



DESIGN REVIEW BOARD DECEMBER 18, 2020

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

I. WORKSHOP

1. Bret Schroeder is inviting you to a scheduled Zoom meeting.

Topic: Alpharetta Design Review Board

Time: Dec 18, 2020 08:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/96732760809?pwd=aE9UK3BmcklycmNQcUVSMTJRVER3Zz09>

Meeting ID: 967 3276 0809

Passcode: 796491

One tap mobile

+13017158592,,96732760809# US (Washington D.C)

+13126266799,,96732760809# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 967 3276 0809

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

<https://zoom.us/j/96732760809?pwd=aE9UK3BmcklycmNQcUVSMTJRVER3Zz09>

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. 9:00 - 9:30 DRB200036 Davis Group 0 Davis Dr
review new 3 building project
2. 9:30 - 9:45 DRB200043 Thai Rickshaw 1495 Alpharetta Hwy
review exterior
3. 9:45 - 10:00 DRB200048 Cornerstone Mortgage 41 Marietta St
review rooftop screening

4. 10:00 - 10:20 DRB200049 Vas Kouzina 58 Canton St
review exterior
5. 10:20 - 10:40 DRB200050 NP2 sign package 10800 Haynes Bridge
review sign package

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>



DESIGN REVIEW BOARD SUMMARY
SEPTEMBER 18, 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

I. WORKSHOP

II. CALL TO ORDER

Elle Taylor, Planning & Zoning Coordinator called the meeting to order at 9:15 a.m.

- ❖ Board Member Corkill nominated Frank Schwing as Chair for this meeting.
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (5-0-1) (Schwing)

III. ROLL CALL

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

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator
- Tracy Ward, Historic Consultant

IV. PLEDGE TO THE FLAG

3. DRB200036 Davis Group 0 Davis Dr

Board Member Rocco returned to the meeting at 11:20 a.m.

Applicant presented review of new 3 building project

After discussion of:

- Site Location and Existing Site Photos
- Site Plan
- Signage
- Foundation Wall
- Visibility of Walls
- Street parapet elevation
- Site Line from walls looking up

- Landscape Plan
 - Needs elements that carry over
 - Plantings in Islands need to be simplified
 - Work with Arborist on Spacing of plantings
 - Underplanting issues – Limit sun loving plants, Turf Bermuda Sod
- Storage Building
 - Office building feel
 - Material samples and location on buildings
 - Glazing percentage on Spandrel
 - Height on metal parapet tops
 - Mechanical screen wall needs fenestration
 - Parapet wing walls shall appear as complete 4 sided
- Daycare Building
 - Maximum length of stucco on rear as it relates in North Point Guidelines
 - Daycare Building Design
 - Main Entrance for users faces parking lot, Storage facility

- Left side elevation faces Davis Dr.
- Playground location is pushed as close to building as possible
- Material Board
- Provide Site Line Study to Staff
- Ensure rooftop wing walls appear complete
- Site Lighting
- Landscape Plan
 - Plant material screen wall
 - Arborist to review shrubs under trees
 - Check for future shading to not allow plants to die
 - Street Trees theme
 - Landscape retaining wall details

❖ Board Member Owens offered a motion to approve site plan as submitted.

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0-1)(Rocco)

❖ Board Member Corkill offered a motion to approve the materials and elevations on the Storage Building with conditions:

1. Applicant work with Staff on the glazing percentages per the Guidelines
2. Work to lower the heights on metal parapets proportionally
3. Add fenestration to Mechanical screen wall as discussed during the meeting
4. Wing walls on the parapets shall appear to be complete and not as a false storefront on all 4 sides

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0-1)Rocco

❖ Board Member Palmer offered a motion to approve the elevations for the Office Building as noted in the handout today with the following exceptions:

North Elevation 1st floor dark metal wall, the first floor be brick be painted a dark color or a dark color brick that matches second floor brick color

Any furniture that is on the outside patio be approved by Staff

- The motion received a second from Board Member Owens
- The motion was approved by a vote (5-0-1)(Rocco)

- ❖ Board Member Corkill offered a motion to approve the Daycare Elevations and materials as submitted today with the following conditions
 1. Applicant shall provide a site line study
 2. Work with Staff noting that parapet wall shall not appear as a wing wall/ storefront wall.
 3. Applicant work with Staff on materials specifically stucco meeting the Design Guidelines
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0-1)(Rocco)

- ❖ Board Member Owens offered a motion to approve the Landscape planting plan with three conditions
 - Consider plantings for the mechanical screen wall to soften it
 - Review with City Arborist condition of shrubs, planted near trees
 - Review areas where future shade might preclude growth of plants
- The motion received a second from Board Member Palmer
- The motion failed by a vote (2-3-1)(Rocco)
- The Motion failed

- ❖ Board Member Corkill offered a motion to defer Landscaping based on comments today regarding shade trees vs sun shrubs, perennials, street tree theme and the landscape retaining wall on Davis near Westside
- The motion received a second from Board Member LeCain
- The motion was approved by a vote (4-1-1)(Owens)(Rocco)

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: Davis Group Investors, LLC

Location Address: 6728 Jamestown Drive

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30005

Contact For All Notifications: Michele Vaughan

Contact Telephone: 678 - 961 - 0185 Mobile Telephone: 678 - 421 - 8189

Fax: 470 - 281 - 9900 Email: michele@davisgroupga.com

Contact's Relation To Business: Manager

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Rock Mill-400, LLLP

Physical Address: 5314 Dunwoody Club Creek

Mailing Address: _____

City: Atlanta State: GA Zip Code: 30360

Owner Telephone: 404 - 569 - 5904 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): Grover Swilley Date: 8-31-2020

Owner Signature: _____

[Handwritten Signature] GP

Property Information:

Address (If Assigned): N/A

Tax ID or Map Reference Number: 12 249006070310

Land Lot(s): 639 District: 1 Section: 2

Existing Zoning of Property: Light Industrial Existing Uses of Property: vacant

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: _____

[Handwritten Signature]

Claudia Haines
Senior Project Manager
NELSON
5200 Avalon Blvd.
Alpharetta, GA 30009

Date: 9/4/2020

Print Form

DRB PRESENTATION

DAVIS DRIVE, ALPHARETTA GA

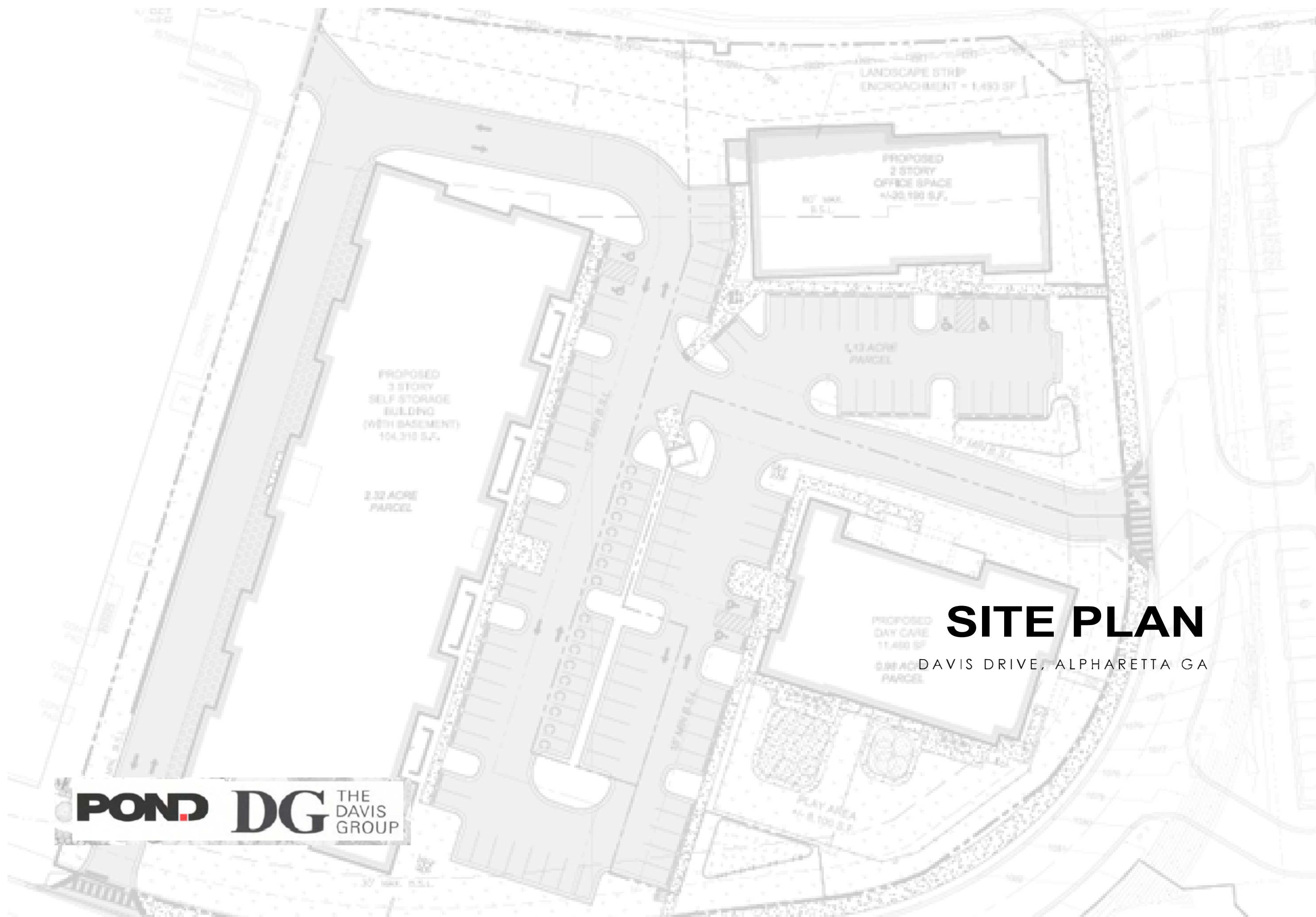
POND

architects
maa
merriman
anderson

 **CALBERT**
DESIGN GROUP

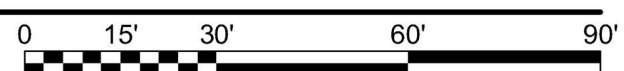
DG THE
DAVIS
GROUP

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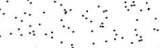
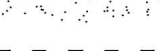


SITE PLAN

DAVIS DRIVE, ALPHARETTA GA



LEGEND:

	ASPHALT PAVEMENT		SITE OPEN SPACE
	SIDEWALK		UNDERGROUND DETENTION AREA
	CONCRETE PAVEMENT	C	COMPACT SPACES
	LOADING / UNLOADING AREA		PARKING SPACES
	GA POWER EASEMENT		
	LANDSCAPE STRIP		

SHEET
IDENTIFICATION
CS101



EXISTING SITE | CONTEXT

** FOR CONCEPTUAL USE ONLY
** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY

©2020 MERRIMAN ANDERSON/ ARCHITECTS, INC.

* ALL NUMBERS ARE APPROXIMATE

FILE NAME: X:\FY20\22030304.CAD_BIM04.02 CAD\PL01.dwg PLOTTED: Thursday, December 03, 2020

LANDSCAPE PLAN

SCALE: 1" = 30'



PLANT SCHEDULE - SEE SPREADSHEET BELOW FOR TREE QUANTITIES AND SPECIES

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.
21	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	8'-10' HT. B&S
22	EASTERN DOGWOOD / CORNUS FLORIDA	3" CAL. B&S
45	AMERICAN HOLLY / ILEX OPACA 'CANARY'	8'-10' HT. B&S
20	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS'	6'-8' HT. B&S
10	BURK RED CEDAR / JUNIPERUS VIRGINIANA 'BURK'	8'-10' HT. B&S
9	STAR MAGNOLIA MULTI-TRUNK / MAGNOLIA STELLATA	2" CAL. B&S
16	YOSHINO CHERRY / PRUNUS X 'YEDENSIS' 'SHIDARE YOSHINO'	4" CAL. B&S
4	NUTTALL OAK / QUERCUS NUTTALLI	4" CAL. B&S
17	GREENPILLAR PIN OAK / QUERCUS PALUSTRIS 'PRINGREEN' TM	4" CAL. B&S
12	SHUMARD RED OAK / QUERCUS SHUMARDII	4" CAL. B&S
8	POND CYPRESS / TAXODIUM ASCENDENS 'FOX RED'	4" CAL. B&S
2	AMERICAN ELM / ULMUS AMERICANA	4" CAL. B&S
3	CHASTE TREE / VITEX AGNIUS-CASTUS	2" CAL. B&S
PARKING LOT TREE	COMMON / BOTANICAL NAME	CONT.
9	AFTERBURNER TUPELO / NYSSA SYLVATICA 'DAVID ODOM'	4" CAL. B&S
4	NUTTALL OAK / QUERCUS NUTTALLI	4" CAL. B&S
9	AMERICAN ELM / ULMUS AMERICANA	4" CAL. B&S
STREET TREE	COMMON / BOTANICAL NAME	CONT.
4	NUTTALL OAK / QUERCUS NUTTALLI	4" CAL. B&S
12	SHUMARD RED OAK / QUERCUS SHUMARDII	4" CAL. B&S
4	AMERICAN ELM / ULMUS AMERICANA	4" CAL. B&S
SHRUBS	COMMON / BOTANICAL NAME	CONT.
179	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	30
2	LO & BEHOLD ICE CHIP BUTTERFLY BUSH / BUDDLEIA X 'ICE CHIP' TM	70
38	DWARF WITCHALDER / FOTHERGILLA GARDENI 'MT. AIRY'	30
344	DWARF YAUPOON HOLLY / ILEX VOMITORIA 'NANA'	30
15	ANISE TREE / ILICUM PARVIFLORUM	70
368	PURPLE DAYDREAM DWARF LOROPETALUM / LOROPETALUM CHINENSE 'PILC III' TM	60
62	SUMMER WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	50
15	BLUE MUFFIN VIBURNUM / VIBURNUM DENTATUM 'CHRISTOM'	30
2	CHINESE SNOWBALL VIBURNUM / VIBURNUM MACROCEPHALUM	10
33	SMALL LEAF ARROWWOOD / VIBURNUM OBOVATUM 'MISS SHILLERS DELIGHT'	30
3	SANDANKWA VIBURNUM / VIBURNUM SUSPENSUM	6'-7' HT.
FERNS	COMMON / BOTANICAL NAME	CONT.
268	SOUTHERN WOOD FERN / DRYOPTERIS LUDOVICIANA	15
GRASSES	COMMON / BOTANICAL NAME	CONT.
57	WHITE GAURA / GAURA INCHOMERI 'SUMMER CLOUDS'	15
221	PINK MUHLY GRASS / MUhlenBERGIA CAPILLARIS	10
322	LITTLE BUNNY FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	10
108	PRINCE DROPSIDE / SPERDOLUS HETEROPETALS 'TANA'	10
VINE	COMMON / BOTANICAL NAME	CONT.
24	CAROLINA JESSAMINE / GELSEMIUM SEMPERVIRENS 'MARGARITA'	30

LANDSCAPE REQUIREMENTS

1. SITE DENSITY

REQUIRED	PROVIDED	PERCENTAGE OF OVERSTORY	PERCENTAGE OF UNDERSTORY
Total Site Area = 4.4249 Acres	4.4249 Acres @ 130' / Acre	=	576 Inches
Existing Trees: None remaining on site.	No specimen trees present on site.		
PROVIDED Proposed Trees:	Qty	Cal. Inches	%
Species			
STREET TREES:			
SHUMARD RED OAK / QUERCUS SHUMARDII	4	x 4	= 16
NUTTALL OAK / QUERCUS NUTTALLI	8	x 4	= 32
AMERICAN ELM / ULMUS AMERICANA	12	x 4	= 48
	24	Total	= 96
PARKING LOT TREES:			
AFTERBURNER TUPELO / NYSSA SYLVATICA 'DAVID ODOM'	9	x 4	= 36
NUTTALL OAK / QUERCUS NUTTALLI	4	x 3	= 12
AMERICAN ELM / ULMUS AMERICANA	9	x 3	= 27
	22	Total	= 75
SITE TREES:			
AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	21	x 2	= 42
EASTERN DOGWOOD / CORNUS FLORIDA	9	x 2	= 18
AMERICAN HOLLY / ILEX OPACA 'CANARY'	22	x 2	= 44
NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS'	45	x 2	= 90
BURK RED CEDAR / JUNIPERUS VIRGINIANA 'BURK'	20	x 2	= 40
STAR MAGNOLIA / MAGNOLIA STELLATA	10	x 2	= 20
YOSHINO CHERRY / PRUNUS X 'YEDENSIS' 'SHIDARE YOSHINO'	9	x 3	= 27
NUTTALL OAK / QUERCUS NUTTALLI	4	x 3	= 12
GREENPILLAR PIN OAK / QUERCUS PALUSTRIS 'PRINGREEN' TM	16	x 3	= 48
SHUMARD RED OAK / QUERCUS SHUMARDII	1	x 4	= 4
POND CYPRESS / TAXODIUM ASCENDENS 'FOX RED'	17	x 3	= 51
AMERICAN ELM / ULMUS AMERICANA	12	x 3	= 36
CHASTE TREE / VITEX AGNIUS-CASTUS	8	x 2	= 16
	240	Total	= 405
TOTAL NUMBER OF TREES	240		100%
PERCENTAGE OF OVERSTORY	35%		
PERCENTAGE OF UNDERSTORY	60%		
Proposed	577	+ 0	= 576 Required Inches
			577 Provided Inches
			-1 Inches

2. LANDSCAPE STRIPS

REQUIRED	PROVIDED
Min. 200 SF island required at end of every parking bay	25 Proposed Islands
25 Islands @ 1 Shade Tree / Island	= 22 Trees Provided

3. PARKING LOT

REQUIRED	PROVIDED
No Specimen Trees on Site	

4. ECO POINTS EARNED

13. Enhanced Bicycle Amenities Measure (+2 Eco Points)	
REQUIRED	9 Parking Stalls Required for 2 Eco Points
PROVIDED	2-5 Stall Bike Racks

12. Sustainable Landscape Measure (+1 Eco Point)	
REQUIRED	Utilizing all xeriscape plant materials and providing no permanent irrigation system.
PROVIDED	Primarily native plants were used throughout the site. Non-natives are noted with an asterisk in the Plant Schedule.

240	Trees total
168	Native
70.00	% Native

1937	TOTAL GRASSES/SHRUBS/VINES
1210	Native
62.47	% Native

REQUIRED Exclusion of any plant species listed on the Georgia Exotic Plant Species List
PROVIDED No exotic species used.

REVISED
8:30 pm, Dec 08, 2020

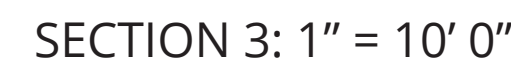
THE DAVIS GROUP
7678 JAMES OWEN DR
ALPHARETTA, GA 30005

DATE: 12/03/2020
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
PLOT SCALE: 1" = 30'
AS SHOWN: 12/03/2020
FILE NAME: X:\FY20\22030304.CAD_BIM04.02 CAD\PL01.dwg

DAVIS DRIVE SITE
LAND LOTS 607, 638 AND 639, 1ST DISTRICT
FULTON COUNTY, GEORGIA

LANDSCAPE PLAN

SHEET IDENTIFICATION
LP101





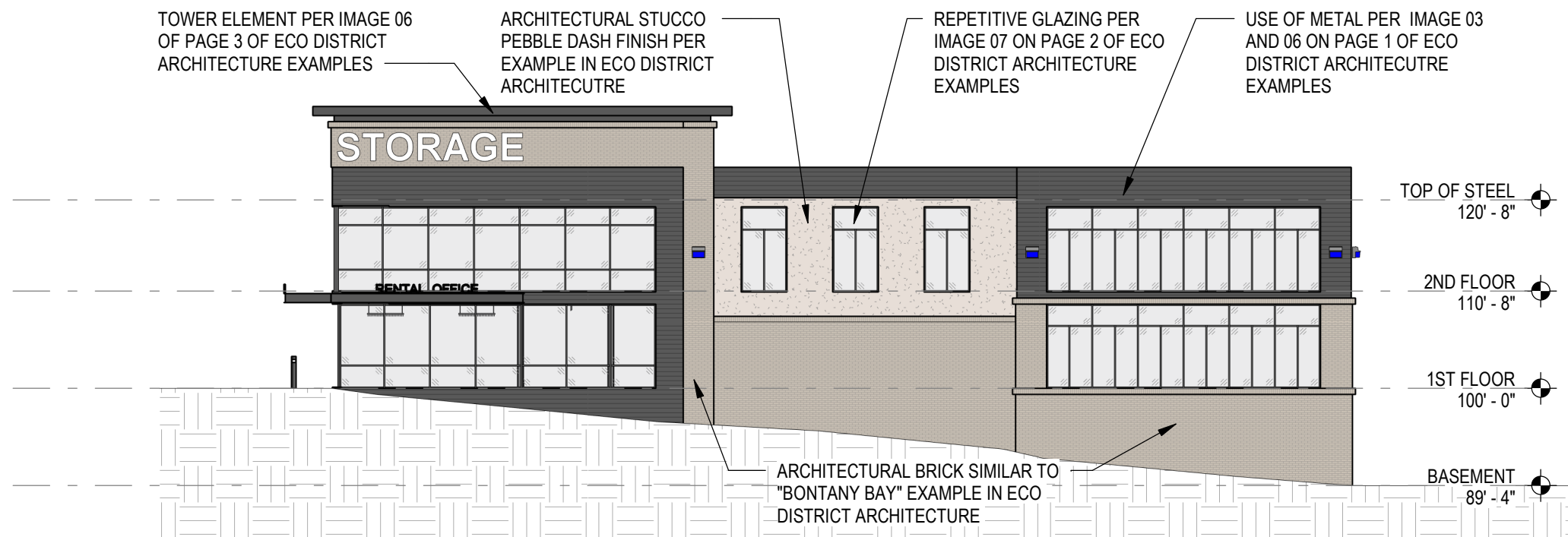
STORAGE FACILITY

DAVIS DRIVE, ALPHARETTA GA

KEYNOTE LEGEND - ELEVATIONS

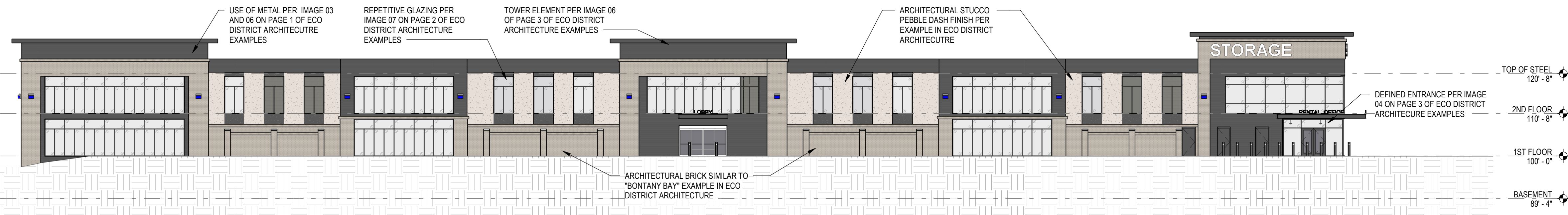
#	DESCRIPTION
E2	BRICK; DARK
E3	BRICK; CHEROKEE BRICK SPAELO GA FINISH
E4	BRICK SOLDIER COURSE: DARK
E5	BRICK SOLDIER COURSE: CHEROKEE BRICK SAPELO GA FINISH
E6	STUCCO; SW 6093 FAMILIAR BEIGE
E8	METAL PANEL; BERRIDGE M-PANEL CHARCOAL GREY
E9	METAL PARAPET CAP: SHOP PRIMED & FIELD PAINTED TO MATCH BERRIDGE CHARCOAL GREY
E13	PRE-MANUFACTURED CANOPY: MATCH PAINT DARK BRONZE
E14	STEEL PIPE BOLLARDS; REFERENCE DETAILS & SPECS.
E15	BUILDING SIGNAGE: REFER TO SIGNAGE PACKAGE FROM OWNER
E18	ALUMINUM STOREFRONT: BLACK/CHARCOAL GREY; VISION GLAZING
E19	JANUS OVERHEAD ROLLING DOOR: COLOR TO BE SILHOUETTE GREY
E20	E20 - HOLLOW METAL MAN DOOR; PAINTED TO MATCH CHARCOAL GREY

THE BUILDING WAS DESIGNED USING THE ALPHARETTA, GA NORTHPOINT OVERLAY "ECO DISTRICT ARCHITECTURE" REQUIREMENTS TO PROVIDE A "STYLE THAT WILL REFLECT BACK ON SOLID, TIMELESS VALUES AND AN AESTHETIC THAT IS NOT TRENDY BUT ENDURING". THE BUILDING HAS DEFINING MATERIALS OF BRICK AND PAINTED STUCCO WITH METAL PANEL ACCENTS USING A COLOR PALETTE OF EARTH TONES, GREYS AND NEUTRALS PER STANDARDS LAID OUT IN THE ECO DISTRICT ARCHITECTURE REQUIREMENTS.



