



DESIGN REVIEW BOARD JUNE 18, 2021

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

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. Approval of Design Review Board Meeting Minutes from May 21, 2021.**
- VII. PUBLIC HEARING**
 - 1. 09:10 - 09:20 DRB210032 Up on the Roof 33 South Main St
review signage**
 - 2. 09:20 - 11:00 DRB210031 TPA 400 Lakeview @ Haynes Bridge
review new construction, landscape, signage**
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD
MEETING SUMMARY
MAY 21, 2021
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

Chairman Kramer called the workshop to order at 8:32 a.m.

Bret Schroeder, Zoning Enforcement Officer, provided a brief overview of each case on the agenda for May 21, 2021.

Chairman Kramer adjourned the workshop at 9:03 a.m. and called for a brief recess.

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:10 a.m.

III. ROLL CALL

Board Members Present:

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

Staff Present:

- Bret Schroeder, Zoning Enforcement Officer
- Lauren Shapiro, Planning + Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

Bret Schroeder announced that Lauren Shapiro will now serve as the new Planning and Zoning Coordinator for the City of Alpharetta's Community Development Department.

VI. ITEMS FROM BOARD MEMBERS

Chairman Kramer announced that he and Vice-Chair Brown were not present at the 2020 meeting where DRB200033 First Baptist Church of Alpharetta originally presented, and as such, they will both recuse themselves. At that previous meeting, Frank Schwing acted as Chair of the Board for that case and will serve again as Chair for DRB200033 First Baptist Church of Alpharetta at this meeting.

Board Member Palmer announced that she will need to leave the meeting by 1:00 P.M.

1. Approval of Design Review Board Meeting Minutes from March 19, 2021 and April 16, 2021.

The Board discussed a few changes to the minutes for March 19, 2021 and April 16, 2021.

March 19, 2021 Minutes:

- Third motion for Shake Shack: the walls for the dumpster are black with a cast stone cap.
 - Motion for 10 Roswell Street: should be "string lighting" instead of "stream lighting."
 - Fourth motion for Julio Kones Kia: should be to "approve landscape screening on the side of the building near the service and parking area as well as in the parking lot island between the entrance and the building."
 - Hennessey Jaguar Land Rover should only have two motions, and should be:
 - To approve elevations materials and signage as submitted (Frank / Palmer) approved 7-0.
 - To approve landscape as submitted (Corkill / Palmer) approved 7-0.
- ❖ Board Member Owens offered a motion to approve the minutes from March 19, 2021 with the amendments as discussed today.
- Board Member Schwing seconded the motion.
 - The motion was approved (7-0).

April 16, 2021 Minutes:

- The Board determined why the vote count changed from 6-0 to 7-0 and then back to 7-0 towards the end of the meeting on April 16, 2021.
 - Board Member Corkill presented The 1858 case, so the total vote count was only for 6 Board Members.
 - All Board Members present voted during TBB122.
 - Board Member Palmer left at the end of the voting for TBB122 and before the presentation of JP Carey, so she did not participate in the voting for JP Carey's case.
- ❖ Vice-Chair Brown offered a motion to approve the minutes from April 16, 2021.
- Board Member Owens seconded the motion.
 - The motion was approved (7-0).

Chairman Kramer announced that he and Vice-Chair Brown will recuse themselves for the first case DRB200033 First Baptist Church of Alpharetta, and Board Member Schwing will serve as Chair for this case only.

VII. PUBLIC HEARING

1. DRB200033 First Baptist Church of Alpharetta located at 44 Academy Street: Review exterior

Board Member Schwing served as Chair for this public hearing item only.

Board Member Schwing announced that he and Board Member Rocco visited the site prior to this meeting and offered a few changes to the Applicant.

Applicant Presented:

- **Review of exterior:**
 - Trim will be refurbished and repainted. New elements will be precast, and the paint will be color matched to the precast.
 - Columns are constructed of a heavy fiberglass material and will stay as existing.
 - Sconces will be updated to look consistent throughout the project
- **Commons Façade**
 - This is the portion of the exterior that will see the most changes.
 - More traditional look with low slope, simplified metal awnings.
 - Metal storefront
- **Chapel**
 - Refurbish and update sconces.
 - Side awning on the side door located on the right of the building will be changed to a low sloping metal awning.
 - Custom lighting on the sides of the building will be 30 inches tall and a black or bronze color.
 - Windows and doors would be the same color.
- **West Façade**
 - This is the only area where there is a sloping roof (mansard) and want to put a parapet on the roof.
 - Windows will stay as they currently exist.
 - This building will be a partial limewash. Board Members Schwing and Rocco saw the limewash option prior to this meeting and both thought that the lighter limewash color looked good.
 - This is a secondary entry, and the Applicant would like to coordinate this area with the Commons Façade.
 - Roof material will be TPO (membrane roofing/rolled roofing). The trim is a metal cap flashing and will be a tan color to match the precast.
- **East Façade**
 - The Church has a lot of issues with the porte cochere on this side of the building. Alpharetta Christian Academy uses this covering for student drop off and pick up. The existing structure does not cover pedestrian traffic during inclement weather, and the Applicant seeks to update this covering.
 - Grading issues at the entrance will be adjusted on this façade.
 - Traditional look with paired columns underneath the roofing structure that would be tall enough for a church bus. Applicant would like to create a two lane drop off area.
 - Awning on the door of the East Façade will match the awning used on the Commons side of the building.

Design Review Board Discussion:

- Awnings in the commons area: some Board Members like the flat awning, some Board Members like the sloped awning. The Architect prefers the flat awning so they can use a thicker gaged material.

- Window frame and door is the light gray color.
- Trim is a precast or a color that will match the precast.
- Idea of having a cast stone cap instead of metal at the top of the West Façade
 - Applicant shared there is a lot of expense on this area because the precast is heavy and would likely need steel. Applicant preferred to not use a fake pre-cast.
- Board asked about the height of the roofline on the West Façade and possibility of being seen from the parking lot. Applicant explained that the mansard portion will come off and brick will be added to the top of what is left remaining to come close to matching the height of the existing mansard.

Applicant Presented Landscape Plan:

- Considered matching or coordinating the landscape from the residential area down the street.

Design Review Board Discussion:

- Abbreviations in the landscape plan do not relate back to the table
- There is no restriction on how large the street cutouts can be; suggested having as much room for large plantings as possible.
- There is a planting (hydrangea limelight) to the left of the sign and it is blocking the sign.
- Signs seem to be very long and deep into the Commons Façade; suggested having a pedestrian sized sign.
- Wooden benches
 - Applicant wanted to have a warmer, softer material for the space since everything in the area is stone. Benches would be plain cedar.
- Poles
 - Applicant stated that these poles are existing banner poles and will be kept and refurbished.
 - Board would like them to be black.

Applicant Presented Signage:

- First Baptist Church Monument Sign
 - Long sign with the full name of the church
 - Materials will match the building: precast with American slate with pin mounted charcoal letters.
- Alpharetta Christian Academy Sign
 - Same materials and similar structure as the FBC monument sign.
 - No plantings at the base of this sign.
- Applicant has also discussed lighting the John 14:6 quote on the front of the Commons Façade.

Design Review Board Discussion:

- Lighting of the signs
 - Applicant intends to light from the bottom ledge of the monument sign.
- Furniture in the commons area
 - Applicant has considered adding in white metal patio furniture
- Variance needed in order to have 2 signs. Bret Schroeder commented that the design can be approved by the Board but would be conditional upon the approval of the variance.
- Wood benches as the only brown element on the patio/commons area.
- Planters on the pilasters will need to have some sort of a drain system.

- ❖ Board Member Owens offered a motion to approve elevation, materials, colors and lighting as presented.
 - Board Member Palmer seconded the motion.
 - The motion was approved (5-0).

There was discussion during the motion that the flat metal awning is the awning style approved by the Board and preferred by the Applicant.
- ❖ Board Member Rocco offered a motion to approve signage as presented.
 - Board Member Palmer seconded the motion.
 - The motion was approved (5-0).
- ❖ Board Member Corkill offered a motion to approve landscape with the following conditions:
 1. The furnishings, including the pots on the pilasters, shall be submitted to Staff for review;
 2. The sign poles (labeled as "Poles") shall be black; and
 3. The street planters shall be elongated longitudinally to maximize planting space for the street trees.
 - Board Member Owens seconded the motion.
 - The motion was approved (5-0).

Board Member Schwing called for a brief recess.

During this time, Board Member Schwing stepped down as Chairman for this matter, and Richard Kramer has resumed his role as Chairman.

2. DRB210027 Gracious Home located at 10 Cumming Street: Review exterior and signage

Applicant Presented:

- Four signs (monument sign, over the door sign, sign on the stone wall, and North Main hanging sign)
- Building
 - Changing the trim and building wall paint color to Wind's Breath (white) and the shutters will be black.
 - Going to strip doors and paint with a natural stain.
- Landscaping
 - Installing low maintenance shrubs and a new irrigation system.
 - Applicant hopes to install most of their landscaping but may have to wait until DOT is finished with their current project.
- Lighting
 - Two 22" lights will light the pathway for the ramp area.
 - Up-lighting LED lights shining onto the building.
 - Wall mounted lights will be upgraded to a newer model but will be of the same design.
 - Gooseneck light above the door will be removed.

Design Review Board Discussion:

- Redundant to have one sign close to another sign.
 - Applicant wants to have a mounted sign on the masonry/stone wall near the patio.
- Bret Schroeder commented that this home is on the Historic Properties List.
- Wall materials and height of wall in front of the home.
 - Applicant shared that the current walkway will be made into a patio will be 16 inches high off the grade and will be about 9 feet by 9 feet. The patio will be constructed of

- concrete with a border of brick surrounding it.
 - Wall for the brick will match the existing brick and the cap will be brick as well.
- Sidewalk widening on Cumming Street since the Applicant's landscape plan shows about 3 feet.
 - Bret Schroeder commented that the sidewalk will probably be about 8 feet.
 - The Board suggested to clarify with Staff about the sidewalk before installing anything, because the Applicant may lose some landscape area due to the sidewalk.
- None of the signs will have lighting except for monument sign.

❖ Vice-Chair Brown offered a motion to approve paint colors as presented, including the following:

1. Doors shall be stripped to natural stain;
 2. Shutters shall be painted with SW7020; and
 3. Trim and façade shall be painted with Wind's Breath.
- Board Member Palmer seconded the motion.
 - The motion was approved (7-0).

❖ Vice-Chair Brown offered a motion to approve building and monument signage as presented, using the 4026 gold pantone for the letters and border and 2182 blue pantone for the background.

- Board Member Rocco seconded the motion.
- The motion was approved (7-0).

There was discussion during the motion about having staff review how the sign will be installed and bracketed, and the wrought iron bracket for the hanging sign will match what was presented in the Agenda Packet.

❖ Board Member Corkill offered a motion to approve landscaping and lighting as presented.

- Board Member Owens seconded the motion.
- The motion was approved (7-0).

There was discussion during the motion about the fact that the lanterns are not specified in the plan, but the lanterns shall be similar to the lanterns that currently exist on the home.

3. DRB210024 Warm Waves Coffee located at 52 North Main Street: Review signage

Applicant Presented:

- Applicant will share the monument sign with Flatlands
- Hanging sign off the back of the building is at least 7 feet from the ground
- Signage above the door
- None of the signs will be lit.
- The signs will be constructed of sand blasted high density urethan board.
- Applicant brought a paint stirrer to display color selection.
- Applicant hopes that once the Main Street construction project is completed Warm Waves Coffee can build a better sign in the future.
- Applicant asked Landlord to repair any holes inside of the building and remove nails and repair holes from the awnings that will be removed on the exterior of the building.
- Pressure washing patio and adding mulch to the front area
- Sconces by the front door will stay the same
- Opening in June

Design Review Board Discussion:

- Placement of Flatlands and Warm Waves Coffee signage on the Monument sign.
 - Applicant is asking the Landlord to move the Warm Waves Coffee signage to the top of the monument sign and have Flatlands move their sign to the bottom since the monument sign is on the property of the building.
 - Building needs a power wash. Applicant shared the building will be power washed next week.
 - Awnings
 - Applicant will remove the awnings, painting trim, and replacing rotted wood.
 - The Board commented that if the Applicant / landlord changes the color of the trim it will need to be approved by Design Review Board.
- ❖ Board Member Rocco offered a motion to approve the signage with the colors as presented and to approve the removal of the awnings.
- Board Member Palmer seconded the motion.
 - The motion was approved (7-0).

4. DRB210029 Starbucks located at 11740 Haynes Bridge Road: Review signage

Applicant Presented:

- Reverse channel letters and perpendicular mounted signs
- Applicant proposed a decorative bracket for hanging sign as displayed in the Agenda Packet.
- 2 Building Signs
- Colors: green = Starbuck's green, white, and black

Design Review Board Discussion:

- On the building side, the letters will be halo lit.
- ❖ Board Member Schwing offered a motion to approve signage as presented with the clarification of the decorative bracket.
- Vice-Chair Brown seconded the motion.
 - The motion was approved (7-0).

5. DRB210026 Former Fuddruckers located at 6390 North Point Parkway: Review landscape plan

Applicant Presented Landscape Plan:

- Currently between tenants and would like to re-landscape the property to make the site more presentable
- Plan will focus on the landscape around the parking lot
- Remove some of the trees on North Point Parkway
- Applicant would like to plant dwarf plants (plants not more than 24" tall) that will be easier to maintain over time. Staff commented that this would be a question for the City's Arborist, and likely would not be allowed by Ordinance.
- Landscape around signage will be replaced with low ground cover.

Design Review Board Discussion:

- Width of the 8-foot sidewalk to affect Applicant's landscape plan
- If moving forward with the case, The Board would decide on a partial landscape plan since the tree removal on North Point Parkway cannot be approved today because of the sidewalk construction.
- Any plantings without irrigation will disappear and not sure that the irrigation system works
- Any tree plantings in the parking lot island will have to be dripped or water bagged

- Planting theme
 - Applicant shared that they do not have a theme and trying to use as many native plants as possible. Further, the variety of plantings selected was intentional.
- Suggested using more black gum, but the Applicant is concerned with the percentage of types of trees required for this property.

Staff Discussion:

- Staff commented that removal of trees in the parking lot islands would be something that could seek the Board's approval since it is not attaching to the issue of the sidewalk construction.
 - Staff commented that they would want to speak with the City Arborist about losing a parking spot and expanding the size of one of the parking lot islands.
- ❖ Board Member Corkill offered a motion to defer landscape as submitted and based on comments regarding the theme behind the trees and plantings and the variety of planting and that the Applicant return to the client regarding the periphery work, such as sidewalk and tree removal.
- Board Member Palmer seconded the motion.
 - The motion was approved (7-0).

There was discussion during the motion about the following:

- Staff has reviewed, but the City Arborist has not yet reviewed the landscape plan.
- Irrigation issues
- There are complicating factors, but it would be an enhancement to the area, and is just missing some of the information in order for the Board to make a decision.
- The Applicant asked if they needed to provide proof of irrigation or include in the landscape plan. The Board commented that the City is not going to look at irrigation, but as a good practice as a business owner, it would be wise to make sure the irrigation works or else it would be a waste of money. The Board also shared that the Applicant could assert it in the landscape plan that there is irrigation.
- If the Applicant does not intend to construct the sidewalk now, then include it in the plan as a future phase of the landscape plan.
- Examples of locations to plant additional trees.

6. DRB210023 NLB Services located at 221 Roswell Street: Review exterior painting

The Applicant was not present for this public hearing item. Bret Schroeder presented information for this public hearing item.

Staff Presented:

- Applicant intends to paint the building the same exact color as the building next to it.
- Applicant provided 2 paint samples: Dover White + Custom Color for black
- Applicant will paint roof, gutters, doors, downspouts, and everything on the building identical to the other building next door.
- Applicant wants to paint the entire building and the roof.

Design Review Board Discussion:

- Recommendation for the Applicant to clean up the dumpster in the back of the area, as it is currently a chain link fence with plastic slats.
- ❖ Board Member Schwing offered a motion to approve the paint colors as submitted with the clarification that the building will be painted identical to the adjacent building, and a condition that

the Applicant replace the dumpster doors and paint them black.

- Board Member Owens seconded the motion.
- The motion was approved (7-0).

There was discussion during the motion about clarifying that everything on the NLB Services building will be painted to match the adjacent building; gutters, mullions, and downspouts will be painted black.

Chairman Kramer called for a recess.

7. DRB210025 Windward Promenade located at 875 North Main Street: Review painting of buildings

Applicant Presented:

- Seeking approval to repaint the buildings in order to maintain a good relationship with their tenants and to draw attention to the buildings by creating a new look.
- Three separate buildings close to Highway 9 with a larger parking area behind the buildings.
- The existing buildings need a few repairs (bird holes/tenants trying to patch and later match the paint of the building).
- Currently a “dated” maroon brick color and seeking to create something bright and fresh.
- Colors presented (Benjamin Moore):
 - Light Gray = Rodeo (paint color for brick)
 - Medium Gray = Graystone (paint color for signage band and definition of buildings)
 - Dark Gray = Iron Mountain (paint color for base of columns)
 - White = Classic Gray (paint color for trim and archways)
 - Black awnings, black railing on patio, and black stairs
- Phase One – everything is painted, except for the brick
- Phase Two – everything is painted, including the brick
- Applicant intends complete the entire project at one time

Design Review Board Discussion:

- The colors brought to the meeting (Benjamin Moore) are the colors to be used.
- Lower wall will be built as part of the DOT project
- Chairman Kramer and Board Member Palmer like Phase One over Phase 2.
- Board Member Schwing likes the updated color palette.
- By not painting the brick, the architectural design of the building will remain.

- ❖ Board Member Schwing offered a motion to approve the paint colors as presented for phase one.
 - Board Member Palmer seconded the motion.
 - The motion was approved (7-0).

Board Member Palmer left the meeting at the conclusion of the voting for Windward Promenade and before the Lazy Dog presentation.

8. DRB210028 Lazy Dog located at 10800 Haynes Bridge Road: New construction review elevations, materials, landscaping

Bret Schroeder presented renderings of the adjacent buildings to be constructed next to Lazy Dog.

Applicant Presented:

- Full-service bar and sit-down restaurant built from the ground up
- There will be pedestrian access between Lazy Dog and the adjacent buildings.
- Building will have a covered patio with a firepit and Adirondack chairs.

- Heavy timbers will be used on the exterior and interior of the building.
- Enhanced the rear elevation from what they presented at the last meeting (sconces, wood siding, rock material)
- Exterior elevations made of wood, stucco, and stone, with warm neutral colors on the building
- All restaurants have the tower feature, except for 3.
- Applicant desires to keep this building in line with their branding from Jackson Hole, Wyoming, and any deviations would need to go back to the owner for his approval.
- Prefer not to change the footprint of the building.

Design Review Board Discussion:

- Site plan for Lazy Dog has already been approved.
- Color palette is very southwestern.
- Two large rectangles on the East Elevation are stucco
- Architecture theme on this corner does not seem to go with the theme established for this area. This is a very prominent corner with high visibility, and this rendering does not compliment the architecture in the area. Building doesn't need to be copied, but it would need to compliment.
- This is the style that the Applicant uses in most of their other restaurants, but curious to know how much flexibility the Applicant would have to adjust that to compliment the area (examples: squaring out the tower, complimentary brick to stone, adding bricks to the infills in the center on East Elevation).
- There have been about 4 restaurants on this corner and would like this restaurant to stay.
- As the Applicant comes up with new ideas send them over or meet with a couple of Board Members on the side to get some feedback.

Staff Discussion

- Consider adding brick to the East Elevation
- The Applicant has not told the Board how this building will compliment the other buildings in this site.
- This is a very specific style of architecture that does not compliment the other buildings in the area.
- Staff comments were provided on landscape, including the suggestion to watch materials used because of the sun and shading. Staff liked the interesting plant materials and the evergreen materials.

- ❖ Board Member Schwing offered a motion to defer elevation, materials, and landscaping for the Applicant to address suggestions from the Board and Staff.
 - Vice-Chair Brown seconded the motion.
 - The motion was approved (4-2).

9. DRB210030 South State Bank located at 11760 Haynes Bridge Road: review of signage

Applicant Presented:

- Center State Bank has merged with South State Bank, and the Applicant is changing the signage to South State Bank.
- Monument Sign has non-illuminated dimensional letters
- Building Sign has reverse lit channel letters. The signs currently installed are above Code and Applicant will be bringing the sign down within the allowable square footage to meet the Code. Mounting holes will be repaired to install the new signage.
- Replacing directional signs, ATM wall surround, towers, and clearance towers
- Pantone Colors: 136C = Gold and 288 = Blue

Design Review Board Discussion:

- Sign is not centered above the canopy.
- The Board does not like the gold frame on the monument sign.

- ❖ Vice-Chair Brown offered a motion to approve all building signage as presented and to approve the monument sign with the condition to remove the gold surrounding banner from the monument sign.
 - Board Member Corkill seconded the motion.
 - The motion was approved (6-0).

There was discussion during the motion about the yellow/gold surround on the ATM.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 1:40 p.m.



Altair
sign & light

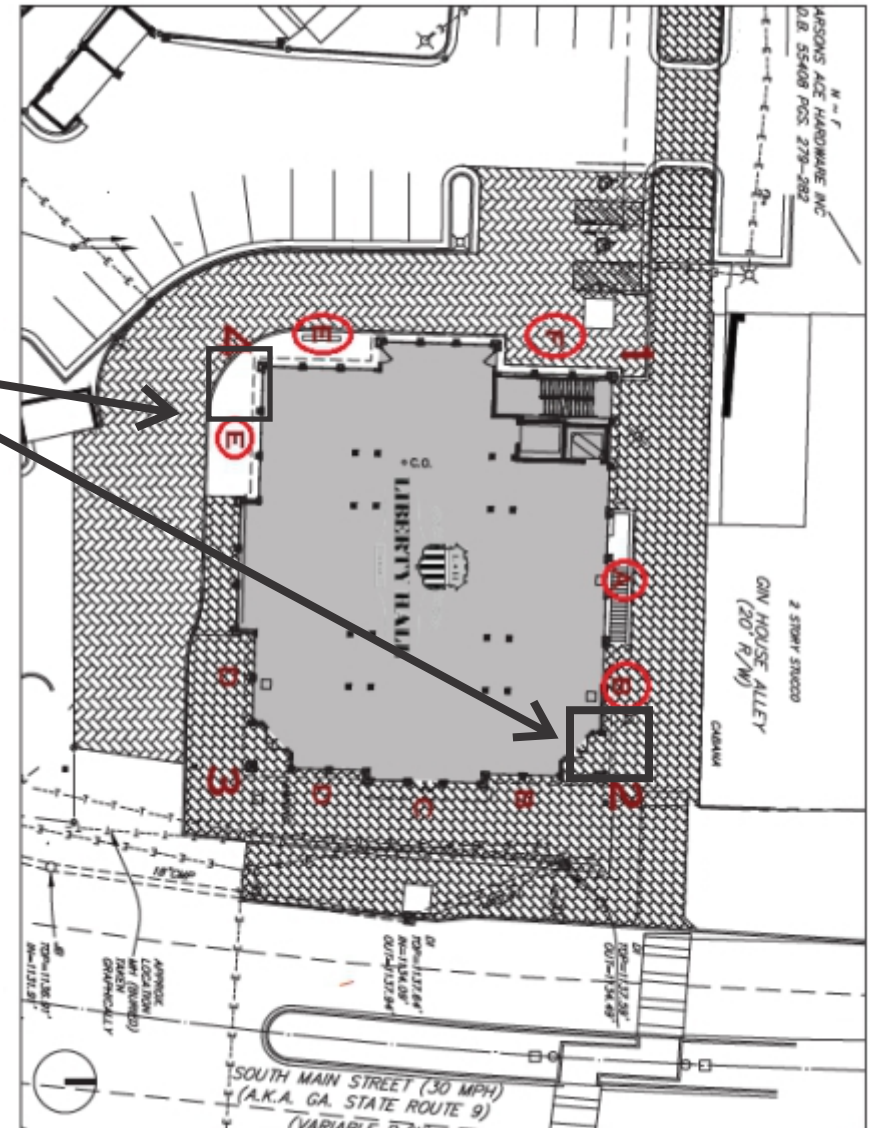
3008 Holly Springs Pkwy - Holly Springs Ga. 30115

770-889-1212

Up On The Roof
33 South Main St. Suite 500
Alpharetta, GA 30339

1.1.

Tenant's Signs. All signs shall comply with any applicable legal requirements (including, without limitation, any requirements of the governing municipality) and any signage criteria established by Landlord for the Project from time to time. If required by Landlord all signs shall conform to a common scheme adopted by Landlord for the Project and shall be produced by a vendor designated by Landlord. Tenant shall have the right, subject to the foregoing, at Tenant's sole cost, to install the following signs (collectively, "Tenant's Signs") with the design, materials and size to be approved by Landlord (such approval shall not be unreasonably withheld, conditioned or delayed): (i) one (1) professionally prepared horizontal sign above the first (1st) floor on the exterior of the Building in the location of Tenant's choice out of the locations circled in red on Exhibit "J" attached hereto, (ii) one (1) professionally prepared vertical sign above the first (1st) floor on the exterior of the Building in the location labeled "4" on Exhibit "J" attached hereto; (iii) an elevator button; and (iv) directional signs in the Common Areas of the first (1st) floor of the Building including the lobby in such locations as mutually agreed upon by Landlord and Tenant. Except as expressly permitted above, Tenant shall not place or maintain any signs on the Building, Premises, or Common Areas without first obtaining Landlord's prior written consent (which consent shall not be unreasonably withheld).



Shell Permit



33 South Main
Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD
EST. 1903

NOTES

1. The architect is not responsible for the accuracy of the information provided by the owner or the contractor.
2. The architect is not responsible for the accuracy of the information provided by the owner or the contractor.



LIBERTY HALL
33 SOUTH MAIN STREET
ALPHARETTA, GA 30201
PH: 404.477.1111
WWW.LIBERTYHALLGA.COM

Design Professional: D. TRACY WARD, GA REG 10000

Issue Date: 11/14/2016

Date	Description
08/05/2016	For Review
08/05/2016	Final Set
08/05/2016	Final Set Update
10/05/2016	Construction Set
11/14/2016	Building Shell Permit
01/15/2017	Permit Review Comments
01/20/2017	On-Site Review
01/20/2017	1st Floor Window Changes
01/20/2017	Permit
01/20/2017	Final Assembly Review
11/20/2017	On-Site Full Set
01/27/2018	On-Site Full Set

Project Name: 33 South Main Street, Liberty Hall, Alpharetta, GA

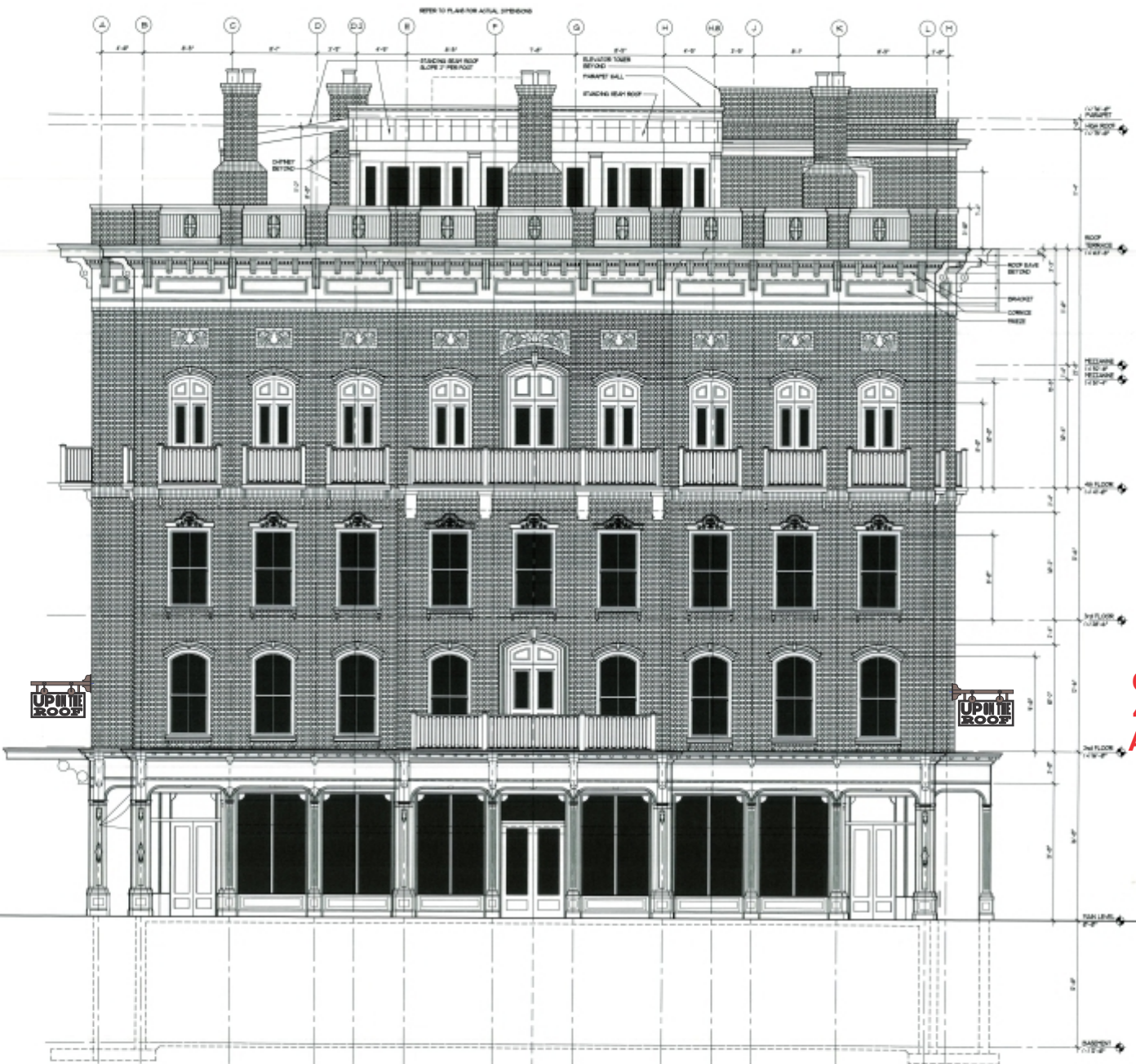
Project Number: 15041



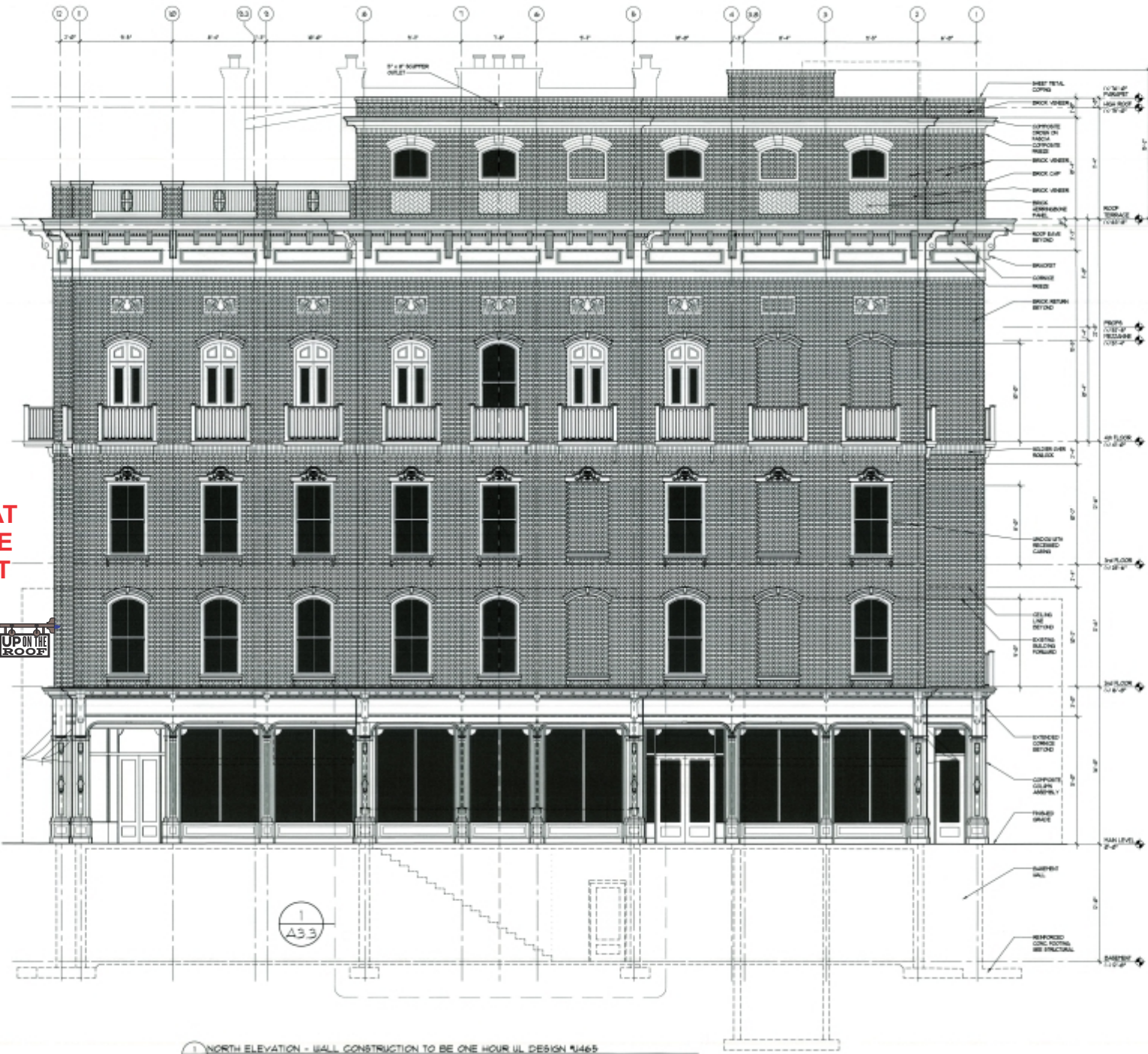
Drawn by: JH
Designed by: JTW
Checked by: JTW

Description: East Elevation

Sheet Number: A-2.1
Shell Permit



1 EAST ELEVATION
A-2.1



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD
EST. 1913

NOTES:
1. Materials and construction shall be as indicated on drawings unless otherwise noted.
2. Dimensions and construction shall be as indicated on drawings unless otherwise noted.



Design Professional: D. Tracy Ward, GA 48210
Issue Date: 11/14/2016

Date	Description
08/05/2016	For Review
08/05/2016	Bank Set
08/05/2016	Bank Set Update
08/05/2016	Coordination Set
11/14/2016	Building Shell Permit
01/15/2017	Permit Review Comments
01/15/2017	1st Floor Window Changes
01/15/2017	1st Floor Window Changes
01/15/2017	Permit
01/15/2017	Revised 1st Floor Window Changes
01/15/2017	1st Floor Window Changes
01/15/2017	1st Floor Window Changes

Project Name: 33 South Main Street, Alpharetta, GA

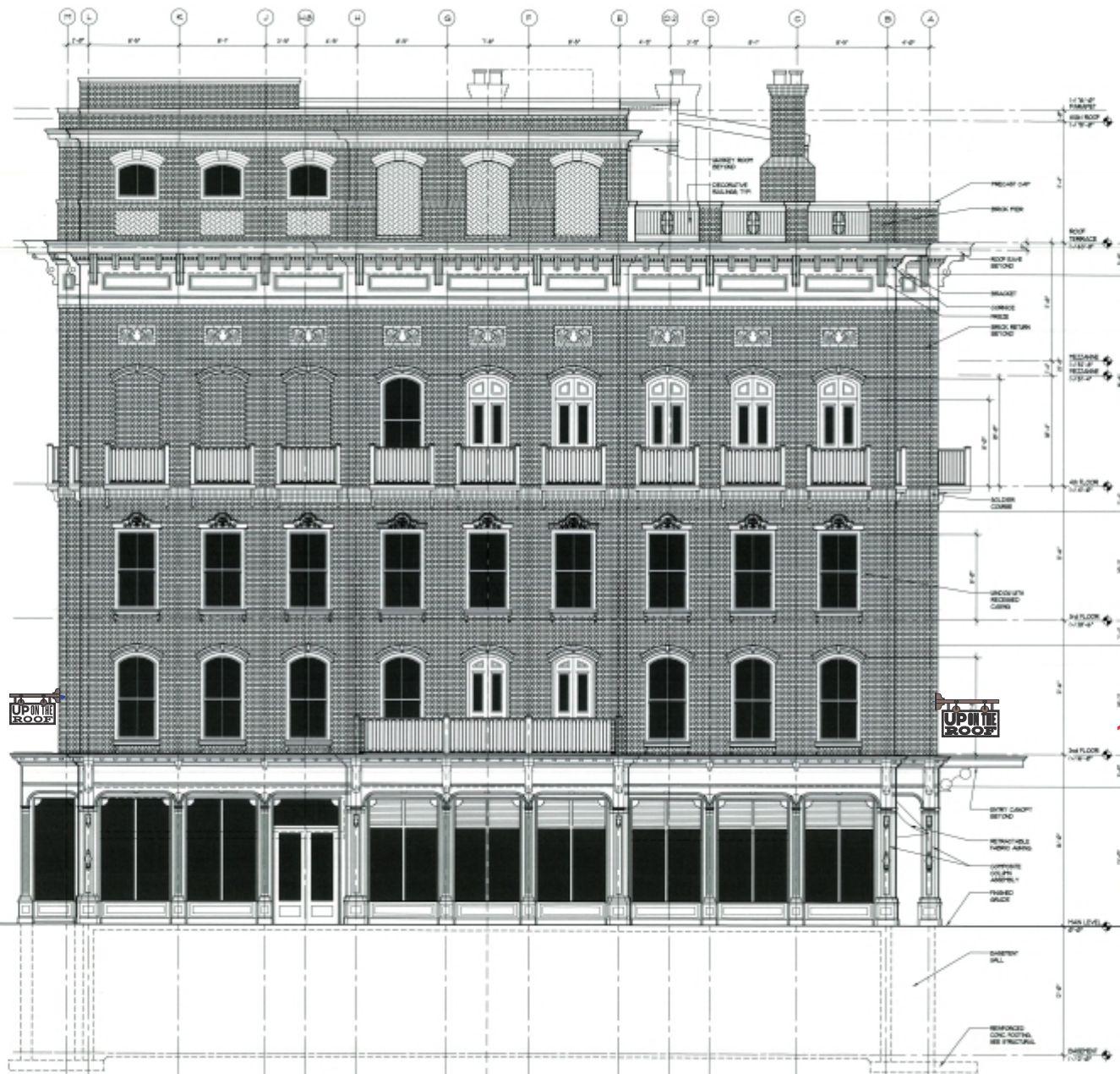
Project Number: 15041



Drawn by: JH
Designed by: JTW
Checked by: JTW

North Elevation

Sheet Number: A-2.2
Shell Permit



FRONT
CORNER AT
45 DEGREE
ABOVE 1ST
FLOOR

BACK
CORNER
ABOVE
1ST FLOOR



33 South Main
Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD
EST. 1990

1. Architectural and Engineering Services, Inc. is a Georgia Limited Liability Corporation.
2. Architectural and Engineering Services, Inc. is a Georgia Limited Liability Corporation.
3. Architectural and Engineering Services, Inc. is a Georgia Limited Liability Corporation.



Design Professional: D. Tracy Ward, GA #12345
Issue Date: 11/14/2016

Date Description

1	11/14/2016	Rev. 1
2	11/14/2016	Rev. 2
3	11/14/2016	Rev. 3
4	11/14/2016	Rev. 4
5	11/14/2016	Rev. 5
6	11/14/2016	Rev. 6
7	11/14/2016	Rev. 7
8	11/14/2016	Rev. 8
9	11/14/2016	Rev. 9
10	11/14/2016	Rev. 10
11	11/14/2016	Rev. 11
12	11/14/2016	Rev. 12
13	11/14/2016	Rev. 13
14	11/14/2016	Rev. 14
15	11/14/2016	Rev. 15
16	11/14/2016	Rev. 16
17	11/14/2016	Rev. 17
18	11/14/2016	Rev. 18
19	11/14/2016	Rev. 19
20	11/14/2016	Rev. 20
21	11/14/2016	Rev. 21
22	11/14/2016	Rev. 22
23	11/14/2016	Rev. 23
24	11/14/2016	Rev. 24
25	11/14/2016	Rev. 25
26	11/14/2016	Rev. 26
27	11/14/2016	Rev. 27
28	11/14/2016	Rev. 28
29	11/14/2016	Rev. 29
30	11/14/2016	Rev. 30
31	11/14/2016	Rev. 31
32	11/14/2016	Rev. 32
33	11/14/2016	Rev. 33
34	11/14/2016	Rev. 34
35	11/14/2016	Rev. 35
36	11/14/2016	Rev. 36
37	11/14/2016	Rev. 37
38	11/14/2016	Rev. 38
39	11/14/2016	Rev. 39
40	11/14/2016	Rev. 40
41	11/14/2016	Rev. 41
42	11/14/2016	Rev. 42
43	11/14/2016	Rev. 43
44	11/14/2016	Rev. 44
45	11/14/2016	Rev. 45
46	11/14/2016	Rev. 46
47	11/14/2016	Rev. 47
48	11/14/2016	Rev. 48
49	11/14/2016	Rev. 49
50	11/14/2016	Rev. 50
51	11/14/2016	Rev. 51
52	11/14/2016	Rev. 52
53	11/14/2016	Rev. 53
54	11/14/2016	Rev. 54
55	11/14/2016	Rev. 55
56	11/14/2016	Rev. 56
57	11/14/2016	Rev. 57
58	11/14/2016	Rev. 58
59	11/14/2016	Rev. 59
60	11/14/2016	Rev. 60
61	11/14/2016	Rev. 61
62	11/14/2016	Rev. 62
63	11/14/2016	Rev. 63
64	11/14/2016	Rev. 64
65	11/14/2016	Rev. 65
66	11/14/2016	Rev. 66
67	11/14/2016	Rev. 67
68	11/14/2016	Rev. 68
69	11/14/2016	Rev. 69
70	11/14/2016	Rev. 70
71	11/14/2016	Rev. 71
72	11/14/2016	Rev. 72
73	11/14/2016	Rev. 73
74	11/14/2016	Rev. 74
75	11/14/2016	Rev. 75
76	11/14/2016	Rev. 76
77	11/14/2016	Rev. 77
78	11/14/2016	Rev. 78
79	11/14/2016	Rev. 79
80	11/14/2016	Rev. 80
81	11/14/2016	Rev. 81
82	11/14/2016	Rev. 82
83	11/14/2016	Rev. 83
84	11/14/2016	Rev. 84
85	11/14/2016	Rev. 85
86	11/14/2016	Rev. 86
87	11/14/2016	Rev. 87
88	11/14/2016	Rev. 88
89	11/14/2016	Rev. 89
90	11/14/2016	Rev. 90
91	11/14/2016	Rev. 91
92	11/14/2016	Rev. 92
93	11/14/2016	Rev. 93
94	11/14/2016	Rev. 94
95	11/14/2016	Rev. 95
96	11/14/2016	Rev. 96
97	11/14/2016	Rev. 97
98	11/14/2016	Rev. 98
99	11/14/2016	Rev. 99
100	11/14/2016	Rev. 100

Project Name: 33 South Main Street, Alpharetta, GA

Project Number: 15041



Drawn by: JF

Designed by: CTR

Checked by: CTR

West
Elevation

Sheet Number: A-2.3
Shell Permit

Only blade sign on building located on the east side on the south corner



North Elevation- Front corner at 45 degree



North Elevation- Front corner at 45 degree



North Elevation- Approaching corner from street



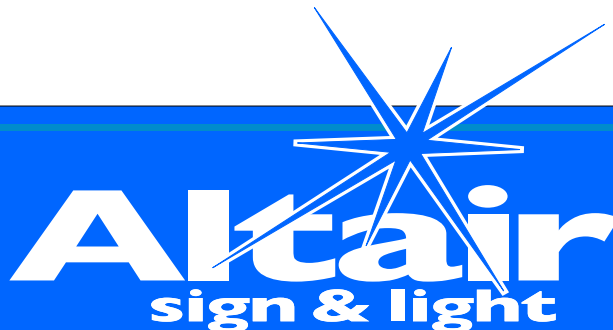
South Elevation



(2) DOUBLE SIDED 2.5" THICK HDU ROUTED AND PAINTED SIGN.
BLACK RAISED COPY AND BORDER AND WHITE BACKGROUND



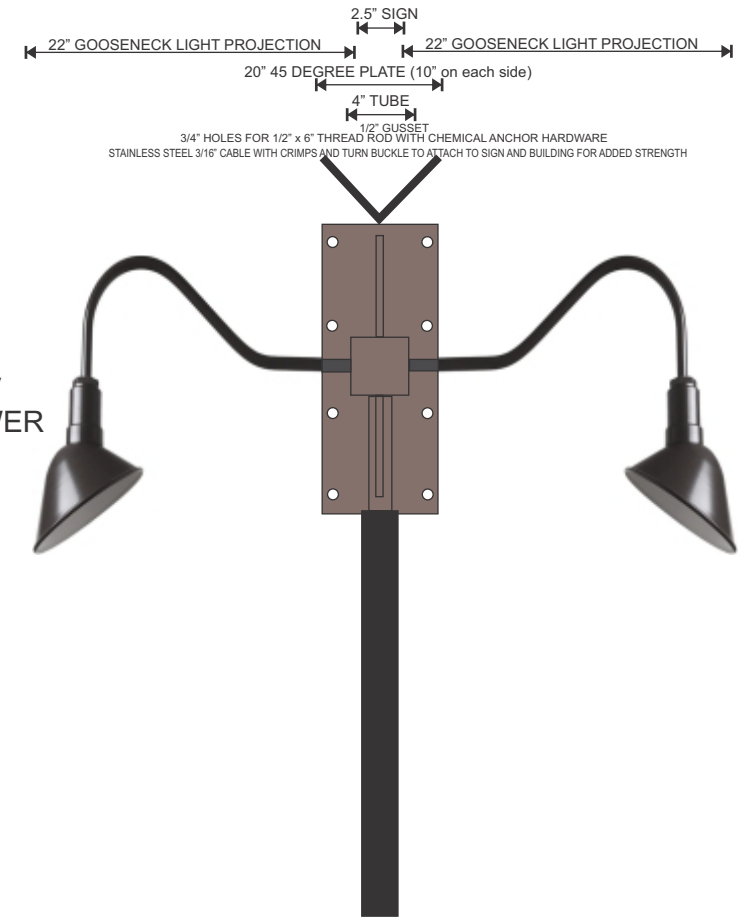
Sign 12 sq ft



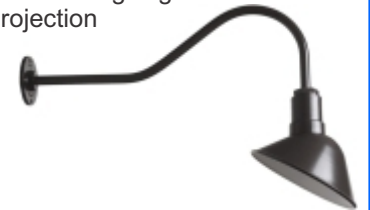
3008 Holly Springs Pkwy
Holly Springs, Ga 30115
770-889-1212

FILE NAME:	SALESMAN: LEWIS HOLLAND	
JOB NAME:	PHONE:	DATE:
CONTACT:	FAX:	SCALE:
LOCATION:	E-MAIL:	DRAWN BY:

(1) Double sided 2.5"x2'4"x5' HDU sign routed and painted black and white with a 45 degree corner 5'6" projection aluminum hanging bracket with 4 led gooseneck fixtures with 3500k white brightness of led lights. Hanging bracket and led fixtures to match Sw6069 French Roast.



