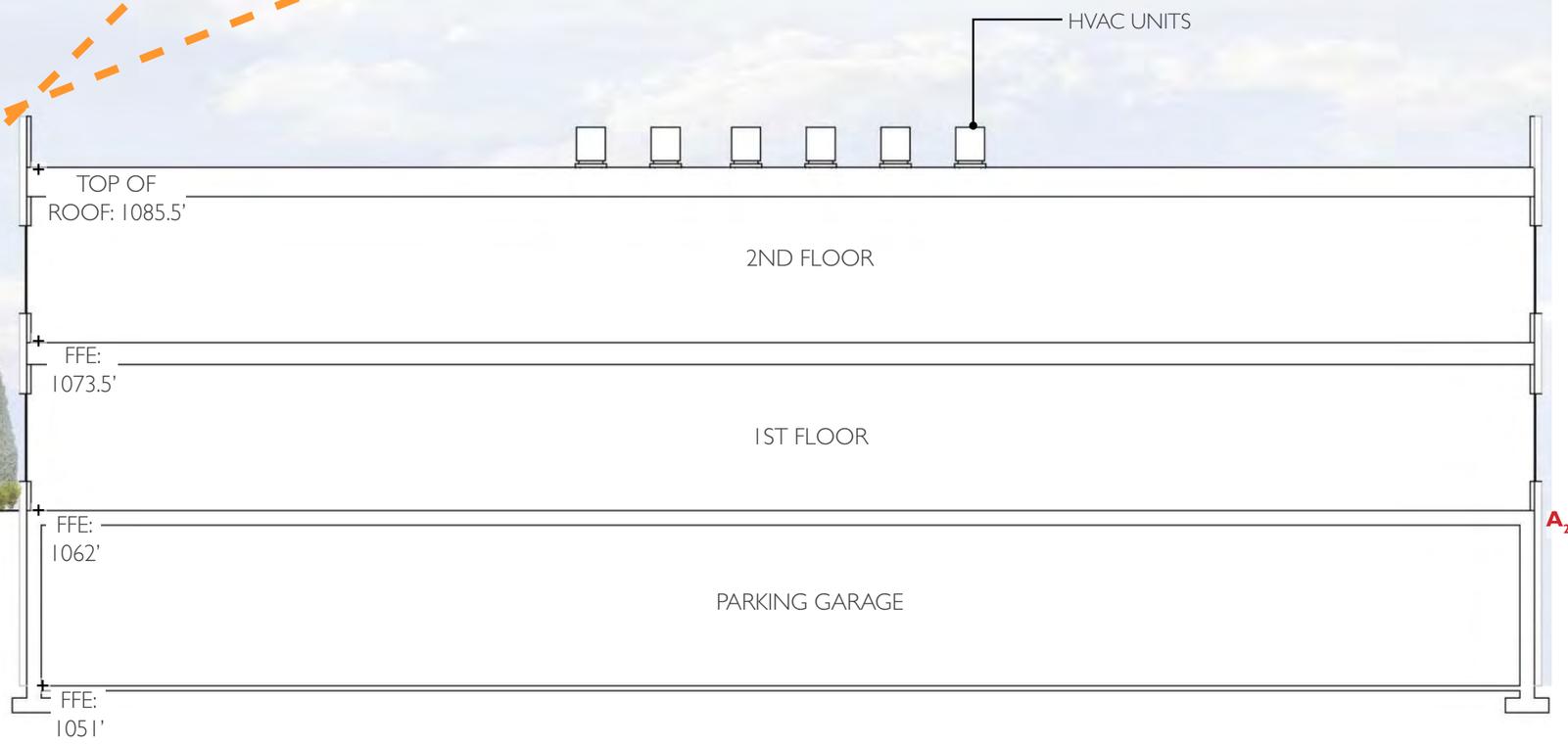
HGOR

lessard DESIGN

KEY MAP







0 5' 10'

LINE OF SIGHT - SECTION A

POPE & LAND REAL ESTATE

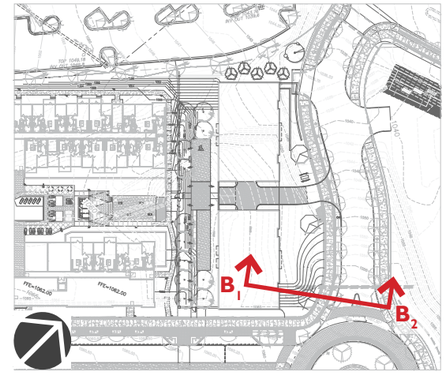
MONTE HEWETT HOMES

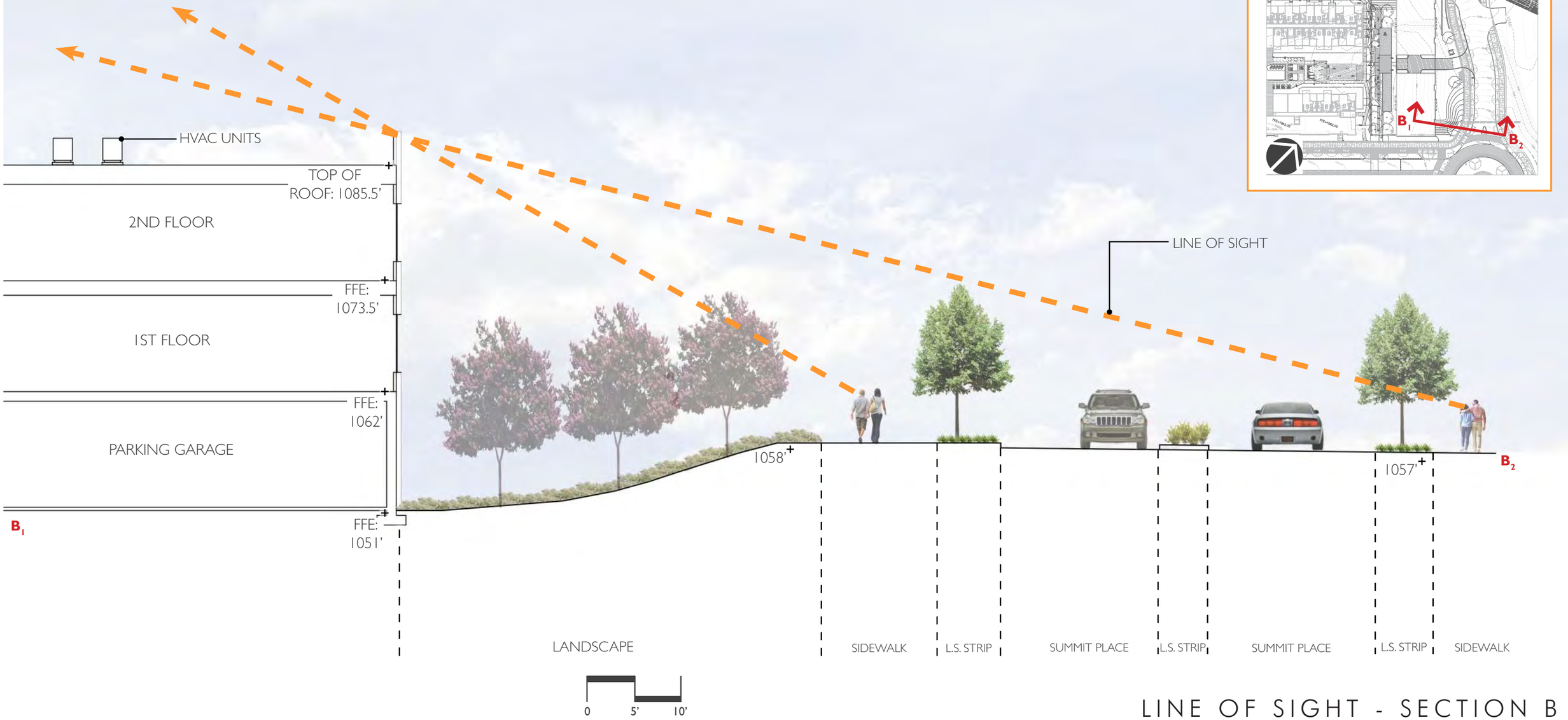
NORTHWINDS
8000 SUMMIT PLACE

HGOR

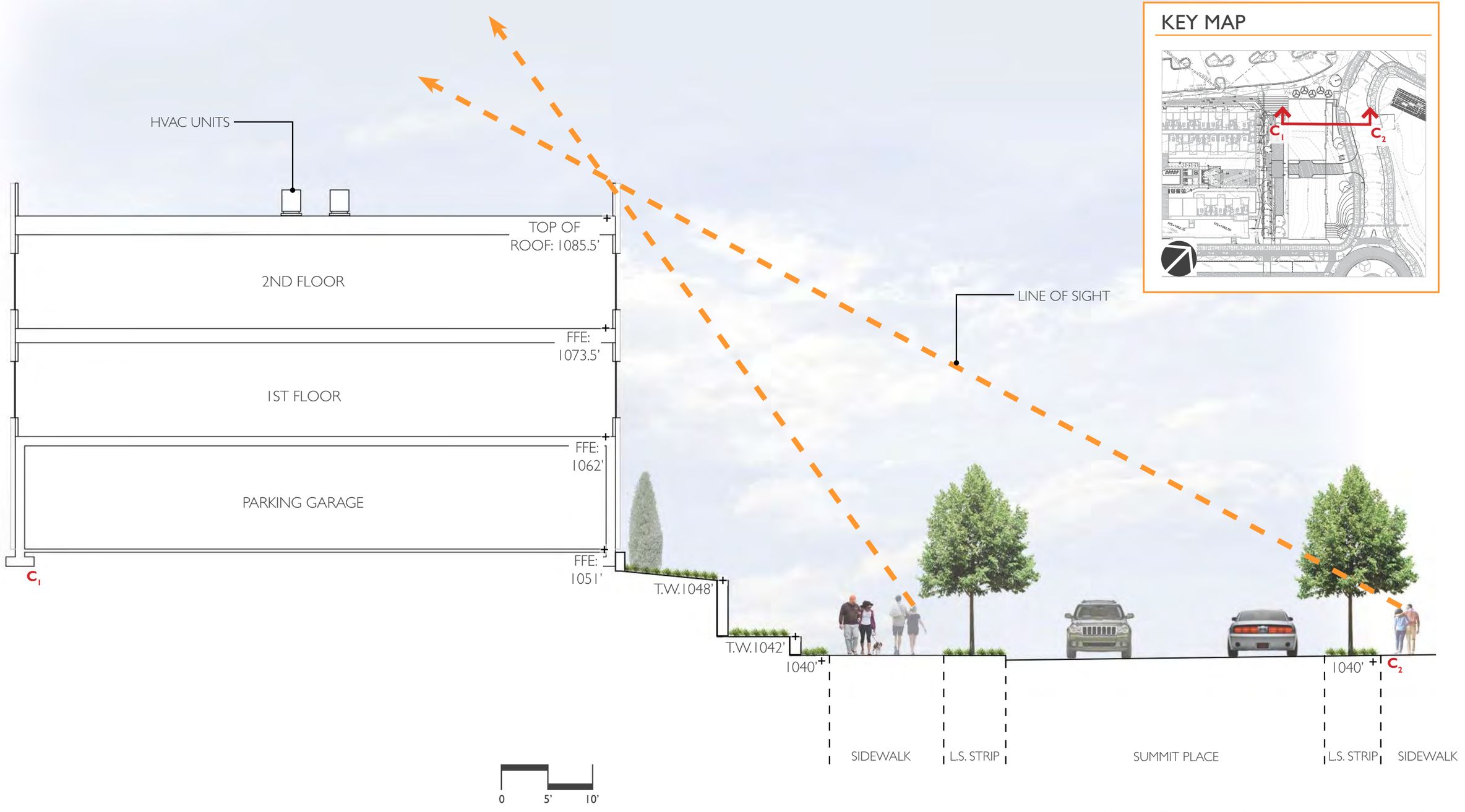
lessard DESIGN

KEY MAP





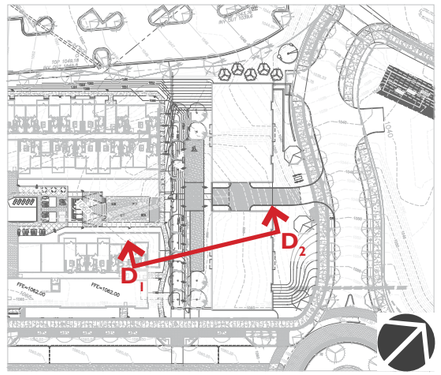
LINE OF SIGHT - SECTION B

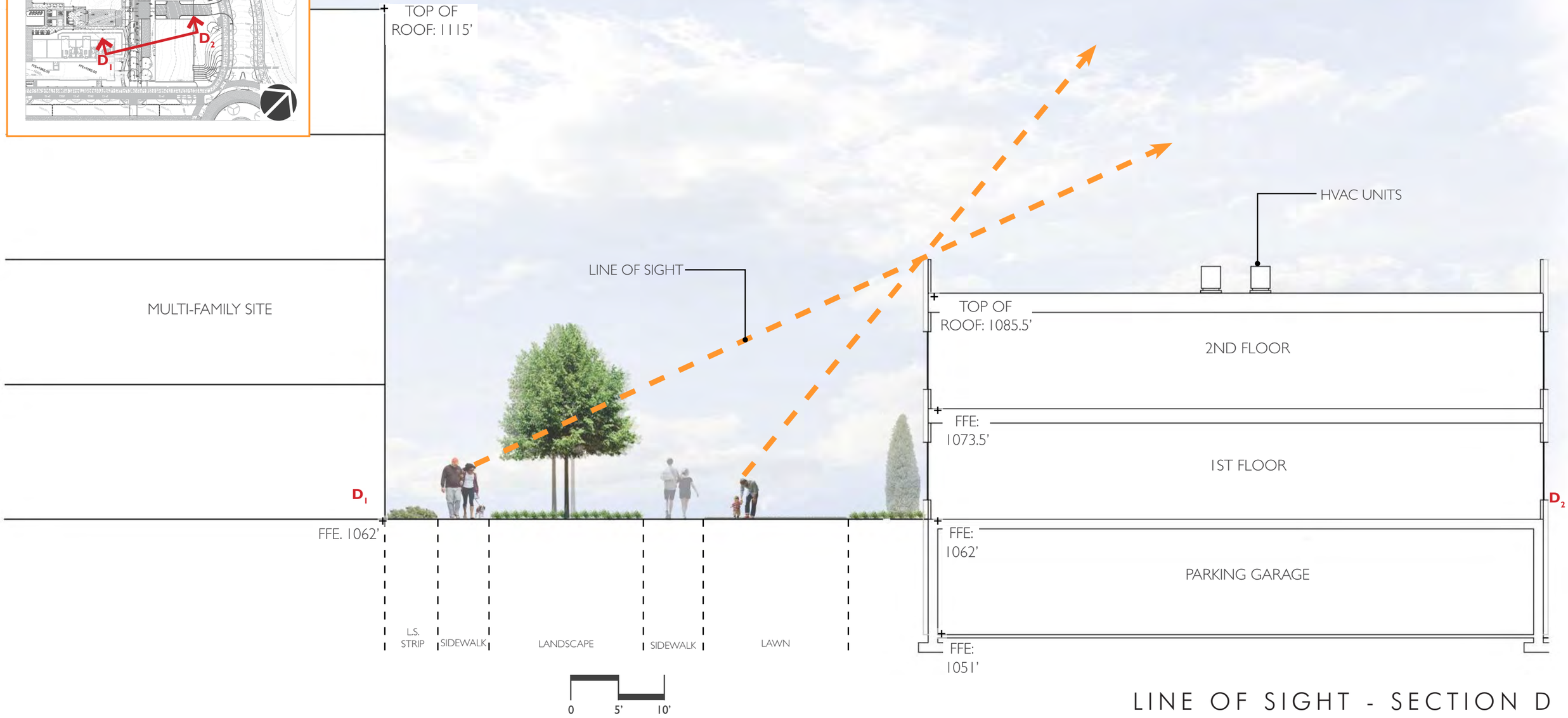


KEY MAP

LINE OF SIGHT - SECTION C

KEY MAP





LINE OF SIGHT - SECTION D

4

2

3

1

EXISTING CONTEXT

OVERALL ELEVATION - COURTYARD

OVERALL ELEVATION - STREETSCAPE

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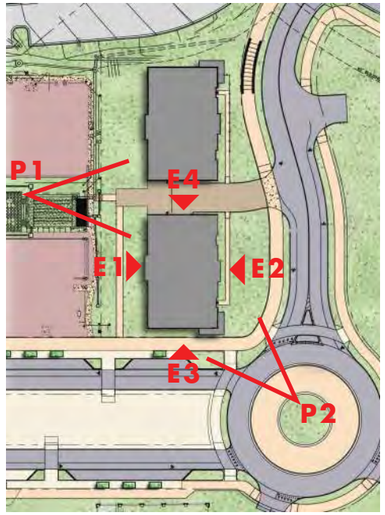

E1 - COURTYARD ELEVATION

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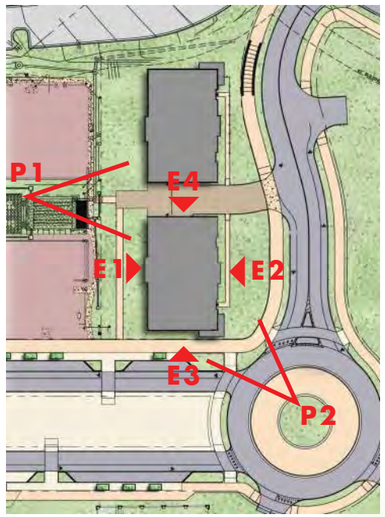

E2 - STREETSCAPE ELEVATION

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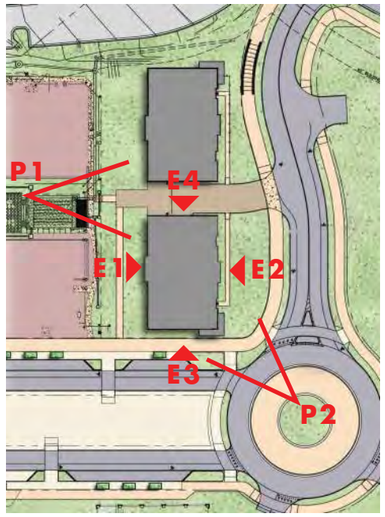

E3 - SOUTH

E4 - NORTH PARKING ENTRY

SIDE ELEVATIONS

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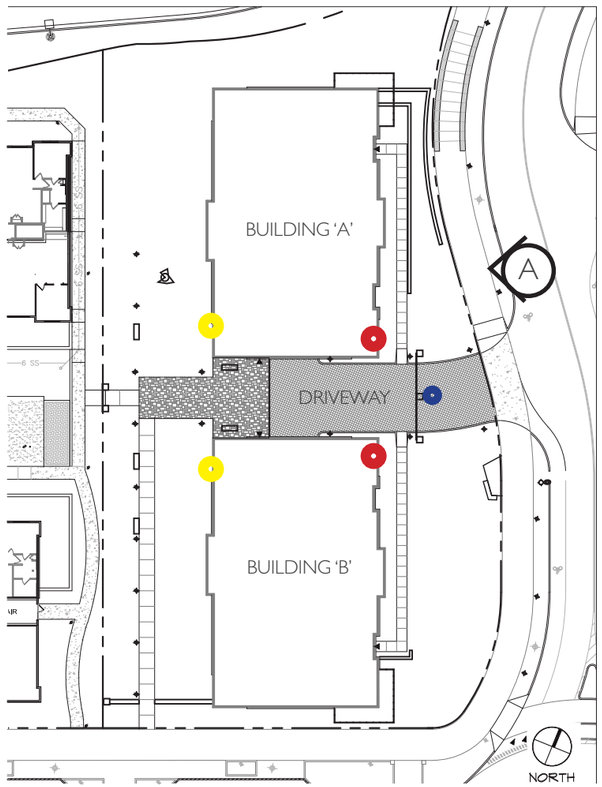
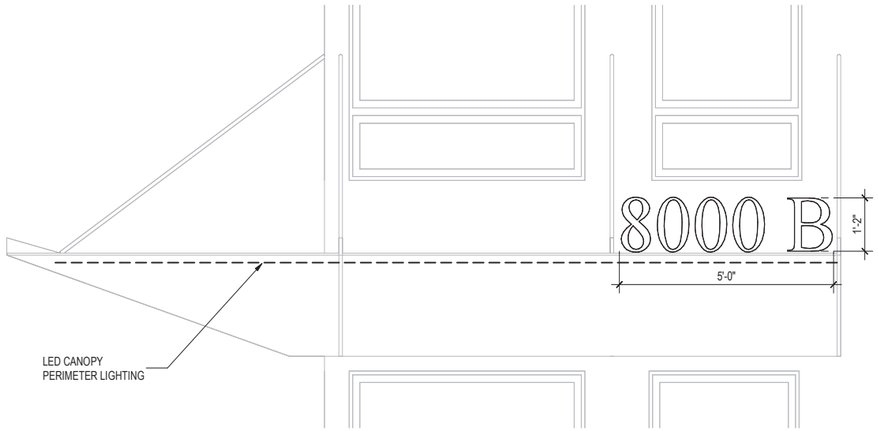
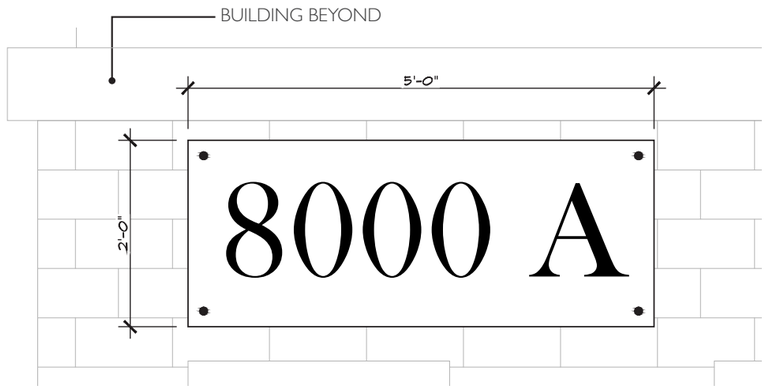
KEY MAP



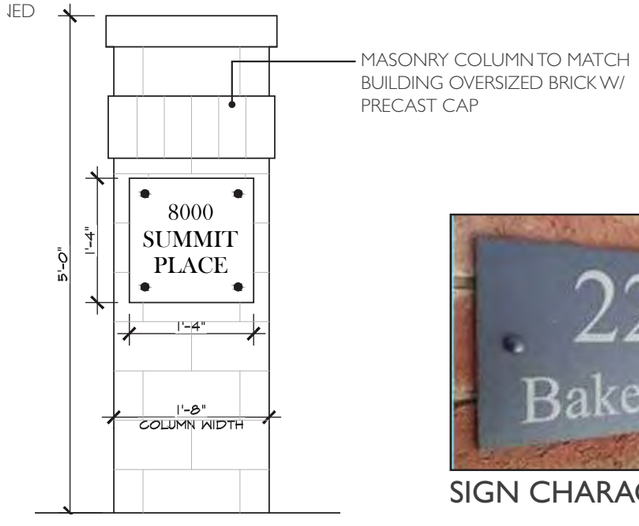
- SIGN TYPE 'A'
  PROPOSED WALL MOUNTED BUILDING IDENTIFCATION SIGN; LOCATED ON BUILDING FACE
- SIGN TYPE 'B'
  PROPOSED COLUMN MOUNTED BUILDING ADDRESS SIGN; LOCATED ON COLUMN FACE IN DRIVEWAY
- SIGN TYPE 'C'
  CANOPY SIGNAGE



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



SIGN CHARACTER IMAGE

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

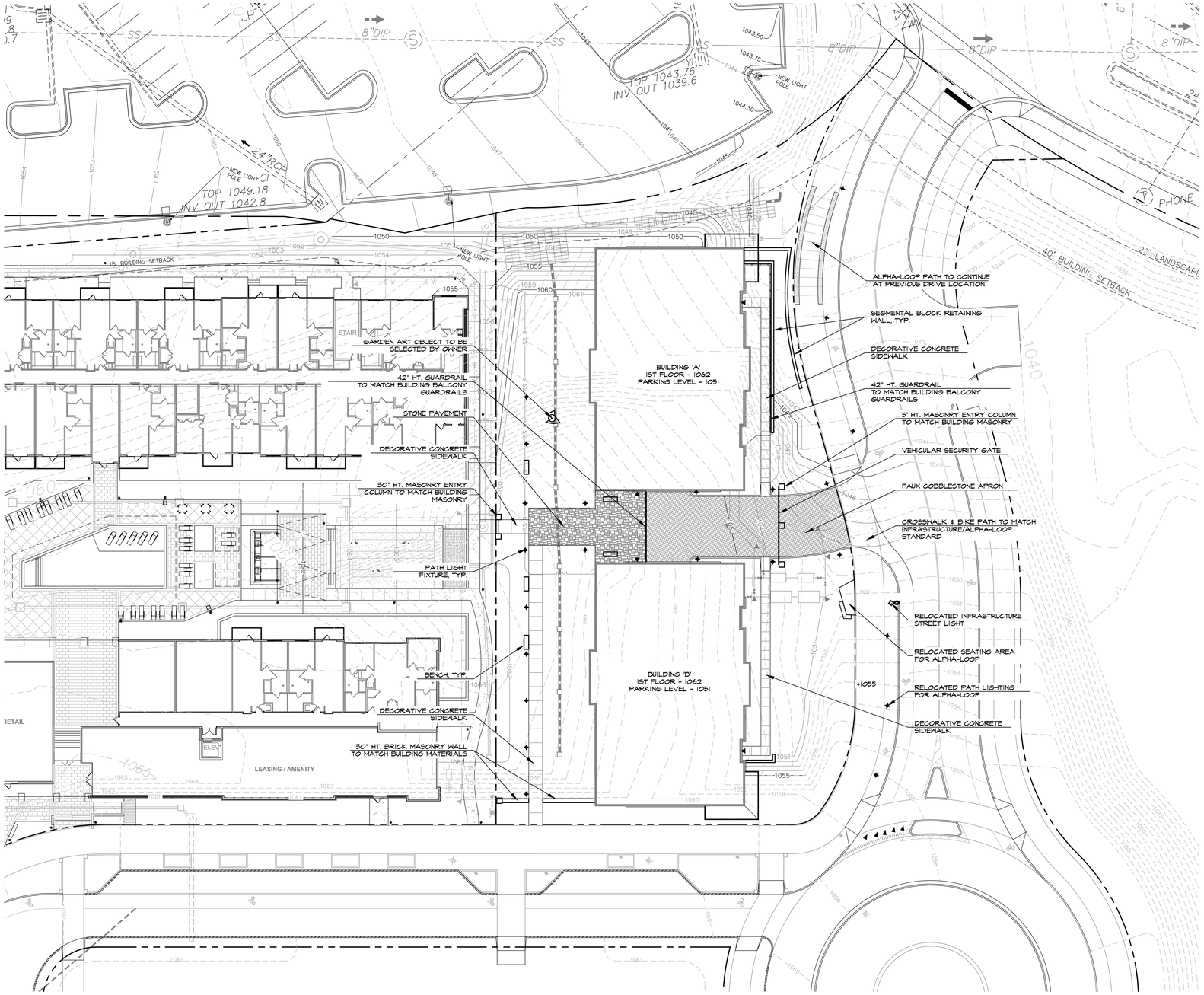
SIGNAGE DIAGRAMS

P1 - COURTYARD PERSPECTIVE

© LESSARD DESIGN 2019

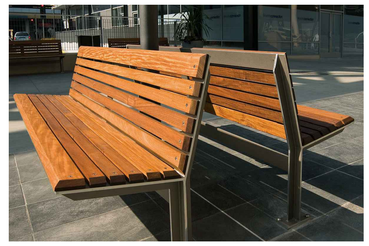
P2 - STREET CORNER PERSPECTIVE

© LESSARD DESIGN 2019

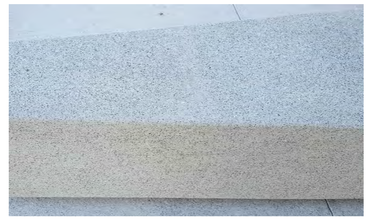


A HS-1 HARDSCAPE IMPROVEMENT PLAN
SCALE:1"=20'

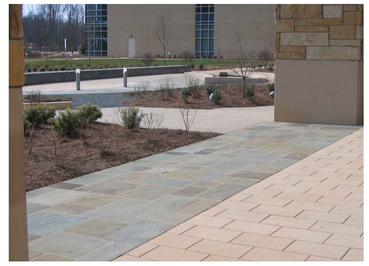
0' 10' 20' 40' NORTH



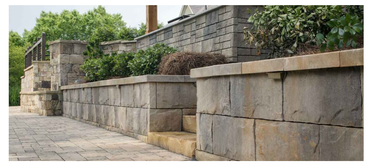
GARDEN BENCH
FORMS + SURFACES - KNIGHT BENCH



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



STONE PAVEMENT
(BLUESTONE IN ASHLAR PATTERN)



SEGMENTAL BLOCK RETAINING WALL
(BELGARD: MEGA TANDEM STONE)

FAUX COBBLESTONE PAVEMENT
(RICCOBENE: COBBLESYSTEM - CHARCOAL)

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

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

HGOR

REVISIONS		
NO.	DATE	ISSUE

GEORGIA REGISTERED LANDSCAPE ARCHITECT ROBERT T. HUGHES No. 902

NORTHWINDS SUMMIT - MONTE HEWETT

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
1 OF 2	

NOT RELEASED FOR CONSTRUCTION

Last modified on 06/28/19 by ADOBE
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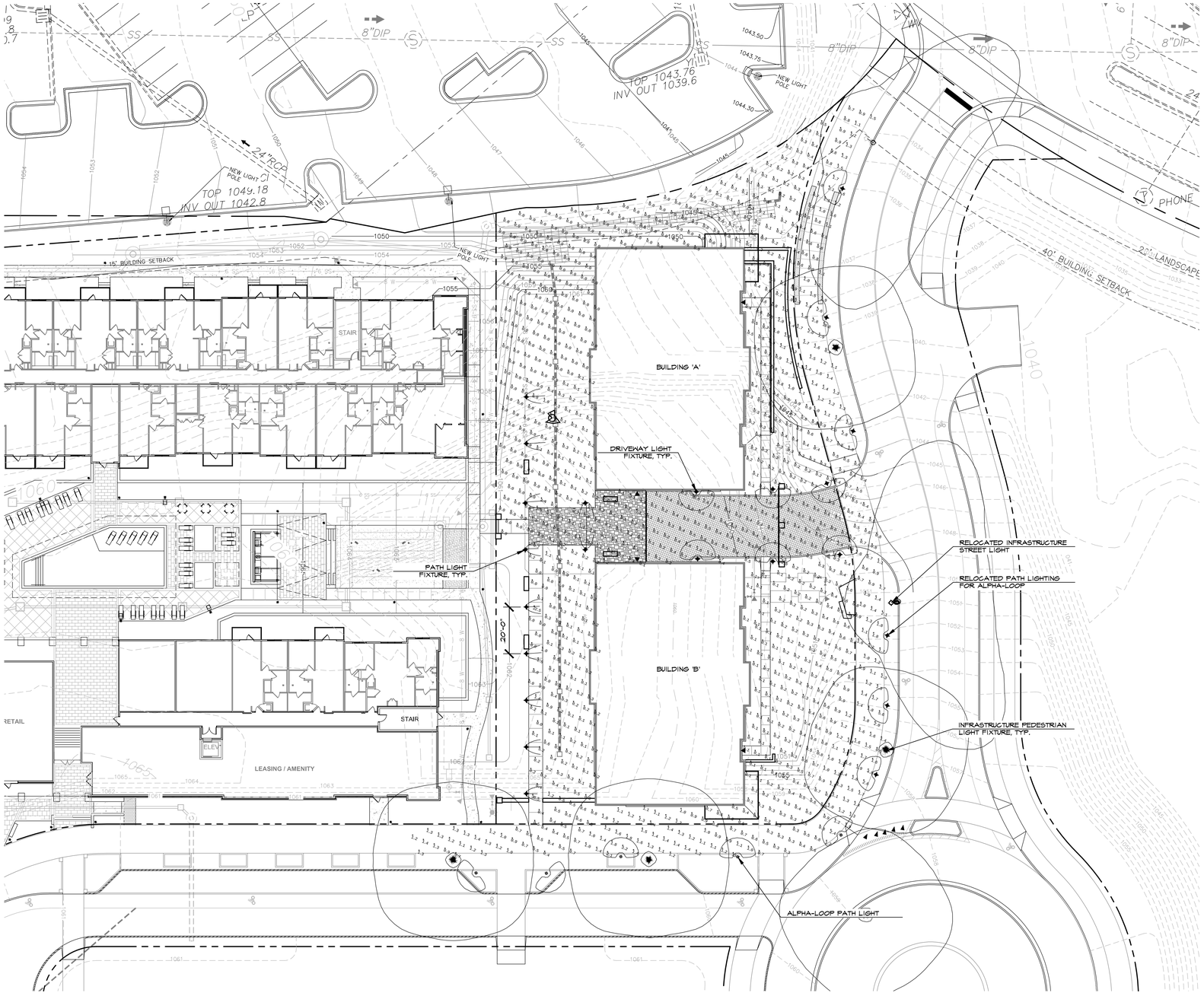


A HS-2 SITE LIGHTING PLAN
SCALE:1"=20'

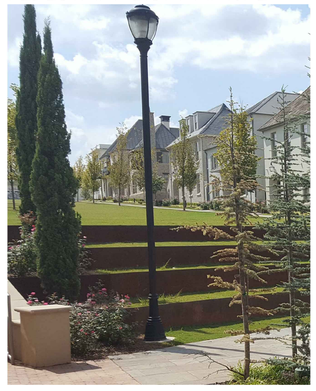
PATH LIGHT FIXTURE

TEKA DIRECTIONAL FLOOD SPOTS W/ TWIN HEADS

DRIVEWAY LIGHT FIXTURE

SISTEMALUX REEF BOLLARD - 26" HT.

INFRASTRUCTURE PROJECT PEDESTRIAN LIGHT FIXTURE



INFRASTRUCTURE PROJECT STREET LIGHT FIXTURE

3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
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REVISIONS

NO.	DATE	ISSUE

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

NORTHWINDS SUMMIT - MONTE HEWETT HOMES

POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

ALPHARETTA, 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

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Last modified on 06/28/19 by ADOBE
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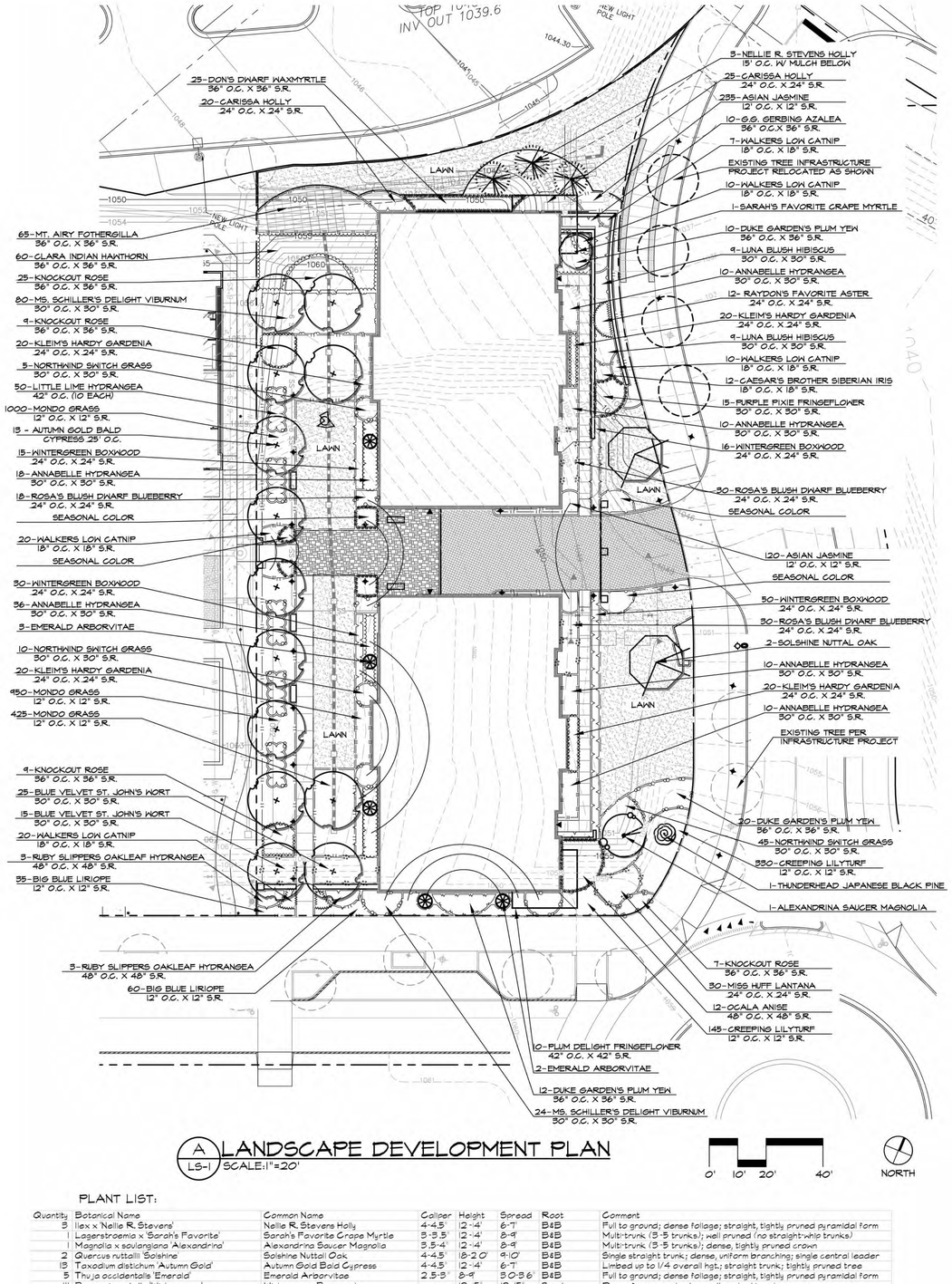


A LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH

PLANT LIST:

Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
5	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4-4.5"	12'-14'	6-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
1	Lagerstroemia x 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	3-3.5"	12'-14'	8-9'	B&B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)
1	Magnolia x soulangiana 'Alexandrina'	Alexandrina Saucer Magnolia	3.5-4"	12'-14'	8-9'	B&B	Multi-trunk (3-5 trunks); dense, tightly pruned crown
2	Quercus nuttalii 'Solshine'	Solshine Nuttall Oak	4-4.5"	18-20'	9-10'	B&B	Single straight trunk; dense, uniform branching; single central leader
13	Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	4-4.5"	12'-14'	6-7'	B&B	Limbed up to 1/4 overall hgt.; straight trunk; tightly pruned tree
5	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2.5-3"	8-9'	3.0-3.6'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
111	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12"-15"	12-15"	3 gal	Dense form; good color; well rooted in pot
42	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew		9-12"	12-15"	3 gal	Dense form; good color; well rooted in pot
65	Fothergilla x intermedia 'Mt. Airy'	Mt. Airy Fothergilla		24-30"	18-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
80	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia		12"-15"	15-18"	3 gal	Dense form; good color; well rooted in pot
94	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		15-18"	15-18"	3 gal	Dense branching; well rooted in pot; self supporting stems
50	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea		18-24"	18-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
6	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea		18-24"	12-15"	3 gal	Dense branching; well rooted in pot; self supporting stems
40	Hypericum kalmianum 'CFFLPC-1'	Blue Velvet St. John's Wort		12"-15"	12-15"	3 gal	Dense branching; well rooted in pot; self supporting stems
45	Ilex cornuta 'Carissa'	Carissa Holly		9-12"	12-15"	3 gal	Dense form; good color; well rooted in pot
12	Illicium parviflorum	Ocala Anise		18-24"	15-18"	3 gal	Dense form; good color; well rooted in pot
10	Loropetalum chinense 'Plum Delight'	Plum Delight Fringeflower		18-24"	18-24"	3 gal	Dense form; good color; well rooted in pot
15	Loropetalum chinense 'Shang'o'	Purple Pixie Fringeflower		9-12"	12-15"	3 gal	Dense form; good color; well rooted in pot
25	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Waxmyrtle		18-24"	18-24"	3 gal	Dense form; good color; well rooted in pot
1	Pinus thunbergiana 'Thunderhead'	Thunderhead Japanese Black Pine		5-6'	4-5'	B&B	Full to ground; dense branching
60	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn		12"-15"	15-18"	3 gal	Dense form; good color; well rooted in pot
10	Rhododendron x 'G.G. Gerbing'	G.G. Gerbing Azalea		15-18"	15-18"	3 gal	Dense form; good color; well rooted in pot
50	Rosa x 'Radrazz'	Knock Out Rose		15-18"	18-24"	3 gal	Full to ground; dense branching; self-supporting, sturdy stems
78	Vaccinium darrowii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry		12"-15"	12"-15"	3 gal	Dense form; good color; well rooted in pot
104	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum		12"-15"	15-18"	3 gal	Dense form; good color; well rooted in pot
45	Liriope muscari 'Big Blue'	Big Blue Liriope				1 gal	Full in pot; good color; dense foliage mass
475	Liriope spicata	Creeping Lilyturf				4" pot (1 pint)	Full in pot; good color; dense foliage mass
2375	Ophiopogon japonicus	Mondo Grass				4" pot (1 pint)	Full in pot; good color; dense foliage mass
555	Trachelospermum asiaticum	Asian Jasmine				1 gal	Full in pot; 5 runners min, each 6" min. in length
12	Aster oblongifolius 'Raydon's Favorite'	Raydon's Favorite Aster				1 gal	Fully rooted in pot; dense compact growth
18	Hibiscus moscheutos 'Luna Blush'	Luna Blush Hibiscus				3 gal	Fully rooted in pot; dense compact growth
12	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris				1 gal	Fully rooted in pot; dense compact growth
30	Lantana camara 'Miss Huff'	Miss Huff Lantana				1 gal	Fully rooted in pot; dense compact growth
47	Nepeta x faassenii 'Walkers Low'	Walkers Low Catnip				1 gal	Fully rooted in pot; dense compact growth
60	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; disease clump
		SEASONAL COLOR				4" pot (1 pint)	Full in pot; free of rot & disease
	Zoysia japonica 'Meyer'	Meyer Zoysia (Lawn)					

-WINTERGREEN BOXWOOD

-DUKE GARDEN'S PLUM YEW

-KLEIM'S HARDY GARDENIA

-LUNA BLUSH HIBISCUS

-MT. AIRY FOTHERGILLA

-ANNABELLE HYDRANGEA

-BLUE VELVET ST. JOHN'S WORT

-LITTLE LIME HYDRANGEA

-RUBY SLIPPERS OAKLEAF HYDRANGEA

-CARISSA HOLLY

-OCALA ANISE

-NELLIE R. STEVENS HOLLY

-SOLSHINE NUTTAL OAK

-CAESAR'S BROTHER SIBERIAN IRIS

-MISS HUFF LANTANA

-SARAH'S FAVORITE CRAPE MYRTLE

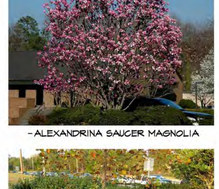
-BIG BLUE LIRIOPE
12" O.C. X 12" S.R.

-CREEPING LILYTURF

-PURPLE PIXIE FRINGEFLOWER

-MONDO GRASS

-DON'S DWARF WAXMYRTLE


-ALEXANDRINA SAUCER MAGNOLIA

-WALKERS LOW CATNIP

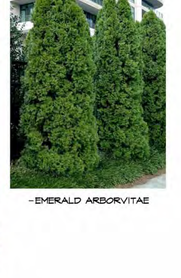
AUTUMN GOLD BALD CYPRESS

-NORTHWIND SWITCH GRASS

-MS. SCHILLER'S DELIGHT VIBURNUM

-CLARA INDIAN HAWTHORN

-THUNDERHEAD JAPANESE BLACK PINE


-EMERALD ARBORVITAE

-G.G. GERBING AZALEA

-KNOCKOUT ROSE

-ROSA'S BLUSH DWARF BLUEBERRY

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REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

NORTHWINDS SUMMIT - MONTE HEWETT

ALPHARETTA, GA

POPE & LAND ENTERPRISES, INC.

ATLANTA, GA

TITLE
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DATE	07/01/2019
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SCALE	1"=20'
SHEET	LS -1
	1 OF 1

