DESIGN REVIEW BOARD
JUNE 16, 2023

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 ITEMS

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

1. New UDC Text Amendment – Zoning Procedures Law
2. The Design Review Board meeting being held on July 21, 2023 will be canceled. The next meeting will be held on August 18, 2023.

VII. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes 5-19-2023**

VIII. PUBLIC HEARING

1. DRB230026 Jack's Feed Store BBQ 241 South Main St
   consideration of signage
2. DRB230033 Tridak 342 North Main St
   consideration of signage
3. DRB230025 All Inspired Boutiques 50 Canton St #140 ***Withdrawn by applicant***
   consideration of signage
4. DRB230027 Rack Room Shoes 7671 North Point Pkwy
   consideration of signage
5. DRB230010 Bridge Road Holdings 11505 Morris Rd
   consideration of new construction
6. DRB230024 Wills Overlook 531 South Main
   consideration of new construction
7. DRB230015 Lakeview Retail 0 Lakeview Pkwy
   consideration of new construction
8. DRB230028 The Cooler Trampoline Park 10800 Davis Dr
   consideration of new fence and landscape along Westside Pkwy
9. DRB230029 Brixmor Operating Partnership 7665 North Point Pkwy
   consideration of new construction
10. DRB230031 Verzachi Bar & Restaurant 2375 Mansell Rd
    consideration of exterior modifications

11. DRB230032 Apiti Painting 302 North Main St
consideration of exterior changes and landscape

IX. ADJOURNMENT

Design Review Board Meeting

Official Meeting Minutes

May 19,2023

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 a limited presentation by the 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

- Richard Kramer called the workshop to order at 8:34 a.m.
- Planning & Development Services Manager, Woodman presented each case.
- Richard Kramer adjourned the workshop at 8:40 a.m.

III CALL TO ORDER

- Richard Kramer called the meeting to order at 9:01 a.m.

IV. ROLL CALL

- Design Review Board Members Present:
  - Richard Kramer (Chairman)
  - Frank Schwing (Vice Chairman)
  - Holly Palmer
  - Pat Corkill
  - Teresa Rhodes
  - Katie Rocco
  - Richard Owens
- Staff Present:
  - Michael Woodman, Planning + Development Services Manager
  - Tracy Jackson, Planning + Zoning Coordinator

- James Drinkard, Assistant City Administrator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. DRB Meeting Minutes 3-17-2023

- ❖ Board member Palmer offered a motion to approve the DRB meeting minutes with changes noted from 3-17-2023.
  - Board member Owens seconded the motion.
  - Motion approved (6-0-1)
  - Board Member Rhodes abstained.

B. DRB Meeting Minutes 4-21-2023

- ❖ Board member Rocco offered a motion to approve the DRB meeting minutes with changes noted from 4-21-2023.
  - Board member Palmer seconded the motion.
  - Motion approved (6-0-1)
  - Board Member Rhodes abstained.

1. DRB230011 / Cabinets to Go

Review Signage

Dean workman & Bill Swanson came forward representing Cabinets to Go to present new signage provisions and sample.

- DRB Questions & Answers:
  - Board member Kramer asked if the sign presented today is the exact sign that will be on the property.
  - Board member Owens stated he likes the design of the sign and color.

- Public comment:
  - No public comment

- ❖ Board member Rocco offered a motion to approve **(DRB230011 / Cabinets to Go)** signage as presented today.
  - Board member Owens seconded the motion.
  - The motion was approved (6-0-1, Board Member Rhodes recused herself from this item).

2. DRB230024 / Wills Overlook

Review New Construction

Paul Nocharli, Brian Cole (BC engineering) Sarah Spencer came forward to present new construction plans.

- DRB Questions & Answers:
    - Is the storm water detention location paved.
    - Is there sod on top of the rear tanks.
    - How thick is the sod?
    - Can you walk on the sod?
    - Can the sod be mowed?
    - Is there access to Wills Park? Where is it located?
    - Is there a second light pole being installed.
    - Is there a retaining wall next to the public access?
    - Where is the exterior side public view located?
    - Are there any other retaining walls on the site.
    - Are there any fences or other walls on the property?
    - On the rear of the houses are you creating a space where a homeowner can have a black metal fence for a dog to run outside?
    - Are there piers on the west side of the property?
    - Do you have pictures of the columns or piers?
    - Is there a drawing or rendering that captures everything that we are discussing today.
    - Will the columns be painted brick or red brick?
    - What were the council's conditions?
    - What does the archway look like from the right of way?
    - Are still proposing a wood fence?
    - For clarification is there a wooden fence?
    - Are there trash dumpsters on the property?
    - Is there any other lighting on the property?
    - Is there any HVAC on the property?
    - Where is the compressor located?

- Hardscaping/landscaping:
    - Is there a sample of the entrance material.
    - What is the paver color?
    - What is the arch way color and material?
    - What is engineered wood mulch?
    - Are there any plans to replenish material as time goes by?
    - What do the fences look like?
    - The board asked the applicant to provide samples of all materials (site lighting, mulch, pavers, etc.)
    - Are any of the street trees tied into any of the landscaping on main street?
    - Are you establishing the streetscape?
    - What color will the rear railings be on the back side of the property off Wills Park.

- Will there be any exterior lights on the units?
- Will there be ceiling fans on the balconies?

- **Public comment:**
  - No public comment

❖ Board member Schwing offered a motion to approve **(DRB230024 / Wills Overlook)** the elevations and materials as a design guide under the following conditions:

➢ The elevations will be substantially similar to those presented to the City Council.

➢ The final material selection for each unit will be approved by staff.

- Board member Owens seconded the motion.
- The motion was approved (7-0).

❖ Board member Owens offered a motion to defer **(DRB230024 / Wills Overlook)** landscape plan final approval of the materials for the brick, railing fence and other brick materials to a future meeting for review.

➢ Added after motion made: Need samples of Flat work, fencing, mulch, arch entrance way, site lighting, paver samples.

- Board member Palmer seconded the motion.
- The motion was approved (7-0).

➢ Board members recess for 15 minutes

3. **DRB230022 / Honda Carland**

Review Exterior Changes

Britney Cooper, Sarah Butler (Architect) Dave Blackly (Landscaping) came forward to present exterior changes.

- **DRB Questions & Answers:**
  - Will all finishes be replaced?
  - Will you be re-painting the building?
  - Will the building be the new flat look with no elevation to it?
  - How important are site lines in your site plan?
  - Will there be a monument sign?
  - We would like to see materials of monument sign.
  - What are existing trees on the property?
  - Will the blue bench located in the front of the property be staying?

- **Public comment:**
  - No public comment

- ❖ Board member Rhodes offered a motion to approve **(DRB230022 / Honda Carland)** exterior elevations as presented today.
    - Board member Owens seconded the motion.
    - The motion was approved (6-1, Board member Schwing Opposed).

- ❖ Board member Corkill offered a motion to approve **(DRB230022 / Honda Carland)** landscaping with the condition that the applicant should make every effort to incorporate existing street scape theme on either side of this site into the landscape trees along State Bridge Rd subject to staff's final approval.
    - Board member Owens seconded the motion.
    - The motion was approved (7-0).

4. **DRB230023 / Jinya Ramen Bar**

Review New Patio Cover

Tarver Siebert came forward to present a new patio and vestibule being added to the existing location.

- **DRB Questions & Answers:**
    - Is there a grade change along the side of the building?
    - Is there a way to make the entry look like the patio enclosure so that they complement each other?
    - Will the current wall lighting need to be removed?
    - Will heaters be mounted to the ceiling?
    - Will there be string lights added to the patio area?
    - Board asking to see exact color of shades, fans and heaters that will be added/installed.

- **Public comment:**
    - No public comment

- ❖ Board member Schwing offered a motion to approve **(DRB230023 / Jinya Ramen Bar)** the patio enclosure and vestibule with the following conditions:
    - The applicant will submit the color of the curtains and any heater fans and lights to staff for final approval.
    - Applicant will maintain the existing pavers that are currently on the patio.
    - The foundation wall will be painted to match the patio frame and screened with landscaping on all sides.
    - The height of the vestibule will be raised to match the height of the patio enclosure.
        - Board member Rocco seconded the motion.
        - The motion was approved (7-0).

5. **DRB230021 / Foamworks**
   Review Exterior Changes
   Michael Bodker came forward representing the applicant to present exterior changes.

- **DRB Questions & Answers:**
  - Will the customer stay in the car while the vehicle is being washed?
  - Will storm water need to be changed?
  - Are you taking the existing facility and enhancing the building?
  - Where is the dumpster location?
  - Is there basic concrete around the poles?
  - Do you think you will have enough brick from the removal from the of other areas that are being removed to fill in the new areas?
  - Where is the prep canopy located?
  - Does the tower on the building have existing windows or brick?
  - Do the windows have tint to them?
  - Will the poles be correlated with ones that are already there.
  - On the left/north elevation appears that the door is grey color, will it be black?
  - Will goose neck lighting stay? Will they be black?

- **Landscaping:**
  - Is that an overlay on old Milton, shade understory, shade, understory.
  - Does any of the introduced trees match any trees adjacent to the site?
  - How big does sea green junipers get?
  - What are the shrubs in the first 30-40 feet of the front of the building?

- **Public comment:**
  - No public comment

❖ Board member Schwing offered a motion to approve **(DRB230021 / Foamworks)** site plan elevation and materials and site lighting as presented today.
- Board member Rocco seconded the motion.
- The motion was approved (7-0).

❖ Board member Corkill offered a motion to approve **(DRB230021 / Foamworks)** landscaping as submitted in the handouts and discussed.
- Board member Owens seconded the motion.
- The motion was approved (7-0).

VIII. ADJOURNMENT

- With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 11:50 p.m.

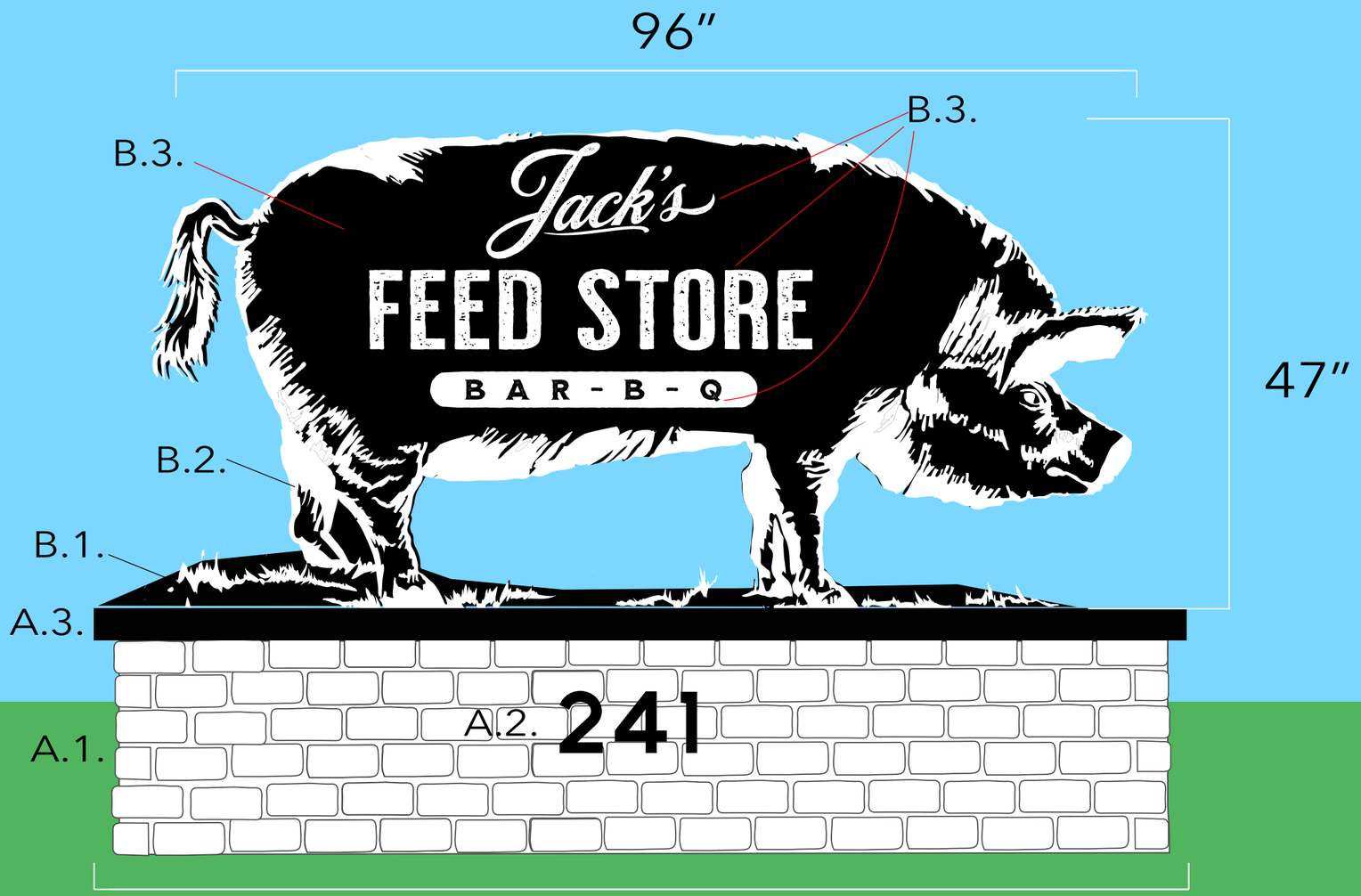
Respectfully submitted,

Tracy Jackson
Planning + Zoning Coordinator

PROPOSED MONUMENT SIGN

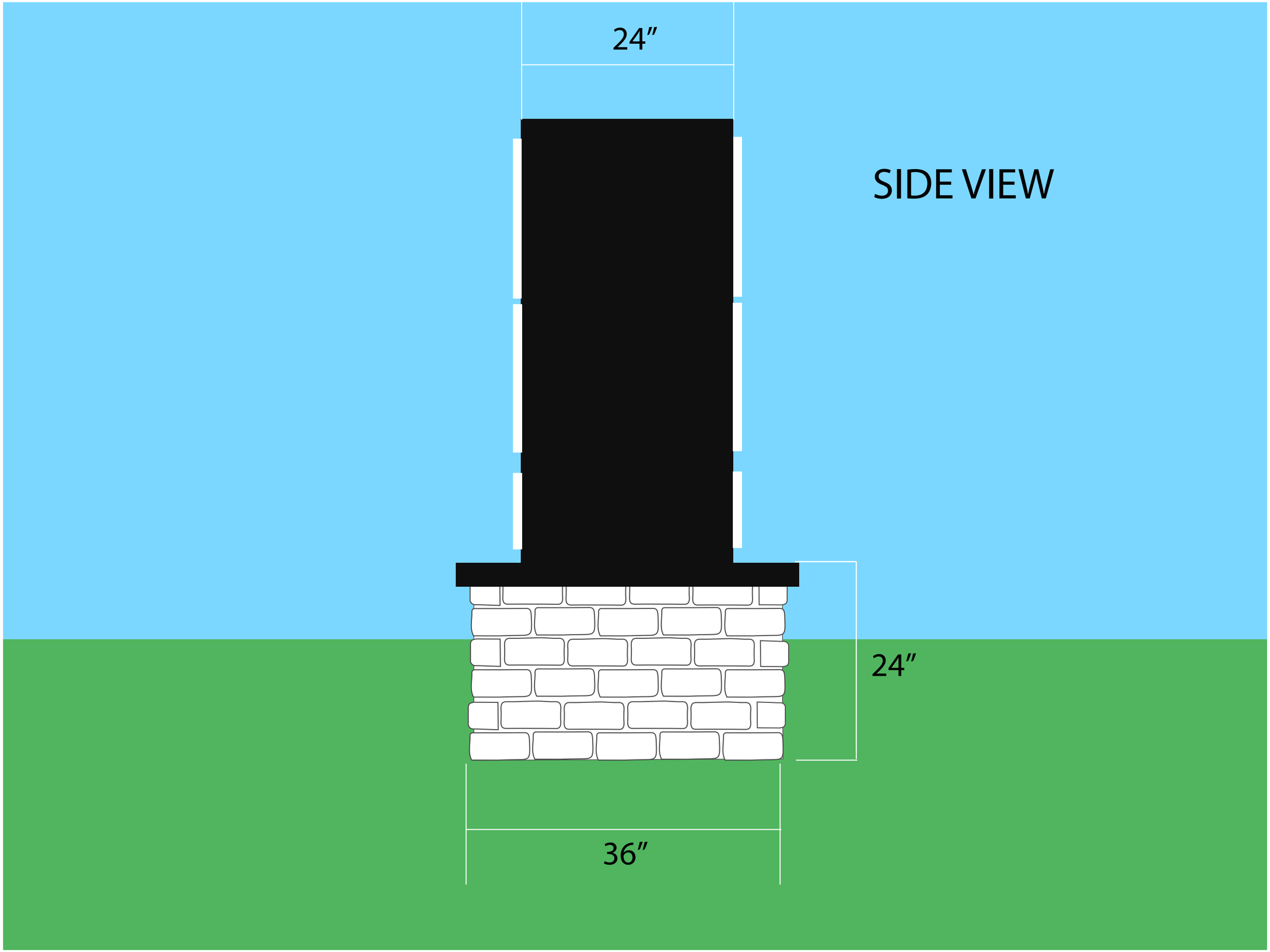
SIGNS OF SIGNIFICANCE
signsofsignificance.com
1335 Northmeadow Pkwy.
Suite 112
Roswell, GA 30076

SIGNS OF SIGNIFICANCE
signsofsignificance.com
1335 Northmeadow Pkwy.
Suite 112
Roswell, GA 30076



A.1. BRICK BASE, PAINTED WHITE. 18" DEEP CONCRETE FOOTER.
A.2. 1" THICK BLACK ACRYLIC ADDRESS LETTERS. 6" HIGH.
A.3. ALUMINUM SKIRT TOPPER.
B.1. .063" THICK ALUMINUM CHANNEL (PIG). PAINTED GLOSS BLACK.
B.2. .1" THICK WHITE ACRYLIC MOUNTED TO SIDES OF CHANNEL.
B.3. 1" THICK WHITE ACRYLIC MOUNTED TO SIDES OF CHANNEL.

SIGNS OF SIGNIFICANCE
signsofsignificance.com
1335 Northmeadow Pkwy.
Suite 112
Roswell, GA 30076



SIGNS OF SIGNIFICANCE
signsofsignificance.com
1335 Northmeadow Pkwy.
Suite 112
Roswell, GA 30076

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: TRIDAK LLC

Location Address: 342 North Main St

Mailing Address: 342 North Main St

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Jim Tardif

Contact Telephone: 678 - 379 - 5187 Mobile Telephone: 678 - 230 - 3873

Fax: - - Email: jim@signsofsignificance.com

Contact's Relation to Business: Sign Contractor

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Mujib Rahman

Physical Address: 342 North Main St

Mailing Address: 342 North Main St

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 770 - 406 - 8346 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): Mujib Rahman 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: 6-2-23

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Mujib Rahman

Physical Address: 342 North Main St

Mailing Address: 342 North Main St

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 770 - 406 - 8346 Contact Fax: - -

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Owner Name (Printed): Mujib Rahman Date: 6/2/23

Owner Signature: M Rahman

Property Information:

Address (If Assigned):

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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Applicant Signature: M Rahman Date: 6-2-23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Sign designed to match architectural designs of the building

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 DRB Application focused on new monument ground sign.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

N/A

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 Eco District measures that your application includes.

Eco District 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?

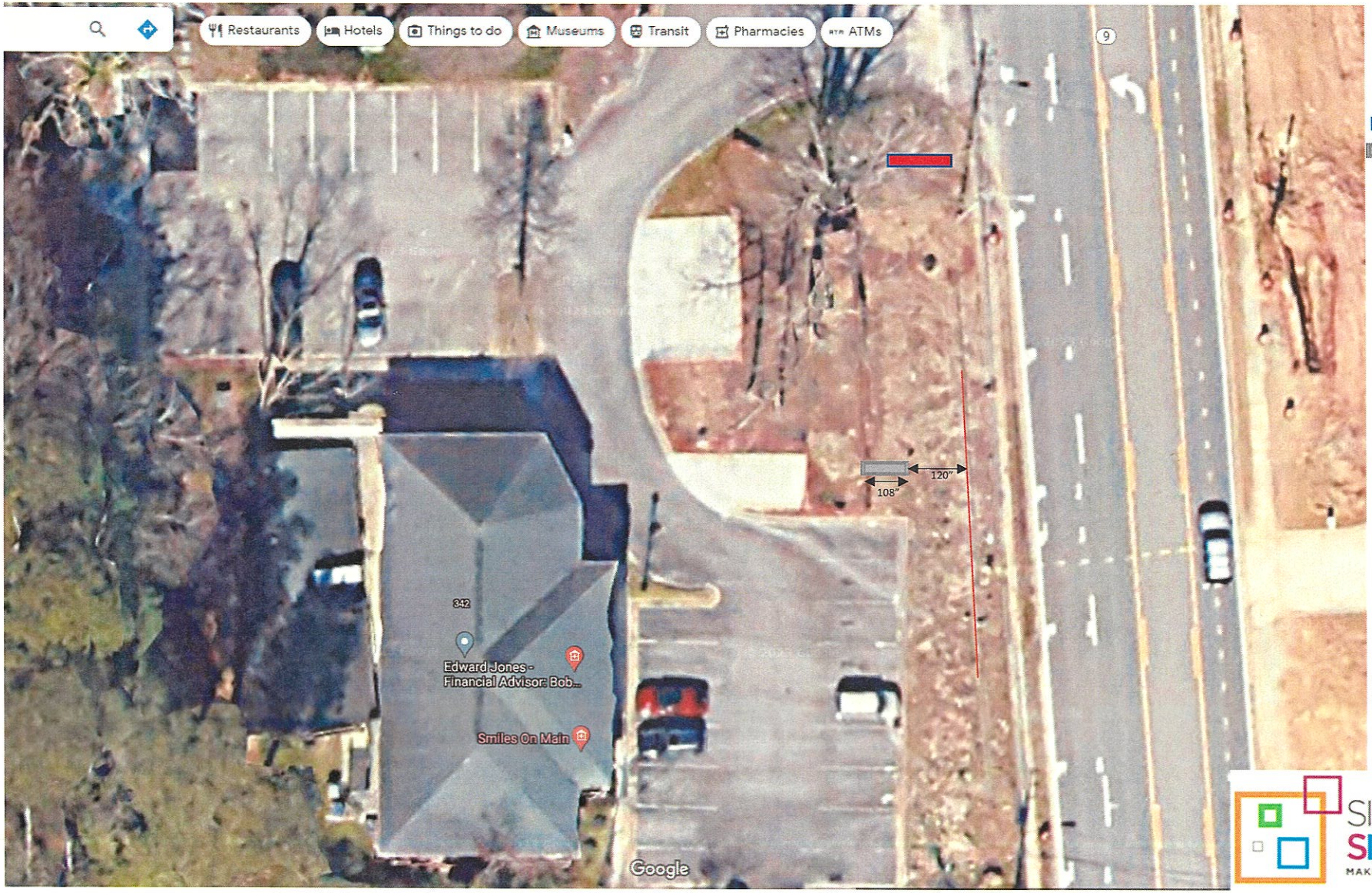
- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

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.



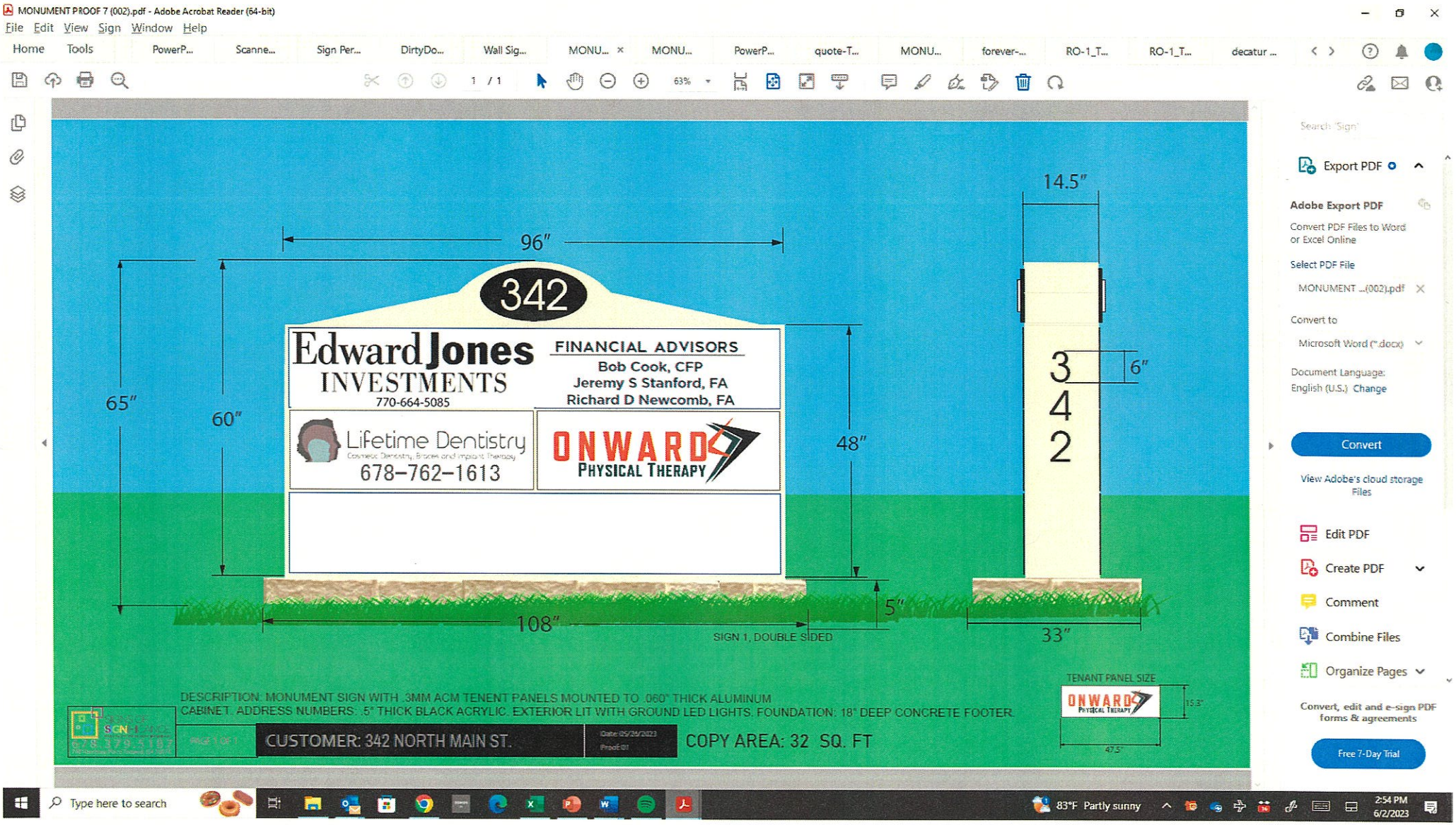
342 North Main

Old Sign Location

New Sign Location

SIGNS OF SIGNIFICANCE

MAKE EVERY IMPRESSION SIGNIFICANT


MONUMENT PROOF 7 (002).pdf - Adobe Acrobat Reader (64-bit)
File Edit View Sign Window Help
342
Edward Jones
INVESTMENTS
770-664-5085
FINANCIAL ADVISORS
Bob Cook, CFP
Jeremy S Stanford, FA
Richard D Newcomb, FA
Lifetime Dentistry
678-762-1613
ONWARD
PHYSICAL THERAPY
96″
65″
60″
48″
14.5″
6″
3
4
2
5″
108″
33″
SIGN 1, DOUBLE SIDED
DESCRIPTION: MONUMENT SIGN WITH .3MM ACM TENENT PANELS MOUNTED TO .060" THICK ALUMINUM CABINET. ADDRESS NUMBERS: .5" THICK BLACK ACRYLIC. EXTERIOR LIT WITH GROUND LED LIGHTS. FOUNDATION: 18" DEEP CONCRETE FOOTER.
CUSTOMER: 342 NORTH MAIN ST.
COPY AREA: 32 SQ. FT
TENANT PANEL SIZE
Export PDF
Adobe Export PDF
Convert PDF Files to Word or Excel Online
Select PDF File
Convert to
Microsoft Word (*.docx)
Document Language: English (U.S.) Change
Convert
View Adobe's cloud storage Files
Edit PDF
Create PDF
Comment
Combine Files
Organize Pages
Convert, edit and e-sign PDF forms & agreements
Free 7-Day Trial
Type here to search
83°F Partly sunny
2:54 PM
6/2/2023

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY
Case DRB: _____
☐ Fee Paid Initial: _____

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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.

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

Business Name: All Inspired Boutiques

Location Address: 50 Canton St. Ste 140

Mailing Address: Same

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Karen Brown

Contact Telephone: ___ - ___ - ____ Mobile Telephone: 404 - 694 - 1939

Fax: ___ - ___ - ____ Email: karen.allinspired@gmail.com

Contact's Relation to Business: Owner

This Application For (Check all that apply):

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

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

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Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		$175

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: George Jackson

Physical Address: Teasley Place

Mailing Address: 50 Canton St.

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 770 403 3592 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): Karen Brown Date: 5/23/23

- Owner Signature: K

Property Information:

Address (If Assigned): 50 Canton St., Ste 104

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property: Retail & Residence

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: K Date: 5/23/23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

It is the same overall as the existing signage - just an updated logo loop.

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

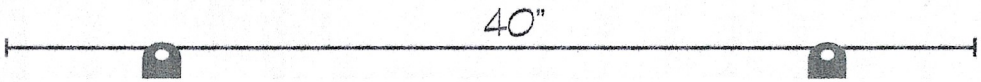
☒ No same location as previously placed

FASTSIGNS | Johns Creek	JOB # 82983-01	PROJECT MANAGER Mayerlin R.

QTY: 1 **SIZE:** 40"w x 21"h **SUBSTRATE:** 1.5" HDU

PRODUCTION NOTES: 1.5" HDU double sided with elevated logo

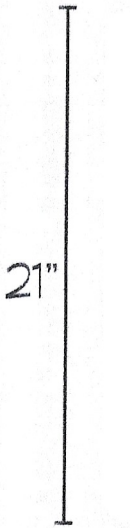
MODIFIER INFORMATION: Paint: Matthews Paint White



1.5"
HDU

Front

Back



Please check this proof carefully for errors - including grammar & spelling. Reprints due to errors found after approval are the customer's responsibility

Digital proofs are RGB and printing is done in CMYK, therefore screen color may not accurately reflect print color. See note on page 1 about color matching if specific colors are needed.

Current

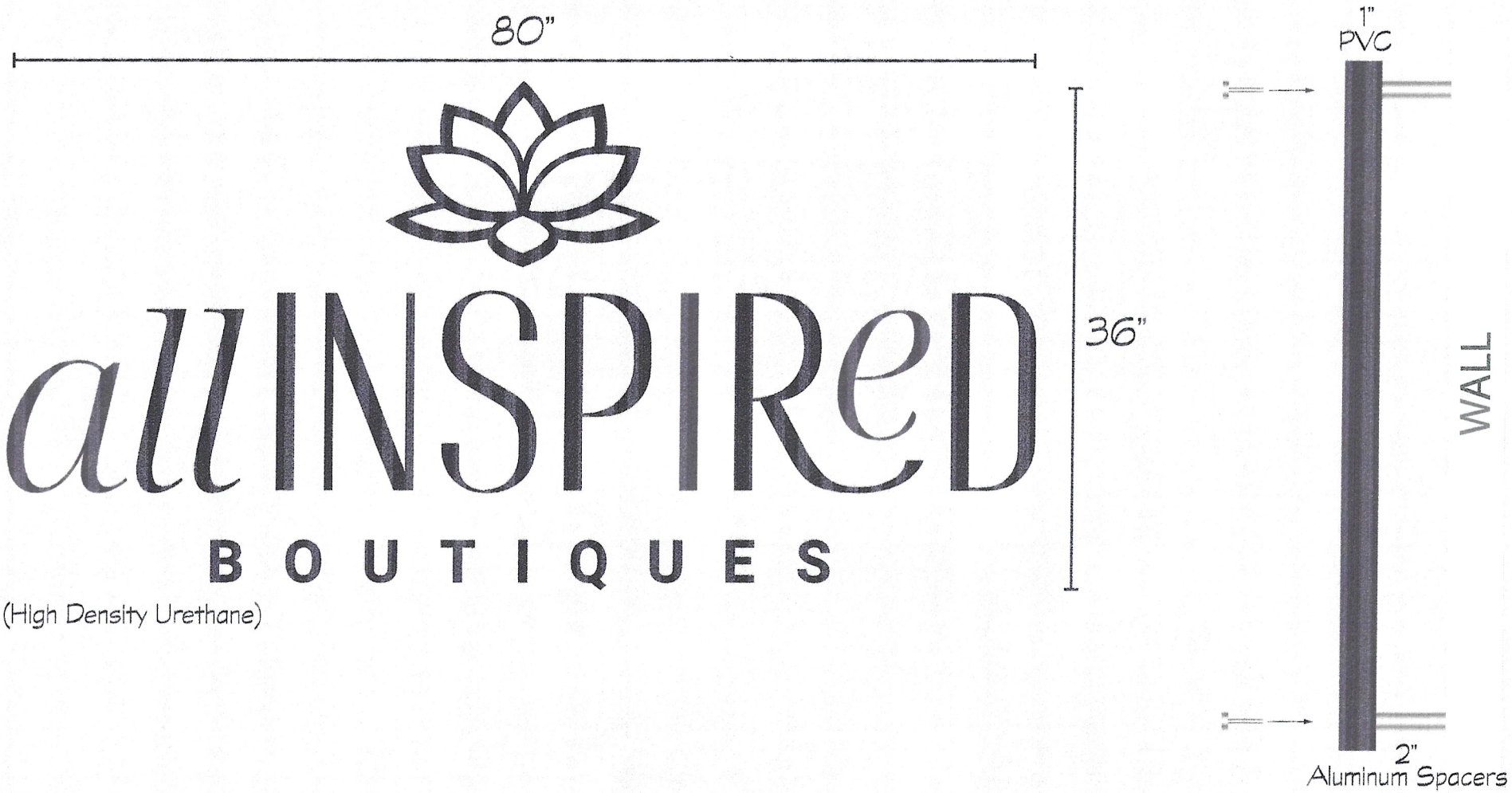
11'
all INSPIRED
Boutiques
10'
all INSPIRED
BOUTIQUES
Hammond

FASTSIGNS | Johns Creek	JOB # 82983-02	PROJECT MANAGER Mayerlin R.

QTY: 1 **SIZE:** 80"w x 36"h **SUBSTRATE:** 1" PVC

PRODUCTION NOTES:

MODIFIER INFORMATION: EZ Draw Plotter Layout Paper - Paint: Matthews Paint MP 34186 - Stud Type: 2" Spacers



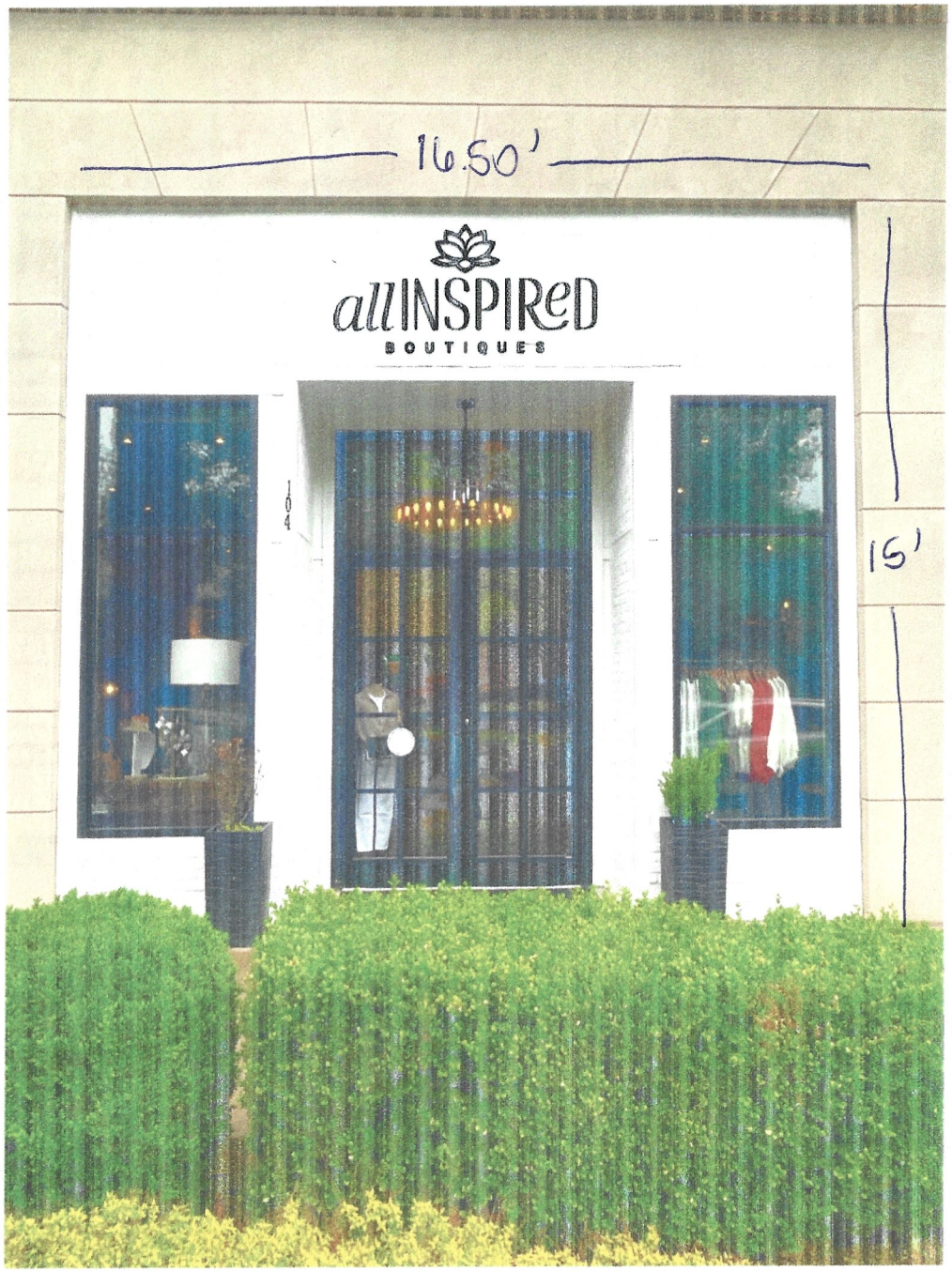
PROOF IS PROPORTIONAL BUT NOT TO SCALE

Please check this proof carefully for errors - including grammar & spelling. Reprints due to errors found after approval are the customer's responsibility

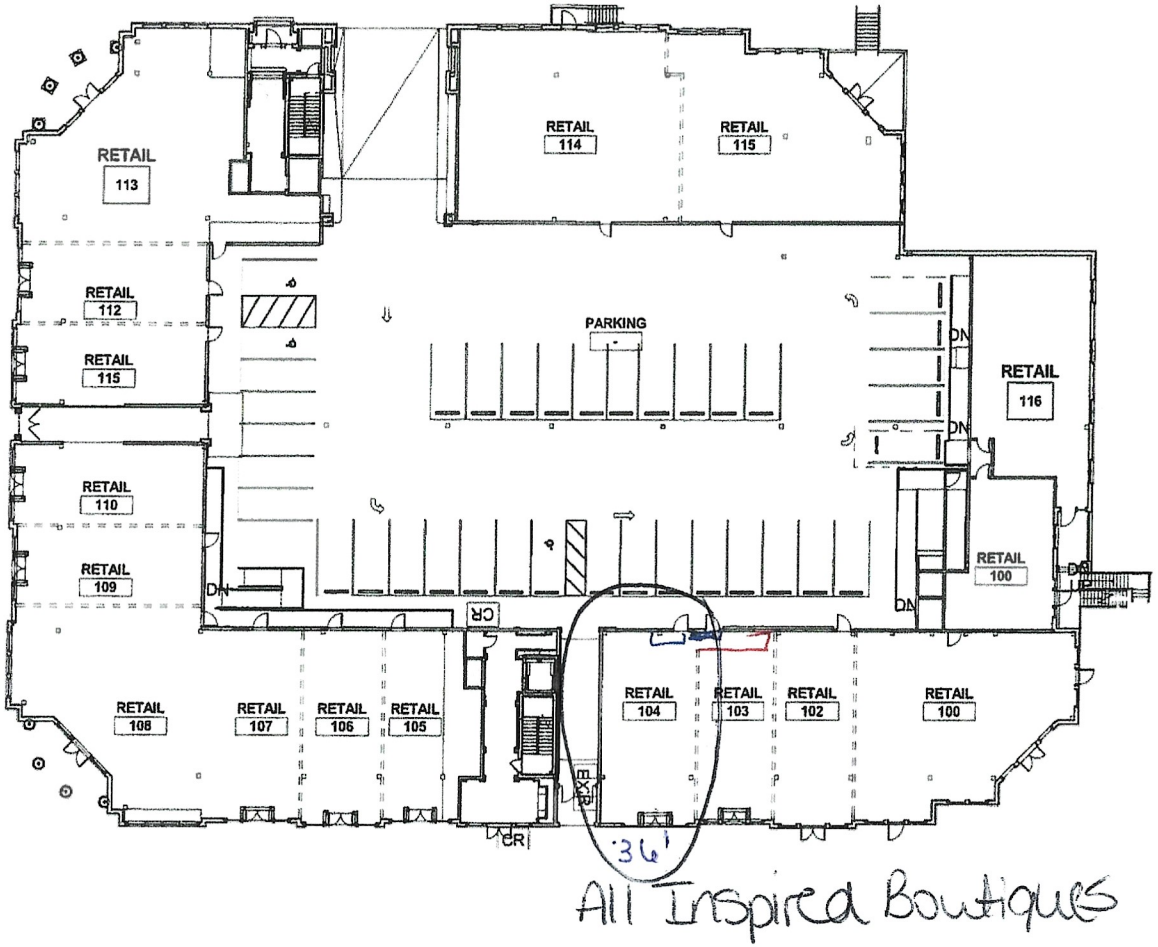
Digital proofs are RGB and printing is done in CMYK, therefore screen color may not accurately reflect print color. See note on page 1 about color matching if specific colors are needed.

INSTALL LOCATION

Entire Suite
36' W



SCALE OF THE DRAWING: Scales as stated on this drawing are valid on the original drawing only, the dimension of which is 11 x 17 inches



HUG & ASSOCIATES - ALL RIGHTS RESERVED

HUG & ASSOCIATES ARCHITECTS PLANNING / INTERIORS

DECLARATION

The following certification as required by the Georgia Condominium Act:

ARCHITECT'S/ENGINEERS CERTIFICATION TO (DECLARANTAND CONSTRUCTION LENDER)

The undersigned, a registered architect, has visited the site known as Teasley Place and viewedthe property and to the best of his knowledge, information and belief;
i)The exterior walls and roof of each structure are in placeas shown on said plans; and
ii) Such walls, partitions,floors and ceiling, to the extent shown on said plans as constitute the horizontal boundaries, if any and the vertical boundaries of each unit(including convertible space, if any) have been sufficientlyconstructed so as to clearly establish the physical boundaries of such unit.

STATE OF GEORGIA
MICHAEL S. HUG
CERTIFICATE NO.
REGISTERED ARCHITECT

Teasley Place
for
West Canton, LLC
50 Canton Street
Alpharetta, GA
30004

ISSUE DATE:
01-17-18
CONDO DOCS
Scale:
1/32"=1'-0"
ORIGINAL SHEET ISSUE:

DRAWING TITLE:
LEVEL M PLAN

PROJECT NO: 1446
DRAWING NO: CD-M

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: Rack Room Shoes#1042

Location Address: 7671 North Point Parkway

Mailing Address: 7671 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022 -

Contact for All Notifications: Rebecca Ramirez

Contact Telephone: 469 - 322 - 1914 Mobile Telephone: - - -

Fax: - - Email: rebecca.ramirez@adart.com

Contact's Relation to Business: sign company

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Brixmor Operating Partnership 2, LLC

Physical Address: 1003 Holcomb Woods Parkway

Mailing Address: Same as above

City: Roswell State: GA Zip Code: 30076 -

Owner Telephone: 770 - 360 - 8405 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): Brixmor Operating Partnership 2, LLC Date: 5-22-23

Owner Signature: 5/23/23

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 64-0955723

Land Lot(s): 637, 638, 654-656, 985-988 District: Section:

Existing Zoning of Property: 01 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: Cindy Silver Date: 5.31.23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

the signage proposed will be inline with other existence tenants signs like TJ Maxx

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 This is for signage

☒ 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 Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

N/A

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?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

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

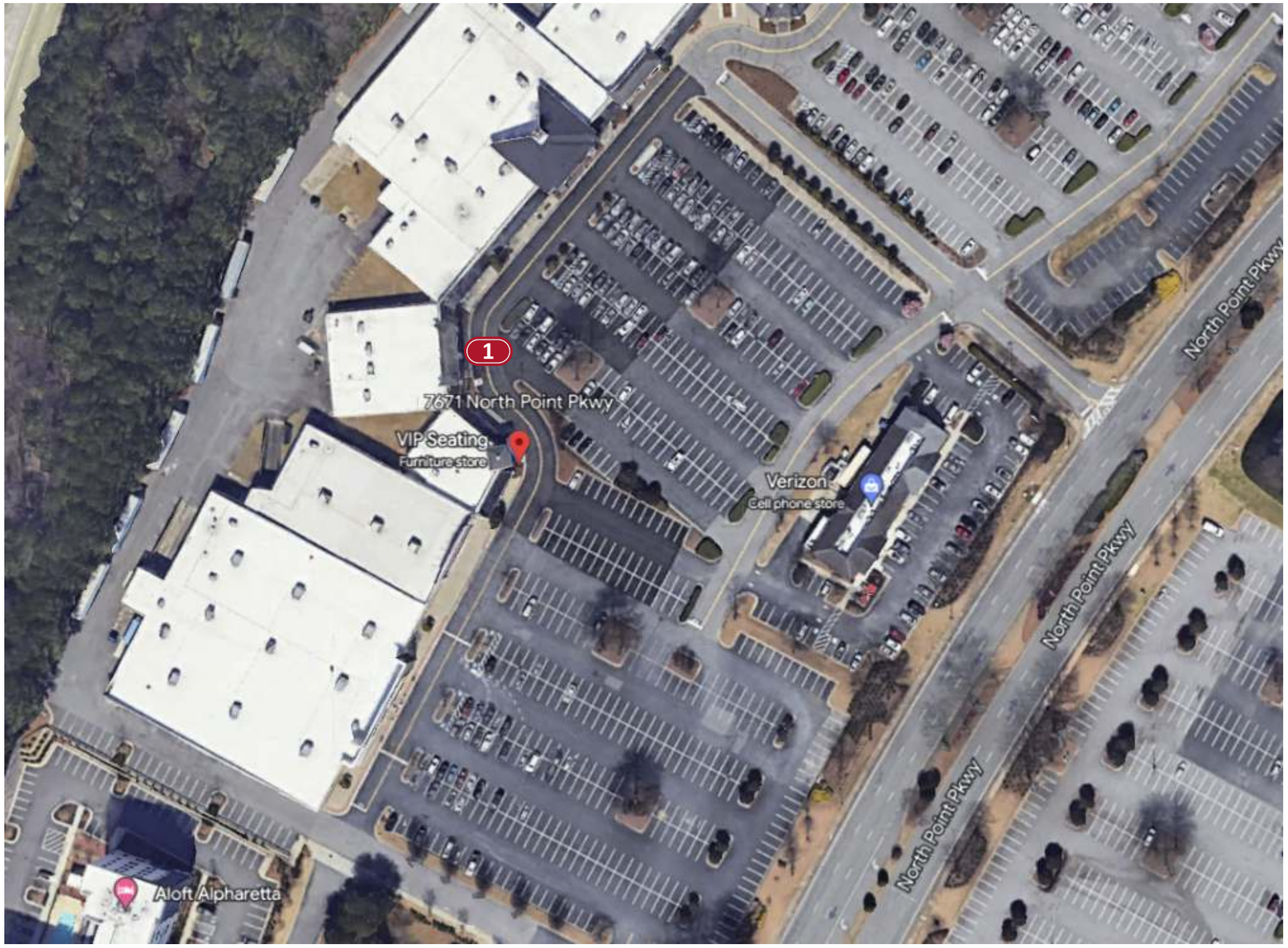
List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

Option 1

RACK ROOM SHOES

#1042
7671 North Point Parkway
Alpharetta, Georgia 30022

ADART
700 PARKER SQUARE STE 205
FLOWER MOUND, TEXAS 75028
T.469.327.5990 F.469.322.1927



NORTH

SITE PLAN

1	Exterior Elevation Signage

SITE PLAN : OVERVIEW

ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: Rack Room Shoes #1042

Location: 7671 North Point Parkway
Alpharetta, Georgia 30022

Date: 3/7/23 **Sales:** DH **Designer:** MH
File Name: RRS Alpharetta, GA

Revision

R1:MH:3/16/23: Removed options.
R2:mh:5/5/23: revised adding options.
R3:mh:5/12/23: revised option 2
R4:mh:5/15/23: revised option 2
R5:

Approvals

Customer:

Landlord:

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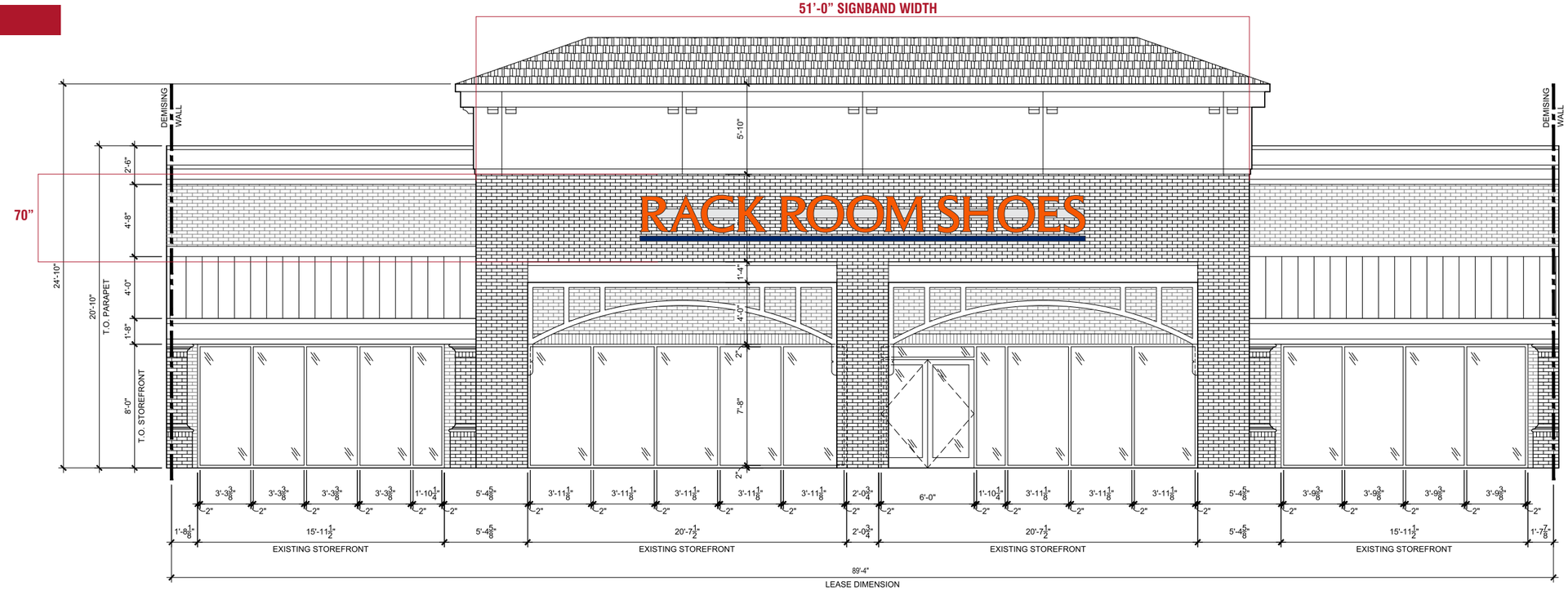
SHEET
2

SIGN OPTION 1



STOREFRONT ELEVATION SCALE: NTS

EXISTING

PROPOSED

ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

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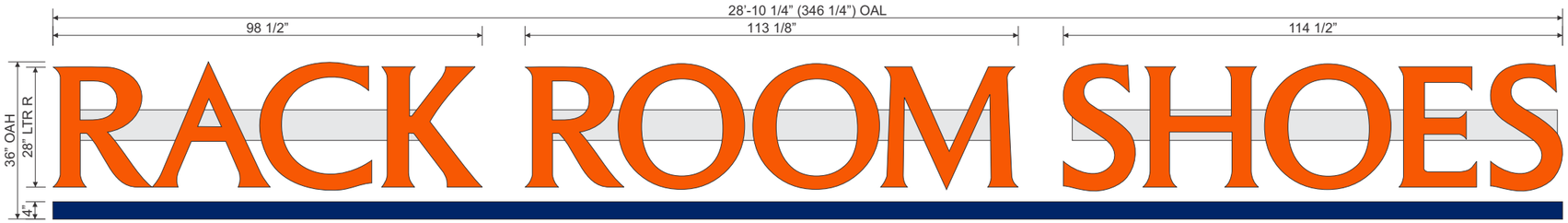
SHEET

3

LANDLORD REQUIREMENT: CHANNEL LETTERS TO HAVE PHOTOCELL APPLIED

SIGN OPTION 1



1 28" WIREWAY CHANNEL LETTERS & UNDER BAR CHANNEL FORM

SCALE: 3/8" = 1'-0"

(1) REQUIRED - MANUFACTURE & INSTALL

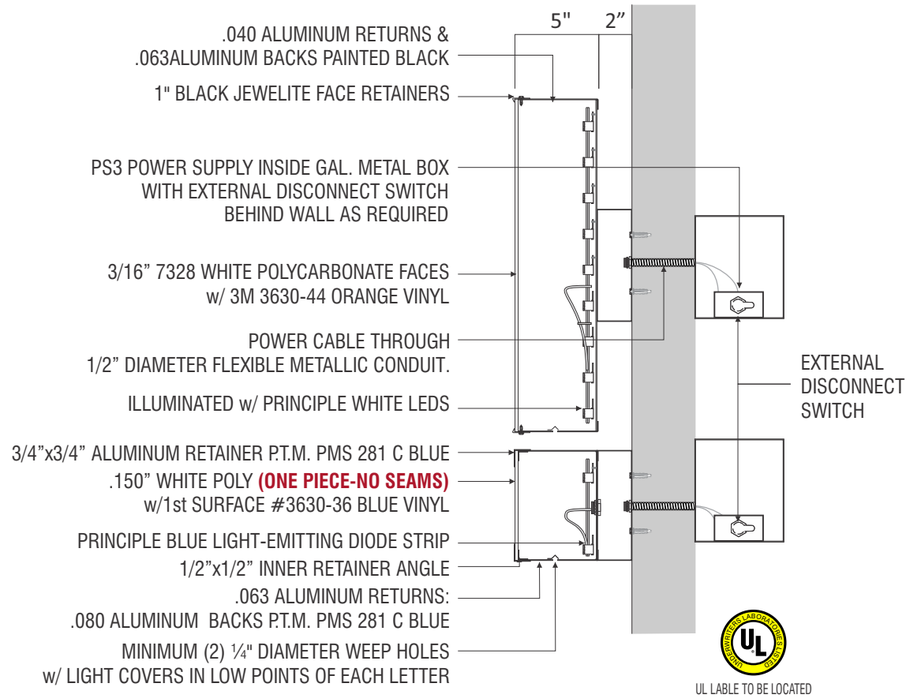
87.0 SF

SPECIFICATIONS;
CHANNEL LETTERS:
1. 5" DEEP ALUMINUM RETURNS & FLAT ALUMINUM BACKS PRE-FINIHED BLACK.
2. LETTER INTERIORS FINISHED LIGHT ENHANCEMENT WHITE.
3. 1" BLACK TRIM CAP.
4. FACES ARE FLAT WHITE POLYCARBONATE WITH FIRST SURFACE 3M 3630-44 ORANGE VINYL.
5. INTERNALLY ILLUMINATED WITH WHITE PRINCIPLE LEDS.
6. LETTERS MOUNTED TO BUILDING WITH 2"X7" EXTRUDED ALUMINUM WIREWAYS PAINTED TO MATCH FASCIA (TBD).