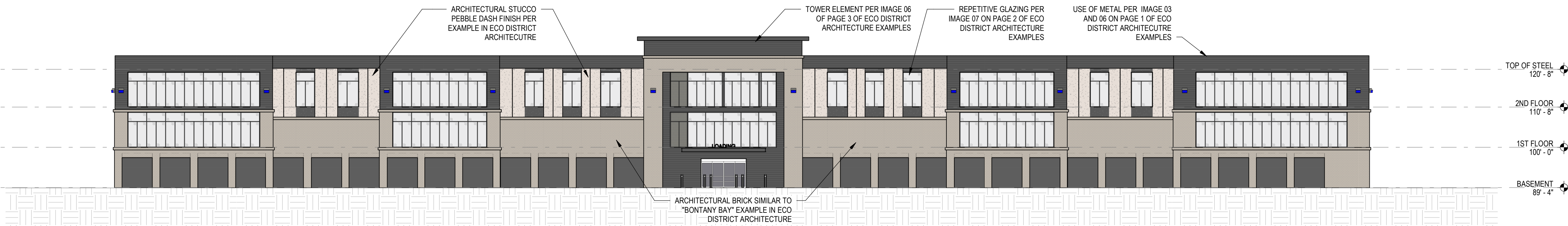
TOTAL FACADE: 3,600 SF
GLAZING: 1,360 SF (37.8%)
BRICK: 1,170 SF (32.5%)
METAL PANEL: 780 SF (21.6%)
STUCCO: 290 SF (8.1%)

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



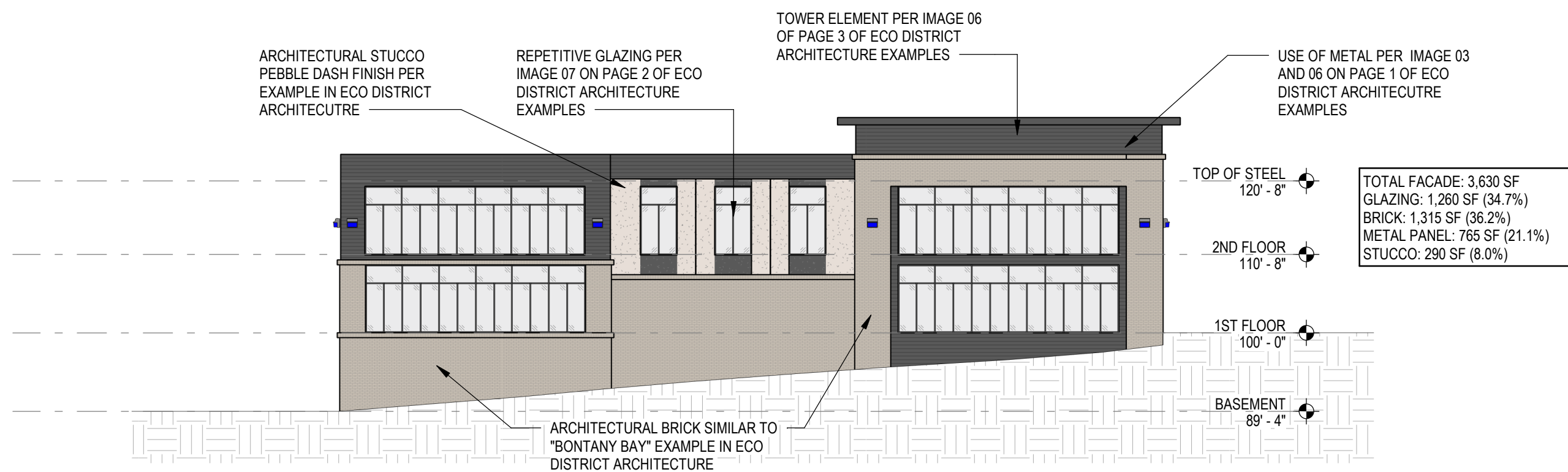
TOTAL FACADE: 8,796 SF
GLAZING: 2,923 SF (33.2%)
BRICK: 2,367 SF (26.9%)
METAL PANEL: 2,216 SF (25.2%)
STUCCO: 1,290 SF (14.7%)

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



TOTAL FACADE: 11,830 SF
GLAZING: 3,435 SF (29.0%)
BRICK: 3,263 SF (27.6%)
METAL PANEL: 2,103 SF (17.8%)
STUCCO: 1,237 SF (10.5%)
STORAGE DOORS: 1,792 SF (15.1%)

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



TOTAL FACADE: 3,630 SF
GLAZING: 1,260 SF (34.7%)
BRICK: 1,315 SF (36.2%)
METAL PANEL: 765 SF (21.1%)
STUCCO: 290 SF (8.0%)

4 OVERALL SOUTH ELEVATION 1/16" = 1'-0"

1/02/2020 9:44:21 AM



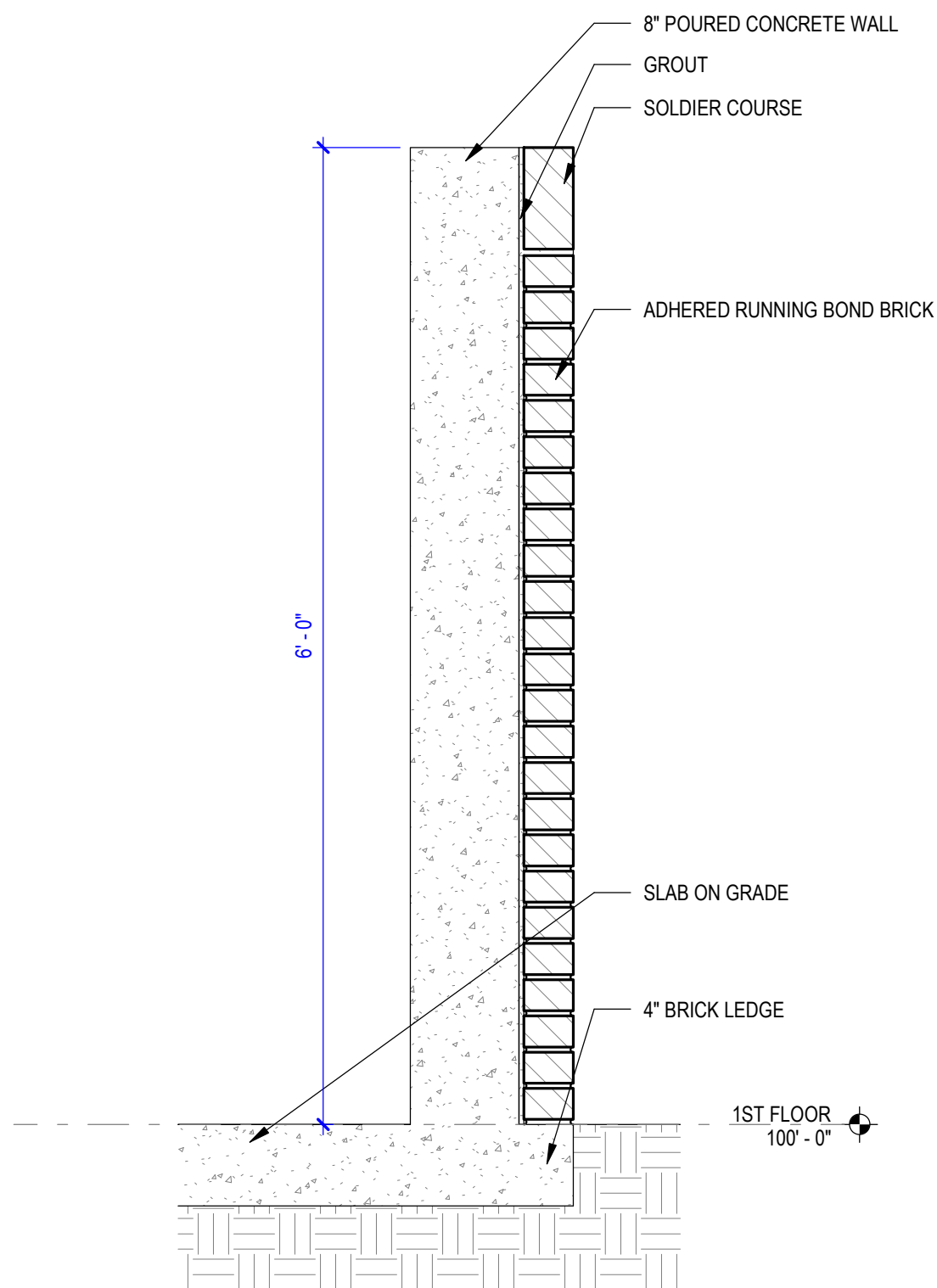
1 ENLARGED EAST ELEVATION - SOUTH
1/8" = 1'-0"



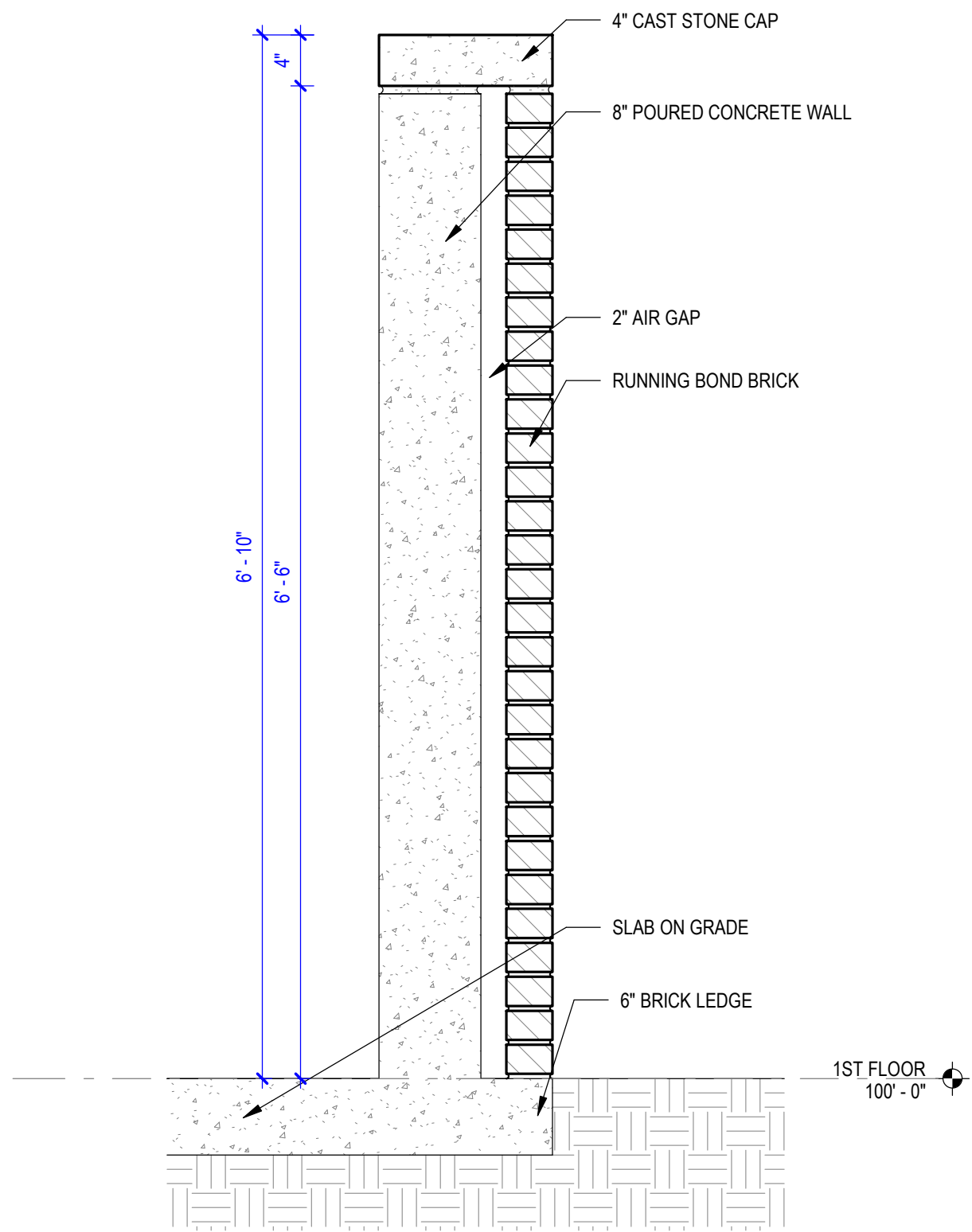
2 ENLARGED EAST ELEVATION - NORTH
1/8" = 1'-0"

KEYNOTE LEGEND - ELEVATIONS

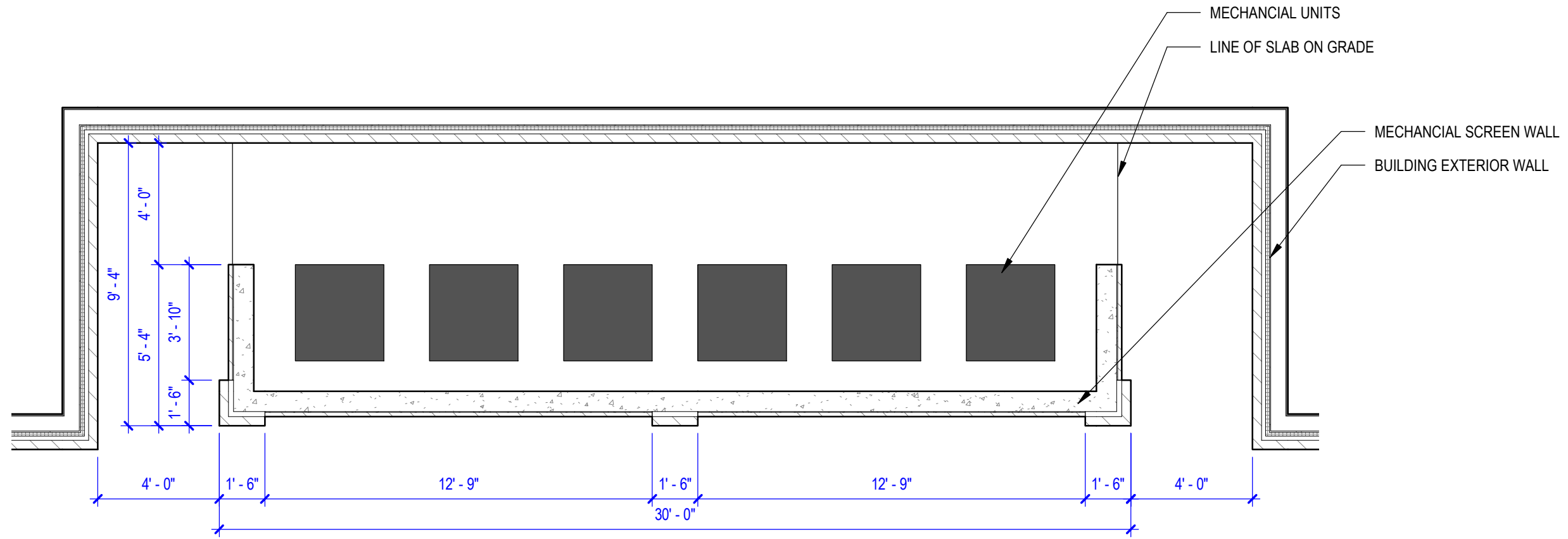
#	DESCRIPTION
E2	BRICK; DARK
E3	BRICK; CHEROKEE BRICK SPAELO GA FINISH
E4	BRICK SOLDIER COURSE; DARK
E5	BRICK SOLDIER COURSE; CHEROKEE BRICK SAPELO GA FINISH
E6	STUCCO; SW 6093 FAMILIAR BEIGE
E8	METAL PANEL; BERRIDGE M-PANEL CHARCOAL GREY
E9	METAL PARAPET CAP- SHOP PRIMED & FIELD PAINTED TO MATCH BERRIDGE CHARCOAL GREY
E13	PRE-MANUFACTURED CANOPY; MATCH PAINT DARK BRONZE
E14	STEEL PIPE BOLLARDS; REFERENCE DETAILS & SPECS.
E15	BUILDING SIGNAGE; REFER TO SIGNAGE PACKAGE FROM OWNER
E18	ALUMINUM STOREFRONT; BLACK/CHARCOAL GREY; VISION GLAZING
E19	JANUS OVERHEAD ROLLING DOOR; COLOR TO BE SILHOUETTE GREY
E20	E20 -HOLLOW METAL MAN DOOR; PAINTED TO MATCH CHARCOAL GREY



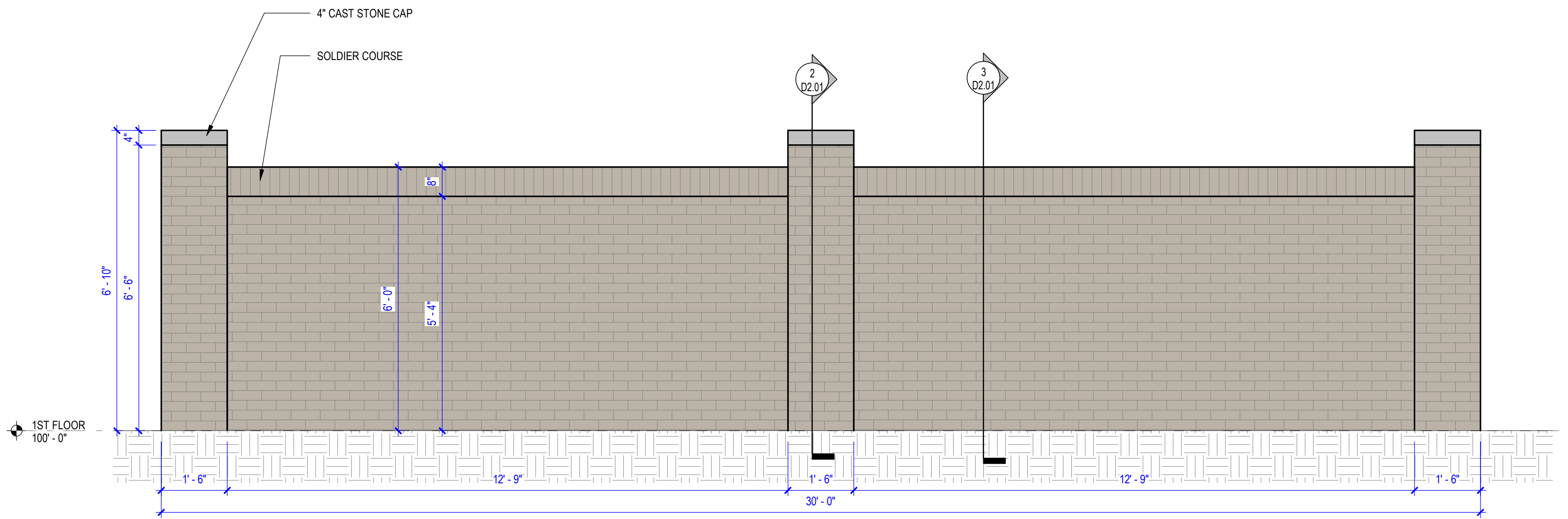
3 SCREEN WALL SECTION
1" = 1'-0"



2 SCREEN WALL SECTION
1" = 1'-0"



4 ENLARGED MECAHNICAL AREA
1/4" = 1'-0"



1 ENLARGED SCREEN WALL
1/2" = 1'-0"

DG DAVIS DR.

