DESIGN REVIEW BOARD
AUGUST 20, 2021

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

I. MEETING ANNOUNCEMENTS

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 July 16, 2021.**

VIII. PUBLIC HEARING

1. **DRB210041 Hamilton Hotel tenant signage 35 Milton Ave**
   review signage
2. **DRB200019 Henderson Commons 735 North Main St**
   review exterior changes
3. **DRB210042 Taffers Tavern 33 South Main**
   review blade sign
4. **DRB210038 Chick-fil-A 4285 State Bridge Rd**
   review exterior
5. **DRB210039 Foundation Social Eatery 55 Roswell St**
   review exterior changes
6. **DRB210031 TPA 400 Lakeview Parkway**
   review updates to landscape and multi family
7. **DRB210037 Regions Bank 11790 Haynes Bridge Rd**
   review new construction

IX. ADJOURNMENT

DESIGN REVIEW BOARD MEETING SUMMARY DRAFT JULY 16, 2021

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
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I. MEETING ANNOUNCEMENTS

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

Chairman Kramer called the workshop to order at 8:41 a.m.
Board Members Palmer and Matherly left the meeting, since they were not present during the previous public hearing for Lazy Dog.

Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for July 16, 2021.

Lazy Dog:

- Updated materials
- Signage location has changed
- Tower and tower illumination
- Landscape

Board Member Palmer returned to the meeting.

Former Fuddrucker's – 6360 North Point Parkway

- Landscaping: last meeting there was no consistency with plantings
- Leaving trees on corner so they do not have to construct the sidewalk according to North Point Guidelines
- Parking island tree plantings and size

Board Member Matherly returned to the meeting.

Crabapple Landscaping:

- Monument sign

Fulton Science Academy:

- Adding a 30 x 70 greenhouse to campus
- View of greenhouse from the street
- Potential landscaping around the greenhouse
- Fence and gate added to complex

Bank of America:

- Building modification to bring the building design up to date
- Downtown consultant believed that this is an improvement

Stonewalk II:

- Old Alpha Soda complex (have already torn down the sunroom)
- Adding to the building (same height and depth)
- Removing parking and modifying landscape
- Staff is working with the owner and they are working to get streetscape that will compliment Shake Shack's streetscape.
- Fabric awning over the main door and a hard awning over the patio
- Adding windows on the side of the building
- Addition has a rooftop unit

Chairman Kramer adjourned the workshop at 9:13 a.m. and called for a short recess.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:17 a.m.

IV. ROLL CALL

Board Members present:

- Richard Kramer, Chair
- Holly Palmer
- Frank Schwing
- Richard Owens
- Katie Rocco
- Kim Matherly, Alternate

Board Members absent:

- *Roger Brown*
- *Pat Corkill*
- *Thom LeCain, Alternate*

Staff present:

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

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

- Board Member Rocco will serve as the incoming President of the Rotary Club.

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

   - ❖ Board Member Owens offered a motion to approve the Design Review Board Meeting Minutes from June 18, 2021.
     - Board Member Rocco seconded the motion.
     - The motion was approved unanimously (6-0).

VIII. PUBLIC HEARING

1. **DRB210036: Crabapple Landscape, located at 72 Marietta Street, review signage**

Paul Frank, with Appen signs, presented this item.

- Sign and Cedar monument post that is 6.5 feet high and 10 feet from the road
- Double sided HDU sign painted green, red, and black
- This building is for the customer service center

Design Review Board questions and discussion:

- Irrigation
  - Applicant shared that they do not believe there is irrigation on this property.
- Black Eyed Susans will die in the winter
- Likely to change out the flowers to something seasonal; assuming they will keep it watered and not want to have an empty space.
- Seasonal color would be good
- Normally would want to see evergreen around monument signs
- Evergreen gives the option to change what is on the inside of the evergreens

There were no public comments for this item.

- ❖ Board Member Rocco offered a motion to approve signage and landscape, as presented today, with the requirement that the Applicant keep the landscaping beautiful, green, and watered.
  - Board Member Owens seconded the motion.
  - The motion was approved unanimously (6-0).

2. **DRB210026 6360 North Point Pkwy, review landscape plan**

Board Member Matherly left the meeting, as she was not present during the first public hearing of this item.

Ridley Haley, landscape architect, presented this item.

- Removing existing trees in parking lot which are heavily sheared and topped.
- Bringing landscape up to code by adding in 24-inch high screening around the road
- Only tree removal is in the parking lot islands, and those are being replaced with a 2-inch caliber tree.
- Client does have tenant for this location, and something may happen with the building itself, but that is being handled separately by an architect.

Design Review Board questions and discussion:

- What are the new trees and the consistency?
    - Applicant shared that we are not adding in any trees on the frontage, and we cannot have more than 25% of one species. There are a few different varieties of maples and elms and those are grouped together.
    - Maples are in one area by the monument.
- Limitation on the variety of trees that can be used; not concerned because the site is surrounded by a lot of trees, and the variety will add interest.
- There is a narrow space by the Princeton Elm tree on the left side of the plant (not comfortable with the small amount of space here and it looks like it needs more area for the tree).
    - Applicant shared that the tree is healthy, even though unattractive. With permission, we would like to move it outside of the island but did not want to get into conflicts of enlarging the parking lot island. We thought it would be okay to put the new tree in the exact same spot as the old tree.
- Idea of removing a parking space for a larger parking lot island

There were no public comments for this item.

- Board Member Owens offered a motion to approve the proposed landscape with the understanding that the planting space for the Princeton Elm on the southside tree island be enlarged to at least the minimum required by code.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (5-0).
    - There was discussion during the motion about whether the Applicant will need to apply for additional permits. Staff mentioned that any site work under 1,000 square feet will not require another permit.

Board Member Palmer left the meeting as she was not present during the prior public hearing of this item. Board Member Matherly was still not present during this case.

3. **DRB210028 Lazy Dog 10800 Haynes Bridge Rd, review new construction and landscape**

Jared Taylor, with Lazy Dog, presented this item.

- Landscape will have a similar plan palate as the shopping center and Chick-fil-a. Applicant has hired Steve Manley Architects for landscape.

Michael Bozeman, with Steve Manley Land Design, presented landscape.

- More evergreen plant materials
- Substituted 6 different plant materials; all of which are evergreens.
- Some of the Chick-fil-a materials are being put into this site.
- Red Twig Dogwood was replaced with Oregon Grape Holly (purple symbols).
- Blue Star Juniper was replaced with the Japanese Holly Fern.
- 2 large oaks are providing a lot of shade and some plant materials might not have made it because of that shade

Design Review Board questions and discussion:

- This is a complicated plan
- Board Member Owens was pleased with the interest and creativity of the original planting plan and mentioned that this will be a fun dynamic.
- Colorful and a great variety of plants and visual interest

Dwayne Mitchell and Jared Taylor, with Lazy Dog, presented architecture: materials and elevations:

- Standing seam metal roof on the tower
- Changed the building color, and also pulled colors from the mural on the building next door
- Corten steel planters on the patio
- Added brick and wood to two sides of trash enclosure
- East Elevation
    - Moved the 'Lazy Dog' sign lower on the building (under the oak tree) with the dark brick rectangle frame behind the sign inside the stone
    - Stucco is a lighter color than what was presented last time
    - Dark brick is around the trash enclosure
    - Parapet is the dark deep raspberry color
    - 3D Walk Around Perspective
        - The 'X' shown in the packet is an open space that is in the service yard. This is a black wired mesh. There is not air conditioning in the service yard area which holds the trash enclosure, CO2, deliveries, and water heater. Wall sconces will go around the perimeter of this portion of the building.
        - The mesh is a 1x1 tight grid black mesh, recessed with a black frame
- Blonde stain is used on the patio
- Dark stain is on the panels on the North Elevation and would be a better alternate than the blonde stain
- Did not want to have too much stone because it looked too heavy
- Grout will match stone and will be .5 inch
- Incorporated metal canopies from the "station building" within the guideline packet
- Tower will have a flat standing seam metal roof, clear glass, incandescent LED lamp (light does not move). The light just glows. Instead of Lazy Dog stone, it has the gray stone and canopies with a metal kicker to match the North Point guidelines. Wood storefront and stone all the way down.
    - Showed example of lit up tower from Allen, Texas
- Signage as shown on the building elevations and there is a sign package
    - 2 types of accent lighting (landscape/trees and accent lights behind the kickers on the building)
    - There is lighting underneath the parapet at night
    - Letters are internally illuminated on the tower and on the service side – the lower sign on the east elevation will be illuminated from the landscape lighting.
- Dark stain = WD3
- Not going to use stain colors WD2 and WD1, 5, and 6

Design Review Board questions and discussion:

- Love the stone choice
- Like the sign being brought down on the East Elevation
- Idea of using stone behind the sign instead of the brick on the three panels on the East Elevation and instead of stucco, add stone between the windows
- Brick versus stone
    - Chairman Kramer likes the brick and stone on the main side with the new lazy dog logo and does like the stone on the right side of the east elevation for the service area instead of the dark brick and adding stone between the windows on the east elevation
    - Board Member Rocco likes the dark brick, as it adds an accent and believes that more stone would make it look more Coloradan. It also matches the adjacent buildings.
    - Board Member Owens likes the new elevation because there is a contrast and likes the wainscoting.
- North Elevation and idea of continuing stone wainscoting on the service side. There is landscaping in front of this area, not planters.
- Sloped walls on the tower feature and if it is appropriate or not for this area. Taking your word for it that you will not be able to see the tower.
- Board Member Rocco thought it first looked like a light house and thought it might be a seafood place.

Staff discussion

- Staff did not like the orange-y wood that is on the trim and liked the dark stain.
- Idea of taking the stone wainscoting all the way around the perimeter of the service yard and keeping the brick infill.
- Idea of infill the dark brick between the windows on the East Elevation instead of the stucco.
- Lazy Dog sign on the North Elevation because landscaping might not be seen from traffic / pedestrians – might consider bringing the sign down.
    - Applicant would like to do a site line study on this area
    - Staff commented that this can be included in the signage
- Service yard – are there any details on the service doors / gates? This faces the parking lot and what most people would look at.
    - Applicant shared that the doors will have wide channels (4-inch)

There were no public comments for this item.

- Board Member Owens offered a motion to approve landscape plan as presented.
    - Chairman Kramer seconded the motion.
    - The motion was approved unanimously (4-0).
- Board Member Schwing offered a motion to approve the elevation and materials, as presented, with the following changes:
    1. On the East side, Applicant will use the dark brick in place of the stucco in the middle of the windows and continue the stone wainscot across the right

side of that elevation;
2. On the North Elevation, Applicant will continue the stone wainscot across that elevation as well;
3. The tower lighting will be muted, accent type lighting, not emanating out of the tower;
4. Applicant will use the darker stain on wood trim, which is WD3 (not WD1, 5, and 6).

- Board Member Rocco seconded the motion.
- The motion was approved unanimously (4-0).
- There was discussion during the motion that on the North Elevation, the stone wainscoting will not go on the wooden portion, just the brick infills.

Chairman Kramer called for a short recess at 10:47 a.m.
Chairman Kramer reconvened the meeting at 10:52 a.m.
Board Members Rocco and Matherly rejoined the meeting.

4. **DRB210034 Fulton Science Academy 3035 Fanfare Way, review greenhouse and exterior property fencing**

Shawn Hamlin, BRPH Architect, and John Stevenson presented this item.

- Educational greenhouse and decorative fencing on Fanfare Way
- Fence
  - The gate and fencing will coordinate with the front of the main building entry. Tan brick, darker horizontal accents, limestone color cast stone.
  - Three elements to entry gates, two main automated gates.
  - Operating hours the gates would be open and there would be card access during off hours for pedestrians and cars
  - 6 foot – black aluminum fence
- Greenhouse
  - Elevation difference in the area where the greenhouse will be located
  - Plantings on the embankment will not be disturbed
  - Heard the comments about the masonry base and we agree that is something that we can work with the manufacturer to accomplish.
  - The material is a luxand sheet and does not yellow over time, but it will need to be cleaned over time.
  - This is a premanufactured greenhouse, so the only construction portion will be installation of water, electric, gas, and concrete slab.
  - Installed something similar at Denmark High School.
  - The greenhouse is not completely clear because you want to be able to disperse some lighting in the greenhouse.

Design Review Board questions and discussion

- Any issues for fire?
  - Staff commented that there would not be an issue for fire.
- Security issues or just being proactive?
  - Applicant shared that the school is being proactive. It is hidden by landscape, so they just want to have additional security.
- Fence on inside or outside of tree line?

    - Applicant shared that the fence is outside of the tree line in most cases, but it may encroach in some places. There will be a need to remove and supplement. Some trees will interfere with the placement of the fence.
- Applicant will need to coordinate with the Arborist to make sure they are not damaging trees or utilities.
- Installing a lot of fence; about half a mile
- Luxand does not yellow, but it does craze. Crazing is like a microfracture in the luxand; it looks like it has been blasted with something.
    - Applicant shared that it is more of a visual problem than a structural problem. If it does craze, it is not going to be as noticeable.
- Assume that the school will keep the outside of the greenhouse tidy and clean
    - Applicant shared that the problem with greenhouses is that if they are not attended to, the stuff that is supposed to be inside the greenhouse is left outside of the greenhouse.
- What will the school grow?
    - Applicant shared that it is associated with the STEAM program
- Not sure it is worth the expense for the stone base
    - The landscape screening will screen the greenhouse and you won't be able to see the greenhouse as much from the road / sidewalk

Staff questions and discussion

- There would need to be a conversation about the construction of this so it would not interfere with traffic (walking path and car turn around)

There were no public comments for this item.

❖ Board Member Rocco offered a motion to approve what was presented today in regards to the greenhouse, as well as, the exterior property fencing, and the applicant will work with the arborist if there is any change in the greenery.
    - Board Member Owens seconded the motion.
    - The motion was approved unanimously (6-0).
    - There was discussion during the motion as to whether or not the stone masonry base would be required. The Board said that it was out and no longer being added to the base of the greenhouse.

5. DRB210033 Bank of America 244 South Main Street, review exterior modifications, site plan, landscape plan

Jeff Metz, Little Architecture Firm as a third-party consultant for JLL, presented this item.

- Site plan now includes a drive-up ATM machine, stack of 4 cars, re-pavement of about 50% of parking, extensive landscaping, and new Devore Road.
    ❖ Proposing to eliminate drive up canopy that is no longer being used and patch the stucco band behind the canopy, add a new location for a night drop box on the front of the building, paint brick (Charcoal Gray), and paint stucco (Arctic White – Bank of America Standard Color). The metal panels on the front entrance will match the Arctic White paint.
    ❖ Panels will only be on the main entrance; the side of the building on Devore Road

will not change.

Design Review Board questions and discussion:

- Separate ATM building is already gone
- Any painted white brick?
    - Applicant shared that there will be white painted brick (Arctic White) around the windows on Devore
- Chairman Kramer shared that he is not a fan of painting brick, but there are a lot of patched areas on this building where the brick does not match. This is a good compromise to bring consistency to the building.
- Finishes to ATM Kiosk
    - Applicant shared that it is a metal enclosure in a cool gray color instead of a red box. There is no brick on this kiosk.
- Will there be any damage to existing landscape?
    - Applicant shared that there will not be damage to the landscape, but there is a row of bushes in which they will remove in order to gain access to the walkup area for the night drop box.
    - Chairman Kramer said that the Applicant will need to work with Staff on this.
- Monument sign is currently red brick.
    - Applicant shared that this was proposed by the sign company in the last Design Review Board meeting. We are not touching anything with the monument sign.
    - Board shared that this monument sign base needs to match the building. Charcoal color since the sign is white. The signage is fine, but the base needs to match the building.

There were no public comments for this item.

- ❖ Board Member Owens offered a motion to approve the exterior modifications and colors, as presented today, to approve the sign with a condition that the red brick presented earlier for that sign will be the dark gray color, and if there are any impact or adjustments that need to be made for what has been previously approved, then the consultant will work that out with City Staff.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (6-0).

6. DRB210035 Stonewalk II 11760 Haynes Bridge Rd, review exterior modifications, site plan, landscape plan

Stuart Reese, Align Design Associates, presented this item.

- Adding 2,600 square feet and an exterior patio. The addition will be the same footprint as the current building, and the patio will take some of the existing parking spots.
- The transformers will be relocated to the left corner of the building towards Old Milton Parkway, and landscape screening will also be added.
- Dumpster is already there and will remain.
- Stormwater: there will be no above ground detention.

- 3 Roof Top Units and will match the existing building. Roof does slope from front to back so they will not be seen from the front of the building. There is also a 4-foot parapet wall.
- Same color on the building (functional gray) and using the same canopy that was previously approved.
- Adding storefront for the restaurant and for the patio.

Pete Bilson, landscape architect, presented landscape.

- All existing landscape will remain in place, except for the area where the new part of the building will be constructed.
- Transformer and patio will have landscaping around it – azaleas next to the patio and 12-feet tall emerald green around the transformer for screening
- There is a peach tree in the back of the building
- Can work with Staff to put in a tree near the parking lot island since it needs a little help. We can put a tree there and some shrubs.

Design Review Board questions and discussion

- Materials for patio
    - Applicant shared the following:
        - Black standing seam metal room
        - Brick base columns to match functional gray with an iron fence (completely enclosed)
        - Iron fence so that landscaping could weave in and out of it.
        - Standard black aluminum or iron fence with rails on the top; want to be able to see the landscaping and have the safety aspect since parking is right next to the patio.
        - Likely poured cement for the floor of the patio. Could be stained cement or pavers, but really depends on what the tenant would prefer. Tenant did not want to have a large patio.
- Windows
    - Applicant shared that we want to keep the windows up higher since there are going to be tables along the front entrance
- Cooler or roof-hoods – where are these items located? Concerned with not wanting to see rooftop units or mushroom caps.
    - Applicant shared that the kitchen will be in the back half of the building. The old Alpha Soda had 8-10 mushroom caps and they are in the back 10-15 feet of the building where the roof is sloping. The kitchen equipment will be in the back of the building and will be roof mounted, not wall mounted. The tenant's signing is contingent on this approval, so owners has not seen the interior plans yet. The condensing unit will be either on top of the unit or on the roof.
- Concern about outdoor patio during winter and not visually appealing plastic enclosures
    - Applicant shared that they could put that in the lease agreement with the tenant, as the owner of the property also does not want to put up tacky plastic screening. Can also add in the lease that if the tenant wants to get approval

of a patio enclosure, they will need to come before DRB to get approval.
    - Staff commented that they may also want to put in a gas stub, so they do not end up with tall patio heaters
- The tree is more important than the low planting around the tree; want to make sure that the tree does not suffer or fight the low planting for water.
- On the east side of the building there are trident maples, do you have room to use more of a shade tree?
    - Applicant shared that there is no tree there currently and likes to use trident maples in the parking lot.
- Will the area around the patio be irrigated?
    - Applicant shared there is drop irrigation around the existing part of the property, so it will be irrigated.
- Any building lighting on the end?
    - The bank wanted to have their own lighting, but the canopies on this end of the building will have recessed LED lighting.

There were no public comments for this item.

- Board Member Schwing offered a motion to approve site plan, elevation, and materials, as presented, with the clarification that the patio fence will be powder coated aluminum with double top rail, and the Applicant will work with staff on the patio surface finish when that is determined.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (6-0).

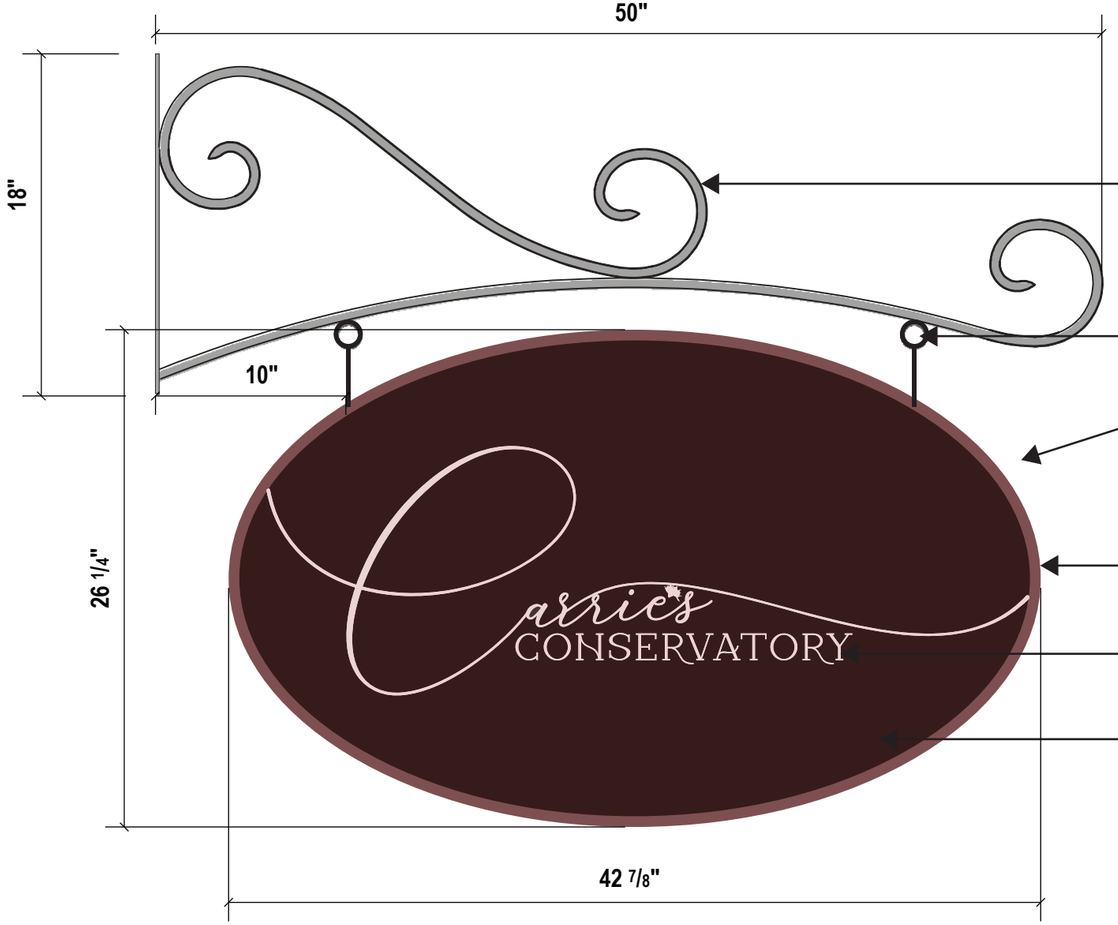
- Board Member Owens offered a motion to approve the landscape planting as presented today with the consideration that were existing is indicated that assurance will be given that specific material will thrive and flourish where it is, and if it needs any attention, we want to see that enhanced.
    - Board Member Palmer seconded the motion.
    - The motion was approved unanimously (6-0).

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 11:56 a.m.

SIGN TYPE A: BLADE SIGN - CARRIE'S CONSERVATORY

DOUBLE SIDED



50" MILANO ARCH HANGING BLADE SIGN BRACKET - BLACK POWDERCOAT FINISH
1/2" STEEL SQUARE BAR

(2) 11/2" OD BRACKET RINGS

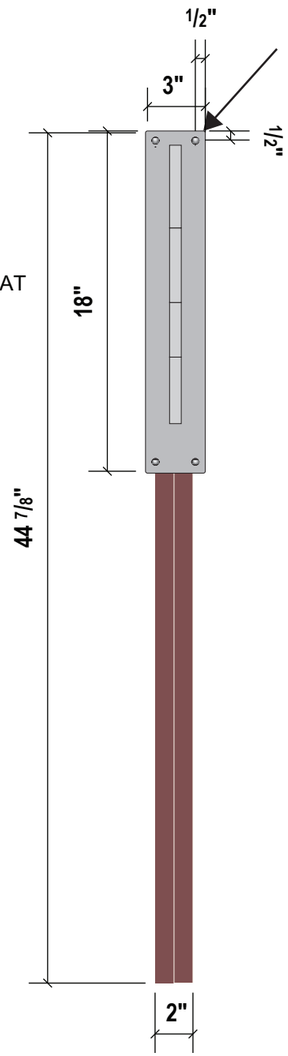
(2) 1" HDU ROUTED SIGN FACES GLUED BACK TO BACK ON CUSTOM HARDWARE

BEVELED EDGE, PAINTED
P2

V-GROOVE COPY, PAINTED
P3

RAISED BACKGROUND, PAINTED
P1

1 / 1.0 FRONT VIEW QTY: 1
Scale: 1 1/2" = 1'



2 / 1.0 SIDE VIEW
Scale: 1 1/2" = 1'

P1 AKZO NOBEL TO MATCH #463333

P2 AKZO NOBEL TO MATCH #835858

P3 AKZO NOBEL TO MATCH #FFF0F0

OPTION SIGNS
& ENVIRONMENTAL GRAPHICS
165 TIDWELL DRIVE, SUITE A
ALPHARETTA, GA 30004
PHONE: 770.569.5871
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CLIENT:
MF COTTON HOUSE LLC

PROPERTY:
THE HAMILTON HOTEL

PROJECT:
BLADE SIGNS

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
EILEEN MARTELL

DATE:
08/10/21

VERSION: **CD 01**

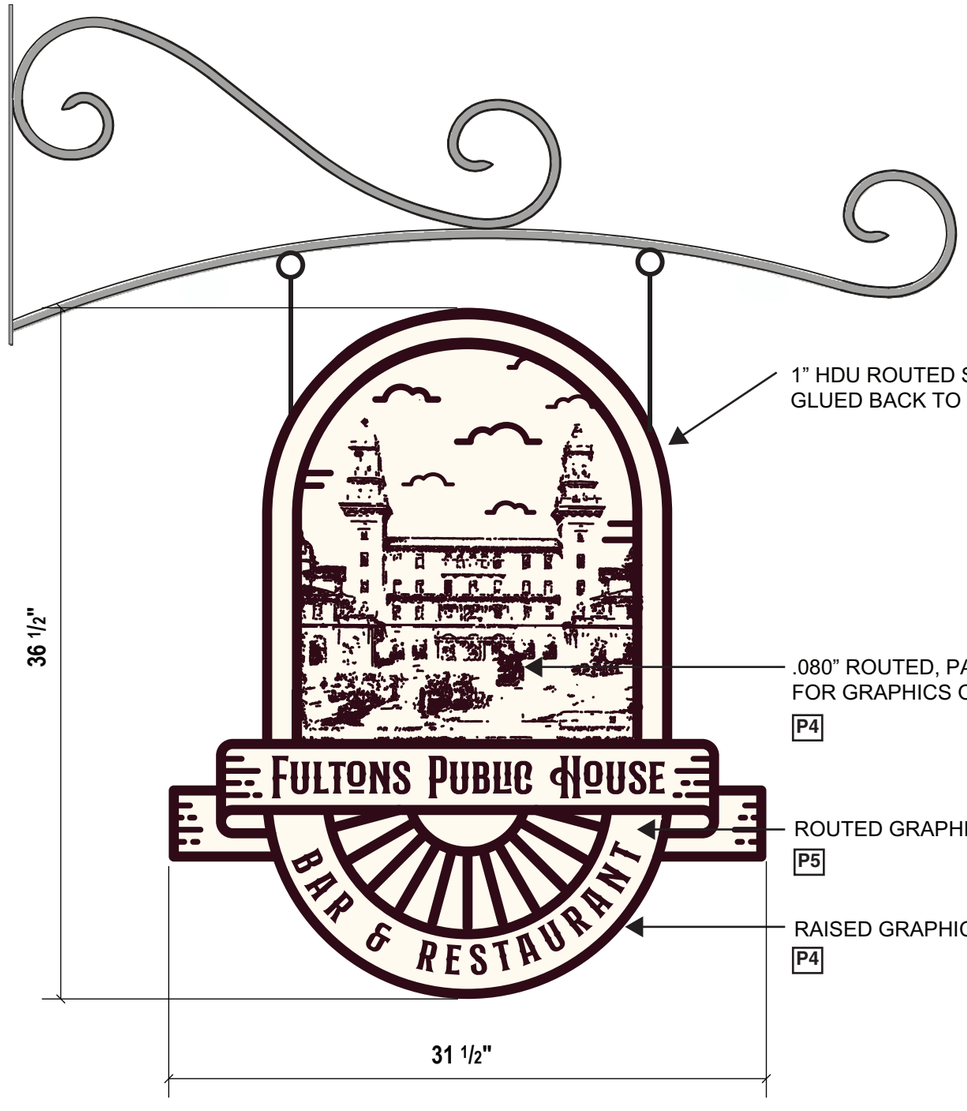
HISTORY	DATE	DESIGNER
CD 01	08/10/21	MM

REVISION LOG:

PROJ **30981**

SIGN TYPE A: BLADE SIGN - FULTONS PUBLIC HOUSE

DOUBLE SIDED

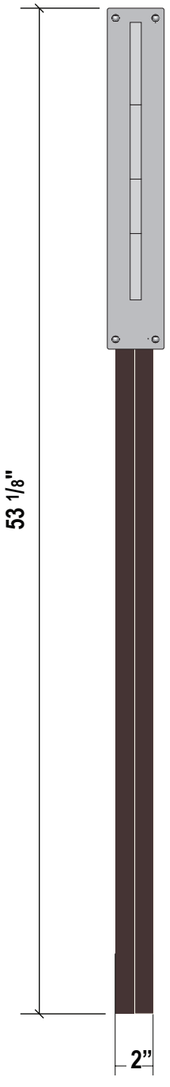


1” HDU ROUTED SIGN FACES, PAINTED
GLUED BACK TO BACK ON CUSTOM HARDWARE

.080” ROUTED, PAINTED ALUMINUM
FOR GRAPHICS ONLY
P4

ROUTED GRAPHICS/COPY, PAINTED
P5

RAISED GRAPHICS/COPY, PAINTED
P4



1 / 2.0 FRONT VIEW QTY: 1
Scale: 1 1/2” = 1’

2 / 2.0 SIDE VIEW
Scale: 1 1/2” = 1’

P4 AKZO NOBEL TO MATCH #2D281F

P5 AKZO NOBEL TO MATCH #FEF8EC

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& ENVIRONMENTAL GRAPHICS
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CLIENT:
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PATTI HUXFORD

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EILEEN MARTELL

DATE:
08/10/21

VERSION: **CD 01**

HISTORY	DATE	DESIGNER
CD 01	08/10/21	MM

REVISION LOG:

PROJ 30981

SIGN TYPE A: BLADE SIGN - ROSO

DOUBLE SIDED



(2) 1" HDU ROUTED SIGN FACES GLUED BACK TO BACK ON CUSTOM HARDWARE

BEVELED EDGE, PAINTED
P5

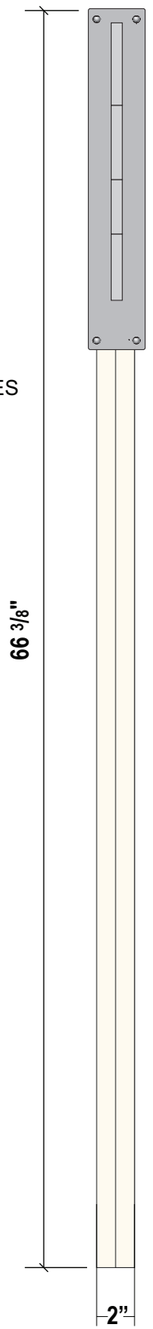
RAISED BACKGROUND, PAINTED
P6

V-GROOVE COPY, PAINTED
P5

P5 AKZO NOBEL TO MATCH #FEF8EC

P6 AKZO NOBEL TO MATCH #1A1C26

1 / 3.0 FRONT VIEW QTY: 1
Scale: 1 1/2" = 1'



2 / 3.0 SIDE VIEW
Scale: 1 1/2" = 1'



3 / 3.0 ELEVATION
Scale: 3/4" = 1'

OPTION SIGNS
& ENVIRONMENTAL GRAPHICS
165 TIDWELL DRIVE, SUITE A
ALPHARETTA, GA 30004
PHONE: 770.569.5871
FAX: 770.569.5456

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CLIENT:
MF COTTON HOUSE LLC

PROPERTY:
THE HAMILTON HOTEL

PROJECT:
BLADE SIGNS

ACCOUNT MANAGER:
PATTI HUXFORD

PROJECT MANAGER:
EILEEN MARTELL

DATE:
08/10/21

VERSION: **CD 01**

HISTORY	DATE	DESIGNER
CD 01	08/10/21	MM

REVISION LOG:

City of Alpharetta

Design Review Board

Re: 735 N. Main Street Henderson Commons Shopping Center

Below and attached are three different ideas to resolve the code violation concerning the paint at the property.

First option: Paint the three sections with lower elevations facing Highway 9 with Sherwin-Williams 6073 Perfect Greige.

Second option: Install six planters in various locations in the same areas as listed in the above. Planters will be a black color.
Plants will consist of Wax Leaf Privot, Camellias and Arborvitae. Plants must be kept trimmed and not to exceed 8 feet in height due to all of the wall lanterns.

Third option: As you will see from the attached picture the visibility from Highway 9 is extremely blocked by all of the trees at the property for over eight months out of the year.
There are several tenants that have their own pots and plants at the property and they change them out based on the season with different flowers it would be nice to let them continue to do that and just add 3 more pots and plants in front of the Lumiere Salon space with the plants mentioned above in the second option.

If you remember last year when Lisa Shippel presented this for me there was an overwhelming response of how great the property looked from tenants, customers and neighbors.

I hope you will consider the third option.

Thank you,

Barry


1
R - L
These spaces will be
blocked by new building.
TITLE
BOXING CLUB
Athlet
Skin
Anti-Aging
Detox
Asthm
STOP


2
R - L
X
Planters installed below
dance
PT SOLUTIONS
PHYSICAL THERAPY
Dance
Yoga
Pilates
Barre
X
X
X
STOP


3
R - L
Planters
MiltonMedical
PTSOLUTIONS
PHYSICAL THERAPY
dance
Dance
Yoga
MMG
X
X


4
R - L
Planters
Exercise Coach
LUMIÈRE
Salon de Beauté
MiltonMedica
MMG
X
X
X


#5
R - L
Plants & Drapes have
been here for 2 years
LAURA RAMSEY
INTERIORS
Aunty's
the Exercise Coach

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: Henderson Commons

Location Address: 735 N Main St, Alpharetta 30009

Mailing Address: 10945 State Bridge Road Suite 401-177

City: Johns Creek State: GA Zip Code: 30022 -

Contact For All Notifications: Barry Gold

Contact Telephone: 404 - 304 - 8414 Mobile Telephone: 404 - 304 - 8414

Fax: 770 - 751 - 6613 Email: barry@gfpropertygroup.com

Contact's Relation To Business: Owners agent

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: GG Henderson Commons, LLC

Physical Address: 10945 State Bridge Road Suite 401-177, Johns Creek, GA 30022

Mailing Address: 10945 State Bridge Road Suite 401-177

City: Johns Creek State: GA Zip Code: 30022 -

Owner Telephone: 404 - 304 - 8414 Contact Fax: 770 - 751 - 8772

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): GG Henderson Commons, LLC Date: April 27, 2020

Owner Signature: OWNER AGENT.

Property Information:

Address (If Assigned) : 735 N Main St Alpharetta, GA 30009

Tax ID or Map Reference Number: 22-496011233255

Land Lot(s): 1122 District: 2nd Section: 2nd

Existing Zoning of Property: C-1 Existing Uses of Property: Retail

---

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: 4/27/20

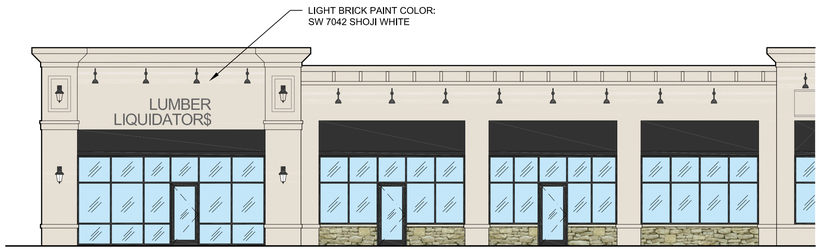
Print Form



1 A2.0 FRONT ELEVATION - OVERALL

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

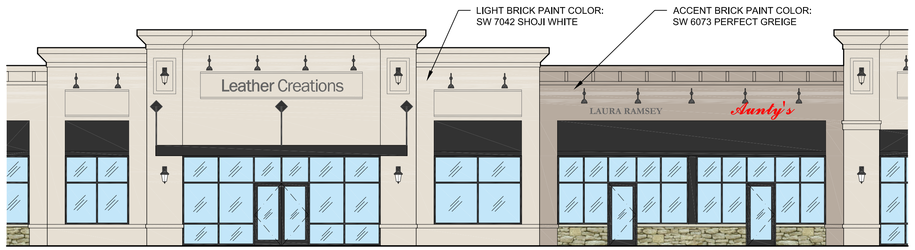
0 8 16 32



2 A2.0 FRONT ELEVATION - PARTIAL

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

0 4 8 16



3 A2.0 FRONT ELEVATION - PARTIAL

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

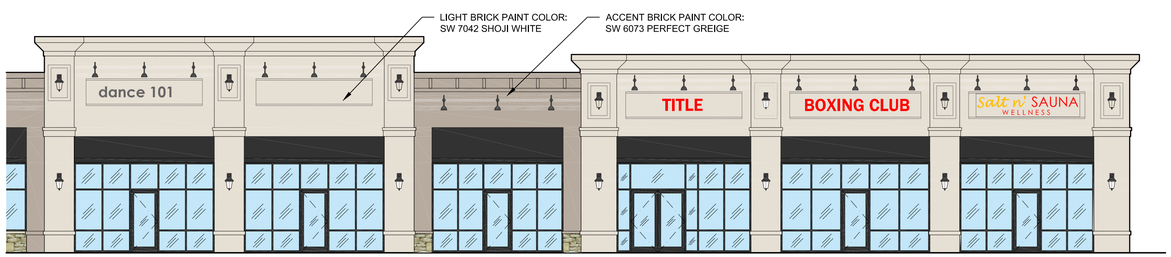
0 4 8 16



4 A2.0 FRONT ELEVATION - PARTIAL

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

0 4 8 16



5 A2.0 FRONT ELEVATION - PARTIAL

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

0 4 8 16

PLOT DATE: 7/30/2021 12:54:42 PM

ALL Architecture, LLC
2052 CHRYSLER DRIVE NE, ATLANTA, GA 30345
TELEPHONE: (404) 316-2896
E-MAIL: INFO@ALLARCHLLC.COM

REVISIONS

NO.	DATE

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PROJECT TITLE:
HENDERSON COMMONS
EXTERIOR RENOVATION
735 N. MAIN ST.
ALPHARETTA, GEORGIA 30009

SEAL:

PRELIMINARY

DRAWN:	CHECKED:
JCA	JCA
APPROVED:	ISSUE DATE:
JCA	07/30/21

CAD FILE NAME: 20016.dwg

SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NUMBER: 20016

SHEET NO: A1.0

SHEET 1 OF 1

NOT ISSUED FOR CONSTRUCTION


dance
Barre
Yoga
1400
mōtus
dance
Pilates
Barre


LAURA RAMSEY
INTERIORS
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Aunty's
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L R
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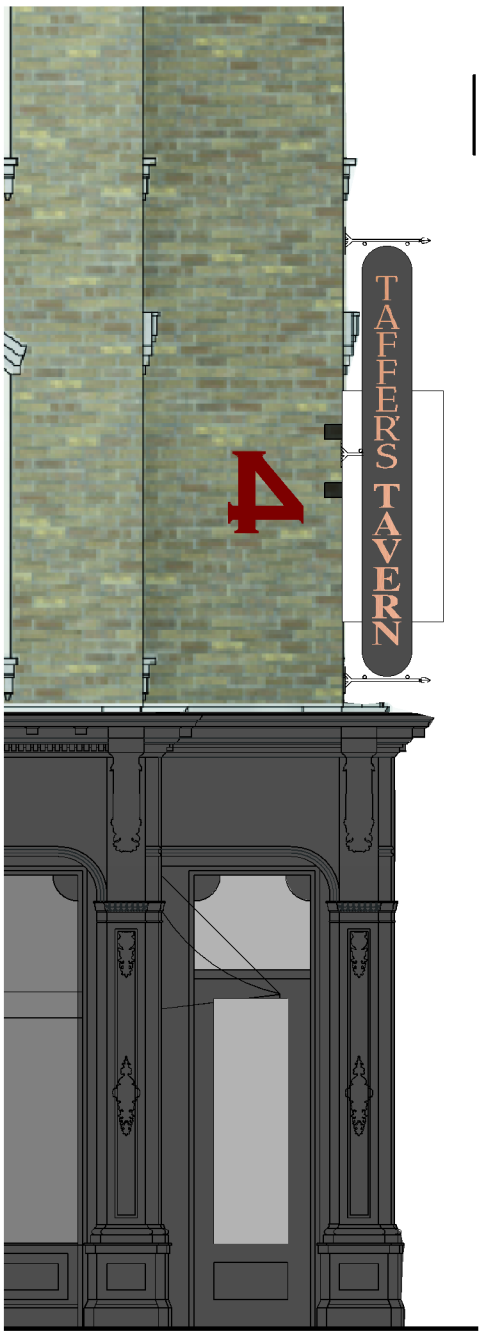

BOXING CLUB
HIT IT HARD

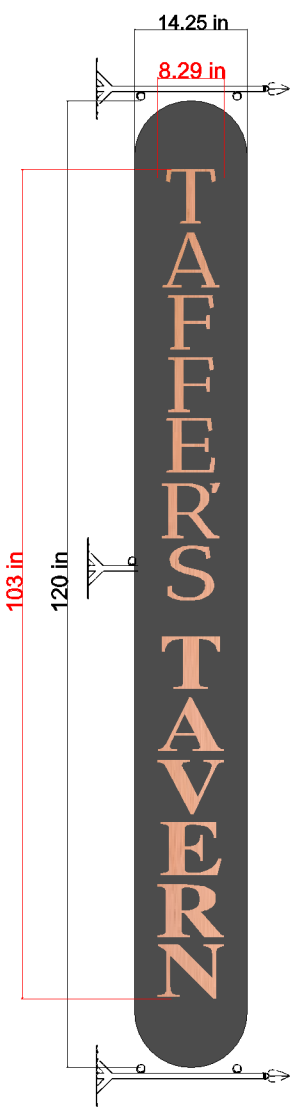



Deciduous
Shrubs Shade
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Grow Beautifully
GLOSSY EVERGREEN FOLIAGE
Waxleaf Privet


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Rec: Mark D Lenz
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Load: 318216
Loc: H153W
Grower: 795158
Consumer Branded
Label: INF
$179.99
Loc: 252076
#7
500011
071127
Qty: 5
Load Seq: 5
FIKE NURSERY
Date: 10/13/2020
Size: #7 CAMellia

SECURED BY
TELENET
770-606-9700
Door may
without warning
WELCOME
Thuja
HIGHLIGHTS® Janed Gold





14.25" x 120" x 4"

11.875 SQ/FT SIGN

CUSTOM FABRICATED ALUMINUM VERTICAL BLADE SIGN.

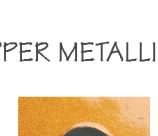
DOUBLE SIDED WITH RAISED 2" THICK LETTERS WITH PAINTED COPPER FINISH.

8.29" X 103" = 5.929 SQ/FT OF LETTERS

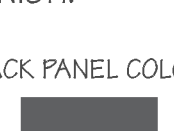
DOUBLE SIDED.

MOUNTED WITH THREE ALUMINUM WELDED ARM BRACKETS WITH BLACK POWDER COAT FINISH.

COPPER METALLIC PAINT



BACK PANEL COLOR



PANTONE 425 U

SAMPLE LETTER STYLE



Client:	SETH CHANDLEE
Location:	ALPHARETTA
Project:	QUANTUM COMMERCIAL
Drawn by:	JACOB WOLFE
Dwg Type:	PROOF 2
Date:	7-30-19
File:	

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND CONTENT OF PRODUCT TO BE FABRICATED AND APPROVE THIS PROJECT TO BE FABRICATED

____AS SHOWN ____WITH REVISIONS AS SHOWN_____

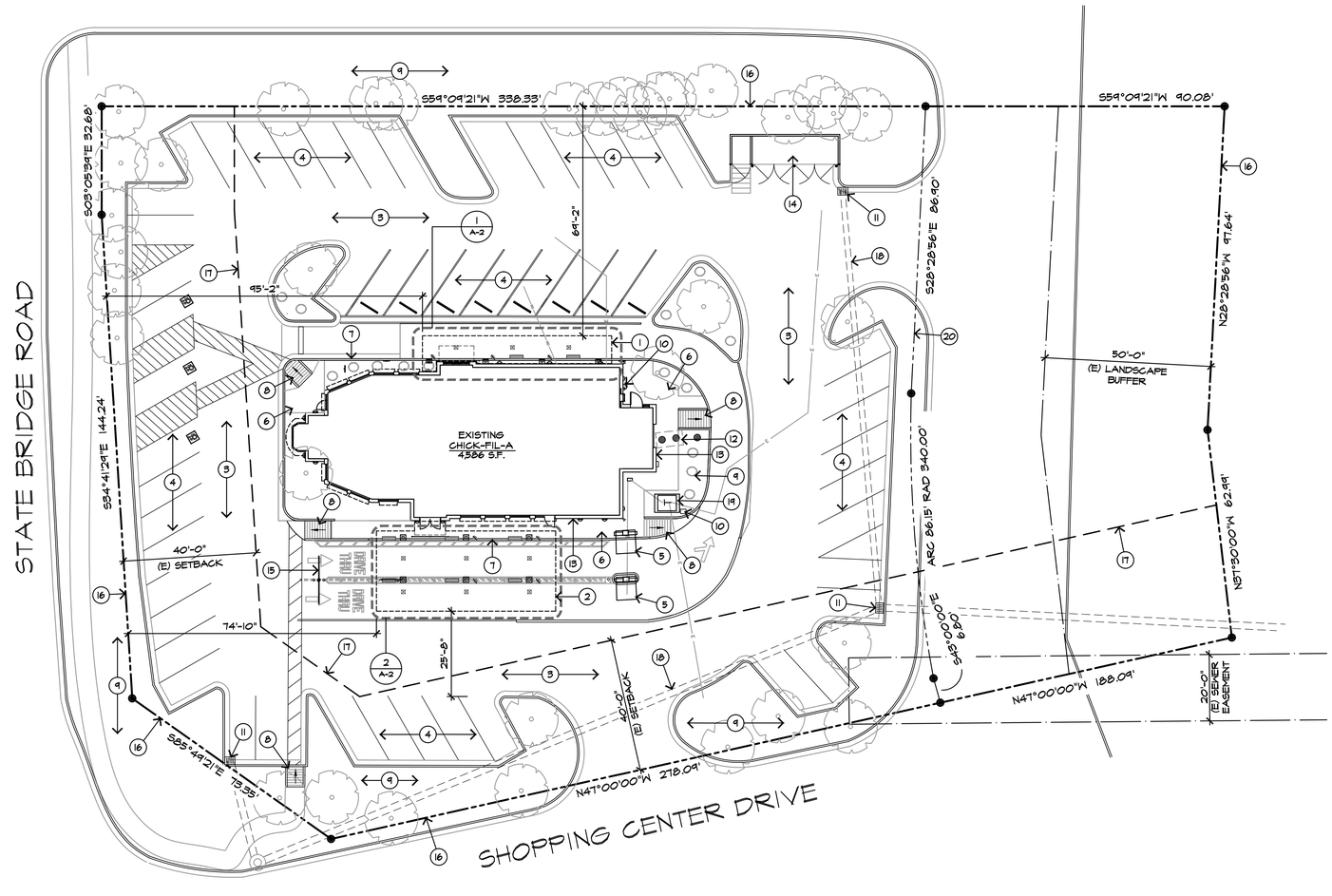
By:_____

Date:_____

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A SIGN GROUP INC
770-486-1806 FAX:678-364-6690

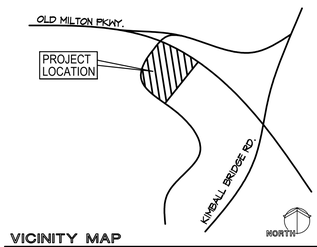


1 SITE PLAN
SCALE: 1"=20'-0"

CONSTRUCTION ADMINISTRATION

I JEFFREY W. WINTER, ARCHITECT OF RECORD HAS NOT BEEN EMPLOYED TO FURNISH CONSTRUCTION ADMINISTRATION SERVICES FOR THIS PROJECT.