UNDER BAR W/ BUILT-IN RACEWAY SECTION:
1. 12" DEEP ALUMINUM RETURNS & FLAT ALUMINUM BACKS PAINTED:
   A. 5" CHANNEL FORM SECTION PAINTED PMS 281 C BLUE, SATIN FINISH.
   B. 7" BUILT IN RACEWAY SUPPORT SECTION PAINTED TO MATCH BUILDING FASCIA (TBD).
2. CABINET INTERIORS FINISHED LIGHT ENHANCEMENT WHITE.
3. 3/4" x 3/4" ALUMINUM ANGLE RETAINER SECTIONS PAINTED PMS 281 C BLUE, SATIN FINISH.
4. FACE IS **ONE PIECE w/ NO SEAMS** FLAT WHITE POLYCARBONATE WITH FIRST SURFACE 3M 3630-36 BLUE VINYL OVERLAY.
5. INTERNALLY ILLUMINATED WITH BLUE PRINCIPLE LEDS MOUNTED TO INTERIOR BAFFLE WITH TRANSFORMERS MOUNTED WITH RACEWAY SECTION.
6. CHANNEL FORM MOUNTED FLUSH TO WALL WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE.

UNDER BAR INSTALLATION NOTES/INSTRUCTIONS:
1. PUT THE SECTIONS OF THE CANS TOGETHER FIRST,
2. THEN PUT THE FACE ON (A FEW COUNTER SUNK SCREWS CAN BE USED IF NEEDED)
3. THEN ATTACH THE RETAINER MAKING SURE IT IS SNUG AGAINST THE CANS
4. THE SEAM IN THE CAN SHOULD NOT LINE UP WITH THE SEAM IN THE RETAINER

NOTE: YOU DO NOT WANT TO PUT A BUNCH OF SCREWS IN THE POLYCARBONATE FACE BECAUSE THE POLYCARBONATE NEEDS TO BE ABLE TO EXPAND AND CONTRACT WITH CHANGING TEMPERATURES.



DETAIL SECTION N.T.S.

ALL PRIMARY ELECTRICAL CONNECTIONS SHALL BE RUN OUT OF BACK OF SIGN OR RACEWAY THRU APPROPRIATE FITTINGS

COLOR SCHEDULE

	PAINT: PMS 1655 C ORANGE VINYL: 3M 3630-44 ORANGE
	PAINT: PMS 281 C BLUE VINYL: 3M 3630-36 BLUE
	PAINT: PANTONE BLACK VINYL: 3M 3630-22 BLACK

ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: Rack Room Shoes #1042

Location: 7671 North Point Parkway
Alpharetta, Georgia 30022

Date: 3/7/23 **Sales:** DH **Designer:** MH

File Name: RRS Alpharetta, GA

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Customer:

Landlord:

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SHEET 4

Option 2

RACK ROOM SHOES

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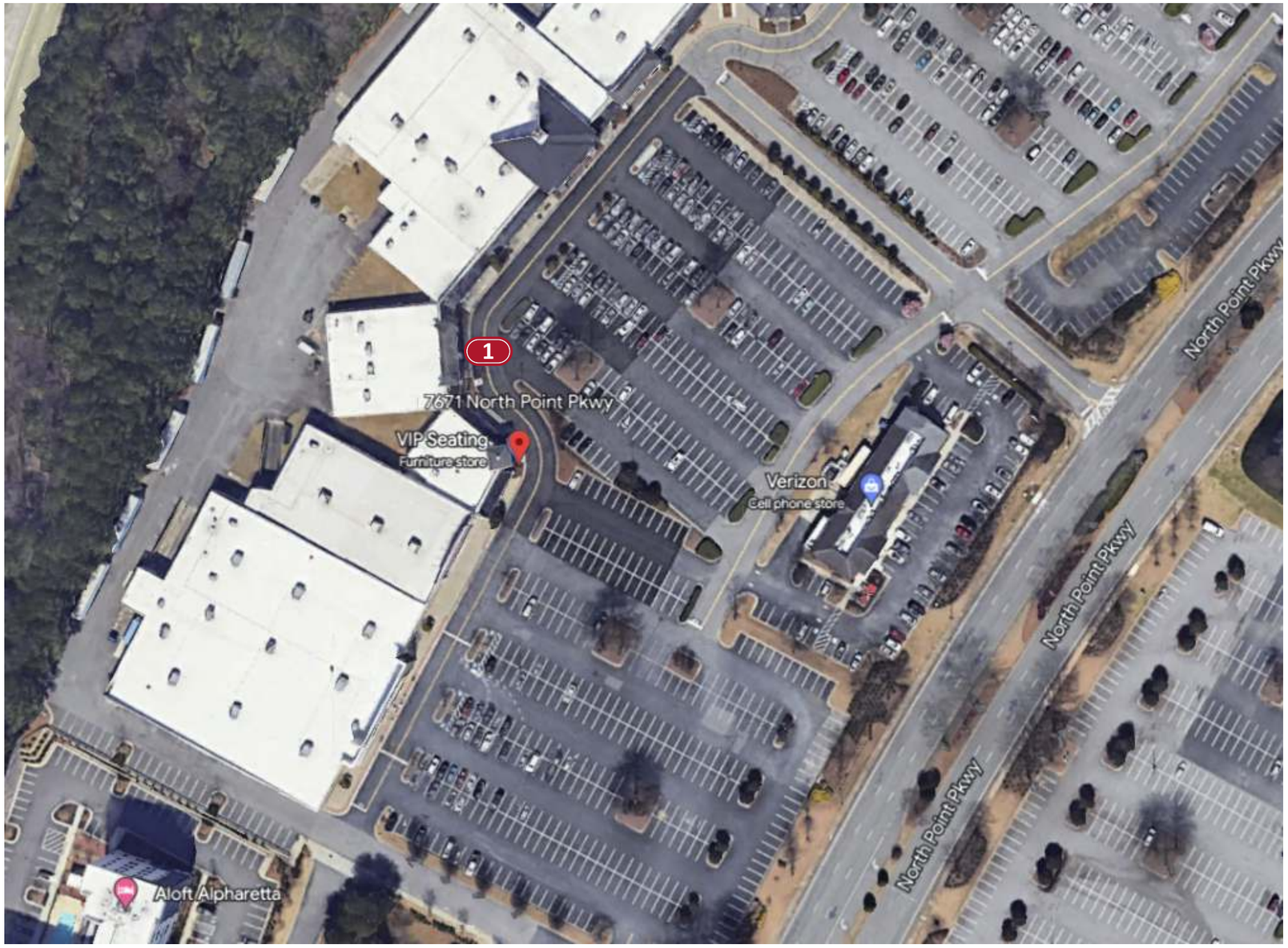
7671 North Point Parkway
Alpharetta, Georgia 30022

ADART
700 PARKER SQUARE STE 205
FLOWER MOUND, TEXAS 75028
T.469.327.5990 F.469.322.1927



NORTH

SITE PLAN

1	Exterior Elevation Signage

SITE PLAN : OVERVIEW

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Customer:

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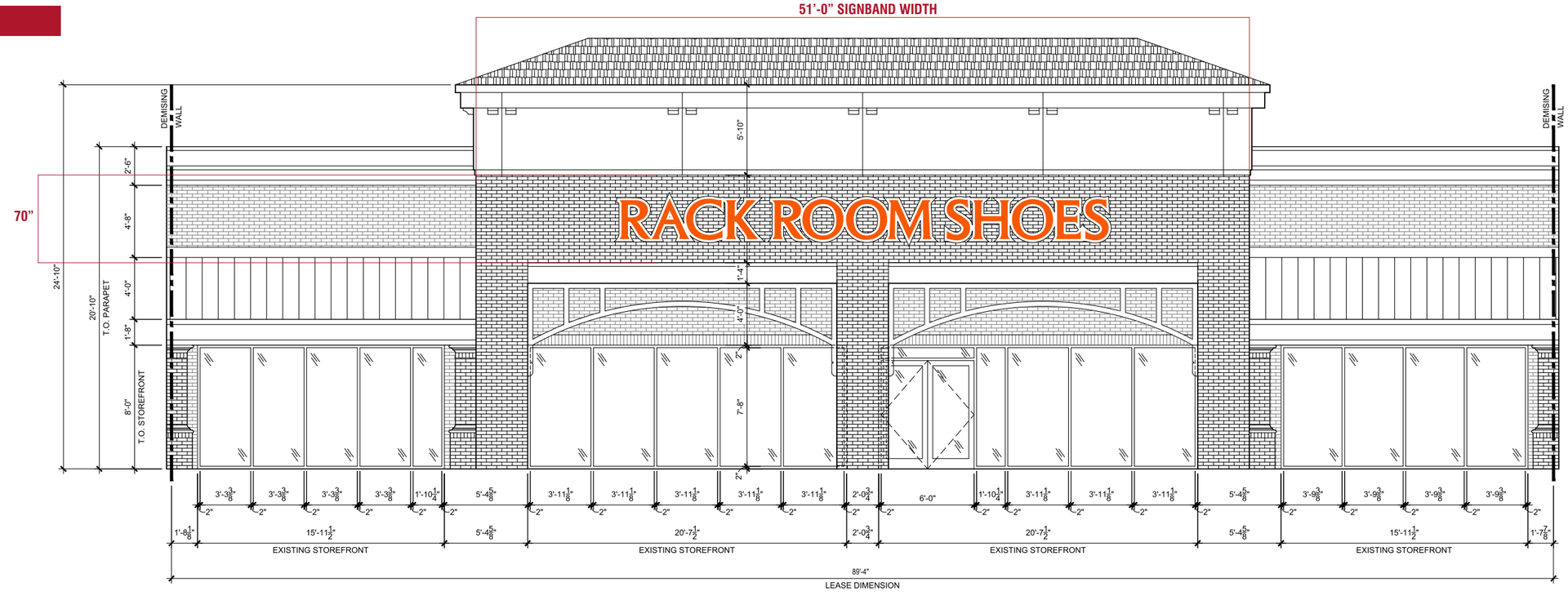
SHEET
2

SIGN OPTION 2



STOREFRONT ELEVATION

SCALE: NTS

EXISTING

PROPOSED

ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

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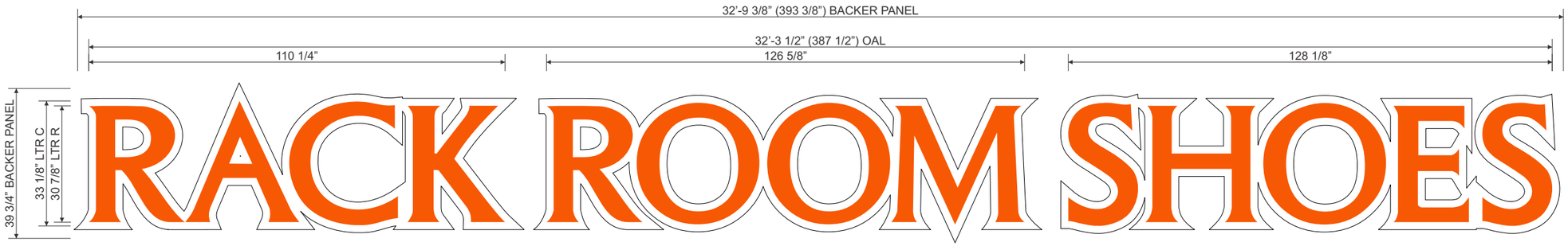
SHEET

5

LANDLORD REQUIREMENT: CHANNEL LETTERS TO HAVE PHOTOCELL APPLIED

BACKER PANEL TO CONTOUR THE OUTLINE OF THE CHANNEL LETTERS!

SIGN OPTION 2



1 CUSTOM REVERSE HALO ILLUMINATED CHANNEL LETTERS w/ FLAT ALUMINUM BACKER PANEL

(1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8" = 1'-0"

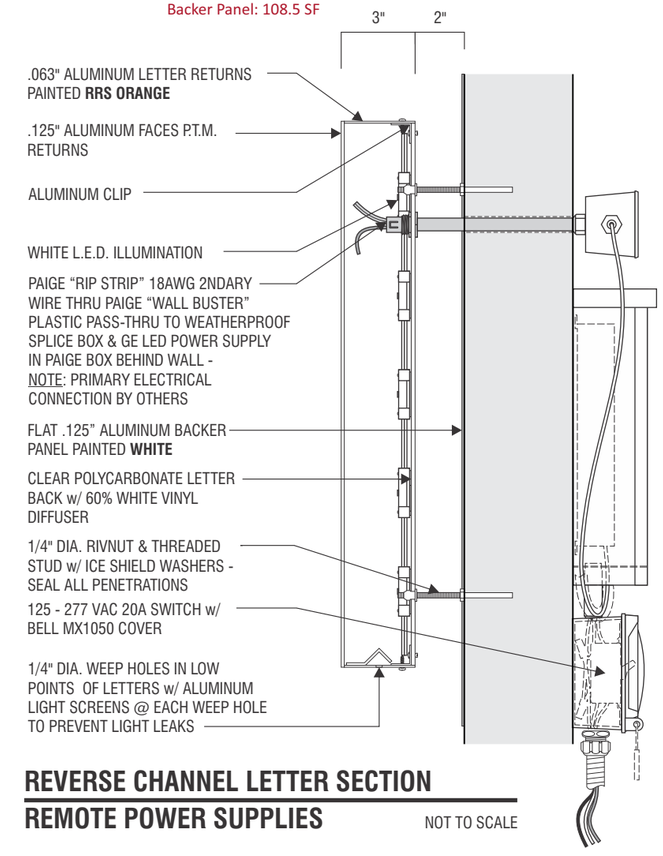
Ch. Letters: 89.0 SF

Backer Panel: 108.5 SF

SPECIFICATIONS:

1. 3" DEEP ALUMINUM RETURNS PAINTED **PMS 1655 C ORANGE**.
2. ALL INTERIORS FINISHED LIGHT ENHANCEMENT WHITE.
3. FLAT ALUMINUM FACES PAINTED **PMS 1655 C ORANGE**.
4. LETTERS CLOSED IN WITH CLEAR ACRYLIC BACKER LENSES.
5. INTERNALLY HALO ILLUMINATED WITH WHITE LEDS.

6. FLAT .125 TH. FLAT ALUMINUM BACKER PANEL PAINTED WHITE.
7. BACKER PANEL MOUNTED FLUSH TO FASCIA.
8. LETTERS PIN MOUNTED 2" OFF BACKER PANEL WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE.



REVERSE CHANNEL LETTER SECTION

REMOTE POWER SUPPLIES NOT TO SCALE

ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

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Alpharetta, Georgia 30022

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SHEET

6

PLAZA ON MILTON

EAST: O-I, RESTAURANT
SOUTH: CUP, VACANT
WEST: FLOODPLAIN

SITE DENSITY
OVERALL SITE AREA= **2.45**ac
SDF = **2.45**ac X 130 CALIPER INCHES = **318.5 INCHES**
EDF = 307 INCHES (72 SPECIMEN+ 235 NON-SPECIMEN INCHES)
RDF = **318.5 – 307 = 11.5 INCHES** REQUIRED FOR DENSITY
138 INCHES PROVIDED (PARKING AND LANDSCAPE STRIP TREES)

SPECIMEN TREE RECOMPENSE:
12 SPECIMEN TREES (235 INCHES) TO BE REMOVED
SEE TABLE, SHEET L-1.
235 x 3 = 705 INCHES FOR RECOMPENSE TREE REPLACEMENT.
152 INCHES PROVIDED ON-SITE.
ALTERNATE TREE FUND PAYMENT FOR REMAINING 477 INCHES
OR OR 120, 4" CALIPER TREES.

10' LANDSCAPE STRIP, MORRIS ROAD:
MIN. SPACING 25' FOR OVERSTORY TREES
DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS TO SCREEN PARKING

20' LANDSCAPE STRIP, OLD MILTON PKWY:
- EXISTING STREETSCAPE TO REMAIN ADJACENT TO TREE SAVE AREA.
- LANDSCAPE STRIP TO INCLUDE TOTAL OF 9 TREES PER CALCULATION OF 25' AVERAGE SPACING FOR FRONTAGE (216 LF/25 = 8.64)
- TREES TO BE PLANTED 20' FROM EX. OVERHEAD UTILITIES.
- TREE SAVE AREA INCLUDES 4 TREES FOR LANDSCAPE STRIP.
- DOUBLE-STAGGERED ROW OF SHRUBS, 24" HT. MIN. AT PLANTING.

5' LANDSCAPE STRIPS (4" CAL. TREES AND SHRUBS):
NORTH SECTION:
EAST: 181.6 LF/50 = 4 TREES
WEST: 277.7 LF/50 = 6 TREES

SOUTH SECTION:
EAST: 179.4 LF/50 = 4 TREES
SOUTH: 238.8 LF/50 = 4 TREES

LANDSCAPE PERCENTAGES
16.85% IS LARGEST PERCENTAGE FOR SINGLE GENUS OF REPLACEMENT TREE (JUNIPERUS/MAGNOLIA)
58.43% OF ALL REPLACEMENT TREES ARE OVERSTORY SPECIES
84.27% OF THE TOTAL TREES ARE NATIVE SPECIES
86.88% OF ALL PLANTS ARE NATIVE SPECIES (4271 OF 4916 TOTAL)

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	NATIVE
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia	3 gal.		49	
	AV	Aucuba japonica 'Variegata' Spotted Japanese Laurel	2' Ht.		30	
	AZA	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 gal.		101	
	DV	Distylium x 'Vintage Jade' Vintage Jade Distylium	3 gal.		23	23
	DC	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2' Ht.		74	74
	GF	Gardenia jasminoides 'Frostproof' Frostproof Gardenia	2' Ht.		34	
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.		11	11
	BUR	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly	2' Ht.		29	
	IC	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	4' Ht.		1	
	IS	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	2' Ht.		67	
	LB	Loropetalum chinense 'Blush' Blush Fringe Flower	3' Ht.		88	
	MW	Muhlenbergia capillaris 'White Cloud' White Cloud Muhly Grass	2' Ht.		133	133
	OF	Osmanthus fragrans Sweet Olive	4' Ht.		13	
	PAN	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	2' Ht.		102	102
	PH	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	3 gal.		91	
	RC	Rhododendron canescens Wild Azalea	3' Ht.		3	3
	TD	Thuja occidentalis 'Degroot's Spire' Degroot's Spire Arborvitae	4' Ht.		13	
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	3' Ht.		13	13
VINE	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	
	BC	Bignonia capreolata Cross Vine	3 gal.		78	78
	FP	Ficus pumila Creeping Fig	1 gal.		23	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	JB	Juniperus horizontalis 'Blue Rug' Blue Rug Juniper	1 GAL.	36" O.C.	49	49
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	CARX	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	1184	1184
	CP	Carex pensylvanica Pennsylvania Sedge	4"	12" o.c.	2062	2062
	PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	464	464
	SEA	Seasonal Color	4"	12" o.c.	92	
TOTALS					4827	4196
				% NATIVE		86.93

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DENSITY INCHES	RECOMPENSE INCHES	OVERSTORY %	NATIVE %	GENUS %
	AO	Acer rubrum 'October Glory' October Glory Red Maple	4" Cal.	6		24	6	6	16.85%
	AO5	Acer rubrum 'October Glory' October Glory Red Maple	5" Cal.	2	10		2	2	ACER
	ACE	Acer saccharum Sugar Maple	4" Cal.	7	28		7	7	ACER
	CA	Carpinus caroliniana American Hornbeam	4" Cal.	5	20		5	5	5.62%
	ILE	Ilex x 'Emily Bruner' Emily Bruner Holly	9-10' Ht.	7	18				7.87%
	JUN	Juniperus virginiana Eastern Red Cedar	14' Ht.	15		60		15	16.85%
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	14' Ht.	15		60		15	16.85%
	PC	Pistacia chinensis Chinese Pistache	3" Cal.	7	21		7		7.87%
	QP	Quercus phellos Willow Oak	5" Cal.	3	15		3	3	14.61%
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	10	40		10	10	QUE
	TM	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal.	12		48	12	12	13.48%
TOTALS				89			52	75	100.00%
TOTAL DENSITY				24	152		58.43%	84.27%	MAX. GENUS
TOTAL RECOMPENSE				65		192			JUN/MAG 16.85%

CITY OF ALPHARETTA LANDSCAPE NOTES

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.

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

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

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

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED TO TREES PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

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

ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING **MUST** BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM **MUST** BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.

WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS **MUST** BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

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

NORTH: SCALE: 0 30' 45' 60' SCALE: 1"=30'

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

GEORGIA 811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE	#
05-31-2023	

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

BRIDGE ROAD HOLDINGS, LLC./PRESTON RIDGE
3333 OLD MILTON PARKWAY
ALPHARETTA, FULTON COUNTY, GA
LL 856, DISTRICT 1, SECTION 2
MP-22-01

TREE REPLACEMENT & LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 04/17/2023

PROJECT: FA-22094

SHEET
L-3
SHEET 3 OF 5

NORTH: SCALE:

REVISIONS:

DATE	#
05-31-2023	

BIKE RACK – DERO, ARC RACK
GALVANIZED, POWDER COAT BRONZE

CONCRETE RETAINING WALL – STAMPED
PATTERN AND STAIN COLOR TO COORDINATE WITH STONE ON MAIN BUILDING. SEE ARCHITECT PLANS.

LANDSCAPE RETAINING WALL – BLOCK
ALLAN BLOCK, AB COLLECTION
SPLIT FACE MODULAR BLOCK RETAINING WALL AND CAP. TAN/BROWN BLEND.

RESTAURANT – OUTDOOR DINING PATIO FURNITURE
LANCASTER BLACK METAL POWDERCOATED TABLES AND CHAIRS. UMBRELLA COLOR TO BE SELECTED BY RESTAURANT OPERATOR TO COORDINATE WITH BRANDING

LANDSCAPE FENCE FOR VEHICULAR SCREENING AND VINES
WOOD AND HOG WIRE PANEL FENCE, 3' HT. AT TOP OF WALL. BLACK.

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED
LANDSCAPE ARCHITECT

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3333 OLD MILTON PARKWAY
ALPHARETTA, FULTON COUNTY, GA
LL 856, DISTRICT 1, SECTION 2
MP-22-01

LANDSCAPE DETAILS

SCALE: AS SHOWN

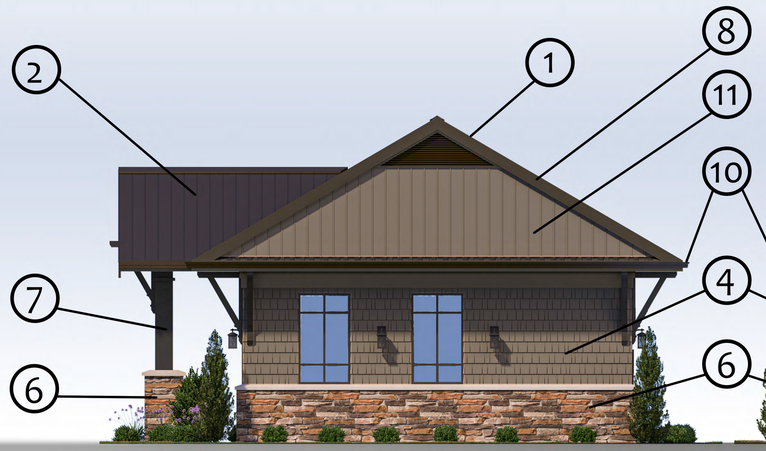
DATE: 04/17/2023

PROJECT: FA-22094

SHEET
L-5
SHEET 5 OF 5

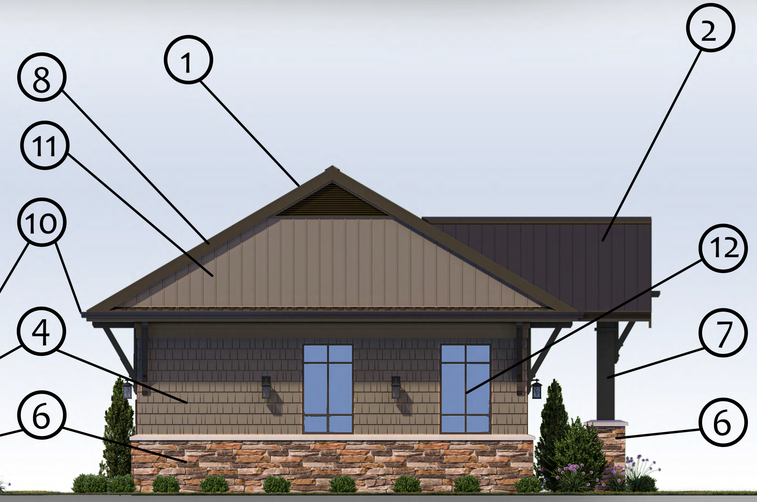
1 - Asphalt Shingles - Charcoal
2 - Metal Roofing - Bronze
3 - Not Used
4 - Shake Siding - SW 7039 Virtual Taupe
5 - Brick - Southampton
6 - Stone - Mossy Creek - Handcrafted
7 - Column SW 7048 Urbane Bronze
8 - Rake Molding - SW 7048 Urbane Bronze
9 - Crown Molding - SW 7048 Urbane Bronze
10 - Seamless Gutters - Bronze
11 - Board n Batton Siding - SW 7039 Virtual Taupe
12 - Storefront & Metal Awnings - Bronze

Front



Right

Rear

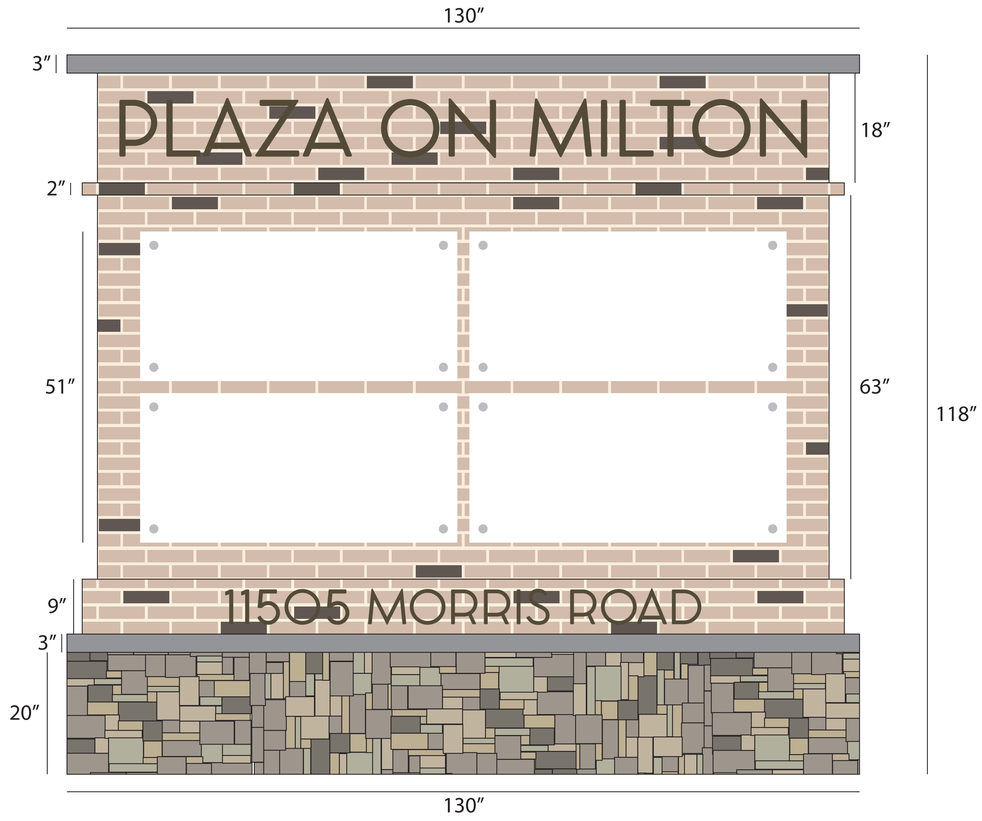


Left

1
2
4
7
8
5
9
10
11
30'
FFE 1030.60
BFE 1016.60
12'
2'
12'
26'
6
12
FRONT
1 - Asphalt Shingles - Charcoal
2 - Metal Roofing - Bronze
3 - Column SW 7048 Urbane Bronze
4 - Shake Siding - SW 7039 Virtual Taupe
5 - Brick - Southampton
6 - Stone - Mossy Creek - Handcrafted
7 - Rake Molding - SW 7048 Urbane Bronze
8 - Facia - SW 2829 Classical White
9 - Seamless Gutters - Bronze
10 - Cast Stone Headers, Sills and Watertable
11 - Cornice - SW 2829 Classical White
12 - Storefront & Metal Awnings - Bronze
PLAZA ON MELSON
Dirt
FFE 1030.60
BFE 1016.60
LEFT
FFE 1030.60
BFE 1016.60
RIGHT
1
7
8
4
10
5
Dirt
FFE 1030.60
BFE 1016.60
REAR
4
11
8
5
12
10

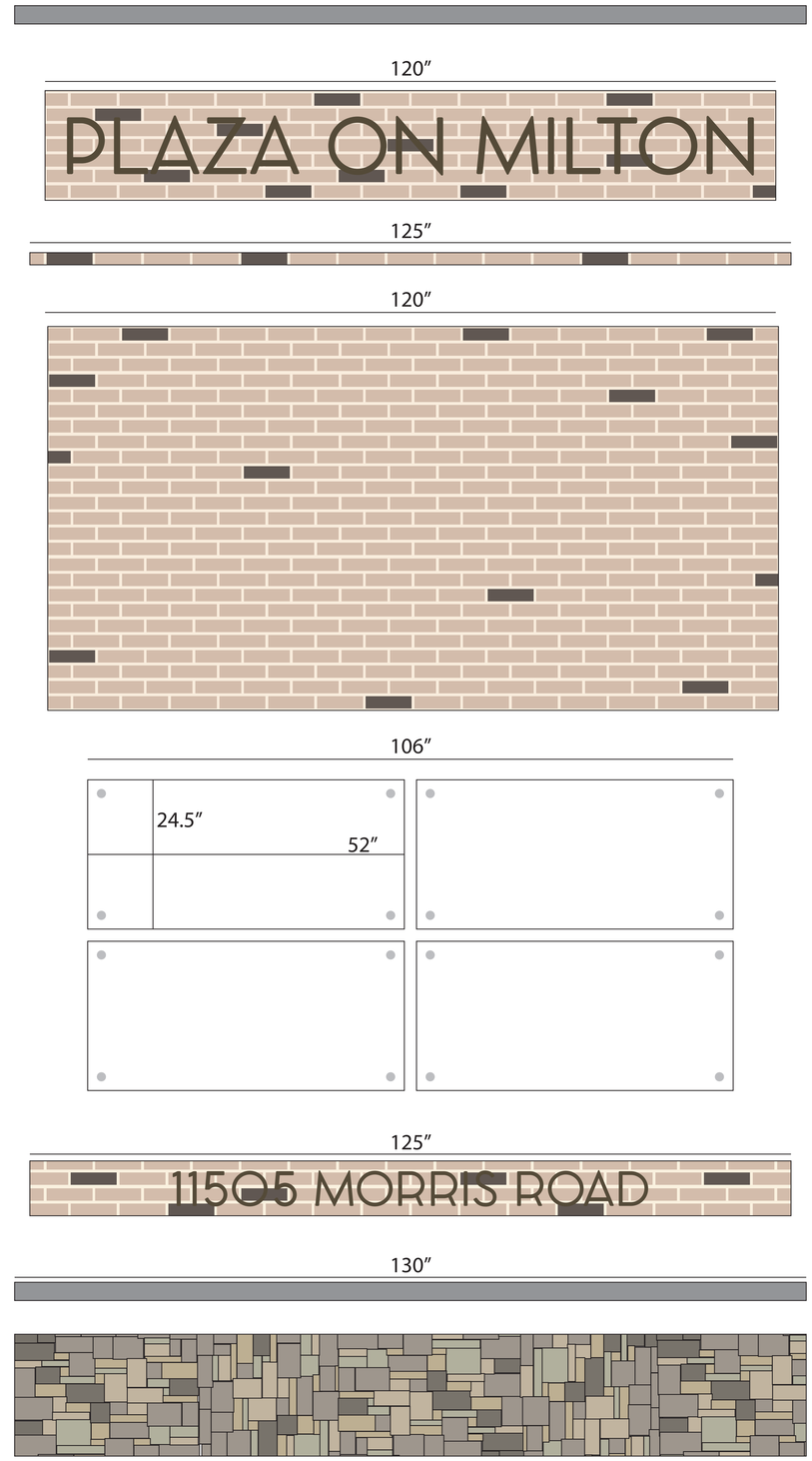
Jeep
Range Rover
RANGE ROVER

Master Sign 1



Description: Mossy Creek Stacked stone/masonry base, Southampton brick and caste stone caps
Four non lit, opaque acrylic tenant panels on standoffs on each side
"Plaza on Milton" and "11505 Morris Road" 1/2" thick cut bronze mounted to face of the sign

Front View



SIGNS OF SIGNIFICANCE
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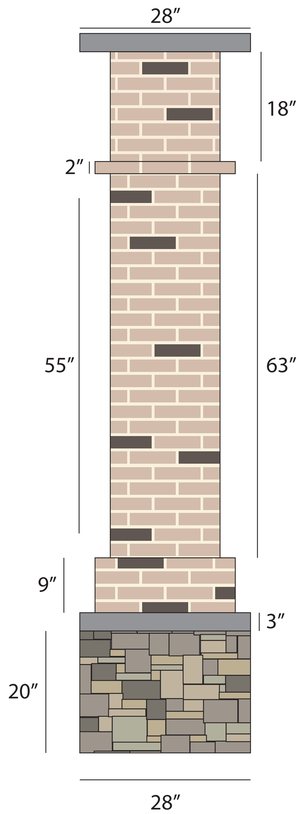
678.379.5190
1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

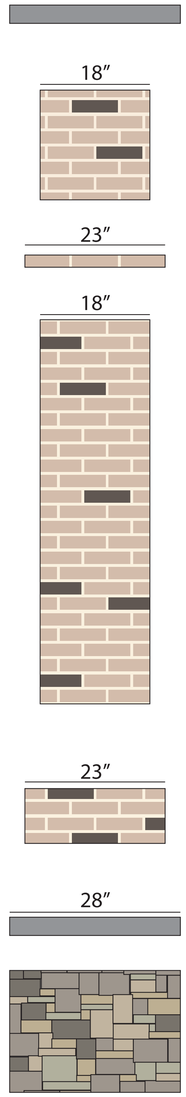
CUSTOMER : Octive Built

Date: 1/23/22
Proof: 01

Master Sign 1



Side View



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Roswell, GA 30076

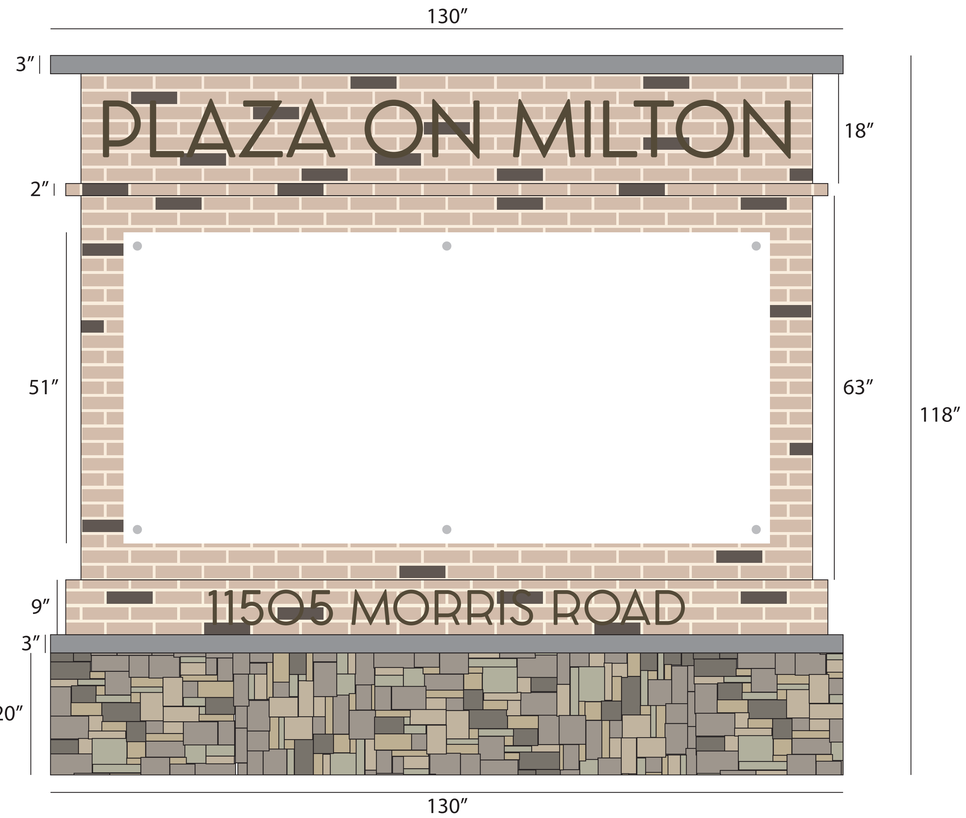
CUSTOMER : Octive Built

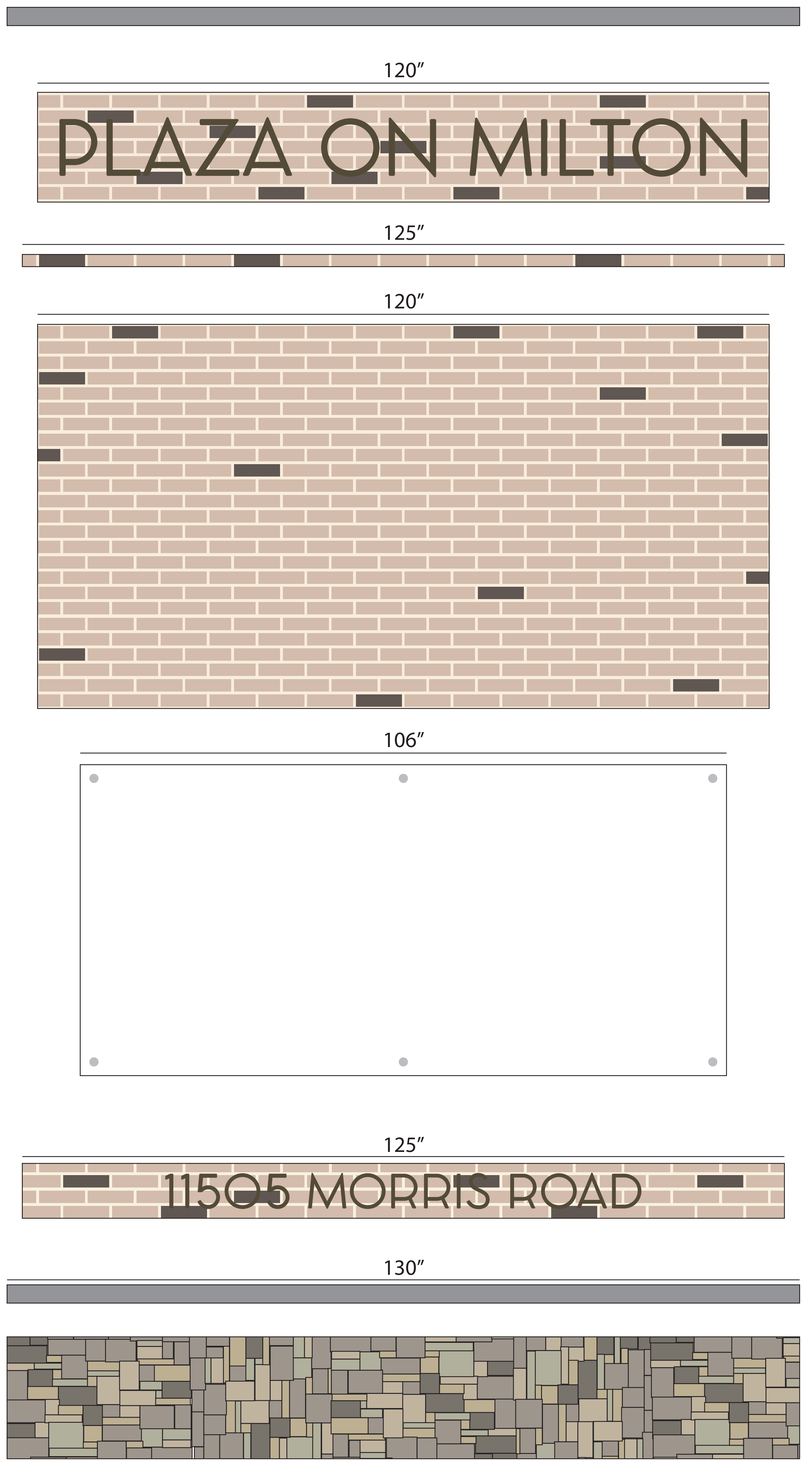
Date: 1/23/22

Proof: 01

Master Sign 2

Front View





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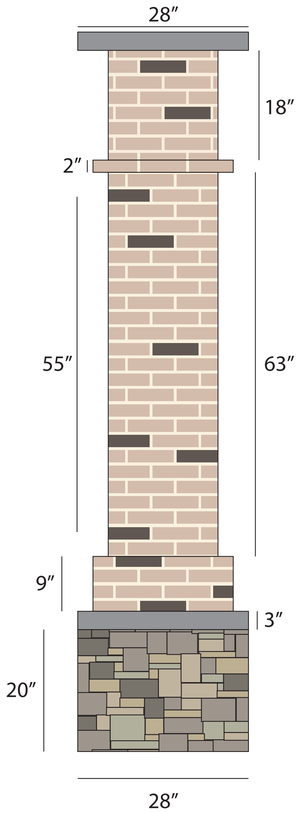
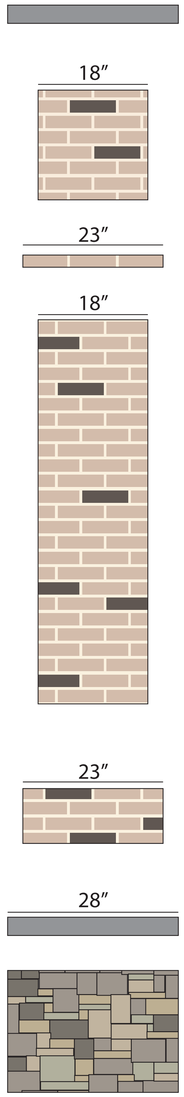
Master Sign 2



Side View



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Date: 1/23/22

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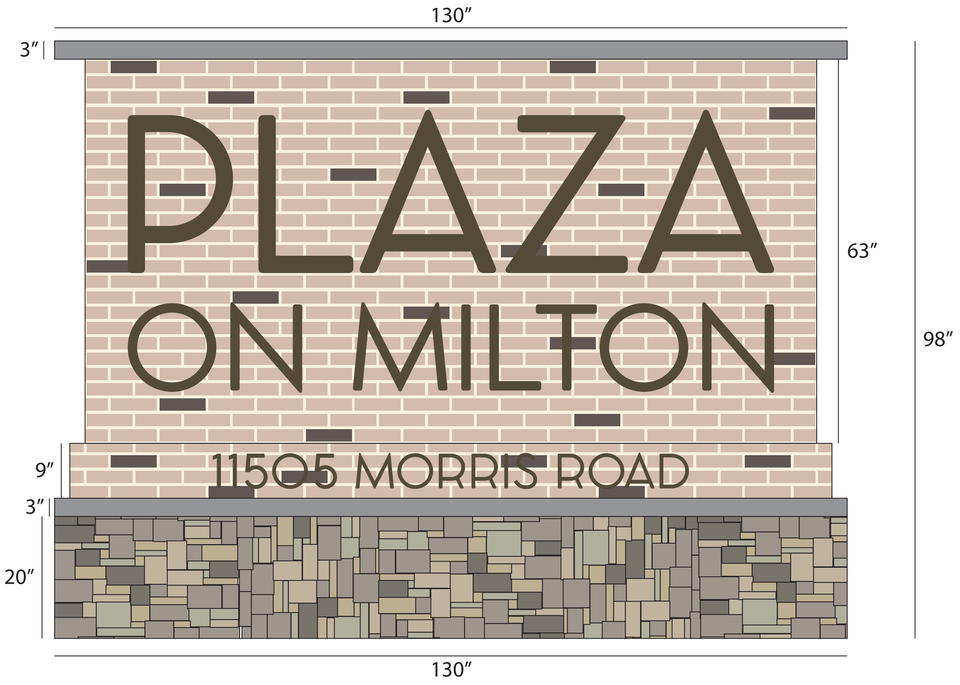
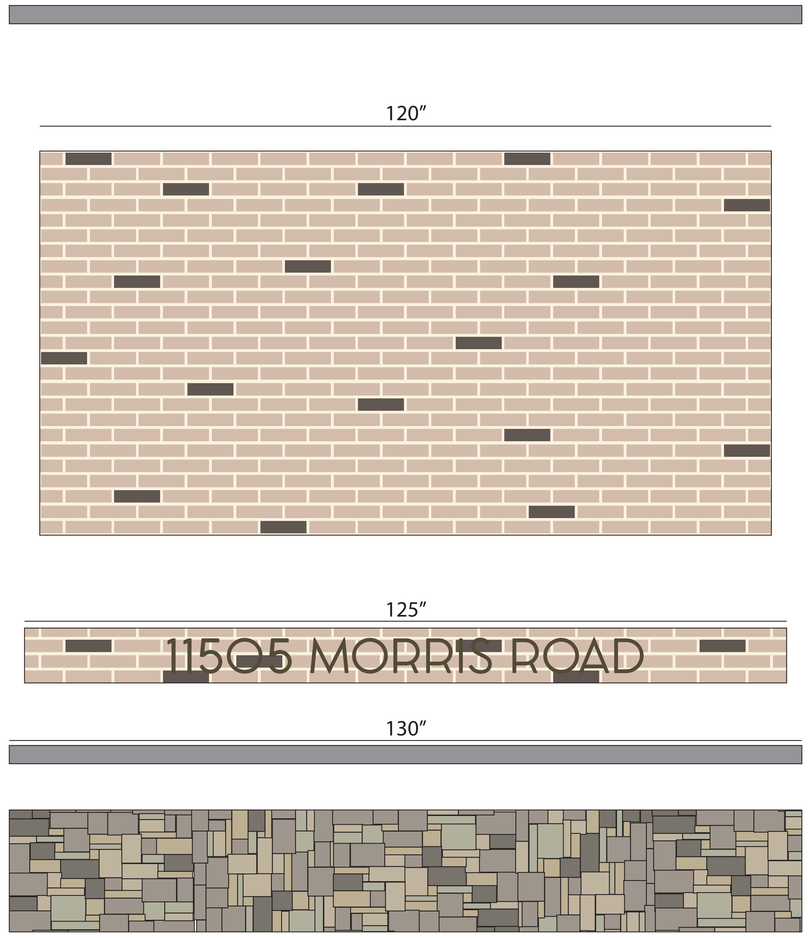
Monument Sign

Front View





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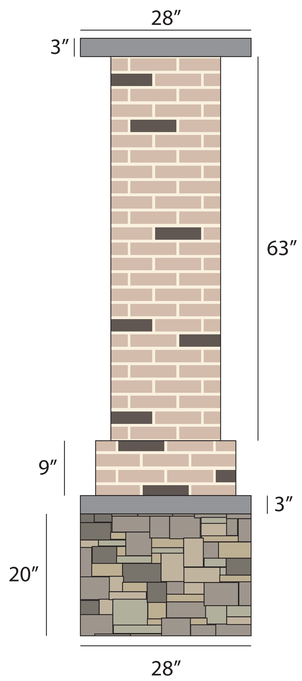
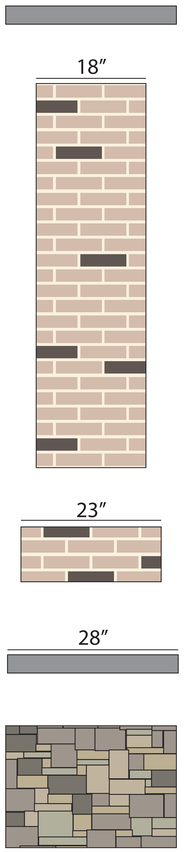
Monument Sign



Side View



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Building Sign Options

274.3″

24″ | PLAZA ON MILTON

109.6″

48″ | PLAZA
ON MILTON

Reverse lit channel letters
individually mounted to the building

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Roswell, GA 30076

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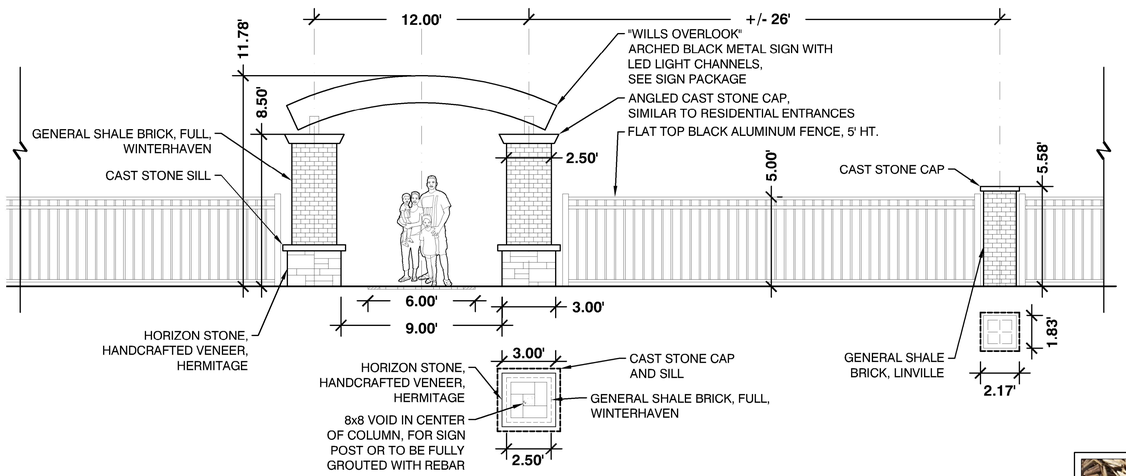
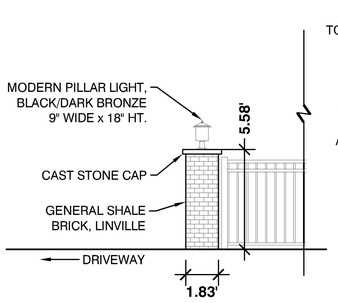
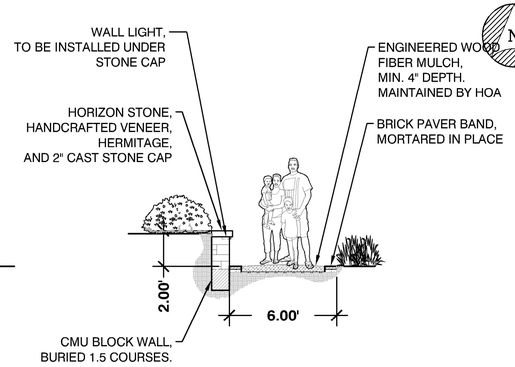


ENTRANCE AND FENCE DETAIL
SCALE: 1/4" = 1'-0"



DRIVEWAY COLUMN DETAIL
SCALE: 1/4" = 1'-0"



WALL AND MULCH PATH DETAIL
SCALE: 1/4" = 1'-0"

NORTH:

SCALE:

0 30' 45' 60'
SCALE: 1"=30'

REVISIONS:

DATE	#
05-31-2023	

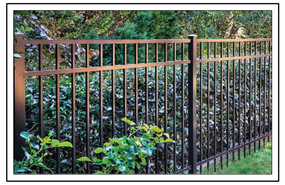
ENGINEERED WOOD FIBER MULCH
MULCH PATHS, BY HOA

DRIVEWAY COLUMN LIGHT
MODERN PILLAR LIGHT
TRU-SCAPES

GEORGIA POWER - ACORN LIGHTS
DOWNTOWN ALPHARETTA

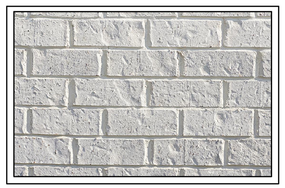
RETAINING WALL LIGHTS
TRU-SCAPES HARDSCAPE LIGHTS

CEDAR WOOD SCREEN FENCE, 6' HT., FLAT TOP
CREDIT: HARRISON FENCE



ALUMINUM FENCE, FLAT TOP
5' AND 3' HEIGHTS

FENCE COLUMN BRICK
GENERAL SHALE BRICK LINVILLE



SIGN COLUMN BRICK
GENERAL SHALE BRICK WINTERHAVEN

STONE VENEER
HORIZON STONE-HANDCRAFTED HERMITAGE

BRICK WALK AND EDGING
BRICK PAVER DETAIL
DOWNTOWN ALPHARETTA

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

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SURVEY/BASE INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

STATE OF GEORGIA
PETER J. FRAWLEY
766
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LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

WILLS OVERLOOK

531 S. MAIN STREET
LL 645, 1ST DISTRICT, 2ND SECTION
ALPHARETTA, GEORGIA

FENCING & LIGHTING LAYOUT

SCALE: AS SHOWN

DATE: 05/31/2023

PROJECT: FA-22039

SHEET
L-4
SHEET 4 OF 4

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1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

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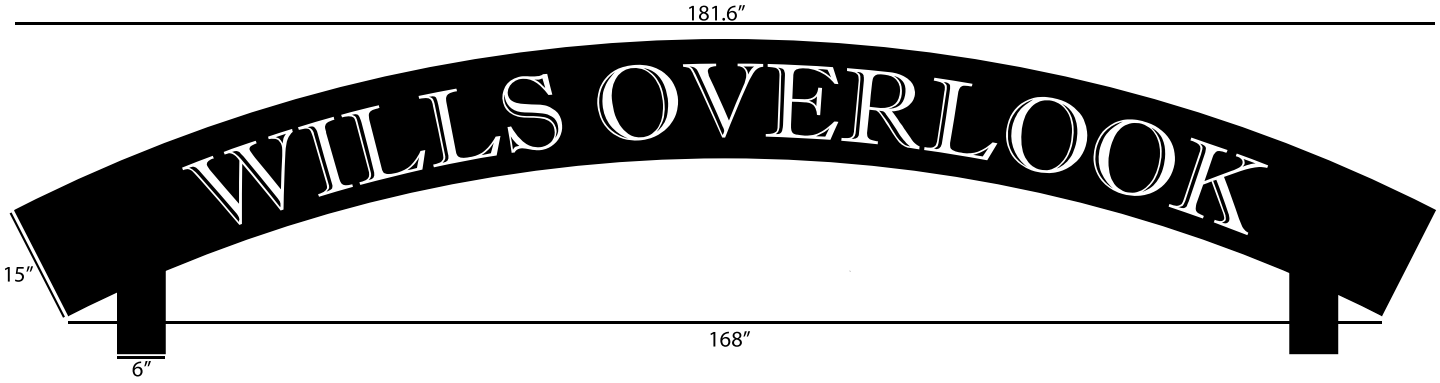
Front View



