



DESIGN REVIEW BOARD JANUARY 6, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 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. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 1. 09:00 - *DRB 160075 City Center project building 5 & 6*
review materials and elevations
Staff recommends approval with stated comments
- VIII. ADJOURNMENT



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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

STREET VIEW 1



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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

STREET VIEW 2



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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

STREET VIEW 3



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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

STREET VIEW 4



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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

STREET VIEW 5



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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Stewart, Stewart
& Associates, Inc.

STREET VIEW 6



ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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

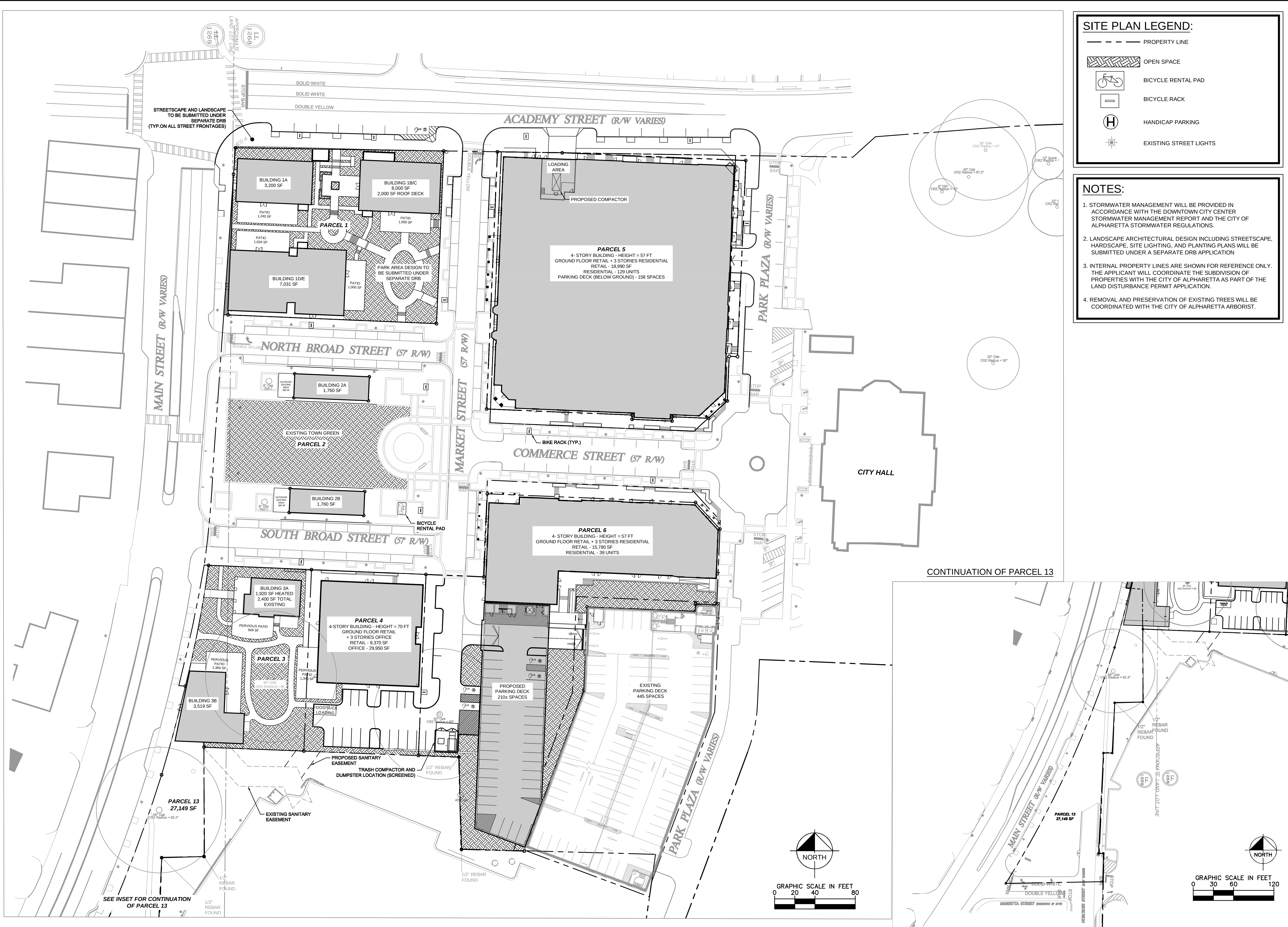
STREET VIEW 7

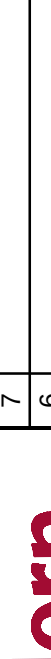


ALPHARETTA CITY CENTER-PARCEL 5 AND 6

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

Drawing name: K\A\LP_PRJ017029001_Alpharetta City Center\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Mar 01, 2016 9:23am by: lauren.garten
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT:		ALPHARETTA CITY CENTER PLAZA PARK, ALPHARETTA, GA		TITLE:		DRB SITE PLAN		CLIENT:		SOUTH CITY PARTNERS 3715 NORTHSIDE PARKWAY, SUITE 1-310 ATLANTA, GA PHONE: 404-400-1321		SCALE: 1" = 40'		 © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 10 ROSWELL STREET, SUITE 210 ALPHARETTA, GEORGIA 30009 PHONE (770) 619-4280 WWW.KIMLEY-HORN.COM		7					
DATE		03/01/2016		PROJECT NO.		017029001		SHEET NUMBER		1 OF 1		DRAWN BY:				KHA		6			
												DESIGNED BY:				KHA		5			
												CHECKED BY:				KHA		4			
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ALPHARETTA CITY CENTER - Architectural Review 12-22-2016

Reviewed by D. Tracy Ward, Architect

I noted page by page, reviewing the (64) 11x17 pages given to us 12/21/2016 and dated same.

- 1- cover page; no comments
- 2- corner bldg. on left should have a deeper balcony on the bottom, which will give the round Doric/Tuscan columns below something to support.
 - a. Corner bldg. on right should have heavier base columns, instead of the same exact size and detail columns all the way up. Needs some vertical hierarchy.
- 3- Typical comment: it makes it difficult to understand the full experience of these facades without seeing the storefronts. The ground floor storefronts are a “base” or “pedestal” which supports WHAT IS shown. How/when do we see the full and completed façade?
 - a. Primary balconies should incorporate a simple panel below for relief.
 - b. Discussed how lights or fans would affect underside of balconies.... especially since they are all viewed from below.
 - c. Personally, dislike white, as it looks like “builder” grade or a primer before the real color is added.
- 4- Corner bldg. on left should adjust the upper brick spandrel in the arched window to be metal as in the spandrel below.
 - a. Same bldg. shows punched openings for the future storefront illustration. But again, historical storefronts were typically a continuous base element - See attached **image 002** which shows a consistent storefront which disallows the face above from ever touching the ground. Or **image 001** which allows the upper brick to reach the ground, but the base level cornice detail simply wraps on top of the brick corner columns.
- 5- Consider more massive base columns, instead of repeating the upper column elements again on the ground floor. Details on this primary corner should be a bit more elegant – the column trim looks squared material and not traditional profiles.
- 6- I like the mix of colors and materials. In particular like the black windows on right side unit. Again I recommend nothing be white....looks cheap and unfinished.
- 7- Portico/colonnade to right...please make sure the columns are proportioned classically correct, and the face of the upper shaft properly aligns with its frieze above. See detail example **image 003**.
- 8- If the DRB has concerns over the horizontal siding, I would ask the applicant architect to consider the different sizes of Hardi available – I typically like the 4” exposure.
- 9- Corner on right side – again, the column relationship to its cornice above looks wrong. Nothing worse than using classical elements incorrectly. Also consider the portico ceiling – what is it? Are there lights?
- 10- Corner unit – we discussed the abundant use of siding. I like it, but I would suggest tying together the 2nd and 3rd floor windows with a panel detail between each column of windows.
 - a. Perhaps give the base brick a darker, heavier color
- 11- Parcel 5, West elevation:
 - a. **Façade A**
 - i. The parapet height is so consistent on this elevation. Any way to get a little more variation?
 - ii. Adjust window spandrel as discussed earlier
 - iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

b. Façade B

- i. As discussed, what about fabric at the porch to give color and “life”?
- ii. As discussed, what about some sort of visual support to the large deck porch?
- iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

c. Façade C

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

d. Façade D

- i. See previous comments regarding columns at ground
- ii. See previous comments regarding dislike for white...anything. My opinion, but DRB rules.
- iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

12- Parcel 6, West elevation:

a. Façade S

- i. See previous comments regarding columns at ground
- ii. The glass below the twin windows is bizarre...historically speaking, it looks like a transom on the bottom. Recommend deleting that detail.
- iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

b. Façade R

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

c. Façade Q

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit
- ii. This is my rare exception to dislike of white – this white brick should look outstanding.

13- Parcel 5, South elevation

a. Façade D

- i. See previous comments regarding columns at ground
- ii. See previous comments regarding dislike for white...anything. My opinion, but DRB rules.
- iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

b. Façade E

- i. As discussed, what about fabric at the porch to give color and “life”?
- ii. Clarify the stucco is hard coat or EIFS ?
- iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

c. Façade F

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit
- ii. Consider using double rowlock headers instead of overusing the soldier course detail – this is a project wide suggestion – [see image 005](#).

d. Façade G

- i. See previous comments regarding columns at ground
- ii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit.
 - 1. This is the only one where you show windows at the ground. Historic storefront windows rarely put the glass on the floor as shown. Please raise glass on a solid knee wall with panel(s).

14- Parcel 6, North elevation

a. Façade X

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

b. Façade W

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

c. Façade V

- i. Perhaps a covered porch on the top level?
- ii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

d. Façade U

- i. I like the uniqueness

e. Façade T

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

f. Façade S

- i. See previous comments regarding columns at ground
- ii. The glass below the twin windows is bizarre...historically speaking, it looks like a transom on the bottom. Recommend deleting that detail.
- iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

15- Parcel 5, East elevation

a. Façade G

- i. See previous comments regarding columns at ground
- ii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit.
 - 1. This is the only one where you show windows at the ground. Historic storefront windows rarely put the glass on the floor as shown. Please raise glass on a solid knee wall with panel(s).

b. Façade H

- i. please make sure the portico columns are proportioned classically correct, and the face of the upper shaft properly aligns with its frieze above. See detail [image 003](#)

c. Façade J

- i. I like this one. Seems like it needs signage or lights or something at the base....does that come later?

d. Façade K

- i. please make sure the columns are proportioned classically correct, and the face of the upper shaft properly aligns with its frieze above. See detail [image 003](#)

- ii. I'd rather see taller windows, instead of the squatty height transoms...typical comment throughout project.

e. Façade L

- i. we discussed the abundant use of siding. I like it, but I would suggest tying together the 2nd and 3rd floor windows with a panel detail between each column of windows.
- ii. Perhaps give the base brick a darker, heavier color

16- Parcel 6, East elevation

a. Façade X

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

b. Façade Y

- i. That's a lot of siding! Can we go up another floor with the brick?

17- Parcel 5, North elevation

a. Façade L

- i. we discussed the abundant use of siding. I like it, but I would suggest tying together the 2nd and 3rd floor windows with a panel detail between each column of windows.
- ii. Perhaps give the base brick a darker, heavier color

b. Façade M

- i. please make sure the portico columns are proportioned classically correct, and the face of the upper shaft properly aligns with its frieze above. See detail [image 003](#)

c. Façade N

- i. As discussed, what about fabric at the porch to give color and "life"?
- ii. Needs a "base", preferably a change in brick material or color. But could be a strong band or belt course at the main floor level giving interest to the stoops too.

d. Façade A

- i. The parapet height is so consistent on the other elevation. Any way to get a little more height variation?
- ii. Adjust window spandrel as discussed earlier
- iii. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit

18- Parcel 6, South elevation

a. Façade Q

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit
- ii. This is my rare exception to dislike of white – this white brick should look outstanding.

b. Façade Y

- i. That's a lot of siding! Can we go up another floor with brick?

c. Façade X

- i. Would like to see some (even if vague and ghosted in) idea of the storefront design....base to the building/unit
- ii. The false window infilled with brick should use a slightly different color. The idea being that it was filled many years later and they couldn't match the brick or mortar. See [image 004](#). And I suggest the infill brick inset 1" if possible.

- 19- and 11 same page
- 20- Colors and materials to be reviewed by DRB
- 21- I think the overall submittal overuses the soldier course header detail. Please use double rowlock and/or other header details for variety.
- 22- See earlier comments
- 23- Colors and materials to be reviewed by DRB
- 24- See earlier comments
- 25- The upside-down transom is weird to me.
- 26- and 13 same page
- 27- Colors and materials to be reviewed by DRB
- 28- See earlier comments
- 29- See earlier comments
- 30- And 15 same page
- 31- Colors and materials to be reviewed by DRB
- 32- See earlier comments
 - a. Why do the center doors have mullion grids that don't match the 2 over 2 in the windows?
- 33- See earlier comments
- 34- Colors and materials to be reviewed by DRB
- 35- See earlier comments
- 36- See earlier comments
- 37- And 17 same page
- 38- Colors and materials to be reviewed by DRB
- 39- See earlier comments
 - a. Is there a landscape plan that integrates plantings where possible? There appears to be opportunities to avoid too much hard surface....get some vines growing on these hard brick walls?
- 40- See earlier comments
- 41- Colors and materials to be reviewed by DRB
- 42- See earlier comments
- 43- And 12 same page
- 44- Colors and materials to be reviewed by DRB
- 45- See earlier comments
- 46- See earlier comments
- 47- And 14 same page
- 48- Colors and materials to be reviewed by DRB
- 49- See earlier comments
- 50- See earlier comments
 - a. I like the variety of railing details
- 51- Colors and materials to be reviewed by DRB
- 52- See earlier comments
- 53- See earlier comments
- 54- Colors and materials to be reviewed by DRB
- 55- See earlier comments
- 56- See earlier comments
- 57- And 18 same page
- 58- Colors and materials to be reviewed by DRB
- 59- See earlier comments
- 60- 64: no comments regarding sight lines

END OF REVIEW



DESIGN REVIEW BOARD SUBMITTAL

ALPHARETTA CITY CENTER

PARCEL 5 & 6

ALPHARETTA, GA



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



DECEMBER 21, 2016
DESIGN REVIEW BOARD SUBMITTAL





ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 1
PARCEL 5 & 6



Finials and different fenestrations could be added to other "buildings" as well

Simple panels to show relief on undersides of balconies
Fans and or lighting will also help the view from street level



ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 2
PARCEL 5



Brick spandrel should be metal to match lower spandrel.

See image 001 and 002 to illustrate typical historic storefronts and how they had continuous base element which disallows the face above to reach the ground.



ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 3
PARCEL 5 & 6



La Grange Banking and
Trust Company Building,
La Grange, Ga.





Consider more massive base columns, instead of repeating the upper columns on the base. The details on this primary corner should be a bit more elegant-column trim looks like squared material and not traditional profiles.



ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 4
PARCEL 6



The mix of colors and materials is nice in this elevation. In particular the black windows on the right. Once again i recommend nothing should be white. Looks unfinished

01
↑



ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 5
PARCEL 5 & 6



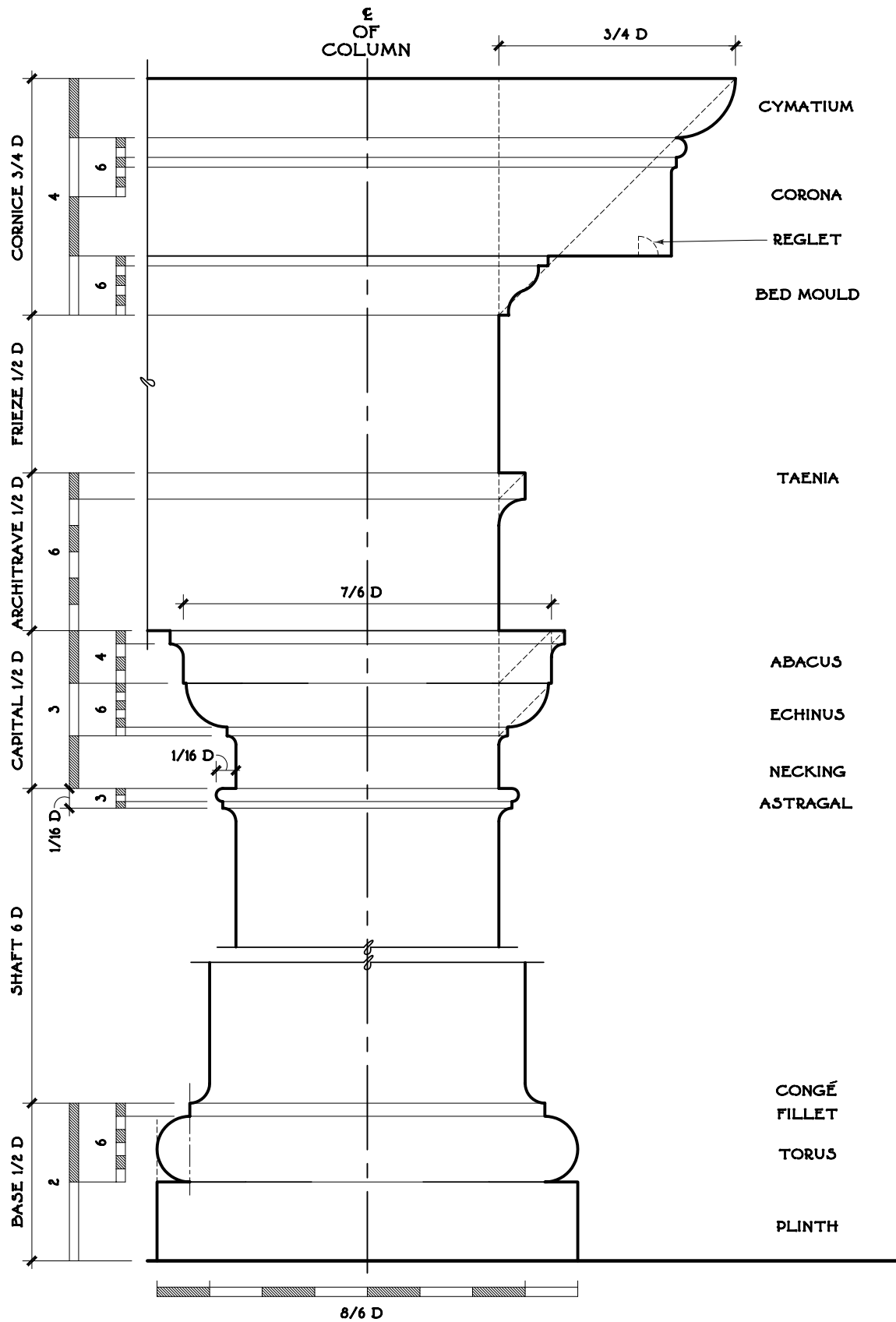


ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 6
PARCEL 5 & 6





THE TUSCAN ORDER

CLASSICAL PRIMER

To help with concerns about the amount of lap siding material it is suggested that they use 2 different reveal amounts here. Possibly 7-9 inch on lower two sections and 4 inch on top level.



ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 7
PARCEL 6





Typical Comment here: The most seen under sides of the need to be treated appropriately with historically correct elements. Also the same comment about the column tops and the alignment to the frieze.



ALPHARETTA CITY CENTER
ALPHARETTA, GA

STREET VIEW 8
PARCEL 5



Suggest to tie the 2nd and 3rd floor window units together with a panel detail between each column of windows. Also suggest the 1st floor brick be darker, heavier color.



ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 9
PARCEL 5



The parapet height is too consistent along this elevation. More variation is needed.

B facade: Suggest fabric at the porch to give color and "life" Visual support for the large deck supports?

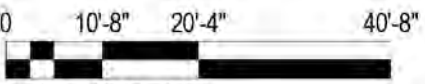




ALPHARETTA CITY CENTER

ALPHARETTA, GA

PARCEL 5 - WEST ELEVATION



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



Facade S: See comments about columns.

Glass below the twin window looks odd not historically correct(delete)

Where usually white is not recommended, the use of this particular white brick should look and feel very nice and historically correct.



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	H-1	CEMENTITIOUS SIDING	NUTTALL SW6038	JAMES HARDIE OR EQ	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	CJ	CONTROL JOINT / REVEAL	MATCH ADJACENT MATERIAL	N/A		
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD		
BR-2	BRICK VENEER	ST. CHARLES	ACME OR EQ	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1(RK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD		
	BRICK MORTAR	4 SEASONS BLUFF	HOLCIM OR EQ	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD		
BR-3	BRICK VENEER	BROOKSTONE	ACME OR EQ	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD		
	BRICK MORTAR	FROSTY	HOLCIM OR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6059	JAMES HARDIE OR EQ	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAMSTUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD		
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAMSTUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD		
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	H-8	CEMENTITIOUS PANEL W/ TRIM	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD		
BR-5	BRICK VENEER	VELOUR FLUSH	CHEROKEE	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ	TP-9	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-10)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD		
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ	TR-1	CEMENTITIOUS TRIM	OUTTER BANKS SW7534	JAMES HARDIE OR EQ	TP-10	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-8)	MR-4	42" HT. GUARDRAIL SYSTEM	OUTTER BANKS SW7534	MELTON CL (MBAL 121)		
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-5	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD		
	BRICK MORTAR	DESERT BLUFF	HOLCIM OR EQ	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-6	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD		
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ	TR-4	CEMENTITIOUS TRIM OR PANEL	WINDSOR ORANGE SW7528	JAMES HARDIE OR EQ	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-7	42" HT. PVC GUARDRAIL SYSTEM	WHITE	INTEX - PRAIRE 42" OR EQ		
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	TR-5	CEMENTITIOUS TRIM	GRIPFIN SW7026	JAMES HARDIE OR EQ	ROOF MATERIALS	ROOF: DARK BRONZE	REFER TO SPEC	MR-8	42" HT. GUARDRAIL SYSTEM	BACKDROP SW7025	MELTON CL (MBAL 169)	B-3		
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7005	JAMES HARDIE OR EQ	SEM	STANDING SEAM METAL ROOF	TBD	D-1	DOOR	WHITE	PLY GEM OR EQ	G-1		
	BRICK MORTAR	BLUFF	COOSA OR EQ	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ	MC-1	METAL CORING - PRE-FIN	MATCH ADJACENT MATERIAL	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ	R-1	
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ	MC-2	PYRAMID POST CAP - PRE-FIN	DARK BRONZE	BLACK WORLD DIS. INC OR EQ	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ	SH-1	
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	TR-9	CEMENTITIOUS TRIM OR PANEL	TRICORN BLACK SW6258	JAMES HARDIE OR EQ	MC-3	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ	SH-2	
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ	TR-10	CEMENTITIOUS TRIM	PEWTER TANKARD SW7023	JAMES HARDIE OR EQ	D-5	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	OD-1	OVERHEAD DOOR	TRICORN BLACK SW6258	TBD	SH-3	
CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ	TR-11	CEMENTITIOUS TRIM	KILM BEIGE SW6105	JAMES HARDIE OR EQ	D-6	METAL CANOPY	DARK BRONZE	TBD	S-1	STOREFRONT	DARK BRONZE	TBD	WS-1	
												WALLS SCORCE				REFER TO MATERIAL BOARD	

ACADEMY STREET

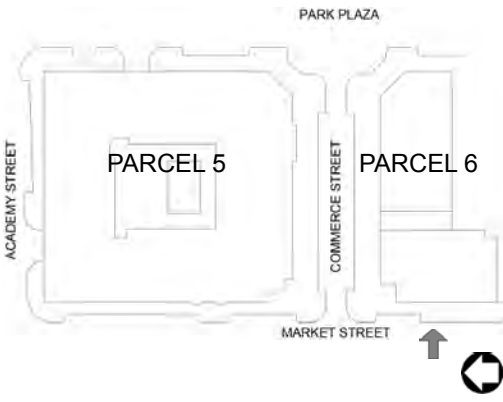
PARCEL 5

PARCEL 6

COMMERCE STREET

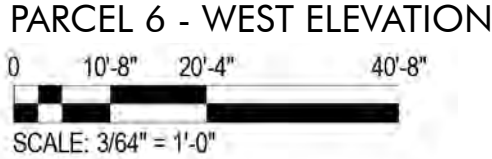
PARK PLAZA

MARKET STREET



ALPHARETTA CITY CENTER

ALPHARETTA, GA



See comments about columns at the ground. Clarify the use of "stucco" as hard coat or EIFS. Historic storefronts have a knee wall at the ground so that the glass doesn't go to the floor

Consider double rowlock headers instead of overusing soldier course. This is project wide suggestion. See005



EXTERIOR FINISH KEY																			
WALL FINISHES																			
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	H-1	CEMENTITIOUS SIDING	MITCHATCH SW6838	JAMES HARDIE OR EQ	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	CJ	CONTROL JOINT / REVEAL	MATCH ADJACENT MATERIAL	N/A				
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD				
BR-2	BRICK VENEER	ST. CHARLES	ACME OR EQ	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD				
	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ	H-4	CEMENTITIOUS SIDING	TANBARK SW5061	JAMES HARDIE OR EQ	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD				
	BRICK VENEER	BROOKSTONE	ACME OR EQ	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD				
BR-3	BRICK MORTAR	FROSTY	HOLCIM OR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6058	JAMES HARDIE OR EQ	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAMSTUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD				
	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAMSTUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD				
BR-4	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	H-8	CEMENTITIOUS PANEL W/ TRIM	BIRDSYE MAPLE SW2834	JAMES HARDIE OR EQ	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD				
	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ	TP-9	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-10)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD				
BR-5	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ	TP-10	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-8)	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CL (MBAL 121)				
	BRICK VENEER	FRENCH PROVINCIAL	JEWELS	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-5	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD				
	BRICK MORTAR	DESERT BUFF	HOLCIM OR EQ	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-6	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD				
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ	TR-4	CEMENTITIOUS TRIM OR PANEL	WINDSOR GREGGE SW7528	JAMES HARDIE OR EQ	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-7	42" HT. PVC GUARDRAIL SYSTEM	WHITE	INTEX - PRANS-42" OR EQ				
	BRICK MORTAR	OLD LIME PUTTY	CHEROKEE OR EQ	TR-5	CEMENTITIOUS TRIM	GR-FIN SW7028	JAMES HARDIE OR EQ	ROOF MATERIALS								MR-8	42" HT. GUARDRAIL SYSTEM	BACKDROP SW7025	MELTON CL (MBAL 169)
	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7036	JAMES HARDIE OR EQ	SCM	STANDING SEAM METAL ROOF	ROOF: DARK BRONZE	REFER TO SPEC	D-1	DOOR	WHITE	PLY GEM OR EQ	G-1	METAL GATE	DARK BRONZE	TBD
BR-8	BRICK MORTAR	BUFF	COOSA OR EQ	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ	MC-1	METAL COPING - PRE-FIN	MATCH ADJACENT MATERIAL	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ	R-1	EXPOSED RAFTER TAILS	MATCH ADJACENT TRIM	N/A
	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ	MC-2	PYRAMID POST CAP - PRE-FIN	DARK BRONZE	OLD WORLD DIS. INC OR EQ	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ	SH-1	SHUTTERS	ROCK BOTTOM SW 7062	TBD
BR-9	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	TR-9	CEMENTITIOUS TRIM OR PANEL	TRICORN BLACK SW6256	JAMES HARDIE OR EQ	SC-1	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ	SH-2	SHUTTERS	BLACK FOX SW7020	TBD
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ	TR-10	CEMENTITIOUS TRIM	PEWTER TANKARD SW6023	JAMES HARDIE OR EQ	DS-1	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	DO-1	OVERHEAD DOOR	TRICORN BLACK SW6256	SH-3	SHUTTERS	TRICORN BLACK SW6256	TBD	
CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW7035	JAMES HARDIE OR EQ	C-1	METAL CANOPY	DARK BRONZE	TBD	S-1	STOREFRONT	DARK BRONZE	TBD	WS-1	WALLS SCIENCE	REFER TO MATERIAL BOARD	

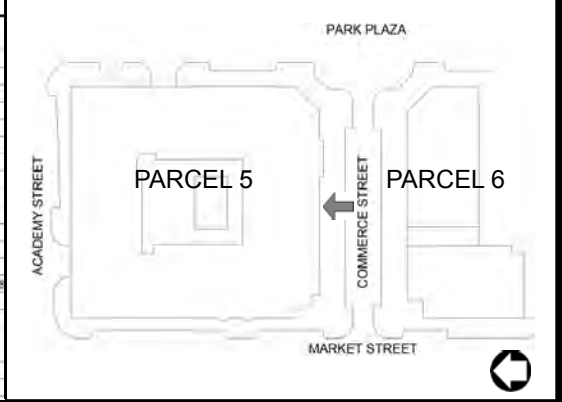
PARCEL 5

PARCEL 6

ACADEMY STREET

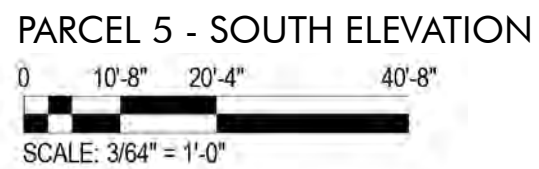
COMMERCE STREET

MARKET STREET



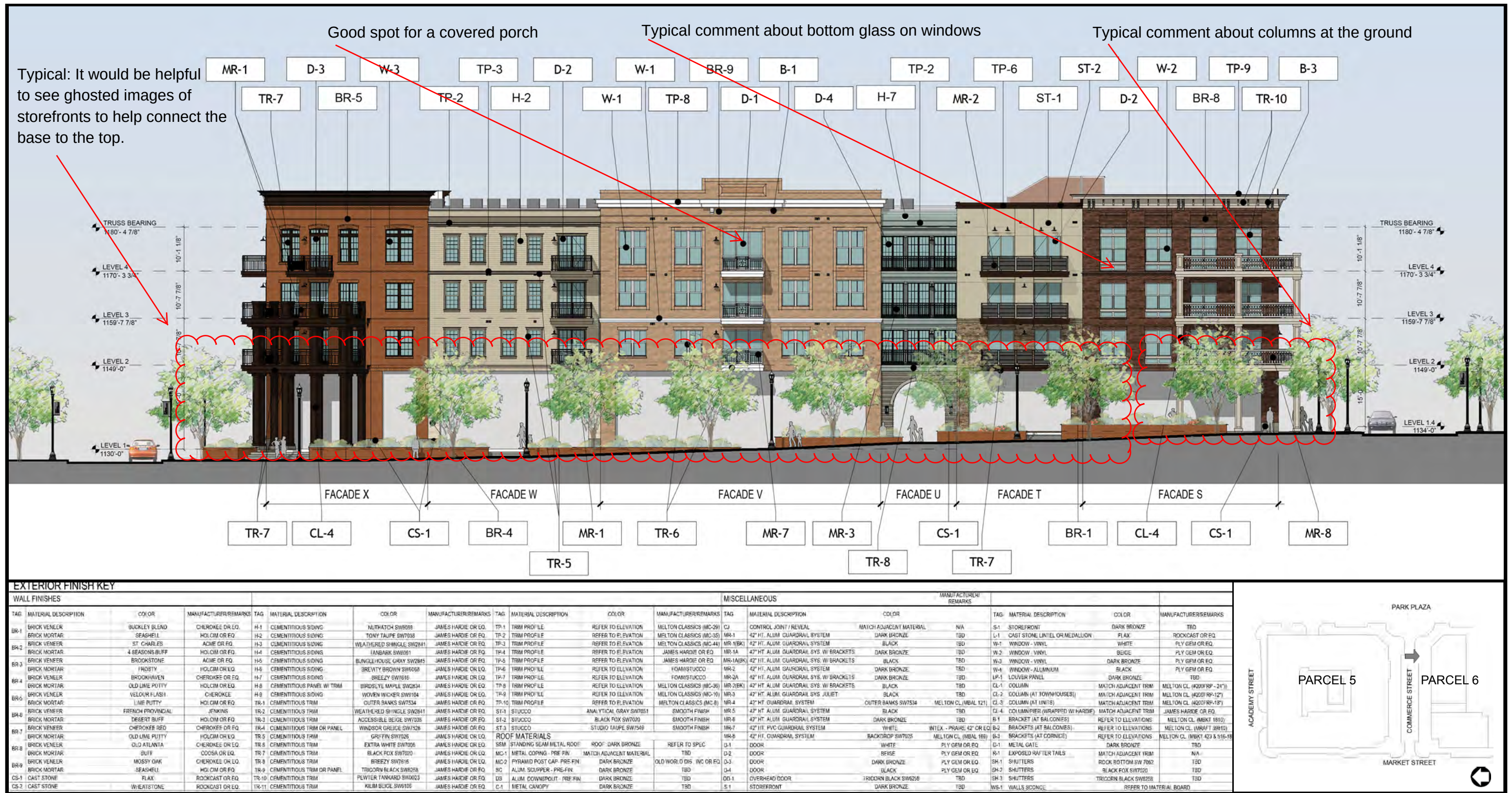
ALPHARETTA CITY CENTER

ALPHARETTA, GA

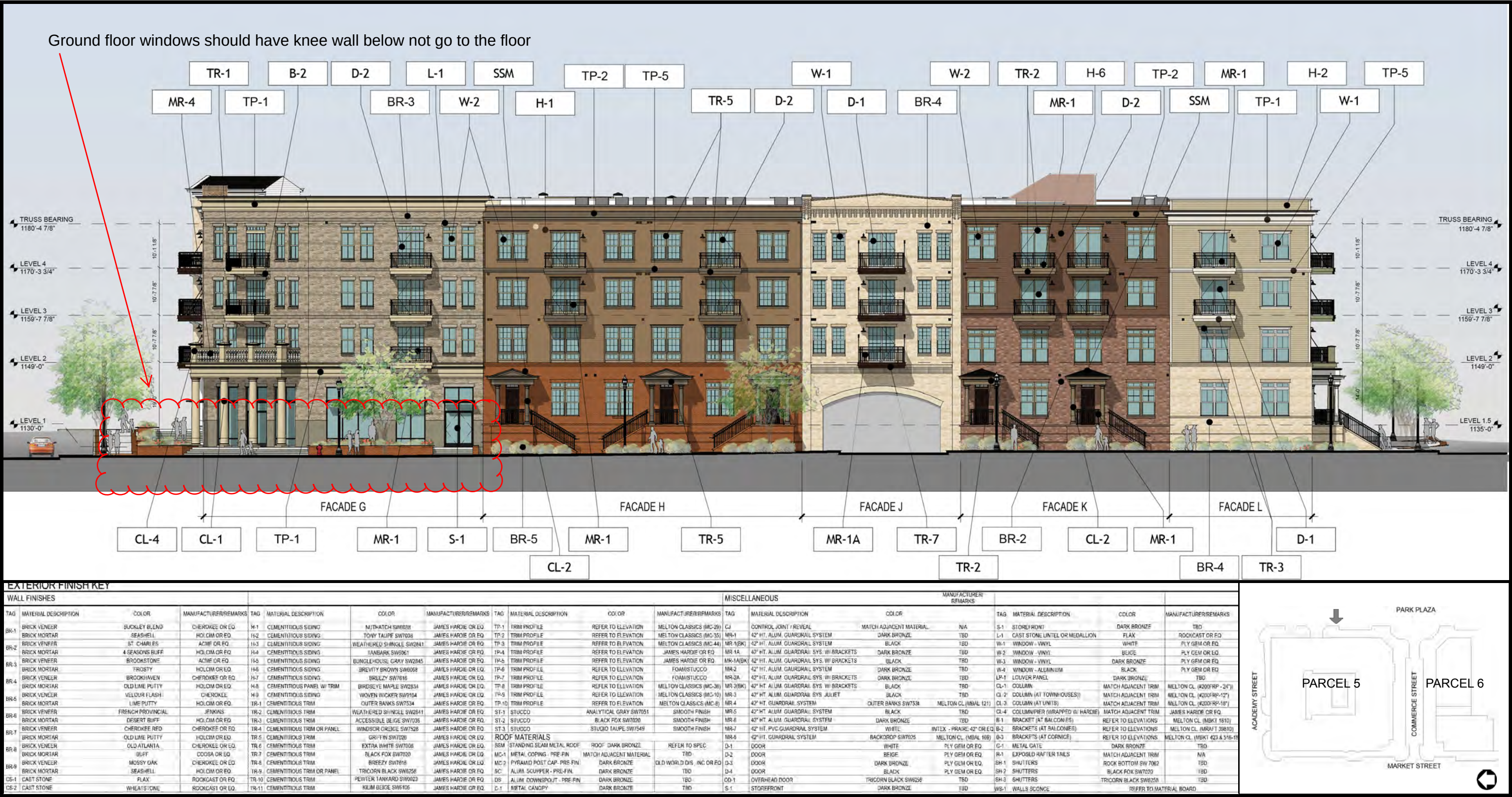


builderbill



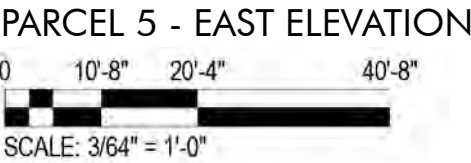


Ground floor windows should have knee wall below not go to the floor

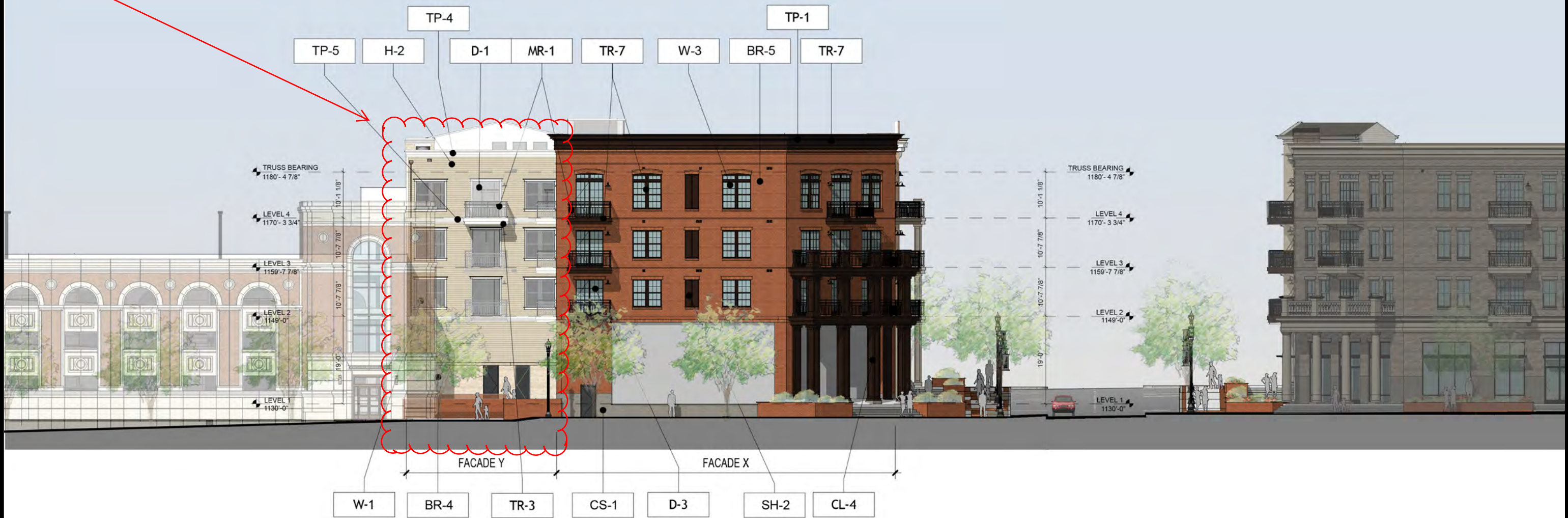


ALPHARETTA CITY CENTER

ALPHARETTA, GA



Alot of siding. Brick may need to go one more level up and vary siding reveal as noted elsewhere.



