



DESIGN REVIEW BOARD FEBRUARY 16, 2024

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

1. 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.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 19, 2024

8. PUBLIC HEARING

1. **DRB230050 Fifth Third Bank 4303 State Bridge Rd**
consideration of new landscape
2. **DRB240007 Main Street Mortgage Brokers 159 North Main St**
consideration of new signage
3. **DRB240008 Cal Estate Holdings 390 North Main St**
consideration of new exterior colors and landscape
4. **DRB240009 Taco Bell 10850 Haynes Bridge Rd**
consideration of exterior changes

9. ADJOURNMENT



JANUARY 19, 2024

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

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1. MEETING ANNOUNCEMENTS

Richard Kramer called the Workshop to order at 8:35 a.m.

2. WORK SESSION ITEMS

- 235 Cricket Lane Applicant has worked with Staff and Downtown Consultant on revisions.
- F45 signs will not have face illumination.
- Eddie V's Prime Seafood is in the Northpoint Overlay.

3. CALL TO ORDER

Richard Kramer called the meeting to order at 9:05 a.m.

4. ROLL CALL

- **Design Review Board Members present:**
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Erik Rowen
 - o Pat Corkill
 - o Holly Palmer
 - o Jennifer Sprayberry
 - o Kim Matherly
- **Staff Present:**
 - o Bret Schroeder, Code Enforcement Manager
 - o Elle Taylor, Planning + Zoning Coordinator
 - o Nikisha Mistry, GIS Specialist/Special Projects Planner

5. Election of Officers for 2024

- ❖ **Board Member Schwing offered a motion to elect Richard Kramer as Chair.**
 - **Board Member Plamer seconded the motion.**
 - **Motion carried (6-0-1) (Kramer abstained)**

- ❖ Board Member Corkill offered a motion to elect Frank Schwing as Vice-Chair.
- Chair Kramer seconded the motion.
- Motion carried (6-0-1) (Schwing abstained)

6. PLEDGE TO THE FLAG

7. ITEMS FROM STAFF

8. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 15, 2023

- ❖ Board Member Rowen offered a motion to approve.
- Board Member Palmer seconded the motion.
- Motion carried (7-0)

9. PUBLIC HEARING

1. DRB240002 235 Cricket Lane

Board Member, Jennifer Sprayberry, recused herself from the vote as her firm is working on the project.

Tory Young, Applicant, presented consideration of new downtown residential home.

- Discussed conversations with City Architect.
- Stie Plan
- Stormwater System
- Height of retaining wall 5- 10'.
- Grading Changes

Elevations-

- Provided updated Elevations.
- Paved Concrete Sidewalks
- Sample of Iron-ore stone
- Discussed Roof
- Columns on fence will be dark brick. Did not provide a sample.

There was discussion from the Board:

- Roof slopes are different.
- Needs more continuity.
- Water Table.
- Copper Light Fixtures.
- Fence
- Decorative gate near front door.

- Columns
- Wall facing Right of Way
- Materials
- View from Haynes Bridge Rd
- Birds eye view from sidewalk
- Wall that neighborhood sees.
- No “breakups” for retaining walls.

Landscape:

- Scott Morrissey presented.
- Meets Landscape strips and streetscape requirements.
- Foundation plantings.

There was discussion from the Board:

- Pistachio tree viability.
- Consistency with streetscape.
- Sod or ground cover instead of muddy grass.
- Vines to buffer wall.

There was no public comment.

❖ Vice - Chair Schwing offered a motion to approve Site Plan and Elevations & Materials as presented with the condition that the Applicant will submit actual sample of white brick and details of design to Staff. Brick will be a lighter color brick.

- Board Member Corkill seconded the motion.
- Motion carried (6-0)

❖ Board Member Corkill offered a motion to approve landscape with conditions that streetscape trees shall be consistent with others on Cricket Lane. Include ground materials at wall. Elms instead of Pistachio Tree for Cricket Lane theme, Vines, or something on streetscape of 6’ wall to buffer and scale.

- Board Member Rowen seconded the motion.
- Motion carried (6-0)

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

Chair Kramer reconvened the meeting at 10:15 a.m.

Board Member Sprayberry returned to the meeting.

2. DRB240004 F45 Training 11740 Haynes Bridge Rd

A1 Signs, Inc. presented consideration of signage for the Applicant.

There was discussion:

- 3" fabricate stainless steel letters and logo on both signs.
- Front and side of building.
- Halo illuminated with white LED light.
- Channel Letters.
- No raceway.
- Provided sample.

There was no public comment.

❖ **Board Member Palmer offered a motion to approve as presented.**

- **Board Member Rowen seconded the motion.**
- **Motion carried (7-0)**

3. DRB240001 La Parilla 865 North Main St #10

Norwood Architects presented consideration of exterior changes for the Applicant.

- Proposed new entrance 7 sign with tower element.
- Existing patio, patio enclosure to remain.
- Banding, vinyl graphics to be removed.
- **Front Elevation**
 - New standing seam metal roofing to match existing.
 - Stucco corbel width on each side.
 - New gutters w/downspouts to match.
 - New signage.
 - New brick column and EIFS capital profile to match existing.
 - Planters will remain.
- **Right Side Elevation**
 - New storefront infill to match existing after door demolition.
 - Existing sidewalk to remain.

- **Rear Elevation**
 - New steel columns.
 - Interior floor to be flush w/ sidewalk.
 - New light fixtures.
 - New Entry doors.
 - New gate.
 - New brick column.

There was no public comment.

- ❖ Vice Chair Schwing offered a motion to approve as presented with the condition that in the area of existing entrance black awnings will remain and storefront to replace existing door will extend to the ground.
- Board Member Corkill seconded the motion.
- Motion carried (7-0)

4. DRB240005 Original Chop Shop 10920 Haynes Bridge Rd #100

Applicant presented consideration of exterior changes.

- Site Plan.
- Renderings of elevations.
- Samples of materials for enhanced parapet.
- Pilasters.
- Replace awnings w/metal canopy.
- Corner extremes – infilling w/clear story windows, aluminum canopy.
- Ceiling.
- White gooseneck lighting.
-

There was no public comment.

- Board Member Rowen offered a motion to approve as presented with the following conditions:
 1. Storefront mullions match existing.
 2. Applicant will bring back furnishings for Staff approval.
 3. Any damaged or dying landscape will be replaced.

- Vice Chair Schwing seconded the motion.
- Motion carried (7-0)

5. DRB240005 Eddie V's Prime Seafood 11405 Haynes Bridge Rd

Applicant presented consideration of new construction.

- Site Plan
- Background on Eddie V's Prime Seafood
- Architecture from other locations
- 100 parking spaces secured from neighbor.
- Underground Stormwater
- Screening of dumpsters.
- Grease traps to be replaced.

Landscape

- Pavers under porte-cochere will be stamped concrete.
- Material for sidewalk area and vehicular drop off will be concrete.
- No Leland Cypress. Use Green Giant or Arborvitae.
- DRB recommended swapping locations of carissa holly and foundation grass on the westside.
- External irrigation.

Elevations and Materials

The Applicant did not have enough details. DRB provided cursory review.

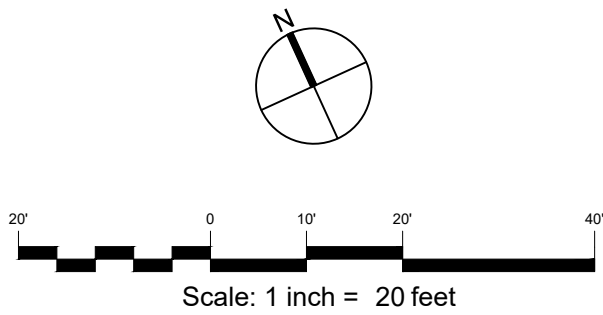
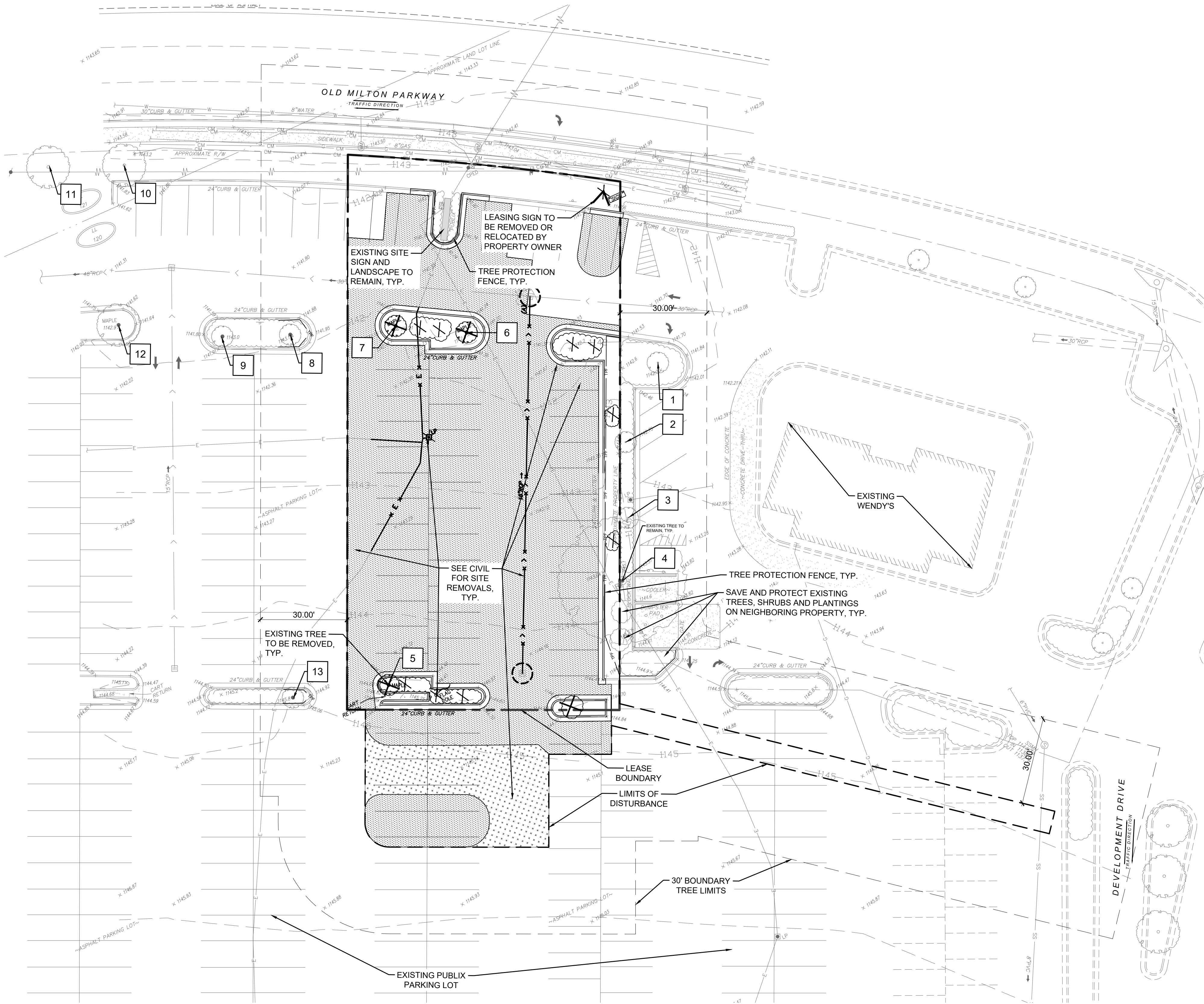
- Porcelain tile in entry area need more specifics on size.
- Metal black canopy material.
- More details on soffits.
- More details on lighting.

There was no public comment.

- ❖ Board member Corkill offered a motion to approve the site plan and landscape as presented with the conditions power wash existing retaining walls, remove Leland Cypress from Landscape Plan, and flip locations of carissa holly and foundation grass as discussed.
- Board Member Palmer seconded the motion.
- Motion carried (7-0)

10. ADJOURNMENT

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



LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- REMOVE ASPHALT PAVEMENT AND BASE
- MILL AND GRIND EXISTING PAVEMENT
- REMOVE CONCRETE CURB AND GUTTER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- ITEM TO REMAIN AND BE PROTECTED
- ITEM TO BE REMOVED

Tree Care Plan

The purpose of this Tree Care Plan is to provide proper Arboricultural care to the trees that will be impacted by construction. The care recommendations provided are to off-set the impacts to the trees roots, changes to the environmental conditions, and microclimate. It is expected that this plan will last throughout construction (8 months) and or two years following construction. It is expected construction will start in spring of 2024 and be completed in fall of 2024. The tree care plan will be in place for 2 years following the completion of construction. This tree care plan MUST be pre-paid prior to the opening of the site. Provide City Arborist with proof of prepayment before scheduling the initial inspection.

Required Notes:

This tree care plan shall be pre-paid prior to approval of the tree save fencing by the City Arborist.
In the event that there are any changes to the health and or condition of the tree(s) that warrant additional tree care a new plan will be provided to the City Arborist.
The City Arborist must be notified within one week of completion of any tree care item as well as periodic updates. Proof of completion must be submitted to City Arborist in order for a CO to be issued.

Tree Care Items for Existing Off Site Trees #4, 5, 6, and 7:

- Tree Protection: Prior to construction, the required tree protection fencing per the approved plans shall be installed at the back of existing curb. This area shall be off limits to all construction activities, equipment, material storage, sanitation facilities, pedestrian traffic, etc. unless approved by the City of Alpharetta.
- Root Pruning 1: During the installation of the Sd1 (silt fencing or C-POP) erosion control measures all roots 1/2" in diameter or greater encountered along the east tree protection line (Approximately 5' off west of the east property line) shall be clean cut in order to promote callous growth and properly seal over. All cuts shall be made with a clean pruning saw or bypass pruning loppers. All root pruning operations shall be under the direction or supervision of an ISA Certified Arborist.
- Root Pruning 2: During excavation and grading activities where roots were not previously pruned during the installation of erosion control measures all roots 1/2" in diameter or greater encountered along the limits of grading shall be clean cut in order to promote callous growth and properly seal over. All cuts shall be made with a clean pruning saw or bypass pruning loppers. All root pruning operations shall be under the direction or supervision of an ISA Certified Arborist.
- Demolition Monitoring: During the demolition of existing curbs and pavement within the critical root zones of trees to be preserved an ISA Certified Arborist shall be on site to observe and direct the demolition as needed. All roots 1/2" in diameter or greater encountered along the limits of grading shall be clean cut in order to promote callous growth and properly seal over. All cuts shall be made with a clean pruning saw or bypass pruning loppers. All root pruning operations shall be under the direction or supervision of an ISA Certified Arborist.

Tree Care Items for Existing Off Site Trees #1, and 9:

- Tree Protection: Prior to construction, the required tree protection fencing per the approved plans shall be installed at the back of existing curb. This area shall be off limits to all construction activities, equipment, material storage, sanitation facilities, pedestrian traffic, etc. unless approved by the City of Alpharetta.

Tree Care for Newly Planted Trees

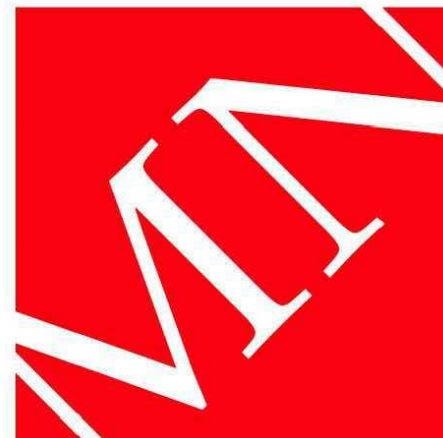
- Pre Planting Meeting: The project Arborist will meet with the landscape contractor to discuss the quality, sizes, and acceptance of the landscape material, proper handling and planting techniques, staking, watering, removal of flagging and tree tags, root barrier installation, etc. for plan compliance and the City of Alpharetta Specifications.
- Storage of Landscape Material: Provide an explanation as to how plant material will be stored on site and for any plants that will not be installed immediately. For example: Plant material will be offloaded onto a grassed or mulched area for storage until planted, a temporary nursery with irrigation may be created, healing trees in, protecting trees from radiant heat or extreme cold, etc.
- Watering for Newly Planted Landscaping: All newly planted trees shall be watered with proposed spray irrigation system.
- Fertilization 1: Newly planted trees shall be fertilized at the time of planting using a 10-10-10 (or similar) slow release pelletized fertilizer with minerals and nutrients shall be mixed in the planting hole and within the required tilled and cultivated area outside the hole, at the recommended rates.
- Fertilization 2: After 1 growing season all newly planted trees shall be fertilized using a 10-10-10 (or similar) slow release pelletized fertilizer with minerals and nutrients spread over the entire cultivated and tilled area, at the recommended rates during late winter or early spring 2025 and 2026.
- Fertilization 3: After 1 growing season all newly planted trees shall be fertilized in the late winter or early spring 2025 and 2026. This program will include a slow release, low nitrogen fertilizer mix in combination with soil conditioners and biological stimulants to be injected at high pressure into the cultivated and tilled area surrounding the tree.
- Fertilizer Documentation: Documentation of the products to be used will be provided to the City of Alpharetta before the application date. (Fertilization and rates can also be determined by a soils test).
- Mulching 1: After planting 3" of clean organic non-synthetic, pine needle mulch shall be applied to the entire cultivated area surrounding all of the newly planted trees. This mulch shall be free of debris, insects, and pests. Mulch shall not touch the trunk of the tree.
- Mulching 2: Continually mulch shall be applied as needed to maintain 2-4" of coverage, no deeper, with clean organic non-synthetic, pine needle mulch free of debris, insects, and pests. Mulch shall not touch the trunk of the tree. It is recommended to refresh mulch during the spring and fall.
- Pruning 1: Newly planted trees shall be pruned for form and structure. Any dead, broken, or crossing limbs shall be pruned with a bypass pruner or loppers, larger limbs shall be cut using the three cut method and a sharp pruning saw. It is recommended to prune newly planted trees prior to standing them up in the planting holes.
- Pruning 2: All newly planted trees adjacent to walking or driving surfaces shall be pruned for pedestrian and vehicular clearance. Pruning cuts shall be made with a bypass pruner or loppers, larger limbs shall be cut using the three cut method and a sharp pruning saw.
- Pruning 3: During the late winter (2025) after the first full growing season trees should be evaluated for pruning needs and pruned for form, structure, and clearance. Pruning cuts shall be made with a bypass pruner or loppers, larger limbs shall be cut using the three cut method and a sharp pruning saw.

Monitoring

- Construction Monitoring: During the duration of the construction activities bi-monthly (every 2 months) inspections of the tree save areas and individual trees shall be performed by an ISA Certified Arborist. A written report (email) of this inspection and detailing any changes to the condition of these trees shall be provided to the Developer and the City of Alpharetta.
- Post Construction Monitoring: For 2 years following construction an ISA Certified Arborist shall perform quarterly inspections and provide a written report (email) to the City of Alpharetta on the condition of these trees. Access to this tree shall be provided by current or new property owner for these inspections. (These inspections shall also include irrigation monitoring for the existing and newly planted trees MONTHLY during the first growing season.)

Tree Survey											
5/3 Bank - Alpharetta, GA											
Tree Id	Common Name	Scientific Name	Family	Condition	DBH	DBH Range	Crown Spread	Latitude	Longitude	Notes	Air Quality Monetary Benefit (\$)
1	Pin oak	Quercus palustris	Fagaceae	Fair	2	0-3in	50.24	34.0579759	-84.23366605	Need root collar excavation	0.77
2	Chinese pistache	Pistacia chinensis	Anacardiaceae	Fair	2	0-3in	50.24	34.05795312	-84.23372506		0.6
3	Chinese pistache	Pistacia chinensis	Anacardiaceae	Fair	2	0-3in	50.24	34.05787034	-84.2337492		0.6
4	Willow oak	Quercus phellos	Fagaceae	Good	21	18-24in	5538.96	34.05780424	-84.23381626		15.01
5	Sugar maple	Acer saccharum	Sapindaceae	Fair	6	6-12in	452.16	34.05781784	-84.2340364		1.99
6	Red maple	Acer rubrum	Sapindaceae	Poor	13	12-18in	2122.64	34.05809338	-84.23385401	Excessive deadwood.	4.82
7	Red maple	Acer rubrum	Sapindaceae	Fair	13	12-18in	2122.64	34.05814338	-84.23392643		6.26
8	Laurel oak			Fair	2	0-3in	50.24	34.05813783	-84.23401494	Still in burlap	
9	Laurel oak			Fair	2	0-3in	50.24	34.05816298	-84.2341091	Still in burlap	
10	Common crapemyrtle	Lagerstroemia spp		Good	12.73	12-18in	2035.384424	34.05839741	-84.23409569		4.18
11	Common crapemyrtle	Lagerstroemia spp		Good	12.08	12-18in	1832.835584	34.05839185	-84.2342298		4.16
12	Laurel oak			Fair	2	0-3in	50.24	34.05823567	-84.23418295	Still in burlap	
13	Sugar maple	Acer saccharum	Sapindaceae	Fair	2	0-3in	50.24	34.05784458	-84.23420709		0.45

Tree Survey completed 11/12/2023 by Christie Bryant - ISA Arborist SO 6310A, TRAC Certified (Speaking for Trees).