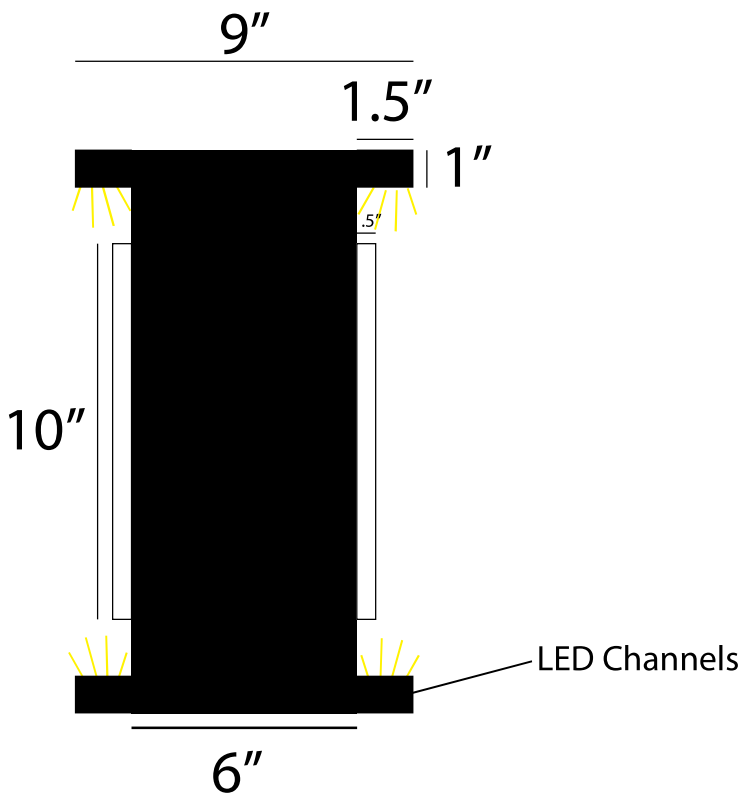
Custom fabricated aluminum arch, double sided, w/ 1/2″ acrylic lettering.
LED channels on top and bottom of arch to shine up and down on lettering.
6 x 6 pole sleeves for mounting

SIGNS OF SIGNIFICANCE
MAKE EVERY IMPRESSION SIGNIFICANT
678.379.5190
1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

CUSTOMER **Octave Built**

DATE **5/31/23**

Side Cross View



SIGNS OF SIGNIFICANCE
MAKE EVERY IMPRESSION SIGNIFICANT
678.379.5190
1335 Northmeadow Parkway Suite 112
Roswell, GA 30076

CUSTOMER **Octave Built**

DATE **5/31/23**

Client : TPA GROUP

Presentation : Alpharetta DRB Retail Submittal

Date : 05. 31. 2023

LAKEVIEW RETAIL

by TPAGROUP

ARCHITECTURE

SQUARE FEET STUDIO 3-19

CIVIL

KIMLEY HORN 20-22
*PREVIOUSLY APPROVED - FOR REFERENCE ONLY

LANDSCAPE

SITE SOLUTIONS 23-29
*PREVIOUSLY APPROVED - FOR REFERENCE ONLY

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03

architecture

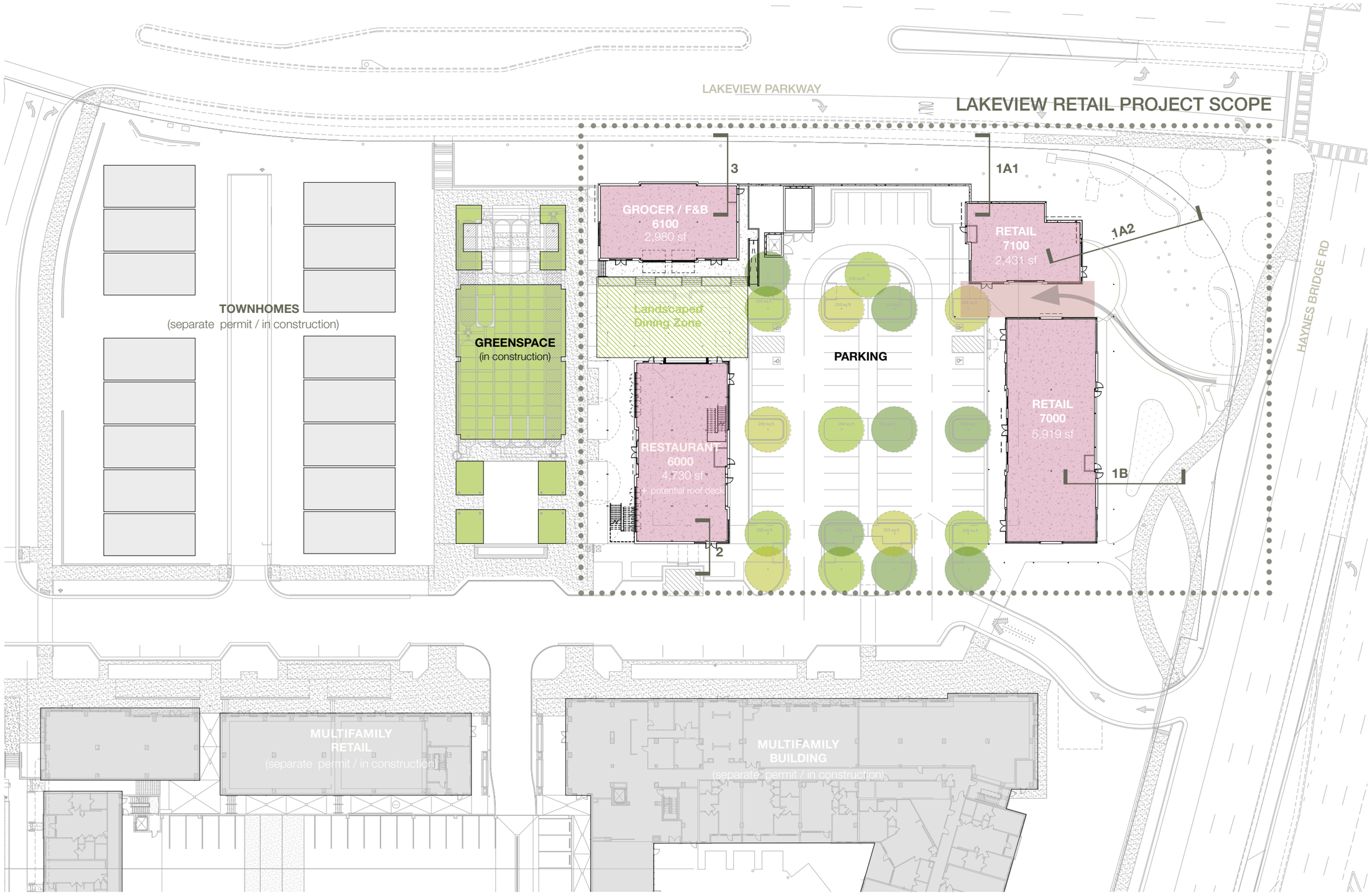
4

master development plan

5

architectural site plan

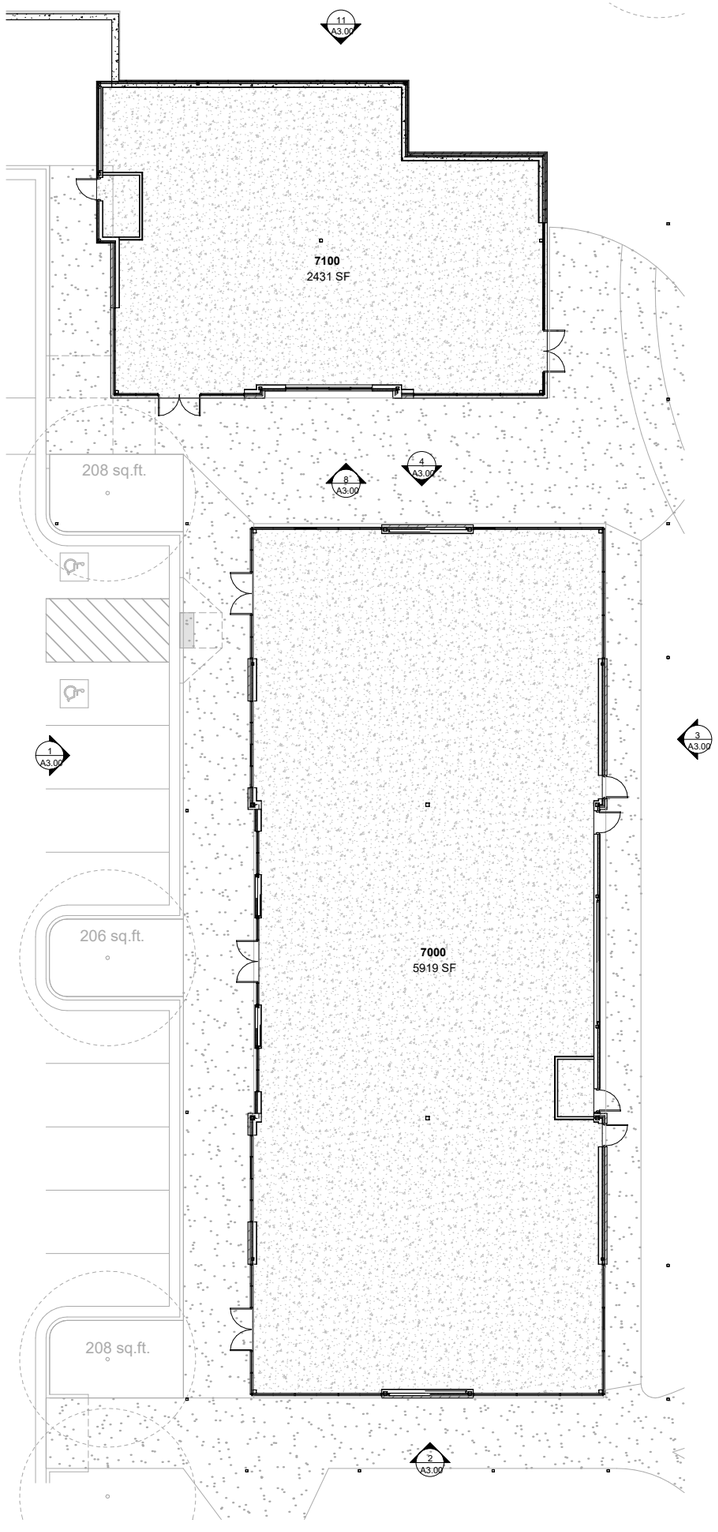
scale: 1" = 20'-0"

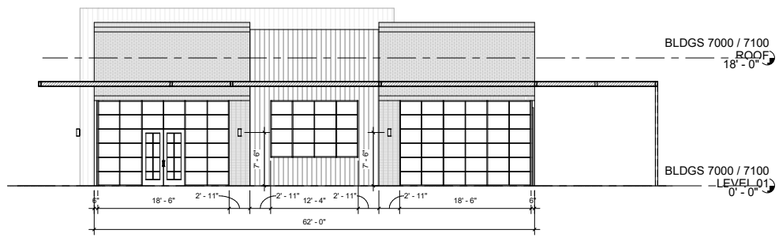


buildings 7000 & 7100 plans & elevations

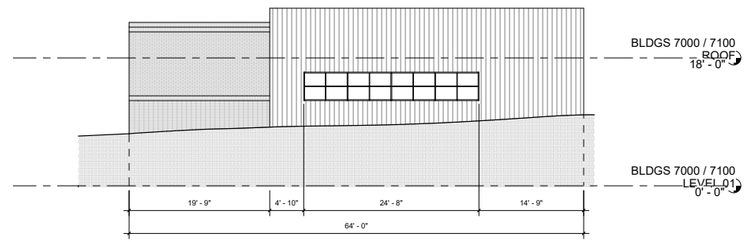
scale: 3/64" = 1'-0"

6





8 A3.00 BLDG 7100 - SOUTH ELEV
1/8" = 1'-0"

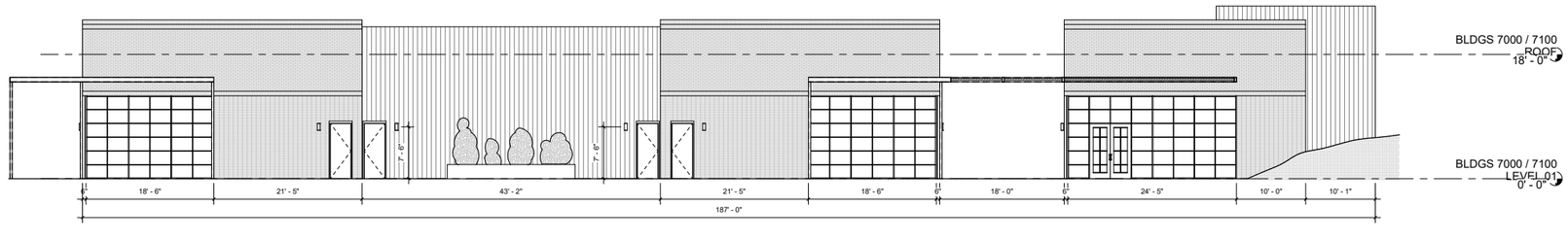


11 A3.00 BLDG 7100 - NORTH ELEV
1/8" = 1'-0"

FENESTRATION CALCULATIONS

TOTAL FACADE SF (FLOOR LEVEL TO WALL PLATE) = 1,008 SF
PROVIDED GLAZING SF = 99 SF

FENESTRATION PERCENTAGE = 9.8% (site conditions prohibit)

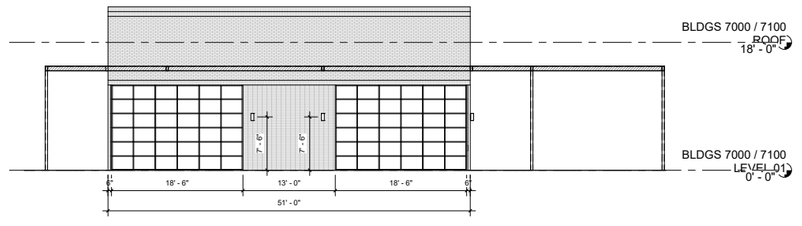


3 A3.00 BLDGS 7000 & 7100 - EAST ELEV
1/8" = 1'-0"

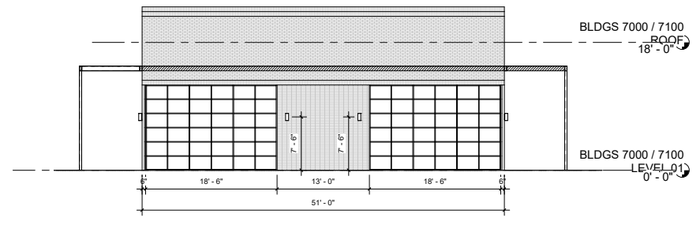
FENESTRATION CALCULATIONS

TOTAL FACADE SF (FLOOR LEVEL TO WALL PLATE) = 3,612 SF
PROVIDED GLAZING SF = 737 SF

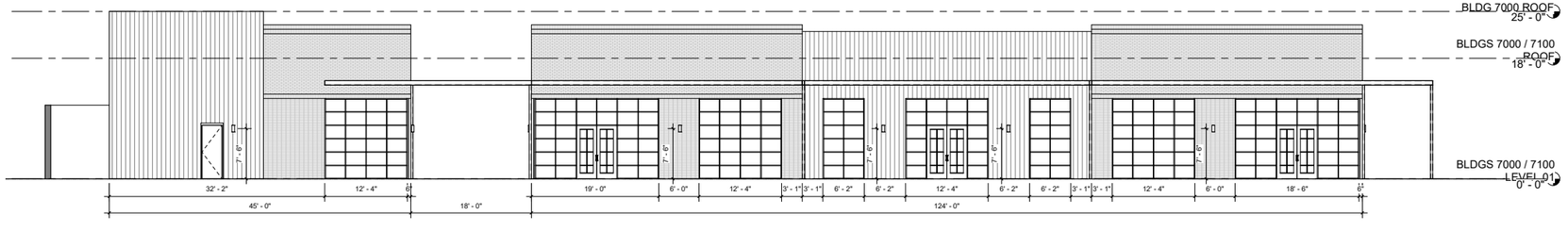
FENESTRATION PERCENTAGE = 20.4% (MEETS)



4 A3.00 BLDG 7000 - NORTH ELEV
1/8" = 1'-0"



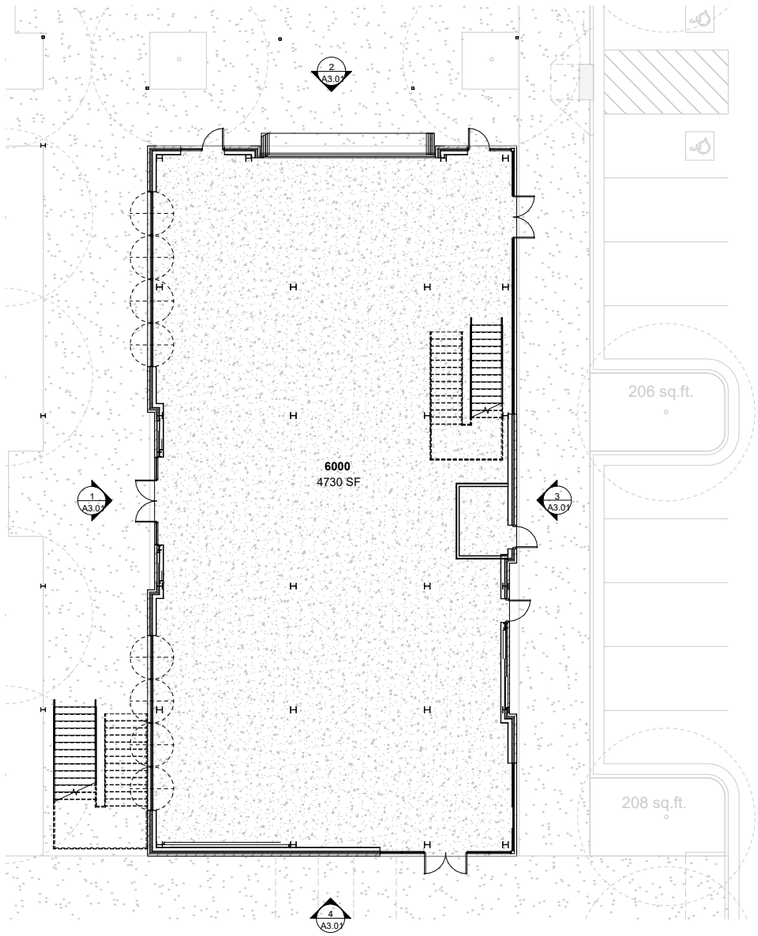
2 A3.00 BLDG 7000 - SOUTH ELEV
1/8" = 1'-0"

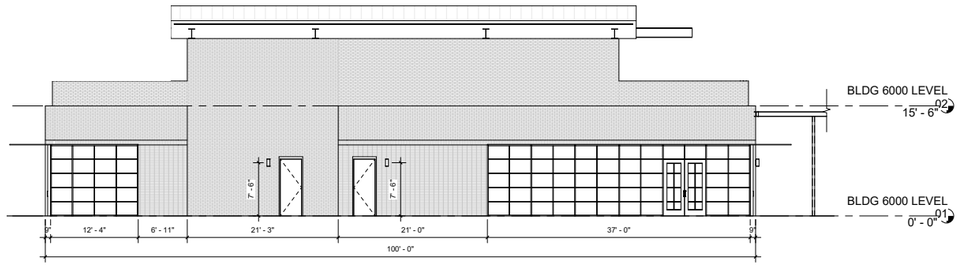


7

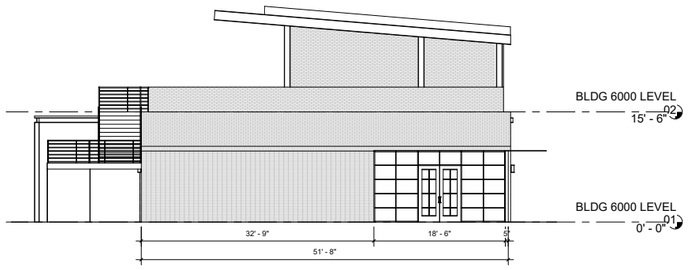
building 6000 plan & elevations

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





3 A3.01 BLDG 6000 - EAST ELEV
1/8" = 1'-0"

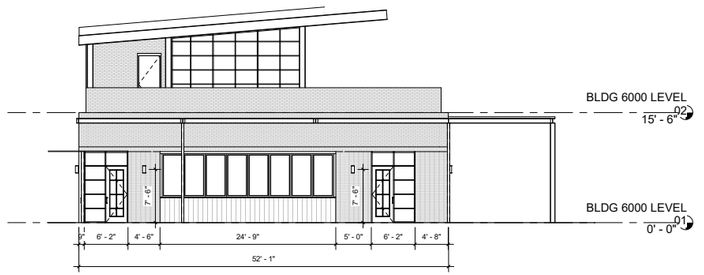


4 A3.01 BLDG 6000 - SOUTH ELEV
1/8" = 1'-0"

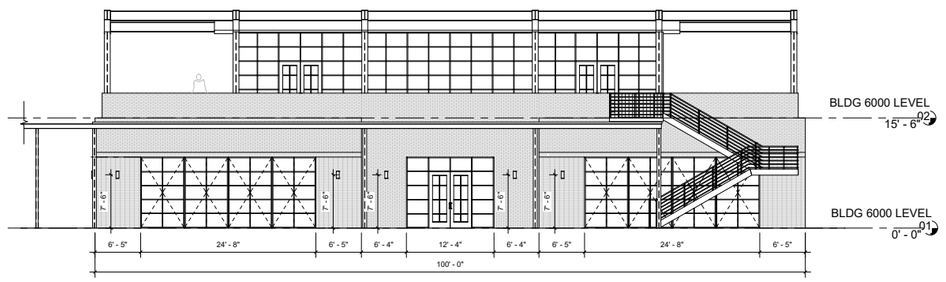
FENESTRATION CALCULATIONS

TOTAL FACADE SF = 806 SF
PROVIDED GLAZING SF = 187 SF

FENESTRATION PERCENTAGE = 23.2%



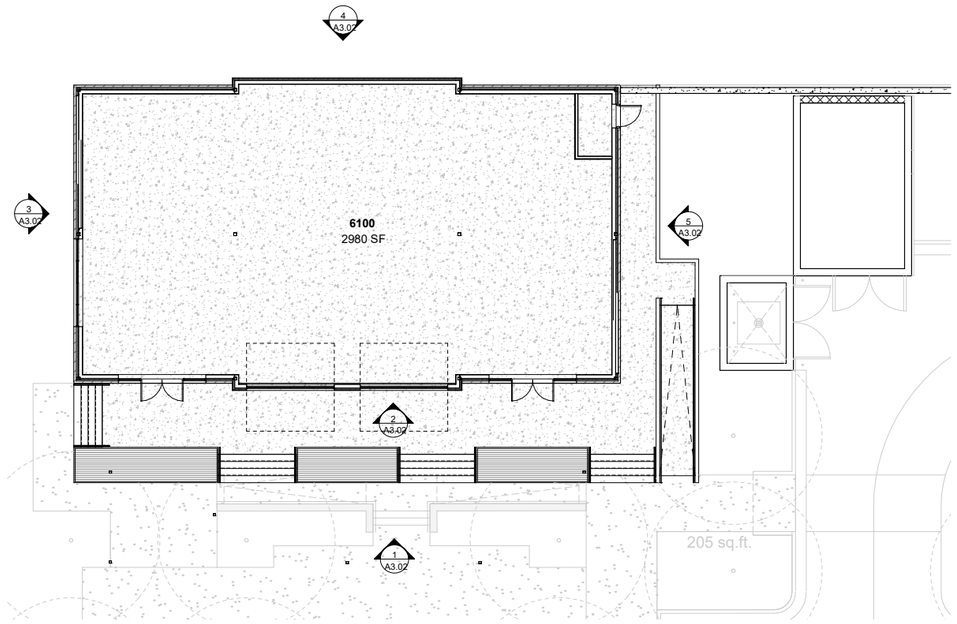
2 A3.01 BLDG 6000 - NORTH ELEV
1/8" = 1'-0"

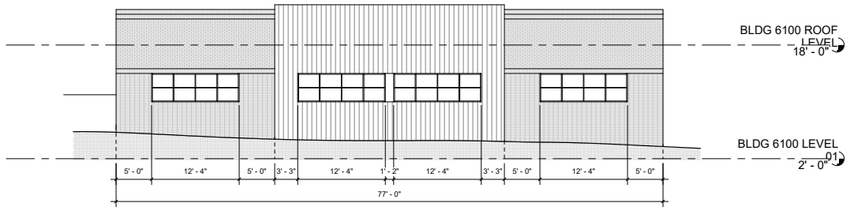


1 A3.01 BLDG 6000 - WEST ELEV
1/8" = 1'-0"

building 6100 plan & elevations

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



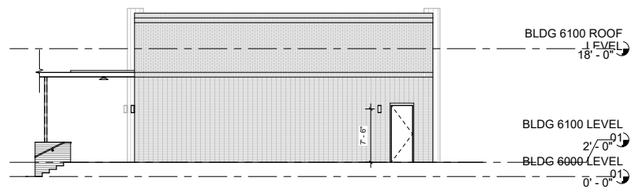


4 A3.02 BLDG 6100 - NORTH ELEV
1/8" = 1'-0"

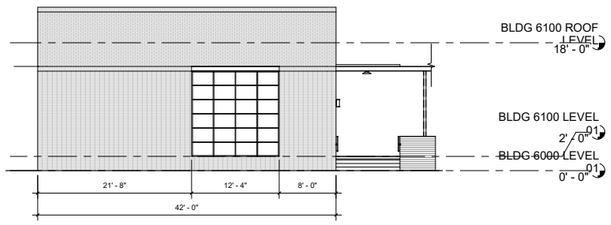
FENESTRATION CALCULATIONS

TOTAL FACADE SF (FLOOR LEVEL TO WALL PLATE) = 1,435 SF
PROVIDED GLAZING SF = 197 SF

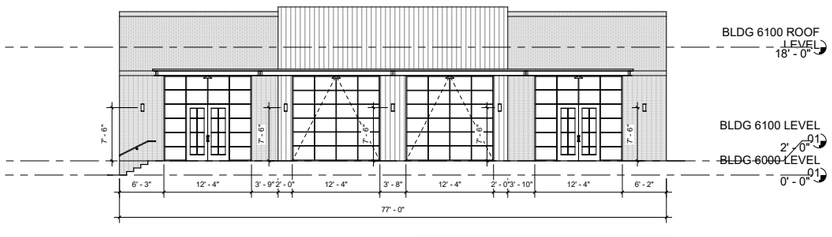
FENESTRATION PERCENTAGE = 13.7% (site conditions prohibit)



5 A3.02 BLDG 6100 - EAST ELEV
1/8" = 1'-0"



3 A3.02 BLDG 6100 - WEST ELEV
1/8" = 1'-0"

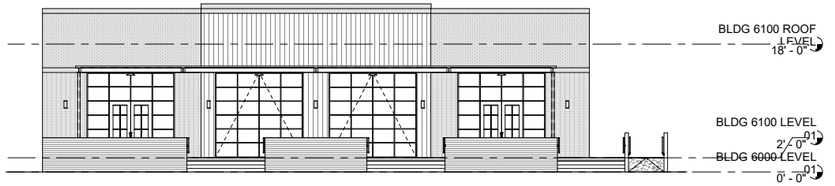


2 A3.02 BLDG 6100 - SOUTH ELEV
1/8" = 1'-0"

FENESTRATION CALCULATIONS

TOTAL FACADE SF (FLOOR LEVEL TO WALL PLATE) = 1,644 SF
PROVIDED GLAZING SF = 592 SF

FENESTRATION PERCENTAGE = 36%



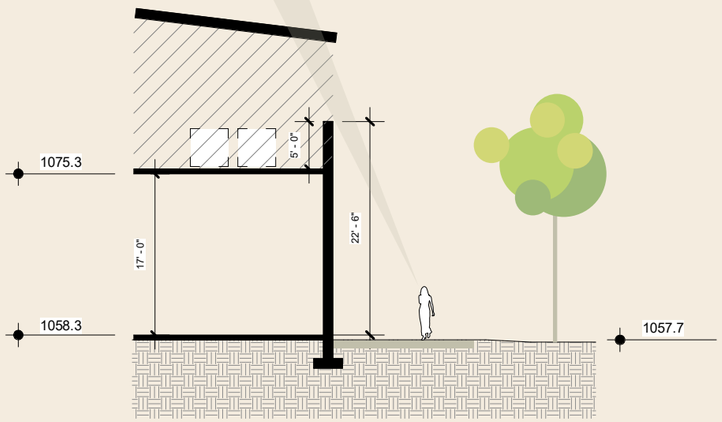
1 A3.02 BLDG 6100 - SOUTH ELEV PATIO
1/8" = 1'-0"

6

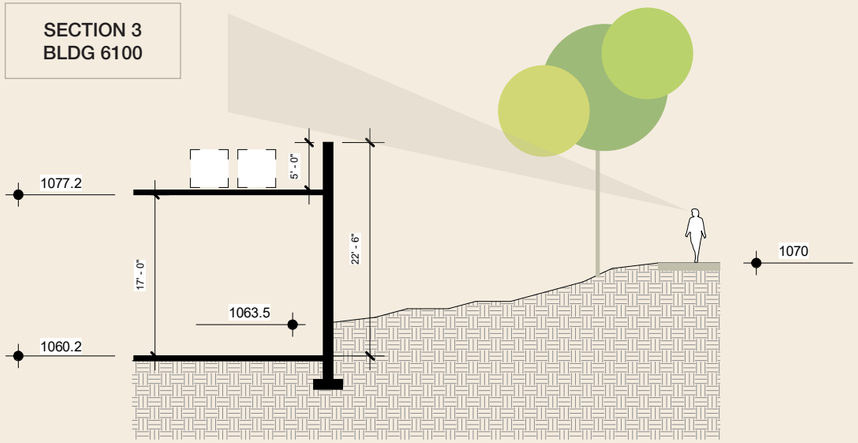
SIGHT LINE STUDIES

Section studies of the current grading plan showing roof top units concealed from street view due to parapet height and site elevations.

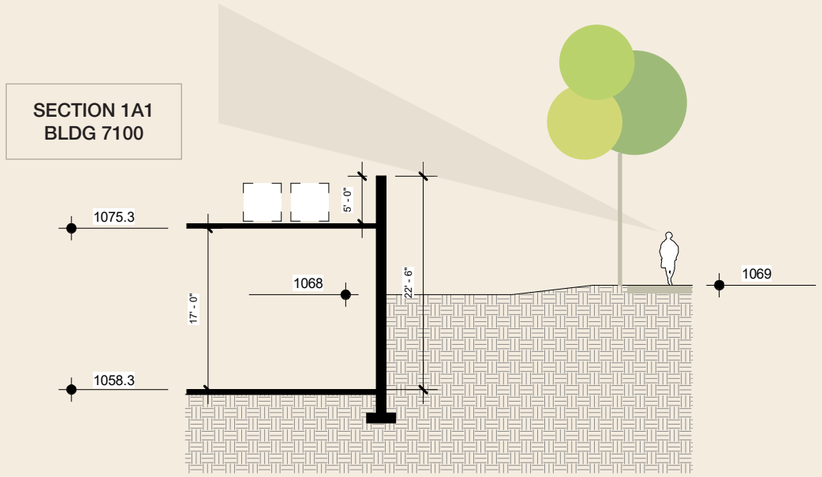
SECTION 2
BLDG 6000



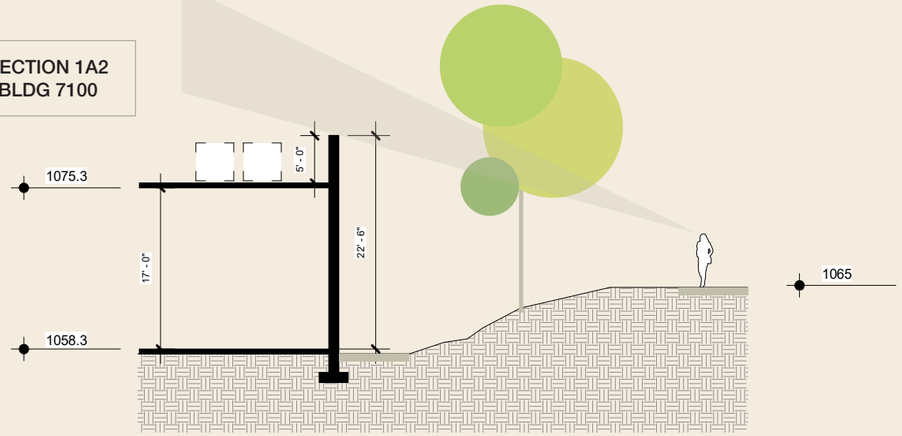
SECTION 3
BLDG 6100



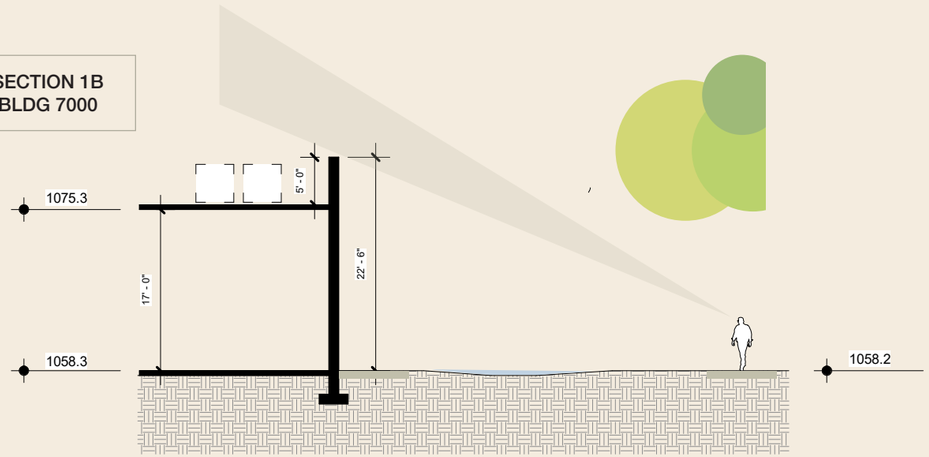
SECTION 1A1
BLDG 7100



SECTION 1A2
BLDG 7100



SECTION 1B
BLDG 7000



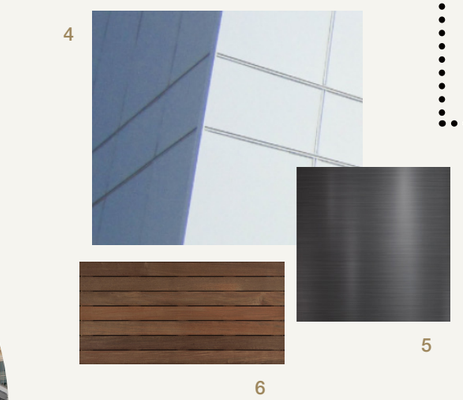
sight line studies

site context materiality

TOWNHOMES

CPC HEADQUARTERS

MULTI-FAMILY



SITE CONTEXT MATERIALS

1	White Brick - primary material	7	Fiber Cement Panel - black & charcoal	13	Stacked Stone
2	Black Brick - primary material	8	Navy Accent Paint - doors	14	Horizontal Fiber Cement Siding - Black
3	Black metal accents - gutters, coping, awnings	9	Charcoal Roof Shingles	15	Cementitious Panel - Charcoal
4	Fiber cement panel - Light Gray	10	White Painted Trim	16	Cementitious Panel - Light Gray
5	Black Metal Panel	11	Black Painted Trim		
6	Wood Siding / Canopy Soffits	12	Wood Canopy Brackets		

11

retail material palette

architectural material palette

The design for the retail component at Lakeview responds to the black, white and gray palette of the neighboring apartments and townhomes by utilizing white and black brick for the retail structures, but builds on the palette to create energy, excitement and warmth in the restaurant components and neighboring stage and greenspace with the use of stacked brick detailing, dark blue metal panel and warm wood tones. Black metal beams connect buildings and create public 'inbetween' spaces for dining and connection.

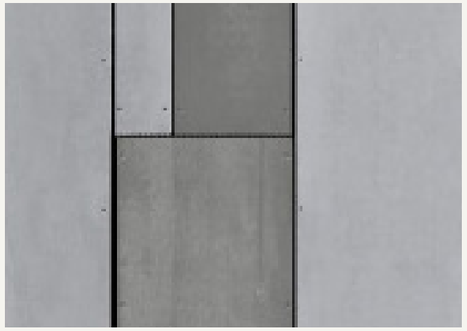
BR-1 WHITE BRICK

*reference site context material 1

BR-2 BLACK BRICK

*reference site context materials 2

FC-1 FIBER CEMENT PANEL



*reference site context material 4

MTL-1 DARK BLUE METAL SEAM PANEL

*reference site context materials 5, 14 & 8

MTL-2 BLACK METAL ACCENTS

*reference site context material 3

WD-1 WOOD DECKING AND SOFFIT

*reference site context material 6

GL-1 BLACK STEEL WINDOW GLAZING

*alternate for aluminum storefront per cost

CON-1 CONCRETE SITE WORK

LND-1 LUSH LANDSCAPE PLANTINGS

LT-1 TYP. BUILDING SCONCE

LT-3 SURFACE MOUNT AT CANOPY

Retail 7000 / 7100

aesthetic direction

Design Narrative

Retail Building 7000 and 7100 will be primarily white brick and fiber cement paneling with black metal accents. Large storefront openings with a divided light system provide ample natural daylight to the shops while bringing a modern industrial feel. Large metal canopies provide shelter from the elements at the storefront entries and connective space between Retail 7000 and Retail 7100. Signage will be similar to the Warby parker image, dimensional and mounted to canopy in all black lettering.

Restaurant 6000

aesthetic direction

Design Narrative

F&B 6000 draws on the existing metal panel and cementitious siding from the site to create a unique central building that opens up to the greenspace on the west and dining plaza space to the north. Wood elements warm the exterior as a canopy soffit material as well as potential roof top paving. Black structural members span over the dining plaza creating connection to Building 6100 and offer signage opportunities. Signage to be painted white on the metal panel, or black dimensional metal signage if mounted to structural beams or canopies.

Grocer / F&B 6100

aesthetic direction

Design Narrative

F&B 6100 continues the language of the perimeter buildings - white brick and fiber cement paneling with black metal accents and canopy. Signage will be similar to the Warby parker image, dimensional and mounted to canopy in all black lettering.

13

3D view - aerial shot

14

3D view - building 7100

15

3D view - building 6000

16

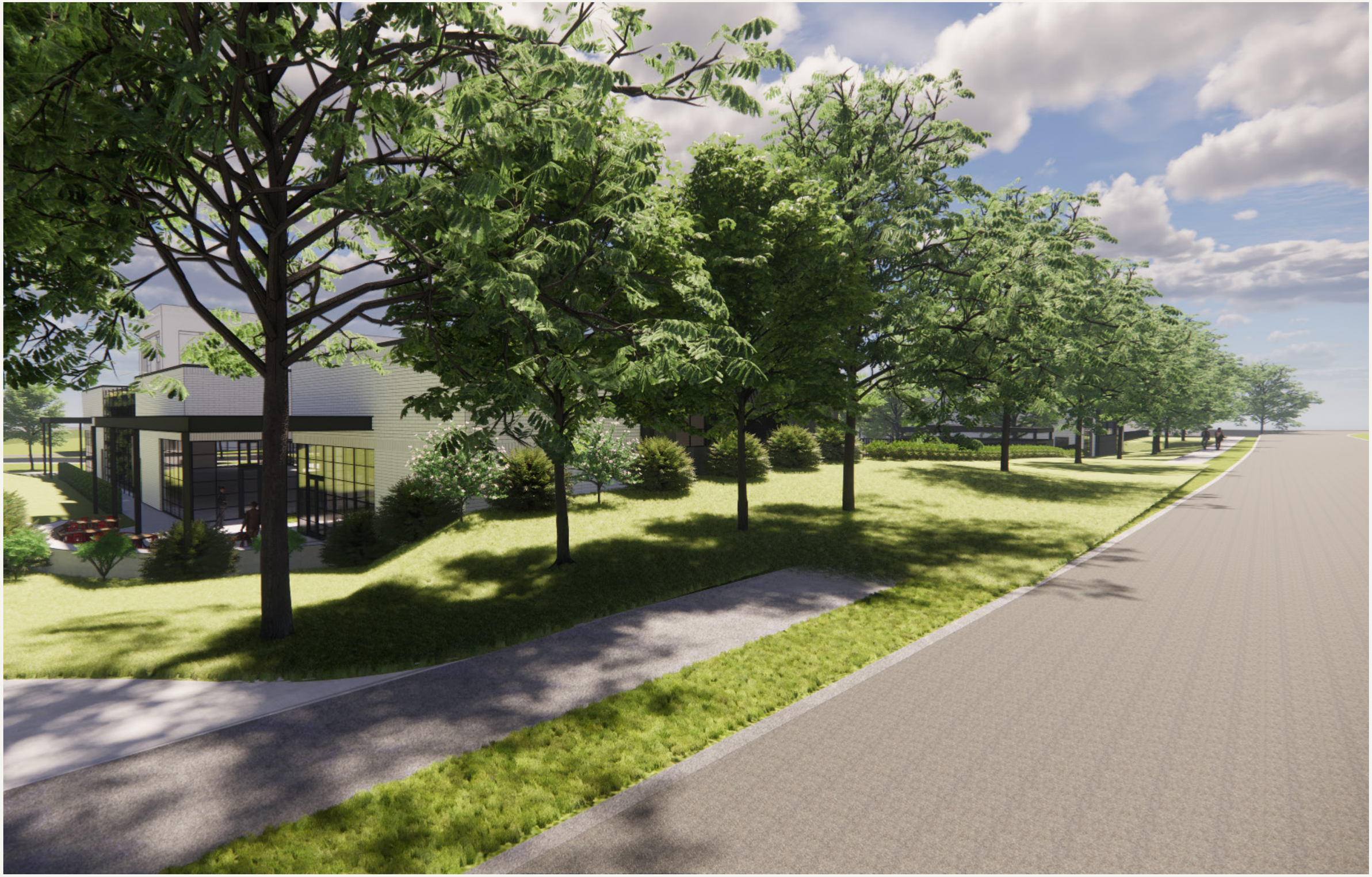
3D view - building 6000

17

3D view - outdoor dining

18

3D view - from Lakeview Pkwy



19

3D view - from Haynes Bridge Rd

civil engineering

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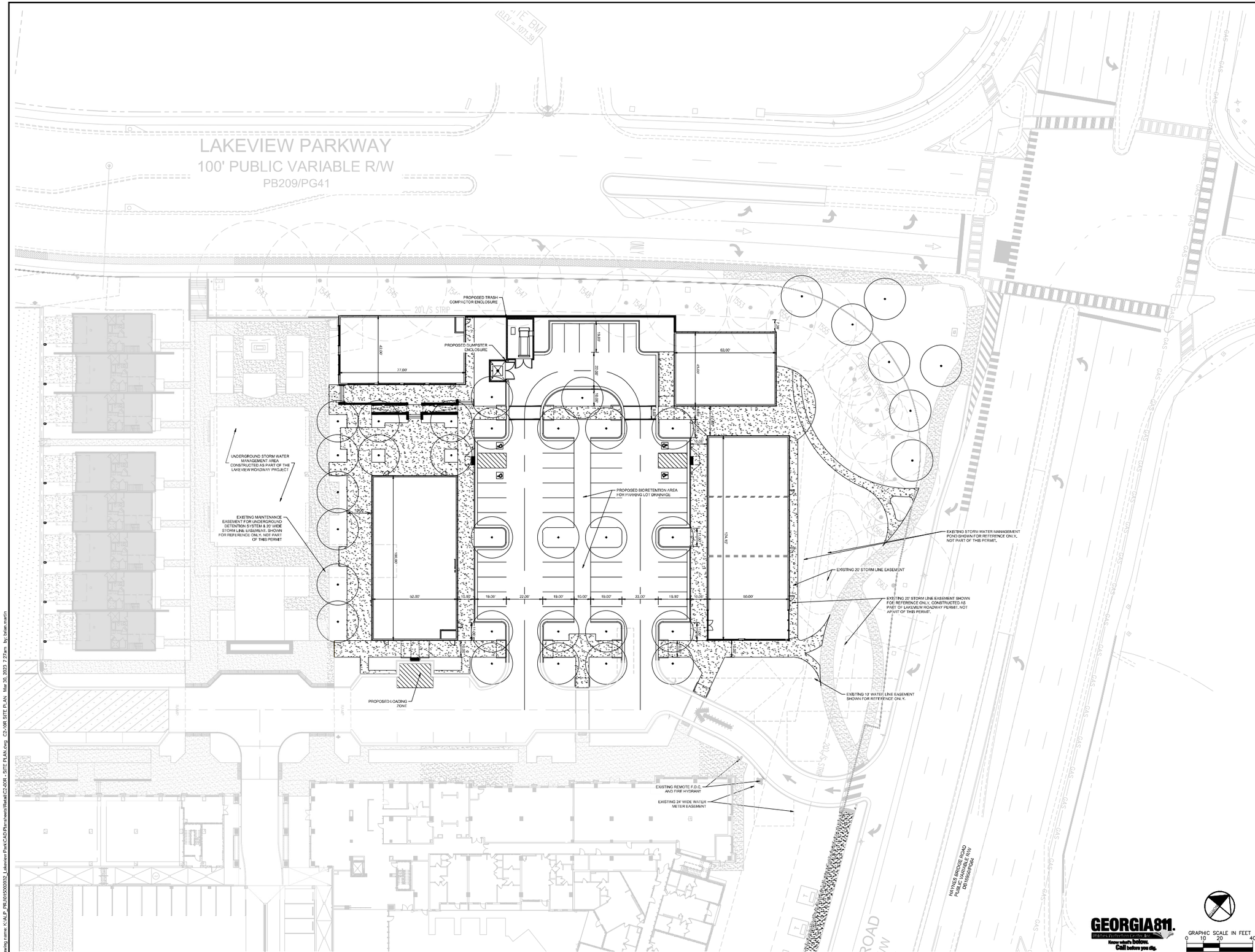

Kimley»Horn

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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT

LWV TPA GA 400, LLC
1776 PEACHTREE STREET NW, SUITE 100
ATLANTA, GA 30309
PHONE: (770) 436-3400

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT

LAKEVIEW RETAIL
DRB PLANS
LAKEVIEW PARKWAY
ALPHARETTA, GA 30009
LAND LOT 744,745,752,753, 1ST DISTRICT/2ND SECTION

GSWCC CERT. (LEVEL II)	0000072899
DRAWN BY	BRM
DESIGNED BY	BRM
REVIEWED BY	JTR
DATE	04/01/2023
PROJECT NO.	015002032

TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

C2-10R

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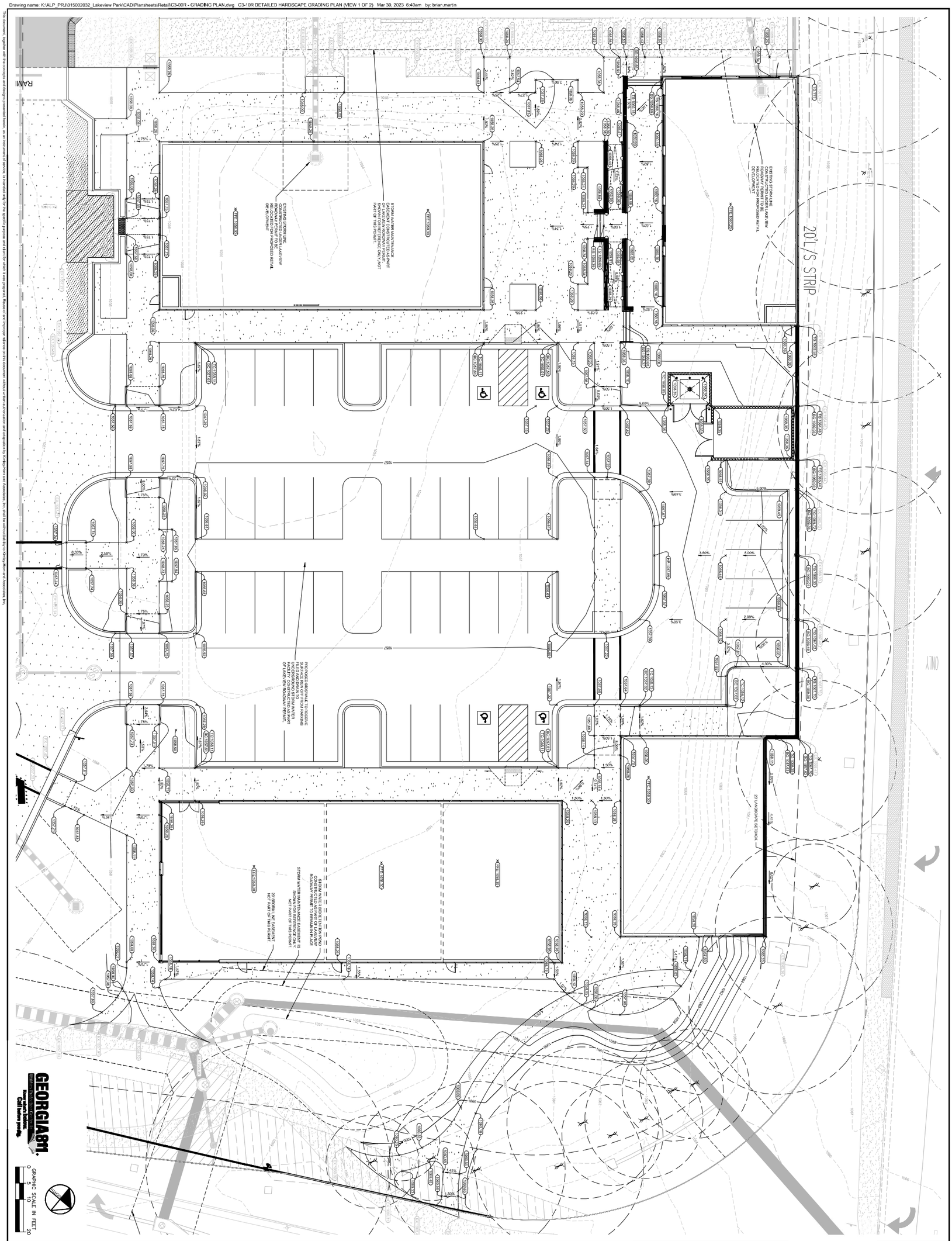
Drawing name: K:\ALP_PRJ\015002032_Lakeview Park\CAD Plansheets\Retail\C2-00R - SITE PLAN.dwg C2-10R SITE PLAN Mar 30, 2023 7:27am by: brian.martin

Drawing name: K:\ALP_PRJ\015002032_Lakeview Park\CAD\Plansheets\Retail\C3-00R - GRADING PLAN.dwg C3-10R DETAILED HARDSCAPE GRADING PLAN (VIEW 1 OF 2) Mar 30, 2023 6:40am by: brian.martin



DWG CERT. (LEVEL II)	0000072899
DRAWN BY	BRM
DESIGNED BY	BRM
REVIEWED BY	JTR
DATE	04/01/2023
PROJECT NO.	015002032
TITLE	PRELIMINARY GRADING PLAN
SHEET NUMBER	C3-10R

PROJECT

LAKEVIEW RETAIL
DRB PLANS
LAKEVIEW PARKWAY
ALPHARETTA, GA 30009
LAND LOT 744,745,752,753, 1ST DISTRICT/2ND SECTION

No.	REVISION DESCRIPTIONS	DATE	BY

CLIENT

LWV TPA GA 400, LLC
1776 PEACHTREE STREET NW, SUITE 100
ATLANTA, GA 30309
PHONE: (770) 436-3400

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landscape

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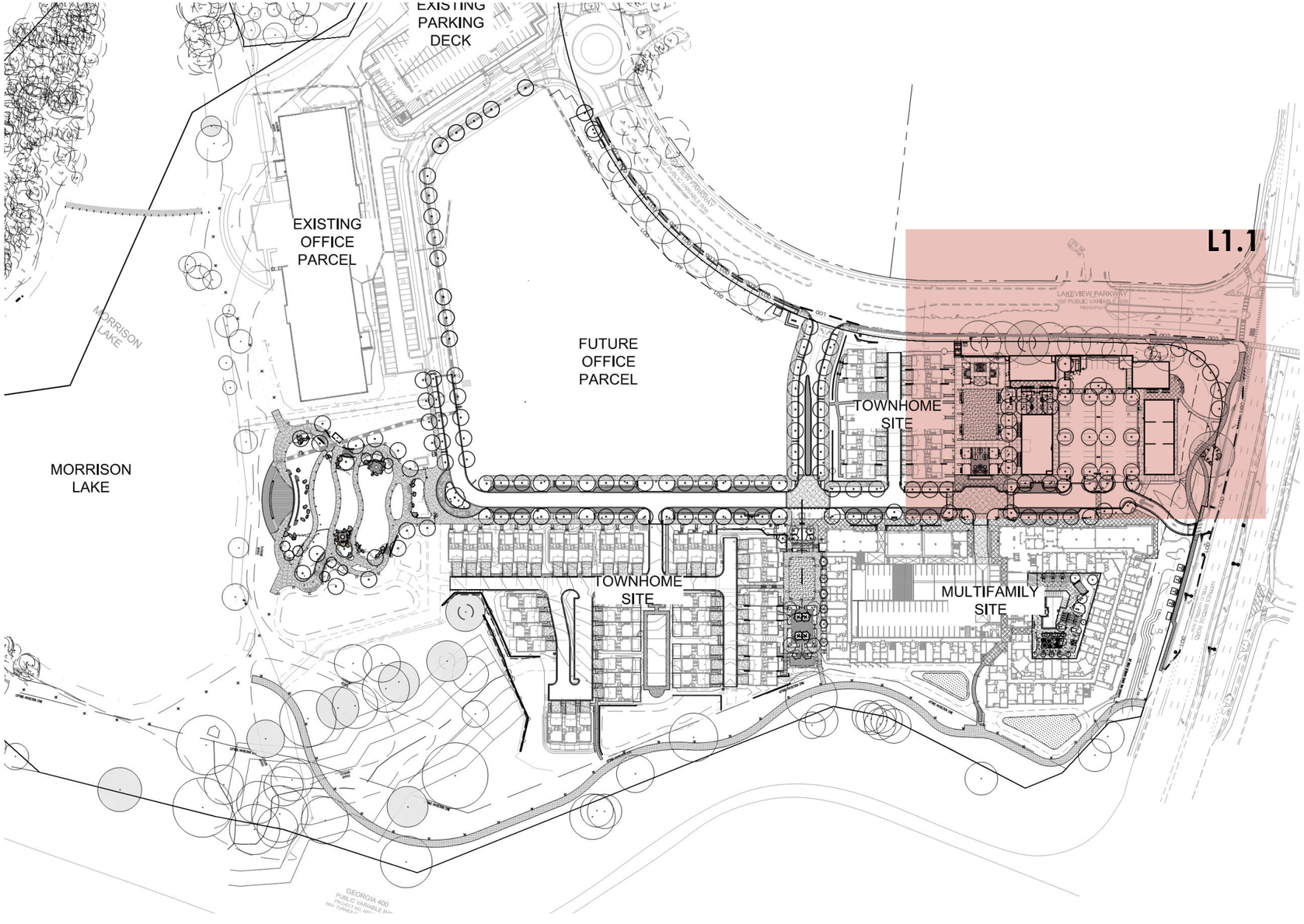