VICINITY MAP



VICINITY MAP
NOT TO SCALE

SHEET INDEX

ARCHITECTURAL

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A-2 ENLARGED CANOPY PLAN
A-3 ELEVATIONS
A-4 DETAIL SHEET
A-5 DETAIL SHEET
G-1 MATERIAL BOARD

STRUCTURAL
FACE TO FACE CANOPY
CA.1 FOUNDATION PLAN
CA.2 FRAMING PLAN
CA.3 STANDARDS DETAILS

MEAL DELIVERY CANOPY
CB.1 FOUNDATION PLAN
CB.2 FRAMING PLAN
CB.3 STANDARDS DETAILS

PLUMBING
P1.1 GAS PLUMBING PLAN
P1.2 GAS PLUMBING PLAN
P2.1 PLUMBING DETAILS

ELECTRICAL
E1.1 POWER AND LGT PLAN
E1.2 ELECTRICAL DETAILS
E51.0 CANOPY PHOTOMETRIC PLAN

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120 AND 129 OF THE 1ST DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

PROJECT DIRECTORY

OWNER:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
TROY TRIPP, DIRECTOR OF CONST.
troytripp@cfacorp.com
(404) 305-4613

ARCHITECT:
ESENCIA LLC
1743 E. McNAIR DRIVE
SUITE 200
TEMPE, AZ. 85283
JEFFREY WINTER, R.A.
winter@esencia.org
(480) 755-0959 EXT 120

PROJECT MANAGER:
BUREAU VERITAS,LLC
17200 N PERIMETER DRIVE
SUITE 275
SCOTTSDALE, ARIZONA 85255
MICHAEL ANDERSON, CPM
(480) 777-1800

MUNICIPALITY:
CITY OF ALPHARETTA
PLANNING AND ZONING
2 PARK PLAZA
ALPHARETTA, GA 30009
(678) 241-6000

MECH. /PLUMB
INTERPLAN LLC
220 E. CENTRAL PARKWAY
SUITE 4000
ALTAMONTE SPRINGS, FL 32701
BARB MARTIN
Bmartin@interplanllc.com
(407) 645-5008

STRUCTURAL:
FASHION INC.
JASON HOLMES
1019 E. NORTH STREET
OTTAWA, KS 66067
PH: (785) 242-8111

GENERAL NOTES

A. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE G.C. SHALL BE RESPONSIBLE TO VERIFY AND LOCATE EXACT LOCATION/DEPTH OF UNDERGROUND UTILITY LINES, COMMUNICATION LINES, ETC. SERVING THIS SITE. IDENTIFY UTILITIES AS TO SCOPE OF WORK AND LOCATION OF DIGGING.

B. WHERE REQUIRED, G.C. SHALL NOTIFY ADJACENT TENANTS / PROPERTY OWNERS OF ANY SERVICE INTERRUPTIONS AT LEAST 48 HOURS PRIOR TO SERVICE INTERRUPTIONS.

C. ANY DAMAGES TO UNDERGROUND UTILITY LINES SHALL BE REPORTED TO THE UTILITY COMPANY INVOLVED. G.C. SHALL REPAIR DAMAGES PER UTILITY CO. REQUIREMENTS AT CONTRACTORS EXPENSE.

D. UPON INSTALLATION OF FOOTINGS, IT SHALL BE THE G.C RESPONSIBILITY TO OBTAIN THE SERVICES OF A LAND SURVEYOR TO PROVIDE TOP OF ASPHALT/CONC. DIVE TOPO POINTS TO THE CANOPY FABRICATOR PRIOR TO CANOPY FABRICATION. SAID LAND SURVEYOR SHALL PROVIDE A DRAWING DEPICTING TOPO POINTS, NO EXCEPTIONS TAKEN.

GOVERNING CODES

BUILDING:	2018 INTERNATIONAL BUILDING CODE
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2018 INTERNATIONAL PLUMBING CODE
ENERGY:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE
FUEL / GAS:	2018 INTERNATIONAL FUEL GAS CODE
FIRE:	2018 INTERNATIONAL FIRE CODE
ACCESSIBLE:	2010 A.D.A. STANDARDS

PROJECT DATA

1. PROJECT NAME: CHICK-FIL-A, #686
2. PROJECT ADDRESS: 4285 STATE BRIDGE RD ALPHARETTA, GA 30022-4449
3. PROJECT WORKSCOPE: INSTALLATION OF STEEL FRAMED FACE TO FACE AND MEAL DELIVERY CANOPY (EMPLOYEE SHADE STRUCTURES) WITH MINOR ELECT. / PLUMB. WORK.
4. PARCEL NO: 11 026001201435
5. ZONING: C-1
6. PROPERTY AREA: 64,671 S.F. (1.48 ACRES)
7. FIRE SPRINKLERS: YES A.F.E.S. (EXISTING BUILDING)
8. TYPE OF CONSTRUCTION:
   a. EXISTING BUILDING: VB (EXIST. UN-CHANGED)
   b. NEW MEAL DELIVERY CANOPY IIB
   c. NEW FACE TO FACE CANOPY IIB
9. OCCUPANCY:
   a. EXISTING BUILDING: A-2 (EXIST. UNCHANGED)
   b. NEW MEAL DELIVERY CANOPY A-2
   c. NEW FACE TO FACE CANOPY U (ACCESSORY USE TO A-2)
10. BUILDING AREA:

	SQ. FT.	OCCUPANCY
a. EXISTING BUILDING:	4,586 S.F.	A-2 (EXISTING)
b. NEW MEAL DELIVERY CANOPY	477 S.F.	A-2
c. NEW FACE TO FACE CANOPY	1,333 S.F.	U (ACCESSORY USE)

   d. TOTAL AREA: 6,396 S.F.
11. ALLOWABLE AREA: PER IBC TABLE 506.2
   a. FIRE SPRINKLERED BUILDING: 24,000 S.F. (EXIST. 1-STORY BLDG)
   *b. ACTUAL BUILDING AREA: 6,396 S.F.
   * NOTE: INCLUDED NEW CANOPIES IN TOTAL AREA IN CALCULATIONS
12. AREA OF CONSTRUCTION: 1,810 S.F.
13. CANOPY HEIGHT:
   a. MEAL DELIVERY CANOPY: 9'-6" BOTT. OF CANOPY
   b. FACE TO FACE CANOPY 9'-6" BOTT. OF CANOPY
14. BUILDING SETBACKS
   a. NORTH PROP LINE: 40'-0" (STATE BRIDGE RD.)
   b. WEST PROP LINE: 40'-0" (SHOPPING CENTER DRIVE)
   c. SOUTH PROP LINE: 0'-0"
   d. EAST PROP LINE: 0'-0"
15. PARKING REQUIREMENTS:
   EXISTING TO REMAIN NO CHANGE TO PARKING SPACES OR EXISTING DRIVE THRU LANES.

SWPP GENERAL NOTE

NOTE TO CITY / COUNTY ENGINEERING DEPT. THE CONSTRUCTION OF THE THIS PROJECT DOES NOT REQUIRE ANY CUT / FILL OR GRADING. ALL FOOTINGS REGARDLESS OF TYPE ARE EXCAVATED ON THE FIRST DAY OF CONSTRUCTION, EXCESS DIRT HAULED OFF IMMEDIATELY AND DISPOSED OF PER CITY / COUNTY REQUIREMENTS. ALL TRENCHING IS DUG, ELECTRICAL AND OR GAS LINES INSTALLED, TRENCH IS BACKFILLED ON THE SAME DAY. NO GRADING ELEVATIONS CHANGES OCCUR NOR DISTURBANCE OF ANY WATER DRAINAGE PATTERNS. PERVIOUS OR NON-PERVIOUS AREAS ARE NOT AFFECTED. THEREFORE A STORM WATER PREVENTION PLAN IS NOT REQUIRED FOR THIS PROJECT.

(*) SITE PLAN KEYED NOTES

1. DASHED LINE INDICATING OUTLINE OF OVERHEAD MEAL DELIVERY CANOPY.
2. DASHED LINE INDICATING OUTLINE OF OVERHEAD FACE TO FACE CANOPY.
3. EXISTING VEHICLE DRIVE AISLE TO REMAIN.
4. EXISTING PARKING FIELD TO REMAIN, NO CHANGE.
5. EXISTING ORDER POINT MENU BOARD TO REMAIN. NO CHANGE.
6. EXISTING CONCRETE WALKWAY TO REMAIN.
7. EXISTING CONCRETE CURB TO REMAIN, VERIFY EXISTING CONDITION OF CURB, REPLACE ANY DAMAGE OR BROKEN CURB TO LIKE NEW CONDITION.
8. EXISTING CONCRETE A.D.A. COMPLIANT ACCESSIBLE CURB. RAMP / MARKED PATHWAY TO REMAIN.
9. EXISTING LANDSCAPING AREA TO REMAIN.
10. LOCATION OF ELECTRICAL AND/OR GAS CONNECTION. CONFIRM UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
11. EXISTING CATCH BASIN GRATE TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
12. EXISTING GREASE INTERCEPTOR TO REMAIN. VERIFY EXACT LOCATION PRIOR TO START OF CONSTRUCTION.
13. OUTSIDE FACE OF EXIST. BUILDING EXTERIOR WALL.
14. EXISTING TRASH ENCLOSURE TO REMAIN.
15. LOCATION OF NEW CLEARANCE BAR, PER CHICK-FIL-A DESIGN STANDARDS, INSTALL CLEARANCE BAR AT 25'-0" FROM FACE OF THE LAST CANOPY COLUMN.
16. EXISTING PROPERTY LINE.
17. EXISTING BUILDING SETBACK LINE.
18. EXISTING UNDERGROUND STORM WATER PIPE TO REMAIN. G.C. TO VERIFY EXACT LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
19. EXISTING ELECTRICAL TRANSFORMER TO REMAIN. DO NOT DISTURB.
20. EXISTING LEASE LINE.

Chick-fil-A
5200 BUFFINGTON ROAD.
ATLANTA, GEORGIA 30349
(404) 765 - 8000

THESE PLANS AND SPECIFICATIONS, AS WELL AS CHICK-FIL-A, INC. NAME AND LOGO, TRADEMARKS AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF CHICK-FIL-A CORPORATION. ANY REPRODUCTION, MODIFICATION, DISCLOSURE AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT CHICK-FIL-A'S PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

esencia
1743 E. McNair Drive, Suite 200
Tempe , Arizona 85283
Telephone 480-755-0959

STATE OF GEORGIA
JEFFREY W. WINTER
CERTIFICATE NO. RA19845
REGISTERED ARCHITECT
7-15-2021

Revision Schedule

Rev	Date	By	Description

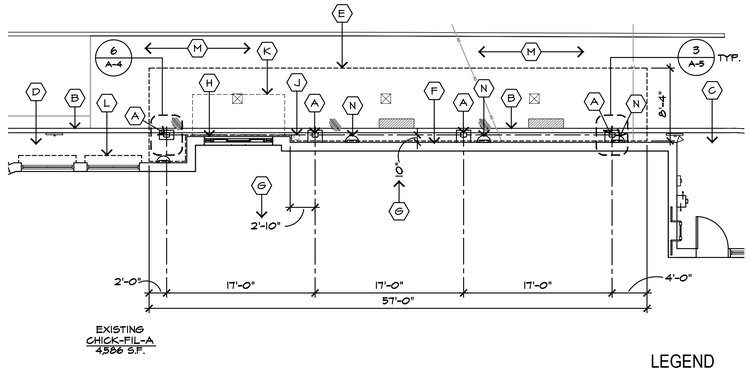
ISSUED FOR CONSTRUCTION

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #0686
4285 STATE BRIDGE RD ALPHARETTA, GA 30022

Issue Date: 07-15-21
Drawn By: JR
Job Number: 20068

Sheet Title: Project Data Site Plan
Scale: As indicated

Sheet Number: A-1



LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

SEE STRUCT. DRAWINGS

1 ENLARGED CANOPY PLAN - MEAL DELIVERY CANOPY

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

GENERAL NOTES

a. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO CENTER OF COLUMN LINE ONLY AND HAVE BEEN ESTABLISHED IN ACCORDANCE WITH CHICK-FIL-A STANDARD DESIGN GUIDELINES.

b. COLUMNS SHALL BE INSTALLED IN A MANNER AS NOT TO DISTURB THE EXISTING EXTERIOR BUILDING FOUNDATIONS NOR UNDERMINE THE EXISTING EXTERIOR BUILDING STEM WALLS/FOOTINGS.

c. WHERE AN OFFSET CAISSON FOOTING OR SPREAD FOOTING IS REQUIRED, THE G.C SHALL COORDINATE THE EXISTING FIELD CONDITIONS TO THE CANOPY FABRICATOR FOR APPROVAL PRIOR TO INSTALLATION OF THE FOOTINGS.

d. COLUMNS NEEDING TO BE RELOCATED INTO THE DRIVE LANE OR TEAM WALK WAY, THE G.C. SHALL NOTIFY THE FIELD CONSTRUCTION MANAGER TO GAIN PROPER APPROVAL FROM CHICK-FIL-A PRIOR TO COMMENCEMENT OF SAID CONSTRUCTION WORK.

e. G.C. TO CONFIRM SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES / STORM WATER PIPING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

f. G.C. SHALL CONFIRM DIMENSIONS OF CURBS AND EXACT LOCATION OF PICK-UP WINDOW PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES - MEAL DELIVERY

A. NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR FURTHER DETAILS. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED OR REPLACED AS REQUIRED PROVIDE FLUSH TRANSITION BETWEEN NEW AND EXIST. CONC. SURFACES.

B. EXISTING CONCRETE CURB TO REMAIN. SAW CUT AND REMOVE PORTION OF CURB AS REQUIRED FOR INSTALLATION OF NEW FOOTING. UPON FOOTING INSTALLATION G.C. SHALL PATCH AND REPAIR EXIST. CURB AS REQUIRED. PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXIST. CONC. CURB. G.C. SHALL REPLACE ANY KNOWN CRACKED OR DAMAGED ON SITE CONC. CURBING (TYP.).

C. EXISTING CONCRETE WALKWAY TO REMAIN

D. EXISTING LANDSCAPING AREA TO REMAIN.

E. DASHED LINE INDICATING OUTLINE OF OVERHEAD CANOPY. REFER TO CANOPY SHOP DRAWINGS WITH-IN THIS SET.

F. FACE OF EXISTING EXTERIOR BUILDING WALL. DO NOT DISTURB.

G. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION AND NOTIFY CHICK-FIL-A PROJECT TEAM IF CANOPY LOCATION CHANGES AND IMPACTS OTHER CONSTRUCTION RELATED CONDITIONS.

H. EXISTING MEAL DELIVERY PICK UP WINDOW. DO NOT DISTURB.

J. EXISTING BOLLARD TO BE REMOVED.

K. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. GC TO REPAIR EXIST. EXTERIOR WALL AS REQUIRED APPLY TOUCH-UP PAINT FIELD MATCH EXIST. COLOR AND WALL FINISH. PROVIDE FLUSH TRANSITION FOR ALL PATCH WORK.

L. EXISTING AWNING TO REMAIN, INDICATED BY DASHED LINE.

M. EXISTING DRIVE THRU LANE TO REMAIN, TYP.

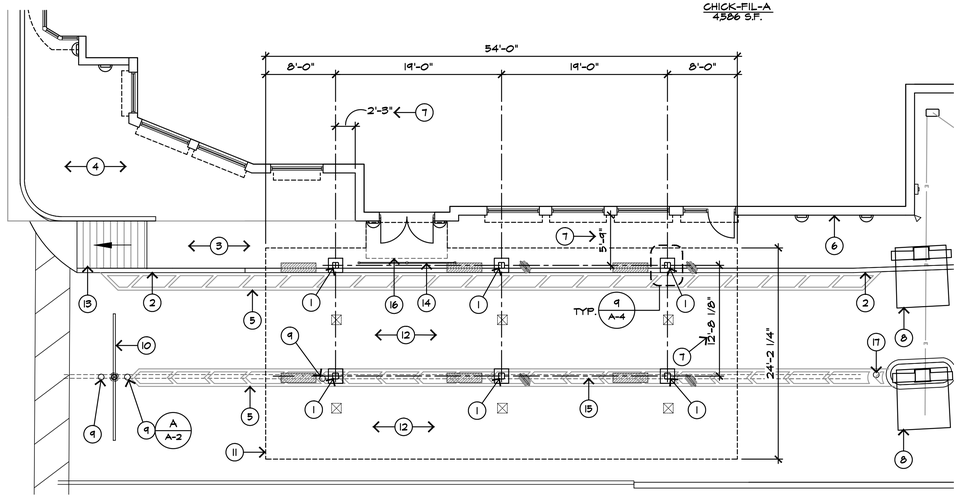
N. EXISTING SECURITY LIGHTS TO REMAIN (HEIGHT 8'-0").

REFERENCE:

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

0' 4' 8' 16'

NORTH



LEGEND

- CANOPY LIGHTS
- FANS
- HEATERS

SEE STRUCT. DRAWINGS

2 ENLARGED CANOPY PLAN - FACE TO FACE CANOPY

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

GENERAL NOTES

a. THE DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO CENTER OF COLUMN LINE ONLY AND HAVE BEEN ESTABLISHED IN ACCORDANCE WITH CHICK-FIL-A STANDARD DESIGN GUIDELINES.

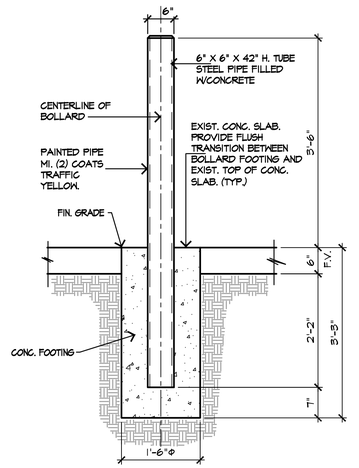
b. COLUMNS SHALL BE INSTALLED IN A MANNER AS NOT TO DISTURB THE EXISTING EXTERIOR BUILDING FOUNDATIONS NOR UNDERMINE THE EXISTING EXTERIOR BUILDING STEM WALLS/FOOTINGS.

c. WHERE AN OFFSET CAISSON FOOTING OR SPREAD FOOTING IS REQUIRED, THE G.C SHALL COORDINATE THE EXISTING FIELD CONDITIONS TO THE CANOPY FABRICATOR FOR APPROVAL PRIOR TO INSTALLATION OF THE FOOTINGS.

d. COLUMNS NEEDING TO BE RELOCATED INTO THE DRIVE LANE OR TEAM WALK WAY, THE G.C. SHALL NOTIFY THE FIELD CONSTRUCTION MANAGER TO GAIN PROPER APPROVAL FROM CHICK-FIL-A PRIOR TO COMMENCEMENT OF SAID CONSTRUCTION WORK.

e. G.C. TO CONFIRM SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES / STORM WATER PIPING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

f. G.C. SHALL CONFIRM DIMENSIONS OF CURBS AND EXACT LOCATION OF PICK-UP WINDOW PRIOR TO CONSTRUCTION.



A TYPICAL BOLLARD DETAIL

SCALE: 3/4" = 1'-0"

CONSTRUCTION NOTES - FACE TO FACE

1. NEW SHADE CANOPY STEEL SUPPORT COLUMN WITH CONCRETE FOOTING BELOW. SEE STRUCTURAL DRAWINGS FOR FURTHER DETAILS. EXISTING CONCRETE / LANDSCAPING TO BE REPAIRED OR REPLACED AS REQUIRED PROVIDE FLUSH TRANSITION BETWEEN NEW AND EXIST. CONC. SURFACES.
2. EXISTING CONCRETE CURB TO REMAIN. SAW CUT AND REMOVE PORTION OF CURB AS REQUIRED FOR INSTALLATION OF NEW FOOTING. UPON FOOTING INSTALLATION G.C. SHALL PATCH AND REPAIR EXIST. CURB AS REQUIRED. PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXIST. CONC. CURB. G.C. SHALL REPLACE ANY KNOWN CRACKED OR DAMAGED ON SITE CONC. CURBING (TYP.).
3. EXISTING CONCRETE WALKWAY TO REMAIN.
4. EXISTING LANDSCAPING AREA TO REMAIN.
5. NEW 24" WIDE TEAM MEMBER DEMARCATION STRIPING. MIN. (2) COATS TRAFFIC RATED PAINT, COLOR: PER CFA STANDARDS.
6. FACE OF EXISTING EXTERIOR BUILDING. WALL - DO NOT DISTURB.
7. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. GC TO FIELD VERIFY EXACT LOCATION OF COLUMN STARTING POINT. NOTIFY CHICK-FIL-A PROJECT TEAM OF ANY DISCREPANCIES IMPACTING OTHER CONSTRUCTION PHASES OR RELATED CONDITIONS.
8. EXISTING DRIVE THRU ORDER POINT MENU BOARD. DO NO DISTURB.
9. LOCATION OF NEW BOLLARD. PER CHICK-FIL-A DESIGN STANDARD INSTALL 24" O.C. TO THE BOLLARD FROM FACE OF CLEARANCE BAR AND/OR LAST CANOPY COLUMN AS SHOW ON DRAWINGS. REFER TO DETAIL.
10. LOCATION OF NEW CLEARANCE BAR. PER CHICK-FIL-A DESIGN STANDARDS, INSTALL CLEARANCE BAR AT 23'-0" FROM FACE OF THE LAST CANOPY COLUMN.
11. DASHED LINE INDICATING OUTLINE OF OVERHEAD CANOPY. REFER TO CANOPY DRAWINGS WITHIN-IN THIS SET.
12. EXISTING DRIVE THRU LANE TO REMAIN, TYP.
13. EXISTING A.D.A. COMPLIANT CONC. CURB RAMP TO REMAIN. DO NOT DISTURB.
14. EXISTING HANDRAIL TO REMAIN. DO NOT DISTURB.
15. EXISTING STRIPING TO BE REMOVED. INDICATING BY DASHED LINE.
16. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. GC TO REPAIR EXIST. EXTERIOR WALL AS REQUIRED APPLY TOUCH-UP PAINT FIELD MATCH EXIST. COLOR AND WALL FINISH. PROVIDE FLUSH TRANSITION FOR ALL PATCH WORK.
17. EXISTING BOLLARD TO REMAIN. DO NOT DISTURB.

REFERENCE:

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

0' 4' 8' 16'

NORTH

Chick-fil-A
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Jeffry W Winter

STATE OF GEORGIA
JEFFREY W. WINTER
CERTIFICATE NO. 041940
REGISTERED ARCHITECT

7-15-2021

Revision Schedule

Rev	Date	By	Description

ISSUED FOR CONSTRUCTION

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE #0686

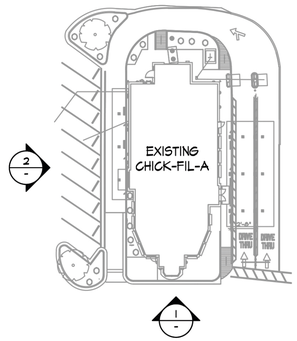
4285 STATE BRIDGE RD
ALPHARETTA, GA 30022

Issue Date:	07-15-21
Drawn By:	JR
Job Number:	20068

Sheet Title: **Enlarged Canopy Plan**

Scale: As indicated

Sheet Number: **A-2**

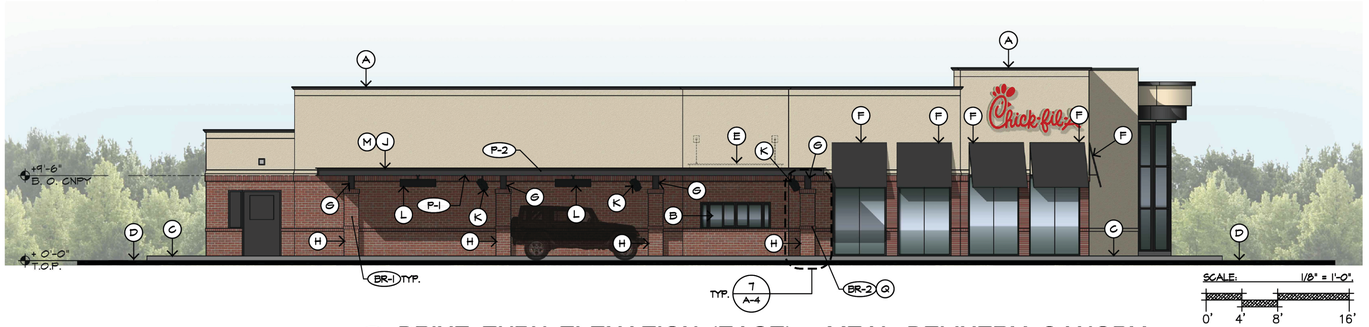




1 SIDE ELEVATION (NORTH) - MEAL DELIVERY CANOPY

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

SEE STRUCT. DRAWINGS



2 DRIVE THRU ELEVATION (EAST) - MEAL DELIVERY CANOPY

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

SEE STRUCT. DRAWINGS

CONSTRUCTION NOTES - MEAL DELIVERY

A. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.

B. MEAL DELIVERY PICK UP WINDOW. NO CHANGE.

C. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.

D. TOP OF EXISTING DRIVE THRU LANE TO REMAIN.

E. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. G.C. SHALL REPAIR OR REPLACE EXISTING FINISHES AS REQUIRED. MATCH EXISTING GROUT, VENEER.

F. EXISTING AWNING TO REMAIN. NO CHANGE.

G. NEW CANOPY STEEL SUPPORT COLUMN. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL. COLOR: DARK BRONZE.

H. NEW BRICK VENEER FINISH ATOP METAL FRAMING SYSTEM. REFER TO DETAILS.

J. NEW CANOPY ROOF / FASCIA.
UNDERSIDE TO BE COLOR: LANE HIGH GLOSS WHITE.
ROOF / FASCIA TO BE COLOR: DARK BRONZE.

K. NEW CANOPY INDUSTRIAL MOUNTED 18" FAN. TPI CORPORATION MODEL: U-18-TE. REFER TO ELECT. DRAWINGS FOR FURTHER DETAILS.

L. NEW CANOPY OVERHEAD HEATER BY SUPREME SCHWANK. MODEL: 2352 N OUTDOOR. REFER TO PLUMB./ ELECT. DRAWINGS FOR FURTHER DETAILS.

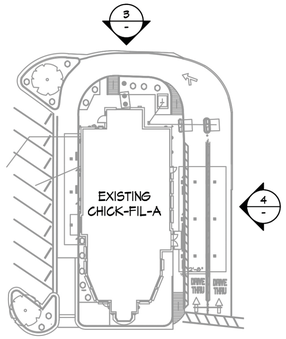
M. NEW MEAL DELIVERY METAL CANOPY. COLOR: DARK BRONZE, REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

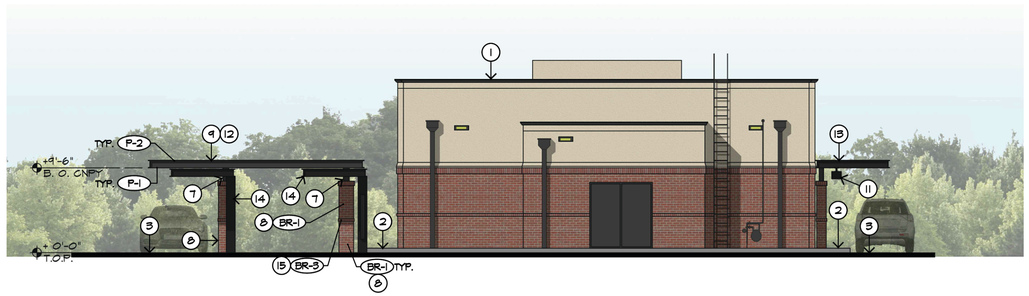
N. NEW FACE TO FACE METAL CANOPY, REFER TO CANOPY DRAWINGS FOR FURTHER DETAILS.

P. EXISTING ORDER MENU BOARD TO REMAIN. NO CHANGE.

Q. SOLDIERS COURSE TRIM BAND AT 3'-6" ABOVE TOP OF PAVEMENT RE: DETAILS.

#	FINISH SCHEDULE
P-1	LANE CANOPY COLOR - UNDERSIDE HIGH WHITE GLOSS
P-2	CANOPY ROOF FASCIA - DARK BRONZE
BR-1	BICKERSTAFF BRICK COMPANY MODULAR SIZE MT. VERNON GROUT COLOR: BUFF
BR-2	SOLDERS COURSE TRIM BAND AT 3'-6" ABOVE TOP OF PAVEMENT.

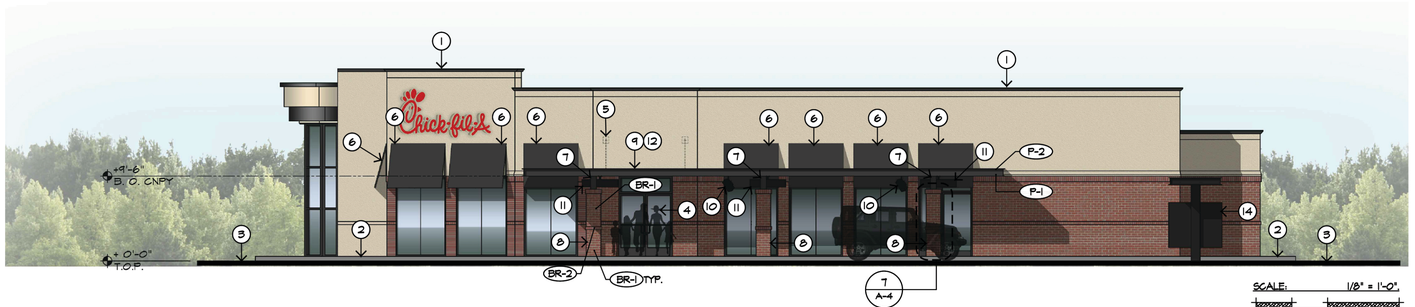




3 REAR ELEVATION (SOUTH) - FACE TO FACE CANOPY

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

SEE STRUCT. DRAWINGS



4 FRONT ENTRY ELEVATION (WEST) - FACE TO FACE CANOPY

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

SEE STRUCT. DRAWINGS

CONSTRUCTION NOTES - FACE TO FACE

1. EXISTING BUILDING AND FINISHES TO REMAIN. NO WORK IN THIS AREA.
2. TOP OF EXISTING CONCRETE WALKWAY TO REMAIN.
3. TOP OF EXISTING DRIVE THRU LANE TO REMAIN.
4. EXISTING MAIN ENTRY.
5. DASHED LINE INDICATING EXISTING AWNING TO BE REMOVED. G.C. SHALL REPAIR OR REPLACE EXISTING FINISHES AS REQUIRED. MATCH EXISTING GROUT, VENEER.
6. EXISTING AWNING TO REMAIN. NO CHANGE.
7. NEW CANOPY STEEL SUPPORT COLUMN. SEE STRUCTURAL DRAWINGS FOR MORE DETAIL. COLOR: DARK BRONZE.
8. NEW BRICK VENEER FINISH ATOP METAL FRAMING SYSTEM RE: DETAILS.
9. NEW CANOPY ROOF / FASCIA.
UNDERSIDE TO BE COLOR: LANE HIGH GLOSS WHITE.
ROOF / FASCIA TO BE COLOR: DARK BRONZE.
10. NEW CANOPY INDUSTRIAL MOUNTED 18" FAN. TPI CORPORATION MODEL: U-18-TE. REFER TO ELECT. DRAWINGS.
11. NEW CANOPY OVERHEAD HEATER BY SUPREME SCHWANK. MODEL: 2352 N OUTDOOR. REFER TO PLUMB./ELECT. DRAWINGS FOR FURTHER DETAILS.
12. NEW FACE TO FACE METAL CANOPY. COLOR: DARK BRONZE. REFER TO CANOPY SHOP DRAWINGS FOR FURTHER DETAILS.
13. NEW MEAL DELIVERY METAL CANOPY, REFER TO CANOPY SHOP DRAWINGS FOR FURTHER DETAILS.
14. EXISTING ORDER MENU BOARD TO REMAIN. NO CHANGE.
15. SOLDIERS COURSE TRIM BAND AT 3'-6" ABOVE TOP OF GRADE RE: DETAILS.

#	FINISH SCHEDULE
P-1	LANE CANOPY COLOR - UNDERSIDE HIGH WHITE GLOSS
P-2	CANOPY ROOF FASCIA - DARK BRONZE
BR-1	BICKERSTAFF BRICK COMPANY MODULAR SIZE MT. VERNON GROUT COLOR: BUFF
BR-2	SOLDERS COURSE TRIM BAND AT 3'-6" ABOVE TOP OF PAVEMENT.

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STATE OF GEORGIA
JEFFREY W. WINTER
CERTIFICATE NO. RA 020603
REGISTERED ARCHITECT

6-4-2021

Revision Schedule

Rev	Date	By	Description

ISSUED FOR CONSTRUCTION

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE #0686

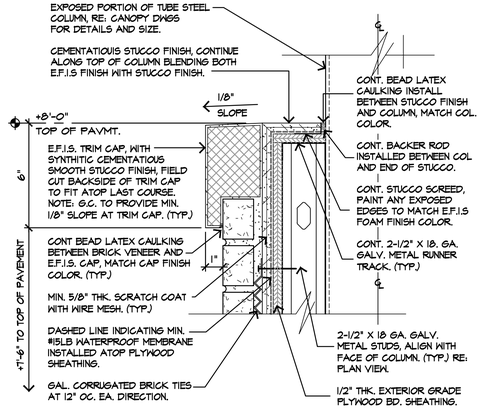
4285 STATE BRIDGE RD
ALPHARETTA, GA 30022

Issue Date:	06-04-21
Drawn By:	JR
Job Number:	20068

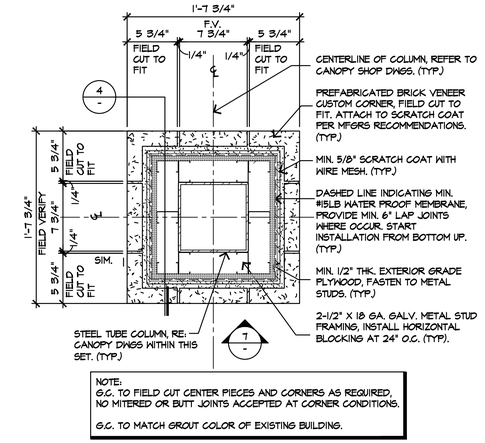
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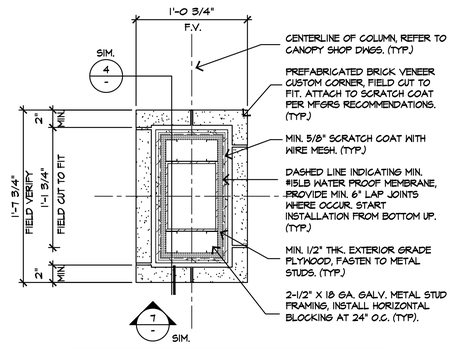
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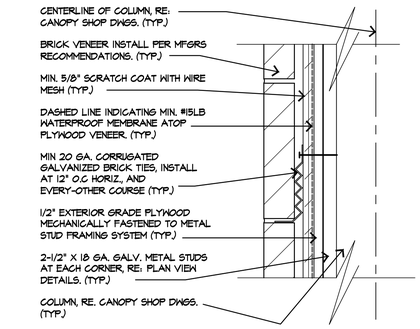
12 COLUMN CAP DETAIL-BRICK VENEER
SCALE: 3"= 1'-0"



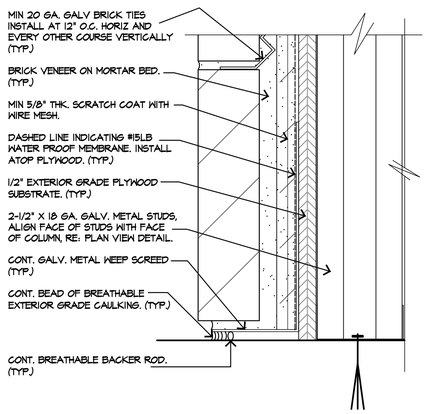
9 COLUMN WRAP DETAIL-BRICK VENEER
SCALE: 1-1/2" =- 1'-0"



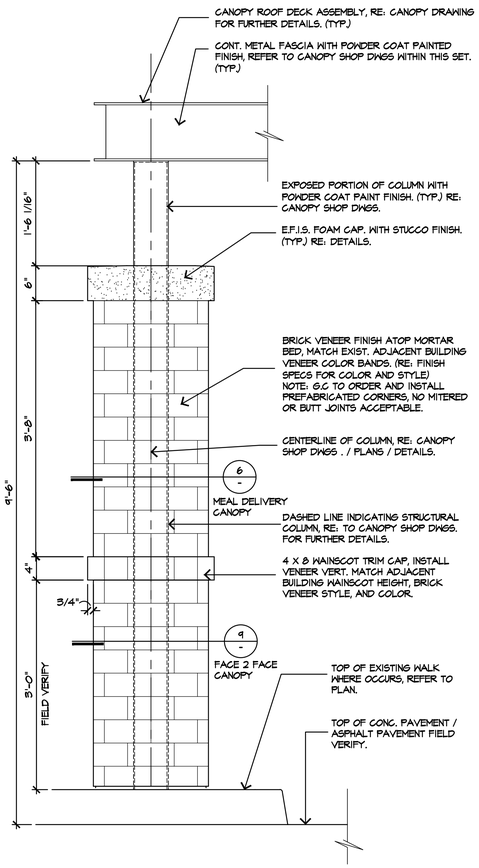
6 COLUMN WRAP DETAIL-BRICK VENEER
SCALE: 1-1/2" =- 1'-0"



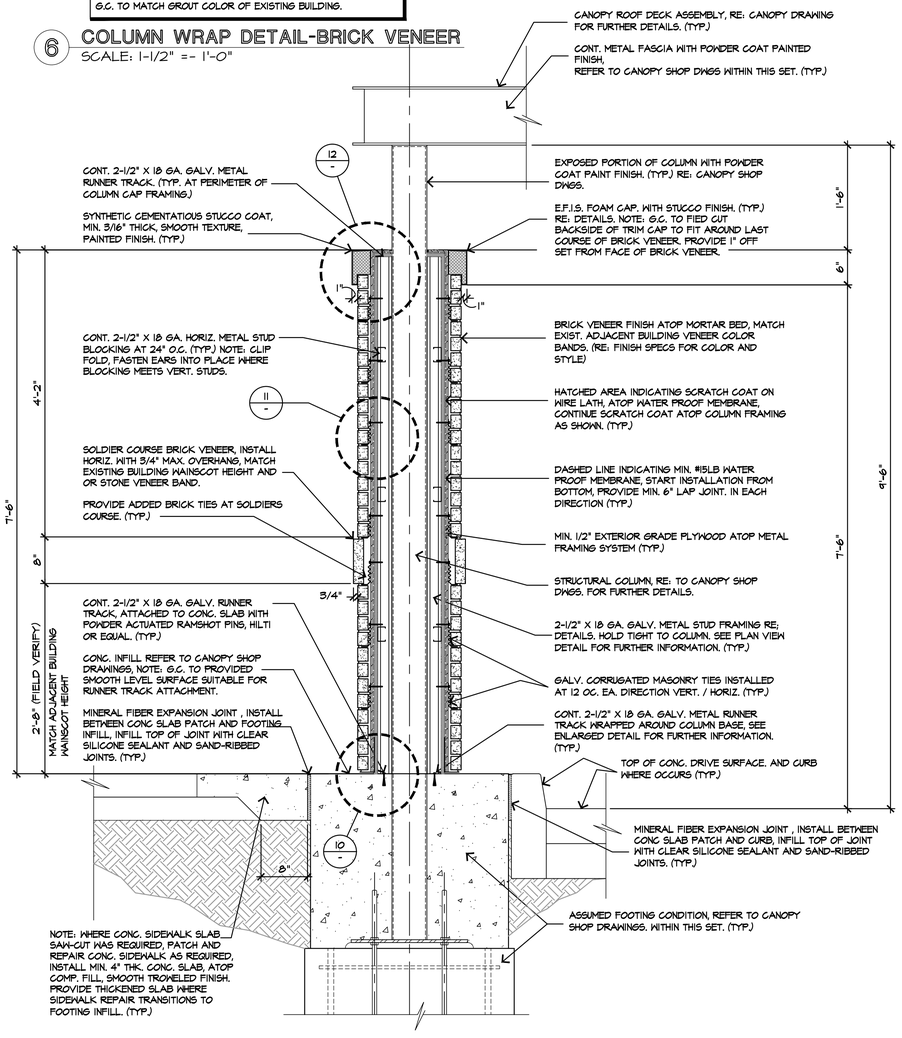
11 TIE DETAIL - BRICK VENEER
SCALE: 3"= 1'-0"



10 COLUMN BASE DETAIL-BRICK VENEER
SCALE: 1"=6"



7 COLUMN ELEVATION - BRICK VENEER
SCALE: 1" = 1'-0"



4 CANOPY COLUMN FRAMING SECTION - BRICK VENEER
SCALE: 1"=1'-0"

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STATE OF GEORGIA
JEFFREY W. WINTER
CERTIFICATE NO. RA13965
REGISTERED ARCHITECT
7-15-2021

Revision Schedule

Rev	Date	By	Description

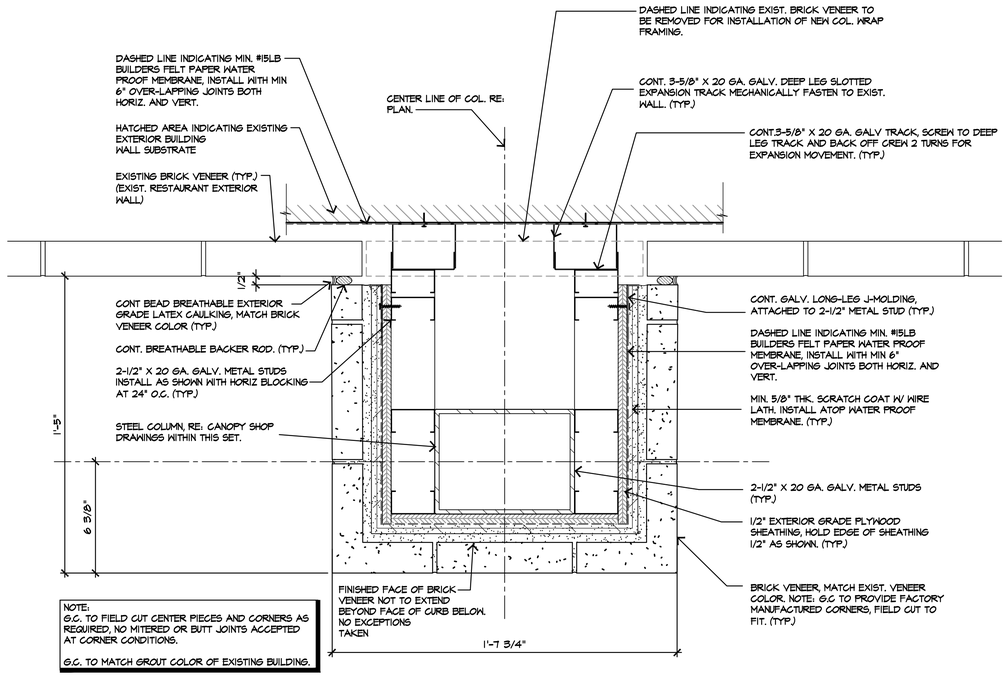
ISSUED FOR CONSTRUCTION

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #0686
4285 STATE BRIDGE RD
ALPHARETTA, GA 30022

Issue Date: 07-15-21
Drawn By: JR
Job Number: 20068

Sheet Title: **Detail Sheet**
Scale: As indicated

Sheet Number: **A-4**



3 COLUMN BRICK VENEER -PLAN VIEW - WALL CONNECTION DETAIL
SCALE: 3" =1'-0"

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JEFFREY W. WINTER
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7-15-2021

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Rev	Date	By	Description

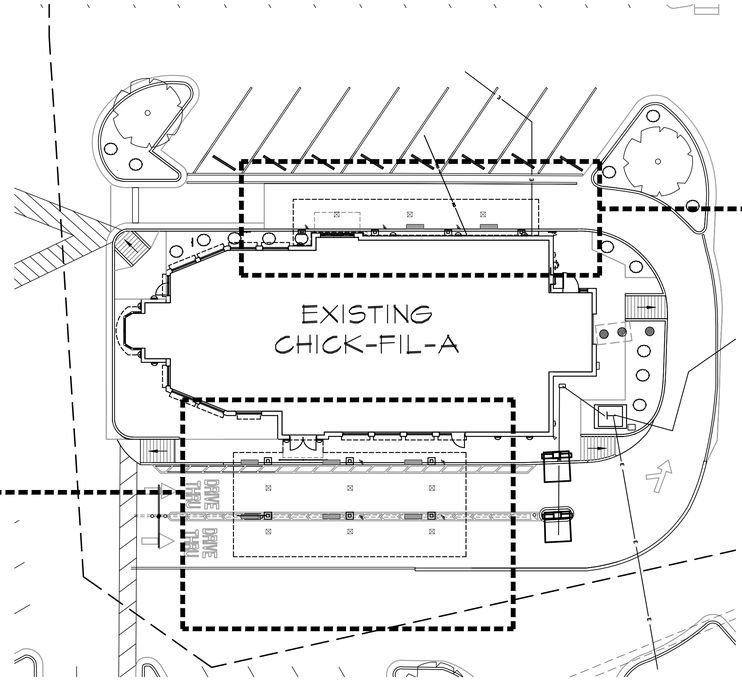
ISSUED FOR CONSTRUCTION

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #0686
4285 STATE BRIDGE RD
ALPHARETTA, GA 30022

Issue Date: 07-15-21
Drawn By: JR
Job Number: 20068

Sheet Title: **Detail Sheet**
Scale: As indicated

Sheet Number: **A-5**





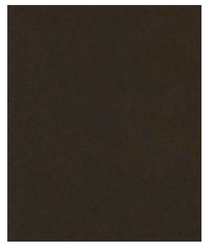
FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT - CONTEXT VIEW.



