



DESIGN REVIEW BOARD NOVEMBER 18, 2016

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 - 1. October 21, 2016 Minutes
- VII. PUBLIC HEARING
 - 1. 09:00 - 09:10 *Presentation to Holly Palmer to Service to the City*
 - 2. 09:10 - 09:30 Staff Update to the Board on current and upcoming projects
 - 3. 09:30 - 11:30 DRB160075 City Center Office Building (parcel 4)
 - review elevations, materials and colors
 - Staff recommends approval with conditions
 - 4. 11:30 - 11:45 DRB160073 White Dog Decor 21 Milton Ave.
 - review new colors for front elevation
 - Staff recommends approval
 - 5. 11:45 - 12:00 DRB160074 Hines Office Tower (Avalon)
 - review exterior lighting
 - Staff recommends approval with condition the lighting level is very low lumens
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD MEETING SUMMARY MEETING OF OCTOBER 21, 2016

PUBLISHED: Friday, November 11, 2016
Department of Community Development
WWW.ALPHARETTA.GA.US
678.297.6070

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Roger Brown, Chairman
 - Pat Corkill
 - Dick Debban
 - Frank Schwing
 - Tom Le Cain
- Design Review Board Members Absent
 - Richard Kramer
 - Kim Matherly
- Staff Members Present
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of September 16, 2016

- ❖ Board Member Schwing offered a motion to approve
 - The motion received a second from Board Member Debban
 - The motion passed by vote (4-0-1)(Corkill)

VII. PUBLIC HEARING

1. **DRB 160067 Triad Medical Morris Rd**

Applicant presented review of Site Plan, Landscape and Elevations

After discussion from the Board:

- ❖ Board Member Corkill offered a motion to approve site plan as submitted
 - The motion received a second from Board Member Le Cain
 - The motion passed by vote (5--0)
- ❖ Board Member Schwing offered a motion to approve elevations as submitted with the condition that the Applicant submit final color selections for the coating to Staff for approval with the understanding it would be the beige/cream color family
 - The motion received a second from Board Member Le Cain
 - The motion passed by vote (5--0)
- ❖ Board Member Corkill offered a motion to defer landscaping until wall samples can be submitted, rework the planting off of Old Milton, especially the slope, and work with the Staff on the deck planting, buffer planting needs to be relooked at amounts of shade for bald cypress cryptomeria and turf shown in there as well as well as the buffering around the dumpster.
 - The motion received a second from Board Member Le Cain
 - The motion passed by vote (5--0)
- ❖ Board Member Corkill offered a motion to defer lighting until the final building light can be configured as well as the site lighting can be reconfigured based on planting islands.
 - The motion received a second from Board Member Doll
 - The motion passed by vote (5--0)

2. **DRB 160058 Westside Daycare Westside at Academy St**

Applicant presented review of Landscape and Site, Elevations with materials and colors. Staff recommended approval with condition of final landscape and elevations to Staff.

Staff stated that Applicant has met Conditions of Zoning:

5. A landscaping screen shall be provided around the playground area to screen it from Webb Bridge Road, Westside Parkway and the Woodlands at Webb Bridge subdivision, as approved by Staff.

6. The building shall have the same level of architectural details and materials on the front and 2 sides, with final approval by the Design Review Board. Design shall be a minimum of 50 percent brick or stone on each elevation and shall have a residential scale and appearance.
7. The fencing and hand rail visible from Westside/Webb Bridge Road be subject to decorative approval by Design Review Board.
8. Walls visible from public right-of-way or adjacent subdivision shall be faced with brick or stone, as approved by the Design Review Board.
9. Dumpster shall have a brick or stone enclosure with painted metal doors and shall be heavily screened with landscaping, as approved by the Design Review Board.

There was discussion on:

- Trees in right of way
- Retaining Walls
- Fencing
- Pedestrian Lighting

- ❖ Board Member Corkill offered a motion to approve Site Plan as submitted today.
 - The motion received a second from Board Member Schwing
 - The motion passed by vote (5--0)
- ❖ Board Member Corkill offered a motion to approve Landscaping as submitted today with the Applicant working with Staff regarding trees in the right of way, over the top of utilities.
 - The motion received a second from Board Member Schwing
 - The motion passed by vote (5--0)
- ❖ Board Member Doll offered a motion to approve the Site Plan as submitted
 - The motion received a second from Board Member Schwing
 - The motion passed by vote (5--0)
- ❖ Board Member Schwing offered a motion to approve Signage as submitted
 - The motion received a second from Board Member Doll
 - The motion passed by vote (5--0)

There was discussion on location of monument sign with regard to landscaping at base. Applicant stated that is within a tree save area.

- ❖ Board Member Corkill offered a friendly amendment that the Applicant works with Staff as far as landscaping the base of the Webb Bridge monument sign.
 - The amendment was accepted by Board Member Schwing
 - The amendment passed by vote (5--0)

- ❖ Board Member Doll offered a motion to accept lighting and photometrics as submitted.

- The motion received a second from Board Member Corkill
- The motion passed by vote (5--0)

3. DRB 160064 Outback 6400 North Point Pky

Applicant presented review of elevations and site plans.

Staff recommends approval with Landscape to work with Staff on street trees and parking islands.

There was discussion on:

- Elimination of parking facing North Point Pky from previous plan
- Tower Feature – Orientation toward main parking area, Brick colors Ebony/Beldon (Applicant did not provide a sample), Earth tone mortar color
- Stone veneer base @columns to match entry stone
- Base Height 18 -24”
- Question whether Australian Map on building is considered a sign
- Internal Sidewalks @ key location should be paver materials
- Gated Dumpster Enclosure
- Signage- Direct Mount, Lit Letters, Locations, Number
- Raised Parapet for Rooftop units
- No Lights in tree islands
- Building Lights
- Landscape
 - Pedestrian accessibility. Need opening since building was flipped.
 - Need for more evergreens around the building
 - Streetscape on North Point Parkway – Perhaps tree groupings, More imaginative, create views into the site and signage
 - Plant around monument sign
 - Parking lot trees need to have something other than tur

Staff stated we will have a separate meeting on Landscaping with Corkill and if needed would bring back to full DRB based on their comments.

- ❖ Board Member Schwing offered a motion to approve the Site Plan and Elevations as submitted with the following conditions : Applicant add stone bases on the columns around the entry, Applicant submit a brick and mortar sample and details on the mural for final approval.

- The motion received a second from Board Member Debban
- The motion passed by vote (4-0-2)(Doll, Le Cain)

- ❖ Board Member Corkill offered a motion to approve the monument sign per the details and the building signage pending number of signage locations to be worked out with Staff.

- The motion received a second from Board Member Schwing

- The motion passed by vote (4-0-2)(Doll, Le Cain)
- ❖ Board Member Corkill offered a motion to defer Landscape and Lighting based on discussion comments.
 - The motion received a second from Board Member Schwing
 - The motion passed by vote (4-0-2)(Doll, Le Cain)

There was discussion that the intent is to defer Landscape to a small meeting and if it is acceptable those plans will be sent out to entire DRB.

Scott Doll left the meeting at 11:46 a.m.

4. DRB 160068 Waffle House 3319 Old Milton Pky

Applicant presented review of new awning color
Staff recommended approval.

After discussion of color, tone of color, replanting of trees as a condition:

- ❖ Board Member Corkill offered a motion to approve the awning color as submitted per the sample today and the Applicant look at and work with Staff on either wrapping the frame to cover the frame or painting the frame a more neutral color such as black.
 - The motion received a second from Board Member Le Cain
 - The motion passed by vote (2-2)
- Chairman Brown broke the tie (3-2)

5. DRB160070 Alpha Park **210 South Main St**

Applicant presented review of a temporary new monument sign.
Staff recommended approval with more substantial brick base to match the building, no digital printing, and landscaping requirement at base.

There was discussion on:

- Anticipated time of “temporary” sign
- Aluminum structure with wooden posts
- Vinyl letters
- Double sided
- Unlit
- Examples of permanent signs in the area

- Sign does not meet the Downtown Guidelines
 - DRB suggested steel posts, add 18 -24 “brick base, metal letters, landscape around base (Carissa holly), make tenant panels smaller to accommodate base, address is required
- ❖ Board Member Corkill offered a motion to defer the sign with Applicant to work with Staff on a new design based on our discussion here for distribution to DRB via email.
- The motion received a second from Board Member Le Cain
 - The motion passed by vote (4-0)

There was discussion on materials for letters.

6. **DRB 160071 Affairs Fusion Restaurant**

Applicant presented review of monument and building signage.
Staff recommended approval with change to monument background color.

After discussion on orange color and background:

- ❖ Board Member Schwing offered a motion to approve the Building sign as submitted and the monument sign to match the Building sign with a background color the same as the building.
- The motion received a second from Board Member Corkill
 - The motion passed by vote (4-0)

7. **DRB 160022 Fairfield Inn** 11385 Haynes Bridge Rd

Applicant presented review of earth tone color palette for exterior paint colors.

- ❖ Board Member Schwing offered a motion to approve the color palette as submitted with the condition that the Applicant comes back with the specifics on the paint colors, brand and color code, showing all elevations of the building with all of the colors labeled where they go including specifying that the roof color stays the same, the chimney colors and anything on the outside of the building the color be specifically annotated. Submit it to Staff to send out to us.
- The motion received a second from Board Member Corkill
 - The motion passed by vote (4-0)

8. **DRB 160072 1 South Main**

Applicant presented renovation of façade in order to differentiate from building next door. Applicant would like to remove existing concrete eyebrow, put in window dressings over the doors to give illusion of taller façade, visual height, and addition of soffit to top of building and bend around side of building. Applicant presented three dimensional building signage. Mounting has not been decided. Applicant is considering some type of bracket lighting to have a shadow line. Requesting painted brick. Applicant provided an example showing line of where brick would be painted (alabaster). It is only front portion of building. Applicant showed examples of streetscapes showing buildings painted multiple colors. It is not the same color as Smokejack or Digital Scientists. There was discussion of where colors would be on building. Side of building has architectural features, front is new brick.

Staff recommended approval with sign to be patina sealed.

- ❖ Board Member Corkill offered a motion to approve the elevations as shown, discussed and marked up by the Applicant based on our discussion.
 - The motion received a second from Board Member Schwing
 - The motion passed by vote (3-1)(Debban)

- ❖ Board Member Corkill offered a motion to defer signage until the Applicant has a clearer idea of what he wants to do with bracket and core tin vs other materials.
 - The motion received a second from Board Member Le Cain
 - The motion passed by vote (4-0)

Staff clarified that DRB is ok with the look of rusted metal background to mount dimensional letters to. We need to work on final details of the sign.

- ❖ Board Member Corkill offered a motion to defer lighting until we know what all fixtures will look like.
 - The motion received a second from Board Member Schwing
 - The motion passed by vote (4-0)

8. ADJOURNMENT

Chairman Brown adjourned the meeting at 1:11 p.m.

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: May 18, 2015

Item#: Z-15-02/CU-15-02/V-15-13 City Center

Consideration of rezoning approximately 26 acres from C-2 and SU to MU in order to allow a mix of uses for office, civic, commercial, residential, park and open space. A conditional use to allow for-rent dwellings is also requested. The property is generally described as being located east of Main Street and south of Academy Street, north of Thompson Street near the intersection with Haynes Bridge. The property is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, and Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

Motion:	Approved with Conditions
Motion:	Kennedy
Second:	Cross
Vote:	5-2

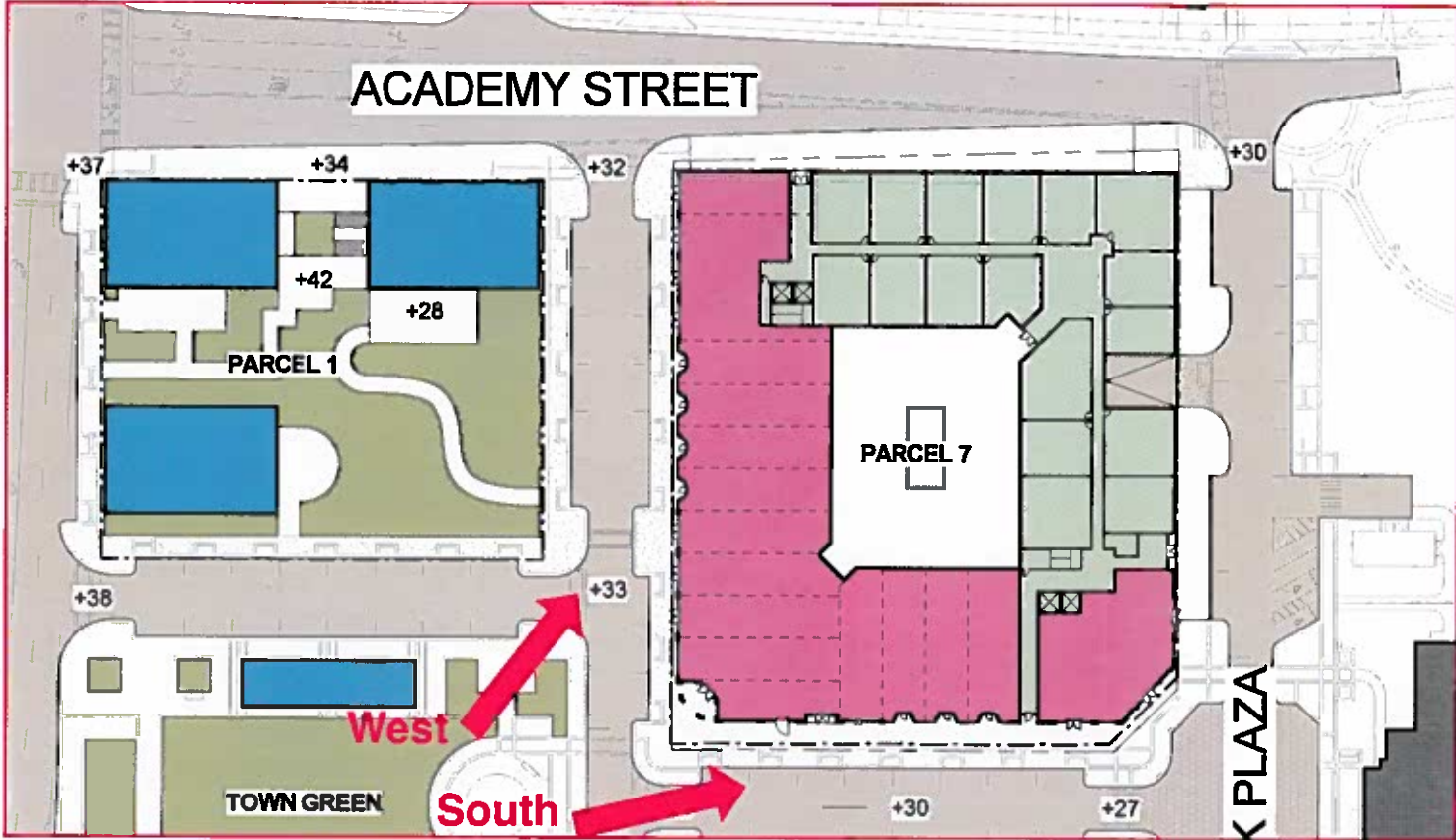
Approve Z-15-02/CU-15-02/V-15-13 MidCity Real Estate Partners/City Center request for a zoning change from SU, OP, C-2 and R-12 to MU with the following conditions:

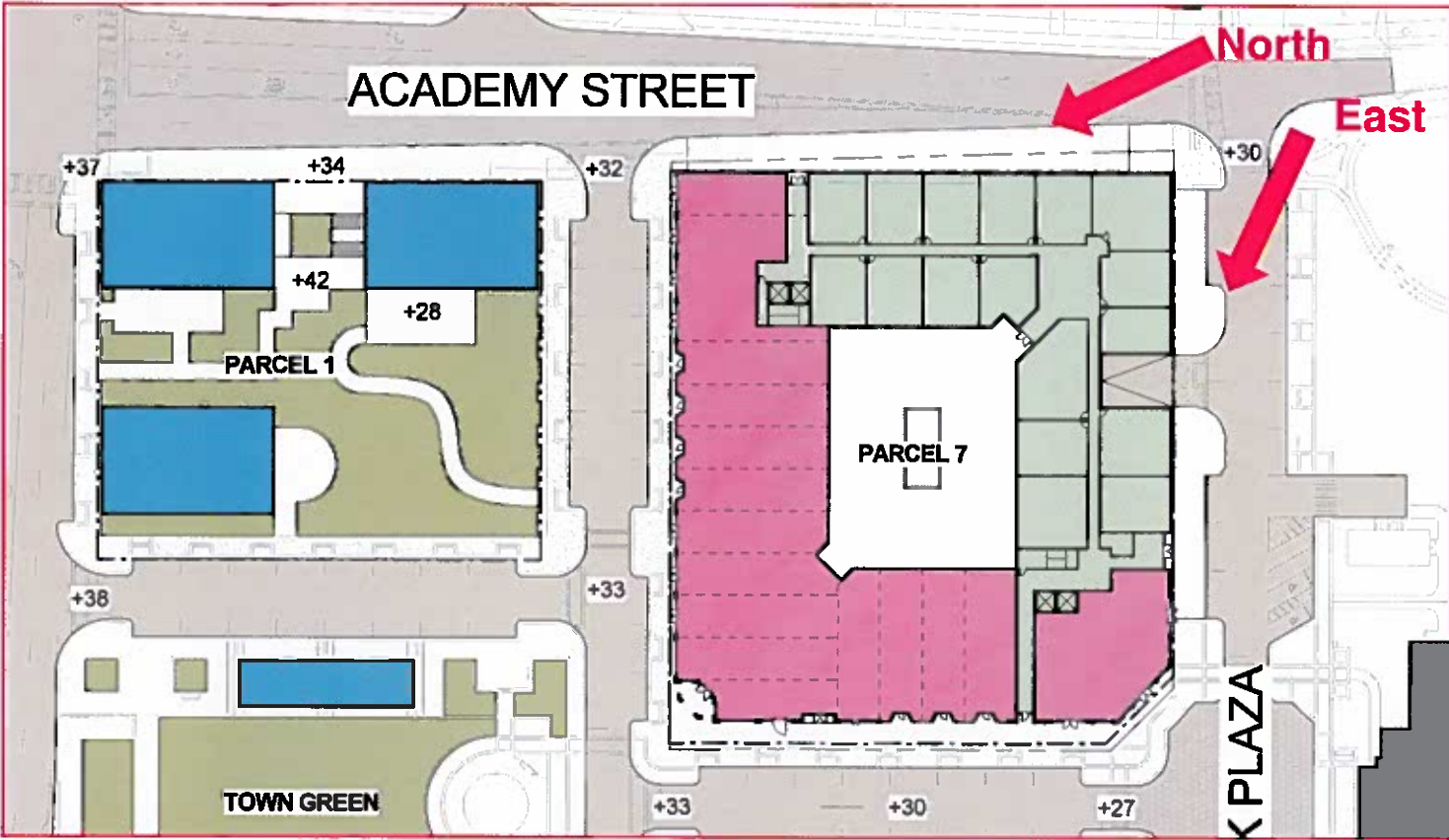
- 1. Property shall be zoned “MU” with a “Mixed Use” land use category.**
- 2. Retail/Restaurant and Residential shall be constructed concurrently.**
- 3. Property shall be developed substantially similar to the site plan presented.**
- 4. Residential density shall be limited to a maximum of 8 residential units per acre. For-rent residential shall be limited to 168 units.**
- 5. Square Footage Limitations:**
 - Commercial (Retail/Restaurant) 104,400 square feet**
 - Office 108,171 square feet (including City Hall and Library)**
- 6. Property shall be limited to following Uses:**
 - Art Galleries**
 - Academic Services/Tutoring**
 - Alterations**
 - Athletic Facilities/Fitness**
 - Bakery**
 - Barber Shop, Beauty Shop, Skin Care**
 - Book Store or Stationery**
 - Dance Studio**
 - Dry Cleaning-Pick Up Station**
 - Florist-Retail**
 - Gourmet Food Store**
 - Wine Store**
 - Office (including medical and dental)**
 - Restaurant**

Retail Establishment
Shop or Studio Craftsman/Artist
Spa Services (conditional use)
Nail Salon
Fine Arts Performance Center

7. Parcel 11 (corner of Thompson and Haynes Bridge Road) shall include a 10 foot wide multi-use trail from Haynes Bridge Road east through the property in the outer most 50 to 75 foot stream buffer.
8. The Detention /Retention Area shall be heavily landscaped and/or made into an amenity area with final approval by Staff.
9. Residential buildings 1-6 and buildings 21, 43-45 shall have their front door facing towards Haynes Bridge Road to create a strong, consistent edge. Architecture of For-Sale homes shall be similar to submitted elevations and include formal gardens and stone walls as depicted. Final approval by Staff.
10. Buildings adjacent to town green shall not exceed of 1760 square feet to the town green buildings with the final elevations to be approved by Council as a conditional use at a Public Hearing. 750 sf each and 50% of the total perimeter walls shall be transparent.
11. For buildings facing Main Street, façade have a minimum of 24 feet high with exception of Jones House and any buildings along the town green.
12. Parcel 7 shall have 4 and 3 story height with mixed roof types in order to appear as separate buildings, some being flat and other with gables with final approval to be by staff and DRB.
13. All “store front” streets shall contain retail and restaurant on the first floor. A retail/restaurant use shall not be required on Parcel 7 and Parcel 4 on the side fronting Park Plaza or Academy Street. Office uses are permissible on the mitered corners facing City Hall. One (1) first floor space, approximately 20 feet wide, for a Real Estate Sales office is permitted on Parcel 4.
14. There shall be one entrance/exit of approximately 15 feet wide on Parcel 7 facing Parcel 4 for residential entrance/exit.
15. Lighting plans will be submitted for review and will be approved by Design Review Board.
16. “For-rent” residential shall be limited to a maximum of 168 units with only one and two bedroom units permitted.
17. “For-rent” residential shall follow standards established for dwellings within the Central Business and ground floor residential units shall:
 - a. Be oriented to the sidewalk.
 - b. Provide individual unit entrance from the exterior of the building.
 - c. Provide individual stoops or porches.
 - d. Provide a minimum of one (1) ground floor window facing the sidewalk
18. Brick sidewalks matching that of the style of the City’s brick sidewalks shall be installed. The corner of Haynes Bridge Road and Thompson Street shall include significant landscaping and seating area, final approval by Staff.