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40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

PHONE: (513) 914-5835



5TH/3RD BANK OLD MILTON PARKWAY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
	12/5/2023	REVISIONS PER CITY COMMENTS
	1/22/2024	REVISIONS PER CITY COMMENTS

DRAWING TITLE:

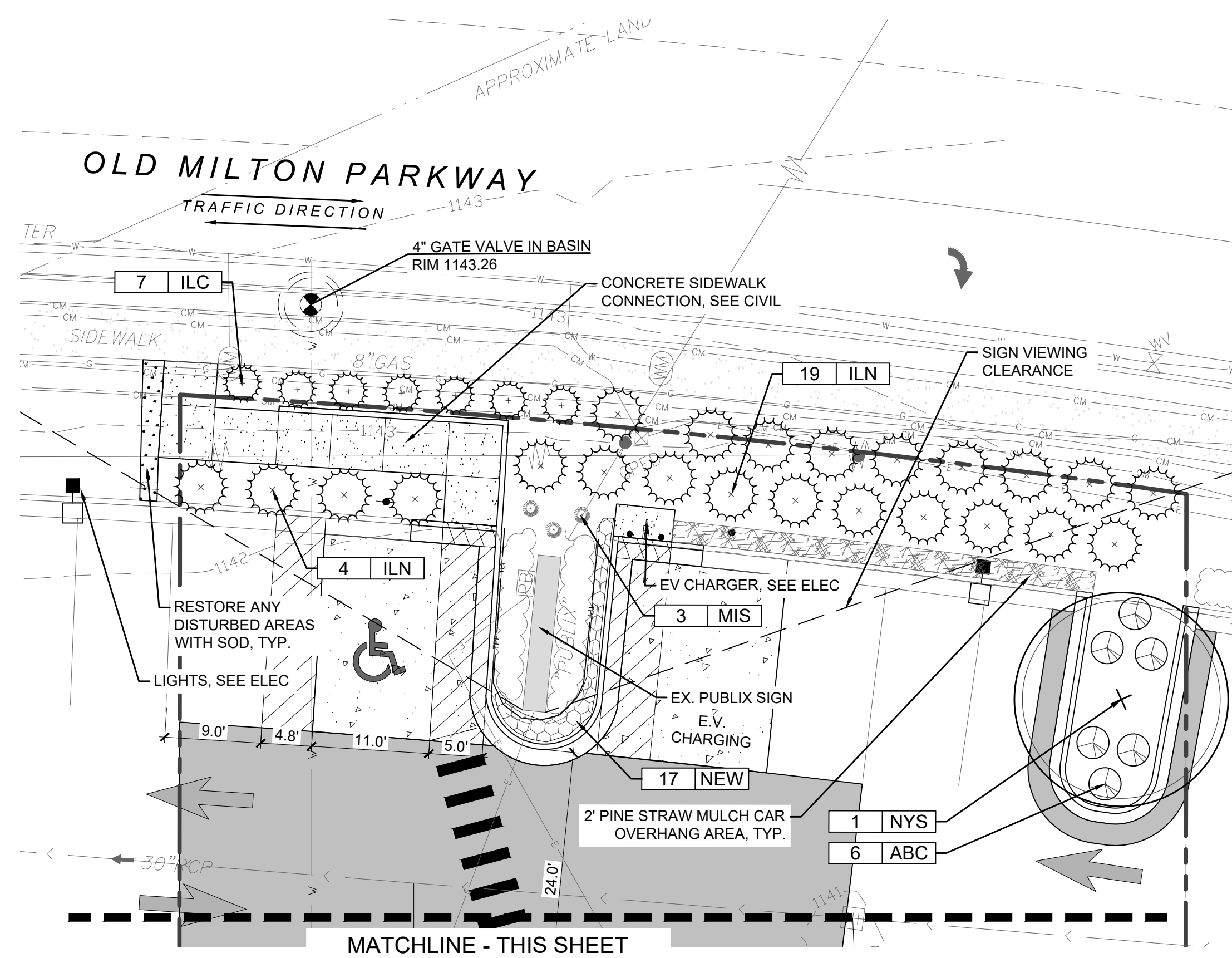
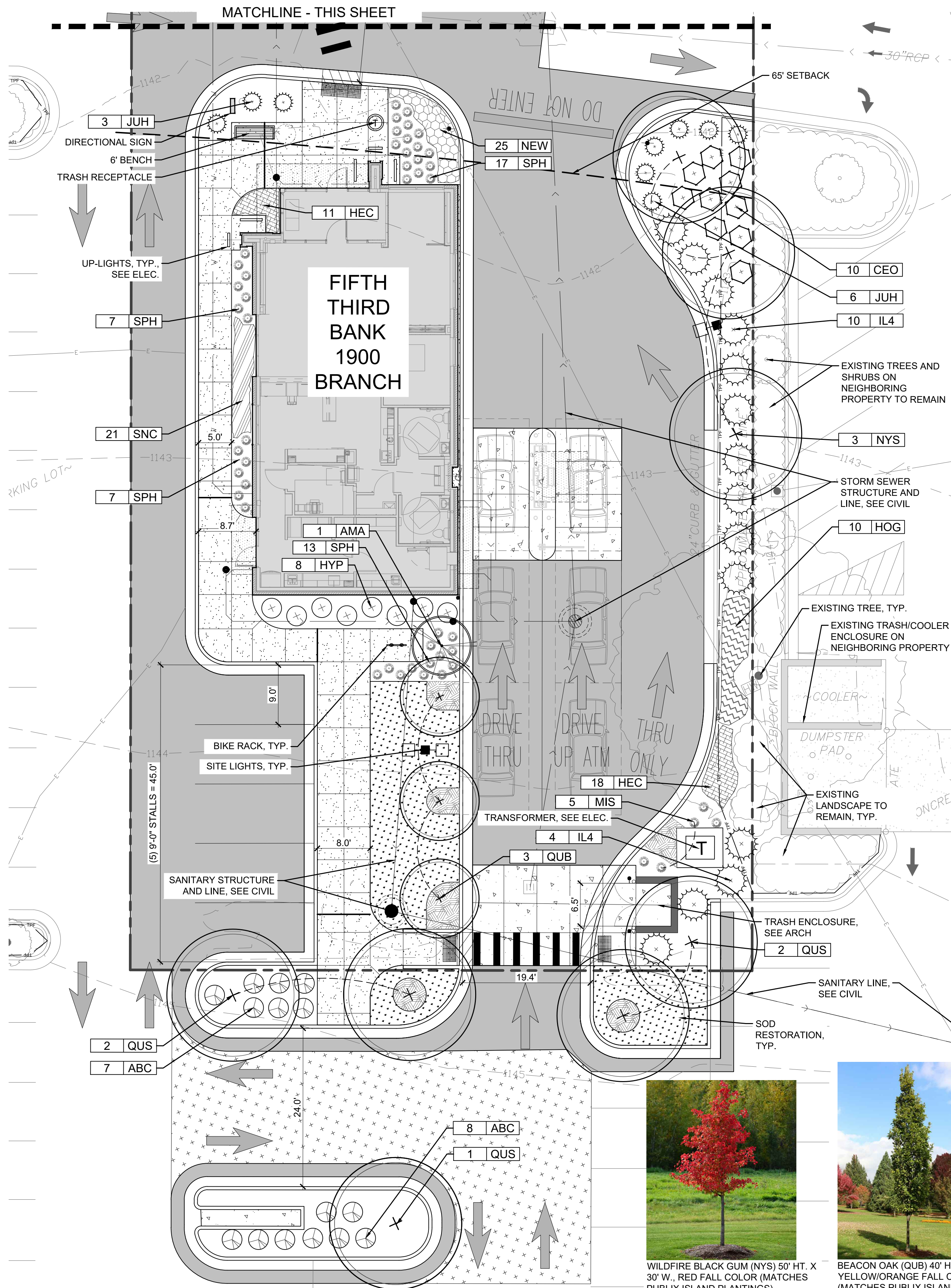
TREE
PRESERVATION
PLAN

10/27/2023

DRAWN BY: KS / CM / MB	CHECKED BY: KG / JH
MOODY NOLAN PROJECT #:	22071.14

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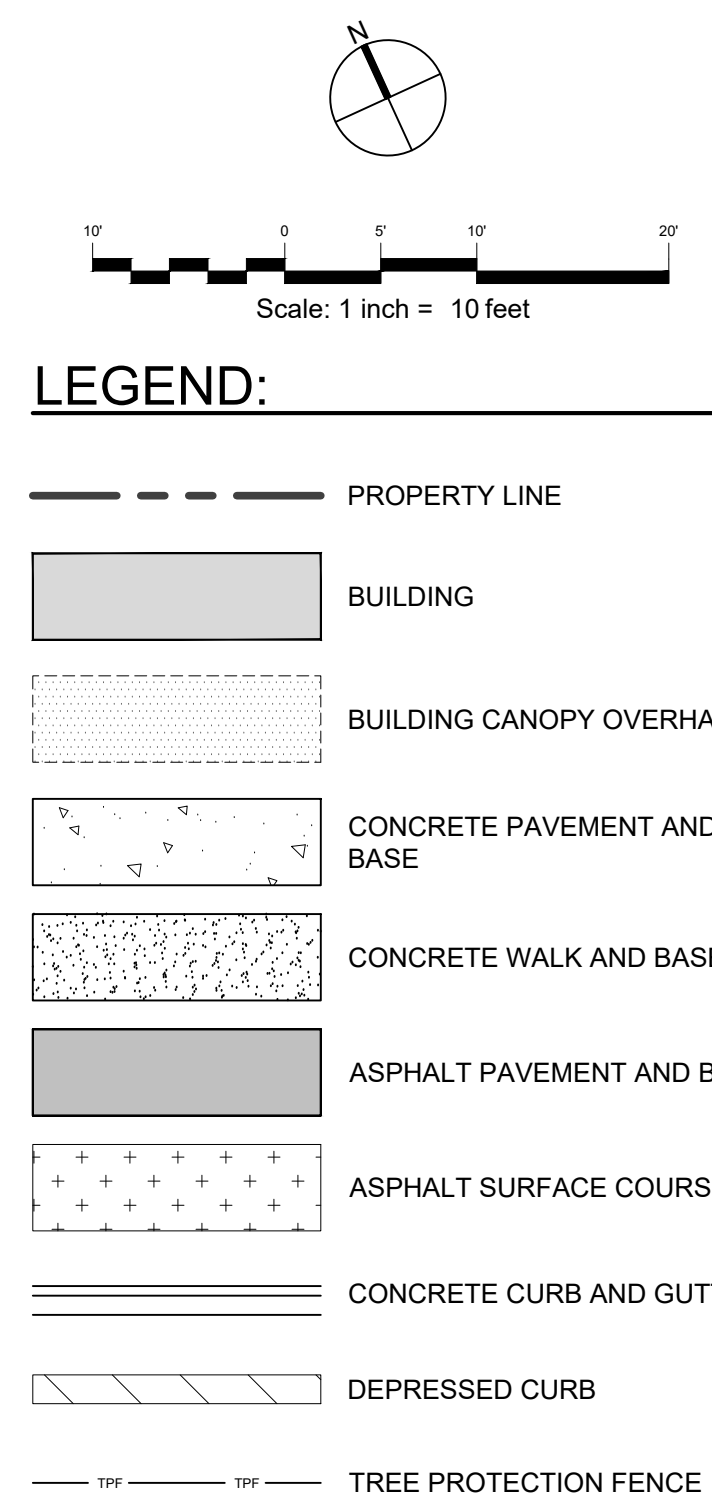
BID AND PERMIT SET



NOTE:
SEE L2.1 FOR LANDSCAPE REQUIREMENTS TABLE.

Plant Schedule						
5/3 Bank - Old Milton Parkway, Alpharetta, GA						
Qty.	Key	Botanical name	Common name	Size	Notes	Planted on neighboring properties
SHADE TREES						
4	NYS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	4" B&B	Central leader	Publix
3	QUB	Quercus bicolor 'Bonnie and Mike'	Beacon Oak	4" B&B	Central leader	Publix
5	QUS	Quercus shumardii	Shumard Oak	4" B&B	Central leader	Wendy's
ORNAMENTAL TREES						
1	AMA	Amelanchier arborea	Downy Serviceberry	8" B&B	Central leader	
DECIDUOUS SHRUBS						
21	ABC	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	#5 Cont.	3.5' o.c.	Wendy's
10	CEO	Cephalanthus occidentalis	Common Buttonbush	36" B&B	6' o.c.	Publix
8	HYP	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	#5 Cont.	4' o.c.	
EVERGREEN SHRUBS						
7	ILC	Ilex cornuta 'Carissa'	Carissa Holly	24" B&B	5' o.c.	Wendy's
23	ILN	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24" B&B	6' o.c.	Wendy's
14	IL4	Ilex cornuta 'Needlepoint'	Needlepoint Holly	48" B&B	and drive thru screening	Wendy's
9	JUH	Juniperus horizontalis 'Wiltonii'	Blue Rug Creeping Juniper	#5 Cont.	6' o.c.	
PERENNIALS AND ORNAMENTAL GRASSES						
29	HEC	Heuchera 'Caramel'	Caramel Coral Bells	#1 Cont.	18" o.c.	
10	HOG	Hosta 'Guacamole'	Guacamole Hosta	#1 Cont.	2.5' o.c.	
8	MIS	Miscanthus sinensis 'Adagio'	Adagio Grass	#1 Cont.	36" o.c. See * Note	Wendy's
42	NEW	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" o.c.	
44	SPH	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#1 Cont.	24" o.c. See * Note	Publix
21	SNC	Salvia nemorosa 'Caradonna'	Caradonna Salvia	#1 Cont.	18" o.c.	

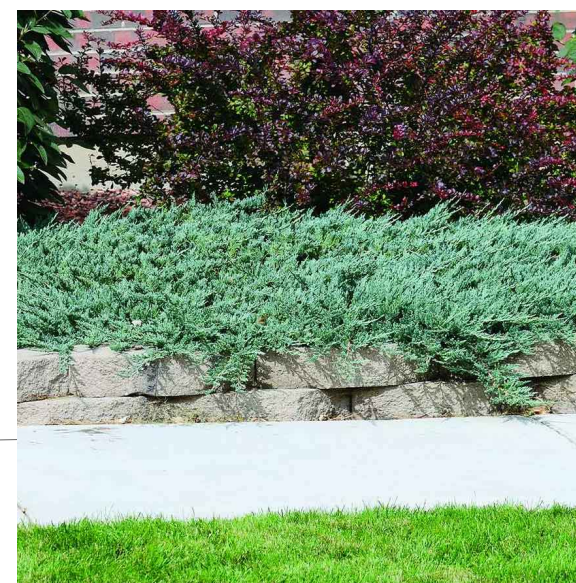
*Note - Ornamental grasses to remain through winter for interest and then shall be cut ~3" above grade in spring before new growth begins.



CARISSA HOLLY (ILC)
4' HT. X 4' W., EVERGREEN PRUNED TO HEDGE



NEEDLEPOINT HOLLY (ILN and IL4)
10' HT. X 10' W., RED BERRIES, EVERGREEN PRUNED TO HEDGE



BLUE RUG JUNIPER (JUH)
1' HT. X 6' W., SILVERY BLUE COLORED EVERGREEN



CARAMEL CORAL BELLS (HEC)
1' HT. X 2' W., CARMEL COLORED FOLIAGE



GUACAMOLE HOSTA (HOG)
18" HT. X 30" W., 2-TONE GREEN FOLIAGE



ADAGIO GRASS (MIS)
4' HT. X 3' W., YELLOW/ORANGE FALL COLOR



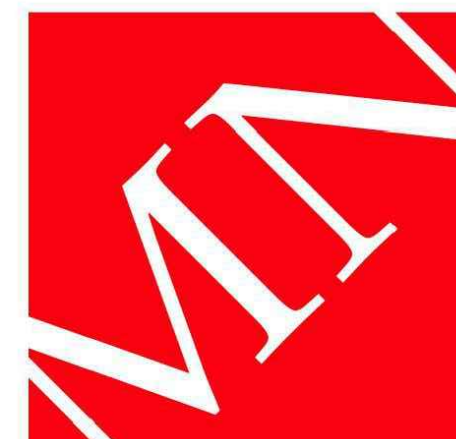
WALKERS LOW CATMINT (NEW)
2' HT. X 2' W., PALE PURPLE SUMMER FLOWERS



TARA PRAIRIE DROPSOED (SPH)
4' HT. X 3' W., YELLOW/ORANGE FALL COLOR



CARADONNA SALVIA (SNC)
2' HT. X 2' W., PURPLE/BLUE SUMMER FLOWERS



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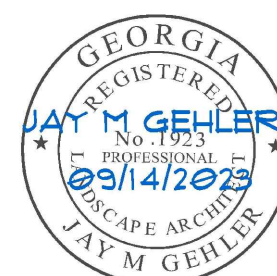
PHONE: (513) 914-5835



5TH/3RD BANK OLD MILTON PARKWAY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
1	12/5/2023	REVISIONS PER CITY COMMENTS
2	1/2/2024	REVISIONS PER CITY COMMENTS

DRAWING TITLE:

LANDSCAPE PLAN

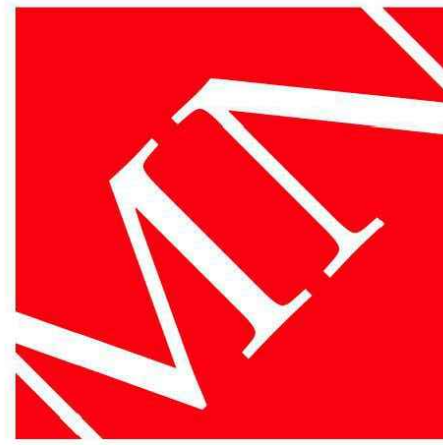
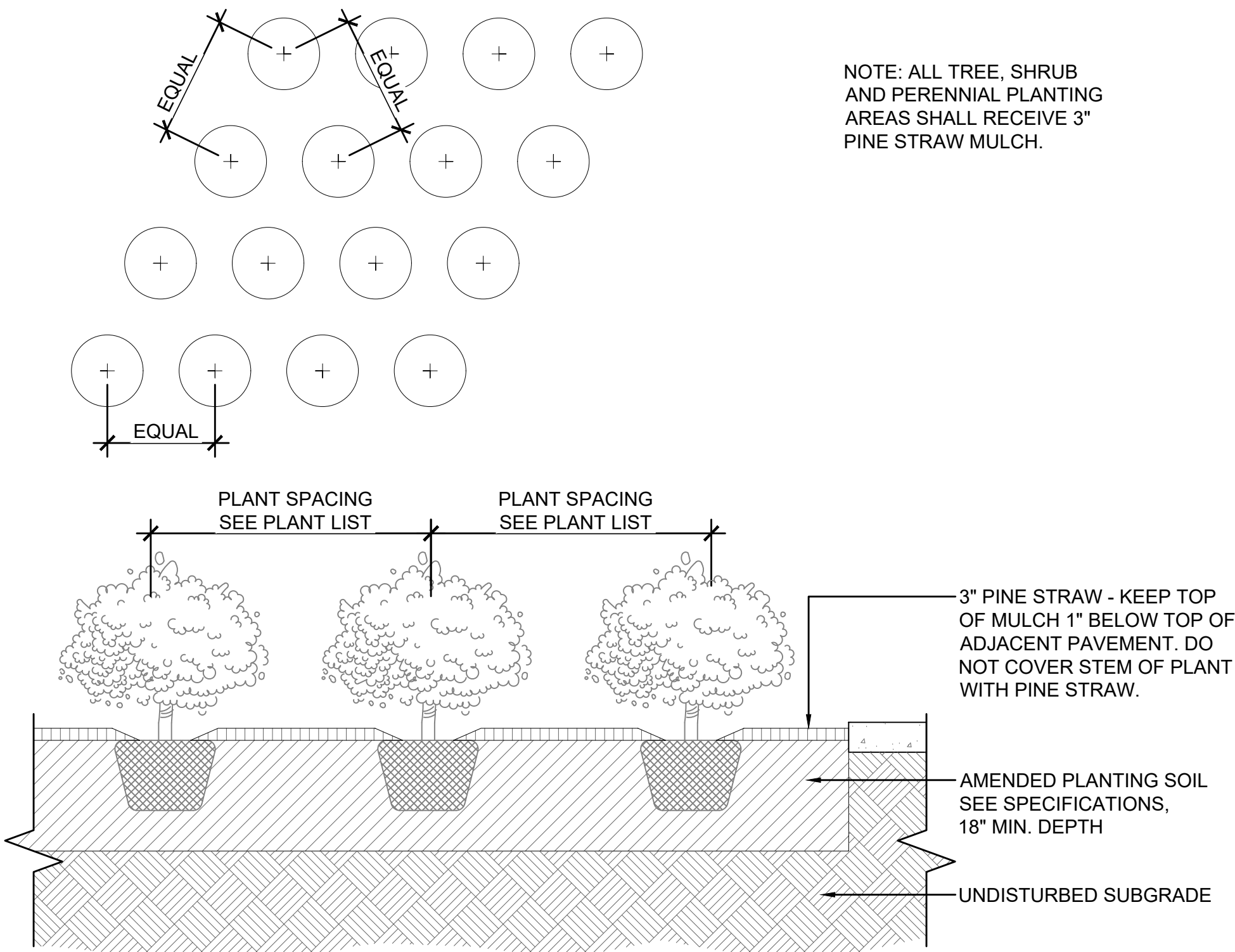
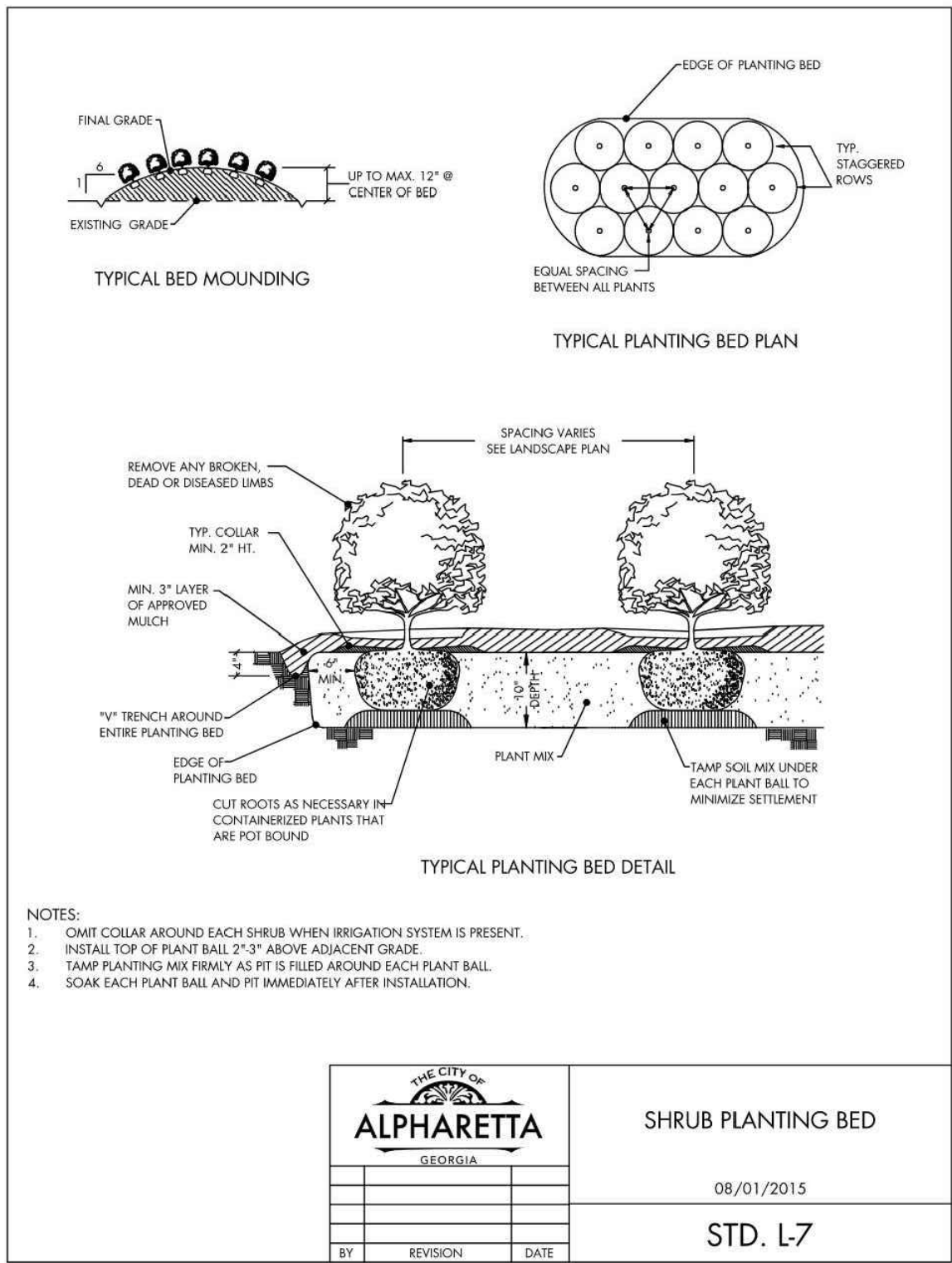
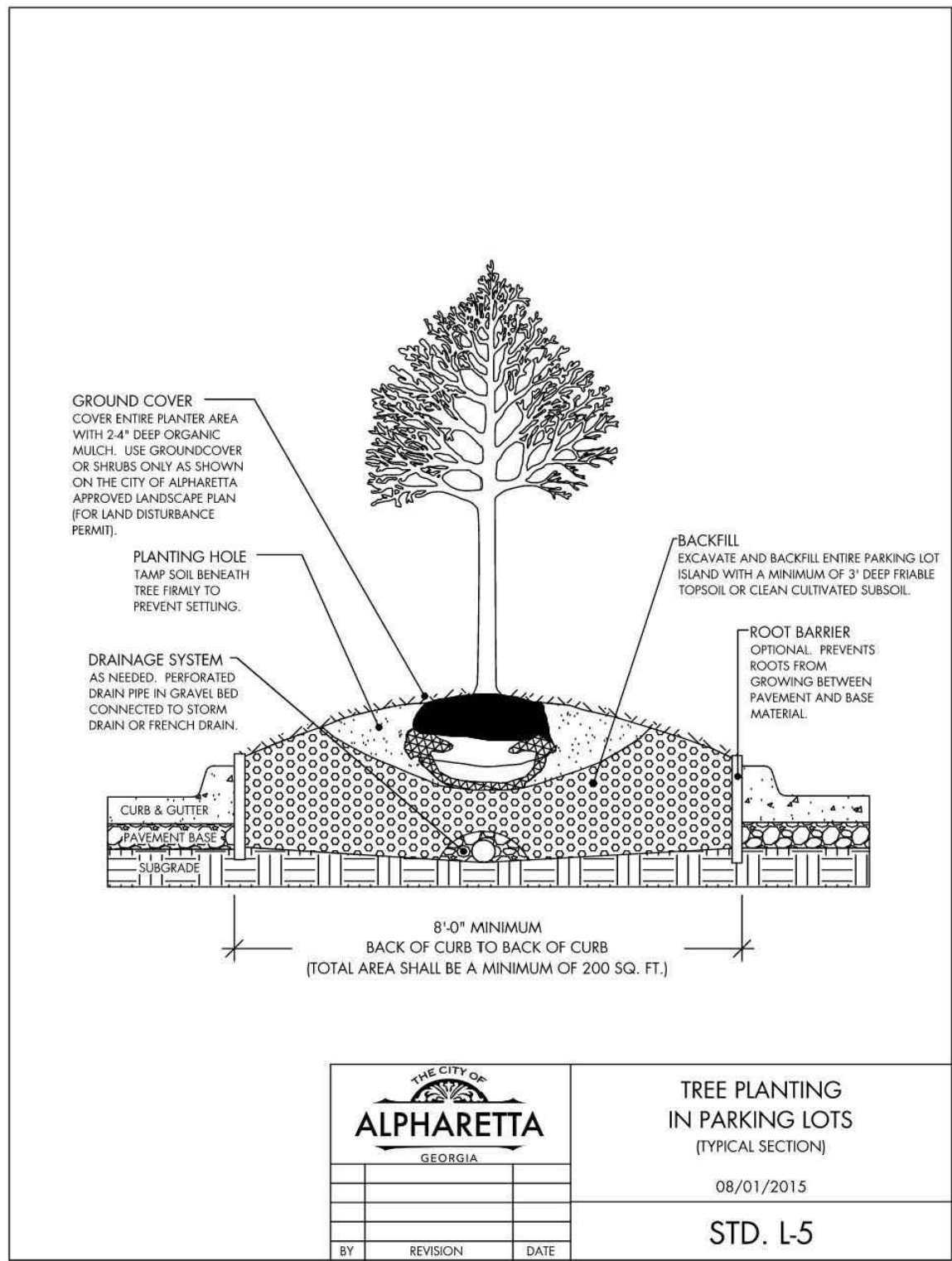
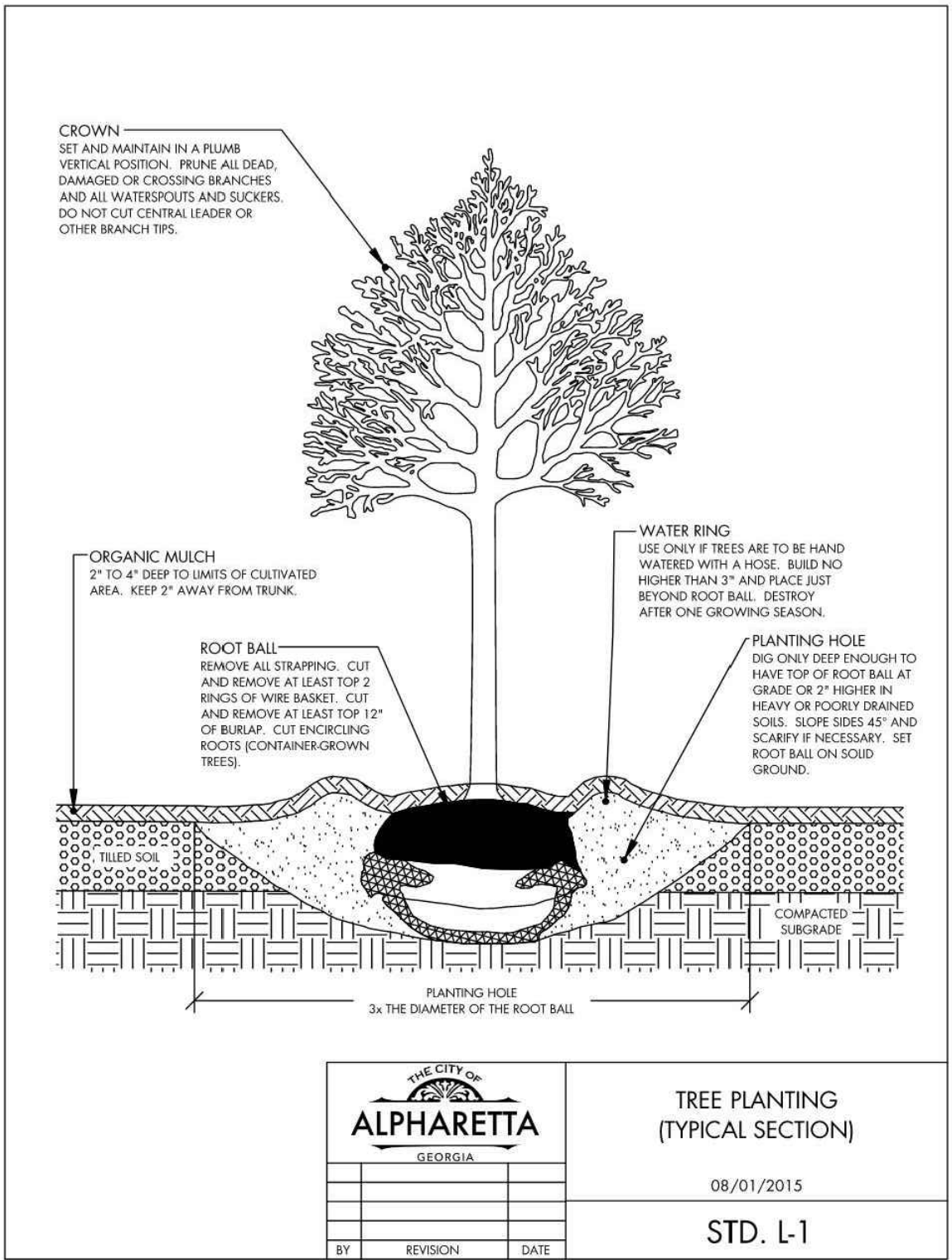
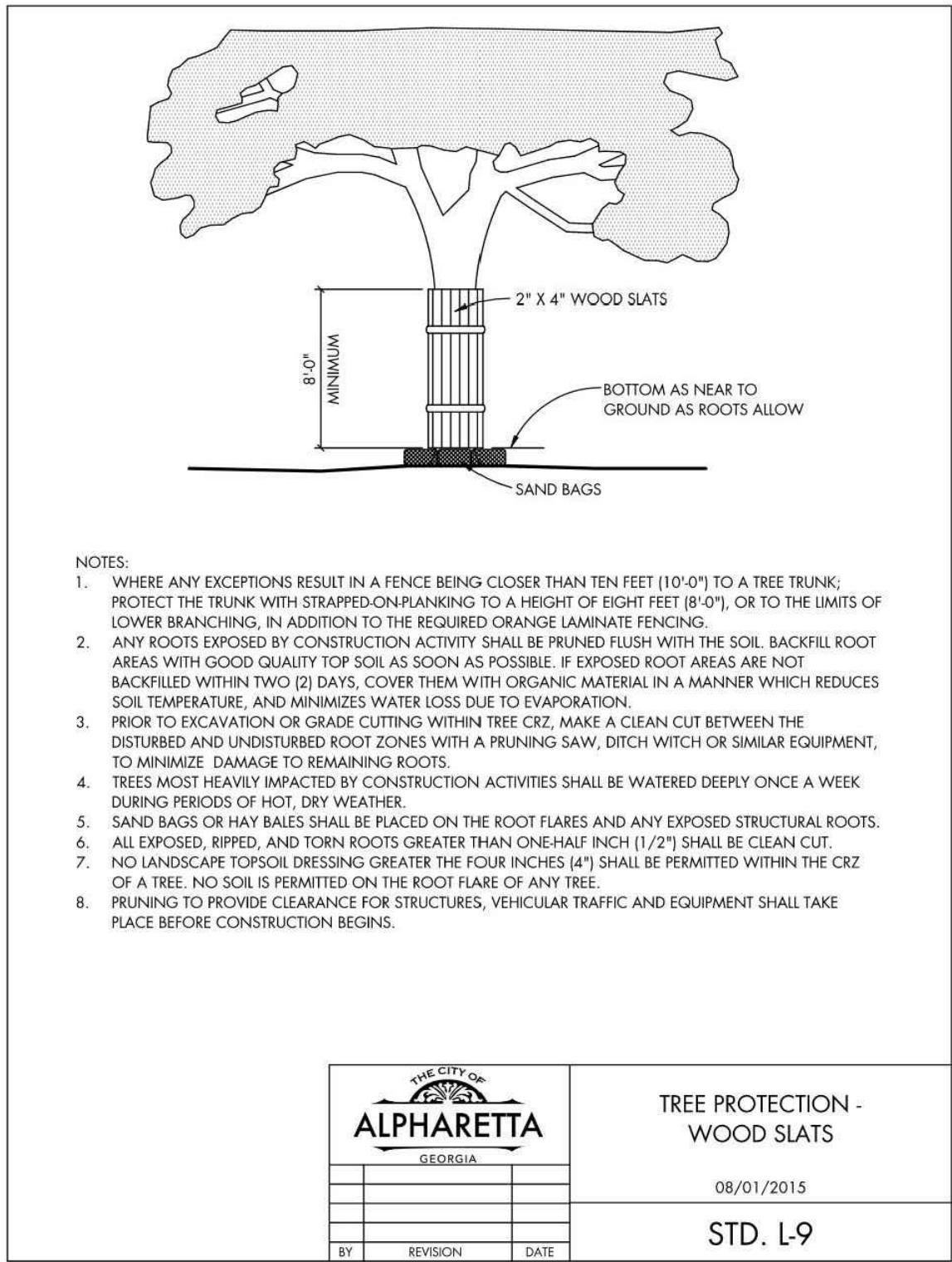
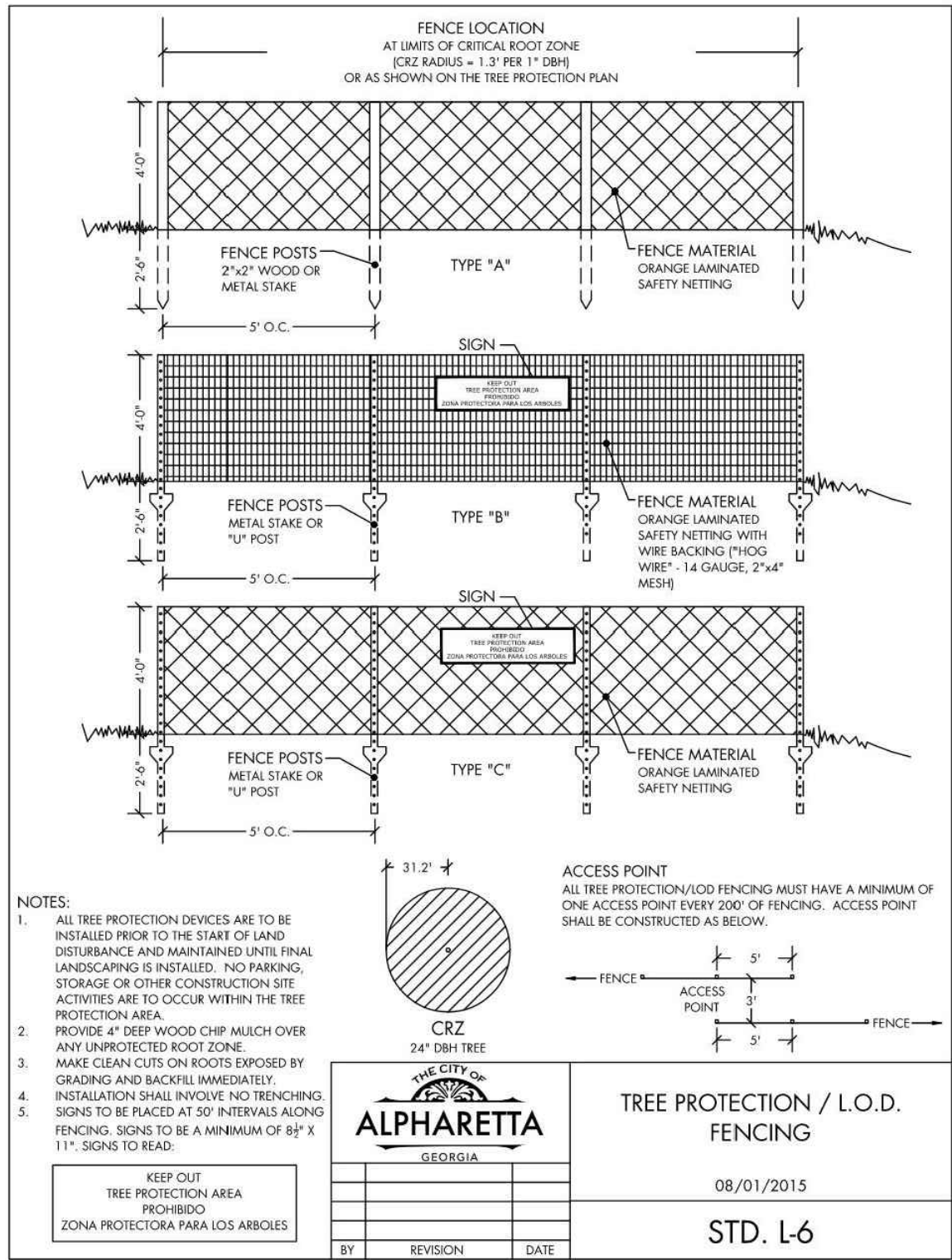
10/27/2023