THE DAVIS GROUP
2020107 09/28/2020

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1/06/2020 9:44:27 AM



1 ENLARGED NORTH ELEVATION
1/8" = 1'-0"



2 ENLARGED SOUTH ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND - ELEVATIONS	
#	DESCRIPTION
E2	BRICK; DARK
E3	BRICK; CHEROKEE BRICK SPAELO GA FINISH
E4	BRICK SOLDIER COURSE; DARK
E5	BRICK SOLDIER COURSE; CHEROKEE BRICK SAPELO GA FINISH
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E20	E20 -HOLLOW METAL MAN DOOR; PAINTED TO MATCH CHARCOAL GREY

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300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

60% CD's

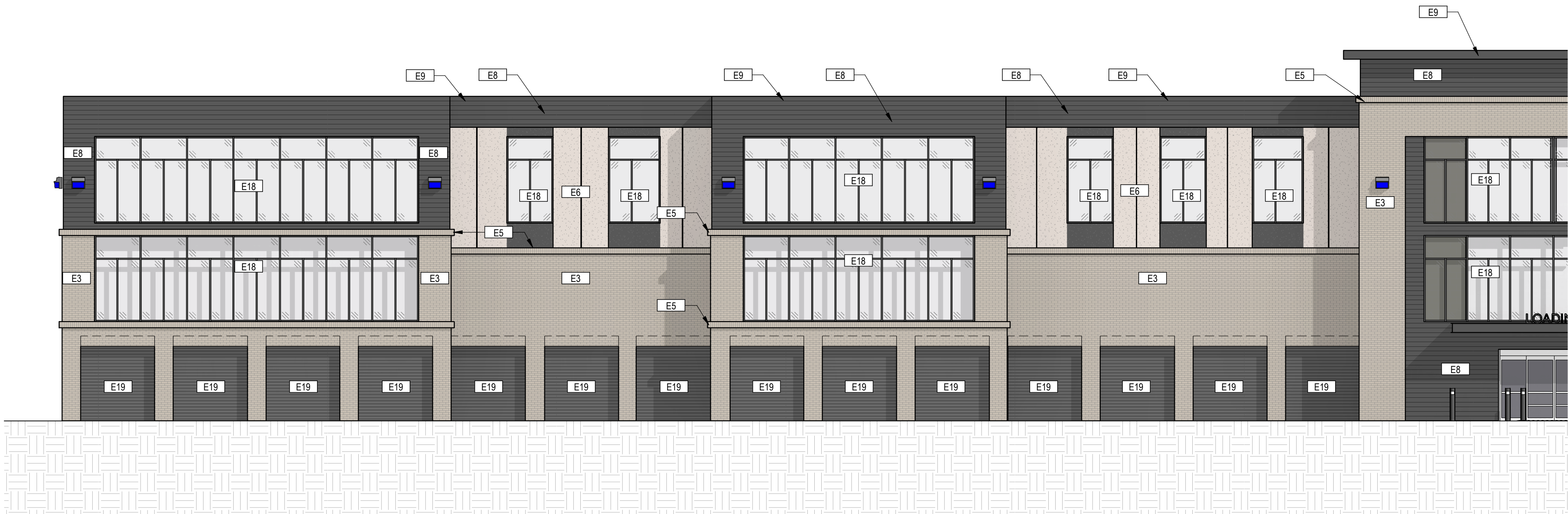
NOT FOR
CONSTRUCTION

DG DAVIS DR.
Street Address
City, TX

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MERRIMAN ANDERSON / ARCHITECTS, INC.
REVISIONS:

PROJECT NUMBER:
maa2020107
ISSUE DATE:
00/00/2019
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.03



1 ENLARGED WEST ELEVATION - NORTH
1/8" = 1'-0"

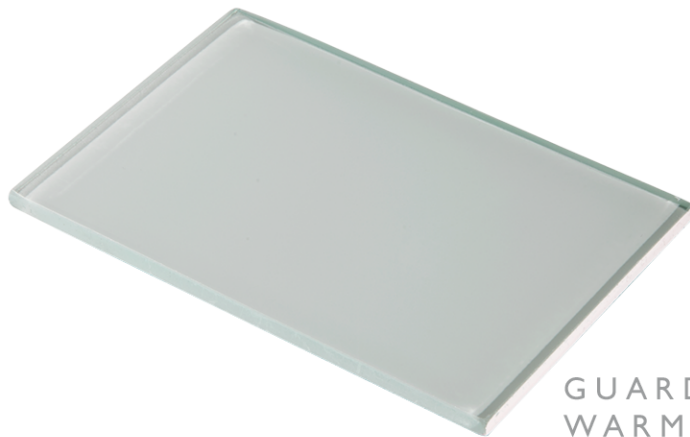


2 ENLARGED WEST ELEVATION - SOUTH
1/8" = 1'-0"

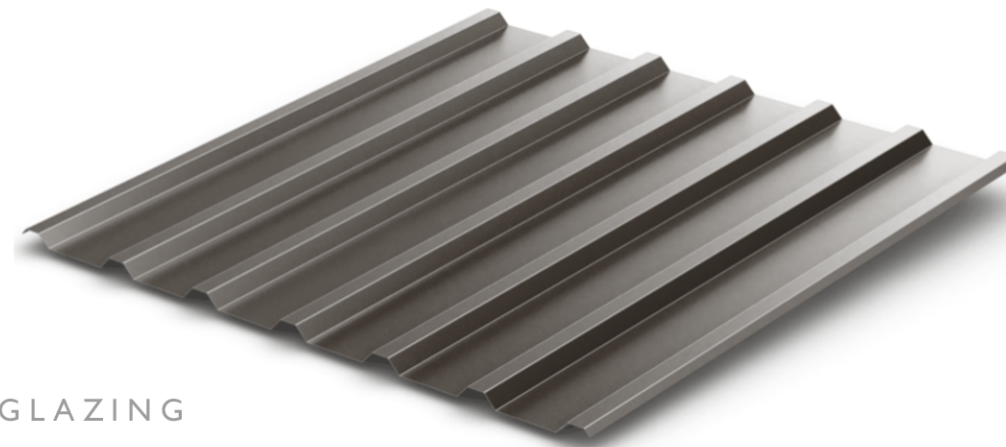
KEYNOTE LEGEND - ELEVATIONS	
#	DESCRIPTION
E2	BRICK; DARK
E3	BRICK; CHEROKEE BRICK SPAELO GA FINISH
E4	BRICK SOLDIER COURSE; DARK
E5	BRICK SOLDIER COURSE; CHEROKEE BRICK SAPELO GA FINISH
E6	STUCCO; SW 6093 FAMILIAR BEIGE
E8	METAL PANEL; BERRIDGE M-PANEL CHARCOAL GREY
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E19	JANUS OVERHEAD ROLLING DOOR; COLOR TO BE SILHOUETTE GREY
E20	E20 -HOLLOW METAL MAN DOOR; PAINTED TO MATCH CHARCOAL GREY



BLACK STOREFRONT



GUARDIAN GLASS
WARM GRAY SPANDREL GLAZING



BERRIDGE MANUFACTURING COMPANY
M-PANEL PROFILE



SHERWIN-WILLIAMS
SW7633 TAUPE TONE



BERRIDGE MANUFACTURING COMPANY
CHARCOAL GREY FINISH



CHEROKEE BRICK
SAPELO GA FINISH



BERRIDGE MANUFACTURING COMPANY
FLUSH SEAM PROFILE

CLEAR GLAZING
ALUMINUM STOREFRONT - BLACK ANODIZED

DG STORAGE - DAVIS DRIVE
ALPHARETTA, GA
maa.2020107

NOTES: CUSTOM COLOR MATCH REQUIRED
FOR METAL CANOPY MANUFACTURER TO MATCH
BERRIDGE "CHARCOAL GREY".







OFFICE BUILDING

DAVIS DRIVE, ALPHARETTA GA

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anderson

DG THE
DAVIS
GROUP

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2020.10.7 | 2020.11.02

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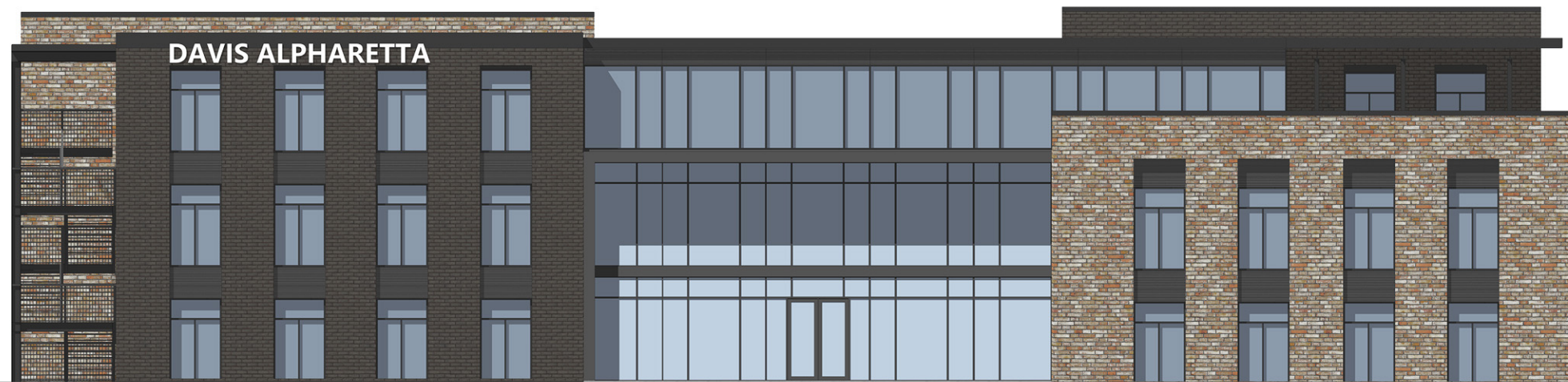
REVISED
8:31 pm, Dec 08, 2020

PROPOSED SITE | OFFICE

** FOR CONCEPTUAL USE ONLY
** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY

GENERAL ELEVATION NOTES
1. ALL MECHANICAL EQUIPMENT TO BE ROOF TOP MOUNTED AND SCREENED FROM VIEW WITH PARAPETS
2. THE BUILDING WAS DESIGNED USING THE ALPHARETTA, GA NORTHPOINT OVERLAY "ECO DISTRICT ARCHITECTURE" REQUIREMENTS TO PROVIDE A "STYLE THAT WILL REFLECT BACK ON SOLID, TIMELESS VALUES AND AN AESTHETIC THAT IS NOT TRENDY BUT ENDURING". THE BUILDING HAS DEFINING MATERIALS OF BRICK AND METAL ACCENT PANELS USING A COLOR PALETTE OF EARTH TONES, GREYS, AND NEUTRALS PER STANDARDS LAID OUT IN ECO DISTRICT ARCHITECTURE REQUIREMENTS.
3. ALL NUMBERS ARE APPROXIMATE





ELEVATION | NORTH



ELEVATION | EAST



ELEVATION | SOUTH



ELEVATION | WEST

BUILDING ELEVATIONS

** FOR CONCEPTUAL USE ONLY

** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY

REVISED

8:31 pm, Dec 08, 2020

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0 NTS

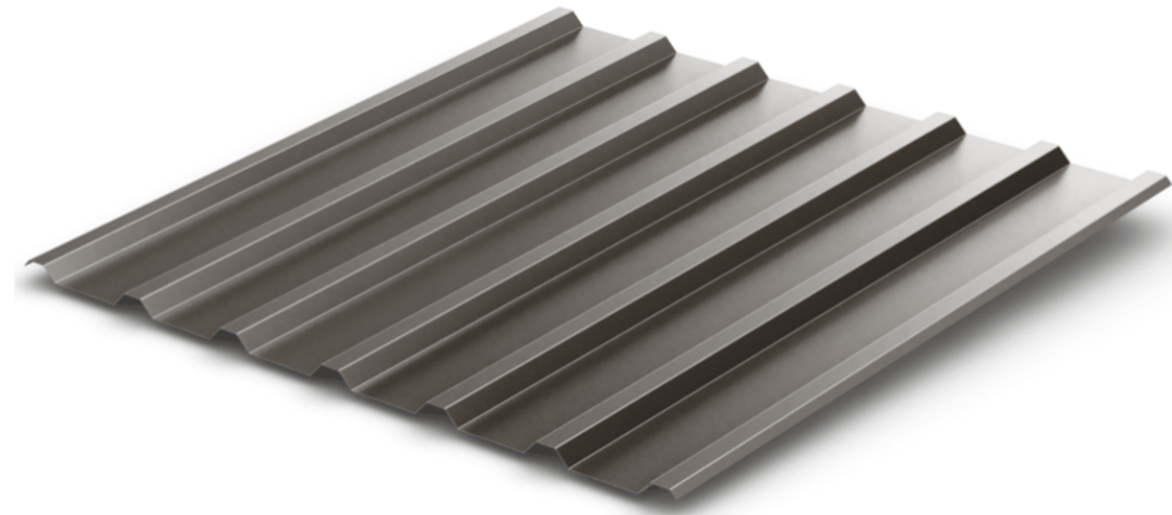
* ALL NUMBERS ARE APPROXIMATE

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BLACK STOREFRONT

CLEAR GLAZING
ALUMINUM STOREFRONT - BLACK ANODIZED



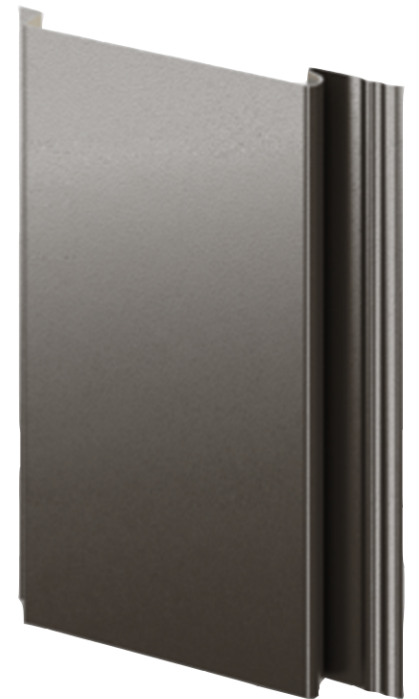
BERRIDGE MANUFACTURING COMPANY
M-PANEL PROFILE



CHEROKEE BRICK
SAPELO GA FINISH



BERRIDGE MANUFACTURING COMPANY
CHARCOAL GREY FINISH



BERRIDGE MANUFACTURING COMPANY
FLUSH SEAM PROFILE

DG OFFICE - DAVIS DRIVE
ALPHARETTA, GA
maa.2020107

NOTES: CUSTOM COLOR MATCH REQUIRED
FOR METAL CANOPY MANUFACTURER TO MATCH
BERRIDGE "DARK BRONZE".



REVISED
8:31 pm, Dec 08, 2020

PERSPECTIVE

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PERSPECTIVE

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* ALL NUMBERS ARE APPROXIMATE



PERSPECTIVE

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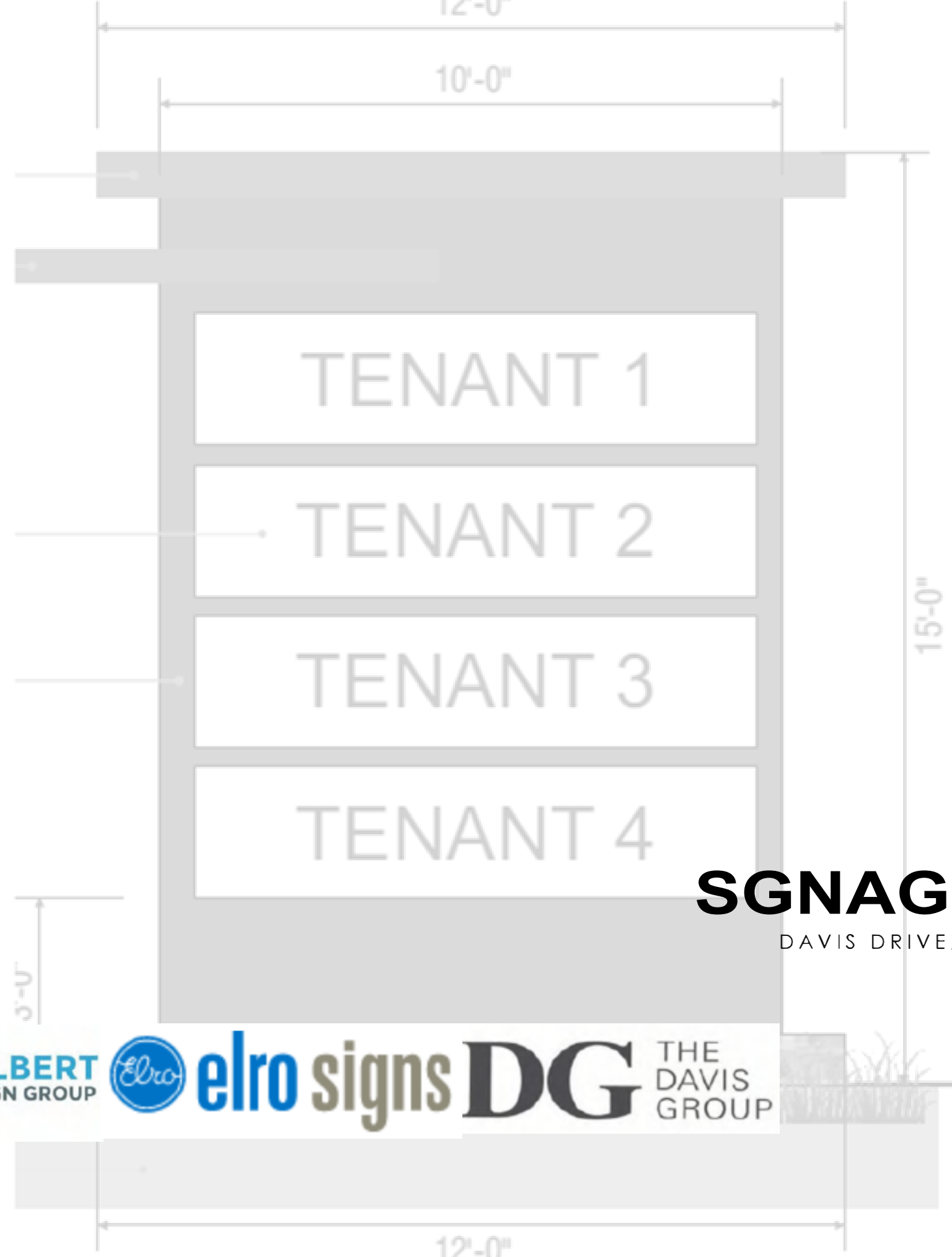
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PERSPECTIVE

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SGNAGE PLAN

DAVIS DRIVE, ALPHARETTA GA

POND

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CALBERT
DESIGN GROUP



elro signs

DG

THE
DAVIS
GROUP

Multi-Tenant Sign

D/F illuminated monument sign

Attached to solid masonry base with J bolts

Scale: 1/4"=1'

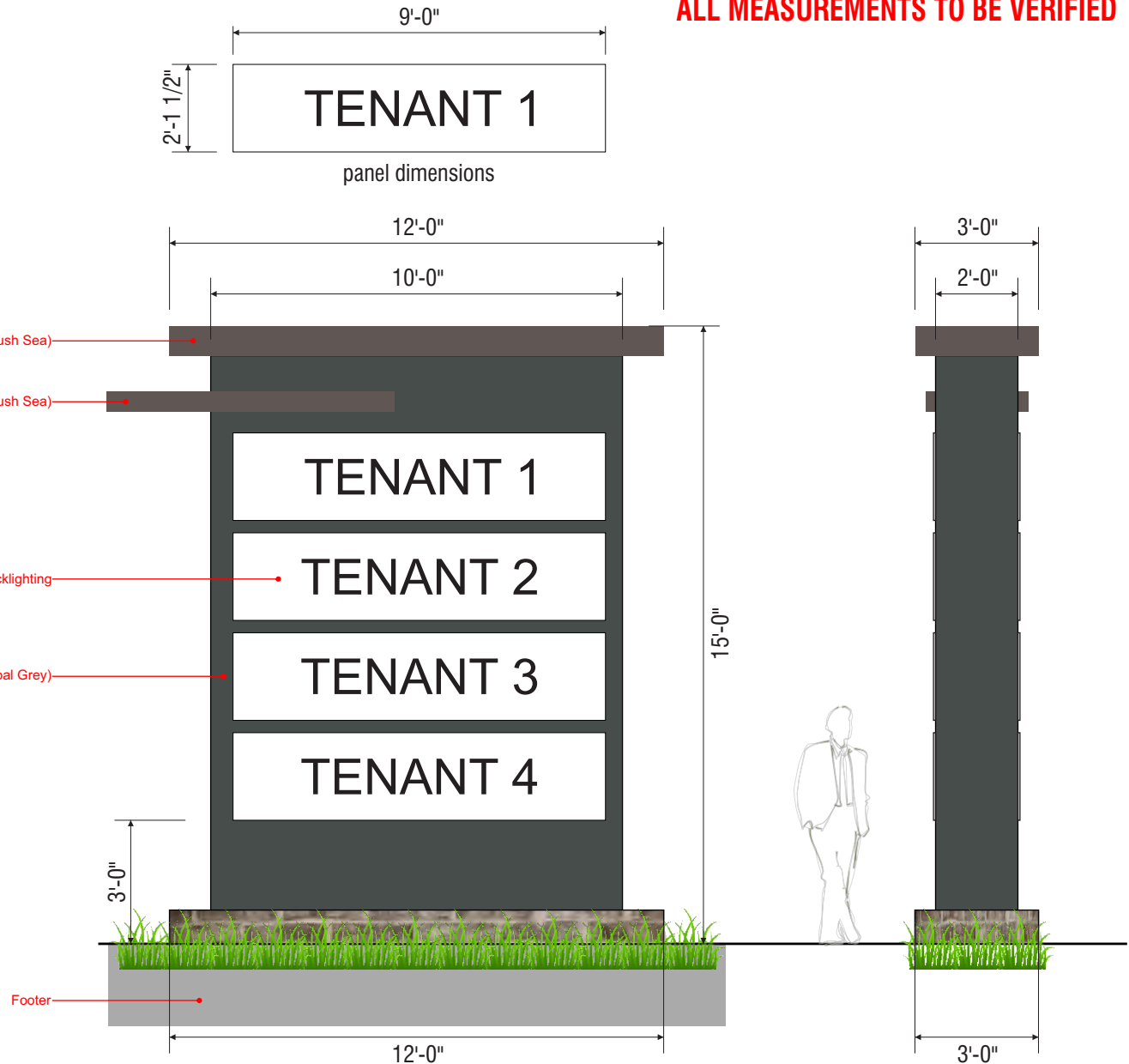
Sq Ft: 150

CODE: NTE 15' tall, 150sf, 100sf of copy

1. A minimum 2 feet wide planting area must be provided around the base of all monument signs.
2. Shrubs, groundcover, or mulch must be installed in the tree area identified in "1" immediately above.