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FRONT BUILDING ELEVATION

EXTERIOR LIGHT FIXTURE
OBERON LED OUTDOOR WALL LIGHT

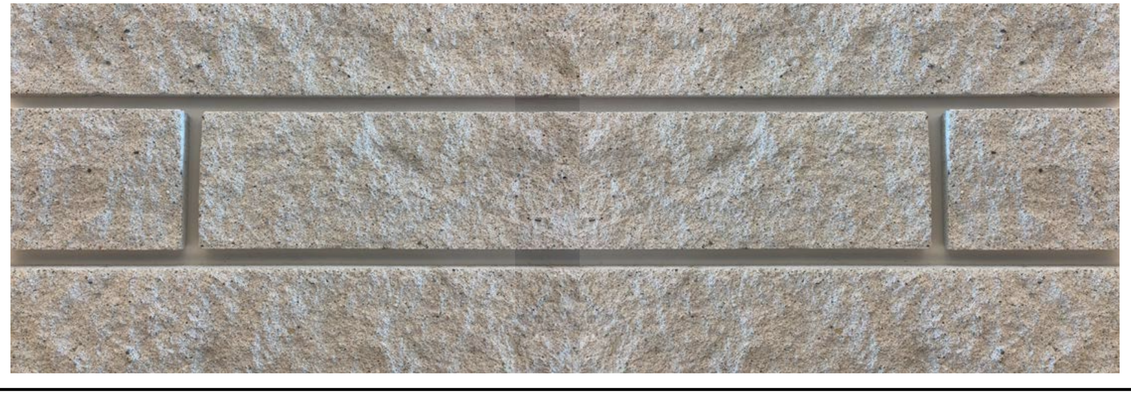
PAINTED PANEL - ENDS (DARK)
SHERWIN WILLIAMS - URBAN BRONZE - SW 7048

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

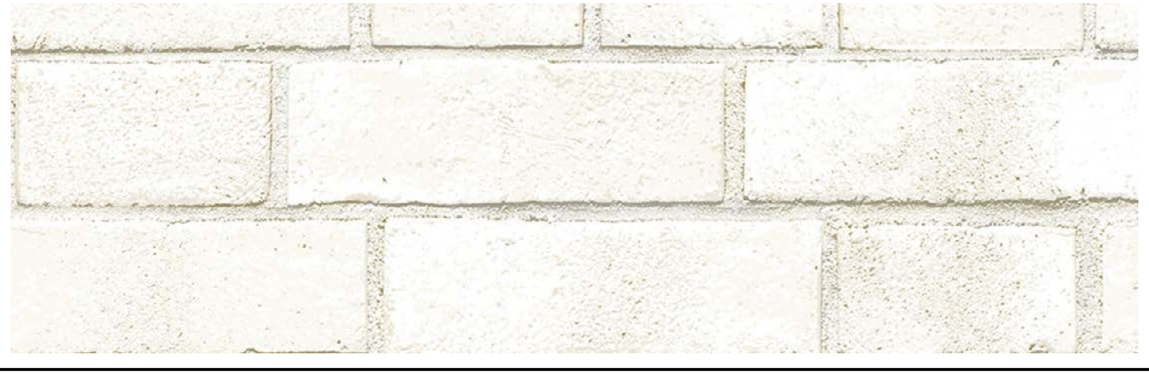
METAL CANOPY/BALCONIES
SHERMIN WILLIAMS - CAVIAR - SW 6990

WOOD GRAIN - CEMENTITOUS PANEL

STONE BASE - ALL ELEVATIONS
ARRISCRAFT - CONTEMPORARY BRICK - BLIZZARD



BRICK VENEER - ALL ELEVATIONS
GENERAL SHALE - DIAMOND WHITE



MATERIAL SELECTION

POPE & LAND REAL ESTATE

MONTE HEWETT HOMES

NORTHWINDS
8000 SUMMIT PLACE
ALPHARETTA, GA

lessard DESIGN

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NORTHWINDS

DESIGN REVIEW BOARD 07.01.2019

ALPHARETTA, GEORGIA

THE WORTHING COMPANIES

dwell design studio

SITE PLAN

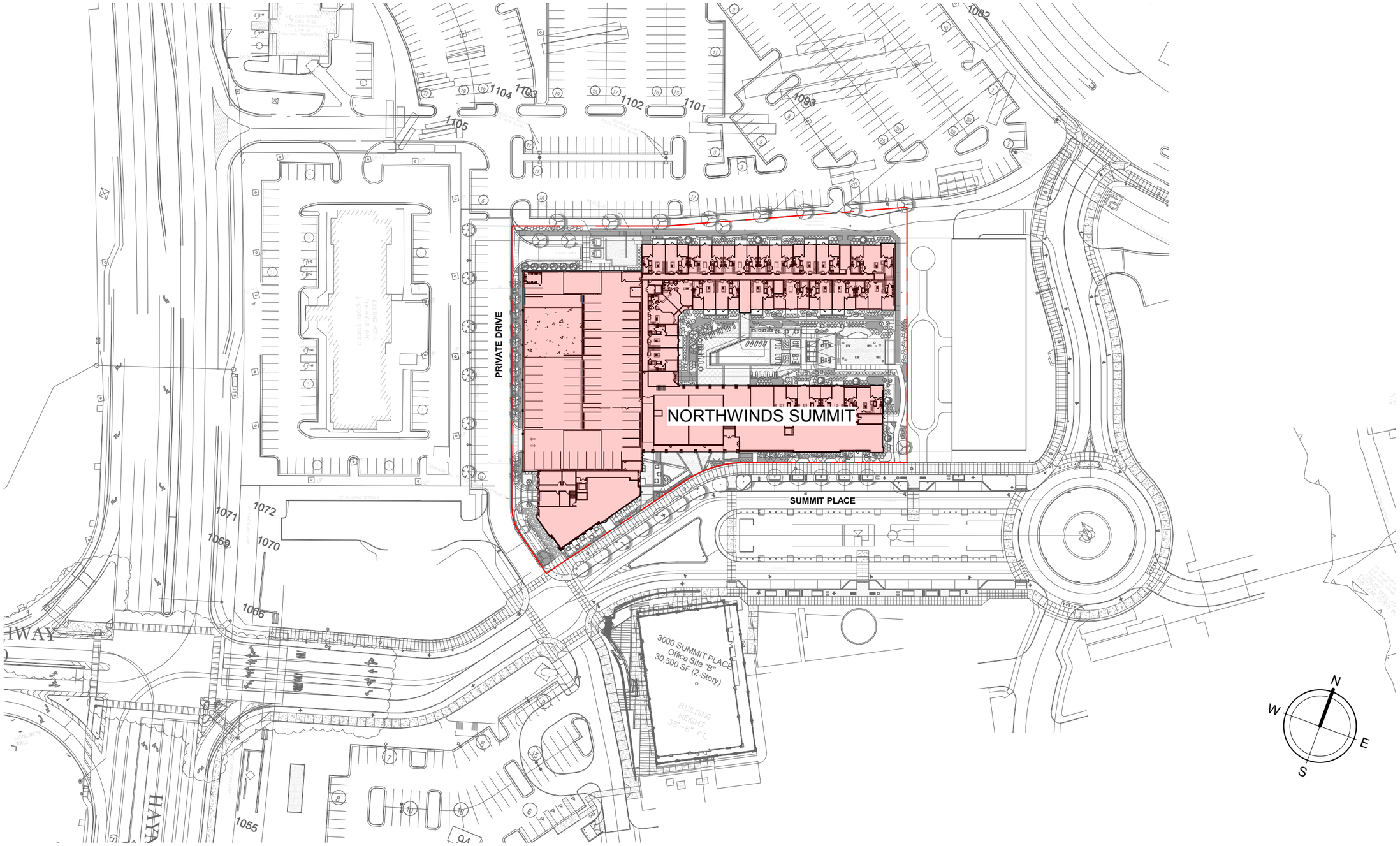
OVERALL BLDG PLANS

OVERALL ELEVATIONS

ENLARGED ELEVATIONS

PERSPECTIVES

STUDIES



SITE PLAN

SITE PLAN

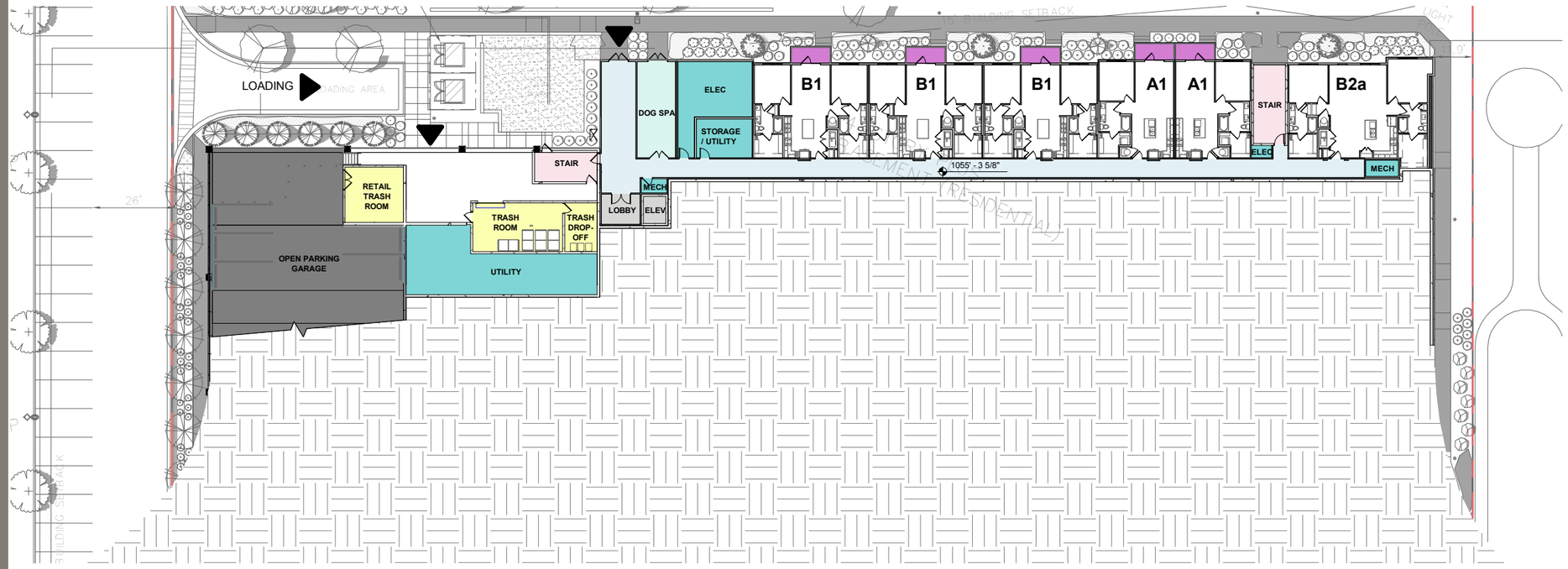
OVERALL BLDG PLANS

OVERALL ELEVATIONS

ENLARGED ELEVATIONS

PERSPECTIVES

STUDIES



RESTAURANT OUTDOR SEATING

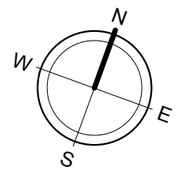
RETAIL PLAZA

LEASING ENTRY PLAZA

POOL COURTYARD

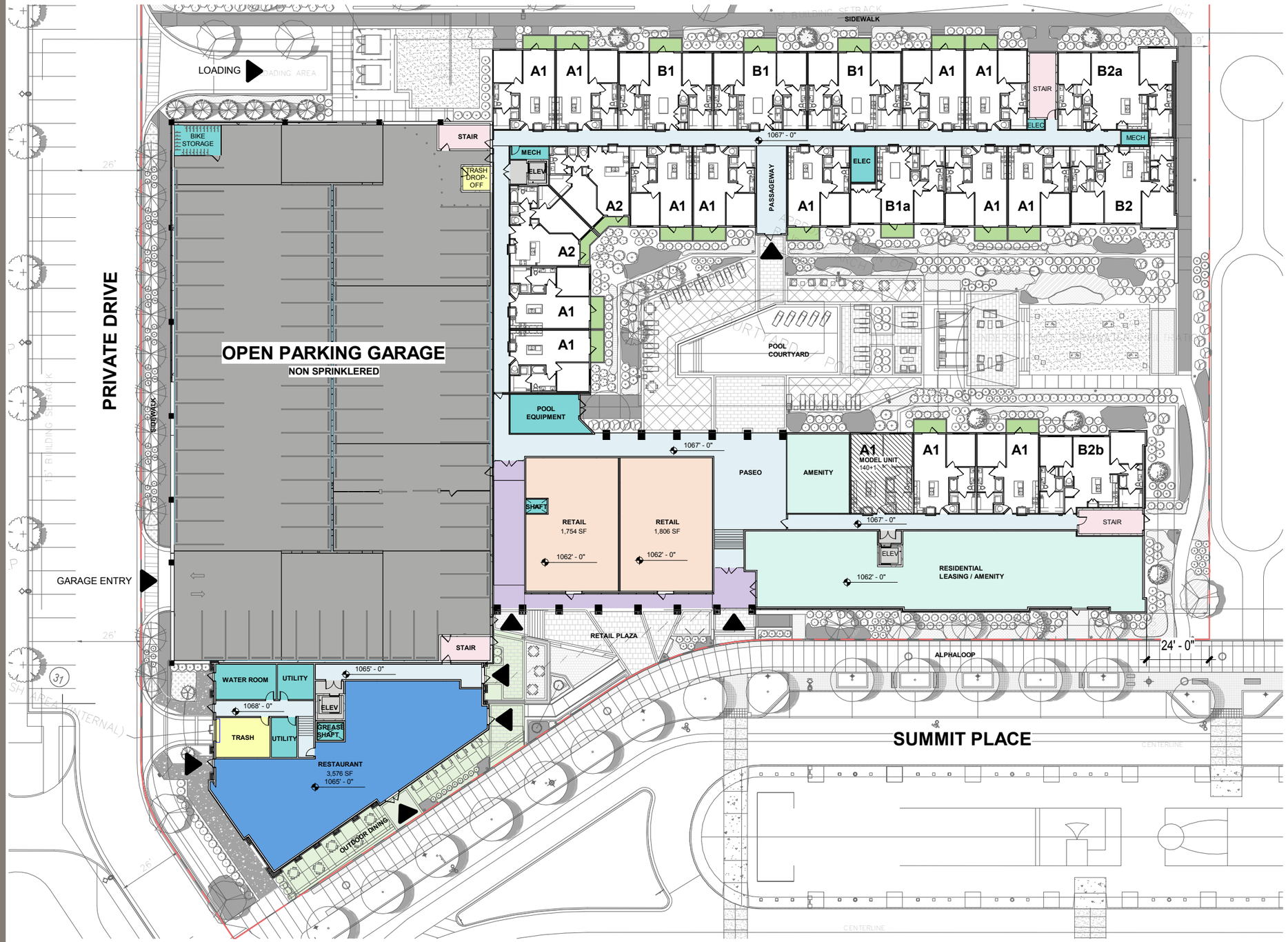
SUMMIT PLACE CORNER

NORTH ELEVATION STOOPS



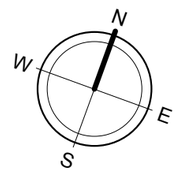
OVERALL BUILDING PLAN - BASEMENT

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

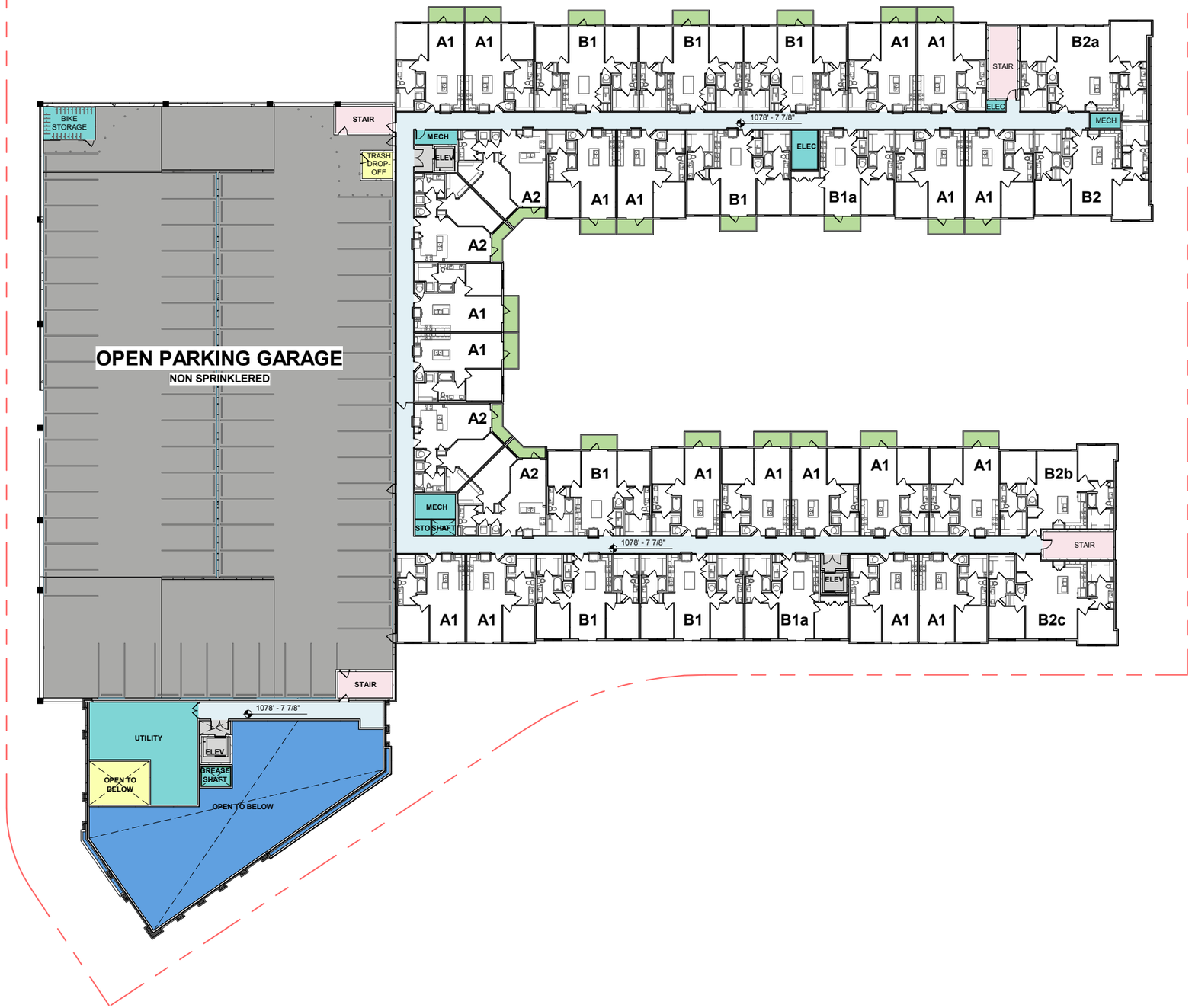
OVERALL BLDG PLANS

OVERALL ELEVATIONS

ENLARGED ELEVATIONS

PERSPECTIVES

STUDIES



LEGEND

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

N W E S

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

N W E S

OVERALL BUILDING PLAN - LEVEL 3 RESIDENTIAL

SITE PLAN

OVERALL BLDG PLANS

OVERALL ELEVATIONS

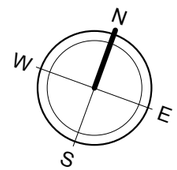
ENLARGED ELEVATIONS

PERSPECTIVES

STUDIES

LEGEND

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



OVERALL BLDG PLAN - LEVEL 4 RESIDENTIAL

SITE PLAN

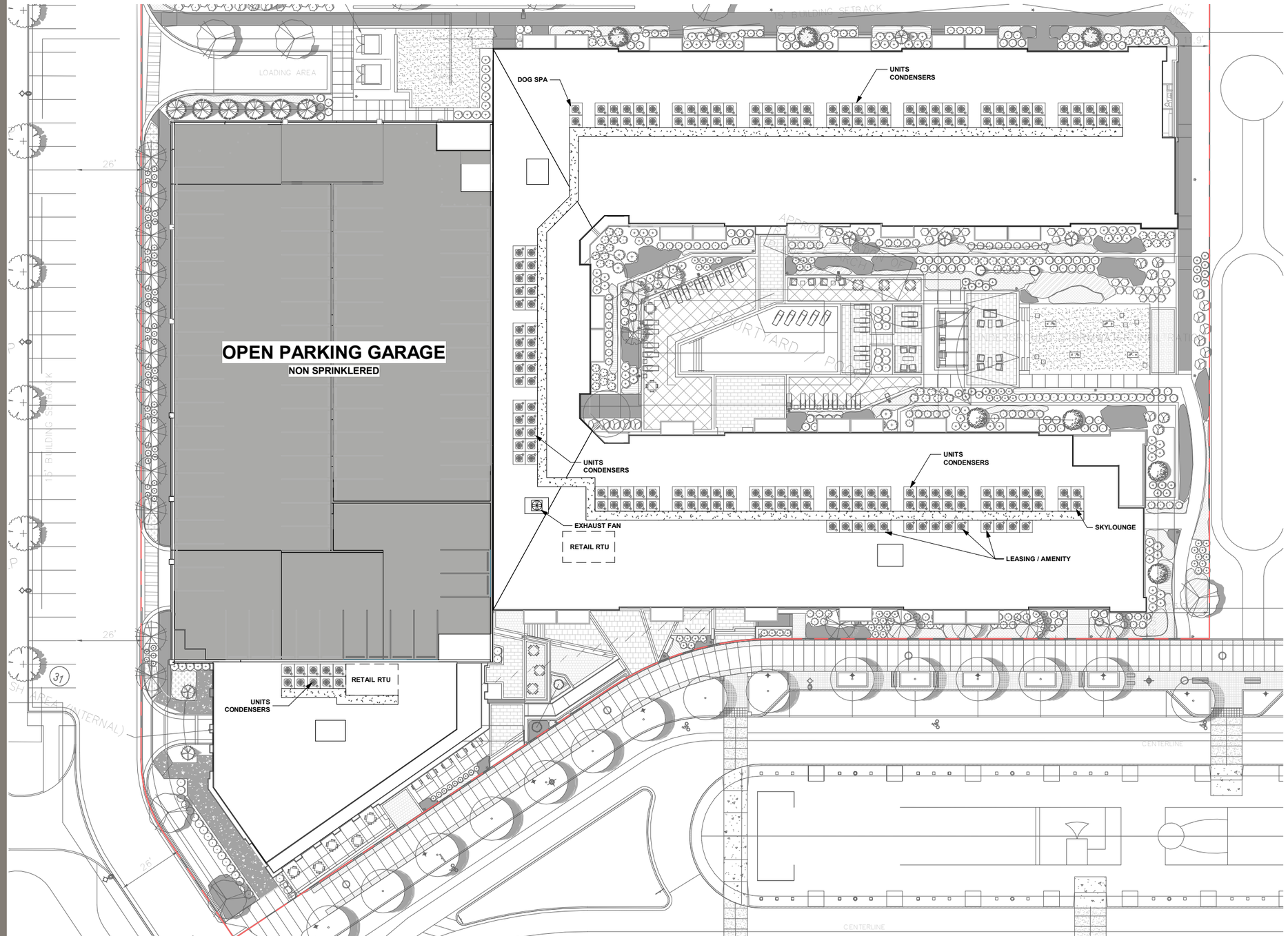
OVERALL BLDG PLANS

OVERALL ELEVATIONS

ENLARGED ELEVATIONS

PERSPECTIVES

STUDIES



OVERALL BUILDING PLAN - ROOF PLAN

SITE PLAN

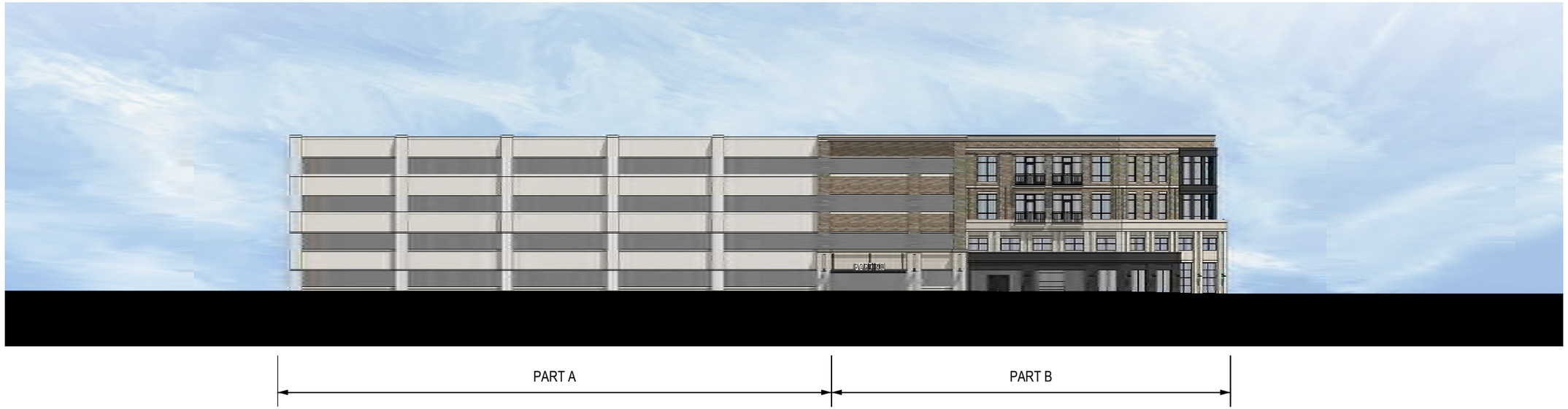
OVERALL BLDG PLANS

OVERALL ELEVATIONS

ENLARGED ELEVATIONS

PERSPECTIVES

DETAILS



WEST OVERALL ELEVATION

SUMMIT PLACE OVERALL ELEVATION

SITE PLAN

OVERALL BLDG PLANS

OVERALL ELEVATIONS

ENLARGED ELEVATIONS

PERSPECTIVES

DETAILS

EAST OVERALL ELEVATION

NORTH OVERALL ELEVATION

SITE PLAN

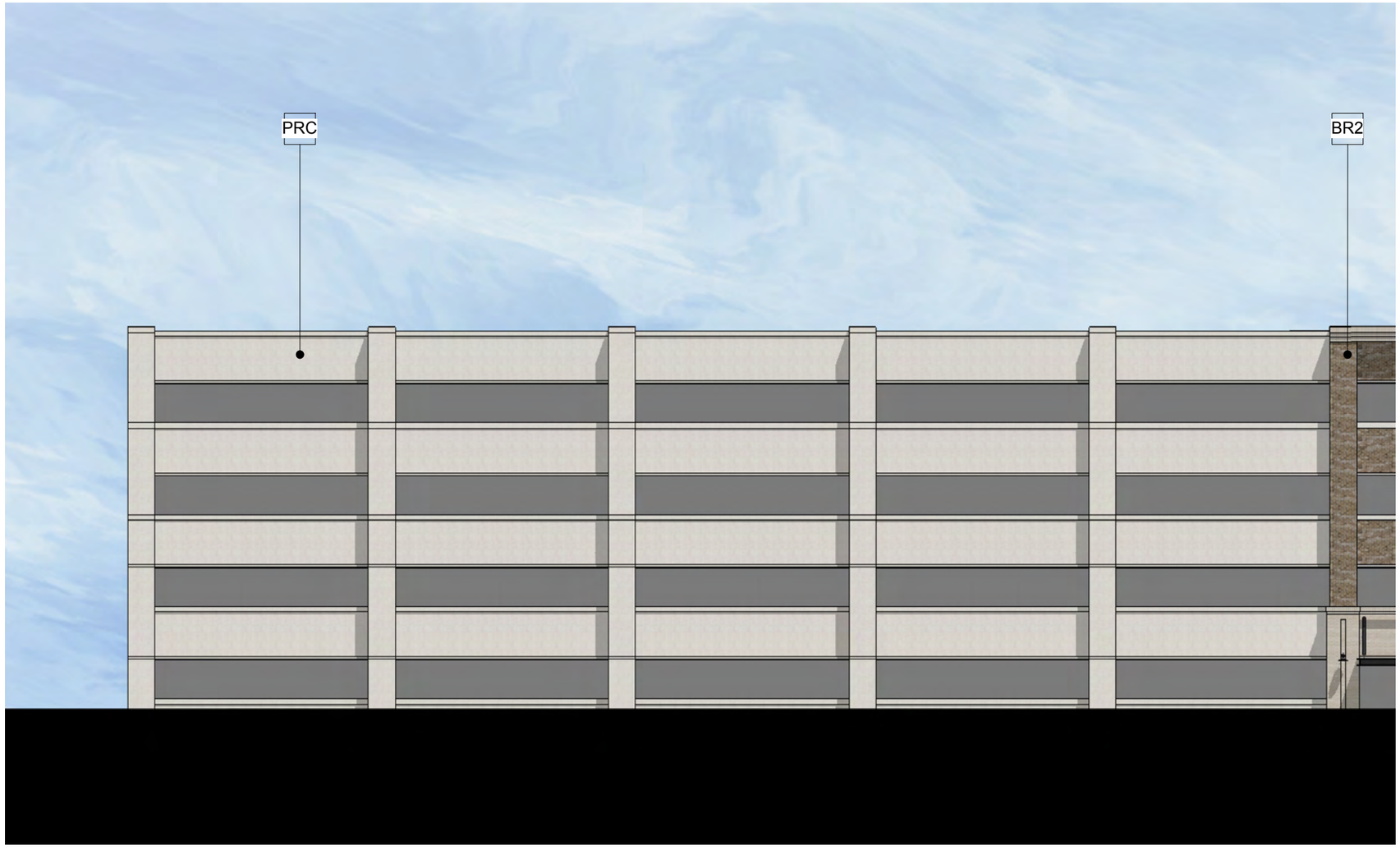
OVERALL BLDG PLANS

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
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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

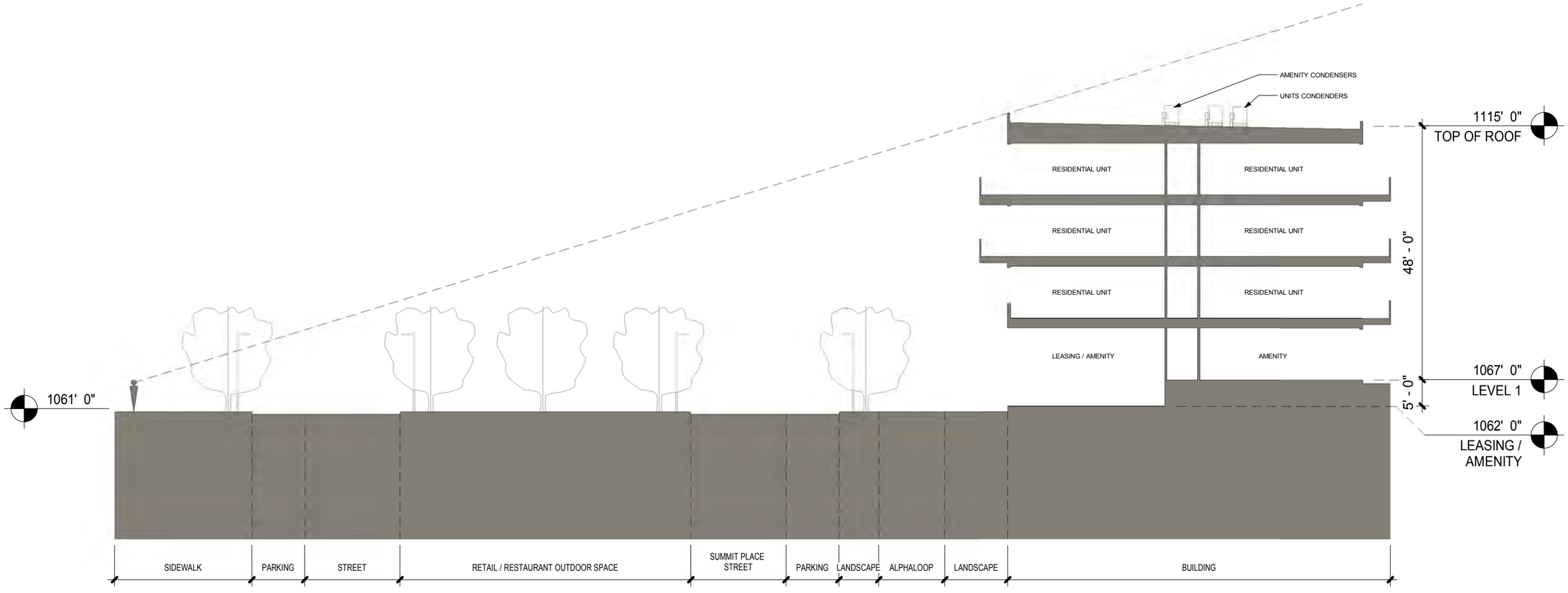
OVERALL BLDG PLANS

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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COOPER CARRY

POPE & LAND ENTERPRISES, INC.

PROJECT NO. 20160087		MAY 1, 2018	EVENING RENDERING

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

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COOPER CARRY

POPE & LAND ENTERPRISES, INC.

PROJECT NO. 20160087		MAY 1, 2018	NORTH ELEVATION

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

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COOPER CARRY

POPE & LAND
ENTERPRISES, INC.

PROJECT NO. 20160087		MAY 1, 2018	WEST ELEVATION

3000 SUMMIT PLACE, NORTHWINDS SUMMIT
ALPHARETTA, GEORGIA

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POPE & LAND
ENTERPRISES, INC.

PROJECT NO. 20160087		MAY 1, 2018	EAST ELEVATION

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POPE & LAND
ENTERPRISES, INC.

PROJECT NO. 20160087		MAY 1, 2018	SOUTH ELEVATION

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POPE & LAND ENTERPRISES, INC.

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 DC795 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 BERRIDE 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 SOFFIT 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 & ROD AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED LINTEL 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 CAP/HINGES TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DC795 - TBD

IA
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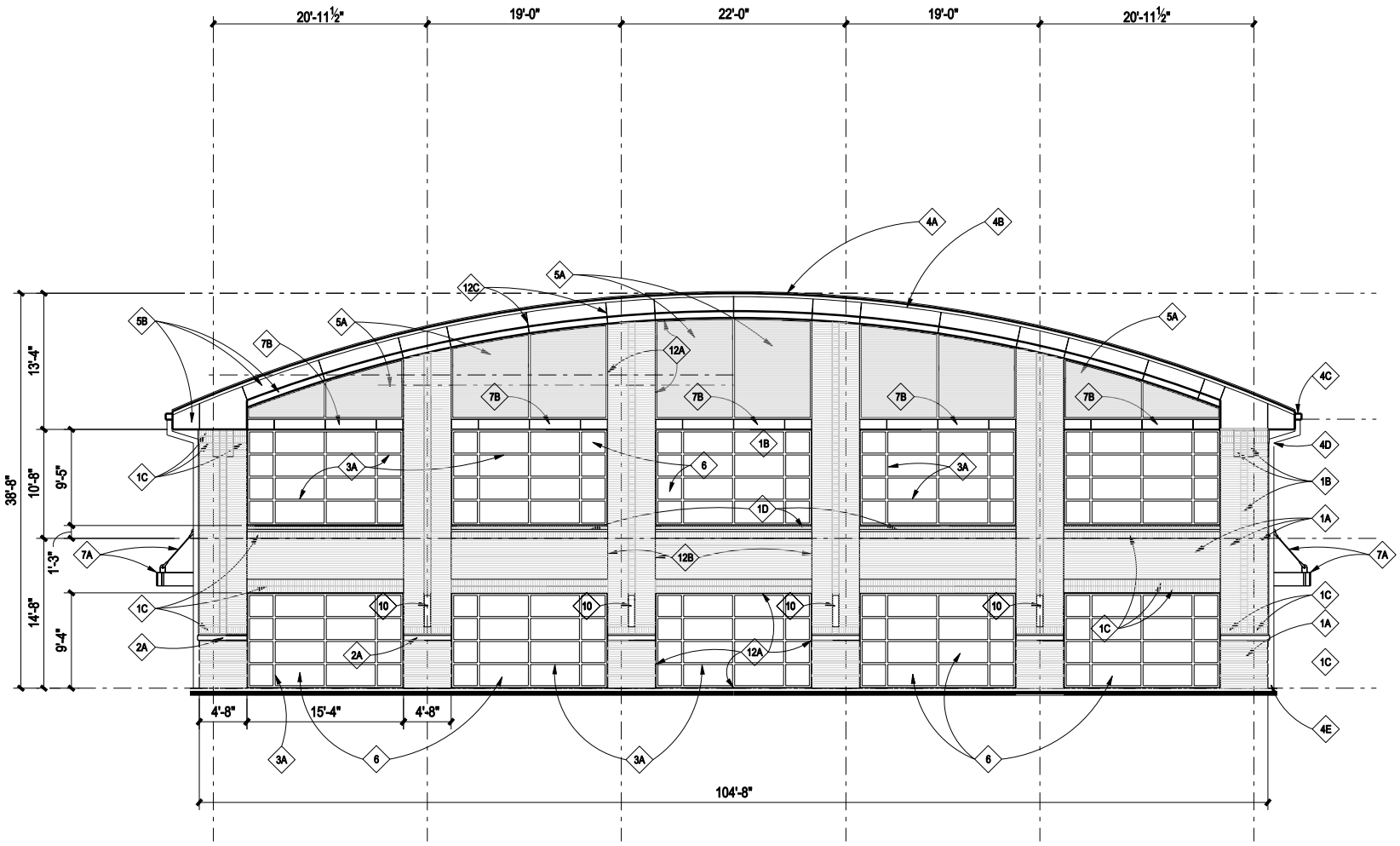

3000 Summit Place

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

Building Elevation - North

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

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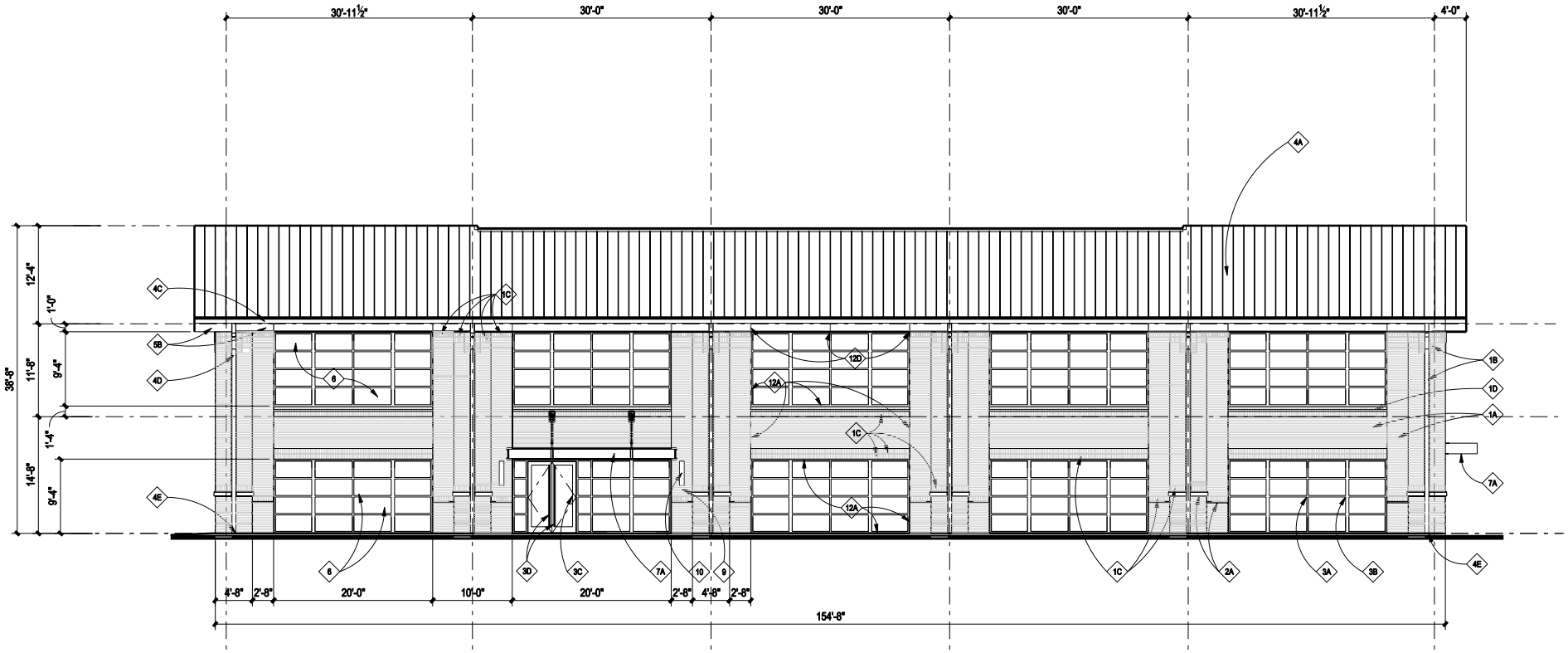

EXTERIOR ELEVATION KEYNOTES							
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE	5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY	11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER	5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY	11B	CUSTOM STEEL GATE POST WITH CAP/HINGES TNEMEC 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 - KYNAR 500 COLOR: ZINC GRAY	6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SNX 62-27 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 KYNAR 500 ZINC GRAY	7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; TNEMEC; 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 KYNAR 500 ZINC GRAY	7B	CUSTOM STEEL FABRICATED LINTEL AESS FINISH; TNEMEC; 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 KYNAR 500 ZINC GRAY	8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY	12D	SILICONE SEALANT JOINT DOW CORNING DC795 - TBD
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR 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 MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY	5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY	10	EXTERIOR WALL SCONCE GL LIGHTING; BEAM 5402-O-S-SA-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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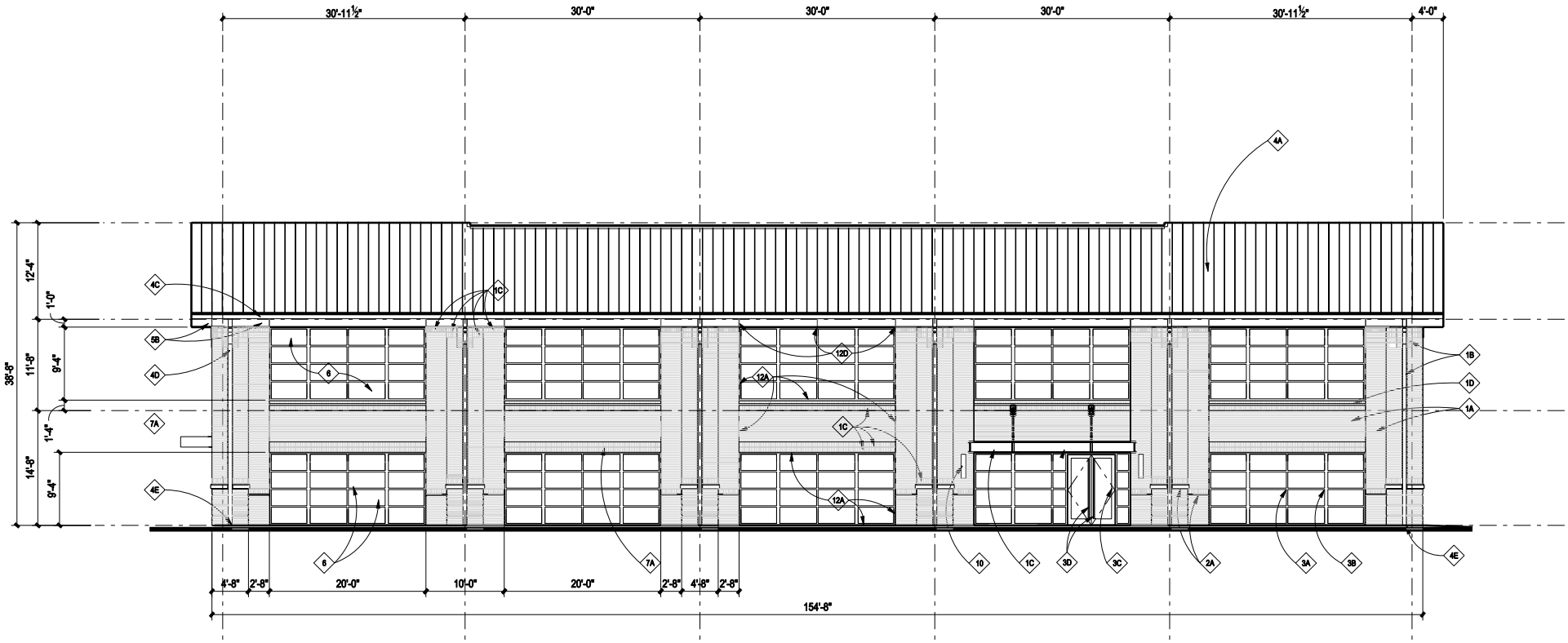

EXTERIOR ELEVATION KEYNOTES							
1A	MASONRY VENEER - RUNNING BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3C	ALUM STOREFRONT ENTRANCE DOOR KYNAR PT FINISH - CHARCOAL GRAY; MED. STILE	5B	ALUMINUM COMPOSITE METAL FASCIA & RETURN MATCH BERRIDGE KYNAR 500 ZINC GRAY	11A	CUSTOM GALV STEEL FRAME GATE ASSEMBLY TNEMEC PAINT FINISH - MATCH CHARCOAL GRAY
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR	3D	ROCKWOOD DOOR HARDWARE STAINLESS STEEL No4; 1.25-INCH DIAMETER	5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY	11B	CUSTOM STEEL GATE POST WITH CAP/HINGES TNEMEC 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 - KYNAR 500 COLOR: ZINC GRAY	6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SNX 62-27 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 BERRIDE KYNAR 500 ZINC GRAY	7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; TNEMEC; 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 KYNAR 500 ZINC GRAY	7B	CUSTOM STEEL FABRICATED LINTEL AESS FINISH; TNEMEC; 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 KYNAR 500 ZINC GRAY	8	HOLLOW METAL DOOR & FRAME PAINT FINISH: CHARCOAL GRAY	12D	SILICONE SEALANT JOINT DOW CORNING DC795 - TBD
3A	ALUM CURTAIN WALL SYSTEM (2.25 X 6) MULLION MFR: KAWNEER; KYNAR 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 MFR: KAWNEER; KYNAR PT FINISH - CHARCOAL GRAY	5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY	10	EXTERIOR WALL SCONCE GL LIGHTING; BEAM 5402-O-S-SA-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 DC795 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 BERRIDE 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
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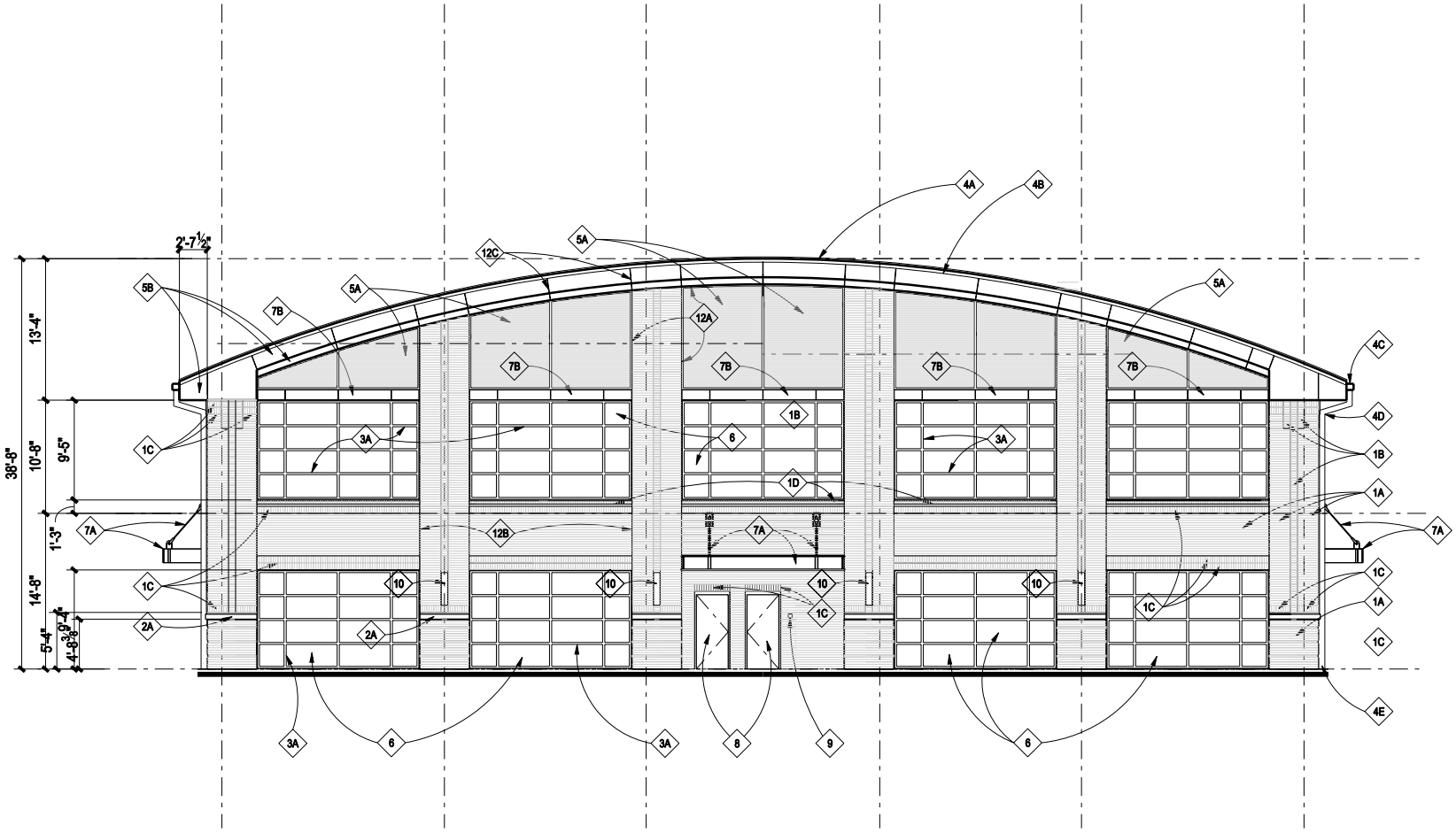
5C	PREFINISHED METAL SOFFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
6	1-INCH INSULATED VISION GLASS UNIT MFR: GUARDIAN IND.; SNX 62-27 LOW-E No 2 SURFACE
7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED LINTEL AESS FINISH; 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 CAP/HINGES TNEMEC PAINT FINSH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DC795 - TBD



3000 Summit Place

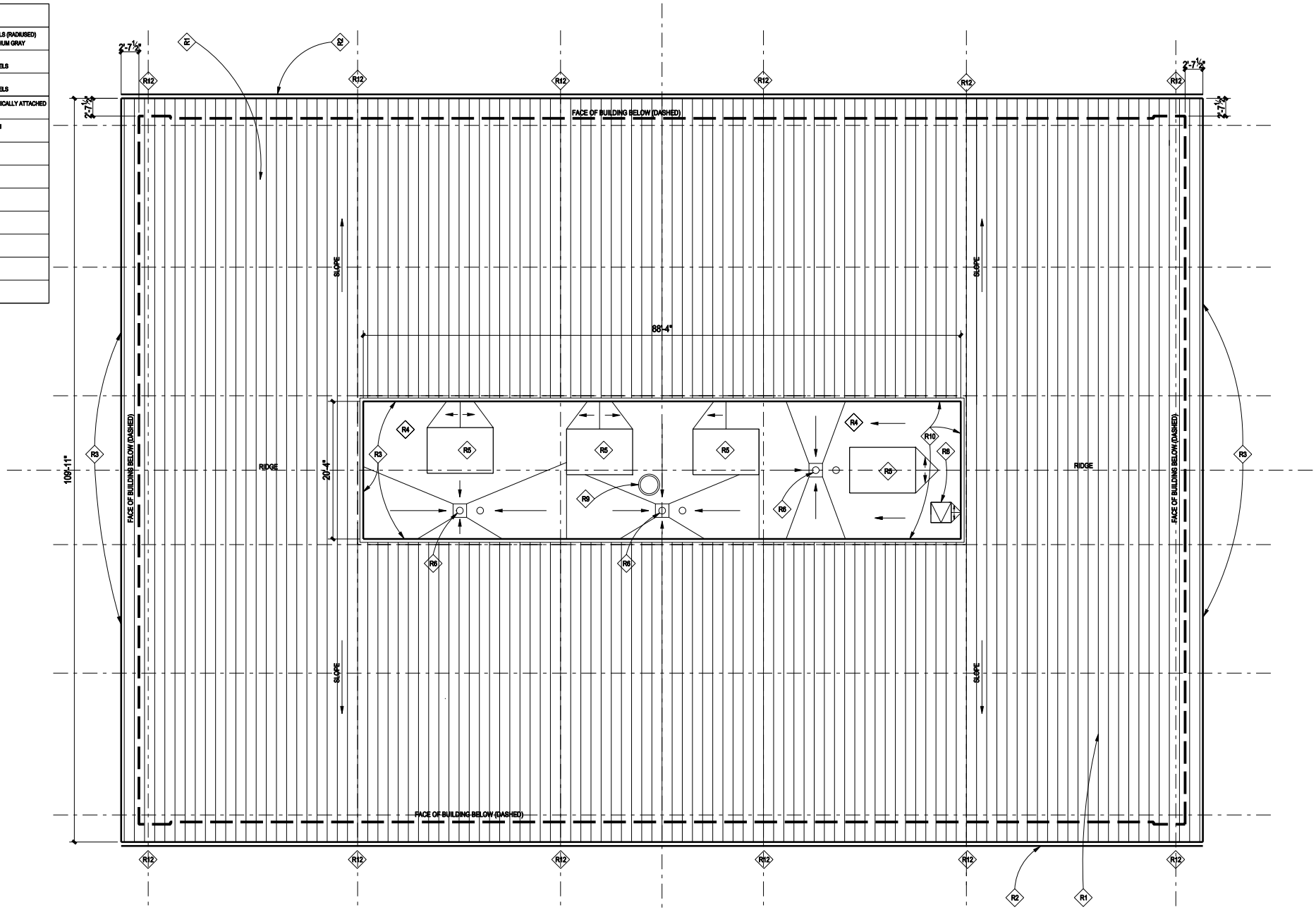
Pope & Land Enterprises, Inc.
Cooper Carry 20160087
Date: 2018-0501 City of Alpharetta DRB Submission

Building Elevation - South

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

COOPER CARRY

ROOF KEYNOTES	
R1	STANDING SEAM METAL ROOF PANELS (RADIUSED) MFR: BERRIDGE COLOR: KYNAR MEDIUM GRAY
R2	PREFINISHED GUTTER KYNAR FINISH TO MATCH SSMR PANELS
R3	PREFINISHED METAL CAP FLASHING KYNAR FINISH TO MATCH SSMR 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

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

Roof Plan & Equipment Locations

Scale: 1" = 20'-0"

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 DC795 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 BERRIDE 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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5A	PREFINISHED RIBBED PROFILE METAL PANEL MATCH BERRIDGE KYNAR 500 ZINC GRAY
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5C	PREFINISHED METAL SOOFIT PANEL (PERFORATED) MATCH BERRIDGE KYNAR 500 ZINC GRAY
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7A	CUSTOM STEEL FABRICATED CANOPY & ROD AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED LINTEL 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
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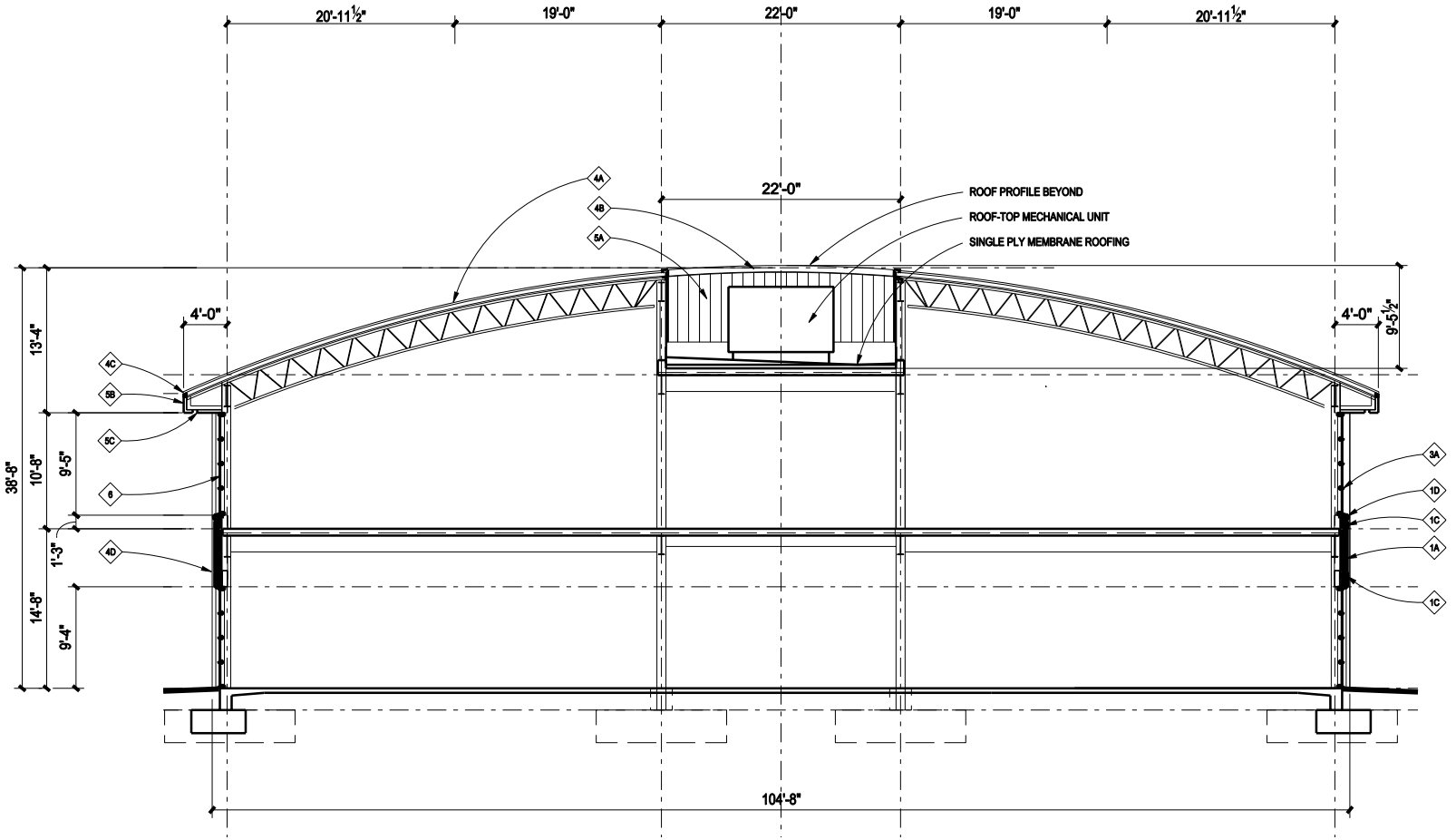
12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DC795 - TBD



3000 Summit Place

Pope & Land Enterprises, Inc.
Cooper Carry 20160087
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
1B	MASONRY VENEER - STACKED BOND ACME BRICK COMPANY - MARK IV; SIZE: MODULAR
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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
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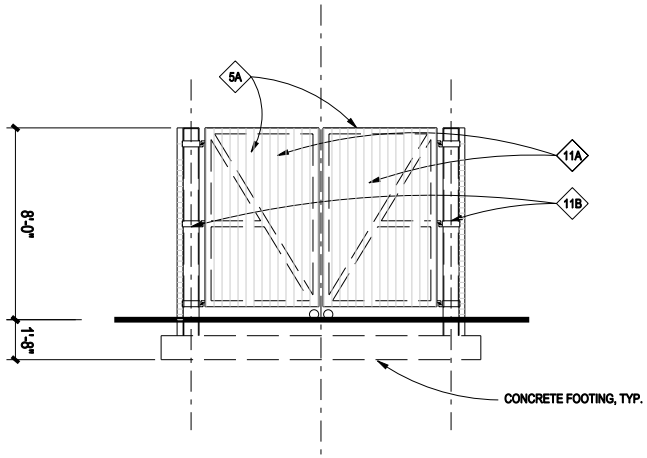
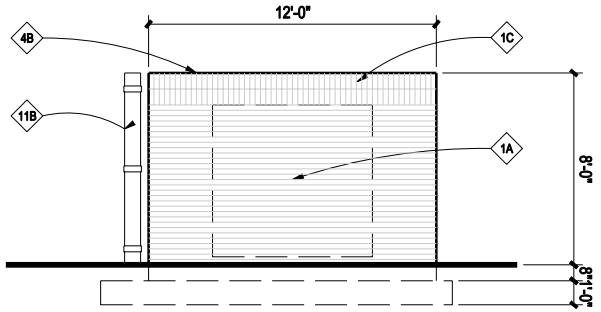
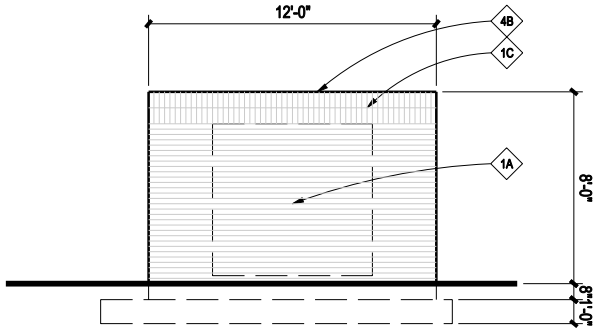
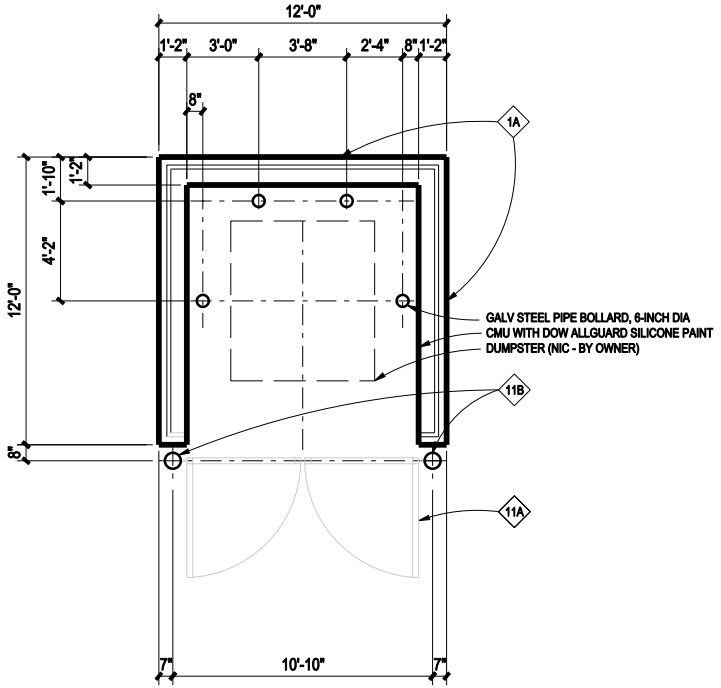
4A	STANDING SEAM METAL ROOF PANEL (RADIUS) BERRIDGE - KYNAR 500 COLOR: ZINC GRAY
4B	PREFINISHED ALUMINUM FLASHING MATCH BERRIDE KYNAR 500 ZINC GRAY
4C	PREFINISHED ALUMINUM GUTTER 7-INCH MATCH BERRIDGE KYNAR 500 ZINC GRAY
4D	PREFINISHED ALUMINUM DOWNSPOUT 4-INCH X 6-INCH MATCH BERRIDGE KYNAR 500 ZINC 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 SOFFIT 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 & ROD AESS FINISH; TNEMEC; MATCH CHARCOAL GRAY MULLS
7B	CUSTOM STEEL FABRICATED LINTEL 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 CAP/HINGES TNEMEC PAINT FINSH - MATCH CHARCOAL GRAY
12A	SILICONE SEALANT JOINT DOW CORNING DC795 - CHARCOAL GRAY
12B	SILICONE SEALANT JOINT DOW CORNING DC795 - SANDSTONE
12C	SILICONE SEALANT JOINT DOW CORNING DC795 - BLACK
12D	SILICONE SEALANT JOINT DOW CORNING DC795 - 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

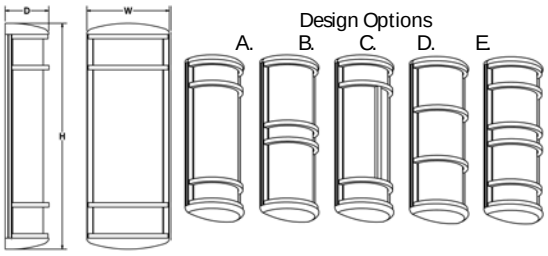
BEAM

Exterior Sconce

G Lighting
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- A

MODEL NO.	LAMPING	DIFFUSER	FINISH	DESIGN	OPTION(S)
GL-5450 W in 7 1/4" mm 185 H in 17" mm 430 5lbs 2.3kg D in 3 7/8" mm 125	A. 14LED30 B. 14LED35 C. 14LED40	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.
GL-5451 W in 7 1/4" mm 185 H in 25" mm 635 7lbs 3.2kg D in 3 7/8" mm 125	D. 14LED30 E. 14LED35 F. 14LED40 G. 28LED30 H. 28LED35 I. 28LED40				
GL-5452 W in 7 1/4" mm 185 H in 37" mm 940 10lbs 4.5kg D in 3 7/8" mm 125	K. 21LED30 L. 21LED35 M. 21LED40 N. 42LED30 O. 42LED35 P. 42LED40				
GL-5453 W in 7 1/4" mm 185 H in 49" mm 1245 14lbs 6.3kg D in 3 7/8" mm 125	R. 28LED30 S. 28LED35 T. 28LED40 U. 56LED30 V. 56LED35 W. 56LED40				

All dimensions are nominal.