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 DR EQ	H-1	CEMENTITIOUS SIDING	NUTCRACK SW8099	JAMES HARDIE DR EQ	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	CJ	CONTROL JOINT / REVEAL	MATCH ADJACENT MATERIAL	N/A				
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE DR EQ	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD				
BR-2	BRICK VENEER	ST CHARLES	ACME DR EQ	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE DR EQ	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD				
	BRICK MORTAR	4 SEASONS BLUFF	HOLCIM OR EQ	H-4	CEMENTITIOUS SIDING	LANBARK SW8091	JAMES HARDIE DR EQ	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE DR EQ	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD				
BR-3	BRICK VENEER	BROOKSTONE	ACME DR EQ	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE DR EQ	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE DR EQ	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD				
	BRICK MORTAR	FROSTY	HOLCIM DR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW2859	JAMES HARDIE DR EQ	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD				
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE DR EQ	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE DR EQ	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD				
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	H-8	CEMENTITIOUS PANEL W/ TRIM	BIRDS EYE MAPLE SW2834	JAMES HARDIE DR EQ	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD				
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW8104	JAMES HARDIE DR EQ	TP-9	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-10)	MR-3	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD				
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE DR EQ	TP-10	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-8)	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CL (MBAL 121)				
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE DR EQ	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-5	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD				
	BRICK MORTAR	DESERT BUFF	HOLCIM OR EQ	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE DR EQ	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-6	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD				
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE DR EQ	TR-4	CEMENTITIOUS TRIM OR PANEL	WINDSOR GREIGE SW7526	JAMES HARDIE DR EQ	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-7	42" HT. PVC GUARDRAIL SYSTEM	WHITE	INTEX - PRAIRIE 42" DR EQ				
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM DR EQ	TR-5	CEMENTITIOUS TRIM	GRIT FIN SW7025	JAMES HARDIE DR EQ	ROOF MATERIALS			MR-8	42" HT. GUARDRAIL SYSTEM	BACKDROP SW7025	MELTON CL (MBAL 189)	G-1	METAL GATE	DARK BRONZE	TBD	
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE DR EQ	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE DR EQ	SSM	STANDING SEAM METAL ROOF	REFER TO SPEC	D-1	DOOR	WHITE	PLY GEM DR EQ	G-2	DOOR	WHITE	PLY GEM DR EQ	
	BRICK MORTAR	BLUFF	COOSA DR EQ	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE DR EQ	MC-1	METAL COPING - PRE-FIN	MATCH ADJACENT MATERIAL	TBD	D-2	DOOR	BEIGE	PLY GEM DR EQ	R-1	EXPOSED RAFTER TAILS	MATCH ADJACENT TRIM	N/A
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE DR EQ	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE DR EQ	MC-2	PYRAMID POST CAP - PRE-FIN	DARK BRONZE	OLD WORLD DISC INVC DR EQ	D-3	DOOR	DARK BRONZE	PLY GEM DR EQ	SH-1	SHUTTERS	ROCK BOTTOM SW 7082	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	TR-9	CEMENTITIOUS TRIM OR PANEL	TRICORN BLACK SW8258	JAMES HARDIE DR EQ	SC	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM DR EQ	SH-2	SHUTTERS	BLACK FOX SW7020	TBD
CS-1	CAST STONE	FLAX	ROCKCAST DR EQ	TR-10	CEMENTITIOUS TRIM	PEWTER TANNARD SW0023	JAMES HARDIE DR EQ	D3	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	DD-1	OVERHEAD DOOR	TRICORN BLACK SW8258	TBD	SH-3	SHUTTERS	TRICORN BLACK SW8258	TBD
CS-2	CAST STONE	WHEATSTONE	ROCKCAST DR EQ	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8105	JAMES HARDIE DR EQ	C-1	METAL CANOPY	DARK BRONZE	TBD	S-1	STOREFRONT	DARK BRONZE	TBD	WS-1	WALLS SCOOCE	REFER TO MATERIAL BOARD	

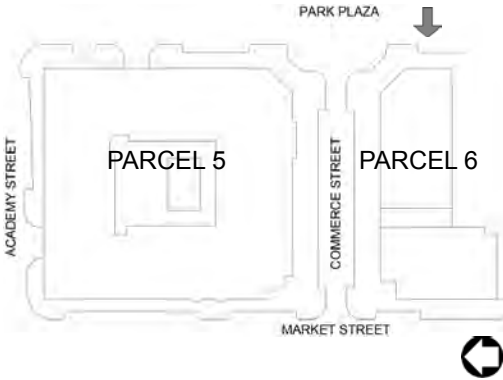
ACADEMY STREET

PARCEL 5

PARCEL 6

MARKET STREET

PARK PLAZA



ALPHARETTA CITY CENTER

ALPHARETTA, GA

PARCEL 6 - EAST ELEVATION

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

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



Lots of siding see typical comments. Also tie 2nd and 3rd floor windows together with panel detail.

Parapet height needs variation.

Window spandrel commented on earlier



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	H-1	CEMENTITIOUS SIDING	MUTHATCH SW6838	JAMES HARDIE OR EQ	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	CJ	CONTROL JOINT / REVEAL	MATCH ADJACENT MATERIAL	N/A
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-2	BRICK VENEER	ST. CHARLES	ACME OR EQ	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ	H-4	CEMENTITIOUS SIDING	TANBARK SW5061	JAMES HARDIE OR EQ	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-3	BRICK VENEER	BROOKSTONE	ACME OR EQ	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
	BRICK MORTAR	FROSTY	HOLCIM OR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6058	JAMES HARDIE OR EQ	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAMSTUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAMSTUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	H-8	CEMENTITIOUS PANEL W/ TRIM	BIRDSYE MAPLE SW2834	JAMES HARDIE OR EQ	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ	TP-9	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-10)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ	TP-10	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ	TP-10	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-8)	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CL (MBAL 121)
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-5	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
	BRICK MORTAR	DESERT BUFF	HOLCIM OR EQ	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-6	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ	TR-4	CEMENTITIOUS TRIM OR PANEL	WINDSOR ORANGE SW7528	JAMES HARDIE OR EQ	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-8	42" HT. PVC GUARDRAIL SYSTEM	WHITE	INTEX - PRAIRE 42" OR EQ
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	TR-5	CEMENTITIOUS TRIM	GR-FIN SW7028	JAMES HARDIE OR EQ	ROOF MATERIALS			REFER TO SPEC	D-1	DOOR	WHITE	PLY GEM OR EQ
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE DR EQ	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7038	JAMES HARDIE OR EQ	SCM	STANDING SEAM METAL ROOF	ROOF: DARK BRONZE	REFER TO SPEC	D-2	DOOR	BEIGE	PLY GEM OR EQ
	BRICK MORTAR	BUFF	COOGSA OR EQ	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ	MC-1	METAL COPING - PRE-FIN	MATCH ADJACENT MATERIAL	TBD	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ	MC-2	PYRAMID POST CAP - PRE-FIN	DARK BRONZE	OLD WORLD DIS. INC OR EQ	D-4	DOOR	BLACK	PLY GEM OR EQ
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	TR-9	CEMENTITIOUS TRIM OR PANEL	TRICORN BLACK SW6256	JAMES HARDIE OR EQ	SC	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD	OD-1	OVERHEAD DOOR	TRICORN BLACK SW6256	TBD
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ	TR-10	CEMENTITIOUS TRIM	PEWTER TANKARD SW6023	JAMES HARDIE OR EQ	DS	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	SH-3	SHUTTERS	TRICORN BLACK SW6256	TBD
CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ	TR-11	CEMENTITIOUS TRIM	KILM BEIGE SW7035	JAMES HARDIE OR EQ	D-1	METAL CANOPY	DARK BRONZE	TBD	S-1	STOREFRONT	DARK BRONZE	TBD
												WS-1	WALLS SCONCE	REFER TO MATERIAL BOARD	

ACADEMY STREET

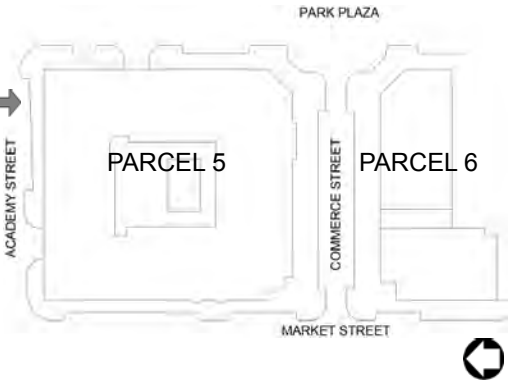
PARCEL 5

PARCEL 6

MARKET STREET

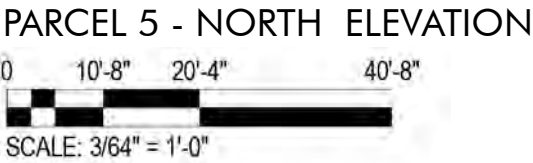
PARK PLAZA

COMMERCE STREET



ALPHARETTA CITY CENTER

ALPHARETTA, GA



Great use of the white brick here. Typ. column comment

Alot of siding.need to add brick at least one level and use typ. siding comments

False window infil should use very slightly different color brick with 1 inch inset. see image 004



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 DR EQ.	H-1	CEMENTITIOUS SIDING	NUTCRACK SW8089	JAMES HARDIE DR EQ.	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	CJ	CONTROL JOINT / REVEAL	MATCH ADJACENT MATERIAL	N/A
	BRICK MORTAR	SEASHELL	HOLCIM DR EQ.	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE DR EQ.	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-2	BRICK VENEER	ST. CHARLES	ACME DR EQ.	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE DR EQ.	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
	BRICK MORTAR	4 SEASONS BLUFF	HOLCIM DR EQ.	H-4	CEMENTITIOUS SIDING	LANBARK SW8091	JAMES HARDIE DR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE DR EQ.	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-3	BRICK VENEER	BROOKSTONE	ACME DR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE DR EQ.	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE DR EQ.	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
	BRICK MORTAR	FROSTY	HOLCIM DR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6058	JAMES HARDIE DR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE DR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE DR EQ.	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM DR EQ.	H-8	CEMENTITIOUS PANEL W/ TRIM	BIRDSYE MAPLE SW2634	JAMES HARDIE DR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW8104	JAMES HARDIE DR EQ.	TP-9	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-10)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
	BRICK MORTAR	LIME PUTTY	HOLCIM DR EQ.	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE DR EQ.	TR-10	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-8)	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CL (MBAL 121)
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE DR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-5	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD
	BRICK MORTAR	DESERT BLUFF	HOLCIM DR EQ.	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE DR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-6	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE DR EQ.	TR-4	CEMENTITIOUS TRIM OR PANEL	WINDSOR GREIGE SW7526	JAMES HARDIE DR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-7	42" HT. PVC GUARDRAIL SYSTEM	WHITE	INTEX - PRAIRIE 42" OR EQ.
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM DR EQ.	TR-5	CEMENTITIOUS TRIM	GRITFIN SW7025	JAMES HARDIE DR EQ.	ROOF MATERIALS			MR-8	42" HT. GUARDRAIL SYSTEM	BACKDROP SW7025	MELTON CL (MBAL 189)	
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE DR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE DR EQ.	SSM	STANDING SEAM METAL ROOF	ROOF: DARK BRONZE	REFER TO SPEC	D-1	DOOR	WHITE	PLY GEM OR EQ.
	BRICK MORTAR	BUFF	COOSA DR EQ.	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE DR EQ.	MC-1	METAL COPING - PRE-FIN	MATCH ADJACENT MATERIAL	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE DR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE DR EQ.	MC-2	PYRAMID POST CAP - PRE-FIN	DARK BRONZE	OLD WORLD DIS. INVC OR EQ.	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ.
	BRICK MORTAR	SEASHELL	HOLCIM DR EQ.	TR-9	CEMENTITIOUS TRIM OR PANEL	TRICORN BLACK SW8258	JAMES HARDIE DR EQ.	SC	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ.
CS-1	CAST STONE	FLAX	ROCKCAST DR EQ.	TR-10	CEMENTITIOUS TRIM	PELVIER TANNARD SW9023	JAMES HARDIE DR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	DD-1	OVERHEAD DOOR	TRICORN BLACK SW8258	TBD
CS-2	CAST STONE	WHEATSTONE	ROCKCAST DR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8105	JAMES HARDIE DR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD	S-1	STOREFRONT	DARK BRONZE	TBD

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
L-1	CAST STONE LINTEL OR MEDALLION	FLAX	ROCKCAST DR EQ.	CL-1	COLUMN	MATCH ADJACENT TRIM	MELTON CL (#220FRP-24")	CL-2	COLUMN (AT TOWNHOUSES)	MATCH ADJACENT TRIM	MELTON CL (#220FRP-12")	CL-3	COLUMN (AT UNITS)	MATCH ADJACENT TRIM	MELTON CL (#220FRP-18")
W-1	WINDOW - VINYL	WHITE	PLY GEM OR EQ.	LP-1	LOUVER PANEL	BLACK	PLY GEM OR EQ.	CL-4	COLUMN PIER (WRAPPED W/ HARDIE)	MATCH ADJACENT TRIM	JAMES HARDIE DR EQ.	B-1	BRACKET (AT BALCONIES)	REFER TO ELEVATIONS	MELTON CL (MBKT 1810)
W-2	WINDOW - VINYL	BEIGE	PLY GEM OR EQ.	W-3	WINDOW - VINYL	DARK BRONZE	PLY GEM OR EQ.	B-2	BRACKETS (AT BALCONIES)	REFER TO ELEVATIONS	MELTON CL (MBKT 38910)	B-3	BRACKETS (AT CORNICE)	REFER TO ELEVATIONS	MELTON CL (MBKT 423 & 516-18)
W-3	WINDOW - VINYL	DARK BRONZE	PLY GEM OR EQ.	W-4	WINDOW - ALUMINUM	BLACK	PLY GEM OR EQ.	G-1	METAL GATE	DARK BRONZE	TBD	R-1	EXPOSED RAFTER TAILS	MATCH ADJACENT TRIM	N/A
W-4	WINDOW - ALUMINUM	DARK BRONZE	PLY GEM OR EQ.	W-5	WINDOW - VINYL	BEIGE	PLY GEM OR EQ.	SH-1	SHUTTERS	ROCK BOTTOM SW 7062	TBD	SH-2	SHUTTERS	BLACK FOX SW7020	TBD
W-5	WINDOW - VINYL	BEIGE	PLY GEM OR EQ.	W-6	WINDOW - VINYL	BEIGE	PLY GEM OR EQ.	SH-3	SHUTTERS	TRICORN BLACK SW8258	TBD	W-1	WALLS SCOOCE	REFER TO MATERIAL BOARD	

ACADEMY STREET

PARCEL 5

PARCEL 6

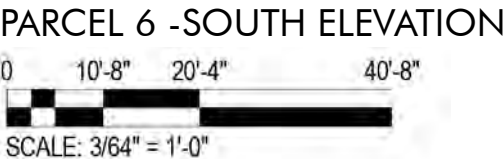
MARKET STREET

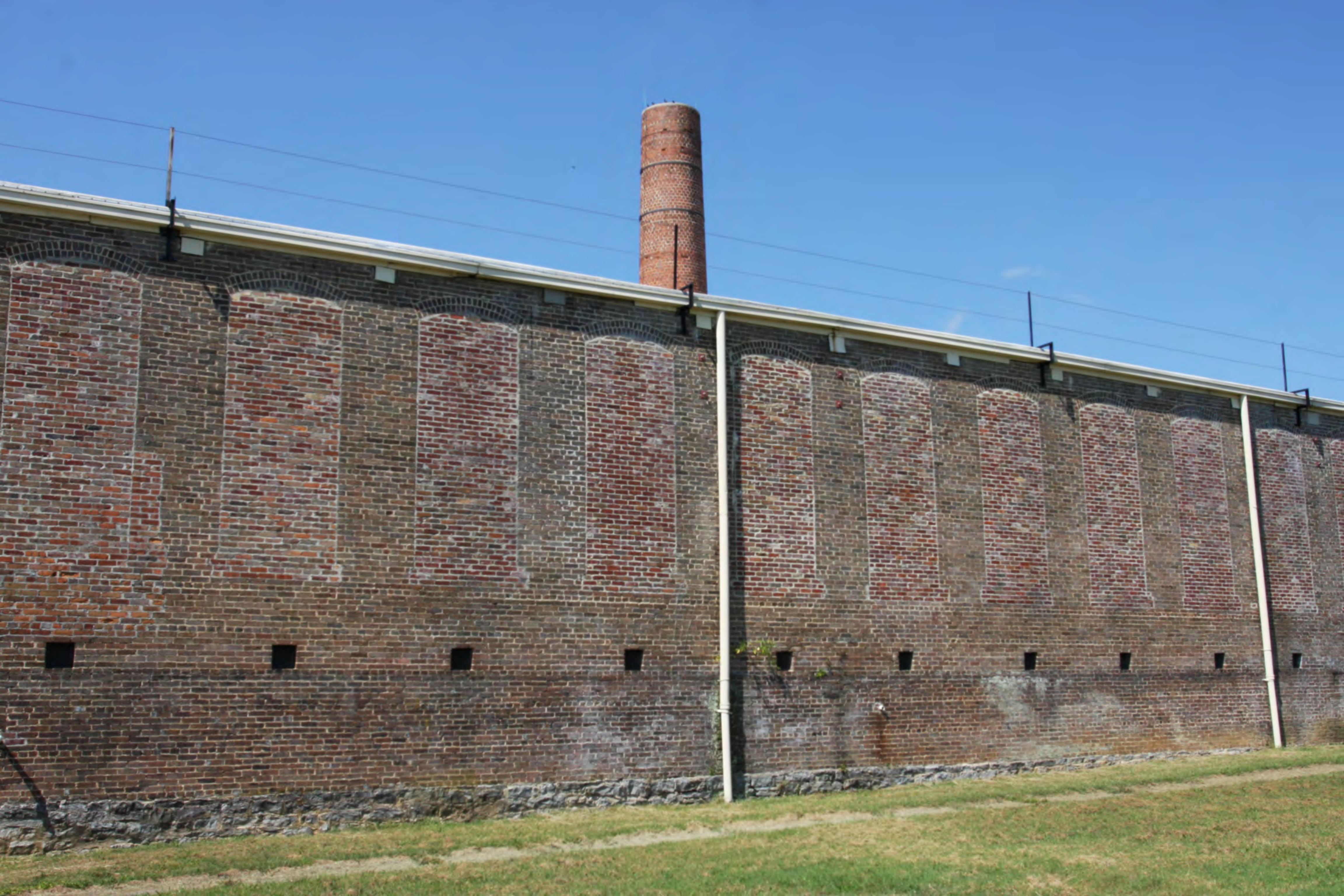
PARK PLAZA



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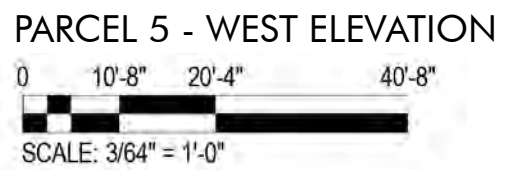


Same elevation as page 11



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FACADE A



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



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



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

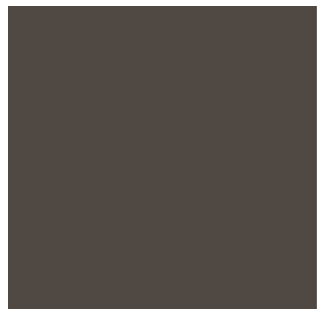


UNIT EXTERIOR LIGHTING
PROGRESS LIGHTING
P5605-20
BLACK - PAINTED

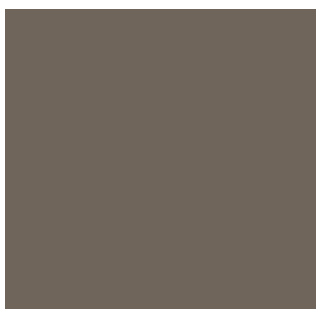
FACADE B



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



RAILING & UNIT
EXTERIOR DOOR
SW7020 BLACK FOX



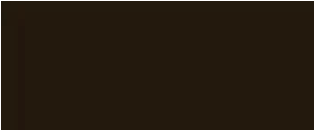
TRIM, WALL BANDING,
CORNICES & RAFTER TAILS
SW7026
GRIFFIN (TR-5)



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



WINDOW/DOOR FRAMES
BEIGE



STANDING SEAM METAL
ROOF
DARK BRONZE



HARDIE LAP SIDING
SW2845
BUNGLEHOUSE GRAY
(H-5)



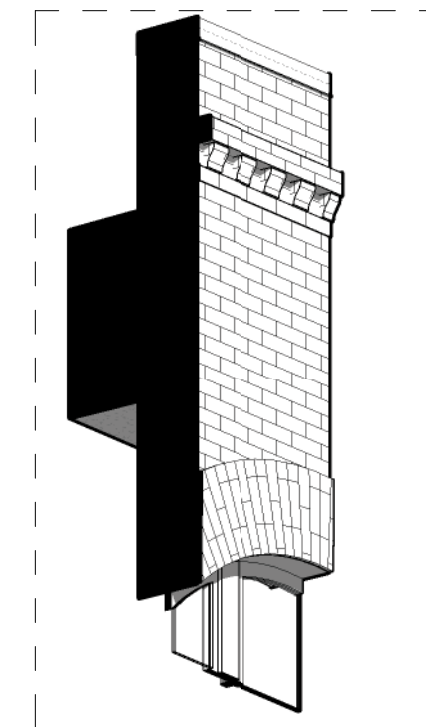
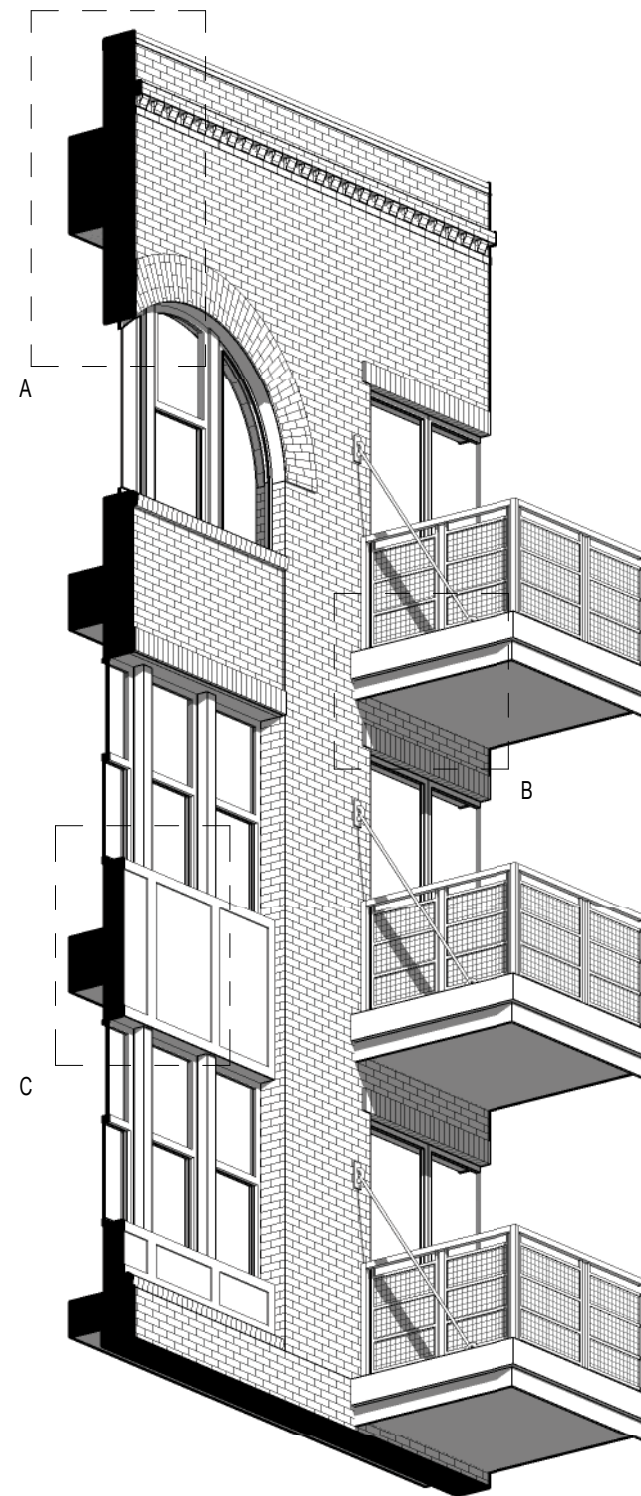
WATER TABLE
CAST STONE (CS-2)
WHEATSTONE
(ROCKSTONE)



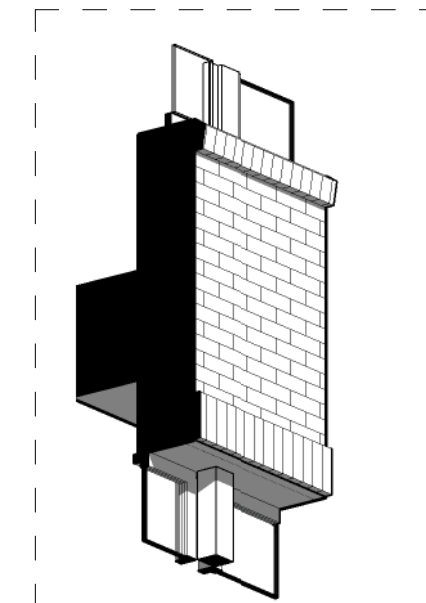
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ALPHARETTA, GA

MATERIALS



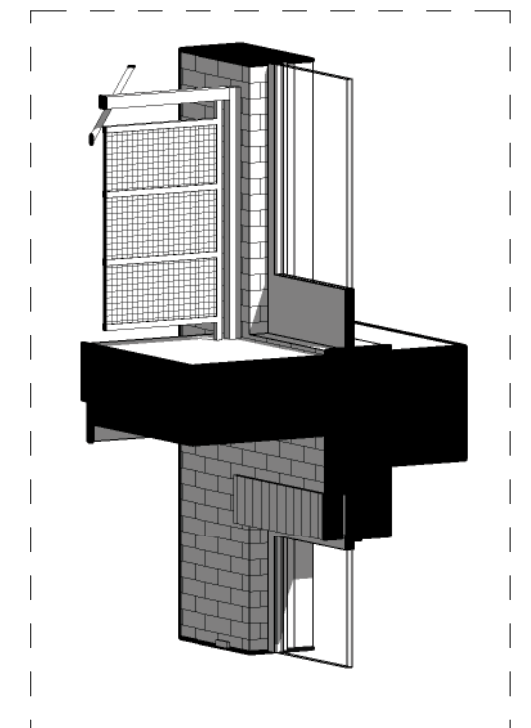


A - CORNICE AND ARCHED WINDOW HEADER

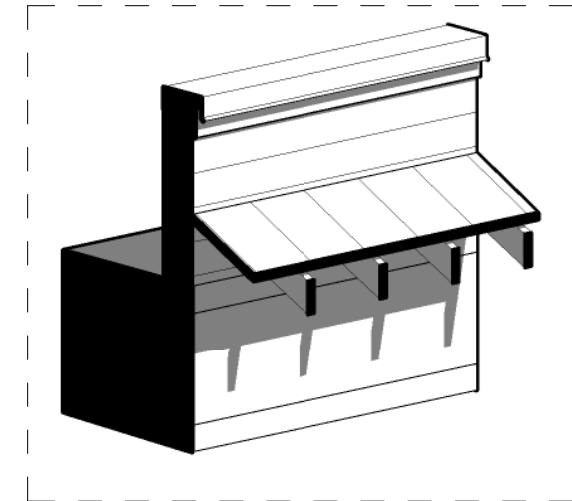
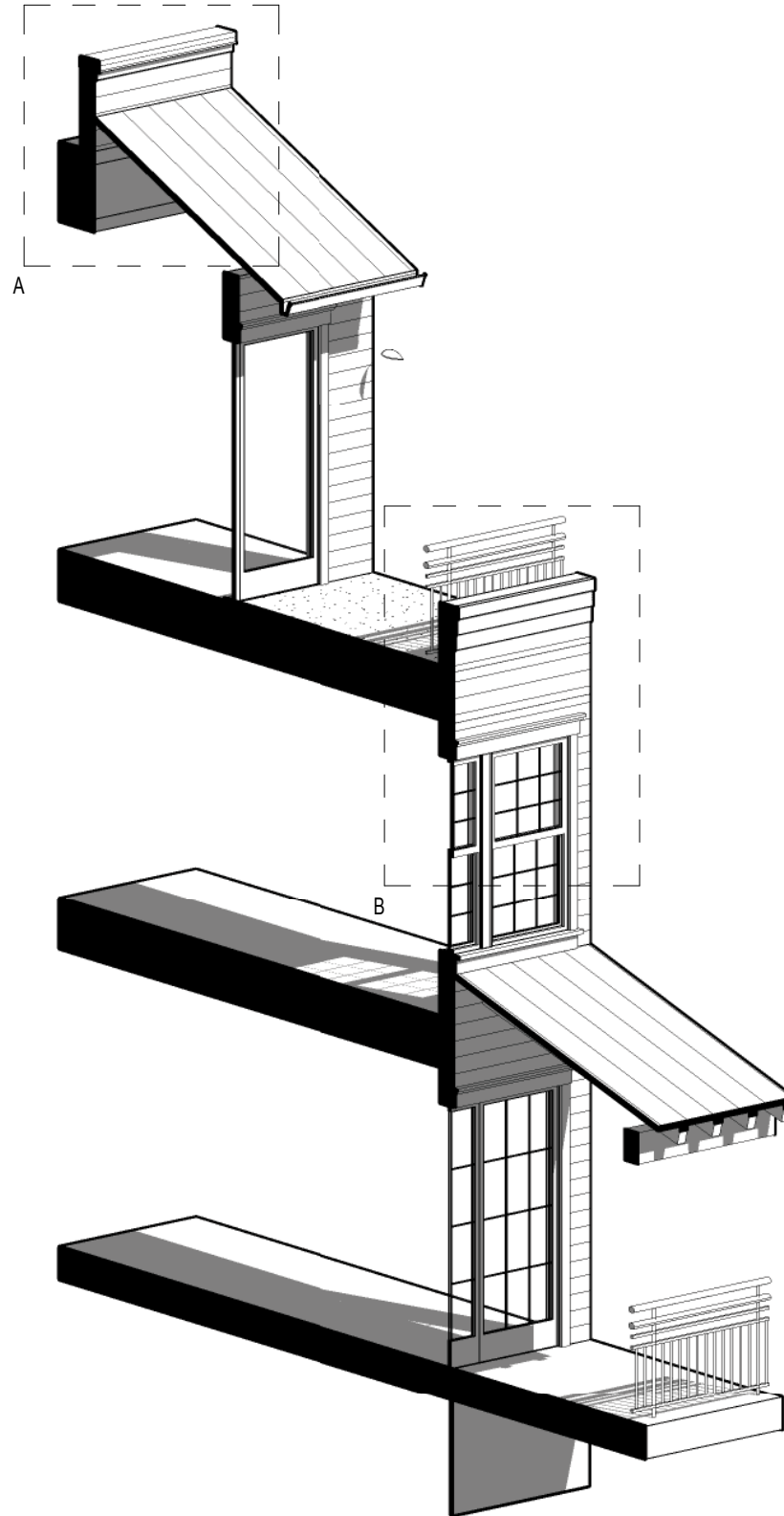


C - WINDOW SILL AND HEADER

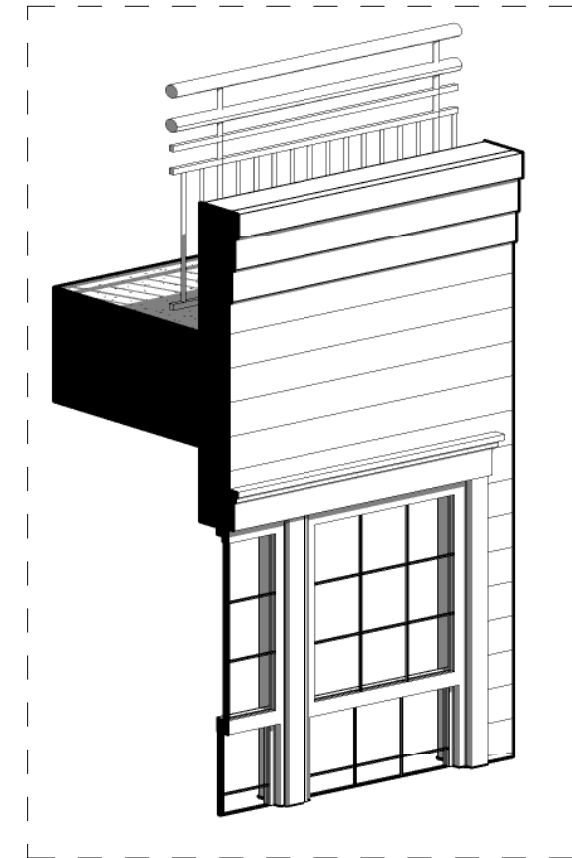
The overall site seems to overuse the soldier course header detail. Please look to use double rowlock and or other header details.



B - BALCONY DOOR SILL AND HEADER



A - CORNICE AND ROOF CONNECTION



B - CORNICE AND WINDOW HEADER



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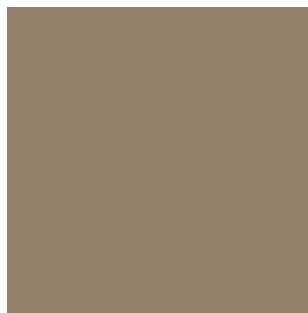
FACADE B
PARCEL 5



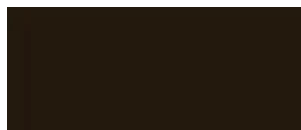
FACADE C



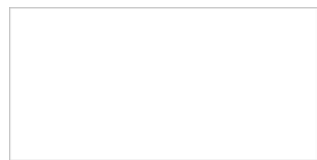
BRICK (BR-1) BUCKLEY BLEND (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



HARDIE PANELS/TRIM
SW2841 WEATHERED
SHINGLE (H-3 & TR-2)



STANDING SEAM METAL ROOF
DARK BRONZE



WINDOW & DOOR FRAMES
WHITE

FACADE D



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



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



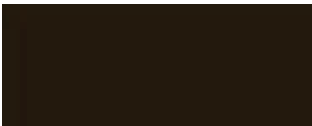
WATER TABLE, MEDALLIONS &
KEYSTONES
CAST STONE (CS-2)
WHEATSTONE (ROCKSTONE)



WINDOW & DOOR FRAMES
WHITE



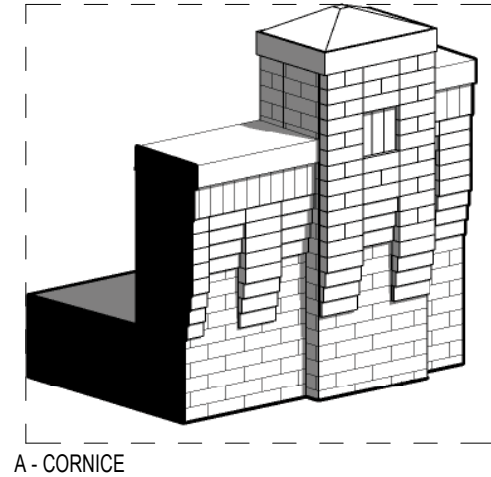
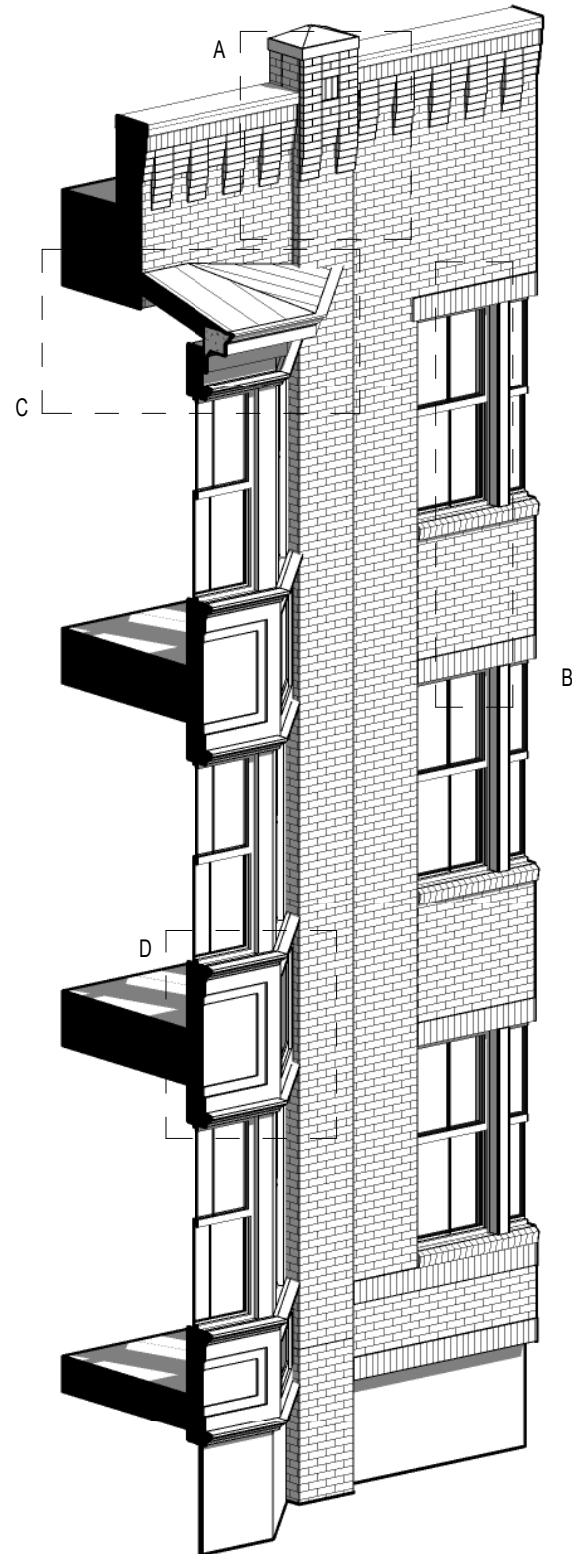
ALUMINUM RAILINGS
SW7020 BLACK FOX



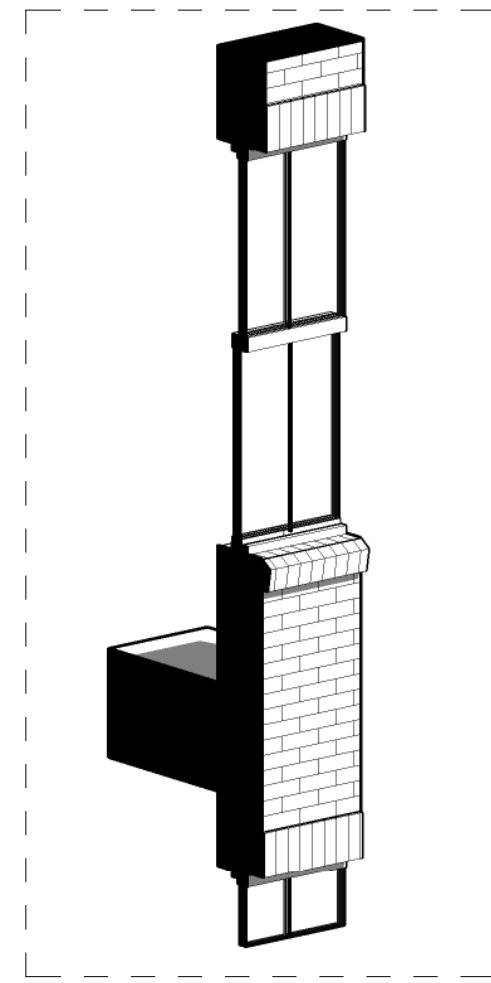
STANDING SEAM METAL
ROOF (SSM)
DARK BRONZE



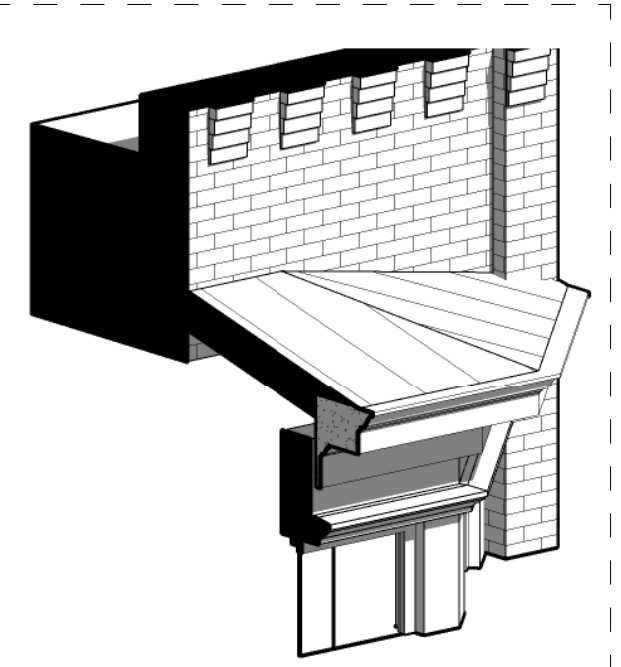
UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION



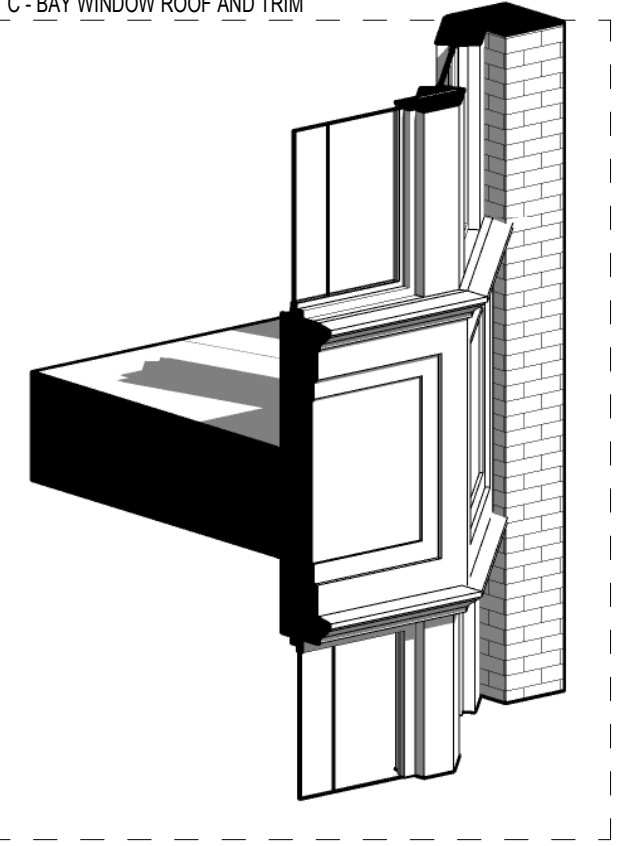
A - CORNICE



B - WINDOW SILL AND HEADER



C - BAY WINDOW ROOF AND TRIM



D - BAY WINDOW MID-PANEL AND TRIM



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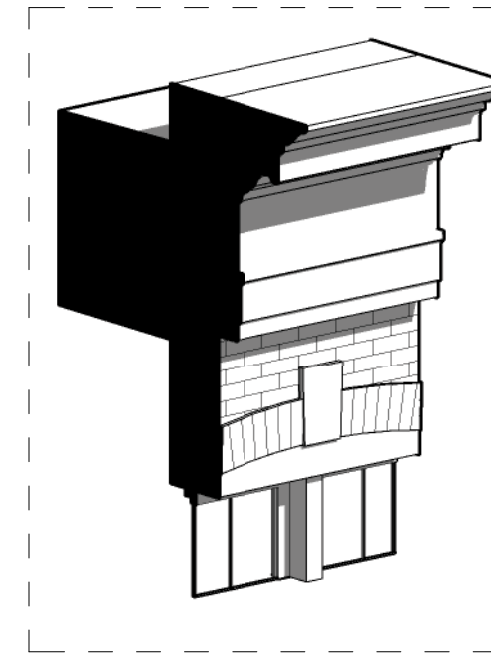
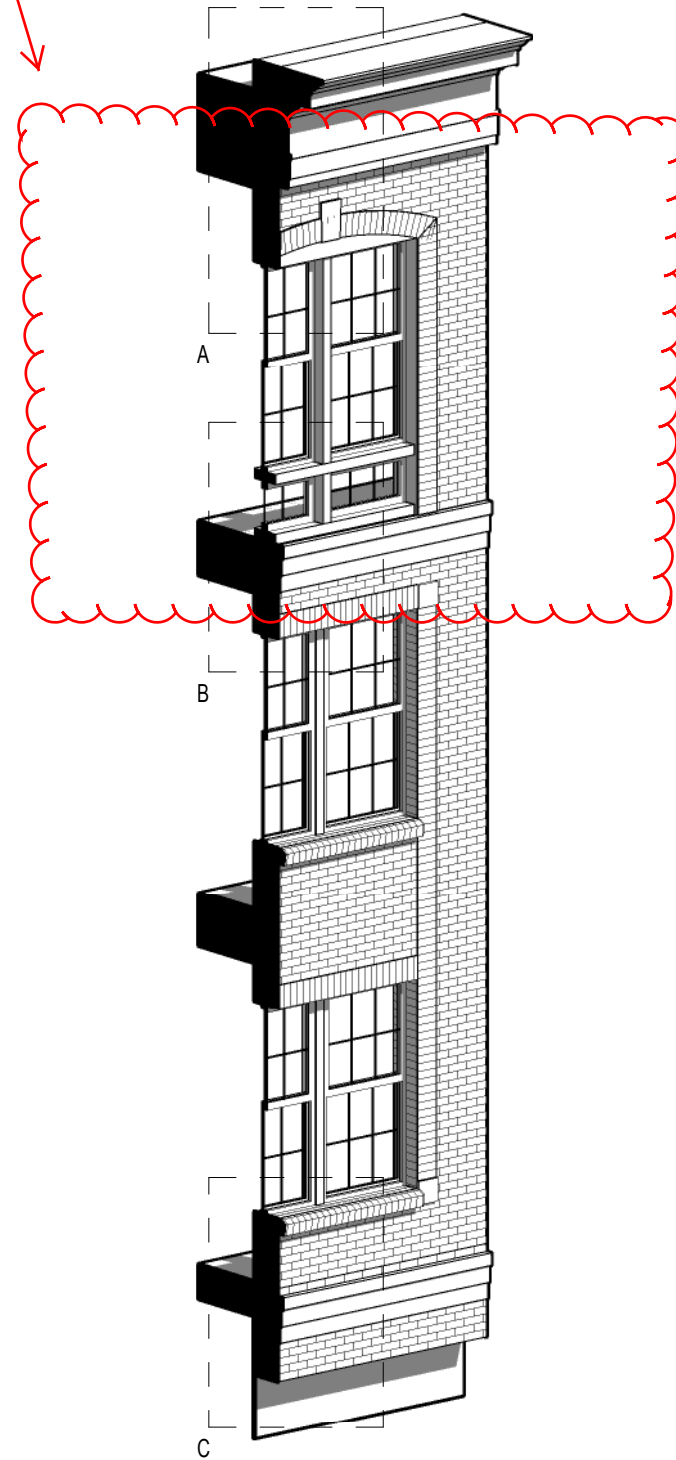
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FACADE C
PARCEL 5

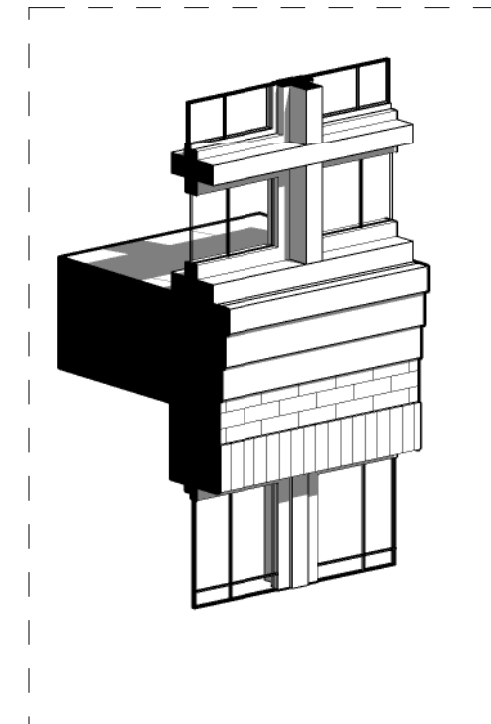




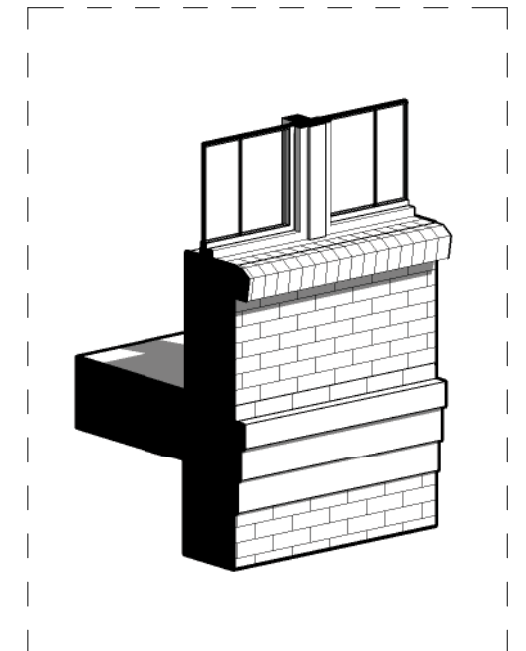
Upside down transom seems weird.



