



# DESIGN REVIEW BOARD

## JULY 16, 2021

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

### **I. MEETING ANNOUNCEMENTS**

1. Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

### **II. WORKSHOP**

### **III. CALL TO ORDER**

### **IV. ROLL CALL**

### **V. PLEDGE TO THE FLAG**

### **VI. ITEMS FROM STAFF**

### **VII. ITEMS FROM BOARD MEMBERS**

1. Approval of the Design Review Board Meeting Minutes from June 18, 2021.

### **VIII. PUBLIC HEARING**

1. DRB210036 Crabapple Landscape 72 Marietta St  
review signage
2. DRB210026 6360 North Point Pkwy  
review landscape plan
3. DRB210028 Lazy Dog 10800 Haynes Bridge Rd  
review new construction and landscape
4. DRB210034 Fulton Science Academy 3035 Fanfare Way  
review greenhouse and exterior property fencing
5. DRB210033 Bank of America 244 South Main St  
review exterior changes
6. DRB210035 Stonewalk II 11760 Haynes Bridge Rd  
review exterior modifications, site plan, landscape plan

### **IX. ADJOURNMENT**





# DESIGN REVIEW BOARD MEETING SUMMARY DRAFT JUNE 18, 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, Code Enforcement Manager, provided a brief overview of each case on the agenda for June 18, 2021.

### **Up on the Roof:**

Items to be considered or discussed today:

- Signage
- Entrance location
- Sign at 45-degree angle on the side of the building
- Size of the sign
- Routed sign that will align with Downtown Signage Ordinance
- Bracket is interesting
- Cable support for the sign and color of bracket (stainless steel)

### **TPA 400**

Items to be considered or discussed today:

- Board previously approved existing office building and parking deck
- Considering today: multifamily building, hardscape, landscape, signage, amphitheater, pocket park
- Alpha Loop will run outside of the development
- Bike rack and benches
- Art, mural, and/or sculptures will go through the Cultural Arts Commission, but the structure or landscape that holds the art will be decided through DRB. Art can change, but the pedestal or base for the artwork is not likely to change.
- Tall glass windows are nice and hope they stay.
- East elevation = Haynes Bridge

Chairman Kramer adjourned the workshop at 9:05 a.m. and called for a short recess.

**II. CALL TO ORDER**

Chairman Kramer called the meeting to order at 9:14 a.m.

**III. ROLL CALL**

**Design Board Members present:**

- Richard Kramer, Chair
- Roger Brown, Vice Chair
- Frank Schwing
- Holly Palmer
- Katie Rocco
- Pat Corkill
- Richard Owens
- Thom LeCain, Alternate present, but was not a voting Board Member
- *Kim Matherly, Alternate Absent*

**Staff present:**

- Bret Schroeder, Code Enforcement Manager
- Lauren Shapiro, Planning + Zoning Coordinator

**IV. PLEDGE TO THE FLAG**

**V. ITEMS FROM STAFF**

**VI. ITEMS FROM BOARD MEMBERS**

Sculpture outside of Coalition

- The condition is looking a little ragged.
- Developer paid for this sculpture and then turned over the rights to the HOA, but the HOA is claiming that they do not need to maintain the sculpture.
- The sculpture is on City property.
- There is likely a plan for the artwork to be changed very soon.

**1. Approval of Design Review Board Meeting Minutes from May 21, 2021.**

- ❖ Board Member Owens offered a motion to approve the Design Review Board Meeting Minute from May 21, 2021.
  - Board Member Palmer seconded the motion.
  - The motion was approved unanimously (7-0).

**VII. PUBLIC HEARING**

**1. DRB210032: Up on the Roof located at 33 South Main Street**

**Applicant presented:**

- Two (2) twelve (12) square foot signs, double sided, sandblasted HDU 2.5-inch

material; aluminum hanging bracket frame will be painted to match the building (SW6069 French Roast), 4 LED gooseneck fixtures (LED lights will be in the 3500 color range), signs will be black and white

- Sign will not swing
- Color of frame will match the darker color used on the posts at the entry of the building
- The cable that holds the bracket frame can be matched to the color of the building. The cable can have a sleeve placed around it or the cable can be painted to match the building.
- The entrance for Up on the Roof is in the main lobby of the building
- There is not an entrance door where the signs will be placed
- Landlord allowed the Applicant to put signs on the South Rear Corner and the Front North Corner
- There is a directory on the inside of the elevator door that says which business is on each floor
- Applicant plans to open by September 20<sup>th</sup>.

#### **Design Review Board discussion:**

- Guests going in the wrong door
  - Applicant plans to get people to the lobby through temporary signage. This is a speakeasy type entrance.
- Other tenants could put a sign that says "This is not Up on the Roof."
- No signage on the main door; main door leads to other tenants
  - Applicant is thinking about adding a portable host stand in the lobby or chalkboard style sandwich boards (if approved by the City)
- There is no sign explaining how to get to the establishment
- Sign is not going above the current Taffer's Tavern Sign; Taffer's is going to remove their sign
- Mounting plates need to have substance
  - Applicant shared that they will be using a chemical anchor into the brick, which is similar to an epoxy anchor.

#### **Staff discussion:**

- Biggest issue is going to be when guests go to Taffer's Tavern and Taffer's has to say "this is not Up on the Roof."
- ❖ Board Member Owens offered a motion to approve the signage as presented today with the condition that the cable that attaches the sign to the structure be painted or a sleeve covering be attached in a color to match the mounting brackets.
  - Board Member Rocco seconded the motion.
  - The motion was approved unanimously (7-0).

**Chairman Kramer called for a short recess at 9:35 a.m.**

**Chairman Kramer reconvened the meeting at 9:40 a.m.**

## **2. DRB210031: TPA 400 located at Lakeview at Haynes Bridge**

Tyler Wakefield with TPA 400 presented this case.

### **Applicant presented civil / site plan:**

Brian Martin, Civil Engineer for Kimley Horn, presented this section.

- Name for development is "Lakeview"
- Site plan includes amphitheater, pocket park, civic park, multifamily building, hardscape, and landscape
- 3 main underground detention systems, 4 water quality infiltration ponds treated with landscape, infiltrated pervious pavers in the parallel parking spaces
- Easements for sanitary sewer and storm, so there is a gap with no trees through the center of the townhome development

### **Design Review Board discussion:**

- Drawing of sewer easement
  - Applicant stated that it is not included in this packet, but it is in the alleyway of the townhomes
  - Sewer line is about 10 feet deep
- Planting in the easement
  - Applicant shared that they are waiting for Fulton County permits
- Existing stream will not be touched and be maintained as it is; true blue line stream with buffers
- Topography of the site – steep drop from Lakeview to the sports area
  - Applicant shared that it is relatively flat near Haynes Bridge but there is an 8% drop at its peak from Lakeview
- Sports Field
  - There will be a temporary park system for the fields and will be seen in landscape drawings
- Vehicular access
  - Main entry on Lakeview; there is a goal to have a future entry for Haynes Bridge, but that is not being presented today (it may or may not happen)
- Phase 1 under construction now
- Areas pad graded
  - Applicant shared that the future office area is a cut area, the townhome is a fill area, retail corner of Haynes and Lakeview is a cut area. There will be mass grading because the Applicant will have to pass the storm line. The townhome development is in process and is under design – the townhomes will likely be submitted in early July
- Fear of having mass grading and then nothing developing
  - Applicant shared that the seed areas will be pad graded and some landscape will be added in some areas
- Parking for retail other than on the street
  - Shared parking in multifamily deck, surface parking, parallel parking on street

**Applicant presented landscape and hardscape:**

David Floyd, with Site Solutions, presented this section and provided hard copy revisions to the Board before his presentation

- Site Solutions has been contracted by the townhome development to do the landscape in the townhome section
  - Staff commented that it will be a Staff review for townhomes and landscaping in that area.
- Added hedges to the streetscape
- There is a typo on the sheet where it says a 10-foot landscape buffer, this is actually a landscape strip.
- Central green area will be a synthetic turf surrounded by concrete
- Exposed concrete (p3), which is plain concrete with a warmer tone
- Drop off = vehicular concrete
- Amphitheater
  - 300 feet of ramp (including flat areas); there is a 15-foot grade from the street to stage
  - Wanted ramp and landscaping to look like a park and create a loose ramp versus a traditional style amphitheater
  - Wooden deck for stage
- Parking area for 4-5 food trucks with vehicular concrete
- Pervious paving on the retail street (6-foot wide planter + 8 foot wide sidewalk)
- Pocket park is surrounded by townhomes and will have a formal garden (crunchy slate chip walking surface) with a synthetic turf function space and elevated wooden deck.
- Central Green (28,832 square footage – slightly below square footage requirement in the Conditions of 32,000 square feet)
  - Seating areas with outdoor furnishings
  - 4 arbors around synthetic turf green with chair rails
  - Fountain space
  - Comparable in scale to Avalon's Central Green
- Materials: synthetic turf, wood deck (Trex), bike racks (several are mandated by the overlay district and consistent with Phase 1), walls (unilock), crushed flat slate, vehicular pavers are gray, cooler tones
- Seattle Green Streets Initiative – will use trees that can handle a wetland environment.

**Design Review Board discussion:**

- Concern with having the development padded out and then nothing being built for a while.
- Treatment of the slopes: do not want it to be an eye sore for the public (there is nothing shown on the plan)
  - Applicant shared that it would be typical slope grasses, and there will be a parking deck that will be cut into that slope.
- Concerned with edge treatment along the road and would like to see something at the street that is more permanent.

- Applicant shared that there will be a single row evergreen hedge along Lakeview.
  - Staff commented that a double row is not required if there is not parking in that area; would think that a single row would be okay, but adding a double row now instead of later would be a great idea. The type of slope coverage (sod/seed) will not be approved here.
- The Alpha Loop trail goes through the amphitheater park area. Do you have to go through the stage to go from one part of the trail to another? This is a public trail. If there is a private event, that may deter someone from using the public trail. Is there a separate portion of the trail?
  - Applicant shared that bikers or pedestrians can use the trail behind the stage, and there are two options for using the Alpha Loop; they can continue behind the stage (there is a low wall that divides the stage and the Alpha Loop) or they can use the 2 bridges around the lake.
- Speed Table on L1.9
  - Applicant shared that there is no curb on each side of the Central Green area (it is flush) so this is to keep cars from going onto the Green and is a nice pedestrian feature.
- Site furnishing for office (bike racks / benches) matches what was presented today.
- Corner of Lakeview and Haynes Bridge: there are existing trees, but do not see any plantings.
  - Applicant shared there is an existing hedge and magnolias there. There will be no plantings added at this time.
- Staff showed a google map view of the streetscape on Haynes Bridge (from Lakeview to 400)
  - Applicant will not keep the stone columns between the hedges and proposes to keep the existing landscaping along Lakeview.
- Consider planting something in the easement other than shrubs.
- There are no specifics on some items (for example the fountain or metal trellis) – is this something substantially similar or the same as?
  - Staff commented that it needs to be really similar to what is being presented.
- On L1.6 there is a retaining wall with a 42-inch fence near the multifamily building, what does this look like?
  - Applicant shared that at its tallest point the fence is 10-foot, and this will be a modular brick retaining wall (unilock). The fence on top will be Maristar (standard picket fence with double rail).
- Enlarged drawing of Amphitheater (L1.7) there is a 15-\*foot differential between the food truck area and the stage. The ADA access trail will be a slope and landing area combination with a serpentine path (gentle slope). There will only be handrails at the step areas.
- There will be power and water hookups for the food truck area.

**Staff discussion:**

- Power for stage: make sure that it is not blocking the sidewalk for people using the Alpha Loop.
  - Applicant shared that there will be a transformer near the stage and conduit

path so that there will not be electrical cables along the area that will block the path (near the firepit).

**Applicant presented the lighting and photometrics:**

Alex Campbell, with Nelson Architects, presented this section.

- Main roadway lighting fixtures are consistent with Phase 1. These have a modern, clean look, and will be a double fixture for main roadway (one higher fixture to illuminate the roadway and another lower fixture to illuminate the sidewalk).
- Enhanced contemporary poles (wood base and is scaled for pedestrian areas); will have the same head as the streetscape poles
- Alpha Loop lighting will be the same fixture as proposed for Phase 1 and is the City's required light fixture
- Pedestrian bridges will have lighting at each pole so that the bridge will be illuminated at night-time.
- Type A1 = Red = Phase 1 lighting (black fixture, but shown as gray)
- Bridges will have surface mounted cylinder poles
- Amphitheater will have in-grade marker lights for firepit areas
  - Seat walls at amphitheater will have edge illumination
  - Tall light poles will provide lighting for stage (contemporary fixture with multiple lighting heads)
  - Drink Rail by the amphitheater and pocket park will have an illuminated top rail
  - Stage fireplace will have toe kick and accent lighting
  - Stage event lighting will be provided by those hosting the event, but there will be power provided in that area
- Larger trees in the street landscape near the Food Truck area will be up lit illuminated
- Decorative lighting over the food truck area (large colorful circles hung on poles) and will be a vibrant, fun area.
- Pocket park will have railing lights to downlight the path (will be mounted at the bottom of the handrails).
  - Seat walls in the pocket park and Formal Garden will have toe kick lighting (gentle glow)
  - Sculpture area will have up-lighting for the sculpture once installed
  - Formal Garden pathway will have a pole fixture
  - Formal Garden will have low lighting and accent lighting
- Central Green
  - Benches will have up and down lighting
  - Walkway from parking to the Central Green will have traditional string lighting
  - Ambient lighting along the perimeter
  - Lighting for the fountain will be determined as that is further developed
- Photometrics
  - At or exceeding same light levels as Phase 1
  - Actual photometrics of park areas are slightly lower in horizontal surface, but with vertical illumination, those elements will seem brighter than the streetscape areas.

**Design Review Board discussion:**

- All standards will be black finish
- LT14 Fixture "Type F" and LT33 String Lighting is "Type F"
  - Applicant shared that "Type F" string lighting by the retail will be white and the fountain lighting will be color.
- Idea of speakers around colorful fountain

Applicant shared that there will be an A/V system similar to Avalon in the main streetscape, retail areas, and Central Green. The office and townhome areas will not have speakers.

**Applicant presented signage:**

Jan Lorenc presented this section.

- Applicant provided an updated for signage package at the time of this presentation. This update is different than what was originally submitted.
- Three main entry elements
  - 1A = low wall with sculptural feature
    - "Lakeview" sitting on top with "Alpharetta 2022" embedded in the stone
    - Wedge sign (will be visible from both sides of Haynes Bridge Road)
    - Sculpture might be 3 feet tall; there are some ideas about putting in a walking path and benches in the tree area behind the sign and using the area as a public space
  - 2A = near the top level of the parking deck (the signage will be taller than the parking structure)
    - Design on both sides of the road will be identical
    - "Lakeview" will be framed into a square element (aluminum)
    - "Lakeview" will be internally luminated with LED front glowing acrylic channel lettering (face lit)
    - Letters will 3-inch depth and 12 inches tall
    - Letters will also have a stainless steel rod behind the center portion of the letters (might need 2 rods once the letters are created)
    - Lantern elements on the column posts will be LED white lighting
    - Green wall = faux green material framed with black painted aluminum or may use a live material (moss or something similar)
    - Limestone walls (will be similar to modular walls used in the development)

**Design Review Board discussion:**

- Aluminum framing will be painted black to match the other fixtures
- Not a fan of faux plantings; would prefer to see a live plant with soil and irrigation
  - Plastic fades, people pull on faux plants (destroyed over time)
  - Applicant shared that they are considering using a freeze dried moss

**Applicant presented sculptural elements:**

Jan Lorenc presented this section.



- 6 sculptural events on the property
- Modern expression floating element on the center of the roundabout surrounded by monkey grass
- Alpha loop will have sculpture structures (including a gateway piece)

#### **Design Review Board discussion:**

- Concern for people climbing on structure in the roundabout
- Who maintains the art going forward?
  - Staff mentioned that the developer will likely maintain this, but the developer will go away at some point in the future. Staff said that a professional management team will oversee this property, but the art is still in the right of way.
- Landscaping around the sign at Lakeview and Haynes Bridge; sod is not interesting enough.
  - Applicant shared that there is no landscaping yet, but they are coordinating with Site Solutions and landscaping will depend on the sculpture. The idea was for the berm to be covered with monkey grass and the trees behind the sculpture will be maintained.
- Monkey grass and landscape will deter people from climbing on the structure
- Landscaping around the sign may take away from the art/sculpture
- Board likes the contemporary vibe
- Board Member Palmer would like to know what the sign will look like at night
- Green wall is a concern because we are not sure what material it will be
- Would like to see dimensions of everything (missing size of lettering)

#### **Staff discussion:**

- Developers are required to give an easement for the Alpha Loop and the City maintains the Alpha Loop, but not sure who will maintain the sculptures.
- Staff was very impressed with the signage and art in this presentation.
- Board can move forward with the site signage. The lanterns are a custom light fixture.
- There are no sign guidelines for this project because it is outside of the Downtown Overlay.
- Manufacturing details would go to Bret for Staff to review what was presented during the meeting today. However, the issue is that we are including landscaping into signage. The Board could approve the signage today with only the green landscaping portion of the sign to be approved later, so that Jan does not have to come back to present.

- ❖ Board Member Schwing offered a motion to approve monument signs as presented in the handout today with the clarification that the Applicant will return with specifications on the green wall and plantings around the Haynes Bridge and Lakeview monument sign as part of the landscaping approval.
  - Board Member Owens seconded the motion.
  - The motion was approved (4-3 with Chairman Kramer and Board Members Palmer and Corkill in opposition).

There was discussion during the motion about whether the presentation about the signage in terms of what it will look like at night, material samples, ground lighting and up lighting of the structure was clear enough for the Board to approve.

- ❖ Vice-Chairman Brown offered a motion to approve photometrics and lighting as presented today.
  - Board Member Corkill seconded the motion.
  - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to approve landscaping and hardscaping as presented and handed out today with the following conditions:
  1. Applicant shall explore the planting possibilities in the sanitary sewer easement with Fulton County;
  2. The sports pads streetscape shall provide a greater level of landscape screen planting along the street, and to work with Staff to provide that landscaping; and
  3. Provide a lasting solution other than erosion control planting on the slopes, including a temporary irrigation system.
    - Vice-Chairman Brown seconded the motion.
    - The motion was approved unanimously (7-0).

There was discussion during the motion about the Applicant returning to DRB for the landscaping plan, which will include the landscape encompassed in the signage (monkey grass and green wall).

- ❖ Vice-Chairman Brown offered a motion to approve the site plan as presented today.
  - Board Member Rocco seconded the motion.
  - The motion was approved unanimously (7-0).

#### **Applicant presented multifamily building:**

John Lewis presented this section.

- There have been modifications to this elevation, and this elevation is closer to what was presented to City Council 1.5 years ago.
- Clean, contemporary lines with a large, long building
- There are three main hierarchy points on the North Elevation of the building (both ends and the center entrance)
- Terraced the upper levels so that it is relatable to the townhomes
- Retail area has a clean, classic storefront where businesses can apply signage
- Materials:
  - Brick = darker tones
  - Lighter tones = limestone (like on the signage)
  - Fiber cement product in between the brick areas (has a modern edge)
    - The cement panels will have a frame around them
    - Frame color can match the same color as the panel
  - Mortar color will be a gray-ish color (not a bright white; more of a buff concrete)

#### Design Review Board discussion:

- Curtains or blinds for privacy in the units with the floor to ceiling windows
- Architecture of the building
  - Applicant shared that it is transitional, and more contemporary than traditional; the retail area is more mercantile.
- Eclectic as described in eco-district guidelines
- On pages 3.1 and 3.2: the first and second floor of retail and residential area is brick (difficult to decipher on the renderings)
- Sample of aluminum panel (Applicant shared that the exact sample is not available yet)
- When the Applicant comes back for the next DRB meeting, the Board would like to see some of the detailing in the materials and asked the Applicant to bring all materials so that it is easy to understand the mercantile/eclectic feel. At the next meeting, the Board would also like to know the final decision on the frames around the aluminum panels and more details about the type/style of awnings, railings, light fixtures, and if there is any wall wash lighting.
- Signage package
  - Staff commented that the Applicant may need to further develop what is happening on the retail side before submitting signage, and might need a couple months or more before the Applicant returns with the signage.

#### Staff discussion:

- The corner units with floor to ceiling windows are very unique to see in Alpharetta and gives it an in-town feel.
- Staff believed that the materials also played a big part in how this building reaches the mercantile / eco-district design criteria for this area. The eclectic part of the description is met with the Applicant mixing the traditional elements with contemporary elements.

- ❖ Board Member Schwing offered a motion to defer elevation and materials for the multifamily building.
  - Board Member Owens seconded the motion.
  - The motion was approved unanimously (7-0).

#### VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:01 p.m.

# 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: Crabapple Landscaping, Inc

Location Address: 72 Marietta St

Mailing Address: same

City: Alpharetta State: GA Zip Code: 30009 - \_\_\_\_\_

Contact For All Notifications: Paul Frank

Contact Telephone: 770 - 722 - 9023 Mobile Telephone: 770 - 722 - 9023

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: paul@appensigns.com

Contact's Relation To Business: Sign Contractor

This Application For (Check all that apply):

- |                                              |                                                   |
|----------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Addition            | <input type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction         |
| <input type="checkbox"/> Color Selection     | <input checked="" type="checkbox"/> Signage       |
| <input type="checkbox"/> Material Selection  |                                                   |

### Application Fees:

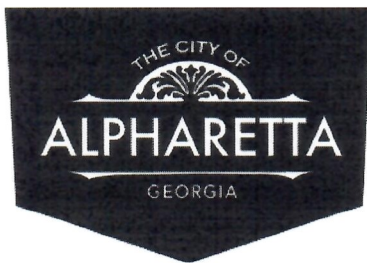
|                                                        |    |        |
|--------------------------------------------------------|----|--------|
| Any sign or remodel review within the Downtown Overlay | \$ | 175.00 |
| All other reviews                                      | \$ | 300.00 |

Total Due

175.00

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: Michelle Coleman

Physical Address: 72 Marietta St

Mailing Address: same

City: Alpharetta State: GA Zip Code: 70009 -

Owner Telephone: 770 - 337 - 6608 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): Michelle Coleman Date: 7/8/2021

Owner Signature: \_\_\_\_\_

### Property Information:

Address (If Assigned) : \_\_\_\_\_

Tax ID or Map Reference Number: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Existing Zoning of Property: \_\_\_\_\_ Existing Uses of Property: \_\_\_\_\_

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

Applicant Signature:  Date: 7/8/2021

Print Form

# CRABAPPLE LANDSCAPING MONUMENT

Crabapple Landscaping, INC  
72 Marietta ST  
Alpharetta, GA. 30009

Sign: 24x36  
Image on Both Sides  
Material: 2" HDU Foam  
Colors: Black, Green and Red  
on White Background

Monument Frame to be  
Installed by Customer  
per Specs



36"

24"



Crabapple Landscaping, INC  
72 Marietta ST  
Alpharetta, GA. 30009

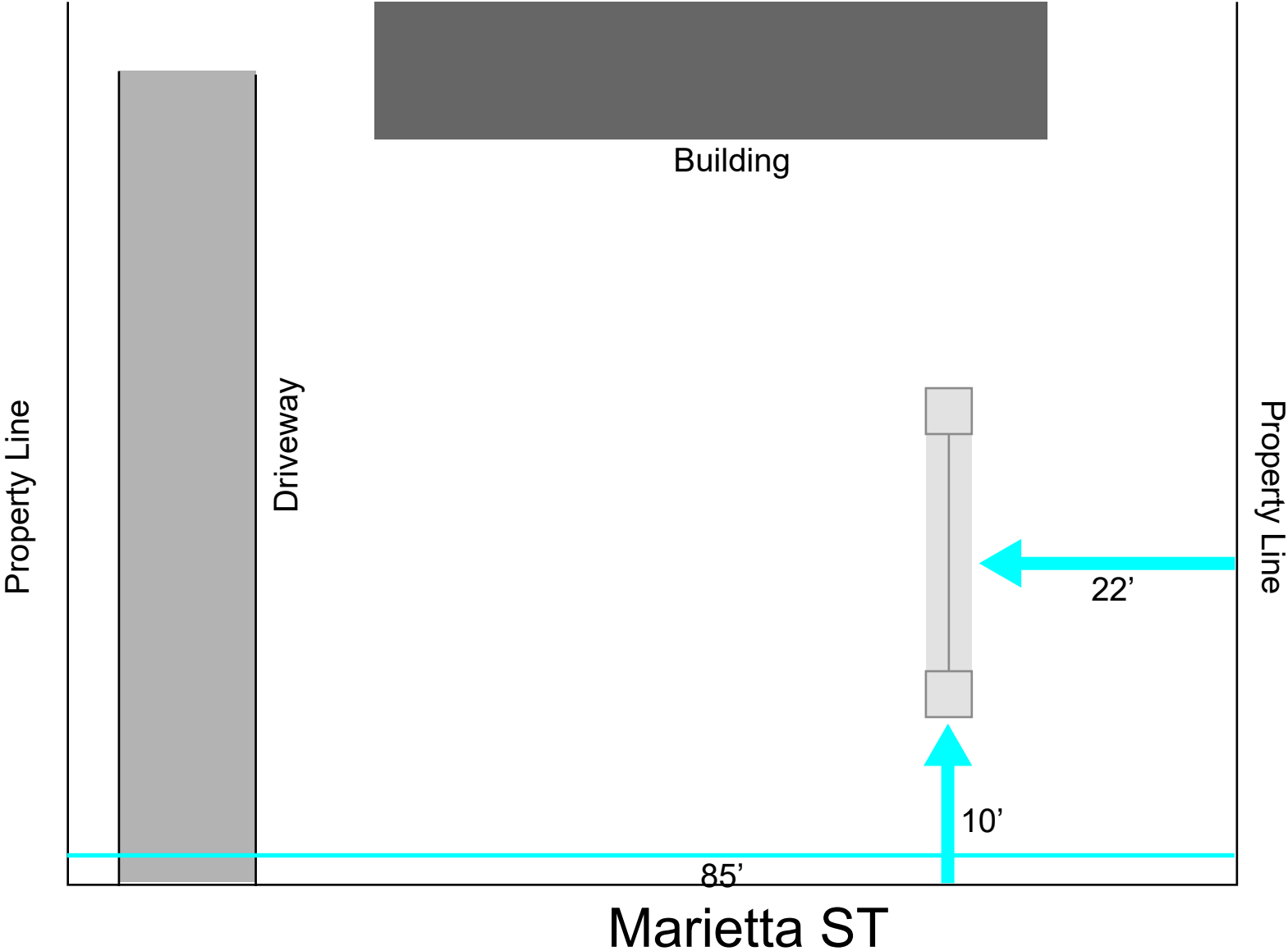


Appen Signs & Restoration

319 N Main Street  
Alpharetta, GA 30009

770-722-9023  
sales@appensigns.com

CRABAPPLE LANDSCAPING  
SITE PLAN



Crabapple Landscaping, INC  
72 Marietta ST  
Alpharetta, GA. 30009



Appen Signs & Restoration  
319 N Main Street  
Alpharetta, GA 30009  
770-722-9023  
sales@appensigns.com





Sign is 10 ft from road  
Overall Height is 6.5 Ft.