Light Source Definition

Lamp	LED	CRI	Rated Life Hrs	Delivered Lumens	Kelvin
14LED30	14W	80	50000	781	3000
14LED35	14W	80	50000	781	3500
14LED40	14W	80	50000	781	4000
21LED30	21W	80	50000	1171	3000
21LED35	21W	80	50000	1171	3500
21LED40	21W	80	50000	1171	4000

Lamp	LED	CRI	Rated Life Hrs	Delivered Lumens	Kelvin
28LED30	28W	80	50000	1562	3000
28LED35	28W	80	50000	1562	3500
28LED40	28W	80	50000	1562	4000
42LED30	42W	80	50000	2527	3000
42LED35	42W	80	50000	2527	3500
42LED40	42W	80	50000	2527	4000
56LED30	56W	80	50000	3124	3000
56LED35	56W	80	50000	3124	3500
56LED40	56W	80	50000	3124	4000

© Gross Chandelier Co.
G Lighting reserves the right to modify existing designs to improve appearance or function
G Lighting products are a union made...

inter•lux

Vedette Q

Send

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

linea light i-LED

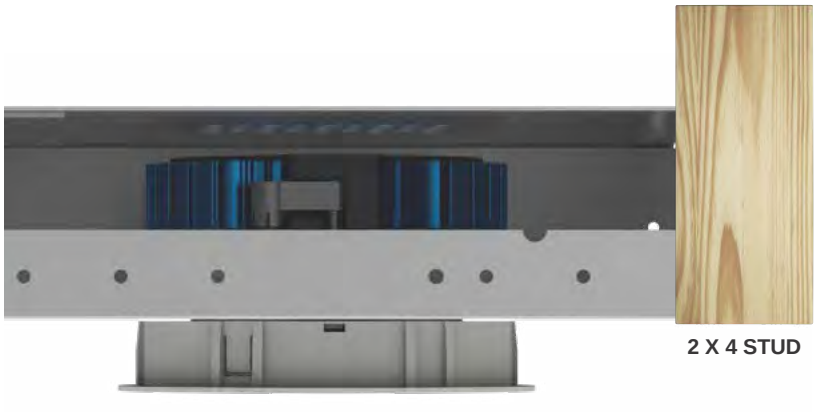
ALPHABET LEDRAbrands
Alphabet by Ledra Brands, Inc. | 15774 Gateway Circle Tustin, CA 92780 | PH: 714.259.9959 FAX: 714.259.9969 | AlphabetLighting.com

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 form 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 RDTSTUD	round downlight round downlight trimless
LED	SW	Standard White (Nichia 219C LED)
DELIVERED LUMENS[1]	07LM 10LM 13LM 20LM[3]	528 lm 766 lm 971 lm 1496 lm
CCT	27K 30K 35K 40K	2700K 3000K 3500K 4000K
CRI	80 90	80CRI 90CRI
REFLECTOR	GH85	85º diffused lens (glare control high efficiency diffusion)
VOLTAGE	120 277	120V 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] IC[3] ICAT[3] CP[5]	new construction housing insulation contact housing insulation contact/airtight housing Chicago plenum housing
TRIM COLOR[6]	WH MC BK BZ WT	white matte chrome black bronze wheat
BEZEL COLOR	WH MC BK BZ WT	white matte chrome black bronze 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	
DELIVERED LM	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

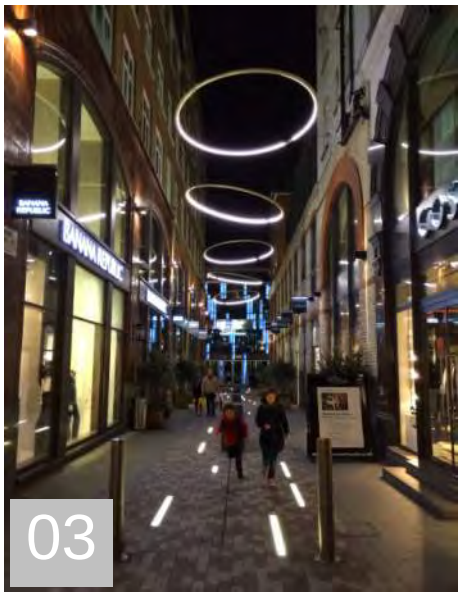
BIKE RACK:
Landscape Forms - Loop Bike Rack

05

BENCH: **"Apex Bench "**

NORTH POINT
ALPHARETTA, GA

PRIVATE AMENITY & CIVIC SPACE INSPIRATION



Outdoor Post Lights Out Door Lighting
uclubdss.com

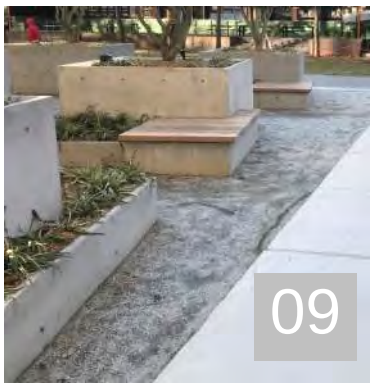
Urban Lighting and Stre...
allurban.co.uk

FGP Path Light - Outdoor Lighting
landscapeforms.com

Outdoor Landscape Lighting ...
ylighting.com

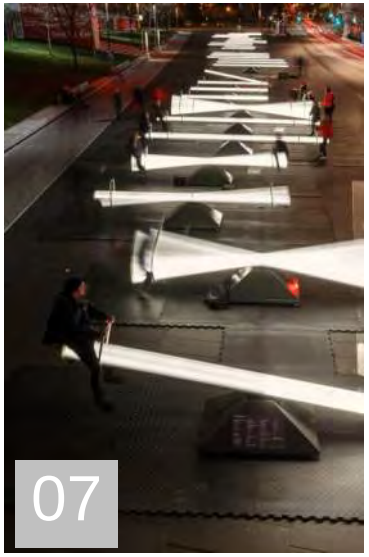
NORTH POINT
ALPHARETTA, GA

RETAINING WALL & GREEN WALL



NORTH POINT
ALPHARETTA, GA

CIVIC & AMENITY SPACE FURNITURE INSPIRATION



NORTH POINT
ALPHARETTA, GA

CIVIC SPACE INSPIRATION

01

02

03

07

06

04

08

09

05

NORTH POINT
ALPHARETTA, GA

TREE GRATES & TREE ISLANDS

NORTH POINT
ALPHARETTA, GA

SIGNS AND MONUMENT SIGN MATERIALS

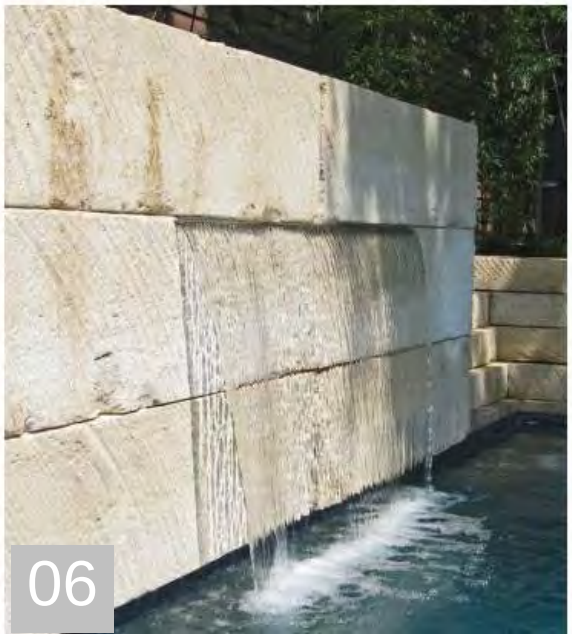
01

02

03

07

08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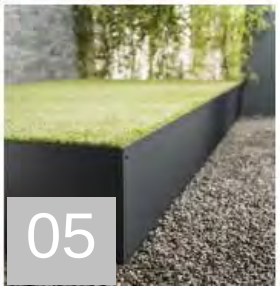
04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NORTH POINT
ALPHARETTA, GA

ECO DISTRICT ARCHITECTURE

01

02

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.

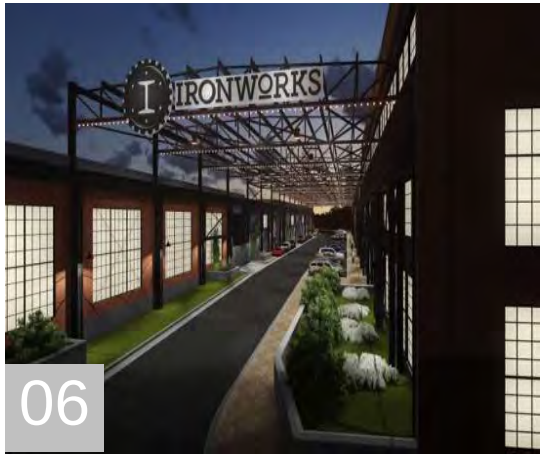
Defining materials include: brick, stone, painted or natural lap siding in the varying sizes, painted stucco and cementitious panels. Sloped roofs should be minimal, but if present, architectural shingles or standing seam metal should be used.

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.

04



06

03

NORTH POINT
ALPHARETTA, GA

ECO DISTRICT ARCHITECTURE

01

02

03

04

05

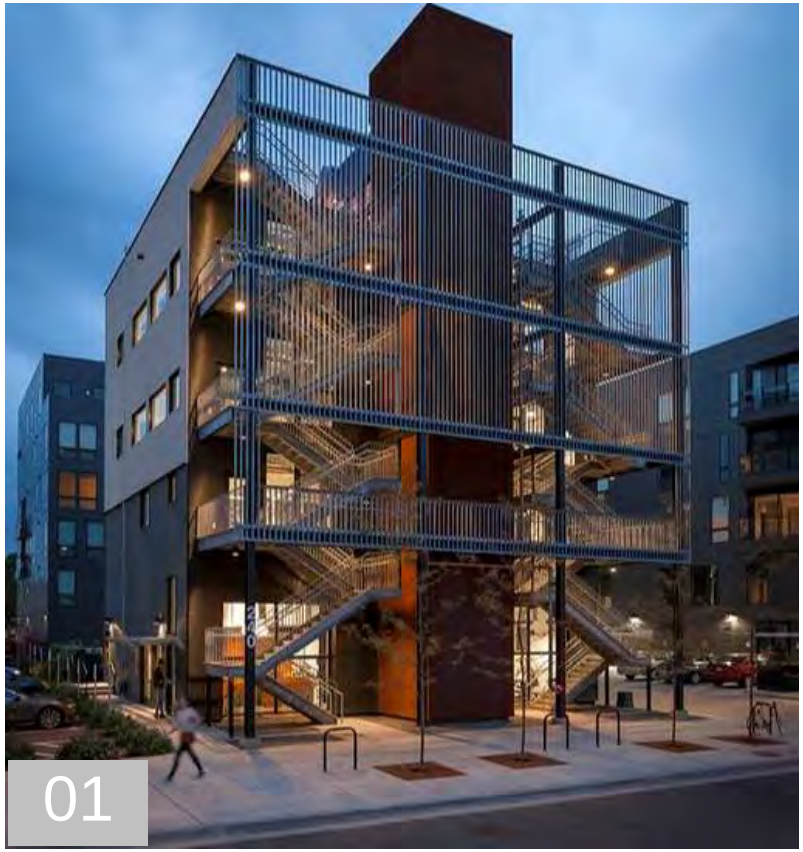
06

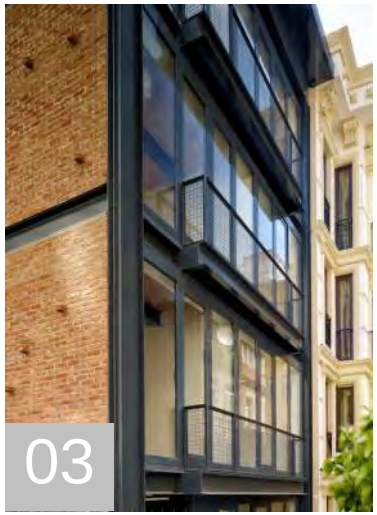
07

08

NORTH POINT
ALPHARETTA, GA

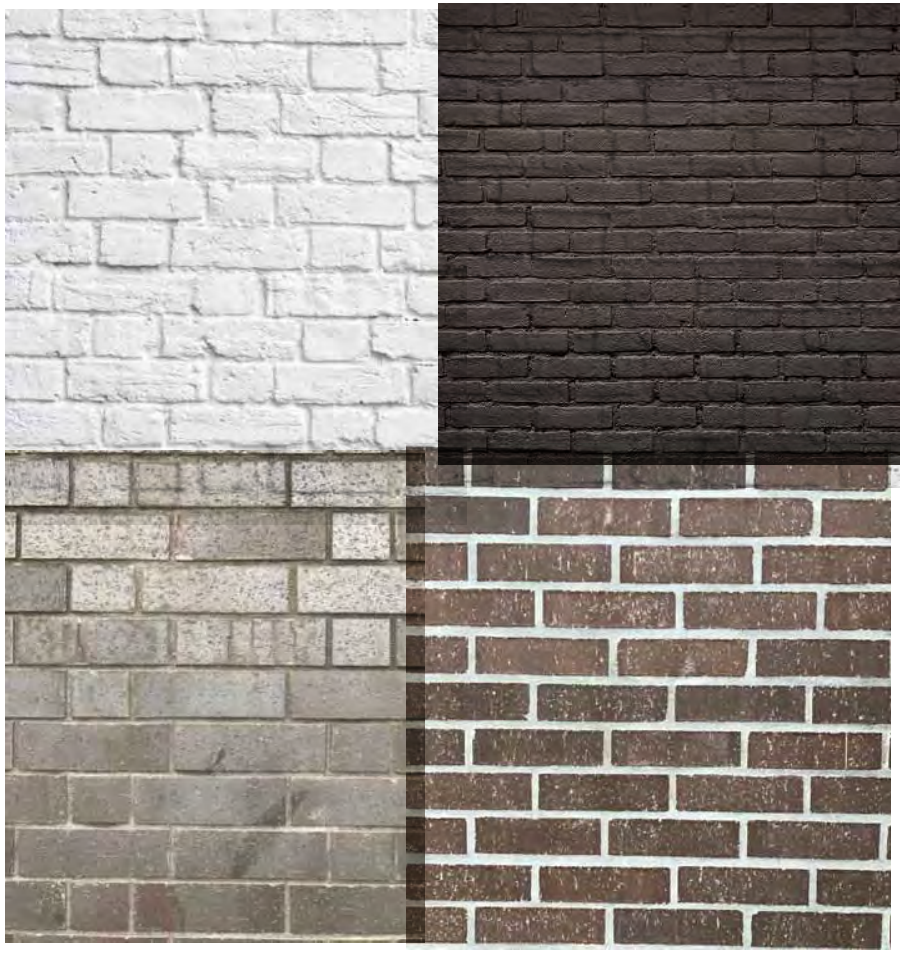
ECO DISTRICT ARCHITECTURE



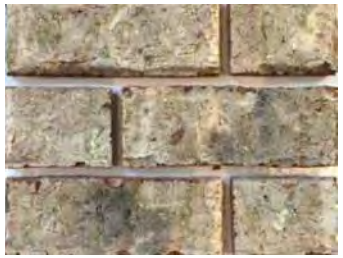


NORTH POINT
ALPHARETTA, GA

ARCHITECTURAL BRICKS



STONINGTON



BONTANY BAY

AVALON BRICK

COTTONWOOD

NORTHRIDGE

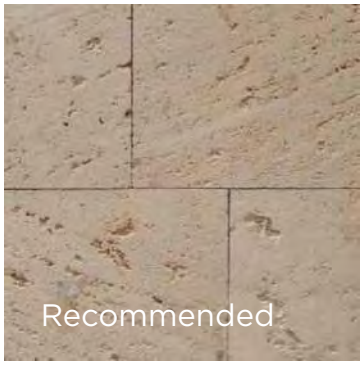
MOULTRIE

NORTH POINT
ALPHARETTA, GA

ARCHITECTURAL STONES

LIMESTONE CLADDING

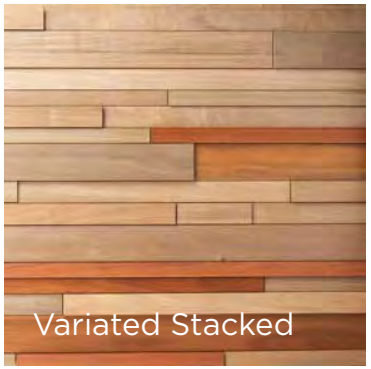
ANTIQUE LIMESTONE

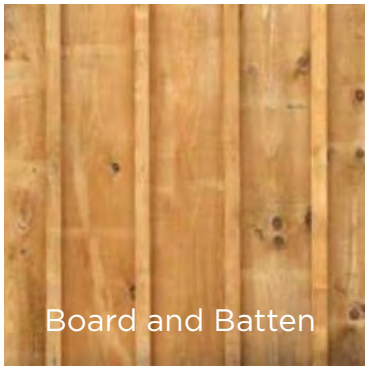


GRANITE CLADDING

NORTH POINT
ALPHARETTA, GA

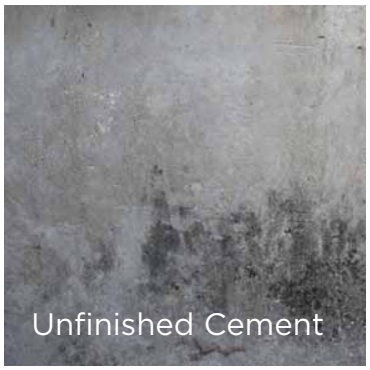
ARCHITECTURAL WOOD SIDING

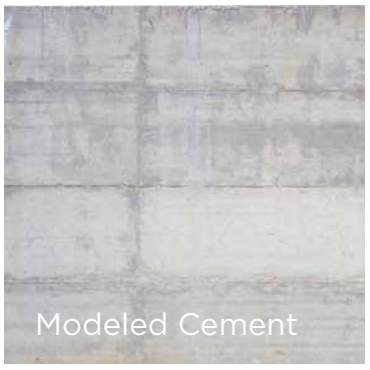




NORTH POINT
ALPHARETTA, GA

ARCHITECTURAL STUCCO



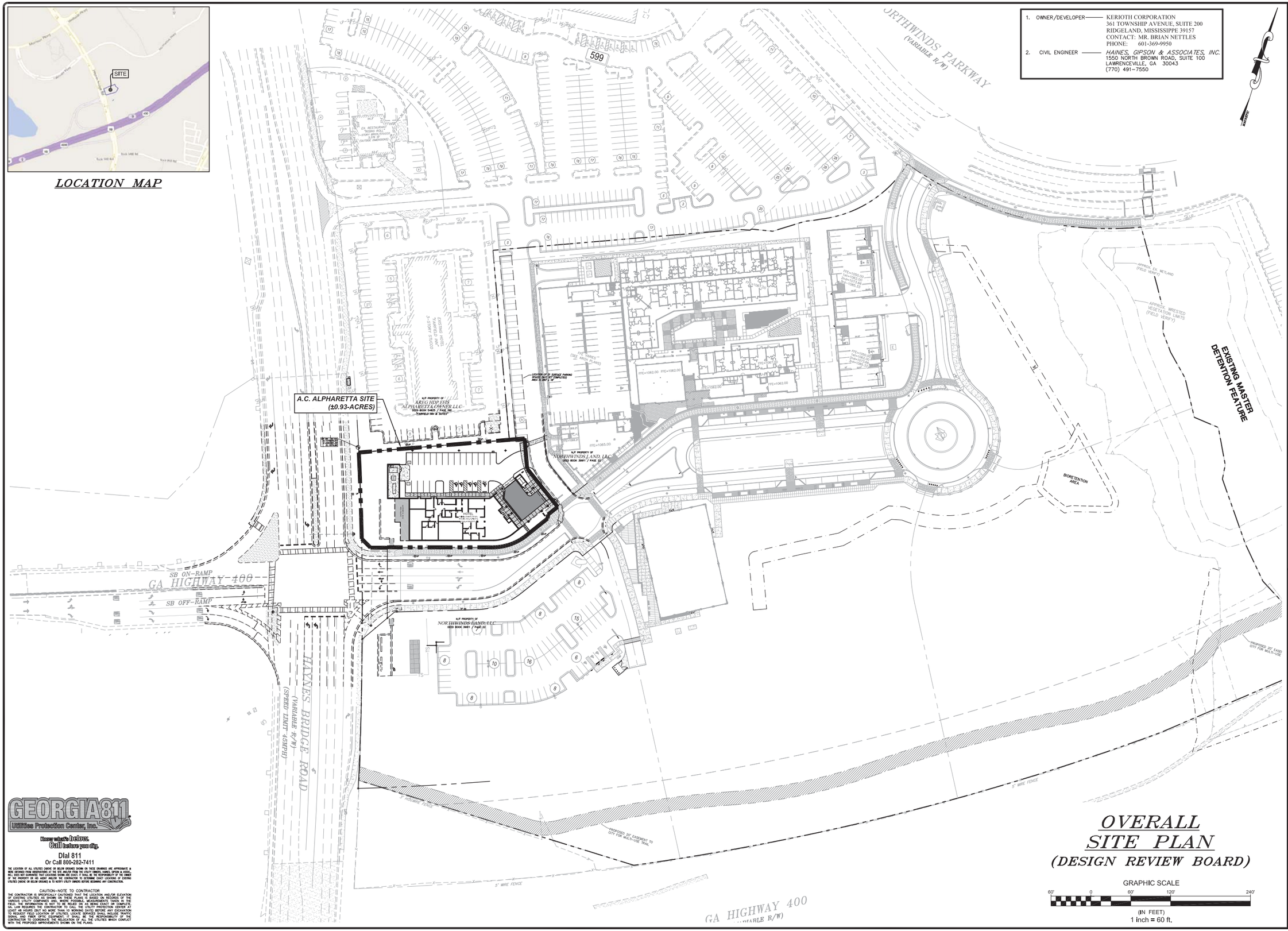


NORTH POINT
ALPHARETTA, GA

LOCATION MAP

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


599
NORTHWINDS PARKWAY
(VARIABLE R/W)
EX. RESTAURANT
"RISING ROLL"
1-STORY BRICK/STUCCO
(LOTS OF OUTSIDE SEATING)
EX. 3-STORY
PARKING DECK
(NO WORK TO BE DONE)
A.C. ALPHARETTA SITE
(±0.93-ACRES)
N/F PROPERTY OF
AREG HDP FEE15
ALPHARETTA OWNER LLC
DEED BOOK 54825 / PAGE 280
TAXPARCEL 190 & 324(?)
N/F PROPERTY OF
NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22
FFE=1065.00
FFE=1062.00
FFE=1063.00
FFE=1062.00
FFE=1062.00
FFE=1062

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RIDGELAND, MISSISSIPPE 39157
CONTACT: MR. BRIAN NETTLES
PHONE: 601-369-9950

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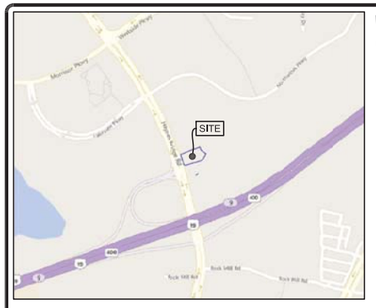
150 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550

LOCATION MAP



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

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

HAYNES BRIDGE ROAD
(VARIABLE R/W)

SUMMIT PLACE
(PRIVATE ROAD)

SITE TBM – 60d NAIL
N: 1475694.64
E: 2260381.39
EL: 1074.88

HOTEL
Building Area: 78,726 S.F.
6-Stories, Max. Ht. = ±75 ft.
F.F.E. = 1069.00 FT.

2nd Floor Stub
F.F.E. = 1086.00 FT.

FFE=1068.21

N67°54'54"E 227.26'

PARKING SUMMARY

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

LEGEND

- 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

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Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & 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 ON SURFACE EVIDENCE AND MAY NOT REFLECT THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER 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 SIGNAL CABLES AND OTHER UTILITIES NOT MEMBERS OF THE UPC. IT SHALL BE THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE PLAN
(DESIGN REVIEW BOARD)

GRAPHIC SCALE
20' 0 20' 40' 80'
(IN FEET)
1 inch = 20 ft.

HGA JOB No. 2020-054

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

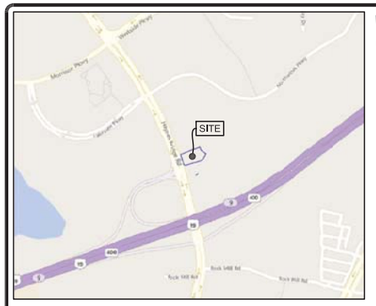
SEAL

A PROJECT OF:
KERIOTH
Creating Special Places
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-369-9950

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

NO.	BY	DESCRIPTION	DATE

DRAWN BY: TLF
CHECKED BY: TLF
DATE: 03/02/2020
SHEET TITLE: *SITE PLAN*
SHEET NUMBER: C-1.1



LOCATION MAP

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

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

HAYNES BRIDGE ROAD
(VARIABLE R/W)

SUMMIT PLACE
(PRIVATE ROAD)

SITE TBM – 60d NAIL
N: 1475694.64
E: 2260381.39
EL: 1074.88

N67°54'54"E 227.26'

R=48.00'
L=233.85'

LAND LOT LINE

WATER LINE EASEMENT (DB 59384, PG 6)

D-PAD DRAIN 1-H
STA: 2+36
INV: 1064.75

C.O. 1-G
STA: 2+20

C.O. 1-F
STA: 2+07

C.O. 1-E
STA: 1+44

C.O. 2-C
STA: 0+43

C.O. 1-C
STA: 0+44

C.O. 1-B
STA: 0+32

C.O. 1-D
STA: 0+75

G.T. 2-B
STA: 0+32

TEST M.H. 2-A
STA: 0+13
TOP EL: 1067.90
INV. IN: 1061.22
INV. OUT: 1059.72

EX. S.S.M.H. 1-A
STA: 0+00
TOP EL: 1070.24
INV. IN: 1056.90
INV. OUT: 1054.90

C.O. 3-A
STA: 0+28
INV: 1063.00

C.O. 2-D
STA: 0+66
INV: 1063.00

8" FIRE WATER SERVICE
3" DOMESTIC WATER SERVICE

2nd Floor Slab F.F.E. = 1086.00 FT.

F.F.E. = 1069.00 FT.

NOTE: UTILITY SERVICE SIZE(S) & BLDG. SERVICE CONNECTION POINT(S) SUBJECT TO CHANGE BASED ON COORDINATION THROUGHOUT THE DESIGN PROCESS.

CONNECT TO EX. 8" WATER LINE STUB
GATE VALVE
8" WATER METER ASSEMBLY IN VAULT
8" D.C.V. ASSEMBLY IN VAULT
3" D.C.V. ASSEMBLY IN VAULT

SSMH TOP 1066.7 PAVED OVER

SSMH TOP 1063.87 IN 1054.5 OUT 1054.3

FFE=1068.21

LL 752
LL 753
LL 799
LL 798

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

LEGEND

EXISTING FEATURES		PROPOSED WATER LINE	6"W
PROPOSED FEATURES		PROPOSED ROOF LEADER	
PROPOSED CONCRETE CURB & GUTTER		PROPOSED STORM SEWER	
PROPOSED BUILDING		PROPOSED MANHOLE	S
PROPERTY LINES		PROPOSED CLEANOUT	CO
PROPOSED SANITARY SEWER	8"SS	PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE		EX. OVERHEAD UTILITY	OHU
CONCRETE THRUST BLOCK		EXISTING WATER LINE	EX. 8" C.I. W
PROPOSED UTILITY EASEMENT		EXISTING NATURAL GAS	GAS GAS
		EXISTING FIRE HYDRANT	
EXISTING STORM SYSTEM		EXISTING UTILITY POLE	
		EXISTING SEWER MANHOLE	S
PROPOSED ELECTRIC	E E	EX. UNDERGROUND CABLE	UGC UGC
PROPOSED GAS	G G	EX. UNDERGROUND POWER	

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UTILITY PLAN
(DESIGN REVIEW BOARD)

GRAPHIC SCALE
20' 0 20' 40' 80'
(IN FEET)
1 inch = 20 ft.

HGA JOB No. 2020-054

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL

KERIOTH
Creating Special Places

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

A PROJECT OF:

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

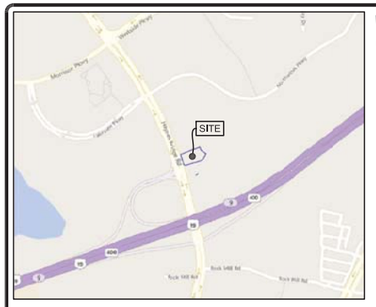
NO.	BY	DATE	DESCRIPTION

DRAWN BY: TLF
CHECKED BY: TLF

DATE
03/02/2020

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-2.0



LOCATION MAP

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

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DEED BOOK 39911 / PAGE 22

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

HAYNES BRIDGE ROAD
(VARIABLE R/W)

SUMMIT PLACE
(PRIVATE ROAD)

SITE TBM – 60d NAIL
N: 1475694.64
E: 2260381.39
EL: 1074.88

80 L.F. OF 48" PERFORATED CMP W/ STONE ENCASEMENT
STONE INV. EL: 1056.75
STORAGE VOL: 2,524 C.F.

EXPOSED WALL HEIGHT: 4.9–FT.
EXPOSED WALL HEIGHT: 4.3–FT.
SCREEN/RETAINING WALL (RUBBED CONC. FINISH)
EXPOSED WALL HEIGHT: 0.3–FT.
EXPOSED WALL HEIGHT: 5–FT.
EXPOSED WALL HEIGHT: 1.5–FT.

2nd Floor Slab
F.F.E. = 1086.00 FT.

F.F.E. = 1069.00 FT.

FFE=1068.21

SWCB TOP 1074.19 OUT 1064.8
SWCB TOP 1075.48 OUT 1070.9
SWCB TOP 1068.10 IN 1060.6 OUT 1060.4
SWCB TOP 1066.08 IN (a) 1057.4 IN (b) 1059.8 OUT 1056.9
JB TOP 1073.12 IN (a) 1064.4 IN (b) 1064.4 OUT 1064.3
JB TOP 1068.42 OUT 1061.9
JB TOP 1068.83 IN 1061.8 OUT 1061.2

LAND LOT LINE

LEGEND

EXISTING EDGE OF PAVEMENT	
EXISTING CURB & GUTTER	
PROPOSED CONCRETE CURB & GUTTER	
PROPOSED BUILDING	
PROPOSED RETAINING WALL	
PROPERTY LINES	
PROPOSED CONTOUR ELEVATION	1198
PROPOSED SPOT ELEVATION	+1198.25
EXISTING STORM SEWER	EXIST. 18"CMP
EXISTING HEADWALL	
EXISTING JUNCTION BOX	
EXISTING CONTOUR ELEVATION	1200
EXISTING CATCH BASIN	
EXISTING DROP INLET	
PROPOSED CATCH BASIN	
PROPOSED STORM PIPE	

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GRADING PLAN
(DESIGN REVIEW BOARD)

GRAPHIC SCALE
20' 0 20' 40' 80'
(IN FEET)
1 inch = 20 ft.

HGA JOB No. 2020-054

HAINES GIPSON & ASSOCIATES
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SEAL

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A.C. ALPHARETTA
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	CHECKED BY
TLF	TLF

DATE
03/02/2020

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-3.0

GROUND FLOOR PLAN

KERIOTH

AC HOTELS MARRIOTT

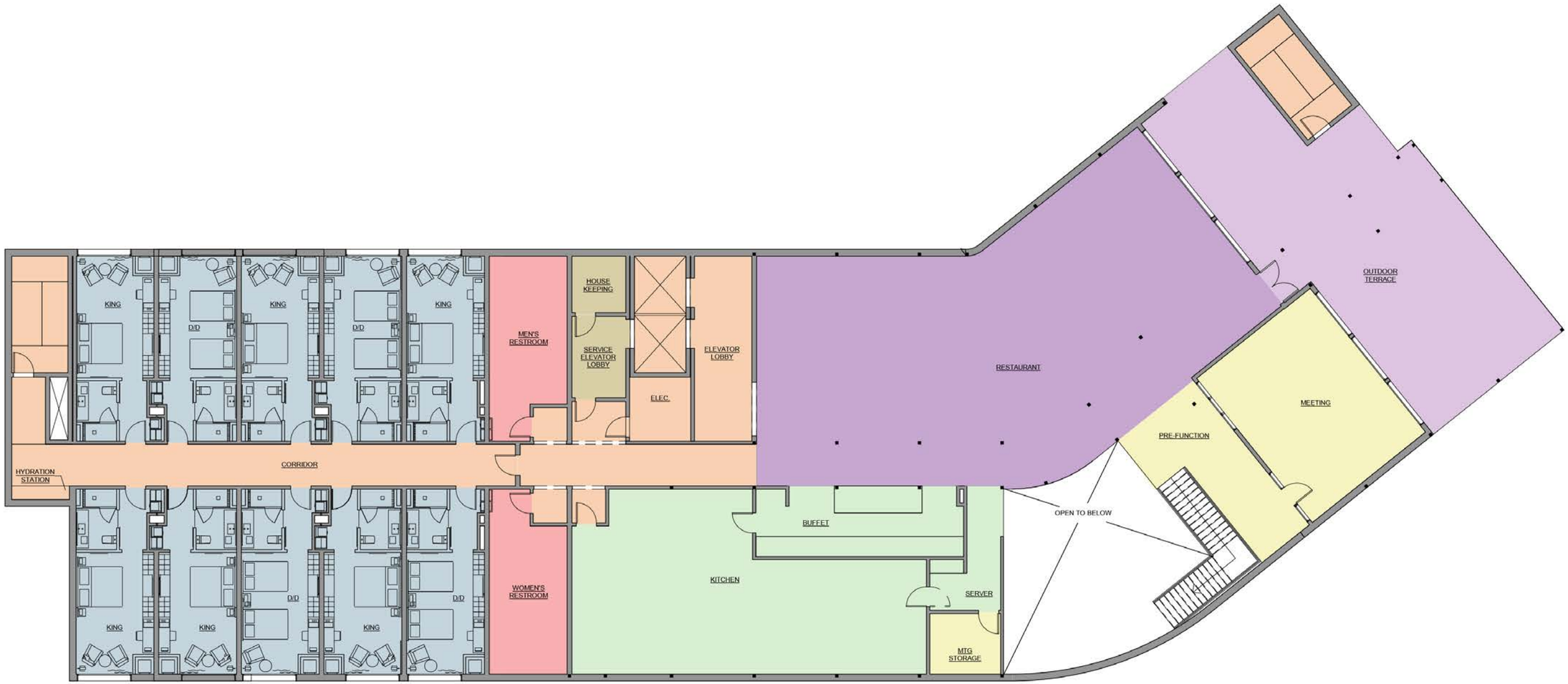
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC



2ND FLOOR PLAN

KERIOTH

AC HOTELS MARRIOTT

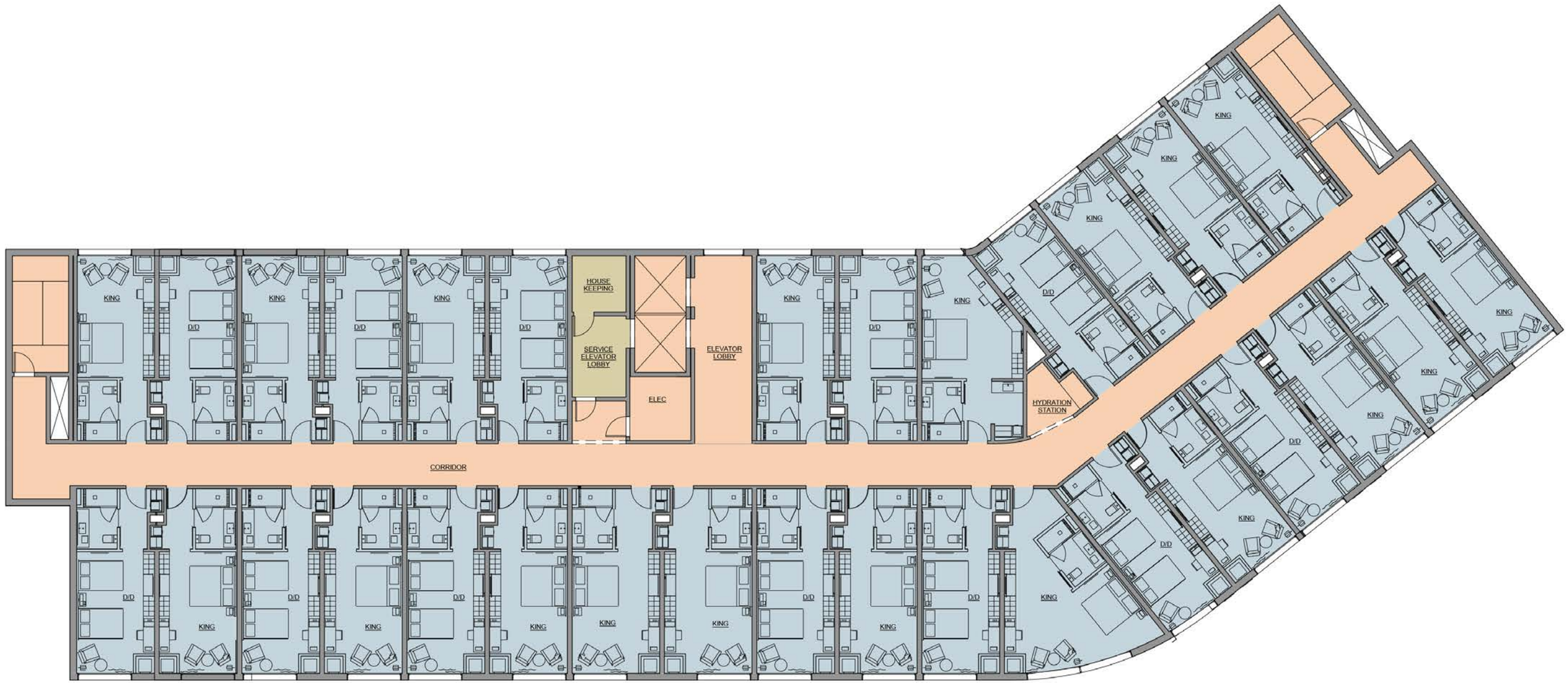
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC



3RD - 6TH FLOOR PLAN

KERIOTH

AC HOTELS MARRIOTT

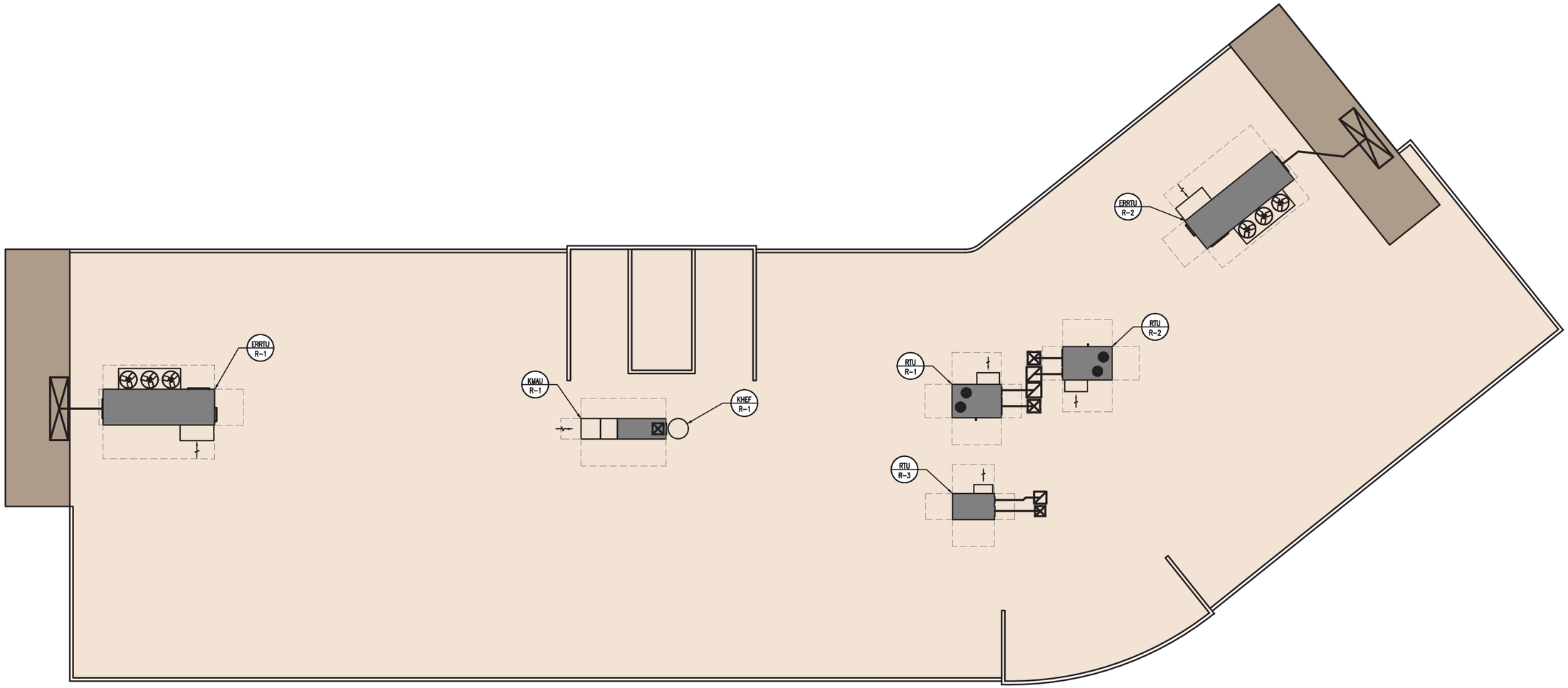
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC



ROOF PLAN

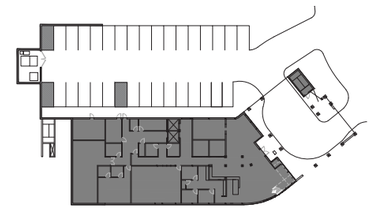
SHEET 4 OF 21

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020



EAST ELEVATION

SHEET 5 OF 21

KERIOTH

AC HOTELS MARRIOTT

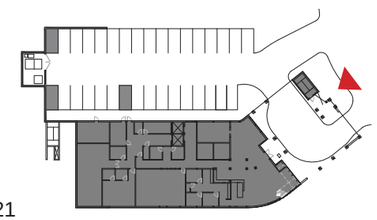
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC



NORTH ELEVATION

KERIOTH

AC HOTELS MARRIOTT

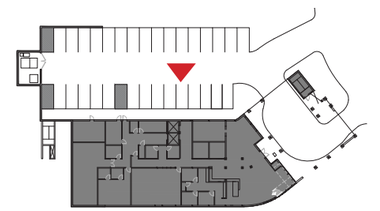
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC



WEST ELEVATION

SHEET 7 OF 21

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

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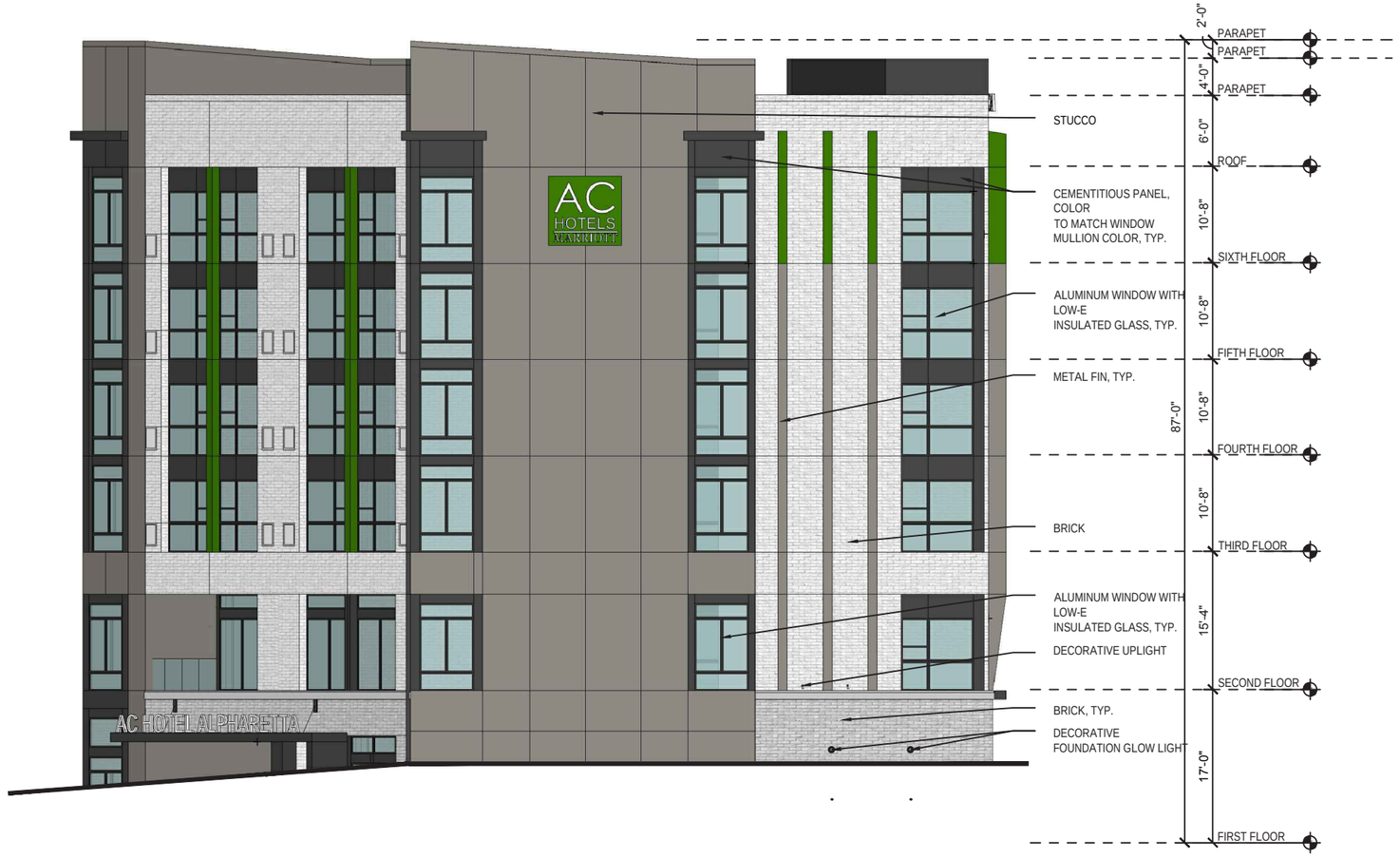

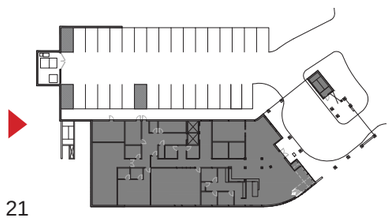

SOUTH ELEVATION

SHEET 8 OF 21

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

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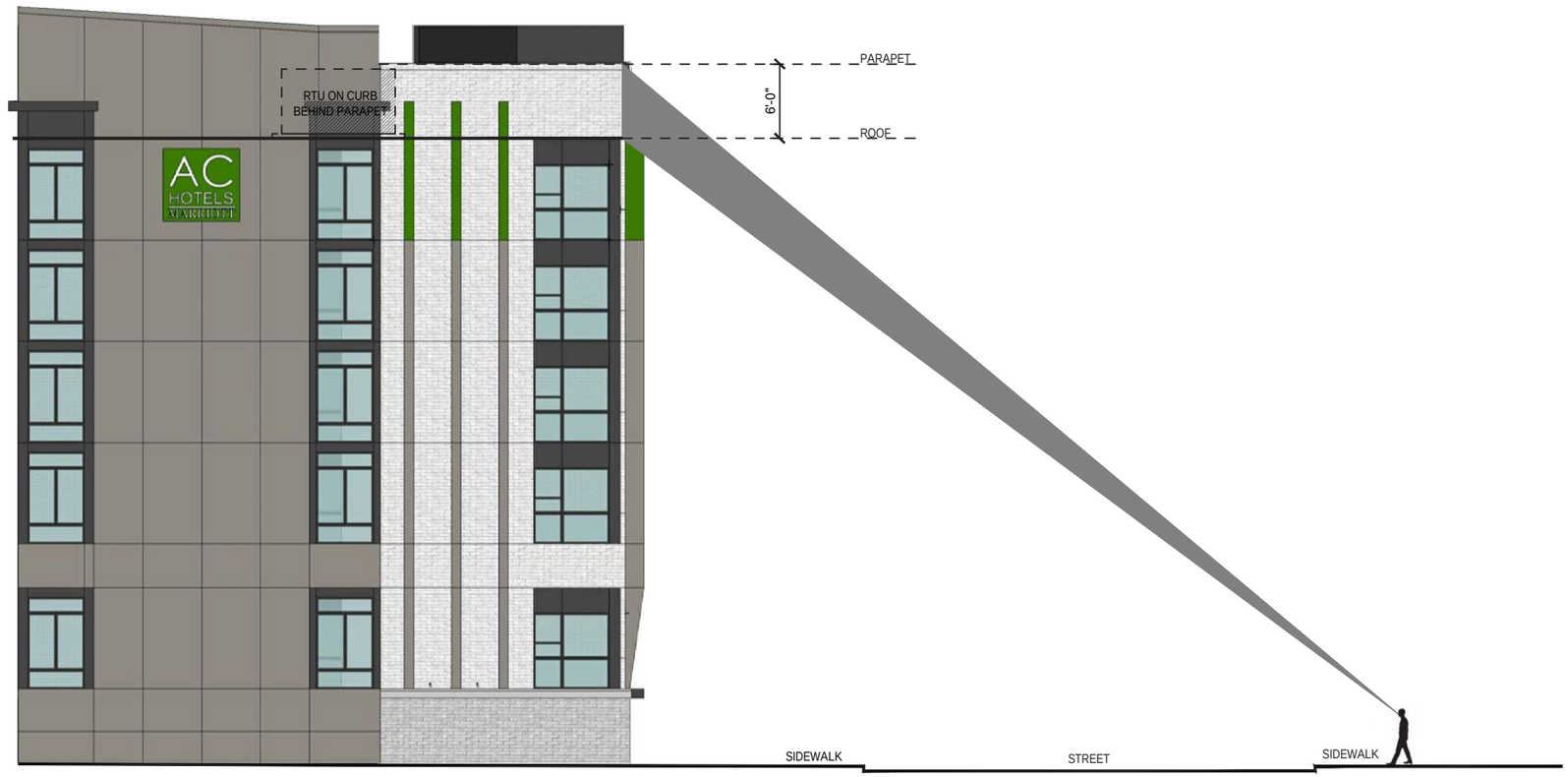
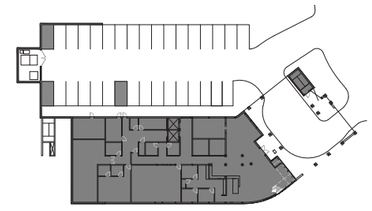




