



# DESIGN REVIEW BOARD OCTOBER 21, 2022

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

## I. MEETING ANNOUNCEMENTS

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

## II. WORKSHOP

## III. CALL TO ORDER

## IV. ROLL CALL

## V. PLEDGE TO THE FLAG

## VI. ITEMS FROM STAFF

## VII. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of September 16, 2022

## VIII. PUBLIC HEARING

1. **DRB220040 / South of Wills - Harrison Design / State Highway 9**  
Review Landscaping
2. **DRB2200046 / Minnie Olivia / 10 Roswell St #120**  
Review Exterior Patio Coverings
3. **DRB220045 / Viva Chicken / 11760 Haynes Bridge Road**  
Review Patio Enclosure
4. **DRB220044 / SJ Market Holdings / 233 South Main Street**  
Review Color Selection
5. **DRB220043 / Chipotle / 3900 Brookside Parkway**  
Review Color Selection, Exterior Modifications, Materials, and Signage
6. **DRB220041 / IVT Windward Commons / 12850 Highway 9**  
Review Exterior Modifications, Color Selection, and Materials
7. **DRB220042 / Northwinds Summit Office Building / 2000 Summit Place**  
Review Color Selection, Materials, and New Construction
8. **DRB220037 / Taco Bell / 106 South Main Street**

## IX. ADJOURNMENT





# Design Review Board Meeting September 16, 2022

## Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA  
8:30 AM

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.*

### I. MEETING ANNOUNCEMENTS

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

### II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:42 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for September 16, 2022.
- Chairman Kramer adjourned the workshop at 9:13 and called for a short recess.

### III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:20 a.m.

### IV. ROLL CALL

- Design Review Board Members present:
  - Richard Kramer, Chair
  - Pat Corkill
  - Katie Rocco
  - Teresa Rhodes
  - Frank Schwing
- Design Review Board Members absent:
  - Richard Owens
  - Holly Palmer
  - Thom LeCain, Alternate
  - Kim Matherly, Alternate
- Staff
  - Bret Schroeder, Code Enforcement Manager

- Alexandra Callum, Planning + Zoning Coordinator

## V. PLEDGE TO THE FLAG

## VI. ITEMS FROM STAFF

## VII. ITEMS FROM BOARD MEMBERS

### A. Approval of the Design Review Board Meeting Minutes from July 15, 2022.

- ❖ Board Member Rocco offered a motion to approve the meeting minutes of July 15, 2022.
  - Board Member Rhodes seconded the motion.
  - The motion was approved 4-0-1, with Board Member Corkill recusing himself because he was not present for the July 15, 2022 Design Review Board meeting.

## VIII. PUBLIC HEARING

### A. DRB220037 / Taco Bell / 106 South Main Street

*The applicant was not present for the September 16, 2022 Design Review Board meeting. The item has been deferred to the October 21, 2022 Design Review Board meeting.*

### B. DRB220038 / Chick-Fil-A / 2720 Old Milton Parkway

- The applicant came forward to present this item.
  - We want to install a door into the drive thru area.
  - We are replacing the current drive thru window.
  - We would like to replace the existing glass on the two bay windows to the left.
  - We want to put glazing on the windows above.
  - There is a very high ceiling internally, and we plan on dropping the ceiling down.
  - We are expanding the drive thru cockpit area.
  - We will be putting a team member door in as well.
- The Design Review Board discussed the following:
  - I do not know that the spandrel glass and the film will look the same.
  - Why don't you just out spandrel glass on the three windows above? *We are not planning on replacing those windows.*
  - Why don't you put film on the areas you are doing spandrel? *We are needing to move forward with this project, so whatever you would like to see, we are willing to do.*
  - Is there no spandrel on the building now? *No.*
  - I think the windows need to match.
  - Maybe everything below should be spandrel, and everything above needs to be the film.
  - What about a black opaque film on all the windows? *We would not have black on the team area.*
  - Do you have to drop the ceiling in the employee area?
  - The other glass has a reflectivity. *Putting the film on the other side will maintain that.*

- What is happening with the tormax door? *The glass is clear, and the materials match the canopies on the building.*

**Public Comment:**

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the changes to the item, with the following conditions:
    1. On the north elevation, going left to right:
      - a. The first window will be transparent.
      - b. The second will be transparent or black out, applicant's choice.
      - c. Windows three and four will be blackout film.
      - d. Windows five through seven will also be blackout film.
    2. On the south elevation:
      - a. Regarding the three arches on the left, the current film will be replaced with blackout film.
      - b. The window with film currently on the right side will go back to transparent, and the film will be removed.
        - Board Member Corkill seconded the motion.
        - The motion was approved unanimously (5-0).
- Chairman Kramer adjourned the meeting for a short recess at 9:55 a.m.
- Chairman Kramer called the meeting to order at 9:59 a.m.

**C. DRB220039 / Parkway 400 Office Buildings / 11740 Amber Park Drive**

- The applicant came forward to present this item.
  - This is a twelve-acre parcel.
  - It currently has a curb cut off Northwinds.
  - There is a tree save area we are hoping to maintain.
  - There are two office building, 60,000 square feet each.
  - The utility services for each building will be hidden and well screened.
  - There will be retaining walls along Northwinds and the northern part of the property.
  - The materials for the dumpster will match the proposed materials for the building.
  - The style is traditional loft – it is meant to be traditional with some contemporary.
  - The buildings are identical.
  - We kept the window expression the same and the spacing of the mullions.
  - The brick has a white coating, but the red does show through.
  - We are using a clear glass with a slightly grey tint.

- There is no specimen tree removal, and we meet density with the remaining trees.
- We incorporated a two-foot stone strip around the bottom of the building.
- The Design Review Board discussed the following:
  - How tall will the wall be? *It varies from the road entrance, and the top height will be eight feet on the roadside.*
  - There was mention of site access from Amber Park Drive. Is that being discussed?
  - Are you putting a railing at the top? *Yes.*
  - Just to the rear of the north building, there is a large common area. The thinking is that would be great amenity space instead of walking across the parking lot.
  - You could build a trail along the wall for access to the amenity space
  - Is the trail currently used?
  - There is a vehicular connectivity wish with the site next door. Has that been explored with the owners that they want that? *We prefer not to have it because it would put a heavy strain.*
  - It seemed contemporary until you showed the brick
  - The size of the panes looks a little big for traditional, and there is no water table.
  - I like the brick, but I would like to see the clear glass reduced
  - Are you anticipating for HVAC rooftop units? *Yes, and to accommodate, we have a tall parapet around the building.*
  - Is there any thought on signage for tenants?
  - You have wall mounted light fixtures? *Yes.*
  - Are there any vines on the wall? *No*
  - Half of the landscaping will die off in 5-6 years when the trees get bigger, so I encourage you to look at that.
  - Are the sites irrigated? *Yes, they will be.*
  - Is anything accenting the entries? *There should be small ornamental trees.*
  - Are the light fixtures the same as the Evans building? *Yes.*
  - Is anything highlighting the roundabout?
  - What is the plan for putting trees where the existing landscaping is? *We want to carry the buffer from the Evans site, and we have placed the evergreen plantings at the easement.*

**Public Comment:**

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the site plan as presented today.
    - Board Member Corkill seconded the motion.
    - The motion was approved 4-0, with Board Member Rocco not voting because she had to leave

during the presentation.

- ❖ Vice-Chair Schwing offered a motion to approve the elevations and materials as presented, with the following conditions:
    1. The applicant will submit the brick detail to Staff for final approval, including the soldier courses above the windows.
    2. The applicant will add a water table to the brick section, like the Evans building.
    3. The utility dumpster enclosure will match the building.
      - Board Member Rhodes seconded the motion.
      - The motion was approved 4-0, with Board Member Rocco not voting because she had to leave during the presentation.
  - ❖ Vice-Chair Schwing offered a motion to submit the photometrics to Staff for final approval.
    - Board Member Rhodes seconded the motion.
    - The motion was approved 4-0, with Board Member Rocco not voting because she had to leave during the presentation.
  - ❖ Board Member Corkill offered a motion to defer landscaping based on the following comments:
    1. The wall materials need to be clarified.
    2. Landscaping shall change based on discussion, which includes screening of the wall.
    3. The roundabout and sidewalks be adjusted as discusses.
    4. The south planting strip will be field adjusted based on existing conditions, and that area will be fully irrigated.
      - Vice-Chair Schwing seconded the motion.
      - The motion was approved unanimously (5-0).
- Chairman Kramer adjourned the meeting for a short recess at 11:25 a.m.
  - Chairman Kramer called the meeting to order at 11:32 a.m.

#### **D. DRB220040 / South of Wills – Harrison Design / State Highway 9**

- The applicants came forward to present this item.
  - This is a townhome development of 55 homes on 5.5 acres.
  - The tree survey has been done. We are still looking at some specimen trees.
  - We are terracing the site down.
  - There will be a tree save frontage along Main Street.
  - There will be a small amenity area.
  - There is a pedestrian entry from the streetscape with a stairwell.
  - We wanted to create a rhythm and pattern to the individual units.
  - There would be limestone, stucco, and brick siding.

- Building 100 has steps and a front porch for the homes.
- We have an idea of plants we want to use, but we do not have a detailed plan yet.
- The roofs will not have any mechanical units. All units will be screened.
- There are balconies and porches on the rear and front.
- The patios aren't typical size where there will be a significant amount of furniture.
- There will be limestone, stucco, and brick siding.
- The ground level is a brick base.
- The brick will be a factory applied finish to give it a look as though it has been there for years.
- The limestone will be at front entrance doors.
- The Design Review Board discussed the following:
  - Are there any council conditions regarding the elevations facing streets?
  - Are the elevations near the body shop lower? *Yes, the body shop is higher at that point.*
  - Is the intent to have a sidewalk along the entire circumference? *Yes.*
  - The downtown consultant had only a few comments, and they have already been addressed.
  - Is there a wall and fence along Main Street? *Yes.*
  - Is the intention to use only siding at the top level? *Yes. You will not see one unit in all stucco.*
  - Do these units have elevators? *No.*
  - What will you do with satellite dishes and such on the roof? *The city cannot regulate the utilities.*
  - Are there any plans to enclose the patios? *We are looking at screened privacy fences separating each unit.*
  - Are there any plans for path lighting? *There more than likely will be.*

**Public Comment:**

- There were no public comments for this item.
  - ❖ Vice-Chair Schwing offered a motion to approve the site plan as presented today.
    - Board Member Rhodes seconded the motion.
    - The motion was approved unanimously (4-0).
  - ❖ Vice-Chair Schwing offered a motion to approve the elevation and materials as presented today, with the following conditions:
    1. The applicant will use the brick option that was presented.
    2. All buildings will have elevations substantially like buildings 100 + 200.
    3. Building 200 options that were presented are approved.
    4. The pool pavilion will be brick instead of limestone or stucco.
      - Board Member Corkill seconded the motion.
      - The motion was approved unanimously (4-0).

- ❖ Vice-Chair Schwing offered a motion that the applicant will work with Staff on photometrics.
  - Board Member Corkill seconded the motion.
  - The motion was approved unanimously (4-0).
- ❖ Vice-Chair Schwing offered a motion to defer the landscaping.
  - Board Member Rhodes seconded the motion.
  - The motion was approved unanimously (4-0).

## IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 12:42 p.m.

Respectfully submitted,

*Alexandra Callum*

Alexandra Callum, Planning + Zoning Coordinator



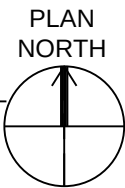
DESIGN REVIEW SUBMITTAL FOR

0 STATE HIGHWAY 9

LAND LOT 645, 1st DISTRICT, 2nd SECTION,  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
OCTOBER 3, 2022



VICINITY MAP  
SCALE: NTS



LEGAL DESCRIPTION

TO FIND THE POINT OF BEGINNING COMMENCE AT A RIGHT OF WAY MONUMENT FOUND AT THE SOUTHWESTERN END OF THE MITER INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF MAINE STREET (RIGHT OF WAY WIDTH VARIES), ALSO KNOWN AS U.S. HIGHWAY 19, STATE ROUTE 9 & 120 AND ALPHARETTA HIGHWAY, AND THE EASTERN RIGHT OF WAY LINE OF WILLS ROAD (RIGHT OF WAY WIDTH VARIES); THENCE PROCEEDING ALONG SAID RIGHT OF WAY LINE OF WILLS ROAD SOUTH 01 DEGREES 15 MINUTES 29 SECONDS WEST A DISTANCE OF 197.00 FEET TO A 1/2 INCH REBAR SET, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, AS THUS ESTABLISHED, LEAVING WILLS ROAD AND PROCEEDING SOUTH 88 DEGREES 33 MINUTES 04 SECONDS EAST A DISTANCE OF 225.00 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 01 DEGREES 21 MINUTES 15 SECONDS EAST A DISTANCE OF 166.16 FEET TO A 1/2 INCH REBAR SET ON THE SOUTHERN RIGHT OF WAY LINE OF MAINE STREET; THENCE PROCEEDING ALONG SAID RIGHT OF WAY LINE OF MAINE STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 00 MINUTES 26 SECONDS EAST A DISTANCE OF 58.11 FEET TO A 1/2 INCH REBAR SET, NORTH 00 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 58.67 FEET TO A 1/2 INCH REBAR SET, SOUTH 88 DEGREES 50 MINUTES 32 SECONDS EAST A DISTANCE OF 261.44 FEET TO A 1/2 INCH REBAR SET AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5686.58 FEET AND AN ARC LENGTH OF 140.93 FEET (SAID CURVE HAVING A CHORD BEARING OF SOUTH 88 DEGREES 18 MINUTES 52 SECONDS EAST AND A CHORD DISTANCE OF 140.93 FEET) TO A 1/2 INCH REBAR SET; THENCE LEAVING MAIN STREET AND PROCEEDING SOUTH 00 DEGREES 18 MINUTES 32 SECONDS WEST A DISTANCE OF 421.79 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 89 DEGREES 45 MINUTES 04 SECONDS WEST A DISTANCE OF 692.57 FEET TO A GEORGIA POWER COMPANY MONUMENT FOUND ON THE EASTERN RIGHT OF WAY LINE OF WILLS ROAD; THENCE PROCEEDING ALONG SAID RIGHT OF WAY LINE OF WILLS ROAD NORTH 01 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 241,272 SQUARE FEET OR 5.539 ACRES.

THE ABOVE DESCRIBED PROPERTY IS SHOWN ON A ALTA/NSPS LAND TITLE SURVEY FOR AAI PARTNERS LLC, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED OCTOBER 29, 2021. (FN:168-D-087)

PROJECT DESCRIPTION:  
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT 55  
FOR SALE TOWNHOUSES, A CABANA AND COURTYARD

PROJECT INFORMATION:

PARCEL ID # 12 240600645034

SITE AREA: 5.54 ACRES;

NOTE:  
NO APPARENT OR OBSERVABLE GRAVESITE / HISTORICAL  
AREAS ON SITE.

OWNER/DEVELOPER

OWNER CONTACT (24-HR):  
DIMITRI GACH  
AAI DEVELOPMENT  
PHONE (404) 775-8166

375 MELLEDGE AVE SE  
ATLANTA, GA 30312

SITE DESIGN TEAM

PROJECT MANAGER:  
JASON BACH, PE

PROJECT ENGINEER:  
WALTER JORDON, EIT

POND AND COMPANY  
3500 PARKWAY LANE SUITE 500  
PEACHTREE CORNERS, GA 30092  
PHONE (678) 336-7740  
FAX (678) 336-7744  
WEB: www.pondco.com

ARCHITECTURAL TEAM

PRINCIPAL:  
ALAN WILLIAMSON, AIA

PRINCIPAL:  
EMILY SCHICKNER, AIA

HARRISON DESIGN  
3565 PIEDMONT RD NE, SUITE 700  
ATLANTA, GA 30312  
PHONE (404) 365-7760



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ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE  
SEPTEMBER 1, 2022



SOUTH OF WILLS PARK  
ALPHARETTA, GEORGIA





1. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.

1. CONTRACTOR TO SELECTIVELY REMOVE TREES AS SHOWN ON PLAN WITHIN THE LIMITS OF DISTURBANCE
2. SMALLER TREES AND UNDERSTORY SHRUBS MAY ALSO BE PRESENT WITHIN THE LIMITS OF DISTURBANCE, AND SHALL BE REMOVED AS NECESSARY TO CONSTRUCT TRAIL.
3. CONTRACTOR SHALL TAKE ALL OPPORTUNITIES TO SAVE AND PROTECT TREES TO REMAIN FROM UNNECESSARY DAMAGE OR REMOVAL.
4. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL TREES AND VEGETATION FROM SITE. MATERIAL SHALL NOT ENTER PUBLIC LANDFILLS.
5. CONTRACTOR SHALL STABILIZE ALL LAND DISTURBED DUE TO TREE AND VEGETATION REMOVAL, SEE EROSION AND SEDIMENT CONTROL PLANS FOR MORE INFORMATION.
6. PRESERVE AND PROTECT TREES TO THE BEST OF ABILITY.
7. THE CITY OF ALPHARETTA TYPE "B" TREE PROTECTION FENCE IS TO BE INSTALLED AT THE LIMITS OF DISTURBANCE AND AT AREAS JUST BEHIND TREES THAT WILL BE IMPACTED BY THE LOD

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY'S PROJECT MANAGER FOR ANY INTERPRETATION.
2. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
3. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
4. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
5. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
6. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
7. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES UNTIL THE PROJECT IS ACCEPTED BY THE CITY.
10. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

 SPECIMEN TREE REMOVED

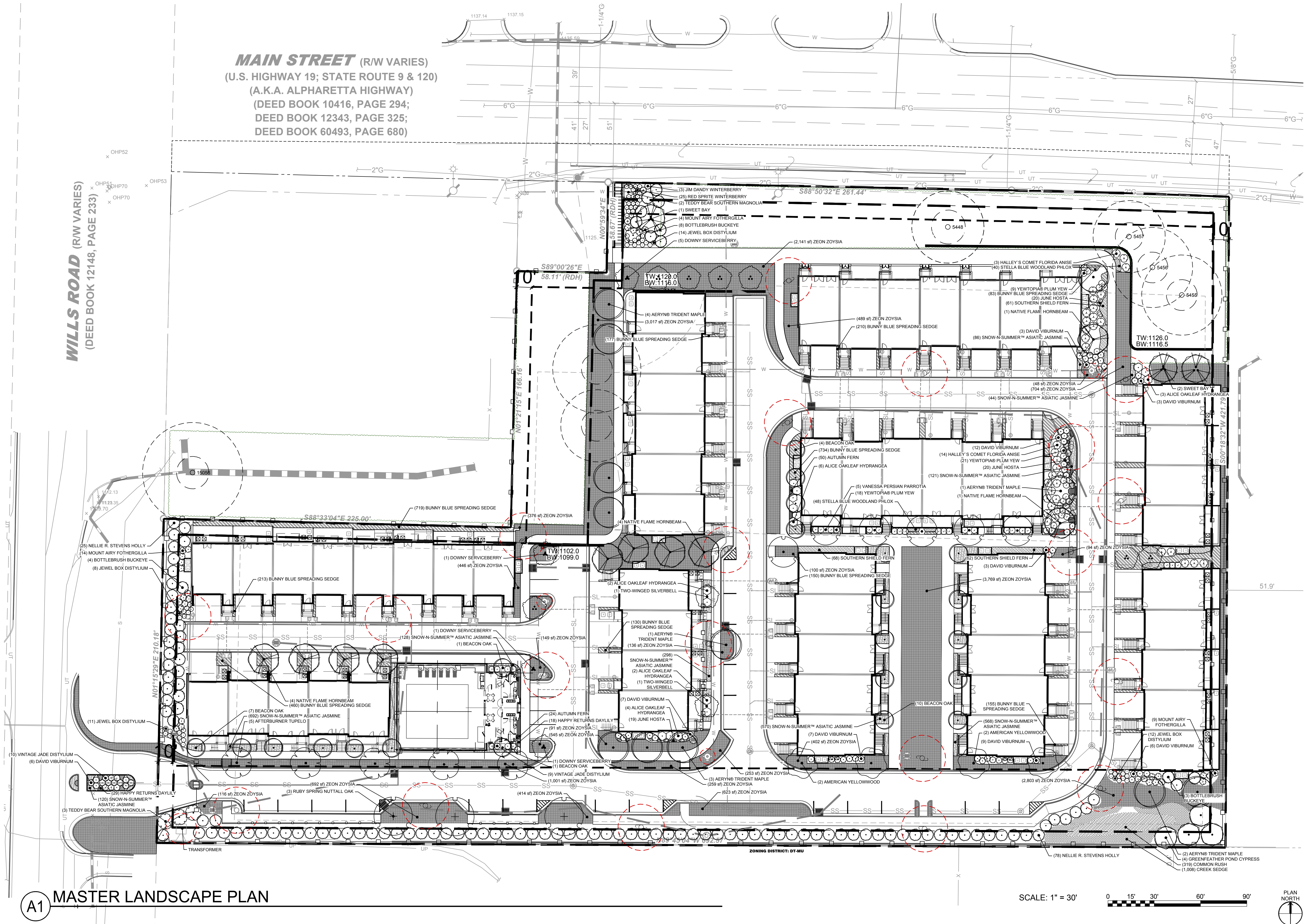


OCTOBER 3, 2022



|                                                                                     |             |                                                                                                   |
|-------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------|
| <b>SHRUBS</b>                                                                       | <b>CODE</b> | <b>COMMON NAME</b>                                                                                |
|    | CY          | YEWTOPIA® PLUM YEW                                                                                |
|    | HA2         | ALICE OAKLEAF HYDRANGEA                                                                           |
|    | IN          | NELLIE R. STEVENS HOLLY<br>PRICING FROM SITE ONE                                                  |
|    | RG          | GRO-LOW FRAGRANT SUMAC                                                                            |
|    | VD          | DAVID VIBURNUM                                                                                    |
| <b>EVERGREEN SHRUBS</b>                                                             | <b>CODE</b> | <b>COMMON NAME</b>                                                                                |
|    | DV          | VINTAGE JADE DISTYLIUM                                                                            |
| <b>SHRUB MEDIUM (4-6')</b>                                                          | <b>CODE</b> | <b>COMMON NAME</b>                                                                                |
|    | IH2         | HALLEY'S COMET FLORIDA ANISE<br>PRICE FROM SITE ONE                                               |
| <b>GROUND COVERS</b>                                                                | <b>CODE</b> | <b>COMMON NAME</b>                                                                                |
|    | AP2         | PINK GIANT CHIVES<br>SITE ONE ALLIUM SCHOENOPRASUM<br>ORNAMENTAL ONE PINK ONE<br>ORNAMENTAL ONION |
|    | CH2         | BUNNY BLUE SPREADING SEDGE<br>PRICE FROM HOFFMAN                                                  |
|    | HH          | HAPPY RETURNS DAYLILY                                                                             |
|    | HP          | PALACE PURPLE CREVICE ALUMROOT<br>SITE ONE HEUCHERA MICRANTHA<br>PALACE PURPLE CORAL BELLS        |
|    | HF          | FIRE ALARM CORAL BELLS<br>SITE ONE                                                                |
|   | HG          | GEORGIA PEACH CORAL BELLS                                                                         |
|  | TK2         | SOUTHERN SHIELD FERN                                                                              |
|  | TS          | SNOW-N-SUMMER™ ASIATIC JASMINE<br>SITE ONE                                                        |
| <b>SOD/SEEDING</b>                                                                  | <b>CODE</b> | <b>COMMON NAME</b>                                                                                |
|  | ZZ          | ZEON ZOYSIA                                                                                       |

**WILLS ROAD** (RW VARIES)  
(DEED BOOK 12148, PAGE 233) x 0



SCALE: 1" = 30'

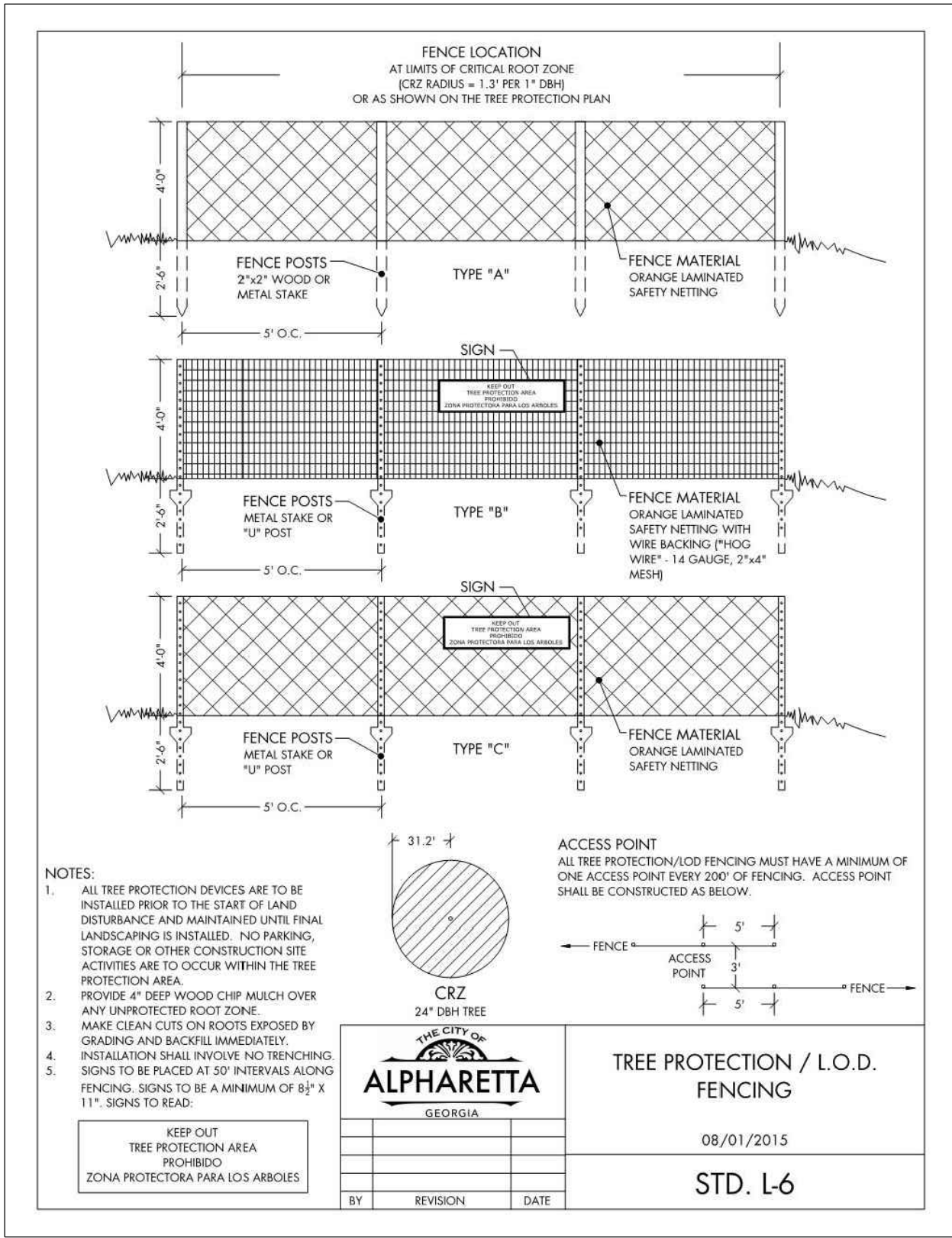
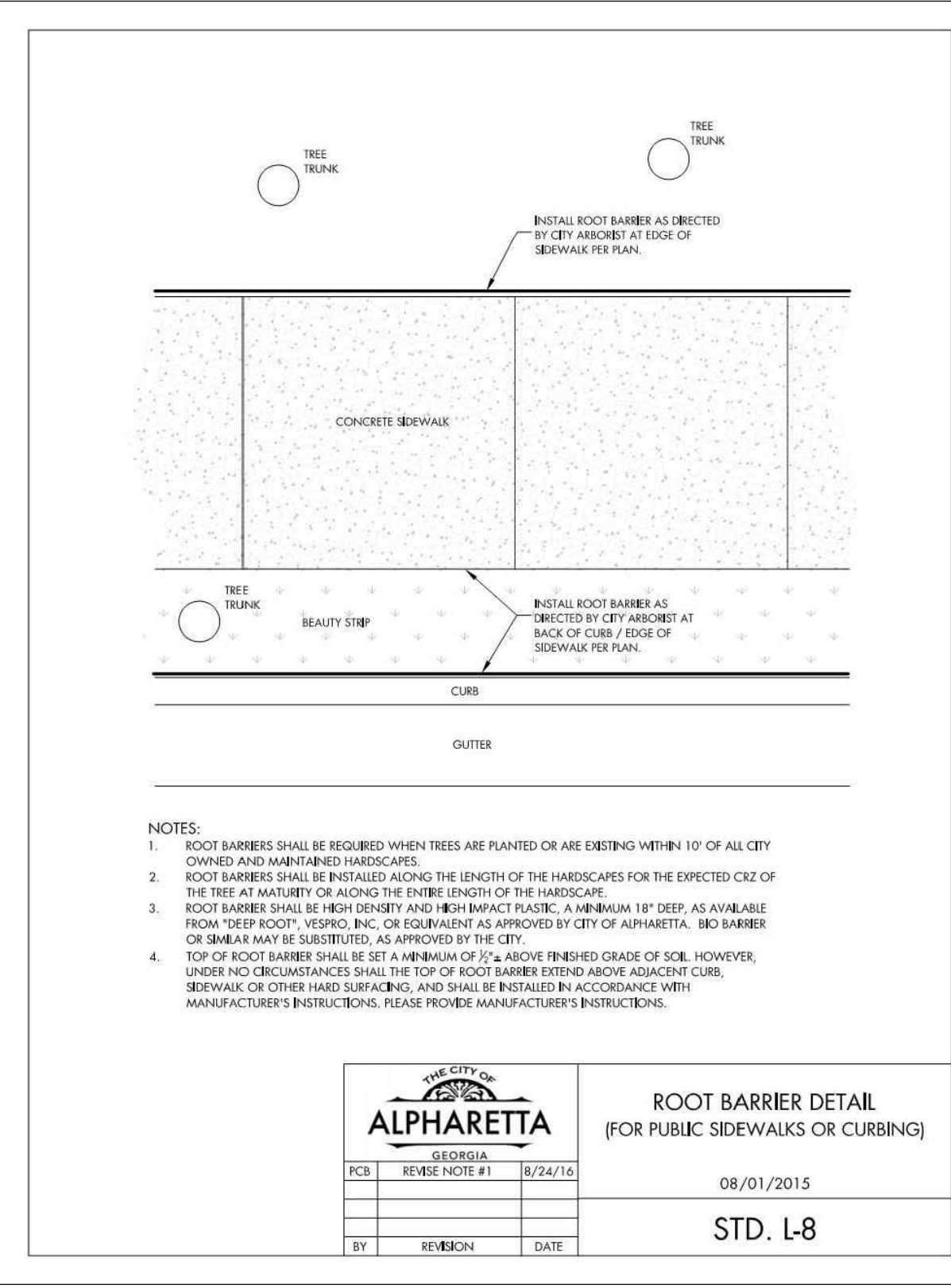
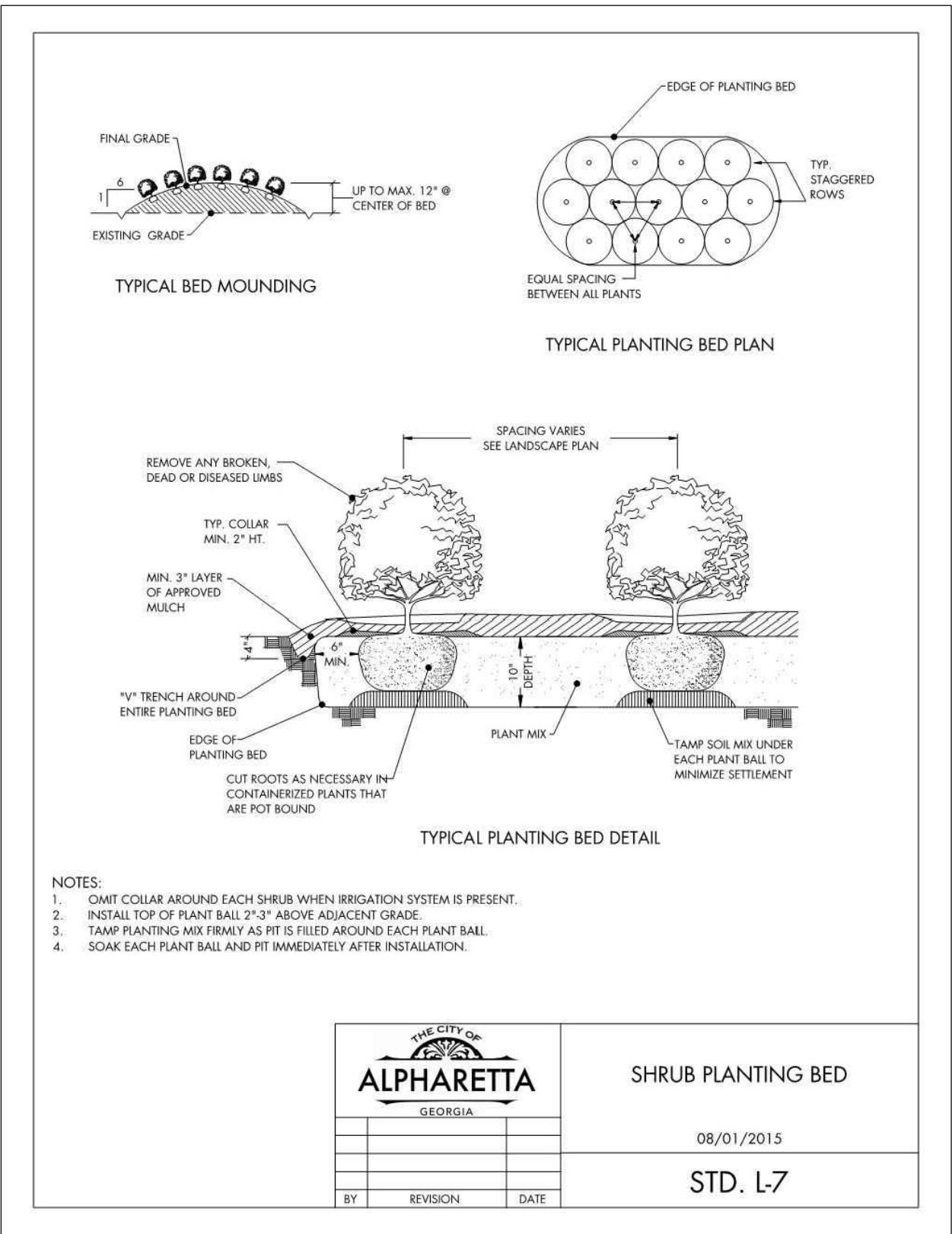
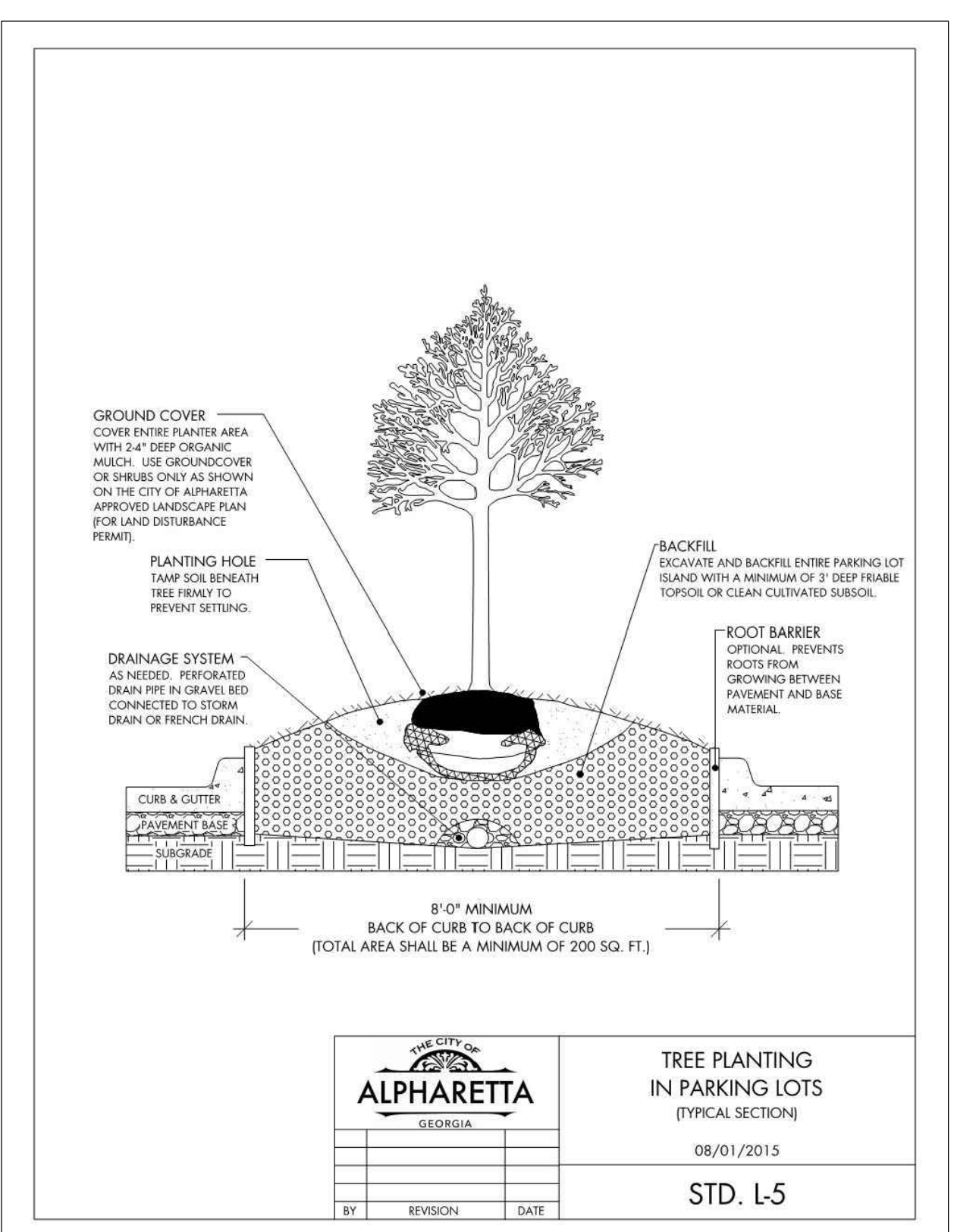
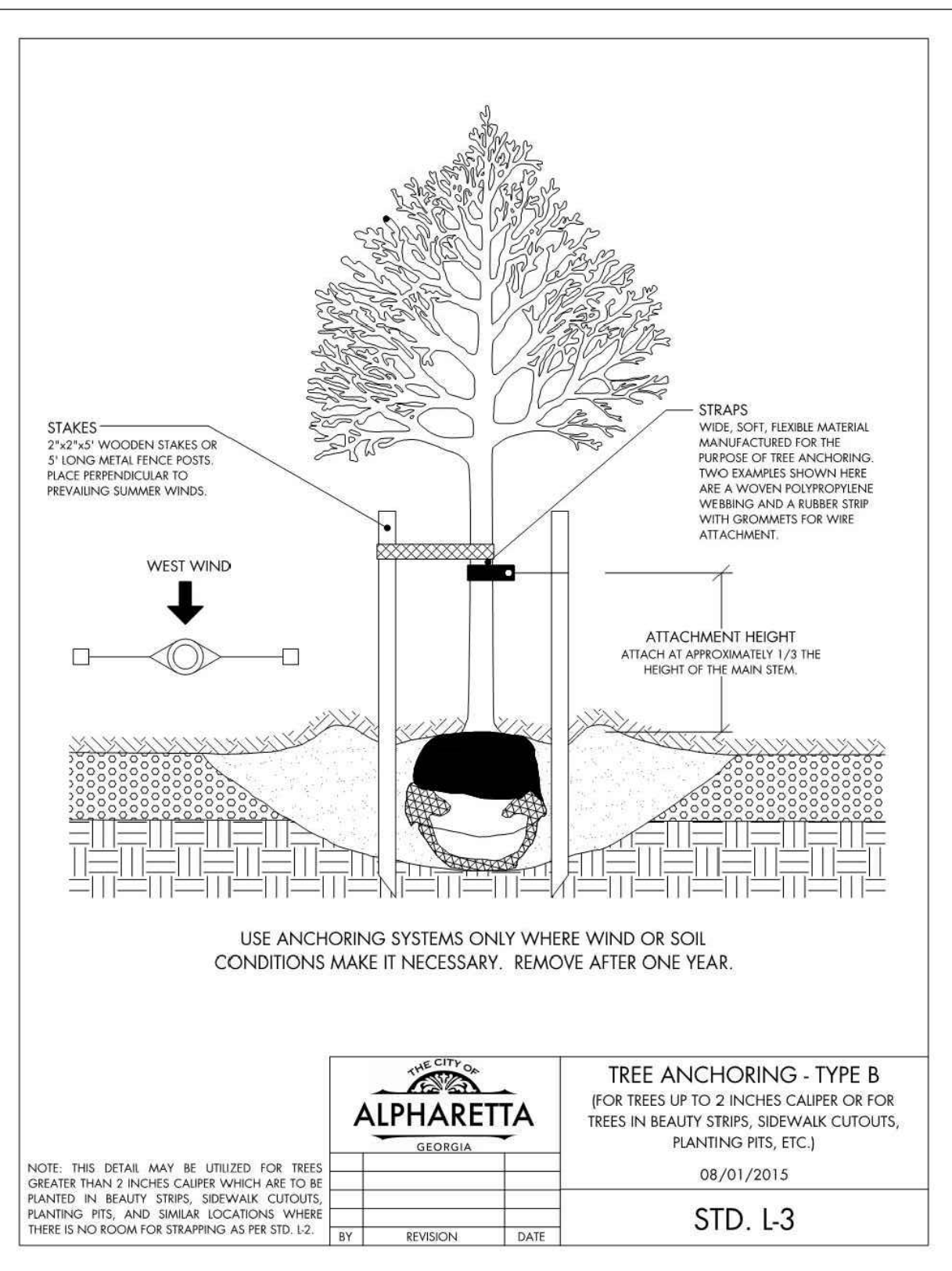
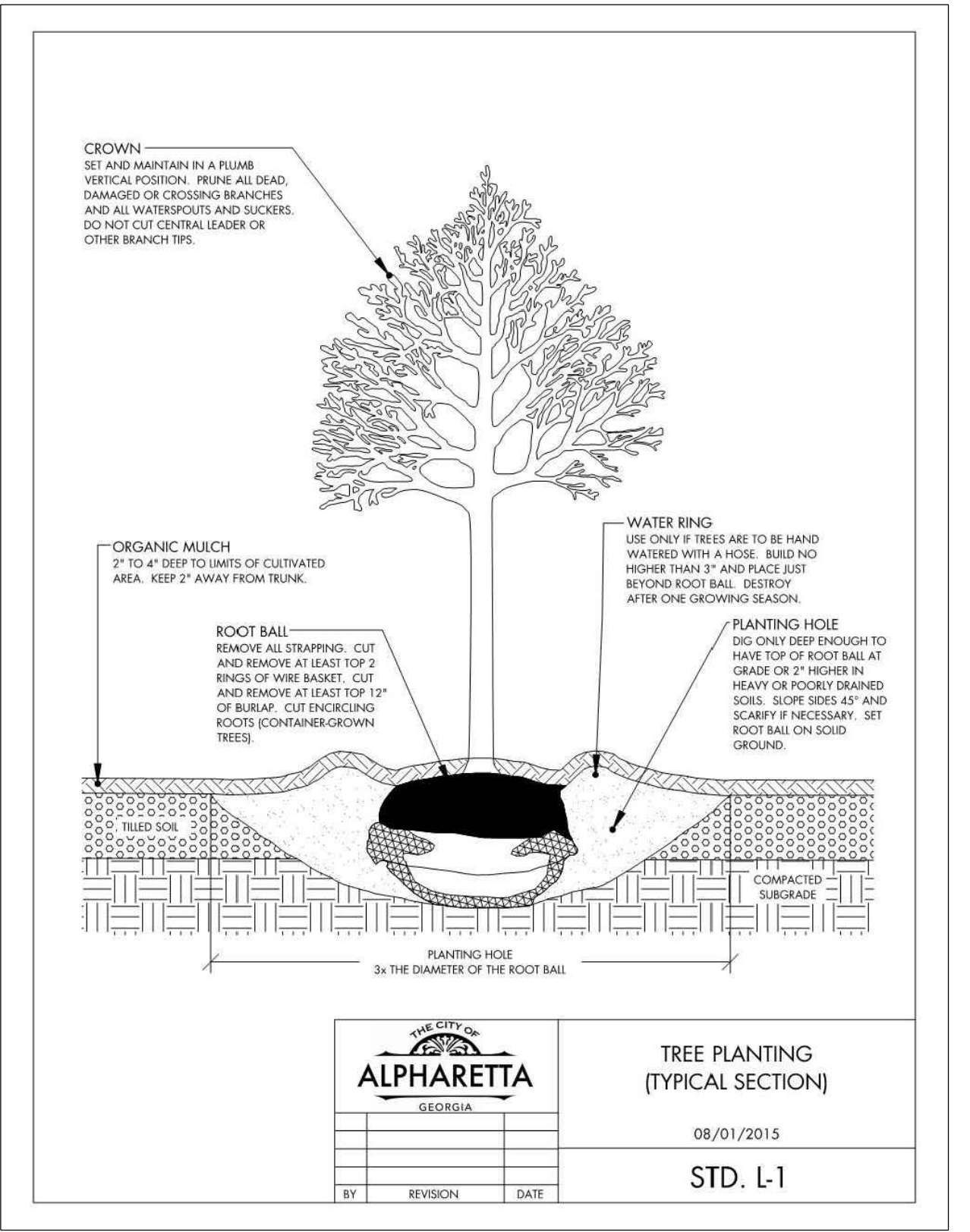
A horizontal graphic scale bar with tick marks at 0, 15', 30', 60', and 90'. The segment from 0 to 30' is divided into three equal parts, each containing a black and white checkerboard pattern. The segments from 30' to 60' and 60' to 90' are solid black.