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - CONTEXT VIEW.

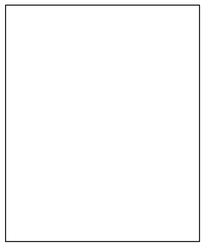
MATERIAL SAMPLES

CANOPY DECK - UNDERSIDE FACE



COMPANY: LANE SUPPLY, INC.
COLOR: LANE HIGH GLOSS WHITE

CANOPY ROOF



COMPANY: LANE SUPPLY, INC.
COLOR: JET MATTE BLACK



FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT - UNDER CANOPY VIEW.

CANOPY LIGHT



LED CANOPY LIGHT - LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE

OVERHEAD PATIO HEATER



SUPREME SCHWANK
MODEL: 2352 N OUTDOOR

INDUSTRIAL MOUNTED WORKSTATION FAN



TPI CORPORATION
MODEL: U-18-TE
FAN SIZE: 18"



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - UNDER CANOPY VIEW.

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STATE OF GEORGIA
JEFFREY W. WINTER
CERTIFICATE NO. 041965
REGISTERED ARCHITECT

6-4-2021

Revision Schedule

Rev	Date	By	Description

ISSUED FOR CONSTRUCTION

Project Name: CANOPY PROGRAM
CHICK-FIL-A STORE #0686
4285 STATE BRIDGE RD
ALPHARETTA, GA 30022

Issue Date: 06-04-21
Drawn By: JR
Job Number: 20068

Sheet Title: **Products & Materials**
Scale: As indicated

Sheet Number: **G-1**



TREE #111 TRIDENT MAPLE ON LEFT



TREE #131 RED MAPLE



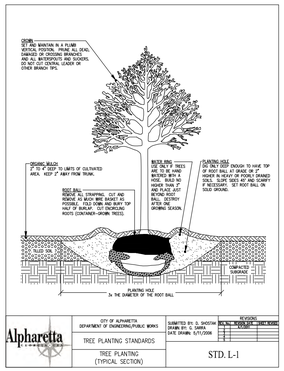
TREE #136 RED OAK - SAVE

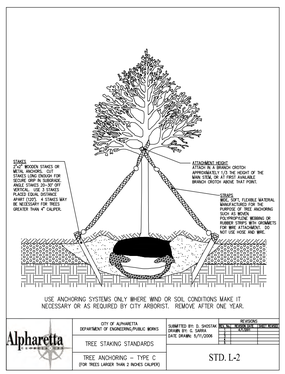


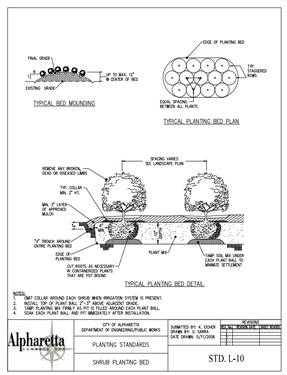
TREE #123 RED MAPLE

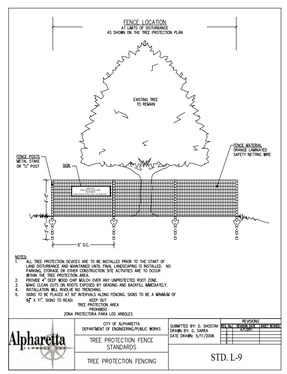


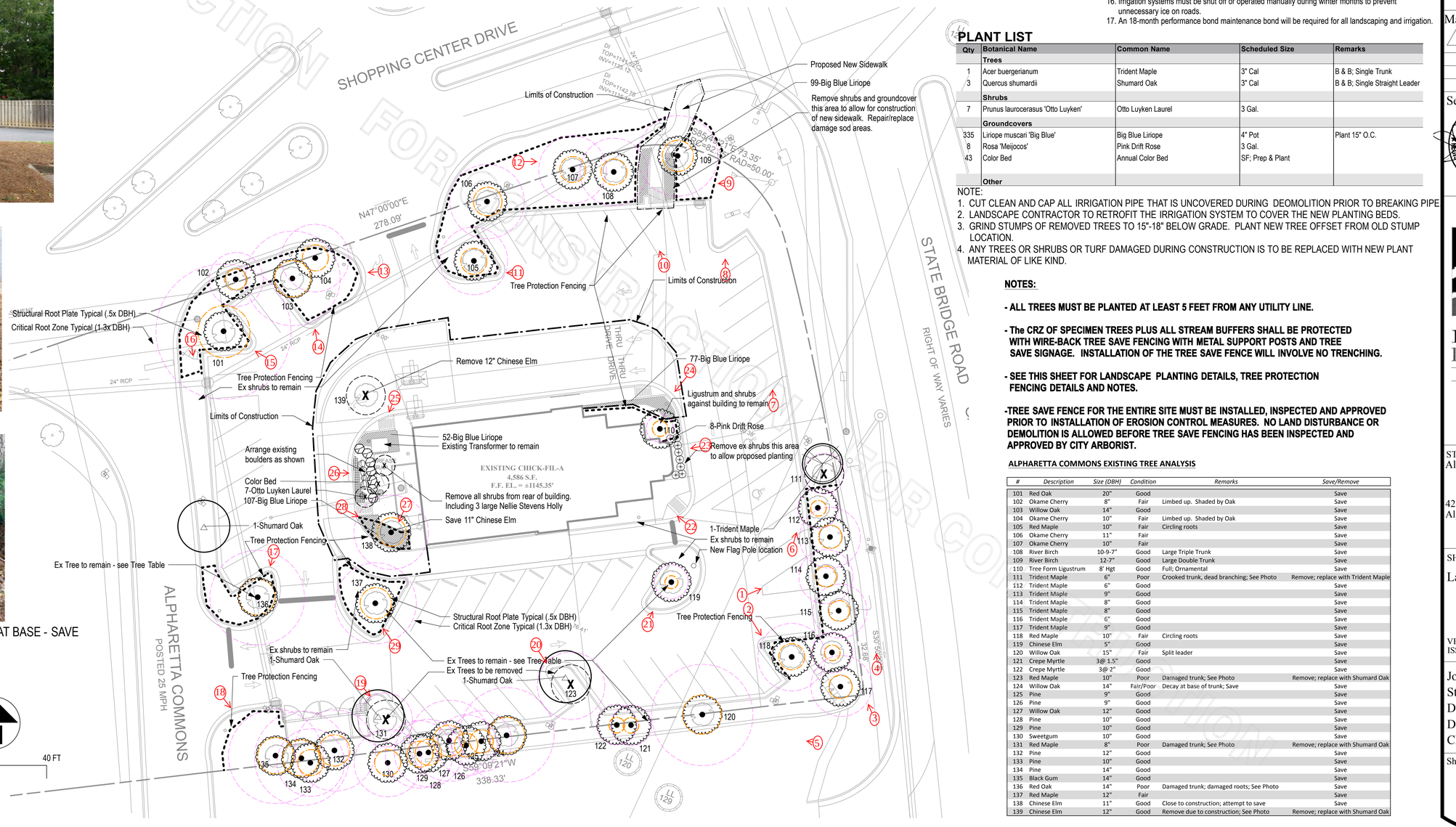
TREE #124 WILLOW OAK - DECAY AT BASE - SAVE











City of Alpharetta Notes:

1. 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.
2. 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.
3. The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved are the responsibility of the owner.
5. A 4" layer of mulch will be required for the CRZ of specimen trees. Mulch must be applied prior to the start of construction. Mulch shall not be placed directly against tree trunks.
6. A minimum 2" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
7. 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 strapping shall be cut and removed prior to backfill.
8. Trees less than the caliper inch shown will not be accepted. ie: 3 inch caliper trees must be 3 inches or larger.
9. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. 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.
11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year, bags will be refilled weekly by owner and refilled during droughts, for a minimum of 3 years after installation.
12. **NO TRENCHING ALLOWED IN TREE SAVE AREAS – INCLUDING IRRIGATION.**
13. All tree guys and stakes shall be removed from tree one year after planting or before.
14. Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages).
15. Irrigation spray onto public roadways is not allowed.
16. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.
17. An 18-month performance bond maintenance bond will be required for all landscaping and irrigation.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
1	Acer buergerianum	Trident Maple	3" Cal	B & B; Single Trunk
3	Quercus shumardii	Shumard Oak	3" Cal	B & B; Single Straight Leader
	Shrubs			
7	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 Gal.	
	Groundcovers			
335	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	Plant 15" O.C.
8	Rosa 'Meijocos'	Pink Drift Rose	3 Gal.	
43	Color Bed	Annual Color Bed	SF; Prep & Plant	
	Other			

NOTE:
1. CUT CLEAN AND CAP ALL IRRIGATION PIPE THAT IS UNCOVERED DURING DEOMOLITION PRIOR TO BREAKING PIPE
2. LANDSCAPE CONTRACTOR TO RETROFIT THE IRRIGATION SYSTEM TO COVER THE NEW PLANTING BEDS.
3. GRIND STUMPS OF REMOVED TREES TO 15"-18" BELOW GRADE. PLANT NEW TREE OFFSET FROM OLD STUMP LOCATION.
4. ANY TREES OR SHRUBS OR TURF DAMAGED DURING CONSTRUCTION IS TO BE REPLACED WITH NEW PLANT MATERIAL OF LIKE KIND.

NOTES:

- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

- The CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

- SEE THIS SHEET FOR LANDSCAPE PLANTING DETAILS, TREE PROTECTION FENCING DETAILS AND NOTES.

-TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

ALPHARETTA COMMONS EXISTING TREE ANALYSIS

#	Description	Size (DBH)	Condition	Remarks	Save/Remove
101	Red Oak	20"	Good		Save
102	Okame Cherry	8"	Fair	Limbed up. Shaded by Oak	Save
103	Willow Oak	14"	Good		Save
104	Okame Cherry	10"	Fair	Limbed up. Shaded by Oak	Save
105	Red Maple	10"	Fair	Circling roots	Save
106	Okame Cherry	11"	Fair		Save
107	Okame Cherry	10"	Fair		Save
108	River Birch	10-9-7"	Good	Large Triple Trunk	Save
109	River Birch	12-7"	Good	Large Double Trunk	Save
110	Tree Form Ligustrum	8' Hgt	Good	Full; Ornamental	Save
111	Trident Maple	6"	Poor	Crooked trunk, dead branching; See Photo	Remove; replace with Trident Maple
112	Trident Maple	6"	Good		Save
113	Trident Maple	9"	Good		Save
114	Trident Maple	8"	Good		Save
115	Trident Maple	8"	Good		Save
116	Trident Maple	6"	Good		Save
117	Trident Maple	9"	Good		Save
118	Red Maple	10"	Fair	Circling roots	Save
119	Chinese Elm	5"	Good		Save
120	Willow Oak	15"	Fair	Split leader	Save
121	Crepe Myrtle	3@ 1.5"	Good		Save
122	Crepe Myrtle	3@ 2"	Good		Save
123	Red Maple	10"	Poor	Damaged trunk; See Photo	Remove; replace with Shumard Oak
124	Willow Oak	14"	Fair/Poor	Decay at base of trunk; Save	Save
125	Pine	9"	Good		Save
126	Pine	9"	Good		Save
127	Willow Oak	12"	Good		Save
128	Pine	10"	Good		Save
129	Pine	10"	Good		Save
130	Sweetgum	10"	Good		Save
131	Red Maple	8"	Poor	Damaged trunk; See Photo	Remove; replace with Shumard Oak
132	Pine	12"	Good		Save
133	Pine	10"	Good		Save
134	Pine	14"	Good		Save
135	Black Gum	14"	Good		Save
136	Red Oak	14"	Poor	Damaged trunk; damaged roots; See Photo	Save
137	Red Maple	12"	Fair		Save
138	Chinese Elm	11"	Good	Close to construction; attempt to save	Save
139	Chinese Elm	12"	Good	Remove due to construction; See Photo	Remove; replace with Shumard Oak

FOR CONSTRUCTION

Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark	Date	By
1	7.29.14	SLM
	DRB/City Comments	
	8.4.14	SLM
	Adj to new svy	
Mark	Date	By
1	8.11.14	SLM
	Add curb at drive	
Mark	Date	By
1		

Seal

STATE OF GEORGIA
STEVE L. MANLEY
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 636

manley landdesign
landscape architecture
51 old canton street
alpharetta, ga 30009
ph: 770-442-8171
fx: 770-442-1123

STORE
Alpharetta Commons

4285 State Bridge Rd
Alpharetta, GA 30022

SHEET TITLE
Landscape Plan

VERSION:
ISSUE DATE:

Job No. : 2014032
Store : 0686
Date : 6.13.14
Drawn By : SLM
Checked By: SLM

Sheet
L-1.0

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: Flourish Restaurants, LLC d/b/a Foundation Social Eatery

Location Address: 55 Roswell St. Ste 100

Mailing Address: 3505 Westcote Ct. NW

City: Marietta State: GA Zip Code: 30066 -

Contact For All Notifications: Patti Wallis

Contact Telephone: - - Mobile Telephone: 678 - 357 - 7439

Fax: - - Email: pwallis@psi-atl-ga.us

Contact's Relation To Business: Applicant / Owner's Agent PWallis 8/02/2021

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Park Plaza Partners, LLC

Physical Address: 15144 Taylor Road, Milton, GA, 30004

Mailing Address: 65 Roswell Street, Suite 400

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 697 - 0803 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): Robert Brannon Date: 8-1-21

Owner Signature: Robert Brannon

Property Information:

Address (If Assigned) : 55 Roswell Street

Tax ID or Map Reference Number: 81-4457727

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

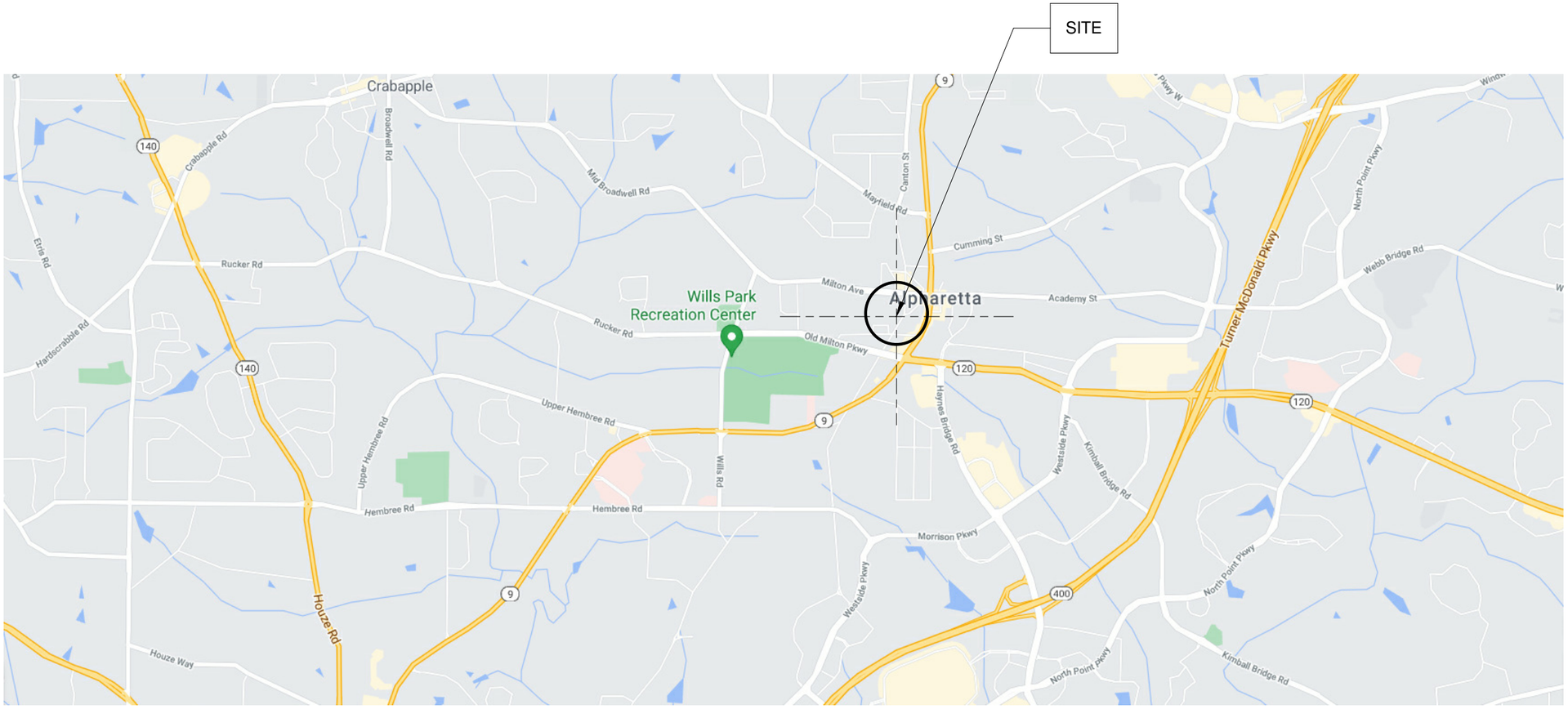
Existing Zoning of Property: Existing Uses of Property: Mixed-use Commercial Building

---

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: 8/02/21

Print Form



VICINITY MAP

FOUNDATION SOCIAL EATERY

55 ROSWELL STREET
SUITE 01
ALPHARETTA, GEORGIA, 30009

DESCRIPTION OF PROJECT

Foundation Social Eatery at 55 Roswell Street in Alpharetta, Georgia is a unique combined restaurant and retail experience. Inspired by the French Bistro Movement, which aims to provide an intimate and unpretentious atmosphere while serving unique cuisines in an easily accessible format, Chef Mel Toledo will bring his acclaimed offerings to the local Alpharetta community. The proposed exterior modifications to the existing building at 55 Roswell Street are heavily influenced by the path of a local pedestrian user, the adjacent downtown city center, and traditional bistro design.

Working with the existing building and its materials, the design calls for the following modifications to the exterior of the building:

- Paint the extent of existing stucco and trim on Ground Level darker grey and infill walls at tenant restaurant space
- Remove existing window and kneewall at new Entry Vestibule location and replace with similar window to those existing on Roswell Street to fit around proposed vestibule
- Curved burgundy fabric awning installed wrapping entry corner.
- Remove existing concrete sidewalk along Roswell Road at original entry door and continue landscaping across, door to remain, be painted to match rest of storefront and locked in closed position
- Apply painted floor mural to existing concrete sidewalk to highligh pedestrian path to main entry
- Addition of wood overhead structure with ivy and signage at existing brick entry posts to patio

DRB-01

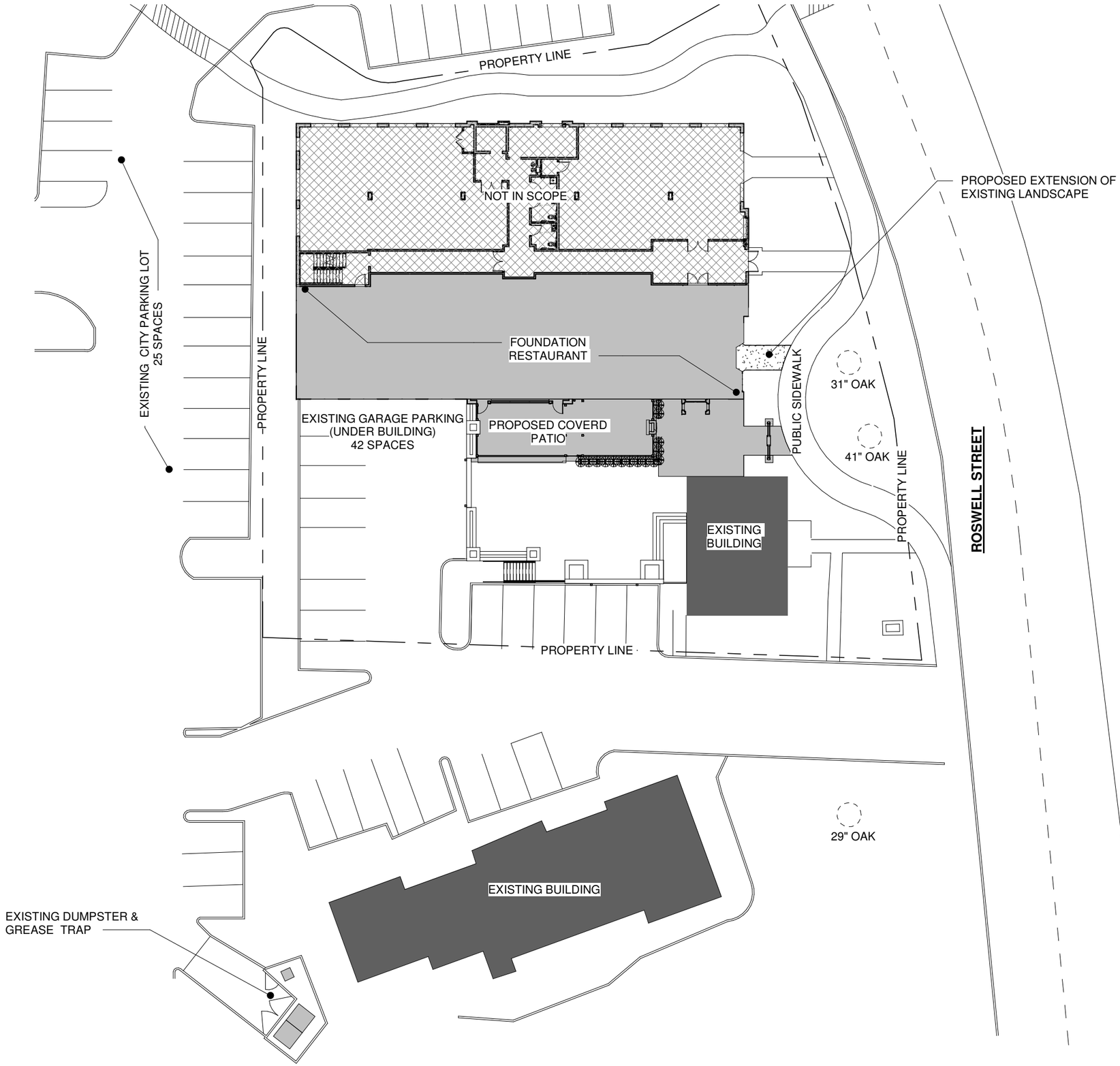
FOUNDATION SOCIAL EATERY - TITLE SHEET

REVISION TO

DATE 08/12/2021

PROJECT NO.: 2021-1.0

o13, inc.
916 joseph e lowery boulevard, suite 1 atlanta, ga 30318 t 404.223.3304 f 404.223.3603



SITE PLAN
1" = 30'-0"

DESCRIPTION OF PROJECT (CONTINUED)

- Addition of a 6" x 6" wood post and beam structured outdoor dining patio with standing seam metal roof. The patio also incorporates a concrete drink rail and prefabricated matte grey planter boxes with an orchid linework motif mural on the side facing the open patio.
- Addition of vestibule, clad with fiber cement board and trim and window openings to match existing infill walls. The vestibule is to be painted PT-02 to match exterior stucco and infill wall color proposed.
- Darker staining of existing concrete floor at covered patio dining
- Addition of fireplace at east side of dining patio constructed of brick to match existing building brick exterior.

GENERAL NOTES

- NOT IN SCOPE
- EXISTING BUILDING
- PROPOSED SCOPE
- PROPOSED LANDSCAPE

DRB-02

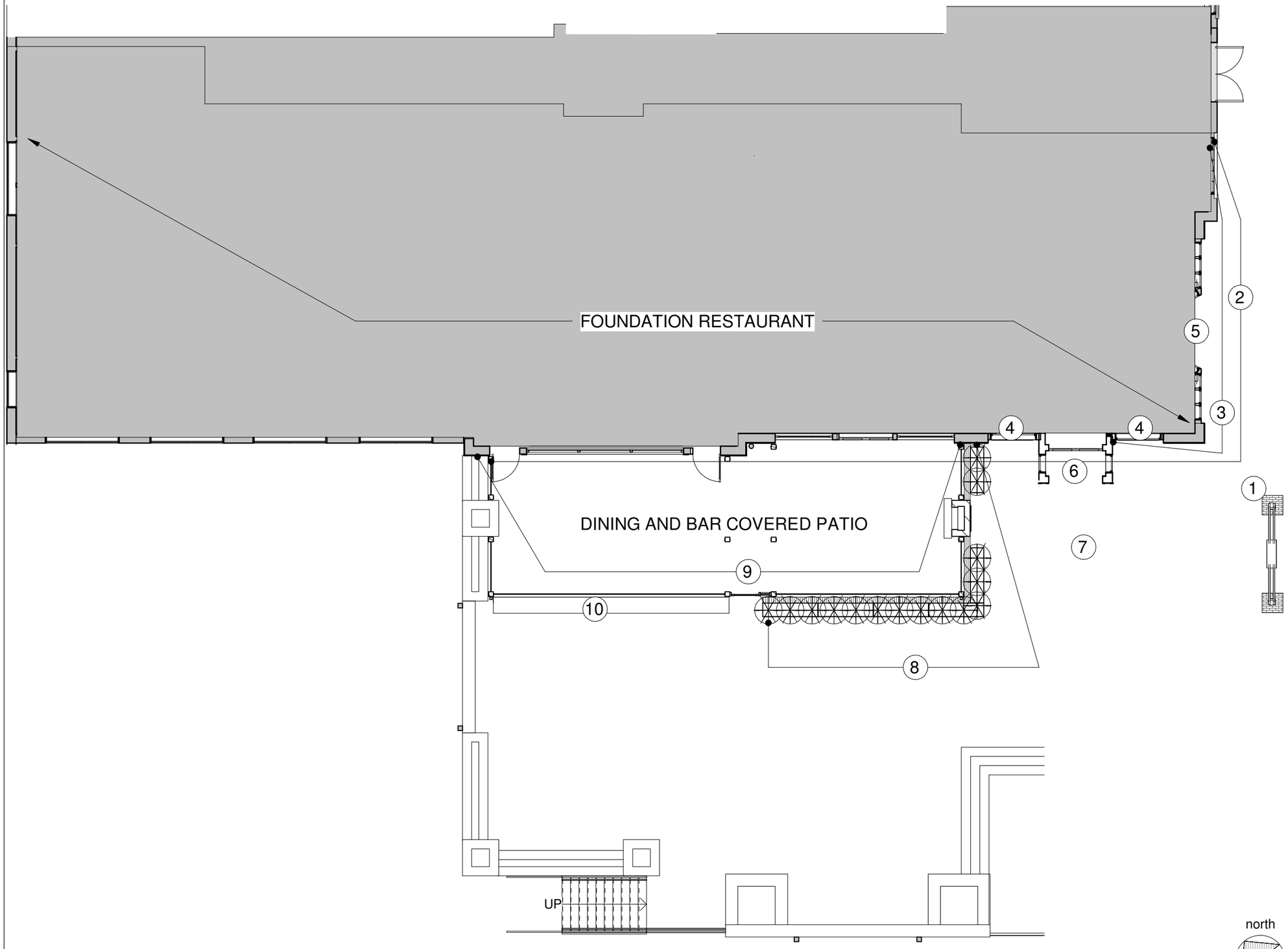
FOUNDATION SOCIAL EATERY - SITE PLAN

REVISION TO

DATE 08/12/2021

PROJECT NO.: 2021-1.0

dt3, inc.
916 joseph e lowery boulevard, suite 1 atlanta, ga 30318 t 404.223.3304 f 404.223.3603



FLOOR PLAN
3/32" = 1'-0"

north

PROPOSED EXTERIOR CHANGES

1. EXISTING BRICK ENTRY BASE POSTS TO HAVE WOOD ARCHWAY INSTALLED CONNECTING ONE ANOHTER. ARCHWAY TO BE PAINTED DEEP GREEN (PT-07) AND WRAPPED WITH GROWING IVY FLOWING FROM BUILT IN PLANTERS AT THE BASE POSTS. OIL RUBBED BRONZE GAS LANTERNS AND GLASS MENU BOARDS TO BE INSTALLED AT ARCH POSTS FLANKING ENTRANCE.
2. EXTERIOR STUCCO AND TRIM WRAPPING EXTENT OF TENANT EXTERIOR TO BE PAINTED DARKER, PT-02.
3. CURVED BURGUNDY FABRIC AWNING INSTALLED WRAPPING ENTRY CORNER, UP-06
4. EXISTING WINDOWS REMOVED AND REPLACED WITH CURVED WINDOW GLAZING, CONSISTENT WITH EXISTING ROSWELL STREET FACADES, IN ORDER TO ACCOMODATE VESTIBULE
5. EXISTING CONCRETE SIDEWALK AT ORIGINAL ENTRY DOOR REMOVED TO CONTINUE LANDSCAPING ACROSS, DOOR TO REMAIN LOCKED AND IN CLOSED POSITION AND BE PAINTED TO MATCH REST OF STOREFRONT
6. ADDITION OF VESTIBULE, CLAD WITH FIBER CEMENT BOARD AND TRIM AND WINDOW OPENINGS PAINTED TO MATCH EXISTING INFILL WALLS, PT-02.
7. EXTERIOR PAINTED FLOOR MURAL OF ORCHID LINEWORK APPLIED AT EXISTING CONCRETE TO HIGHLIGHT PEDESTRIAN PATH TO MAIN ENTRY DOOR.
8. MATTE GREY PREFABRICATED PLANTER BOXES PAINTED WITH ORCHID LINEWORK MOTIF. PLANTERS ALIGNED TO CREATE PATIO SURROUND WALL WITH BRICK FIREPLACE AND BRAND WALL.
9. DARKER (CO-01) STAIN APPLIED TO EXISTING CONCRETE FLOOR AT COVERED PATIO DINING
10. CONCRETE BAR HEIGHT DRINK RAIL AT OPEN PATIO

DRB-03

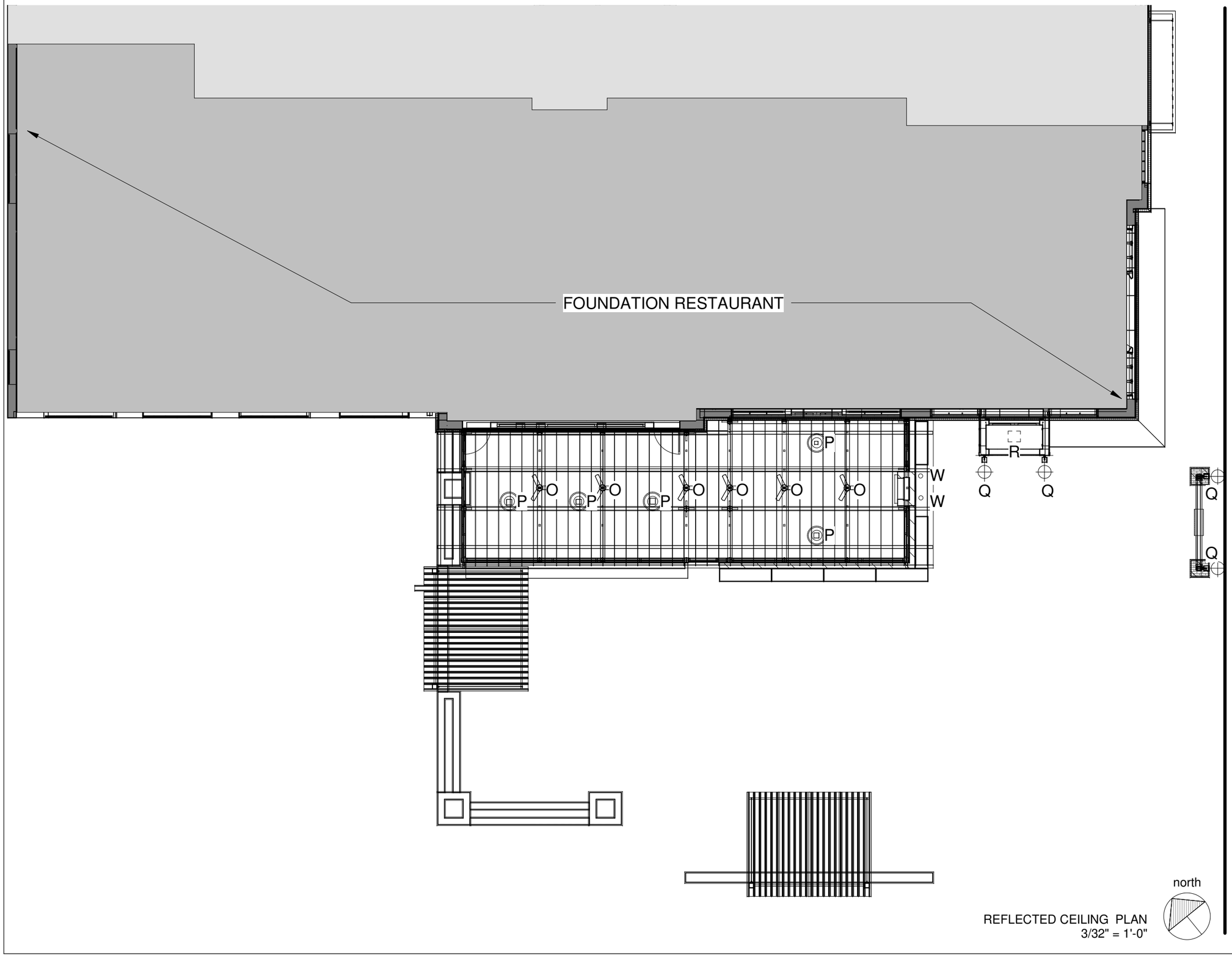
FOUNDATION SOCIAL EATERY - PLAN

REVISION TO

DATE 08/12/2021

PROJECT NO.: 2021-1.0

ai3, inc.
916 joseph e lowery boulevard, suite 1 atlanta, ga 30318 t 404.223.3304 f 404.223.3603



REFLECTED CEILING PLAN
3/32" = 1'-0"

north

LIGHTING NOTES

Q



GAS LANTERN AT ENTRY WAY POSTS

PRODUCT DETAILS:
Flambeaux Metropolitan Lantern 16" x 7" x 7" x 26"L

R



FLUSH CEILING LIGHT AT VESTIBULE

PRODUCT DETAILS:
Rejuvenation Lombard Flush Fixture

P



PENDANT LIGHT AT COVERED PATIO DINING

PRODUCT DETAILS: Arhaus Pacifica Pendant

O



CEILING FAN AT COVERED PATIO

PRODUCT DETAILS: Modern Fan Arbour DC 54in Fan

W



UPLIGHT AT PATIO FLOOR
PRODUCT DETAILS: To Match Existing

DRB-04

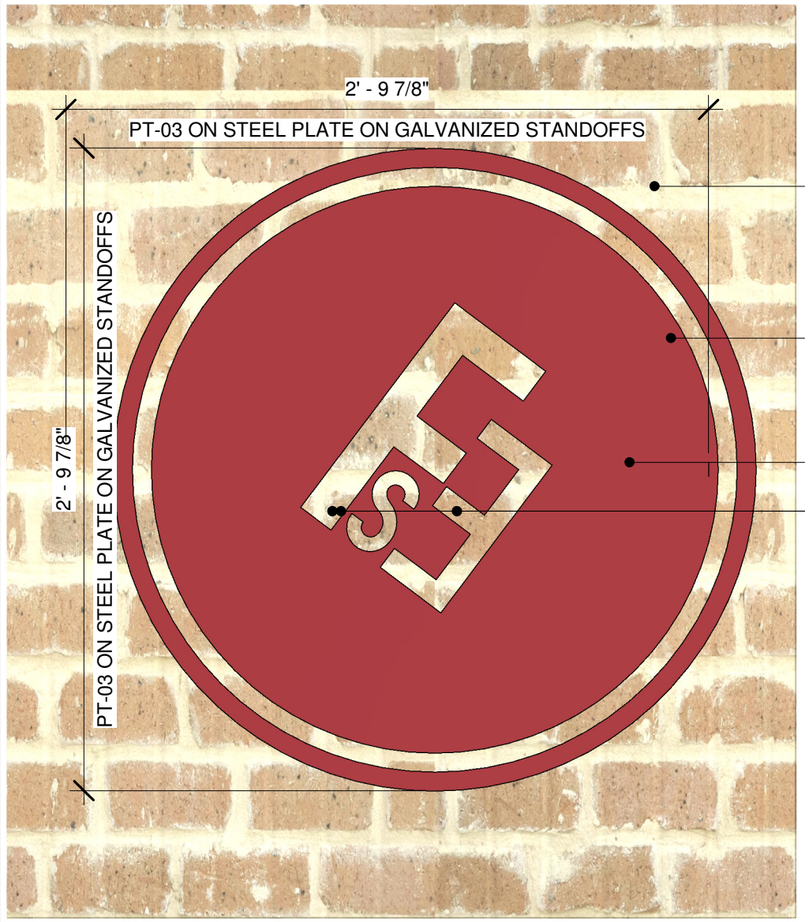
FOUNDATION SOCIAL EATERY - REFLECTED CEILING PLAN

ai3, inc.
916 joseph e lowery boulevard, suite 1
atlanta, ga 30318 t 404.223.3304 f 404.223.3603

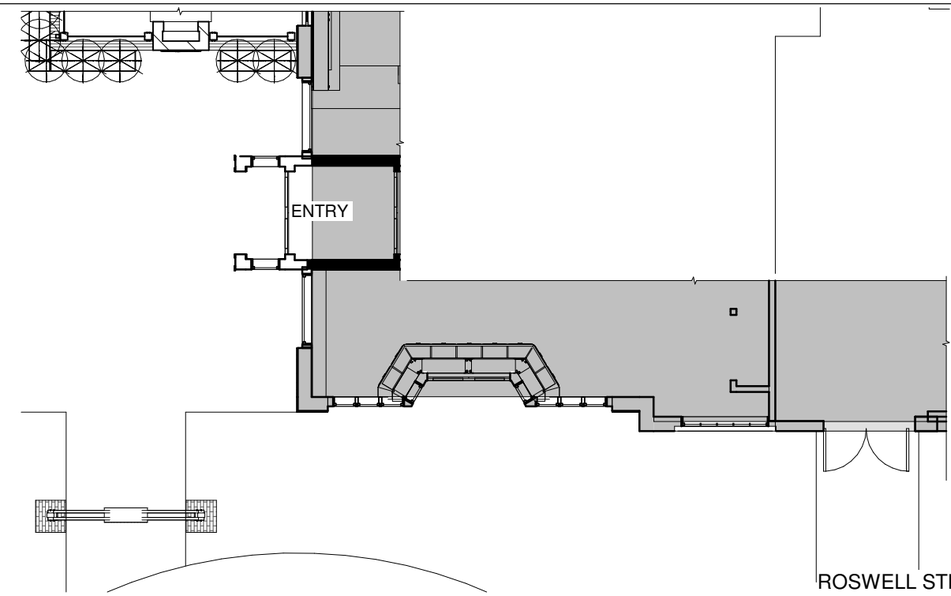
PROJECT NO.: 2021-1.0

DATE 08/12/2021

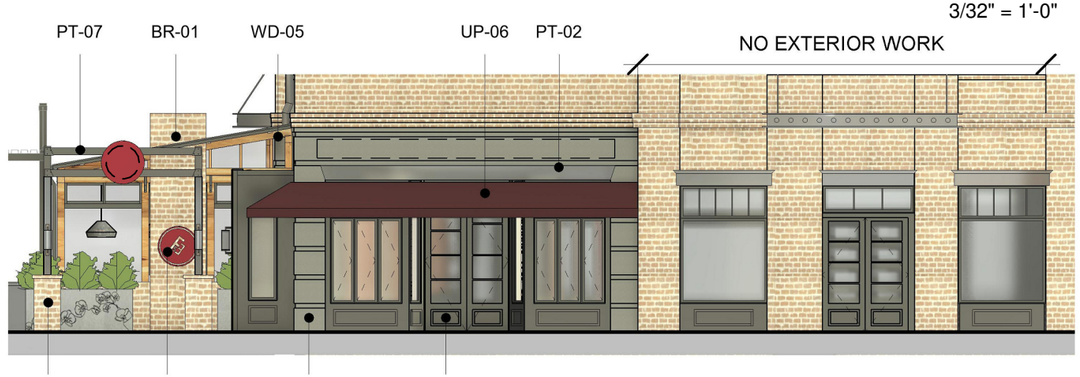
REVISION TO



SIGNAGE
1 1/2" = 1'-0"



ROSWELL STREET PLAN
3/32" = 1'-0"



ROSWELL STREET ELEVATION
3/32" = 1'-0"







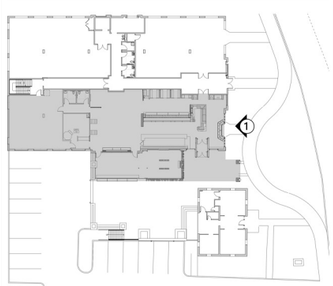


EXISTING CONDITIONS

GENERAL NOTES

SIGNAGE LOCATION, TO BE SUBMITTED AT A LATER DATE

KEY PLAN:



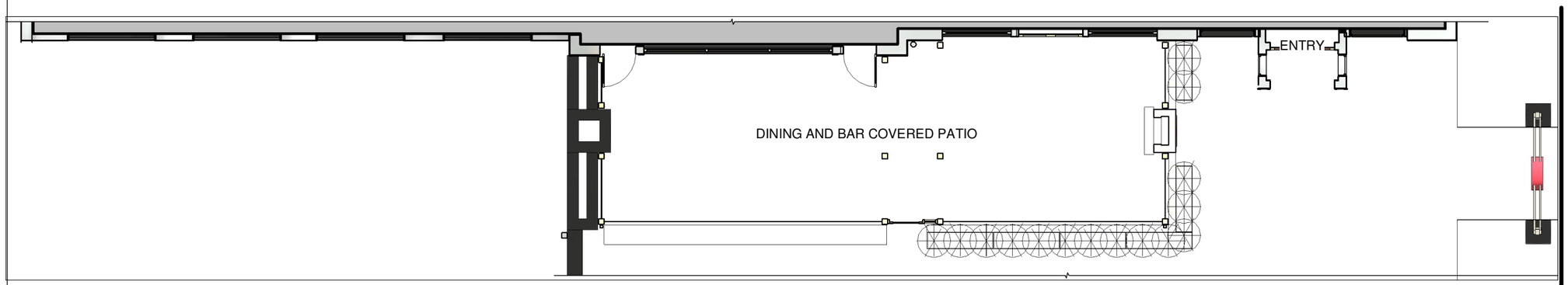
NOT TO SCALE

DRB-05

FOUNDATION SOCIAL EATERY - ROSWELL STREET ELEVATION

DATE 08/12/2021
PROJECT NO.: 2021-1.0
REVISION TO

a3. inc.
916 joseph e lowery boulevard, suite 1 atlanta, ga 30318 t 404.223.3304 f 404.223.3603



PATIO PLAN
3/32" = 1'-0"



PATIO ELEVATION
3/32" = 1'-0"

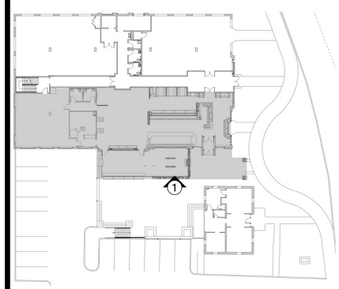






EXISTING CONDITIONS

KEY PLAN:



NOT TO SCALE

FOUNDATION SOCIAL EATERY - PATIO ELEVATION

DRB-06

REVISION TO

DATE 08/12/2021

PROJECT NO.: 2021-1.0

ai3, inc.
916 joseph e lowery boulevard, suite 1 atlanta, ga 30318 t 404.223.3304 f 404.223.3603



PT-02
TYPICAL DARK GREY PAINT AT STUCCO AND TRIM

PRODUCT DETAILS: Sherwin Williams Iron Ore 7069



PT-03
FOUNDATION BRAND RED AT LOGO WALL

PRODUCT DETAILS: Sherwin Williams Red Theatre 7584

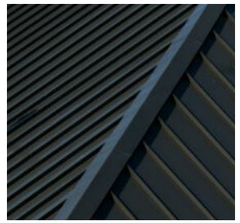


PT-07
GREEN PAINT AT EXTERIOR ENTRY ARCHWAY FRAME

PRODUCT DETAILS: Sherwin Williams Rock Garden 6195



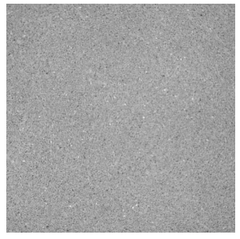
CO-01
STAINED CONCRETE AT PATIO DINING FLOOR