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MOODY NOLAN PROJECT #: 22071.14

L1.0

BID AND PERMIT SET



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for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
	12/5/2023	REVISIONS PER CITY COMMENTS
	1/22/2024	REVISIONS PER CITY COMMENTS

DRAWING TITLE:

LANDSCAPE DETAILS

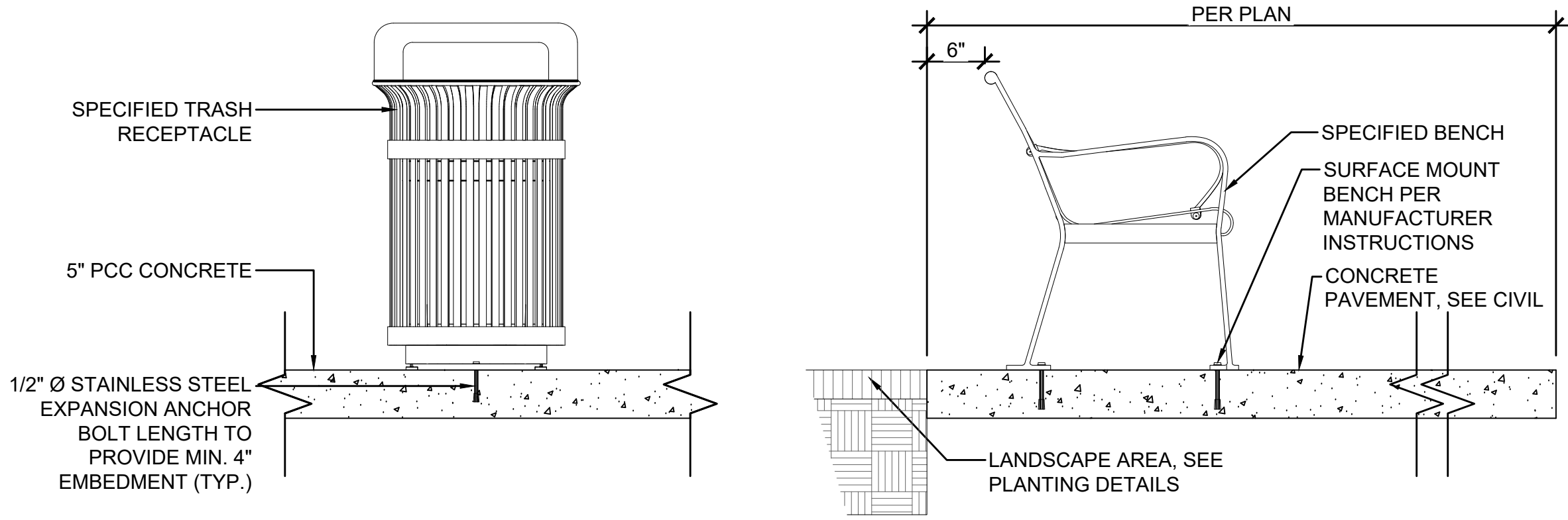
10/27/2023

DRAWN BY: KS / CM / MB
MOODY NOLAN PROJECT #: 22071.14

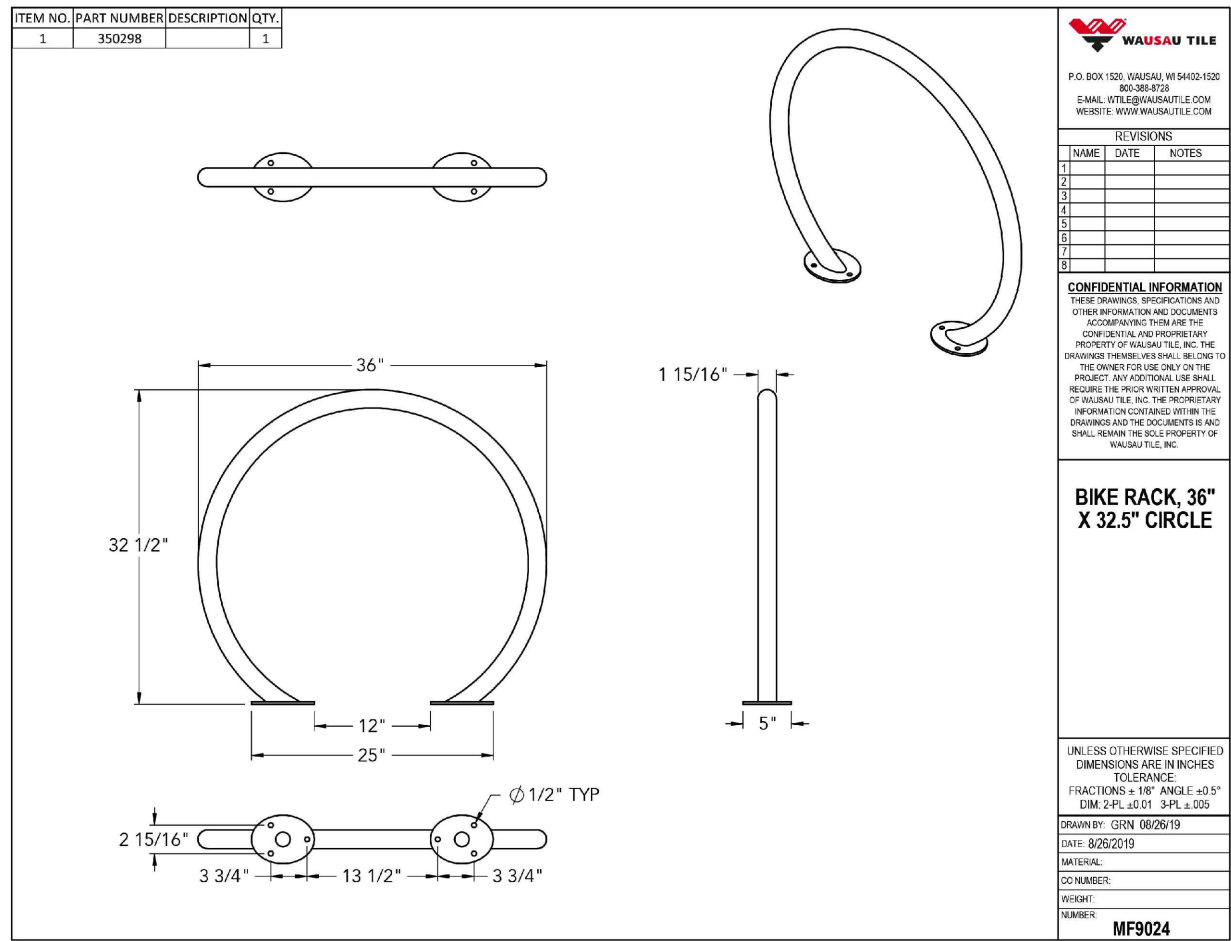
L2.0

BID AND PERMIT SET

- SITE FURNISHINGS (AS NOTED BELOW OR AS DIRECTED BY 5/3):
- TRASH RECEPTACLE - SCARBOROUGH TRASH RECEPTACLE BY LANDSCAPE FORMS. 30 GAL., SIDE OPEN, SURFACE MOUNT, COLOR BLACK.
 - BENCH - 72" BACKED SCARBOROUGH BENCH BY LANDSCAPE FORMS. SURFACE MOUNT, COLOR BLACK.

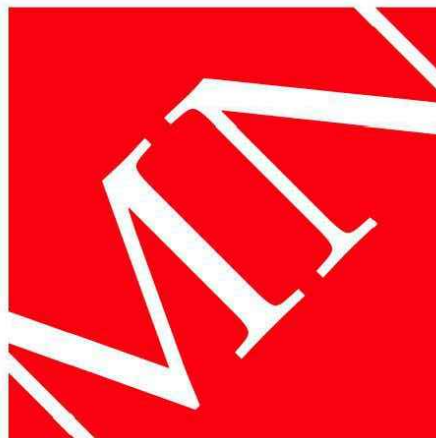


1 BENCH AND TRASH RECEPTACLE MOUNTING PAD
SCALE: 1" = 1'-0"



2 BIKE RACK DETAIL
SCALE: NTS

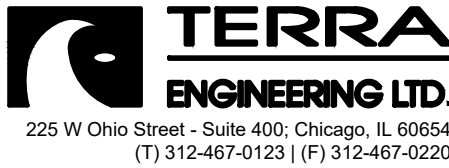
Alpharetta Landscape Requirements			
Tree Density Requirements	130 inches per acre. Site area (leased parcel) 17,712 - 7,883 infrastructure / building = 9,829 SF (0.22 AC.) x 130" = 29.0 inches required	Trash Screening Requirements	Screen dumpster/recycling bins with masonry wall to match building, opaque metal gates, and evergreen planting
Tree Density Provided	30" total provided - (7) 4" shade trees and (1) 2" ornamental tree.	Trash Screening Provided	Masonry walls and tall evergreen plantings provided.
Parking Lot Tree Requirements	Shade tree to be provided at the end of each row of parking stalls.	Sign Landscaped Requirements	Monument signs do not displace required landscaping. Base plantings around signs shall include evergreens and seasonal plantings
Parking Lot Tree Provided	Trees provided at ends of parking rows where possible. Tree required just south of the building at the end of the parking row was not provided due to required access walk. To offset this requirement, (2) additional trees are provided in the islands on either side of the drive at southeast corner.	Sign Landscape Provided	Existing sign and evergreen shrubs to remain. Additional shrub screening for parking lots and ornamental grasses also provided.
Parking Lot Screening Requirements	2' height, 2 rows deep shrubs for year-round screening of all paved areas, parking lots from public R.O.W.	Landscape Strips Requirements	Along main streets (including Old Milton Parkway), minimum of 20' wide landscape strip along R.O.W. (1) shade tree (4" cal. min.) for every 50 LF of landscape strip
Parking Lot Screening Provided	2 rows of 24" screening shrubs provided along parking areas.		Shrubs required in all landscape strips (2' height minimum, may be used to meet parking lot screening requirements)
Site Furnishings Requirements	Include a minimum of (1) bicycle rack, (1) bench, and (1) trash receptable.	Landscape Strips Provided	2 rows of 24" evergreen shrubs provided along parking areas. Shade trees not provided due to existing Public site signage and overhead utilities.
Site Furnishings Provided	(1) bicycle rack, (1) bench, and (1) trash receptable provided.	Other Site Requirements	Provide pedestrian connection from public sidewalks to site interior, not to be located within required tree island
Foundation Landscape Required	Provide decorative landscaping near building entrances/patios		
Foundation Landscape Provided	Shrub and perennial plantings provided around foundation of building when not abutting drives or sidewalks.	Other Site Requirements Provided	Concrete ADA pedestrian connection from public sidewalk to site interior.



MOODY•NOLAN

BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202

PHONE: (513) 914-5835



5TH/3RD BANK OLD MILTON PARKWAY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION
	12/5/2023	REVISIONS PER CITY COMMENTS
	1/2/2024	REVISIONS PER CITY COMMENTS

DRAWING TITLE:

SITE DETAILS

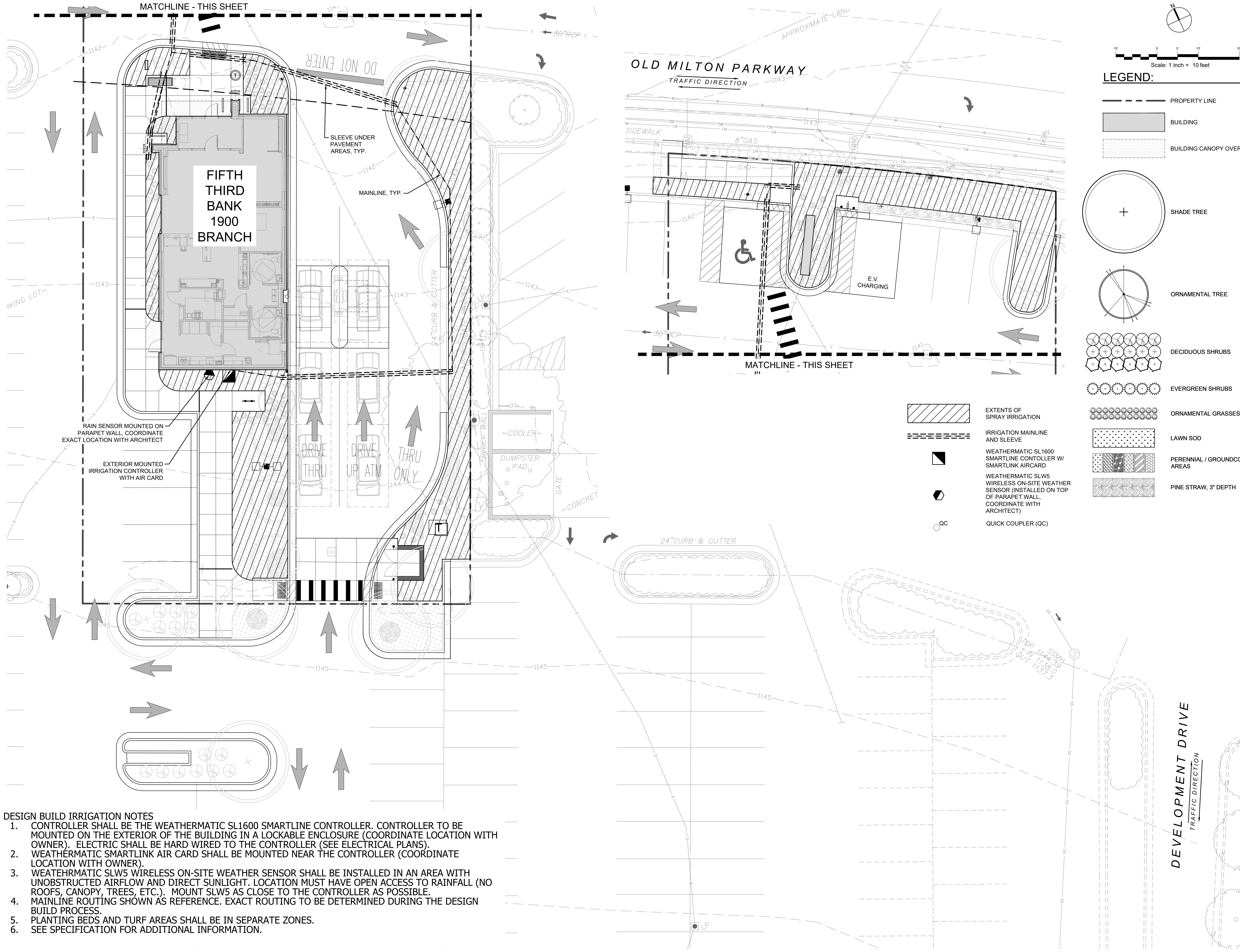
10/27/2023

DRAWN BY: KS / CM / MB CHECKED BY: KG / JH

MOODY NOLAN PROJECT #: 22071.14

L2.1

BID AND PERMIT SET



- DESIGN BUILD IRRIGATION NOTES
1. CONTROLLER SHALL BE THE WEATHERMATIC SL1600 SMARTLINE CONTROLLER. CONTROLLER TO BE MOUNTED ON THE EXTERIOR OF THE BUILDING IN A LOCKABLE ENCLOSURE (COORDINATE LOCATION WITH OWNER). ELECTRIC SHALL BE HARD WIRED TO THE CONTROLLER (SEE ELECTRICAL PLANS).
 2. WEATHERMATIC SMARTLINK AIR CARD SHALL BE MOUNTED NEAR THE CONTROLLER (COORDINATE LOCATION WITH OWNER).
 3. WEATEHRMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR SHALL BE INSTALLED IN AN AREA WITH UNOBSTRUCTED AIRFLOW AND DIRECT SUNLIGHT. LOCATION MUST HAVE OPEN ACCESS TO RAINFALL (NO ROOFS, CANOPY, TREES, ETC.). MOUNT SLW5 AS CLOSE TO THE CONTROLLER AS POSSIBLE.
 4. MAINLINE ROUTING SHOWN AS REFERENCE. EXACT ROUTING TO BE DETERMINED DURING THE DESIGN BUILD PROCESS.
 5. PLANTING BEDS AND TURF AREAS SHALL BE IN SEPARATE ZONES.
 6. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.

Scale: 1 inch = 10 feet

LEGEND:

PROPERTY LINE

BUILDING

BUILDING CANOPY OVERHANG

SHADE TREE

ORNAMENTAL TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

LAWN SOD

PERENNIAL / GROUNDCOVER AREAS

PINE STRAW, 3" DEPTH

EXTENTS OF SPRAY IRRIGATION

IRRIGATION MAINLINE AND SLEEVE

WEATHERMATIC SL1600 SMARTLINE CONTROLLER W/ SMARTLINK AIRCARD

WEATHERMATIC SLW5 WIRELESS ON-SITE WEATHER SENSOR (INSTALLED ON TOP OF PARAPET WALL, COORDINATE WITH ARCHITECT)

QUICK COUPLER (QC)

MOODY•NOLAN
BARLOW MOTORS BUILDING
40 W. CENTRAL PKWY • FIRST FL
CINCINNATI, OH 45202
PHONE: (513) 914-5835

TERRA
ENGINEERING LTD.
225 W Ohio Street - Suite 400, Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

FIFTH THIRD BANK

5TH/3RD BANK OLD MILTON PARKWAY

4303 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022

for
FIFTH THIRD BANK

#	DATE	CHANGE DESCRIPTION
	12/5/2023	REVISIONS PER CITY COMMENTS
	1/2/2024	REVISIONS PER CITY COMMENTS

DRAWING TITLE:
IRRIGATION LIMITS PLAN

10/27/2023

DRAWN BY: KS / CM / MB

CHECKED BY: KG / JH

MOODY NOLAN PROJECT #: 22071.14

L3.0

BID AND PERMIT SET

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 240007

☐ 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: MAIN STREET MORTGAGE BROKERS

Location Address: 159 N MAIN STREET

Mailing Address: SAME

City: ALPHARETTA State: GA Zip Code: 30009

Contact for All Notifications: TAMMY AUBRIGHT

Contact Telephone: 404 - 934 - 5626 Mobile Telephone: 404 - 934 - 5626

Fax: _____ Email: MAINSTREETMORTGAGEBROKERS@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 | |

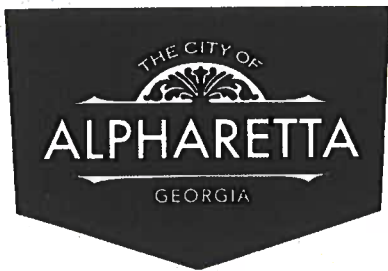
Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
All other reviews	\$	300.00
Legal Advertising Requirement	\$	175.00

Total Due

175.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: TAMMY DEVORE ALBRIGHT

Physical Address: 159 N. MAIN STREET

Mailing Address: SAME

City: ALPHARETTA State: GA Zip Code: 30009

Owner Telephone: 404-934-5626 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): ALBRIGHT IDEAS, LLC
TAMMY D. ALBRIGHT Date: 12/15/2023

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 159 N. MAIN STREET ALPHARETTA, GA 30009

Tax ID or Map Reference Number: 22-9822-1257-066-6

Land Lot(s): 1252 & 1253 District: 2ND Section: 2ND

Existing Zoning of Property: C1 Existing Uses of Property: COMMERCIAL

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

Applicant Signature: [Signature] Date: 12/15/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

SIGN+LOGO MATCHES THE STYLE + ERA OF MAIN STRUCTURE, FOLLOWS GUIDELINES OF THE APPENDIX 4 - DOWNTOWN CODE SEC. 2.6.1

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

ONLY FOR LOGO APPROVAL - SIGN STRUCTURE WAS ALREADY APPROVED & INSTALLED IN 2019

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

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

Please list and describe the 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 | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☒ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