SITELINE STUDY

KERIOTH

AC HOTELS MARRIOTT

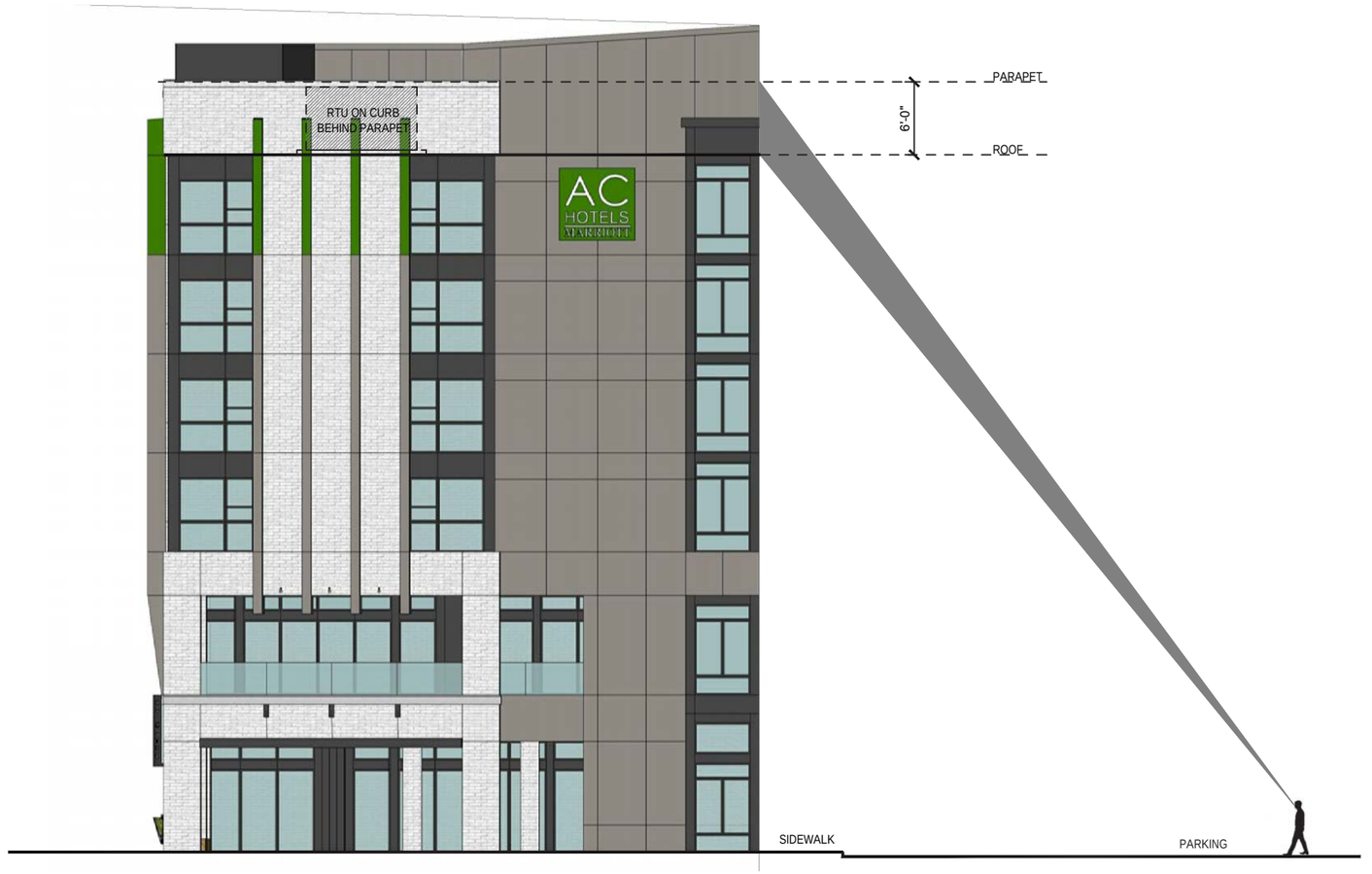
AC ALPHARETTA

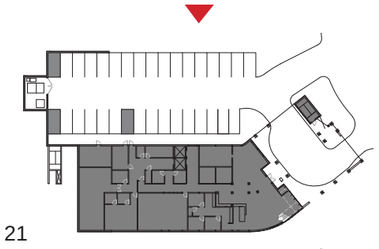
NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC





SITELINE STUDY

SHEET 10 OF 21

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

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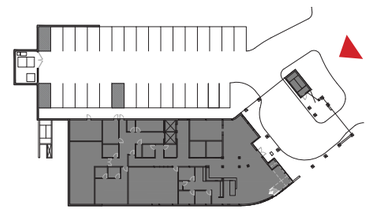

SITELINE STUDY

SHEET 11 OF 21

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC

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

MATERIAL BOARD

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC

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NORTHWINDS SUMMIT

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DATE: 03.12.2020

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AC ALPHARETTA

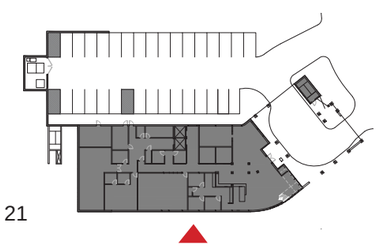
NORTHWINDS SUMMIT

SC: NTS

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC

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



FENESTRATION CALCULATIONS

SHEET 18 OF 21

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

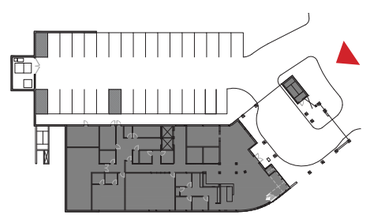
NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC

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



FENESTRATION CALCULATIONS

KERIOTH

AC HOTELS MARRIOTT

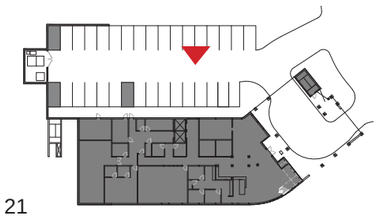
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”
DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC

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



FENESTRATION CALCULATIONS

SHEET 20 OF 21

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

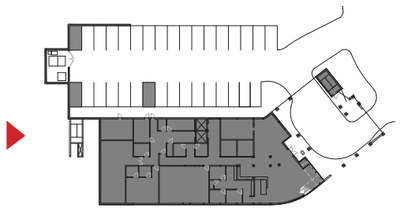
NORTHWINDS SUMMIT

SC: 1/16”=1’-0”

DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC

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



FENESTRATION CALCULATIONS

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16”=1’-0”
DATE: 03.12.2020

REESE VANDERBILT ARCHITECTS PC

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

NORTHWINDS PARKWAY

PRIVATE ROAD

PRIVATE ROAD

HAYNES BRIDGE ROAD

GEORGIA HIGHWAY 400

KERIOTH CORPORATION

HGOR

0 50’ 100’

Alpharetta, GA
March 2nd 2020

NORTHWINDS SUMMIT
MASTER PLAN UPDATE

LEGAL DESCRIPTION OF PROPERTY - HOTEL SITE

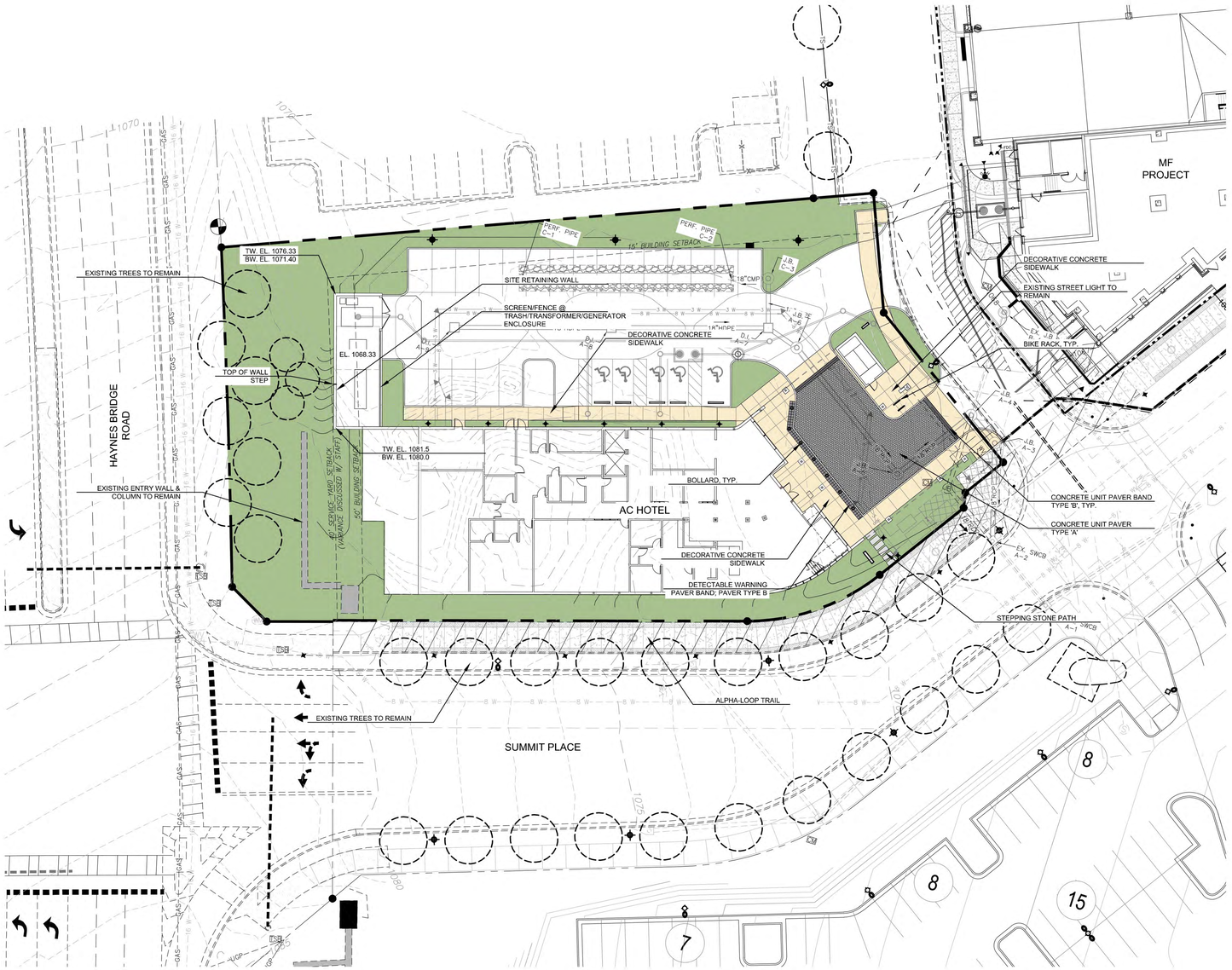
Lot 1, Northwinds Summit
All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows: Commencing at a concrete monument found at the intersection of the Northerly right-of-way 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.

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)

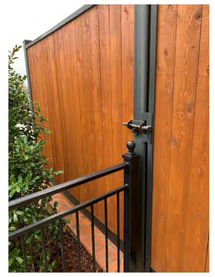
SITE BOLLARD
RELIANCE FOUNDRY - R7736 DECORATIVE BOLLARD



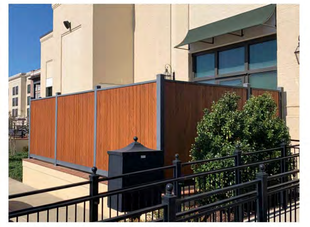
CAST-IN-PLACE CONCRETE RETAINING WALL
RUBBED FINISH

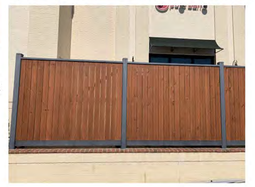
(PHOTO SHOWN FROM NORTHWINDS BUILDING 3000 PROJECT)

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'

0' 10' 20' 40' NORTH

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
KERIOTH
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

Last modified on 03/09/20 by ADOBE
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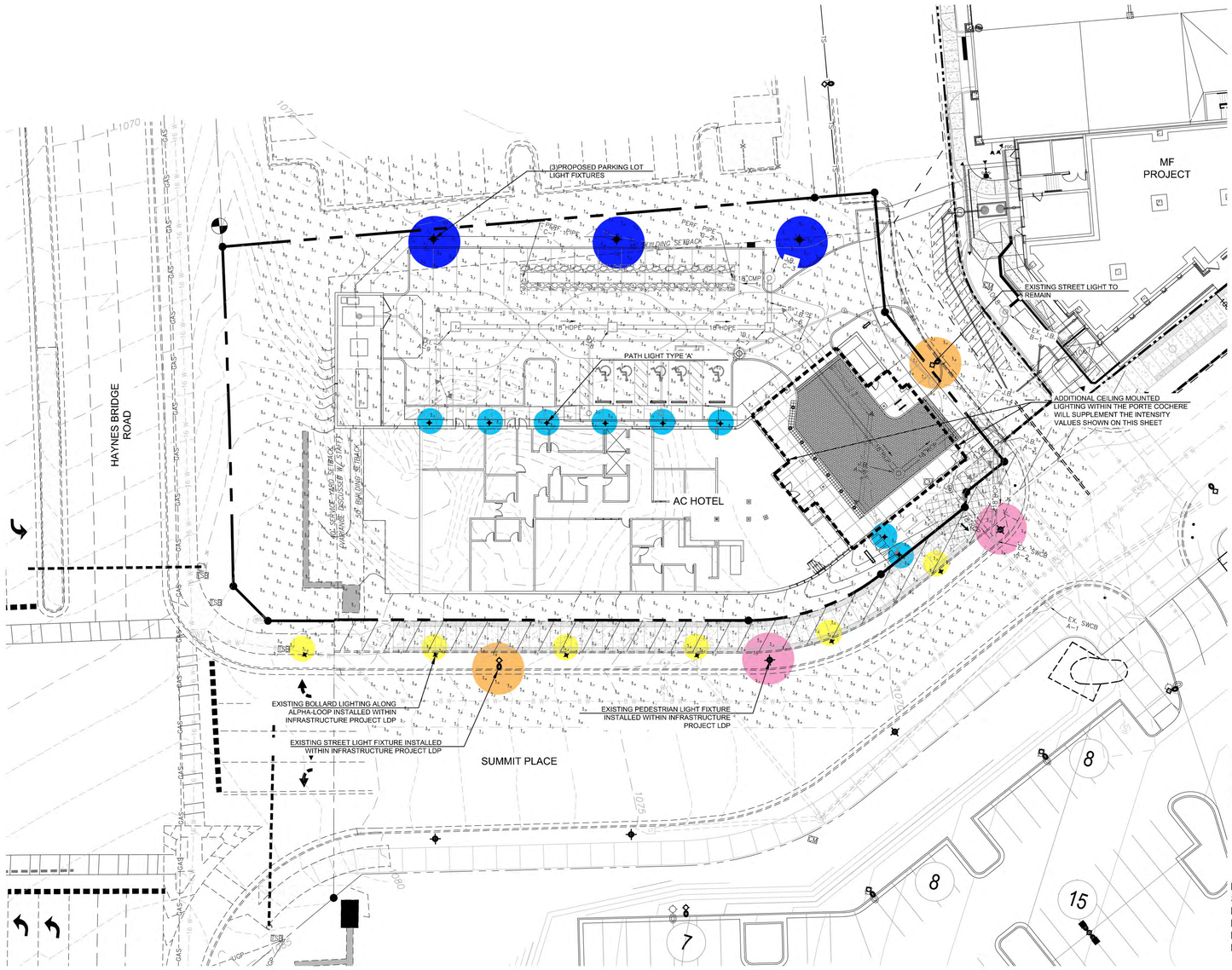
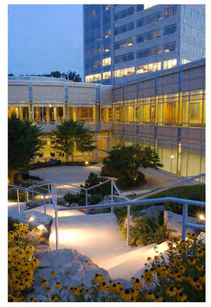




LOW LEVEL PATH LIGHT TYPE 'A':
TEKA DIRECTIONAL FLOOD SPOT - TWIN HEAD
PRODUCT #5660/2

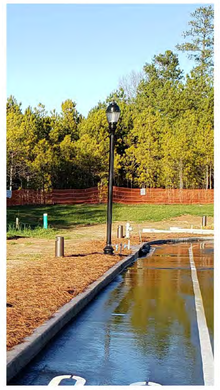
ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP

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.

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

0' 10' 20' 40'

NORTH

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

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS - AC HOTEL
ALPHARETTA, GA
KERIOTH
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:
SITE LIGHTING LAYOUT PLAN

SHEET NO.:
HS-2

NOT RELEASED FOR CONSTRUCTION

Last modified on 03/09/20 by ADOE
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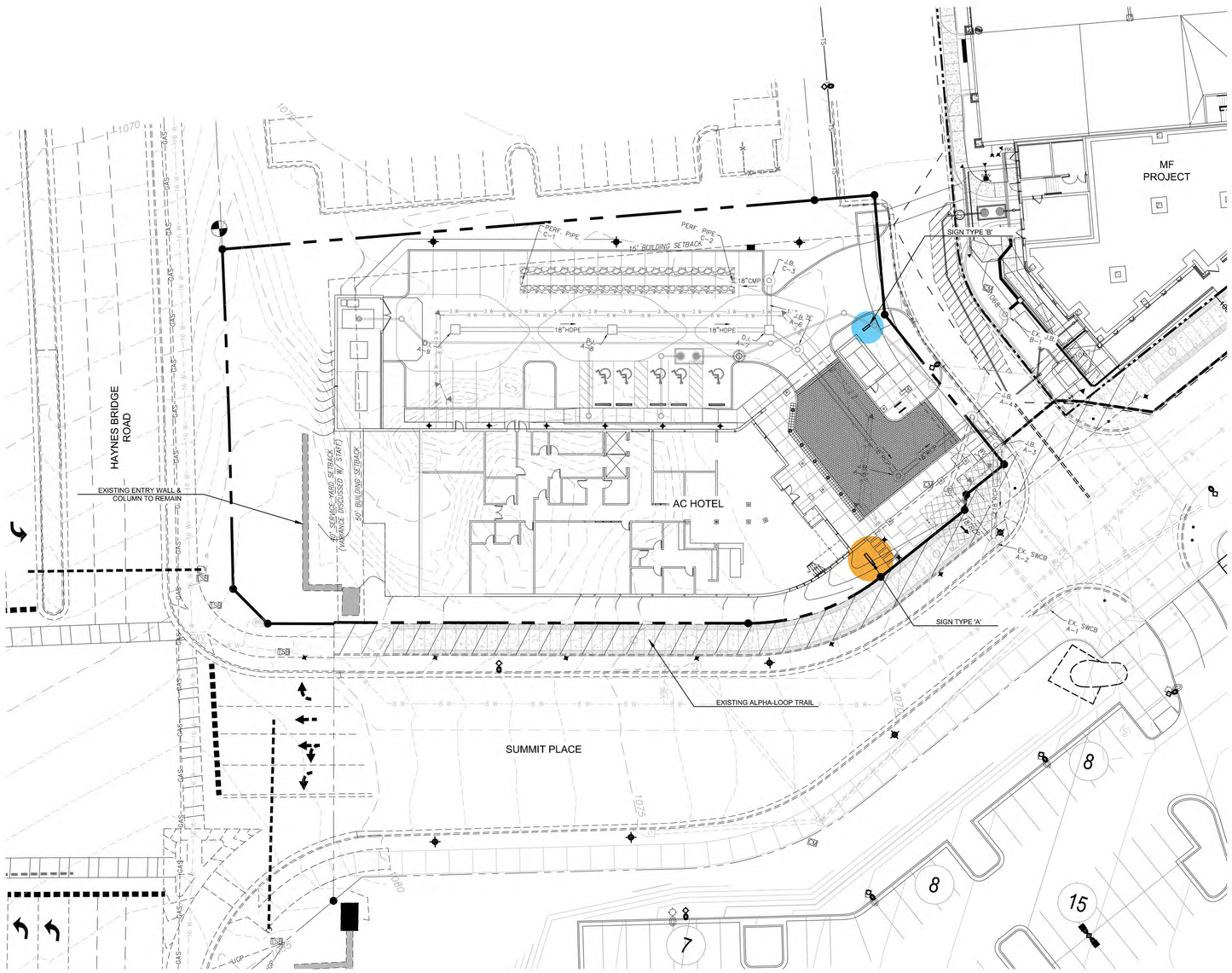


SIGN TYPE 'A'

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

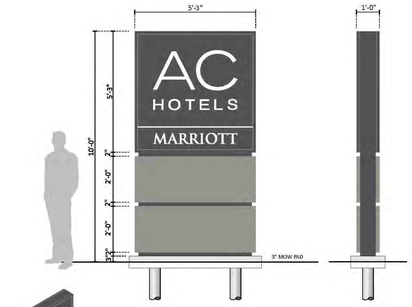
Translucent film digitally printed to match pms 425c gray
3m 3630-20 white translucent film

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 423c light gray (satin finish)

Standard steel supports & concrete pier foundations



MONUMENT SIGN — SCALE: 3/4" = 1'-0"
10'-0" OAH

END VIEW

ISOMETRIC VIEW

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 sho-thru white graphics

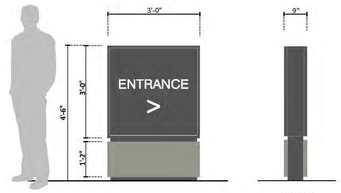
Font: Helvetica

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 423c light gray (satin finish)

Standard steel supports & concrete pier
Foundations



DIRECTIONAL SIGN — SCALE: 3/4" = 1'-0"

END VIEW

OPPOSITE FACE LAYOUT

A SIGN LAYOUT PLAN
HS-3 SCALE: 1"=20'

0' 10' 20' 40'

NORTH

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
KERIOTH
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:
SIGN LAYOUT PLAN

SHEET NO.:
HS-3

NOT RELEASED FOR CONSTRUCTION

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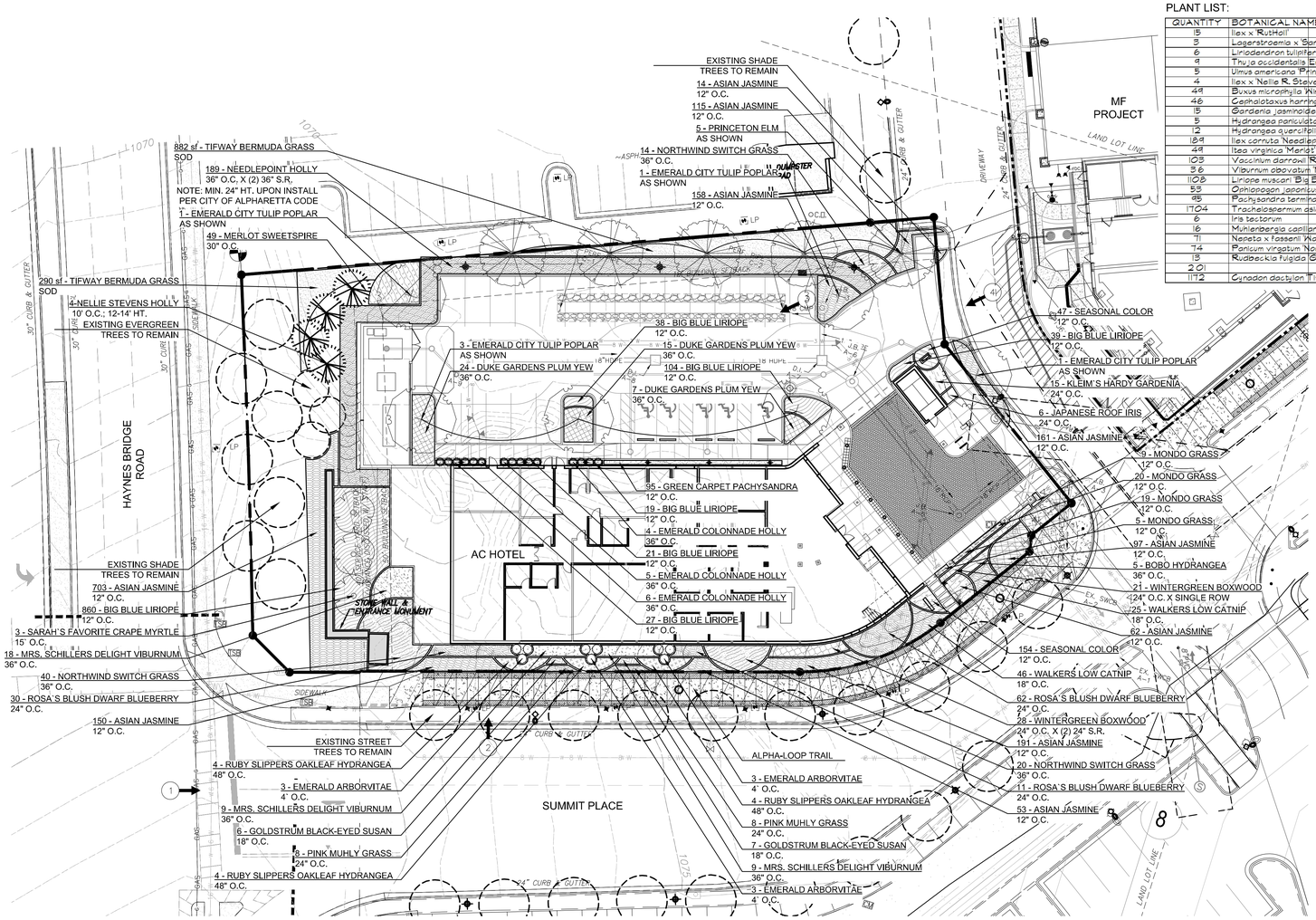
PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
15	Ilex x 'RutHoll'	Emerald Colonnade Holly		42"-48"	18"-24"	10 gal	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Lagerstroemia x 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	2.5"-3"	10'-12'	7'-8'	B&B	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'	B&B	Single straight trunk; dense, uniform branching; single central leader
9	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2.5"-3"	9'-10'	3'-4'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Ulmus americana 'Princeton'	Princeton Elm	4"-4.5"	20'-22'	9'-10'	B&B	Straight trunk; 1' clear trunk; dense branching; one central leader
4	Ilex x Nelle R. Stevens'	Nelle R. Stevens Holly	4"-4.5"	12'-14'	6'-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
44	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12"-15"	12"-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
46	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew		9'-12'	12"-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
15	Gardenia jasminoides 'Klein's Hardy'	Klein's Hardy Gardenia		12"-15"	15"-18"	3 gal	Densely pruned form; healthy color; well rooted in pot
5	Hydrangea paniculata 'ILVOBO'	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
189	Ilex cornuta 'Needlepoint'	Needlepoint Holly		24"-30"	18"-24"	5 gal	Densely pruned form; healthy color; well rooted in pot
49	Itea virginica 'Merlot'	Merlot Sweetspire		18"-24"	18"-24"	3 gal	Dense branching; well rooted in pot; self supporting stems
103	Vaccinium darrowii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry		12"-15"	12"-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
36	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum		12"-15"	15"-18"	3 gal	Densely pruned form; healthy color; well rooted in pot
1108	Liriope muscari '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
85	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra				4" pot (1 pint)	Full in pot; good color; dense foliage mass
1104	Trachelospermum asiaticum	Asian Jasmine				4" pot (1 pint)	Full in pot; 3 runners min, each 8" min. in length
6	Iris sectorum	Japanese Roof Iris				1 gal	Fully rooted in pot; dense compact growth
16	Muhlenbergia capillaris	Pink Muhly Grass				3 gal	Full in pot; well rooted; dense clump
71	Nepeta x fassenii 'Walkers Low'	Walkers Low Catnip				1 gal	Fully rooted in pot; dense compact growth
114	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
13	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan				1 gal	Fully rooted in pot; dense compact growth
201	SEASONAL COLOR	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 SWEETSPIRE

ROSA'S BLUSH BLUEBERRY

ASIAN JASMINE

SIBERIAN IRIS

MT. AIRY FOTHERGILLA

LITTLE LIME HYDRANGEA

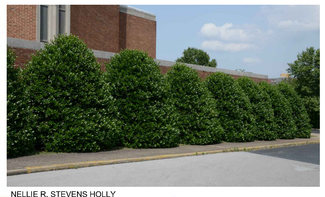
BIG BLUE LIRIOPE

WALKERS LOW CATNIP

DUKE GARDENS PLUM YEW

EMERALD ARBORVITAE

SARAH'S FAVORITE CRAPE MYRTLE


NELLIE R. STEVENS HOLLY

PRINCETON ELM

EMERALD CITY TULIP POPLAR

OAKLEAF HYDRANGEA

NEEDLEPOINT HOLLY

NORTHWINDS SWITCH GRASS

MRS. SCHILLER'S DELIGHT VIBURNUM

MONDO GRASS

A LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH

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

KERIOTH
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:
LANDSCAPE DEVELOPMENT PLAN

SHEET NO.:
LS-1

NOT RELEASED FOR CONSTRUCTION

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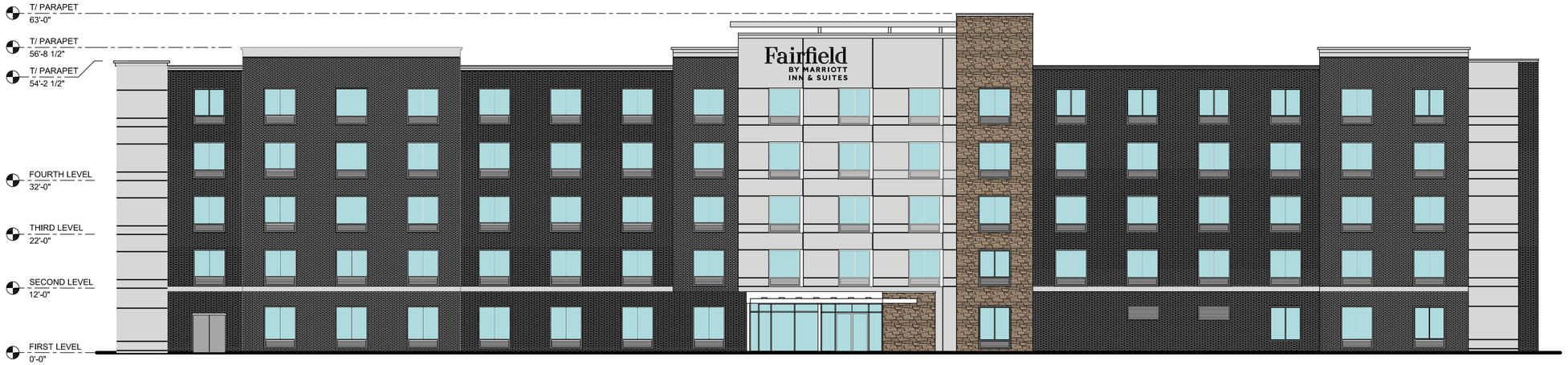
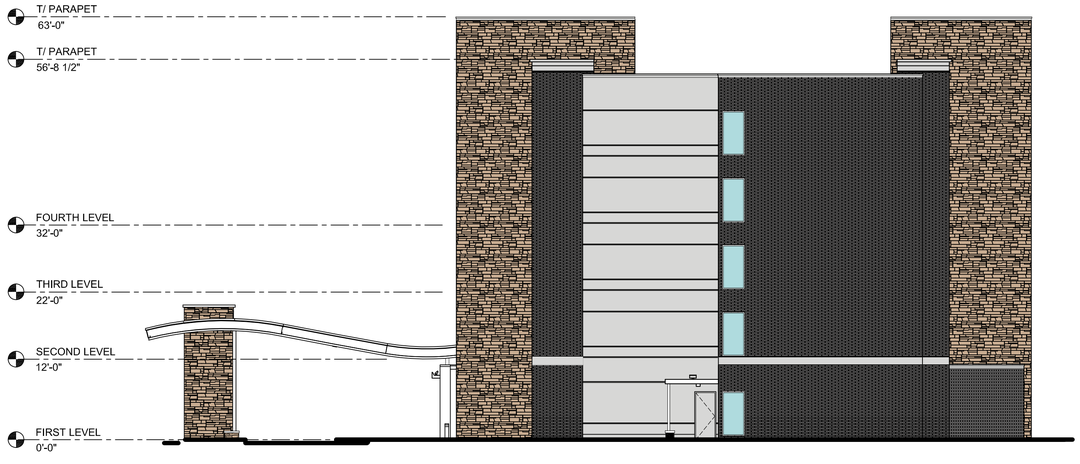


NORTH ELEVATION

SCALE: 3/32" =1'-0



WEST ELEVATION

SCALE: 3/32" =1'-0

EXTERIOR FINISH KEY

- METAL PANEL SYSTEM
- BRICK COLOR
- PRECAST STONE

HOSPITALITY ARCHITECTS, LLC
900 OLD DAWSON VILLAGE RD. EAST, #120
DAWSONVILLE, GEORGIA 30534
PHONE: 706-203-1920
WWW.xxxxxxxx.COM

SEAL

FAIRFIELD INN & SUITES
ALPHARETTA, GEORGIA

DATE	REVISION
03/02/2020	CITY DRB SUBMITTAL

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PROJECT NUMBER: H20-1002

DATE: 03/02/2020

SCALE: AS NOTED

DRAWN BY: TM | CHECKED BY: JCW

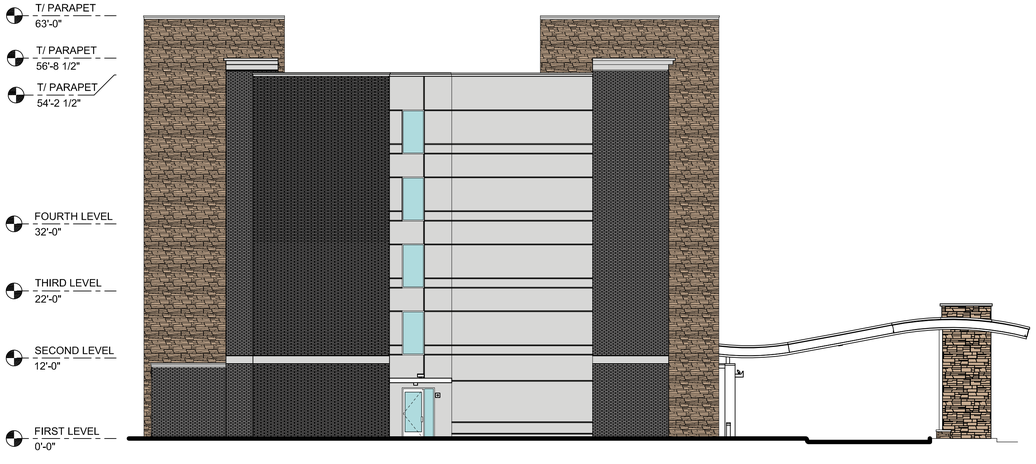
CAD FILE: H:\Active Projects\H20-1002 Fairfield Inn - Alpharetta, GA\Drawings\Arch Drawings\a200s\Exterior Elevations Colored\a-ext elevs colored.dwg

DRAWING TITLE: EXTERIOR ELEVATIONS

DRAWING NO.: A-211

SOUTH ELEVATION

SCALE: 3/32" =1'-0



EAST ELEVATION

SCALE: 3/32" =1'-0

EXTERIOR FINISH KEY

- METAL PANEL SYSTEM
- BRICK COLOR
- PRECAST STONE

HOSPITALITY ARCHITECTS, LLC
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DAWSONVILLE, GEORGIA 30534
PHONE: 706-203-1920
WWW.xxxxxxxx.COM

SEAL

FAIRFIELD INN & SUITES
ALPHARETTA, GEORGIA

DATE	REVISION
03/02/2020	CITY DRB SUBMITTAL

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PROJECT NUMBER: H20-1002

DATE: 03/02/2020

SCALE: AS NOTED

DRAWN BY: TM | CHECKED BY: JCW

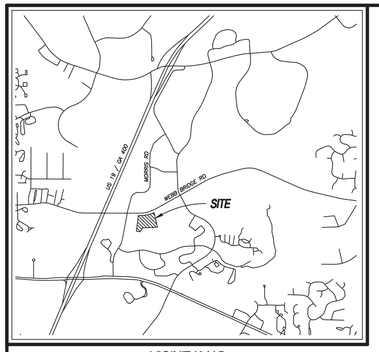
CAD FILE
N:\Active Projects\H20-1002 Fairfield Inn - Alpharetta, GA\Drawings\Arch Drawings\a200s\Exterior Elevations Colored\a-ext elevs colored.dwg

DRAWING TITLE

EXTERIOR ELEVATIONS

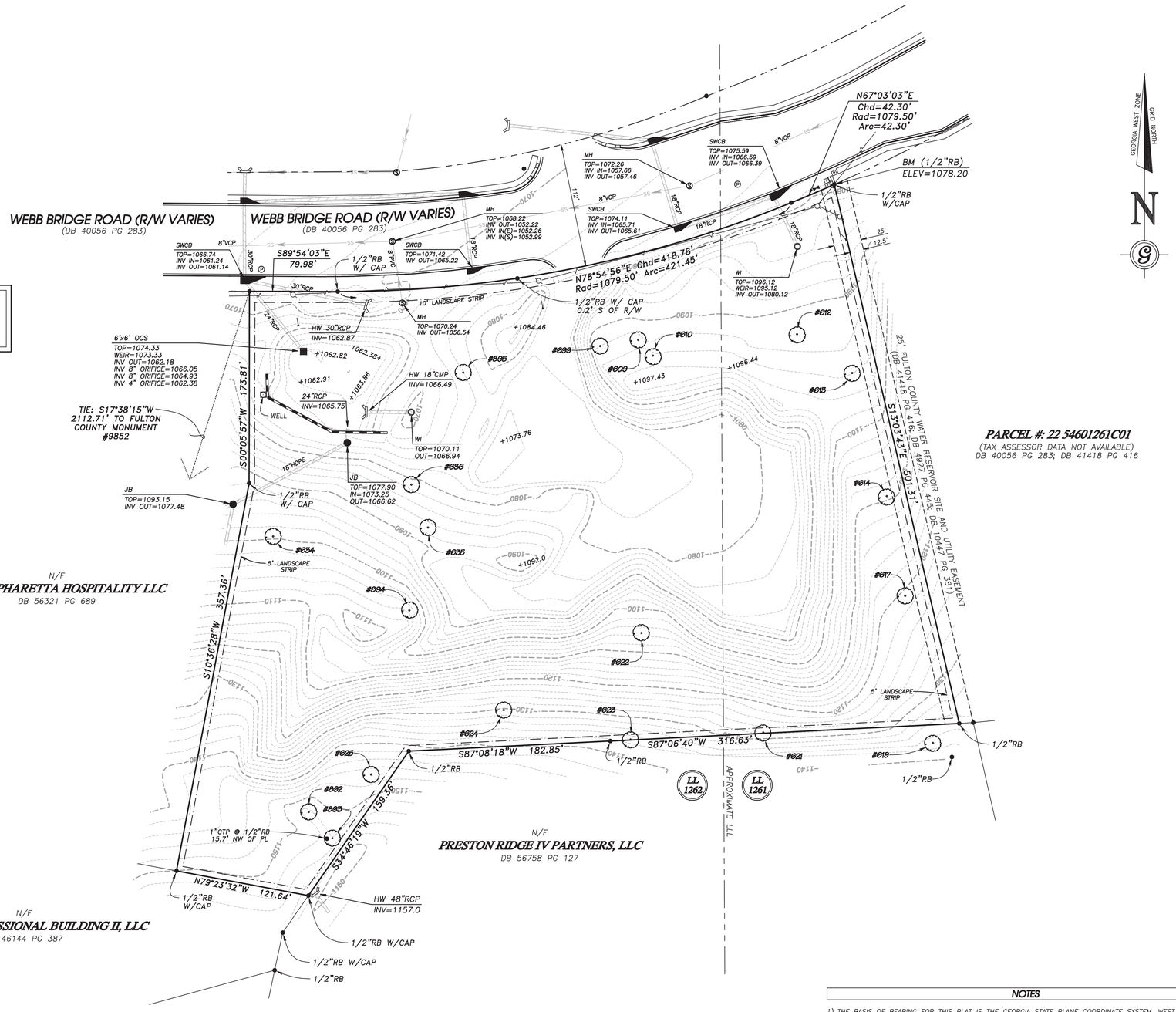
DRAWING NO.

A-212



VICINITY MAP

AREA
6.519 ACRES



GRID NORTH
GEORGIA WEST ZONE

PARCEL #: 22 54601261C01
(TAX ASSESSOR DATA NOT AVAILABLE)
DB 40056 PG 283; DB 41418 PG 416

LEGEND

ABBREVIATIONS

AI	– ANGLE IRON
BL	– BUILDING SETBACK LINE
BWF	– BARB WIRE FENCE
CI	– CURB INLET
CO	– CLEANOUT
C&G	– CURB & GUTTER
CL	– CENTERLINE
CLF	– CHAIN LINK FENCE
CMF	– CONCRETE MONUMENT FOUND
CMP	– CORRUGATED METAL PIPE
CONC	– CONCRETE
CTP	– CRIMP TOP PIPE
D	– DEPTH
DB	– DEED BOOK
DE	– DRAINAGE EASEMENT
DI	– DROP INLET
DIP	– DUCTILE IRON PIPE
DIST	– DISTURBED
DWCB	– DOUBLE WING CATCH BASIN
E	– EAST
EA	– EDGE OF ASPHALT
EC	– EDGE OF CONCRETE
EG	– EDGE OF GRAVEL
FDC	– FIRE DEPARTMENT CONNECTION
FFE	– FINISHED FLOOR ELEVATION
FH	– FIRE HYDRANT
FP	– FLAG POLE
-G-	– UNDERGROUND GAS LINE
GM	– GAS METER
GW	– GUY WIRE
HWF	– HOG WIRE FENCE
ICB	– IRRIGATION CONTROL BOX
IM	– IRRIGATION METER
IPS	– IRON PIN SET
IV	– IRRIGATION VALVE
JB	– JUNCTION BOX
LLL	– LAND LOT LINE
MH	– MANHOLE
MW	– MONITORING WELL
N	– NORTH
N/F	– NOW OR FORMERLY
OTP	– OPEN TOP PIPE
PB	– PLAT BOOK
PBX	– POWER BOX
PG	– PAGE
PKN	– SURVEY NAIL (PARKER-KALON)
PL	– PROPERTY LINE
POB	– POINT OF BEGINNING
POC	– POINT OF COMMENCEMENT
PS	– PLAT SLIDE
PSO	– POWER STUB OUT
PVC	– POLYVINYL CHLORIDE PIPE
RB	– REBAR
RCP	– REINFORCED CONCRETE PIPE
REC	– RECORDED
R/W	– RIGHT-OF-WAY
S	– SOUTH
SD	– SLOTTED DRAIN
SOV	– WATER SHUT OFF VALVE
SR	– SOLID STEEL ROD
SSE	– SANITARY SEWER EASEMENT
SW	– SIDEWALK
SWCB	– SINGLE WING CATCH BASIN
TR	– THREADED STEEL ROD
TSB	– TRAFFIC SIGNAL BOX
TSP	– TRAFFIC SIGNAL POLE
TYP	– TYPICAL
UC	– UNDERGROUND CABLE
UP	– UNDERGROUND POWER
UT	– UNDERGROUND TELEPHONE
VCP	– VITRIFIED CLAY PIPE
W	– WEST
-W-	– WATER LINE
WE	– WATER EASEMENT
WI	– WEIR INLET
WIF	– WROUGHT IRON FENCE
WSE	– WATER SURFACE ELEVATION
WVT	– WATER VAULT

SYMBOLS

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ROCK FOUND
- IRON PIN SET
- COMPUTED POINT (NOT SET)
- SANITARY SEWER MANHOLE
- JUNCTION BOX
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- DROP INLET
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GUY WIRE
- GUY POLE
- LIGHT POLE
- POWER BOX
- POWER MANHOLE
- POWER METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- GAS METER
- GAS VALVE

LINETYPES

- WIRE FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- IRON FENCE
- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- STREAM CENTERLINE
- OVERHEAD UTILITY LINE
- WETLANDS
- STORM PIPE
- GUARD RAIL
- EDGE OF WOODS

TREE ABBREVIATIONS

BJO	– BLACKJACK OAK
BKO	– BLACK OAK
NRO	– NORTHERN RED OAK
POP	– POPLAR
PTO	– POST OAK
RMA	– RED MAPLE
SCO	– SCARLET OAK
SRO	– SOUTHERN RED OAK
SUG	– SUGAR MAPLE
SYC	– SYCAMORE
WAO	– WATER OAK
WHO	– WHITE OAK

NOTES

1) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.

2) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.

3) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13121C0059F, EFFECTIVE DATE 9/18/13.

4) A LEICA GPS 1200 (GX1230) DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF TOPOGRAPHIC/PLANIMETRIC DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANIMETRIC FEATURES IS 0.10'. RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.

5) REFERENCE IS HEREBY MADE TO AN ARBORIST REPORT (20-02-01 FAIRFIELD ARBORIST REPORT ALPHARETTA) PREPARED BY SCOTT HALL OF OUTDOOR SPACES, LLC, DATED 02/24/2020. WITH RESPECT TO TREE IDENTIFICATION #'s SHOWN HEREON.

SHEET 1 OF 1

REVISIONS:

DRAWING DATE: 02/28/2020 | LAST FIELD WORK: 02/25/2020
MANAGER: BLD | CAD: BV | CREW CHIEF: JHF
JOB NUMBER: FUL-1261-1 | FILE: 3225 Webb Bridge Topo.prj

GRAPHIC SCALE 1"=50'
0' 50' 100' 150'

REGISTERED GEORGIA LAND SURVEYOR BENJAMIN L. CROSS

TOPOGRAPHIC & TREE SURVEY
OF
3225 WEBB BRIDGE RD
FOR
HOS MANAGEMENT

LOCATED IN
LAND LOTS 1261 & 1262, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

GENUINE DESIGN MAPPING &
PO BOX 631, JEFFERSON, GA 30549
PH: (678) 717-4631
EMAIL: BDREW@GENUINEMAPPING.COM

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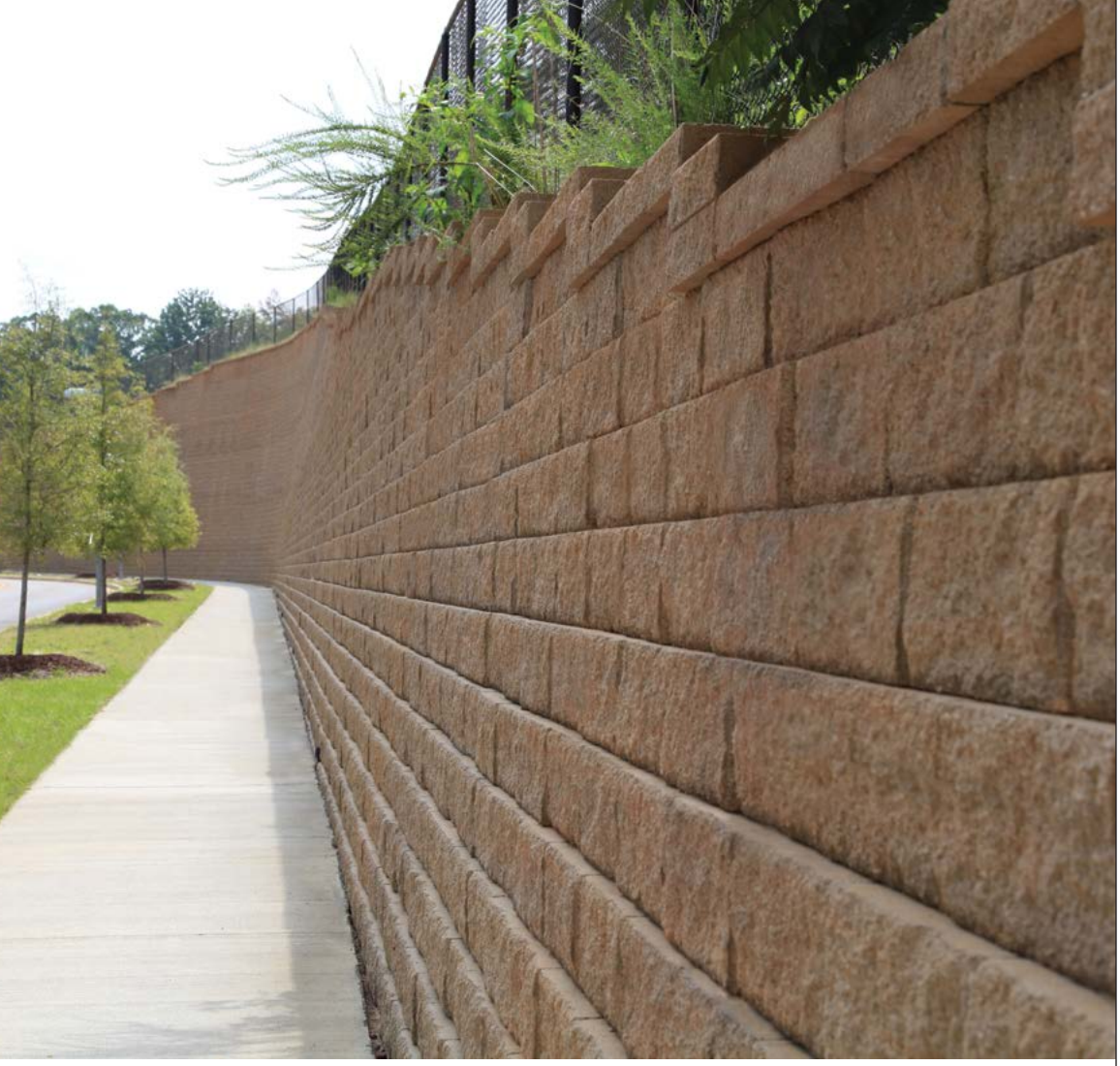

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FEATURES & BENEFITS

- Rear lip locator
- Matching cap and corner unit complete the system
- Large cores for ease in handling
- Gravity walls can be built up to 4 feet high including buried course, but excluding the cap* with 7.1° batter
- Walls in excess of 50 feet have been built with Diamond Pro when combined with geosynthetic reinforcement

**This height assumes cores are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge.*

AVAILABLE COLORS

CARRIAGE HOUSE

GRAY

OAK MOUNTAIN

SHEFFIELD BEIGE

TAUPE

Swatches represent product color only, not surface texture, dimensions or shape.