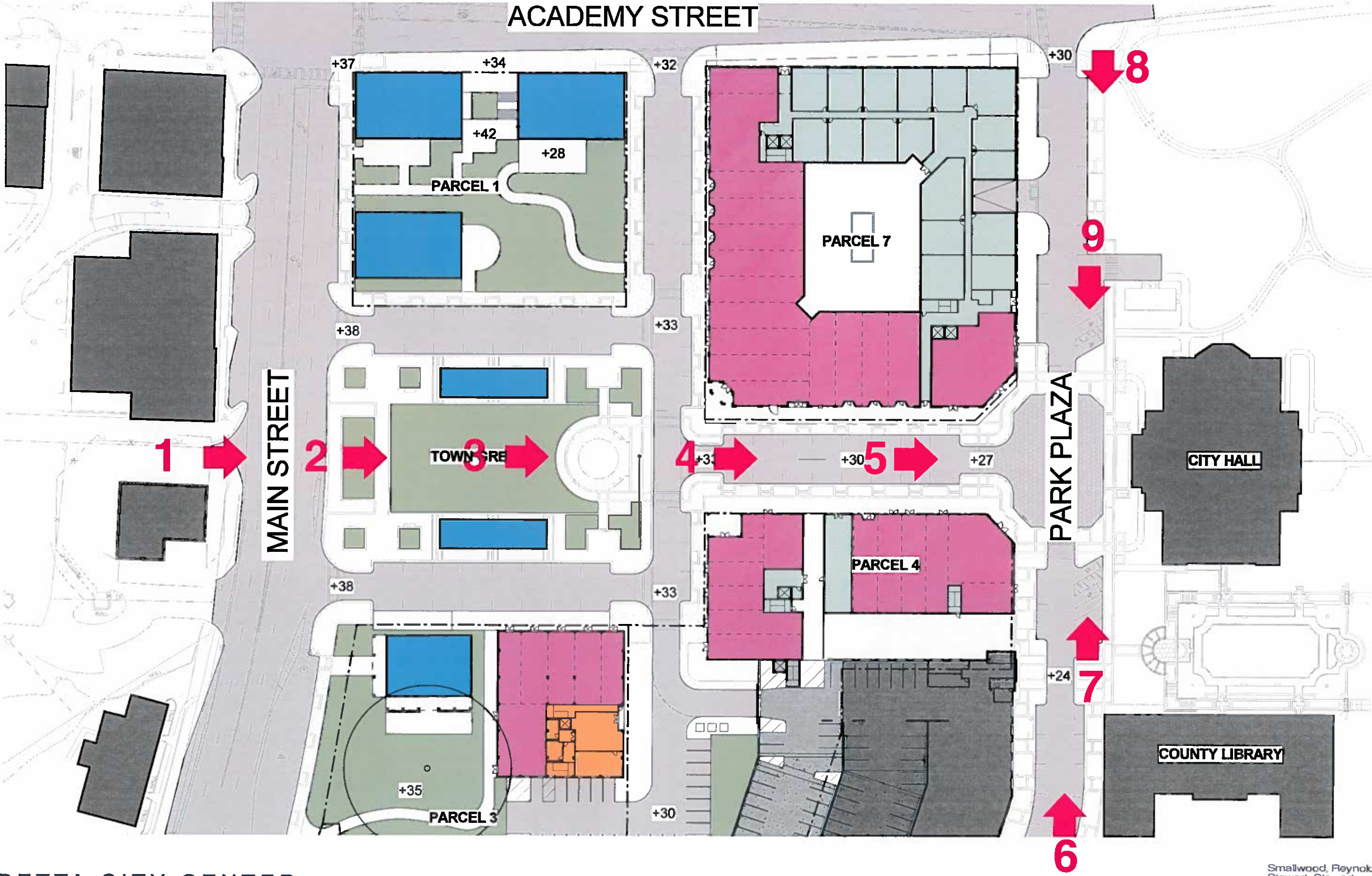
- 19. All building architecture including the parking garage addition shall adhere to the Alpharetta Downtown City Center Development Guidelines with final approval to be by staff and DRB.**
- 20. Property adjacent to Publix shall require a minimum 5' landscape buffer.**
- 21. Property located north of Haynes Bridge Road roundabout shall be heavily landscaped with final approval by staff.**
- 22. Solid waste deposit locations shall be screened and location to be approved by staff.**





ALPHARETTA CITY CENTER

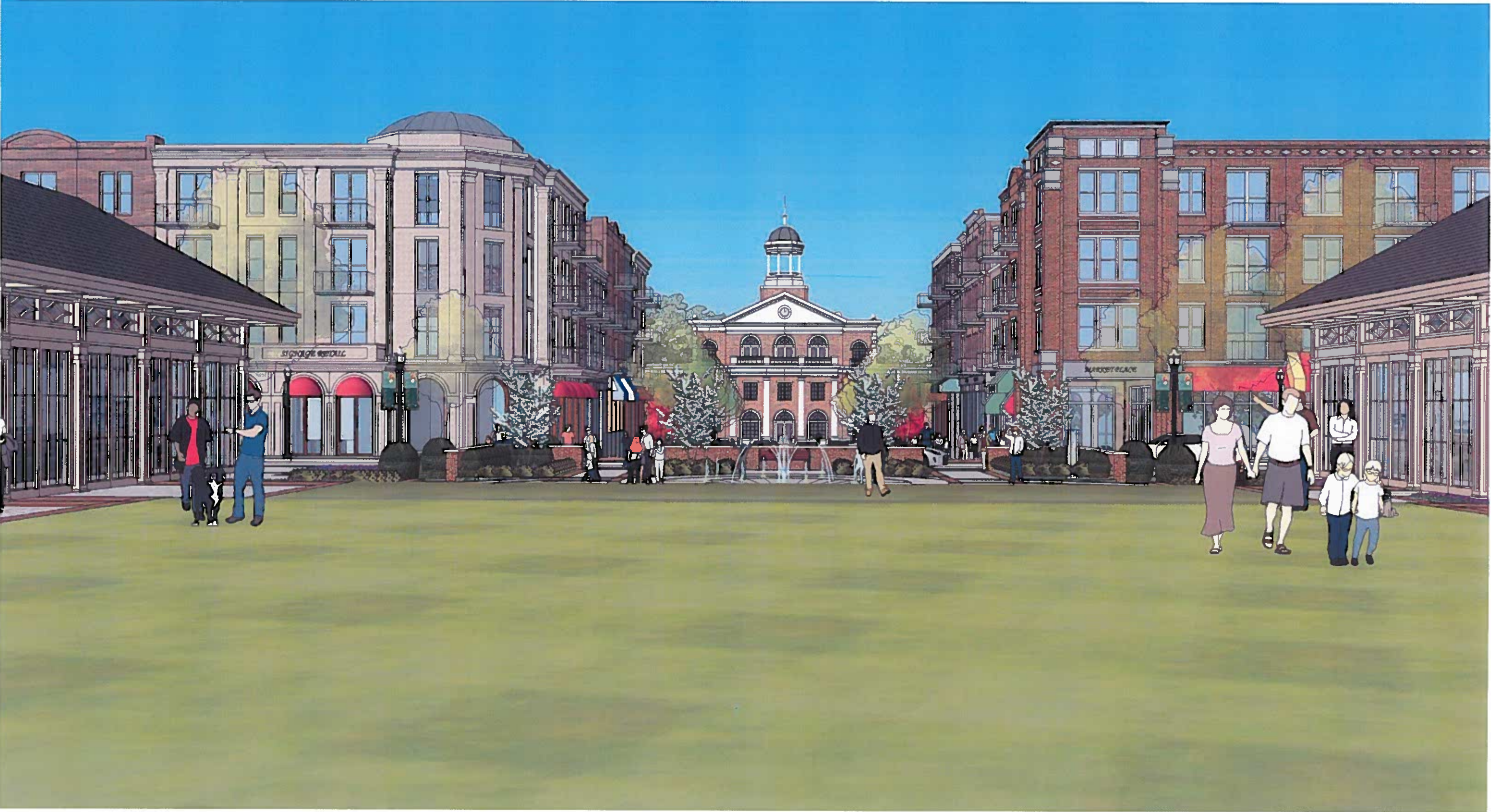
Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.





ALPHARETTA CITY CENTER

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Stewart, Stewart
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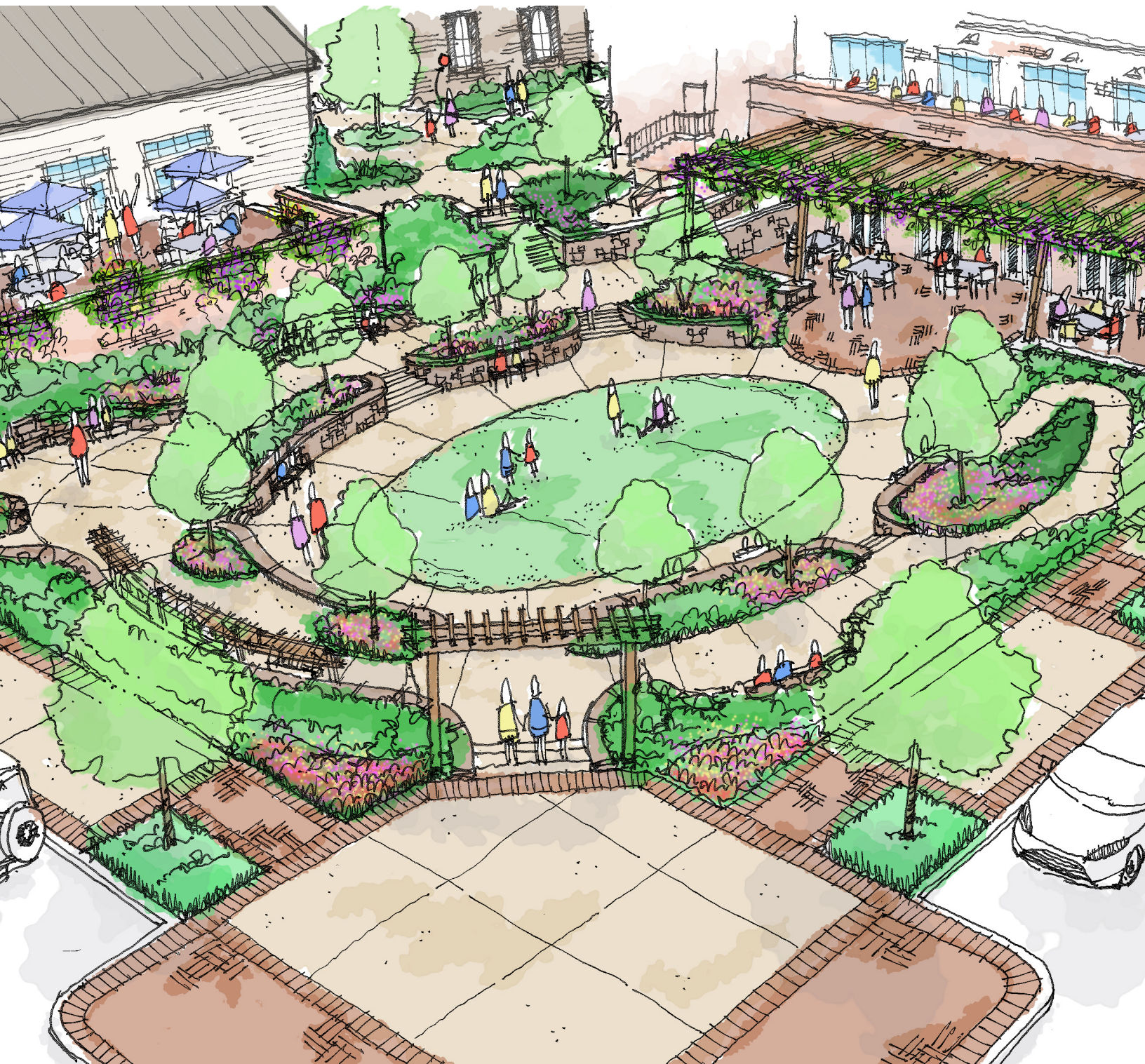
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Stewart, Stewart
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ALPHARETTA CITY CENTER

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Stewart, Stewart
& Associates, Inc.





This illustration is conceptual in nature and subject to change without notice.

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: MMS Alpharetta, LLC

Location Address: Alpharetta City Center

Mailing Address: 5605 Glenridge Drive, Suite 605

City: Atlanta State: GA Zip Code: 30342 - _____

Contact For All Notifications: Roger White

Contact Telephone: 678 - 990 - 6,251 Mobile Telephone: 404 - 293 - 2,917

Fax: _____ - _____ - _____ Email: rwhite@midcitypartners.com

Contact's Relation To Business: Construction Manager

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	100

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: City of Alpharetta

Physical Address: Alpharetta City Center

Mailing Address: 2 Park Plaza

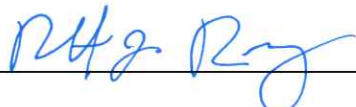
City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 297 - 6,000 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 J. Regus Date: 2/29/2016

Owner Signature: 

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

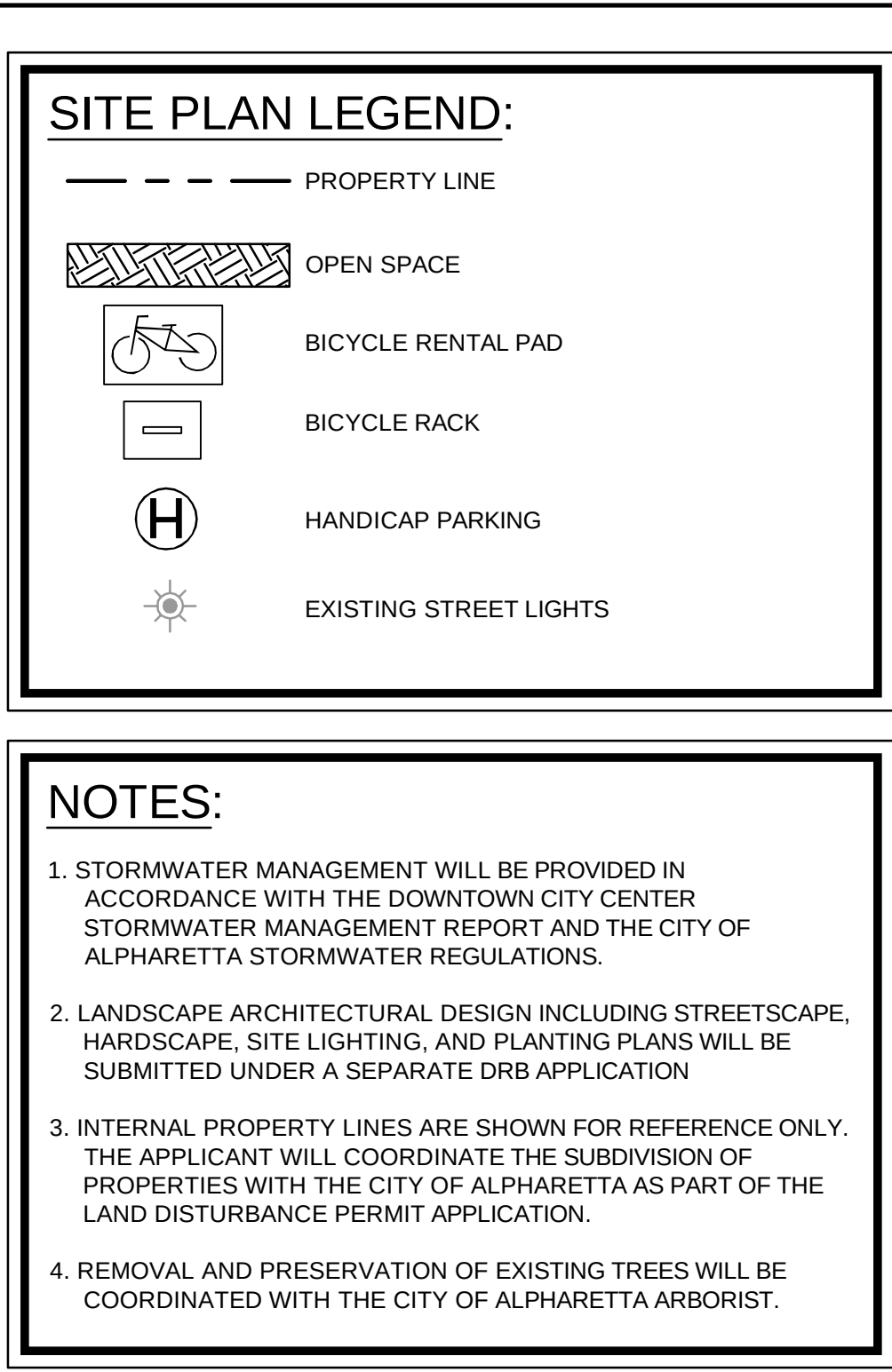
Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: 

Date: 2/29/16

Print Form



PROJECT: ALPHARETTA CITY CENTER PLAZA PARK, ALPHARETTA, GA		CLIENT: SOUTH CITY PARTNERS 3715 NORTHSIDE PARKWAY, SUITE 1-310 ATLANTA, GA PHONE: 404-400-1321		SCALE: 1" = 40'				7 6 5 4 3 2 1	
TITLE: DRB SITE PLAN		DATE: 03/01/2016		DRAWN BY: KHA		© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 10 ROSWELL STREET, SUITE 210 ALPHARETTA, GEORGIA 30009 PHONE (770) 619-4280 WWW.KIMLEY-HORN.COM		BY DATE	
PROJECT NO. 017029001		SHEET NUMBER 1 OF 1		DESIGNED BY: KHA				REVISIONS	
				CHECKED BY: KHA				No.	