A - CORNICE AND ARCHED WINDOW HEADER



B - WINDOW SILL AND HEADER



C - WINDOW SILL AND RETAIL BANDING

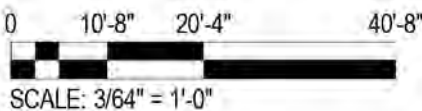
Same as page 13



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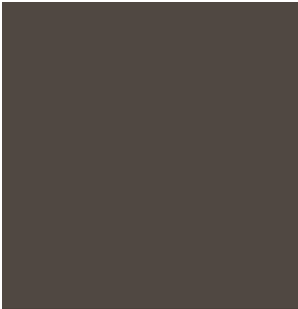
PARCEL 5 - SOUTH ELEVATION



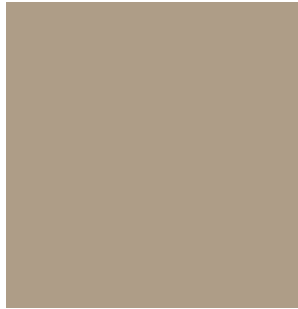
FACADE E



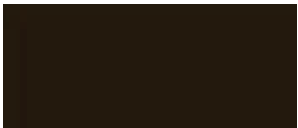
BRICK (BR-6)- FRENCH PROVINCIAL (MODULAR - ACME)
MORTAR - DESERT BUFF (HOLCIM)



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



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



STANDING SEAM METAL ROOF
DARK BRONZE



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE
7" TALL OUTDOOR LIGHT

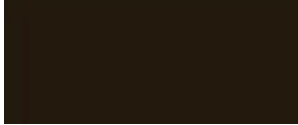
FACADE F



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



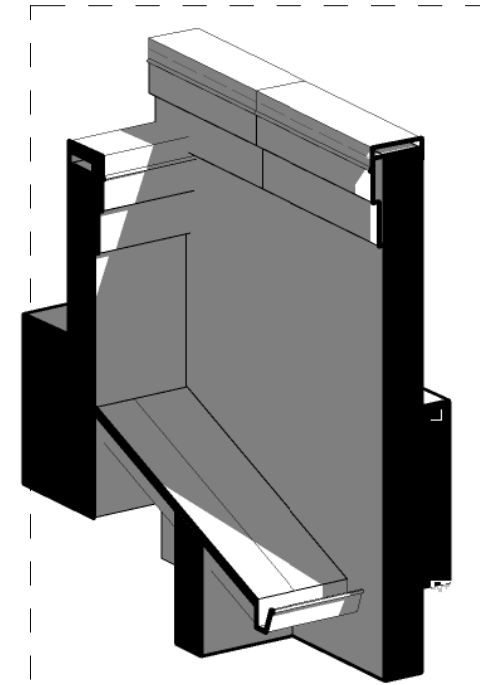
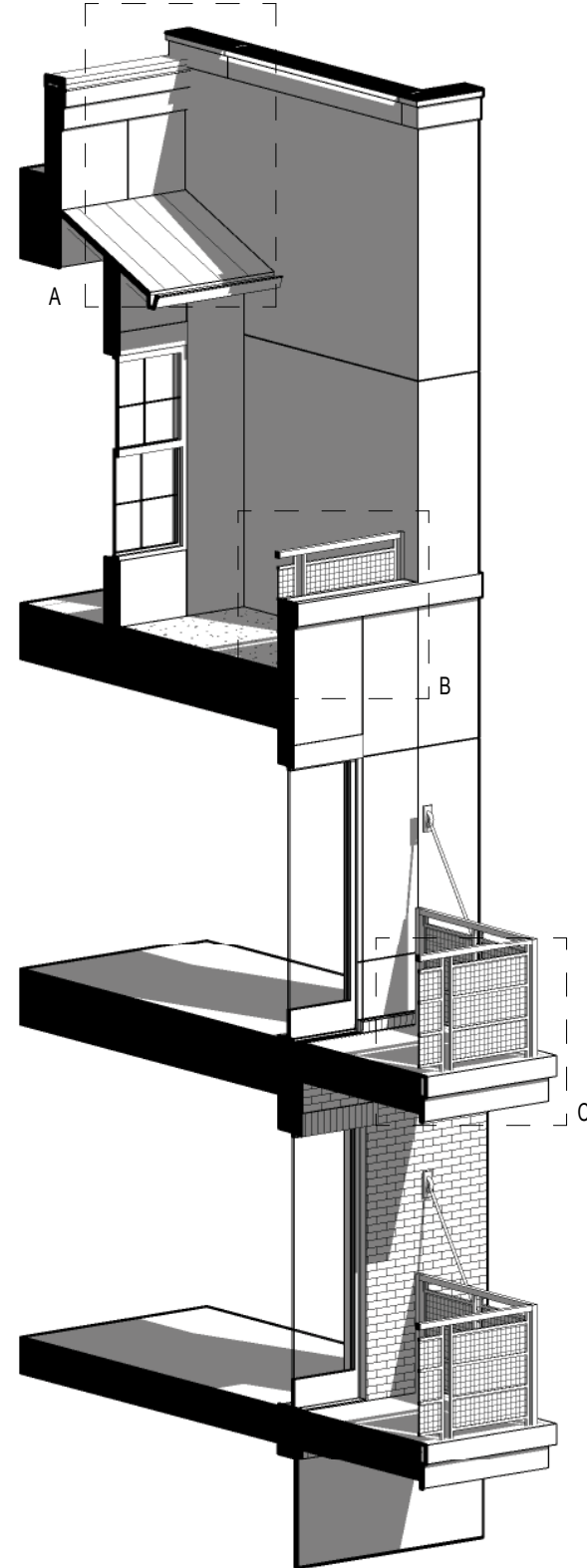
RAILING & TRIM
SW7020 BLACK FOX



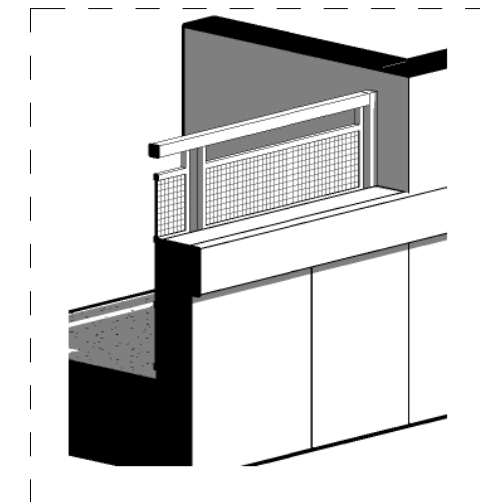
WINDOW & DOOR FRAMES
DARK BRONZE



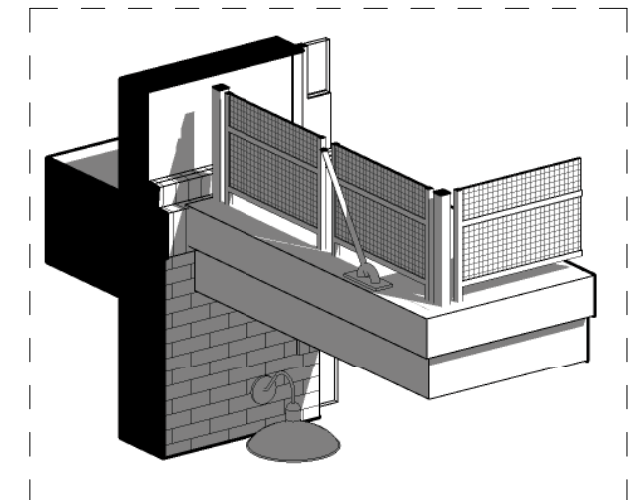
UNIT EXTERIOR LIGHTING
PROGRESS LIGHTING
P5605-20
ANTIQUÉ BRONZE



A - TERRACE CORNICE



B - TERRACE RAIL



C - MID TRANSITION AND BALCONY CONNECTION

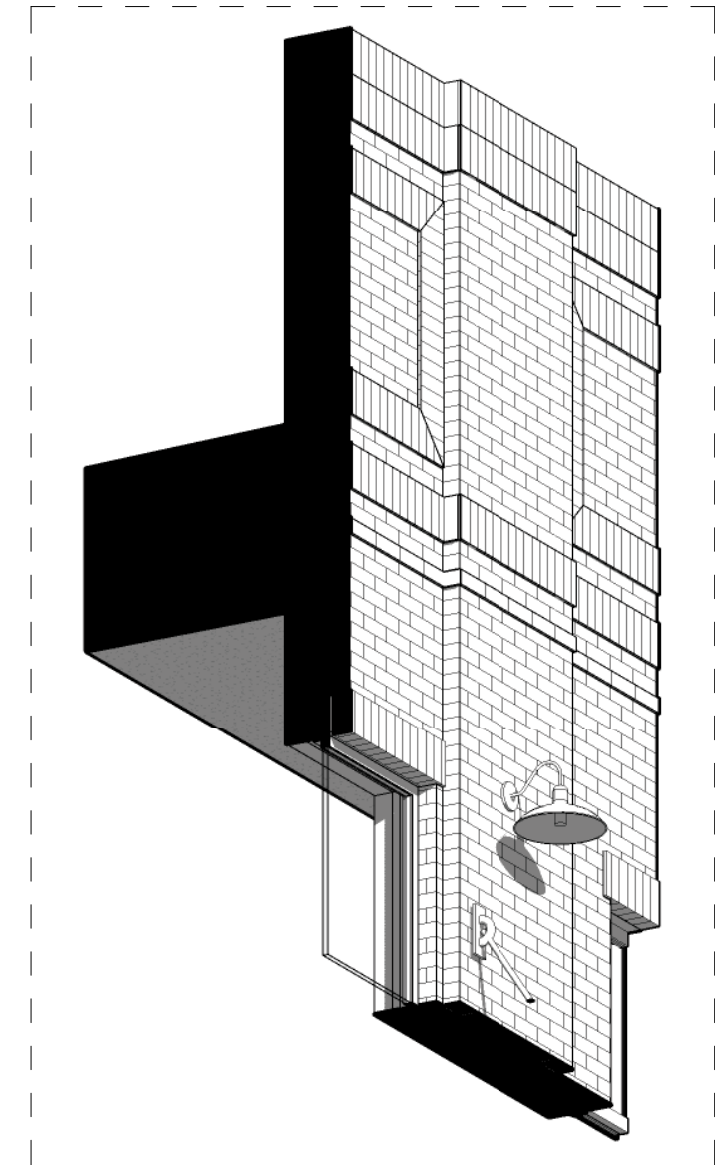
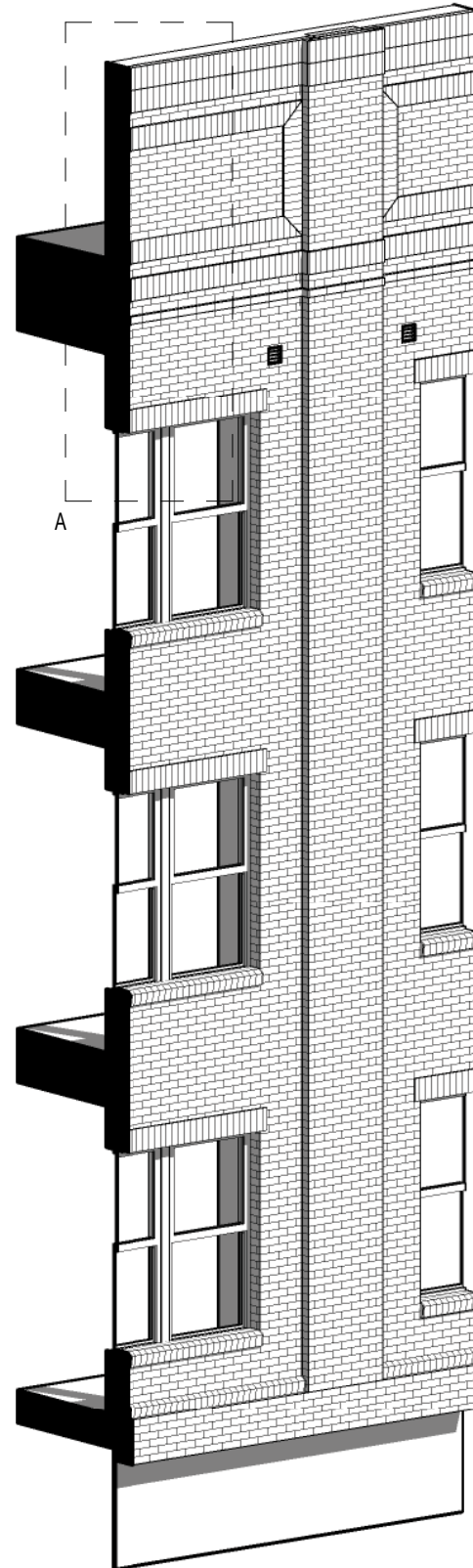


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FACADE E
PARCEL 5





A - CORNICE AND HEADER



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ALPHARETTA, GA

FACADE F
PARCEL 5





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)



ALUMNIUM 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



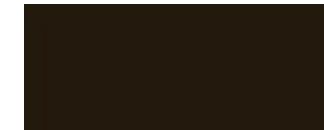
BRICK (BR-5)- VELOUR FLASH (MODULAR - CHEROKEE)
MORTAR - LIME PUTTY (HOLCIM)



HARDIE LAP SIDING
SW6088 (H-1)
NUTHATCH



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



STANDING SEAM METAL ROOF
DARK BRONZE



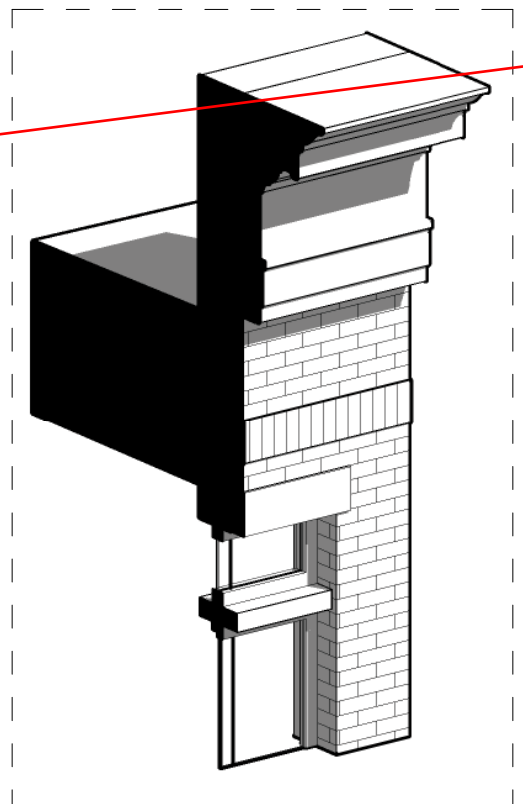
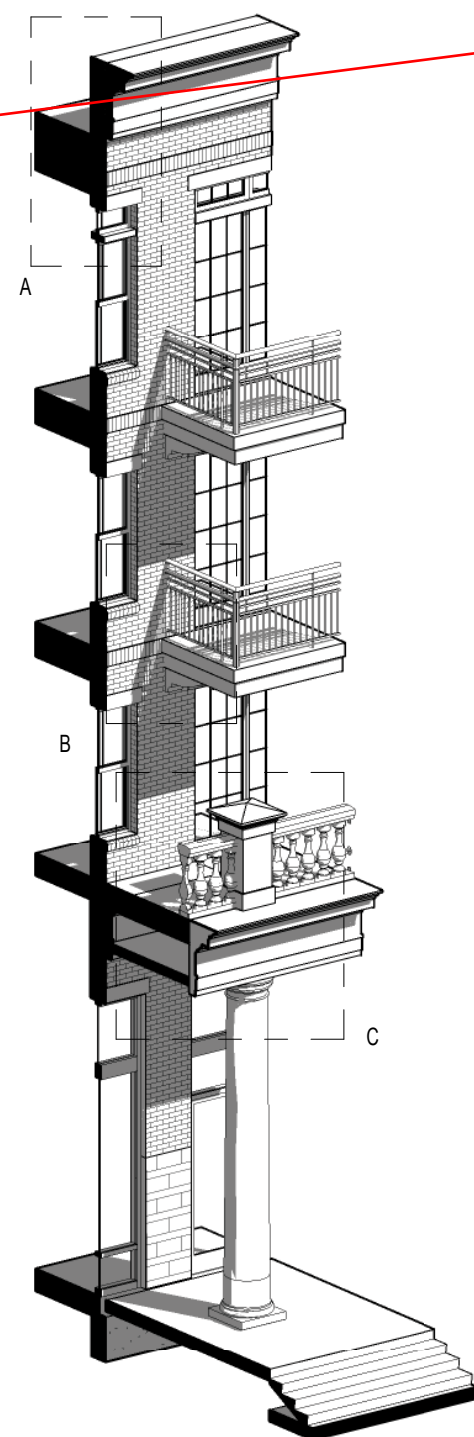
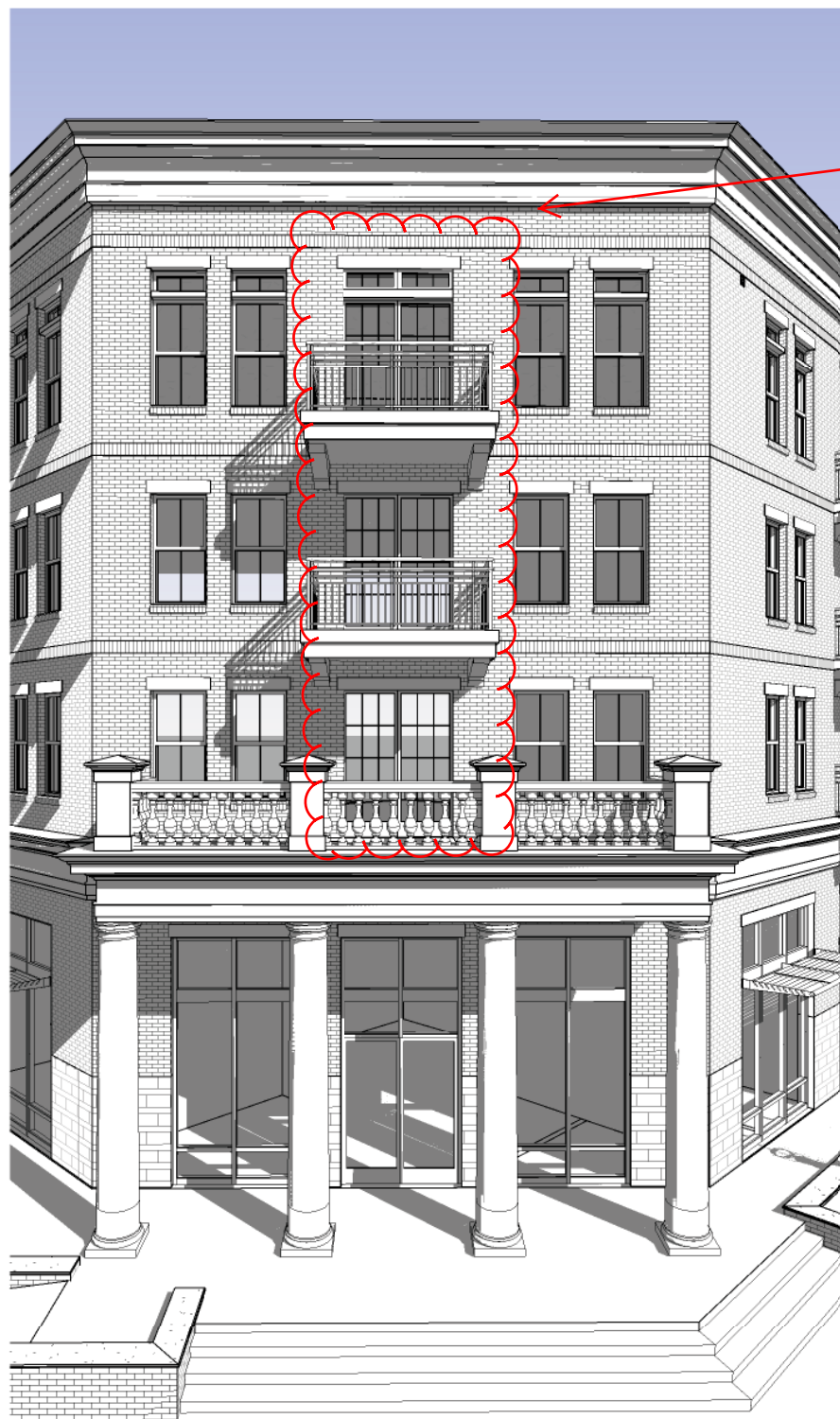
WINDOW & DOOR FRAMES
BEIGE



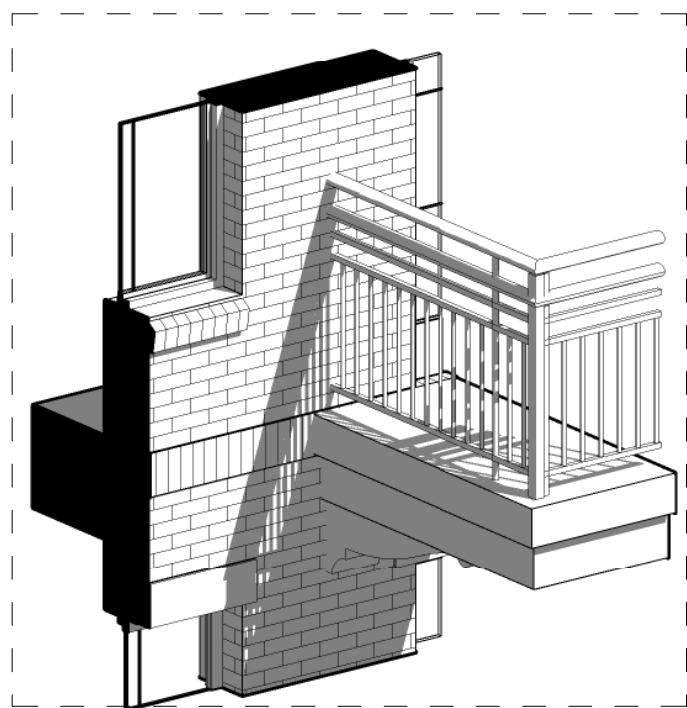
ALUMINUM RAILINGS
SW7020 BLACK FOX



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB

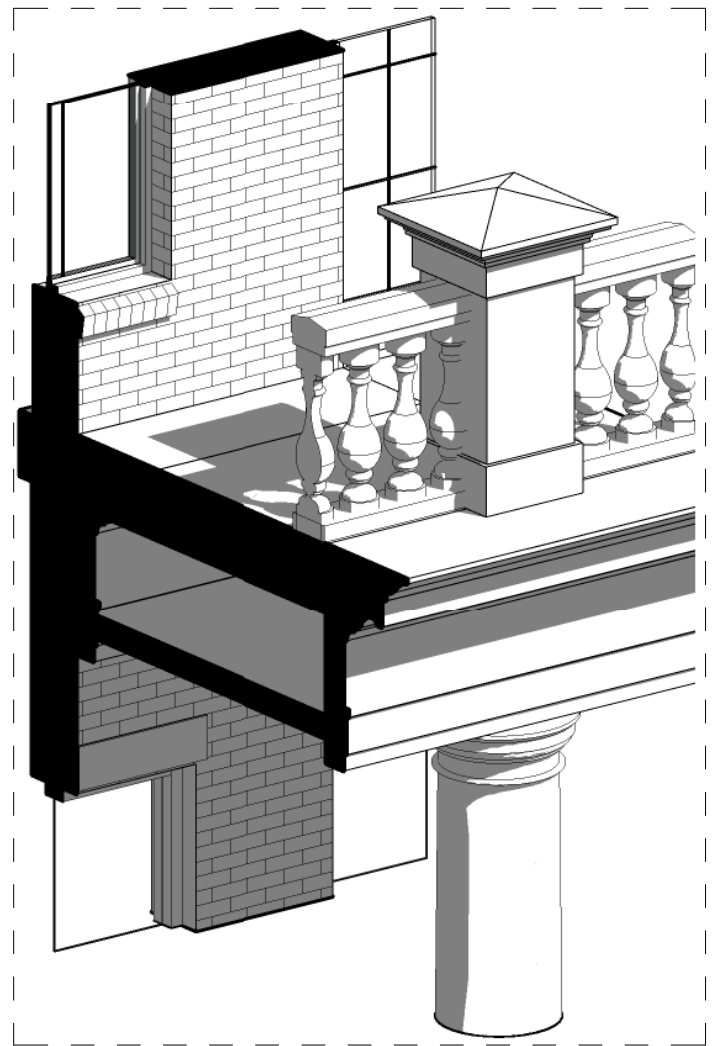


A - CORNICE AND WINDOW HEADER



B - WINDOW SILL, HEADER AND BRICK BANDING

Door mullions don't match the 2 over 2 from the windows.



C - BALCONY RAILING AND COLUMN

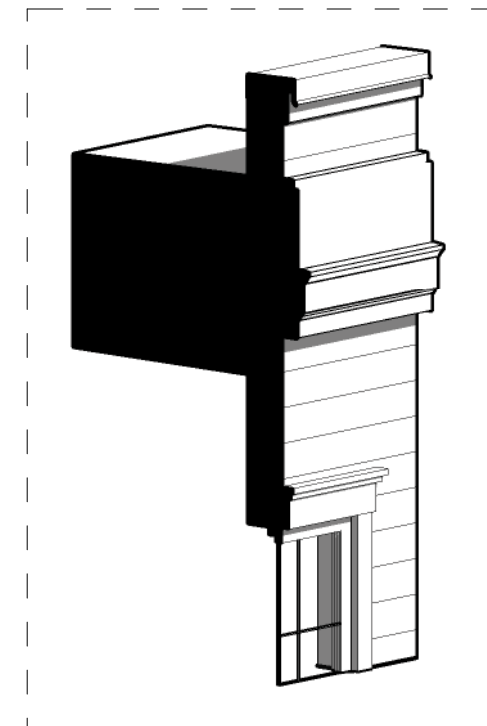
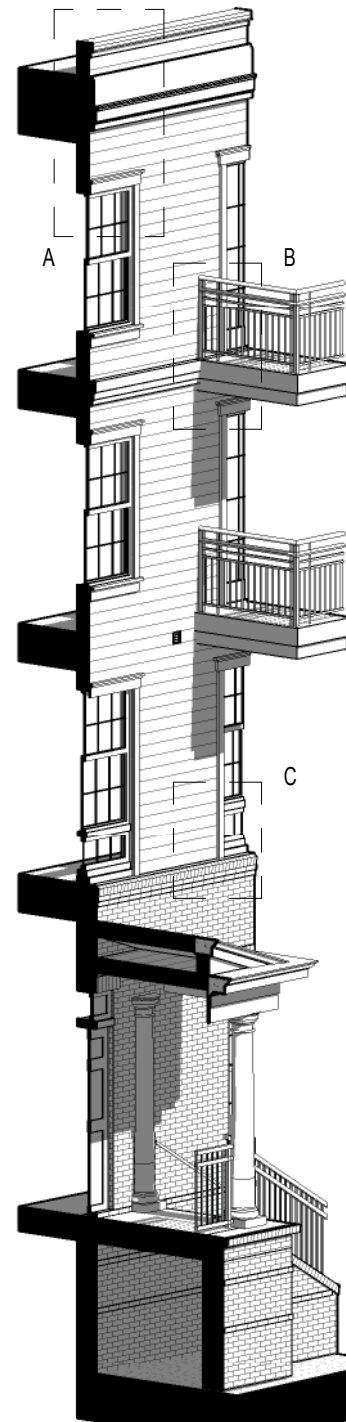


ALPHARETTA CITY CENTER

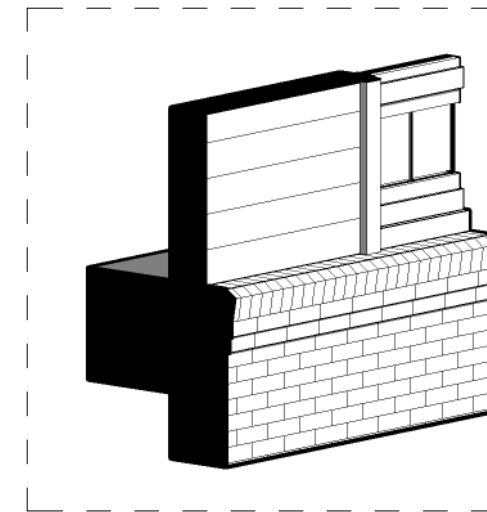
ALPHARETTA, GA

FACADE G
PARCEL 5

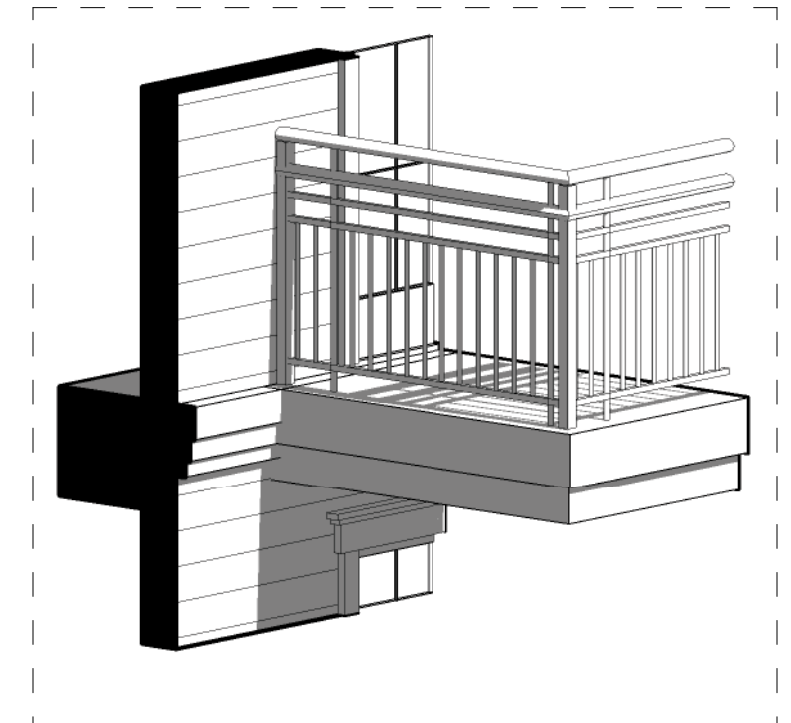




A - CORNICE AND WINDOW HEADER



C - BRICK TRANSITION



B - MID BANDING AND BALCONY CONNECTION

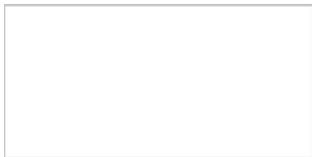
FACADE J



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



TRIM
SW7020
BLACK FOX (TR-7)



WINDOW & DOOR FRAMES
WHITE

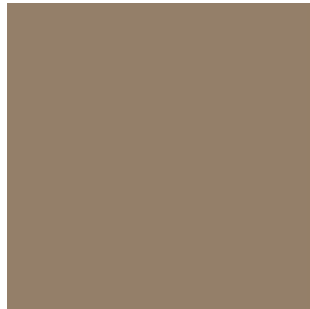


UNIT EXTERIOR LIGHTING
PROGRESS LIGHTING
P5605-20
ANTIQUE BRONZE

FACADE K



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



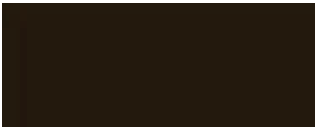
TRIM, WALL BANDING,
CORNICES & COLUMNS
SW2841 WEATHERED
SHINGLE (TR-2)



HARDIE LAP SIDING
SW6068
BREVITY BROWN (H-6)



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB



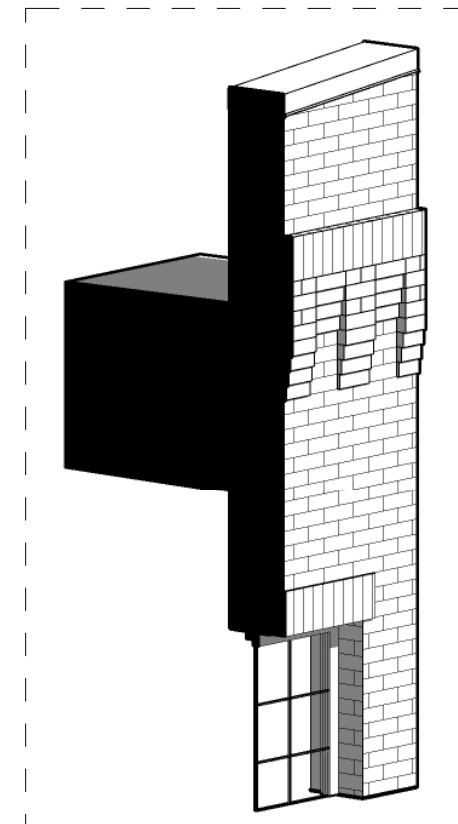
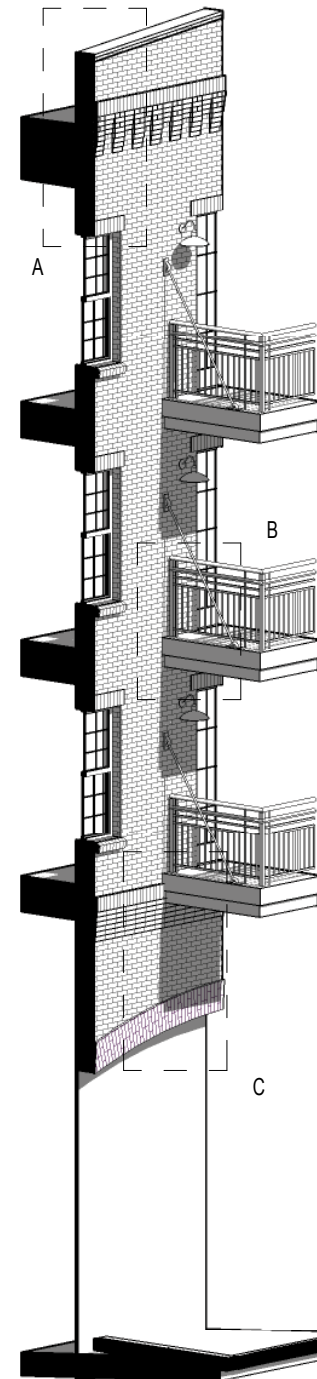
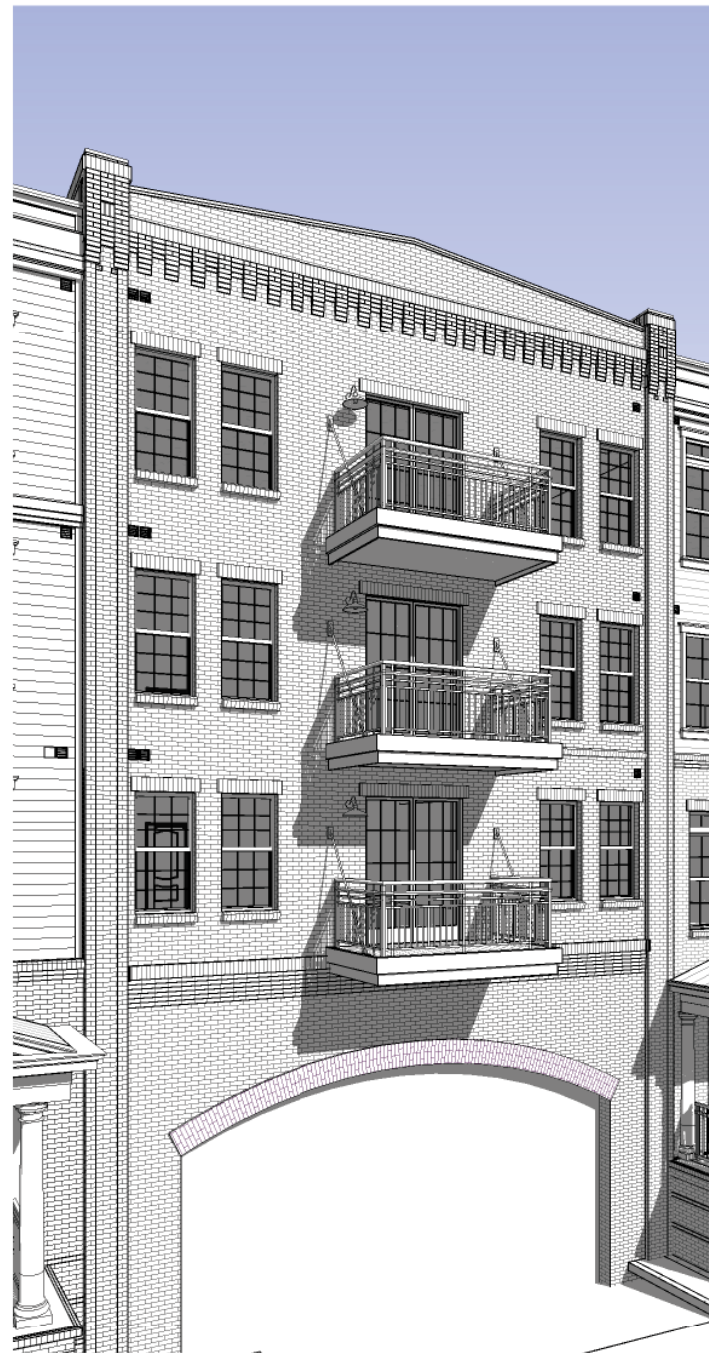
STANDING SEAM METAL ROOF
DARK BRONZE