Size of Sign is 24 X 36

Plant Material: 6 Boxwoods, 7 Gallon

6 Black Eyed Susans

Brown Mulch

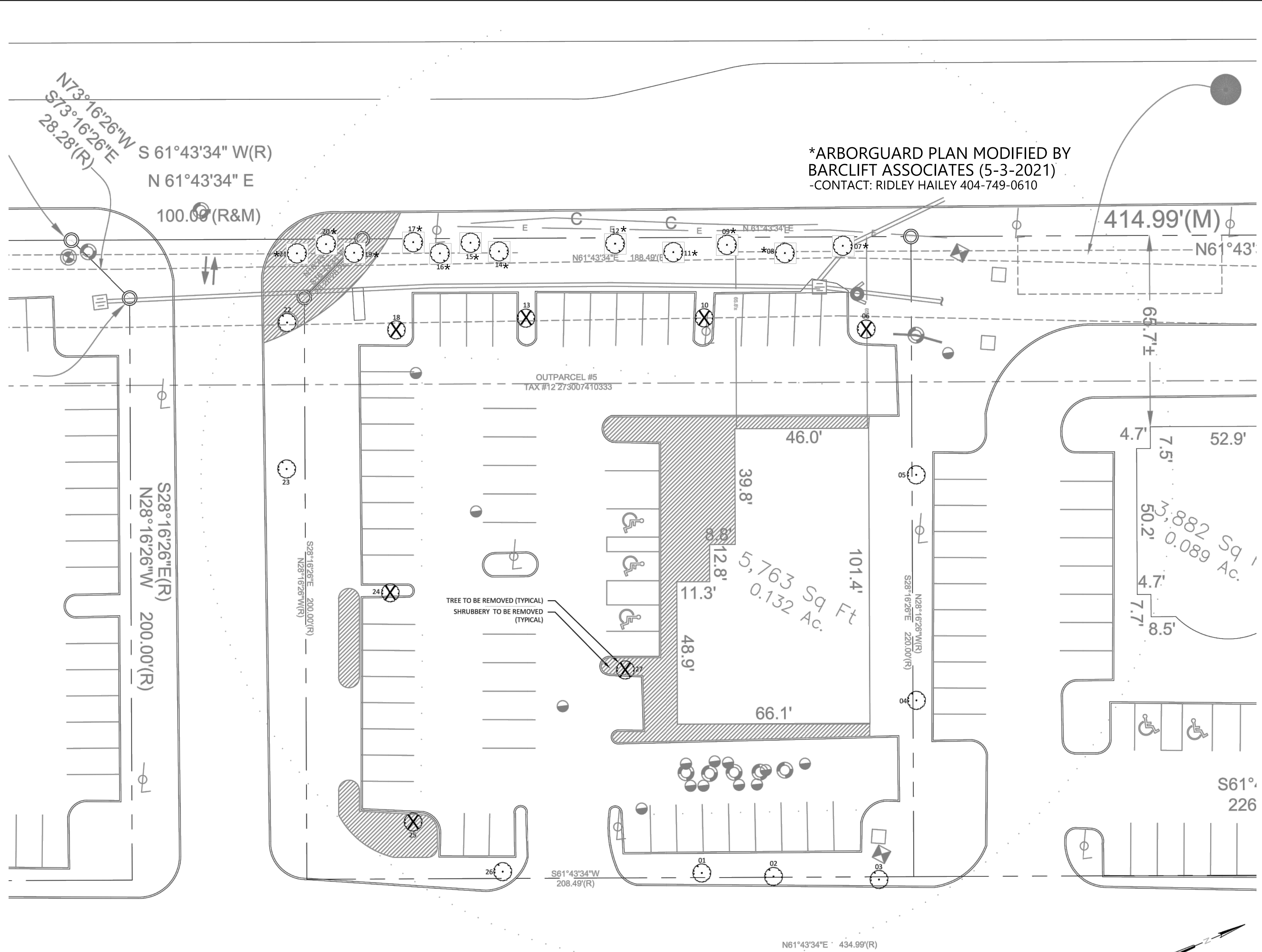
2 Standing timbers are 6 X 6  
cross Timber is 4 X 6



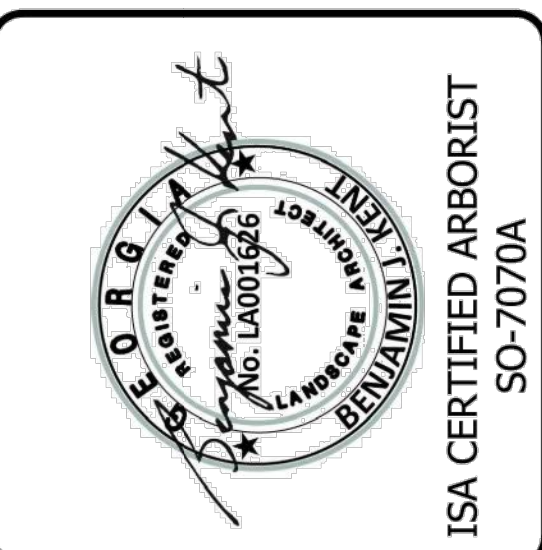
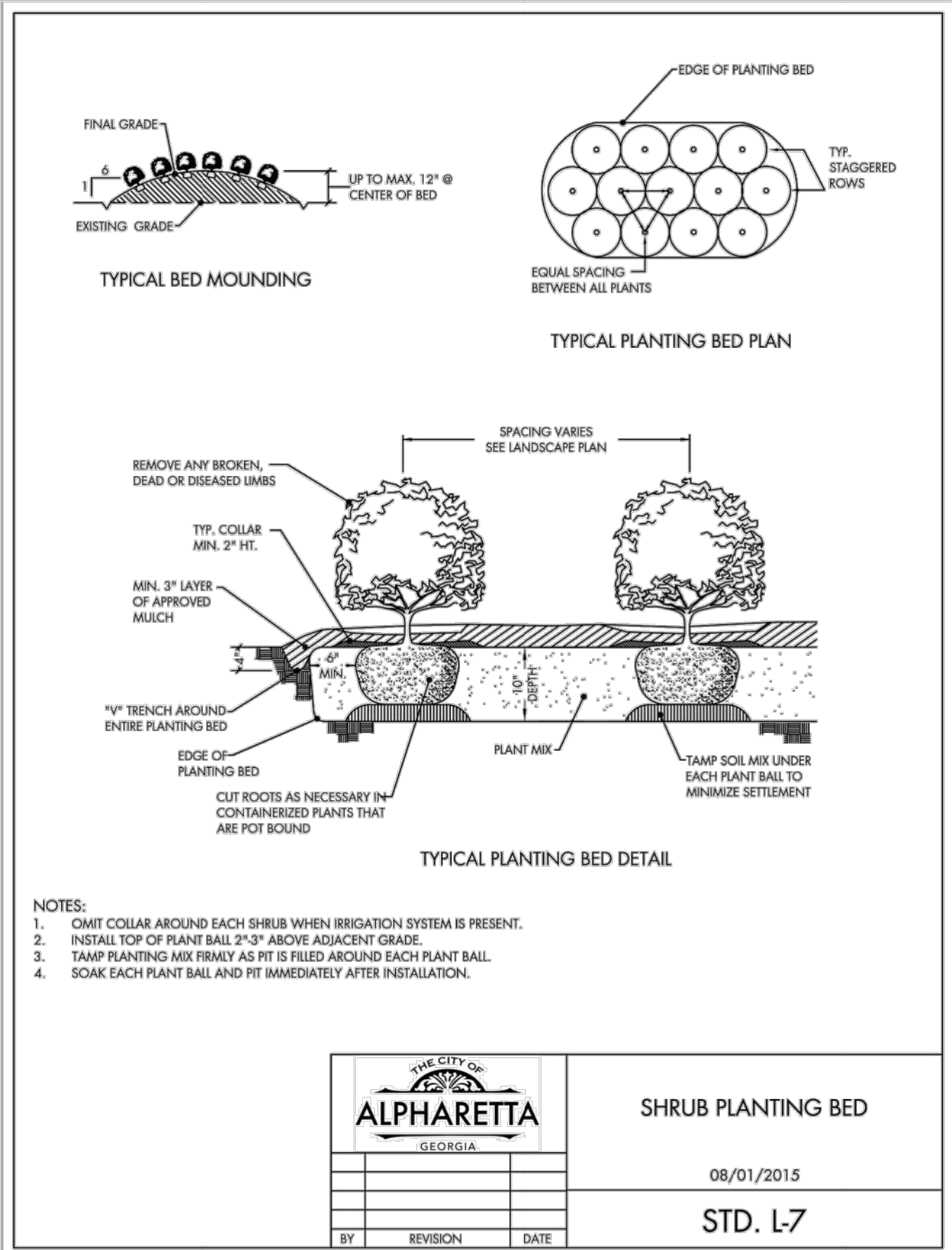
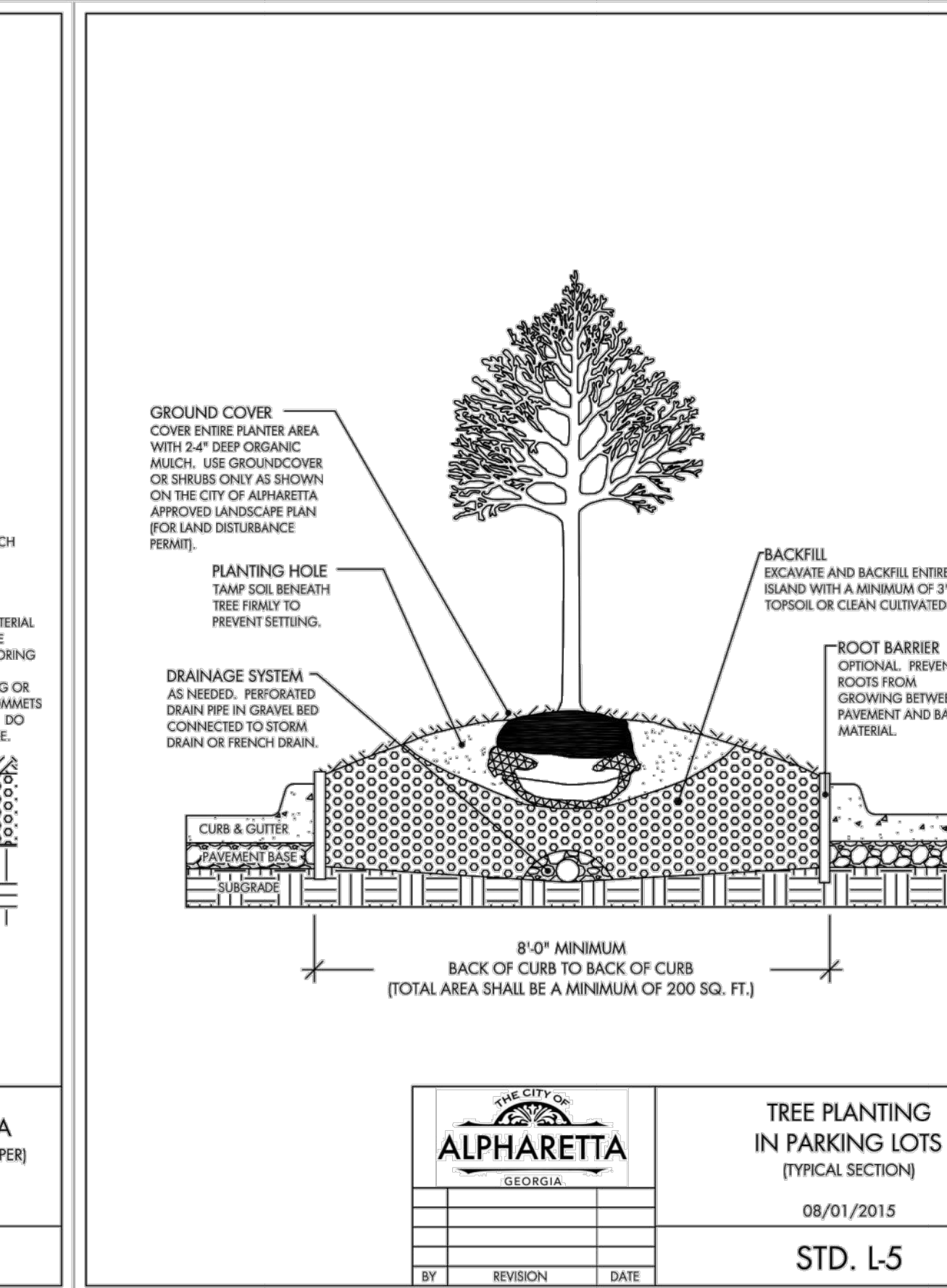
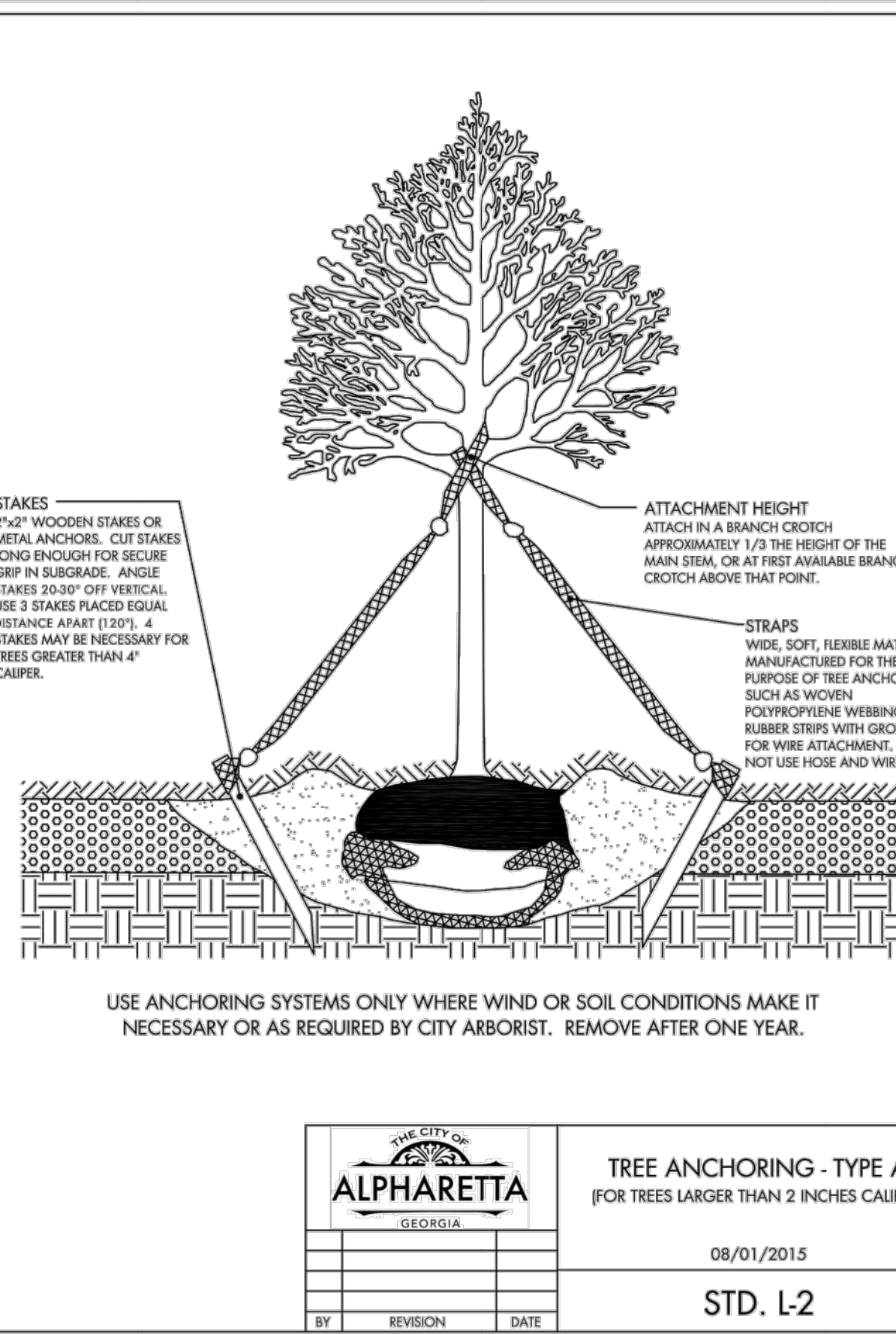
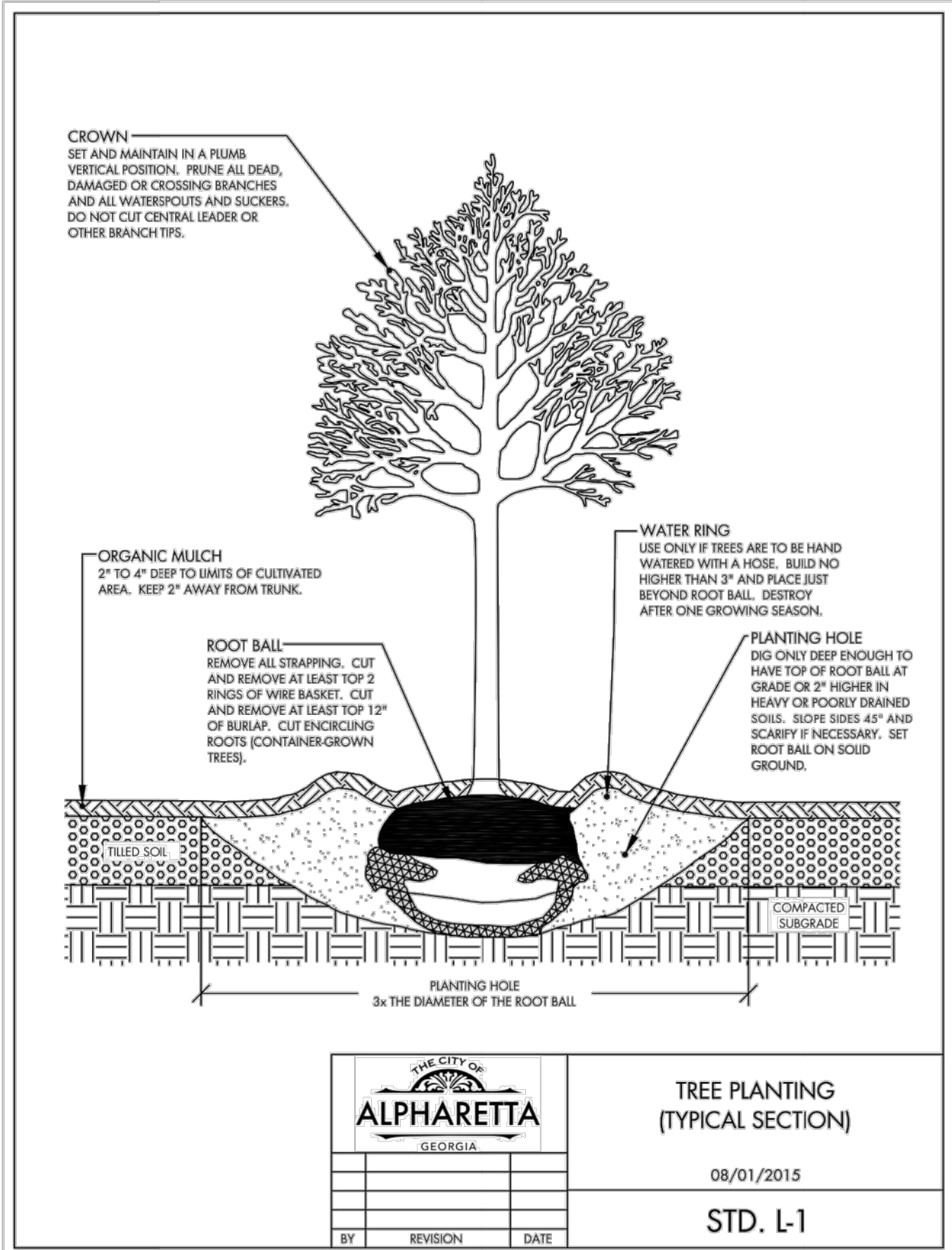
| TAG # | DBH | SPECIES    | CONDITION | NOTES                                                                | DISPOSITION |
|-------|-----|------------|-----------|----------------------------------------------------------------------|-------------|
| 1     | 17  | Willow Oak | Fair      | Limited critical root zone, few pruning wounds, moderate tip dieback | REMAIN      |
| 2     | 13  | Willow Oak | Fair      | Limited critical root zone, few pruning wounds, moderate tip dieback | REMAIN      |
| 3     | 12  | Willow Oak | Poor      | Limited critical root zone, few pruning wounds, severe tip dieback   | REMAIN      |
| 4     | 21  | Willow Oak | Fair      | Possible boundary tree, few pruning wounds, few dead limbs           | REMAIN      |
| 5     | 22  | Willow Oak | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 6     | 8   | Holly      | Good      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 7     | 22  | Willow Oak | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 8     | 18  | Willow Oak | Poor      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 9     | 19  | Willow Oak | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 10    | 6   | Holly      | Good      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 11    | 17  | Willow Oak | Poor      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 12    | 20  | Willow Oak | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 13    | 7   | Holly      | Good      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 14    | 17  | Cherry     | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 15    | 14  | Cherry     | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 16    | 13  | Cherry     | Poor      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 17    | 17  | Cherry     | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 18    | 8   | Holly      | Good      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 19    | 13  | Red Maple  | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 20    | 10  | Red Maple  | Poor      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 21    | 12  | Red Maple  | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 22    | 13  | Red Maple  | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 23    | 14  | Red Maple  | Fair      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 24    | 7   | Holly      | Good      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 25    | 6   | Holly      | Good      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 26    | 20  | Willow Oak | Poor      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |
| 27    | 8   | Holly      | Good      | Right-of-way tree, asymmetrical canopy, few dead limbs               | REMAIN      |

- TREE PRESERVATION NOTES:
- If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
  - Prior to initial site opening and inspection City Arborist will be provided with receipts and/or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
  - Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
  - The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
  - Installation of the tree save fence will involve no trenching.
  - All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
  - Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
  - All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
  - Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
  - It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
  - All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
  - ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

\*ARBORGUARD PLAN MODIFIED BY  
BARCLIFT ASSOCIATES (7-1-2021)  
-CONTACT: RIDLEY HAILEY 404-749-0610



LANDSCAPE PRESERVATION AND DEMOLITION PLAN  
SCALE 1" = 20'



Solutions Naturally  
**Arborguard**  
Tree Specialists  
PO BOX 477  
AVONDALE ESTATES, GA 30002  
404.295.5555

6360 NORTH POINT PARKWAY  
NORTH POINT MARKET CENTER  
6360 NORTH POINT PARKWAY, ALPHARETTA, GEORGIA  
LAND LOT 742 & 755  
1ST DISTRICT, 2ND SECTION

| REV | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
|     |      |                      |
|     |      |                      |
|     |      |                      |

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE.

THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: 6360 NPPKWWY  
DATE: 06/01/2019  
DISC. LEAD: DESIGNER: BK CHECKER: BK

SHEET TITLE  
**LANDSCAPE PRESERVATION & DEMOLITION PLAN**

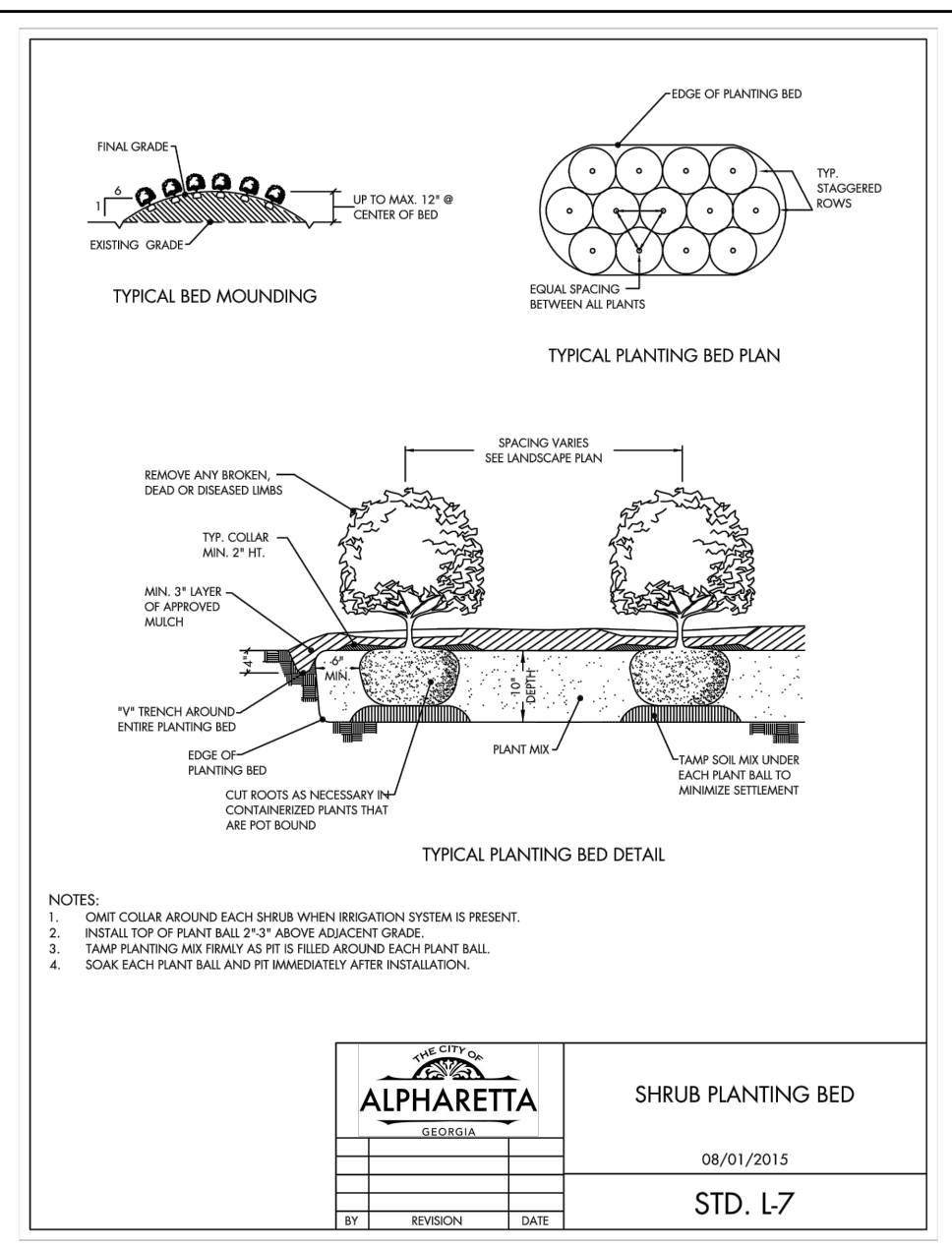
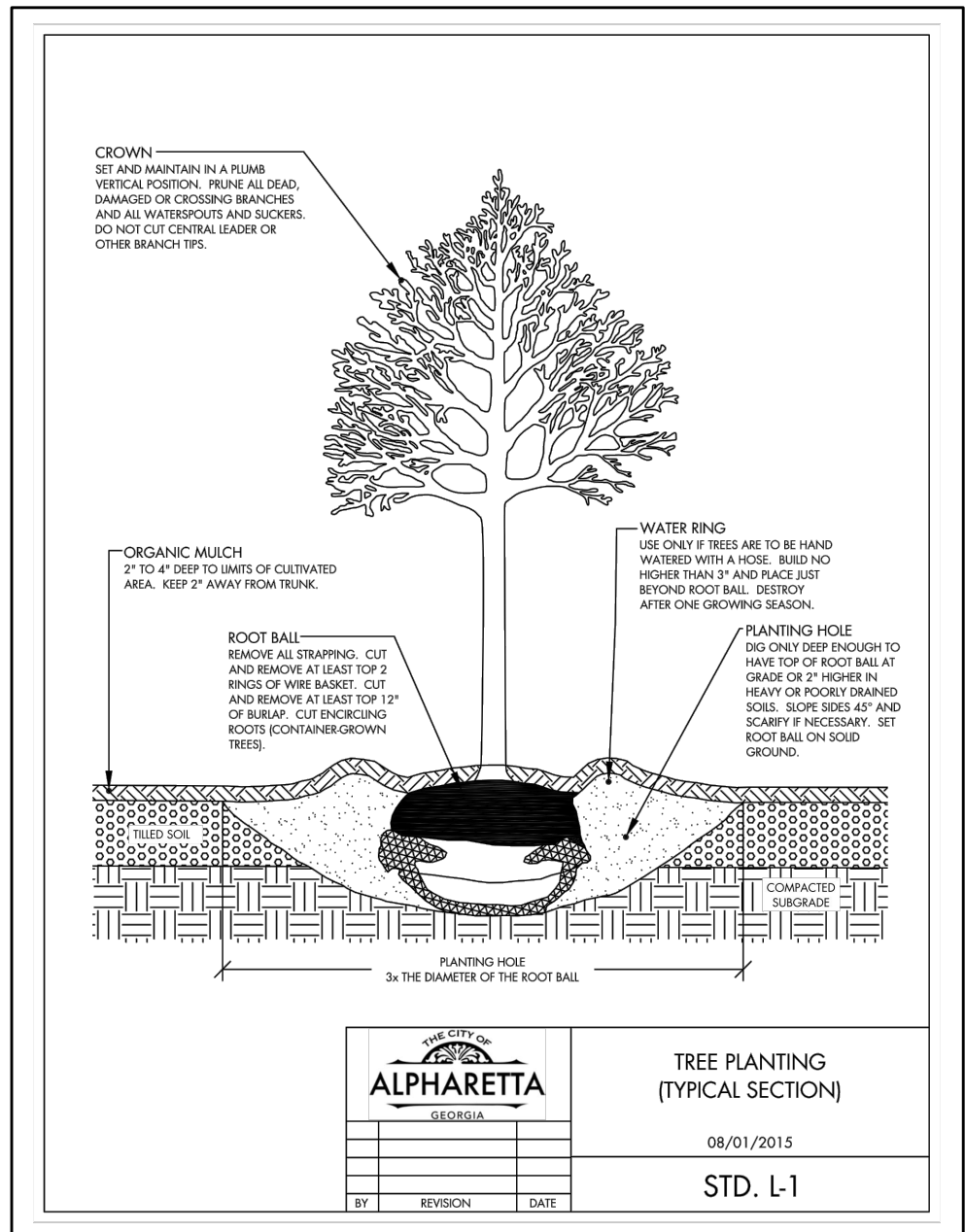
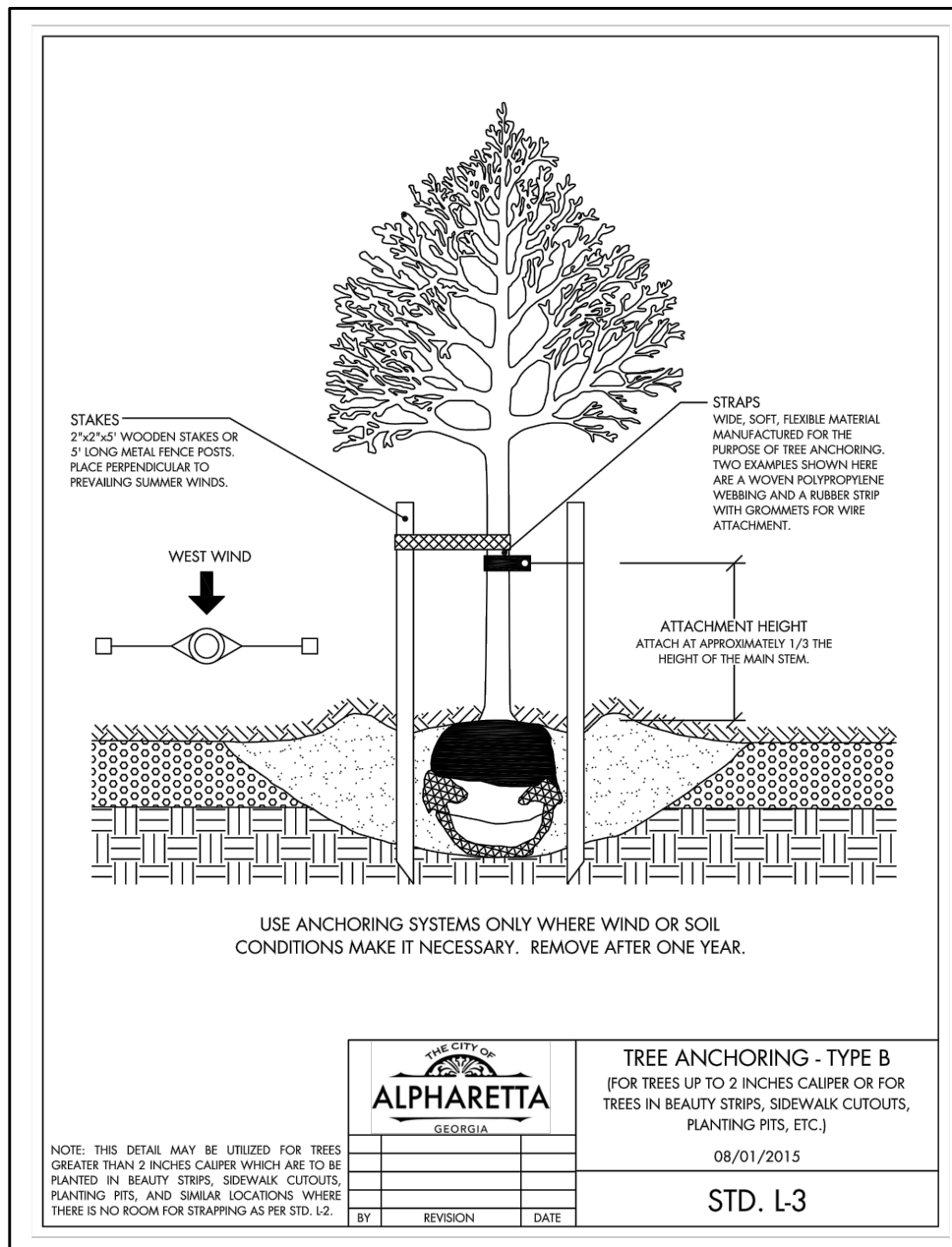
SHEET TCP101



| LANDSCAPE CALCULATIONS         |                               |                      |              |        |           |
|--------------------------------|-------------------------------|----------------------|--------------|--------|-----------|
| TOTAL SITE AREA                |                               |                      | 0.132 acres  |        |           |
| SDF REQUIREMENTS:              |                               | 130'                 | per acre     |        |           |
|                                |                               |                      | 17.16 SDF    |        |           |
| EXISTING TREES TO REMAIN (EDF) |                               |                      |              |        |           |
| 14"                            | cherry                        |                      |              |        |           |
| 13"                            | cherry                        |                      |              |        |           |
| 17"                            | cherry                        |                      |              |        |           |
| 13"                            | cherry                        |                      |              |        |           |
| 13"                            | maple                         |                      |              |        |           |
| 22"                            | oak                           |                      |              |        |           |
| 18"                            | oak                           |                      |              |        |           |
| 17"                            | oak                           |                      |              |        |           |
| 20"                            | oak                           |                      |              |        |           |
| 17"                            | oak                           |                      |              |        |           |
| 13"                            | oak                           |                      |              |        |           |
| 12"                            | oak                           |                      |              |        |           |
| 20"                            | oak                           |                      |              |        |           |
| 231                            | TOTAL EDF (EXCEEDS SDF)       |                      |              |        |           |
| 14                             | TOTAL RDF (EXCEEDS SDF)       |                      |              |        |           |
| TREE PLANTING SCHEDULE         |                               |                      |              |        |           |
| Quantity                       | Botanical Name                | Common Name          | Caliper Size | NATIVE | % SPECIES |
| 1                              | Nyssa sylvatica 'Wildfire'    | Wildfire Blackgum    | 2"           | YES    | 14%       |
| 1                              | Ulmus parvifolia 'Bosque'     | Bosque Elm           | 2"           | NO     | 14%       |
| 1                              | Ulmus americana 'Princeton'   | Princeton Elm        | 2"           | YES    | 14%       |
| 1                              | Acer buergerianum 'Aeryn'     | Trident maple        | 2"           | NO     | 14%       |
| 1                              | Carpinus betulus 'Fastigiata' | European Hornbeam    | 2"           | NO     | 14%       |
| 1                              | Acer barbatum                 | Southern Sugar Maple | 2"           | YES    | 14%       |
| 1                              | Cercis reniformis 'Oklahoma'  | Oklahoma Redbud      | 2"           | YES    | 14%       |

| SHRUB/GROUND COVER PLANTING SCHEDULE |                                  |                         |            |           |  |
|--------------------------------------|----------------------------------|-------------------------|------------|-----------|--|
| Quantity                             | Botanical Name                   | Common Name             | size       | EVERGREEN |  |
| 3                                    | Camellia sasanqua 'Mine No Yuki' | Camellia                | 3 gal      | yes       |  |
| 10                                   | Gardenia x 'Frostproof'          | Frost Proof Gardenia    | 24" height | yes       |  |
| 57                                   | Distylium x Blue Cascade         | Blue Cascade Distylium  | 24" height | yes       |  |
| 24                                   | Loropetalum chinense 'Ever Red'  | Ever Red Loropetalum    | 24" height | yes       |  |
| 12                                   | Temnostemna gymnanthera          | Cleyera                 | 4" height  | yes       |  |
| 9                                    | Rhododendron 'Moonlight'         | Autumn Moonlight Azalea | 24" height | yes       |  |
| 18                                   | Rhododendron 'Conlee'            | Autumn Amethyst Azalea  | 24" height | yes       |  |
| 42                                   | Viburnum tinus 'Compactum'       | Spring Bouquet Viburnum | 24" height | yes       |  |
| 110                                  | Eucymus fortunei                 | Wintercreeper           | 1 gal      | yes       |  |
| 1246                                 | Liriope muscarifolia 'Big Blue'  | Big Blue Liriope        | 4 inch pot | yes       |  |