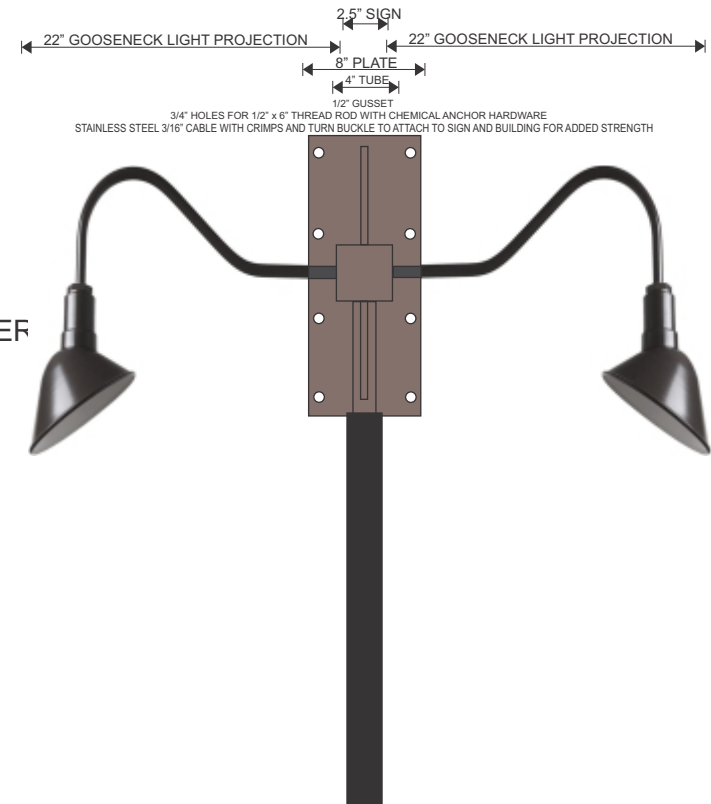
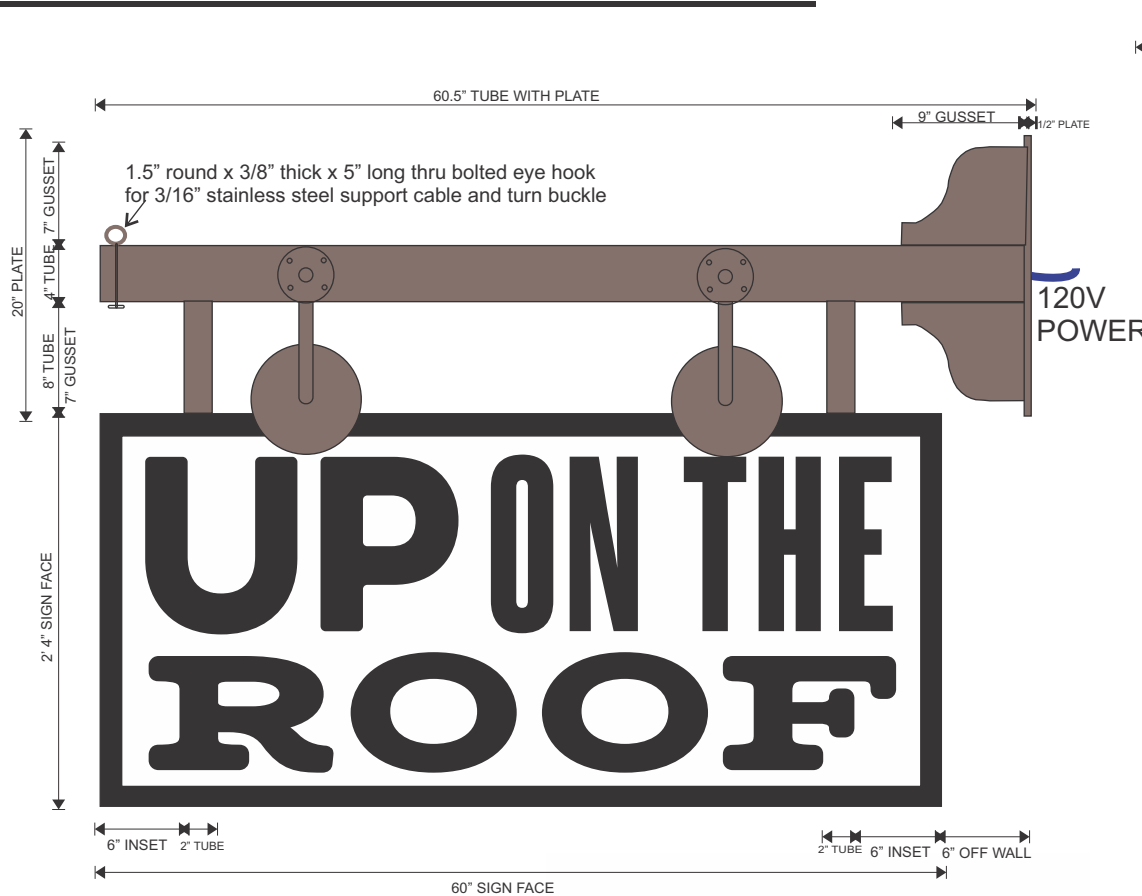
(4) LED SW 6069 french roast color gooseneck sign lights that shines back towards the sign with approx 22" projection and 10" shade. White 3500k led lights. Power to be provided by customer



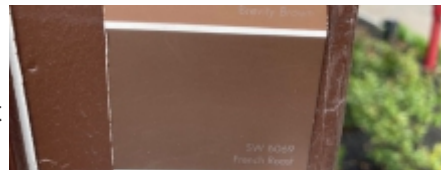
FILE NAME:	SALESMAN: LEWIS HOLLAND	
JOB NAME:	PHONE:	DATE:
CONTACT:	FAX:	SCALE:
LOCATION:	E-MAIL:	DRAWN BY:

South Elevation

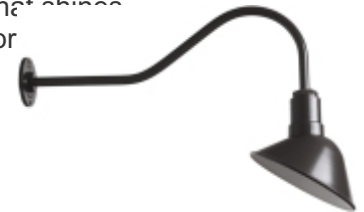
(1) Double sided 2.5"x2'4"x5' HDU sign routed and painted black and white with a 5'6" projection aluminum hanging bracket with 4 led gooseneck fixtures with 3500k white brightness of led lights. Hanging bracket and led fixtures to match Sw6069 French Roast.



Hanging bracket & lights to match SW 6069 French Roast



(4) LED bronze gooseneck sign lights that swing back towards the sign with approx 22" pr and 10" shade. White 3500k led lights. Power to be provided by customer

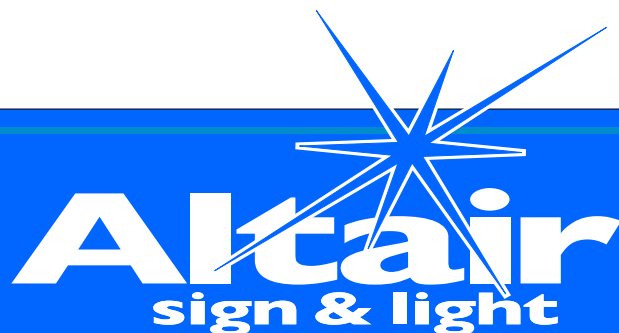
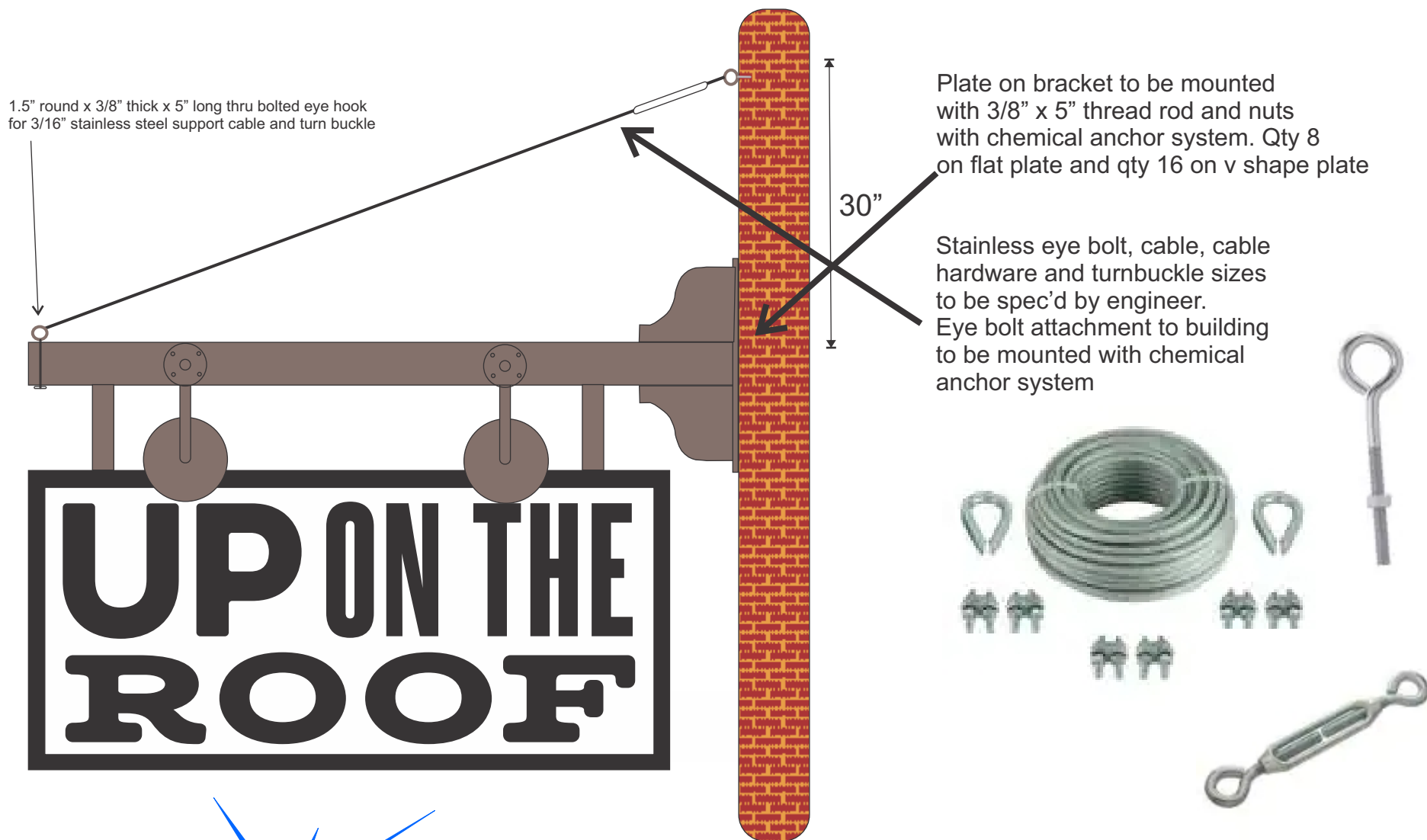


Altair
sign & light

3008 Holly Springs Pkwy
Holly Springs, Ga 30115
770-889-1212

FILE NAME:	SALESMAN: LEWIS HOLLAND	
JOB NAME:	PHONE:	DATE:
CONTACT:	FAX:	SCALE:
LOCATION:	E-MAIL:	DRAWN BY:

Stainless Steel Cable and Plate Mounting and Support Detail



3008 Holly Springs Pkwy
Holly Springs, Ga 30115
770-889-1212

FILE NAME:	SALESMAN: LEWIS HOLLAND	
JOB NAME:	PHONE:	DATE:
CONTACT:	FAX:	SCALE:
LOCATION:	E-MAIL:	DRAWN BY:



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: February 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 2021

December 17, 2021

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: Up On The Roof

Location Address: 33 S. Main St. Suite 500

Mailing Address: 33 S Main St Suite 500 Alpharetta, GA 30339

City: Alpharetta State: GA Zip Code: 30339

Contact For All Notifications: Lewis Holland - Altair Sign & Light, Inc.

Contact Telephone: 770 - 889 - 1212 Mobile Telephone: 404 - 597 - 0275

Fax: 770 - 889 - 1213 Email: LHolland@altairsign.com & wilsono@eatupdrinkup.net

Contact's Relation To Business: Sign Contractor

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 \$475.00

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: Angie Bendiks

Physical Address: 33 South Main, Alpharetta GA 30009

Mailing Address: 11650 Alpharetta Hwy

City: Roswell State: GA Zip Code: 30076

Owner Telephone: 770 - 365 - 3867 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): Angie Bendiks Date: 5/26/21

Owner Signature: 

Property Information:

Address (If Assigned) : 33 S Main Street, Suite 500, Alpharetta, GA 30009

Tax ID or Map Reference Number: 81-116769 Parcel ID: 22-4823-1269-0567

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

Existing Zoning of Property: Mixed Occupan Existing Uses of Property: Mixed Occupancy

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: 5-3-21

Print Form



NELSON

Kimley»Horn

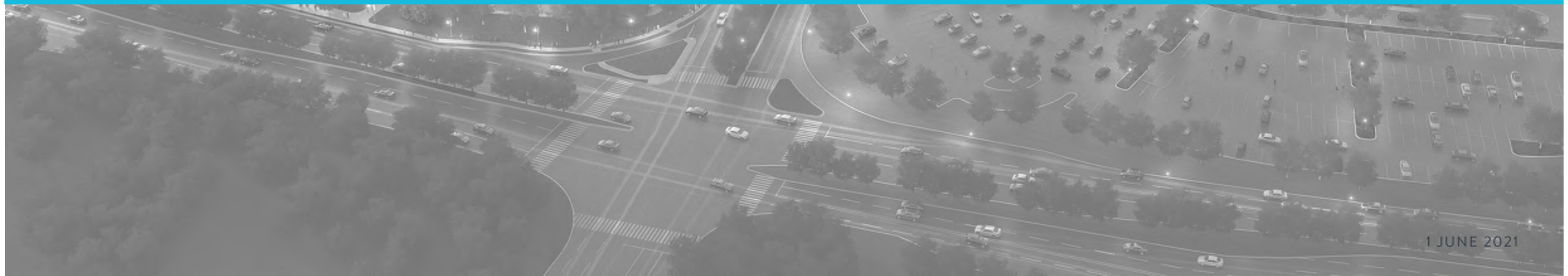
SITE
solutions

LORENC+YOO DESIGN

WINDWARD

LAKEVIEW PARK MASTER PLAN

ALPHARETTA | GA



1 JUNE 2021

COVER

A0.0 - Table of Contents

CIVIL

C0.0 - Site Boundary w/ Legal Description

C1.0 - Overall Site Plan

C1.a - Detailed Site Plan (View 1 of 4)

C1.b - Detailed Site Plan (View 2 of 4)

C1.c - Detailed Site Plan (View 3 of 4)

C1.d - Detailed Site Plan (View 4 of 4)

C2.0 - Overall Grading Plan

C2.a - Detailed Grading Plan (View 1 of 4)

C2.b - Detailed Grading Plan (View 2 of 4)

C2.c - Detailed Grading Plan (View 3 of 4)

C2.d - Detailed Grading Plan (View 4 of 4)

LANDSCAPE

L1.0 - Overall Site Plan

L1.1 - Hardscape Plan

L1.2 - Hardscape Plan

L1.3 - Hardscape Plan

L1.4 - Hardscape Plan

L1.5 - Hardscape Plan

L1.6 - Hardscape Plan

L1.7 - Amphitheater

L1.8 - Pocket Park

L1.9 - Central Green

L1.10 - Concept Imagery

L1.11 - Site Furnishings

L1.12 - Materials

L2.0 - Overall Landscape Plan

L2.1 - Landscape Plan

L2.2 - Landscape Plan

L2.3 - Landscape Plan

L2.4 - Landscape Plan

L2.5 - Landscape Plan

LIGHTING

LT01 - Overall hierarchy plan

LT02 - Vehicular zones - concept sheet

LT03 - Pedestrian pathways - lighting concept

LT04 - Vehicular/pedestrian - layout sheet - NE quadrant

LT05 - Vehicular/pedestrian - layout sheet - SE quadrant

LT06 - Vehicular/pedestrian - layout sheet - SW quadrant

LT07 - Amphitheater - lighting concepts

LT08 - Amphitheater - lighting concepts

LT09 - Amphitheater - lighting layouts

LT10 - Pocket park - lighting concepts

LT11 - Pocket park - lighting layouts

LT12 - Central plaza - lighting concepts

LT13 - Central plaza - lighting concepts

LT14 - Central plaza - lighting layouts

LT15 - Photometrics - summary

LT16 - Photometrics - area 1

LT17 - Photometrics - area 2

LT18 - Photometrics - area 3

LT19 - Photometrics - area 4

LT20 - Photometrics - area 5

LT21 - Photometrics - area 6

LT22 - Photometrics - area 7

LT23 - Photometrics - area 8

LT24 - Photometrics - area 9

LT25 - Photometrics - area 10

LT26 - Photometrics - area 11

LT27 - Fixture cut sheets - type A1, A2, B (fixture)

LT28 - Fixture cut sheets - type A1, A2 (pole)

LT29 - Fixture cut sheets - type B (pole)

LT30 - Fixture cut sheets - type C

LT31 - Fixture cut sheets - type D & E1

LT32 - Fixture cut sheets - type E2 & E3

LT33 - Fixture cut sheets - type F

LT34 - Fixture cut sheets - type G & H

LT35 - Fixture cut sheets - type J

LT36 - Fixture cut sheets - type K

LT37 - Fixture cut sheets - type M

LT38 - Fixture cut sheets - type N

LT39 - Fixture cut sheets - type P

LT40 - Fixture cut sheets - type Q

LT41 - Fixture cut sheets - type R

LT42 - Fixture cut sheets - type S & T

LT43 - Fixture cut sheets - type U

LT44 - Fixture cut sheets - type V

LIGHTING

LT45 - Fixture cut sheets - type W

LT46 - Fixture cut sheets - type X

SIGNAGE & ARTWORK

S.1.0 - PRIMARY IDENTITY SITE PLAN

S.1.1 - ST 1A MONUMENT ID - CORNER of HAYNES BRIDGE RD & LAKEVIEW PKWY

S.1.2 - ST 1A MONUMENT ID - CORNER of HAYNES BRIDGE RD & LAKEVIEW PKWY

S.2.0 - ST 2A PLAN/PERSPECTIVE ROTARY ID - LAKEVIEW PKWY ROTARY

S.2.1 - ST 2A PLAN/PERSPECTIVE ROTARY ID - LEFT SIDE

S.2.2 - ST 2A ROTARY ID LEFT SIDE ELEVATIONS

S.2.3 - ST 2A PLAN/PERSPECTIVE ROTARY IDENTITY - RIGHT SIDE

S.2.4 - ST 2A ROTARY ID RIGHT SIDE ELEVATIONS

S.2.5 - ST 2A & 3A ROTARY ID - STONE WORK DETAILS

S.2.6 - ST 2A & 3A ROTARY ID - STONE WORK DETAILS

S.2.7 - ST 2A & 3A ROTARY ID - LANTERN DETAILS

S.2.8 - ST 2A & 3A ROTARY ID - GREEN WALL FRAME DETAIL SECTION

S.2.9 - ST 2A & 3A - MATERIAL DETAILS - LIMESTONE Vanderbilt Classic Silver Buff

S.3.0 - ST 3A SECONDARY ENTRANCE ID - LOCATION REFERENCE PLAN

S.3.1 - ST 3A SECONDARY ENTRANCE ID

S.3.2 - ST 3A SECONDARY ENTRANCE ID

S.4.0 - SITE SCULPTURE LOCATION PLAN

MULTI-FAMILY

A1.0 - OVERALL ELEVATIONS - MULTI-FAMILY

A1.1 - PARTIAL NORTH ELEVATION - MULTI-FAMILY

A1.2 - PARTIAL NORTH ELEVATION - MULTI-FAMILY

A1.3 - PARTIAL NORTH ELEVATION - MULTI-FAMILY

A1.4 - PARTIAL WEST ELEVATION - MULTI-FAMILY

A1.5 - PARTIAL WEST ELEVATION - MULTI-FAMILY

A1.6 - NORTH LIGHTING ELEVATION & FIXTURE TYPES - MULTI-FAMILY

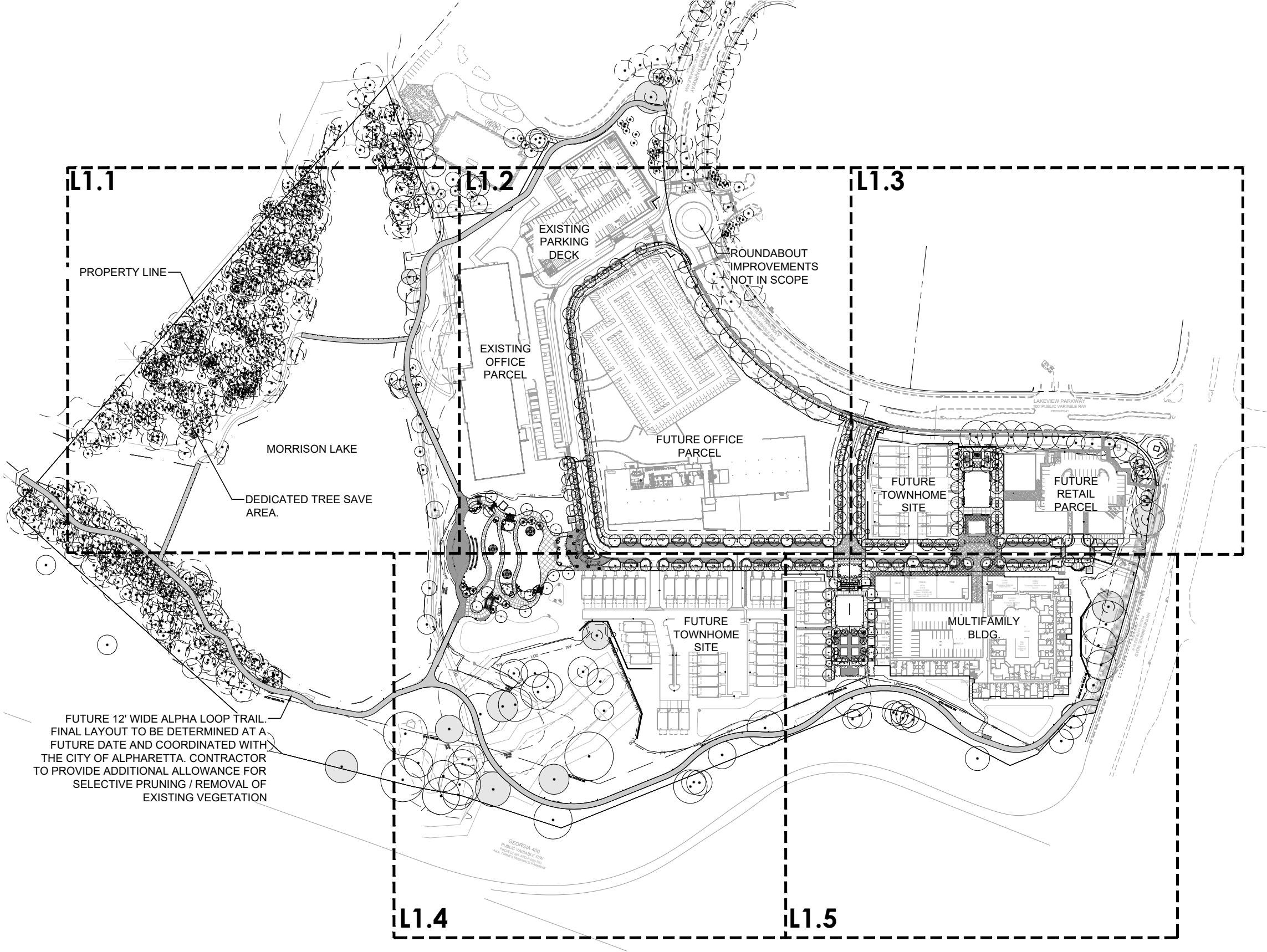
A2.0 - SITE LINE STUDIES - MULTI-FAMILY

A3.1 - 3D VIEWS - MULTI-FAMILY

A3.2- 3D VIEWS - MULTI-FAMILY

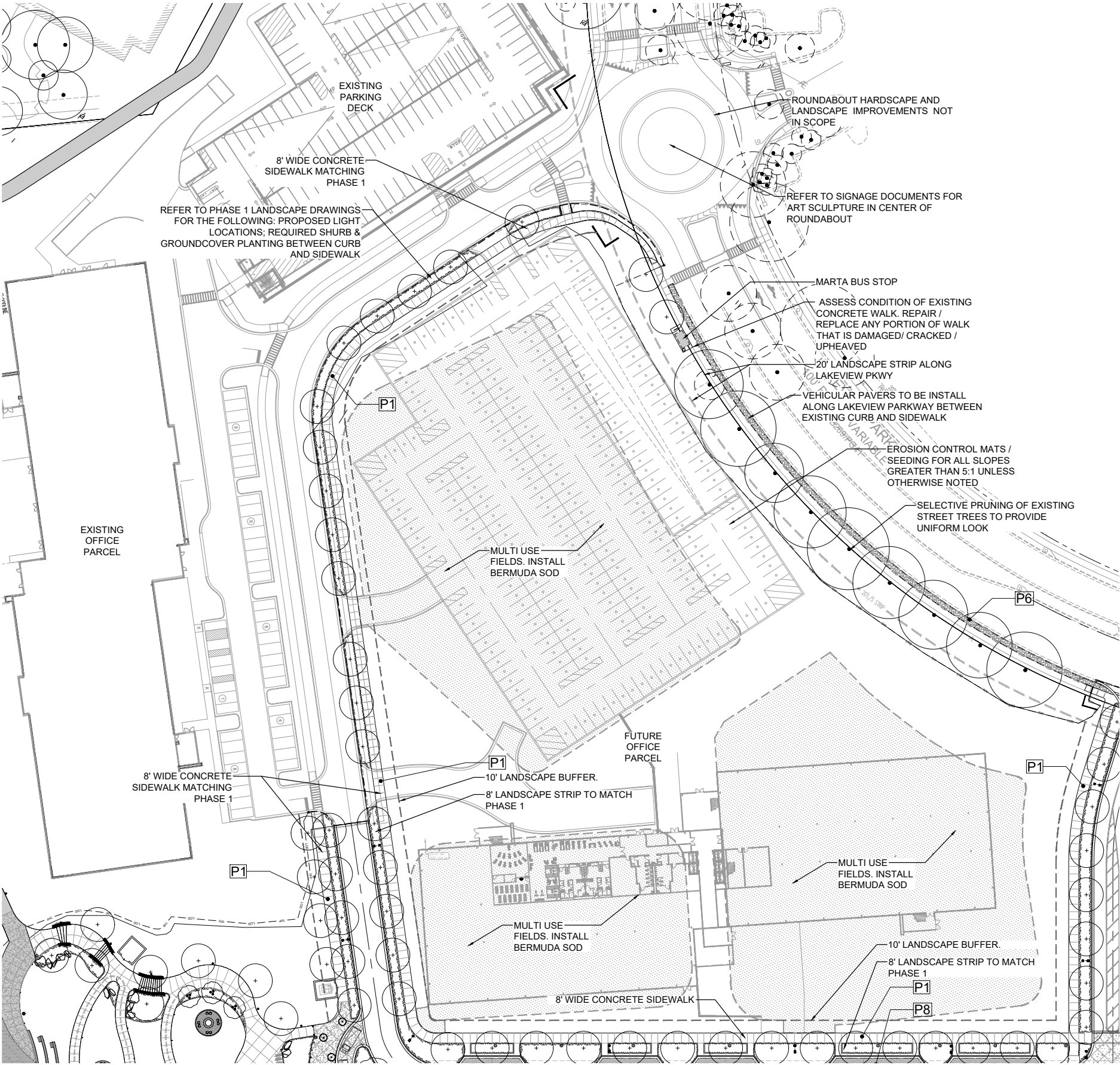
A3.3 - 3D VIEWS - MULTI-FAMILY

A4.0 - ROOF PLAN - MULTI-FAMILY



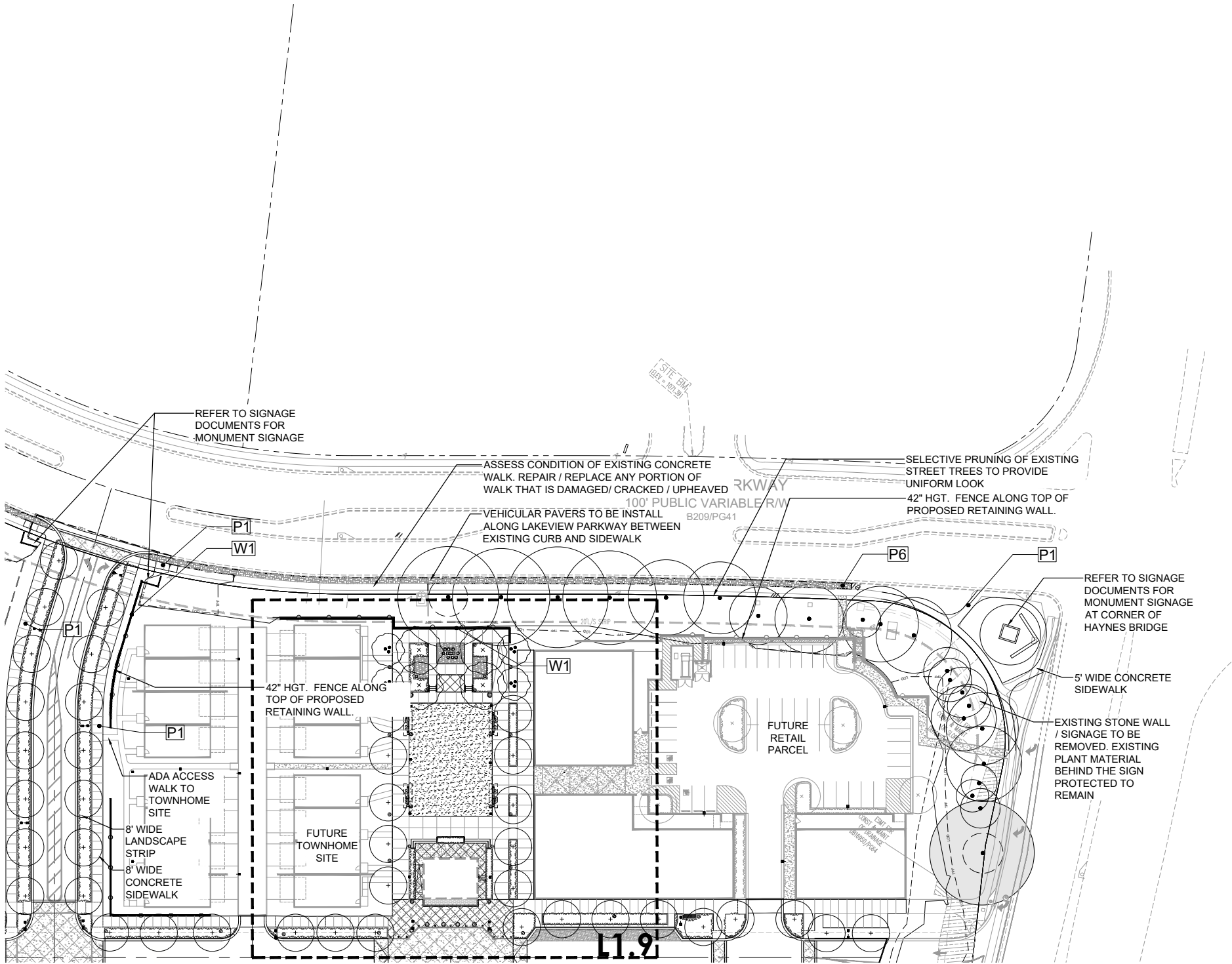


LEGEND	
SYMBOL	DESCRIPTION
PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM	
P1	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P3	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P4	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P5	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
P6	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
P7	SEAT WALL - BASE: CONC. SEAT WALL WITH BRICK FINISH ALTERNATE: SEAT WALL W/ BRICK VENEER AND STONE TOP
P8	GUARD RAILING / FENCE TOP OF RETAINING WALLS
P9	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
P10	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
P11	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY. EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
P12	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-4200; FINISH T-Q; COLOR: TBD
P13	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-3600; FINISH T-Q; COLOR: TBD
P14	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-3000; FINISH T-Q; COLOR: TBD .
P15	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK; ZENA COLLECTION - ZCS-4818; FINISH T-Q; COLOR: TBD .
P16	TRASH & RECYCLING RECEPTACLE - SC-242 BY VICTOR STANLEY. COLOR: BLACK
P17	EXISTING TREES TO REMAIN
P18	PROPOSED CANOPY TREE: 6" CALIPER MIN.
P19	PROPOSED SPECIMEN TREE: 12" CALIPER MIN.
P20	PEDESTRIAN POLE LIGHT
P21	STREET LIGHT
P22	BOLLARD LIGHT
P23	ELECTRICAL OUTLET
FURNITURE/PLANTINGS BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ. BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY. EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL POT 'A' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-4200; FINISH T-Q; COLOR: TBD POT 'B' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-3600; FINISH T-Q; COLOR: TBD POT 'C' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-3000; FINISH T-Q; COLOR: TBD . POT 'D' - MANUFACTURER: TOURNESOL SITEWORK; ZENA COLLECTION - ZCS-4818; FINISH T-Q; COLOR: TBD . TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY EXISTING TREES TO REMAIN PROPOSED CANOPY TREE PROPOSED SPECIMEN TREE	
LIGHTING PEDESTRIAN POLE LIGHT STREET LIGHT BOLLARD LIGHT ELECTRICAL OUTLET	

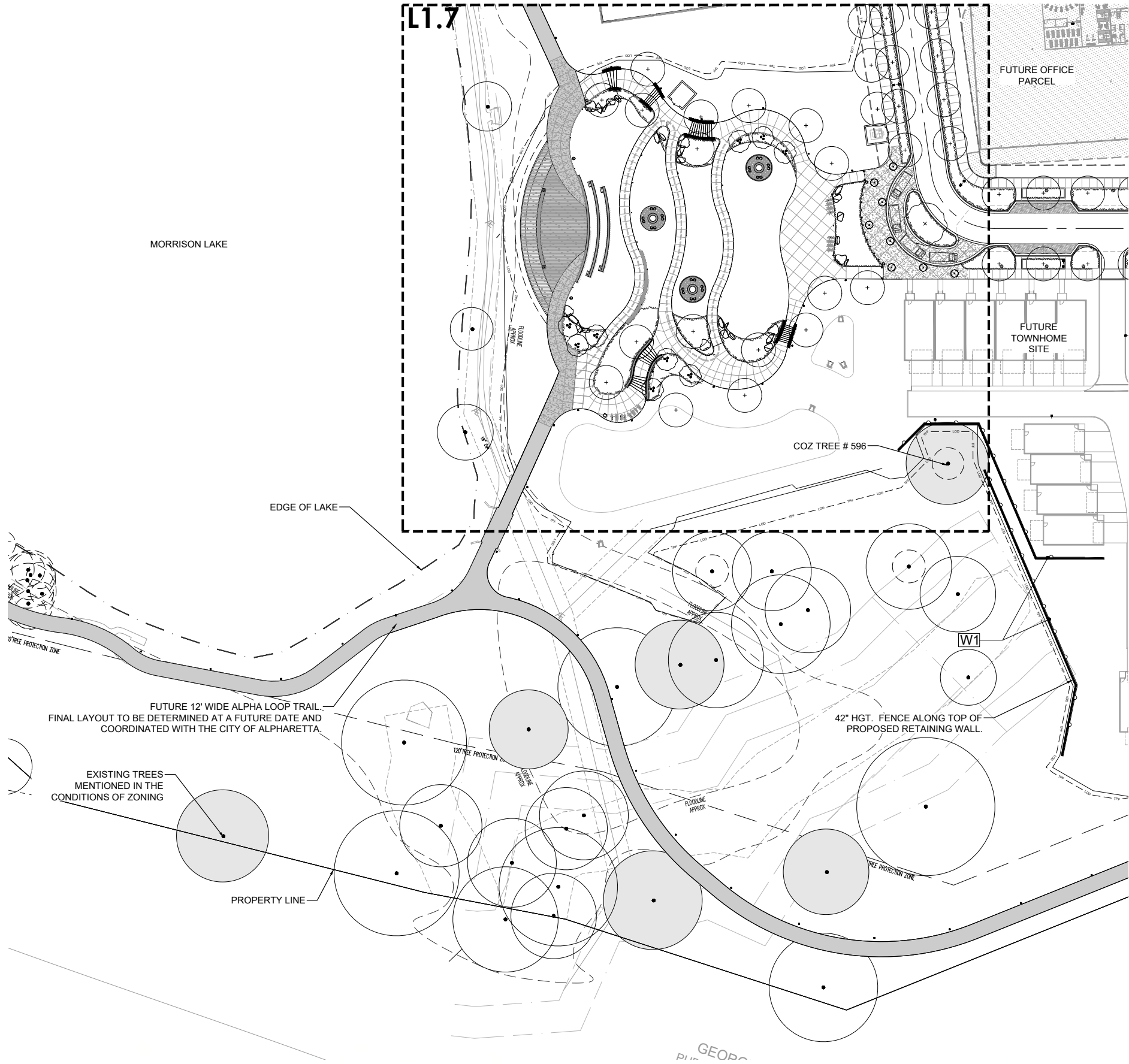


HARDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
P1	PLAIN GREY CONCRETE: 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVER: ECO-CITY STONE PAVER BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET

HARDSCAPE PLAN	
SITE solutions	
SYMBOL	
P1	PLAIN GR... Pedestrian Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVER: ECO-CITY STONE PAVER BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MELIA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD .
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD.
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET

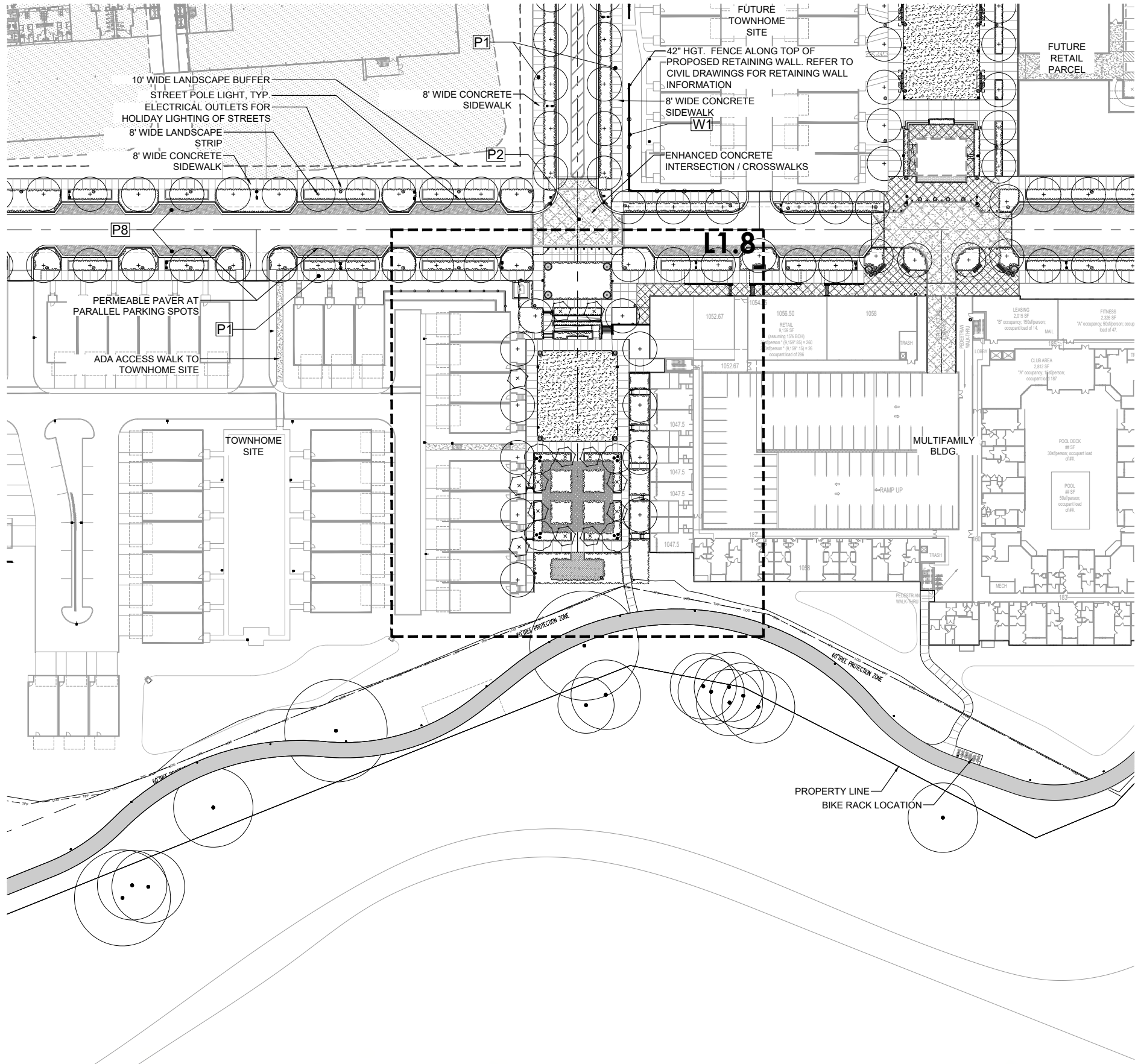


HARDSCAPE PLAN

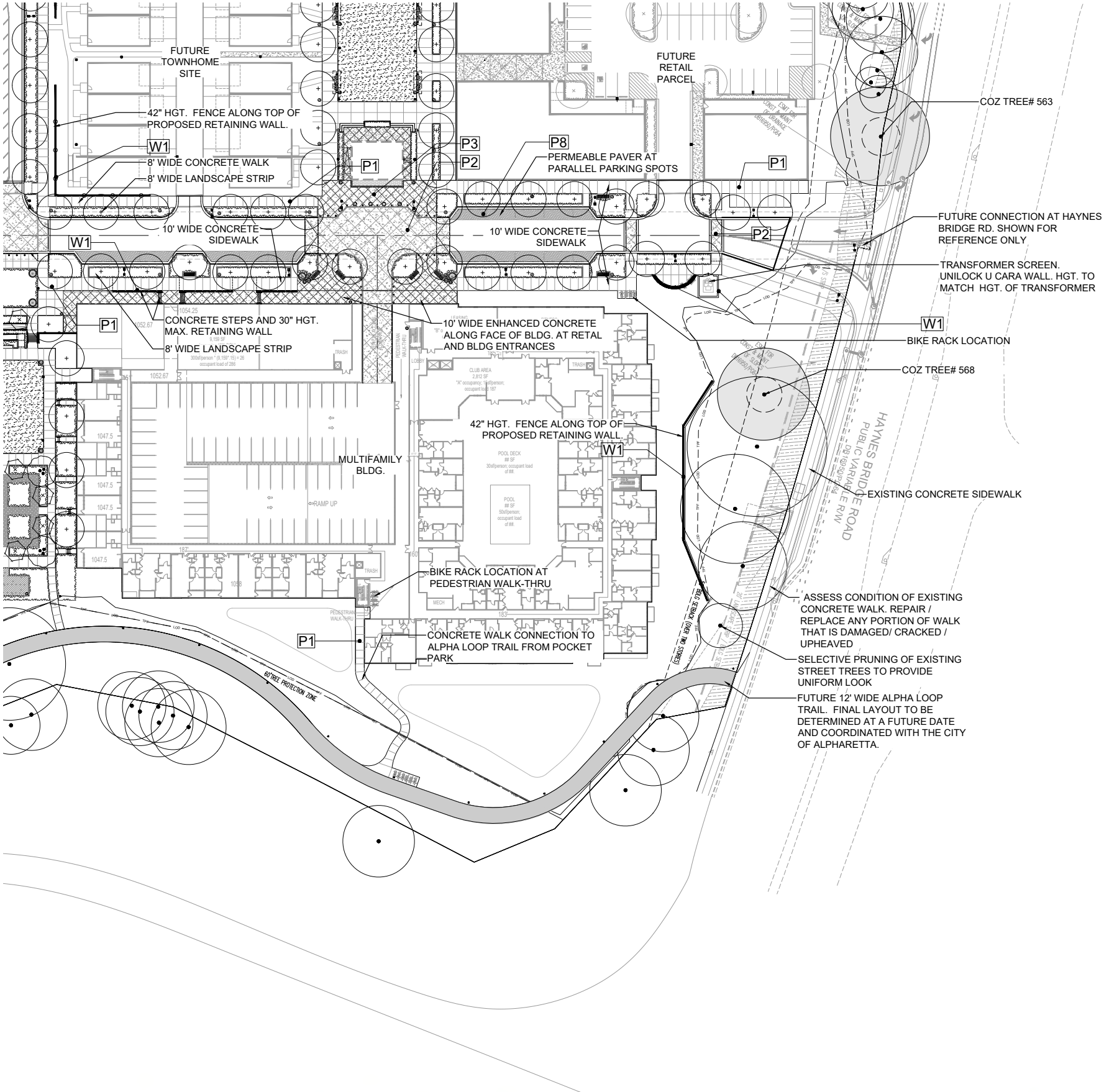


HARDSCAPE PLAN	
SYMBOL	
P1	PLAIN GREY CONCRETE: 4" Exposed Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR PERMEABLE PAVEMENT: 4" Exposed Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVEMENT: HOLLAND STONE PAVEMENT BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVEMENT: ECO-CITY STONE PAVEMENT BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET

HARDSCAPE PLAN



HARDSCAPE PLAN	
SYMBOL	
P1	PLAIN GRABER Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR PERMEABLE PAVEMENT: Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVEMENT: HOLLAND STONE PAVEMENT BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRACEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVEMENT: ECO-CITY STONE PAVEMENT BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET



HARDSCAPE LEGEND	
SYMBOL	
P1	PLAIN GREY CONCRETE: 100% Portland Cement, 100% Granite Aggregate, Broom Finish, 3000 PSI, WWM
P2	VEHICULAR PERMEABLE PAVEMENT: 100% Sand, 100% Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVEMENT: HOLLAND STONE PAVEMENT BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRACEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVEMENT: ECO-CITY STONE PAVEMENT BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK; DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK; ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET



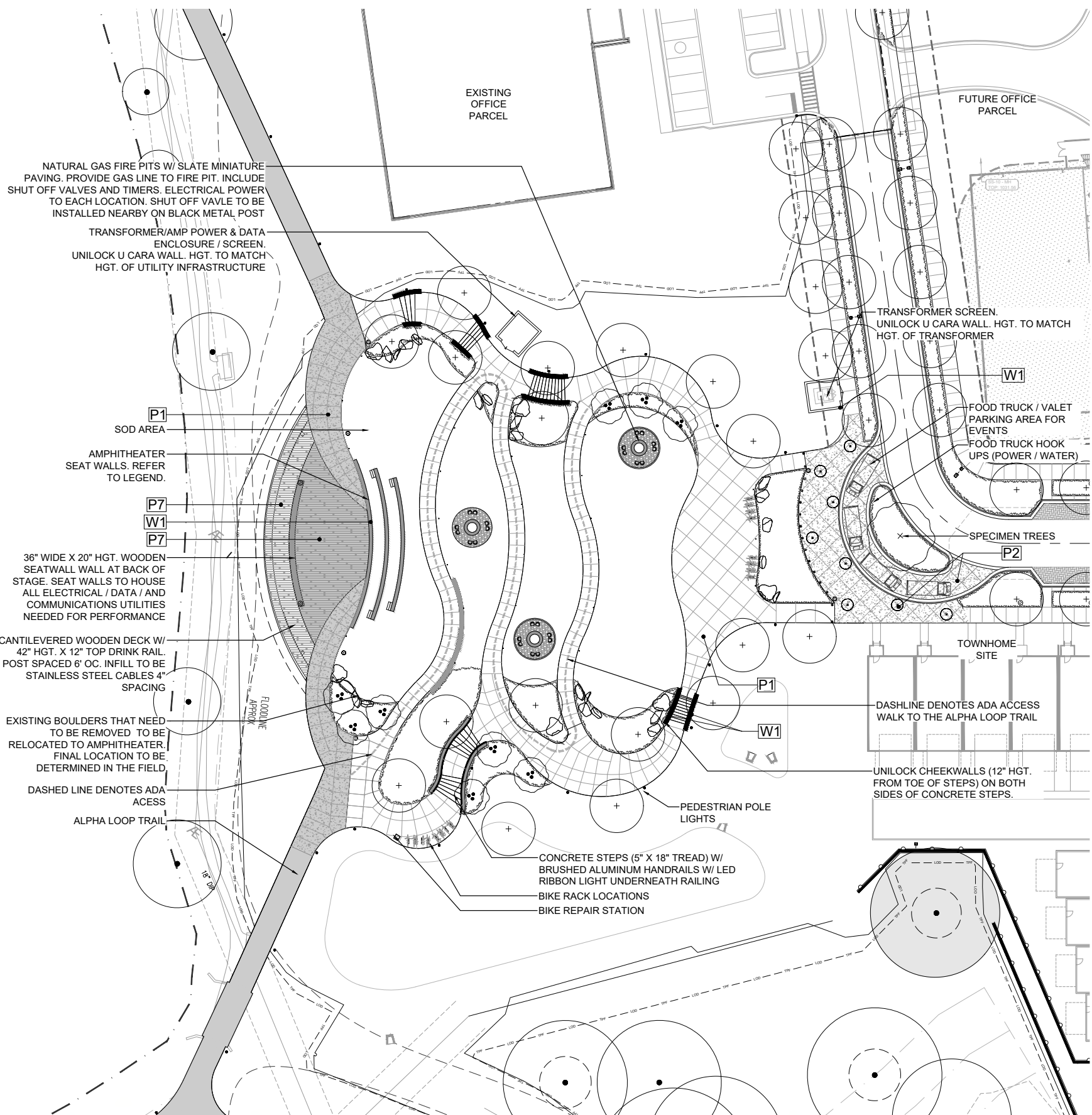
STAGE SEAT WALL EXAMPLE



DRINK RAIL EXAMPLE



AMPHITHEATER EXAMPLE



HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
P1	PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRACEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVER: ECO-CITY STONE PAVER BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MELIA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD .
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD .
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET

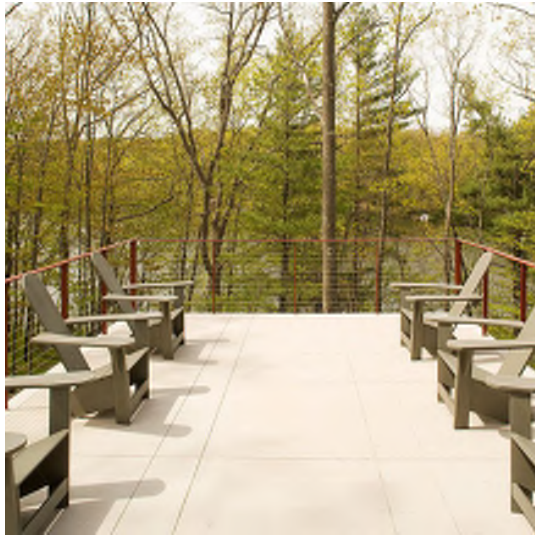




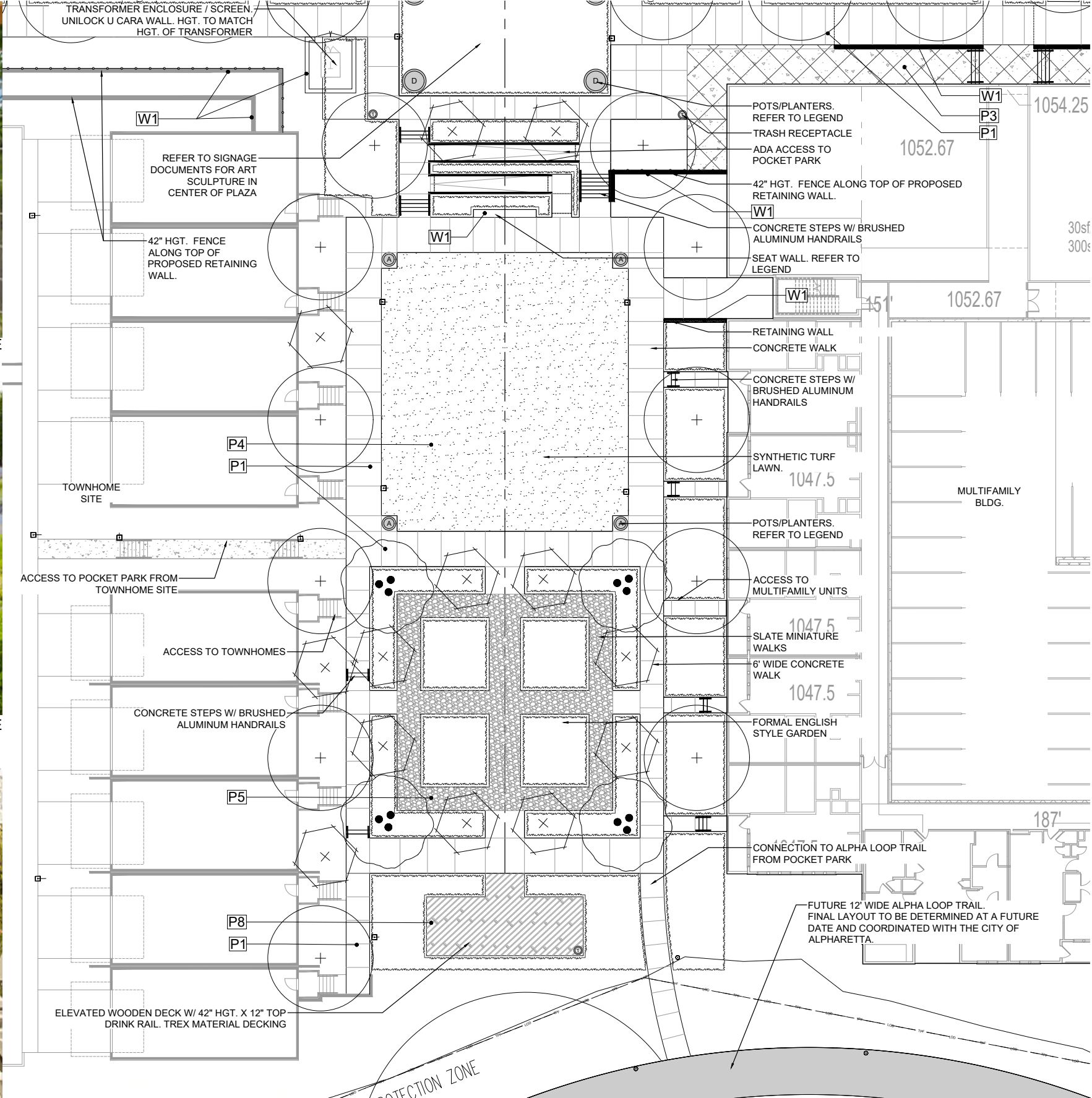
DECK RAILING EXAMPLE



FORMAL GARDEN EXAMPLE



WOODEN DECK EXAMPLE



HARDSCAPE LEGEND	
SYMBOL	PAVING DESCRIPTION
P1	PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVER: ECO-CITY STONE PAVER BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET



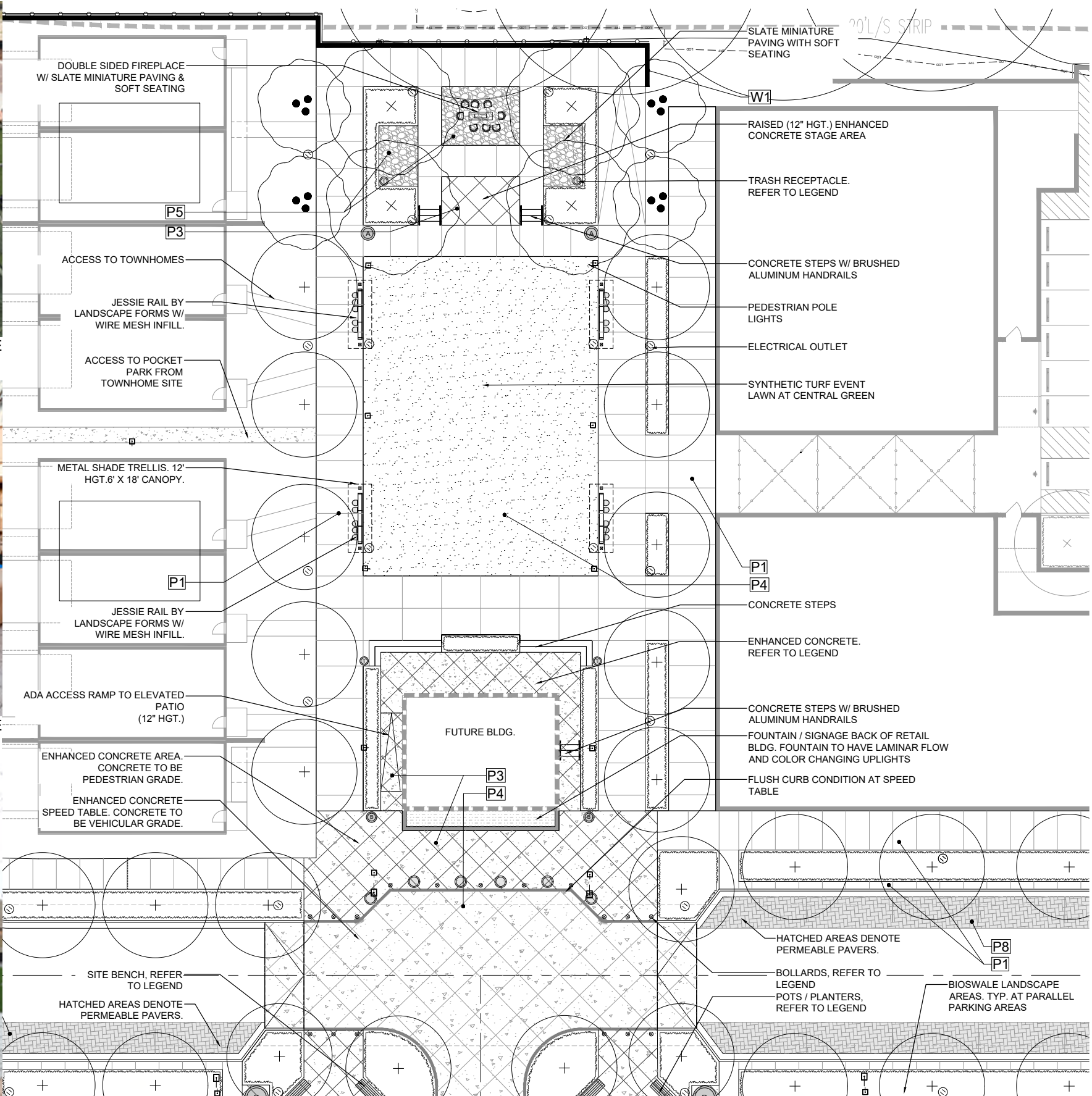
EVENT LAWN EXAMPLE



FOUNTAIN EXAMPLE



METAL TRELLIS EXAMPLE



HARDSCAPE LEGEND	
SYMBOL	PAVING DESCRIPTION
P1	PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRACEND DECKING COLOR: SPICED RUM
P8	VEHICULAR PERMEABLE PAVER: ECO-CITY STONE PAVER BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD
FURNITURE/PLANTINGS	
	BENCH: MMCITE; MIELA PARK BENCH OR APPROVED EQ.
	BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
	BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY, EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
	POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200; FINISH T-0; COLOR: TBD
	POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
	POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD
	POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD
	TRASH & RECYCLING RECEPTACLE - SAGE BY VICTOR STANLEY. COLOR: GREY
	EXISTING TREES TO REMAIN
	PROPOSED CANOPY TREE
	PROPOSED SPECIMEN TREE
LIGHTING	
	PEDESTRIAN POLE LIGHT
	STREET LIGHT
	BOLLARD LIGHT
	ELECTRICAL OUTLET





EVENT LAWN



BIKE RACK



CANTILEVER BOARDWALK



WOODEN DECK



AMPHITHEATER



FORMAL GARDEN

FURNISHINGS



BENCH
MMCite Miela Park Bench



BIKE RACK
Forms & Surfaces Bike Garden Bike Rack



BOLLARD
Reliance Foundry Stainless Steel - R8402



Trash Receptacle
Victor Stanley Sage Trash Receptacle



PLANTER A
QCP Cozumel 33" x 37" Color: Bungalow



PLANTER B
QCP Cozumel 24" x 27" Color: Charcoal



PLANTER C
QCP Nevis 23" x 30" Color: Charcoal



PLANTER D
QCP California Round 18" x 48" Color: Charcoal

HARDSCAPE LEGEND	
PAVING	
SYMBOL	DESCRIPTION
	PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab, 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab, Topcast #03 Acid Wash Finish, 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
	SYNTHETIC TURF: Fusion Elite by Forever Lawn
	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - GREY GRANITE PATTERN - RUNNING BOND
	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
	VEHICULAR PERMEABLE PAVER: ECO-CITY STONE PAVER BY KEYSTONE: COLOR - CHARCOAL PATTERN - HERRINGBONE
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD

PAVING / FLATWORK



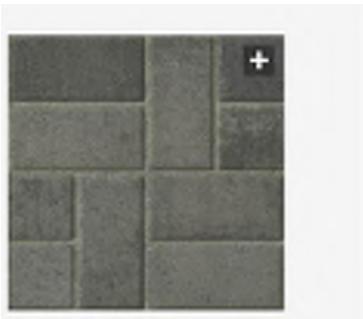
P2 & P3
Exposed Aggregate Concrete



P4
Synthetic Turf by Forever Lawn



P5
Slate Miniatures



P6
Vehicular Paver By Belgard



P7
Wooden Deck by Trex

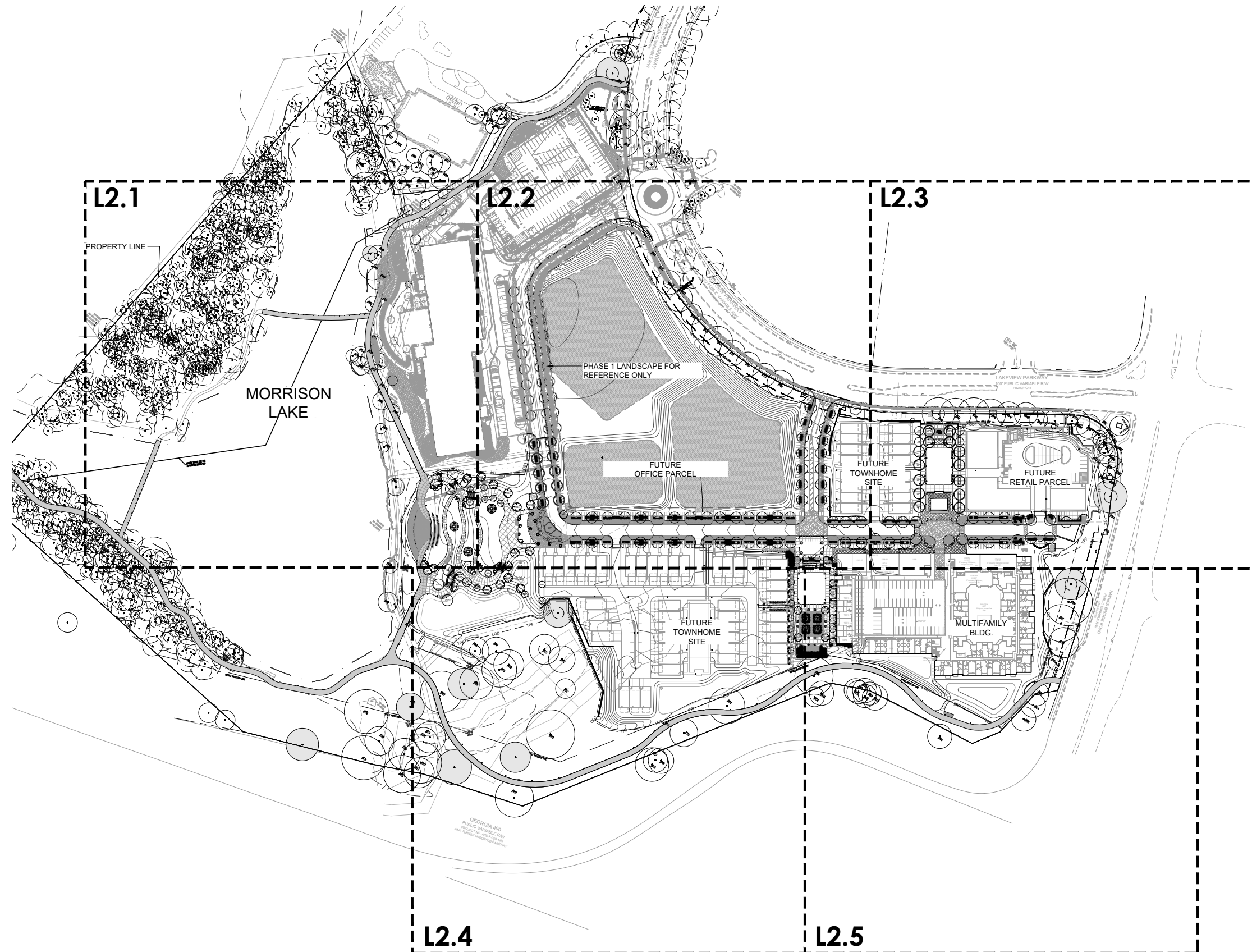


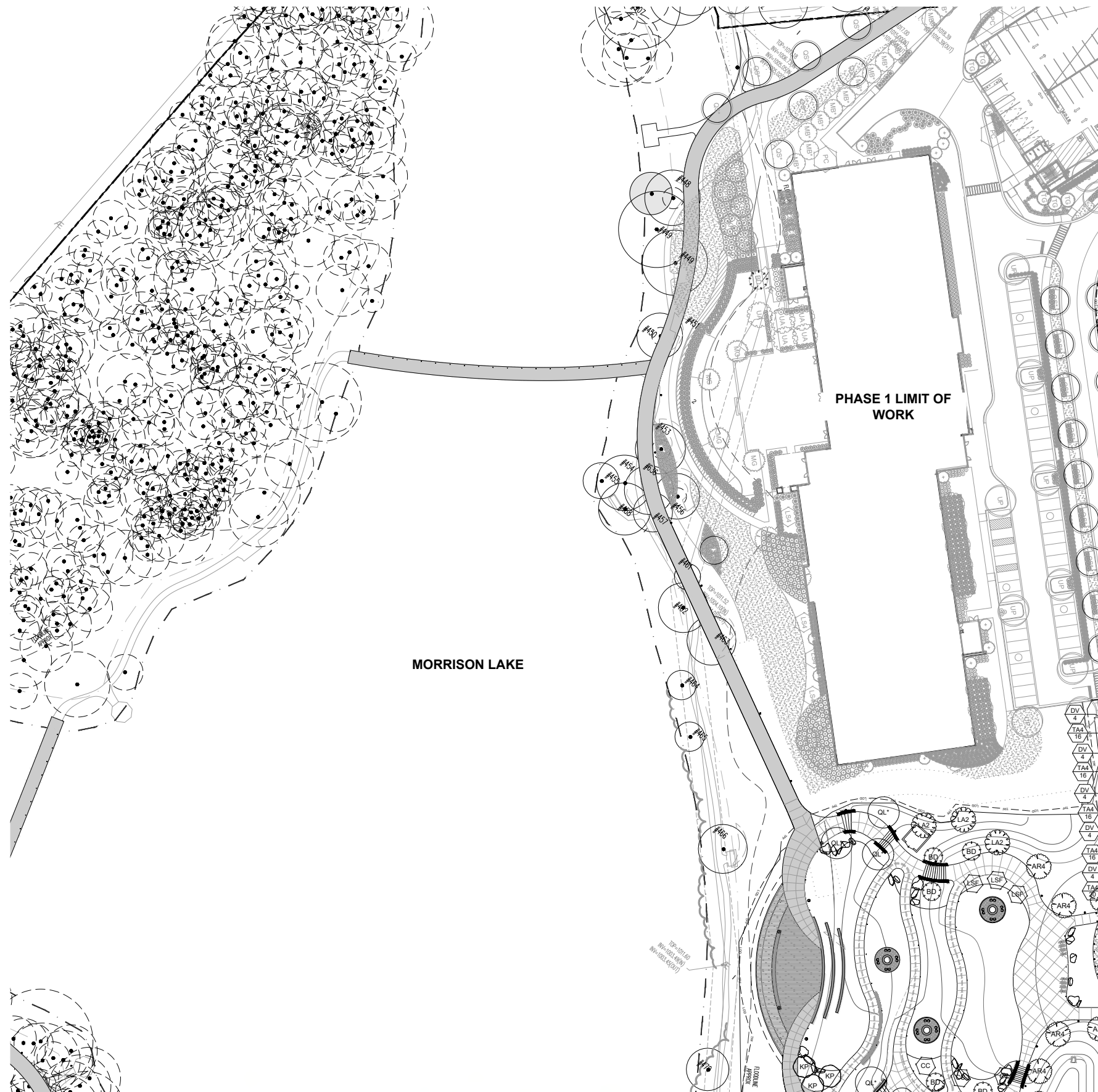
P8
Permeable Vehicular Pavers by Keystone

WALLS



W1
Seat Walls & Retaining Walls by UniLock





LANDSCAPE PLAN



Willow Oak



Exclamation Sycamore



Overcup Oak



Dawn Redwood



River Birch



Southern Magnolia



Titan Arborvitae



Saucer Magnolia



Chinese Fringe Tree



Shumard Red Oak



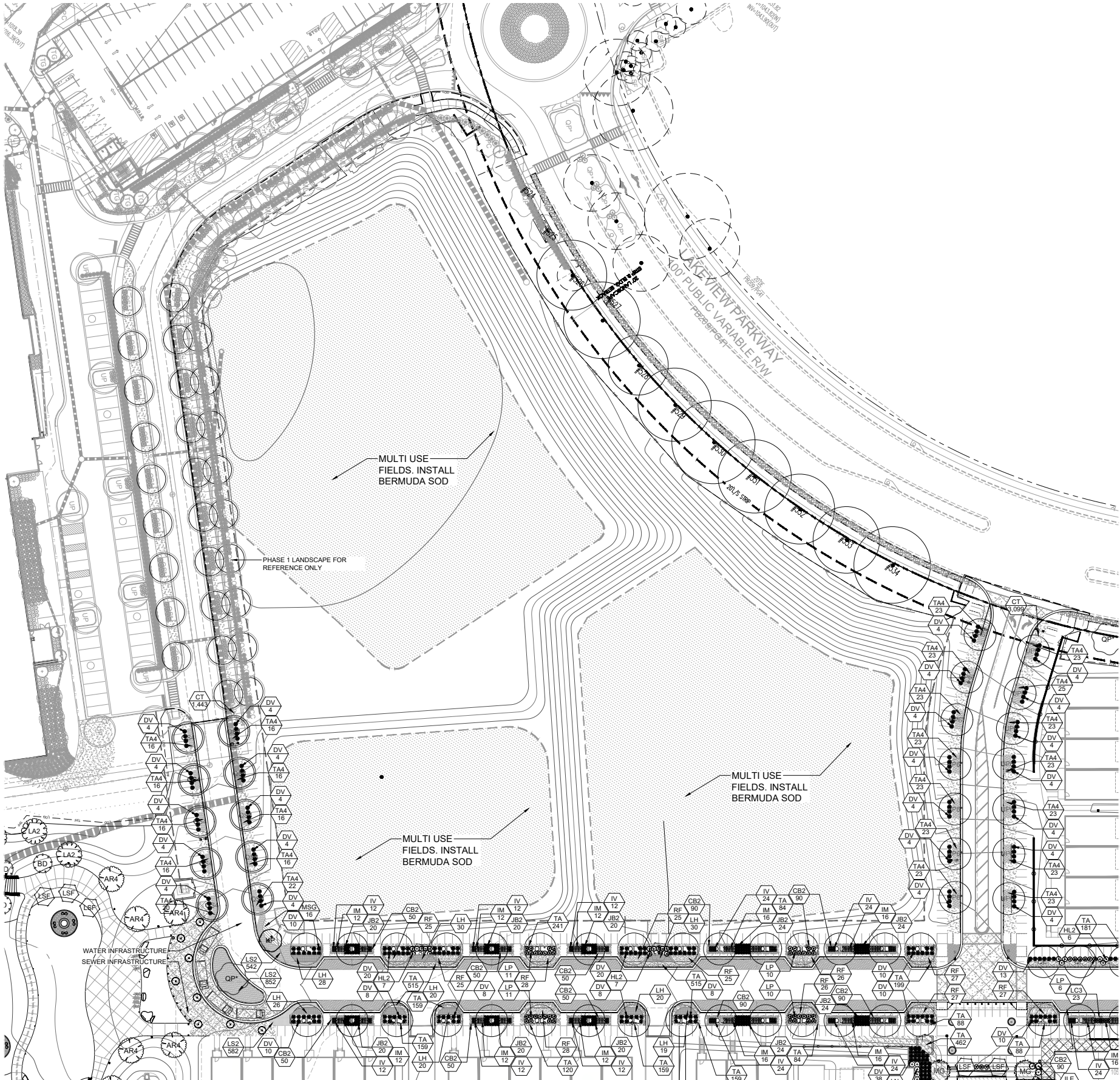
Princeton Elm



European Hornbeam

TREES

LANDSCAPE PLAN



Encore Azalea



Knockout Rose



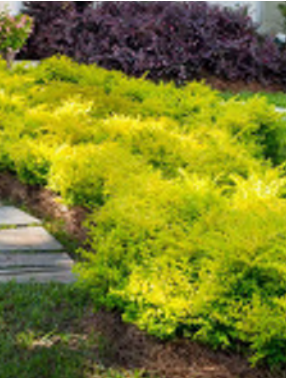
Emerald Heights Distylium



Henry Garnett Itea



Distylium Linebacker



Sunshine Ligustrum



Little Lime Hydrangea



Endless Summer Hydrangea



Needlepoint Holly



Southern Shield Fern



Mine-No-Yuki Camellia



Steeds Holly

SHRUBS

LANDSCAPE PLAN



White Muhly Grass



Asiatic Jasmine



Spanish Lavendar



Super Blue Liriope



Blue Arrow Juncus



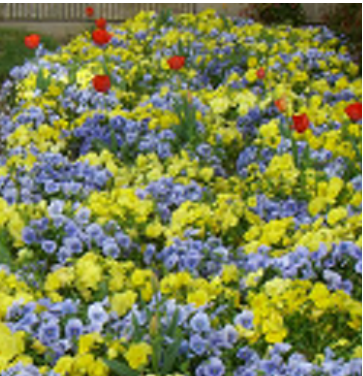
Bristly Cattle Sedge



Super Blue Liriope



Cardinal Flower

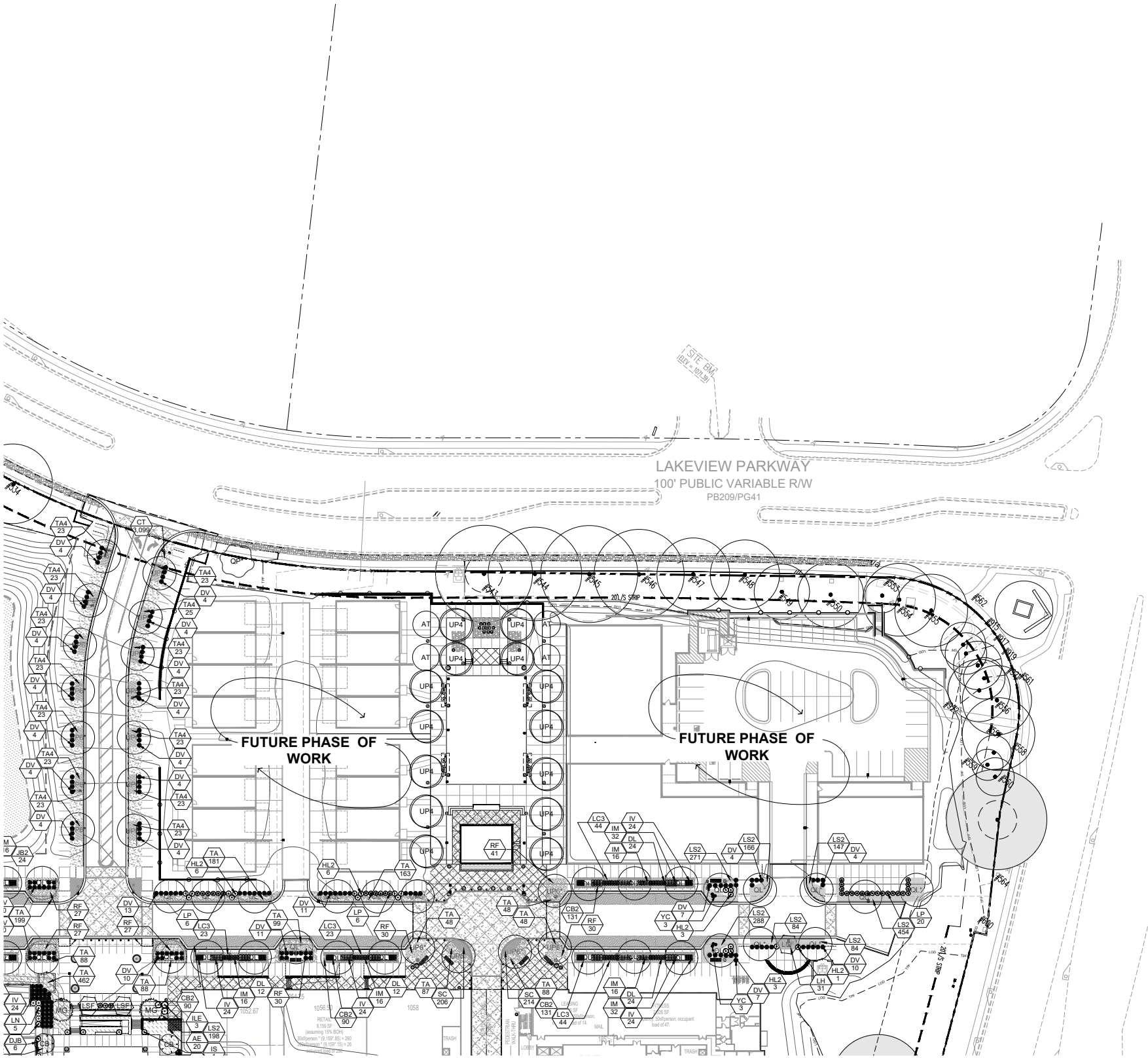


Seasonal Color

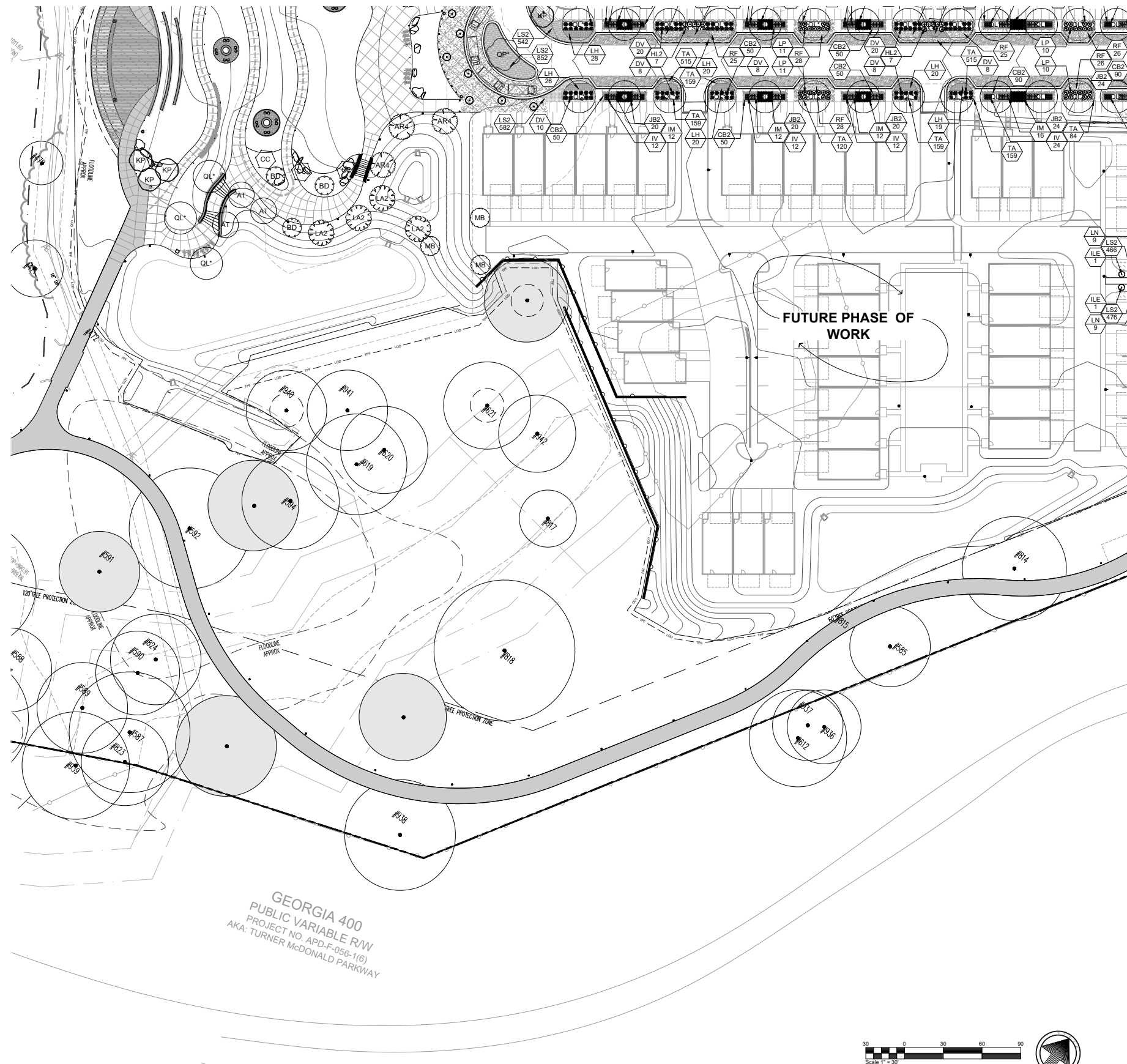


Needlepoint Holly

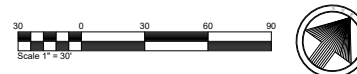
GROUNDCOVERS / GRASSES

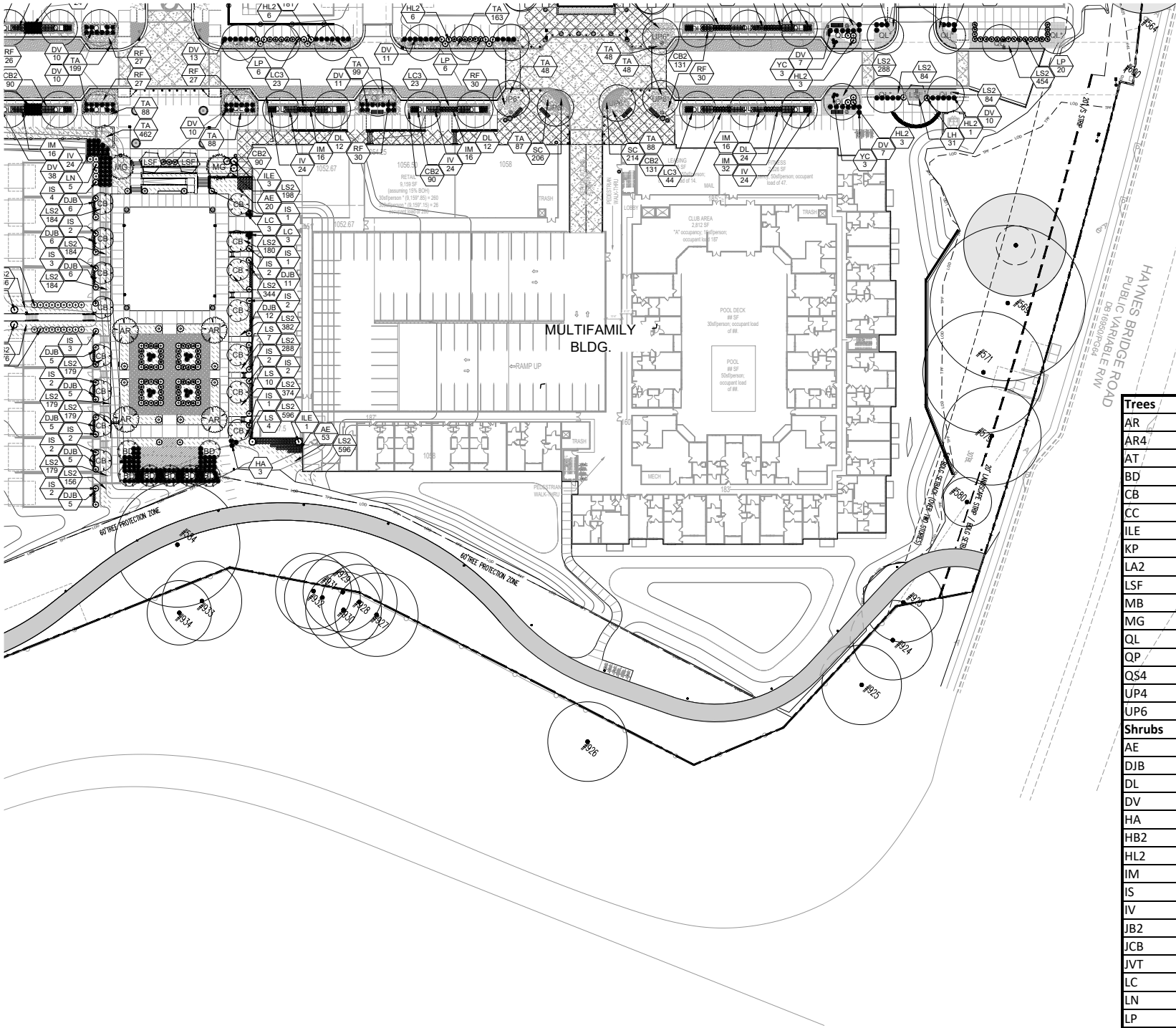


LANDSCAPE PLAN



GEORGIA 400
PUBLIC VARIABLE R/W
PROJECT NO. APD-F-056-1(6)
AKA: TURNER McDONALD PARKWAY





Trees	Quantity	Botanical/Common	Size	Root	Spacing	Remarks
AR	4	Acer rubrum 'Red Point' / Red Maple	3" cal.	B & B		Well Branched, Matched
AR4	6	Acer rubrum 'Red Point' / Red Maple	4" cal.	B & B	12' hgt.	Well Branched, Matched
AT	7	Acer buergerianum 'Trident' / Trident Maple	3" cal.	B & B		Well Branched, Matched
BD	13	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	B & B		Multi-stem, Matched
CB	15	Carpinus betulus / European Hornbeam	3" cal.	B & B		Well Branched, Matched
CC	3	Cercis canadensis / Eastern Redbud	3" cal.	B & B	As Shown	Well Branched, Matched
ILE	7	Ilex x 'Emily Bruner' / Emily Bruner Holly	8' min.	B & B	8' hgt.	Well Branched, Matched
KP	4	Koelreuteria paniculata / Golden Rain Tree	3" cal.	B & B		Well Branched, Matched
LA2	7	Liriodendron tulipifera 'Emerald City' / Emerald City Tulip Poplar	4" cal.	B & B	As Shown	Well Branched, Matched
LSF	8	Lagerstroemia x 'Sarah's Favorite' / Sarah's Fav. Single Trunk Crape Myrtle	3" cal.	B & B		Single Trunk, Matchd
MB	3	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	3" cal.	B & B		Well Branched, Matched
MG	2	Metasequoia glyptostroboides / Dawn Redwood	5" cal.	B & B		Well Branched, Matched
QL	61	Quercus lyrata / Overcup Oak	6" cal.			Street Tree, Matched, Well Branched
QP	2	Quercus phellos / Willow Oak	4" cal.	B & B		Well Branched, Matched
QS4	10	Quercus shumardii / Shumard Red Oak	4" cal.	B & B		Well Branched, Matched
UP4	14	Ulmus americana 'Princeton' / Princeton American Elm	4" cal.	B & B		Street Tree, Matched, Well Branched
UP6	20	Ulmus americana 'Princeton' / Princeton American Elm	6" cal.	B & B		Street Tree, Matched, Well Branched
Shrubs	Quantity	Botanical/Common	Container	Min. Size	Spacing	Remarks
AE	73	Azalea Encore 'Autumn Twist' / Autumn Twist Encore Azalea	7 gal	30" o.c.	24" o.c.	Matched, Full
DJB	66	Distylium x 'BDY01' TM / Jewel Box Distylium	3 gal		18" o.c.	Matched, Full
DL	72	Dryopteris ludoviciana / Southern Shield Fern	1 gal	18" o.c.	24" o.c.	Matched, Full
DV	414	Distylium hybrid 'Vintage Jade' / Vintage Jade	7 gal	3" o.c.	36" o.c.	Matched, Full
HA	3	Hydrangea arborescens 'NCHA1' TM / Invincibelle Spirit Hydrangea	3 gal		36" o.c.	Matched, Full
HB2	12	Hibiscus syriacus 'Blue Chiffon' / Blue Chiffon Rose of Sharon	7 gal.		36" o.c.	Matched, Full
HL2	34	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal.	24" o.c.	48" o.c.	Matched, Full
IM	232	Itea virginica 'Merlot' TM / Merlot Sweetspire	3 gal	24"	30" o.c.	Matched, Full
IS	51	Ilex crenata 'Steeds' / Steeds Japanese Holly	B & B		48" o.c.	Matched, Full
IV	264	Iris ensata 'Variegata' / Variegated Japanese Iris	1 gal.	12" o.c.	18" o.c.	Matched, Full
JB2	216	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal.	30" o.c.	24" o.c.	Matched, Full
JCB	51	Juniperus chinensis 'Blue Point' / Blue Point Juniper	3 gal		48" o.c.	Matched, Full
JVT	8	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	15 gal		60" o.c.	Matched, Full
LC	6	Loropetalum chinense / Chinese Fringe Flower	3 gal		24" o.c.	Matched, Full
LN	23	Loropetalum chinense rubrum 'PILC-I' TM / Crimson Fire Fringe Flower	3 gal		48" o.c.	Matched, Full
LP	74	Loropetalum chinense 'Purple Diamond' / Fringe Flower	3 gal.	30" o.c.	42" o.c.	Matched, Full
LS	21	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	14" o.c.	24" o.c.	Matched, Full
YC	6	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal.	2' o.c.	24" o.c.	Matched, Full
Ground Covers	Quantity	Botanical/Common	Container	Min. Size	Spacing	Remarks
CB2	1102	Carex frankii / Bristly Cattail Sedge	1 gal	1 gal.	18" o.c.	
CT	4542	Cynodon dactylon 'Tif 419' / Bermuda Grass	SF SOD			
LC3	134	Lobelia cardinalis / Cardinal Flower	1 gal.	1 gal.	18" o.c.	
LH	224	Lavandula angustifolia 'Hidcote' / Hidcote English Lavender	1 gal	1 gal.	24" o.c.	
LS2	11630	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.		12" o.c.	
MSG	16	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal		36" o.c.	
RF	420	Rosa x 'NOA97400A' TM / Flower Carpet Amber Rose	1 gal.	1 gal.	24" o.c.	
SC	891	Seasonal Color / Seasonal Color	4" pot			
TA	3727	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal		18" o.c.	
TA4	494	Trachelospermum asiaticum / Asian Jasmine	6" pot	10"	24"	