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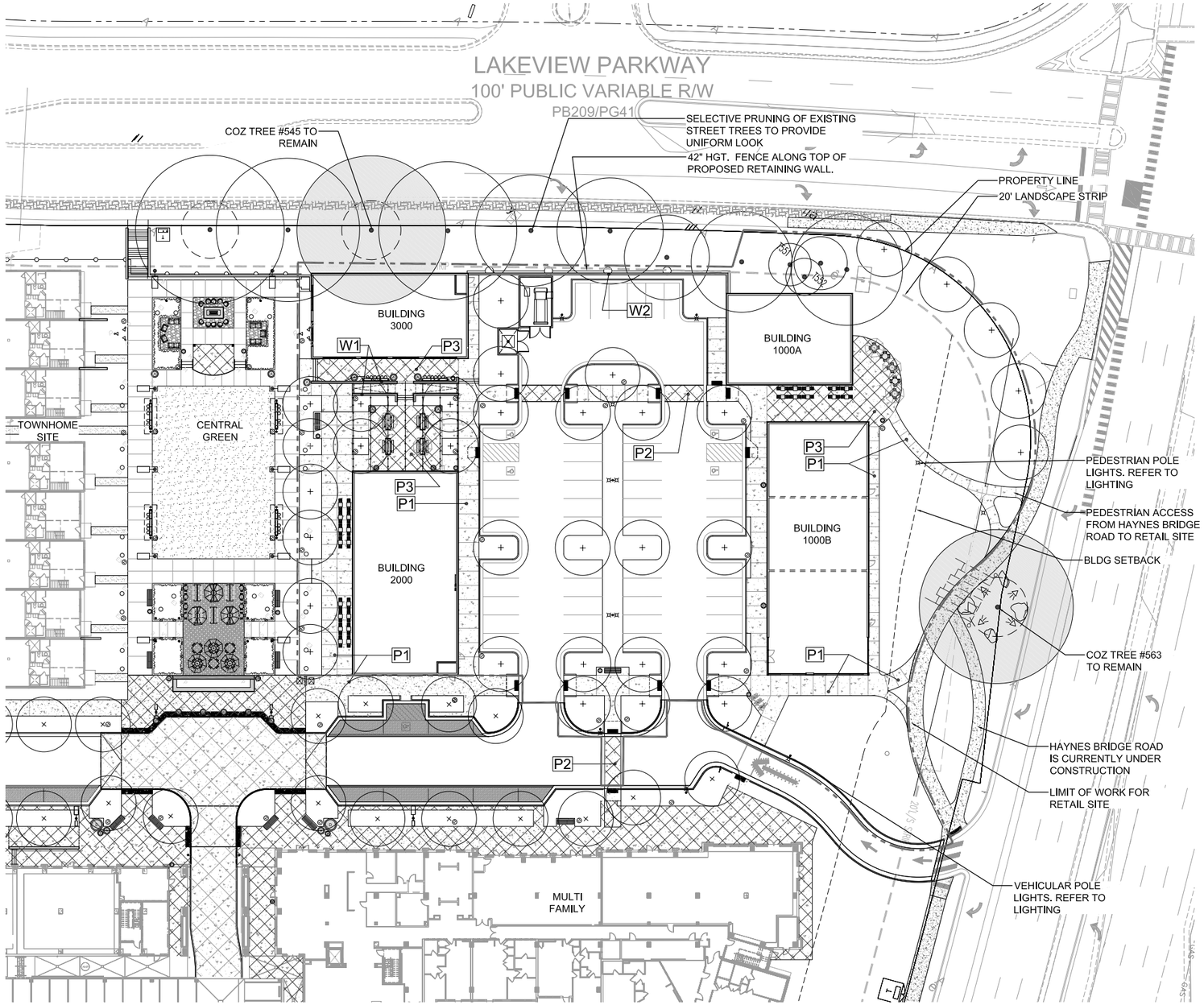
HARDSCAPE PLAN



LEGEND

SYMBOL	PAVING DESCRIPTION
P1	PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - AVONDALE: PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD

WALLS

- W1 — SEAT WALL - BASE: CONC. SEAT WALL W/ RUBBED FINISH
- W2 — GUARD RAILING / FENCE TOP OF RETAINING WALLS

FURNITURE/PLANTINGS

- BENCH: MMCITE: MIELA PARK BENCH OR APPROVED EQ.
- BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
- BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY. EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
- POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200: FINISH T-0; COLOR: TBD
- POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600: FINISH T-0; COLOR: TBD
- POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000: FINISH T-0; COLOR: TBD .
- POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818: FINISH T-0; COLOR: TBD .
- TRASH & RECYCLING RECEPTACLE - SD-242 BY VICTOR STANLEY. COLOR: BLACK
- EXISTING TREES TO REMAIN
- PROPOSED CANOPY TREE
- PROPOSED SPECIMEN TREE:

LIGHTING

- PEDESTRIAN POLE LIGHT
- STREET LIGHT
- BOLLARD LIGHT
- ELECTRICAL OUTLET

PREVIOUSLY APPROVED - FOR REFERENCE ONLY

LEGEND

SYMBOL	PAVING DESCRIPTION
P1	PLAIN GREY CONCRETE: 4" Pedestrian Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P2	VEHICULAR CONCRETE: 6" Vehicular Grade Concrete slab. 100% Sand, #57 Granite Aggregate, Broom Swept finish, 3000 PSI, WWM
P3	EXPOSED AGGREGATE CONCRETE: 4" Exposed Aggregate Pedestrian Concrete slab. Topcast #03 Acid Wash Finish. 75% Natural Sand, #89 granite Aggregate, 3000 psi, wwm
P4	SYNTHETIC TURF: Fusion Elite by Forever Lawn
P5	SLATE MINIATURE: w/ at 4" depth, filter fabric and compacted subgrade. With
P6	VEHICULAR PAVER: HOLLAND STONE PAVER BY BELGARD: COLOR - AVONDALE: PATTERN - RUNNING BOND
P7	WOODEN DECK BY: TREX PRODUCT: TRANCEND DECKING COLOR: SPICED RUM
	ALPHA LOOP TRAIL CITY OF ALPHARETTA MATERIAL: TBD

WALLS

- W1 — SEAT WALL - BASE: CONC. SEAT WALL W/ RUBBED FINISH
- W2 — GUARD RAILING / FENCE TOP OF RETAINING WALLS

FURNITURE/PLANTINGS

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- BIKE RACK: FORMS AND SURFACES BIKE GARDEN BIKE RACK
- BOLLARD: STAINLESS STEEL BOLLARD R-8460 BY RELIANCE FOUNDRY. EMBEDDED / NO REFLECTIVE TAPE OR APPROVED EQUAL
- POT 'A' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-4200: FINISH T-0; COLOR: TBD
- POT 'B' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3600; FINISH T-0; COLOR: TBD
- POT 'C' - MANUFACTURER: TOURNESOL SITEWORK: DOWNTOWN COLLECTION - DS-3000; FINISH T-0; COLOR: TBD .
- POT 'D' - MANUFACTURER: TOURNESOL SITEWORK: ZENA COLLECTION - ZCS-4818; FINISH T-0; COLOR: TBD .
- TRASH & RECYCLING RECEPTACLE - SD-242 BY VICTOR STANLEY, COLOR: BLACK
- EXISTING TREES TO REMAIN
- PROPOSED CANOPY TREE
- PROPOSED SPECIMEN TREE:

LIGHTING

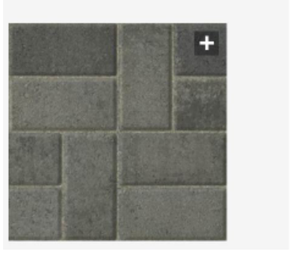
- PEDESTRIAN POLE LIGHT
- STREET LIGHT
- BOLLARD LIGHT
- ELECTRICAL OUTLET

PAVING / FLATWORK

P2 & P3
Exposed Aggregate Concrete

P4
Synthetic Turf by Forever Lawn

P5
Slate Miniatures



P6
Vehicular Paver By Belgard

P7
Wooden Deck by Trex

WALLS

W1
Concrete Retaining Wall

W2
Concrete Seat Walls

FURNISHINGS

BENCH
MMCite Miela Park Bench

BIKE RACK
Forms & Surfaces Bike Garden Bike Rack

BOLLARD
Reliance Foundry Stainless Steel - R8402

Trash Receptacle
Victor Stanley Sage Trash Receptacle

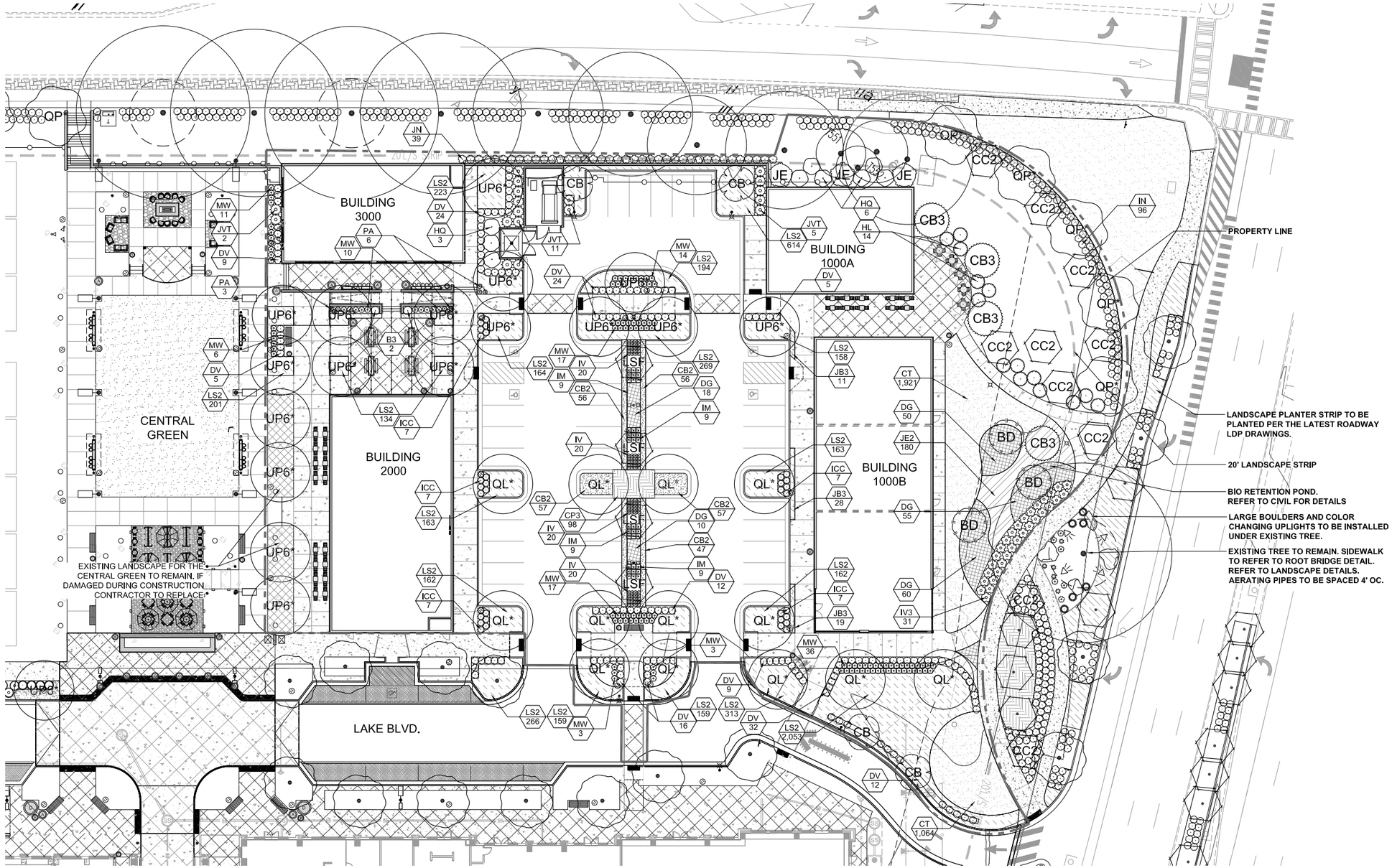
PLANTER A
QCP Cozumel 33” x 37” Color: Bungalow

PLANTER B
QCP Cozumel 24” x 27” Color: Charcoal

PLANTER C
QCP Nevis 23” x 30” Color: Charcoal

PLANTER D
QCP California Round 18” x 48” Color: Charcoal

PREVIOUSLY APPROVED - FOR REFERENCE ONLY



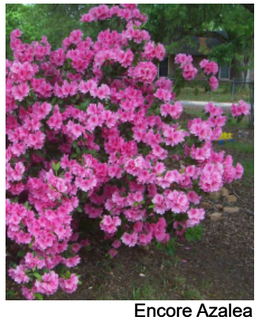
PREVIOUSLY APPROVED - FOR REFERENCE ONLY

PLANT IMAGERY

Willow Oak

Exclamation Sycamore

Overcup Oak


Encore Azalea

Knockout Rose

Emerald Heights Distylium

Super Blue Liriope

White Muhly Grass

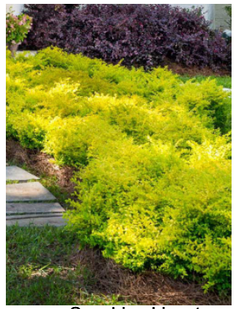
Dawn Redwood

River Birch

Southern Magnolia

Henry Garnett Itea

Distylium Linebacker


Sunshine Ligustrum

Asiatic Jasmine

Spanish Lavendar

Titan Arborvitae

Saucer Magnolia

Chinese Fringe Tree

Little Lime Hydrangea

Endless Summer Hydrangea

Needlepoint Holly

Blue Arrow Juncus

Bristly Catail Sedge

Shumard Red Oak

Princeton Elm

European Hornbeam

Southern Shield Fern

Mine-No-Yuki Camellia

Steeds Holly

Seasonal Color

TREES

SHRUBS

GROUNDCOVERS / GRASSES

PREVIOUSLY APPROVED - FOR REFERENCE ONLY

TPAGROUP

LAKEVIEW - RETAIL

SITE solutions

L1.4

GATHERING SPACES

OUTDOOR DINING

LIGHTING

LANDSCAPE

BIKE RACK

CONNECTIVITY

PREVIOUSLY APPROVED - FOR REFERENCE ONLY

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: THE COOLER

Location Address: 10800 DAVIS DRIVE

Mailing Address: _____

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

Contact for All Notifications: david schroeder

Contact Telephone: 770 - 309 - 0097 Mobile Telephone: SAME - _____ - _____

Fax: NA - _____ - _____ Email: david@schroeder-architects.com

Contact's Relation to Business: _____

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: John Bardis

Physical Address: 10800 Davis Dr., Alpharetta, GA 30009

Mailing Address: Same

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 793 - 5894 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: John Bardis Date: 5-25-23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

PROPOSED SCOPE OF WORK IS TO ADD A 4' WIDE SIDEWALK TO THE WEST SIDE OF THE BUILDING TO CONNECT EXISTING EGRESS DOORS TO GRADE LEVEL EXIT AT FRONT OF BUILDING. 13 TO 15 RESIDENTIAL CONDENSING UNITS WILL BE ADDED ADJACENT TO THE NEW SIDE WALK TO ALLOW NEW MECHANICAL SERVICE TO THE AREA PREVIOUSLY USED AS IN-LINE SKATING RINK / MULTI-PURPOSE EVENT AREA. A NEW 4' HIGH FENCE WITH BOARD SIDING, TO MATCH EXISTING MECHANICAL SCREEN UNDER THE RECENTLY ADDED STUDIO PATIO OVERHANG WILL SCREEN NEW UNITS FROM ROADWAY IN A SIMILAR MANNER.

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 NO NEW ROOFTOP STRUCTURES ADDED.

NEW GROUND MOUNTED MECHANICAL UNITS WILL BE SCREENED FROM VIEW WITH NEW 4' OPAQUE FENCING TO MATCH EXISTING MECHANICAL SCREEN.

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).

2.10.7.F NEWLY PLACED GROUND MOUNTED EQUIPMENT TO BE SCREENED WITH AN OPAQUE FENCE TO MATCH EXISTNG MECHANICAL SCREENS ON SITE.

ROOM IS NOT AVAILABLE OUTSIDE OF FENCE TO ADD ADDITONA LANDSCAPING. FABRIC REINFOREMENT THAT HOLDS RETAINING WALL IN PLACE PRECLUDES PLANTING AT TOP OF WALL.

2.10.7.H EXISTING LANDSCAPING WILL BE PRUNED TO ALLOW FOR NEW 4' SIDEWALK FOR EGRESS.

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.

EXISTNG BUILDING FACADE TO REMAIN. NEW SCREENWALL TO BE ADDED TO SCREEN NEW GROUND MOUNTED MECHANICAL UNITS. IN A MANNER TO MATCH EXISTING MECHANICAL SCREEN.

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.

NOT APPLICABLE

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

BUILDING FOOTPRINT NOT BEING CHANGED.
ELIMINATING ONE EGRESS DOOR.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

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Case DRB: _____
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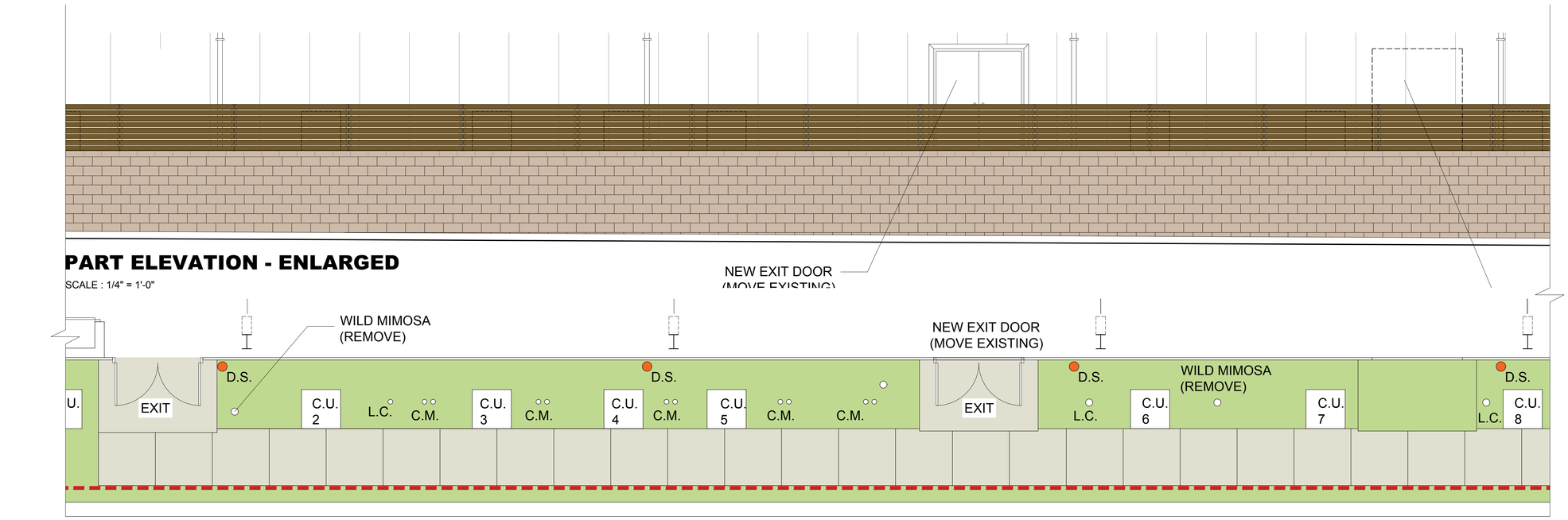
BUILDING FOOTPRINT NOT BEING CHANGED.
ELIMINATING ONE EGRESS DOOR.

THE COOLER - TRAMPOLINE PARK RENOVATION

ALPHARETTA, GA

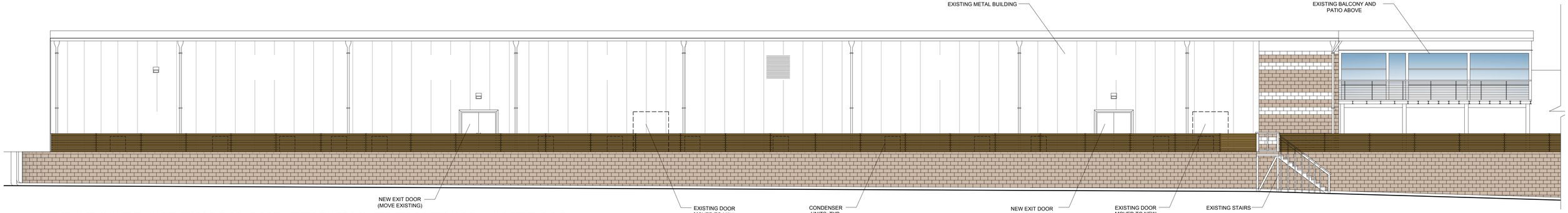


PART ELEVATION - ENLARGED

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

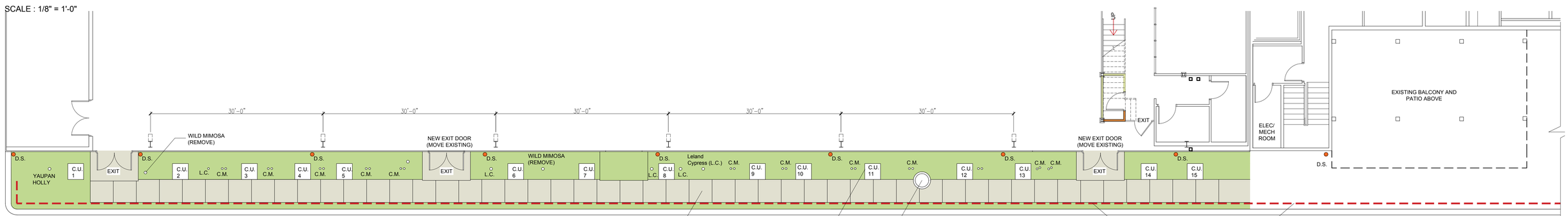
PART LAYOUT PLAN - ENLARGED

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



PROPOSED SIDEWALK AND FENCING ELEVATION - OVERALL

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



PROPOSED SIDEWALK AND FENCING LAYOUT PLAN - OVERALL

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

1

schroeder - architects

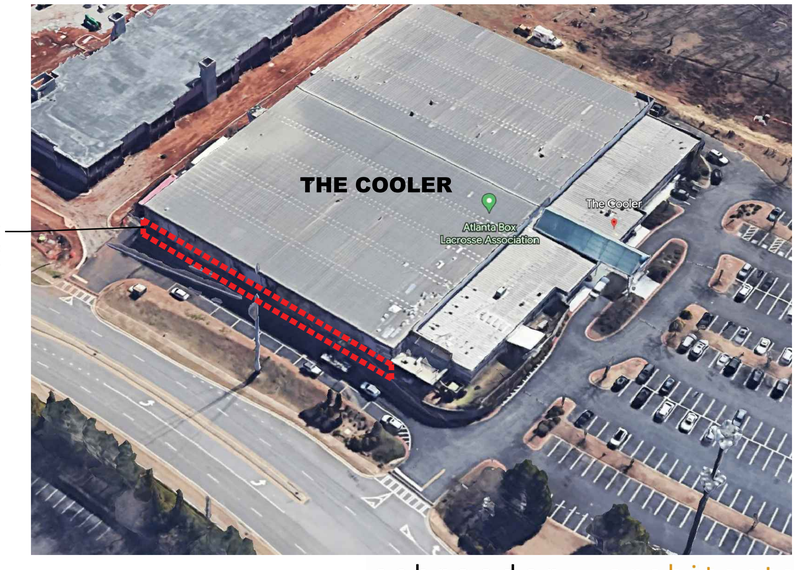
SA©2023

ARCHITECTURE :: INTERIORS :: URBAN DESIGN
3700 Longview Drive, Suite 350, GA 30341 P : 404.733.2626

THE COOLER - TRAMPOLINE PARK RENOVATION

ALPHARETTA, GA

LOCATION OF BUILDING
FACADE FOR PROPOSED
SIDEWALK AND FENCING



LOCATION OF PROPOSED SIDEWALK AND FENCING UPRGADE

SCALE : N.T.S

2

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ARCHITECTURE :: INTERIORS :: URBAN DESIGN
3700 Longview Drive, Suite 350, GA 30341
P : 404.733.2626

THE COOLER - TRAMPOLINE PARK RENOVATION

ALPHARETTA, GA

EXISTING FENCING DESIGN TO BE INCOPORATED AT NEW LOCATION

EXISTING SIDEWALK AND FENCING IMAGES

SCALE : N.T.S

schroeder - architects
SA©2023
ARCHITECTURE :: INTERIORS :: URBAN DESIGN
3700 Longview Drive, Suite 350, GA 30341
P : 404.733.2626

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 13, 2022

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ 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 dates 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	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	August 18, 2023
August 01, 2023	September 15, 2023
September 01, 2023	October 20, 2023
October 02, 2023	November 17, 2023
November 01, 2023	December 15, 2023
December 01, 2023	January 19, 2024

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: Brixmor Operating Partnership 2, LLC

Location Address: 7665 North Point Parkway

Mailing Address: 1003 Holcomb Woods Pkwy

City: Roswell State: GA Zip Code: 30076 -

Contact for All Notifications: Daniel Bush

Contact Telephone: 770-360-8429 Mobile Telephone: 6783678448 -

Fax: 770-442-3776 Email: Daniel.Bush@brixmor.com

Contact's Relation to Business: Project Director

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Brixmor Operating Partnership 2, LLC

Physical Address: 7665 North Point Parkway

Mailing Address: 1003 Holcomb Woods Pkwy

City: Roswell State: GA Zip Code: 30076 -

Owner Telephone: 6783678448 Contact Fax: 770-442-3776

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) : 7665 North Point Parkway

Tax ID or Map Reference Number: 12 250006550236

Land Lot(s): 665 District: 1st Section: 2nd

Existing Zoning of Property: PSC Existing Uses of Property: Parking Lot

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?

The building is designed in a timeless and enduring style, with a vernacular language and neutral color palette to relate to the eclectic industrial style of the North Point Overlay District. The proposed Amenity Area and walking trail will further enhance the pedestrian experience in 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.

- [x] 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).

The proposed project will meet all site design and streetscape standards of a Type B Corridor. The building is located more than 10' but less than 60' off of North Point Parkway. The building will meet UDC height requirements. No more than one row of parking is located between the primary building and a public street. A 12' sidewalk with a 10' planter with its associated pedestrian light & planter tree spacing of 40' max will be achieved once the North Point Parkway Road diet has taken place. The landscape strip will comply with UDC Section 3.2.8D

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.

The building is designed in a timeless and enduring style, with a vernacular language and neutral color palette to relate to the eclectic industrial style of the North Point Eco District. The building is positioned on the site to promote pedestrian engagement with a street-facing pedestrian entrance, connection to the civic space and multi-use trail. A large patio wraps the corner closest to the civic space, focusing the energy at this highly viewable corner. Glazing is inset by 3" and the size is maximized on the facades that face the main road and pedestrian trail, while the kitchen and back of house areas are strategically placed toward the back parking lot entry. All glazing on the building has a transparency of 70% by using the Solar Band 60 glass spec. The façade is clad in a mix of materials including cement-based panels, stucco, standing seam metal, and corten steel-looking accents. The massing of the facades is brought down to the pedestrian level by using this mix of materials to create features and contrast on each façade, as well as through the use of canopies and sunshades.

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.

The projects compliant open space is approximately 0.64 acres which includes both elements of civic and amenity space. Civic space elements include a multi-purpose trail connection from North Point Parkway to the end of the development area which will serve as a future connection to the Big Creek Greenway. Another element of the space will be characterized as a pocket park with a turf lawn, pathways and improved landscapes. Amenity space elements will include improved hardscape areas for outdoor gathering and pedestrian enjoyment as well as a fenced, approximate 1,200 sf outdoor covered dining patio which exceeds the 10% dining patio requirement.

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

The projects scope requires 7 points as outlined in the Eco-District section of the UDC. Below are the measures incorporated with the plan that will meet those requirements:

Building Energy Efficiency Measure (3 points)
i New Construction Buildings.
Newly constructed buildings must demonstrate an average 10% improvement over the energy code currently in effect in the City.

Additional Landscaped Civic Space Measure (5 points)
Provision of additional landscaped civic space or a multi-use trail over the requirement over the amount required by this overlay or the underlying district, whichever is greater. Additional civic space must be landscaped with lawns, ground cover, shrubs, or woodlands and may not be paved or otherwise impervious except for paths and trails. One point shall be available for each one additional percent of gross acreage provided as civic space, up to five total points for this measure.

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?

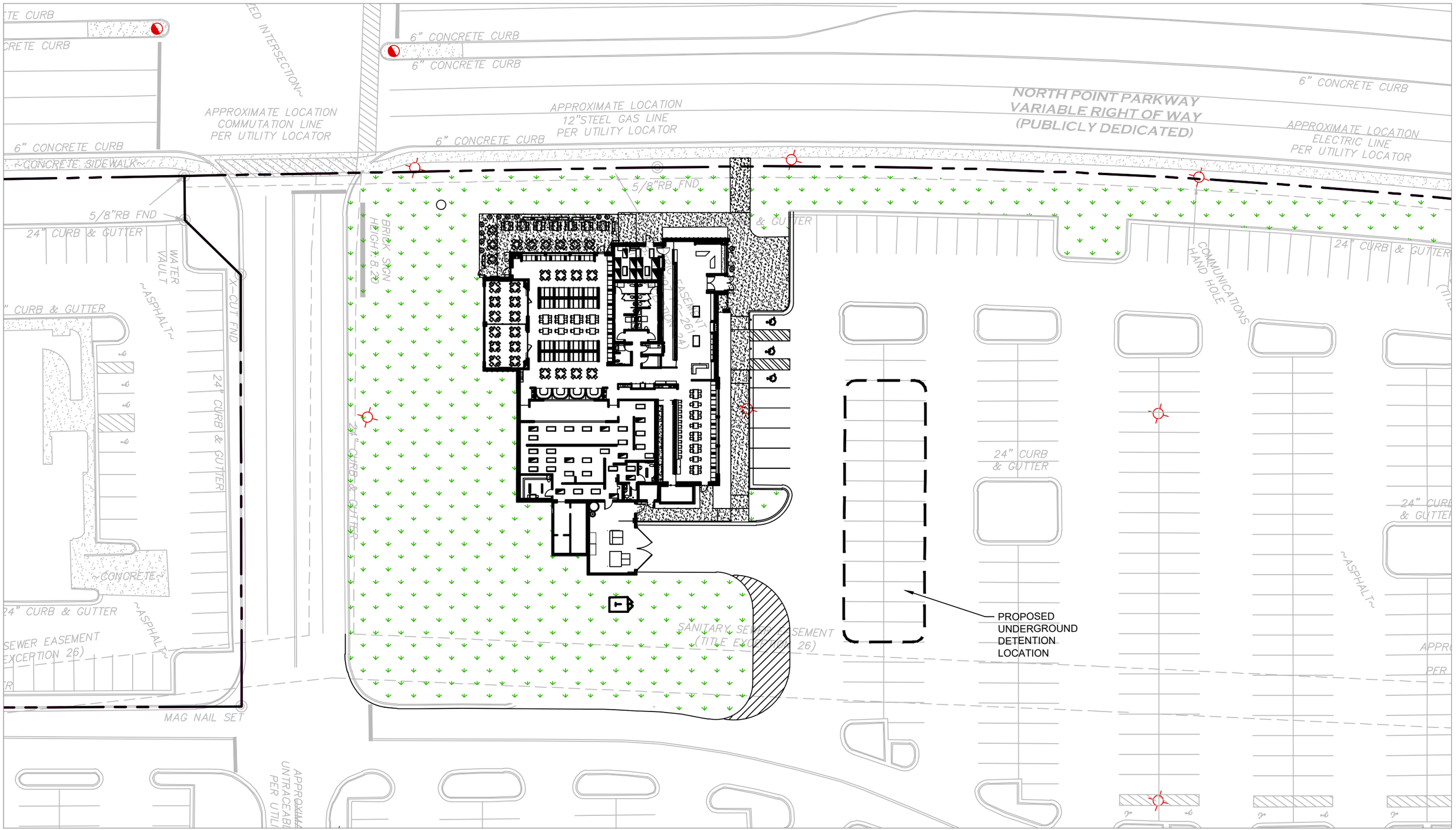
- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

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.



COOPER'S HAWK ALPHARETTA

06/01/2023

K:\ATL_Civil\019842006_Coopers Hawk\CAD\References\xLAYT.dwg Layout1 Jun 01, 2023 11:48am by: Austin.dohrn

Kimley»Horn

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PLANT SCHEDULE

CANOPY TREES	CODE	COMMON NAME
	OAK-NT4	NUTTALL OAK
EVERGREEN TREES	**CODE**	**COMMON NAME**
	ILE CDN	CARDINAL™ RED HOLLY
	JUN-ER3	EASTERN RED CEDAR
	MAG-LG2	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND
	ARB-DEG	DEGROOT'S SPIRE ARBORVITAE
FLOWERING TREES	**CODE**	**COMMON NAME**
	AME GRA	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CHI RET	CHINESE FRINGE TREE
SHRUBS	**CODE**	**COMMON NAME**
	ABE-KA3	GLOSSY ABELIA
	AZA-AM3	ENCORE AZALEA
	IND-BW3	BLUE WILD INDIGO
	CAM-CC7	COTTON CANDY CAMELLIA
	YEW-DG3	DUKE GARDENS PLUM YEW
	CLY-BB3	JAPANESE CLEYERA
	DIS-VTJ	FIRST EDITIONS® VINTAGE JADE DISTYLIUM
	HYD-LIM	LIMELIGHT PANICLE HYDRANGEA
	ANI-FL3	ANISE
	LOR SNO	SNOW MUFFIN® FRINGE FLOWER
	YEW-JA3	PODOCARPUS
	LAU-CBT	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY
GRASSES	**CODE**	**COMMON NAME**
	MIS-DA3	DWARF MISCANTHUS GRASS
	MUH-PK3	PINK MUHLY
GROUND COVERS	**CODE**	**COMMON NAME**
	LIR EME	EMERALD GODDESS® LILYTURF
	PHL-EB1	EMERALD BLUE MOSS PHLOX
SOD/SEED	**CODE**	**COMMON NAME**
	SOD-BER	BERMUDA GRASS

VIEW 1

VIEW 2

VIEW 3

SHRUBS

Glossy Abelia

Encore Azalea

Blue Wild Indigo

Cotton Candy Camellia

Duke Garden Plum Yew

Japanese Cleyera

Vintage Jade Distylium

Florida Anise

Limelight Hydrangea

Snow Muffin Fringe Flower

Bright 'n Tight Cherry Laurel

Podocarpus

GRASSES

Dwarf Miscanthus Grass

Pink Muhly Grass

GROUNDCOVERS

Emerald Goddess Lilyturf

Emerald Blue Moss Phlox

TREES

Nuttall Oak

Cardinal Red Holly

Eastern Red Cedar

Little Gem Southern Magnolia

Dégroot's Spire Arborvitae

Chinese Fringe Tree

Autumn Brilliance Serviceberry

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PREPARED BY
Kimley»Horn
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3500 LENOX ROAD NE / GEORGE ALEXIS BOARD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE (770) 825-0744
WWW.KIMLEY-HORN.COM

PREPARED FOR
BRIXMOR PROPERTY GROUP
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: 770.442.3773

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
MANSELL COOPERS HAWK
7660 NORTH POINT PARKWAY, ALPHARETTA, GA 30022
LAND LOT 655, 656, 685, 686, 1ST DISTRICT
PARCEL ID: 12 250006550236

PRELIMINARY NOT FOR CONSTRUCTION
06/01/2023

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	NRC
DESIGNED BY	ARD
REVIEWED BY	BLH
DATE	6.1.2023
PROJECT NO.	019842006

TITLE
COLOR RENDERED LANDSCAPE PLAN

SHEET NUMBER
L0-00

PRELIMINARY; NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\019842006_Coopers Hawk\CAD\Plansheets\L2-00 TREE REPLACEMENT PLAN.dwg L0-00 COLOR RENDERED LANDSCAPE PLAN Jun 01, 2023 12:16pm by: Zack.Orr

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PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
	OAK-NT4	10	QUERCUS NUTTALLII	NUTTALL OAK	4" CAL	16-18` HT	8-9` SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CAL**	**HEIGHT**	**SPRD**	**CONT**	**REMARKS**
	ILE CDN	10	ILEX X `CARDINAL`	CARDINAL™ RED HOLLY	---	6-7` HT	3-4` SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	JUN-ER3	3	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	---	8-9` HT	4-5` SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	MAG-LG2	2	MAGNOLIA GRANDIFLORA `LITTLE GEM`	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND	---	7-8` HT	3-4` SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	ARB-DEG	5	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	---	42-48"	12-18"	CONT.	DENSE FOLIAGE, SINGLE LEADER, 5 GAL
FLOWERING TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CAL**	**HEIGHT**	**SPRD**	**CONT**	**REMARKS**
	AME GRA	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	---	8`-10` HT	6-7` SPRD	B&B	MULTI-TRUNK, MIN. 3 CANES, FULL HEAD
	CHI RET	3	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	2.5" CAL	6` HT MIN	3-4` SPRD	B&B	SINGLE TRUNK, DENSE FOLIAGE, FULL HEAD
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**SPRD**		
	ABE-KA3	85	ABELIA X GRANDIFLORA `KALEIDOSCOPE`	GLOSSY ABELIA	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	AZA-AM3	23	AZALEA ENCORE `AUTUMN MOONLIGHT` TM	ENCORE AZALEA	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	IND-BW3	12	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	CAM-CC7	5	CAMELLIA SASANQUA `COTTON CANDY`	COTTON CANDY CAMELLIA	7 GAL	36-42"	18-24"		UPRIGHT, SYMMETRICAL, FULL SHAPE, DENSE FOLIAGE
	YEW-DG3	26	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	3 GAL	18-24"	18"-24"		DENSE FOLIAGE
	CLY-BB3	46	CLEYERA JAPONICA `BRONZE BEAUTY`	JAPANESE CLEYERA	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	DIS-VTJ	170	DISTYLIUM X 'VINTAGE JADE'	FIRST EDITIONS® VINTAGE JADE DISTYLIUM	3 GAL	18-24"	18"-24"		DENSE FOLIAGE
	HYD-LIM	5	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	7 GAL	42-48"	24-36" SPR.		DENSE FOLIAGE
	ANI-FL3	5	ILLICIUM FLORIDANUM	ANISE	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	LOR SNO	155	LOROPETALUM CHINENSE `SNOWMOUND`	SNOW MUFFIN® FRINGE FLOWER	3 GAL	18-24"	16-18"		DENSE FOLIAGE
	YEW-JA3	7	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL	30-36"	18"-24"		DENSE FOLIAGE
	LAU-CBT	15	PRUNUS CAROLINIANA 'MONUS'	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL	6` HT	24-36" SPR.		DENSE FOLIAGE
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**SPRD**		
	MIS-DA3	53	MISCANTHUS SINENSIS `ADAGIO`	DWARF MISCANTHUS GRASS	3 GAL	24-30"	16-18"		DENSE FOLIAGE
	MUH-PK3	125	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	24-30"	16-18"		DENSE FOLIAGE
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**				
	LIR EME	455	LIRIOPE MUSCARI `LOVE POTION NO. 13`	EMERALD GODDESS® LILYTURF	1 GAL			18" o.c.	DENSE FOLIAGE
	PHL-EB1	81	PHLOX SUBULATA `EMERALD BLUE`	EMERALD BLUE MOSS PHLOX	1 GAL			24" o.c.	DENSE FOLIAGE
SOD/SEED	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**				
	SOD-BER	8,999 SF	CYNODON DACTYLON `419 HYBRID`	BERMUDA GRASS	SOD				TIGHT JOINTS, ROLL ALL SOD SMOOTH

Drawing name: K:\ATL_Civil\019842006_Coopers Hawk\CAD\Plansheets\L2-00 TREE REPLACEMENT PLAN.dwg L0-01 OVERALL PLANT SCHEDULE Jun 01, 2023 12:16pm by: Zack.Orr

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PREPARED BY
Kimley»Horn
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3500 LENOX ROAD, SUITE 700 | 1 ATLANTIC CENTER
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE (770) 825-0744
WWW.KIMLEY-HORN.COM

PREPARED FOR
BRIXMOR PROPERTY GROUP
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: 770.442.3773

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
MANSELL COOPERS HAWK
7660 NORTH POINT PARKWAY, ALPHARETTA, GA 30022
LAND LOT 655, 656, 685, 686, 1ST DISTRICT
PARCEL ID 12 250006550236

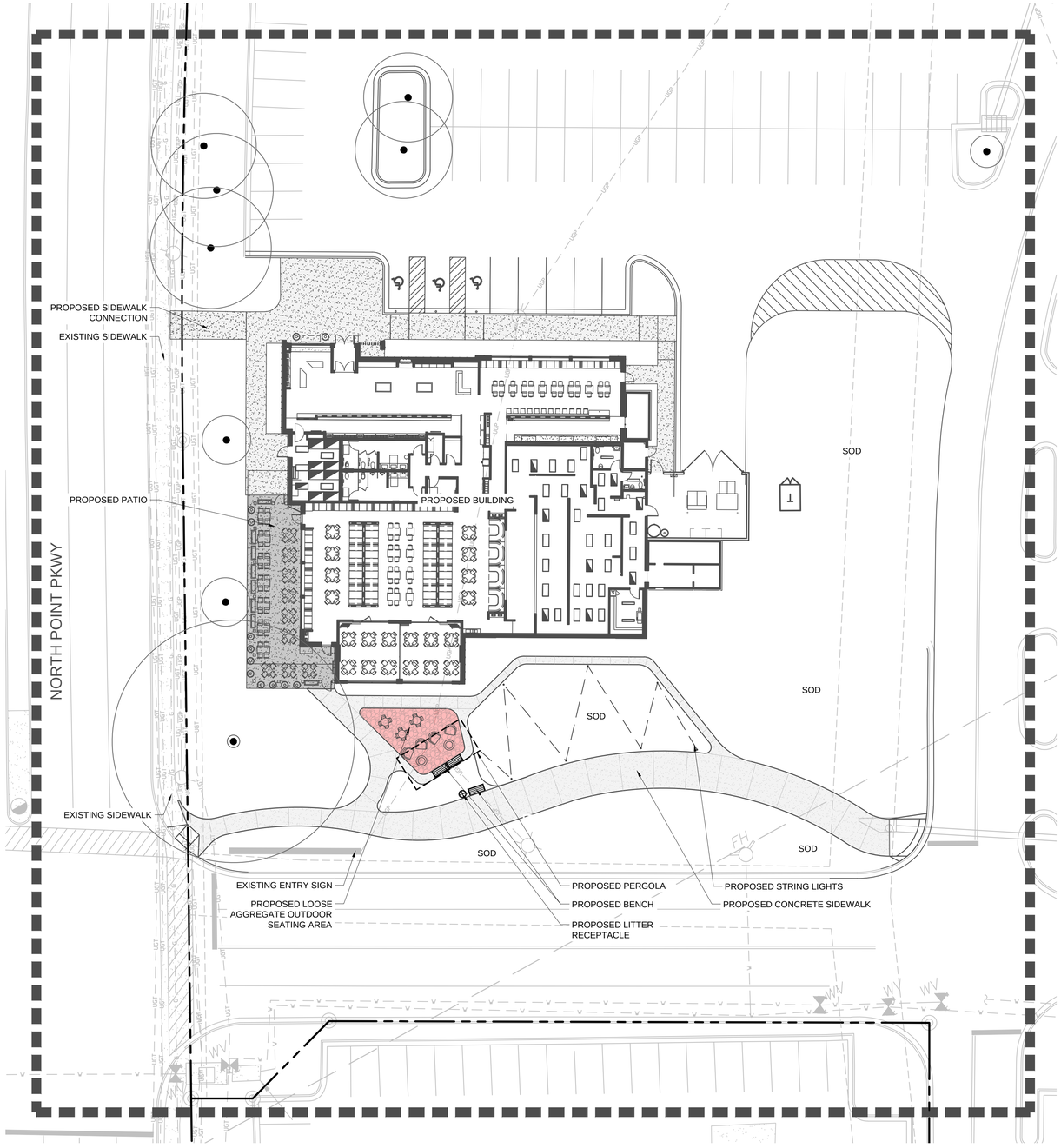
PRELIMINARY NOT FOR CONSTRUCTION
06/01/2023

GSWCC NO. (LEVEL II)	00000XXXX
DRAWN BY	NRC
DESIGNED BY	ARD
REVIEWED BY	BLH
DATE	6.1.2023
PROJECT NO.	019842006

TITLE
OVERALL PLANT SCHEDULE

SHEET NUMBER
L0-01

PRELIMINARY: NOT FOR CONSTRUCTION

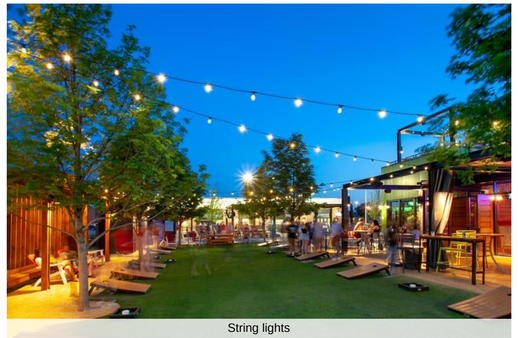


HARDSCAPE LEGEND

- STANDARD BROOM-FINISH PEDESTRIAN CONCRETE
- LOOSE AGGREGATE
- BUTTERFIELD U28 CHARCOAL INTEGRAL COLORED CONCRETE

HARDSCAPE FEATURES

Pergola



String lights

Loose aggregate

Landscape Forms FGP Litter Receptacle

Landscape Forms Neoliviano Bench
(bench back > 95 degrees)

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PREPARED BY
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
3500 PARKWAY LANE, SUITE 500
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE (770) 625-0744
WWW.KIMLEY-HORN.COM

PREPARED FOR
BRIXMOR PROPERTY GROUP
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: 770.442.3773

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
MANSELL COOPERS HAWK
7660 NORTH POINT PARKWAY, ALPHARETTA, GA 30022
LAND LOT 655, 656, 685, 686, 1ST DISTRICT
PARCEL ID: 12 250006550236

PRELIMINARY
NOT FOR CONSTRUCTION
04/04/2023

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	NRC
DESIGNED BY	ARD
REVIEWED BY	BLH
DATE	6.1.2023
PROJECT NO.	019842006
TITLE	HARDSCAPE PLAN
SHEET NUMBER	L0-02

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\019842006_Coopers Hawk\CAD\Planesheets\L2-00 TREE REPLACEMENT PLAN.dwg L0-02 HARDSCAPE PLAN Jun 01, 2023 12:16pm by: Zack.Orr

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COOPER'S HAWK
WINERY & RESTAURANT

COOPER'S HAWK
WINERY & RESTAURANT

Alpharetta, GA

DRB Submittal

5/31/2023

DOWNER'S GROVE, IL

COOPER'S HAWK
WINERY & RESTAURANT

TABLE OF CONTENTS

03	Introductions
04	About Us
05 - 07	Food, Wine + Retail Programs
08	Company Growth
09	Site Impact

COOPER'S HAWK
WINERY & RESTAURANT

TEAM INTRODUCTIONS

Cooper's Hawk Winery & Restaurants
Lauren Williams, Senior Design Manager

Aria Group Architects
Dan Bernatek, Project Manager/Studio Lead

ABOUT US

- Founded by Tim McEnery in 2005

- North America's largest Wine Club with 500,000 Members
- Global Finalist for Wine Enthusiast's "Innovator of the Year" (2018)
- MUFSO Gold Chain Award Honoree (2019)
- Curated collection that garnered Wine Enthusiast's "Best of Award of Excellence" for outstanding wine program (2020)

- Lifestyle Brand and Category Creator
  - Redefining Modern, Casual Dining
  - Immersive Experience
  - Restaurant and Hand Crafted Wines
  - Winery and Wine Club
  - Napa-style Tasting Room with our exclusive retail wine and accessories

Tim McEnery

FOOD PROGRAM

- Modern American Cuisine
- Unique Dishes
  - Life Balance (under 600 calories)
  - Gluten-Free
  - Seasonally Inspired
- Carefully Executed Pairings
  - Chef’s Recs
- Ranked number 7 Casual Restaurant by Consumer Reports

WINE PROGRAM

- Handcrafted Wines
  - Grapes and Fruit from CA, OR, WA, MI, and overseas
  - Vineyard to Winery Door, Year Round
  - Around up to 50 varietals
  - 12 Unique Blends for Wine Club Members

- Winery
  - 125,000 SF Production Facility
  - 866K cases projected in 2021
  - 5th Largest Winery Outside of CA
  - 25th largest producer in the US

Accolades
  - Over 600 Wine Awards –Local, National, and International
  - Official Wine Partner of Screen Actors Guild Awards (2017–2020)
  - #1 Best Winery Restaurant in the U.S. in USA Today's "10Best" Reader Choice Awards

TASTING ROOM + RETAIL PROGRAM

EXPLORE OUR FAMILY OF WINES
IN A RELAXED, INVITING SETTING.

- Our Napa-Style Tasting Room has 50 linear feet of tasting bar for guests to sample our latest and our classic wine selections.

- Retail gift shop:
  - Lifestyle focused product collections :
  - Seasonal Entertaining Statements
  - Wine Authority Items
  - Retail Wine

- Lastly, our dessert case boast handmade candies from our “scratch kitchen”

COOPER'S HAWK
WINERY & RESTAURANT

COMPANY GROWTH

Current Locations

- 52 High-Volume Locations in 11 States
  - IL, IN, WI, MO, OH, FL, MD, VA, AZ, IA, MI

- Upcoming Locations
  - Surprize, AZ, Ft. Myers, FL, Middleton, WI, Algonquin, IL, Wellington, FL | Gilbert, Arizona

SITE IMPACT

- Employees Per Store
  - 150
- Local Vendors
  - Upwards of 12
- Sales
  - National Average 9-10 million
  - Restaurants more than double
- Guests
  - 4000-5000 per week
- Wine Club Members
  - Largest in Country –500,000 plus
  - Sales (10%) and Trips (4%)

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BAR LENGTHS

TASTING BAR COUNTER	49'-6 1/4" LIN.
TASTING BACK BAR COUNTER	32'-2 1/2" LIN.
MAIN BAR COUNTER	33'-2" LIN.
MAIN BACK BAR COUNTER	34'-6" LIN.

PROJECT INFORMATION

BUILDING:	FREE STANDING
STORE:	ALPHARETTA, GA
CONSTRUCTION TYPE:	VB - FULLY SPRINKLED
OCCUPANCY:	A-2 ASSEMBLY, RESTAURANT

SEATING COUNTS

ROOM NAME	BAR-STOOLS	2 TOP TABLE	4 TOP TABLE	4 TOP FLIP-UP	2 TOP BOOTH	4 TOP BOOTH	6 TOP BOOTH	U-BOOTH	TABLES	SEATS
DINING	0	4	4	8	12	16	0	4	**48**	**160**
PRIVATE DINING	0	0	0	12	0	0	0	0	**12**	**48**
BAR / BAR DINING	12	3	5	0	7	0	0	0	**15**	**52**
TOTAL INTERIOR									**75**	**260**
PATIO	0	0	16	0	0	0	0	0	**16**	**64**
GRAND TOTAL									**91**	**124**

ISSUE DATES

#	DATE	ISSUE
	12/20/2022	ISSUED FOR COOPER'S HAWK REVIEW
	05/31/2023	ISSUED FOR DRB REVIEW

SIGN OFF

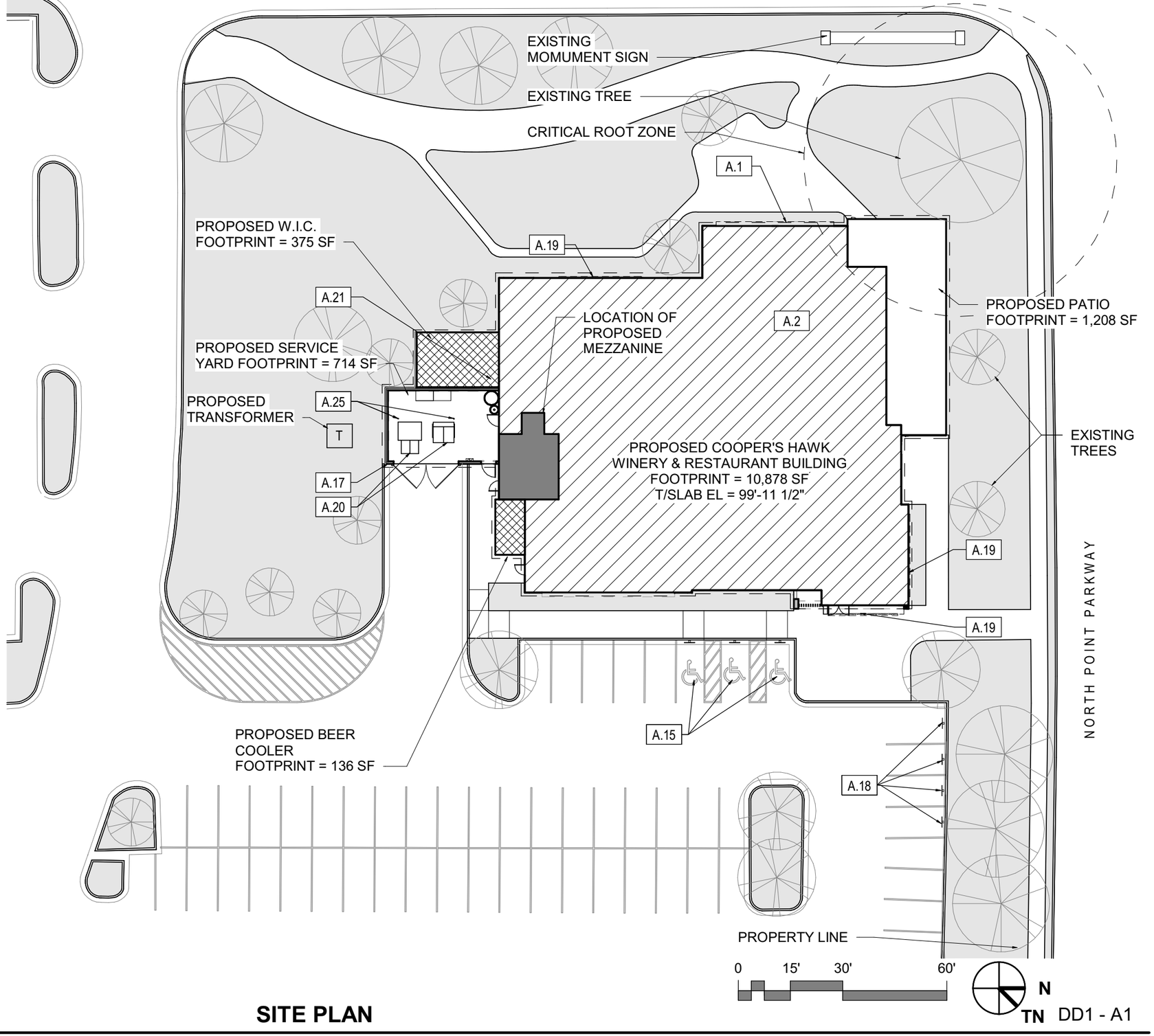
	APPROVED	REJECTED	DATE	COMMENTS
COOPER'S HAWK WINERY & RESTAURANT				
ARIA GROUP ARCHITECTS, INC.				
LANDLORD				

SQUARE FOOTAGE

PUBLIC MISC:	SQ.FT.
ENTRY VESTIBULE	65
HOST & WAITING AREA	118
CIRCULATION	461
PUBLIC TOILET ROOMS (INCLUDES FAMILY TOILET ROOM)	579
TOTAL PUBLIC MISC.	**1,223**
RETAIL AREA:	**SQ.FT.**
WRAPPING ROOM	327
CARRY-OUT/CHECK-OUT (2' FROM COUNTER)	162
RETAIL CIRCULATION	593
TASTING/TASTING BACK BAR (4' FROM BAR DIE)	592
TOTAL RETAIL	**1,674**
BAR & DINING:	**SQ.FT.**
BAR DINING / BAR / BACK BAR (DOES NOT INCLUDE BEER COOLER)	1,193
DINING	2,474
PDR	760
TOTAL BAR & DINING	**4,427**
BACK OF HOUSE:	**SQ.FT.**
NETWORK ROOM + STORAGE ROOM	100
KITCHEN	1,452
DISHWASH	303
OFFICE	156
EMPLOYEE TOILET + ADA TOILET	127
MISC. (TOILET STORAGE, EMPLOYEE BREAK, BOH CIRCULATION, ETC.)	813
SPRINKLER ROOM	66
MECHANICAL/ELECTRICAL MEZZANINE (NOT INCLUDED IN TOTAL BUILDING AREA)	257
EXTERIOR WALL THICKNESS (NOT INCLUDED IN TOTAL BUILDING AREA)	537
TOTAL BACK OF HOUSE	**3,554**
TOTAL BUILDING AREA	**10,878**
EXTERIOR (NOT INCLUDED IN TOTAL BUILDING AREA)	**2,447**
PATIO	1,208
SERVICE YARD	714
WALK-IN COOLER & BEER COOLER	503

KEYNOTES

A.1	CONSTRUCTION LIMIT LINE FOR COOPER'S HAWK WINERY & RESTAURANT PROJECT. LANDLORD TO PROVIDE SITE THAT IS PAD READY PER WORK LETTER.
A.2	LANDLORD TO PROVIDE BUILDING PAD AND ADJACENT SOIL WITH A MINIMUM BEARING CAPACITY OF 2500 POUNDS PER SQUARE FOOT AND SHALL BE FREE OF ANY DEMOLITION OR CONSTRUCTION DEBRIS SUCH AS ASPHALT, CONCRETE, BRICK AND THE LIKE. THE BUILDING PAD SHALL BE COMPACTED TO A LEVEL TEN INCHES BELOW THE FINISHED FLOOR ELEVATION WITH A MAXIMUM VERTICAL POTENTIAL MOVMENT OF 1 1/2"AND A MAXIMUM DIFFERENTIAL MOVEMENT OF 3/4" ACROSS THE PAD. COMPACTION SHALL BE NOT LESS THAN 95% MAXIMUM DENSITY FOR COHESIONLESS SOIL MATERIAL IN ACCORDANCE WITH ASTM-D698. ANY PATIO AREA(S), SERVICE YARD AREA, TRASH AREA AND ANY SERVICE AREA, AS WELL AS THE COMMON AREAS, SHALL BE COMPACTED TO A LEVEL EIGHT INCHES BELOW THE FINISHED FLOOR ELEVATION TO NOT LESS THAN 90% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM-D698. THE BUILDING PAD AND ADJACENT AREAS SHALL BE ROUGH GRADED TO AN ELEVATION SUITABLE FOR THE HARDSCAPE AND LANDSCAPE ON THE PROPERTY AND ADJACENT AREAS.
A.15	LANDLORD TO PROVIDE CODE REQUIRED QUANTITY AND LOCATION OF ADA PARKING SPACES.
A.17	SERVICE YARD OF AT LEAST TWO HUNDRED-SIXTY (260) SQUARE FEET WILL CONTAIN AN ADEQUATE DELIVERY/RECEIVING AREA, ENOUGH SPACE FOR TWO (2)-EIGHT (8) YARD CONTAINER TRASH DISPOSAL, CAN WASH WITH HOT AND COLD-WATER HOOKUPS, TENANT'S WASTE OIL, LINEN CAGE, Co2 TANK AREA, 208/3 PHASE RECEPTACLE TO THE EXTERIOR FOR COMPACTOR, AND NEW 18' WIDE GATE FOR ADEQUATE TRUCK CLEARANCE.
A.18	LANDLORD TO PROVIDE DESIGNATED PARKING SPOTS FOR TAKE-OUT AND WINE OF THE MONTH. RELATED SIGNAGE BY TENANT. (4 TOTAL)
A.19	PROPOSED SIGNAGE LOCATION, ASSOCIATED POWER AND BLOCKING BY TENANT (FINAL LOCATION TBD).
A.20	TRASH & RECYCLING DUMPSTERS, BY TENANT.
A.21	COOKING OIL TANK, BY TENANT.
A.25	BOLLARD.



