



DESIGN REVIEW BOARD JANUARY 20, 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. Elections of Officers for 2017
 2. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 1. 09:00 09:30 Staff updates
 2. 09:30 - 10:00 *DRB170003 Creative Studios* 160 North Main St
 3. 10:00 - 10:15 *DRB 160078 East Village Corner Feature*
review revisions to corner park
 4. 10:15- 11:00 *DRB 160075 City Center*
review "buildings" that were required to return and the parking deck
 5. 11:00 - 11:20 *DRB160082 Cafe Intermezzo* 100 Avalon Blvd
review a change in approved exterior to add a mural
 6. 11:20 - 11:40 *DRB 160083 Party City* 7011 North Point Pkwy
review exterior graphics
 7. 11:40 - 12:15 *Truck & Tap* 30 Milton Ave
review exterior changes and materials
 8. 12:15 - 12:45 *Lunch Break*
 9. 12:45 - 1:15 *DRB160084 Twisted Taco* 1495 Alpharetta Hwy
review exterior elevation changes and colors
 10. 1:15 - 2:15 *DRB160081 Courtyard by Marriott* Amberpark Dr
review Site and Elevation/materials Landscape and signage to be reviewed
at later date.
- VIII. ADJOURNMENT



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 , pileasters 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)

**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.



DESIGN REVIEW BOARD
MEETING SUMMARY
December 18, 2016

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III. **ROLL CALL**

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

IV. **PLEDGE TO THE FLAG**

V. **ITEMS FROM STAFF**

Kathi Cook, Director of Community Development discussed proposed Trail System. There was discussion of Park Spaces being identified based on the Bond that passed. DRB requested a document showing those pieces. Director Cook stated she would work on getting that document. There was discussion on development and where sections are being built.

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of November 18, 2016

The Board did not have time to review the Minutes prior to the meeting. DRB will consider approval at the next meeting.

VII. PUBLIC HEARING

1. Staff Updates and projects

2. City Center Office Building DRB160075

Cheri Morris and Chuck Hall presented review new exterior revisions for Buildings 4

There was discussion on:

- Downtown Design Guidelines
- Proper treatment of West side of a building
- Hierarchy of Detail
- Overall Site Plan (previously approved)
- Trying to create effect that Buildings were developed over time
- Parcel # 4 (packet dated 12.16.16
 - Pocket Space with big tree is used for outdoor dining
 - Examples of Romanesque Styles
 - Revisions to North Perspective – View from Park
 - Added more weight to Arch at entrance,
 - One façade expression
 - Big arcade with the recessed terrace at the roof level,
 - Added depth to brick cornices
 - introduced an additional brick cornice to bring detail down toward street at a finer scale
 - Northeast Perspective (sides of building)
 - Top Level – introduced arched windows onto the side façades
 - East Elevation – (Faces Parking Deck)
 - Added arched windows to upper story
 - Carried Retail expressions around the side of the building
 - West Elevation –(View from Main Street)
 - Arches at top story
 - Increased depth in the cornice
 - Carried Retail expressions around the side of the building
 - Showed Built out view of building if restaurants are in front of building
 - Arches are visible from top of building
 - Street level will have dining terraces
 - North Elevation
 - Added Brick detail around the arched element at entrance

- Increased depth of the Cornices as discussed in last meeting
- Changed detailing around the Arches to Brick detail
- On the Retail facades Introduced the sill element all the way around and broken up the framing a bit more
- South Elevation – (Faces Parking Deck)
 - Least ornate facade of building
 - Square openings at the top level
- Façade details
- Roof Plan
 - AC Units located on the center of the Roofline
- Storefront Materials
- Proposed Sconces

There was discussion from the DRB:

- DRB liked North Elevation
- 360 degree building with visibility from top as well as street level
- Would like to carry upper characteristics from North Elevation to other facades especially West Elevation, South Elevation where upper portion of building is visible.
- Applicant stated for authenticity buildings need to have front and sides
- DRB believes we need to convey these elements on side of building
- DRB did not like bottom of West Elevation – Cheri Morris stated there will be elements added to ground level depending on what the restaurants are (awnings, signage, etc.) There will be umbrella tables under patio under the tree
- DRB suggested revisions to 4 center windows with more details on West Elevation
- Add Depth elements to other facades

There was discussion on timeframe for construction documents on this building. Applicant would like to focus on West Elevation. DRB would like changes to West Elevation to be conveyed to East Elevation at least on the top floors.

There was discussion on timeline for getting item approved on or before January 6, 2017 meeting.

DRB requested Applicant cloud where changes were made for easy identification.

Signage and Landscaping will return.

Board Member Brown offered a motion to approve the exterior revisions as presented today with the condition that applicant will submit changes to the East and West elevations to Staff and the approval is subject to Staff comments and our approval.

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

Chairman Kramer called a recess at 10:10 a.m.

Scott Doll left the meeting at 10:10 a.m.

Chairman Kramer reconvened the meeting at 10:28 a.m.

3. East Village Bell Plaza DRB160078



Westside @ Old Milton

Jennifer Sprayberry of AEC presented review of Bell Plaza.

Applicant discussed:

1. Site Plan
2. Landscape Rendering of layout of Plaza -
 - 2.5' seat walls surrounding the outside with brick material to match other buildings in the development
 - Liberty Bell Replica on inside of Plaza
 - Sheet L3.3 showing approved Landscape for development

There was discussion from DRB and Staff that we have not approved Landscaping for the corner. The remainder of the development has been approved.

There was discussion of Staff Comments to WBA for the display of the Bell. Staff presented earlier renderings of the Bell portion of the picture from WBA that Staff envisioned:

- Uncovered Bell,
- Prominent
- Heavy Timbered to go with Old Edwards Inn feel
- Perhaps enhance that more with masonry around the columns or support structure.
- Internal Brick wall may be too tall
- Perhaps a water wall, something to activate the corner as a true plaza space
- Knee Wall for security
- Staff liked the idea of water feature
- There was discussion of ROW and Landscaping within the ROW
- Staff determined they have well exceeded the 1500sf required

Staff read Council Condition: **An area of at least 1500 square foot shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park benches and/or water feature. Plan to be approved by Design Review Board. All entrances on Old Milton Parkway shall be heavily landscaped.**

Staff stated if the water feature is added, there would not be a requirement for park benches, seating walls as pedestrian seating area, if there is not a water feature then park benches would be required. Staff prefers water feature. DRB discussed that they would like park benches incorporated also. There was discussion that at present, this application does not meet the Council Conditions because it does not have benches or water. Staff stated the DRB could condition it to have both. DRB discussed water would add activity to the Plaza. DRB requested that Staff grant a variance to have a knee wall at the ROW as a perceived safety issue. Michael Woodman, Senior Planner stated he would have to discuss with the Transportation Engineer to see if a vertical structure within the ROW would be allowed. Staff clarified that although the wall may be perceived as safe for pedestrians, it may cause a problem for Public Safety. After checking with Senior Transportation Engineer, it was determined that a vertical structure may be allowed.

DRB reiterated that the Bell Plaza as presented today is not appropriate.

Director Cook stated that during the roadwork on Westside Pky the waterline was put on this property so they are giving us an easement instead of making us move it.

DRB stated they would give a cursory review to Landscaping:

- Species
- Utilities
- Making sure there is not too much hardscape
- Location of Traffic Box near QuickTrip
- SunTrust East elevation included trellises, vines on both corners, DRB suggested adding that to Landscape against the building
- Staff showed architect rendering of corner with SunTrust Building
- Flags will now be flanking

DRB reiterated they would like to see:

- Knee Wall in ROW to give sense of safety, not eliminating the central walkway, maybe having a small pedestal or column at seat wall as it comes around
- DRB stated concept on the screen is more what they would like (Perspective 1) lowering the Bell wall
- Water Feature to activate space
- There was discussion of Crepe Myrtle
- Needs backdrop for Landscaping – vines, trellises should be shown on Landscape plan. Add capacity to backdrop, emphasize the arc rather than the true line of the building

❖ Board Member Corkill offered a motion to defer as it was submitted today with the

Applicant taking into account the comments, the presented Perspective 1 image that was presented today, a knee wall that can extend into the ROW, the use of water, the use of the Bell pedestal and the comments regarding the planting as well.

- The motion received a second from Board Member Brown
- The motion was approved by a vote (4-0)

4. *Print On* DRB160080 233 South Main St

Bobby Keene, Applicant, presented review of signage. After discussion of purple background:

- ❖ Board Member Brown offered a motion to approve as submitted
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (4-0)

- 5. *Alpharetta Restaurant Concept DRB160079***  **11556 Rainwater Dr.**
Kathi Cook, Director of Community Development and George Banks, Applicant, presented a review of new construction concept with 5 restaurant open courtyard with outdoor dining, bocce ball, stage, fire pit, etc.

There was discussion on:

1. Site location being Old Varsity Site
2. Northwinds Conditions which allow this property to meet the old Code
3. Addition of Landscape Islands to Site Plan
4. Offsite Parking Agreement with Northwinds for employee parking in adjacent lot
5. Access to Westside being reconfigured
6. Meets Parking Guidelines
7. MU reductions due to walkability to the Site
8. Façade facing Westside
9. Contemporary look which will compliment surrounding buildings
10. Open Courtyard
11. Painted block with vines
12. Green Wall Intent Images
13. Training and maintenance of vines
14. Seating for inside/outside
15. Importance of Entrance and Porte Cochere
16. Option to reduce setback per Northwinds Master Plan
17. Architectural Expression through covered awning and Porte Cochere on Westside Façade. Applicant stated they could add elements for other facades for visual appeal.
18. Rainwater Dr. side facing Village Tavern – DRB suggested trellises, pushing out block to give depth.
19. Applicant stated they are considering rotating the building as long as no parking is lost. DRB preferred that option.
20. Signage will be brought back
21. Access to Adjacent parking (employee parking)
22. Loading, enclosed dumpster, compactor, trash system, grease traps
23. Landscaping will return to DRB

There was discussion on timeline for the project. The Applicant stated he could have material samples by the January 20, 2017 DRB Meeting.

- ❖ Board Member Brown offered a motion to approve the Site Plan, Elevations and Colors conceptually with the condition that Applicant will come back to the next meeting with actual specific samples, colors and choice of final Site Plan.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (4-0)

VIII. ADJOURNMENT

ALPHARETTA CREATIVE STUDIOS & GALLERY AND A+ SPORTS

160 N. MAIN STREET, ALPHARETTA, GA 30009



REVISIONS		MMDDYY
REMARKS		
DRB REVIEW		08.19.2016
DRB REVIEW		01.20.2017

COVER SHEET

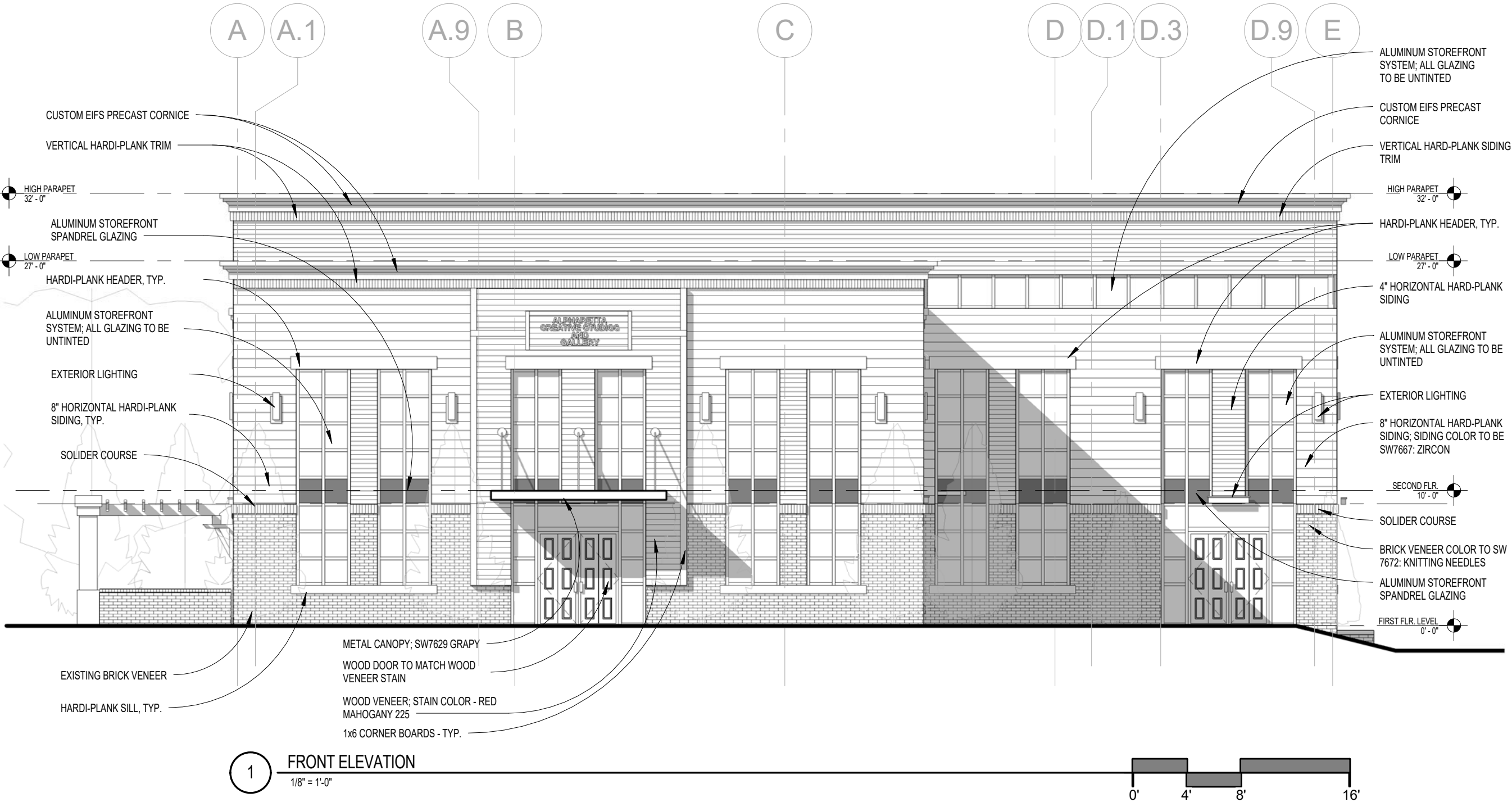
ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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1/11/2017 7:51:15 PM

GENERAL NOTE:

1. PAINT COLOR FOR THE WINDOW HEADERS, FRAMES, METAL STOREFRONT IS **KAWNEER CHARCOAL**
2. CUSTOM EIFS BRICK VENEER TYPE I COLOR IS **SW7672 KNITTING NEEDLES**
3. CUSTOM EIFS PRECAST CORNICE TYPE I & II; METAL CANOPY OVER FRONT DOOR
COLOR IS **SW7629 GRAPY**
4. ALL WINDOW HEADER AND SILL TO BE HARDI-PLANK, EXTRUDE 3" FROM THE FACE OF SIDING
5. WOOD VENEER & ARBOR STAIN COLOR TO BE RED MAHOGANY 225A
6. PAINT COLOR FOR METAL DOWNSPOUT & OVERHEAD DOOR TO BE **SW7629 GRAPY**
7. ALL GLAZING AT ALUMINUM STOREFRONT SYSTEM TO BE UNTINTED
8. FULL LANDSCAPE PLAN WITH TREES AND BUSHES WILL SURROUND THE BUILDING.
9. ALL HARDI-PLANK SIDING COLOR TO BE **SW7667 ZIRCON**



REVISIONS	REMARKS	MMDDYY							
	DRB REVIEW	08.19.2016							
	DRB REVIEW	01.20.2017							

FRONT ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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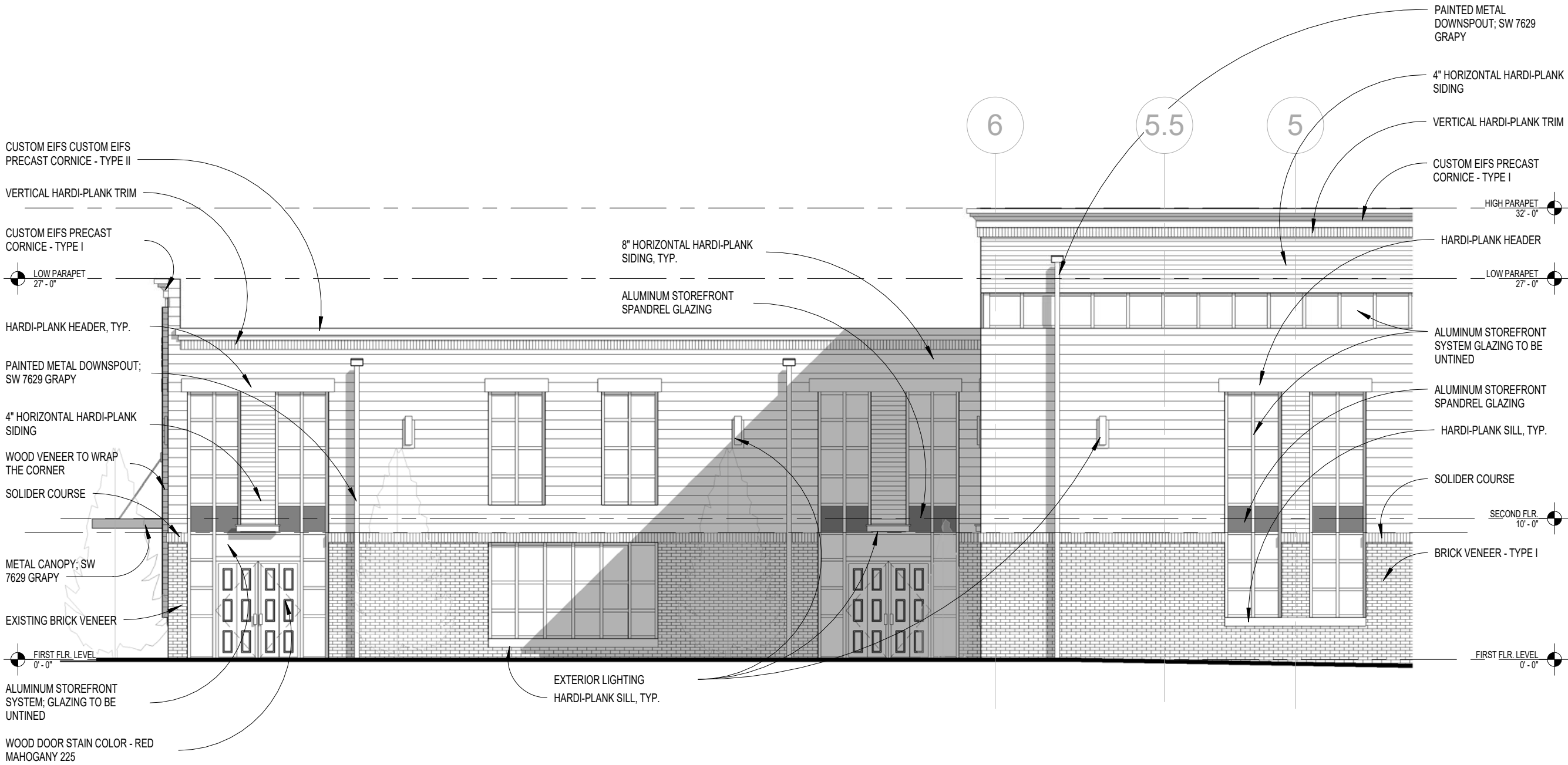


1 OVERALL NORTH ELEVATION
1/16" = 1'-0"

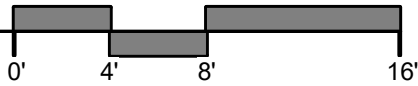
1/11/2017 7:51:23 PM

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1 NORTH ELEVATION - RENOVATION
1/8" = 1'-0"



REVISIONS	REMARKS	MMDDYY							
	DRB REVIEW	08.19.2016							
	DRB REVIEW	01.20.2017							

NORTH ELEVATION

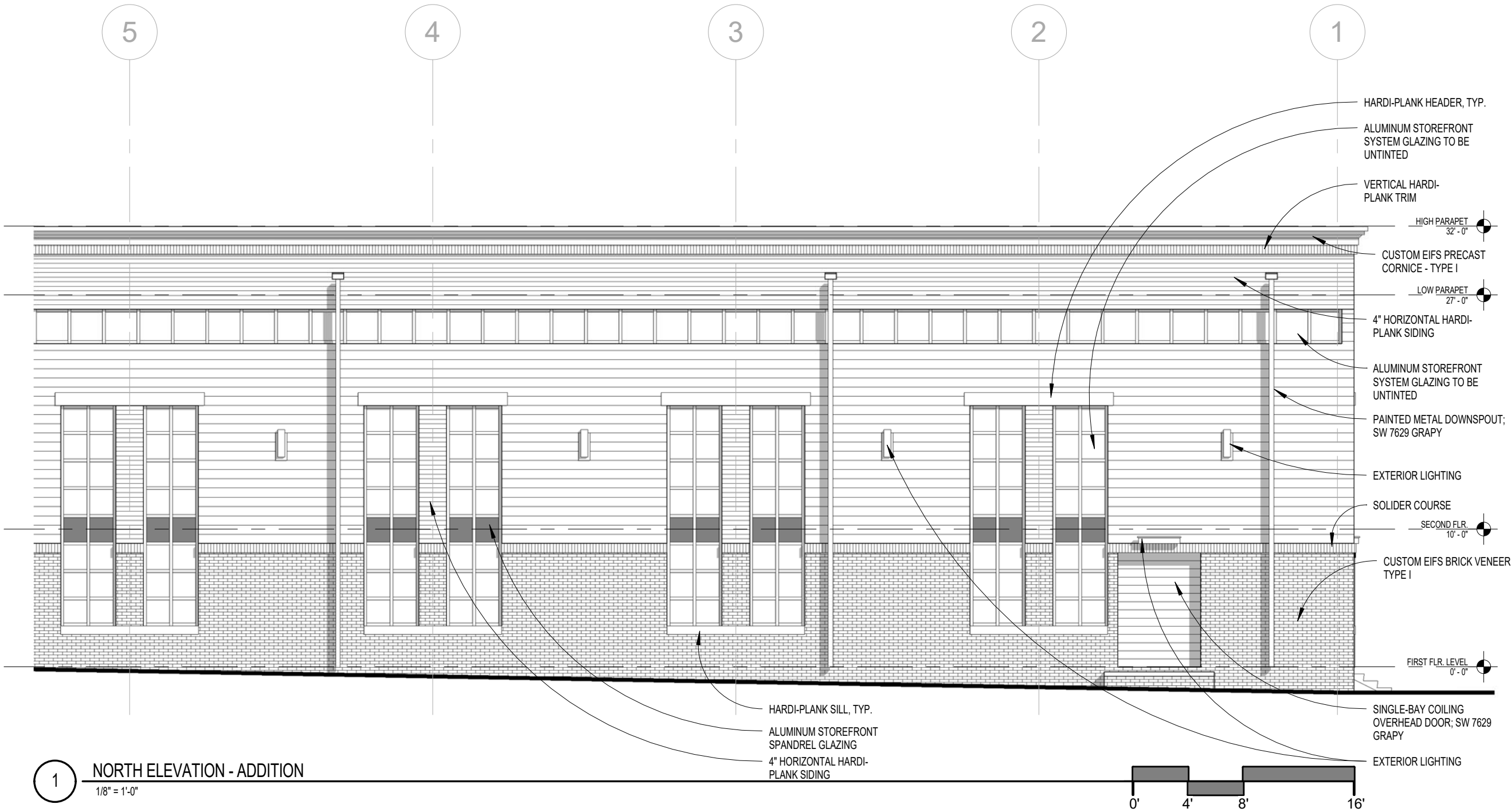
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1/11/2017 7:51:26 PM

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REVISIONS

REVISIONS	REMARKS	MMDDYY
DRB REVIEW	08.19.2016	
DRB REVIEW	01.20.2017	

NORTH ELEVATION

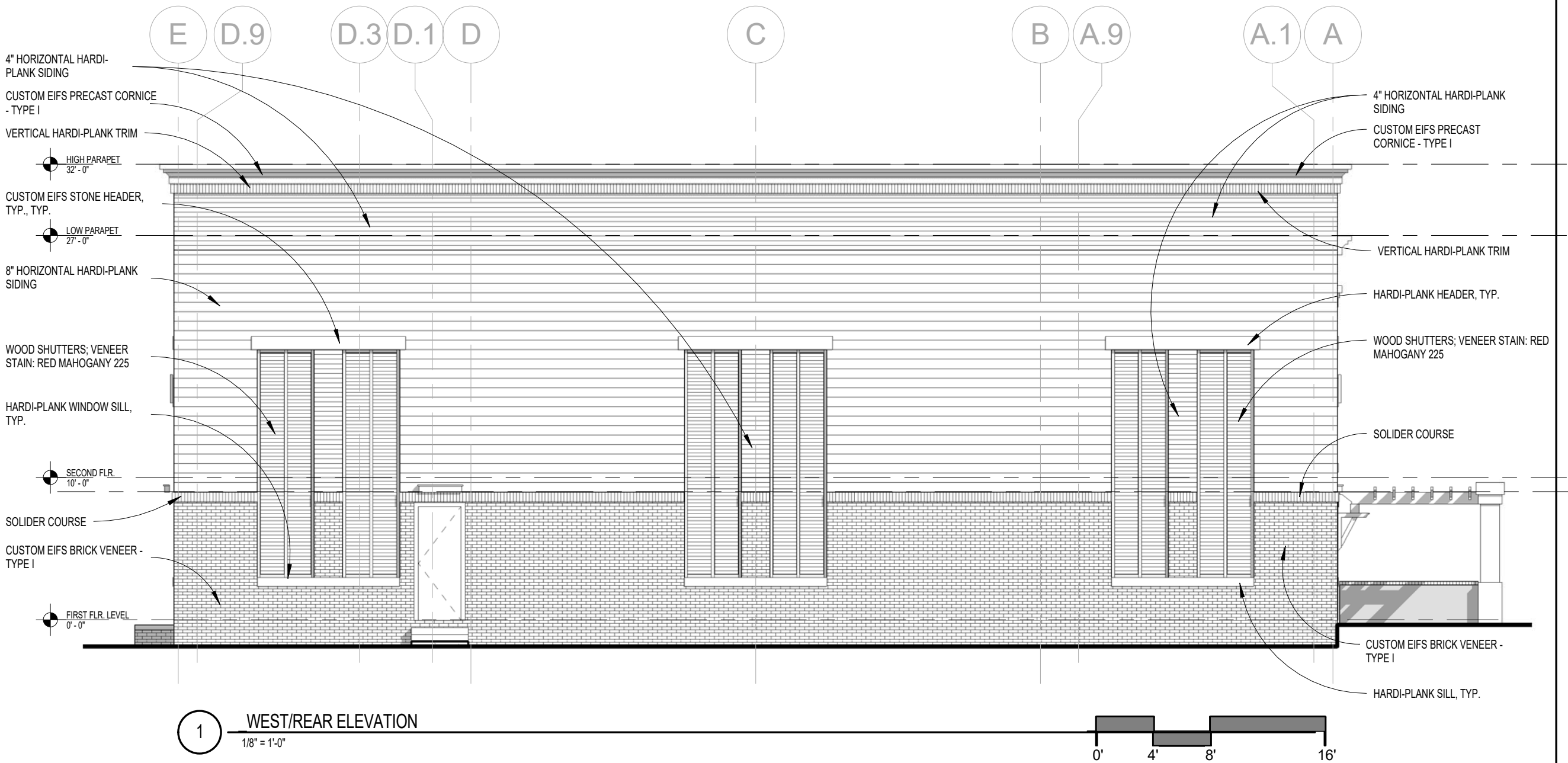
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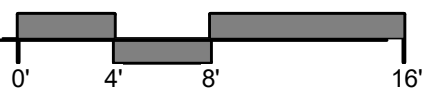
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1 WEST/REAR ELEVATION
1/8" = 1'-0"

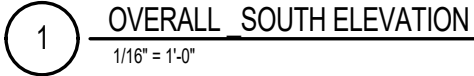


REVISIONS	REMARKS	MMDDYY							
	DRB REVIEW	08.19.2016							
	DRB REVIEW	01.20.2017							

REAR ELEVATION

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160 N. MAIN STREET.
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OVERALL SOUTH ELEVATION

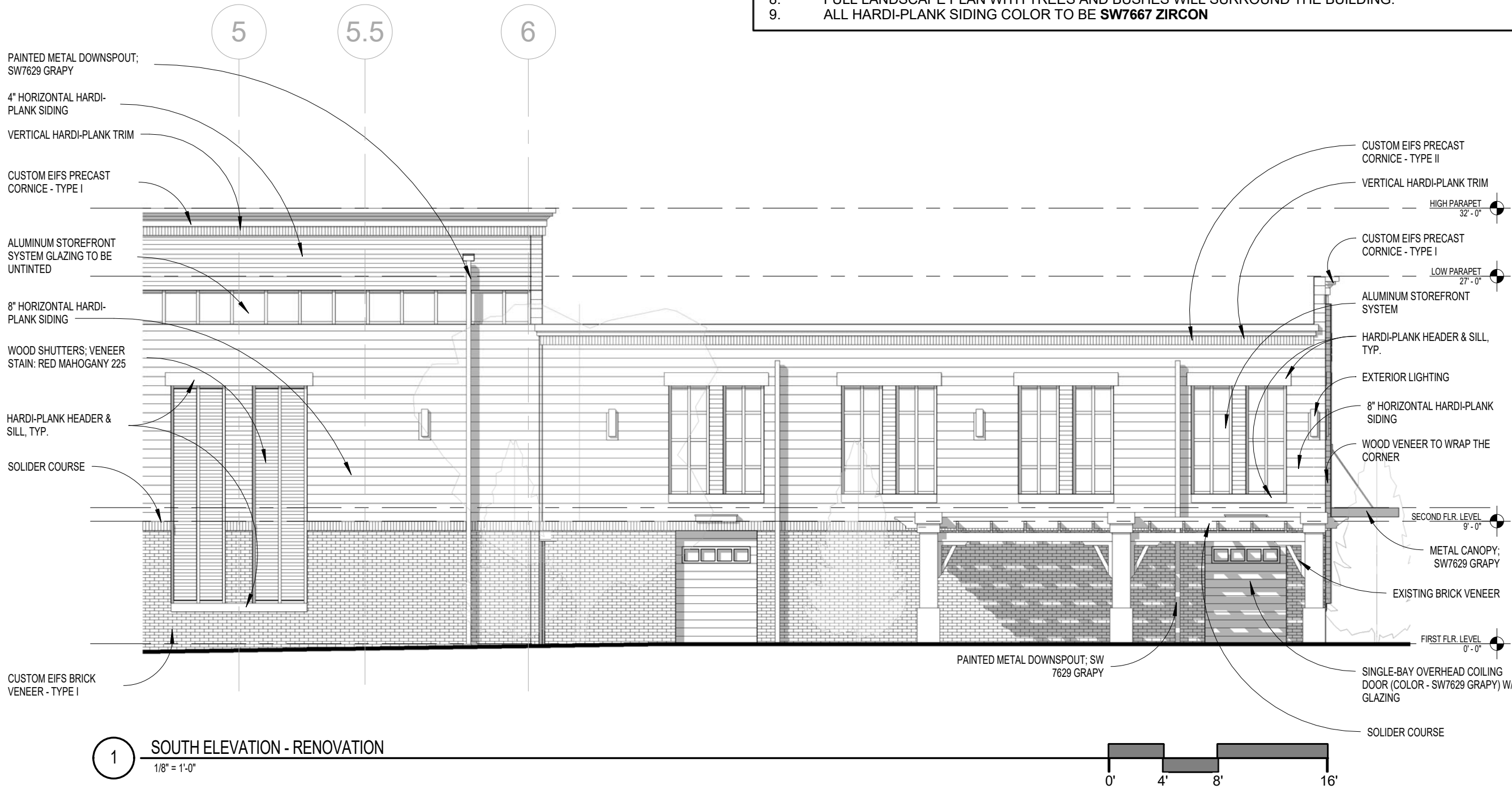
ALPHARETTA CREATIVE STUDIO
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ALPHARETTA, GA 30009

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1/11/2017 7:51:40 PM

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SOUTH ELEVATION

REVISIONS

REMARKS	MMDDYY
DRB REVIEW	08.19.2016
DRB REVIEW	01.20.2017

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

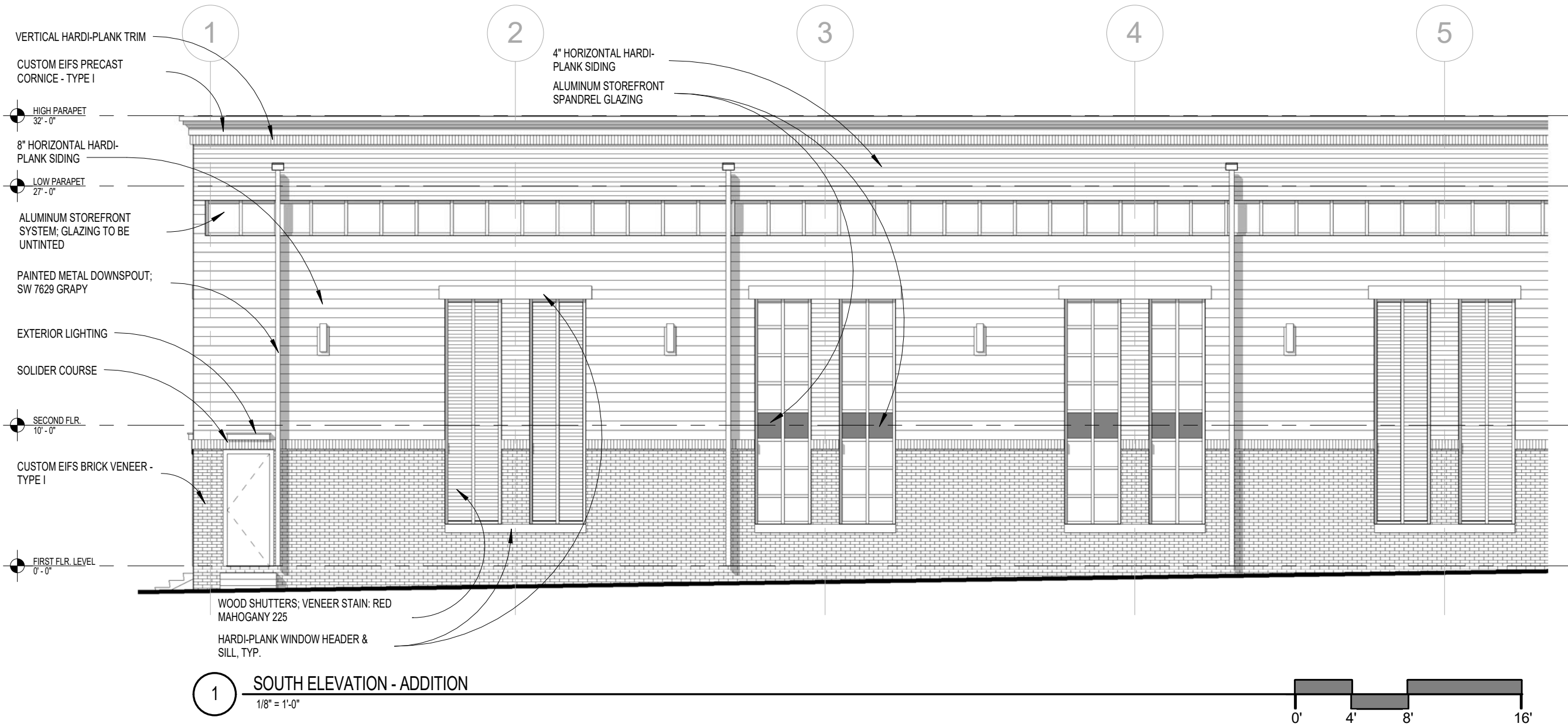
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A4-A

1/11/2017 7:51:43 PM

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REVISIONS	REMARKS	MMDDYY							
	DRB REVIEW	08.19.2016							
	DRB REVIEW	01.20.2017							

SOUTH ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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ALPHARETTA CREATIVE STUDIO & GALLERY

160 N. MAIN STREET, ALPHARETTA, GA 30009



REVISIONS		
REMARKS	MMDDYY	
DRB REVIEW	08.19.2016	

COVER SHEET

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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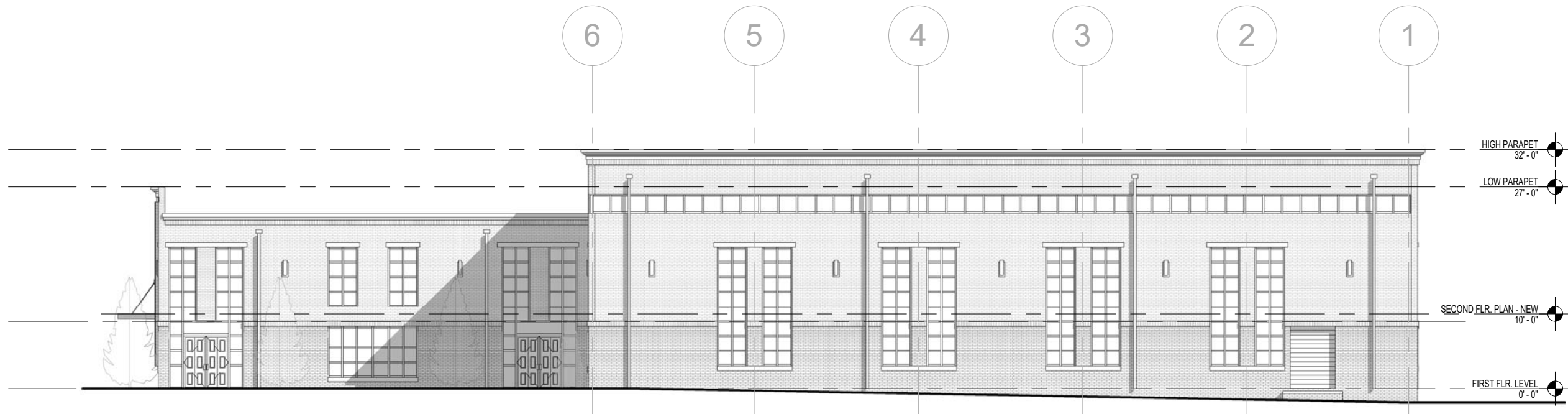
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[illegible]

FRONT ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

[illegible]



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

[illegible]

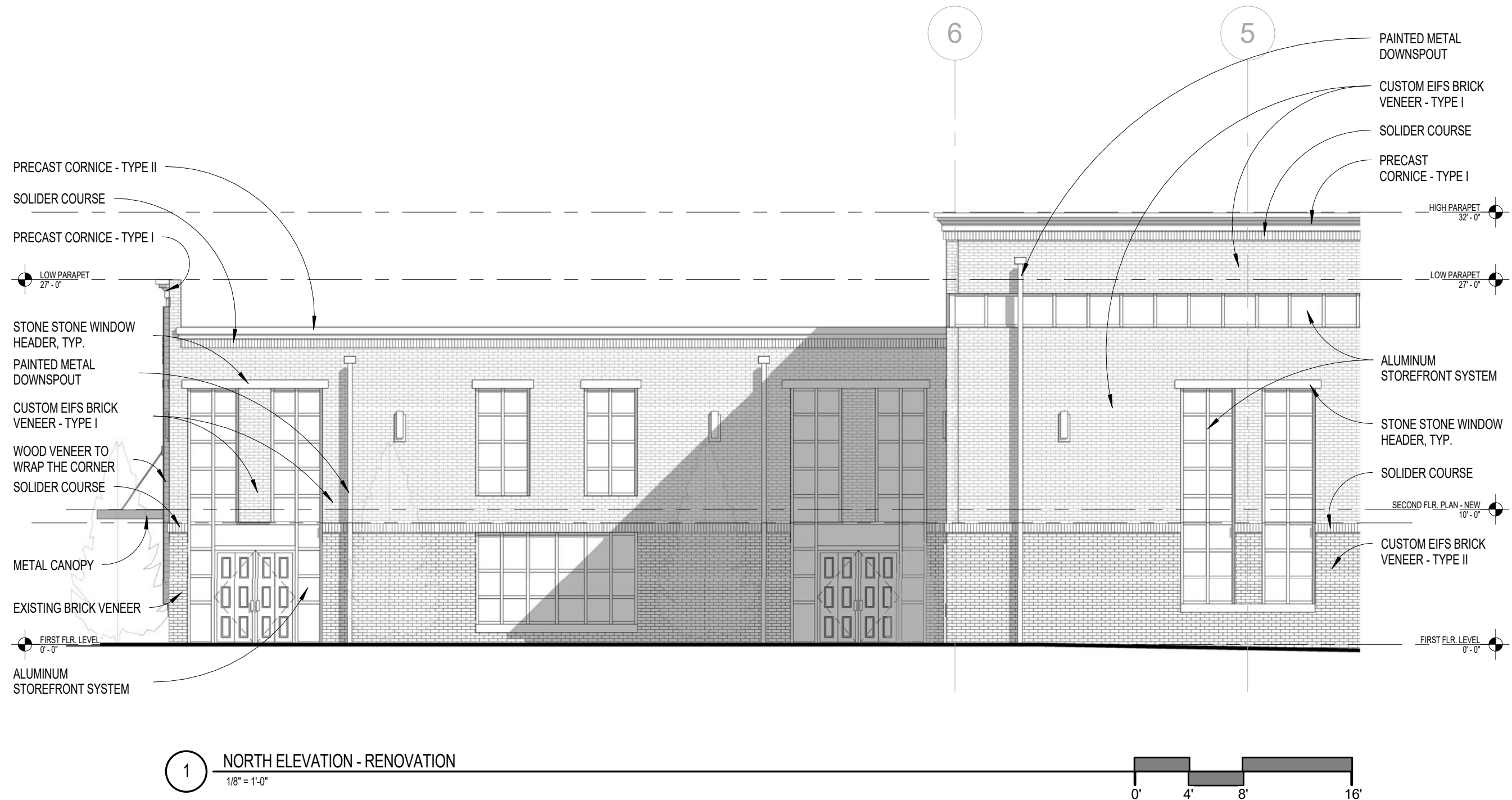
OVERALL NORTH ELEVATION

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160 N. MAIN STREET,
ALPHARETTA, GA 30009

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[illegible]

NORTH ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

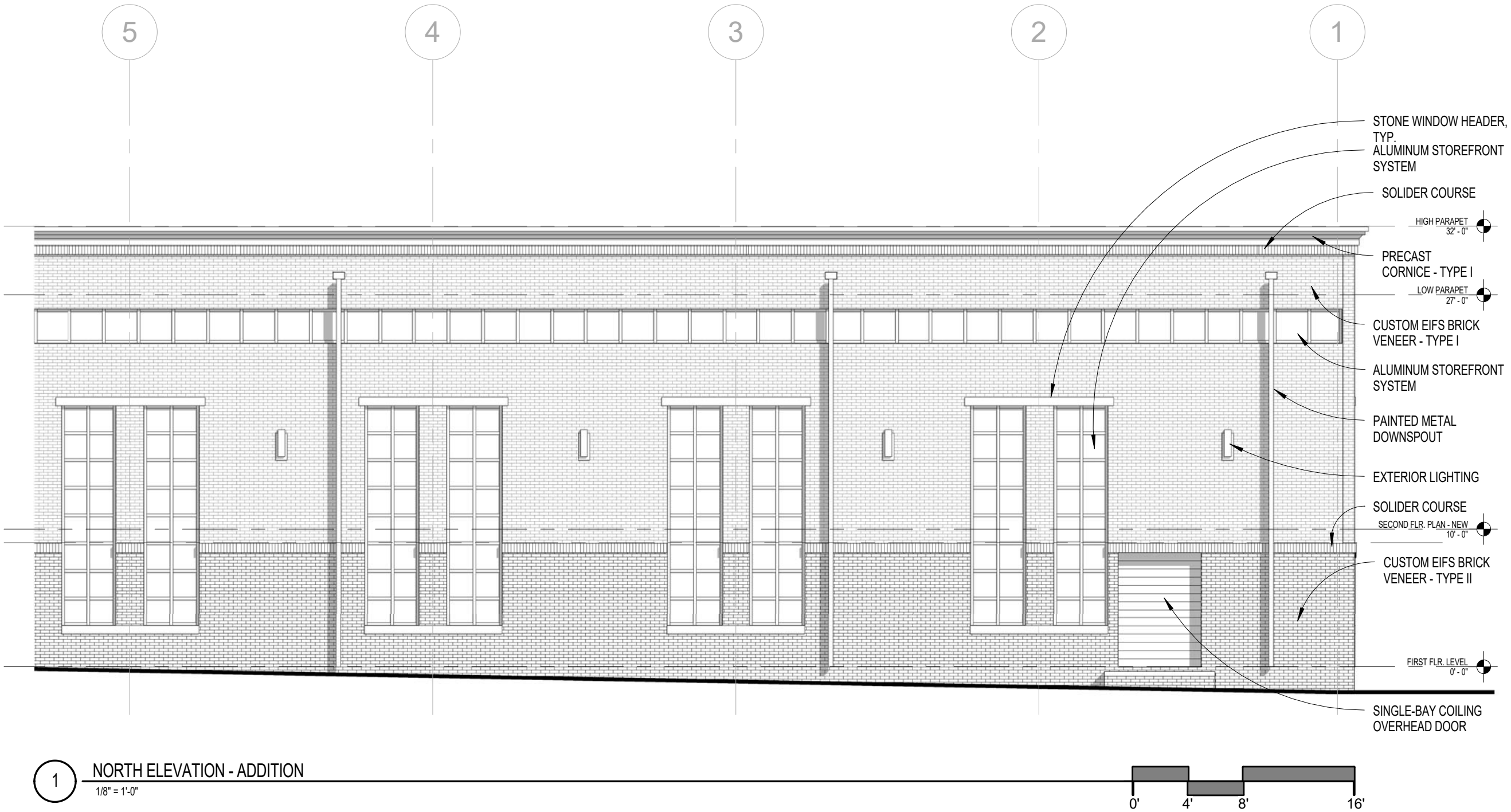
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A2-A

7/31/2016 9:48:36 PM

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1 NORTH ELEVATION - ADDITION
1/8" = 1'-0"