SIMULATED IMAGERY; COLORS, REFLECTIONS & LIGHTING
CONDITIONS WILL VARY FROM ACTUAL BUILT CONDITIONS.



NOVEMBER 18, 2016
DESIGN REVIEW BOARD SUBMITTAL





ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 1
PARCEL 5 & 6



THE PRESTON
PARTNERSHIP, LLC



ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 2
PARCEL 5 & 6





ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 3
PARCEL 5 & 6





ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 4
PARCEL 5 & 6





ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 6
PARCEL 5 & 6





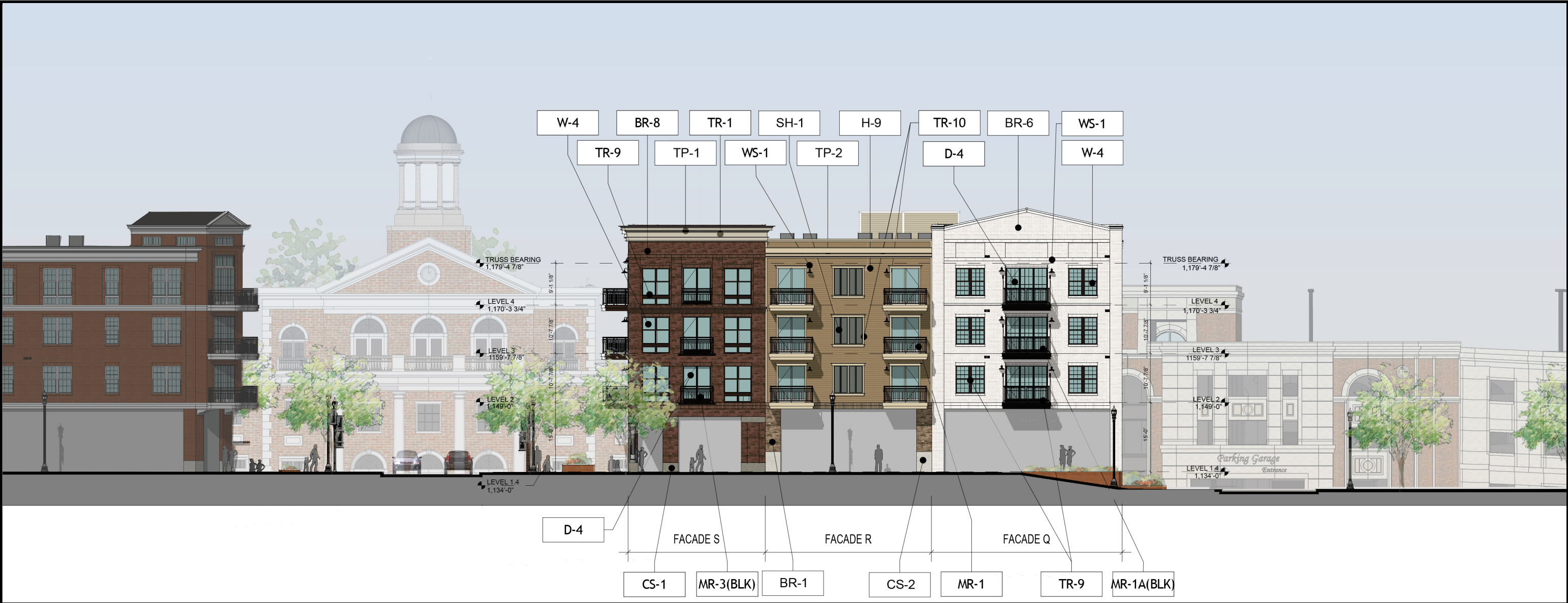
EXTERIOR FINISH KEY															
WALL FINISHES									MISCELLANEOUS						
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ.	CJ	CONTROL JOINT / REVEAL	MATCH GROUT OR ADJACENT HARD-PANEL	N/A
BR-2	BRICK VENEER	ST. CHARLES	ACME OR EQ.	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ.	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ.	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-3	BRICK VENEER	BROOKSTONE	ACME OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ.	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
	BRICK MORTAR	FROSTY	HOLCIM OR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6068	JAMES HARDIE OR EQ.	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-8	CEMENTITIOUS SIDING	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW7534	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
	BRICK MORTAR	DESERT BUFF	HOLCIM OR EQ.	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ.	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	TBD
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.	ROOF MATERIALS							
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	SSM	STANDING SEAM METAL ROOF W/ STEEL FRAME	ROOF : DARK BRONZE FRAME : DARK BRONZE	REFER TO SPEC	MV-1	MECHANICAL (TOILET / DRYER) VENT	PAINT TO MATCH ADJ. MATERIAL	SEE MECH
	BRICK MORTAR	BUFF	COOSA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN.	TBD	TBD	D-1	DOOR	WHITE	PLY GEM OR EQ.
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ.	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN.	DARK BRONZE	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN.	DARK BRONZE	TBD	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ.
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.					D-4	DOOR	BLACK	PLY GEM OR EQ.

ACADEMY STREET

MARKET STREET

PARCEL 5

PARCEL 6



EXTERIOR FINISH KEY																			
WALL FINISHES							MISCELLANEOUS												
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD	OD-1	OVERHEAD DOOR	BLACK FOX SW7020 OR EQ.	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ.	CJ	CONTROL JOINT / REVEAL	MATCH GROUT OR ADJACENT HARDI-PANEL	N/A	ST-1	STOREFRONT	DARK BRONZE	TBD
BR-2	BRICK VENEER	ST. CHARLES	ACME OR EQ.	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ.	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD	L-1	CAST STONE LINTEL	FLAX	ROCKCAST OR EQ.
	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ.	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD	W-1	WINDOW - VINYL	WHITE	PLY GEM OR EQ.
BR-3	BRICK VENEER	BROOKSTONE	ACME OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ.	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD	W-2	WINDOW - VINYL	BEIGE	PLY GEM OR EQ.
	BRICK MORTAR	FROSTY	HOLCIM OR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-1A(BK)	42" HT. ALUM. GAURDRAIL SYSTEM	BLACK	TBD	W-3	WINDOW - VINYL	DARK BRONZE	PLY GEM OR EQ.
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6068	JAMES HARDIE OR EQ.	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-2	42" HT. ALUM. GAURDRAIL SYSTEM	DARK BRONZE	TBD	W-4	WINDOW - ALUMINIUM	BLACK	PLY GEM OR EQ.
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD	LP-1	LOUVER PANEL	DARK BRONZE	TBD
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-8	CEMENTITIOUS SIDING	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD	CL-1	COLUMN (AT LEASING)	OUTER BANKS SW7534	FIBERCRETE GFRC OR EQ.
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD	CL-2	COLUMN (AT UNITS)	MATCH ADJACENT TRIM	FIBERCRETE GFRC OR EQ.
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD	CL-3	COLUMN/PIER (AT BALCONIES)	MATCH ADJACENT TRIM	FIBERCRETE GFRC OR EQ.
	BRICK MORTAR	DESERT BUFF	HOLCIM OR EQ.	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.	CL-4	COLUMN (WOOD WRAPPED W/ HARDIE)	GRiffin SW7026	JAMES HARDIE OR EQ.
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ.	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-5	42" HT. GUARDRAIL SYSTEM	PAINT TO MATCH ADJ. MATERIAL	SEE MECH	B-1	BRACKET (AT BALCONIES)	REFER TO ELEVATIONS	FIBERCRETE GFRC OR EQ.
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.	ROOF MATERIALS				SSM	STANDING SEAM METAL ROOF W/ STEEL FRAME	ROOF : DARK BRONZE FRAME : DARK BRONZE	REFER TO SPEC	G-1	METAL GATE	DARK BRONZE	TBD
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRiffin SW7026	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN			D-1	DOOR	WHITE	PLY GEM OR EQ.	R-1	EXPOSED RAFTER TAILS	MATCH ADJACENT TRIM	N/A
	BRICK MORTAR	BUFF	COOSA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN			D-2	DOOR	BEIGE	PLY GEM OR EQ.	SH-1	SHUTTERS	ROCK BOTTOM SW 7062	TBD
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ.	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN			D-3	DOOR	DARK BRONZE	PLY GEM OR EQ.	SH-2	SHUTTERS	BLACK FOX SW7020	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.					D-4	DOOR	BLACK	PLY GEM OR EQ.	SH-3	SHUTTERS	TRICORN BLACK SW6258	TBD
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.									WS-1	WALLS SCENCE	REFER TO MATERIAL BOARD	

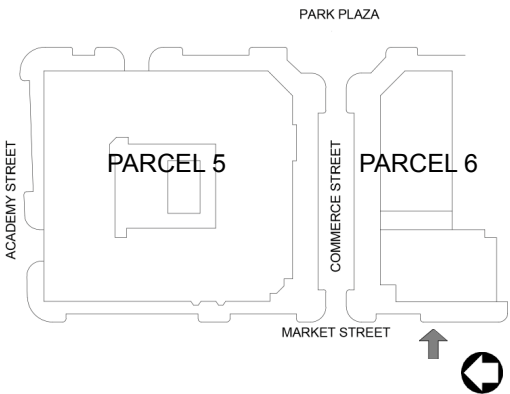
ACADEMY STREET

PARCEL 5

COMMERC STREET

PARCEL 6

MARKET STREET



ALPHARETTA CITY CENTER

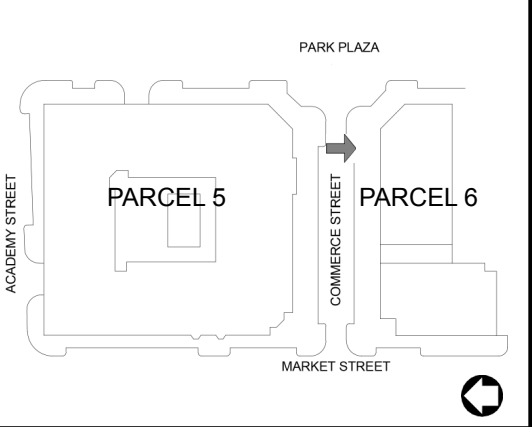
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EXTERIOR FINISH KEY

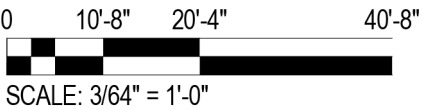
WALL FINISHES						MISCELLANEOUS									
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BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD
BR-2	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ.	CJ	CONTROL JOINT / REVEAL	MATCH GROUT OR ADJACENT HARD-PANEL	N/A
BR-3	BRICK VENEER	ST. CHARLES	ACME OR EQ.	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ.	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-4	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ.	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-5	BRICK VENEER	BROOKSTONE	ACME OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ.	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-6	BRICK MORTAR	FROSTY	HOLCIM OR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-7	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6068	JAMES HARDIE OR EQ.	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-2	42" HT. ALUM. GAURDRAIL SYSTEM	DARK BRONZE	TBD
BR-8	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-9	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-8	CEMENTITIOUS SIDING	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
CS-1	CAST STONE	LIME PUTTY	HOLCIM OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD
CL-3	CL-3	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
CS-2	CAST STONE	DESERT BUFF	HOLCIM OR EQ.	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.
CS-3	CAST STONE	CHEROKEE RED	CHEROKEE OR EQ.	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	TBD
CS-4	CAST STONE	OLD LIME PUTTY	HOLCIM OR EQ.	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.	SSM	STANDING SEAM METAL ROOF W/ STEEL FRAME	ROOF : DARK BRONZE FRAME : DARK BRONZE	REFER TO SPEC	D-1	DOOR	WHITE	PLY GEM OR EQ.
CS-5	CAST STONE	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFIN SW7026	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN.	TBD	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.
CS-6	CAST STONE	BUFF	COOSA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN.	DARK BRONZE	TBD	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ.
CS-7	CAST STONE	MOSSY OAK	CHEROKEE OR EQ.	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN.	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ.
CS-8	CAST STONE	SEASHELL	HOLCIM OR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.								
CS-9	CAST STONE	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.								



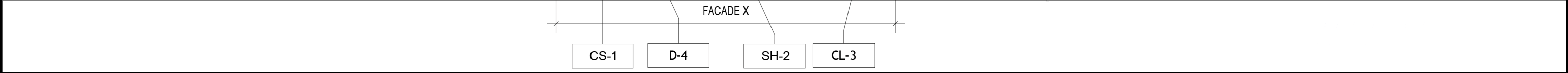
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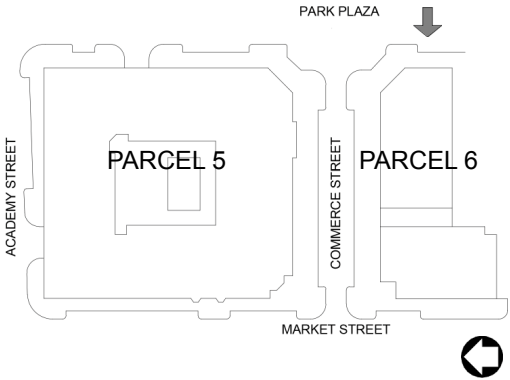
PARCEL 6 - NORTH ELEVATION







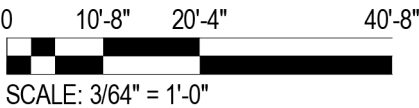
EXTERIOR FINISH KEY															
WALL FINISHES						MISCELLANEOUS									
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD
BR-2	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ.	CJ	CONTROL JOINT / REVEAL	MATCH GROUT OR ADJACENT HARDI-PANEL	N/A
BR-3	BRICK VENEER	ST. CHARLES	ACME OR EQ.	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ.	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-4	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ.	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-5	BRICK VENEER	BROOKSTONE	ACME OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ.	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-6	BRICK MORTAR	FROSTY	HOLCIM OR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-7	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6068	JAMES HARDIE OR EQ.	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-2	42" HT. ALUM. GAURDRAIL SYSTEM	DARK BRONZE	TBD
BR-8	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-9	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-8	CEMENTITIOUS SIDING	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD
TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.
TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-5	42" HT. GUARDRAIL SYSTEM	PAINT TO MATCH ADJ. MATERIAL	SEE MECH	SH-1	SHUTTERS	MATCH ADJACENT TRIM	N/A
TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	DS	ALUM. DOWNSPOUT - PRE-FIN.	DARK BRONZE	TBD	SH-2	SHUTTERS	ROCK BOTTOM SW 7062	TBD
TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.	SSM	STANDING SEAM METAL ROOF W/ STEEL FRAME	ROOF : DARK BRONZE FRAME : DARK BRONZE	REFER TO SPEC	D-1	DOOR	WHITE	PLY GEM OR EQ.	SH-3	SHUTTERS	BLACK FOX SW7020	TBD
TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN.	TBD	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.	WS-1	WALLS SCIENCE	REFER TO MATERIAL BOARD	TBD
TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN.	DARK BRONZE	TBD	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ.				
TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN.	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ.				
TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.												
TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.												



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ALPHARETTA, GA

PARCEL 6 - EAST ELEVATION





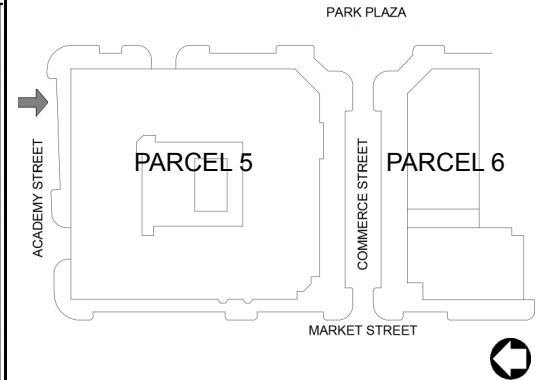
EXTERIOR FINISH KEY																			
WALL FINISHES							MISCELLANEOUS												
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BIRDEYE MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD	OD-1	OVERHEAD DOOR	BLACK FOX SW7020 OR EQ.	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ.	CJ	CONTROL JOINT / REVEAL	MATCH GROUT OR ADJACENT HARDI-PANEL	N/A	ST-1	STOREFRONT	DARK BRONZE	TBD
BR-2	BRICK VENEER	ST. CHARLES	ACME OR EQ.	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ.	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD	L-1	CASE FRONT	FLAX	ROCKCAST OR EQ.
	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ.	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD	W-1	WINDOW - VINYL	WHITE	PLY GEM OR EQ.
BR-3	BRICK VENEER	BROOKSTONE	ACME OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ.	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD	W-2	WINDOW - VINYL	BEIGE	PLY GEM OR EQ.
	BRICK MORTAR	FROSTY	HOLCIM OR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD	W-3	WINDOW - VINYL	DARK BRONZE	PLY GEM OR EQ.
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6068	JAMES HARDIE OR EQ.	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD	W-4	WINDOW - ALUMINIUM	BLACK	PLY GEM OR EQ.
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD	LP-1	LOUVER PANEL	DARK BRONZE	TBD
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-8	CEMENTITIOUS SIDING	BIRDEYE MAPLE SW2834	JAMES HARDIE OR EQ.	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD	CL-1	COLUMN (AT LEASING)	OUTER BANKS SW7534	FIBERCRETE GFRC OR EQ.
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD	CL-2	COLUMN (AT UNITS)	MATCH ADJACENT TRIM	FIBERCRETE GFRC OR EQ.
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-3(BK)	42" HT. GUARDRAIL SYSTEM	DARK BRONZE	TBD	CL-3	COLUMN/PIER (AT BALCONIES)	MATCH ADJACENT TRIM	FIBERCRETE GFRC OR EQ.
	BRICK MORTAR	DESERT BUFF	HOLCIM OR EQ.	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-4	42" HT. GUARDRAIL SYSTEM	BLACK	TBD	CL-4	COLUMN (WOOD WRAPPED W/ HARDIE)	GRIFFIN SW7026	JAMES HARDIE OR EQ.
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ.	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-5	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.	B-1	BRACKET (AT BALCONIES)	REFER TO ELEVATIONS	FIBERCRETE GFRC OR EQ.
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.		ROOF MATERIALS					BLACK	TBD	G-1	METAL GATE	DARK BRONZE	TBD
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	SSM	STANDING SEAM METAL ROOF W/ STEEL FRAME	ROOF : DARK BRONZE FRAME : DARK BRONZE	REFER TO SPEC	RV-1	MECHANICAL (TOILET / DRYER) VENT	PAINT TO MATCH ADJ. MATERIAL	SEE MECH	R-1	EXPOSED RAFTER TAILS	MATCH ADJACENT TRIM	N/A
	BRICK MORTAR	BUFF	COOSA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN.		TBD	D-1	DOOR	WHITE	PLY GEM OR EQ.	SH-1	SHUTTERS	BLACK BOTTOM SW 7062	TBD
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ.	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN.	DARK BRONZE	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.	SH-2	SHUTTERS	BLACK FOX SW7020	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN.	DARK BRONZE	TBD	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ.	SH-3	SHUTTERS	TRICORN BLACK SW6258	TBD
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.					D-4	DOOR	BLACK	PLY GEM OR EQ.	WS-1	WALLS SCONE	REFER TO MATERIAL BOARD	