AN  
RTH

OCTOBER 3, 2022



| PLANT SCHEDULE   |      |           |                                                                     |         |           |            |              |
|------------------|------|-----------|---------------------------------------------------------------------|---------|-----------|------------|--------------|
| TREES            |      |           |                                                                     |         |           |            |              |
|                  | CODE | QTY       | BOTANICAL / COMMON NAME                                             | CONT    | CAL       | HEIGHT     | GROWTH HABIT |
|                  | AA3  | 12        | ACER BUERGERIANUM 'ABMTF' / AERYN® TRIDENT MAPLE                    | B&B     | 4" MIN    | 12'-14' HT | SINGLE TRUNK |
|                  | AA2  | 11        | AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY        | B&B     | 3" MIN    | 8'-10' HT  | MULTI-TRUNK  |
|                  | CN   | 10        | CARPINUS CAROLINIANA 'NATIVE FLAME' / NATIVE FLAME HORNBEAM         | B&B     | 4" MIN    | 12'-14' HT | SINGLE TRUNK |
|                  | CK   | 4         | CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD                          | B&B     | 3" CAL    | 12'-14' HT | SINGLE TRUNK |
|                  | HD2  | 2         | HALESIA DIPTERA / TWO-WINGED SILVERBELL                             | B&B     | 3" MIN    | 10'-12' HT | SINGLE TRUNK |
|                  | MS   | 3         | MAGNOLIA VIRGINIANA 'SILVER MIST' / SWEET BAY                       | B&B     | 4" MIN    | 14'-16' HT | MULTI-TRUNK  |
|                  | ND   | 5         | NYSSA SYLVATICA 'DAVID ODOM' / AFTERBURNER TUPELO                   | B&B     | 4" MIN    | 14'-16' HT | SINGLE TRUNK |
|                  | PV   | 6         | PARROTTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTTIA             | B&B     | 4" MIN    | 14'-16' HT | MULTI-TRUNK  |
|                  | QO   | 3         | QUERCUS NUTTALLII 'BETTERED' / RUBY SPRING NUTTALL OAK              | B&B     | 4" MIN    | 16'-18' HT | SINGLE TRUNK |
|                  | TA   | 4         | TAXODIUM ASCENDENS 'CAROLYN MALONE' TM / GREENFEATHER POND CYPRESS  | B&B     | 4" MIN    | 14'-16' HT | SINGLE TRUNK |
| EVERGREEN TREES  |      |           |                                                                     |         |           |            |              |
|                  | CODE | QTY       | BOTANICAL / COMMON NAME                                             | CONT    | CAL       | HEIGHT     | GROWTH HABIT |
|                  | IN   | 103       | ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY                | B&B     | 3" CAL    | 10'-12' HT | SINGLE TRUNK |
|                  | MT   | 5         | MAGNOLIA GRANDIFLORA 'TEDDY BEAR' / TEDDY BEAR SOUTHERN MAGNOLIA    | B&B     | 3" MIN    | 10'-12' HT |              |
|                  | QC   | 22        | QUERCUS BICOLOR 'BONNIE AND MIKE' TM / BEACON OAK                   | B&B     | 4" MIN    | 14'-16' HT | SINGLE TRUNK |
| FASTIGIATE TREES |      |           |                                                                     |         |           |            |              |
|                  | CODE | QTY       | BOTANICAL / COMMON NAME                                             | CONT    | CAL       | HEIGHT     | GROWTH HABIT |
|                  | AP   | 15        | AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE                           | 5 GAL   | 30"-36"   | 30"-36"    |              |
|                  | FX   | 27        | FOTHERGILLA X INTERMEDIA 'MOUNT AIRY' / MOUNT AIRY FOTHERGILLA      | 3 GAL   | 24"-30"   | 24"-30"    |              |
| SHRUBS           |      |           |                                                                     |         |           |            |              |
|                  | CODE | QTY       | BOTANICAL / COMMON NAME                                             | CONT    | HEIGHT    | SPREAD     |              |
|                  | HA2  | 16        | HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA             | 7 GAL   | 24"-30"   | 30"-36"    |              |
|                  | IV2  | 3         | ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY               | 3 GAL   | 24"-30"   | 24"-30"    |              |
|                  | IR   | 25        | ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY             | 3 GAL   | 24"-30"   | 24"-30"    |              |
|                  | IR   | 25        | ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY             | 3 GAL   | 24"-30"   | 24"-30"    |              |
| EVERGREEN SHRUBS |      |           |                                                                     |         |           |            |              |
|                  | CODE | QTY       | BOTANICAL / COMMON NAME                                             | CONT    | HEIGHT    | SPREAD     |              |
|                  | CY   | 49        | CEPHALOTAXUS HARRINGTONIA 'PLANIA' / YEWTOPIA® PLUM YEW             | 3 GAL   | 8'-12" HT | 15"-18"    |              |
|                  | DB   | 45        | DISTYLIMUM X 'BLDY01' TM / JEWEL BOX DISTYLIMUM                     | 3 GAL   | 2'-4" HT  | 18"-24"    |              |
|                  | DV   | 27        | DISTYLIMUM X 'VINTAGE JADE' / VINTAGE JADE DISTYLIMUM               | 3 GAL   | 8'-12" HT | 24"-30"    |              |
|                  | IH2  | 34        | ILICIIUM FLORIDANUM 'HALLEY'S COMET' / HALLEY'S COMET FLORIDA ANISE | 7 GAL   | 30"-36"   | 30"-36"    |              |
|                  | VD   | 56        | VIBURNUM DAVIDII / DAVID VIBURNUM                                   | 3 GAL   | 24"-30"   | 24"-30"    |              |
|                  | VD   | 56        | VIBURNUM DAVIDII / DAVID VIBURNUM                                   | 3 GAL   | 24"-30"   | 24"-30"    |              |
| GROUND COVERS    |      |           |                                                                     |         |           |            |              |
|                  | CODE | QTY       | BOTANICAL / COMMON NAME                                             | CONT    | SPACING   |            |              |
|                  | AP2  | 2         | ALLIUM SCHOENOPRASUM 'PINK GIANT' / PINK GIANT CHIVES               | 1 GAL   | 8" O.C.   |            |              |
|                  | CA2  | 1,008     | CAREX AMPHIBOLA / CREEK SEDGE                                       | 1 GAL   | 12" O.C.  |            |              |
|                  | CH2  | 3,977     | CAREX LAXICULMIS 'HOBB' / BUNNY BLUE SPREADING SEDGE                | 1 GAL   | 12" O.C.  |            |              |
|                  | DE   | 74        | DRYOPTERIS ERYTHROSORA / AUTUMN FERN                                | 1 GAL   | 18" O.C.  |            |              |
|                  | HH   | 47        | HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY              | 1 QUART | 14" O.C.  |            |              |
|                  | HJ   | 70        | HOSTA X 'JUNE' / JUNE HOSTA                                         | 1 GAL   | 18" O.C.  |            |              |
|                  | JE   | 319       | JUNCUS EFFUSUS / COMMON RUSH                                        | 1 GAL   | 18" O.C.  |            |              |
|                  | PL   | 133       | PHLOX DIVARICATA 'STELLA BLUE' / STELLA BLUE WOODLAND PHLOX         | 1 QUART | 12" O.C.  |            |              |
|                  | TK2  | 263       | THELYPTERIS KUNTHII / SOUTHERN SHIELD FERN                          | 1 GAL   | 18" O.C.  |            |              |
|                  | TS   | 2,664     | TRACHELOSPERMUM ASIATICUM 'HOSNS' / SNOW-N-SUMMER™ ASIATIC JASMINE  | 4" POT  | 10" O.C.  |            |              |
| SOD/SEEDING      |      |           |                                                                     |         |           |            |              |
|                  | CODE | QTY       | BOTANICAL / COMMON NAME                                             | CONT    | SPACING   |            |              |
|                  | ZZ   | 27,318 SF | ZOYSIA X 'ZEON' / ZEON ZOYSIA                                       | SOD     |           |            |              |





# 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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: Minnie Olivia Alpharetta

Location Address: 10 Roswell Street Suite 120

Mailing Address: \_\_\_\_\_

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

Contact For All Notifications: Julio Delgado

Contact Telephone: 321 - 663 - 1465 Mobile Telephone: 321 - 663 - 1465

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: jdelgado@concept2table.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

### Application Fees:

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

All other reviews \$ 300.00

Total Due \_\_\_\_\_

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: Bob Rothman

Physical Address: 1333 Sun Drive NE

Mailing Address: \_\_\_\_\_

City: Brookhaven State: GA Zip Code: 30319 - \_\_\_\_\_

Owner Telephone: 404 - 797 - 0111 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): Type text here Date: \_\_\_\_\_

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: Julio Delgado Date: 10/12/22

Print Form



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# DESIGN REVIEW BOARD REVIEW CRITERIA

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How will this proposal be visually compatible with the character of the surrounding areas?

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No



---

# DESIGN REVIEW BOARD REVIEW CRITERIA

---

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

N/A

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

*Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).*

N/A

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

*Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).*

N/A

Please list and describe the EcoDistrict measures that your application includes.

*EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).*

N/A



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# DESIGN REVIEW BOARD REVIEW CRITERIA

---

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- |                                         |                                         |                                                 |
|-----------------------------------------|-----------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Georgian       | <input type="checkbox"/> Shingle        | <input type="checkbox"/> French Colonial        |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic        |
| <input type="checkbox"/> Greek Revival  | <input type="checkbox"/> Romanesque     | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical   | <input type="checkbox"/> Italianate     |                                                 |
| <input type="checkbox"/> Stick          | <input type="checkbox"/> Tudor Eclectic |                                                 |
| <input type="checkbox"/> Queen Anne     | <input type="checkbox"/> Beaux Arts     |                                                 |

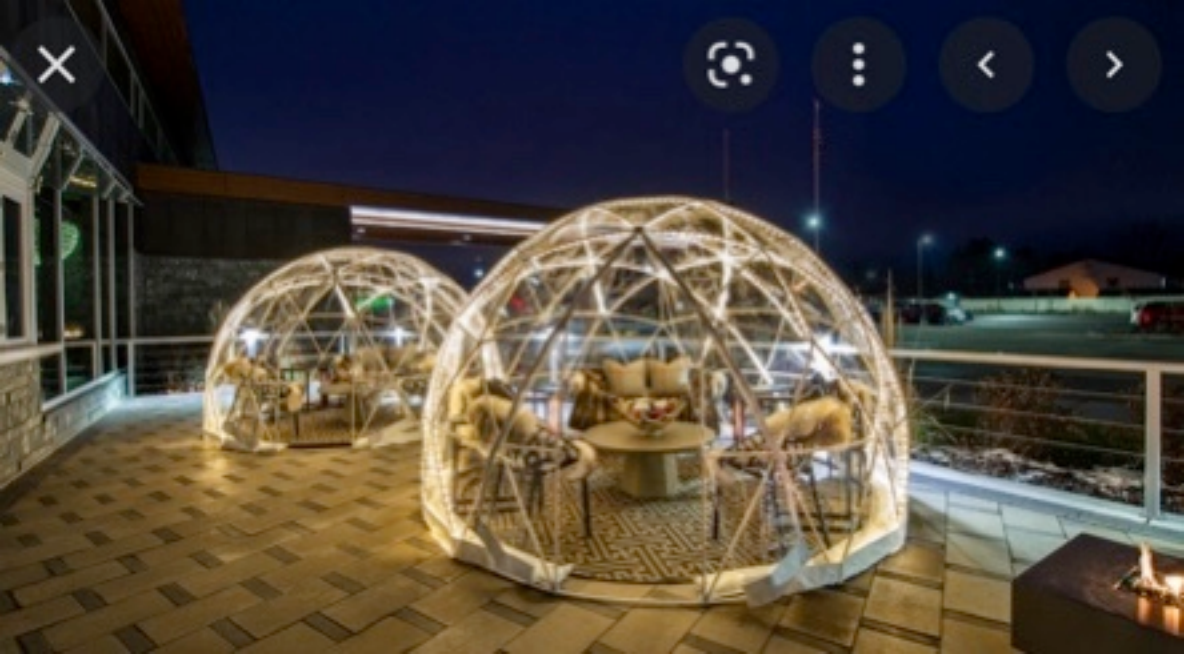
Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

N/A

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.













# 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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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:

VIVA CHICKEN

Location Address:

11760 HAYNES BRIDGE RD SUITE A-2

Mailing Address:

SAME AS ABOVE

City:

ALPHARETTA

State:

GA

Zip Code:

30009

Contact For All Notifications:

ANDREW FELOSZ & MIKE LETOURNEAU

Contact Telephone:

Mobile Telephone:

312 - 907 - 0982

Fax:

Email:

Contact's Relation To Business:

AUTHORIZED REPRESENTATIVE

This Application For (Check all that apply):

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

### Application Fees:

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

All other reviews \$ 300.00

Total Due

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



## 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 a.m. and 3:30 p.m. 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 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

### Filing Deadlines

January 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

### Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 2022

December 09, 2022

# 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
- ☐ 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)
- ☒ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☒ Perspective drawings and renderings

## Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing Application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one .PDF document.

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. Two (2) 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, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.





# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ - \_\_\_\_\_

Owner Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ 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: \_\_\_\_\_

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

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## DESIGN REVIEW BOARD REVIEW CRITERIA

---

How will this proposal be visually compatible with the character of the surrounding areas?

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No



---

# DESIGN REVIEW BOARD REVIEW CRITERIA

---

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

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Please list and describe the EcoDistrict measures that your application includes.

*EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).*

---

## DESIGN REVIEW BOARD REVIEW CRITERIA

---

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- |                                         |                                         |                                                 |
|-----------------------------------------|-----------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Georgian       | <input type="checkbox"/> Shingle        | <input type="checkbox"/> French Colonial        |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic        |
| <input type="checkbox"/> Greek Revival  | <input type="checkbox"/> Romanesque     | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical   | <input type="checkbox"/> Italianate     |                                                 |
| <input type="checkbox"/> Stick          | <input type="checkbox"/> Tudor Eclectic |                                                 |
| <input type="checkbox"/> Queen Anne     | <input type="checkbox"/> Beaux Arts     |                                                 |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.



# 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 to handwrite your responses, please print in a clear, easily legible fashion.

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City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: SJ Market Holdings LLC

Location Address: 233 S Main Street Alpharetta GA 30009

Mailing Address: 233 S Main Street

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: David Filipowicz

Contact Telephone: 404 - 925 - 7380 Mobile Telephone: 404 - 925 - 7380

Fax: \_\_\_\_\_ Email: dave@smokejackbbq.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

### Application Fees:

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

Total Due \_\_\_\_\_

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: Kartos Family Trust (successor in interest to  
J&J Properties, Inc, Estates of John Kartos and Mary Kartos  
Physical Address: 10300 Castlebridge Ct., Knoxville, TN 37922  
Mailing Address: PO Box 22147, Knoxville, TN 37933  
City: Knoxville State: TN Zip Code: 37933  
Owner Telephone: 865 - 966 - 2385 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): Penny Paris, Trustee, Executor Date: 10/1/2022  
and President, J&J Properties, Inc.  
Owner Signature: Penny Paris

### Property Information:

Address (If Assigned): 233 S. Main St  
Tax ID or Map Reference Number: 12 2583 0694 046 D  
Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_  
Existing Zoning of Property: C-2 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: [Signature] Date: 10-3-22





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## DESIGN REVIEW BOARD REVIEW CRITERIA

---

How will this proposal be visually compatible with the character of the surrounding areas?

Currently the building is an orange scheme and outdate.  
New color scheme will be an improvement and more  
pleasing to the eye and complementary to buildings around  
the area

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

This is an application just to paint the building

Created with



✓ FEATURED IN SCENE

SW 6252  
**Ice Cube**  
Locator Number: 257-C3

✓ FEATURED IN SCENE

SW 7670  
**Gray Shingle**  
Locator Number: 282-C6

✓ FEATURED IN SCENE

SW 7662  
**Evening Shadow**  
Locator Number: 233-C2



**SHERWIN-WILLIAMS.**

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

SW 6252 257-C3  
Ice Cube

Trim +  
Soffit

SW 7670 282-C6  
Gray Shingle

From Bottom  
Line of the  
windows down  
(trim)



From Bottom Line  
of window,  
up to soffit/  
trim  
(Main Color)

SW 7662  
Evening Shadow

DR 13





# DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

*UPDATED: December 01, 2021*

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA  
ALPHARETTA, GA 30009  
[WWW.ALPHARETTA.GA.US](http://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

☒ 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)
- ☒ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☒ Locations of building lighting
- ☒ Perspective drawings and renderings

## Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing Application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one .PDF document.

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. Two (2) 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, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board 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 a.m. and 3:30 p.m. 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 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

## Filing Deadlines

January 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

## Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 2022

December 09, 2022

# 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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: Chipotle Mexican Grill, LLC

Location Address: 3900 Brookside Parkway

Mailing Address: PO Box 182566, Columbus OH 43218

City: Alpharetta State: GA Zip Code: 30022 - \_\_\_\_\_

Contact For All Notifications: Robyn Glomb/Haley Becker - GPD Group on behalf of Chipotle Mexican Grill

Contact Telephone: Robyn - 330-572-3562 Mobile Telephone: \_\_\_\_\_  
Haley - 330-572-3611

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: rglomb@gpdgroup.com / hbecker@gpdgroup.com

Contact's Relation To Business: Authorized representatives

This Application For (Check all that apply):

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

### Application Fees:

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

|                   |    |        |
|-------------------|----|--------|
| 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: PRH 3900 BROOKSIDE, LLC

Physical Address: 2350 Hopewell plantation dr.  
Alpharetta, Ga 30004

Mailing Address: Same as above

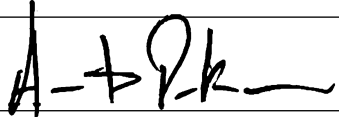
City: Alpharetta State: GA Zip Code: 30004 -

Owner Telephone: 404 - 429 - 0175 Contact Fax:  -  -   
amitparkash@gmail.com

### 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): Amit Parkash Date: 9/29/22

Owner Signature: 

### Property Information:

Address (If Assigned) : 3900 Brookside Parkway Alpharetta GA 30022

Tax ID or Map Reference Number: 11 014000490951

Land Lot(s):  District: 1st District Section: 1st Section

Existing Zoning of Property: C2 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: Robyn Glomb Digitally signed by Robyn Glomb  
DN: cn=US, e=rglomb@gdgroup.com, o=GD  
Group, ou=Permit Coordinator, cn=Robyn Glomb  
Reason: I am the author of this document  
Date: 2022.09.30 11:37:46-0400 on behalf of Chipotle Date: 9/30/22  
Mexican Grill

Print Form

---

# DESIGN REVIEW BOARD REVIEW CRITERIA

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How will this proposal be visually compatible with the character of the surrounding areas?

This is an existing building that is already compatible with the surrounding areas. We are updating the exterior to still be consistent while complying to Chipotle's brand standards. This will be an aesthetically pleasing fresh update to what is currently there.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

---

# DESIGN REVIEW BOARD REVIEW CRITERIA

---

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

*Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).*

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

*Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).*

Please list and describe the EcoDistrict measures that your application includes.

*EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).*



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# DESIGN REVIEW BOARD REVIEW CRITERIA

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Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- |                                         |                                         |                                                 |
|-----------------------------------------|-----------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Georgian       | <input type="checkbox"/> Shingle        | <input type="checkbox"/> French Colonial        |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic        |
| <input type="checkbox"/> Greek Revival  | <input type="checkbox"/> Romanesque     | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical   | <input type="checkbox"/> Italianate     |                                                 |
| <input type="checkbox"/> Stick          | <input type="checkbox"/> Tudor Eclectic |                                                 |
| <input type="checkbox"/> Queen Anne     | <input type="checkbox"/> Beaux Arts     |                                                 |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.



|    |                                                                                               |
|----|-----------------------------------------------------------------------------------------------|
| 1. | REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS. |
| 2. | EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.           |

  
**GPD GROUP**  
Professional Corporation  
520 South Main Street, Suite 2531  
Akron, Ohio 44311  
P. 330.572.2100  
F. 330.572.2101

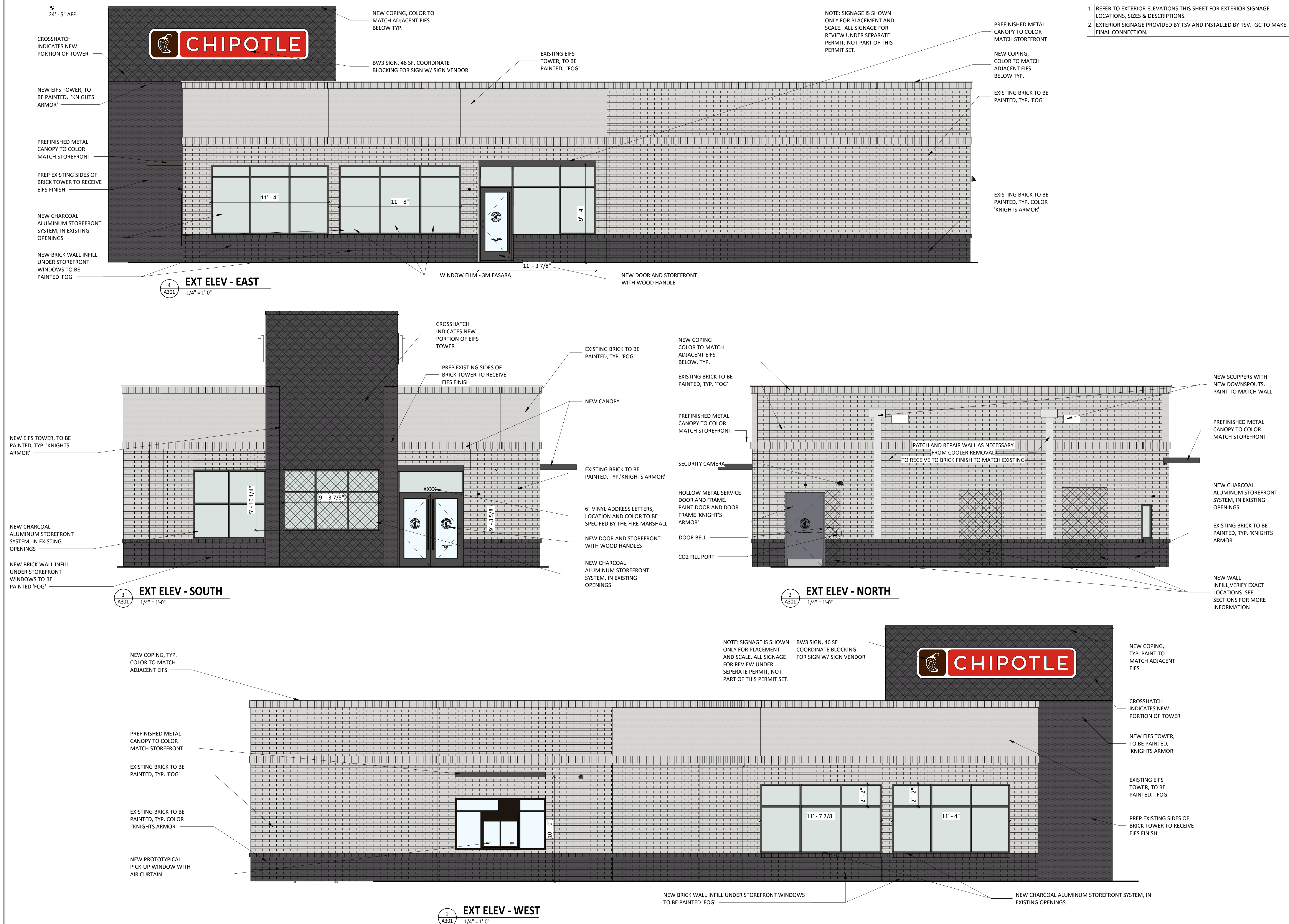


STORE NO.: 4514  
OLD MILTON PARKWAY EAST  
3900 BROOKSIDE PKWY. ALPHARETTA, GA  
30022

[illegible]

## EXTERIOR ELEVATIONS

A301







## EXISTING ELEVATIONS



## SITE LINES

Consultant:



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THIS DRAWING IS AN INSTRUMENT OF SERVICE  
AND AS SUCH REMAINS THE PROPERTY OF  
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USE OF THIS DOCUMENT IS LIMITED AND CAN BE  
EXTENDED ONLY BY WRITTEN AGREEMENT WITH  
CHIPOTLE MEXICAN GRILL, INC..



CHIPOTLE MEXICAN GRILL, INC.  
PO BOX 182566  
COLUMBUS, OH 43218-2566  
TELEPHONE: 614.318.2400  
INTERNET: WWW.CHIPOTLE.COM

STORE NO.: 4514  
OLD MILTON PARKWAY EAST  
3900 BROOKSIDE PKWY. ALPHARETTA, GA  
30022

Issue Record:

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Revisions:

[illegible]

|        |          |
|--------|----------|
| Drawn: | Checked: |
| GPD    | GPD      |
| (HB)   | (QC)     |

Project No.  
2022201.07

# EXISTING ELEVATIONS & SITE LINES

CC 301



|    |                                                                                                                                                                                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM                                              |
| 2. | NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GO TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY. |
| 3. | ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING AND DUMPSTER ENCLOSURE ARE EXISTING U.N.O.                                      |

  
**GPD GROUP**  
Professional Corporation  
520 South Main Street, Suite 2531  
Akron, Ohio 44311  
P. 330.572.2100 F. 330.572.2101

The logo for Chipotle Mexican Grill, featuring a stylized chili pepper in the center, surrounded by the words "CHIPOTLE" and "MEXICAN GRILL" in a circular border.

3900 BROOKSIDE PKWY. ALPHARETTA, GA

30022

[illegible]ARCHITECTURAL SITE  
PLAN

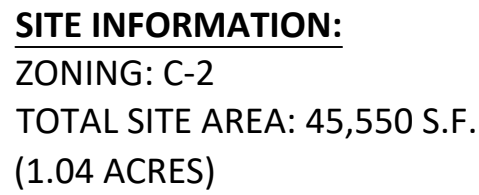
# SP100



OLD MILTON PARKWAY



| CANOPY TREES                                                                      | CODE | QTY | BOTANICAL / COMMON NAME                                        | SIZE    | REMARKS  |         |
|-----------------------------------------------------------------------------------|------|-----|----------------------------------------------------------------|---------|----------|---------|
|  | AO   | 4   | ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE                        | 2" CAL. |          |         |
| SHRUBS                                                                            | CODE | QTY | BOTANICAL / COMMON NAME                                        | SIZE    | SPACING  | REMARKS |
|  | AR   | 10  | ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA                      | 3 GAL.  | 48" o.c. |         |
|  | LH   | 3   | HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA | 3 GAL.  | 48" o.c. |         |
| GROUND COVERS                                                                     | CODE | QTY | BOTANICAL / COMMON NAME                                        | SIZE    | SPACING  | REMARKS |
|  | LB   | 582 | LIRIOPE SPICATA / CREEPING LILYTURF                            | 4" POT  | 16" o.c. |         |



REFER TO TABLE FOR TREE INVENTORY  
1.04 AC. X 135.2 UNITS REQUIRED  
**135.2 UNITS EXCEEDED WITH EXISTING TREES  
(PINE STAND NOT SURVEYED BUT REMAINS  
UNDISTURBED)**

0 S.F. OF LAND DISTURBANCE  
(0%)

**ALL TREE FENCING SHALL BE TYPE C**

A PROJECT ARBORIST WILL NEED TO PROVIDE PROJECT OVERSITE DURING THE DEMOLITION THAT IS TAKING PLACE WITHIN THE CRZ OF THE OAKS

**STORMWATER NOTES:**  
NO SEWER LINES OR WATER LINES WILL  
BE AFFECTED OR MOVED.

BURIAL OF CONSTRUCTION DEBRIS IS NOT PERMITTED.

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE AN APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN  $\pm 0.1'$  OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.

CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS SPECIFIED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL MAINTAIN SLOPES TO BE WITHIN  $\pm 0.1'$  OF FINISH GRADE. THE CONTRACTOR SHALL MAINTAIN MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADERS AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SO AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER FOR 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH GRADE OF THE ADJACENT PLANTING AREAS.

4. INSTALL 5 OUNCE, VENEW, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DOWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.

5. INSTALL 4" MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.

6. INSTALL 14" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE PERMITTED BY THE ARCHITECT).

7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).

8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO INSTALLING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G. MINIMUM PLANT QUANTITIES, PLANTING METHOD, ETC.).

9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL PREVAIL FOR INDIVIDUAL SPECIES. FOR GROUNDCOVER, PLANT QUANTITIES SHALL TAKE PRECEDENCE.

10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS), AND THE ARCHITECT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT FOR ANY REPLACEMENTS.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING: WEEDING, APPROXIMATELY 10% OF THE TOTAL AREA OF THE PROJECT, INCLUDING ALL PLANTING BEDS, TURF AREAS, GROUNDCOVERS, LAWNS, REMOVAL, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR OWNERSHIP, AND THE APPROPRIATE WATERING OF ALL AREAS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

12. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

13. AT FINAL ACCEPTANCE OF THE LANDSCAPE, THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PERIOD. ALL CONCEPTS MUST OCCUR:

A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

B. THE LANDSCAPE SHALL BE CLEAN AND FREE OF LITTER PRIOR TO FINAL ACCEPTANCE.

C. SODDED AREAS SHALL BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL  
NEWLY-PLANTED TREES, SEE CITY OF ALPHARETTA DETAILS ON SHEET LP-2

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

|                                                                 |           |
|-----------------------------------------------------------------|-----------|
| TREE                                                            |           |
| 16" OAK                                                         |           |
| 16" OAK                                                         |           |
| 16" OAK                                                         |           |
| 16" OAK                                                         |           |
| 12" MAPLE                                                       |           |
| 8" MAPLE                                                        |           |
| 6" MAPLE                                                        |           |
| 4" CRAPE MYRTLE                                                 |           |
| 4" CRAPE MYRTLE                                                 |           |
| 4" CRAPE MYRTLE                                                 |           |
| 4" CRAPE MYRTLE                                                 |           |
| 4" CRAPE MYRTLE                                                 |           |
| 4" CRAPE MYRTLE                                                 |           |
| PINE STAND                                                      |           |
| TOTAL INCHES<br>EXISTING (NOT<br>INCLUDING PINE<br>STREE STAND) | 114 UNITS |



Alpharetta Brookside LP  
927 Hillgard Ave  
Los Angeles CA 90024

**Alpharetta Brookside LP Property**  
3600 Brookside Pkwy 1st District 1st Section Parcel: 11014000490951

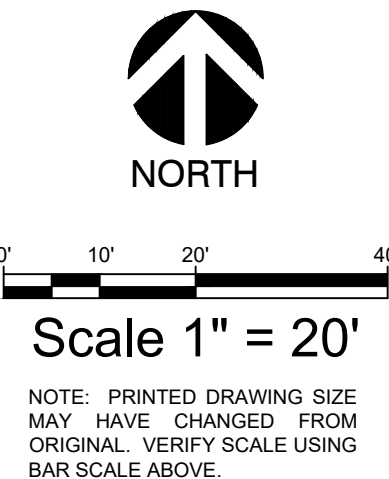
## LANDSCAPE PLAN

| Date | Comment |
|------|---------|
|      |         |
|      |         |
|      |         |
|      |         |

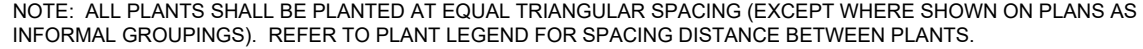
Project Number

|            |           |
|------------|-----------|
| Date       | 9/29/2022 |
| Drawn By   | AK        |
| Checked By | RM        |

# LP-1







Project Name:



File Name: Wall Medallion

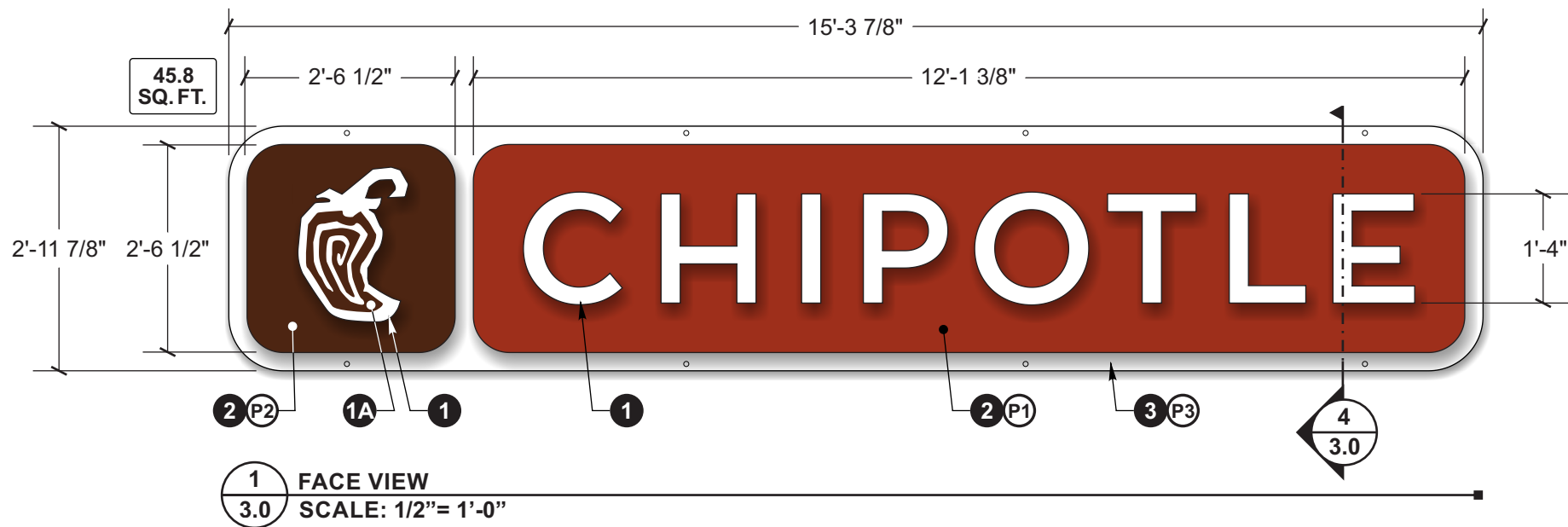
☐ Approved  
☐ Approved As Noted  
☐ Revise And Resubmit

Sheet No. **4.0**



**NOTE:** Paint all exposed fasteners and heyco caps to match adjacent finish





**SIGN TYPE BW-3 SPECIFICATIONS FOR (?Qty?) ILLUMINATED WALL SIGNS**

- 1 CHANNEL LETTERS "CHIPOTLE" AND PEPPER LOGO**  
LETTER TYPE= Face-Lit pan channel letters DEPTH=3"  
FACES= 3/16" Cyro #2447 Milk-White acrylic  
**1A PEPPER GRAPHIC**= .040" Pre-finished Adobo brown alum. F.C.O. overlay  
TRIMCAP= 1" Brown Jewelite  
BACKS= .040" Pre-finished white aluminum  
RETURNS= .040" Pre-finished Adobo Brown aluminum (w/ weep holes)  
ILLUMINATION= White Sloan Prism Mini LEDs  
MOUNTING= Mount flush to face of cabinets with #10 "blunt" ended screws as req.

- 2 BROWN & RED REVERSE PAN CABINETS**  
CABINET TYPE= Halo-Lit reverse pan DEPTH= 2 5/8"  
FACE= .090" Aluminum  
RETURNS= @ Top & bottom: 2 1/2" x 1/8" Alum. angle  
@ Ends/corners: (one-piece) .125" Alum. weld and Versilok to face  
BACK= .150 Clear lexan w/ perimeter angle clips for rev. pan attachment  
ILLUMINATION= White Sloan Prism Mini LEDs  
MOUNTING= Mount to backer panel via 1 1/2" x 1/8" alum. sq. tube "spacer bars" using self drilling screws as req.

- 3 WHITE BACKER PANEL**  
FACE= 1/8" Aluminum- Attachment to frame via weld & Versilok adhesive  
Note: Face overhangs ends of frame typ.  
RETURNS= @ Top & bottom: See "Frame"  
@ Ends/corners: (one-piece) .125" Alum.weld and Versilok to face  
BACK= N/A  
FRAME= 1" x 2" x 1/8" Aluminum rec. tube  
LIFT POINTS= Drill hole and Versilok 3/8" steel nut to bottom of frame then install 3/8" bolt  
MOUNTING= Mount to existing fascia w/ 3/8" fasteners through face/frame (Heyco caps required in panel face)

**ELECTRICAL**

PRIMARY= 120V power supply mounted inside Cabinet's internal raceway (leave 6'-0" pigtail on back of backer panel)  
SECONDARY=12V LED wire leads jumped on back side of cabinets  
POWER DISCONNECT= Toggle switch on cabinet return  
ELECTRICAL HOOK-UP= Final electrical connection of sign is by others

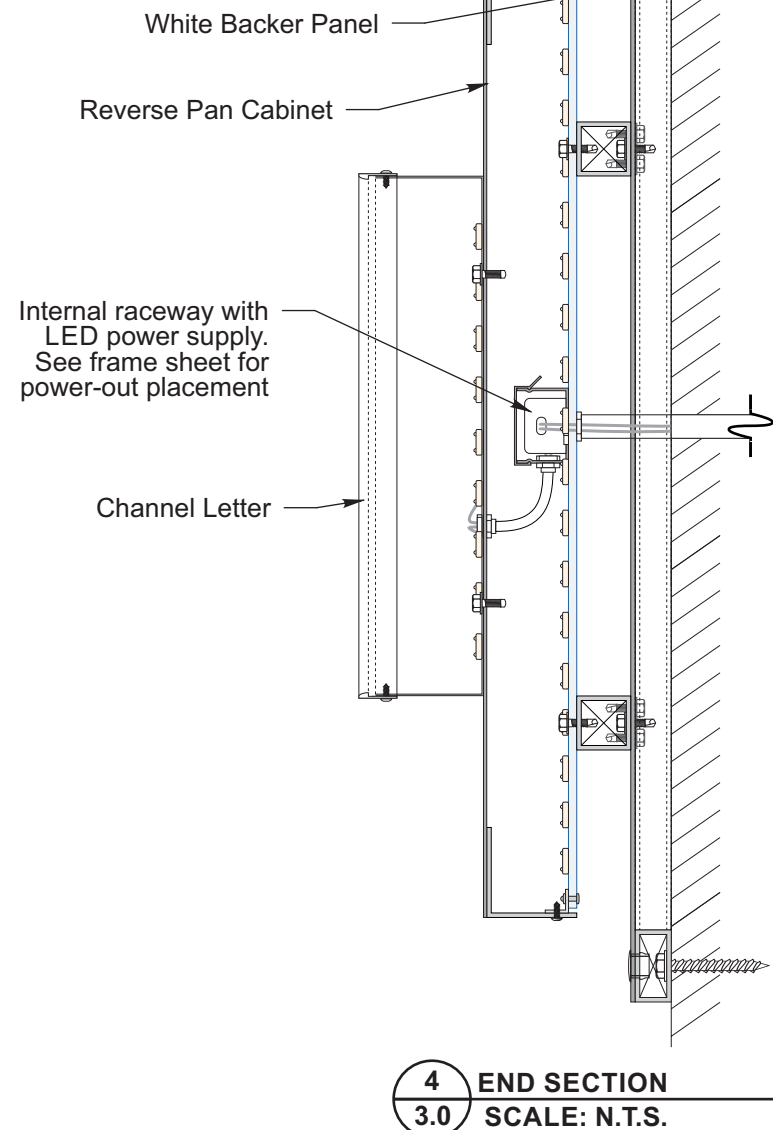
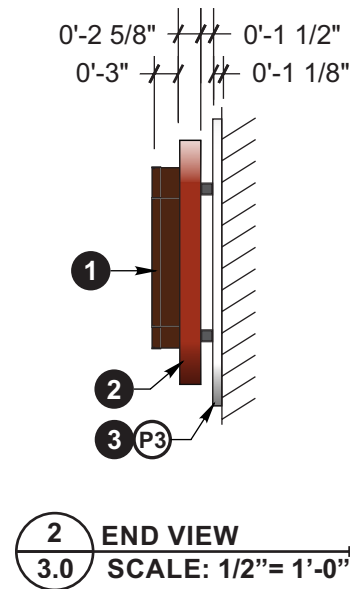
**COLOR SPECIFICATIONS**

- P1 P.T.M. PMS #484C "Roasted Red" (Nuance)  
P2 P.T.M. PMS #4625C "Adobo Brown" (Nuance)  
P3 P.T.M. White

NOTE: Paint all exposed fasteners and Heyco caps to match adjacent finish



3 ILLUMINATION RENDERING  
3.0 SCALE: N.T.S.



**ADCON**

3725 Canal Drive  
Fort Collins, CO 80524  
970 484 3637  
www.adconsigns.com

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**Design Proposal for:  
Chipotle Mexican Grill**

Job Name

Store #

Street Address

City, State Zip

Sign Type: BW-3

Date: Month 00, 2020

Drawn by:

Account Manager: Kristi M.

Project Manager:

File Name: BW-3

**Client Approval**

Signature

Date

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

- ☐ Approved  
☐ Approved As Noted  
☐ Revise And Resubmit

Production Mgr. Approval Date

Project Mgr. Approval Date

Account Mgr. Approval Date

P&D Mgr. Approval Date

**Revision Notes:**

Dot No.

W.O. No.

Rev. No. A

Date:

By:

Sheet No. 3.0

**Client Approval**

Signature \_\_\_\_\_

Date \_\_\_\_\_

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

☐ Approved  
☐ Approved As Noted  
☐ Revise And Resubmit

|                          |      |
|--------------------------|------|
| Production Mgr. Approval | Date |
| Project Mgr. Approval    | Date |
| Account Mgr. Approval    | Date |
| P&D Mgr. Approval        | Date |

Revision Notes:

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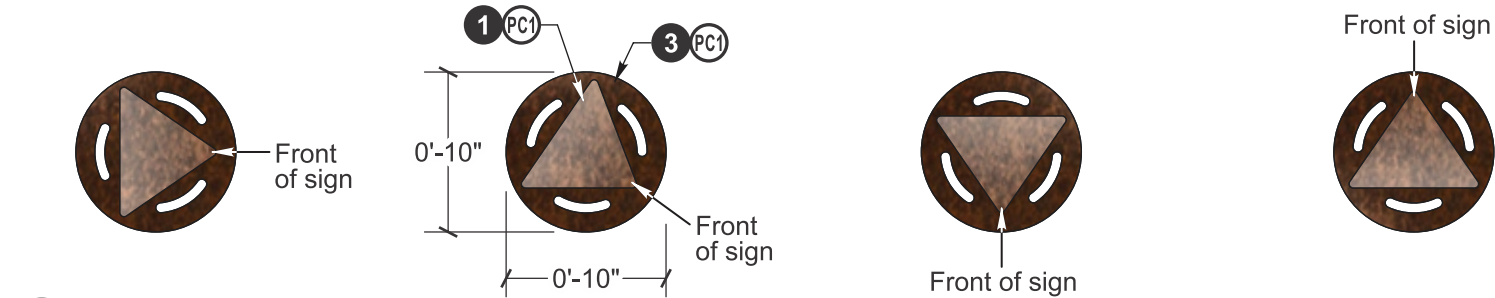
\_\_\_\_\_

SPECIFICATIONS FOR (1) ILLUMINATED D/F 6 FT DIGITAL PICKUP SIGN

- 1 POST= Brake-formed 1/8" aluminum body w/ welded & finished top cap
- 1a Text Graphics: CNC Routed and backed w/ 3/16" Milk White acrylic
- 1b Logo Graphic: CNC Routed and backed w/ 3/16" Milk White acrylic then overlaid w/ opaque vinyl
- 2 ACCESS PANEL= Removable full length 1/8" aluminum back panel
- ILLUMINATION= Internally illuminated via Sloan Prism Mini White LEDs
- 3 MOUNTING= 1/4" Aluminum plate w/ mounting slots to allow rotational adjustment of 25° each direction
- CAISSON= Sonotube formed concrete caisson and (3) 1/2" dia. expansion anchors w/ washers and leveling nuts as req.

COLORS AND FINISHES

- PC1 Powder coat IFS Rustic SRBM 90146
- V3 Arlon cast vinyl #2100-3651 "Adobo Brown"



1 ROTATED PLAN VIEWS  
6.0 SCALE: 1"=1'-0"



2 DIGITAL PICKUP SIGN- ROTATED VIEWS  
6.0 SCALE: 1"=1'-0"



3 ILLUMINATION RENDERING TYP.  
6.0 SCALE: N.T.S.



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**Job Name**

Sign Type: Clearance Bar

Drawn by: Skip W.

Project Manager: \_\_\_\_\_

---

## Signature \_\_\_\_\_

Date \_\_\_\_\_

**NOTE:** Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise And Resubmit

|                          |      |
|--------------------------|------|
| Production Mgr. Approval | Date |
|--------------------------|------|

|                       |      |
|-----------------------|------|
| Project Mgr. Approval | Date |
|-----------------------|------|

|                       |      |
|-----------------------|------|
| Account Mgr. Approval | Date |
|-----------------------|------|

|                   |      |
|-------------------|------|
| P&D Mgr. Approval | Date |
|-------------------|------|

Revision Notes:

**Dot No.**

W.O. No.

Rev. No. **A** Date: \_\_\_\_\_  
By: \_\_\_\_\_

Sheet No. **5.0**

**1 POST=** 4" x 4" x 1/4" Alum. sq. tube w/ 3/8" alum top plate and pivot

**2 CLEARANCE BAR=** 2" x 4" x 1/8" Alum. rec. tube w/ black PVC end caps

**2a Graphics:** Reflective vinyl overlay

**Breakaway:** To minimize damage from impact, the top beam will give way and rotate when struck. Beam can then be manually rotated back to original position

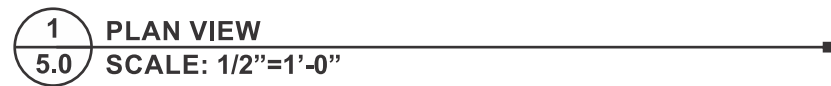
**Note:** Rotation from fixed position will break shear/alignment pin which can be easily serviced during realignment of clearance bar

**3 MOUNTING=** Slotted 1/2" alum. base plate attaches to embedded bolts in caisson

**CAISSON=** Sonotube formed concrete caisson w/ embedded mounting hardware (four 5/8" All-thread welded to 1/8" steel spacer plates w/ washers and leveling nuts).