REVISIONS	
REMARKS	MMDDYY
DRB REVIEW	08.19.2016

NORTH ELEVATION

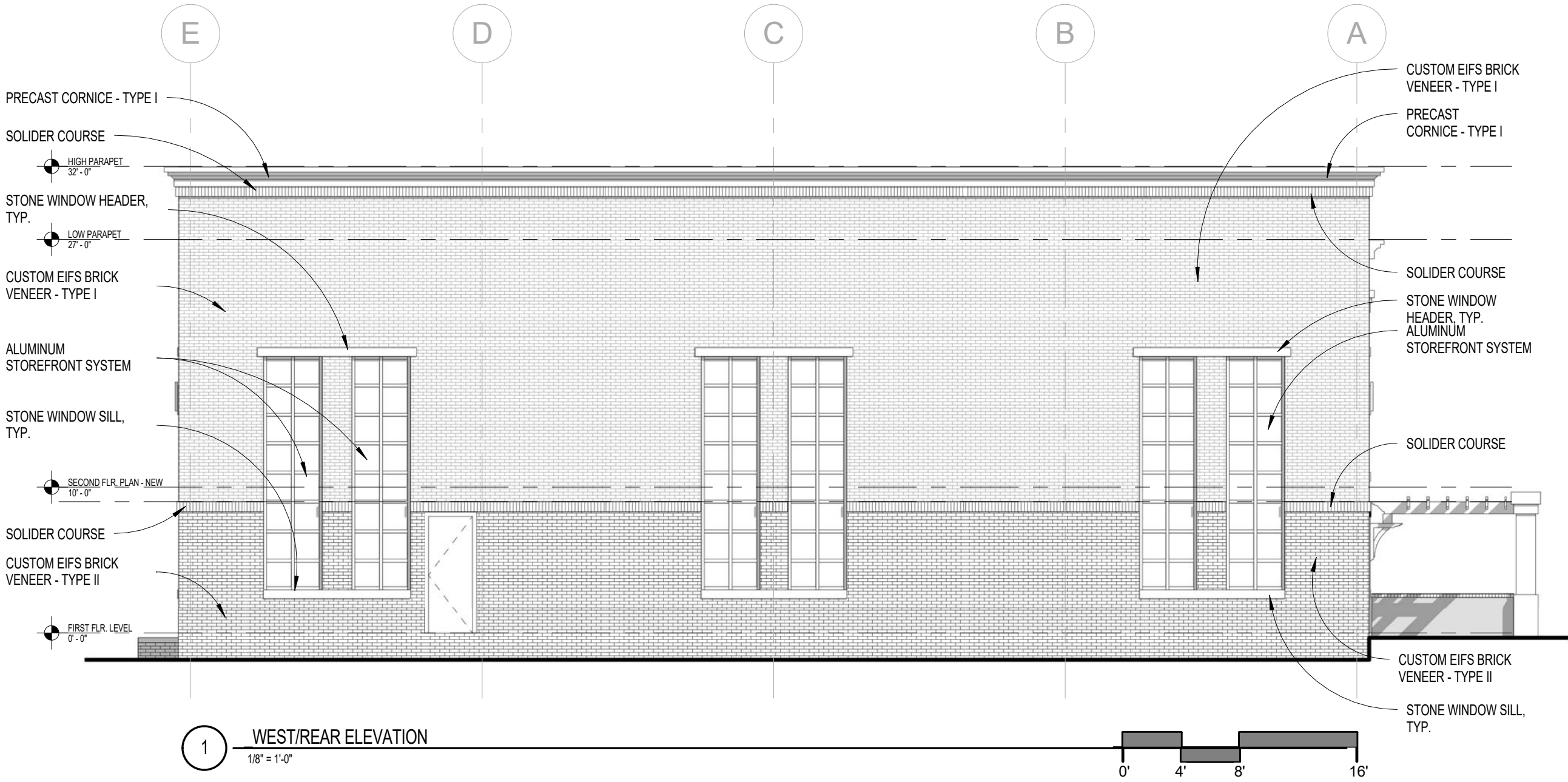
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7/31/2016 9:48:45 PM

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1 WEST/REAR ELEVATION
1/8" = 1'-0"

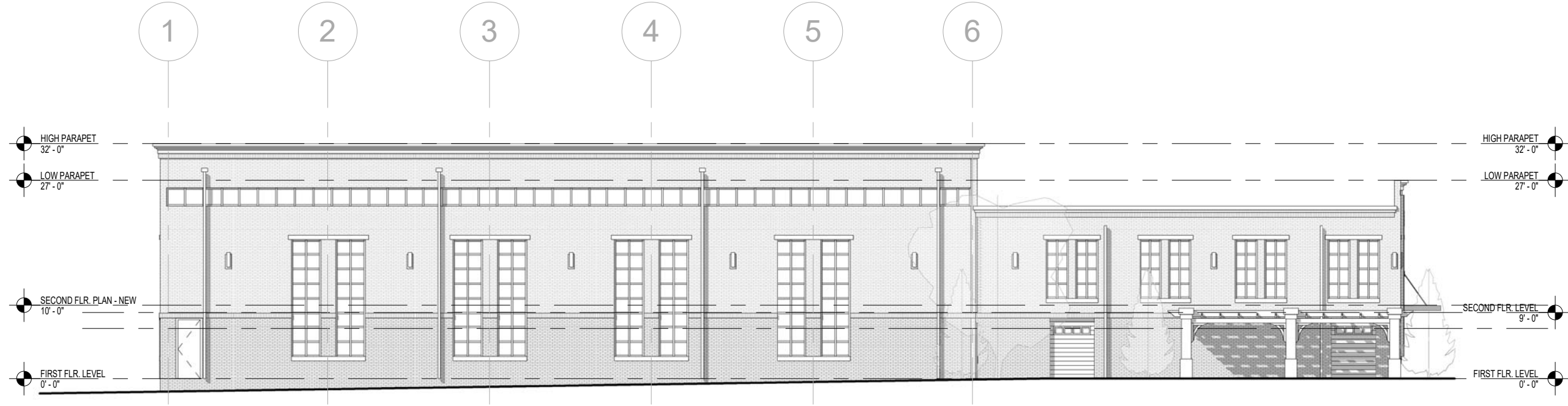


REVISIONS	REMARKS	MMDDYY
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REAR ELEVATION

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1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

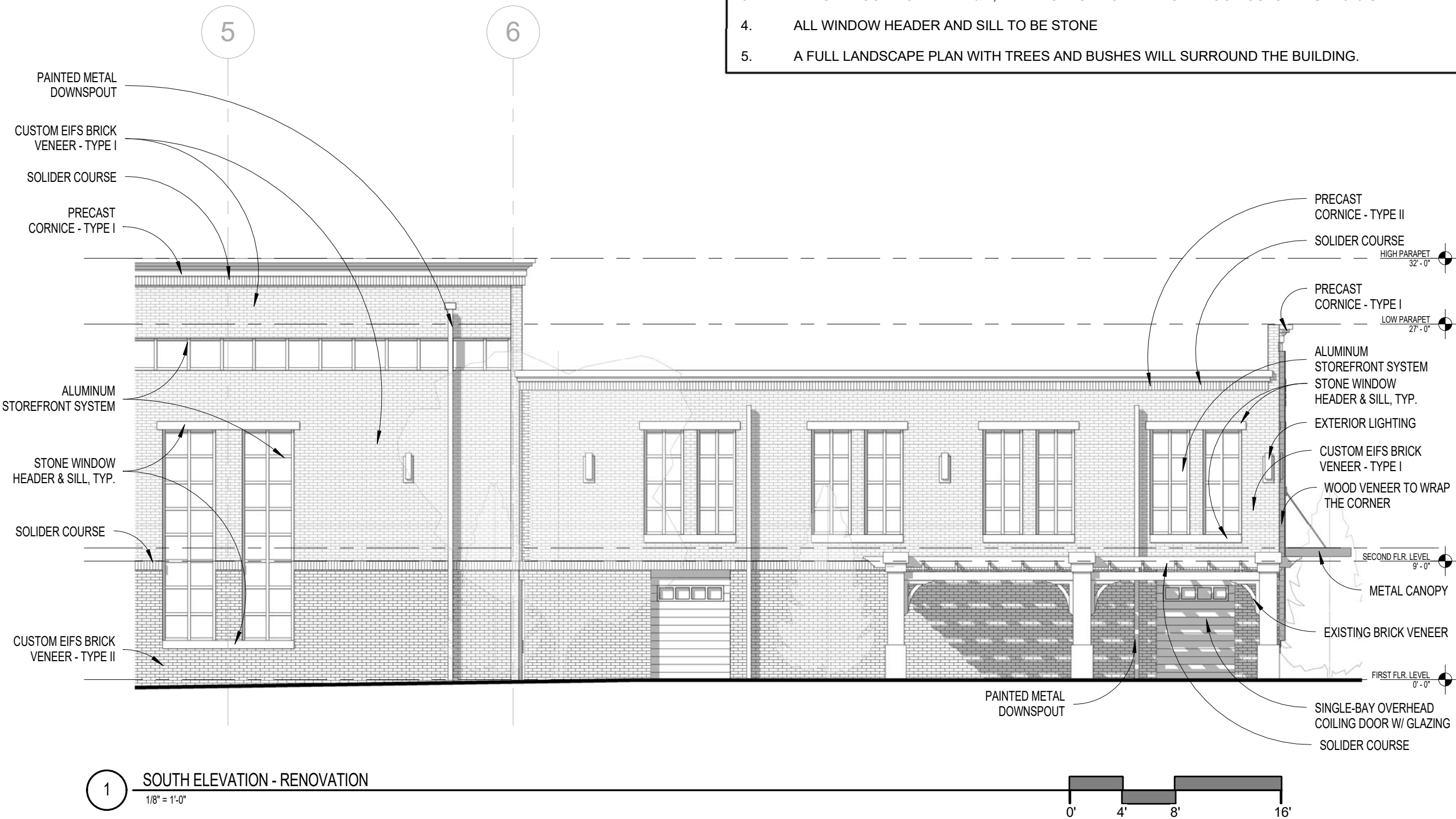
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OVERALL SOUTH ELEVATION

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7/31/2016 9:49:00 PM



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REVISIONS	MMDDYY	08.19.2016							
	REMARKS	DRB REVIEW							

SOUTH ELEVATION

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A4-A

DRB 160056/14-34 Creative Studio Cafe 160 North Main

- ❖ Board Member Brown offered a motion to approve the elevations, materials and colors as submitted on the Boards today which will be then sent over to Staff, that the plans do incorporate City Architect comments, the wall lighting sconces in the packet shows they are 13.75" vertical height, we'd like to see them more like 22- 24" in height, the Applicant should submit the elevations with the previously approved Landscape Plans to Staff for approval so we see how they interact now with the changes and Applicant screens ground mounted HVAC and that too should be submitted to Staff for approval.
 - The motion received a second from Board Member Corkill
 - The motion passed by vote (6-0)

There was discussion during the motion of concern on landscaping not reflecting the comments made on previously approved drawings. Staff presented comments on previous approval. Corkill requested that it be circulated to DRB for a final look. Staff clarified that we have been unsure of changes by GDOT.

May 15, 2015

- **Board Members Present**

- Richard Kramer, Chairman
- Roger Brown
- Pat Corkill
- Jason Binder
- Dick Debban
- Holly Palmer
- Nancy Zuegel

Robert Fouse presented elevations for new construction. He discussed Downtown Alpharetta. He discussed Applicant's desire to create two businesses on this site. He discussed Zoning for 2nd Building has not been approved by Council to date. The packages showed both phases, but only 1st phase was to be considered for approval today. There was discussion that the first phase is an approximately 6000 sf. existing structure. Applicant intends to remove the second floor and create a single two story building for a café and two studios. The Tudor style exterior would be removed and replaced with brick. Applicant presented a brick sample. There was discussion on roof being a light colored shingle. There was discussion on positioning of lights. There was discussion of patio canopy. Staff discussed meetings held with Staff. Applicant will be following new Downtown Streetscape Guidelines. There was discussion on grade of new building being 3 ft. below existing building. There was discussion of screening hood exhaust elements on roof. There was discussion on greasetrap. There was discussion on shape of front door. There was discussion on Variance. There was discussion on timetable for Council Approval. There was discussion of this being a cursory review. Staff suggested we take action on the first building. There was discussion of Downtown signage in the Downtown Design Guidelines. There was discussion from DRB that they did not want to approve the first building without seeing elevations on all four sides in the event that the second building is not approved. The Applicant's plan was to update 3 sides and not invest in improvement of back wall. There was discussion that there will be no building signage. Applicant stated they intend to have a monument sign as well as sign on awning. There was discussion on difficulty in matching brick. There was discussion on color scheme for painted brick. There was discussion that the canopy on the side of the building would be wood. There was more

discussion that the DRB would like Council Approval on the second building before giving their approval. There was discussion on percentage of masonry. There was discussion of upcoming zoning changes. Staff suggested conditioning 2nd Building with a time limit. There was discussion on removing two windows above the door. DRB thought lights looked out of balance with the building. There was discussion that both buildings should have the same type roof. There was discussion on north elevation. There was discussion on metal projected awning on front elevation. It would match light metal light fixtures. There was discussion on front landscaping looking stark. There was discussion on how GDOT project may remedy that. There was discussion on proposed Downtown Overlay. DRB suggested planters up next to building or row of evergreens along the windows next to building. There was discussion of window boxes with regard to maintenance.

MOTION: TO DEFER

By: Binder

Second: Brown

Vote: (6-0) (Palmer, Binder, Corkill, Debban, Brown, Zuegel)

There was discussion on windows in the front, the lights, painted brick, back elevation of the building, exhaust hood screening. The Board suggested that Applicant submit changes to Staff before the next meeting. There was discussion of a dissimilar material of a different color vs. identical materials of different colors. Applicant requested clarification on this. There was discussion on matching of brick on infill areas. There was discussion that painting the brick would be best. There was discussion about shingled and aluminum roof. DRB prefers metal roof. There was discussion on site plan. Applicant stated that no portion of the infrastructure of the site including the parked and paved areas will alter other than a sidewalk to a front door if Phase II is not approved. There was discussion of blue front door, painted brick cream or white or gray color. DRB requested actual color samples. There was discussion of a Friendly Amendment to Approve a Site Plan. It was decided it was not needed at this time. There was discussion that Applicant may come back with the 1st building.

June 19, 2015

• **Board Members Present**

- Richard Kramer, Chairman
- Roger Brown
- Pat Corkill
- Jason Binder
- Dick Debban

- Holly Palmer
- Nancy Zuegel

1. **DRB 14-34** **Creative Studios** North Main St



Robert Fouse presented Site Plan, Materials. Colors, Elevations, Landscape, Lighting, Dumpster Enclosures. The concept moving forward is the objective of renovating the existing building and adding the large building on the back side. Mr. Fouse went through changes from last month:

1. New Metal roof in Military Blue color
2. Installing EPHIS product that simulates brick which will be painted Zircon. This will be installed on the second floor as well as side elevations to result in a building that is in appearance 100% masonry. There was discussion that it would match pattern of existing brick
3. Slick Blue for Door/Trim
4. Door will be reclaimed wood. Applicant presented a sample. No stained glass.
5. Increased planter area in front of building.

There was discussion of dimension of eyebrows above windows. There was discussion on front windows being complimentary to blue color. There was discussion of panels being setback reveal. There was discussion of light fixture. Applicant presented a sample intended to be painted to match blue. Gooseneck lighting is not proposed. There was discussion that there are no lampposts proposed by Applicant. There was discussion of Arbor area. There was discussion of landscape buffer. There was discussion that patio will be concrete. There was discussion of sign looking too much like City of Alpharetta signage. There was discussion that signage is not being considered today. There was discussion of dumpsters, gates, downspouts, gutters.

**MOTION: FIRST OF ALL THIS APPROVAL WILL BE
CONDITIONAL UPON THE USE APPROVAL TO BE HEARD
LATER. THAT WE APPROVE THE PACKAGE AS PRESENTED
TODAY WITH REGARD TO THE SITE PLAN AND WITH
REGARD TO ELEVATIONS AND WITH REGARD TO COLORS
SUBJECT TO THE CONDITION THAT THE COLORS WILL BE**

**THE PAINTING OF THE BRICK WILL BE SW7667 ZIRCON
THE TRIM WHICH IS THE ROOF AND THE AWNING OVER THE
DOOR WILL BE THE CHARCOAL GREY 3522F32 ON THE OLD
CASTLE BUILDING ENVELOPE PACKET THAT WAS HANDED
OUT AND THE BLUE THAT IS SHOWN FOR THE DOORS IN
THE WINDOWS IS SW6951 COTE D'AZUR WHICH IS ALSO
SHERWIN WILLIAMS THAT THE DOORS WILL BE THE OLD
RECLAIMED WOOD AS WE SAW A PICTURE OF AND WILL BE
SUBMITTED TO STAFF AND THOSE TOO WILL BE PAINTED
SW6951 COTE D'AZUR AND THAT APPLICANT WILL
PROVIDE AT NEXT MEETING SIGNAGE, LANDSCAPING, SITE
LIGHTING AND DUMPSTER ELEVATION WITH MATERIALS.**

By: Brown

Second: Palmer

Vote: (6-0) Unanimous

There was discussion that Arbor area should be brought back to DRB.

October 16, 2015

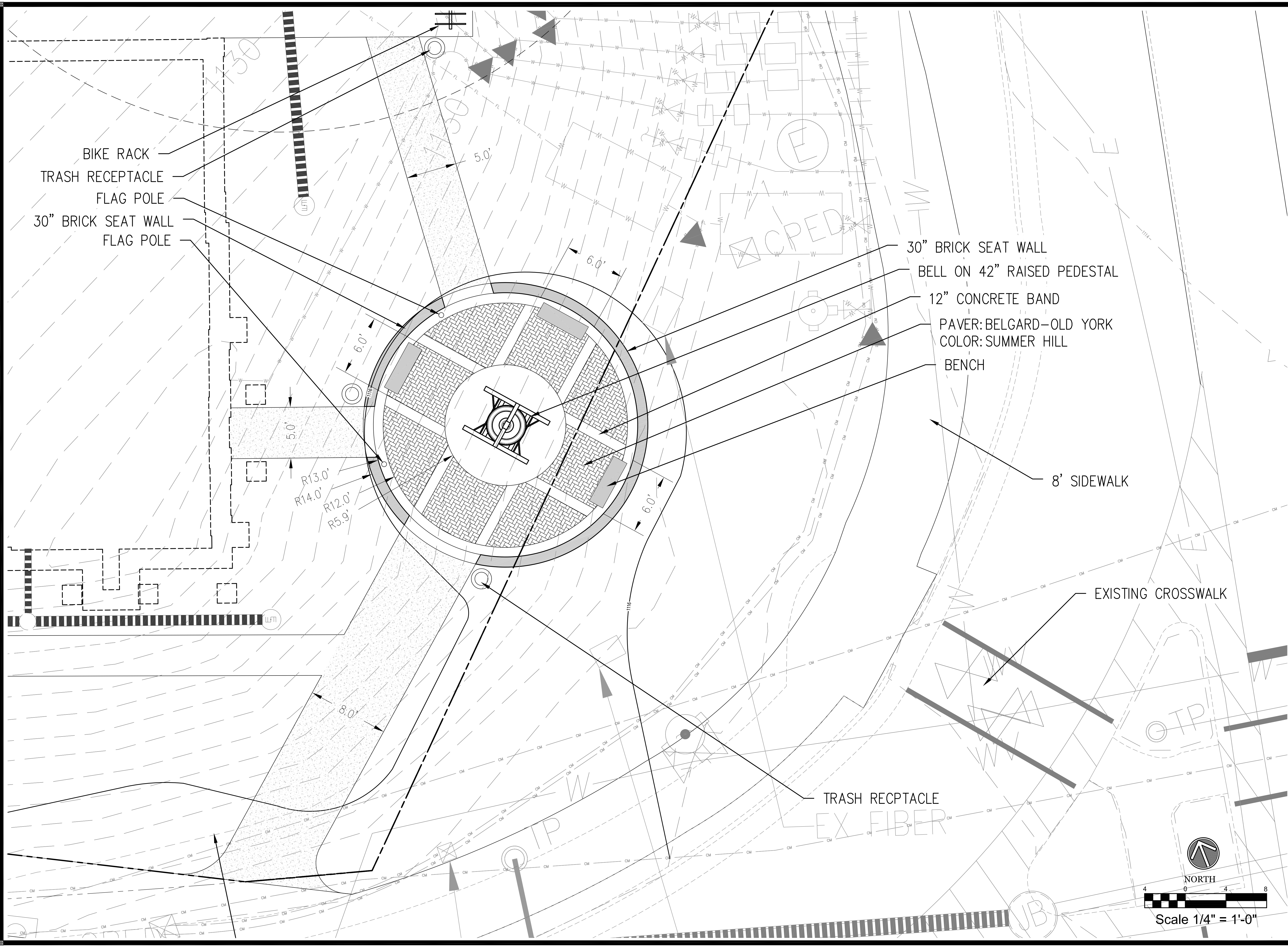
- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown, Vice- Chairman
 - Pat Corkill
 - Dick Debban
 - Holly Palmer
 - Thomas LeCain
- Council Members Absent
 - Nancy Zuegel
- Applicant presented review of Landscape, Site Lighting and Dumpster Enclosure. (DRB150001)

- There was discussion on:
 - Landscape Plan
 - Patio Area- putting something other than trees on Plaza space
 - Sidewalks
 - Parking Spaces
 - Dumpster Enclosure being in the back of the site.
 - Trees
 - Scored Concrete
 - Moving Light Standard out of the Island
 - Signage Package – no color samples need PMS #.
 - Landscaping around base of monument sign
 - Exterior Light Pole in Parking Lot.
- ❖ Board Member Brown offered a motion to approve The Landscaping with the plan handed out today with the following four changes:
1. That the Dumpster that was not shown on the plan be put on the plan and the bushes or trees back there will be actually wrapped around the dumpster.
 2. Applicant will landscape around the monument base evergreen.
 3. Applicant will add 2-3 ft. wide areas on each side of the door to plant bushes in front.
 4. Applicant is showing 3 tree wells and we are going to vote to have 2 tree wells spaced on each side
- The motion received a second from DRB Member Corkill
 - The motion was approved by vote (4-0-1) (Le Cain)

There was clarification that the foundation planting would be evergreen. There was discussion that the two tree wells in front refer back to the April 28, 2015 document. There was discussion that the tree in front of door is to be removed.

- ❖ Board Member Brown offered a motion to approve the site lighting as presented today with the following conditions:
1. We will need a copy of that submitted to Staff. Staff will review it for the height and relocation of the light that's out in the signage tree well more interior to the site.
 2. We approve the Dumpster location and Materials as presented.
 3. We approve the Furniture first choice as presented in black.

- We approve Signage as presented but having no samples that it is subject to Staff approval to make sure that it represents what was handed out today.
- Applicant will move the address to the top of the monument sign so it can be seen.
- The motion received a second from Board Member Palmer
- The motion was approved by unanimous vote (5-0)



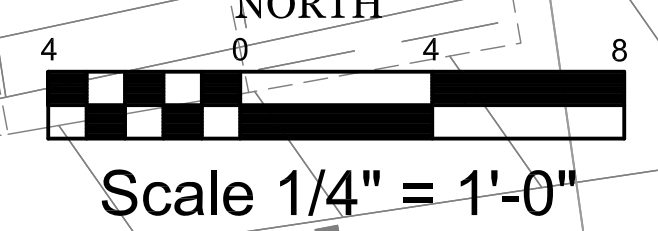
BIKE RACK
TRASH RECEPTACLE
FLAG POLE
30" BRICK SEAT WALL
FLAG POLE

30" BRICK SEAT WALL
BELL ON 42" RAISED PEDESTAL
12" CONCRETE BAND
PAVER: BELGARD-OLD YORK
COLOR: SUMMER HILL
BENCH

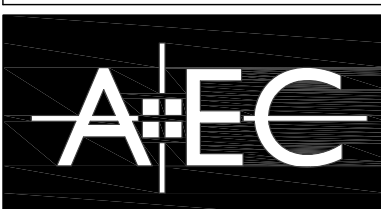
8' SIDEWALK

EXISTING CROSSWALK

TRASH RECPTACLE







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EAST VILLAGE
- COMMERCIAL PLAN
ALPHARETTA, GEORGIA

HARDSCAPE
PLAN

FULTON COUNTY # 16-004WR

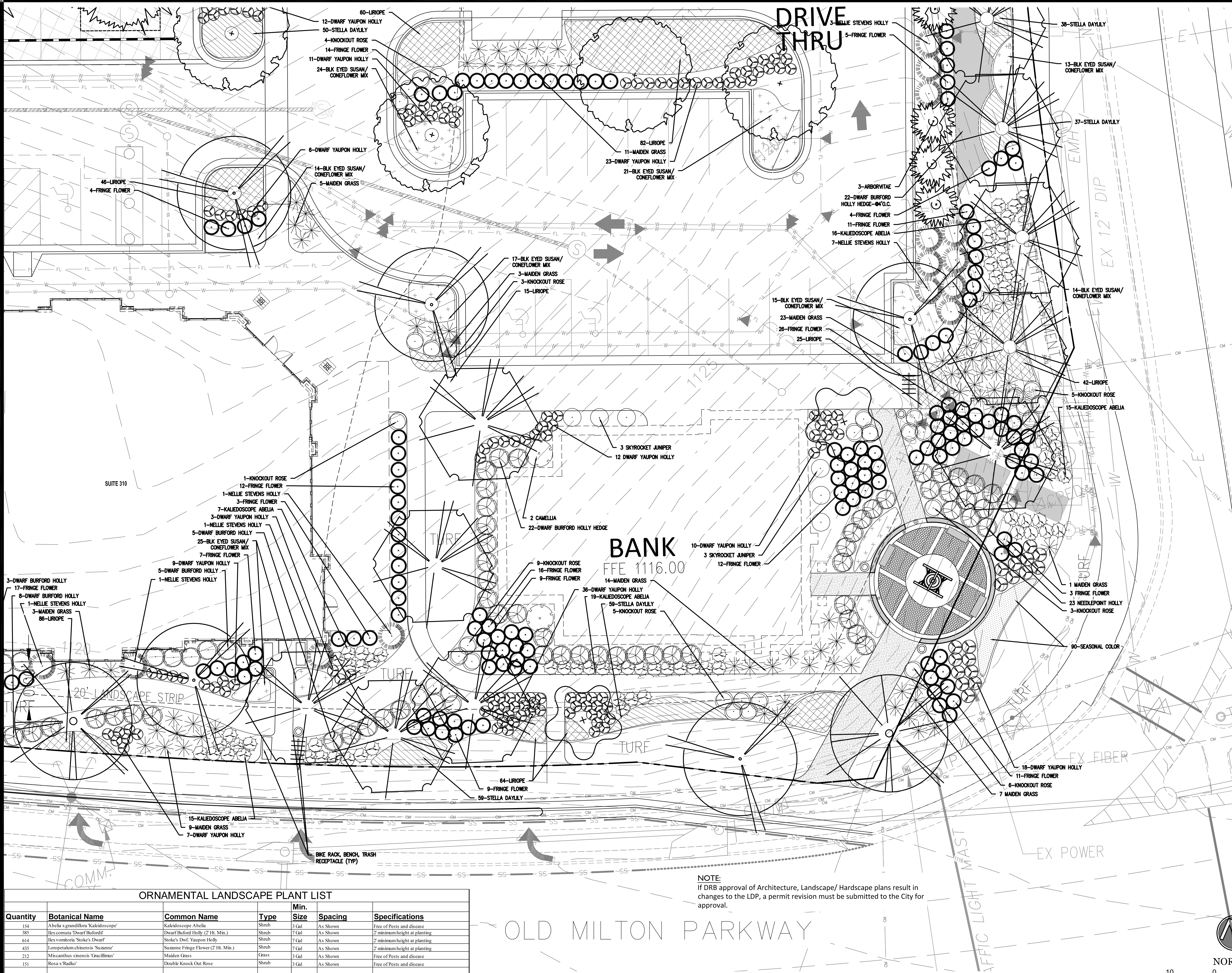
NO.	REVISIONS	DATE
1	CITY COMMENTS	05-13-2016
2	CITY COMMENTS	06-06-2016
3	CLIENT REVISIONS	11-22-2016
4	PERMIT REVISION-ADDRESS COMMENTS	12-9-2016
5	DRB REVISION- BELL PLAZA	1-11-2016

PROJECT NO.: 15-3749.50
CIVIL DRAWN BY: EST, SCH, JLM
CIVIL DESIGNED BY: CJF, SLR
LANDSCAPE DRAWN BY: JPS/SG
LANDSCAPE DESIGNED BY: JPS/SLR
CHECKED BY: SLR/JPS
DATE: 1-4-16

SHEET

H1.0

M:\2015\085115-3749 Old Milton Village\LANDSCAPE\COMMERCIAL LDP\15-3749-Commercial_L00.dwg, 1/11/2017 5:02:45 PM, slr, 1:1

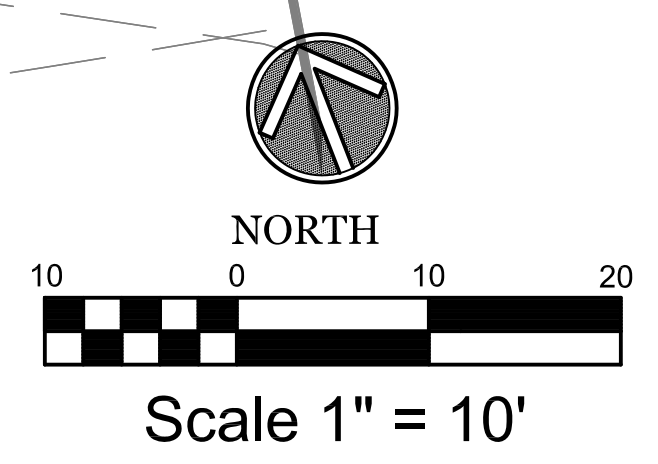


- DENSITY TREE REPLACEMENT KEY
(ALL TO BE PLANTED ON SITE)
- SHUMARD OAK
 - OCTOBER GLORY RED MAPLE
 - FASTIGIATE EUROPEAN HORNBEAM
 - BLACK GUM
 - PRINCETON ELM
 - DEODAR CEDAR
 - BALD CYPRESS
 - ARBORVITAE
 - SOUTHERN MAGNOLIA
 - NELLIE R STEVENS HOLLY
 - CRAPE MYRTLE
 - CHASTE TREE

ORNAMENTAL LANDSCAPE PLANT LIST						
Quantity	Botanical Name	Common Name	Type	Min. Size	Spacing	Specifications
154	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	Shrub	3 Gal	As Shown	Free of Pests and disease
385	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly (2' H. Min.)	Shrub	7 Gal	As Shown	2' minimum height at planting
614	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	Shrub	7 Gal	As Shown	2' minimum height at planting
435	Lonicera chrysantha 'Suzanne'	Suzanne Fringe Flower (2' H. Min.)	Shrub	7 Gal	As Shown	2' minimum height at planting
212	Miscanthus sinensis 'Circulatus'	Maiden Grass	Grass	3 Gal	As Shown	Free of Pests and disease
151	Rosa x 'Radio'	Double Knock Out Rose	Shrub	3 Gal	As Shown	Free of Pests and disease
1,089	Heisteria x 'Stella de Oro'	Stella de Oro Dwarf Daylily	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
1966	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron	Perennial	4" pot	18" OC x 18" Stag Row	Free of Pests and disease
125	Ophiopogon japonica 'Nanus'	Dwarf Mondo Grass	Perennial	4" pot	18" OC x 18" Stag Row	Free of Pests and disease
253	Rudbeckia and Echinacea Mix	Black-Eyed Susan & Coneflower Mix	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
804	Seasonal Color	Seasonal Color		4" pot	12" OC x 12" Stag Row	Free of Pests and disease
	Match Pine Straw (To Match Avalon Development)	Match Pine Straw				In All Landscape Areas
	Bermuda Sod	Bermuda Sod				

NOTE:
If DRB approval of Architecture, Landscape/ Hardscape plans result in changes to the LDP, a permit revision must be submitted to the City for approval.

CITY OF ALPHARETTA NOTES:
1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



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**BELL PLAZA
LANDSCAPE**
**EAST VILLAGE
- COMMERCIAL PLAN
ALPHARETTA, GEORGIA**
FULTON COUNTY # 16-004WR

NO.	REVISIONS	DATE
1	CITY COMMENTS	05-13-2016
2	CITY COMMENTS	06-06-2016
3	CLIENT REVISIONS	11-22-2016
4	PERMIT REVISION-ADDRESS COMMENTS	12-2-2016
5	DRB REVISION- BELL PLAZA	1-11-2016

PROJECT NO.: 15-3749.50
CIVIL DRAWN BY: EST, SCH, JLM
CIVIL DESIGNED BY: CJF, SLR
LANDSCAPE DRAWN BY: JPS/SG
CHECKED BY: SLR/JPS
DATE: 1-4-16

SHEET
L3.3

DESIGN REVIEW BOARD SUBMITTAL
ALPHARETTA CITY CENTER
PARCEL 5 & 6
ALPHARETTA, GA

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



JANUARY 20, 2017
DESIGN REVIEW BOARD SUBMITTAL





ALPHARETTA CITY CENTER

ALPHARETTA, GA

STREET VIEW 9
PARCEL 5







ALPHARETTA CITY CENTER

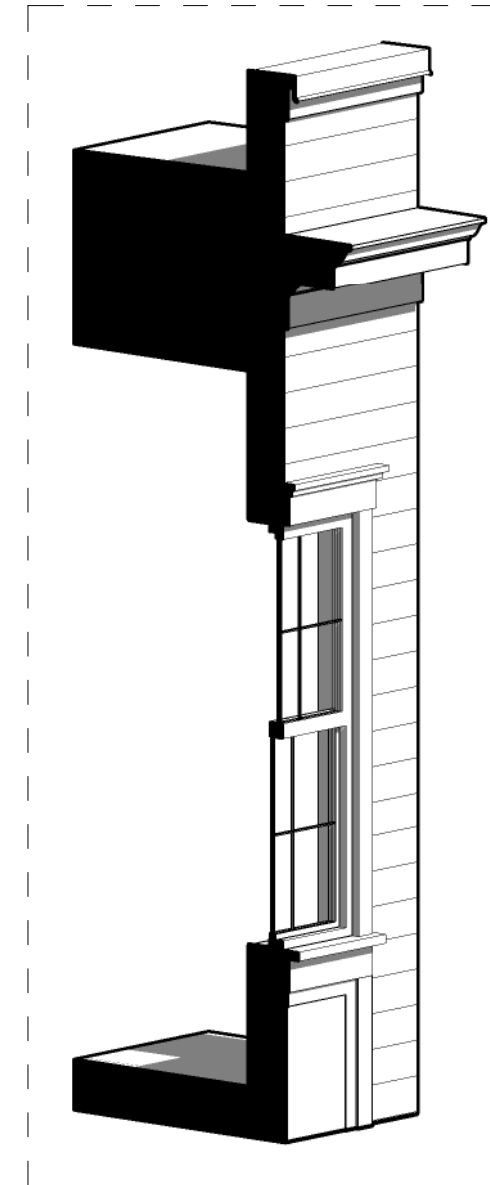
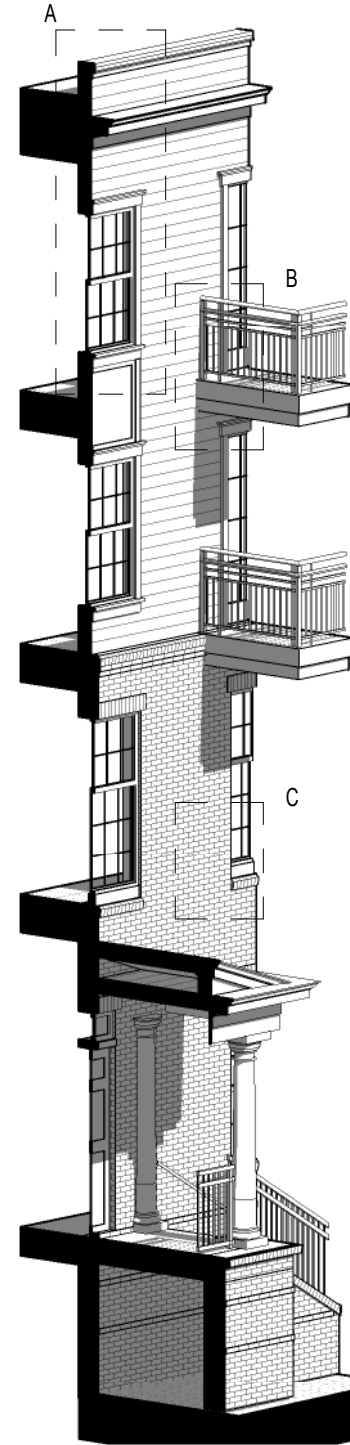
ALPHARETTA, GA

PARCEL 5 - EAST ELEVATION

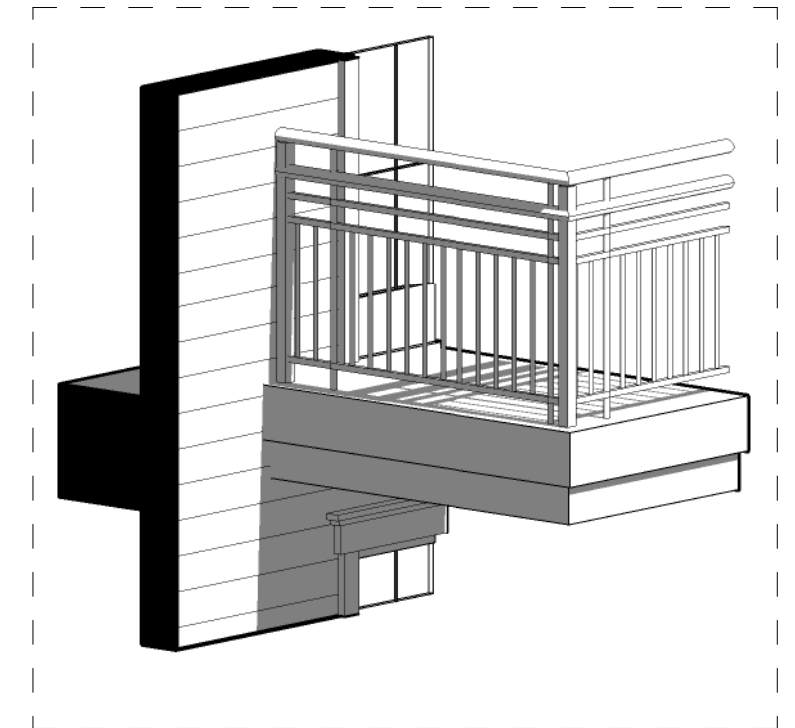
0 10'-8" 20'-4" 40'-8"

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

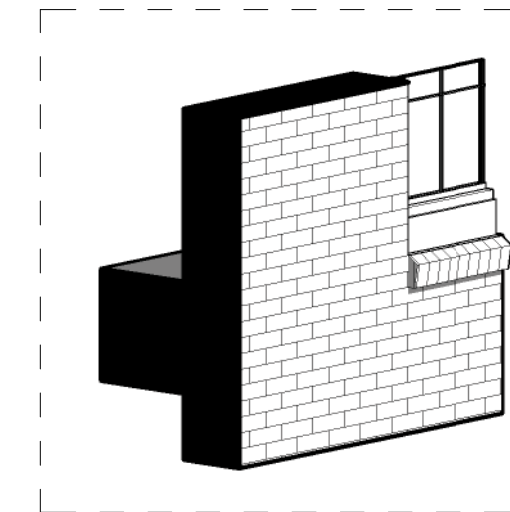




A - CORNICE AND WINDOW



B - MID BANDING AND BALCONY CONNECTION

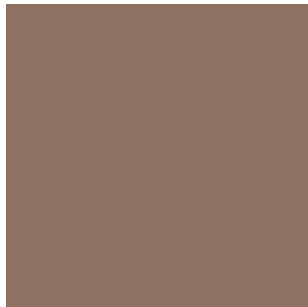


C - BRICK TRANSITION

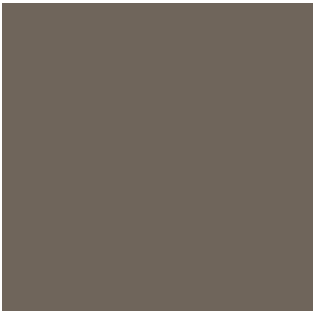
FACADE H



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)



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB



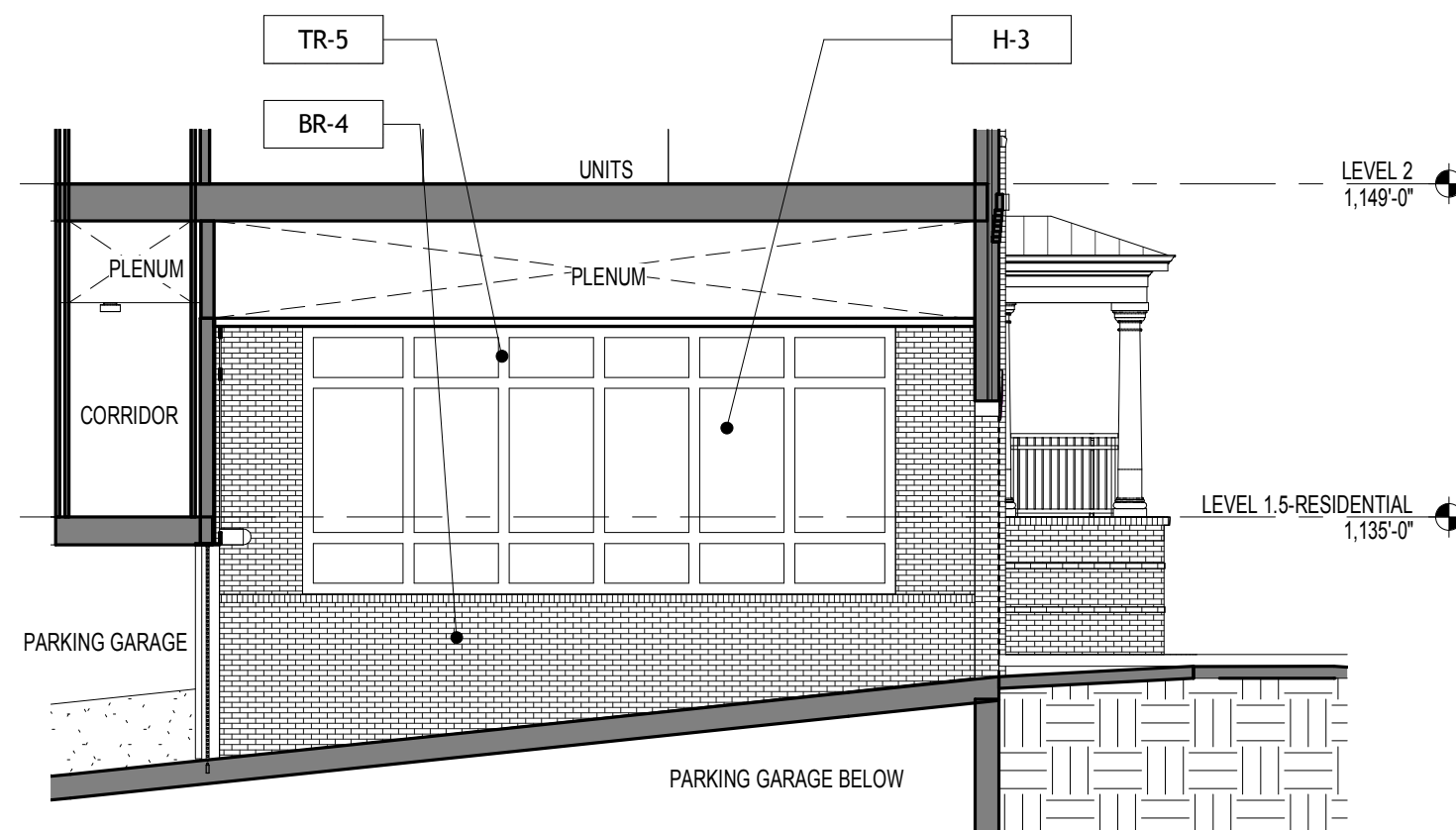
STANDING SEAM METAL ROOF
DARK BRONZE



WINDOW & DOOR FRAMES
BEIGE



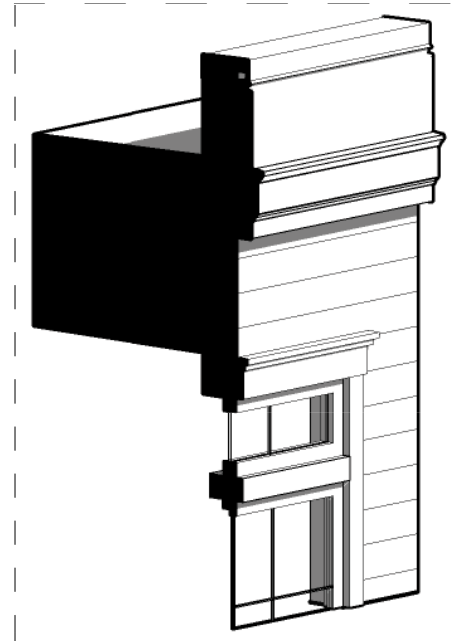
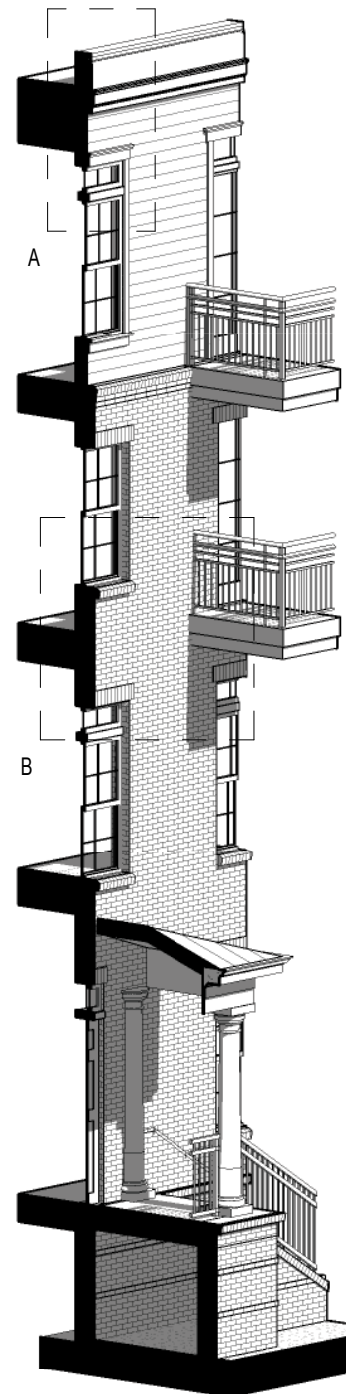
ALUMINUM RAILINGS
SW7020 BLACK FOX