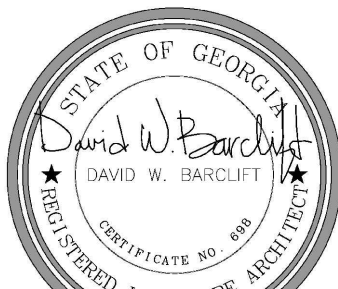
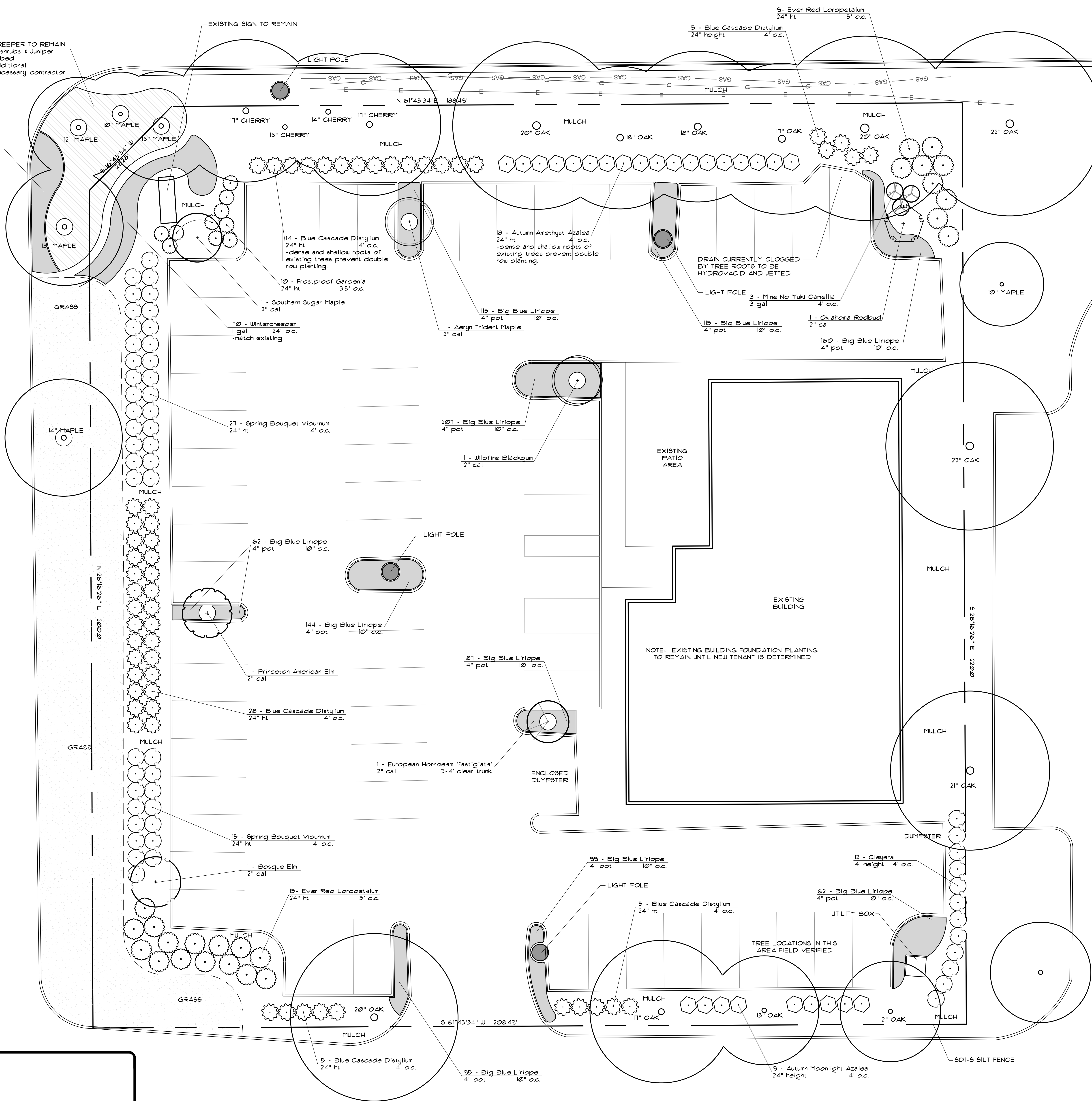
- LANDSCAPE PLAN NOTES:
- The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
  - If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
  - The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
  - Trees agreed upon to be saved are the responsibility of the owner.
  - A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the trees.
  - A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the trees.
  - All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
  - All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and stepping MUST be cut and removed prior to backfill.
  - Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
  - All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
  - Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
  - When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during Droughts for a minimum of 18 months after installation.
  - NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
  - Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the fill auger hole with drainage gravel and cover with a soil separator. Retest if drainage is still unsatisfactory. City Arborist and/or Project Architect must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.
  - All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
  - All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
  - Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
  - All landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please contact (678)297-4200 for information and to reserve a spot.
  - NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. BY PROVIDER.



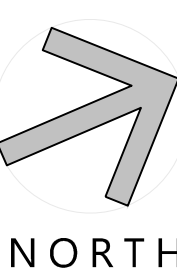
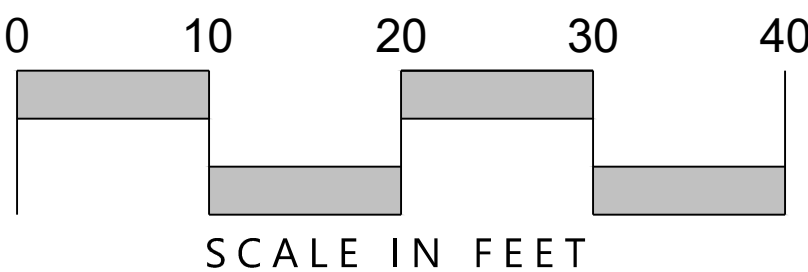
- GENERAL LANDSCAPE NOTES:
- ALL TURF SHALL BE BERMUDA SOO.
  - PROVIDE 4" DIAMETER MULCH RINGS FOR TREES NOT IN PLANTING BEDS.
  - THE EXISTING IRRIGATION SYSTEM SHALL BE TESTED & MODIFIED AS NEEDED TO PROVIDE ADEQUATE COVERAGE TO NEW AND EXISTING LANDSCAPE.
  - ALL IRRIGATION SYSTEM COMPONENTS SHALL BE COMMERCIAL GRADE AND ADEQUATELY SIZED FOR THE SYSTEM. IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL UPON COMPLETION. CONTRACTOR SHALL FURNISH AN AS-BUILT PLAN FOR THE IRRIGATION SYSTEM TO THE OWNER.
  - CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL AS SHOWN ON PLAN. PLANT LIST IS PROVIDED FOR ASSISTANCE IN BID PREPARATION ONLY.
  - THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND NOTATIONS PRIOR TO COMMENCING WORK. VERIFY ANY DISCREPANCIES BETWEEN NOTES, DRAWINGS, AND FIELD CONDITIONS WITH THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
  - CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. DAMAGE TO UTILITIES SHALL BE REPAIRED EXPEDITIOUSLY AND AT THE EXPENSE OF THE CONTRACTOR.
  - CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO EXISTING TREES.

SEDIMENT AND EROSION CONTROL NOTE:

- AFTER ANY SHRUB OR TREE REMOVAL, THE REMAINING HOLE SHALL BE BACKFILLED AND MULCHED UNTIL NEW PLANTINGS ARE INSTALLED.
- AFTER ANY TURF REMOVAL, THE AREA SHALL BE HEAVILY MULCHED UNTIL NEW PLANTINGS ARE INSTALLED.



July 1, 2021







THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS OR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS. THERE SHALL BE NO COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

2/18/19 ☒ Landlord/City Submittal2/21/2020 ☒ Landlord Resubmittal3/2/2020 ☒ Planning Comments4/30/2021 ☒ Planning Comments1/1/2021 ☒ Planning Resubmittal

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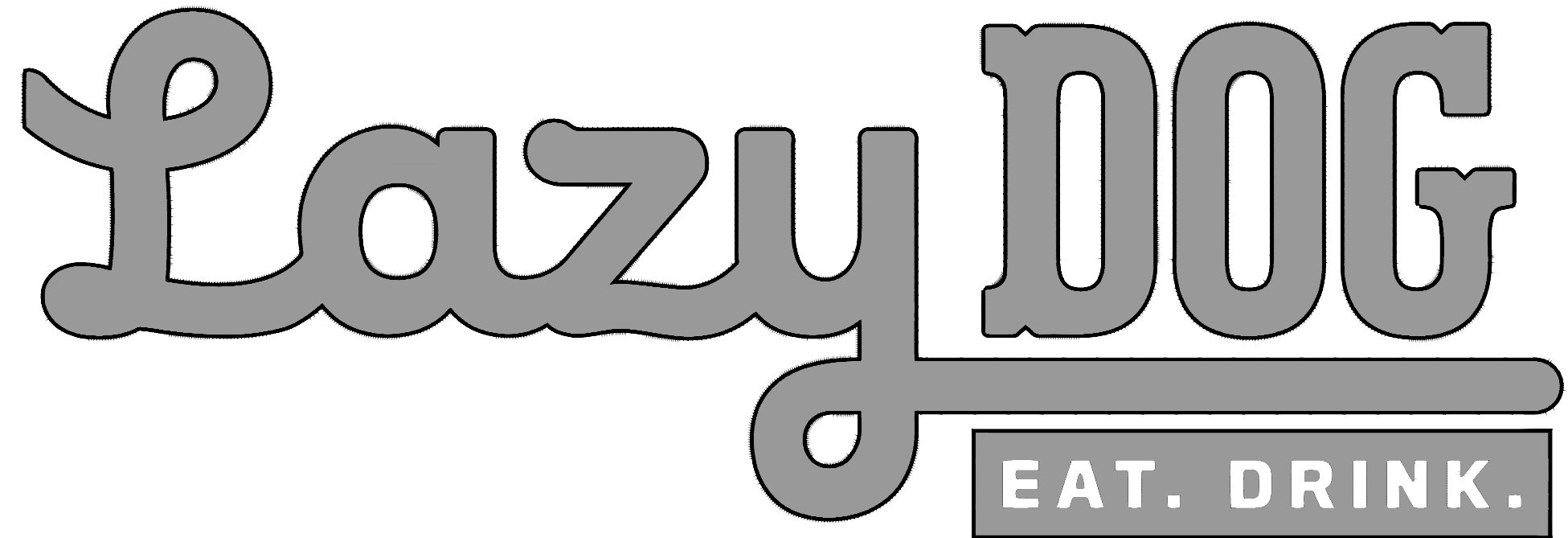
**10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022**



|            |
|------------|
| DRAWN BY   |
| KW         |
| CHECKED BY |
| REF /DM    |
| SCALE      |
| NONE       |
| OB NO.     |

SHEET NUMBER

# DD1.0



10800 Haynes Bridge Road  
Alpharetta, GA 30022

# DESIGN DEVELOPMENT LANDLORD / CITY SUBMITTAL

| EXTERIOR FINISHES                      |                                                                                                                                                                                                  | BUILDING TABULATIONS                                                                                                                                    |                                                                                                                                      | PROJECT INDEX                                      |                                | PROJECT DOCUMENTS            |            |         |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------|------------------------------|------------|---------|
| <div><div>ST</div><div>IA</div></div>  | STONE VENEER. CULTURED STONE - COUNTRY LEDGE STONE, ECO RIDGE                                                                                                                                    | <div><div>BUILDING AREA:</div><div>SERVICE YARD AREA:</div><div>TOTAL BUILDING AREA (PREMISES):</div><div>PATIO AREA:</div><div>TOTAL AREA:</div></div> | <div><div>7,996 SQ. FT.</div><div>1,305 SQ. FT.</div><div>9,301 SQ. FT.</div><div>1,447 SQ. FT.</div><div>10,748 SQ. FT.</div></div> | SHEET                                              | DESCRIPTION                    | DESCRIPTION                  | DATE REC'D | REMARKS |
| <div><div>MTL</div><div>5</div></div>  | BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.                                                        |                                                                                                                                                         |                                                                                                                                      | DD1.0                                              | COVER SHEET                    | SITE INVESTIGATION REPORT    | 2-4-2020   |         |
| <div><div>MTL</div><div>6</div></div>  | US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"                                                                                                   |                                                                                                                                                         |                                                                                                                                      | I OF I                                             | OVERALL GOOGLE SITE PLAN       | PHASE I ENVIRONMENTAL REPORT | 8-12-19    |         |
| <div><div>MTL</div><div>II</div></div> | MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041                                                                                                                    |                                                                                                                                                         |                                                                                                                                      | C-5.0                                              | LL CIVIL UTILITY PLAN FOR REF. | GEOTECHNICAL REPORT          | 8-8-19     |         |
| <div><div>WD</div><div>1</div></div>   | EXTERIOR WOOD TIMBERS<br>SPECIES: DOUGLAS FIR, VERTICAL GRAIN<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                             |                                                                                                                                                         |                                                                                                                                      | DD2.0                                              | CONSTRUCTION LIMITS SITE PLAN  |                              |            |         |
| <div><div>WD</div><div>2</div></div>   | EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES<br>SPECIES: ADLER, VERTICAL GRAIN<br>COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS                                                          | DD2.1                                                                                                                                                   | CONSTRUCTION STAGING EXHIBIT                                                                                                         | ALTA SURVEY - ALTA/NSPS & TITLE SURVEY PRELIMINARY | 8-16-19                        |                              |            |         |
| <div><div>WD</div><div>3</div></div>   | EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN<br>SPECIES: DOUGLAS FIR<br>COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104 | DD3.0                                                                                                                                                   | FLOOR PLAN                                                                                                                           | CIVIL DRAWINGS (PDF)                               | 11-21-19                       |                              |            |         |
| <div><div>WD</div><div>5</div></div>   | EXTERIOR WOOD FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                              | DD3.1                                                                                                                                                   | REFLECTED CEILING PLAN                                                                                                               | CIVIL DRAWINGS (CAD)                               | 11-21-19                       |                              |            |         |
| <div><div>WD</div><div>6</div></div>   | EXTERIOR GLU-LAM FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                           | DD3.2                                                                                                                                                   | ROOF PLAN                                                                                                                            | AS-BUILT SHELL DWGS (PDF)                          | N/A                            |                              |            |         |
| <div><div>PT</div><div>10</div></div>  | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-1630 RAISIN                                                                                                                                     | DD4.0                                                                                                                                                   | EXTERIOR ELEVATIONS                                                                                                                  | AS-BUILT SHELL DWGS (CAD)                          | N/A                            |                              |            |         |
| <div><div>PT</div><div>11B</div></div> | DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 181 BLACK                                                                                                                                          | DD4.1                                                                                                                                                   | EXTERIOR ELEVATIONS                                                                                                                  | MALL DESIGN CRITERIA MANUAL                        | -                              |                              |            |         |
| <div><div>PT</div><div>12</div></div>  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY                                                                                                                                    | DD4.2                                                                                                                                                   | PATIO ELEVATIONS                                                                                                                     | SIGNAGE CRITERIA MANUAL                            | -                              |                              |            |         |
| <div><div>PT</div><div>14</div></div>  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 991 RUSTIC TAUPE                                                                                                                                     | DD4.1A                                                                                                                                                  | EXTERIOR ELEVATION FENESTRATIONS                                                                                                     | UTILITY SURVEY                                     | -                              |                              |            |         |
| <div><div>PT</div><div>17A</div></div> | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-46 JACKSON TAN                                                                                                                                    | DD4.3                                                                                                                                                   | SITE PLAN FOR SITE LINE STUDY                                                                                                        | ASBESTOS/LEAB SURVEY                               | N/A                            |                              |            |         |
| <div><div>BR</div><div>I</div></div>   | MERIDIAN BRICK - DOWNING STREET                                                                                                                                                                  | DD4.3A                                                                                                                                                  | SITE LINE STUDY                                                                                                                      | FIRE FLOW TEST RESULTS                             | 8-19-19                        |                              |            |         |
|                                        |                                                                                                                                                                                                  | DD4.4                                                                                                                                                   | CUT SHEETS                                                                                                                           | PAD CERTIFICATION                                  |                                |                              |            |         |
|                                        |                                                                                                                                                                                                  | PPOC-I                                                                                                                                                  | PLUMBING P.O.C. PLAN                                                                                                                 | CONTRACTOR RULES & REGULATIONS                     |                                |                              |            |         |
|                                        |                                                                                                                                                                                                  | EPOC-I                                                                                                                                                  | ELECTRICAL POINT OF CONNECTION PLAN                                                                                                  | TITLE REPORT                                       |                                |                              |            |         |
|                                        |                                                                                                                                                                                                  | L-100A                                                                                                                                                  | LANDSCAPE PLAN - TREES                                                                                                               |                                                    |                                |                              |            |         |
|                                        |                                                                                                                                                                                                  | L-100B                                                                                                                                                  | LANDSCAPE PLAN - SHRUBS                                                                                                              |                                                    |                                |                              |            |         |
|                                        |                                                                                                                                                                                                  | L-101A                                                                                                                                                  | PLANT PHOTOS - TREES                                                                                                                 |                                                    |                                |                              |            |         |
|                                        |                                                                                                                                                                                                  | L-101B                                                                                                                                                  | PLANT PHOTOS - SHRUBS                                                                                                                |                                                    |                                |                              |            |         |
|                                        |                                                                                                                                                                                                  | DD4.0                                                                                                                                                   | COLOR EXTERIOR ELEVATIONS                                                                                                            |                                                    |                                |                              |            |         |
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## PROJECT CONTACT LIST

## TENANT/APPLICANT

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## ARCHITECT

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## PLUMBING ENGINEER

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HUNTINGTON BEACH, CA 92648  
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EMAIL: [corr@croeg.com](mailto:corr@croeg.com)

## ELECTRICAL ENGINEER

GLP ENGINEERING, INC.  
3720 S. SUSAN ST. SUITE 200  
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CONTACT: GARY L. PETRAK  
EMAIL: gpetrak@glpengineering.com

## LANDSCAPE ARCHITECT

MANLEY LAND DESIGN, INC.  
51 OLD CANTON ST.  
ALPHARETTA, GA 30009  
PHONE: 770-442-8171  
CONTACT: STEVE MANLEY  
EMAIL: [smanley@manleylanddesign.com](mailto:smanley@manleylanddesign.com)

## LANDSCAPE ARCHITECT

STAN SMITH ASSOCIATES  
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LAGUNA HILLS, CA 92653  
PHONE: 949-855-6413  
CONTACT: STAN SMITH  
EMAIL: [ssmith@ssa-lq-net](mailto:ssmith@ssa-lq-net)

## SIGNAGE

FIRST & MAIN  
2340 SHEPLER CHURCH AVE  
CANTON, OH 44706  
PHONE: 949-683-8768  
CONTACT: JOE MUELLER  
EMAIL: [j.mueller@firstandmainsigns.com](mailto:j.mueller@firstandmainsigns.com)





North Point Ct

Haynes Bridge Rd

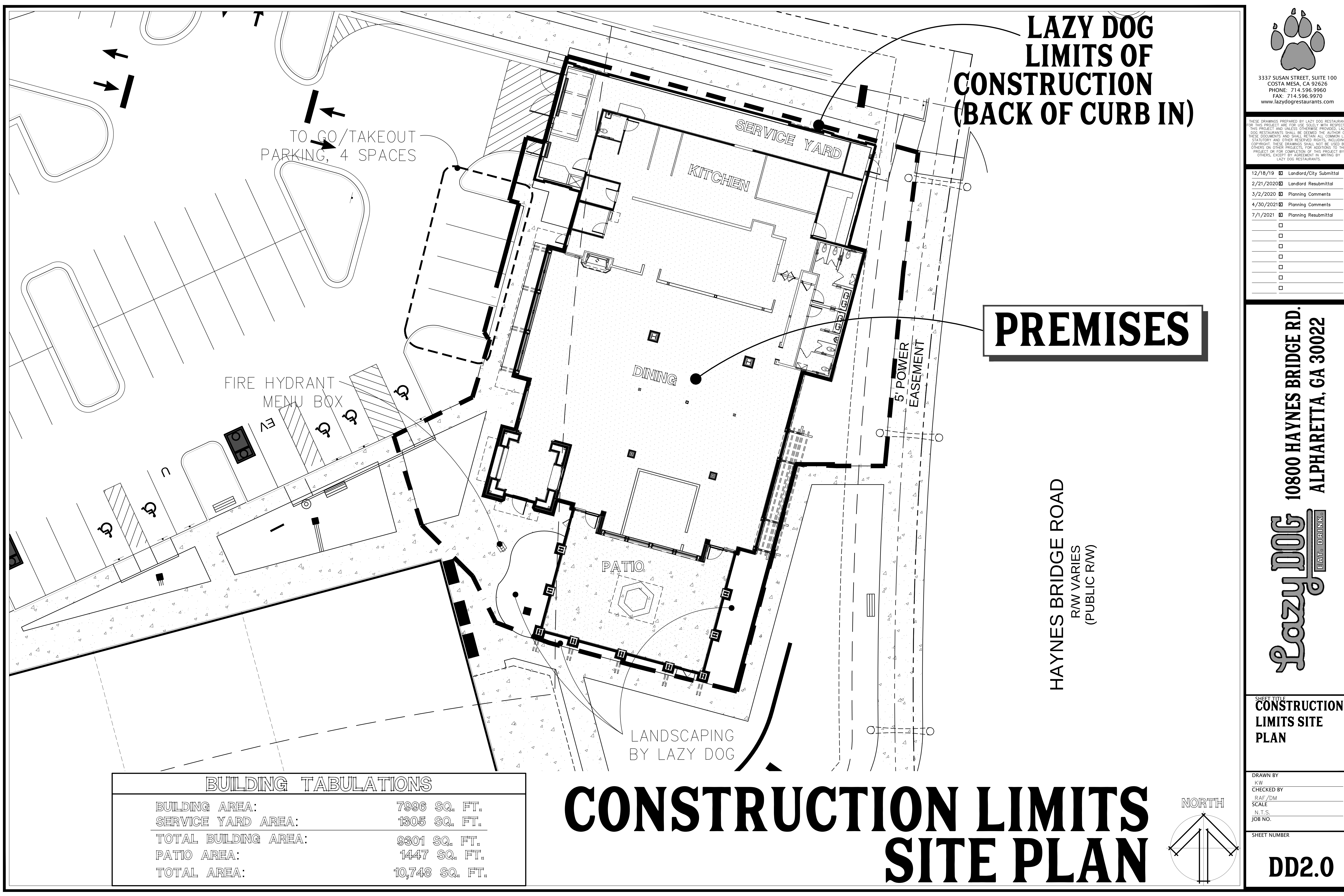
Lazy Dog  
Restaurant

Haynes Bridge Rd North Point Pkwy

North Point Pkwy







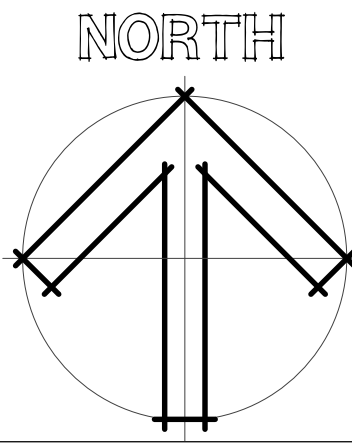
**LAZY DOG  
LIMITS OF  
CONSTRUCTION  
(BACK OF CURB IN)**

**PREMISES**

HAYNES BRIDGE ROAD  
R/W VARIES  
(PUBLIC R/W)

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

# CONSTRUCTION LIMITS SITE PLAN



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

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

|           |                                                             |
|-----------|-------------------------------------------------------------|
| 12/18/19  | <input checked="" type="checkbox"/> Landlord/City Submittal |
| 2/21/2020 | <input checked="" type="checkbox"/> Landlord Resubmittal    |
| 3/2/2020  | <input checked="" type="checkbox"/> Planning Comments       |
| 4/30/2021 | <input checked="" type="checkbox"/> Planning Comments       |
| 7/1/2021  | <input checked="" type="checkbox"/> Planning Resubmittal    |
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**Lazy Dog** 10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022  
EAT. DRINK.

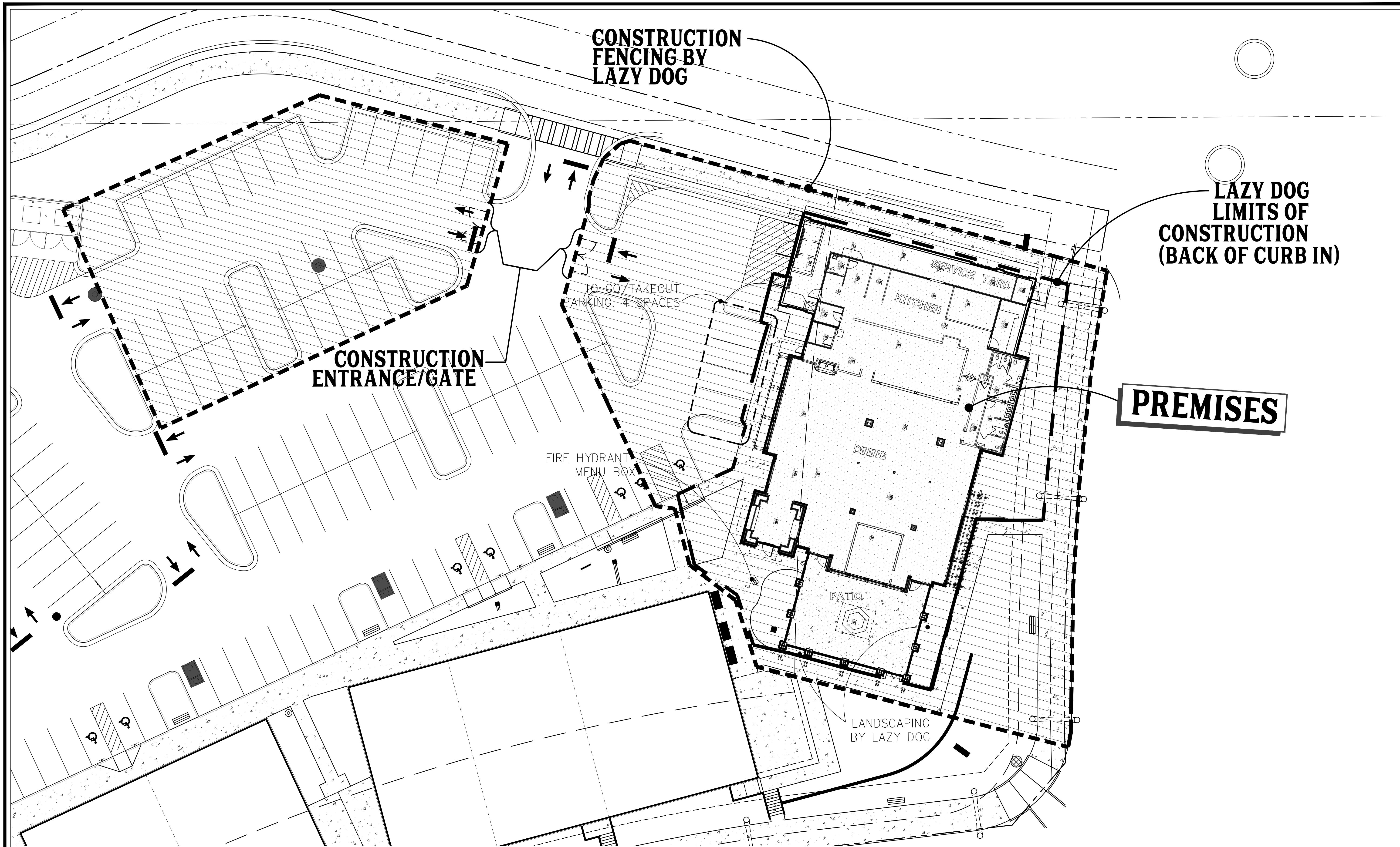
SHEET TITLE  
**CONSTRUCTION  
LIMITS SITE  
PLAN**

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

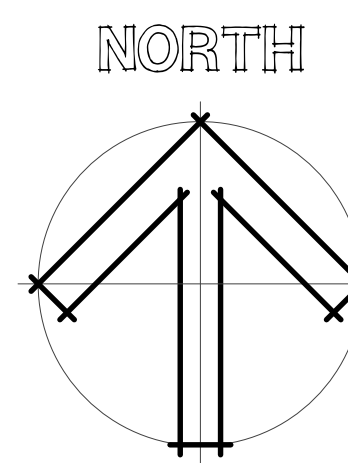
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**DD2.0**





# CONSTRUCTION STAGING EXHIBIT



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

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| 7/1/2021  | <input checked="" type="checkbox"/> | Planning Resubmittal    |
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**Lazy Dog** EAT. DRINK.  
10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022