**(P1)** Powder coat IFS Rustic SRBM 90146

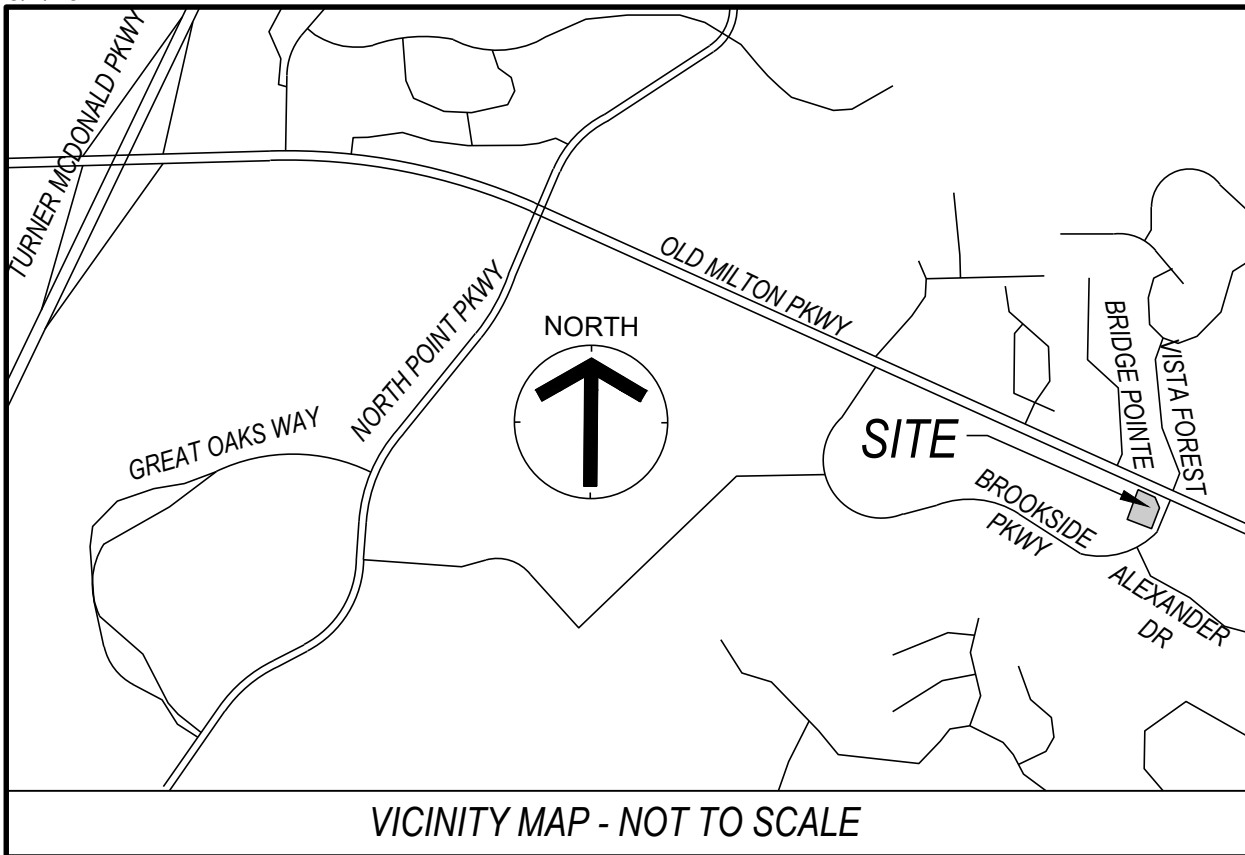
**(V5) Reflective White Vinyl**





PROPOSED FREESTANDING SIGN FOR OLD MILTON PARKWAY





VICINITY MAP - NOT TO SCALE

Stewart Title Guaranty Company  
Schedule B, Section II - Exceptions  
Commitment No: 20000090232  
Commitment Date: June 9, 2020 at 5:00 PM  
Revision Issued: June 18, 2020

Real property in the City of Alpharetta, County of Fulton, State of Georgia, described as follows:

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND IN AND BEING IN LAND LOT 50 OF THE 1ST DISTRICT, 1ST SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY (HAVING A VARIABLE RIGHT-OF-WAY), AND THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY (HAVING A VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE NORTHERLY END OF A MITERED RIGHT-OF-WAY LINE, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 65.65 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 24 DEGREES 19 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 101.88 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 386.00 FEET AND AN ARC LENGTH OF 120.24 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 33 DEGREES 14 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 119.76 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 65 DEGREES 29 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 168.46 FEET LEAVING THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY TO A 1/2 INCH REBAR SET; THENCE NORTH 24 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 252.10 FEET TO A 1/2 INCH REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY; THENCE SOUTH 65 DEGREES 30 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 129.71 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINED 1.045 ACRES MORE OR LESS.

PARCEL 2:

EASEMENTS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 2530, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED FROM REALTICORP 528, L.L.C. TO BROOKSIDE ASSOCIATION, INC., DATED MARCH 9, 20016, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 415, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ESTOPPEL

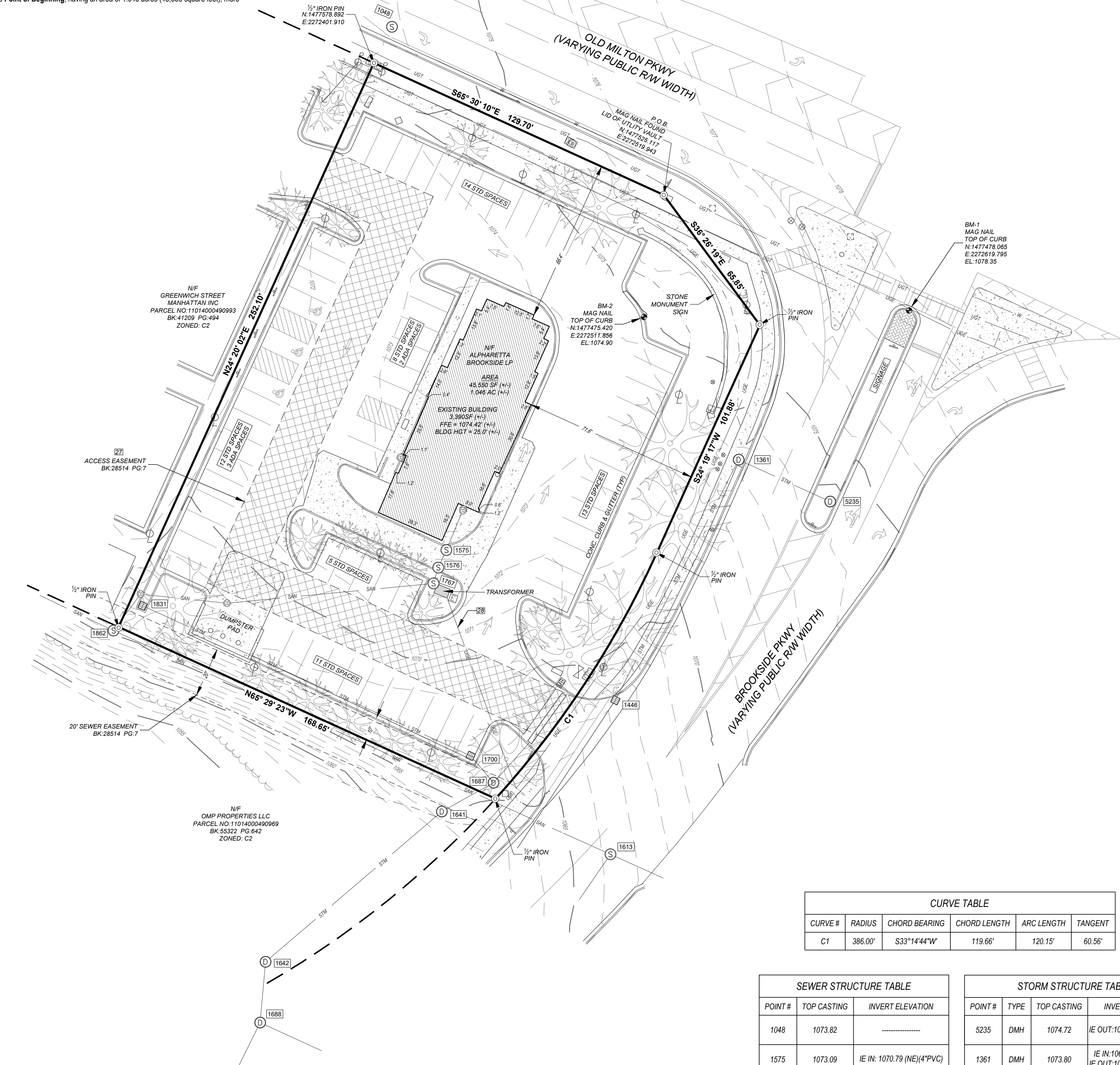
AND RATIFICATION AGREEMENT BY AND BETWEEN ALPHA CAPITAL EQUITY, LLC AND BROOKSIDE ASSOCIATION, INC., A GEORGIA CORPORATION, DATED MARCH 16, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, DATED SEPTEMBER 29, 2014, FILED FOR RECORD OCTOBER 13, 2014, AND RECORDED IN DEED BOOK 54241, PAGE 296, AFORESAID RECORDS.

PARCEL 3:

EASEMENTS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTICORP, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED FEBRUARY 4, 2000, FILED FOR RECORD FEBRUARY 10, 2000, AND RECORDED IN DEED BOOK 28514, PAGE 7, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTICORP 528, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED AUGUST 2, 2000, FILED FOR RECORD AUGUST 7, 2000, AND RECORDED IN DEED BOOK 29341, PAGE 112, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED OF RELEASE BY AND AMONG REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, WALTER BEIL, A CALIFORNIA RESIDENT AND THE SUCCESSOR IN TITLE TO OLD MILTON VENTURE II, LLC, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED JULY 10, 2002, FILED FOR RECORD JULY 11, 2002, AND RECORDED IN DEED BOOK 32708, PAGE 522, AFORESAID RECORDS.

Legal Description per Survey  
Performed by CESO, Inc.

Beginning at mag nail found in an utility vault lid located in the southerly margin of Old Milton Parkway (Varying Public R/W Width), thence with said southerly margin of said Old Milton Parkway, South 36°26'19" East a distance of 65.65 feet to a 1/2" iron pin found in the westerly margin of Brookside Parkway (Varying Public R/W Width), thence with said westerly margin of said Brookside Parkway the following two (2) courses and distances: 1) South 24°19'17" West a distance of 101.88 feet to a 1/2" iron pin; thence 2) with a curve turning to the right having a radius of 386.00 feet, an arc length of 120.15 feet, a chord bearing of South 33°14'44" West and a chord length of 119.66 feet to a 1/2" iron pin, thence leaving said westerly margin of said Brookside Drive and with the line of OMP Properties, LLC (Book 55322 Page 642), North 65°29'23" West a distance of 168.65 feet to a 1/2" iron pin at the common corner of the subject property, said OMP Properties, LLC and Greenwich Street Manhattan, Inc (Book 41209 Page 494), thence with the line of said Greenwich Street Manhattan, Inc, North 24°20'02" East a distance of 252.10 feet to a 1/2" iron pin found in said southerly margin of said Old Milton Parkway, thence with said southerly margin of said Old Milton Parkway, South 65°30'10" East a distance of 129.70 feet to the Point of Beginning, having an area of 1.045 acres (45,550 square feet), more or less.



| CURVE TABLE |         |               |              |            |
|-------------|---------|---------------|--------------|------------|
| CURVE #     | RADIUS  | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
| C1          | 386.00' | S33°14'44"W   | 119.66'      | 120.15'    |

| SEWER STRUCTURE TABLE |             |                                                                                                                                                      |
|-----------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| POINT #               | TOP CASTING | INVERT ELEVATION                                                                                                                                     |
| 1048                  | 1073.82     | -----                                                                                                                                                |
| 1575                  | 1073.09     | IE IN: 1070.79 (NE)(4"PVCI)                                                                                                                          |
| 1576                  | 1072.76     | IE OUT:1070.41 (SW)(6"PVCI)                                                                                                                          |
| 1767                  | 1073.50     | IE IN: 1068.35 (NE)(6"PVCI)<br>IE OUT:1068.30 (X)(6"PVCI)                                                                                            |
| 1862                  | 1067.65     | IE IN: 1060.25 (NE)(6"PVCI)<br>IE IN:1060.20 (NW)(6"PVCI)<br>IE IN:1062.73 (NW)(6"PVCI)<br>IE IN:1058.83 (SE)(6"PVCI)<br>IE OUT:1058.63 (SW)(6"PVCI) |
| 1613                  | 1066.23     | IE IN:1061.76 (NE)(18"CMPI)<br>IE OUT:1061.76 (SW)(18"CMPI)                                                                                          |

| STORM STRUCTURE TABLE |      |             |
|-----------------------|------|-------------|
| POINT #               | TYPE | TOP CASTING |
| 9235                  | DMH  | 1074.72     |
| 1361                  | DMH  | 1073.80     |
| 1446                  | CB   | 1067.24     |
| 1831                  | CB   | 1067.70     |
| 1700                  | CB   | 1067.77     |
| 1687                  | DMH  | 1066.22     |
| 1641                  | DMH  | 1066.76     |
| 1642                  | DMH  | 1057.09     |
| 1688                  | DMH  | 1054.85     |

SURVEYOR NOTES

- The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Georgia, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.
- Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
- Survey not final without Seal and Signature of Surveyor.
- All set property corners are marked with 5/8" diameter rebar with a CESO cap unless otherwise noted.
- This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
- As shown on survey, there are no gaps or gorges between tracts.

TABLE A - INFORMATION

Item 3: FEMA Map No: 13121C0086F Dated: September 18, 2013 Zone "X"

Item 4: Total Area: 45,550 SF (+/-) 1.045 AC (+/-)

Item 6: (a)(b) No Zoning Letter provided to Surveyor

Item 7: Shown on survey

Item 8: Shown on Survey

Item 9: 63 Standard Parking Spaces

5 ADA Parking Spaces

69 Total Parking Spaces

Item 11: Shown on Survey

Item 13: Shown on Survey

Item 14: Property is located at intersection of Old Milton Parkway and Brookside Parkway.

Item 16: No evidence of current earth moving work, building construction, or building additions.

Item 17: No evidence of recent street or sidewalk construction or repairs observed..

PROPERTY INFORMATION

Tax Parcel ID: 11 014000490951

Address: 3900 Brookside Parkway

Owner: Alpharetta Brookside LP

927 Hillgard Avenue

Los Angeles, CA 90024

Recorded Documents for Property:

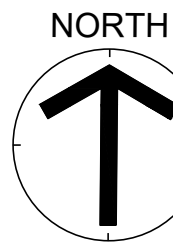
BK: 52806 PG: 0670

Zoning: C2

BENCHMARKS

BM- 1: MAG NAIL - TOP OF CURB  
N: 1477478.065 E: 2272619.795 EL: 1078.35  
SPC: (NAD 83) GA WEST ZONE, ELEV:(NAVD 88)

BM- 2: MAG NAIL - SIDEWALK  
N: 1477475.420 E: 2272511.856 EL: 1074.90  
SPC: (NAD 83) GA WEST ZONE, ELEV:(NAVD 88)



Source of North  
Georgia State Plane  
West Zone  
(NAVD 88)  
(NAD 83)

Stewart Title Guaranty Company  
Schedule B, Section II - Exceptions  
Commitment No: 20000090232  
Commitment Date: June 9, 2020 at 5:00 PM  
Revision Issued: June 18, 2020

- All real property taxes and assessments for the year 2020 and subsequent years, not yet due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.
- NOT WITHIN THE PURVIEW OF SURVEYOR
- All assessments, taxes, and special assessments which are now a lien or payable or which may become due and payable, including, but not limited to, water bills, sanitary bills, sewer bills and solid waste bills.
- NOT WITHIN THE PURVIEW OF SURVEYOR
- NOTE: This exception shall be removed upon receipt of copies of water bills, sanitary bills, sewer bills and solid waste bills for the last three billing cycles and copies of paid receipts for the most current bills.
- NOT WITHIN THE PURVIEW OF SURVEYOR
- This Commitment of Title Insurance affords assurance as to the location of the boundary lines of subject property, but does not insure the engineering calculation and computing for the exact amount of acreage and/or square footage contained therein.
- CALCULATED AREA AS SHOWN AND NOTED ON SURVEY
- Right of Way Deed from Mrs. T. Shirley, et al., to Fulton County, dated October 26, 1938, filed November 8, 1938 and recorded in Deed Book 1720, Page 34, records of the Superior Court of Fulton County, Georgia.
- Easements as contained in that certain Right-of-Way Deed from J. A. Webb, et al., to Fulton County, dated March 9, 1943, filed March 20, 1943 and recorded in Deed Book 1855, Page 443, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY
- Right-of-Way Easement from H.D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 5, 1960, filed December 12, 1960 and recorded in Deed Book 3647, Page 432, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE
- Right-of-Way Easement from Howard Vaughan to Suwanee Electric Membership Corporation, a corporation, dated October 2, 1963, filed November 4, 1963 and recorded in Deed Book 4145, Page 515, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE
- Right-of-Way Easement from J.T. Spuell to Suwanee Electric Membership Corporation, a corporation, dated September 3, 1974, filed October 31, 1974 and recorded in Deed Book 6164, Page 168, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE
- Right-of-Way Easement from Mrs. Edna D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 6, 1974, filed December 30, 1974 and recorded in Deed Book 6194, Page 295, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE
- Terms and provisions as set forth in that certain Indemnitor Flood Plain by and between Crow-Childress-Mobley #7A, a Texas limited partnership and Fulton County, a political subdivision of the State of Georgia, dated November 8, 1988, filed November 14, 1988 and recorded in Deed Book 12043, Page 8, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY
- Easements as contained in that certain Right-of-Way Deed from Crow-Childress-Mobley #7A, a Texas limited partnership to Fulton County, dated November 8, 1988, filed February 23, 1989 and recorded in Deed Book 12296, Page 16, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY
- Easements as contained in that certain Declaration of Taking styled Department of Transportation vs. 10.622 acres of land, et al., Docket No. E-26638 in the Superior Court of Fulton County, Georgia, dated February 15, 1971, filed February 23, 1971, aforesaid records.
- EASEMENTS CONVEYED BY DOCUMENT LOCATED WITHIN THE PRESENT R/W OF OLD MILTON ROAD
- Terms and provisions as set forth in that certain Agreement Regarding Access by and among 3 Plus Limited Partnership, a Georgia limited partnership, J. McDonald Williams, Harlan R. Crow, Joel C. Peterson, Trammell Crow Company Employees, Inc., a Texas corporation, Trammell Crow Partners, Ltd., a Texas limited partnership and Trammell Crow Foundation, Ltd., a Texas limited partnership, and Jim Cowart, Inc., a Georgia corporation, dated March 6, 1995, filed March 14, 1995 and recorded in Deed Book 15369, Page 41, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY
- Easement Agreement by and between RealEstateCorp 528, L.L.C., a South Carolina limited liability company and Weeks Realty, L.P., a Georgia limited partnership, dated October 17, 1997, filed October 24, 1997 and recorded in Deed Book 23303, Page 39, aforesaid records.
- DOCUMENT DOES PERTAIN TO AND APPEARS TO BENEFIT THE SUBJECT PROPERTY
- Master Declaration of Protective Covenants for Brookside by RealEstateCorp 528, L.L.C., a South Carolina limited liability company, dated October 17, 1997, filed October 24, 1997 and recorded in Deed Book 23303, Page 128, aforesaid records; as affected by Quit Claim Deed from RealEstateCorp 528, LLC to Brookside Association, Inc., dated March 9, 2006, filed April 4, 2006 and recorded in Deed Book 42269, Page 415, aforesaid records; as further affected by Estoppel and Ratification Agreement by and between Alpha Capital Equity, LLC and Brookside Association, Inc., dated March 16, 2006, filed April 4, 2006 and recorded in Deed Book 42269, Page 417, aforesaid records; as amended by First Amendment to Master Declaration of Protective Covenants for Brookside, dated September 29, 2014, filed October 13, 2014 and recorded in Deed Book 54241, Page 296, aforesaid records; as may be further amended and/or supplemented.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY
- Right-of-Way Easement from RealEstateCorp 528, LLC to Suwanee Electric Membership Corporation, dated as of September 14, 1998, filed October 5, 1998 and recorded in Deed Book 25473, Page 35, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE
- Declaration of Restrictive Covenants by RealEstateCorp 528, L.L.C., a South Carolina limited liability company, dated as of October 2, 1998, filed October 5, 1998 and recorded in Deed Book 25473, Page 80, aforesaid records; as may be further amended and/or supplemented.
- DOCUMENT DOES PERTAIN TO AND APPEARS TO BENEFIT THE SUBJECT PROPERTY
- Terms and conditions as set forth in that certain Lease dated as of February 4, 2000, as evidenced by Memorandum of Lease between Old Milton Venture II, LLC, a Georgia limited liability company ("Landlord") to RTM Georgia, Inc., a Georgia corporation ("Tenant"), dated February 8, 2000, filed February 10, 2000 and recorded in Deed Book 28514, Page 1, aforesaid records; as amended by First Amendment to Memorandum of Lease between Old Milton Venture II, LLC, a Georgia limited liability company ("Landlord") and RTM Georgia, Inc., a Georgia corporation ("Tenant"), dated September 22, 2000, filed October 17, 2000 and recorded in Deed Book 25581, Page 169, aforesaid records; as assigned by Assignment of Lease by and between Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975, a California trust ("Assignor") and Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975-Survivor's Trust, a California trust ("Assignee"), effective as of January 15, 2013, filed June 27, 2013 and recorded in Deed Book 52806, Page 666, aforesaid records; as further assigned by Assignment of Lease between Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975-Survivor's Trust, a California trust ("Assignor") and Alpharetta Brookside, L.P., a Delaware limited partnership ("Assignee"), effective as of June 24, 2013, filed July 18, 2013 and recorded in Deed Book 52885, Page 389, aforesaid records.
- DOCUMENT DOES PERTAIN TO THE SUBJECT PROPERTY
- Reciprocal Easement Agreement by and among RealEstateCorp 528, L.L.C., a South Carolina limited liability company; Old Milton Venture II, LLC, a Georgia limited liability company; and RTM Georgia, Inc., a Georgia corporation, dated as of February 4, 2000, filed February 10, 2000 and recorded in Deed Book 28514, Page 7, aforesaid records; as amended by First Amendment to Reciprocal Easement Agreement by and between RealEstateCorp 528, L.L.C., a South Carolina limited liability company; Old Milton Venture II, LLC, a Georgia limited liability company; and RTM Georgia, Inc., a Georgia corporation, dated as of August 2, 2000, filed August 7, 2000 and recorded in Deed Book 29341, Page 112, aforesaid records; as affected by Quitclaim Deed of Release by and among Walter Beil, a California resident and successor in title to Old Milton Venture II, LLC and RTM Georgia, Inc., a Georgia corporation (collectively "Grantor"), to RealEstateCorp 528, L.L.C., a South Carolina limited liability company ("Grantee"), dated as of July 10, 2002, filed July 11, 2002 and recorded in Deed Book 32708, Page 522, aforesaid records.
- AS SHOWN AND NOTED ON SURVEY
- Right-of-Way Easement by Old Milton Venture II, LLC to Suwanee Electric Membership Corporation, dated as of March 15, 2000, filed April 26, 2000 and recorded in Deed Book 28935, Page 213, aforesaid records.
- AS SHOWN AND NOTED ON SURVEY

SURVEYOR'S GPS CERTIFICATION NOTE

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in Georgia, and meets or exceeds the requirements for a Class "A" survey as specified hereon.

For boundary and topographic aspects of this survey, RTK GPS positional data was observed on the date of June 17, 2020 utilizing a Trimble R8s dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B.

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.05'

Combined Grid Factor: 0.99985371 centered on Fixed Station BM-1 as shown hereon.

To: SFD Outside, LLC, a Tennessee Limited Liability Company; Stewart Title Guaranty Company; and their successors and/or assigns as their respective interest may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b)(c), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The ratio of precision for this unadjusted survey is 1:10,000 as shown hereon.

The field work was completed in June, 2020

Date of Plat or Map: July 14, 2020

Surveyor of Record

William J. Huffman, GA No. L3803288

St. Survey Manager, CESO, INC.

216 Centerville Drive, Suite 150

Brentwood, Tennessee, 37027

Office: 615-228-6900

Mobile: 423-676-3977

Email: huffman@cesoinc.com



7/14/2020

| LEGEND |                   |  |                                 |
|--------|-------------------|--|---------------------------------|
|        | BENCHMARK         |  | SEWER MANHOLE                   |
|        | IRON PIN (FOUND)  |  | SEWER CLEANOUT                  |
|        | MONUMENT (FOUND)  |  | STORM MANHOLE                   |
|        | POWERLIGHT POLE   |  | CATCH BASIN                     |
|        | LIGHT POLE        |  | GAS METER                       |
|        | POWER POLE        |  | GAS VALVE                       |
|        | GUY WIRE          |  | WATER METER                     |
|        | TELEPHONE BOX     |  | WATER VALVE                     |
|        | COMMUNICATION BOX |  | FIRE HYDRANT                    |
|        | ELECTRIC BOX      |  | SIGN                            |
|        |                   |  | HVAC UNIT                       |
|        |                   |  | LANDSCAPE EASEMENT LINE         |
|        |                   |  | PUBLIC UTILITY & DRAINAGE ESMT. |
|        |                   |  | MINIMUM BUILDING SETBACK LINE   |
|        |                   |  | PROPERTY LINE                   |
|        |                   |  | ADJACENT PROPERTY LINE          |
|        |                   |  | EASEMENT LINE                   |
|        |                   |  | EDGE LANDSCAPE LINE             |
|        |                   |  | FENCE LINE                      |
|        |                   |  | WATER LINE                      |
|        |                   |  | STORM LINE                      |
|        |                   |  | SAN SEWER LINE                  |
|        |                   |  | OVERHEAD ELECTRIC LINE          |
|        |                   |  | UNDERGROUND ELECTRIC LINE       |
|        |                   |  | UNDERGROUND COMM. LINE          |



UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located in the exact location indicated although he does certify that they are located as accurately as possible from information available.







|    |                                                                                                                                                                                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM                                              |
| 2. | NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GO TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY. |
| 3. | ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING AND DUMPSTER ENCLOSURE ARE EXISTING U.N.O.                                      |



**GPD GROUP**  
Professional Corporation  
520 South Main Street, Suite 2531  
Akron, Ohio 44311  
Ph. 330.572.2100 F. 330.572.2101



OLD MILTON PARKWAY EAST  
3900 BROOKSIDE PKWY. ALPHARETTA, GA  
30022

|                 |                               |
|-----------------|-------------------------------|
| <u>03/08/21</u> | <u>COMBINED PROTO RELEASE</u> |
| <u>07/08/22</u> | <u>ICP</u>                    |

[illegible]

Project No.  
2022201.07

# ARCHITECTURAL SITE PLAN

Diagram illustrating the dimensions and components of a wall-mounted tenant announcement sign:

- Sign Dimensions:** The sign is 1' - 6 7/8" wide and 3' - 2 1/8" high.
- Callout (1):** 1" CONDUIT FOR TENANT ANNOUNCE SIGN, REFER TO ELECTRICAL DRAWINGS. This conduit is located at the top of the sign.
- Callout (2):** 1" CONDUIT FOR CLEARANCE BAR, REFER TO ELECTRICAL DRAWINGS. This conduit is located at the bottom of the sign.
- Clearance Bar:** A horizontal bar is shown below the sign, with a height of 3' - 2" from the bottom of the sign.
- Mounting:** The sign is mounted on a wall, with a vertical line indicating the center of the sign.

(1) 1" CONDUIT FOR TENANT ANNOUNCE SIGN, REFER TO ELECTRICAL DRAWINGS

EXISTING EXCLUSIVE GREASE INTERCEPTOR, TO REMAIN, SEE PLUMBING DRAWINGS

TENANT ANNOUNCE SIGN AND FOUNDATION BY TSV, SEE 2/SP100 FOR DETAILS

CLEARANCE BAR AND FOUNDATION BY TSV, SEE 2/SP100

EXISTING 6" BOLLARD, TO REMAIN AND RECEIVE PAINT

(1) 1" CONDUIT FOR LOOP DETECTOR, REFER TO ELECTRICAL DRAWINGS

NEW PICK-UP WINDOW, SEE ARCH DRAWINGS

PAVEMENT MARKINGS, TYP. REFER TO CIVIL DRAWINGS

EXISTING CURBS, TO REMAIN TYP.

PAVEMENT MARKINGS, TYP. REFER TO CIVIL DRAWINGS

(3) CHIPOTLE HYBRID PULL-IN PARKING SPACES MARKED; SIGNAGE BY TSV, INSTALLED BY GC, SEE SP101

EXISTING DUMPSTER ENCLOSURE AND PAD TO REMAIN

NEW LANDSCAPING,

PICK-UP WINDOW QUEUE LINE

EXISTING DRIVE-THRU FOR PICK-UP WINDOW

TENANT ANNOUNCE SIGN AND FOUNDATION BY TSV, SEE 2/SP100 FOR DETAILS

NEW RAMP TO DUMPSTER ENCLOSURE

ADA PARKING SPACES, REFER TO CIVIL DRAWINGS

ADJACENT PROPERTY (N.I.C.)

PAVEMENT MARKINGS, TYP. REFER TO CIVIL DRAWINGS

ADA RAMP, REFER TO CIVIL DRAWINGS

EXISTING SIDEWALK, TO REMAIN

NEW LANDSCAPING,

MADRAX, CIRCA, 4-BIKE, BIKE RACK, IN GROUND MOUNTING, GALVANIZED FINISH

PAVEMENT MARKINGS, TYP. REFER TO CIVIL DRAWINGS

NEW SMALL SIGNAGE, AND FOUNDATION BY TSV, REFER TO 2/SP100 AND ELECTRICAL DRAWINGS

EXISTING SITE LIGHTING TO REMAIN, TYP.

OLD MILTON PARKWAY

**ARCHITECTURAL SITE PLAN**  
3/64" = 1'-0"

1  
SP100

**ARCHITECTURAL SITE PLAN**  
3/64" = 1'-0"





- PAINT MOLDING (PT-1)
- PAINT MULLIONS (PT-5)
- PAINT ROOF (PT-3)
- REPLACE ROOF WITH PAC-CLAD - BURNISHED SLATE
- PAINT SUPPORTS (PT-4)
- PAINT SUPPORTS (PT-2)
- PAINT MOLDING (PT-4)
- PAINT STUCCO (PT-1)
- PAINT BRICK (PT-1)
- NEW LAMP POSTS
- PAINT BEAM (PT-4)
- PAINT BRICK (PT-4)





- PAINT MOLDING (PT-1)
- PAINT MULLIONS (PT-5)
- PAINT ROOF (PT-3)
- REPLACE ROOF WITH PAC-CLAD  
- BURNISHED SLATE
- PAINT MOLDINGS (PT-4)
- PAINT SUPPORTS (PT-4)
- PAINT STUCCO (PT-1)
- PAINT SUPPORTS (PT-2)
- PAINT BEAM (PT-4)
- PAINT BRICK (PT-1)
- PAINT BRICK (PT-4)
- NEW LAMP POSTS
- PAINT WOOD CLADDING (PT-6)







- PAINT MULLIONS (PT-5)
- PAINT MOLDINGS (PT-4)
- PAINT SUPPORTS (PT-4)
- PAINT STUCCO (PT-1)
- NEW SIGN
- PAINT BRICK (PT-1)
- NEW LAMP POSTS
- PAINT ROOF (PT-3)
- REPLACE ROOF WITH PAC-CLAD - BURNSIHED SLATE
- PAINT SUPPORTS (PT-2)
- PAINT BEAM (PT-4)
- PAINT WOOD CLADDING (PT-8)







- PAINT MOLDING (PT-1)
- PAINT MULLIONS (PT-5)
- PAINT ROOF (PT-3)
- REPLACE ROOF WITH PAC-CLAD  
- BURNISHED SLATE
- PAINT SUPPORTS (PT-2)
- PAINT MOLDINGS (PT-4)
- PAINT SUPPORTS (PT-4)
- PAINT STUCCO (PT-1)
- PAINT WOOD CLADDING (PT-8)
- PAINT BRICK (PT-1)
- NEW LAMP POSTS







- PAINT BRICK (PT-1)
- PAINT STUCCO (PT-1)
- PAINT BEAM (PT-4)
- PAINT BRICK (PT-4)
- PAINT WOOD CLADDING (PT-8)
- NEW TRASH CANS
- PAINT MULLIONS (PT-5)







- PAINT CAPS (PT-4)
- PAINT BRICK (PT-4)
- PAINT BRICK (PT-1)
- PAINT WOOD CLADDING (PT-6)
- PAINT MULLIONS (PT-5)
- PAINT ROOF (PT-3)
- REPLACE ROOF WITH PAC-CLAD  
- BURNISHED SLATE
- PAINT STUCCO (PT-1)
- PAINT BEAM (PT-4)
- NEW LAMP POSTS
- PAINT SUPPORTS  
(PT-2)







- PAINT MOLDINGS (PT-1)
- PAINT BRICK (PT-4)
- PAINT WOOD CLADDING (PT-9)
- PAINT BRICK (PT-1)
- PAINT MULLIONS (PT-5)
- PAINT STUCCO (PT-1)
- PAINT ROOF (PT-3)
- REPLACE ROOF WITH PAC-CLAD - BURNISHED SLATE
- PAINT BEAM (PT-4)
- PAINT SUPPORTS (PT-2)







- PAINT MOLDING (PT-1)
- PAINT BRICK (PT-3)
- NEW LAMP POSTS
- REMOVE ALL ORNAMENTS
- PAINT CANOPY EDGE (PT-1)
- NEW TRASH CANS
- NEW STOREFRONT







PAINT MOLDING (PT-1)  
PAINT MULLIONS (PT-5)  
PAINT MOLDINGS (PT-4)  
PAINT SUPPORTS (PT-4)  
PAINT STUCCO (PT-1)  
PAINT BRICK (PT-1)

PAINT ROOF (PT-3)  
REPLACE ROOF WITH PAC-CLAD  
- BURNISHED SLATE  
PAINT SUPPORTS (PT-2)  
PAINT BEAM (PT-4)  
NEW LAMP POSTS  
PAINT WOOD CLADDING (PT-8)  
REMOVE EXISTING LIGHTS  
NEW TRASH CANS  
PAINT CANOPY EDGE (PT-1)  
PAINT BRICK (PT-4)  
GREENERY







PAINT MOLDING (PT-1)  
PAINT MULLIONS (PT-5)  
PAINT MOLDINGS (PT-4)  
PAINT SUPPORTS (PT-4)  
PAINT STUCCO (PT-1)  
PAINT BRICK (PT-1)

PAINT ROOF (PT-3)  
REPLACE ROOF WITH PAC-CLAD  
- BURNISHED SLATE  
PAINT SUPPORTS (PT-2)  
PAINT BEAM (PT-4)  
NEW LAMP POSTS  
PAINT WOOD CLADDING (PT-8)  
REMOVE EXISTING LIGHTS  
NEW TRASH CANS  
PAINT BRICK (PT-4)  
GREENERY



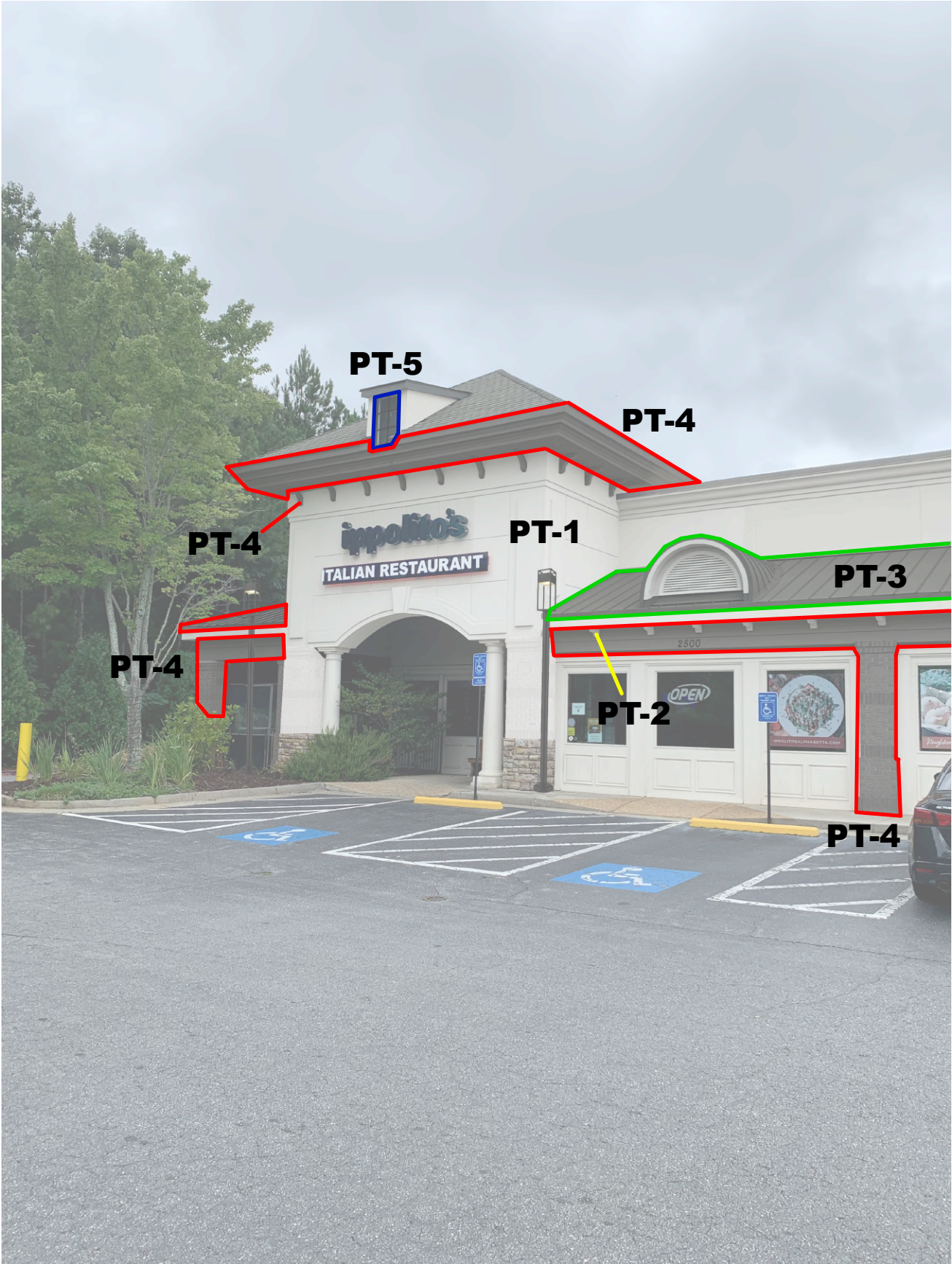




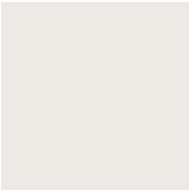
PAINT ROOF (PT-3)  
PAINT STUCCO (PT-1)  
PAINT BRICK (PT-3)  
NEW MURAL







PAINT (PT-1)  
SHERWIN WILLIAMS  
SNOWBOUND SW 7004  
MATTE



PAINT (PT-2)  
SHERWIN WILLIAMS  
ARGOS SW 7065  
MATTE



PAINT (PT-3)  
SHERWIN WILLIAMS  
GRIZZLE GRAY SW 7068  
MATTE



PAINT (PT-4)  
SHERWIN WILLIAMS  
IRON ORE SW 7069  
MATTE



PAINT (PT-5)  
SHERWIN WILLIAMS  
TRICORN BLACK SW 6258  
MATTE



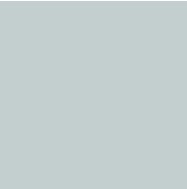




PAINT (PT-6)  
SHERWIN WILLIAMS  
JADITE SW 6459  
MATTE



PAINT (PT-7)  
SHERWIN WILLIAMS  
TRADEWIND SW 6218  
MATTE



PAINT (PT-8)  
SHERWIN WILLIAMS  
SEAWORTHY SW 7620  
MATTE



PT-6

PT-7

PT-8



PAINT (PT-9)  
SHERWIN WILLIAMS  
ROOKWOOD TERRA COTTA  
SW 2803





# 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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: IVT Winward Commons Alpharetta, LLC

Location Address: 12850 Alpharetta Highway, Alpharetta GA 30004

Mailing Address: 3025 Highland Parkway, Suite 3500

City: Downers Grove State: IL Zip Code: 60515 - \_\_\_\_\_

Contact For All Notifications: Jason Price

Contact Telephone: 678 - 920 - 4762 Mobile Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: jason.price@inventrustpm.com

Contact's Relation To Business: Property Manager/Employee

This Application For (Check all that apply):

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

### Application Fees:

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

All other reviews \$ 300.00

Total Due \_\_\_\_\_

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: IVT Winward Commons Alpharetta, LLC

Physical Address: 12850 Alpharetta Highway, Alpharetta GA 30004

Mailing Address: 3025 Highland Parkway, Suite 3500

City: Downers Grove State: IL Zip Code: 60515 -

Owner Telephone: 678 - 920 - 4762 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): Jason Price Date: 9/27/2022

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



---

# DESIGN REVIEW BOARD REVIEW CRITERIA

---

How will this proposal be visually compatible with the character of the surrounding areas?

It will match the recent and continued development and improvement projects happening in the area as the aesthetic of the center is outdated, and this project will bring it current.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No



---

# DESIGN REVIEW BOARD REVIEW CRITERIA

---

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

*Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).*

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

*Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).*

Please list and describe the EcoDistrict measures that your application includes.

*EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).*



---

# DESIGN REVIEW BOARD REVIEW CRITERIA

---

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- |                                         |                                         |                                                 |
|-----------------------------------------|-----------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Georgian       | <input type="checkbox"/> Shingle        | <input type="checkbox"/> French Colonial        |
| <input type="checkbox"/> Federal / Adam | <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> French Eclectic        |
| <input type="checkbox"/> Greek Revival  | <input type="checkbox"/> Romanesque     | <input type="checkbox"/> French New Traditional |
| <input type="checkbox"/> Neoclassical   | <input type="checkbox"/> Italianate     |                                                 |
| <input type="checkbox"/> Stick          | <input type="checkbox"/> Tudor Eclectic |                                                 |
| <input type="checkbox"/> Queen Anne     | <input type="checkbox"/> Beaux Arts     |                                                 |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.