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

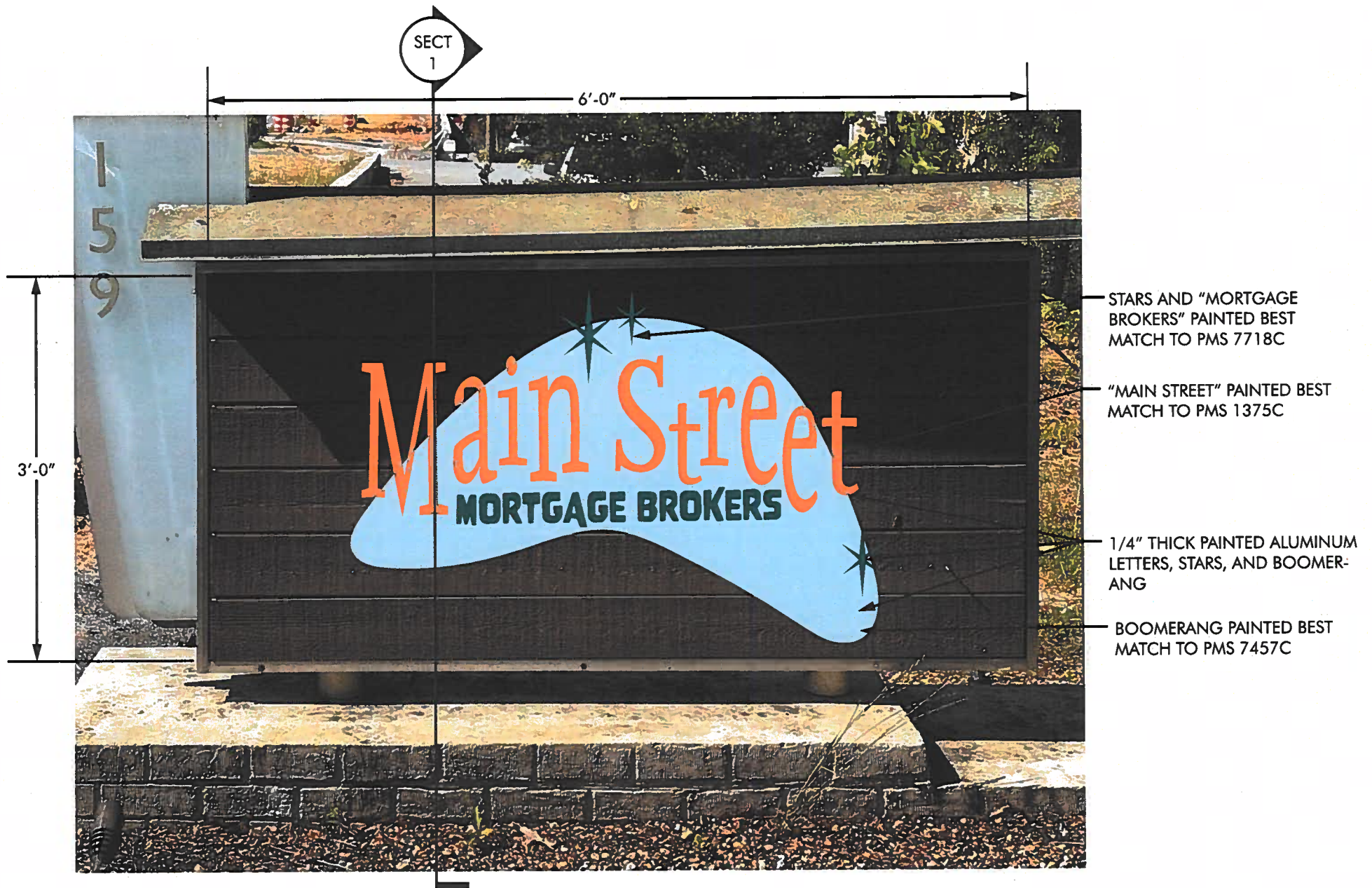
Describe how your application meets one (or more) of the above architectural design styles.

ORIGINAL SIGN STRUCTURE APPROVED & INSTALLED IN 2019.
JUST ASKING FOR APPROVAL FOR LOGO TO BE APPROVED. FONT
—AND COLORS FALL WITHIN THE TUDOR ECLECTIC DESIGN
STYLE.

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.





ELEVATION @ MONUMENT SIGN

SCALE: 1" = 1' - 0"

NOTES:

- SIGN IS DOUBLE-SIDED
- APPROX. DIMENSIONS OF LETTERS/STARS/BOOMERANG 47" X 32"
- 1/4" ALUMINUM MOUNTED VIA CLEATS AND STANDOFFS, PAINTED BEST MATCH TO SPECIFIED COLORS

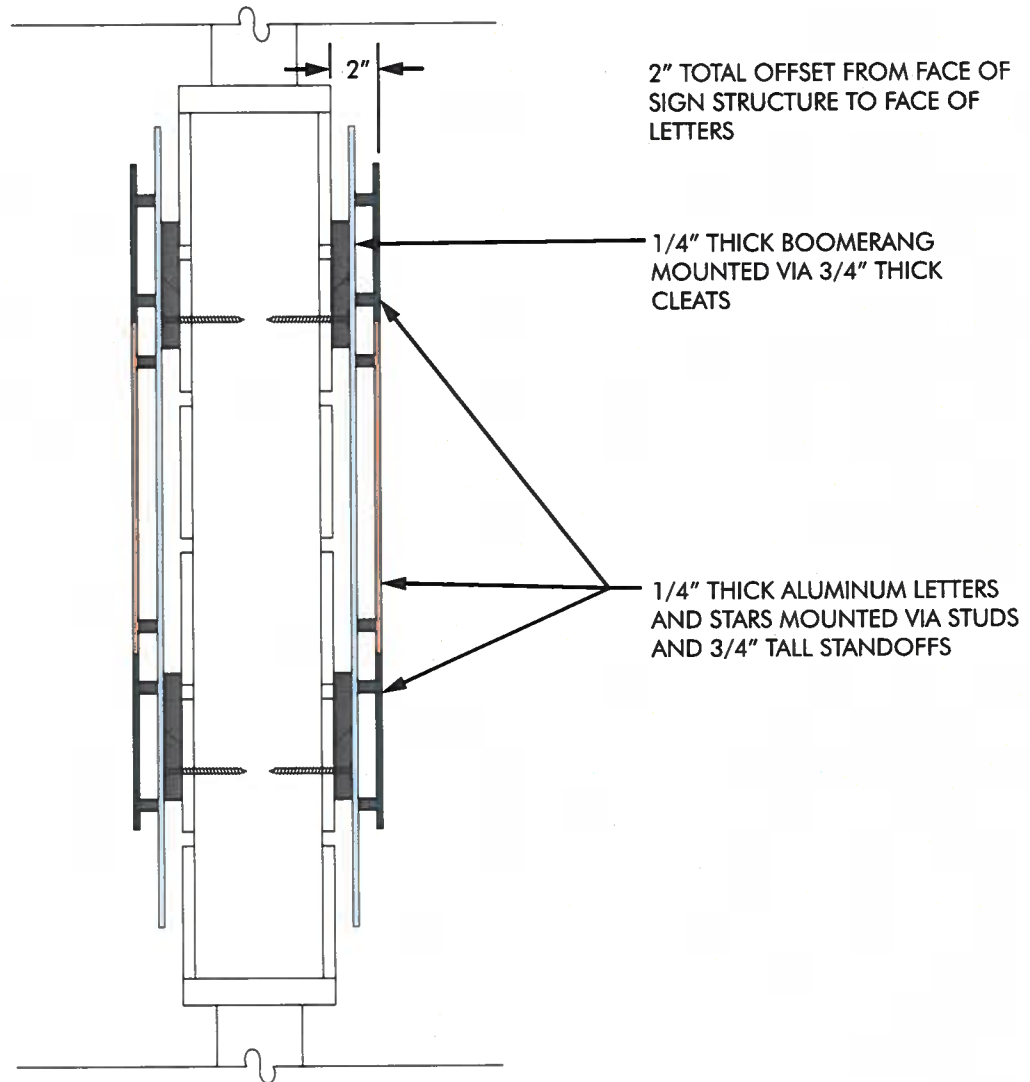
1558 MAIN STREET MORTGAGE BROKERS
PERMIT SET

ELLIOTT JOHNSON



404-245-2224





SECTION 1 @ MONUMENT SIGN

SCALE: 1-1/2" = 1' - 0"

NOTES:

- SIGN IS DOUBLE-SIDED
- APPROX. DIMENSIONS OF LETTERS/STARS/BOOMERANG 47" X 32"
- 1/4" ALUMINUM MOUNTED VIA CLEATS AND STANDOFFS, PAINTED BEST MATCH TO SPECIFIED COLORS

1558 MAIN STREET MORTGAGE BROKERS
PERMIT SET

[Home](#) **Property Records Search** [Contact Us](#)
[Owner Search](#) [Parcel Search](#) [Address Search](#) [Advanced Search](#) [Personal Property Search](#) [Map Search](#)
Profile[Sales](#)[Residential](#)[Commercial](#)[Permits](#)[OBY](#)[Values](#)[Values History](#)[Land](#)[Agricultural](#)[Sketch](#)[Pictometry Imagery](#)[Map](#)[Appeals](#)[Appeals History](#)[Personal Property](#)[PP Value History](#)[Tax Information](#)
PARID: 22 482212520666
ALBRIGHT IDEAS LLC
159 NORTH MAIN ST**Parcel**

Parcel ID:	22 482212520666
Property Location:	159 NORTH MAIN ST
Unit:	
City:	ALPHARETTA
Neighborhood:	C103
Improvement Strata:	C1
Property Class:	C3
Land Use Code:	301-Commercial/Dwelling Conversion
Living Units:	0
Acres:	.3704
Zoning:	C1-
Location	5
Fronting:	3 - 3
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	10
--------------	----

Owners

Owners:	ALBRIGHT IDEAS LLC
---------	--------------------

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
ALBRIGHT IDEAS LLC 159 N MAIN ST ALPHARETTA GA 30009		

27 of 28

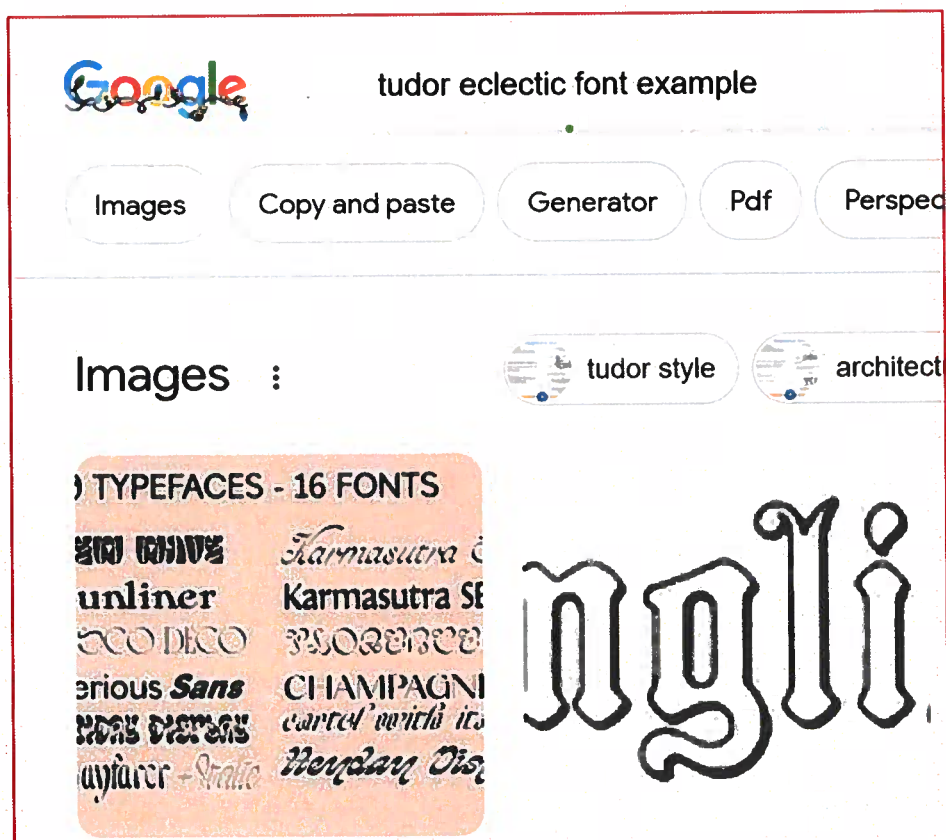
[Return to Search Results](#)**Actions** [Printable Summary](#) [Printable Version](#)**Reports**

[Mailing List](#)
[Attribute Export](#)
[Residential PRC](#)
[Commercial PRC](#)
[2022 Real Estate Notice](#)
[2023 Real Estate Notice](#)

[Go](#)**Links**[Land Use Codes](#)



<https://www.myfonts.com/collections/tags/tudor-fonts>



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 242008

☐ 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: Cal Estate Holdings LLC

Location Address: 390 N MAIN STREET, ALPHARETTA

Mailing Address: 11100 ATLANTIS PLACE

City: ALPHARETTA State: GA Zip Code: 30022

Contact for All Notifications: JULIO CASTRO - Kelvin TARA DENNIS 347-409-262

Contact Telephone: _____ Mobile Telephone: ~~470 779 2111~~

Fax: _____ Email: jcastro@calengs.com

Contact's Relation to Business: In-house Architect - Designer

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Cal Estate Holdings LLC

Physical Address: 11100 Atlantis Pl, Alpharetta GA 30022

Mailing Address: as above

City: Alpharetta State: GA Zip Code: 30022

Owner Telephone: 770 - 619 - 3999 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): FARZAD NOORI Date: 12-29-2023

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 390 N MAIN STREET, ALPHARETTA

Tax ID or Map Reference Number: 22-4813-1180-014-4

Land Lot(s): 1180 District: 2nd District Section: 2nd Section. Fulton

Existing Zoning of Property: commercial Existing Uses of Property: commercial

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

Applicant Signature: [Signature] Date: 12-29-23 Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The previous exterior was dirty with a dated colour. By lightening the exterior we are giving it a current day re

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 as we are not changing any of the exterior structure, only the paint. There are no items on the roof.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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Please list and describe the 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.

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

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

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

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

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

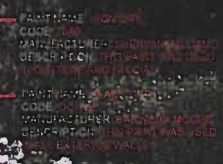


PAINT NAME: ALABASTER
COLOR: 2008
MANUFACTURER: SHERWIN WILLIAMS
DESCRIPTION: THIS PAINT IS USED
IN THE STAIRS AND FASCIA
PAINT NAME: ALABASTER
COLOR: 2008
MANUFACTURER: SHERWIN WILLIAMS
DESCRIPTION: THIS PAINT IS USED
ON THE EXTERIOR WALLS





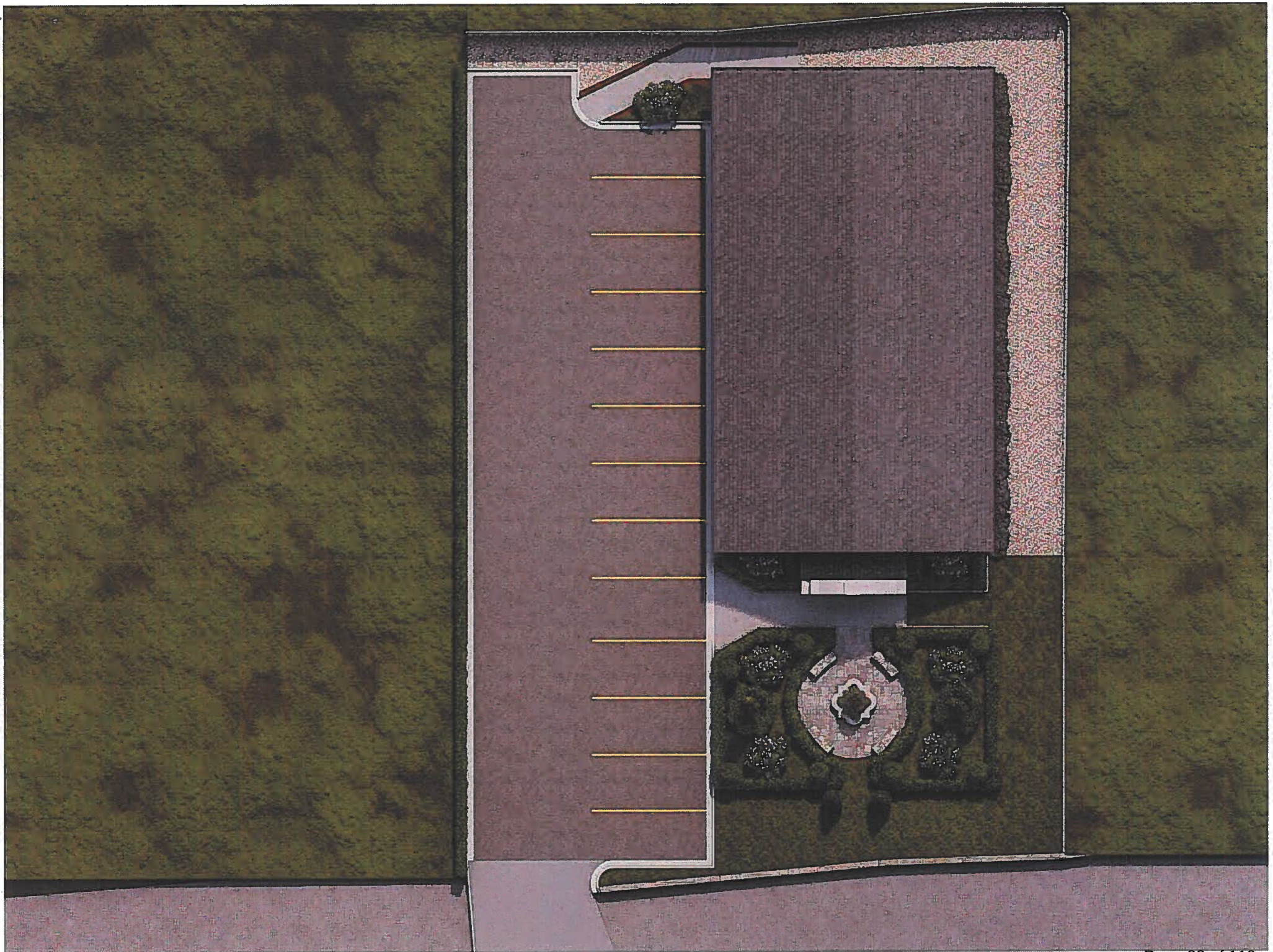
PART NAME: ROOF
CODE: 100
MANUFACTURER: THE ROOF ALWAYS
DESCRIPTION: THE ROOF ALWAYS
CUTTER: 100
PART NAME: ALUMINUM
CODE: 100
MANUFACTURER: ALUMINUM
DESCRIPTION: ALUMINUM WAS USED
ON ALL EXTERIOR WALLS