ALL MEASUREMENTS TO BE VERIFIED

MATERIAL BOARD



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CALIFORNIA
400 West Walnut Street, Gardena, CA 90248
(800) 927-4555 • Fax (310) 380-7451

GEORGIA
1640 Sands Place SE Suite A / Marietta, GA 30067
Toll Free: (877) 367-3576 • Fax (770) 952-4710

REVISIONS		
NO.	DESCRIPTION OF WORK DONE	DATE
A	revisions-PB	10/19/20
B	revision per Developer-PB	10/29/20

Client Office/Storage/Daycare

Address Alpharetta, GA

Design No. #66439

Scale AS NOTED

Drawn By KS

Approved By

Store No.

Sheet of

Date 08/28/2020

Date

REVISED
08/28/2020, Draw: KS, 08/28/2020

Monument Sign (TENANT)

D/F illuminated monument sign

Attached to solid masonry base with J bolts

Scale: 1/4"=1'

Sq Ft: 31.7

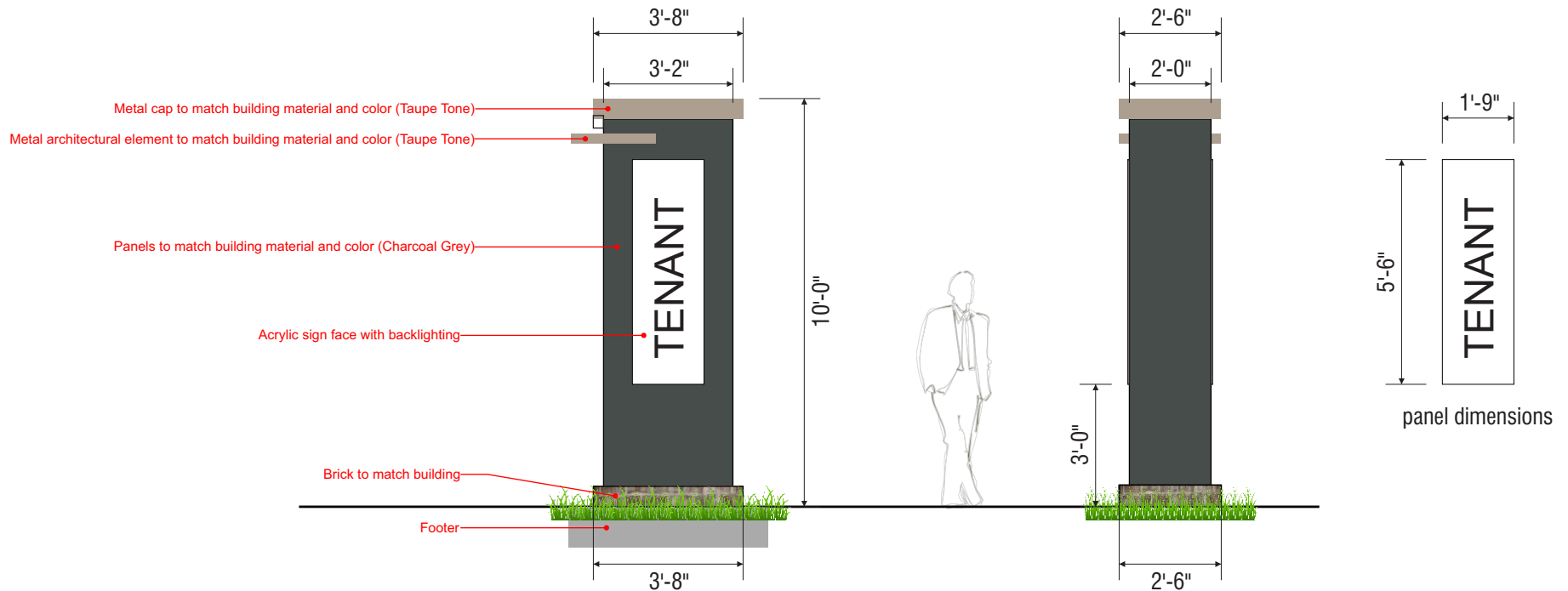
CODE: NTE 10' tall, 32sf. One (1) allowed per building

1. A minimum 2 feet wide planting area must be provided around the base of all monument signs.
2. Shrubs, groundcover, or mulch must be installed in the tree area identified in "1" immediately above.

ALL MEASUREMENTS TO BE VERIFIED

NEED 16' CLEAR PATH TO TRANSFORMER

STORAGE BUILDING - MATERIAL BOARD



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REVISIONS		
NO.	DESCRIPTION OF WORK DONE	DATE
A	revisions-PB	10/19/20
B	revision per Developer-PB	10/29/20

Client Office/Storage/Daycare

Address Alpharetta, GA

Design No. #66439

Scale AS NOTED

Drawn By KS

Approved By

Store No. _____

Sheet _____ of _____

Date 08/28/2020

Date _____

REVISED
8:35 pm, Dec 08, 2020

Monument Sign (Tenant)

D/F illuminated monument sign

Attached to solid masonry base with J bolts

Scale: 1/4"=1'

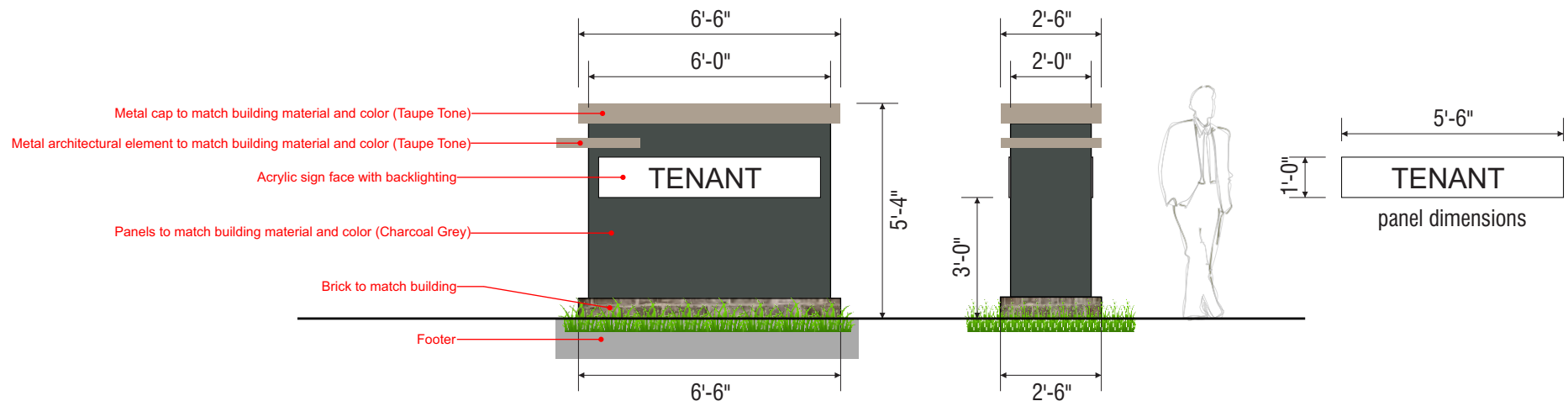
Sq Ft: 32

CODE: NTE 10' tall, 32sf. One (1) allowed per building

1. A minimum 2 feet wide planting area must be provided around the base of all monument signs.
2. Shrubs, groundcover, or mulch must be installed in the tree area identified in "1" immediately above.

**ALL MEASUREMENTS TO BE VERIFIED
NEED 16' CLEAR PATH TO TRANSFORMER**

STORAGE BUILDING - MATERIAL BOARD



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REVISIONS		
NO.	DESCRIPTION OF WORK DONE	DATE
A	revisions-PB	10/19/20
B	revision per Developer-PB	10/29/20

Client Office/Storage/Daycare
Address Alpharetta, GA
Design No. #66439
Scale AS NOTED
Drawn By KS
Approved By _____

Store No. _____
Sheet _____ of _____
Date 08/28/2020
Date _____

SIGN 1 - D/F Multi-Tenant Sign
D/F illuminated monument sign

OFFICE BUILDING - MATERIAL BOARD





November 2, 2020

Via Email

City Of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Design Review Board
Attn: Bret Schroeder

RE: Davis Drive Commercial Case# DRB200036

Dear Design Review Board and Bret Schroeder of the City of Alpharetta,

Per our previous Design Review Board ("DRB") meeting held on September 18, 2020; we were required to resubmit the landscaping plan based on the Action Statement attached hereto as Exhibit A. For the items documented within in Exhibit A, please see the following response:

1. Plant Mechanical Screen wall.
 - a. *Plan has been modified to show additional planting in front of the mechanical screen walls.*
 - b. *Screen walls have been revised to have more of an architectural design than just a flat wall.*
2. Arborist to review shrubs near trees.
 - a. *City of Alpharetta Arborist shall review the Landscape plan during DRB review.*
3. Check for future shading to not allow plants to die.
 - a. *Shade tolerant shrubs have been included in the plan in the areas of concern.*
4. Street tree theme.
 - a. *Street trees have been modified on the plan to provide a visual theme.*
5. Landscape retaining wall details
 - a. *The landscape retaining wall on the office building is no longer proposed and shall instead be a turn-down foundation style wall. Refer to the architectural elevations.*

In addition to the responses to the Action Statement the revised landscape plan has been revised to be in accordance with Georgia Power transmission easement planting requirements.

With in the DRB resubmittal the following items are included:

- Civil Site plan
- Daycare Site Line Views
- Landscape Plan

Enclosures



- Landscape Site Line Section
 - Storage elevations, renderings and mechanical screen wall detail
- Office elevations and renderings
- Sign Package and rendering

Thank you,

Michele Vaughan
Asset Manager
6728 Jamestown Drive
Alpharetta, GA 30005

Enclosures



Exhibit A
ACTION STATEMENT



CITY OF ALPHARETTA DESIGN REVIEW BOARD

ACTION STATEMENT

Date: 9.18.20 Case# DRB200036
Name: Davis Group
Location: 0 Davis Dr.
Request: Review new 3 Building Project

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

- * Site Plan - Approved as submitted
 - * Storage Building - Elevations & Materials & conditions
 - ① Stairs 90 on spandrel
 - ② Lower height on metal parapet tops
 - ③ Mechanical screen wall to add fenestration
 - ④ Parapet wing walls shall appear as complete & sided
 - * Office Building - Elevations & Materials & conditions
 - ① Mechanical metal to ground gets replaced & braced on 1st floor
 - ② Furniture approved by Staff
 - * Dry Clean Building - Elevations & Materials & conditions
 - ① make sure rooftop wing walls appear complete
 - ② check length of stucco on rear as relates to NPG
 - * Landscape plan ~~approved~~ & conditions
 - ① plant mechanical screen wall
 - ② Arborist to review shrubs near trees
 - ③ Check for future stumps to not allow plants to die
 - ④ Street tree theme
 - ③ Landscape retaining wall details
- Provide site line to Staff
- Authorized by: _____

This is not a permit. You must apply for permits at the
Community Development Department, 2 Park Plaza, Alpharetta, GA 30009



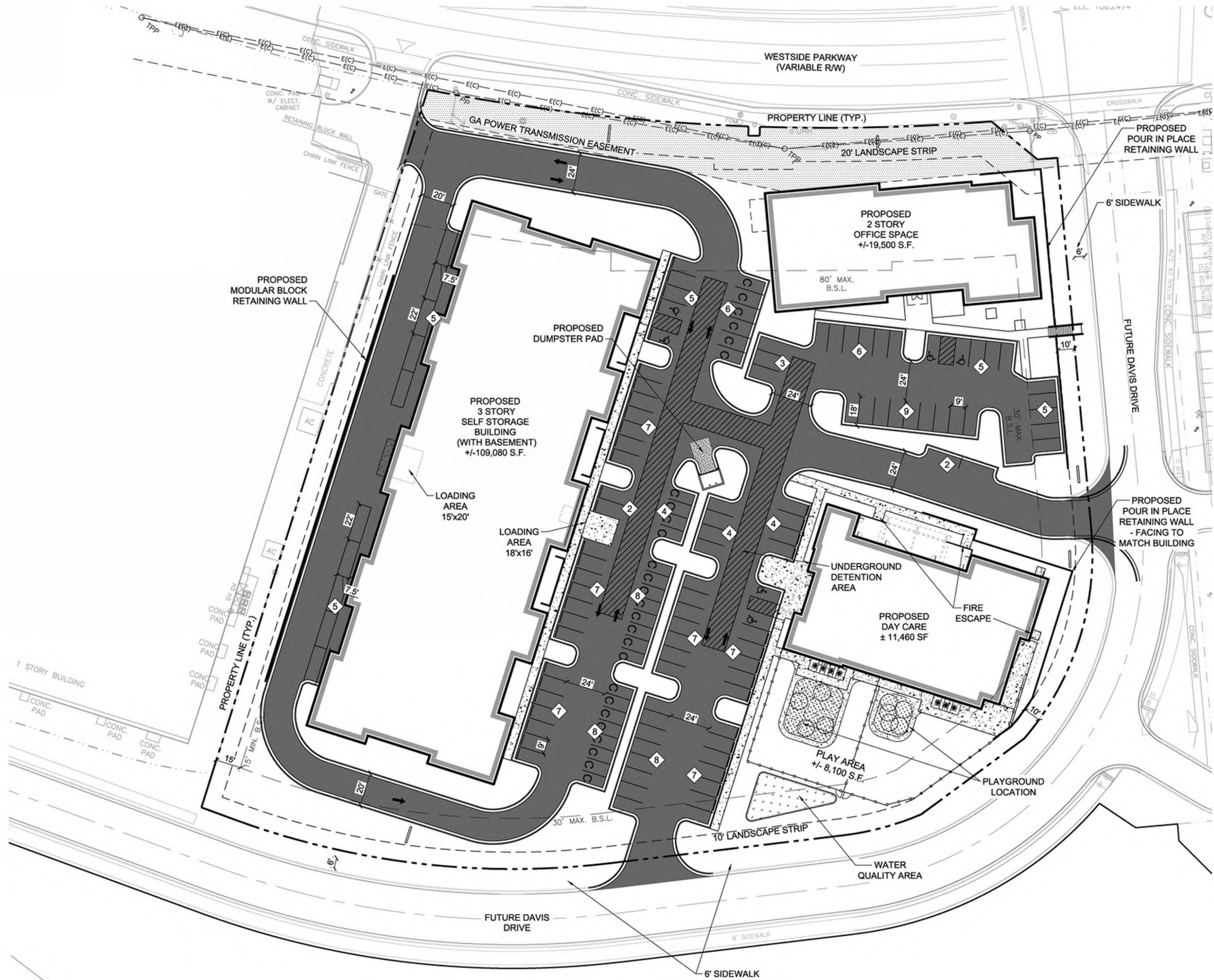
1. WESTSIDE PKWY - FRONT VIEW



2. COOLER - REAR VIEW



AERIAL VIEW



SITE AREA:

192,750 SQ. FT. - 4.4249 ACRES

BUILDING SUMMARY:

MAXIMUM BUILDING HEIGHT: 35'

PROPOSED BUILDINGS:

STORAGE:

113'x324'

3 STORY (WITH BASEMENT) : 109,080 SQ.FT.

OFFICE BUILDING:

70'x160'

2 STORY : 19,500 SQ. FT.

DAY CARE:

1 STORY : 11,460 SQ.FT.

ZONING CLASSIFICATION:

L-1 (LIGHT INDUSTRIAL DISTRICT)

NORTH POINT OVERLAY

PARKING SPACES SUMMARY:

REQUIRED:

STORAGE: 1 SPACE PER 1,000 SQ.FT.

109,080 SQ. FT. / 1,000 = 110 PARKING SPACES

OFFICE: 1 SPACE PER 250 SQ. FT.

19,500 SQ. FT. / 250 = 78 PARKING SPACES

DAY CARE: 1 SPACE PER 400 SQ. FT.

11,460 SQ. FT. / 400 = 29 PARKING SPACES

TOTAL REQUIRED: 217 PARKING SPACES

TOTAL REQUIRED WITH 20% REDUCTION:

217 SPACES - (217 SPACES * 20%) = 174 PARKING SPACES

TOTAL REQUIRED WITH 20% ADMIN VARIANCE:

174 SPACES - (217 SPACES * 20%) = 131 PARKING SPACES

20% MAX ALLOWABLE COMPACT VEHICLE PARKING:

131 SPACES * 20% = 26 PARKING SPACES

NEW PARKING PROPOSED:

COMPACT VEHICLE PARKING = 26 PARKING SPACES

HANDICAP VEHICLE PARKING = 6 PARKING SPACES

REMAINING PARKING SPACES = 99 PARKING SPACES

TOTAL PROPOSED= 131 PARKING SPACES

LEGEND:

- ASPHALT PAVEMENT
- SIDEWALK
- CONCRETE PAVEMENT
- GA POWER EASEMENT
- UNDERGROUND DETENTION AREA
- C COMPACT SPACES
- PARKING SPACES

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
5	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	8'-10" HT. B&B
2	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD	2" CAL. B&B
23	ILEX OPACA 'CANARY' / AMERICAN HOLLY	8'-10" HT. B&B
40	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	8'-10" HT. B&B
2	MAGNOLIA VIRGINIANA / SWEET BAY	8'-10" HT. B&B
4	OXYDENDRUM ARBOREUM / SOURWOOD TREE	3" CAL. B&B
18	PRUNUS X YEDOENSIS 'SHIDARE YOSHINO' / YOSHINO CHERRY	2" CAL. B&B
5	QUERCUS LYRATA / OVERCUP OAK	4" CAL. B&B
32	QUERCUS PALUSTRIS 'PRINGREEN' TM / GREENPILLAR PIN OAK	4" CAL. B&B
8	TAXODIUM ASCENDENS 'FOX RED' / POND CYPRESS	4" CAL. B&B
PARKING LOT TREE	BOTANICAL / COMMON NAME	CONT
12	NYSSA SYLVATICA 'DAVID ODOM' / AFTERBURNER TUPELO	4" CAL. B&B
12	QUERCUS LYRATA / OVERCUP OAK	6" CAL. B&B
STREET TREE	BOTANICAL / COMMON NAME	CONT
10	QUERCUS SHUMARDII / SHUMARD RED OAK	6" CAL. B&B
12	ULMUS AMERICANA / AMERICAN ELM	6" CAL. B&B
SHRUBS	BOTANICAL / COMMON NAME	CONT
64	ABELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA	3G
45	BUDDLEJA X 'ICE CHIP' TM / LO & BEHOLD ICE CHIP BUTTERFLY BUSH	7G
24	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3G
8	DISTYLUM X 'PIDIST-II' TM / COPPERTONE DISTYLUM	3G
77	FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHALDER	3G
234	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	3G
65	ILLICUM PARVIFLORUM / ANISE TREE	7G
9	LOROPETALUM CHINENSE 'PEACK' TM / PURPLE PIXIE DWARF WEEPING LOROPETALUM	3G
143	LOROPETALUM CHINENSE 'PIILC-III' TM / PURPLE DAYDREAM DWARF LOROPETALUM	3G
209	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	1G
73	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	5G
157	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN VIBURNUM	3G
21	VIBURNUM OBOVATUM 'MISS SHILLERS DELIGHT' / SMALL-LEAF ARROWWOOD	3G
VINE	BOTANICAL / COMMON NAME	CONT
35	GELSEMIUM SEMPERVIRENS 'MARGARITA' / CAROLINA JESSAMINE	3G
GRASSES	BOTANICAL / COMMON NAME	CONT
365	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1G
90	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' / BLUE HEAVEN LITTLE BLUESTEM	1G
244	SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED	1G

LANDSCAPE REQUIREMENTS

CITY OF ALPHARETTA, GEORGIA

SITE DENSITY

REQUIRED

Total Site Area = 4.4249 Acres

4.4249 Acres @ 130"/Acre

=

576 Inches

Existing Trees: None remaining on site.

No specimen trees present on site.