NORTH ELEVATION



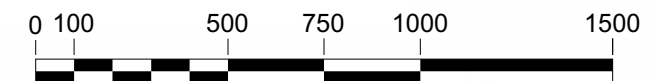
SOUTH ELEVATION

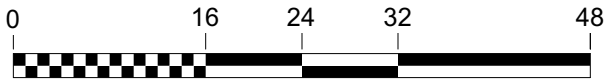


WEST ELEVATION



EAST ELEVATION

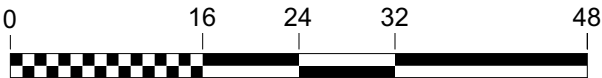




FINISH SCHEDULE			
KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	BRICK VENEER BLACK ONYX	6	ALUMINUM DOOR w/ GLASS PANEL
2	BRICK VENEER WHITE-WASHED	7	METAL RAILING
3	FIBER CEMENT PANEL W/METAL REVEAL, COLOR - LIGHT GRAY	8	METAL AWNING
4	FIBER CEMENT PANEL W/METAL REVEAL, COLOR - CHARCOAL GRAY	9	ALUMINUM & GLASS STOREFRONT
5	ALUMINUM DOUBLE HUNG WINDOW	10	CORRUGATED ALUMINUM PANEL



NORTH ELEVATION



FINISH SCHEDULE			
KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	BRICK VENEER BLACK ONYX	6	ALUMINUM DOOR w/ GLASS PANEL
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3	FIBER CEMENT PANEL W/METAL REVEAL, COLOR - LIGHT GRAY	8	METAL AWNING
4	FIBER CEMENT PANEL W/METAL REVEAL, COLOR - CHARCOAL GRAY	9	ALUMINUM & GLASS STOREFRONT
5	ALUMINUM DOUBLE HUNG WINDOW	10	CORRUGATED ALUMINUM PANEL



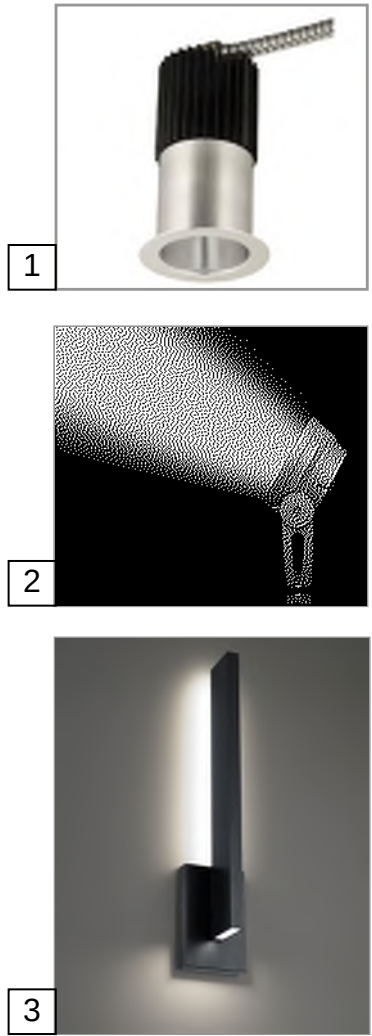
FINISH SCHEDULE			
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5	ALUMINUM DOUBLE HUNG WINDOW	10	CORRUGATED ALUMINUM PANEL

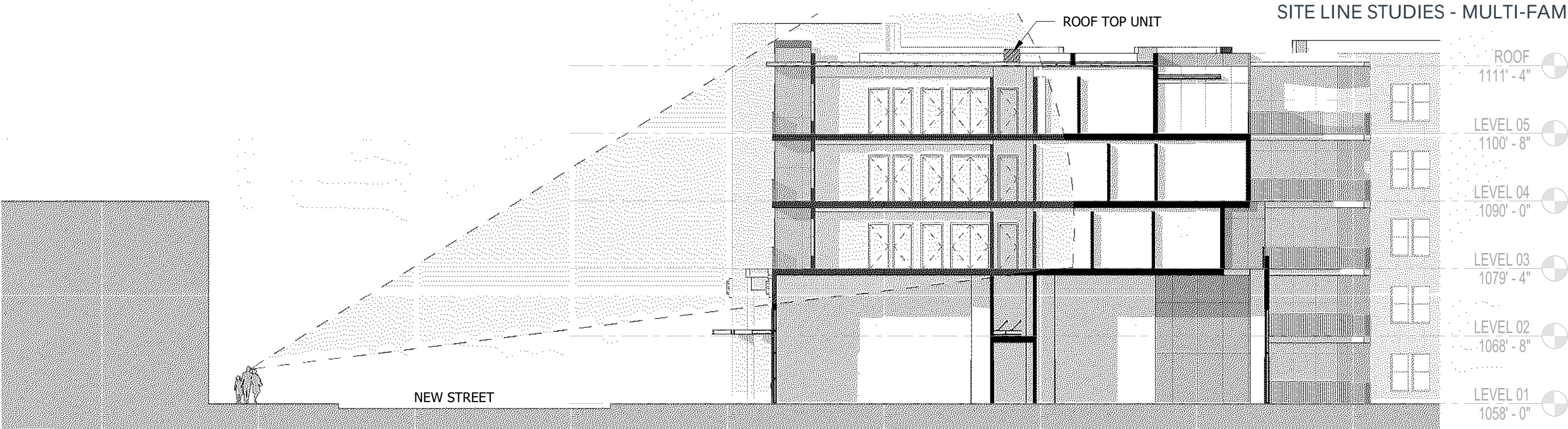


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5	ALUMINUM DOUBLE HUNG WINDOW	10	CORRUGATED ALUMINUM PANEL





SITE LINE STUDY - NORTH ELEVATION



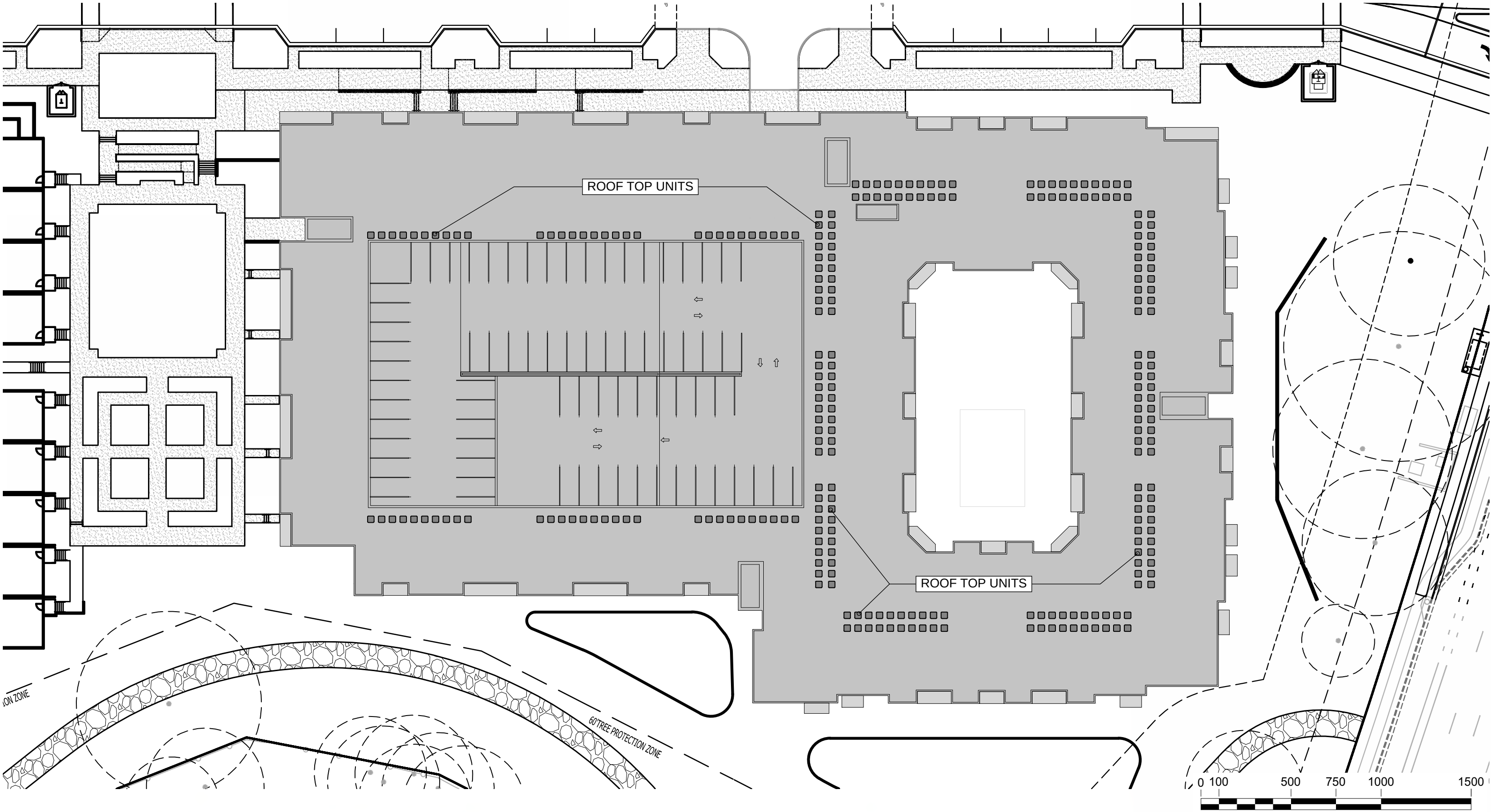
SITE LINE STUDY - EAST ELEVATION



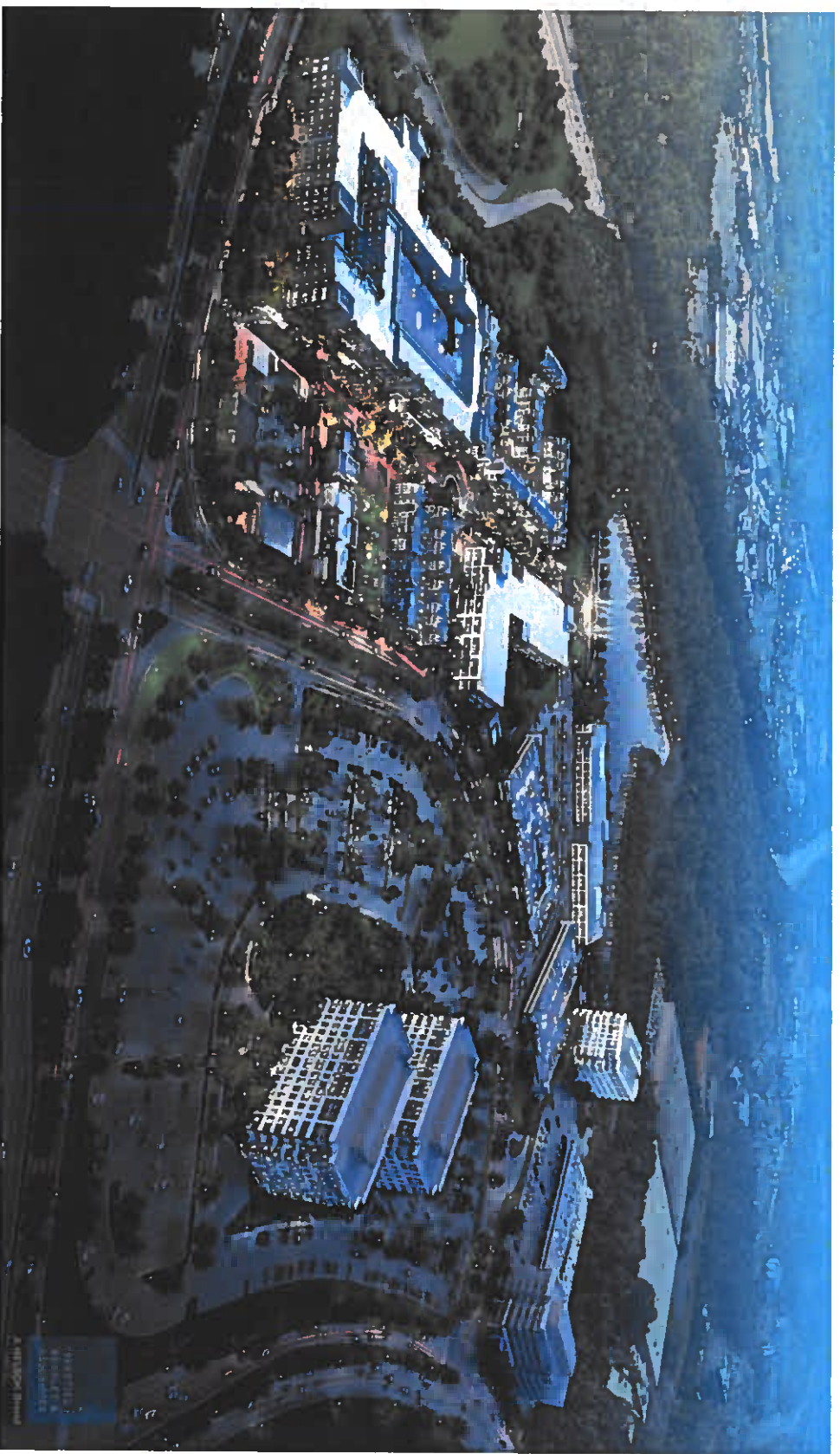








360 Tech Village Aerial 12.5.19



360 Tech Village Multi-Family 12.5.19



360 Tech Village Retail 12.5.19





TPA 360 Tech Village Townhomes 12.5.19



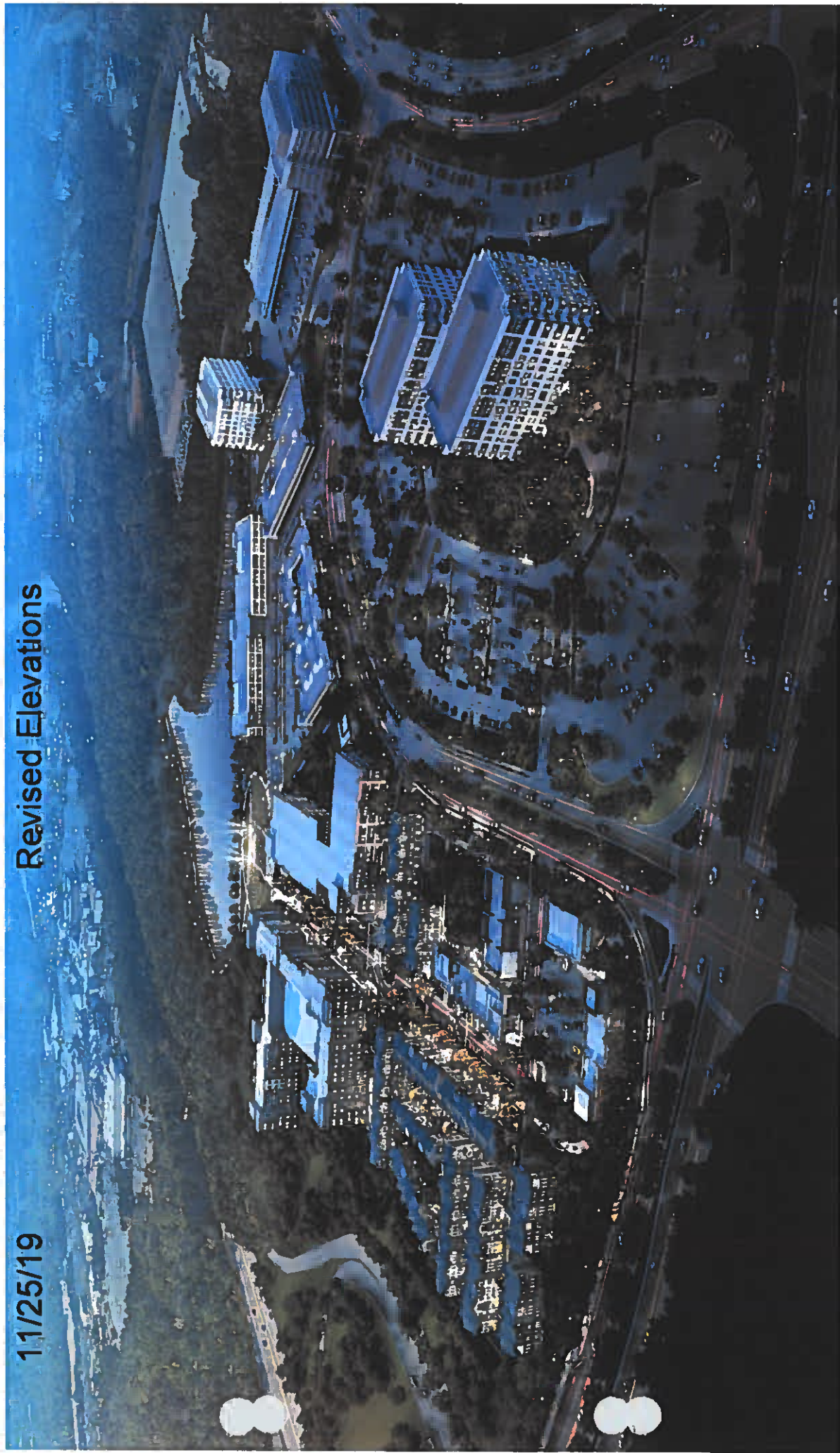




Rolland Elementary

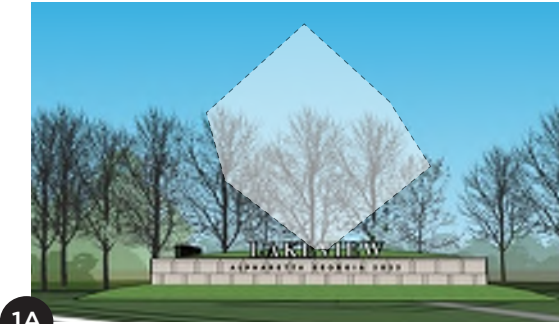
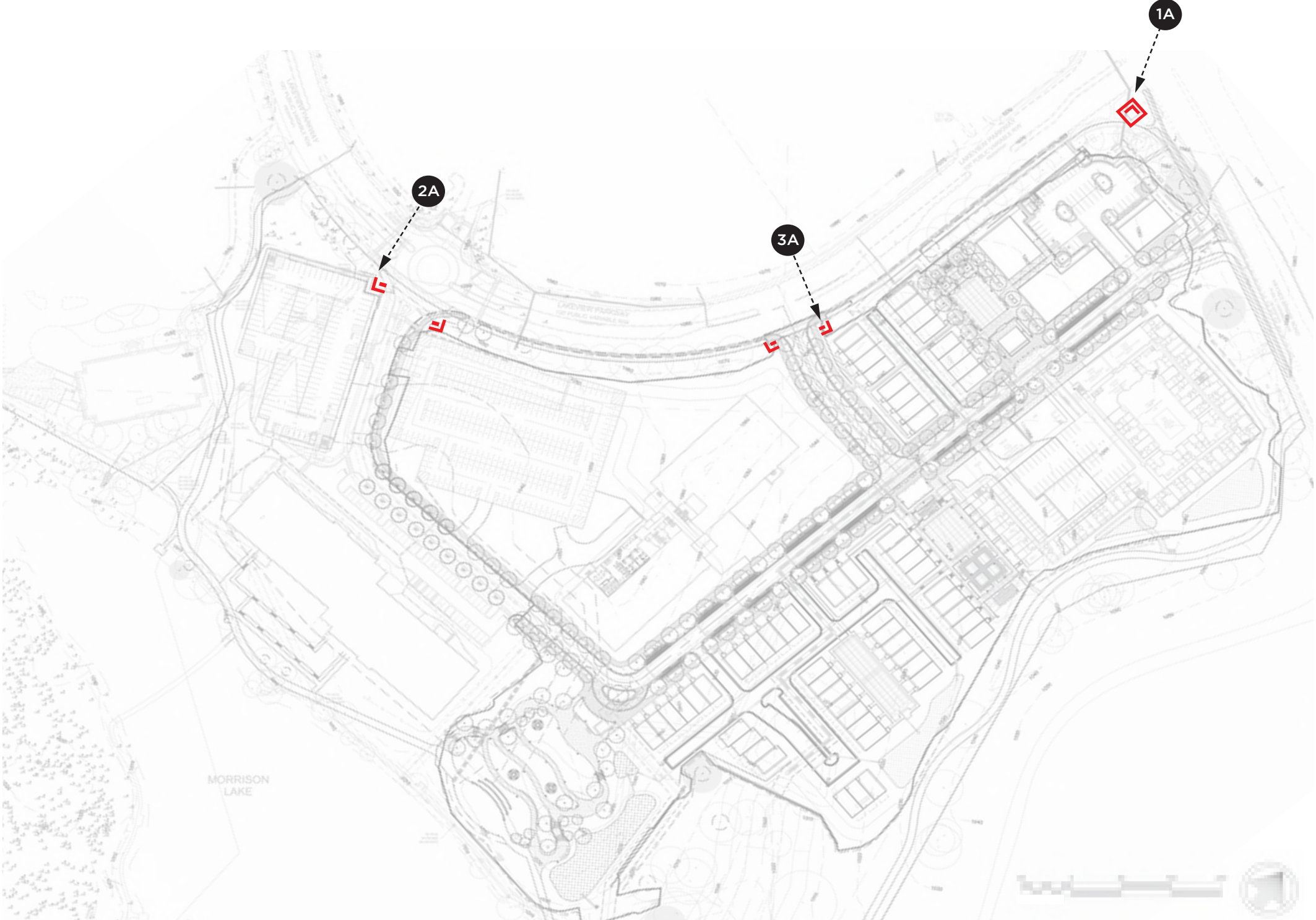
11/25/19

Revised Elevations

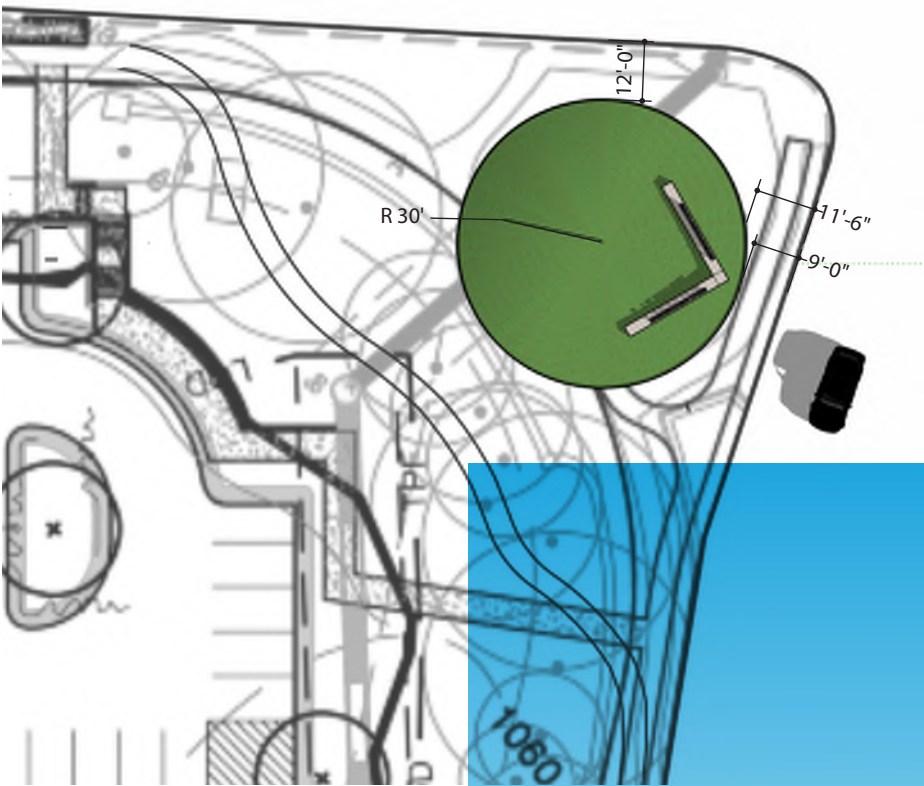




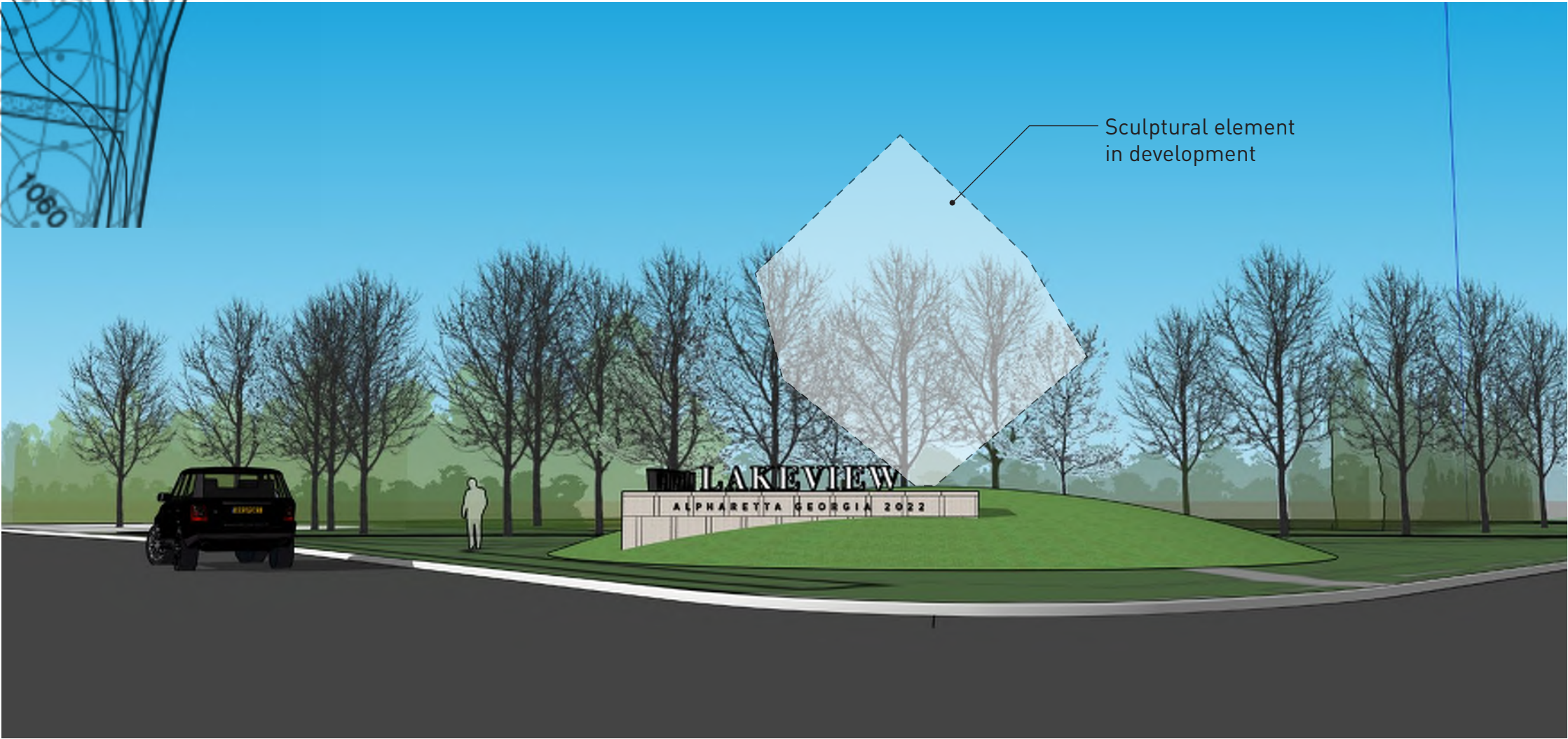
PRIMARY IDENTITY SITE PLAN



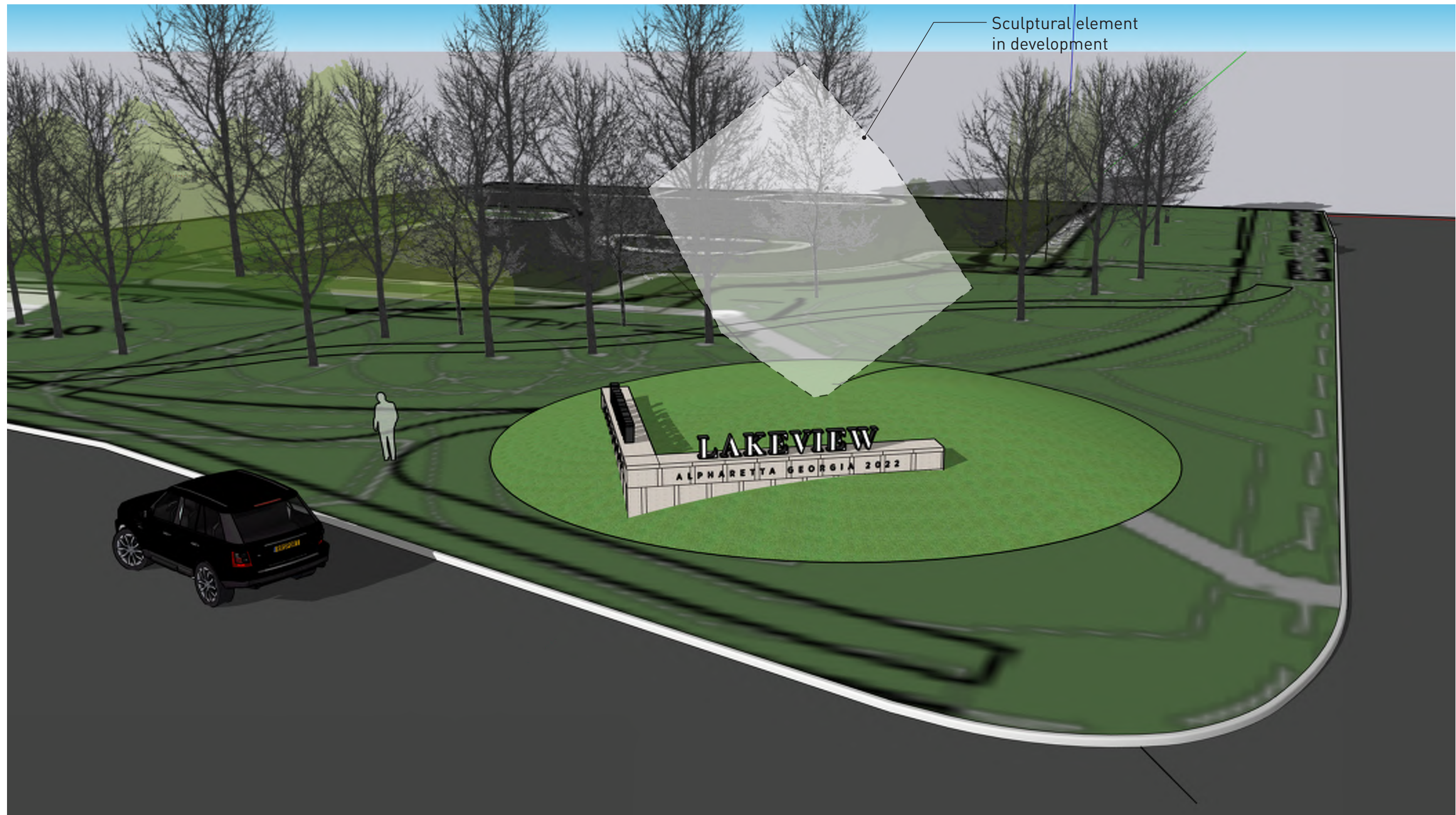
ST 1A MONUMENT ID - CORNER of HAYNES BRIDGE RD & LAKEVIEW PKWY



PLAN



ST 1A MONUMENT ID - CORNER of HAYNES BRIDGE RD & LAKEVIEW PKWY

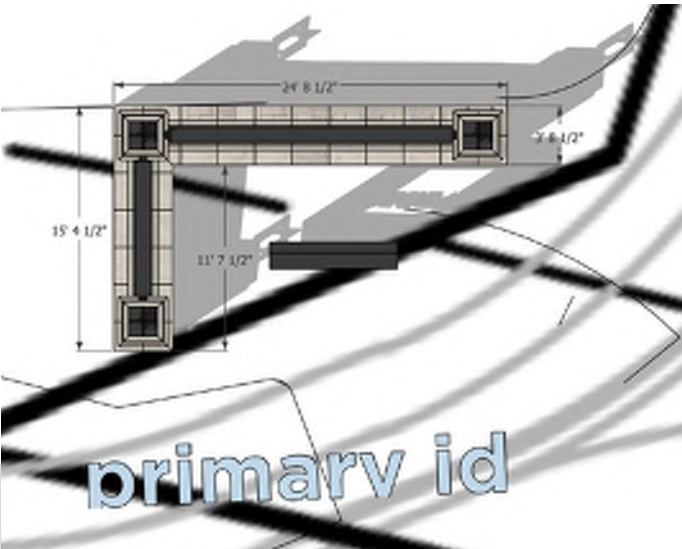


ST 2A PLAN/PERSPECTIVE ROTARY ID - LAKEVIEW PKWY ROTARY

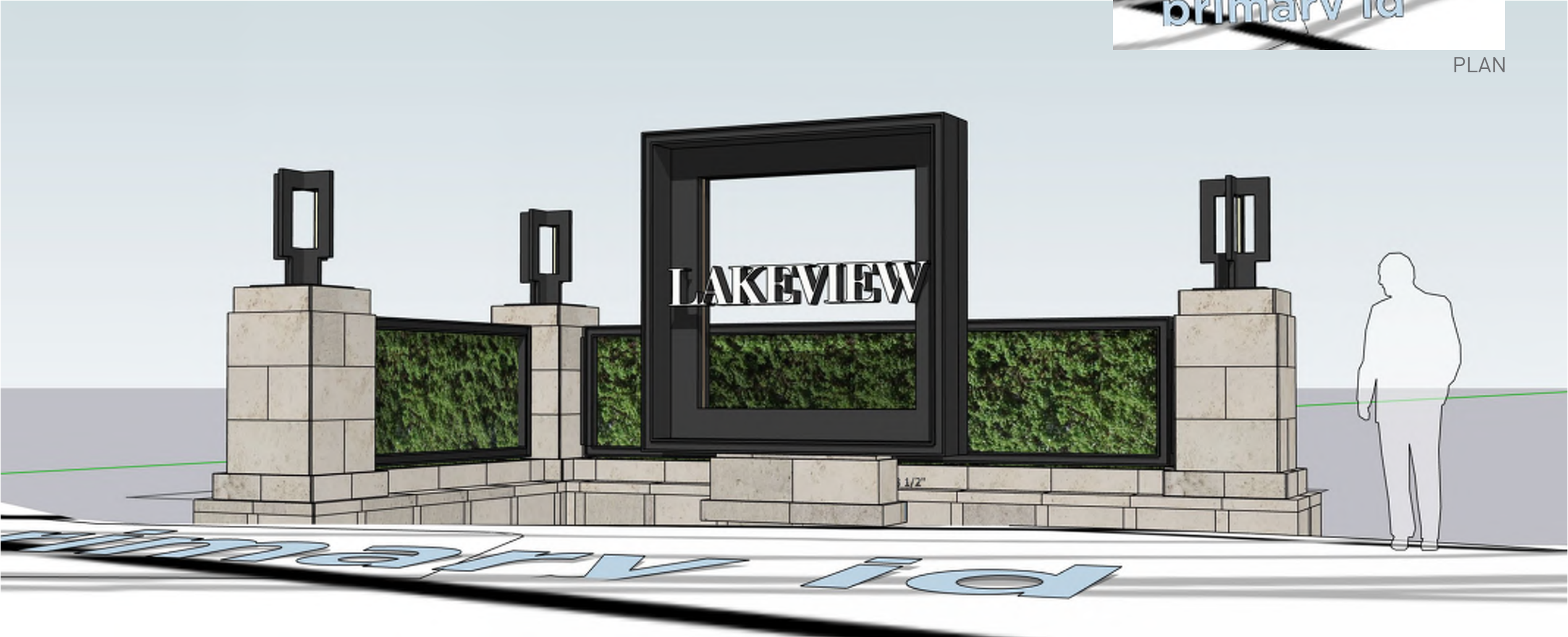


PLAN

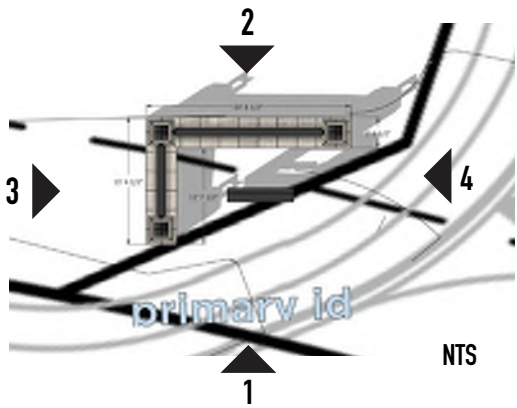
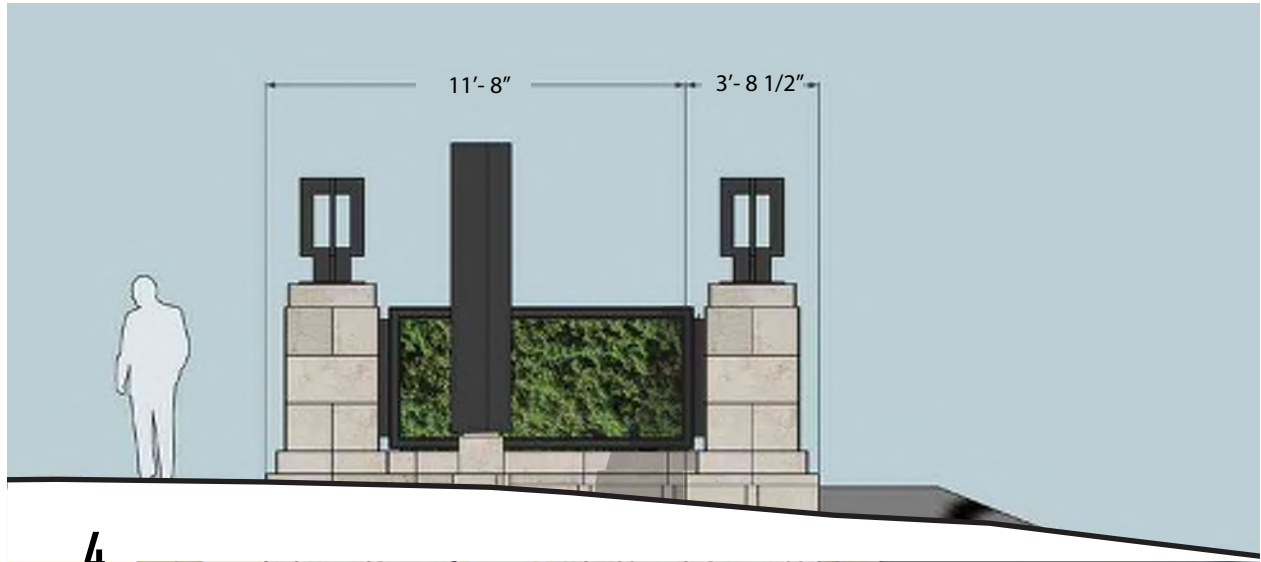
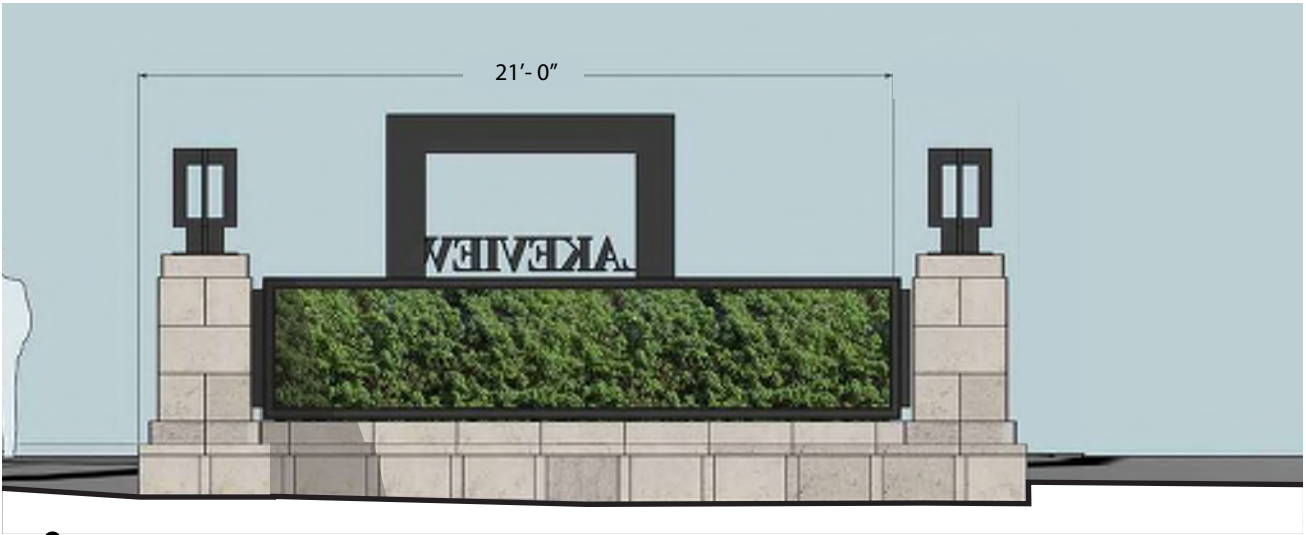
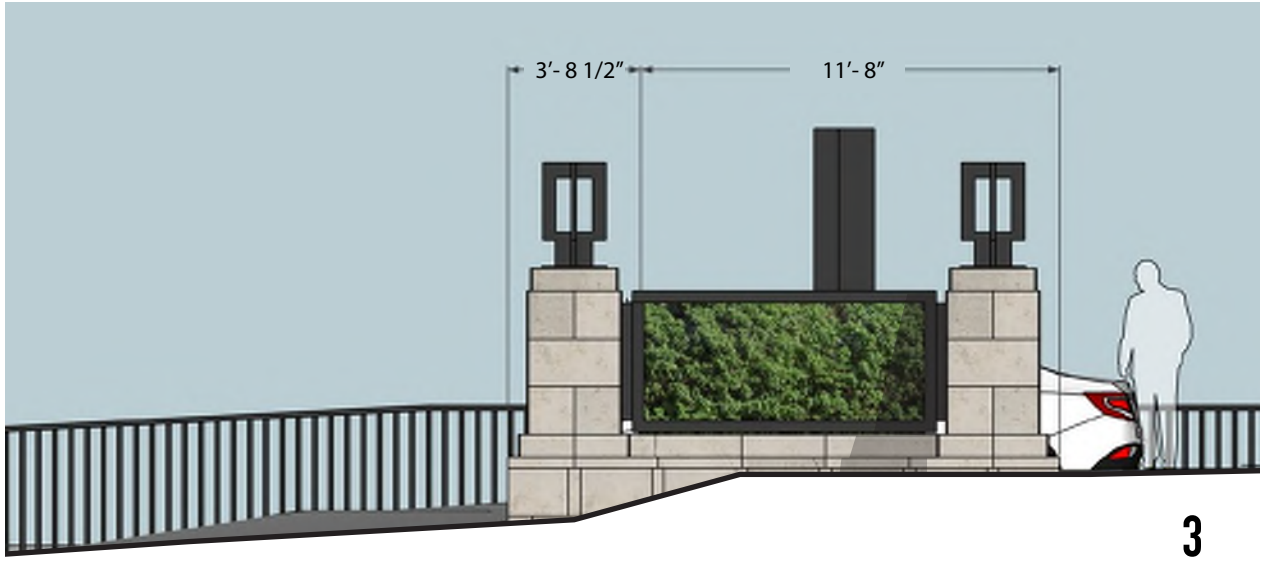
ST 2A PLAN/PERSPECTIVE ROTARY ID - LEFT SIDE



PLAN

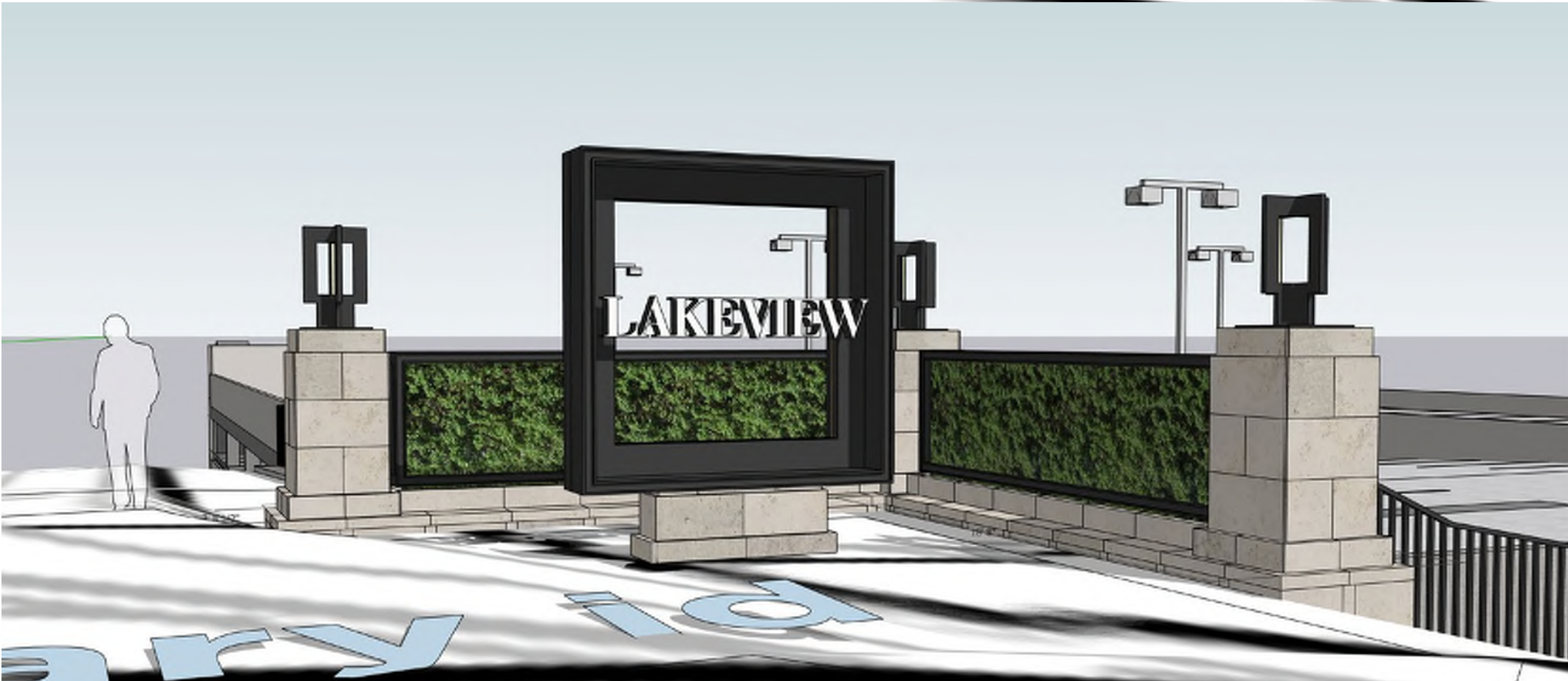
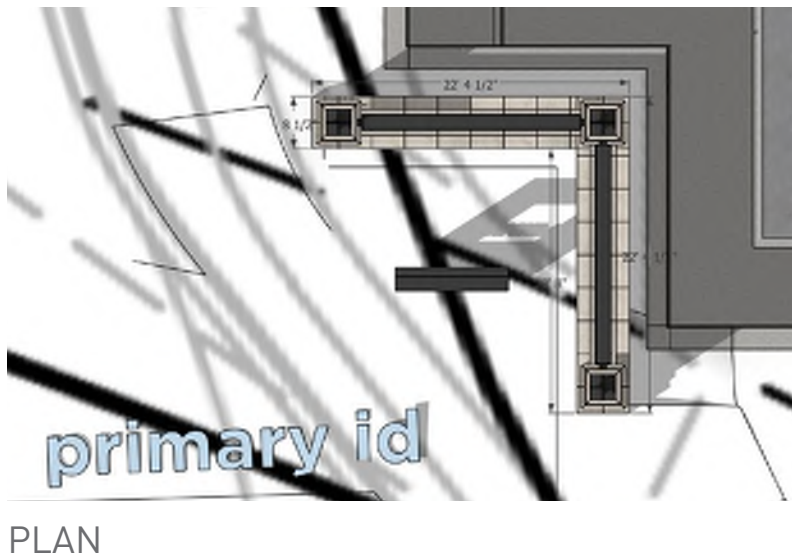