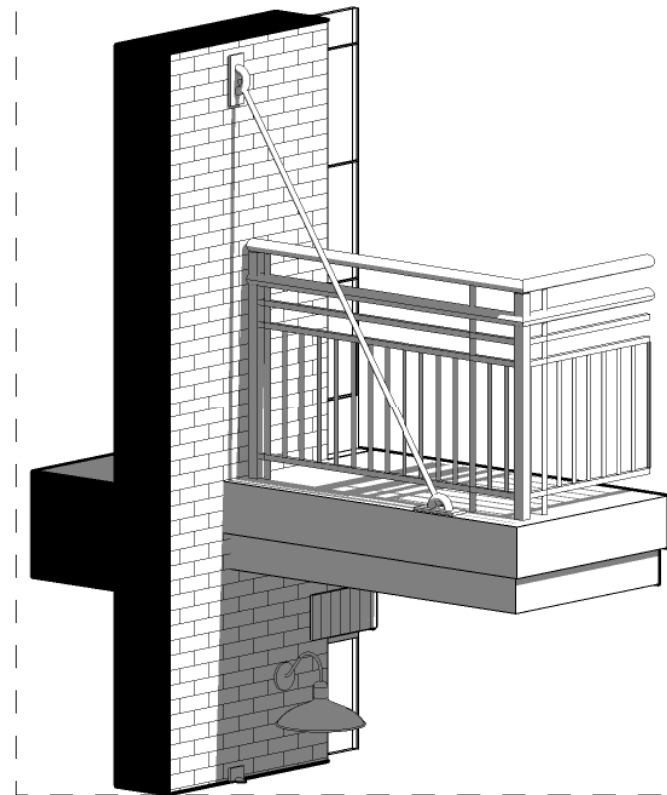
WINDOW & DOOR FRAMES
BEIGE



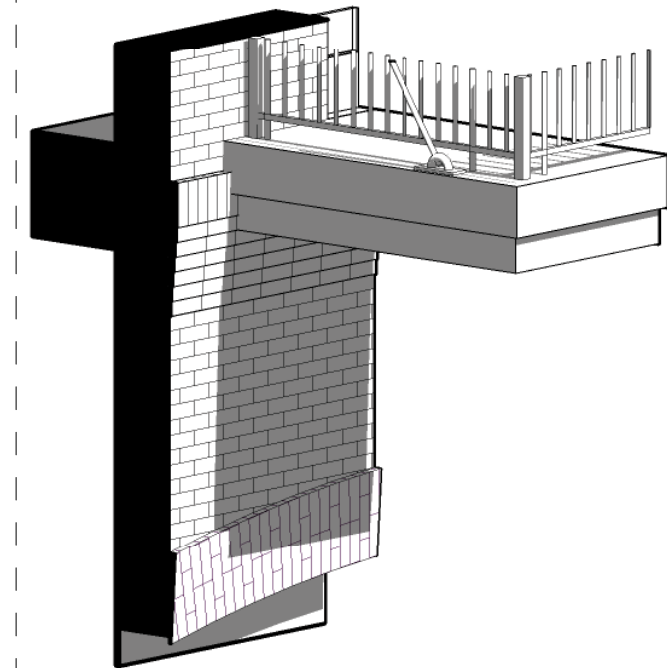
RAILING & UNIT EXTERIOR
DOOR
SW7020
BLACK FOX (TR-7)



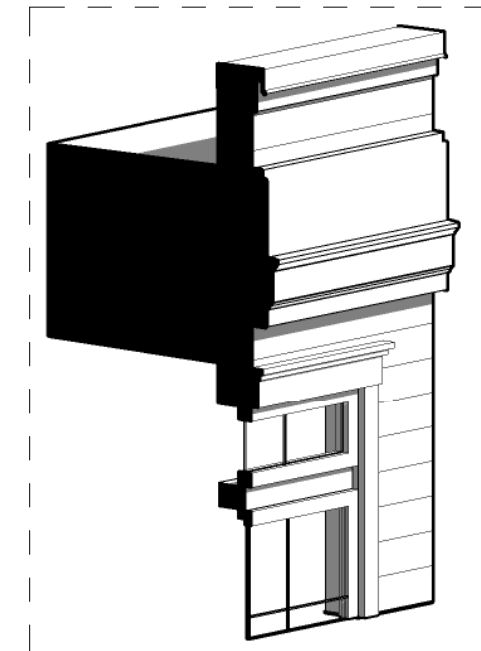
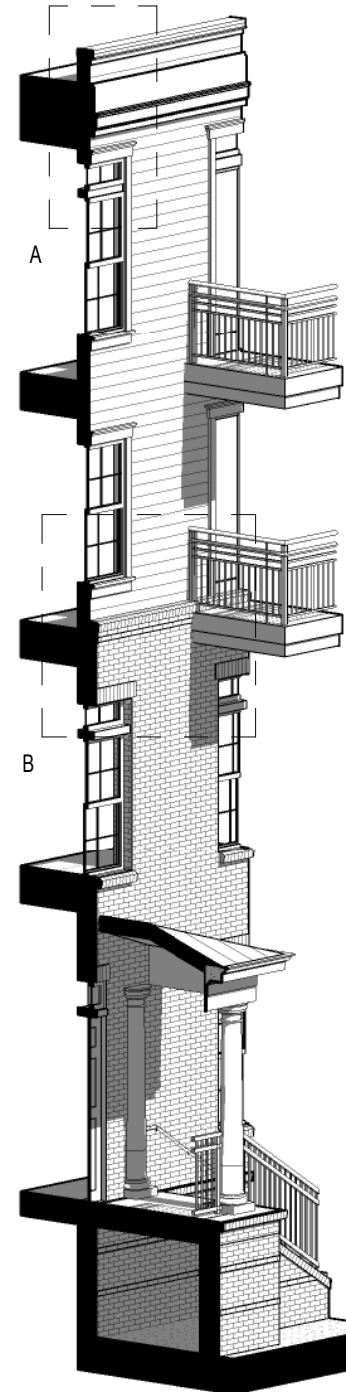
A - CORNICE AND WINDOW HEADER



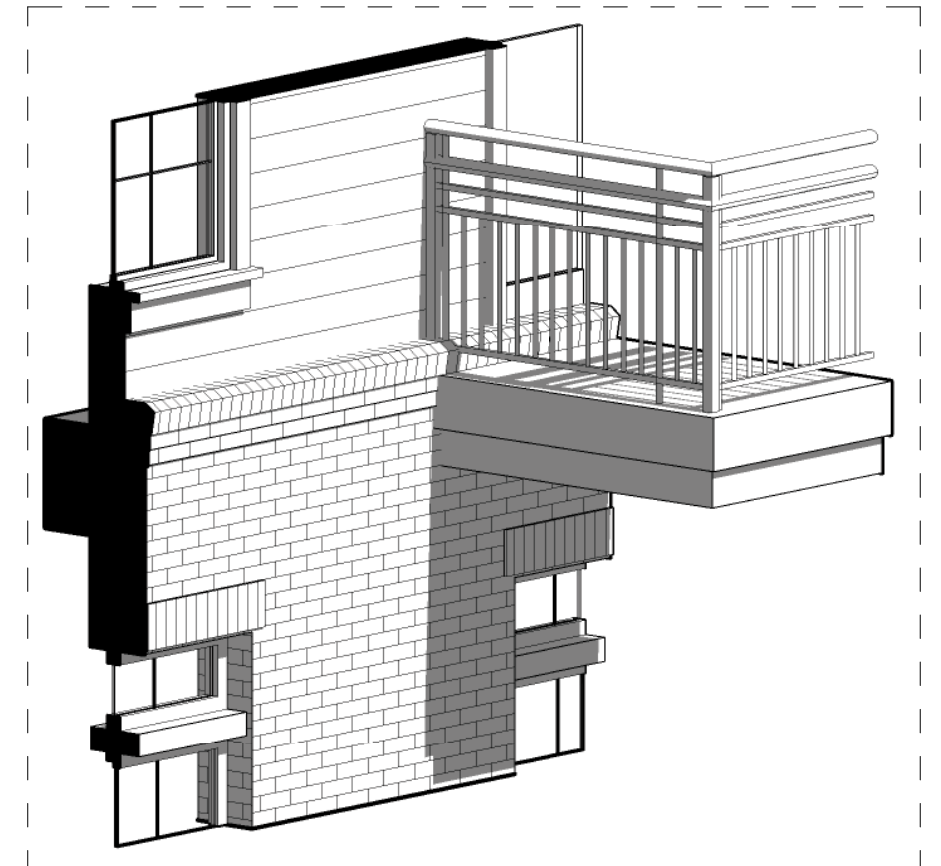
B - BALCONY CONNECTION



C - BALCONY CONNECTION AND LOWER BANDING



A - CORNICE AND WINDOW HEADER



R - BRICK TRANSITION WINDOW SILL AND BRICK HEADER

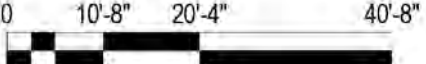




ALPHARETTA CITY CENTER

ALPHARETTA, GA

PARCEL 5 - NORTH ELEVATION



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



FACADE L



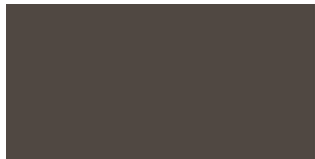
BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



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

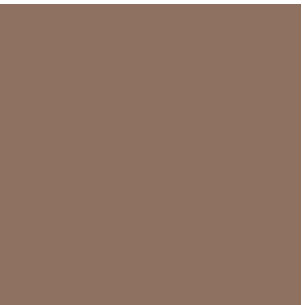


UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB

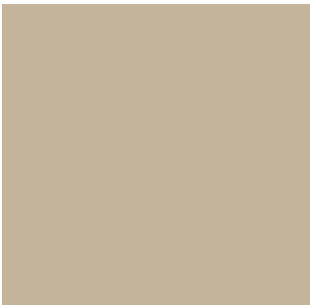
FACADE M



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)



RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



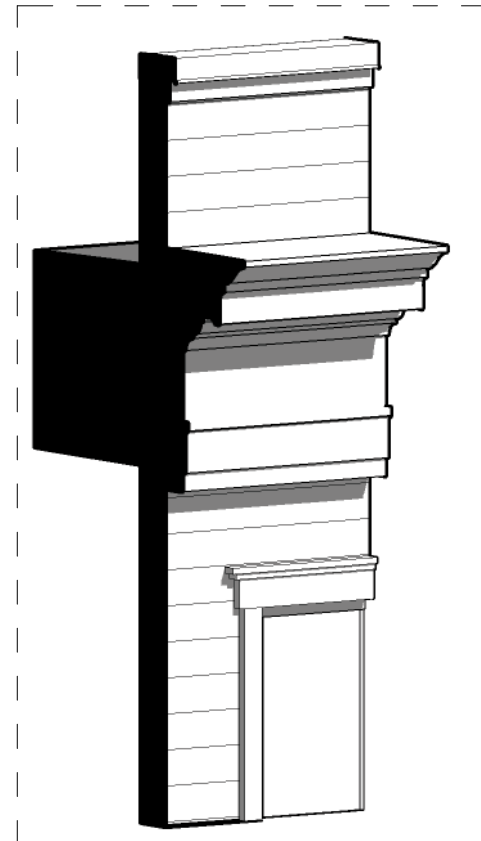
UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB



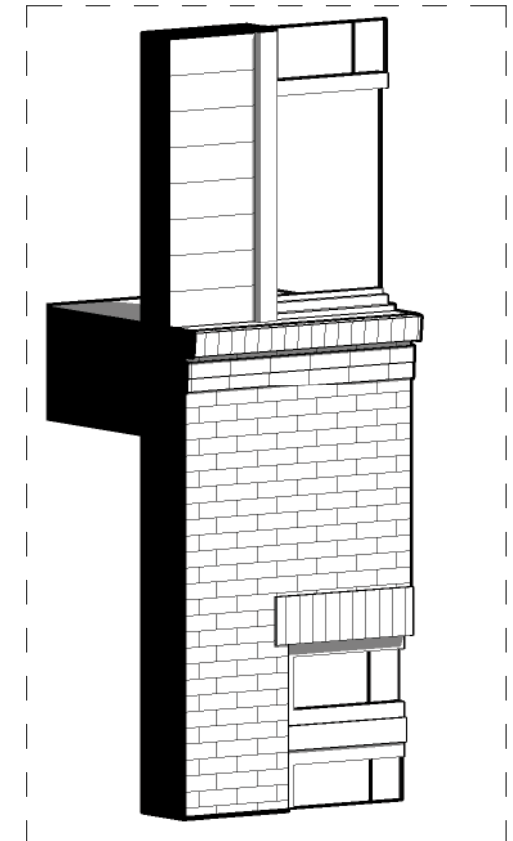
ALPHARETTA CITY CENTER
ALPHARETTA, GA

MATERIALS

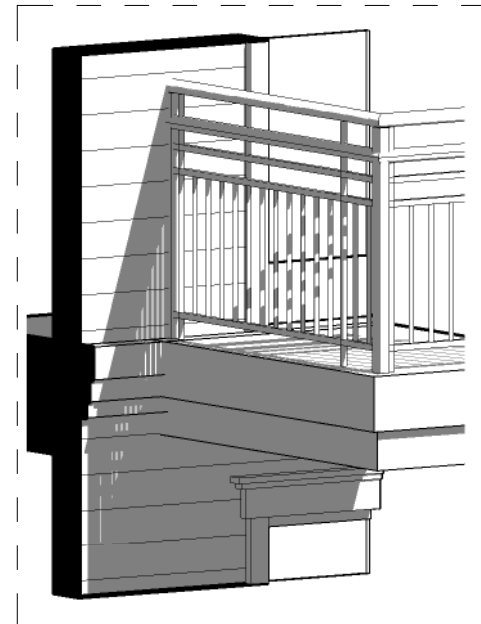




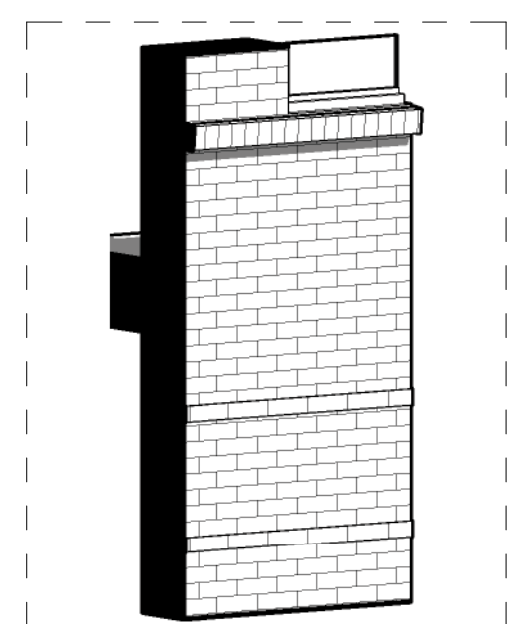
A - CORNICE AND WINDOW HEADER



C - BRICK TRANSITION AND HEADER



B - MID BANDING



D - BRICK SILL AND BANDING

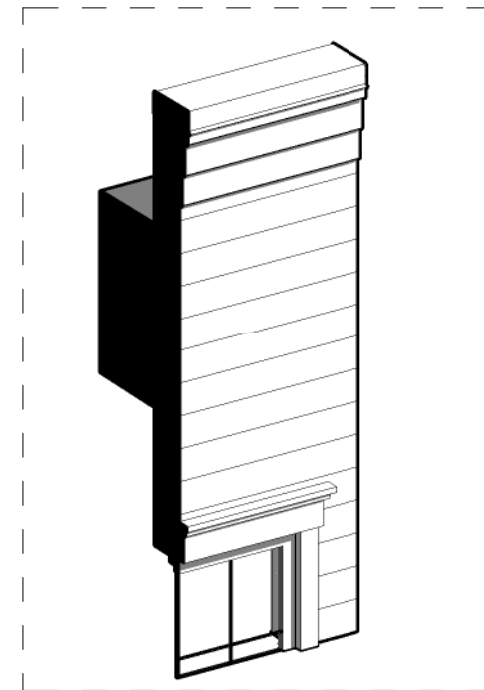
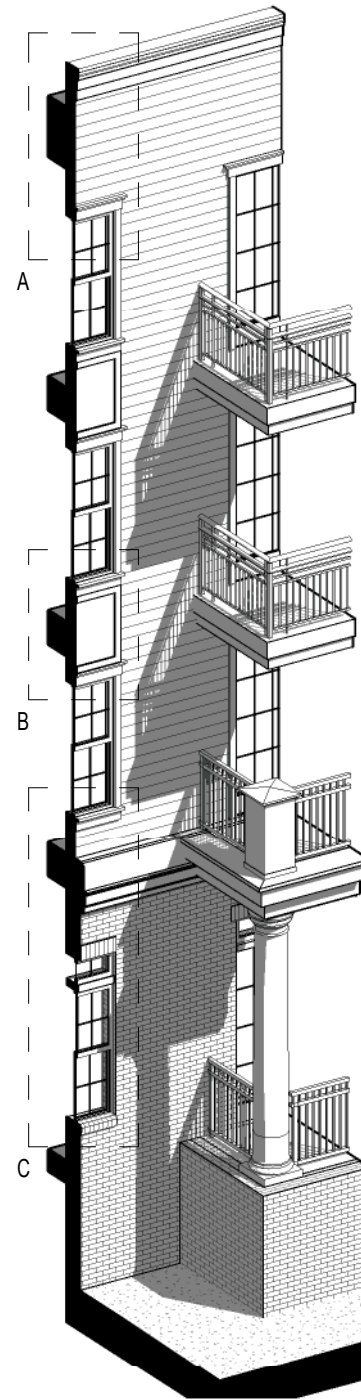


ALPHARETTA CITY CENTER

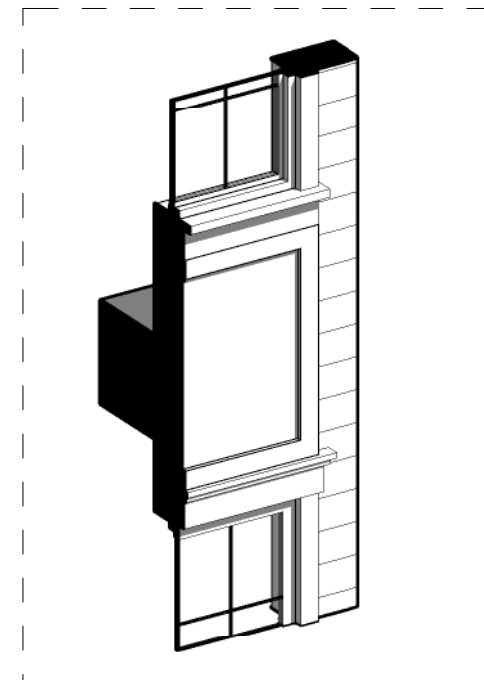
ALPHARETTA, GA

FACADE L
PARCEL 5

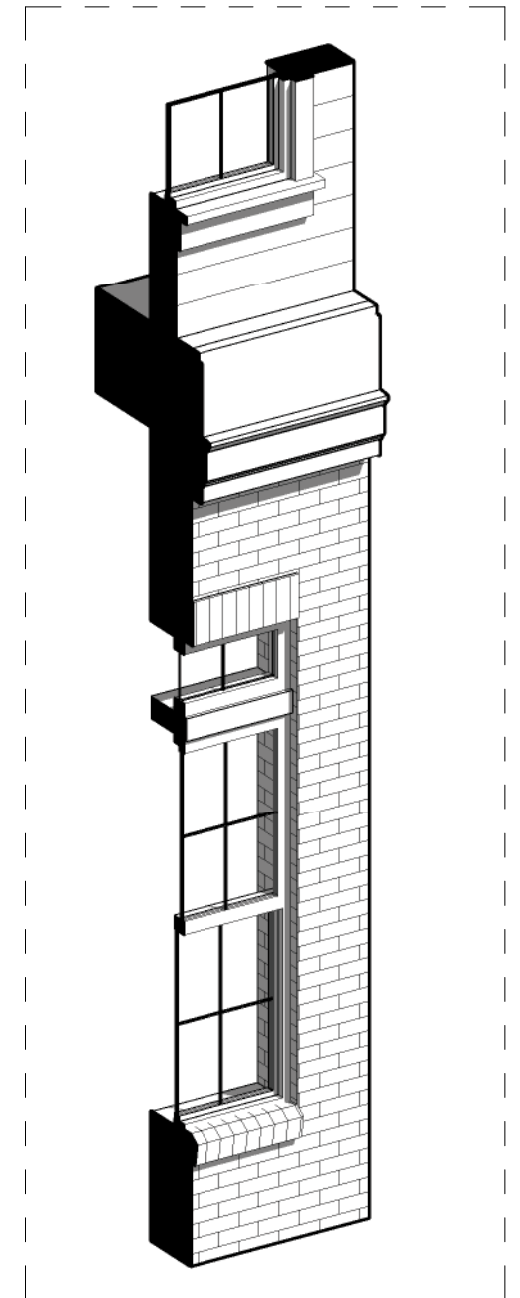




A - CORNICE AND WINDOW HEADER



B - WINDOW SILL, HEADER AND PANEL



C - WINDOW SILL, TRANSITION AND BRICK
WINDOW SILL AND HEADER

FACADE N



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



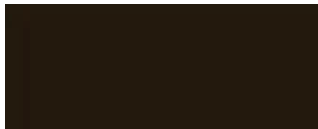
HARDIE LAP SIDING
SW2845 (H-5)
BUNGLEHOUSE GRAY



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



UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE



STANDING SEAM METAL ROOF
DARK BRONZE



WINDOW & DOOR FRAMES
BEIGE



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

FACADE P



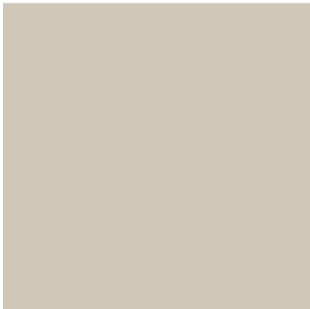
BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



GATES, STOREFRONT &
EXTERIOR SOLID DOORS
SW7020 BLACK FOX



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



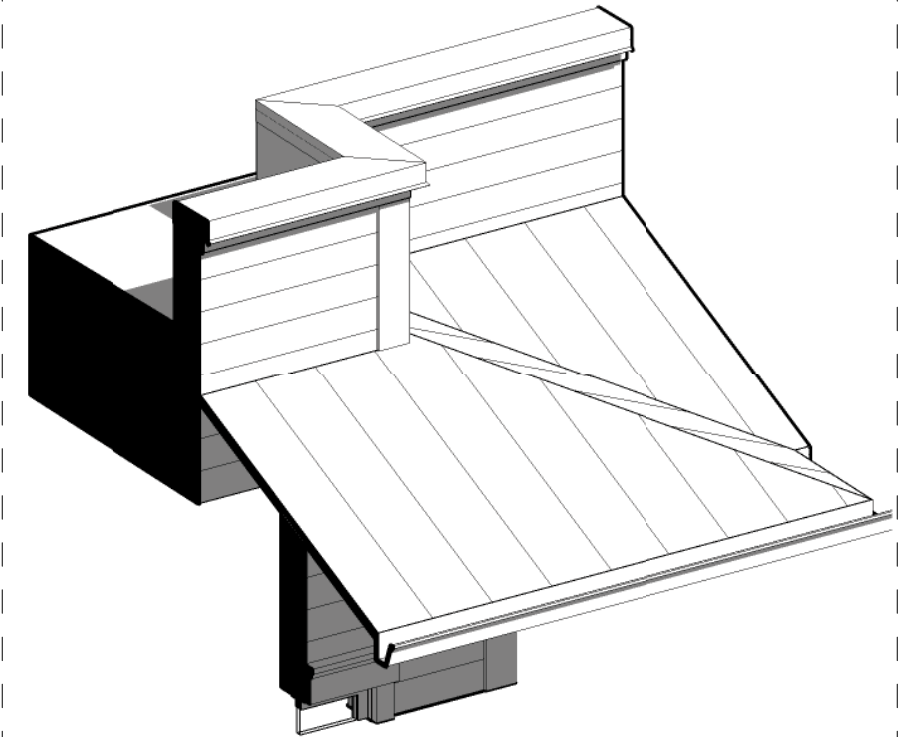
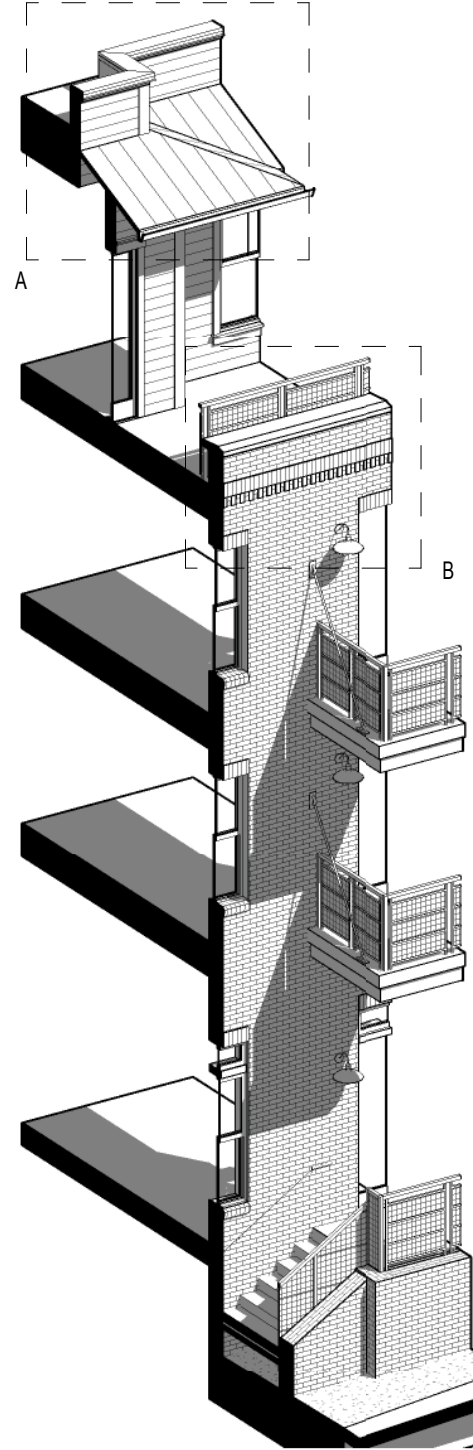
WINDOW & DOOR FRAMES
WHITE



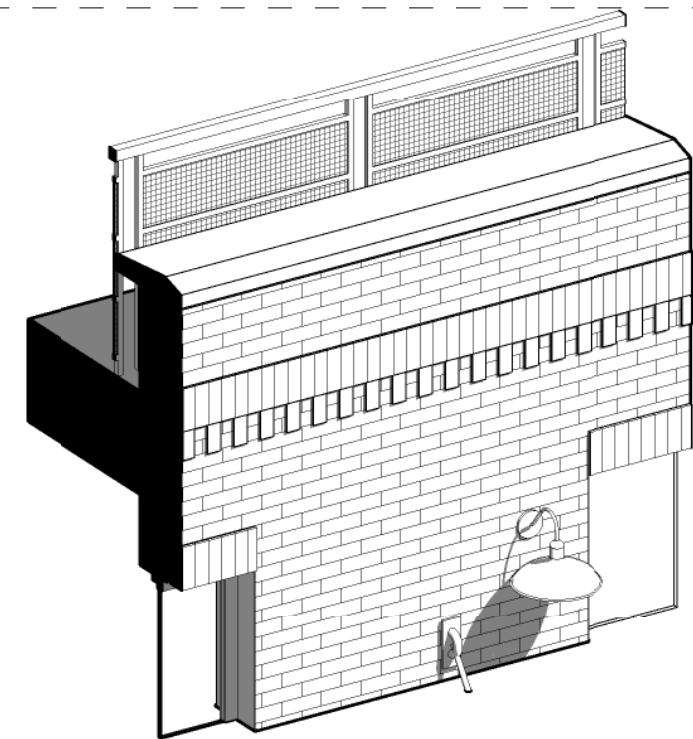
AMENITY EXTERIOR LIGHTING
VOLUME LIGHTING
V9636-79
ANTIQUÉ BRONZE



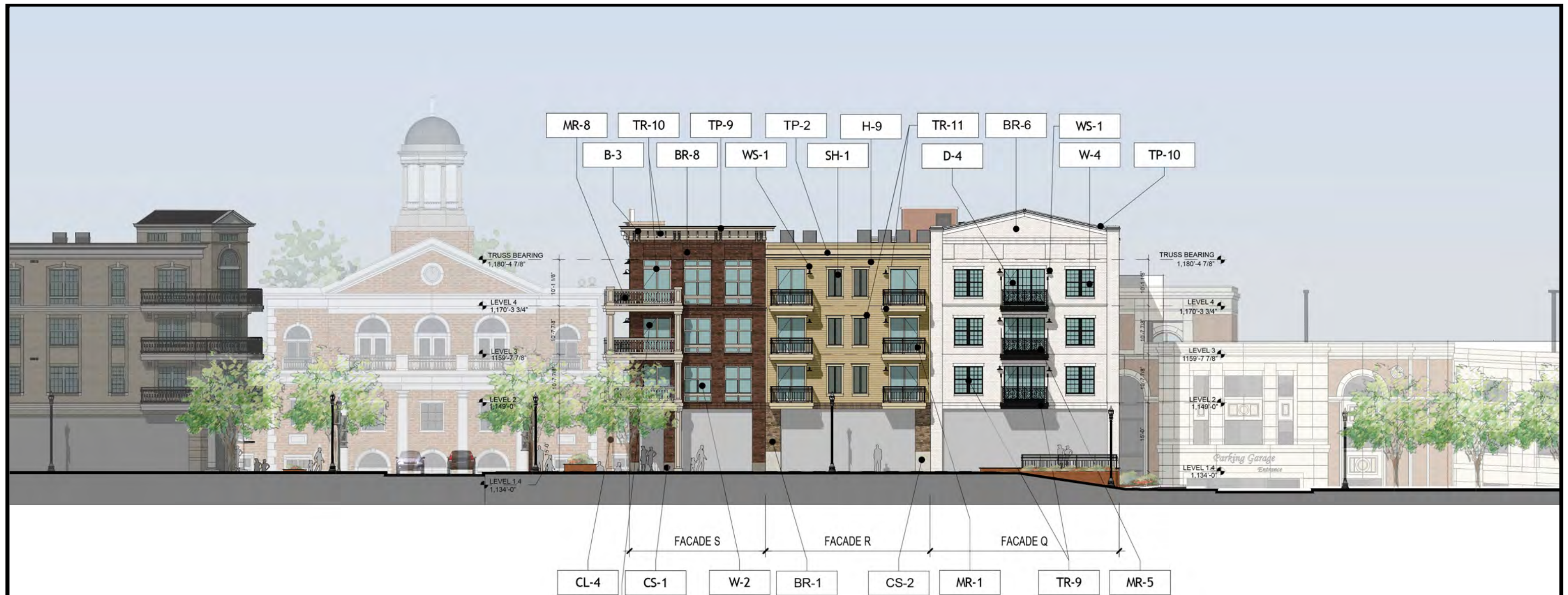
UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE



A - CORNICE AND TERRACE ROOF



B - TERRACE RAILING AND WINDOW HEADER



EXTERIOR FINISH KEY															
WALL FINISHES							MISCELLANEOUS							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 DR EQ	H-1	CEMENTITIOUS SIDING	NUTCRACK SW6089	JAMES HARDIE OR EQ	TP-1	TRIM PROFILE	REFER TO ELEVATION		S-1	STOREFRONT	DARK BRONZE	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ	TP-2	TRIM PROFILE	REFER TO ELEVATION		L-1	CAST STONE LINTEL OR MEDALLION	FLAX	ROCKCAST OR EQ
BR-2	BRICK VENEER	ST CHARLES	ACME OR EQ	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	TP-3	TRIM PROFILE	REFER TO ELEVATION		W-1	WINDOW - VINYL	WHITE	PLY GEM OR EQ
	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ	H-4	CEMENTITIOUS SIDING	LANBARK SW6091	JAMES HARDIE OR EQ	TP-4	TRIM PROFILE	REFER TO ELEVATION		W-2	WINDOW - VINYL	BEIGE	PLY GEM OR EQ
BR-3	BRICK VENEER	BROOKSTONE	ACME OR EQ	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ	TP-5	TRIM PROFILE	REFER TO ELEVATION		W-3	WINDOW - VINYL	DARK BRONZE	PLY GEM OR EQ
	BRICK MORTAR	FROSTY	HOLCIM OR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6089	JAMES HARDIE OR EQ	TP-6	TRIM PROFILE	REFER TO ELEVATION		W-4	WINDOW - ALUMINUM	BLACK	PLY GEM OR EQ
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE DR EQ	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ	TP-7	TRIM PROFILE	REFER TO ELEVATION		LP-1	LOUVER PANEL	DARK BRONZE	TBD
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	H-8	CEMENTITIOUS PANEL W/ TRIM	BIRDS EYE MAPLE SW2834	JAMES HARDIE OR EQ	TP-8	TRIM PROFILE	REFER TO ELEVATION		CL-1	COLUMN	MATCH ADJACENT TRIM	MELTON CL (#200RP-24")
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE DR EQ	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW6104	JAMES HARDIE OR EQ	TP-9	TRIM PROFILE	REFER TO ELEVATION		CL-2	COLUMN (AT TOWNHOUSES)	MATCH ADJACENT TRIM	MELTON CL (#200RP-12")
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ	H-10	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ	TP-10	TRIM PROFILE	REFER TO ELEVATION		CL-3	COLUMN (AT UNITS)	MATCH ADJACENT TRIM	MELTON CL (#200RP-18")
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	ST-1	STUCCO	ANALYTICAL GRAY SW7051		CL-4	COLUMN/PIER (WRAPPED W/ HARDIE)	MATCH ADJACENT TRIM	JAMES HARDIE OR EQ
	BRICK MORTAR	DESERT BLUFF	HOLCIM OR EQ	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ	ST-2	STUCCO	BLACK FOX SW7020		B-1	BRACKET (AT BALCONIES)	REFER TO ELEVATIONS	MELTON CL (#BKT 1810)
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE DR EQ	TR-4	CEMENTITIOUS TRIM OR PANEL	WINDSOR GREIGE SW7526	JAMES HARDIE OR EQ	ST-3	STUCCO	STUDIO TAUPE SW7549		B-2	BRACKETS (AT BALCONIES)	REFER TO ELEVATIONS	MELTON CL (#BKT 38910)
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	TR-5	CEMENTITIOUS TRIM	GRIT FIN SW7025	JAMES HARDIE OR EQ	MR-8	42" HT. GUARDRAIL SYSTEM	WHITE	INTEX - PRAIRIE 42" OR EQ	B-3	BRACKETS (AT CORNICE)	REFER TO ELEVATIONS	MELTON CL (#BKT 423 & 516-18)
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE DR EQ	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ	MR-9	42" HT. GUARDRAIL SYSTEM	BLACK	MELTON CL (#BAL 189)	G-1	METAL GATE	DARK BRONZE	TBD
	BRICK MORTAR	BUFF	COOSA OR EQ	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ	MR-10	42" HT. GUARDRAIL SYSTEM	BEIGE	PLY GEM OR EQ	R-1	EXPOSED RAFTER TAILS	MATCH ADJACENT TRIM	N/A
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE DR EQ	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ	MR-11	42" HT. GUARDRAIL SYSTEM	DARK BRONZE	PLY GEM OR EQ	SH-1	SHUTTERS	ROCK BOTTOM SW 7082	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	TR-9	CEMENTITIOUS TRIM OR PANEL	TRICORN BLACK SW6258	JAMES HARDIE OR EQ	MR-12	42" HT. GUARDRAIL SYSTEM	BLACK	PLY GEM OR EQ	SH-2	SHUTTERS	BLACK FOX SW7020	TBD
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ	TR-10	CEMENTITIOUS TRIM	PEWTER TANNARD SW6023	JAMES HARDIE OR EQ	MR-13	42" HT. GUARDRAIL SYSTEM	TRICORN BLACK SW6258	TBD	SH-3	SHUTTERS	TRICORN BLACK SW6258	TBD
CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW6105	JAMES HARDIE OR EQ	MR-14	42" HT. GUARDRAIL SYSTEM	DARK BRONZE	TBD	WS-1	WALLS SCOOCE	REFER TO MATERIAL BOARD	

ACADEMY STREET

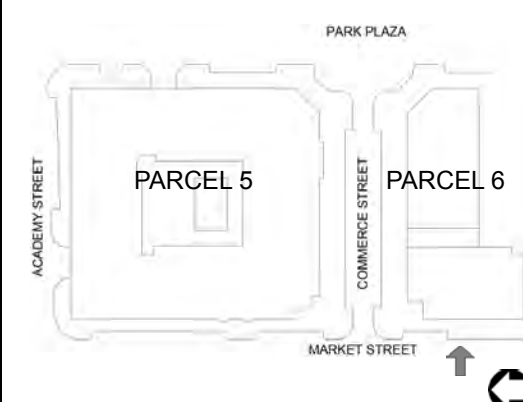
PARK PLAZA

COMMERCE STREET

MARKET STREET

PARCEL 5

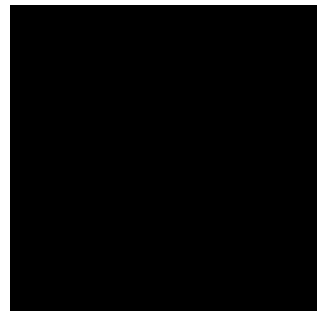
PARCEL 6



FACADE Q



BRICK (BR-6)- FRENCH PROVINCIAL (MODULAR - ACME)
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)



UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION



RAILING & UNIT EXTERIOR
DOOR
SW7020 BLACK FOX



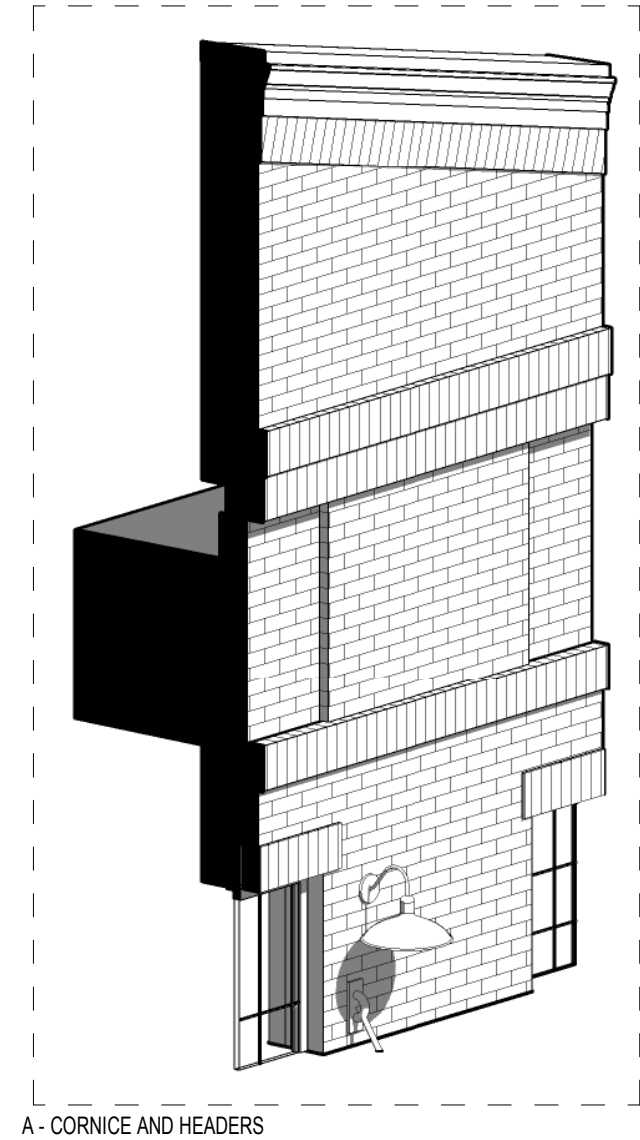
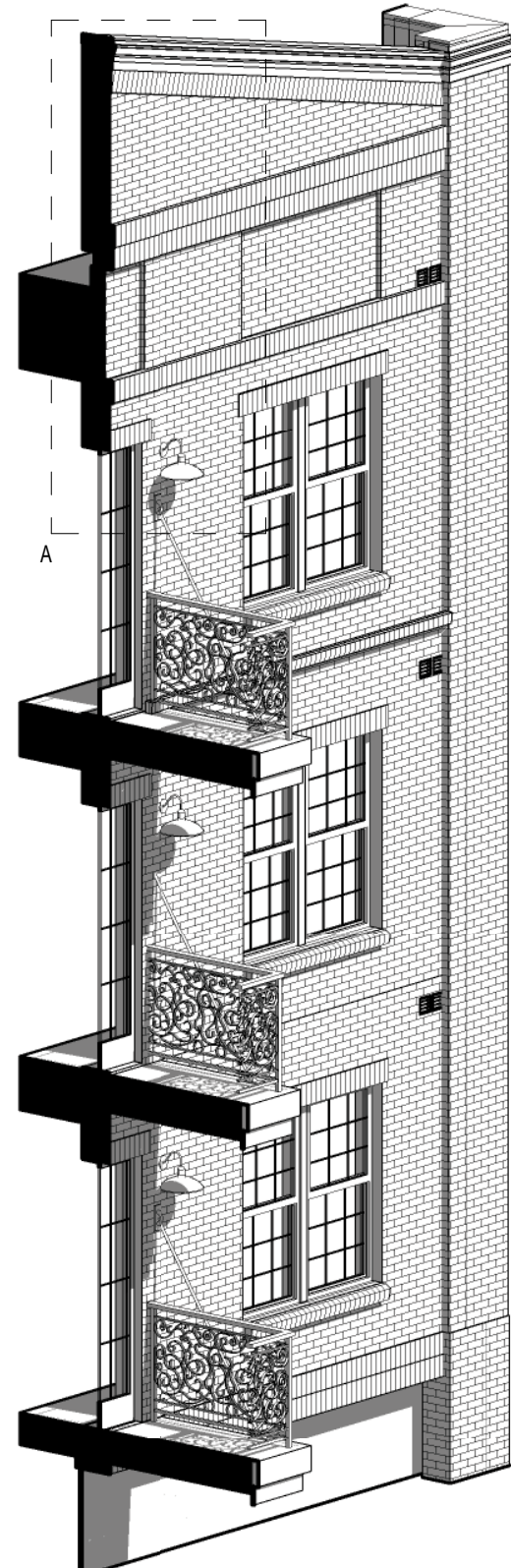
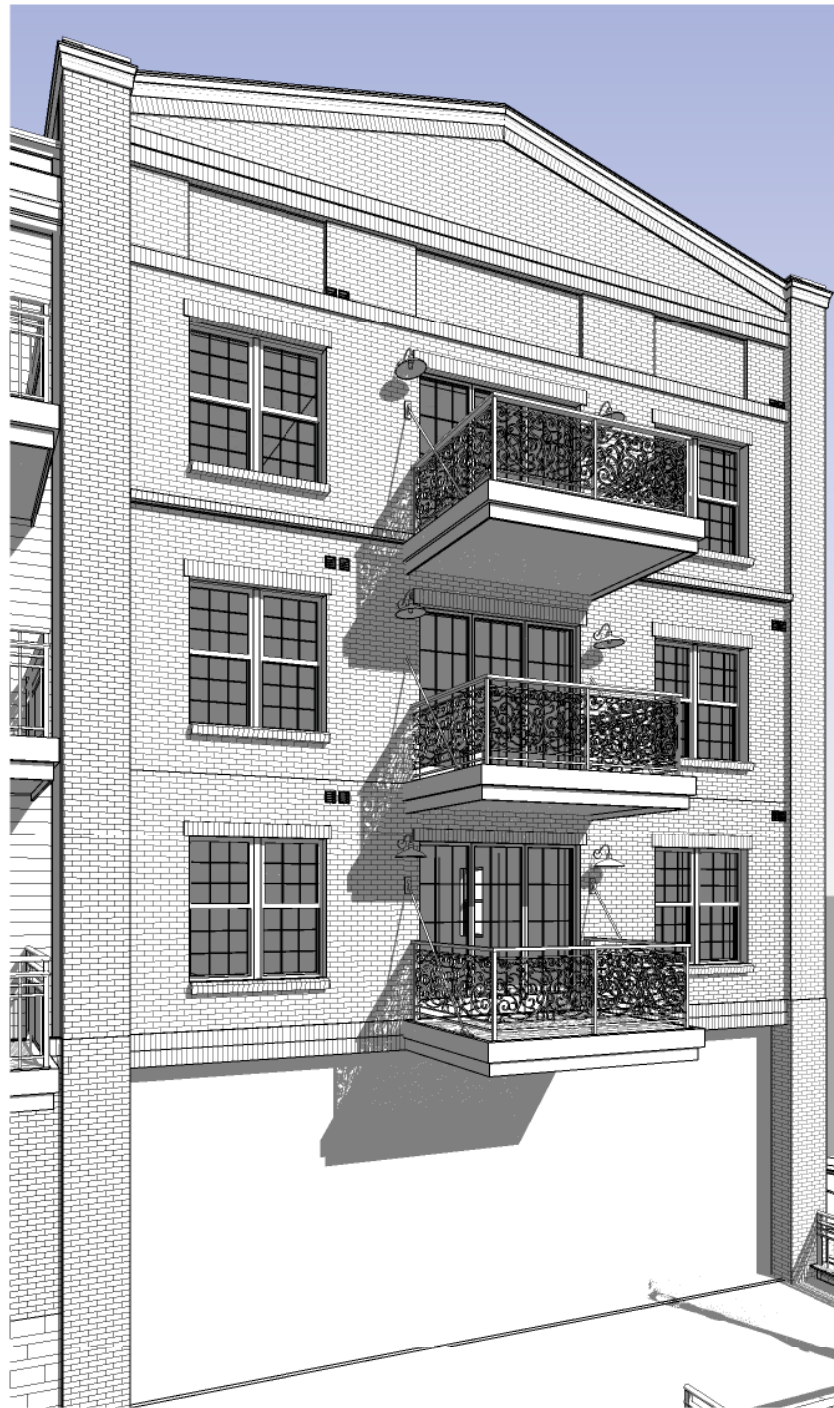
WINDOW & DOOR FRAMES
BEIGE



SHUTTERS
SW7062
ROCK BOTTOM (SH-1)



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



A - CORNICE AND HEADERS

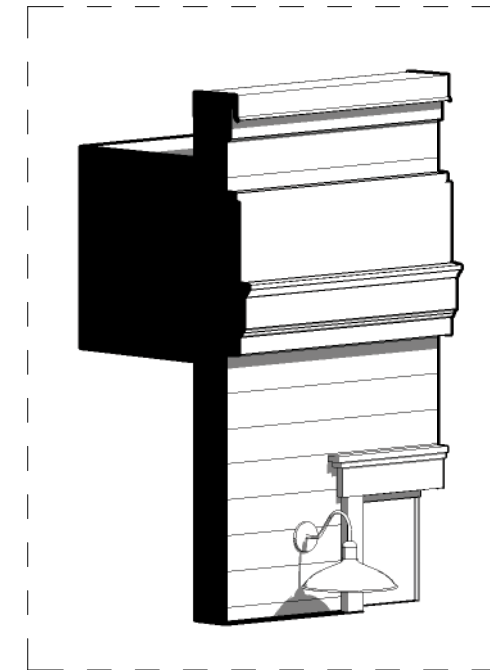


ALPHARETTA CITY CENTER

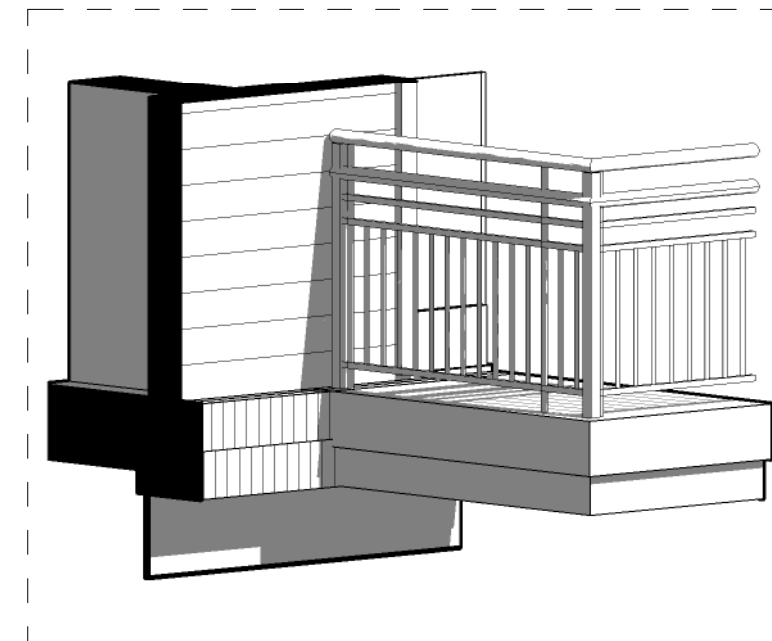
ALPHARETTA, GA

FACADE Q
PARCEL 6

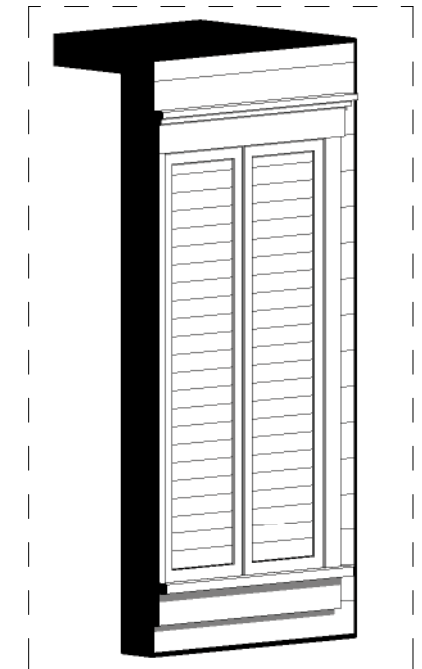




A - CORNICE AND WINDOW HEADER



C - BRICK TRANSITION AND BALCONY



B - SHUTTER AND TRIM



EXTERIOR FINISH KEY																
WALL FINISHES																
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	H-1	CEMENTITIOUS SIDING	NUTMATCH SW6059	JAMES HARDIE OR EQ	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-39)	CJ	CONTROL JOINT / REVEAL	MATCH ADJACENT MATERIAL	N/A	
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	H-2	CEMENTITIOUS SIDING	TONY TAUPE SW7038	JAMES HARDIE OR EQ	TP-2	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-35)	MR-1	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD	
BR-2	BRICK VENEER	ST. CHARLES	ACME OR EQ	H-3	CEMENTITIOUS SIDING	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	TP-3	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-44)	MR-1(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD	
	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD	
BR-3	BRICK VENEER	BROOKSTONE	ACME OR EQ	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD	
	BRICK MORTAR	FROSTY	HOLCIM OR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW6068	JAMES HARDIE OR EQ	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD	
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ	TP-7	TRIM PROFILE	REFER TO ELEVATION	FOAM/STUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD	
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	H-8	CEMENTITIOUS PANEL W/ TRIM	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-36)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD	
BR-5	BRICK VENEER	VELOUR FLASH	CHEROKEE	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW6104	JAMES HARDIE OR EQ	TP-9	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-10)	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD	
	BRICK MORTAR	LIME PUTTY	HOLCIM OR EQ	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ	TP-10	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-8)	MR-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CL (MBAL 121)	
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ	ST-1	STUCCO	ANALYTICAL GRAY SW7051	SMOOTH FINISH	MR-5	42" HT. ALUM. GUARDRAIL SYSTEM	BLACK	TBD	
	BRICK MORTAR	DESERT BUFF	HOLCIM OR EQ	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7035	JAMES HARDIE OR EQ	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-6	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD	
BR-7	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ	TR-4	CEMENTITIOUS TRIM OR PANEL	WINDSOR GREIGE SW7526	JAMES HARDIE OR EQ	ST-3	STUCCO	STUDIO TAUPE SW7549	SMOOTH FINISH	MR-7	42" HT. PVC GUARDRAIL SYSTEM	WHITE	INTEX - PRAIRE 42" OR EQ	
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	TR-5	CEMENTITIOUS TRIM	GRIFIN SW7026	JAMES HARDIE OR EQ	ROOF MATERIALS								
BR-8	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ	SSM	STANDING SEAM METAL ROOF	ROOF: DARK BRONZE	REFER TO SPEC	D-1	DOOR	WHITE	PLY GEM OR EQ	
	BRICK MORTAR	BUFF	COOSA OR EQ	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ	MC-1	METAL COPING - PRE-FIN	MATCH ADJACENT MATERIAL	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ	
BR-9	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ	MC-2	PYRAMID POST CAP - PRE-FIN	DARK BRONZE	OLD WORLD DIS. INC OR EQ	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ	
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	TR-9	CEMENTITIOUS TRIM OR PANEL	TRICORN BLACK SW6258	JAMES HARDIE OR EQ	SC	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ	
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ	TR-10	CEMENTITIOUS TRIM	PEWTER TANKARD SW6023	JAMES HARDIE OR EQ	DS	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	OD-1	OVERHEAD DOOR	TRICORN BLACK SW6258	TBD	
CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW6106	JAMES HARDIE OR EQ	C-1	METAL CANOPY	DARK BRONZE	TBD	S-1	STOREFRONT	DARK BRONZE	TBD	
													MANUFACTURER/REMARKS			

ACADEMY STREET

COMMERCE STREET

MARKET STREET

PARCEL 5

PARCEL 6

PARK PLAZA

FACADE S



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



CORNICE, TRIM & COLUMNS
AT BALCONY
SW0023
PEWTER TANKARD (TR-10)

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



ALUMINUM RAILINGS/DOOR FRAMES/
WINDOW TRIM
SW6258
TRICORN BLACK



UNIT EXTERIOR LIGHTING
CRAFTMADE Z6500-88
OILED BRONZE GILDED
ARDEN 1 LIGHT

FACADE T



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



STUCCO
SW7051 (ST-1)
ANALYTICAL GRAY



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



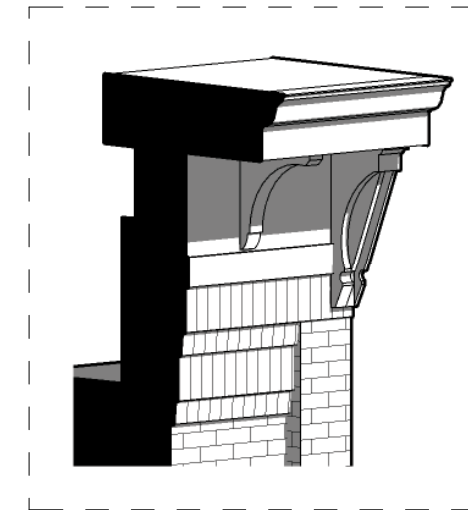
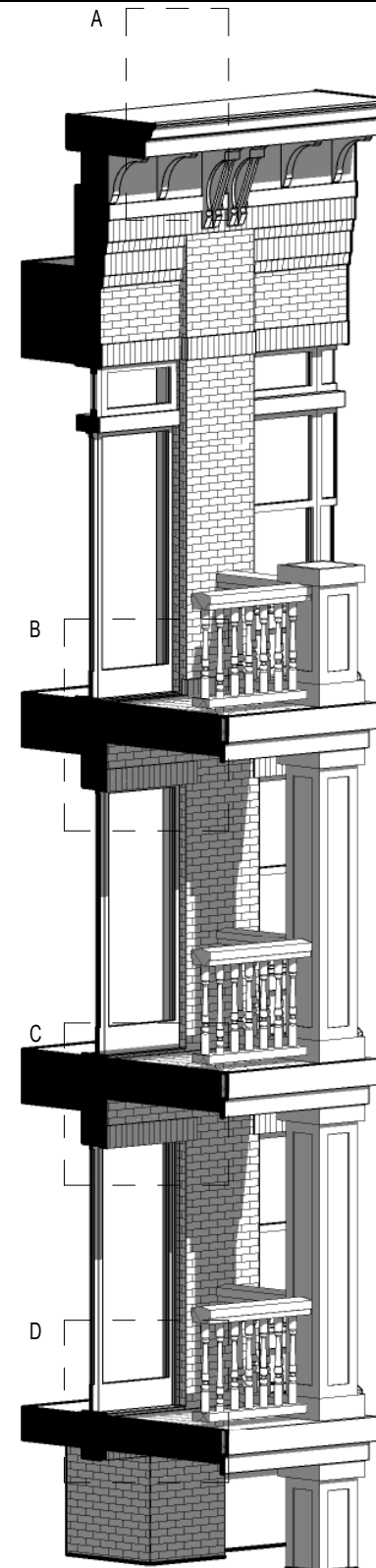
WINDOW & DOOR FRAMES
BEIGE



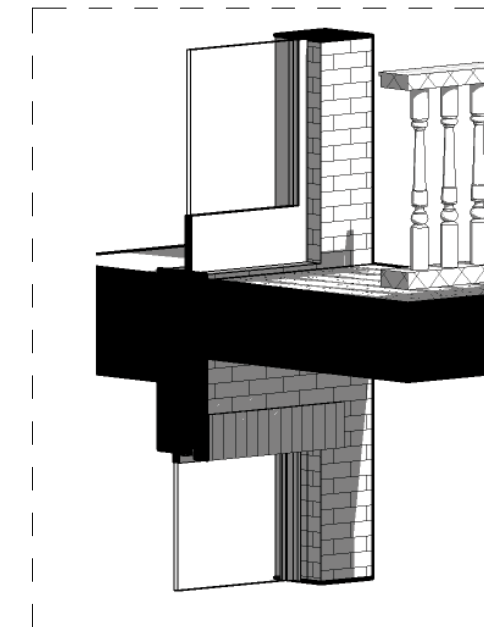
UNIT EXTERIOR LIGHTING
MILLENNIUM LIGHTING
ARCHITECTURAL BRONZE
R SERIES
RWH514-RGN12



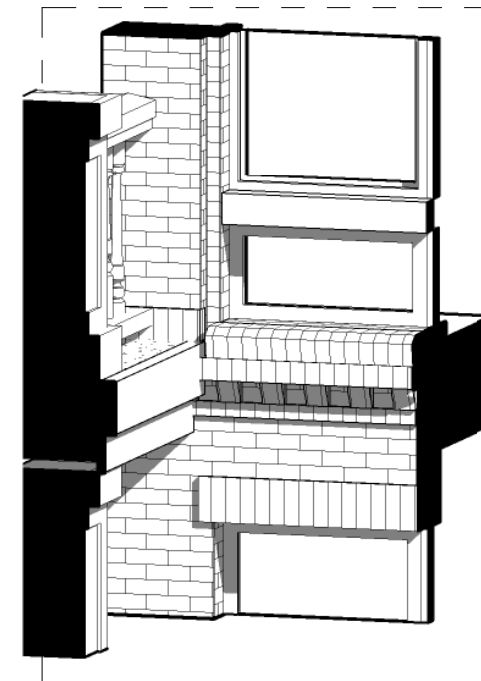
UNIT EXTERIOR LIGHTING
MILLENNIUM LIGHTING
ARCHITECTURAL BRONZE
R SERIES
RWH514-RGN15



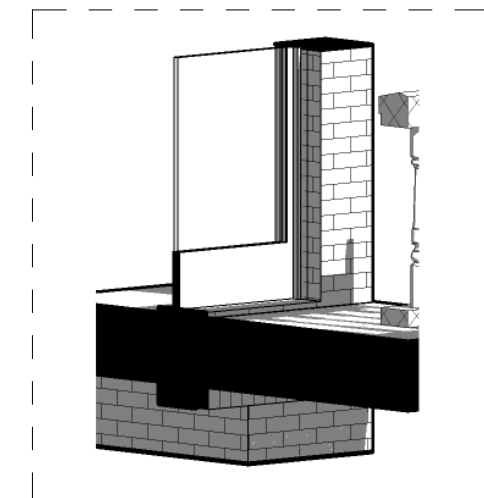
A - CORNICE



C - BRICK SILL AND HEADER



B - BRICK DETAIL AND HEADER



D - BRICK BANDING



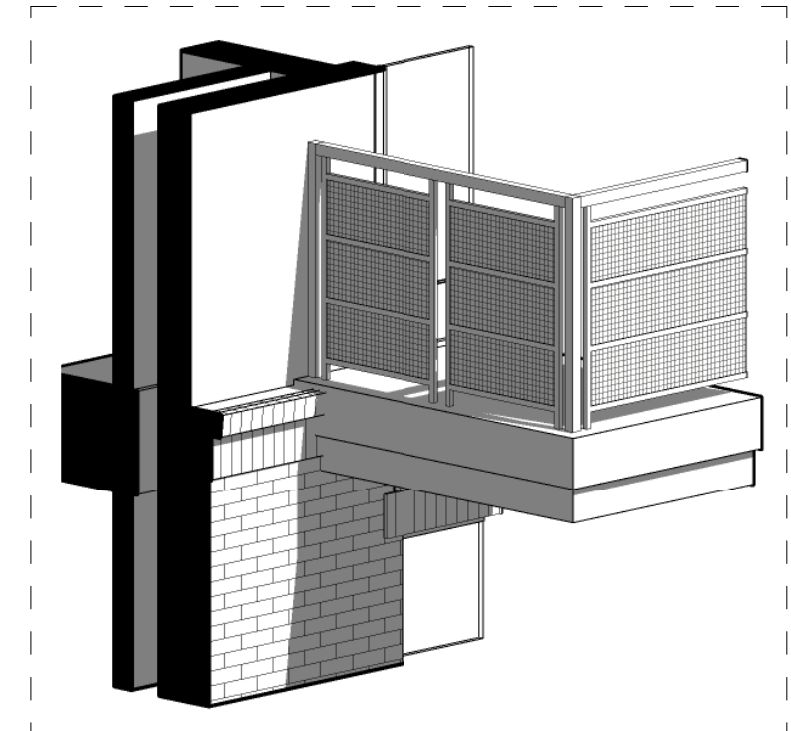
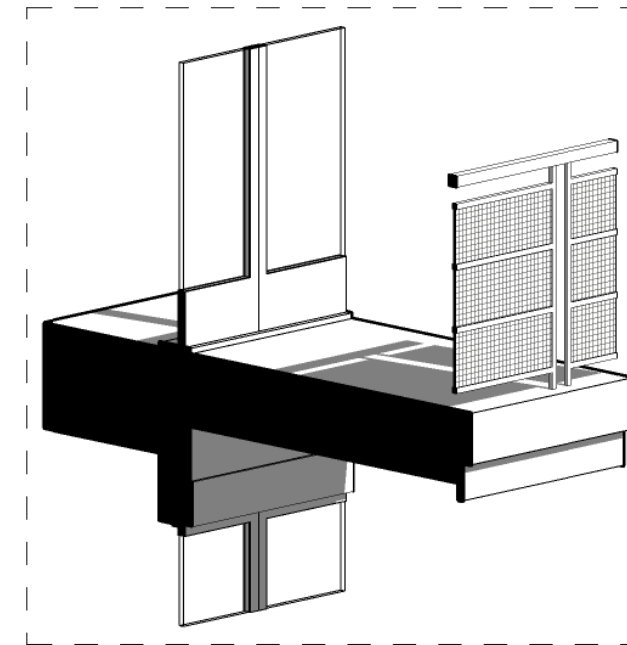
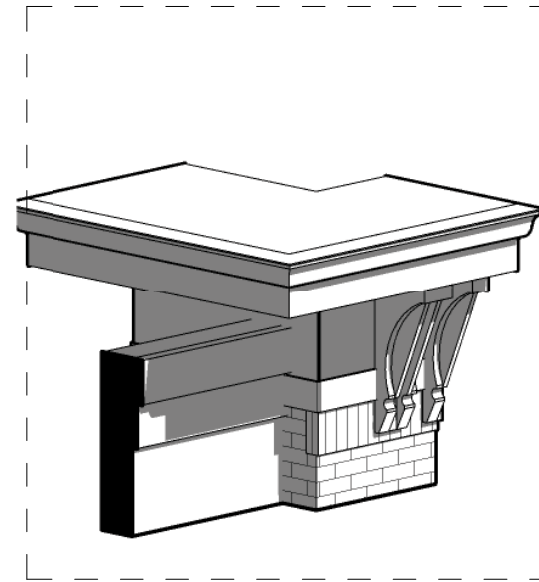
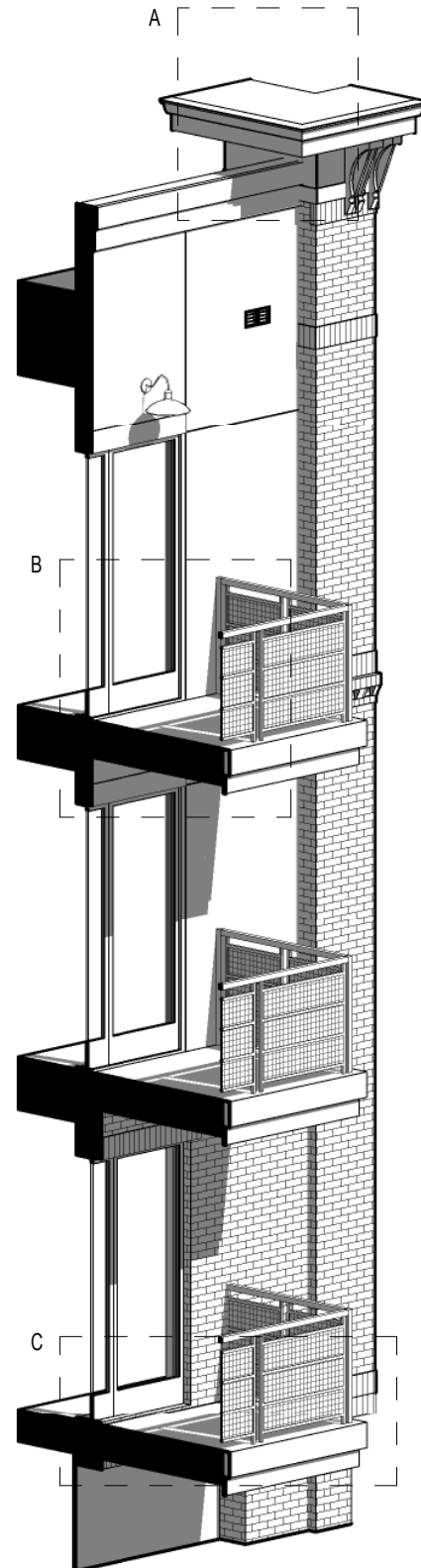
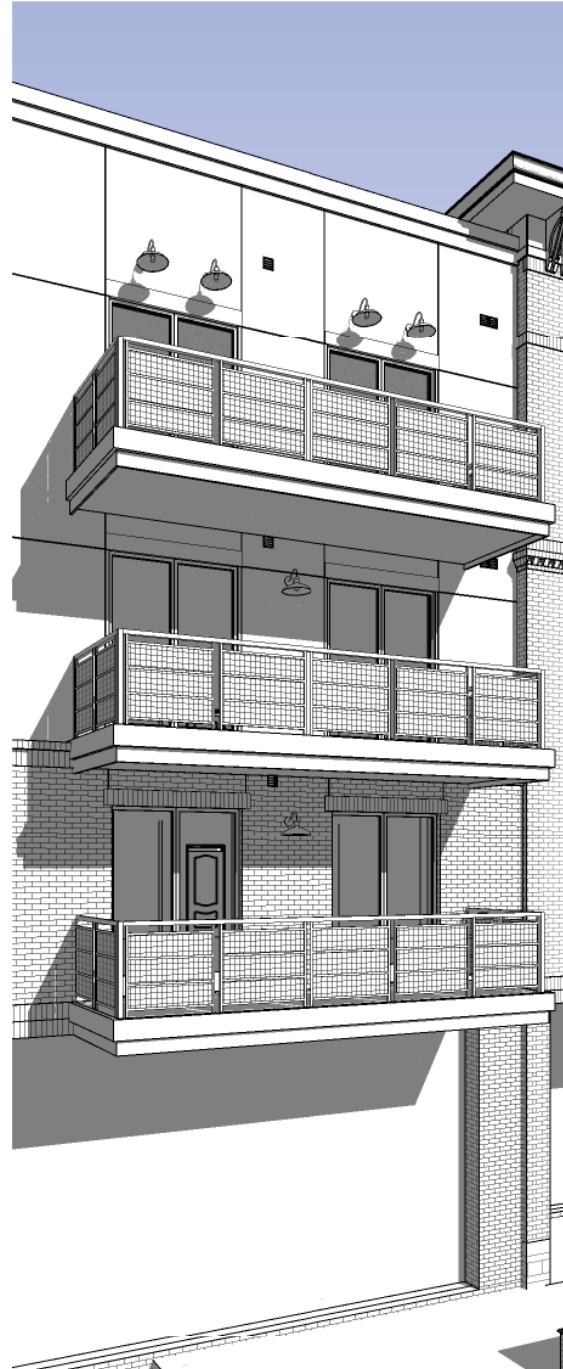
ALPHARETTA CITY CENTER

ALPHARETTA, GA

FACADE S
PARCEL 6



The variety of railing details is very nice site wide.



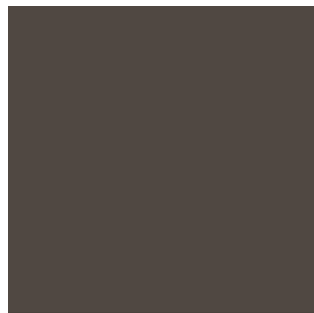
FACADE U



HARDIE PANELS & TRIM
SW7616
BREEZY (H-9)



CAST STONE (CS-1)
FLAX (ROCKSTONE)



RAILINGS & DOOR FRAMES
SW7020 BLACK FOX



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



UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE

FACADE V



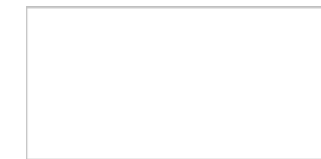
BRICK (BR-9)- MOSSY OAK (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



TRIM
SW7006
EXTRA WHITE (TR-6)



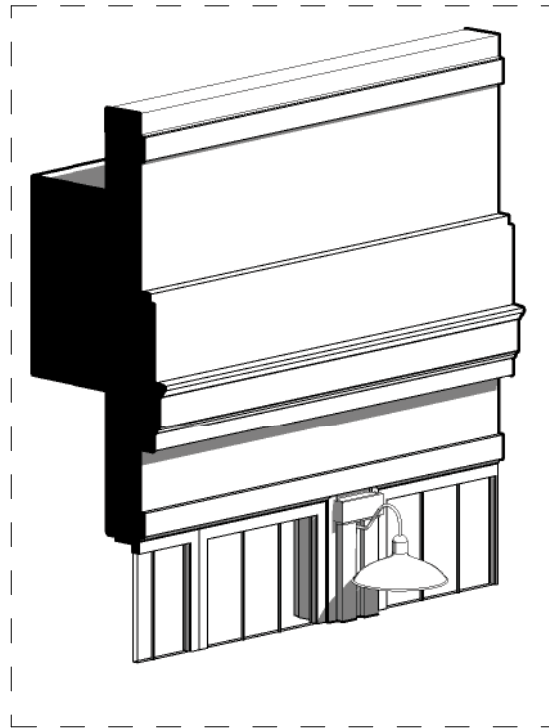
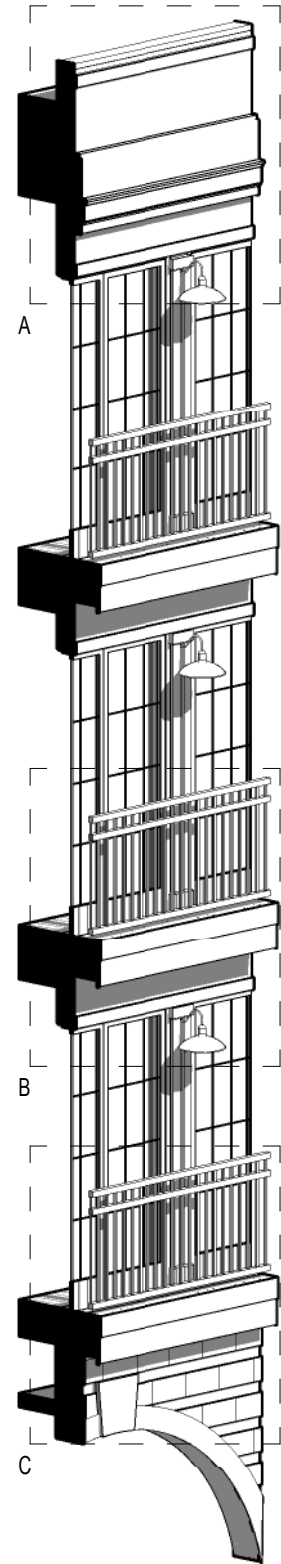
RAILINGS
SW7020 BLACK FOX



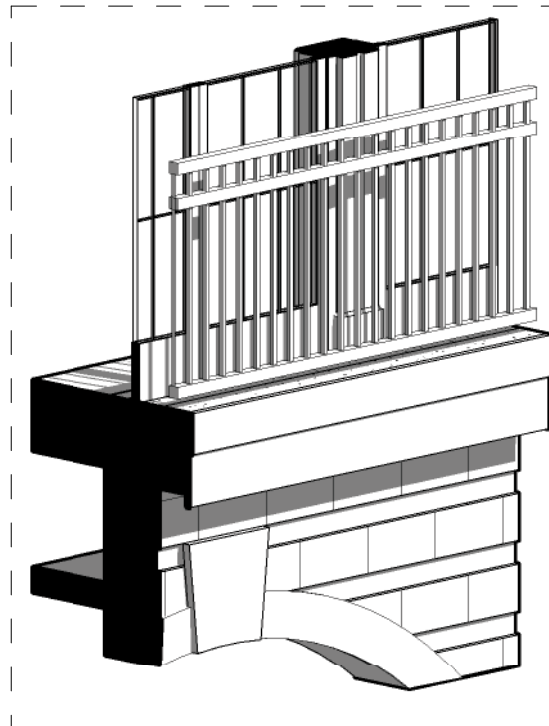
WINDOW & DOOR FRAMES
WHITE



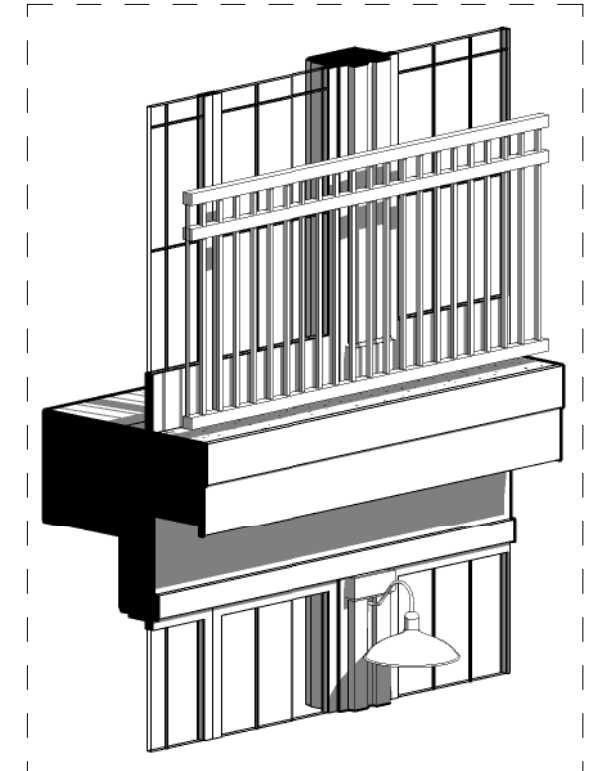
UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB WEATHER BRONZE



A - CORNICE AND WINDOW HEADER



C - JULIETTE RAIL AND STONE ARCH



B - JULIETTE RAIL AND WINDOW HEADER

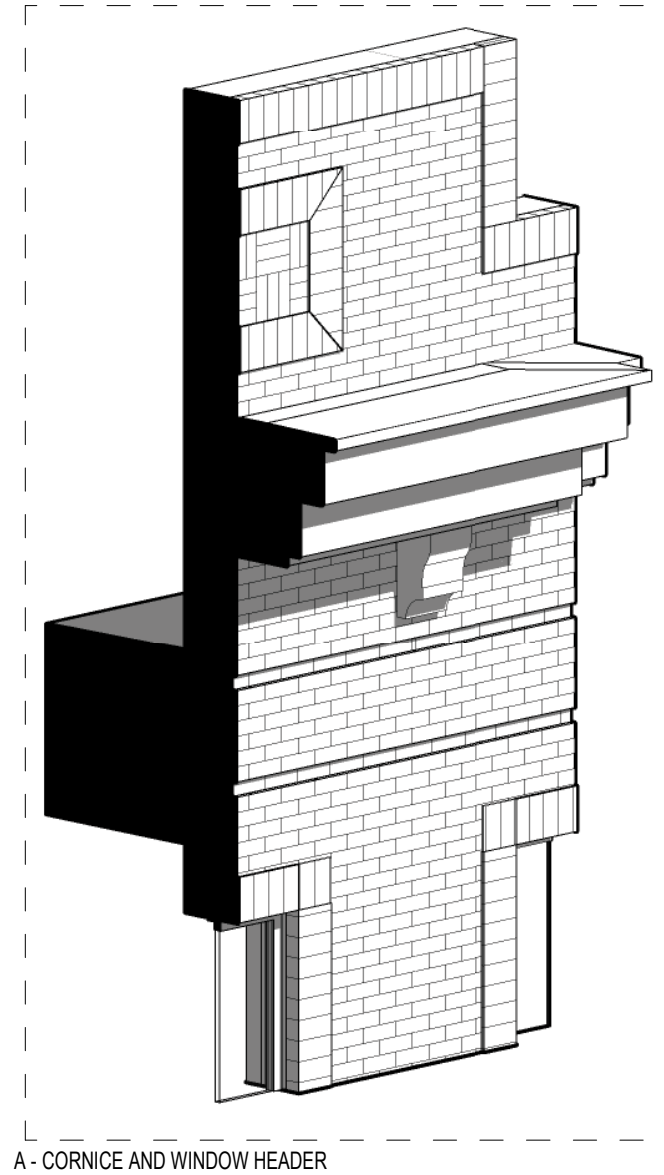
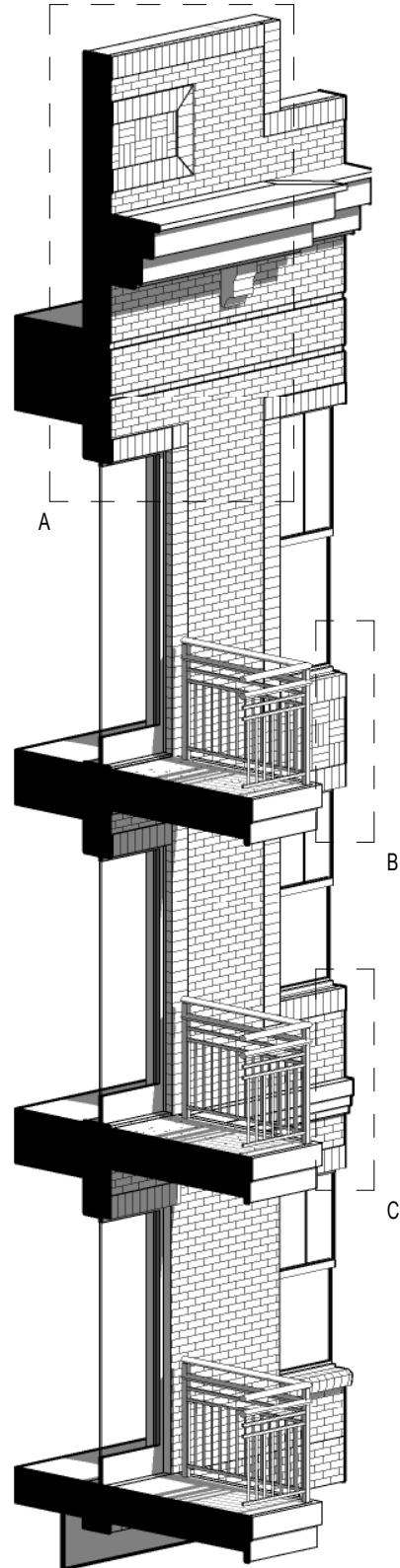