ACADEMY STREET

PARCEL 5

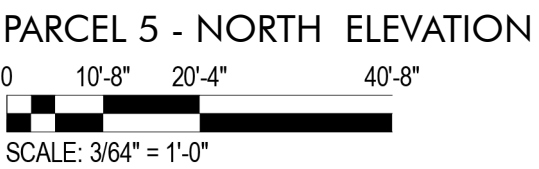
COMMERCE STREET

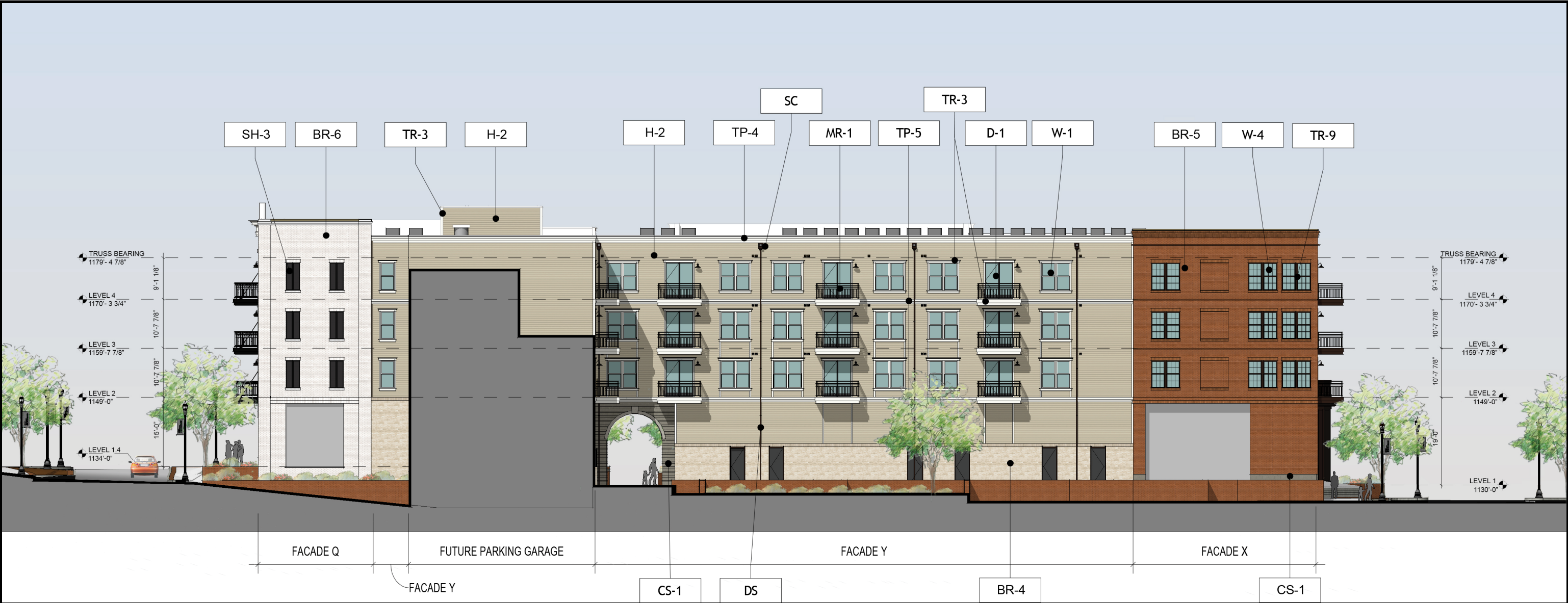
MARKET STREET



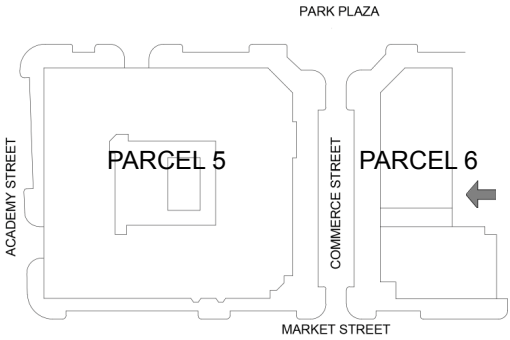
ALPHARETTA CITY CENTER

ALPHARETTA, GA





EXTERIOR FINISH KEY															
WALL FINISHES						MISCELLANEOUS									
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BIRDEYE MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD
BR-2	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW6106	JAMES HARDIE OR EQ.	CJ	CONTROL JOINT / REVEAL	MATCH GROUT OR ADJACENT HARDI-PANEL	N/A
BR-3	BRICK VENEER	ST. CHARLES	ACME OR EQ.	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ.	TP-1	TRIM PROFILE	MELTON CLASSICS (MC-29)	JAMES HARDIE OR EQ.	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-4	BRICK VENEER	4 SEASONS BUFF	HOLCIM OR EQ.	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-5	BRICK VENEER	BROOKSTONE	ACME OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ.	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-6	BRICK VENEER	FROSTY	HOLCIM OR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
BR-7	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6068	JAMES HARDIE OR EQ.	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-2	42" HT. ALUM. GAURDRAIL SYSTEM	DARK BRONZE	TBD
BR-8	BRICK VENEER	OLD LIME PUTTY	HOLCIM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-9	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-8	CEMENTITIOUS SIDING	BIRDEYE MAPLE SW2834	JAMES HARDIE OR EQ.	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
CS-1	CAST STONE	LIME PUTTY	HOLCIM OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD
BR-10	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
BR-11	BRICK VENEER	DESERT BUFF	HOLCIM OR EQ.	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.
BR-12	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ.	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	TBD
BR-13	BRICK VENEER	OLD LIME PUTTY	HOLCIM OR EQ.	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.	ROOF MATERIALS							
BR-14	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	SSM	STANDING SEAM METAL ROOF W/ STEEL FRAME	ROOF : DARK BRONZE FRAME : DARK BRONZE	REFER TO SPEC	RV-1	MECHANICAL (TOILET / DRYER) VENT	PAINT TO MATCH ADJ. MATERIAL	SEE MECH
BR-15	BRICK VENEER	BUFF	COOSA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN.	TBD	TBD	D-1	DOOR	WHITE	PLY GEM OR EQ.
BR-16	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ.	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ.	MC-2	ALUM. SCUPPER - PRE-FIN.	DARK BRONZE	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.
BR-17	BRICK VENEER	SEASHELL	HOLCIM OR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN.	DARK BRONZE	TBD	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ.
BR-18	BRICK VENEER	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN.	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ.



ALPHARETTA CITY CENTER

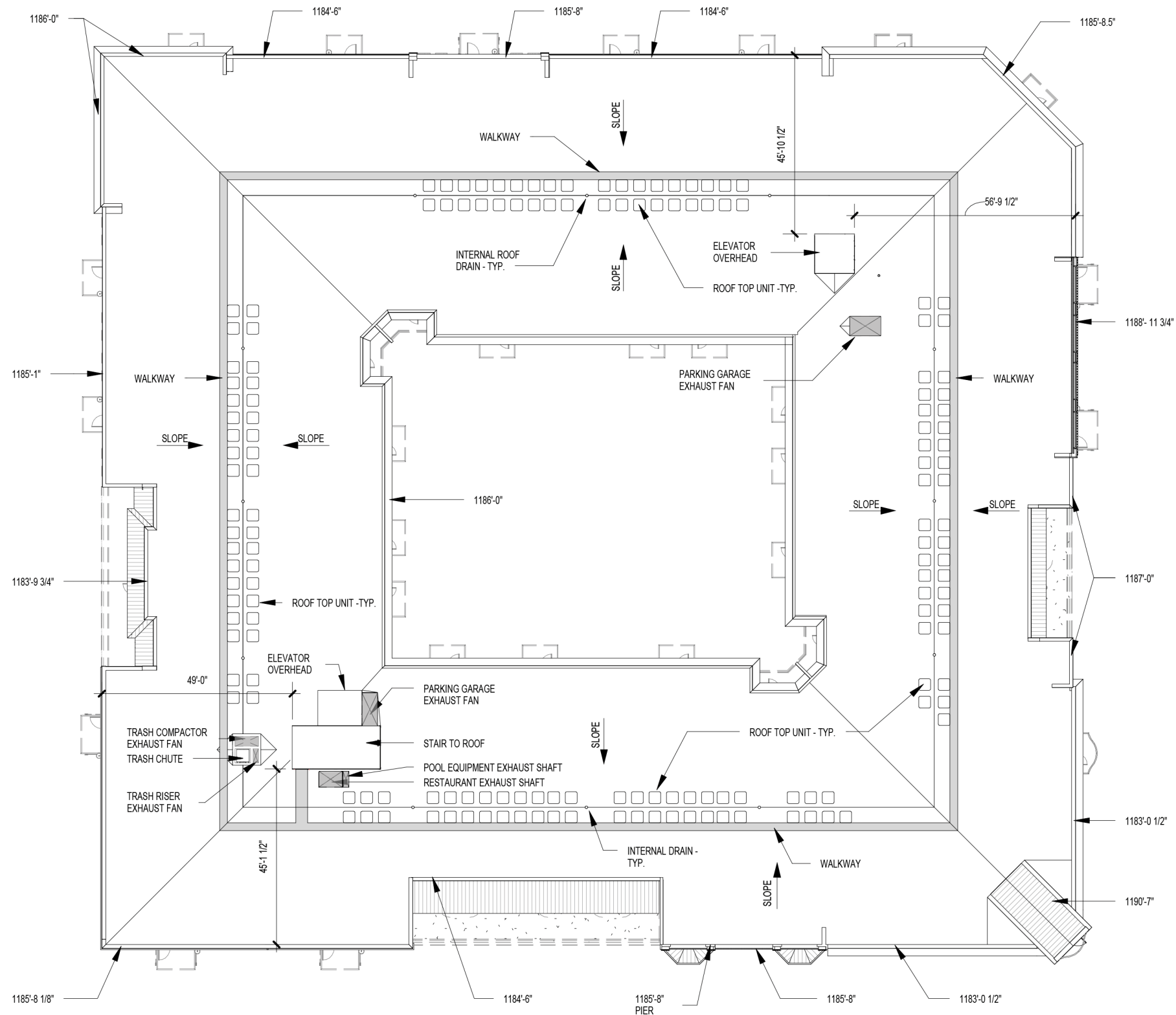
ALPHARETTA, GA

PARCEL 6 - SOUTH ELEVATION

0 10'-8" 20'-4" 40'-8"

SCALE: 3/64" = 1'-0"

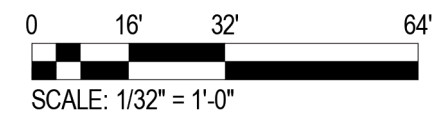




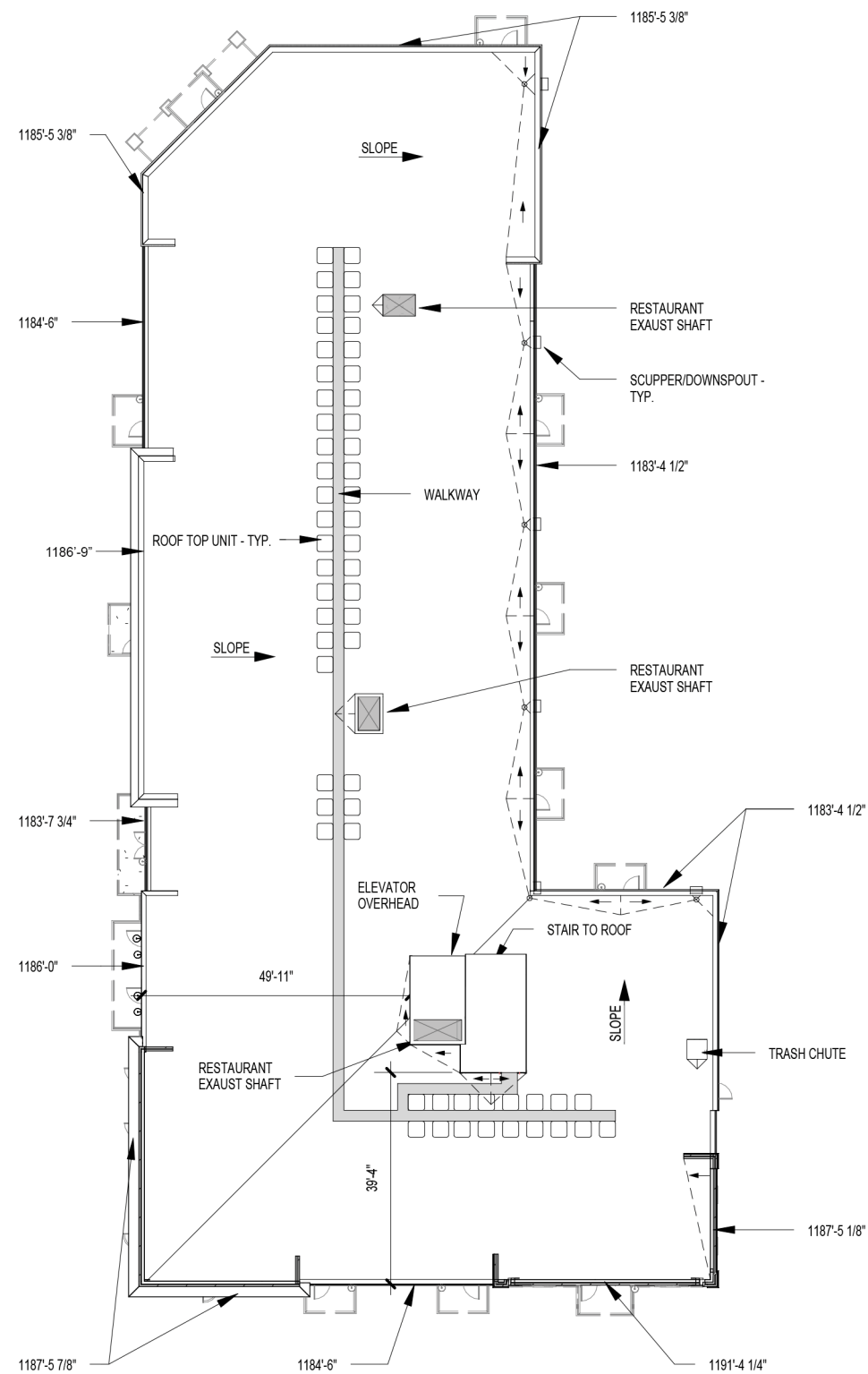
ALPHARETTA CITY CENTER

ALPHARETTA, GA

PARCEL 5 - ROOF PLAN

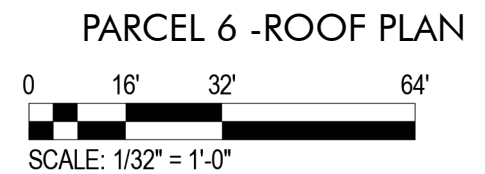


THE PRESTON
PARTNERSHIP, LLC



ALPHARETTA CITY CENTER

ALPHARETTA, GA



FACADE A



BRICK (BR-5)- VELOUR FLASH (CHEROKEE)
(MODULAR - ACME)
MORTAR - LIME PUTTY (HOLCIM)



TRIM, RAILINGS, WINDOW
& DOOR FRAMES
SW6258
TRICORN BLACK (TR-9)



WATER TABLE
CAST STONE (CS-1)
FLAX (ROCKSTONE)

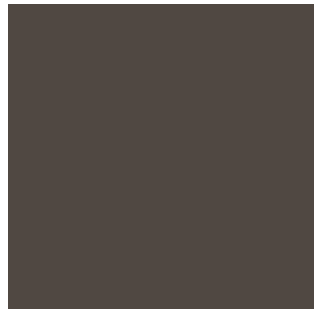


UNIT EXTERIOR LIGHTING
PROGRESS LIGHTING
P5605-20
BLACK - PAINTED

FACADE B



BRICK (BR-3) BROOKSTONE (MODULAR - CHEROKEE)
MORTAR - FROSTY (HOLCIM)



RAILING & UNIT
EXTERIOR DOOR
SW7020 BLACK FOX



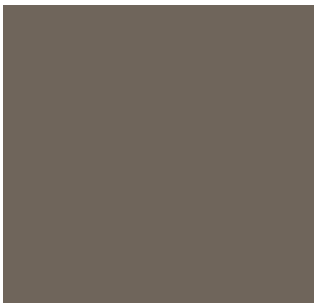
WATER TABLE
CAST STONE (CS-2)
WHEATSTONE
(ROCKSTONE)



HARDIE LAP SIDING
SW2845
BUNGLEHOUSE GRAY (H-5)



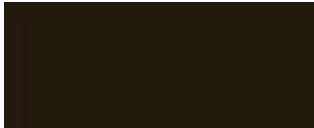
UNIT EXTERIOR LIGHTING
MILLENIUM LIGHTING
ARCHITECTURAL BRONZE
R SERIES
RWHS14-RGN15



TRIM, WALL BANDING,
CORNICES & RAFTER TAILS
SW7026
GRIFFIN (TR-5)



WINDOW/DOOR FRAMES
BEIGE



STANDING SEAM METAL
ROOF
DARK BRONZE

FACADE C



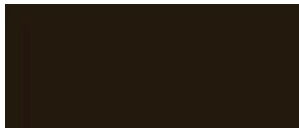
BRICK (BR-1) BUCKLEY BLEND (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



TRIM
SW2841 WEATHERED
SHINGLE (TR-2)



HARDIE PANELS
SW2834 BIRDSEYE
MAPLE (H-8)



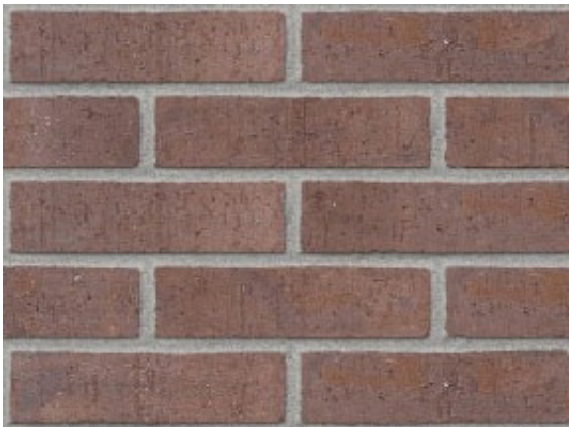
STANDING SEAM METAL ROOF
DARK BRONZE

WINDOW & DOOR FRAMES
WHITE

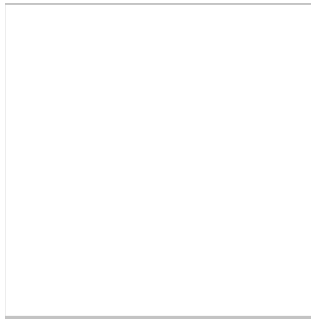


UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION

FACADE D



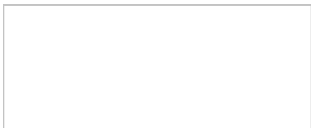
BRICK (BR-8)- CHEROKEE RED (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



TRIM, CORNICE, BRACKETS &
HARDIE PANELS
SW7006
EXTRA WHITE (TR-6)



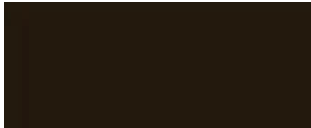
WATER TABLE
CAST STONE (CS-2)
WHEATSTONE (ROCKSTONE)



WINDOW & DOOR FRAMES
WHITE



ALUMINUM RAILINGS
SW7020 BLACK FOX

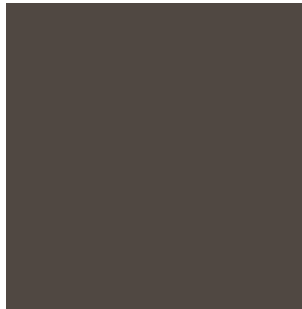


STANDING SEAM METAL ROOF (SSM)
DARK BRONZE

FACADE E



BRICK (BR-6)- FRENCH PROVINCIAL
(MODULAR - JENKINS)
MORTAR - DESERT BUFF (HOLCIM)