ST 2A ROTARY ID LEFT SIDE ELEVATIONS

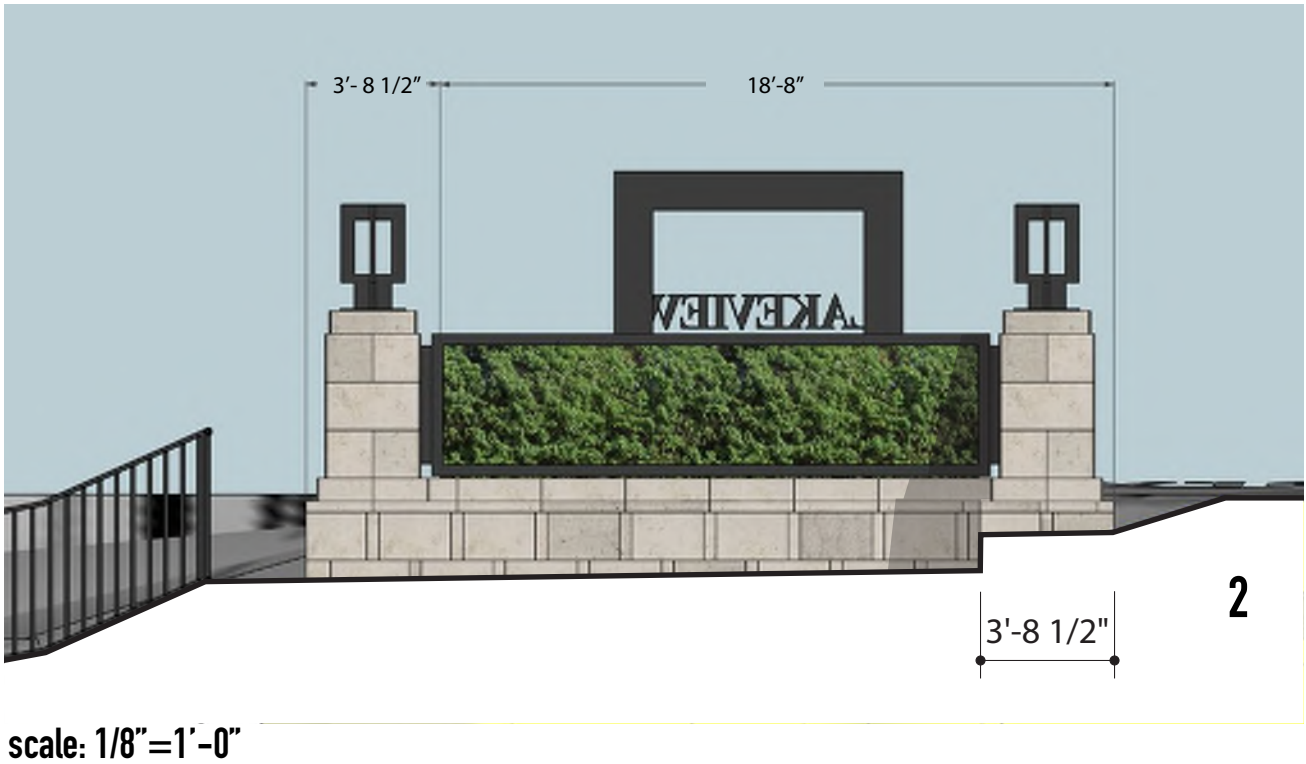
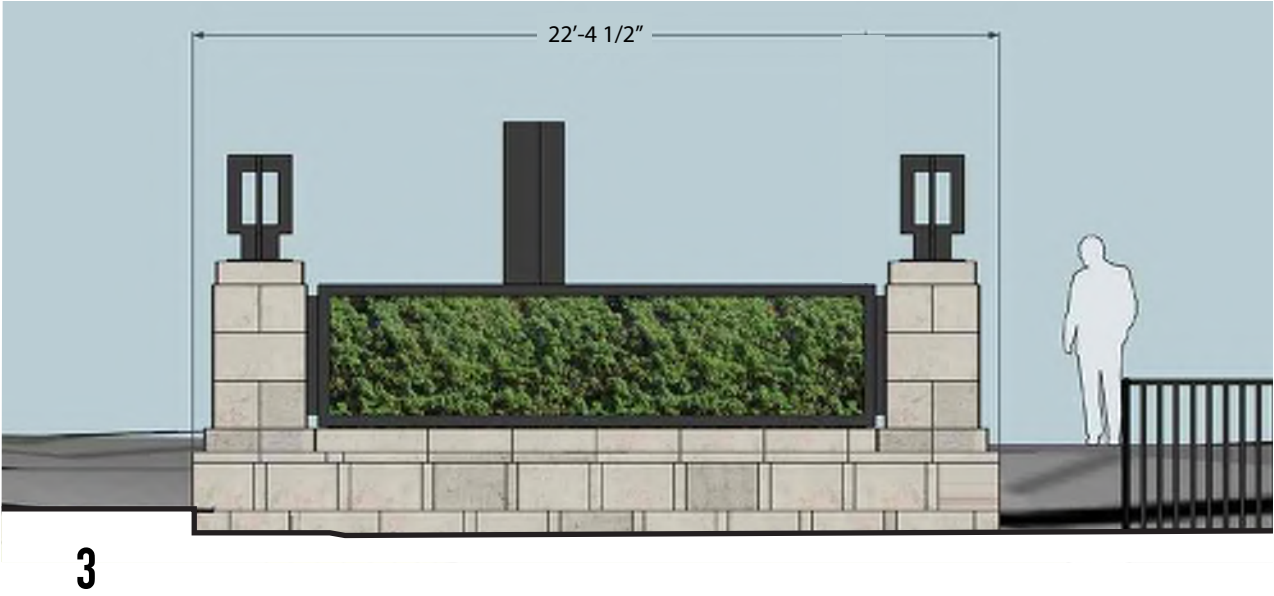
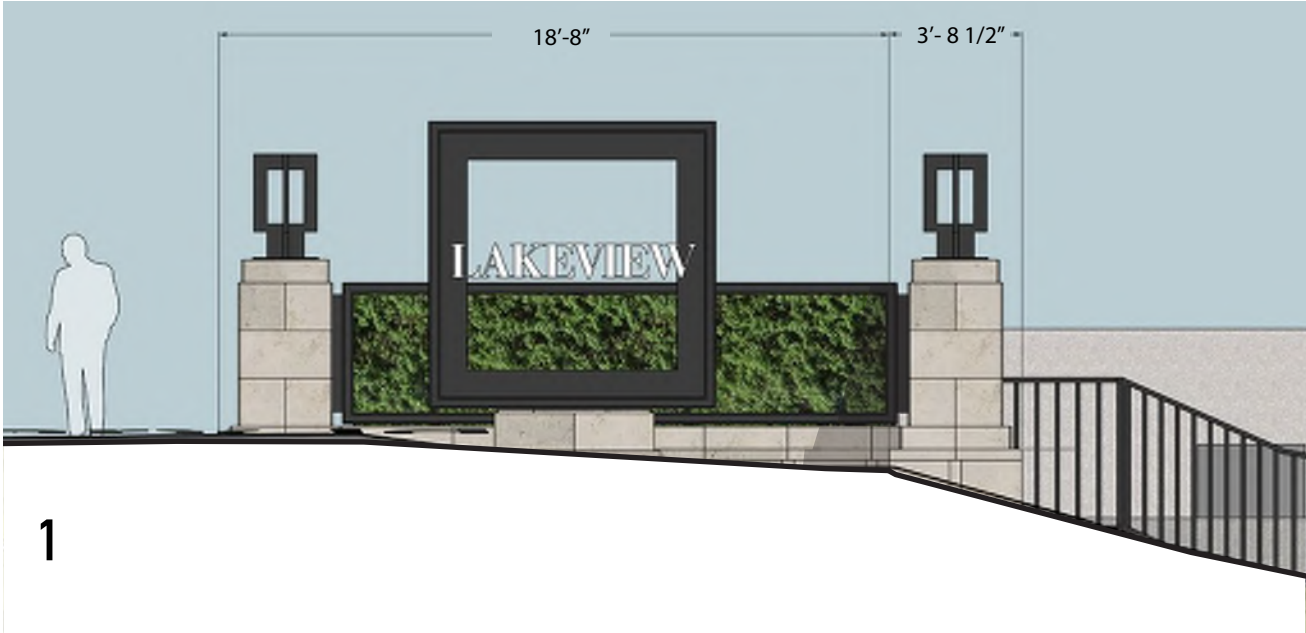


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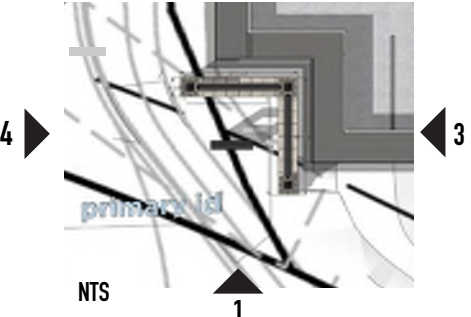
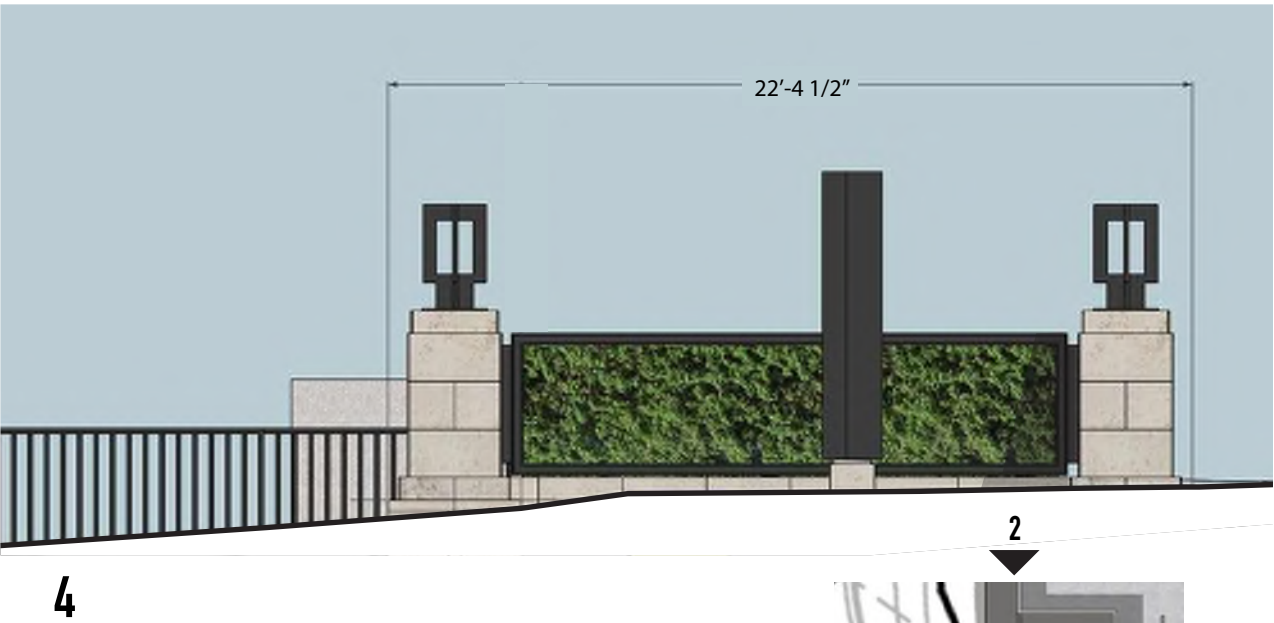
ST 2A PLAN/PERSPECTIVE ROTARY IDENTITY - RIGHT SIDE



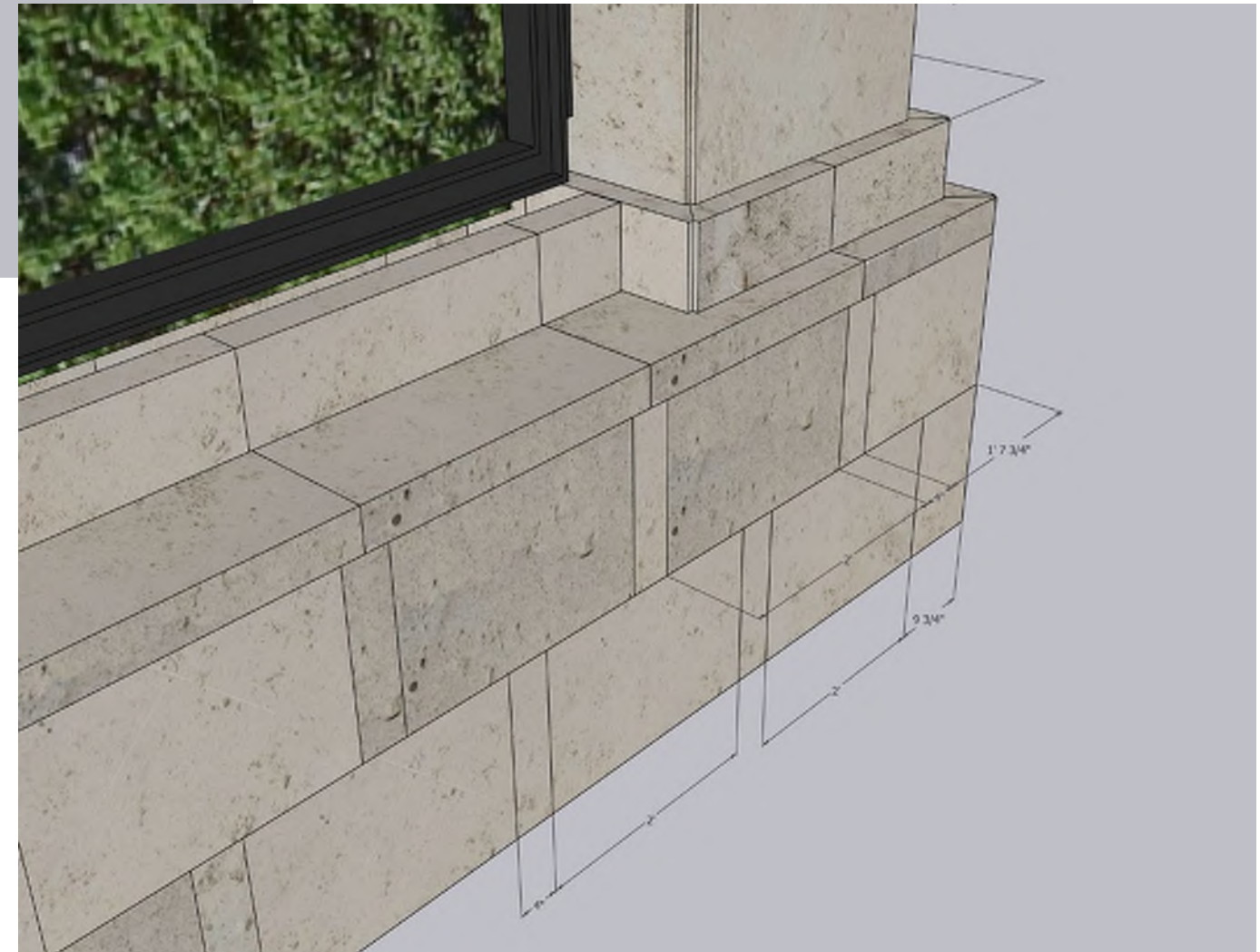
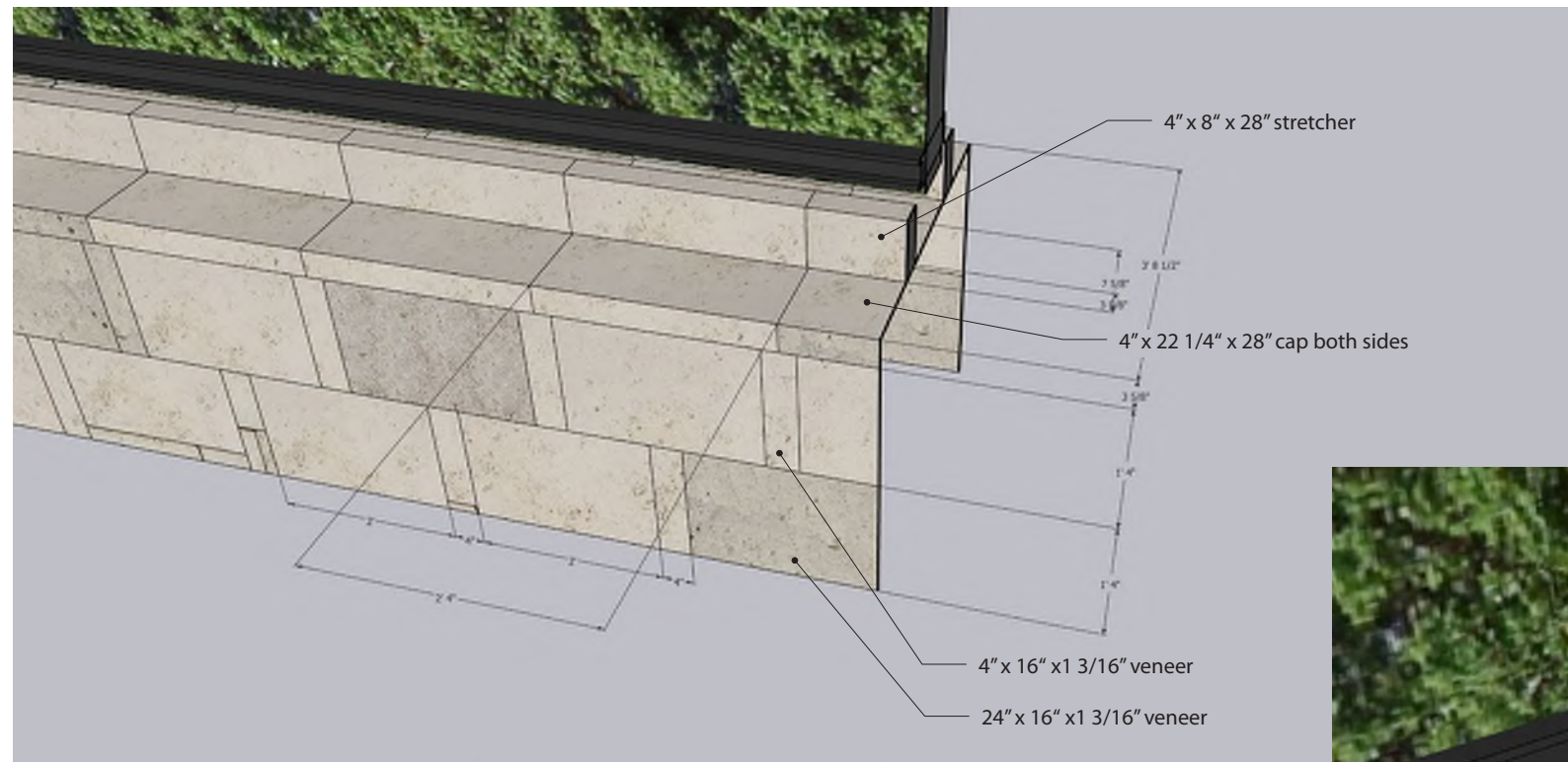
ST 2A ROTARY ID RIGHT SIDE ELEVATIONS



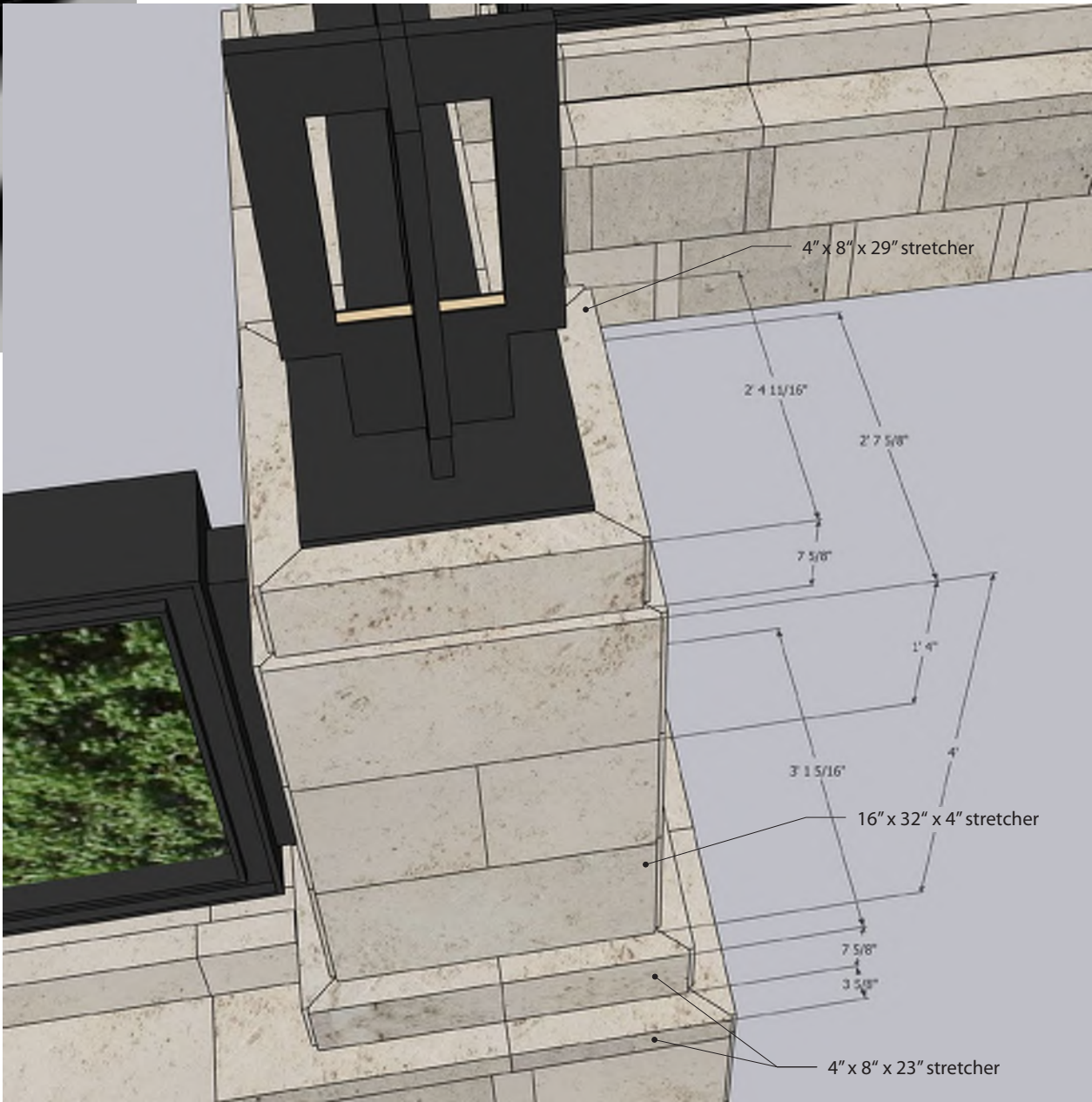
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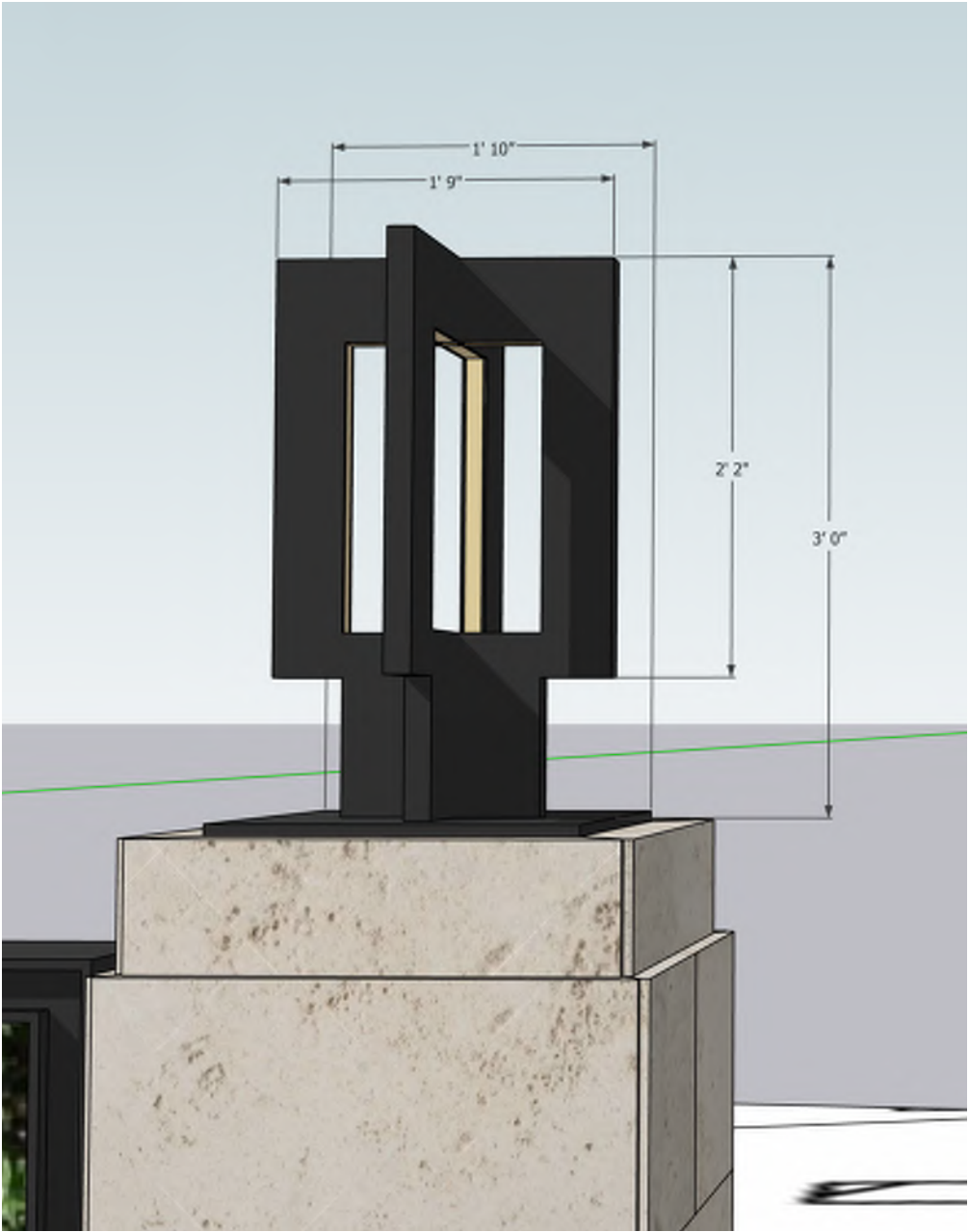
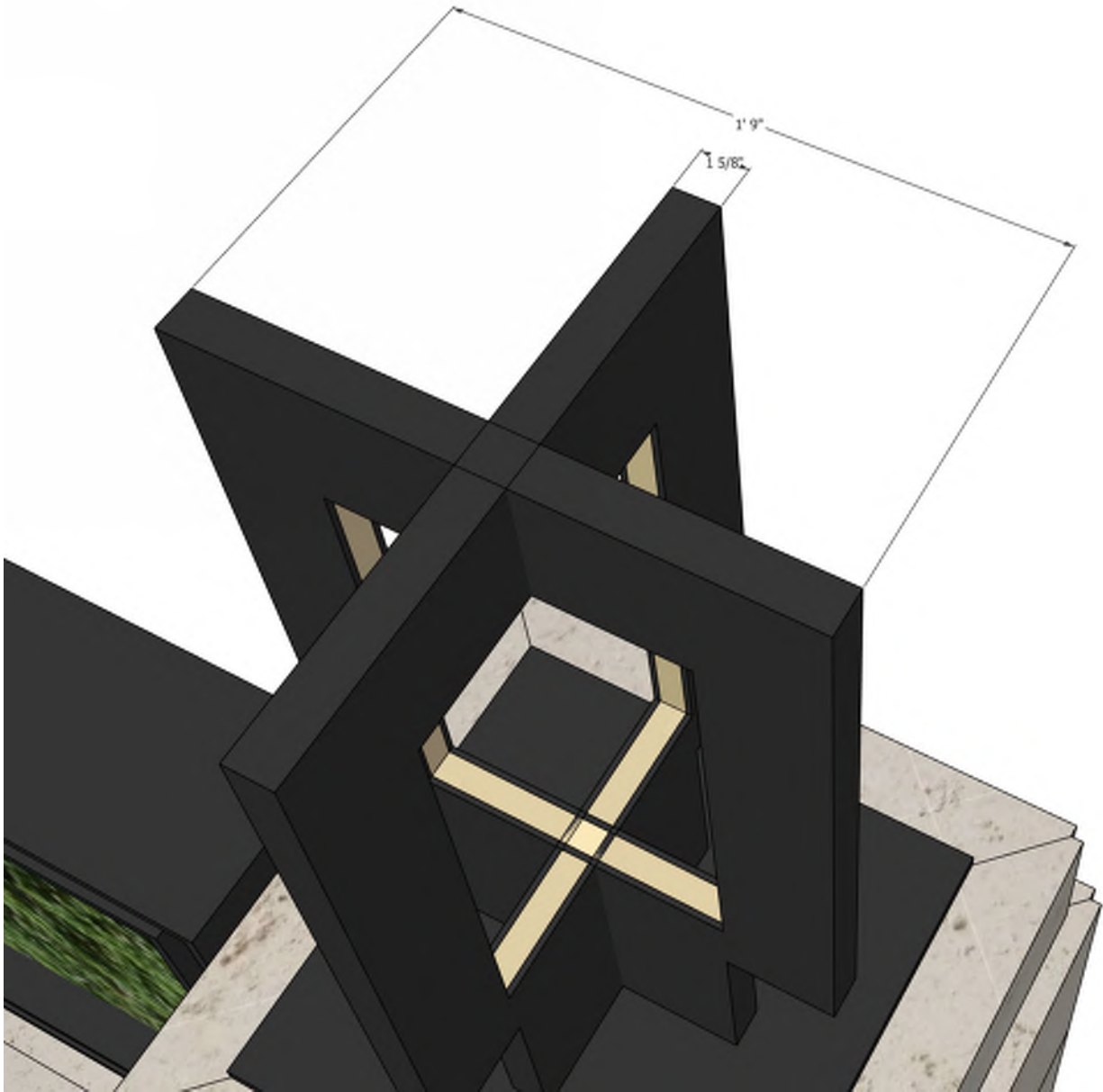
ST 2A & 3A ROTARY ID - STONE WORK DETAILS



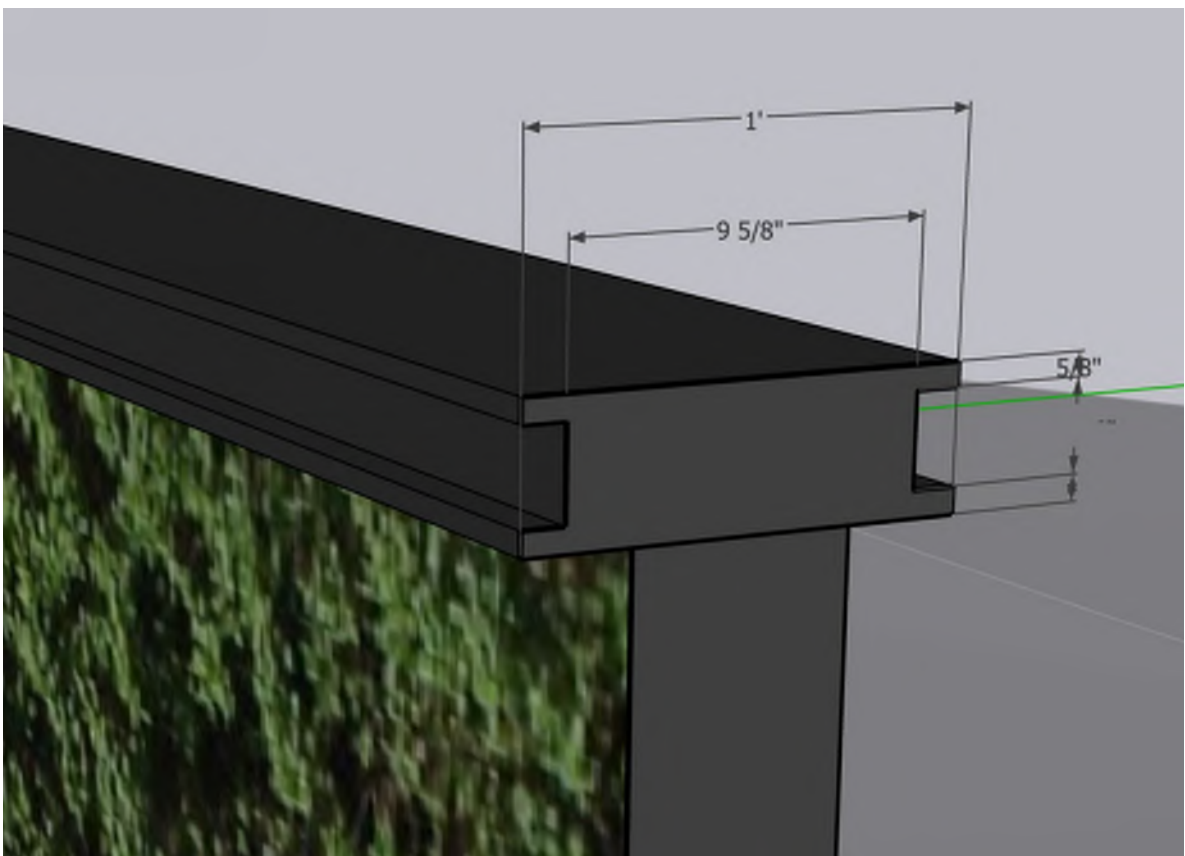
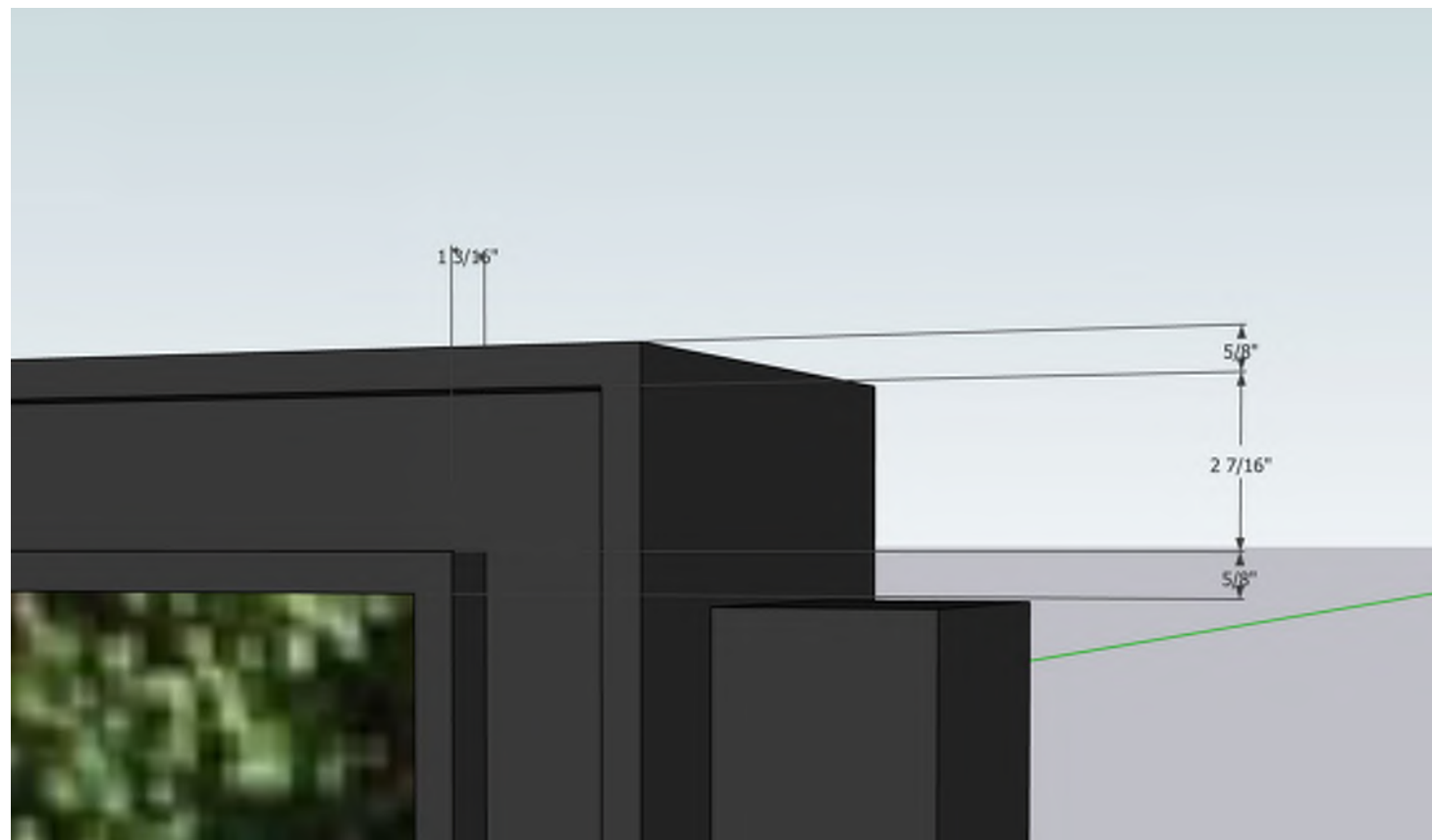
ST 2A & 3A ROTARY ID - STONE WORK DETAILS



ST 2A & 3A ROTARY ID - LANTERN DETAILS



ST 2A & 3A ROTARY ID - GREEN WALL FRAME DETAIL SECTION



ST 2A & 3A - MATERIAL DETAILS - LIMESTONE Vanderbilt Classic Silver Buff



ST 3A SECONDARY ENTRANCE ID - LOCATION REFERENCE PLAN



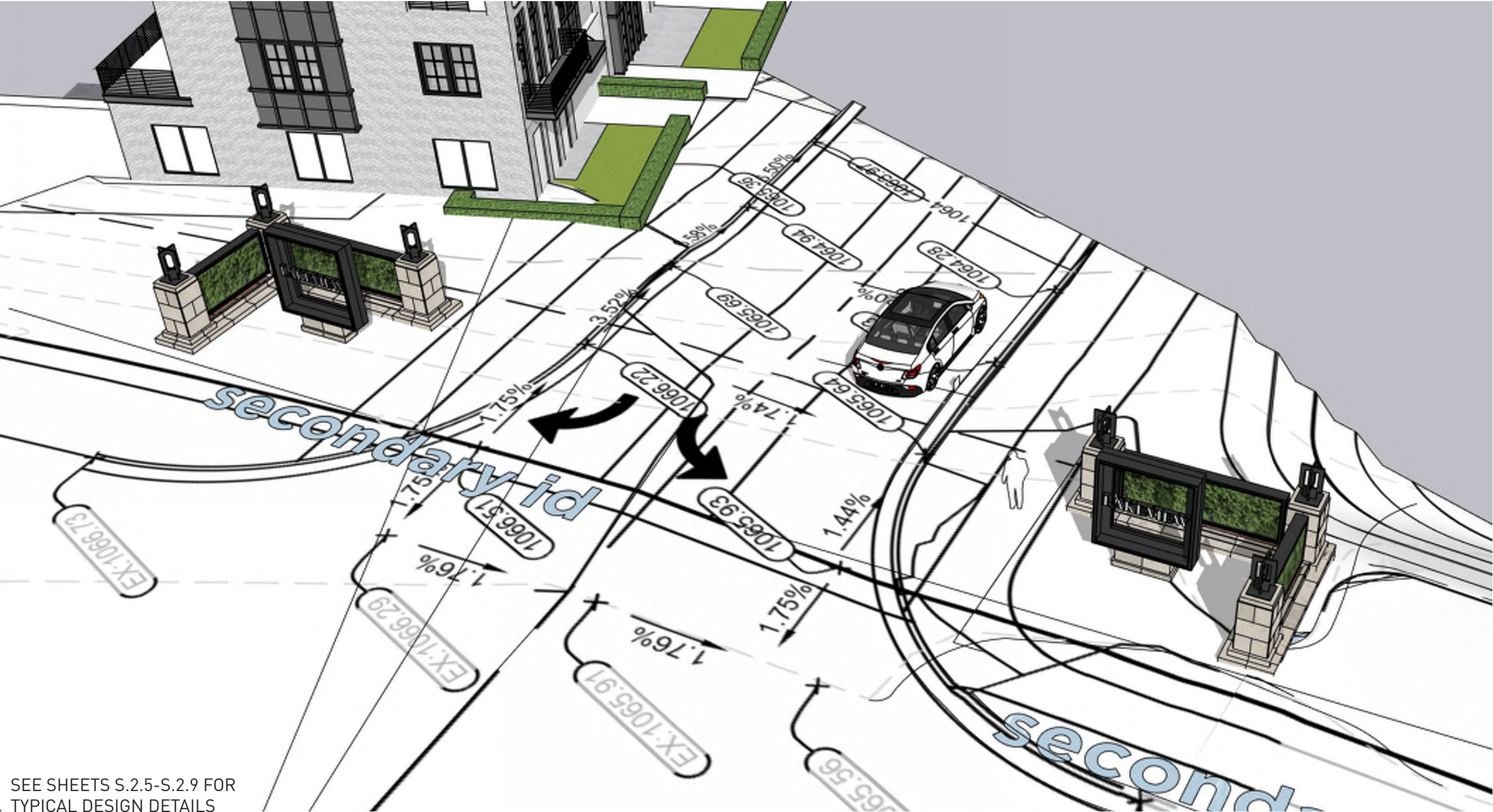
SEE SHEETS S.2.5-S.2.9 FOR
TYPICAL DESIGN DETAILS

ST 3A SECONDARY ENTRANCE ID



SEE SHEETS S.2.5-S.2.9 FOR
TYPICAL DESIGN DETAILS

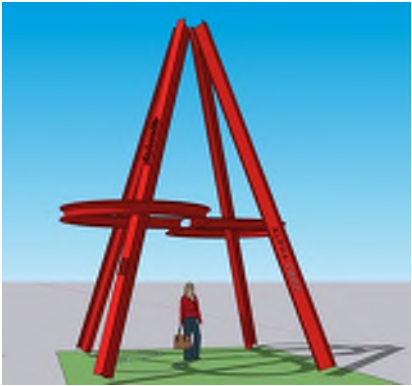
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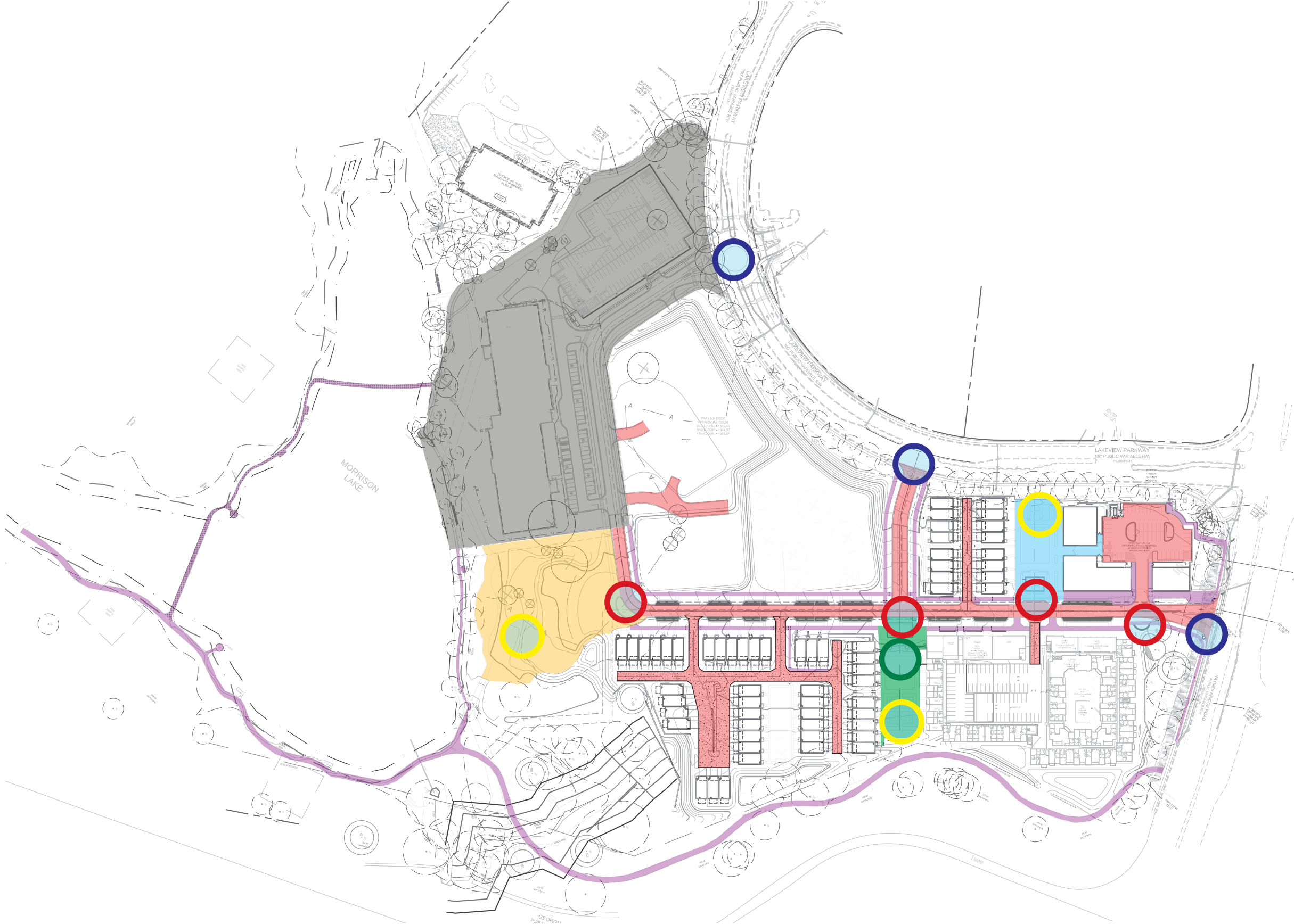
SITE SCULPTURE LOCATION PLAN