MTL-03
STANDING SEAM METAL ROOF AT PATIO COVERING

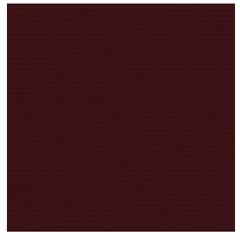


MTL-04
METAL TO MATCH PREFABRICATED PLANTERS



SS-02
SOLID SURFACE CONCRETE AT PATIO DRINK RAIL

PRODUCT DETAILS: DEX Industries Dexterity 03 Platinum

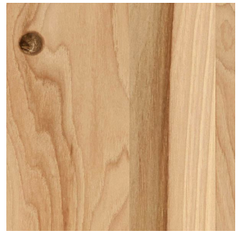


UP-06
SHADE FABRIC AT AWNING

PRODUCT DETAILS:
Sunbrella Shade Burgundy 4631



BR-01
BRICK TO MATCH EXISTING



WD-05
WOOD AT EXTERIOR PATIO FRAMING

EXISTING BASE BUILDING MATERIALS:



CONCRETE AT EXTERIOR GROUND



BRICK AT EXTERIOR BUILDING FACE



METAL AT EXTERIOR AWNING AND TRIM

MATERIAL LOCATION NOTES

ROSWELL STREET ELEVATION INCLUDES THE FOLLOWING FINISHES:

- PT-02
- PT-03
- PT-07
- WD-05
- UP-06
- MTL-03
- BR-01
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING METAL

PATIO ELEVATION INCLUDES THE FOLLOWING FINISHES:

- PT-02
- PT-07
- SF-01
- WD-05
- SS-02
- UP-06
- CO-01
- MTL-03
- MTL-04
- BR-01
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING METAL

DRB-07

FOUNDATION SOCIAL EATERY - MATERIALS

REVISION TO

DATE 08/12/2021

PROJECT NO.: 2021-1.0

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ROSWELL STREET PERSPECTIVE



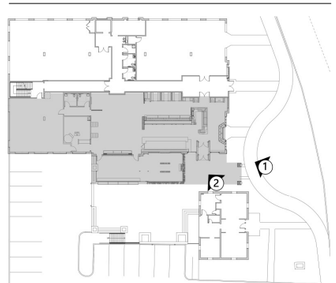
ENTRY VESTIBULE PERSPECTIVE

PROPOSED EXTERIOR CHANGES

1. EXISTING BRICK ENTRY BASE POSTS TO HAVE WOOD ARCHWAY INSTALLED CONNECTING ONE ANOHTER. ARCHWAY TO BE PAINTED DEEP GREEN (PT-07) AND WRAPPED WITH GROWING IVY FLOWING FROM BUILT IN PLANTERS AT THE BASE POSTS. OIL RUBBED BRONZE GAS LANTERNS AND GLASS MENU BOARDS TO BE INSTALLED AT ARCH POSTS FLANKING ENTRANCE.
2. EXTERIOR STUCCO AND TRIM WRAPPING EXTENT OF TENANT EXTERIOR TO BE PAINTED DARKER, PT-02.
3. CURVED BURGUNDY FABRIC AWNING INSTALLED WRAPPING ENTRY CORNER, UP-06
4. EXISTING WINDOWS REMOVED AND REPLACED WITH CURVED WINDOW GLAZING, CONSISTENT WITH EXISTING ROSWELL STREET FACADES, IN ORDER TO ACCOMODATE VESTIBULE
5. EXISTING CONCRETE SIDEWALK AT ORIGINAL ENTRY DOOR REMOVED TO CONTINUE LANDSCAPING ACROSS, DOOR TO REMAIN LOCKED AND IN CLOSED POSITION AND BE PAINTED TO MATCH REST OF STOREFRONT
6. ADDITION OF VESTIBULE, CLAD WITH FIBER CEMENT BOARD AND TRIM AND WINDOW OPENINGS PAINTED TO MATCH EXISTING INFILL WALLS, PT-02.
7. EXTERIOR PAINTED FLOOR MURAL OF ORCHID LINEWORK APPLIED AT EXISTING CONCRETE TO HIGHLIGHT PEDESTRIAN PATH TO MAIN ENTRY DOOR.
8. MATTE GREY PREFABRICATED PLANTER BOXES PAINTED WITH ORCHID LINEWORK MOTIF. PLANTERS ALIGNED TO CREATE PATIO SURROUND WALL WITH BRICK FIREPLACE AND BRAND WALL.
9. DARKER (CO-01) STAIN APPLIED TO EXISTING CONCRETE FLOOR AT COVERED PATIO DINING
10. CONCRETE BAR HEIGHT DRINK RAIL AT OPEN PATIO

– – – – – SIGNAGE LOCATION, TO BE SUBMITTED AT A LATER DATE

KEY PLAN:



NOT TO SCALE

DRB-08

FOUNDATION SOCIAL EATERY - PERSPECTIVES

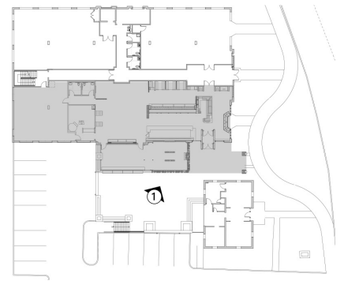
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DATE 08/12/2021

PROJECT NO.: 2021-1.0

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KEY PLAN:



NOT TO SCALE



PATIO PERSPECTIVE

PROPOSED EXTERIOR CHANGES

1. EXISTING BRICK ENTRY BASE POSTS TO HAVE WOOD ARCHWAY INSTALLED CONNECTING ONE ANOHTER. ARCHWAY TO BE PAINTED DEEP GREEN (PT-07) AND WRAPPED WITH GROWING IVY FLOWING FROM BUILT IN PLANTERS AT THE BASE POSTS. OIL RUBBED BRONZE GAS LANTERNS AND GLASS MENU BOARDS TO BE INSTALLED AT ARCH POSTS FLANKING ENTRANCE.
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9. DARKER (CO-01) STAIN APPLIED TO EXISTING CONCRETE FLOOR AT COVERED PATIO DINING
10. CONCRETE BAR HEIGHT DRINK RAIL AT OPEN PATIO

DRB-09

FOUNDATION SOCIAL EATERY - PERSPECTIVES

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PEPA-100-SG
CHAIR AT PETITE PATIO
CAFE TABLES

PRODUCT DETAILS: Fermob Stripe Side Chair in Liquorice



PEPA-200-TBL
CAFE TABLE AT PETITE PATIO

PRODUCT DETAILS: Mason Absinthe French Bistro Table



STG-300-LT
TABLE LAMP AT LOUNGE AND PATIO DINING TABLES

PRODUCT DETAILS: Rejuvenation Kibby Lamp Sphere



PAT-203-TBL
BAR DINING TABLE AT COVERED PATIO

PRODUCT DETAILS: Case Eos Bar Table Square in Black



STG-100-SG
LOUNGE CHAIR AT PATIO LOUNGE

PRODUCT DETAILS: DWR Case Eos Lounge Chair Black



STG-200-TBL
SIDE TABLE AT PATIO LOUNGE

PRODUCT DETAILS: Janus Et Cie Bell Side Table Round



PAT-200-TBL & PAT-202-TBL
TEAK DINING TABLE AT COVERED PATIO

PRODUCT DETAILS: Mama Green Industrial Bistro Table



PAT-102-SG
CENTRAL DINING CHAIR AT COVERED PATIO

PRODUCT DETAILS: Case Eos Dining Arm Chair in Rust



PAT-104-SG
SIDE CHAIR AT COVERED PATIO

PRODUCT DETAILS: DWR Sustainable Woody Chair in Black



PAT-201-TBL
TEAK DINING TABLE AT COVERED PATIO

PRODUCT DETAILS: Mama Green Industrial Picnic Dining Table



PAT-103-SG
BAR HEIGHT DINING CHAIR AT COVERED PATIO

PRODUCT DETAILS: Case Eos Bar Stool in Rust



PLANTERS AT COVERED PATIO SURROUND

PRODUCT DETAILS: IAP Monsoon 042, 72" x 36" x 18", Matte Grey

FF&E LOCATION NOTES

THE PETITE PATIO INCLUDES THE FOLLOWING FF&E ITEMS:

- PEPA-100-SG
- PEPA-200-TBL

THE DINING AND BAR COVERED PATIO INCLUDES THE FOLLOWING FF&E ITEMS:

- STG-300-LT
- PAT-200-TBL
- PAT-202-TBL
- PAT-102-SG
- PAT-104-SG
- PAT-201-TBL
- PAT-103-SG
- PAT-203-TBL
- PLANTERS

THE LOUNGE PATIO INCLUDES THE FOLLOWING FF&E ITEMS:

- STG-300-LT
- STG-100-SG
- STG-200-TBL
- PLANTERS

DRB-10

FOUNDATION SOCIAL EATERY - FF&E

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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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TPAGROUP

LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

AUGUST 2, 2021

A 1.0

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NORTH ELEVATION

0 16 24 32 48



FINISH SCHEDULE

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

PARTIAL NORTH ELEVATION - MULTI-FAMILY



NORTH ELEVATION

0 16 24 32 48



FINISH SCHEDULE

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4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

PARTIAL NORTH ELEVATION - MULTI-FAMILY



NORTH ELEVATION

0 16 24 32 48



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4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

PARTIAL WEST ELEVATION - MULTI-FAMILY



NORTH ELEVATION

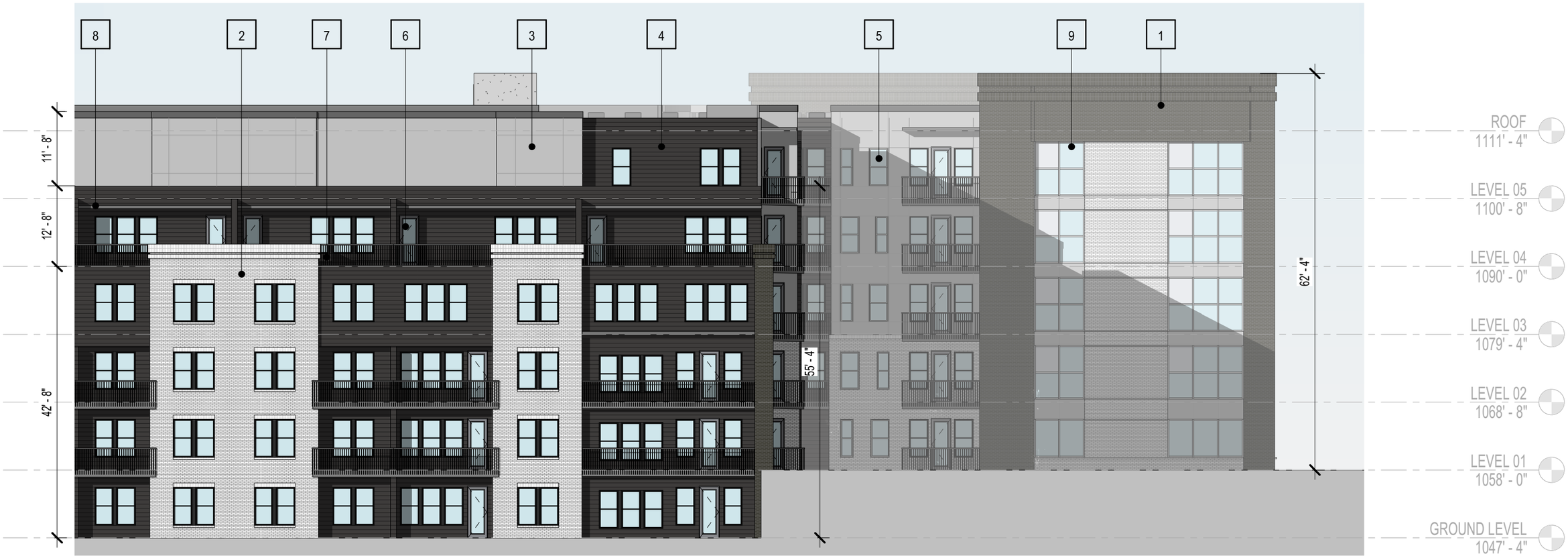
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FINISH SCHEDULE

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1	**BRICK VENEER** | BLACK	6	**ALUMINUM DOOR w/ GLASS PANEL**
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4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

PARTIAL WEST ELEVATION - MULTI-FAMILY



WEST ELEVATION

0 16 24 32 48



FINISH SCHEDULE

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5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**CORRUGATED ALUMINUM PANEL**

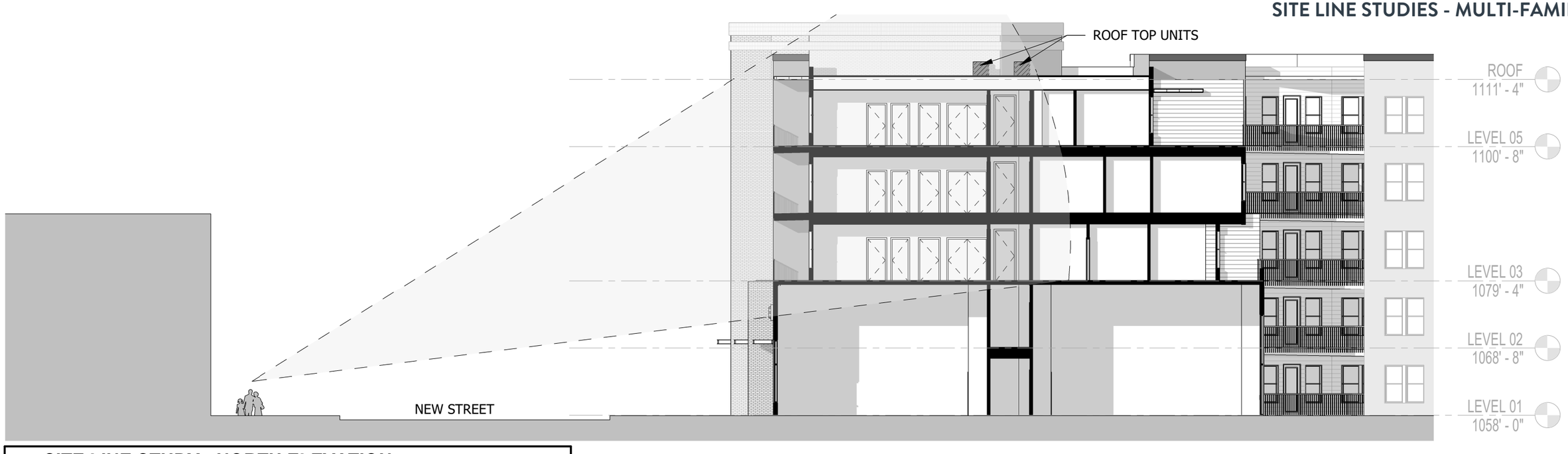
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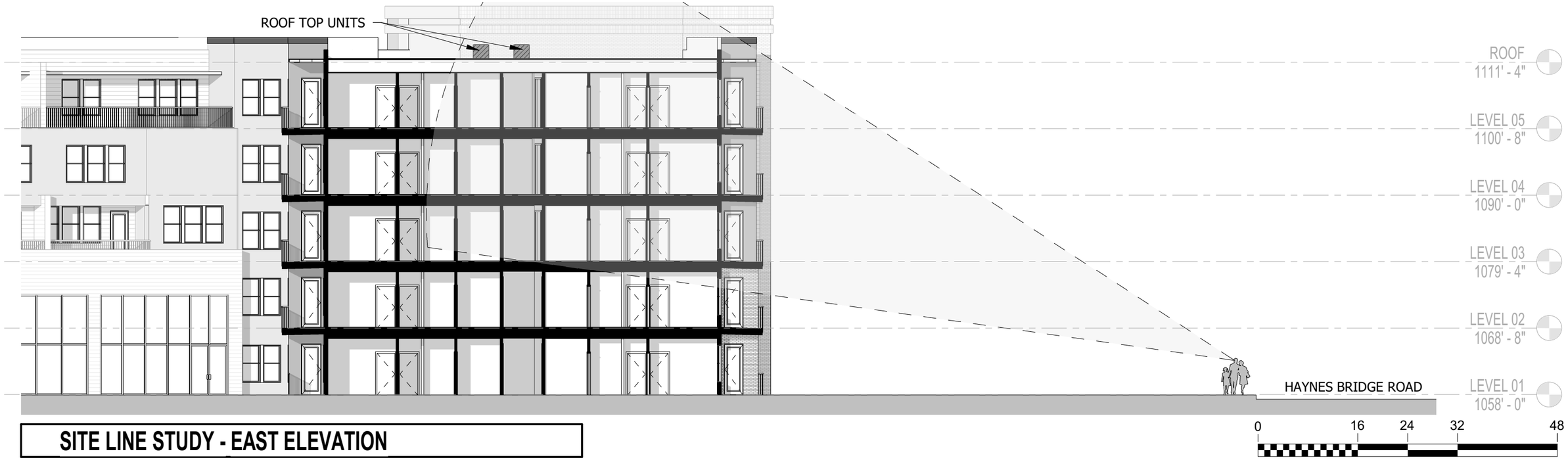
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SITE LINE STUDY - NORTH ELEVATION



SITE LINE STUDY - EAST ELEVATION

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PERSPECTIVE VIEW 1

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PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3

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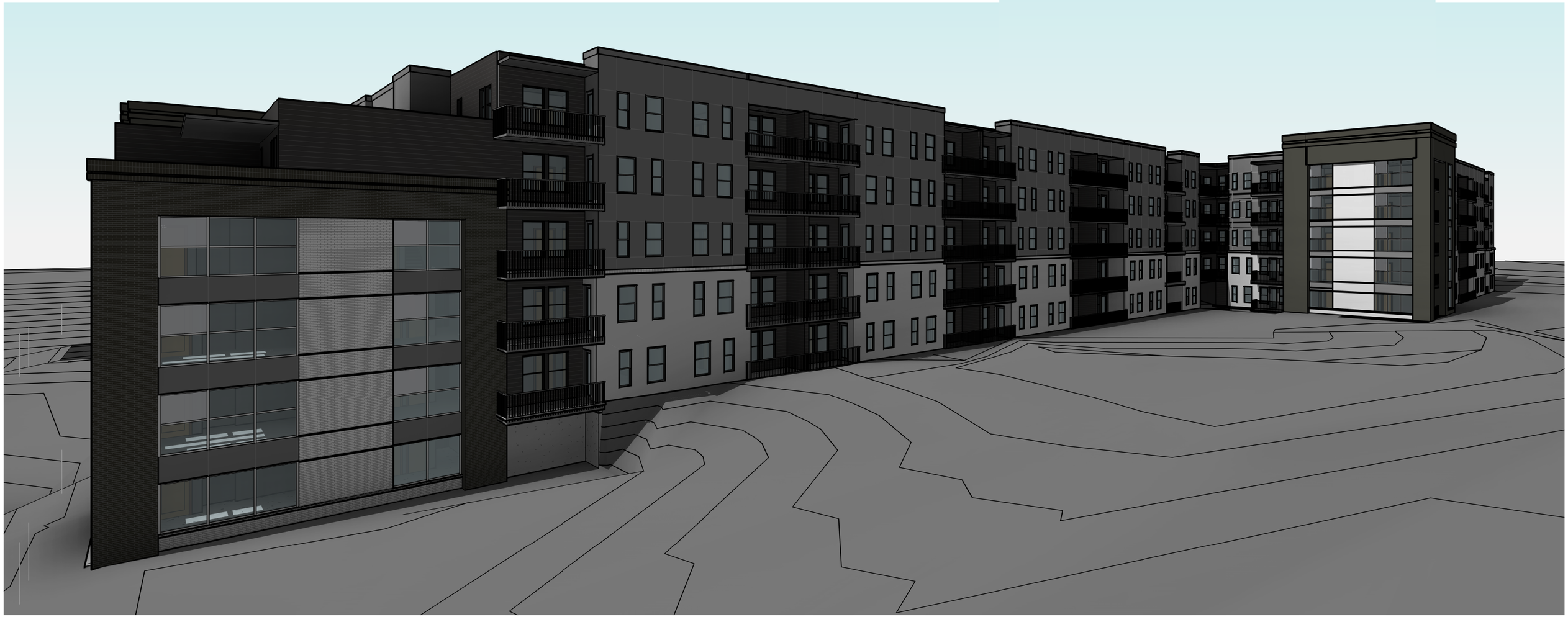
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PERSPECTIVE VIEW 4

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TYPICAL RETAIL BRICK DETAILING - 1



TYPICAL RETAIL BRICK DETAILING - 2

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RESIDENTIAL BRICK DETAILING AT POCKET PARK



RESIDENTIAL BRICK DETAIL AT FENESTRATION



RESIDENTIAL BRICK DETAIL AT PARAPET

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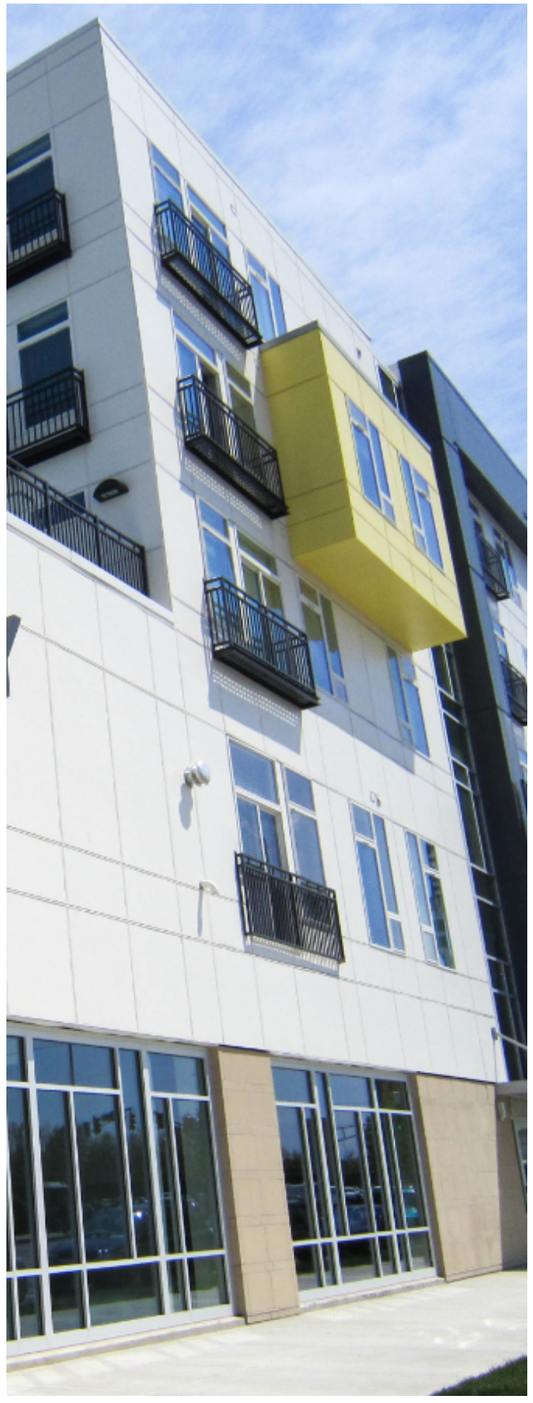
RESIDENTIAL BRICK DETAIL AT BRICK AND PANEL TRANSITION



RESIDENTIAL BRICK DETAIL

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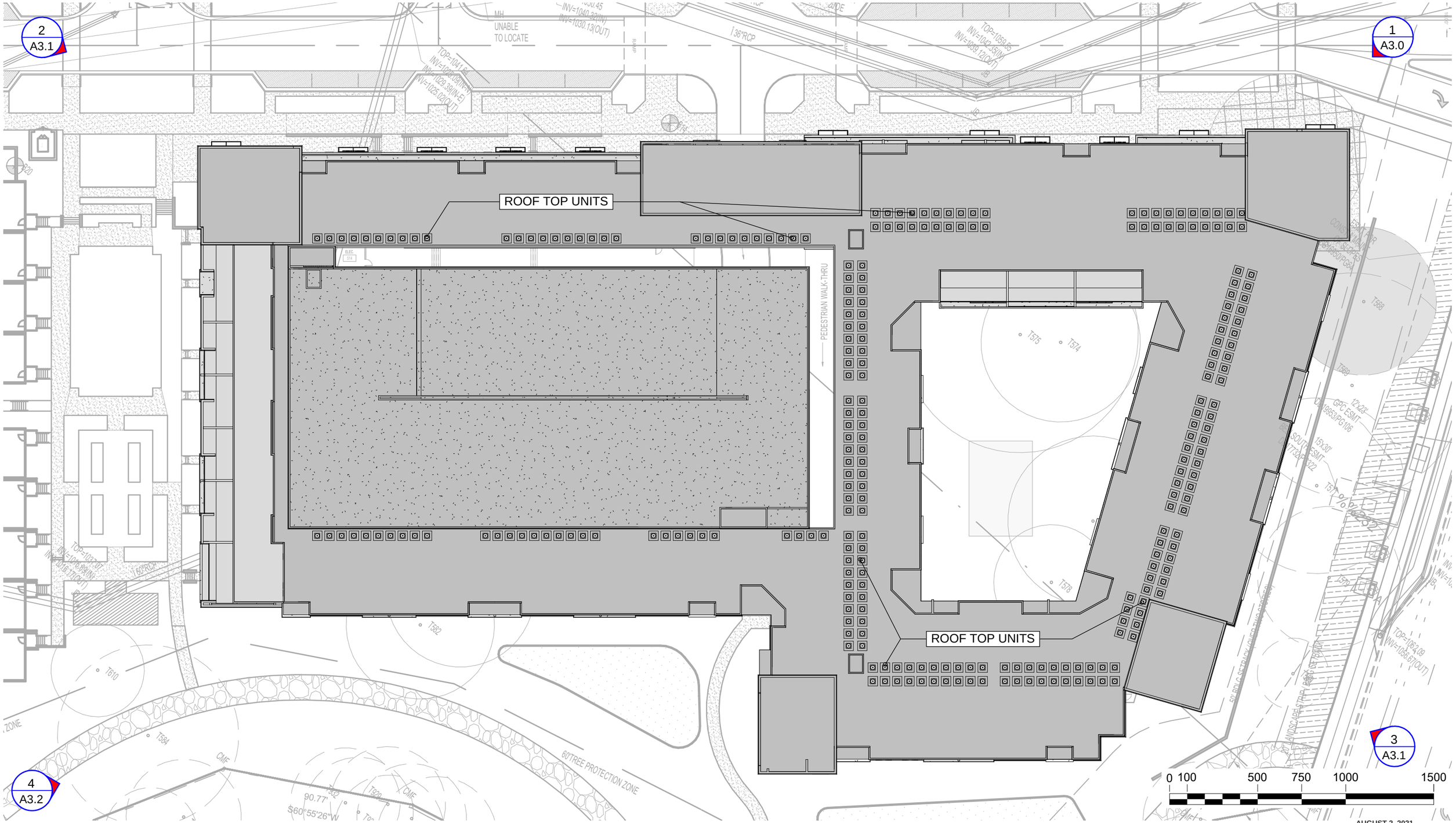








ROOF PLAN - MULTI-FAMILY



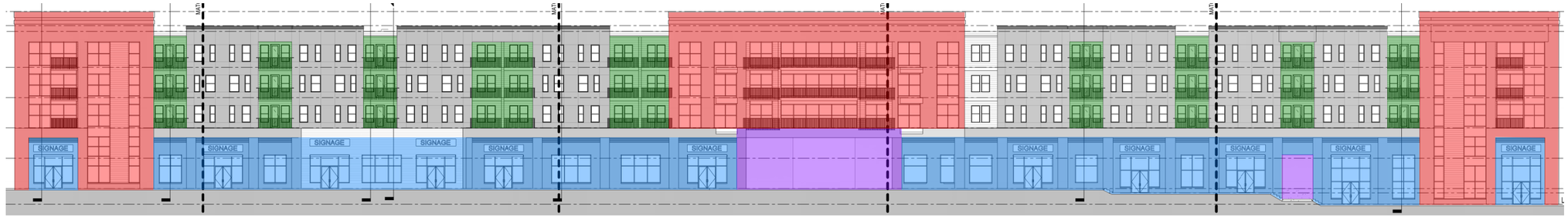
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NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



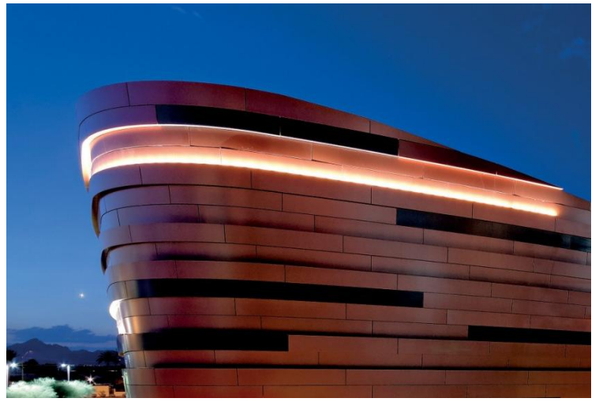
SOUTH ELEVATION

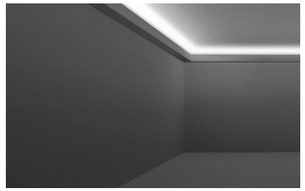
FOCUS AREAS

- TOWERS
- RETAIL
- OTHER ENTRANCES
- BALCONIES

NELSON Kimley»Horn SITE solutions WINDWARD

TPAGROUP





LINEAR HIGHLIGHTING
at roofline, between horizontal bands; to emphasize the architectural detail and provide a distinguishing cap to the towers

SMALL APERTURE DOWNLIGHTS
at balconies within towers; to provide task lighting while setting these areas apart from standard balconies

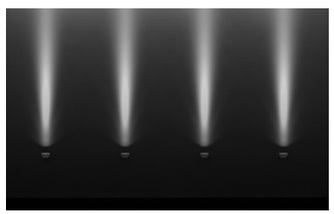


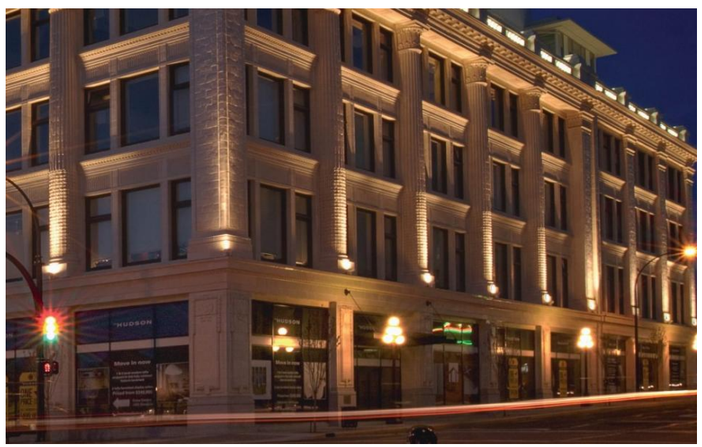


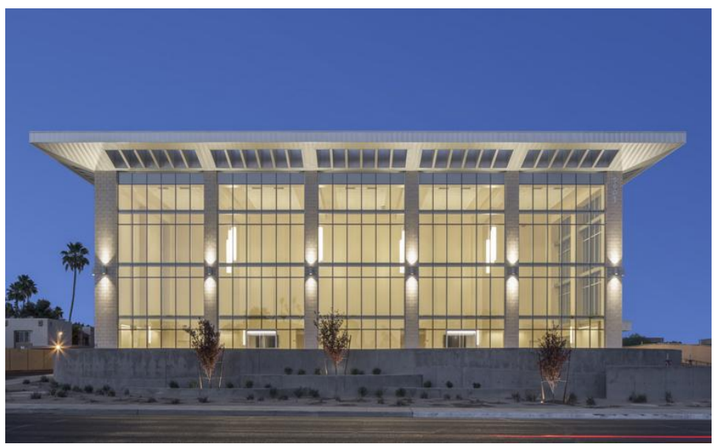
TYP. AT ALL TOWERS



NARROW BEAM UP AND/OR DOWNLIGHT
at columns and wider wall sections; to emphasize the verticality of the architecture and draw the eye upwards







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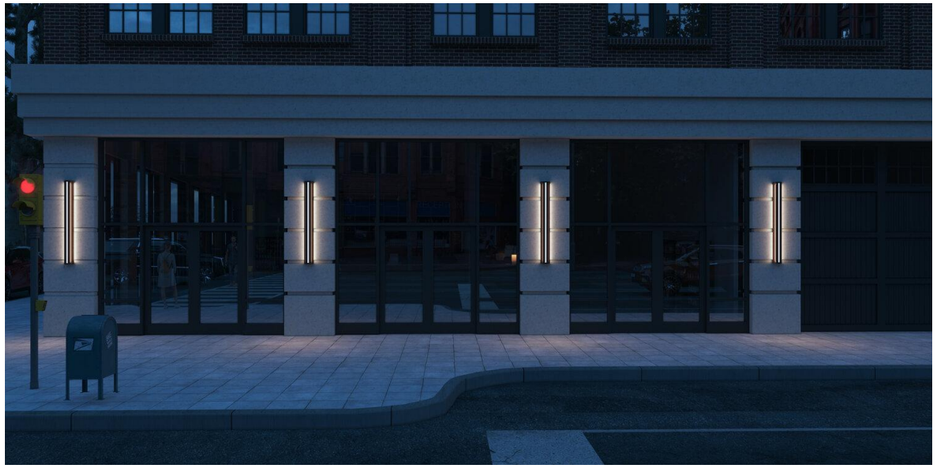
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SIGNAGE LIGHTING
by individual tenants

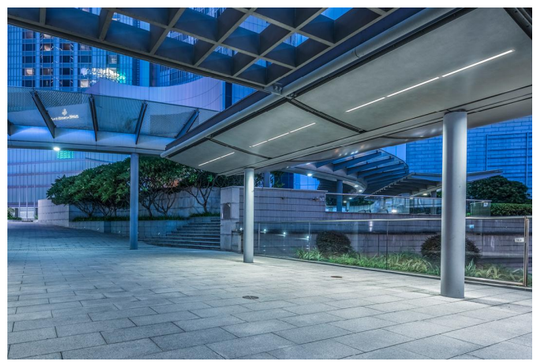
DECORATIVE SCONCE
on wall between windows; sculptural form in a repetitive pattern provides positive aesthetics day and night



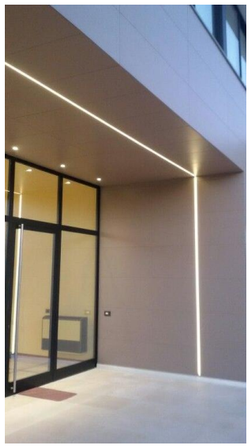




CANOPY LIGHTING
linear downlight at the underside of the canopy; increased illumination draws attention to the retail entry while providing required egress lighting







RECESSED LINEAR LIGHTING
low intensity, linear lensed fixture running continuously along sides and top edge of opening; to draw attention to building entrance



SOUTH PEDESTRIAN ENTRANCE



PARKING GARAGE ENTRANCE

EGRESS LIGHTING
non-descript, wall mounted fixture located above exit door; direct downlight distribution to not draw undue attention to fixture





DECORATIVE SCONCE
mounted at either side of the wall opening; to help reinforce the entry point into the building







BACK-OF-HOUSE DOORS

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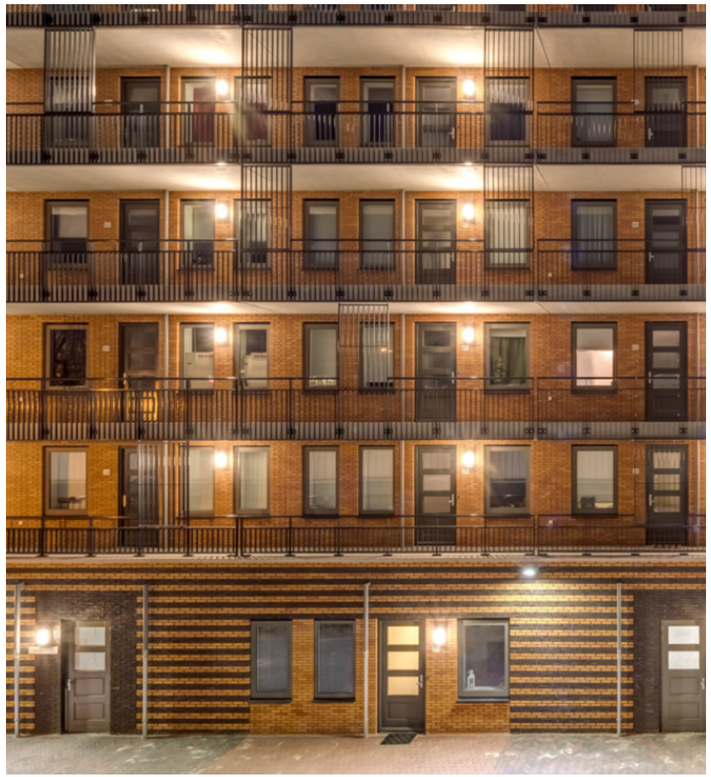
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SQUARE WALL SCONCE
with diffuse, luminous face to provide soft light at balcony; fixtures aligned from floor to floor, for uniform appearance when seen from afar





TYPICAL BALCONIES

RECESSED STEP LIGHTS
mounted in wall at terrace level, below roofline of Level 3, to avoid direct view from Pocket Park; low intensity, to illuminate perimeter of terrace for orientation, but not draw undue attention

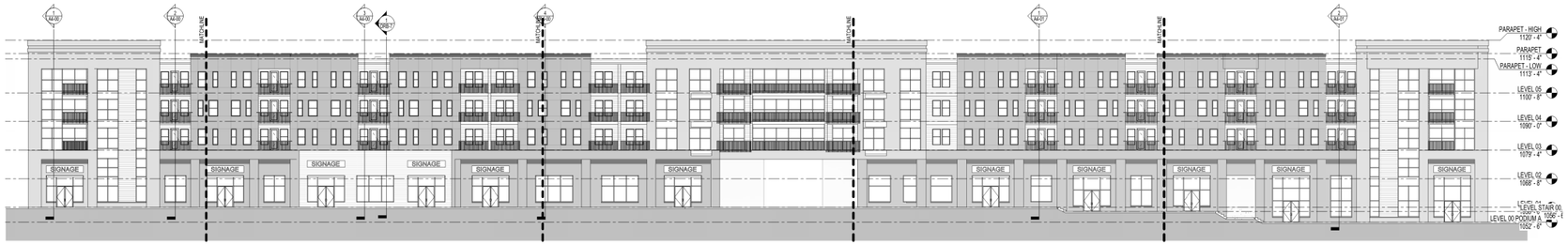




WEST TERRACE AT LEVEL 4

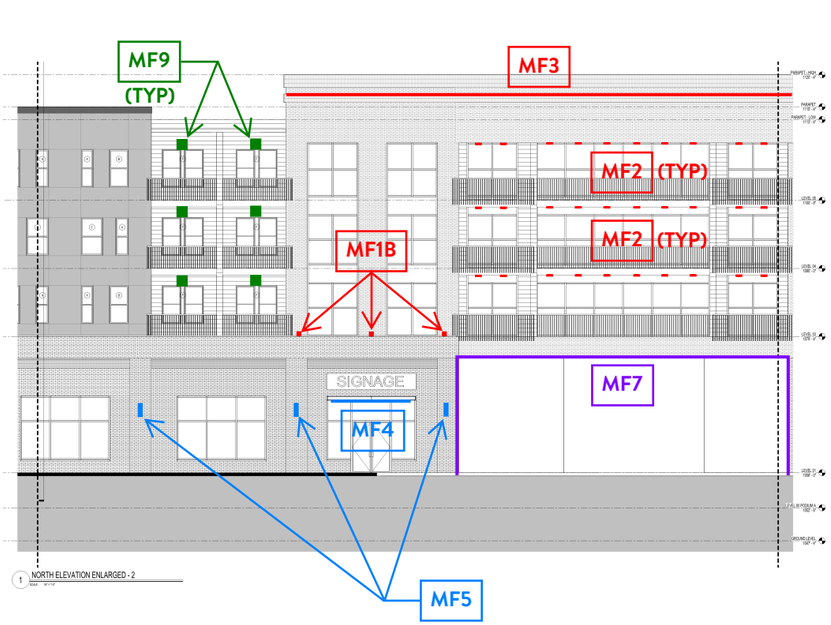


LIGHTING LAYOUT:
NORTH ELEVATION

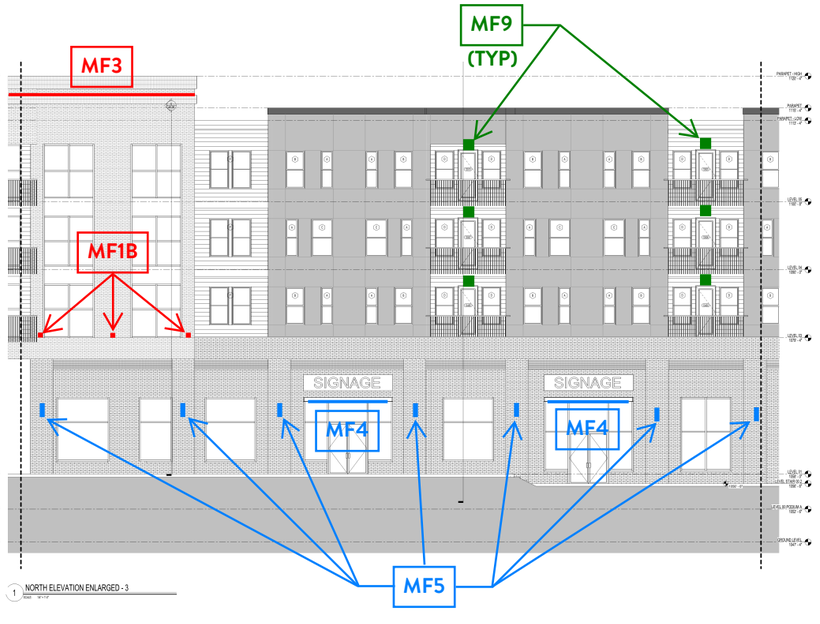


1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

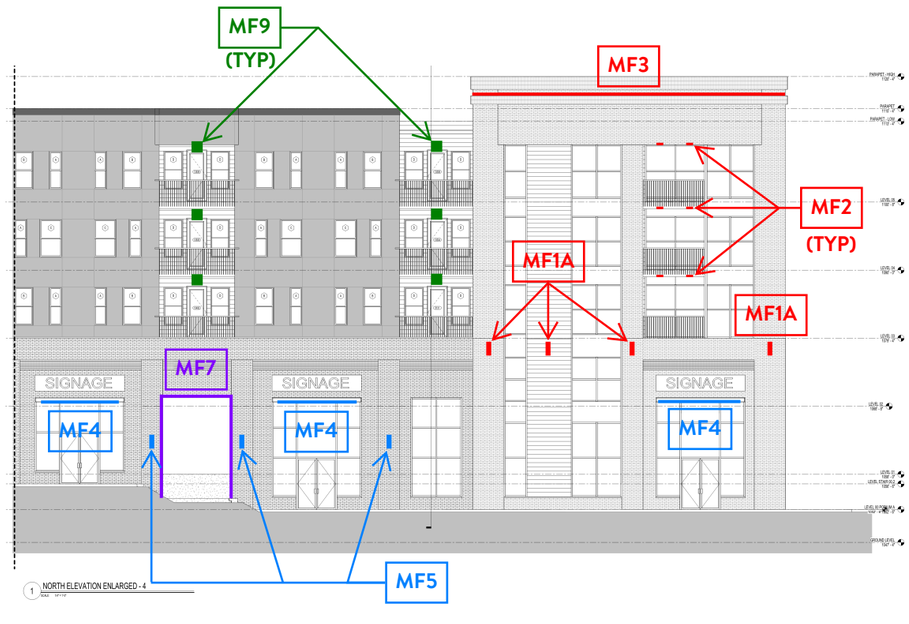
PARTIAL ELEVATIONS:



1 NORTH ELEVATION ENLARGED - 2

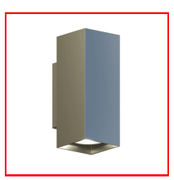


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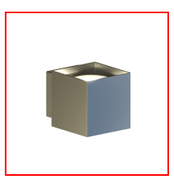


1 NORTH ELEVATION ENLARGED - 4

PROPOSED LIGHT FIXTURES:



TYPE MF1A
ALW, "Aqua 400 Square LX"
rectilinear wall sconce with narrow beam up+down light



TYPE MF1B
ALW, "Aqua 400 Square SX"
rectilinear wall sconce with narrow beam up or downlight



TYPE MF2
B-K, "Square Versa Star"
recessed, small aperture, wet location downlight with square trim and diffuse lens



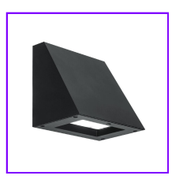
TYPE MF3
Acolyte, "Ribbonlyte"
low output, wet listed tape light in low profile, rigid channel with frosted lens



TYPE MF4
A-Light, "ACL5"
2" wide, recessed, linear lensed slot light at underside of canopy



TYPE MF5
Modern Forms, "Mako"
linear decorative wall sconce with downlight and back light



TYPE MF6
Lithonia, "WDGE1 LED"
wedge shaped wall sconce with diffuse lens, cutoff optics, and battery backup



TYPE MF7
A-Light, "D5"
4" wide, recessed, linear lensed slot light along top and sides of wall aperture



TYPE MF8
Cole, "L111"
recessed step light with directional downward throw of light