ALHARETTA CITY CENTER

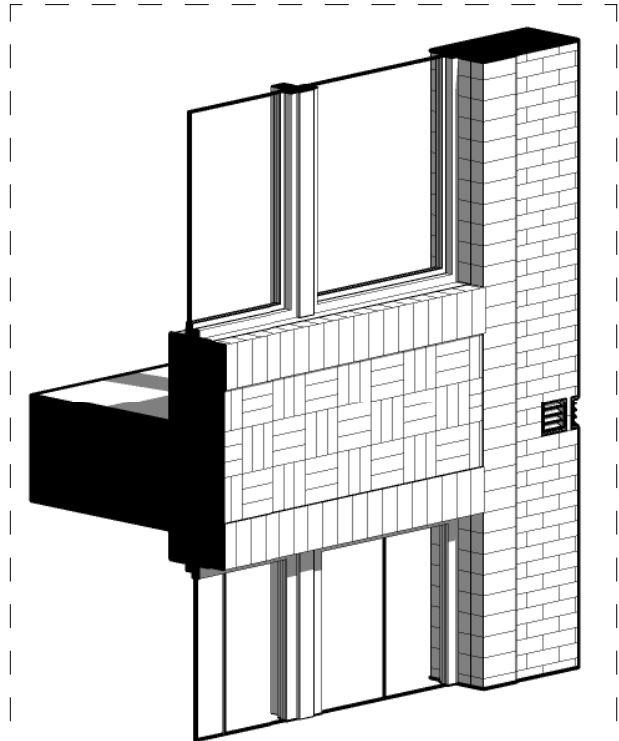
ALHARETTA, GA

FACADE U
PARCEL 6

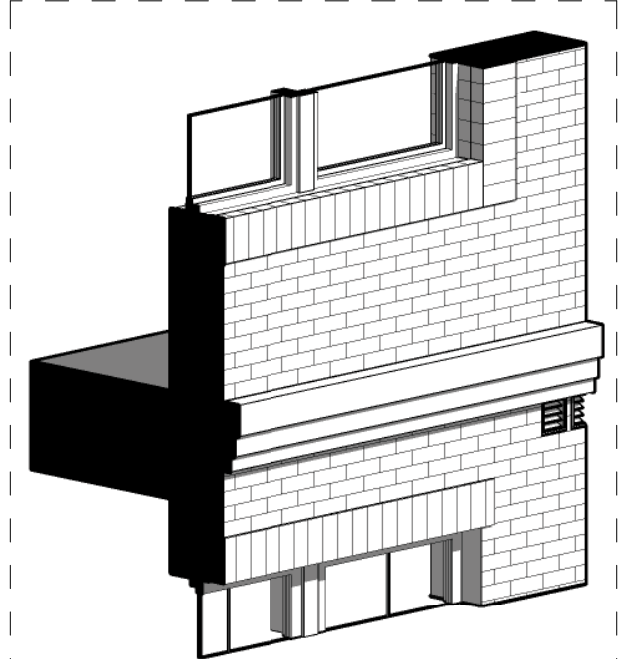




A - CORNICE AND WINDOW HEADER



B - BRICK SILL, WEAVE PATTERN AND HEADER



C - BRICK SILL, BANDING AND HEADER



ALPHARETTA CITY CENTER

ALPHARETTA, GA

FACADE V
PARCEL 6



FACADE W



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



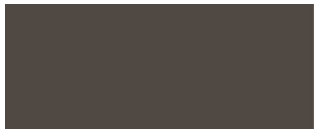
HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



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



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



ALUMINUM RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAME
BEIGE

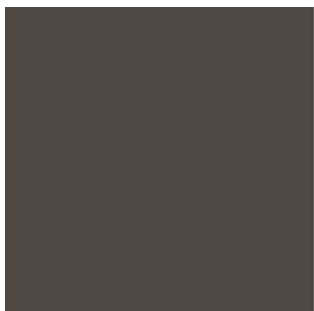


UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION

FACADE X



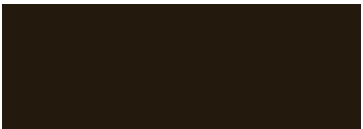
BRICK (BR-5)- VELOUR FLASH (MODULAR - CHEROKEE)
MORTAR - LIME PUTTY (HOLCIM)



TRIM, SHUTTERS, COLUMNS,
RAILINGS & BRACKETS
SW7020
BLACK FOX (TR-7
& SH-2)



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



WINDOW & DOOR FRAMES
DARK BRONZE



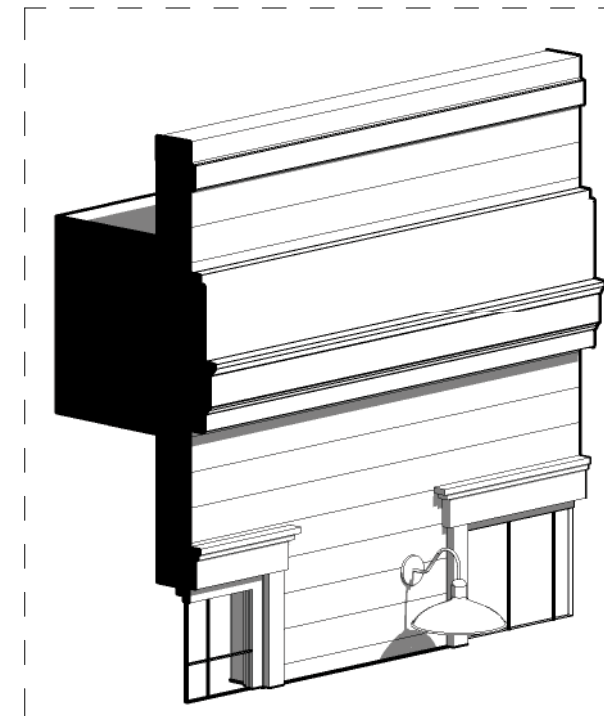
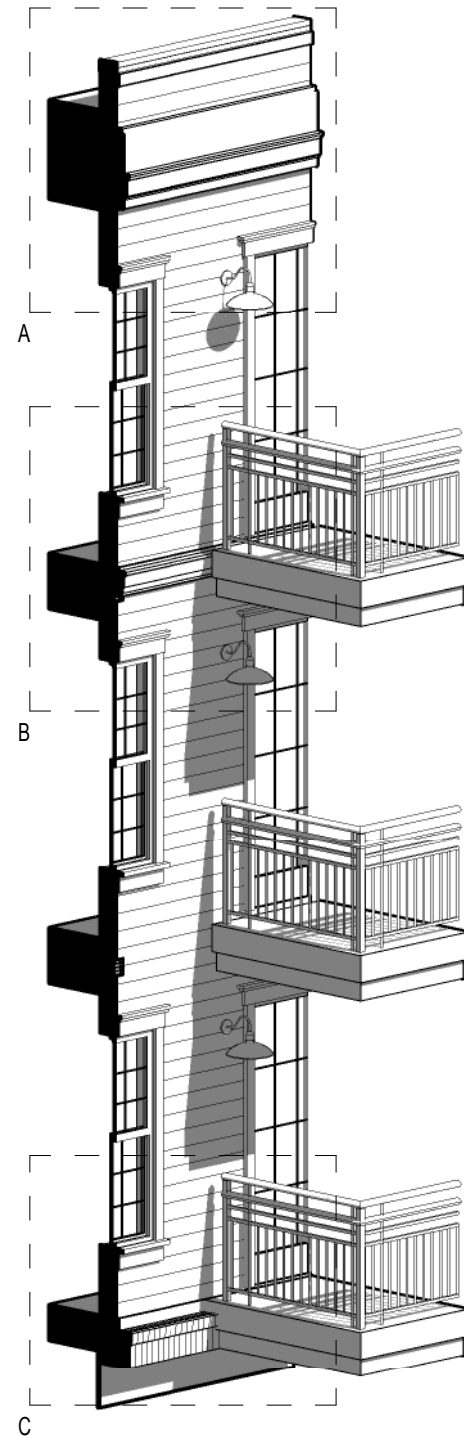
UNIT EXTERIOR LIGHTING
CRAFTMADE Z1304-98
PAINTED DARK BRONZE



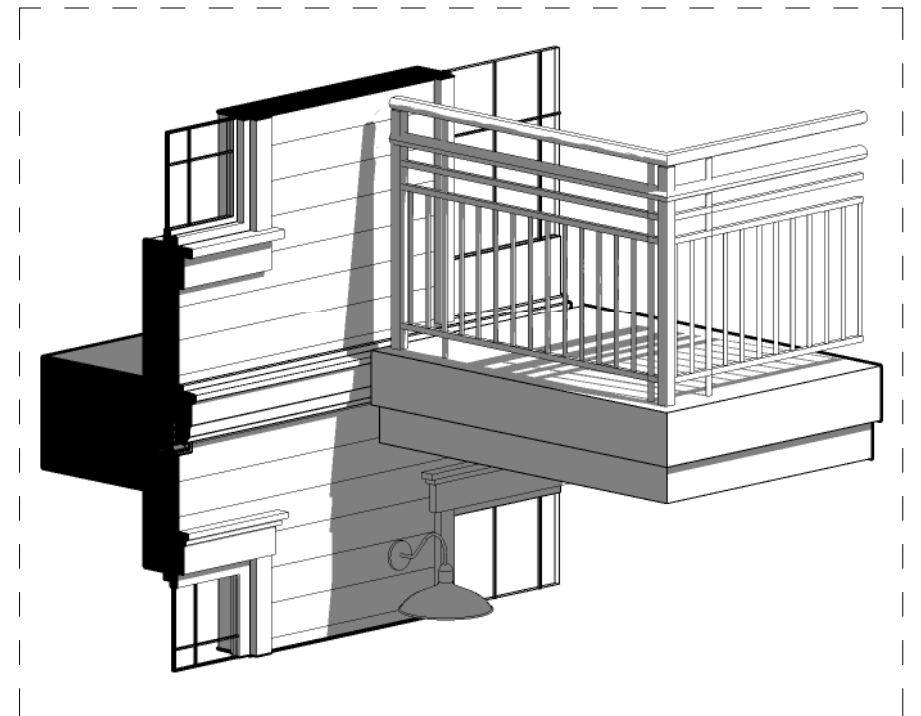
ALPHARETTA CITY CENTER
ALPHARETTA, GA

MATERIALS

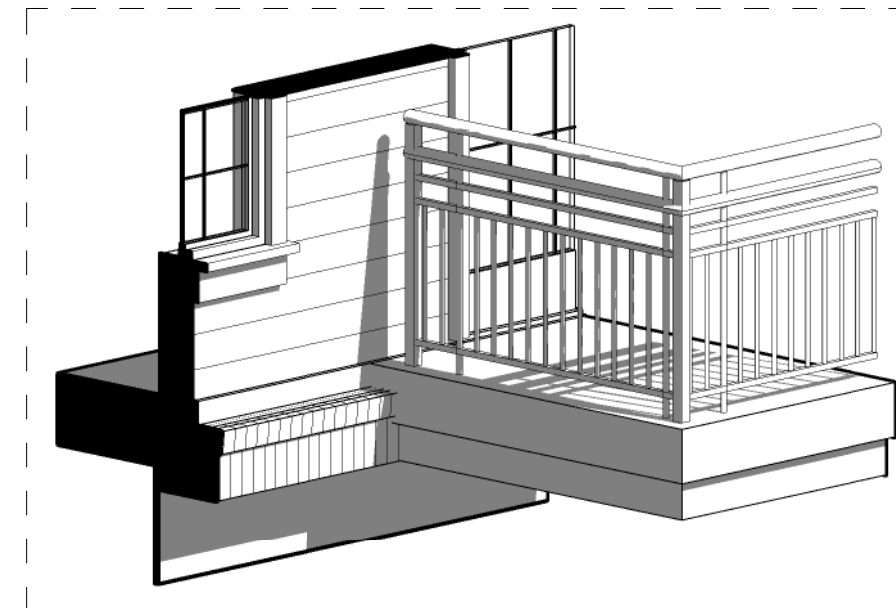




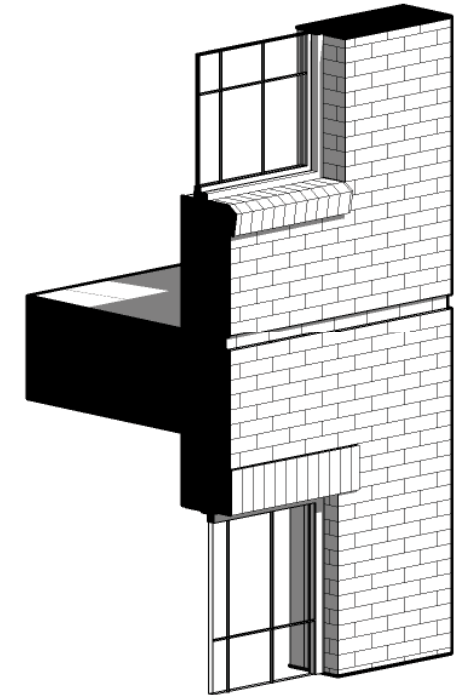
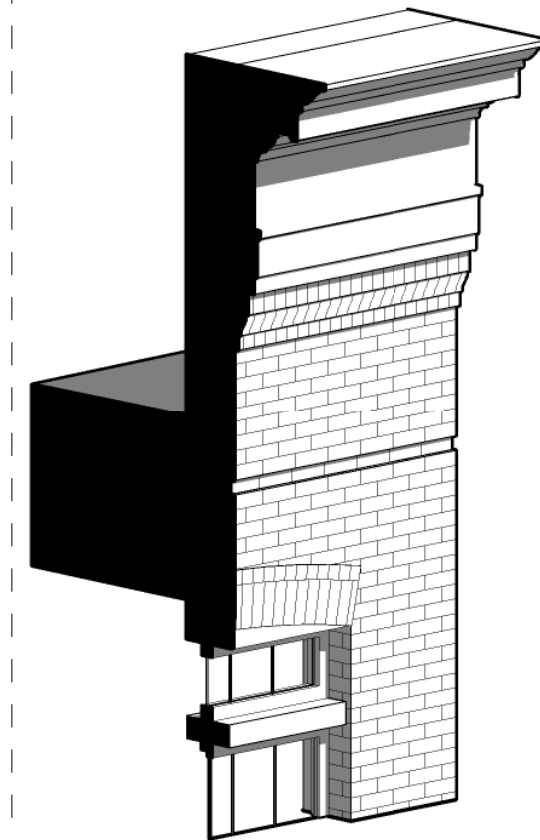
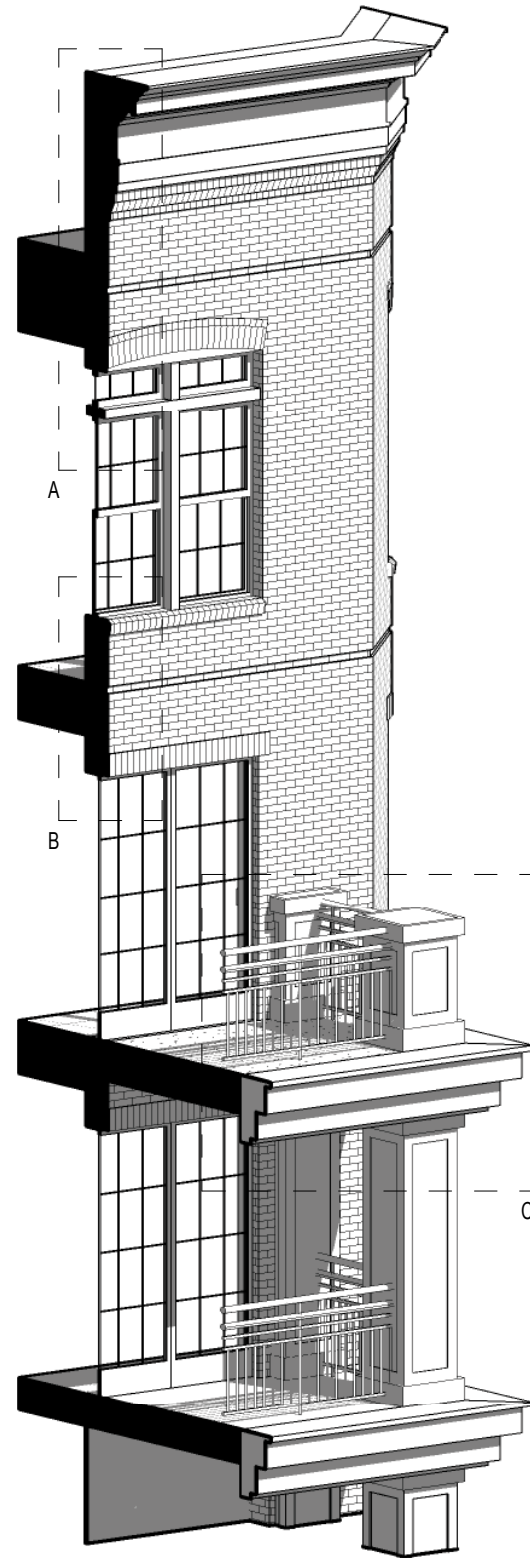
A - CORNICE AND WINDOW HEADER



B - WINDOW SILL, BANDING AND WINDOW HEADER

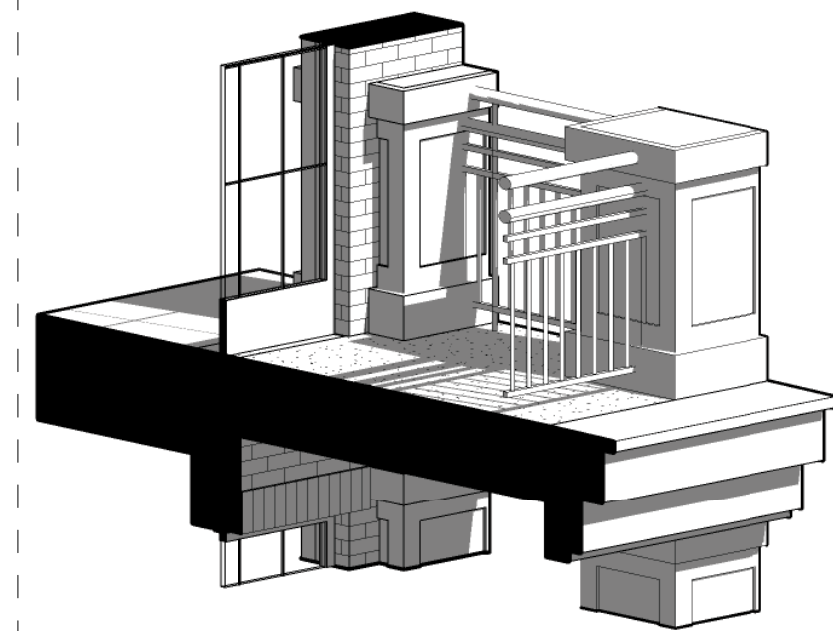


C - WINDOW SILL AND BRICK BANDING



A - CORNICE AND ARCHED WINDOW HEADER

B - WINDOW SILL AND HEADER



C - BALCONY AND COLUMN

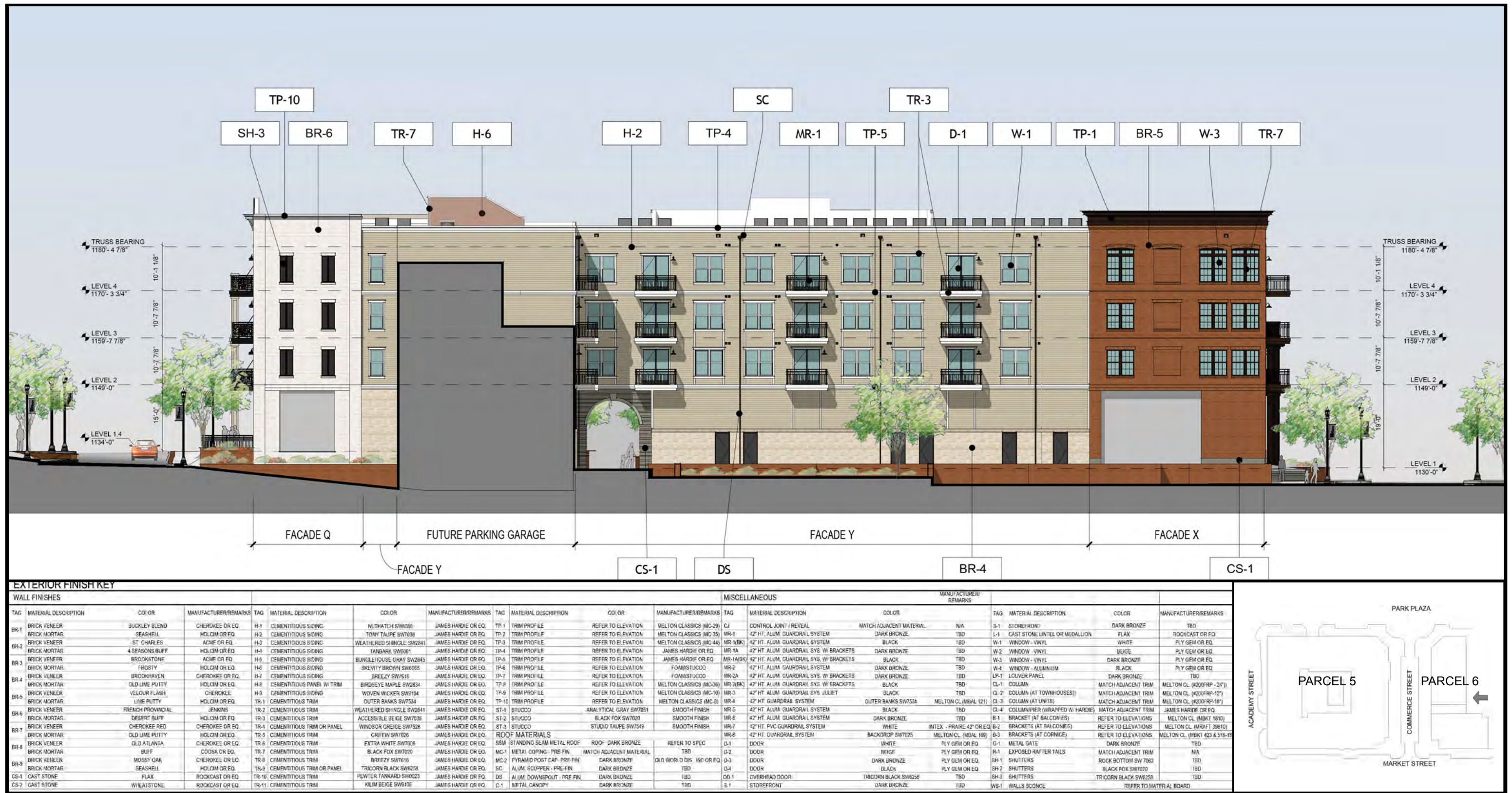


ALPHARETTA CITY CENTER

ALPHARETTA, GA

FACADE X
PARCEL 6



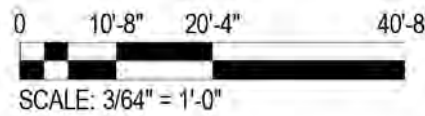




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ALPHARETTA, GA

PARCEL 6 - SOUTH ELEVATION



FACADE Y



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



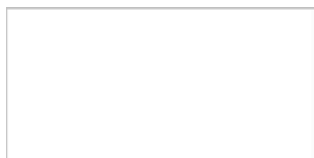
HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



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



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



WINDOW & DOOR FRAMES
WHITE



SHUTTERS
SW7062
ROCK BOTTOM (SH-1)



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



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



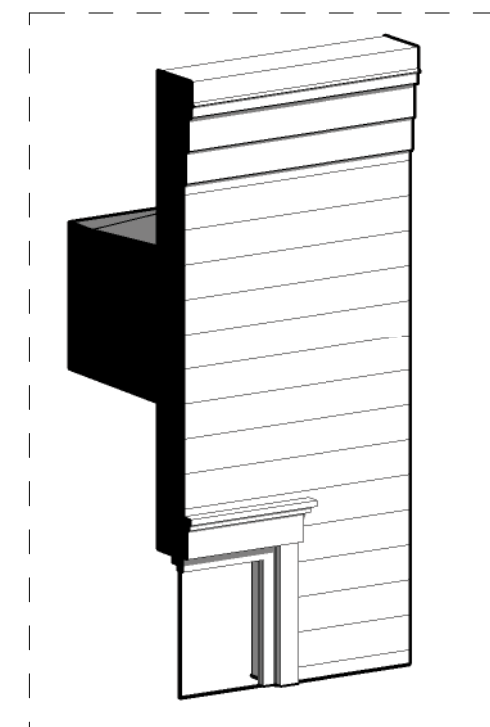
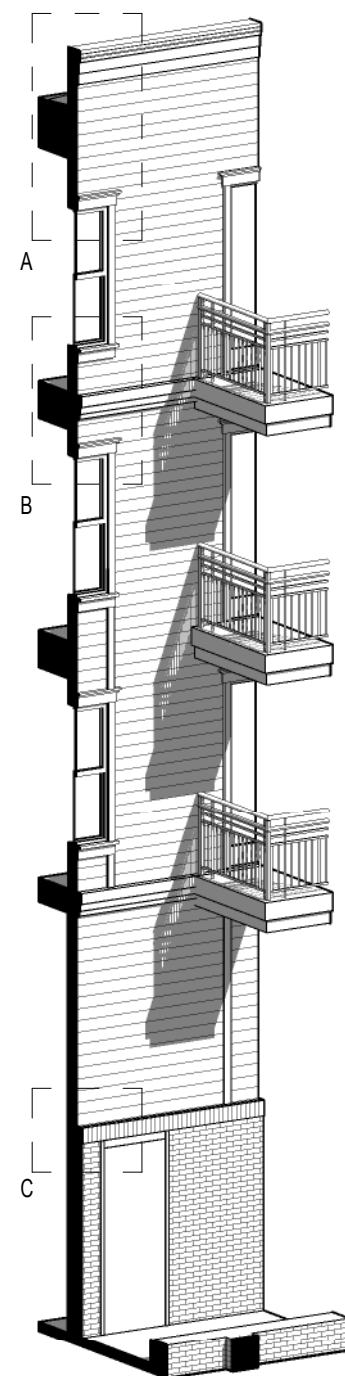
UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE



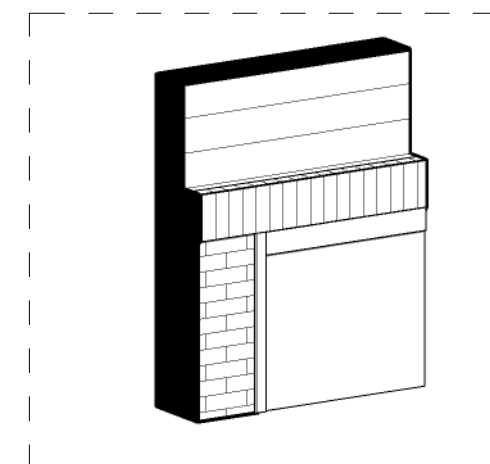
ALPHARETTA CITY CENTER
ALPHARETTA, GA

MATERIALS

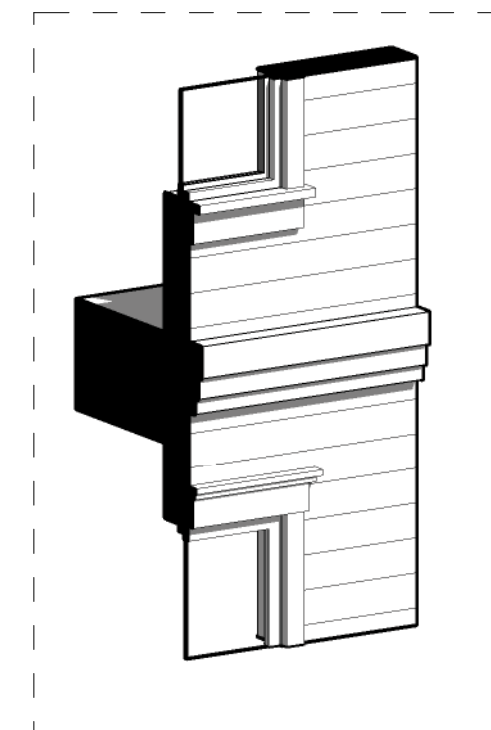




A - CORNICE AND WINDOW HEADER



C - BRICK TRANSITION AND DOOR HEADER



B - WINDOW SILL, BANDING AND WINDOW HEAD

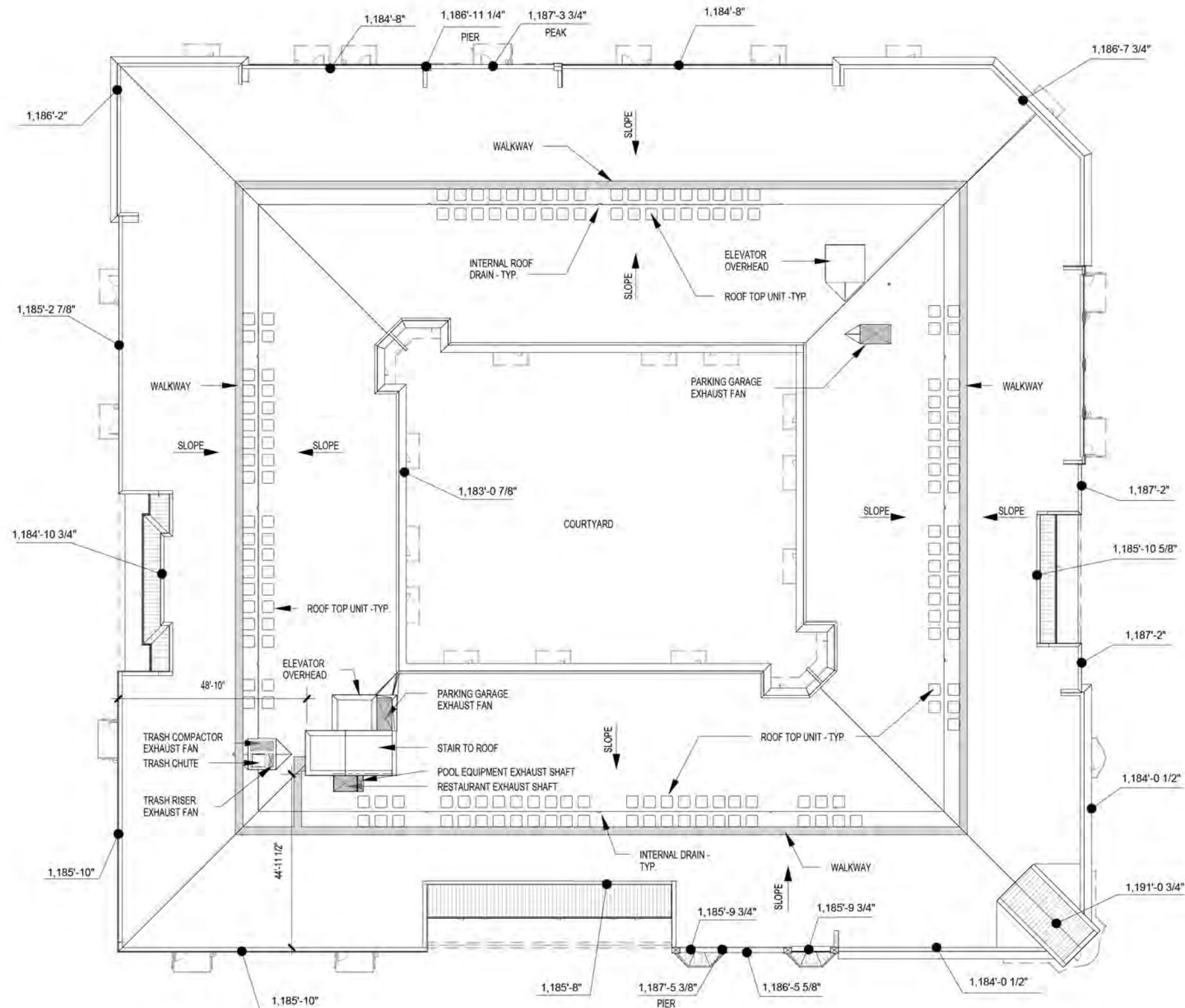


ALPHARETTA CITY CENTER

ALPHARETTA, GA

FACADE Y
PARCEL 6

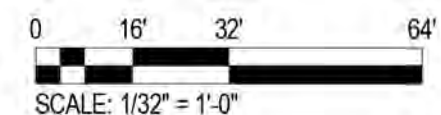




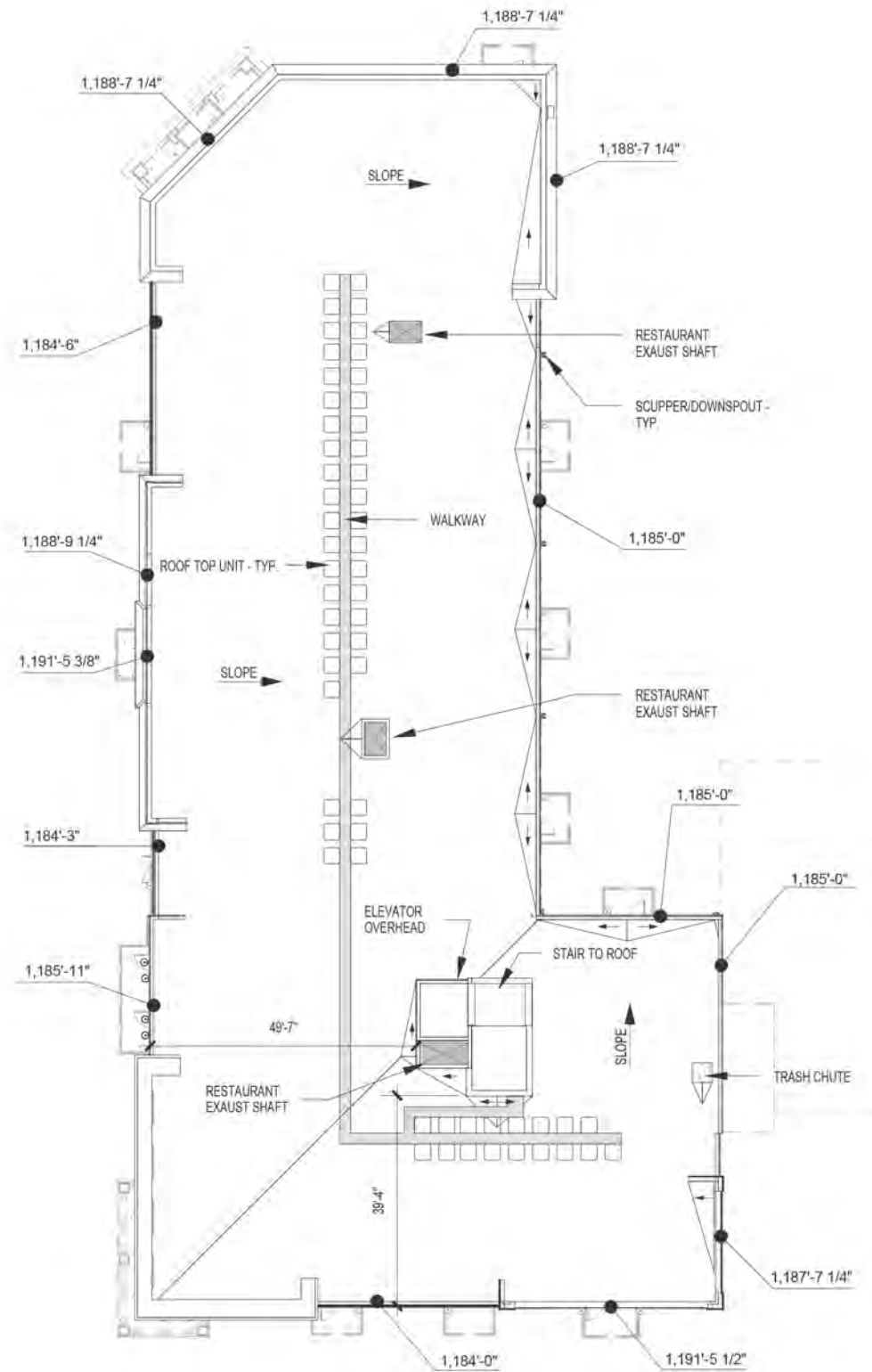
ALPHARETTA CITY CENTER

ALPHARETTA, GA

PARCEL 5 - ROOF PLAN



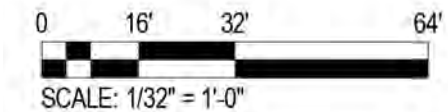
THE PRESTON
PARTNERSHIP, LLC



ALPHARETTA CITY CENTER

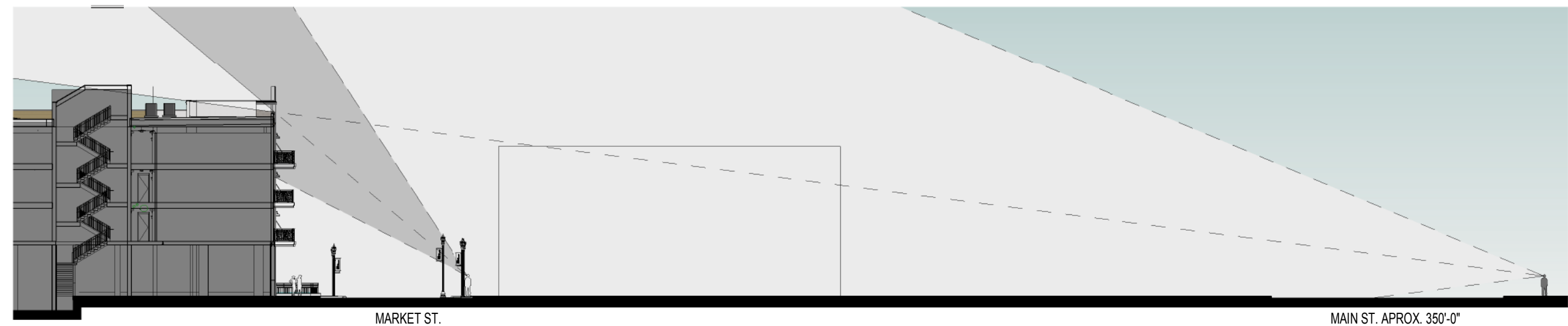
ALPHARETTA, GA

PARCEL 6 - ROOF PLAN

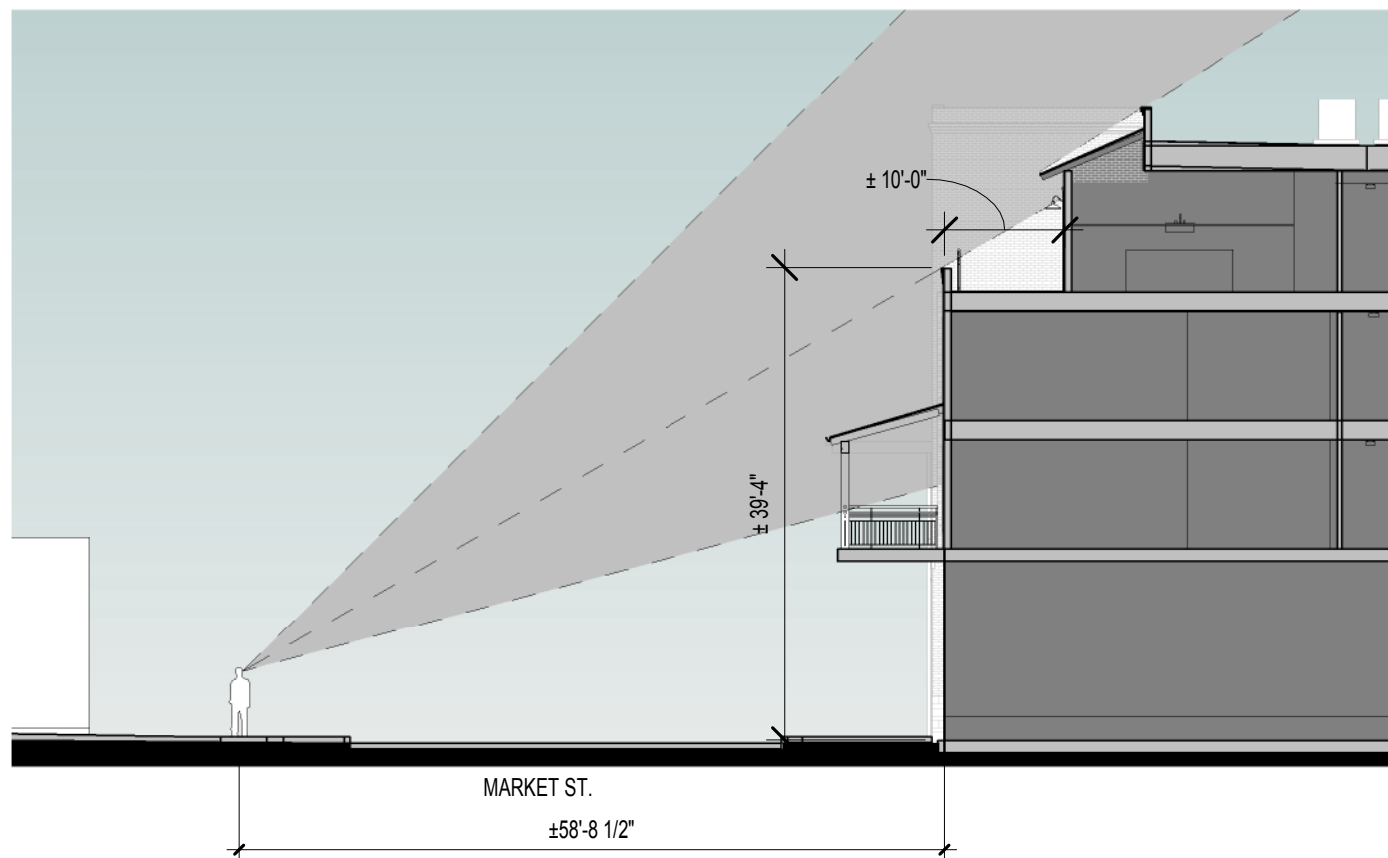




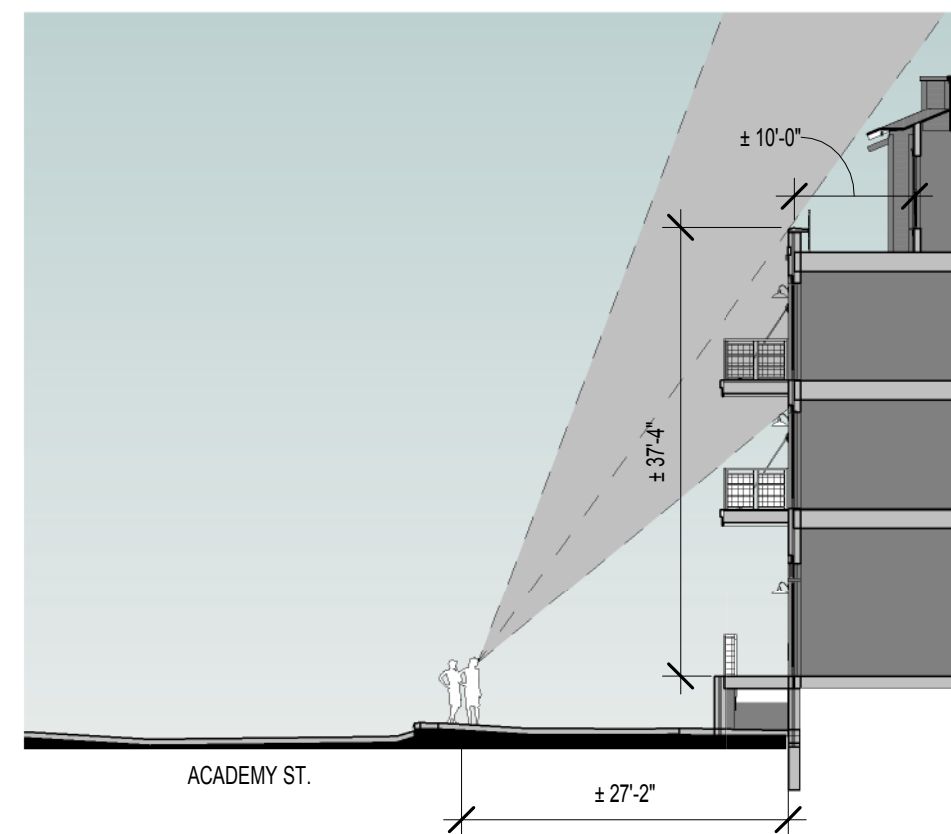
② PARCEL 5 FIELD OF VIEW STUDY
1/32" = 1'-0"