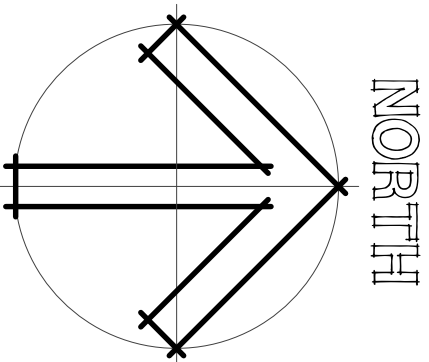
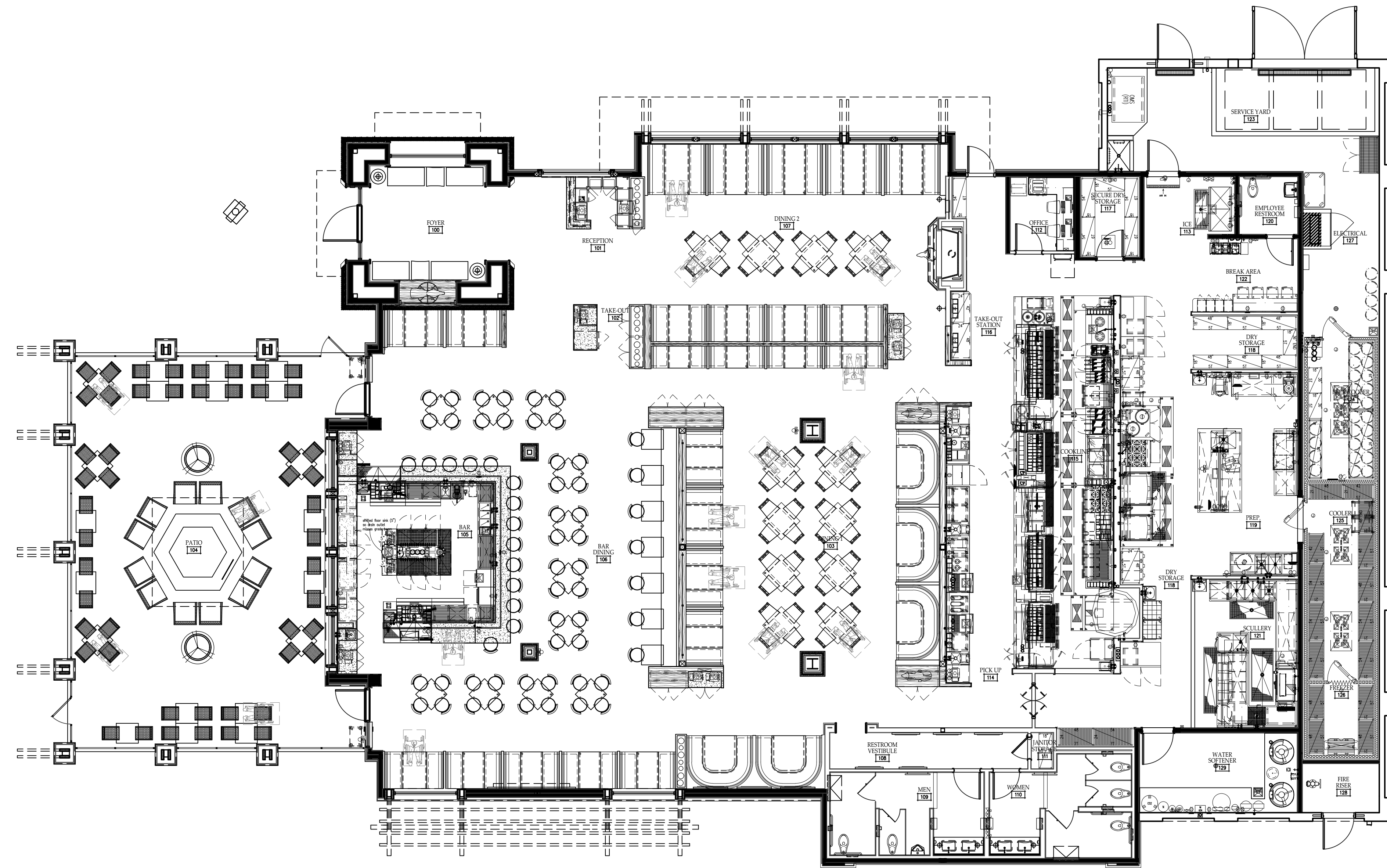
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**CONSTRUCTION STAGING EXHIBIT**

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

SHEET NUMBER

**DD2.1**





# FLOOR PLAN

## SEATING TABULATIONS

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



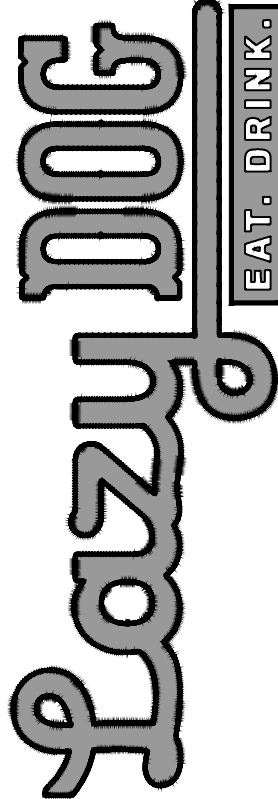
3337 SUSAN STREET, SUITE 100  
COSTA MESA, CA 92626  
PHONE: 714.596.9960  
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| 3/2/2020  | <input checked="" type="checkbox"/> Planning Comments       |
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| 7/1/2021  | <input checked="" type="checkbox"/> Planning Resubmittal    |

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10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022



SHEET TITLE  
**FLOOR  
PLAN**

DRAWN BY  
KW  
CHECKED BY  
RAF/DM  
SCALE  
1/8" = 1'-0"  
JOB NO.

SHEET NUMBER

**DD3.0**





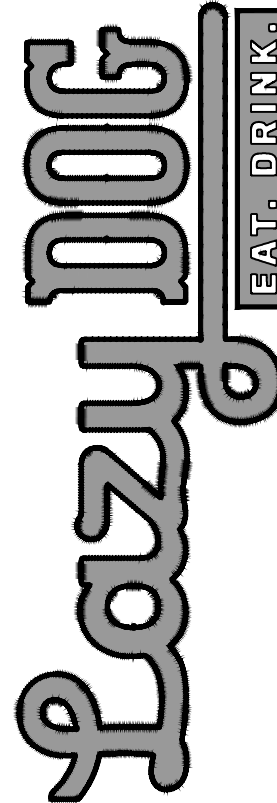
3337 SUSAN STREET, SUITE 100  
COSTA MESA, CA 92626  
PHONE: 714.596.9960  
FAX: 714.596.9970  
www.lazydogrestaurants.com

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12/18/19 ☒ Landlord/City Submittal  
2/21/2020 ☒ Landlord Resubmittal  
3/2/2020 ☒ Planning Comments  
4/30/2021 ☒ Planning Comments  
7/1/2021 ☒ Planning Resubmittal

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10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022



SHEET TITLE  
**REFLECTED  
CEILING  
PLAN**

DRAWN BY  
KW  
CHECKED BY  
RAF/DM  
SCALE  
1/8" = 1'-0"  
JOB NO.

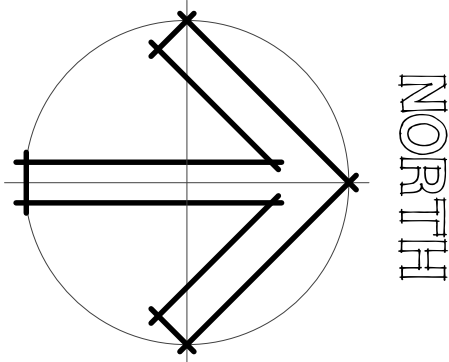
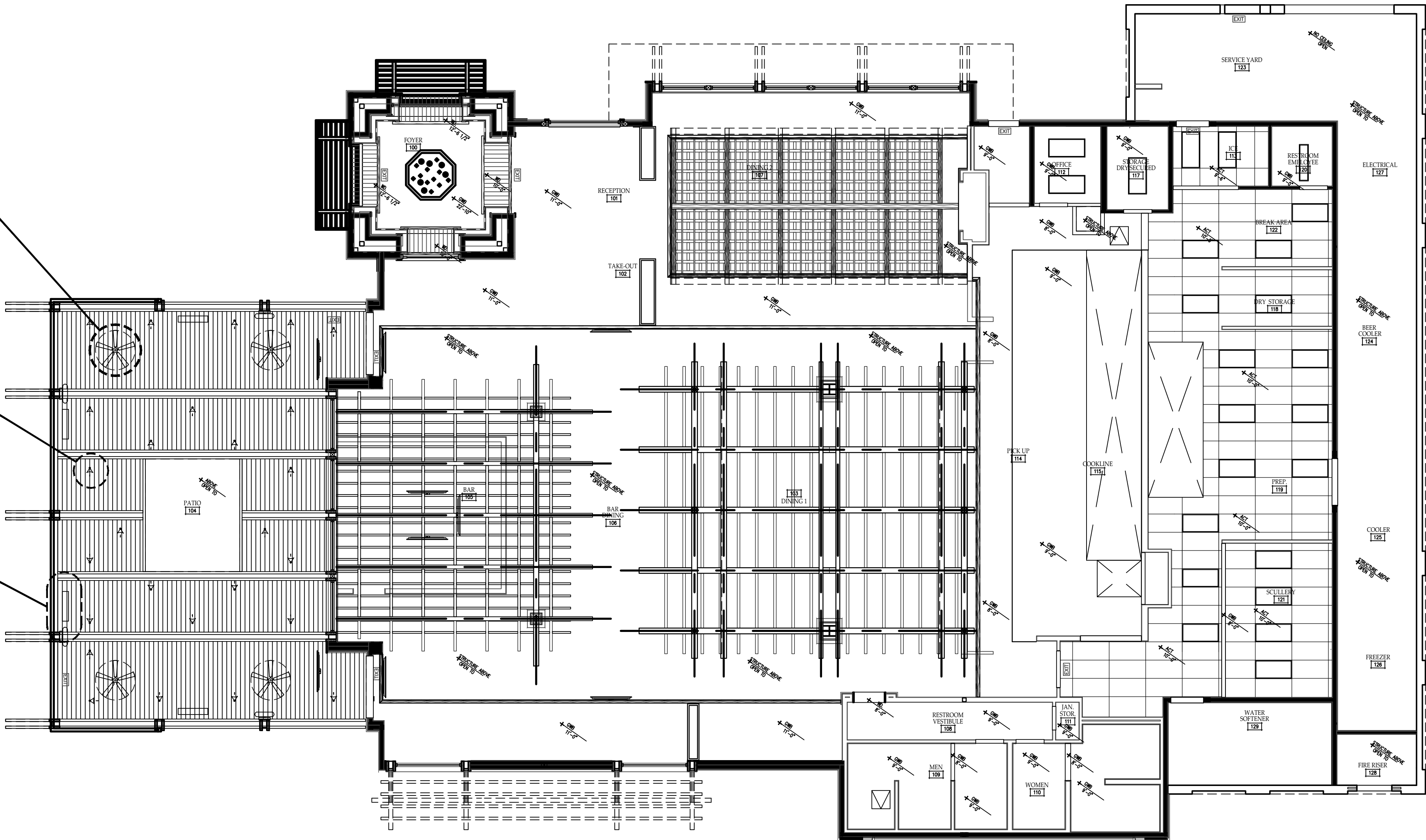
SHEET NUMBER

**DD3.1**

SEE SHEET  
DD4.4 FOR  
PATIO DECORATIVE  
FANS

SEE SHEET  
DD4.4 FOR  
PATIO ACCENT  
LIGHTS

SEE SHEET  
DD4.4 FOR  
ELECTRICAL  
PATIO HEATERS



# REFLECTED CEILING PLAN





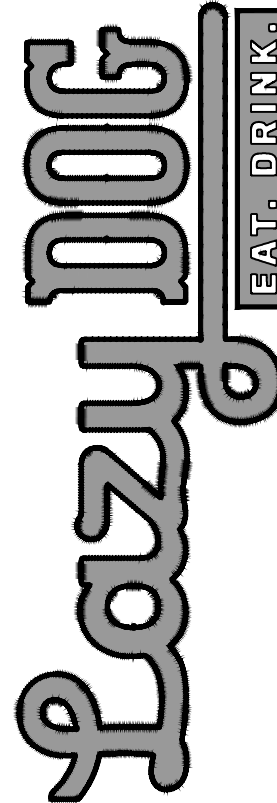
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ALPHARETTA, GA 30022



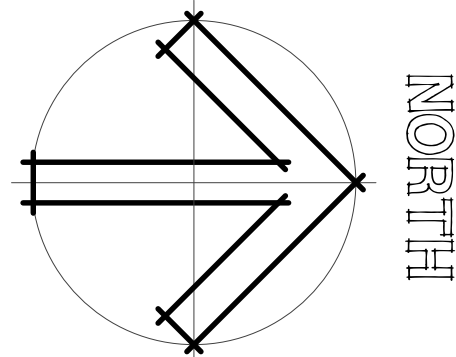
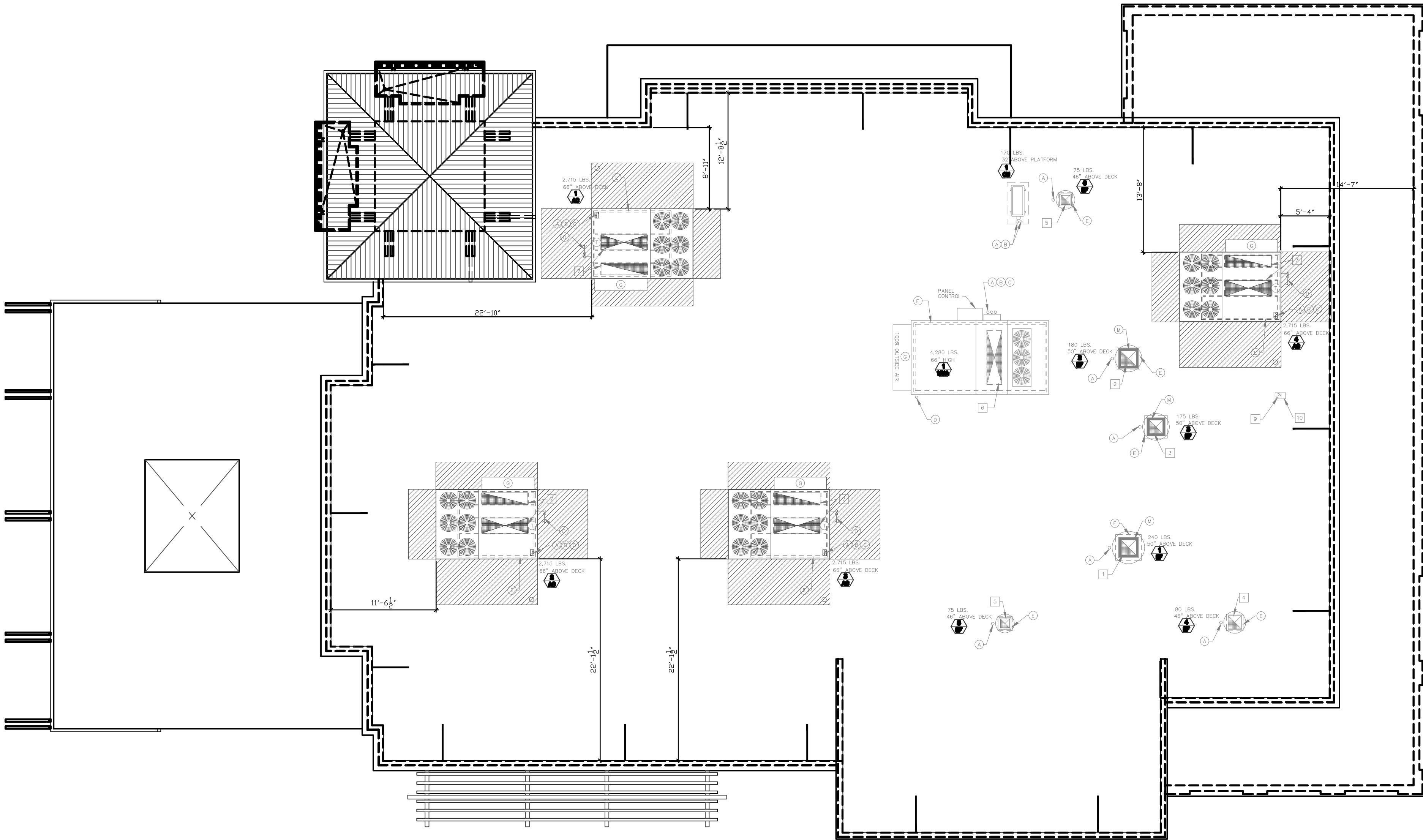
SHEET TITLE

ROOF  
PLAN

DRAWN BY  
KW  
CHECKED BY  
RAF/DM  
SCALE  
1/8" = 1'-0"  
JOB NO.

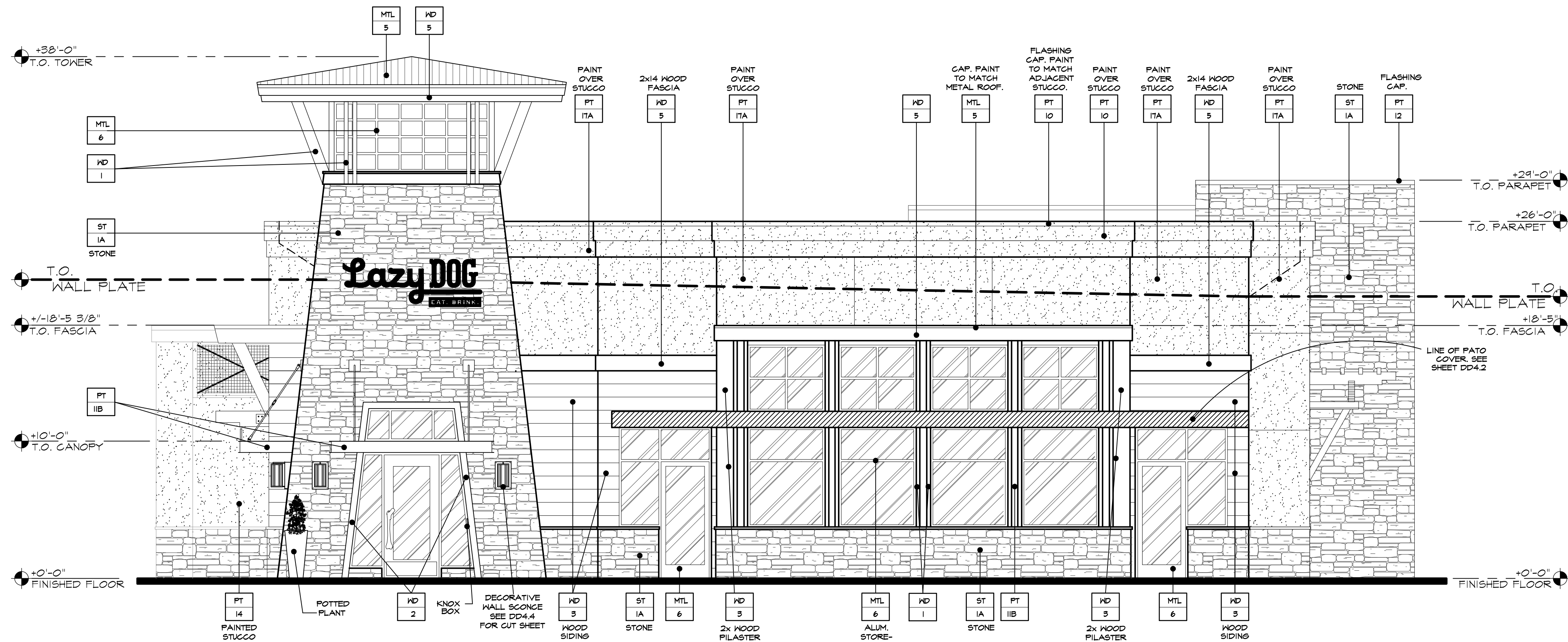
SHEET NUMBER

DD3.2



# ROOF PLAN





# SOUTH ELEVATION

| STUCCO PERCENTAGE SOUTH |            |            |                                                                                                |
|-------------------------|------------|------------|------------------------------------------------------------------------------------------------|
| MATERIAL                | AREA       | PERCENTAGE | PLANNING REQUIREMENTS                                                                          |
| STUCCO                  | 271 SQ. FT | 16%        | STUCCO - 50% MAXIMUM (TO TOP OF WALL PLATE)<br>- SERVICE YARD NOT PART OF BUILDING CALCULATION |

| EXTERIOR FINISHES |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST<br>1A          | STONE VENEER. CULTURED STONE - COUNTRY LEDGE STONE, ECO RIDGE                                                                                                                                    |
| MTL<br>5          | BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.                                                        |
| MTL<br>6          | US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"                                                                                                   |
| MTL<br>11         | MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041                                                                                                                    |
| WD<br>1           | EXTERIOR WOOD TIMBERS<br>SPECIES: DOUGLAS FIR, VERTICAL GRAIN<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                             |
| WD<br>2           | EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES<br>SPECIES: ADLER, VERTICAL GRAIN<br>COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS                                                          |
| WD<br>3           | EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN<br>SPECIES: DOUGLAS FIR<br>COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104 |
| WD<br>5           | EXTERIOR WOOD FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                              |
| WD<br>6           | EXTERIOR GLU-LAM FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                           |
| PT<br>10          | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN                                                                                                                                     |
| PT<br>11B         | DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK                                                                                                                                          |
| PT<br>12          | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY                                                                                                                                    |
| PT<br>14          | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE                                                                                                                                     |
| PT<br>17A         | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-46 JACKSON TAN                                                                                                                                    |
| BR<br>1           | MERIDIAN BRICK - DOWNING STREET                                                                                                                                                                  |

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|           |                                     |                         |
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| 9/2/2020  | <input checked="" type="checkbox"/> | Planning Comments       |
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| 7/1/2021  | <input checked="" type="checkbox"/> | Planning Resubmittal    |
|           | <input type="checkbox"/>            |                         |
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|           | <input type="checkbox"/>            |                         |

10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022

SHEET TITLE  
**EXTERIOR ELEVATIONS**

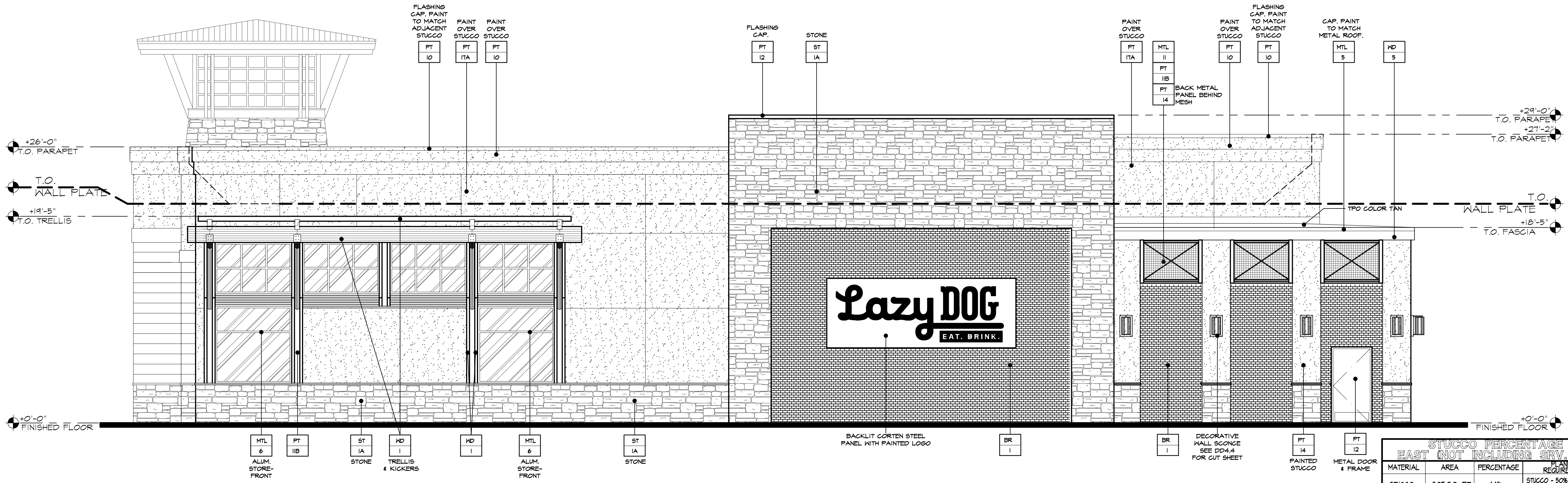
DRAWN BY  
KW

CHECKED BY  
RAF/DM

SCALE  
3/16" = 1'-0"

JOB NO.

SHEET NUMBER  
**DD4.0**



# EAST ELEVATION

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

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





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7/1/2021 ☒ Planning Resubmittal

---

**10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022**

**Lazy Dog**  
EAT. DRINK.

**EXTERIOR  
ELEVATIONS  
FENISTRATION**

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

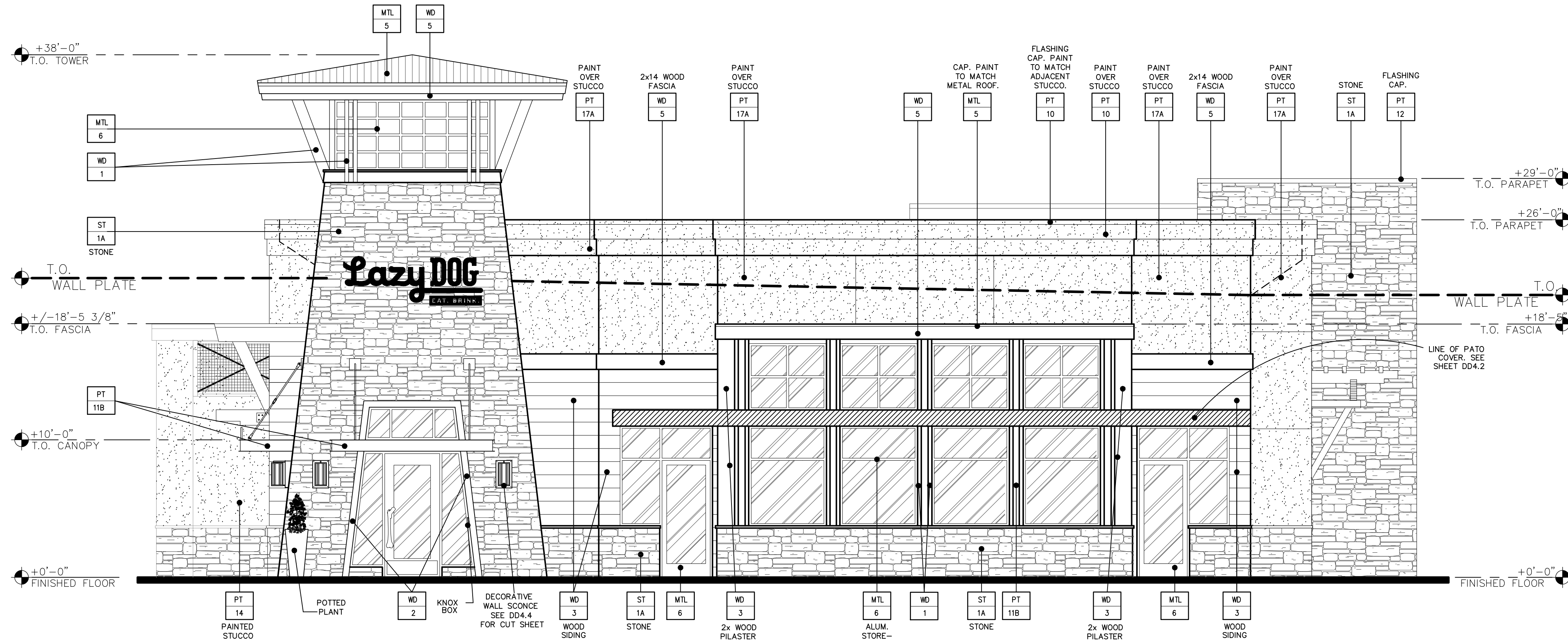
SHEET NUMBER

# DD4.0A

|           |                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST<br>1A  | COUNTRYLED STONE - COUNTRY LEDGE STONE, ECO RIDGE                                                                                                                                                |
| MTL<br>5  | BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.                                                        |
| MTL<br>6  | US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"                                                                                                   |
| MTL<br>11 | MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041                                                                                                                    |
| WD<br>1   | EXTERIOR WOOD TIMBERS<br>SPECIES: DOUGLAS FIR, VERTICAL GRAIN<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                             |
| WD<br>2   | EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHS<br>SPECIES: ADLER, VERTICAL GRAIN<br>COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS                                                           |
| WD<br>3   | EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN<br>SPECIES: DOUGLAS FIR<br>COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104 |
| WD<br>5   | EXTERIOR WOOD FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                              |
| WD<br>6   | EXTERIOR GLU-LAM FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                           |
| PT<br>10  | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN                                                                                                                                     |
| PT<br>11B | DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK                                                                                                                                          |
| PT<br>12  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY                                                                                                                                    |
| PT<br>14  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE                                                                                                                                     |
| PT<br>17A | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-46 JACKSON TAN                                                                                                                                    |
| BR<br>1   | MERIDIAN BRICK - DOWNING STREET                                                                                                                                                                  |

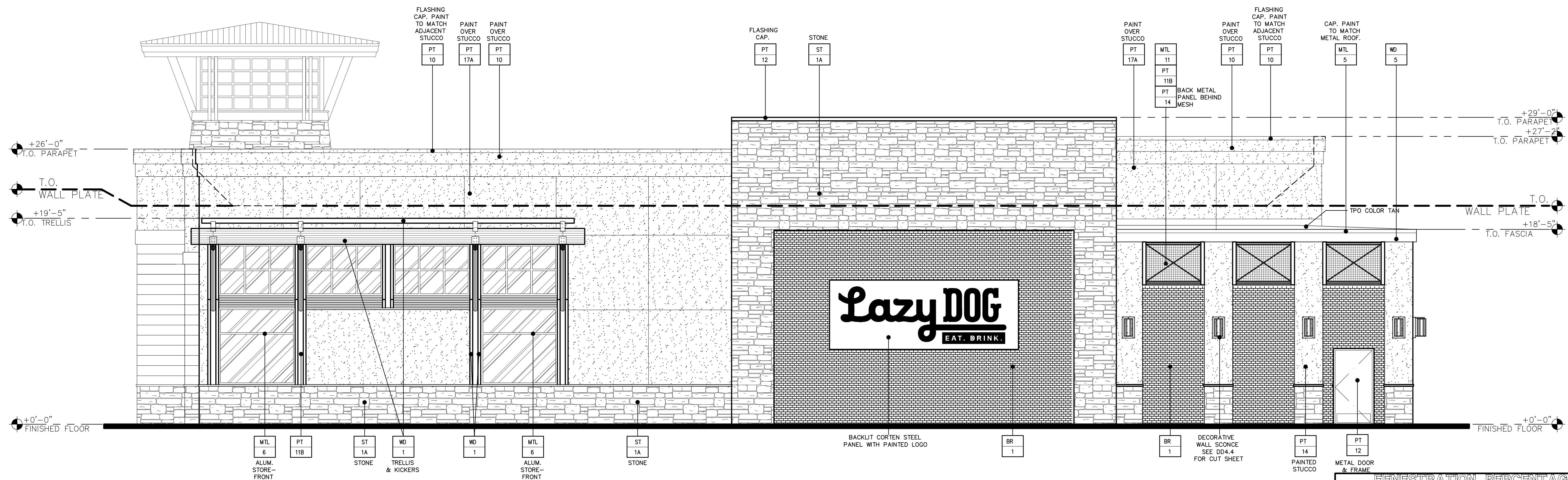
PLANNING FENESTRATION REQUIREMENTS = 25% MIN. PER ELEVATION  
4 ELEVATIONS PER BUILDING = 100%+