- 1B CORNER SCULPTURE
- 2B ROTARY SCULPTURE
- 3B AMPHITHEATER SCULPTURE
- 4B CENTRAL SPINE SCULPTURE



- 5B ALPHALOOP SCULPTURE
- 6B

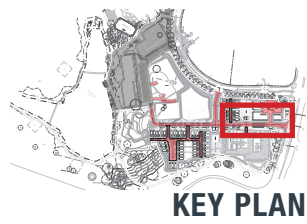


FOCUS AREAS

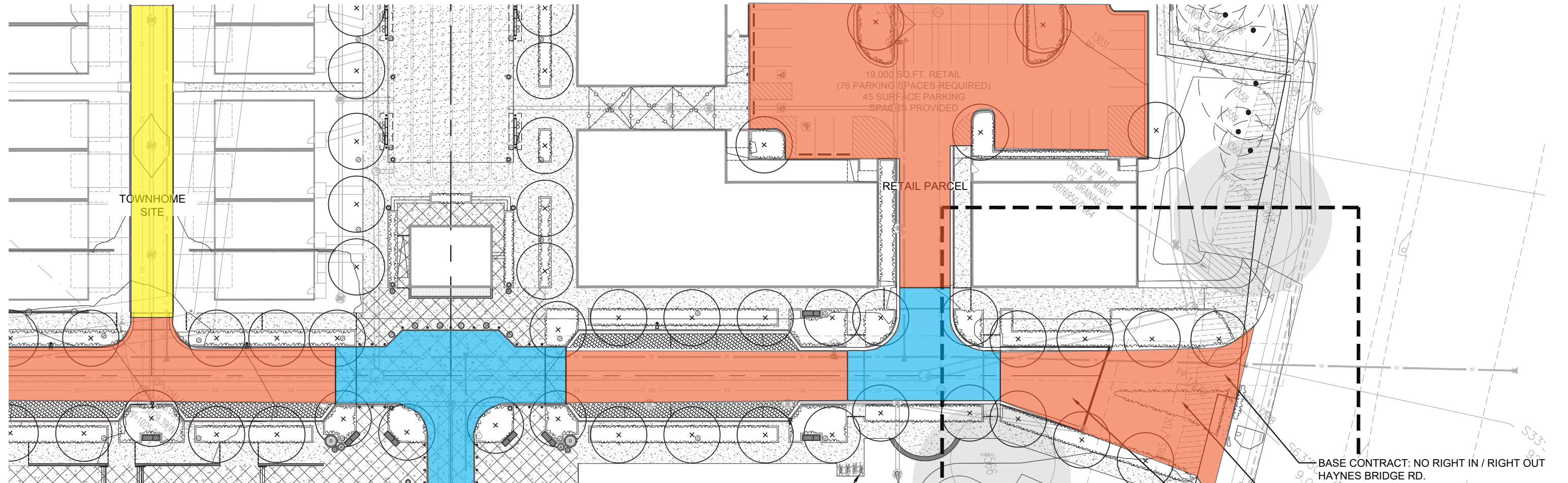
- PHASE ONE
- VEHICULAR ZONES
- PEDESTRIAN PATHWAYS
- AMPHITHEATER
- POCKET PARK
- CENTRAL PLAZA

NIGHTTIME FOCAL POINTS AREAS

- ENTRY POINT TO SITE
- SCULPTURE
- MAIN INTERSECTION/NODE POINTS
- FOCAL POINTS



VEHICULAR ZONES: LIGHTING CONCEPTS



Primary Streets & Parking Lots
Contemporary Poles & Heads

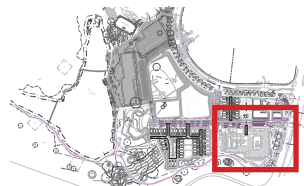


Secondary Streets
Contemporary Poles
& Heads at Smaller
Scale

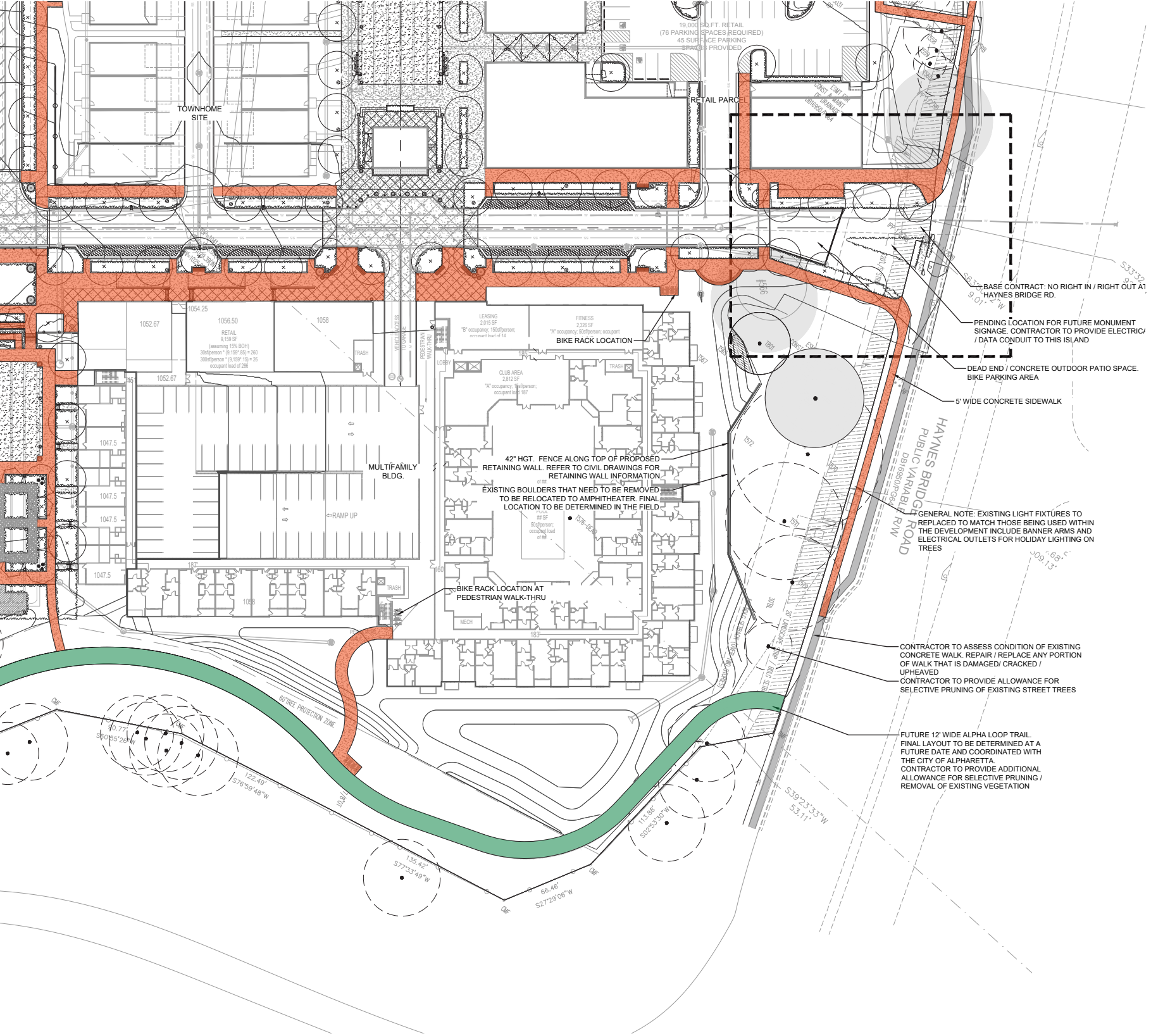


Nodes Eye-Catching Lighting at Important Vehicle/
Pedestrian Intersections





KEY PLAN



PEDESTRIAN PATHWAYS: LIGHTING CONCEPTS

Public Sidewalks Small Area Light Mounted to Pedestrian Pole



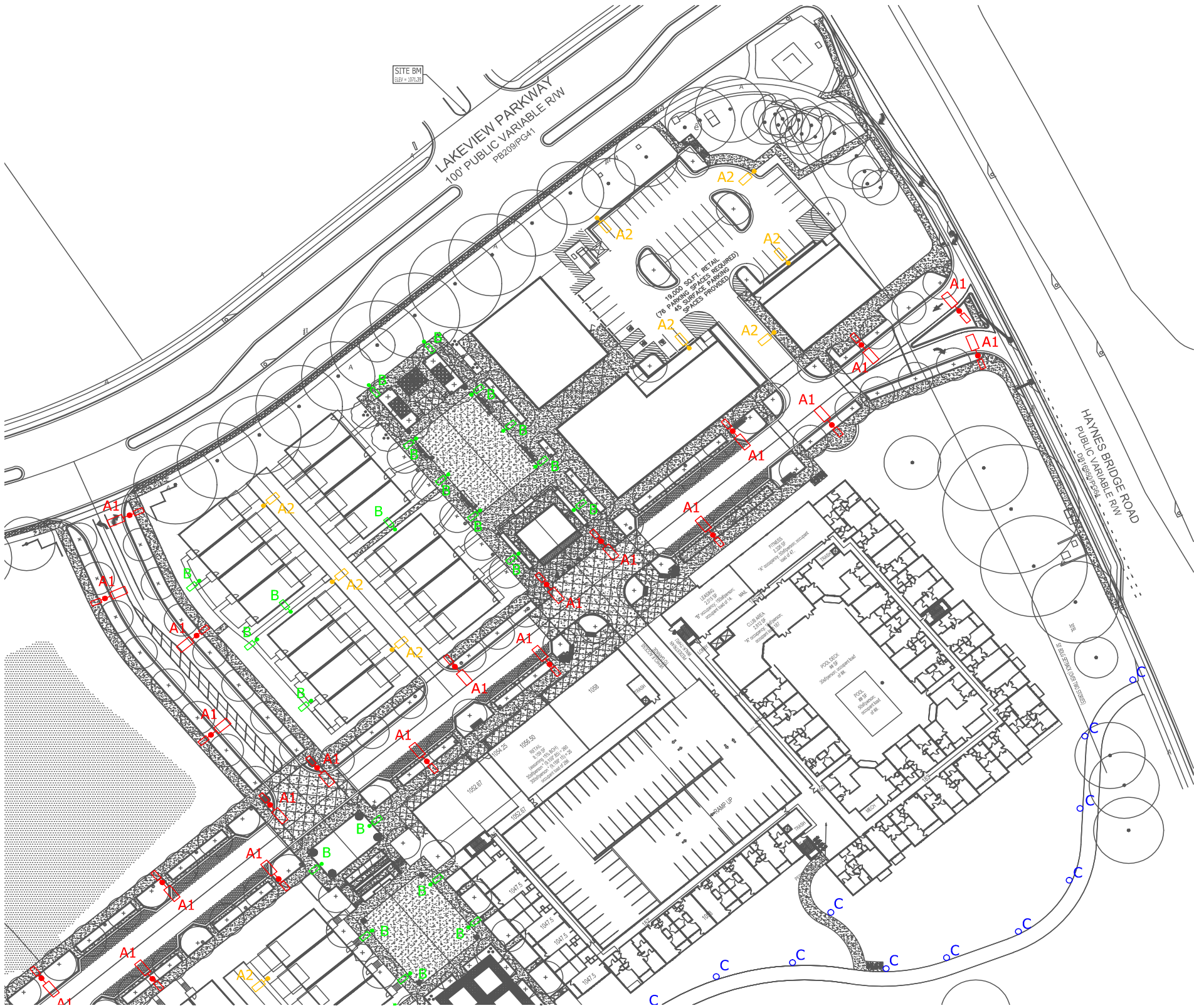
Alpha Loop Trail Extend Phase 1 Bollards



Pedestrian Bridges LED Light at Rail Posts



VEHICULAR AND PEDESTRIAN PATHWAYS: LIGHTING LAYOUTS
NE QUADRANT



TYPE A1
Fixture: U.S. Architectural, “Razar”
Pole: U.S. Architectural, “SNTA5”
20’ Tall x 5” Wide, Straight, Square Pole.
Large-scale Fixture on Vehicular Side of Pole, at 20’ AFG.
Small-scale Fixture on Pedestrian Side of Pole, at 12’ AFG.



TYPE A2
Fixture: U.S. Architectural, “Razar”
Pole: U.S. Architectural, “SNTA4”
16’ Tall x 4” Wide, Straight, Square Pole.
Medium-scale Fixture on Vehicular Side of Pole, at 16’ AFG.



TYPE B
Fixture: U.S. Architectural, “Razar”
Pole: Structura, “Tandem Evo”
13’ Tall, Dual Shaft, Curved Pole.
Small-scale Fixture on Sidewalk Side of Pole, at 12’ AFG.

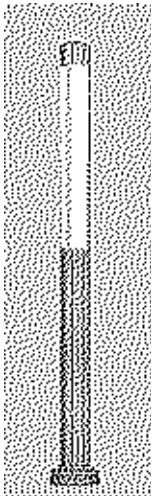
VEHICULAR AND PEDESTRIAN PATHWAYS: LIGHTING LAYOUTS
SE QUADRANT



TYPE C
Louis Poulsen, “Flindt Bollard”
LED Pathway Bollard

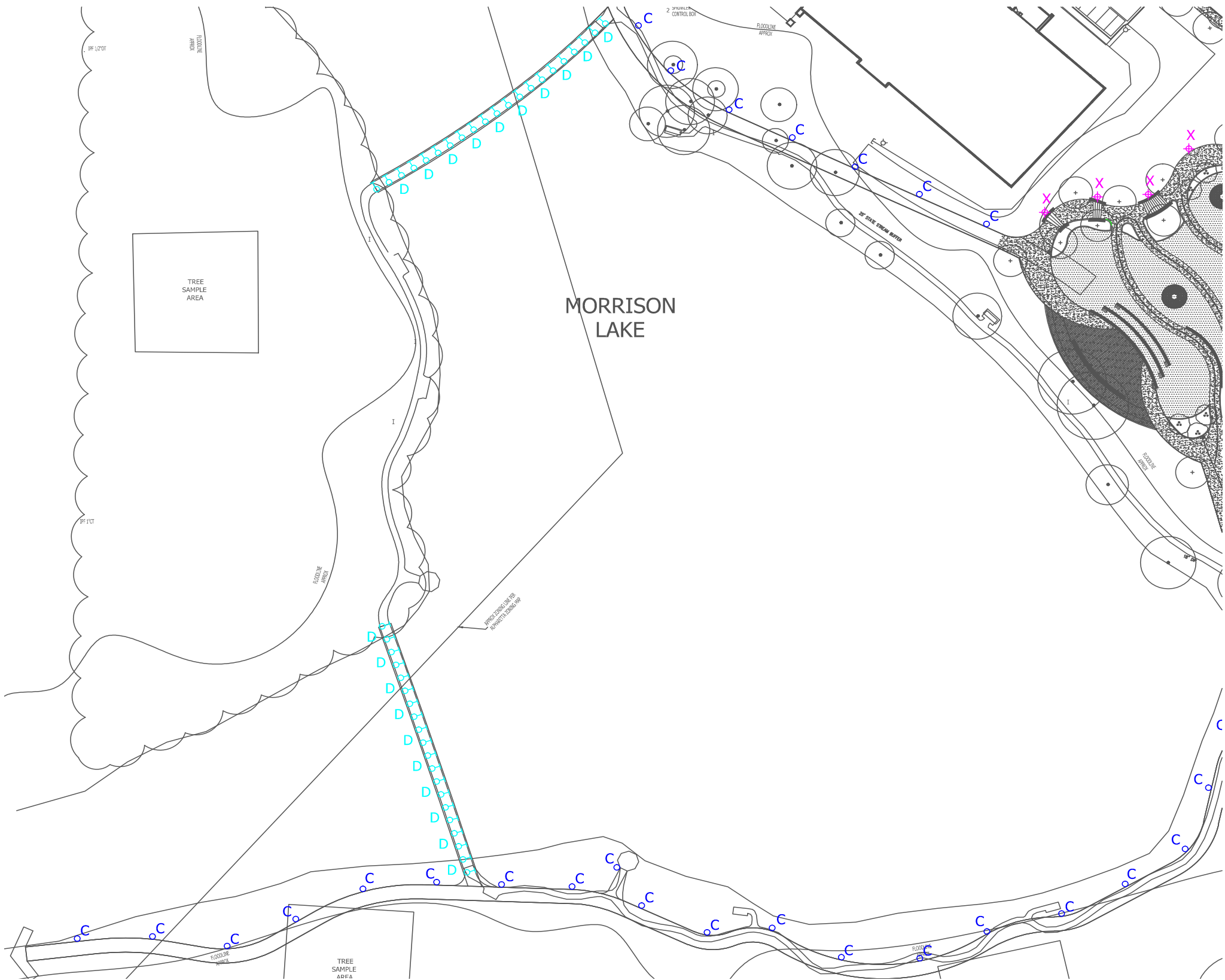


TYPE D
Klik, “Mistik Cylinder”
LED Surface-mount Direct Cylinder



TYPE X
Lumenpulse, “Elements”
Illuminated Column, 15’ Tall

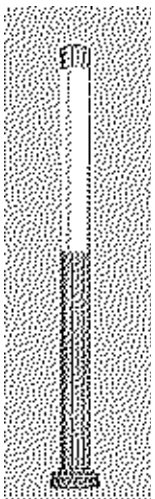
VEHICULAR AND PEDESTRIAN PATHWAYS: LIGHTING LAYOUTS
SW QUADRANT



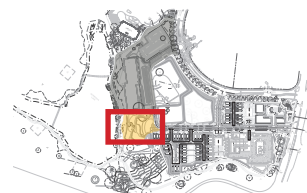
TYPE C
Louis Poulsen, “Flindt Bollard”
LED Pathway Bollard



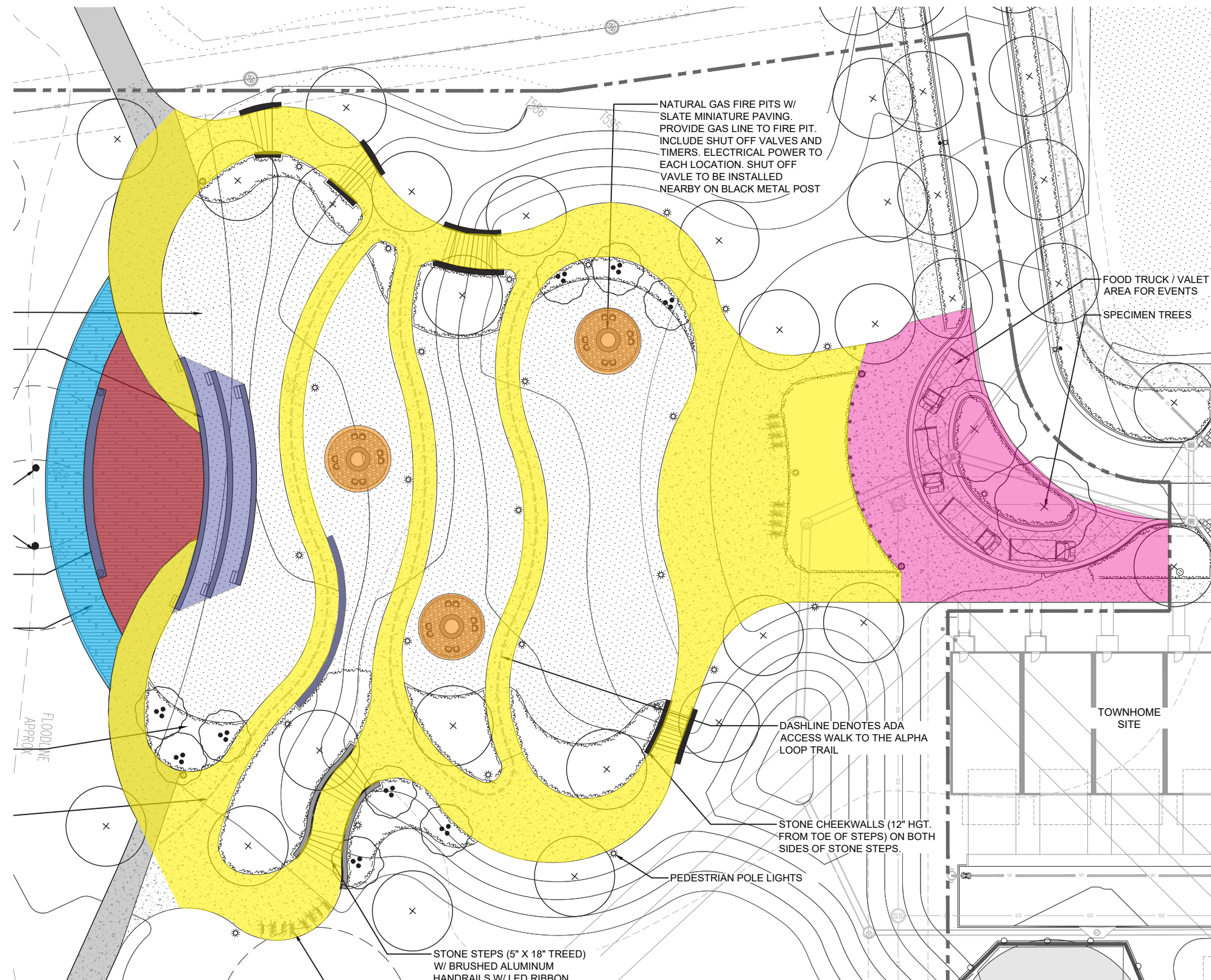
TYPE D
Klik, “Mistik Cylinder”
LED Surface-mount Direct Cylinder



TYPE X
Lumenpulse, “Elements”
Illuminated Column, 15’ Tall

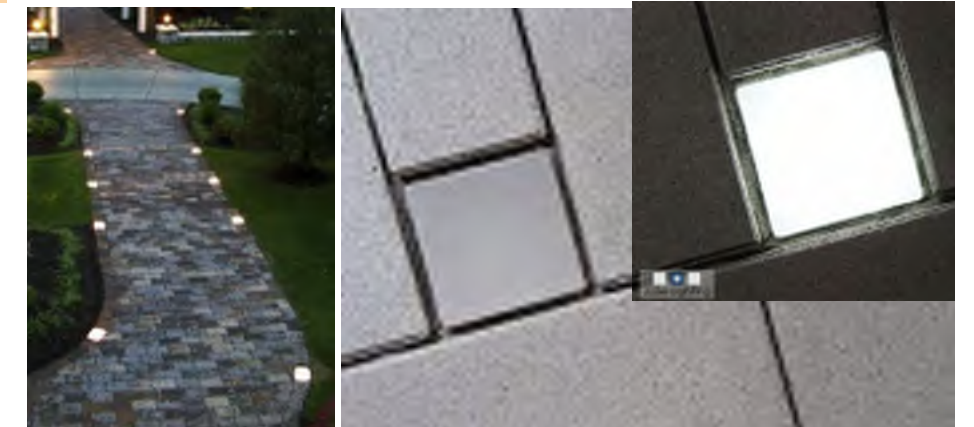


KEY PLAN



AMPHITHEATER: LIGHTING CONCEPTS

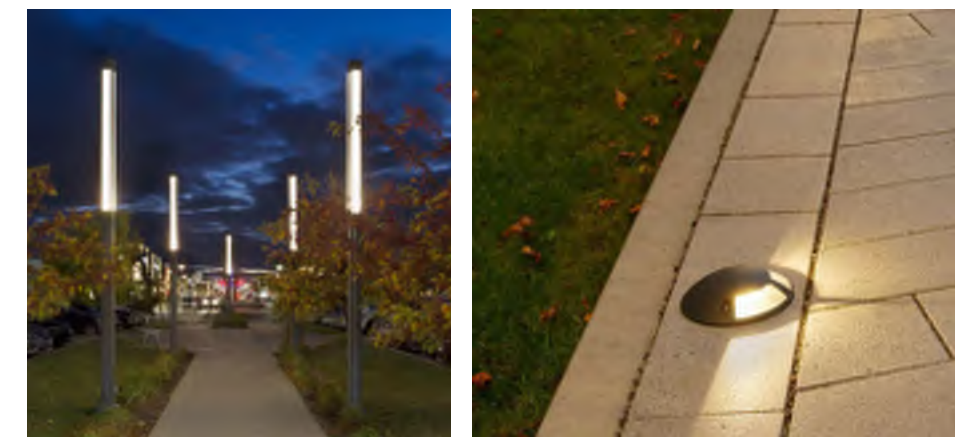
Firepits In-grade Marker Lights

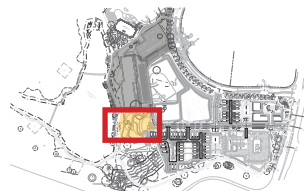


Food Truck Area Festive Catenary Lighting & Specimen Tree Uplighting

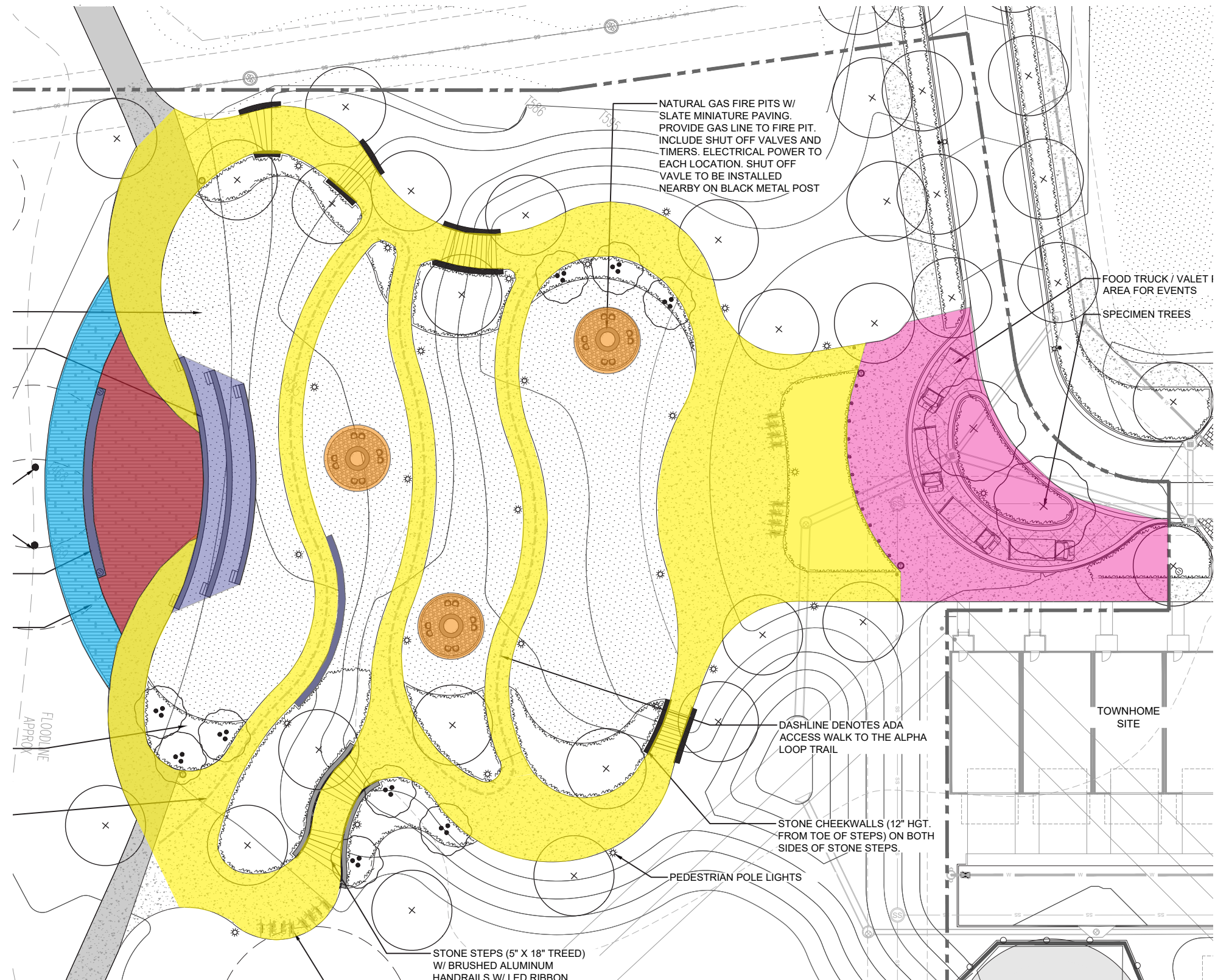


Walking Paths Light Columns & Low Level Lighting





KEY PLAN

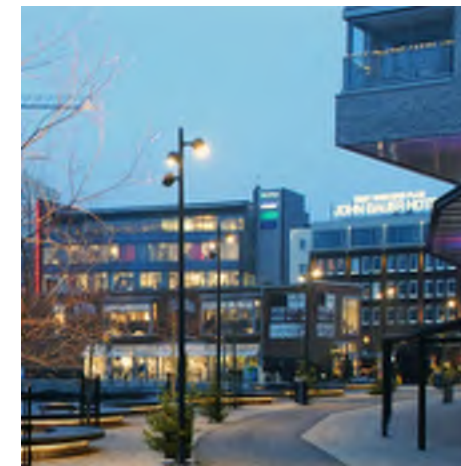


AMPHITHEATER: LIGHTING CONCEPTS

Drink Rail Integrated Handrail lighting

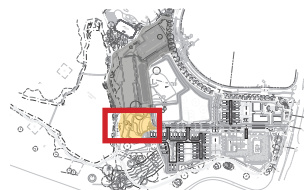


Stage Array of Floodlights Along a Curved Pole

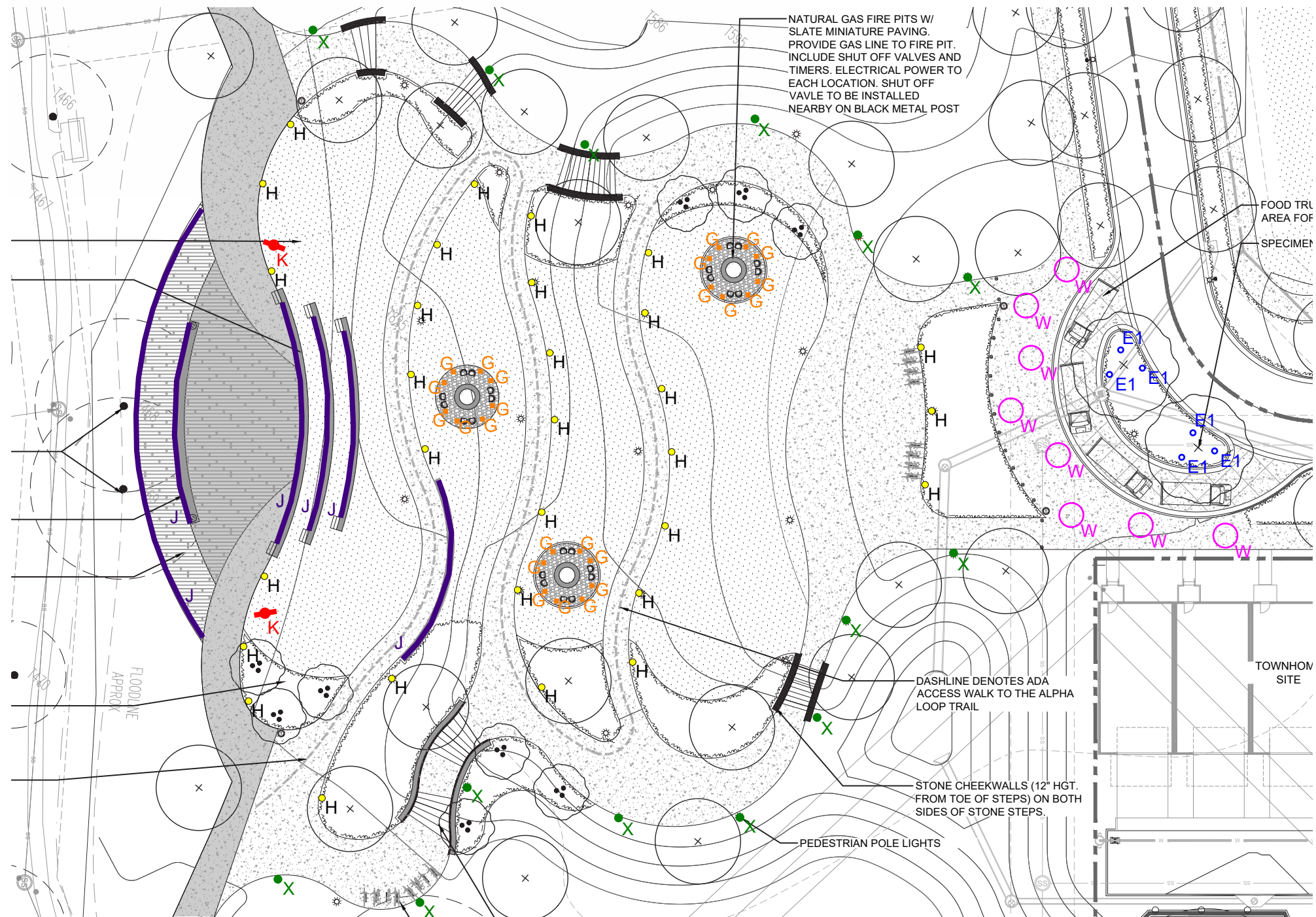


Curved Seat Walls Linear Light Under Cap





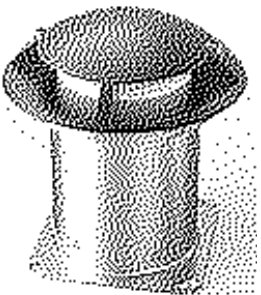
KEY PLAN



AMPHITHEATER: LIGHTING LAYOUTS



TYPE E1
Hydrel, "M9700"
12" Diameter In-grade Uplight



TYPE H
BEGA, "8867x"
In-grade Surface Grazers



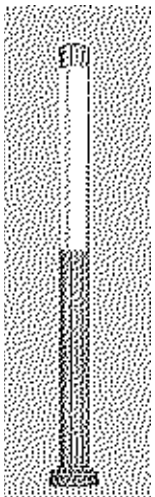
TYPE G
JoBe, "Nature"
Illuminated Pavers



TYPE K
Selux, "Olivio"
Array of Medium-Scale Floodlights, on 25'-30' Tall, Curved Pole



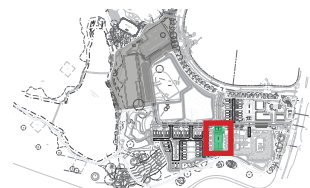
TYPE J
Q-Tran, Q-Cap "Zala"
Encapsulated LED tapelight



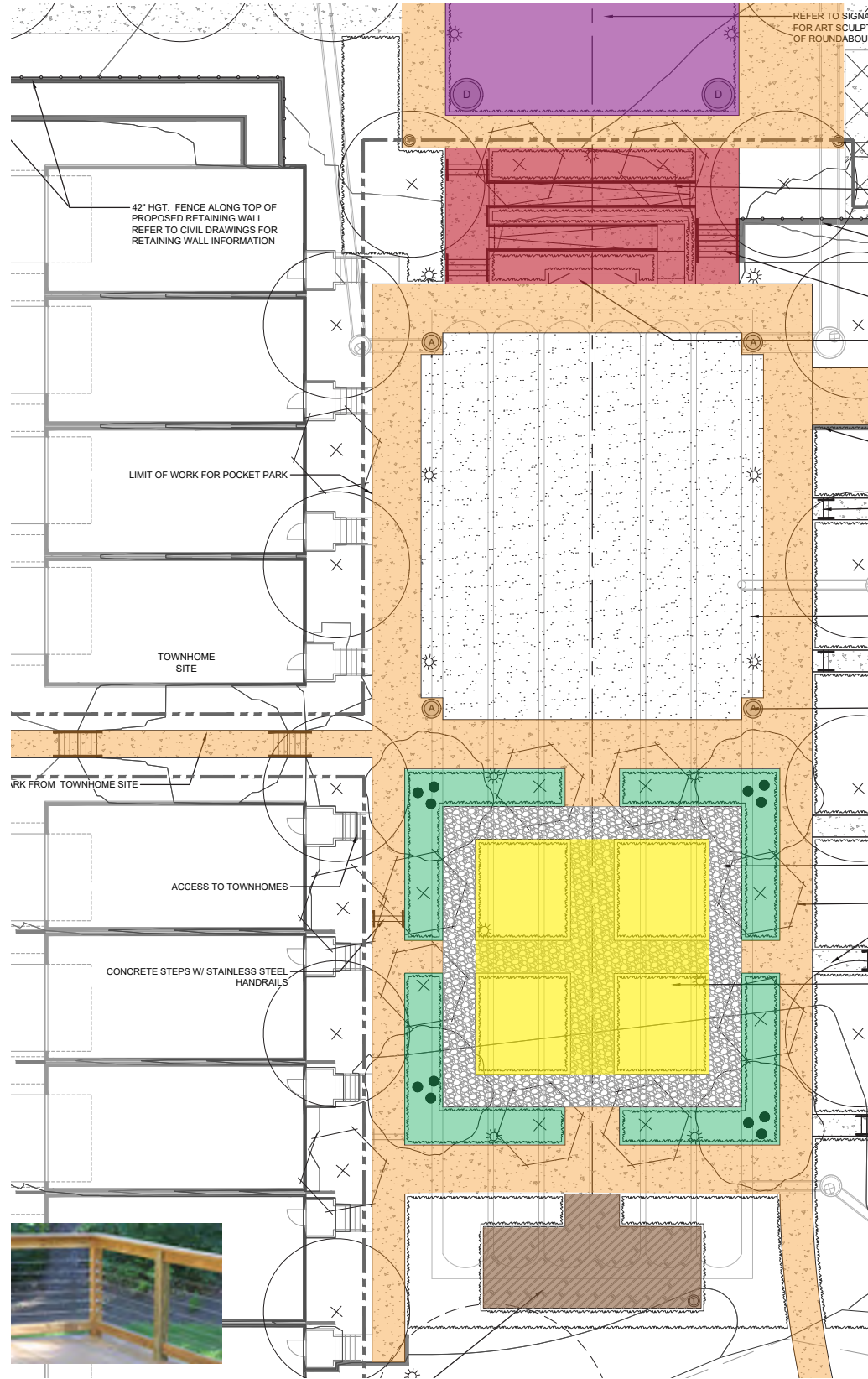
TYPE X
Lumenpulse, "Elements"
Illuminated Column, 15' Tall



TYPE W
Structura, "Aura"
6' Diameter Catenary Rings



KEY PLAN



POCKET PARK: LIGHTING CONCEPTS



Sidewalks Small Area Light Mounted to Pedestrian Pole



English Garden - Perimeter Linear Toe-Kick Lighting & Tree Uplighting



English Garden - Interior Low-level Landscape Lighting, Glowing Elements



Stairs and Ramps Hand Rail Lighting & Toe-Kick Lighting

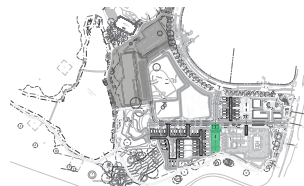


Art Sculpture Illumination From Within or Externally Illuminated

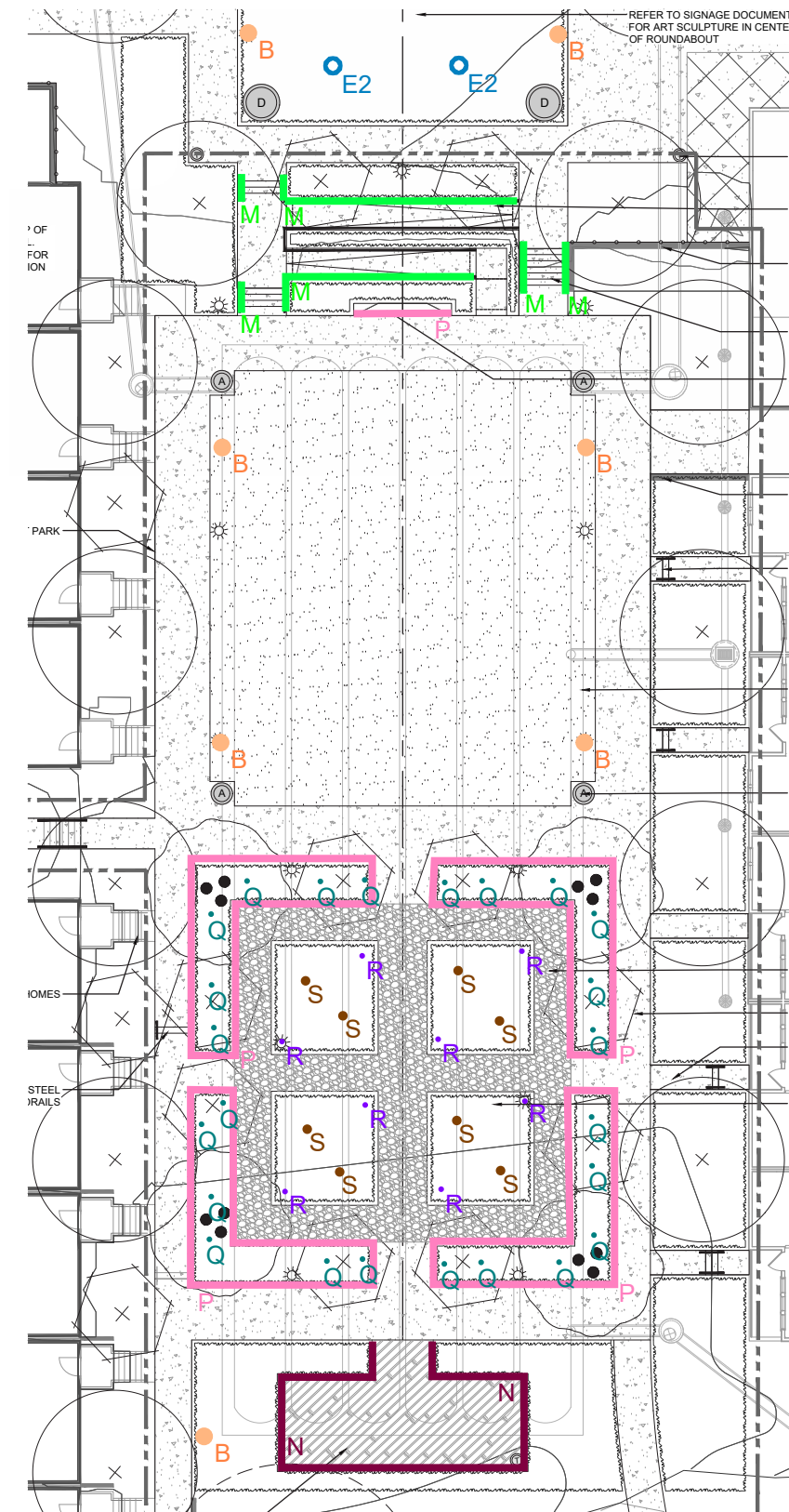


Deck Overlook Integrated Lighting Under Drink Rail





KEY PLAN



- TYPE B**
 Fixture: U.S. Architectural, “Razar”
 Pole: Structura, Tandem Evo
 13’ Tall, Dual Shaft, Curved Pole.
 Small-scale Fixture on Sidewalk
 Side of Pole, at 12’ AFG.