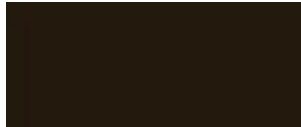
RAILINGS, HARDIE TRIM,
RAFTER TAILS, GATE & LOU-
VERS
SW7020
BLACK FOX (TR-7)



STUCCO (INCLUDES TRIM)
SW7549
STUDIO TAUPE (ST-3)



WINDOW & DOOR FRAMES
BEIGE



STANDING SEAM METAL
ROOF
DARK BRONZE

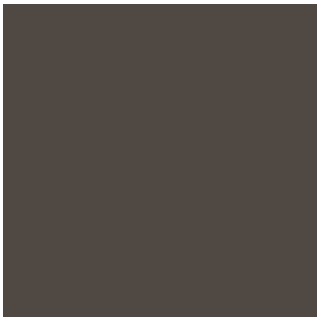


UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE

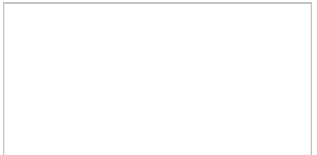
FACADE F



BRICK (BR-1)- BUCKLEY BLEND
(MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



RAILING & TRIM
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
WHITE



UNIT EXTERIOR LIGHTING
PROGRESS LIGHTING
P5605-20
ANTIQUE BRONZE

FACADE G



BRICK (BR-3)- BROOKSTONE (MODULAR - ACME)
MORTAR - FROSTY (HOLCIM)



TRIM, CORNICE, COLUMNS,
BRACKETS & BALUSTRADE
SW7534
OUTER BANKS (TR-1)



WATER TABLE & WINDOW
LINTELS
CAST STONE (CS-1)
FLAX (ROCKSTONE)



ALUMINIUM RAILINGS, CAN-
OPIES, LOUVERS & STORE-
FRONT
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



AMENITY EXTERIOR LIGHTING
MAXIM 85404MCAT
ARTISIAN BRONZE/MOCHA
CLOUD GLASS



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
4870 WB

FACADE H



BRICK (BR-5)- VELOUR FLASH (MODULAR - CHEROKEE)
MORTAR - LIME PUTTY (HOLCIM)



HARDIE LAP SIDING
SW6088 (H-1)
NUTHATCH



TRIM, CORNICE, TRIM BAND-
ING & COLUMNS
SW7026
GRIFFIN (TR-5)



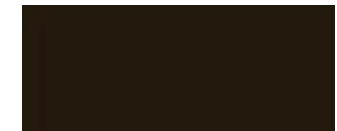
ALUMINIUM RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB

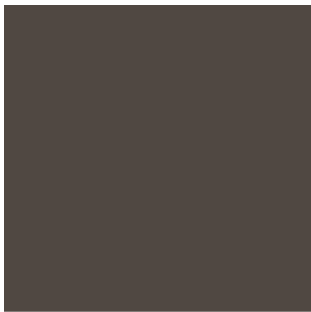


STANDING SEAM METAL ROOF
DARK BRONZE

FACADE J



BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



TRIM
SW7020
BLACK FOX (TR-7)



WINDOW & DOOR FRAMES
WHITE



UNIT EXTERIOR LIGHTING
PROGRESS LIGHTING
P5605-20
ANTIQUE BRONZE

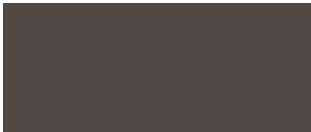
FACADE K



BRICK (BR-2)- ST. CHARLES (MODULAR - CHEROKEE)
MORTAR - 4 SEASONS BUFF (HOLCIM)



TRIM, WALL BANDING,
CORNICES & COLUMNS
SW2841 WEATHERED
SHINGLE (TR-2)



RAILING & UNIT EXTERIOR
DOOR
SW7020
BLACK FOX (TR-7)



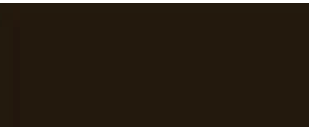
HARDIE LAP SIDING
SW6068
BREVITY BROWN (H-6)



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB



STANDING SEAM METAL ROOF
DARK BRONZE

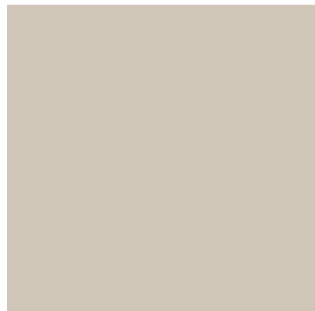
FACADE L



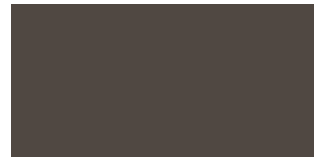
BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



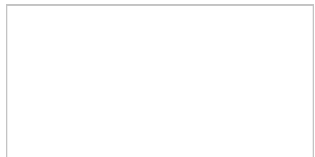
HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



TRIM, CORNICE, TRIM BAND-
ING & COLUMNS
SW7036
ACCESSIBLE BEIGE (TR-3)



ALUMINUM RAILINGS &
SHUTTERS
SW7020 BLACK FOX
(SH-2)



WINDOW & DOOR FRAMES
WHITE

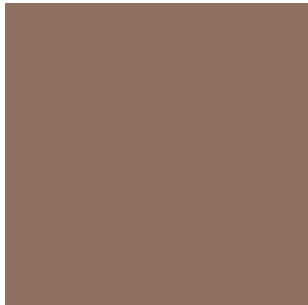


UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB

FACADE M



BRICK (BR-1)- BUCKLEY BLEND (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



HARDIE LAP SIDING
SW6088
NUTHATCH (H-1)



TRIM, WALL BANDING,
CORNICES & COLUMNS
SW2841 WINDSOR
GREIGE (TR-4)



UNIT EXTERIOR ENTRY
DOOR & RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB

FACADE N



BRICK (BR-3)- BROOKSTONE (MODULAR - ACME)
MORTAR - FROSTY (HOLCIM)



HARDIE LAP SIDING
SW2845 (H-5)
BUNGLEHOUSE GRAY



TRIM, CORNICE & RAFTER
TAILS
SW7534
OUTER BANKS (TR-1)



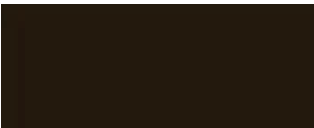
ALUMNIUM RAILINGS, CAN-
OPIES, LOUVERS & STORE-
FRONT
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE



STANDING SEAM METAL ROOF
DARK BRONZE

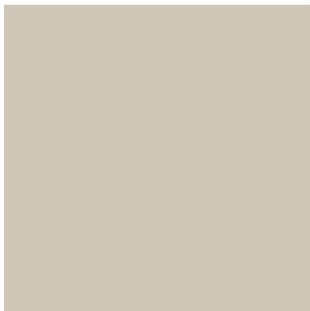
FACADE P



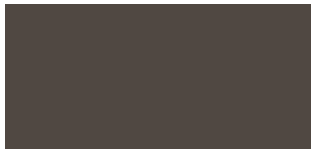
BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



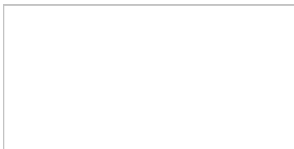
HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



TRIM, CORNICE, TRIM BAND-
ING & COLUMNS
SW7036
ACCESSIBLE BEIGE (TR-3)



GATES, STOREFRONT &
EXTERIOR SOLID DOORS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
WHITE



AMENITY EXTERIOR LIGHTING
VOLUME LIGHTING
V9636-79
ANTIQUUE BRONZE

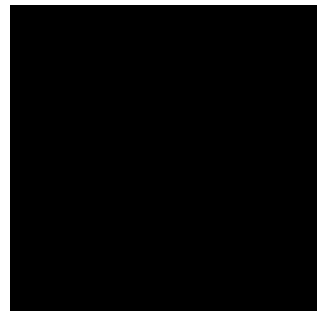


UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE

FACADE Q



BRICK (BR-6)- FRENCH PROVINCIAL - MODULAR
MORTAR - DESERT BUFF (HOLCIM)



TRIM, RAILINGS, WINDOW &
DOOR FRAMES
SW6258
TRICORN BLACK (TR-9)

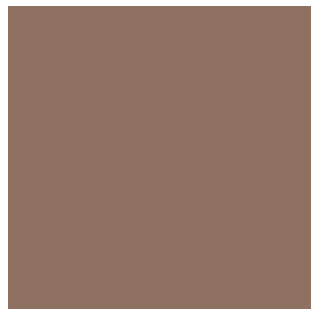


UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB - PAINTED BLACK

FACADE R



BRICK (BR-1)- BUCKLEY BLEND
(MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



HARDIE LAP SIDING
SW9104
WOVEN WICKER (H-9)



TRIM & CORNICE
SW6106
KILIM BEIGE (TR-10)



RAILING & UNIT EXTERIOR
DOOR
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION



WATER TABLE
CAST STONE (CS-2)
WHEATSTONE (ROCKSTONE)



SHUTTERS
SW7062
ROCK BOTTOM (SH-1)

FACADE S



BRICK (BR-8) - OLD ATLANTA (MODULAR - CHEROKEE)
MORTAR - BUFF (COOSA)



CORNICE
SW7036
ACCESSIBLE BEIGE (TR-3)



WATER TABLE
CAST STONE (CS-1)
FLAX (ROCKSTONE)

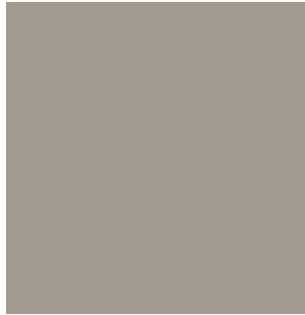


ALUMINUM RAILINGS/DOOR FRAMES
SW6258
TRICORN BLACK

FACADE T



BRICK (BR-1)- BUCKLEY BLEND (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



STUCCO
SW0023 (ST-1)
PEWTER TANKARD



STUCCO TRIM, RAILING &
UNIT EXTERIOR DOOR
SW7020
BLACK FOX (ST-2 & TR-7)



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
MILLENIUM LIGHTING
ARCHITECTURAL BRONZE
R SERIES
RWHS14-RGN12



UNIT EXTERIOR LIGHTING
MILLENIUM LIGHTING
ARCHITECTURAL BRONZE
R SERIES
RWHS14-RGN15

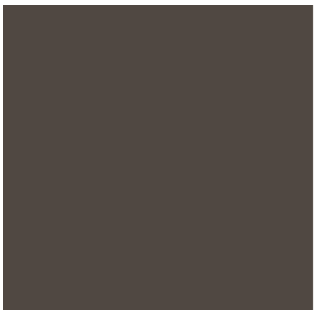
FACADE U



CAST STONE (CS-1)
FLAX (ROCKSTONE)



HARDIE PANELS & TRIM
SW7616
BREEZY (H-9)



RAILINGS
SW7020 BLACK FOX



PASEO EXTERIOR LIGHTING
MAXIM 85404MCAT
ARTISIAN BRONZE/MOCHA
CLOUD GLASS

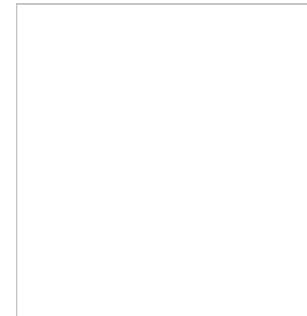


UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE

FACADE V



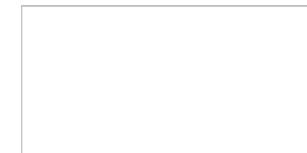
BRICK (BR-9)- MOSSY OAK (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



TRIM
SW7006
EXTRA WHITE (TR-6)



RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
WHITE



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB WEATHER BRONZE

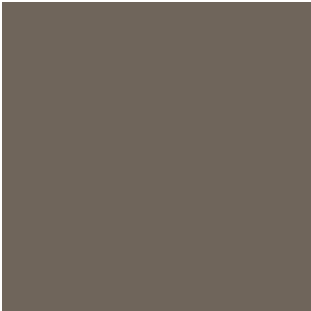
FACADE W



BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



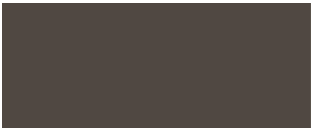
HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



TRIM, TRIM BANDING & CORNICE
SW7026
GRIFFIN (TR-5)



WINDOW & DOOR FRAME
BEIGE



ALUMINUM RAILINGS
SW7020 BLACK FOX



UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION

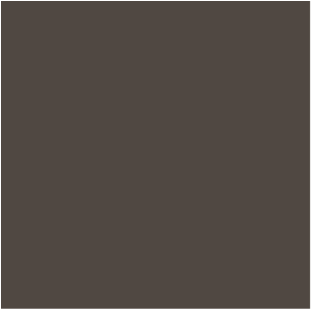


WATER TABLE
CAST STONE (CS-1)
FLAX (ROCKSTONE)

FACADE X



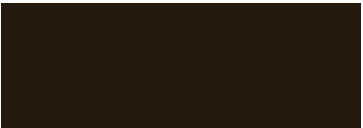
BRICK (BR-5)- VELOUR FLASH (MODULAR - CHEROKEE)
MORTAR - LIME PUTTY (HOLCIM)



TRIM, SHUTTERS, COLUMNS,
RAILINGS & BRACKETS
SW6258
TRICORN BLACK (TR-9
& SH-3)



WATER TABLE
CAST STONE (CS-1)
FLAX (ROCKSTONE)



WINDOW & DOOR FRAMES
BLACK



UNIT EXTERIOR LIGHTING
CRAFTMADE Z1304-98
PAINTED BLACK

FACADE Y



BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



TRIM, CORNICE, & TRIM BANDING
SW7036
ACCESSIBLE BEIGE (TR-3)



RETAIL EXTERIOR LIGHTING
MAXIM 85404MCAT
ARTISIAN BRONZE/MOCHA
CLOUD GLASS



UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE



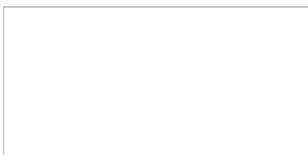
SHUTTERS
SW7062
ROCK BOTTOM (SH-1)



WATER TABLE
CAST STONE (CS-1)
FLAX (ROCKSTONE)



ALUMINUM RAILINGS,
EXTERIOR SOLID DOORS &
STOREFRONT AT AMENITIES
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
WHITE

ALPHARETTA CITY CENTER - PARCEL 4

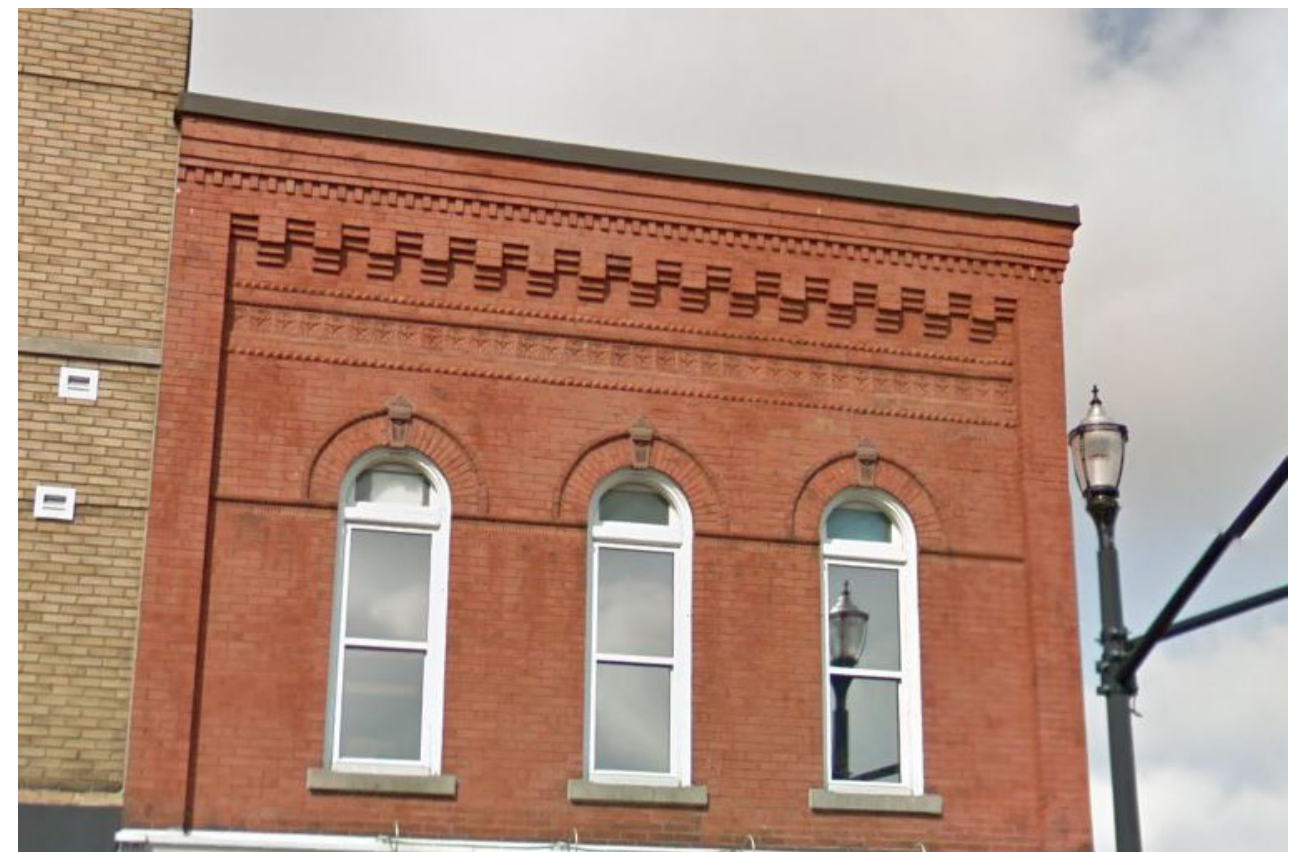
DESIGN REVIEW BOARD PRESENTATION

November 18, 2016

MMS Alpharetta LLC

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

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ALPHARETTA CITY CENTER - PARCEL 4