LAZY DOG FENESTRATION TOTAL FOR ALL 4 ELEVATIONS = 112%



# SOUTH ELEVATION

| FENESTRATION PERCENTAGE SOUTH (TO TOP OF WALL PLATE) |            |            |                           |
|------------------------------------------------------|------------|------------|---------------------------|
| MATERIAL                                             | AREA       | PERCENTAGE | PLANNING REQUIREMENTS     |
| FENESTRATION                                         | 587 SQ. FT | 37%        | 25% MINIMUM PER ELEVATION |



# EAST ELEVATION

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





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| 4/30/2021 | <input checked="" type="checkbox"/> | Planning Comments       |
| 7/1/2021  | <input checked="" type="checkbox"/> | Planning Resubmittal    |

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**10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022**

**Lazy Dog**  
**EAT. DRINK.**

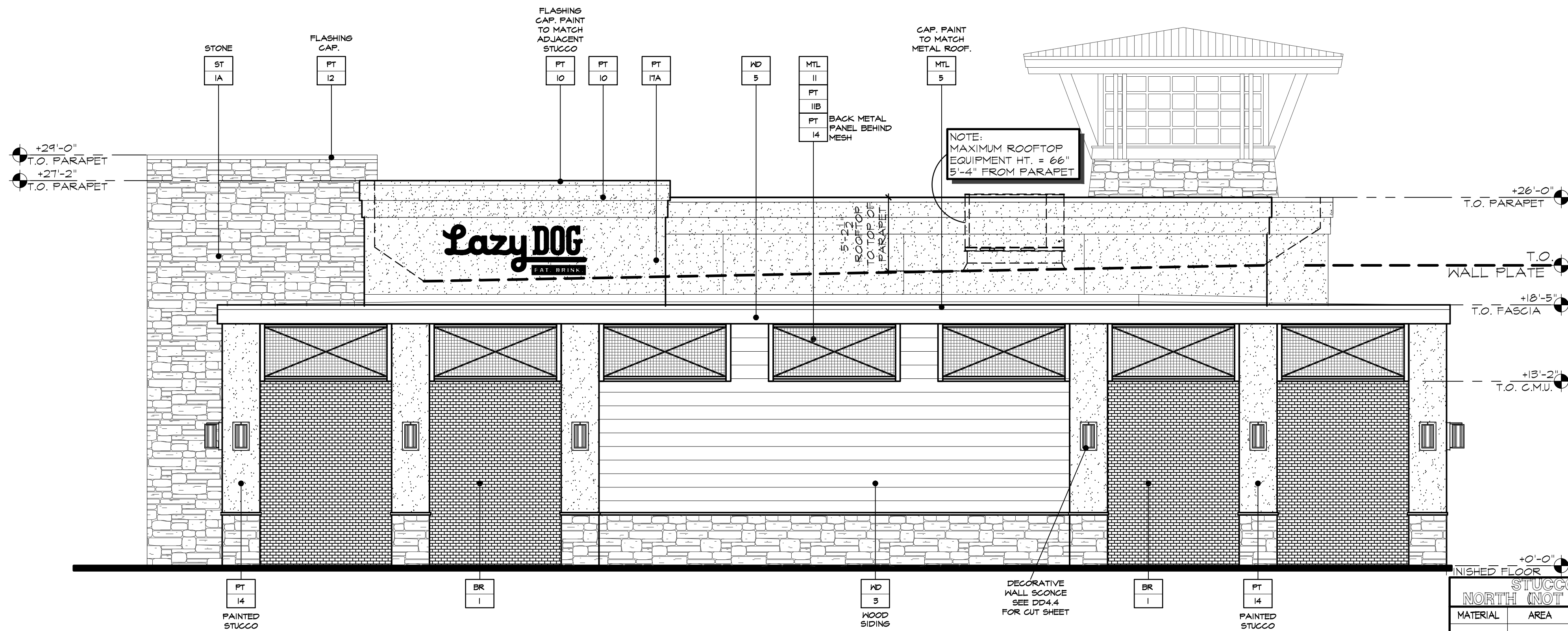
# EXTERIOR ELEVATIONS

DRAWN BY \_\_\_\_\_  
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CHECKED BY \_\_\_\_\_  
AF/DM \_\_\_\_\_  
SCALE \_\_\_\_\_  
/16" = 1'-0" \_\_\_\_\_  
B NO. \_\_\_\_\_

SHEET NUMBER

## DD4.1

|           |                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST<br>1A  | STONE VENEER. COUNTRY LEDGE STONE, EGO RIDGE                                                                                                                                                     |
| MTL<br>5  | BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.                                                        |
| MTL<br>6  | US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"                                                                                                   |
| MTL<br>II | MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041                                                                                                                    |
| WD<br>1   | EXTERIOR WOOD TIMBERS<br>SPECIES: DOUGLAS FIR, VERTICAL GRAIN<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                             |
| WD<br>2   | EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES<br>SPECIES: ADLER, VERTICAL GRAIN<br>COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS                                                          |
| WD<br>3   | EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN<br>SPECIES: DOUGLAS FIR<br>COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104 |
| WD<br>5   | EXTERIOR WOOD FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                              |
| WD<br>6   | EXTERIOR 6x1-LAM FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                           |
| PT<br>10  | SHERKIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN                                                                                                                                     |
| PT<br>11B | DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 181 BLACK                                                                                                                                          |
| PT<br>12  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY                                                                                                                                    |
| PT<br>14  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPÉ                                                                                                                                     |
| PT<br>17A | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-46 JACKSON TAN                                                                                                                                    |
| BR<br>1   | MERIDIAN BRICK - DOWNING STREET                                                                                                                                                                  |

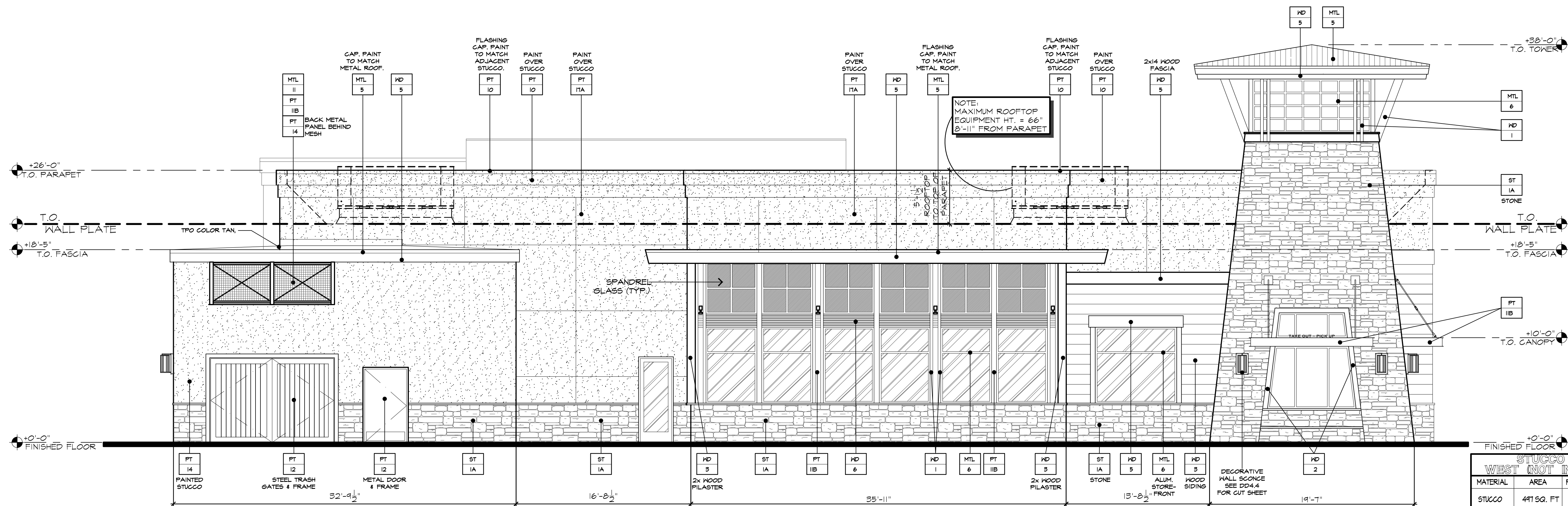


# NORTH ELEVATION

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

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



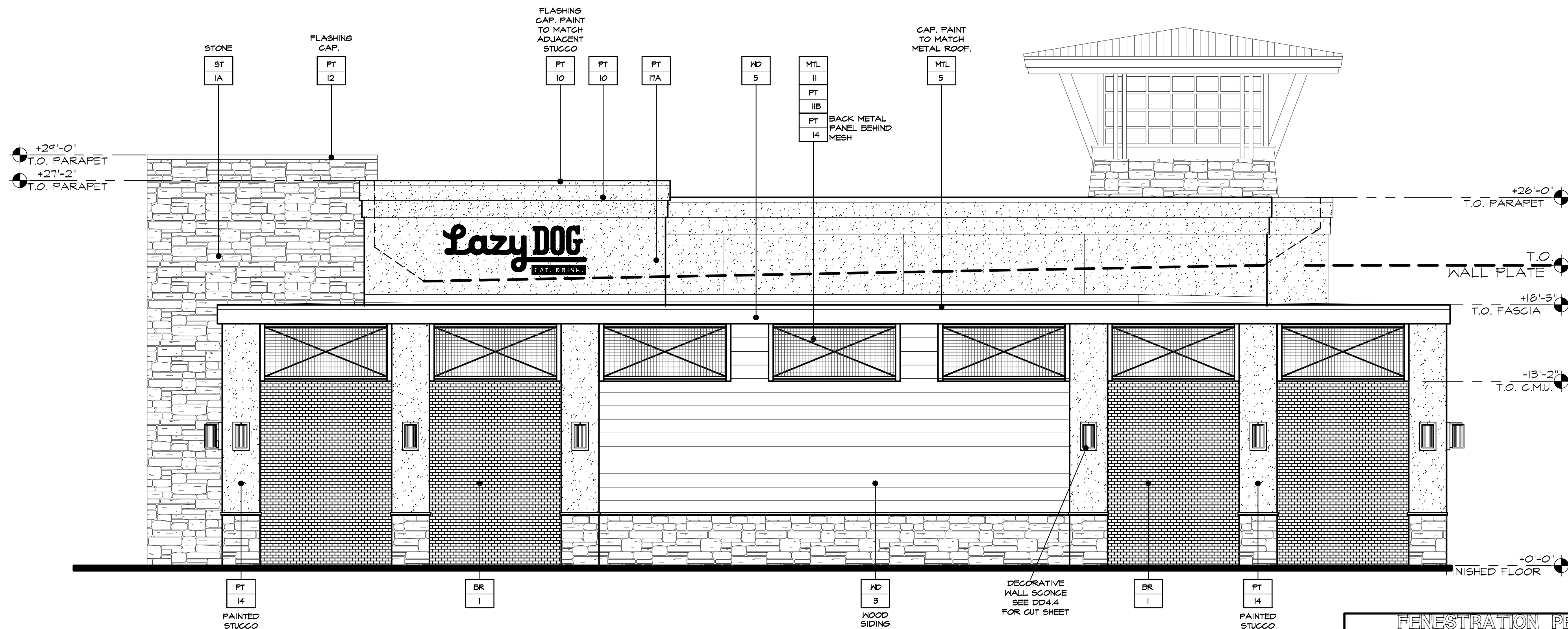
# WEST ELEVATION

| STUCCO PERCENTAGE<br>WEST (NOT INCLUDING SRV YD) |            |            |                                                                                                      |
|--------------------------------------------------|------------|------------|------------------------------------------------------------------------------------------------------|
| MATERIAL                                         | AREA       | PERCENTAGE | PLANNING<br>REQUIREMENTS                                                                             |
| STUCCO                                           | 491 SQ. FT | 26%        | STUCCO - 50% MAXIMUM<br>TO TOP OF WALL FLANTED<br>- SERVICE YARD NOT PART<br>OF BUILDING CALCULATION |

| STUCCO PERCENTAGE<br>WEST (INCLUDING SRV YD) |            |            |                                               |
|----------------------------------------------|------------|------------|-----------------------------------------------|
| MATERIAL                                     | AREA       | PERCENTAGE | PLANNING<br>REQUIREMENTS                      |
| STUCCO                                       | 916 SQ. FT | 33%        | STUCCO - 50% MAXIMUM<br>TO TOP OF WALL PLATE) |

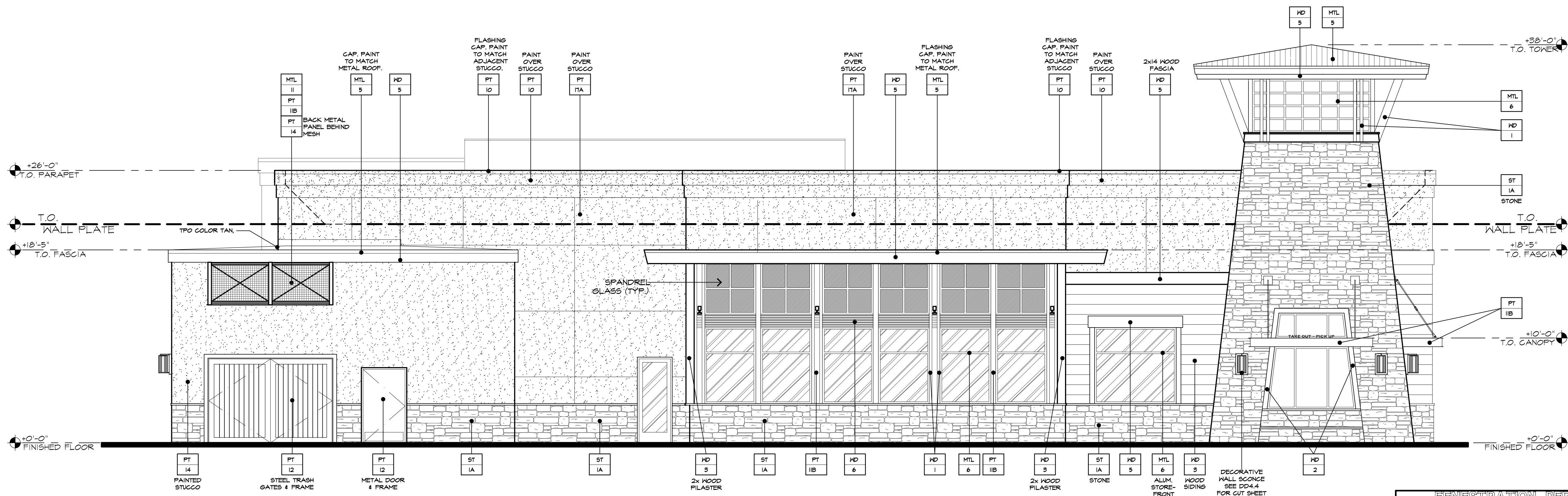




# NORTH ELEVATION

| FENESTRATION PERCENTAGE NORTH (TO TOP OF WALL PLATE) |            |            |                           |
|------------------------------------------------------|------------|------------|---------------------------|
| MATERIAL                                             | AREA       | PERCENTAGE | PLANNING REQUIREMENTS     |
| FENESTRATION                                         | 243 SQ. FT | 20%        | 25% MINIMUM PER ELEVATION |

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



# WEST ELEVATION

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

## EXTERIOR FINISHES

|        |                                                                                                                                                                                            |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST 1A  | STONE VENEER. CULTURED STONE - COUNTRY LEDGE STONE, ECO RIDGE                                                                                                                              |
| MTL 5  | BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.                                                  |
| MTL 6  | US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"                                                                                             |
| MTL 11 | MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 368T220041                                                                                                              |
| WD 1   | EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                             |
| WD 2   | EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS                                                          |
| WD 3   | EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104 |
| WD 5   | EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                              |
| WD 6   | EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                           |
| PT 10  | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN                                                                                                                               |
| PT 11B | DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 181 BLACK                                                                                                                                    |
| PT 12  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY                                                                                                                              |
| PT 14  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE                                                                                                                               |
| PT 17A | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-46 JACKSON TAN                                                                                                                              |
| BR 1   | MERIDIAN BRICK - DOWNING STREET                                                                                                                                                            |



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

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| 12/18/19  | <input checked="" type="checkbox"/> Landlord/City Submittal |
| 2/21/2020 | <input checked="" type="checkbox"/> Landlord Resubmittal    |
| 9/2/2020  | <input checked="" type="checkbox"/> Planning Comments       |
| 4/30/2021 | <input checked="" type="checkbox"/> Planning Comments       |
| 7/1/2021  | <input checked="" type="checkbox"/> Planning Resubmittal    |

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10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022



SHEET TITLE  
EXTERIOR  
ELEVATIONS  
FENESTRATION

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

SHEET NUMBER

DD4.1A



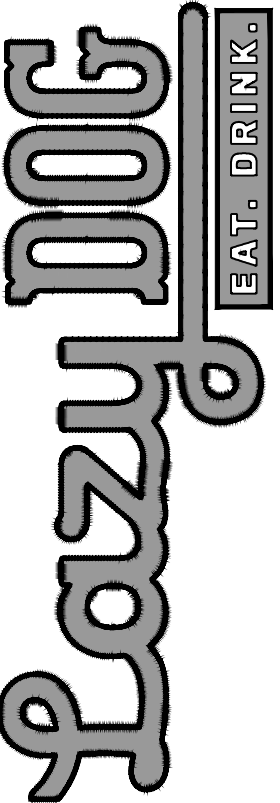


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10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022

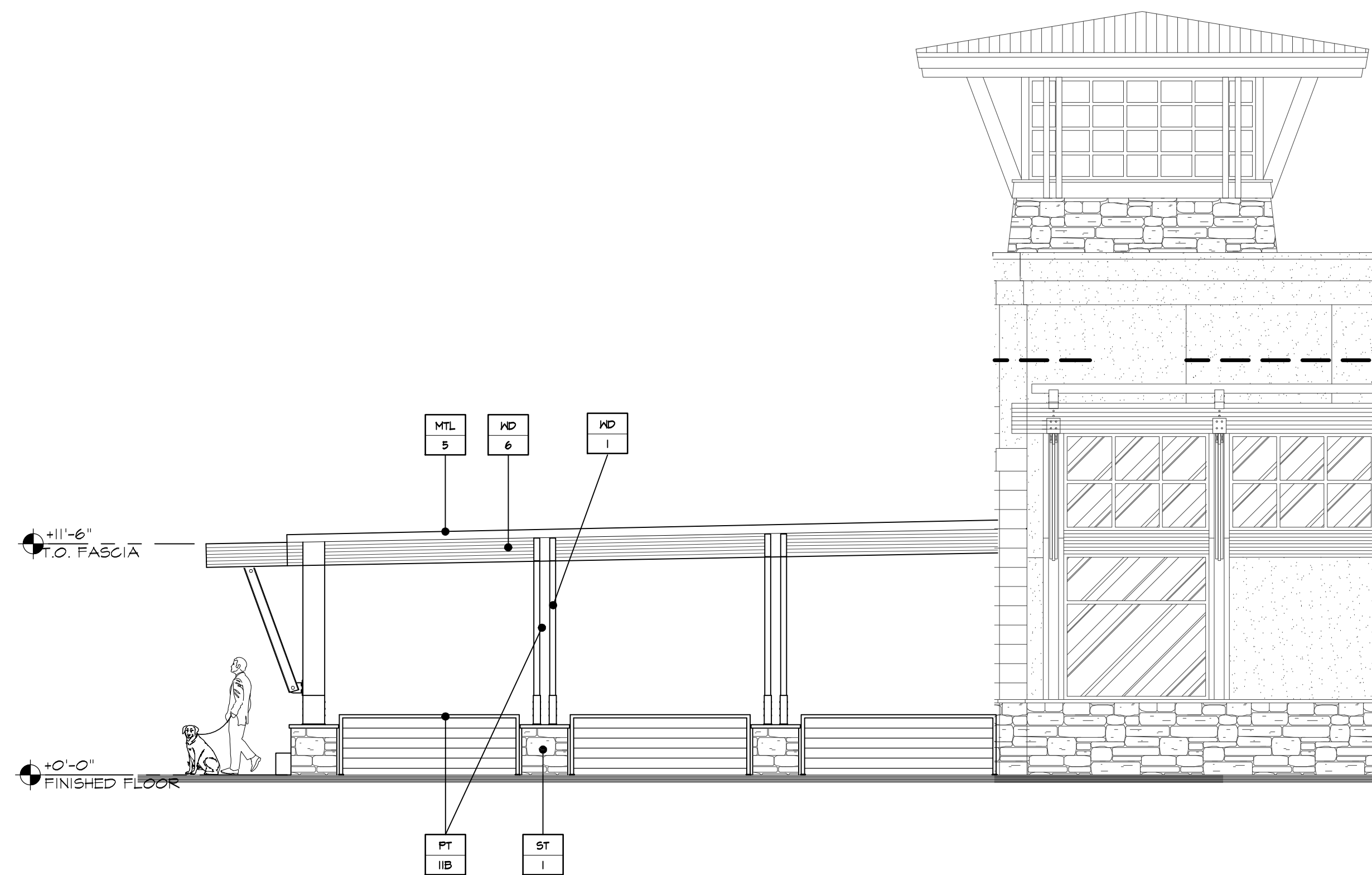


SHEET TITLE  
**PATIO  
ELEVATIONS**

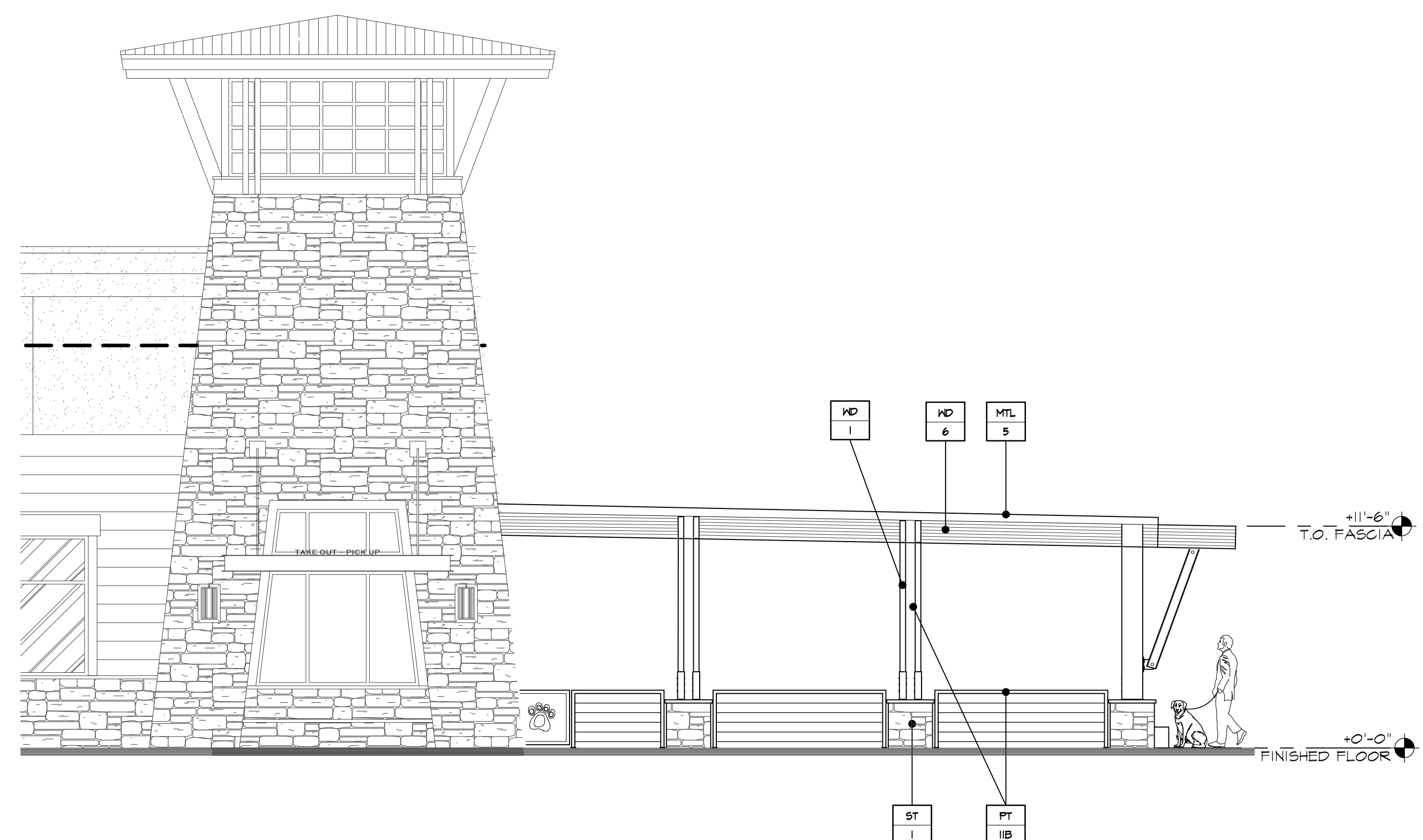
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3/16" = 1'-0"  
JOB NO.

SHEET NUMBER

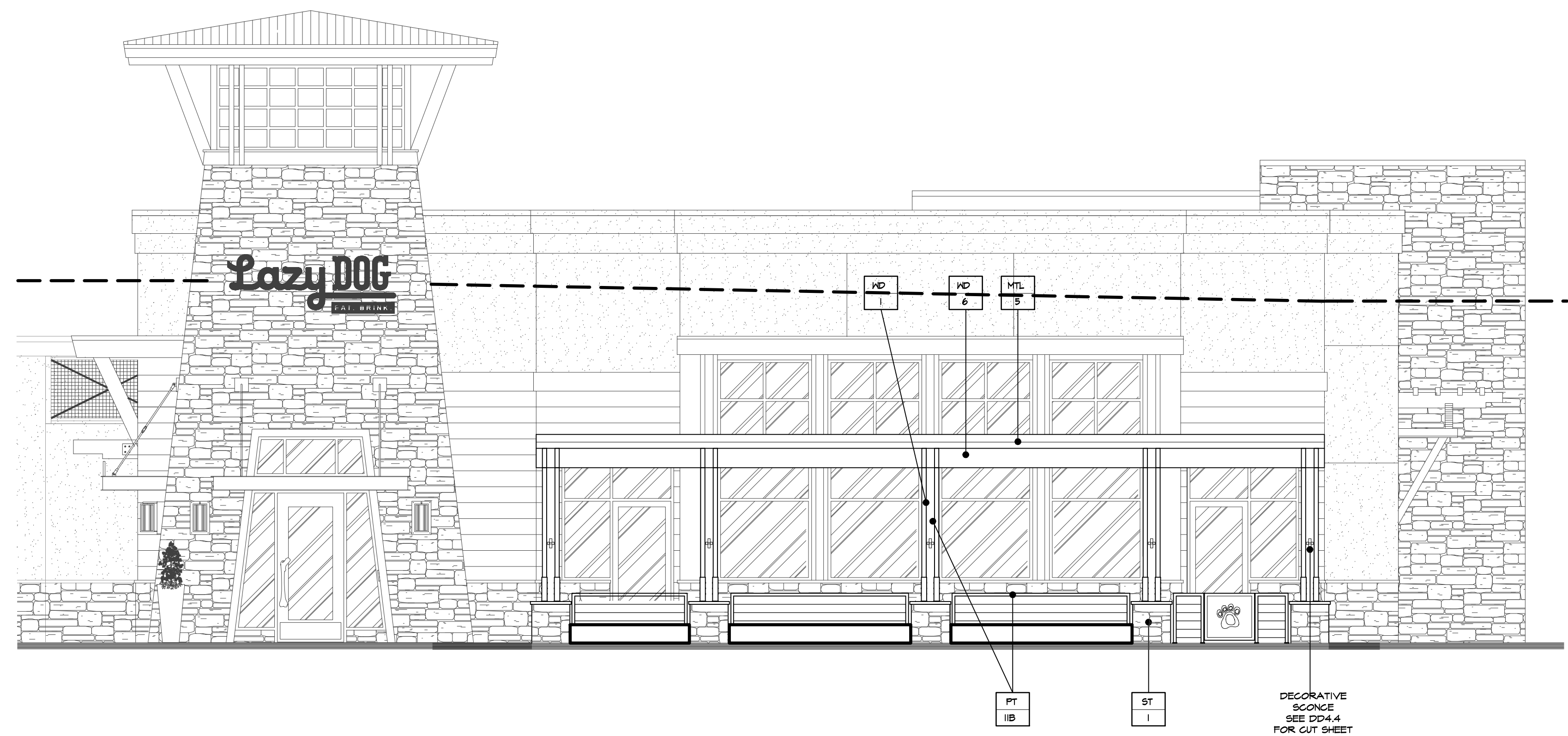
**DD4.2**



EAST PATIO ELEVATION



WEST PATIO ELEVATION



SOUTH PATIO ELEVATION



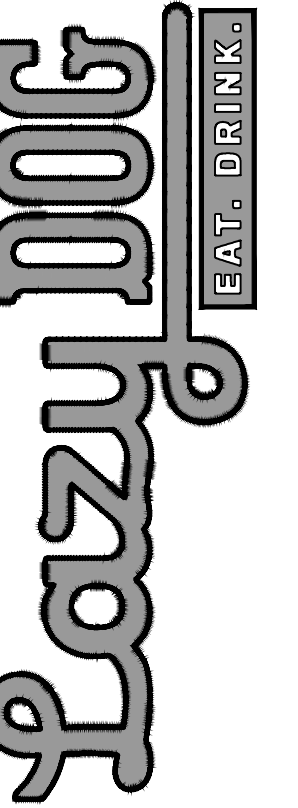


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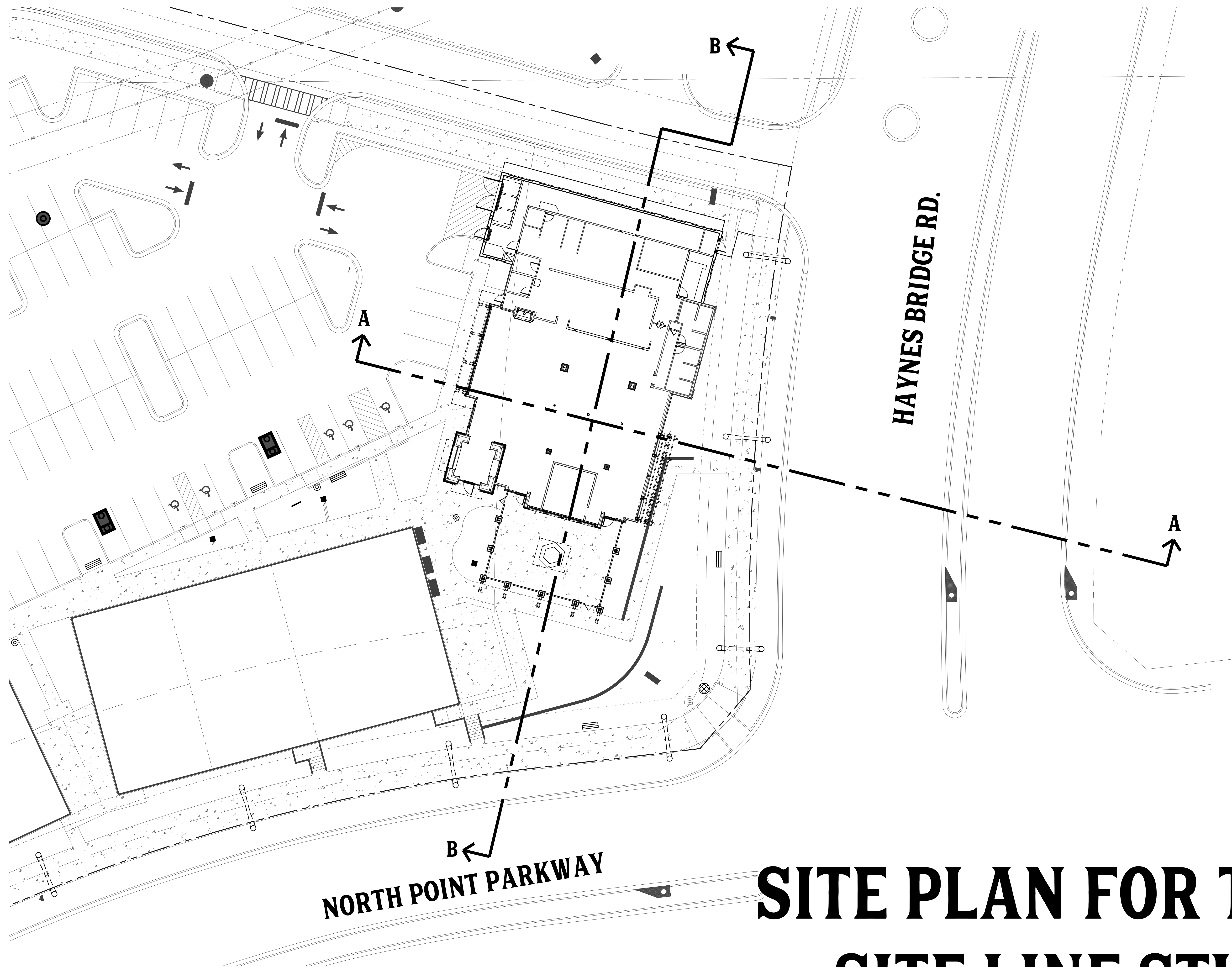
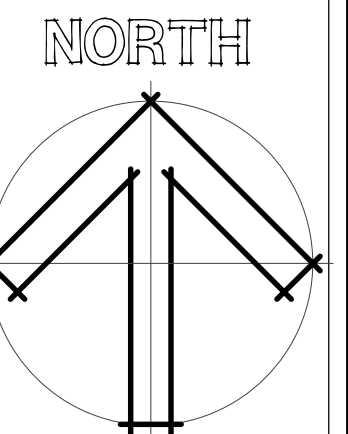
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**SITE PLAN  
FOR THE  
SITE LINE  
STUDY**