- TYPE N**
 Q-Tran, “LATO” + “SW24”
 Recessed Lensed Channel with
 Wet-Listed LED Tape



- TYPE R**
 B-K, “MicroMini”
 Adjustable Accent Light



- TYPE E2**
 Hydrel, “M9720-RGB”
 In-grade Color Changing



- TYPE P**
 Q-Tran, “ARKA” + “SW24”
 Quarter Round Lensed Channel
 with Wet Listed LED Tape



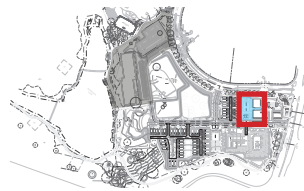
- TYPE S**
 BEGA, “Garden”
 Garden Luminaires



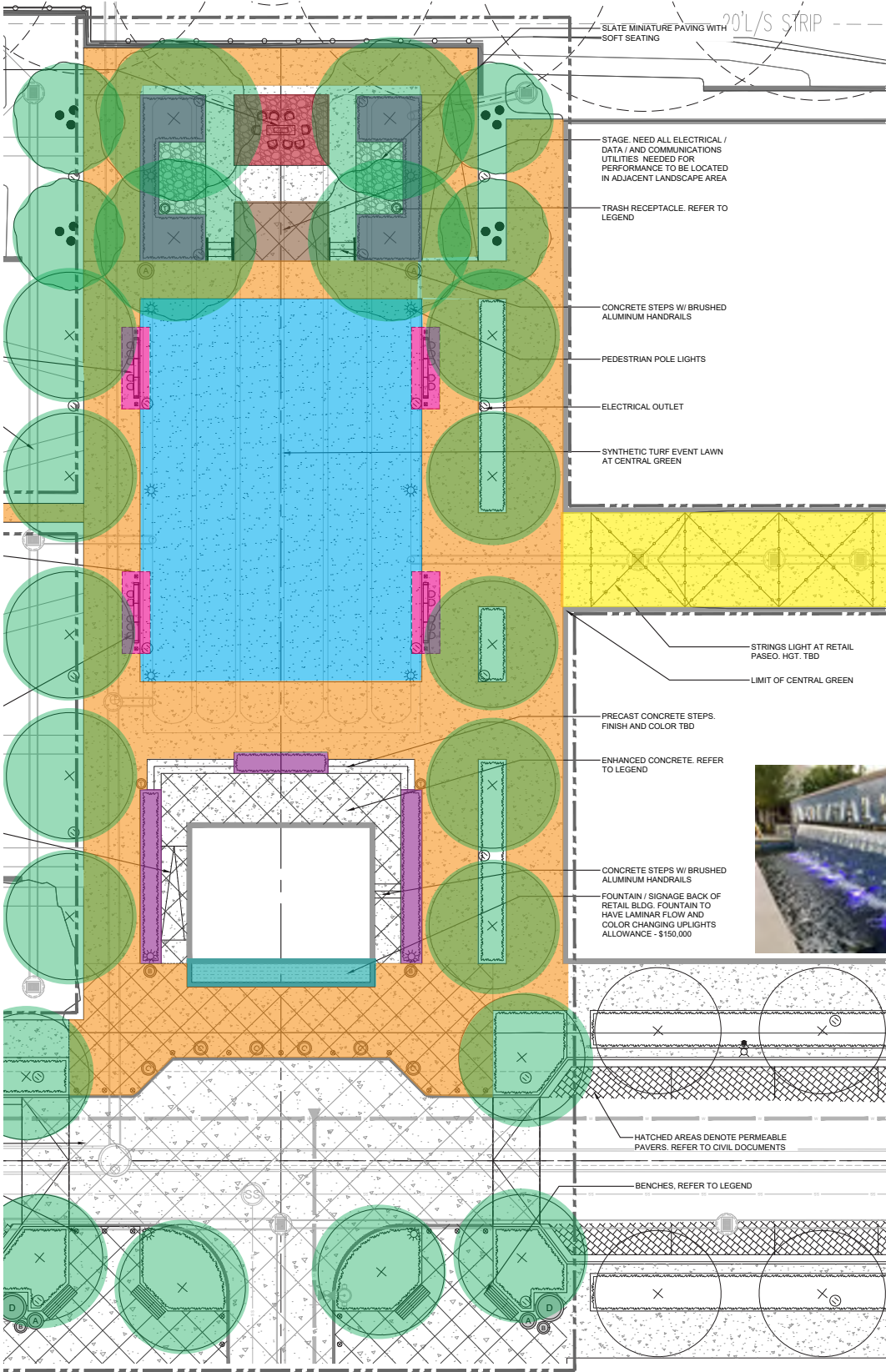
- TYPE M**
 Cole, “Lightrail”
 Illuminated Handrail



- TYPE Q**
 B-K, “Saratoga”
 Small Floodlight



KEY PLAN



CENTRAL PLAZA: LIGHTING CONCEPTS

Canopies Uplight on Tree Canopies



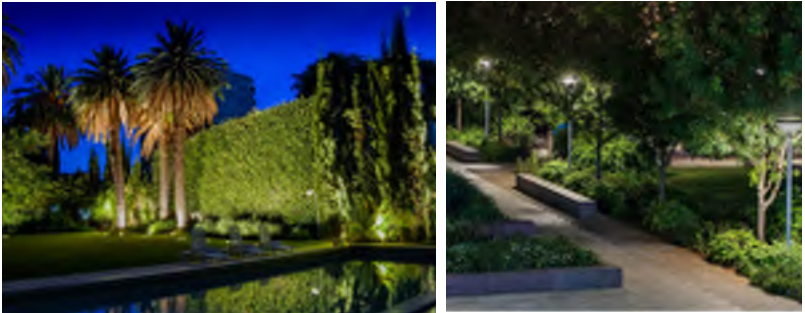
Open Turf Spill Light from Pole-mounted Fixtures



Retail Connector Catenary Lighting

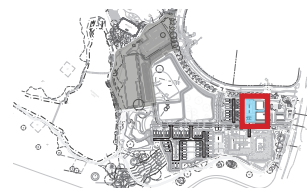


Park Perimeter Ambient Lighting

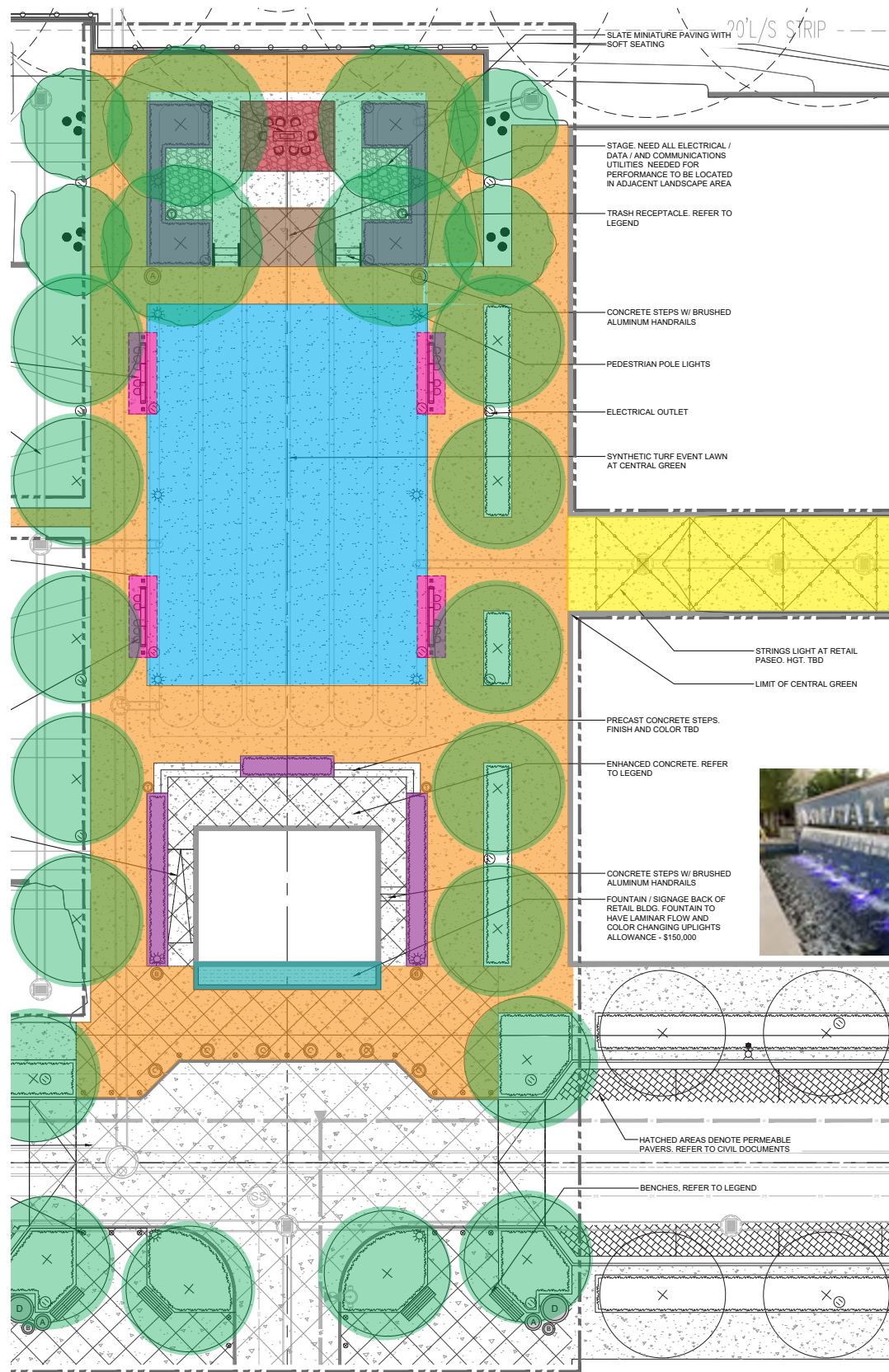


Seating Structures Up/Downlighting



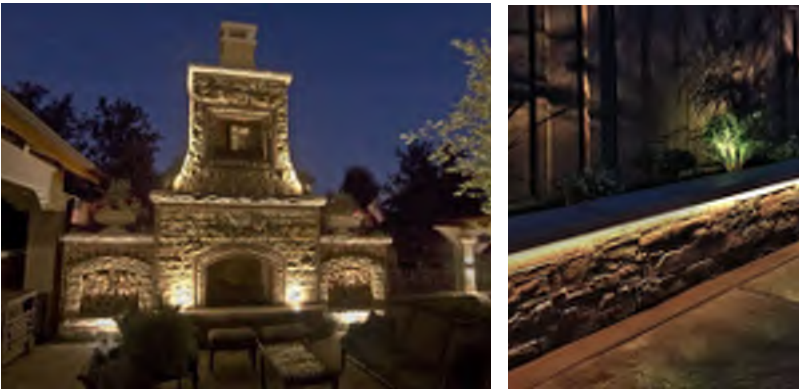


KEY PLAN



CENTRAL PLAZA: LIGHTING CONCEPTS

Fireplace Integrated LED Lighting Under Capstones



Planting Beds Toe-Kick Lighting

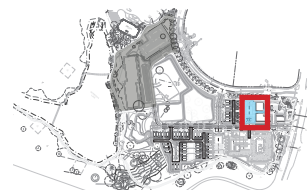


Stage Event Provided Lighting

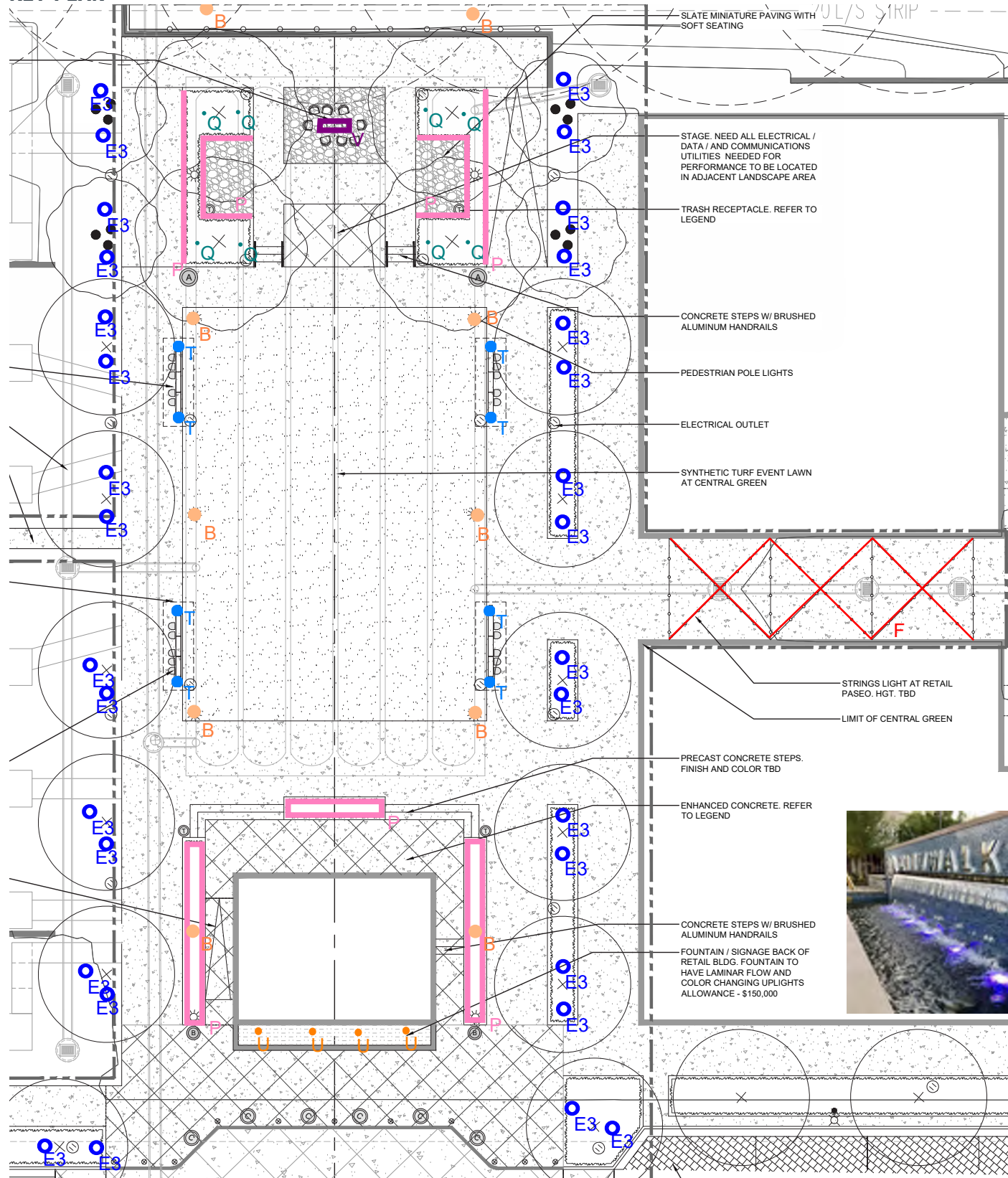


Fountain Integrated Colored Lighting





KEY PLAN



CENTRAL PLAZA: LIGHTING LAYOUTS



TYPE B

Fixture: U.S. Architectural, "Razar"

Pole: Structura, Tandem Evo

13' Tall, Dual Shaft, Curved Pole.

Small-scale Fixture on Sidewalk Side of Pole, at 12' AFG.



TYPE F

Fixture: Tivoli, "Litesphere"

Globe Catenary



TYPE Q

Fixture: B-K, "Saratoga"

Small Floodlight



TYPE U

Fixture: Hydrel, "4426"

Color Changing Fountain Floodlight



TYPE E3

Fixture: Hydrel, "M9400C"

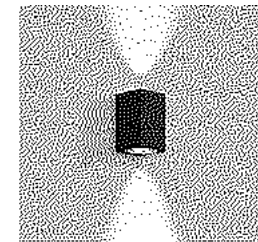
9" Diameter In-grade Uplight



TYPE P

Fixture: Q-Tran, "ARKA" + "SW24"

Quarter Round Lensed Channel With Wet-Listed LED Tape



TYPE T

Fixture: BEGA, "3359x"

Small Up/Downlight Mounted to Seating Structure

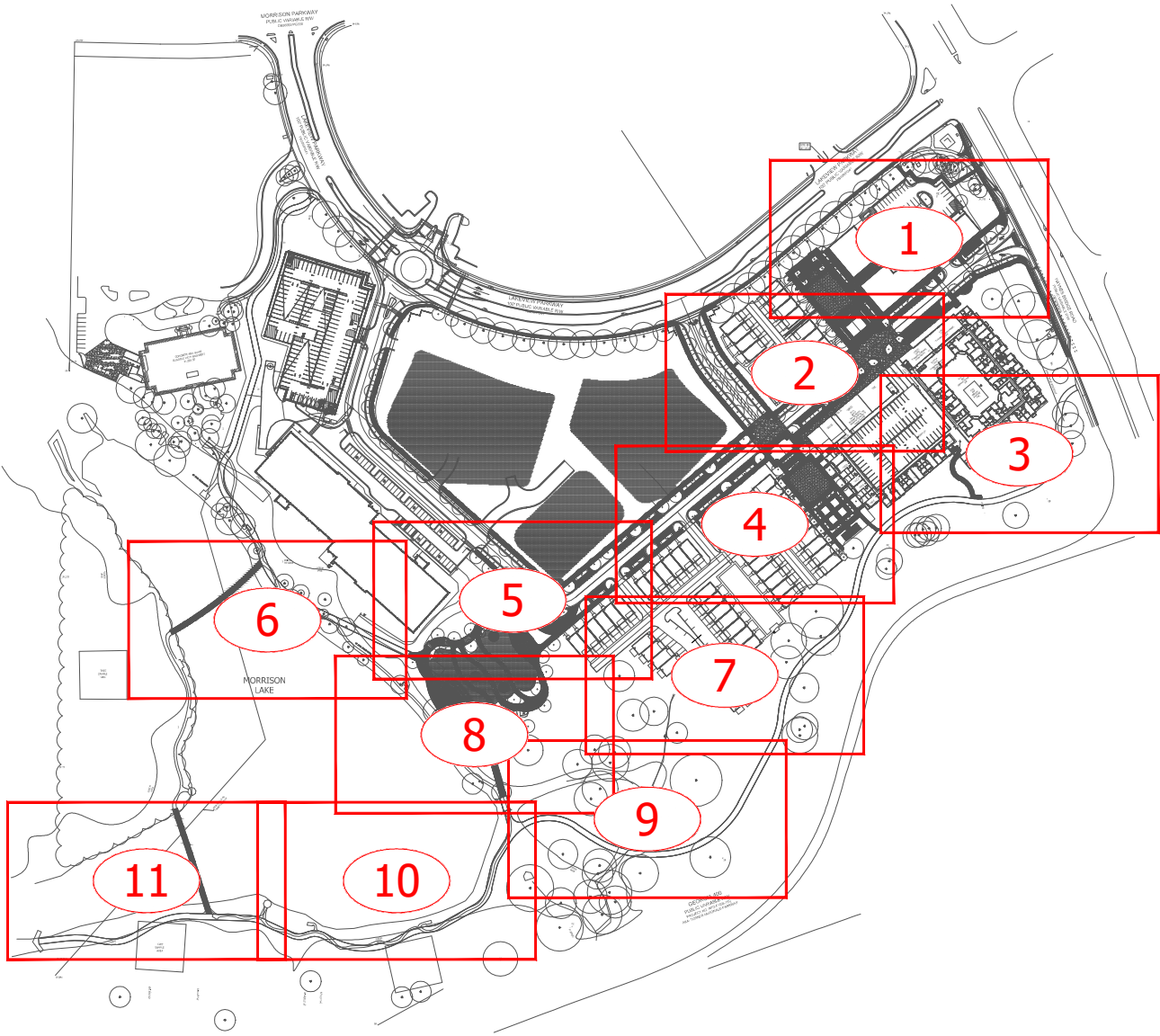


TYPE V

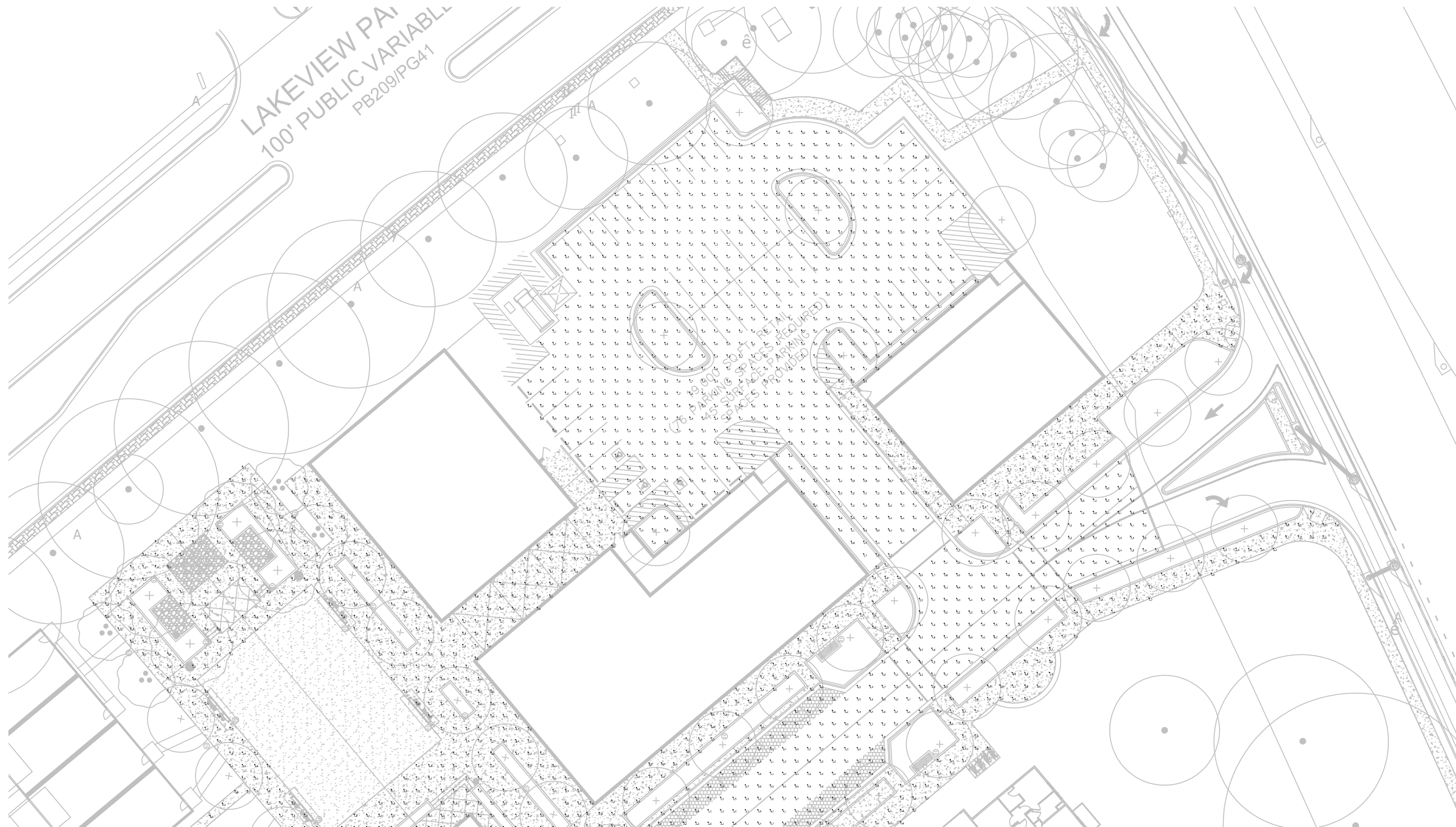
Fixture: Q-Tran, "SLIM" + "SW24"

Flat Lensed Channel with Wet-Listed LED Tape

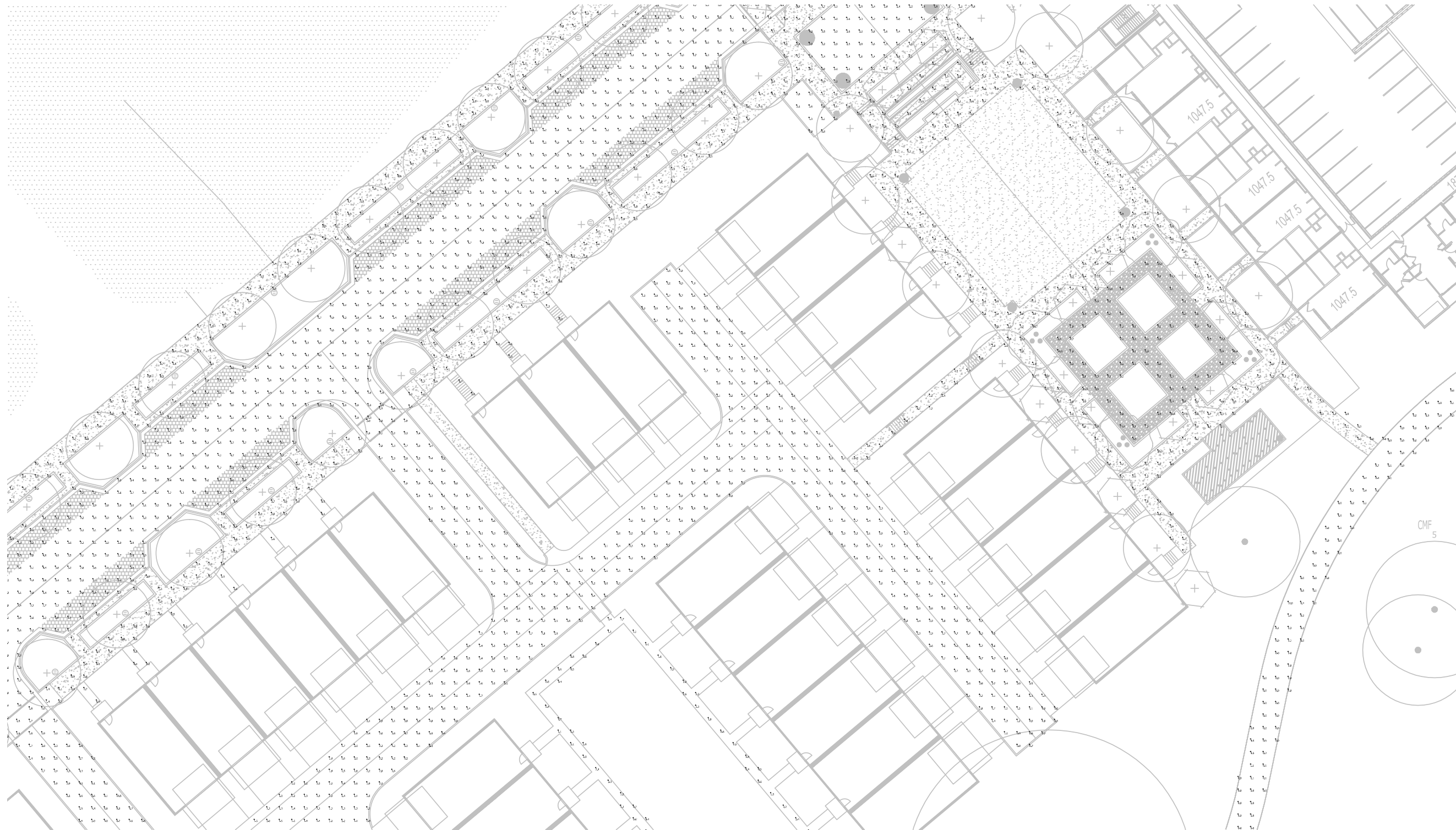
PHOTOMETRICS KEY PLAN:

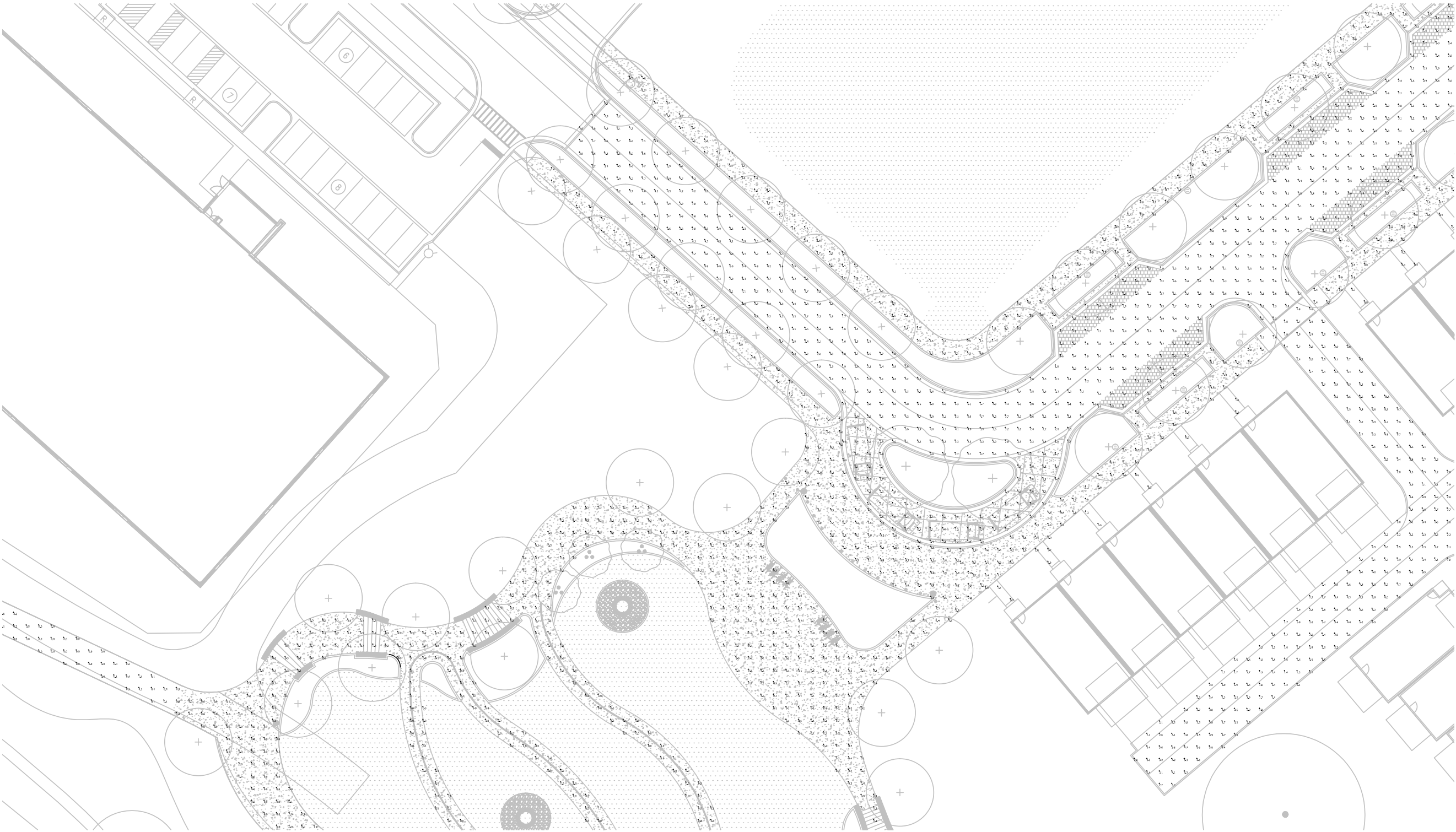


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Alpha Loop bridge_N	Illuminance	Fc	0.73	3.5	0.0	N.A.	N.A.
Alpha Loop bridge_S	Illuminance	Fc	0.68	3.7	0.0	N.A.	N.A.
Alpha Loop Trail pt 1	Illuminance	Fc	0.34	11.3	0.0	N.A.	N.A.
Alpha Loop Trail pt 2	Illuminance	Fc	0.32	14.9	0.0	N.A.	N.A.
Alpha Loop Trail pt 3	Illuminance	Fc	0.35	15.8	0.0	N.A.	N.A.
Alpha Loop Trail pt 4	Illuminance	Fc	0.33	16.0	0.0	N.A.	N.A.
amphitheater - food truck area	Illuminance	Fc	4.05	6.7	1.6	2.53	4.19
amphitheater - seating area	Illuminance	Fc	2.66	13.1	0.1	26.60	131.00
amphitheater - walking paths	Illuminance	Fc	0.21	4.9	0.0	N.A.	N.A.
Central Plaza	Illuminance	Fc	1.58	77.7	0.2	7.90	388.50
Central Plaza - alley to parking	Illuminance	Fc	3.08	4.3	1.6	1.93	2.69
Main road Pedestrian pt L1	Illuminance	Fc	1.95	4.8	0.6	3.25	8.00
Main road Pedestrian pt L2	Illuminance	Fc	2.06	9.2	0.6	3.43	15.33
Main road Pedestrian pt L3	Illuminance	Fc	2.84	8.5	1.1	2.58	7.73
Main road Pedestrian pt L4	Illuminance	Fc	3.26	10.1	0.6	5.43	16.83
Main road Pedestrian pt L5	Illuminance	Fc	2.01	6.4	0.5	4.02	12.80
Main road Pedestrian pt R1	Illuminance	Fc	2.56	6.5	1.0	2.56	6.50
Main road Pedestrian pt R2	Illuminance	Fc	2.54	8.5	0.3	8.47	28.33
Main road Pedestrian pt R3	Illuminance	Fc	1.83	8.8	0.3	6.10	29.33
Main road Pedestrian pt R4	Illuminance	Fc	2.69	10.0	0.5	5.38	20.00
Main road Pedestrian pt R5	Illuminance	Fc	2.17	8.2	0.6	3.62	13.67
Main Road Way pt 1	Illuminance	Fc	3.43	8.5	0.9	3.81	9.44
Main Road Way pt 2	Illuminance	Fc	4.20	10.5	1.1	3.82	9.55
Main Road Way pt 3	Illuminance	Fc	4.51	9.7	1.2	3.76	8.08
N townhome_E connector sidewalk	Illuminance	Fc	1.35	2.4	0.5	2.70	4.80
N townhome_W connector sidewalk	Illuminance	Fc	2.04	6.7	0.9	2.27	7.44
North townhome_drive	Illuminance	Fc	4.53	10.9	1.5	3.02	7.27
Pocket Park	Illuminance	Fc	4.12	97.7	0.0	N.A.	N.A.
Retail Parking Lot	Illuminance	Fc	2.83	11.6	0.5	5.66	23.20
Road to Lakeview Pkwy_L1	Illuminance	Fc	4.16	8.5	1.7	2.45	5.00
Road to Lakeview Pkwy_sidewlkL1L	Illuminance	Fc	1.85	4.8	0.6	3.08	8.00
Road to Lakeview Pkwy_sidewlkL1R	Illuminance	Fc	2.15	6.2	1.2	1.79	5.17
S Townhome_road and parking	Illuminance	Fc	2.65	10.5	0.6	4.42	17.50
S Townhome_walkway	Illuminance	Fc	1.32	2.5	0.3	4.40	8.33