TYPE MF9
Modern Forms, "Framed"
glowing wall sconce with rectilinear frame

2 AUGUST 2021

NELSON Kimley»Horn SITE solutions WINDWARD TPAGROUP

LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA
LT 52

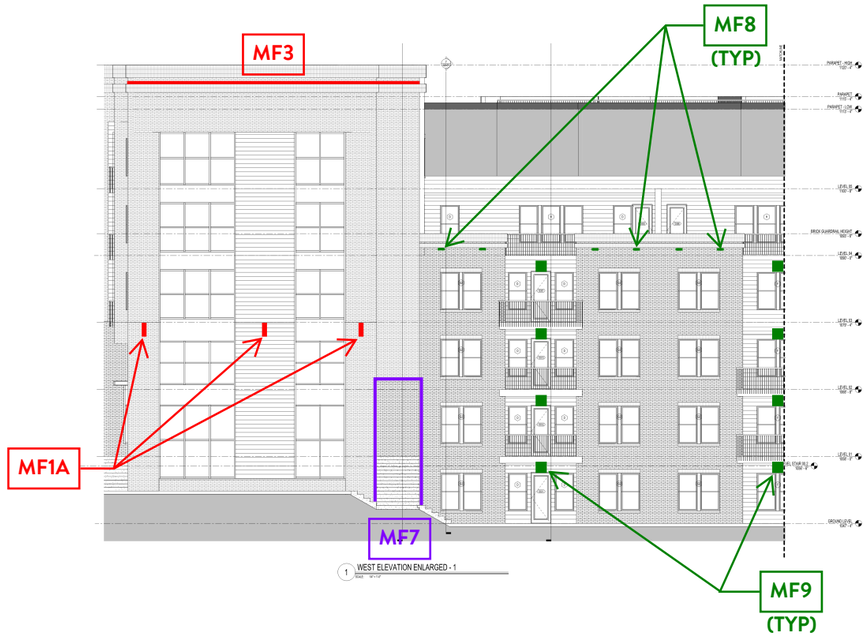
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LIGHTING LAYOUT:
WEST ELEVATION

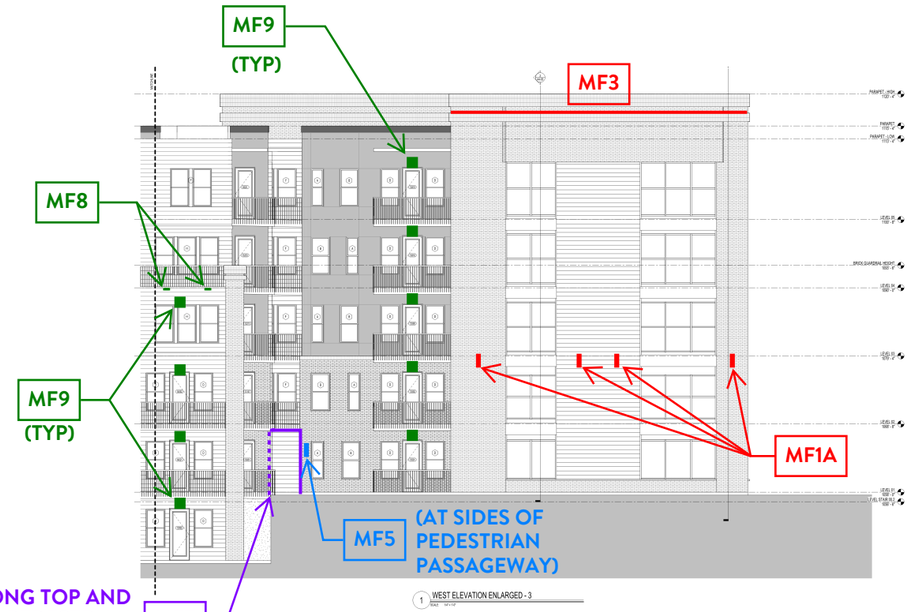


4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PARTIAL ELEVATIONS:

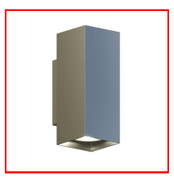


1 WEST ELEVATION ENLARGED - 1

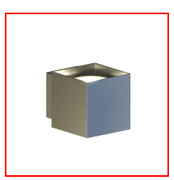


1 WEST ELEVATION ENLARGED - 3

PROPOSED LIGHT FIXTURES:



TYPE MF1A
ALW, "Aqua 400 Square LX"
rectilinear wall sconce with narrow beam up+down light



TYPE MF1B
ALW, "Aqua 400 Square SX"
rectilinear wall sconce with narrow beam up or downlight



TYPE MF2
B-K, "Square Versa Star"
recessed, small aperture, wet location downlight with square trim and diffuse lens



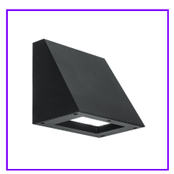
TYPE MF3
Acolyte, "Ribbonlyte"
low output, wet listed tape light in low profile, rigid channel with frosted lens



TYPE MF4
A-Light, "ACL5"
2" wide, recessed, linear lensed slot light at underside of canopy



TYPE MF5
Modern Forms, "Mako"
linear decorative wall sconce with downlight and back light



TYPE MF6
Lithonia, "WDGE1 LED"
wedge shaped wall sconce with diffuse lens, cutoff optics, and battery backup



TYPE MF7
A-Light, "D5"
4" wide, recessed, linear lensed slot light along top and sides of wall aperture



TYPE MF8
Cole, "L111"
recessed step light with directional downward throw of light



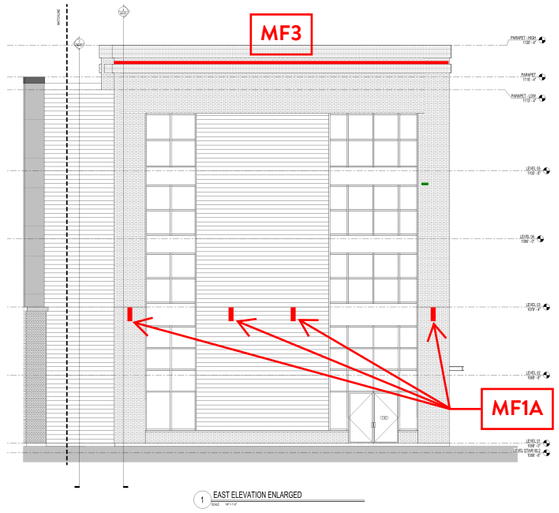
TYPE MF9
Modern Forms, "Framed"
glowing wall sconce with rectilinear frame

LIGHTING LAYOUT:
EAST ELEVATION

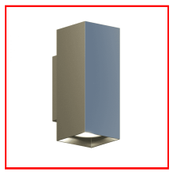


PARTIAL ELEVATIONS:

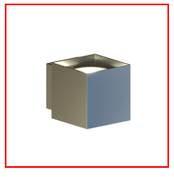




PROPOSED LIGHT FIXTURES:



TYPE MF1A
ALW, "Aqua 400 Square LX"
rectilinear wall sconce with narrow beam up+down light



TYPE MF1B
ALW, "Aqua 400 Square SX"
rectilinear wall sconce with narrow beam up or downlight



TYPE MF2
B-K, "Square Versa Star"
recessed, small aperture, wet location downlight with square trim and diffuse lens



TYPE MF3
Acolyte, "Ribbonlyte"
low output, wet listed tape light in low profile, rigid channel with frosted lens



TYPE MF4
A-Light, "ACL5"
2" wide, recessed, linear lensed slot light at underside of canopy



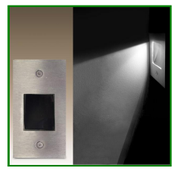
TYPE MF5
Modern Forms, "Mako"
linear decorative wall sconce with downlight and back light



TYPE MF6
Lithonia, "WDGE1 LED"
wedge shaped wall sconce with diffuse lens, cutoff optics, and battery backup



TYPE MF7
A-Light, "D5"
4" wide, recessed, linear lensed slot light along top and sides of wall aperture



TYPE MF8
Cole, "L111"
recessed step light with directional downward throw of light

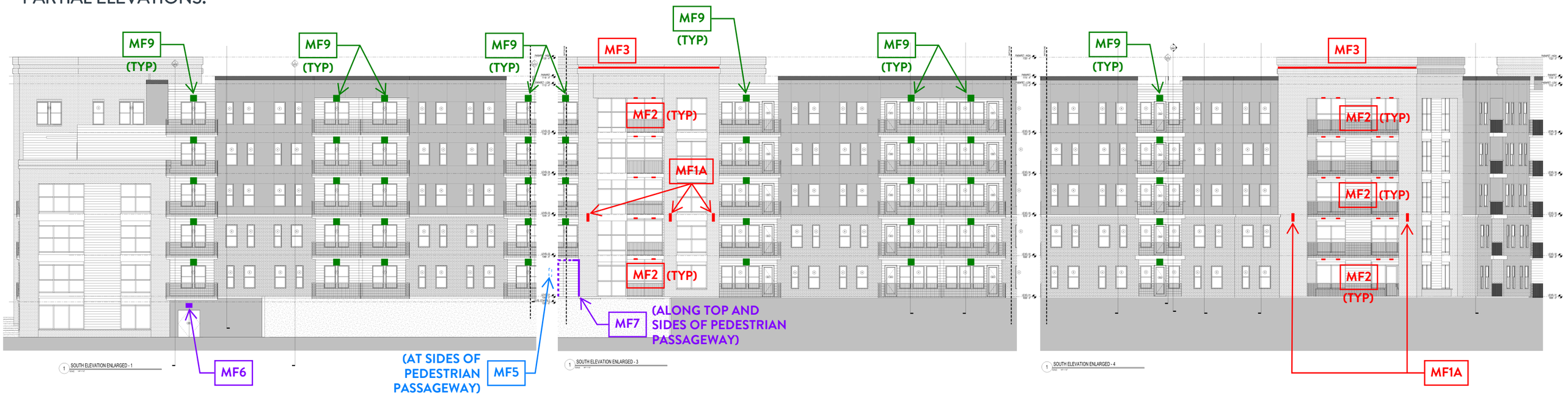


TYPE MF9
Modern Forms, "Framed"
glowing wall sconce with rectilinear frame

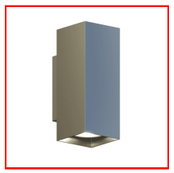
LIGHTING LAYOUT:
SOUTH ELEVATION



PARTIAL ELEVATIONS:



PROPOSED LIGHT FIXTURES:



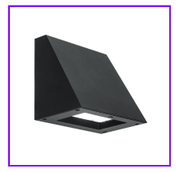
TYPE MF1A
ALW, "Aqua 400 Square LX"
rectilinear wall sconce with narrow beam up+down light



TYPE MF2
B-K, "Square Versa Star"
recessed, small aperture, wet location downlight with square trim and diffuse lens



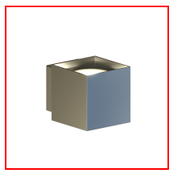
TYPE MF4
A-Light, "ACL5"
2" wide, recessed, linear lensed slot light at underside of canopy



TYPE MF6
Lithonia, "WDGE1 LED"
wedge shaped wall sconce with diffuse lens, cutoff optics, and battery backup



TYPE MF8
Cole, "L111"
recessed step light with directional downward throw of light



TYPE MF1B
ALW, "Aqua 400 Square SX"
rectilinear wall sconce with narrow beam up or downlight



TYPE MF3
Acolyte, "Ribbonlyte"
low output, wet listed tape light in low profile, rigid channel with frosted lens



TYPE MF5
Modern Forms, "Mako"
linear decorative wall sconce with downlight and back light



TYPE MF7
A-Light, "D5"
4" wide, recessed, linear lensed slot light along top and sides of wall aperture



TYPE MF9
Modern Forms, "Framed"
glowing wall sconce with rectilinear frame

2 AUGUST 2021

NELSON Kimley»Horn SITE solutions WINDWARD TPAGROUP

LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

LT 55

20.0000490.000

Windward Lighting Studio
Harrisburg, PA

Type: MF1A

Lakeview Multi-Family Housing
Project #20.0000490.082

AQUA 400 SQUARE LX
UP + DOWN SCONCE

PROJECT

Job _____

Type _____

Part # _____

Notes

SPECIFICATIONS

Source	Two Xicato XTM LED modules - up to 3000 source lumens each
CCT	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Integral / premium drivers must be remote mounted
Dimming	0-10V or phase to 10% standard; Ecosystem, DALI, DMX and 1% available
Input Voltage	100 to 277VAC (347VAC consult factory), phase dimmable versions are 120VAC only
Power	Up to 88 watts max, depending on LED module / driver
Reflector	8°, 13°, 20°, 40°, 60°, 83° & optical accesories
Materials	Tamper resistant design, stainless steel hardware, metal reflectors
Finish	Powder coat - Exterior grade TGIC polyester, optional marine-grade finish
Weight	14.6 lb. [6.6 kg]
Location	Listed for Wet location, tested to IP66 per IEC 60529
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L70 Life	> 55,000 hours at 70% lumen maintenance, LM80 / TM-21, see pg 2
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available
Modifications	Any modification or customization is possible - consult factory



ORDERING LOGIC

Model -	Driver Location	# of Circuits	Dimming	- Up: Output	CRI	CCT	Reflector	Optical Accessory	- Down: Output	CRI	CCT	Reflector	Optical Accessory	- Shell Color
K4SU -														
K4SU	**N**=Integrated **R**=Remote	**1**=1 **2**=2	**N**=None **P**=Phase, 10% **V**=0-10V, 10%	**07**=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm* **available in 83 CRI only*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**8**=8°	**NN**=None **DF*** **LS*** **WW*** **FT*** *see pg 3*	**07**=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm* **available in 83 CRI only*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**8**=8°	**NN**=None **HL*** **DF*** **LS*** **WW*** **FT*** *see pg 3*	**XX**=v2 color *see pg 4* **ZZ**=Custom add **+MF** for Marine Finish

premium drivers (REMOTE location only):
Z1=eldoLED 0-10V, 0%
Z2=eldoLED DALI, 0%
Z3=eldoLED DMX, 0%
Z4=Lutron Hi-Lume™ LDE1, 0-10V, 0%
Z5=Lutron Hi-Lume™ LTEA, Phase, 1%
Z6=Lutron 5-Series™ LDE5, 0-10V, 5%

OR

Up: Output	CRI	CCT	Reflector
07=700 lm	**83**=83	**27**=2700K	**13**=13°
10=965 lm	**98**=98	**30**=3000K	**20**=20°
13=1300 lm		**35**=3500K	**40**=40°
20=2000 lm		**40**=4000K	**60**=60°
30=3000 lm*			**83**=83°

**available in 83 CRI only*

OR

Down: Output	CRI	CCT	Reflector
07=700 lm	**83**=83	**27**=2700K	**13**=13°
10=965 lm	**98**=98	**30**=3000K	**20**=20°
13=1300 lm		**35**=3500K	**40**=40°
20=2000 lm		**40**=4000K	**60**=60°
30=3000 lm*			**83**=83°

**available in 83 CRI only*

Example Part Number: **K4SU-N1V-13832710NN-208304060NN-L1**
K AQUA **4**00 **S**quare LX **U**p+Down Sconce **- IN**tegrated Driver, **1** Circuit, 0-10**V** Dim **- U**p: **13**00lm, **83**CRI, **27**00K, **10°** **- D**own: **20**00lm, **83**CRI, **40**00K, **60°** **- L1** Gloss White

A 1035 22nd Avenue, Unit 1 · Oakland, CA 94606 **P** 510.489.2530 **E** TalkToUs@alwusa.com **W** alwusa.com

rev 191209

Windward Lighting Studio
Harrisburg, PA

Type: MF1B

Lakeview Multi-Family Housing
Project #20.0000490.082

AQUA 400 SQUARE SX
SCONCE

PROJECT

Job _____

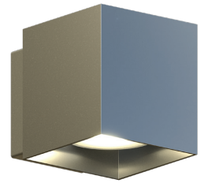
Type _____

Part # _____

Notes

SPECIFICATIONS

Source	Xicato XTM LED module - up to 3000 source lumens
CCT	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Integral / premium drivers must be remote mounted
Dimming	0-10V or phase to 10% standard; Ecosystem, DALI, DMX and 1% available
Input Voltage	100 to 277VAC (347VAC consult factory), phase dimmable versions are 120VAC only
Power	Up to 35 watts max, depending on LED module / driver
Reflector	8°, 13°, 20°, 40°, 60°, 83° & optical accesories
Materials	Tamper resistant design, stainless steel hardware, metal reflectors
Finish	Powder coat - Exterior grade TGIC polyester, optional marine-grade finish
Weight	5.8 lb. [2.6 kg]
Location	Listed for Wet location, tested to IP66 per IEC 60529
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L70 Life	> 55,000 hours at 70% lumen maintenance, LM80 / TM-21, see pg 2
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available
Modifications	Any modification or customization is possible - consult factory



ORDERING LOGIC

Model -	Driver Location	Dimming	- Output Direction	Output	CRI	CCT	Reflector	Optical Accessory	- Shell Color
K4SS -									
K4SS	**N**=Integrated **R**=Remote	**N**=None **P**=Phase, 10% **V**=0-10V, 10%	**D** = Down **U** = Up * ** includes reflector cover*	**07**=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm **30**=3000 lm* **available in 83CRI only*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**08**=08°* **13**=13° **20**=20° **40**=40° **60**=60° **83**=83° **2000lm 83CRI or 1300lm 98 CRI max*	**NN**=None **DF**=Diffuser Lens **LS**=Spread Lens **WW**=Wall Wash **FT**=Forward Throw **HL**=Hex Louver* **down direction only*	**XX**=v2 color *see pg 4* **ZZ**=Custom add **+MF** for Marine Finish

premium drivers (REMOTE location only):
Z1=eldoLED 0-10V, 0%
Z2=eldoLED DALI, 0%
Z3=eldoLED DMX, 0%
Z4=Lutron Hi-Lume™ LDE1, 0-10V, 0%
Z5=Lutron Hi-Lume™ LTEA, Phase, 1%
Z6=Lutron 5-Series™ LDE5, 0-10V, 5%

Example Part Number: **K4SS-NVD-30832720NN-L1**
K AQUA 400 **S**quare **S**X Sconce **- IN**tegrated Driver, 0-10**V** Dim **- D**own, **30**00lm, **83**CRI, **27**00K, **20°**, **NN** No Accessory **- L1** Gloss White

A 1035 22nd Avenue, Unit 1 · Oakland, CA 94606 **P** 510.489.2530 **E** TalkToUs@alwusa.com **W** alwusa.com

rev 191209

Windward Lighting Studio
Harrisburg, PA

Type: MF2

Lakeview Multi-Family Housing
Project #20.0000490.082

SQUARE VERSA STAR LED (CORE DRILL) — IP65 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



**Requires magnetic low voltage dimmer.*

***Please see Adjust-e-Lume photometry to determine desired intensity.*

CATALOG NUMBER LOGIC
Example: CD - VQ - LED - e65- SP - A6 - VER - 13 - 11
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
INSTALLATION
CD - Core Drill
SERIES
VQ - Square Versa Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e65 - 7W LED/4000K
e66 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (17°) MFL - Medium Flood (28°)
SP - Spot (21°) WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle

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01/31/2020 SKU-590
SUB001029

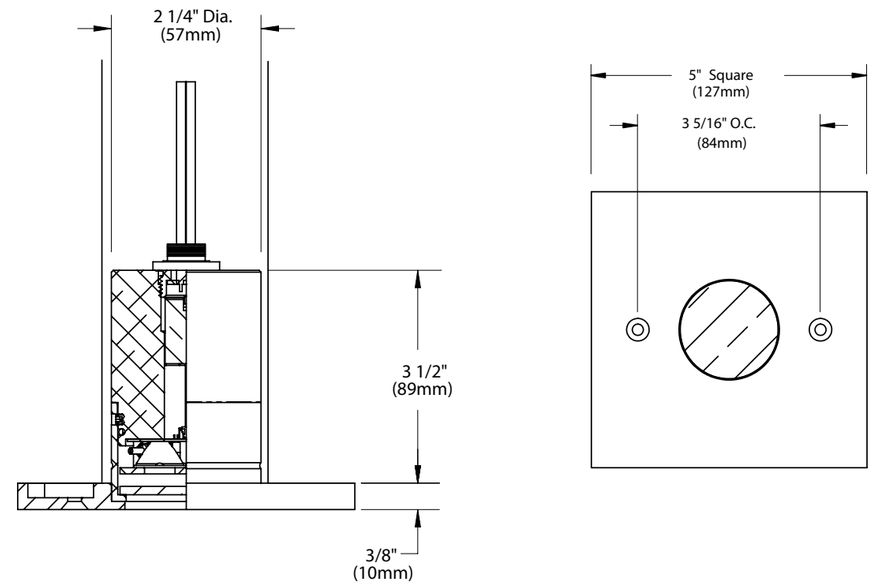
Windward Lighting Studio
Harrisburg, PA

Type: MF2

Lakeview Multi-Family Housing
Project #20.0000490.082

SQUARE VERSA STAR LED (CORE DRILL) — IP65 RATED

DATE: | PROJECT: | TYPE:

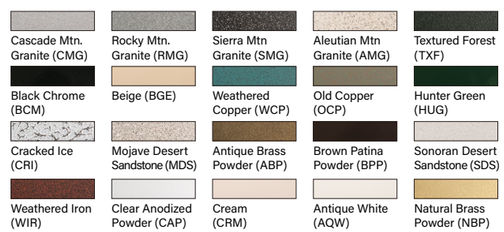


STANDARD FINISHES



Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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01/31/2020 SKU-590
SUB001029

NELSON | Kimley»Horn | SITE solutions | WINDWARD | TPAGROUP

Windward Lighting Studio
Harrisburg, PA

Type: MF3 - tape light

Lakeview Multi-Family Housing
Project #20.0000490.082

GEN LED acolyte® Architectural Lighting Solutions

Date | Project

Notes

STATIC WHITE SERIES 2 RIBBONLYTE 1.5

Our Series 2 Static White RibbonLyte provides a 40% or more increase in lumens per watt, lumens per foot and LEDs per foot. Our Series 2 product line offers a 90+ CRI with tighter LED spacing and shorter cuttable lengths for improved design flexibility.



- 1.5 W/ft (4.9 W/m)
- Create a custom fixture with our channels
- 9 white color temperatures
- 90+ CRI
- 2-Step MacAdam ellipse binning



Applications:

Commercial	Hospitality	Residential
Entertainment	Museums	Retail
Healthcare	Public Spaces	

RoHS **IP20** **IP65** **IP68**

* 1800K, 2000K, 2200K are not available in IP65 and IP68

TITLE 24/JA8 QuickShip

5-Day QuickShip program applies to IP20 options from 1800K to 4000K only

ORDERING GUIDE

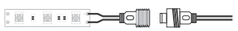
Category	CRI	Ribbon Type & IP Rating	Wattage & Color	
RB	**90**			
RB - RIBBONLYTE	**90** - 90+ CRI Static White	**SWS220** - Static White Series 2 IP20	**1.518** - 1.5 W/ft 1800K (IP20 Only)	**1.530** - 1.5 W/ft 3000K
		SWS265 - Static White Series 2 IP65	**1.520** - 1.5 W/ft 2000K (IP20 Only)	**1.535** - 1.5 W/ft 3500K
		(2400K, 2700K, 3000K, 3500K, 4000K, 6000K Only)	**1.522** - 1.5 W/ft 2200K (IP20 Only)	**1.540** - 1.5 W/ft 4000K
		SWS268 - Static White Series 2 IP68	**1.524** - 1.5 W/ft 2400K	**1.560** - 1.5 W/ft 6000K
		(2400K, 2700K, 3000K, 3500K, 4000K, 6000K Only)	**1.527** - 1.5 W/ft 2700K	

CONNECTION OPTIONS

1. End Feed Bare Wire Connection (**Default Option**)



2. IP67 Connector Input



3. Soldered Daisy Chain



4. Daisy Chain with IP67 Connectors



5. Bare Wire on Both Ends



Standard cable length if not specified:
1. 12 in. cable with bare wire (custom length up to 20 feet)
2. Standard 12 in. cable with IP67 connectors (custom length up to 10 feet)
3. Daisy chain with 3 in. cable between runs (custom length up to 36 in.)
4. 3 in. cable between IP67 connector and RibbonLyte (custom length up to 18 in.)
5. Standard 12 in. cable with bare wire (custom length up to 10 feet)
Note: IP67 connectors are used for both IP20 and IP65/IP68 RibbonLyte

AVAILABLE COLOR TEMPERATURES



1800K | 2000K | 2200K | 2400K | 2700K | 3000K | 3500K | 4000K | 6000K

Windward Lighting Studio
Harrisburg, PA

Type: MF3 - channel

Lakeview Multi-Family Housing
Project #20.0000490.082

GEN LED acolyte® Architectural Lighting Solutions

Date | Project

Notes

AS1 CHANNEL FIXTURE

Our AS1 Channel Fixture is a low-profile channel with a 118-degree beam angle that is ideal for a wide, even spread of light that is great for cove and toe kick applications. It can also be used in conjunction with our tiltable stands.



- Available for field assembly or factory assembly
- Beam Angle 118°
- Wattage Range from 0.75 W/ft (2.46 W/m) to 6.0 W/ft (19.7 W/m)
- Static White delivered lumen range from 44.1 lm/ft (144.6 lm/m) up to 729.4 lm/ft (2392.5 lm/m)
- Available in silver, white, black or custom colors
- Assembled in USA

CE RoHS



HOUSING FINISHES



Silver Default finish | **Black** | **White**

AVAILABLE LENS FINISHES



Clear Lens 92% Light Transmission | **Frosted Lens** 85% Light Transmission | **Milky Lens** 70% Light Transmission

AVAILABLE COLORS & COLOR TEMPERATURES

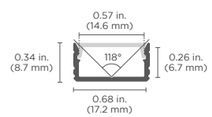


1800K | 2000K | 2200K | 2400K | 2700K | 3000K | 3500K | 4000K | 6000K | Red | Amber | Green | Blue | RGB | RGBA | RGBW | VW | WD

QuickShip **5-Day QuickShip program available with Clear, Frosted & Milky lenses and the following RibbonLyte products only:**
IP20 & IP65 1.5 Static White RibbonLyte from 2700K to 4000K / 3.0 & 4.4 Static White RibbonLyte: IP20 from 2400K to 4000K, IP65 from 2700K to 3500K, IP68 3000K & 3500K / 5.0 Static White RibbonLyte: IP20 from 2700K to 4000K, IP65 3000K, IP68 3000K & 3500K / 6.0 Static White RibbonLyte: IP20 & IP65 2700K to 4000K, IP68 3000K & 3500K / IP20 3.0 Static White Matrix RibbonLyte from 2400K to 4000K / IP20 3.0 RGB Matrix RibbonLyte / IP20, IP65 & IP68 4.4 RGB RibbonLyte / IP20 4.4 RGBW/A RibbonLyte / IP20 5.5 4-in-1 RGBW+4000K RibbonLyte / IP65 & IP68 5.5 4-in-1 RGBW+3000K / IP20 1.0, 3.0, 6.0 Variable White RibbonLyte / IP20 & IP65 5.2 Warm Dim RibbonLyte

DIMENSIONS

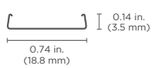
AS1 Channel



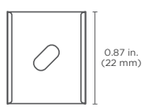
Width: 0.68 in. (17.2 mm)
Height: 0.34 in. (8.7 mm)
Internal Width: 0.57 in. (14.6 mm)

Mounting Clip (included accessory)

Side View



Top View



Assembled View



Width: 0.74 in. (18.8 mm)
Length: 0.87 in. (22 mm)
Height: 0.14 in. (3.5 mm)

Note:
1. Each section of channel includes 3 mounting clips.
2. Magnetic mounting option available (see page 2)

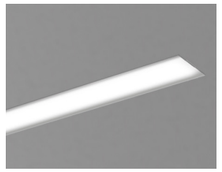
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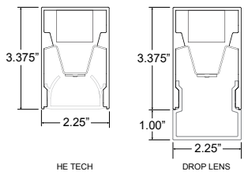
Windward Lighting Studio
Harrisburg, PA

Type: MF4

Lakeview Multi-Family Housing
Project #20.0000490.082

ACL5 | SPECIFICATION GUIDE





ORDERING CODE

ACL5				

PROJECT INFO | DATE

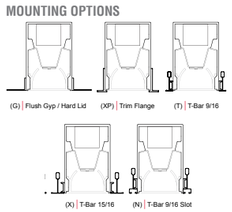
TYPE | QUANTITY

PERFORMANCE AT 4000K

OUTPUT	OPTICS	NOMINAL		
		LUMEN OUPUT	INPUT WATTS	EFFICACY
LH (high)	HE Tech™	926 lm/ft	9.5 W/ft	98 lm/W
	Drop Lens	756 lm/ft	9.5 W/ft	80 lm/W
	Flat Blade Louver*	655 lm/ft	9.5 W/ft	69 lm/W
LS (standard)	HE Tech™	495 lm/ft	4.5 W/ft	109 lm/W
	Drop Lens	404 lm/ft	4.5 W/ft	89 lm/W
	Flat Blade Louver*	350 lm/ft	4.5 W/ft	77 lm/W

Custom tuned output available from 25% to 125% of high output. Please consult factory for custom lumen output and wattage. *Flat Blade Louver calculated using the aluminum finish.

MOUNTING OPTIONS



IF ALL PRODUCT NOMENCLATURE IS LISTED WITH A **QS**, THIS PRODUCT IS AVAILABLE IN OUR QUICK-SHIP PROGRAM

ACL5						
SERIES	**LENGTH OR PATTERN TYPE**	**INTERSECTION TYPE**	**OUTPUT**	**LED CCT**	**LED CRI**	**VOLTAGE**
ACL5	**_** Nominal Length* **M_** Exact Length** **PL_** "L" Shape*** **PU_** "U" Shape*** **PR_** Rectangle / Square*** **CP** Custom Pattern**** *Specify in feet to the nearest foot (i.e. 12) **Specify in inches to then nearest 1/8 (i.e. M180.125) ***Specify in inches to the nearest 1/8 (See Pattern Guide for configurations) ****Contact Design Assist	**IT** "T" Intersection **IX** "X" Intersection **IY** "Y" Intersection* *Available with Flat Blade Louvers only in 90° degrees. ** Fully illuminated intersection available with HE Tech and Polycarbonate Flush WISP optics only. Contact Design Assist.	**LS** Standard Output **LH** High Output **C_** Custom Output* *Available from 25% to 125% of LED High Output	**27** 2700K **30** 3000K **35** 3500K **40** 4000K	**_** 80+ CRI **90CRI** 90+ CRI	**U** 120V - 277V **3** 347V

DIRECT OPTICS	**MOUNTING**	**FINISH***	**DIMMING**	**EMERGENCY**
HE HE Tech™ **DL** 1" Drop Lens* **LV** Flat Blade Louver** **PFW** Polycarbonate Flush WISP * Not available with Wet Location. **Aluminum Standard. Not available with Wet Location.	**G** Flush Gyp / Mud Over Flange **RG** 1" Regressed Gyp / Mud Over Flange **XP** 1/2" Trim Flange **T** T-Bar 9/16" **X** T-Bar 15/16" **N** T-Bar 9/16 Slot	**T** Titanium **W** White **B** Black **O_** Other** *Only on RG and XP mounting types **Specify RAL#	**D** Standard 0-10V dimming* **D1** HiLume Ecosystems 1% (LDE1) **D2** ELV 5% dimming** **D3** DMX 0.1% dim-to-dark (EldoLED) **D4** DALI dim-to-off (EldoLED) **NAIR** nLight ®AIR (dim-to-off)** **NWIR** nLight ®Wired (dim-to-off)** **DO** Dimming - Other** * 1% Dimming standard unless otherwise specified. **Reference Lutron LTEA4 driver for compatible dimmers.	**EC** Emergency - circuited* **E_** Emergency - battery** *Not available on fixtures < 4' length. Smallest EM circuit is 2ft. If entire fixture is on EM circuit, no need to call out EC in part number. **Factory-installed emergency battery pack. Specify desired quantity of batteries. Not available on fixtures <4' length. Not available for 347V. See technical data for more information.

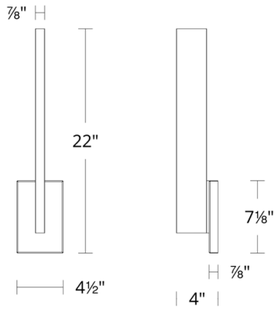
SENSORS	OPTIONS
OC Occupancy Sensor - Ceiling **PC** Photocell / Daylight Sensor - Ceiling **OF** Occupancy Sensor - Fixture **PF** Photocell / Daylight Sensor - Fixture **OPC** Occupancy & daylight Sensor - Ceiling **OPF** Occupancy & daylight Sensor - Fixture Sensor will be matched to dimming input.	**M** Multi-Circuit* **N** New York City Code **K** Natatorium Application** **Q** Wet Location*** **CP** Chicago Plenum **MRI** MRI *Submit multi-circuiting requirements **Not available with aircraft cable, nor horizontal eetoff bracket. See guide and contact Design Assist. Not compatible with Drop Lens, Flat Blade Louvers or Wall Grazer Optics. ***Not available with aircraft cable. Wet location suitable in full coverage and/or mullion mounted applications (direct to sky not recommended); not suitable for extreme weather applications. Refer to Wet Location brochure and contact Design Assist for more information. Not compatible with Drop Lens, Flat Blade Louvers optics.

Windward Lighting Studio
Harrisburg, PA

Type: MF5

Lakeview Multi-Family Housing
Project #20.0000490.082





WS-W18122

Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Mako

WS-W18122

PRODUCT DESCRIPTION

Sleek and striking. Modern lighting designed at just the right angle. This low-profile wall sconce projects a blade of light on the wall behind to feature its own silhouette and asecond blade cast downward to light the path below. Defined by an angular upright, Mako enhances both interior and exterior locations as a wet listed, ADA Compliant architectural luminaire.Customize your color temperature from three choices.

FEATURES

- Driver concealed within the canopy
- Down and indirect illumination
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,Wet Location Listed
Input	120/277V,50/60Hz
Dimming	ELV: 100-10%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K,3500K,4000K
CRI	90
Construction	Extruded aluminum body with white silk screen glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W18122 22"	❍ 3000K	❍ AL Brushed Aluminum	16.7W	1500	364
	❍ 3000K	❍ BK Black	16.7W	1500	364
	❍ 3500K	❍ AL Brushed Aluminum	16.7W	1500	434
	❍ 3500K	❍ BK Black	16.7W	1500	434
	❍ 4000K	❍ AL Brushed Aluminum	16.7W	1500	410
	❍ 4000K	❍ BK Black	16.7W	1500	410

Example: **WS-W18122-40-BK**

For custom requests please contact customs@modernforms.com

Windward Lighting Studio
Harrisburg, PA

Type: MF6

Lakeview Multi-Family Housing
Project #20.0000490.082



WDGE1 LED

Architectural Wall Sconce

Buy American

Catalog Number

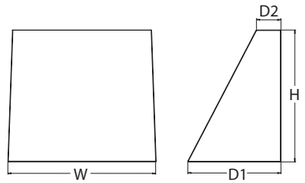
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options		Finish			
E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE[4]	Photocell, Button Type	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U — WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U — WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS or PE.
3 E4WH not available with PE or DS.
4 PE not available with DS.
5 Not qualified for DLC. Not available with E4WH.

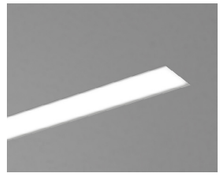
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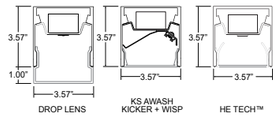
Windward Lighting Studio
Harrisburg, PA

Type: MF7

Lakeview Multi-Family Housing
Project #20.0000490.082

D5 | SPECIFICATION GUIDE





ORDERING CODE

D5 | | | | | | | | | | | |

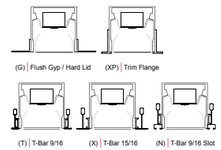
PROJECT INFO | DATE
TYPE | QUANTITY

BASELINE PERFORMANCE (80 CRI - 4000K)

OUTPUT	OPTICS	NOMINAL LUMEN OUTPUT	INPUT WATTS	EFFICACY
High (LH)	HE Tech™	762 lm/ft	9.5 W/ft	80 lm/W
	WISP (Asymmetric)	665 lm/ft	9.5 W/ft	70 lm/W
	Drop Lens	692 lm/ft	9.5 W/ft	73 lm/W
	Louvers	527 lm/ft	9.5 W/ft	55 lm/W
Standard (LS)	HE Tech™	408 lm/ft	4.5 W/ft	90 lm/W
	WISP (Asymmetric)	333 lm/ft	4.5 W/ft	70 lm/W
	Drop Lens	370 lm/ft	4.5 W/ft	82 lm/W
	Louvers	282 lm/ft	4.5 W/ft	62 lm/W

Custom tuned output available from 25% to 125% of high output. Please consult factory for custom lumen output and wattage. *Flat Blade Louver calculated using the aluminum finish.

MOUNTING OPTIONS



D5							
SERIES	LENGTH OR PATTERN TYPE	INTERSECTION TYPE	OUTPUT	LED CCT	LED CRI	VOLTAGE	DIRECT OPTICS
D5	_ Nominal Length* M_ Exact Length** PL_ "L" Shape*** PU_ "U" Shape*** PR_ Rectangle / Square*** CP Custom Pattern**** *Specify in feet to the nearest foot (i.e. 12) **Specify in inches to the nearest 1/8 (i.e. M180 125) ***Specify in inches to the nearest 1/8 (See Pattern Guide for configurations) ****Contact Design Assist	IT "T" Intersection* IX "X" Intersection* IY "Y" Intersection** *Not available with Drop Lens and Awash Kicker + WISP. Available with Flat Blade Louvers only in 90° degrees. **Fully illuminated intersection available with HE Tech and Polycarbonate Flush WISP optics only.	LS Standard Output LH High Output C_ Custom Output* *Available from 25% to 125% of LED High Output	27 2700K 30 3000K 35 3500K 40 4000K	_ 80+ CRI 90CRI 90+ CRI	U 120V - 277V 3 347V	HE HE Tech™ KS Awash Kicker + WISP DL 1" Drop Lens* LV Flat Blade Louvers** PFW Polycarbonate Flush WISP *Not available with wet location. **Aluminum Standard. Not available with wet location.

MOUNTING	FINISH*	DIMMING	EMERGENCY
G Flush Gyp / Mud Over Flange RG 1" Regressed Gyp / Mud Over Flange XP 1/2" Trim Flange T T-Bar 9/16" X T-Bar 15/16" N T-Bar 9/16 Slot T4 4" On Center Standard T-Bar 9/16" N4 4" On Center Slot T-Bar 9/16"* *Housing slightly regressed	T Titanium W White B Black O_ Other** *RG, XP mounting types only **Specify RAL#	D Standard 0-10V* D1 HiLume Ecosystems 1% (LDE1) D2 ELV 5% dimming** D3 DMX 0.1% dim-to-dark D4 DALI dim-to-off NAIR nLight ®AIR (dim-to-off) NWIR nLight ®Wired (dim-to-off) DO Other Dimming *1% Dimming standard unless otherwise specified. **Reference Lutron LTEA4 driver for compatible dimmers.	EC Emergency - circuited* E_ Emergency - battery** *Not available on fixtures < 4' length. Smallest EM circuit is 2'ft. If entire fixture is on EM circuit, no need to call out EC in part number. **Factory-installed emergency battery pack. Specify desired quantity of batteries. Not available on fixtures <4' length. Not available for 347V. See technical data for more information.

SENSORS	OPTIONS
OC Occupancy Sensor - Ceiling PC Photocell / Daylight Sensor - Ceiling OF Occupancy Sensor - Fixture PF Photocell / Daylight Sensor - Fixture OPC Occupancy & daylight Sensor - Ceiling OPF Occupancy & daylight Sensor - Fixture Sensor will be matched to dimming input.	MRL_ 2" LED Downlight Module* M Multi-Circuit** R Right Endcap Feed L Left Endcap Feed N New York City Code K Natatorium Application*** Q Wet Location**** CP Chicago Plenum MRI MRI *Specify required quantity, see LED Module Addendum for additional ordering details. **Submit multi-circuiting requirements ***Not compatible with Drop Lens or Flat Blade Louvers Optics. Special hardware is utilized for this rating. ****Wet location suitable in full coverage and/or mullion mounted applications (direct to sky not recommended); not suitable for extreme weather applications. Refer to Wet Location brochure and contact Design Assist for more information. Not compatible with Drop Lens or Flat Blade Louvers Optics.

HE Tech lens | WET Location | 5Y Warranty | eldoLED Drivers | ALIGHT Controls | Sensors | cULus Certified

NELSON Kimley»Horn SITE solutions WINDWARD

2 AUGUST 2021

TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA
LT 60

20.0000490.000

Windward Lighting Studio
Harrisburg, PA

Type: MF8

Lakeview Multi-Family Housing
Project #20.0000490.082

Steplites

L111 Series

SPECIFICATIONS

Construction

• Furnished with a galvanized steel RACO® (Cat.# 670RAC) or equal, single-gang box • Faceplates are 1/8" thick • Aluminum faceplates are with a white polyester finish; Stainless steel are satin finished, passivated for maximum rust resistance • Fixtures are furnished with stainless steel socket head tamperproof screws • Diffuser is clear tempered glass, set in silicone sealant • Internal baffle is coated matte black to minimize LED glare • cETLus listed suitable for wet locations.

Electrical

• Fixture is wired with high performance LEDs available in a variety of colors • Integral universal voltage driver • Available with ELV dimming capability; 120V only • Housing provided with multiple 1/2" conduit knockouts

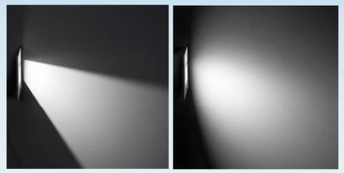
Mounting

Housing has holes for mounting.

How to Specify

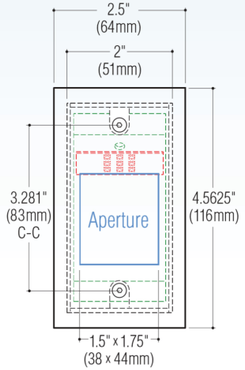
1. Select catalog number with desired features.
2. Add suffixes for options required to meet job conditions.



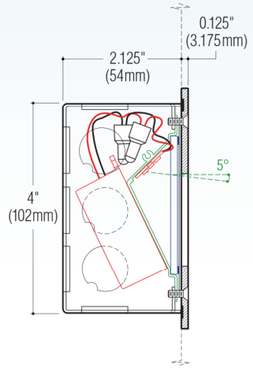


Clear Glass Diffuser or Frosted Glass Diffuser





FRONT VIEW



SIDE - SECTION



Blue LED available for theater aisle lighting



Bronze, satin finish or custom color faceplates are optional

COLE Lighting

Catalog Number	Faceplate	
Lamp	Aluminum	Stainless Steel
LED 3.15W, (450 lm @ 3000°K)	L111W-AL	L111W-N

Lumens shown are source.
Photometric data available for Steplites can be downloaded at: https://www.colelighting.com/photometrics

Options

LED colors:
2700°K (437 lm). Add suffix **-27K**,
4000°K (470 lm). Add suffix **-4K**,
Amber. Add suffix **-AMB**, 590nm Amber (FWC compliant). Add suffix **-AMB/590**,
Blue. Add suffix **-BLU**.
Voltage: 277V driver, non-dimming. Add suffix **-277** (Increases housing depth to 3.5").
Frosted glass diffuser: Tempered. Add suffix **-FG.**
Bronze trim: Satin finished, clear coated. Add suffix **-B**.
Dimming: ELV dimming driver (120V only) **-DIM.**

Alternate trim color ("AL" only)**:**
Metallic silver aluminum. Add suffix **-ALU**,
Black. Add suffix **-BLK**,
Custom color or finish (consult factory for choices). Add suffix **-CC**.
Antimicrobial white paint: Coating that resists bacterial growth. Add suffix **-AM**.



C.W. Cole & Company, Inc. | T: 626.443.2473 | F: 626.443.9253 | www.colelighting.com | info@colelighting.com

NELSON Kimley»Horn SITE solutions WINDWARD

Windward Lighting Studio
Harrisburg, PA

Type: MF9

Lakeview Multi-Family Housing
Project #20.0000490.082



Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Framed

WS-W73608

PRODUCT DESCRIPTION

A weather-resistant finished frame houses a clean box of light on this elegant, understated addition to your home, hotel, office or restaurant. The lines of the frame extend downwardto accentuate the height of your walls and enhance the architectural sensibility. Framed is a versatile design with a minimalist attitude and plenty of cutting-edge LED technology.