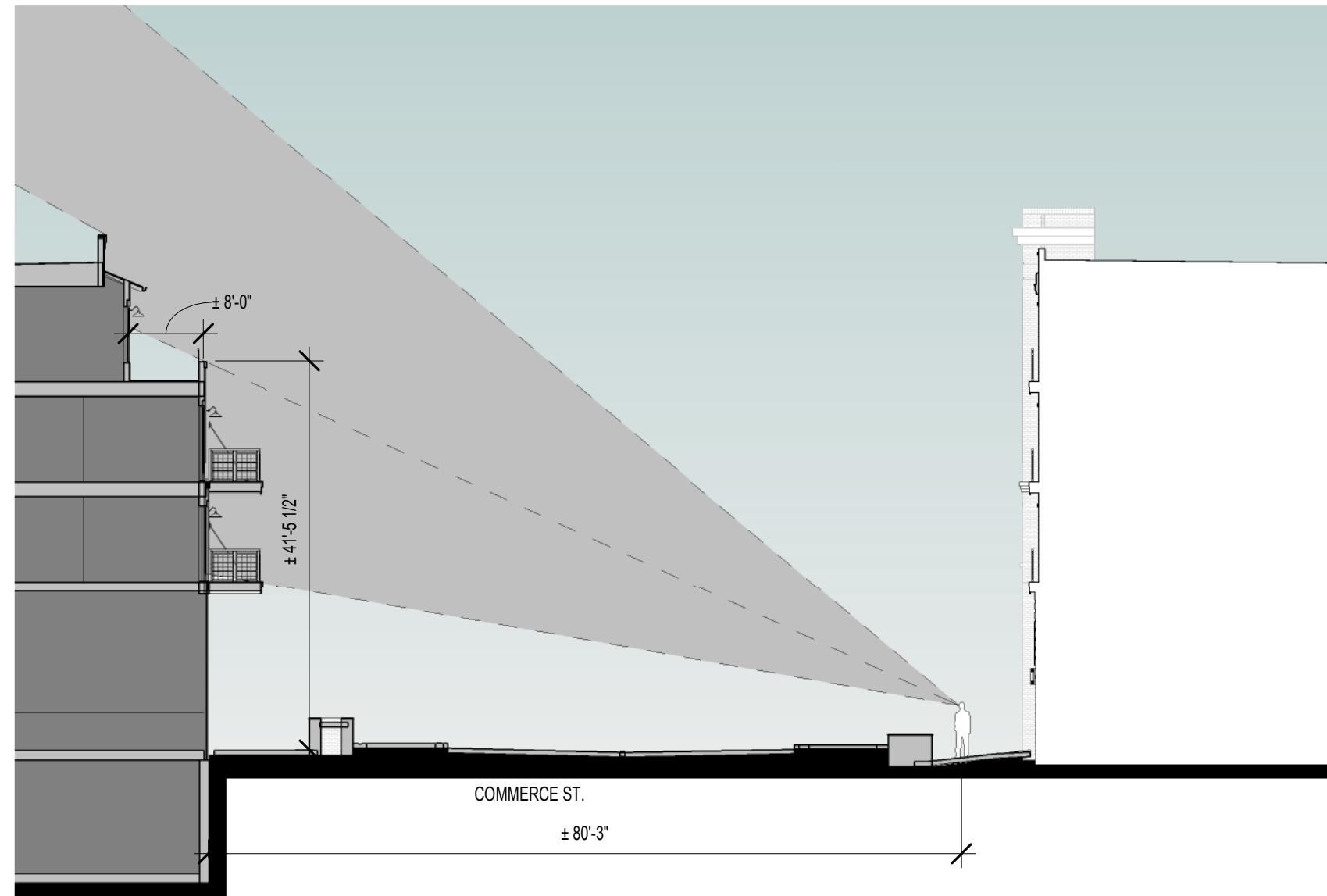
① PARCEL 6 FIELD OF VIEW STUDY
1/32" = 1'-0"



② PARCEL 5 FIELD OF VIEW STUDY -
MARKET ST.
1/16" = 1'-0"



① PARCEL 5 FIELD OF VIEW STUDY -
ACADEMY ST.
1/16" = 1'-0"



① PARCEL 5 FIELD OF VIEW STUDY -
COMMERCE ST.
1/16" = 1'-0"

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.**



DESIGN REVIEW BOARD MEETING MINUTES MEETING OF NOVEMBER 18, 2016

PUBLISHED: Monday, December 19, 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
 - Richard Kramer, Chairman
 - Roger Brown
 - Pat Corkill
 - Kim Matherly
 - Frank Schwing
 - Tom Le Cain
 - Scott Doll
- Design Review Board Members Absent
 - Dick Debban
- Staff Members Present
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. October 21, 2016 Minutes

❖ Board Member Schwing offered a motion to approve

- The motion received a second from Board Member Corkill
- The motion passed by vote (6-0-1)(Kramer)

VII. PUBLIC HEARING

1. *Presentation to Holly Palmer for Service to the City*

2. Staff Update to the Board on current and upcoming projects

3. DRB160075 City Center Parcel 4,5,6
Review elevations, materials and colors

Cheri Morris presented Vision:

- Vision is a Southern Downtown
- Expand shopping and dining district on Market Street
- Large Park will include up to 11 additional restaurants in 8 different buildings
- Approximately one acre of open space in front
- Two of the three buildings presented today will be constructed to look like two separate buildings dissimilar in architecture, size and use as would have been done historically
- Larger buildings are divided in heights and widths with upper levels intended to be a backdrop
- There are actually visually 29 buildings within 2 of those buildings; there may be up to 30 storefronts.
- Shade Gardens, Sun Gardens, Free Standing Buildings, Storefronts visual to consumer
- Overall Site Plan and Landscape Plan
- Office Building may have up to 3 tenants at Ground floor
- Presenting Buildings 5 and 6 from the podium above retail

- Presenting Building 4, the Executive Building down to the ground
- Smaller, local retailers storefronts will be designed later

Chuck Hall of Smallwood, Reynolds ,Stewart ,Stewart, presented proposed design standards for Buildings 5 and 6:

- Buildings will be broken down into a smaller scale to create a varied background
- Block Massing
- Varying Heights by manipulating fourth floor
- Corner Articulations
- Building Entrances
- Passage through Blocks to connect parking to Commerce Street
- Varying Styles of buildings to make it appear as being built over time
- Façade Design
- Materials predominant in cities in Georgia
- Following Downtown Guidelines

Office Building:

- Being treated as a stand-alone building
- Will appear to be the biggest building in the development but it is not. It is half of the footprint of typical commercial, office building (11,000sf)
- Street level uses and entrances oriented toward the street
- Simple Massing at front of façade in order to break down the scale
- Window fenestration on the upper floors
- Brick and Corbelling materials
- Not all sides of buildings will be treated the same
- Higher percentage of glass at the street level
- Showed Main Street from Senoia Georgia and old Macy's business from Downtown Atlanta

Edsel Arnold of Preston Partnership presented proposal for Buildings 5 & 6:

- Goal was to reinforce massing and heights previously approved in the planning stage
- Design facades that are in the spirit and in compliance with the Downtown Design Guidelines

- Create building work well in contemporary urban living and functional downtown retail
- Discussed commercial styles in retail In Georgia being typically more vernacular. Mill and warehouse styles. Most have Italianate and Italian Renaissance influences.
- Presented slides of detail seen in a small Georgia town (Eatonton, Jefferson, Lexington, Sparta, Monroe)
- Typically one iconic building

Proposed Parcel #5:

- Building on Main corner is brick, warehouse style, Romanesque ½ round arches, corbelled cornice work
- Bay windows
- Panels between windows are recessed
- Building with a gallery balcony at lower height
- Corner Building has strong cornice line, roofed element Federal, Colonial presence
- View looking down from City Hall
- More Glass, neoclassic influence to other building on the right side more asymmetric , pilasters are column like, strong ground, brick work at top floor
Retail portion of building has a setback arcade on corner with special column on the corner in pedestrian zone.
(There was discussion from the Board that those types of recesses are for outdoor dining per the Guidelines.
Applicant stated there is an ice cream shop planned for that area.)
- Separate entrance into some retail at the end of that gallery as well as outdoor dining
- Building facing Commerce Street sits outboard of the line of the building that faces Market.
- Front Building has stone arched area with Corinthian column at the corner
- Presented Street View 4 and 6 from packet
- Presented materials on west, south and east elevations from renderings
- Brought brick and materials samples

There was discussion from the Board on Building 5:

- Clarified that Applicant had received comments from Staff and City Architect.
- Discussed Council Condition #12 that heights vary
- Applicant showed Street View 1 perspective to show varying height perspective.
- The Notch is actually one entire row of apartments
- The front half of the Building is 3 stories and the back which is not visible is 4 stories.

Bret Schroder, Zoning Enforcement Manager discussed Condition #12 with regard to Parcel 7 which is now # 5:

- Parcel 7 shall have 4 and 3 story height with mixed roof tops in order to appear as separate buildings, some being flat and other with gables with final approval by Staff and Design Review Board.
- Staff asked Applicant how they are meeting this Condition.

Applicant stated the massing he had seen never had gable roofs for any portion of the building. All the massing had facades that may have a gable in the façade. Staff clarified that just because we were shown a picture with an architectural style does not mean that we are bound to that. Staff discussed that what was shown to Council had arches on top, buildings where parapets arched up. DRB must make sure the architecture fits and Staff must make sure conditions are met. Applicant spoke to gable issue stating that what was shown to Council had a low rise dome, they did not talk about specific architectural features with Council. Applicant felt the dome made the project look like a shopping center. They changed the major corner element to a gable to satisfy the condition. Chairman Kramer stated the challenge is when you are referencing small GA town: there are not many small GA towns that have 4 story structures to this extent. We are creating a new architectural theme for Alpharetta. The details in making buildings look like they were built at different times, the setbacks, going from 2 stories to 4, the details have to be bigger. Variety of heights was important to City Council. City Hall set the tone for the Center. This was DRB's first look at this. Applicant stated there are ways to add more parapet feature as opposed to gable roofs. Applicant discussed "seat of commerce" buildings that had bigger buildings (Augusta, Savannah, Charleston and Asheville) that are more the scale they are working in.

- Staff asked the Board if they would like to look at each buildings 5 & 6 in more detail as what they had seen was overall concept.

Building 5 Façade A:

- Showed DRB on Boards Parcel 5 West Elevation
- Façade A is Building on the left
- Starts on Academy St, on Market St and going across
- Presented Brick, Cast Stone, Light Fixtures for Romanesque, Warehouse Building
- Eyebrows step out about ½ inch
- No Keystone
- Substantial Brick detailing at top of building
- Heavy Brick surround around the Arch
- Staff and City Architect felt that balconies and railings in look contemporary – top left balcony is not as contemporary as others. Staff showed zoomed in photo. Applicant stated this is a mesh railing. The intention was that they be mesh similar to Ponce City Market.
- Ground Floor – First three openings will be retail.
- DRB stated Guidelines encourage water tables rather than windows go all the way to the ground. Applicant stated there will be water tables, window boxes, wooden store fronts, there will be places where it comes to ground.
- Retail will be brought as a package within the next few months
- Signage and any retrofit entrances by tenants will come before DRB

Façade B:

- Hardi Lap Building with Gallery on the front
- Roof on terrace level
- Gooseneck style lighting
- Neutral, restrained, muted palette
- Sage green color
- Dark bronze railways
- Renderings look white and grey but they are not
- Façade A Elevator shaft is also siding. DRB wants to make sure that doesn't stand out. Applicant said it will not be visible from vehicular, pedestrian view it will not be visible and they will provide site line studies.
- Mechanical units are hidden by parapets and setback 30'
- Lower Balcony is ADA compliant - approximately 6' deep
- Upper Balcony is recessed 15' from façade of building
- DRB stated that Hardi plank is not normally used on commercial structures. Applicant stated it was used in other municipalities in downtown areas. There were normally 1 or 2 wooden buildings in the town square.
- DRB requested 3-D models for better sense of depth and nuances.
- DRB discussed that Street View 1 Rendering meets the Conditions by showing a step down. There needs to be more of this throughout the development to show articulation in heights.
- Applicant stated it is deceiving to look at buildings in elevation because that is not the way they are truly seen.
- DRB discussed how the building to the left of the corner steps down visually as well.

There was discussion as to whether the setbacks of 3rd or 4th level have been done in other towns. Applicant stated that it is usually a shorter building but in order to make the multi-family portion function and for exits of hallways; this is the easiest way to accommodate that. Applicant stated that every façade has at least one building that at the front is 3 levels. A human being will not be able to see that it is not 3 levels with one exception – the building being discussed has a clubroom with a deck that residents can come out on. Applicant stated this is very important because it's the same level as the 2 story restaurant building in front of it. This creates connectivity and interaction.

Façade C:

- Building with Bay Windows
- Brown Brick with Golden undertones
- Trim Colors are light golden color
- White windows
- Dark bronze elements in railings

Façade D:

- Corner Building that wraps from Market to Commerce St
- Room in the apartment steps up all the way into the living room with glass above
- Red Brick
- White Trim
- Layout of apartment unit
- Façade D has approximately 21/2 units
- Bay window protrudes out but brick does not step out substantially

Bret Schroeder, Zoning Enforcement Officer discussed that Staff and City Architect were interested in windows. Applicant clarified they are vinyl windows for the most part. There are a few metal windows on some of the more industrial buildings. They are not white muttons on a dark bronze window. He read City Architect's comment "certain white vinyl windows with mullions encased greatly diminish the character ..." Mr. Schroeder stated that each place there is a separate header over the window brick patterns (soldier course) would historically be outside the window opening and these appear to be with the window opening. We would want to make sure those details go wide. Applicant agreed.

Façade E:

- Around the corner on Commerce St.
- Top Sets Back 15-20'
- Lower portion is brick that "appears to have been painted"
- Painted neutral stucco on upper portion
- Bronze trimmed window
- Middle of this Building is 3 stories at human scale

Façade F:

- Brown Brick
- White windows, dark bronze trim
- Stucco is mesh, industrial look
- Detail above top windows is recessed basket weave inside of a soldier type frame
- Classic pilasters stand out
- Brick around windows is recessed
- Above windows is corbelled brick so that each row of that brick steps back out

Staff discussed City Architect's comments that double soldier course was not historic – usually odd number. Applicant agreed and discussed ways to help with that.

Façade G:

- Elevation faces City Hall
- Muted Brick
- Columns and Stone are wheat color
- Metal Railings on residential
- Larger balustrades to support porch

Chairman Kramer stated that over entire elevation all the window openings seem to be all in the same horizontal line with little variety.

Applicant stated header height is set by construction maximum. Historic windows are large with low sill height. He discussed putting panel under window. On Façade G and H they have tried to split the windows apart to feel more vertical. On Townhome building, on first floor above brick area, they added in a lower transom and added a transom above the windows in Façade H.

Staff discussed City Architect's comments that double soldier course was not historic – usually odd number. Applicant agreed and discussed ways to help with that.

DRB discussed introducing arched windows. Applicant stated they could put in shallow segmented arch in some buildings but not this building

❖ Board Member Brown offered a motion to defer City Center Parcels 5 & 6 until Applicant can come back and incorporate some of our comments.

- The motion received a second from Board Member Le Cain
- The motion passed by vote (6–0)

Chairman Kramer called a recess at 11:00 a.m.

Chairman Kramer reconvened the meeting at 11:09 a.m.

Chuck Hall presented Parcel #4:

Building #4

- Retail at the ground floor, 3 levels of office above
- Frontage on South Broad St and Market St
- Romanesque inspired
- Showed Examples
- Side elevation is simpler than front façade
- North Perspective – View from Park - Arch two story expression, arch arcade across the top with heavy expression of brick piers with cast stone accents for arched elements, 3rd floor Keystones above all openings all rectangular windows are spanned by jack arches
- Northeast Perspective – (On Street Corner) Secondary façade faces Market St. –secondary entrance which will be entrance for Office Tenant. Brick coins at corners, deep cast stone, carved out entrance for lobby, cast stone sills and bands. Left side faces Parking Deck.
- West Perspective - Showed Ghosted image. Image ghosted to the right is proposed massing of the commercial building that is going to be constructed on Main St. To the left is

Jones House. Greenspace between the two will be developed as an outdoor dining area. Large specimen Oak. Ground level dining terrace, 2-3 ground level tenants, most likely restaurants.

- North Elevation – Entrance Archway, Frieze at second floor line, large scones along street level, coins on corners, brick pillars and corbelled cornice
- Presented samples of materials
- Discussion that there will be a metal cap with parapet, Façade detail – Brick Veneer, Cast Stone , Alum Storefront, Alum Cap flashing –

There was discussion from DRB and City Architect that they would prefer a different parapet cap, not metal, more substantial.

- East Elevation – Cast stone surround around building entrance, Left hand side at bottom will be covered parking tucked under the building. There was discussion that building overhangs the parking.
- Showed Enlarged Site Plan with covered parking
- West Elevation – faces toward Main St.- Brick wall screens view of parking area
- South Elevation – rear elevation faces Publix
- Façade detail – Recess will be back approximately 5 1/2 inches, windows have transom look,
- Roof Plan for Office Space – units are set back with 6' parapet
- Site Line Diagram
- Ghost Rendering View from Main St. to show this is a side yard view based on other buildings to be built.
- View from Park (Main St) – more on access with City Hall looking down South Broad showing the front of the building facing the square and then the side of the building facing the back of the Jones House and the specimen Oak.

There was discussion that historically windows on the first level would sit on a short knee wall and also the aluminum storefront system is generally discouraged in the guidelines. Applicant discussed needing more flexibility due to issues with not knowing exact retail tenants and where they would want to place doors, slopes on sidewalk pertaining to ADA regulations. Staff discussed how bottom part of building is usually the heaviest, how do we make the base of this building have a beefier feel – water table along the columns, having stone come higher on the windows. DRB discussed top right precedent image. Applicant stated it was a cast iron storefront – it would be metal today.

There was discussion that front of building is interesting but sides are not. Precedent images show all sides being interesting. DRB felt sides looked forgotten.

There was discussion on brick walls have plantings in front of them. Applicant stated plan is to have big planters with abundant seasonal color at the end of the walls. Sidewalk is narrow and needs two rows of tables.

❖ Board Member Brown offered a motion to defer City Center Parcels 4 giving Applicant time to consider our comments from today, Staff's comments and the City Architect comments and bring back to the next available meeting.

- The motion received a second from Board Member Doll
- The motion passed by vote (5-0-1)(Matherly)

4. DRB160073 White Dog Decor 21 Milton Ave.
Review new colors for front elevation

After presentation from the Applicant and discussion by the Board:

❖ Board Member Schwing offered a motion to approve the new colors as submitted with the clarification that the Applicant will also put the reclaimed wood on the corners by the front door and submit a sample of the reclaimed wood to Staff for final approval as well as a color rendering of the front of the building.

- The motion received a second from Board Member Le Cain
- The motion passed by vote (6-0)(Matherly)

5. DRB160074 Hines Office Tower (Avalon)
Review exterior lighting

Lamar Wakefield presented for the Applicant.

There was discussion that the top of the building should not appear as a beacon. It will be a low lumen light source. Lighting will be directed at building to cast, soft, warm, glow. DRB discussed desire for something elegant. There was discussion of adjusting wattage if

needed.

- ❖ Board Member Doll offered a motion to approve the lighting as submitted with the condition that once it is installed and lamped that it be reevaluated for appropriate brightness.
 - The motion received a second from Board Member Brown
 - The motion passed by vote (4-0-2)(Schwing, Matherly)

There was discussion it would go to Staff first then if they don't feel comfortable with it, it would be brought back to DRB.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:10 p.m.



NOVEMBER 18, 2016
DESIGN REVIEW BOARD SUBMITTAL





ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 1
PARCEL 5 & 6



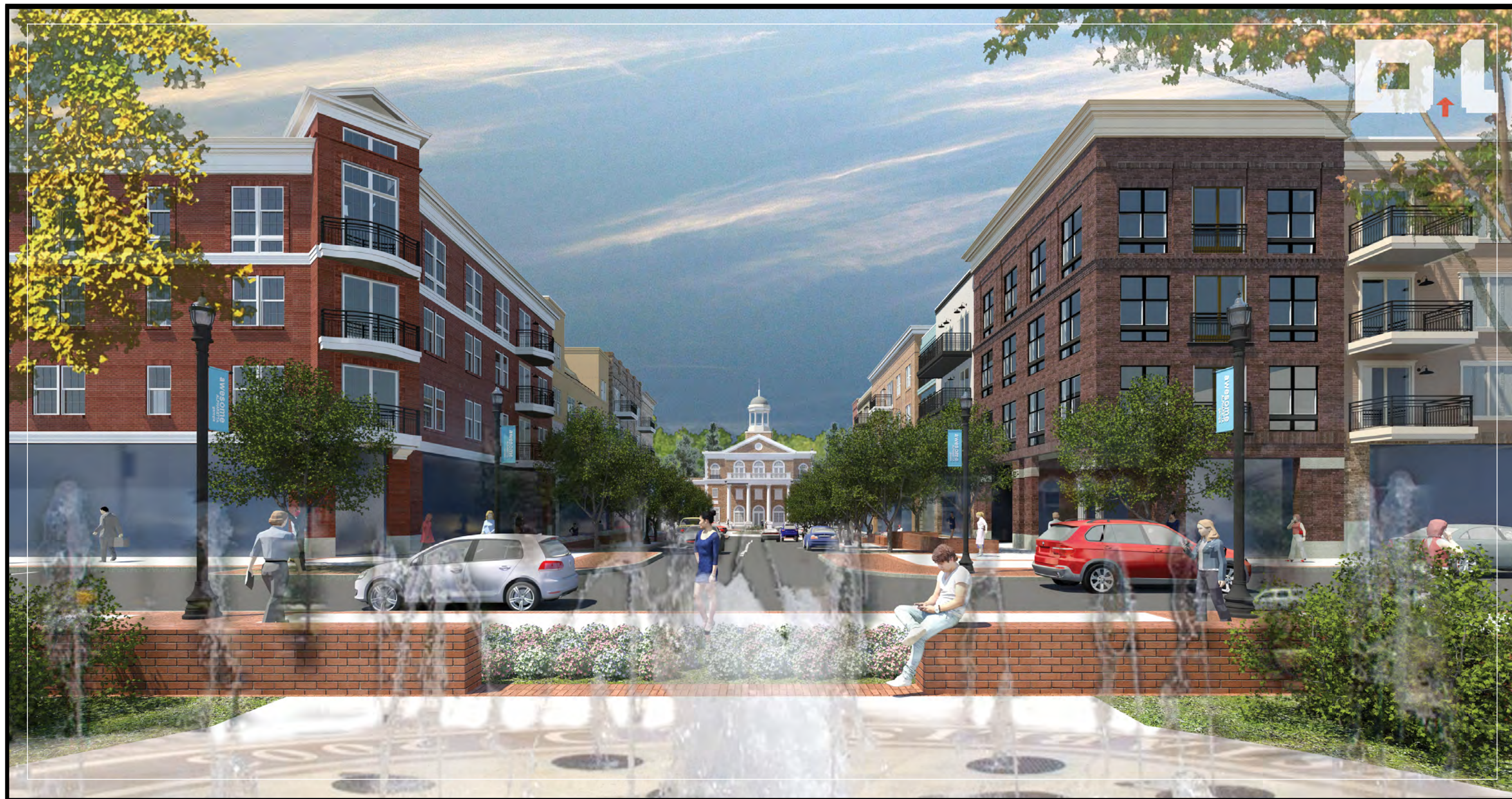


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STREET VIEW 2
PARCEL 5 & 6





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ALPHARETTA, GA

STREET VIEW 3
PARCEL 5 & 6





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ALPHARETTA, GA

STREET VIEW 4
PARCEL 5 & 6



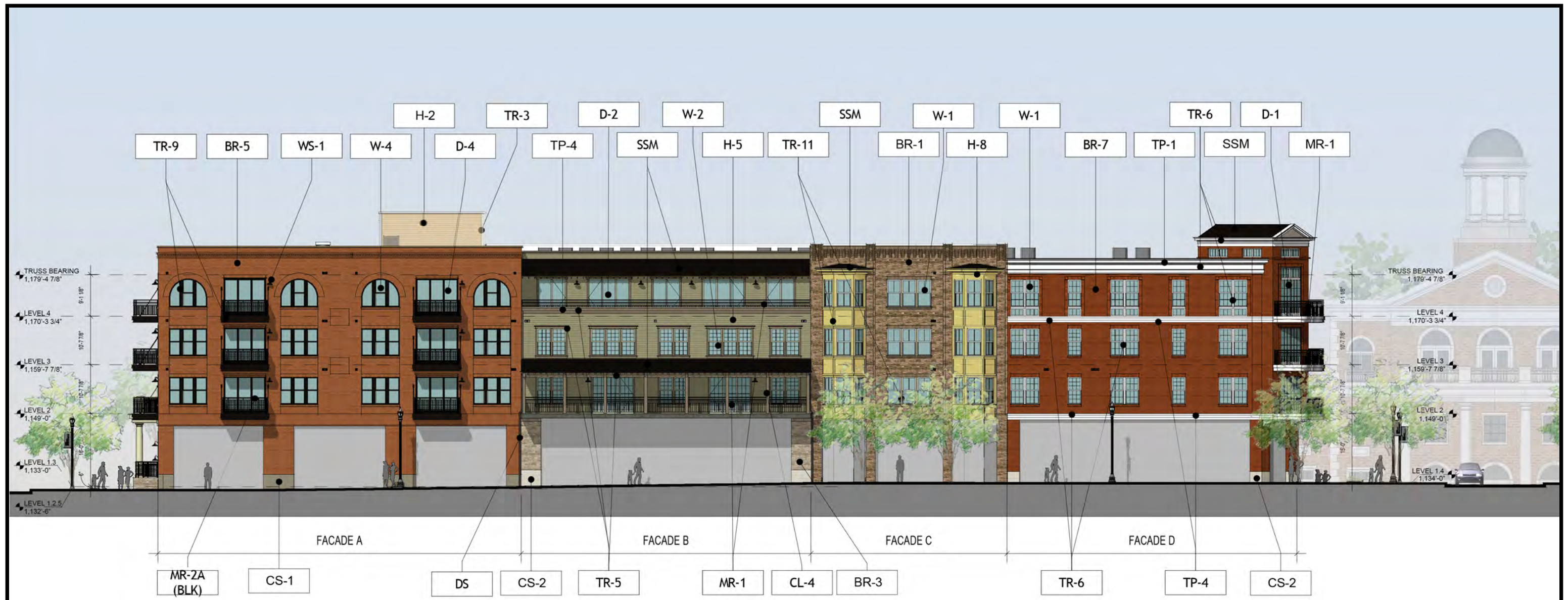


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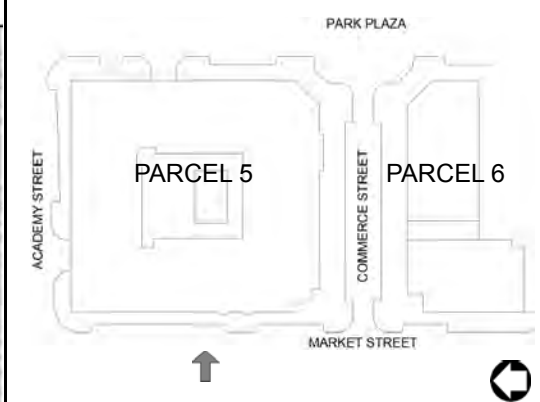
ALPHARETTA, GA

STREET VIEW 6
PARCEL 5 & 6



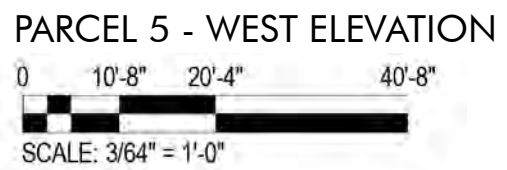


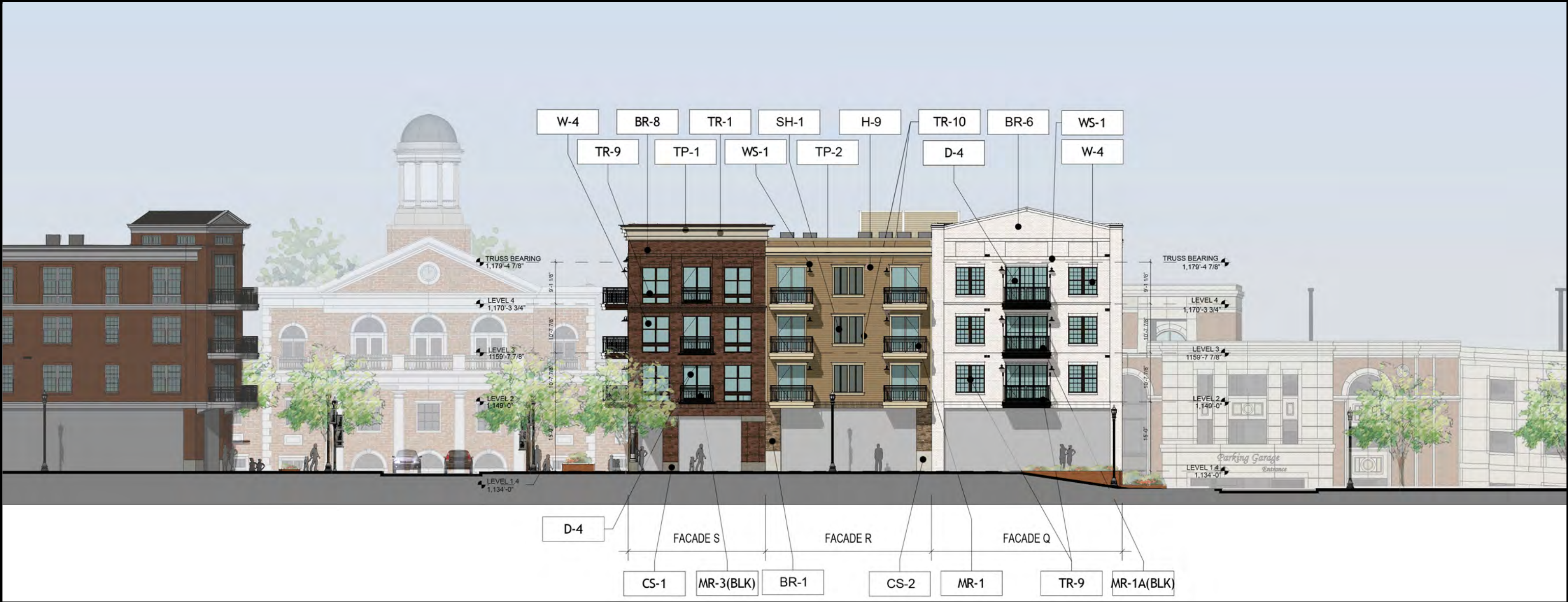
EXTERIOR FINISH KEY															
WALL FINISHES								MISCELLANEOUS							
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BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD
BR-2	BRICK MORTAR	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUT HATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW6106	JAMES HARDIE OR EQ.	C-2	CONTROL JOINT / REVEAL	MATCH CROUT 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-25)	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(RK)	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	JAMES HARDIE OR EQ.	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 SYS. W/ BRACKETS	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-1A(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	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	FOAMSTUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	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	MELTON CLASSICS (MC-38)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-10	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-38)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-11	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW1051	SMOOTH FINISH	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD
BR-12	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-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
BR-13	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-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.
BR-14	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.	SSM	ROOF MATERIALS	REFER TO SPEC.	REFER TO SPEC.	MR-5	42" HT. GUARDRAIL SYSTEM	PAINT TO MATCH ADJ. MATERIAL	SEE MECH
BR-15	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	MC-1	STANDING SEAM METAL ROOF	W/ STEEL FRAME	REFER TO SPEC.	D-1	DOOR	WHITE	PLY GEM OR EQ.
BR-16	BRICK MORTAR	BUFF	COOGA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	MC-2	METAL COPING - PRE-FIN	TBD	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.
BR-17	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-3	DOOR	DARK BRONZE	PLY GEM OR EQ.
BR-18	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-4	DOOR	BLACK	PLY GEM OR EQ.
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.								REFER TO MATERIAL BOARD



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	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ	C-1	METAL CANOPY	DARK BRONZE	TBD
	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	H-1	CEMENTITIOUS SIDING	NUT HATCH SW6289	JAMES HARDIE OR EQ	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ	C-1	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	DARK BRONZE	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-35)	MR-1	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	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-41)	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	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	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-4	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW5058	JAMES HARDIE OR EQ	TP-5	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ	MR-1A(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	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	FOAMSTUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	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	FOAMSTUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
	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-38)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-6	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ	ST-1	STUCCO	ANALYTICAL GRAY SW7025	SMOOTH FINISH	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	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-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
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-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ
	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ					MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	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	MR-5	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					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	MC-1	METAL COPING - PRE-FIN		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	SC	ALUM. SCUPPER - 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 SW6256	JAMES HARDIE OR EQ	DG	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	D-4	DOOR	BLACK	PLY GEM OR EQ

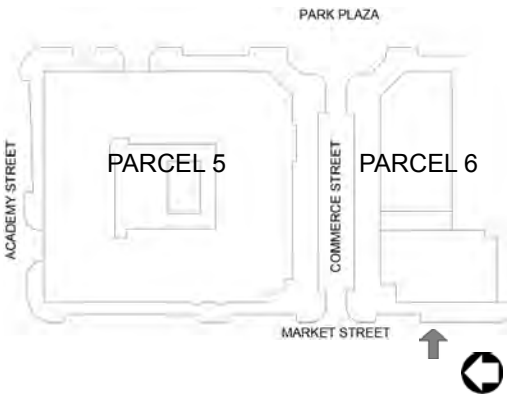
ACADEMY STREET

PARCEL 5

PARCEL 6

MARKET STREET

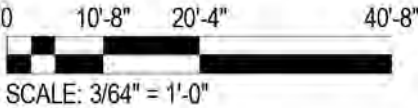
PARK PLAZA



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ALPHARETTA, GA

PARCEL 6 - WEST ELEVATION

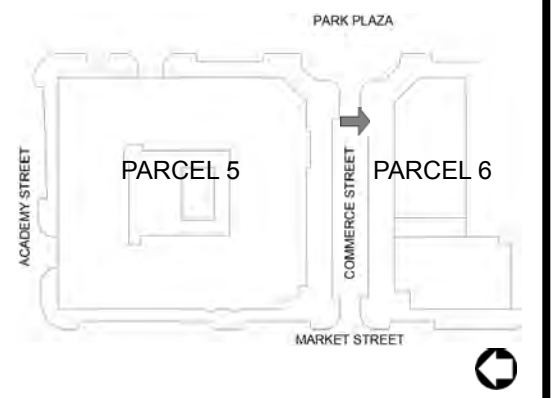






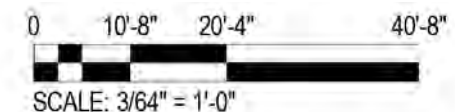
EXTERIOR FINISH KEY

WALL FINISHES						MISCELLANEOUS					
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
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.
BR-2	BRICK VENEER	SEASHELL	HOLCIM OR EQ.	H-1	CEMENTITIOUS SIDING	NUT HATCH SW6288	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ.
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-28)	MR-1 (BK)
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	MELTON CLASSICS (MC-35)	MR-1
BR-5	BRICK VENEER	BROOKSTONE	ACME OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6061	JAMES HARDIE OR EQ.	TP-3	TRIM PROFILE	MELTON CLASSICS (MC-44)	MR-1A
BR-6	BRICK VENEER	FROSTY	HOLCIM OR EQ.	H-5	CEMENTITIOUS SIDING	BUNGLEHOUSE GRAY SW2845	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	JAMES HARDIE OR EQ.	MR-1A
BR-7	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ.	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW5058	JAMES HARDIE OR EQ.	TP-5	TRIM PROFILE	JAMES HARDIE OR EQ.	MR-1A
BR-8	BRICK VENEER	OLD LIME PUTTY	HOLCIM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	FOAMSTUCCO	MR-2
BR-9	BRICK VENEER	VELOUR FLASH	HOLCIM OR EQ.	H-8	CEMENTITIOUS SIDING	BIRDSEYE MAPLE SW2834	JAMES HARDIE OR EQ.	TP-7	TRIM PROFILE	FOAMSTUCCO	MR-2A
BR-10	BRICK VENEER	LIME PUTTY	HOLCIM OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	MELTON CLASSICS (MC-38)	MR-2BK
BR-11	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	TP-9	TRIM PROFILE	ANALYTICAL GRAY SW1051	MR-3
BR-12	BRICK VENEER	DESERT BUFF	HOLCIM OR EQ.	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-1	STUCCO	SMOOTH FINISH	MR-3BK
BR-13	BRICK VENEER	CHEROKEE RED	CHEROKEE OR EQ.	TR-3	CEMENTITIOUS TRIM	ACCESSIBLE BEIGE SW7036	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	MR-4
BR-14	BRICK VENEER	OLD LIME PUTTY	HOLCIM OR EQ.	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ.	ST-3	STUCCO	STUDIO TAUPE SW7548	MR-5
BR-15	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	ROOF MATERIALS			MR-5
BR-16	BRICK VENEER	BUFF	COOSA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	SSM	STANDING SEAM METAL ROOF W/ STEEL FRAME	ROOF: DARK BRONZE FRAME: DARK BRONZE	REFER TO SPEC.
BR-17	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ.	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN		TBD
BR-18	BRICK VENEER	SEASHELL	HOLCIM OR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6256	JAMES HARDIE OR EQ.	DS	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD

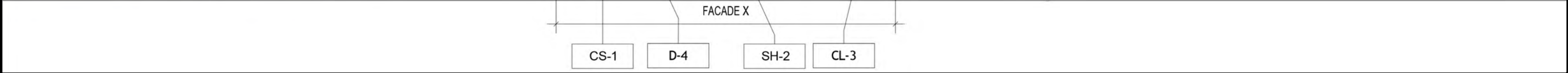


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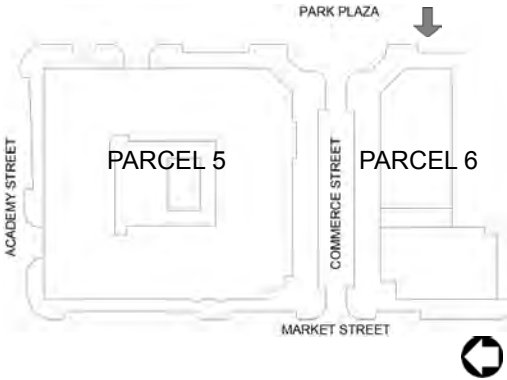
PARCEL 6 - NORTH ELEVATION







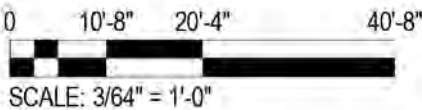
EXTERIOR FINISH KEY															
WALL FINISHES						MISCELLANEOUS									
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	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	NUT HATCH SW6289	JAMES HARDIE OR EQ	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW8106	JAMES HARDIE OR EQ	CJ	CONTROL JOINT / REVEAL	MATCH CHOUT 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-28)	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-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	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	JAMES HARDIE OR EQ	MR-1A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	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	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-7	BRICK VENEER	BROOKHAVEN	CHEROKEE OR EQ	H-6	CEMENTITIOUS SIDING	BREVITY BROWN SW5058	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
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	FOAMSTUCCO	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	MELTON CLASSICS (MC-38)	MR-3	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-10	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-38)	MR-3B	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-11	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	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD
BR-12	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-3B	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
BR-13	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-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ
BR-14	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ	TR-4	CEMENTITIOUS TRIM	WINDSOR GREIGE SW7528	JAMES HARDIE OR EQ	RM-1	ROOF MATERIALS	REFER TO SPEC	REFER TO SPEC	MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	TBD
BR-15	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ	SSM	STANDING SEAM METAL ROOF	ROOF: DARK BRONZE	REFER TO SPEC	MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	TBD
BR-16	BRICK MORTAR	BUFF	COOSA OR EQ	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ	SSM	STANDING SEAM METAL ROOF	W/ STEEL FRAME	REFER TO SPEC	MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	TBD
BR-17	BRICK VENEER	MOSSY OAK	CHEROKEE OR EQ	TR-7	CEMENTITIOUS TRIM	BLACK FOX SW7020	JAMES HARDIE OR EQ	MC-1	METAL COPING - PRE-FIN	TBD	TBD	D-1	DOOR	WHITE	PLY GEM OR EQ
BR-18	BRICK MORTAR	SEASHELL	HOLCIM OR EQ	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ	SC	ALUM. SCRAPPER - PRE-FIN	DARK BRONZE	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6256	JAMES HARDIE OR EQ	DS	ALUM. DOWNSPOUT - PRE-FIN	DARK BRONZE	TBD	D-3	DOOR	DARK BRONZE	PLY GEM OR EQ
				TR-10	CEMENTITIOUS TRIM							D-4	DOOR	BLACK	PLY GEM OR EQ



ALPHARETTA CITY CENTER

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
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	CS-2	CAST STONE	WHEATSTONE	ROCKCAST OR EQ.	TR-10	CEMENTITIOUS TRIM	BROOKLYN MAPLE SW2834	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD
BR-2	BRICK VENEER	SEASHELL	HOLCOM OR EQ.	H-1	CEMENTITIOUS SIDING	NUT HATCH SW6088	JAMES HARDIE OR EQ.	TR-11	CEMENTITIOUS TRIM	KILIM BEIGE SW6106	JAMES HARDIE OR EQ.	CJ	CONTROL JOINT / REVEAL	MATCH CROUT 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 VENEER	4 SEASONS BUFF	HOLCOM 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 VENEER	FROSTY	HOLCOM 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 SYS. W/ BRACKETS	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-1A(BK)	42" HT. ALUM. GUARDRAIL SYSTEM	DARK BRONZE	TBD
BR-8	BRICK VENEER	OLD LIME PUTTY	HOLCOM OR EQ.	H-7	CEMENTITIOUS SIDING	BREEZY SW7616	JAMES HARDIE OR EQ.	TP-6	TRIM PROFILE	REFER TO ELEVATION	FOAMSTUCCO	MR-2	42" HT. ALUM. GUARDRAIL SYSTEM	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	FOAMSTUCCO	MR-2A	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	DARK BRONZE	TBD
BR-10	BRICK VENEER	LIME PUTTY	HOLCOM OR EQ.	H-9	CEMENTITIOUS SIDING	WOVEN WICKER SW9104	JAMES HARDIE OR EQ.	TP-8	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-38)	MR-2(BK)	42" HT. ALUM. GUARDRAIL SYS. W/ BRACKETS	BLACK	TBD
BR-11	BRICK VENEER	FRENCH PROVINCIAL	JENKINS	TR-1	CEMENTITIOUS TRIM	OUTER BANKS SW7534	JAMES HARDIE OR EQ.	ST-1	STUCCO	ANALYTICAL GRAY SW1051	SMOOTH FINISH	MR-3	42" HT. ALUM. GUARDRAIL SYS. JULIET	DARK BRONZE	TBD
BR-12	BRICK VENEER	DESERT BUFF	HOLCOM OR EQ.	TR-2	CEMENTITIOUS TRIM	WEATHERED SHINGLE SW2841	JAMES HARDIE OR EQ.	ST-2	STUCCO	BLACK FOX SW7020	SMOOTH FINISH	MR-3(BK)	42" HT. ALUM. GUARDRAIL SYS. JULIET	BLACK	TBD
BR-13	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-4	42" HT. GUARDRAIL SYSTEM	OUTER BANKS SW7534	MELTON CLASSICS OR EQ.
BR-14	BRICK VENEER	OLD LIME PUTTY	HOLCOM 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.	MR-5	42" HT. GUARDRAIL SYSTEM	BLACK	TBD
BR-15	BRICK VENEER	OLD ATLANTA	CHEROKEE OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	SC	ALUM. SCUPPER - PRE-FIN	DARK BRONZE	TBD	D-1	DOOR	WHITE	PLY GEM OR EQ.
BR-16	BRICK VENEER	BUFF	COOGA OR EQ.	TR-6	CEMENTITIOUS TRIM	EXTRA WHITE SW7006	JAMES HARDIE OR EQ.	MC-1	METAL COPING - PRE-FIN	TBD	TBD	D-2	DOOR	BEIGE	PLY GEM OR EQ.
BR-17	BRICK VENEER	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-3	DOOR	DARK BRONZE	PLY GEM OR EQ.
BR-18	BRICK VENEER	SEASHELL	HOLCOM OR EQ.	TR-8	CEMENTITIOUS TRIM	BREEZY SW7616	JAMES HARDIE OR EQ.					D-4	DOOR	BLACK	PLY GEM OR EQ.
CS-1	CAST STONE	FLAX	ROCKCAST OR EQ.	TR-9	CEMENTITIOUS TRIM	TRICORN BLACK SW6258	JAMES HARDIE OR EQ.								