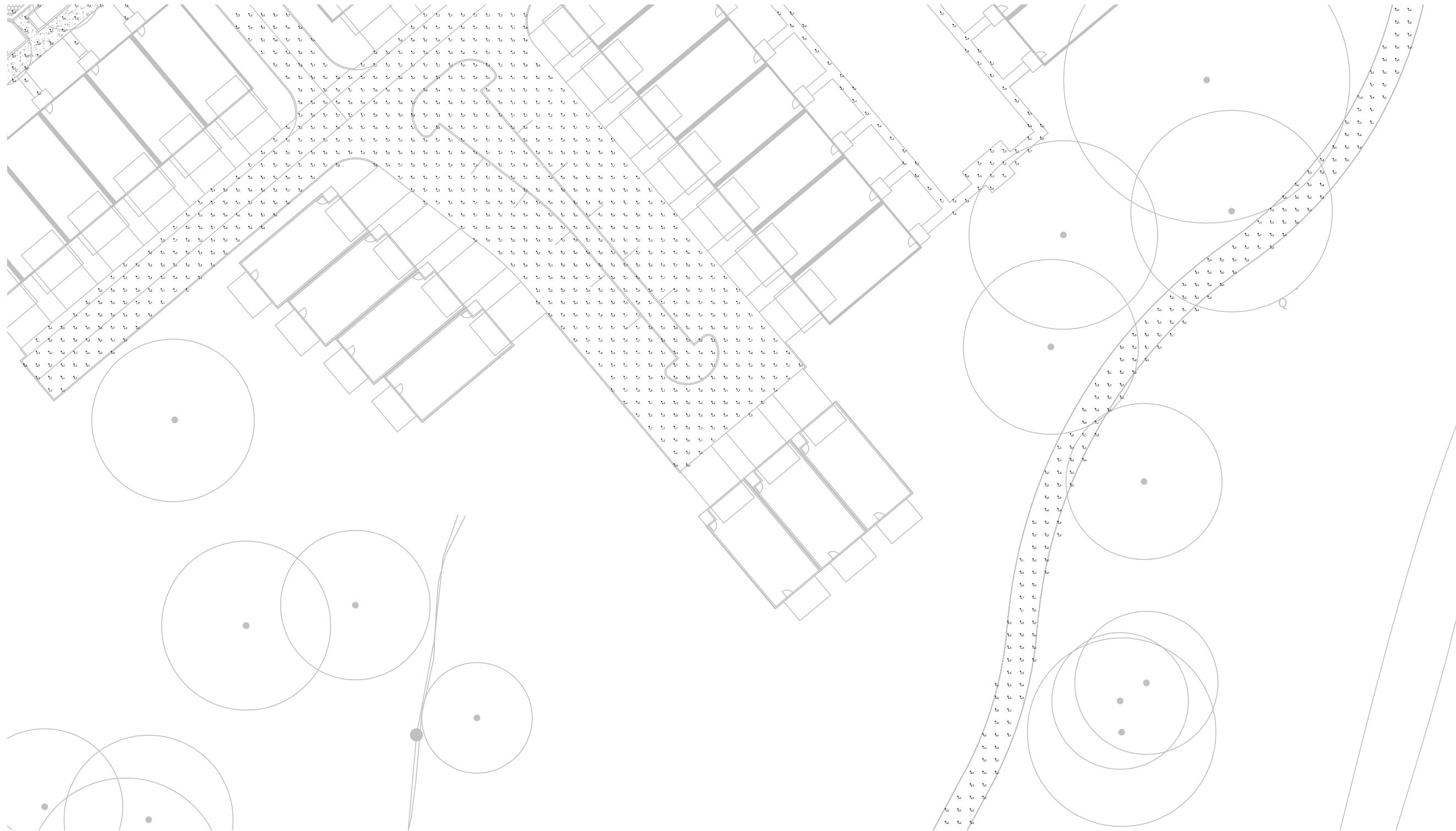




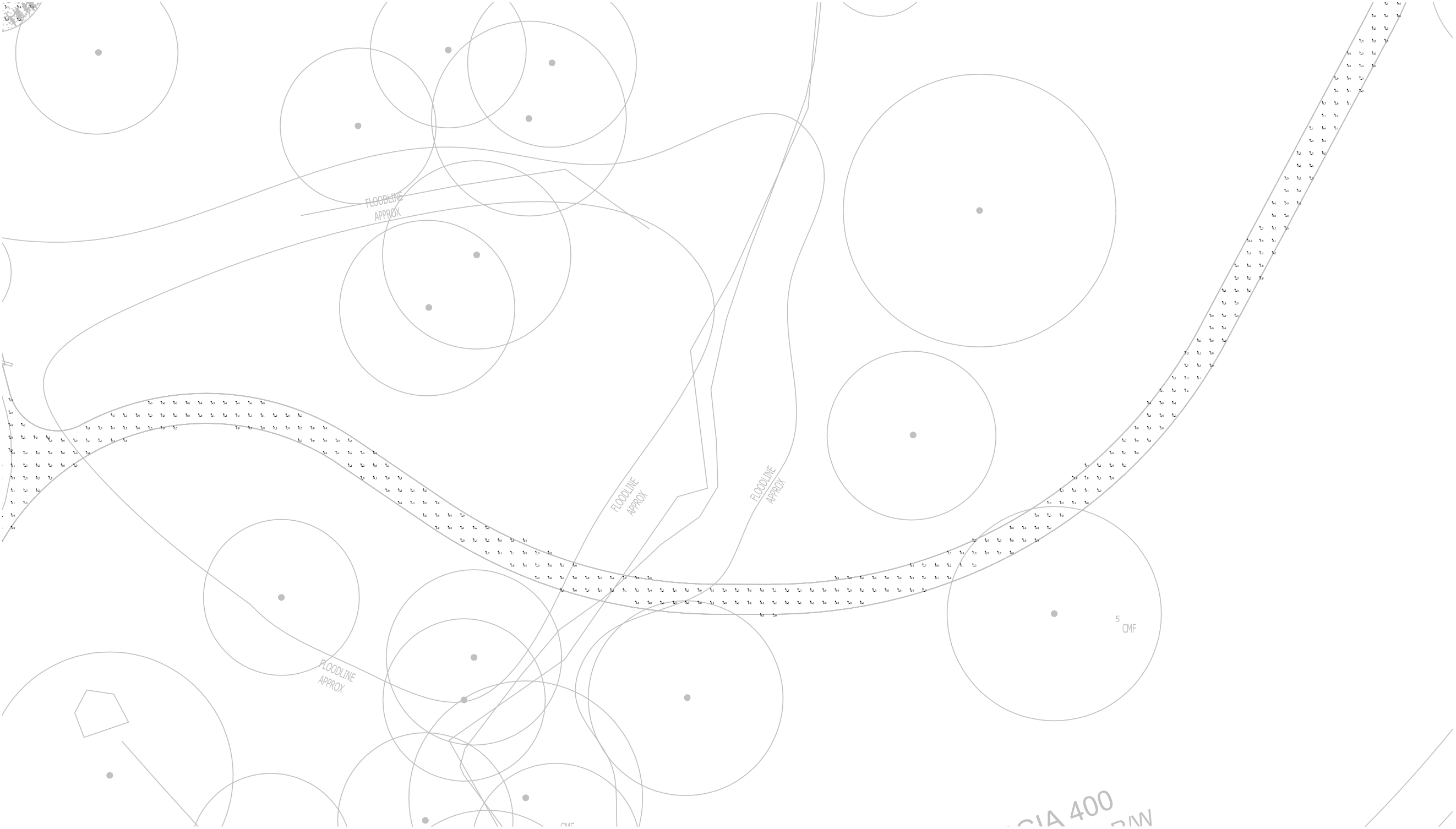


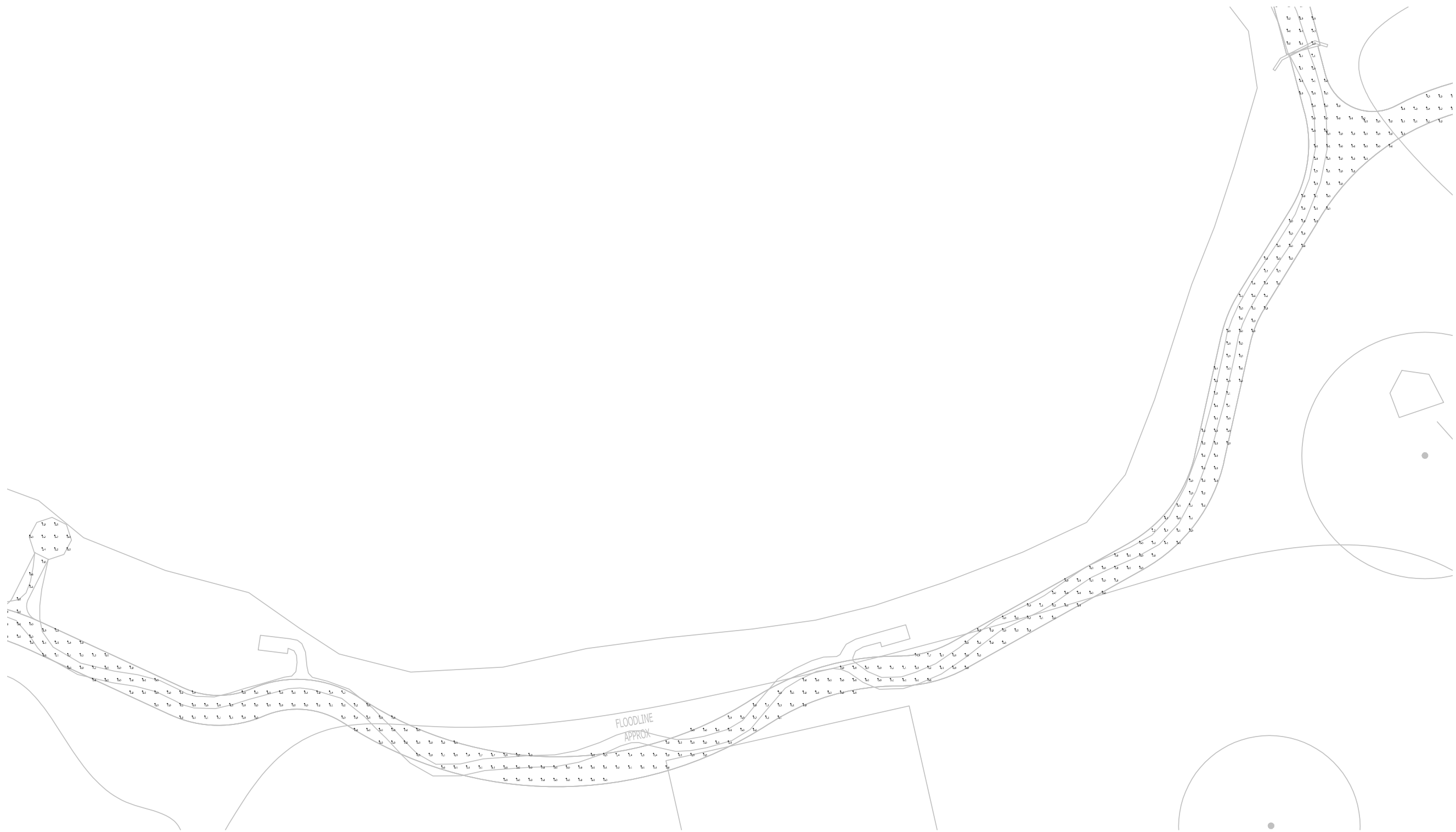














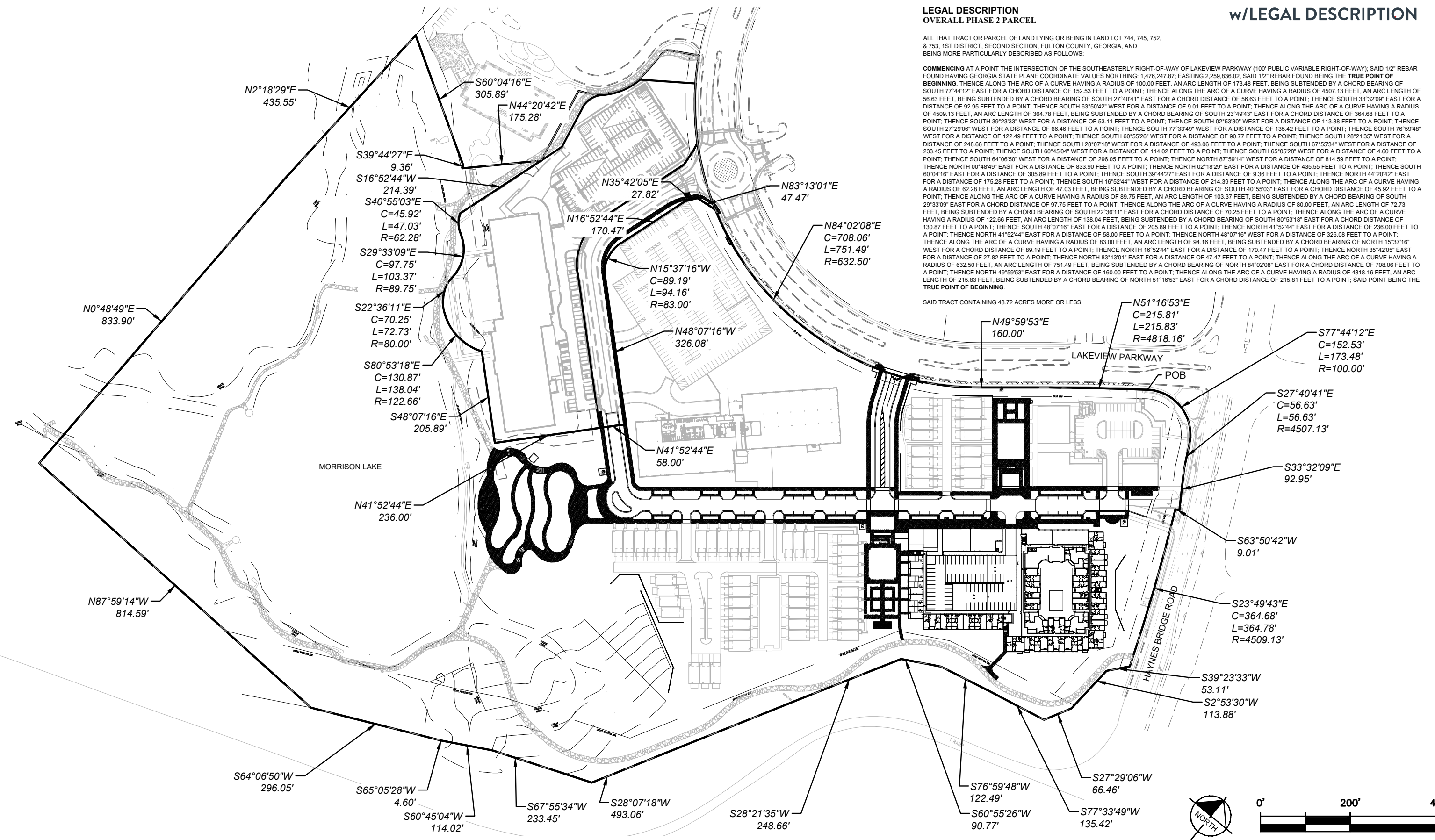
SITE BOUNDARY
w/LEGAL DESCRIPTION

LEGAL DESCRIPTION
OVERALL PHASE 2 PARCEL

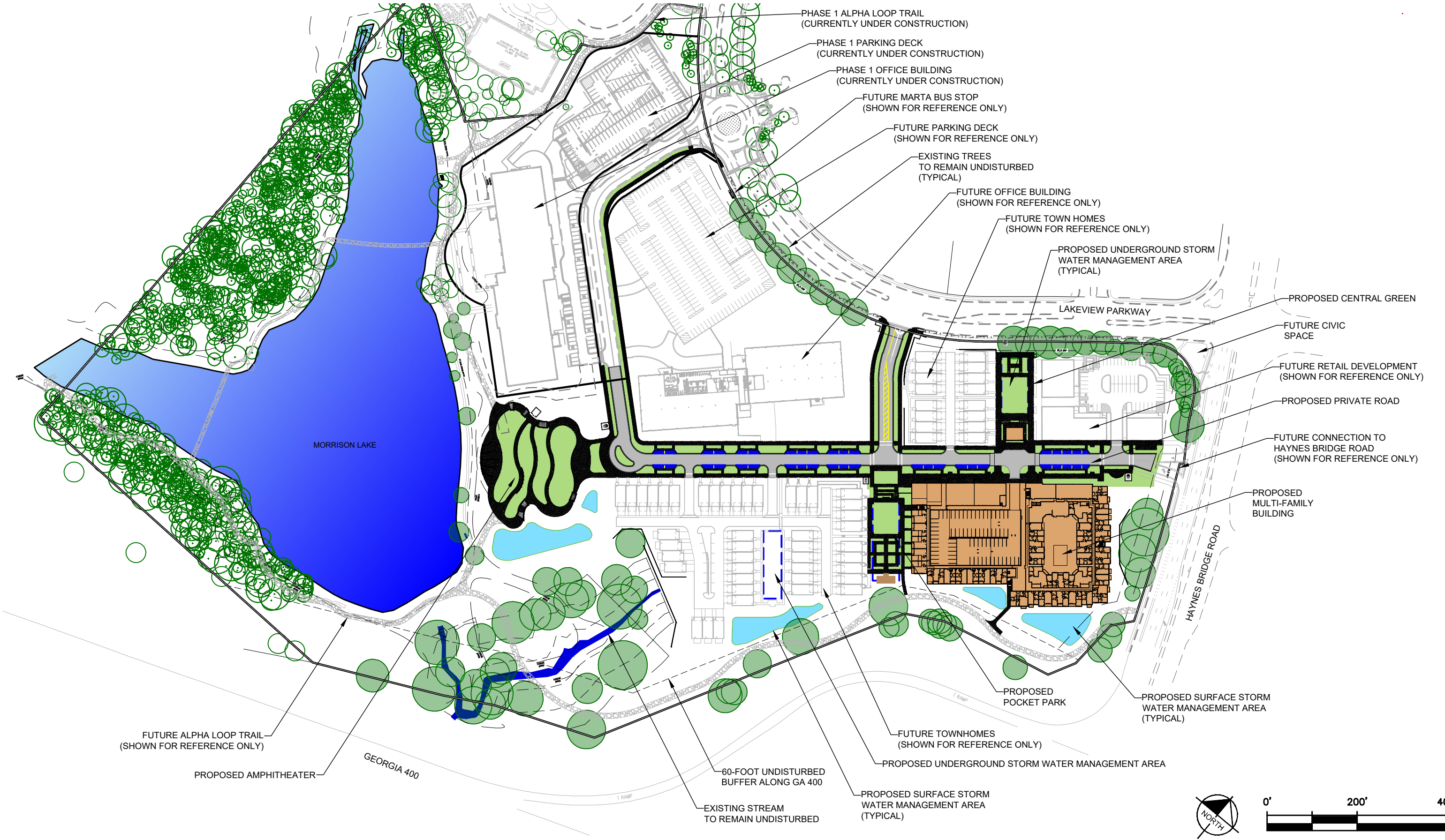
ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 744, 745, 752, & 753, 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF LAKEVIEW PARKWAY (100' PUBLIC VARIABLE RIGHT-OF-WAY); SAID 1/2" REBAR FOUND HAVING GEORGIA STATE PLANE COORDINATE VALUES NORTHING: 1,476,247.87; EASTING 2,259,836.02, SAID 1/2" REBAR FOUND BEING THE TRUE POINT OF BEGINNING. THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 173.48 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°44'12" EAST FOR A CHORD DISTANCE OF 152.53 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 4507.13 FEET, AN ARC LENGTH OF 56.63 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°40'41" EAST FOR A CHORD DISTANCE OF 56.63 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 4509.13 FEET, AN ARC LENGTH OF 56.63 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°49'43" EAST FOR A CHORD DISTANCE OF 56.63 FEET TO A POINT; THENCE SOUTH 33°32'09" EAST FOR A DISTANCE OF 92.95 FEET TO A POINT; THENCE SOUTH 63°50'42" WEST FOR A DISTANCE OF 9.01 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 4509.13 FEET, AN ARC LENGTH OF 364.78 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°49'43" EAST FOR A CHORD DISTANCE OF 364.68 FEET TO A POINT; THENCE SOUTH 39°23'33" WEST FOR A DISTANCE OF 53.11 FEET TO A POINT; THENCE SOUTH 02°53'30" WEST FOR A DISTANCE OF 113.88 FEET TO A POINT; THENCE SOUTH 27°29'06" WEST FOR A DISTANCE OF 66.46 FEET TO A POINT; THENCE SOUTH 77°33'49" WEST FOR A DISTANCE OF 135.42 FEET TO A POINT; THENCE SOUTH 76°59'48" WEST FOR A DISTANCE OF 122.49 FEET TO A POINT; THENCE SOUTH 60°55'26" WEST FOR A DISTANCE OF 90.77 FEET TO A POINT; THENCE SOUTH 28°21'35" WEST FOR A DISTANCE OF 248.66 FEET TO A POINT; THENCE SOUTH 28°07'18" WEST FOR A DISTANCE OF 493.06 FEET TO A POINT; THENCE SOUTH 67°55'34" WEST FOR A DISTANCE OF 233.45 FEET TO A POINT; THENCE SOUTH 60°45'04" WEST FOR A DISTANCE OF 114.02 FEET TO A POINT; THENCE SOUTH 65°05'28" WEST FOR A DISTANCE OF 4.60 FEET TO A POINT; THENCE SOUTH 64°06'50" WEST FOR A DISTANCE OF 296.05 FEET TO A POINT; THENCE NORTH 87°59'14" WEST FOR A DISTANCE OF 814.59 FEET TO A POINT; THENCE NORTH 00°48'49" EAST FOR A DISTANCE OF 833.90 FEET TO A POINT; THENCE NORTH 02°18'29" EAST FOR A DISTANCE OF 435.55 FEET TO A POINT; THENCE SOUTH 60°04'16" EAST FOR A DISTANCE OF 305.89 FEET TO A POINT; THENCE SOUTH 39°44'27" EAST FOR A DISTANCE OF 9.36 FEET TO A POINT; THENCE NORTH 44°20'42" EAST FOR A DISTANCE OF 175.28 FEET TO A POINT; THENCE SOUTH 16°52'44" WEST FOR A DISTANCE OF 214.39 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 62.28 FEET, AN ARC LENGTH OF 47.03 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°55'03" EAST FOR A CHORD DISTANCE OF 45.92 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 99.75 FEET, AN ARC LENGTH OF 103.37 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°33'09" EAST FOR A CHORD DISTANCE OF 97.75 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 72.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°36'11" EAST FOR A CHORD DISTANCE OF 70.25 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 122.66 FEET, AN ARC LENGTH OF 138.04 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°53'18" EAST FOR A CHORD DISTANCE OF 130.87 FEET TO A POINT; THENCE SOUTH 48°07'16" EAST FOR A DISTANCE OF 205.89 FEET TO A POINT; THENCE NORTH 41°52'44" EAST FOR A DISTANCE OF 236.00 FEET TO A POINT; THENCE NORTH 48°07'16" WEST FOR A DISTANCE OF 326.08 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 83.00 FEET, AN ARC LENGTH OF 94.16 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°37'16" WEST FOR A CHORD DISTANCE OF 89.19 FEET TO A POINT; THENCE NORTH 16°52'44" EAST FOR A DISTANCE OF 170.47 FEET TO A POINT; THENCE NORTH 35°42'05" EAST FOR A DISTANCE OF 27.82 FEET TO A POINT; THENCE NORTH 83°13'01" EAST FOR A DISTANCE OF 47.47 FEET TO A POINT; THENCE NORTH 84°02'08" EAST FOR A DISTANCE OF 708.06 FEET TO A POINT; THENCE NORTH 15°37'16" WEST FOR A CHORD DISTANCE OF 89.19 FEET TO A POINT; THENCE NORTH 16°52'44" EAST FOR A DISTANCE OF 170.47 FEET TO A POINT; THENCE NORTH 35°42'05" EAST FOR A DISTANCE OF 27.82 FEET TO A POINT; THENCE NORTH 83°13'01" EAST FOR A DISTANCE OF 47.47 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 632.50 FEET, AN ARC LENGTH OF 751.49 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°02'08" EAST FOR A CHORD DISTANCE OF 708.06 FEET TO A POINT; THENCE NORTH 49°59'53" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 4818.16 FEET, AN ARC LENGTH OF 215.83 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°16'53" EAST FOR A CHORD DISTANCE OF 215.81 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

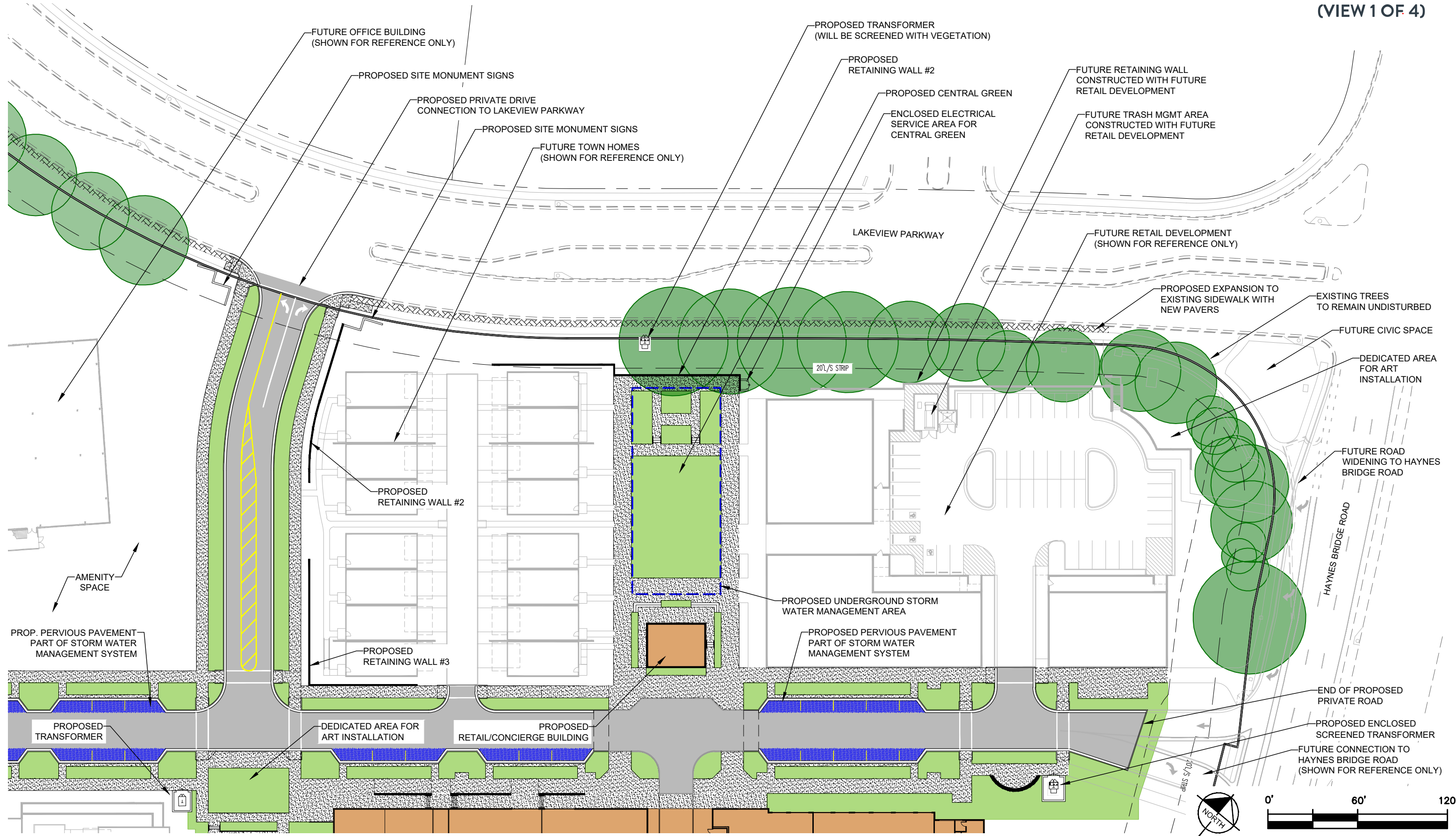
SAID TRACT CONTAINING 48.72 ACRES MORE OR LESS.



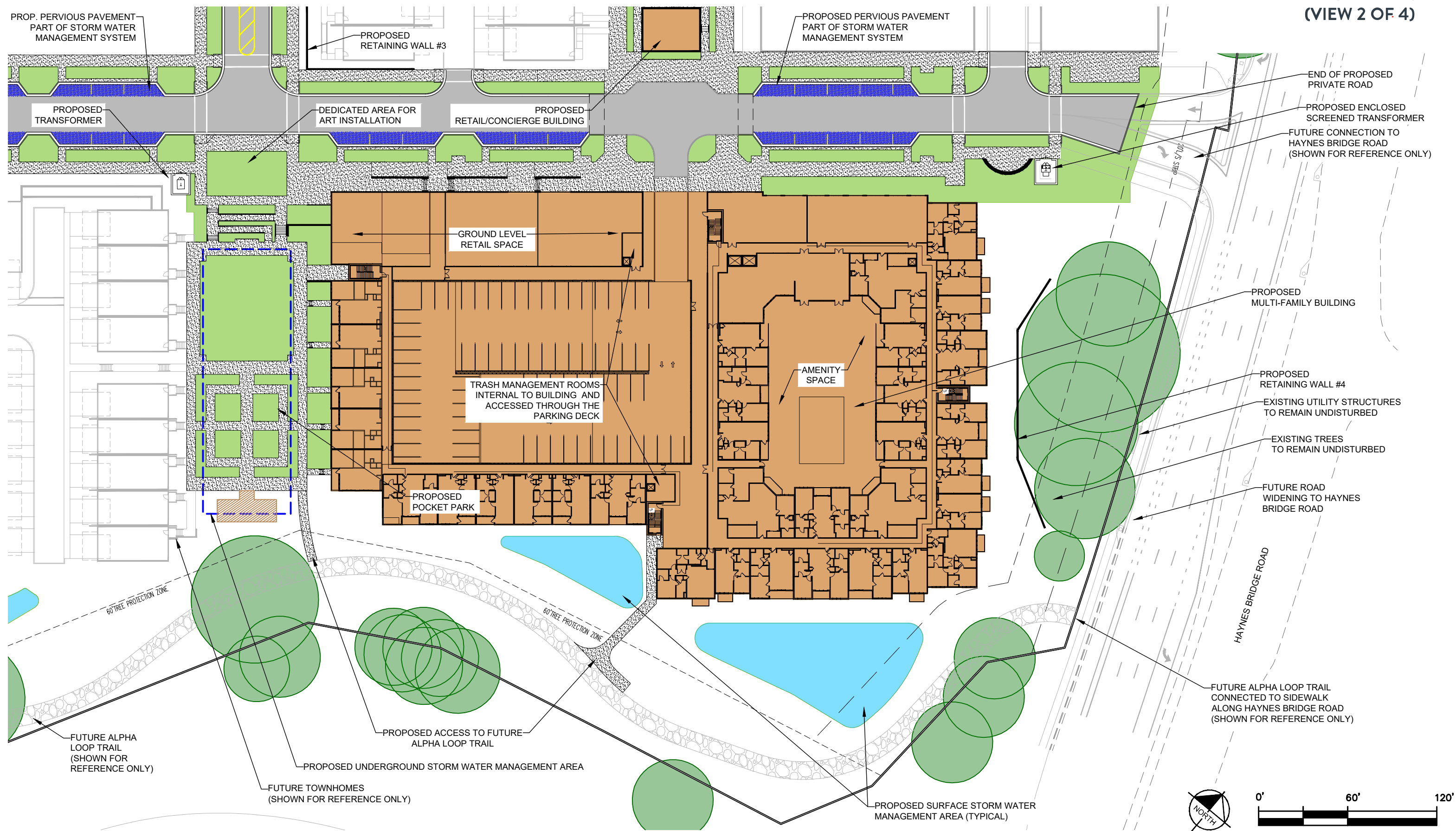
OVERALL SITE PLAN



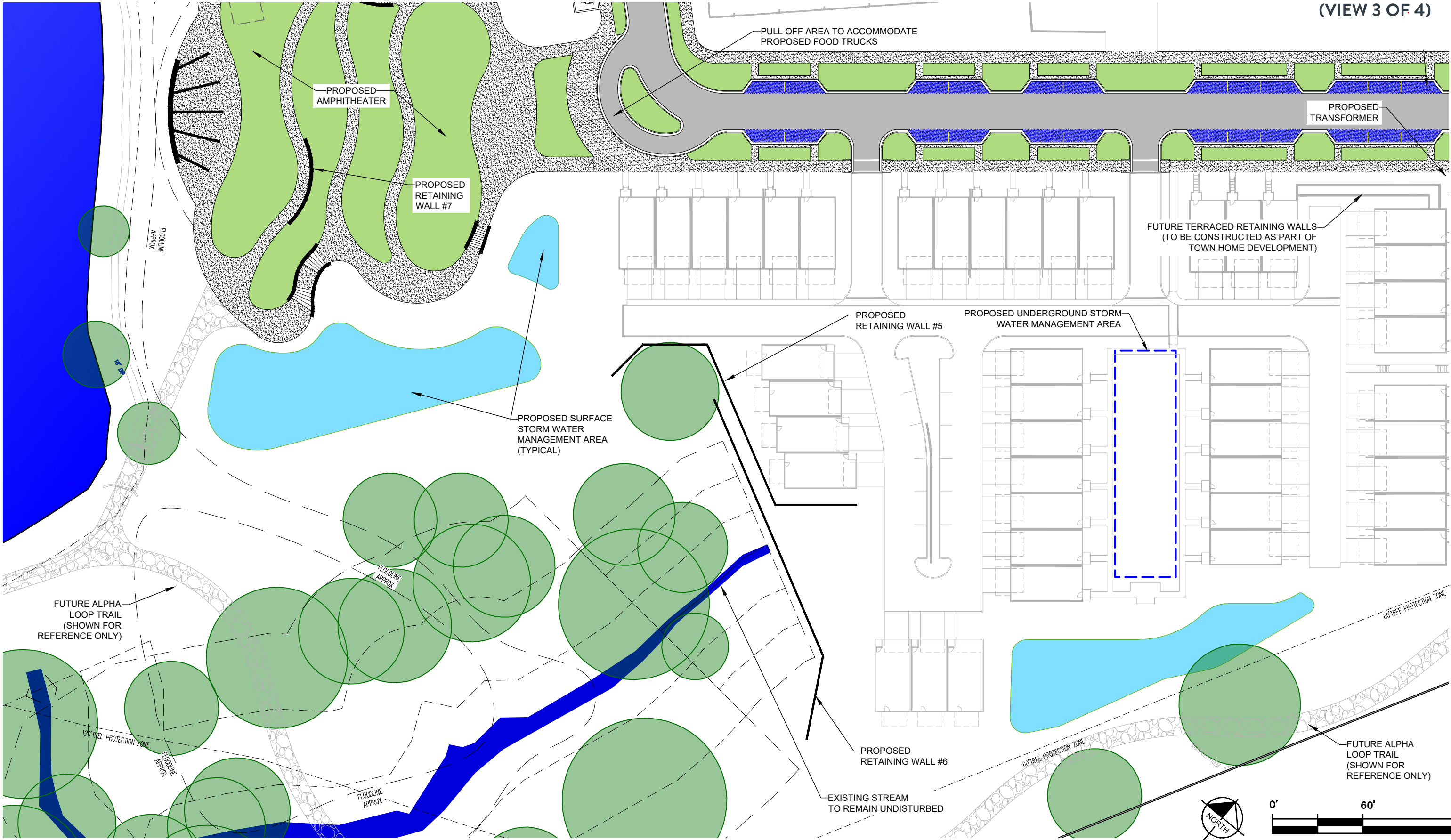
DETAILED SITE PLAN
(VIEW 1 OF 4)



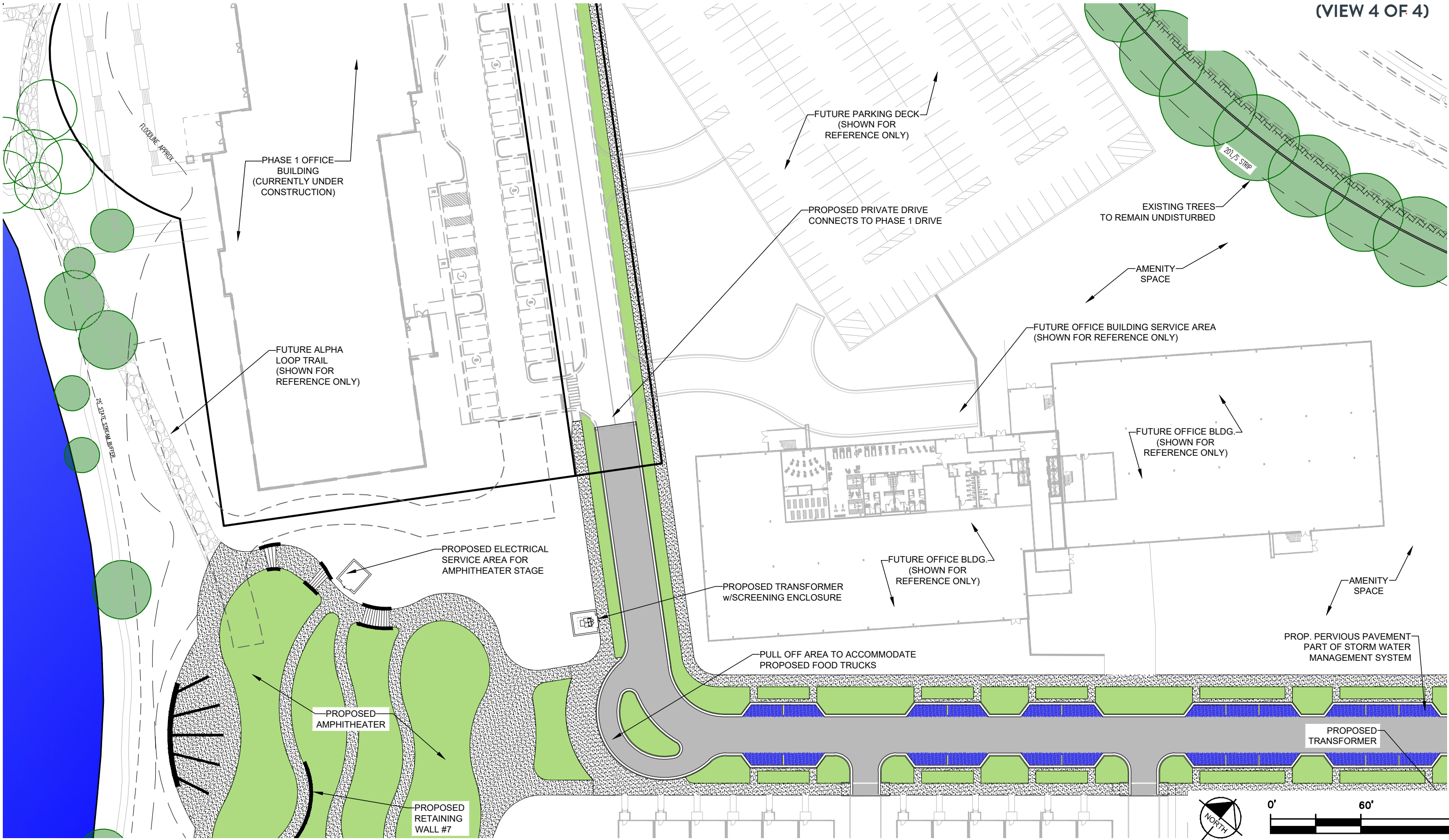
DETAILED SITE PLAN (VIEW 2 OF 4)

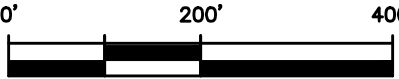
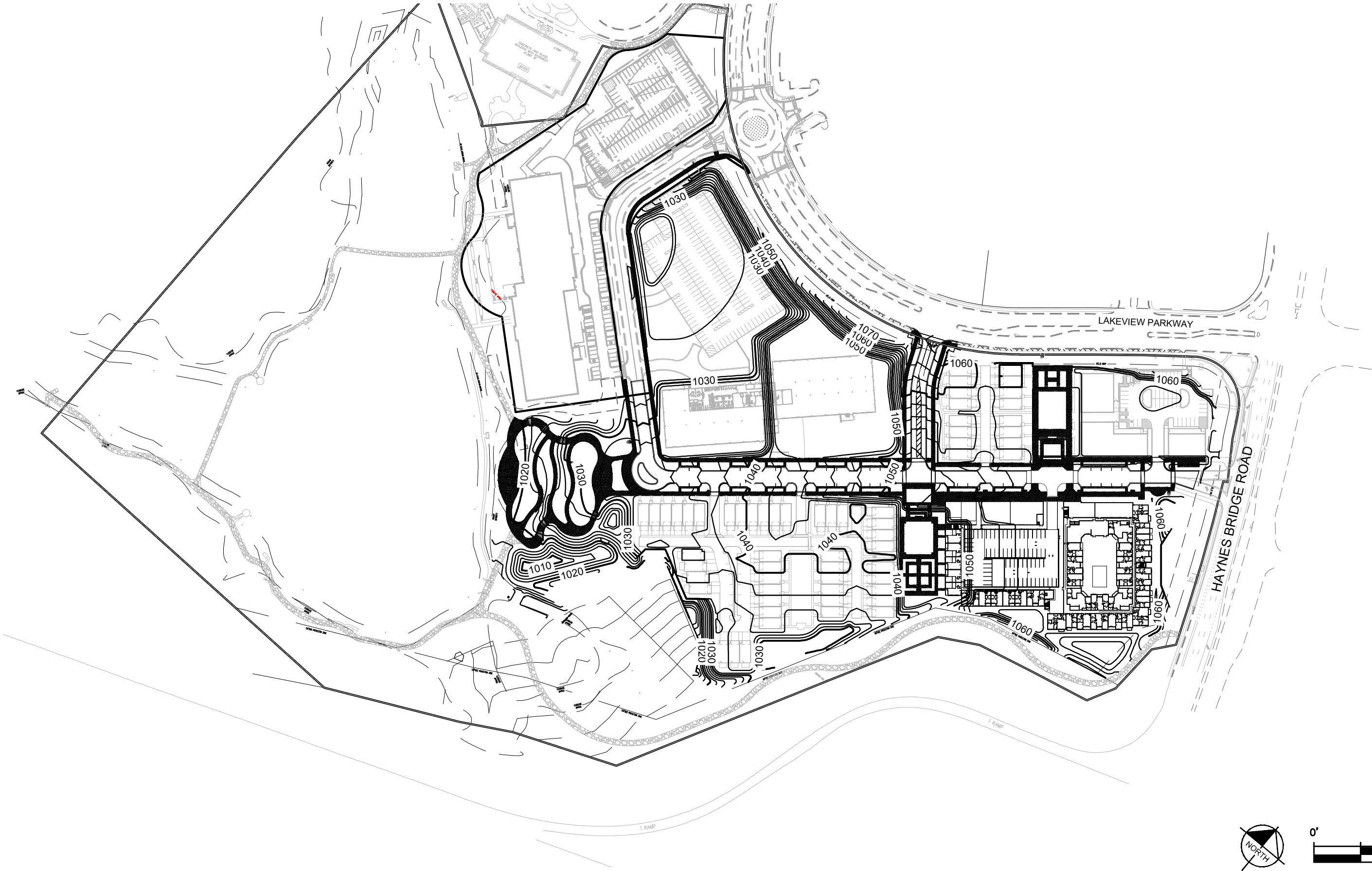


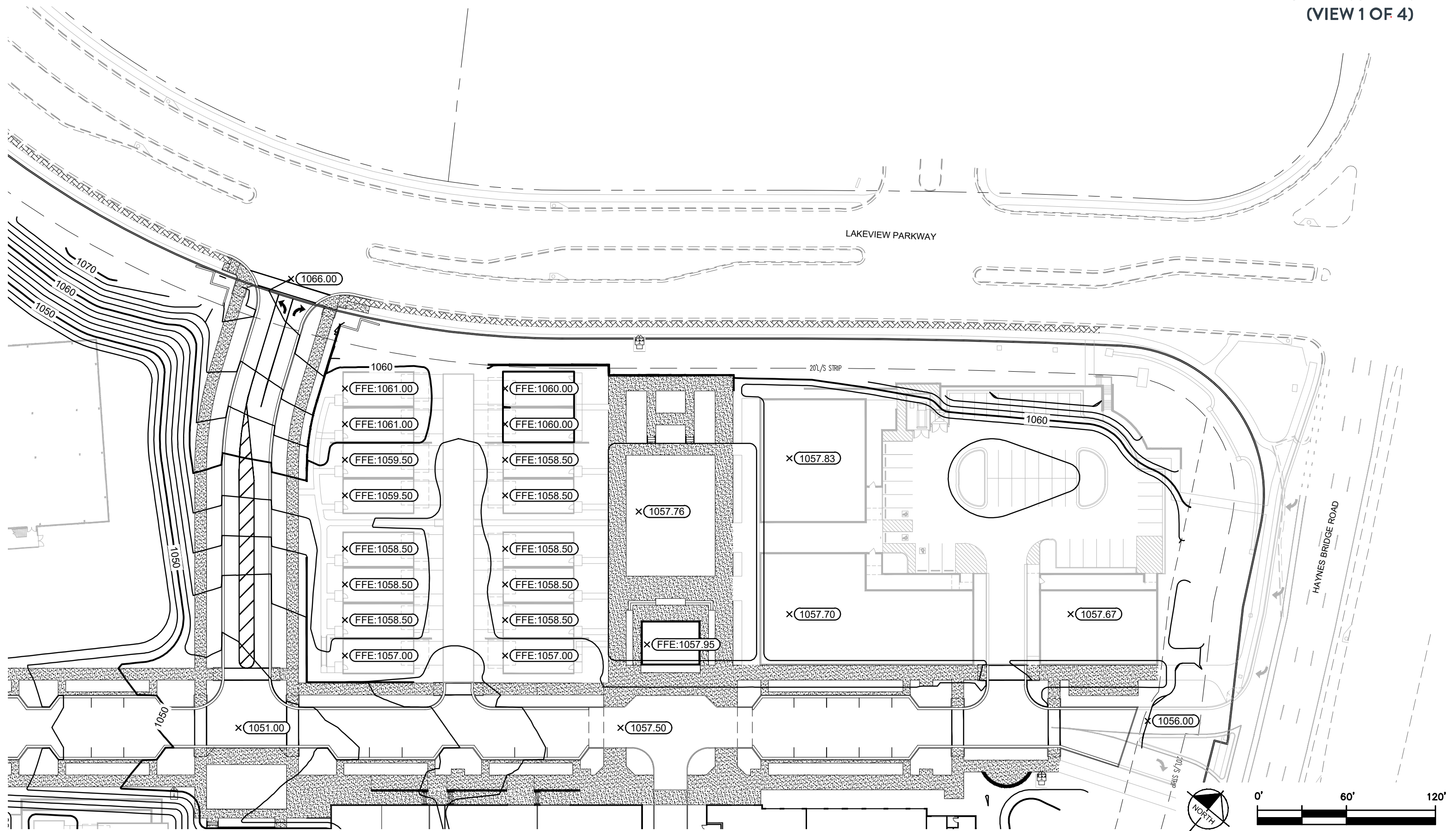
DETAILED SITE PLAN
(VIEW 3 OF 4)



DETAILED SITE PLAN
(VIEW 4 OF 4)

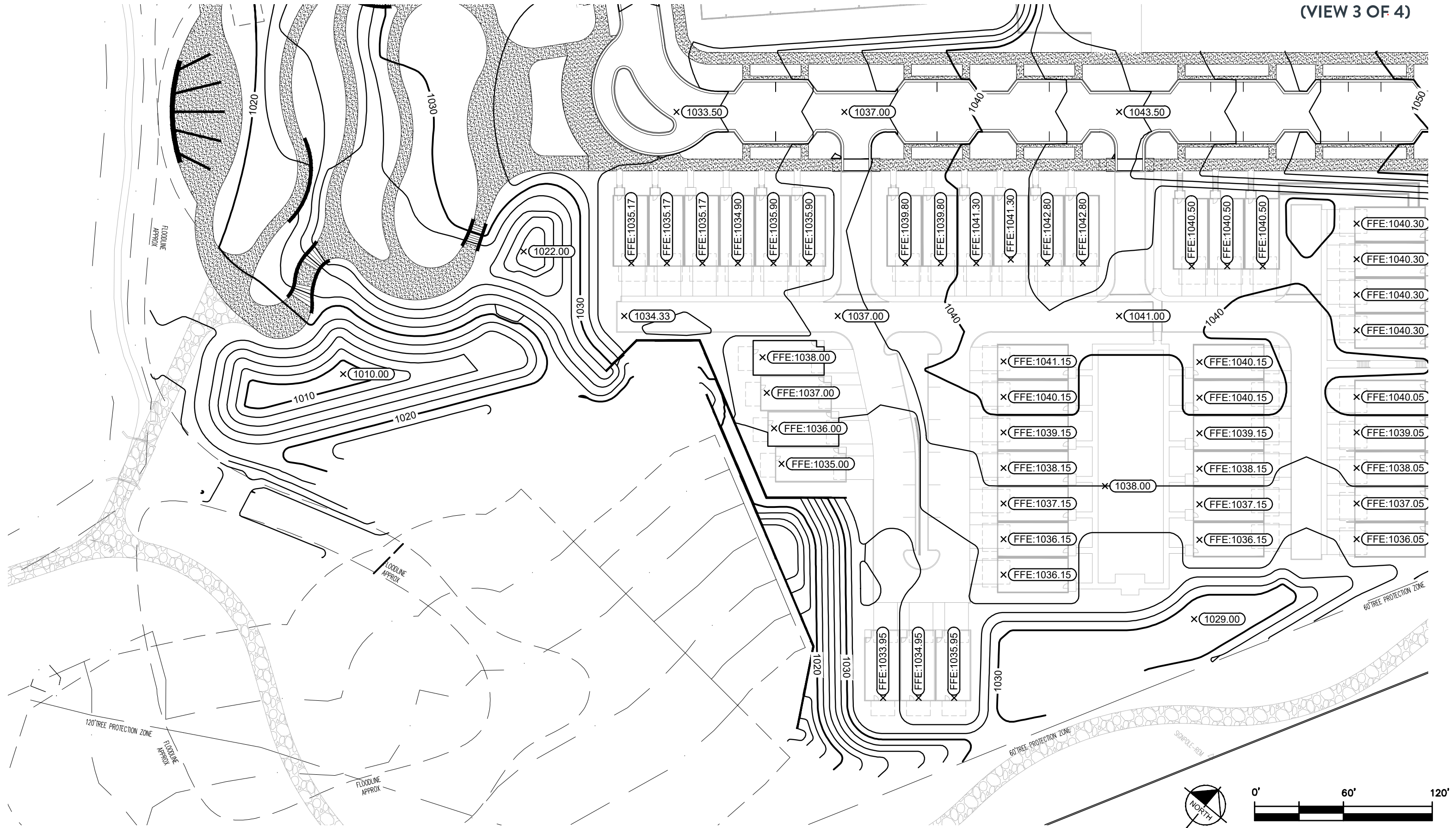






[illegible]

DETAILED GRADING PLAN
(VIEW 3 OF 4)



DETAILED GRADING PLAN
(VIEW 4 OF 4)

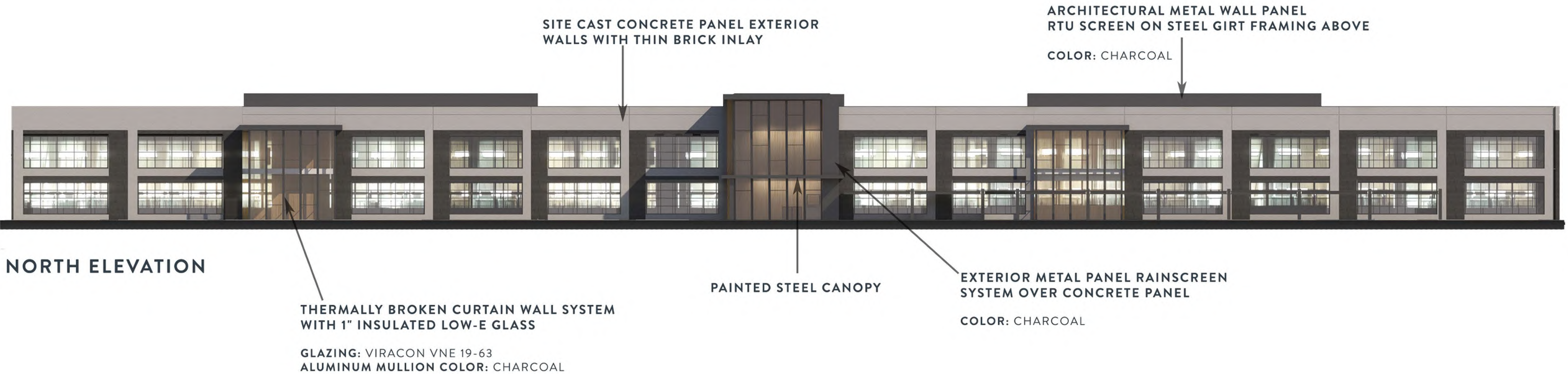


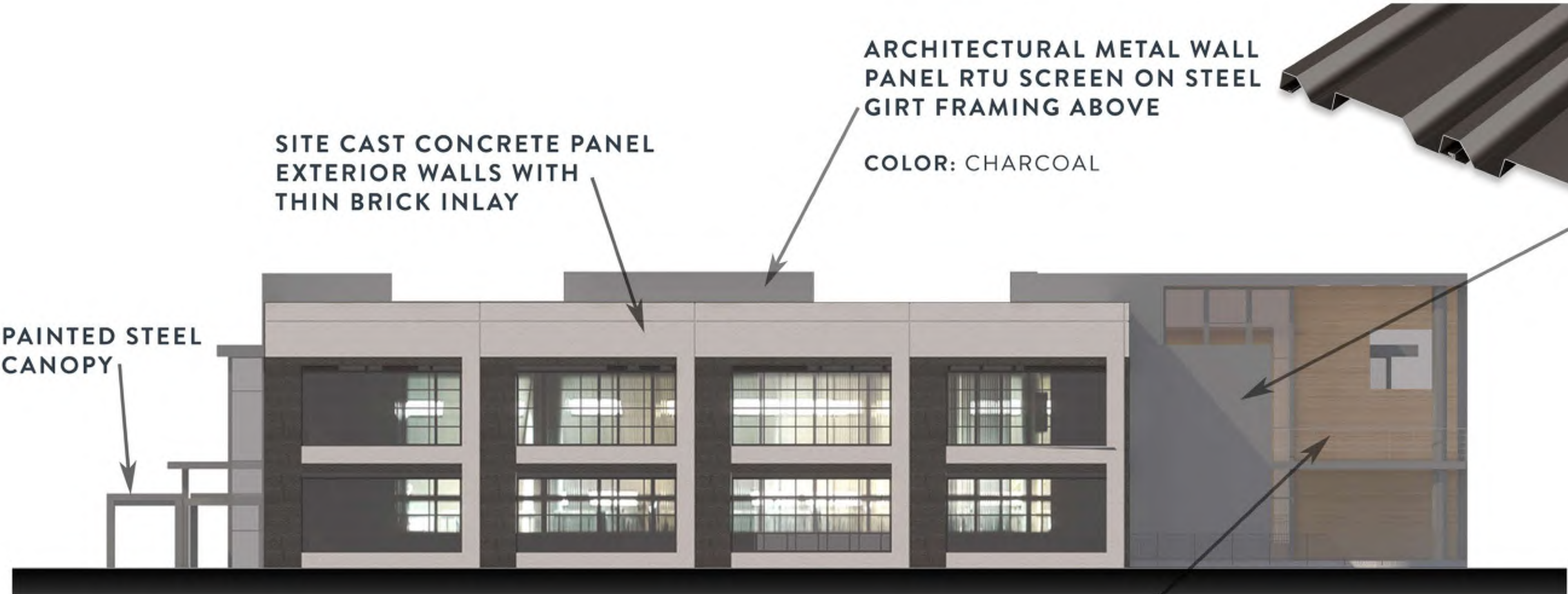






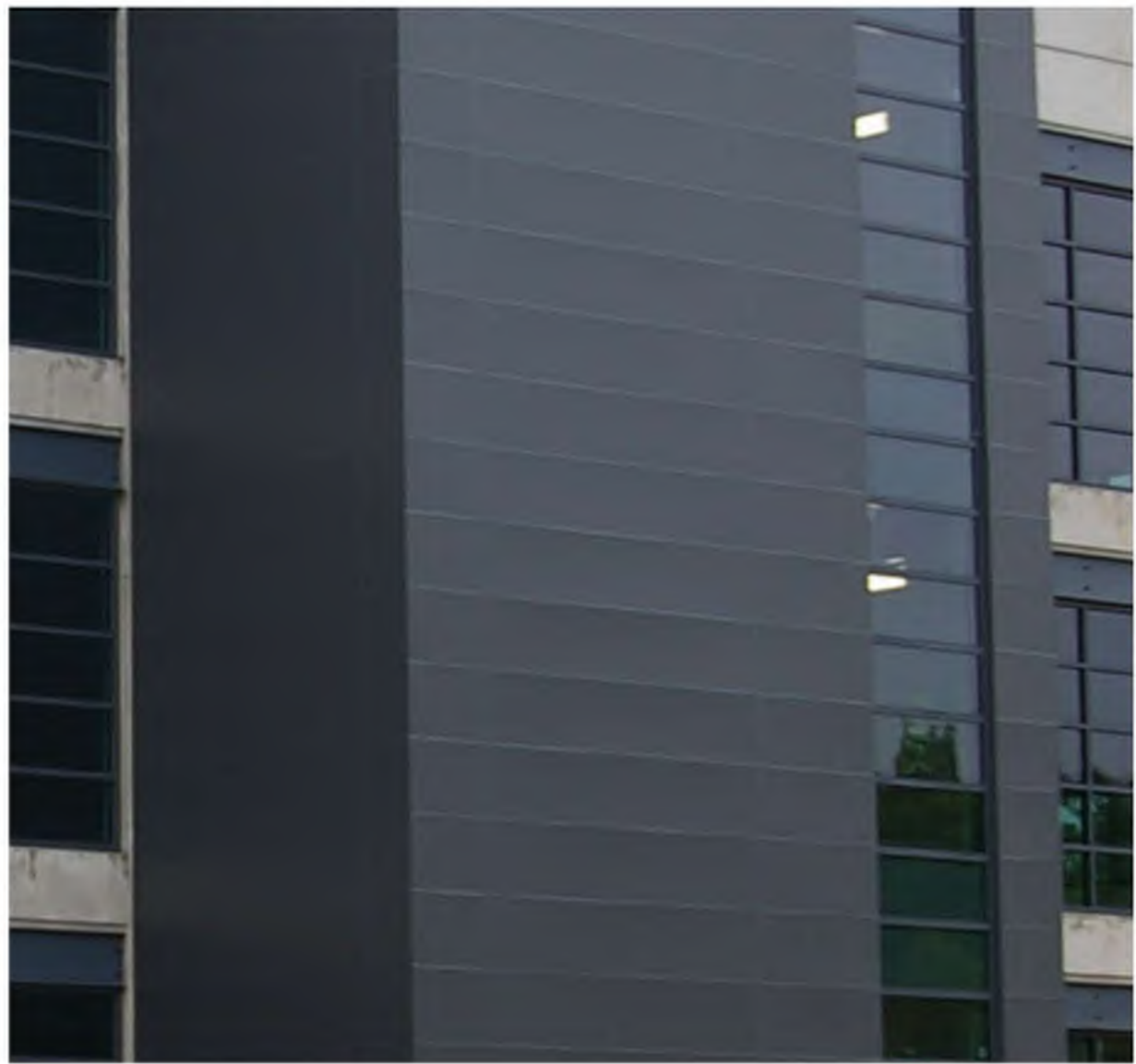
1 MAY 2020





WEST ELEVATION

EXTERIOR METAL PANEL RAINSCREEN SYSTEM OVER CONCRETE PANEL
COLOR: CHARCOAL



5" WIDE METAL WORKS LINEAR EXTERIOR PANELS BY ARMSTRONG TO MATCH INTERIOR WOOD PANEL COLOR (OAK)

THERMALLY BROKEN WINDOW WALL SYSTEM WITH 1" INSULATED LOW-E GLASS

GLAZING: VIRACON VNE 19-63
ALUMINUM MULLION COLOR: CHARCOAL



8" TALL FIBERGLASS PANEL CAST IN CONCRETE ABOVE WINDOW WALL
COLOR: CHARCOAL



3/4" THIN BRICK INSET IN CONCRETE PANEL
MANUF: TAYLOR CLAY
COLOR: BLACK ONYX
TEXTURE: WIRECUT
SIZE: MODULAR



EAST ELEVATION