FEATURES

• 277V option available for special order.
• ACLED driverless technology
• White ceramic silk-screened mitered glass

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Title 24 JA8: 2019 Compliant
Input	120 VAC,50/60Hz
Dimming	ELV
Mounting	Can be mounted on wall in all orientations
Color Temp	3000K
CRI	90
Construction	Aluminum construction with white mitered glass

REPLACEMENT PARTS

RPL-GLA-W73608 - Outer Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W73608 8"	3000K	❍ BK Black	17.4W	1400	829
	3000K	❍ BZ Bronze	17.4W	1400	829

Example: **WS-W73608-BZ**

•For 277V special order, add an "F" before the finish: WS-W73608F-BK

For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS



ELEVATION RENDERING

SCALE N.T.S. | 1



• G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



• G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO.
REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
239-C Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2901 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-202

08-02-2021



ELEVATION RENDERING

SCALE N.T.S. | 1



• G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



• G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

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JOB NO. : 21077

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AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · CERTIFICATE NO. · REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-C Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2901 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-203

08-02-2021



ELEVATION RENDERING

SCALE N.T.S. | 1



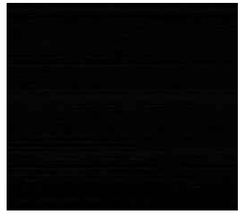
• G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



• G-202

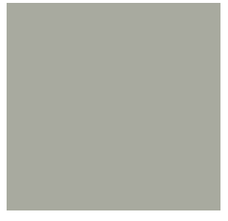
GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · CERTIFICATE NO. · REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2390-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2601 Facsimile

DATE: 08-02-2021

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REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-204

08-02-2021



ELEVATION RENDERING

SCALE N.T.S. | 1



* G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



* G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
TRG
293-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2001 Facsimile

DATE: 08-02-2021

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REVISIONS:

DRB SUBMITTAL
ELEVATION RENDERING

SHEET NO.
A-205



ELEVATION RENDERING

SCALE N.T.S. 1



* G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



* G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. -

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
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ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO.
REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
TRG
2392-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

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REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-205A

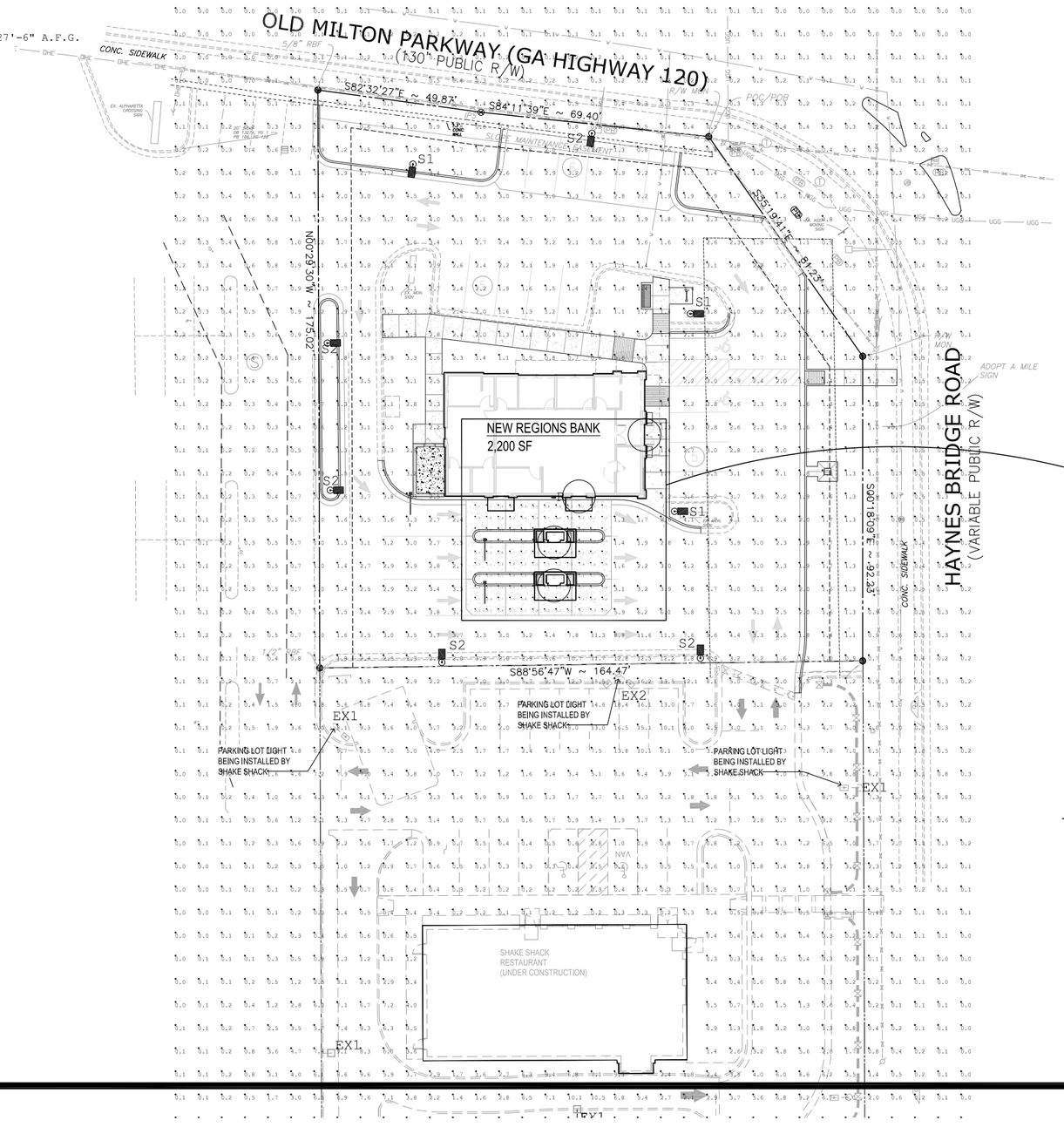
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
5' RADIUS FROM ENTRANCE @ 3' AFG	0.65	1.2	0.3	2.17	4.00
DRIVE-THRU CANOPY AREA @ 3' AFG	2.51	5.8	1.1	2.28	5.27
EXTENDED @ 3' AFG	1.73	18.4	0.0	N.A.	N.A.
REGIONS PARKING LOT @ 3' AFG	3.00	12.8	1.1	2.73	11.64

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

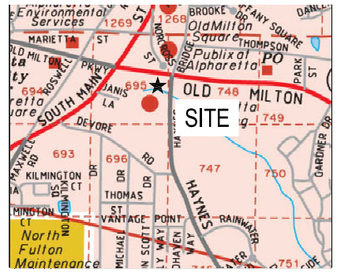
REGIONS BANK
ALPHARETTA, GA
PREPARED BY: JOHN BUJAKE
ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
jbujake@accu-serv.com
JULY 27, 2021

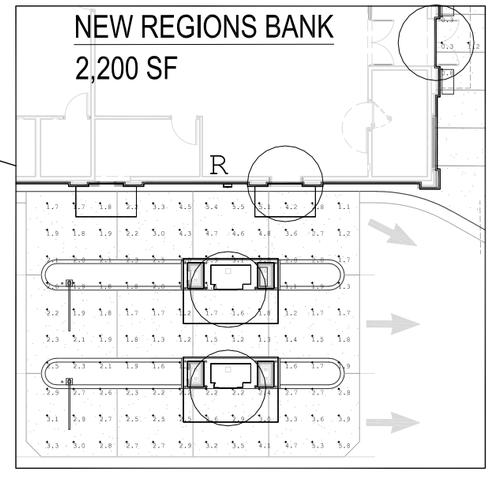
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	Luminaire Watts	Description
	5	EX1	Single	16959	0.900	130	EXISTING OSQ-A-xx-4ME-K-40K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-B-30K-ULxxxxx / EXISTING POLE @ 18' A.F.G.
	1	EX2	2 @ 90 degrees	16959	0.900	130	EXISTING (2) OSQ-A-xx-4ME-K-40K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-B-30K-ULxxxxx / EXISTING POLE @ 18' A.F.G.
	1	R	SINGLE	2655	0.900	36	VWPH-L30-740-TFT-DBZ-SDGL-DIM-UNV-120 @ 10.5' A.F.G.
	3	S1	Single	11135	0.900	72	RSX2-LED-P1-40K-R4-208-SPA-DF-DDBXD / SSS-25-4C-DM19AS-DDB
	5	S2	Single	7753	0.900	72	RSX2-LED-P1-40K-R4-208-SPA-DF-DDBXD-HS / SSS-25-4C-DM19AS-DDB

NOTE: DUE TO MUNICIPAL LIGHTING RESTRICTIONS, THE LIGHT LEVELS DO NOT MEET THE MINIMUM REQUIREMENTS FOR BANKING FACILITIES
LIGHT LEVEL AT THE PROPERTY LINES NOT TO EXCEED 1.5 FOOT-CANDLES
AVERAGE LIGHT LEVEL NOT TO EXCEED 3.0 FOOT-CANDLES
MAXIMUM LIGHT LEVEL NOT TO EXCEED 6.0 FOOT-CANDLES
REGIONS SITE FIXTURES ARE 72W 4000K LED
FIXTURE S2 HAS A BACKLIGHT SHIELD
REGIONS POLES ARE 25'-0" WITH AN OVERALL FIXTURE HEIGHT OF 27'-6" A.F.G.



VICINITY MAP:





ENLARGED PLAN @ DRIVE-THRU AREA AND ENTRY

SCALE: 1" = 20'-0"

NOTE:
REGIONS BANK COMBINED WITH ADJACENT SHAKE SHACK TO PROVIDE THE PHOTOMETRIC PLAN FOR THIS SITE.

STORMWATER NOTES, INFERENCES, INTENTIONS AND OTHER PLANS SHOWN HERE ON ARE SUBJECT TO REVIEW AND APPROVAL THROUGH THE LDP PROCESS AND THEREFORE MAY AFFECT DRB APPROVED PLANS TO MEET THE REQUIREMENTS BROUGHT FORTH THROUGH THE LDP PROCESS.

PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE: 20 0 20 40 80

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

GEORGIA REGISTERED LANDSCAPE ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2350 Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2601 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
PHOTOMETRIC SITE PLAN

SHEET NO.
C1.2

CITY OF ALPHARETTA LANDSCAPE NOTES:

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

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 A TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

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

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, BURLAP, AND STRAPPING 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. EG, 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 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 PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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 TRENCHING.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, 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 PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST 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 REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 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 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

A CITY APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE L-2 LANDSCAPE NOTES AND DETAILS.

SITE AND LANDSCAPE STATISTICS:

SITE ADDRESS:	11790 HAYNES BRIDGE ROAD
PARCEL ID:	12 258406951078
ZONING:	C-2 WITH DOWNTOWN OVERLAY
BUILDING USE:	BANK
SITE AREA:	25,261 SF/0.587 ACRES
BUILDING AREA:	2,207 S.F. (GROSS)
BUILDING HEIGHT:	20'-0"
BUILDING COVERAGE:	2,207/25,261 = 9% COVERAGE
MIN. PARKING SPACES REQUIRED:	2,207 SF/300 SF = 8
PARKING SPACES PROVIDED:	16
BIKE PARKING REQUIRED:	1/25 PARKING STALLS OR 1 BICYCLE SPACE
BIKE PARKING PROVIDED:	5
FLOOD ZONE CLASSIFICATION:	X

ADJOINING USES:

NORTH:	COMMERCIAL/C-3
EAST:	OFFICE/0-1
SOUTH:	COMMERCIAL/C-2
WEST:	COMMERCIAL/C-2

SITE AREA CALCULATIONS

TOTAL SITE AREA: 25,261 SF/0.587 ACRES

CONDITION:	EXISTING:	PROPOSED:
IMPERVIOUS:	23,149 SF - 0.537 AC - 92%	19,706 SF - 0.45 AC. - 77%
PERVIOUS:	2,112 SF - 0.05 AC - 8%	5,555 SF - 0.13 AC. - 23%

TREE DENSITY:

REQUIRED: SDF = 0.587 X 130 CALIPER INCHES = 76 CALIPER INCHES
EDF: 9 (3 - 3" CRAPE MYRTLES)
RDF: 67"

PROVIDED: 67" (SEE TREE CHART)

PARKING LANDSCAPE:

REQUIRED 200 SF MIN LANDSCAPE ISLANDS AT ENDS OF ROWS: COMPLIES
REQUIRED ONE (1) MIN, 2" SHADE TREE IN EACH ISLAND: COMPLIES
REQUIRED TWO (2) ROWS OF SHRUBS TO SCREEN VIEW OF PARKING: COMPLIES
(NOTE: OLD MILTON IS SEPARATED AND SCREENED BY EX. RETAINING WALL)

LANDSCAPE STRIPS:

HAYNES BRIDGE:
132.85' OF FRONTAGE (TO CENTER OF CORNER PL):
TREES @ 1/25 = 4 TREES REQUIRED/ 6 PROVIDED (NOTE: O.H. POWER LINES!)
SHRUBS @ 1/25= 38 SHRUBS REQUIRED/40 SHRUBS PROVIDED

OLD MILTON:
159.89' OF FRONTAGE (TO CENTER OF CORNER PL):
TREES @ 1/25 = 4 TREES REQUIRED/1 PROVIDED (NOTE: EXISTING RETAINING WALL)
SHRUBS @ 1/25= 46 SHRUBS REQUIRED/46 SHRUBS PROVIDED

OPEN SPACE:

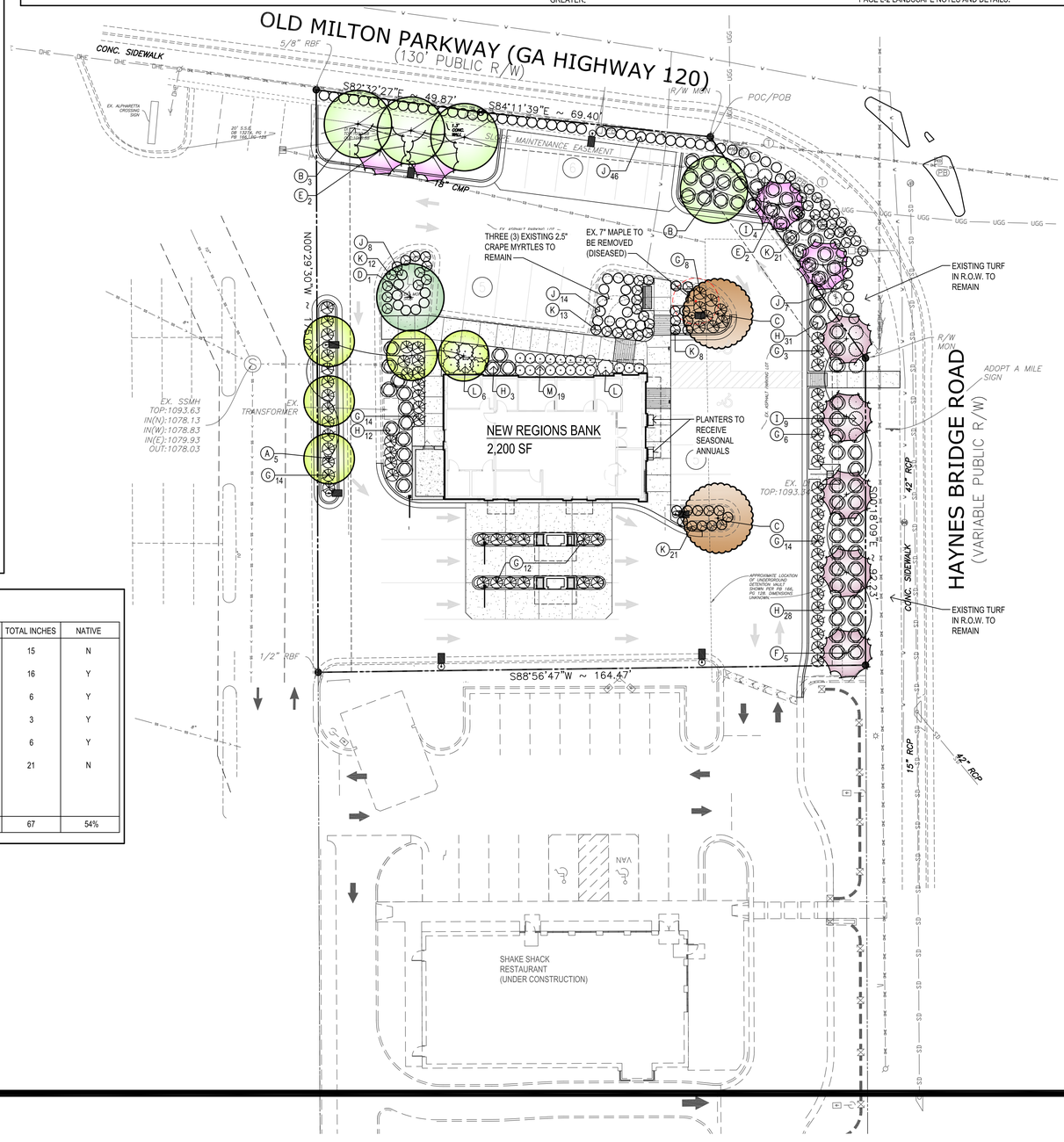
NON-RESIDENTIAL REQUIRED:	15%
PROVIDED:	4,921 SF/25,261 SF = 19.4%

TREE PLANTING LIST AND STATISTICS:

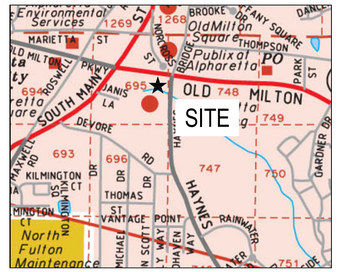
KEY	QUAN.	PLANT	SIZE	FORM	% GENIUS	TOTAL INCHES	NATIVE
(A)	5	'KINDRED SPIRIT' OAK Quercus x 'Nadler'	13-14' HT./ 4" CAL. B/B	OVERSTORY	23.8%	15	N
(B)	4	RED MAPLE Acer rubrum	11-12' HT./ 4" CAL. B/B	OVERSTORY	19%	16	Y
(C)	2	WILLOW OAK Quercus phellos	11-12' HT./ 3" CAL. B/B	OVERSTORY	9.5%	6	Y
(D)	1	HONEYLOCUST Gleditsia triacanthos	11-12' HT./ 3" CAL. B/B	OVERSTORY	4.7%	3	Y
(E)	4	EASTERN REDBUD Cercis canadensis	11-12' HT./ 3" CAL. B/B	UNDERSTORY	19%	6	Y
(F)	5	CRABAPPLE Malus sp. fireblight resistant to be specified by city to match adjoining shake shack r.o.w. plantings.	11-12' HT./ 3" CAL. B/B	UNDERSTORY (OVERHEAD POWER LINES)	23.8%	21	N
	21	TOTAL TREES	OVERSTORY DENSITY	57%	100%	67	54%

SHRUB PLANTING LIST:

KEY	QUAN.	PLANT	SIZE	FORM
(G)	71	'BLUE PACIFIC' JUNIPER Juniperus conferta 'Blue Pacific'	NO. 5 CONTAINER 24" SPREAD	GROUNDCOVER
(H)	74	SHAMROCK INKBERRY HOLLY Illex glabra 'Shamrock'	NO. 5 CONTAINER MIN. 24" HT.	PARKING LOT SCREEN
(I)	13	LITTLE LIME HYDRANGEA Hydrangea pan. 'Jane'	NO. 5 CONTAINER MIN. 24" HT.	PARKING LOT SCREEN
(J)	75	'KALEIDOSCOPE' ABELIA Abelia x grand. 'Kaleidoscope'	NO. 5 CONTAINER MIN. 24" HT.	PARKING LOT SCREEN
(K)	54	GUMPO PINK SATSUKI AZALEA Azalea x 'Gumbo Pink'	NO. 3 CONTAINER MIN. 15" HT.	ACCENT
(L)	7	PEE WEE OAKLEAF HYD. Hydr. quercifolia 'Pee Wee'	NO. 5 CONTAINER MIN. 24" HT.	ACCENT
(M)	19	'SOFT TOUCH' JAP. HOLLY Illex crenata 'Soft Touch'	NO. 5 CONTAINER MIN. 18" HT.	ACCENT



VICINITY MAP:



GENERAL NOTES:

1. SEE SHEET C1.0 FOR GENERAL NOTES.

GRADING NOTES:

1. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION.

LANDSCAPE NOTES:

1. REFER TO SPECIFICATIONS AND ALL OTHER CIVIL DRAWINGS FOR MORE INFORMATION.
2. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
3. PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS, DISEASES, BARK BRUSES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
4. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
5. TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER.
6. MULCH: ALL PLANTING BEDS SHALL BE MULCHED 3" DEEP OVER WEED PREVENTIVE FABRIC WITH SHREDDED HARDWOOD MULCH.
7. PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH, OR AS OTHERWISE DIRECTED BY THE OWNER.
8. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
9. THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER, IN NO CASE SHALL TRIMMING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES.
10. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY REGIONS REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY, TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
11. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE SITE UTILITIES PLAN.
12. REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
14. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION, SEE PLAN.
15. PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.
16. WEED CONTROL SCREEN TO BE PLACED BELOW MULCH IN BEDDING AREAS.
17. STEEL EDGE BAND TO BE PLACED @ EDGE OF ALL PLANTING AREAS.
18. TREES WHICH ARE PLANTED SHALL BE MAINTAINED FOR TWO (2) GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION. THE PROPERTY OWNER SHALL MAINTAIN THE REQUIRED TREE DENSITY.
19. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION, SEE PLAN.

TOPSOIL AND PLANTING MIX:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL REQUIRED TOPSOIL AND PLANTING MIXES REQUIRED FOR THE PROJECT. THESE MATERIALS WILL NOT BE ACCEPTED AS AN EXCEPTION IN ANY BIDS DUE TO ON-SITE CONDITIONS.

THE MINIMUM NEW TOPSOIL/PLANTING MIX REQUIREMENTS ARE AS FOLLOWS:

NEW TURF AREAS:	MINIMUM OF 4" OF CLEAN FRIABLE TOPSOIL BELOW NEW SOD.
NEW SHRUBS AND TREES:	PER THE PLANTING DETAILS HEREON.
ANNUALS/DAYLILIES:	TOPSOIL/PLANTING MIX TO A DEPTH OF 12"

STORMWATER NOTES, INFERENCES, INTENTIONS AND OTHER PLANS SHOWN HERE ON ARE SUBJECT TO REVIEW AND APPROVAL THROUGH THE LDP PROCESS AND THEREFORE MAY AFFECT DRB APPROVED PLANS TO MEET THE REQUIREMENTS BROUGHT FORTH THROUGH THE LDP PROCESS.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE: 10 0 10 20 40

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

GEORGIA REGISTERED LANDSCAPE ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2934D Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2601 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
LANDSCAPE PLAN

SHEET NO.
L1.0

REGIONS

DESIGN REVIEW BOARD SUBMITTAL

11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009

REGIONS PROJECT NUMBER
GASC213400IN

LIST OF DRAWINGS AND EXHIBITS		
NUMBER	DESCRIPTION	REVISION
CS	COVER SHEET	
P-1	EXISTING SITE PHOTOGRAPHS	
C0.1	EXISTING CONDITIONS/DEMOLITION PLAN	
C1.0	PRESENTATION SITE PLAN	
C1.1	DETAILED SITE PLAN	
C1.2	PHOTOMETRIC PLAN	
C1.3	LIGHTING CUT SHEETS	
L1.0	LANDSCAPE PLAN	
L1.1	LANDSCAPE DETAILS AND SITE FURNISHINGS	
A-110	FLOOR PLAN	
A-200	EXTERIOR ELEVATIONS	
A-201	EXTERIOR ELEVATIONS	
A-202	BUILDING RENDERING	
A-203	BUILDING RENDERING	
A-204	BUILDING RENDERING	
A-205	BUILDING RENDERING	
A-205A	BUILDING RENDERING	
A-300	BUILDING SECTIONS	

LOCATION MAP



VICINITY MAP



JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC213400IN

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO.
REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
239-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2601 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

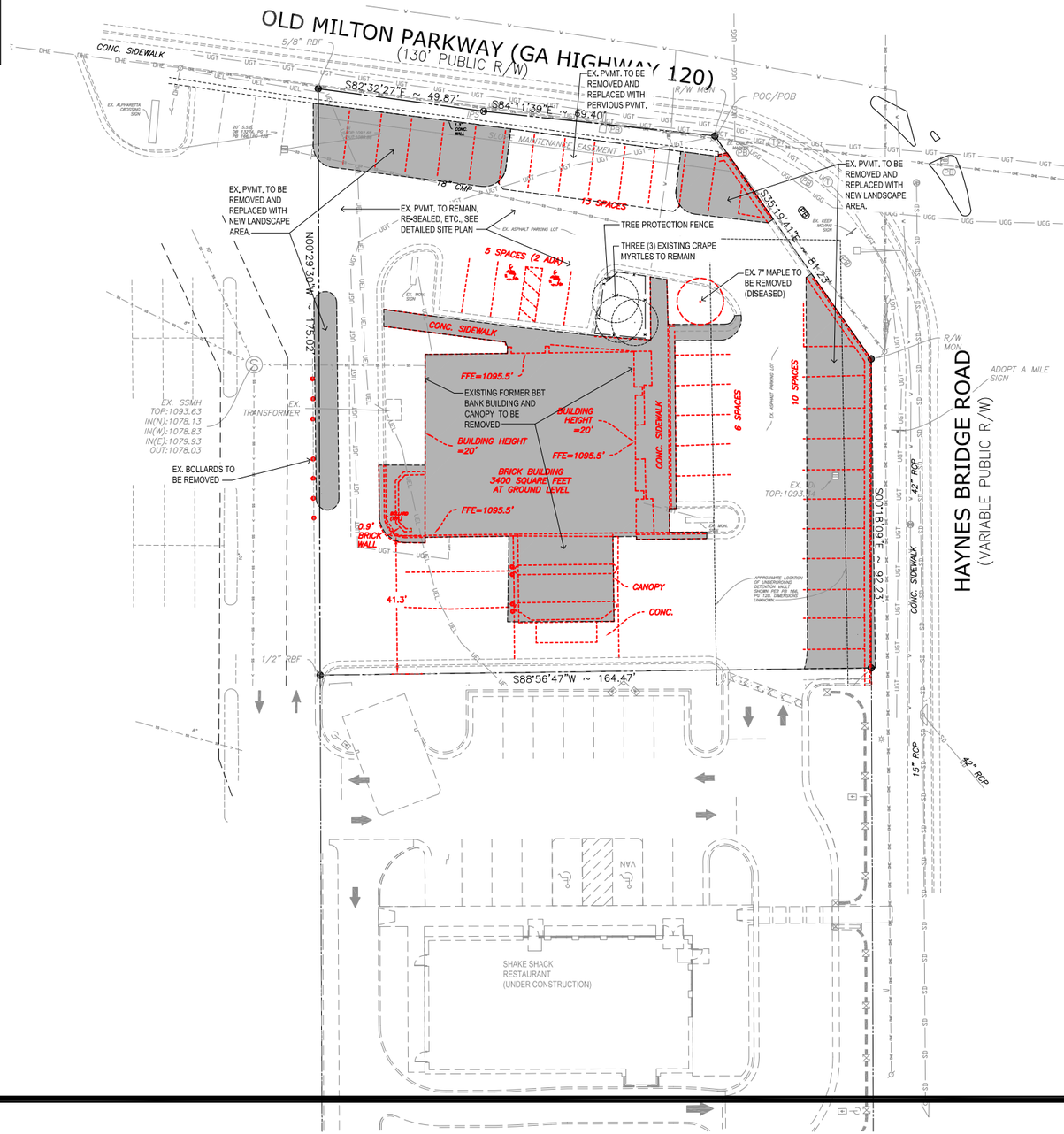
REVISIONS:

DRB SUBMITTAL
COVER SHEET

SHEET NO.
CS

TREE PROTECTION NOTES:

1. 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.
2. PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
3. 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.
4. 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.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. 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.
8. ALL ROOTS ENCOUNTERED 1/2 OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. 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.
10. IT IS THE OWNERS 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.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



UTILITY NOTE:

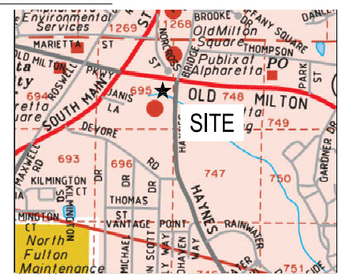
THE GENERAL CONTRACTOR SHALL CONTACT ALL UTLITY COMPANIES AND MEET THEM ON-SITE PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL REQUIREMENTS, ANY DAMAGE TO ANY EXISTING UTILITY FACILITIES OR IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE G.C.

GENERALLY, ALL UTILITIES SHALL BE SHUT OFF AND TERMINATED AT METERS, MANHOLES, ETC. SO THAT THESE CAN BE REUSED FOR THE NEW REGIONS BUILDING. CONDUITS SHALL BE CUT CLEAN AND PROTECTED WHERE IT GOES UNDER PAVEMENTS TO REMAIN FOR CONNECTION OF NEW CONDUIT TO REUSE EXISTING UTILITIES.

THE GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES TO REMAIN WITH THE SITE GRADING AND UTILITY PLANS, ANY CASTINGS, MANHOLES, VALVE BOXES, ETC., REQUIRING ADJUSTMENT, WHETHER SHOWN OR NOT SHOWN TO BE ADJUSTED, SHALL BE ADJUSTED AS REQUIRED AT THE EXPENSE OF THE G.C.

ALL EXISTING SITE LIGHTING, POLES, BASES, ETC. ARE TO BE REMOVED FOR INSTALLATION OF NEW LIGHTING.

VICINITY MAP:



GENERAL DEMOLITION NOTES:

A. THIS DEMOLITION PLAN IS GENERAL IN NATURE AND IS NOT INTENDED TO BE ALL ENCOMPASSING OR EXHAUSTIVE IN DEPICTING EACH INDIVIDUAL ITEM TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE AND VERIFYING EXISTING CONDITIONS AND FAMILIARIZING HIMSELF WITH THE PROJECT REQUIREMENTS PRIOR TO BIDDING. ITEMS INTERFERING WITH OR OF NO USE OR VALUE TO THE COMPLETED PROJECT SHALL BE REMOVED OR DEMOLISHED WHETHER SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS OR NOT.

B. PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK OR VANDALISM. ANY SAFETY FENCING, TRAFFIC CONTROL DEVICES, ETC. WHICH AFFECT TRAFFIC AND/OR ANY STREET RIGHTS-OF-WAY, MUST BE PRE-APPROVED BY THE CITY IN ADVANCE.

C. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

D. TRAFFIC: CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

E. ENVIRONMENTAL CONTROLS: COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION AND DISPOSAL TECHNIQUES AND DUMP LOCATIONS. THE G.C. SHALL BE FULLY RESPONSIBLE FOR COMPLYING WITH ALL REGULATORY REQUIREMENTS.

F. UTILITIES: LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES THAT SERVE EXISTING STRUCTURES OR FORMER USES ON THE SITE AT THE PROPERTY LINE, OR NEAREST OFFSITE TERMINATION POINT. REGIONS NEW FACILITY WILL HAVE ALL NEW UTILITY SERVICES. G.C. IS FULLY RESPONSIBLE FOR COORDINATING ALL UTILITY DEMOLITION WITH EACH AFFECTED UTILITY, SEE CONTACTS ON SHEET C3.0. ALL DEMOLITION IN ANY WAY RELATED TO A UTILITY WHETHER A SERVICE TO ADJOINING OWNERS OR NOT, SHALL BE COMPLETELY COORDINATED WITH EACH UTILITY SO AS NOT TO INTERRUPT ANY SERVICE TO ANY OTHER USER.

G. DISPOSAL OF DEMOLISHED MATERIALS: REMOVE FROM REGIONS BANK SITE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. TRANSPORT AND LEGALLY DISPOSE OFF SITE.

i IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

II BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.

H. CLEANUP: UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS EXCEPT FOR ITEMS REQUIRED FOR PROTECTION OF STORM SEWERS, EXISTING TREES AND EROSION CONTROL MEASURES, LEAVE AREAS BROOM CLEAN AND SITE GRADED SMOOTHLY. THE G.C. SHALL NOT BURY, OR FILL ANY AREAS WITH ANY DEMOLISHED MATERIALS. ALL WORK REGARDING GRADING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH THE SOILS REPORT FOR THE PROJECT, SEE SHEETS C8.0- C8.4.

I. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS INCLUDING ANY DUMPING REQUIRED. IF ANY ENVIRONMENTALLY SENSITIVE MATERIALS ARE EXPOSED OR UNCOVERED, THE G.C. SHALL FOLLOW ALL REGULATORY GUIDELINES IN DEALING WITH AND/OR DISPOSING OF SUCH MATERIALS.

J. THE G.C. SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE AND THE DEMOLITION WORK IN ACCORDANCE WITH ALL OSHA AND OTHER REGULATORY STANDARDS BOTH OF THE SAFETY OF WORKERS, ANY EMPLOYEES OF THE OWNER, ANY SUBCONTRACTORS OR ANY OTHERS HIRED TO WORK ON THE PROJECT BY THE G.C. OR THE OWNER, AND THE GENERAL PUBLIC.

K. GENERAL CONTRACTOR SHALL VERIFY ALL CHANGES WITH THE REGIONS BANK PROJECT MANAGER BEFORE IMPLEMENTING.

TRAFFIC CONTROL NOTE:

THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL DEVICES, SIGNS, BARRELS, CONES, FLASHING SIGNS, ETC. AS REQUIRED.

STORMWATER NOTES, INFERENCES, INTENTIONS AND OTHER PLANS SHOWN HERE ON ARE SUBJECT TO REVIEW AND APPROVAL THROUGH THE LDP PROCESS AND THEREFORE MAY AFFECT DRB APPROVED PLANS TO MEET THE REQUIREMENTS BROUGHT FORTH THROUGH THE LDP PROCESS.

EXISTING CONDITIONS/DEMOLITION SITE PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE: 20 0 20 40 80

JOB NO. :
21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

GEORGIA REGISTERED LANDSCAPE ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2636 Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2501 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
EXISTING CONDITIONS/ DEMOLITION SITE PLAN

SHEET NO.
C0.1

08-02-2021

LITHONIA LIGHTING

Catalog Number		
SSS 25 4C DM19 DDB		
Notes	Type	
Regions Bank - Alpharetta, GA	S1, S2	

FEATURES & SPECIFICATIONS

CONSTRUCTION — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), 50,000 psi (7-gauge). Uniform wall thickness of .125" or .188". Shafts are one-piece with a full-length longitudinal, high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base is provided with slotted holes. Base cover is finished to match pole.

A handhole having nominal dimensions of 5" x 8" for all shafts, included is a cover with attachment screws.

Tenon top provided with all drill-mount poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

FINISH — Dark bronze (DDB) polyester powder standard. Other architectural colors available. See www.lithonia.com/architectural.

GROUNDING — Provision located immediately inside handhole for grounding hardware is not included (provided by others).

ANCHOR BOLTS — Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

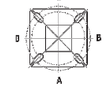
ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS	25	4C	DM19		DDB
Shaft type	Nominal fixture mounting height	Nominal shaft base size/ wall thickness	Mounting[1]	Options	Finish[7]
SSS	12 – 39 feet (see next page)	(See next page.)	Tenon mounting	Bolt cover (included)	Standard colors
			2T Open top	LAB Less anchor bolts	DDB Dark bronze
			T20 2-3/8" O.D. (2 NPS)	VD Vibration damper	DBL Black
			T25 2-7/8" O.D. (2-1/2 NPS)	TP Tamper proof	DNA Medium bronze
			T30 3-1/2" O.D. (3 NPS)	Hex Hex head bolt	DNA Natural aluminum
			T35 4" O.D. (3-1/2 NPS)	Horizontal arm bracket (1 fixture)[2]	DNAX Textured bronze
			Drill mounting[3]	FCLxx Festoon outlet (see electrical)[4]	DWH White
			DM2B 2 at 180°	FELxx Festoon GFI outlet (see electrical)[4]	DNAX Galvanized finish
			DM2B 2 at 180°	Glass opening	Clear/satin colors
			DM2BPL 2 at 180° with one side plugged	CPL12xx 1/2" coupling[5]	DDB Dark bronze
			DM2E 2 at 90°	CPL34xx 3/4" coupling[5]	DBL Black
			DM3E 3 at 90°	CPL1xx 1" coupling[5]	DNA Medium bronze
			DM4E 4 at 90°	NPL12xx 1/2" threaded nipple[5]	DNA Natural aluminum
			ARCHITECTURAL DRILL mounting[3]	NPL34xx 3/4" threaded nipple[5]	DNAX Textured bronze
			DM1AD 1 at 180°	NPL1xx 1" threaded nipple[5]	DWH White
			DM2AS 2 at 180°	HHex Extra handhole[6,7]	DNAX Galvanized finish
			DM3AS 3 at 90°		
			DM4AS 4 at 90°		
			ARRIS Recessed Drill mounting[3,8]		
			DM1RAST_ 1 at 90°		
			DM2RAST_ 2 at 180°		
			DM3RAST_ 3 at 90°		
			DM4RAST_ 4 at 90°		
			DM/ENO Recessed Drill mounting[3,8]		
			DM1NVRT_ 1 at 90°		
			DM2NVRT_ 2 at 180°		
			DM3NVRT_ 3 at 90°		
			DM4NVRT_ 4 at 90°		

HANDHOLE ORIENTATION



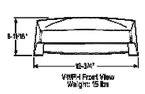
NOTES:

1. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM2BT20. The combination indicates a required extra handhole.
2. The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
3. Insert "1" or "2" to designate fixture arm: e.g. DM1BAST2.
4. Specify location and orientation when ordering option.
   For Left: Specify the height in feet above base of pole. *Example: 20' = 2 and 25' = 25*
   For End "A": Specify orientation from handhole (A, B, C, D) *Refer to the Handhole Orientation diagram on this page.*
5. Horizontal arm is 12" x 3-3/8" O.D. tenon standard.
6. Combination of tenon-top and drill mount requires extra handhole.
7. Additional colors available; see www.lithonia.com/architectural or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

VWP LED Voltaire Architectural Wall Pack

Williams





CATALOG #: VWP-44L30-740-**-DBZ-SDGL-SF-DIM-20

TYPE: R

PROJECT: Regions Bank

FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or fascias
- Intended for pole or post applications and low light applications
- Savings of up to 80% in energy compared to HID systems
- Blends seamlessly with a variety of architectural styles
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-22°F to 40°F with EM/NOVA; 0°C to 35°C with EM/WA).
- OPTICAL SYSTEM – Precision, injection-molded, refractive acrylic lensing produces symmetrical IES distributions.
- LED ASSEMBLY – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI LEDs.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. 10kV/5kV surge protection standard. Six (6) disconnect wiring provided. L70 >50,000 hrs per IES TM-21.
- FINISH – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal. Resists and exceeds ASTM B117 specification for outdoor durability.
- MOUNTING – Surface mounts directly over a 4" standard outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWP1 – 15 lbs, VWP2 – 23 lbs).
- LISTINGS –
  - cULus certified in luminaire suitable for wet locations.
  - DesignLights Consortium qualified product. See all versions of this product in the DLC Qualified Products List at www.designlights.org/QPL.
  - IDA Dark-Sky approved (downlight application only).
  - RoHS compliant.
  - IP65 rated.
  - Title 24 compliant in CCCWS "SP-314-L" option.
- WARRANTY – 5-year limited warranty; see freewarranty.

ORDERING EXAMPLE: VWP H - L30/740 - F3 - DBZ - SDGL - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	TYPE	LUMENS [1]	CRI	CCT	DISTRIBUTION [2]
VWP1	H Horizontal	L30 3,000 lm	7 70	30 3000K	F3 Type III
VWP2	V Vertical	L50 5,000 lm		40 4000K	TFT Type forward throw
				50 5000K	

FINISH OPTIONS [3]	SHIELDING
BLK Black (RAL #9004)	SDGL Wave-2 acrylic frosted glass lens
DBZ Dark bronze	DGL Clear tempered glass lens
DNA Medium bronze	
GRAY Standard gray	
SLV Satin aluminum (RAL #9006)	
WHT White (RAL #9003)	

OPTIONS	DRIVER	VOLTAGE
EMRAW 4-watt integral emergency LED driver [4,5]	DIM Dimming driver, pre-wired for 0-10V control [6]	120 120V
SF Single fuse [7]		208 208V
DF Double fuse [7]		240 240V
PC Factory-installed button-style photocell [7,8]		277 277V
RSQX Equip housing and trim ring used to retrofit units with EM, CCC, or conduit entry options.		UNV 120-277V
		347 347V [7,9]
CONDUIT ENTRY [10]		480 480V [7,9]
CR Right side conduit entry [11]		
CL Left side conduit entry [11]		
CD Dual conduit entry		

VWP1 ONLY

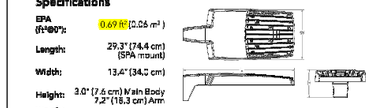
BMOVWC	10-watt bi-level emergency LED driver [12]
DCCWS PSP-2114-L	Factory-installed wireless sensor receiver [13,14]
PSIR-100	Remote controller for occupancy sensor

NOTES

1. Lumen output based on 3500 CCT. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen package available, see options.
2. See page 2 for DISTRIBUTION DETAILS.
3. See page 2 for FINISH OPTIONS.
4. 120-277V or any VWP1 with no housing extension, increases fixture depth. See page 2 for FACTORY DETAILS.
5. 120V, 277V, or 347V only; must specify voltage.
6. 208V, 240V, or 480V only; must specify voltage.
7. 120V, 208V, or 277V only; must specify voltage. Not available on any specified with CCCWS option. See page 3 for OPTIONS DETAILS. Right side when viewed from behind fixture.
8. Fixtures requiring housing extension when specified with conduit entry increases fixture depth. Conduit entry provided with 1/2" NPT tapered pipe thread and plug, increases fixture height. Conduit fitting to be supplied by others. Left and right when viewed from behind fixture.
9. Left and right when viewed from behind fixture.
10. Left and right when viewed from behind fixture.
11. Low temperature. Includes housing extension (increases fixture depth). See page 120-277V only and not available with CR and CD options. See page 2 for FIXTURE DETAILS.
12. Includes housing extension (increases fixture depth); must specify lens. Optional PSIR-100 remote control available, ordered separately. See page 3 for OCCUPANCY SENSOR DETAILS.
13. Includes one pendant mount sensor.
14. Includes one pendant mount sensor.



RSX2 LED Area Luminaire



Specifications

EPA (ft²@90°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	39.0 lbs (17.7 kg)

Catalog Number: RSX2-LED-P1-40K-R4-208-SPA-DF-DWHXD

Notes: Regions Bank - Alpharetta, GA

Type: S1, S2

Shown with options and shipped separately.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED	P1	40K	R4	208	SPA
Series	Performance Package	Color Temperature	Specification	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120-277V)[1]	SPA Square pole mounting (3.0" min. OD pole for 1 @ 90°, 3.5" min. OD pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)[1]	RPA Round pole mounting (3.2" min. dia. RAD pole for 2, 3, 4 at 90°, 3.0" min. dia. RAD pole for 1 at 90°; 2 at 180°; 3 at 120°)
	P3	50K 5000K	R4 Type 4 Wide	Custom voltage (for options see ordering info)	Base arm adaptor (fits 2-3/8" OD horizontal arms)
	P4		R5W Type 5 Wide	120[1] 277[1]	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4]
	P5		R5 Type 5 Wide[2]	208[1] 347[1]	WBA Wall bracket [5]
	P6		R5S Type 5 Wide[3]	240[1] 480[1]	WBASC Wall bracket with surface conduit box
			AFR Automotive Front Row		AASP Adjustable drill mount square pole mounting [4]
			AFRRHS Automotive Front Row Right Rotated		AARP Adjustable drill mount round pole mounting [4]
			AFRLHS Automotive Front Row Left Rotated		AAWH Adjustable drill mount with wall bracket [5]
					AAWSC Adjustable drill mount wall bracket and surface conduit box [5]

DF, HS (Fixture S2 only)

Options			DWHXD
Shipped Installed		**Shipped Installed**	Finish
HS House-side shield [2]		*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DDBXD Dark Bronze
PE Photocontrol, button style [3,4]		NLTAIR2 nLight AIR generation 2 [4,5,6,7]	DBLXD Black
PER Photocontrol, external threader, receptacle [4]		PIRHN Networked, motion/ambient sensor (for use with NLTAIR2) [5,7,8,9]	DNAXD Natural Aluminum
PERT Seven-wire twist-lock receptacle only (no controls) [4,6,7,8]			DWHXD White
DCH Conduit entry, 3/4" NPT (Qty 2)		*Wattage PIRHN with nLight AIR can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked system. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.	DDBTXD Textured Dark Bronze
SF Single fuse (120, 277, 347) [4]			DBLBXD Textured Black
DF Double fuse (208, 240, 480) [4]		**Shipped Separately (requires some field assembly)**	DNATXD Textured Natural Aluminum
SPD20KV 20kV Surge pack (10kV standard)		BCS External cable slipfitter (360° around light) is standard [4]	DWHTXD Textured White
FAO Field adjustable output [4,9]		BSPV External cable slipfitter (360° around light) is standard [4]	
DMG 0-10V dimming wires pulled outside fixture (for use with external control, ordered separately) [10]		BS Bird spikes [11]	
DS Dual switching [12]			

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JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

ARCHITECT/ENGINEER:
The Roberts Group PSC
2930 Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2501 Facsimile

08-02-2021

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
LIGHTING CUT SHEETS

SHEET NO.
C1.3

CITY OF ALPHARETTA LANDSCAPE NOTES:

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

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 A TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

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

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, BURLAP, AND STRAPPING 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. EG, 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 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 PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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 TRENCHING.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, 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 PIT, FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST 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 REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 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 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

A CITY APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ANY RESPONSIBILITY FOR DAMAGES,)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE L-2 LANDSCAPE NOTES AND DETAILS.