PROVIDED

Proposed Trees:

Qty

Size

Species

STREET TREES:

SHUMARD RED OAK / QUERCUS SHUMARDII

10

x

6

=

60

AMERICAN ELM / ULMUS AMERICANA

12

x

6

=

72

Total

=

132

PARKING LOT TREES:

AFTERBURNER TUPELO / NYSSA SYLVATICA 'DAVID ODOM'

12

x

4

=

48

OVERCUP OAK / QUERCUS LYRATA

12

x

6

=

72

Total

=

120

SITE TREES:

SERVICEBERRY / AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'

5

x

1

=

5

EASTERN REDBUD / CERCIS CANADENSIS 'APPALACHIAN RED'

2

x

2

=

4

AMERICAN HOLLY / ILEX OPACA 'CANARY'

23

x

1

=

23

NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS'

40

x

1

=

40

SWEET BAY / MAGNOLIA VIRGINIANA

2

x

1

=

2

SOURWOOD TREE / OXYDENDRUM ARBOREUM

4

x

1

=

4

YOSHINO CHERRY / PRUNUS X YEDOENSIS 'SHIDARE YOSHINO'

18

x

3

=

54

OVERCUP OAK / QUERCUS LYRATA

5

x

6

=

30

GREENPILLAR PIN OAK / QUERCUS PALUSTRIS 'PRINGREEN' TM

33

x

4

=

132

POND CYPRESS / TAXODIUM ASCENDENS 'FOX RED'

8

x

4

=

32

Total

=

326

Total Proposed Inches

=

578

576 Required Inches

578 Provided Inches

-2 Inches

Proposed

578

+

0

=

LANDSCAPE STRIPS

REQUIRED

Min. 200 SF island required at end of every parking bay

23

Proposed Islands

PROVIDED

23 Islands @ 1 Shade Tree / Island

=

23

Trees Provided

PARKING LOT

REQUIRED

No Specimen Trees on Site

31 AUGUST 2020



OVERALL SITE

31 AUGUST 2020



OVERALL SITE - EAST VIEW



DAYCARE - EAST VIEW



DAYCARE - SOUTHEAST VIEW



OVERALL SITE - SOUTHEAST VIEW



OVERALL SITE - SOUTH VIEW



DAYCARE - WEST VIEW



DAYCARE - NORTHWEST VIEW



DAYCARE - NORTH VIEW



OFFICE - NORTHWEST VIEW



OFFICE - EAST VIEW



OFFICE - NORTHEAST VIEW



OVERALL SITE - NORTH VIEW



ENLARGED SOUTH ELEVATION - WEST

TOTAL FACADE: 8,680 SF
GLAZING: 2,920 SF (33.6%)
BRICK: 2,145 SF (24.8%)
METAL PANEL: 2,310 SF (26.6%)
STUCCO: 1,305 SF (15.0%)

KEYNOTE LEGEND - ELEVATIONS	
#	DESCRIPTION
E2	BRICK; DARK
E3	BRICK; CHEROKEE BRICK SPAELO GA FINISH
E4	BRICK SOLDIER COURSE: DARK
E5	BRICK SOLDIER COURSE: CHEROKEE BRICK SAPELO GA FINISH
E6	STUCCO; SW 6093 FAMILIAR BEIGE
E8	METAL PANEL; BERRIDGE M-PANEL CHARCOAL GREY
E9	METAL PARAPET CAP: SHOP PRIMED & FIELD PAINTED TO MATCH BERRIDGE CHARCOAL GREY
E12	ALUMINUM STOREFRONT: BLACK/CHARCOAL GREY; SPANDREL GLAZING
E13	PRE-MANUFACTURED CANOPY: MATCH PAINT DARK BRONZE
E14	STEEL PIPE BOLLARDS; REFERENCE DETAILS & SPECS.
E15	BUILDING SIGNAGE: REFER TO SIGNAGE PACKAGE FROM OWNER
E18	ALUMINUM STOREFRONT: BLACK/CHARCOAL GREY; VISION GLAZING
E19	JANUS OVERHEAD ROLLING DOOR; COLOR TO BE SILHOUETTE GREY
E20	E20 -HOLLOW METAL MAN DOOR; PAINTED TO MATCH CHARCOAL GREY



ENLARGED SOUTH ELEVATION - EAST

TOTAL FACADE: 8,680 SF
GLAZING: 2,920 SF (33.6%)
BRICK: 2,145 SF (24.8%)
METAL PANEL: 2,310 SF (26.6%)
STUCCO: 1,305 SF (15.0%)



ENLARGED NORTH ELEVATION - WEST

TOTAL FACADE: 11,700 SF
GLAZING: 3,415 SF (29.2%)
BRICK: 4,905 SF (41.9%)
METAL PANEL: 2,095 SF (17.9%)
STUCCO: 1,285 SF (11.0%)

KEYNOTE LEGEND - ELEVATIONS	
#	DESCRIPTION
E2	BRICK; DARK
E3	BRICK; CHEROKEE BRICK SPAELO GA FINISH
E4	BRICK SOLDIER COURSE: DARK
E5	BRICK SOLDIER COURSE: CHEROKEE BRICK SAPELO GA FINISH
E6	STUCCO; SW 6093 FAMILIAR BEIGE
E8	METAL PANEL; BERRIDGE M-PANEL CHARCOAL GREY
E9	METAL PARAPET CAP: SHOP PRIMED & FIELD PAINTED TO MATCH BERRIDGE CHARCOAL GREY
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E14	STEEL PIPE BOLLARDS; REFERENCE DETAILS & SPECS.
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E19	JANUS OVERHEAD ROLLING DOOR; COLOR TO BE SILHOUETTE GREY
E20	E20 -HOLLOW METAL MAN DOOR; PAINTED TO MATCH CHARCOAL GREY



ENLARGED NORTH ELEVATION - EAST

TOTAL FACADE: 11,700 SF
GLAZING: 3,415 SF (29.2%)
BRICK: 4,905 SF (41.9%)
METAL PANEL: 2,095 SF (17.9%)
STUCCO: 1,285 SF (11.0%)



ENLARGED EAST ELEVATION

TOTAL FACADE: 3,650 SF
GLAZING: 1,350 SF (37.0%)
BRICK: 1,300 SF (35.6%)
METAL PANEL: 660 SF (18.1%)
STUCCO: 340 SF (9.3%)

KEYNOTE LEGEND - ELEVATIONS	
#	DESCRIPTION
E2	BRICK; DARK
E3	BRICK; CHEROKEE BRICK SPAELO GA FINISH
E4	BRICK SOLDIER COURSE: DARK
E5	BRICK SOLDIER COURSE: CHEROKEE BRICK SAPELO GA FINISH
E6	STUCCO; SW 6093 FAMILIAR BEIGE
E8	METAL PANEL; BERRIDGE M-PANEL CHARCOAL GREY
E9	METAL PARAPET CAP: SHOP PRIMED & FIELD PAINTED TO MATCH BERRIDGE CHARCOAL GREY
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E15	BUILDING SIGNAGE: REFER TO SIGNAGE PACKAGE FROM OWNER
E18	ALUMINUM STOREFRONT: BLACK/CHARCOAL GREY; VISION GLAZING
E19	JANUS OVERHEAD ROLLING DOOR; COLOR TO BE SILHOUETTE GREY
E20	E20 -HOLLOW METAL MAN DOOR; PAINTED TO MATCH CHARCOAL GREY



ENLARGED WEST ELEVATION

TOTAL FACADE: 3,700 SF
GLAZING: 1,170 SF (31.6%)
BRICK: 1,350 SF (36.5%)
METAL PANEL: 825 SF (22.3%)
STUCCO: 355 SF (9.6%)



ALUMINUM STOREFRONT - BLACK ANODIZED

BLACK STOREFRONT



GUARDIAN GLASS
WARM GRAY SPANDREL GLAZING



BERRIDGE MANUFACTURING COMPANY
M-PANEL PROFILE



SHERWIN-WILLIAMS
SW7633 TAUPE TONE



BERRIDGE MANUFACTURING COMPANY
CHARCOAL GREY FINISH



CHEROKEE BRICK
SAPELO GA FINISH



BERRIDGE MANUFACTURING COMPANY
FLUSH SEAM PROFILE

NOTES: CUSTOM COLOR MATCH REQUIRED
FOR METAL CANOPY MANUFACTURER TO MATCH
BERRIDGE "CHARCOAL GREY".

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NORTH ELEVATION



SOUTH ELEVATION

GLAZING	2,320 SF	48%
BRICK	1,480 SF	31%
CORRUGATED METAL	288 SF	6%
SMOOTH METAL	722 SF	15%
TOTAL	4,810 SF	

* ALL NUMBERS ARE APPROXIMATE

KEYNOTES - ELEVATION	
E-1	BRICK; CHEROKEE BRICK SAPELO GA FINISH
E-2	ALUMINUM STOREFRONT: BLACK ANODIZED
E-3	METAL PANEL; BERRIDGE M-PANEL, CHARCOAL GREY
E-4	METAL PANEL; BERRIDGE SMOOTH PANEL CHARCOAL GREY
E-5	BUILDING SIGNAGE; REFER TO SIGNAGE PACKAGE FROM OWNER
E-6	PREMANUFACTURED METAL CANOPY
E-7	OVERHEAD ROLL UP DOOR

*ALL MECHANICAL EQUIPMENT TO BE ROOF TOP MOUNTED AND SCREENED FROM VIEW WITH PARAPETS.

GLAZING	1,845 SF	38%
BRICK	1,480 SF	31%
CORRUGATED METAL	1,285 SF	27%
SMOOTH METAL	200 SF	4%
TOTAL	4,810 SF	

* ALL NUMBERS ARE APPROXIMATE



EAST ELEVATION

TOP OF PARAPET
134'-0"

2ND FLOOR
120'-0"

1ST FLOOR
100'-0"

GLAZING	1,525 SF	61%
BRICK	234 SF	9%
CORRUGATED METAL	180 SF	7%
SMOOTH METAL	582 SF	23%
TOTAL	2,521 SF	

* ALL NUMBERS ARE APPROXIMATE

KEYNOTES - ELEVATION	
E-1	BRICK; CHEROKEE BRICK SAPELO GA FINISH
E-2	ALUMINUM STOREFRONT: BLACK ANODIZED
E-3	METAL PANEL; BERRIDGE M-PANEL, CHARCOAL GREY
E-4	METAL PANEL; BERRIDGE SMOOTH PANEL CHARCOAL GREY
E-5	BUILDING SIGNAGE; REFER TO SIGNAGE PACKAGE FROM OWNER
E-6	PREMANUFACTURED METAL CANOPY
E-7	OVERHEAD ROLL UP DOOR

*ALL MECHANICAL EQUIPMENT TO BE ROOF TOP MOUNTED AND SCREENED FROM VIEW WITH PARAPETS.



WEST ELEVATION

TOP OF PARAPET
134'-0"

2ND FLOOR
120'-0"

1ST FLOOR
100'-0"

GLAZING	720 SF	29%
BRICK	1,550 SF	61%
CORRUGATED METAL	182 SF	7%
SMOOTH METAL	69 SF	3%
TOTAL	2,521 SF	

* ALL NUMBERS ARE APPROXIMATE



BLACK STOREFRONT

CLEAR GLAZING
ALUMINUM STOREFRONT - BLACK ANODIZED



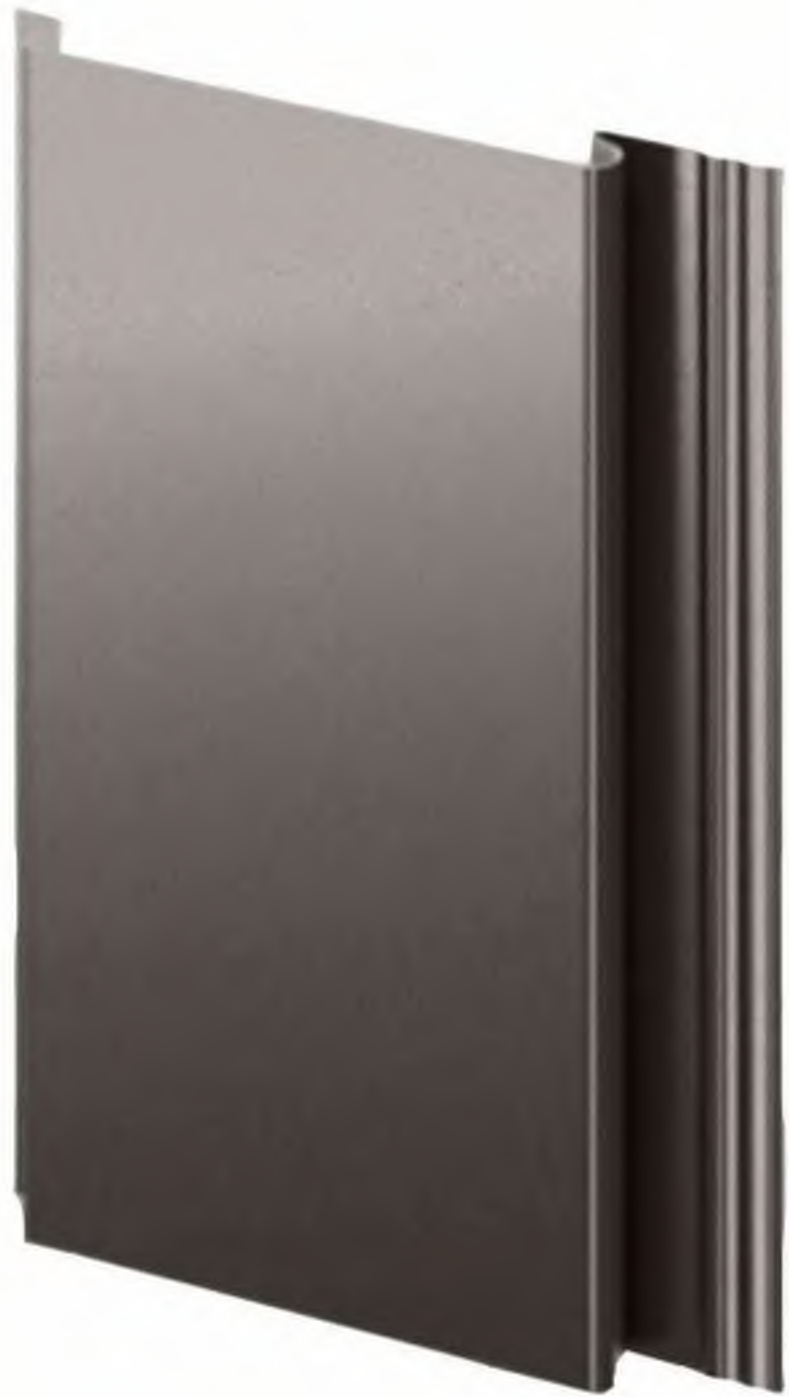
BERRIDGE MANUFACTURING COMPANY
M-PANEL PROFILE



CHEROKEE BRICK
SAPELO GA FINISH



BERRIDGE MANUFACTURING COMPANY
CHARCOAL GREY FINISH



BERRIDGE MANUFACTURING COMPANY
FLUSH SEAM PROFILE

NOTES: CUSTOM COLOR MATCH REQUIRED
FOR METAL CANOPY MANUFACTURER TO MATCH
BERRIDGE "DARK BRONZE".

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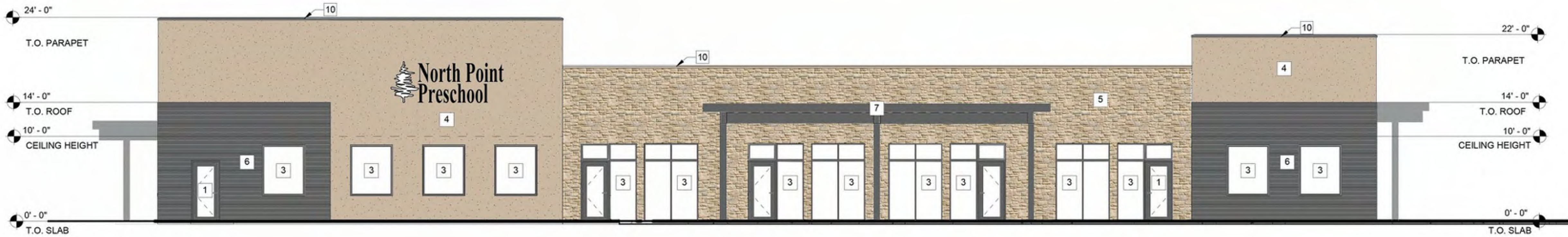
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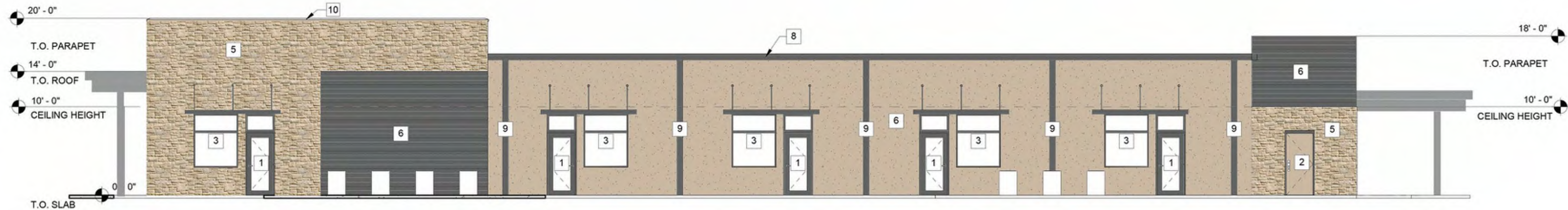
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FRONT ELEVATION

FRONT ELEVATION FACADE

TOTAL FACADE AREA:	2,961 SQ. FT.	
STUCCO AREA:	953 SQ. FT.	32%
STONE AREA:	860 SQ.FT.	29%
METAL M-PANEL AREA:	475 SQ. FT.	16%
DOOR/WINDOW AREA:	673 SQ. FT.	22%



REAR ELEVATION

EXTERIOR MATERIAL SCHEDULE

STUCCO	PAINT COLOR: SW 6093 FAMILAR BEIGE
NOTE: VERTICAL CONTROL JOINTS AT EVERY WINDOW AND DOOR JAMB LOCATION.	
EXTERIOR TRIM, LOUVERS, FASCIA, FRIEZE, GUTTERS, DOWN SPOUTS, AND SOFFITS	PAINT COLOR: TO MATCH CHARCOAL GREY METAL
METAL WALL PANELS	MANUF: BERRIDGE M-PANEL COLOR: CHARCOAL GREY
STONE VENEER	MANUF: ELDORADO STONE LIMESTONE COLOR: SAN MARINO
ALUMINUM STOREFRONT	CHARCOAL GREY
PARAPET CAP	ABOVE STUCCO: CHARCOAL GREY ABOVE STONE: SW 6093 FAMILAR BEIGE

REAR ELEVATION FACADE

TOTAL FACADE AREA:	2,375 SQ. FT.	
STUCCO AREA:	1,116 SQ. FT.	47%
STONE AREA:	547 SQ.FT.	23%
METAL M-PANEL AREA:	379 SQ. FT.	16%
DOOR/WINDOW AREA:	333 SQ. FT.	14%



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION FACADE

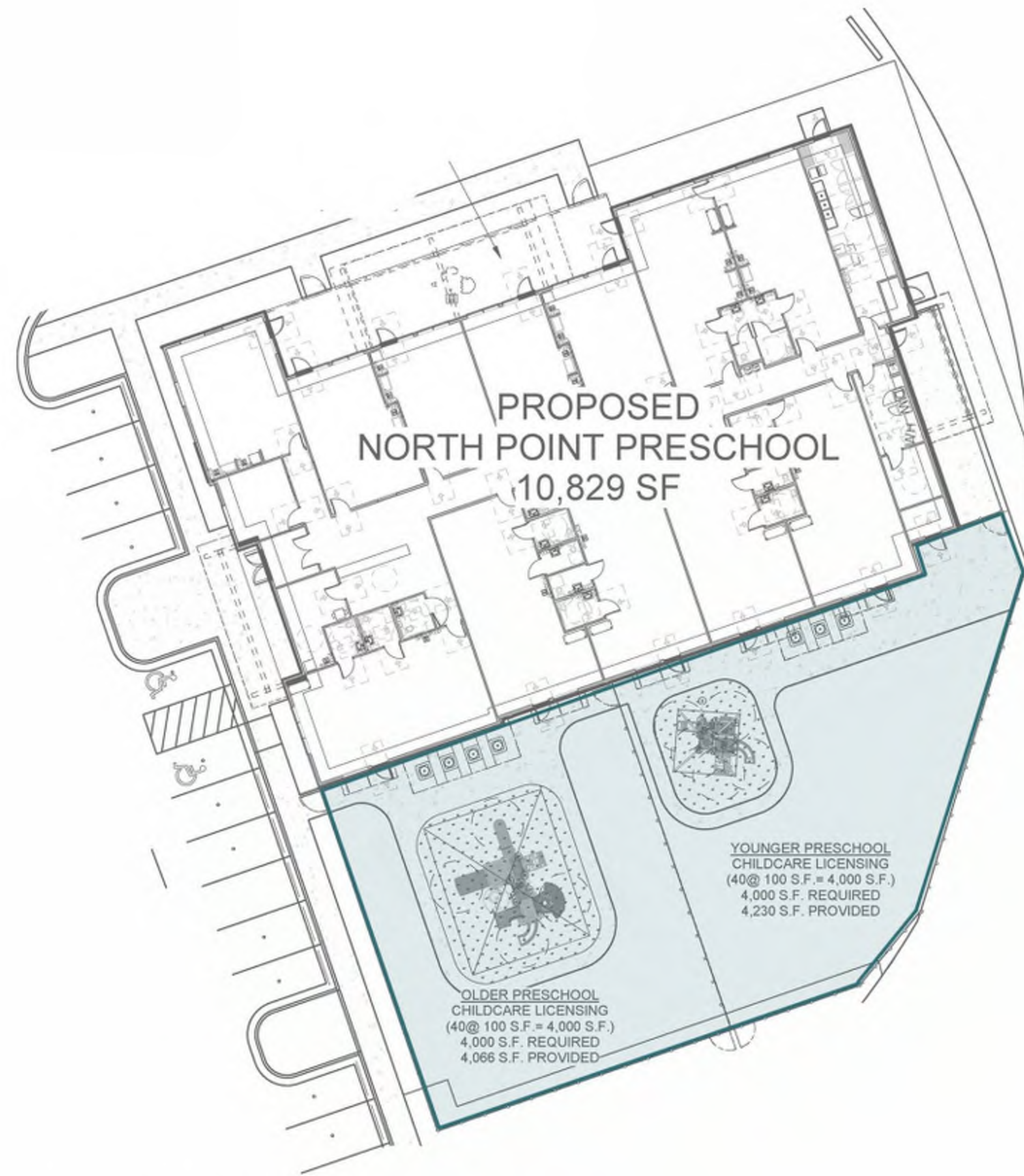
TOTAL FACADE AREA:	1,810 SQ. FT.	
STUCCO AREA:	333 SQ. FT.	18%
STONE AREA:	604 SQ. FT.	34%
METAL M-PANEL AREA:	635 SQ. FT.	35%
DOOR/WINDOW AREA:	238 SQ. FT.	13%