SHAPES & SIZES

BLOCK

8 x 18 x 12

CORNER

8 x 18 x 8

CAP

4 x 18 x 12

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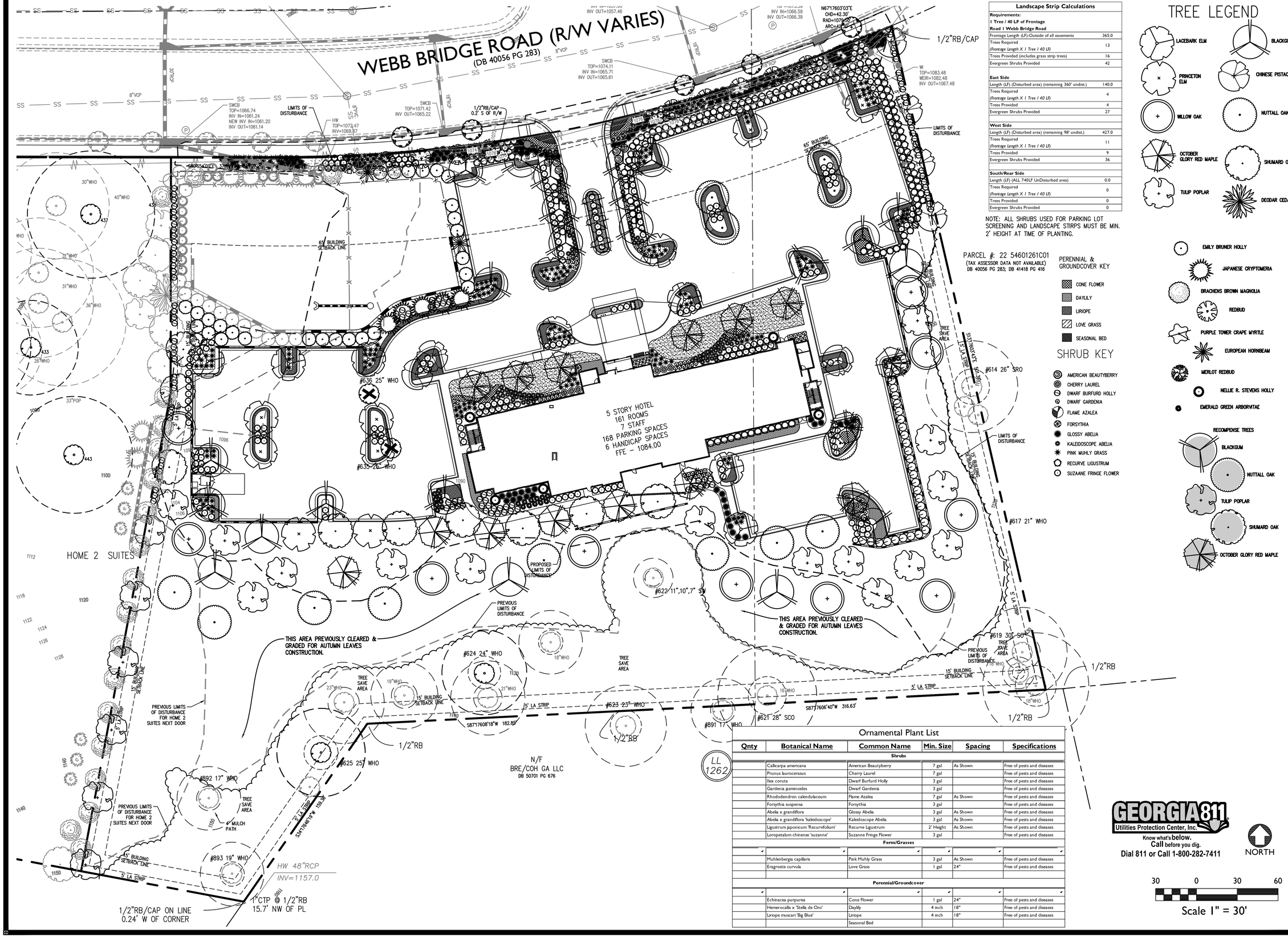

Landscape Strip Calculations	
Requirements:	
1 Tree / 40 LF of Frontage	
Road 1 Webb Bridge Road	
Frontage Length (LF)-Outside of all easements	365.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	13
Trees Provided (includes grass strip trees)	16
Evergreen Shrubs Provided	42
East Side	
Length (LF) (Disturbed area) (remaining 360' undist.)	140.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	4
Trees Provided	4
Evergreen Shrubs Provided	27
West Side	
Length (LF) (Disturbed area) (remaining 98' undist.)	427.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	11
Trees Provided	9
Evergreen Shrubs Provided	36
South/Rear Side	
Length (LF) (ALL 740LF UnDisturbed area)	0.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	0
Trees Provided	0
Evergreen Shrubs Provided	0

NOTE: ALL SHRUBS USED FOR PARKING LOT SCREENING AND LANDSCAPE STIRPS MUST BE MIN. 2' HEIGHT AT TIME OF PLANTING.

TREE LEGEND

- LACEBARK ELM
- BLACKGUM
- PRINCETON ELM
- CHINESE PISTACHE
- WILLOW OAK
- NUTTALL OAK
- OCTOBER GLORY RED MAPLE
- SHUMARD OAK
- TULIP POPLAR
- DEODAR CEDAR

PERENNIAL & GROUNDCOVER KEY

- CONE FLOWER
- DAYLILY
- LIRIOPE
- LOVE GRASS
- SEASONAL BED

SHRUB KEY

- AMERICAN BEAUTYBERRY
- CHERRY LAUREL
- DWARF BURFURD HOLLY
- DWARF GARDENIA
- FLAME AZALEA
- FORSYTHIA
- GLOSSY ABELIA
- KALEIDOSCOPE ABELIA
- PINK MUHLY GRASS
- RECURVE LIGUSTRUM
- SUZAANE FRINGE FLOWER

- EMILY BRUNER HOLLY
- JAPANESE CRYPTOMERIA
- BRACHENS BROWN MAGNOLIA
- REDBUD
- PURPLE TOWER CRAPE MYRTLE
- EUROPEAN HORNBEAM
- MERLOT REDBUD
- NELLIE R. STEVENS HOLLY
- EMERALD GREEN ARBORVITAE

RECOMPENSE TREES

- BLACKGUM
- NUTTALL OAK
- TULIP POPLAR
- SHUMARD OAK
- OCTOBER GLORY RED MAPLE

Ornamental Plant List

Qnty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
	Shrubs				
	Callicarpa americana	American Beautyberry	7 gal	As Shown	Free of pests and diseases
	Prunus laurocerasus	Cherry Laurel	7 gal		Free of pests and diseases
	Ilex coruta	Dwarf Burfurd Holly	3 gal		Free of pests and diseases
	Gardenia jasminoides	Dwarf Gardenia	3 gal		Free of pests and diseases
	Rhododendron calendulaceum	Flame Azalea	7 gal	As Shown	Free of pests and diseases
	Forsythia suspensa	Forsythia	3 gal		Free of pests and diseases
	Abelia x grandiflora	Glossy Abelia	3 gal	As Shown	Free of pests and diseases
	Abelia x grandiflora 'kaleidoscope'	Kaleidoscope Abelia	3 gal	As Shown	Free of pests and diseases
	Ligustrum japonicum 'Recurvifolium'	Recurve Ligustrum	2' Height	As Shown	Free of pests and diseases
	Loropetalum chinense 'suzanne'	Suzanne Fringe Flower	3 gal		Free of pests and diseases
	Ferns/Grasses				
	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	As Shown	Free of pests and diseases
	Eragrostis curvula	Love Grass	1 gal	24"	Free of pests and diseases
	Perennial/Groundcover				
	Echinacea purpurea	Cone Flower	1 gal	24"	Free of pests and diseases
	Hemerocallis x 'Stella de Oro'	Daylily	4 inch	18"	Free of pests and diseases
	Liriope muscari 'Big Blue'	Liriope	4 inch	18"	Free of pests and diseases
		Seasonal Bed			

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NORTH

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ORNAMENTAL LANDSCAPE PLAN

FAIRFIELD INN

ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

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PROJECT NO.: 20-4412
CIVIL DRAWN BY: MDA
CIVIL DESIGNED BY: BDR
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: MDV
DATE -

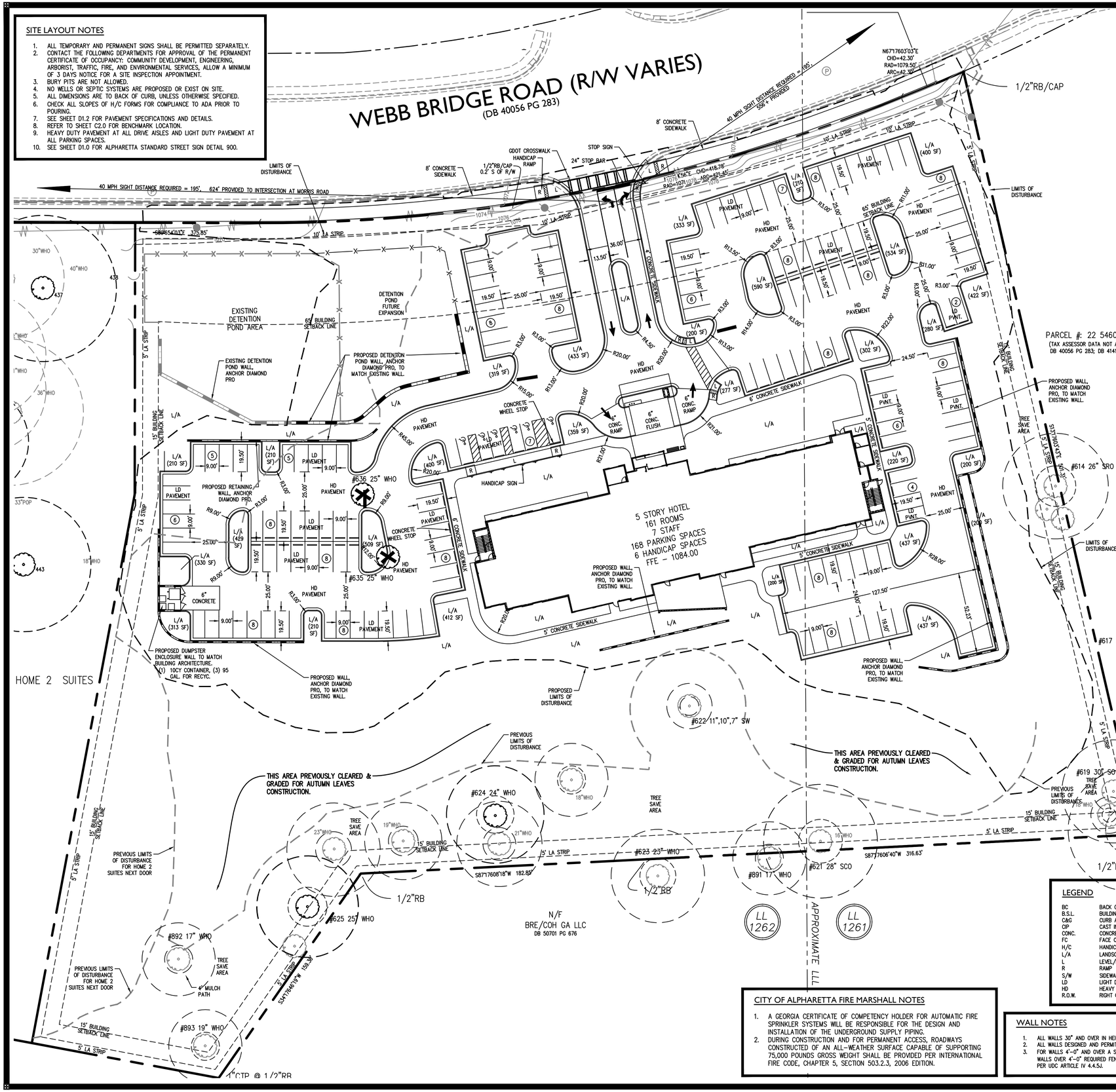
SHEET
L4.0

M:\2020 JOBS\20-4412 FAIRFIELD-INN\LANDSCAPE\20-4412 Fairfield Inn LA-00.dwg, 2/27/2020 11:59:17 AM, bdr, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

FAIRFIELD
INN & SUITES
Marriott

SITE LAYOUT NOTES

1. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
2. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES, ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
3. BURY PITS ARE NOT ALLOWED.
4. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
5. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
6. CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
7. SEE SHEET D1.2 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
8. REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
9. HEAVY DUTY PAVEMENT AT ALL DRIVE AISLES AND LIGHT DUTY PAVEMENT AT ALL PARKING SPACES.
10. SEE SHEET D1.0 FOR ALPHARETTA STANDARD STREET SIGN DETAIL 900.



SITE DATA:
SITE ACREAGE - 6.519 AC.
CURRENT ZONING - O&I (OFFICE INSTITUTIONAL)
PROPOSED USE - HOTEL
BUILDING SETBACKS:
FRONT SETBACK FROM RIGHT OF WAY - 65'
SIDE STREET SETBACK - 15'
REAR YARD MIN. - 15'
BUILDING STORIES - 5
PARKING - 168 REQUIRED
168 PROVIDED
FLOODPLAIN - NONE
LANDSCAPE STRIPS - 10' ALONG RIGHT OF WAY
5' ALONG SIDE AND REAR LINES
UNDISTURBED BUFFERS - NONE

CITY OF ALPHARETTA TREE SAVE NOTES

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION

CITY OF ALPHARETTA TRAFFIC NOTES

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.
5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
8. IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/A	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK
LD	LIGHT DUTY PAVEMENT
HD	HEAVY DUTY PAVEMENT
R.O.W.	RIGHT OF WAY

SIGN LEGEND

STOP
"STOP" R1-1

CITY OF ALPHARETTA FIRE MARSHALL NOTES

1. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
2. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

WALL NOTES

1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.i.

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NORTH

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Scale 1" = 30'

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SITE LAYOUT PLAN

FAIRFIELD INN
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
1	PER CITY OMMENS-COND. USE	9-25-18

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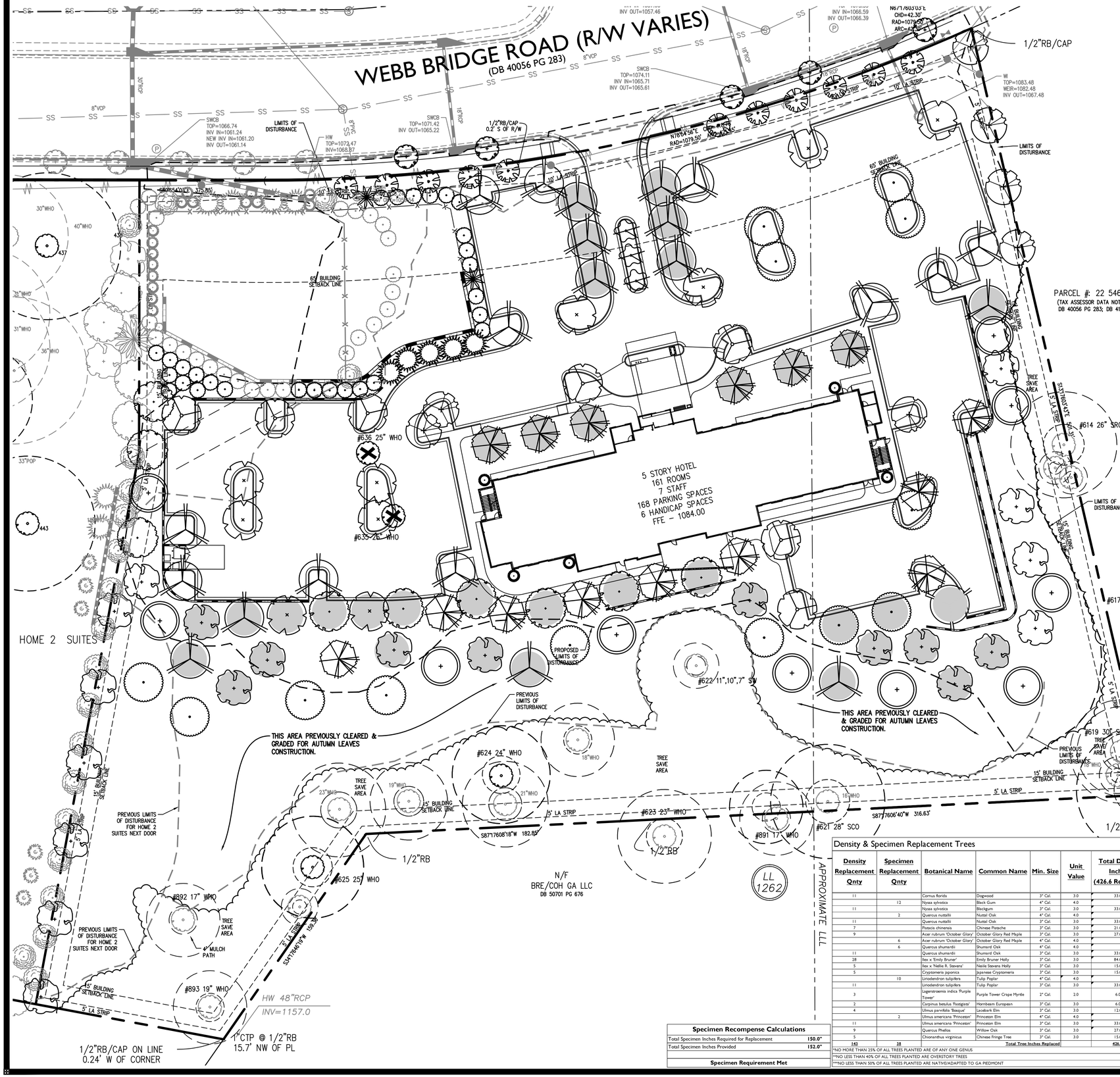
M:\2020\20RSV0412 FAIRFIELD INN\CIVIL\20-4412 SITE 00.dwg, 2/27/2020 10:30:39 AM, bdr, ARCH D (24.00 x 36.00 inches)

PROJECT NO.: 20-4412
CIVIL DRAWN BY: MDA
CIVIL DESIGNED BY: BDR
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: MDV
DATE -

SHEET
C4.0



Landscape Strip Calculations	
Requirements:	
1 Tree / 40 LF of Frontage	
Road 1 Webb Bridge Road	
Frontage Length (LF)-Outside of all easements	365.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	13
Trees Provided (includes grass strip trees)	16
Evergreen Shrubs Provided	42
East Side	
Length (LF) (Disturbed area) (remaining 360' undist.)	140.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	4
Trees Provided	4
Evergreen Shrubs Provided	27
West Side	
Length (LF) (Disturbed area) (remaining 98' undist.)	427.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	11
Trees Provided	9
Evergreen Shrubs Provided	36
South/Rear Side	
Length (LF) (ALL 740LF Un/Disturbed area)	0.0
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	0
Trees Provided	0
Evergreen Shrubs Provided	0

Tree Density Calculations	
Total [Site Acreage/Acreage within Project Limits] (ac)	6.5
Utility & Maintenance Easements [on Site/within Project Limits] (ac)	0.0
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	6.5
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	847.6"
Total Existing Density Factor (EDF) (Inches)	421.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	**426.6"**
Replacement Density Inches Provided (Inches)	**428.0"**
Density Requirement Met	

TREE LEGEND

- LACEBARK ELM
- BLACKGUM
- PRINCETON ELM
- CHINESE PISTACHE
- WILLOW OAK
- NUTTALL OAK
- OCTOBER GLORY RED MAPLE
- SHUMARD OAK
- TULIP POPLAR
- DEODAR CEDAR
- EMILY BRUNER HOLLY
- JAPANESE CRYPTOMERIA
- BRACHENS BROWN MAGNOLIA
- REDBUD
- PURPLE TOWER CRAPE MYRTLE
- EUROPEAN HORNBEAM
- MERLOT REDBUD
- NELLIE R. STEVENS HOLLY
- EMERALD GREEN ARBORVITAE

RECOMPENSE TREES

- BLACKGUM
- NUTTALL OAK
- TULIP POPLAR
- SHUMARD OAK
- OCTOBER GLORY RED MAPLE

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	**150.0"**
Total Specimen Inches Provided	**152.0"**
Specimen Requirement Met	

Density & Specimen Replacement Trees

Density Replacement Qnty	Specimen Replacement Qnty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (426.6 Required)	Total Specimen Inches (150 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
11		Cornus florida	Dogwood	3" Cal.	3.0	33.0"		6.1%		6.1%
	12	Nyssa sylvatica	Black Gum	4" Cal.	4.0		48.0"	6.6%	6.6%	6.6%
11		Nyssa sylvatica	Blackgum	3" Cal.	3.0	33.0"		6.1%	6.1%	6.1%
	2	Quercus nuttallii	Nuttal Oak	4" Cal.	4.0		8.0"	1.1%	1.1%	1.1%
11		Quercus nuttallii	Nuttal Oak	3" Cal.	3.0	33.0"		6.1%	6.1%	6.1%
7		Pistacia chinensis	Chinese Pistache	3" Cal.	3.0	21.0"		3.9%	3.9%	
9		Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	3.0	27.0"		5.0%	5.0%	5.0%
	6	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	4.0		24.0"	3.3%	3.3%	3.3%
	6	Quercus shumardii	Shumard Oak	4" Cal.	4.0		24.0"	3.3%	3.3%	3.3%
11		Quercus shumardii	Shumard Oak	3" Cal.	3.0	33.0"		6.1%	6.1%	6.1%
28		Ilex x 'Emily Bruner'	Emily Bruner Holly	3" Cal.	3.0	84.0"		15.5%		
5		Ilex x 'Nellie R. Stevens'	Neille Stevens Holly	3" Cal.	3.0	15.0"		2.8%		
5		Cryptomeria japonica	Japanese Cryptomeria	3" Cal.	3.0	15.0"		2.8%	2.8%	
	10	Liriodendron tulipifera	Tulip Poplar	4" Cal.	4.0		40.0"	5.5%	5.5%	5.5%
11		Liriodendron tulipifera	Tulip Poplar	3" Cal.	3.0	33.0"		6.1%	6.1%	6.1%
3		Lagerstroemia indica 'Purple Tower'	Purple Tower Crape Myrtle	2" Cal.	2.0	6.0"		1.7%		
2		Carpinus betulus 'Fastigiata'	Hornbeam European	3" Cal.	3.0	6.0"		1.1%		
4		Ulmus parvifolia 'Bosque'	Lacebark Elm	3" Cal.	3.0	12.0"		2.2%	2.2%	2.2%
	2	Ulmus americana 'Princeton'	Princeton Elm	4" Cal.	4.0		8.0"	1.1%	1.1%	1.1%
11		Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	3.0	33.0"		6.1%	6.1%	6.1%
9		Quercus Phellos	Willow Oak	3" Cal.	3.0	27.0"		5.0%	5.0%	5.0%
5		Chionanthus virginicus	Chinese Fringe Tree	3" Cal.	3.0	15.0"		2.8%	2.8%	2.8%
143	38		**Total Tree Inches Replaced**			**426.0"**	**152.0"**	**100.0%**	**72.9%**	**72.4%**

*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT

GEORGIA 811
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NORTH

30 0 30 60

Scale 1" = 30'

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TREE REPLACEMENT PLAN

FAIRFIELD INN

ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

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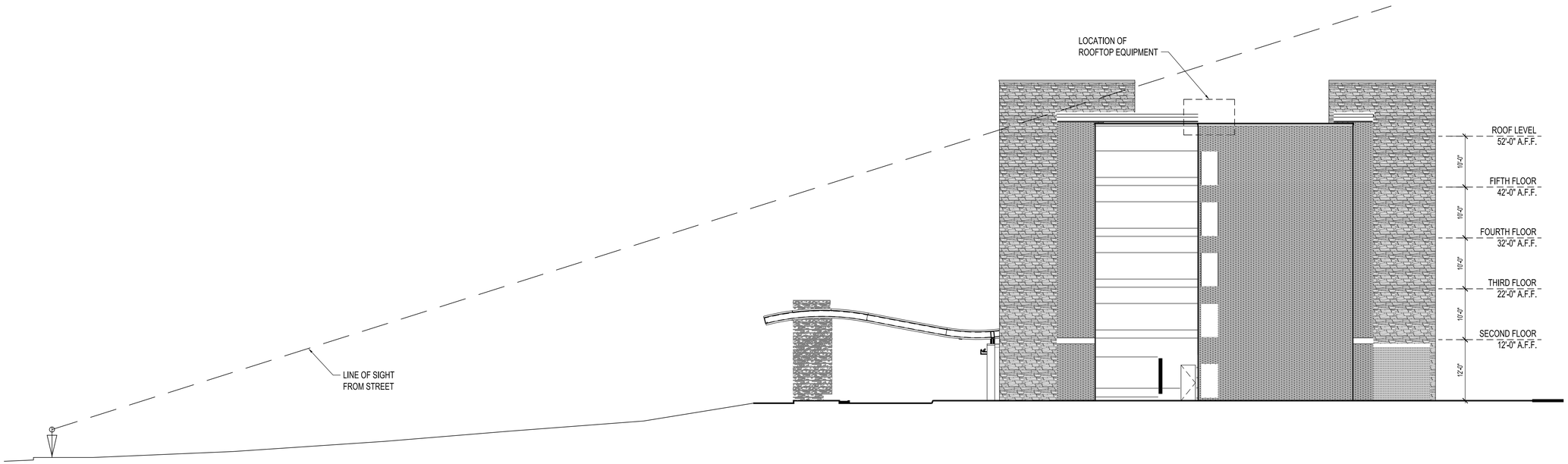
PROJECT NO.: 20-4412
CIVIL DRAWN BY: MDA
CIVIL DESIGNED BY: BDR
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: MDV
DATE:

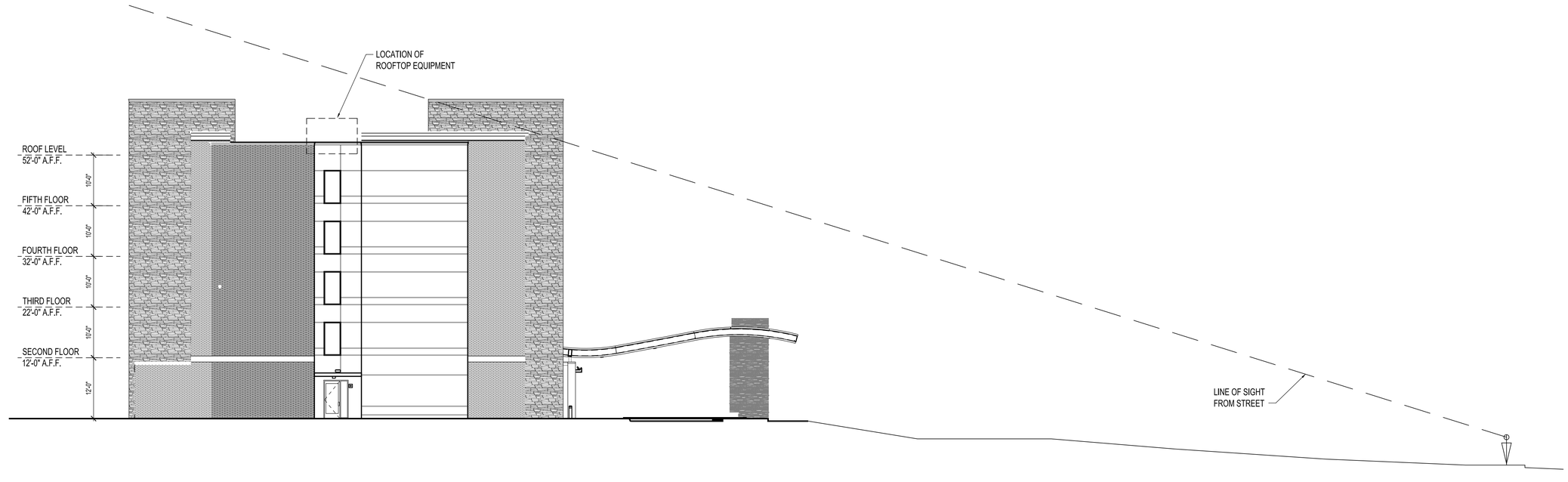
SHEET

L3.0

M:\2020\20ES\20-4412 FAIRFIELD-INN\LANDSCAPE\20-4412 Fairfield-Inn LA-00.dwg, 2/27/2020 11:54:38 AM, bdr, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



2 SL-1 SIGHT LINE STUDY - EASTBOUND APPROACH
3/32" = 1'-0"



1 SL-1 SIGHT LINE STUDY - WESTBOUND APPROACH
3/32" = 1'-0"

HOSPITALITY ARCHITECTS, LLC
900 OLD DAWSON VILLAGE RD. EAST, #120
DAWSONVILLE, GEORGIA 30534
PHONE: 706-203-1920
WWW.xxxxxxxx.COM

SEAL

FAIRFIELD INN & SUITES
ALPHARETTA, GEORGIA

DATE	REVISION
03/02/2020	CITY DRB SUBMITTAL

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PROJECT NUMBER: H20-1002

DATE: 03/02/2020

SCALE: AS NOTED

DRAWN BY: JCW | CHECKED BY: JCW

CAD FILE: H:\Active Projects\H20-1002 Fairfield Inn - Alpharetta, GA\Drawings\Arch Drawings\g100s\SL-1 - Sight Line Study.dwg

DRAWING TITLE

SIGHT LINE STUDY

DRAWING NO.

SL-1

February 26, 2020
Lazy Dog Restaurant & Bar
10800 Haynes Bridge Rd
Alpharetta, GA 30022

The following is a summary of the revisions made to the DD set.

DD1.0
- Revised sheet index to include additional sheets per planning comments

DD3.0
- Revise building floor plan per planning comments to add more glazing on the east elevation

DD3.1
- Updated RCP to add the patio lighting

DD4.0
- Revised east elevation to add more glazing & remove CMU from service yard.
- Added stucco calculation
- Add dimension stringers to elevations to note there isn't a 60' span without design elements.

DD4.1
- Revised elevations with removal of CMU at the service yard.
- Added stucco calculation
- Add dimension stringers to elevations to note there isn't a 60' span without design elements.

DD4.0A
- Added sheet to set to show fenestration calculation

DD4.1A
- Added sheet to set to show fenestration calculation

DD4.3
- Added sheet to set to show site line study site plan

DD4.3A
- Added sheet to set to show site line study

DD4.4
- Added sheet to set to show patio lighting, fans, heaters and building sconce cut sheets

L-1
- Revised plan to show corten steel planters on north elevation with sealant specification.

END OF SUMMARY

Katie White
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Costa Mesa, CA 92626
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March 2, 2020
Lazy Dog Restaurant & Bar
10800 Haynes Bridge Rd.
Alpharetta, GA 30022

The following is a summary of the city planning comments & responses.

1. Too many wall signs Code allows 1 per road front and you have 2 – Our building faces 3 streets and we have a building sign on each street elevation plus one on the interior where the parking field is.
2. Fenestration percentages need to be calculated and shown – See sheets DD4.0A & DD4.1A
3. CMU is not an approved exterior material – CMU has been removed from the elevations
4. On large expanses of any material it should be broken up by details - See sheets DD4.0 & DD4.1
5. Detectable barrier needed on all 3 sides of patio – Patio currently has a railing around the patio as well as columns and planting areas.
6. Any lights, fans, heaters, etc on the patios must be shown and detailed – See sheet DD4.4
7. Exterior light fixtures not shown in detail – See sheet DD4.4 for cut sheets
8. Signage is not creative in its design or use of sustainable materials. Monument sign is not code compliant for size and will require landlord approval for being one of the 2 signs allowed on the site.
9. Site line study from several areas along the R/W showing RTU's is required – See sheet DD4.3 & DD4.3A
10. maximum 50% stucco on any elevation (not including parapet, maybe) – See sheet DD4.0 & DD4.1 for stucco percentages

END OF SUMMARY

Katie White
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Costa Mesa, CA 92626
P: (657) 208-8018

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

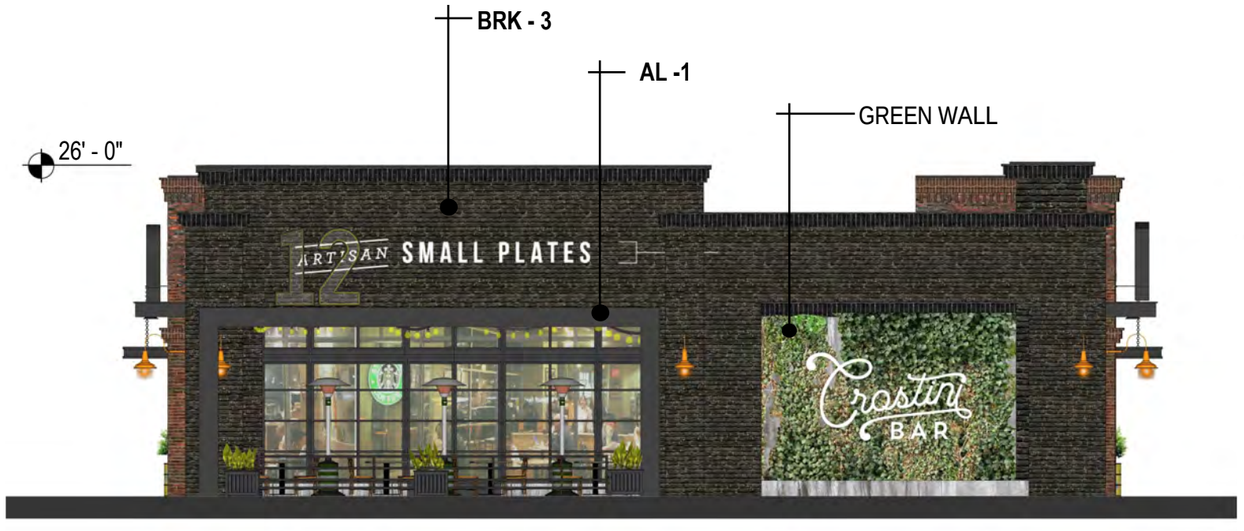
BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN

BRK -2 MERIDIAN BRICK - BERKSHIRE

BRK - 3 MERIDIAN BRICK - DOWNING STREET

AL - 1 DARK BRONZE ALUMINUM STORERONT

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN

BRK - 3 MERIDIAN BRICK - DOWNING STREET

AL -1 DARK BRONZE ALUMINUM STORERONT

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

WBA ARCHITECTURE · INTERIOR DESIGN · PLANNING

DESIGN REVIEW BOARD MEETING - CITY OF ALPHARETTA
BUILDING 200 PERSPECTIVE
OCTOBER 03, 2019

RETAIL MIXED/USED STUDIO

NORTH POINT 2
ALPHARETTA, GA

1903044000

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Company

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

WBA ARCHITECTURE · INTERIOR DESIGN · PLANNING

DESIGN REVIEW BOARD MEETING - CITY OF ALPHARETTA
BUILDING 200 PERSPECTIVE
OCTOBER 03, 2019

RETAIL MIXED/USED STUDIO

NORTH POINT 2
ALPHARETTA, GA

1903044000

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Company

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

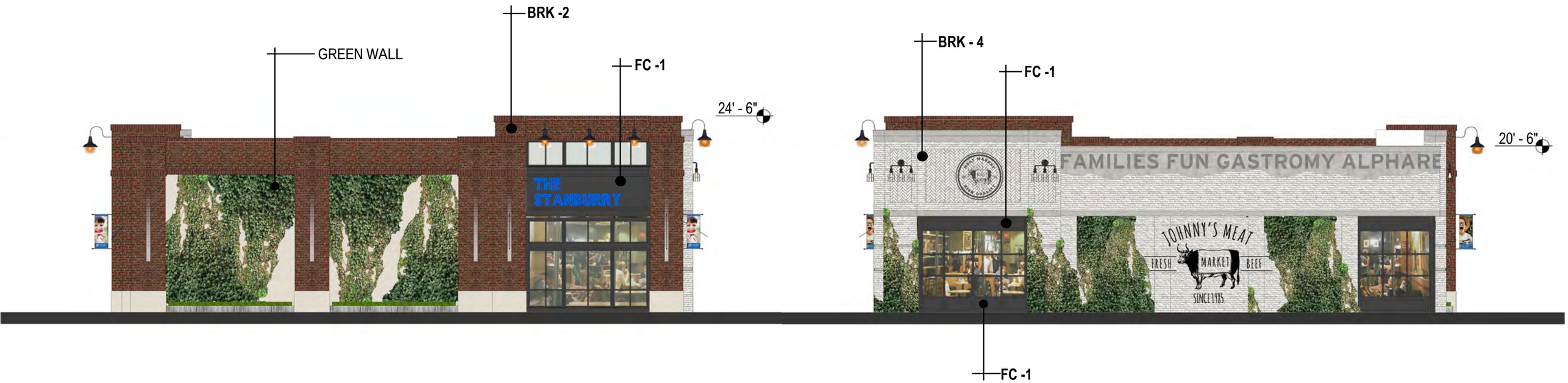
BRK - 4 MERIDIAN BRICK - OLD BAILEY

BRK -2 MERIDIAN BRICK - BERKSHIRE

FC -1 CEMETITIOUS PANEL

AL -1 DARK BRONZE ALUMINUM STOREFRONT

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



BRK - 4 MERIDIAN BRICK - OLD BAILEY

BRK -2 MERIDIAN BRICK - BERKSHIRE

FC -1 CEMETITIOUS PANEL

AL -1 DARK BRONZE ALUMINUM STORERONT

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

WBA ARCHITECTURE · INTERIOR DESIGN · PLANNING

DESIGN REVIEW BOARD MEETING - CITY OF ALPHARETTA
BUILDING 100 PERSPECTIVE
OCTOBER 03, 2019

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DESIGN REVIEW BOARD MEETING - CITY OF ALPHARETTA
BUILDING 100 PERSPECTIVE
OCTOBER 03, 2019

RETAIL MIXED/USED STUDIO

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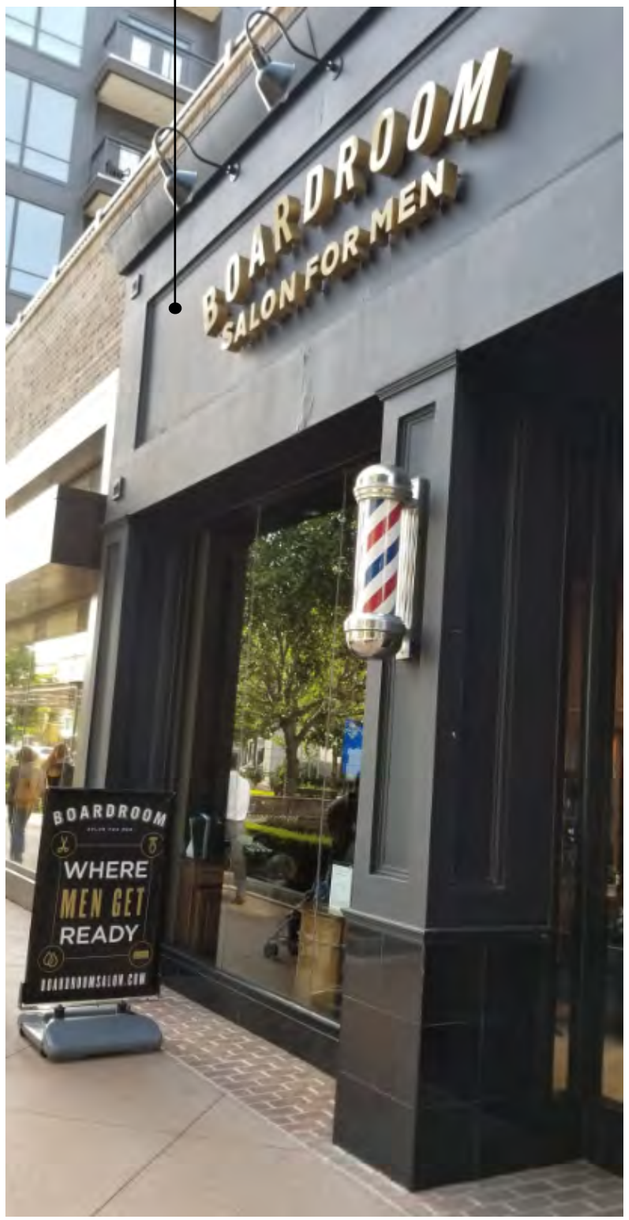
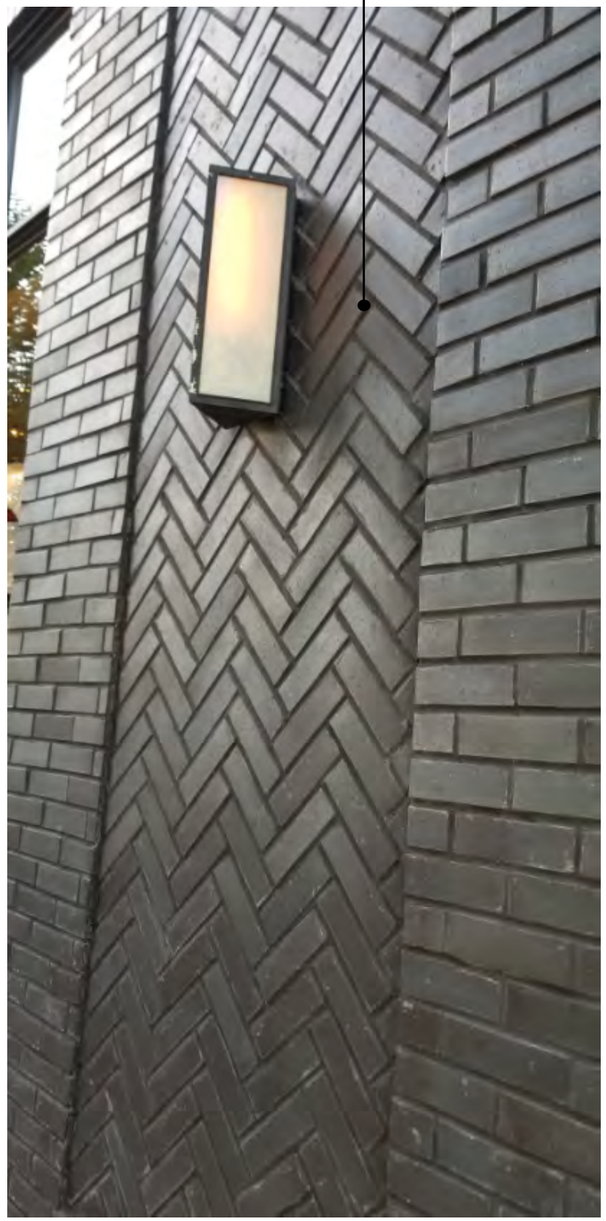
APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

FC - 1 CEMENTITIOUS PANEL



BRK - 3 MERIDIAN BRICK - DOWNING STREET
HERRINGBONE BRICK

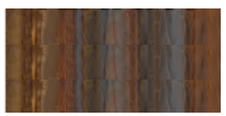


BRK - 3

FC - 1 CEMENTITIOUS PANEL
STOREFRONT KNEE WALL

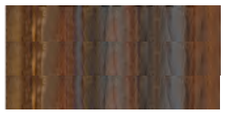
APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN



ST - 1 CORTEN STEEL SIGNAGE

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19



ST - 1 CORTEN STEEL

WBA ARCHITECTURE · INTERIOR DESIGN · PLANNING

DESIGN REVIEW BOARD MEETING - CITY OF ALPHARETTA
MONUMENT SIGN ELEVATION AND PERSPECTIVE
OCTOBER 03, 2019

RETAIL MIXED/USED STUDIO

NORTH POINT 2
ALPHARETTA, GA

190304000

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Company

APPROVED ELEVATIONS NORTH POINT BUSINESS CENTER 10.19

BRK - 1 MERIDIAN BRICK - STONE MOUNTAIN

Lazy DOG
EAT. DRINK.

10800 Haynes Bridge Road
Alpharetta, GA 30022

DESIGN DEVELOPMENT
LANDLORD / CITY SUBMITTAL

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687122004I
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT 11B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN

BUILDING TABULATIONS

BUILDING AREA:	7,996 SQ. FT.
SERVICE YARD AREA:	1,305 SQ. FT.
TOTAL BUILDING AREA (PREMISES):	9,301 SQ. FT.
PATIO AREA:	1,447 SQ. FT.
TOTAL AREA:	10,748 SQ. FT.

SEATING TABULATIONS

BAR:	102 SEATS
DINING ROOM 1:	62 SEATS
DINING ROOM 2:	86 SEATS
TOTAL INTERIOR SEATS:	250 SEATS
TOTAL PATIO SEATS:	62 SEATS

SHEET INDEX

SHEET	DESCRIPTION
DD1.0	COVER SHEET
1 OF 1	OVERALL GOOGLE SITE PLAN
C-5.0	LL CIVIL UTILITY PLAN FOR REF.
DD2.0	CONSTRUCTION LIMITS SITE PLAN
DD2.1	CONSTRUCTION STAGING EXHIBIT
DD3.0	FLOOR PLAN
DD3.1	REFLECTED CEILING PLAN
DD3.2	ROOF PLAN
DD4.0	EXTERIOR ELEVATIONS
DD4.1	EXTERIOR ELEVATIONS
DD4.2	PATIO ELEVATIONS
DD4.0A	EXTERIOR ELEVATION FENESTRATIONS
DD4.1A	EXTERIOR ELEVATION FENESTRATIONS
DD4.3	SITE PLAN FOR SITE LINE STUDY
DD4.3A	SITE LINE STUDY
DD4.4	CUT SHEETS
PPOC-1	PLUMBING P.O.C. PLAN
EPOC-1	ELECTRICAL POINT OF CONNECTION PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	PRELIMINARY LANDSCAPE PHOTOS
L-3	PRELIMINARY LANDSCAPE PHOTOS
DD4.0	COLOR EXTERIOR ELEVATIONS
DD4.1	COLOR EXTERIOR ELEVATIONS
DD4.2	COLOR PATIO ELEVATIONS

PROJECT DOCUMENTS

DESCRIPTION	DATE REC'D	REMARKS
SITE INVESTIGATION REPORT	2-4-2020	
PHASE I ENVIRONMENTAL REPORT	8-12-19	
GEOTECHNICAL REPORT	8-8-19	
ALTA SURVEY - ALTA/NSPS & TITLE SURVEY PRELIMINARY	8-16-19	
CIVIL DRAWINGS (PDF)	11-21-19	
CIVIL DRAWINGS (CAD)	11-21-19	
AS-BUILT SHELL DWGS (PDF)	N/A	
AS-BUILT SHELL DWGS (CAD)	N/A	
MALL DESIGN CRITERIA MANUAL	-	
SIGNAGE CRITERIA MANUAL	-	
UTILITY SURVEY	-	
ASBESTOS/LEAB SURVEY	N/A	
FIRE FLOW TEST RESULTS	8-19-19	
PAD CERTIFICATION		
CONTRACTOR RULES & REGULATIONS		
TITLE REPORT		

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FAX: 714.596.9970
www.lazydogrestaurants.com

THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

12/18/19	☒	Landlord/City Submittal
2/21/2020	☒	Landlord Resubmittal
5/2/2020	☒	Planning Comments
	☐	
	☐	
	☐	
	☐	
	☐	
	☐	
	☐	
	☐	
	☐	

10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

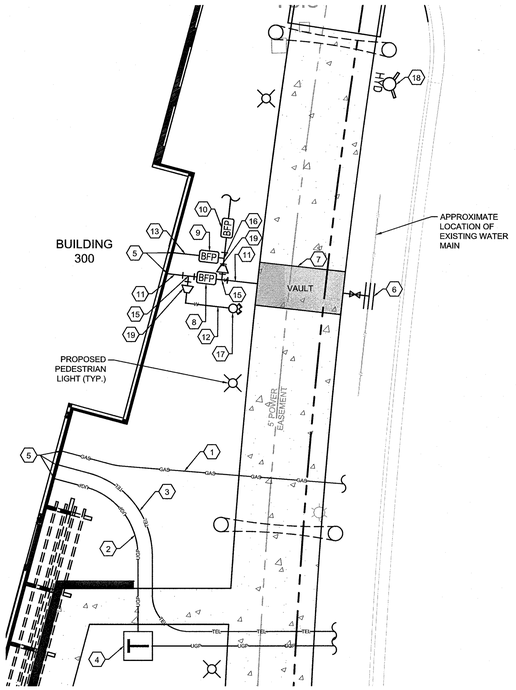
Lazy DOG EAT. DRINK.

SHEET TITLE
COVER SHEET

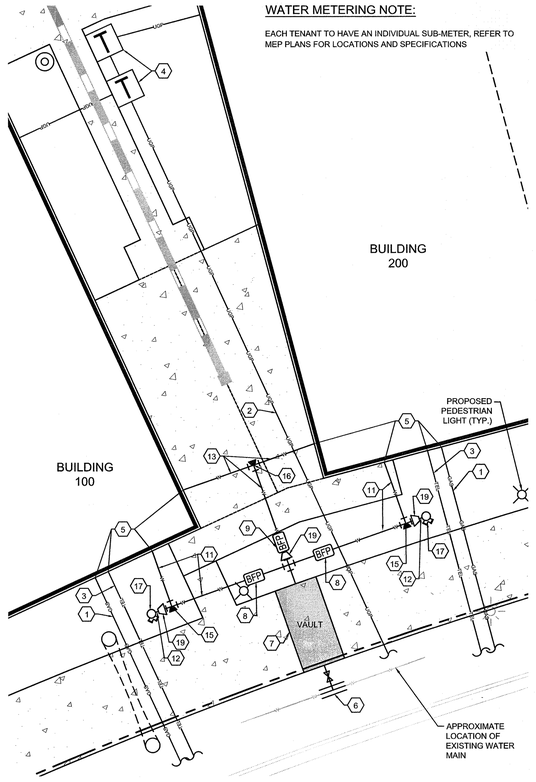
DRAWN BY: KW
CHECKED BY: REF/DM
SCALE: NONE
JOB NO.

SHEET NUMBER
DD1.0

North Point Ct
Haynes Bridge Rd
Lazy Dog Restaurant
North Point Pkwy
North Point Pkwy
Google Earth
© 2018 Google
200 ft
N



BUILDING 300 INSET
SCALE: 1" = 10'



BUILDING 100 & 200 INSET
SCALE: 1" = 10'

WATER METERING NOTE:

EACH TENANT TO HAVE AN INDIVIDUAL SUB-METER, REFER TO MEP PLANS FOR LOCATIONS AND SPECIFICATIONS

CITY OF ALPHARETTA ARBORIST NOTES:

1. **ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUS BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.**
2. **THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.**
3. **TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.**
4. **ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.**

CAUTION

THE UTILITES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE:

ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MAY CONTACT THE CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200

CONTRACTOR TO REFERENCE MEP PLANS FOR ALL GREASE TRAP SIZING, DETAILS, CLEANOUTS, SAMPLE WELLS, AND VENT PIPING. GREASE TRAPS SHOWN ON CIVIL DRAWINGS ARE FOR REFERENCE ONLY

GENERAL UTILITY NOTES:

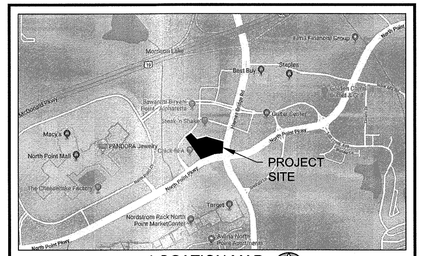
1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED MAY 24, 2019. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

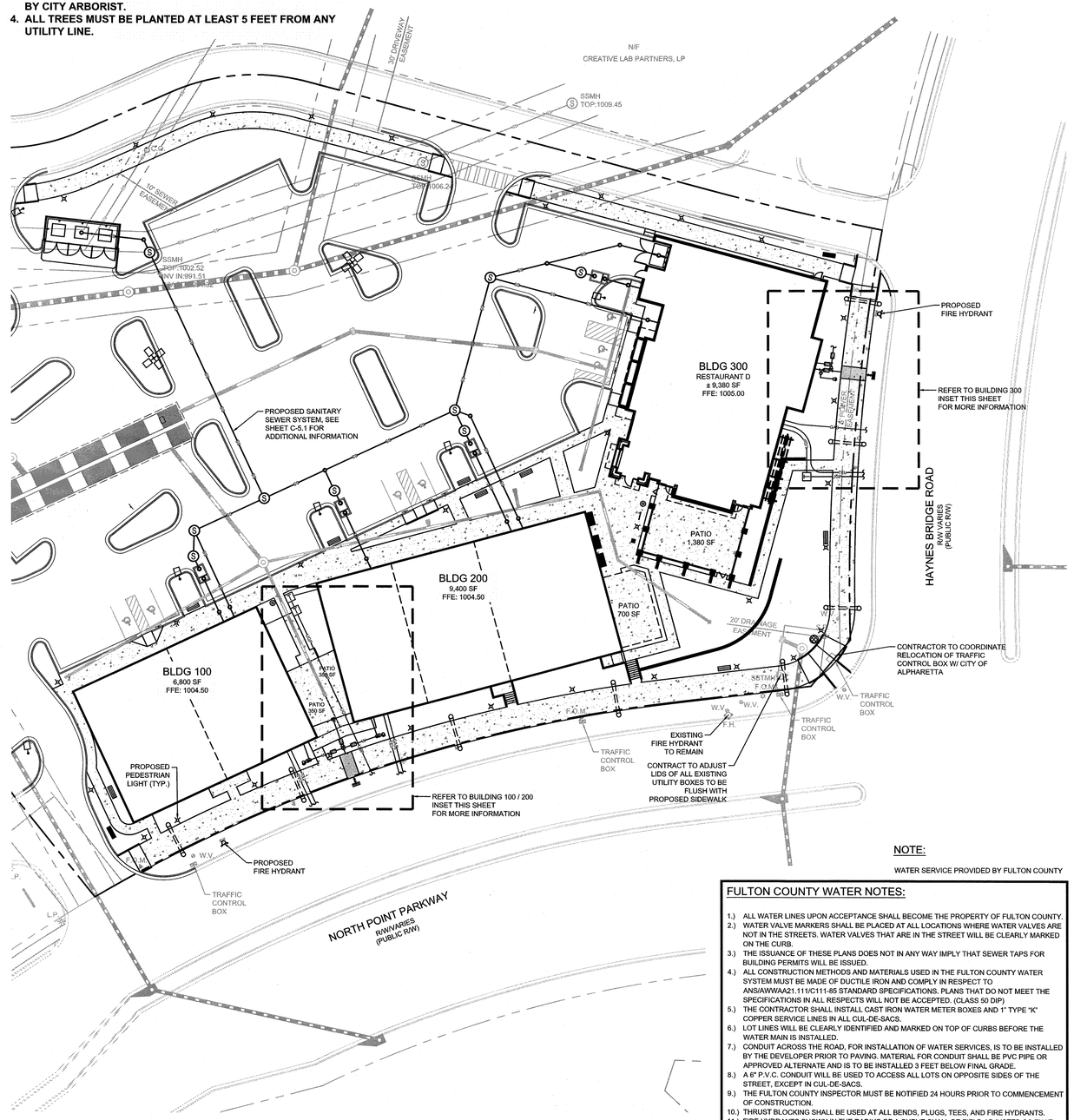
3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.

4.) REFER TO ARCH/MEP PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS

5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.