ACADEMY STREET

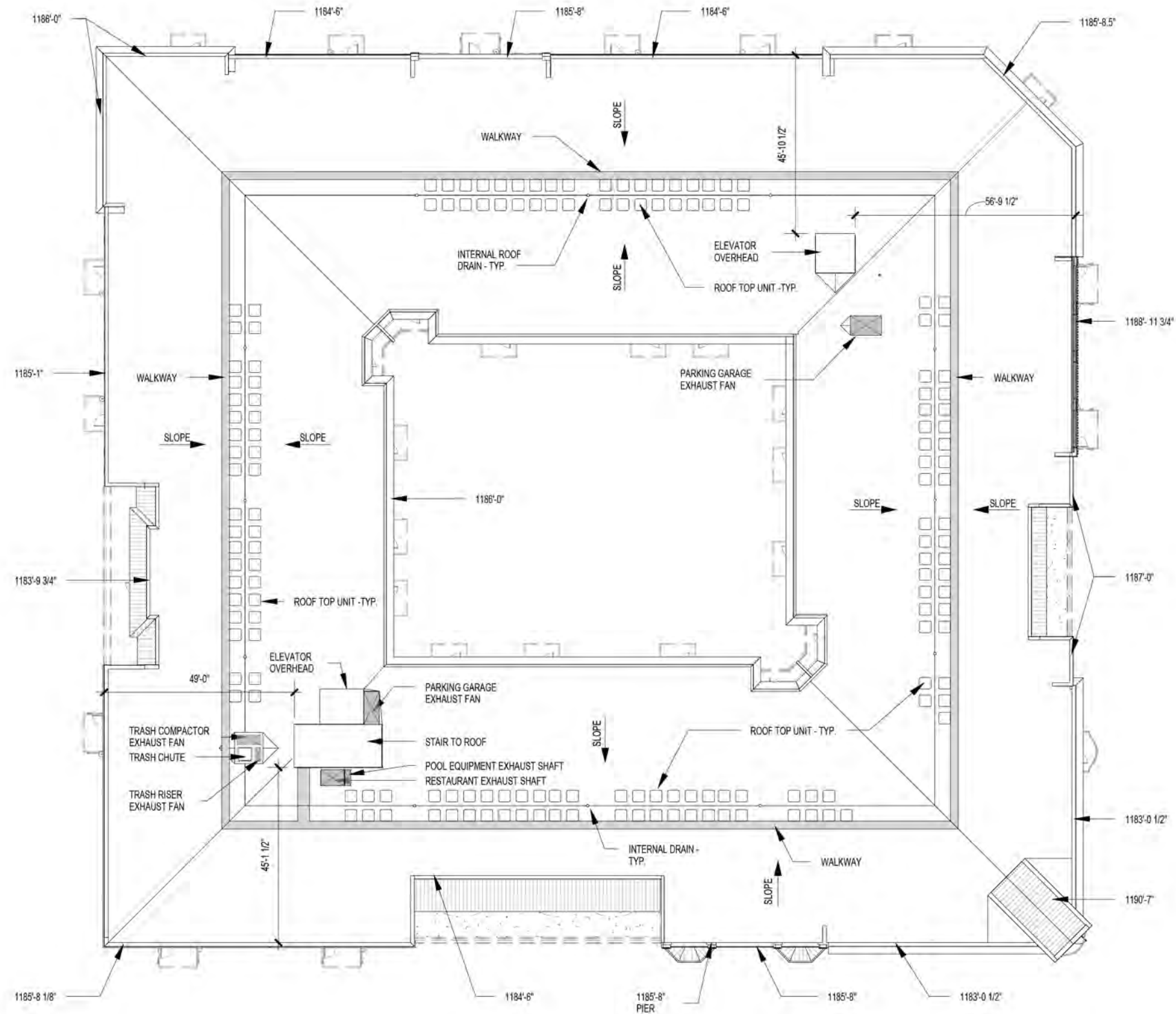
PARK PLAZA

PARCEL 5

PARCEL 6

COMMERCE STREET

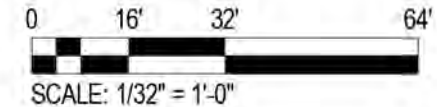
MARKET STREET

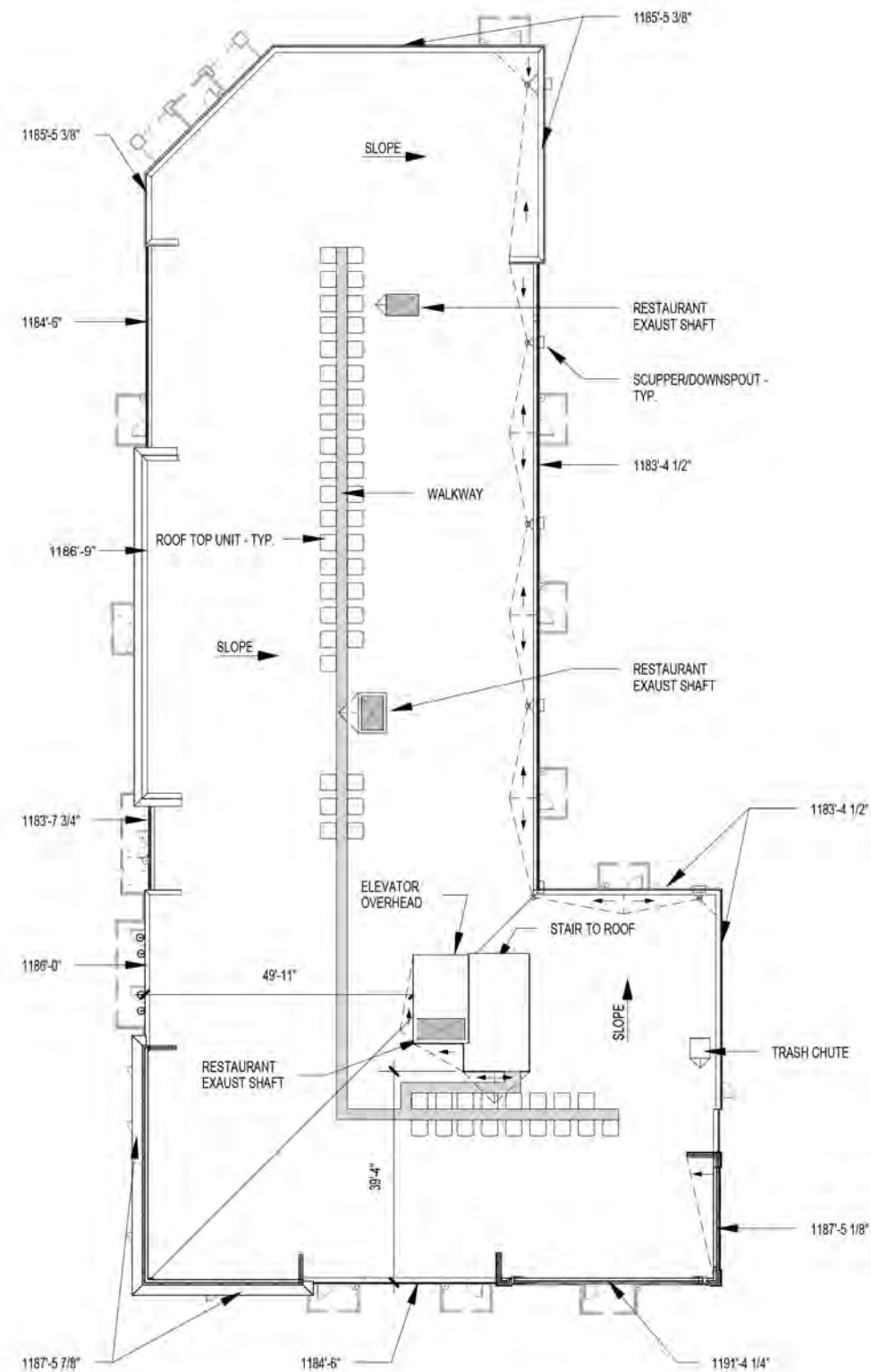


ALPHARETTA CITY CENTER

ALPHARETTA, GA

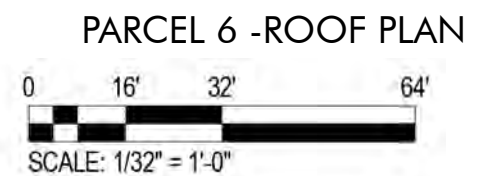
PARCEL 5 - ROOF PLAN





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)

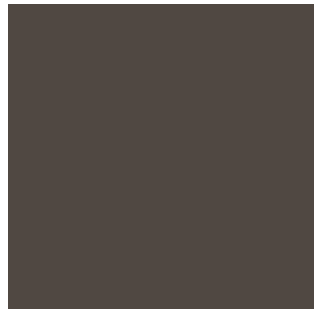


UNIT EXTERIOR LIGHTING
PROGRESS LIGHTING
P5605-20
BLACK - PAINTED

FACADE B



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



RAILING & UNIT
EXTERIOR DOOR
SW7020 BLACK FOX



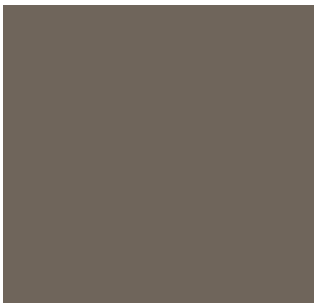
WATER TABLE
CAST STONE (CS-2)
WHEATSTONE
(ROCKSTONE)



HARDIE LAP SIDING
SW2845
BUNGLEHOUSE GRAY (H-5)



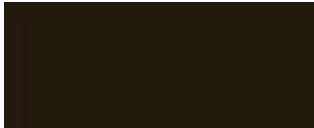
UNIT EXTERIOR LIGHTING
MILLENIUM LIGHTING
ARCHITECTURAL BRONZE
R SERIES
RWHS14-RGN15



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



WINDOW/DOOR FRAMES
BEIGE



STANDING SEAM METAL
ROOF
DARK BRONZE

FACADE C



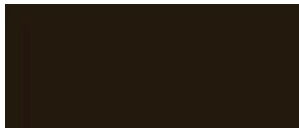
BRICK (BR-1) BUCKLEY BLEND (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



TRIM
SW2841 WEATHERED
SHINGLE (TR-2)



HARDIE PANELS
SW2834 BIRDSEYE
MAPLE (H-8)



STANDING SEAM METAL ROOF
DARK BRONZE

WINDOW & DOOR FRAMES
WHITE

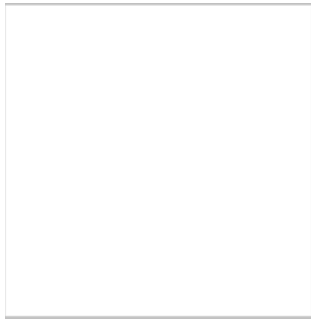


UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION

FACADE D



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



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



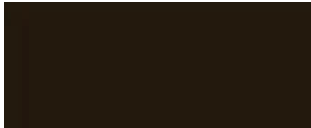
WATER TABLE
CAST STONE (CS-2)
WHEATSTONE (ROCKSTONE)



WINDOW & DOOR FRAMES
WHITE



ALUMINUM RAILINGS
SW7020 BLACK FOX

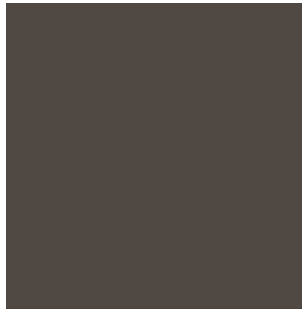


STANDING SEAM METAL ROOF (SSM)
DARK BRONZE

FACADE E



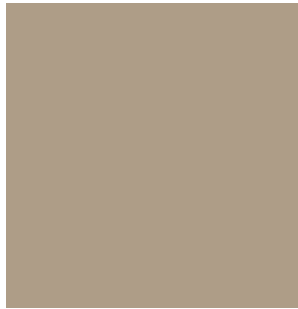
BRICK (BR-6)- FRENCH PROVINCIAL
(MODULAR - JENKINS)
MORTAR - DESERT BUFF (HOLCIM)



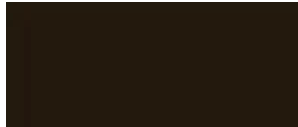
RAILINGS, HARDIE TRIM,
RAFTER TAILS, GATE & LOU-
VERS
SW7020
BLACK FOX (TR-7)



WINDOW & DOOR FRAMES
BEIGE



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



STANDING SEAM METAL
ROOF
DARK BRONZE

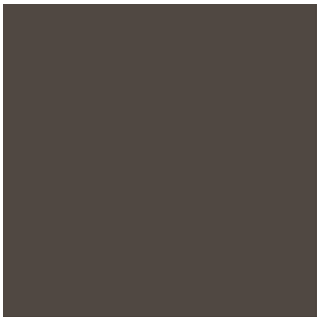


UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE

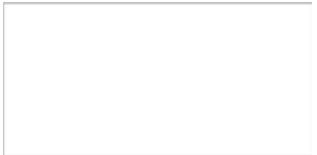
FACADE F



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)



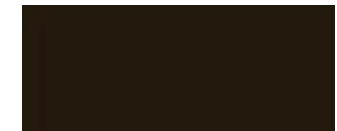
ALUMINUM RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB

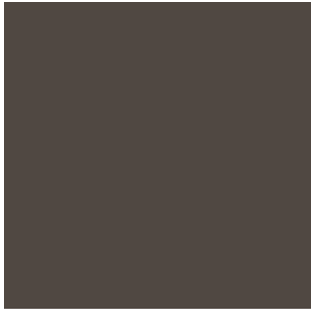


STANDING SEAM METAL ROOF
DARK BRONZE

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

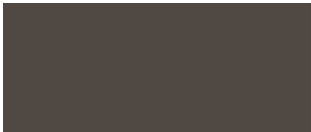
FACADE K



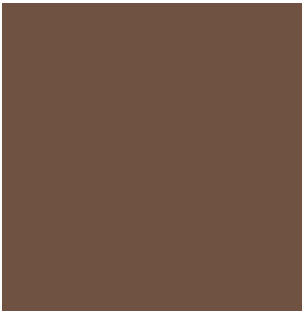
BRICK (BR-2)- ST. CHARLES (MODULAR - CHEROKEE)
MORTAR - 4 SEASONS BUFF (HOLCIM)



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



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



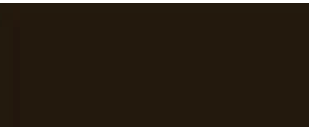
HARDIE LAP SIDING
SW6068
BREVITY BROWN (H-6)



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB



STANDING SEAM METAL ROOF
DARK BRONZE

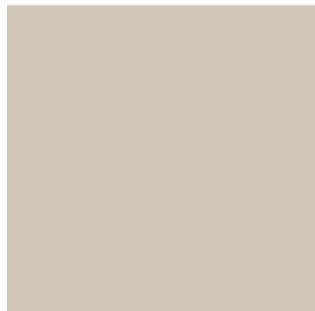
FACADE L



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



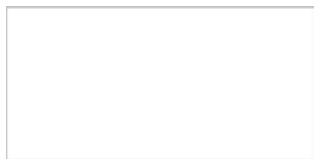
HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



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



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



WINDOW & DOOR FRAMES
WHITE

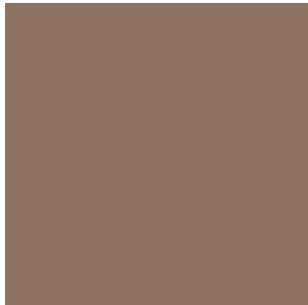


UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB

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)



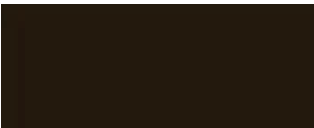
ALUMNIUM RAILINGS, CAN-
OPIES, LOUVERS & STORE-
FRONT
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE



STANDING SEAM METAL ROOF
DARK BRONZE

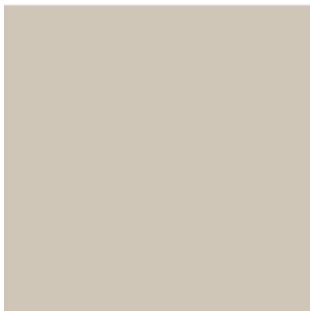
FACADE P



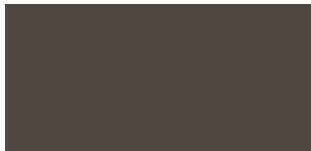
BRICK (BR-4)- BROOKHAVEN (MODULAR - CHEROKEE)
MORTAR - OLD LIME PUTTY (HOLCIM)



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

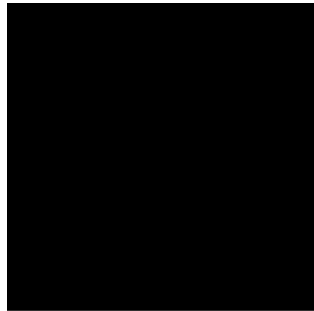


UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE

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)

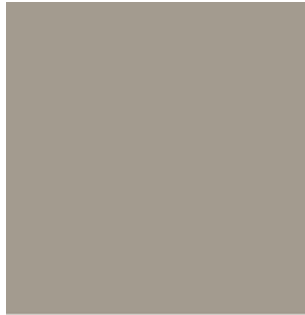


ALUMINUM RAILINGS/DOOR FRAMES
SW6258
TRICORN BLACK

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

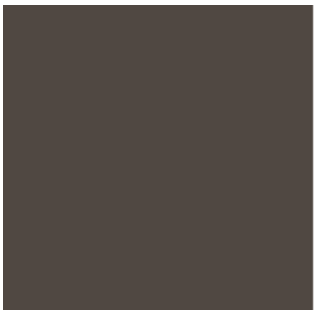
FACADE U



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

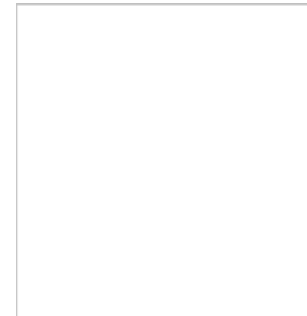


UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE

FACADE V



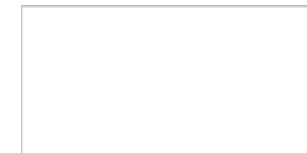
BRICK (BR-9)- MOSSY OAK (MODULAR - CHEROKEE)
MORTAR - SEASHELL (HOLCIM)



TRIM
SW7006
EXTRA WHITE (TR-6)



RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
WHITE

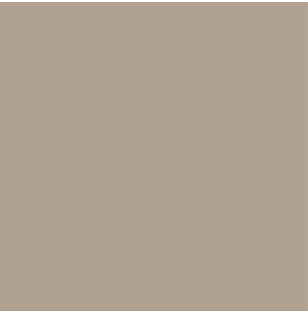


UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB WEATHER BRONZE

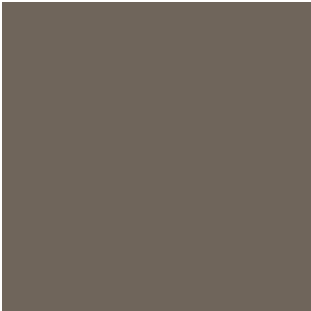
FACADE W



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



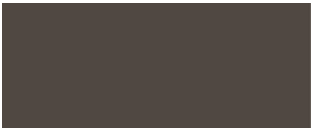
HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



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

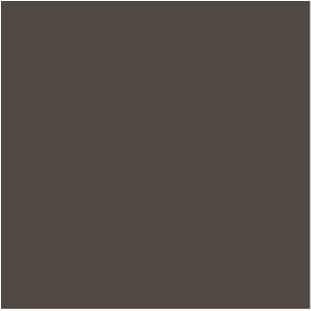


WATER TABLE
CAST STONE (CS-1)
FLAX (ROCKSTONE)

FACADE X



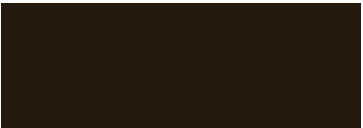
BRICK (BR-5)- VELOUR FLASH (MODULAR - CHEROKEE)
MORTAR - LIME PUTTY (HOLCIM)



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

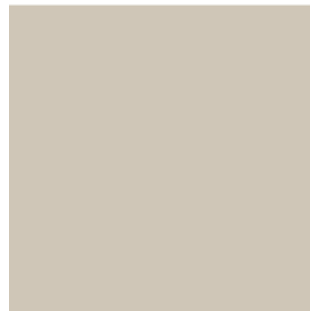
FACADE Y



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



HARDIE LAP SIDING
SW7038
TONY TAUPE (H-2)



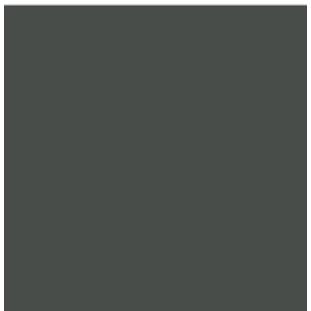
TRIM, CORNICE, & TRIM BANDING
SW7036
ACCESSIBLE BEIGE (TR-3)



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



UNIT EXTERIOR LIGHTING
KICHLER 9234AZ
ARCHITECTURAL BRONZE



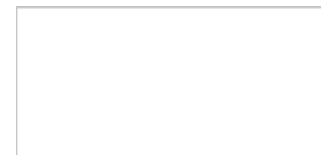
SHUTTERS
SW7062
ROCK BOTTOM (SH-1)



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

ALPHARETTA, GA



ALPHARETTA CITY CENTER - PARCEL 4

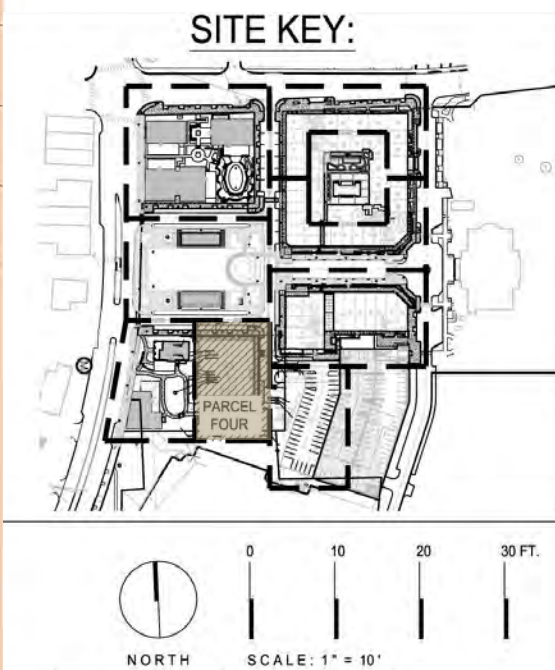
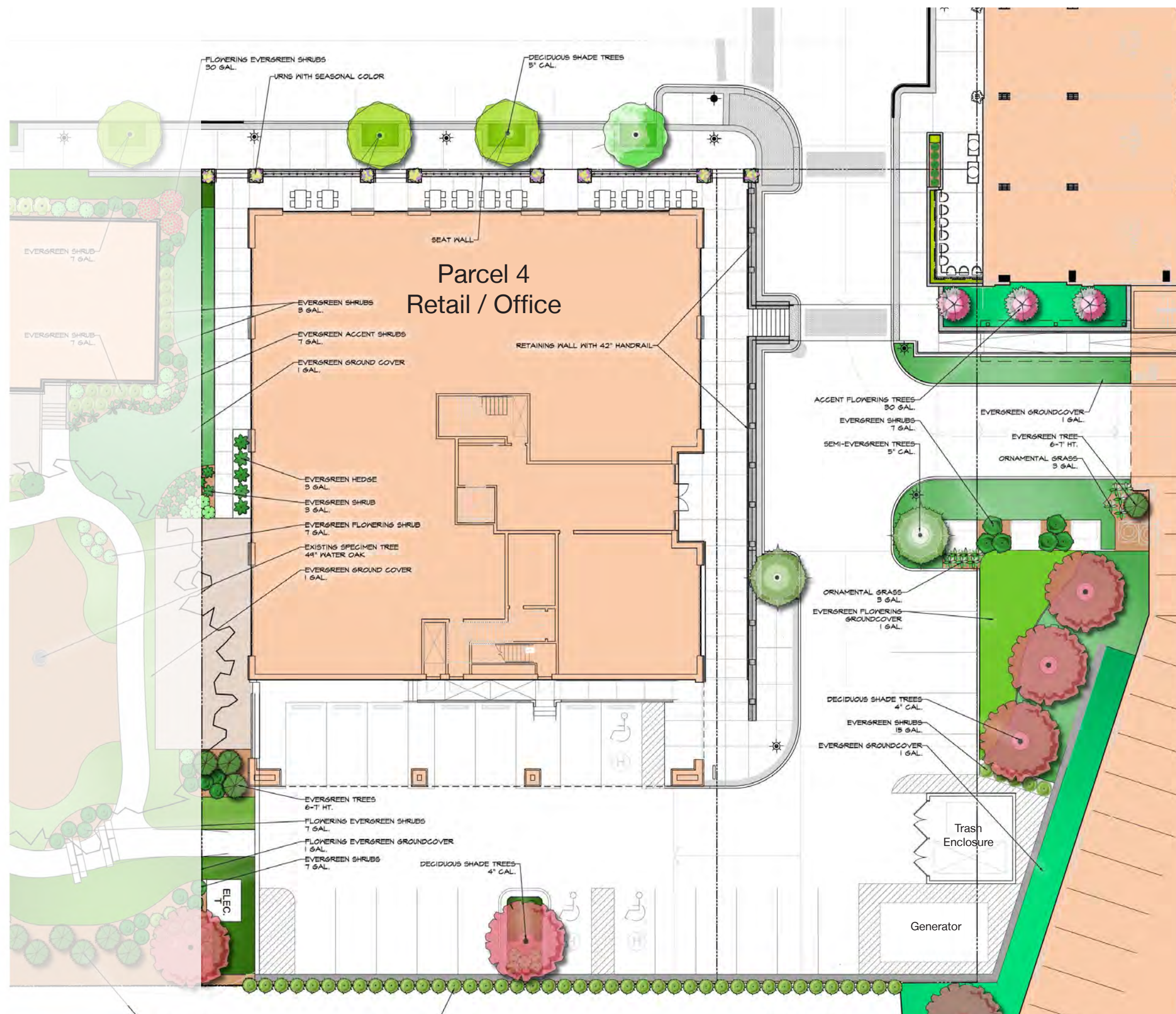
DESIGN REVIEW BOARD PRESENTATION

November 18, 2016

MMS Alpharetta LLC

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

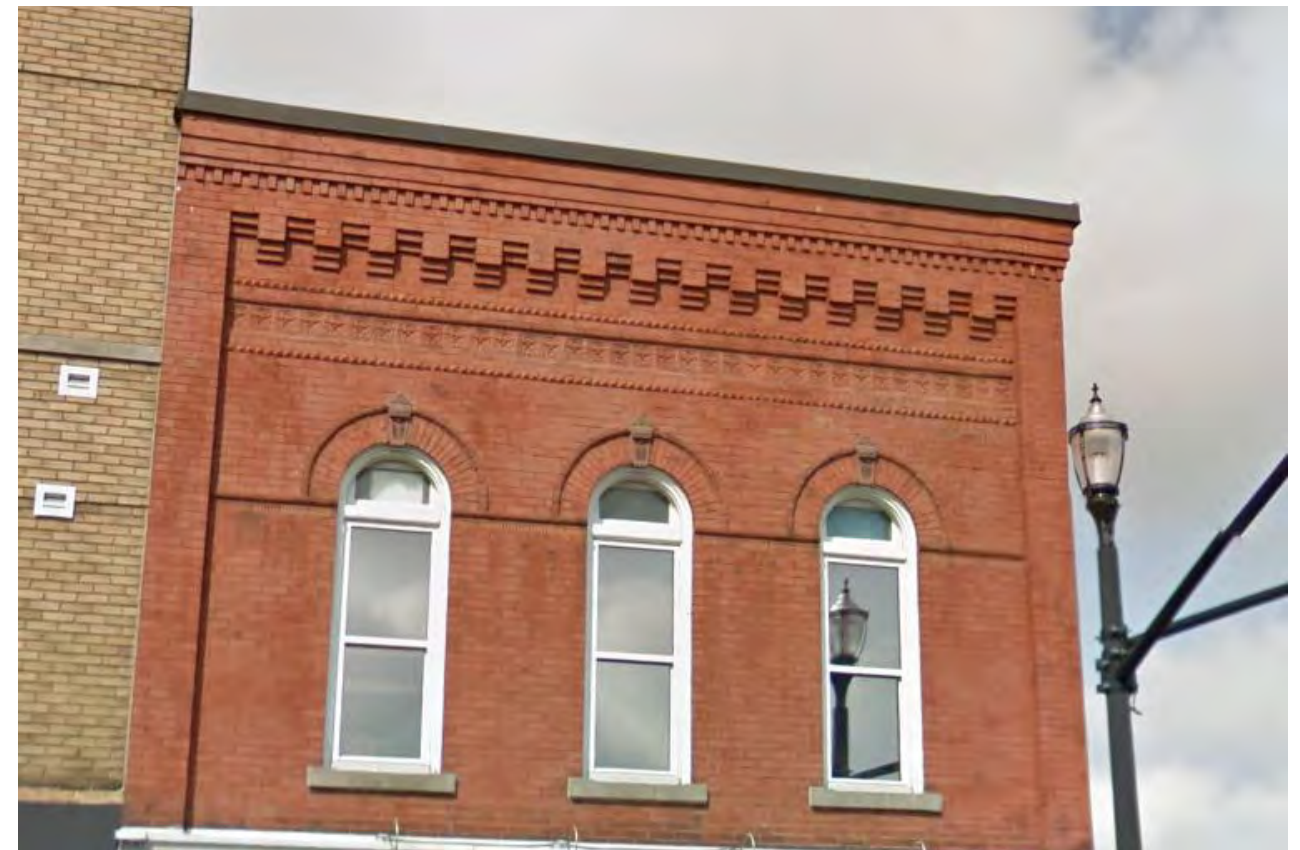
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ALPHARETTA CITY CENTER - PARCEL 4

Enlarged Site Plan

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



ALPHARETTA CITY CENTER - PARCEL 4

Precedent Images

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North Perspective - View from Park

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Northeast Perspective

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

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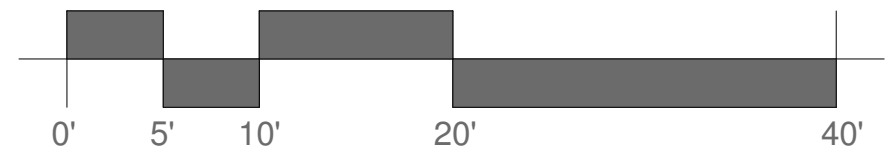
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North Elevation

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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. |



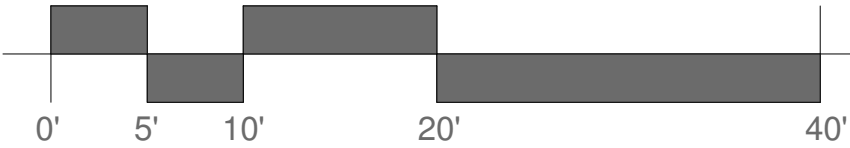
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East Elevation

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



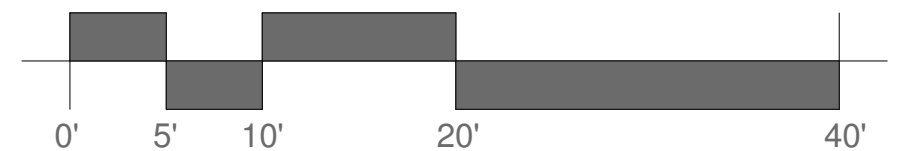
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West Elevation

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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. |



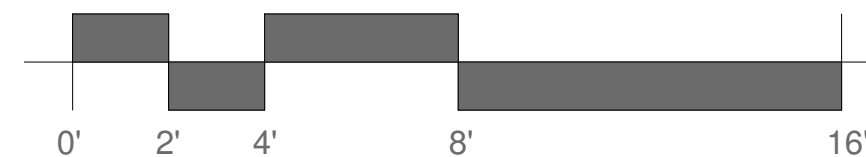
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South Elevation

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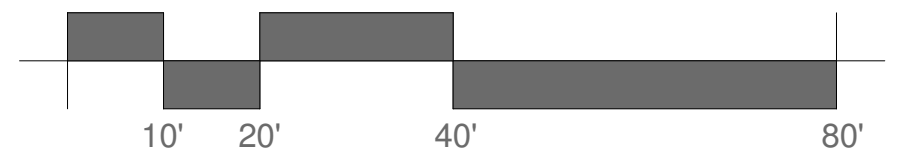
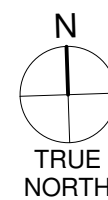
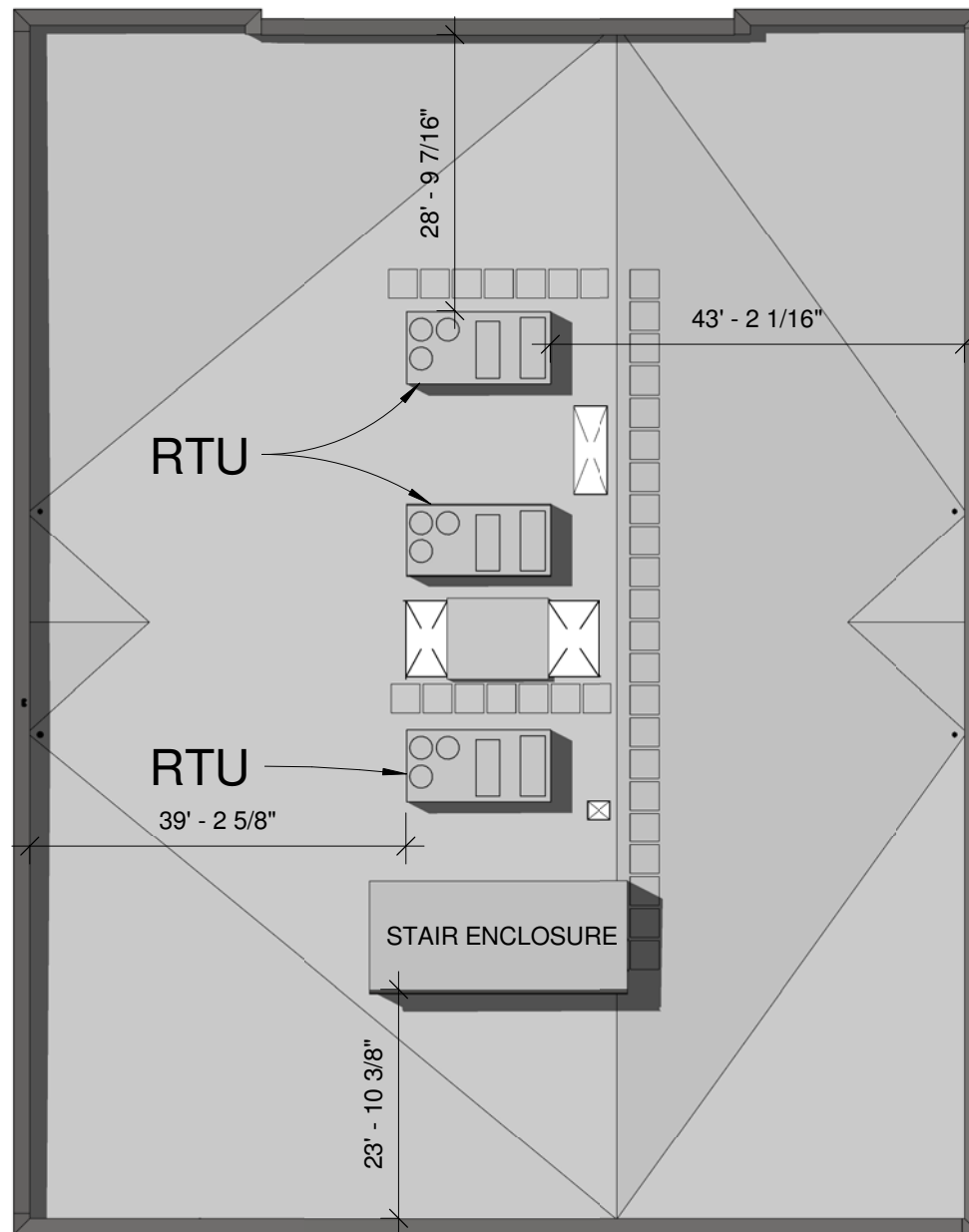
- | | |
|--|---|
|  A Brick Veneer. |  C Cast Stone. |
|  B Prefinished Aluminum Glazing System with High Performance Insulated Glass. |  D Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. |



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Facade Detail

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Roof Plan

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Sight Line Diagram

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