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

SHEET NUMBER

**DD4.3**

# SITE PLAN FOR THE SITE LINE STUDY







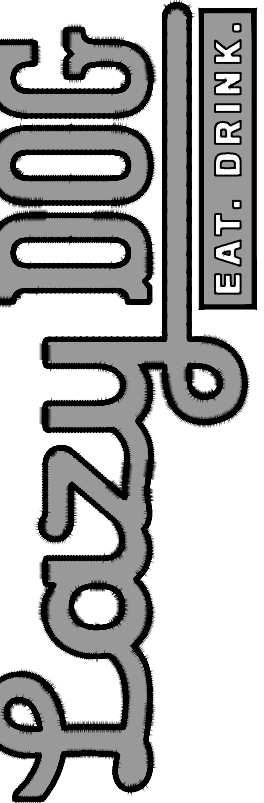
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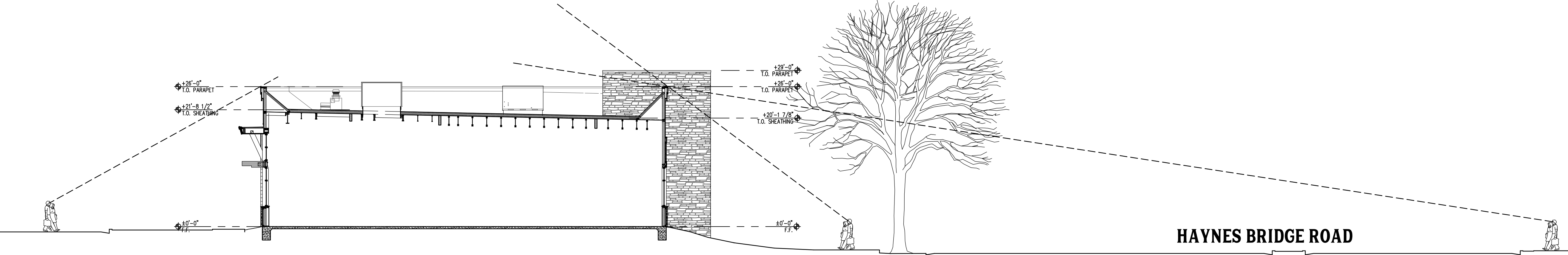
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ALPHARETTA, GA 30022



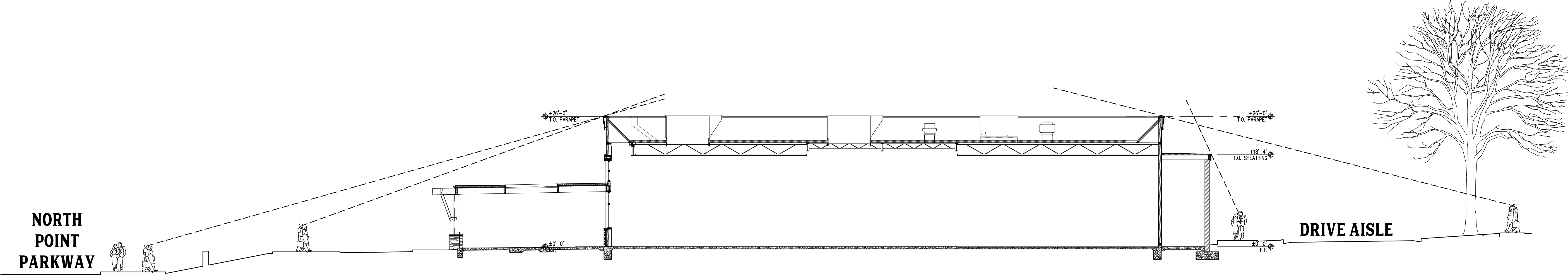
SHEET TITLE  
SITE LINE  
STUDY

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

SHEET NUMBER  
DD4.3A



SECTION A-A



SECTION B-B

# SITE LINE STUDY



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

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

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

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

**LED OPTIONS:**  
Integral high output LED, warm white (3000K CCT) standard, others available.

Optics  
**SP** - Spot, 12°  
**NF** - Narrow Flood, 24°  
**FL** - Flood, 36°

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

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

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

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

**RATING:**  
Wet/damp/dry location.



Technical drawing of the 300 Series Lockset showing three views:

- Perspective View:** Shows the vertical cylinder and the circular base plate.
- Side View:** Shows the cylinder's profile with a diameter of  $\varnothing 2 \frac{1}{4}"$  [57].
- Front View:** Shows the cylinder's length with a height of  $8 \frac{9}{16}"$  [217] and a base plate width of  $3 \frac{3}{8}"$  [86].

|           |                                                                                                                                                                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT:  |  <b>HEVI LITE, INC.</b><br>9714 Variel Ave, Chatsworth, CA 91311<br>Tel., (818) 341-8091 - Fax (818) 998-1986<br>Web Site: <a href="http://www.hevilite.com">http://www.hevilite.com</a> |
| APPROVED: |                                                                                                                                                                                                                                                                           |



**ZX16-GU10/ZX16-GU10-SOI**  
Area Accent . ZX16 Series

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



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

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

Light Source: MR16 GU10 Halogen lamp or MR16 GU10 SORAA® LED lamp. Please refer to [SORAA MR16 GU10](#) for lamp selection.

| SERIES        | MATERIAL                                        | HOOD                 | GLASS OR PLASTIC SHIELD  | OPTIONAL PUMP                                       | FINISH                                                                             | OPTIONAL - SELECT UP TO 3 OPTICAL ACCESSORIES | OPTIONAL MOUNTING ACCESSORIES                                                        |
|---------------|-------------------------------------------------|----------------------|--------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------|
| ZX16-GU10     | BLANK NER<br>Aluminum/Standard<br>Nitrile Resin | A B HOOD<br>H A HOOD | GSL<br>GSL               | O -NONE                                             | Standard<br>BK Black Powder Coat<br>LZ Bronze Powder Coat<br>WBT White Powder Coat | LVR<br>LVR<br>LVR<br>LVR                      | Horizontal Lens<br>Over-Spread Lens<br>Over-Spread Lens<br>Solide-Focus              |
| ZX16-GU10-SCH | HEAVY DUTY<br>Nitrile Resin<br>Natural Copper   | C H HOOD<br>C H HOOD | GSL<br>GSL<br>GSL<br>GSL | XXXXX<br>XXXXX LAMP COAT<br>XXXXX SOLIDE FOCUS LAMP | XXXXX<br>XXXXX<br>XXXXX<br>XXXXX                                                   | XXXXX<br>XXXXX<br>XXXXX<br>XXXXX              | See page 2 for quick reference, or<br>Accessories page for details<br>specification. |

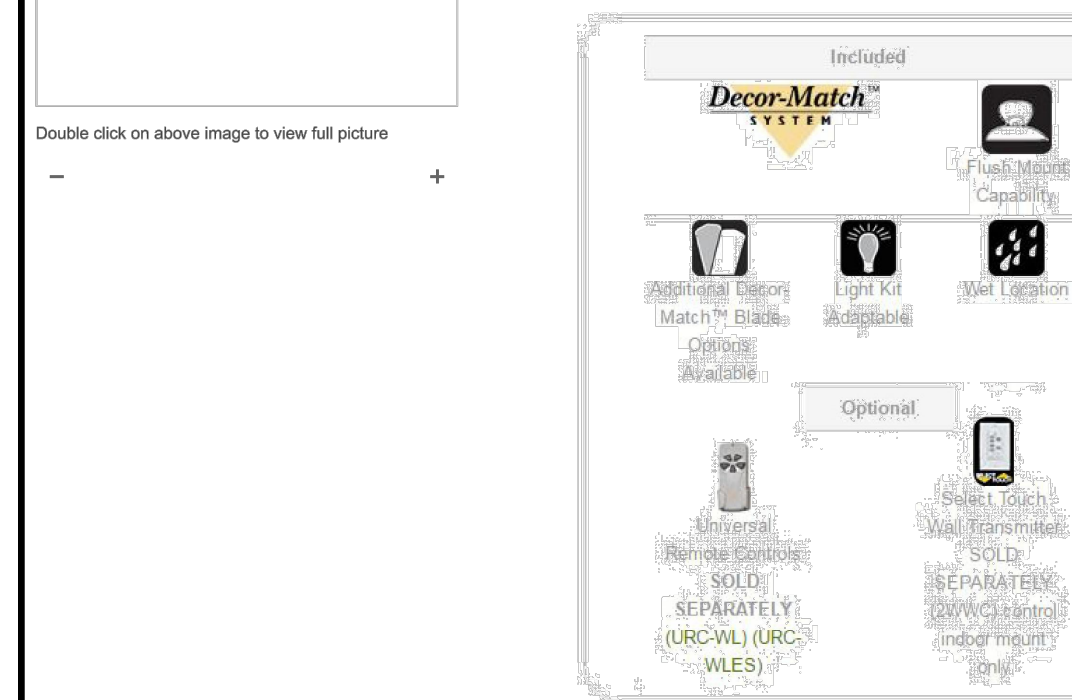
\*SORAA® Lamp Selection : [SORAA MR16 GU10](#)

Vera Cruz™ (WET LOCATION) - Ceiling Fans

Double click on above image to view full picture

**Quick Overview**

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

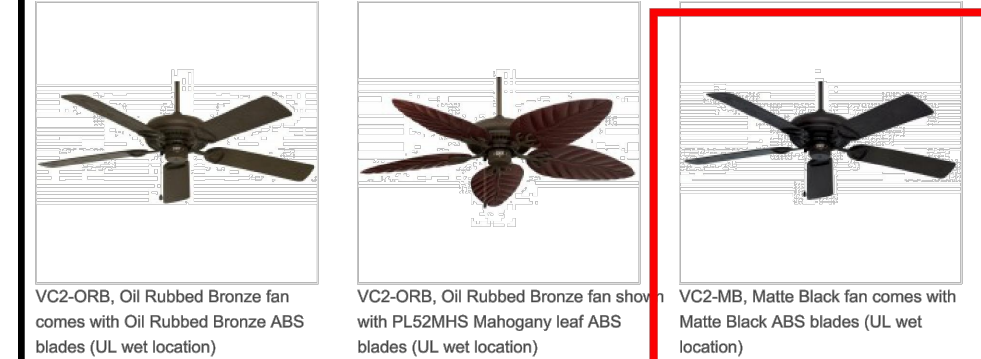
The Energy Star logo, featuring a stylized star and the words "ENERGY STAR" in a blue box.

## Performance and Energy Information

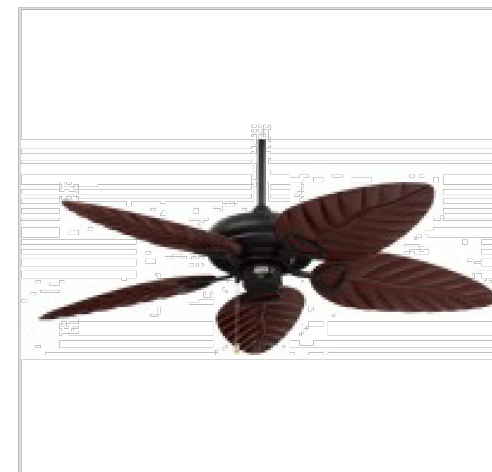
| Fan Speed | Airflow (CFM) | Power Use (Watts) | Airflow Efficiency (CFM/Watts) |
|-----------|---------------|-------------------|--------------------------------|
| Low       | 2325.00       | 11.00             | 219                            |
| High      | 5871.00       | 57.00             | 103                            |

High Resolution Photo  
Quick's Manual

## OTHER FINISHES



### Vera Cruz™ (WET LOCATION) - Ceiling Fans



### Additional Information

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

**MODA LIGHTING**

11070 Fleetwood St. unit F Sun Valley, CA 91352  
 (818)764-5615 Fax: (818)764-7335  
[www.Modalighting.com](http://www.Modalighting.com)  
 Email: [sales@modalighting.com](mailto:sales@modalighting.com)

*\*All Moda fixtures are Made in the USA*

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

## A stylized black and white paw print, consisting of four small, rounded toe pads at the top and a larger, more complex-shaped heel pad at the bottom. The entire print is filled with a solid black color and has a white outline.

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[illegible]

**0800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022**

**Lazy Dog**  
EAT. DRINK.

SHEET TITLE  
**CUT  
SHEETS**

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

SHEET NUMBER

## DD4.4





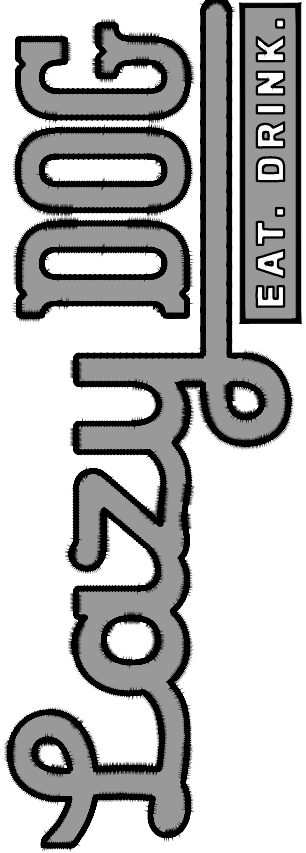




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[illegible]

NORTH POINT II  
10800 HAYNES BRIDGE RD  
ALPHARETTA, GA 30022



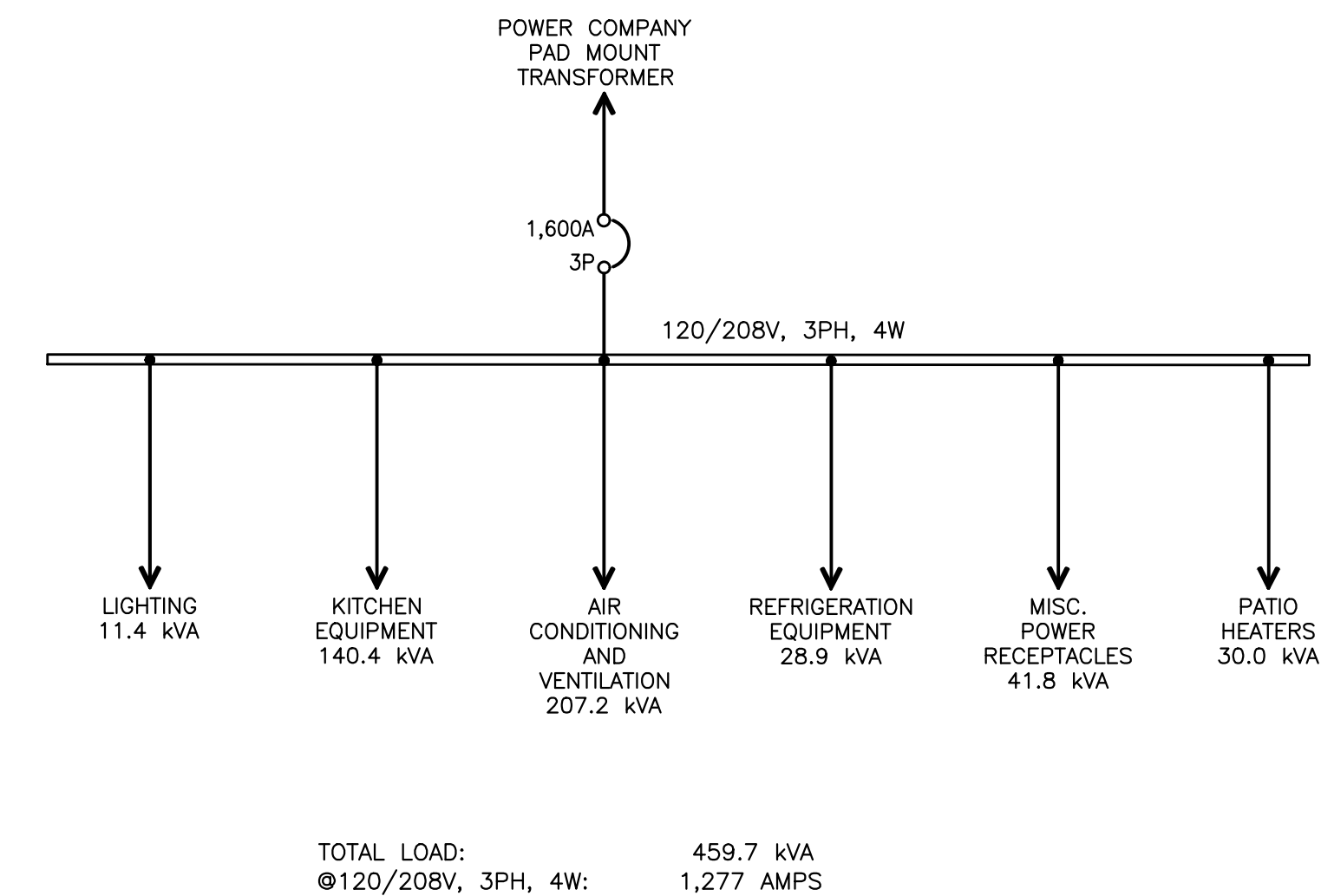
SHEET TITLE

## ELECTRICAL POINT OF CONNECTION PLAN

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|------------|
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| DSM        |
| CHECKED BY |
| GLP        |
| SCALE      |
| AS NOTED   |
| JOB NO.    |

SHEET NUMBER

# EPOC-1



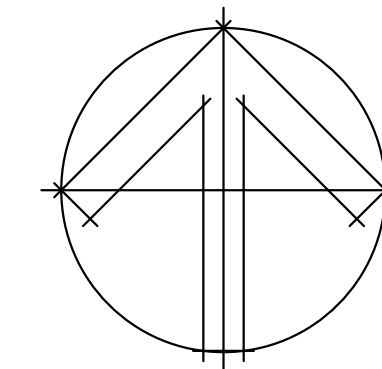
## ELECTRICAL LOAD BREAKDOWN

 **PLAN NOTES:**

1. POWER COMPANY PRIMARY UNDERGROUND FEEDER.
2. DEDICATED GEORGIA POWER COMPANY PAD MOUNT TRANSFORMER WITH INTERNAL C.T.'S FOR LAZY DOG, PER GEORGIA SERVICE STANDARD REQUIREMENTS.
3. LANDLORD TO PROVIDE POWER COMPANY METER MOUNTED TO POST LOCATED AT TRANSFORMER PAD, PER GEORGIA POWER ELECTRIC SERVICE "BLUE BOOK" STANDARDS.
4. LANDLORD TO PROVIDE 1,600 AMPS OF CONDUIT AND LAZY DOG CONTRACTOR TO FURNISH AND INSTALL WIRE FOR POWER COMPANY SECONDARY SERVICE. LANDLORD AND LAZY DOG CONTRACTOR SHALL EQUALLY SPLIT THE COST OF THE FURNISHED AND INSTALLED SECONDARY CONDUCTORS FOR POWER COMPANY TRANSFORMER TO LAZY DOG'S MAIN SWITCHBOARD "MSB".
5. 1,600A, 120/208V, 3-PHASE, 4-WIRE MAIN SWITCHBOARD "MSB". LAZY DOG CONTRACTOR TO VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO INSTALLATION. ALL EQUIPMENT TO BE PROVIDED BY LAZY DOG, INSTALLED AND CONNECTED BY LAZY DOG ELECTRICAL CONTRACTOR.
6. LANDLORD TO PROVIDE (2)2"x2" WITH PULL ROPES UNDERGROUND FROM TELEPHONE & CABLE TV COMPANY LOCATION TO BUILDING AS INDICATED, PER UTILITY COMPANY STANDARDS. LAZY DOG'S CONTRACTOR TO INTERCEPT AND EXTEND TO TELEPHONE BACKBOARD "MPOE" LOCATED ON PLATFORM.
7. PROVIDE 4'x8'x3/4" FIRE RATED PLYWOOD TELEPHONE BACKBOARD LOCATED ON PLATFORM FOR COMMUNICATIONS COMPANY M.P.O.E.

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

NORTH



NORTH POINT PKWY

ELECTRICAL POINT OF CONNECTION PLAN

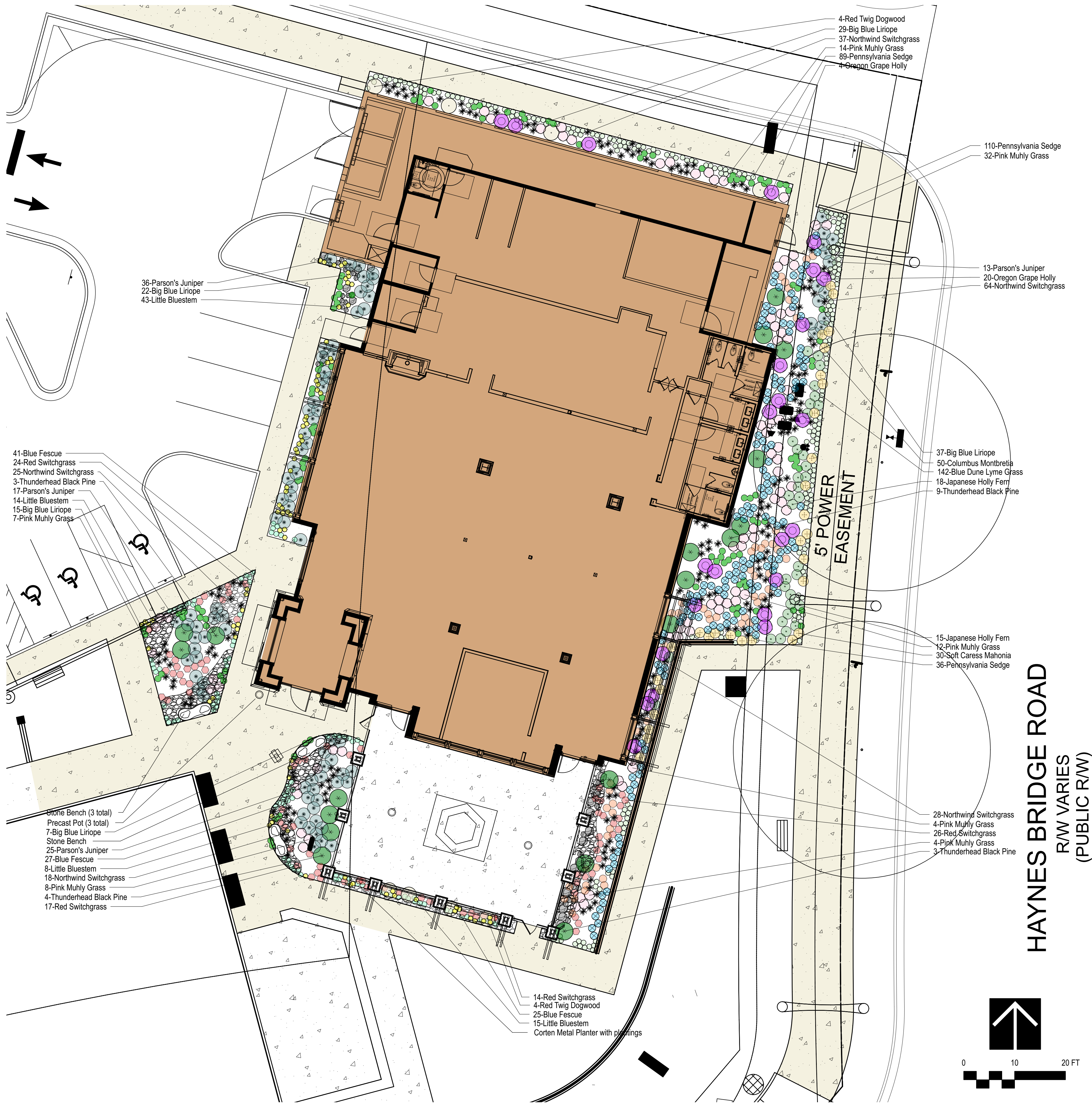
SCALE  
1/16" = 1'-0"

1



**L-100A**





GENERAL LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Details and Specifications (sheet L-101) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- Contractor is responsible for understanding and adhering to all constraints and limits of the site ie: Code requirements as stated on the landscape plan, minimum plant sizes in the plant list, property boundaries, limits of disturbance, easements and buffers.
- Tree protection areas to be protected from sedimentation.
- No parking, storage or other construction activities shall occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- Minimum 4" depth of topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- Remove debris from all parking lot islands, fracture/loosen subgrade to a min. 24" depth and add topsoil to a 6"-8" bermed height above island curbing; refer to sheet L-101 for landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans shall be approved by the Landscape Architect.
- Landscape shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of 'Gorilla Hair' mulch.
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrubs and trees. Set plant material 2-3" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

PLANT LIST

| Qty                 | Botanical Name                        | Common Name              | Scheduled Size                  | Remarks                                |
|---------------------|---------------------------------------|--------------------------|---------------------------------|----------------------------------------|
| <b>Trees</b>        |                                       |                          |                                 |                                        |
| 11                  | Acer palmatum 'Sango Kaku'            | Coral Bark Maple         | 2" Cal; 5'-6" Hgt. x 4'-5" Spr. |                                        |
| 9                   | Aesculus parviflora                   | Bottebrush Buckeye       | 10 Gal; 4'-5" Hgt               | Container                              |
| 24                  | Cedrus atlantica 'Horstmann'          | Horstmann Atlas Cedar    | 3" Cal; 9'-10' Hgt              | B&B                                    |
| 2                   | Chionanthus retusus                   | Chinese Fringe Tree      | 2" Cal; 9'-10' Hgt              | B&B                                    |
| 13                  | Cornus florida                        | Flowering Dogwood        | 2" Cal; 8' Hgt x 4' Spr         | B&B                                    |
| 3                   | Ginkgo biloba                         | Maidenhair Tree          | 3.5" Cal; 12'-14' Hgt           | B&B; single straight leader; male only |
| 13                  | Thuja occidentalis 'Smaragd'          | Emerald Green Arborvitae | 5'-6" Hgt.                      |                                        |
| 10                  | Vitex agnus-castus                    | Chaste Tree              | 2" Cal; 7'-8" Hgt x 4' Spr      | Multi-trunked                          |
| <b>Shrubs</b>       |                                       |                          |                                 |                                        |
| 235                 | Carex pensylvanica                    | Pennsylvania Sedge       | 1 Gal.                          |                                        |
| 8                   | Cornus alba 'Elegantissima'           | Red Twig Dogwood         | 7 Gal.                          |                                        |
| 50                  | Crocsmia 'Columbus'                   | Columbus Montbretia      | 3 Gal.                          |                                        |
| 33                  | Cyrtomium falcatum                    | Japanese Holly Fern      | 3 Gal.                          |                                        |
| 142                 | Elymus arenarius 'Blue Dune'          | Blue Dune Lyme Grass     | 1 Gal.                          |                                        |
| 91                  | Juniperus squamata expansa 'Parsonii' | Parson's Juniper         | 3 Gal.                          |                                        |
| 24                  | Mahonia aquifolium                    | Oregon Grape Holly       | 3 Gal.                          |                                        |
| 30                  | Mahonia eurybracteata 'Soft Caress'   | Soft Caress Mahonia      | 3 Gal.                          |                                        |
| 81                  | Muhlenbergia capillaris               | Pink Muhly Grass         | 3 Gal.                          |                                        |
| 172                 | Panicum 'Northwind'                   | Northwind Switchgrass    | 3 Gal.                          |                                        |
| 81                  | Panicum v. 'Shenandoah'               | Red Switchgrass          | 3 Gal.                          |                                        |
| 19                  | Pinus thunbergii 'Thunderhead'        | Thunderhead Black Pine   | 3'-4" Hgt and Spr               | Container                              |
| <b>Groundcovers</b> |                                       |                          |                                 |                                        |
| 93                  | Festuca G 'Elijah Blue'               | Blue Fescue              | 1 Gal.                          |                                        |
| 110                 | Liriope muscari 'Big Blue'            | Big Blue Liriope         | 1 Gal.                          |                                        |
| <b>Other</b>        |                                       |                          |                                 |                                        |



CORTEN STEEL FINISH PLANTERS AVAILABLE FROM: VERADEK OUTDOOR, INFO AT VERADEK.COM OR APPROVED EQUAL. CONTRACTOR TO SEAL PLANTER INSIDE AND OUTSIDE WITH CORTEN + SEALER OR APPROVED EQUAL PRIOR TO FILLING AND PLANTING.

PLANTER'S SIZES AND LAYOUT SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION. CONTACT PAMELA JENSEN (714) 623-9954, FOR ON-SITE INSTRUCTIONS.