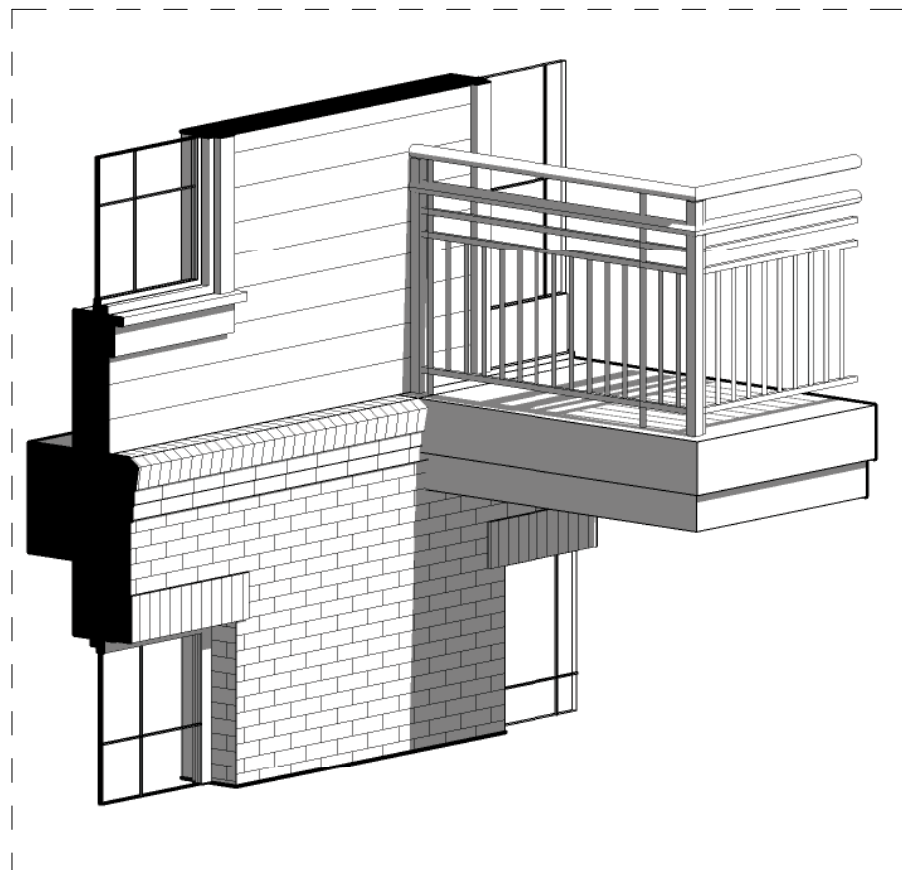
① **PARKING GARAGE SECTION**
1/8" = 1'-0"

H-3	SMOOTH CEMENTITIOUS PANEL SIDING
TR-5	SMOOTH CEMENTITIOUS TRIM BOARD
BR-4	BRICK

* REFER TO EXTERIOR FINISH KEY ON ELEVATION SHEETS FOR ADDITIONAL INFORMATION



A - CORNICE AND WINDOW HEADER

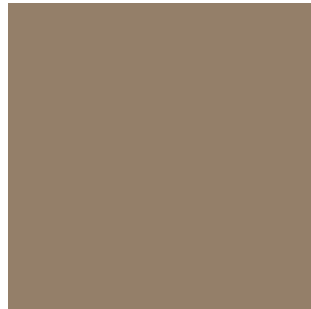


B - BRICK TRANSITION, WINDOW SILL AND BRICK HEADER

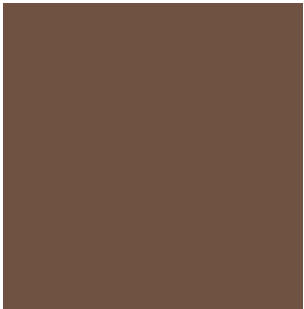
FACADE K



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



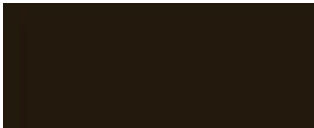
TRIM, WALL BANDING,
CORNICES & COLUMNS
SW2841 WEATHERED
SHINGLE (TR-2)



HARDIE LAP SIDING
SW6068
BREVITY BROWN (H-6)



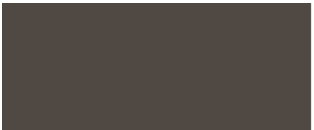
UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB



STANDING SEAM METAL ROOF
DARK BRONZE



WINDOW & DOOR FRAMES
BEIGE



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



ALPHARETTA CITY CENTER

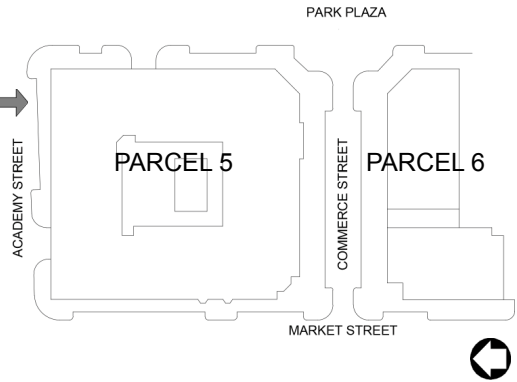
ALPHARETTA, GA

STREET VIEW 9
PARCEL 5



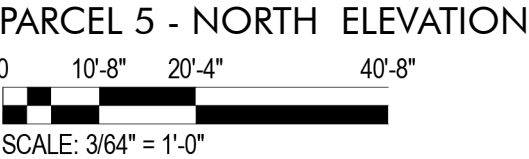


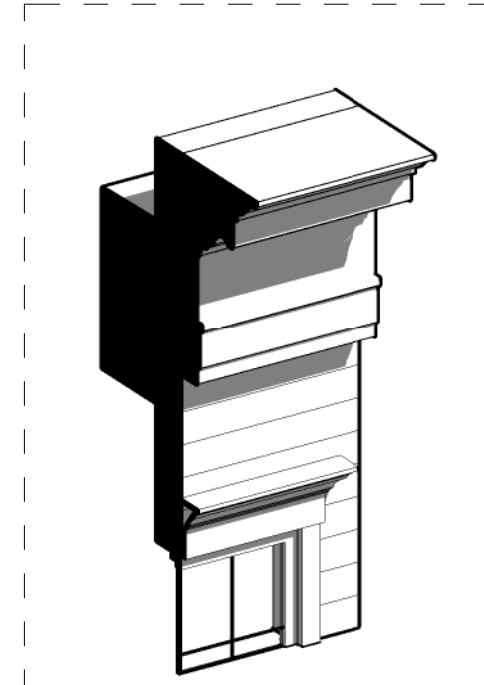
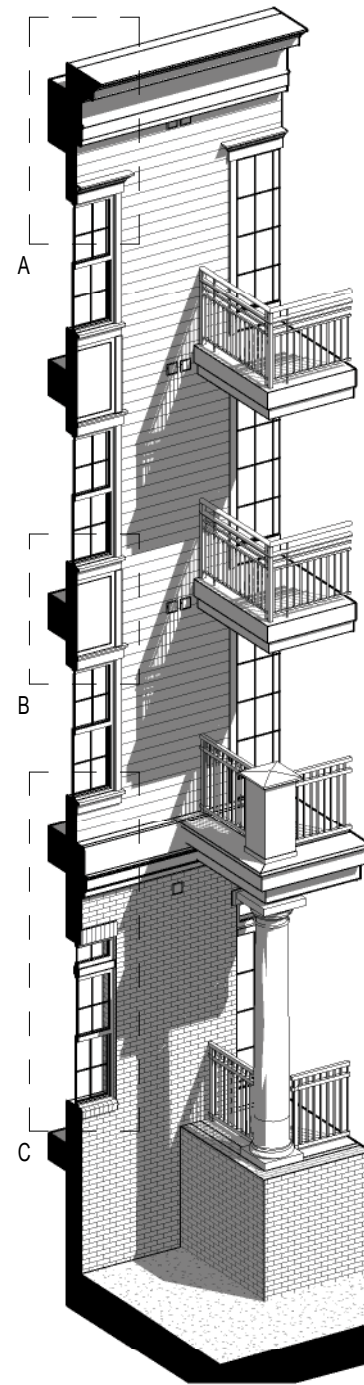
EXTERIOR FINISH KEY															
WALL FINISHES						MISCELLANEOUS									
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	JAMES HARDIE OR EQ.	TP-1	TRIM PROFILE	REFER TO ELEVATION	MELTON CLASSICS (MC-29)	CJ	CONTROL JOINT / REVEAL	MATCH ADJACENT MATERIAL	N/A
BR-1	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
BR-2	BRICK MORTAR	4 SEASONS BUFF	HOLCIM OR EQ.	H-4	CEMENTITIOUS SIDING	TANBARK SW6051	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
BR-3	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
BR-4	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 SW5104	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)
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
BR-6	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 GREIGE 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.
BR-7	BRICK MORTAR	OLD LIME PUTTY	HOLCIM OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	MR-8	42" HT. GUARDRAIL SYSTEM	BACKDROP SW7025	MELTON CL (MBAL 169)	G-1	METAL GATE	DARK BRONZE	TBD
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.
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.
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.
BR-9	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 SW6105	JAMES HARDIE OR EQ.	C-1	METAL CANOPY	DARK BRONZE	TBD	S-1	STOREFRONT	DARK BRONZE	TBD



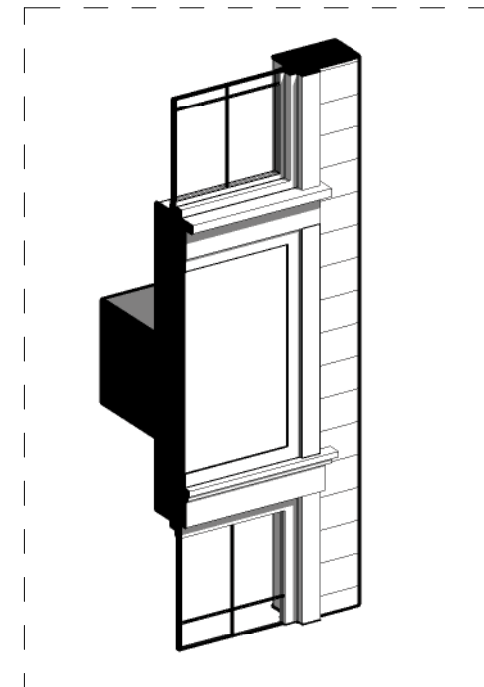
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ALPHARETTA, GA

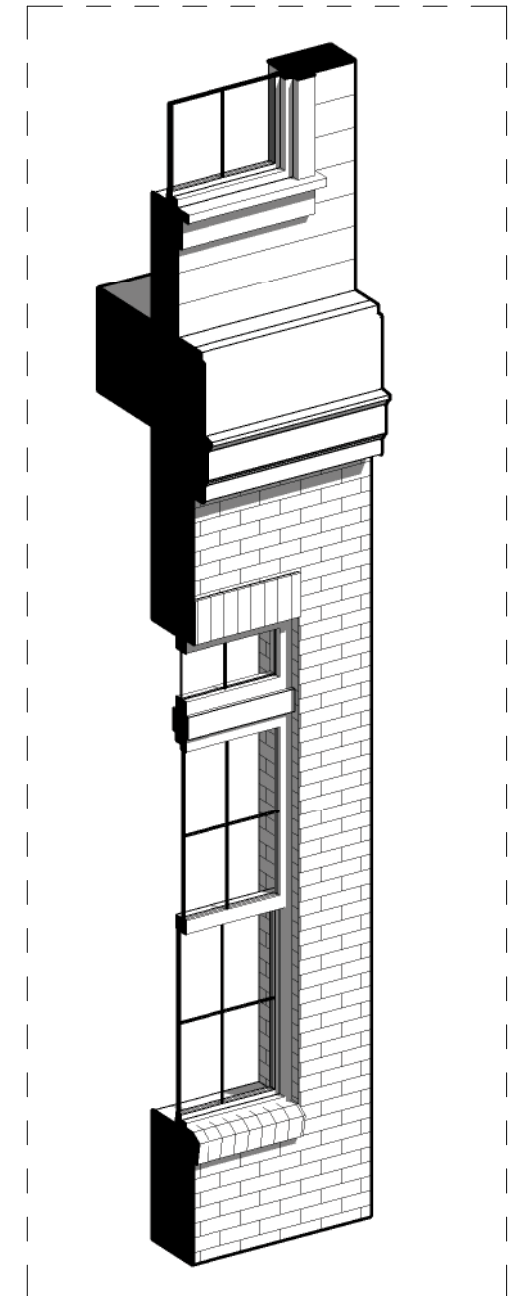




A - CORNICE AND WINDOW HEADER



B - WINDOW SILL, HEADER AND PANEL



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

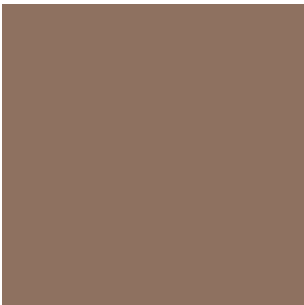
FACADE M



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



UNIT EXTERIOR LIGHTING
TRANS GLOBE LIGHTING
45640 WB



HARDIE LAP SIDING
SW6088
NUTHATCH (H-1)



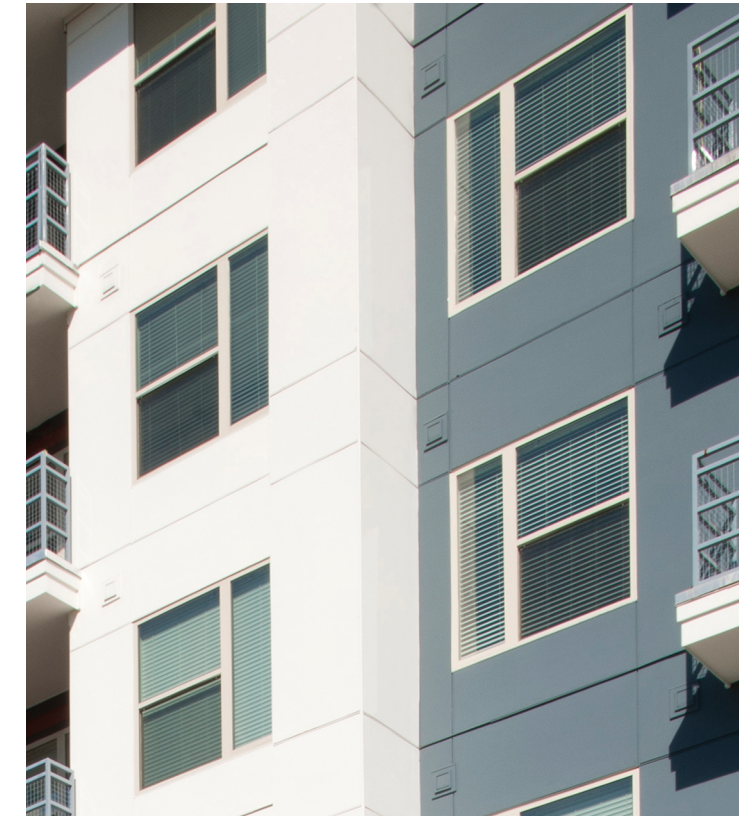
TRIM, WALL BANDING,
CORNICES & COLUMNS
SW2841 WINDSOR
GREIGE (TR-4)



RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



WALL VENT EXAMPLE



WALL VENT EXAMPLE



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ALPHARETTA, GA

FACADE M &
TYPICAL WALL VENTS
PARCEL 5



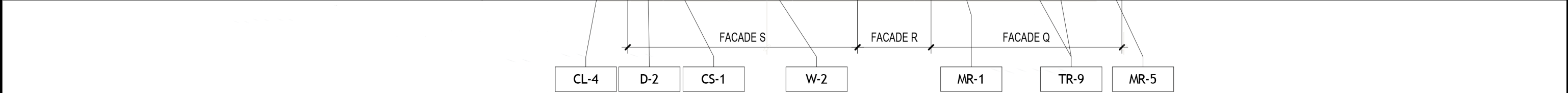


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ALPHARETTA, GA

STREET VIEW 4
PARCEL 6





EXTERIOR FINISH KEY															
WALL FINISHES										MISCELLANEOUS					
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	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 SW6061	JAMES HARDIE OR EQ.	TP-4	TRIM PROFILE	REFER TO ELEVATION	JAMES HARDIE OR EQ.	MR-1A	42" HT. ALUM. GUARDRAIL SAYS. 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	FOAM/STUCCO	MR-2	42" HT. ALUM. GAURDRAIL 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 SAYS. 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.	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 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 GREIGE SW7528	JAMES HARDIE OR 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 OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	ROOF MATERIALS				MR-8	42" HT. GUARDRAIL SYSTEM	BACKDROP SW7025	MELTON CL. (MBAL 169)
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 SW0023	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

ACADEMY STREET

COMMERCE STREET

MARKET STREET

PARCEL 5

PARCEL 6

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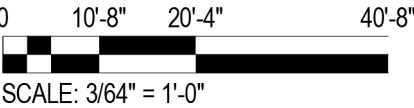
S-1	STOREFRONT	DARK BRONZE	TBD
L-1	CAST STONE LINTEL OR MEDALLION	FLAX	ROCKCAST OR EQ.
W-1	WINDOW - VINYL	WHITE	PLY GEM OR EQ.
W-2	WINDOW - VINYL	BEIGE	PLY GEM OR EQ.
W-3	WINDOW - VINYL	DARK BRONZE	PLY GEM OR EQ.
W-4	WINDOW - ALUMINIUM	BLACK	PLY GEM OR EQ.
LP-1	LOUVER PANEL	DARK BRONZE	TBD
CL-1	COLUMN	MATCH ADJACENT TRIM	MELTON CL. (#200RFP - 24")
CL-2	COLUMN (AT TOWNHOUSES))	MATCH ADJACENT TRIM	MELTON CL. (#200RFP-12")
CL-3	COLUMN (AT UNITS)	MATCH ADJACENT TRIM	MELTON CL. (#200RFP-18")
CL-4	COLUMN/PIER (WRAPPED W/ HARDIE)	MATCH ADJACENT TRIM	JAMES HARDIE OR EQ.
B-1	BACKET (AT BALCONIES)	REFER TO ELEVATIONS	MELTON CL. (MBKT 1810)
B-2	BRACKETS (AT BALCONIES)	REFER TO ELEVATIONS	MELTON CL. (MRAFT 38610)
B-3	BRACKETS (AT CORNICE)	REFER TO ELEVATIONS	MELTON CL. (MBKT 423 & 516-18)
G-1	METAL GATE	DARK BRONZE	TBD
R-1	EXPOSED RAFTER TAILS	MATCH ADJACENT TRIM	N/A
SH-1	SHUTTERS	ROCK BOTTOM SW 7062	TBD
SH-2	SHUTTERS	BLACK FOX SW7020	TBD
SH-3	SHUTTERS	TRICORN BLACK SW6258	TBD
WS-1	WALLS SCIENCE	REFER TO MATERIAL BOARD	

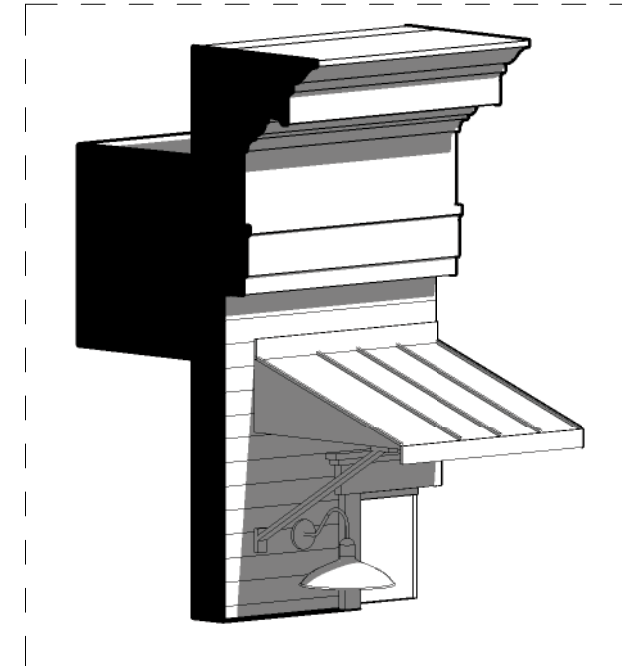


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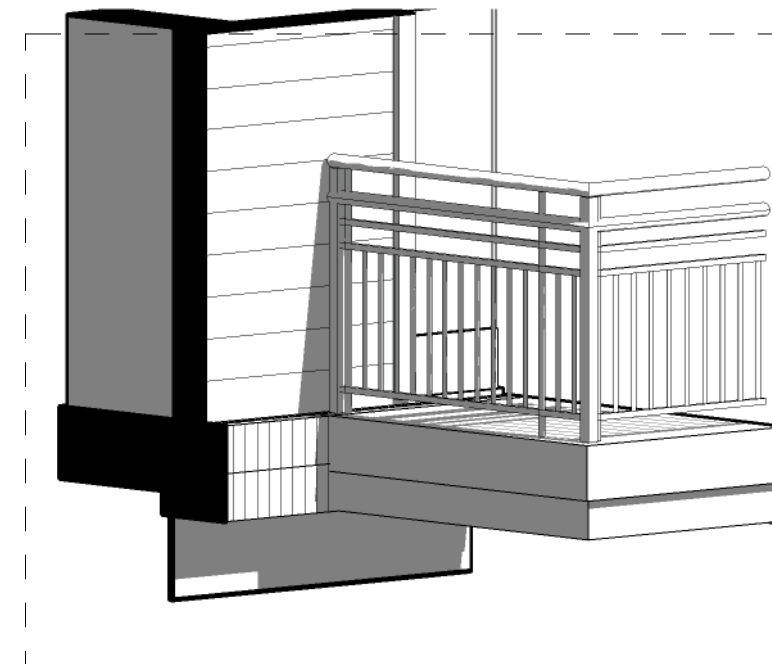
ALPHARETTA, GA

PARCEL 6 - WEST ELEVATION

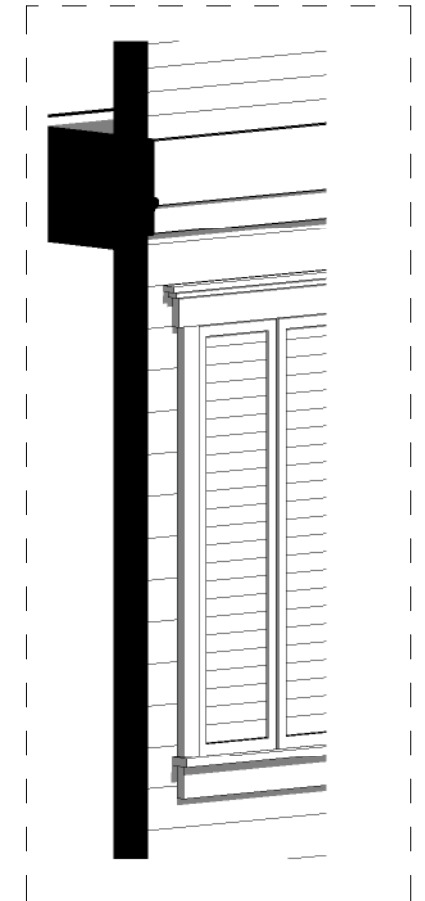




A - CORNICE AND WINDOW HEADER



C - BRICK TRANSITION AND BALCONY

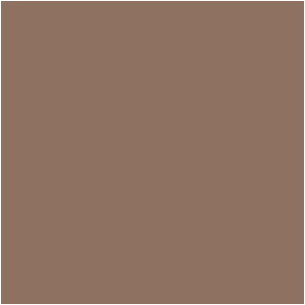


B - SHUTTER AND TRIM

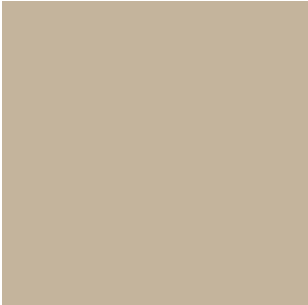
FACADE R



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



HARDIE LAP SIDING
SW9104
WOVEN WICKER (H-4)



TRIM & CORNICE
SW6106
KILIM BEIGE (TR-10)



UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION



RAILING & CANOPY/
BRACKETS
SW7020 BLACK FOX



WINDOW & DOOR FRAMES
BEIGE



SHUTTERS
SW7062
ROCK BOTTOM (SH-1)



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



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STREET VIEW 6
PARCEL 5 & 6





EXTERIOR FINISH KEY															
WALL FINISHES										MISCELLANEOUS					
TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS	TAG	MATERIAL DESCRIPTION	COLOR	MANUFACTURER/REMARKS
BR-1	BRICK VENEER	BUCKLEY BLEND	CHEROKEE OR EQ.	H-1	CEMENTITIOUS SIDING	NUTHATCH SW6088	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 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. GAURDAIL 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 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	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 GREIGE SW7528	JAMES HARDIE OR 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 OR EQ.	TR-5	CEMENTITIOUS TRIM	GRIFFIN SW7026	JAMES HARDIE OR EQ.	ROOF MATERIALS			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 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 SW0023	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

ACADEMY STREET

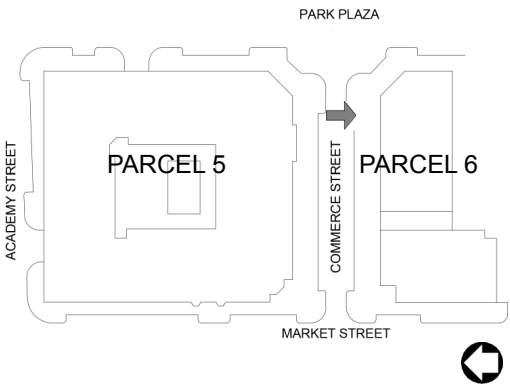
PARCEL 5

COMMERCE STREET

MARKET STREET

PARCEL 6

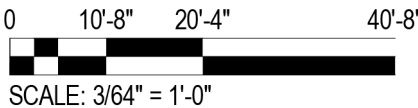
PARK PLAZA

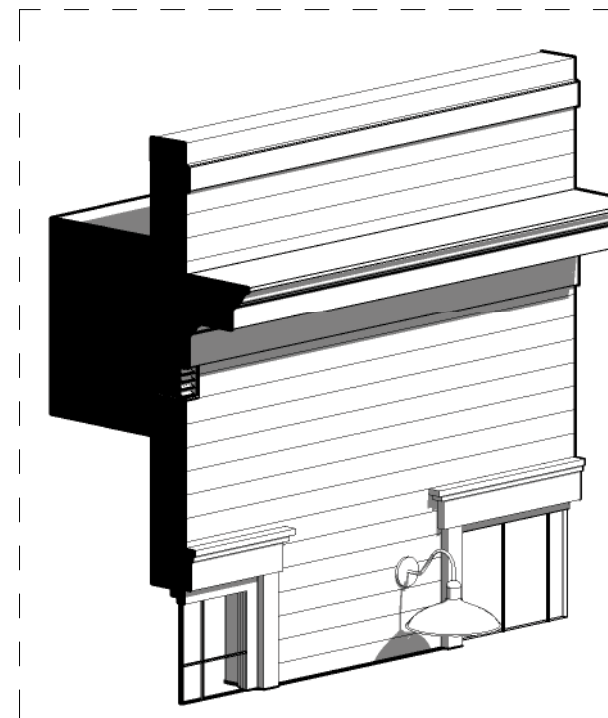
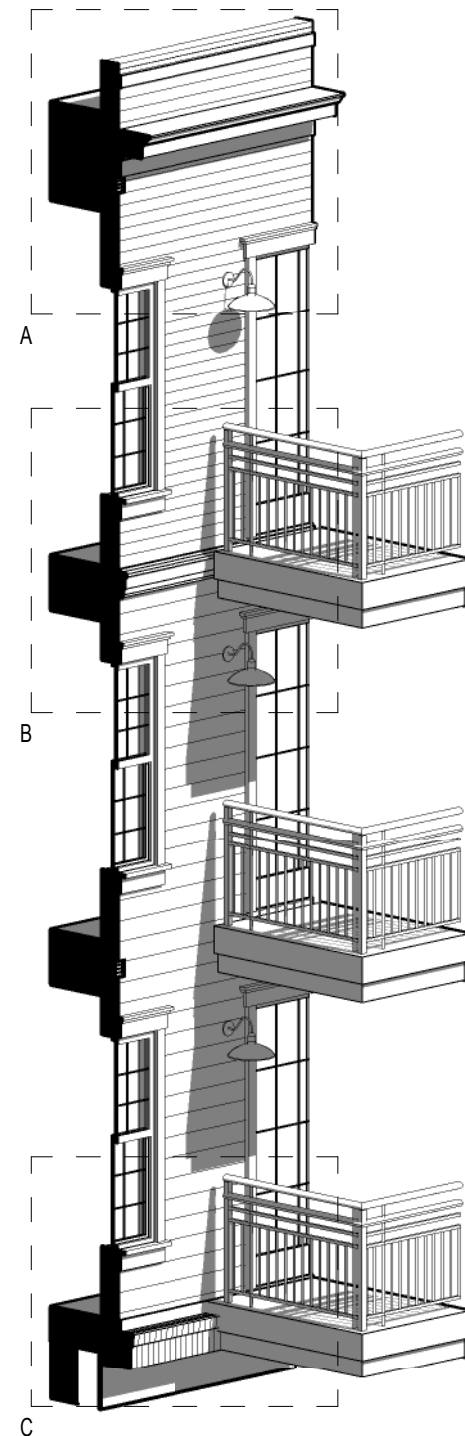


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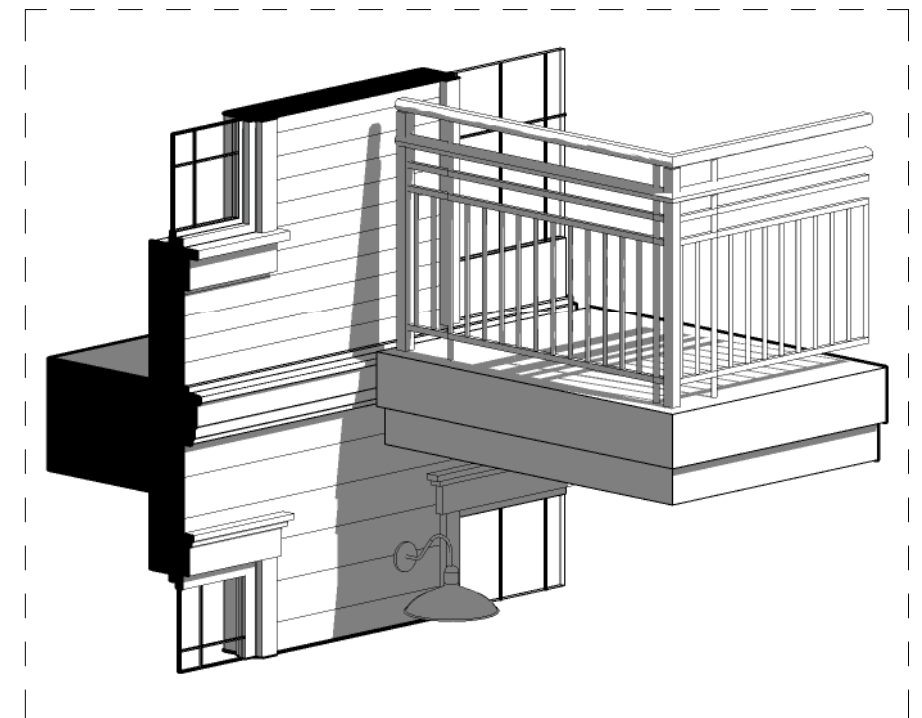
ALPHARETTA, GA

PARCEL 6 - NORTH ELEVATION

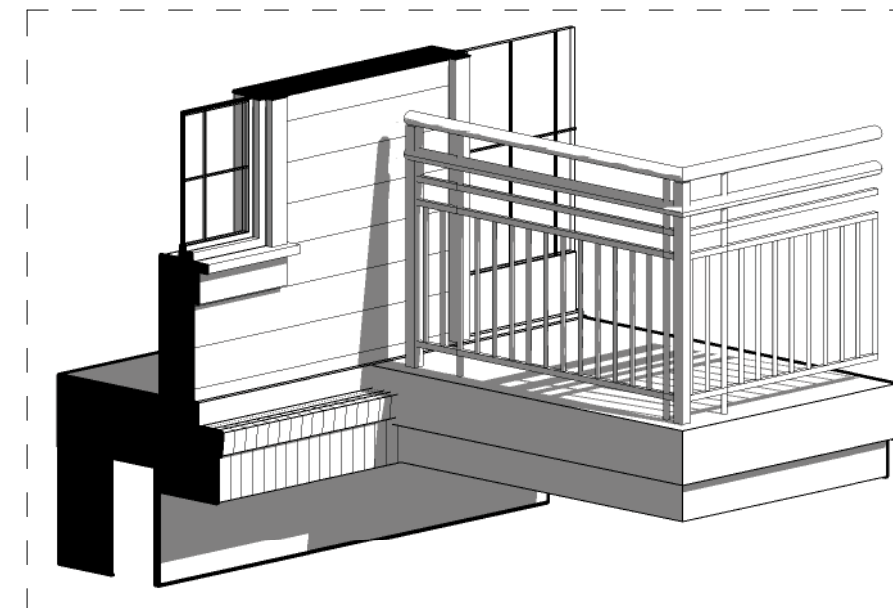




A - CORNICE AND WINDOW HEADER



B - WINDOW SILL, BANDING AND WINDOW HEADER



C - WINDOW SILL AND BRICK BANDING

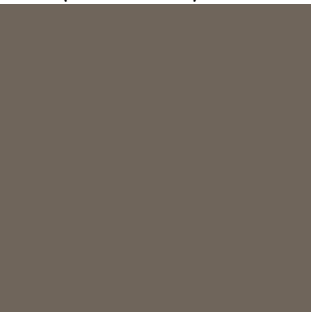
FACADE W



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)



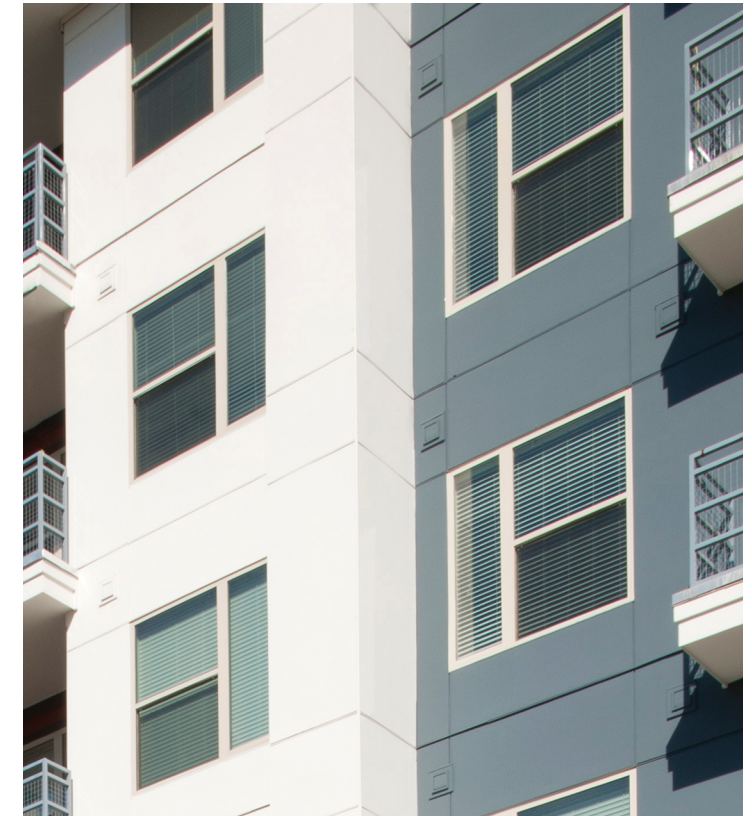
ALUMINUM RAILINGS
SW7020 BLACK FOX



WINDOW & DOOR FRAME
BEIGE



UNIT EXTERIOR LIGHTING
KICHLER 49474RZ
RUBBED BRONZE
SOUTH HOPE COLLECTION



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ALPHARETTA, GA

FACADES S/T &
TYPICAL DRYER VENTS
PARCEL 6



ALPHARETTA CITY CENTER - PARKING DECK

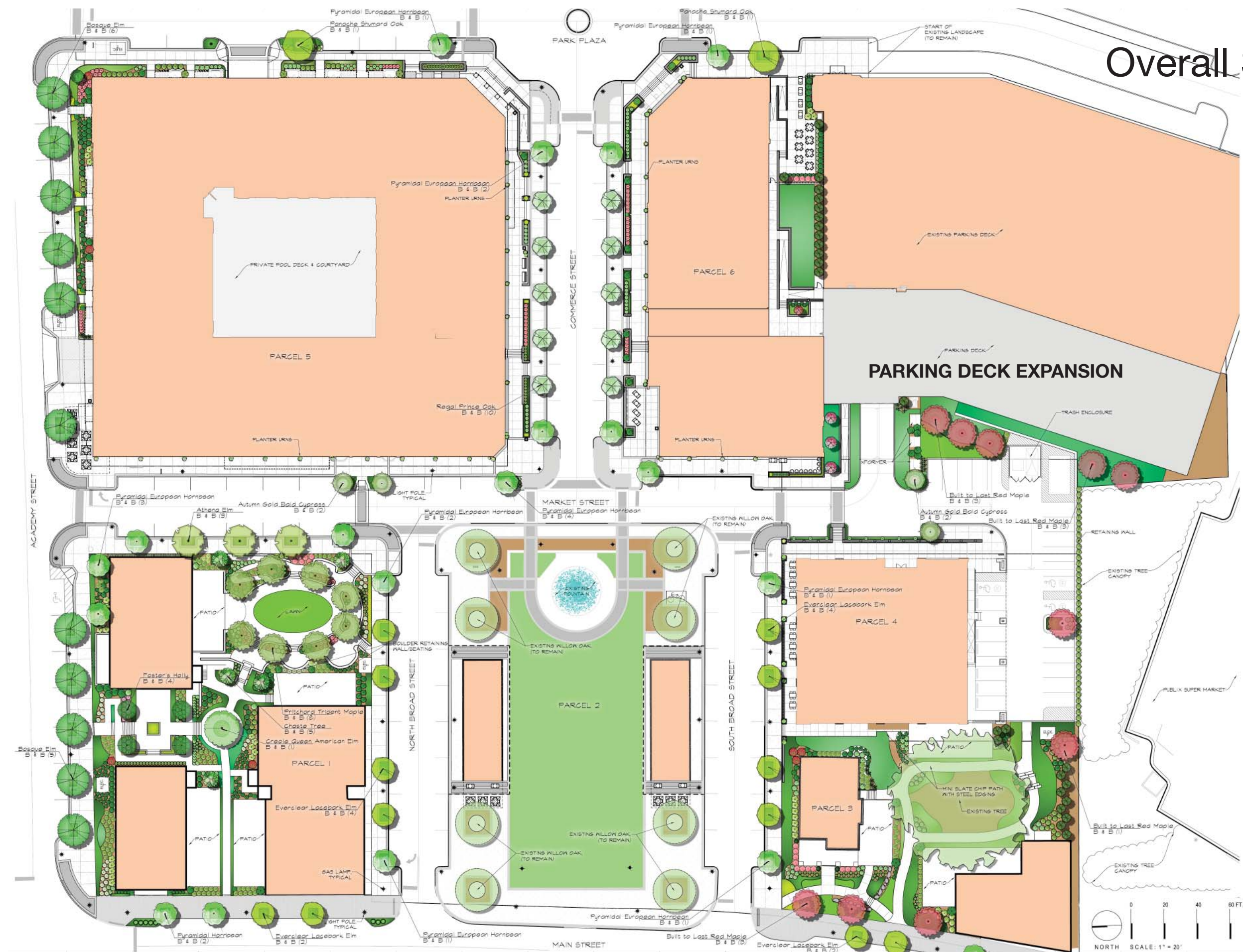
DESIGN REVIEW BOARD PRESENTATION
January 13, 2017



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

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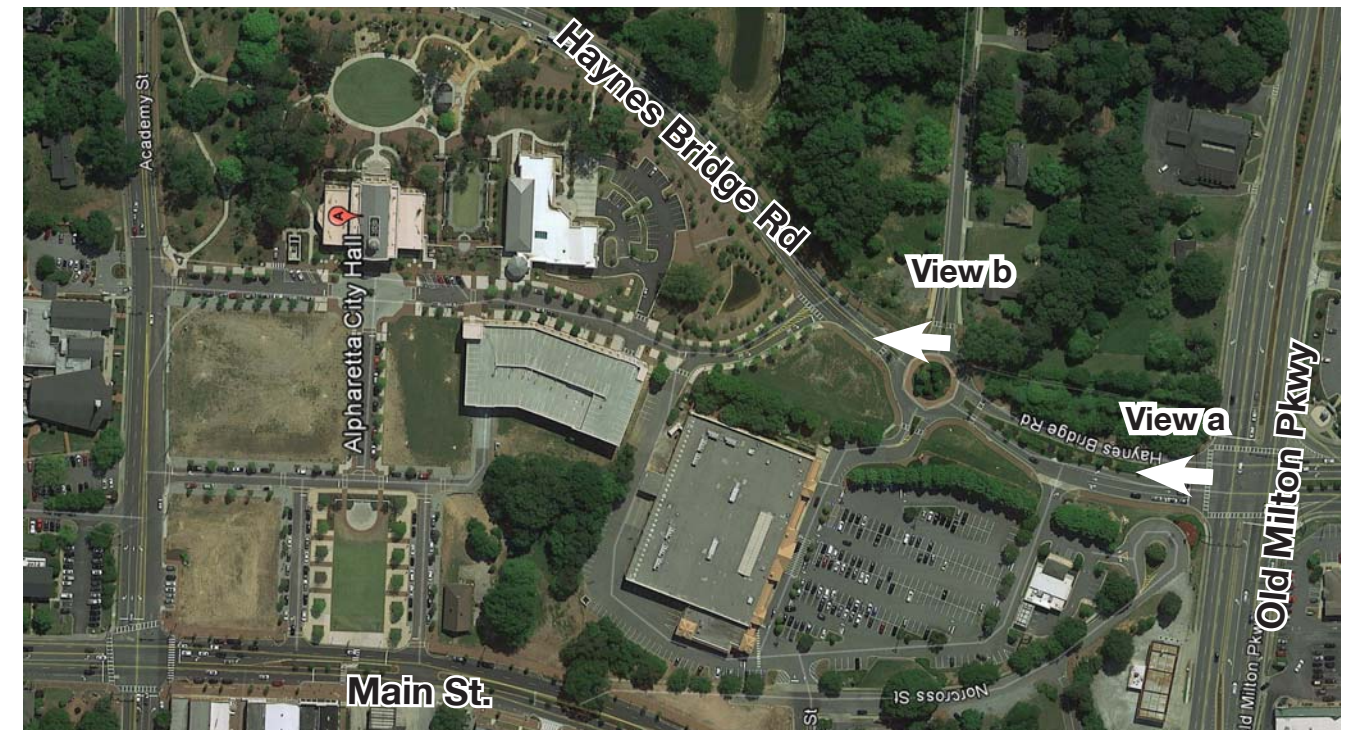
Overall Site Plan



ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017

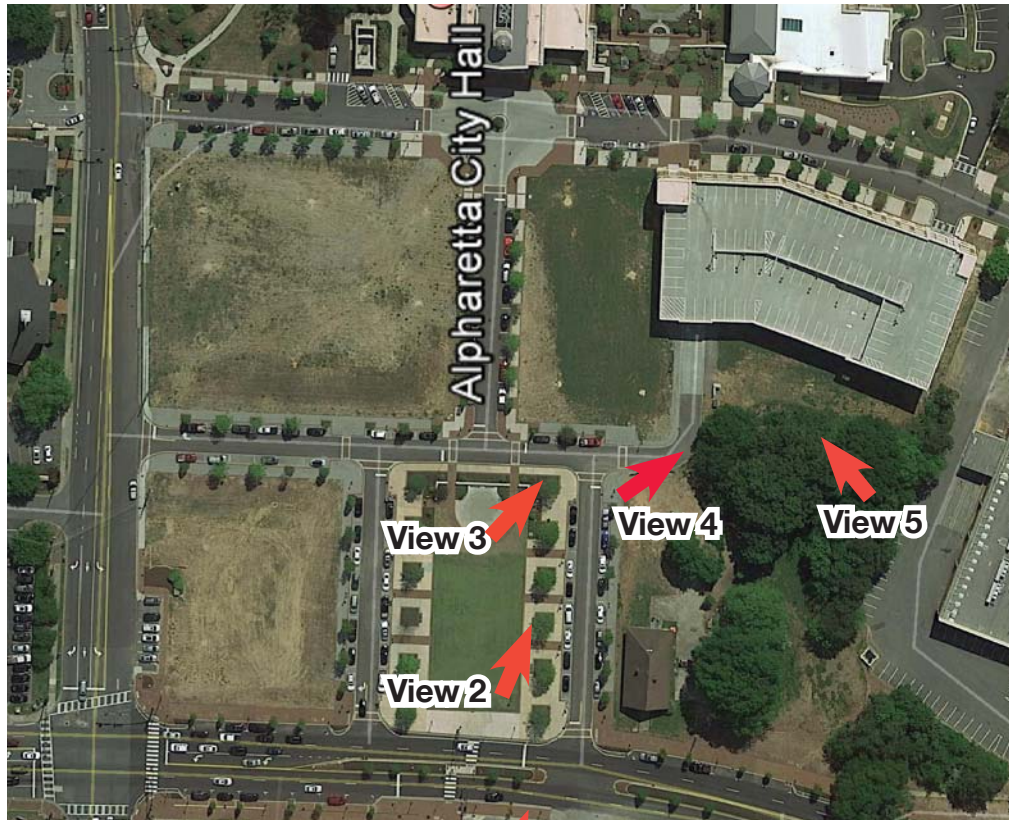
Existing Parking Deck Street Views



ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017

Existing Parking Deck

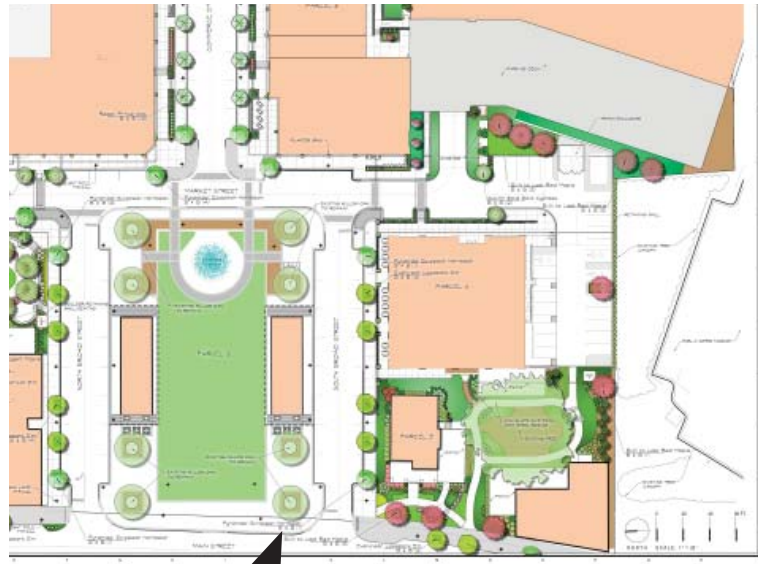


KEY PLAN

ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017

VIEW 1
- EXISTING



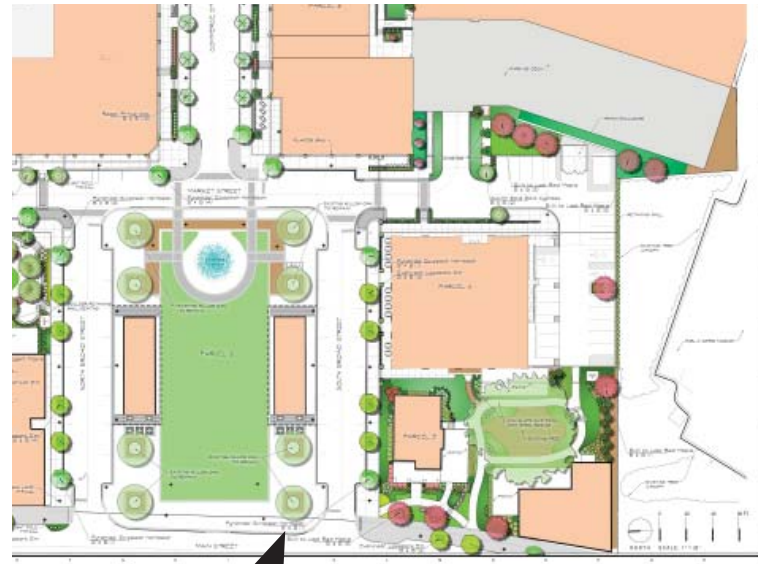
View 1
KEY PLAN



ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017

VIEW 1 - PROPOSED



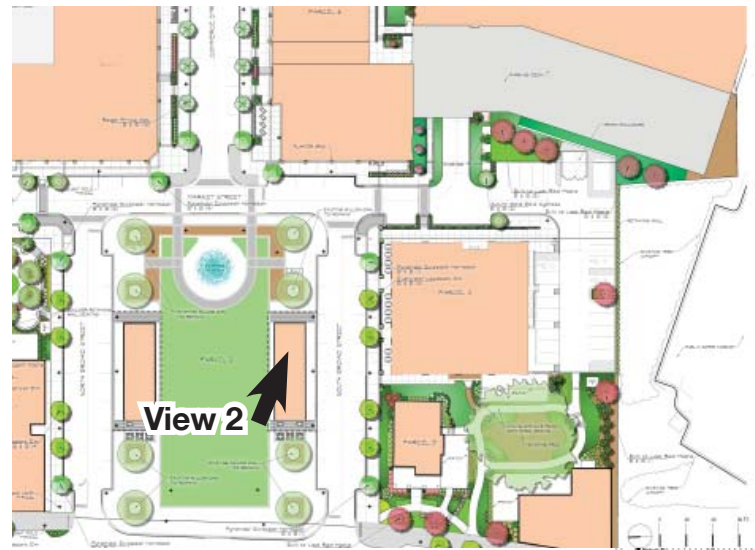
View 1
KEY PLAN



ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017

VIEW 2 - PROPOSED



KEY PLAN



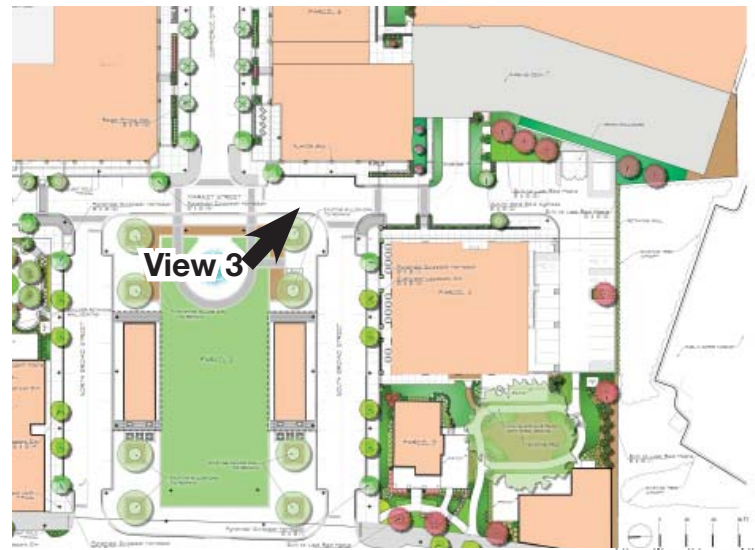
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ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017

VIEW 3 - PROPOSED



KEY PLAN

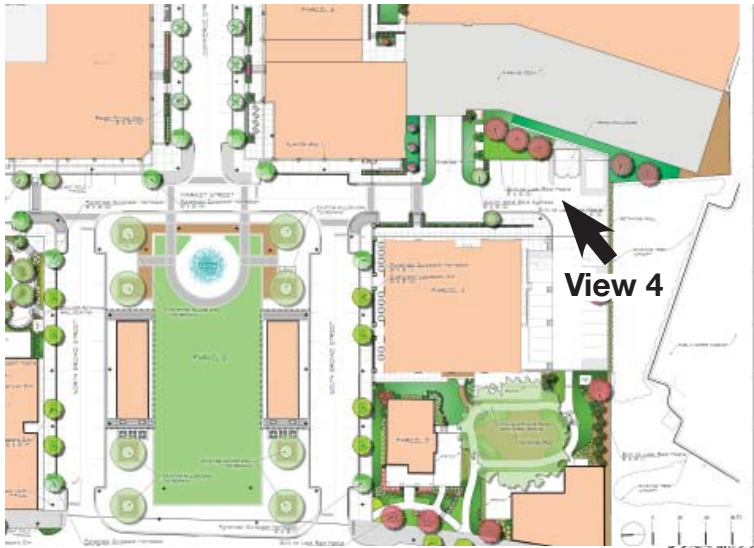


EXISTING



ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017



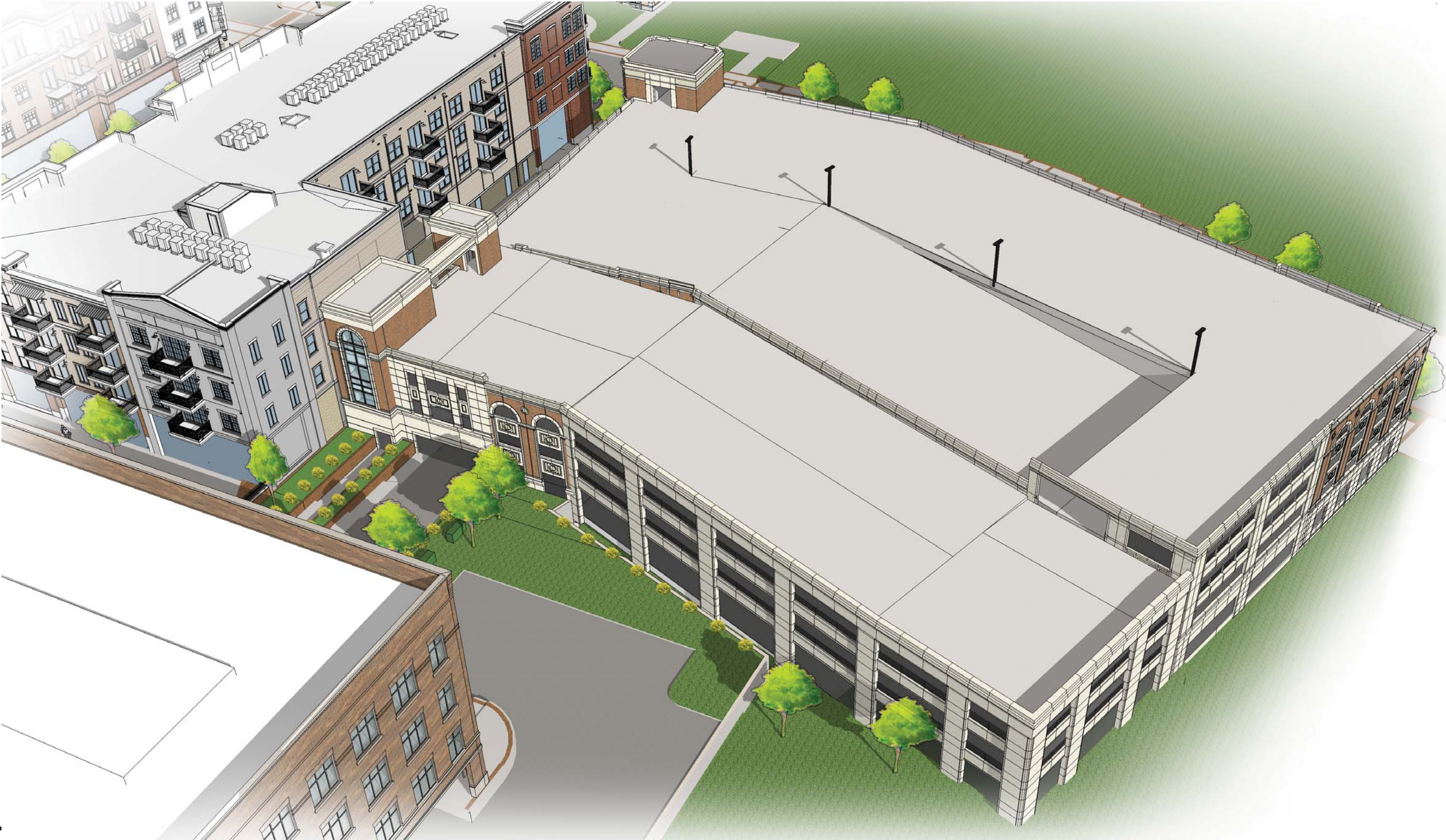
KEY PLAN



EXISTING



ALPHARETTA CITY CENTER - PARKING DECK



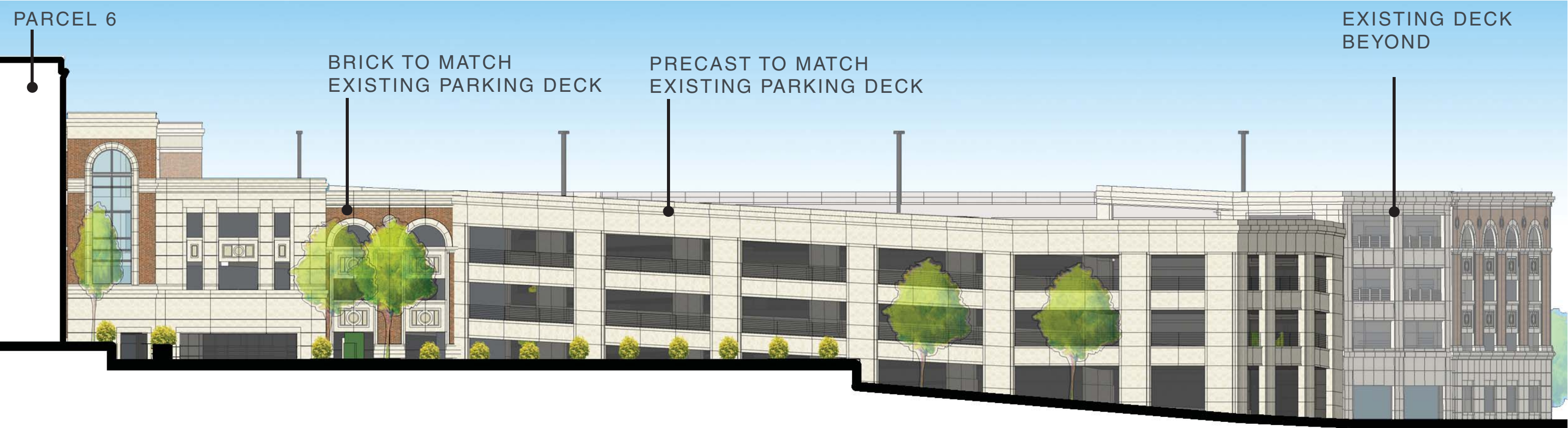
ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017

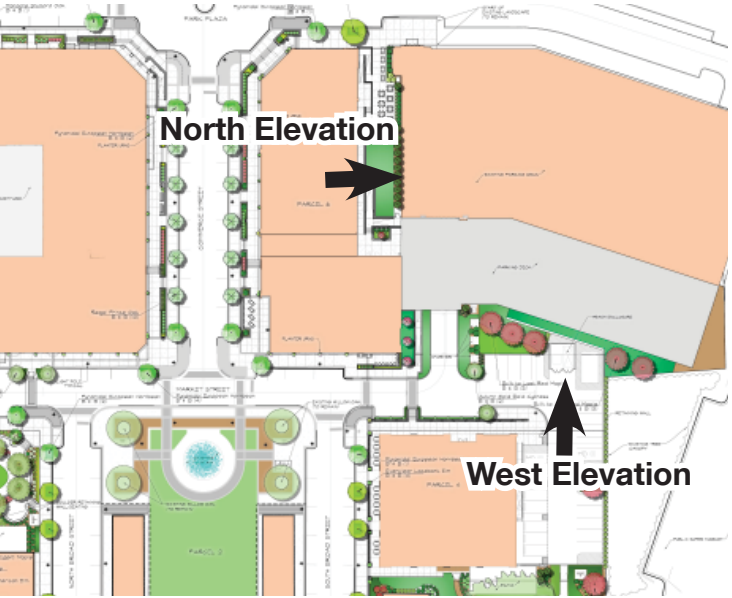
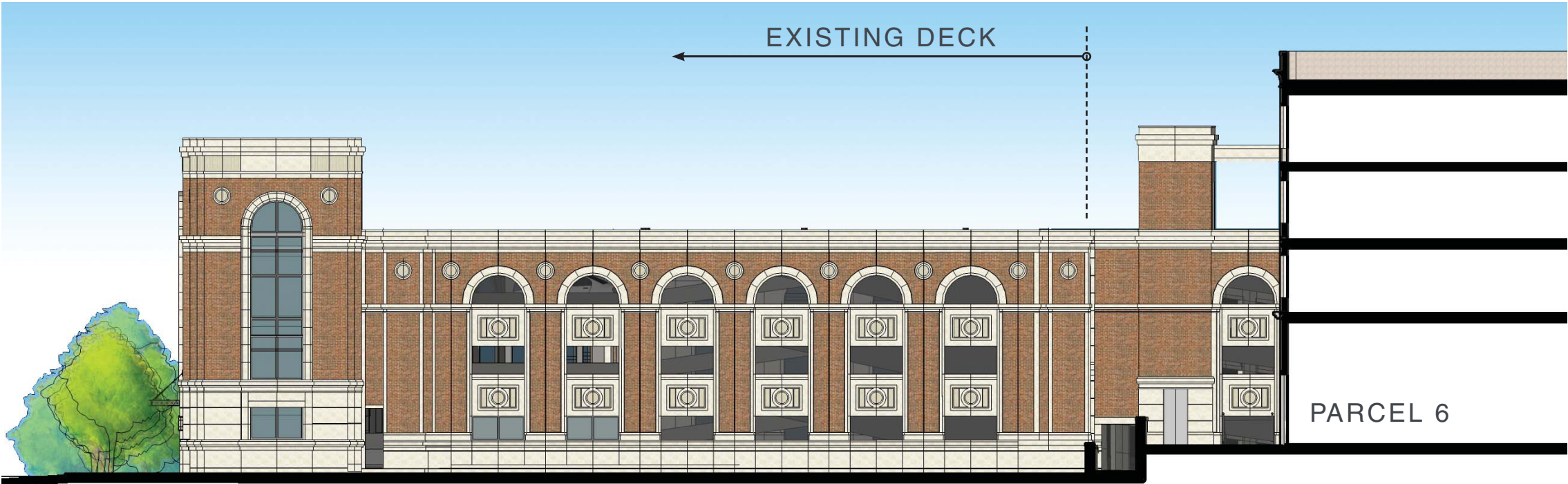


ALPHARETTA CITY CENTER - PARKING DECK

WEST ELEVATION

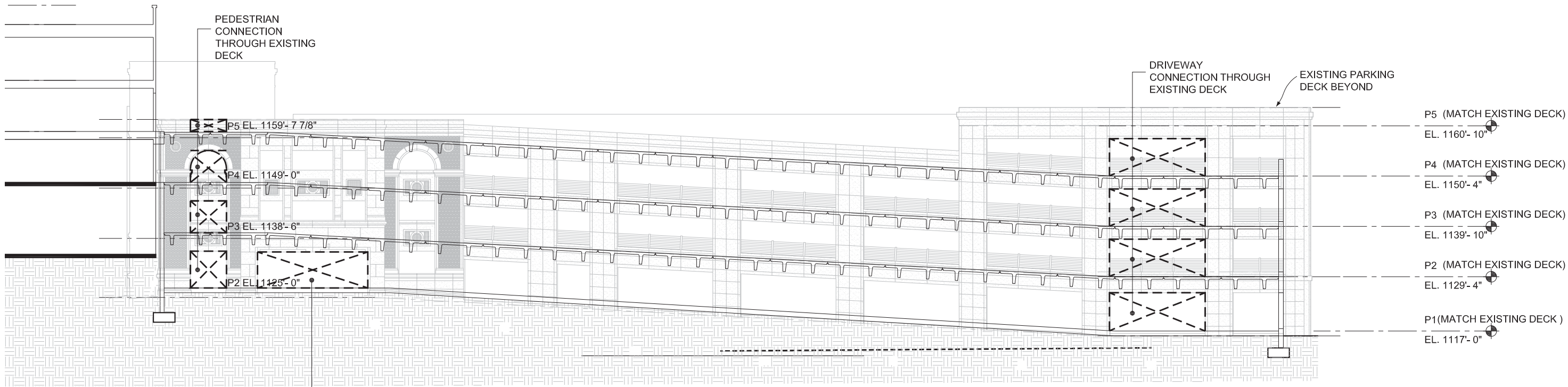


NORTH ELEVATION



KEY PLAN

ALPHARETTA CITY CENTER - PARKING DECK



TOTAL PARKING COUNT: 166+441=607 SPACES

IN DECK EXPANSION	IN EXISTING DECK
P4-P5 43 PARKING SPACES	TOTAL 441 PARKING SPACES
P3-P4 43 PARKING SPACES	(445 PARKING SPACES ORIGINAL, 4 SPACES LOST DUE TO DRIVE WAY CONNECTIONS TO EXPANSION.)
P2-P3 43 PARKING SPACES	
P1-P2 37 PARKING SPACES	
TOTAL: 166 PARKING SPACES	



KEY PLAN

ALPHARETTA CITY CENTER - PARKING DECK



LEVEL 1

ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017



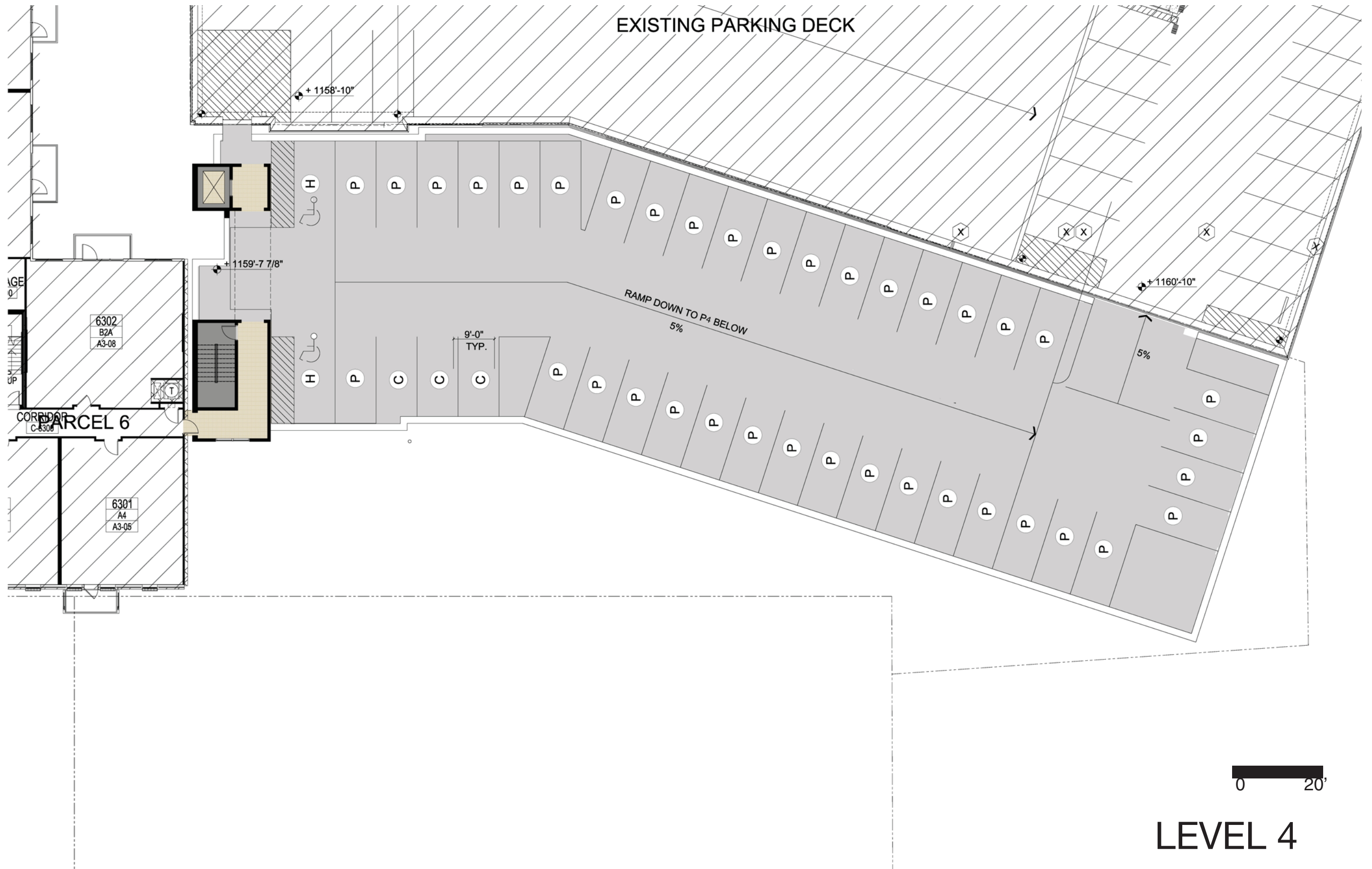
ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017



ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017



ALPHARETTA CITY CENTER - PARKING DECK

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
January 13, 2017



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: November 2015

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

An electronic file in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. The full packet must be saved as a single file.

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 04, 2016

February 01, 2016

March 01, 2016

April 01, 2016

May 02, 2016

June 01, 2016

July 01, 2016

August 01, 2016

September 01, 2016

October 03, 2016

November 01, 2016

December 01, 2016

Meeting Schedule

January 15, 2016

February 19, 2016

March 18, 2016

April 15, 2016

May 20, 2016

June 16, 2016

July 21, 2016

August 19, 2016

September 16, 2016

October 21, 2016

November 18, 2016

December 16, 2016

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Cafe Intermezzo

Location Address: 100 Avalon Blvd

Mailing Address: European Coffeehouses Worldwide, LLC 2175 Royal Palm Court Norcross, GA 30071

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

Contact For All Notifications: Brian Olson

Contact Telephone: 770 - 396 - 1344 Mobile Telephone: 404 - 909 - 5070

Fax: 770 - 396 - 1344 Email: bolson@cafeintermezzo.com

Contact's Relation To Business: CFO

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: North American Properties

Physical Address: 1175 Peachtree Street Suite 1650

Mailing Address: same as above

City: Atlanta State: GA Zip Code: 30361 -

Owner Telephone: 404 - 965 - 9068 Contact Fax: - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Date: 12-22-14

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: Date: [Print Form](#)

NORTH AMERICAN PROPERTIES



May 3, 2016

Mr. Bret Schroeder
Zoning Compliance Officer
City of Alpharetta
217 Roswell Street
Alpharetta, GA 30009

**Re: Avalon Storefront Approval:
Revised Café Intermezzo, Building 100 (Previous #4910)**

Dear Mr. Schroeder,

Please accept this letter as North American Properties' approval of the **Café Intermezzo** revised storefront design incorporating comments from the DRB Review. The attached Tenant Storefront Design Package for Building 100 dated May 3, 2016, reflects the approved storefront package and elevations.

Sincerely,



Michael Greeby
Development & Design Manager

Attachments

cc: John Kelley, North American Properties
Justin Long, North American Properties
Sheri Ross, North American Properties

DESIGN REVIEW BOARD SUBMITTAL FOR:

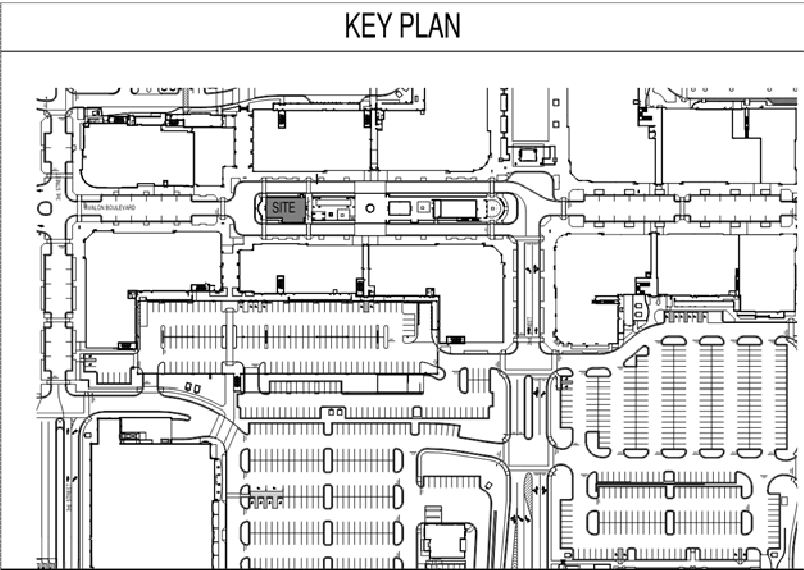
Cafe Intermezzo

100 AVALON BLVD
ALPHARETTA, GA 30009

VICINITY PLAN



KEY PLAN



PROJECT INDEX:

- 1 COVER SHEET
- 2 MATERIAL BOARD
- 3 WEST ELEVATION
- 4 NORTH ELEVATION
- 5 EAST ELEVATION
- 6 SOUTH ELEVATION
- 7 FLOOR PLAN
- 8 ELEVATIONS

PACKAGE DATE / REV #
05/03/2016

ARCHITECT / DESIGNER'S INFORMATION:
WAKEFIELD BEASLEY & ASSOC.
RICK NORTON 770.209.9393





2. FLASHINGS

7. TRIMS

4. WALLS

5. COLUMN CAPITALS

1. WINDOWS

3. GAS LIGHTS

6. COLUMNS



1. WINDOWS

Arched Top Dark Bronze
Aluminum Storefront



2. FLASHING

Prefinished Dark Bronze
Metal Flashing



3. GAS LIGHTS

Gas lights on both sides
of entry doors



4. WALLS

Synthetic Stucco,
Limestone Finish
Modern Masters ME525
English Brown
with hints of
ME190 Statuary Bronze



5. COLUMN CAPITAL

PVC Column Capital
Modern Masters ME 204
Antique Bronze



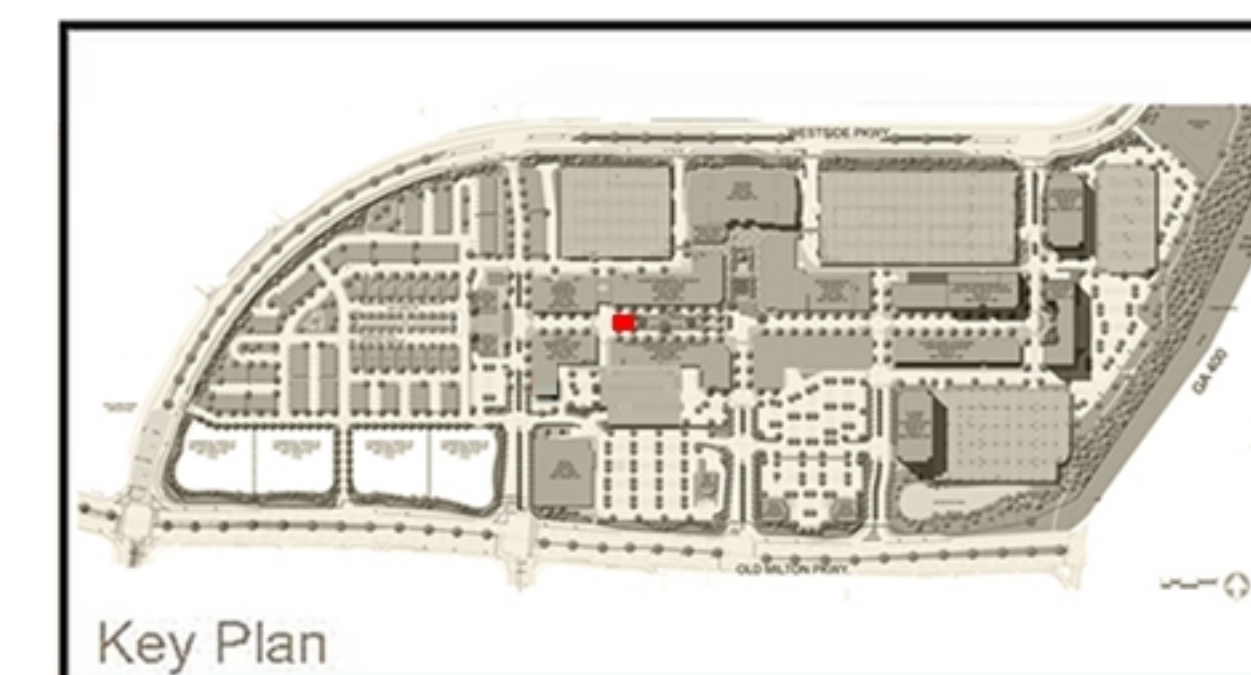
6. COLUMNS

- Faux Stone Columns
Cream, Multi-Colored
Faux Marbelized



7. TRIM

PVC Wood Trim Molding
Modern Masters ME 525
English Brown







DOOR IN CLOSED POSITION

- BRONZE/ DARK METAL DOWN LIGHTS
- CAST PLASTIC GOLD LETTERS (GEMINI) OVER SYNTHETIC STUCCO, SMOOTH FINISH (FINISH NOTE 1)
- PREFINISHED DARK BRONZE METAL FLASHING
- SYNTHETIC STUCCO, LYMESTONE FINISH (FINISH NOTE 1)
- PVC WOOD TRIM MOLDINGS (FINISH NOTE 2)
- 10'-6" TALL NANAWALL GLASS SLIDING DOOR BELOW LINE, DARK BRONZE ALUMINUM FRAME WALL ABOVE SYNTHETIC STUCCO, LYMESTONE FINISH (FINISH NOTE 1)

- FINISH NOTES
- 1.) WALLS:
BASE: MODERN MASTERS ME525 ENGLISH BROWN WITH HINTS OF ME190 STATUARY BRONZE
 - 2.) TRIM:
BASE: MODERN MASTERS ME525 ENGLISH BROWN
 - 3.) COLUMN CAPITALS:
BASE: MODERN MASTERS ME204 ANTIQUE BRONZE
 - 4.) FAUX STONE COLUMNS:
BASE: CREAM, MULTI-COLORED FAUX MARBLEIZED

- PVC COLUMN CAPITAL (FINISH NOTE 3) AND COLUMN (FINISH NOTE 4)
- SYNTHETIC STUCCO, LYMESTONE FINISH (FINISH NOTE 1) AS BASE SURFACE, ALL WALLS TYPICAL
- ARCHED TOP DARK BRONZE ALUMINUM WINDOW



1415 Town Square Lane
Faribault, MN 55021
P: 507-331-1500
www.is-grp.com

I+S GROUP

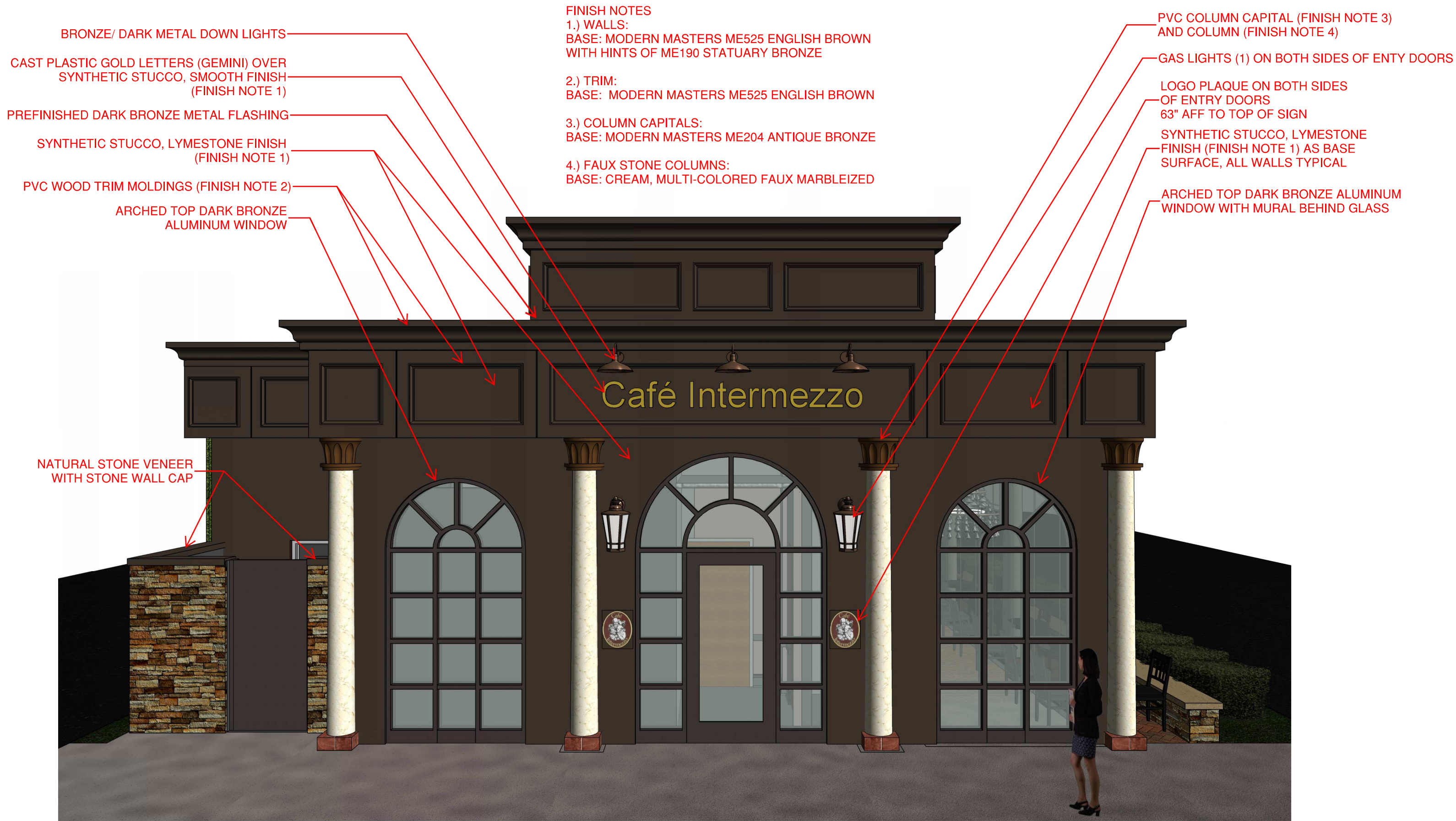
Café Intermezzo

Alpharetta, Georgia

Project Number: 18384

Date: 4/13/2016

North Elevation



1415 Town Square Lane
Faribault, MN 55021
P: 507-331-1500
www.is-grp.com

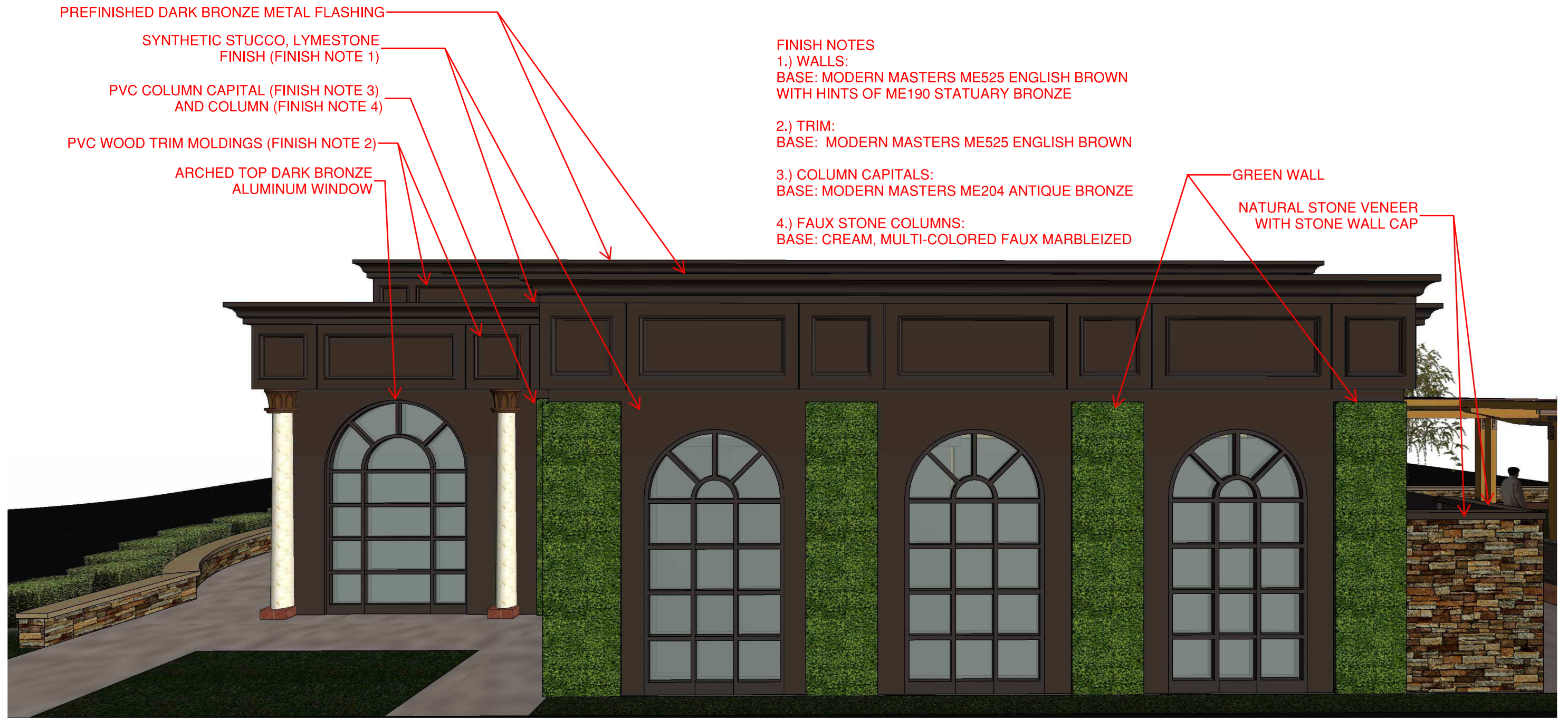
I+S GROUP

Café Intermezzo

Alpharetta, Georgia

Project Number: 18384
Date: 4/28/2016

East Elevation



1415 Town Square Lane
Faribault, MN 55021
P: 507-331-1500
www.is-grp.com

I+S GROUP

Café Intermezzo
Alpharetta, Georgia
Project Number: 18384
Date: 5/2/2016

South Elevation

WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

KEYNOTE...

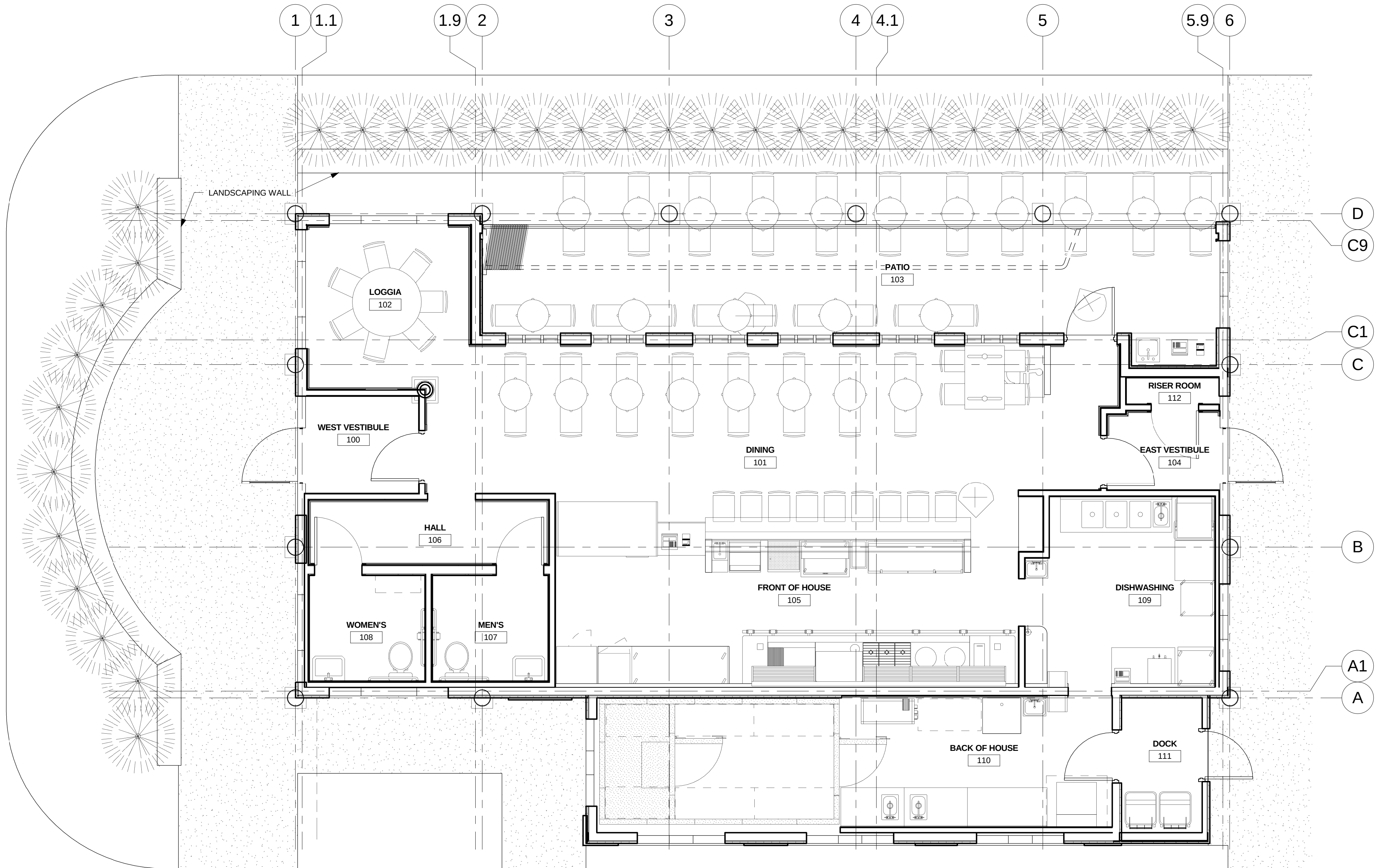
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PROJECT

**CAFÉ
INTERMEZZO
TENANT
IMPROVMENT**

ALPHARETTA GEORGIA

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18384
FILE NAME	18384 r15.RVT
DRAWN BY	LAR
DESIGNED BY	LAR
REVIEWED BY	Checker
ISSUE DATE	4-28-2016
CLIENT PROJECT NO.	