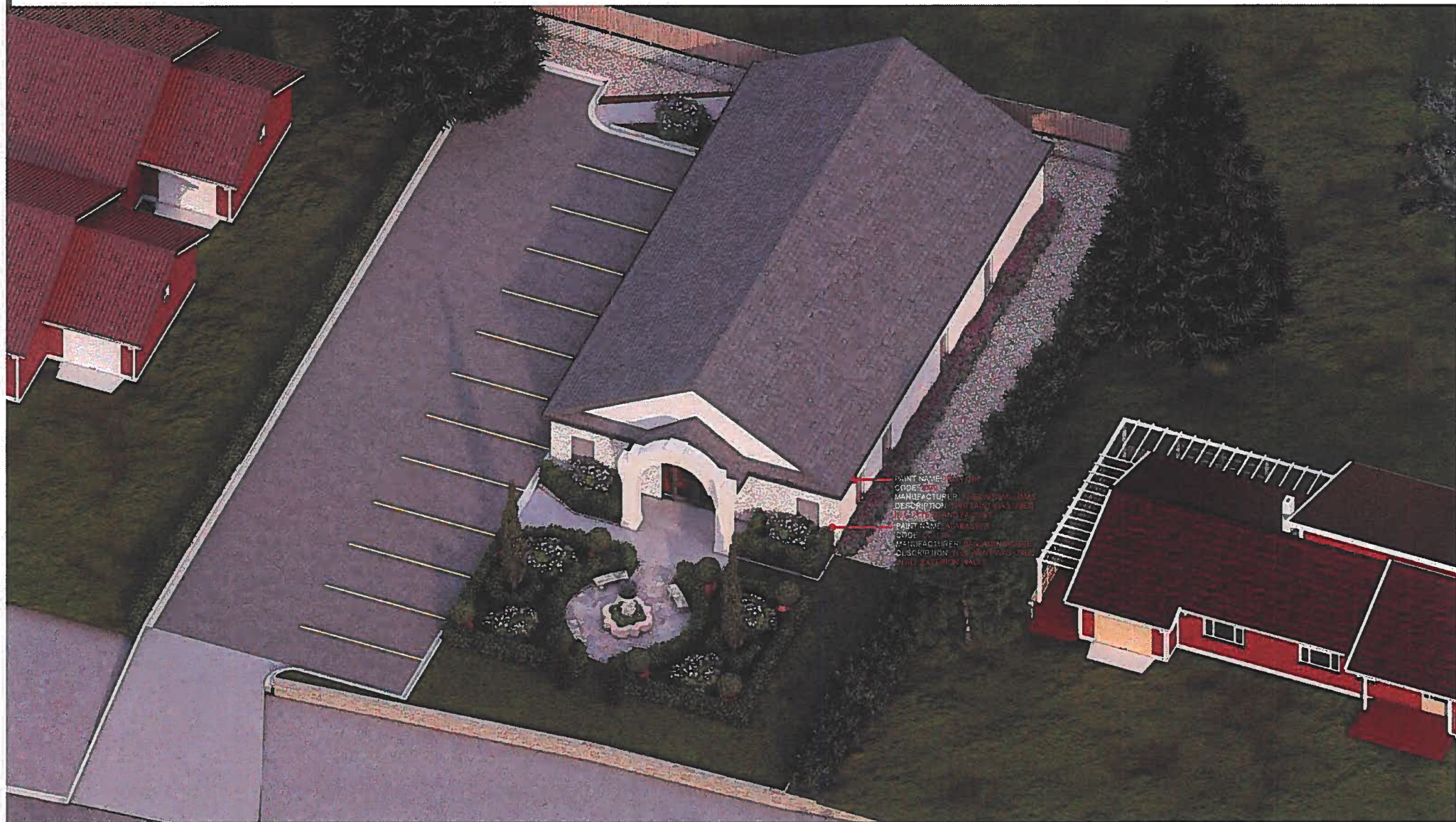


Page 30 of 119

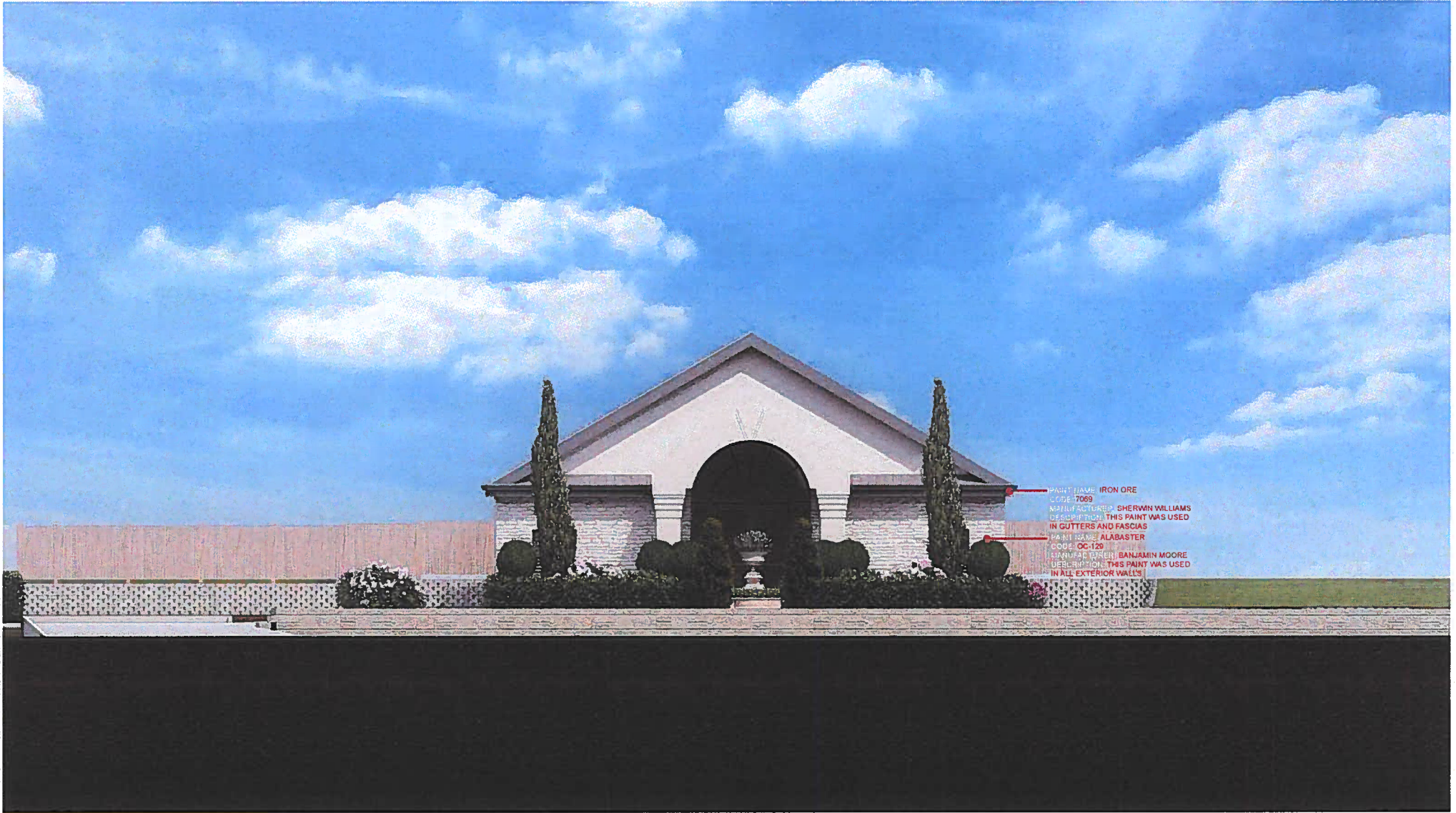


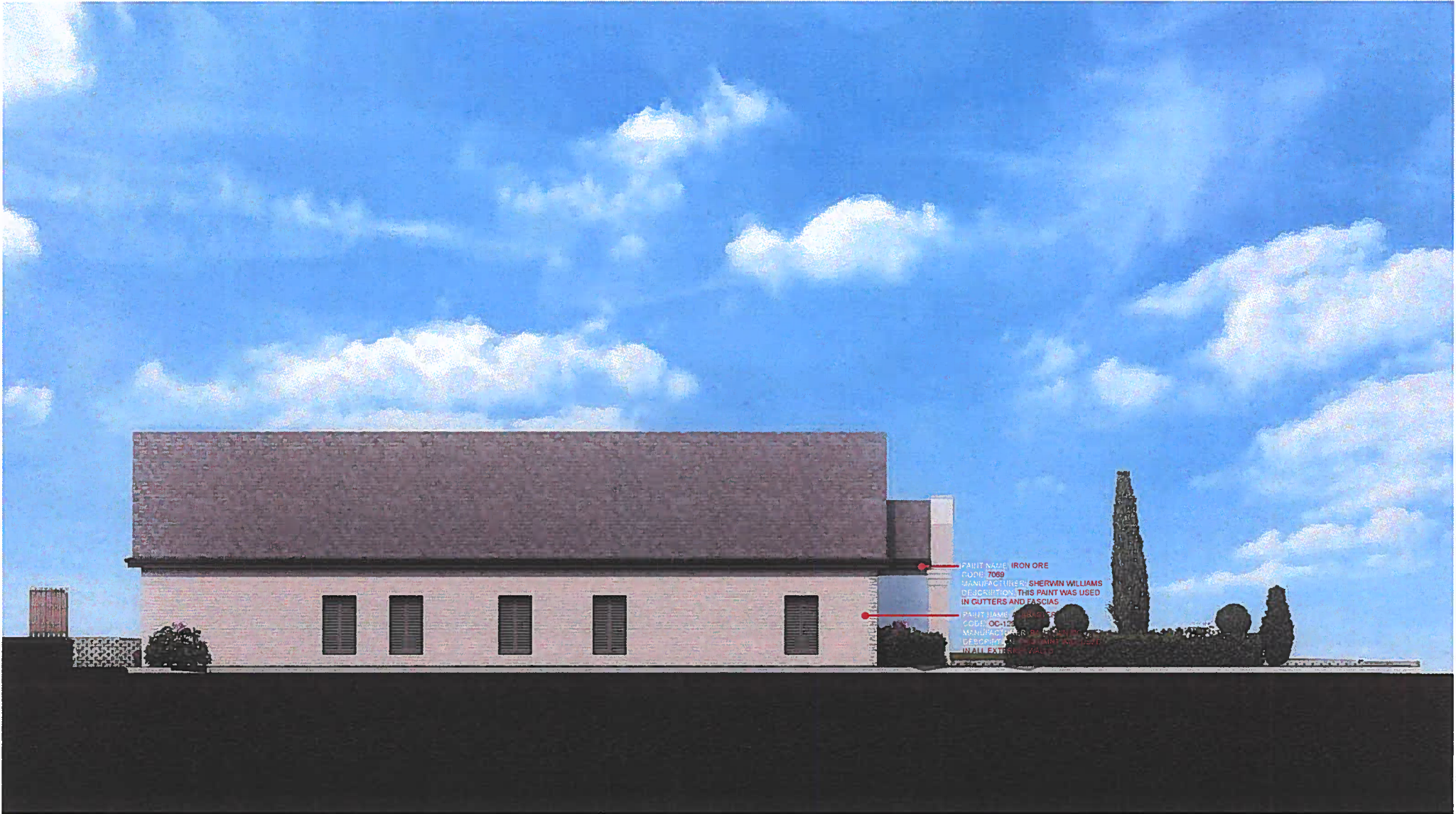


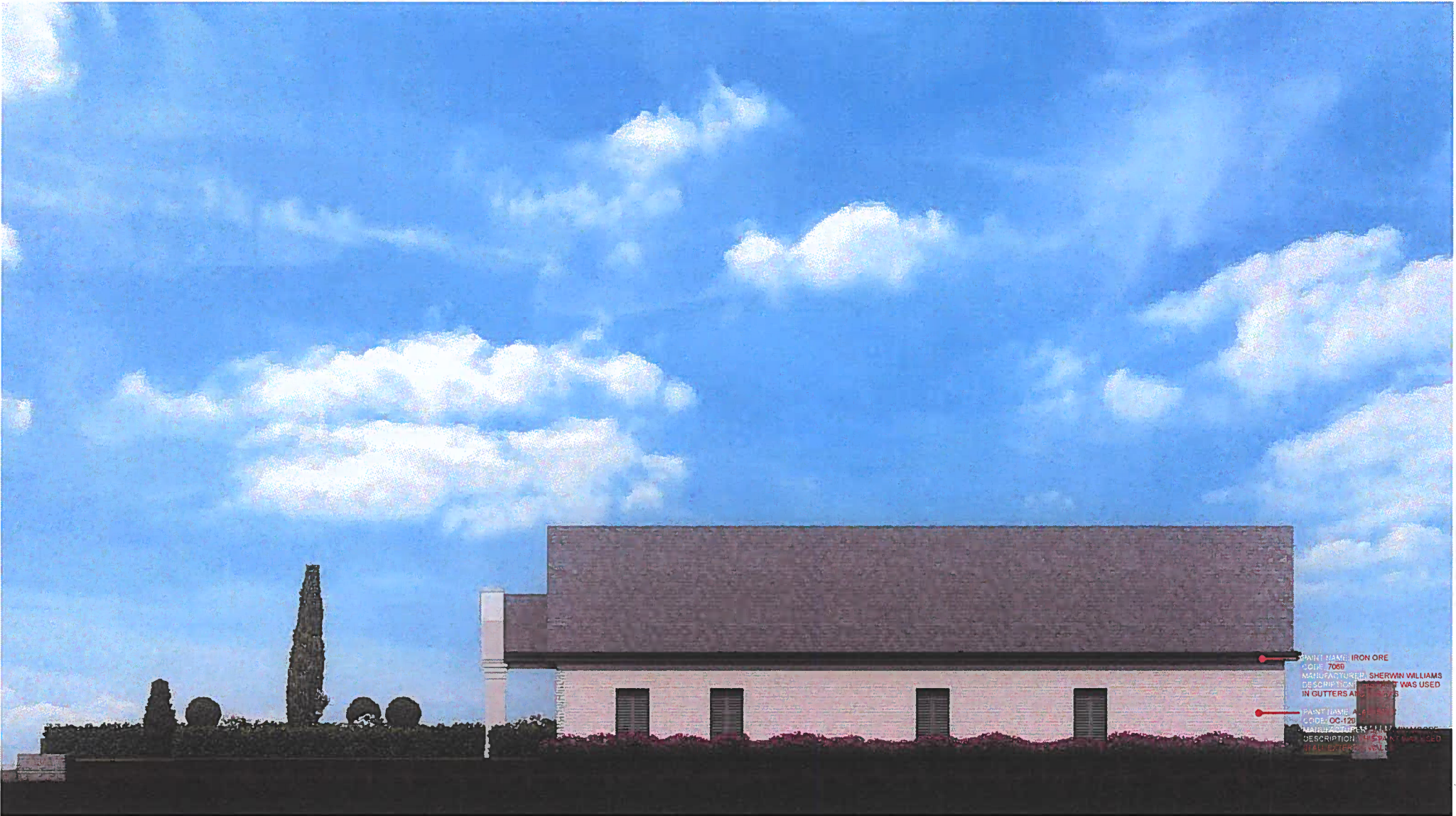




PRINT NAME: JON DOR
CODE: 200
MANUFACTURER: JON DOR
DESCRIPTION: JON DOR WAS USED
FOR THE MAIN BUILDING
PRINT NAME: A. B. B. B.
CODE: 200
MANUFACTURER: A. B. B. B.
DESCRIPTION: A. B. B. B. WAS USED
FOR THE EXTERIOR WALL







RIGHT ELEVATION







Autodesk Docs: //MAIN STREET - GARDEV/P-27_MAIN STREET - GARDEN_R24.rvt



SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	SHEET ISSUE DATE
A000	COVER SHEET		
A101	ELEVATIONS		
A102	FIRST FLOOR As-Built		
A103	SECOND FLOOR As-Built		
A104	DEMOLISH FLOOR PLAN		
A106	RCP - LEVEL 1		
A107	ENLARGED PLANS		
A108	ENLARGED PLANS		
A109	ENLARGED PLANS		
A110	ENLARGED PLANS		
A112	SITE PLAN - EXISTING		
A113	SITE PLAN - PROPOSED		
A400	ENLARGED - GARDEN LANDSCAPE PLAN		
A401	SCHEDULES		
A701	3D VIEWS		
A702	3D VIEWS		

OWNER INFORMATION

CAL ESTATE HOLDINGS
390 N MAIN ST ALPHARETTA, GA, 30009
CONTACT: FRANK NOORY
+1 (770) 619-3999

CONTRACTOR

DUFFY ROOFING & RESTORATION LLC
SUITE 250 #5095 CUMMINGS, GEORGIA 30041
CONTACT: JOE GUARACINO
+1 (770) 203-8644
joe@duffyroof.com

DESIGN TEAM

ARCHIE BOLDEN
368 MORELAND AVE NE, ATLANTA GA, 30307
CONTACT: TARA DENNIS
+1 (404) 769-6628
tara@archiebolden.com

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE	2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL RESIDENTIAL CODE	2018 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE	2015 INTERNATIONAL ENERGY CODE
2018 INTERNATIONAL PLUMBING CODE	2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
2018 INTERNATIONAL MECHANICAL CODE	2018 NFPA 101 LIFE SAFETY CODE

SCOPE OF WORK

PROJECT CONSIST OF AN REFRESH FOR AN EXISTING 4007.60 SF, ART GALLERY BUILDING AND LANDSCAPE RENOVATION



CLIENT NAME:
CAL ESTATE HOLDINGS

PROJECT NAME:
MAIN STREET GARDEN

PROJECT NUMBER P-27	DATE 12/JAN/2024
------------------------	---------------------

PROJECT ADDRESS:
390 N MAIN ST ALPHARETTA, GA 30009



NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION

PROJECT STATUS:
ISSUED FOR CONSTRUCTION

DESIGNED BY: RG

DRAWN BY: RG

CHECKED BY: BB

SCALE

COVER SHEET

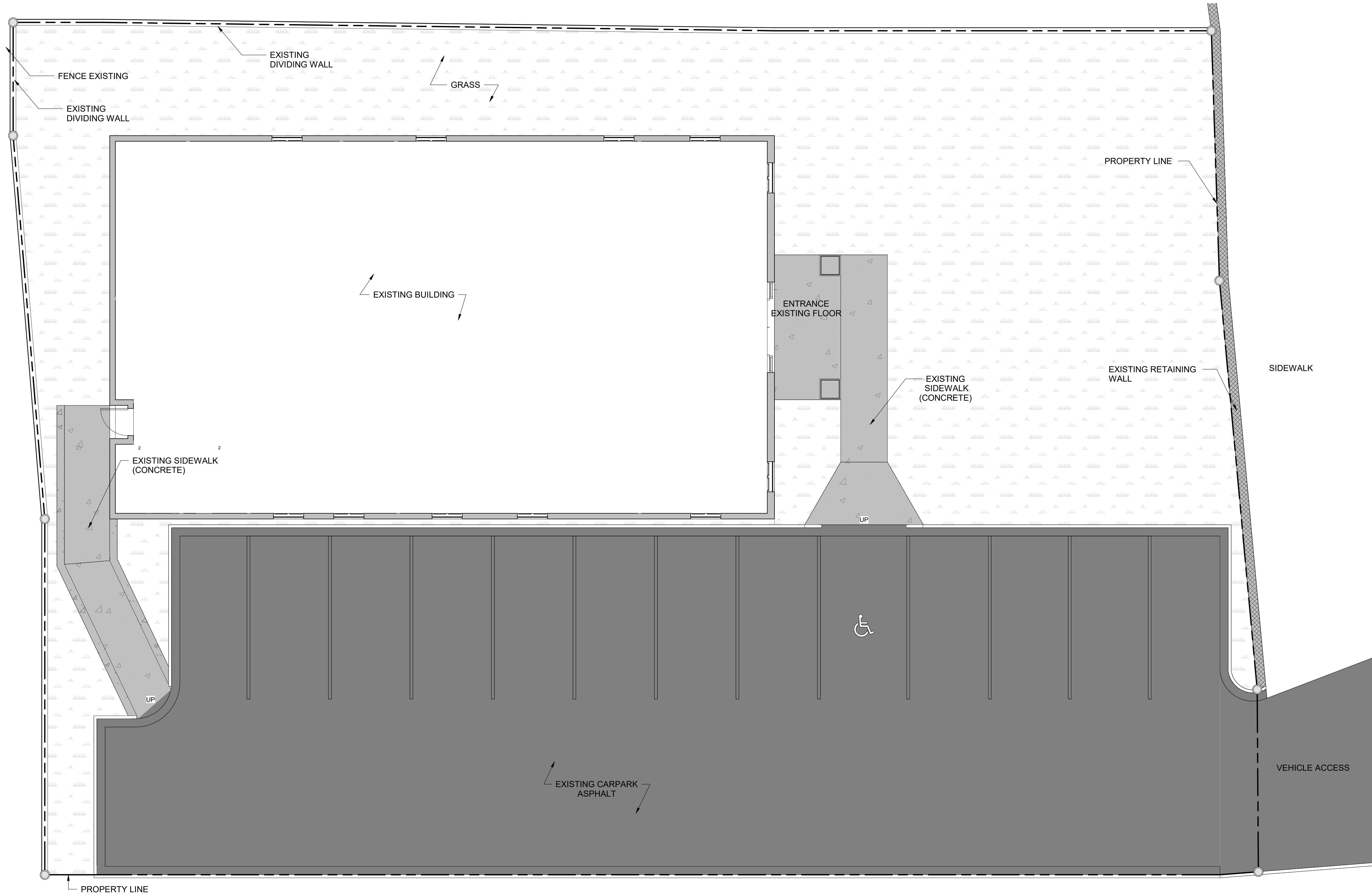
A000

SHEET OF



P-27 - MAIN STREET GARDEN

Autodesk Docs: //MAIN STREET - GARDEN/P-27 MAIN STREET - GARDEN_R24.rvt



1 SITE PLAN - EXISTING
SCALE 3/16" = 1'-0"



CLIENT NAME:
CAL ESTATE HOLDINGS

PROJECT NAME:
MAIN STREET GARDEN

PROJECT NUMBER
P-27

DATE
12/JAN/2024

PROJECT ADDRESS:
390 N MAIN ST ALPHARETTA, GA 30009

SEAL/STAMP:



NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION

PROJECT STATUS:
ISSUED FOR CONSTRUCTION

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CHECKED BY: BB

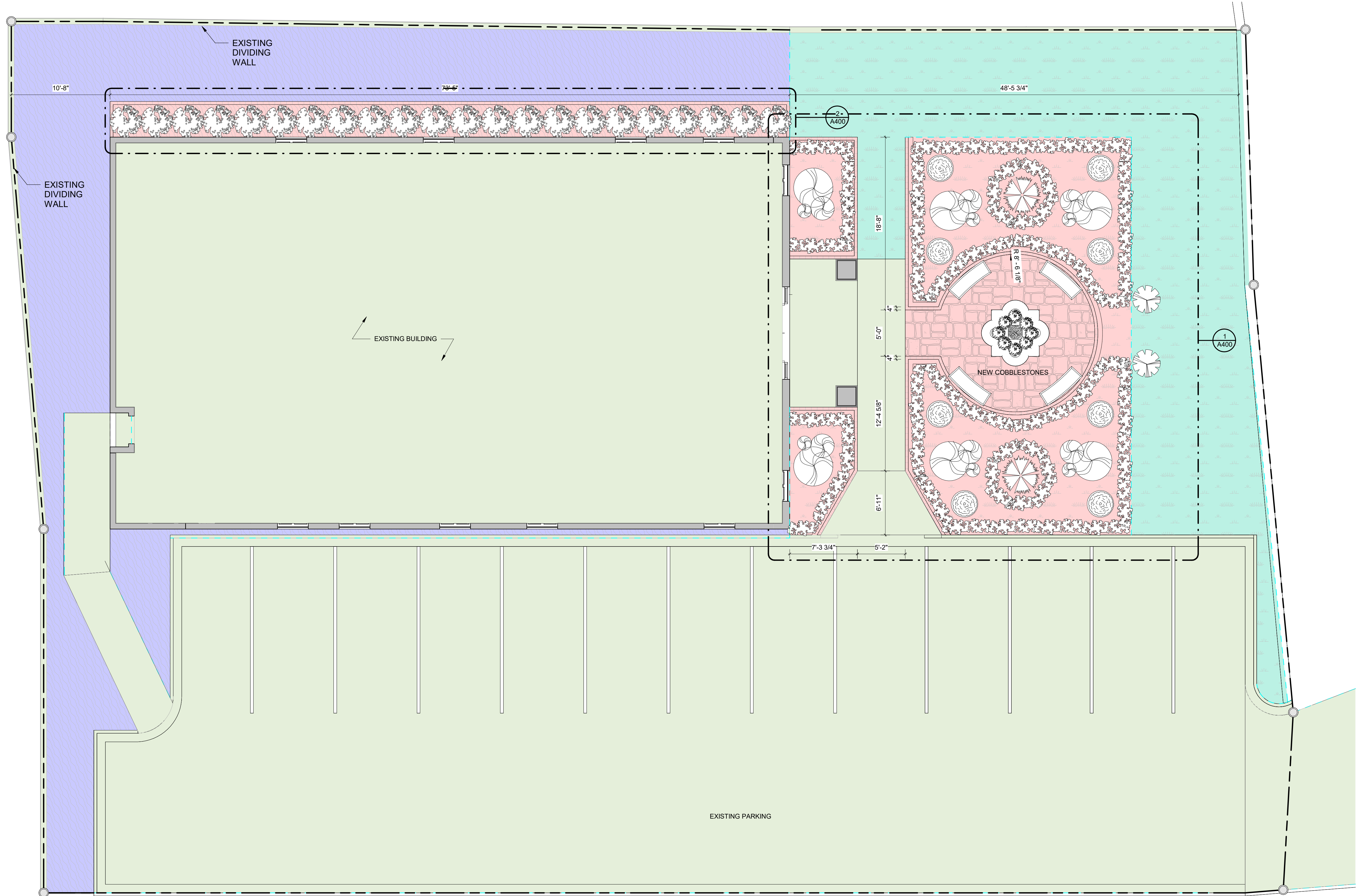
SCALE 3/16" = 1'-0"

SITE PLAN - EXISTING

A112

SHEET OF

Autodesk Docs: //MAIN STREET - GARDEN/P-27 MAIN STREET - GARDEN_R24.rvt



SITE PLAN PHASE LEGEND

- EXISTING - NO CHANGES
- EXISTING GRASS - NO CHANGES
- NEW MULCH
- NEW PLANTER DESIGN

1 SITE PLAN - PROPOSED
SCALE 3/16" = 1'-0"



CLIENT NAME:
CAL ESTATE HOLDINGS

PROJECT NAME:
MAIN STREET GARDEN

PROJECT NUMBER
P-27

DATE
12/JAN/2024

PROJECT ADDRESS:
390 N MAIN ST ALPHARETTA, GA 30009

SEAL / STAMP :



NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION

PROJECT STATUS:

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DESIGNED BY: RG

DRAWN BY: RG

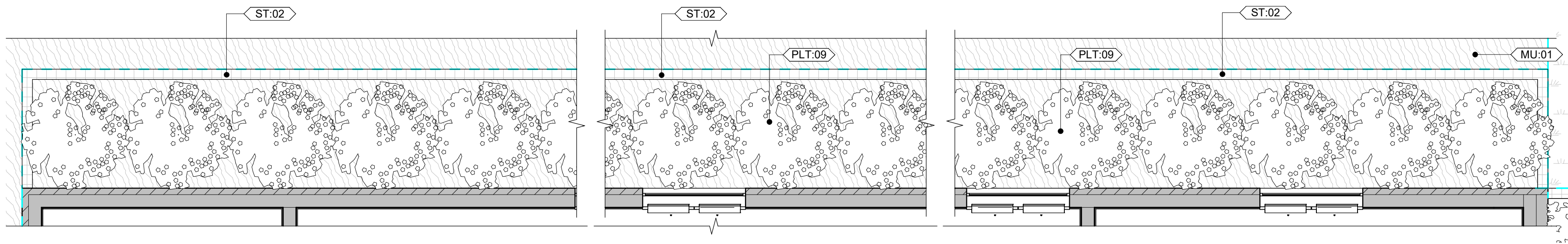
CHECKED BY: BB

SCALE 3/16" = 1'-0"

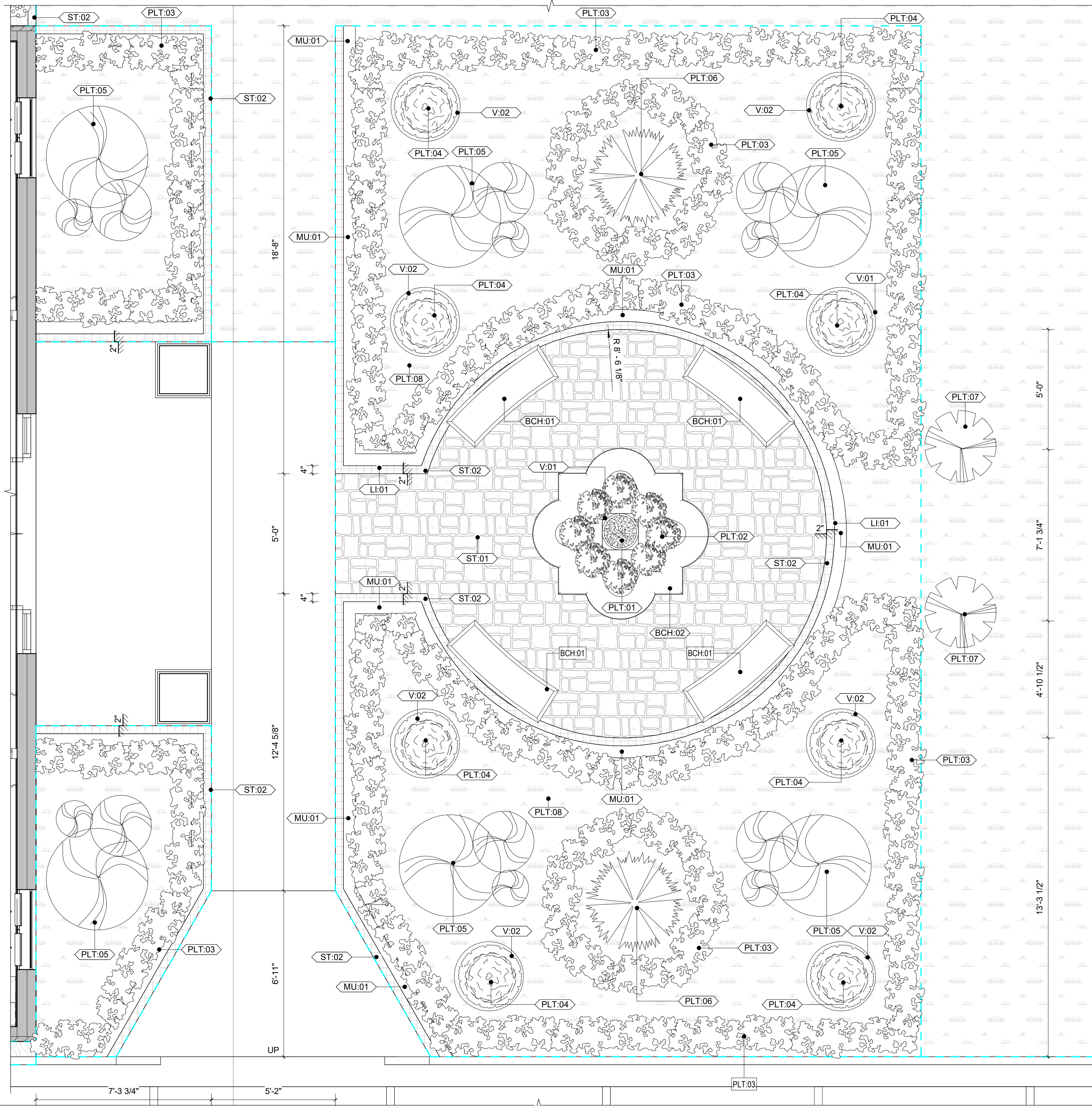
SITE PLAN - PROPOSED

A113

SHEET OF



2 ENLARGED GARDEN - PLANTER
SCALE 3/8" = 1'-0"



1 ENLARGED GARDEN
SCALE 3/8" = 1'-0"



CLIENT NAME:
CAL ESTATE HOLDINGS

PROJECT NAME:
MAIN STREET GARDEN

PROJECT NUMBER
P-27

DATE
12/JAN/2024

PROJECT ADDRESS:
390 N MAIN ST ALPHARETTA, GA 30009

SEAL / STAMP :



NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION

PROJECT STATUS:

ISSUED FOR
CONSTRUCTION

DESIGNED BY: RG

DRAWN BY: RG

CHECKED BY: BB

SCALE 3/8" = 1'-0"

ENLARGED - GARDEN
LANDSCAPE PLAN

A400

SHEET OF

PLANTS SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	IMAGE	QTY	DESCRIPTION			VARIETY
					TYPE	HEIGHT (ft)	SPREAD (ft)	
PLT.01	FLOSS FLOWER	AGERATUM HOUSTONIANUM		1	ANNUAL	0.50 - 2.00	0.50-1.50	HAWAIIAN BLUE
PLT.02	BLOODY GERANIUM	GERANIUM SANGUINEUM		12	PERENNIAL	0.75 - 1.50	1.00-1.50	ALBUM
PLT.03	JAPANESE BOXWOOD	BUXUS MICROPHYLLA		197	EVERGREEN	3.00- 4.00	2.00-4.00	JAPONICA
PLT.04	COMMON BOX	BUXUS SEMPERVIRENS		8	EVERGREEN	5.00 - 15.00	5.00-15.00	WINTERGREEN
PLT.05	HYDRANGEA	HYDRANGEA ARBORESCENS		6	PERENNIAL	3.00 - 10.00	3.00-6.00	SMOOTH
PLT.06	CHINESE JUNIPER	JUNIPERUS CHINENSIS		2	EVERGREEN	40.00 - 50.00	15.00-20.00	THUJA EMERALD GREEN
PLT.07	CHINESE JUNIPER	JUNIPERUS CHINENSIS		2	EVERGREEN	10.00 - 12.00	15.00-20.00	BLUEPOINT
PLT.08	BERMUDA GRASS	CYNODON DACTYLON		N/D	TURFGRASS	0.25 - 0.50	0.25-0.50	RIVIERA
PLT.09	JAPANESE SPIRAE PURPLE	SPIRAE JAPONICA		197	EVERGREEN	3.00- 4.00	2.00-4.00	LITTLE PRINCESS

GARDEN FINISHES SCHEDULE

CODE	ITEM	IMAGE	QUANTITY	SUPPLIER	LINK	COMMENTS
MU.01	CYPRUS BLEND		N/D	HOME DEPOT	https://www.homedepot.com/p/2-cu-ft-Cypress-Mulch-Blend-52050045/203579960	
ST.01	CAMBRIDGE COBBLE PAVERS		N/D	BELGARD	https://www.belgard.com/products/pavers/cambridge-cobble/	
ST.02	CAMBRIDGE COBBLE PAVERS		N/D	BELGARD	https://www.belgard.com/products/pavers/cambridge-cobble/	CURBS HEIGHT IS 2" FROM PAVERS LEVEL.

FURNITURE SCHEDULE

CODE	ITEM	IMAGE	QUANTITY	SUPPLIER	LINK	COMMENTS
BCH.01	CONCRETE BENCH		4	HOME DEPOT	https://www.homedepot.com/p/Athens-Stonecasting-Genteel-Estate-Bench-01-912213BU/203670424	
BCH.02	CONCRET PLANTER		1	N/A	N/A	BENCH WILL BE BUILT ON SITE.
V.01	CONCRETE VASE		1	PERIGOLD	https://www.perigold.com/outdoor/pdp/hearly-natural-large-fiber-clay-urn-planter-p100109732.html?pid=	
V.02	BELLY CHARCOAL GREY STONE OUTDOOR PLANTER XXL		4	CB2	https://www.cb2.com/belly-charcoal-grey-stone-outdoor-planter-xxl/s477241	

LIGHTING SCHEDULE

CODE	ITEM	IMAGE	QUANTITY	SUPPLIER	LINK	COMMENTS
L1.01	LED STRIP		N/D	ELECTRICEAN	N/A	STRIP WILL BE INSTALLED ALONG THE CURBS.



CLIENT NAME:
CAL ESTATE HOLDINGS

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MAIN STREET GARDEN

PROJECT NUMBER P-27	DATE 12/JAN/2024
------------------------	---------------------

PROJECT ADDRESS:
390 N MAIN ST ALPHARETTA, GA 30009



NOTES

REV. SCHEDULE		
REV	DATE	DESCRIPTION

PROJECT STATUS:
ISSUED FOR CONSTRUCTION

DESIGNED BY:	RG
DRAWN BY:	RG
CHECKED BY:	BB
SCALE	

SCHEDULES

A401

SHEET OF

Autodesk Docs: /MAIN STREET - GARDEN/P-27_MAIN STREET - GARDEN_R24.rvt

NOTES

ALL WINDOW FRAMES AND DOORS SHALL BE OF THE SAME PAINT COLOR: PT.04 - SW 7069 IRON ORE



1 3D IMAGE - FRONT VIEW - NORTHEAST SIDE
SCALE 1/8" = 1'-0"



2 3D IMAGE - FRONT VIEW - NORTHEAST SIDE
SCALE 1/8" = 1'-0"



3 3D IMAGE - FRONT VIEW - NORTHWEST SIDE
SCALE 1/8" = 1'-0"



4 3D IMAGE - FRONT VIEW - WEST SIDE
SCALE 1/8" = 1'-0"



CLIENT NAME:
CAL ESTATE HOLDINGS

PROJECT NAME:
MAIN STREET GARDEN

PROJECT NUMBER
P-27

DATE
12/JAN/2024

PROJECT ADDRESS:
390 N MAIN ST ALPHARETTA, GA 30009

SEAL / STAMP:



NOTES

REV. SCHEDULE

REV	DATE	DESCRIPTION

PROJECT STATUS:
ISSUED FOR CONSTRUCTION

DESIGNED BY: RG

DRAWN BY: RG

CHECKED BY: BB

SCALE 1/8" = 1'-0"

3D VIEWS

A701

SHEET OF

GALLERY FINISHES SCHEDULE

CODE	ITEM	QUANTITY	SUPPLIER	LINK
PT-01	PAINT OC - 117 SIMPLY WHITE	N/D (SEE NOTE)	BENJAMIN MOORE	https://www.benjaminmoore.com/en-us/paint-colors/color/oc-117/simply-white
PT-02	PAINT NO. 270 CALLUNA	N/D (SEE NOTE)	FARROW & BALL	www.farrow-ball.com
PT-03	PAINT NO. 271 BRASSICA	N/D (SEE NOTE)	FARROW & BALL	www.farrow-ball.com
PT-04	PAINT SW 7069 IRON ORE	N/D (SEE NOTE)	SHERWIN-WILLIAMS	www.sherwin-williams.com
ST-02	NATURAL STONE PAVERS	N/D	FLOOR AND DECOR	

NOTES

ALL WINDOW FRAMES AND DOORS SHALL BE OF THE SAME PAINT COLOR: PT-04 - SW 7069 IRON ORE



CLIENT NAME: CAL ESTATE HOLDINGS	
PROJECT NAME: MAIN STREET GARDEN	
PROJECT NUMBER P-27	DATE 12/JAN/2024
PROJECT ADDRESS: 390 N MAIN ST ALPHARETTA, GA 30009	



NOTES

REV. SCHEDULE		
REV	DATE	DESCRIPTION

PROJECT STATUS: ISSUED FOR CONSTRUCTION	
DESIGNED BY:	RG
DRAWN BY:	RG
CHECKED BY:	BB
SCALE	3/16" = 1'-0"

3D VIEWS

A702

SHEET OF



1 3D IMAGE - FRONT VIEW - EXTERIOR FINISH DESCRIPTION
SCALE 3/16" = 1'-0"



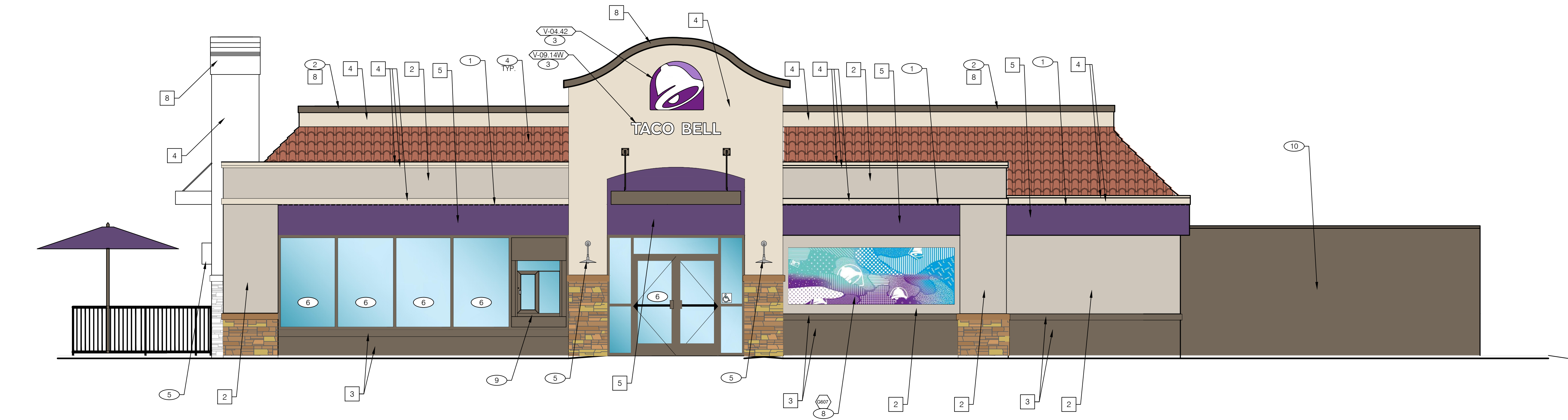
2 3D IMAGE - FRONT VIEW - EXTERIOR FINISH DESCRIPTION
SCALE 3/16" = 1'-0"



4 3D IMAGE - FRONT VIEW - EXTERIOR FINISH DESCRIPTION
SCALE 3/16" = 1'-0"