PERSPECTIVE VIEW 1





PERSPECTIVE VIEW 2



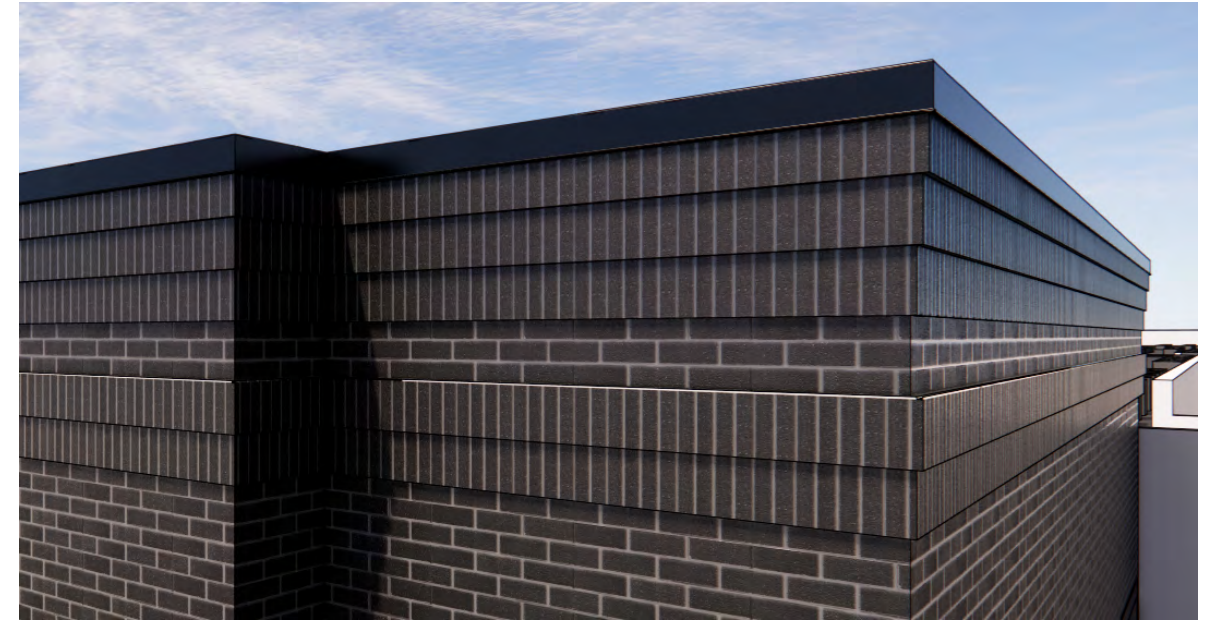


PERSPECTIVE VIEW 3





RESIDENTIAL BRICK CORNER



BRICK CORNICE DETAIL AT PARAPET



RECESSED BRIC DETAIL





NORTHWINDS  
8000 SUMMIT PLACE  
ALPHARETTA, GA



## KEY LEGEND

- OFFICE - 350,000 SF A
- FLEX OFFICE - 30,000 SF B
- OFFICE - 150,000 SF C
- OFFICE - 400,000 SF D
- OFFICE - 300,000 E
- FOR SALE RESIDENTIAL F
- MULTIFAMILY - 140 UNITS G
- HOTEL - 140 ROOMS H
- RETAIL / RESTAURANT /  
LEASING / AMENITY - 30,000 SF I



ZONING PLAN UPDATE



SITE PLAN

OVERALL BLDG  
PLANS

OVERALL  
ELEVATIONS

ENLARGED  
ELEVATIONS

PERSPECTIVES

DETAILS



SUMMIT PLACE VIEW 1



SITE PLAN

OVERALL BLDG  
PLANS

OVERALL  
ELEVATIONS

ENLARGED  
ELEVATIONS

PERSPECTIVES

DETAILS



SUMMIT PLACE VIEW 2





PROJECT NO. 20160087

MAY 1, 2018

DAYTIME RENDERING

3000 SUMMIT PLACE, NORTHWINDS SUMMIT  
ALPHARETTA, GEORGIA

© 2018 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276





# ECO DISTRICT ARCHITECTURE



01

*The architectural building style of the Northpoint Eco District is eclectic in nature and generally leans toward a “mercantile” or “eclectic industrial” vernacular.*

*This style will reflect back on solid, timeless values and an aesthetic that is not trendy but enduring.*

*Defining materials include: brick, stone, painted or natural lap siding in the varying sizes, painted stucco and cementitious panels. Sloped roofs should be minimal, but if present, architectural shingles or standing seam metal should be used.*

*The “Eco District” of the Northpoint Overlay color palette uses earth tones as well as soft off whites, greys and neutrals.*

*Featured areas of contrast in the overall elevations should be used to breakdown the massing at the pedestrian level.*

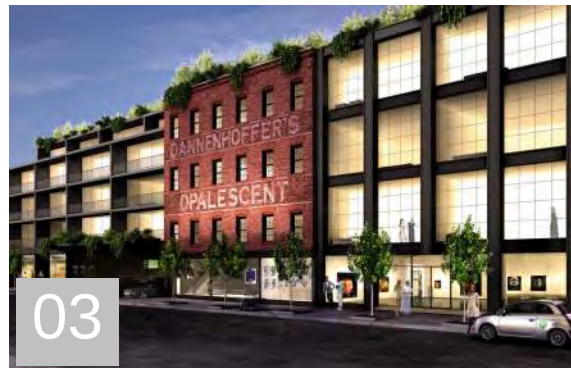
*Drought tolerant landscaping with bio-swales should be mixed with inviting hard surfaced pedestrian areas.*



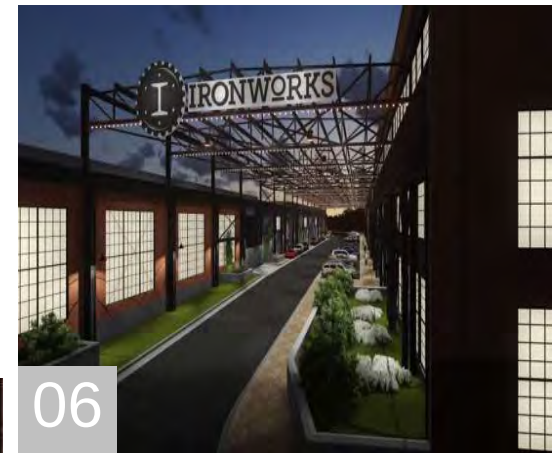
02



04



03



06





# ECO DISTRICT ARCHITECTURE





ECO DISTRICT ARCHITECTURE







SHEET 14 OF 21



AC ALPHARETTA  
NORTHWINDS SUMMIT

SC: NTS  
DATE: 03.12.2020







1 MAY 2020



360 Tech Village Aerial 12.5.19





360 Tech Village Retail 12.5.19















PROJECT N° 20210451

10/01/22

PERSPECTIVE VIEW - SOUTHWEST

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004





PROJECT N° 20210451

10/01/22

PERSPECTIVE VIEW - SOUTHEAST

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004





PROJECT N° 20210451

10/01/22

PERSPECTIVE VIEW - NORTHEAST

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004





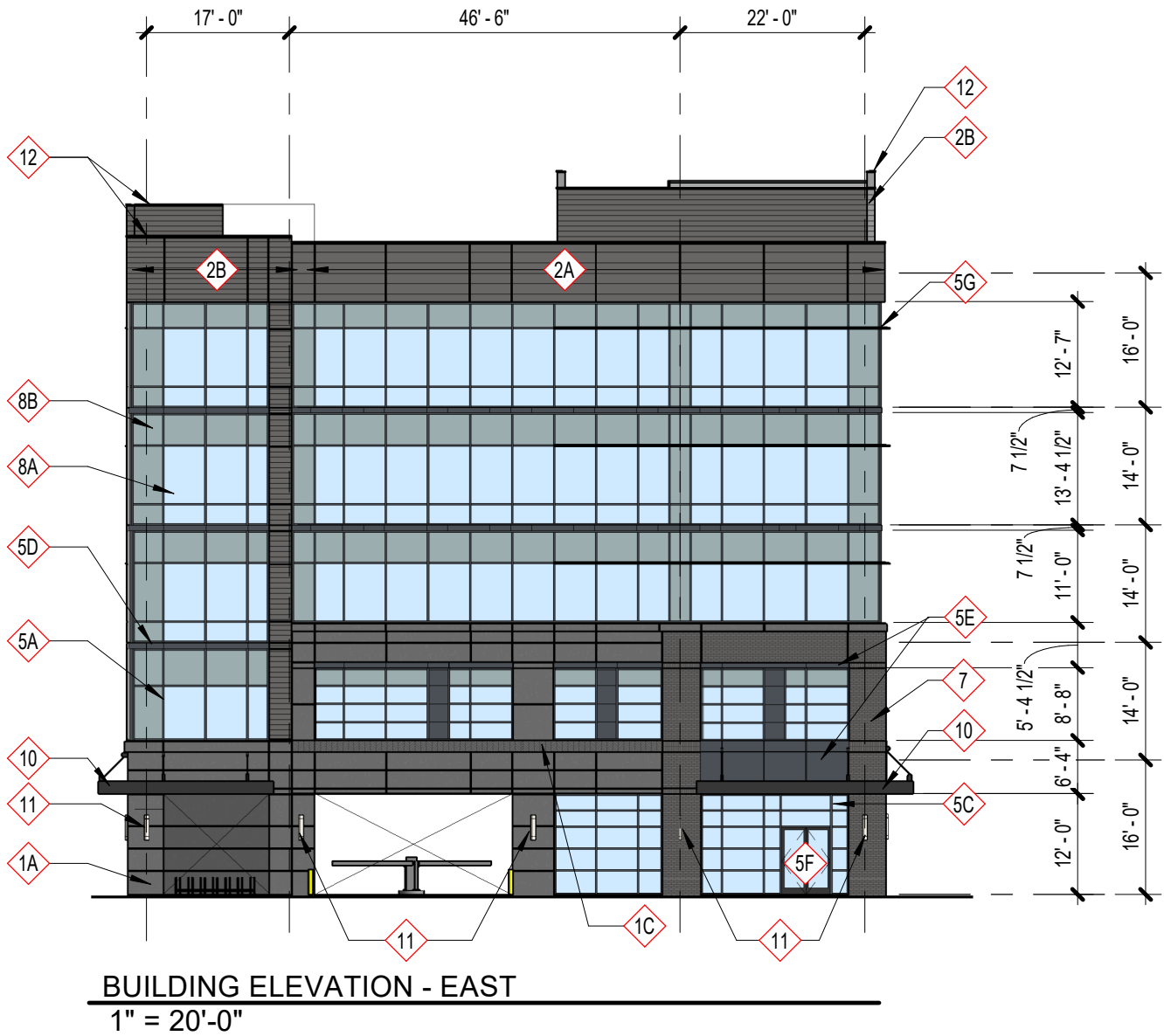
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|---------------------|----------|------------------------------|
| PROJECT N° 20210451 | 10/01/22 | PERSPECTIVE VIEW - NORTHWEST |
|---------------------|----------|------------------------------|

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004

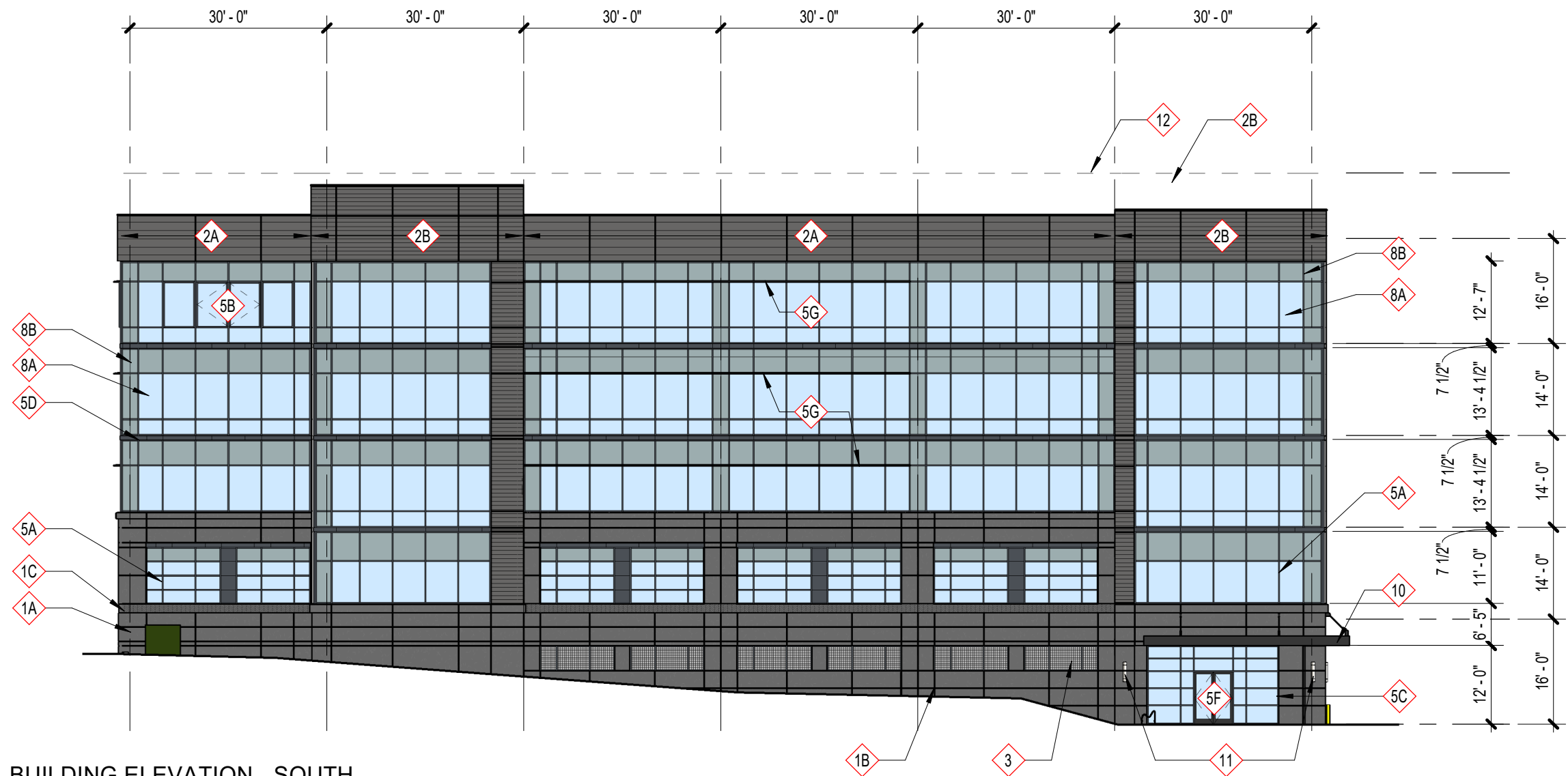




| EXTERIOR ELEVATION KEYNOTES |                                                                                        |     |                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|
| 1A                          | CAST STONE PRECAST PANEL<br>COLOR: DARK GREY                                           | 5G  | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL                               |
| 1B                          | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 6   | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)                              |
| 1C                          | STAMPED PRECAST CONCRETE (CHEVRON)<br>BOD: ARCHITECTURAL POLYMER FORMLINER             | 7   | MASONRY VENEER - RUNNING BOND<br>CHEROKEE BRICK & TILE COMPANY - VERLOUR BLACK           |
| 2A                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 8A  | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             |
| 2B                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 8B  | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE |
| 3                           | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS' 1/2" ROUND; 48% OPEN  | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 4                           | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT     | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
| 5A                          | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 11  | EXTERIOR WALL SCONCE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                                |
| 5B                          | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL    | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY                      |
| 5C                          | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION           |
| 5D                          | ALUMINUM SLAB EDGE COVER<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL                       | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION               |
| 5E                          | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL                                   | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY              |
| 5F                          | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL                           |     |                                                                                          |





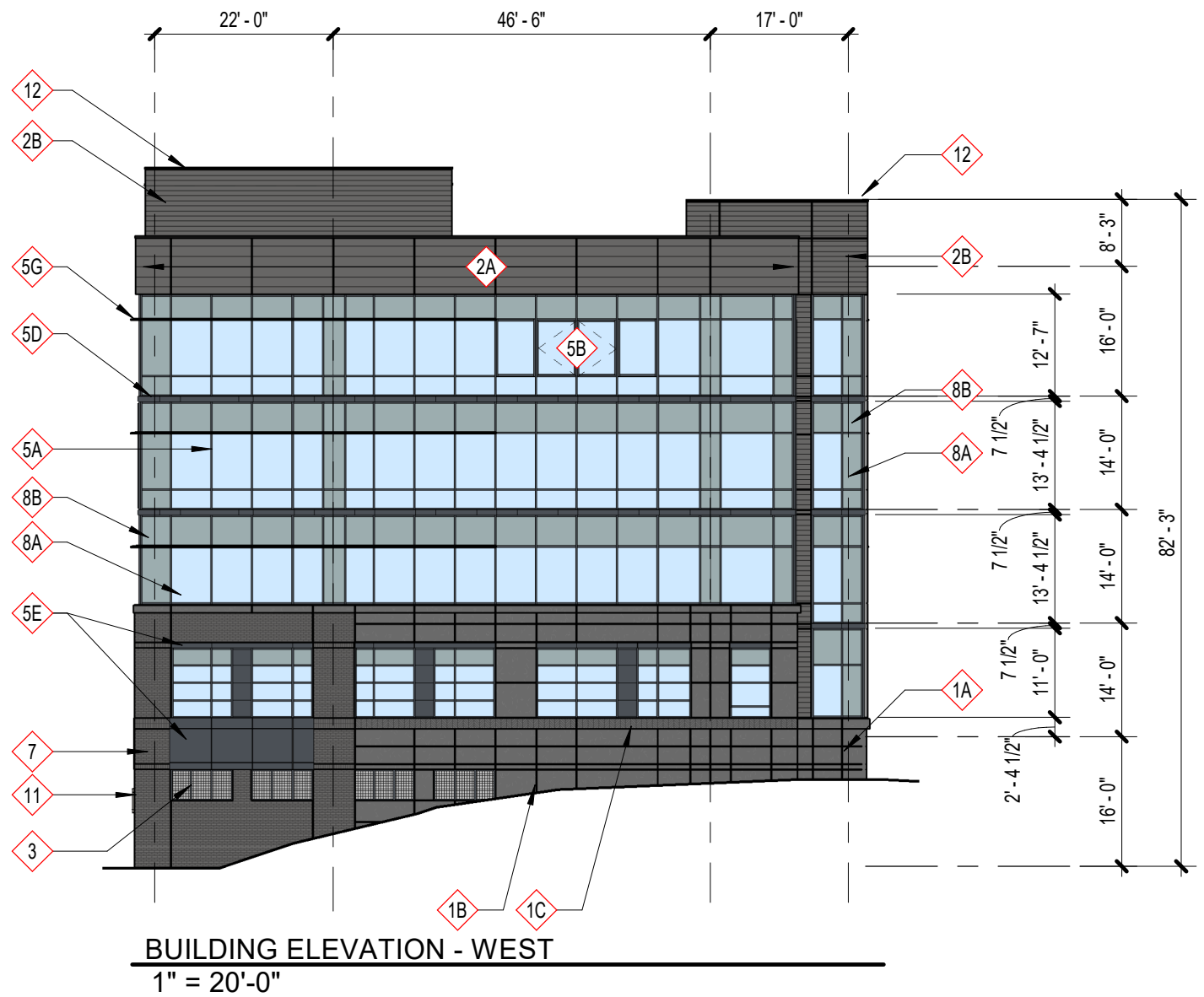


BUILDING ELEVATION - SOUTH  
1" = 20'-0"

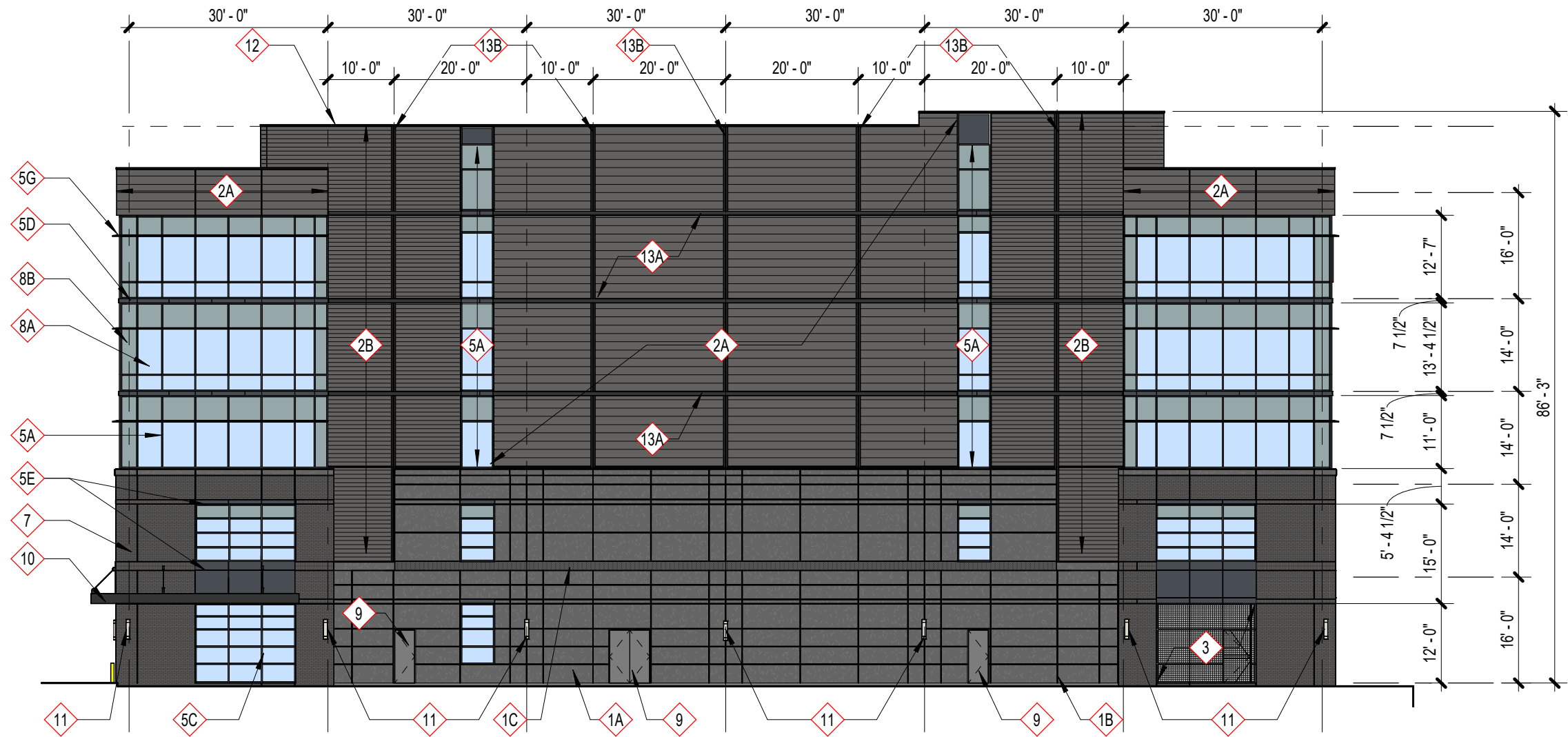
| EXTERIOR ELEVATION KEYNOTES |                                                                                        |    |                                                                                       |    |                                                                  |     |                                                                                          |
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| 1B                          | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 4  | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT    | 5E | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL             | 8A  | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             |
| 1C                          | STAMPED PRECAST CONCRETE<br>BOD: ARCHITECTURAL POLYMER FORMLINER                       | 5A | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL | 5F | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL     | 8B  | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE |
| 2A                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 5B | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 5G | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL       | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 2B                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 5C | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 6  | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)      | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 11  | EXTERIOR WALL SCONCE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                                |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY                      |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION           |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION               |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY              |



| EXTERIOR ELEVATION KEYNOTES |                                                                                        |     |                                                                                          |
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| 3                           | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS' 1/2" ROUND; 48% OPEN  | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 4                           | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT     | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
| 5A                          | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 11  | EXTERIOR WALL SCONCE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                                |
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| 5F                          | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL                           |     |                                                                                          |







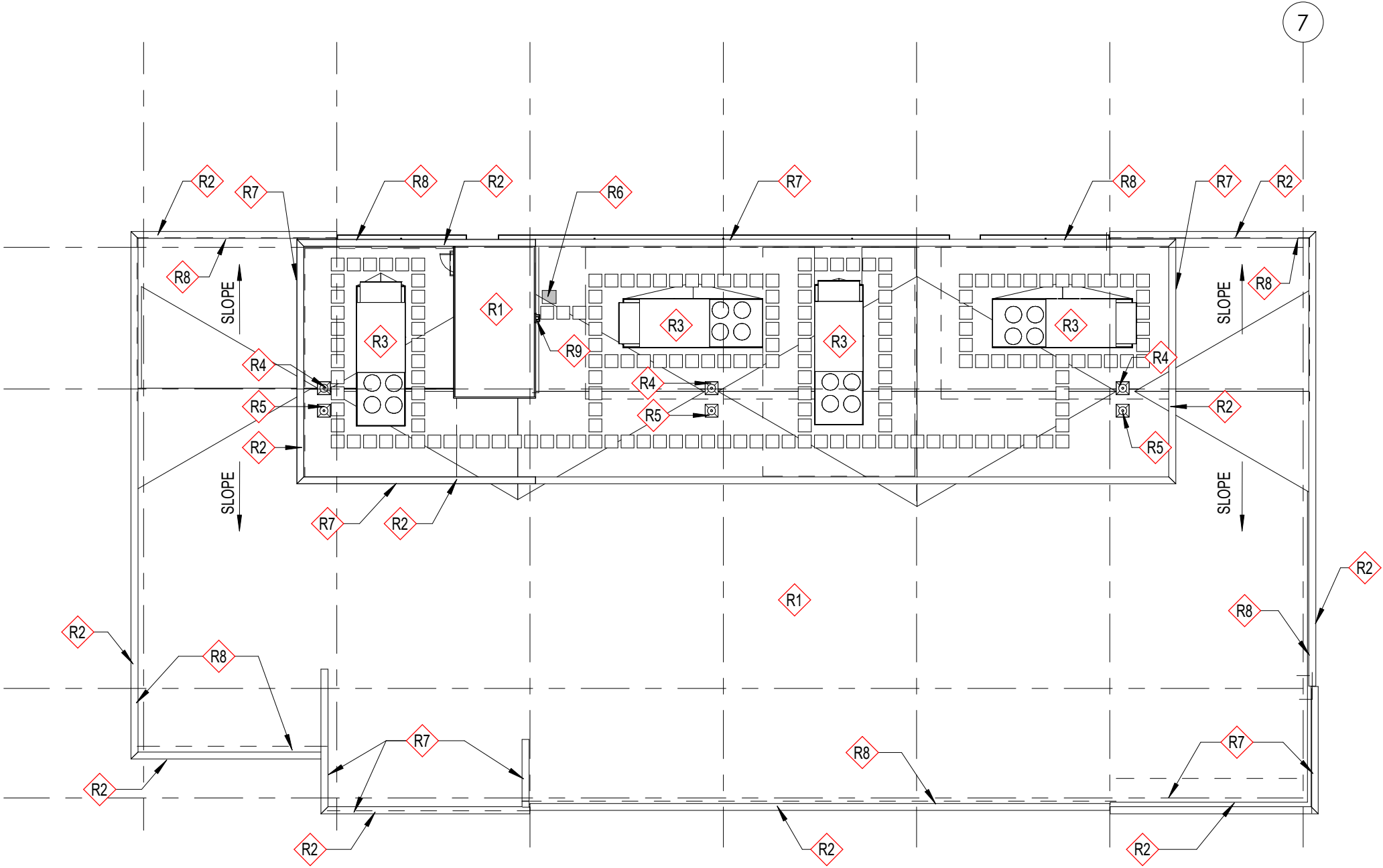
**BUILDING ELEVATION - NORTH**  
1" = 20'-0"

**EXTERIOR ELEVATION KEYNOTES**

|    |                                                                                        |    |                                                                                       |    |                                                                  |    |                                                                                          |     |                                                                                |
|----|----------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|----|------------------------------------------------------------------|----|------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------|
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| ROOF KEYNOTES                                                                          |                                                                                        |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|  R1   | SINGLE PLY TPO ROOFING<br>MFR: FIRESTONE - 60 MIL, WHITE                               |
|  R2   | PREFINISHED METAL CAP FLASHING                                                         |
|  R3  | MECHANICAL ROOFTOP UNIT<br>CURB MOUNTED                                                |
|  R4 | ROOF DRAIN WITH STRAINER                                                               |
|  R5 | EMERGENCY OVERFLOW DRAIN                                                               |
|  R6 | TOILET EXHAUST FAN HOUSING                                                             |
|  R7 | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE M1; COLOR: SILVER |
|  R8 | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER |
|  R9 | PREFINISHED ALUMINUM GUTTER & DOWNSPOUT<br>MATCH PAC-CLAD SILVER                       |



ROOF PLAN  
1" = 20'-0"

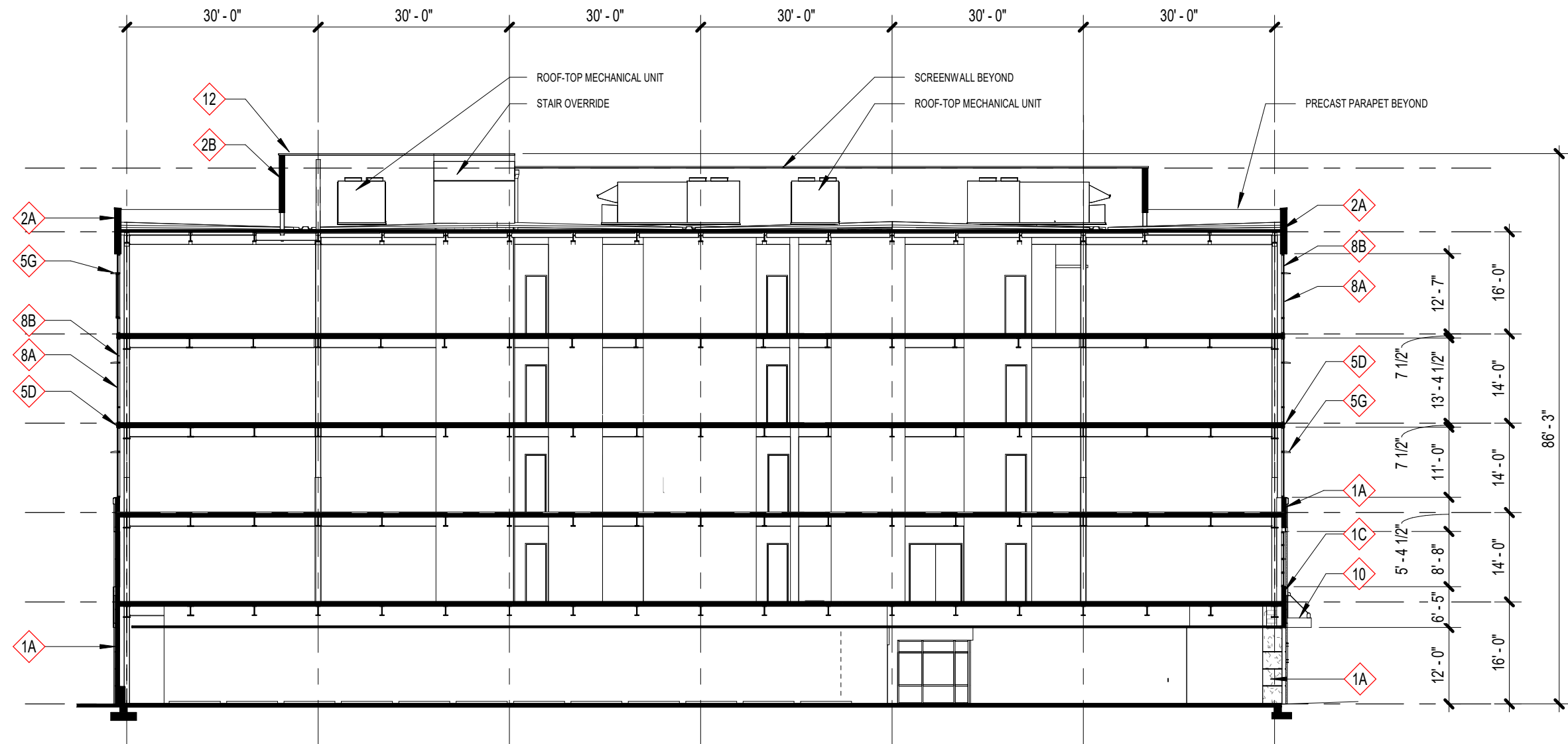
PROJECT N° 20210451

10/01/2022

ROOF PLAN & EQUIPMENT LOCATIONS

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004



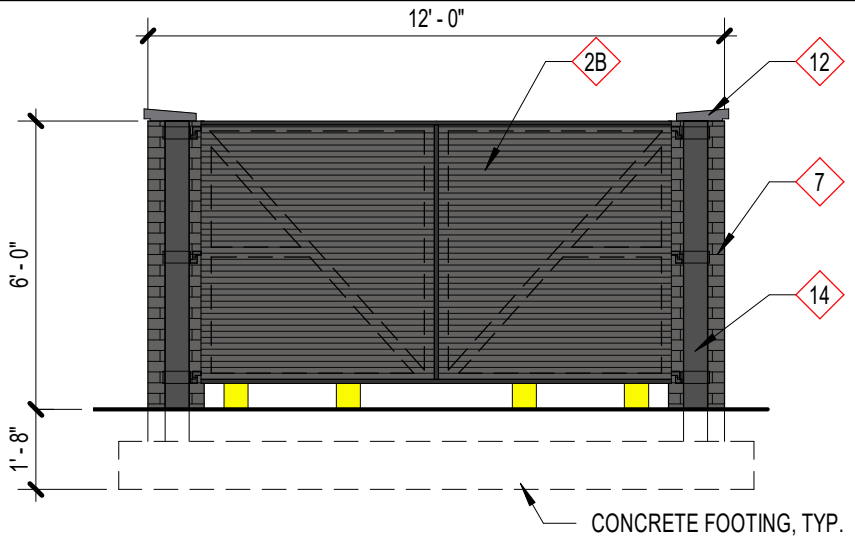


**BUILDING SECTION**  
1" = 20'-0"

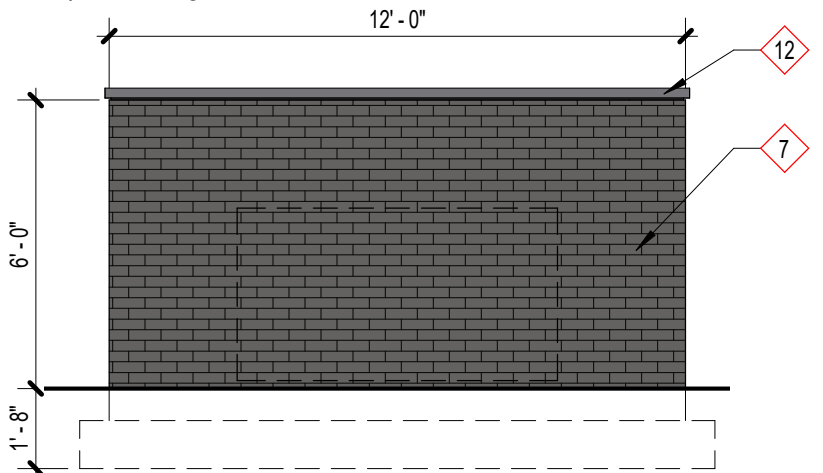
| EXTERIOR ELEVATION KEYNOTES |                                                                                        |    |                                                                                       |    |                                                                  |     |                                                                                          |
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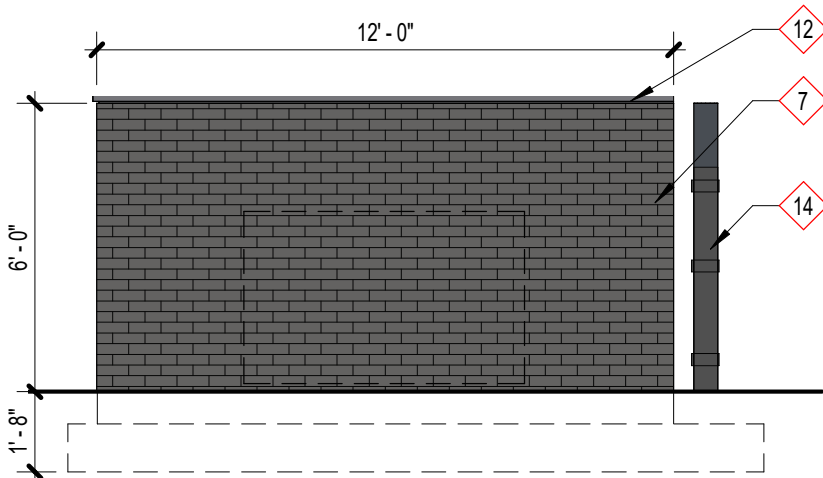
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| 5F                          | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL                           |     |                                                                                          |



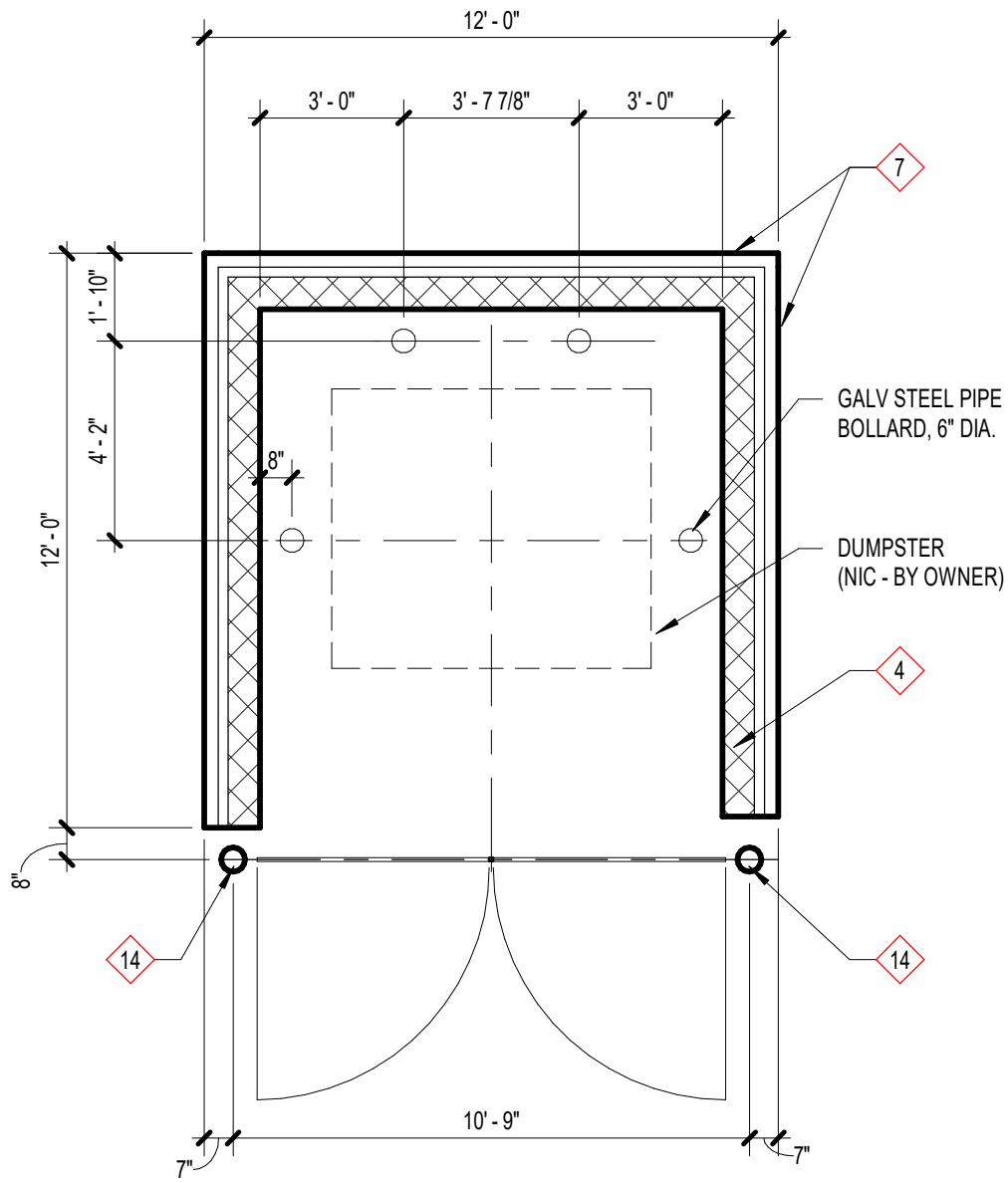
DUMPSTER ENCLOSURE ELEVATION - FRONT  
1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - REAR  
1/4" = 1'-0"

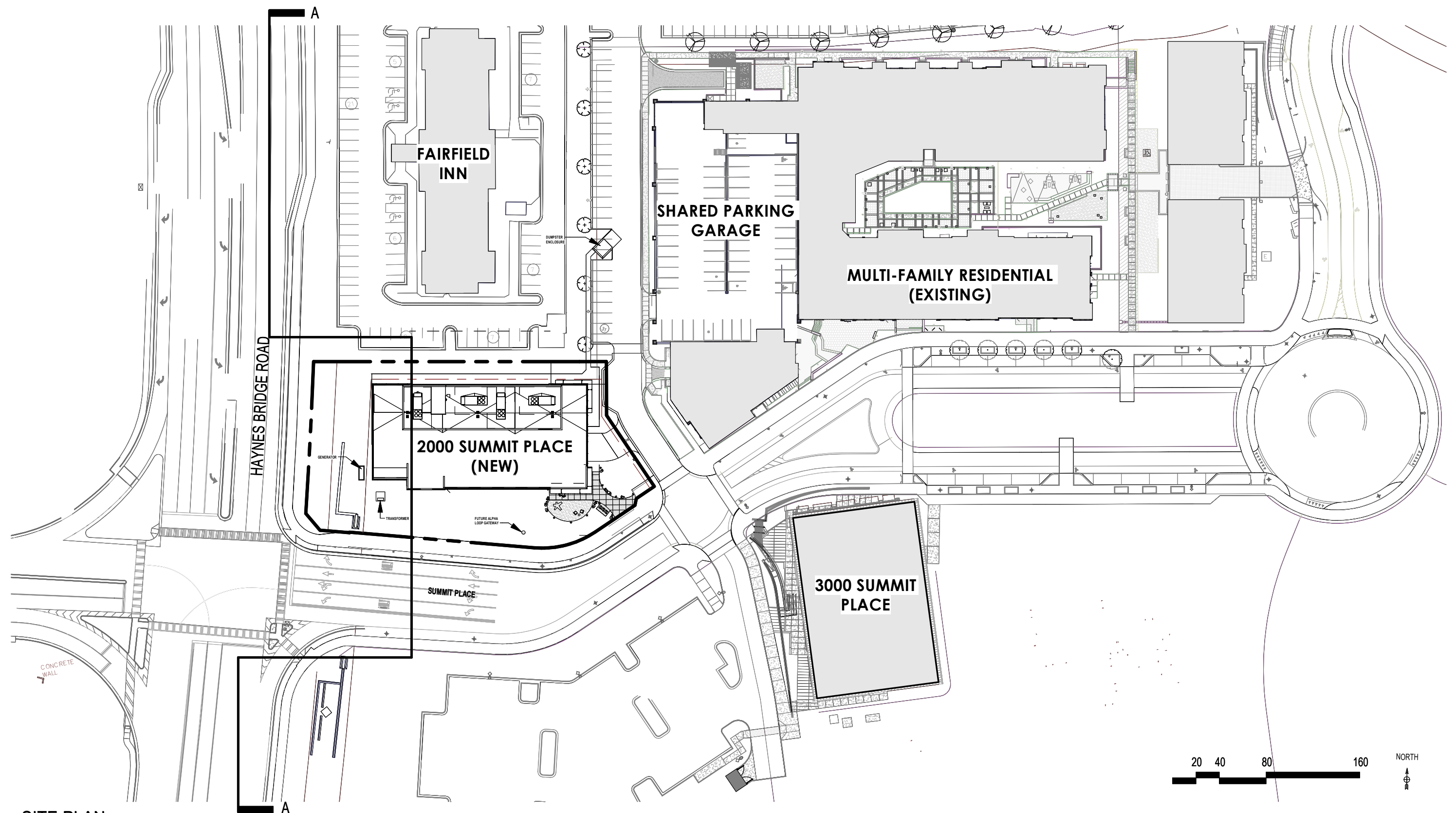


DUMPSTER ENCLOSURE ELEVATION - SIDE  
1/4" = 1'-0"



DUMPSTER ENCLOSURE - PLAN  
1/4" = 1'-0"





**SITE PLAN**  
1" = 80'-0"

PROJECT N° 20210451

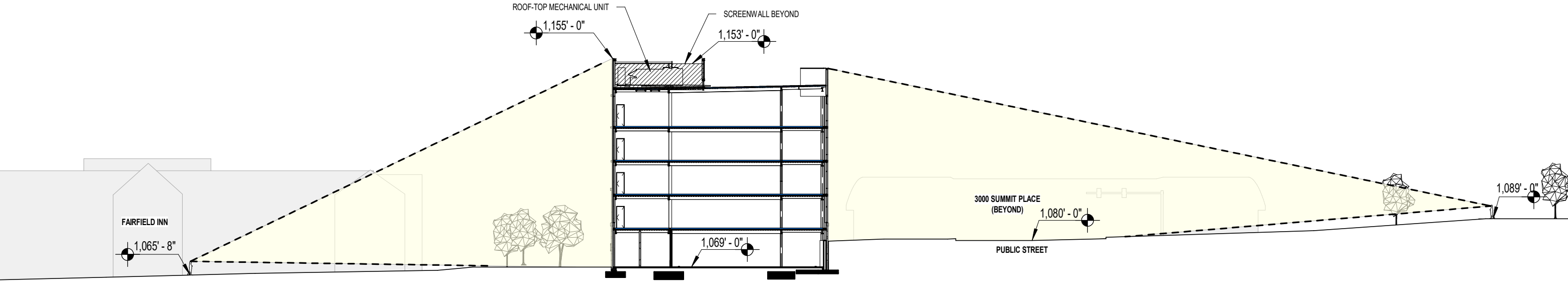
10/01/2022

SITE PLAN

**NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING**  
2000 SUMMIT PLACE ALPHARETTA, GA 30004

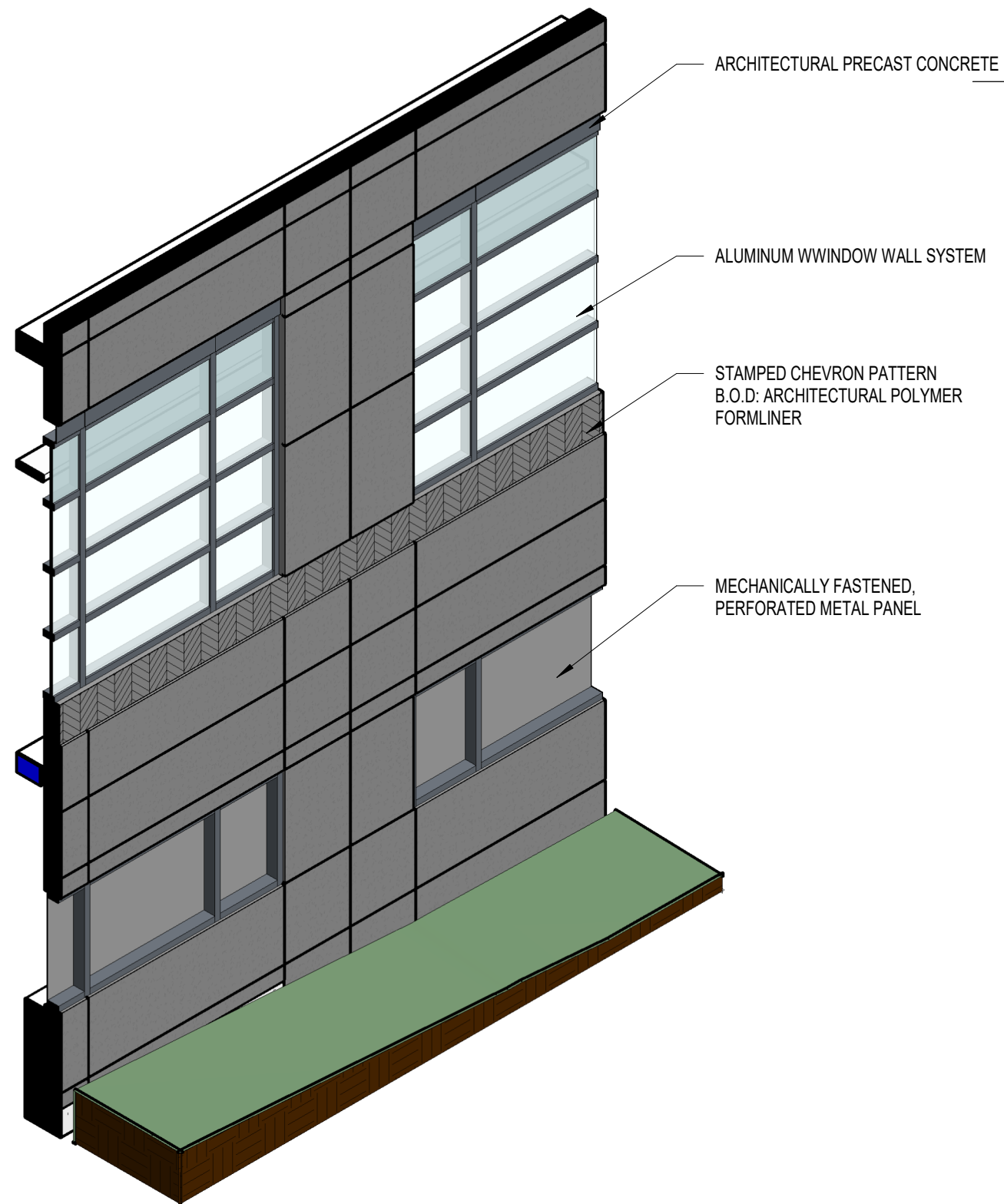




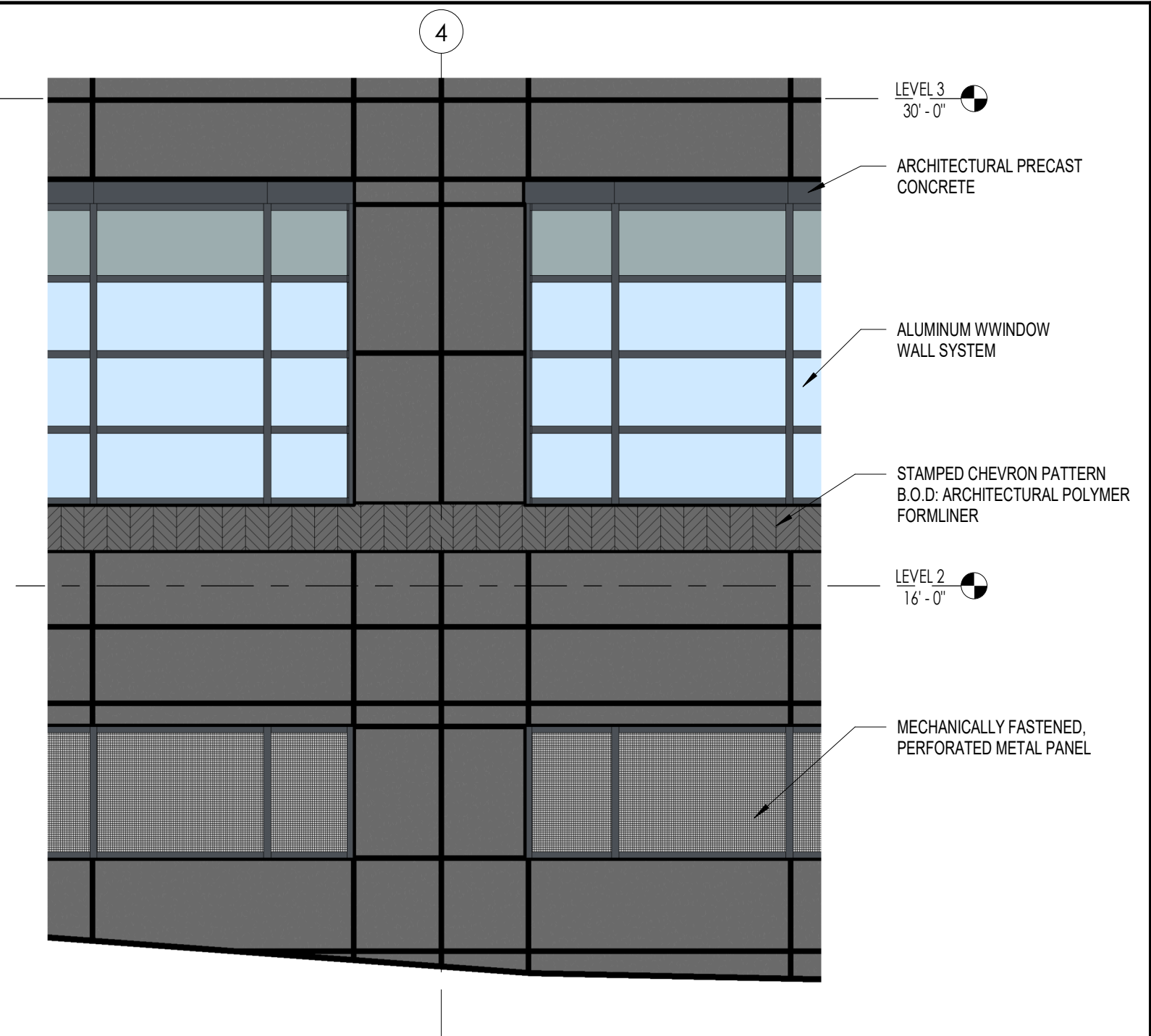


SITE SECTION - A-A  
1" = 40'-0"