EXTERIOR MATERIAL SCHEDULE

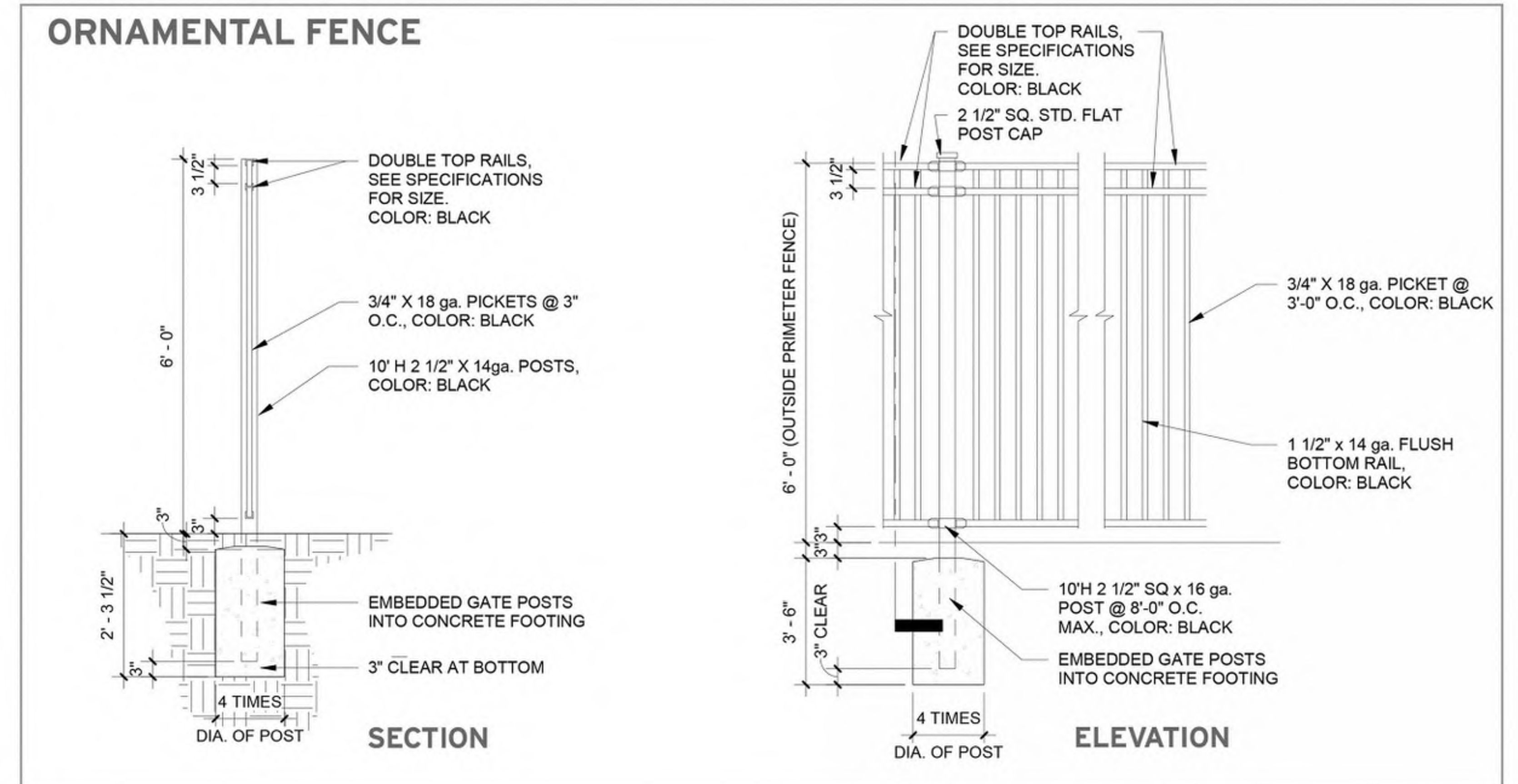
STUCCO	PAINT COLOR: SW 6093 FAMILAR BEIGE
NOTE: VERTICAL CONTROL JOINTS AT EVERY WINDOW AND DOOR JAMB LOCATION.	
EXTERIOR TRIM, LOUVERS, FASCIA, FRIEZE, GUTTERS, DOWN SPOUTS, AND SOFFITS	PAINT COLOR: TO MATCH CHARCOAL GREY METAL
METAL WALL PANELS	MANUF: BERRIDGE M-PANEL COLOR: CHARCOAL GREY
STONE VENEER	MANUF: ELDORADO STONE LIMESTONE COLOR: SAN MARINO
ALUMINUM STOREFRONT	CHARCOAL GREY
PARAPET CAP	ABOVE STUCCO: CHARCOAL GREY ABOVE STONE: SW 6093 FAMILAR BEIGE

LEFT SIDE ELEVATION FACADE

TOTAL FACADE AREA:	1,678 SQ. FT.	
STUCCO AREA:	705 SQ. FT.	38%
STONE AREA:	449 SQ. FT.	24%
METAL M-PANEL AREA:	651 SQ. FT.	35%
DOOR/WINDOW AREA:	50 SQ. FT.	3%

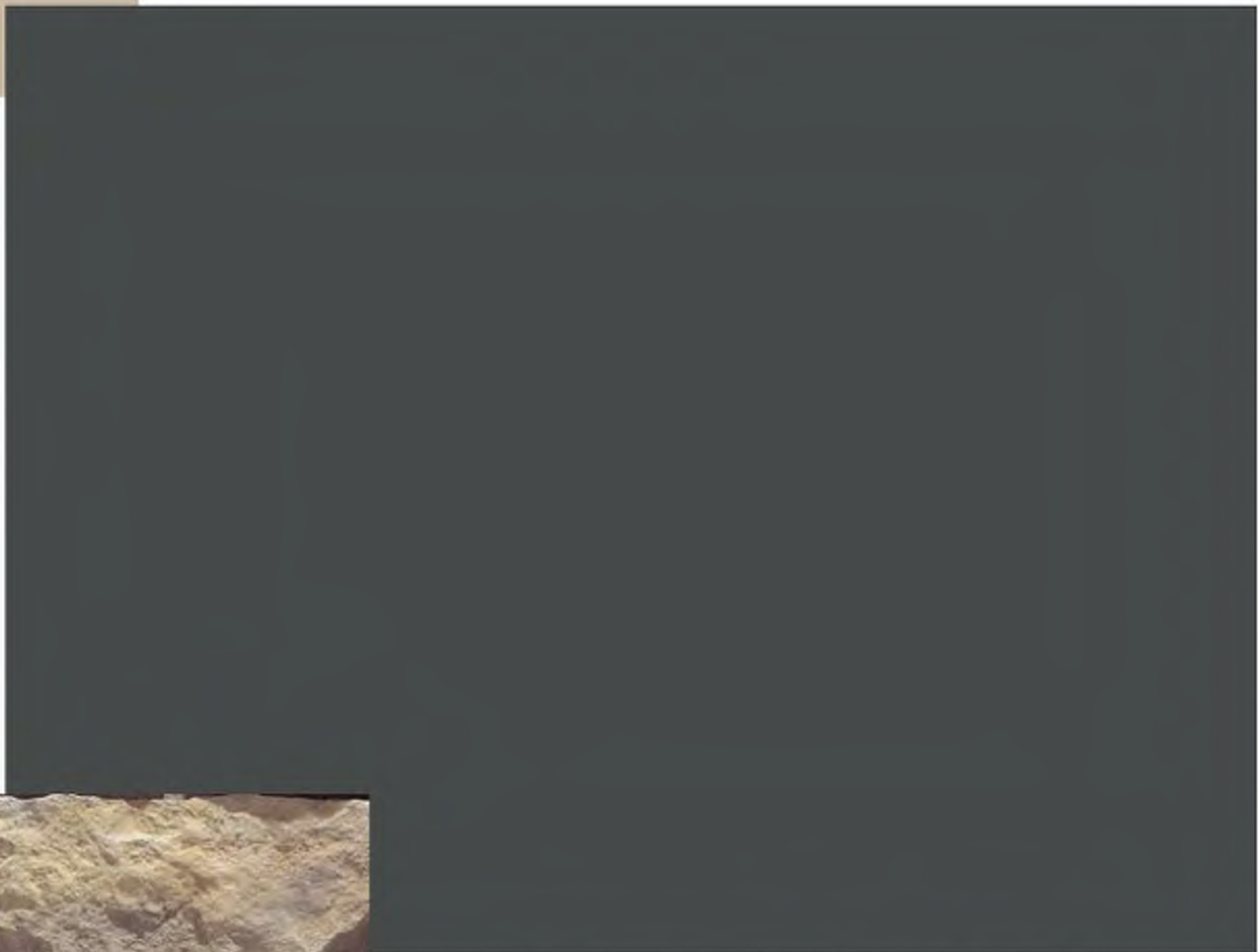


PLAYGROUND LOCATION





SW 6093 FAMILAR BEIGE



BERRIGE MANUFACTURING COMPANY
CHARCOAL GREY FINISH



ELDORADO STONE
SAN MARINO LIMESTONE



BERRIDGE MANUFACTURING COMPANY
M-PANEL PROFILE



BERRIDGE MANUFACTURING COMPANY
FLUSH SEAM PROFILE



BASIS OF DESIGN:
HESS CITY ELEMENTS
ILLUMINATED BOLLARD FOR
PEDESTRIAN LIGHTING



BASIS OF DESIGN:
BEGA 360 PROTECTIVE LIGHT BOLLARD
FOR EXTERIOR OF STORAGE FACILITY



BASIS OF DESIGN:
LED DARK SKY WALL PACK AT
EXTERIOR OF STORAGE FACILITY



BASIS OF DESIGN:
US ARCHITECTURAL LIGHTING:
RAZAR LED GENERATION AT PARKING LOT

TREE EVALUATION REPORT

DAVIS DRIVE DEVELOPMENT SITE

Prepared by:

Andrea Greco, PLA, ISA Certified Arborist # SO6902A

Pond & Company

3500 Parkway Lane Suite 500

Peachtree Corners, GA 30092

TREE EVALUATION REPORT

Report prepared for Alpharetta Construction

Purpose of the Evaluation:

The purpose of this evaluation is to identify potential specimen trees on the site in order to develop a tree removal/protection and recompense plan

Scope of the Evaluation:

Arborist Andrea Greco visited the site on 3/17/20 and 3/19/20 to document the type, quantity and condition of potential specimen trees that exist at the project site and adjacent areas. Each tree was numbered and an approximate sizing of DBH was made.

Hardwood trees over 18" and pines over 27" were measured and were labeled with a silver round metal tag on the trunk. Trees were evaluated visually from ground level. The trunk, exposed base roots and branches were examined for signs of scarring, decay, branching pattern, dead limbs and related imperfections.

Due to the time of year, foliage was not present on all trees on the site. During the site visit the following data was recorded: tree species, and approximate trunk diameter at breast height (dbh).

Assumptions and Limitations:

The trees have not been evaluated for full safety/risk susceptibility to property or human life. No cores of trees or detailed sampling methods were conducted.

General Description:

The 4.425 acre site is a medium-density upland forested site with a combination of hardwoods and pines. The northwest corner of the site has pines under 24" size that were not documented on the tree survey. We inspected trees for potential specimens on the sites directly adjacent, including the stormwater easement area across from the future Davis Drive and an adjacent property that is not part of the main site. The site mainly consisted of pines (mostly *Pinus taeda*, with one possible *Pinus strobus*), Oaks (*Quercus spp.*), Walnuts (*Juglans nigra*) and Black Cherries (*Prunus serotina*) with some minor small canopy trees within.

Of the trees inspected, many were multi-stemmed with poor branching patterns including V trunk splits and included bark. There were NO trees on the main site that qualified for Specimen classification, because of species, size and or condition per Alpharetta Tree Protection Ordinance Guidelines.

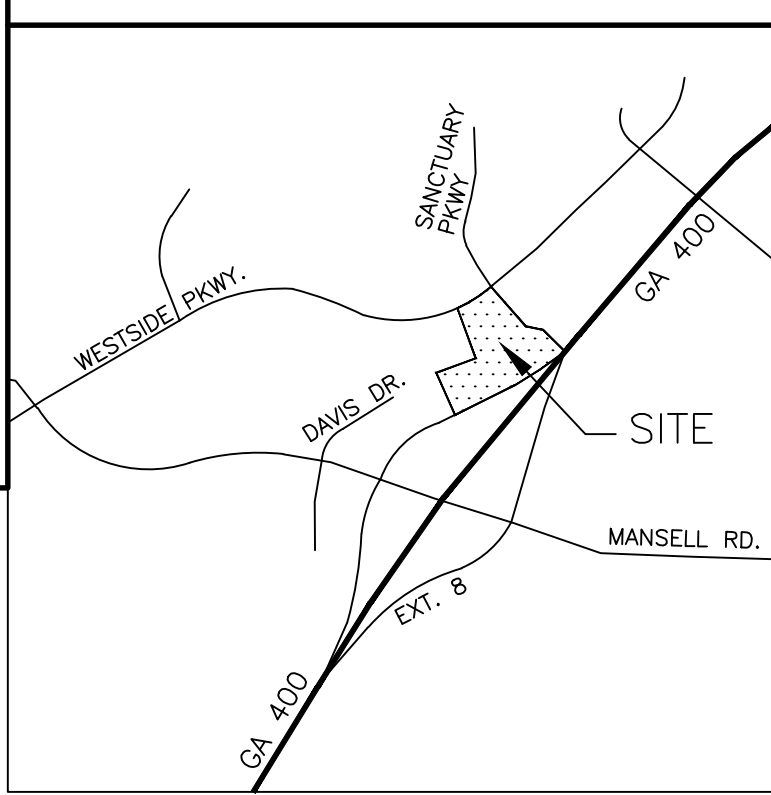
Attachments:

Attachment A: Project survey (draft)

Attachment B: Tree Chart/Evaluation Chart

Not included but available, photos of tree conditions.

EA RESERVED FOR COUNTY CLERK RECORDING INFO



ROCK MILL 400, L.P.
LOCATED IN LAND LOTS 638, 639 and 654
OF THE 1st DISTRICT, 2nd SECTION, FULTON COUNTY, GEORGIA

VICINITY MAP



(IN FEET)
1 inch = 30 ft.



CERTIFICATION AND NOTES
ARE SHOWN ON SHEET V004

ALPHARETTA FAMILY SKATE CENTER
PARCEL ID: 12-2490-0606-030-3
DEED BOOK 24900, PAGE 240

MATCHLINE SHEET V003

DAVIS DRIVE ROW
75,094 SQ FT
1.7239 ACRES

MATCHLINE SHEET V002

ROCK MILL 400 NORTH
192,750 SQ FT.
4.4249 ACRES

FUTURE DAVIS DRIVE
(VARIABLE R/W)

WESTSIDE PARKWAY
(VARIABLE R/W)

EXISTING DAVIS DRIVE (VARIABLE R/W)
(aka SANCTUARY PKWY)

LEGEND

- PROPERTY CORNER
- BENCH MARK
- LIGHT POLE
- ELECTRIC MANHOLE
- TRANSFORMER PAD
- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- GAS VALVE
- TELEPHONE BOX
- COMMUNICATION HANDHOLE
- TRAFFIC SIGNAL HANDHOLE
- CATCH BASIN DOUBLE WING
- CATCH BASIN SINGLE WING
- STORM DRAIN MANHOLE
- DROP INLET
- SEWER MANHOLE
- SIGN
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- EOI END OF INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- RBF REBAR FOUND
- RBS REBAR SET
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCH MARK
- DIP DUCTILE IRON PIPE
- FOC FIBER OPTIC CABLE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- TSC TRAFFIC SIGNAL CABINET
- TSP TRAFFIC SIGNAL POLE
- UHH UNKNOWN HAND HOLE
- SSX SANITARY SEWER LINE
- SDX STORM SEWER LINE
- W(B) WATER LINE
- E(B) UNDERGROUND POWER LINE
- E(C) OVERHEAD POWER LINE
- G(B) UNDERGROUND GAS LINE
- C(B) UNDERGROUND COMMUNICATION LINE
- TC(B) UNDERGROUND TRAFFIC CONTROL LINE
- FUTURE PORTION OF DAVIS DRIVE

Rev. Date Description By Chkd App'd

FOR INFORMATION

SU

ATKINS

1600 RiverEdge Pkwy, NW
Suite 700
Atlanta, GA 30328

Tel: +1 770-933-0280

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Client

ALPHARETTA CONSTRUCTION

Project Title
ALTA/NSPS
LAND TITLE SURVEY

Drawing Title
LAND LOTS 638, 639, & 654
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Scale	Designed	Drawn	Checked	Authorized
1"=30'	N/A	GP	RG	N/A
Original Size	Date	Date	Date	Date
ANSI D	---	05/04/20	05/04/20	---

Drawing Number
100070018 - SHEET V001

Revision
0XX

Davis Drive- 4.4 acre site						
CONDITION	SPECIMEN QUALITY?	FIELD TAG	DBH	SPECIES	Additional Comments	Location Info
FAIR	No	101	16" & 17"	Walnut/Juglans nigra	Double/ V-Split/ Included Bark	
POOR STRUCTURE	No	102	24"	Walnut/Juglans nigra	Quad/ Included Bark	
FAIR	No	103	31"	Walnut/Juglans nigra	Quad/ Included Bark	
FAIR	No	104	29"	Black Cherry /Prunus serotina	Quad/ V-Split	
POOR STRUCTURE	No	105	28"	Black Cherry /Prunus serotina	Double/ Included Bark	
POOR STRUCTURE	No	106	22"	Black Cherry /Prunus serotina	Triple/ Vine Cover	
POOR BRANCHING	No	107	24"	Black Cherry /Prunus serotina	Quad	
POOR STRUCTURE	No	108	24"	Black Cherry /Prunus serotina	Triple/ Vine Cover/ Dead Limbs	
FAIR	No	109	23"	Walnut	Triple/ Included Bark/ Cavity	Within Temp easement-stormwater
POOR	No	111	32"	Oak/Quercus spp.	Triple/ Included Bark/Poor structure	
POOR	No	112	26"	Black Cherry /Prunus serotina	Triple/ Included Bark/Poor structure	
GOOD	No	113	18"	Walnut/Juglans nigra	Vine Cover	northeastern area
GOOD	No	114	28"	White Pine/Pinus strobus	Single	southwestern area
FAIR	No	115	22"	Black Cherry /Prunus serotina	Double/ V-Split	
GOOD	No	116	29"	Tulip Poplar/Liriodendron tulipifera	Single	southwestern area
FAIR	No	117	19" CHERRY 8" SOUR	Double Cherry/Sourwood	Triple/ Intertwined	
FAIR	No	118	23"	Black Cherry /Prunus serotina	Double/ Included Bark/ V-Split	
FAIR	No	123	24"	Winged Elm/Ulmus alata	Double/ Included Bark/ V-Split	Within Davis Drive ROW
FAIR	No	124	22"	Winged Elm/Ulmus alata	Double/ Included Bark/ V-Split	Within Davis Drive ROW
FAIR	No	125	19"	Black Cherry /Prunus serotina	Double/ Included Bark/ V-Split	

DRB20043 Thai Rickshaw Restaurant Group 1495 Alpharetta Hwy

Applicant presented review of new colors and exterior changes

- Colors and Locations on Elevations
 - White and Dark gray
 - Etched glass
 - Covered patio Cedar wood underneath
 - Copper Planters as barrier in patio area
 - Functioning Roof top system
 - Propose to enclose the upper area (pergola roof) – Wood beam on the top with metal beam. Cedar siding.
 - There was discussion on cedar being on tower. New Cedar will be painted to match. Applicant did not have actual color sample. DRB wants to see actual color. Applicant stated it will be dark walnut.
 - Staff stated he had discussed with Applicant what needed to be done. Landscape plan does not show the planters. Elevations do not match.
 - Applicant did not bring color and material samples as directed by Staff
 - Discussion of windows
 - Aluminum window frames will remain
 - Staff Stated he would not approve signs currently as there are two signs side by side that are different
 - Consider painting sign directly on the building with lighting
 - Staff stated Monument Sign cannot be a box sign on the wall
 - DRB liked “writing” on monument sign
- ❖ Board Member Brown offered a motion to approve the elevations and color changes incorporating the “cracked pepper” and the etched glass. The cedar which would be on the roof the signage and as shown on the pics in the packet and applicant is also incorporating copper planter boxes as shown in the packet as well.
- Board Member Rocco seconded the motion
 - The motion was approved (6-1) Palmer

There was discussion during the motion:

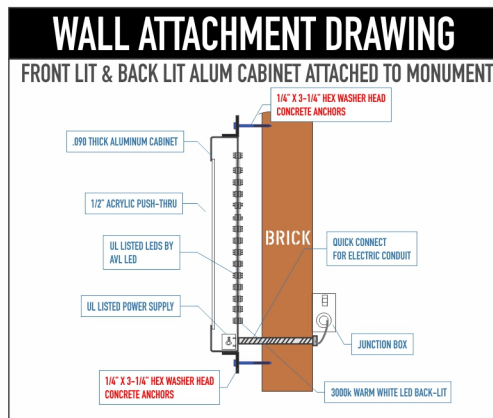
- On pergola roof and whether it was wood or metal and size of metal post, lights, fans will be removed and replaced with 2 LED lights. Applicant said they will leave beams for structure with metal roof on top, cedar underneath, fascia removed. Front will be sodded. No fence on front.
- DRB wanted to see Architect's drawing for clarity.
- Maintenance and potential disrepair of pergola.

- ❖ Board Member Schwing offered a motion to defer the signage with Applicant to consider comments
 - Board Member Palmer seconded the motion
 - The motion was approved (7-0)
- ❖ Board Member Owens offered a motion with the landscape planting plan that it be coordinated with the illustration that is on the screen now so that it defines where the planter is because the planter is not indicated on the Landscape planting plan plus the furnishings that it be deferred until they can bring it back.
 - Board Member Palmer seconded the motion
 - The motion was approved (7-0)

There was discussion during the motion:

- The monument sign should be brought back as part of the landscape plan and show planting around it.
- Landscape Plan is vague.
- Staff stated Landscape Plan is just the front. Other dead or dying Landscaping is being removed and replaced with exact same landscaping.
- Reconsider species (gardenias) in planters with something more planter friendly.