Precedent Images

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



ALPHARETTA CITY CENTER - PARCEL 4

Precedent Images

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



ALPHARETTA CITY CENTER - PARCEL 4

Precedent Images

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



ALPHARETTA CITY CENTER - PARCEL 4

North Perspective - View from Park

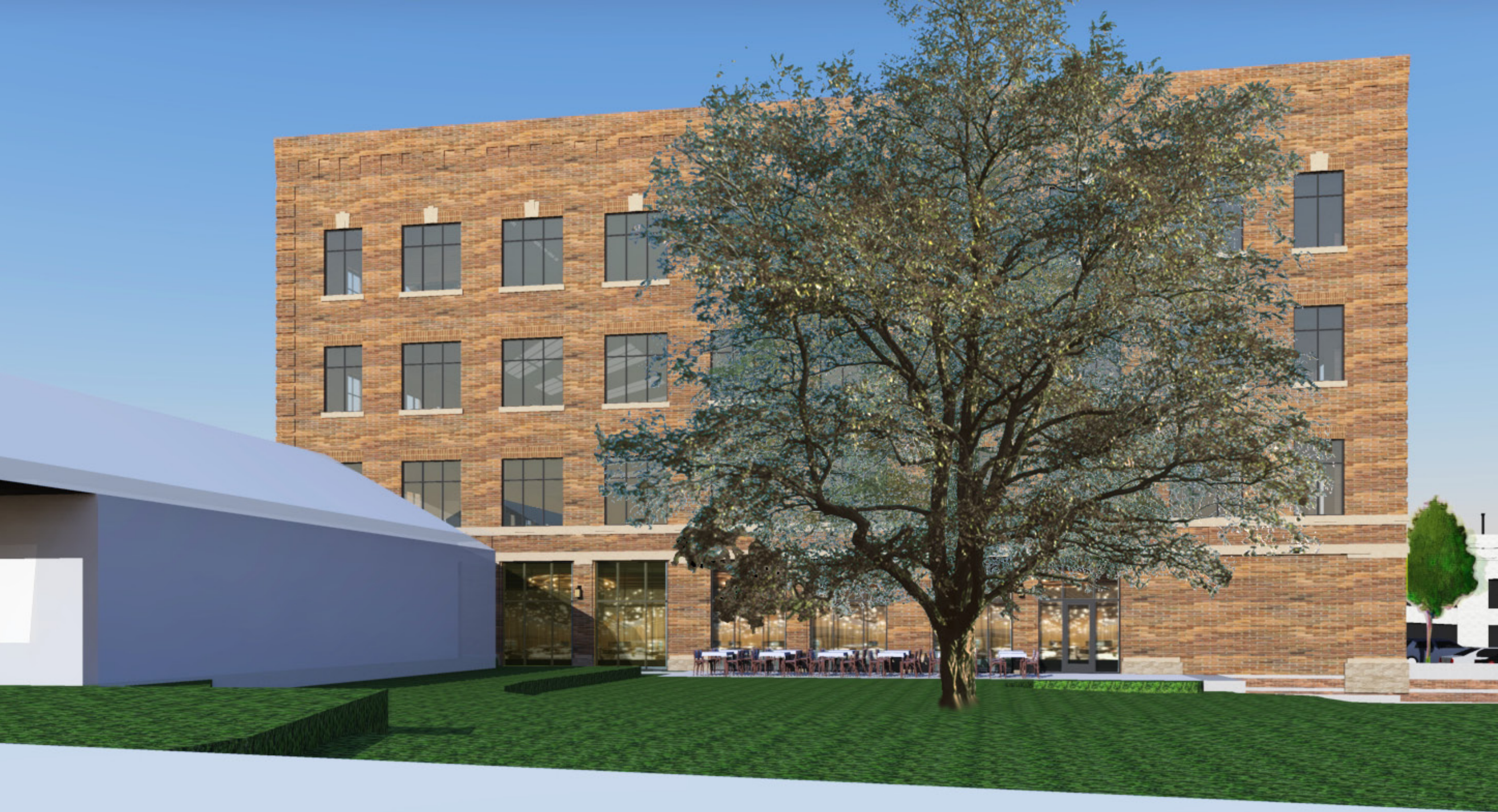
Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



ALPHARETTA CITY CENTER - PARCEL 4

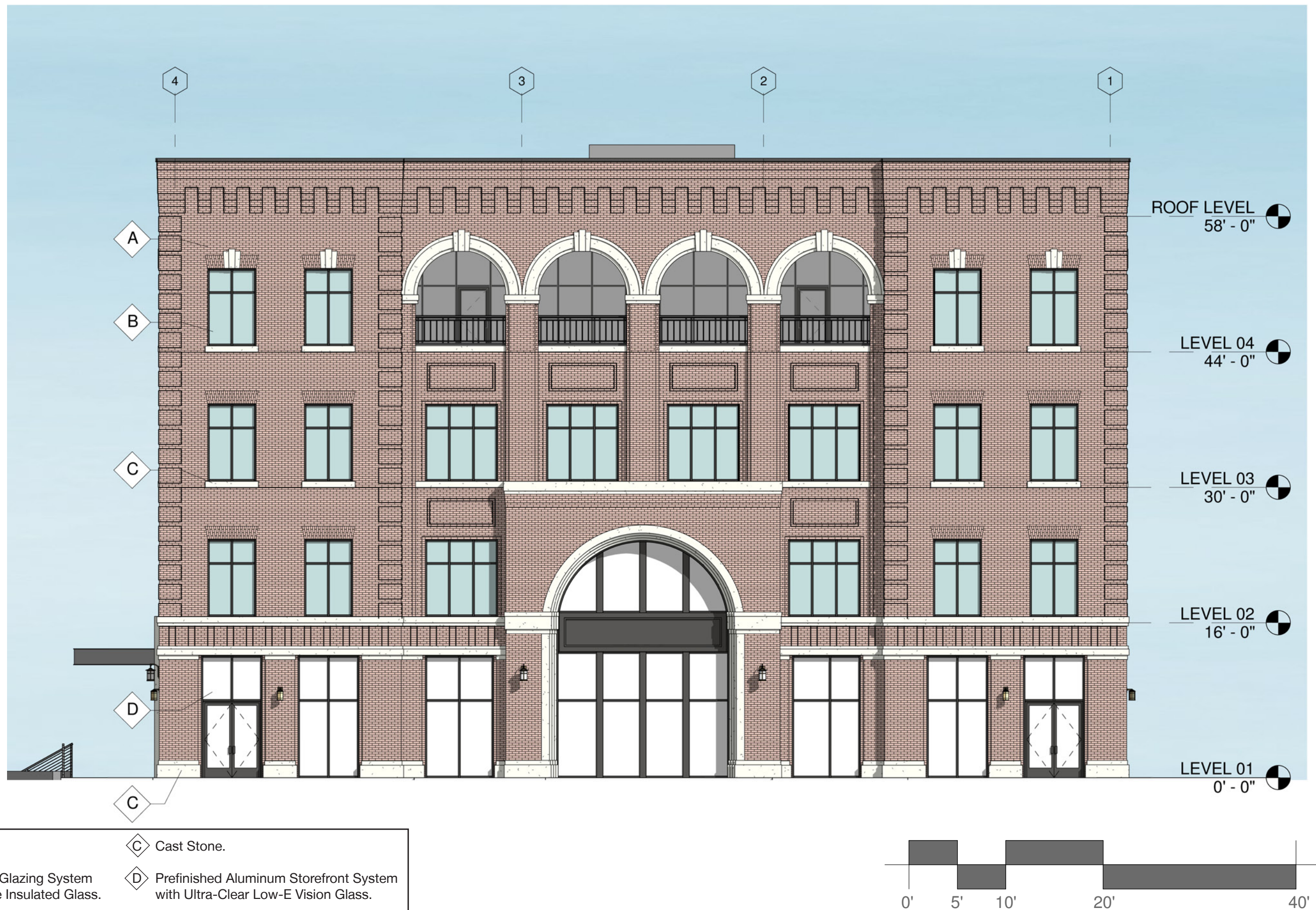
Northeast Perspective

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



ALPHARETTA CITY CENTER - PARCEL 4 West Perspective - View from Main Street

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



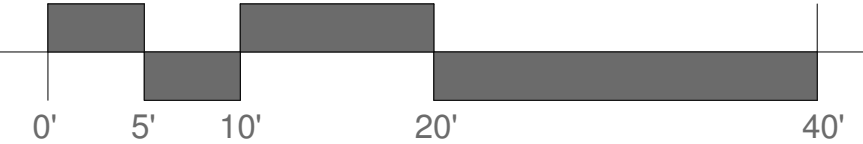
ALPHARETTA CITY CENTER - PARCEL 4

North Elevation

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



- | | |
|---|--|
| A Brick Veneer. | C Cast Stone. |
| B Prefinished Aluminum Glazing System with High Performance Insulated Glass. | D Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. |



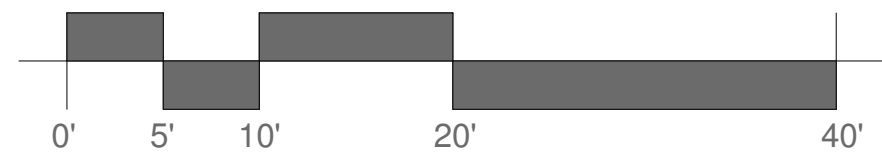
ALPHARETTA CITY CENTER - PARCEL 4

East Elevation

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



- | | |
|--|---|
|  Brick Veneer. |  Cast Stone. |
|  Prefinished Aluminum Glazing System with High Performance Insulated Glass. |  Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. |



ALPHARETTA CITY CENTER - PARCEL 4

West Elevation

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



- | | |
|--|---|
|  Brick Veneer. |  Cast Stone. |
|  Prefinished Aluminum Glazing System with High Performance Insulated Glass. |  Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. |

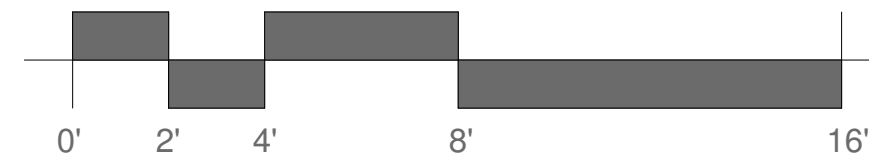
ALPHARETTA CITY CENTER - PARCEL 4

South Elevation

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



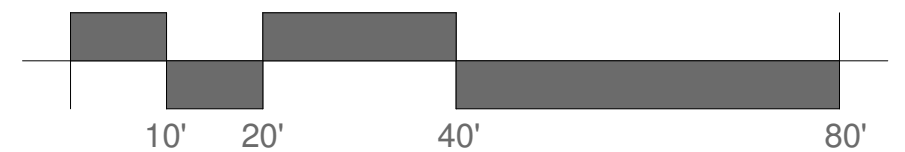
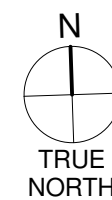
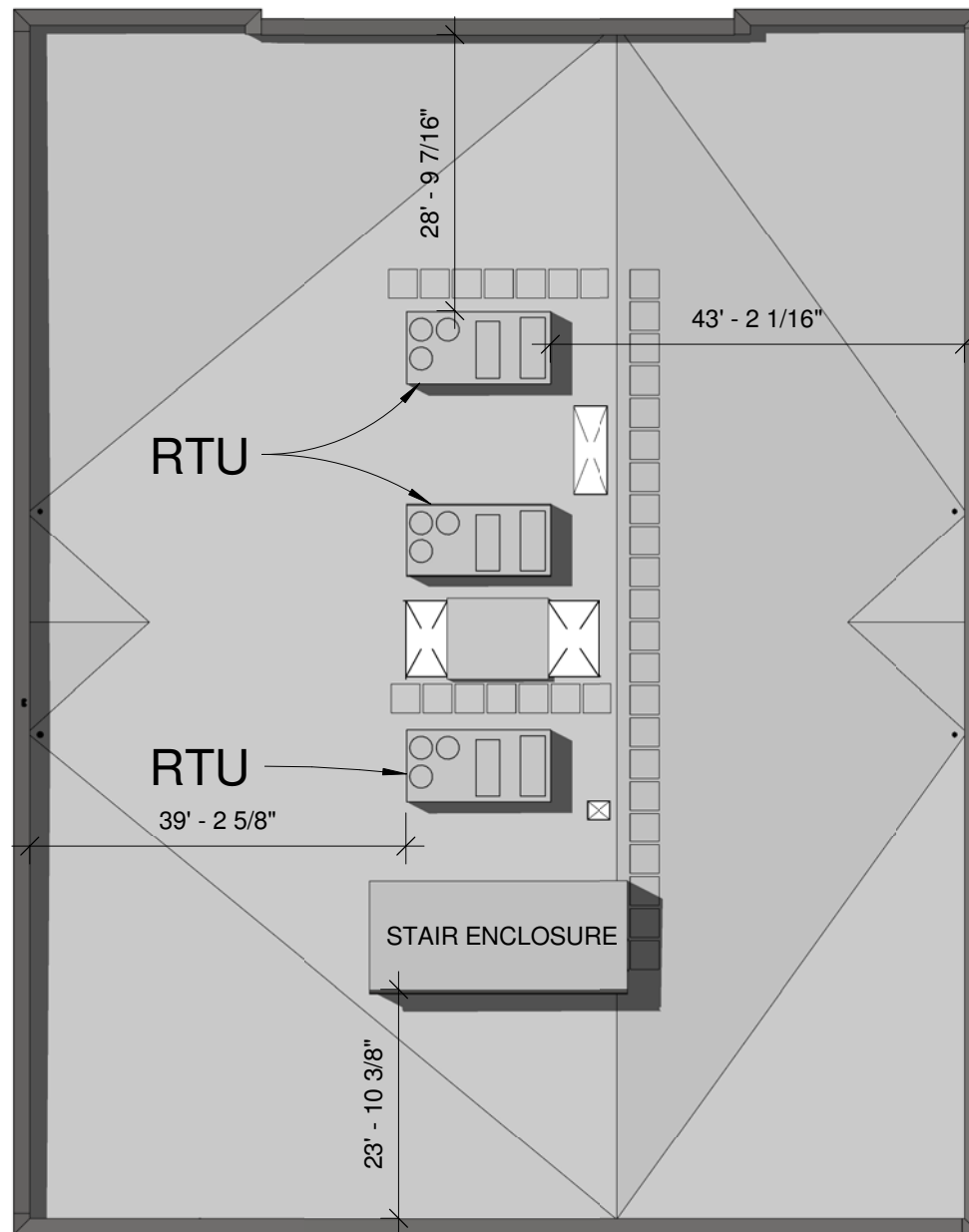
- | | |
|--|---|
|  A Brick Veneer. |  C Cast Stone. |
|  B Prefinished Aluminum Glazing System with High Performance Insulated Glass. |  D Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. |



ALPHARETTA CITY CENTER - PARCEL 4

Facade Detail

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



ALPHARETTA CITY CENTER - PARCEL 4

Roof Plan

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016



ALPHARETTA CITY CENTER - PARCEL 4

Sight Line Diagram

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
November 18, 2016

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Case DRB: 165073

☒ Fee Paid

Initial: BP

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: White Dog Decor

Location Address: 21 Milton Avenue

Mailing Address: 21 Milton Avenue

City: Alpharetta State: GA Zip Code: 30009 - 1507

Contact For All Notifications: Malinda O'Brien

Contact Telephone: 770 - 733 - 1790 Mobile Telephone: 404 - 808 - 7490

Fax: _____ Email: malinda@whitedogdecor.com

Contact's Relation To Business: Owner

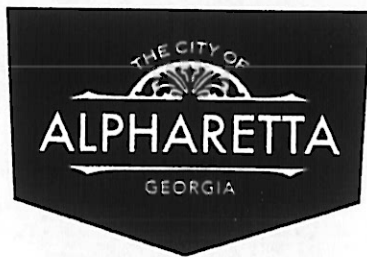
This Application For (Check all that apply):

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

Application Fees:

Any 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	\$	100.00

This page will be the first page of your



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: The Waters Building, LLC

Physical Address: 241 Lake Forrest Lane, NE

Mailing Address: 241 Lake Forrest Lane, NE

City: Atlanta

State: GA

Zip Code: 30342 - 3,211

Owner Telephone: 678 - 502 - 2,037

Contact Fax: 866 - 554 - 7,414

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): The Waters Building, LLC

Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned): 21 MILTON AVE

Tax ID or Map Reference Number: _____

Land Lot(s): _____

District: _____

Section: _____

Existing Zoning of Property: _____

Existing Uses of Property: _____

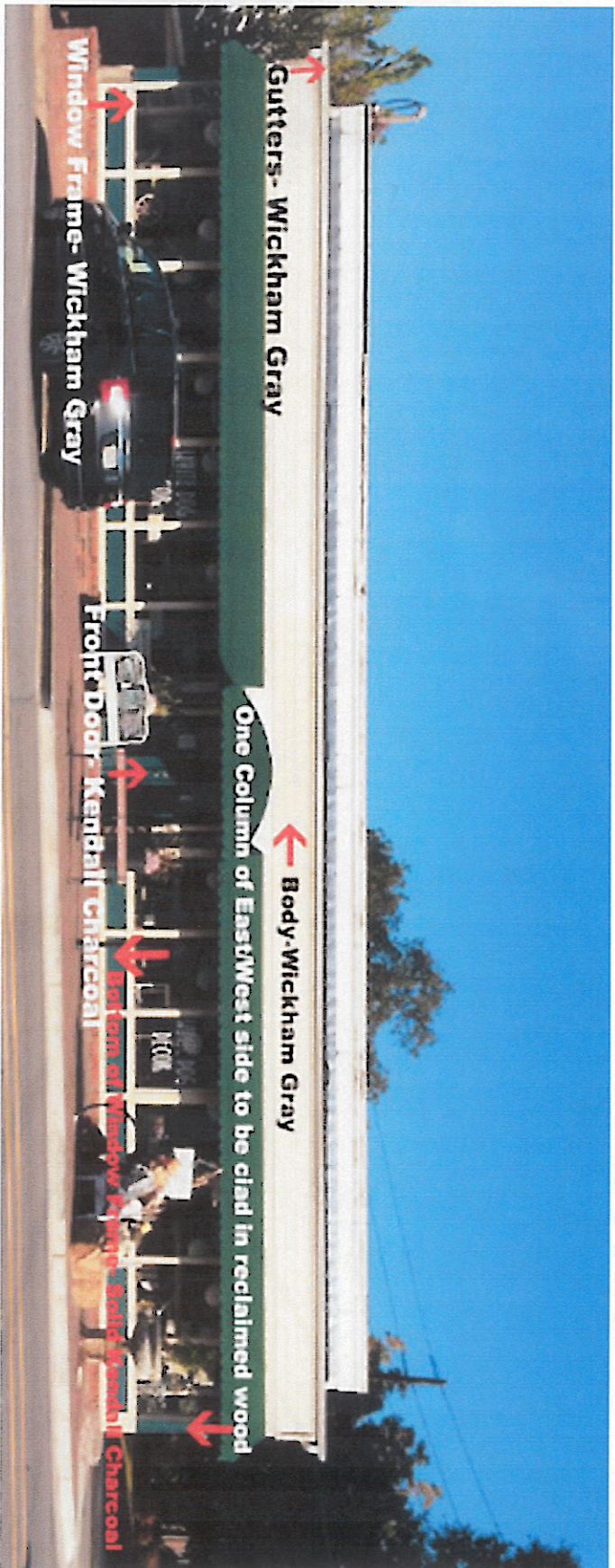
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also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