LOCATION MAP
NOT TO SCALE



NOTE:

WATER SERVICE PROVIDED BY FULTON COUNTY

KEY NOTES

1	UNDERGROUND GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
2	UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION.
3	UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
4	PROPOSED TRANSFORMER LOCATION, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
5	REFER TO ARCH PLANS FOR ALL LOCATIONS AND INTERNAL CONNECTIONS
6	12X12X4 TAPPING SLEEVE & VALVE, TAP TO EXISTING WATER LINE TO BE PERFORMED IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAILS 122, 123 AND 127
7	4" METER VAULT WITH MASTER METER FOR DOMESTIC AND FIRE SERVICE PER FULTON COUNTY STANDARD DETAILS
8	4" FIRE LINE DOUBLE CHECK BACKFLOW PREVENTOR
9	2" DOMESTIC DOUBLE CHECK BACKFLOW PREVENTOR
10	1" IRRIGATION DOUBLE CHECK BACKFLOW PREVENTOR
11	4" SCHEDULE 40 PVC FIRE SERVICE WATER LINE
12	2" SCHEDULE 40 PVC FIRE SERVICE WATER LINE
13	2" PVC DOMESTIC WATER LINE
14	WATER LINE PIPE BEND WITH THRUST BLOCK, SEE DETAIL SHEET C-7.4
15	4"x4"x4" TEE WITH THRUST BLOCK
16	2"x2"x2" TEE WITH THRUST BLOCK
17	REMOTE FDC
18	PROPOSED FIRE HYDRANT PER FULTON COUNTY STANDARDS
19	4"X2" REDUCER

FULTON COUNTY SEWER NOTES:

1.) ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2.) ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.
3.) AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE.
4.) NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
5.) POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS.
6.) LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN ASTM C82880 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
7.) ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF WATER SERVICES AT (404) 612-7470 FOR FURTHER INFORMATION.
8.) CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES PRIOR TO CONNECTION TO EXISTING WASTEWATER SYSTEMS.
9.) THE FULTON COUNTY INSPECTOR MUST BE NOTIFIED 24-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10.) FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTE WATER SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY HEALTH DEPARTMENT REGULATIONS.
11.) EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE TV INSPECTED. AVHS TAPE AND WRITTEN INSPECTION LOG CERTIFIED BY A GEORGIA REGISTERED ENGINEER SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED.
12.) THE MAXIMUM DISTANCE BETWEEN MANHOLES IS 400 FEET.
13.) A USF 7635 BOX IS REQUIRED FOR CLEANOUTS IN PAVED AREAS.
14.) COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO 90% STANDARD PROCTER DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRESPONDENCE OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15.) SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"X4" POST WITH MINIMUM 4' ABOVE GROUND. THE TOP 1' SHALL BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
16.) ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO LDP PERMITTING. ALL PUBLIC ONSITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS SHALL BE DEDICATED TO FULTON COUNTY AS PART OF THE AS-BUILT APPROVAL.
17.) ALL SANITARY SEWER LATERALS WITH LESS THAN ONE FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
18.) A 20-FT EASEMENT CENTERED OVER ALL SANITARY SEWER LINES 8-IN OR LARGER SHALL BE DEDICATED TO THE FULTON COUNTY DEPARTMENT OF WATER RESOURCES PRIOR TO ANY CERTIFICATE OF OCCUPANCY (EXCLUDING MODEL HOMES OR TEMPORARY CONSTRUCTION TRAILERS) BEING ISSUED ON THE PROJECT PROPERTY.
19.) FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES:
    1.) PIPE SHALL BE ASTM3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTMD3212.
    2.) PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY ``SLICING WITH A FLAT SHOVEL''. THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
    3.) INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
    4.) FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATER TIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
    5.) AFTER INSTALLATION A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UN-DEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE A MINIMUM OF 8 MONTHS AFTER THE INSTALLATION, BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UN-DEFLECTED DIAMETER.

FULTON COUNTY WATER METER CERTIFICATION NOTE

WATER METER CERTIFICATION FORM SHALL BE SUBMITTED TO FULTON COUNTY PUBLIC WORKS WATER RESOURCES DIVISION AT PURCHASE OF METER FOR FIRE LINE.

FIRE HYDRANT NOTE

PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FEET AND MAXIMUM OF 15 FEET FROM THE BACK OF CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION.

FULTON COUNTY WATER NOTES:

1.) ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY.
2.) WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED ON THE CURB.
3.) THE ISSUANCE OF THESE PLANS DOES NOT IN ANY WAY IMPLY THAT SEWER TAPS FOR BUILDING PERMITS WILL BE ISSUED.
4.) ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON AND COMPLY IN RESPECT TO ANSI/AWWAA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. (CLASS 50 DIP)
5.) THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES IN ALL CUL-DE-SACS.
6.) LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
7.) CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3 FEET BELOW FINAL GRADE.
8.) A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS.
9.) THE FULTON COUNTY INSPECTOR MUST BE NOTIFIED 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10.) THRUST BLOCKING SHALL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
11.) FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
12.) ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
13.) ALL WATER LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
14.) IN ALL RESIDENTIAL SUBDIVISIONS, THE WATER TAP, LATERALS, AND METER BOXES SHALL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
15.) WHEN CONNECTING TO A 10" WATER MAIN OR GREATER AND THE PROPOSED WATER LINE IS 600', A 10" WATER LINE MUST BE INSTALLED OR THE SYSTEM MUST BE LOOPED.
16.) ALL PROPOSED FIRE HYDRANTS SHALL BE 5 ¼-INCH CORE DESIGNATION.

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
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FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
PEF005768

REV.#	DATE	DRAWN BY:	CHECKED BY:

CLIENT
GEYER MORRIS COMPANY
ONE BUCKHEAD PLAZA
3060 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305

PROJECT
NORTH POINT II - ALPHARETTA, GA
10800 HAYNES BRIDGE ROAD
LAND LOT 754 & 755, DISTRICT 1, SECTION 2
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

GEORGIA REGISTERED No. 30828 PROFESSIONAL 9/5/19 ENGINEER MARK S. LECRAW

DESIGN TEAM:

DRAWN BY:	MAT
DESIGNED BY:	MAT
REVIEWED BY:	MSL

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
0' 15' 30' 60'
SCALE: 1"=30'

JOB #:	261001
DATE:	SEPTEMBER 5, 2019

UTILITY PLAN

C-5.0

Drawing name: L:\261001 - Geyer Morris Company - North Point II - Alpharetta, GA\CADD\CONSTR\261001 - 08 - UTILITY.dwg UTILITY PLAN Sep 05, 2019 1:45pm by: thomas.dugan

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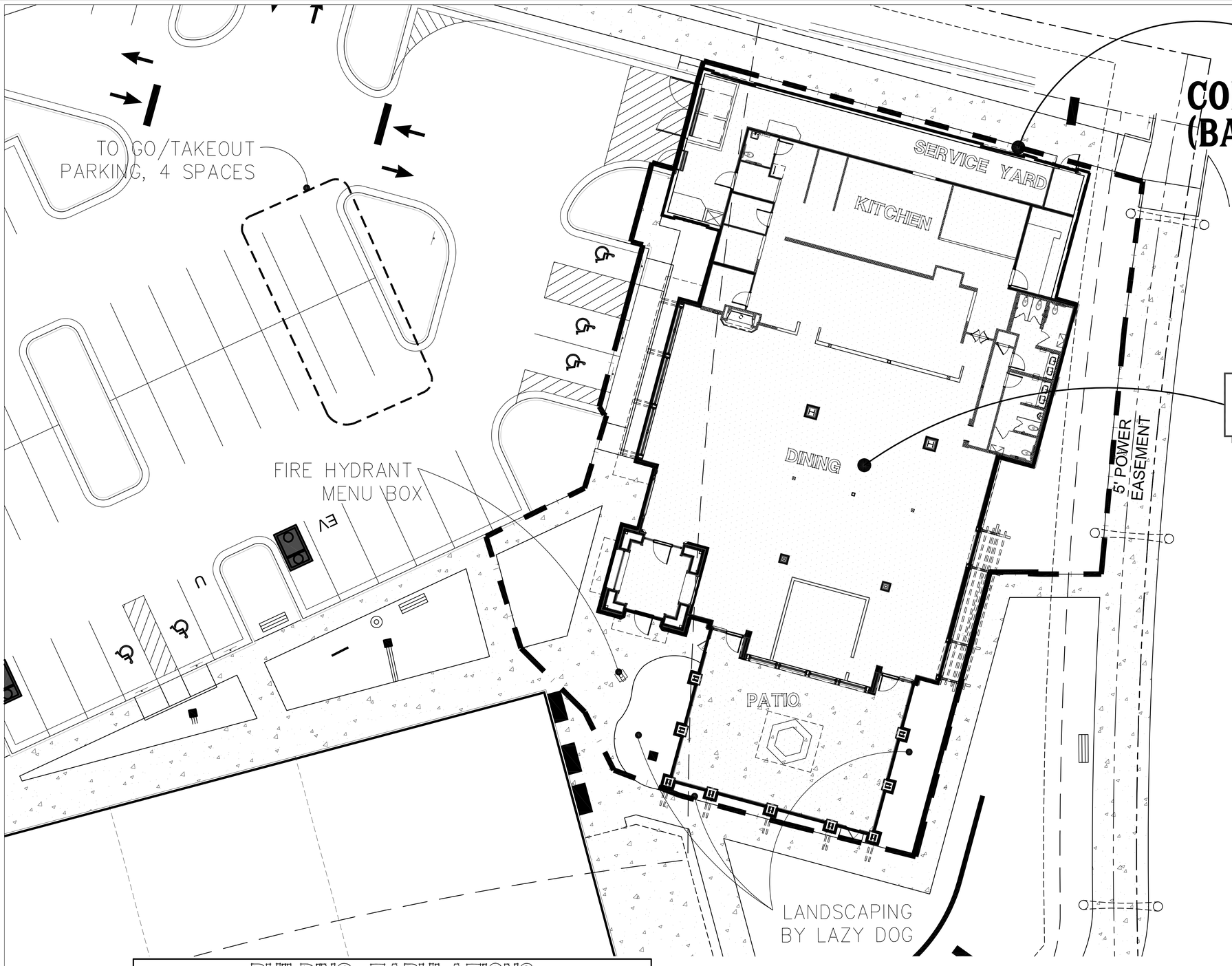

BUILDING TABULATIONS

BUILDING AREA:	7996 SQ. FT.
SERVICE YARD AREA:	1305 SQ. FT.
TOTAL BUILDING AREA:	9301 SQ. FT.
PATIO AREA:	1447 SQ. FT.
TOTAL AREA:	10,748 SQ. FT.

CONSTRUCTION LIMITS SITE PLAN

NORTH

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

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2/21/2020	☒	Landlord Resubmittal
3/2/2020	☒	Planning Comments
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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
CONSTRUCTION LIMITS SITE PLAN

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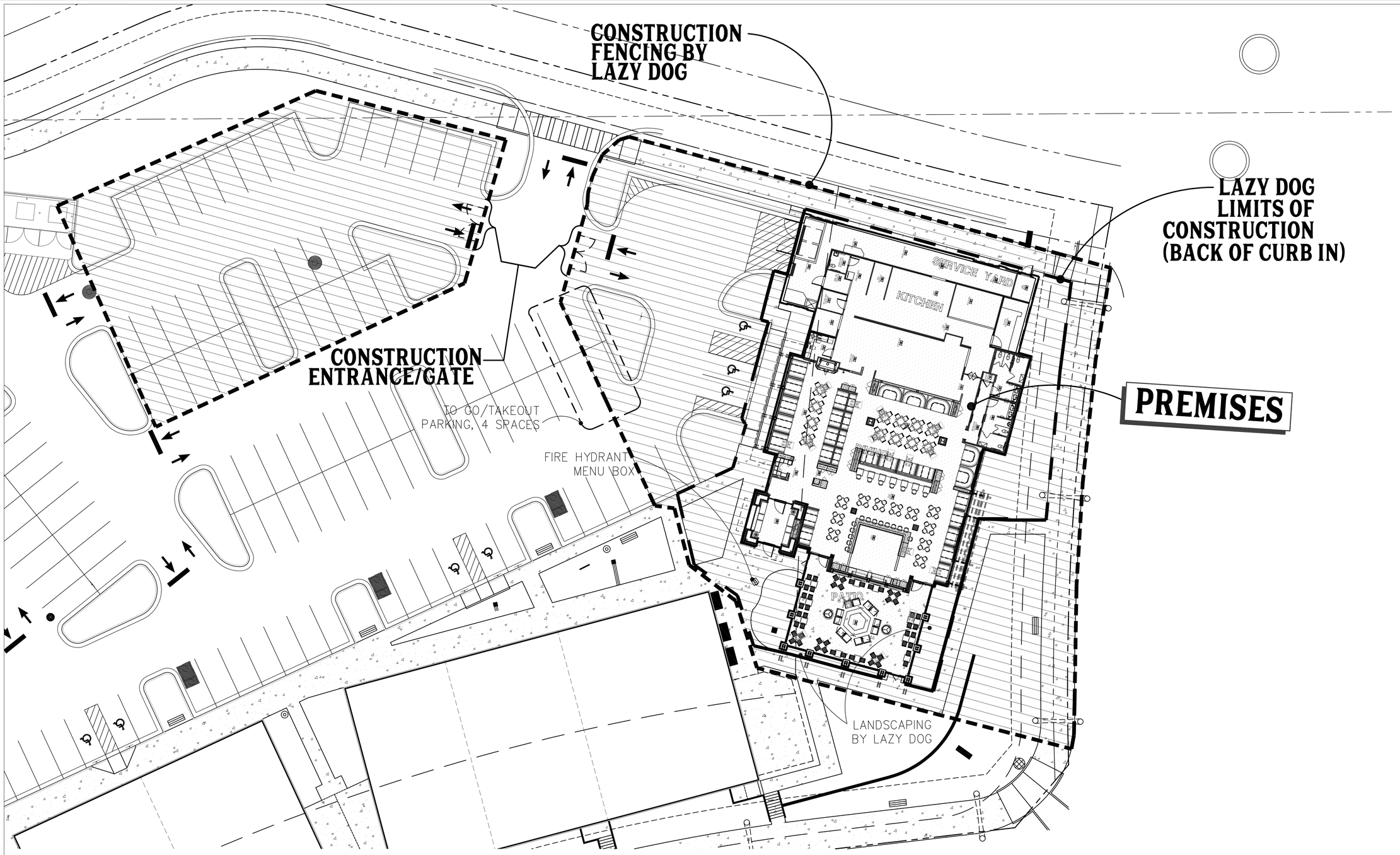
KW
CHECKED BY
RAF/DM
SCALE
N.T.S.
JOB NO.

SHEET NUMBER
DD2.0



CONSTRUCTION STAGING EXHIBIT

NORTH

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10800 HAYNES BRIDGE RD.
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Lazy DOG EAT. DRINK.

SHEET TITLE
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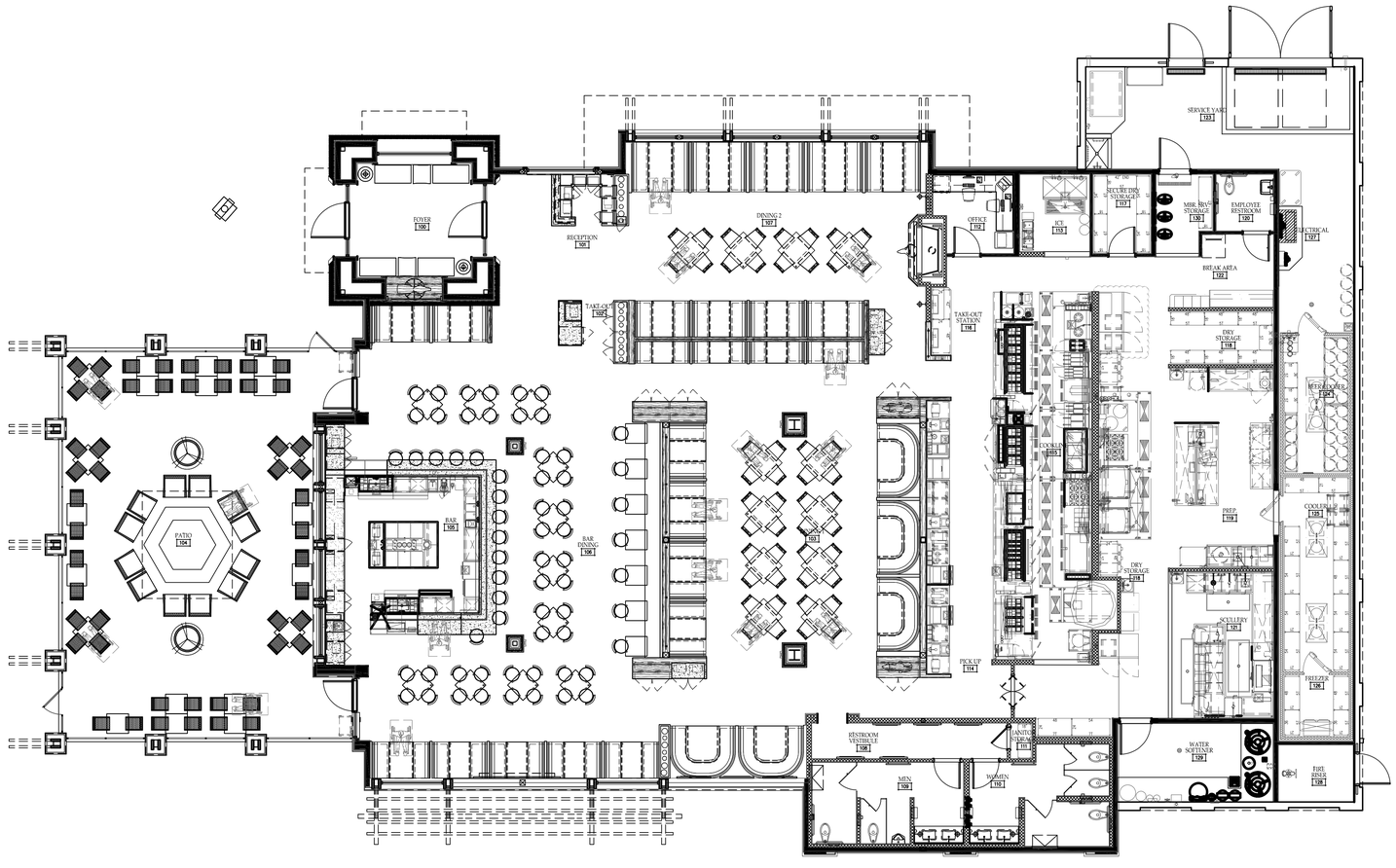
JOB NO.

SHEET NUMBER
DD2.1

SEATING TABULATIONS

BAR:	102 SEATS
DINING ROOM 1:	86 SEATS
DINING ROOM 2:	62 SEATS
TOTAL INTERIOR SEATS:	250 SEATS
TOTAL PATIO SEATS:	62 SEATS



NORTH

FLOOR PLAN

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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
FLOOR PLAN

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1/8" = 1'-0"
JOB NO.

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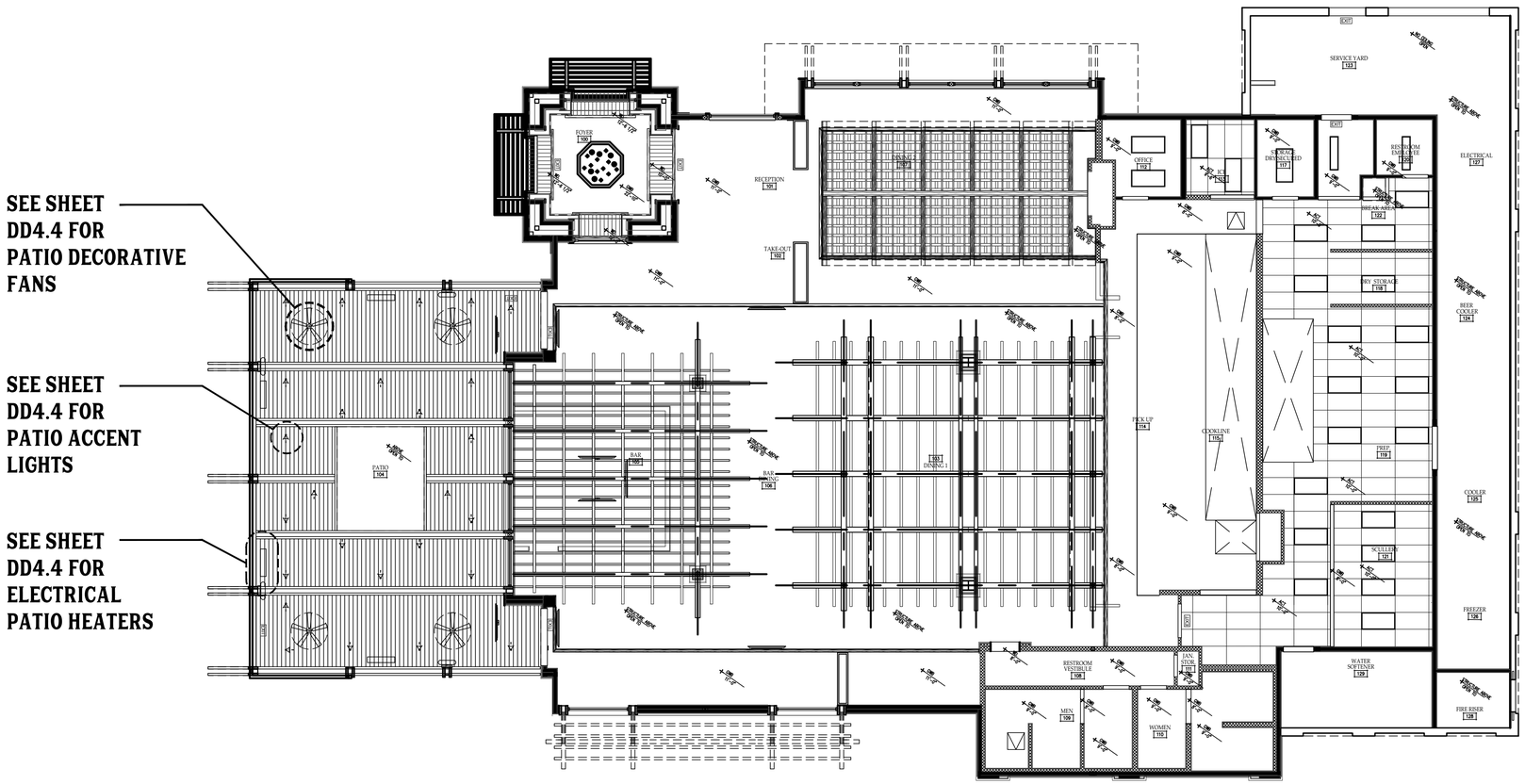

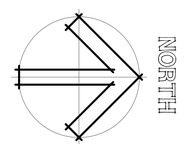

REFLECTED CEILING PLAN

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
REFLECTED CEILING PLAN

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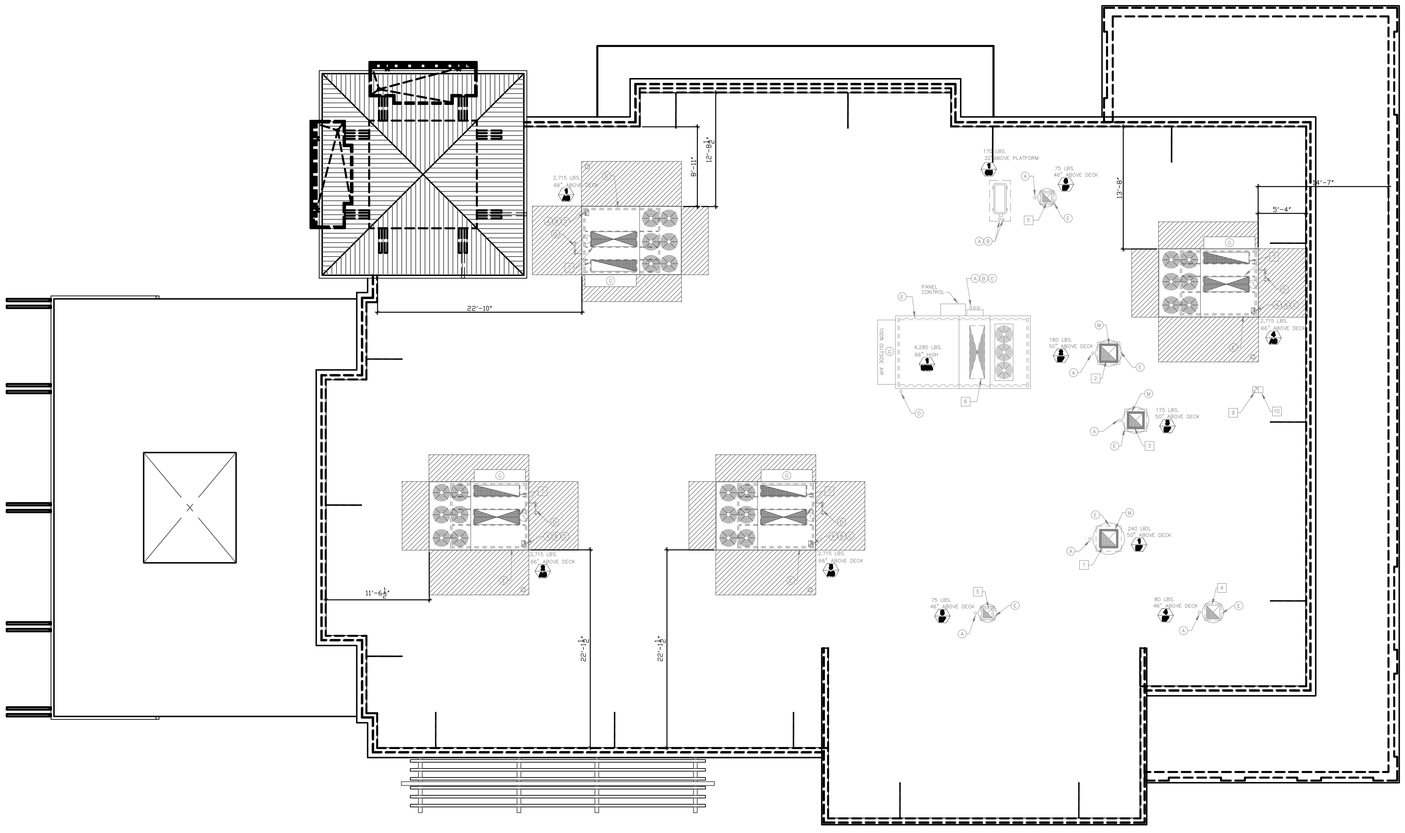

NORTH

ROOF PLAN

3337 SUSAN STREET, SUITE 100
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PHONE: 714.596.9960
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Lazy DOG EAT. DRINK.

10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

SHEET TITLE

ROOF PLAN

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SHEET NUMBER

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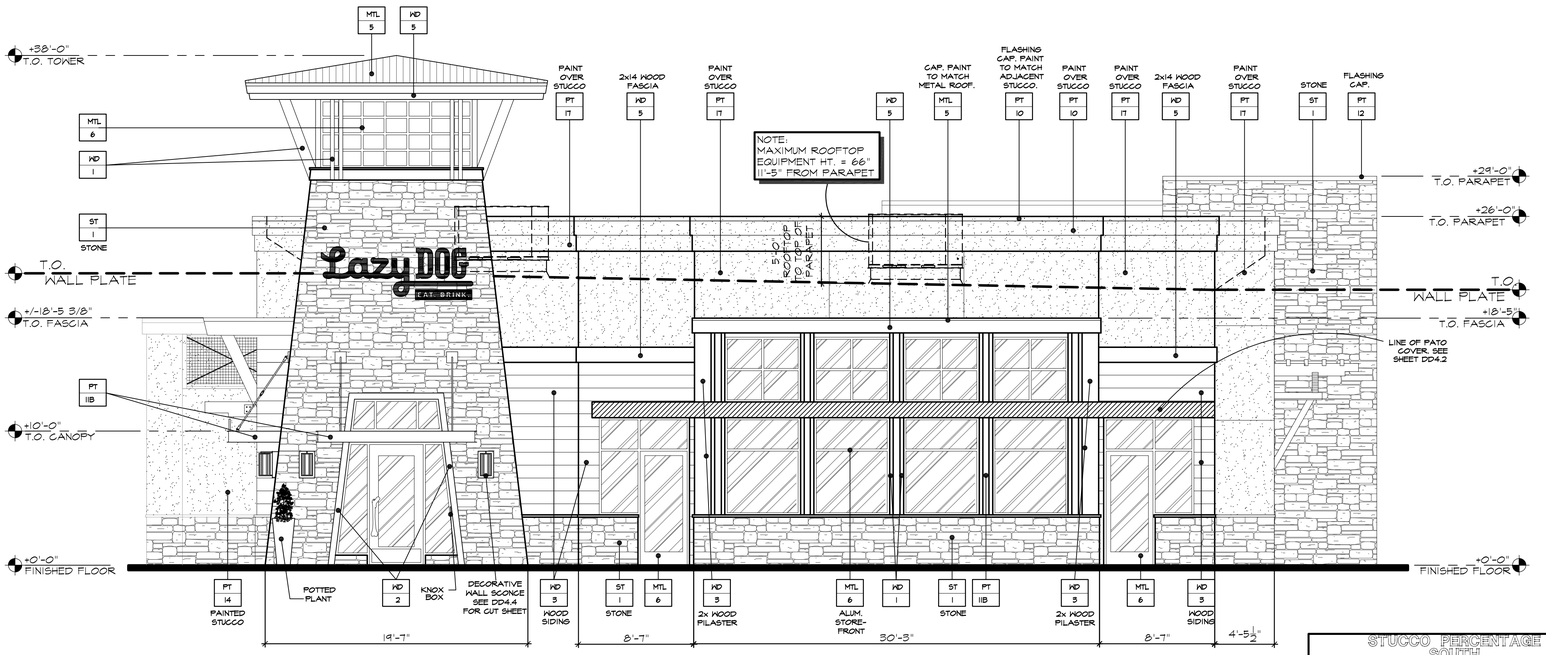
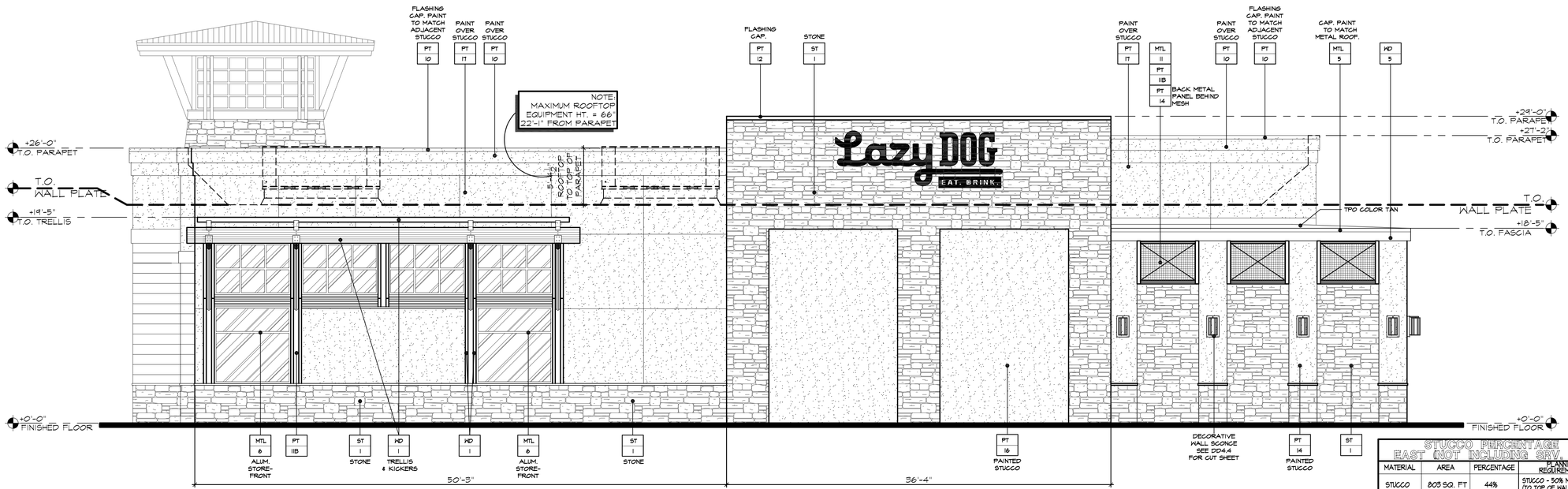


SOUTH ELEVATION

STUCCO PERCENTAGE SOUTH			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	2715 SQ. FT	16%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION



EAST ELEVATION

STUCCO PERCENTAGE EAST (NOT INCLUDING SRV. YD)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	803 SQ. FT	44%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION

STUCCO PERCENTAGE EAST (INCLUDING SRV. YD)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	935 SQ. FT	40%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE)

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3681220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT IIB	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

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2/21/2020	☒	Landlord Resubmittal
5/2/2020	☒	Planning Comments
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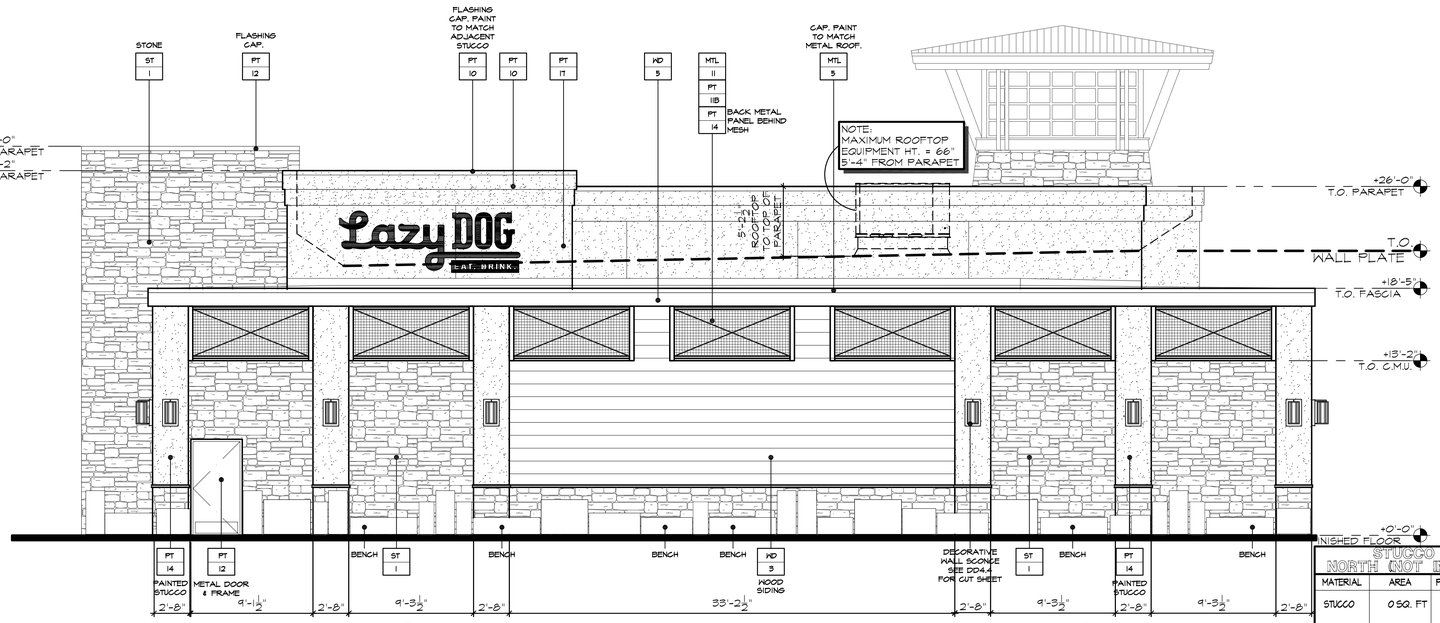
LAZY DOG
10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

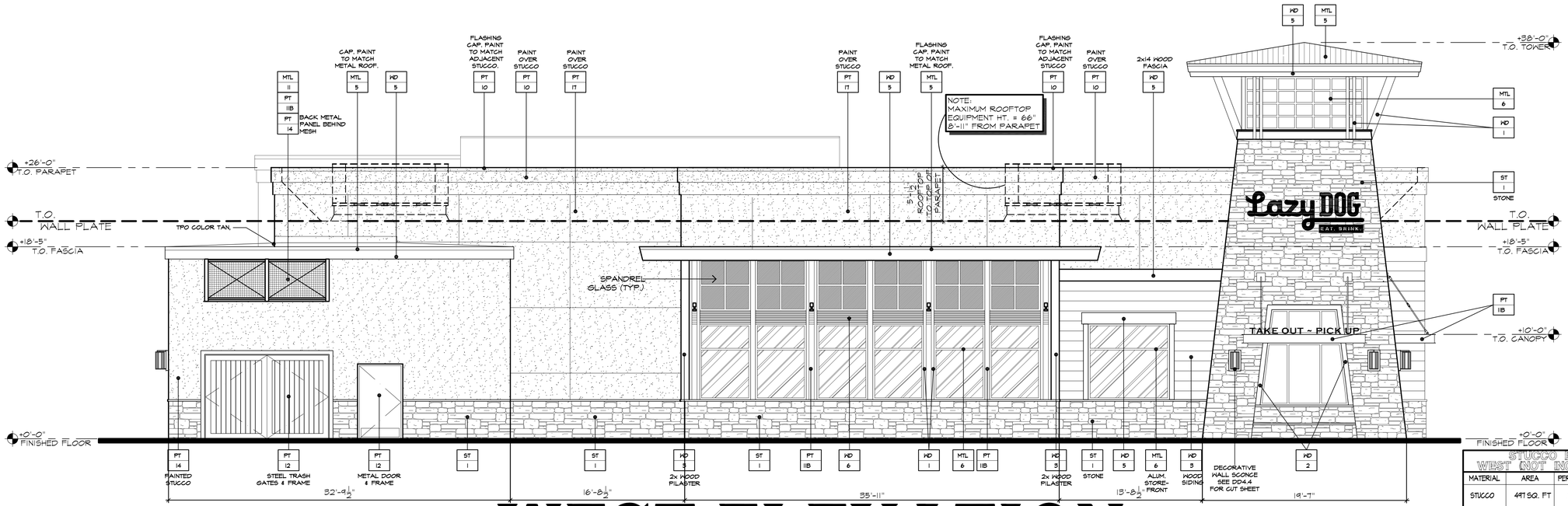
SHEET NUMBER
DD4.0



NORTH ELEVATION

STUCCO PERCENTAGE NORTH (NOT INCLUDING SRV. YD.)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	0 SQ. FT	-	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION

STUCCO PERCENTAGE NORTH (INCLUDING SRV. YD)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	216 SQ. FT	15%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE)



WEST ELEVATION

STUCCO PERCENTAGE WEST (NOT INCLUDING SRV. YD)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	497 SQ. FT	26%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE) - SERVICE YARD NOT PART OF BUILDING CALCULATION

STUCCO PERCENTAGE WEST (INCLUDING SRV. YD)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
STUCCO	816 SQ. FT	33%	STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE)

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3681220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT 11B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
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PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN

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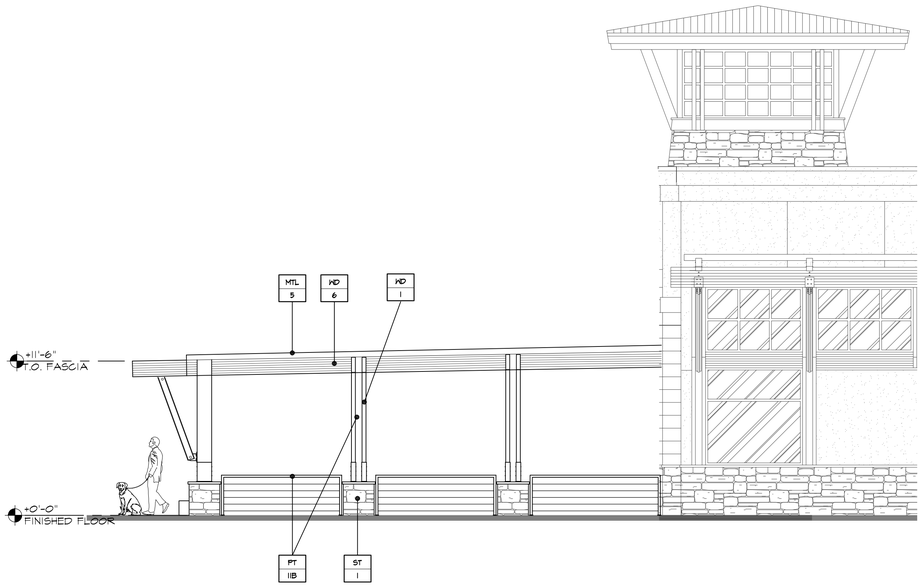
10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

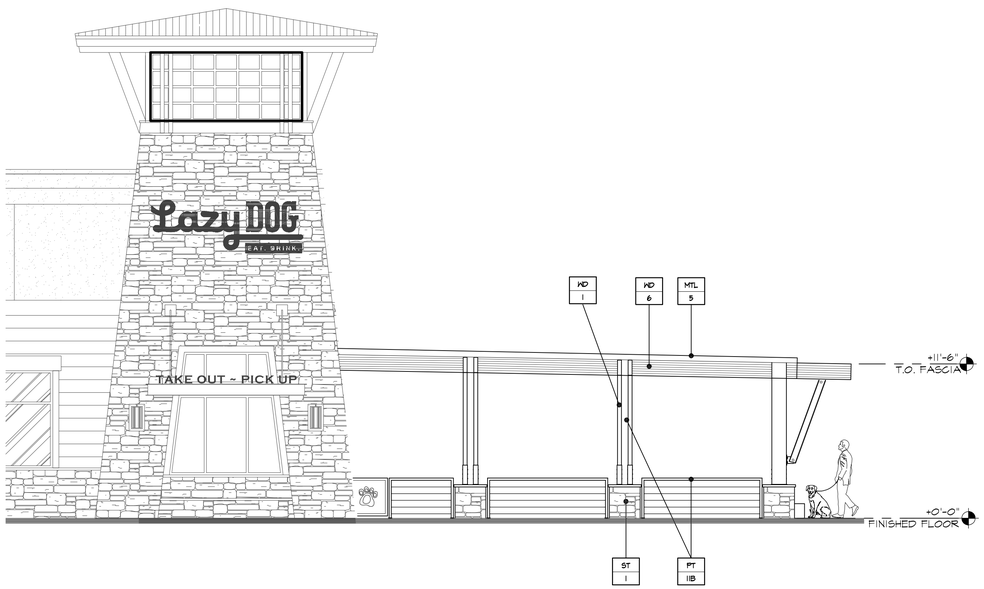
SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

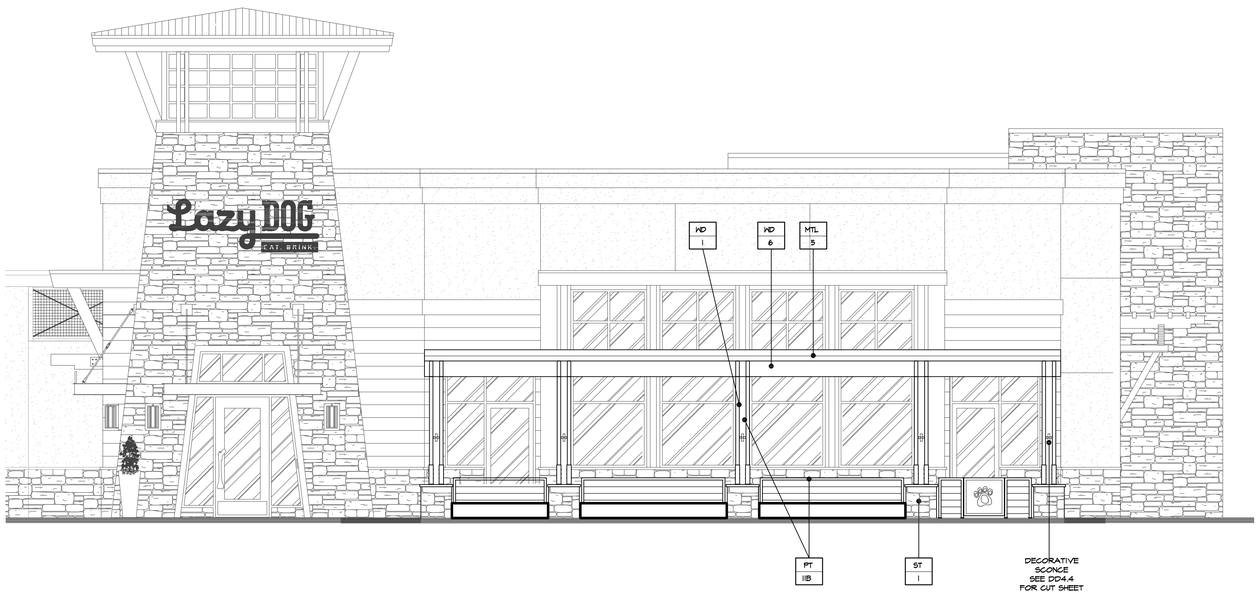
SHEET NUMBER
DD4.1



WEST PATIO ELEVATION



EAST PATIO ELEVATION



SOUTH PATIO ELEVATION

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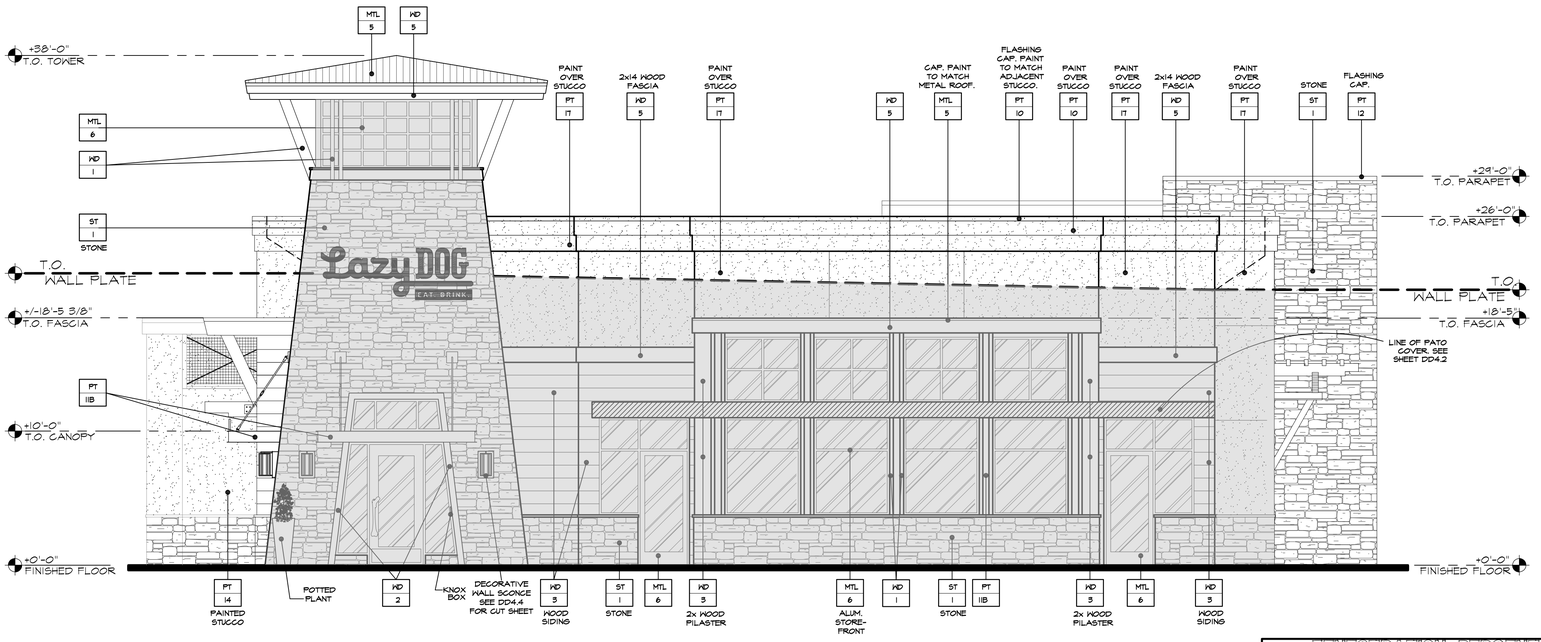
10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
PATIO ELEVATIONS

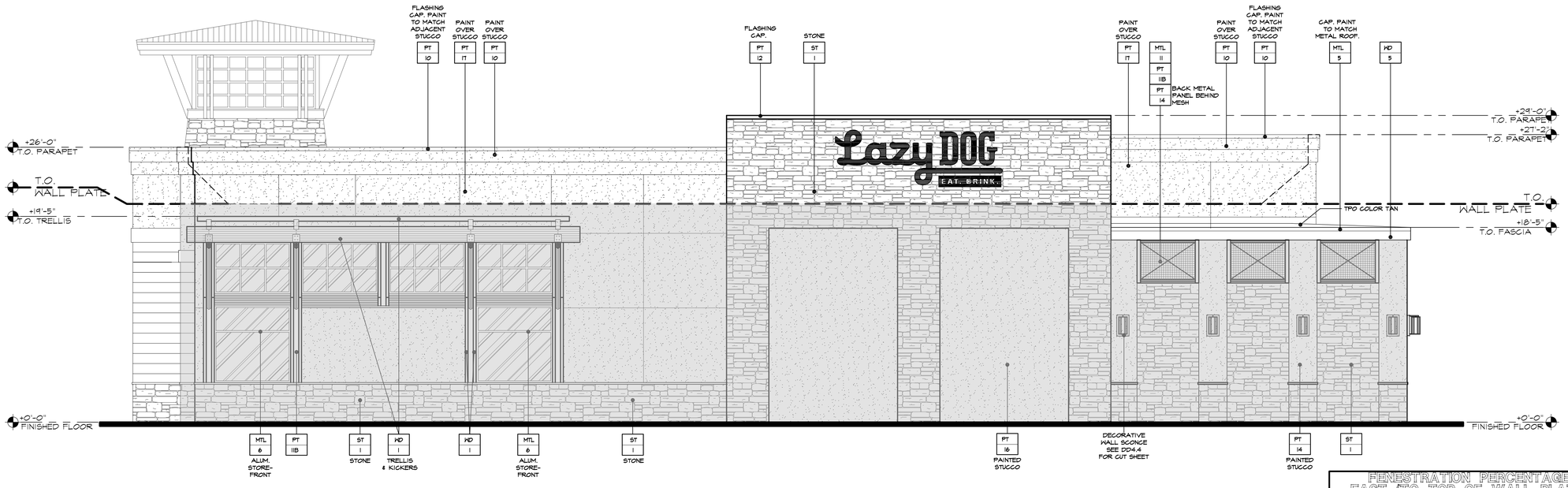
DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.2



SOUTH ELEVATION

FENESTRATION PERCENTAGE SOUTH (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	587 SQ. FT	31%	25% MINIMUM PER ELEVATION



EAST ELEVATION

FENESTRATION PERCENTAGE EAST (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	523 SQ. FT	25%	25% MINIMUM PER ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT 11B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN

PLANNING FENESTRATION REQUIREMENTS = 25% MIN. PER ELEVATION
4 ELEVATIONS PER BUILDING = 100%+
LAZY DOG FENESTRATION TOTAL FOR ALL 4 ELEVATIONS = 112%

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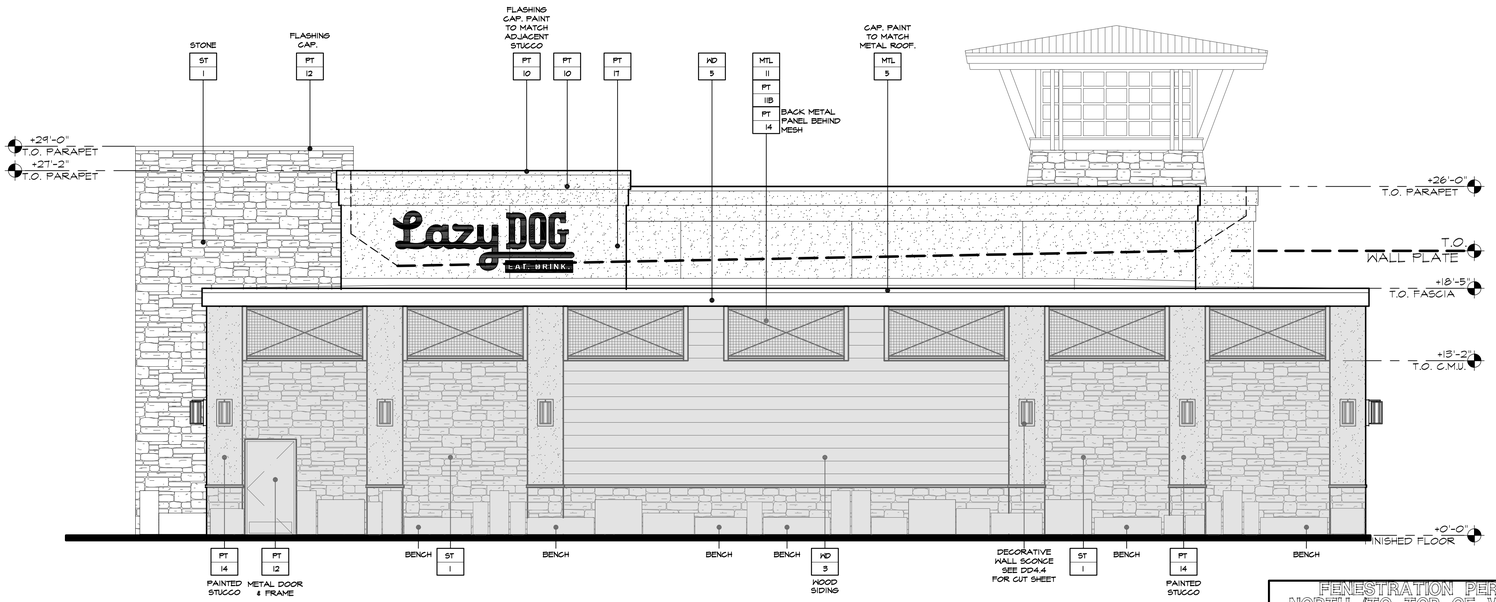
10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
EXTERIOR ELEVATIONS FENISTRATION