BEFORE



- * 2 SETS 48"H ROUTED ALUM & WHITE AC OVER TOP W/3000K LED BACKLIT [PAINT COPPER SURFACE]
- * 2"D STUDS DIRECT MOUNT

CLIENT:

RICKSHAW
THAI STREET FOOD

X 9-30-2020

REVISIONS

X 12-1-2020

X

Paul (Owner & Landlord):
404-859-3301
pauleav@yahoo.com

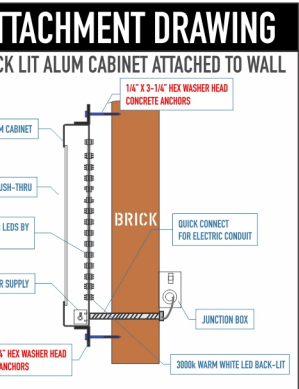
SALES
HENRY YANG
DESIGNER
JJ

ADDRESS:

1495 Alpharetta Hwy.,
Alpharetta, GA 30009

1'=1sqft front, 1side ok
monument sign need permit

BEFORE



SIDE



- * 60"H ROUTED ALUM & WHITE AC LOGO W/3000K LED BACKLIT [PAINT COPPER SURFACE]
- * 2"D STUDS DIRECT MOUNT

CLIENT:

RICKSHAW
THAI STREET FOOD

X 9-30-2020

REVISIONS

X 12-1-2020

X

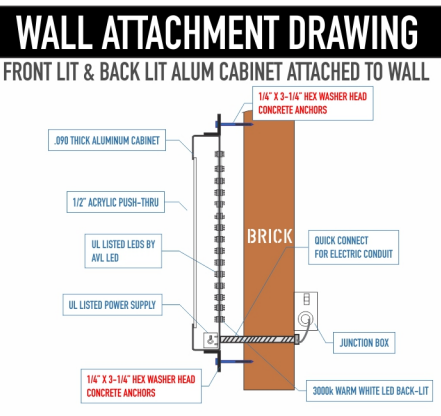
Paul (Owner & Landlord):
404-859-3301
pauleav@yahoo.com

SALES
HENRY YANG
DESIGNER
JJ

ADDRESS:

1495 Alpharetta Hwy.,
Alpharetta, GA 30009

1'=1sqft front, 1side ok
monument sign need permit



ALLOWED: 1'
PROPOSED: 32"



- * 60"H ROUTED ALUM & WHITE AC LOGO W/3000K LED BACK [PAINT COPPER SURFACE]
- * 2"D STUDS DIRECT MOUNT

ins

CLIENT:

RICKSHAW
THAI STREET FOOD

X 9-30-2020

REVISIONS

X 12-1-2020

X

Paul (Owner & Landlord):
404-859-3301
pauleav@yahoo.com

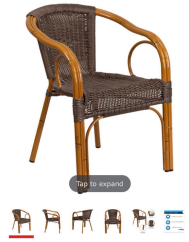
SALES
HENRY YANG
DESIGNER
JJ

ADDRESS:

1495 Alpharetta Hwy.,
Alpharetta, GA 30009

1'=1sqft front, 1side ok
monument sign need permit

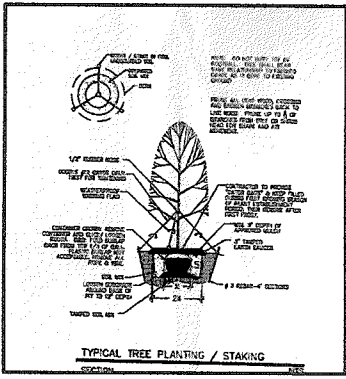




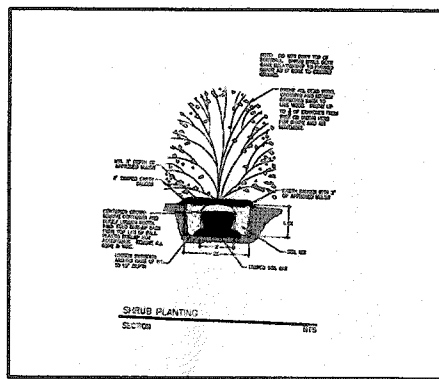




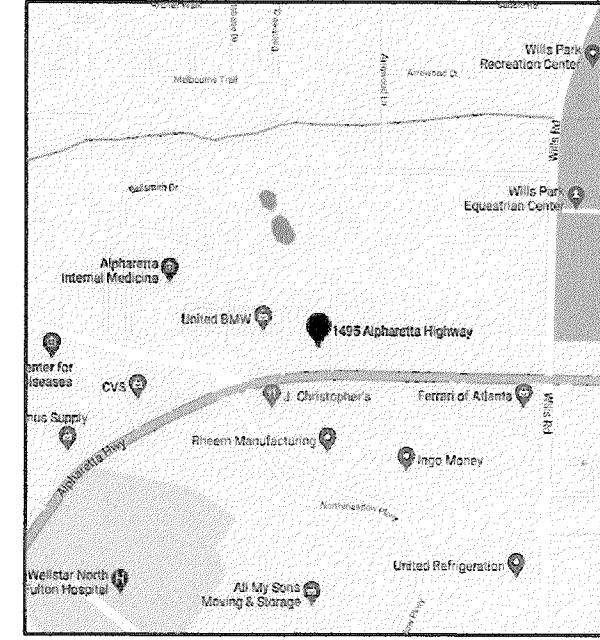




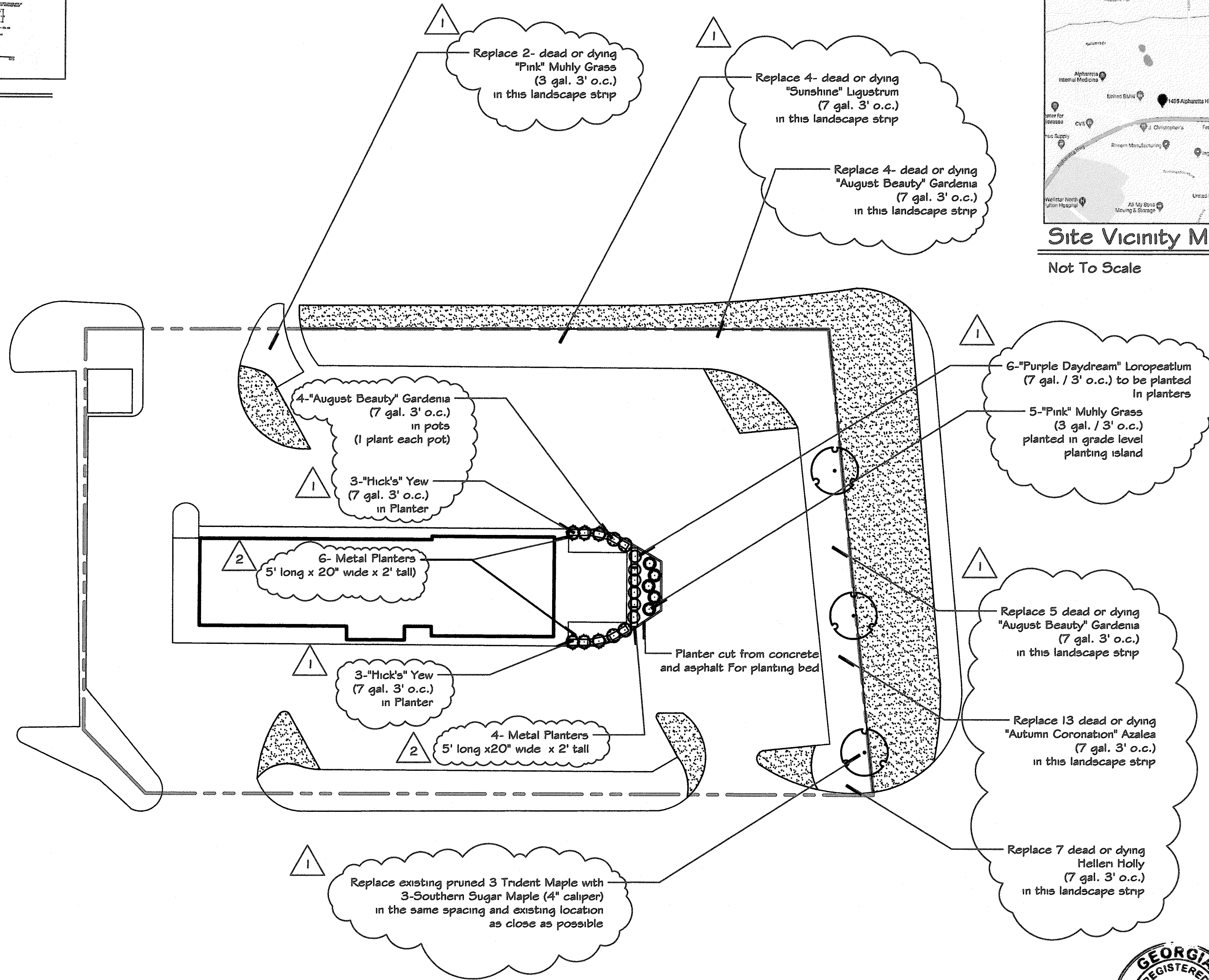
Tree Planting Detail
Not To Scale



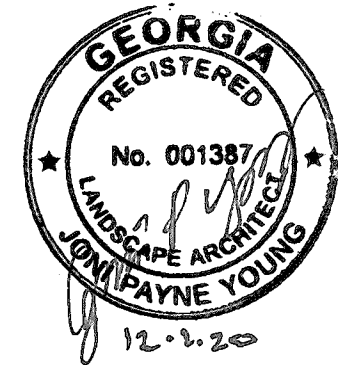
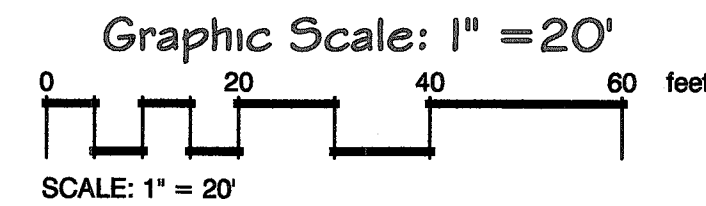
Shrub Planting Detail
Not To Scale



Site Vicinity Map
Not To Scale



Released for Construction

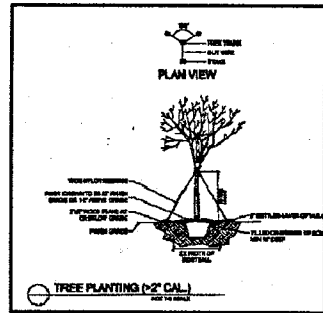


Thai Rickshaw Group
1495 Alpharetta Highway
Alpharetta, Georgia
Date: 10-22-2020

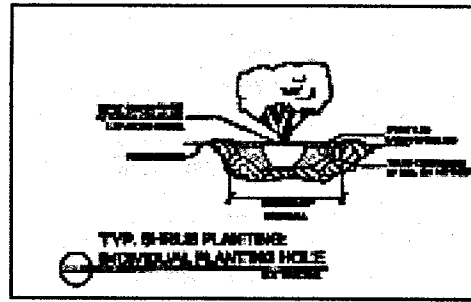
Plant replacement plan

1 10-22-20-Revised per city official's comments to comply with codes
2 11-27-20-Revised added planter dimensions

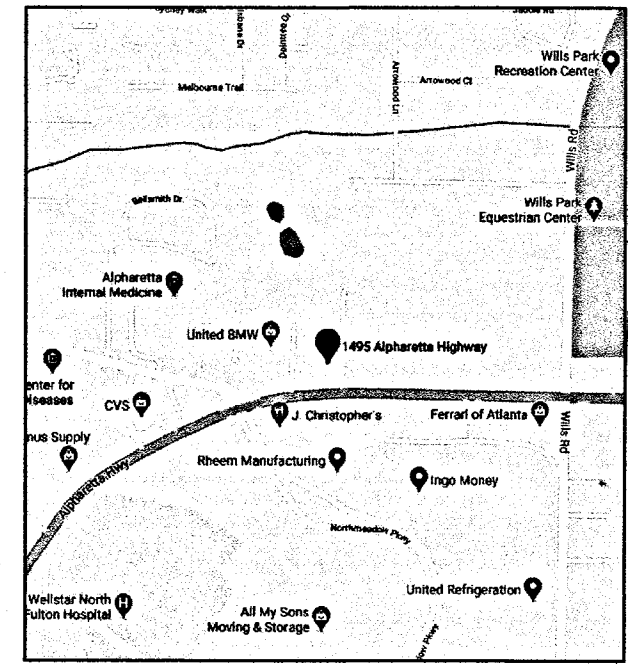
young² studios
landscape architecture • land planning
scott young
principal
c. 678.822.3115
t. 770.938.7609
scotyoung365@gmail.com
1493 sanden ferry drive • decatur, georgia 30033



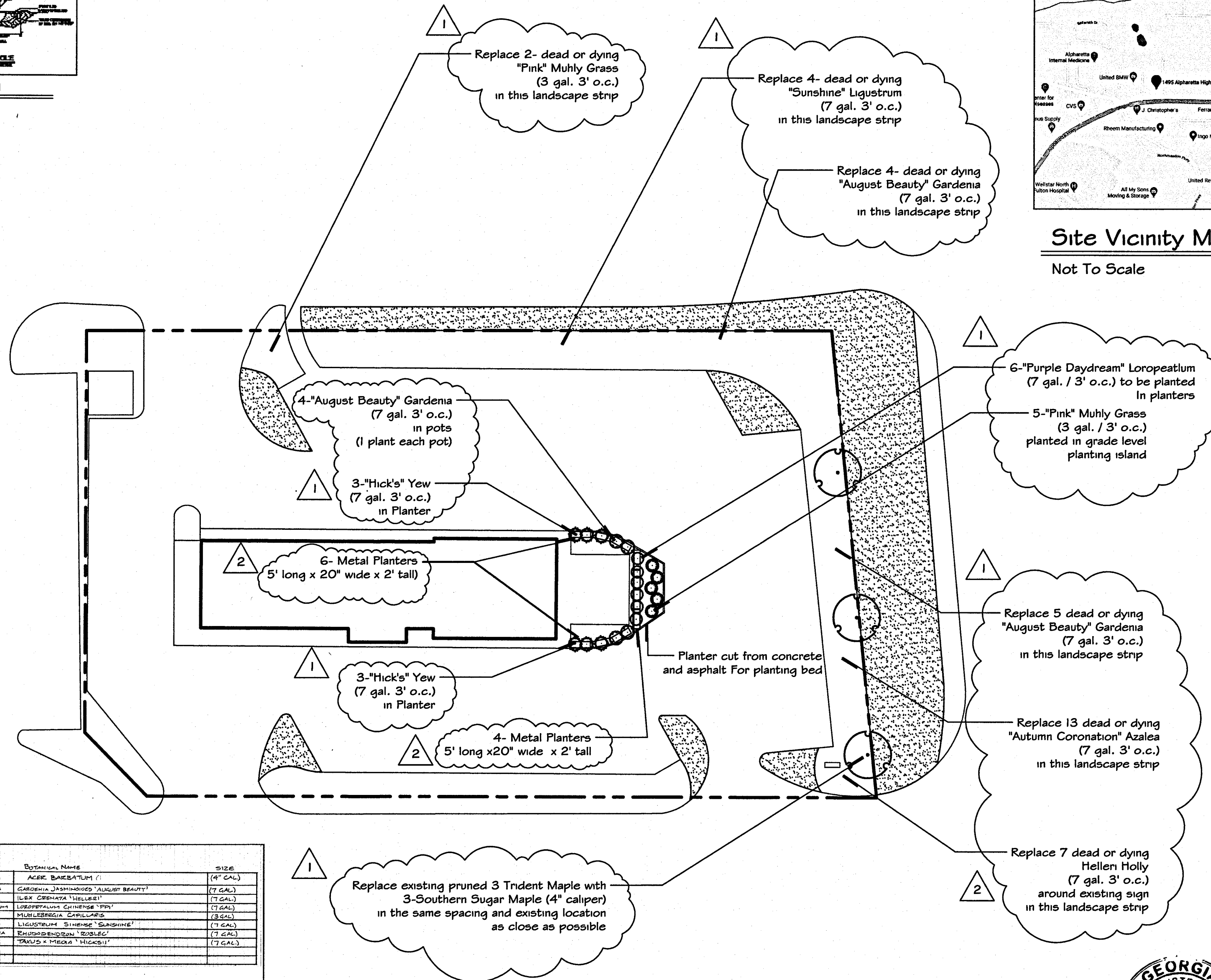
Tree Planting Detail
Not To Scale



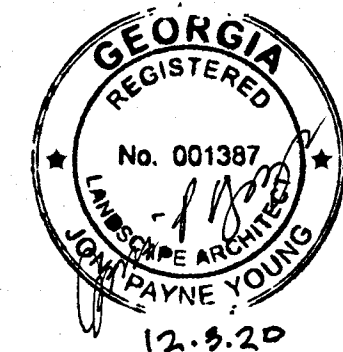
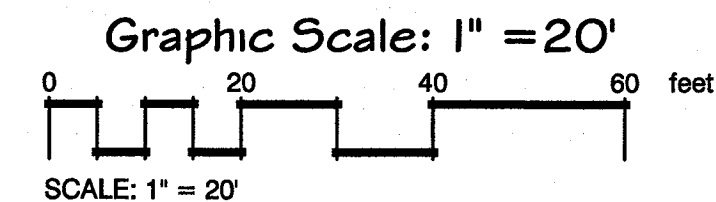
Shrub Planting Detail
Not To Scale



Site Vicinity Map
Not To Scale



PLANT MATERIAL SCHEDULE			
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
3	SOUTHERN SUGAR MAPLE	ACER BARBATUM (1)	(4" CAL)
13	AUGUST BEAUTY GARDENIA	GARDENIA JASMINEOIDES 'AUGUST BEAUTY'	(7 GAL)
7	HELLENI HOLLY	ILEX CHINENSIS 'HELLENI'	(7 GAL)
6	PURPLE DAYDREAM LOROPECTALUM	LOROPECTALUM CHINENSE 'PPR'	(7 GAL)
7	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARS	(3 GAL)
4	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	(7 GAL)
13	AUTUMN CORONATION AZALEA	RHODODENDRON 'ROBLEC'	(7 GAL)
6	HICK'S YEW	TAXUS X MEDIA 'HICKSII'	(7 GAL)



Released for Construction

Thai Rickshaw Group
1495 Alpharetta Highway
Alpharetta, Georgia
Date: 10-22-2020

Plant replacement plan

1 10-22-20-Revised per city official's comments to comply with codes
2 11-27-20-Revised: added planter dimensions, added sign monument

young² studios
landscape architecture • land planning
scott young
principal
c. 678.822.3115
t. 770.938.7609
scotyoung365@gmail.com
1493 sanden ferry drive • decatur, georgia 30033



DESIGN REVIEW BOARD FEBRUARY 21, 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

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

9. DRB200009 Cornerstone Mortgage 41 Marietta St review

Applicant presented review of exterior elevations

- Discussed current elevation
 - Showed location of building
 - Want flexibility to partition space into smaller suites
 - Intent is to “peel off existing brick and mansard roof” and revise façade
 - Left side will not be bricked. Owner may consider remodeling in Phase II for Alpha Loop
 - Mechanical units in rear, screened by the building
 - Painted sign on side of building will be brought back to DRB
 - What is being presented today is revised to incorporate Downtown Guidelines
 - Added kick plates
 - Segmented brick arches
 - Black Metal Awnings
 - 2 bands of soldier course brick
 - Entire façade painted white (SW 2457 Basalt Powder)
 - Bricking columns around the door in the middle will be brick
 - Discussion of view behind 5 Arched windows
 - Keeping brick without painting is not an option for Applicant
 - DRB requested addition of a parapet cap
 - Black metal sconces with dark plate
- ❖ Board Member Schwing offered a motion to approve exterior elevations and materials as presented with the clarification that the Applicant will add a parapet cap
- The motion received a second from Board Member Owens
 - The motion was approved by a vote (6-0)

10. DRB200010 KBBQ on Fire

2500 Old Milton

Applicant presented review of signage

After discussion of options:

- ❖ Board Member Rocco offered a motion to approve an exterior sign removing the flame, having the letters KBBQ be black similar to what is on the temporary sign and leaving “FIRE” in the red color as presented today
- The motion received a second from Board Member Palmer

- The motion was approved by a vote (6-0)

There was discussion that the motion included both signs.

11. DRB20004 Willis Chiropractic 317 North Main St

Applicant presented review of signage

There was discussion of:

- DRB thought yellow background is too bright
- Applicant stated sign does not show up on white background
- Need to change location of sign due to GDOT project on Hwy 9

❖ Vice Chair Brown offered a motion to defer

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

Staff offered to call sign person and get back to Mr. Willis.

VI. ADJOURNMENT



EXISTING SITUATION

Proposed screen wall to be black painted horizontal wooden planks. Height to match that of existing RTUs. The Width of the front rooftop screen is to match that of the center fenestration bay.



PROPOSED SOLUTION



EXISTING SITUATION

Proposed screen wall to be black painted horizontal wooden planks. Height to match that of existing RTUs. The roof screen at the rear RTUs are to be sized as to provide necessary clearances and should match the height of the existing RTUs.

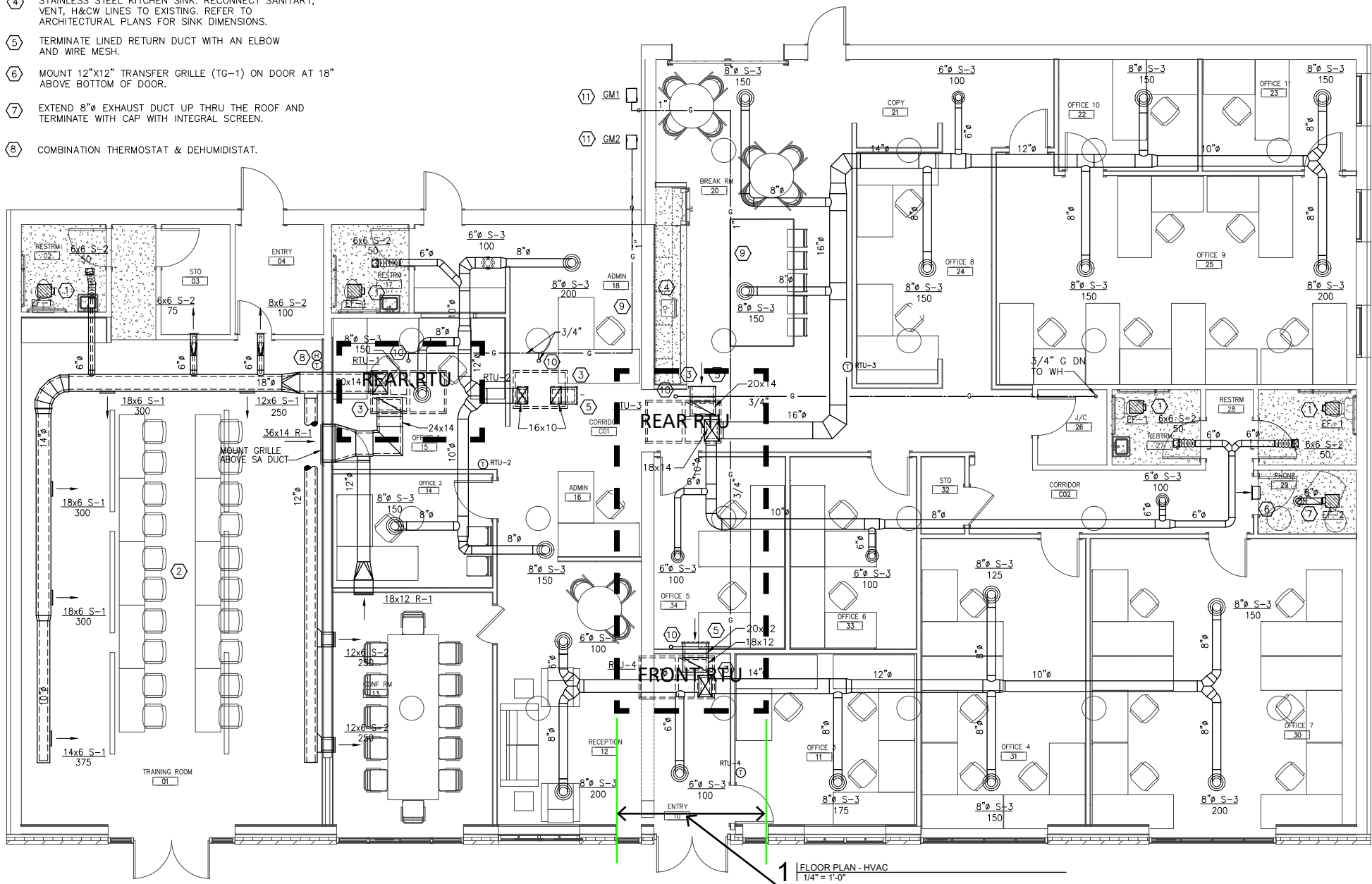


PROPOSED SOLUTION



ROOF TOP UNIT EXISTING LOCATIONS AND GENERAL EXTENT OF SCREEN WALLS:

- ④ STAINLESS STEEL KITCHEN SINK. RECONNECT SANITARY, VENT, H&CW LINES TO EXISTING. REFER TO ARCHITECTURAL PLANS FOR SINK DIMENSIONS.
- ⑤ TERMINATE LINED RETURN DUCT WITH AN ELBOW AND WIRE MESH.
- ⑥ MOUNT 12"x12" TRANSFER GRILLE (TG-1) ON DOOR AT 18" ABOVE BOTTOM OF DOOR.
- ⑦ EXTEND 8" EXHAUST DUCT UP THRU THE ROOF AND TERMINATE WITH CAP WITH INTEGRAL SCREEN.
- ⑧ COMBINATION THERMOSTAT & DEHUMIDISTAT.