SITE AND LANDSCAPE STATISTICS:

SITE ADDRESS:	11790 HAYNES BRIDGE ROAD
PARCEL ID:	12 2S8406951078
ZONING:	C-2 WITH DOWNTOWN OVERLAY
BUILDING USE:	BANK
SITE AREA:	25,261 SF/0.587 ACRES
BUILDING AREA:	2,207 S.F. (GROSS)
BUILDING HEIGHT:	20'-0"
BUILDING COVERAGE:	2,207/25,261 = 9% COVERAGE
MIN. PARKING SPACES REQUIRED:	2,207 SF/300 SF = 8
PARKING SPACES PROVIDED:	16
BIKE PARKING REQUIRED:	1/25 PARKING STALLS OR 1 BICYCLE SPACE
BIKE PARKING PROVIDED:	5
FLOOD ZONE CLASSIFICATION:	X

ADJOINING USES:

NORTH:	COMMERCIAL/C-3
EAST:	OFFICE/O-1
SOUTH:	COMMERCIAL/C-2
WEST:	COMMERCIAL/C-2

SITE AREA CALCULATIONS

	TOTAL SITE AREA: 25,261 SF/0.587 ACRES		
	CONDITION:	EXISTING:	PROPOSED:
	IMPERVIOUS:	23,149 SF - 0.537 AC - 92%	19,706 SF - 0.45 AC. - 77%
	PERVIOUS:	2,112 SF - 0.05 AC - 8%	5,555 SF - 0.13 AC. - 23%

TREE DENSITY:

REQUIRED:	SDF = 0.587 X 130 CALIPER INCHES = 76 CALIPER INCHES EDF: 9 (3 - 3" CRAPE MYRTLES) RDF: 67"
PROVIDED:	67" (SEE TREE CHART)

PARKING LANDSCAPE:

REQUIRED 200 SF MIN LANDSCAPE ISLANDS AT ENDS OF ROWS: COMPLIES
REQUIRED ONE (1) MIN. 2" SHADE TREE IN EACH ISLAND: COMPLIES
REQUIRED TWO (2) ROWS OF SHRUBS TO SCREEN VIEW OF PARKING: COMPLIES
(NOTE: OLD MILTON IS SEPARATED AND SCREENED BY EX. RETAINING WALL)

LANDSCAPE STRIPS:

HAYNES BRIDGE:
132.85' OF FRONTAGE (TO CENTER OF CORNER PL):
TREES @ 25' = 4 TREES REQUIRED/ 6 PROVIDED (NOTE: O.H. POWER LINES!)
SHRUBS @ 3' = 38 SHRUBS REQUIRED/40 SHRUBS PROVIDED

OLD MILTON:
159.89' OF FRONTAGE (TO CENTER OF CORNER PL):
TREES @ 25' = 4 TREES REQUIRED/1 PROVIDED (NOTE: EXISTING RETAINING WALL)
SHRUBS @ 3' = 46 SHRUBS REQUIRED/46 SHRUBS PROVIDED

OPEN SPACE:

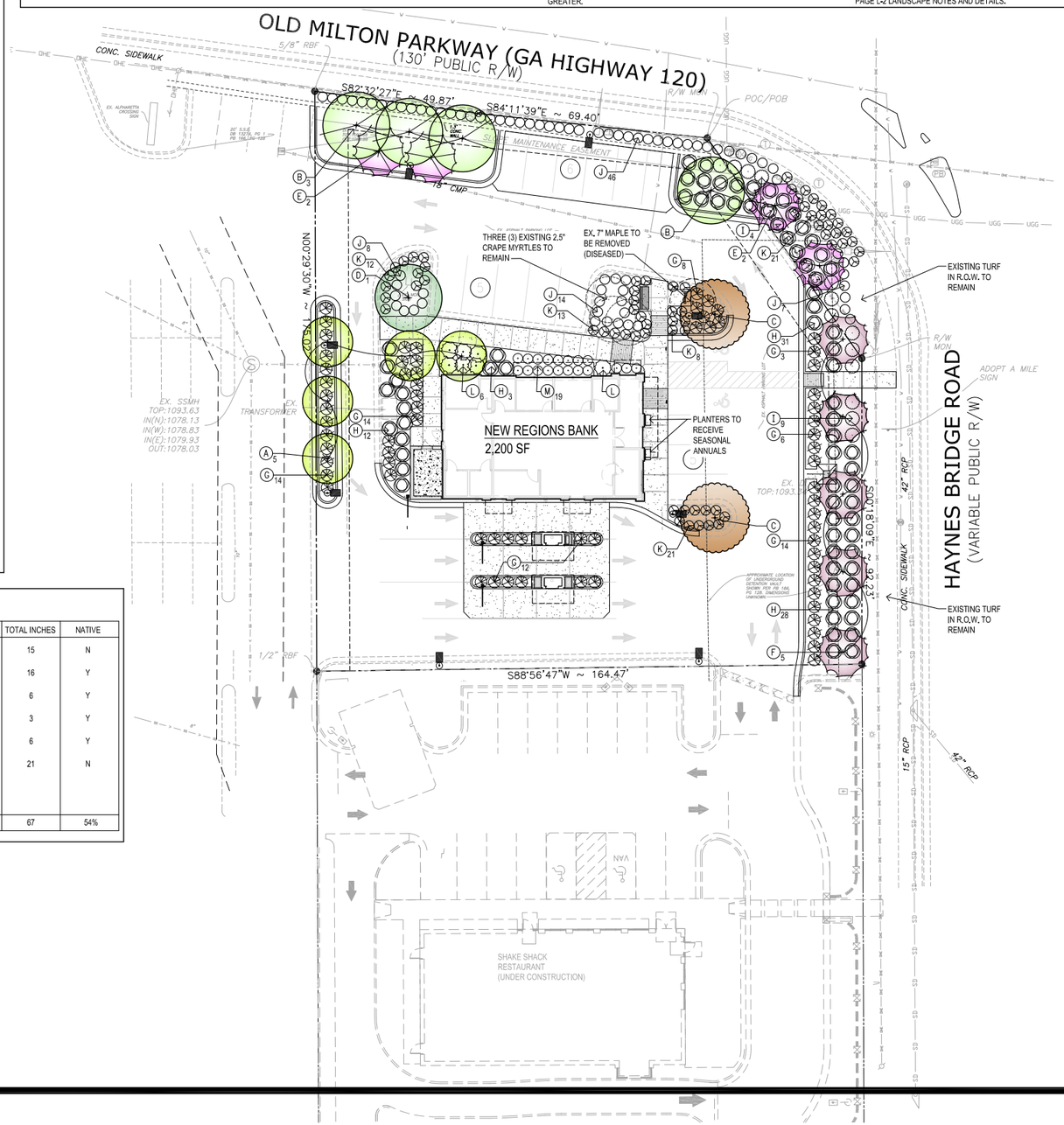
NON-RESIDENTIAL REQUIRED:	15%
PROVIDED:	4,921 SF/25,261 SF = 19.4%

TREE PLANTING LIST AND STATISTICS:

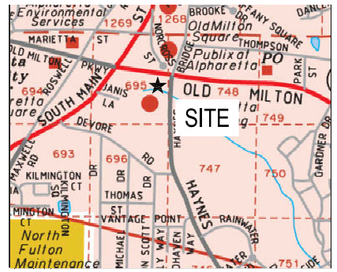
KEY	QUAN.	PLANT	SIZE	FORM	% GENIUS	TOTAL INCHES	NATIVE
A	5	'KINDRED SPIRIT' OAK Quercus x 'Nadler'	13-14' HT./ 4" CAL. B/B	OVERSTORY	23.8%	15	N
B	4	RED MAPLE Acer rubrum	11-12' HT./ 4" CAL. B/B	OVERSTORY	19%	16	Y
C	2	WILLOW OAK Quercus phellos	11-12' HT./ 3" CAL. B/B	OVERSTORY	9.5%	6	Y
D	1	HONEYLOCUST Gleditsia triacanthos	11-12' HT./ 3" CAL. B/B	OVERSTORY	4.7%	3	Y
E	4	EASTERN REDBUD Cercis canadensis	11-12' HT./ 3" CAL. B/B	UNDERSTORY	19%	6	Y
F	5	CRABAPPLE Malus sp. fireblight resistant to be specified by city to match adjoining shake shack r.o.w. plantings.	11-12' HT./ 3" CAL. B/B	UNDERSTORY (OVERHEAD POWER LINES)	23.8%	21	N
	21	TOTAL TREES	OVERSTORY DENSITY	57%	100%	67	54%

SHRUB PLANTING LIST:

KEY	QUAN.	PLANT	SIZE	FORM
G	71	'BLUE PACIFIC' JUNIPER Juniperus conferta 'Blue Pacific'	NO. 5 CONTAINER 24" SPREAD	GROUNDCOVER
H	74	SHAMROCK INKBERRY HOLLY Illex glabra 'Shamrock'	NO. 5 CONTAINER MIN. 24" HT.	PARKING LOT SCREEN
I	13	LITTLE LIME HYDRANGEA Hydrangea pan. 'Jane'	NO. 5 CONTAINER MIN. 24" HT.	PARKING LOT SCREEN
J	75	'KALEIDOSCOPE' ABELIA Abelia x grand. 'Kaleidoscope'	NO. 5 CONTAINER MIN. 24" HT.	PARKING LOT SCREEN
K	54	GUMPO PINK SATSUKI AZALEA Azalea x 'Gumbo Pink'	NO. 3 CONTAINER MIN. 15" HT.	ACCENT
L	7	PEE WEE OAKLEAF HYD. Hydr. quercifolia 'Pee Wee'	NO. 5 CONTAINER MIN. 24" HT.	ACCENT
M	19	'SOFT TOUCH' JAP. HOLLY Illex crenata 'Soft Touch'	NO. 5 CONTAINER MIN. 18" HT.	ACCENT



VICINITY MAP:



GENERAL NOTES:

1. SEE SHEET C1.0 FOR GENERAL NOTES.

GRADING NOTES:

1. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION.

LANDSCAPE NOTES:

1. REFER TO SPECIFICATIONS AND ALL OTHER CIVIL DRAWINGS FOR MORE INFORMATION.
2. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
3. PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS, DISEASES, BARK BRUSES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
4. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
5. TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER.
6. MULCH: ALL PLANTING BEDS SHALL BE MULCHED 3" DEEP OVER WEED PREVENTIVE FABRIC WITH SHREDDED HARDWOOD MULCH.
7. PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH, OR AS OTHERWISE DIRECTED BY THE OWNER.
8. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
9. THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER, IN NO CASE SHALL TRIMMING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES.
10. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY REGIONS REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY, TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
11. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE SITE UTILITIES PLAN.
12. REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
14. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION, SEE PLAN.
15. PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.
16. WEED CONTROL SCREEN TO BE PLACED BELOW MULCH IN BEDDING AREAS.
17. STEEL EDGE BAND TO BE PLACED @ EDGE OF ALL PLANTING AREAS.
18. TREES WHICH ARE PLANTED SHALL BE MAINTAINED FOR TWO (2) GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION. THE PROPERTY OWNER SHALL MAINTAIN THE REQUIRED TREE DENSITY.
19. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION, SEE PLAN.

TOPSOIL AND PLANTING MIX:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL REQUIRED TOPSOIL AND PLANTING MIXES REQUIRED FOR THE PROJECT. THESE MATERIALS WILL NOT BE ACCEPTED AS AN EXCEPTION IN ANY BIDS DUE TO ON-SITE CONDITIONS.

THE MINIMUM NEW TOPSOIL/PLANTING MIX REQUIREMENTS ARE AS FOLLOWS:

NEW TURF AREAS:	MINIMUM OF 4" OF CLEAN FRIABLE TOPSOIL BELOW NEW SOD.
NEW SHRUBS AND TREES:	PER THE PLANTING DETAILS HEREON.
ANNUALS/DAYLILIES:	TOPSOIL/PLANTING MIX TO A DEPTH OF 12"

STORMWATER NOTES, INFERENCES, INTENTIONS AND OTHER PLANS SHOWN HERE ON ARE SUBJECT TO REVIEW AND APPROVAL THROUGH THE LDP PROCESS AND THEREFORE MAY AFFECT DRB APPROVED PLANS TO MEET THE REQUIREMENTS BROUGHT FORTH THROUGH THE LDP PROCESS.

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE: 20 0 20 40 80

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

GEORGIA REGISTERED LANDSCAPE ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2930 Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2901 Facsimile

DATE: 08-02-2021

DRAWN BY:

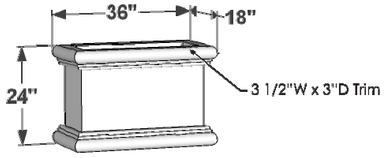
CHECKED BY:

REVISIONS:

DRB SUBMITTAL
LANDSCAPE PLAN

SHEET NO.
L1.0

08-02-2021



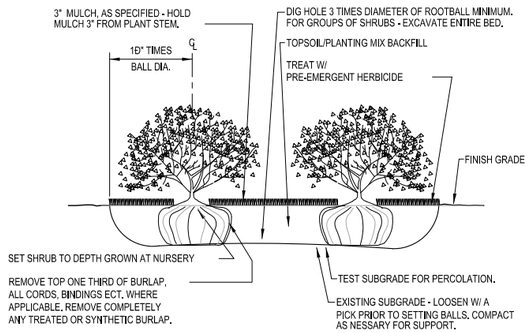
PERSPECTIVE VIEW



BOTTOM VIEW

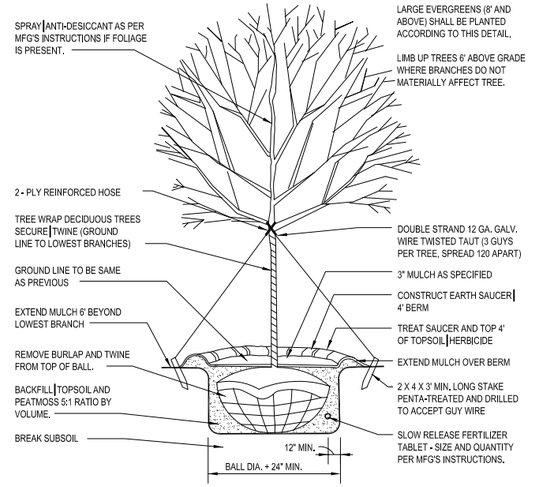
General Notes:
1. Locate drainage holes next to pads
2. If no drain holes are requested it is assumed proper drainage will be added in the field
Drainage: Yes___ No___

Date: Scale: NTS DB: GGG CB: Rep: Order#:	Content: Sienna Rectangular Fiberglass Planter PN: F1-SIE-REC361824 Color/Finish: Black Customer Approval:	Design by Planters Unlimited All visual representations and designs are the intellectual property of Planters Unlimited and protected under copyright law. Any duplication of this design is in direct violation of this law and will result in legal action. © Copyright 2008-2016	PLANTERS UNLIMITED T:888-320-0626 F:760-598-9888



SHRUB PLANTING DETAIL

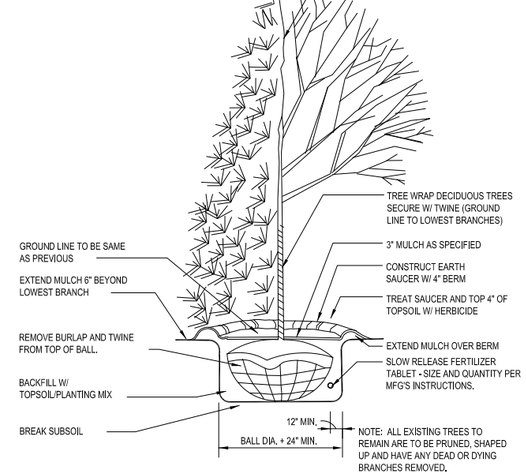
SCALE: N.T.S.



PLANTING & STAKING DETAIL

SCALE: N.T.S.

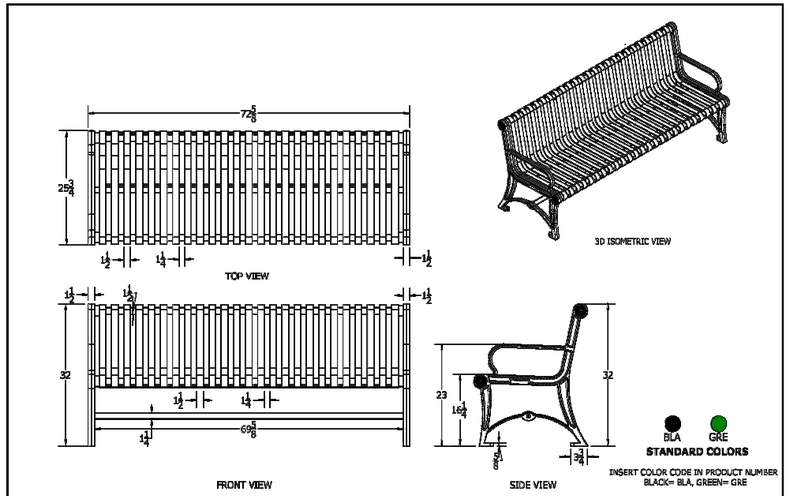
TREES 2" CAL. AND GREATER



PLANTING & STAKING DETAIL

SCALE: N.T.S.

EVERGREENS UNDER 8' AND SMALL TREES 2" CAL. AND UNDER



6 ft. Blair Bench DRAWING NO. 5BLABLAIR	Frog Furnishings 15750 S. Keeler Terrace Olathe, KS 66062 www.frogfurnishings.com	Frog FURNISHINGS
THIS COPYRIGHTED MATERIAL IS THE PROPERTY OF FROG FURNISHINGS AND SHALL NOT BE REPRODUCED, PUBLISHED OR DISCLOSED TO OTHERS WITHOUT AUTHORIZATION AND CANNOT BE USED IN ANY WAY AGAINST OR DETRIMENTAL TO JAYHAWK PLASTICS INC. OLATHE, KANSAS USA	NOT TO SCALE Date: 02/2019	

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

REGISTERED GEORGIA LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION

06-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2950 Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2601 Facsimile

DATE: 08-02-2021

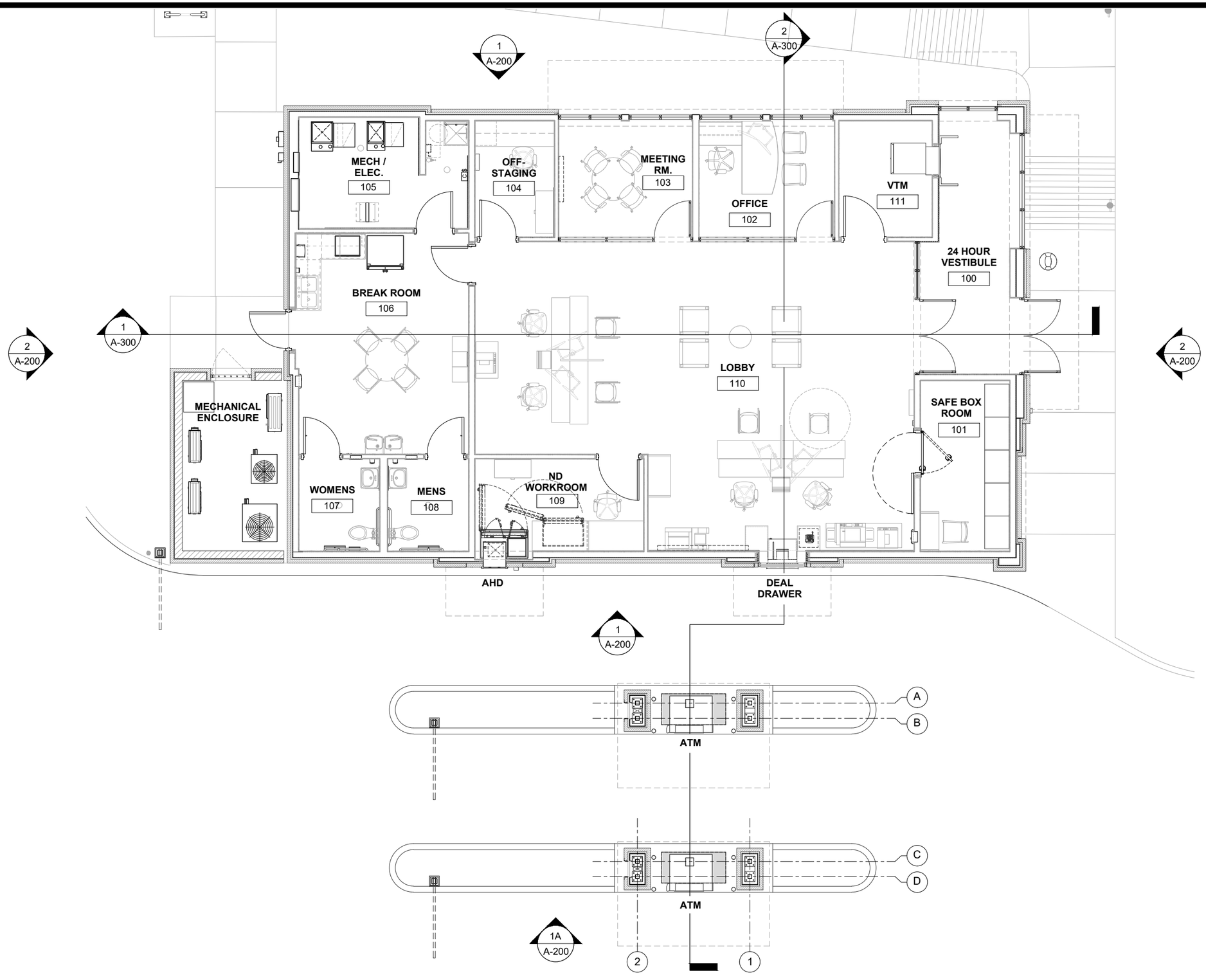
DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
LANDSCAPE DETAILS AND SITE FURNISHINGS

SHEET NO.
L1.1



FLOOR PLAN

SCALE 1/8" = 1'-0"

1

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA ROBIN E. SOUTH CERTIFICATE NO. REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-G Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2901 Facsimile

DATE: 08-02-2021

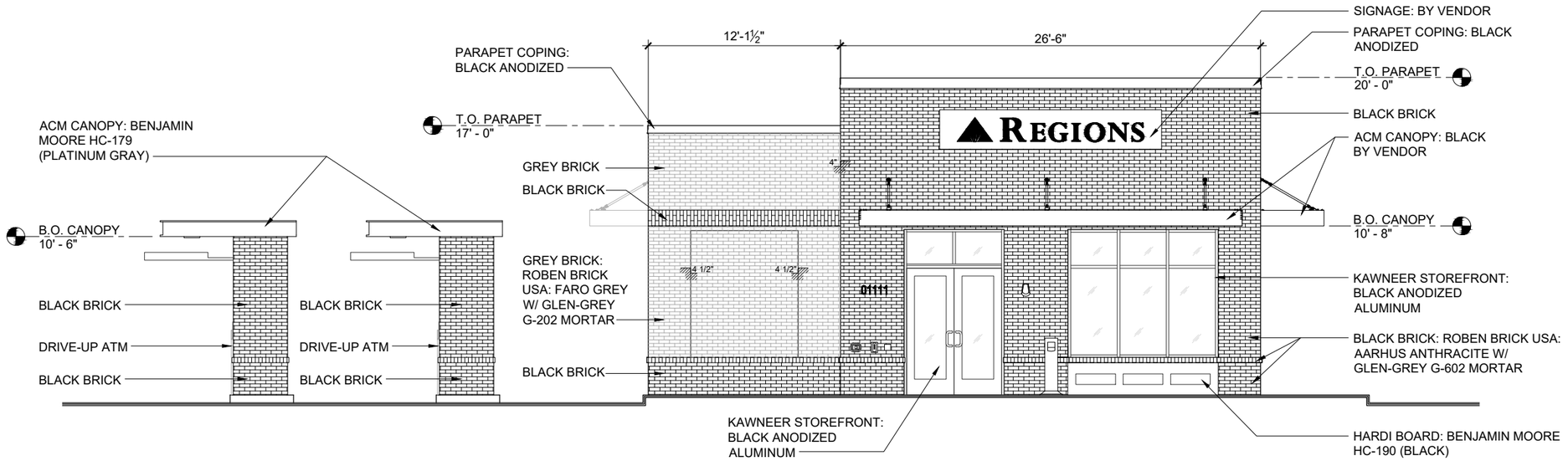
DRAWN BY:

CHECKED BY:

REVISIONS:

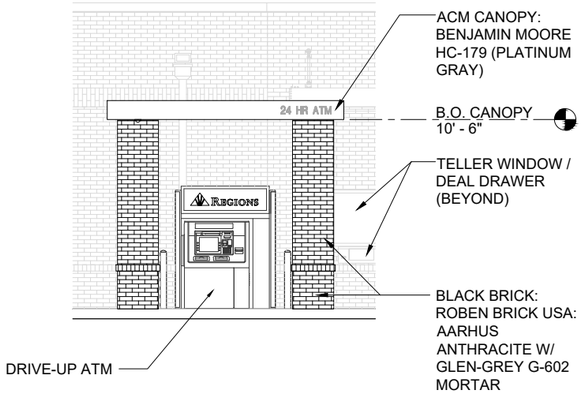
DRB SUBMITTAL
FLOOR PLAN

SHEET NO.
A-110



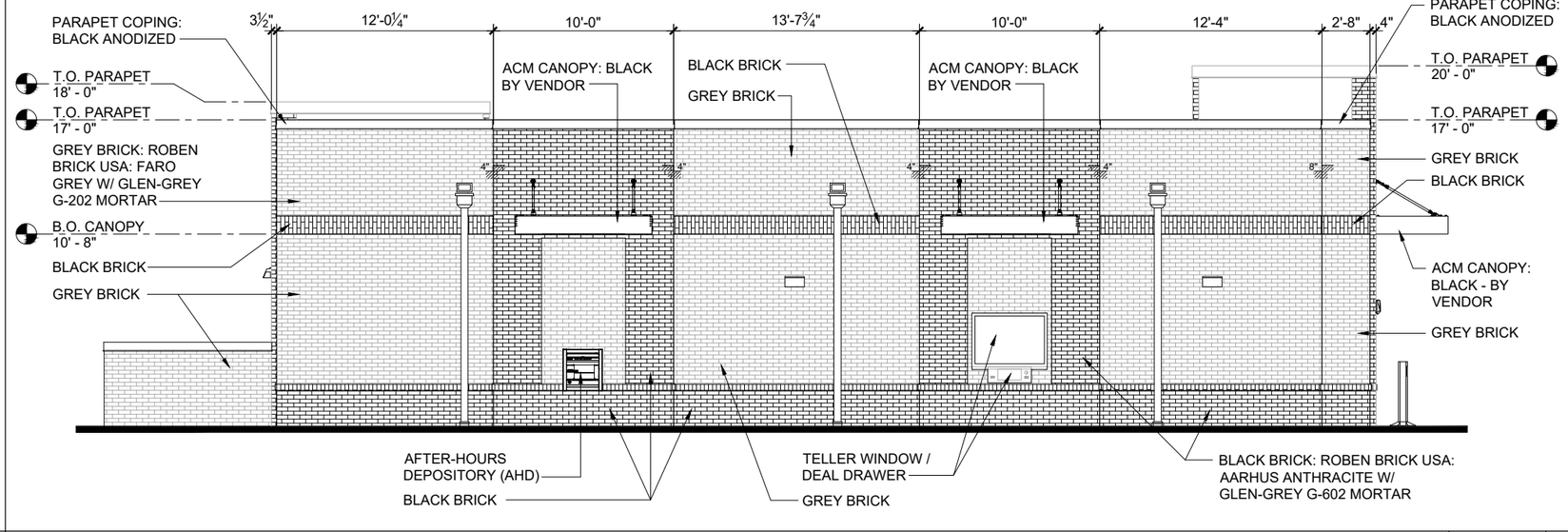
EAST ELEVATION

SCALE 1/8" = 1'-0" | 2



SOUTH ELEVATION

SCALE 1/8" = 1'-0" | 1A



SOUTH ELEVATION

SCALE 1/8" = 1'-0" | 1

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA ROBIN E. SOUTH CERTIFICATE NO. REGISTERED ARCHITECT
08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-D Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

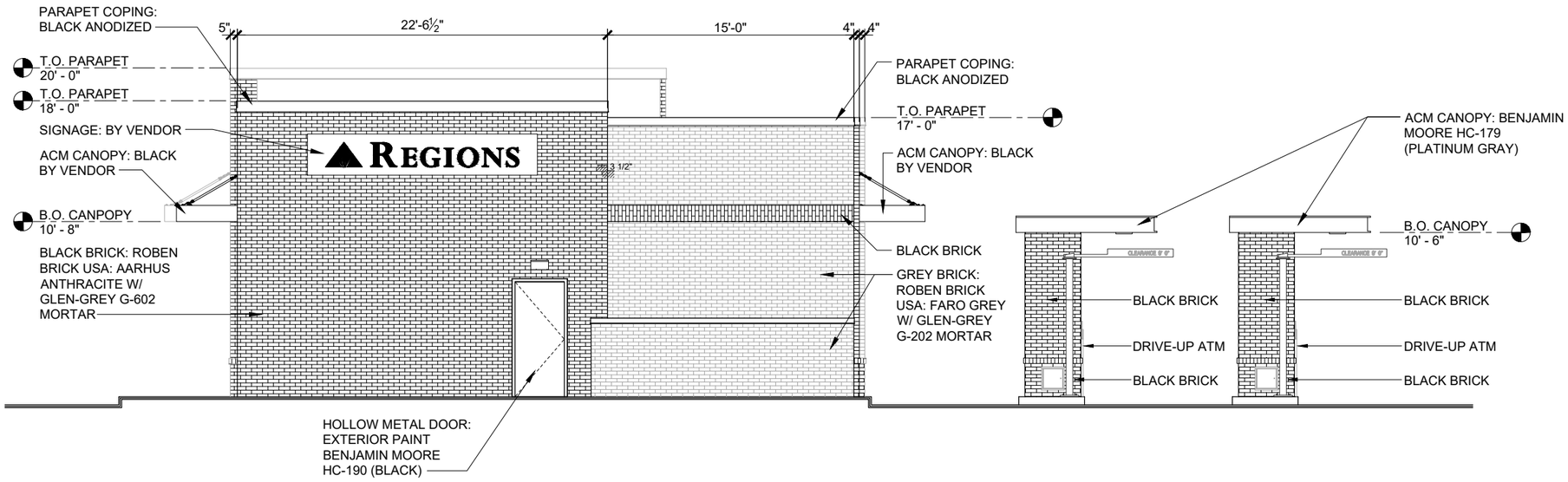
DRAWN BY:

CHECKED BY:

REVISIONS:

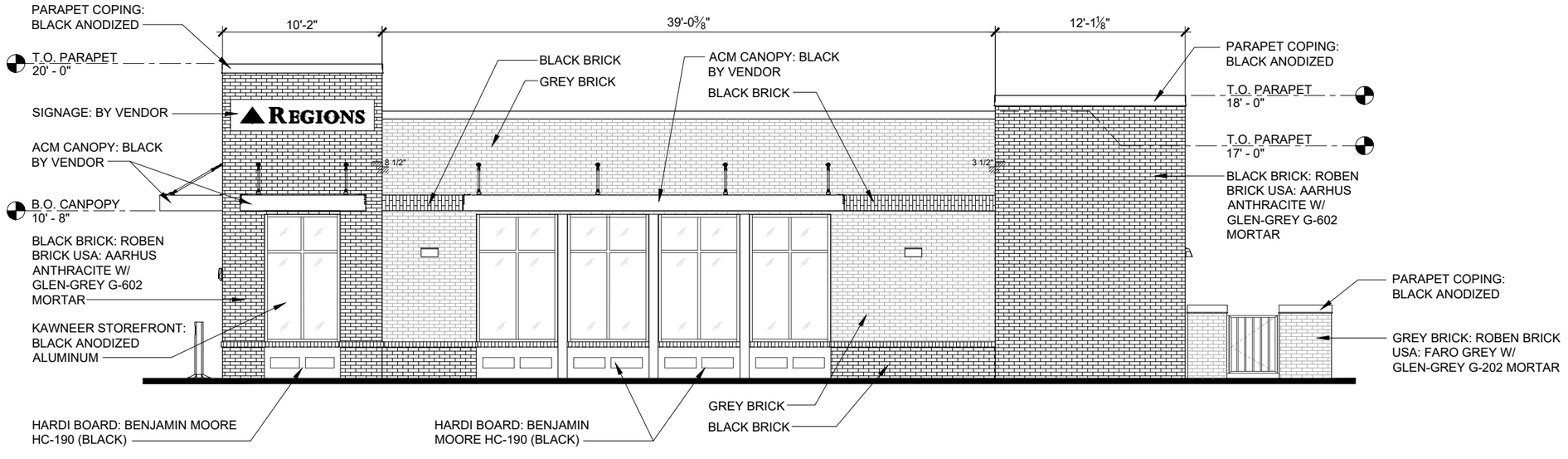
DRB SUBMITTAL
EAST & SOUTH EXTERIOR ELEVATIONS

SHEET NO.
A-200



WEST ELEVATION

SCALE 1/8" = 1'-0" | 2



NORTH ELEVATION

SCALE 1/8" = 1'-0" | 1

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

ROBIN E. SOUTH — STATE OF GEORGIA — REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2390 Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
WEST & NORTH EXTERIOR ELEVATIONS

SHEET NO.
A-201



ELEVATION RENDERING

SCALE N.T.S. | 1



• G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



• G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO.
REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
239-C Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2901 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-202

08-02-2021



ELEVATION RENDERING

SCALE N.T.S. | 1



• G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



• G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · CERTIFICATE NO. · REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-C Southland Drive - Lexington, KY 40503
859-276-2066 / 859-276-2901 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-203

08-02-2021



ELEVATION RENDERING

SCALE N.T.S. | 1



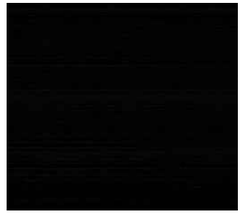
• G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



• G-202

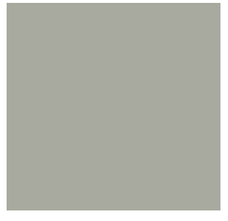
GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · CERTIFICATE NO. · REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2390-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2601 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-204

08-02-2021



ELEVATION RENDERING

SCALE N.T.S. | 1



* G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



* G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
TRG
293-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2001 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION RENDERING

SHEET NO.
A-205



ELEVATION RENDERING

SCALE N.T.S. 1



* G-602

BLACK BRICK: ROBEN BRICK USA;
AARHUS ANTHRACITE
WITH GLEN-GERY G-602 MORTAR



* G-202

GREY BRICK: ROBEN BRICK USA;
FARO GREY
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. -

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO.
REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
TRG
2392-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

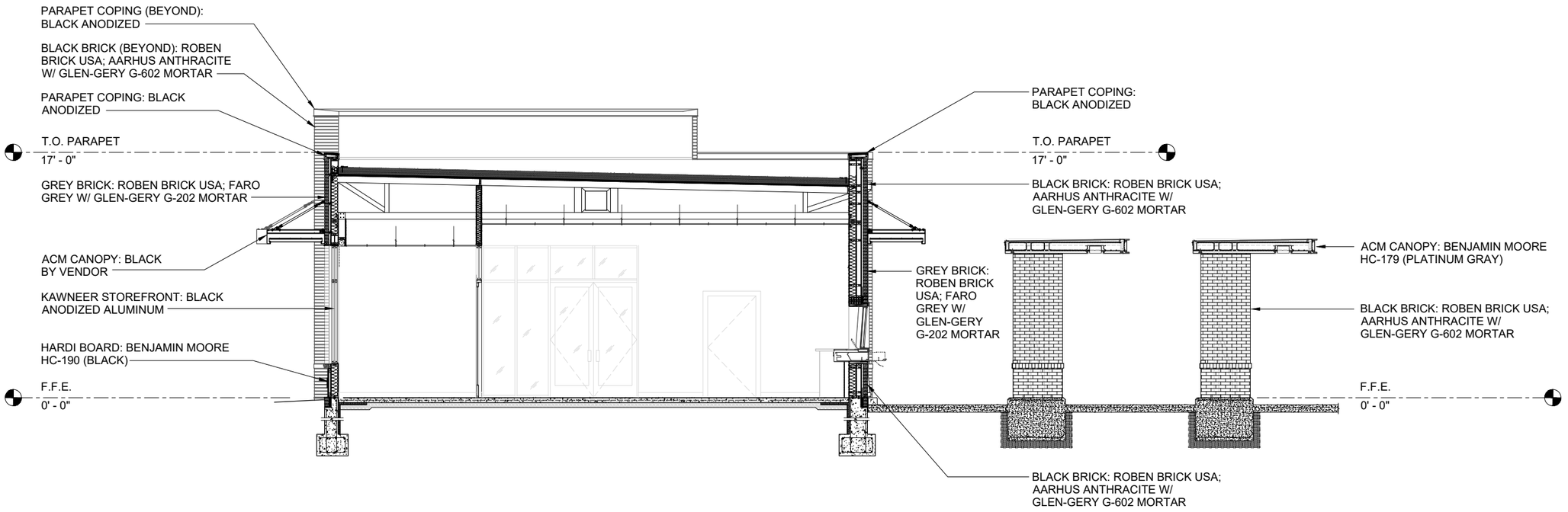
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CHECKED BY:

REVISIONS:

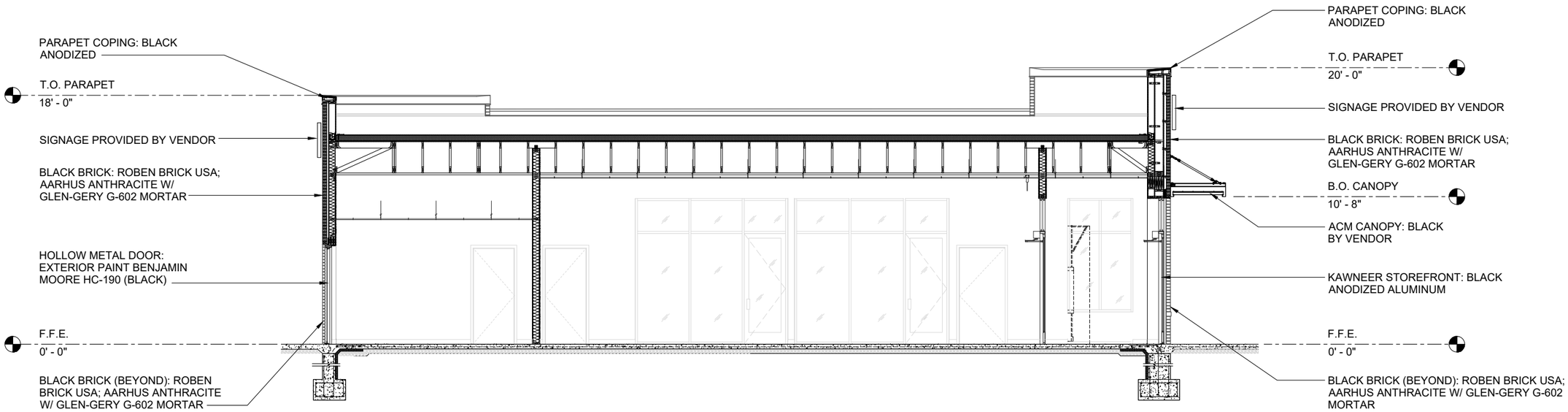
DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-205A



BUILDING SECTIONS

SCALE 1/8" = 1'-0" | 2



BUILDING SECTIONS

SCALE 1/8" = 1'-0" | 1

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · CERTIFICATE NO. · REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-D Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
BUILDING SECTIONS

SHEET NO.
A-300

Regions Bank
Design Review Submittal
11790 Haynes Bridge Road
Alpharetta, GA

July 29, 2021

Project Narrative

Regions Bank desires to redevelop the property listed above into a new branch bank.

Existing Conditions:
The site is 25,261 sf (0.587 acres) and has a closed BB&T bank that is two-stories and approximately 4,400 sf. The existing building is colonial in style and finished in brick. The existing building has a drive-through canopy with three (3) drive-through lanes. The site contains 34 parking spaces plus associated drive aisles. The drive aisles are connected to the traffic fabric of the shopping center and the parcel to the south where the future Shake Shack is under construction. There are two monument signs. Of note, the site also contains a large underground stormwater vault that lies between the building and Haynes Bridge Road. This is storrmwater detention for the Alpharetta Crossing Shopping Center and cannot be disturbed.

Site Improvements:
The plans submitted include constructing a new 2,200 sf branch bank with 3 drive-through lanes. The new bank project will keep 16 parking stalls and add significant landscape and water quality improvements. So not only is the new bank going to be less than half the size of the existing bank, the impervious pavement and parking will be reduced significantly.

The site is already included in the stormwater detention basin (underground vault) and no additional detention will be required. Conversations are on-going with City staff regarding stormwater quality improvements through the use of pervious pavement. The final design will be determined once the LDP is reviewed and final approval is granted through that process. This project will comply with all City Stormwater requirements.

The existing building location is non-conforming due to the existing detention vault and traffic patterns in the shopping center. The proposed plan is the same. Variances will be pursued to cure these issues.

Landscape Design:
The landscape plan is based on code requirements for the frontage buffers and overall tree requirements. The plan complies with total caliper inches, species diversity and native tree requirements. The plan is compliant with all other requirements such as open space, etc.

Buffers exceeding base zoning requirements have been provided along Haynes Bridge Road. This will require an encroachment permit with GADOT. They have been contacted and are optimistic about allowing the plantings, but the plan will be subject to their review and approval. Low hanging electric lines in the right-of-way dictates lower understory trees in the buffer.

Along Old Milton Highway, there is an existing concrete retaining wall that varies in height (see the site photos). This was is shared with the shopping center and must be kept. Since the right-of-way is narrow at this frontage, the plan includes a solid row of shrubs added above the wall.

These shrubs along with the site being lower than the wall, provides the needed parking lot screening along this frontage.

Interior landscape is diverse and meant to complement the building design.

Lighting Design:
Regions Bank through is security requirements, requires higher intensity lighting at certain areas of the site such as the ATM's, after-hours depository, drive-window, and doors. We cannot accomplish or meet these security requirements with the City lighting limits, but this plan complies with the City requirements.

Regions is proposing low-strength LED parking lot lighting on 20' poles. The southern border of the site with Shake Shack has been designed while including the Shake Shack photometric and fixtures. There is building mounted LED lighting, lighting under the canopies and at the drive- through canopies. All of this is included in the photometric plan and cut sheets for each fixture type is included.

Building Design:
This site is right at the edge of the Downtown Core and on a Corridor of Influence. For this reason, the proposed building is inspired by mercantile designs, more industrial feel and not a "main street" building, but one that fits into the fabric of the community.

The mercantile feel was achieved with minimal ornamentation; through the use of brick colors, soldier courses, and insets of painted cement board panels below the windows which are reminiscent of stone features. While the building in line with the "Mercantile" design, we are using Regions corporate colors. The black and grey color scheme is highlighted around the building with contrasting bump outs that accentuate the different elements of the building. Metal trim and canopies in black add to this.

The height of the building was determined by the 12 foot ceilings in the vestibule and other rooms that have windows. The taller ceilings allow for windows that are over 10 feet tall, which also add to the overall mercantile style. The windows do not go from floor to ceiling but sit about 2 feet above finished floor. This allows for a cement board panel on the exterior which calls to mind stone features on historic mercantile buildings. Even though this is only a 1 story building, we wanted to stay true to the aesthetic and used variation in height of the façade around the flat roof. The entrance is then accentuated with a taller tower element.

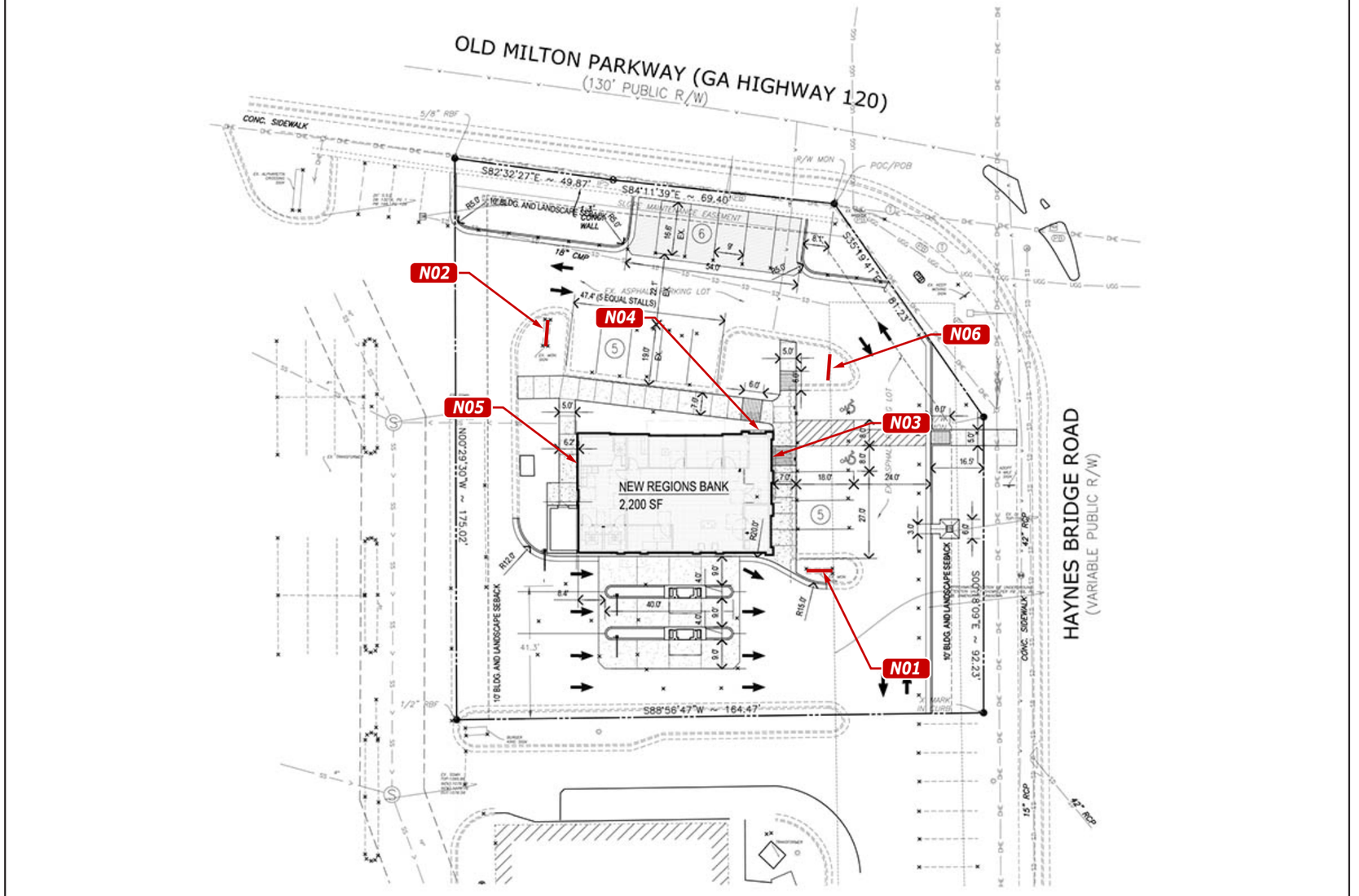
The branch bank will have drive-up ATMs which have stand alone canopies. These canopies have been designed to fit in with the building aesthetic. They will have brick columns that have the lower wainscot and soldier course; these will be the black brick. The metal canopies at the ATMs will contrast from the brick and will be in a grey color that matches with the building's grey brick.

This building will not have any roof-top equipment. The exterior equipment will be on the ground at the rear of the building and will be enclosed by a brick screening wall.

Signage:
Complete signage drawings are included. Building mounted signs are backlit and are proposed on three sides of the building (corner lot). The two existing monument sign locations will be maintained and re-constructed to match the building design.