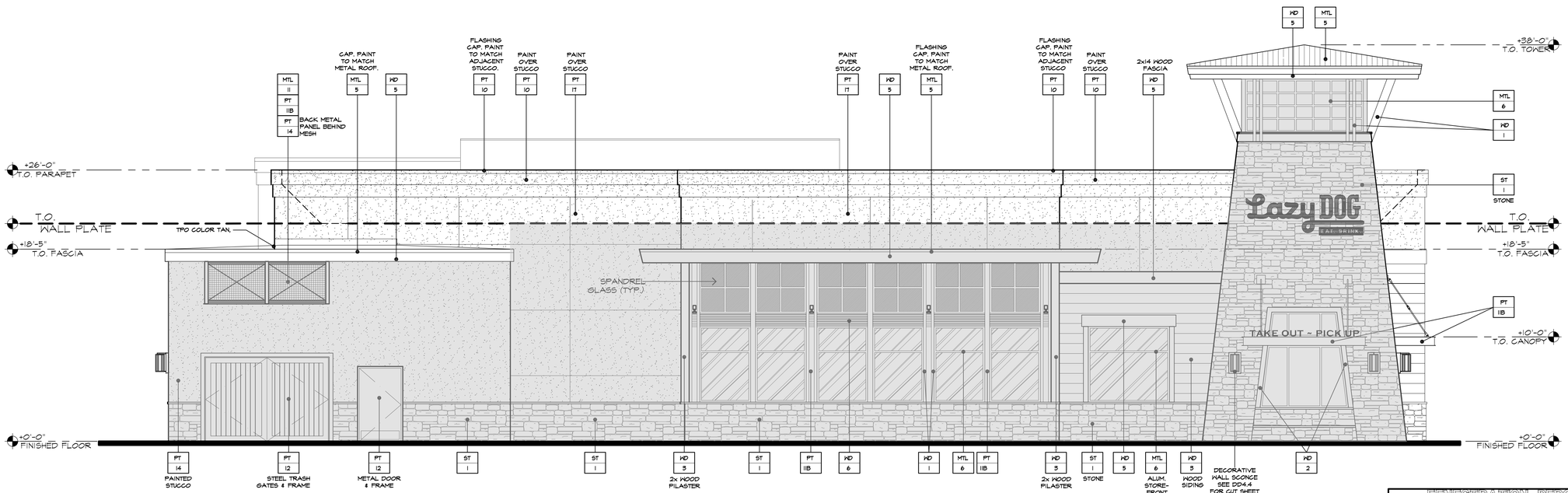
DRAWN BY
K.W
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.0A



NORTH ELEVATION

FENESTRATION PERCENTAGE NORTH (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	293 SQ. FT	20%	25% MINIMUM PER ELEVATION



WEST ELEVATION

FENESTRATION PERCENTAGE WEST (TO TOP OF WALL PLATE)			
MATERIAL	AREA	PERCENTAGE	PLANNING REQUIREMENTS
FENESTRATION	805 SQ. FT	32%	25% MINIMUM PER ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
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PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN

PLANNING FENESTRATION REQUIREMENTS = 25% MIN. PER ELEVATION
4 ELEVATIONS PER BUILDING = 100%+
LAZY DOG FENESTRATION TOTAL FOR ALL 4 ELEVATIONS = 112%

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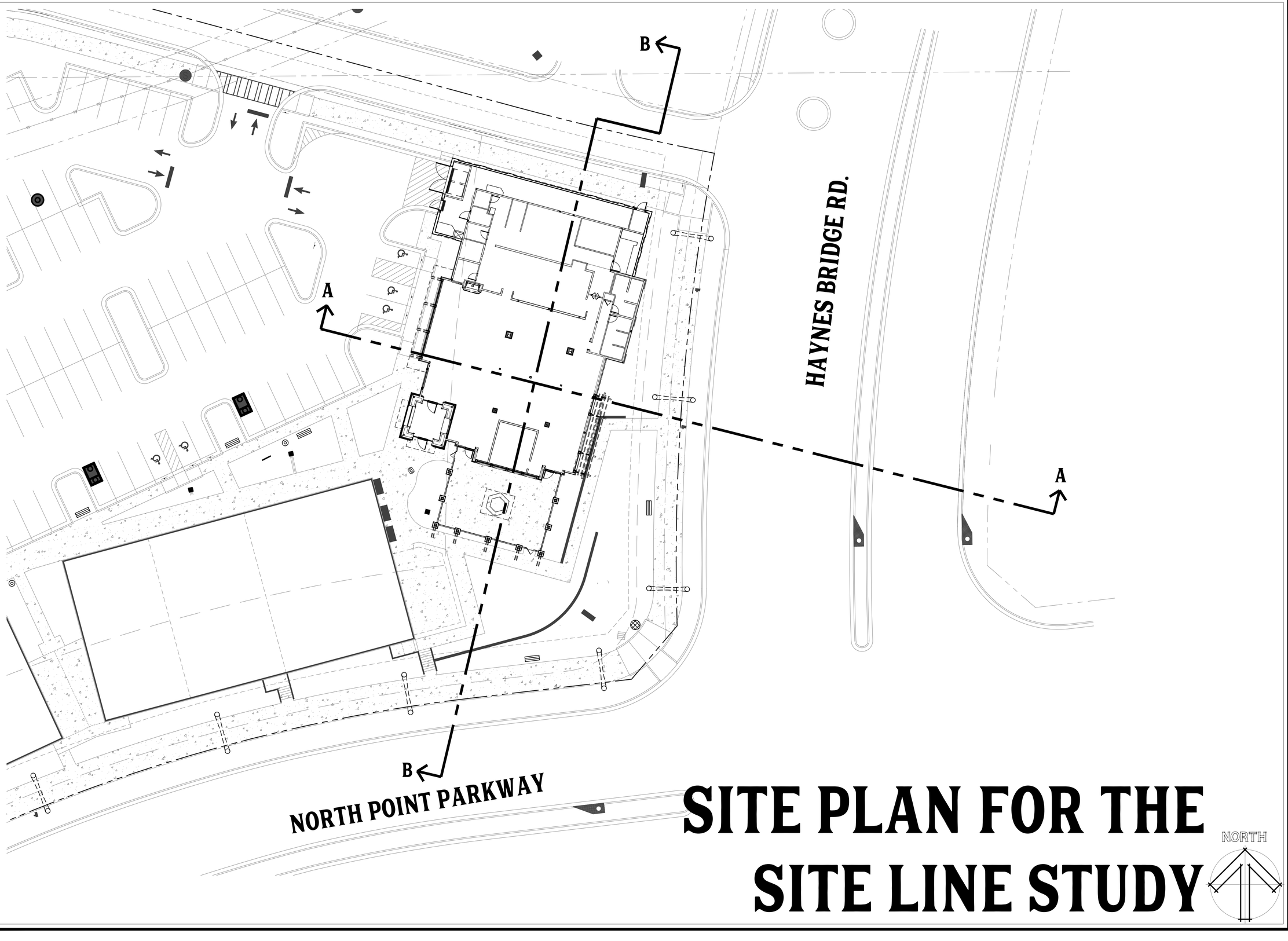
10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
EXTERIOR ELEVATIONS FENESTRATION

DRAWN BY
K.W
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.1A



SITE PLAN FOR THE SITE LINE STUDY

NORTH

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
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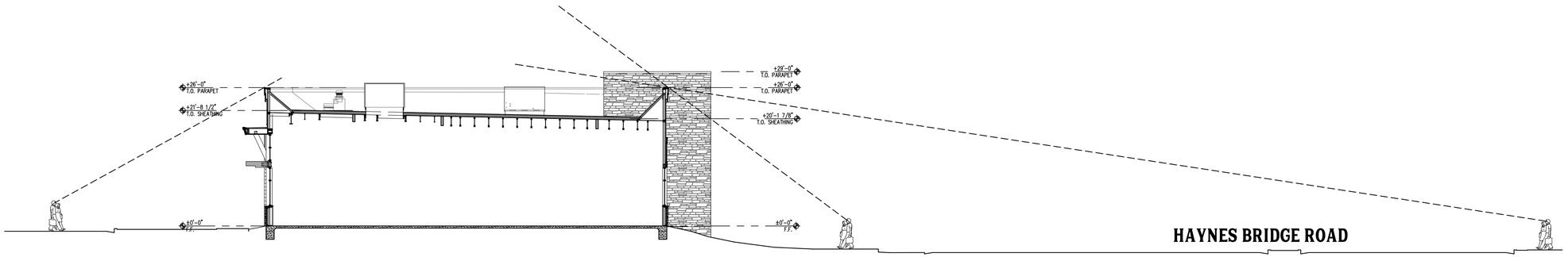
10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

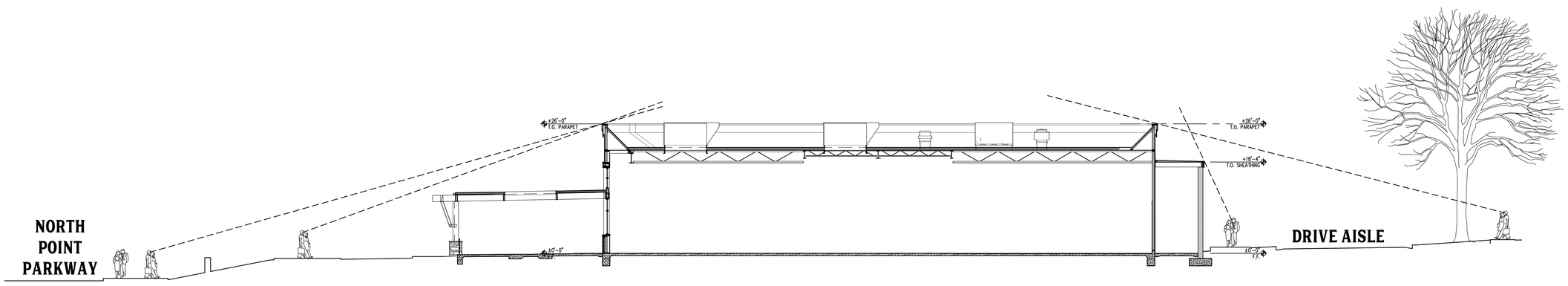
SHEET TITLE
SITE PLAN FOR THE SITE LINE STUDY

DRAWN BY
TG
CHECKED BY
RAF/DM
SCALE
N.T.S.
JOB NO.

SHEET NUMBER
DD4.3



SECTION A-A



SECTION B-B

SITE LINE STUDY

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

12/18/19	☒	Landlord/City Submittal
2/21/2020	☒	Landlord Resubmittal
3/2/2020	☒	Planning Comments
	☐	
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	☐	
	☐	
	☐	
	☐	
	☐	

10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
SITE LINE STUDY

DRAWN BY
TG
CHECKED BY
RAF/DM
SCALE
3/32" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.3A

SPECIFICATIONS

DESCRIPTION:
Wall mount Up/Down MR16 accent fixture.
Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.
HL-340-2X - Machined Aluminum (Standard)
HL-340-2X-2b - Machined Brass

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION:
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

LED OPTIONS:
Integral high output LED, warm white (3000K CCT) standard, others available.
3LED - 3W LED
8LED - 8W LED
Optics
SP - Spot, 12°
NF - Narrow Flood, 24°
FL - Flood, 36°

VOLTAGE:
12 - 12 VAC output transformer required, not included.

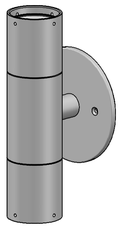
MOUNTING:
Fixture is equipped with a 4.75" mounting plate and (2) mounting screws.

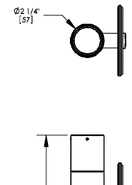
OPTIONS:
Glare shields
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Angled, brass
GL-13 - Straight, aluminum
GL-14 - Straight, brass
Lenses/Louvers/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
See fixture accessories for more information.

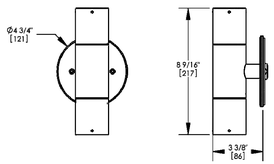
SAMPLE ORDER SPECIFICATION:
HL-340-2X-BZ-12-LA-5

RATING:
Wet/damp/dry location.

MADE IN THE USA







ORDER SPECIFICATION: ____ - ____ - ____ - ____ - ____ - ____
(Fixture - Finish - Lamping - Voltage - Options/Access.)

PROJECT:

APPROVED:

HEVI LITE, INC.
9714 Variel Ave, Chatsworth, CA 91311
Tel., (818) 341-8091 - Fax (818) 998-1986
Web Site http://www.hevilite.com

PATIO DECORATIVE SCONCE

HK USA Lighting Group

Project Name

Fixture Type

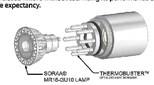
ZX16-GU10/ZX16-GU10-SOi

Area Accent . ZX16 Series

Product Features

- Area accent lighting for architectural and landscape application.
- ETL outdoor wet location listed. IP67 standard.
- Machined from solid billet 6061-T6 corrosion resistant aluminum.
- 240° vertical and 360° horizontal adjustment via unique swivel stem design.
- US patented Integral SORAA® heat sink.
- 120V Input with GU10 MR16 LED. No transformer needed.

Integral SORAA® Heat Sink: US patented Thermobuster™ provides extra heat dissipation that reduces the lamp junction temperature by 77°F(25°C). Enables even the highest wattage SORAA® lamps to be used in an enclosed fixture without sacrificing its performance or life expectancy.



Specification

Materials: Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Hood and Glare Shield: 3 available hood options to suit any application. 3 optional glare shields (short, long, angled) to complement each hood choice. See page 2 for details.

Light Source: MR16 GU10 Halogen lamp or MR16 GU10 SORAA® LED lamp. Please refer to SORAA MR16 GU10 for lamp selection.

Voltage: 120 or 230V AC.

Wattage: Max 9W for SORAA MR16 lamp with Thermobuster. Max. 50W for halogen MR16 without Thermobuster.

Lamp Base/Socket: Porcelain GU10 twist-lock lamp base.

Dimmability: Phase. Please refer to website for SORAA® MR16 dimmer compatibility. SORAA GU10 dimmer compatibility

Finish: Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

Optical Accessories: Accepts up to 3 accessory pieces (hexcel louver, optical lenses, dichroic color filters, etc.). Secured in place with metal snap ring.

Mounting Method: Mounts using 1/2"-14 NPS male fitting compatible with all HK Lighting Group mounting devices.

Ordering Guide

EXAMPLE: ZX16-GU10-SOI - A - GSL - 01109 - BK -LVR - CM5

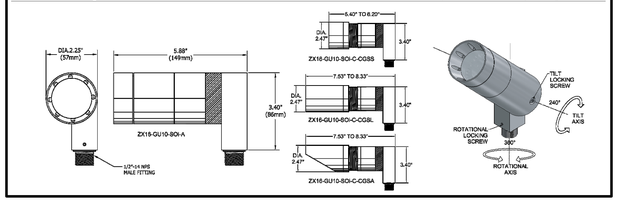
ZX16-GU10 - A - GSL - 0 - BK -LVR - CM5

SERIES	MATERIAL	HOOD	GLARE SHIELD	LAMP	FINISH	OPTICS ACCESSORIES 1	MOUNTING ACCESSORIES
ZX16-GU10 HALOGEN ZX16-GU10-SOi SORAA®	BLANK Aluminum (Standard) NBR Natural Brass NSS Natural Stainless Steel NCU Natural Copper	A A-HOOD B B-HOOD C C-HOOD	GSL GSA GSS CGSL CGSA CGSS	0–NONE XXXXX SORAA® LAMP CODE IS ONLY FOR SORAA CAT. NO'S	Standard BK Black Powder Coat BZ Bronze Powder Coat WT White Powder Coat Premium ABK Anodized Black ACL Anodized Clear CC Custom Powder Coat	LVR Hexcell Louver OSL Overall Spread Lens SFL Soft Focus Lens SDL Solite Soft Focus DF Dichroic Filter	See page 2 for quick reference, or "Accessories" link for detailed specification.

*SORAA® Lamp Selection : SORAA MR16 GU10

Product Drawings

NOTE: Specification and dimensions subject to change without notice.



PATIO ACCENT LIGHT

Vera Cruz™ (WET LOCATION) - Ceiling Fans

Double click on above image to view full picture

Vera Cruz™ (WET LOCATION)

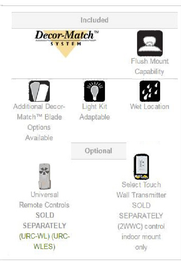
Be the first to review this product

Add to Compare

Quick Overview

Accessorize this traditional UL wet location rated fan with one of Regency's wet location light kits to achieve a finished look for the deck or veranda. 52" weather resistant blades complement this three-speed fan.

ENERGY STAR



Performance and Energy Information

Fan Speed	Airflow (CFM)	Power Usa (Watts)	Airflow Efficiency (CFM/Watts)
Low	2326.00	11.00	219
High	5871.00	57.00	103

High Resolution Photo
Owner's Manual

OTHER FINISHES

VC2-ORB, Oil Rubbed Bronze fan comes with Oil Rubbed Bronze ABS blades (UL wet location)

VC2-ORB, Oil Rubbed Bronze fan shown with PL52MHS Mahogany leaf ABS blades (UL wet location)

VC2-MB, Matte Black fan comes with Matte Black ABS blades (UL wet location)

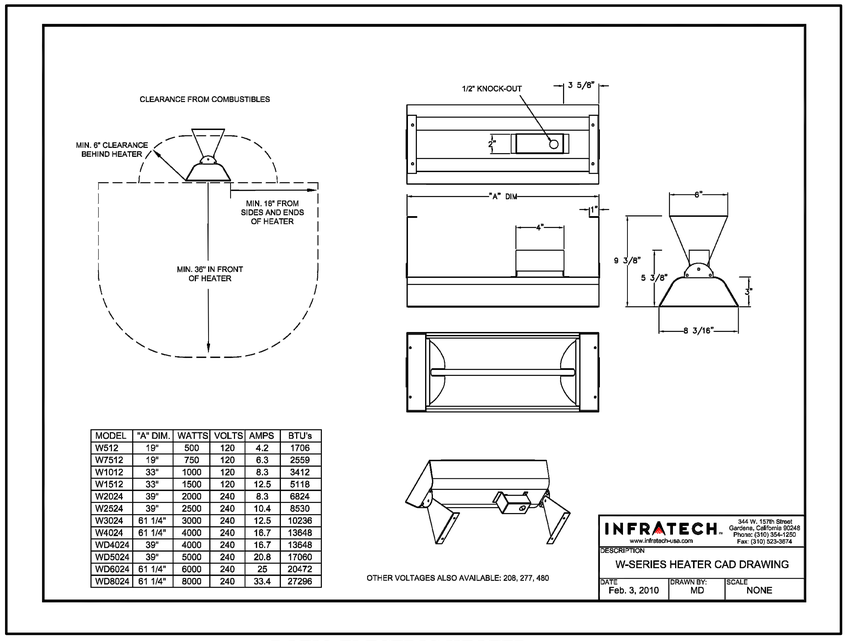
PATIO FAN

Vera Cruz™ (WET LOCATION) - Ceiling Fans

VC2-MB, Matte Black fan shown with PL52MHS Mahogany leaf ABS blades (UL wet location)

Additional Information

Blade Type	52" blades (INCLUDED)
Motor	188 x 15mm
Speed	3-speed, reversing
Blade Pitch (Degrees)	14°
Downrod	4" downrod included (optional downrods available)
Mount Type	Mounts to sloped ceilings up to 35° 8/12 pitch
Box Weight (lbs)	18.7
Additional	U.L. Wet Location rated



MODEL	"A" DIM.	WATTS	VOLTS	AMPS	BTU's
W512	19"	500	120	4.2	1706
W7512	19"	750	120	6.3	2559
W1012	33"	1000	120	8.3	3412
W1512	33"	1500	120	12.5	5118
W2024	39"	2000	240	8.3	6824
W2524	39"	2500	240	10.4	8530
W3024	61 1/4"	3000	240	12.5	10236
W4024	61 1/4"	4000	240	16.7	13648
WD4024	39"	4000	240	16.7	13648
WD5024	39"	5000	240	20.8	17060
WD6024	61 1/4"	6000	240	25	20472
WD8024	61 1/4"	8000	240	33.4	27296

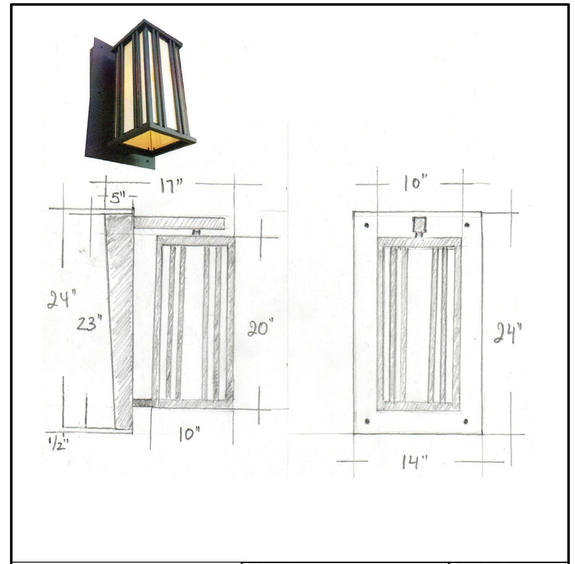
OTHER VOLTAGES ALSO AVAILABLE: 208, 277, 480

INFRATECH
344 W. 157th Street
Gardena, California 90248
www.infratech-usa.com
Phone: (310) 354-1200
Fax: (310) 523-3674

DESCRIPTION: W-SERIES HEATER CAD DRAWING

DATE	DRAWN BY:	SCALE
Feb. 3, 2010	MD	NONE

PATIO ELECTRIC HEATER



MODA LIGHTING
11070 Fleetwood St. unit F Sun Valley, CA 91352
(818)764-5615 Fax: (818)764-7335
www.Modalighting.com
Email: sales@modalighting.com
**All Moda fixtures are Made in the USA*

Dimensions: 14"W x 24"H	**Product #:** L-6
Lamping: 1 x 100W/Med. (A19)	
Finish: Rub Bronze	**Glass:** Honey Glass
UL LISTED : WET LOCATION	**Project:** Lazy Dog Restaurant

BUILDING DECORATIVE SCONCE

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

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2/21/2020	☒	Landlord Resubmittal
5/2/2020	☒	Planning Comments
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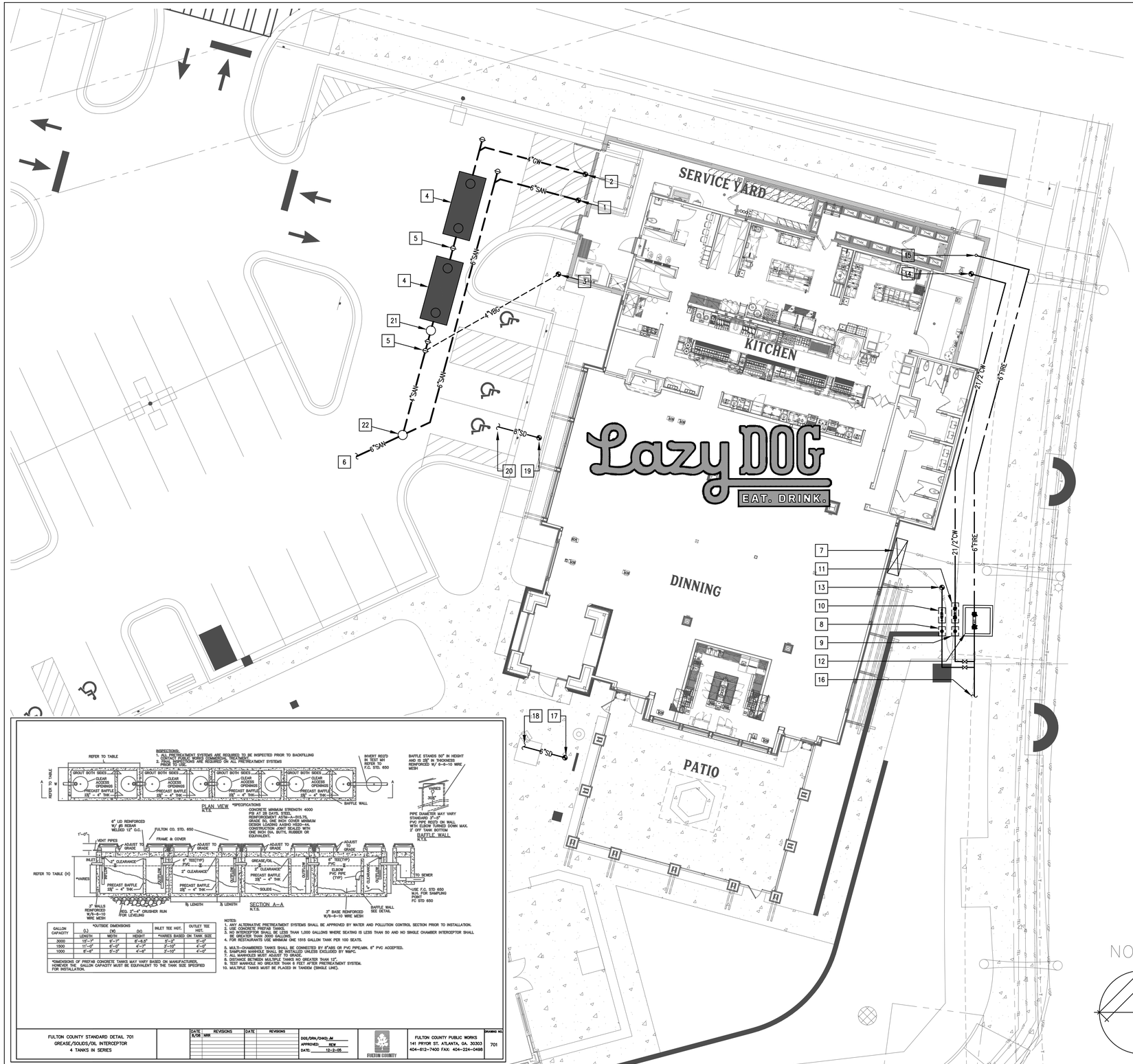
Lazy DOG EAT. DRINK.

10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

SHEET TITLE
CUT SHEETS

DRAWN BY: KW
CHECKED BY: RAF/DM
SCALE: 3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.4



GALLON CAPACITY	*OUTSIDE DIMENSIONS (L) LENGTH	(W) WIDTH	(D) HEIGHT	INLET TEE NOT. *VARIES BASED ON TANK SIZE	OUTLET TEE NOT.
3000	15'–7"	9'–7"	8'–6.5"	5'–5"	5'–0"
1500	11'–0"	6'–0"	6'–7"	3'–10"	4'–0"
1000	8'–6"	5'–3"	4'–8"	3'–10"	4'–0"

*DIMENSIONS OF PREFAB CONCRETE TANKS MAY VARY BASED ON MANUFACTURER, HOWEVER THE GALLON CAPACITY MUST BE EQUIVALENT TO THE TANK SIZE SPECIFIED FOR INSTALLATION.

FULTON COUNTY STANDARD DETAIL 701
GREASE/SOLIDS/OIL INTERCEPTOR
4 TANKS IN SERIES

DATE	REVISIONS	DATE	REVISIONS
8/08	MRR		

DGS/DRN/CHKD: JM
APPROVED: RCW
DATE: 12-2-08

FULTON COUNTY

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO. 701

PLUMBING POINT OF CONNECTION PLAN

SCALE 3/32"=1'-0" (1)

PLAN NOTES

1. LANDLORD PROVIDED & INSTALLED 6" SANITARY SEWER BELOW GRADE TO BUILDING – INVERT ELEVATION = (–)60" (MINIMUM).
2. LANDLORD PROVIDED & INSTALLED 4" GREASE WASTE BELOW GRADE TO BUILDING – INVERT ELEVATION = (–)60" (MINIMUM).
3. LANDLORD PROVIDED & INSTALLED 4" VENT BELOW GRADE TO BUILDING.
4. LANDLORD PROVIDED & INSTALLED 3,000 GALLON GREASE INTERCEPTOR (TOTAL OF 2).
5. LANDLORD PROVIDED & INSTALLED FLOOR CLEAN–OUT TO GRADE (TYPICAL ALL CLEAN–OUT SHOWN ON THIS PLAN) – ALL CLEAN–OUTS SHALL BE INSTALLED WITH AIR TIGHT COVERS.
6. LANDLORD PROVIDED & INSTALLED 6" SANITARY SEWER INTO EXISTING SEWER MAIN IN STREET – LOCATION OF SEWER MAIN UNKNOWN AT TIME OF PPOC–1 PLAN CREATION, DEPTH REQUIRED AT POC DEPENDENT UPON LOCATION OF SEWER MAIN.
7. PROPOSED LOCATION OF THE NEW GAS METER ASSEMBLY (METER SHALL BE CAPABLE OF SUPPLYING A MAXIMUM OF 5,000,000 BTU/HR @ 2–PSI PRESSURE) – GAS METER ASSEMBLY SHALL BE PROVIDED & INSTALLED BY THE LOCAL GAS COMPANY IN DIRECT COORDINATION WITH LAZY DOG – ALL GAS PIPING IN THE BUILDING IS SIZED ON 350 FEET @ 2–PSI PRESSURE.
8. LANDLORD PROVIDED & INSTALLED 1" WATER METER (IRRIGATION) IN CONCRETE METER BOX.
9. LANDLORD PROVIDED & INSTALLED 2" WATER METER IN CONCRETE METER BOX.
10. LANDLORD PROVIDED & INSTALLED 1" (RP) BACKFLOW PREVENTER (IRRIGATION) @ +24" A.F.G. IN HEATED BACKFLOW ENCLOSURE, DRAIN TO SPILL TO LANDSCAPING.
11. LANDLORD PROVIDED & INSTALLED 2–1/2" (RP) BACKFLOW PREVENTER @ +24" A.F.G. IN HEATED BACKFLOW ENCLOSURE, DRAIN TO SPILL TO LANDSCAPING.
12. LANDLORD PROVIDED & INSTALLED 6" DCDA IN BELOW GRADE VAULT.
13. LANDLORD PROVIDED & INSTALLED 1" IRRIGATION POC.
14. LANDLORD PROVIDED & INSTALLED 2–1/2" CW PIPING TO THE BUILDING.
15. LANDLORD PROVIDED & INSTALLED 6" FIRE SERVICE TO THE BUILDING.
16. LANDLORD PROVIDED & INSTALLED 6" WATER SERVICE INTO EXISTING WATER MAIN IN STREET – LOCATION OF WATER MAIN UNKNOWN AT TIME OF PPOC–1 PLAN CREATION.
17. LANDLORD PROVIDED & INSTALLED 6" STORM DRAIN PIPING TO THE BUILDING – INVERT ELEVATION = (–)48" MINIMUM.
18. LANDLORD PROVIDED & INSTALLED 6" STORM DRAIN PIPING – CONNECT TO ON–SITE STORM DRAIN SYSTEM – LOCATION OF STORM DRAIN MAIN UNKNOWN AT TIME OF PPOC–1 PLAN CREATION, DEPTH REQUIRED AT POC DEPENDENT UPON LOCATION OF STORM DRAIN MAIN.
19. LANDLORD PROVIDED & INSTALLED 8" STORM DRAIN PIPING TO THE BUILDING – INVERT ELEVATION = (–)48" MINIMUM.
20. LANDLORD PROVIDED & INSTALLED 8" STORM DRAIN PIPING – CONNECT TO ON–SITE STORM DRAIN SYSTEM – LOCATION OF STORM DRAIN MAIN UNKNOWN AT TIME OF PPOC–1 PLAN CREATION, DEPTH REQUIRED AT POC DEPENDENT UPON LOCATION OF STORM DRAIN MAIN.
21. LANDLORD PROVIDED & INSTALLED SAMPLING PIT.
22. LANDLORD PROVIDED & INSTALLED SEWER MANHOLE.

ALL UTILITY STUBS AND CONNECTIONS SHALL BE COORDINATED WITH THE FINAL LL CIVIL PLANS. THE TENANTS GC SHALL FIELD VERIFY ALL FINAL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

COORDINATE GI SIZE AND QUANTITIES WITH FINAL LEASE AGREEMENT. VERIFY WITH LL CIVIL PLANS SIZE AND LOCATIONS OF GI.

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

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	☐	
2/21/2020	☒	Landlord Resubmittal
3/2/2020	☒	Planning Comments
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	☐	

NORTH POINT II
ALPHARETTA, GA

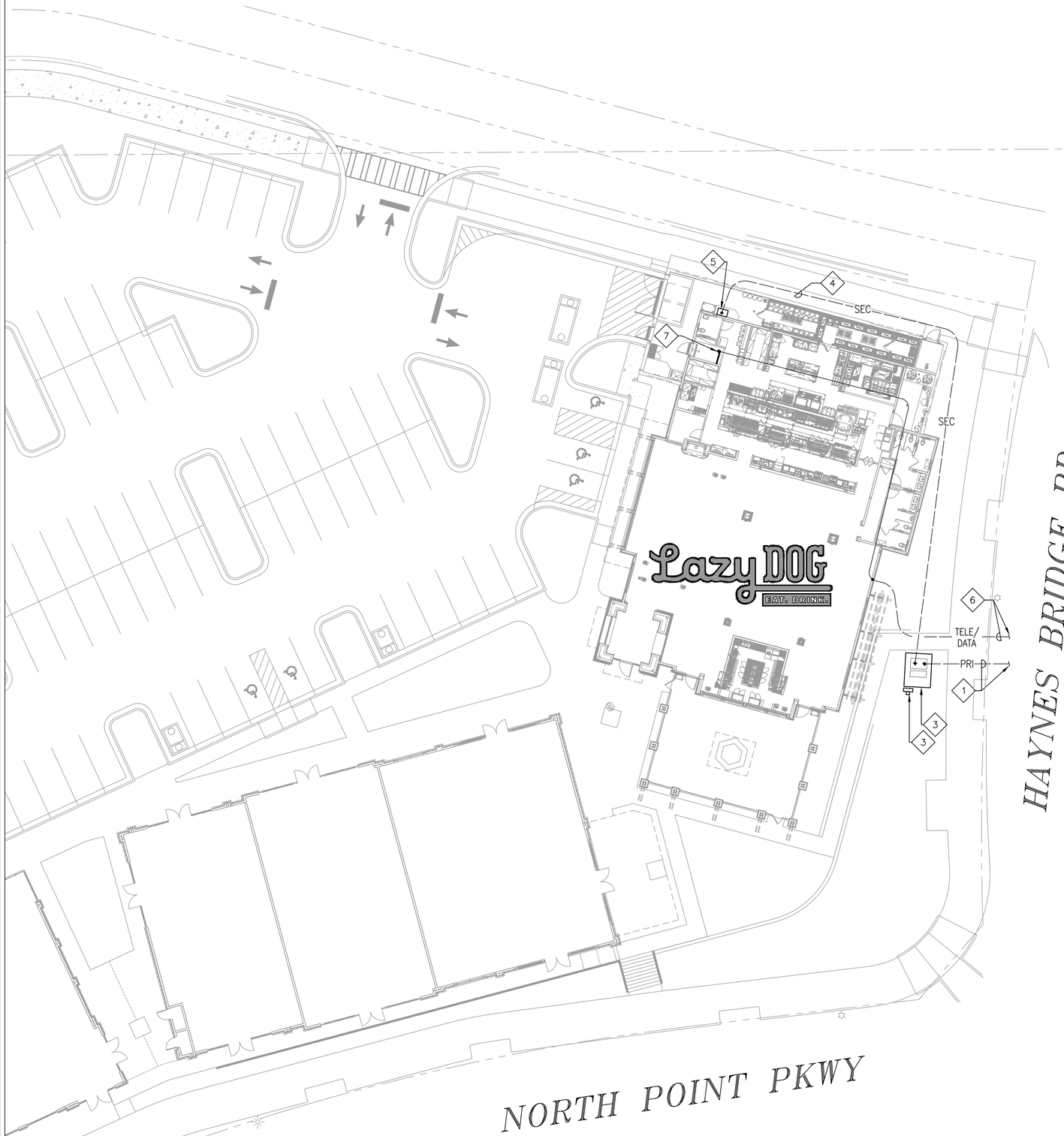
Lazy DOG EAT. DRINK.

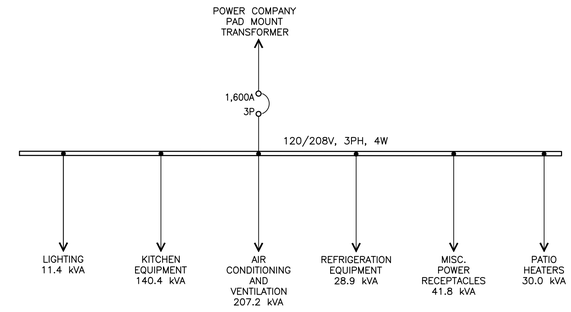
SHEET TITLE
PLUMBING POC PLAN

DRAWN BY
CHECKED BY
SCALE 3/32"=1'-0"
JOB NO. 235-042
SHEET NUMBER

PPOC-1

DWG: S:\clients\235-Lazy Dog\235-042-Lazy Dog, Alpharetta, GA\PPOC-1\235042-PPOC-1.dwg USER: corr
DATE: Feb 20, 2020 3:18pm XREFS DD_LD_Alpharetta_BDR_24x36 X_LD_Alpharetta_Baseplan DD_LD_Alpharetta_Baseplan 2019-11-11 - TO CLIENT-NEW IMAGES:





TOTAL LOAD: 459.7 kVA
@120/208V, 3PH, 4W: 1,277 AMPS

ELECTRICAL LOAD BREAKDOWN

◇ PLAN NOTES:

1. POWER COMPANY PRIMARY UNDERGROUND FEEDER.
2. DEDICATED GEORGIA POWER COMPANY PAD MOUNT TRANSFORMER WITH INTERNAL C.T.'S FOR LAZY DOG, PER GEORGIA SERVICE STANDARD REQUIREMENTS.
3. LANDLORD TO PROVIDE POWER COMPANY METER MOUNTED TO POST LOCATED AT TRANSFORMER PAD, PER GEORGIA POWER ELECTRIC SERVICE "BLUE BOOK" STANDARDS.
4. LANDLORD TO PROVIDE 1,600 AMPS OF CONDUIT AND LAZY DOG CONTRACTOR TO FURNISH AND INSTALL WIRE FOR POWER COMPANY SECONDARY SERVICE. LANDLOARD AND LAZY DOG CONTRACTOR SHALL EQUALLY SPLIT THE COST OF THE FURNISHED AND INSTALLED SECONDARY CONDUCTORS FROM POWER COMPANY TRANSFORMER TO LAZY DOG'S MAIN SWITCHBOARD "MSB".
5. 1,600A, 120/208V, 3-PHASE, 4-WIRE MAIN SWITCHBOARD "MSB". LAZY DOG CONTRACTOR TO VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO INSTALLATION. ALL EQUIPMENT TO BE PROVIDED BY LAZY DOG, INSTALLED AND CONNECTED BY LAZY DOG ELECTRICAL CONTRACTOR.
6. LANDLORD TO PROVIDE (2)2"C. WITH PULL ROPES UNDERGROUND FROM TELEPHONE & CABLE TV COMPANY LOCATION TO BUILDING AS INDICATED, PER UTILITY COMPANY STANDARDS. LAZY DOG'S CONTRACTOR TO INTERCEPT AND EXTEND TO TELEPHONE BACKBOARD "MPOE" LOCATED ON PLATFORM.
7. PROVIDE 4'x8'x3/4" FIRE RATED PLYWOOD TELEPHONE BACKBOARD LOCATED ON PLATFORM FOR COMMUNICATIONS COMPANY M.P.O.E.

ALL UTILITY STUBS AND CONNECTIONS SHALL BE COORDINATED WITH THE FINAL LANDLORD CIVIL PLANS. THE TENANTS GC SHALL FIELD VERIFY ALL FINAL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

NORTH

GLP Engineering, Inc.
Consulting Engineers
3720 E. Susan Street
Suite 200
Santa Ana, CA 92704-6958
Telephone (949) 428-8800

ELECTRICAL POINT OF CONNECTION PLAN

SCALE 1/16" = 1'-0"

1

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
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12/09/2019	☒	Landlord & City Submittal
2/21/2020	☒	Landlord Resubmittal
5/2/2020	☒	Planning Comments
	☐	City Comments
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NORTH POINT II
10800 HAYNES BRIDGE RD
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE

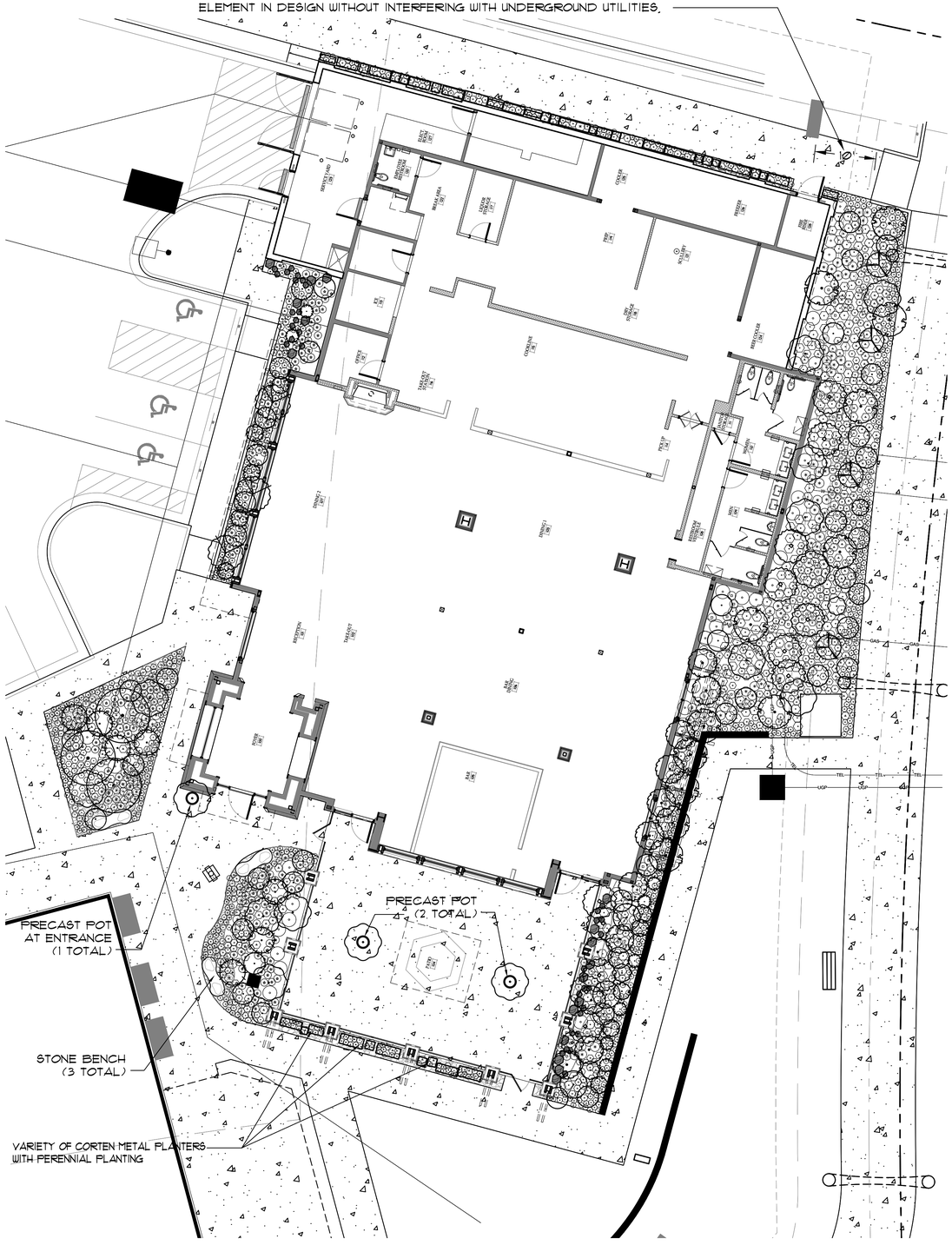
ELECTRICAL POINT OF CONNECTION PLAN

DRAWN BY
DSM
CHECKED BY
GLP
SCALE
AS NOTED
JOB NO.
452.021

SHEET NUMBER

EPOC-1

SHALLOW-ROOT PLANTING AREA.
THE ROOR SYSTEM EXTENDS ONLY INTO FIRST 24 INCHES OF SOIL, AT THE MOST. NONE OF THIS SELECTION OF PLANT MATERIAL WILL INTERFERE WITH WATER, GAS OR SEWER LINES. THE HEIGHT OF SELECTED TREES WILL ALLOW FOR VERTICAL ELEMENT IN DESIGN WITHOUT INTERFERING WITH UNDERGROUND UTILITIES.



CORTEN STEEL FINISH PLANTERS' PLANTING EXAMPLE

CORTEN STEEL FINISH PLANTERS AVAILABLE FROM: VERADEK OUTDOOR, INFO AT VERADEK.COM OR APPROVED EQUAL. CONTRACTOR TO SEAL PLANTER INSIDE AND OUTSIDE WITH CORTEN + SEALER OR APPROVED EQUAL PRIOR TO FILLING AND PLANTING.
PLANTERS SIZES AND LAYOUT SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION. CONTACT PAMELA JENSEN (714) 623-9354, FOR ON-SITE INSTRUCTIONS.

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY
		TREES		
	3" CAL	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	14
	3½" CAL	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	12
	3" CAL	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	4
	3" CAL	CEDRUS ATLANTICA 'HORSTMANN'	HORSTMANN ATLAS CEDAR	47
	3" CAL	CHIONANTHUS RETUSUS	CHINESE FRINGETREE	4
	2" CAL	CORNUS FLORIDA	PINK DOGWOOD	18
	3" CAL	GINKO BILOBA	GINKO	6
	5' HT	THUJA OCCIDENTALIS	NORTHERN WHITE-CEDAR	15
	3" CAL	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBOVITAE	5
	3" CAL	VITEX ANGUS-CASTUS	CHASTE TREE	23
		SHRUBS, GRASSES & PERENNIALS		
	5 GAL	CORNUS ALBA 'ELEGANTISSIMA'	RED TWIG DOGWOOD	180
	1 GAL	CROCOSMIA 'COLUMBUS'	COLUMBUS MONTBRETIA	86
	2 GAL	FESTUCA G. 'ELIJAH BLUE'	BLUE FESCUE	576
	3 GAL	JUNIPERUS S. 'BLUE STAR'	BLUE STAR JUNIPER	182
	5 GAL	LIRIOPE MUSCARI	BIG BLUE LIRIOPE	37
	2 GAL	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY GRASS	108
	3 GAL	PANICUM V. 'NORTHWIND'	SWITCH GRASS	429
	3 GAL	PANICUM V. 'SHENANDOAH'	RED SWITCHGRASS	343
	5 GAL	PINUS T. 'THUNDERHEAD'	THUNDERHEAD BLACK PINE	37
	1 GAL	SCHIZACHYRIUM S. 'THE BLUES'	LITTLE BLUESTEM	155

BOULDERS TO BE MIN. 2'-3' DIAMETER FROM LOCAL SOURCE. BOULDERS' SIZES SHALL BE +/-45% LARGER BOULDERS AND +/- 55% SMALLER BOULDERS, UNLESS DIRECTED OTHERWISE BY OWNER'S REPRESENTATIVE. BOULDERS' QUANTITY AND LAYOUT IS FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL CONTACT PAMELA JENSEN, (714) 623-9354, FOR ON-SITE INSTRUCTIONS PRIOR TO PURCHASE AND INSTALLATION.

+/- 3" DEPTH OF 1"-2" SIZE RIVER ROCK. RIVER ROCK AREAS SHALL BE INSTALLED ON TOP OF 'GORILLA HAIR' MULCH.

ALL PLANTING AREAS INCLUDING RIVER ROCK AREAS SHALL RECEIVE 3" DEPTH 'GORILLA HAIR' MULCH OR APPROVED EQUAL.

STONE BENCH. INSTALL IN PLANTERS.

PLANTING NOTES

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.

PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, FERTILIZING PER SPECIFICATIONS.

THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF 60 CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.

CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.

CONTRACTOR TO VERIFY WITH SOIL ANALYSIS, THE SOIL AMENDMENT AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.

ALL SHRUBS AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REMOVE MAJOR SETTLING OF PLANT MATERIAL.

ALL TREES WITHIN FIVE FEET (5') OF HARDSCAPE OR WALLS TO BE INSTALLED WITH A ROOT BARRIER.

A 12-MONTH MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.

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.

THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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, BURLAP AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.

TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED.

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 GEORGIA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY CITY ARBORIST.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR, BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 2 YEARS AFTER INSTALLATION.

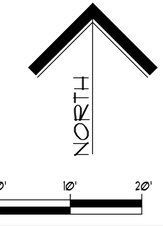
NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION

ALL TREE GUY WIRES ARE OPTIONAL AND SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING

REPLANT BUFFERS WHERE SPARSE. SUPPLEMENTAL PLANTINGS SHALL BE A MIXED PLANTING A MINIMUM OF 2" CALIPER AND 6' HEIGHT. REQUIRED BUFFER PLANTS ARE NOT USED TO FULFILL ORDINANCE REQUIREMENTS.

ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE. ALL UTILITIES MUST BE AT LEAST 5 FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.

A 2"-4" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.



0' 10' 20'

3337 SUSAN STREET, SUITE 100
COSTA MESA, CA 92626
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

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12/18/19	X	Landlord/City Submittal
5/2/2020	☒	Planning Comments

10800 haynes bridge rd.
Alpharetta, GA 30022

SHEET TITLE
Preliminary Landscape Plan

DRAWN BY
KL
CHECKED BY
SSA
SCALE
1"=10'
JOB NO.

SHEET NUMBER
L-1

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Acer p. 'Sango-Kaku'

Aesculus parviflora

Cedrus atlantica 'Glauca'

Cedrus atlantica 'Horstmann'

Chionanthus retusus

Cornus florida var.

Ginko biloba

Thuja occidentalis

Thuja occidentalis 'Emerald Green'

Vitex agnus-castus

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5/2/2020	☒	Planning Comments
	☐	
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10800 haynes bridge rd.
Alpharetta, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
Preliminary Landscape Photos

DRAWN BY
KL
CHECKED BY
SSA
SCALE
not to scale
JOB NO.

SHEET NUMBER
L-2

Cornus alba 'Elegantissima'

Crocosmia 'Columbus'

Festuca glauca 'Elijah Blue'

Juniperus squamata 'Blue Star'

Muhlenberiga capilaris 'Regal Mist'

Liriope muscari

Panicum virgatum 'Shenandoah'

Panicum virgatum 'Northwind'

Pinus thunbergii 'Thunderhead'

Schizachyrium scoparium 'The Blues'

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10800 haynes bridge rd.
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Lazy DOG EAT. DRINK.

SHEET TITLE
Preliminary Landscape Photos

DRAWN BY
KL
CHECKED BY
SSA
SCALE
not to scale
JOB NO.

SHEET NUMBER
L-3

SOUTH ELEVATION

EAST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3681220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
PT 10	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN
PT IIB	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK
PT 12	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY
PT 14	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE
PT 16	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 1652 NAVY MASTERPIECE
PT 17	BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-75 MARYVILLE BROWN

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10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY: KW
CHECKED BY: RAF/DM
SCALE: 3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.0

NORTH ELEVATION

WEST ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
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Lazy DOG EAT. DRINK.

10800 HAYNES BRIDGE RD.
ALPHARETTA, GA 30022

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EXTERIOR ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.1

WEST PATIO ELEVATION

EAST PATIO ELEVATION

SOUTH PATIO ELEVATION

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ALPHARETTA, GA 30022

Lazy DOG EAT. DRINK.