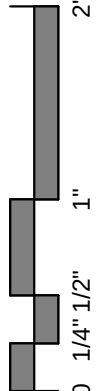
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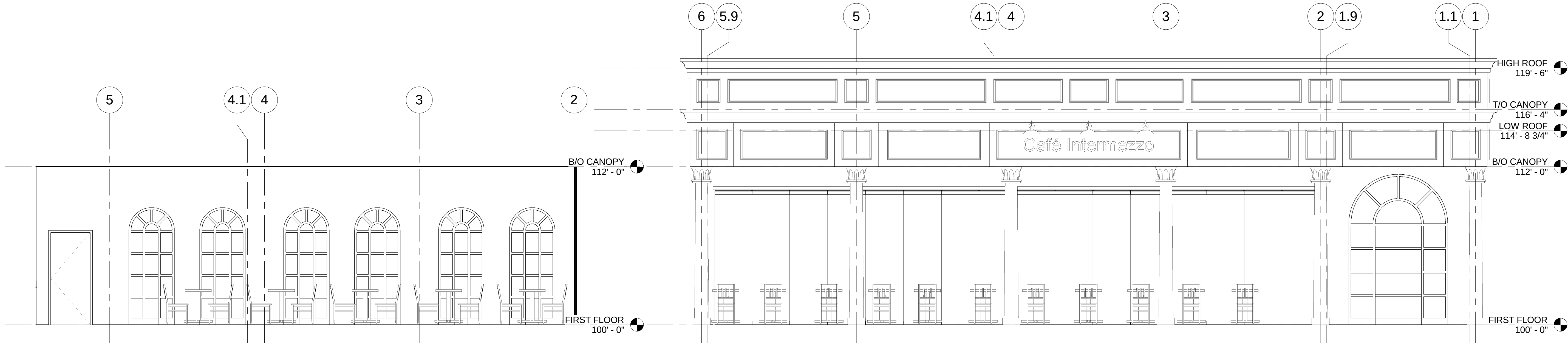
**FIRST FLOOR
PLAN**

SHEET

A1.21

1 FIRST FLOOR PLAN
1/4" = 1'-0"



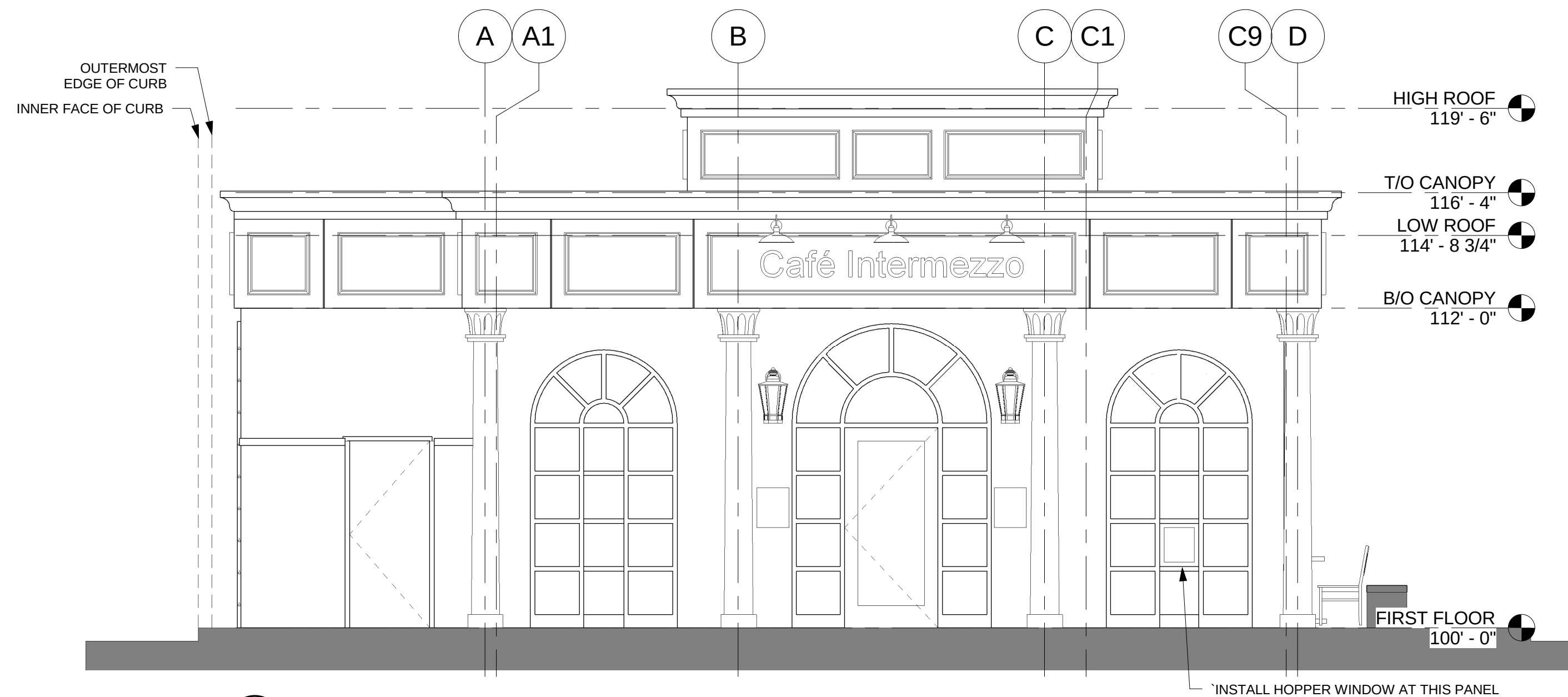


5 PATIO NORTH ELEVATION
1/4" = 1'-0"

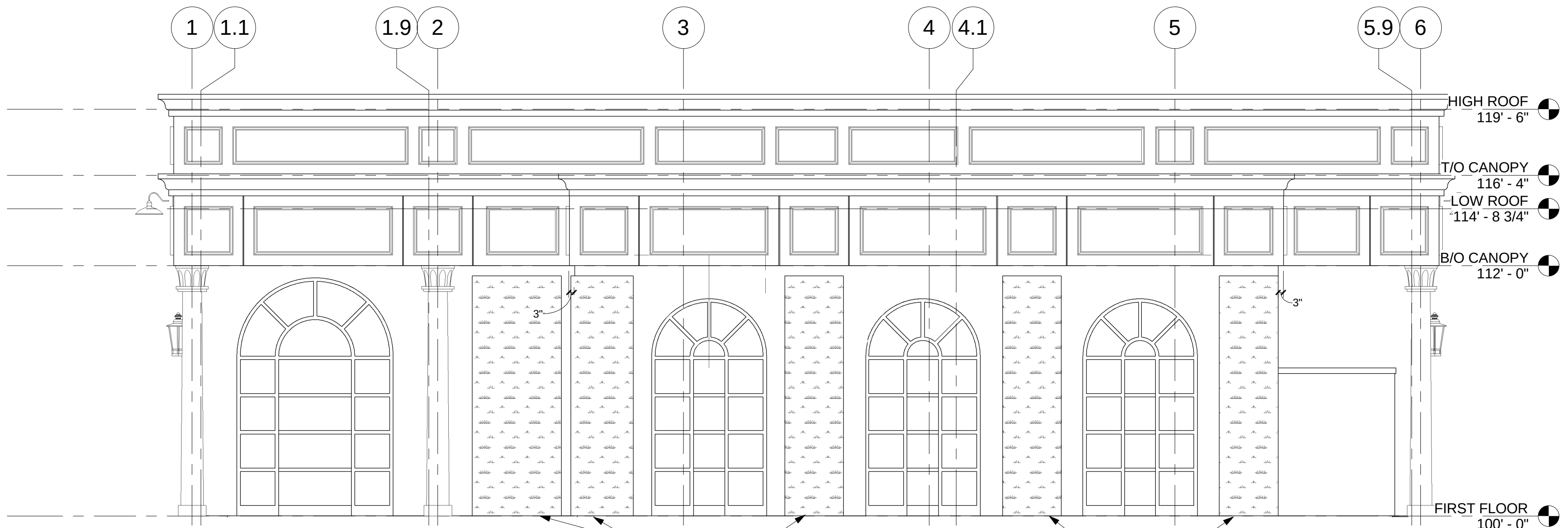
1 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

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PROJECT

**CAFÉ
INTERMEZZO
TENANT
IMPROVMENT**

ALPHARETTA GEORGIA

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO.	15-18384
FILE NAME	18384 r15.RVT
DRAWN BY	LAR
DESIGNED BY	LAR
REVIEWED BY	Checker
ISSUE DATE	5-2-2016
CLIENT PROJECT NO.	

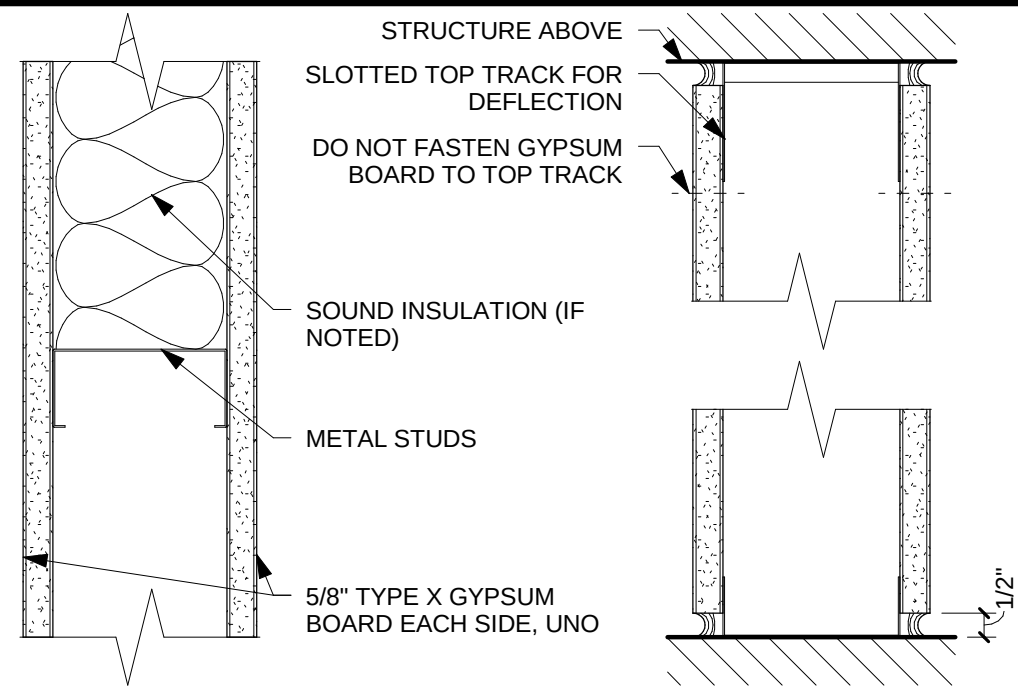
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**EXTERIOR
ELEVATIONS**

SHEET

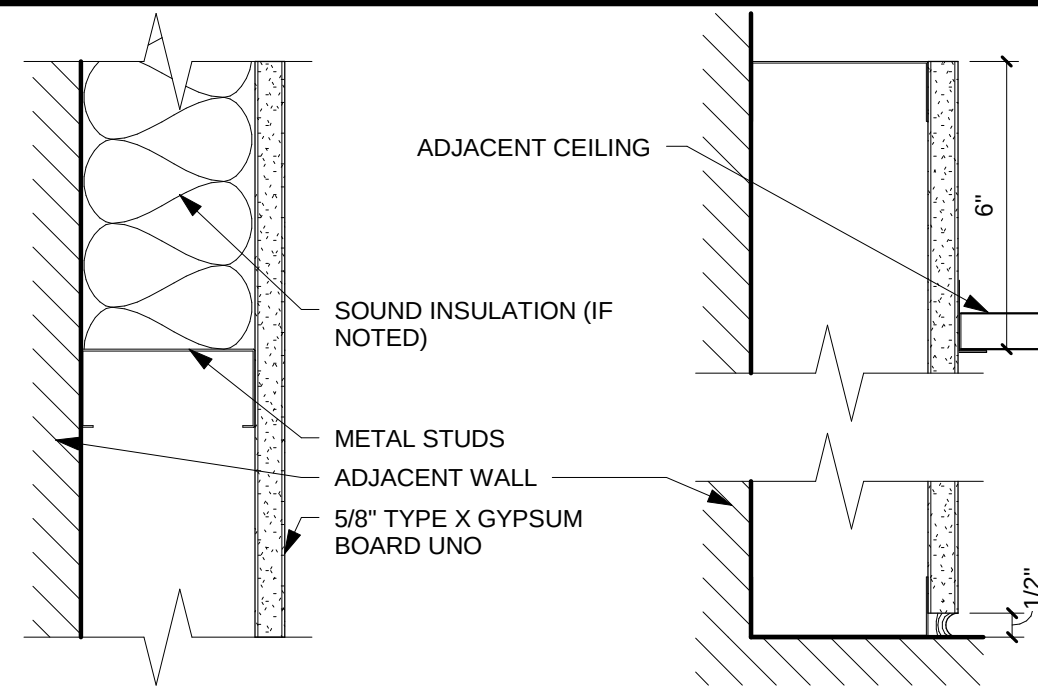
A2.11





WALL TYPE	STUD DESIGNATION	SPACING	MAX HEIGHT (5 PSF, L/240)	KEY NOTES
A3	362S125-30	16"	15'-6"	1
A3.1	362S125-30	16"	15'-6"	1, 8
A6	600S125-30	16"	22'-11"	1
A6.1	600S125-30	16"	22'-11"	1, 8

2 WALL TYPE A (METAL STUD PARTITION)
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING	MAX HEIGHT (5 PSF, L/240)	KEY NOTES
B1	162S125-30	16"	15'-6"	1
B2	250S125-30	16"	22'-11"	1, 8
B2.1	250S125-30	16"	22'-11"	1, 8
B3	362S125-30	16"	22'-11"	1
B3.1	362S125-30	16"	22'-11"	1, 8

3 WALL TYPE B (METAL STUD FURRING)
NOT TO SCALE

INTERIOR PARTITION KEY NOTES:

NOT ALL KEY NOTES APPLY TO PROJECT. VERIFY WITH SPECIFIC WALL TYPE

- INCLUDE FIBERGLASS SOUND INSULATION.
- PROVIDE FIRE-RATED SEALANT AT WALL BASE, TOP AND AROUND ALL PENETRATIONS.
- REFER TO 2012 IBC TABLE 722.3.2 (OR 2009 IBC TABLE 721.3.2 IF APPLICABLE FOR THE AREA OF CONSTRUCTION) FOR CALCULATED FIRE-RESISTANCE RATING.
- SPECIAL 8" BLOCK WITH 1.75" MIN. FACE SHELL THICKNESS.
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR STANDARD CONNECTION DETAILS, SPECIFIC R-VALUE AND ADDITIONAL INFORMATION.
- REFER TO SPECIFICATIONS FOR SPECIFIC WALL PANEL FACE FINISH AND PROFILE.
- INCLUDE ACOUSTIC SEALANT AT WALL BASE AND TOP TERMINATION, BOTH SIDES OF WALL.
- WET WALL SIDE SHALL BE SHEATHED WITH 5/8" DUROCK FROM FINISHED FLOOR TO 4'-0" AFF, 5/8" PRESSURE TREATED WOOD SHEATHING FROM 4'-0" AFF TO 8'-0" AFF AND 5/8" TYPE 'X' GYPSUM FROM 8'-0" AFF TO 6" ABOVE ADJACENT CEILING UNLESS NOTED OTHERWISE.

SHEET NOTES

- SHELL WALLS PROVIDED BY LANDLORD SHALL BE 6" METAL STUDS WITH R-19 BATT INSULATION AND 5/8" EXTERIOR SHEATHING. EIFS AND AIR BARRIER ON EXTERIOR AND GYPSUM BOARD ON INTERIOR TO BE BY TENANT.

KEYNOTE LEGEND

1	ROOF ACCESS LADDER TO ROOF HATCH
2	REMOVE MASONRY WALL FLUSH TO SLAB BELOW; SALVAGE WALL CAP AND STONE VENEER AND STORE FOR REUSE
3	REMOVE GATE
4	REMOVE SLAB TO FACE OF EXISTING SEAT WALL; INFILL WITH FILL/STOCK/PLANTINGS ADEQUATE TO MATCH ADJACENT LANDSCAPE
5	EXISTING STONE VENEER SEAT WALL AND CULTURED STONE WALL CAP TO REMAIN
6	REUSE SALVAGED STONE VENEER AND CULTURED STONE WALL CAP (IF DEPTH MATCHES EXISTING SEAT WALL CAP; IF DEPTHS DIFFERENT, CONSULT ARCHITECT) TO INFILL STONE VENEER SEAT WALL; MATCH ADJACENT HEIGHT AND FINISHED FACE.
12	WALL MOUNTED FIRE EXTINGUISHER
13	SHIM OR SEATH WALL TO MAINTAIN ADJACENT GYPSUM SHEATHING FINISH PLANE
14	STONE VENEER WALL AND GATE NIC
15	DOOR NIC
16	WALL-MOUNTED BABY CHANGING STATION



DATE: 07/25/2016

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PROJECT

CAFÉ INTERMEZZO TENANT IMPROVEMENT

ALPHARETTA GEORGIA

NO	DATE	DESCRIPTION
1	7/25/16	Addendum 2
6	Date 6	SI-6
9	10-7-16	SI-9

PROJECT NO. 15-18384

FILE NAME 18384 Arch r15.rvt

DRAWN BY LAR

DESIGNED BY LAR

REVIEWED BY AFC

ISSUE DATE 07/11/2016

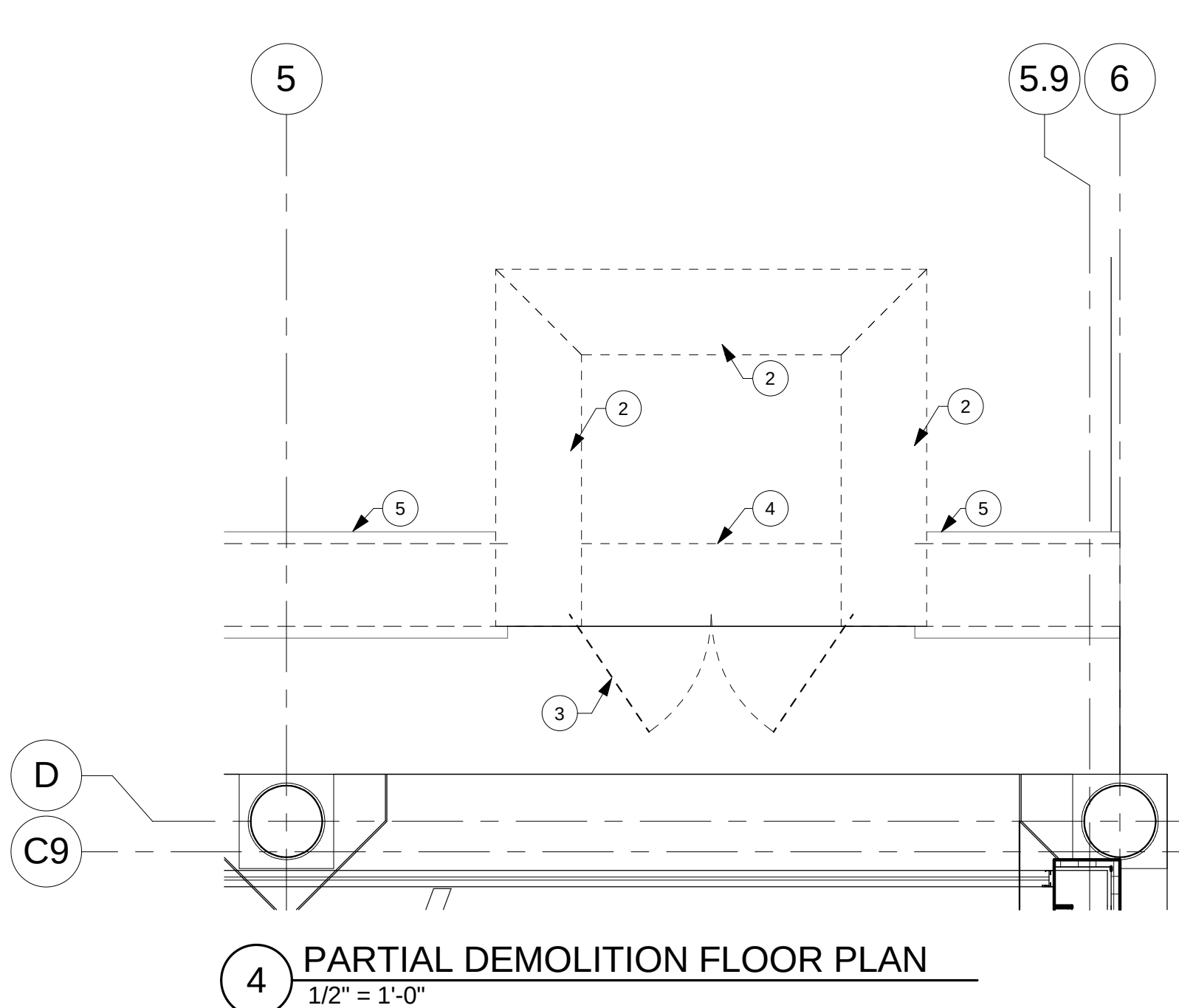
CLIENT PROJECT NO.

TITLE

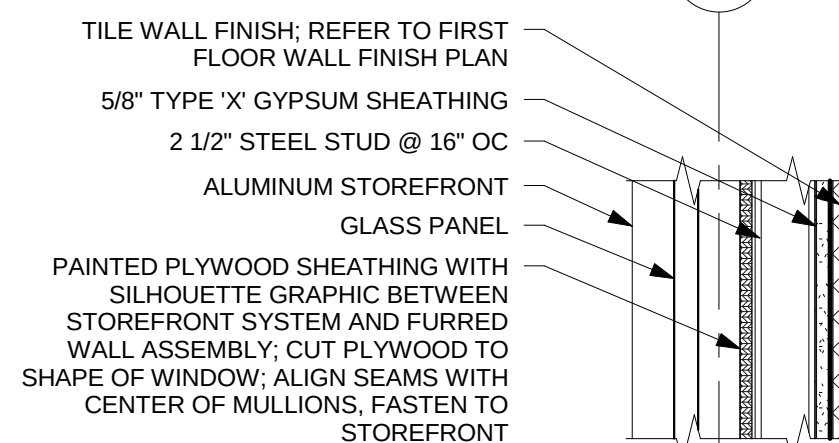
FIRST FLOOR PLAN

SHEET

A1.21

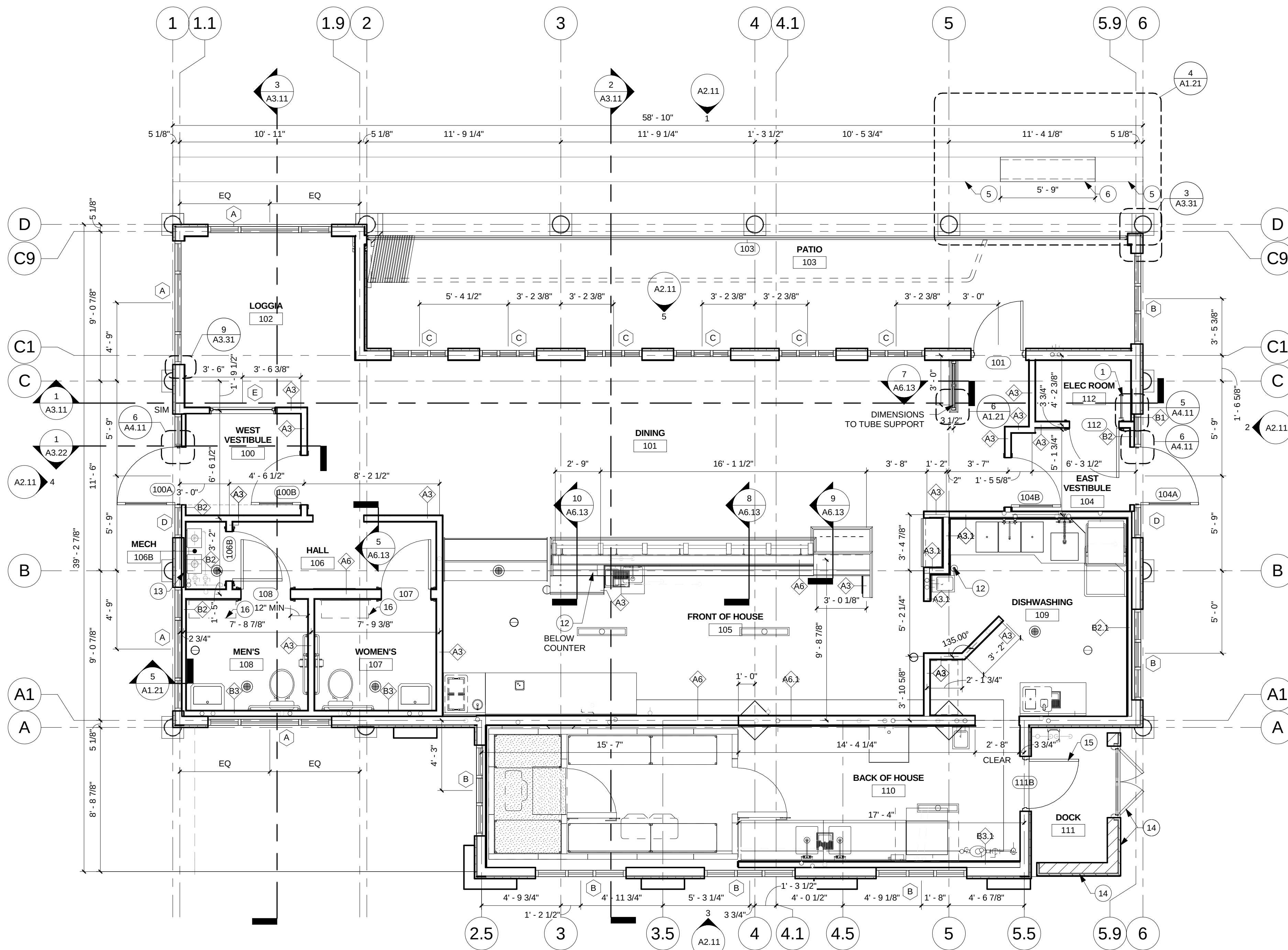


4 PARTIAL DEMOLITION FLOOR PLAN
1/2" = 1'-0"



5 WALL SECTION DETAIL
1 1/2" = 1'-0"

6 WING WALL END SUPPORT DETAIL
1 1/2" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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INC. AND MAY NOT BE USED, COPIED OR
DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

CAFÉ INTERMEZZO TENANT IMPROVEMENT

GEORGIA

[illegible]

TITLE	
-------	--

SHEET

A2.11



EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL	COMPANY	PRODUCT	SIZE	COLOR	COMMENTS
EF-1	SYNTHETIC STUCCO - PAINTED	DRYVIT - MODERN MASTERS	LYMESTONE FINISH		ME525 ENGLISH BROWN	
EF-2	PVC TRIM AND MOLDINGS	- MODERN MASTERS	VARIES	VARIES	ME525 ENGLISH BROWN	FYPON PROFILES AS INDICATED ON A3.
EF-3	PREFINISHED METAL FLASHINGS	PAC CLAD			DARK BRONZE	
EF-4	PVC COLUMN CAPTIAL	- MODERN MASTERS			ME204 ANTIQUE BRONZE	PACIFIC COLUMNS - ROMAN CORINTHIA 15 1/4" HIGH X 19 3/4" Ø
EF-5	PVC COLUMN	- MODERN MASTERS			CREAM MARBELIZED PAINT	PACIFIC COLUMNS - 14" Ø X 12" ENDURA -STONE PLAIN COLUMN WITH TUSCAN BASE 19 5/8" Ø X 7 5/16" TALL
EF-6	VERTICAL PLANTING SYSTEM	GREENWALL				TOURNESOL SITEWORKS (6) VGP PANELS EACH
EF-7	VEENER STONE	MATCH EXISTING				
EF-8	CAST STONE WALL CAP	MATCH EXISTING				

GLAZING SCHEDULE			
MARK	MATERIAL	THICKNESS	COMMENTS
G-1	TEMPERED GLAZING	1/4"	
G-2	TEMPERED GLAZING	1/2"	
IG-1	INSULATED GLAZING	1"	
IG-2	SPANDREL INSULATED GLAZING	1"	
IG-3	SPANDREL INSULATED TEMPERED GLAZING	1"	
IG-4	INSULATED TEMPERED GLAZING	1"	

NORTH AMERICAN PROPERTIES



LANDLORD SIGNAGE CONSENT FORM

Date: December 14, 2016

Landlord/Owner: PR AVALON PHASE I OWNER, LLC
c/o North American Properties
1175 Peachtree Street, Suite 1650
Atlanta, GA 30363

Leased Premises: 100 Avalon Blvd
Alpharetta, GA 30009

Landlord Contact: Sheri Ross, Director of Lease Administration
sheri.ross@naproperties.com

RE: window mural Café Intermezzo

I am a duly authorized representative of the Landlord/Owner at the referenced lease premises at Avalon.

In my capacity as the authorized agent, I do hereby approve the existing window mural at Café Intermezzo. This Landlord approval and consent does not in any way imply that the Café Intermezzo mural meets the applicable codes and specifications required by the City of Alpharetta.

PR AVALON PHASE I OWNER, LLC

Matt Simon
VP of Operations for North American Properties
As Authorized Agent

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Party City Retail Group

Location Address: 25 Green Pond Road

Mailing Address: 25 Green Pond Road

City: Rockaway State: NJ Zip Code: 07866

Contact For All Notifications: Kelly Spaulding

Contact Telephone: 973 - 453 - 8,643 Mobile Telephone: 862 - 200 - 1,455

Fax: _____ Email: Kspaulding@partycity.com

Contact's Relation To Business: Construction Coordinator for the window graphics program

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	200

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name:

Mansell Crossing Retail LP
c/o Wemgarten Realty

Physical Address:

4745-A Ashford Dunwoody Rd, Atlanta, GA 30338

Mailing Address:

same as above

City:

State:

Zip Code:

Owner Telephone:

770 618 1086

Contact Fax:

770 618 1090

Property Owner Authorization (Must be completed if the applicant is not the legal owner of the subject property):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed):

Lori Walker, as Agent for Owner

Date:

12/20/16

Owner Signature:

Lori Walker

Property Information:

Address (If Assigned):

7011 North Point Pkwy

Tax ID or Map Reference Number:

12-2610-0687-033-4

Land Lot(s):

687 + 688
~~443 + 736~~

District:

10 A / 1st

Section:

2nd

Existing Zoning of Property:

Existing Uses of Property:

Retail

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

Applicant Signature:

Kelly Spaulding

Date:

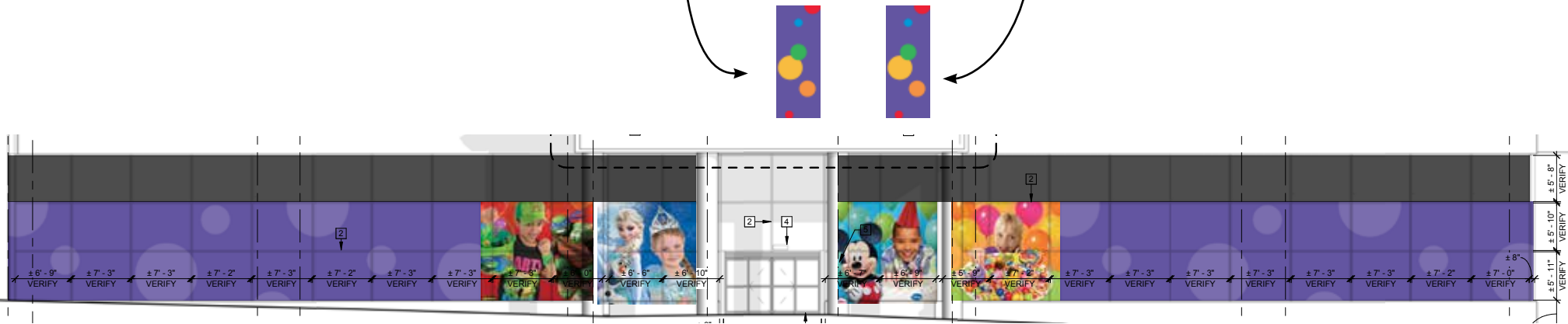
12/28/16

Print Form

20% Version 1
292 ALPHARETTA GA - Window Layout **WEST A**



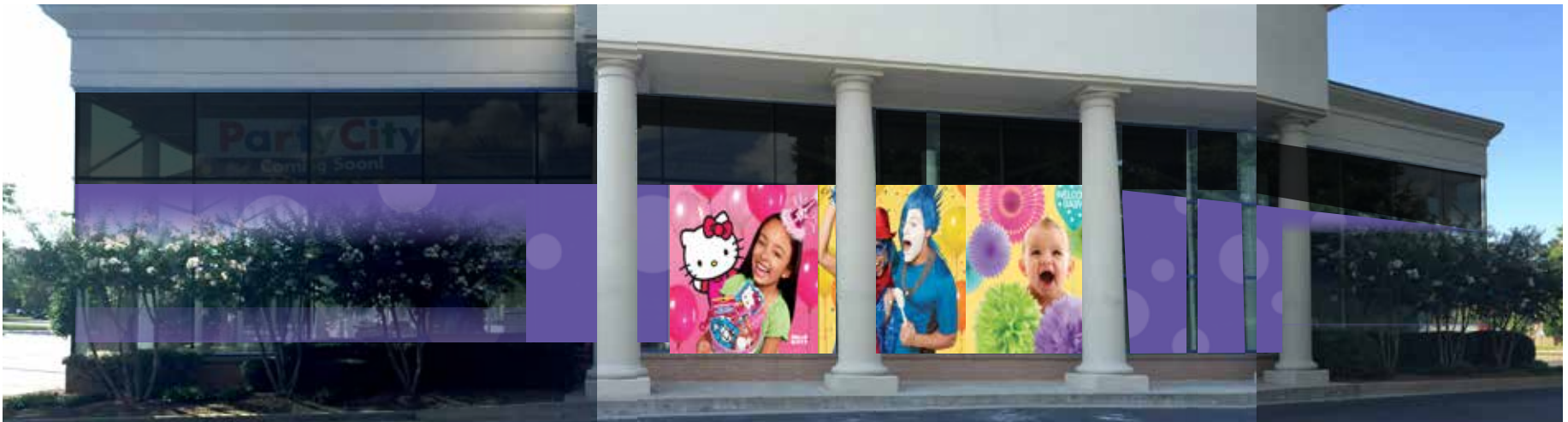
Proposed Layout: Single-sided hanging graphics; Replace 8 graphics with purple/dots.
Keep TMNT, FROZEN, MICKEY, CANDY.



20% Version 1
292 ALPHARETTA GA - Window Layout **SOUTH A**
Existing Graphics



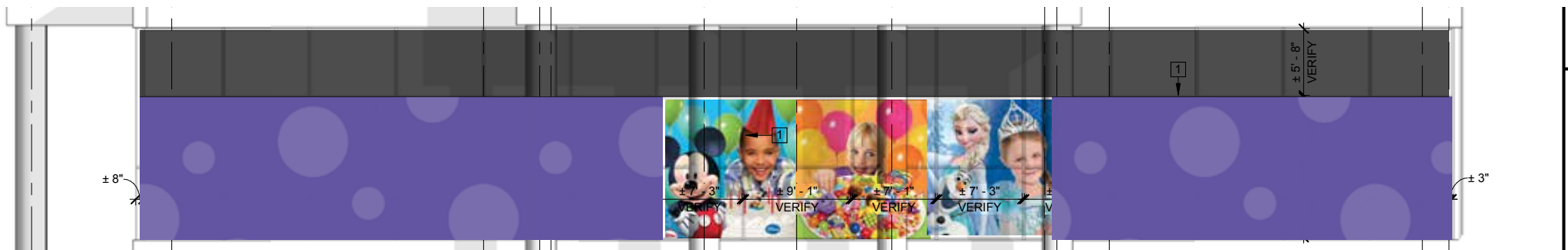
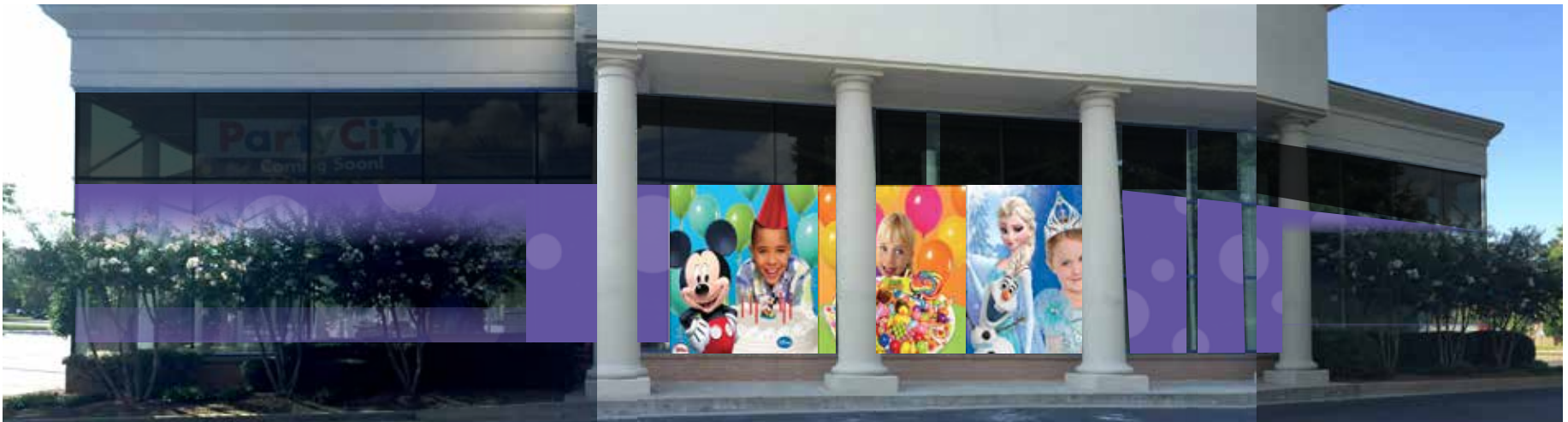
Proposed Layout: Single-sided hanging graphics; Keep 3 graphics, add 7 purple/dots graphics.



20% Version 1
292 ALPHARETTA GA - Window Layout **SOUTH B**
Existing Graphics



Proposed Layout: Single-sided hanging graphics; Keep 3 graphics, add 7 purple/dots graphics.



Party City Site Plan

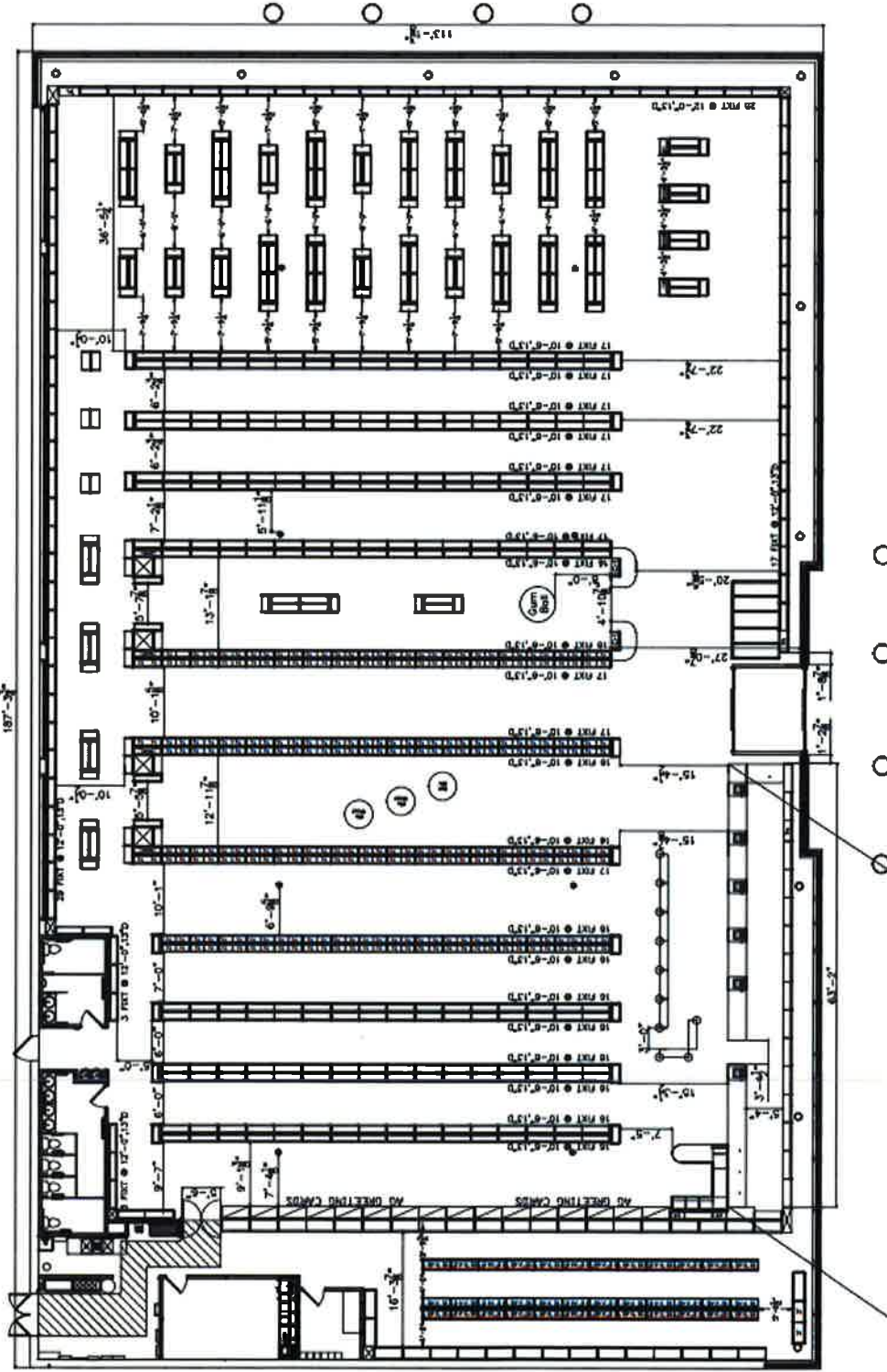


#292 N. Point, GA
APPROVED
06-15-2016

14'-0" BTM LIGHTS
16'-0" BALLOON WALL
42" STR

LINEAR FOOTAGE	
SEASONAL:	538 LN FT 28%
EVERYDAY:	1,474 LN FT 72%
TOTAL:	2,012 LN FT
PLUS CARDS:	56 LN FT
PLUS MYLAR DSP:	56 LN FT
PLUS INSCRIBE/INVS:	8 LN FT
SQUARE FOOTAGE	
SALES AREA:	18,125 SQ FT 86%
NON-SALES AREA:	2,875 SQ FT 14%
TOTAL:	21,000 SQ FT

DRAFT ISSUE DATES:	
PROPOSED NFC	06-15-15
REVISION 1	03/23/16
REVISION 2	?/?/?
REVISION 3	?/?/?
REVISION 4	?/?/?
AFC	???



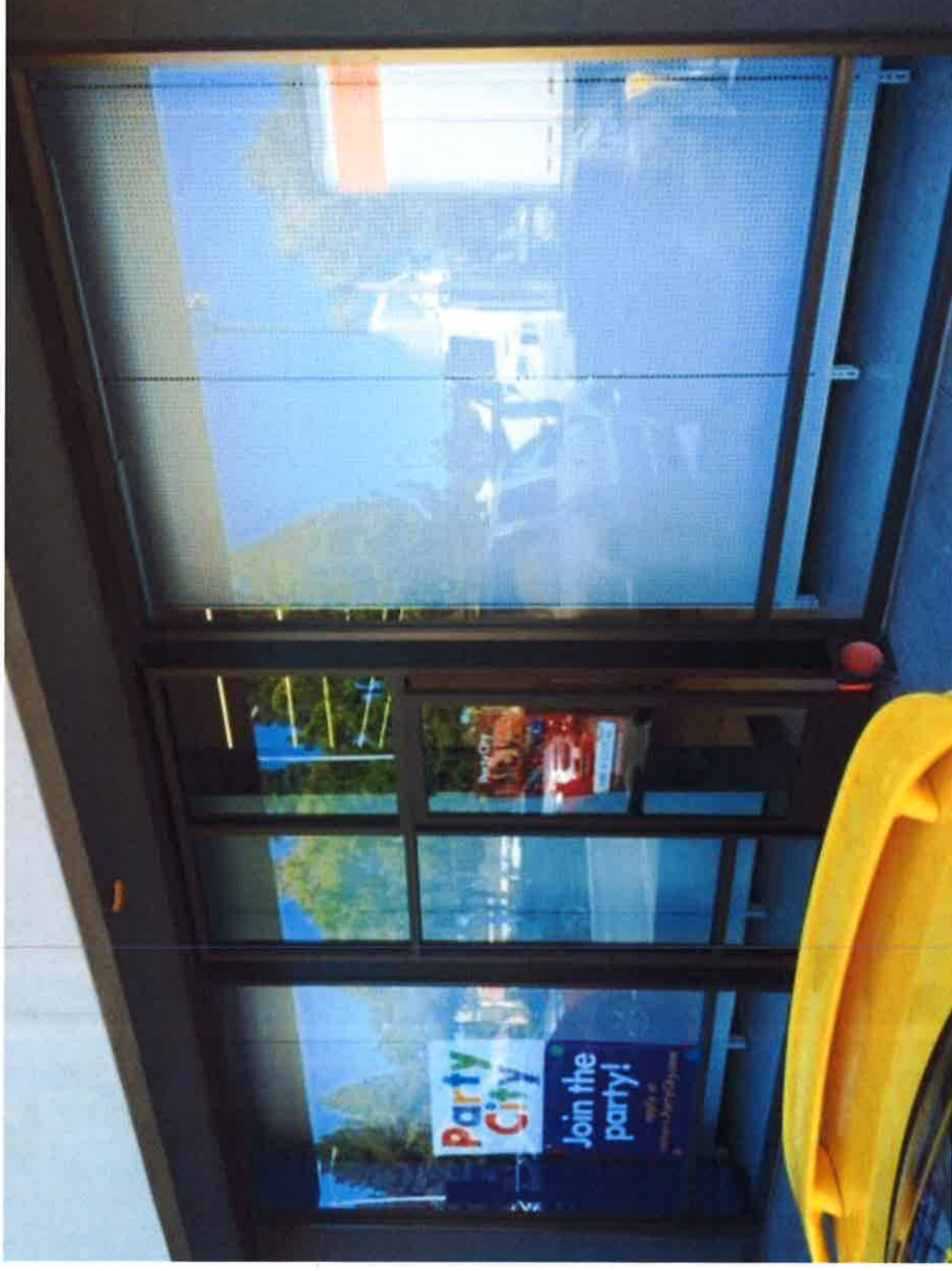
Gondola is installed around the perimeter of the store



White pegboard and
columns would be visible if
the graphics were removed



Examples of exposed pegboard and gondola



PartyCity

Examples of exposed pegboard and gondola



PartyCity

Examples of exposed pegboard and gondola

Before:



After:



PartyCity

Examples of high end retail locations with 100% coverage



PartyCity

From Erin Walsh at Cintas:

My tech does not recommend installing blackout film on these windows. The windows are double paned and will absorb an enormous amount of heat if we install blackout film on them, which may cause them to break

18 oz. BLOCKOUT Double Sided 1000 Denier Banner

Our **18 oz. BLOCKOUT Double Sided 1000 Denier Banner** is a reinforced laminated banner material manufactured with extremely strong blackout polyester scrim. It is engineered to achieve 100% opacity to block images from the display surface and to prevent image washout due to lighting behind the sign.