SITE PLAN

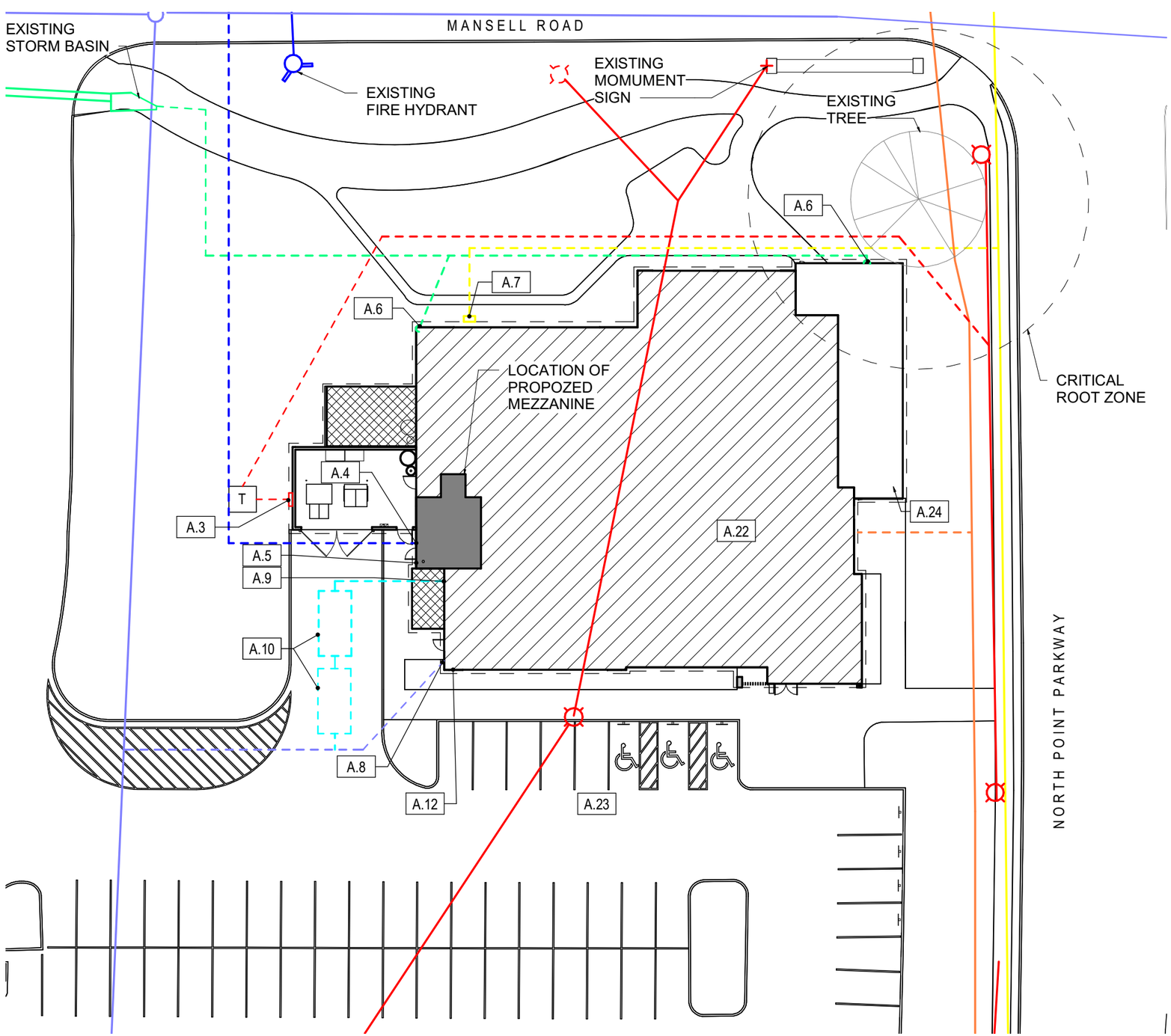
DD1 - A1

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

KEYNOTES

A.3	LANDLORD SHALL PROVIDE THE ENERGIZED SITE TRANSFORMER AND ALL CONDUIT TO A LOCATION AGREED UPON BY THE TENANT AND WITHING 10 FEET OF THE BUILDING FOOTPRINT THAT WILL SUPPLY 208/120 VOLTS, 3 PHASE, 4 WIRE; WITH GROUND ELECTRICAL SERVICE OF 1200 AMP CAPACITY. LANDLORD WILL SUPPLY AND INSTALL THE WIRE FROM THE SITE TRANSFORMER TO TENNANT'S MAIN DISCONNECT OF THE BUILDING.
A.4	DOMESTIC WATER SERVICE, BY LANDLORD, TO BE 2 1/2" MIN. DOMESTIC WATER LINE WITH MIN. 65 PSI OF PRESSURE WITHIN 10'-0" TO THE P.O.C. SHOWN ON PLAN. THIS WILL INCLUDE METER AND BACKFLOW PREVENTER TO COMPLY WITH STATE, LOCAL AND UTILITY CODES.
A.5	SPRINKLER / FIRE SERVICE, BY LANDLORD, TO BE 6" MIN. SERVICE LINE TO THE P.O.C. SHOWN ON PLAN.
A.6	STORM LINE, BY LANDLORD, TO BE 8" STORM DRAIN LINE WITHIN 10'-0"TO THE P.O.C. SHOWN ON PLAN.
A.7	NATURAL GAS SERVICE, BY LANDLORD, TO BE NO LESS THAN 6,500 CFH @ 2 PSI TO THE P.O.C. SHOWN ON PLAN. THIS WILL INCLUDE METER. GAS SERVICE SHALL BE A LOW PRESSURE OUTLET FROM THE METER AND SHALL BE SIZED TO ACCOMMODATE PRESSURE LOSS FROM THE DISTANCE TO THE METER.
A.8	SANITARY SEWER, BY LANDLORD, TO BE 6" SANITARY SEWER LINE WITH A MIN. INVERT ELEVATION OF 60" BELOW FINISH FLOOR ELEVATION WITHIN 10'-0" TO THE P.O.C. SHOWN ON PLAN.
A.9	LANDLORD TO PROVIDE A 4" GREASE LINE WITH A MIN. INVERT ELEVATION NO LESS THAN 60" BELOW FINISHED FLOOR TO THE P.O.C. SHOWN ON PLAN.
A.10	LANDLORD TO PROVIDE A DEDICATED EXTERIOR GREASE INTERCEPTOR SIZED AND VENTED TO COMPLY WITH ALL LOCAL CODES, WITH MINIMUM OF TWO 3,000 GALLON CAPCITY. ALL GREASE LINES ARE TO BE TIED INTO THE SANITARY LINE FROM THE GREASE INTERCEPTOR BY THE LANDLORD.
A.12	FDC CONNECTION, FINAL LOCATION TO BE VERIFIED BY LOCAL JURISDICTION.
A.22	ALL TEMPORARY UTILITIES BY LANDLORD WITHIN 25' OF BUILDING FOOTPRINT. MINIMUM REQUIREMENTS ELECTRIC-200 AMP AT 208/120 VOLTS, 3 PHASE, WATER ONE 3/4" LIE WITH HOSE CONNECTION, FIRE HYDRANT METER IS ACCEPTABLE IF WITHIN 150'-0" OF THE BUILDING FOOTPRINT.
A.23	LANDLORD TO PROVIDE STAGING AREA AT A MUTUALLY ACCEPTABLE AREA FOR THE DURATION OF THE BUILDING SHELL CONSTRUCTION.
A.24	PATIO CANOPY ABOVE.

NEW UTILITIES BY LANDLORD	EXISTING UTILITIES
STORM	STORM
WATER	WATER
ELECTRIC	ELECTRIC
SANITARY	SANITARY
GAS	GAS
TELECOM	TELECOM
GREASE LN.	GREASE LN.



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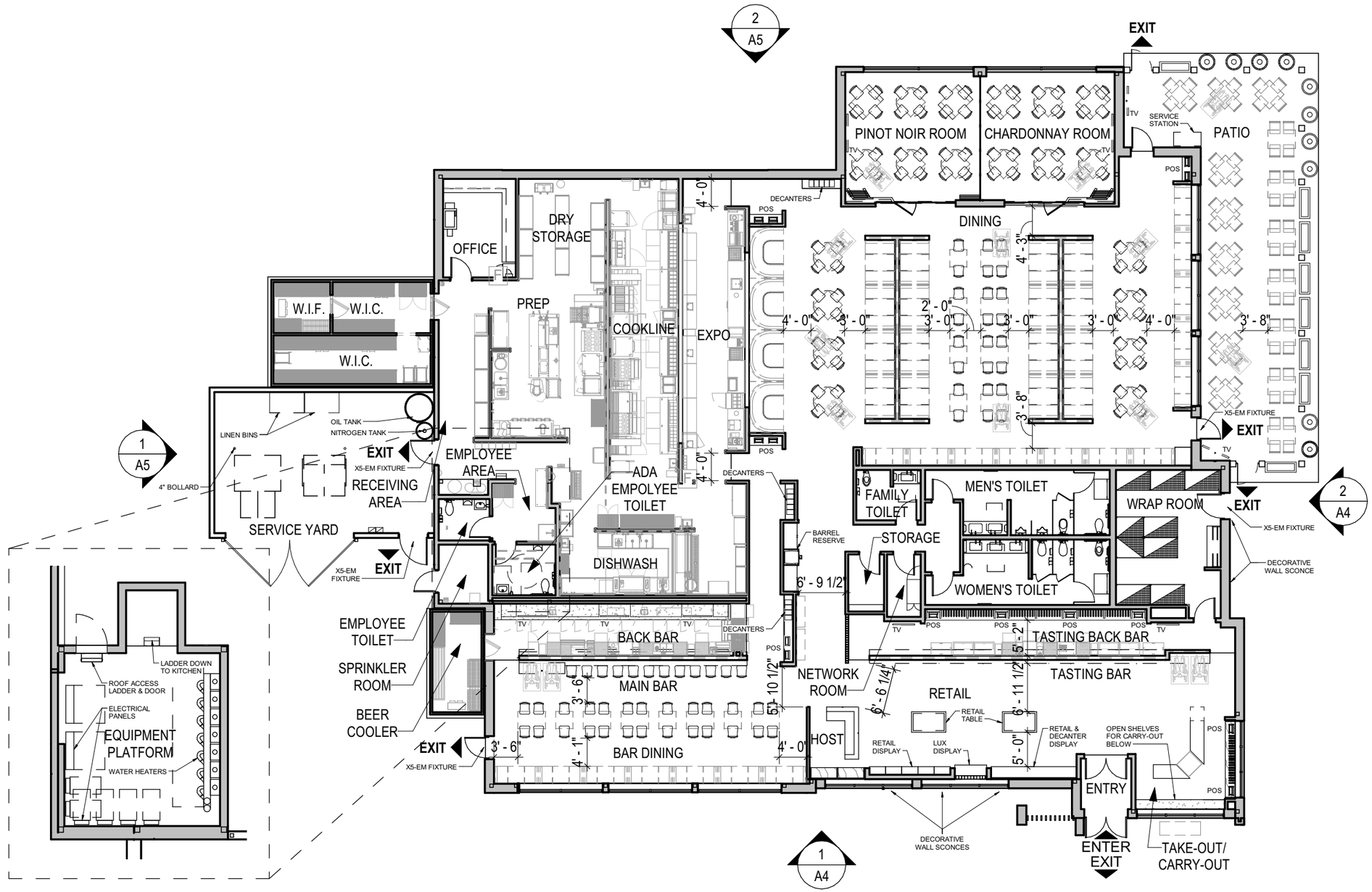
UTILITIES SITE PLAN

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

DD1 - A2



0 8' 16' 32'

N

FLOOR PLAN

DD1 - A3

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

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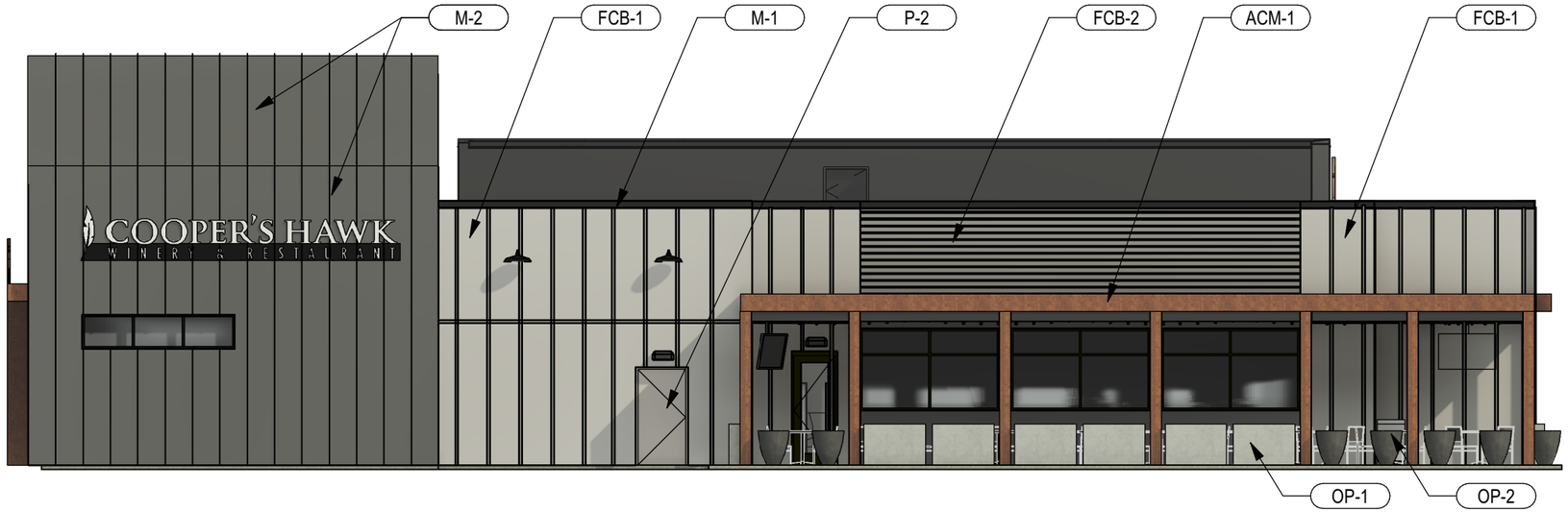
HP/ GABLE
EL: 130' - 1-1/2"

LP/ GABLE
EL: 121' - 11"

T/ FINISH FLOOR
EL: 100' - 0"



T/ COPING
EL: 123' - 10"

T/COPING
EL: 119' - 4"

T/ COPING
EL: 112' - 6"

2 NORTH

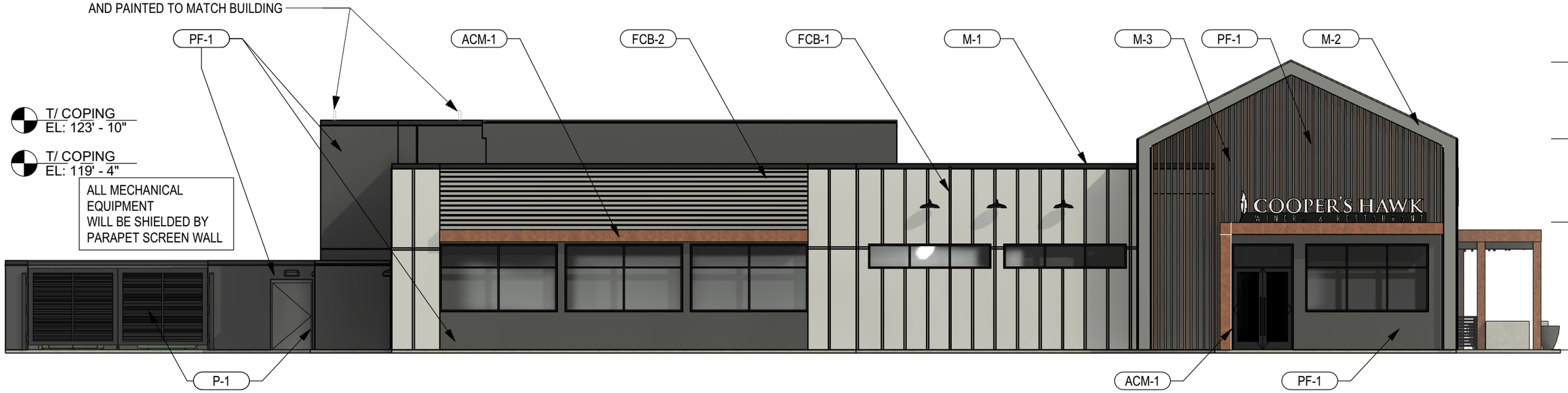
3/32" = 1'-0"

GREASE INTERCEPTOR & WATER HEATER
VENTS TO EXTEND 1'-0" ABOVE PARAPET
AND PAINTED TO MATCH BUILDING

T/ COPING
EL: 123' - 10"

T/ COPING
EL: 119' - 4"

ALL MECHANICAL
EQUIPMENT
WILL BE SHIELDED BY
PARAPET SCREEN WALL



HP/ GABLE
EL: 130' - 1-1/2"

LP/ GABLE
EL: 121' - 11"

T/ COPING
EL: 113' - 3"

T/ FINISH FLOOR
EL: 100' - 0"

1 EAST

3/32" = 1'-0"

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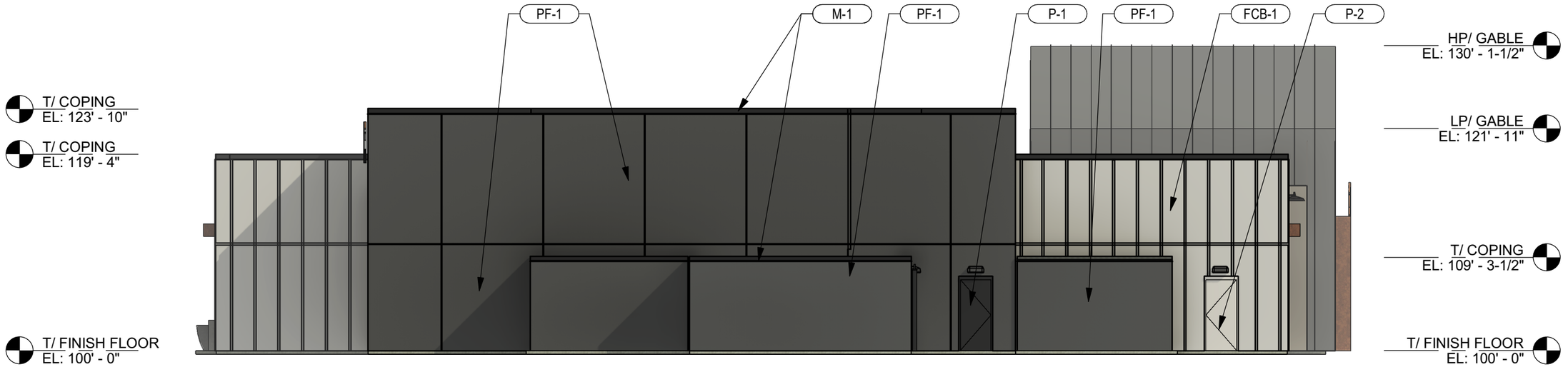
EXTERIOR ELEVATIONS

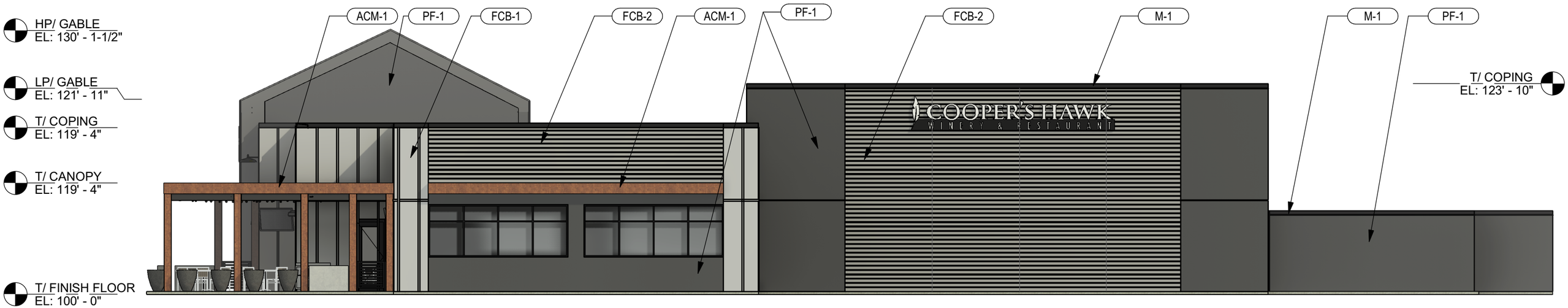
DD1 - A4

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023



1 SOUTH

3/32" = 1'-0"



2 WEST

3/32" = 1'-0"

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EXTERIOR ELEVATIONS

DD1 - A5

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

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EXTERIOR PERSPECTIVE

DD1 - A6

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

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EXTERIOR PERSPECTIVE

DD1 - A7

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

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EXTERIOR PERSPECTIVE

DD1 - A8

ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

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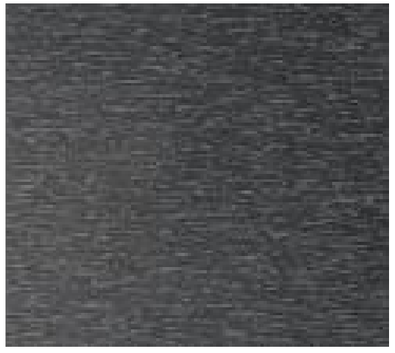
EXTERIOR PERSPECTIVE

DD1 - A9

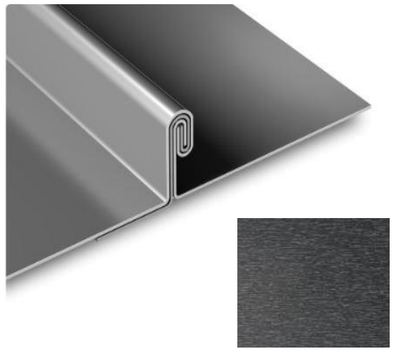
ALPHARETTA, GA | DD1 | REVISED MAY 31, 2023

FCB-1 VERTICAL SIDING
MFR: JAMES HARDIE
STYLE: PANEL VERTICAL SIDING
COLOR: STONE GRAY
FINISH: SMOOTH
SIZE: 12O" X 48" PANELS, 2.5" X .75" BATTENS
LOCATION: REFER TO EXTERIOR ELEVATIONS

FCB-2 FIBER CEMENT BOARD
MFR: NICHIHA
STYLE: LATURA V-GROOVE, DIMENSION SERIES
COLOR: CUSTOM - TO MATCH SW 6072
SIZE: 18" X 71"
LOCATION: REFER TO EXTERIOR ELEVATIONS



M-1 METAL COPING
MFR: PAC-CLAD
COLOR: BLACK ORE
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -2 METAL STANDING SEAM ROOF PANEL
MFR: PAC-CLAD
STYLE: SNAP-CLAD
COLOR: BLACK ORE
SIZE: SEAMS VARY FROM 10" OC TO 18" OC
NOTE: SMOOTH PANELS
LOCATION: REFER TO EXTERIOR ELEVATIONS

M -3 METAL BATTENS
MRF: KNOTWOOD
COLOR: EASTERN MAHOGANY
SIZE: 2" X 4" AND 2" X 6" BATTENS
LOCATION: REFER TO EXTERIOR ELEVATIONS

ACM-1 ALUMINUM COMPOSITE PANELS
MFR: ARCONIC
PRODUCT: REYNOBOND FR
COLOR: RUSTED METAL
LOCATION: REFER TO EXTERIOR ELEVATIONS

PF-1 PLASTER FINISH
MFR: STO
COLOR: MATCH TO SW7674 PEPPERCORN
FINISH: ESSENCE MEDIUM SAND
LOCATION: REFER TO EXTERIOR ELEVATIONS

P-1 PAINT
MFR: SHERWIN WILLIAMS
COLOR: PEPPERCORN
NUMBER: SW 7674
FINISH: SEMI-GLOSS
LOCATION: EXTERIOR DOORS

P-2 PAINT
MFR: SHERWIN WILLIAMS
COLOR: NEBULOUS WHITE
NUMBER: SW7603
FINISH: SEMI-GLOSS
LOCATION: EXTERIOR DOORS

OP-1 OUTDOOR PLANTER
MFR: POLYMADE
PRODUCT: CUSTOM FIBERGLASS PLANTER
COLOR: CUSTOM TO MATCH FCB-1
SIZE: 54"L x 18"D x 36"H
LOCATION: PATIO

OP-2 OUTDOOR PLANTER
MFR: PLANTERS UNLIMITED
PRODUCT: ROCCA ROUND PLANTERS
COLOR: BLACK
SIZE: 30"D X 30"H
LOCATION: PATIO

FOODSERVICE EQUIPMENT SCHEDULE

ITEM NO.	QTY	DESCRIPTION	REMARKS
1	1	29' - 10" CUSTOM DRINK RAIL	VERIFY SIZE
2	3	TRASH CAN	NIC
3	1	UNDERBAR LIQUOR DISPLAY	
4	5	UNDERBAR GLASS RACK - DRAINBOARD TOP	(1) SUPPLIED WITH FINISHED BACK
5	1	UNDERBAR ICE BIN	42" DBL SPEED RAIL
6	1	SODA GUN HOLDER, DOUBLE	
6.1	1	Soda Gun Holder	
7	1	UNDERBAR HAND SINK	
8	2	UNDERBAR BLENDER STATION	
9	1	UNDERBAR 3 COMPARTMENT SINK	
10	1	UNDERBAR ICE BIN	12" DBL SPEED RAIL
11	1	4 DOOR REMOTE BACKBAR REFRIGERATED CABINET	
11.1	1	REFRIGERATED BACKBAR CABINET CONDENSING UNIT	
12	1	3 DOOR REMOTE BACKBAR REFRIGERATED CABINET	
12.1	1	REFRIGERATED BACKBAR CABINET CONDENSING UNIT	
12.2	1	2 DOOR REFRIGERATED BACKBAR CABINET	
12.3	1	3 DOOR DRY STORAGE CABINET	
13	1	UNDERBAR ICE BIN	
13.1	1	UNDERBAR SINK	
13.2	1	COMBO ICE BIN BOTTLE WELLS	36" DBL SPEED RAIL
13B	1	PERFORATED DRAIN PAN	
14	1	BREW PIPE BEER TOWER	BRASS FINISH, 4 FAUCETS/WALL MOUNT
14A	1	GLASS RINSER W/ DRAIN PAN	
15	1	BREW PIPE WINE TOWER	BRASS FINISH, 14 FAUCETS/WALL MOUNT
15A	1	WINE DRAIN PAN	
16	1	ROTARY GLASS WASHER	NIC
17.1	1	DRAINBOARD CABINET	
18	1	FREEZER	
19	1	SERVICE COUNTER	(4) SECTIONS
19.1	1	DROP IN SINK	
19.2	1	DROP-IN ICE BIN	
19.3	2	GLASS RACK SLIDES	BUILT INTO SERVICE COUNTER
19.4	1	GLASS FILLER FAUCET	
20	1	SPARE NUMBER	
21	1	SUPPORT LEG	
22	1	BUILT IN DRAWER WARMER	NARROW PROFILE
23	1	SALAD TOP REFRIGERATOR	
24	1	83" X 24" CARRY OUT TABLE	THREE UNDERSHELVES
24.1	1	CARRY OUT SHELVING 48"	48" X 12"
24.2	1	CARRY OUT SHELVING 30"	30" X 7"
25	1	18" WORK TABLE	
26	1	BREADING STATION	
27	1	WALK IN MEAT COOLER	
27.1	1	WALK-IN MEAT COOLER EVAPORATOR COIL	
27.2	1	WALK-IN MEAT COOLER CONDENSING UNIT	VERIFY LOCATION
28	1	WALK-IN FREEZER	
28.1	1	WALK-IN FREEZER EVAPORATOR COIL	
28.2	1	WALK-IN FREEZER COOLER CONDENSING UNIT	VERIFY LOCATION
28.3	1	WALK-IN FREEZER COIL DRAIN HEAT TAPE	SHOWN ON ELECTRIC PLAN ONLY
29	1	WALK-IN PRODUCE COOLER	
29.1	2	WALK-IN PRODUCE COOLER EVAPORATOR COIL	
29.2	1	WALK-IN PRODUCE COOLER CONDENSING UNIT	VERIFY LOCATION
30	6	CORNER GUARDS	
30.1	19	END CAPS	
30.2	1	STAINLESS STEEL WINDOW TRIM	
30.3	3	STAINLESS STEEL HEADER	
31	1	REACH-IN DUAL TEMP	
31.1	1	DIPPERWILL	
32	1	BEER COOLER (LIGHTS)	
32.1	1	BEER COOLER EVAPORATOR COIL	
32.2	1	BEER COOLER CONDENSING UNIT	VERIFY LOCATION
33	1	99" REFRIGERATED PIZZA TABLE	SAUTE COOLER
34	4	COUNTERTOP HEATED WELLS	NIC
34.2	1	30" WORKTABLE	
35	3	68" REFRIGERATED PIZZA TABLE	BROILER, FRY, PANTRY COOLER
36	7	HAND SINK	
37	2	HIGH SPEED OVEN	(1) OVEN FUTURE
38	1	32' - 0" PASS THRU SHELF	
38.1	5	PAN SHELF	
38.2	6	WORK TABLES SUPPLIED W/2 UNDERSHELVES	(4) 60" AND (2) 48"
38.3	1	COUNTERTOP HEATED WELL -NIC	NIC
38.4	1	SPARE NUMBER	
38.5	1	60" HEAT LAMP WITH LIGHTS	
38.6	1	36" DISPLAY LIGHT	
38.7	4	36" TICKET RAIL	
38.8	1	72" HEAT LAMP WITH LIGHTS	
38.9	1	66" HEAT LAMP WITH LIGHTS	
38.10	2	54" HEAT LAMP WITH LIGHTS	
39	1	36" (6) BURNER MODULAR RANGE	W/ PAN SHELF
39.1	1	CONDIMENT SHELF	
40	1	MICROWAVE OVEN	
40.1	1	MICROWAVE SHELF	
41	1	32" REFRIGERATED SANDWICH UNIT	
42	1	75" REFRIGERATED EQUIPMENT STAND	SAUTE
43	1	36" RANGE W/ CONVECTION OVEN	W/ PAN SHELF
43.1	1	CONDIMENT SHELF	
44	1	30" X 24" FLOOR TROUGH	ANTI-SPILL FLOOR TROUGH
45	1	WALL SHELF	12" X 45"
45.1	1	WALL SHELF	15" X 60" TOP SHELF
46	1	32" REFRIGERATED SANDWICH UNIT	SAUCE/SAUTE HOT SIDE
47	1	36" COUNTERTOP GRIDDLE	W/ PAN SHELF
47.1	1	72" TUBULAR WALL SHELF	
47.2	1	48" TUBULAR WALL SHELF	
47.3	1	36" TUBULAR WALL SHELF	
47.4	1	CONDIMENT SHELF	
48	1	DECK BROILER	FLUE DIVERTER
49	1	GRIDDLE GAS	
49.1	1	CONDIMENT SHELF	
50	1	SALAMANDER	
51	1	66" POUNDING TABLE	
51.1	1	OVERSHELF 15" X 66"	
52	1	REFRIGERATED EQUIPMENT STAND	
53	3	45 LB GAS FRYER	W/ PAN SHELF
53.1	1	MOBILE OIL FILTER	
53.2	1	CONDIMENT SHELF	
54	1	WORKTABLE FREEZER WITH DOOR	
55	1	64" REFRIGERATED SANDWICH UNIT	PANTRY SIDE - HOT SIDE
56	1	PASTA COOKER	
56.1	1	DRAIN WATER TEMPERING KIT - BY VENDOR	SHOWN ON PLUMBING PLAN ONLY
57	1	98" X 12" FLOOR TROUGH	
58	1	EXHAUST HOOD - MAIN COOKLINE	TYPE I
59	1	EXHAUST HOOD - PREP LINE	TYPE I
60	2	60" UTENSIL RACK	
61	1	HOT FOOD HOLDING CABINET	
61.1	1	EQUIPMENT STAND	
62	1	DOUBLE CONVECTION OVEN	W/ SOLID DOORS
63	4	BUN PAN RACK	
64	1	STEAMER BOILERLESS	
65	1	36" (6) BURNER MODULAR RANGE	
66	1	UTILITY CART	NIC
67	1	30 GAL TILTING SKILLET	
67.1	1	POT FILLER FAUCET	
68	1	108" WORKTABLE	
68.1	1	WALL SHELF	15" X 36"
68.2	1	WALL SHELF	15" X 42"

FOODSERVICE EQUIPMENT SCHEDULE

ITEM NO.	QTY	DESCRIPTION	REMARKS
69	1	UNDERCOUNTER REFRIGERATOR	
70	1	WORK TABLE WITH PREP SINKS	
70.1	1	84" OVERSHELF	15" X 84" BOTTOM SHELF
70.2	1	84" OVERSHELF	18" X 84" TOP SHELF
71	1	SPARE NUMBER	
72	1	MOBILE ICE BIN	
73	1	ISLAND WORK TABLE	
73.1	1	HOT FOOD WELL UNIT	NARROW 2 WELL UNIT W/ DRAINS
73.2	2	MIXER UTENSIL RACK	
74	5	INGREDIENT BIN	NIC
75	1	40 QT MIXER	
76	1	SPARE NUMBER	
77	1	THREE COMPARTMENT SINK	
77.1	1	SPLASH MOUNT FAUCET	
77.2	1	SPLASH MOUNT PRE-RINSE FAUCET	
78	1	72" POT RACK	
79	2	POTATO CUTTER	
80	1	CLEAN DISH TABLE	
80.1	1	42" X 15" WALL SHELF	
80.2	4	PAN DRYING RACK	
81	1	CONVEYOR TYPE DISHWASHER	NIC
81.1	1	DRAIN WATER TEMPERING KIT - BY VENDOR	
81.2	1	TABLE LIMIT SWITCH - BY VENDOR	NIC
82	1	BOOSTER HEATER	NIC
83	1	CONDENSATE HOOD	TYPE II
83.1	1	CONDENSATE HOOD (FAN/LIGHT SWITCH)	SHOWN ON ELECTRIC & PLUMBING PLAN ONLY
84	1	SPLASH MOUNT PRE-RINSE FAUCET	
85	1	SOILED DISHTABLE W/ SINK	W/FRONT TROUGH
85.1	6	STAINLESS STEEL PANEL	108", CUSTOM "J" CHANNEL
86	1	SLICER	
87	1	MOP SINK W/ FAUCET	NIC
88	1	48" OVERSHELF	
89	4	MOP/BROOM HOLDER	
89.1	3	STAINLESS STEEL PANELS	108", CUSTOM "J" CHANNEL
90	6	RACK DOLLY	NIC
91	1	CAN OPENER	
92	3	FIRE SUPPRESSION SYSTEM	PROVIDE SHORTEST DROPS/CODE
92.1	2	FIRE SUPPRESSION PULL STATION	
93	2	EMS HOOD CONTROLS	
94	1	48" X 18" FLOOR TROUGH	
95.1	1	54" X 12" WALL SHELF	
96	1	54" WORK TABLE	GLASS POLISHING
97	1	36" SECURITY SHELVING - LINEN	
98	1	SPARE NUMBER	
99	2	KEG RACK	
100	1	GLYCOL CHILLER	
101	2	DUNNAGE RACKS (1) 48" (1) 36"	
102	3	PRINTER SHELF	
103	2	TRAY HOLDER	
104	1	SPARE NUMBER	
105	1	36" X 24" RECEIVING WORKTABLE	24" HEIGHT
106	1	36" X 12" WALL SHELF	
107	1	36" X 24" ENCLOSED LEFTOVERS WORKTABLE	CABINET BASE
108	1	36" X 12" WALL SHELF	
109	1	DESSERT CASE	
110	4	36" BOTTLE COOLER	(2) RED (2) WHITE WINE STORAGE
111	1	UNDERBAR HAND SINK	
112	3	GLASSWASHER	NIC
113	1	SPARE NUMBER	
114	1	CHEMICAL STORAGE CABINET	
115	3	UNDERBAR GLASS RACK - DRAINBOARD TOP	
116	1	33" X 24" CHILLED WATER TABLE	
116.1	1	GLASS FILLER FAUCET	
116.2	1	REMOTE WATER CHILLER	
117	2	DUNNAGE RACK	NIC
118	4	COAT RACK	
119	13	TRASH CAN	NIC; SMALL TRASH CANS UNDER HAND SINKS
120	4	MEAT COOLER VENTED SHELVING	
121	6	PRODUCE COOLER VENTED SHELVING	
122	3	FREEZER COOLER VENTED SHELVING	
123	2	BEER COOLER VENTED SHELVING	
124	2	DISH AREA SOLID SHELVING	5 TIERS 18" X 36", 18" X 42"
124.1	3	DISH AREA VENTED SHELVING	
124.2	1	DISH AREA SOLID SHELVING	SILVER POLISHING STATION
125	12	DRY STORAGE SOLID SHELVING	
126	1	PREP AREA VENTED SHELVING	
127	1	SPARE NUMBER	
128	1	FOOD PROCESSOR	NIC
129	1	SPARE NUMBER	
130	1	SPARE NUMBER	
131	1	SPARE NUMBER	
132	1	48" DUNNAGE RACK	
133	1	SPARE NUMBER	
134	1	SPARE NUMBER	
135	1	SPARE NUMBER	
136	1	SPARE NUMBER	
137	1	SPARE NUMBER	
138	1	SPARE NUMBER	
139	1	SPARE NUMBER	
140	1	7 QT MIXER	
141	1	48" SECURITY SHELVING -MEAT	
142	1	36" SECURITY SHELVING - CHEMICAL	
143	1	SPARE NUMBER	
144	6	LOCKERS	SUPPLY WITH 6" LEGS
145	1	VEGETABLE DRYER	NIC
146	1	66' X 18" BREAK TABLE	32" AFF
147	1	NON-INSULATED TRANSPORT STORAGE CABINETS	
BL	3	BUG LIGHT	
C1	3	RECIPE MONITOR	NIC
C2	1	SPARE NUMBER	
C3	1	#1650 ICE BIN	
C4	1	1800# ICE CUBER	
C4.2	1	ICE MAKER REMOTE CONDENSING UNIT	
C5	1	BREAD RACK	
C6	1	SPARE NUMBER	
C7	1	SODA DISPENSER	NIC
C8	1	ESPRESSO MACHINE	NIC
C9	1	COFFEE GRINDER	NIC
C10	1	COFFEE MAKER	NIC
C11	1	SPARE NUMBER	
C12	1	ICED TEA MAKER	NIC
C13	2	ICED TEA DISPENSER	NIC
C14	1	SPARE NUMBER	
C15	1	SPARE NUMBER	
C16	1	WINE BARREL RESERVE	NIC/KEC TO PROVIDE/INSTALL PARTS
C17	1	SODA BIB RACK	NIC
C18	2	SODA CARBONATOR	
C19	1	CO2 TANK	NIC
C20	1	NITROGEN TANK/BLENDER	NIC
C21	1	OIL TANK	NIC
C22	1	OUTDOOR SERVICE STATION	NIC
C23	1	WATER SOFTNER SYSTEM	NIC
C23.1	1	NITROGEN TANK BACK UP	NIC; GC TO PROVIDE WALL ANCHORS & CHAIN
C24	1	CENTRAL WATER FILTRATION SYSTEM	NIC
POSI	1	CASTER LOCKING KITS - PLACEMENT ON EQUIPMENT TO BE ON BACK CASTERS	NOT SHOWN; REFER TO INSTALLATION MANUAL
WR	1	36" TICKET RAIL	NOT SHOWN

TriMark
Foodservice Equipment, Supplies and Design

Midwest : SS Kemp
4567 Willow Parkway
Cleveland, OH 44125

300 E. Business Way Ste. 200
Cincinnati, OH 45241

145 E. Rich Street Ste. 200
Columbus, OH 43215

590 Vista Park Drive
Pittsburgh, PA 15205

p. 216-271-7700

trimarkusa.com

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Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION

Cooper's Hawk Winery

Alpharetta, GA

PROJECT
1.5

DATE
DD1 05/31/2023

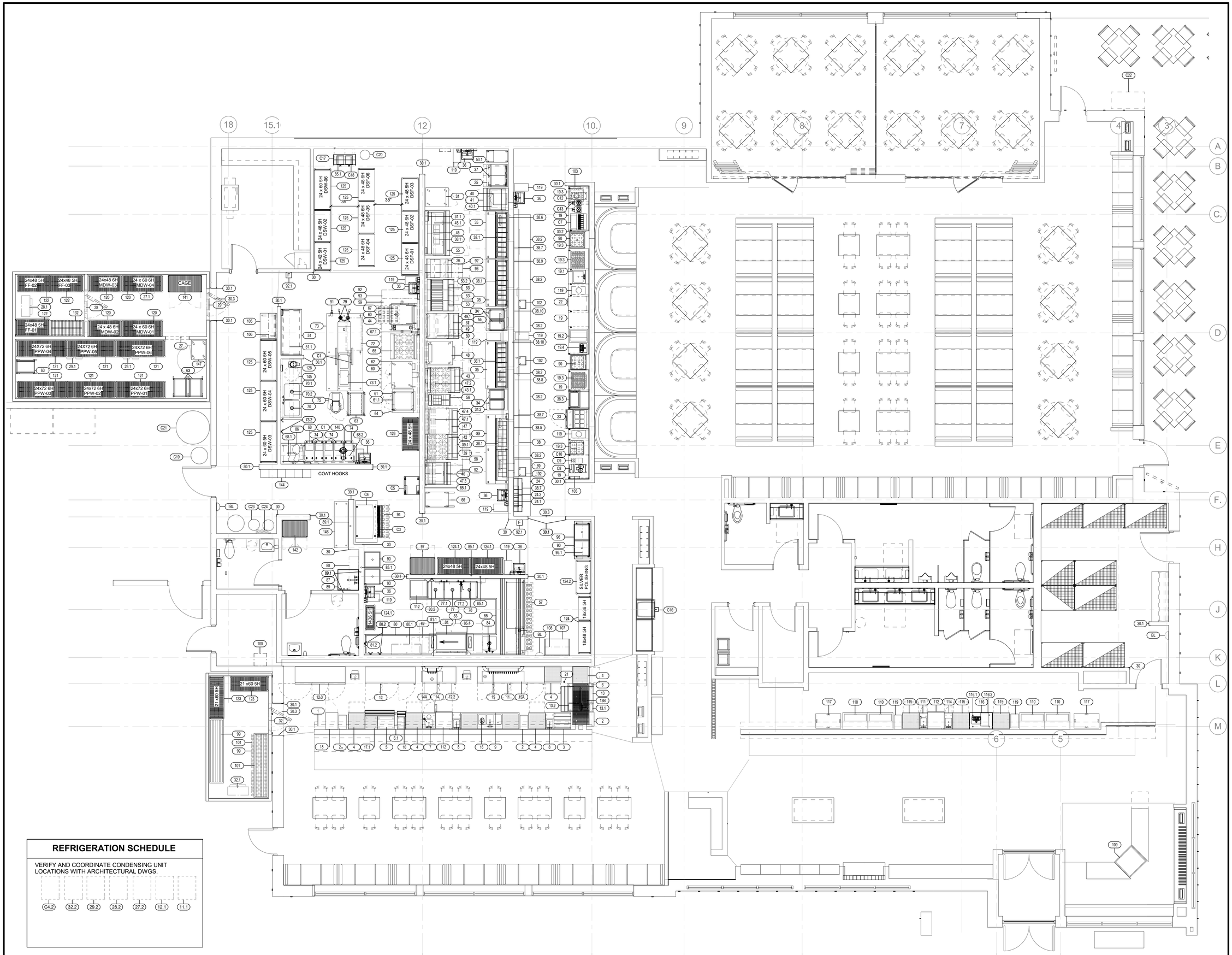
SCALE

DRAWN: ERS | APPROVED: AHS

SHEET
FOODSERVICE SCHEDULES

SHEET NUMBER:
QF002

5/31/2023 3:47:35 PM



REFRIGERATION SCHEDULE

VERIFY AND COORDINATE CONDENSING UNIT LOCATIONS WITH ARCHITECTURAL DWGS.

C4.2 | 32.2 | 29.2 | 28.2 | 27.2 | 12.1 | 11.1

TriMark
Foodservice Equipment, Supplies and Design

Midwest : SS Kemp
4567 Willow Parkway
Cleveland, OH 44125

300 E. Business Way Ste. 200
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Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION

Cooper's Hawk Winery

Alpharetta, GA

PROJECT	1.5
DATE	DD1 05/31/2023
SCALE	1/4" = 1'-0"
DRAWN	ERS
APPROVED	AHS

SHEET

FOODSERVICE EQUIPMENT PLAN

SHEET NUMBER:

QF100

5/31/2023 2:05:32 PM

COOPER'S HAWK WINERY & RESTAURANTS
ALPHARETTA, GA

SIGNAGE PACKAGE

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Alpharetta, GA

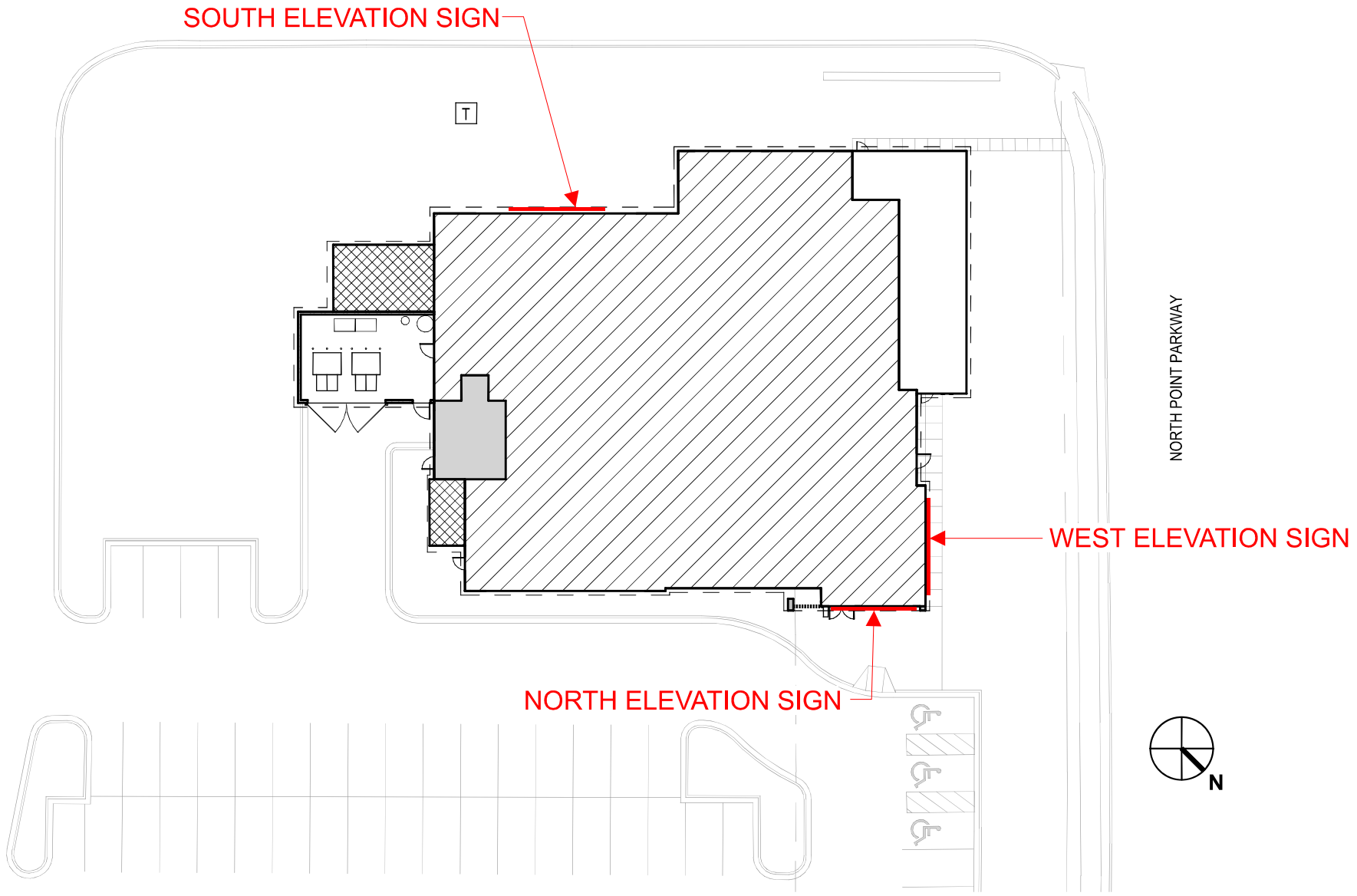
PROJECT:

05-24-2023

DATE:

ALPHARETTA, GA

ALPHARETTA, GA - SIGNAGE SITE PLAN



Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Alpharetta, GA

PROJECT:
ALP - SITE PLAN

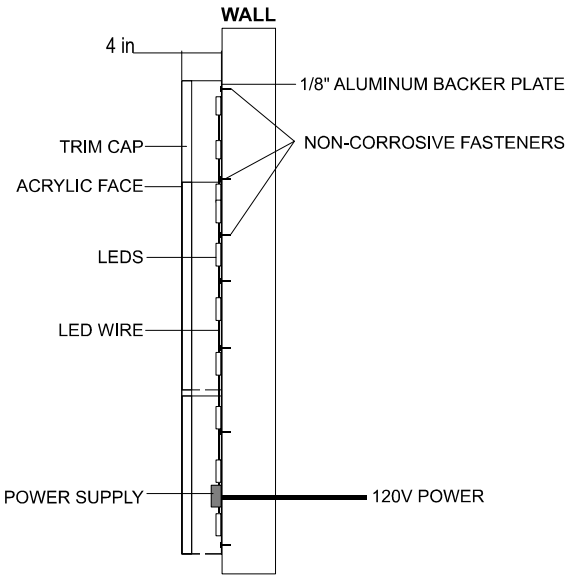
DATE:

ISA MEMBER

UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

ALPHARETTA, GA

TOTAL SIGN AREA: 94.9 SQ FT
POWER: 120V, 6A



FACE LIT CHANNEL LETTER SIGN

COOPER'S HAWK: WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
4000K WHITE INTERIOR LED ILLUMINATION
MOUNTED FLUSH TO THE WALL

Elevate Sign Group

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Alpharetta, GA

PROJECT:
ALP - WEST SIGN

DATE:

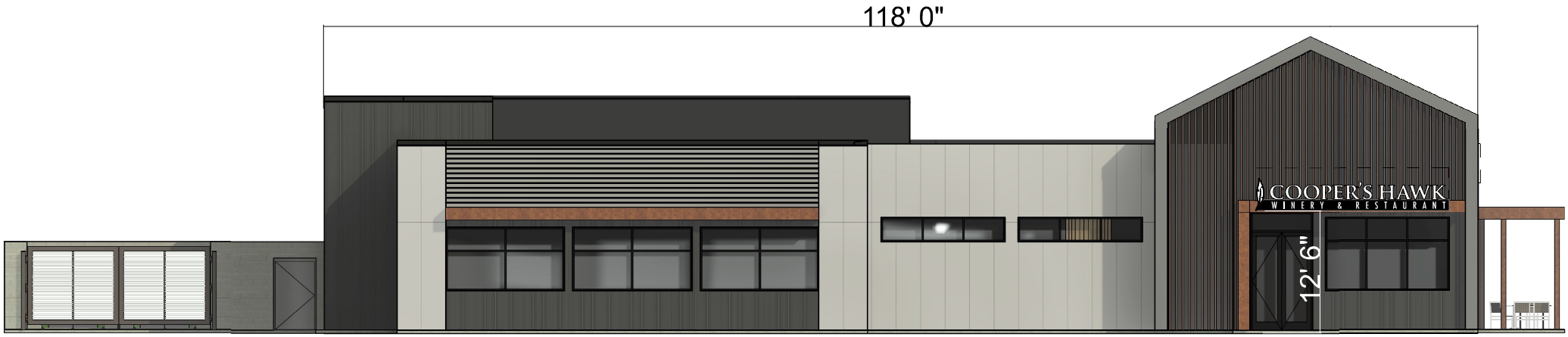
ISA MEMBER

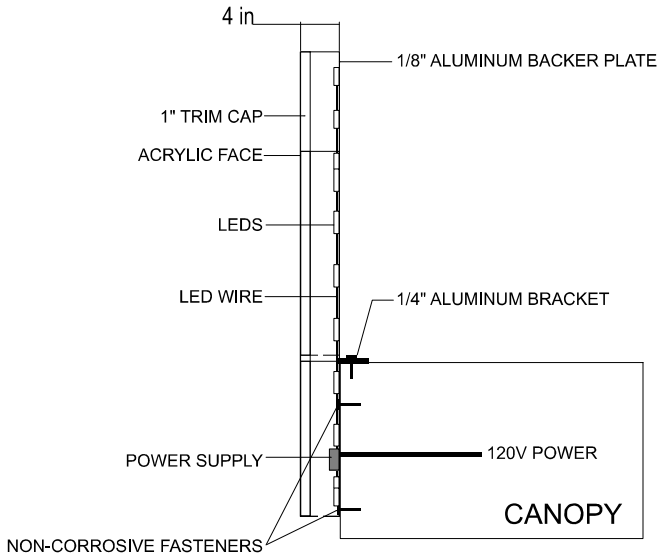
UL LISTED ELECTRIC SIGN

ALPHARETTA, GA

SIGN VARIANCE IS REQUIRED

TOTAL SIGN AREA: 66 SQ FT
POWER: 120V, 6A





FACE LIT CHANNEL LETTER SIGN

COOPER'S HAWK: WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
4000K WHITE INTERIOR LED ILLUMINATION
MOUNTED TO FRONT OF CANOPY

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Alpharetta, GA

PROJECT:
ALP - NORTH SIGN

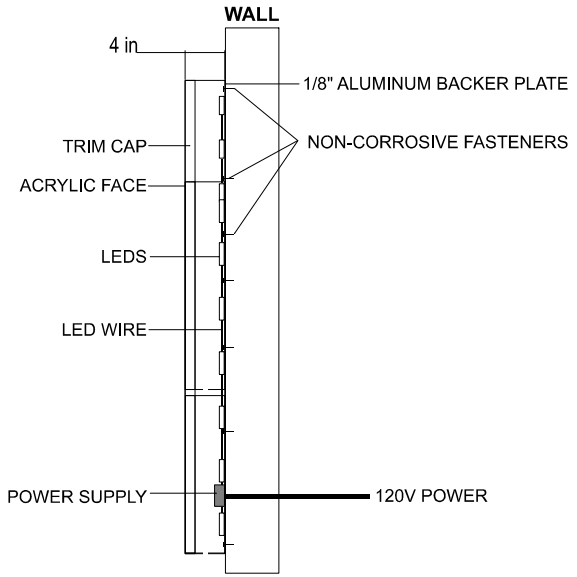
DATE:

ISA MEMBER
UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

ALPHARETTA, GA

TOTAL SIGN AREA: 94.9 SQ FT
POWER: 120V, 6A

SIGN VARIANCE IS REQUIRED



FACE LIT CHANNEL LETTER SIGN

COOPER'S HAWK: WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
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Elevate Sign Group

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Lombard, IL 60148
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SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

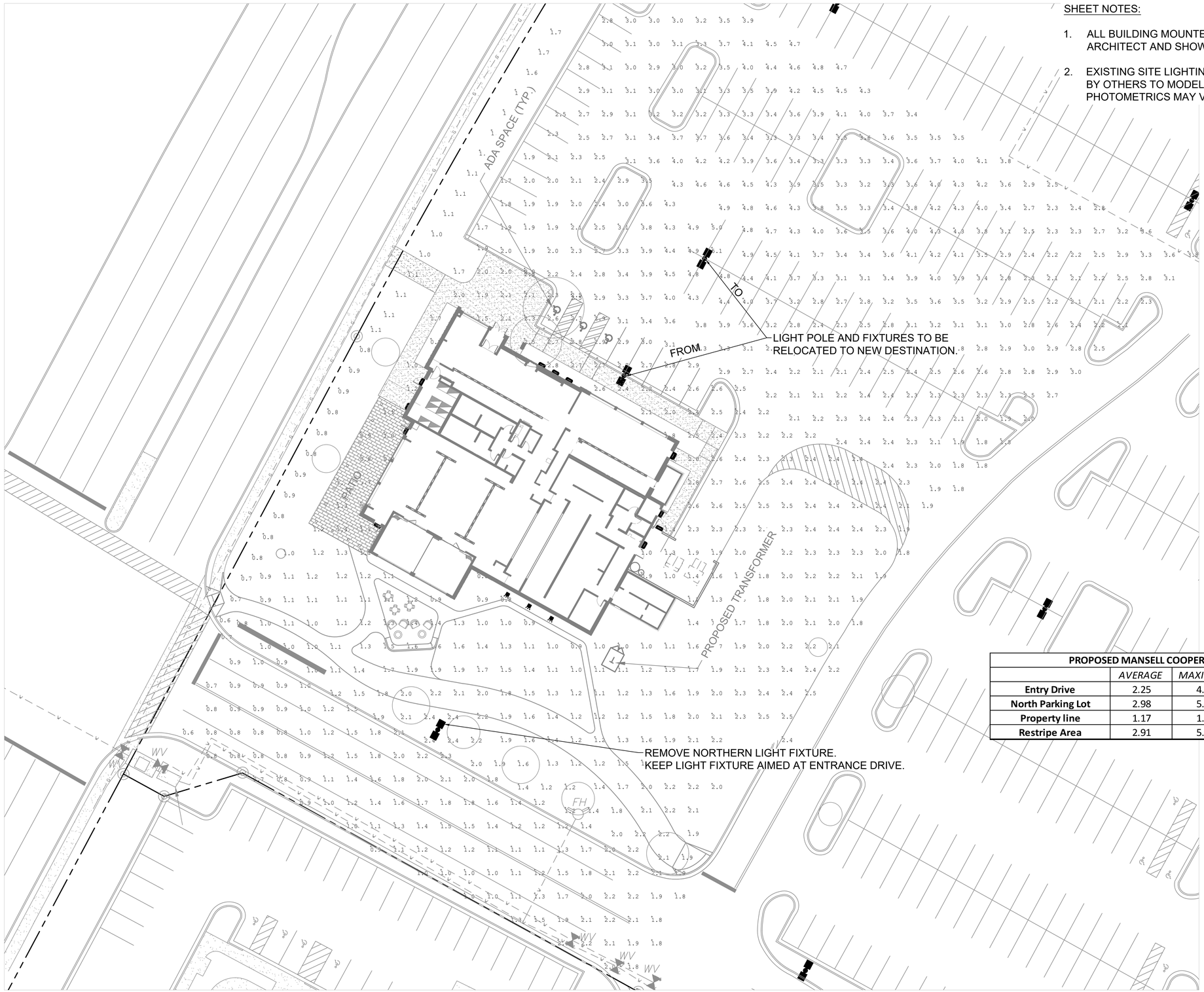
Alpharetta, GA

PROJECT:
ALP - SOUTH SIGN

DATE:

ISA MEMBER

UL LISTED ELECTRIC SIGN



SHEET NOTES:

1. ALL BUILDING MOUNTED LIGHT PLACEMENTS ARE DESIGNED BY ARCHITECT AND SHOWN FOR PHOTOMETRICS PURPOSES.
2. EXISTING SITE LIGHTING PLACEMENTS AND FIXTURES PROVIDED BY OTHERS TO MODEL EXISTING CONDITIONS. ACTUAL PHOTOMETRICS MAY VARY.