PARKING GARAGE PRECAST - AXONOMETRIC



ENLARGED ELEVATION - PARKING GARAGE PRECAST  
1/4" = 1'-0"

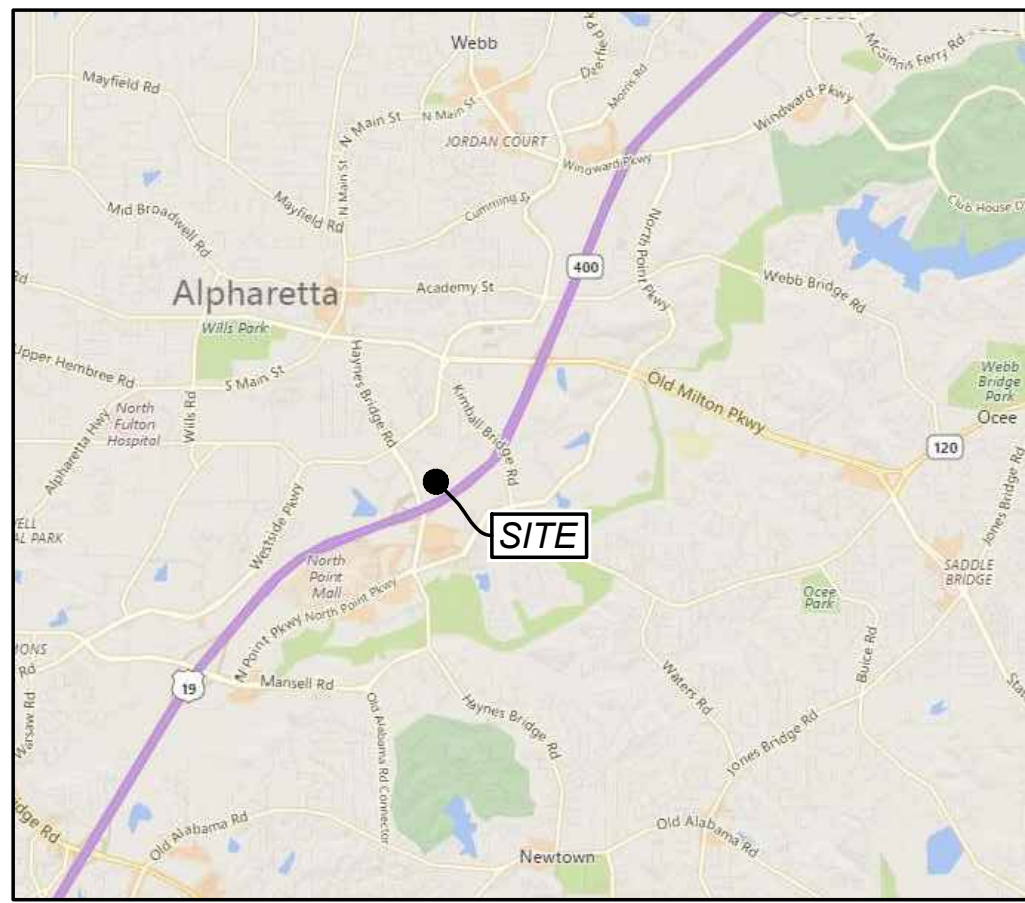
PROJECT N° 20210451

10/01/22

STAMPED PRECAST EXHIBIT

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004





## LOCATION MAP

| Use               | Northwinds Summit Total Allowed per Zoning Case | Remaining Following Previous Northwinds Summit Applications | NWS 2000 Office Use Proposal | NWS 8000 Condo Site Proposal | Remaining Following Applicant Deduction (**) |
|-------------------|-------------------------------------------------|-------------------------------------------------------------|------------------------------|------------------------------|----------------------------------------------|
| Residential       | 32 For Sale Units and 140 For Rent Units        | 32 For Sale Units                                           | 0                            | 18 For Sale Units            | 14 For Sale Units and (8) For Rent Units     |
| Hotel Rooms       | 140 (*)                                         | 140                                                         | 0                            | 0                            | 140 Rooms                                    |
| Retail (s.f.)     |                                                 |                                                             |                              |                              |                                              |
| Office (s.f.)     | 1,230,000                                       | 1,187,000                                                   | 67,760                       | 0                            | 1,119,240                                    |
| Restaurant (s.f.) |                                                 |                                                             |                              |                              |                                              |

NOTE: SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

### COMMUNITY DEVELOPMENT NOTES:

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
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4. Off street parking shall be provided and maintained throughout construction.
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7. All temporary and permanent signs to be permitted separately.
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11. Irrigation notes:
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### GENERAL NOTES:

1. SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400, CITY OF ALPHARETTA, FULTON CO., GA. PROPOSED ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A FIVE-STORY OFFICE BUILDING WITH GARAGE AT GROUND LEVEL. SCOPE ALSO INCLUDES SITE WORK, UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. ACCESS IS PROVIDED BY THE SUMMIT PLACE ROADWAY/INFRASTRUCTURE NETWORK.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. TOTAL DEVELOPMENT AREA= 24.45 AC. SITE AREA (OFFICE)= 0.03 AC.; TOTAL DIST. AREA= 13.3 AC.; DIST. AREA THIS SITE= 10.9 AC.; SITE IMPERVIOUS (OFFICE)= 0.59 AC. (63.3%).
4. OVERALL SITE IS ZONED "M1" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL. SITE 2000 SUMMIT PLACE, OFFICE SPACE IN ADDITION THE 130,200 S.F. FROM EXISTING OFFICE BLDG. 3000, TOTAL OFFICE SPACE ON-SITE WOULD BE 97,420 S.F. THE RESIDENTIAL DENSITY BASED ON EXISTING PROPOSED UNITS WOULD BE 6.44 UNITS/ACRE.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007, REVISION 12/20/2016. VERTICAL DATUM NAVD 83. HORIZONTAL DATUM NAD 83. TBM 1/2" REBAR AT ELEV. 1085.72 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE CURB-10'-60'-60" MIXED WITH SURVEY FOR EXISTING CONDITIONS.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. MAXIMUM CUT/FILL SLOPES = 2 HORIZ. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
8. ALL DIMENSIONS TO/FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIIUS DIMENSIONS ARE UNLESS OTHERWISE SHOWN.
9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION/MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND MAINTAINED WITH TRAFFIC.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. A PORTION OF THE SUBJECT PROPERTY DOES USE WITHIN THE LIMITS OF 100'-10' FLOODPLAIN AND/OR FLOODWAY PER FIRM 130200006P DATED 09/18/2013. NO FLOODPLAIN FILL IS PROPOSED AS PART OF THE CURRENT SCOPE.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED AND FLAGGED OR MARKED WITH "TENZEL" OR SIMILAR FIRE FENCING AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
20. UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY COMPLETED DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA DEPARTMENT OF NATURAL RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNS TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PROVIDE (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS COMPALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). H/C RAMP FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.



Know what's below.  
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Or Call 800-282-7411

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SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING/STRUCTURE DIMENSIONS AND DETAILS. ANY BUILDING/STRUCTURE DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY & SHOULD NOT BE USED TO LAYOUT THE BUILDING/STRUCTURE OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.).

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SITE AMENITY BENCHES SHALL BE COMPLIANT PER 2010 ADA STANDARDS. SEE HARDSCAPE/AMENITY PLANS BY HGCR.

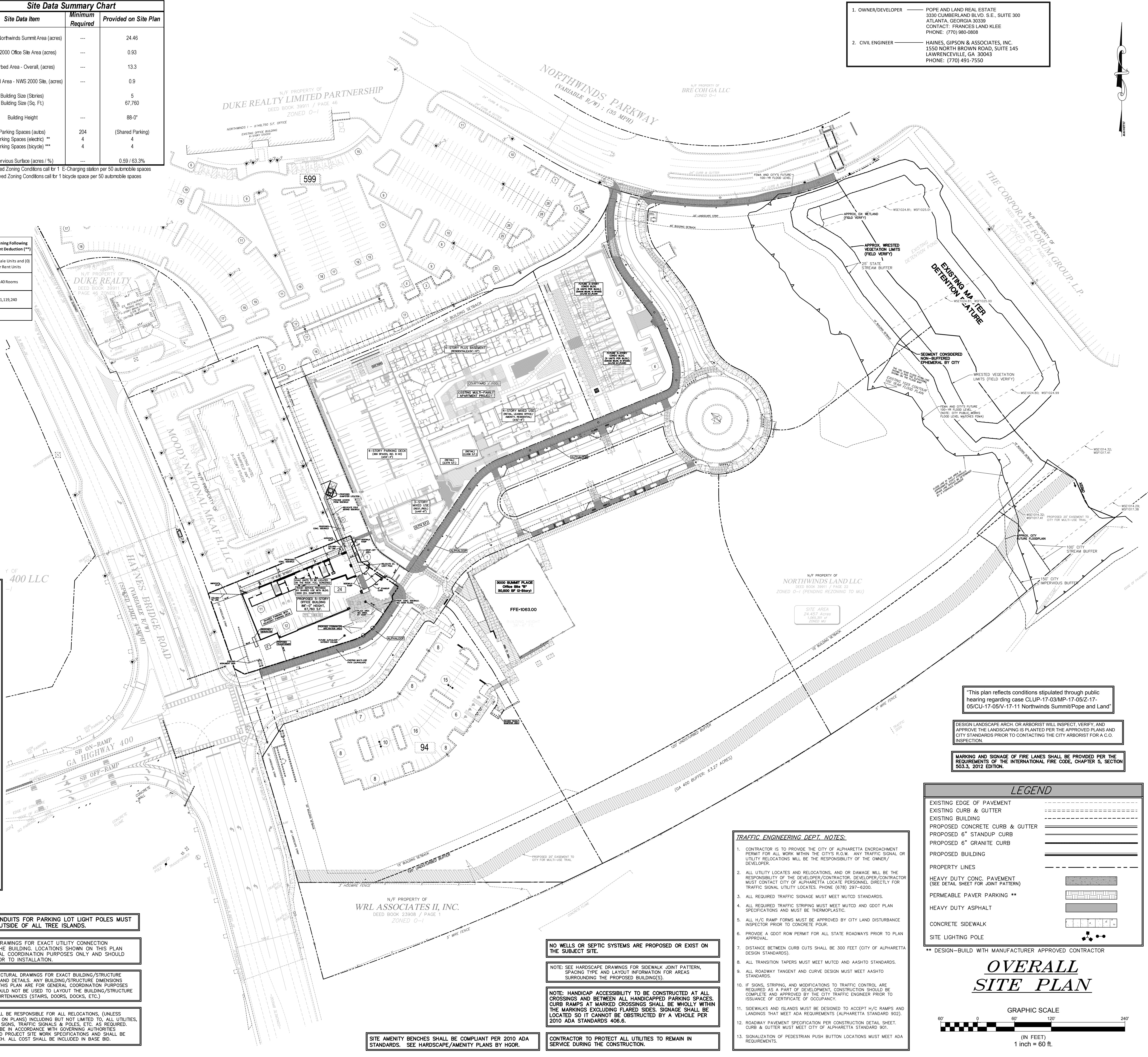
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NOTE: SEE HARDSCAPE DRAWINGS FOR SIDEWALK JOINT PATTERN, SPACING TYPE AND LAYOUT INFORMATION FOR AREAS SURROUNDING THE PROPOSED BUILDING(S).

NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMP(S) AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHICLE PER 2010 ADA STANDARDS 406.6.

CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN IN SERVICE DURING THE CONSTRUCTION.

1. OWNER/DEVELOPER — POPE AND LAND REAL ESTATE  
3330 CUMBERLAND BLVD. S.E., SUITE 300  
ATLANTA, GEORGIA 30339  
CONTACT: FRANCES LAND KLEE  
PHONE: (770) 980-0808
2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.  
1550 NORTH BROWN ROAD, SUITE 145  
LAWRENCEVILLE, GA 30043  
PHONE: (770) 491-7550



'This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/2-17-05/CL-17-05V-17-11 Northwinds Summit/Pope and Land'

DESIGN LANDSCAPE ARCH. OR ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A C.O. INSPECTION.

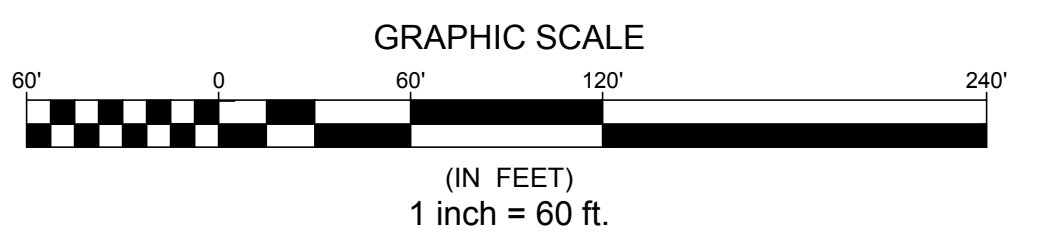
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### LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED 6" STANDUP CURB
- PROPOSED 6" GRANITE CURB
- PROPOSED BUILDING
- PROPERTY LINES
- HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)
- PERMEABLE PAVEMENT PARKING \*\*
- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- SITE LIGHTING POLE

\*\* DESIGN-BUILD WITH MANUFACTURER APPROVED CONTRACTOR

## OVERALL SITE PLAN



### TRAFFIC ENGINEERING DEPT. NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
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3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.
5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. PROVIDE A GDOT ROW PERMIT FOR ALL STATE ROADWAYS PRIOR TO PLAN APPROVAL.
7. DISTANCE BETWEEN CURB CUTS SHALL BE 300 FEET (CITY OF ALPHARETTA DESIGN STANDARDS).
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HAINES GIPSON & ASSOCIATES  
Civil • Structural • Bridge

POPE & LAND  
REAL ESTATE

2000 NORTHWINDS SUMMIT  
5-STORY OFFICE BUILDING

2000 SUMMIT PLACE  
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD  
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA  
ZONED MIXED USE (MU); LL's 752, 753, 754, 759 DIST 1, SEC. 2

| NO.                              | BY  | DATE       | DESCRIPTION |
|----------------------------------|-----|------------|-------------|
| DRAWN BY                         | SES | CHECKED BY | RCL         |
| DATE<br>9/23/2022                |     |            |             |
| SHEET TITLE<br>OVERALL SITE PLAN |     |            |             |
| SHEET NUMBER<br>C-1              |     |            |             |

CITY LDP #D22xxxx; FULTON COUNTY 22-xxxxWR

HGA JOB NO. 2021-183.10



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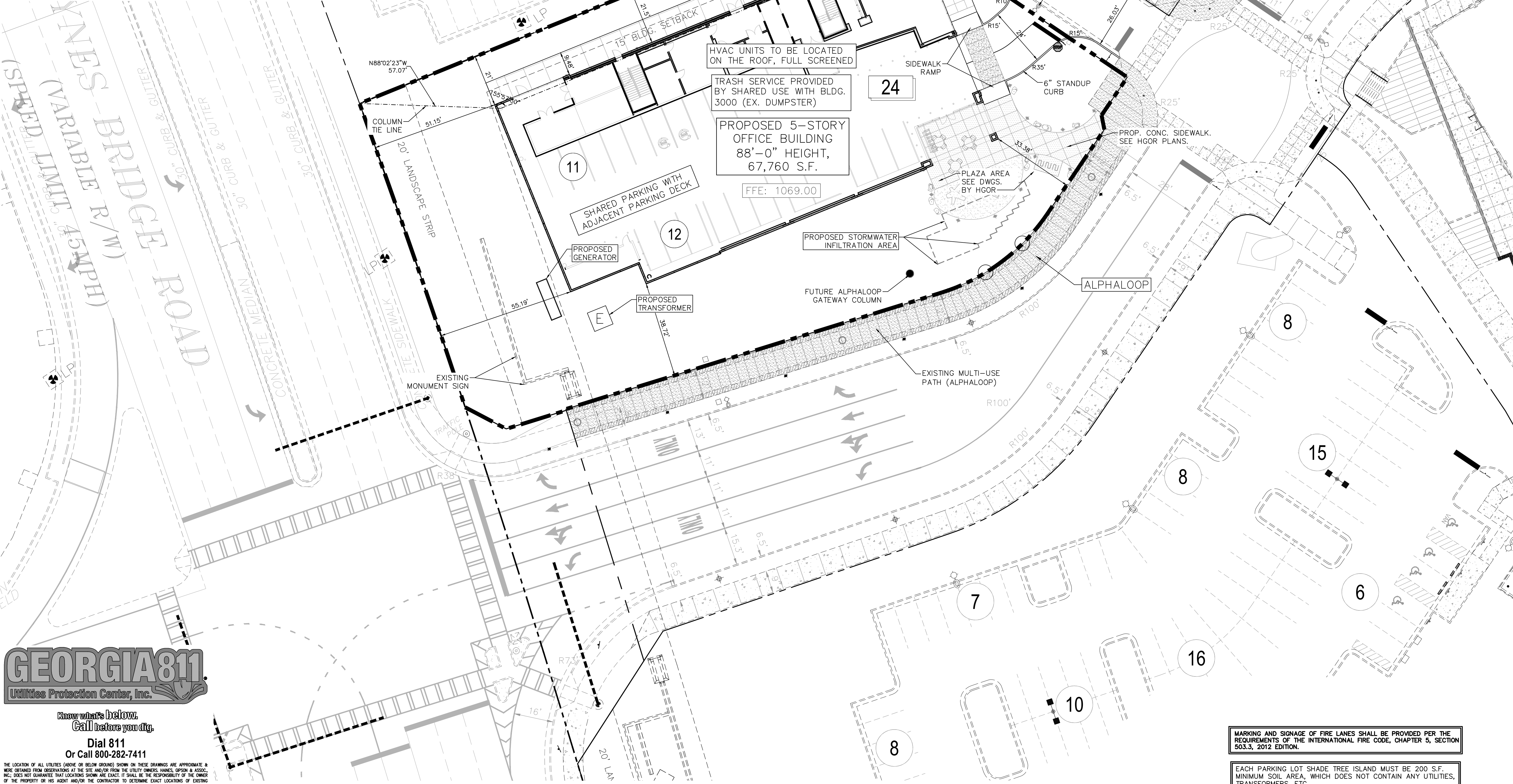
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## Site Data Summary Chart

| Site Data Item                          | Minimum Required | Provided on Site Plan |
|-----------------------------------------|------------------|-----------------------|
| Overall Northwinds Summit Area (acres)  | ---              | 24.46                 |
| NWS 2000 Office Site Area (acres)       | ---              | 0.93                  |
| Disturbed Area - Overall, (acres)       | ---              | 13.3                  |
| Disturbed Area - NWS 2000 Site, (acres) | ---              | 0.9                   |
| Building Size (Stories)                 | ---              | 5                     |
| Building Size (Sq. Ft.)                 | ---              | 67,760                |
| Building Height                         | ---              | 88'-0"                |
| Parking Spaces (auto)                   | 204              | (Shared Parking)      |
| Parking Spaces (electric)               | 4                | 4                     |
| Parking Spaces (bicycle)                | 4                | 4                     |
| Impervious Surface (acres/%)            | ---              | 0.59 / 63.3%          |

\*\* Approved Zoning Conditions call for 1 E-Charging station per 50 automobile spaces

\*\*\* Approved Zoning Conditions call for 1 bicycle space per 50 automobile spaces



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SEE CONSTRUCTION DETAIL SHEETS (AS APPLICABLE) INCLUDED IN THIS SET FOR:

- CURB AND GUTTER (STD. 901)
- HC RAMP DETAIL (STD. 902)
- STREET SIGN (STD. 90)
- DETECTABLE WARNINGS (GDOT A4)

NOTE: SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

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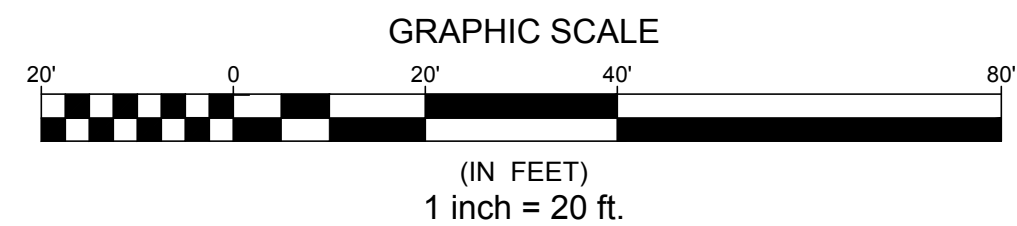
## GENERAL NOTES:

1. SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400; CITY OF ALPHARETTA, FULTON CO., GA. PROPOSED ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A FIVE-STORY OFFICE BUILDING WITH GARAGE AT GROUND LEVEL. SCOPE ALSO INCLUDES SITE WORK UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. ACCESS IS PROVIDED BY THE SUMMIT PLACE ROADWAY/INFRASTRUCTURE NETWORK.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWG. FOR STRUCTURE COMPLIANCE.
3. TOTAL DEVELOPMENT AREA= 24.46 AC; SITE AREA (OFFICE)= 0.93 AC; TOTAL DIST. AREA= 13.3 AC; DIST. AREA THIS SITE= 10.9 AC; SITE IMPERVIOUS (OFFICE)= 0.59 AC; 63.3%.
4. OVERALL SITE IS ZONED "M2" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL. SITE 2000 PROPOSES 67,760 S.F. OF OFFICE SPACE IN ADDITION THE 130,000 S.F. FROM EXISTING OFFICE BLDG. 3000. TOTAL OFFICE SPACE WOULD BE 197,760 S.F. THE RESIDENTIAL DENSITY BASED ON EXISTING/PROPOSED UNITS WOULD BE 6.48 UNITS/ACRE.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/06/2007, REVISED 12/20/2016. VERTICAL DATUM NAVD 83. HORIZONTAL DATUM NAD 83. TBM IS 5.0' BELOW AT ELEV. 1065.22 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE DUL-DE-SAC MERGED WITH SURVEY FOR EXISTING CONDITIONS.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. MAXIMUM CUT/FILL SLOPES = 2 HOR. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEO-TECHNICAL ENGINEER.
8. ALL DIMENSIONS TO/FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION/ACQUISITION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 131210006P DATED 09/18/2013. NO FLOODPLAIN FILL IS PROPOSED AS PART OF THE CURRENT SCOPE.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED AND FLAGGED OR MARKED WITH "TENZEL" OR SIMILAR TYPE FENCING AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
20. UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTAMINATED DISTURBANCES SHALL FIRST BE TO THE SATISFACTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPD/DEPT. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PROVIDE (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). H/C RAMP FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.

## LEGEND

|                                                                |     |
|----------------------------------------------------------------|-----|
| EXISTING EDGE OF PAVEMENT                                      | --- |
| EXISTING CURB & GUTTER                                         | --- |
| EXISTING BUILDING                                              | --- |
| PROPOSED CONCRETE CURB & GUTTER                                | --- |
| PROPOSED BUILDING                                              | --- |
| PROPERTY LINES                                                 | --- |
| HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN) | --- |
| STANDARD DUTY CONC. PAVEMENT                                   | --- |
| HEAVY DUTY ASPHALT                                             | --- |
| CONCRETE SIDEWALK                                              | --- |
| SITE LIGHTING POLE                                             | --- |

## SITE PLAN



HANES GIPSON & ASSOCIATES  
Civil • Structural • Bridge

POPE & LAND  
REAL ESTATE

2000 NORTHWINDS SUMMIT  
5-STORY OFFICE BUILDING

2000 SUMMIT PLACE  
GEORGIA HWY 400 AT HAYNES BRIDGE ROAD  
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA  
ZONED MIXED USE (MU); LL's 752, 753, 798, 799 DIST 1, SEC. 2

| NO. | BY  | DATE | DESCRIPTION  |            |
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|     |     |      | DRAWN BY     | CHECKED BY |
| 1   | SES |      | RCL          |            |
|     |     |      | DATE         | 9/23/2022  |
|     |     |      | SHEET TITLE  | SITE PLAN  |
|     |     |      | SHEET NUMBER | C-11       |

CITY LDP #D22xxxx; FULTON COUNTY 22-xxxxR

HGA JOB No. 2021-183.10





**HAINES GIPSON & ASSOCIATES**  
Civil • Structural • Bridge



**POPE & LAND**  
REAL ESTATE

2000 NORTHWINDS SUMMIT  
5-STORY OFFICE BUILDING

2000 SUMMIT PLACE  
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD  
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

**GEORGIA811**  
Utilities Protection Center, Inc.

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS, HANES, GIPSON & ASSOCI., INC.; DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO MARK UTILITIES OWNERS PERSONS, DEPARTMENTS, AND COMPANIES.

**CAUTION-NOTE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES IS NOT TO BE BASED ON RECORDS OR PLANS PROVIDED BY THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES WILL CALL LOCATE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL PAVEMENT REPAIRS AS NEEDED TO BE REPAIRED TO LOCAL CITY STANDARDS.

NOTE: CLEANOUT REQUIRED ON ALL 6" SEWER LINES/  
LATERALS AT THE TRANSITION FROM PRIVATE TO PUBLIC.

ALL WATER MAINS SHALL BE MINIMUM 6" CLASS 51 D.I.P. OR BETTER,  
DEPENDING ON THE SIZE OF THE LINE PER FULTON COUNTY REQUIREMENTS

SEE UTILITY NOTES ON SHEET C-2N

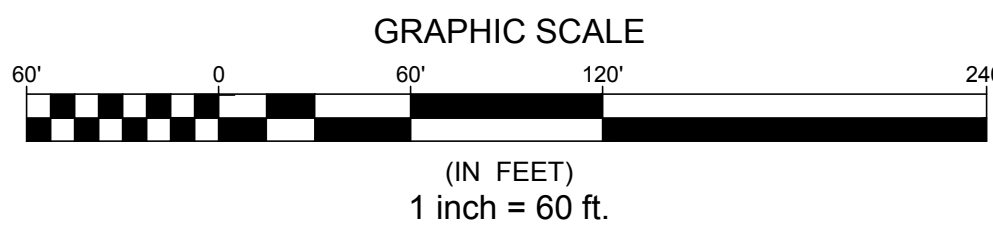
EXISTING SEWER EASEMENT FOR SUMMIT PLACE  
INFRASTRUCTURE RECORDED IN DEED BOOK 59384, PG. 12.

A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES CROSSING MUST BE OBTAINED. A MINIMUM OF TEN (10) FEET (EDGE-TO-EDGE) OF HORIZONTAL CLEARANCE BETWEEN PIPES AND STRUCTURES MUST BE OBTAINED. WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10- FEET, PARALLEL INSTALLATION OF WATER MAINS SHALL CONFORM TO STATE REGULATIONS.

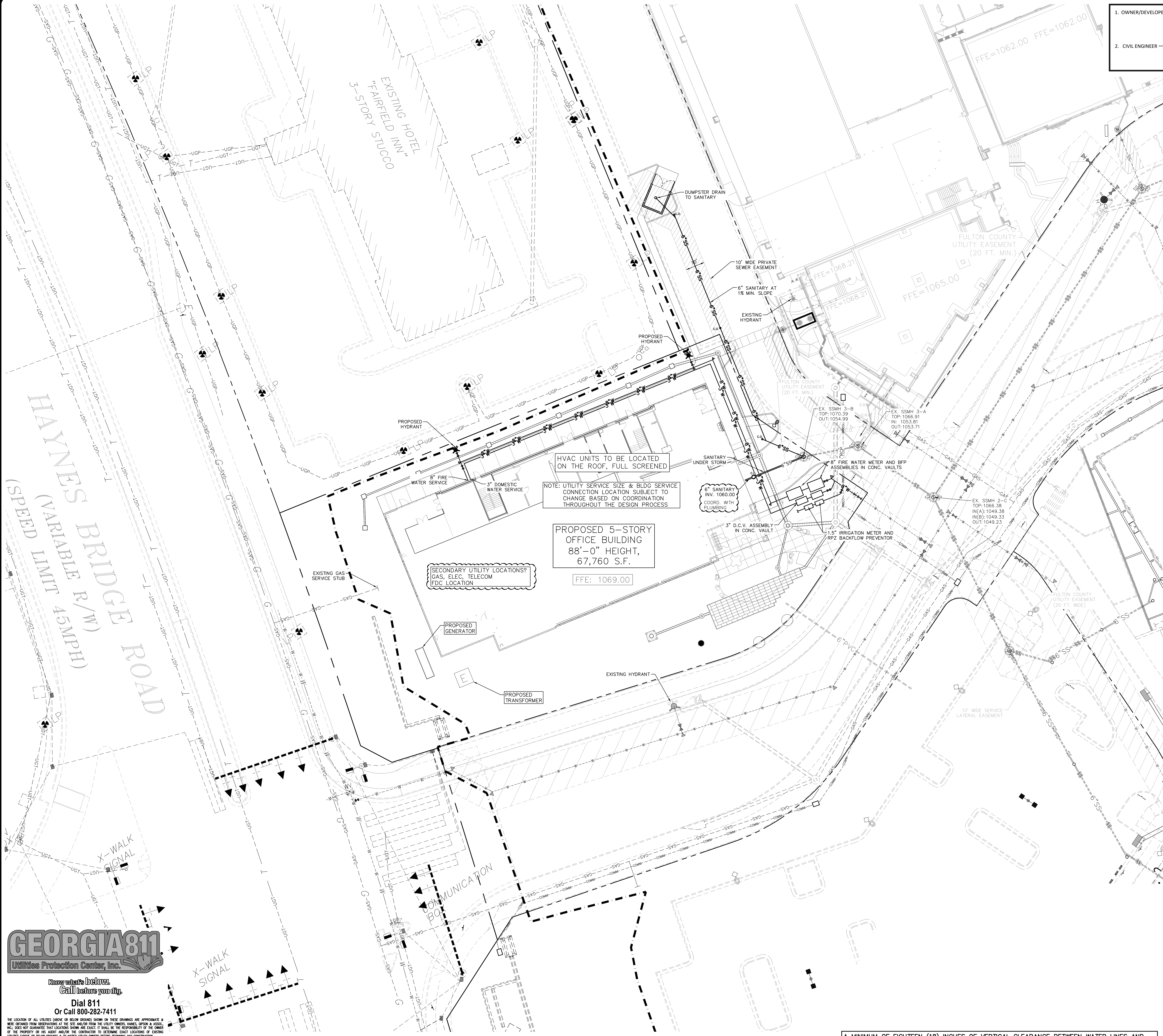
## LEGEND

|                                 |                 |                        |                  |
|---------------------------------|-----------------|------------------------|------------------|
| EXISTING FEATURES               | -----           | PROPOSED WATER LINE    | ----- 6" W       |
| PROPOSED FEATURES               | -----           | PROPOSED ROOF LEADER   | -----            |
| PROPOSED CONCRETE CURB & GUTTER | =====           | PROPOSED STORM SEWER   | -----            |
| PROPOSED BUILDING               | =====           | PROPOSED MANHOLE       | ⊙                |
| PROPERTY LINES                  | -----           | PROPOSED CLEANOUT      | C <sub>6"</sub>  |
| PROPOSED SANITARY SEWER         | ----- 8" SS     | PROPOSED FIRE HYDRANT  | ⚡                |
| PROPOSED GATE VALVE             | ⋈               | EX. OVERHEAD UTILITY   | ----- EX. 8" GAL |
| CONCRETE THRUST BLOCK           | ▲               | EXISTING WATER LINE    | -----            |
| PROPOSED UTILITY EASEMENT       | ▬               | EXISTING NATURAL GAS   | -----            |
| EXISTING STORM SYSTEM           | -----           | EXISTING FIRE HYDRANT  | ⚡                |
| PROPOSED ELECTRIC               | ----- E ----- E | EXISTING UTILITY POLE  | ⌂                |
| PROPOSED GAS                    | ----- G ----- G | EXISTING SEWER MANHOLE | ⊙                |
|                                 |                 | EX. UNDERGROUND CABLE  | -----            |
|                                 |                 | EX. UNDERGROUND POWER  | -----            |

## OVERALL UTILITY PLAN







1. OWNER/DEVELOPER — POPE AND LAND REAL ESTATE  
3330 CUMBERLAND BLVD. S.E., SUITE 300  
ATLANTA, GEORGIA 30339  
CONTACT: FRANCES LAND KLEE  
PHONE: (770) 980-0808

2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.  
1550 NORTH BROWN ROAD, SUITE 145  
LAWRENCEVILLE, GA 30043  
PHONE: (770) 491-7550

ALL PAVEMENT REPAIRS AS NEEDED TO BE REPAIRED TO LOCAL CITY STANDARDS.

ALL WATER METER BOXES TO BE LOCATED WITHIN DEDICATED EASEMENTS PROVIDED BY OWNER TO FULTON COUNTY.

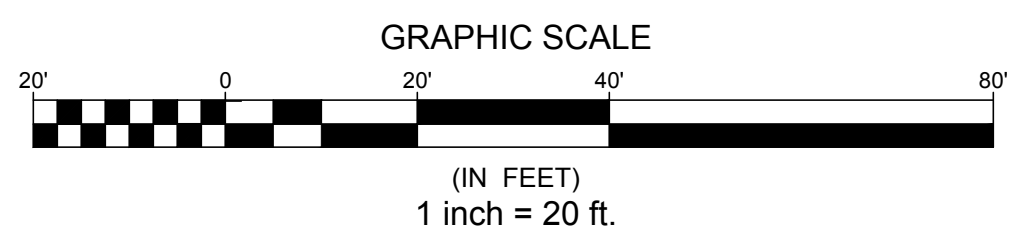
EXISTING SEWER EASEMENT FOR SUMMIT PLACE INFRASTRUCTURE RECORDED IN DEED BOOK 59384, PG. 12.

NOTE: CLEANOUT REQUIRED ON ALL 6" SEWER LINES/ LATERALS AT THE TRANSITION FROM PRIVATE TO PUBLIC.

SEE UTILITY NOTES ON SHEET C-2N

| LEGEND                          |              |
|---------------------------------|--------------|
| EXISTING FEATURES               | ---          |
| PROPOSED FEATURES               | ---          |
| PROPOSED CONCRETE CURB & GUTTER | =====        |
| PROPOSED BUILDING               | =====        |
| PROPERTY LINES                  | ---          |
| PROPOSED SANITARY SEWER         | 8"SS         |
| PROPOSED GATE VALVE             | XX           |
| CONCRETE THRUST BLOCK           | ▲            |
| PROPOSED UTILITY EASEMENT       | =====        |
| EXISTING STORM SYSTEM           | =====        |
| PROPOSED ELECTRIC               | E E          |
| PROPOSED GAS                    | G G          |
| PROPOSED WATER LINE             | 6"W          |
| PROPOSED ROOF LEADER            | =====        |
| PROPOSED STORM SEWER            | =====        |
| PROPOSED MANHOLE                | ⊙            |
| PROPOSED CLEANOUT               | ⊙            |
| PROPOSED FIRE HYDRANT           | ⊙            |
| EX. OVERHEAD UTILITY            | OHU          |
| EXISTING WATER LINE             | EX. 6" GAS W |
| EXISTING NATURAL GAS            | GAS GAS      |
| EXISTING FIRE HYDRANT           | ⊙            |
| EXISTING UTILITY POLE           | ⊙            |
| EXISTING SEWER MANHOLE          | ⊙            |
| EX. UNDERGROUND CABLE           | UOC          |
| EX. UNDERGROUND POWER           | UOC          |

UTILITY PLAN



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Utilities Protection Center, Inc.

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CAUTION-NOTE TO CONTRACTOR:  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON FOR EXACT LOCATIONS OR DEPTHS. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (NOT MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIELD OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES CROSSING MUST BE OBTAINED. A MINIMUM OF TEN (10) FEET (EDGE-TO-EDGE) OF HORIZONTAL CLEARANCE BETWEEN PIPES AND STRUCTURES MUST BE OBTAINED. WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10-FEET, PARALLEL INSTALLATION OF WATER MAINS SHALL CONFORM TO STATE REGULATIONS.

HAINES GIPSON & ASSOCIATES  
Civil • Structural • Bridge

POPE & LAND  
REAL ESTATE

2000 NORTHWINDS SUMMIT  
5-STORY OFFICE BUILDING

2000 SUMMIT PLACE  
GEORGIA HWY 400 AT HAINES BRIDGE ROAD  
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA  
ZONED MIXED USE (MU): LL's 752, 753, 754, 799 DIST 1, SEC. 2

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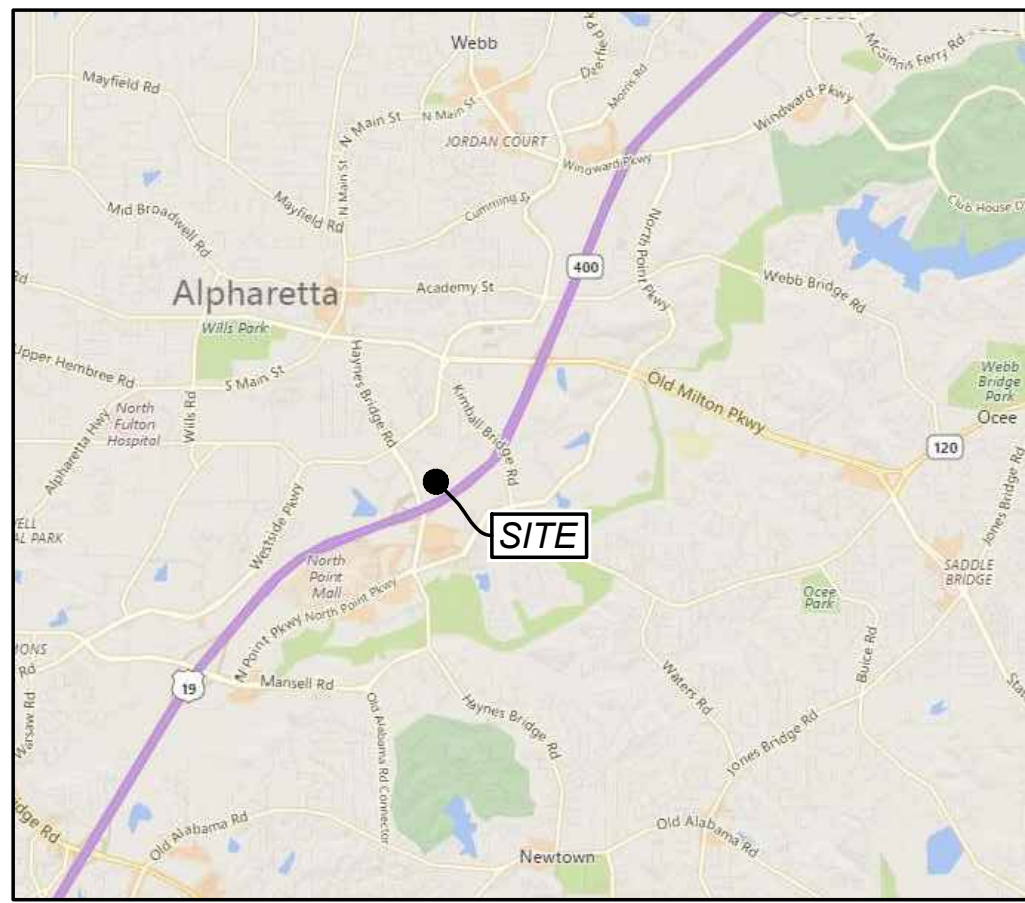
| SHEET TITLE  |
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| UTILITY PLAN |

| SHEET NUMBER |
|--------------|
| C-2.1        |

CITY LDP #D22xxxx; FULTON COUNTY 22-xxxxWR

HGA JOB No. 2021-183.10





## LOCATION MAP

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

SEE TREE PLANTING DETAIL "STD. L-5" ON LANDSCAPE ARCHITECT PLANS (S/LS-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

### CITY OF ALPHARETTA NOTES (ARBORIST):

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS AND THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR INTERPRETATION.
- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATION OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST. ANY LIMBS OVERHANGING THE L.O.D. THAT MAY BE RIPPED, TORN OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

### GRADING NOTES:

- TOTAL SITE AREA = ±24.46 ACRES
- TOTAL DISTURBED AREA = 13.3 AC. (OVERALL); 0.9 AC. (THIS PHASE, NWS2000 OFFICE TRACT)
- A PORTION OF THE OVERALL PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP 13121C0066F DATED 09/18/2013. NO PROPOSED FLOODPLAIN FILL AS PART OF THIS SCOPE.
- PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016; VERTICAL DATUM NAVD 88, HORIZONTAL DATUM NAD 83.
- NO WETLAND DISTURBANCE IS PROPOSED FOR THE SUBJECT SITE.
- CONTRACTOR IS TO CLEAN OUT ALL STORM DRAINAGE PIPES AND STRUCTURES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- IF APPLICABLE, PROVIDE STORMWATER FACILITY POST-CONSTRUCTION (RECORD) DRAWINGS AT LEAST TWO WEEKS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. PROVIDE AS-BUILT MODEL #'S, LOCATIONS AND ELEVATIONS OF ANY PROPRIETARY WATER QUALITY AND/OR DETENTION STRUCTURES.
- ANY WORK PROPOSED IN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL REQUIRE A SEPARATE G.D.O.T. PERMIT.
- ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- ALL STORM SEWER STRUCTURES SHALL CONFORM TO CITY OF ALPHARETTA AND FULTON COUNTY STANDARDS.
- PROVIDE "AS-BUILTS" OF THE STORM PIPE SYSTEM, INCLUDING LOCATION, SIZE AND INVERT ELEVATIONS OF PIPED SEGMENTS OF THE STORM DRAINAGE SYSTEM.
- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- WHERE TIE-INS TO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY AND REPORT ANY DISCREPANCY IMMEDIATELY TO ENGINEER.
- ALL CORRUGATED METAL PIPES (IF APPLICABLE) TO BE ALUMINUM COATED TYPE II.
- THE GRADES SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENT AND FLOOR SLABS WHEN FINISH GRADING THE SITE.
- ALL DRAINAGE INLETS SHALL BE "BICYCLE SAFE".
- ALL CATCH BASINS ARE TO BE FLUSH-MOUNTED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ANY OFF-SITE STORM WATER ENTERING THE PROPERTY SHALL HAVE UNOBSTRUCTED FLOW THROUGH THE SITE THROUGHOUT THE CONSTRUCTION PROCESS. SHOULD ANY CONFLICT ARISE, CONTRACTOR TO CONTACT CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
- SLOPE AT ACCESSIBLE ROUTE NOT TO EXCEED 5% (LONGITUDINAL) OR 2% CROSS-SLOPE.



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THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM INFORMATION AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO WORK SAFELY BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR:  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM INFORMATION AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO WORK SAFELY BEFORE BEGINNING ANY CONSTRUCTION.

THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

IF ENCOUNTERED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

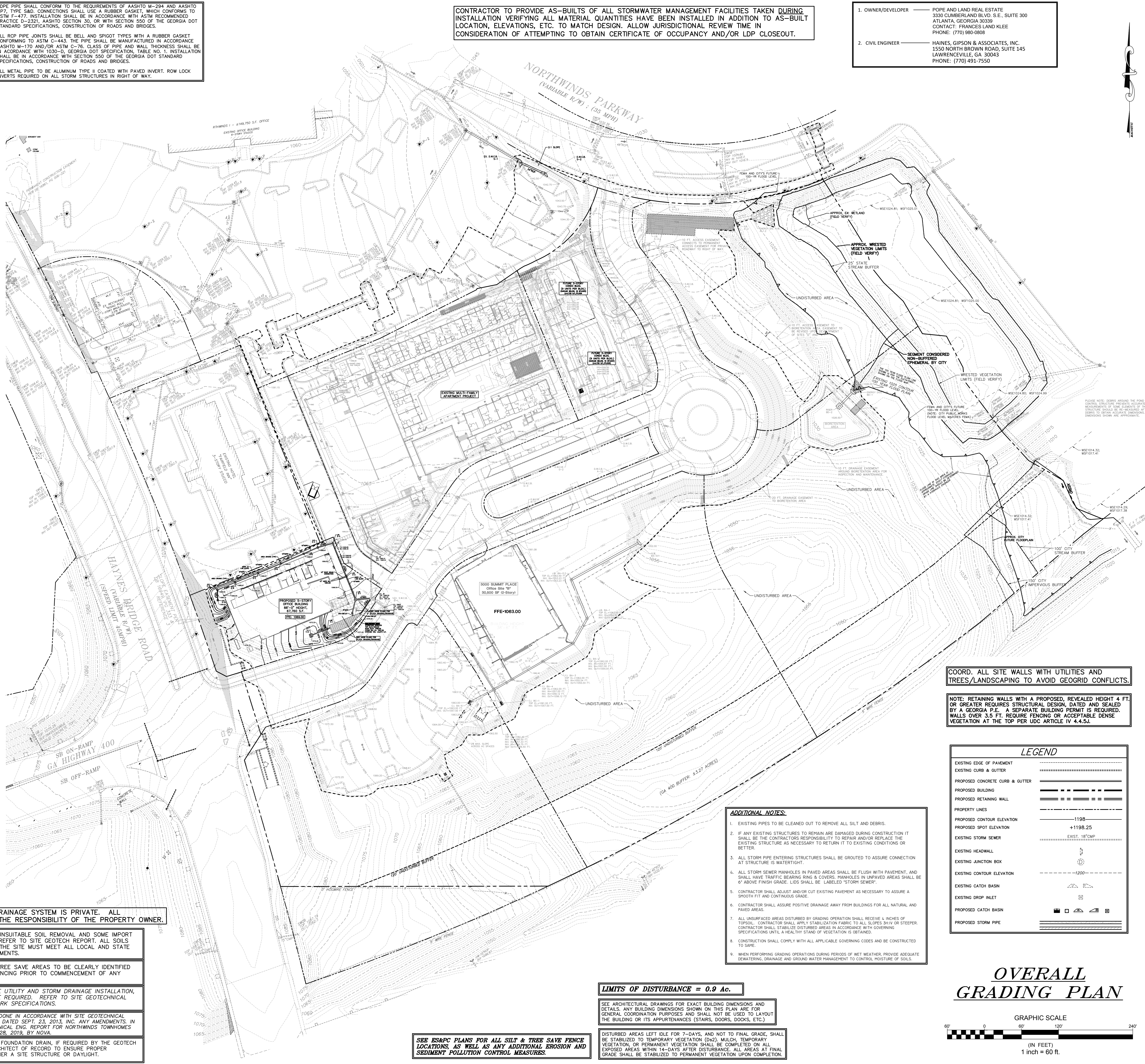
ALL BUFFERS AND TREE SAVE AREAS TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

DURING SUBSURFACE UTILITY AND STORM DRAINAGE INSTALLATION, DRAINAGE MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT AND SITEWORK SPECIFICATIONS.

ALL SITEWORK TO BE DONE IN ACCORDANCE WITH SITE GEOTECH REPORT BY TERRACON DATED SEPT. 23, 2013, INC. ANY AMENDMENTS IN ADDITION TO GEOTECHNICAL ENG. REPORT FOR NORTHWINDS TOWNHOMES - LOT 3, DATED JUNE 28, 2019, BY NOVA.

COORDINATE BUILDING FOUNDATION DRAIN, IF REQUIRED BY THE GEOTECH REPORT WITH THE ARCHITECT OF RECORD TO ENSURE PROPER COORDINATION TO EITHER A SITE STRUCTURE OR DAYLIGHT.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.



- OWNER/DEVELOPER — POPE AND LAND REAL ESTATE  
3330 CUMBERLAND BLVD. S.E., SUITE 300  
ATLANTA, GEORGIA 30339  
CONTACT: FRANCES LAND KLEE  
PHONE: (770) 980-0808
- CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.  
1550 NORTH BROWN ROAD, SUITE 145  
LAWRENCEVILLE, GA 30043  
PHONE: (770) 491-7550

COORD. ALL SITE WALLS WITH UTILITIES AND TREES/LANDSCAPING TO AVOID GEOGRID CONFLICTS.

NOTE: RETAINING WALLS WITH A PROPOSED, REVEALED HEIGHT 4 FT OR GREATER REQUIRES STRUCTURAL DESIGN, DATED AND SEALED BY A GEORGIA P.E. A SEPARATE BUILDING PERMIT IS REQUIRED. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

| LEGEND                          |       |
|---------------------------------|-------|
| EXISTING EDGE OF PAVEMENT       | ----- |
| EXISTING CURB & GUTTER          | ===== |
| PROPOSED CONCRETE CURB & GUTTER | ===== |
| PROPOSED BUILDING               | ===== |
| PROPOSED RETAINING WALL         | ===== |
| PROPERTY LINES                  | ----- |
| PROPOSED CONTOUR ELEVATION      | ----- |
| PROPOSED SPOT ELEVATION         | ----- |
| EXISTING STORM SEWER            | ----- |
| EXISTING HEADWALL               | ----- |
| EXISTING JUNCTION BOX           | ----- |
| EXISTING CONTOUR ELEVATION      | ----- |
| EXISTING CATCH BASIN            | ----- |
| EXISTING DROP INLET             | ----- |
| PROPOSED CATCH BASIN            | ----- |
| PROPOSED STORM PIPE             | ----- |

- ### ADDITIONAL NOTES:
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
  - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
  - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE "Labeled STORM SEWER".
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
  - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES SHIV OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
  - WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

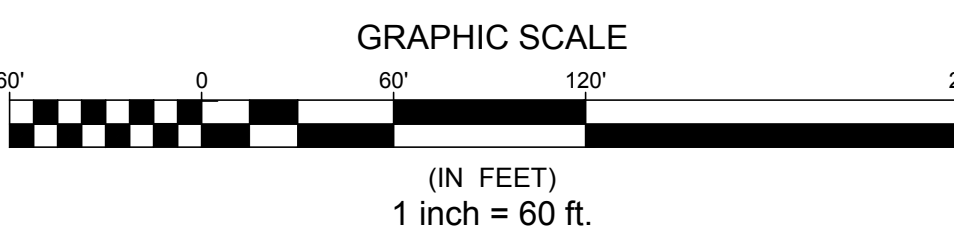
LIMITS OF DISTURBANCE = 0.9 Ac.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPEARANCES (STAIRS, DOORS, DOCKS, ETC.).

DISTURBED AREAS LEFT IDLE FOR 7-DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (D22). MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14-DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

SEE ISAPC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

## OVERALL GRADING PLAN



**HAINES GIPSON & ASSOCIATES**  
Civil • Structural • Bridge

**POPE & LAND**  
REAL ESTATE

**2000 NORTHWINDS SUMMIT**  
**5-STORY OFFICE BUILDING**  
2000 SUMMIT PLACE  
GEORGIA HWY 400 AT HAINES BRIDGE ROAD  
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA  
ZONED MIXED USE (MU); L1's 752, 753, 754, 755 DIST 1, SEC. 2

| NO. | BY  | DATE      | DESCRIPTION |
|-----|-----|-----------|-------------|
| 1   | SES | 9/23/2022 | DRAWN BY    |
| 2   | RCL |           | CHECKED BY  |

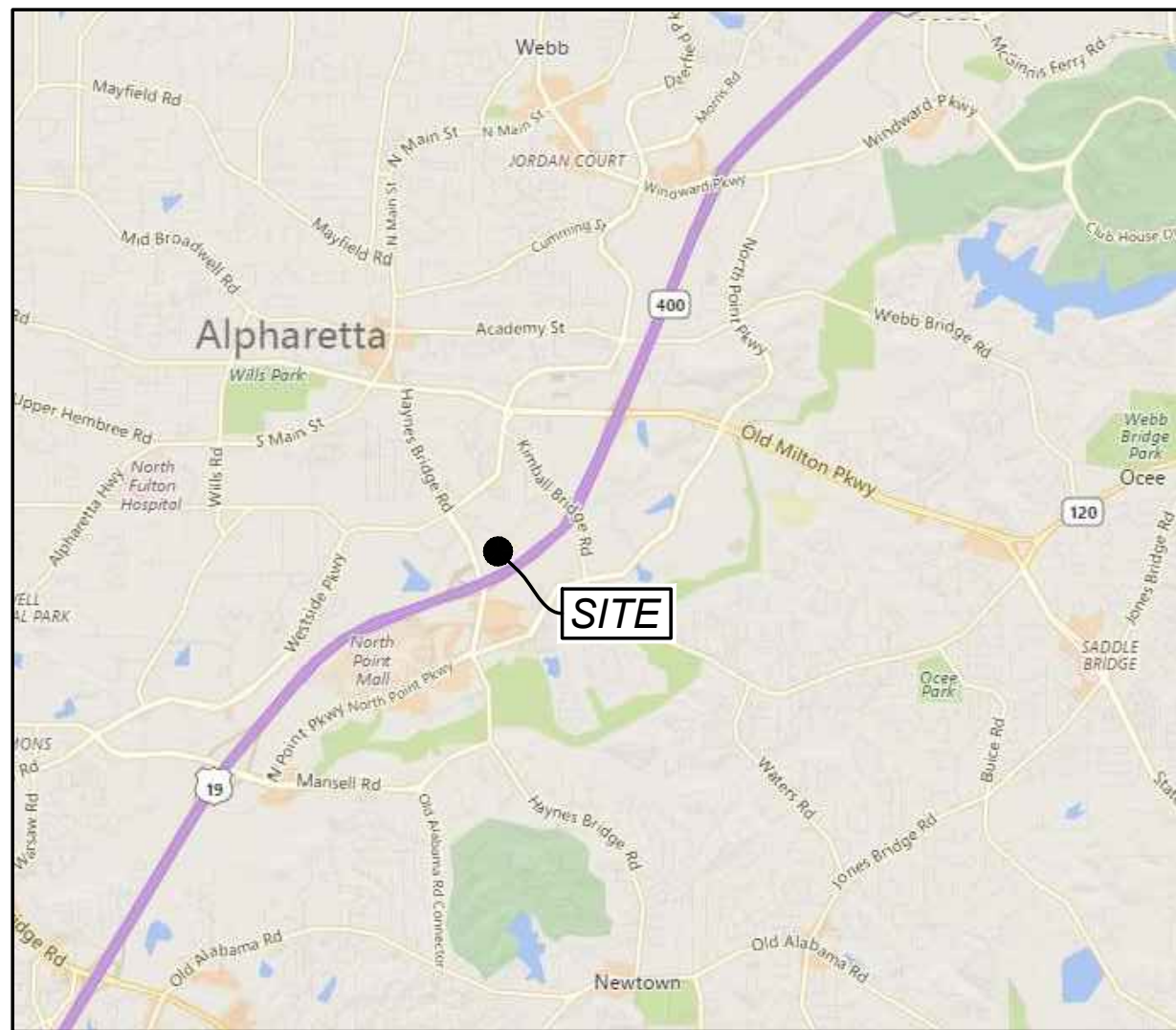
**SHEET TITLE**  
OVERALL GRADING PLAN

**SHEET NUMBER**  
C-3

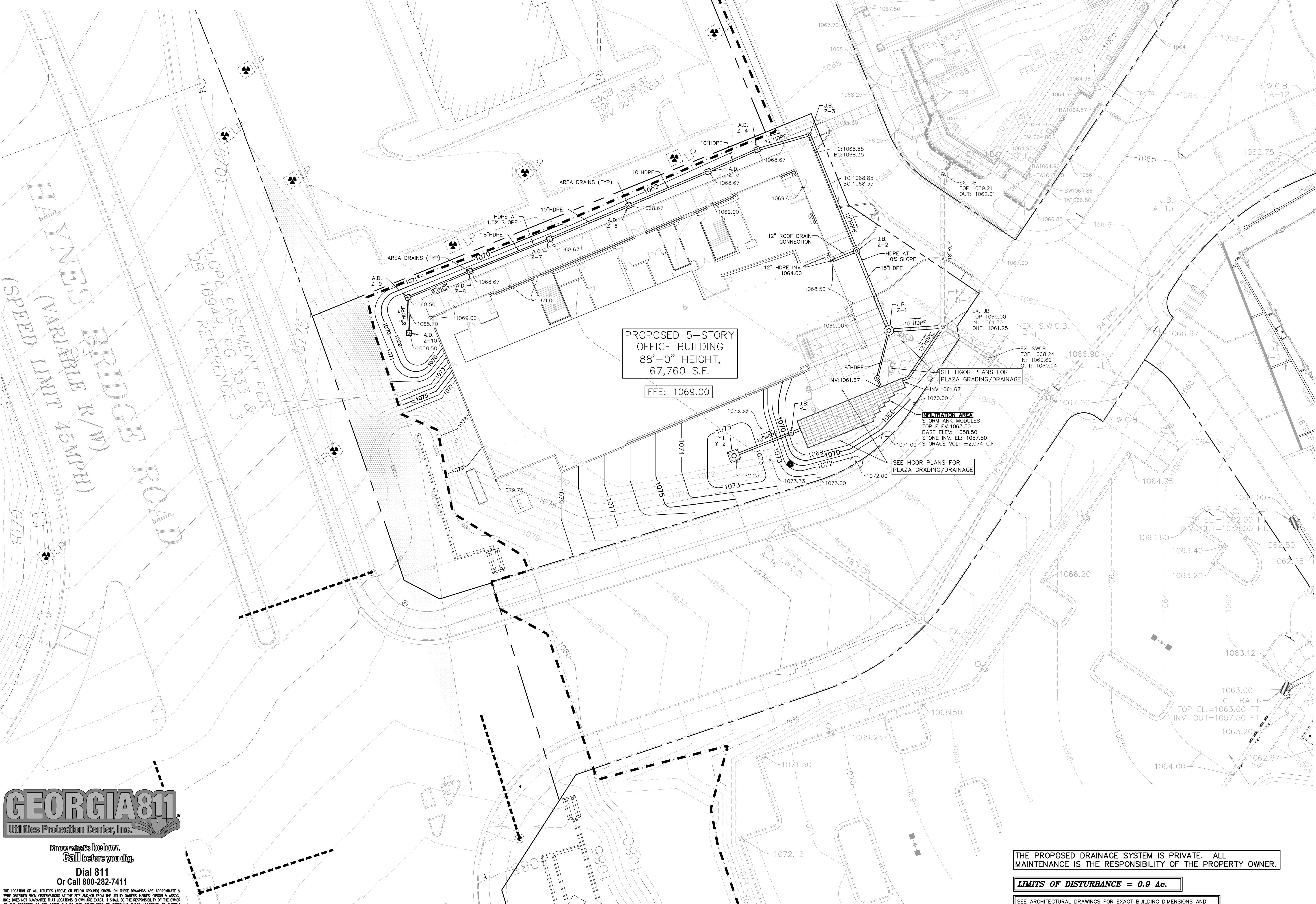
CITY LDP #D22xxxx; FULTON COUNTY 22-xxxxWR

HGA JOB NO. 2021-183.10





## LOCATION MAP



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS, HANES, GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR:  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON FOR EXACT LOCATION OR DEPTH OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. TO REQUEST FIELD LOCATION OF UTILITIES, LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIELD OFFICE EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

LIMITS OF DISTURBANCE = 0.9 Ac.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

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1. OWNER/DEVELOPER  
POPE AND LAND REAL ESTATE  
3330 CUMBERLAND BLVD. S.E., SUITE 300  
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  - ALL STORY PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
  - ALL STORY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTRADICTORY GRADE.
  - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
  - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY A STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAVE.
  - WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

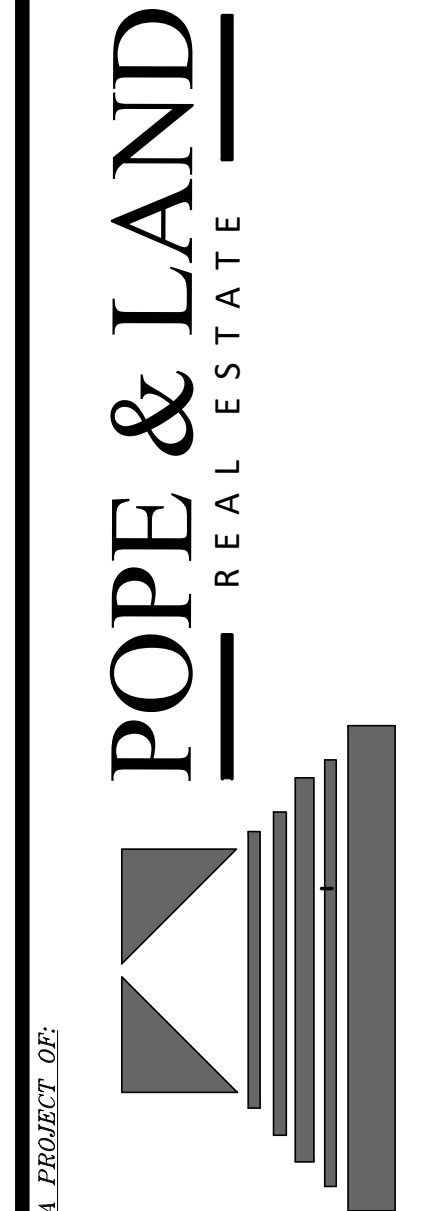
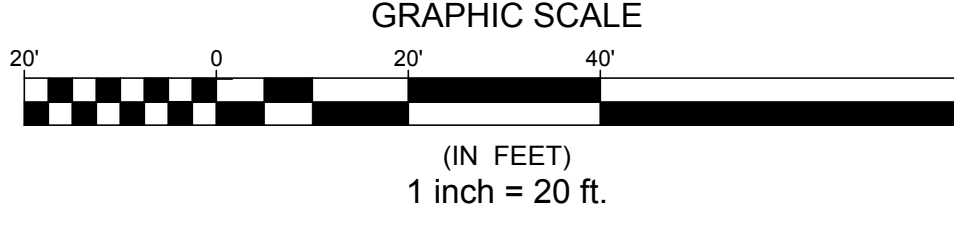
- CITY OF ALPHARETTA NOTES (ARBORIST):**
- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR INTERPRETATION.
  - PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
  - TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
  - THE CITY OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
  - INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
  - ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
  - ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
  - ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
  - ANY LIMBS OVERHANGING THE L.O.D. THAT MAY BE RIPPED, TORN OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
  - IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, WHEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
  - ALL APPROVED REMOVALS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

SEE TREE PLANTING DETAIL "STD. 1-5" ON LANDSCAPE ARCHITECT PLANS (S/215-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

| LEGEND                          |                     |
|---------------------------------|---------------------|
| EXISTING EDGE OF PAVEMENT       | ---                 |
| EXISTING CURB & GUTTER          | ---                 |
| PROPOSED CONCRETE CURB & GUTTER | ---                 |
| PROPOSED BUILDING               | ---                 |
| PROPOSED RETAINING WALL         | ---                 |
| PROPERTY LINES                  | ---                 |
| PROPOSED CONTOUR ELEVATION      | ---1198---          |
| PROPOSED SPOT ELEVATION         | +1198.25            |
| EXISTING STORY SEWER            | ---EXST. 18" RCP--- |
| EXISTING HEADWALL               | ---                 |
| EXISTING JUNCTION BOX           | ---                 |
| EXISTING CONTOUR ELEVATION      | ---1200---          |
| EXISTING CATCH BASIN            | ---                 |
| EXISTING DROP INLET             | ---                 |
| PROPOSED CATCH BASIN            | ---                 |
| PROPOSED STORM PIPE             | ---                 |

## GRADING PLAN



2000 NORTHWINDS SUMMIT  
5-STORY OFFICE BUILDING  
2000 SUMMIT PLACE  
GEORGIA HWY 400 AT HAYNES BRIDGE ROAD  
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA  
ZONED MIXED USE (MU); LL's 752, 753, 754, 755 DIST 1, SEC. 2

| DESCRIPTION  |     |
|--------------|-----|
| NO.          | BY  |
| DATE         |     |
| DRAWN BY     |     |
| SES          | RCL |
| CHECKED BY   |     |
| DATE         |     |
| 9/23/2022    |     |
| SHEET TITLE  |     |
| GRADING PLAN |     |
| SHEET NUMBER |     |
| C-3.1        |     |



OCTOBER 01, 2022

# NORTHWINDS SUMMIT

2000 Summit Place Office Building  
Design Review Board Application



# 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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

*NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: COOPER CARRY, INC.

Location Address: 191 PEACHTREE STREET, NE, SUITE 2400

Mailing Address: 191 PEACHTREE STREET, NE, SUITE 2400

City: ATLANTA State: GA Zip Code: 30303

Contact For All Notifications: SEAN MCLENDON, AIA

Contact Telephone: (404) - 237 - 2000 Mobile Telephone: (404) - 317 - 3444

Fax: \_\_\_\_\_ Email: SEANMCLENDON@COOPERCARRY.COM

Contact's Relation To Business: PRINCIPAL

This Application For (Check all that apply):

- |                                                        |                                                      |
|--------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Modification to Exterior    |
| <input type="checkbox"/> Auxiliary Structure           | <input checked="" type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> Color Selection    | <input type="checkbox"/> <del>Signage</del>          |
| <input checked="" type="checkbox"/> Material Selection | (TO BE SUBMITTED SEPARATELY AT A LATER DATE)         |

### Application Fees:

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

All other reviews \$ 300.00

Total Due \$300.00

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





# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

Property Owner Name: POPE & LAND ENTERPRISES, INC.

Physical Address: 3330 CUMBERLAND BLVD, SE, SUITE 300, ATLANTA, GA 30339

Mailing Address: SAME AS ABOVE

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Owner Telephone: (770) - 980 - 0808 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): LAWRENCE KELLY, CEO - VICE CHAIRMAN Date: 10/01/2022

Owner Signature: 

### Property Information:

Address (If Assigned) : 2000 SUMMIT PLACE, ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 12-285007530688

Land Lot(s): 753 District: 1st Section: 2nd

Existing Zoning of Property: MU-Mixed Use Existing Uses of Property: Undeveloped

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

Applicant Signature:  Date: 10/01/2022

Print Form



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# DESIGN REVIEW BOARD REVIEW CRITERIA

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How will this proposal be visually compatible with the character of the surrounding areas?

As a part of the Northwinds Summit Mixed-Use Development, 2000 Summit Place serves as an entrance "anchor" into the development from Haynes Bridge Road. The Design intent for this building to serve as a part of the gateway into the development alongside a future office development at Site A on the opposite side of Summit Place. Site A Development is anticipated as a taller office project (up to 12 stories). 2000 Summit Place is a transition from the anticipated high-rise office at Site A to lower density sites within Northwinds Summit as well as adjacent parcels along Haynes Bridge Road.

The primary building material is a glazed window wall system that wraps the prominent street-facing facades. Reflection within the glazing is minimal to encourage engagement between the building occupants and pedestrians. Formed metal wall panels are utilized to complement the massing volumes and facade projections to create a sense of entry at building corners facing Haynes Bridge Road as well as interior intersections within the Development. This building serves as a massing transition from the existing multifamily and loft office buildings and proposed higher density office planned at Site A. Additionally, the building hosts a precast base and cap that emphasizes the heavy brick and stone vernacular of the surrounding area.

The ground level patio and lawn provides a direct connection to the Alpha Loop trail by providing seating opportunities tenants and pedestrians using the Alpha Loop for adjacent retail spaces. Additionally, the Northwinds Summit development will be incorporating connections to the forthcoming underground Alpha Loop Trail which will necessitate a site stair and retaining wall along the western buffer zone of the site parallel to Haynes Bridge Road.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

A sight line study from Haynes Bridge Rd. public right of way has been provided with the submittal. All rooftop equipment is contained within a screen wall enclosure.



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# DESIGN REVIEW BOARD REVIEW CRITERIA

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Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site*

*Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

As an addition to the Northwinds Summit Development, the proposed site is compliant with the approved zoning plan and conditions.

**Setback Requirements:** The building maintains a 50 ft. setback at Haynes Bridge Rd. (20 ft. min. for Type A corridors)

**Building Height:** Zoning conditions allows a 5 story building for this parcel

**Surface Parking Lots:** Parking is allowable anywhere on the lot for Type A corridors. Parking is located within the building footprint as a private parking garage.

**Sidewalk:** Existing sidewalk along Haynes Bridge and adjacent Alpha Loop trail along Summit Place maintains 12 ft. min. width

**Planter:** The site maintains a 20 ft. landscape strip along Haynes Bridge Rd. and the 8 ft. min dimension along Summit Place

**Spacing:** Existing pedestrian lighting and tree spacing are within 40 ft. on-center max.

**Landscape Strip:** The Site maintains a 20 ft. landscape strip along Haynes Bridge Rd.

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

*Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).*

**Fenestration:** Ground floor commercial use is limited the Main Building Lobby in the northeast corner of the building. The east facade faces a public street. The building has 30% fenestration along the East facade

**Pedestrian Access:** A street facing pedestrian entrance is located along the East facade

**Building Materials:** Building materials are composed of architectural precast panels, formed metal panels, and a glazed window wall system

**Building Facade:** The ground level is composed of architectural precast panels as a base material. The elevated levels above (2-5) are composed of glazed window wall with formed metal panels and an architectural precast cornice.

**Building Massing:** The building hosts projections and recesses of at least 12" along each facade exceeding 50 ft.

**Service Areas:** The dumpster enclosure along the Eastern access drive is under evaluation for shared use with the the Fairfield Inn. Alternatives to this solution would be shared dumpster with 3000 Summit Place with the existing enclosure or a roll-out dumpster for scheduled pickup

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

*Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).*

As an addition to the Northwinds Summit Development, the proposed site is compliant with the approved zoning plan and conditions.

**Civic Space:** The zoning conditions state that the Northwinds development will incorporate overall planned green space areas.

**Amenity Space:** The building contains a patio, improved hard scape and lawn space for occupant use along the South facade facing Summit Place.

Please list and describe the EcoDistrict measures that your application includes.

*EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).*

The following EcoDistrict measures are incorporated into the 2000 Summit Place Development per Applicability Paragraph 2.10.11.B.3 - (7 Points):

**Building Energy Efficiency:** exceeding base line Energy Code Performance. A building energy model will be provided between Design Development phase and permitting (3 Points - Section 2.10.11 D.4)

**Building Water Efficiency:** demonstrating a 20% reduction from Baseline Requirements (2 Points - Section 2.10.11 D.6)

**Heat Island Reduction:** Utilize Pavements and hardscapes/Roof Membrane with SRI 29 (2 points - Section 2.10.11 D.7)

**Alternative Transportation:** Provision of on-street pick-up/drop-off zone for ride-sharing. Pope and Land Enterprises, in conjunction with the Community Improvement District, are integrating a bus stop as a feature to the Northwinds Summit Development (2 Points - Section 2.10.11 D.14)



## PROPERTY DESCRIPTION

### *Lot 1, Northwinds Summit*

*All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:*

*Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.*

*Said tract of land contains 0.925 acres.*





PROJECT N° 20210451

10/01/22

PERSPECTIVE VIEW - SOUTHWEST

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004





PROJECT N° 20210451

10/01/22

PERSPECTIVE VIEW - SOUTHEAST

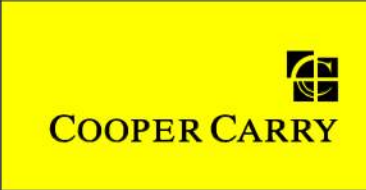
NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004





|                     |          |                              |
|---------------------|----------|------------------------------|
| PROJECT N° 20210451 | 10/01/22 | PERSPECTIVE VIEW - NORTHEAST |
|---------------------|----------|------------------------------|

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004







PROJECT N° 20210451

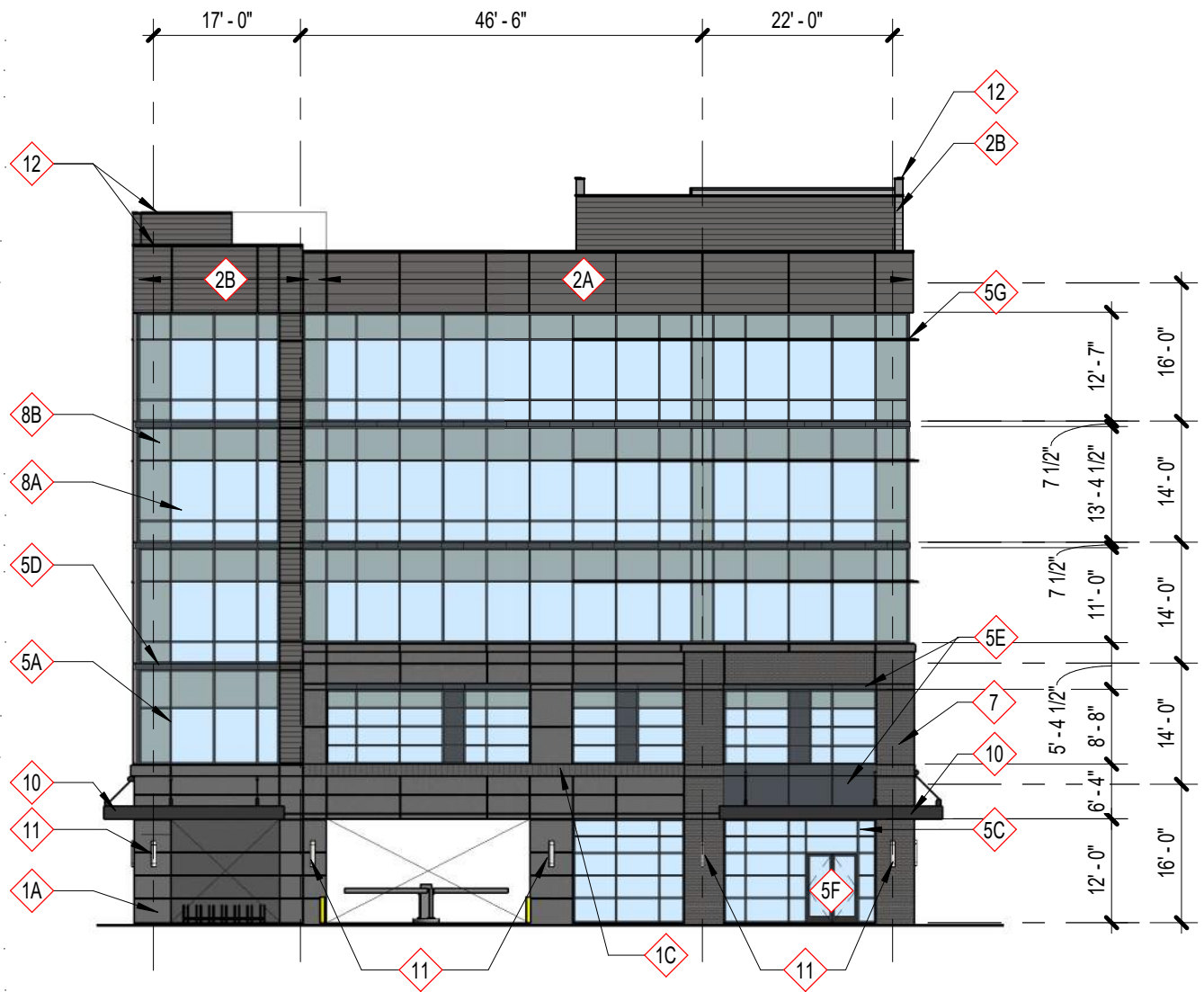
10/01/22

PERSPECTIVE VIEW - NORTHWEST

NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004

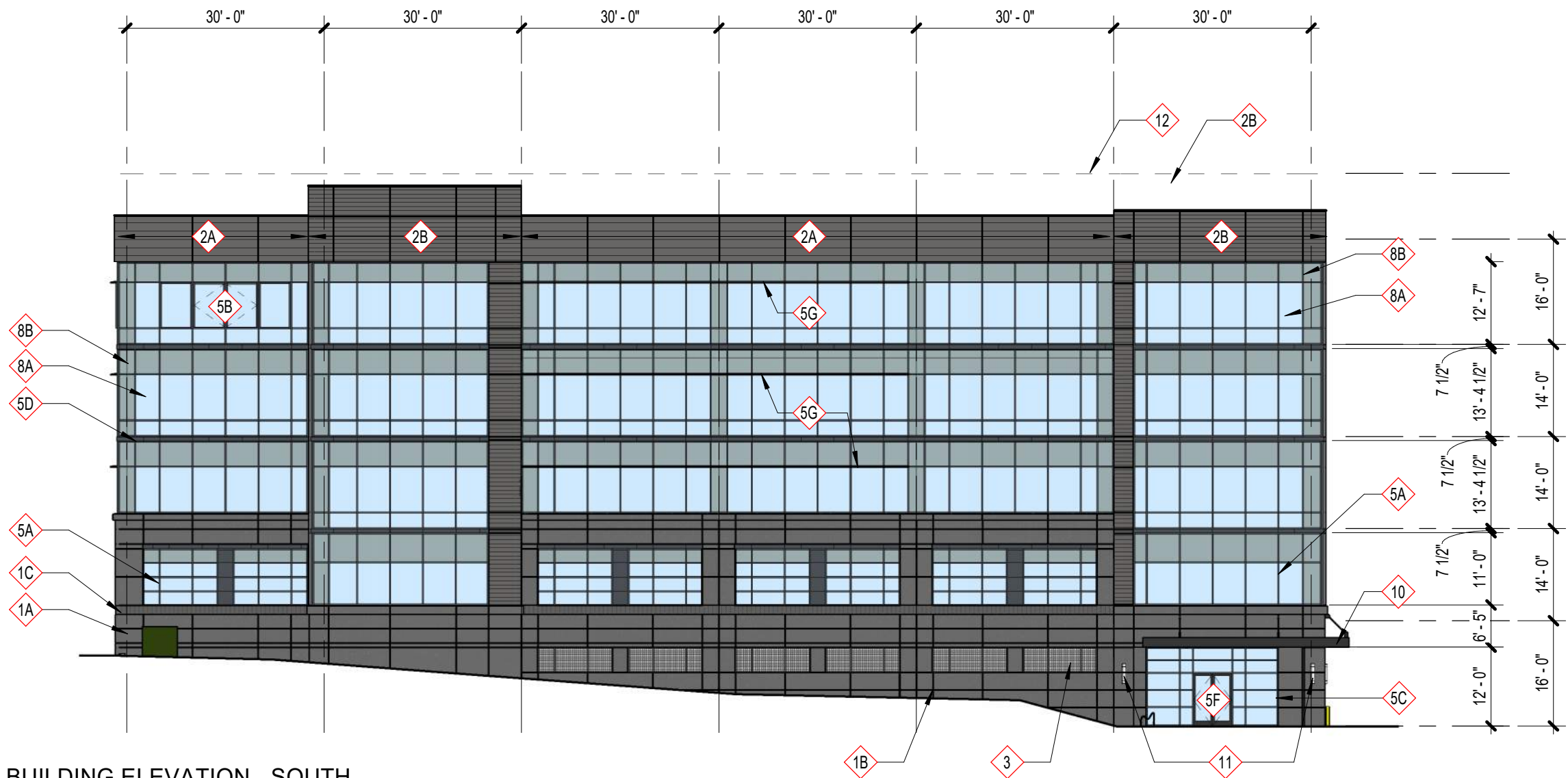


| EXTERIOR ELEVATION KEYNOTES |                                                                                        |     |                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|
| 1A                          | CAST STONE PRECAST PANEL<br>COLOR: DARK GREY                                           | 5G  | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL                               |
| 1B                          | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 6   | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)                              |
| 1C                          | STAMPED PRECAST CONCRETE (CHEVRON)<br>BOD: ARCHITECTURAL POLYMER FORMLINER             | 7   | MASONRY VENEER - RUNNING BOND<br>CHEROKEE BRICK & TILE COMPANY - VERLOUR BLACK           |
| 2A                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 8A  | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             |
| 2B                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 8B  | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE |
| 3                           | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS 1/2" ROUND; 48% OPEN   | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 4                           | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT     | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
| 5A                          | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 11  | EXTERIOR WALL SCONCE<br>GL LIGHTING: BEAM 5452-Q-S-SA-A-A                                |
| 5B                          | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL    | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY                      |
| 5C                          | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION           |
| 5D                          | ALUMINUM SLAB EDGE COVER<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL                       | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION               |
| 5E                          | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL                                   | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY              |
| 5F                          | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL                           |     |                                                                                          |



BUILDING ELEVATION - EAST  
1" = 20'-0"



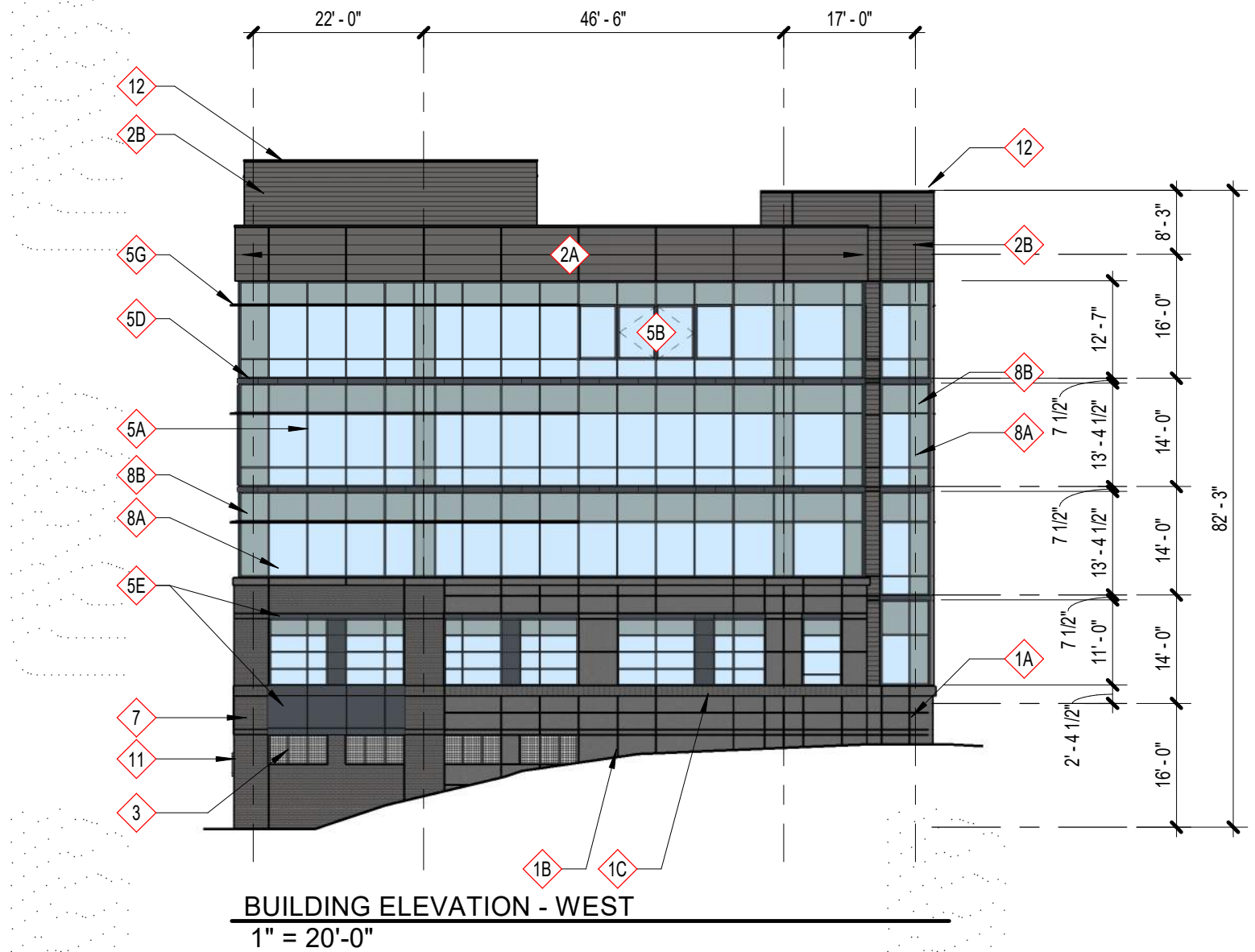


**BUILDING ELEVATION - SOUTH**  
1" = 20'-0"

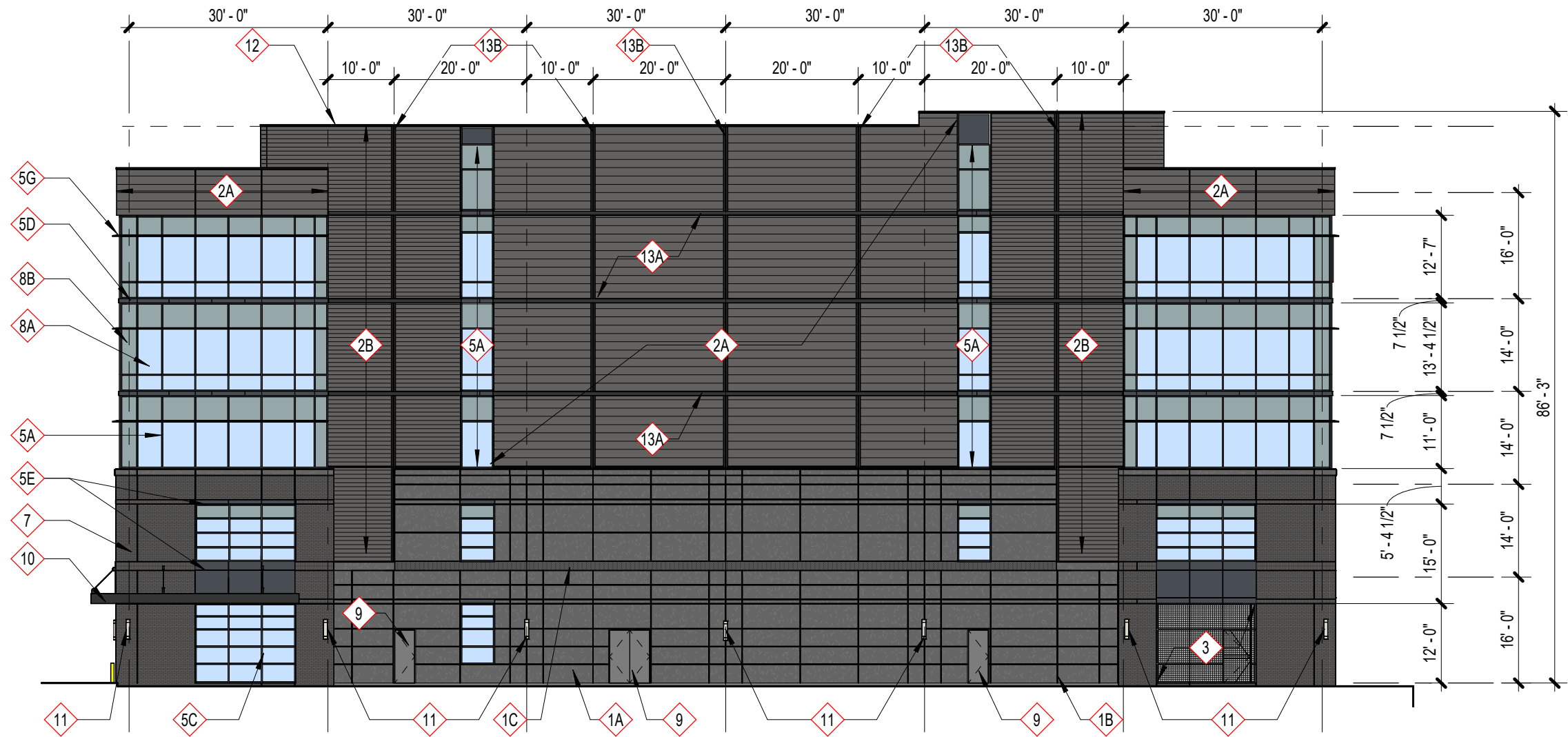
| EXTERIOR ELEVATION KEYNOTES |                                                                                        |    |                                                                                       |    |                                                                  |     |                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|----|------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|
| 1A                          | CAST STONE PRECAST PANEL<br>COLOR: DARK GREY                                           | 3  | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS' 1/2" ROUND; 48% OPEN | 5D | ALUMINUM SLAB EDGE COVER<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL | 7   | MASONRY VENEER - RUNNING BOND<br>CHEROKEE BRICK & TILE COMPANY - VERLOUR BLACK           |
| 1B                          | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 4  | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT    | 5E | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL             | 8A  | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             |
| 1C                          | STAMPED PRECAST CONCRETE<br>BOD: ARCHITECTURAL POLYMER FORMLINER                       | 5A | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL | 5F | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL     | 8B  | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE |
| 2A                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 5B | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 5G | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL       | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 2B                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 5C | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 6  | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)      | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 11  | EXTERIOR WALL SCENCE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                                |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY                      |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION           |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION               |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY              |



| EXTERIOR ELEVATION KEYNOTES |                                                                                        |     |                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|
| 1A                          | CAST STONE PRECAST PANEL<br>COLOR: DARK GREY                                           | 5G  | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL                               |
| 1B                          | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 6   | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)                              |
| 1C                          | STAMPED PRECAST CONCRETE (CHEVRON)<br>BOD: ARCHITECTURAL POLYMER FORMLINER             | 7   | MASONRY VENEER - RUNNING BOND<br>CHEROKEE BRICK & TILE COMPANY - VERLOUR BLACK           |
| 2A                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 8A  | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             |
| 2B                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 8B  | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE |
| 3                           | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS' 1/2" ROUND; 48% OPEN  | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 4                           | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT     | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
| 5A                          | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 11  | EXTERIOR WALL SCONCE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                                |
| 5B                          | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL    | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY                      |
| 5C                          | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION           |
| 5D                          | ALUMINUM SLAB EDGE COVER<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL                       | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION               |
| 5E                          | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL                                   | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY              |
| 5F                          | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL                           |     |                                                                                          |