This product is the best choice for long-term outdoor pole banners and double sided banners where there is exposure to a harsh environment. It is a more economical choice than our similar **18 oz. BLOCKOUT Double Sided 1000 Denier Smooth Banner**, as the Smooth Blockout has a super smooth finish for close viewing distance or high-end displays.

Ink Compatibility:

UV	Solvent	Eco-Solvent	Latex	Screen Print UV	Screen Print Water Base	Aqueous Dye/Pigment	Dye-Sub Transfer	Dye-Sub Direct
■	■	■	■	□	□	□	□	□

Key: ■ Excellent ○ Printer Dependent □ Not Recommended

Characteristic	Test Method	Specification
Support Cloth		Polyester
Type of Coating		PVC
Weight	DIN 53352	18 ounces
Denier	DIN 60001	1000X1000
Tensile L/W (pounds per inch)	DIN 53354	199/196
Tear L/W (pounds per inch)	DIN 53356	115/113
Flame Resistance	NFPA 701	Pass

Available Widths: Up to 126"
 Available Lengths: Up to 750'
 Available Cores: 3" or 6"
 Available in Matte Finish
 Sheeting Available

About Us:

Top Value Fabrics is a leading textile supplier with more than 40 years of experience. We provide world-class solutions in Print Media, Industrial and Recreational fabrics. Our Print Media products include a complete line of digital and screen banner material including quality options in Frontlit, Backlit, Blockout, PET, Mesh, Printable Textiles, Aqueous Compatible Polypropylene, Dye Sublimation Polyester and Direct Print Textiles. Additionally, we stock a wide selection of textiles for Industrial, Marine, Recreational, and Activewear applications. Top Value Fabrics ensures that our customers receive superior quality and competitively priced products with outstanding service and support.

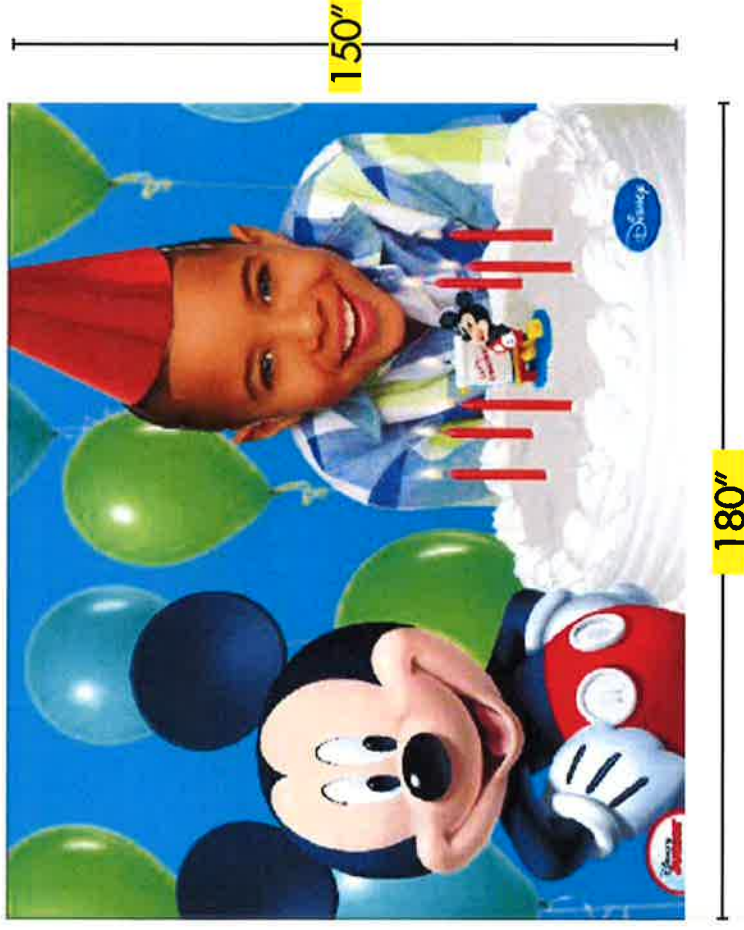
**Contact us toll-free today to
learn more: 855.618.4500**

Specifications provided represent the industry standard of an average manufacturing range.
 Determine suitability of this product for your specific application needs.

TVFMedia.com

Revised 1/2016

Single-Sided Hanging Graphics



180"

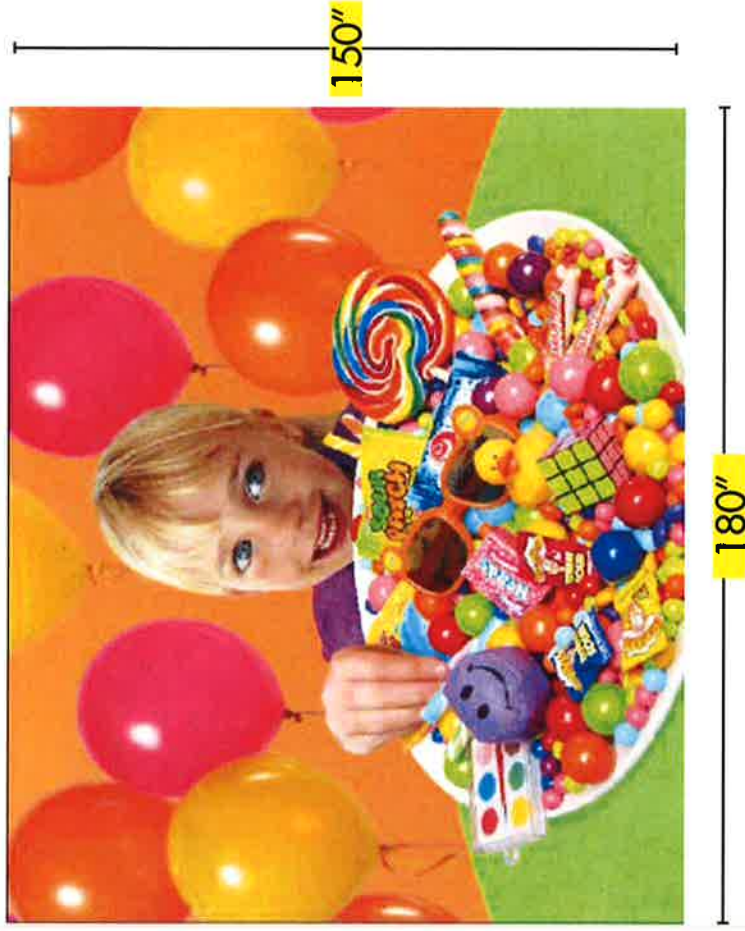
Front of the store



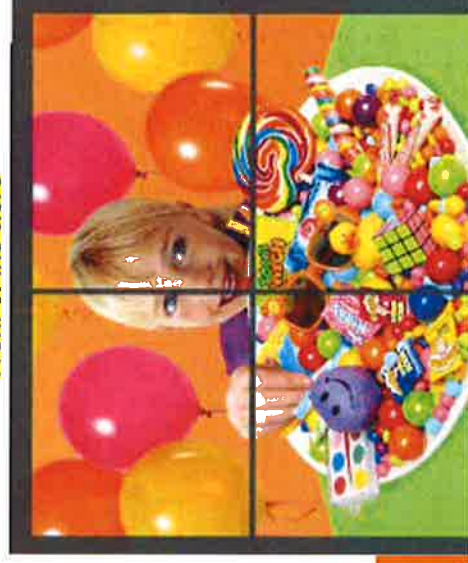
Installation notes:

Graphics have extra bleed – 6" on the left, 6" on the right, 7" on the top. Trim from the top edge. See image to the right for ideal placement.

Single-Sided Hanging Graphics



Front of the store



Installation notes:
Graphics have extra bleed - 6" on the left, 6" on the right, 7" on the top. Trim from the top edge.
See image to the right for ideal placement.

Single-Sided Hanging Graphics



Front of the store



Installation notes:
Graphics have extra bleed – 6" on the left, 6" on the right, 7" on the top. Trim from the top edge.
See image to the right for ideal placement.

Single-Sided Hanging Graphics



Front of the store



Installation notes:

Graphics have extra bleed – 6" on the left, 6" on the right, 7" on the top. Trim from the top edge. See image to the right for ideal placement.

Single-Sided Hanging Graphics



Front of the store



Installation notes:
Graphics have extra bleed – 6" on the left, 6" on the right, 7" on the top. Trim from the top edge.
See image to the right for ideal placement.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: TRUCK + TAP ALPHARETTA, LLC

Location Address: 30 MILTON AVE, ALPHARETTA, GA 30009

Mailing Address: 3300 MARJAN DRIVE

City: ATLANTA State: GA Zip Code: 30340

Contact For All Notifications: MITCH JAFFE

Contact Telephone: 404 - 920 - 4150 Mobile Telephone: 404 - 307 - 3896

Fax: 770 - 426 - 8891 Email: MITCH+J@PREPATL.COM

Contact's Relation To Business: MEMBER / PARTNER

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: TRUCK & TAP ALPHARETTA, LLC

Physical Address: 30 MILTON AVE, ALPHARETTA, GA 30009

Mailing Address: 3300 MARTIN DR

City: ATLANTA State: GA Zip Code: 30340

Owner Telephone: 404 - 307 - 3896 Contact Fax: 770 - 426 - 8891

Property Owner Authorization (Must be completed if the applicant is not the legal owner of the subject property):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): TRUCK & TAP ALPHARETTA, LLC
CLIFFORD CRIDER, MEMBER Date: 1/10/17

Owner Signature: CM/DC

Property Information:

Address (If Assigned): 30 MILTON AVENUE

Tax ID or Map Reference Number: 22-4823-1269-018-7

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

Existing Zoning of Property: C-2 Existing Uses of Property: DENTAL OFFICE

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

Applicant Signature: CM/DC Date: 1/10/17

Print Form

DESIGN REVIEW BOARD SUBMITTAL FOR:

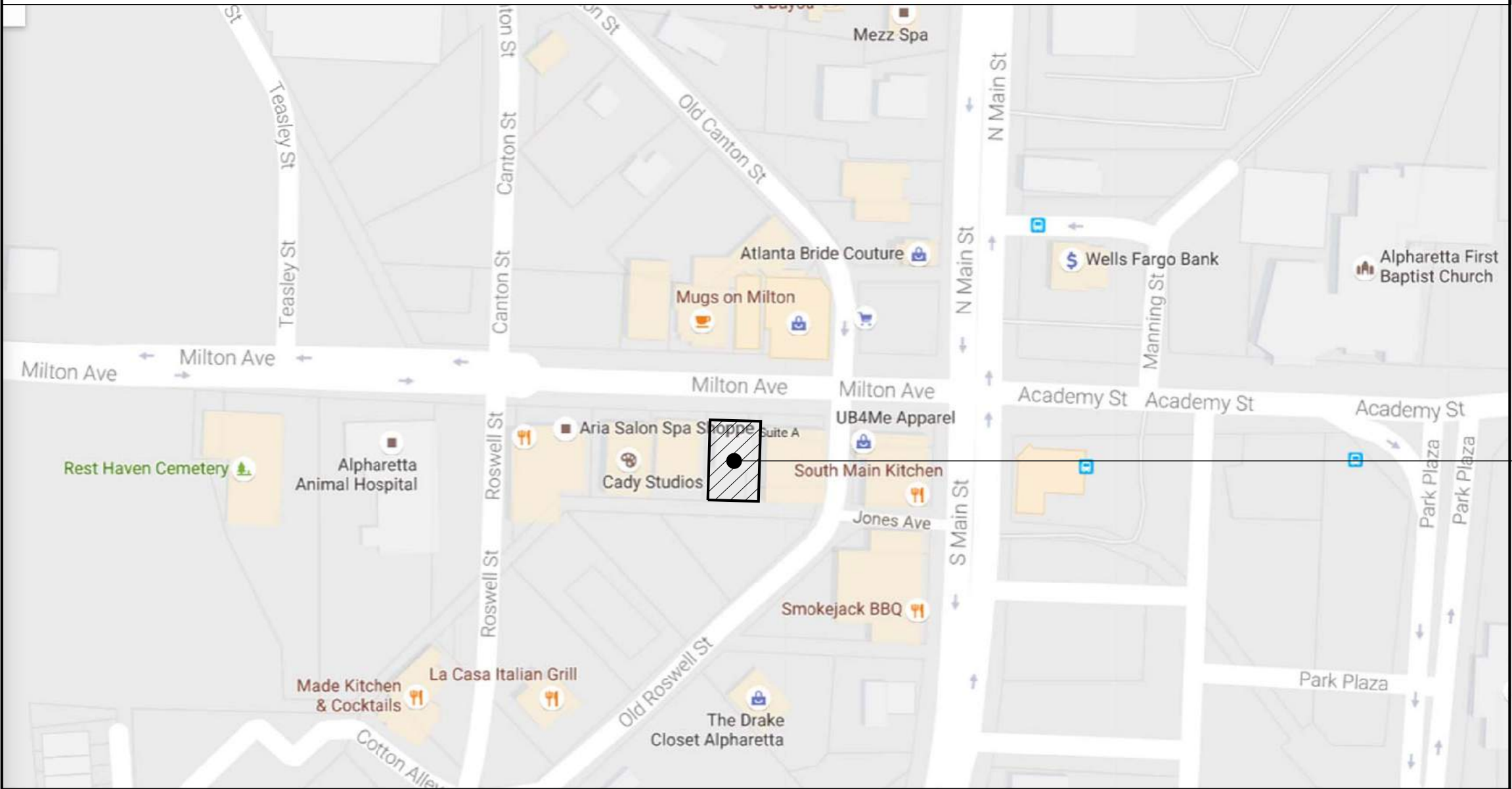
TRUCK & TAP

FOOD TRUCKS | CRAFT BEER

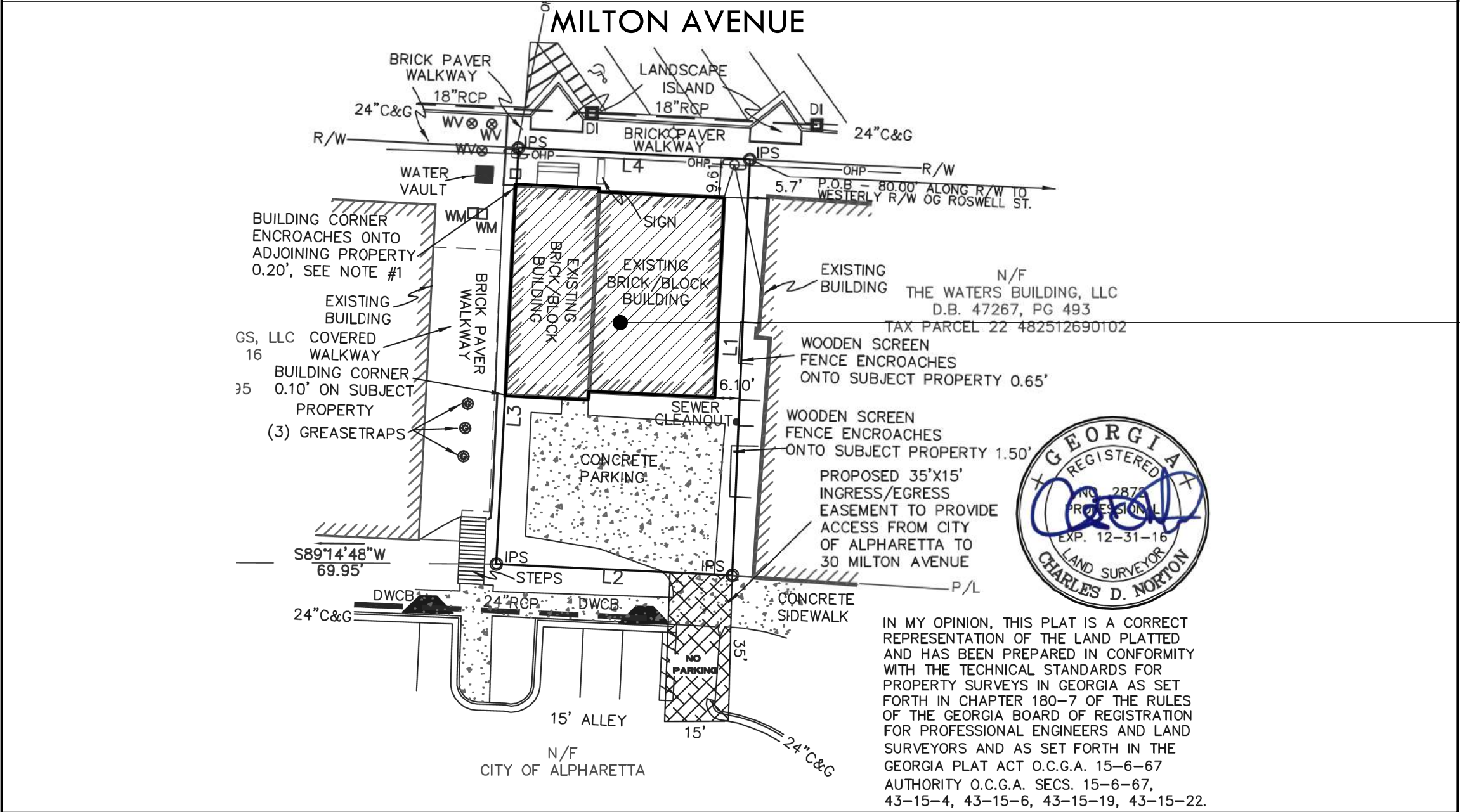
30 MILTON AVENUE APLHARETTA, GA 30009

DRAWING INDEX		DRB SUBMITTAL 01-09-17		
ARCHITECTURAL DRAWINGS				
A0.0	COVER / INDEX SHEET	●		
A0.1	EXISTING SITE SURVEY DETAIL	●		
A1.0	SITE PLAN / ROOF DECK PLAN	●		
A1.1	FLOOR PLAN / LIMITS OF TENANT BUILDOUT	●		
A1.2	EXTERIOR ELEVATION RENDERING	●		
A1.3	EXTERIOR ELEVATION / FINISH MATERIALS	●		
A1.4	WALL SECTIONS	●		
A1.5	STREET SECTION LINE OF SITE	●		
A1.6	EXTERIOR MATERIALS COLOR BOARD	●		

VICINITY PLAN

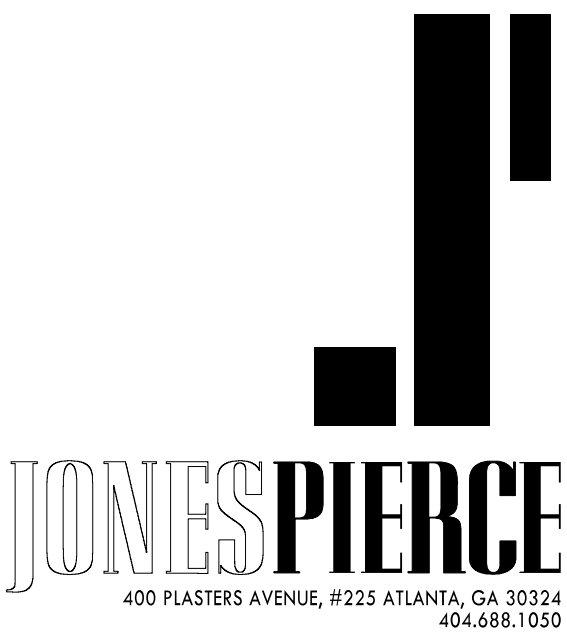


LOCATION PLAN



TRUCK & TAP
30 MILTON AVENUE

TRUCK & TAP
30 MILTON AVENUE



TRUCK & TAP
FOOD TRUCKS | CRAFT BEER

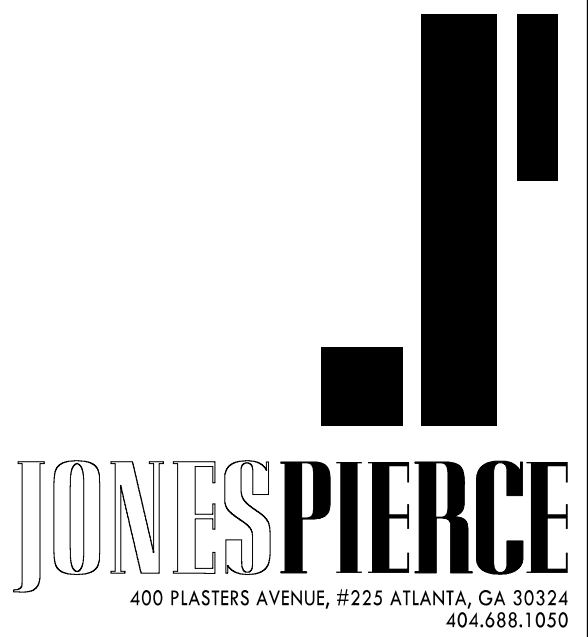
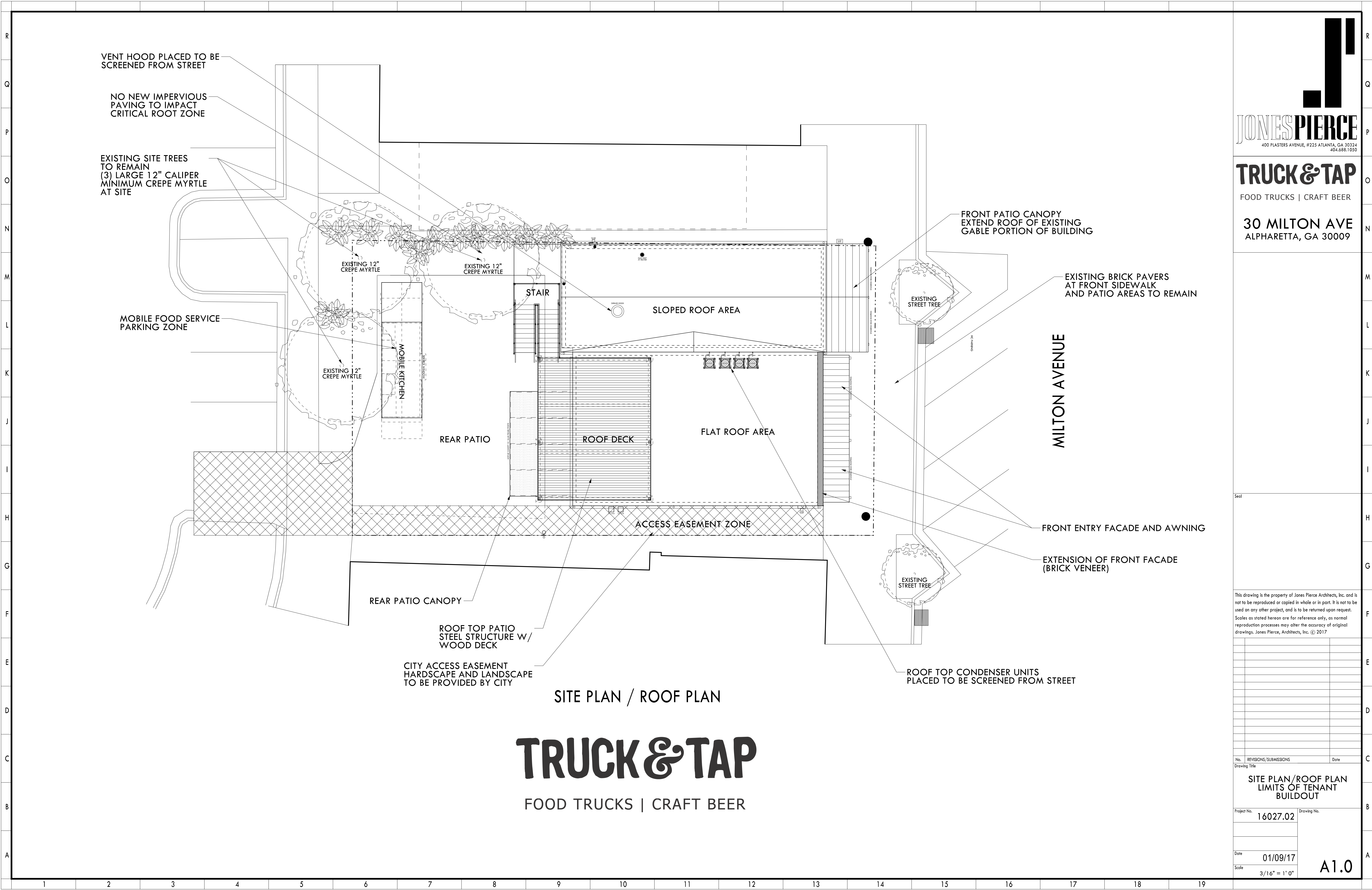
30 MILTON AVE
ALPHARETTA, GA 30009

Seal

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Scales as stated herein are for reference only, as normal reproduction processes may alter the accuracy of original drawings. Jones Pierce, Architects, Inc. © 2017

No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
COVER SHEET		
Project No.	16027.02	Drawing No.
Date	01/09/17	
Scale		A0.0

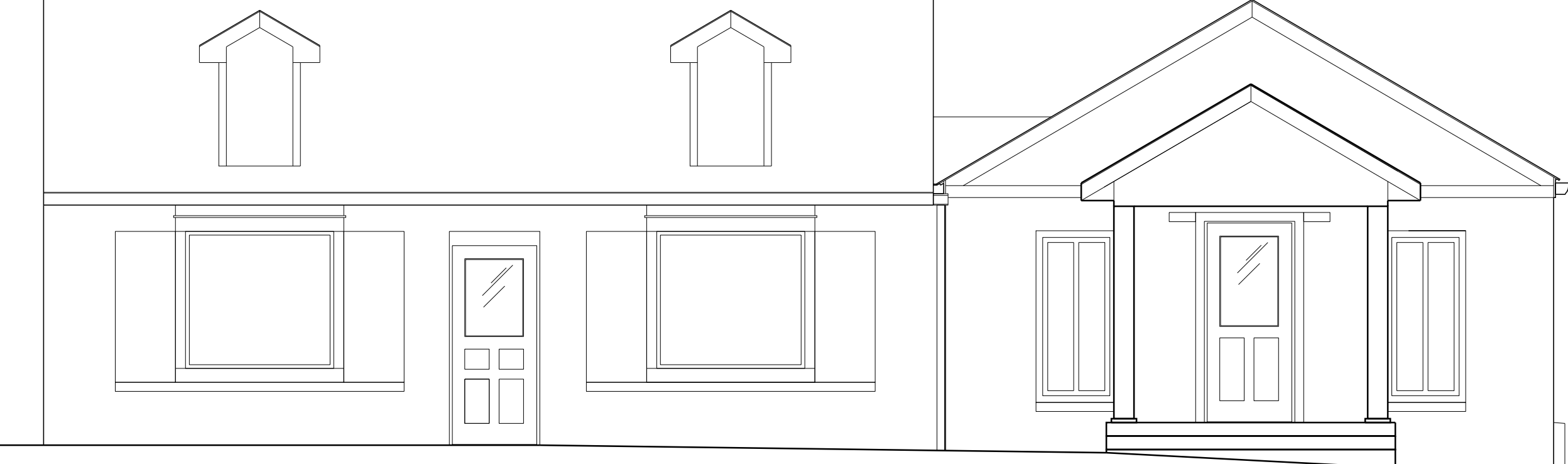


TRUCK & TAP
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

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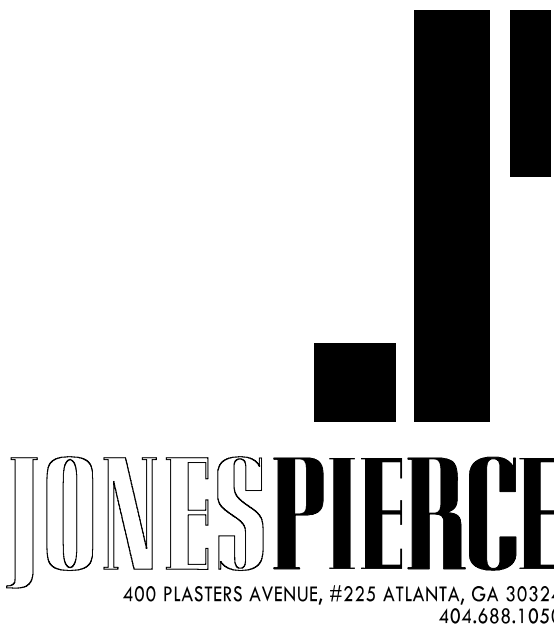
No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
SITE PLAN/ROOF PLAN LIMITS OF TENANT BUILDOUT		
Project No.	16027.02	Drawing No.
Date	01/09/17	A1.0
Scale	3/16" = 1' 0"	



EXISTING FRONT ELEVATION @ MILTON AVENUE



ELEVATION DETAIL PROPOSED FRONT ELEVATION

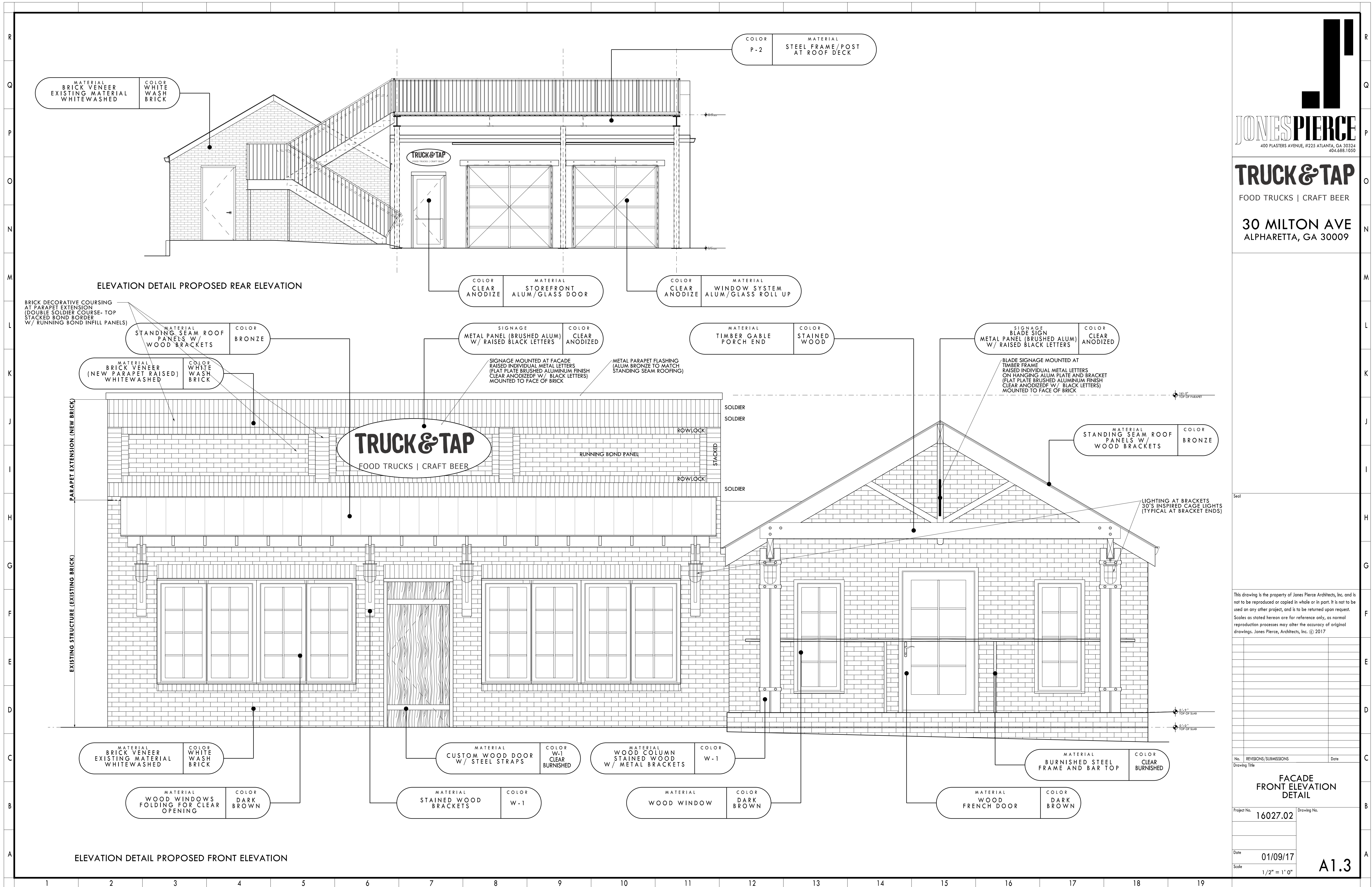


TRUCK & TAP
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

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No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
FACADE FRONT ELEVATION RENDERING		
Project No.	16027.02	Drawing No.
Date	01/09/17	A1.2
Scale	1/2" = 1' 0"	



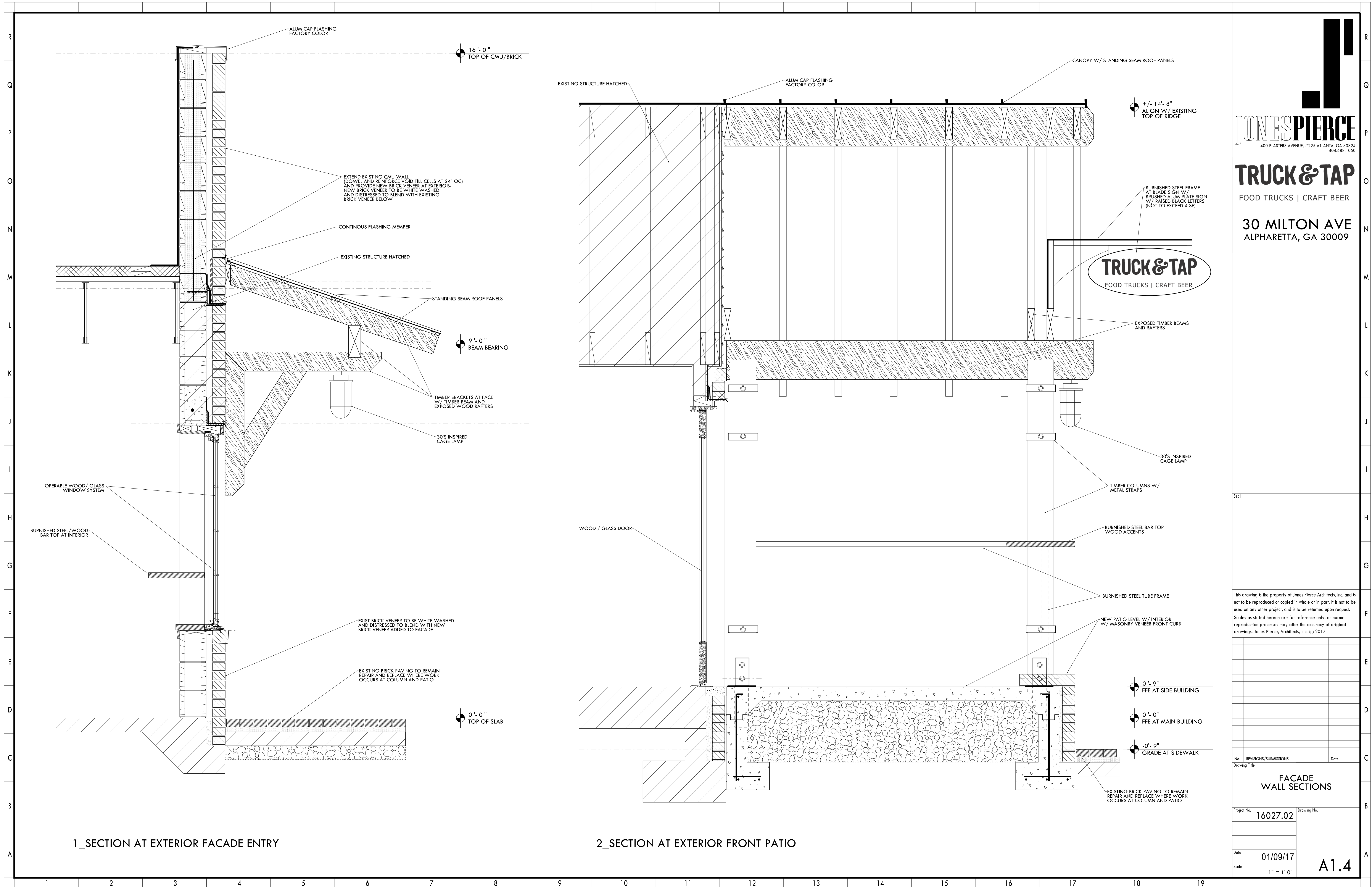
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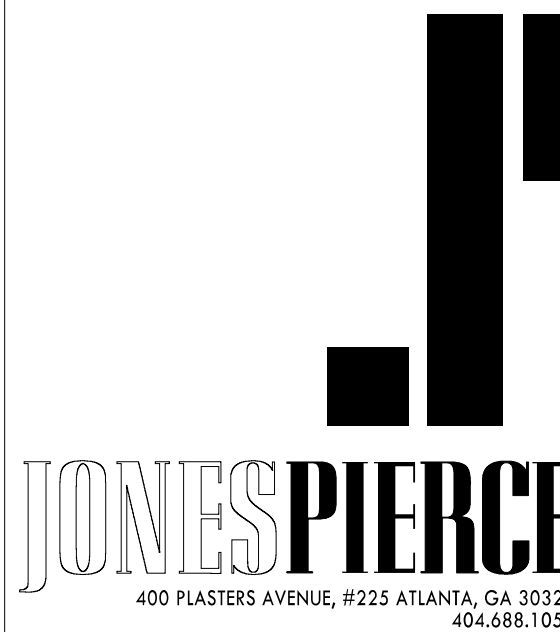
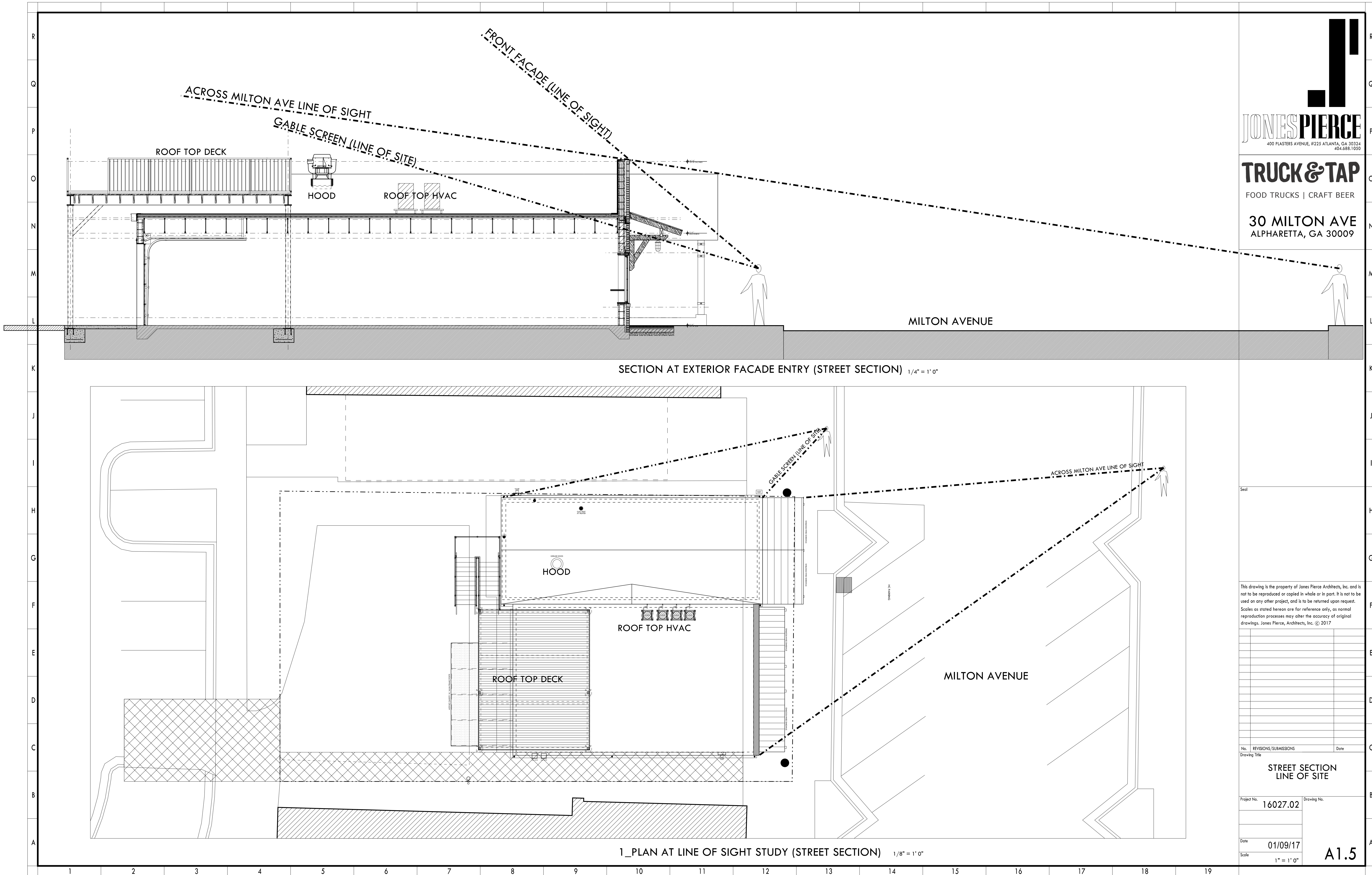
No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
FACADE FRONT ELEVATION DETAIL		
Project No.	16027.02	Drawing No.
Date	01/09/17	
Scale	1/2" = 1' 0"	

Seq

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No.	REVISIONS/SUBMISSIONS	Date
Drawing Title		
FACADE MATERIALS AND FINISHES		
Project No.	16027.02	Drawing No.
Date	01/09/17	
Scale	1/2" = 1' 0"	A1.6





TRUCK & TAP
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

Seal

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No. REVISIONS/SUBMISSIONS Date

Drawing Title

STREET SECTION
LINE OF SITE

Project No. 16027.02 Drawing No.

Date 01/09/17

Scale 1" = 1' 0"

A1.5

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 160088

☐ Fee Paid

Initial: _____

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2 Park Plaza
Alpharetta, GA 30009

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

Business Name:

TWISTED TACO

Location Address:

1495 ALPHARETTA HWY

Mailing Address:

241 W. WHEUCA RD SUITE 220

City:

ATLANTA

State:

GA

Zip Code:

30342

Contact For All Notifications:

ALAN TAYLOR

Contact Telephone:

813 - 382 - 4141

Mobile Telephone:

813 - 382 - 4141

Fax:

Email:

ALANT@TWISTEDTACO.COM

Contact's Relation To Business:

OWNER

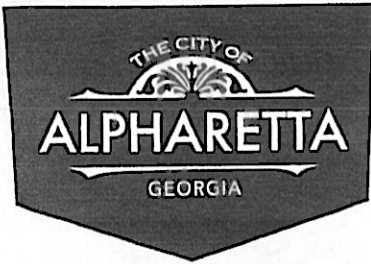
This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name:

ALAN TAYLOR / TWISTED TACO

Physical Address:

1495 ALPHARETTA HWY

Mailing Address:

241 WIEUCA RD SUITE 220

City:

ATLANTA

State:

GA

Zip Code:

30342

Owner Telephone:

813 - 382 - 4141

Contact Fax:

Property Owner Authorization (Must be completed if the applicant is not the legal owner of the subject property):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed):

ALAN TAYLOR

Date:

12/28/16

Owner Signature:

[Signature]

Property Information:

Address (If Assigned):

1495 ALPHARETTA HWY

Tax ID or Map Reference Number:

Land Lot(s):

District:

Section:

Existing Zoning of Property:

COMMERCIAL

Existing Uses of Property:

RESTAURANT

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

Applicant Signature:

[Signature]

Date: 12/28/16

Print Form

TWISTED TACO PATIO ROOF

COLOR PALETTE NOTES (SHERWIN WILLIAMS SW):
WOOD PANELING - ABSTINATE ORANGE (SW)
ROOF CANOPY - SANDSTONE



2 LEFT ELEVATION
3/16" = 1'-0"

COLOR PALETTE NOTES (SHERWIN WILLIAMS SW):
WOOD PANELING - ABSTINATE ORANGE (SW)
ROOF CANOPY - SANDSTONE



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



TWISTED TACO PATIO ROOF

1495 ALPHARETTA HIGHWAY, ALPHARETTA, GEORGIA 30004

COVER SHEET

BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
6017 SANDY SPRINGS CIR.
ATLANTA, GA 30328
(404) 406-9041

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Ownership
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the property of
M.C. Baldwin, Arch.
and may not be
used, copied, or
revised without
expressed written
permission.



Revision		
No.	Date	By

DATE: 08/04/16
DRAWN: SAY
CHECKED: MCB

JOB NO.
2015-0812

SHEET NO.
A001

LOCATION MAP



PROJECT DESCRIPTION

OWNERS REQUIRE 3D RENDERING/DIAGRAM FOR PROPOSED OUTDOOR PATIO AWNING SYSTEM.