Applicant Signature: _____

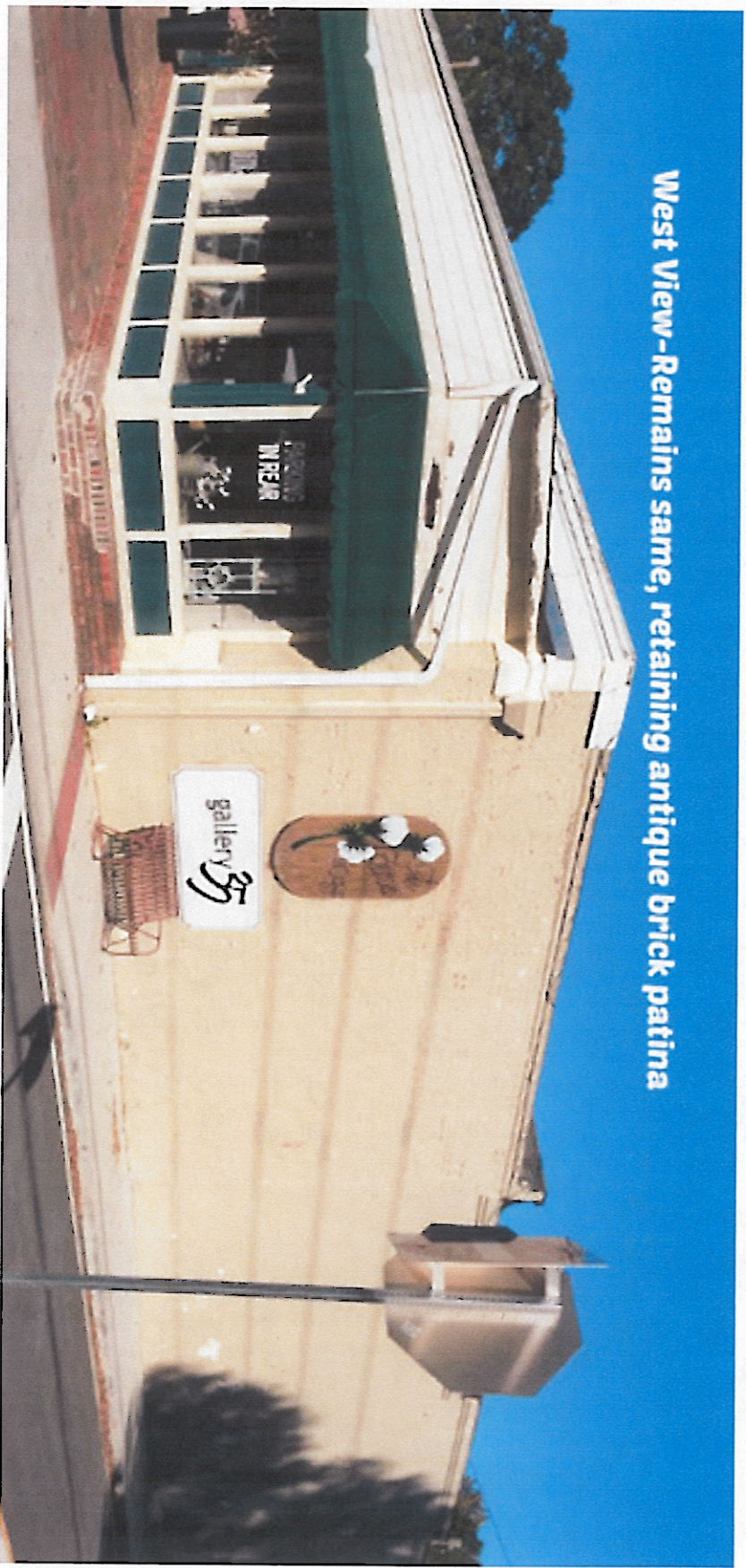
Malinda Davis, Store Owner
Theresa Meyer, Store Manager

Date: 10/31/16

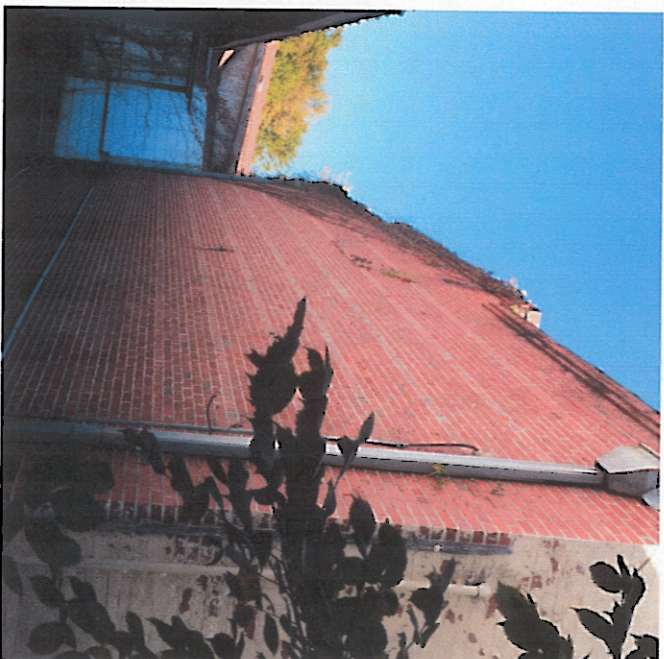
Print Form

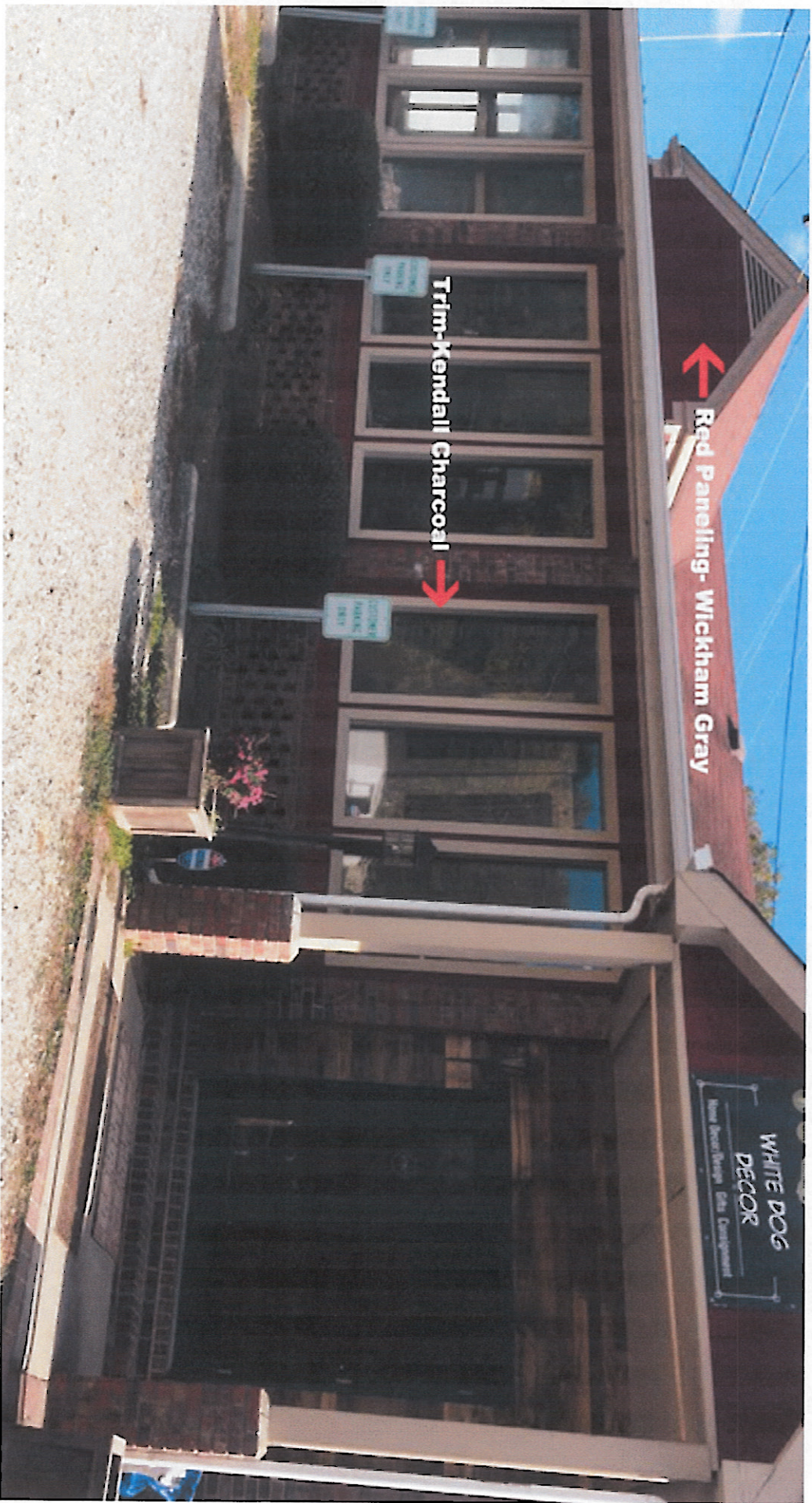


West View-Remains same, retaining antique brick patina



East View-Remains same, Retaining antique brick patina





Rear of Building

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: Hines

Location Address: Five Ravinia Drive Atlanta Georgia 30346-2102

Mailing Address: Five Ravinia Drive

City: Atlanta State: GA Zip Code: 30346 - 2,102

Contact For All Notifications: Mark Ferris

Contact Telephone: 770 - 206 - 5,300 Mobile Telephone: _____ - _____ - _____

Fax: 770 - 206 - 5,325 Email: mark.ferris@hines.com

Contact's Relation To Business: Owner representative

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: HICO Avalon, LLC

Physical Address: Five Ravinia

Mailing Address: Five Ravinia

City: Atlanta State: GA Zip Code: 30346 - 2,102

Owner Telephone: 770 - 206 - 5,300 Contact Fax: 770 - 206 - 5,325

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): Kurt Hartman Date: 10/30/16

Owner Signature: 

Property Information:

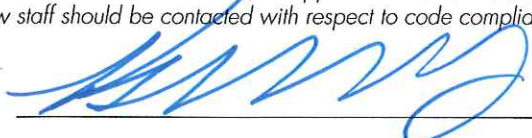
Address (If Assigned) : 8000 Avalon Blvd. 2660 Old Milton Parkway Alpharetta, GA 30009

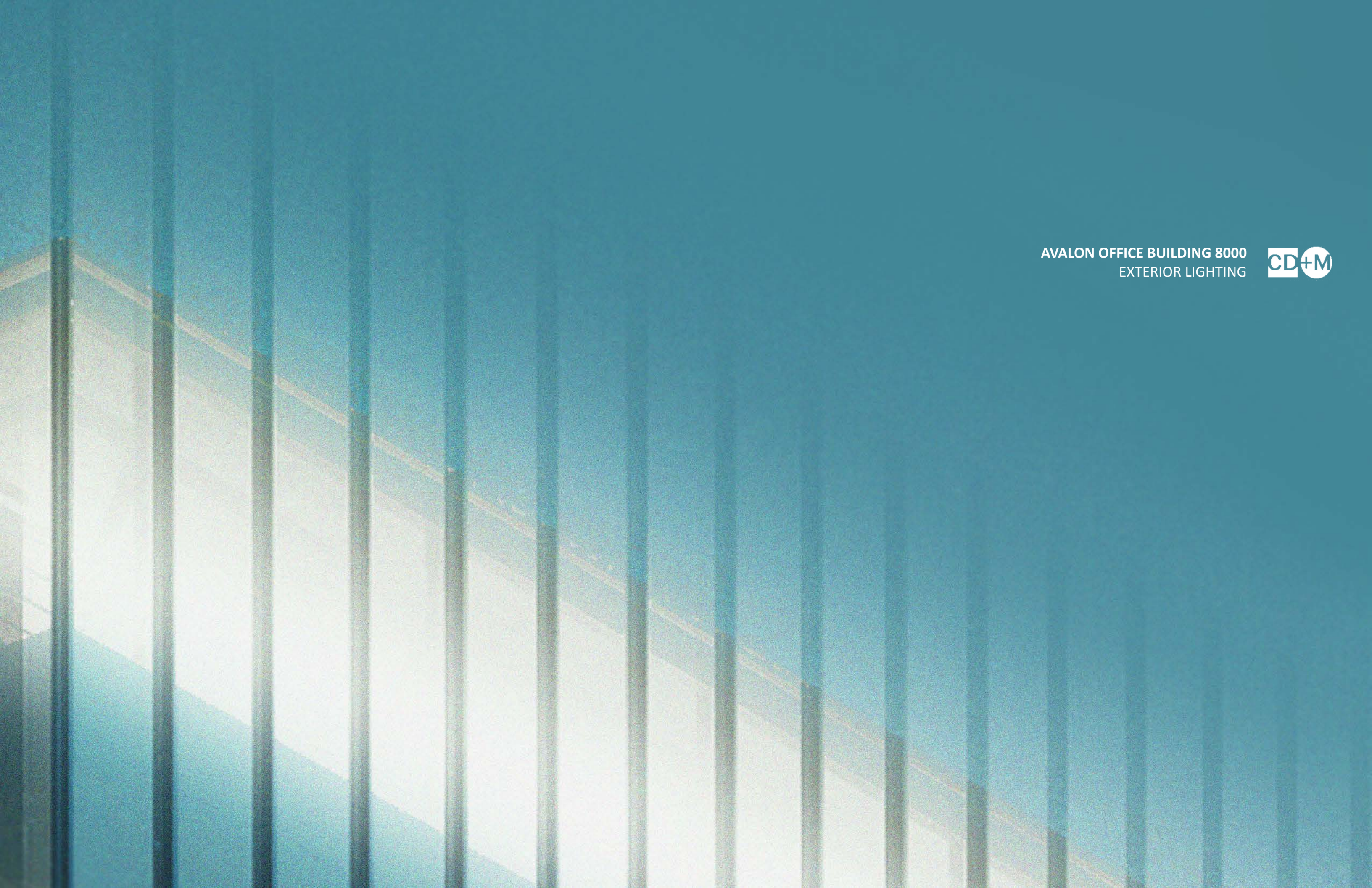
Tax ID or Map Reference Number: 12 297008540392 (8000 Avalon Parcel will be provided separate Tax ID on 1/1/17)

Land Lot(s): 854 District: 1 Section: 2

Existing Zoning of Property: MIX and O-I Existing Uses of Property: Retail and Commercial

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

Applicant Signature:  Date: 10.30.16 Print Form

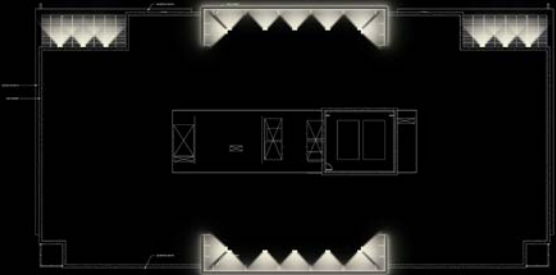


AVALON OFFICE BUILDING 8000
EXTERIOR LIGHTING





ADD ALTERNATIVE FACADE LIGHTING OPTION
NARROW BEAM FLOODLIGHTS ILLUMINATING VERTICALLY-ORIENTED FACADE SURFACE WITH WIDE BEAM FLOODLIGHTS ILLUMINATING CURTAIN WALL STRUCTURE AND GLAZING AT PARAPET OF CENTER MASS. UPLIGHTING ON TERRACE CANOPIES.



ROOF PLAN



FLOOR PLAN LEVEL 02



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with a 1/2" U.P.S. stainless steel nipple for direct attachment to cast boxes or other accessories.

Electrical: 30W LED luminaire, 31 total system watts, -40°C start temperature. Integral 120V or 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 4000K with an 80 CRI. Available in 3000K (80 CRI); add suffix K3 to order.

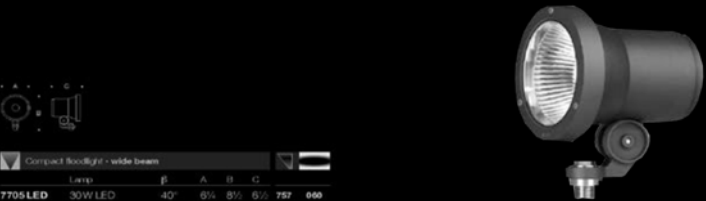
Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA: certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 5.0 lbs.

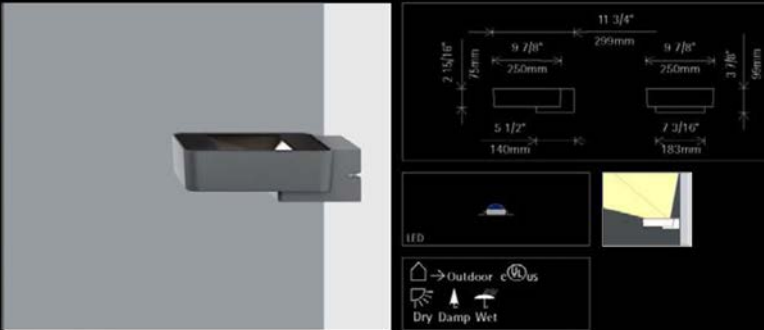
Luminaire Lumens: 1723
Tested in accordance with LM-79-08



Compact floodlight - wide beam						
Lens	β	A	B	C		
7705 LED 30W LED	40°	81°	81°	61°	757	690
β - beam angle	100° glare shield		flat beam			

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

ERCO
Lightscan Ceiling washlight



34524.023 Graphit m
LED 24W 2400lm 3000K warm white
Switchable
Version 2
Connected load 30W
Spheridit lens, wide beam

Product description
Housing and wall plate: corrosion resistant cast aluminum, No-flame surface treatment, Double powder coated. Optimized surface for reduced accumulation of dirt, lamp-proof screw.

Electronic control gear 120V/277V, 60Hz, 2 cable entries, through-wiring possible, 3-pole terminal block.

LED module: high-power LEDs on metal-core PCB, SDCM<2, CRI>90, L80/B10 50.000h. Collimating lens made of optical polymers.

Screw-fastened cover frame with safety glass: cast aluminum, black powder-coated.

Suitable for wet location (IP65): dust-proof and water jet-proof.

Weight 14,11lbs / 6,40kg
Housing temperature 97°F / 36°C
Temperature on the cover glass 101°F / 38°C
Maximum wind load area 0,75ft² / 0,07m²
Available from 2nd quarter 2015

ASYMMETRIC CURTAIN WALL MOUNTED UPLIGHT [S102]
ILLUMINATING TERRACE LEVEL CANOPIES

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with two piece die-cast aluminum canopy and die-cast aluminum swivel. Mounts directly to a custom BEGA 538 recessed wiring box. This box can be shipped ahead of the luminaire.

Electrical: 13W LED luminaire, 13 total system watts, -40°C start temperature. Remote 24V DC driver required. Standard LED color temperature is 4000K with an 80 CRI. Available in 3000K (80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CDA: certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 2.0 lbs.

Remote 24V driver Options:
580 Remote 25W LED driver and box
581 Remote 50W dimming LED driver and box

Luminaire Lumens: 600
Tested in accordance with LM-79-08



Compact floodlight - wide beam						
Lens	β	A	B	C	D	
7607 LED 538° 13W LED	48°	41°	51°	41°	31°	786 696
*Remote 24V DC driver required						
β - beam angle	100° glare shield		flat beam			

WIDE BEAM FLOODLIGHT [S103]
ILLUMINATING CURTAIN WALL STRUCTURE AND GLAZING AT PARAPET

ERCO
Lightscan Projector



34524.023 Graphit m
LED 42W 4410lm 3000K warm white
Switchable
Version 3
Spheridit lens, narrow spot

Product description
Housing, hinge and mounting plate: corrosion-resistant cast aluminum. No-rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Hinge with internal wiring, 90° tilt. Graduated disc: corrosion-resistant aluminum. Mounting plate rotatable through 240°. Electronic control gear 120V/277V, 60Hz, 2 cable entries. Through-wiring possible, 3-pole terminal block.

LED module: high-power LEDs on metal-core PCB, SDCM<2, CRI>90, L80/B10 50.000h. Collimating lens made of optical polymer.

Screw-fastened cover frame with safety glass: cast aluminum, black powder-coated.

Suitable for wet location (IP65): dust-proof and water jet-proof.

Weight 23,38lbs / 10,60kg
Housing temperature 113°F / 45°C
Maximum wind load area 1,40ft² / 0,13m²

Technical data		
Connected load	47W	
Colour deviation	SDCM<2	
Color rendering index	CRI>90	
Lumen maintenance	L80/B10 50000h	
LED failure rate	0.1% 50000h	

NARROW BEAM FLOODLIGHT [S104 ADD ALT]
ILLUMINATING VERTICALLY ORIENTED FACADE SURFACE

Compact floodlight

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free (< 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Optical system consists of a reflector of pure anodized aluminum. The lens and optical assembly are secured by a die cast aluminum lens ring using (3) stainless steel captive fasteners.

Mounting: Provided with a 1/2" U.B.S. stainless steel nipple for direct attachment to cast boxes or other accessories.