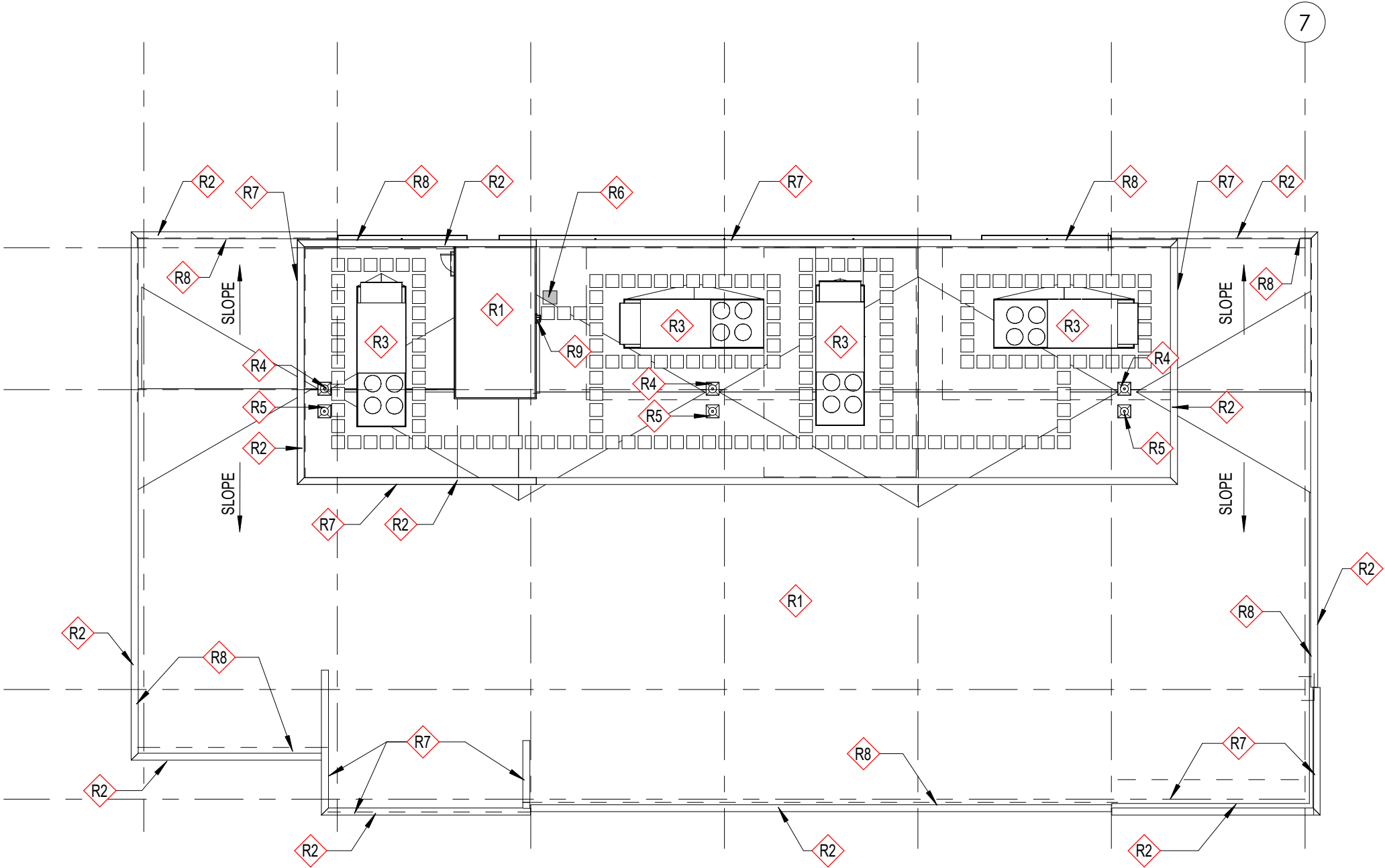
**BUILDING ELEVATION - NORTH**  
1" = 20'-0"

**EXTERIOR ELEVATION KEYNOTES**

|    |                                                                                        |    |                                                                                       |    |                                                                  |    |                                                                                          |     |                                                                                |
|----|----------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|----|------------------------------------------------------------------|----|------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------|
| 1A | CAST STONE PRECAST PANEL<br>COLOR: DARK GREY                                           | 3  | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS' 1/2" ROUND; 48% OPEN | 5D | ALUMINUM SLAB EDGE COVER<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL | 7  | MASONRY VENEER - RUNNING BOND<br>CHEROKEE BRICK & TILE COMPANY - VERLOUR BLACK           | 11  | EXTERIOR WALL SCONE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                       |
| 1B | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 4  | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT    | 5E | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL             | 8A | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY            |
| 1C | STAMPED PRECAST CONCRETE<br>BOD: ARCHITECTURAL POLYMER FORMLINER                       | 5A | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL | 5F | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL     | 8B | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION |
| 2A | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 5B | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 5G | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL       | 9  | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION     |
| 2B | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 5C | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 6  | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)      | 10 | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY    |

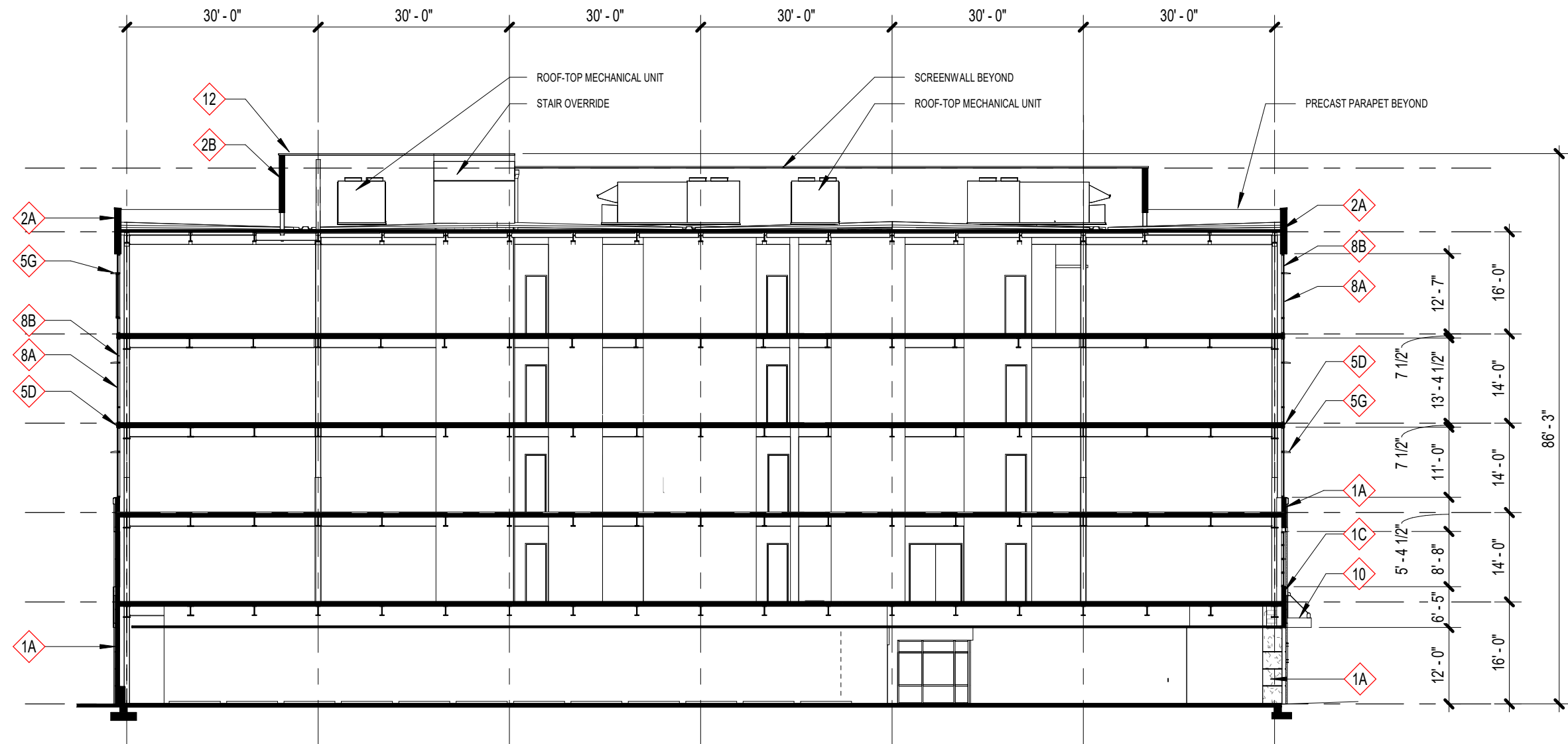


| ROOF KEYNOTES |                                                                                        |
|---------------|----------------------------------------------------------------------------------------|
| R1            | SINGLE PLY TPO ROOFING<br>MFR: FIRESTONE - 60 MIL, WHITE                               |
| R2            | PREFINISHED METAL CAP FLASHING                                                         |
| R3            | MECHANICAL ROOFTOP UNIT<br>CURB MOUNTED                                                |
| R4            | ROOF DRAIN WITH STRAINER                                                               |
| R5            | EMERGENCY OVERFLOW DRAIN                                                               |
| R6            | TOILET EXHAUST FAN HOUSING                                                             |
| R7            | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE M1; COLOR: SILVER |
| R8            | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER |
| R9            | PREFINISHED ALUMINUM GUTTER & DOWNSPOUT<br>MATCH PAC-CLAD SILVER                       |



ROOF PLAN  
1" = 20'-0"





**BUILDING SECTION**  
1" = 20'-0"

| EXTERIOR ELEVATION KEYNOTES |                                                                                        |    |                                                                                       |    |                                                                  |     |                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|----|------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|
| 1A                          | CAST STONE PRECAST PANEL<br>COLOR: DARK GREY                                           | 3  | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS' 1/2" ROUND; 48% OPEN | 5D | ALUMINUM SLAB EDGE COVER<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL | 7   | MASONRY VENEER - RUNNING BOND<br>CHEROKEE BRICK & TILE COMPANY - VERLOUR BLACK           |
| 1B                          | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 4  | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT    | 5E | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL             | 8A  | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             |
| 1C                          | STAMPED PRECAST CONCRETE<br>BOD: ARCHITECTURAL POLYMER FORMLINER                       | 5A | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL | 5F | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL     | 8B  | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE |
| 2A                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 5B | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 5G | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL       | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 2B                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 5C | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 6  | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)      | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 11  | EXTERIOR WALL SCONCE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                                |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY                      |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION           |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION               |
|                             |                                                                                        |    |                                                                                       |    |                                                                  | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY              |

PROJECT N° 20210451

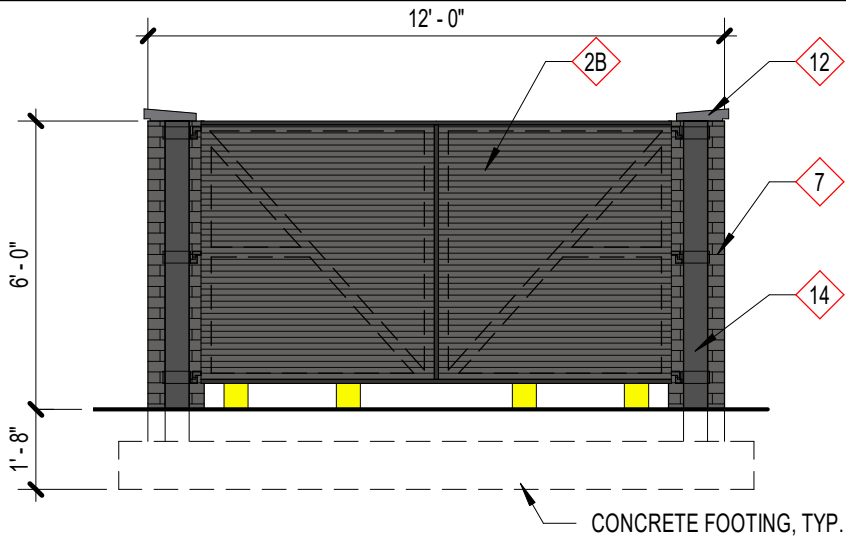
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BUILDING SECTION - LONGITUDINAL

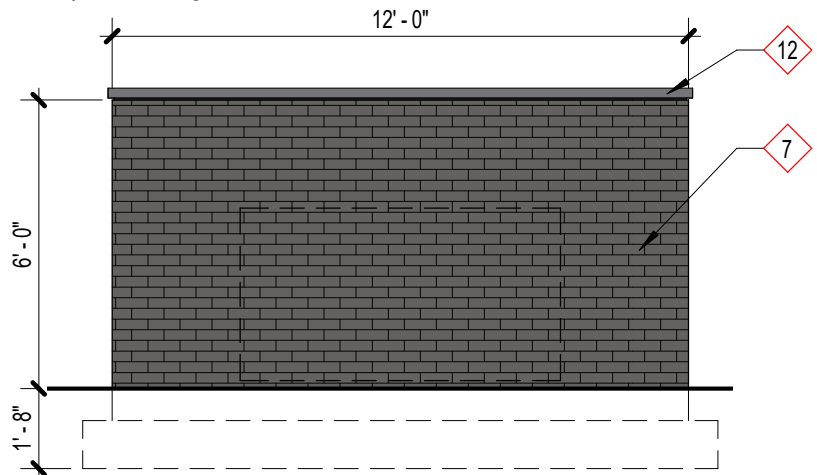
NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004



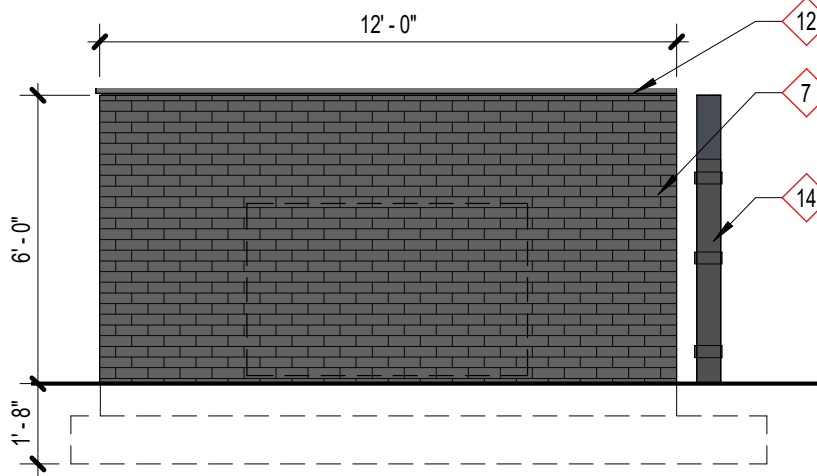
| EXTERIOR ELEVATION KEYNOTES |                                                                                        |     |                                                                                          |
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| 1A                          | CAST STONE PRECAST PANEL<br>COLOR: DARK GREY                                           | 5G  | ALUMINUM 12" EXTRUDED METAL FIN<br>MFR: YKK; PPG: CHARCOAL                               |
| 1B                          | CAST STONE - SEALANT JOINT<br>PECORA: CHARCOAL GRAY                                    | 6   | ALLEGION DOOR HARDWARE<br>SATIN STAINLESS STEEL 630(USD32D)                              |
| 1C                          | STAMPED PRECAST CONCRETE (CHEVRON)<br>BOD: ARCHITECTURAL POLYMER FORMLINER             | 7   | MASONRY VENEER - RUNNING BOND<br>CHEROKEE BRICK & TILE COMPANY - VERLOUR BLACK           |
| 2A                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - HIGHLINE C2; COLOR: SILVER | 8A  | 1-INCH INSULATED VISION GLASS UNIT<br>MFR: GUARDIAN IND.; SNX 51/23 ON CLEAR             |
| 2B                          | PREFINISHED, PREFORMED METAL PANEL RAINSCREEN<br>PAC-CLAD - M1; COLOR: SILVER          | 8B  | 1-INCH INSULATED SPANDREL UNIT<br>MFR: GUARDIAN IND.; SNX51/23 WARM GRAY ON No 4 SURFACE |
| 3                           | MECHANICALLY FASTENED, PERFORATED METAL PANEL<br>BOD: MCNICHOLS' 1/2" ROUND; 48% OPEN  | 9   | HOLLOW METAL DOOR & FRAME<br>PAINT FINISH: CHARCOAL                                      |
| 4                           | CONCRETE MASONRY UNIT - RUNNING BOND<br>SIZE: MODULAR; DOW ALLGUARD SILICONE PAINT     | 10  | ALUMINUM PRE-FABRICATED CANOPY & ROD<br>MATCH CHARCOAL MULLIONS                          |
| 5A                          | ALUMINUM WINDOW WALL SYSTEM (2.5 X 6 MULLION)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL  | 11  | EXTERIOR WALL SCONCE<br>GL LIGHTING: BEAM 5452-0-S-SA-A-A                                |
| 5B                          | ALUMINUM SLIDING CASEMENT WINDOW (YSW 400T)<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL    | 12  | PREFINISHED BRAKE METAL COPING<br>PAINT FINISH: MATCH CHARCOAL GRAY                      |
| 5C                          | ALUMINUM STOREFRONT SYSTEM (2.5 X 5) MULLION<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL   | 13A | PREFINISHED HORIZONTAL BRAKE METAL FIN - 9"<br>PAINT TO MATCH CHARCOAL MULLION           |
| 5D                          | ALUMINUM SLAB EDGE COVER<br>MFR: YKK; PPG PAINT FINISH: CHARCOAL                       | 13B | PREFINISHED VERTICAL BRAKE METAL RETURN<br>PAINT TO MATCH CHARCOAL MULLION               |
| 5E                          | ACM METAL PANEL INFILL<br>PPG PAINT FINISH: CHARCOAL                                   | 14  | CUSTOM STEEL GATE POST WITH CAP/HINGES<br>PAINT FINISH: MATCH CHARCOAL GRAY              |
| 5F                          | ALUMINUM STOREFRONT ENTRANCE DOOR<br>MFR: YKK; PPG: CHARCOAL                           |     |                                                                                          |



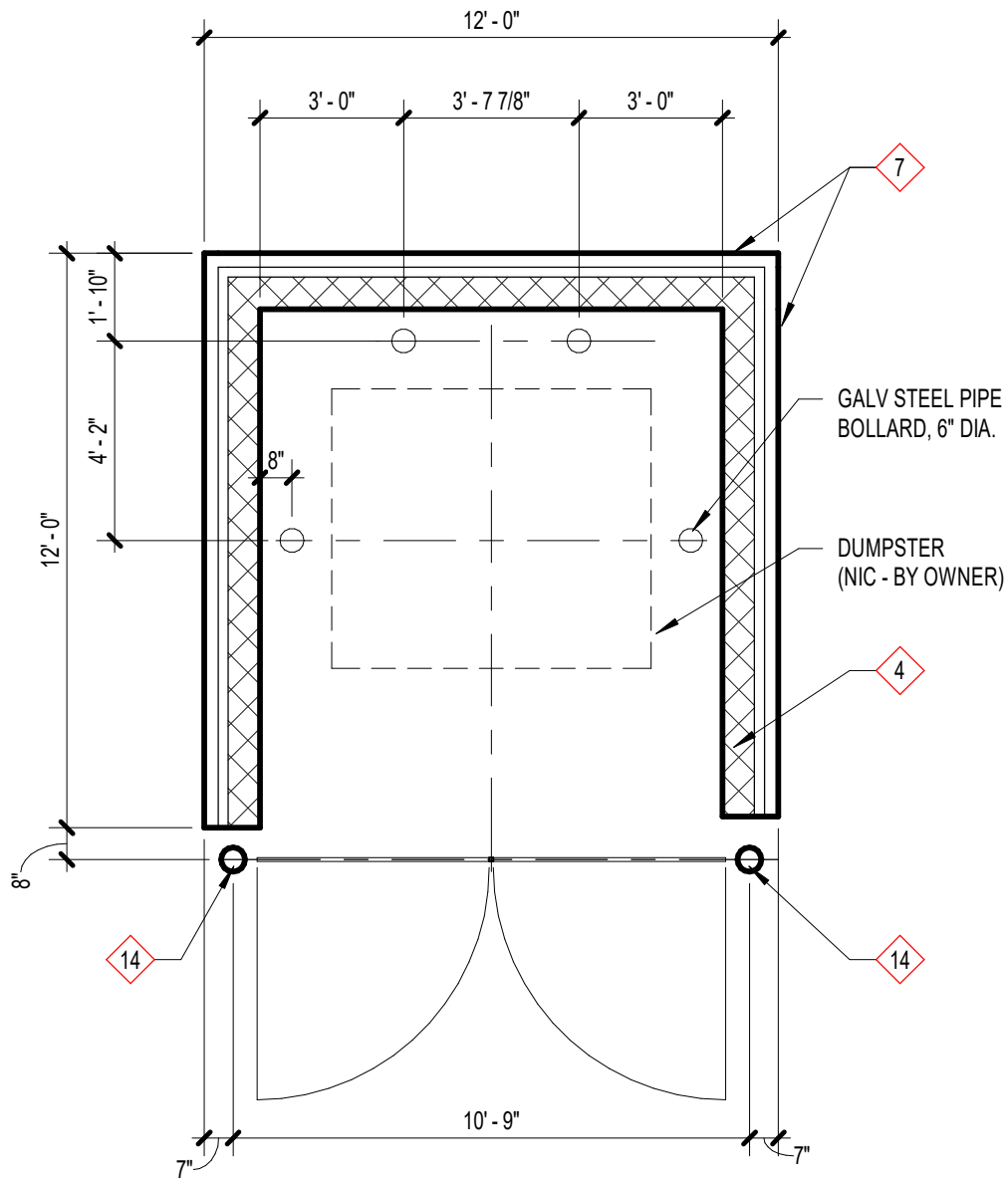
DUMPSTER ENCLOSURE ELEVATION - FRONT  
1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - REAR  
1/4" = 1'-0"

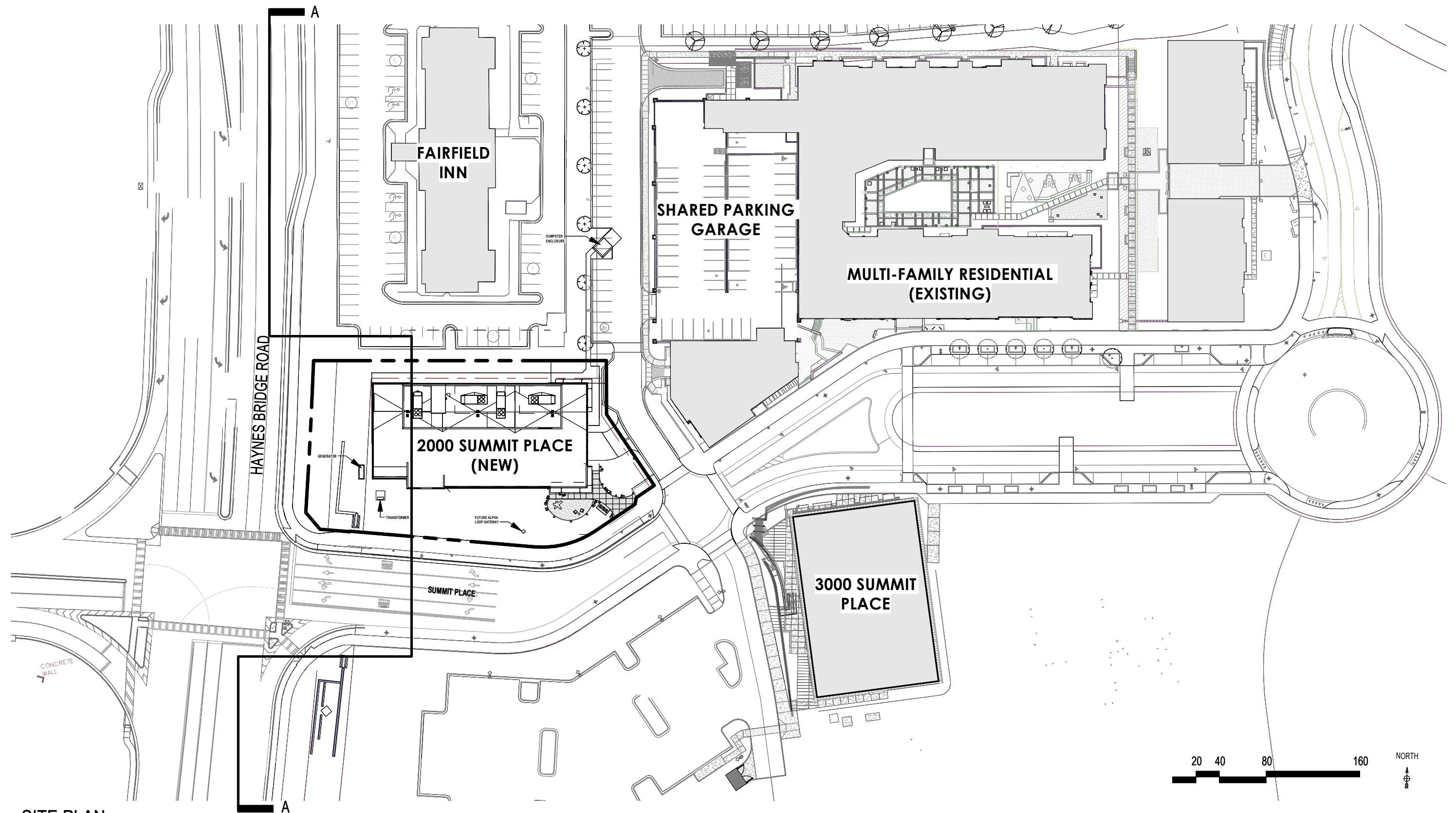


DUMPSTER ENCLOSURE ELEVATION - SIDE  
1/4" = 1'-0"



DUMPSTER ENCLOSURE - PLAN  
1/4" = 1'-0"





**SITE PLAN**  
1" = 80'-0"

PROJECT N° 20210451

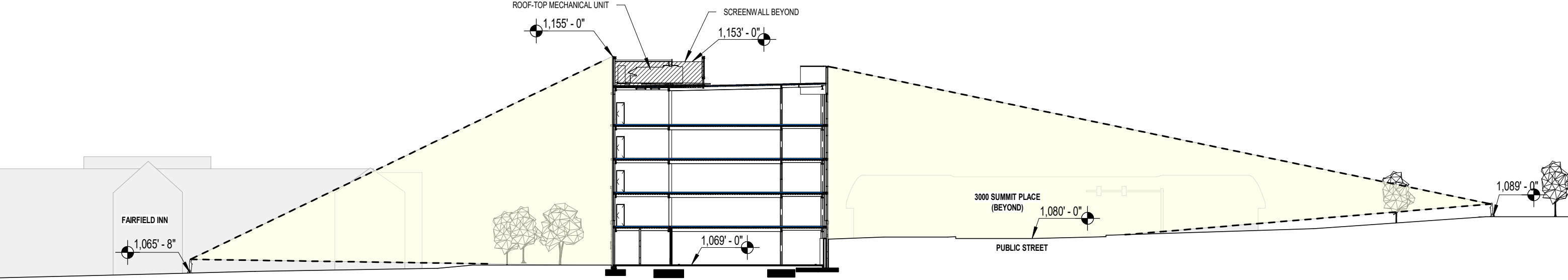
10/01/2022

SITE PLAN

**NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING**  
2000 SUMMIT PLACE ALPHARETTA, GA 30004

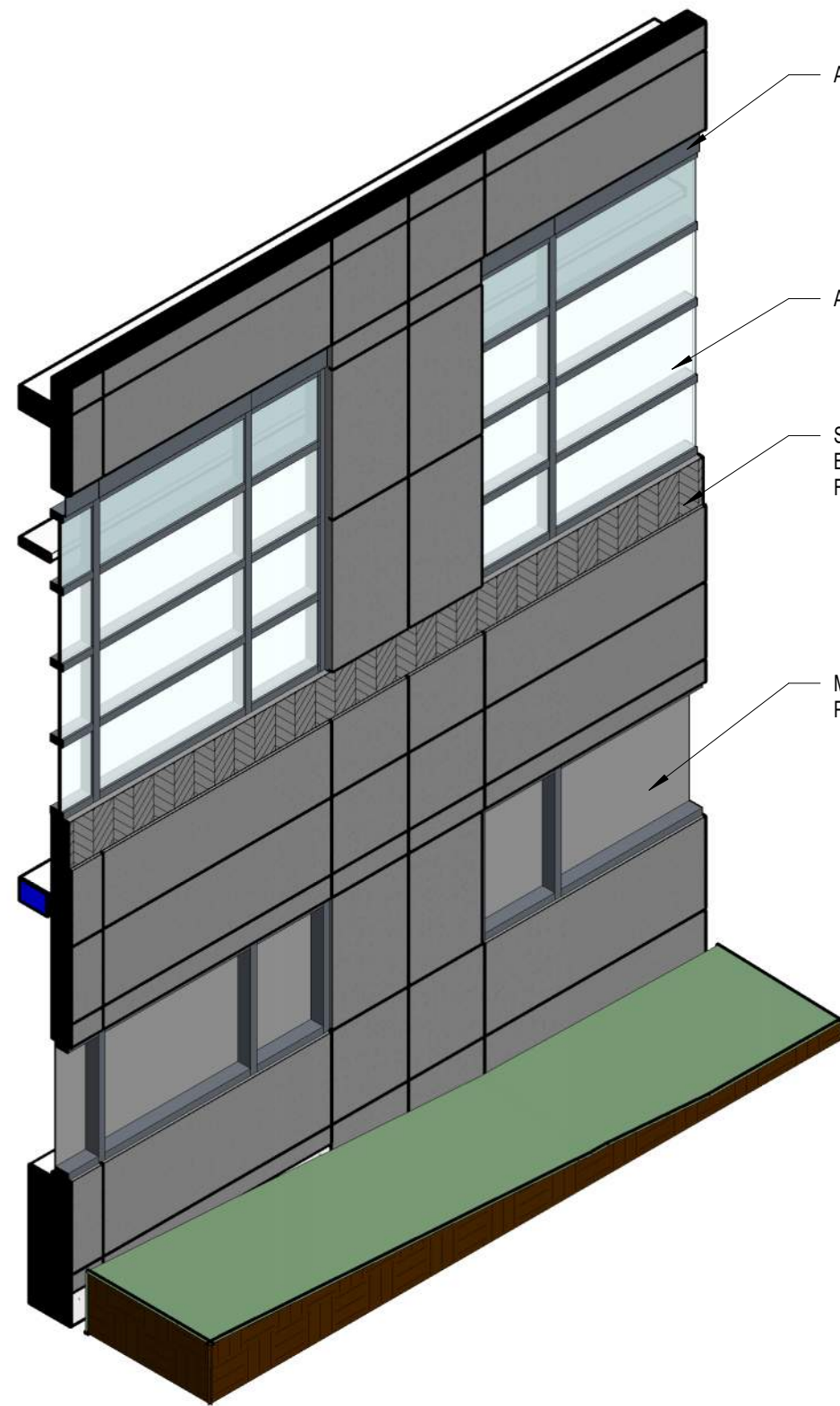




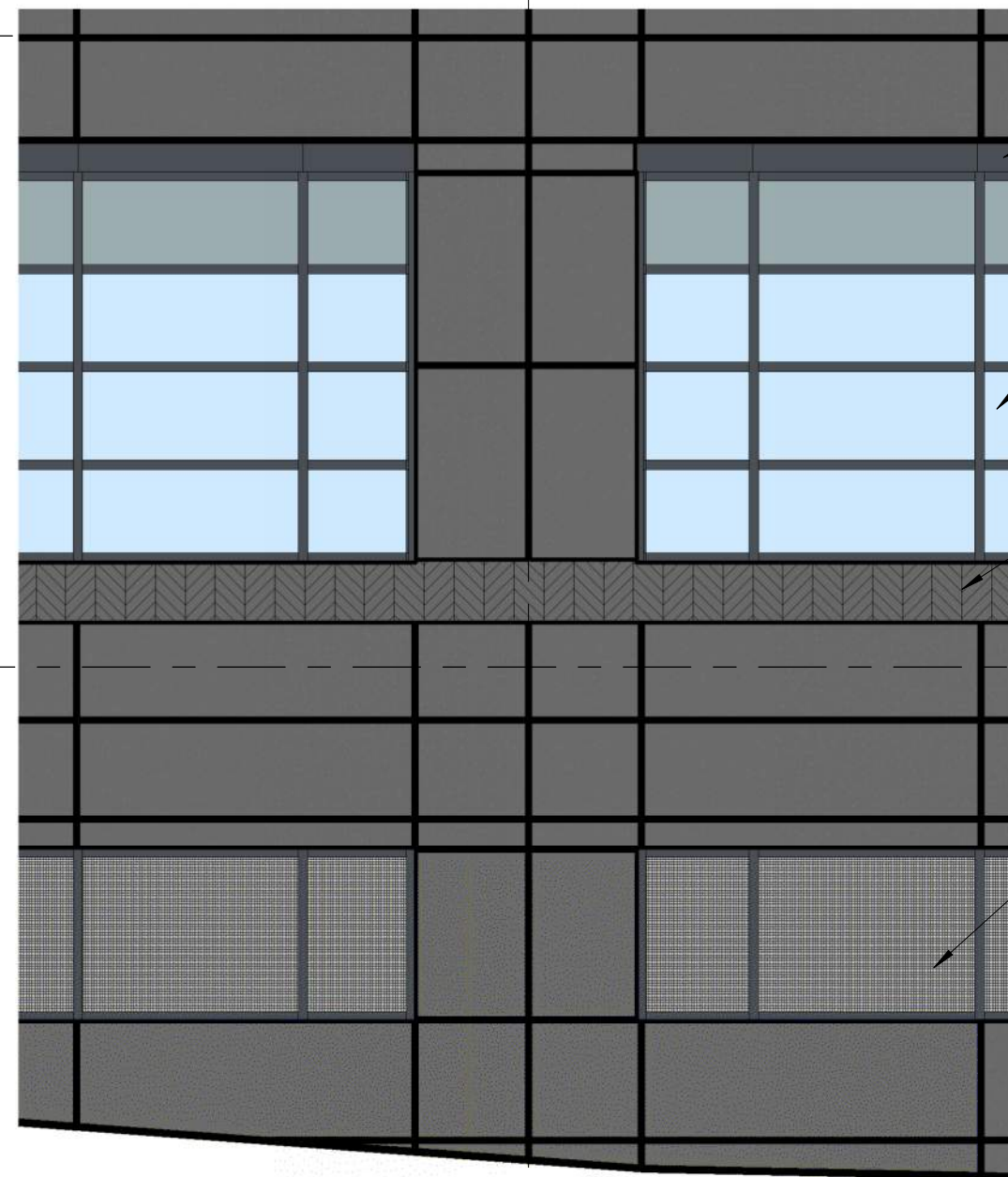


SITE SECTION - A-A  
1" = 40'-0"





PARKING GARAGE PRECAST - AXONOMETRIC



ENLARGED ELEVATION - PARKING GARAGE PRECAST  
1/4" = 1'-0"

LEVEL 3  
30' - 0"

ARCHITECTURAL PRECAST CONCRETE

ALUMINUM WINDOW WALL SYSTEM

STAMPED CHEVRON PATTERN  
B.O.D: ARCHITECTURAL POLYMER  
FORMLINER

LEVEL 2  
16' - 0"

MECHANICALLY FASTENED,  
PERFORATED METAL PANEL



PATTERN INSPIRATION

PROJECT N° 20210451

10/01/22

STAMPED PRECAST EXHIBIT.

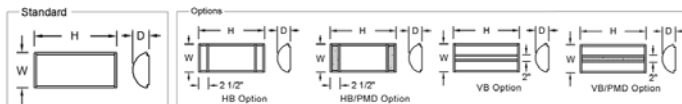
NORTHWINDS SUMMIT 2000 SUMMIT PLACE OFFICE BUILDING  
2000 SUMMIT PLACE ALPHARETTA, GA 30004







## DIMENSIONS



| W      | H   | D  | MC      | BASE MODEL NO.   |
|--------|-----|----|---------|------------------|
| 8 1/2" | 20" | 4" | 10"     | <b>S9360-L24</b> |
| 8 1/2" | 24" | 4" | 12"     | <b>S9361-L16</b> |
| 8 1/2" | 30" | 4" | 15"     | <b>S9362-L32</b> |
| 8 1/2" | 37" | 4" | 18 1/2" | <b>S9363-L34</b> |
| 8 1/2" | 49" | 4" | 24 1/2" | <b>S9364-L48</b> |

## SPECIFICATIONS

**Driver:** 0-10V dimming to 1%, 120/277

**Mounting:** Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

## FEATURES

- Opal Acrylic
- Solid Aluminum End-Plates
- Solid Aluminum Bar Stock
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

## ORDER AS A COMPLETE UNIT:

**Model No. + Lamp Code + CCT + Finish + Option Code**

|           |   |     |   |    |   |        |
|-----------|---|-----|---|----|---|--------|
| S9360-L24 | + | 27K | + | PT | + | Option |
| S9361-L16 |   | 30K |   | BA |   |        |
| S9362-L32 |   | 35K |   |    |   |        |
| S9363-L34 |   | 40K |   |    |   |        |
| S9364-L48 |   |     |   |    |   |        |

## FINISHES

**BA** Brushed Aluminum **PT** Powder Coated Finishes\*

\*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

## OPTIONS

**EM** Emergency Battery Pack with Fluorescent Lighting (Remote)

**EML** Emergency Battery Pack with LED Lighting (Remote)

**HB** Horizontal Bars

**HB/PMD** Horizontal Bars with Perforated Metal Diffuser

**VB** Vertical Bars

**VB/PMD** Vertical Bars with Perforated Metal Diffuse

## LIGHT OUTPUT

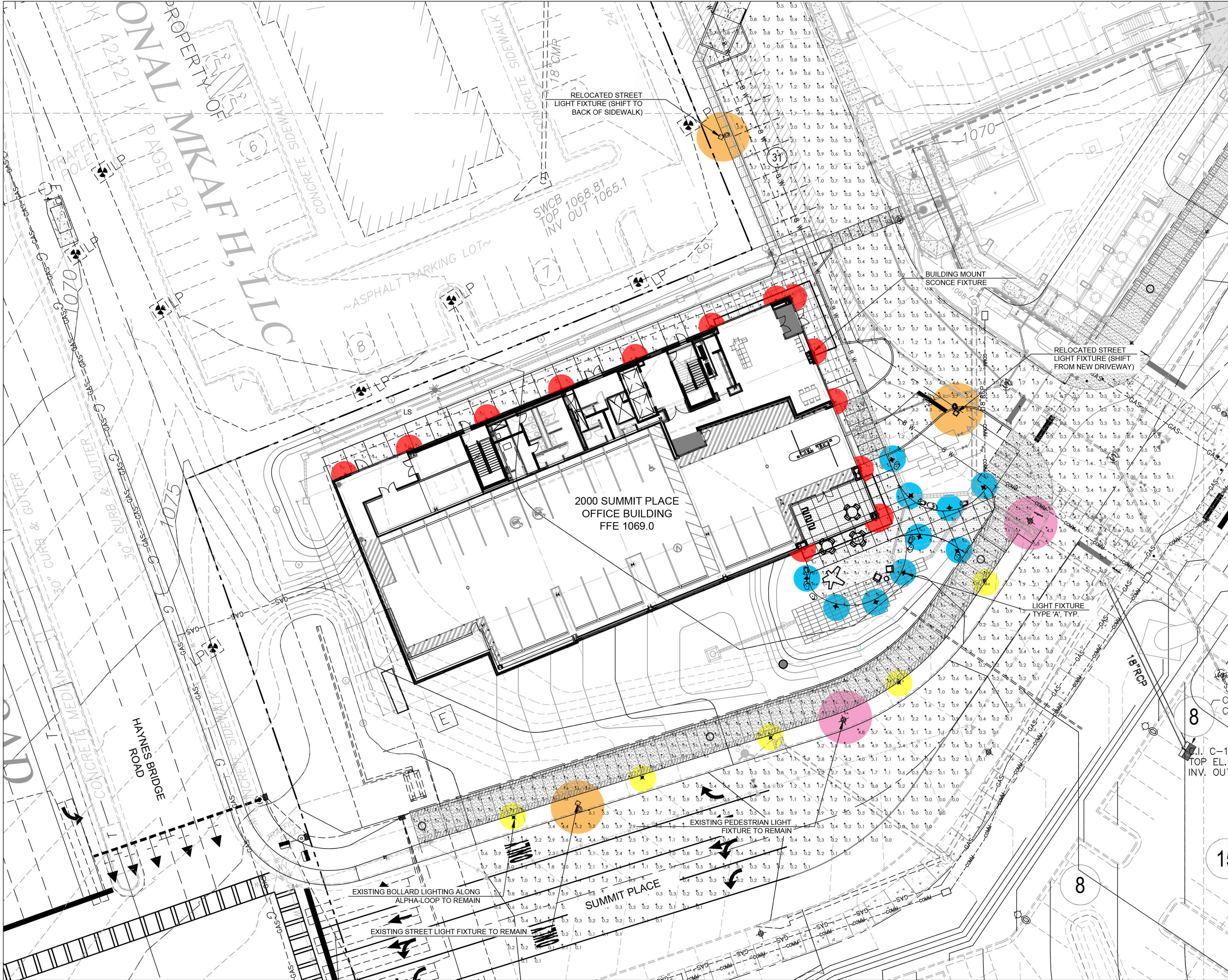
**LXX** = ~ 77 LPW Delivered Lumens (Example: L24= 24 x 77 = 1,848 Lumens)

\*\* Try our new **Shimmer Metallic Paints**, Formulated for Exterior Conditions.

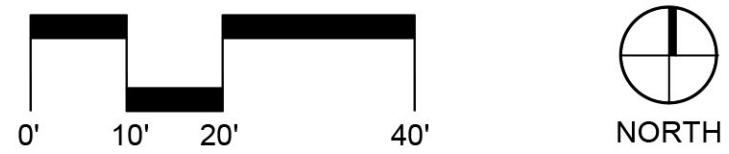




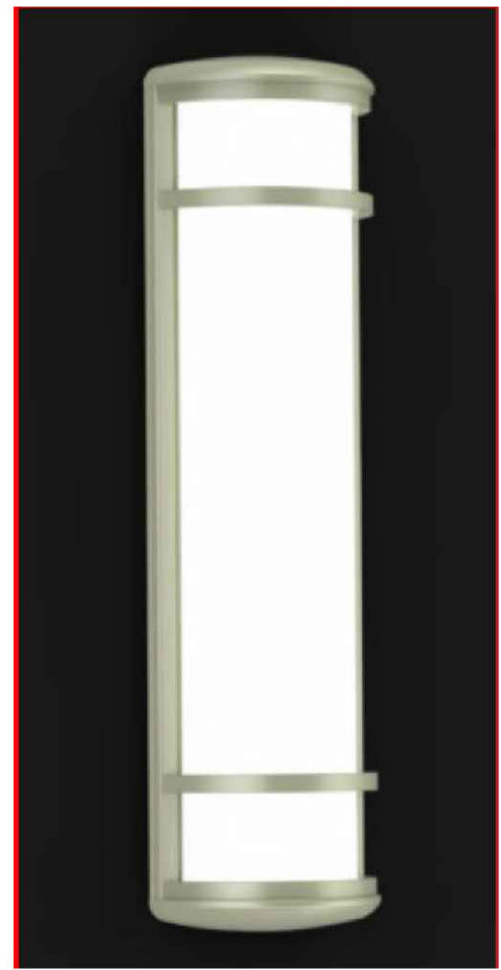




**A LIGHTING LAYOUT PLAN**  
HS-2 SCALE: 1"=20'



LOW LEVEL PATH LIGHT TYPE 'A':  
TEKA DIRECTIONAL FLOOD SPOT - TWIN HEAD  
PRODUCT #5660/2

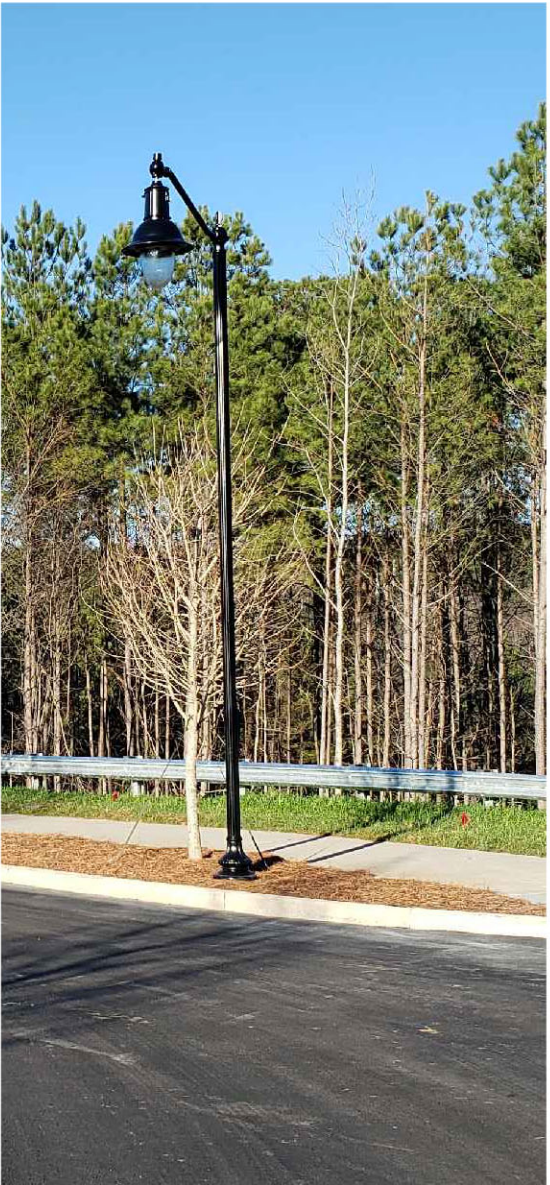
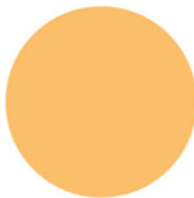


BUILDING SCONCE LIGHTING:  
GL LIGHTING EXTERIOR LED SCONCE  
BEAM CL-5452 37"

EXISTING LIGHTING TO REMAIN:



ALPHA-LOOP PATH LIGHTING  
INSTALLED W/ INFRASTRUCTURE PROJECT LDP



EXISTING  
STREET  
FIXTURES  
INSTALLED W/  
INFRASTRUCTURE  
PROJECT LDP



EXISTING  
PEDESTRIAN  
FIXTURES  
INSTALLED W/  
INFRASTRUCTURE  
PROJECT LDP

STREET LIGHT  
FIXTURE  
20' MOUNTING HT.

PEDESTRIAN LIGHT  
FIXTURE  
14' MOUNTING HT.