PROJECT DATA

CONTACT LIST

OWNER/REP
NAME: TWISTED TACO
ADDRESS: 1495 ALPHARETTA HIGHWAY, ALPHARETTA, GEORGIA 30004
ARCHITECT: M. CHRISTOPHER BALDWIN
P: 404.406.9041
E: CBALDWIN@BALDWINARCHITECTS.COM
MECHANICAL/ELECTRICAL/PLUMBING: NAME
P:
E:
CONTRACTOR: NAME
P:
E:

RELEASED FOR CONSTRUCTION

511/521

ALUMINUM Door Systems



ALUMINUM SECTIONAL DOORS



VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS





ENGINEERED FOR UNPARALLELED CONTROL AND BEAUTY

Equinox Louvered Roofs create the ultimate outdoor living and dining space that provides comfort and style, rain or shine.

STANDARD COLORS AND FINISHES



White



Sandstone



Clay



Bronze

PERSONALIZED DESIGN OPTIONS

- Custom round, tapered, square or fluted columns and beams complement your style. Virtually any material and finish can be applied to the Equinox Louvered Roof frame to achieve the desired look, feel or brand.
- Designer fans and lighting systems can be wired to your Equinox Roof to create a total experience.
- Optional radiant heat and misting systems can increase comfort during warm days and cool nights.

VERSATILE AESTHETICS. RUGGED QUALITY.

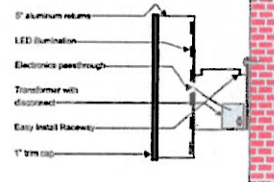
Equinox Louvered Roof is manufactured with quality elements, precision engineering and aesthetic options to fulfill your dreams of the ultimate outdoor space. Our patio system is strong and conforms to nearly all wind and snow load requirements. The louvers are versatile to integrate flawlessly into any architectural style, such as gable roofs, bay windows, doors, or angled roofs and walls.

TWISTED TACO
1495 Alpharetta Hwy Alpharetta, GA 30022
770-513-3171 PHONE 770-630-6307 FAX

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Approval:



FRONT LIT LED CHANNEL LETTER
SIDE VIEW (RACEWAY MOUNT)



**TWISTED
TACO**

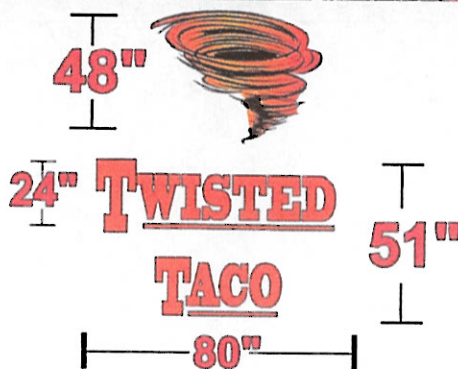
1495
Alpharetta Hwy
Alpharetta, GA
30022

770-513-3171 PHONE
770-630-6307 FAX

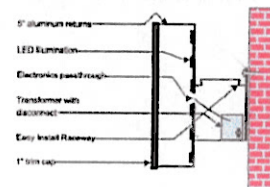


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Approval:



**FRONT LIT LED CHANNEL LETTER
SIDE VIEW (RACEWAY MOUNT)**



TWISTED
TACO

1495
Alpharetta Hwy
Alpharetta, GA
30022

770-513-3171 PHONE
770-630-6307 FAX



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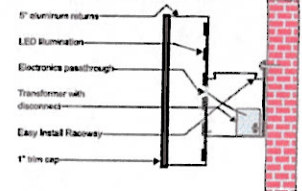
Approval:



16" TWISTED
TACO
54"

34"

FRONT LIT LED CHANNEL LETTER
SIDE VIEW (RACEWAY MOUNT)



TWISTED TACO ROOF AWNING



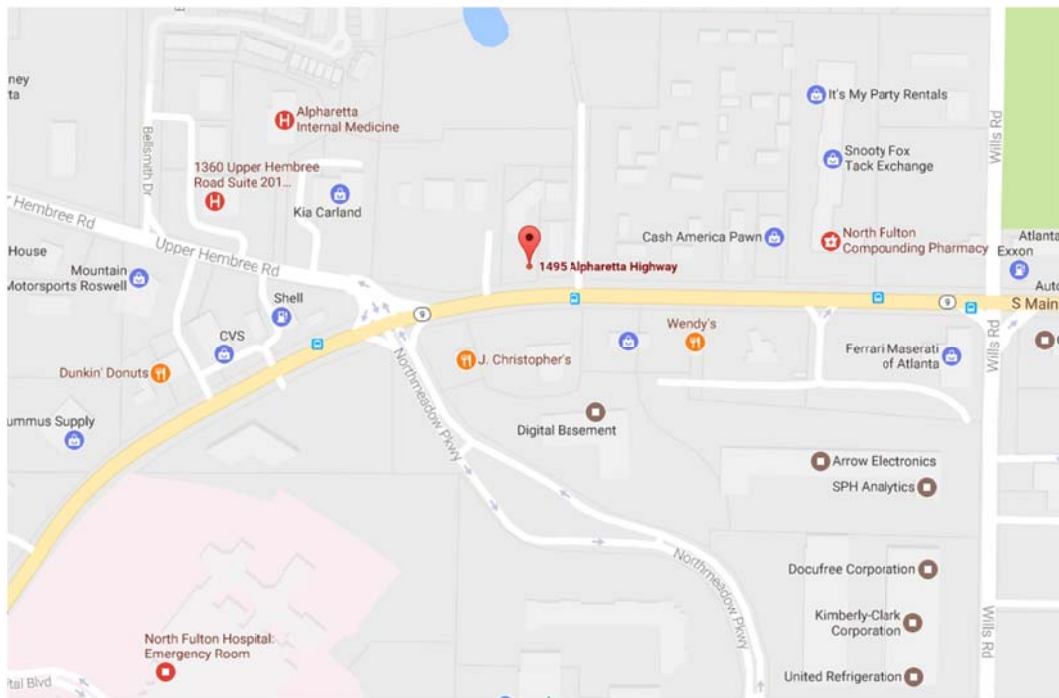
2 LEFT ELEVATION
3/16" = 1'-0"



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



LOCATION MAP



PROJECT DESCRIPTION

OWNERS REQUIRE 3D RENDERING/DIAGRAM FOR PROPOSED OUTDOOR PATIO AWNING SYSTEM.

PROJECT DATA

CONTACT LIST

OWNER/REP
NAME: TWISTED TACO
ADDRESS: 1495 ALPHARETTA HIGHWAY, ALPHARETTA, GEORGIA 30004
ARCHITECT: M. CHRISTOPHER BALDWIN
P: 404.406.9041
E: CBALDWIN@BALDWINARCHITECTS.COM
MECHANICAL/ELECTRICAL/PLUMBING: NAME
P:
E:
CONTRACTOR: NAME
P:
E:

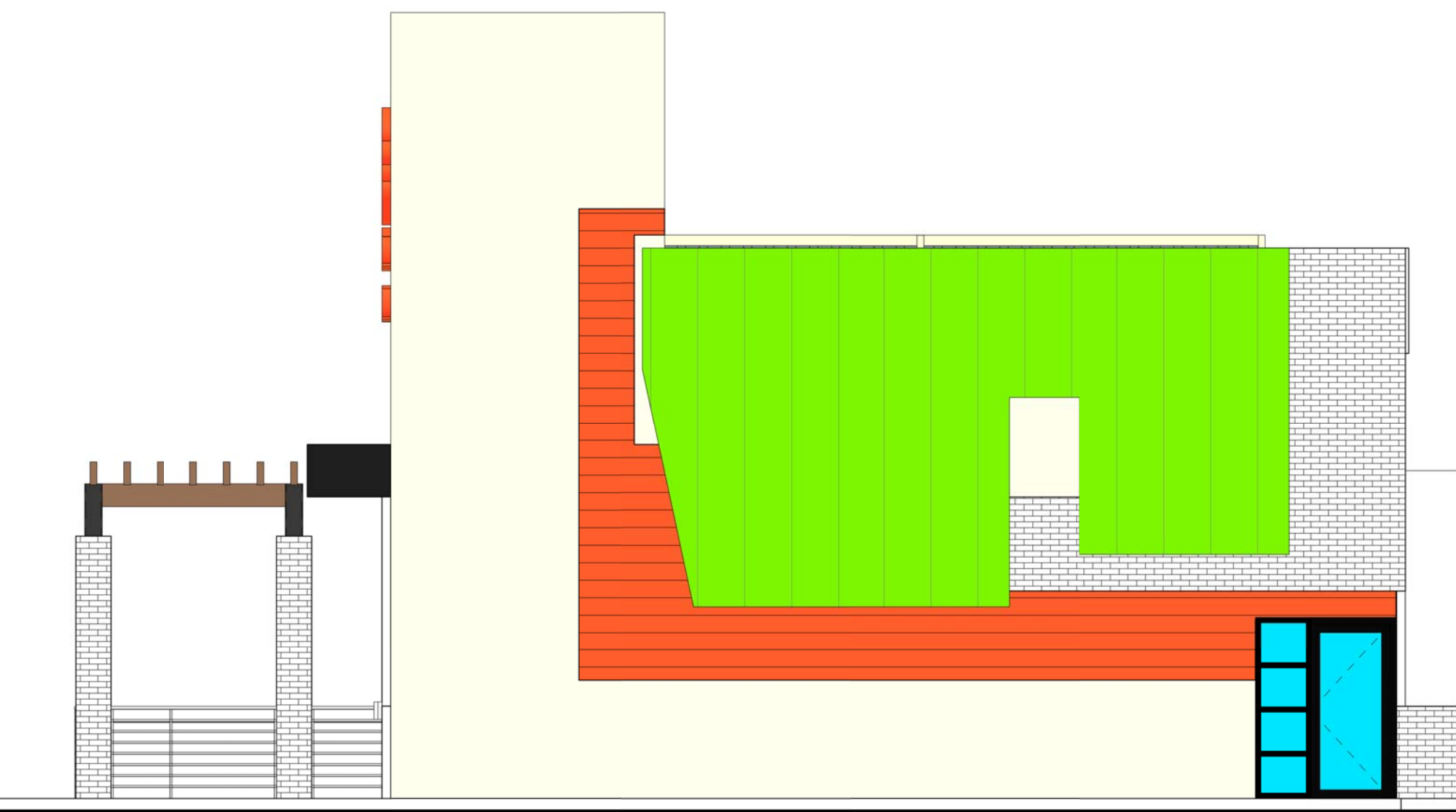
RELEASED FOR CONSTRUCTION

Revision		
No.	Date	By

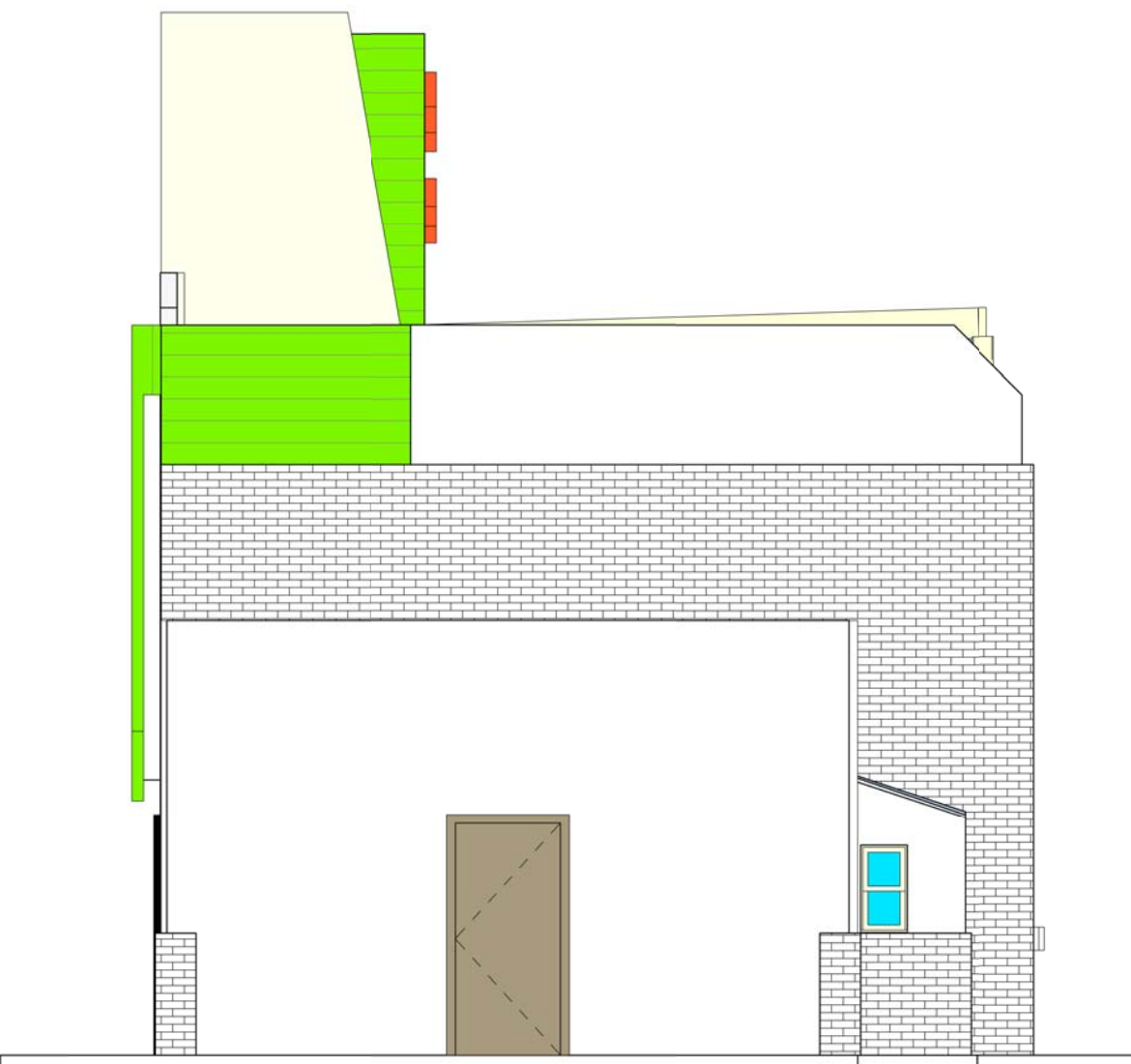
DATE:	1/11/17
DRAWN:	SAY
CHECKED:	MCB

JOB NO.
2015-0812

SHEET NO.
A001



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



2 REAR ELEVATION
3/16" = 1'-0"

TWISTED TACO ROOF AWNING

1495 ALPHARETTA HIGHWAY, ALPHARETTA, GEORGIA

30004

ADDITIONAL ELEVATIONS

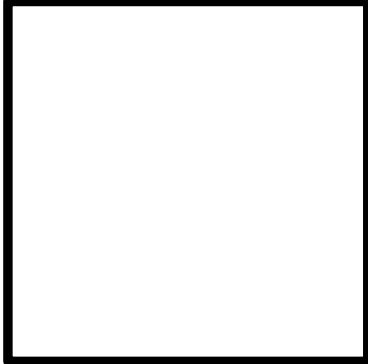
BALDWIN

ARCHITECTURAL GROUP

M. Christopher Baldwin, Architect
6017 Sandy Springs Cir.
Atlanta, GA 30328
(404) 406-9041

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Revision		
No.	Date	By

DATE: 12-20-16

DRAWN: SAY

CHECKED: MCB

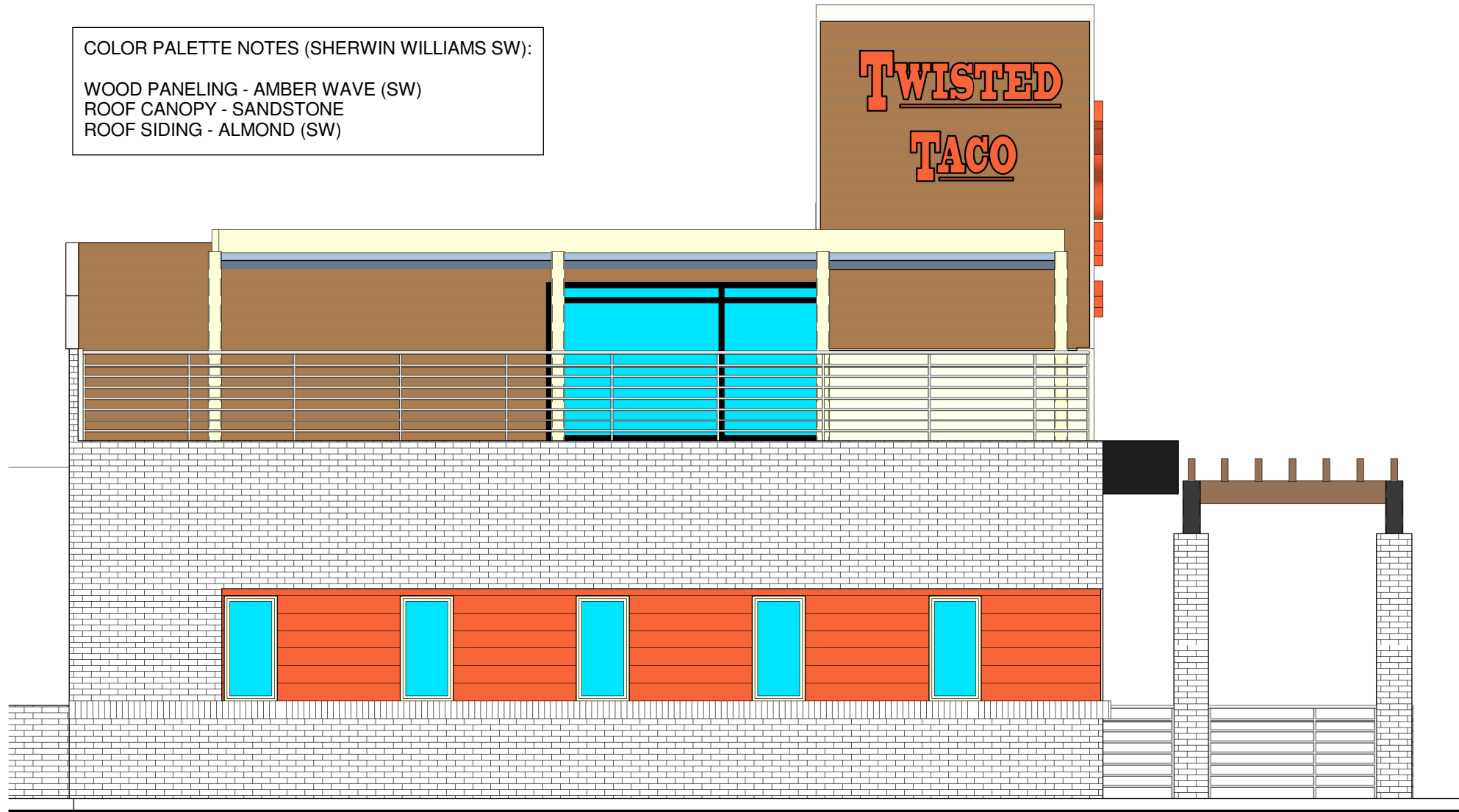
JOB NO.

20162012

SHEET NO.

A002

TWISTED TACO ROOF AWNING



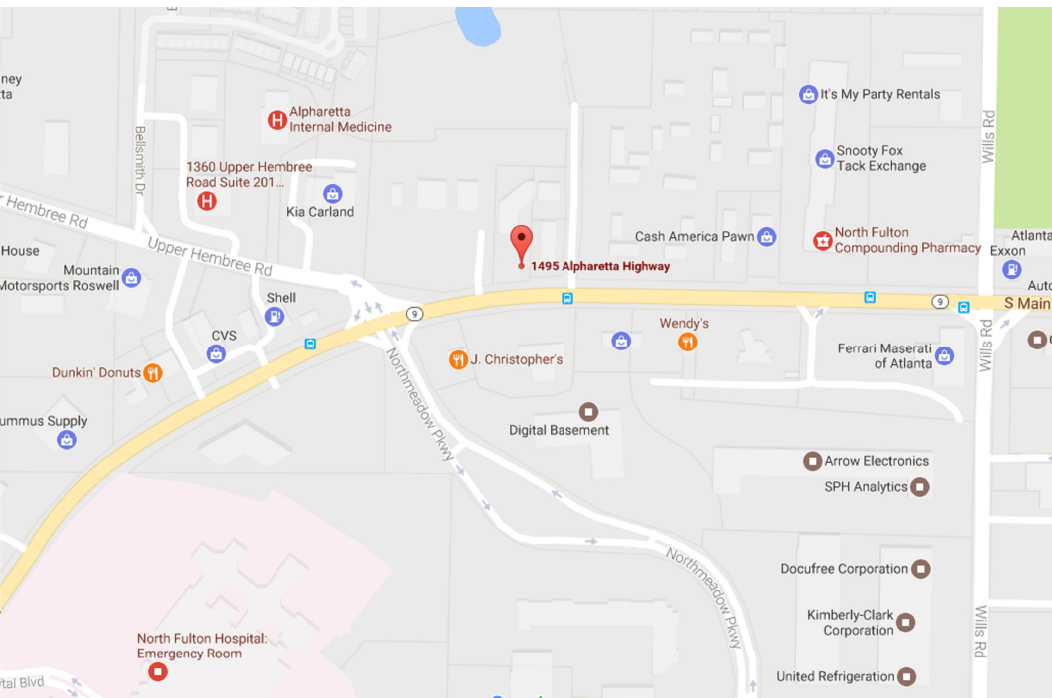
2 LEFT ELEVATION
3/16" = 1'-0"



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



LOCATION MAP



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OWNERS REQUIRE 3D RENDERING/DIAGRAM FOR PROPOSED OUTDOOR PATIO AWNING SYSTEM.

PROJECT DATA

CONTACT LIST

OWNER/REP
NAME: TWISTED TACO
ADDRESS: 1495 ALPHARETTA HIGHWAY, ALPHARETTA, GEORGIA 30004
ARCHITECT: M. CHRISTOPHER BALDWIN
P: 404.406.9041
E: CBALDWIN@BALDWINARCHITECTS.COM
MECHANICAL/ELECTRICAL/PLUMBING: NAME
P:
E:
CONTRACTOR: NAME
P:
E:

RELEASED FOR CONSTRUCTION

TWISTED TACO ROOF AWNING

1495 ALPHARETTA HIGHWAY, ALPHARETTA, GEORGIA 30004

COVER SHEET

BALDWIN
ARCHITECTURAL GROUP
M. Christopher Baldwin, Architect
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ATLANTA, GA 30328
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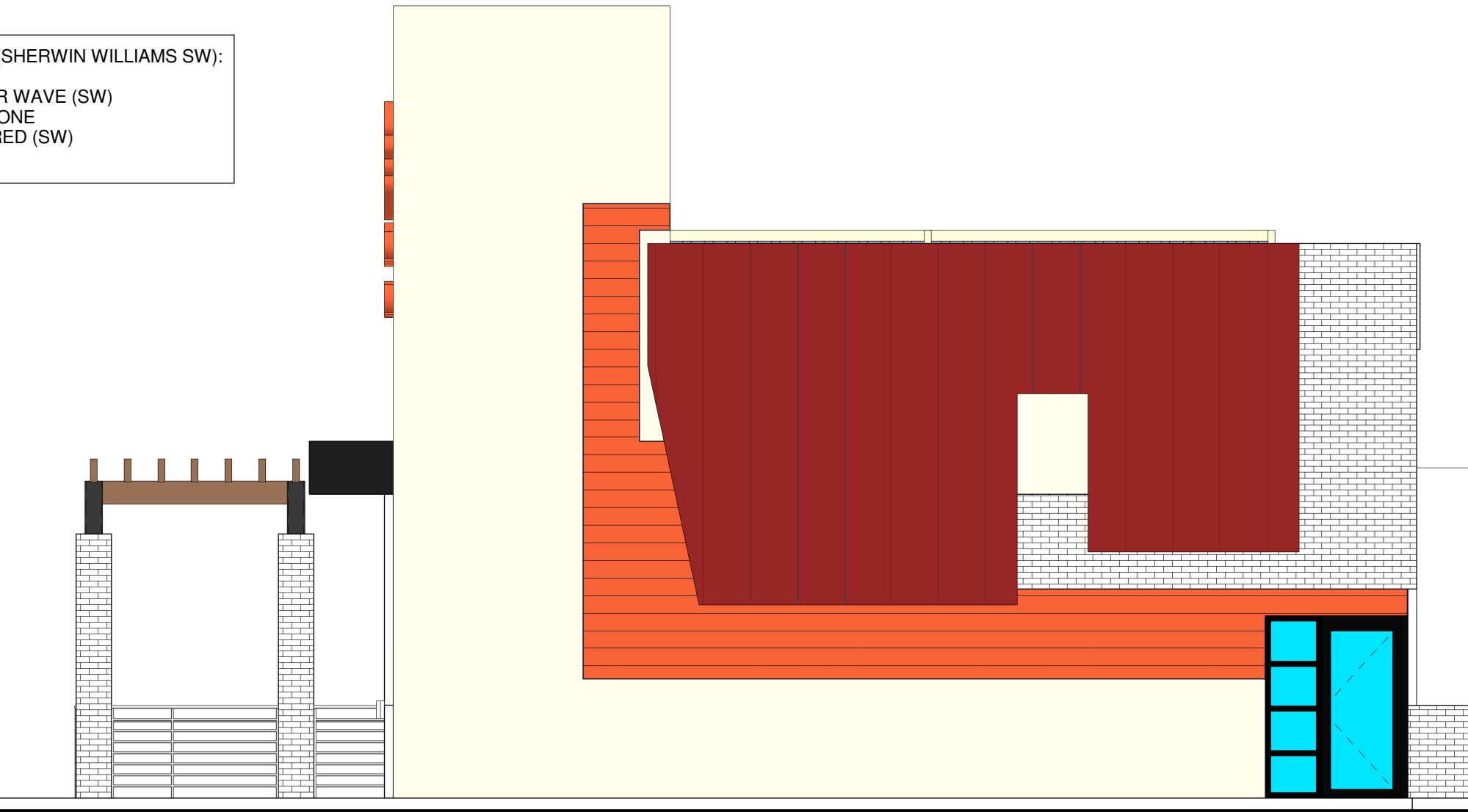
Revision		
No.	Date	By

DATE: 1/11/17
DRAWN: SAY
CHECKED: MCB

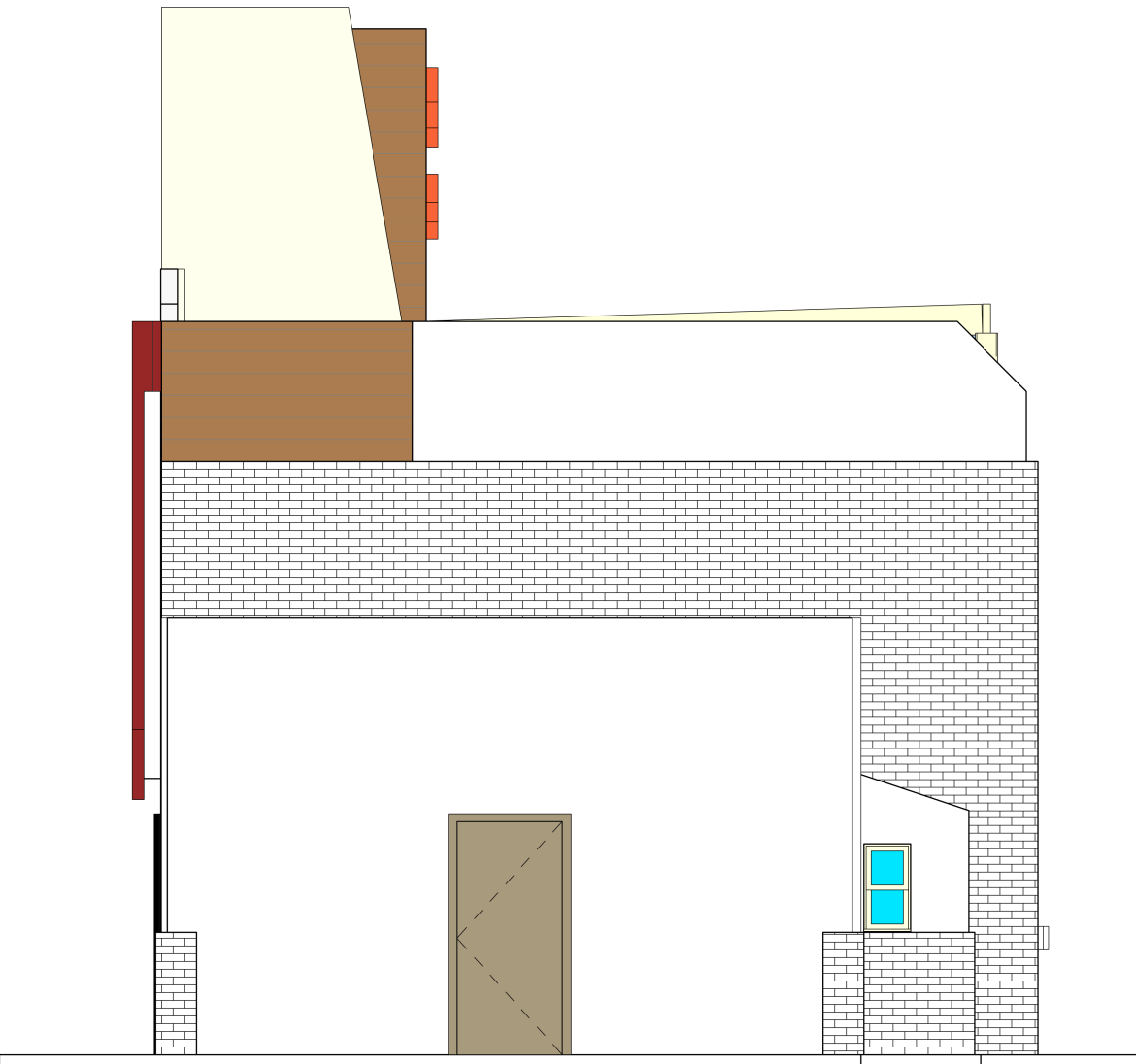
JOB NO.
2015-0812

SHEET NO.
A001

COLOR PALETTE NOTES (SHERWIN WILLIAMS SW):
WOOD PANELING - AMBER WAVE (SW)
ROOF CANOPY - SANDSTONE
METAL AWNING - BRICK RED (SW)



1 **RIGHT ELEVATION**
3/16" = 1'-0"



2 **REAR ELEVATION**
3/16" = 1'-0"

TWISTED TACO ROOF AWNING

1495 ALPHARETTA HIGHWAY, ALPHARETTA, GEORGIA

30004

ADDITIONAL ELEVATIONS

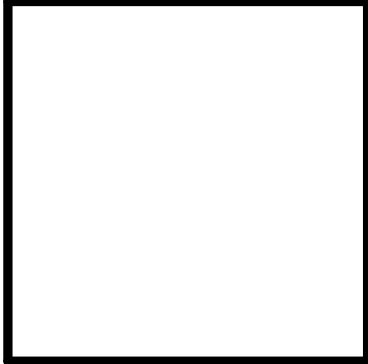
BALDWIN

ARCHITECTURAL GROUP

M. Christopher Baldwin, Architect
6017 Sandy Springs Cir.
Atlanta, GA 30328
(404) 466-9041

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Revision		
No.	Date	By

DATE: 12-20-16

DRAWN: SAY

CHECKED: MCB

JOB NO.

20162012

SHEET NO.

A002



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Whileaway Holdings, LLC

Physical Address: 2250 Northwinds Pkwy, Suite 285

Mailing Address: _____

City: Alpharetta

State: GA

Zip Code: 30009

Owner Telephone: 678 - 892 - 6902

Email: sspetnagel@bellsouth.net
Contact ~~XXXX~~ _____

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Whileaway Holdings, LLC

Owner Name (Printed): By: Steve Spetnagel

Date: 1/5/17

Owner Signature: _____

Property Information:

Address (If Assigned): 0 Amber Park Drive, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 284008040292

Land Lot(s): 804

District: 1st

Section: 2nd

Existing Zoning of Property: O-I Parkway 400 MP Existing Uses of Property: Vacant
O-I, Rest, Hotel

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

Applicant Signature: _____

Date: 1/5/2017

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Hotel Development Partners, LLC

Location Address: Six Concourse Parkway, Suite 2075

Mailing Address: Same

City: Atlanta State: GA Zip Code: 30328 - _____

Contact For All Notifications: Steven C. Smith

Contact Telephone: 404 - 842 - 1,422 Mobile Telephone: 770 - 330 - 3,233

Fax: _____ - _____ - _____ Email: ssmith@hdpfunds.com

Contact's Relation To Business: Director of Development

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

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

All other reviews \$ 300.00

Total Due \$ 100 _____

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



COURTYARD
Marriott

PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

AERIAL VIEW 1

JANUARY 4, 2017



COURTYARD
Marriott

PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

AERIAL VIEW 2

JANUARY 4, 2017



COURTYARD
Marriott

PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

PERSPECTIVE 1

JANUARY 4, 2017



COURTYARD
Marriott

PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

PERSPECTIVE 2

JANUARY 4, 2017



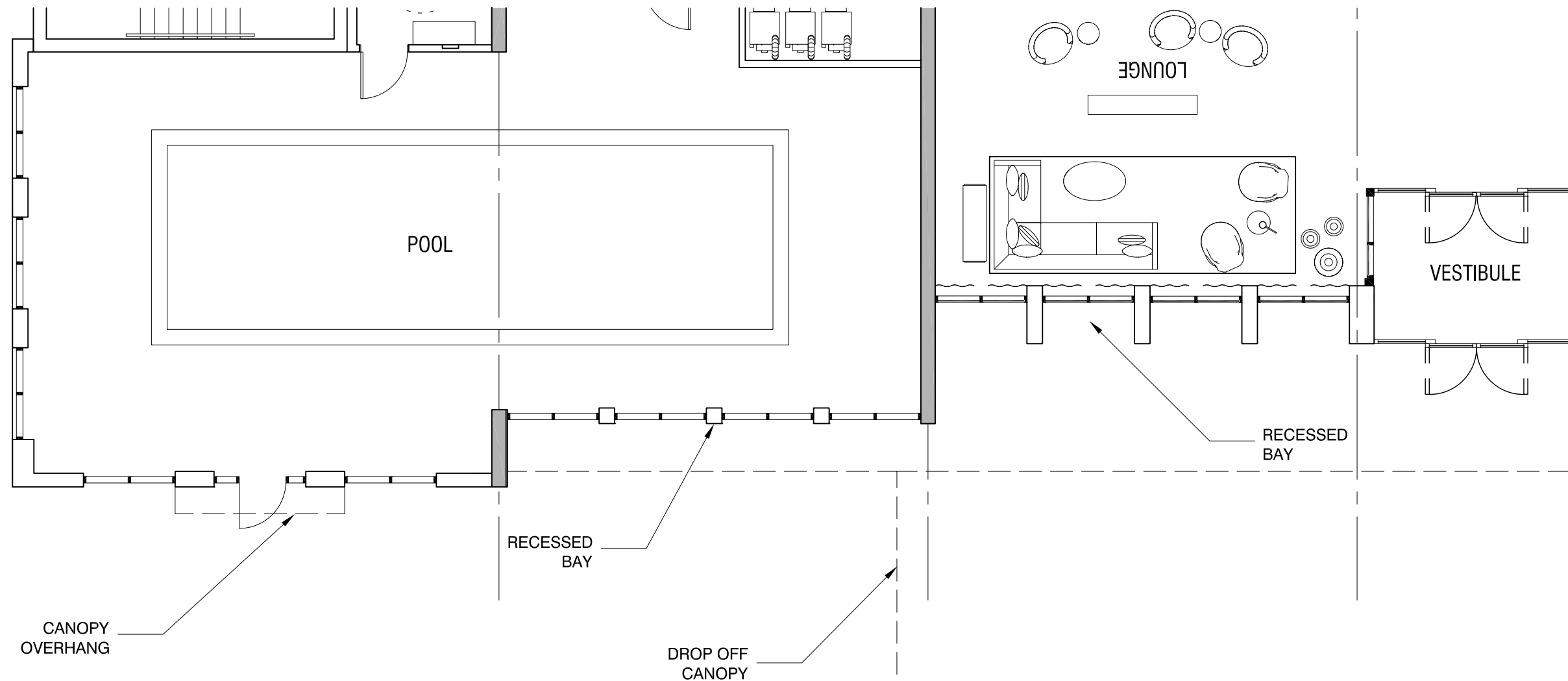
COURTYARD
Marriott

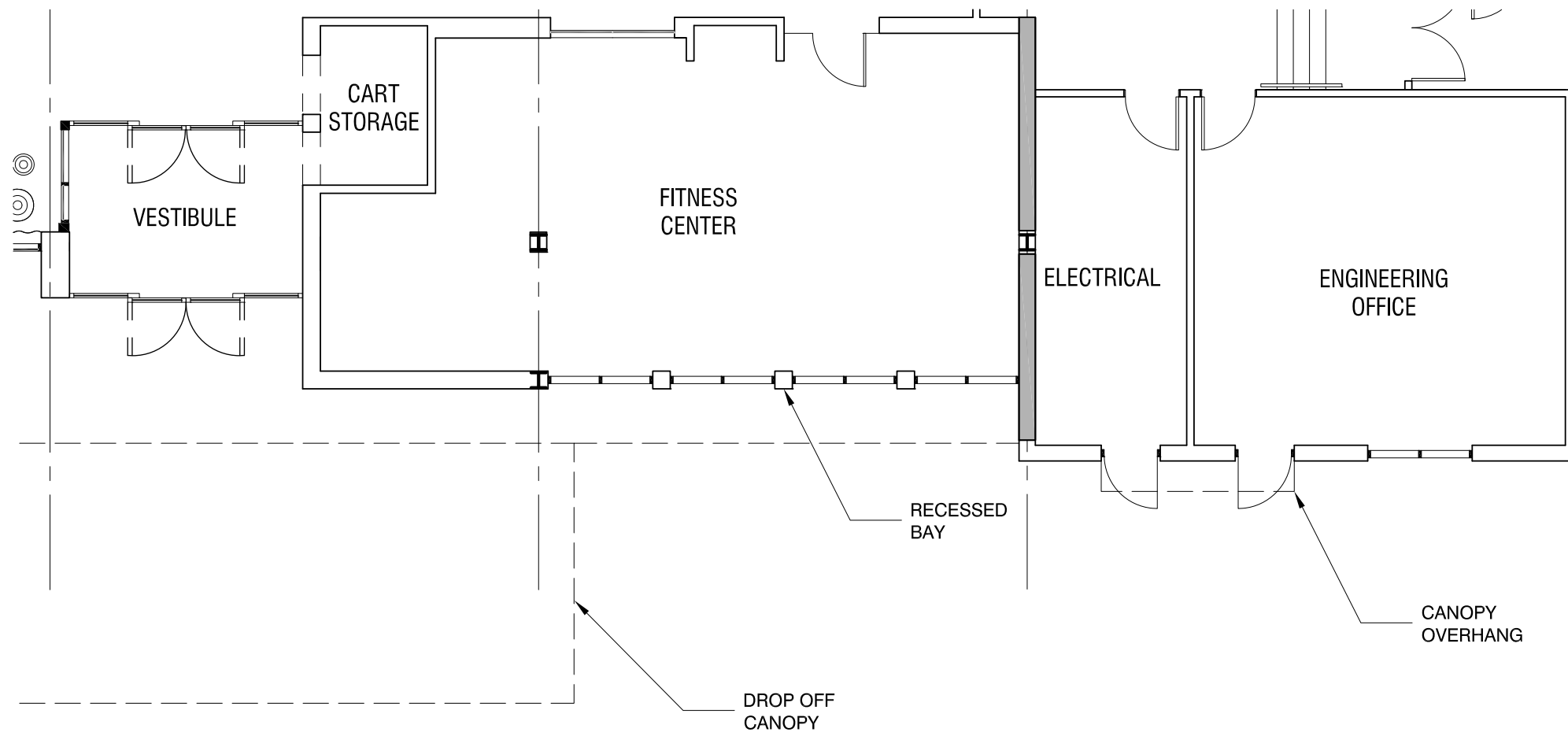
PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

PERSPECTIVE 3

JANUARY 4, 2017







COURTYARD
Marriott
PARKWAY 400 ALPHARETTA
HOTEL DEVELOPMENT PARTNERS, LLC

**STREET VIEW
SIGHTLINE 3**

JANUARY 4, 2017



COURTYARD
Marriott

PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

STREET VIEW
SIGHTLINE 2

JANUARY 4, 2017



COURTYARD
Marriott
 PARKWAY 400 ALPHARETTA
 HOTEL DEVELOPMENT PARTNERS, LLC

NORTH ELEVATION

JANUARY 4, 2017



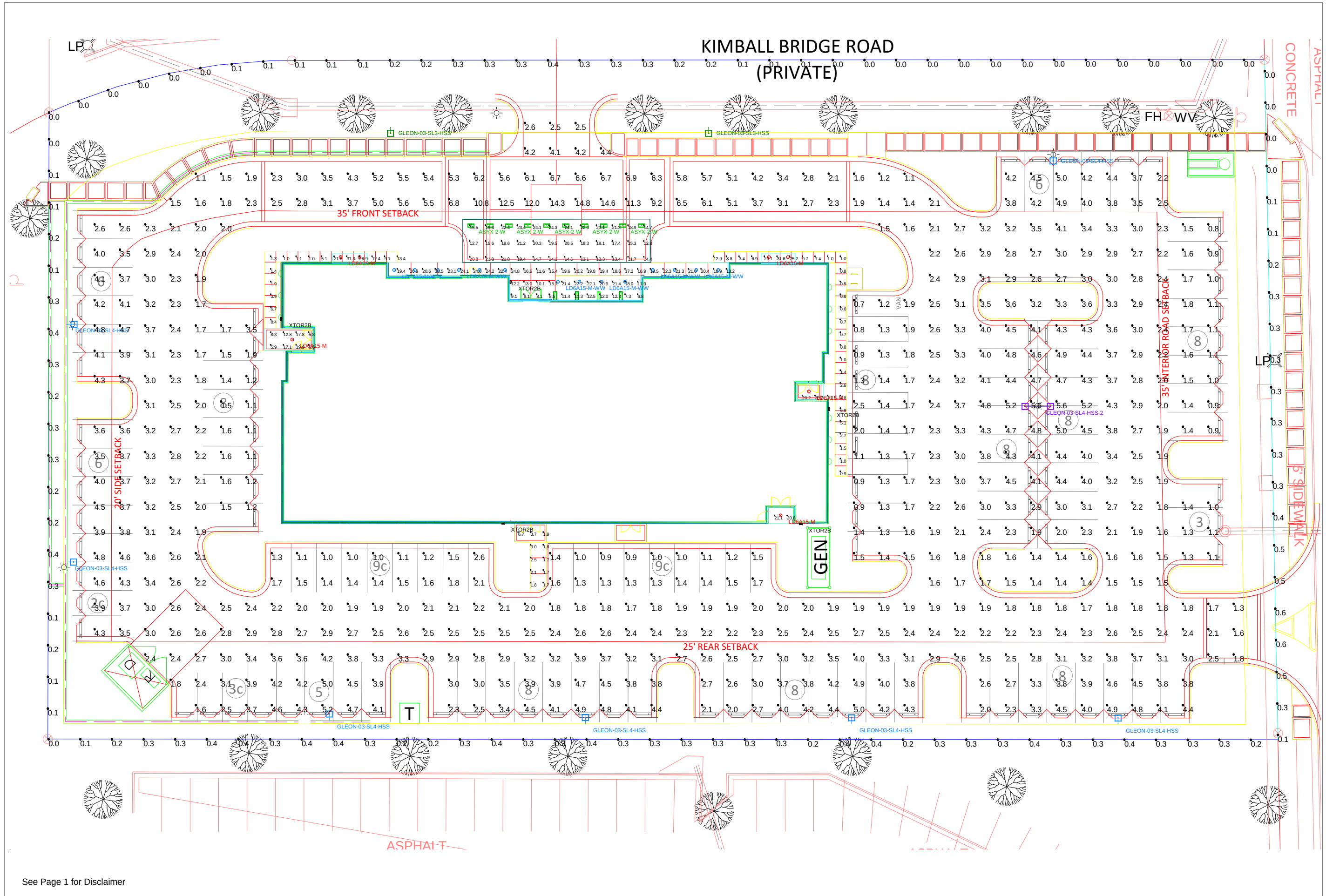
COURTYARD
Marriott
 PARKWAY 400 ALPHARETTA
 HOTEL DEVELOPMENT PARTNERS, LLC

**EAST AND WEST
 ELEVATIONS**

JANUARY 4, 2017



EXTERIOR MATERIALS LEGEND	
A	MAIN BODY-- BRICK MASONRY BY GENERAL SHALE - COLOR; GRAYSTONE VELOUR MODULAR SIZE UNITS; MORTAR TO BE
B	TOP FLOOR ACCENT SIDING-- ATAS 10" VERSA-SEAM VERTICAL METAL PANELS, WITH 3/4" REVEALS; GALVALUME FINISH WITH CONCEALED FASTENERS.
C	BASE AND ENTRANCE MASONRY-- ARRISCRAFT THIN VENEER MASONRY, 12" X 24" FACE; COLOR-
D	CENTRAL SPANDREL AREA-- SYNTHETIC STUCCO; SMOOTH PEBBLE FINISH; COLOR-
E	ACCENT BANDS AND TRIM-- SYNTHETIC STUCCO AND OR METAL FASCIA COMPONENTS; COLOR-
F	WINDOWS AND STOREFRONTS-- PREFINISHED ALUMINUM; COLOR-
G	PARAPET FASCIA OR COPING-- PREFINISHED ALUMINUM COLOR TO MATCH ADJACENT FIELD COLOR;





Ardd + Winter
Lighting Manufacturer Representatives

Calculations By: M.A.B.
Checked By:
Date: 12/28/2016
Scale: Not to Scale

Project Name: Alpharetta Marriott Courtyard Site Lighting

Page 2 of 2



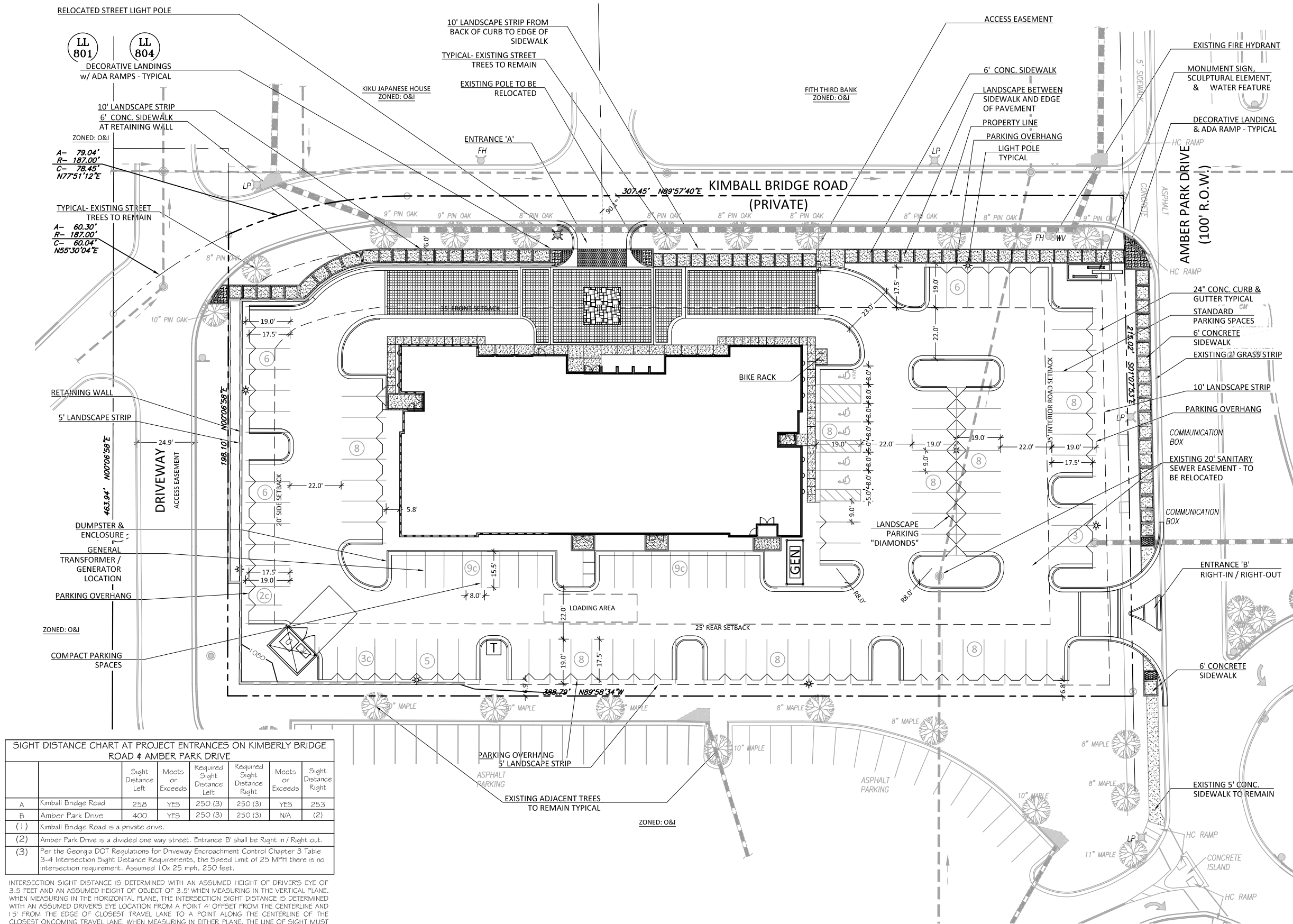
COURTYARD
Marriott

PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

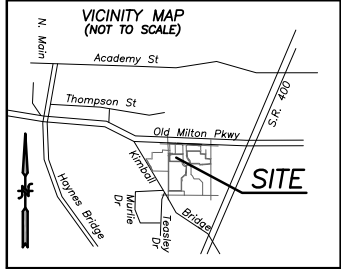
VICINITY PLAN

JANUARY 4, 2017



SIGHT DISTANCE CHART AT PROJECT ENTRANCES ON KIMBERLY BRIDGE ROAD & AMBER PARK DRIVE						
		Sight Distance Left	Meets or Exceeds	Required Sight Distance Left	Required Sight Distance Right	Meets or Exceeds
A	Kimball Bridge Road	258	YES	250 (3)	250 (3)	YES
B	Amber Park Drive	400	YES	250 (3)	250 (3)	N/A
(1)	Kimball Bridge Road is a private drive.					
(2)	Amber Park Drive is a divided one way street. Entrance 'B' shall be Right in / Right out.					
(3)	Per the Georgia DOT Regulations for Driveway Encroachment Control Chapter 3 Table 3-4 Intersection Sight Distance Requirements, the Speed Limit of 25 MPH there is no intersection requirement. Assumed 10x 25 mph, 250 feet.					