LEGEND:

- WALL MOUNTED LIGHTS
- GROUND LIGHTS
- POLE MOUNTED AREA LIGHTS

PROPOSED MANSELL COOPERS HAWK CALCULATION SUMMARY					
	AVERAGE	*MAXIMUM*	*MINIMUM*	*AVG/MIN*	*MAX/MIN*
Entry Drive	2.25	4.30	1.30	1.73	3.31
North Parking Lot	2.98	5.00	1.50	1.99	3.33
Property line	1.17	1.70	0.90	1.30	1.89
Restripe Area	2.91	5.00	1.70	1.71	2.94

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PREPARED BY
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
3930 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE (770) 825-0744
WWW.KIMLEY-HORN.COM

PREPARED FOR
BRIXMOR PROPERTY GROUP
1003 HOLCOMB WOODS PARKWAY,
ROSWELL, GA 30076
PHONE: 770.442.3773

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
MANSELL COOPERS HAWK
7660 NORTH POINT PARKWAY, ALPHARETTA, GA 30022
LAND LOT 655, 656, 685, 686, 1ST DISTRICT
PARCEL ID: 12 250006550236

PRELIMINARY NOT FOR CONSTRUCTION
05/11/2023

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	NRC
DESIGNED BY	ARD
REVIEWED BY	BLH
DATE	5.11.2023
PROJECT NO.	019842006

TITLE
PHOTOMETRIC SITE PLAN

SHEET NUMBER
E2.00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: \\amtfiler01\project02\SO_ATL\Data\atl_civil\019842006_coopers hawk\CAD\plansheets\PHOTOMETRICS PLAN.dwg E2.00 PHOTOMETRIC SITE PLAN May 11, 2023 6:01pm by: graham.penrose

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TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. GA251810148R/53038-GA
COMMITMENT DATE: DECEMBER 24, 2018 AT 08:00 AM

SCHEDULE B, PART II

10. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. LUCILLE COBB TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED OCTOBER 5, 1967, RECORDED OCTOBER 6, 1967, IN BOOK 4801, PAGE 418, AFORESAID RECORDS; AS MODIFIED BY QUITCLAIM DEED FROM THE DEPARTMENT OF TRANSPORTATION, AS AGENCY OF THE STATE OF GEORGIA, TO MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP, DATED SEPTEMBER 25, 1992, RECORDED SEPTEMBER 25, 1992, IN DEED BOOK 15774, PAGE 47, AFORESAID RECORDS. (AFFECTS "B" PARCELS).
SAID DOCUMENTS REFER TO A DRAINAGE EASEMENT. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

11. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM L.M. THOMAS, JR. TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED OCTOBER 31, 1967, RECORDED NOVEMBER 1, 1967, IN BOOK 4813, PAGE 183, AFORESAID RECORDS; AS MODIFIED BY QUITCLAIM DEED FROM THE DEPARTMENT OF TRANSPORTATION, AS AGENCY OF THE STATE OF GEORGIA, TO MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP, DATED SEPTEMBER 25, 1992, RECORDED SEPTEMBER 25, 1992, IN BOOK 15774, PAGE 47, AFORESAID RECORDS. (AFFECTS PARCEL B-3).
SAID DOCUMENTS REFER TO A DRAINAGE EASEMENT. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

12. SLOPE EASEMENT AS CONTAINED IN THAT CERTAIN CONSTRUCTION EASEMENT FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC. TO THE DEPARTMENT OF TRANSPORTATION, DATED JANUARY 18, 1990, RECORDED JANUARY 26, 1990, IN BOOK 13152, PAGE 276, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES EASEMENTS FOR SLOPES. SAID EASEMENTS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

13. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AND 400 ASSOCIATES LTD. A GEORGIA LIMITED PARTNERSHIP TO THE DEPARTMENT OF TRANSPORTATION, DATED JANUARY 18, 1990, IN BOOK 13204 PAGE 169, AFORESAID RECORD. (AFFECTS PARCEL D-1).
SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF MANSELL ROAD. ALSO INCLUDES EASEMENTS FOR SLOPES. SAID CONVEYANCE DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENTS NO LONGER AFFECT DUE TO THE COMPLETION OF CONSTRUCTION.

14. EASEMENT FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC. TO GEORGIA POWER COMPANY, DATED OCTOBER 29, 1990, RECORDED IN BOOK 14045, PAGE 172, AFORESAID RECORDS. (AFFECTS PARCEL B-1).
SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ELECTRIC AND COMMUNICATION LINES. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

15. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MANSELL CROSSING, EXECUTED ON BEHALF OF MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AS ITS ONLY PARTNERS, DATED JUNE 30, 1992, RECORDED JULY 2, 1992, IN BOOK 15425, PAGE 32, AFORESAID RECORDS; AS AMENDED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MANSELL CROSSING, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 1, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MANSELL CROSSING, DATED JULY 12, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 147, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 182, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 29, 2004, RECORDED JANUARY 3, 2005, IN BOOK 39113, PAGE 59, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN CENTRO WATT OPERATING PARTNERSHIP 2, LLC AND NOM ALPHARETTA, LLC, DATED MARCH 29, 2005, RECORDED MAY 9, 2005, IN BOOK 39948, PAGE 543, AFORESAID RECORDS. (AFFECTS ALL PARCELS) SAID DECLARATION CONTAINS, WITHOUT LIMITATION, EASEMENTS OVER LAND.
SAID DOCUMENTS DESCRIBE RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR ACCESS AND PARKING, UTILITIES, DRAINAGE, UNDERGROUND SUPPORTS, CANOPIES, SIGNS, ENCROACHMENTS, AND SIDEWALKS. SAID RESTRICTIONS AND EASEMENTS DO AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

16. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AS ITS ONLY PARTNERS AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, DATED JUNE 30, 1992, RECORDED JULY 2, 1992, IN BOOK 15425, PAGE 110, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 90, AFORESAID RECORDS; AS SUPPLEMENTED BY THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, TOYS "R" US-DELAWARE, INC., A DELAWARE CORPORATION, TRU PROPERTIES, INC., A DELAWARE CORPORATION AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED MAY 23, 1997, RECORDED MAY 23, 1997, IN BOOK 22649, PAGE 238, AFORESAID RECORDS. (AFFECTS "B" PARCELS ONLY).
SAID DOCUMENTS DESCRIBE EASEMENTS FOR ACCESS, UTILITIES, AND DRAINAGE. SAID EASEMENTS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

17. GRANT OF EASEMENT FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP TO THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 25, 1992, RECORDED NOVEMBER 19, 1992, IN BOOK 16012, PAGE 280, AFORESAID RECORDS; AS MODIFIED BY QUITCLAIM DEED FROM THE DEPARTMENT OF TRANSPORTATION, AS AGENCY OF THE STATE OF GEORGIA, TO MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP, DATED SEPTEMBER 25, 1992, RECORDED SEPTEMBER 25, 1992, IN BOOK 15774, PAGE 47, AFORESAID RECORDS.
SAID DOCUMENTS DESCRIBE AN EASEMENT FOR SURFACE WATER DRAINAGE. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

18. TERMS AND CONDITIONS OF SUPPLEMENTAL AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF SUPPLEMENTAL AGREEMENT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AND H.J. WILSON CO., INC., A LOUISIANA CORPORATION, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 104, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING THE PURCHASE OF PROPERTY. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

19. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF DEVELOPMENT AGREEMENT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE HAVING NEW MARKET HOLDINGS INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS AND H.J. WILSON CO., INC., A LOUISIANA CORPORATION, DATED MARCH 31, 1993, RECORDED APRIL 1, 1993, IN BOOK 16438, PAGE 117, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING THE DEVELOPMENT OF PROPERTY. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

20. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARCELS D-1, D-2, D-3 AND D-4 OF MANSELL CROSSING EXECUTED ON BEHALF OF MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS, DATED APRIL 1, 1993, RECORDED APRIL 30, 1993, IN BOOK 16531, PAGE 3, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 182, AFORESAID RECORDS; AS FURTHER AFFECTED BY ASSIGNMENT OF RIGHTS AS DECLARANT BY AND BETWEEN SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 29, 2004, RECORDED JANUARY 3, 2005, IN BOOK 39113, PAGE 59, AFORESAID RECORD. SAID DECLARATION CONTAINS, WITHOUT LIMITATION, EASEMENTS OVER THE LAND.
SAID DOCUMENTS DESCRIBE RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. ALSO INCLUDES EASEMENTS FOR ACCESS AND PARKING. SAID RESTRICTIONS AND EASEMENT DO AFFECT AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

21. RIGHT OF WAY EASEMENT FROM MANSELL CROSSING ASSOCIATES, L.P. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED MARCH 2, 1993, FILED APRIL 23, 1993 AND RECORDED IN DEED BOOK 16518, PAGE 114, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF COMMUNICATIONS FACILITIES. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

22. TERMS AND CONDITIONS OF THAT CERTAIN SUPPLEMENTAL AGREEMENT AS EVIDENCED BY MEMORANDUM OF SUPPLEMENTAL AGREEMENT BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE OPERATING AS A GENERAL PARTNERSHIP, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION, AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS AND TOYS "R" US, INC., A DELAWARE CORPORATION, DATED JUNE 21, 1993, RECORDED JUNE 21, 1991, IN BOOK 16743, PAGE 25, AFORESAID RECORDS; AS AMENDED BY AMENDATORY AGREEMENT, DATED JULY 12, 1994, RECORDED AUGUST 5, 1994, IN BOOK 18589, PAGE 223, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING THE PURCHASE OF PROPERTY. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

23. EASEMENTS CONTAINED IN LIMITED WARRANTY DEED FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE COMPOSED OF GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, AND NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION TO THE ORIGINAL HONEY BAKED HAM CO. OF GEORGIA, INC., A GEORGIA CORPORATION, DATED JUNE 28, 1993, RECORDED JUNE 30, 1993, IN BOOK 16788, PAGE 17, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES EASEMENTS FOR DRAINAGE AND UTILITIES, LANDSCAPING, AND ACCESS. ALSO INCLUDES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. SAID EASEMENT AND RESTRICTIONS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

24. EASEMENT FROM MANSELL CROSSING ASSOCIATES TO GEORGIA POWER COMPANY, DATED JANUARY 13, 1993, RECORDED IN BOOK 16797, PAGE 267, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A 5-FOOT EASEMENT FOR ELECTRIC LINES. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINES AND THE RIGHT TO TRIM TREES AND/OR BRUSH THAT MIGHT INTERFERE WITH SAID LINES. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN. SAID RIGHTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

25. EASEMENTS CONTAINED IN LIMITED WARRANTY DEED FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE COMPOSED OF GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AND NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION TO L & L MANAGEMENT, INC., A GEORGIA CORPORATION, DATED JULY 20, 1993, RECORDED JULY 21, 1993, IN BOOK 16871, PAGE 108, AFORESAID RECORDS. (AFFECTS PARCEL D).
SAID DOCUMENT DESCRIBES EASEMENTS FOR DRAINAGE AND UTILITIES, LANDSCAPING, AND ACCESS. ALSO INCLUDES A UTILITY EASEMENT DOES BENEFIT THE SUBJECT PROPERTY AS SHOWN. SAID ACCESS EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN.

26. SEWER EASEMENT FROM GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP AND MODERNAGE, INC., A DELAWARE CORPORATION TO FULTON COUNTY, GEORGIA, DATED MAY 21, 1993, RECORDED OCTOBER 28, 1993, IN BOOK 17282, PAGE 90, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A 20-FOOT EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LINE. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

27. OBLIGATIONS SET FORTH IN THE RESERVATIONS CONTAINED IN LIMITED WARRANTY DEED FROM MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE COMPOSED OF GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AND NEW MARKET HOLDINGS, MC, A GEORGIA CORPORATION TO RED ROBIN INTERNATIONAL, INC., A NEVADA CORPORATION, DATED JUNE 10, 1994, RECORDED JUNE 14, 1994, IN BOOK 18378, PAGE 183, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES EASEMENTS FOR DRAINAGE AND UTILITIES AND ACCESS. ALSO INCLUDES RESTRICTIONS ON USE AND DEVELOPMENT OF PROPERTY. SAID EASEMENTS AND RESTRICTIONS DO NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

28. WETLANDS CONSERVATION EASEMENT EXECUTED BY GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., DATED OCTOBER 31, 1994, RECORDED NOVEMBER 2, 1994, IN BOOK 18915, PAGE 21, AFORESAID RECORDS. (AFFECTS APPURTENANT EASEMENT RECORDED IN DEED BOOK 19106, PAGE 190, AFORESAID RECORDS, ONLY.)
SAID DOCUMENT DESCRIBES AN EASEMENT FOR WETLANDS CONSERVATION. SAID EASEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

29. EASEMENT AGREEMENT BY AND BETWEEN PRIME HOSPITALITY, CORP. AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., DATED OCTOBER 26, 1994, RECORDED IN BOOK 18915, PAGE 31, AFORESAID RECORDS. (AFFECTS APPURTENANT EASEMENT RECORDED IN DEED BOOK 19106, PAGE 190, AFORESAID RECORDS, ONLY.)
SAID DOCUMENT DESCRIBES EASEMENTS FOR A DRIVEWAY, A SIGN, AND PARKING. SAID EASEMENTS DO NO AFFECT OR BENEFIT THE SUBJECT PROPERTY.

30. MEDIAN IMPROVEMENT MAINTENANCE AGREEMENT BETWEEN GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AND SECURED PROPERTIES INVESTORS, XII, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 204, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEDIAN IMPROVEMENT MAINTENANCE AGREEMENT, DATED FEBRUARY 15, 1995, RECORDED JULY 27, 1995, IN BOOK 19812, PAGE 1, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN AGREEMENT CONCERNING MEDIAN IMPROVEMENTS. SAID AGREEMENT DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

31. GREENWAY EASEMENT FROM SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP TO THE CITY OF ALPHARETTA, GEORGIA, A MUNICIPAL CORPORATION OF THE STATE OF GEORGIA, DATED SEPTEMBER 19, 1997, RECORDED OCTOBER 1, 1997, IN BOOK 23294, PAGE 172, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR THE COMMUNITY GREENWAY SYSTEM. SAID EASEMENT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

32. TERMS AND CONDITIONS OF LEASE AGREEMENT DATED MAY 29, 1992 BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND THE TJX OPERATING COMPANIES, INC., A DELAWARE CORPORATION "TENANT" AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, DATED MAY 30, 1992, RECORDED JULY 2, 1992, IN BOOK 15425, PAGE 206, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, DATED JULY 30, 1993, RECORDED AUGUST 11, 1993, IN BOOK 16972, PAGE 283, AFORESAID RECORDS; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN THE CONNECTICUT GENERAL, INC., A DELAWARE CORPORATION ("TENANT"), SECURED PROPERTIES INVESTORS, XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND ("LANDLORD") AND GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION ("LENDER"), DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 297, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

33. TERMS AND CONDITIONS OF LEASE AGREEMENT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND THE SPORTS AUTHORITY, INC., A DELAWARE CORPORATION ("TENANT"), DATED JULY 13, 1992, RECORDED JULY 21, 1992, IN BOOK 15467, PAGE 52, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, DATED JUNE 14, 1993, RECORDED AUGUST 11, 1993, IN BOOK 16972, PAGE 276, AFORESAID RECORDS; AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN THE SPORTS AUTHORITY, INC., A GEORGIA CORPORATION ("TENANT"), SECURED PROPERTIES INVESTORS, XII, L.P.[] A GEORGIA LIMITED PARTNERSHIP ("BORROWER"), AND GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION ("LENDER"), DATED DECEMBER 21, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 327, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

34. TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND BOOKSTOP, INC., A DELAWARE CORPORATION, D/B/A BOOKSTAR ("TENANT"), DATED JUNE 30, 1992, RECORDED AUGUST 21, 1992, IN BOOK 15643, PAGE 246, AFORESAID RECORDS; AS AFFECTED BY NON-DISTURBANCE, ATTORNMENT AND SUBORDINATION AGREEMENT AMONG GENERAL ELECTRIC CAPITAL CORPORATION ("LENDER"), BARNES & NOBLE SUPERSTORES, INC., (FORMERLY KNOWN AS BOOKSTOP, INC.), A DELAWARE CORPORATION ("TENANT") AND SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP ("LANDLORD"), DATED JANUARY 5, 1995, RECORDED JANUARY 11, 1995, IN BOOK 19147, PAGE 176, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

35. TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF SHOPPING CENTER LEASE BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE ("LANDLORD") AND MICHAELS STORES, INC., A DELAWARE CORPORATION ("TENANT"), DATED JUNE 30, 1992, RECORDED AUGUST 17, 1992, IN BOOK 15649, PAGE 262, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

36. TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND OFFICEMAX, INC., AN OHIO CORPORATION ("TENANT"), DATED JUNE 30, 1992, RECORDED SEPTEMBER 22, 1992, IN BOOK 15771, PAGE 336, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, DATED JULY 30, 1993, RECORDED AUGUST 11, 1993 AND RECORDED IN DEED BOOK 16972, PAGE 270, AFORESAID RECORDS; AFFECTED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN OFFICEMAX, INC., AN OHIO CORPORATION ("TENANT"), SECURED PROPERTIES INVESTORS, XII, L.P., A GEORGIA LIMITED PARTNERSHIP (LANDLORD) AND GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION ("LENDER"), DATED DECEMBER 28, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 317, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

37. TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP OPERATING AS A JOINT VENTURE, HAVING NEW MARKET HOLDINGS, INC., A GEORGIA CORPORATION AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION AS ITS ONLY PARTNERS ("LANDLORD") AND AMCENA PROPERTIES, INC., A CALIFORNIA CORPORATION, AND UPTONS, INC., A DELAWARE CORPORATION ("TENANT"), DATED SEPTEMBER 22, 1992, RECORDED OCTOBER 6, 1992, IN BOOK 15816, PAGE 7, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE, DATED JULY 30, 1993, RECORDED AUGUST 11, 1993, IN BOOK 16972, PAGE 259, AFORESAID RECORDS; AS AFFECTED BY FIRST AMENDMENT TO SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN AMERICAN RETAIL PROPERTIES, INC. AND UPTONS, INC., A DELAWARE CORPORATION ("TENANT"), MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION ("SECURED PARTY"), DATED JULY 30, 1997, RECORDED AUGUST 8, 1997, IN BOOK 22926, PAGE 336, AFORESAID RECORDS; AND AS AFFECTED BY MEMORANDUM OF THIRD AMENDMENT TO GROUND LEASE AND OPERATING AGREEMENT BY AND BETWEEN SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP, THE SUCCESSOR-IN-INTEREST TO MANSELL CROSSING ASSOCIATES ("LANDLORD") AND AMERICAN RETAIL PROPERTIES, INC., A CALIFORNIA CORPORATION, FORMERLY KNOWN AS AMCENA PROPERTIES, INC. AND UPTONS, INC., A DELAWARE CORPORATION, ("TENANT"), DATED JULY 30, 1997, RECORDED AUGUST 5, 1997, IN BOOK 22920, PAGE 212, AFORESAID RECORDS; AND AS AFFECTED BY THAT ASSIGNMENT AND CONSENT BY AND BETWEEN UPTONS, INC., A DELAWARE CORPORATION AND AMERICAN RETAIL PROPERTIES, INC., A CALIFORNIA CORPORATION, FORMERLY KNOWN AS AMCENA PROPERTIES, INC., A CALIFORNIA CORPORATION, FORMERLY KNOWN AS AMCENA PROPERTIES, INC., (COLLECTIVELY "ASSIGNOR" OR "TENANT"), SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND SUCCESSOR-IN-INTEREST TO MANSELL CROSSING ASSOCIATES ("LANDLORD") AND RICH'S DEPARTMENT STORES, INC., AN OHIO CORPORATION ("ASSIGNEE"), DATED MARCH 27, 2000, FILED APRIL 18, 2000 AND RECORDED IN DEED BOOK 28881, PAGE 289, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

38. TERMS OF CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA JOINT VENTURE GENERAL PARTNERSHIP ("LANDLORD") AND EXHIBITION ENTERPRISES PARTNERSHIP, A NEW YORK GENERAL PARTNERSHIP ("TENANT"), DATED APRIL 19, 1993, RECORDED APRIL 19, 1993, IN BOOK 16493, PAGE 265, AFORESAID RECORDS; AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN AMERICAN MULTI-CINEMA, INC., A MISSOURI CORPORATION ("TENANT"), SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP ("LANDLORD") AND GENERAL ELECTRIC CAPITAL CORPORATION, A NEW YORK CORPORATION ("LENDER"), DATED DECEMBER 21, 1994, RECORDED DECEMBER 28, 1994, IN BOOK 19106, PAGE 307, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A THEATRE. SAID AGREEMENT DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

39. TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN MANSELL CROSSING ASSOCIATES, A GEORGIA GENERAL PARTNERSHIP ("LANDLORD") AND THE CLOTHESTIME, INC., A DELAWARE CORPORATION ("TENANT"), DATED JUNE 2, 1993, RECORDED DECEMBER 28, 1993, IN BOOK 17676, PAGE 232, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A LEASE AGREEMENT FOR A RETAIL STORE. SAID AGREEMENT DOES NOT AFFECT OR BENEFIT THE SUBJECT PROPERTY.

40. ASSIGNMENT OF RIGHTS OF DECLARANT BY AND BETWEEN SECURED PROPERTIES INVESTORS XII, L.P., A GEORGIA LIMITED PARTNERSHIP AND CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 3, 2005 IN BOOK 39113, PAGE 59, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN ASSIGNMENT OF RIGHTS AND INTEREST. SAID ASSIGNMENT DOES AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE; UNABLE TO PLOT.

41. APPROVAL AND CONSENT TO USE AGREEMENT BY AND BETWEEN CENTRO WATT OPERATING PARTNERSHIP 2, LLC AND NOM ALPHARETTA, LLC, RECORDED MAY 9, 2005 IN BOOK 39948, PAGE 543, AFORESAID RECORDS.
*SAID DOCUMENT DESCRIBES A CONSENT AGREEMENT. SAID AGREEMENT DOES NOT

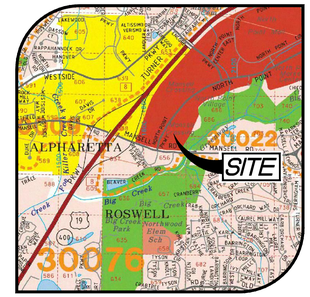
LEGEND

- PROPERTY LINE
- OVERHANG/AWNING
- (BEARING/DISTANCE) RECORD CALLS
- BUILDING SETBACK LINE
- B.S.L. BUILDING SETBACK LINE
- INDEX CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- WATER LINE
- OHE OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY SEWER LINE
- UGE UNDERGROUND ELECTRIC LINE
- FENCE LINE
- STORM DRAIN PIPE
- UT UNDERGROUND TELEPHONE LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- PM POWER METER
- SANITARY SEWER MANHOLE
- DI DROP INLET
- SWCB SINGLE-WING CATCH BASIN
- DWCB DOUBLE-WING CATCH BASIN
- JUNCTION BOX
- RB REBAR
- CRB CAPPED REBAR
- CRMM CONCRETE R/W MONUMENT
- OTP OPEN TOP PIPE
- FND FOUND
- MONITORING WELL
- LIGHT POLE
- SIGNAL POLE
- SIGN

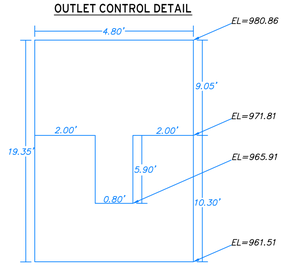
GRAPHIC SCALE
40' 0 40' 80'
1 Inch = 40 Feet

GRID NORTH
(GA WEST, NAD83 1988)

VICINITY MAP



OUTLET CONTROL DETAIL



N/F
CENTRO WATT OPERATING PARTNERSHIP 2, LLC
D.B.-39100 P.G.-32
13.870 ACRES
604,191 SQUARE FEET

N/F
AHP H6 ALPHARETTA, LLC
D.B.-57098 P.G.-266

N/F
CITY OF ALPHARETTA
PARCEL # 122620065601(

NORTH POINT PARKWAY
VARIABLE RIGHT-OF-WAY
(PUBLICLY DEDICATED)

BENCHMARK
TOP OF NAIL
ELEV=989.40

ELECTRIC EASEMENT
D.B.-16797 PG-261
(TITLE EXCEPTION 24)

SANITARY SEWER EASEMENT
(TITLE EXCEPTION 26)

1 STORY BLOCK BUILDING
FFE: 988.62
HEIGHT: 35.46
SQUARE FEET: 27,820

1 STORY BLOCK BUILDING
FFE: 986.80
HEIGHT: 38.46
SQUARE FEET: 52,336

APPROXIMATE LAND LOT LINE

IN 100 YEAR FLOOD PLAIN
APPROXIMATE LIMITS OF
100 YEAR FLOOD PLAIN

SHEET 2 MATCH LINE
SHEET 3 MATCH LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3088.54'	470.51'	470.06'	N32°24'52"E
C2	524.00'	138.64'	138.24'	N11°09'05"E
C3	805.07'	209.18'	208.59'	N17°16'39"E
C4	805.07'	46.79'	46.78'	N26°23'08"E

LINE	BEARING	DISTANCE
L1	N86°43'12"W	276.73'
L2	N49°55'15"E	75.68'
L3	N03°22'07"E	5.53'
L4	S73°19'05"W	34.89'
L5	N61°14'24"W	19.84'

SURVEYOR'S CERTIFICATION

TO: CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

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 1–5, 7(A)(B1)(C), 8, 9, 11–14, 16–19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2019.

GEORGIA REGISTERED No. 3109 REGISTERED L.S.U.R.V.E.Y.O.R. MITCHELL LOWERY

MITCHELL LOWERY GEORGIA RLS# 3109
DATE OF PLAT OR MAP: FEBRUARY 18, 2019

SHEET 2 OF 3

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
7660 NORTH POINT PARKWAY
FULTON COUNTY TAX PARCEL: 12 250006550236

STATE: GEORGIA | COUNTY: FULTON
LAND LOTS: 655, 656, 685 & 686 | SECTION: 2ND
DISTRICT: 1ST

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: FEBRUARY 18, 2019
JOB #: 192490
SCALE: 1"=40'
DRAWN BY: BART FISHER

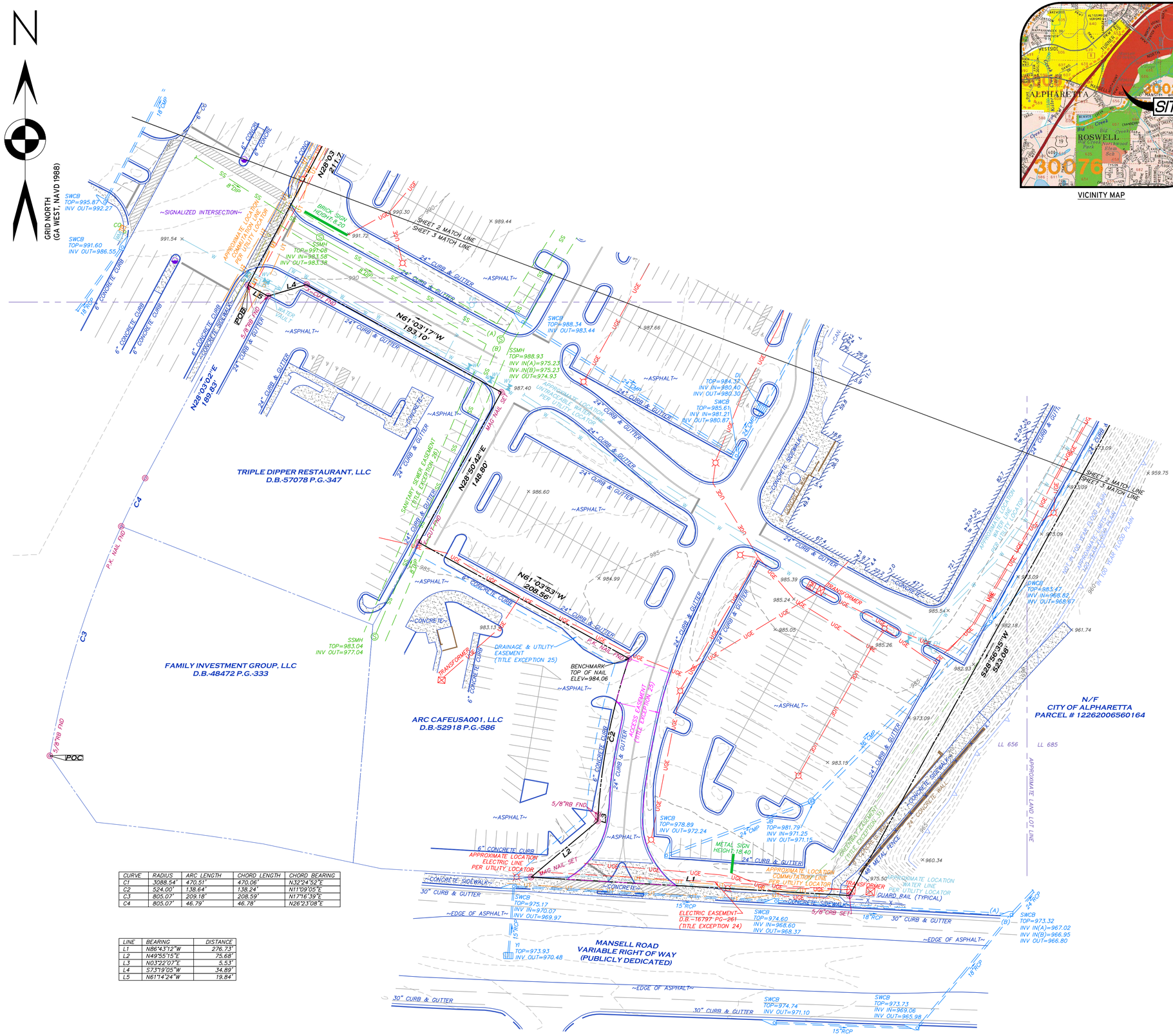
LEGEND

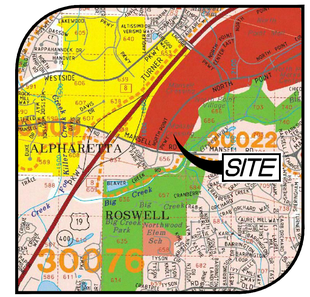
	PROPERTY LINE
	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
×	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
X	FENCE LINE
	STORM DRAIN PIPE
UT	UNDERGROUND TELEPHONE LINE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
OTP	OPEN TOP PIPE
FND	FOUND
	MONITORING WELL
	LIGHT POLE
	SIGNAL POLE
	SIGN

GRAPHIC SCALE

40' 0 40' 80'

1 Inch = 40 Feet





VICINITY MAP

SURVEYOR'S CERTIFICATION

TO: CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

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 1–5, 7(A)(B1)(C), 8, 9, 11–14, 16–19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2019.

GEORGIA REGISTERED No. 3109 REGISTERED LAND SURVEYOR MITCHELL LOWERY

MITCHELL LOWERY GEORGIA RLS# 3109
DATE OF PLAT OR MAP: FEBRUARY 18, 2019

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3088.54'	470.51'	470.06'	N32°24'52"E
C2	524.00'	138.64'	138.24'	N11°09'05"E
C3	805.07'	209.18'	208.59'	N17°16'39"E
C4	805.07'	46.79'	46.78'	N26°23'08"E

LINE	BEARING	DISTANCE
L1	N86°43'12"W	276.73'
L2	N49°55'15"E	75.68'
L3	N03°22'07"E	5.53'
L4	S73°19'05"W	34.89'
L5	N61°14'24"W	19.84'

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

PREPARED FOR:
CENTRO WATT OPERATING PARTNERSHIP 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
7660 NORTH POINT PARKWAY
FULTON COUNTY TAX PARCEL: 12 250006550236

STATE: GEORGIA | COUNTY: FULTON

LAND LOTS: 655, 656, 685 & 686

DISTRICT: 1ST | SECTION: 2ND

REVISIONS

DATE:	DESCRIPTION

Lowery & Associates LAND SURVEYING, LLC

DATE: FEBRUARY 18, 2019
JOB #: 192490
SCALE: 1"=40'
DRAWN BY: BART FISHER

SHEET 3 OF 3

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOTS 655, 656, 685, & 686 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH REBAR FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF MANSELL ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF NORTH POINT PARKWAY (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF MANSELL ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 805.07 FEET, WITH AN ARC DISTANCE OF 209.18 FEET, WITH A CHORD BEARING OF NORTH 17 DEGREES 16 MINUTES 39 SECONDS EAST AND A CHORD LENGTH OF 208.59 FEET TO A P.K. NAIL FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 796.41 FEET, WITH AN ARC DISTANCE OF 46.78 FEET, WITH A CHORD BEARING OF NORTH 26 DEGREES 22 MINUTES 36 SECONDS EAST AND A CHORD LENGTH OF 46.77 FEET TO A POINT; NORTH 28 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 189.83 FEET TO A 5/8-INCH REBAR FOUND, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: NORTH 28 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 211.73 FEET TO A 5/8-INCH REBAR FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3088.54 FEET, WITH AN ARC DISTANCE OF 470.51 FEET, WITH A CHORD BEARING OF NORTH 32 DEGREES 24 MINUTES 52 SECONDS EAST AND A CHORD LENGTH OF 470.06 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY OF NORTH POINT PARKWAY SOUTH 61 DEGREES 35 MINUTES 25 SECONDS EAST A DISTANCE OF 820.72 FEET TO A 5/8-INCH REBAR FOUND; THENCE SOUTH 10 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 55.19 FEET TO A 5/8-INCH REBAR FOUND; THENCE SOUTH 59 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCE OF 153.45 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 49 DEGREES 39 MINUTES 11 SECONDS WEST A DISTANCE OF 205.30 FEET TO A 5/8-INCH REBAR FOUND; THENCE SOUTH 28 DEGREES 56 MINUTES 35 SECONDS WEST A DISTANCE OF 523.08 FEET TO A 5/8-INCH CAPPED REBAR SET ON SAID RIGHT OF WAY OF MANSELL ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MANSELL ROAD NORTH 86 DEGREES 43 MINUTES 12 SECONDS WEST A DISTANCE OF 276.73 FEET TO A MAG NAIL SET; THENCE LEAVING SAID RIGHT OF WAY OF MANSELL ROAD NORTH 49 DEGREES 55 MINUTES 15 SECONDS EAST A DISTANCE OF 75.68 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 03 DEGREES 22 MINUTES 07 SECONDS EAST A DISTANCE OF 5.53 FEET TO A 5/8-INCH REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 524.00 FEET, WITH AN ARC DISTANCE OF 138.64 FEET, WITH A CHORD BEARING OF NORTH 11 DEGREES 09 MINUTES 05 SECONDS EAST AND A CHORD LENGTH OF 138.24 FEET TO A P.K. NAIL FOUND; THENCE NORTH 61 DEGREES 03 MINUTES 53 SECONDS WEST A DISTANCE OF 208.56 FEET TO AN X-CUT FOUND; THENCE NORTH 28 DEGREES 50 MINUTES 42 SECONDS EAST A DISTANCE OF 148.80 FEET TO A MAG NAIL SET; THENCE NORTH 61 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 193.10 FEET TO AN X-CUT FOUND; THENCE SOUTH 73 DEGREES 19 MINUTES 05 SECONDS WEST A DISTANCE OF 34.89 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 61 DEGREES 14 MINUTES 24 SECONDS WEST A DISTANCE OF 19.84 FEET TO A 5/8-INCH REBAR FOUND ON SAID RIGHT OF WAY OF NORTH POINT PARKWAY, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 13.870 ACRES (604,191 SQUARE FEET).

Design Review Board Hearing Application And Filing Procedures

UPDATED: December 13, 2022

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6070
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ 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 dates 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	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	August 18, 2023
August 01, 2023	September 15, 2023
September 01, 2023	October 20, 2023
October 02, 2023	November 17, 2023
November 01, 2023	December 15, 2023
December 01, 2023	January 19, 2024

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: Red River Food Group, LLC DBA Verzachi Bar & Restaurant

Location Address: 2375 Mansell Road, Alpharetta, GA 30022

Mailing Address: 2221 Peachtree Road NE

City: Atlanta, State: GA Zip Code: 30309 -

Contact for All Notifications: Andrew Amor, AIA

Contact Telephone: - - Mobile Telephone: 770 - 841 - 1458

Fax: - - Email: Andrewamor@amordesignstudios.com

Contact's Relation to Business: Red River Food Group's Architect

This Application For (Check all that apply):

- [X] Addition
- [X] Modification to Exterior
- [ ] Auxiliary Structure
- [ ] New Construction
- [X] Color Selection
- [ ] Signage
- [X] Material Selection

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: The Hay Family Trust

Physical Address: 2375 Mansell Road, Alpharetta, GA 30022

Mailing Address: 78140 CALLE TEMPICO # 201

City: LA QUINTA State: CA Zip Code: 92253- - 2327

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) : 2375 Mansell Road, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 -2500-0656-044-1 FULTON COUNTY, GA

Land Lot(s): District: Section:

Existing Zoning of Property: OI & NP Overlay 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: Andrew Jones Date: 6/1/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The existing restaurant building has contributed to the Mansell Road retail corridor with its attractive design completed 20 years ago. Its most prominent feature being the circular penthouse screen and 2-story "hat" that is canted at an angle perpendicular to Mansell road. The EIFS walls, metal screen and canopy sit on split-faced masonry base tying into the nearby retail buildings. The proposed addition simply matches the existing building. The paint scheme removes the sports-bar image and dresses it up with shades of white and silver gray for a more sophisticated look.

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.

- [X] 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).

The project has a well-established landscape architecture with street trees spaced at approximately 30'. The parking lot has an abundance of islands with shade trees. The existing 5' wide sidewalk is serviceable for pedestrian use.

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.

Massing of the addition is 25' tall and has an abundance of storefront glazing at both levels facing Mansell Road. The ground story and mezzanine story is articulated by a silver gray painted spandrel panel slightly recessed from the columns. The addition is capped off by a cantilevered form that outlines the building's profile. The texture of the split-faced masonry at the base of the building anchors the massing in place. The deep off-set between the addition and the existing forms provides some relief and playful interest. The heights of the addition, stair and existing step towards the west. Windows are recessed at least 3" but less than 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.

The open space minimums for new developments are exceeded given the fact that the site is 1.77 acres and the lot coverage is only 11%. Considering the lot is partially in the wetlands and the Big Creek Greenway allows pedestrians provide access it from the corner of our lot. In fact approximately 2,000 SF of the lot is occupied by the sidewalk/trail that leads to the pedestrian bridge. The two side terraces and balcony provide more than 10% of outdoor dining area as an amenity. These are intentionally oriented towards the Big Creek Greenway for optimal views to the creek and woods. Ground floor addition is a dining area with windows that can either roll up or fold up to the sides for indoor-outdoor connection towards the north and east. We view the adjacnet Big Creek Greenway a civic treasure.

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

2.10.11 - B1 Note that the project is not increasing the existing building footprint by 30%, therefore this measure is not applicable. The increased footprint is 23%.
Existing Footprint 5,938 SF
Expanded kitchen 340 SF
New Addition 1018 SF

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?

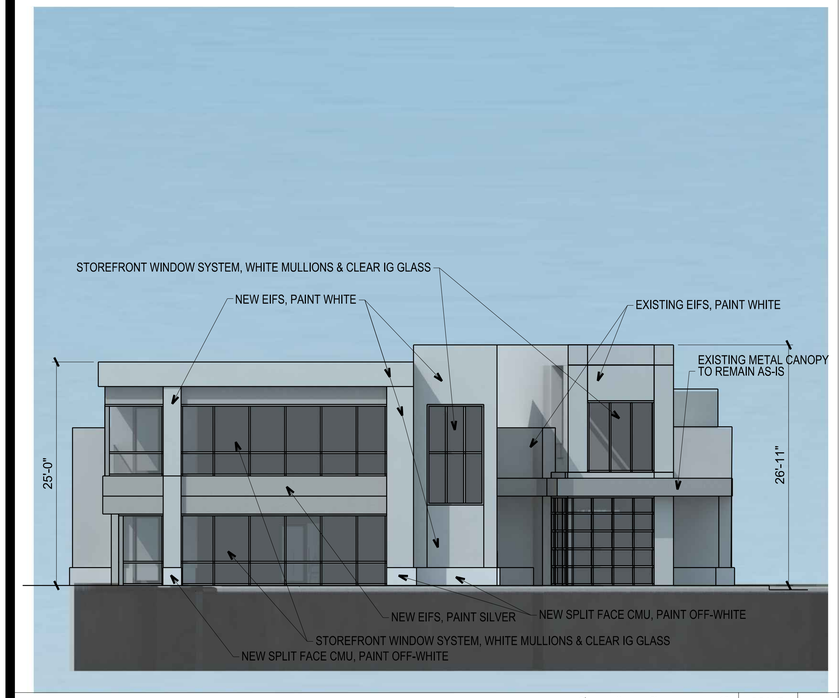
- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

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.