Electrical: 30W LED luminaire, 31 total system watts, -40° C start temperature. Integral 120V or 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 4000K with an 80 CRI. Available in 3000K (80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-USA. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA: certified to U.S. and Canadian standards for wet locations. Protection class IP66.

Weight: 5.0 lbs.

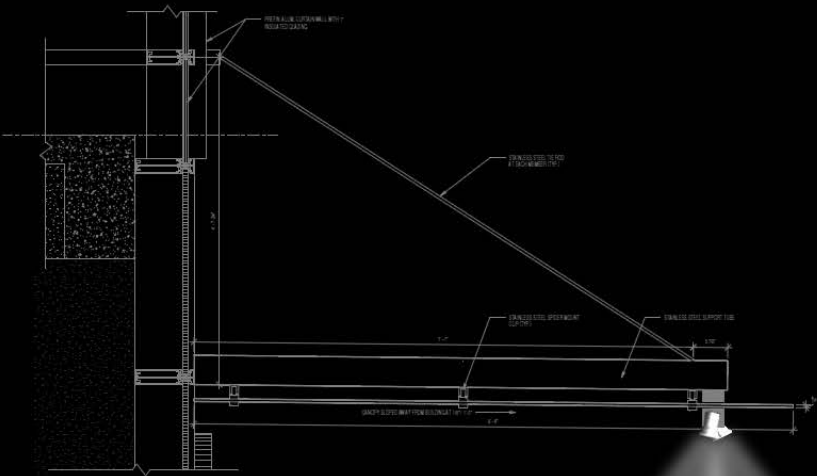
Luminaire Lumens: 1723
Tested in accordance with LM-79-08



Compact floodlight - wide beam									
	Lens	β	A	B	C				
7705 LED	30W LED	40°	6 1/4"	8 1/4"	6 1/4"	757	690		
β - beam angle		100° glare shield		flat beam					

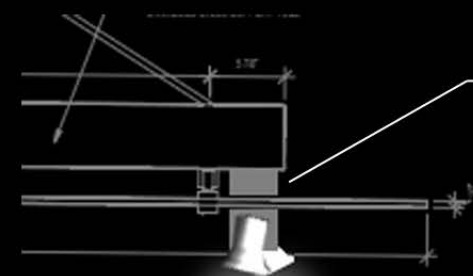


STRUCTURE MOUNTED DOWNLIGHT [S101]
ILLUMINATING CANOPIED ENTRIES

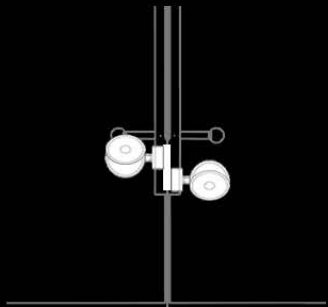


4 SECTION DETAIL

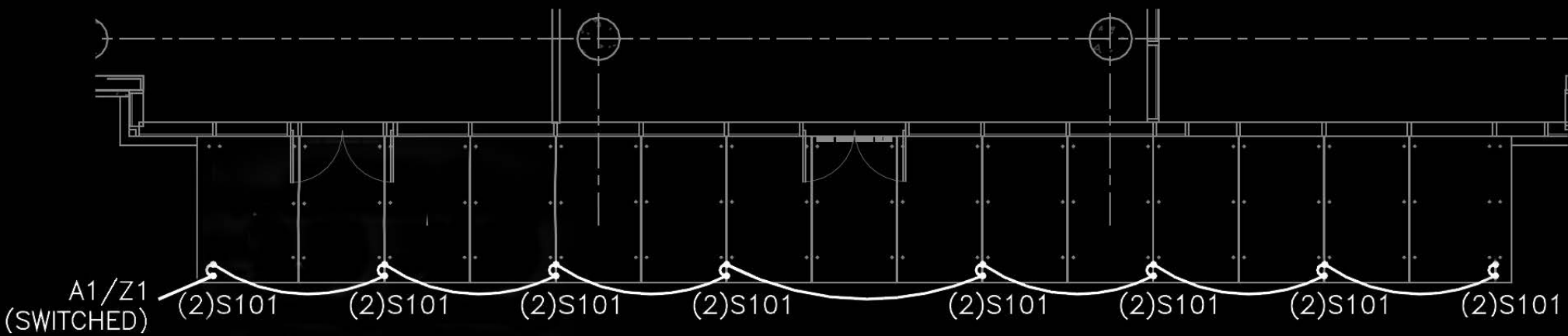
section

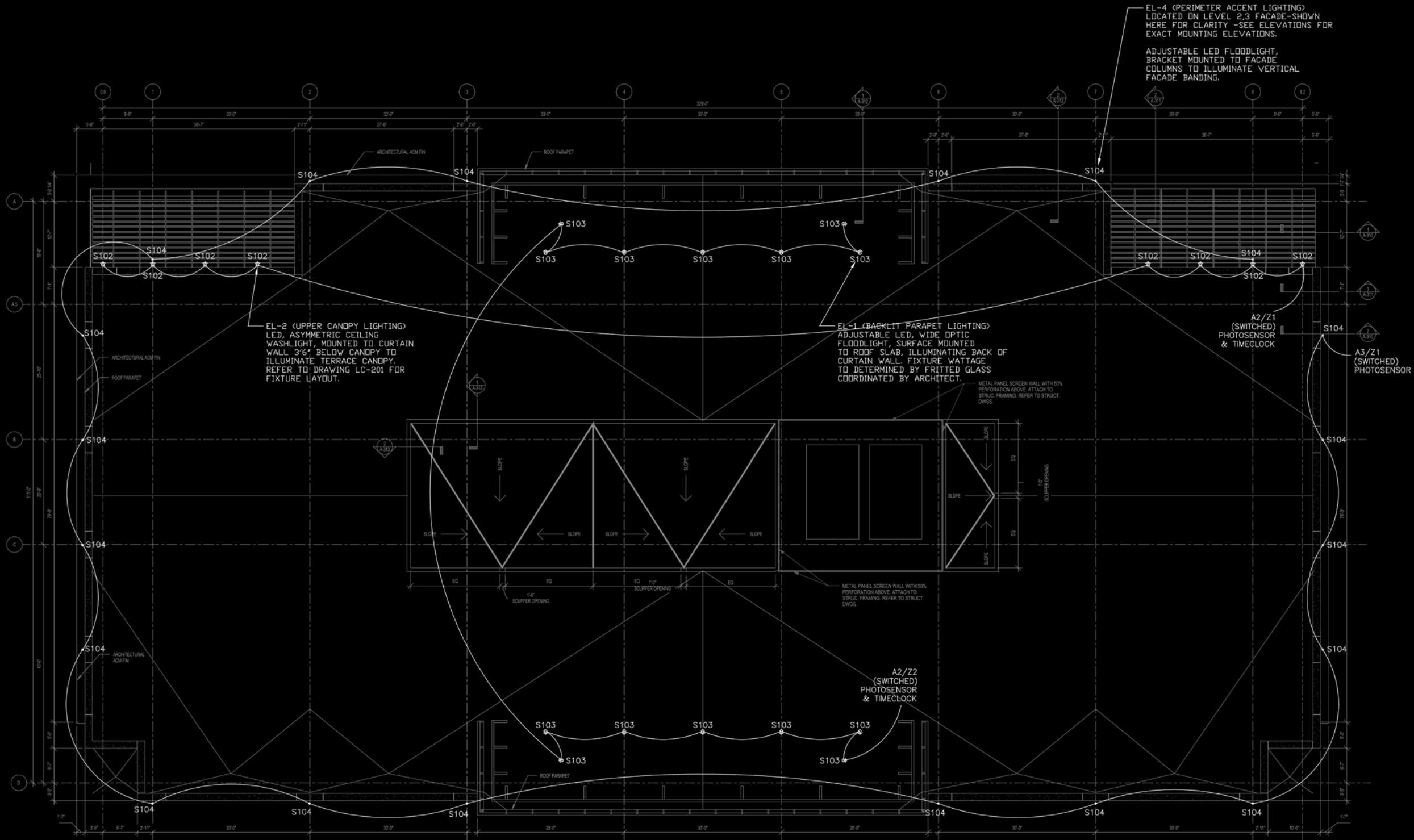


extension plate
through glass joint



rcp

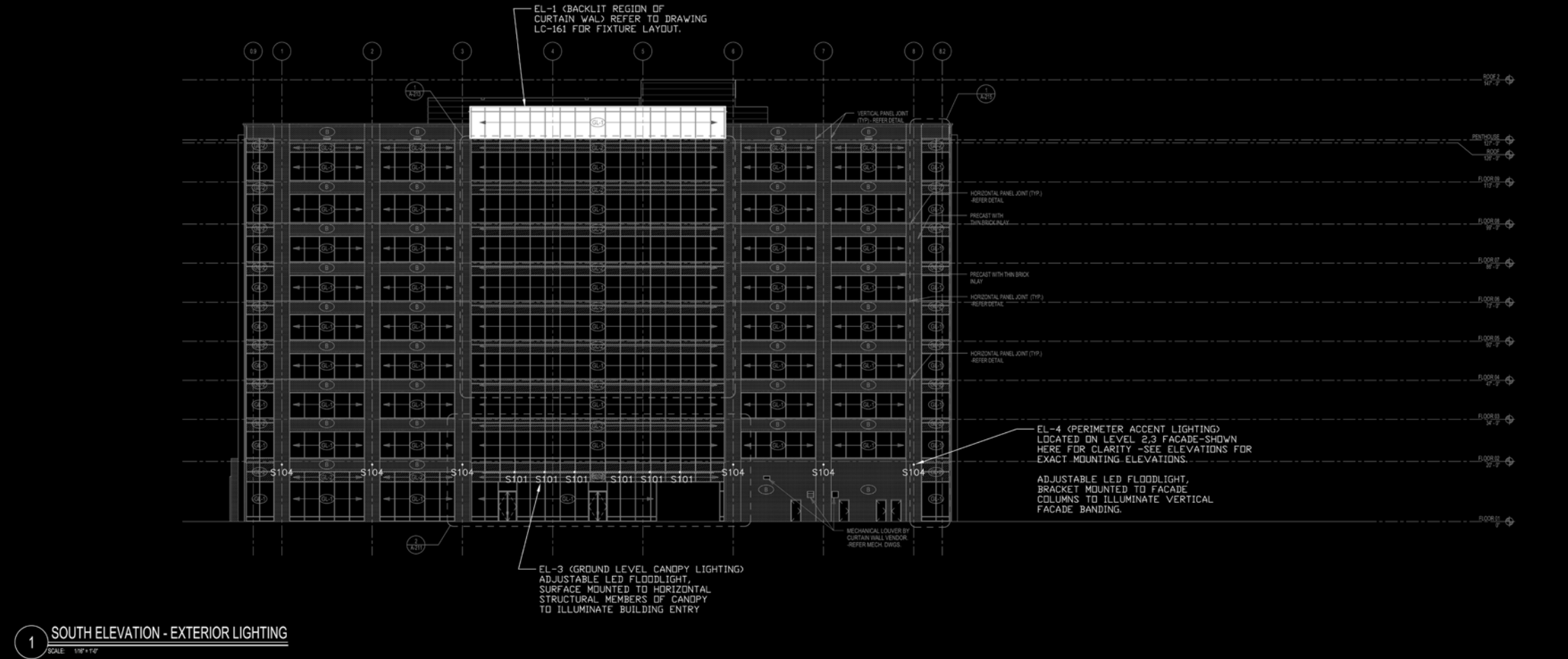
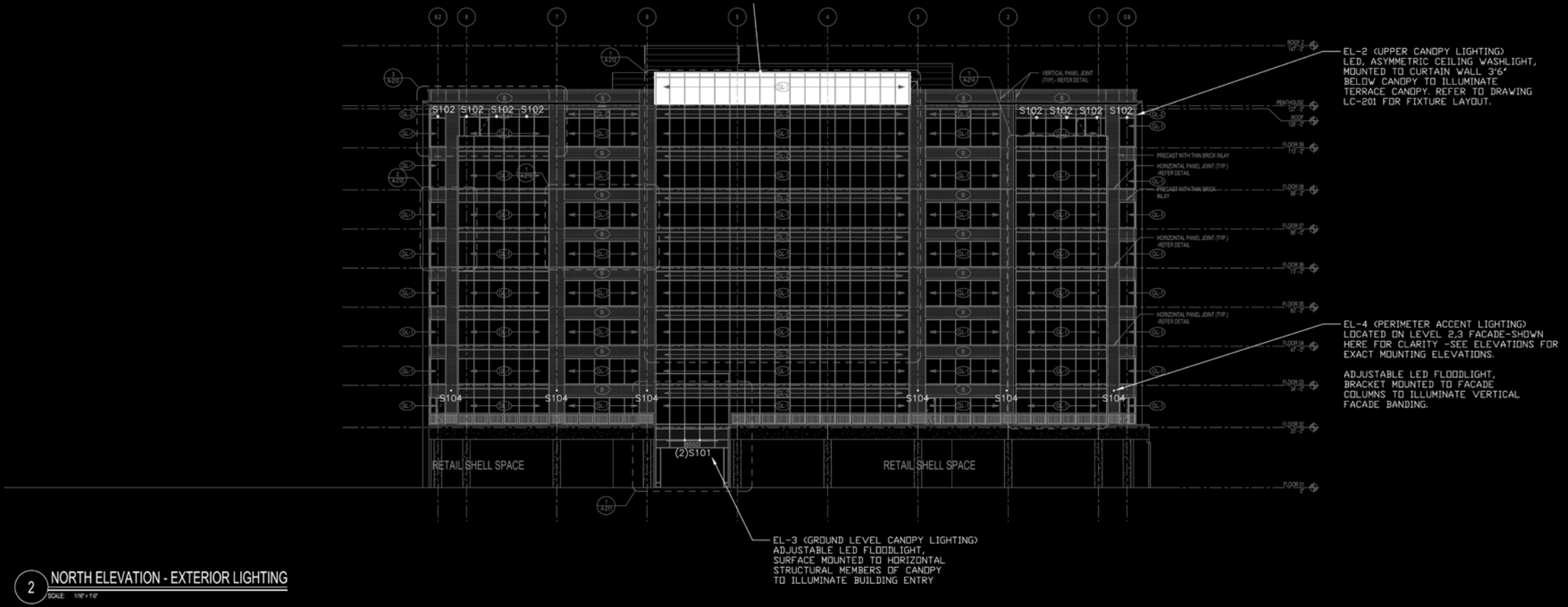


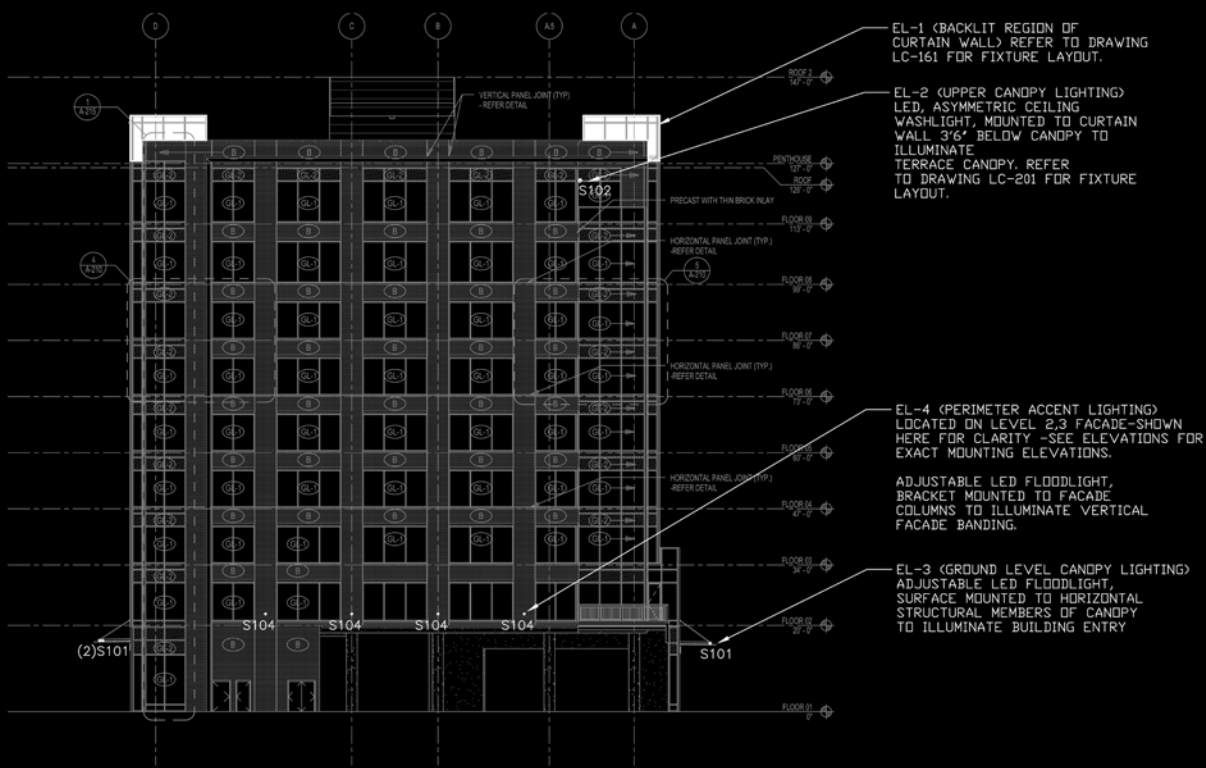


 1 ROOF PLAN - OFFICE - EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"

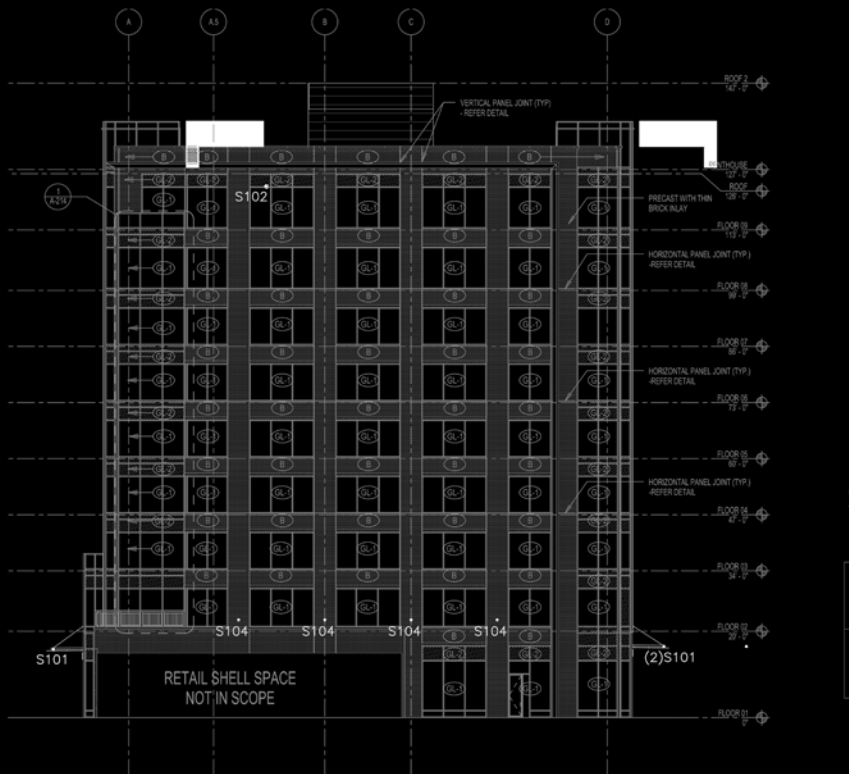


1 FIRST FLOOR RCP - OFFICE - EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"





2 EAST ELEVATION - EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR RCP - LOBBY & PASS-THRU - RCP ADD ALTERNATE
SCALE: 1/8" = 1'-0"