SIMILAR SCREEN WALL IMAGE. BUILDER TO INSTALL BLACK PAINTED PRESSURE TREATED WD OR COMPOSITE HORIZONTAL DECK PLANK ON PT FRAME. SPACE PLANKS TO ALLOW 1.5" HORIZONTAL GAPS FOR AIRFLOW.

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: Cornerstone Mortgage

Location Address: 41 Marietta Street

Mailing Address: archetype design, llc

City: Atlanta State: GA Zip Code: 30339 - _____

Contact For All Notifications: Brooks Hall

Contact Telephone: 404 - 579 - 1392 Mobile Telephone: 404 - 579 - 1392

Fax: _____ - _____ - _____ Email: brooks.hall@archetypedesignllc.com

architect

Contact's Relation To Business: _____

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Armistead Property Group LLC

Physical Address: 41 Marietta Street, Alpharetta, GA 30009 - 1939

Mailing Address: 3765 Bozeman Lake Rd. Nw

City: Kennesaw State: GA Zip Code: 30144 -

Owner Telephone: 770 - 862 - 3504 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): Armistead Property Group LLC Date: 02/08/2020

Owner Signature: Lee Ann LaPlante Trustee

Property Information:

Address (If Assigned) : 41 Marietta St, Alpharetta, GA 30009 - 1939

Tax ID or Map Reference Number: 22-4823-1269-070-8

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

Existing Zoning of Property: C2 Existing Uses of Property: Retail Multi Occup

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: PROOKS HALL

2/9/2020
Date: 11/30/2020

Print Form

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: VAS Kouzina

Location Address: 58 Canton St Suite 104

Mailing Address: 15455 Alpha Woods DR

City: Milton State: GA Zip Code: 30004

Contact For All Notifications: Billy Liakakos

Contact Telephone: 678 - 459 - 8733 Mobile Telephone: 678 - 459 - 8733

Fax: _____ Email: vliakakos@gmail.com

Contact's Relation To Business: owner

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: ALPHARETTA LOFTS RETAIL, LLC

Physical Address: 58 CANTON STREET, SUITE #103/104, ALPHARETTA, GA 30009

Mailing Address: 800 Mt. VERNON HWY NE, SUITE 425

City: ATLANTA State: GA Zip Code: 30328

Owner Telephone: 404 - 812 - 8921 Contact Fax: 678 - 916 - 4149

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): KENDALL SWANER, AUTHORIZED AGENT FOR OWNER Date: 12/1/2020

Owner Signature: 

Property Information:

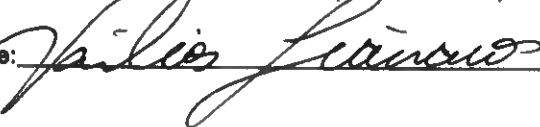
Address (If Assigned): 58 CANTON ST, #103/104, ALPHARETTA, GA 30009

Tax ID or Map Reference Number: PARCEL ID# 22-4823-1269-085-6

Land Lot(s): _____ District: 10-ALPHARETTA Section: _____

Existing Zoning of Property: C-1/MU Existing Uses of Property: COMMERCIAL - RESTAURANT / FOOD SERVICES

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: 12/1/2020 Print Form

Same Aunty at Moe's







photos of awning at other locations - Schlotsky's







"Black" Potted Plant
attached to Building

post →

post

posts →

posts →

post

post

VAS Kouzina Patio Engineered Awning



post

post

post

NP2 SIGNAGE GUIDELINES



NORTH POINT PARKWAY - ALPHARETTA, GA

NP2 SIGNAGE GUIDELINES

A. INTENT

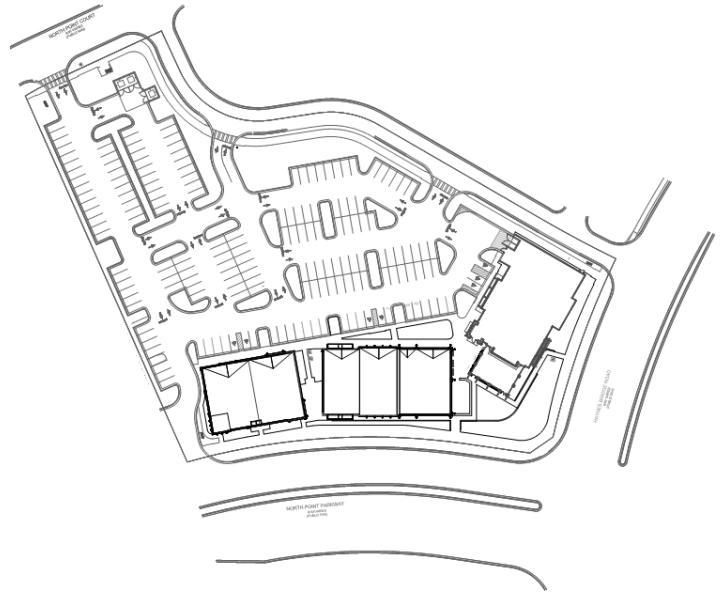
NP2 is envisioned as the functional and symbolic center of the community with an active and attractive pedestrian environment. Each retail operator in NP2 shall have the right to advertise his/her business in the manner outlined below, subject to the City of Alpharetta Sign Ordinance and Landlord approval. Signs should reflect the overall image and success of a business and can contribute variety and detail to the character of the development, making it a vibrant public place. Signs in NP2 should have both a vehicular and pedestrian orientation and scale, artistic quality and unique creative design that reflects the individual character of the business. The regulations that follow shall apply to all retail and restaurant establishments located within the development.

B. GENERAL CRITERIA

Landlord Approval and Permits. All signage is subject to Landlord approval and the City of Alpharetta Sign Ordinance. Landlord approval must be procured prior to necessary governmental approvals and permits, and both Landlord and permit approval must be in hand prior to construction and installation of all signage. Tenants must submit a signage design package identifying the size, location, illumination (if any), power requirements, attachments detailing, and materiality, of all proposed signs to the Landlord for review and approval. In the event that the NP2 Sign Criteria or Landlord's approval of individual Tenant's sign design does not comply with local codes, Tenant must follow current government ordinances. Landlord does not take responsibility for non-conforming signage.

C. BUILDINGS ELEVATIONS

Refer to Exhibit A for Buildings Elevations.



NP2 SIGNAGE GUIDELINES

STOREFRONT SIGNAGE

Signs are an integral part of the overall NP2 aesthetic, because they establish the first impression about a store. Signs should be designed to uniquely represent the individual business while respecting the architectural integrity of the building on which they are placed. Each sign must be reviewed in respect to location, material, installation method, and whether it meets the sign criteria.

All signs to be provided by tenant and approved by Landlords Architect/Tenant Coordinator and City prior to fabrication and installation. Creativity and variation in the design of all signs is encouraged. Storefront signs shall be limited to tenant's trade name and logo and shall not include products.

It's the goal that each tenant will achieve the unique look while complimenting the style of NP2.

In order to achieve these goals, storefront signs must:

- a Be unique expressions of the tenant's identity, therefore National and Regional tenants who have a recognizable corporate identity are encouraged to tailor their store brand to fit within NP2 aesthetic.
- b Be compatible with their surroundings and integrated within the design of the building.
- c Be fabricated to the utmost craftsmanship.
- d Be of a size and scale that is appropriate for the building on which they are placed and the area in which they are located.
- e Use colors that are harmonious with the architectural character of NP2.
- f Use materials compatible with the architectural details of the building.
- g Signs may utilize metal, reverse -channel illumination.
- h All lighted signs shall be controlled by Tenant with a time clock or a light sensor with time clock override. Signs shall be lighted from dusk and continuing throughout the normal opening hours of NP2.





Figure 2:Storefront Signage

The following types of Signs are prohibited:

- a Animated, audible or moving signs
- b Internally-lit or lightbox/cabinet signs
- c Signs with luminous plastic letters
- d Neon-illuminated signs
- e Sound-generating signs
- f Illuminated awnings
- g Unfinished materials (cardboard, paper, plastic, etc.)
- h Signs constituting a traffic hazard
- i Immoral or unlawful advertising
- j Light bulb strings exposed tubes or electrical conduits
- k Banners, pennants and balloons used for advertising purposes
- l Signs posted on street trees, utility poles or any traffic control devices.

Signage on the back side of buildings or within service corridors shall be subject to the same standards as all other signs at NP2. All electrical transformer boxes, conduits, and raceways shall be concealed from the public view unless physically unable to do so and approved by Tenant Coordinator.

The body of the sign (including letters) shall not exceed 24" in height. Enlarged initials, capital letters, or other typographical elements are acceptable to a maximum of 36" in height or width.

Stacked signage or logos must not exceed 48" in height and must follow other signage specifications. Service area and secondary signage must not exceed 2 square feet.



Figure 3:Storefront Signage

NP2 SIGNAGE GUIDELINES

Storefront Signage Types

Creativity and variation in the design of all signs is encouraged at NP2, however, storefront signs shall be limited to tenant's trade name and logo and shall not include products.

Signs at exterior or interior of development

1. Multi-Establishment Center Attached Sign.

- a. Location: The sign must fit within the sign placement zone.
- b. Quantity: One primary sign is allowed per establishment with an individual exterior standard entrance. Tenants with a standard entrance or show windows on a different elevation are allowed one additional primary sign.
- c. Size: One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) ln. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs).
- d. Placement: The sign shall be placed within the sign placement zone and centered above the storefront as deemed possible. See Typical Elevations **Figure 5** and Sign Location(s) **Figure 2-3**.
- e. Projection: The sign structure is allowed to project 1'-0" maximum from the building façade.
- f. Materials: Sign Materials: Wood (Painted or Stained) Metal Pin or Channel Lettering, Ceramic Tile

2. Painted Wall Signage

Painted Wall signs are painted onto the wall surface, or a designated surface. The lettering is generally not 3D or back/internally lit. While painted wall signs are allowed, they must be appropriate for the tenant use and approved by the Landlord. **Figure 5**.

- a. Location: The sign must fit within the sign placement zone.
- b. Quantity: One primary sign is allowed per establishment with an individual exterior standard entrance.



Figure 4: Storefront Signage



Figure 5: Storefront Signage

NP2 SIGNAGE GUIDELINES



Figure 6: Storefront Signage



Figure 7: Storefront Signage



Figure 8: Storefront Signage

Tenants with a standard entrance or show windows on a different elevation are allowed one additional primary sign.

- c. **Size:** One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) ln. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs).
- d. **Placement:** The sign shall be placed within the sign placement zone and centered above the storefront as deemed possible. See Typical Elevations **Figure 5** and Sign Location(s) **Figure 6-7**.
- e. **Projection:** None.

NP2 SIGNAGE GUIDELINES

3. Blade Signs

Blade designs are to be unique expressions of the tenant's identity. The tenant is encouraged to use post industrial influences in developing the signage aesthetic. Blade signs are required for all tenants. Landlord to provide blade bracket at tenant cost. (See Fig. 9-10)

- a Location: Along outside face of the Village center.
- b Quantity: Only one sign per establishment with a standard entrance in a multi-establishment building. Tenants with a standard entrance or show windows on a different elevation are allowed one additional blade sign.
- c Size: 2 SF maximum excluding mounting
- d Placement: Bracket mounted directly to building face. Blade to be mounted at 8'-0" above finished floor. See Blade Sign Example **Figure 11**.
- e Materials: Blade Material Painted metal (submit color sample to Landlord for Approval), stainless steel, or wood (stained or painted). Plastics or acrylics are prohibited.
- f Projection: The sign structure is allowed to project 2'-0" maximum from the building façade.

4. Freestanding Signage

Freestanding signs are signs that are not connected to or supported by any part of the building. These include A Frame and Pedestal Signs, as well as Restaurant Menu Pedestals. Freestanding sidewalk signs are allowed during business hours and for special events. These daily use signs must be removed at the end of each business day. Special events signage shall not be displayed earlier than 30 days, or later than 7 days to which the signage relates. **Figure 12**.

- a Location: Freestanding signs must be located within 5 feet of retail entry or within approved outdoor dining zones. Signage must not obstruct the 5' minimum pedestrian passageway or impede vehicular visibility
- b Quantity: Only one freestanding sign is permitted per tenant.
- c Size: A-Frame sign area may not exceed 6 square feet



Figure 9: Blade Sign



Figure 10: Blade Sign

NP2 SIGNAGE GUIDELINES

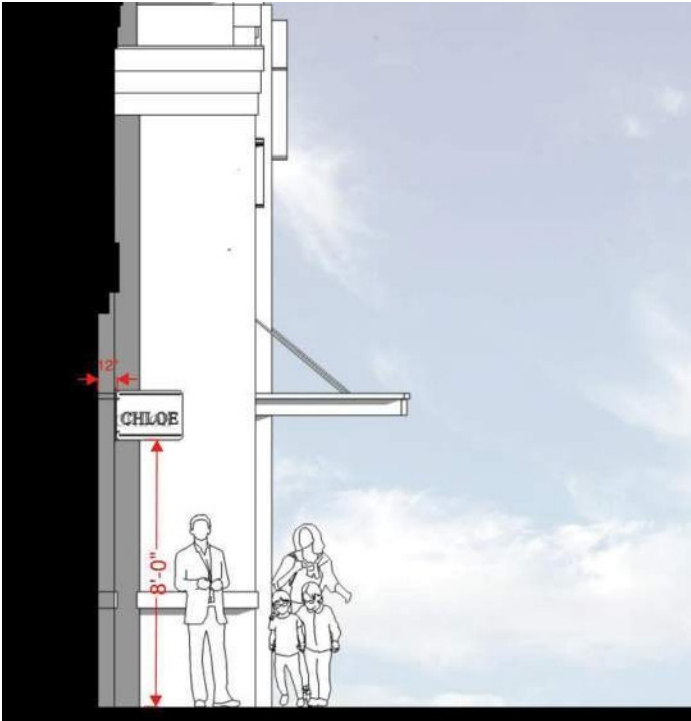


Figure 11: Blade Sign Diagram



Figure 12: Freestanding Signs

Pedestal sign area may not exceed 4 square feet. Signs must not exceed 42" in height as measured from the ground.

- d Materials: Metal or Wood. Signs shall be made out of permanent materials and professionally constructed. PVC, vinyl, and paper are prohibited. Ornamental metals and quality wood construction are encouraged. Sign may have a chalkboard surface.
- e Lighting: None

NP2 SIGNAGE GUIDELINES

5. Window Graphics

Window graphics are company graphics that allow the tenant to display their logo, and lifestyle graphics which help to convey the character and brand of the tenant.

Figure 13.

- a Location: Logo Graphic: Graphic to be mounted be- low 48" from finished floor. Tenants may display their established registered trade name and logo only.
- b Lifestyle Graphic: Maximum of 20% of window area is allowed to be covered. All window graphics must be applied to the interior side of glass.
- c Quantity: Logo: Only one sign per establishment with a standard entrance in a multi-establishment building.

Tenants with a standard entrance or show windows on a different elevation are allowed one additional blade sign.

- d Size: Logo Window: 1 SF maximum, and placement must be centered on window panel (s) **Logo Door:** Each door is permitted 1 SF of Vinyl Die-Cut area. The sign area must be centered 70" from grade or as approved by Landlord based on door configuration.
- e Materials: Metallic, colored, or "etch look" vinyl graphics to be used.
- f All graphics are to be submitted to Landlord for approval in writing prior to installation.



Figure 13: Door Graphic Sign

NP2 SIGNAGE GUIDELINES

6. Awning/Canopy Signs

Awning and Canopies may also provide an opportunity to reinforce the Tenant's identity through the use of limited signage.

- a. Location: **Awning:** It may be applied to the awning valence, or the vertical portion of the awning. **Canopy:** Signage may be located on/top the fascia of the canopy.
- b. Quantity: Only one brand/logo name per awning/canopy.
- c. Size: **Awning:** Size based on height of valence and size of awning. But brand/logo name should not cover more than 40% awning. Each submittal to be reviewed on a case-by-case basis. **Canopy:** Maximum 7" high letters, that do not cover more than 1/3 of the length of the canopy.
- d. Materials: **Awning:** Metal only.

Tenants may display their established registered trade name and logo only. All graphics are to be submitted to Landlord for approval in writing prior to installation.



NP2 SIGNAGE GUIDELINES

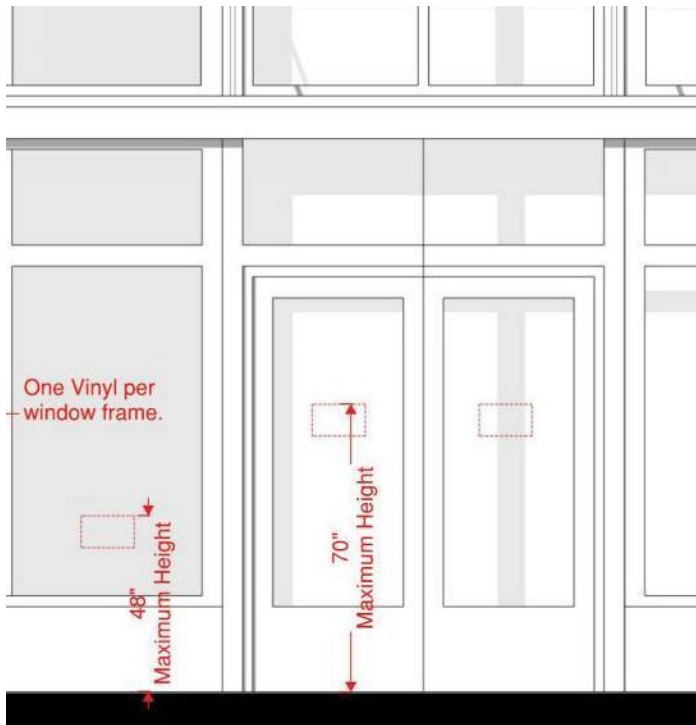


Figure 14: Door and Window Graphic Diagram



Figure 15: Storefront Signage

Storefront Signage Design Submittal

Tenant shall submit shop drawings for Landlord's review and approval prior to submitting for a permit, fabrication and installation of the sign. The drawings shall include all graphics proposed by Tenant. The shop drawings should provide complete information for the Landlord to understand the signage design and appearance.

Sign shop drawings for Landlord's review shall:

1. Show the store elevation, dimensioning each sign location
2. Show section(s) through the sign relative to the lease line
3. Identify the materials, color scheme, fabrication techniques, illumination and mounting systems, and the access for repairs and/or re-lamping. (Photographs of similar signs should be submitted if available.)
4. Be prepared in compliance with all applicable codes

Tenants are responsible to make a physical on-site inspection of the premises to verify the as-built conditions, location, and physical dimensions of the premises. Failure to do so shall be at the risk and sole expense of the Tenant. Landlord's approval does not constitute a review for code compliance. Where Landlord's approval and/or comments and code conflict, the more strict of the two shall prevail.

NP2 SIGNAGE GUIDELINES

AWNINGS & CANOPIES (Sun Shade Devices)

Sun shade devices can be used to effectively minimize glare, reduce heat gain, and add color while protecting interior merchandise displays from sun exposure and providing additional opportunities for signage. Hung Canopies are an example of one such device that is compatible with the architecture at NP2.

Tenants can, at their expense, design and install canopies over their entry door and storefront windows. Canopies should be mounted in areas which respect the architectural facade treatment and should not obstruct ornamental features of the building. Simple horizontal canopies are the preferred style. Hung awnings may be appropriate for buildings with arched windows.

Sun shade devices should not be internally illuminated and shall be made of durable material as metal and glass. Canopies supported by poles or other elements in the public right-of-way are not allowed. **Figure 16.**

Sun Screen Device Requirements:

- 1 Clearance: Sun Screen Devices shall be 8'-0" minimum from the sidewalk surface.
- 2 Size: 6' minimum and 14' maximum length.
- 3 Materials: Made of durable materials such as metal and glass. Canopy frames must be painted.
- 4 Canopy mounted signage shall be made of metal and fabricated to a finished condition prior to installation.
- 5 Tenant storefront shall be designed to support the additional loads imposed by canopies, if any.
- 6 Colors: must be compatible with storefront finishes. Solid colors preferred and are to be approved by Landlord.
- 7 Lettering: 7" maximum in height if within fascia.
- 8 Vinyl or fabric awnings are specifically prohibited as shading devices.

Tenant shall submit shading device shop drawings and color samples to the Landlord for review and approval. Landlord maintains the right to decline approval based on design, color, material or any other reason in order to maintain Landlord's design intent of the center.

All awning design is subject to City of Alpharetta Sign Ordinance and Landlord approval. Must be submitted for review prior to manufacture and installation.



Figure 16: Metal Awning

NP2 SIGNAGE GUIDELINES



Figure 17: Metal Canopy



Figure 18: Metal Canopy

EXHIBIT A