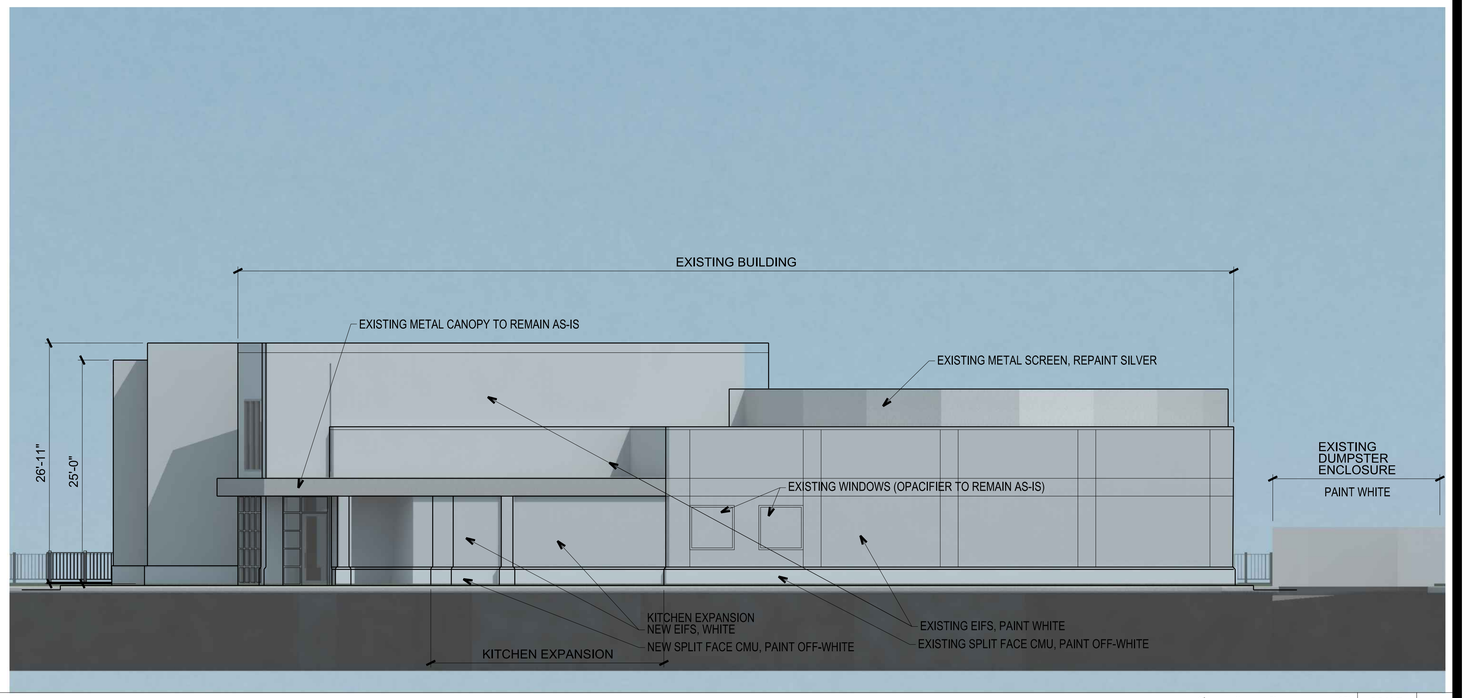


NORTH (MANSELL) ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

4

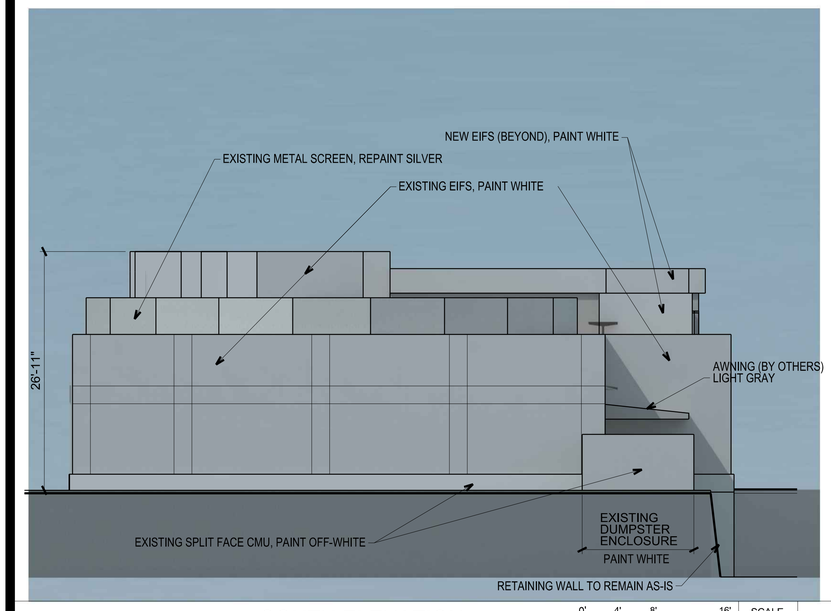


WEST (BEAVER CREEK) ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

3

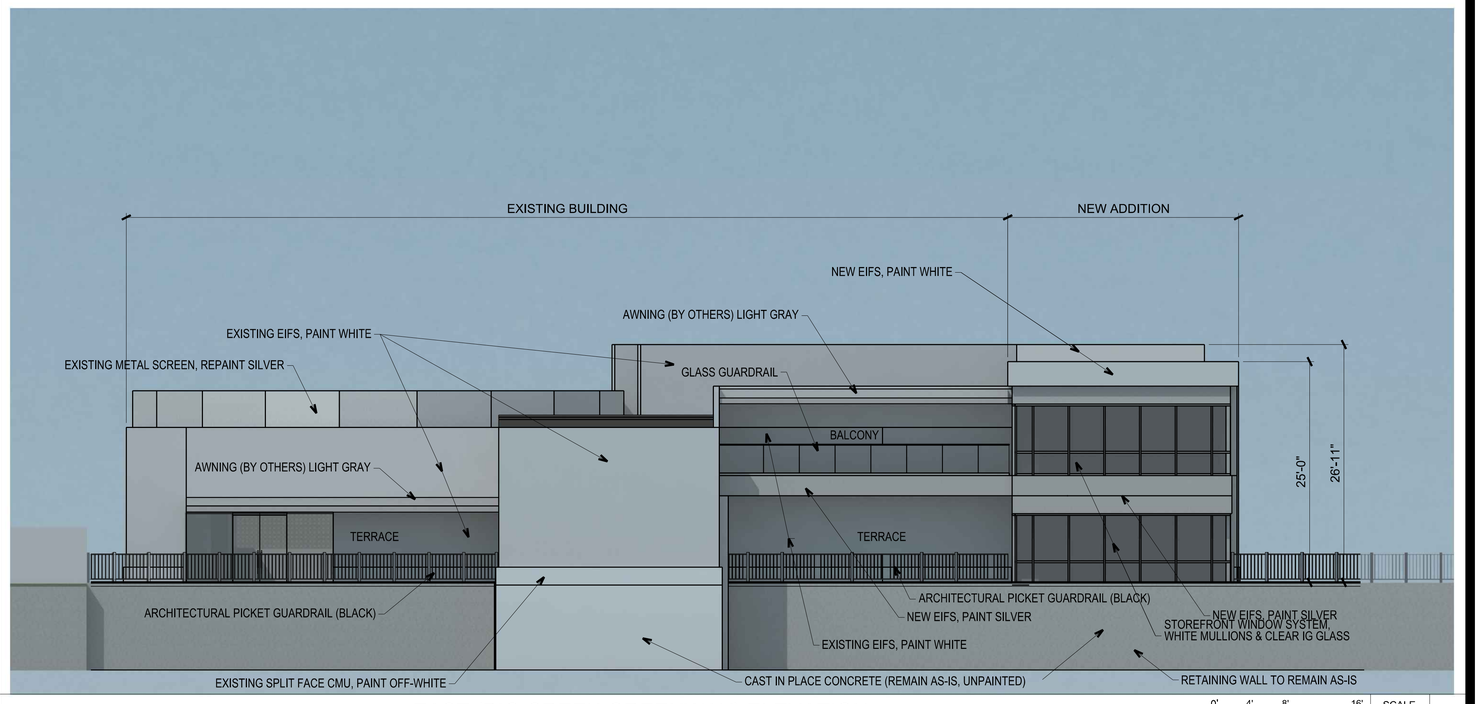


SOUTH ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

2



EAST (BIG CREEK GREENWAY) ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

1

AMOR DESIGN STUDIOS
ARCHITECTURE INTERIORS PLANNING
AMOR DESIGN STUDIOS
4045 ADMIRAL DRIVE
ATLANTA, GA 30341
(770) 841-1458
andrewamor@amordesignstudios.com

RED RIVER FOOD GROUP
2221 PEACHTREE RD, NE
SUITE "G"
ATLANTA, GA 30309

CLIENT

VERZACHI BAR & RESTAURANT
2375 MANSELL ROAD
ALPHARETTA, GA 30022

SHEET TITLE
PROPOSED BUILDIGN ELEVATIONS

STAMP

STATE OF GEORGIA
ANDREW G. AMOR
6/1/23
CERTIFICATE NO. RA012881
REGISTERED ARCHITECT

SHEETS BEARING THIS SEAL AND WET SIGNATURE ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OLDER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

REVISIONS

1	04/21/2023 CLIENT REVIEW
2	04/27/2023 CLIENT REVIEW
3	04/30/2023 PE REVIEW
4	05/04/2023 CLIENT REVIEW
5	05/16/2023 CLIENT REVIEW
6	05/17/2023 CLIENT REVIEW
7	05/31/2023 1-STOP MTG
8	06/01/2023 ARB SUBMITTAL
9	
10	
11	
12	
13	
14	

DATE
6/1/23

PROJECT NUMBER

SHEET NUMBER

A6

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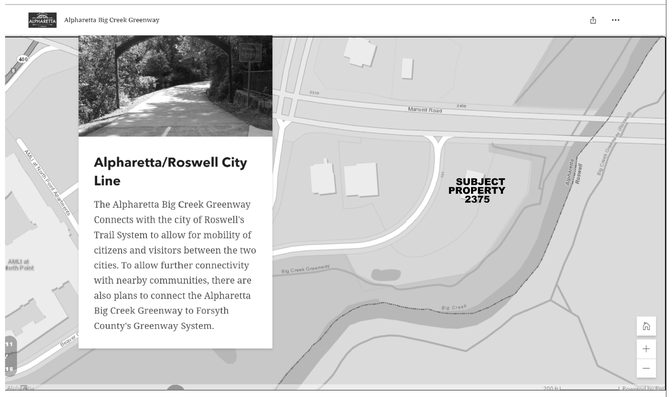
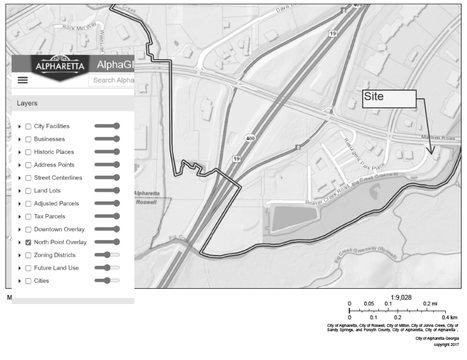


ADJACENT AMENITY SPACE/ CIVIC SPACE



NP OVERLAY DISTRICT MAP

ZONING MAP

PARKING SUMMARY

CITY OF ALPHARETTA:
SECTION 2.5.1 NUMBER OF PARKING SPACES REQUIRED

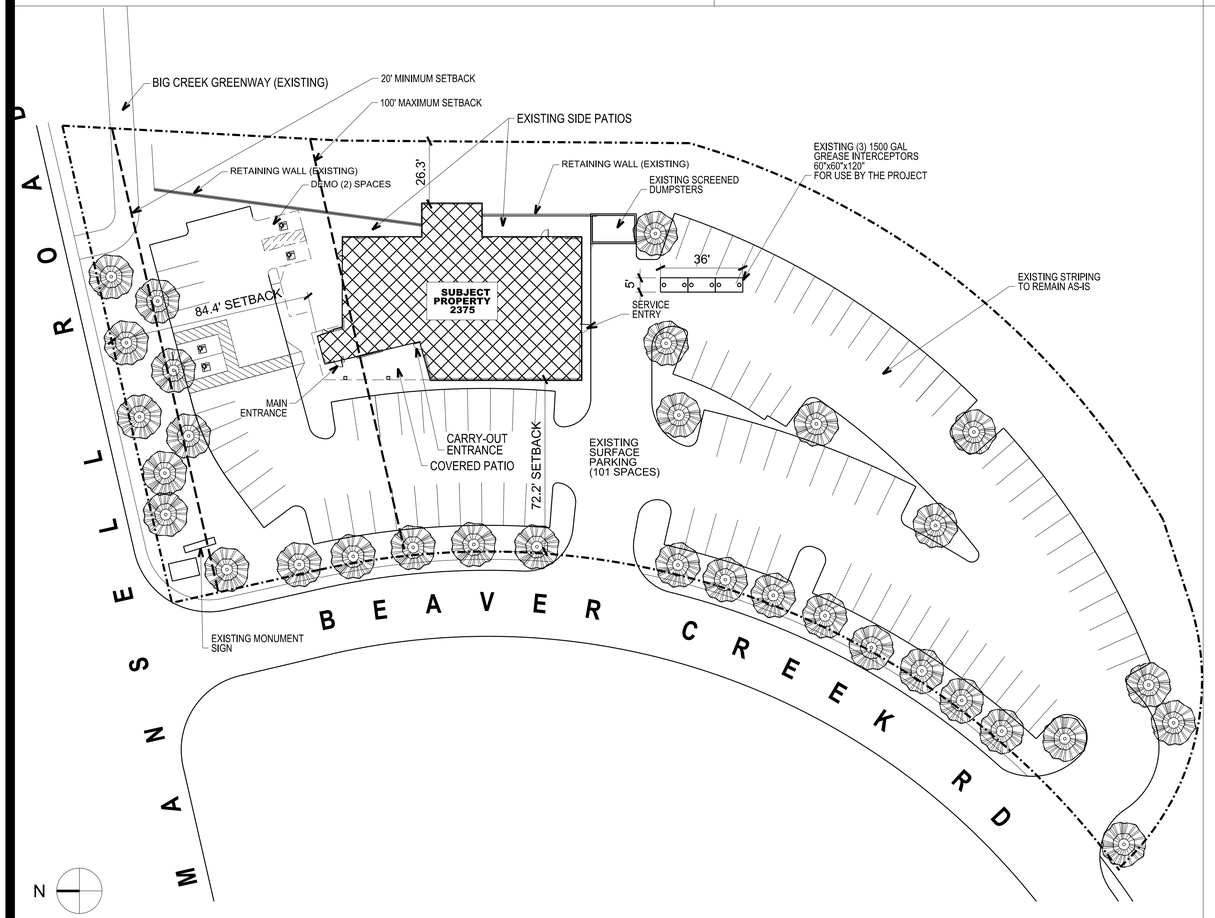
ONE (1) SPACE FOR 100 SF OF THE ENTIRE FACILITY

REQUIRED:
8176 / 100
TOTAL SPACES REQUIRED = 82
PROVIDED = 96 (INCLUDING 3 ACCESSIBLE SPACES)

LEGAL DESCRIPTION	
LOT AREA	1.77 AC
PARCEL ID	12 250006560441 FULTON COUNTY, GA
ZONING DISTRICT	OI - OFFICE INSTITUTIONAL NORTH POINT OVERLAY DISTRICT
BUILDING SUMMARY	
GROSS FLOOR AREA	5938 GROSS SF EXISTING 340 SF KITCHEN EXPANSION 835 SF DINING ROOM ADDITION (GROUND) 880 SF PRIVATE DINING ADDITION (MEZZANINE) 183 SF STAIRWAY 8,176 SF TOTAL ENCLOSED AREA
BUILDING HEIGHT	32' +- 1 STORY + MEZZANINE
CODE COMPLIANCE	
OCCUPANCY GROUP:	A-2 SMALL ASSEMBLY
CONSTRUCTION TYPE:	TYPE II B, FULLY SPRINKLERED
LOT COVERAGE:	6,956 SF (ENCLOSED FOOTPRINT) 77,101 SF LOT AREA 11% LOT COVERAGE (40% MAXIMUM)

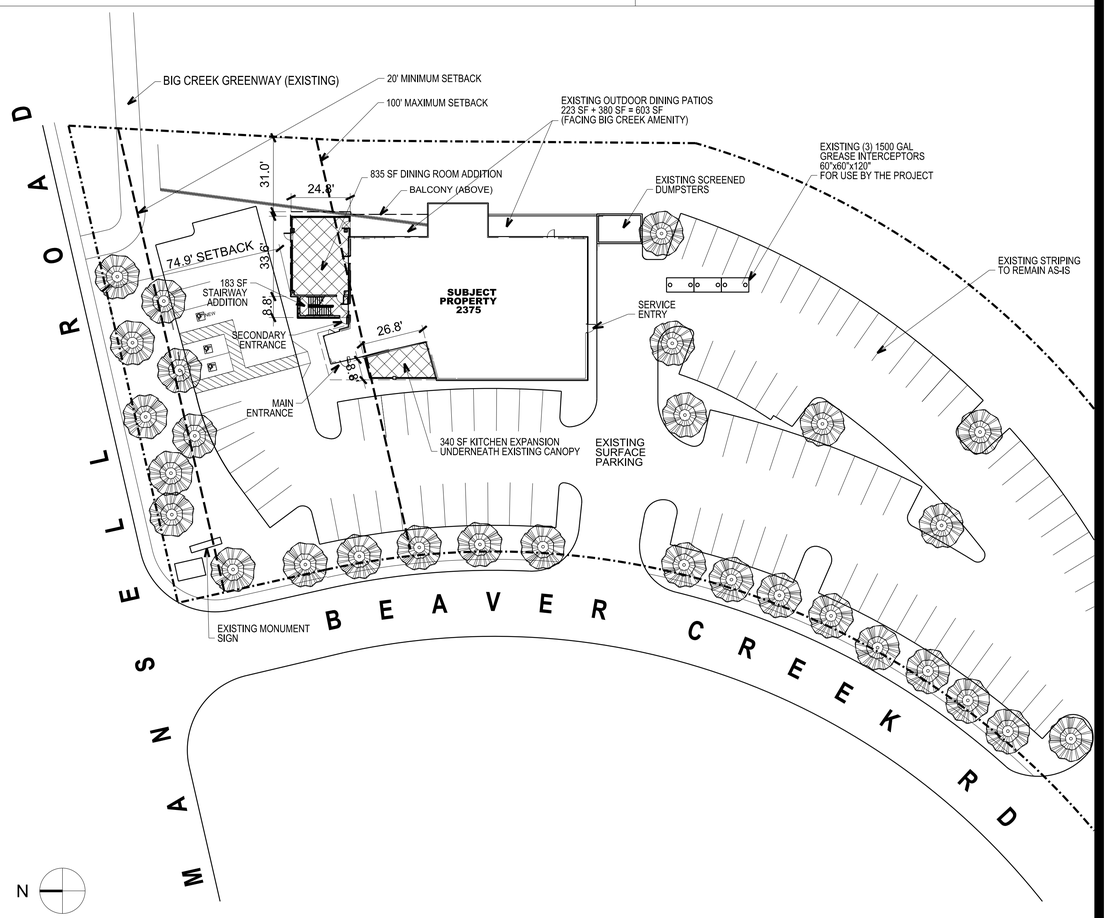
DESCRIPTIVE SUMMARY OF WORK

THE APPLICANT IS A NEW TENANT IN AN EXISTING ONE STORY FREE-STANDING BUILDING RECENTLY OCCUPIED BY BUFFALO WILD WINGS RESTAURANT. ALL HVAC, ELECTRICAL AND PLUMBING SYSTEMS WILL BE MODIFIED THROUGH-OUT. GREASE INTERCEPTORS ARE EXISTING TO REMAIN AS IS. KITCHEN IS EXPANDED 340 SF UNDERNEATH EXISTING CANOPY. NEW 2-STORY ADDITION (GROUND + MEZZANINE).



EXISTING/ DEMO SITE PLAN

SCALE	
1" = 30'	2



PROPOSED SITE PLAN

SCALE	
1" = 30'	1

AMOR DESIGN STUDIOS
ARCHITECTURE INTERIORS PLANNING
AMOR DESIGN STUDIOS
4045 ADMIRAL DRIVE
ATLANTA, GA 30341
(770) 841-1458
andrewamor@amordesignstudios.com

RED RIVER FOOD GROUP
2221 PEACHTREE RD, NE
SUITE "G"
ATLANTA, GA 30309

CLIENT

VERZACHI BAR & RESTAURANT
2375 MANSELL ROAD
ALPHARETTA, GA 30022

SHEET TITLE
SITE PLAN - EXISTING / DEMO
PROPOSED

STAMP

SHEETS BEARING THIS SEAL AND WET SIGNATURE ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OLDER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

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DATE
5/31/23

PROJECT NUMBER

SHEET NUMBER

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JUNE 1, 2023

Verzachi Bar & Restaurant

2375 MANSELL ROAD, ALPHARETTA, GA

AMOR DESIGN STUDIOS
ARCHITECTURE INTERIORS PLANNING

RED RIVER FOOD GROUP

JUNE 1, 2023

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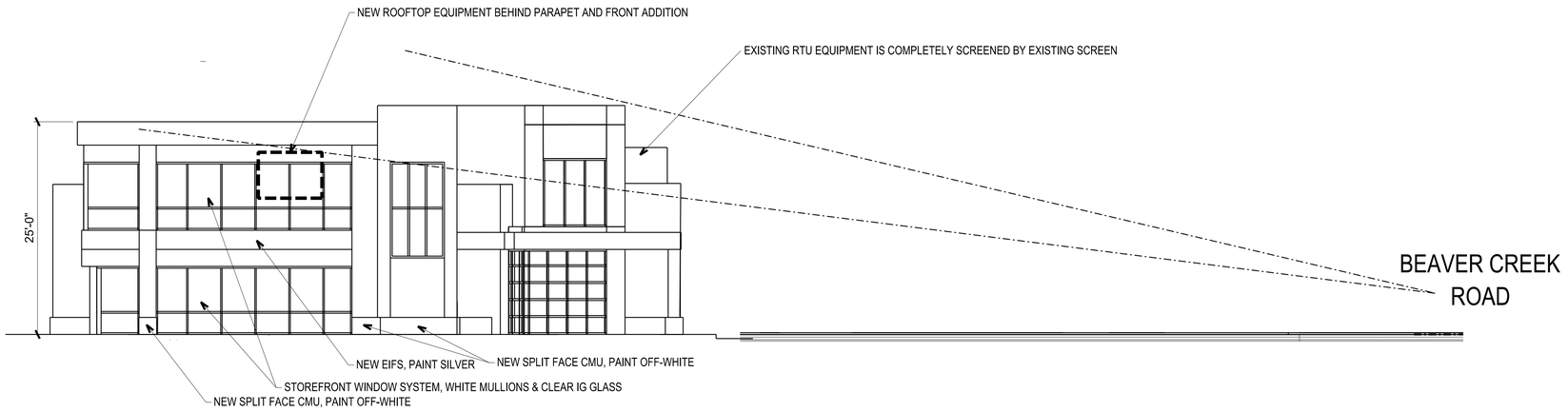
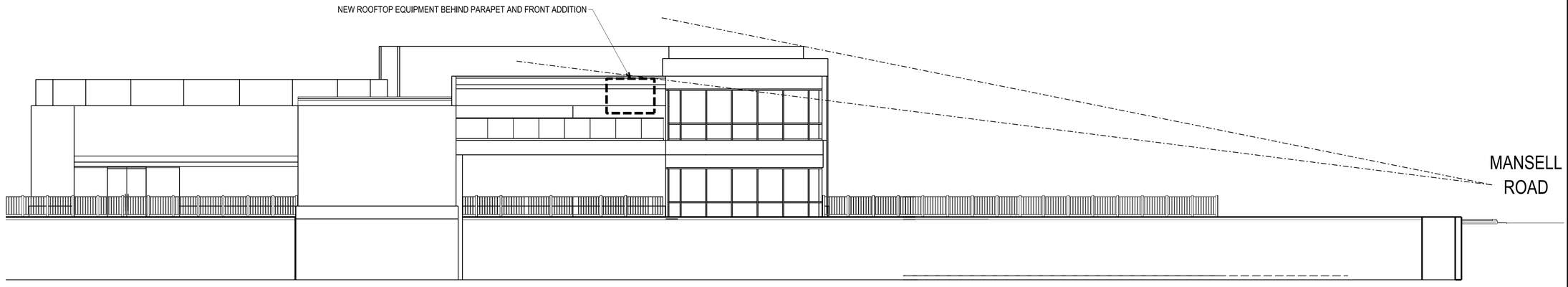
RED RIVER
FOOD GROUP



NORTH (MANSELL) ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"

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



EAST (BIG CREEK GREENWAY) ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"

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

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2221 PEACHTREE RD, NE
SUITE "G"
ATLANTA, GA 30309

CLIENT

VERZACHI BAR & RESTAURANT
2375 MANSELL ROAD
ALPHARETTA, GA 30022

SHEET TITLE
SIGHTLINE STUDY FROM PUBLIC STREETS

STAMP

STATE OF GEORGIA
ANDREW G. AMOR
6/1/23
CERTIFICATE NO. RA012847
REGISTERED ARCHITECT

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JUNE 1, 2023

AMOR DESIGN STUDIOS
ARCHITECTURE INTERIORS PLANNING

Verzachi Bar & Restaurant

2375 MANSELL ROAD, ALPHARETTA, GA

RED RIVER FOOD GROUP

JUNE 1, 2023

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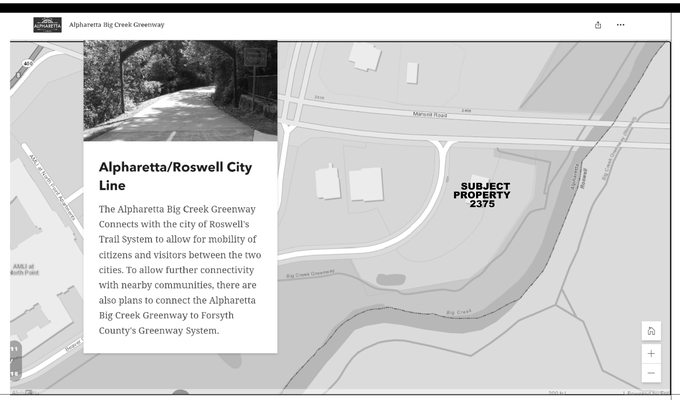

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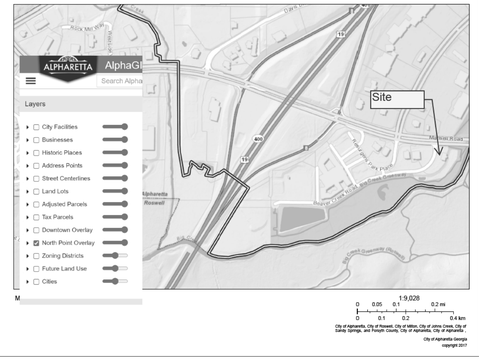

NP OVERLAY DISTRICT MAP

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BUILDING HEIGHT	27' +- 1 STORY + MEZZANINE
CODE COMPLIANCE	
OCCUPANCY GROUP:	A-2 SMALL ASSEMBLY
CONSTRUCTION TYPE:	TYPE II B, FULLY SPRINKLERED
LOT COVERAGE:	6,956 SF (ENCLOSED FOOTPRINT) 77,101 SF LOT AREA 11% LOT COVERAGE (40% MAXIMUM)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 656, 1st District, 2nd Section, the City of Alpharetta, Fulton County, Georgia, being more described as follows:

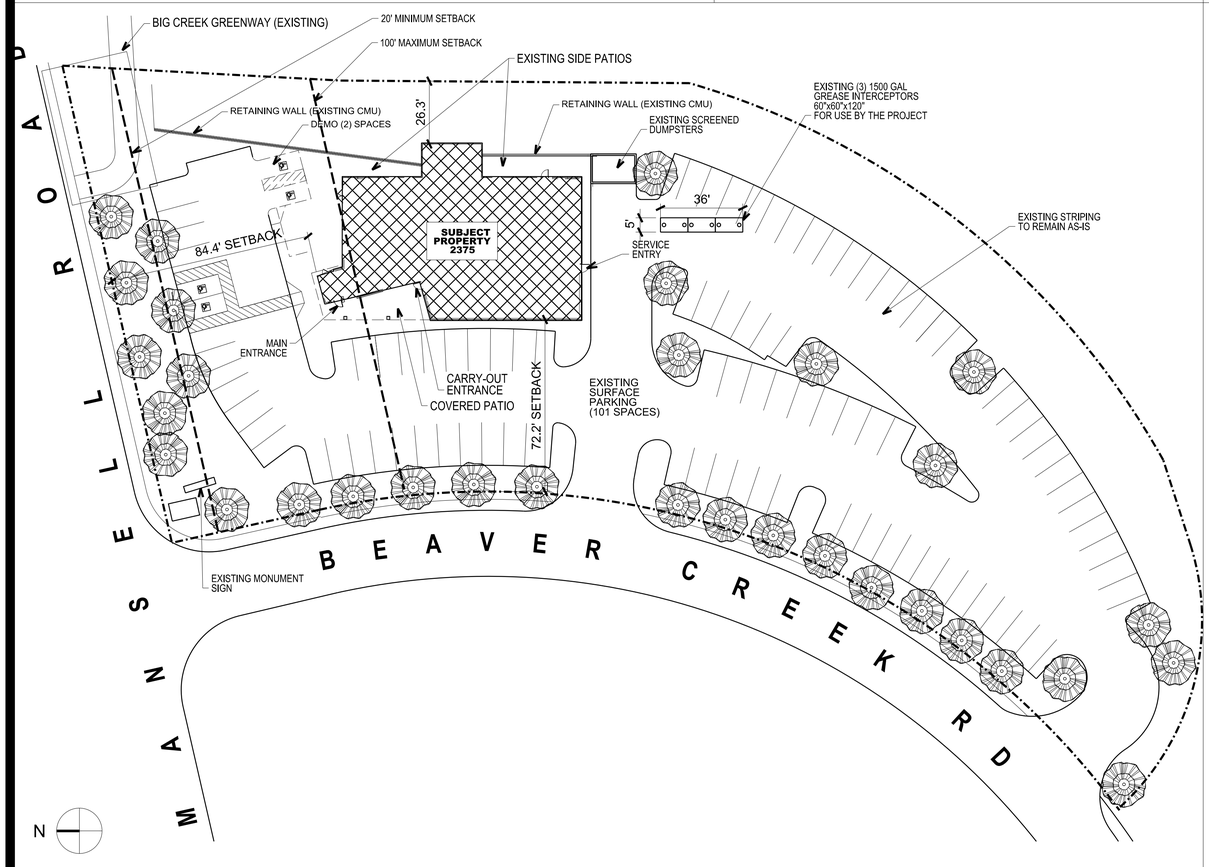
Commence at the intersection of the northwest right-of-way of Beaver Creek Road, having a 50' foot right-of-way and the south right-of-way of Marwell Road, having a 50' foot right-of-way, and THE TRUE POINT OF BEGINNING; Thence, leaving said Beaver Creek Road right-of-way, southwesterly, along said Marwell Road right-of-way, South 72 minutes 36 seconds East, a distance of 204.75 feet to an iron pin set; thence, leaving said Road right-of-way, South 17 degrees 57 minutes 13 seconds West, a distance of 73.69 feet to a point; thence, South 15 degrees 04 minutes 47 seconds East, a distance of 146.32 feet to a point; thence, South 35 degrees 39 minutes 54 seconds West, a distance of 54.31 feet to a point; thence, South 45 degrees 43 minutes 20 seconds West, a distance of 118.10 feet to a point; thence, South 53 degrees 36 minutes 54 seconds West, a distance of 37.39 feet to a point; thence, South 61 degrees 47 minutes 00 seconds West, a distance of 57.37 feet to a point; thence, South 70 degrees 49 minutes 00 seconds West, a distance of 52.40 feet to a point; thence, South 86 degrees 05 minutes 11 seconds West, a distance of 74.28 feet to a point; thence, along an arc of curve to the right having a radius of 110.00 feet, a central angle of 65 degrees 32 minutes 30 seconds and a chord bearing of North 61 degrees 07 minutes 30 seconds West, an arc distance of 178.06 feet, along a bearing of North 61 degrees 07 minutes 30 seconds West, an arc distance of 125.83 feet to a point, said point being located on the southeasterly right-of-way of the aforementioned Beaver Creek Road; thence, northeasterly, along said right-of-way along an arc of curve to the left (which has a radius of 325.00 feet, a central angle of 55 degrees 32 minutes 25 seconds and a chord distance of 304.58 feet, a chord bearing of North 35 degrees 13 minutes 43 seconds West), an arc distance of 377.64 feet to a point; thence, North 07 degrees 57 minutes 30 seconds East, a distance of 73.69 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land containing 76,786 square feet, or 1.809 acres, more or less.

DESCRIPTIVE SUMMARY OF WORK

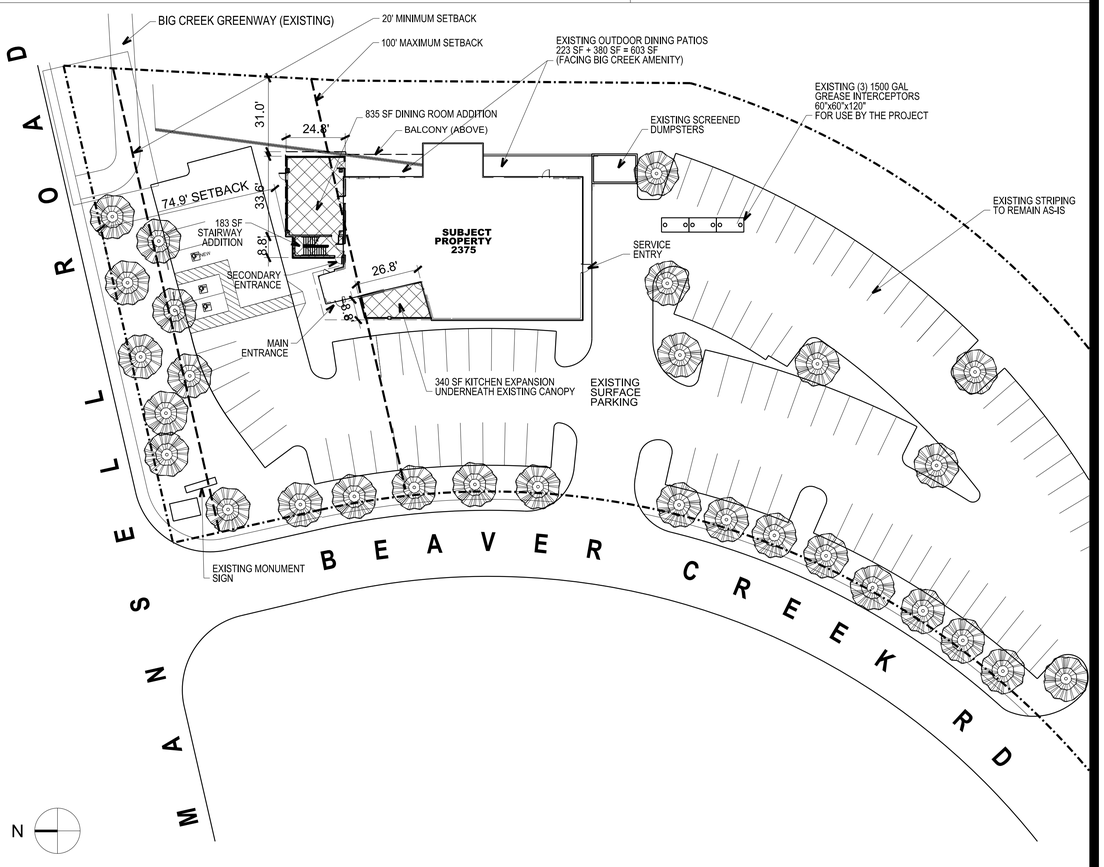
THE APPLICANT IS A NEW TENANT IN AN EXISTING ONE STORY FREE-STANDING BUILDING RECENTLY OCCUPIED BY BUFFALO WILD WINGS RESTAURANT. ALL HVAC, ELECTRICAL AND PLUMBING SYSTEMS WILL BE MODIFIED THROUGH-OUT. GREASE INTERCEPTORS ARE EXISTING TO REMAIN AS IS. KITCHEN IS EXPANDED 340 SF UNDERNEATH EXISTING CANOPY. NEW 2-STORY ADDITION (GROUND + MEZZANINE).

CALCULATION OF INCREASED IMPERVIOUS AREA



EXISTING/ DEMO SITE PLAN

SCALE	
1" = 30'	2



PROPOSED SITE PLAN

SCALE	
1" = 30'	1

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ATLANTA, GA 30341
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ALPHARETTA, GA 30022

SHEET TITLE
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STAMP

STATE OF GEORGIA
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6/1/23

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Design Review Board Hearing Application And Filing Procedures

UPDATED: December 13, 2022

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6070
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ 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

A420

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 dates 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	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	July 21, 2023
August 01, 2023	August 18, 2023
September 01, 2023	September 15, 2023
October 02, 2023	October 20, 2023
November 01, 2023	November 17, 2023
December 01, 2023	December 15, 2023

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: **APITI PAINTING SERVICES, INC**

Location Address: **302 MAIN STREET**

Mailing Address: _____

City: **ALPHARETTA** State: **GA** Zip Code: **30009** - _____

Contact for All Notifications: **GLORIA HERDEE**

Contact Telephone: **678** - **932** - **2772** Mobile Telephone: **678** - **932** - **2772**

Fax: _____ - _____ - _____ Email: **gloriaherdee@gmail.com**

Contact's Relation to Business: **OWNER**

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		**$300,00**

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: **APITI PAINTING SERVICE, INC**

Physical Address: **302 NORTH MAIN STREET**

Mailing Address:

City: **ALPHARETTA** State: **GA** Zip Code: **30009** -

Owner Telephone: **678** - **932** **2772** 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): **Jorge Oropeza** Date: **5/1/2023**

Owner Signature:

Property Information:

Address (If Assigned) : **302 NORTH MAIN STREET. ALPAHRETTA GA 30009**

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: **5/1/2023**

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Our building will depict proportional dimensions and visually attractive features. Respectful Architectural elements blend in with those used by other buildings along the downtown streets while creating our own property identity - refer to final drawings and landscape design attached

Materials and Colors* will harmonize with current architectural landscape of the City of Alpharetta

*** Wood, Brick, hardy plank, concrete, metal, glass, and neutral paint colors**

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

n/a no roof top - standard features included in drawings

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 Eco District measures that your application includes.

Eco District 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?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional
- ☒ **Mercantile**

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.

302 North Main - Conditional Used Approved by CCM & Public Hearing October 24th, 2022 - CU-22-08
Our building facade, substantially meets the principles and standards of the Mercantile architectural design of the Alpharetta Downtown Design because,
*** Harmonious Materials and shapes to match the mercantile building design currently in the city (bricks, mortar, wood, hardy plank, metal and glass)**
*** Pedestrian Friendly - access, landscape and lighting will foster walking and easy access in and out the property facilities**
*** Character and Compatibility- our building will depict proportional dimensions and visually attractive features. Respectful Architectural elements blend in with those used by other buildings along the downtown streets while creating our own property identity**
- Sustainability and environment-friendly construction - the 302 N,Main Street new development will respect existing specimen trees, and will also include the latest technology and materials for sustainable, long term facility

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.

The following aspects of our design were carefully curated to meet the Alpharetta Design Principles:

Facade - respectful, interest combination of architectural elements include natural material to harmonize with the vibrant spirit of downtown Alpharetta

Colors/Details/Fenestration - colors, details and fenestration will provide a delightful visual experience of natural materials and neutral colors

Materials - we are preferring the use of environment-friendly materials such as wood, glass, and metals.

Landscape - our design will include existing hardwooods in the property, plus new elements to add character and beauty to harmonize that of the existing downtown area landscape (refer to land disturbance plan for landscape location)

Facade - the front of the building includes materials and construction elements aligned with the Mercantile design requirements, doors, lighting, access, and landscape. We are inspired by simplicity, sustainability, and functionality

Energy - 302 N. Main Street is conceived to be an eco-friendly construction, features such as the latest tech insulation, energy efficiency appliances, equipment, and lighting will reduce the carbon foot print of the project. Likewise, recyclable materials will be preferred as part of the construction

Life safety - our architects and civil engineers have carefully included the most recent standards of safety to comply with both, city and state, governance and regulation

NOTES FOR WORK WITHIN A CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREES

(RADIUS OF CRZ = 1.3 FEET * DBH)

- PRIOR TO BEGINNING WORK MULCH ENTIRE CRZ OF SPECIMEN TREES, WHERE ALLOWABLE, WITH WOOD CHIP MULCH TO A DEPTH OF 3-4". MULCH MUST NOT TOUCH THE TRUNK OF ANY TREES.
- BEGIN SPECIMEN TREE CARE, IF REQUIRED, PER THE APPROVED PLAN AND ASSOCIATED TIMELINES.
- ALL EFFORTS WILL BE MADE TO LIMIT THE DISTURBANCE WITHIN THE STRUCTURAL ROOT PLATE (RADIUS OF SRP - .5 FEET * DBH) OF ANY TREES TO BE PRESERVED.
- CLEAN CUT ANY EXPOSED, RIPPED, OR TORN ROOTS GREATER THAN ½" IN DIAMETER AND COVER CUT ENDS WITH NATIVE OR AMENDED SOILS AND WOOD CHIP MULCH TO A DEPTH OF 3-4".
- AFTER WORK IS COMPLETE MULCH REMAINDER OF CRZ WITH WOOD CHIP MULCH TO A DEPTH OF 3-4" AND MOVE WIRE BACK TREE SAVE FENCE TO FULL CRZ OR APPROVED LIMITS OF DISTURBANCE.
- ALL WORK WITHIN THE CRZ OF SPECIMEN TREES MUST BE SUPERVISED OR PERFORMED BY AN ISA CERTIFIED ARBORIST, GA REGISTERED FORESTER, OR ASCA REGISTERED CONSULTING ARBORIST.
- THE CITY OF ALPHARETTA MUST BE NOTIFIED OF SPECIFIC TIMELINE OF THE WORK AS WELL AS THE TREE CARE PRIOR TO ANY WORK BEGINNING ON THE DEMOLITION AND RESERVES THE RIGHT TO BE PRESENT AT ANY AND ALL STEPS IN THIS PROCESS.

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

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

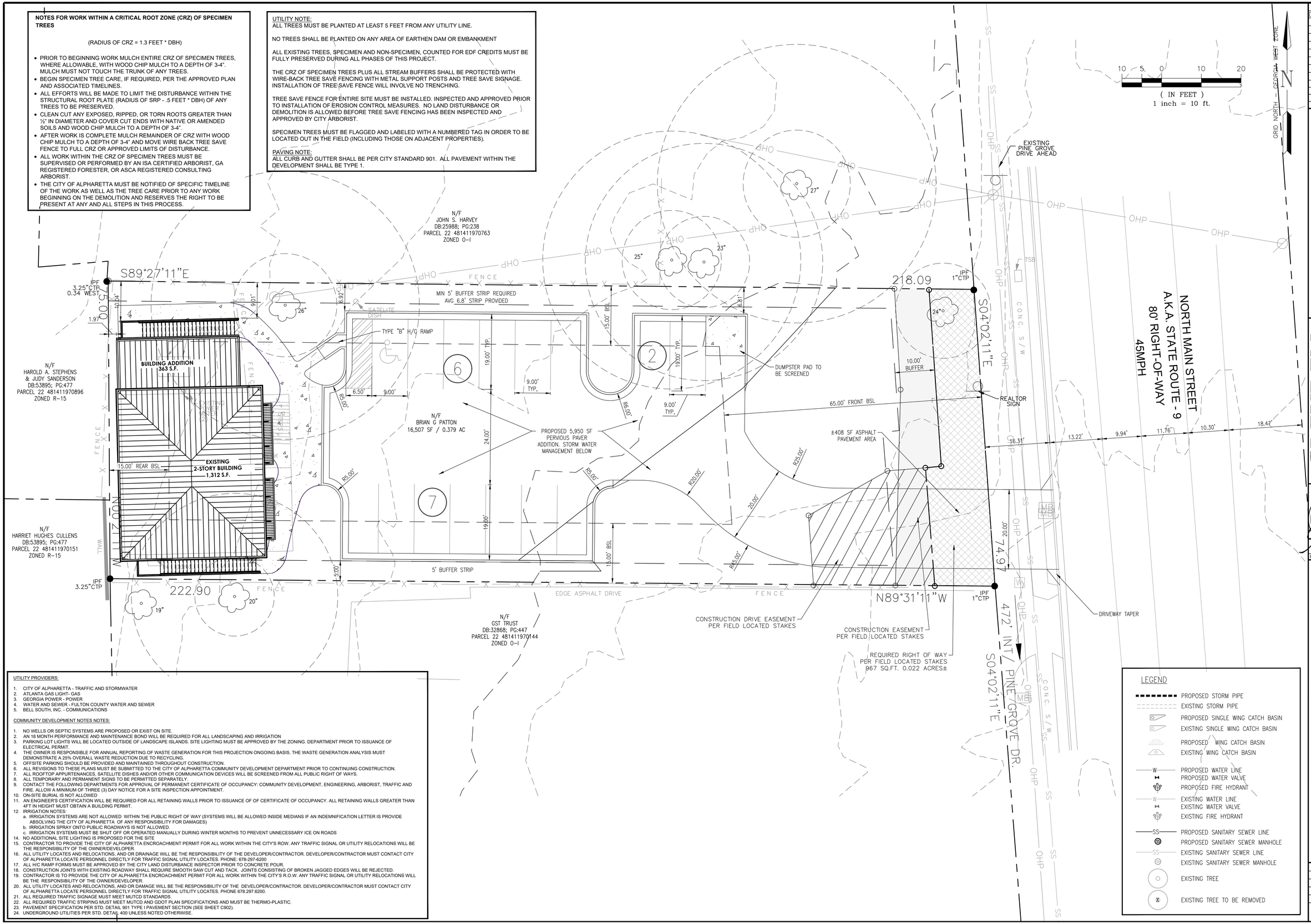
ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

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 TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

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

SPECIMEN TREES MUST BE FLAGGED AND LABELED WITH A NUMBERED TAG IN ORDER TO BE LOCATED OUT IN THE FIELD (INCLUDING THOSE ON ADJACENT PROPERTIES).

PAVING NOTE:
ALL CURB AND GUTTER SHALL BE PER CITY STANDARD 901. ALL PAVEMENT WITHIN THE DEVELOPMENT SHALL BE TYPE 1.



UTILITY PROVIDERS:

1. CITY OF ALPHARETTA - TRAFFIC AND STORMWATER
2. ATLANTA GAS LIGHT- GAS
3. GEORGIA POWER - POWER
4. WATER AND SEWER - FULTON COUNTY WATER AND SEWER
5. BELL SOUTH, INC. - COMMUNICATIONS

COMMUNITY DEVELOPMENT NOTES NOTES:

1. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
2. AN 18 MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION
3. 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.
4. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF WASTE GENERATION FOR THIS PROJECTION ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
5. OFFSITE PARKING SHOULD BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
7. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHT OF WAYS.
8. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
9. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC AND FIRE. ALLOW A MINIMUM OF THREE (3) DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
10. ON-SITE BURIAL IS NOT ALLOWED
11. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF OF CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4FT IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
12. IRRIGATION NOTES:
    a. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDE ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES)
    b. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
    c. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS
14. NO ADDITIONAL SITE LIGHTING IS PROPOSED FOR THE SITE
15. CONTRACTOR TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S ROW. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
16. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DRAINAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE: 678-297-6200
17. ALL HIC RAMP FORMS MUST BE APPROVED BY THE CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
18. CONSTRUCTION JOINTS WITH EXISTING ROADWAY SHALL REQUIRE SMOOTH SAW CUT AND TACK. JOINTS CONSISTING OF BROKEN JAGGED EDGES WILL BE REJECTED.
19. 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.
20. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200.
21. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
22. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
23. PAVEMENT SPECIFICATION PER STD. DETAIL 901 TYPE I PAVEMENT SECTION (SEE SHEET C902).
24. UNDERGROUND UTILITIES PER STD. DETAIL 400 UNLESS NOTED OTHERWISE.

LEGEND

- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED SINGLE WING CATCH BASIN
- EXISTING SINGLE WING CATCH BASIN
- PROPOSED WING CATCH BASIN
- EXISTING WING CATCH BASIN
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

REVISIONS

DATE	DESCRIPTION

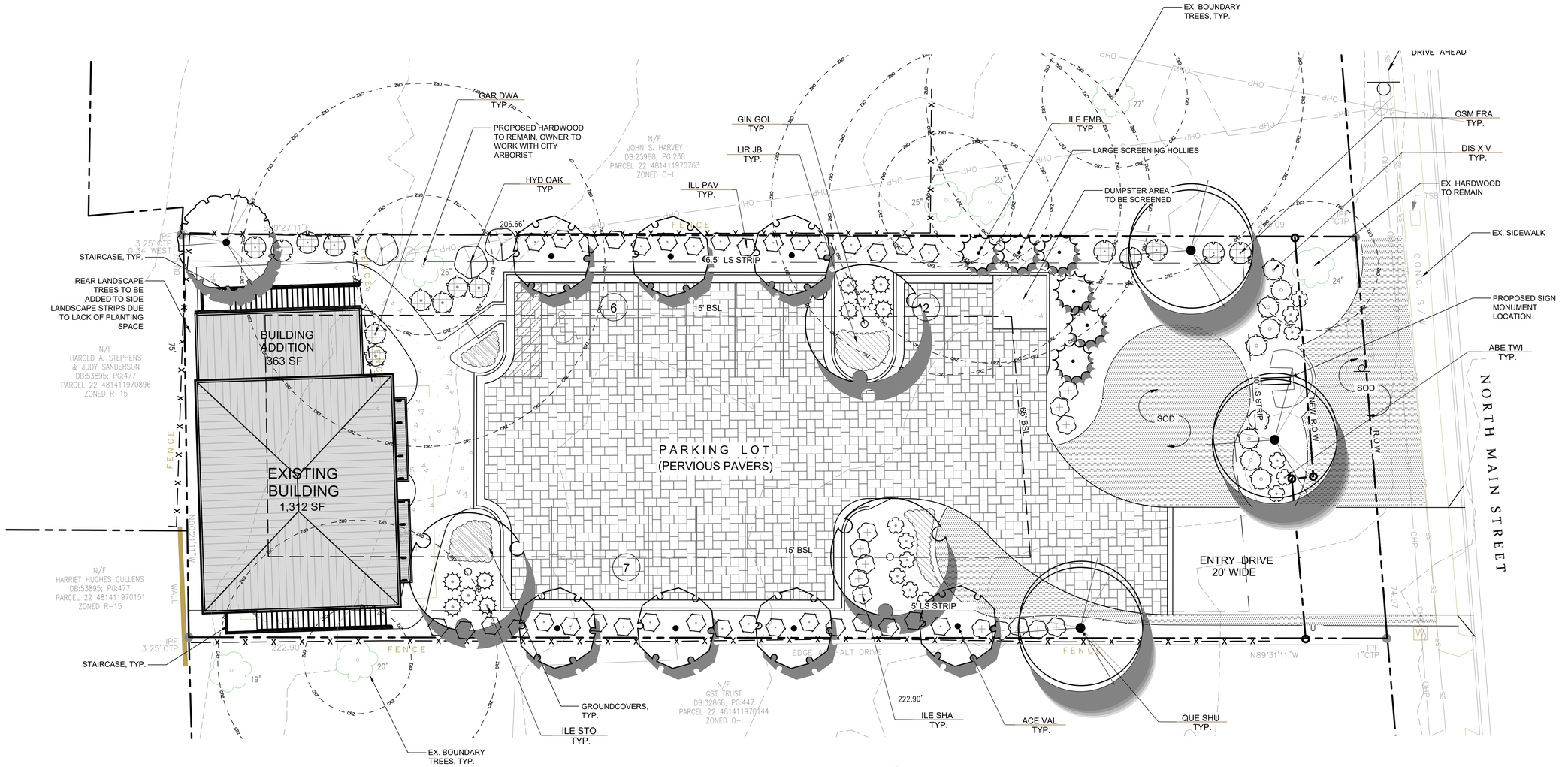
CLIENT
GLORIA HERDEE
24 HOUR EMERGENCY CONTACT: GLORIA HERDEE 404-932-2772

GREYDEN
ENGINEERING
2106 Macy Drive
Roswell, Georgia 30076
PH: 770-573-4801 FAX: 678-302-6362

GEORGIA REGISTERED LIC. #33301 PROFESSIONAL ENGINEER RALPH J. DAVIS
9/21/22
ENGINEER'S SEAL & SIGNATURE

LAND DISTURBANCE PLANS FOR
302 NORTH MAIN STREET
LOCATED IN LAND LOT 1197, 2ND DISTRICT, 2ND SECTION,
FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, PIN 22 481411970755
CIVIL SITE PLAN

DATE	9/21/22
JOB NO.	22-096
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C200



LANDSCAPE CONCETP PLAN

SCALE: 1" = 10'

NORTH

SITE SUMMARY:

SITE ACREAGE = 0.379 ACRES/ 16,509 SF

TREE REQUIREMENTS:
(130" CALIPER IN. PER ACRE)

REQUIRED: .379 AC x 130" = 49.27" CAL. IN.

EXISTING TREES PROVIDED: 26" CAL. IN.

PROPOSED TREES:

PARKING LOT REQUIREMENTS:
1 TREE PER PARKING ISLAND

REQUIRED: 5 PARKING ISLANDS

PROVIDED: 4 HARDWOOD TREES & 1 EX HARDWOOD

PROPOSED TREES:

LANDSCAPE STRIP REQUIREMENTS:

NORTH MAIN STREET
1 TREE FOR EVERY 40' L.F OF FRONTAGE

REQUIRED: 58.59' L.F / 40' = 1.46 (1) (4" CAL. TREES)

PROVIDED: 1 HARDWOOD TREE

REAR/ SIDE LANDSCAPE STRIPS
1 TREE FOR EVERY 50' L.F OF FRONTAGE

REQUIRED: 489.36' L.F / 50' = 9.78 (10) (4" CAL. TREES)

PROVIDED: 10 HARDWOOD TREE

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
AME ARB	1	DOWNY SERVICEBERRY / AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`	B & B	3"CAL	10`-12`	30` O.C.
ILE EMB	6	EMILY BRUNER HOLLY / ILEX X `EMILY BRUNER`	B & B	2"CAL	7`-8` HT.	8` O.C.
GIN GOL	3	GOLDEN GLOBE MAIDENHAIR TREE / GINKGO BILOBA `GOLDEN GLOBE`	B & B	3.5"CAL	10-12` HT.	35` O.C.
QUE SHU	3	SHUMARD OAK / QUERCUS SHUMARDII	B & B	4"CAL	12`-14` HT.	AS SHOWN
ACE VAL	8	VALYNOR TRIDENT MAPLE / ACER BUERGERIANUM `ABFSS` TM	B & B	4"CAL	12`-14` HT.	AS SHOWN
SHRUBS	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**	
MIS SIN	1	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS `ADAGIO`	3 GAL		3` O.C.	
ILL PAV	35	ANISE TREE / ILLICIUM PARVIFLORUM	-	2` HT. MIN.	5` O.C.	
GAR DWA	6	DWARF GARDENIA / GARDENIA AUGUSTA `RADICANS`	3 GAL		3` O.C.	
ILE STO	10	DWARF YAUPON / ILEX VOMITORIA `STOKES DWARF`	3 GAL		3` O.C.	
ILE SHA	13	INKBERRY / ILEX GLABRA `SHAMROCK`	-	2` HT. MIN.	3` O.C.	
BUX WI4	6	KOREAN BOXWOOD / BUXUS MICROPHYLLA KOREANA `WINTERGREEN`	-	2` HT. MIN.	3` O.C.	
ROS 371	9	RED DRIFT ROSE / ROSA X `MEIGALPIO`	3 GAL		2` O.C.	
HYD OAK	3	SNOW QUEEN OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	7 GAL		4` O.C.	
OSM FRA	10	SWEET OLIVE / OSMANTHUS FRAGRANS	-	2` HT. MIN.	5` O.C.	
ABE TWI	13	TWIST OF LIME ABELIA / ABELIA X GRANDIFLORA `TWIST OF LIME` TM	3 GAL		3` O.C.	
DIS X V	9	VINTAGE JADE DISTYLIUM / DISTYLIUM X `VINTAGE JADE`	-	2` HT. MIN.	4` O.C.	

Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

302 NORTH MAIN LLC
P.O. BOX 2322
Cumming, GA 30328
(O) 770-634-4848

OWNER:

302 NORTH MAIN STREET

ZONING - LANDSCAPE PLANS

Prepared For:
302 NORTH MAIN, LLC

302 NORTH MAIN STREET
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON

SEAL: 6/1/2023

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REVISIONS:

DRAWING TITLE:

ZONING
LANDSCAPE PLAN

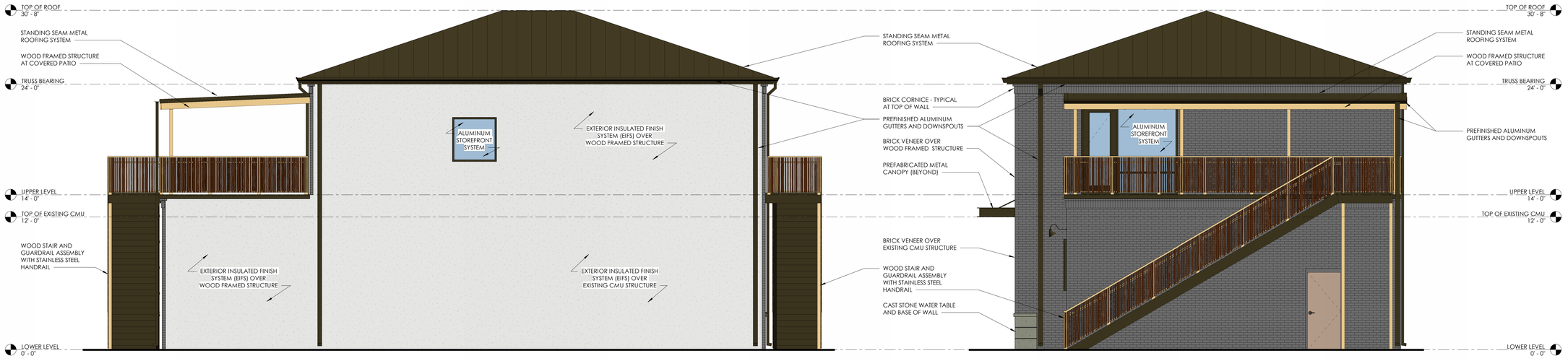
DATE:	PROJECT #
06.01.23	23.049

SHEET REF #

LS

1 AD-301 **EAST ELEVATION**
1/4" = 1'-0"

2 AD-301 **SOUTH ELEVATION**
1/4" = 1'-0"



3 AD-301 **WEST ELEVATION**
1/4" = 1'-0"

4 AD-301 **NORTH ELEVATION**
1/4" = 1'-0"

ARCHITECT
Cas Architecture
183 N Perry St
Lawrenceville, GA
30046
404 806 0556

www.casarc.com

CONSULTANT

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PROJECT

302 N MAIN

302 NORTH MAIN STREET, ALPHARETTA, GA 30009

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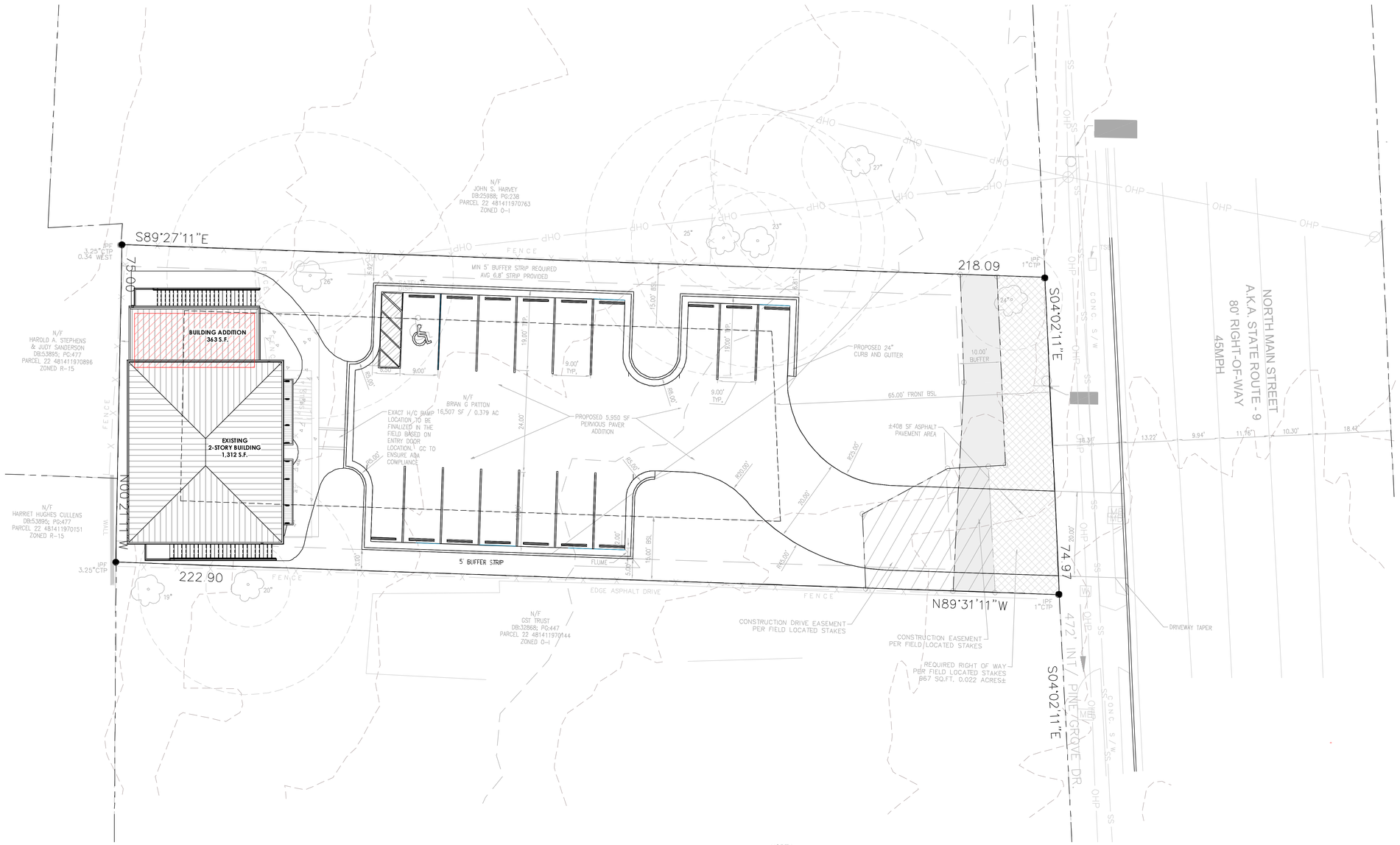
NO.	DATE	ISSUANCE / REVISIONS

SHEET TITLE
ARCHITECTURAL BUILDING ELEVATIONS

SHEET NUMBER
AD-301

PROJECT	DATE	DRAWN
23110	06/01/2023	DF

FILE



1 AD-101 **ARCHITECTURAL SITE PLAN**
3/32" = 1'-0"

NORTH

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404 806 0556

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SHEET TITLE
ARCHITECTURAL SITE PLAN

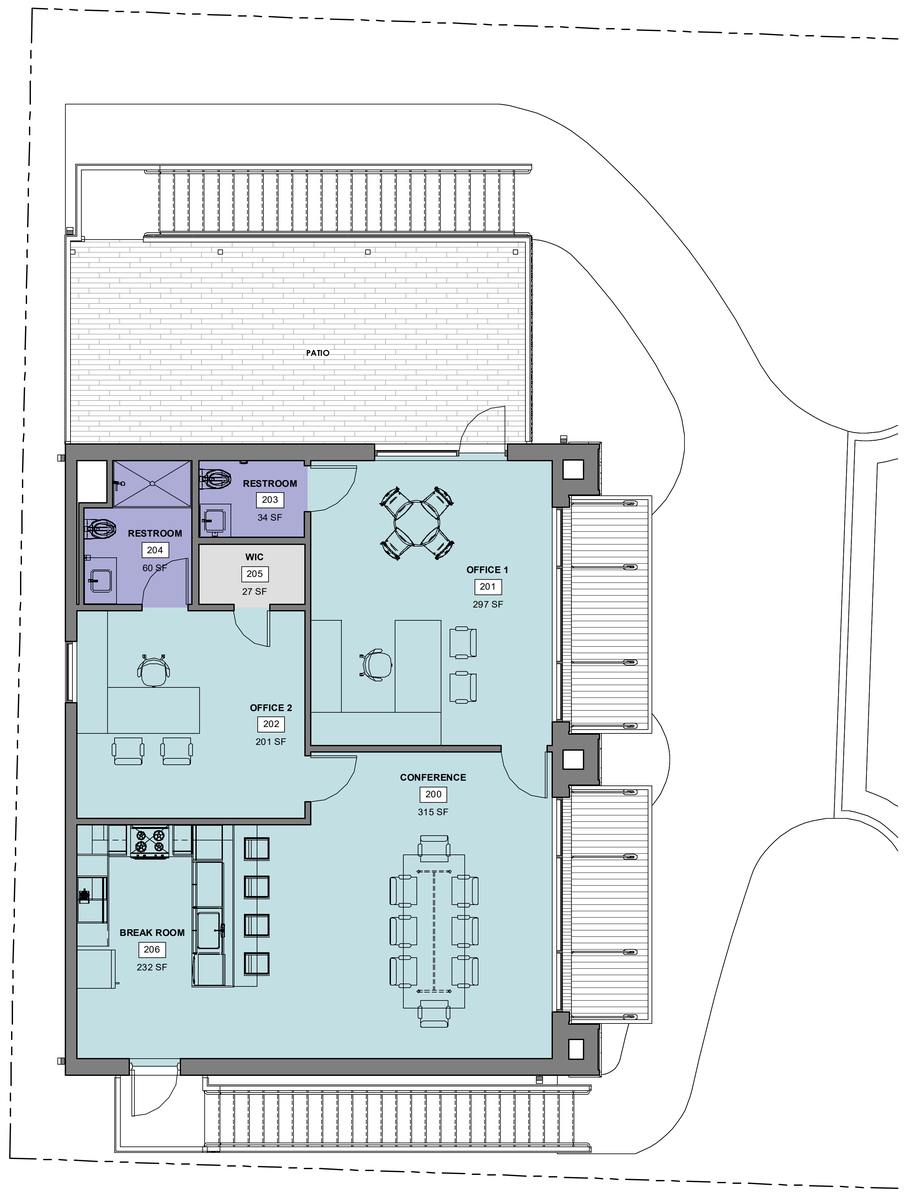
SHEET NUMBER
AD-101

PROJECT	DATE	DRAWN
23110	06/01/2023	DP

FILE

1 AD-201 **GROUND LEVEL FLOOR PLAN**
1/4" = 1'-0"

NORTH



2 AD-201 **UPPER LEVEL FLOOR PLAN**
1/4" = 1'-0"

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ARCHITECTURAL FLOOR PLANS

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PROJECT	DATE	DRAWN
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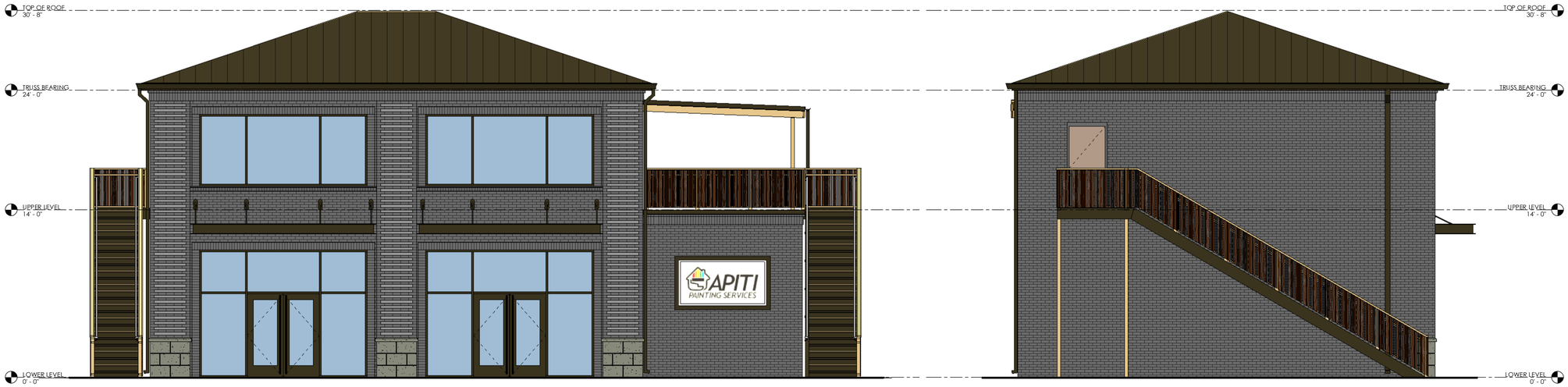
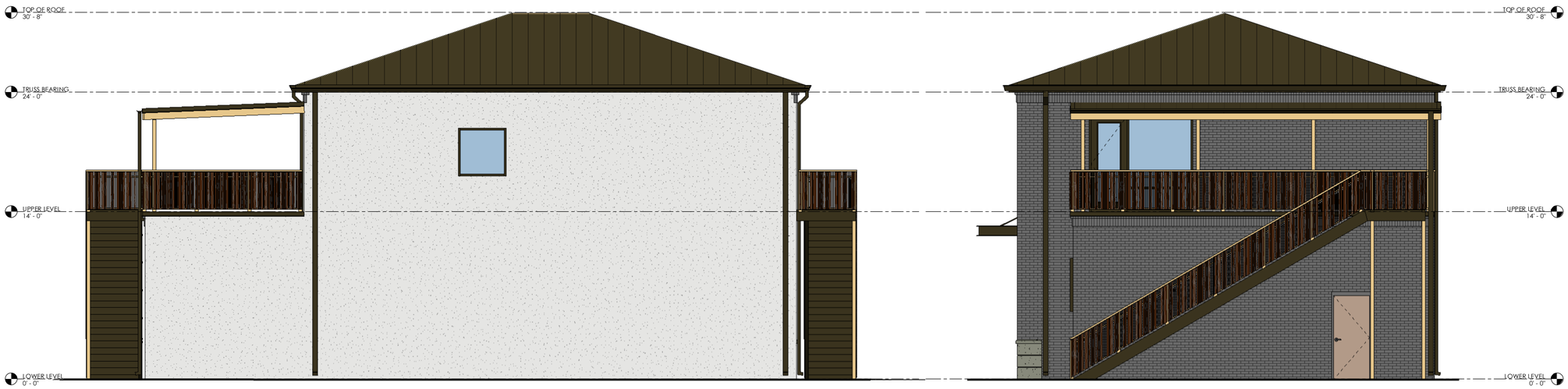
FILE



1 AD-301 **EAST ELEVATION**
1/4" = 1'-0"

2 AD-301 **SOUTH ELEVATION**
1/4" = 1'-0"



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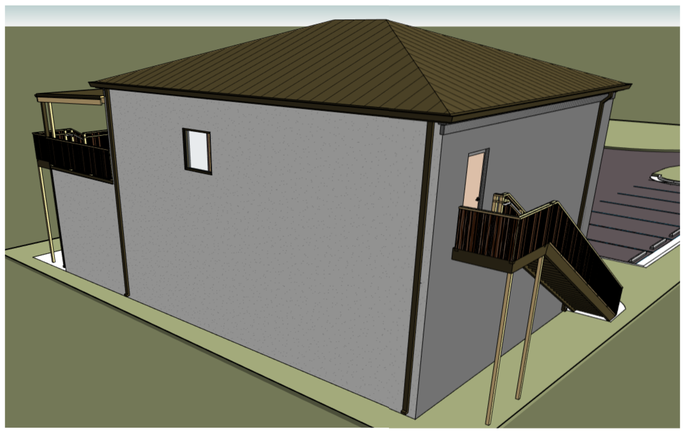
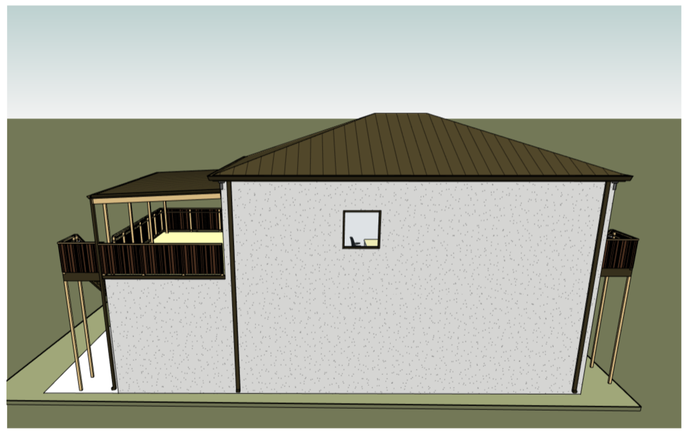
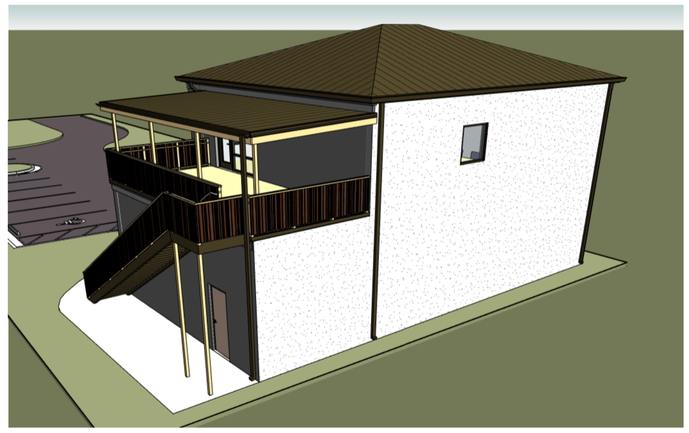
23110	06/01/2023	DF

FILE







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NO.	DATE	ISSUANCE / REVISIONS

SHEET TITLE

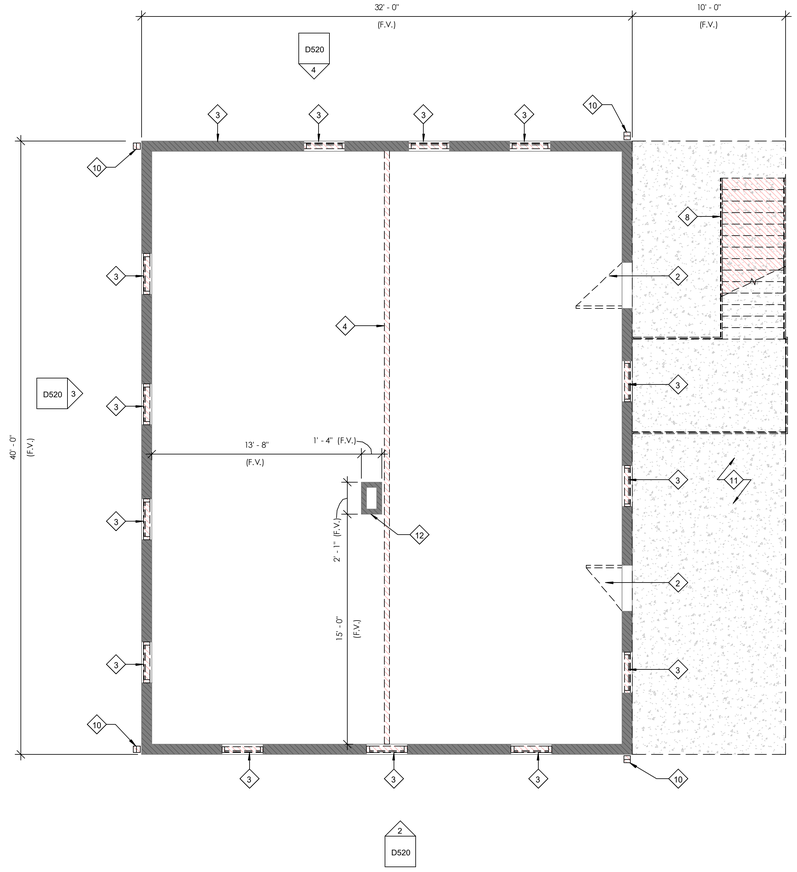
ARCHITECTURAL 3-D PERSPECTIVE VIEWS

SHEET NUMBER

AD-401

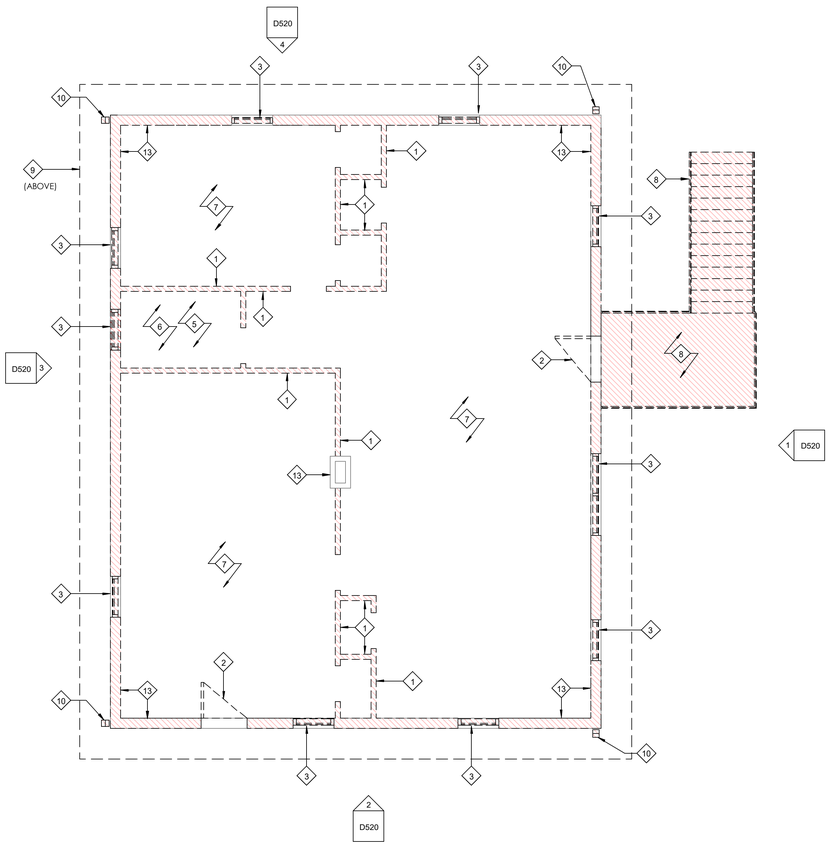
PROJECT	DATE	DRAWN
23110	06/01/2023	Author

FILE



1 D220 **GROUND LEVEL EXISTING/DEMOLITION FLOOR PLAN**
1/4" = 1'-0"

NORTH



2 D220 **UPPER LEVEL EXISTING/DEMO FLOOR PLAN**
1/4" = 1'-0"

NORTH

DEMOLITION GENERAL NOTES

NOTE: CONTRACTOR SHALL CONFIRM WITH OWNER ITEMS TO BE REUSED. ALL ITEMS TO BE REMOVED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR STORED AND REUSED BY THE CONTRACTOR PER OWNER'S DIRECTION.

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4. ANY PREVIOUSLY ABANDONED WORK ENCOUNTERED IN EXISTING WORK TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
5. ANY EXISTING MECHANICAL EQUIPMENT, DEVICES, DUCTWORK, ETC. SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE AND DEBRIS.
7. REMOVE AND DISPOSE OF ANY AND ALL WALL MOUNTED ITEMS IN EXISTING SPACES.
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9. REFER TO ALL PLANS FOR ALL ROUGH-IN WORK TO BE BELOW EXISTING CONCRETE SLAB ON GRADE. SAW CUT THE EXISTING SLAB AS REQUIRED TO INSTALL NEW ITEMS. PROVIDE NEW GRAVEL BASE AND UNDERSLAB VAPOR BARRIER PRIOR TO POURING BACK NEW SLAB AT CUT PORTIONS OF THE EXISTING SLAB ON GRADE.
10. FULLY DEMOLISH EXISTING PLASTER COAT (EXTERIOR AND INTERIOR) BACK TO FACE OF EXISTING 8" CMU. PREPARE EXISTING 8" CMU SCHEDULED TO REMAIN TO RECEIVE A NEW AIR AND WATER BARRIER, AS WELL AS FASTENERS FOR NEW BUILDING CLADDING MATERIALS. PLEASE NOTE THAT EXISTING PLASTER FINISH IS NOT SHOWN ON THE DEMOLITION DRAWINGS, FOR GRAPHICAL CLARITY.

DEMOLITION LEGEND

- EXISTING BUILDING ELEMENTS TO REMAIN (SECTION CUT)
- EXISTING BUILDING ELEMENTS TO REMAIN
- EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

DEMOLITION KEY NOTES

1. DEMOLISH EXISTING WALL AT INDICATED AREA - CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2. DEMOLISH EXISTING DOOR AND FRAME AS INDICATED. INFILL ROUGH OPENINGS AT EXTERIOR WALLS WITH NEW 8" CMU TO MATCH EXISTING, ALIGNED TO EXTERIOR FACE OF CMU. PATCH AND REPAIR ANY AND ALL DAMAGED AREAS SCHEDULED TO REMAIN TO LIKE NEW CONDITION.
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4. EXISTING SHORING TO REMAIN IN PLACE THROUGHOUT DEMOLITION UNTIL IT IS DETERMINED TO BE SAFE TO REMOVE.
5. DEMOLISH PLUMBING FIXTURES, FITTINGS, AND ALL ASSOCIATED PLUMBING LINES AT EXISTING BUILDING. CAP OFF ALL ABANDONED PLUMBING LINES BELOW SLAB.
6. DEMOLISH FLOORING AT EXISTING BUILDING. PREPARE EXISTING SLAB ON GRADE TO RECEIVE NEW FLOOR AND LEVEL AS REQUIRED.
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8. DEMOLISH EXISTING WOOD DECK AND STAIR IN ITS ENTIRETY.
9. EXISTING ROOF / STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY - PROTECT ALL ADJACENT PORTIONS OF EXISTING BUILDING SCHEDULED TO REMAIN. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE.
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13. NEW TOP OF CMU HEIGHT TO BE 12'-0" ABOVE LOWER LEVEL FINISH FLOOR ELEVATION. DEMOLISH EXISTING 8" CMU ABOVE 12'-0" AND PREPARE TO RECEIVE NEW UPPER LEVEL FLOOR FRAMING.

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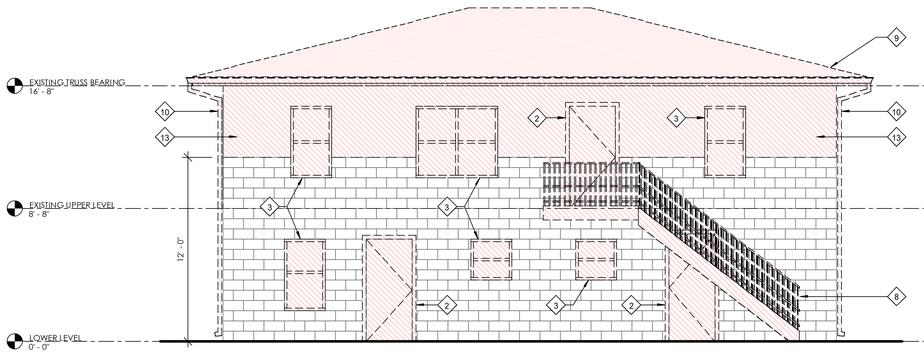
NO.	DATE	ISSUANCE / REVISIONS
	04/27/23	PROGRESS SET

SHEET TITLE
EXISTING/DEMOLITION FLOOR PLANS

SHEET NUMBER
D220

PROJECT	DATE	DRAWN
23110		

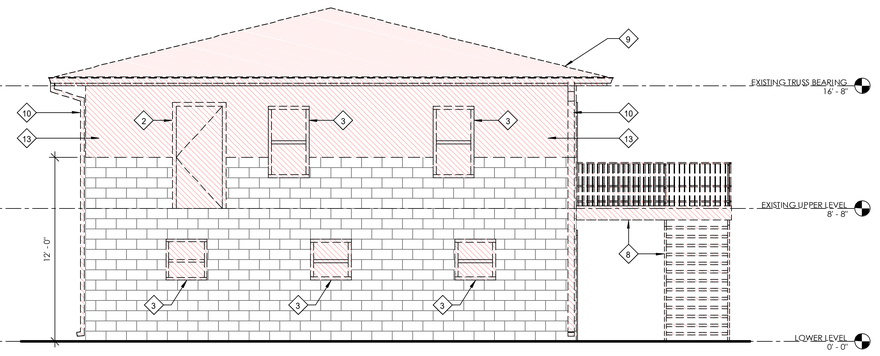
FILE
23110_302_N_MAIN_RVT23



1 / D520 **EXISTING EAST ELEVATION**

1/4" = 1'-0"

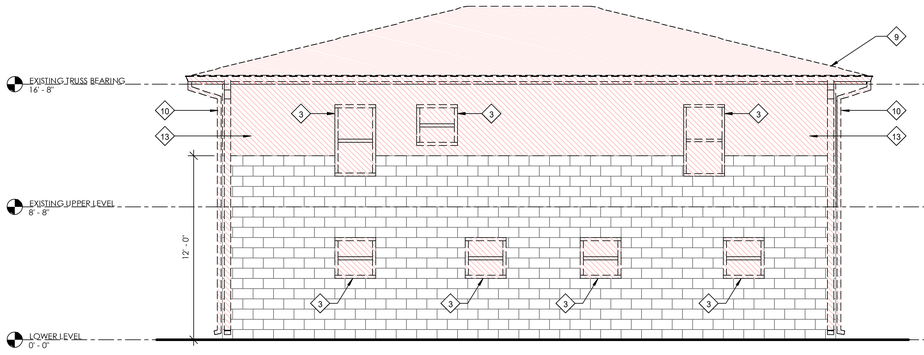
REFERENCE BACK: 1/D220, 2/D220



2 / D520 **EXISTING SOUTH ELEVATION**

1/4" = 1'-0"

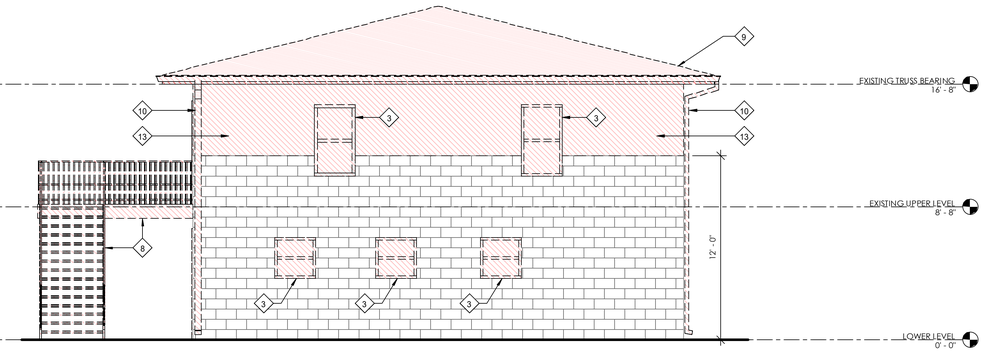
REFERENCE BACK: 1/D220, 2/D220



3 / D520 **EXISTING WEST ELEVATION**

1/4" = 1'-0"

REFERENCE BACK: 1/D220, 2/D220



4 / D520 **EXISTING NORTH ELEVATION**

1/4" = 1'-0"

REFERENCE BACK: 1/D220, 2/D220

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NO.	DATE	ISSUANCE / REVISIONS
	04/07/23	PROGRESS SET

SHEET TITLE

EXISTING/DEMOLITION ELEVATIONS

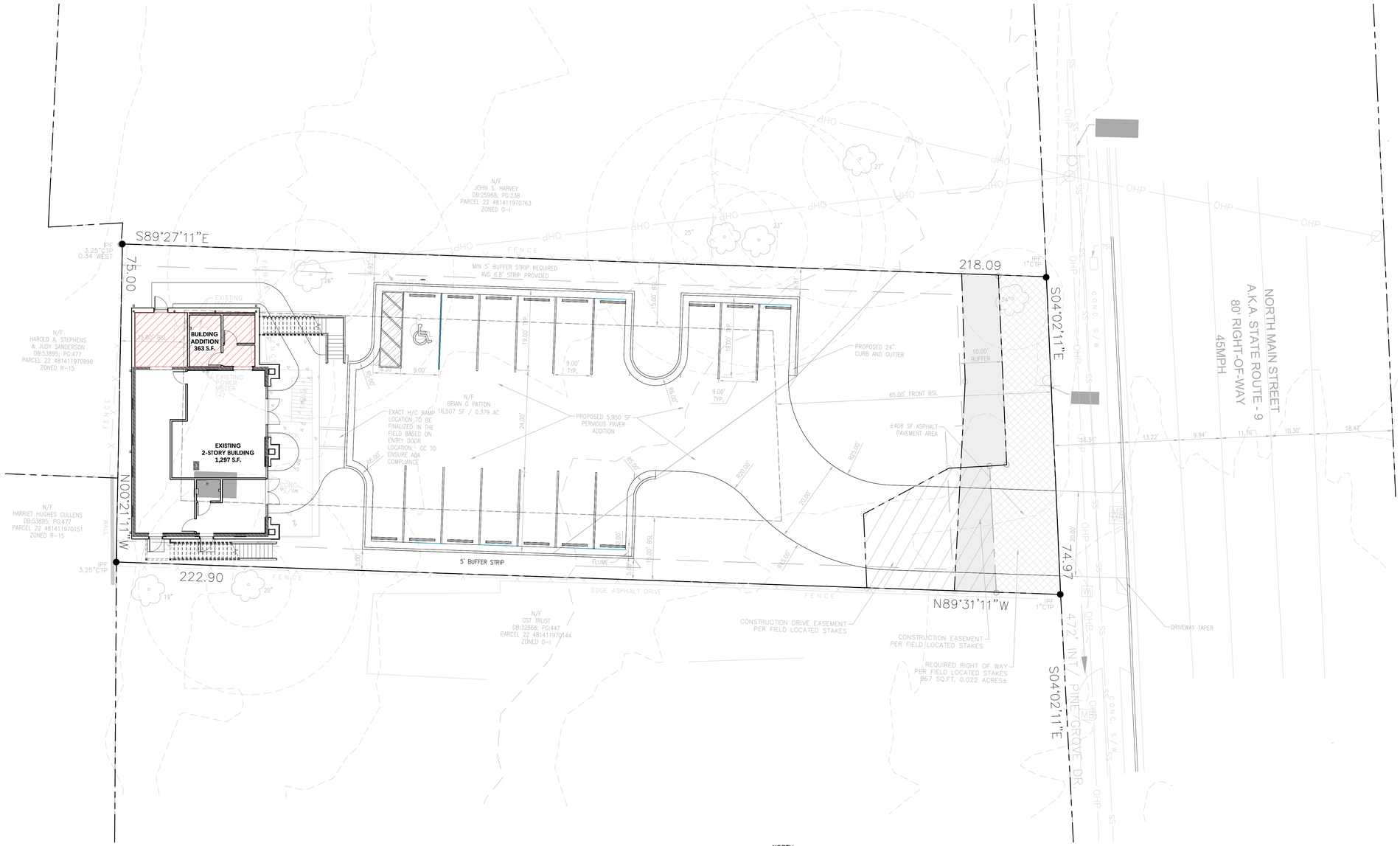
SHEET NUMBER

D520

PROJECT	DATE	DRAWN
23110		

FILE

23110_302_N_MAIN_RVT23



1 AD-101 **ARCHITECTURAL SITE PLAN**
3/32" = 1'-0"

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NO.	DATE	ISSUANCE / REVISIONS

SHEET TITLE
ARCHITECTURAL SITE PLAN

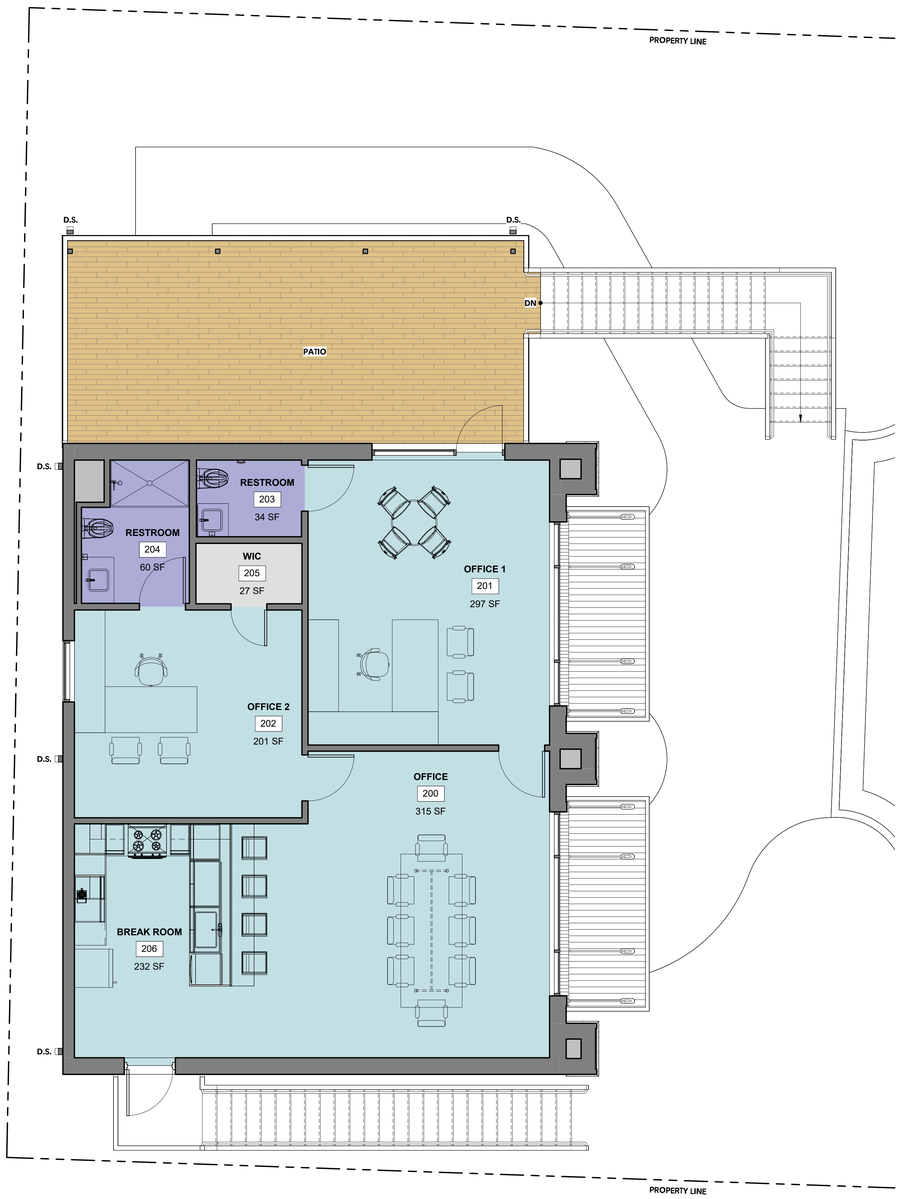
SHEET NUMBER
AD-101

PROJECT	DATE	DRAWN
23110	06/01/2023	DF

FILE

1 AD-201 **GROUND LEVEL FLOOR PLAN**
1/4" = 1'-0"

NORTH



2 AD-201 **UPPER LEVEL FLOOR PLAN**
1/4" = 1'-0"

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NO.	DATE	ISSUANCE / REVISIONS

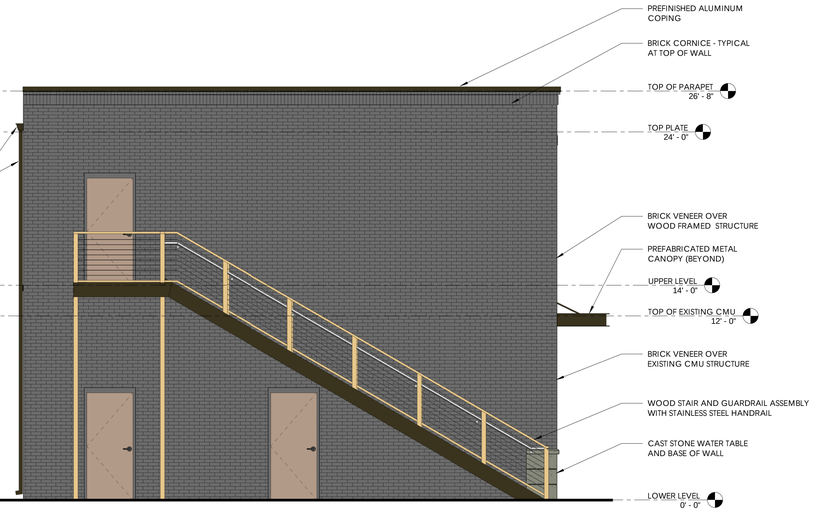
SHEET TITLE
ARCHITECTURAL FLOOR PLANS

SHEET NUMBER
AD-201

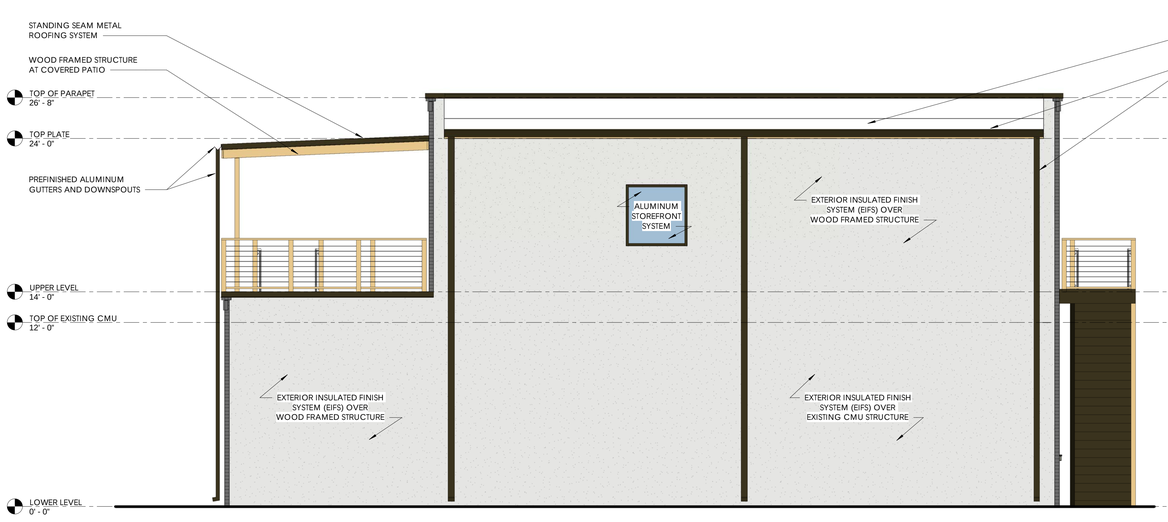
PROJECT	DATE	DRAWN
23110	06/01/2023	DF

FILE

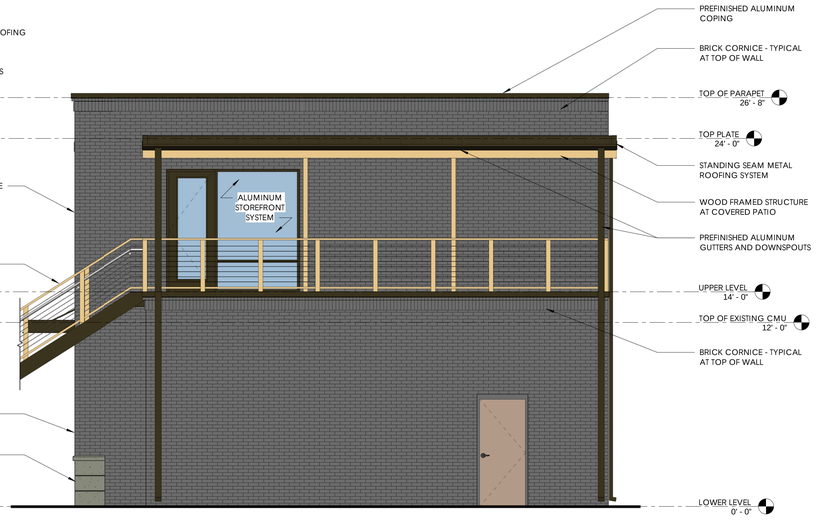
1 AD-301 **EAST ELEVATION**
1/4" = 1'-0"



2 AD-301 **SOUTH ELEVATION**
1/4" = 1'-0"



3 AD-301 **WEST ELEVATION**
1/4" = 1'-0"



4 AD-301 **NORTH ELEVATION**
1/4" = 1'-0"

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Cas Architecture
183 N Perry St
Lawrenceville, GA
30046
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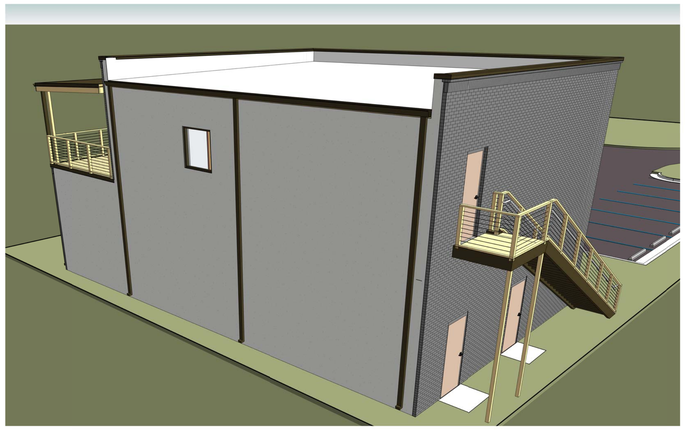
NO.	DATE	ISSUANCE / REVISIONS

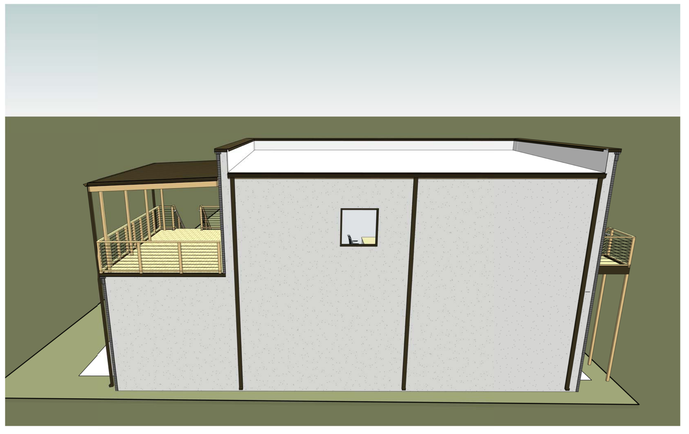
SHEET TITLE
ARCHITECTURAL BUILDING ELEVATIONS

SHEET NUMBER
AD-301

PROJECT	DATE	DRAWN
23110	06/01/2023	DF

FILE





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NO.	DATE	ISSUANCE / REVISIONS

SHEET TITLE

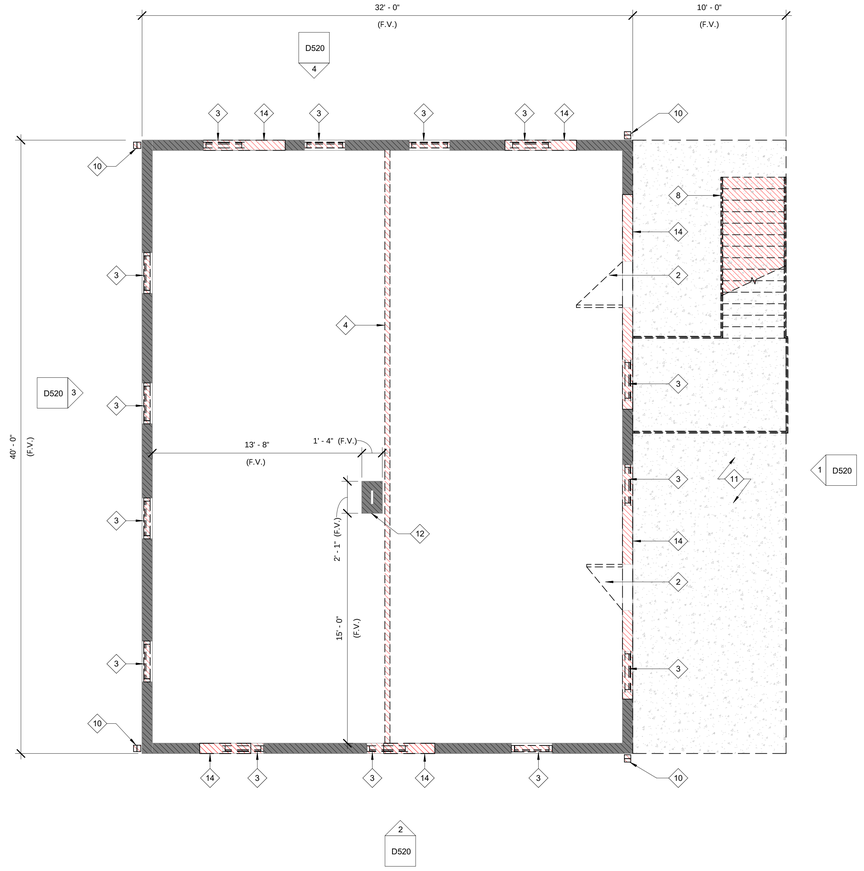
ARCHITECTURAL 3-D PERSPECTIVE VIEWS

SHEET NUMBER

AD-401

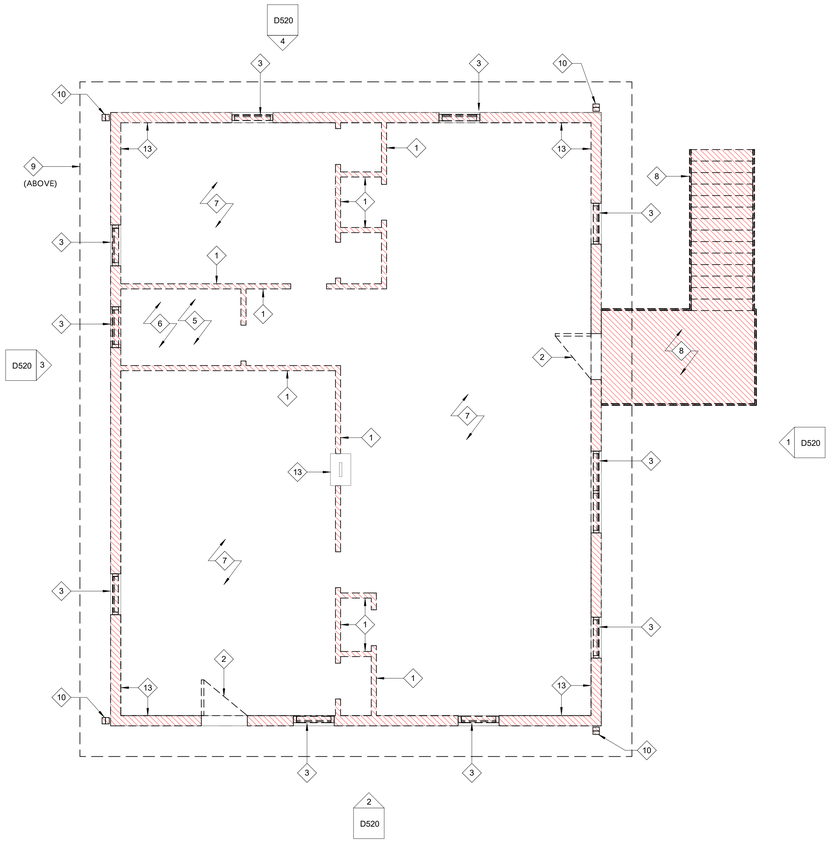
PROJECT	DATE	DRAWN
23110	06/01/2023	Author

FILE



1 D220 **GROUND LEVEL EXISTING/DEMOLITION FLOOR PLAN**
1/4" = 1'-0"

NORTH



2 D220 **UPPER LEVEL EXISTING/DEMO FLOOR PLAN**
1/4" = 1'-0"

NORTH

DEMOLITION GENERAL NOTES

NOTE: CONTRACTOR SHALL CONFIRM WITH OWNER ITEMS TO BE REUSED. ALL ITEMS TO BE REMOVED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR STORED AND REUSED BY THE CONTRACTOR PER OWNER'S DIRECTION.

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2. DURING DEMOLITION, DAMAGE TO WORK NOTED TO REMAIN SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. EXTREME CARE SHALL BE TAKEN TO NOT DAMAGE OR DISTURB WORK THAT IS TO REMAIN IN PLACE.
3. ANY EXISTING ELECTRICAL OUTLETS, WIRING, CONDUIT, FIXTURES, DEVICES, PHONE JACKS AND DATA OUTLETS (AND ITEMS OF SIMILAR NATURE) ENCOUNTERED IN EXISTING WORK TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. REMOVE ELECTRICAL CONDUIT AND FEEDERS BACK TO THE PANEL. CONFIRM ITEMS TO BE SALVAGED FOR REUSE BY THE OWNER.
4. ANY PREVIOUSLY ABANDONED WORK ENCOUNTERED IN EXISTING WORK TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
5. ANY EXISTING MECHANICAL EQUIPMENT, DEVICES, DUCTWORK, ETC. SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE AND DEBRIS.
7. REMOVE AND DISPOSE OF ANY AND ALL WALL MOUNTED ITEMS IN EXISTING SPACES.
8. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE **2020** EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
9. REFER TO ALL PLANS FOR ALL ROUGH-IN WORK TO BE BELOW EXISTING CONCRETE SLAB ON GRADE. SAW CUT THE EXISTING SLAB AS REQUIRED TO INSTALL NEW ITEMS. PROVIDE NEW GRAVEL BASE AND UNDERSLAB VAPOR BARRIER PRIOR TO POURING BACK NEW SLAB AT CUT PORTIONS OF THE EXISTING SLAB ON GRADE.
10. FULLY DEMOLISH EXISTING PLASTER COAT (EXTERIOR AND INTERIOR) BACK TO FACE OF EXISTING 8" CMU. PREPARE EXISTING 8" CMU SCHEDULED TO REMAIN TO RECEIVE A NEW AIR AND WATER BARRIER, AS WELL AS FASTENERS FOR NEW BUILDING CLADDING MATERIALS. PLEASE NOTE THAT EXISTING PLASTER FINISH IS NOT SHOWN ON THE DEMOLITION DRAWINGS, FOR GRAPHICAL CLARITY.

DEMOLITION LEGEND

- EXISTING BUILDING ELEMENTS TO REMAIN (SECTION CUT)
- EXISTING BUILDING ELEMENTS TO REMAIN
- EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

DEMOLITION KEY NOTES

1. DEMOLISH EXISTING WALL AT INDICATED AREA - CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2. DEMOLISH EXISTING DOOR AND FRAME AS INDICATED. INFILL ROUGH OPENINGS WITH NEW 8" CMU TO MATCH EXISTING (AS REQUIRED), ALIGNED TO EXTERIOR FACE OF CMU. PATCH AND REPAIR ANY AND ALL DAMAGED AREAS SCHEDULED TO REMAIN TO LIKE NEW CONDITION.
3. DEMOLISH EXISTING WINDOW AND FRAME AS INDICATED. INFILL ROUGH OPENINGS WITH NEW 8" CMU TO MATCH EXISTING (AS REQUIRED), ALIGNED TO EXTERIOR FACE OF CMU. PROTECT ALL AREAS SCHEDULED TO REMAIN.
4. EXISTING SHORING TO REMAIN IN PLACE THROUGHOUT DEMOLITION UNTIL IT IS DETERMINED TO BE SAFE TO REMOVE.
5. DEMOLISH PLUMBING FIXTURES, FITTINGS, AND ALL ASSOCIATED PLUMBING LINES AT EXISTING BUILDING. CAP OFF ALL ABANDONED PLUMBING LINES BELOW SLAB.
6. DEMOLISH FLOORING AT EXISTING BUILDING. PREPARE EXISTING SLAB ON GRADE TO RECEIVE NEW FLOOR AND LEVEL AS REQUIRED.
7. DEMOLISH EXISTING FLOOR FRAMING SYSTEM AT THE UPPER LEVEL IN ITS ENTIRETY. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE.
8. DEMOLISH EXISTING WOOD DECK AND STAIR IN ITS ENTIRETY.
9. EXISTING ROOF / STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY - PROTECT ALL ADJACENT PORTIONS OF EXISTING BUILDING SCHEDULED TO REMAIN. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE.
10. DEMOLISH EXISTING GUTTERS AND DOWNSPOUTS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO ALL UNDERGROUND PIPING THAT CONNECTS DOWNSPOUTS TO AN UNDERGROUND STORMWATER DETENTION SYSTEM.
11. DEMOLISH EXISTING EXTERIOR CONCRETE PAVING IN ITS ENTIRETY. PATCH AND REPAIR ANY AND ALL DAMAGED AREAS SCHEDULED TO REMAIN TO LIKE NEW CONDITION.
12. EXISTING BRICK CHIMNEY TO REMAIN - DEMOLISH PORTIONS AS REQUIRED TO THE UNDERSIDE OF NEW SECOND FLOOR FRAMING. REFER TO NEW PLANS AND ELEVATIONS FOR MORE INFORMATION.
13. NEW TOP OF CMU HEIGHT TO BE 12'-0" ABOVE LOWER LEVEL FINISH FLOOR ELEVATION. DEMOLISH EXISTING 8" CMU ABOVE 12'-0" AND PREPARE TO RECEIVE NEW UPPER LEVEL FLOOR FRAMING.
14. DEMOLISH EXISTING 8" CMU AT AREAS INDICATED TO ACCOMMODATE NEW DOOR / OPENING. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE.

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Cas Architecture
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Lawrenceville, GA
30046
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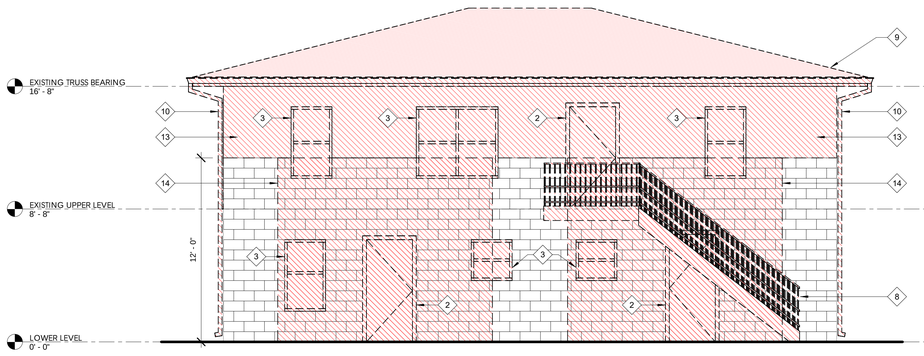
NO.	DATE	ISSUANCE / REVISIONS
	04/27/23	PROGRESS SET

SHEET TITLE
EXISTING/DEMOLITION FLOOR PLANS

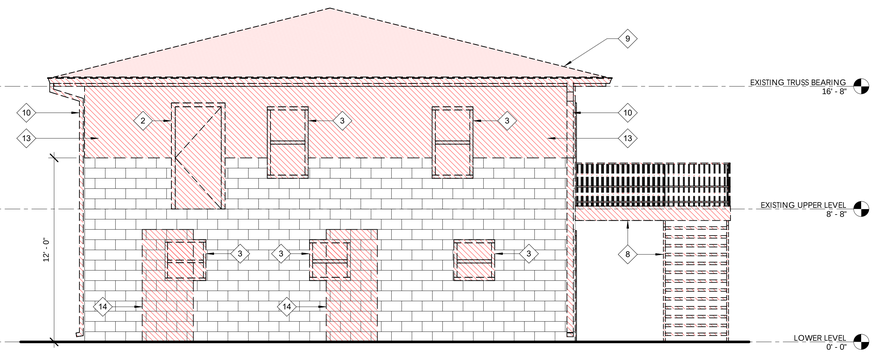
SHEET NUMBER
D220

PROJECT	DATE	DRAWN
23110		

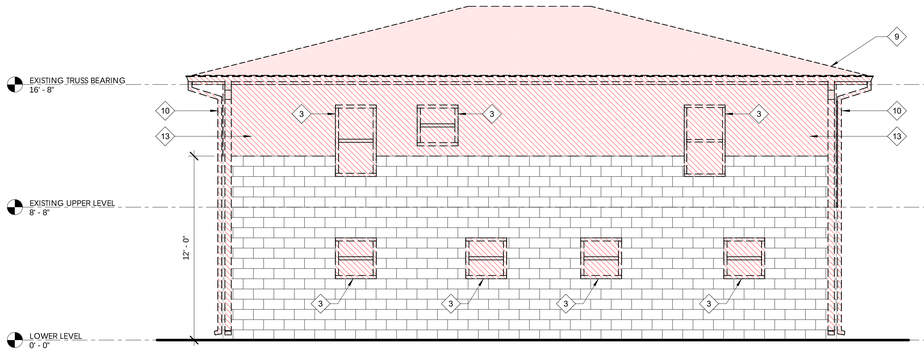
FILE
23110_302_N_MAIN_RVT23



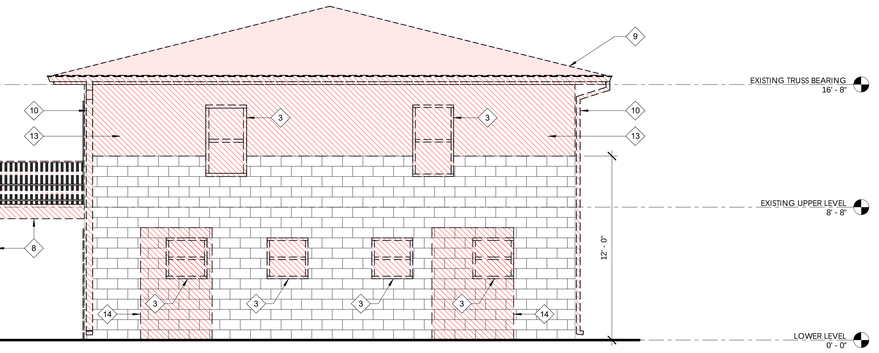
1 / D520 **EXISTING EAST ELEVATION**
1/4" = 1'-0"
REFERENCE BACK: 1/D220, 2/D220



2 / D520 **EXISTING SOUTH ELEVATION**
1/4" = 1'-0"
REFERENCE BACK: 1/D220, 2/D220



3 / D520 **EXISTING WEST ELEVATION**
1/4" = 1'-0"
REFERENCE BACK: 1/D220, 2/D220



4 / D520 **EXISTING NORTH ELEVATION**
1/4" = 1'-0"
REFERENCE BACK: 1/D220, 2/D220

DEMOLITION GENERAL NOTES

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