NOTE:  
1. BOULDERS TO BE MIN 2'-3' DIAMETER FROM LOCAL SOURCE. BOULDERS' SIZES SHALL BE +/-45% LARGER BOULDERS AND +/- 55% SMALLER BOULDERS, UNLESS DIRECTED OTHERWISE BY OWNER'S REPRESENTATIVE. BOULDERS' QUANTITY AND LAYOUT IS FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL CONTACT PAMELA JENSEN (714) 623-9954, FOR ON-SITE INSTRUCTION PRIOR TO PURCHASE AND INSTALLATION.  
2. +/- 3" DEPTH HOF 1'-2" SIZE RIVER ROCK. RIVER ROCK AREAS SHALL BE INSTALLED ON TOP OF 'GORILLA HAIR' MULCH.  
3. ALL PLANTING AREAS EXCLUDING RIVER ROCK AREAS SHALL RECEIVE 3" DEPTH 'GORILLA HAIR' MULCH OR APPROVED EQUAL.

770.442.8171 tel  
770.442.1123 fax

Manley Land Design, Inc.  
51 Old Canton Street  
Alpharetta, Georgia 30009

manleylanddesign.com

3337 Susan Street, Suite 100  
Costa Mesa, CA 92626

**Lazy Dog** EAT. DRINK.

10800 Haynes Bridge Road  
Alpharetta, GA 30022

**REVISION SCHEDULE**

| NO. | DATE    | BY  | DESCRIPTION |
|-----|---------|-----|-------------|
| 1   | 6/24/21 | DRB | Comments    |

|               |         |
|---------------|---------|
| MLD PROJECT # | 2021086 |
| DRAWN BY      | SLM     |
| CHECKED BY    | SLM     |
| DATE          | 4.29.21 |

**Landscape Plan Shrubs**

**L-100B**





Acer p. 'Sango-Kaku'



Cornus florida var.



Ginkgo biloba



Vitex agnus-castus



Cedrus atlantica 'Horstmann'



Chionanthus retusus



Aesculus parviflora



Entry Pots



Entry Pots



Thuja occidentalis 'Emerald Green'



Entry Pots



Stone Bench



| REVISION SCHEDULE |         |     |             |
|-------------------|---------|-----|-------------|
| NO.               | DATE    | BY  | DESCRIPTION |
| 1                 | 6/24/21 | DRB | Comments    |

|               |         |
|---------------|---------|
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| DRAWN BY      | SLM     |
| CHECKED BY    | SLM     |
| DATE          | 4.29.21 |

Plant Photos - Trees  
Pots and Bench

L-101A





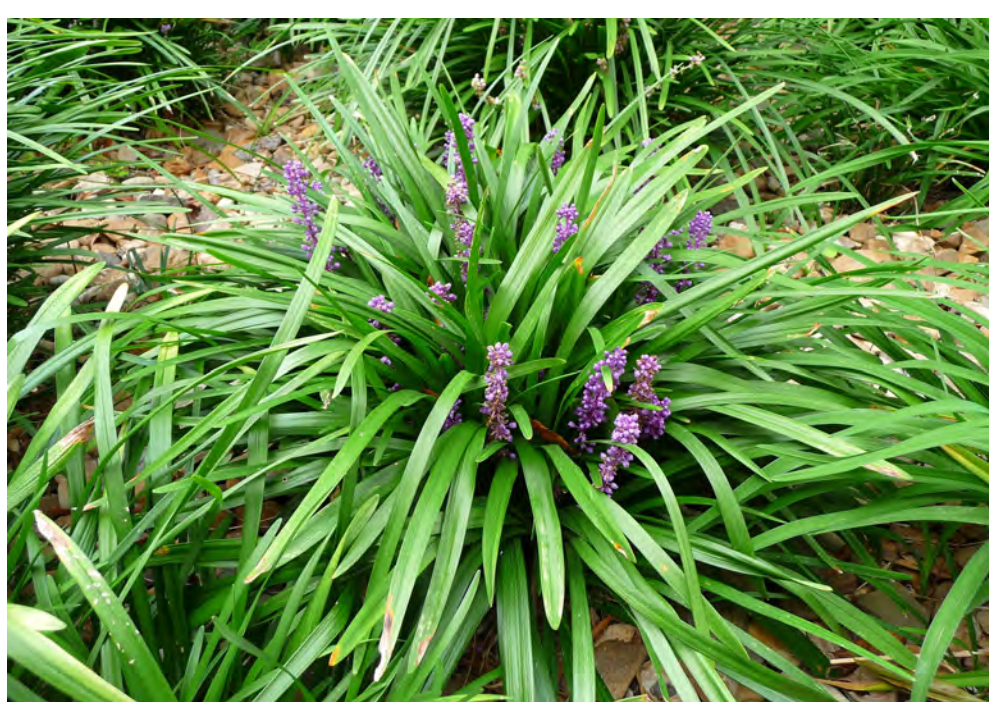
Cornus alba 'Elegantissima'



Crocosmia 'Columbus'



Festuca glauca 'Elijah Blue'



Liriope muscari



Muhlenbergia capilaris 'Regal Mist'



Panicum virgatum 'Shenandoah'



Juniperus squamata 'Parson's'



Elymus arenarius 'Blue Dune'



Mahonia aquifolium



Mahonia eurybracteata 'Soft Caress'



Panicum virgatum 'Northwind'



Pinus thunbergii 'Thunderhead'



Carex pensylvanica





|           |                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST<br>1A  | STONE VENEER. COUNTRY LEDGE STONE, ECO RIDGE                                                                                                                                                        |
| MTL<br>5  | BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED<br>OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.                                                        |
| MTL<br>6  | US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO<br>MATCH BERRIDGE METALS "DEEP RED"                                                                                                   |
| MTL<br>11 | MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER<br>368T220041                                                                                                                    |
| WD<br>1   | EXTERIOR WOOD TIMBERS<br>SPECIES: DOUGLAS FIR, VERTICAL GRAIN<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                |
| WD<br>2   | EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES<br>SPECIES: ADLER, VERTICAL GRAIN<br>COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS                                                             |
| WD<br>3   | EXTERIOR 2x12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN<br>SPECIES: DOUGLAS FIR<br>COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE<br>TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104 |
| WD<br>5   | EXTERIOR WOOD FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                                 |
| WD<br>6   | EXTERIOR 6x11 LAM FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                             |
| PT<br>10  | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN                                                                                                                                        |
| PT<br>11B | DANN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK                                                                                                                                             |
| PT<br>12  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY                                                                                                                                       |
| PT<br>14  | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE                                                                                                                                        |
| PT<br>17A | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-46 JACKSON TAN                                                                                                                                       |
| BR<br>1   | MERIDIAN BRICK - DOWNING STREET                                                                                                                                                                     |

# DD4.0





| EXTERIOR FINISHES |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST<br>1A          | STONE VENEER. CULTURED STONE - COUNTRY LEDGE STONE, ECO RIDGE                                                                                                                                    |
| MTL<br>5          | BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.                                                        |
| MTL<br>6          | US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"                                                                                                   |
| MTL<br>11         | MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041                                                                                                                    |
| WD<br>1           | EXTERIOR WOOD TIMBERS<br>SPECIES: DOUGLAS FIR, VERTICAL GRAIN<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                             |
| WD<br>2           | EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES<br>SPECIES: ADLER, VERTICAL GRAIN<br>COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS                                                          |
| WD<br>3           | EXTERIOR 2X12 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN<br>SPECIES: DOUGLAS FIR<br>COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104 |
| WD<br>5           | EXTERIOR WOOD FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                              |
| WD<br>6           | EXTERIOR GLU-LAM FASCIA<br>SPECIES: DOUGLAS FIR<br>COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS                                                                           |
| PT<br>10          | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW-7630 RAISIN                                                                                                                                     |
| PT<br>11B         | DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 181 BLACK                                                                                                                                          |
| PT<br>12          | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-87 ASHLEY GRAY                                                                                                                                    |
| PT<br>14          | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: 999 RUSTIC TAUPE                                                                                                                                     |
| PT<br>ITA         | BENJAMIN MOORE PAINT W/ FLAT FINISH. COLOR: HC-46 JACKSON TAN                                                                                                                                    |
| BR<br>1           | MERIDIAN BRICK - DOWNING STREET                                                                                                                                                                  |



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

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

|           |                                                             |
|-----------|-------------------------------------------------------------|
| 12/18/19  | <input checked="" type="checkbox"/> Landlord/City Submittal |
| 2/21/2020 | <input checked="" type="checkbox"/> Landlord Resubmittal    |
| 9/2/2020  | <input checked="" type="checkbox"/> Planning Comments       |
| 4/30/2021 | <input checked="" type="checkbox"/> Planning Comments       |
| 7/1/2021  | <input checked="" type="checkbox"/> Planning Resubmittal    |
|           | <input type="checkbox"/>                                    |
|           | <input type="checkbox"/>                                    |
|           | <input type="checkbox"/>                                    |
|           | <input type="checkbox"/>                                    |
|           | <input type="checkbox"/>                                    |
|           | <input type="checkbox"/>                                    |

10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022

**Lazy Dog**  
EAT. DRINK.

SHEET TITLE  
**EXTERIOR ELEVATIONS**

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

SHEET NUMBER

**DD4.1**







EAST PATIO ELEVATION



WEST PATIO ELEVATION



SOUTH PATIO ELEVATION



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COSTA MESA, CA 92626  
PHONE: 714.596.9960  
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|           |                         |
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|           |                         |
|           |                         |
|           |                         |
|           |                         |
|           |                         |
|           |                         |
|           |                         |

10800 HAYNES BRIDGE RD.  
ALPHARETTA, GA 30022



SHEET TITLE  
**PATIO  
ELEVATIONS**

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

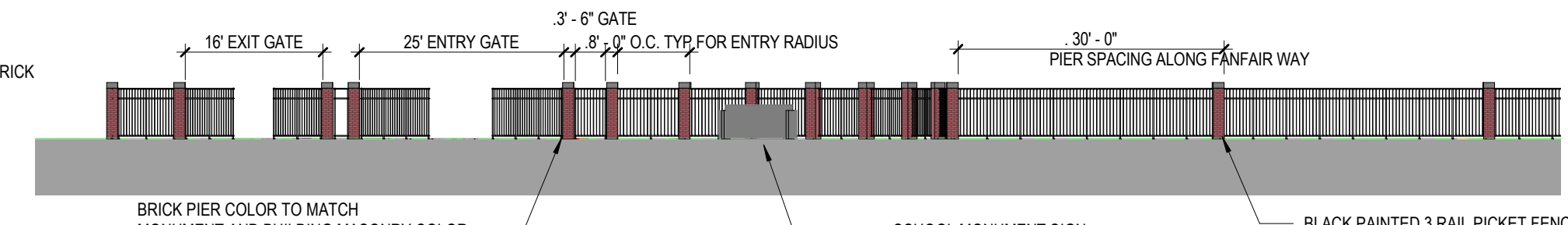
SHEET NUMBER

**DD4.2**



[illegible]

WEDENBERG OF RECORD  
Architect  
00000000  
DESIGNED BY  
JRS  
DRAWN BY  
JS  
PROJECT NUMBER  
G0000001  
DATE  
06/28/2021  
TITLE  
ARCHITECTURAL  
SITE PLAN  
DRAWING NO.  
G-011



**2 FENCE ENTRY ELEVATION**  
1/16" = 1'-0"



# INSTRUCTIONS AND REQUIRED MATERIALS

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## 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 **N/A**
  - Dumpster / refuse locations (screening and materials) **N/A**
  - HVAC / electrical equipment locations **N/A**
-  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
-  **The roof-top HVAC equipment is not being altered.**
-  Retaining wall(s) location and materials  
**There are no existing or new retaining walls. N/A**

### Landscape Review **N/A**

-  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 **N/A**

-  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.



# 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: Bank of America

Location Address: 244 South Main St.

Mailing Address: 244 South Main St.

City: Alpharetta State: GA Zip Code: 30009 - \_\_\_\_\_

Contact For All Notifications: Jeff Metz & Rebecca Bailey

Contact Telephone: 704 - 561 - 3408 Mobile Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: jmetz@littleonline.com/rbailey@littleonline.com

Contact's Relation To Business: Architect/Project Facilitator

This Application For (Check all that apply):

- |                                              |                                                              |
|----------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition            | <input checked="" type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction                    |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                             |
| <input type="checkbox"/> Material Selection  |                                                              |

### Application Fees:

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

All other reviews \$ 300.00

Total Due 300.00

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: Bank of America, National Association

Physical Address: 244 South Main Street

Mailing Address: c/o The Stark Firm, 3017 Boiling Way, NE, Atlanta, GA 30305

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 835 - 2729 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): Dana A. Hemphill Date: 6/24/2021

Owner Signature: Dana A. Hemphill Digitally signed by Dana A. Hemphill  
Date: 2021.06.24 12:37:06 -04'00'

### Property Information:

Address (If Assigned) : 244 South Main Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12-2583-0694-045-2

Land Lot(s):  District:  Section:

Existing Zoning of Property: C-2 Existing Uses of Property: Commercial

*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:  Digitally signed by Jeffrey Metz  
Date: 2021.06.24 13:23:47 -04'00' Date:

Print Form



# INSTRUCTIONS AND REQUIRED MATERIALS

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



# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: \_\_\_\_\_

☐ Fee Paid Initial: \_\_\_\_\_

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.*

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: Bank of America

Location Address: 244 South Main St.

Mailing Address: 244 South Main St.

City: Alpharetta State: GA Zip Code: 30009 - \_\_\_\_\_

Contact For All Notifications: Jeff Metz & Rebecca Bailey

Contact Telephone: 704 - 561 - 3408 Mobile Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: jmetz@littleonline.com/rbailey@littleonline.com

Contact's Relation To Business: Architect/Project Facilitator

This Application For (Check all that apply):

- |                                              |                                                              |
|----------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition            | <input checked="" type="checkbox"/> Modification to Exterior |
| <input type="checkbox"/> Auxiliary Structure | <input type="checkbox"/> New Construction                    |
| <input type="checkbox"/> Color Selection     | <input type="checkbox"/> Signage                             |
| <input type="checkbox"/> Material Selection  |                                                              |

### Application Fees:

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

All other reviews \$ 300.00

Total Due \$300.00

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



# Alpharetta Main ATM Relocation

244 South Main Street  
Alpharetta, GA 30009

SERIAL NUMBER: GA7-772  
NRSP VERSION:  
BULLETIN:

LITTLE  
DIVERSIFIED ARCHITECTURAL CONSULTING

615 SOUTH COLLEGE ST SUITE 1600 CHARLOTTE, NC 28202  
T: 704.525.6350 F: 704.561.8700

www.littleonline.com

This drawing and the design shown are the property  
of Little Diversified Architectural Consulting. The  
reproduction, copying or other use of this drawing  
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infringement will be subject to legal action.

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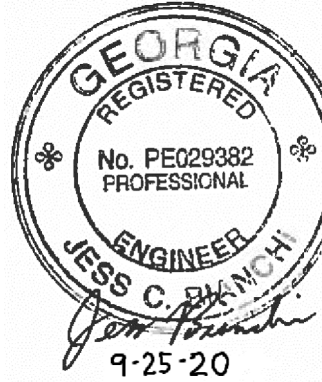


| Issue | Date & Issue Description | By | Check |
|-------|--------------------------|----|-------|
|-------|--------------------------|----|-------|

|    |                              |  |  |
|----|------------------------------|--|--|
| 01 | 05.15.20<br>FOR CONSTRUCTION |  |  |
|----|------------------------------|--|--|

|    |                         |  |  |
|----|-------------------------|--|--|
| 02 | 09.25.20<br>DRB MEETING |  |  |
|----|-------------------------|--|--|

Seal/Signature



Project Name  
Bank of America - ALPHARETTA MAIN  
123.12383.00

PROTOTYPE LAYOUT

CAD File Name

Description  
SITE PHOTOMETRIC PLAN AND NOTES

Scale

E01.04

## 1 SITE PHOTOMETRIC PLAN E01.04/ SCALE: 1" = 10'-0"

### GENERAL NOTES:

- ALL LIGHTING SHOWN ARE EXISTING TO REMAIN.
- LIGHTING CALCULATIONS ARE APPROXIMATE. FIXTURES PARAMETERS USED IN LIGHTING CALCULATIONS ARE SOLELY BASED ON ASSUMPTIONS MADE AFTER VISUALLY REVIEWING EXISTING SITE CONDITIONS. THESE PARAMETERS INCLUDE MOUNTING HEIGHT, LUMENS, WATTAGE, AND DISTRIBUTION TYPE.





**BANK OF AMERICA**

## **ALPHARETTA MAIN**

**DESIGN REVIEW BOARD**

07.01.2021



**LITTLE**  
DIVERSIFIED ARCHITECTURAL CONSULTING









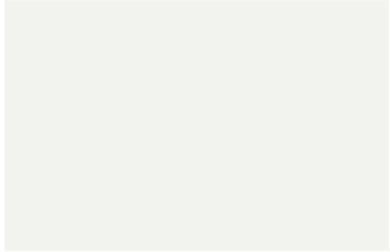




**EXPT-15**  
MATERIAL: WHITE PAINT  
MFR: BENJAMIN MOORE  
COLOR: SUPER WHITE OC-152  
FINISH: FLAT



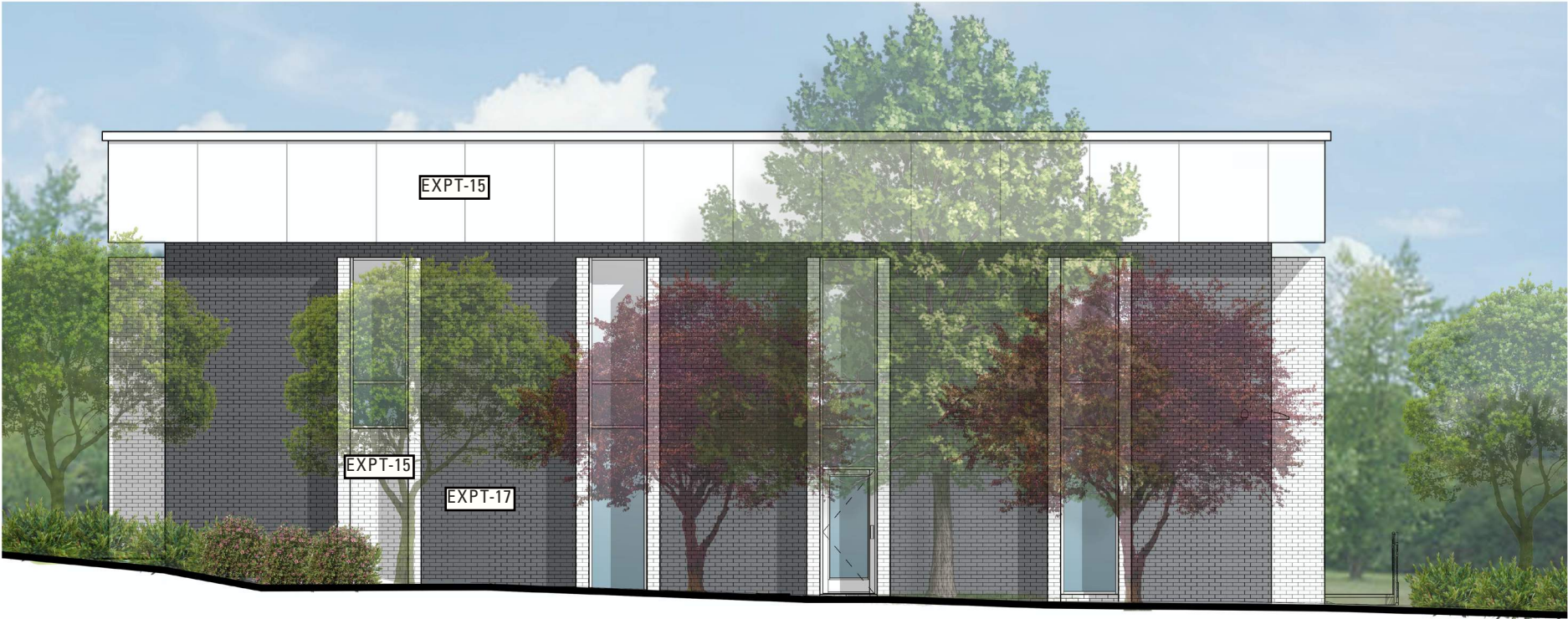
**EXPT-17**  
MATERIAL: GREY PAINT  
MFR: BENJAMIN MOORE  
COLOR: HC-178 CHARCOAL SLATE; LRV:15  
FINISH: FLAT



**EPS-03**  
MATERIAL: METAL COMPOSITE (MCM)  
MFR: CITADEL  
SPEC: ENVELOPE 2000 RAINSCREEN (RS) PANEL  
COLOR: ARCTIC WHITE  
FINISH: SATIN



EAST ELEVATION



WEST ELEVATION

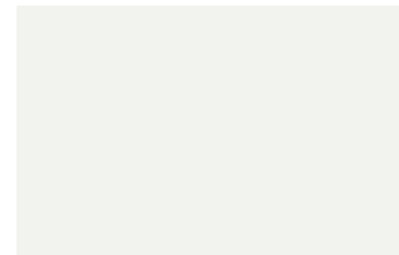




NORTH ELEVATION



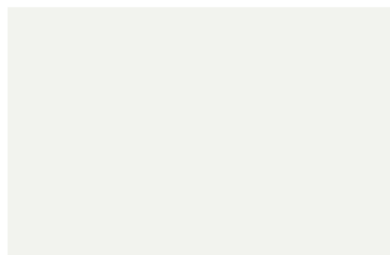
SOUTH ELEVATION



**EXPT-15**  
MATERIAL: WHITE PAINT  
MFR: BENJAMIN MOORE  
COLOR: SUPER WHITE OC-152  
FINISH: FLAT



**EXPT-17**  
MATERIAL: GREY PAINT  
MFR: BENJAMIN MOORE  
COLOR: HC-178 CHARCOAL SLATE; LRV:15  
FINISH: FLAT



**EPS-03**  
MATERIAL: METAL COMPOSITE (MCM)  
MFR: CITADEL  
SPEC: ENVELOPE 2000 RAINSCREEN (RS) PANEL  
COLOR: ARCTIC WHITE  
FINISH: SATIN











## Bank of America, 224 South Main Street, Alpharetta, GA Description

Being all that piece, parcel or tract of land lying and situate in Land Lots 693, 694, 695 & 696 of the 12<sup>th</sup> District, 2<sup>nd</sup> Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point at the mitered intersection of the Southeastern right of way line of South Main Street (State Route 9) and the Southwestern right of way line Devore Road; thence along the Southwestern right of way line of Devore Road the following three (3) courses to wit: (1) N80°42'33"E for 30.19 feet to a point; (2) along the arc of a non-radial curve to the right having a radius of 960.00 feet, an arc length of 39.97 feet and being subtended by a chord bearing S46°32'58"E for 39.97 feet to a point; (3) S45°21'24"E for 153.80 feet to a set iron pin at a common corner of the lands now or formerly of Rivoli Properties Inc., as conveyed in Deed Book 59029, page 466, Records of Fulton County Georgia; thence with the lands of Rivoli Properties Inc. S16°25'15"W for 104.76 feet to a set iron pin on the Northern right of way line of Old Devore Road; thence with the Northern right of way line of Old Devore Road the following four (4) courses to wit: (1) N80°19'46"W for 306.93 feet to a point; (2) along the arc of a curve to the right having a radius of 40.00 feet, an arc length of 22.66 feet and being subtended by a chord bearing N64°13'33"W for 22.35 feet to a point; (3) N10°34'01"E for 29.68 feet to a point; (4) N30°26'35"W for 17.01 feet to a point on the Southeastern right of way South Main Street; thence along the Southeastern right of way line of South Main Street along a non-radial curve to the left having a radius of 1848.00 feet, an arc length of 225.87 feet and being subtended by a chord bearing N56°03'20"E for 225.73 feet to the Point of Beginning.

Containing 1.16 acres (50,462 square feet), more or less.

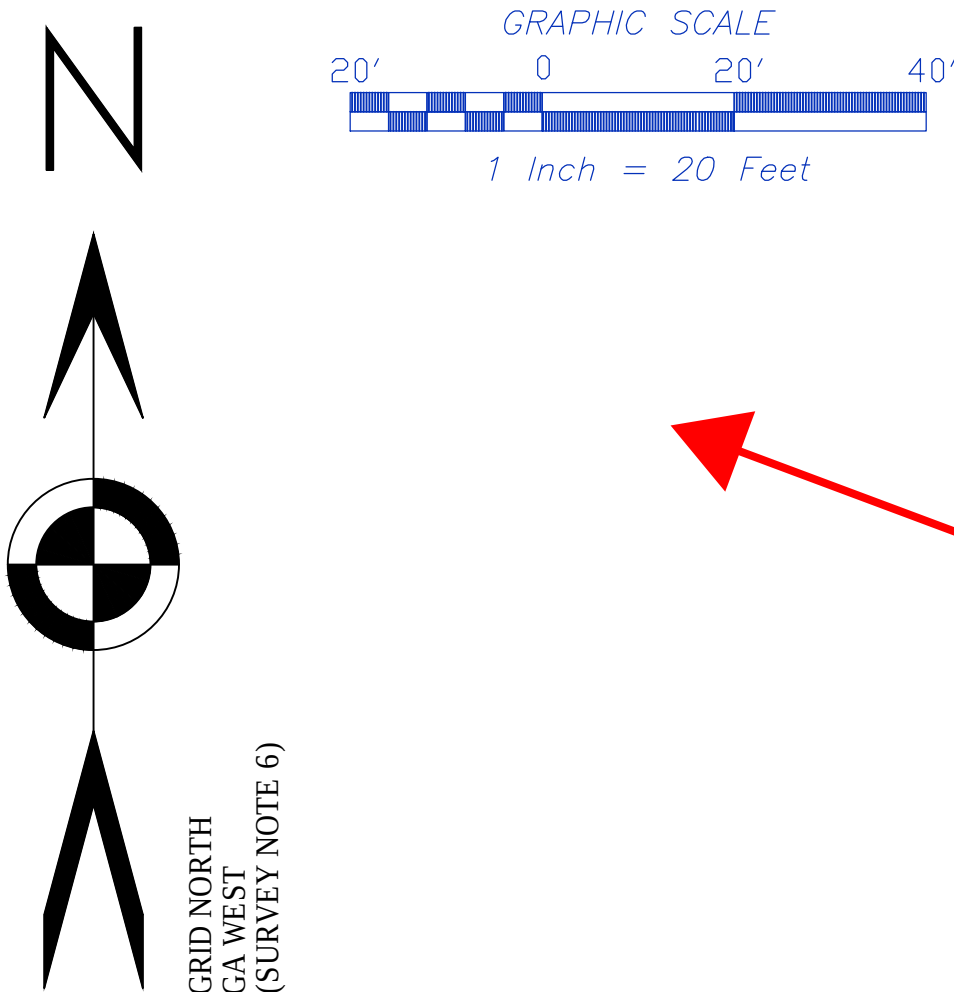












Retail  
Big-Box Store

Outparcel  
Business  
Buildings

To  
Old Milton Parkway

Haynes Bridge Road

Future  
Starbucks

PER ITEMS 6(A) AND 6(B) OF THE 2016 ALTA/NSPS  
LAND TITLE SURVEY MINIMUM STANDARD DETAIL  
REQUIREMENTS, SETBACKS AND OTHER ZONING  
RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED  
UNLESS A ZONING REPORT OR LETTER STATING SAID  
RESTRICTIONS/REQUIREMENTS IS PROVIDED.

#### ZONING

#### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND  
LOTS 695 & 696, OF THE 1ST DISTRICT, 2ND SECTION, FULTON  
COUNTY, GEORGIA, AND BEGIN MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT A POINT AT A MITERED INTERSECTION OF THE  
SOUTHERN RIGHT OF WAY OF OLD MILTON PARKWAY (HAVING A  
VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE  
WESTERLY RIGHT OF WAY OF HAYNES BRIDGE ROAD (HAVING A  
VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE  
ALONG SAID RIGHT OF WAY OF HAYNES BRIDGE ROAD THE  
FOLLOWING COURSES AND DISTANCES: SOUTH 31 DEGREES 50  
MINUTES 15 SECONDS EAST A DISTANCE OF 81.27 FEET TO A  
POINT; SOUTH 03 DEGREES 09 MINUTES 51 SECONDS WEST A  
DISTANCE OF 92.25 FEET TO A POINT; SOUTH 02 DEGREES 56  
MINUTES 06 SECONDS WEST A DISTANCE OF 153.50 FEET TO A  
POINT; SOUTH 00 DEGREES 44 MINUTES 54 SECONDS EAST A  
DISTANCE OF 315.28 FEET TO A 1/2-INCH CAPPED REBAR FOUND,  
SAID CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT OF WAY OF HAYNES BRIDGE ROAD THE  
FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 56  
MINUTES 41 SECONDS EAST A DISTANCE OF 124.76 FEET TO A  
POINT; SOUTH 00 DEGREES 47 MINUTES 20 SECONDS EAST A  
DISTANCE OF 72.54 FEET TO A POINT; SOUTH 00 DEGREES 32  
MINUTES 11 SECONDS EAST A DISTANCE OF 91.59 FEET TO A  
1/2-INCH CAPPED REBAR FOUND; THENCE LEAVING SAID RIGHT OF  
WAY OF HAYNES BRIDGE ROAD NORTH 87 DEGREES 45 MINUTES  
50 SECONDS WEST A DISTANCE OF 185.83 FEET TO A 1/2-INCH  
CAPPED REBAR FOUND; THENCE NORTH 00 DEGREES 51 MINUTES  
42 SECONDS WEST A DISTANCE OF 279.74 FEET TO A 1/2-INCH  
CAPPED REBAR FOUND; THENCE NORTH 89 DEGREES 24 MINUTES  
30 SECONDS EAST A DISTANCE OF 185.99 FEET TO A 1/2-INCH  
CAPPED REBAR FOUND, SAID CAPPED REBAR BEING THE TRUE  
POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.214 ACRES  
(52,888 SQUARE FEET).

Retail  
Strip Center

#### SURVEYOR'S CERTIFICATION

TO STONEWALK ALPHA III, LLC, AND FIRST AMERICAN TITLE  
INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY  
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE  
2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS  
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY  
ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7-9, 13, 16, AND 19  
OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY  
9, 2019.



MITCHELL LOWERY, GEORGIA RLS# 3109  
DATE OF PLAT OR MAP: MAY 16, 2019

LAND LOT 695 (APPROXIMATE LAND LOT LINE)  
LAND LOT 696

N/F  
DALTEX ALPHARETTA, LLC.  
D.B-54807 PG-1

N/F  
DALTEX ALPHARETTA, LLC.  
D.B-54807 PG-1

N/F  
DALTEX ALPHARETTA, LLC.  
D.B-54807 PG-1

OLD MILTON PARKWAY  
(VARIABLE WIDTH RIGHT OF WAY)  
PUBLICLY DEDICATED

HAYNES BRIDGE ROAD  
(VARIABLE WIDTH RIGHT OF WAY)  
PUBLICLY DEDICATED

#### TITLE EXCEPTIONS

AUGUSTA TITLE, INC.  
ISSUING OFFICE FILE NUMBER: C192699  
DATE EFFECTIVE: APRIL 2, 2019, @ 8:00 A.M.