INTERSECTION SIGHT DISTANCE IS DETERMINED WITH AN ASSUMED HEIGHT OF DRIVERS EYE OF 3.5 FEET AND AN ASSUMED HEIGHT OF OBJECT OF 3.5' WHEN MEASURING IN THE VERTICAL PLANE. WHEN MEASURING IN THE HORIZONTAL PLANE, THE INTERSECTION SIGHT DISTANCE IS DETERMINED WITH AN ASSUMED DRIVERS EYE LOCATION FROM A POINT 4' OFFSET FROM THE CENTERLINE AND 15' FROM THE EDGE OF CLOSEST TRAVEL LANE TO A POINT ALONG THE CENTERLINE OF THE CLOSEST ONCOMING TRAVEL LANE. WHEN MEASURING IN EITHER PLANE, THE LINE OF SIGHT MUST REMAIN IN THE PROPOSED STANDARD DEDICATED R.O.W. AND MAY NOT BE OBSTRUCTED BY MONUMENTS, WALLS, FENCES, TREES, HEDGES OR OTHER VISUAL IMPEDIMENTS / OBSTRUCTIONS.



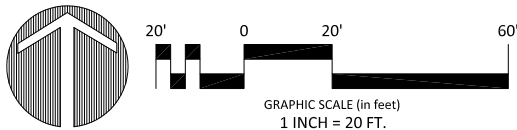
- GENERAL NOTES:
- SITE AREA : 1.896 ACRES (82,589.83 SQFT.), ZONED O&I (OFFICE-INDUSTRY)
 - LOCATION : KIMBALL BRIDGE ROAD & AMBER PARK DRIVE
LAND LOT 804, 1st DISTRICT, 2nd SECTION FULTON COUNTY.
BUILDING SITE 6 IN THE PARKWAY 400 MASTER PLAN (MP-98-01)
 - LAST EXISTING USE : UNDEVELOPED LAND
 - PROPOSED USE: HOTEL AND PARKING LOT
MEETING SPACE: 1,200 SQFT, RESTAURANT: 1,000 SQFT
 - OWNER/DEVELOPER : HOTEL DEVELOPMENT PARTNERS, LLC
3414 PEACHTREE ROAD NE, SUITE 1075
ATLANTA, GEORGIA 30326
STEVE SMITH, 770-330-3233
 - CONTACT PERSON: MCFARLAND - DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
JEFF DYER (770) 932-6550,
JDyer@gomda.net
 - BOUNDARY, TOPOGRAPHY & SITE INFORMATION PREPARED BY REGISTERED LAND SURVEYORS, INC DATED JUNE 15, 2004 LAST UPDATED SETEMBER 21, 2004.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF ALPHARETTA DEVELOPMENT REGULATIONS. ALL CONSTRUCTION SHALL ALSO COMPLY WITH ALL APPLICABLE COUNTY, STATE AND FEDERAL CODES, STANDARDS AND REGULATIONS.
 - FIRM MAP NUMBER 13121C0059F, EFFECTIVE SEPTEMBER 18, 2013, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD. THE SUBJECT SITE IS LOCATED IN A FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
 - COVERAGE: PROPERTY: 82,589.83 SQFT
ACCESS EASEMENT: 7,741.92 SQFT
SITE: 77,595.26 SQFT
IMPERVIOUS AREA: 58,865.56 SQFT
PERVIOUS AREA: 18,729.70 SQFT
COVERAGE: (IMPERVIOUS SQFT / SITE SQFT)X100% = 75.9%
POROUS PAVR AREA: 4,567.71SQFT
MODIFIED COVERAGE: (IMPERVIOUS SQFT - POROUS PAVR / SITE SQFT)X100% = 70.0% COVERAGE
 - STORM WATER MANAGEMENT SHALL BE PROVIDED AT THE EXISTING MASTER DETENTION FACILITY. THIS EXISTING STORM WATER FACILITY SHALL BE STUDIED AND UPDATED AS REQUIRED FOR THIS PROPOSED HOTEL DEVELOPMENT.
 - THERE ARE NO LAKES, STREAMS, WETLANDS OR WATERS OF STATE OR THEIR ASSOCIATED BUFFERS ON THIS SITE.
 - REQUIRED SETBACKS:
FRONT SETBACK: 35'
REAR SETBACK: 25'
SIDE SETBACK: 20'
 - HEIGHT OF BUILDING:
4 STORIES OR 85' WITHIN FIRST 200' FROM RESIDENTIAL PROPERTY.
6 STORIES OR 110' WITHIN SECOND 200' FROM RESIDENTIAL PROPERTY.
8 STORIES OR 140' REMAINDER OF POD 'C'.
PROPOSED HOTEL - UP TO 6 STORIES
MAXIMUM COVERAGE BY PRINCIPAL BUILDING 40%: 19% PROPOSED.
 - COMPACT PARKING SPACES: MAXIMUM OF 20% MAY BE COMPACT SPACES.
 - FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE MASTER PLAN.
 - THERE ARE NO LAKES, STREAMS AND OTHER WETLANDS ON THE SITE AND ASSOCIATED BUFFERS.

PARKING	
Required Parking Spaces	
Hotel (115 rooms)	115
Hotel Employee (1 per 20 rooms)	6
Convention/Conf./Ball Rm (1 per 500 SqFt)	2
Restaurant / Retail (1 per 500 SqFt)	2
TOTAL PARKING REQUIRED	125
Proposed Parking Spaces	
Standard Parking Space (9'X19')	90
Compact Parking (8'X15'-6" max 20%)	23
TOTAL PARKING PROPOSED	113

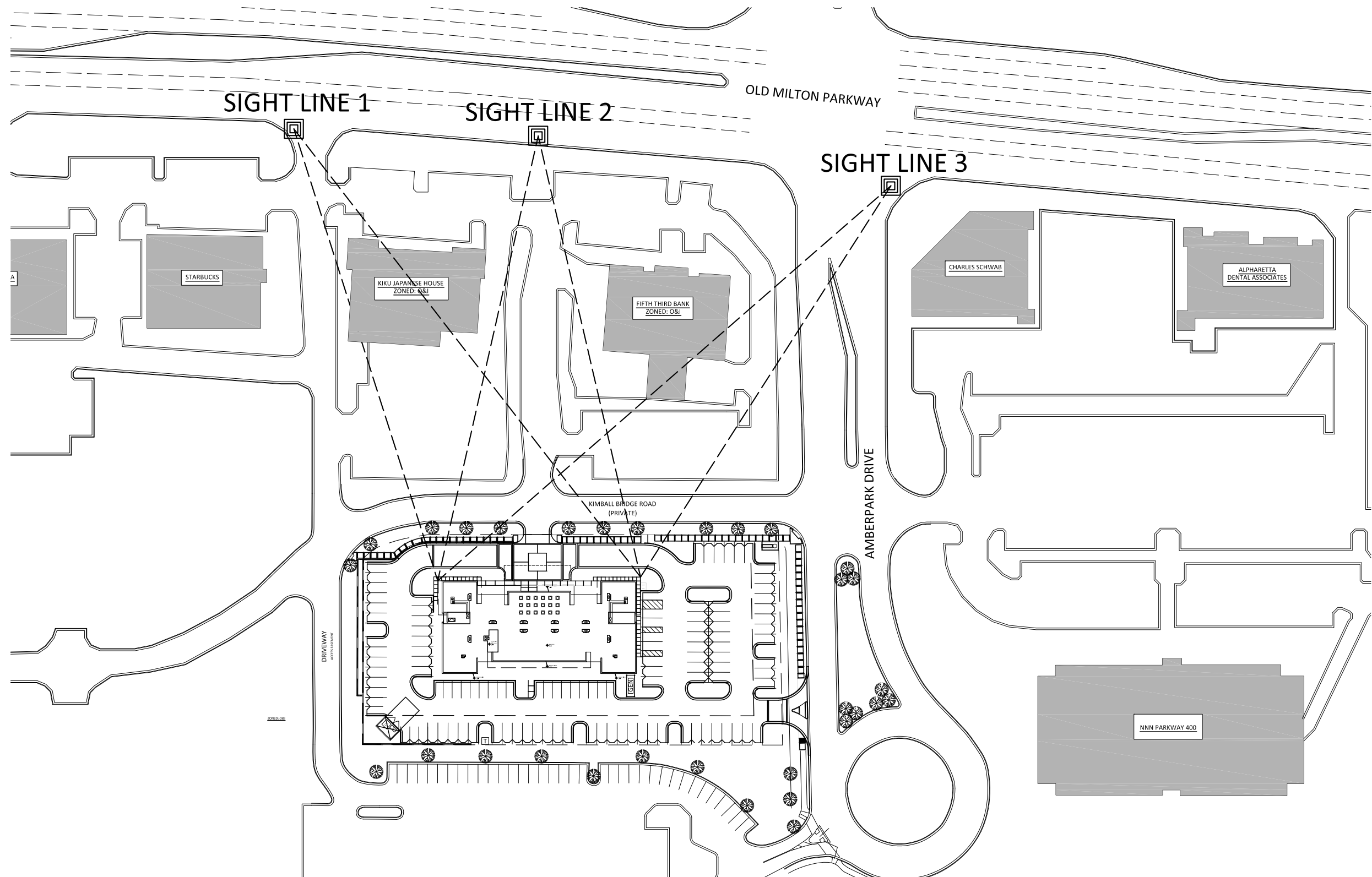
PARKWAY 400 - MARRIOTT COURTYARD

SITE PLAN

KIMBALL BRIDGE DRIVE, ALPHARETTA, GEORGIA
DECEMBER 16, 2016 (15-0317 REVISED BUILDING FOOTPRINT - REV. FLOOR PLAN C-qtr 4 115 ROOMS 113 PARKING)



MDA
MCFARLAND-DYER & ASSOCIATES
4174 SILVER PEAK PARKWAY, SUWANEE, GEORGIA 30024
PHONE (770) 932-6550 FAX (770) 932-6551
WWW.GOMDANET



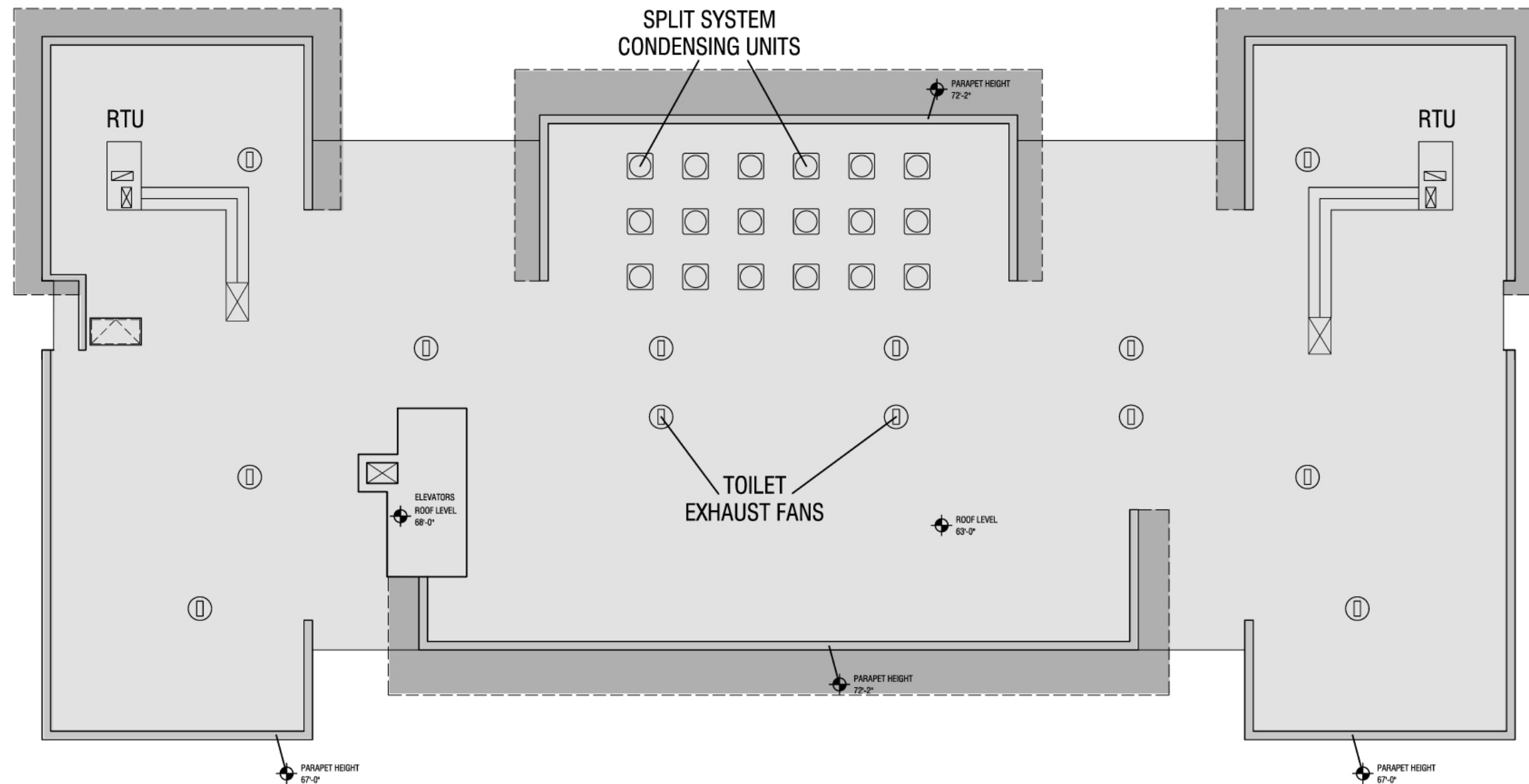
COURTYARD
Marriott

PARKWAY 400 ALPHARETTA

HOTEL DEVELOPMENT PARTNERS, LLC

SIGHT LINES PLAN

JANUARY 4, 2017





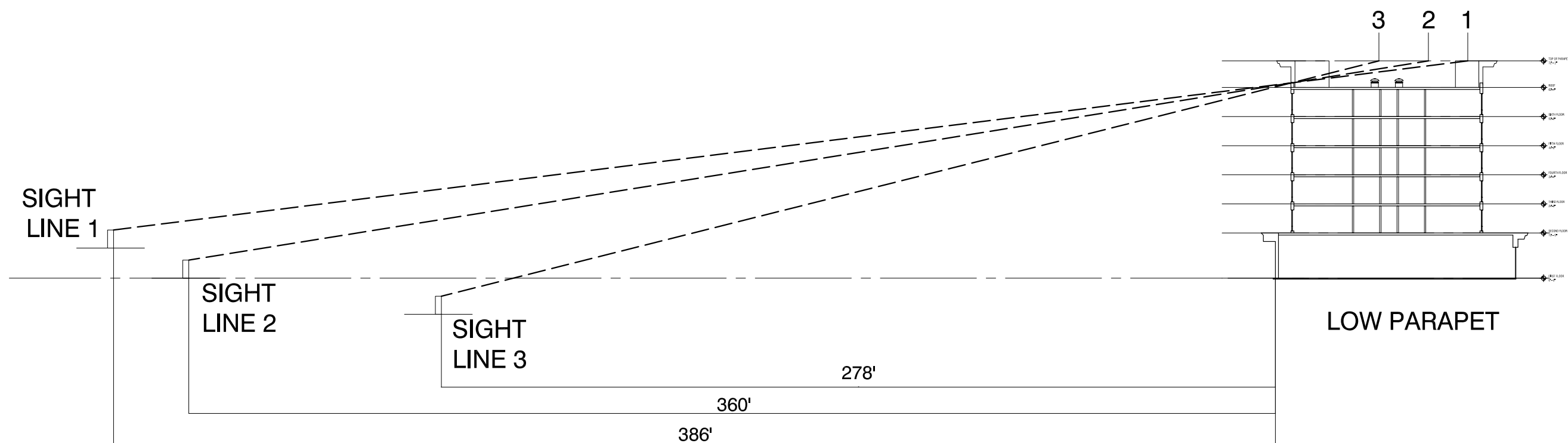
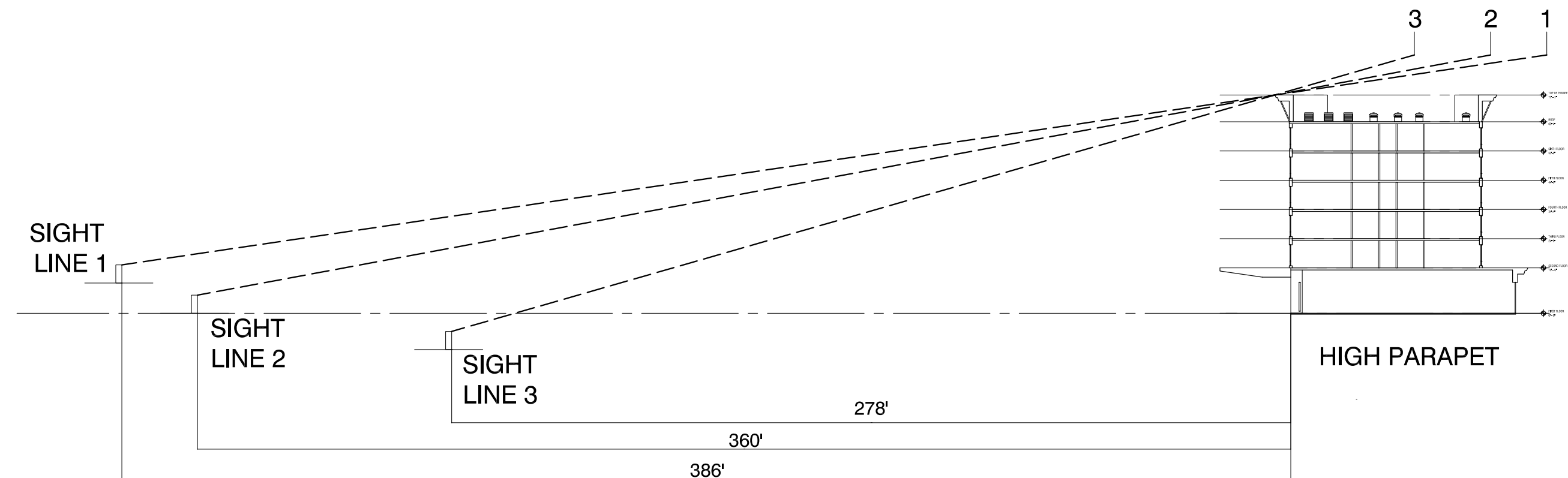
COURTYARD Marriott

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HOTEL DEVELOPMENT PARTNERS, LLC

AERIAL ROOF
PERSPECTIVE

JANUARY 4, 2017



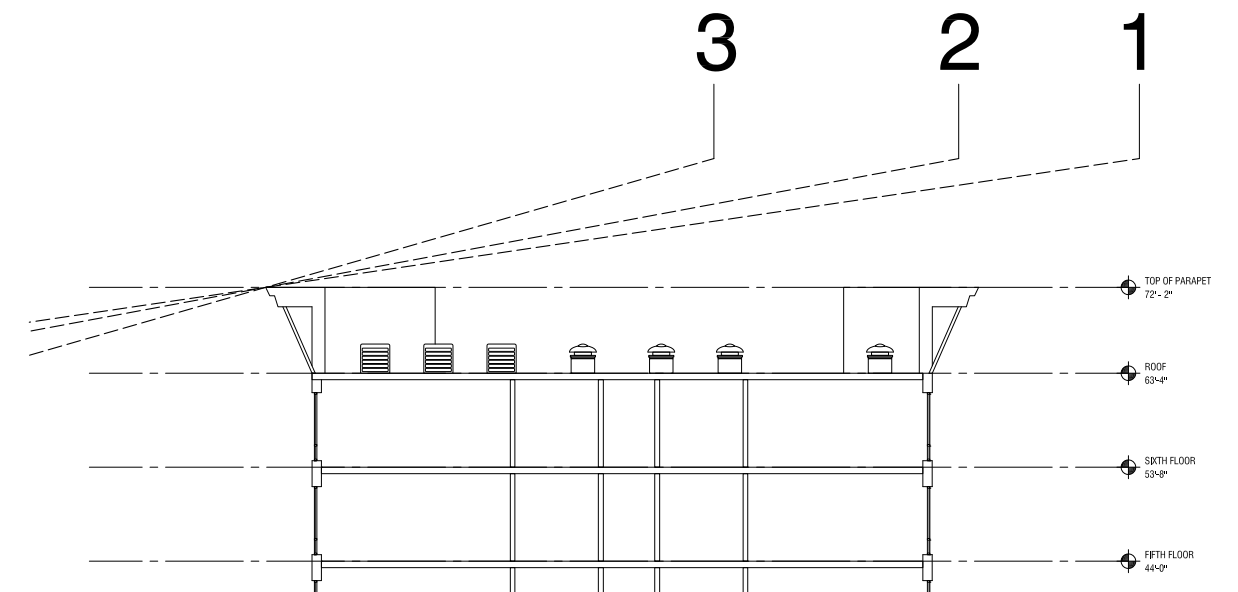
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Marriott

PARKWAY 400 ALPHARETTA

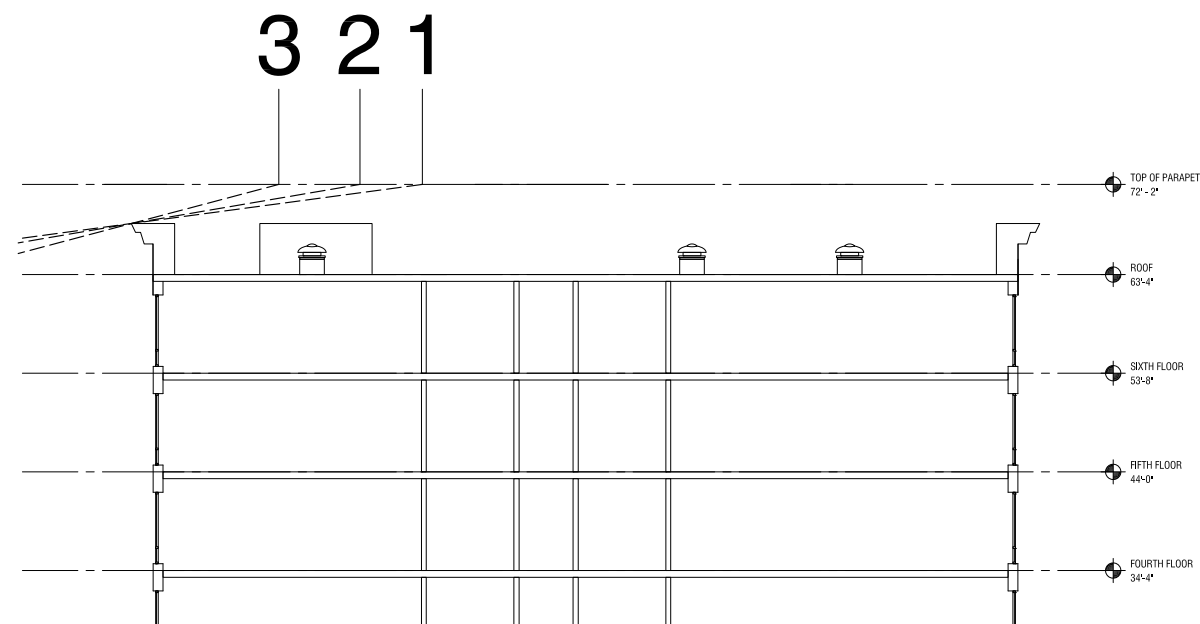
HOTEL DEVELOPMENT PARTNERS, LLC

SIGHTLINE SECTIONS

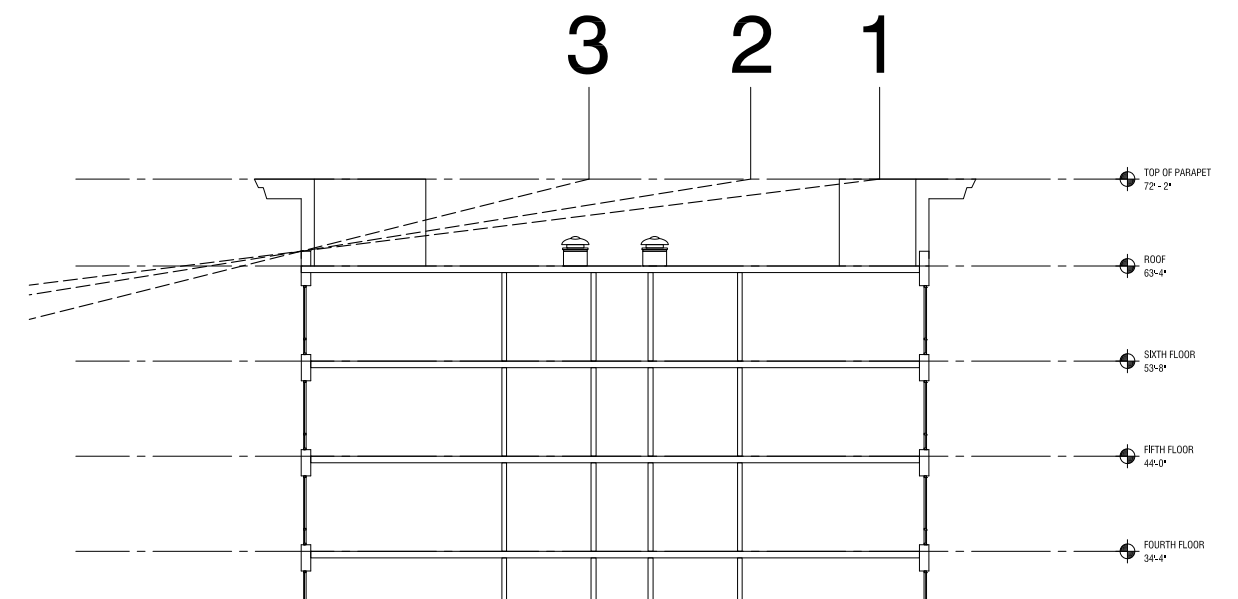
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HIGH PARAPET



MEDIUM PARAPET



LOW PARAPET



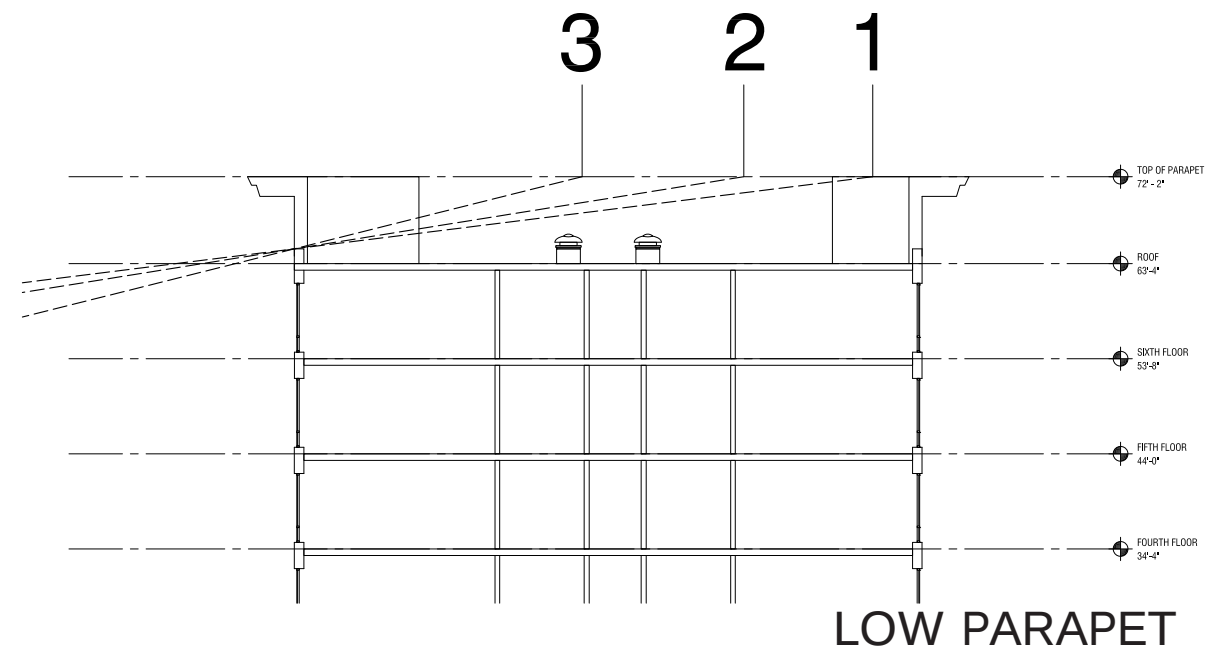
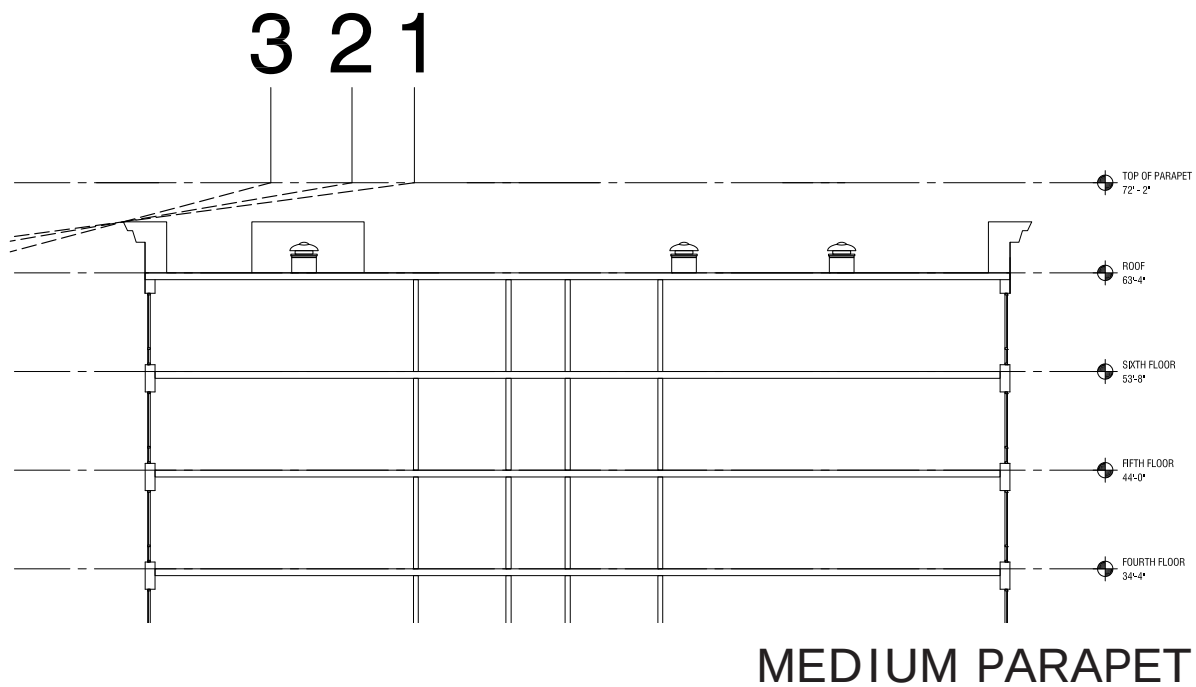
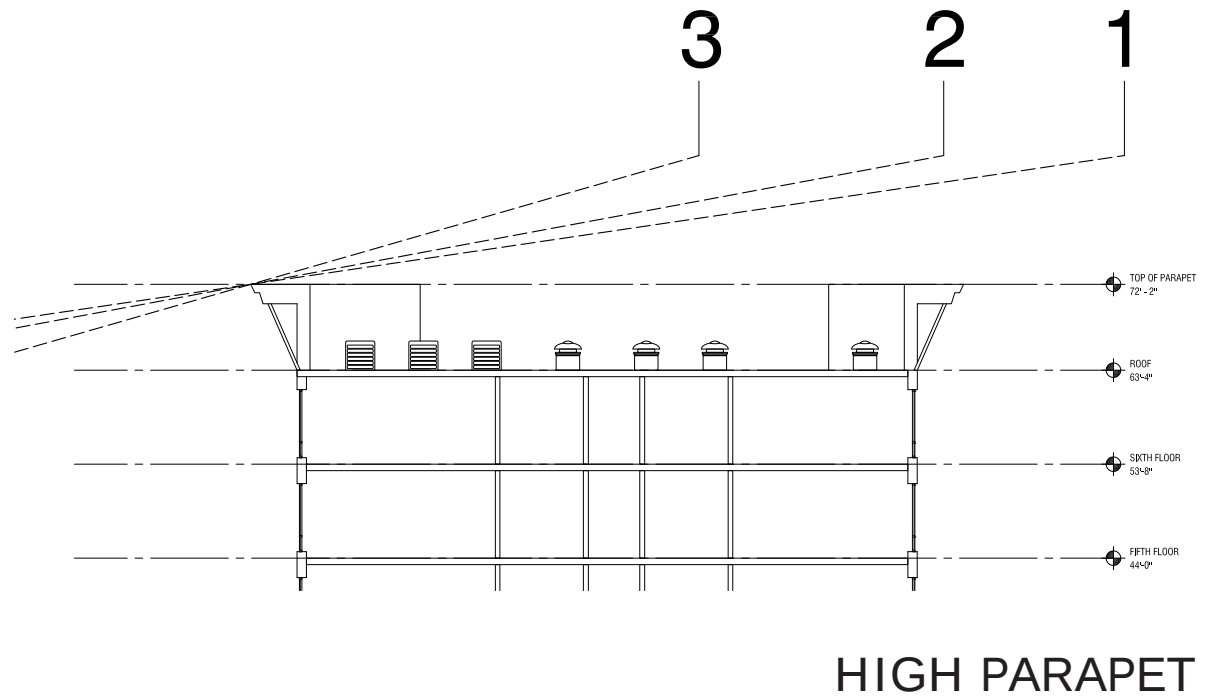
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SIGHTLINE 1

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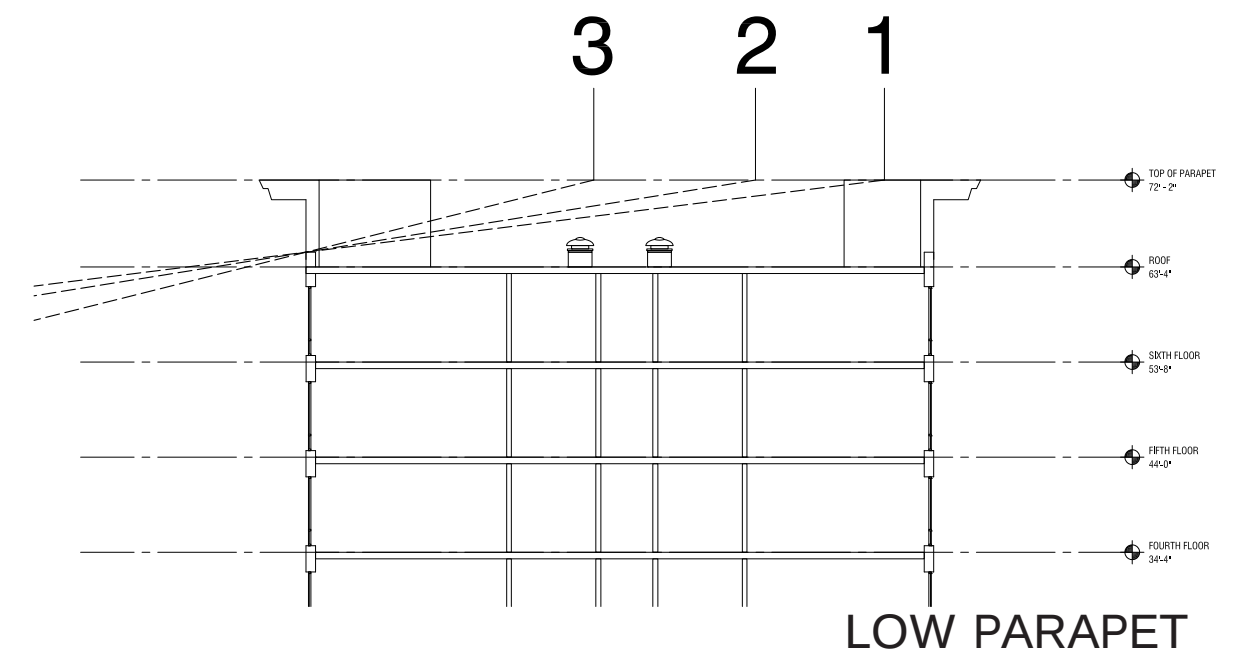
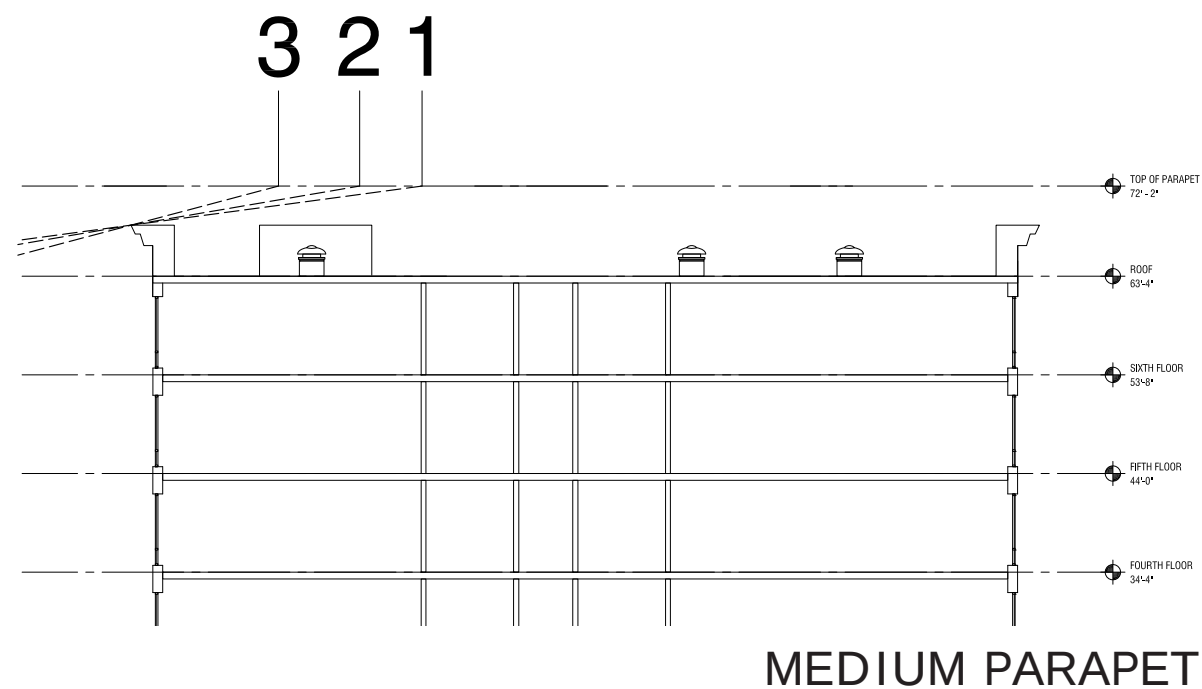
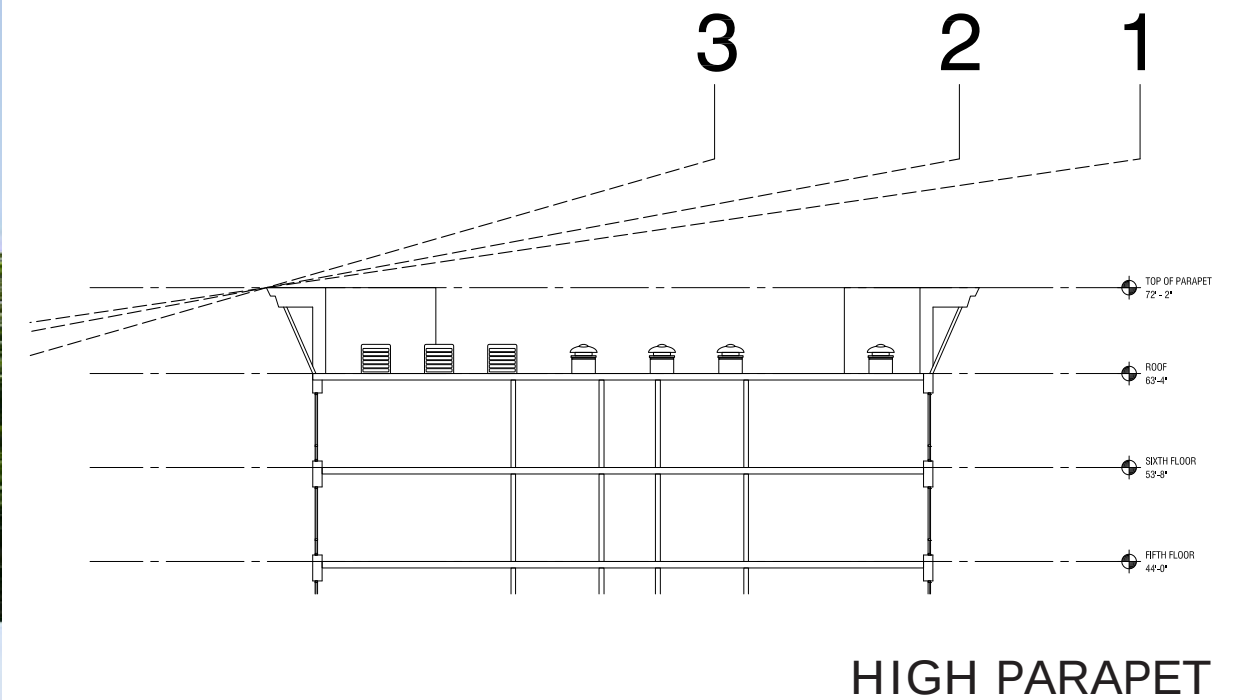
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SIGHTLINE 2

JANUARY 4, 2017



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SIGHTLINE 3

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