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PATIO ELEVATIONS

DRAWN BY
KW
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

SHEET NUMBER
DD4.2

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

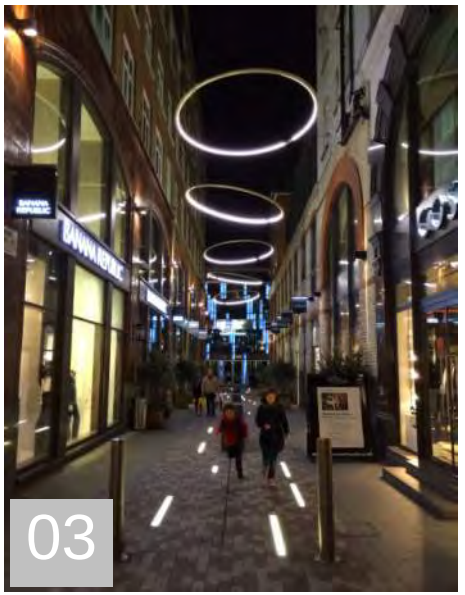
BIKE RACK:
Landscape Forms - Loop Bike Rack

05

BENCH: **"Apex Bench "**

NORTH POINT
ALPHARETTA, GA

PRIVATE AMENITY & CIVIC SPACE INSPIRATION



Outdoor Post Lights Out Door Lighting
uclubdss.com

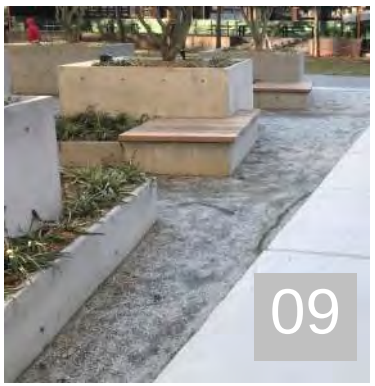
Urban Lighting and Stre...
allurban.co.uk

FGP Path Light - Outdoor Lighting
landscapeforms.com

Outdoor Landscape Lighting ...
ylighting.com

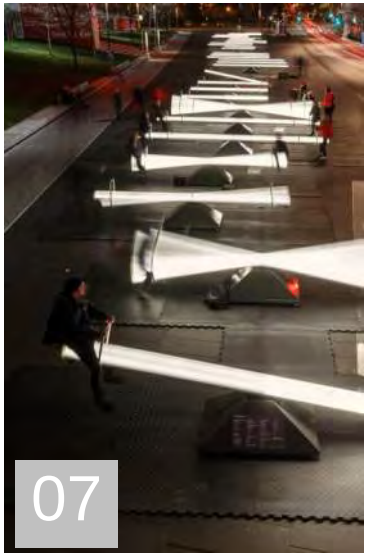
NORTH POINT
ALPHARETTA, GA

RETAINING WALL & GREEN WALL



NORTH POINT
ALPHARETTA, GA

CIVIC & AMENITY SPACE FURNITURE INSPIRATION



NORTH POINT
ALPHARETTA, GA

CIVIC SPACE INSPIRATION

01

02

03

07

06

04

08

09

05

NORTH POINT
ALPHARETTA, GA

TREE GRATES & TREE ISLANDS

NORTH POINT
ALPHARETTA, GA

SIGNS AND MONUMENT SIGN MATERIALS

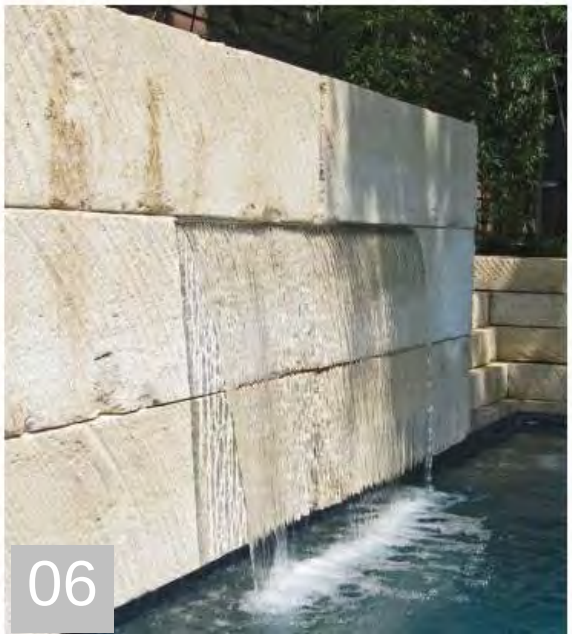
01

02

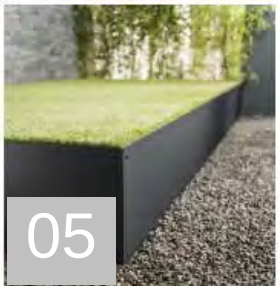
03

07

08


06

04


05

NORTH POINT
ALPHARETTA, GA

ECO DISTRICT ARCHITECTURE

01

02

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.

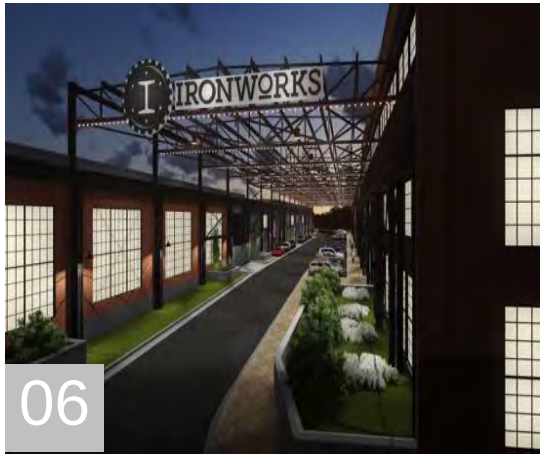
Defining materials include: brick, stone, painted or natural lap siding in the varying sizes, painted stucco and cementitious panels. Sloped roofs should be minimal, but if present, architectural shingles or standing seam metal should be used.

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.

04



06

03

NORTH POINT
ALPHARETTA, GA

ECO DISTRICT ARCHITECTURE

01

02

03

04

05

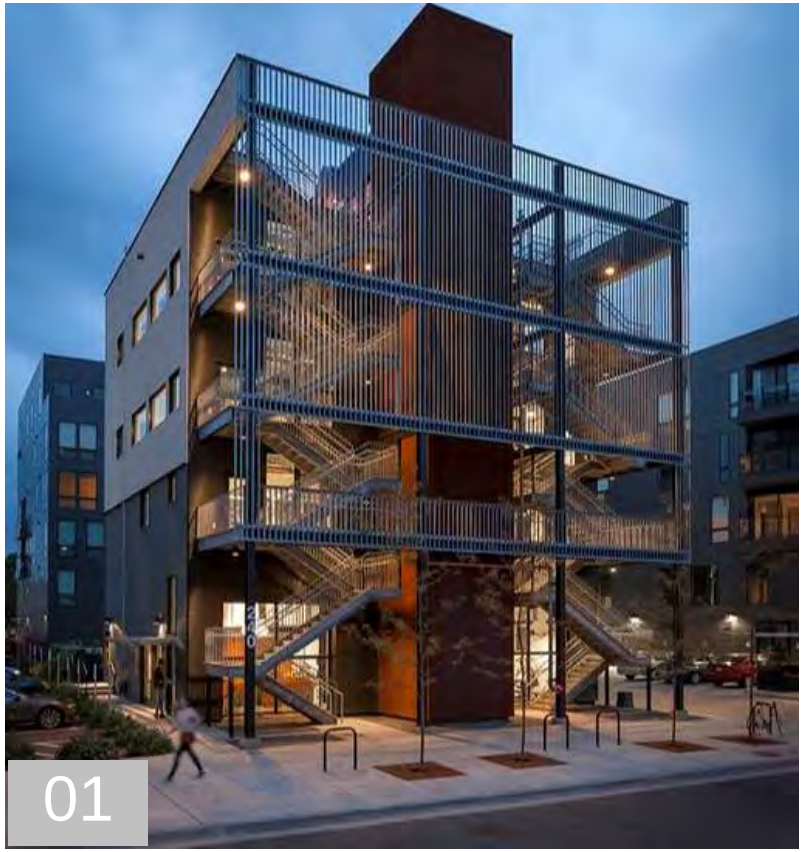
06

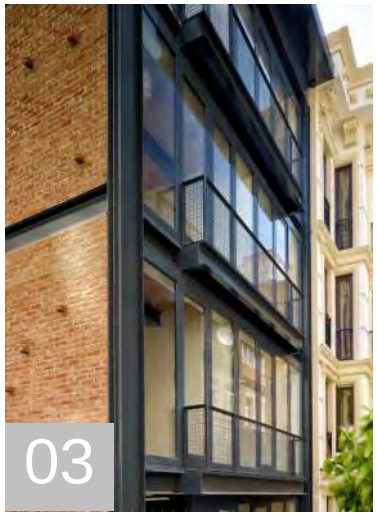
07

08

NORTH POINT
ALPHARETTA, GA

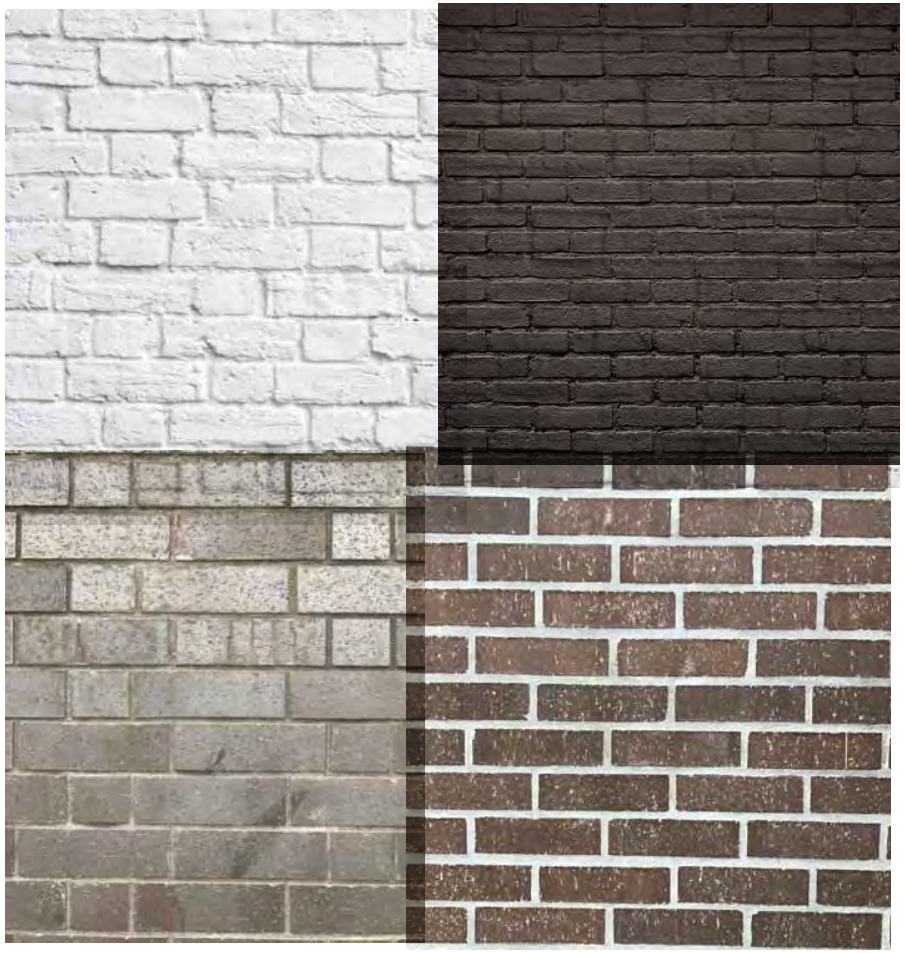
ECO DISTRICT ARCHITECTURE



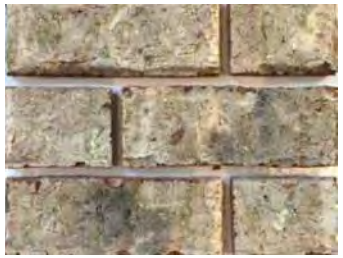


NORTH POINT
ALPHARETTA, GA

ARCHITECTURAL BRICKS



STONINGTON



BONTANY BAY

AVALON BRICK

COTTONWOOD

NORTHRIDGE

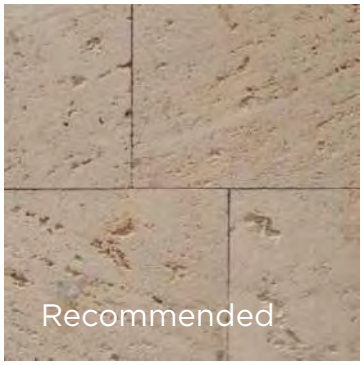
MOULTRIE

NORTH POINT
ALPHARETTA, GA

ARCHITECTURAL STONES

LIMESTONE CLADDING

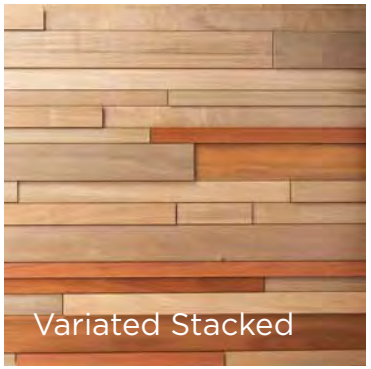
ANTIQUE LIMESTONE

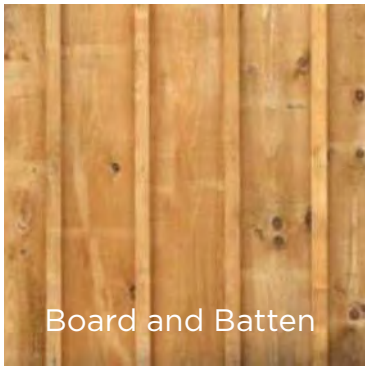


GRANITE CLADDING

NORTH POINT
ALPHARETTA, GA

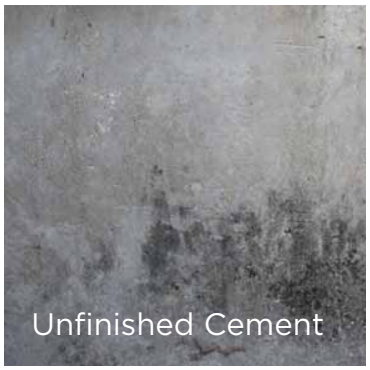
ARCHITECTURAL WOOD SIDING

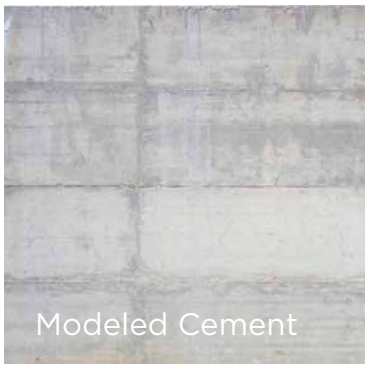




NORTH POINT
ALPHARETTA, GA

ARCHITECTURAL STUCCO





NORTH POINT
ALPHARETTA, GA

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: Ethan Allen Global, Inc.

Location Address: 6751 North Point Parkway, Alpharetta, GA 30022

Mailing Address: 5200 Avalon Boulevard

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Brad Wicka

Contact Telephone: 770 - 209 - 9393 Mobile Telephone: 678 - 533 - 1044

Fax: - - Email: bwicka@nelsonww.com

Contact's Relation To Business: Employee

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: ALPHA 2-BOY PARTNERS, LLC

Physical Address: 6751 NORTH POINT PARKWAY, ALPHARETTA

Mailing Address: 940 EMMETT AVE., STE. 200

City: BELMONT State: CA Zip Code: 94002 -

Owner Telephone: 415 - 227 - 2215 Contact Fax: - -

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

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

Owner Name (Printed): ALPHA 2-BOY PARTNERS, LLC Date: 3/2/2020

Owner Signature:

Property Information:

Address (If Assigned) : 6751 North Point Parkway, Alpharetta, GA 30022

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: Date: Print Form

WEST ELEVATION

NELSON
Nelco Architecture, Inc.
5200 Avalon Blvd.
Alpharetta, GA 30009
Phone: (770) 209-9393
WWW.NELSONWORLDWIDE.COM

ETHAN ALLEN DESIGN CENTER
6751 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

ETHAN ALLEN
ETHAN ALLEN GLOBAL, INC.

DATE:
MARCH 2, 2020

PROJECT NO.
20.0000847.000

SOUTH ELEVATION

NELSON
Nelco Architecture, Inc.
5200 Avalon Blvd.
Alpharetta, GA 30009
Phone: (770) 209-9393
WWW.NELSONWORLDWIDE.COM

ETHAN ALLEN DESIGN CENTER
6751 NORTH POINT PARKWAY
ALPHARETTA, GEORGIA 30022

ETHAN ALLEN
ETHAN ALLEN GLOBAL, INC.

DATE:
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PROJECT NO.
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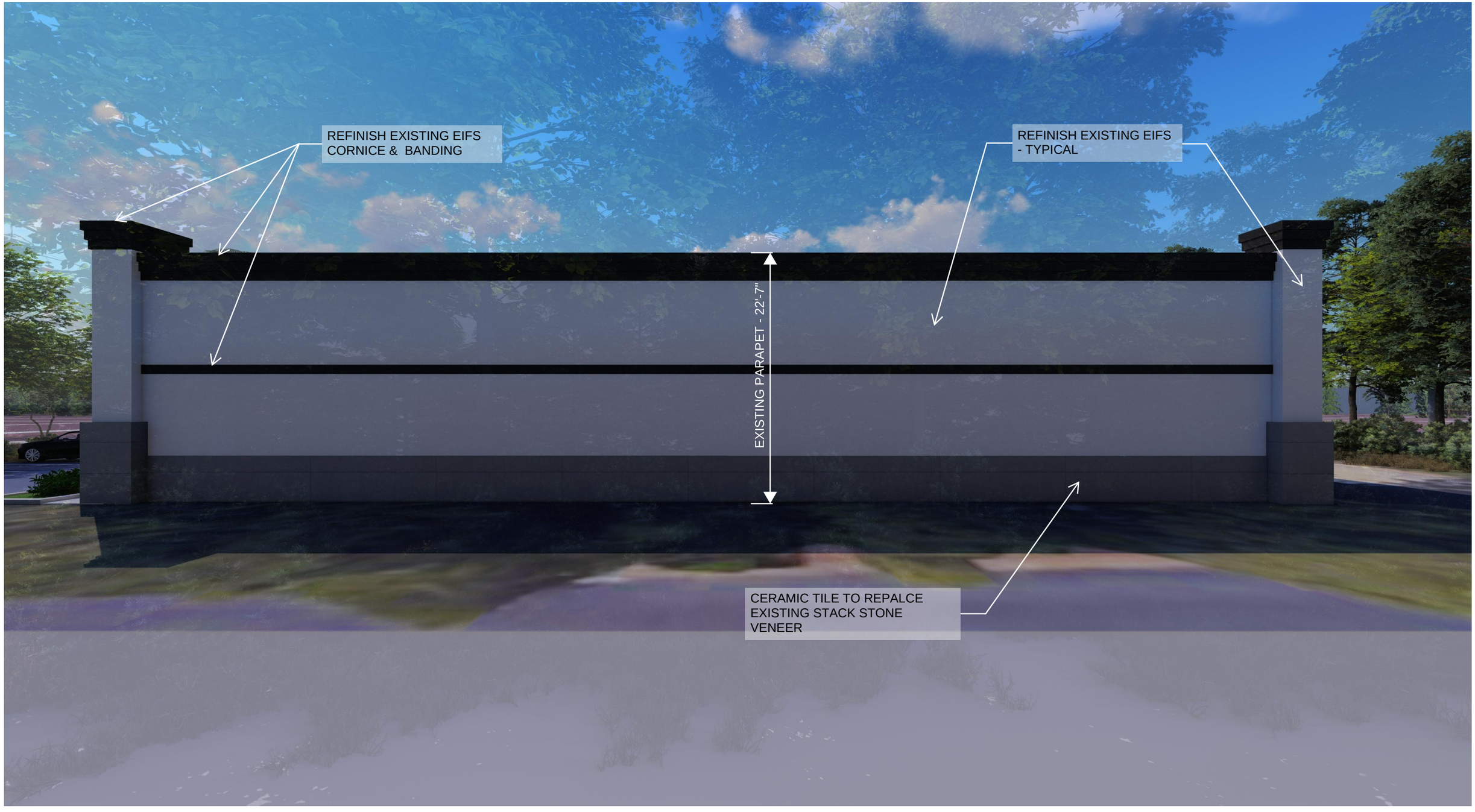

EAST ELEVATION

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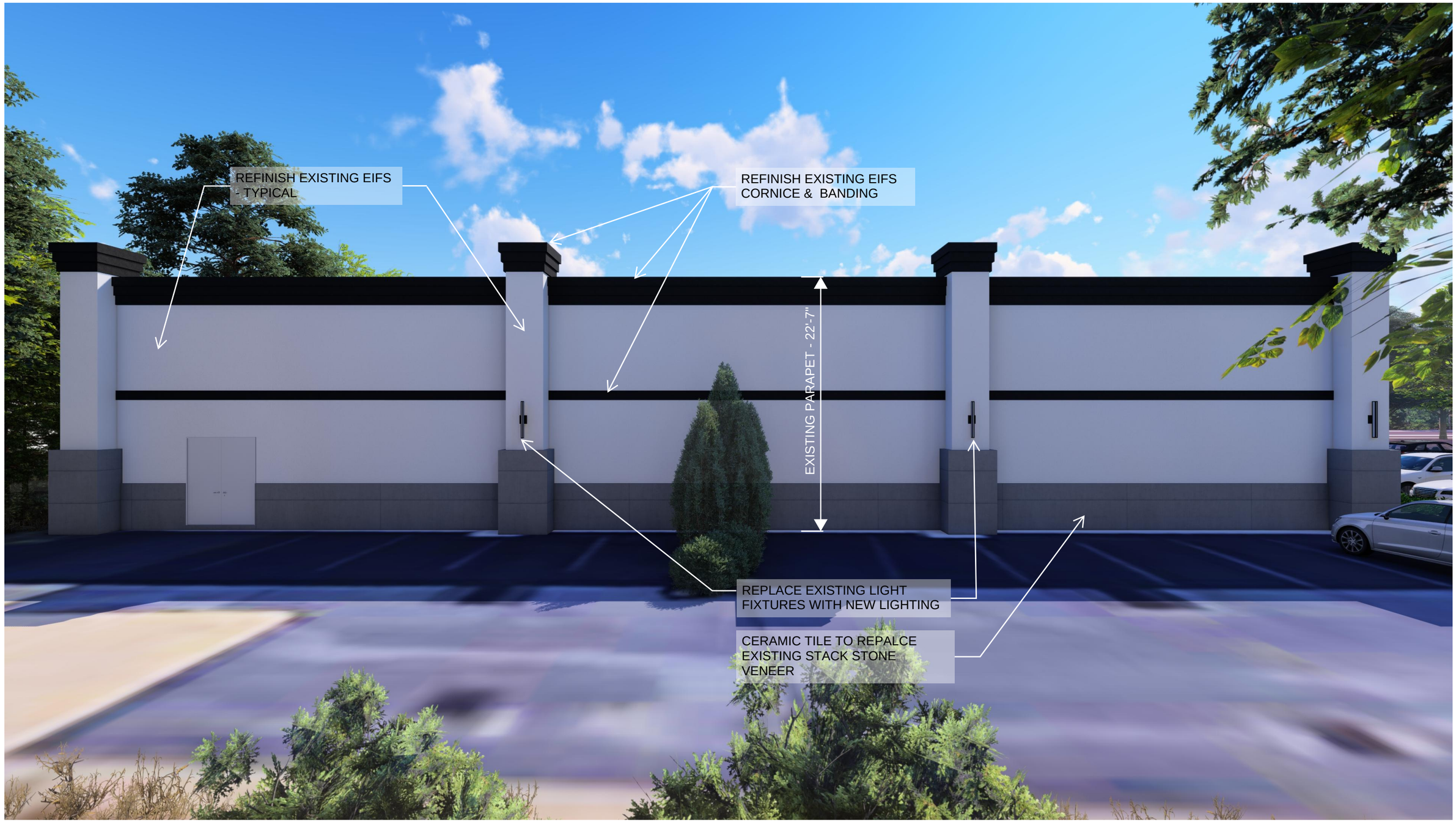

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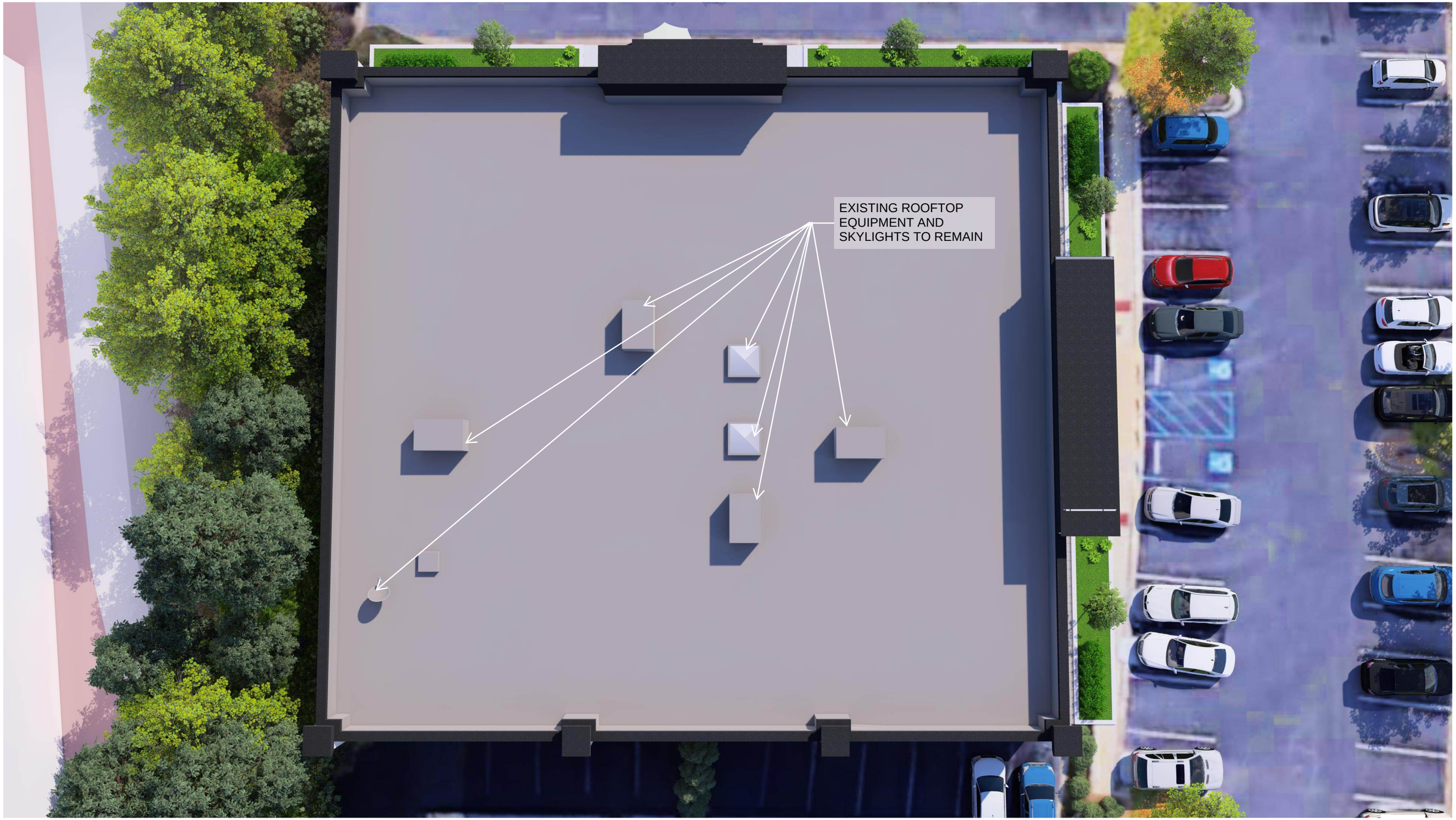

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rba.
122-B W. BLAND ST.
CHARLOTTE, NC 28203
704.344.9098

THE RBA GROUP, INC. REGISTERED ARCHITECTURAL CORP. 51136 NORTH CAROLINA CHARLOTTE, N.C.

CHRISTOPHER HOLLOWELL BRYAN REGISTERED ARCHITECT 27744 NORTH CAROLINA CHARLOTTE, N.C.

CAMBRIA hotels

CAMBRIA
12140 MORRIS ROAD
ALPHARETTA, GA 30005

ALPHARETTA HOTEL HOLDINGS LLC
26 MILTON AVENUE,
ALPHARETTA, GA 30009

PERMIT SET

ISSUE DATE: 10/14/2019

CURRENT REVISION

No.	Description	Date

PROJECT NUMBER:18-1982

ELEVATION RENDERS

A3.03

SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE MAYFAIR AT WEBB BRIDGE ENTRANCE ON WEBB BRIDGE ROAD IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +165 FEET TO THE LEFT AND +165 FEET TO THE RIGHT. I ALSO CERTIFY THE SIGHT DISTANCE FOR THE ENTRANCE ON MORRIS ROAD IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 40 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +195 FEET TO THE LEFT AND +195 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE TRAVEL LANE AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

LEGEND

- PROPOSED MOVEMENT
- EXISTING MOVEMENT
- PROPERTY LINE
- MODULAR BLOCK WALL
- POURED CONCRETE WALL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER

VICINITY MAP

N.T.S.

PARKING DATA

REQUIRED PARKING:
DAYCARE/AUDITORIUM: 1 SPACE/400 SF = 156 SPACES
HOTEL: 1 SPACE/ROOM = 148 SPACES
1 EMPLOYEE SPACE/20 ROOMS = 7 SPACES
1 SPACE/500 SF MEETING/RESTAURANT = 11 SPACES
OFFICE: 1 SPACE/250 SF = 240 SPACES
TOTAL REQUIRED: 562 SPACES

25% MIXED USE REDUCTION: 422 SPACES REQUIRED

PROPOSED PARKING:
SPACES: 426 SPACES (INCLUDES DECK+ 44 COMPACT)
HANDICAP SPACES: 8 SPACES

SPACES UNDER OFFICE
REGULAR SPACES: 45 SPACES
COMPACT SPACES: 20 SPACES
TOTAL PARKING ON SITE: 426 SPACES

SITE DATA

EXISTING SITE AREA: 13.447 ACRES
PROPOSED SITE AREA AFTER PROPOSED ROW: 12.760 ACRES
PROPOSED ROW ALONG MORRIS ROAD: 0.45 AC
PROPOSED ROW ALONG WEBB BRIDGE ROAD: 0.23 AC
PROPOSED IMPERVIOUS : 48%
DISTURBED: 10.1 ACRES
ADDRESS: 0 WEBB BRIDGE ROAD (PARCEL NO. 22 54601262577)
0 MORRIS ROAD (PARCEL NO. 12 31100090230)

ZONING:
EXISTING ZONING: O&I
ZONING CONDITIONS: CASE MP-90-10 PRESTON RIDGE POD H
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE :
DAYCARE/AUDITORIUM 62,500 SF
HOTEL: 148 ROOMS / 2,000 SF MEETING SPACE / 3,500 SF RESTAURANT
OFFICE: 60,000 SF

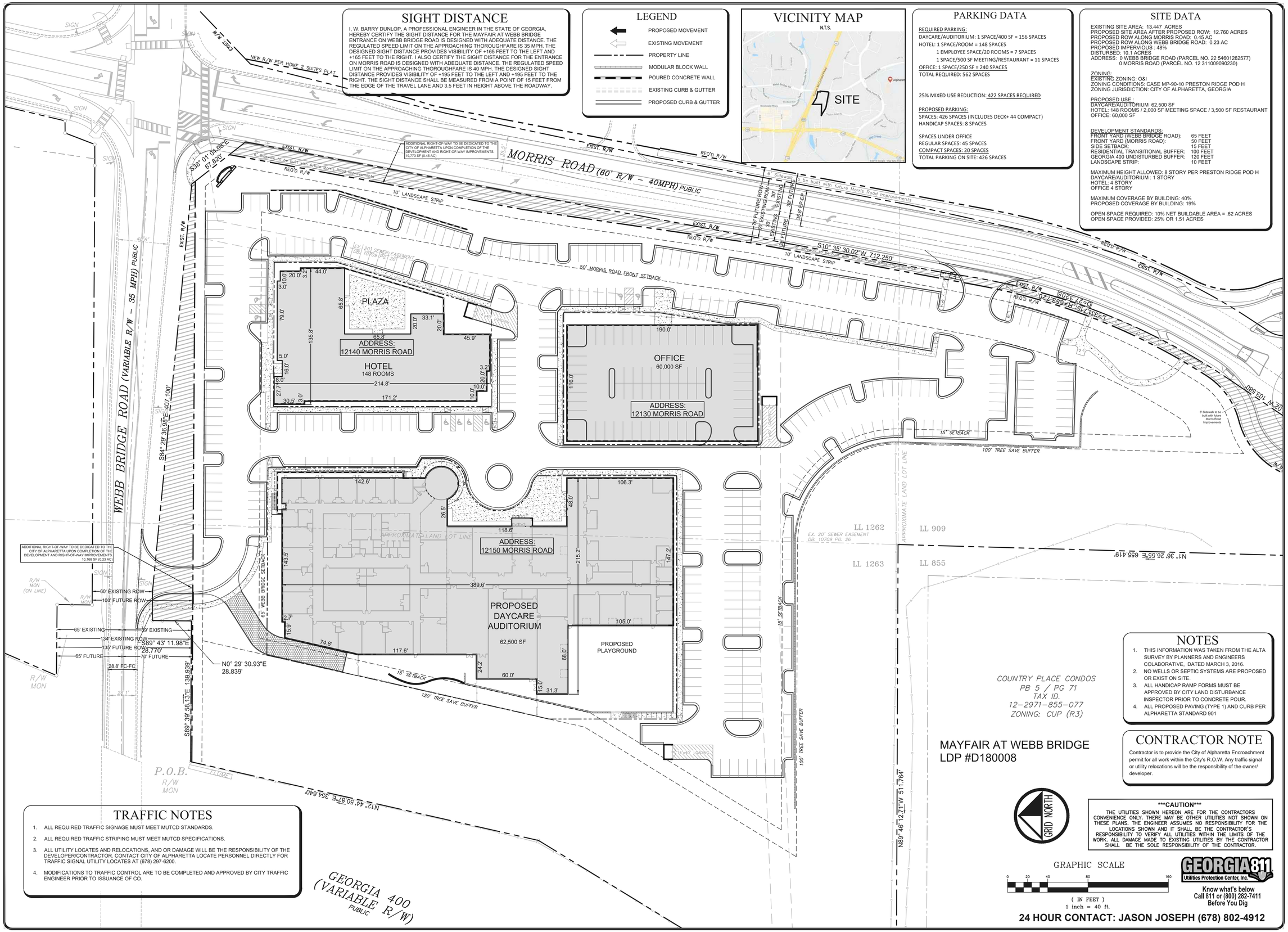
DEVELOPMENT STANDARDS:

FRONT YARD (WEBB BRIDGE ROAD):	65 FEET
FRONT YARD (MORRIS ROAD):	50 FEET
SIDE SETBACK:	15 FEET
RESIDENTIAL TRANSITIONAL BUFFER:	100 FEET
GEORGIA 400 UNDISTURBED BUFFER:	120 FEET
LANDSCAPE STRIP:	10 FEET

MAXIMUM HEIGHT ALLOWED: 8 STORY PER PRESTON RIDGE POD H
DAYCARE/AUDITORIUM : 1 STORY
HOTEL: 4 STORY
OFFICE 4 STORY

MAXIMUM COVERAGE BY BUILDING: 40%
PROPOSED COVERAGE BY BUILDING: 19%

OPEN SPACE REQUIRED: 10% NET BUILDABLE AREA = .62 ACRES
OPEN SPACE PROVIDED: 25% OR 1.51 ACRES



COUNTRY PLACE CONDOS
PB 5 / PG 71
TAX ID.
12-2971-855-077
ZONING: CUP (R3)

MAYFAIR AT WEBB BRIDGE
LDP #D180008

NOTES

1. THIS INFORMATION WAS TAKEN FROM THE ALTA SURVEY BY PLANNERS AND ENGINEERS COLABORATIVE, DATED MARCH 3, 2016.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING (TYPE 1) AND CURB PER ALPHARETTA STANDARD 901

CONTRACTOR NOTE

Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/ developer.

TRAFFIC NOTES

1. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
2. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD SPECIFICATIONS.
3. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES AT (678) 297-6200.
4. MODIFICATIONS TO TRAFFIC CONTROL ARE TO BE COMPLETED AND APPROVED BY CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CO.

GRID NORTH

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

24 HOUR CONTACT: JASON JOSEPH (678) 802-4912

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Sunwood Park
Suite 110
Atlanta, GA 30038
(770) 605-6030
www.Paradigmeng.net

Project No.	P-1730
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	2/26/18
Scale:	1" = 40'

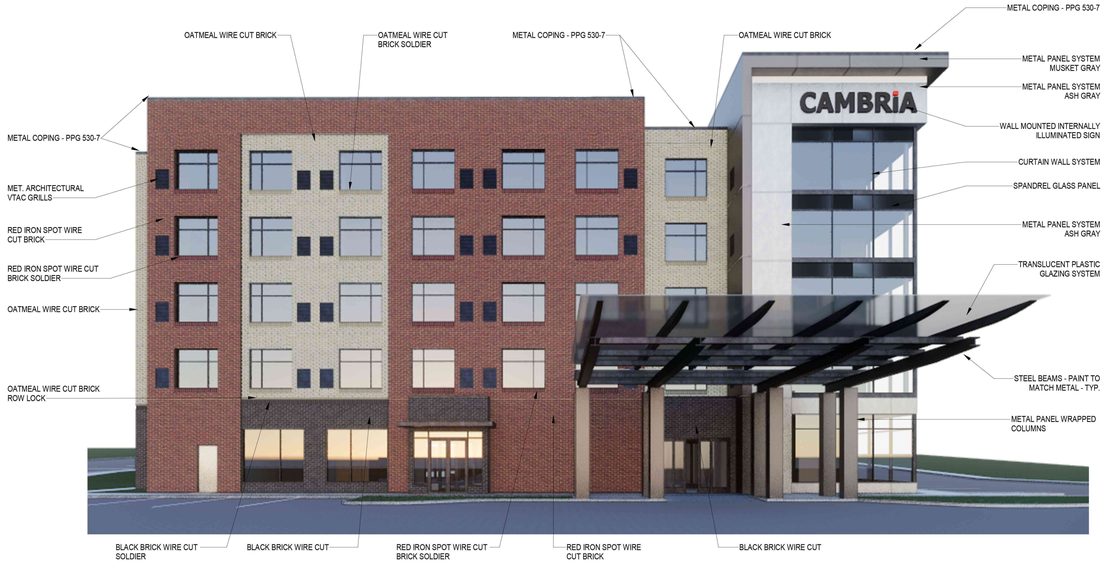
Revision

No	Date

Webb Bridge Investments, LLC
26 MILTON AVENUE
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4912

SITE PLAN
Mayfair at Webb Bridge
Webb Bridge & Morris Road
LL 909, 1262 & 1263, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0



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CAMBRIA hotels

CAMBRIA
12140 MORRIS ROAD
ALPHARETTA, GA 30005

WEBB BRIDGE INVESTMENTS, LLC
12140 MORRIS ROAD,
ALPHARETTA, GA 30005

PERMIT SET

ISSUE DATE: 10/14/2019

CURRENT REVISION

No.	Description	Date

PROJECT NUMBER:18-1982

ELEVATION RENDERS

A3.03

THE CITY OF
ALPHARETTA
GEORGIA

DESIGN REVIEW BOARD
JULY 20, 2018

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
  - Richard Kramer (Chairman)
  - Roger Brown (Vice –Chairman)
  - Holly Palmer
  - Frank Schwing
  - Pat Corkill
  - Tom LeCain
  - Katie Rocco

- Design Review Board Members Absent
  - Dick Debban
  - Kim Matherly

- Staff Present
  - Matthew Thomas, Economic Development Manager
  - Bret Schroeder, Zoning Enforcement Manager
  - Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

1. **DRB180021 Phase Learning Hotel (Mayfair @ Webb Bridge)**
Webb and Morris

Applicant presented new elevations for Hotel.

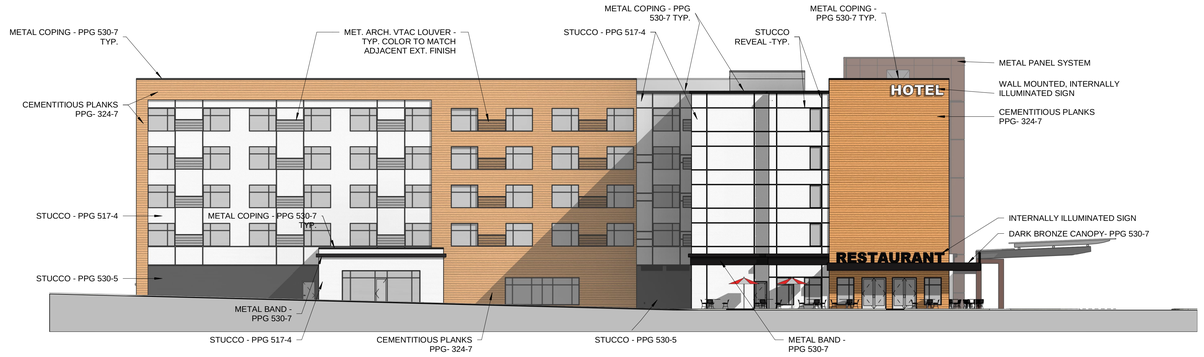
After discussion of:

- Site Plan
- Materials
- A/C Grills
- Signage, Lighting, Outdoor furniture will return to DRB

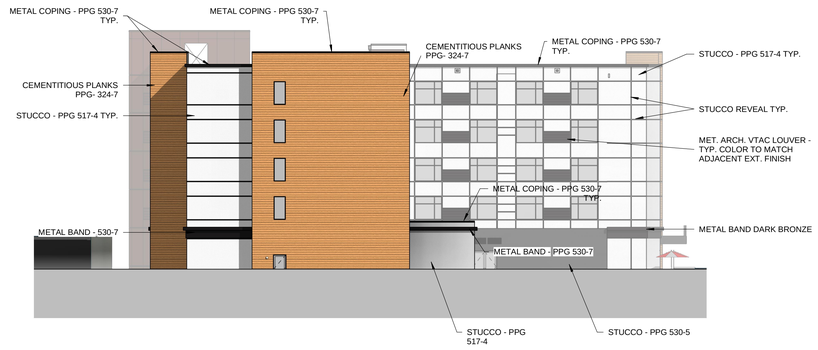
❖ Board Member Schwing offered a motion to approve as submitted today
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

VI. ADJOURNMENT

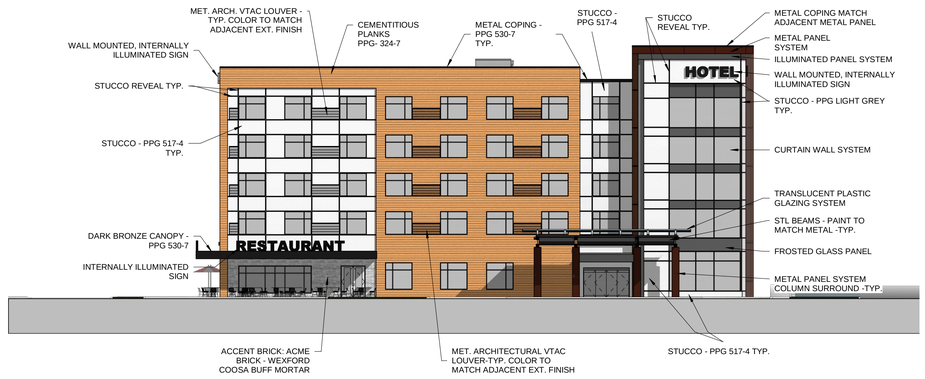
A NE CORNER VIEW



1 A300 EAST ELEVATION DRB
1/16" = 1'-0"

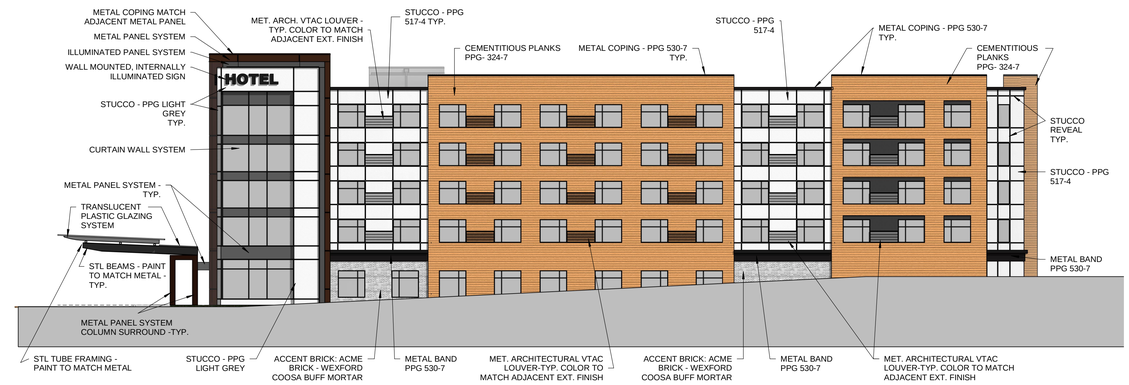


2 A300 SOUTH ELEVATION DRB
1/16" = 1'-0"



3 A300 NORTH ELEVATION DRB
1/16" = 1'-0"

B NW CORNER VIEW



4 A300 WEST ELEVATION DRB
1/16" = 1'-0"

REVISIONS

NO.	REMARKS

PRINTED

DATE	REMARKS
02/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT
04/27/2018	ISSUED FOR CONSTRUCTION

1827 POWERS FERRY RD, BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.879.1292 WWW.ARCHETYPEDESIGN.LLC.COM

HOTEL ELEVATION

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD

archetype design

JOB NO. 13056

DATE 09 July 2018

SHEET NO. A300

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NOT ISSUED FOR CONSTRUCTION

East Elevation
1/16" = 1'-0"

South Elevation
1/16" = 1'-0"

North Elevation
1/16" = 1'-0"

West Elevation
1/16" = 1'-0"

REVISIONS	
NO.	REMARKS

PRINTED	
DATE	REMARKS
03/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT

1827 POWERS FERRY RD, BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.579.1392
WWW.ARCHETYPEDESIGNLLC.COM

HOTEL ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD

archetype design

JOB NO. 216014.00

DATE 04/13/2018

SHEET NO. A2-02

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NOT ISSUED FOR CONSTRUCTION

East Elevation
1/16" = 1'-0"

North Elevation
1/16" = 1'-0"

South Elevation
1/16" = 1'-0"

West Elevation
1/16" = 1'-0"

REVISIONS	
NO.	REMARKS

PRINTED	
DATE	REMARKS
03/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT

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WWW.ARCHETYPEDESIGNLLC.COM

OFFICE ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD

archetype design

JOB NO. 216014.00

DATE 04/13/2018

SHEET NO. **A2-03**

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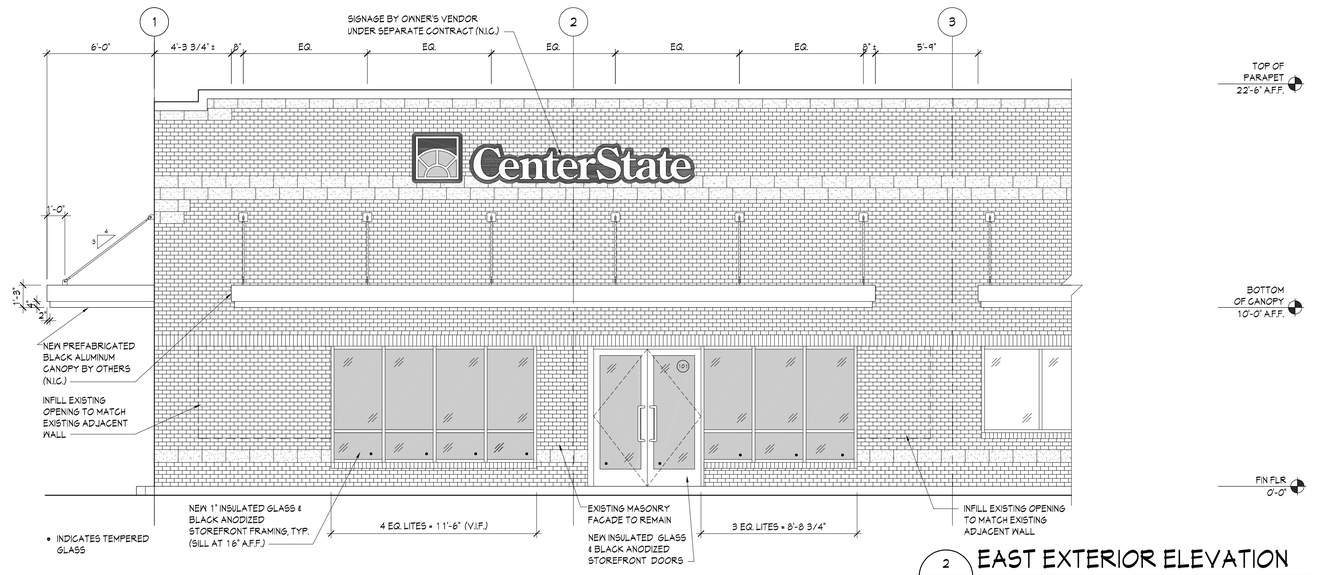
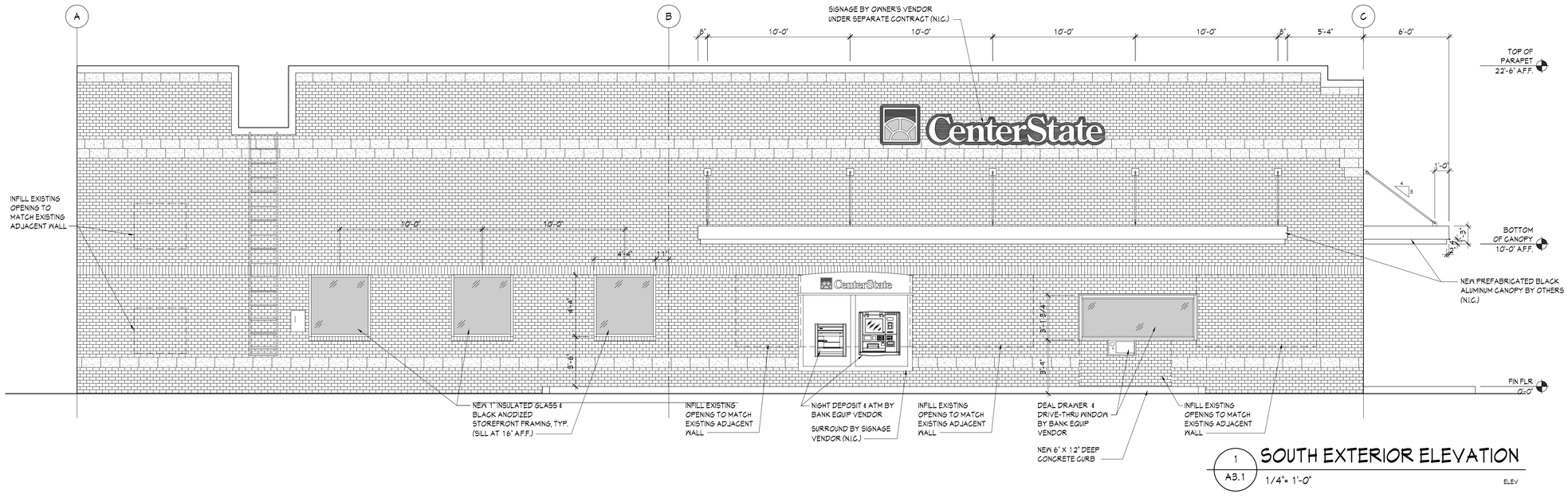


2 A3.1 **EAST EXTERIOR ELEVATION**

1/4"= 1'-0"

ELEV



1 A3.1 **SOUTH EXTERIOR ELEVATION**

1/4"= 1'-0"

ELEV

WARNER | SUMMERS
ARCHITECTURE & INTERIOR DESIGN

1550 SOUTHLAND CIRCLE, NW
SUITE 100
ATLANTA, GEORGIA 30318
TELEPHONE 404.351.6075
FAX 404.351.6811
WWW.WARNERSUMMERS.COM

CenterState

CenterState Bank

11760 HAYNES BRIDGE RD
SUITE C
ALPHARETTA, GA 30009

FULTON COUNTY

REV	DATE	DESCRIPTION
1	3/04/20	REVISION 1

REVISION SCHEDULE

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ISSUED FOR:		DATE:	02/07/2020
PROGRESS	☐	DRAWN BY:	JKM
PRICING	☐	CHECKED BY:	DPM/CSW
CONSTRUCTION	■	COMM. NO.:	19034

EXTERIOR ELEVATIONS

SHEET:
A3.1

DESIGN REVIEW BOARD
FEBRUARY 21, 2020

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

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DRAFT

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill (Absent)
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Tom LeCain (Alternate Absent)
- Kim Matherly (Alternate Absent)

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

1. DRB190047 Stonewalk Alpha III LLC 11760 Haynes Bridge Rd review

Board Member Owens recused himself from this Application as he was not a Board Member at initial hearing.

Applicant presented review of colors and signage

- Storefront Aluminum System
- Distance between floor and ceiling of the building
- Color of the Building
    - Darker colors are the trim
    - End of building darker colors
- Canopy
- Center State Bank would like to remove the wing walls and replace them with a Storefront Aluminum System. Staff believes they would be open to putting an 18" or reasonable height kick plate at the bottom.
- Applicant stated Bank wants more open light.
- Staff stated existing wing walls are a little tall but to remove them requires DRB approval
- Staff stated different heights could help create differences in tenant buildings
- DRB stated that at the last meeting the discussion was to keep as much unpainted brick as possible and gray accents behind the signage. DRB does not feel the painted brick works with the rest of the shopping center. Needs more details. Would like accents/banding around the building to be putty gray color similar to Urban Hardware. Existing red brick to would remain, awnings will be flat black and white goes to gray.
- Staff thought painting brick might help with look of "striping".
- There was more discussion of striping and gray color
- There was discussion that DRB did not have a consensus of not painting the brick.
- DRB discussed separation of each building by using separate storefronts.
- Staff showed " BurgerFi" building as an example
- Downtown Guidelines do not allow glass storefronts in historic buildings
- DRB stated the building needs more interest
- Staff gave suggestions on how to provide differentiation of businesses including changing the roofline

DRAFT

- ❖ Board Member Palmer offered a motion to deny the Application as presented today
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (5-0)

DRAFT