SCHEDULE B, PART II

14. SANITARY SEWER EASEMENT MADE BY RICHARD OTT, AND THE  
CITY OF ALPHARETTA, DATED APRIL 17, 1984, FILED FOR RECORD  
APRIL 23, 1984, RECORDED AT DEED BOOK 8941, PAGE 272,  
FULTON COUNTY, GEORGIA RECORDS.  
SUBJECT DOCUMENT DESCRIBES A SANITARY SEWER EASEMENT.  
SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

15. EASEMENT MADE BY AND BETWEEN ELSIE SHAW, INDIVIDUALLY,  
AND AS EXECUTRIX OF THE LAST WILL AND TESTAMENT OF JOHN  
ROBERT SHAW A/K/A JOHN ROBERT SHAW, JR., AND OXFORD  
INVESTMENTS #9, LTD., DATED JUNE 30, 1987, FILED FOR RECORD  
JULY 1, 1987, RECORDED AT DEED BOOK 10909, PAGE 331,  
AFORESAID RECORDS.  
SUBJECT DOCUMENT DESCRIBES A TEMPORARY CONSTRUCTION  
EASEMENT FOR THE REMOVAL OF DRAINAGE PIPE AND  
FACILITIES. SAID EASEMENT AUTOMATICALLY EXPIRES AT  
COMPLETION OF WORK. SAID DOCUMENTS EXHIBIT "A" DESCRIPTION  
IS TOO VAGUE TO PLOT. SAID EASEMENT MAY AFFECT SUBJECT  
PROPERTY.

16. CONVEYANCE OF ACCESS RIGHTS MADE BY AND BETWEEN  
OXFORD INVESTMENTS #9, LTD., AND THE DEPARTMENT OF  
TRANSPORTATION, DATED AUGUST 4, 1987, FILED FOR RECORD  
AUGUST 5, 1987, RECORDED AT DEED BOOK 10990, PAGE 122,  
AFORESAID RECORDS; AS AFFECTED BY LIMITED WARRANTY DEED  
DATED JANUARY 12, 1988, FILED FOR RECORD JANUARY 19, 1988,  
RECORDED AT DEED BOOK 11279, PAGE 179, AFORESAID RECORDS.  
SUBJECT DOCUMENT DESCRIBE AN APPLICATION FOR RIGHTS TO  
CONSTRUCT ACCESS DRIVEWAYS OR OTHER PERMIT WORK ON DOT  
RIGHT OF WAYS. SAID RIGHTS AFFECTS SUBJECT PROPERTY ALONG  
THE SIDE ADJACENT TO HAYNES BRIDGE ROAD.

17. RECIPROCAL EASEMENT AND OPERATION AGREEMENT MADE BY  
AND BETWEEN OXFORD INVESTMENTS #9, LTD., AND GARNER FOOD  
SERVICES, INC., DATED JANUARY 12, 1988, FILED FOR RECORD  
JANUARY 19, 1988, RECORDED AT DEED BOOK 11279, PAGE 185,  
AFORESAID RECORDS; AS AFFECTED BY REA MODIFICATION  
AGREEMENT DATED MAY 11, 1990, FILED FOR RECORD MAY 18,  
1990, RECORDED AT DEED BOOK 13429, PAGE 32, AFORESAID  
RECORDS; AS MODIFIED BY MODIFICATION AGREEMENT DATED MAY  
11, 1990, FILED FOR RECORD MAY 18, 1990, RECORDED AT DEED  
BOOK 13429, PAGE 41, AFORESAID RECORDS.  
SUBJECT DOCUMENTS DESCRIBE CROSS EASEMENTS FOR ACCESS,  
SIGNAGE, DRAINAGE, AND UTILITIES, ALONG WITH BUILDING AND  
USAGE RESTRICTIONS, MAINTENANCE AND UPKEEP  
RESPONSIBILITIES OF COMMON AREAS, SAID EASEMENTS,  
RESTRICTIONS, AND RESPONSIBILITIES AFFECT SUBJECT PROPERTY  
AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

18. SEWER EASEMENT MADE BY AND BETWEEN OXFORD  
INVESTMENTS #9, LTD., AND FULTON COUNTY, GEORGIA, DATED  
APRIL 11, 1988, FILED FOR RECORD MAY 26, 1988, RECORDED AT  
DEED BOOK 11559, PAGE 337, AFORESAID RECORDS.  
SUBJECT DOCUMENT DESCRIBES A 20-FOOT WIDE SANITARY SEWER  
EASEMENT. SAID EASEMENT MAY AFFECT SUBJECT  
PROPERTY. SUPPLIED EXHIBIT "A" IS ILLEGIBLE UNABLE TO  
DETERMINE RELATIONSHIP TO SUBJECT PROPERTY AND UNABLE TO  
PLOT.

19. SLOPE AND CHANNEL EASEMENT MADE BY AND BETWEEN  
HAROLD T. TAYLOR AND OXFORD INVESTMENTS #9, LTD., DATED  
OCTOBER 18, 1988, FILED FOR RECORD DECEMBER 5, 1988,  
RECORDED AT DEED BOOK 12090, PAGE 228, AFORESAID RECORDS.  
SUBJECT DOCUMENT DESCRIBES A SLOPE AND CHANNEL EASEMENT.  
SAID AGREEMENT DOES NOT AFFECT SUBJECT PROPERTY.

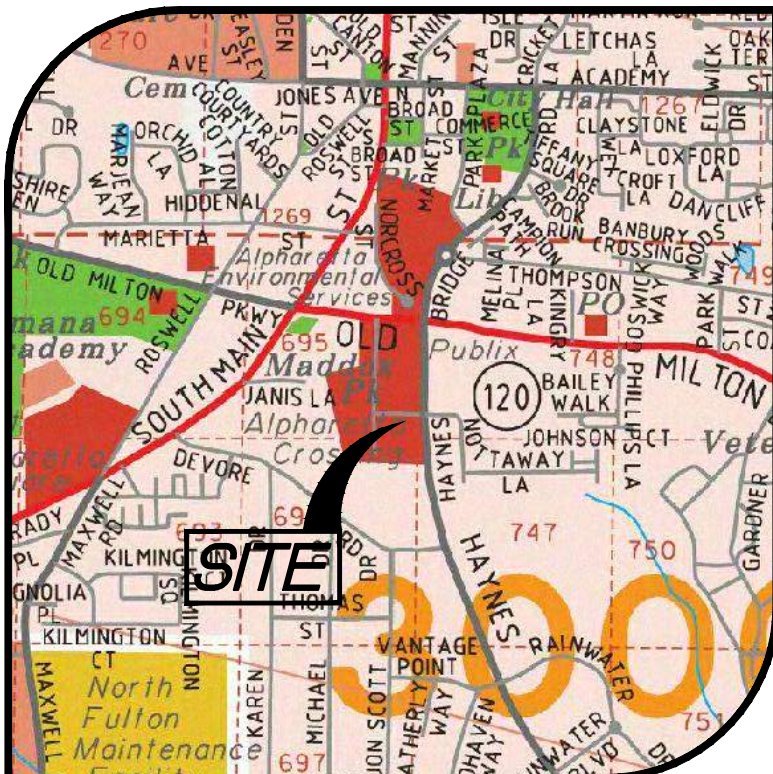
20. RIGHT OF WAY EASEMENT MADE BY OXFORD INVESTMENTS #9,  
LTD., TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY,  
DATED NOVEMBER 9, 1989, FILED FOR RECORD NOVEMBER 15,  
1989, RECORDED AT DEED BOOK 12968, PAGE 337, AFORESAID  
RECORDS.  
SUBJECT DOCUMENT DESCRIBES A 20-FOOT BY 20-FOOT  
EQUIPMENT SITE AND A 15-FOOT WIDE CABLE EASEMENT; SAID  
SITE AND EASEMENT MAY AFFECT SUBJECT PROPERTY. SUPPLIED  
EXHIBIT "A" IS ILLEGIBLE UNABLE TO DETERMINE RELATIONSHIP TO  
SUBJECT PROPERTY AND UNABLE TO PLOT.

21. AGREEMENT MADE BY AND BETWEEN ALPHARETTA ASSOCIATES,  
THE COMMERCIAL BANK OF GEORGIA, LONE STAR HAMBURGERS,  
INC., AND GARNER FOOD SERVICES, INC., DATED DECEMBER 21,  
1990, RECORDED AT DEED BOOK 13943, PAGE 86, AFORESAID RECORDS.  
SUBJECT DOCUMENT IS ILLEGIBLE. UNABLE TO DETERMINE  
RELATIONSHIP TO SUBJECT PROPERTY.

22. AGREEMENT MADE BY AND BETWEEN ALPHARETTA ASSOCIATES,  
COMMERCIAL BANK OF GEORGIA, AND CONFEDERATION LIFE  
INSURANCE COMPANY, DATED AUGUST 23, 1991, FILED FOR  
RECORD SEPTEMBER 25, 1991, RECORDED AT DEED BOOK 14604,  
PAGE 306, AFORESAID RECORDS.  
SUBJECT DOCUMENT IS AN AGREEMENT CONCERNING DEVELOPMENT.  
SAID AGREEMENT DOES NOT AFFECT SUBJECT PROPERTY.

23. COVENANTS AND RESTRICTIONS SET FORTH IN LIMITED  
WARRANTY DEED FROM CONFEDERATION LIFE INSURANCE COMPANY,  
TO TOM SLIGER, DATED JULY 29, 1994, FILED FOR RECORD  
AUGUST 8, 1994, RECORDED AT DEED BOOK 18555, PAGE 207,  
FULTON COUNTY, GEORGIA RECORDS.  
SUBJECT DOCUMENT DESCRIBES COVENANTS AND RESTRICTIONS.  
SAID COVENANTS AND RESTRICTIONS DO NOT AFFECT SUBJECT  
PROPERTY.

24. DECLARATION OF EASEMENTS MADE BY MVP INVESTMENT  
COMPANY, LLLP, F/K/A MVP INVESTMENT COMPANY, FILED FOR  
RECORD DECEMBER 20, 2016, RECORDED AT DEED BOOK 57007,  
PAGE 346, AFORESAID RECORDS; AS AFFECTED BY CIVIL ACTION  
FILE NO. 11-A-01413-3, CASE ON APPEAL, GWINNETT COUNTY,  
GEORGIA RECORDS. (NOTE: ORDER GRANTING 13TH APPLICATION  
FOR INTERIM COMPENSATION FILED JANUARY 12, 2018).  
SUBJECT DOCUMENTS DESCRIBE CROSS EASEMENTS FOR ACCESS,  
PARKING, AND UTILITIES. SAID UTILITIES EASEMENT AFFECTS  
SUBJECT PROPERTY AND IS BLANKET IN NATURE, UNABLE TO  
PLOT. SAID ACCESS EASEMENT AFFECTS SUBJECT PROPERTY AS  
SHOWN. SAID PARKING EASEMENT IS EXCLUSIVELY FOR THE  
BENEFIT OF THE SUBJECT PROPERTY AS SHOWN.



#### VICINITY MAP

#### SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED MAY 9, 2019.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
CLOSURE OF 1" IN 57,164" WITH AN ANGULAR ERROR OF 0.3  
SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST  
SQUARES METHOD.
- 3) A TOPCON GPT-3005 LW TOTAL STATION, TOPCON HIPER LITE+  
GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE  
USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 306,340'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA  
HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP  
NO. 1312C0058F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER  
18, 2013, FOR COMMUNITY NUMBER 130084, IN FULTON COUNTY,  
STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE  
RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS  
SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE  
ESTABLISHED USING A TOPCON HIPER LITE+ GPS RECEIVER  
UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE  
POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE  
FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL  
STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FEET  
HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE  
LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND  
UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY.  
LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE  
EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR  
BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD  
DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED  
IN DEED BOOK 59732, PAGE 1, FULTON COUNTY RECORDS.
- 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN  
AUGUSTA TITLE, INC. COMMITMENT NO: C192699, DATED APRIL  
2, 2019, AT 5:00PM.
- 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON  
WERE OBSERVABLE AT TIME OF SURVEY.
- 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE  
EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR  
BUILDING ADDITIONS.
- 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED  
CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE  
EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE  
EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP,  
SUMP OR SANITARY LANDFILL.
- 15) SUBJECT PROPERTY HAS DIRECT ACCESS TO HAYNES BRIDGE  
ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT  
PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS  
ARE KNOWN TO EXIST.

#### LEGEND

- |     |                           |
|-----|---------------------------|
| --- | PROPERTY LINE             |
| --- | OVERHANG/awning           |
| --- | RECORD CALLS              |
| --- | BUILDING SETBACK LINE     |
| --- | BUILDING SETBACK LINE     |
| --- | WATER LINE                |
| --- | OVERHEAD UTILITY LINE     |
| --- | GAS LINE                  |
| --- | SANITARY SEWER LINE       |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | FENCE LINE                |
| --- | STORM DRAIN PIPE          |
| --- | WATER VALVE               |
| --- | WATER METER               |
| --- | FIRE HYDRANT              |
| --- | GAS METER                 |
| --- | GAS VALVE                 |
| --- | POWER METER               |
| --- | SANITARY SEWER MANHOLE    |
| --- | DROP INLET                |
| --- | SINGLE-WING CATCH BASIN   |
| --- | DOUBLE-WING CATCH BASIN   |
| --- | JUNCTION BOX              |
| --- | REBAR                     |
| --- | CAPPED REBAR              |
| --- | CONCRETE R/W MONUMENT     |
| --- | OPEN TOP PIPE             |
| --- | FIND                      |
| --- | FOUND                     |
| --- | LIGHT POLE                |
| --- | SIGNAL POLE               |
| --- | SIGN                      |

LOWERY & ASSOCIATES  
LAND SURVEYING, LLC  
317 GRASSDALE ROAD  
CARTERSVILLE, GA 30121  
770-334-8186  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:  
STONEWALK ALPHA III, LLC.  
FIRST AMERICAN TITLE INSURANCE COMPANY

ALTAPRIS SURVEY OF:  
1760 HAYNES BRIDGE ROAD  
ALPHARETTA, GEORGIA 30009

COUNTY: FULTON  
STATE: GEORGIA  
LAND LOT: 695 & 696

SECTION: 2ND  
DISTRICT: 1ST

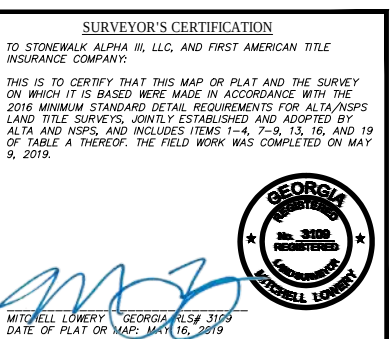
#### REVISIONS

DATE: DESCRIPTION

Lowery  
& Associates  
LAND SURVEYING, LLC

DATE: MAY 16, 2019  
JOB #: 192580  
SCALE: 1"=20'  
DRAWN BY: H. FISHER







CITY OF ALPHARETTA  
DESIGN REVIEW BOARD

STONEWALK ALPHARETTA III  
11760 HAYNES BRIDGE ROAD

PROPOSED EXTERIOR ADDITION

| SHEET INDEX |                              |
|-------------|------------------------------|
| NUMBER      | NAME                         |
| DRB1        | COVER SHEET                  |
| -           | ALTA SURVEY                  |
| C311        | PRELIMINARY SITE PLAN        |
| L1-01       | LANDSCAPE PLAN               |
| DPL-01      | DOWNTOWN PEDESTRIAN LIGHTING |
| DRB2        | EXISTING CONDITION           |
| DRB3        | CONTEXT IMAGES               |
| DRB4        | ADDITION FLOOR PLAN          |
| DRB5        | ADDITION ROOF PLAN           |
| DRB6        | ELEVATIONS                   |
| DRB7        | PAINT COLORS                 |
| DRB8        | 3D SIGHTLINE VIEWS           |
| DRB9        | RENDERING                    |
| DRB10       | RENDERING                    |









NEIGHBORING RETAIL STRIP CENTER

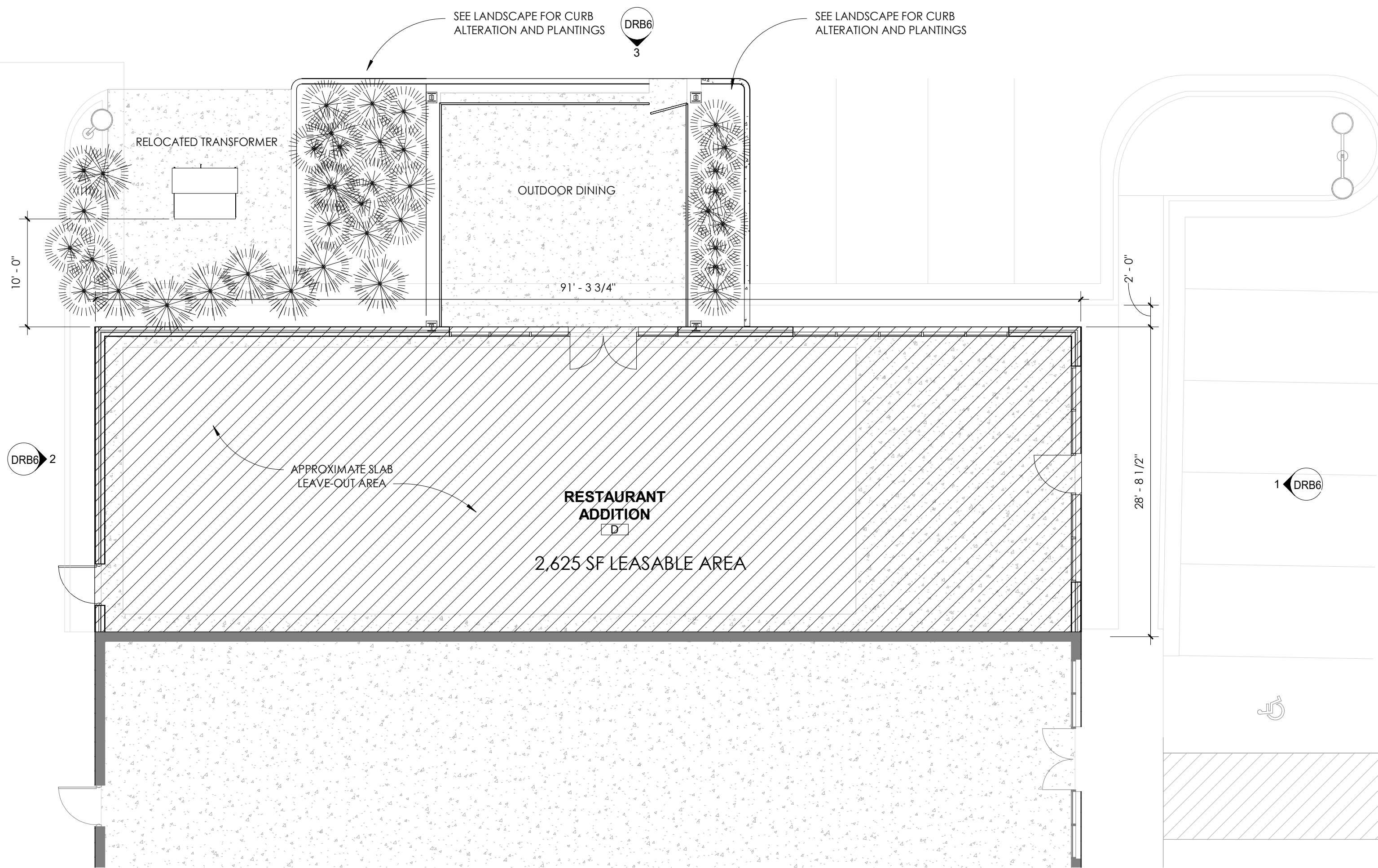


NEIGHBORING ANCHOR HARDWARE STORE

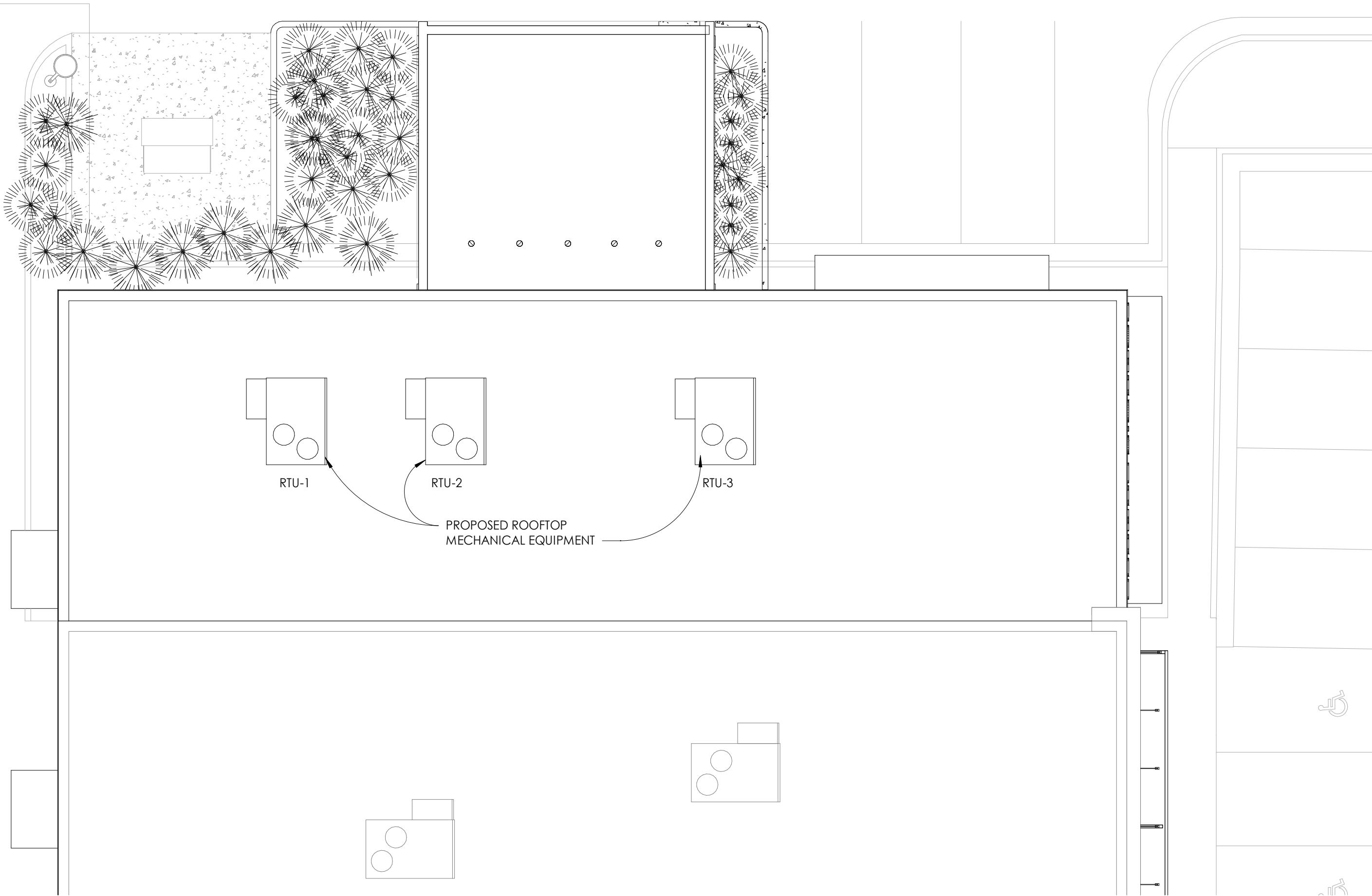


NEIGHBORING BANK

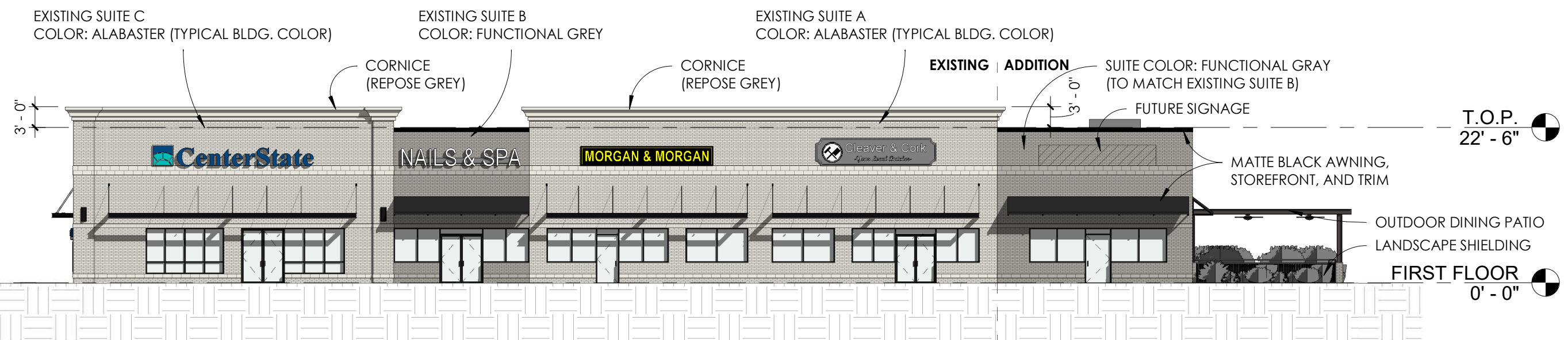




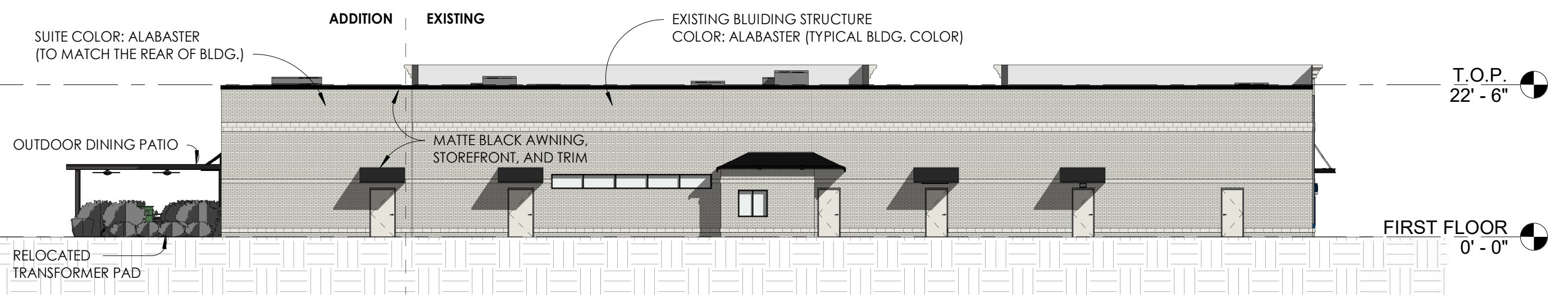




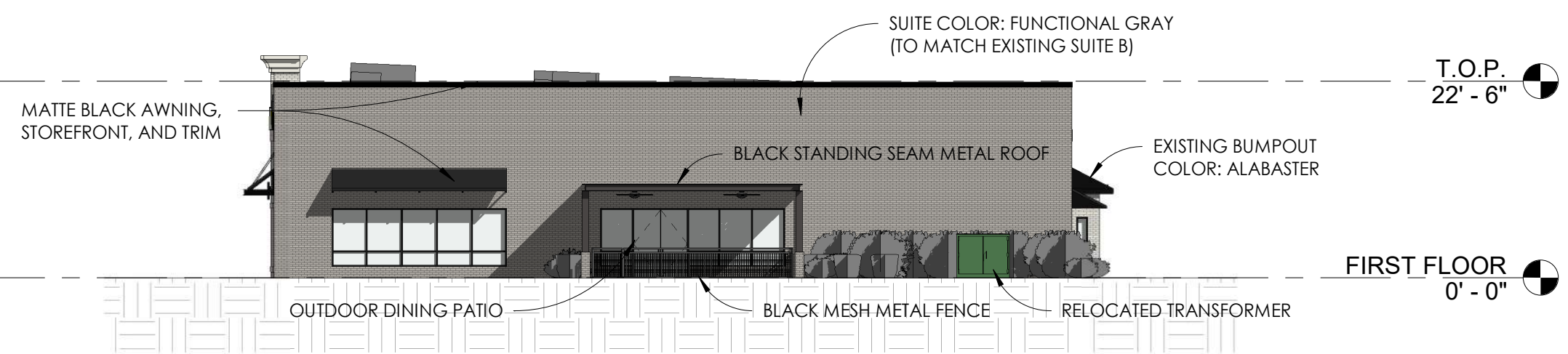




1 EAST ELEVATION  
1/16" = 1'-0"



2 WEST ELEVATION  
1/16" = 1'-0"



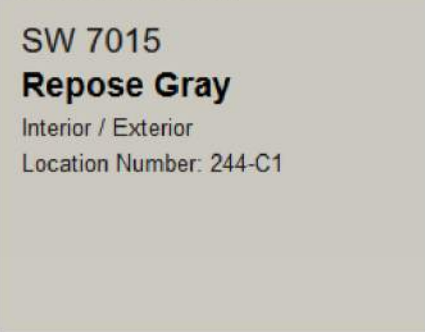
3 NORTH ELEVATION  
1/16" = 1'-0"

GENERAL NOTE: SEE DRB7 FOR MORE INFORMATION ON BUILDING PAINT COLOR

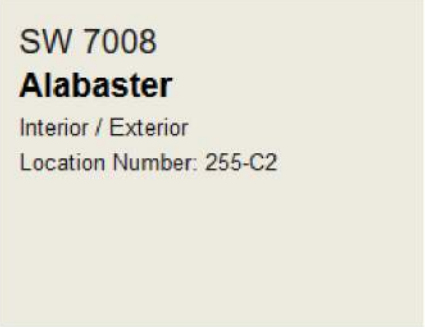


Proposed Paint Colors for 11760 Haynes Bridge Road  
04/09/2020  
Rev-1

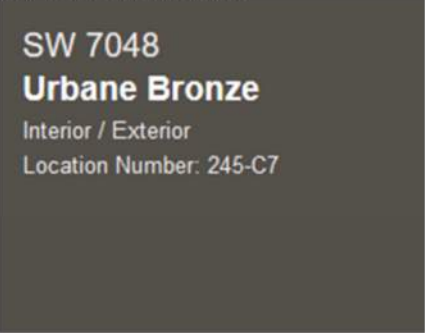
Bank Space Cornice Alternate Paint Color:  
Sherwin Williams  
SW 7015 Repose Gray



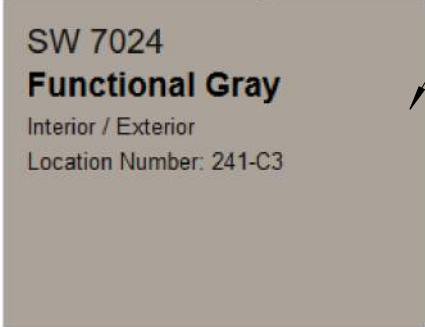
Bank Space Main Building Color:  
Sherwin Williams  
SW 7008 Alabaster



Bank Space Base Color:  
Sherwin Williams  
SW 7048 Urban Bronze



Nail Salon Color:  
Sherwin Williams  
SW 7024 Functional Gray



PROPOSED ADDITION TO MATCH NAIL SALON

Entire elevation (top to bottom) to be painted this color.  
Parapet coping to be black.





1 3D VIEW 1



2 3D VIEW 2









STONEWALK ALPHARETTA III - EXTERIOR ADDITION

11760 Haynes Bridge Road



# GranVille® II LED

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**GranVille® II LED**  
Prismatic Style: Glass Classic  
Housing Size: Utility

**GranVille® II LED**  
Prismatic Style: Glass Classic  
Housing Size: Utility



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**OF 1 SHEETS**