HGOR

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BUILDING 8, SUITE 320  
Atlanta, Georgia 30305  
www.hgor.com  
p. 404-248-1960  
f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

NORTHWINDS SUMMIT - 2000 SUMMIT  
PLACE OFFICE BUILDING

2000 SUMMIT PLACE  
ALPHARETTA, GA  
POPE & LAND ENTERPRISES, INC.  
ATLANTA, GA

PROJECT NO:  
22009

PRINCIPAL IN CHARGE:  
PROJECT ARCHITECT:  
DRAWN BY:

CM  
SH  
HF

ISSUE AND DATE:  
September 23, 2022  
DRB Package

REVISIONS:

NO. DATE DESCRIPTION

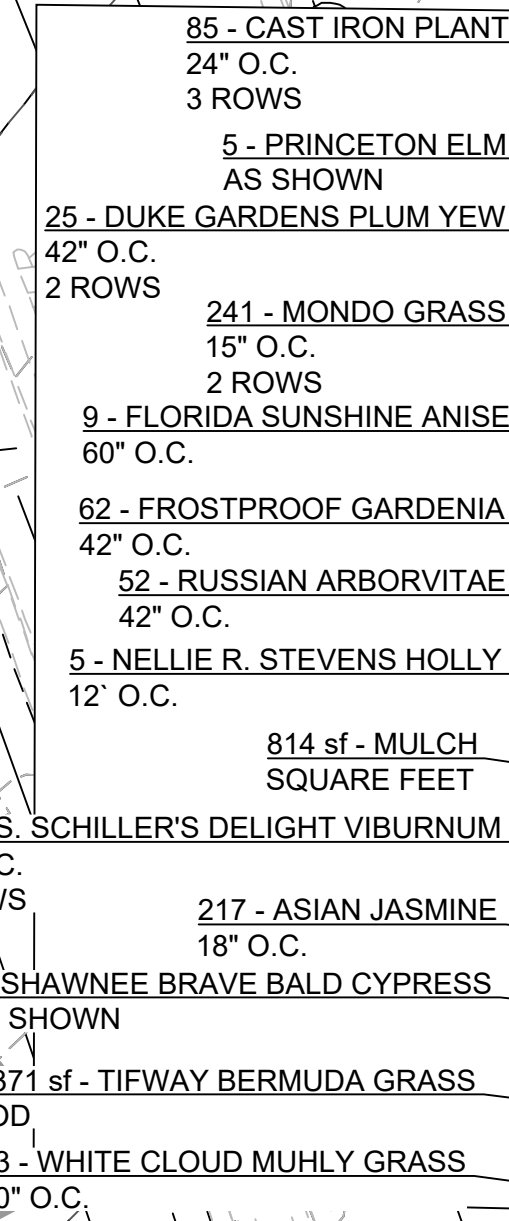
SEAL:

SHEET TITLE:  
LIGHTING  
LAYOUT PLAN

SHEET NO:  
HS-2

NOT RELEASED FOR CONSTRUCTION





| QUANTITY | BOTANICAL NAME                             | COMMON NAME                     | CALIPER | HEIGHT | SPREAD          | ROOT     | COMMENT                                                                 |
|----------|--------------------------------------------|---------------------------------|---------|--------|-----------------|----------|-------------------------------------------------------------------------|
| 1        | Acer palmatum 'Seiryu'                     | Seiryu Japanese Maple           | 5.5-6"  | 12-14' | 10-12'          | B&B/cont | Multi-trunk by 6" high (3-6 trunks); upright, uniform branching         |
| 1        | Ilex x Nellie R. Stevens'                  | Nellie R. Stevens Holly         | 3.5-4"  | 10-12' | 5-6'            | B&B      | Full to ground, dense foliage; straight, tightly pruned pyramidal form  |
| 1        | Malanga virginiana 'Sweet Thing'           | Sweet Thing Magnolia            |         | 5-6'   | 4-6'            | B&B      | Multi-trunk by 18" at ground, dense, well-pruned crown                  |
| 1        | Taxodium distichum 'Shamane Brave'         | Shamane Brave Bald Cypress      | 5.6"    | 18-20' | 8-9'            | B&B      | Singular, straight trunk; dense foliage begins above 2', central leader |
| 5        | Ulmus americana 'Princeton'                | Princeton Elm                   | 4.4-5"  | 20-22' | 9-10'           | B&B      | Straight trunk; 7' clear trunk; dense branching; one central leader     |
| 50       | Cephalotaxa harringtonia Duke Gardens'     | Duke Gardens Pinus Yew          | 9-12"   | 12-15' | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 62       | Gardenia jasminoides Frostproof            | Frostproof Gardenia             | 15-18"  | 15-18" | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 57       | Ilex glabra 'Dense'                        | Dense Inkberry                  | 15-18"  | 12-15' | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 68       | Ilex 'compta' 'Cordans'                    | Cordans Yagoun Holly            | 15-18"  | 12-15' | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 9        | Illicium parviflorum 'Florida Sunshine'    | Florida Sunshine Anise          | 24-30"  | 24-30" | 7 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 73       | Malonia eurybracteata 'Soft Caress'        | Soft Caress Malonia             | 12-15"  | 12-15" | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 52       | Microbiota decussata                       | Russian Arborvitae              | 12-15"  | 18-24" | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 61       | Lacium darowii 'Roast Blueberry'           | Roast Blue Dwarf Blueberry      | 12-15"  | 15-18" | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 21       | Viburnum odoratum 'Ms. Schiller's Delight' | Ms. Schiller's Delight Viburnum | 12-15"  | 15-18" | 3 gal           |          | Densely pruned form; healthy color; well rooted in pot                  |
| 85       | Aspidistra elatior                         | Cast-iron Plant                 | 24-30"  | 15-18" | 3 gal           |          | Full in pot; good color; dense foliage mass                             |
| 124      | Liriodie spicata                           | Creeping Lilyturf               |         |        | 1 gal           |          | Full in pot; good color; dense foliage mass                             |
| 391      | Podocarpus japonicus                       | Mondo Grass                     |         |        | 4" pot (1 pint) |          | Full in pot; good color; dense foliage mass                             |
| 034      | Trichospermum aestivum                     | Asian Jasmine                   |         |        | 4" pot (1 pint) |          | Full in pot; 3 runners min., each 8" min. in length                     |
| 30       | Iris texorum                               | Japanese Rose Iris              |         |        | 1 gal           |          | Fully rooted in pot; dense compact growth                               |
| 83       | Muhlenbergia capillaris 'White Cloud'      | White Cloud Mitty Grass         |         |        | 3 gal           |          | Full in pot; well rooted; dense clump                                   |
| 34       | Panicum virgatum 'Northwind'               | Northwind Switch Grass          |         |        | 3 gal           |          | Full in pot; well rooted; dense clump                                   |
| 33       | Panicum virgatum 'Shenandoah'              | Shenandoah Switch Grass         | 18-24"  | 12-15" | 3 gal           |          | Full in pot; well rooted; dense clump                                   |
| 1371     | Cynodon dactylon 'Tiffany'                 | Tiffany Bermuda Grass           |         |        | Sod             |          | Certified pure; free of weeds; good color                               |
| 814      |                                            | MULCHING                        |         |        |                 |          |                                                                         |

0' 10' 20' 40'

NORTH



SHAWNEE BRAVE BALD CYPRESS



PRINCETON ELM



DUKE GARDENS PLUM YEW



DENSA INKBERRY



RUSSIAN ARBORVITAE



FORMOSA AZALEA



MS. SCHILLER'S DELIGHT VIBURNUM



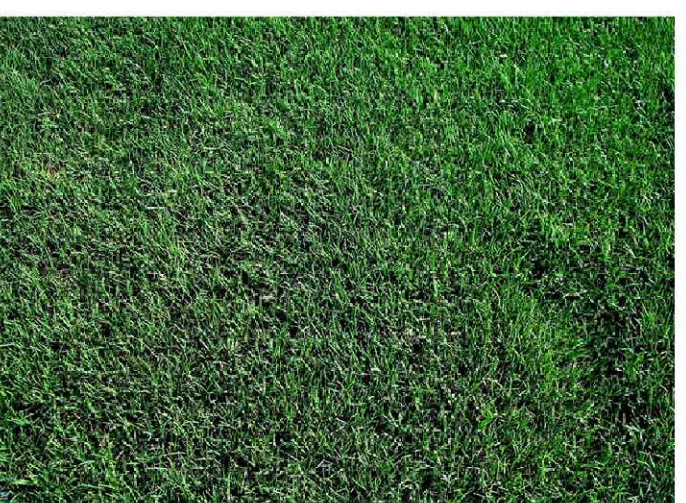
## ASIAN JASMINE



## JAPANESE ROOF IRIS



SHENANDOAH SWITCH GRASS



TIFWAY BERMUDA GRASS



## PROPERTY DESCRIPTION

*Lot 1, Northwinds Summit*

*All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:*

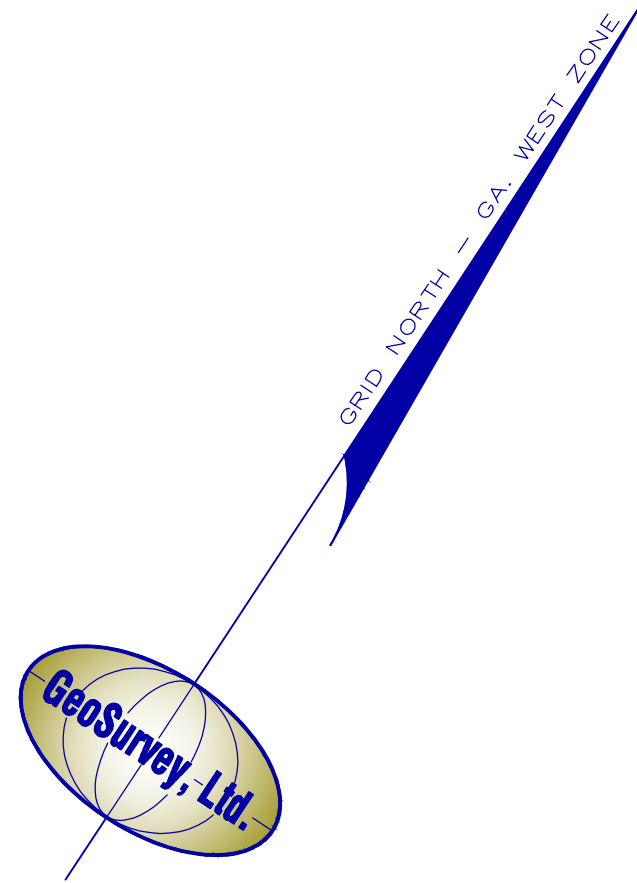
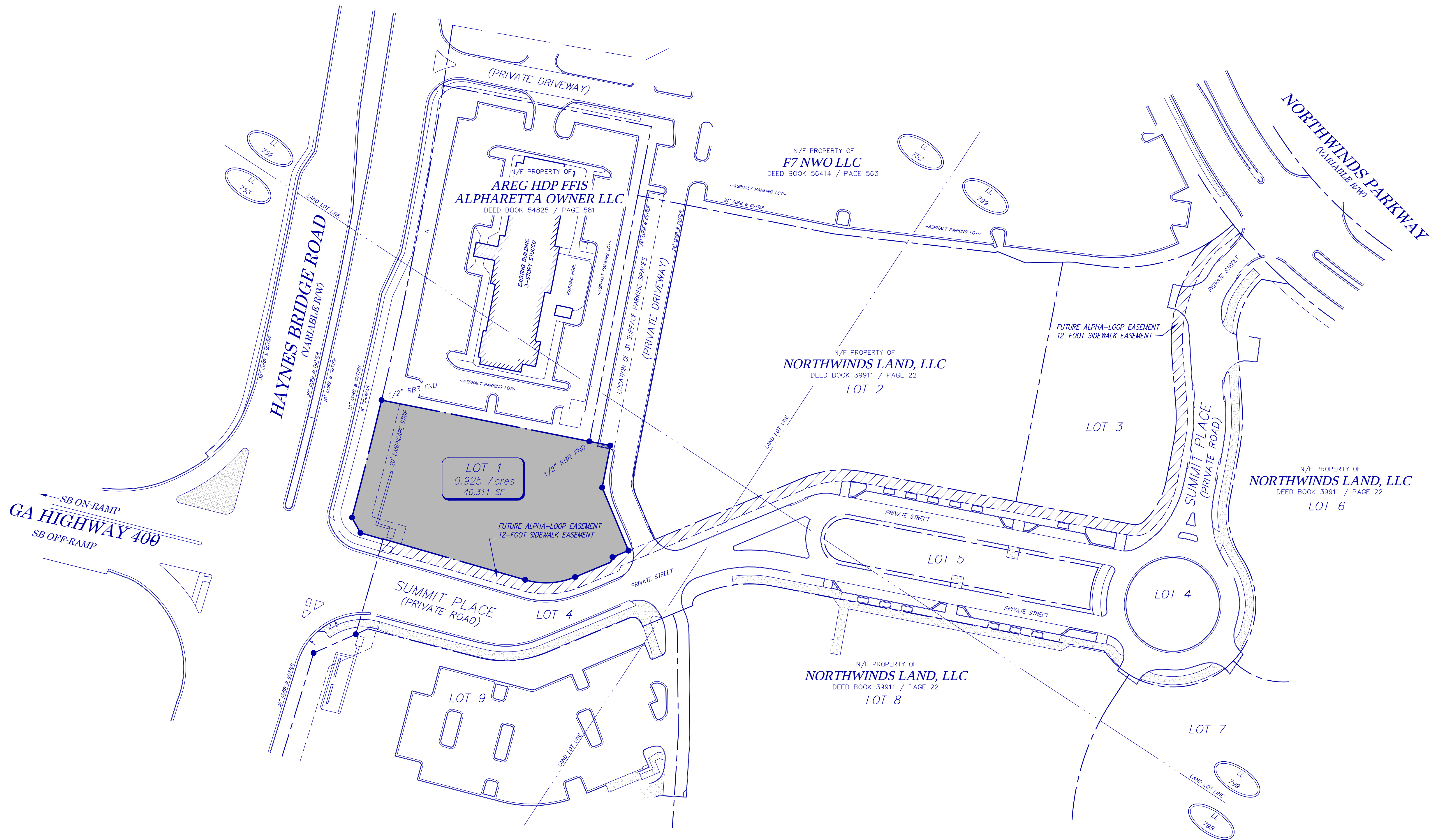
*Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.*

*Said tract of land contains 0.925 acres.*







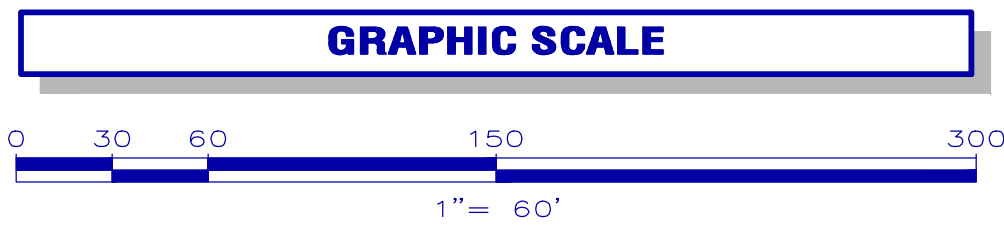


LEGEND

| STANDARD ABBREVIATIONS           | STANDARD SYMBOLS              |
|----------------------------------|-------------------------------|
| AC AIR CONDITIONER               | OVERHEAD TRAFFIC SIGNAL LIGHT |
| BH BORE HOLE                     | POWER POLE                    |
| BSL BUILDING SETBACK LINE        | GUY WIRE                      |
| CI CURB INLET                    | POWER LINE                    |
| CMP CORRUGATED METAL PIPE        | LIGHT POLE                    |
| CMF CONCRETE MONUMENT FND        | ELECTRIC TRANSFORMER          |
| CO SANITARY CLEANOUT             |                               |
| CPED COMMUNICATION PEDESTAL      |                               |
| CTP CRIMPED TOP PIPE             |                               |
| DI DROP INLET                    |                               |
| DIP DUCTILE IRON PIPE            |                               |
| DWCB DOUBLE WING CATCH BASIN     |                               |
| FNC FENCE                        |                               |
| FND FOUND                        |                               |
| GM GAS METER                     |                               |
| INV INVERT                       |                               |
| JB JUNCTION BOX                  |                               |
| MH MANHOLE                       |                               |
| OHP OVERHEAD POWER               |                               |
| OTP OPEN TOP PIPE                |                               |
| PM POWER METER                   |                               |
| PKS PK NAIL SET                  |                               |
| PGB POINT OF BEGINNING           |                               |
| POC POINT OF COMMENCEMENT        |                               |
| RCP REINFORCED CONCRETE PIPE     |                               |
| RBS 5/8" RBR SET, CAPPED LSF 621 |                               |
| SS SANITARY SEWER                |                               |
| SWCB SINGLE WING CATCH BASIN     |                               |
| TRANS ELECTRIC TRANSFORMER       |                               |



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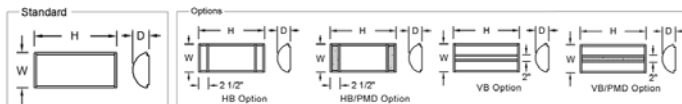
SHEET  
2 OF 2

| ALTA/NSPS LAND TITLE SURVEY (EXHIBIT)                                            |  |                            |  |                         |             |
|----------------------------------------------------------------------------------|--|----------------------------|--|-------------------------|-------------|
| Lot 1 – Northwinds Summit<br>Access to Haynes Bridge road and Northwinds Parkway |  |                            |  |                         |             |
| FOR                                                                              |  |                            |  |                         |             |
| <b><i>Northwinds Land, LLC</i></b>                                               |  |                            |  |                         |             |
| GS JOB NO: 20042059                                                              |  | DRAWING SCALE: 1"= 30'     |  | SURVEY DATE: 09/18/2019 |             |
| FIELD WORK: TB                                                                   |  | CITY: ALPHARETTA STATE: GA |  | REVISIONS               |             |
| PROJ MGR: BDC                                                                    |  | COUNTY: FULTON             |  | No.                     | Date        |
| REVIEWED: JRC                                                                    |  | LAND LOT: 753              |  |                         | Description |
| DWG FILE: 20042059-18.dwg                                                        |  | DISTRICT: 1ST SECTION: 2ND |  |                         |             |





## DIMENSIONS



| W      | H   | D  | MC      | BASE MODEL NO.   |
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| 8 1/2" | 49" | 4" | 24 1/2" | <b>S9364-L48</b> |

## SPECIFICATIONS

**Driver:** 0-10V dimming to 1%, 120/277

**Mounting:** Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

## FEATURES

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- Solid Aluminum End-Plates
- Solid Aluminum Bar Stock
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

## ORDER AS A COMPLETE UNIT:

**Model No. + Lamp Code + CCT + Finish + Option Code**

|           |   |     |   |    |   |        |
|-----------|---|-----|---|----|---|--------|
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| S9361-L16 |   | 30K |   | BA |   |        |
| S9362-L32 |   | 35K |   |    |   |        |
| S9363-L34 |   | 40K |   |    |   |        |
| S9364-L48 |   |     |   |    |   |        |

## FINISHES

**BA** Brushed Aluminum **PT** Powder Coated Finishes\*

\*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

## OPTIONS

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**EML** Emergency Battery Pack with LED Lighting (Remote)

**HB** Horizontal Bars

**HB/PMD** Horizontal Bars with Perforated Metal Diffuser

**VB** Vertical Bars

**VB/PMD** Vertical Bars with Perforated Metal Diffuse

## LIGHT OUTPUT

**LXX** = ~ 77 LPW Delivered Lumens (Example: L24= 24 x 77 = 1,848 Lumens)

\*\* Try our new **Shimmer Metallic Paints**, Formulated for Exterior Conditions.





**TACO BELL™**

# **106 S. Main St. Alpharetta, GA**

## **RENDERINGS**

- 1. NORTH SIDE**
- 2. NORTHWEST SIDE**
- 3. SOUTHWEST SIDE**
- 4. AERIAL**



**GLMV**Architecture





TACO BELL

RITE AID  
PHARMACY

TACO  
BELL  
Breakfast

















**TACO BELL™**

# **106 S. Main St. Alpharetta, GA**

**MATERIAL BOARD  
&  
BEFORE AND AFTER PHOTOS**

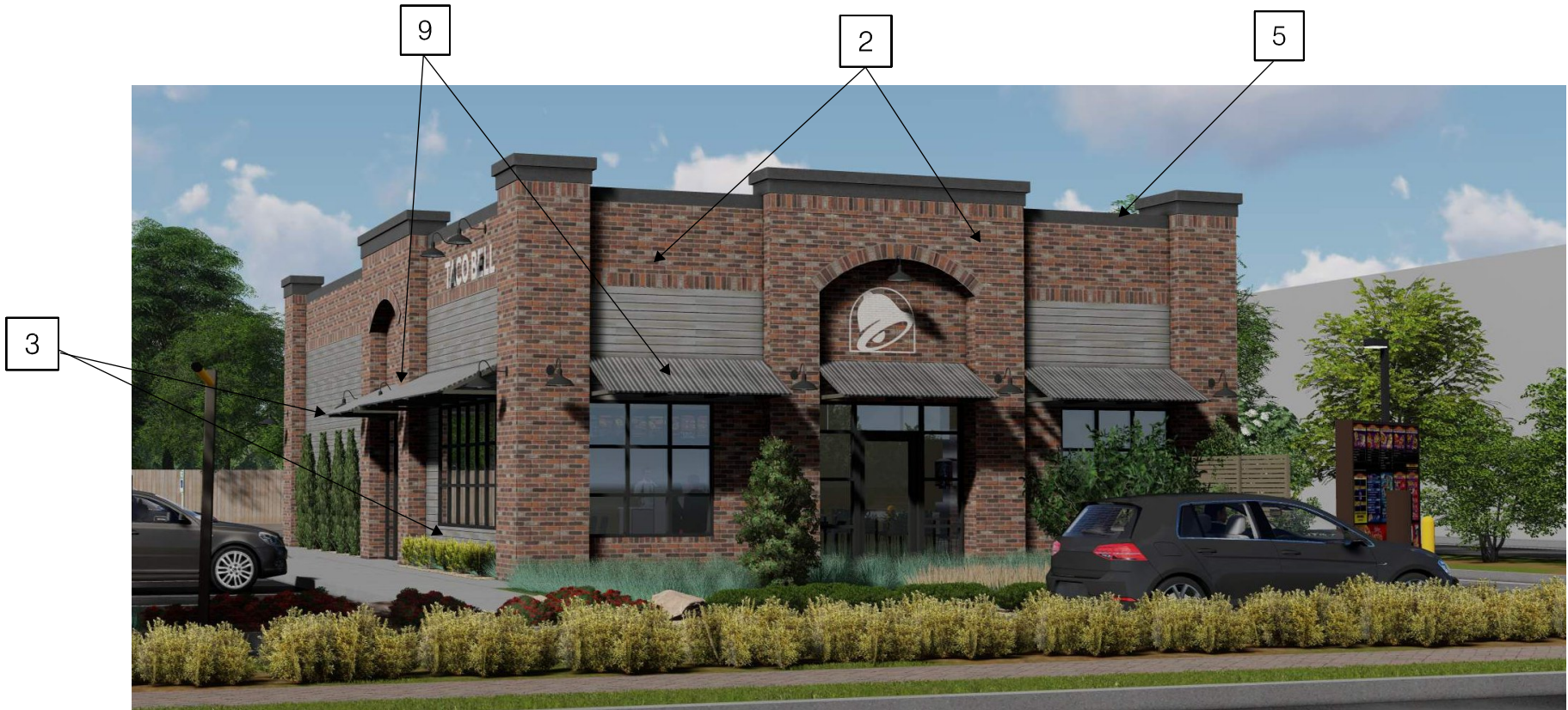


**GLMV**Architecture





Taco Bell  
106 S. Main St.  
Alpharetta, GA



5  
PARAPET CAP  
SHERWIN WILLIAMS  
IRON ORE - 7069

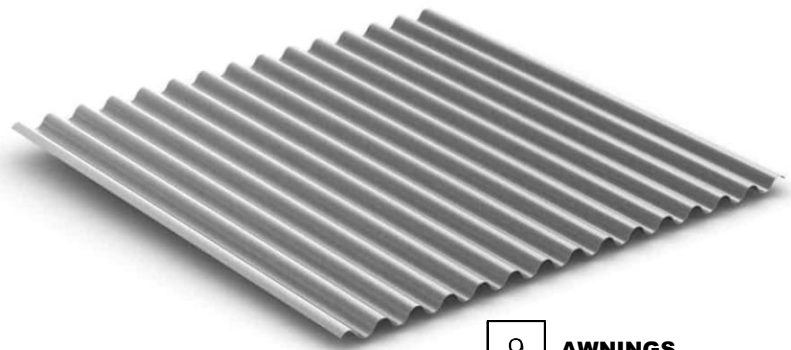


2  
FIELD BRICK  
GENERAL SHALE  
CAMBRIDGE



3  
FIBER CEMENT PANEL  
NICHHA  
ROUGH SAWN SMOKE

| SYMBOL                   | AREA                   | MANUFACTURER     | COLOR                         | ALTERNATE MFR. | COLOR |
|--------------------------|------------------------|------------------|-------------------------------|----------------|-------|
| 1                        | NOT USED               |                  |                               |                |       |
| 2                        | FIELD BRICK            | GENERAL SHALE    | CAMBRIDGE                     |                |       |
| 3                        | FIBER CEMENT PANEL     | NICHHA           | ROUGH SAWN SMOKE              |                |       |
|                          |                        |                  |                               |                |       |
| 5                        | CONTINUOUS PARAPET CAP | SHERWIN WILLIAMS | IRON ORE<br>SW7069            |                |       |
|                          |                        | SHERWIN WILLIAMS |                               |                |       |
| 7                        | PIPE BOLLARDS          | SHERWIN WILLIAMS | DOT YELLOW                    |                |       |
| 9                        | CANOPY/AWNINGS         | BERRIDGE         | S-DECK PREWEATHERED GALVALUME |                |       |
|                          |                        |                  |                               |                |       |
|                          |                        |                  |                               |                |       |
|                          |                        |                  |                               |                |       |
|                          |                        |                  |                               |                |       |
| EXTERIOR FINISH SCHEDULE |                        |                  |                               |                | H     |



9  
AWNINGS  
BERRIDGE  
PREWEATHERED GALVALUME  
S DECK



DOWNLIGHT



GLMVArchitecture

MATERIAL BOARD





**BEFORE**



**AFTER**

**RIGHT ELEVATION**



**GLMV**Architecture





**BEFORE**



**AFTER**

**DRIVE THRU ELEVATION**



**GLMV**Architecture





**BEFORE**



**AFTER**

**FRONT ELEVATION (FACING MAIN ST.)**





**TACO BELL™**

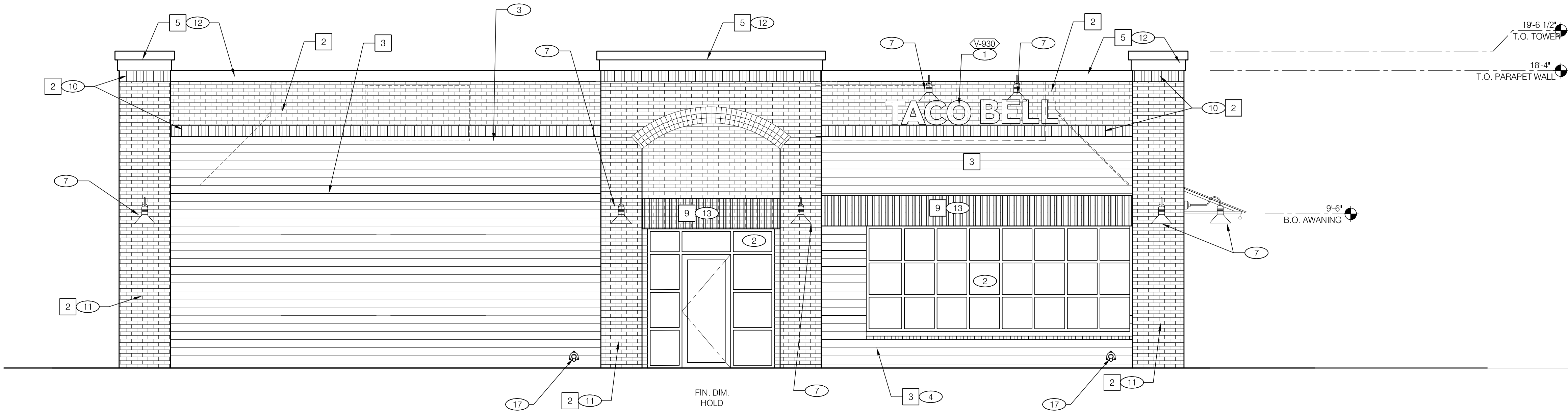
**106 S. Main St.  
Alpharetta, GA**

**EXTERIOR ELEVATIONS**



**GLMV**Architecture





LEFT SIDE ELEVATION 1/4"=1'-0" A

| <div>V-XXX</div> | QTY | ITEM DESCRIPTION                  |  |
|------------------|-----|-----------------------------------|--|
| V-XX1            | 1   | TACO BELL 3'-6" X 4'-0" LOGO BELL |  |
| V-940            | 2   | TACO BELL LETTERS 14" HIGH, WHITE |  |
|                  |     |                                   |  |

SIGN SCHEDULE N.T.S. D

| SYMBOL       | AREA                   | MANUFACTURER     | COLOR                        | ALTERNATE MFR. | COLOR |
|--------------|------------------------|------------------|------------------------------|----------------|-------|
| <div>1</div> | NOT USED               |                  |                              |                |       |
| <div>2</div> | FIELD BRICK            | GENERAL SHALE    | CAMBRIDGE                    |                |       |
| <div>3</div> | FIBER CEMENT PANEL     | NICHIHA          | ROUGH SAWN SMOKE             |                |       |
| <div>5</div> | CONTINUOUS PARAPET CAP | SHERWIN WILLIAMS | IRON ORE SW7069              |                |       |
| <div>7</div> | PIPE BOLLARDS          | SHERWIN WILLIAMS | DOT YELLOW                   |                |       |
| <div>9</div> | CANOPY/AWNINGS         | BERRIDGE         | S-DECK PREWEATERED GALVALUME |                |       |
|              |                        |                  |                              |                |       |
|              |                        |                  |                              |                |       |
|              |                        |                  |                              |                |       |

EXTERIOR FINISH SCHEDULE H

- MISCELLANEOUS
- A. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
- B. PROVIDE BLOCKING FOR SIGNAGE, TRELLIS AND CANOPY.
- C. DURO-LAST TERMINATION BAR SHALL BE DARK BRONZE.
- D. OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY
- SEALERS (REFER TO SPECS):
- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
- C. DO NOT APPLY SEALANT AT WINDOW SILL WEEPS.
- DENOTES ITEMS SUPPLIED AND INSTALLED BY SIGN VENDOR
- DENOTES EXTERIOR FINISH.
- DENOTES SIGN/AWNING/CANOPY ITEMS - VENDOR SUPPLIED AND INSTALLED. SEE THE SCOPE OF WORK SHEETS.

GENERAL NOTES F

- 1

 NEW BUILDING SIGN - UNDER SEPARATE PERMIT..
- 2

 EXISTING STOREFRONT TO REMAIN. PROTECT DURING CONSTRUCTION.
- 3

 INDICATES ROOF BEYOND.
- 4

 NOT USED.
- 5

 NEW PORTION OF WALL - FINISH PER SCHEDULE.
- 6

 30" TALL WOODEN PLANTER BOXES. STAIN TO MATCH ROUGH SAWN SMOKE NICHIHA
- 7

 EXTERIOR DOWN LIGHT.
- 8

 NEW WINDOWS.
- 9

 NEW TOWER/ENTRY LOCATION.
- 10

 BRICK TRIM - SOLDIER COURSE.
- 11

 NEW PILASTER.
- 12

 DECORATIVE CORNICE.
- 13

 AWNING.
- 14

 DOWNSPOUT.
- 15

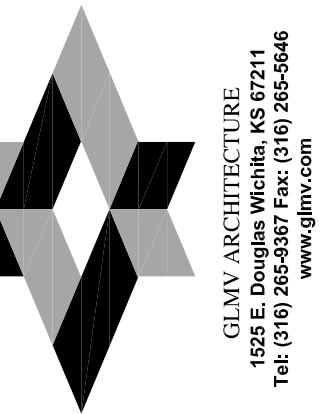
 NOT USED.
- 16

 6' HIGH TRELLIS. STAIN TO MATCH ROUGH SAWN SMOKE NICHIHA.

- 17

 INSTALL DOWNSPOUT NOZZLE (J.R. SMITH #1770 OR SIM.) AT ALL ROOF DRAIN DISCHARGE LOCATIONS.

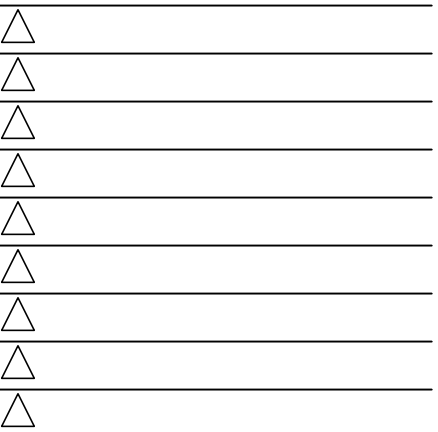
KEY NOTES C



GILVAY ARCHITECTURE  
1305 E. DOUGLAS AVE.  
Tulsa, Oklahoma 74106  
Tel: (918) 265-8387 Fax: (918) 265-5646  
www.gilvay.com

7.29.22

13057.180



CONTRACT DATE: 07.17.2017  
BUILDING TYPE: M70H-EXP  
PLAN VERSION: DEC 2016  
SITE NUMBER: XXX-XXX  
STORE NUMBER: 3868

TACO BELL

106 S. MAIN STREET  
ALPHARETTA, GA



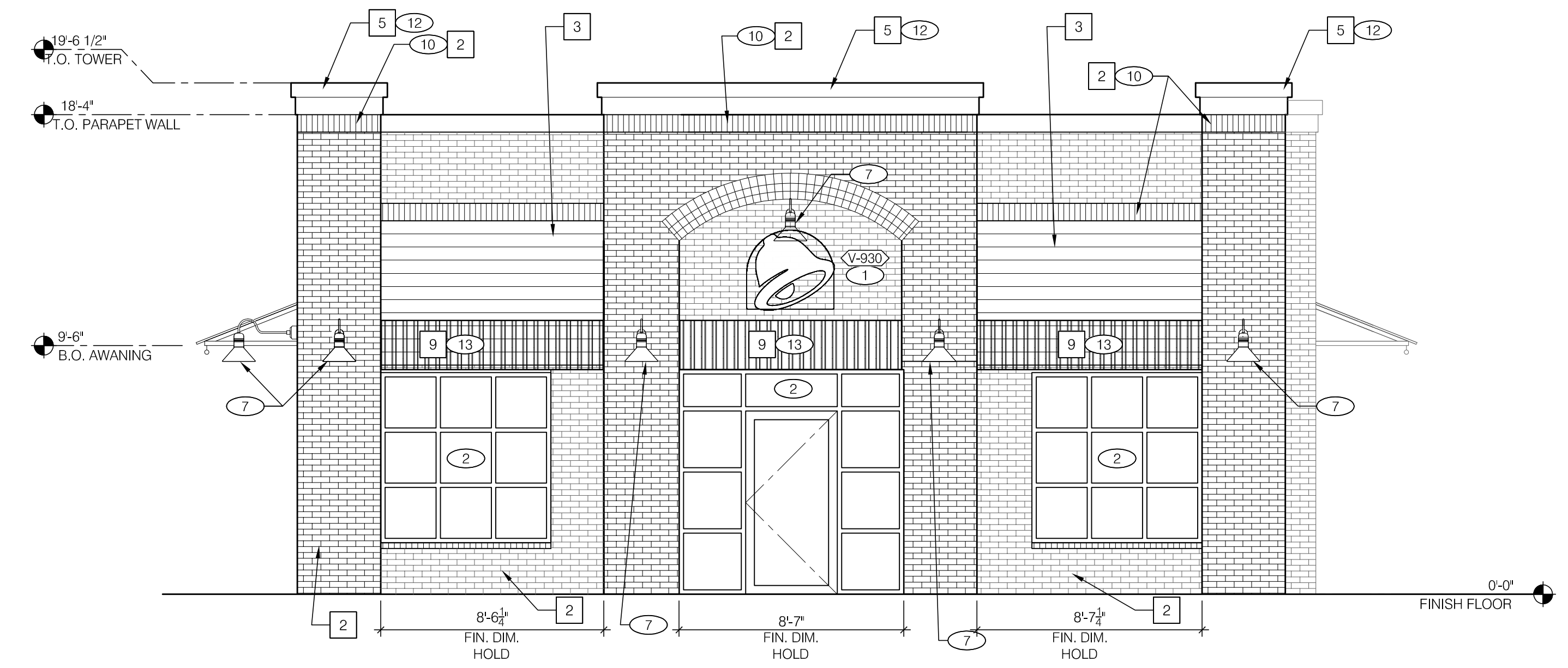
M70H  
EXPLORER

EXTERIOR  
ELEVATIONS

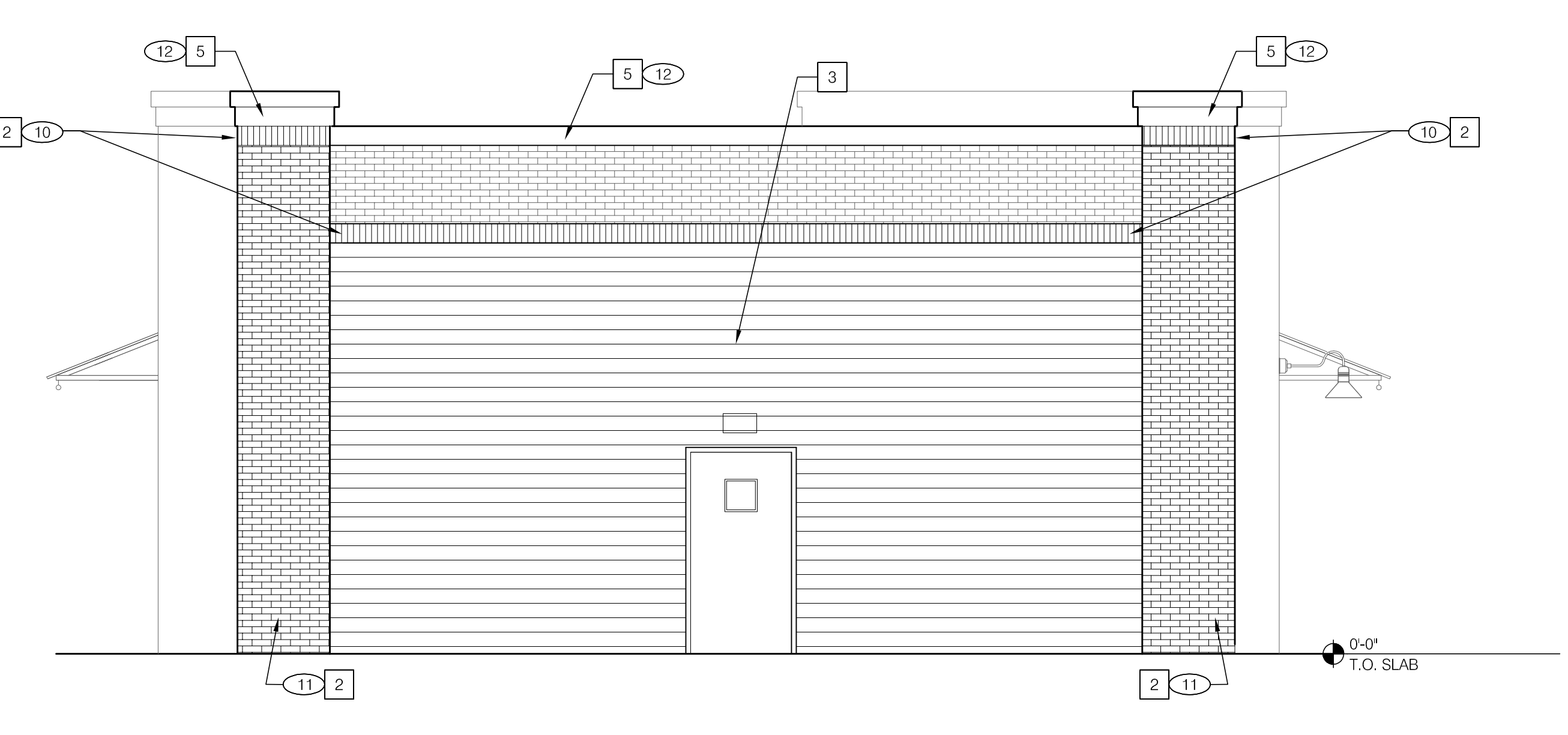
A4.0

PLOT DATE: 8-01-22

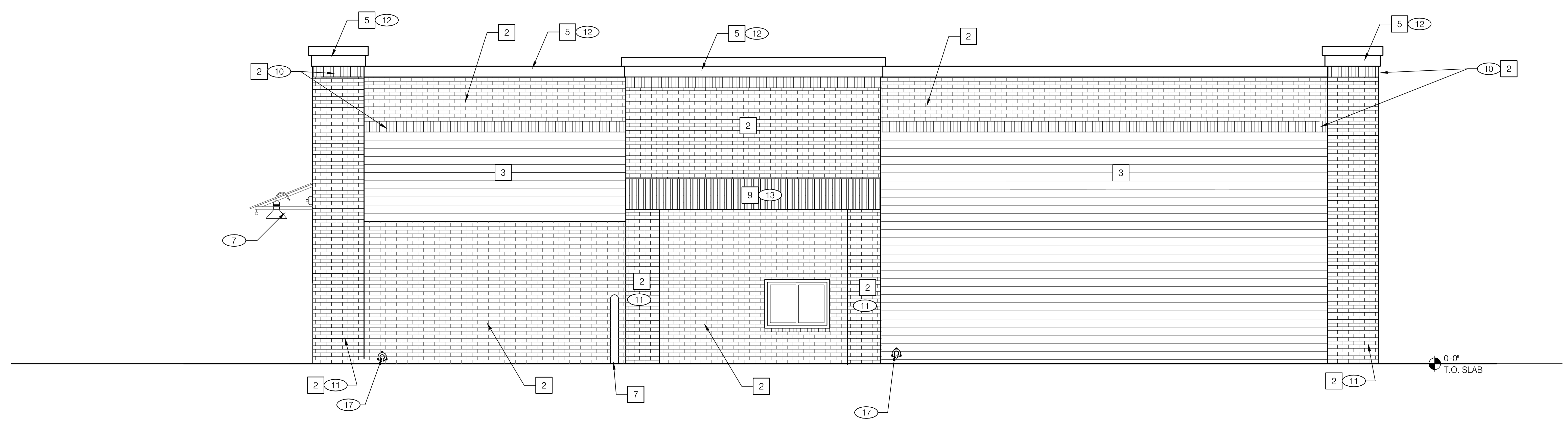




FRONT SIDE ELEVATION 1/4" = 1'-0" A



REAR ELEVATION 1/4" = 1'-0" B



DRIVE THRU ELEVATION 1/4" = 1'-0" C



7.29.22

13057.180

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|                |            |
|----------------|------------|
| CONTRACT DATE: | 07.17.2017 |
| BUILDING TYPE: | M70H-EXP   |
| PLAN VERSION:  | DEC 2016   |
| SITE NUMBER:   | XXX-XXX    |
| STORE NUMBER:  | 3868       |

TACO BELL  
106 S. MAIN STREET  
ALPHARETTA, GA



EXTERIOR  
ELEVATIONS

A4.1

PLOT DATE: 8-01-22





**TACO BELL™**

**106 S. Main St.  
Alpharetta, GA**

**LINE OF SITE**



**GLMV**Architecture

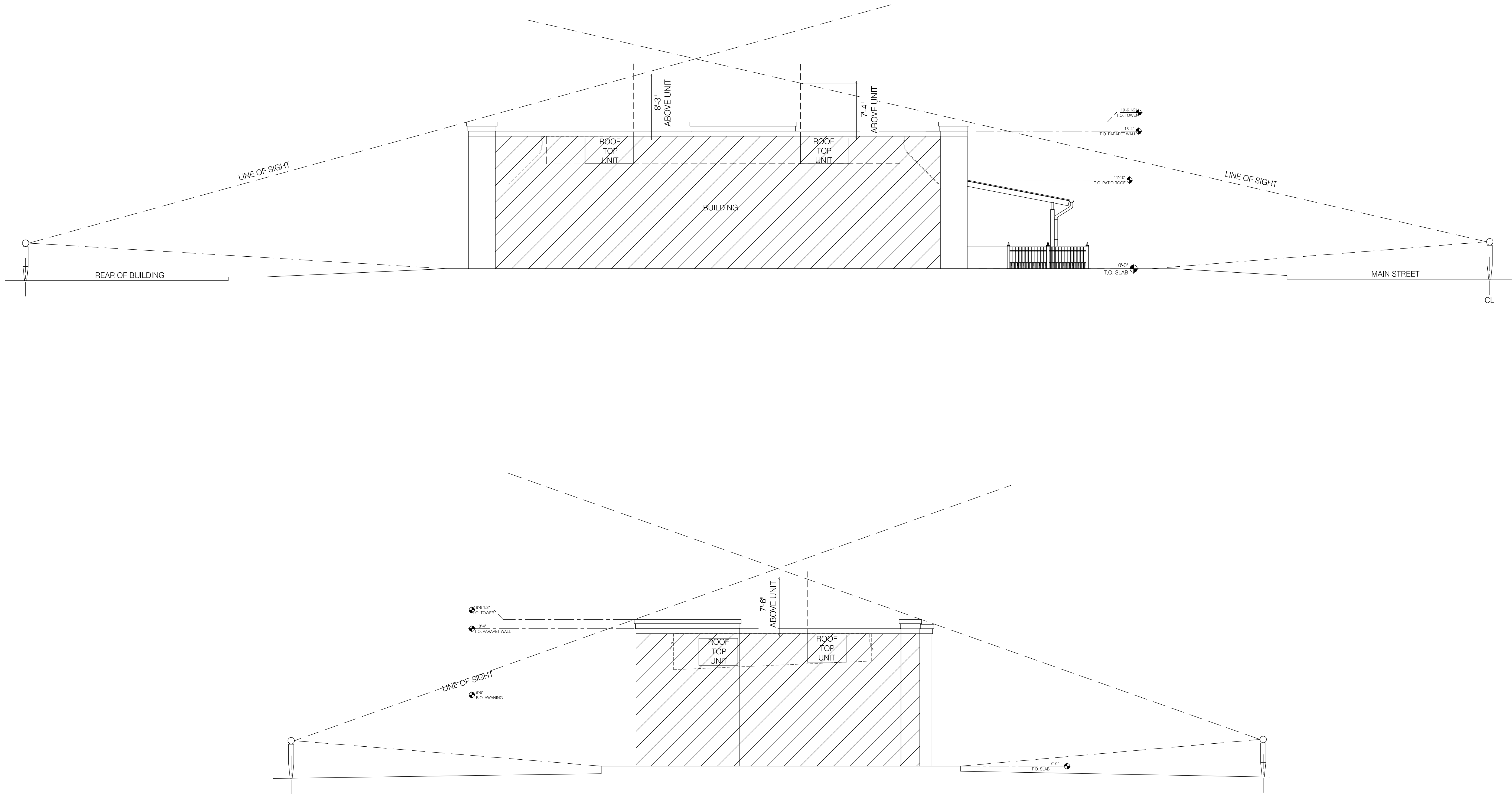




**LINE OF SITE - NO ROOFTOP EQUIPMENT VISIBLE**







13057.180

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|---|--|
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|                |          |
|----------------|----------|
| CONTRACT DATE: | XX.XX.XX |
| BUILDING TYPE: | M70H-EXP |
| PLAN VERSION:  | DEC 2016 |
| SITE NUMBER:   | XXX-XXX  |
| STORE NUMBER:  | XXXXX    |

**TACO BELL**  
106 S. MAIN STREET  
ALPHARETTA, GA



**SIGHT LINE  
STUDY**

**A4.2**