SIGN INVENTORY

SITE:	RFC204.NB - Avalon	
SIGN	**PAGE**	**PROPOSED SIGN**
N01	2	RFC.REG-CUST-SIGN
N02	2	RFC.REG-CUST-SIGN
N03	3	RFC.REG-CUST-SIGN
N04	4	RFC.REG-CUST-SIGN
N05	5	RFC.REG-CUST-SIGN
N06	6	RFC.DIR-D3.16



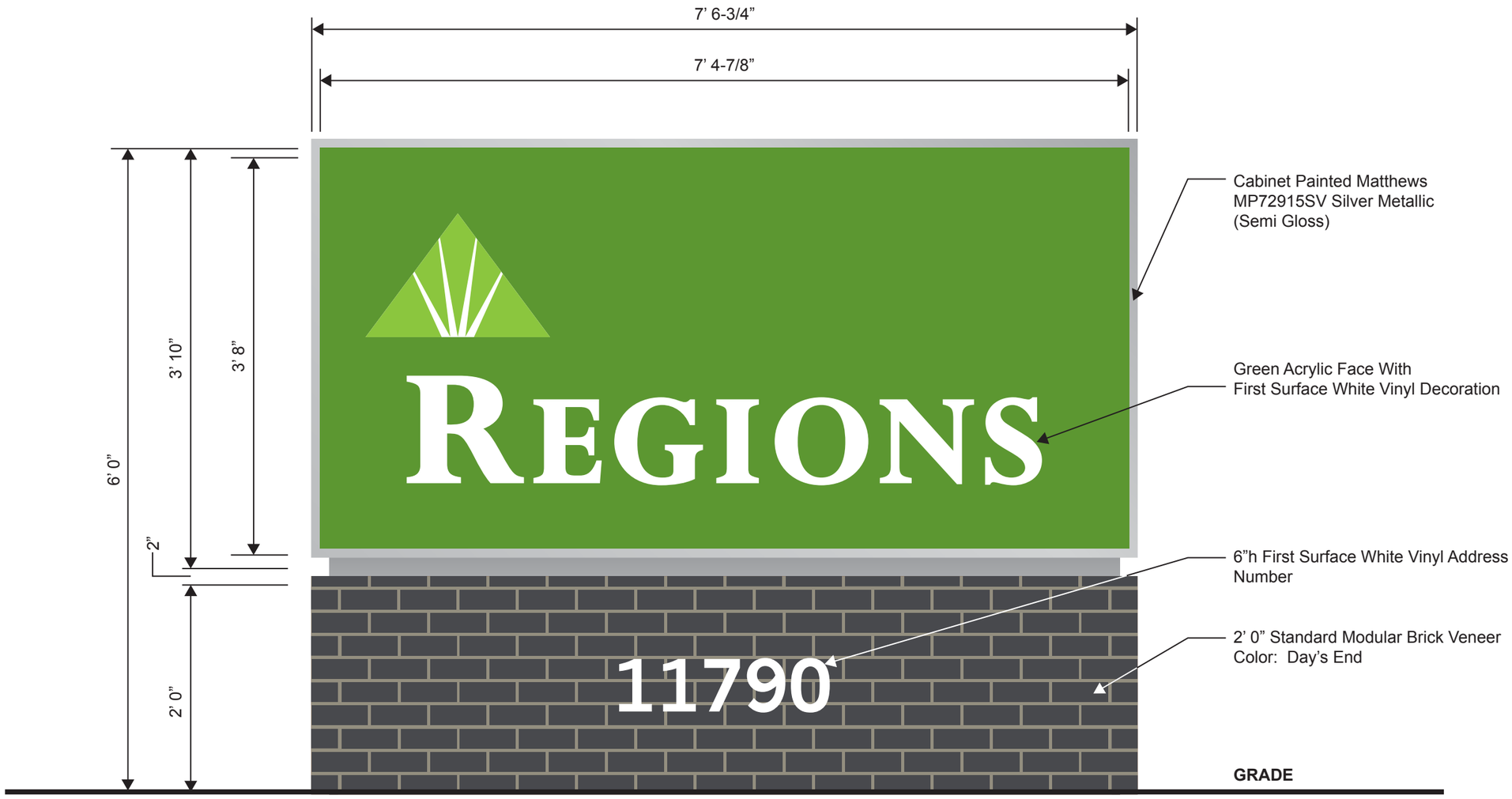
PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Regions	DWG BY AW	DATE	07.27.21	
ADDRESS	**RFC204.NB - Avalon** 11790 Haynes Bridge Road Alpharetta, GA 30009		DWG NUM	B95837	
			SHEET	1	

DATE	REVISION	BY
07.28.21	Revised N01, N02, N03, N04. Added N05 and N06	JM

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SIGN N01, N02 - RFC.REG-CUST-SIGN - DOUBLE FACED ILLUMINATED MONUMENT WITH CUSTOM BRICK BASE - 6’ 0” OAH X 7’ 6-3/4” OAL



N01, N02 - RFC.REG-CUST-SIGN - Double Faced Illuminated Monument with Custom Brick Base
SCALE: NTS

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Regions	DWG BY	AW	DATE	07.27.21
ADDRESS	**RFC204.NB - Avalon** 11790 Haynes Bridge Road Alpharetta, GA 30009			DWG NUM	B95837
				SHEET	2

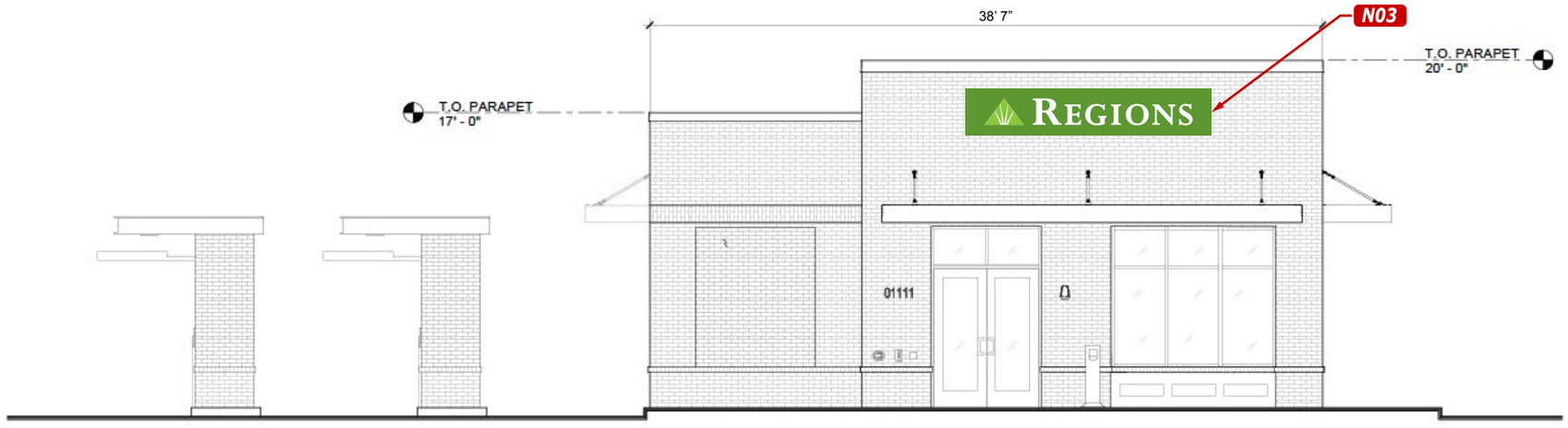
DATE	REVISION	BY
07.28.21	Revised N01, N02, N03, N04. Added N05 and N06	JM

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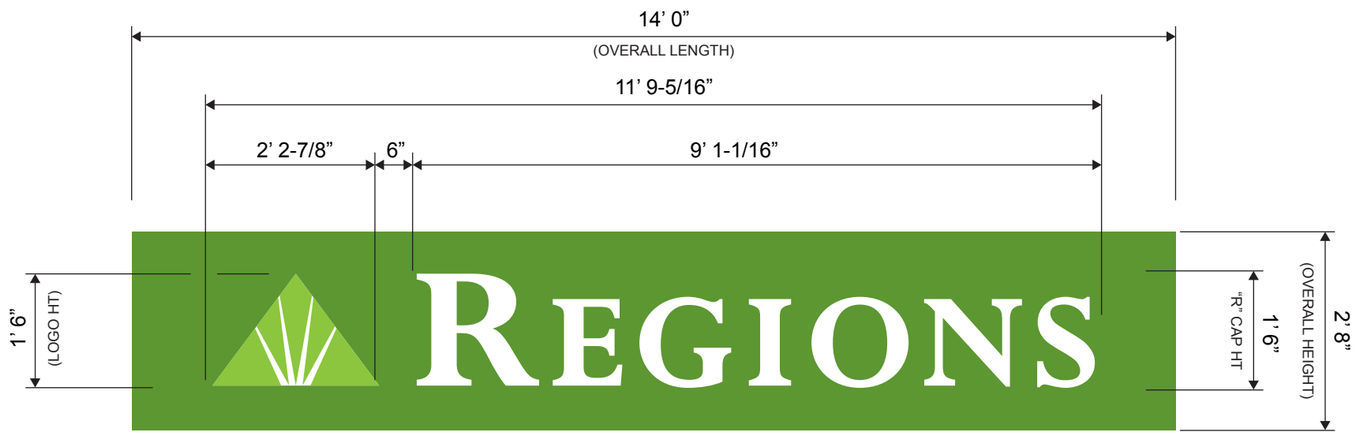
SIGN N03 - RFC.REG-CUST-SIGN - ILLUMINATED HALO-LIT 18” MODIFIED WHITE LINEAR REMOTE CHANNEL LETTERS MOUNTED TO CUSTOM PAN - 18”OAH X 11’ 9-5/16”OAL

- SQUARE FOOTAGE OF PAN - 37.3 SQ FT

- SQUARE FOOTAGE LETTERS - 17.7 SQ FT

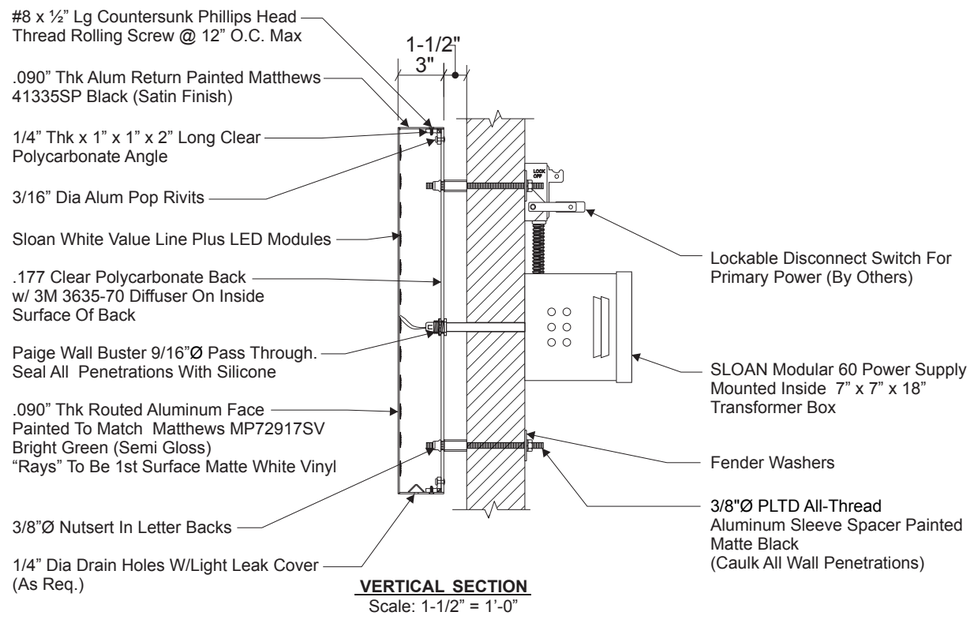


East Elevation



N03- RFC.REG-CUST-SIGN - Illuminated Halo-Lit 18” Modified White Linear Remote Channel Letters Mounted to Custom Pan

SCALE: NTS



VERTICAL SECTION

Scale: 1-1/2” = 1’-0”

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Regions	DWG BY AW	DATE	07.27.21	
ADDRESS	**RFC204.NB - Avalon** 11790 Haynes Bridge Road Alpharetta, GA 30009		DWG NUM	B95837	
			SHEET	3	

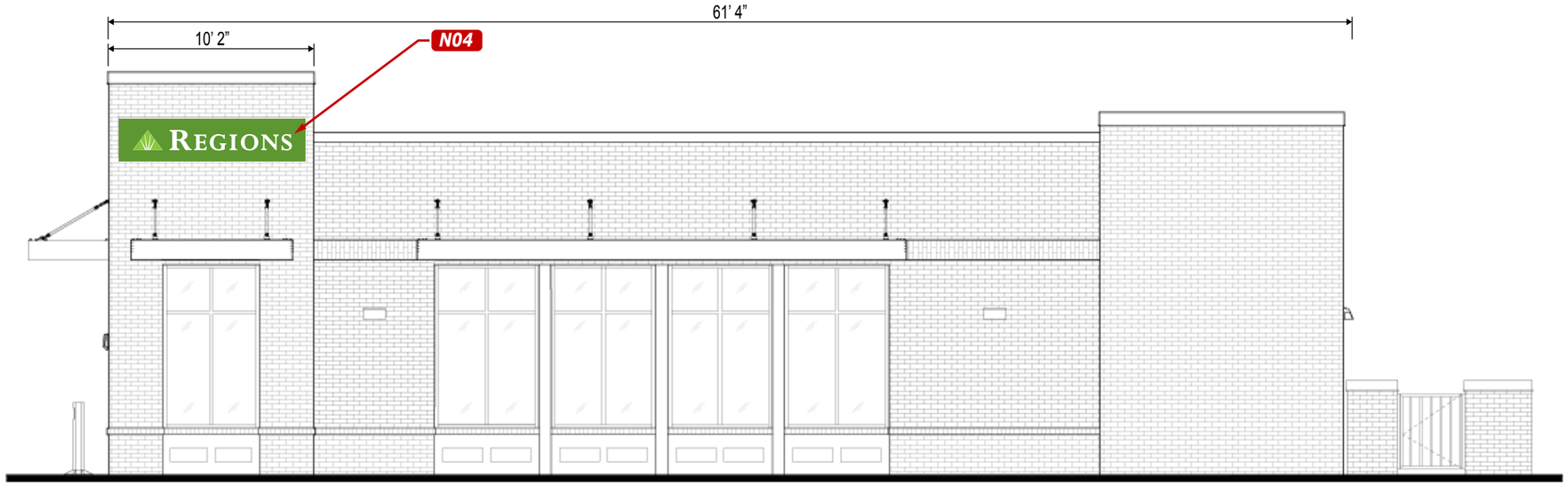
DATE	REVISION	BY
07.28.21	Revised N01, N02, N03, N04. Added N05 and N06	JM

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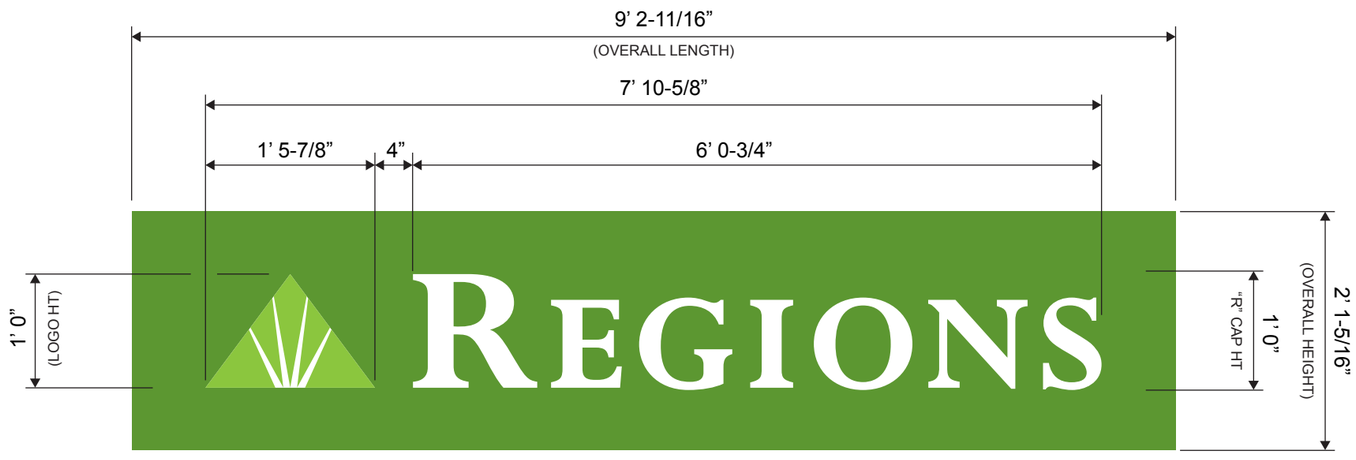
SIGN N04 - RFC.REG-CUST-SIGN - ILLUMINATED HALO-LIT 12” MODIFIED WHITE LINEAR REMOTE CHANNEL LETTERS MOUNTED TO CUSTOM PAN - 12”OAH X 7’ 10-5/8”OAL.

- SQUARE FOOTAGE OF PAN - 19.5 SQ FT.

- SQUARE FOOTAGE OF LETTERS - 7.9 SQ FT.

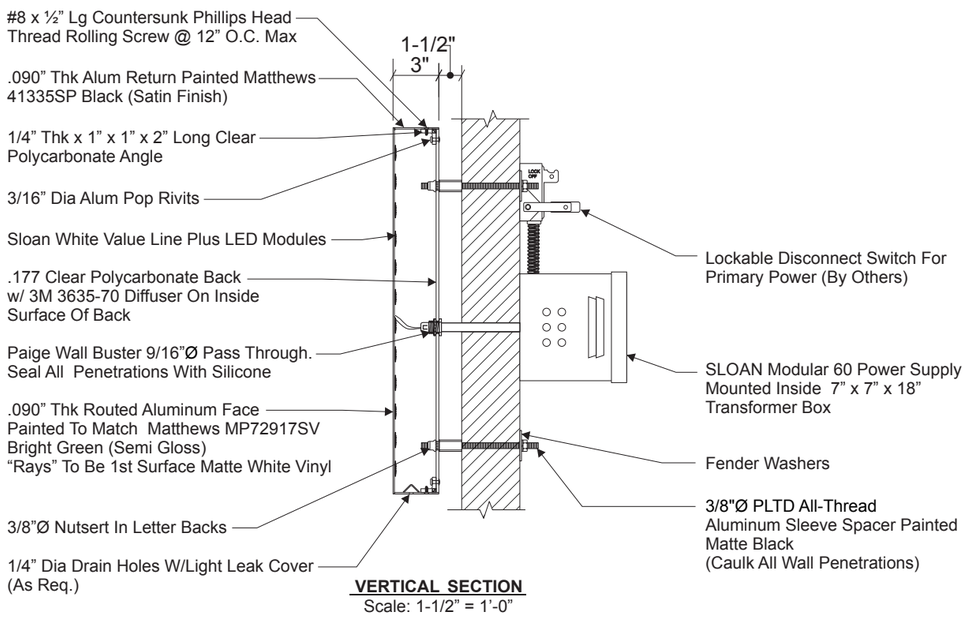


North Elevation



N04- RFC.REG-CUST-SIGN - Illuminated Halo-Lit 12” Modified White Linear Remote Channel Letters Mounted to Custom Pan

SCALE: NTS



VERTICAL SECTION

Scale: 1-1/2” = 1’-0”

PHILADELPHIASIGN
BRINGING THE WORLD’S BRANDS TO LIFE

TITLE	Regions	DWG BY AW	DATE	07.27.21	
ADDRESS	**RFC204.NB - Avalon** 11790 Haynes Bridge Road Alpharetta, GA 30009		DWG NUM	B95837	
			SHEET	4	

DATE	REVISION	BY
07.28.21	Revised N01, N02, N03, N04. Added N05 and N06	JM

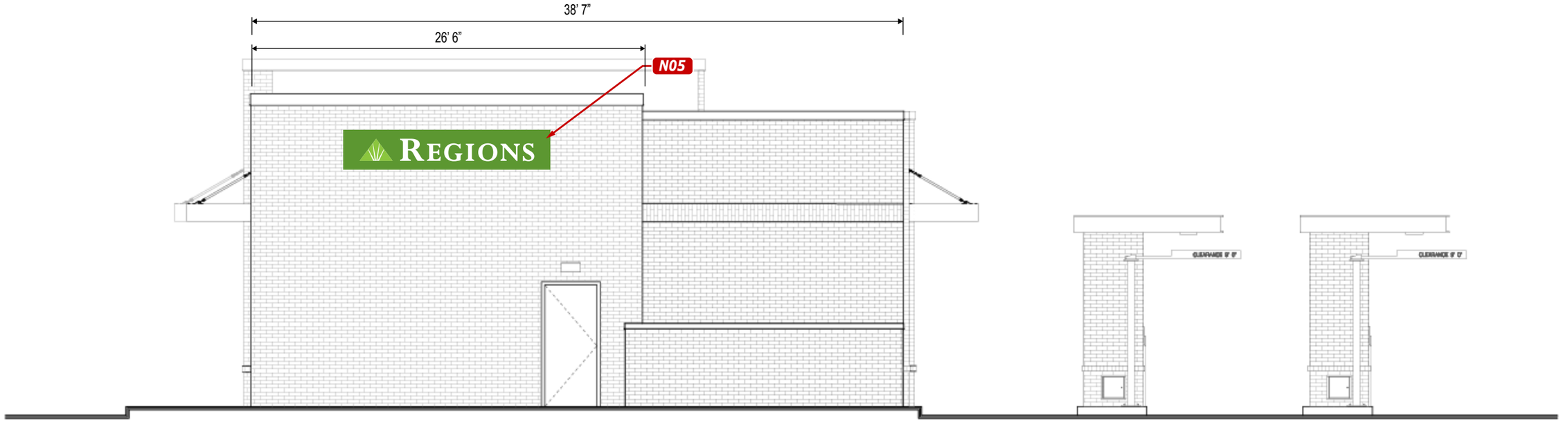
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707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: http://www.philadelphiasign.com

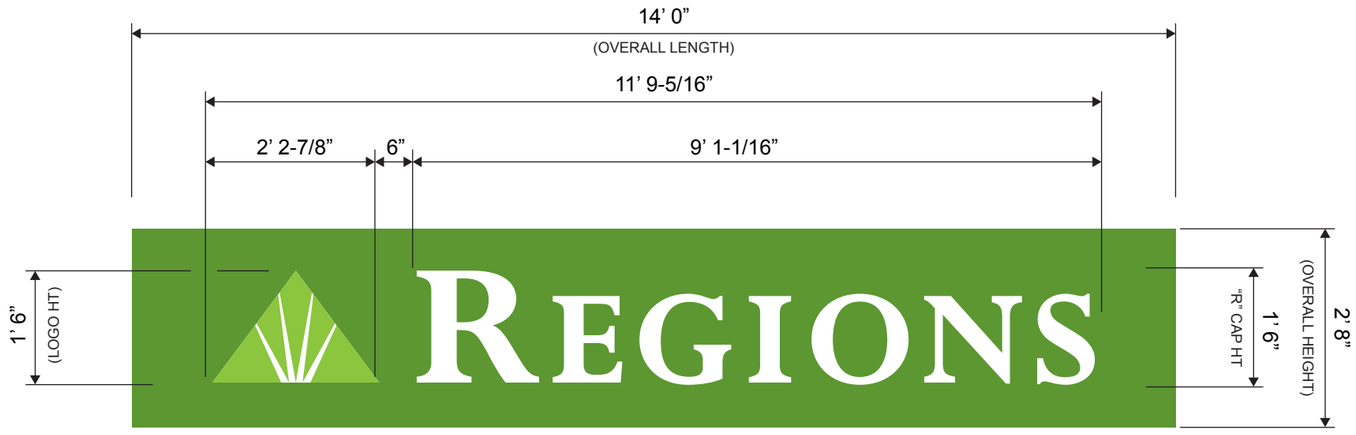
SIGN N05 - RFC.REG-CUST-SIGN - ILLUMINATED HALO-LIT 18” MODIFIED WHITE LINEAR REMOTE CHANNEL LETTERS MOUNTED TO CUSTOM PAN - 18”OAH X 11’ 9-5/16”OAL

- SQUARE FOOTAGE OF PAN - 37.3 SQ FT

- SQUARE FOOTAGE LETTERS - 17.7 SQ FT

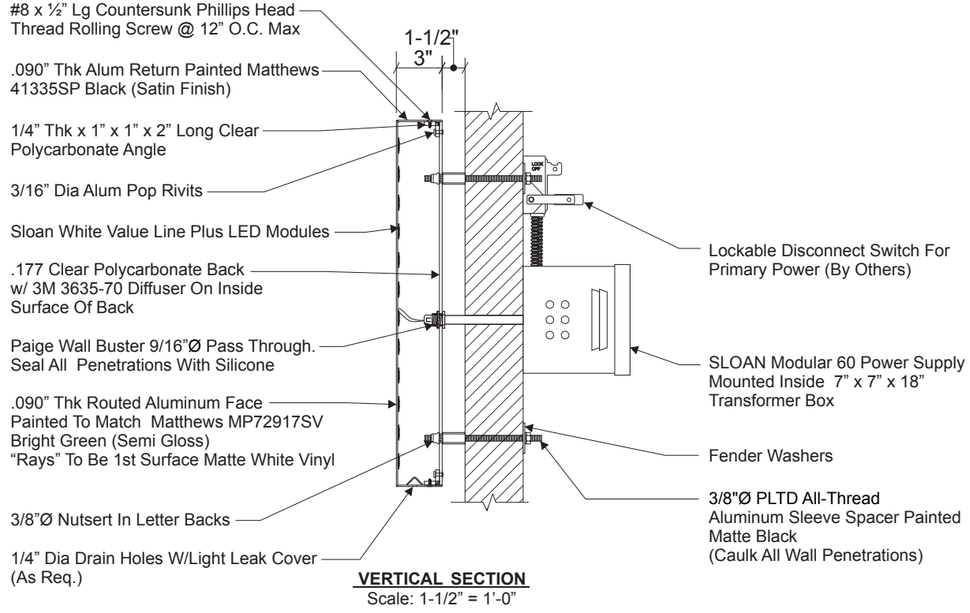


West Elevation



N05- RFC.REG-CUST-SIGN - Illuminated Halo-Lit 18” Modified White Linear Remote Channel Letters Mounted to Custom Pan

SCALE: NTS



VERTICAL SECTION

Scale: 1-1/2” = 1’-0”

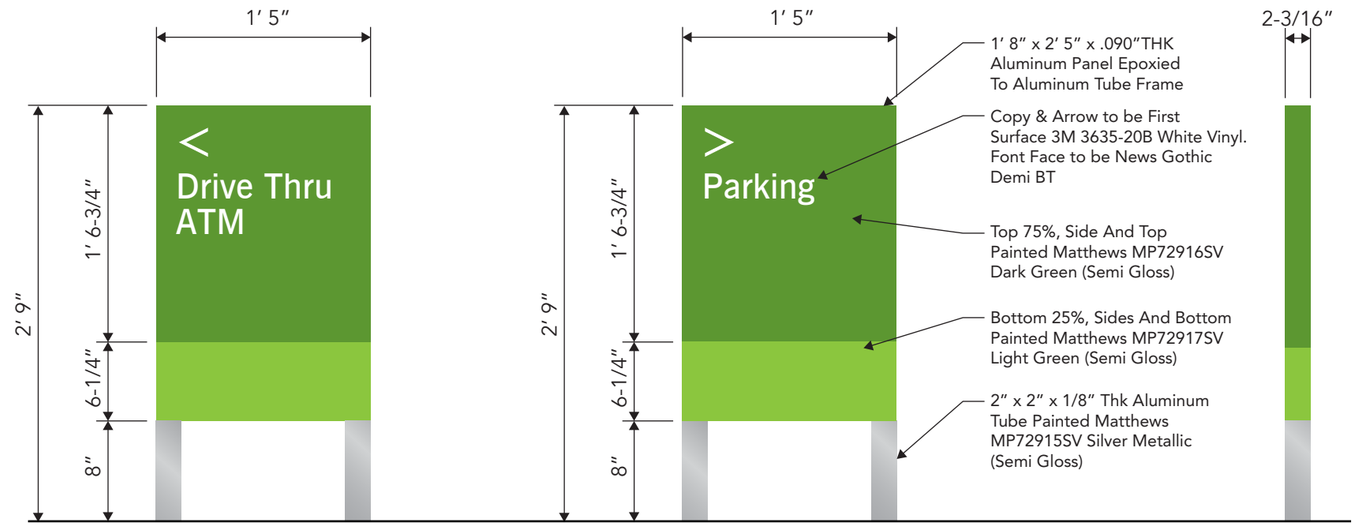
PHILADELPHIASIGN
BRINGING THE WORLD’S BRANDS TO LIFE

TITLE	Regions	DWG BY	AW	DATE	07.27.21
ADDRESS	**RFC204.NB - Avalon** 11790 Haynes Bridge Road Alpharetta, GA 30009			DWG NUM	B95837
				SHEET	5

DATE	REVISION	BY
07.28.21	Revised N01, N02, N03, N04. Added N05 and N06	JM

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SIGN N06 - RFC.DIR-D3.16 - NON-ILLUMINATED DOUBLE FACED DIRECTIONAL - 2' 9"H X 1' 5"W (3.89 SQ FT)



RFC.DIR-D3.16 – DIRECTIONAL (MULTI LINE MESSAGING)

RFC.DIR-D3.16 – DIRECTIONAL (MULTI LINE MESSAGING)

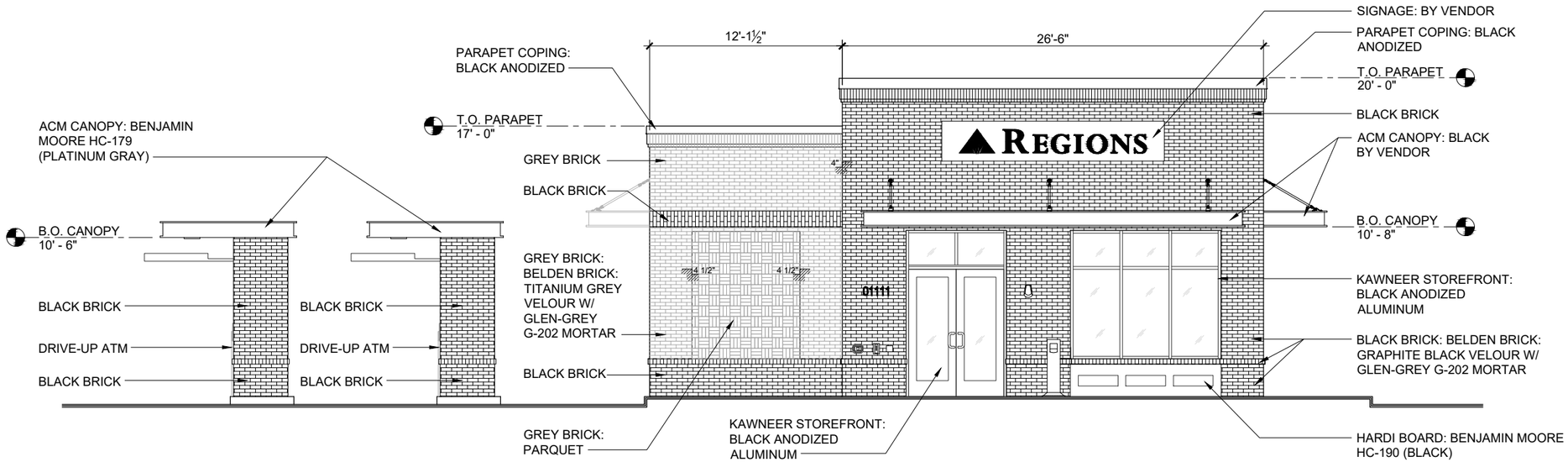
SIDE VIEW

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	Regions	DWG BY AW	DATE	07.27.21	
ADDRESS	**RFC204.NB - Avalon** 11790 Haynes Bridge Road Alpharetta, GA 30009		DWG NUM	B95837	
			SHEET	6	

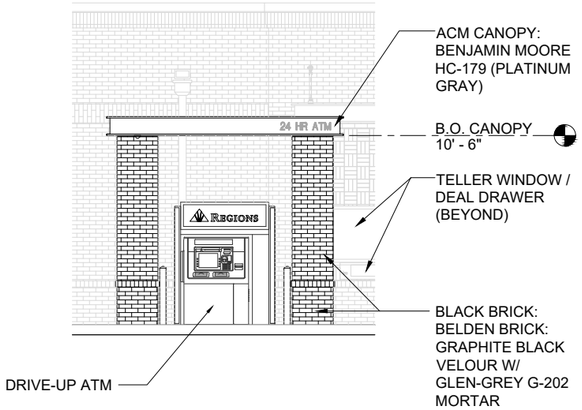
DATE	REVISION	BY
07.28.21	Revised N01, N02, N03, N04. Added N05 and N06	JM

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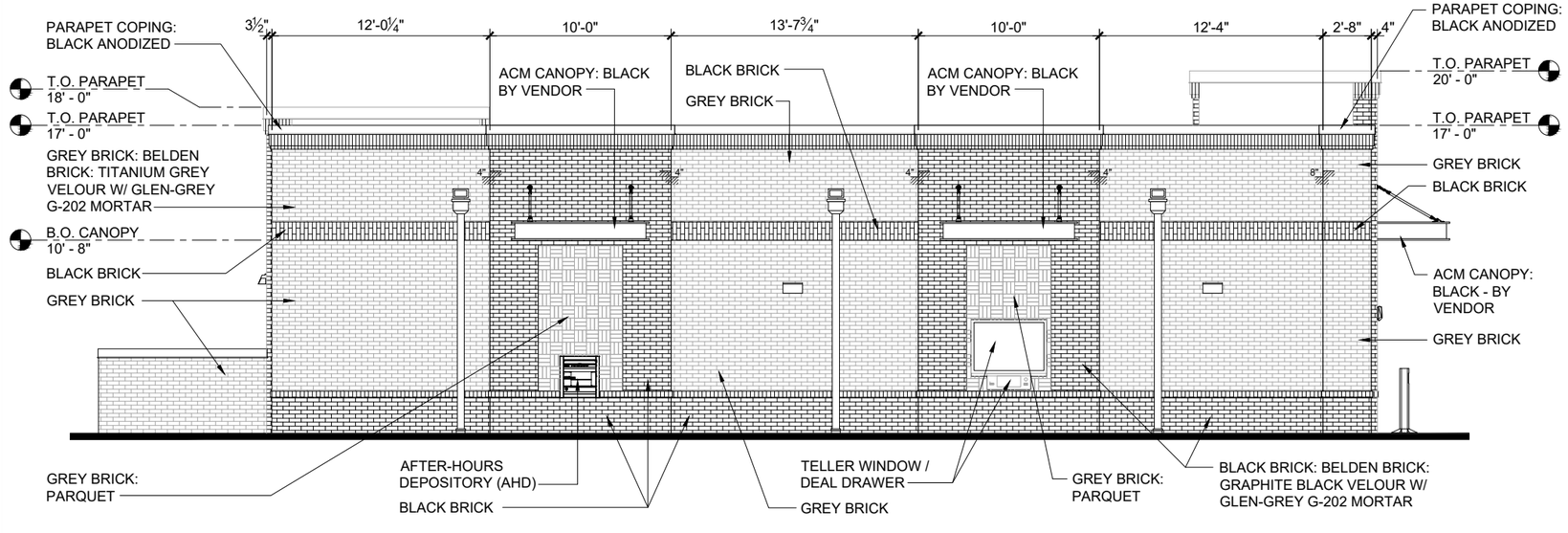
EAST ELEVATION

SCALE 1/8" = 1'-0" | 2



SOUTH ELEVATION

SCALE 1/8" = 1'-0" | 1A



SOUTH ELEVATION

SCALE 1/8" = 1'-0" | 1

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL ESTATE DIVISION
250 RIVERCHASE PKWY. EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA REGISTERED ARCHITECT ROBIN E. SOUTH CERTIFICATE NO. 030760

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
239-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2601 Facsimile

DATE: 08-02-2021

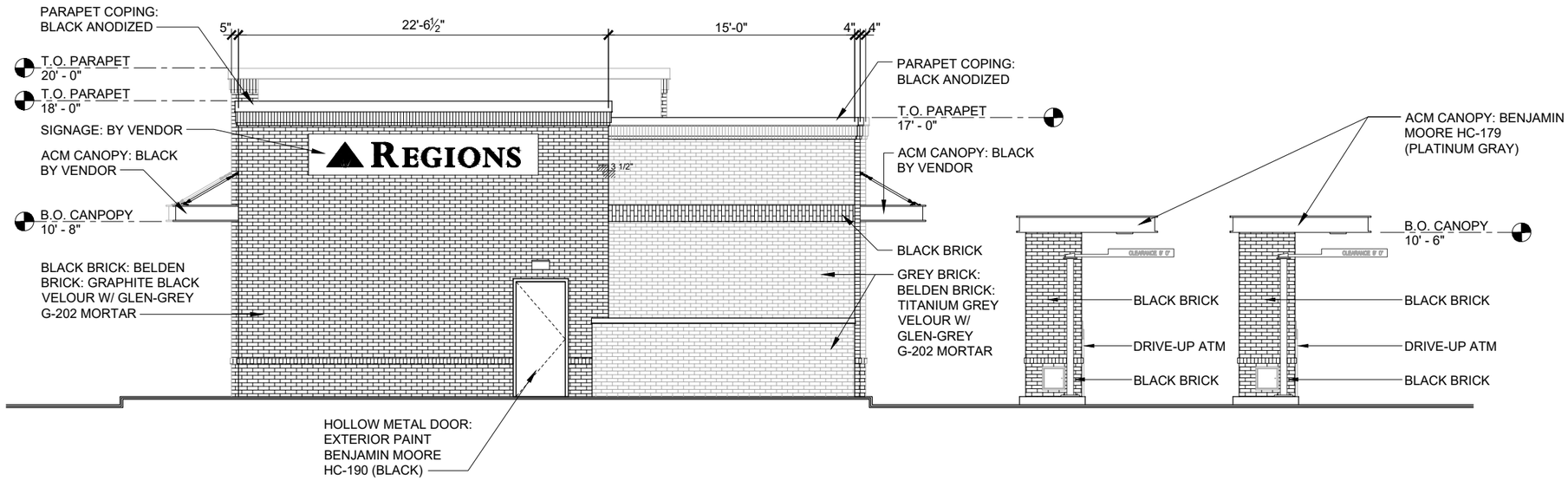
DRAWN BY:

CHECKED BY:

REVISIONS:

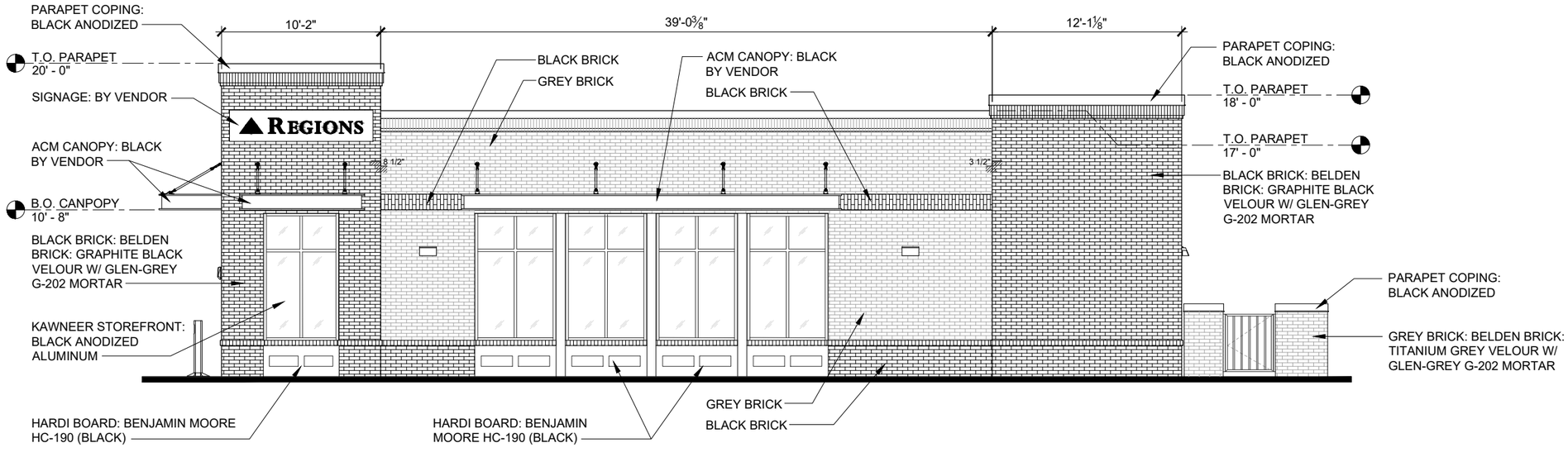
DRB SUBMITTAL
EAST & SOUTH EXTERIOR ELEVATIONS

SHEET NO.
A-200



WEST ELEVATION

SCALE 1/8" = 1'-0" | 2



NORTH ELEVATION

SCALE 1/8" = 1'-0" | 1

JOB NO. :
21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO. 030957
REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2601 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
WEST & NORTH
EXTERIOR
ELEVATIONS

SHEET NO.
A-201



ELEVATION RENDERING

SCALE N.T.S. | 1



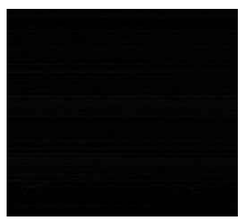
• G-202

BLACK BRICK: BELDEN BRICK;
GRAPHITE BLACK VELOUR
WITH GLEN-GERY G-202 MORTAR



• G-202

GREY BRICK: BELDEN BRICK;
TITANIUM GREY VELOUR
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #0ASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO.
REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-202

08-02-2021



ELEVATION RENDERING

SCALE N.T.S. | 1



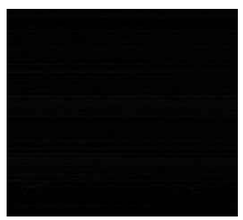
• G-202

BLACK BRICK: BELDEN BRICK;
GRAPHITE BLACK VELOUR
WITH GLEN-GERY G-202 MORTAR



• G-202

GREY BRICK: BELDEN BRICK;
TITANIUM GREY VELOUR
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA · ROBIN E. SOUTH · CERTIFICATE NO. 026010 · REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2392-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-203



ELEVATION RENDERING

SCALE N.T.S. | 1



• G-202

BLACK BRICK: BELDEN BRICK;
GRAPHITE BLACK VELOUR
WITH GLEN-GERY G-202 MORTAR



• G-202

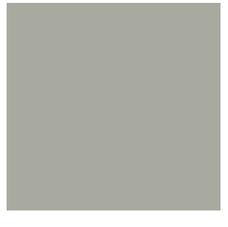
GREY BRICK: BELDEN BRICK;
TITANIUM GREY VELOUR
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO.
REGISTERED ARCHITECT

ARCHITECT/ENGINEER:
The Roberts Group PSC
2394C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2601 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

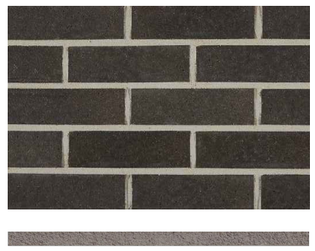
SHEET NO.
A-204

08-02-2021



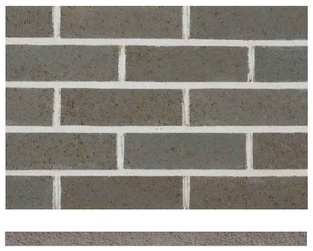
ELEVATION RENDERING

SCALE N.T.S. | 1



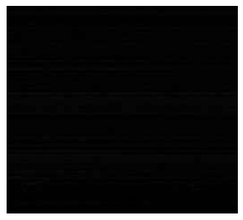
• G-202

BLACK BRICK: BELDEN BRICK;
GRAPHITE BLACK VELOUR
WITH GLEN-GERY G-202 MORTAR



• G-202

GREY BRICK: BELDEN BRICK;
TITANIUM GREY VELOUR
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. :
21077

PROJECT:
REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #0ASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA
ROBIN E. SOUTH
CERTIFICATE NO. 030903
REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2361-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

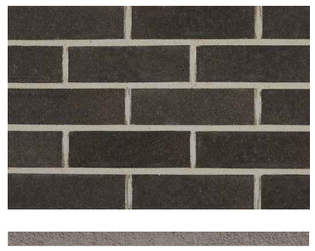
DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-205



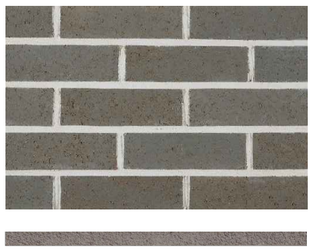
ELEVATION RENDERING

SCALE N.T.S. | 1



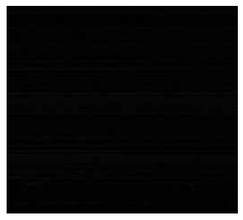
• G-202

BLACK BRICK: BELDEN BRICK;
GRAPHITE BLACK VELOUR
WITH GLEN-GERY G-202 MORTAR



• G-202

GREY BRICK: BELDEN BRICK;
TITANIUM GREY VELOUR
WITH GLEN-GERY G-202 MORTAR



WINDOW AND STOREFRONT
FRAMES, METAL TRIM AND
COPING: BLACK ANODIZED



EXTERIOR PAINT:
HARDY BOARD; BUILDING CANOPIES:
BENJAMIN MOORE HC-190 (BLACK)



EXTERIOR PAINT:
ATM CANOPIES:
BENJAMIN MOORE HC-179 (PLATINUM GRAY)

EXTERIOR MATERIALS AND COLORS

SCALE N.T.S. | -

JOB NO. : 21077

PROJECT: REGIONS
AVALON CROSSING
11790 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
REGIONS PROJECT #GASC219400N

OWNER:
REGIONS REAL
ESTATE DIVISION
250 RIVERCHASE PKWY.
EAST SUITE 600
BIRMINGHAM, AL 35244

STATE OF GEORGIA ★ ROBIN E. SOUTH ★ CERTIFICATE NO. ★ REGISTERED ARCHITECT

08-02-2021

ARCHITECT/ENGINEER:
The Roberts Group PSC
2391-C Southland Drive - Lexington, KY 40503
859-276-2006 / 859-276-2501 Facsimile

DATE: 08-02-2021

DRAWN BY:

CHECKED BY:

REVISIONS:

DRB SUBMITTAL
ELEVATION
RENDERING

SHEET NO.
A-205A