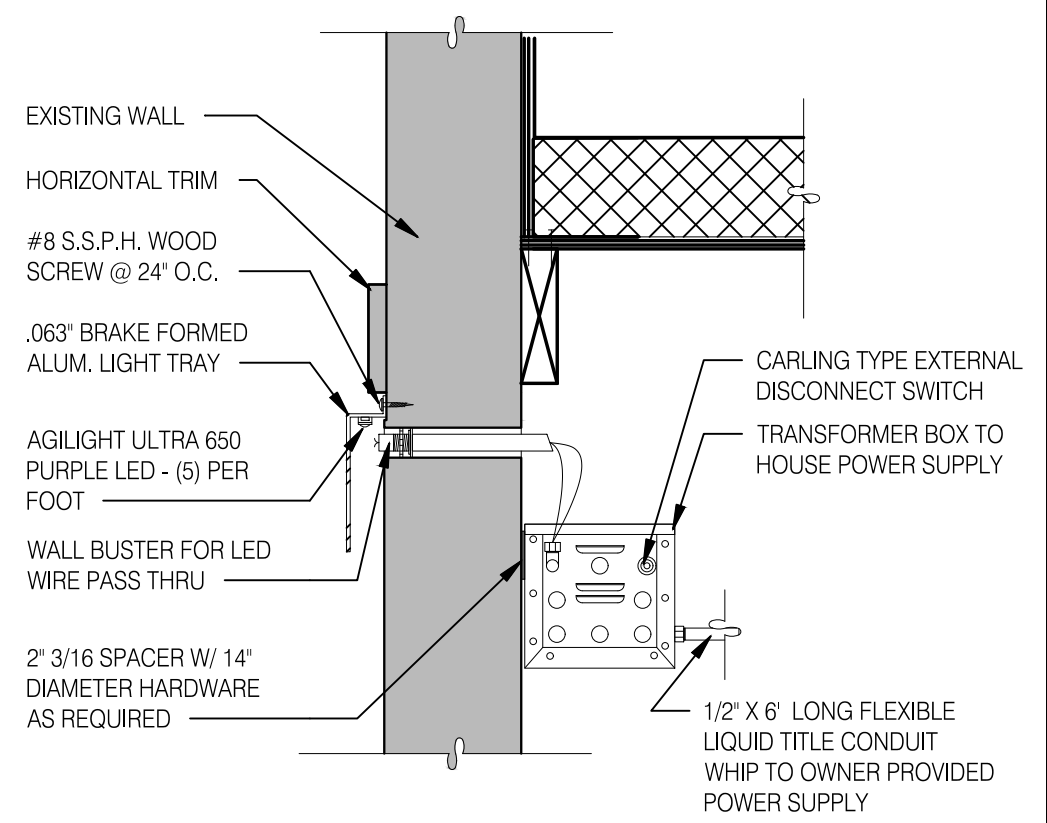


3 3D IMAGE - FRONT VIEW - EXTERIOR FINISH DESCRIPTION
SCALE 3/16" = 1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"

1



LED WALL WASHER DETAIL

F

x	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
6511	CAMO PATTERN-PURPLE	B	M02	CUSTOM	A4.0
6607	HYPNOTIZE ME BELL	B	M03	CUSTOM	A4.1



6511



6607

NOTE: SIGNAGE UNDER SEPARATE PERMIT

V-XXX	QTY	ITEM DESCRIPTION	ELEC
FRONT ENTRY			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.14W	1	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-09.14W	1	14" WHITE CHANNEL LETTERS VERTICAL	A4.0



V-04.42

TACO BELL

V-09.14W

ARTWORK / SIGNAGE SCHEDULE

E

GENERAL NOTES

A

MISCELLANEOUS

A. ALL DIMENSIONS TO BE VERIFIED IN FIELD.

PAINTING

A. APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.

B. PRIMER: 1 COAT SW A24W8300, LOXON CONDITIONER
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SEMI-GLOSS

SYMBOL	AREA	MANUFACTURER	MATERIAL SPEC.	COLOR
1	NOT USED	-	-	-
2	EXTERIOR WALLS - E.I.F.S.	N/A	MATCH EXISTING	PAINT SW7043 WORLDLY GREY
3	EXTERIOR WALLS - WAINSCOT	N/A	MATCH EXISTING	PAINT SW7033 BRAINSTORM BRONZE
4	EXTERIOR TOWER / TRIM - E.I.F.S.	N/A	MATCH EXISTING	PAINT SW9180 AGED WHITE
5	ACCENT WALL COLOR	N/A	MATCH EXISTING	PAINT TB2603C SW PURPLE
7	SERVICE DOOR / WALK-IN / LADDER	N/A	HEAVY METAL	PAINT SW7033 BRAINSTORM BRONZE
8	PARAPET CAP / TOWER TRIM	N/A	MATCH EXISTING	PAINT SW7043 WORLDLY GREY
9	ACCENT BRICK	THIN BRICK	BRICK	PAINT SW7043 WORLDLY GREY

EXTERIOR FINISH SCHEDULE

D

- NEW LED STRIP LIGHTING BY SIGN VENDOR. SEE DETAIL E/A4.0.
- EXISTING GALVANIZED METAL CAP FLASHING - REPAINT AS NEEDED.
- NEW SIGNAGE, VENDOR TO PROVIDE, G.C. TO INSTALL.
- G.C. TO POWERWASH ROOF.
- EXISTING EXTERIOR LIGHT FIXTURE TO REMAIN. EXISTING BULB TO BE REPLACED WITH LED TYPE. G.C. TO INSPECT LIGHT FIXTURES, REPAIR IF NEEDED.
- EXISTING STOREFRONT TO REMAIN.
- NEW EXPRESSION PANEL ARTWORK.
- NEW MURAL.
- INSTALL WALK-UP WINDOW. SEE 2/A6.4.
- WALK IN COOLER / FREEZER.
- ADJUST / REBUILD EXTERIOR SOFFIT AS NEEDED SO THAT EXISTING BUILDING MEETS FLUSH WITH NEW WALK-IN BOX.

KEY NOTES

B

22772R23018



CONTRACT DATE: 01.02.2024
BUILDING TYPE: M-SERIES
PLAN VERSION: ENDEAVOR
BRAND DESIGNER: -
SITE NUMBER:
STORE NUMBER: 041252

TACO BELL

10850 HAYNES BRIDGE RD
ALPHARETTA, GA

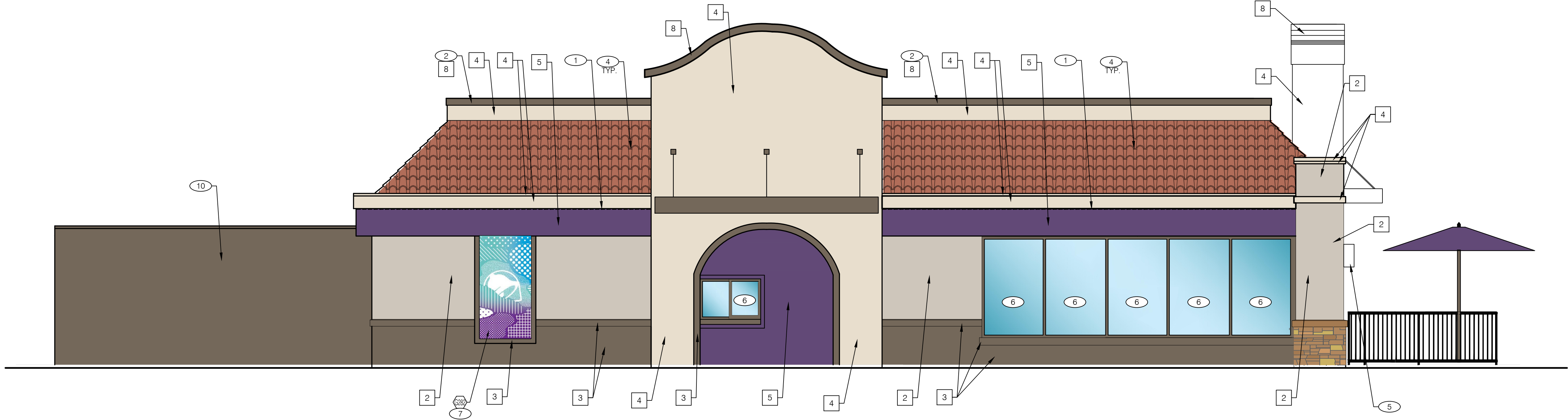


ENDEAVOR
SUCCESSOR

EXTERIOR
ELEVATIONS

A4.0

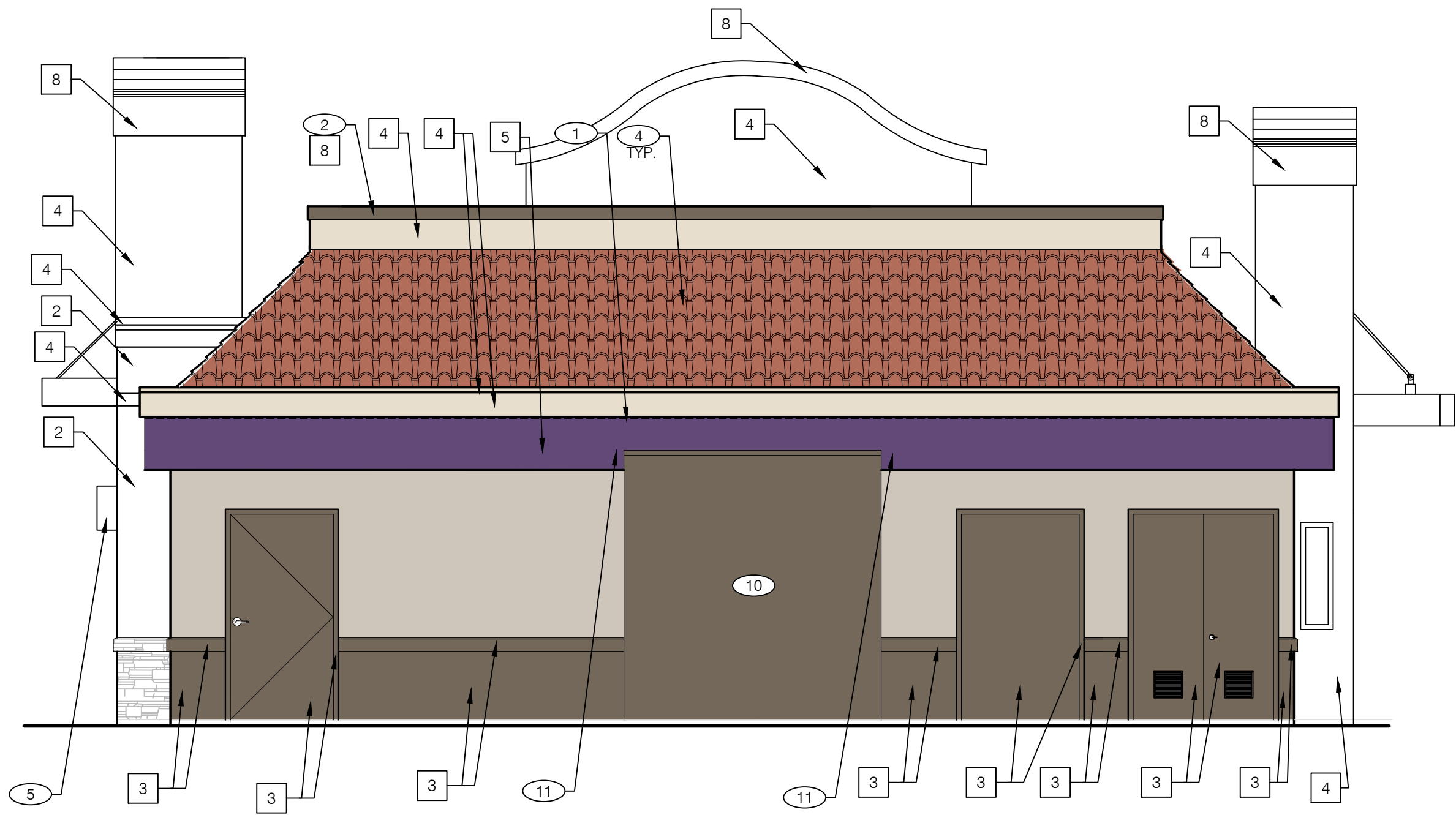
DS



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



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



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

22772R23018

△	
△	
△	
△	
△	

CONTRACT DATE:	01.02.2024
BUILDING TYPE:	M-SERIES
PLAN VERSION:	ENDEAVOR
BRAND DESIGNER:	-
SITE NUMBER:	
STORE NUMBER:	041252

TACO BELL
10850 HAYNES BRIDGE RD
ALPHARETTA, GA


**ENDEAVOR
SUCCESSOR**

**EXTERIOR
ELEVATIONS**

A4.1



Date: December 26, 2023

To: City of Alpharetta
Department of Community Development
2 Park Plaza
Alpharetta, GA 30009

Project: Taco Bell
10850 Haynes Bridge Road
Alpharetta, GA
Store 041252

We Transmit:

☒ herewith ☐ under separate cover

For Your:

☒ approval ☐ use ☒ review & comment ☐ information

via: UPS Next Day Air

☐ record ☐ distribution ☐ signature

Copies	Date	Description
2 sets		Sheets SP501, SP502, SP503, LP101, SL101, SP101, A4.0 and A4.1 (full size)
1	12-21-23	Check in the amount of \$475
2	12-22-23	Design Review Board Application
1		Design Review Board Elevations and Materials Packet
1		Ground Lease Legal Description of Site

Remarks:

Please note that the attached DRB application is missing the Landlord signature for Property Owner section. We will send the signed application separately once we receive it.

Copies to:

22772R23018/Newforma

With Enclosures

Yes No
☒ ☐

If enclosures are not as noted, please inform us immediately.

By: Rosa M. Paddock

Job Captain

RMP/lp



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
FAX: 678.297.6071

Page 51 of 119

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

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines

January 02, 2024

February 01, 2024

March 01, 2024

April 01, 2024

May 01, 2024

June 03, 2024

July 01, 2024

August 01, 2024

September 03, 2024

October 02, 2024

November 01, 2023

December 02, 2024

Meeting Schedule

February 16, 2024

March 15, 2024

April 19, 2024

May 17, 2024

June 21, 2024

July 19, 2024

August 16, 2024

September 20, 2024

October 18, 2024

November 15, 2024

January 03, 2025

January 17, 2025

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: Taco Bell

Location Address: 10850 Haynes Bridge Rd.

Mailing Address: 245 Amity Road, Suite 200

City: Woodbridge State: CT Zip Code: 06525 - _____

Contact for All Notifications: Rosa Paddock

Contact Telephone: 316 - 265 - 9367 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: rosa.paddock@glmv.com

Contact's Relation to Business: GLMV Architecture - Project Lead

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Legal Advertising Requirement \$ 175.00

Total Due \$475.00

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



DESIGN REVIEW BOARD REVIEW CRITERIA

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

The existing Taco Bell building is compatible the character with the surrounding eating establishments. It exhibits a blend of materials such as stone, stucco metal, brick and massing similar to the neighboring 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

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\(B\)](#).*

We are proposing a 191 SF exterior patio with Umbrella to provide a shaded dining area for the pedestrian traffic.

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 Taco Bell meets this requirement by a variety of approved materials - including brick, stone, stucco, glazing and brick. Of the total 649 square feet of the front elevation facing Haynes Bridge consists of 20% brick, 8% stone, 27% glazing and 45% stucco. We have a variety of massing and vertical elements, such as tower, pilasters and columns to create a visually dimensional building.

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](#).

We are proposing a 191 SF exterior patio with Umbrella to provide a shaded dining area for the pedestrian traffic.

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

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

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

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

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

EXHIBIT "A"

Legal Description of the Site

ALL THAT TRACT or parcel of land lying and being in Land Lots 754 and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of Haynes Bridge Road (said right-of-way of Haynes Bridge Road having been widened by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 143, aforesaid records, and having a variable right-of-way width); run thence along an arc of a curve to the right along such westerly right-of-way line of Haynes Bridge Road (said arc being subtended by a chord bearing North 04 degrees 30 minutes 17 seconds East a chord distance of 198.21 feet and having a radius of 915.00 feet) an arc distance of 198.60 feet to a point on the centerline of a thirty (30) foot wide common driveway easement area, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving the westerly right-of-way line of Haynes Bridge Road and running along the centerline of said thirty (30) foot wide common driveway easement area along an arc of a curve to the right (said arc being subtended by a chord bearing North 76 degrees 52 minutes 16 seconds West a chord distance of 85.51 feet and having a radius of 1,250.00 feet) an arc distance of 85.53 feet to a point; continuing thence along the centerline of said thirty (30) foot wide common driveway easement area North 74 degrees 54 minutes 39 seconds West a distance of 172.67 feet to a point; thence leaving the centerline of said thirty (30) foot wide common driveway easement area and running North 15 degrees 26 minutes 50 seconds East a distance of 266.00 feet to a point on the centerline of a thirty (30) foot wide common driveway easement area; running thence along the centerline of said thirty (30) foot wide common driveway easement area South 74 degrees 33 minutes 10 seconds East a distance of 260.00 feet to a point on the westerly right-of-way line of Haynes Bridge Road; thence leaving the centerline of said thirty (30) foot wide common driveway easement area and running along the westerly right-of-way line of Haynes Bridge Road the following courses and distances: South 15 degrees 26 minutes 50 seconds West a distance of 47.80 feet to a point; along an arc of a curve to the right (said arc being subtended by a chord bearing South 17 degrees 31 minutes 04 seconds West a chord distance of 72.26 feet and having a radius of 1,000.00 feet) an arc distance of 72.28 feet to a point; along an arc of a curve to the left (said arc being subtended by a chord bearing South 15 degrees 09 minutes 20 seconds West a chord distance of 141.45 feet and having a radius of 915.00

EXHIBIT "A", page 1 of 2

feet) an arc distance of 141.59 feet to a point, which point marks the POINT OF BEGINNING. Said tract being shown as containing 68,221 square feet or 1.566 acres, more or less, on a Survey (2 sheets) for Cousins Properties Incorporated prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

EXHIBIT "A", page 2 of 2

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EXHIBIT "B" TO GROUND LEASE BETWEEN
COUSINS PROPERTIES INCORPORATED AND
TACO BELL CORP.

ENCUMBRANCES ON THE SITE

1. Ad valorem taxes for 1994 and subsequent years.
2. Master Declaration of Covenants and Easements for North Point dated February 22, 1993, recorded in Deed Book 16331, page 207, Fulton County, Georgia records, as amended by First Amendment to Master Declaration of Covenants and Easements for North Point dated October 29, 1993, recorded in Deed Book 17304, page 135, aforesaid records.
3. Declaration of Easements dated December 21, 1993, recorded in Deed Book 17545, page 301, aforesaid records.
4. General utility easements of record in favor of Georgia Power Company.
5. Reservation of a non-exclusive easement for a sewer line over a 40-foot strip of land adjacent to Haynes Bridge Road as described in the Warranty Deed recorded in Deed Book 8832, page 412, aforesaid records.
6. The matters disclosed on the Survey of the Site (two sheets) prepared by Engineering & Inspection Systems, Inc. dated December 6, 1993, last revised December 28, 1993.

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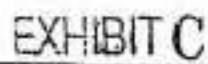


EXHIBIT "D"

Legal Description of Drainage Easement No. 2

ALL THAT TRACT or parcel of land lying and being in Land Lots 754 and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of Haynes Bridge Road (said right-of-way of Haynes Bridge Road having been widened by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 143, aforesaid records, and having a variable right-of-way width); run thence along an arc of a curve to the right along such westerly right-of-way line of Haynes Bridge Road (said arc being subtended by a chord bearing North 04 degrees 30 minutes 17 seconds East a chord distance of 198.21 feet and having a radius of 915.00 feet) an arc distance of 198.60 feet to a point on the centerline of a thirty (30) foot wide common driveway easement area; thence leaving the westerly right-of-way line of Haynes Bridge Road and running along the centerline of said thirty (30) foot wide common driveway easement area along an arc of a curve to the right (said arc being subtended by a chord bearing North 76 degrees 52 minutes 16 seconds West a chord distance of 85.51 feet and having a radius of 1,250.00 feet) an arc distance of 85.53 feet to a point; continue thence along the centerline of said thirty (30) foot wide common driveway easement area North 74 degrees 54 minutes 39 seconds West a distance of 18.54 feet to a point, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, running thence South 76 degrees 53 minutes 41 seconds West a distance of 193.17 feet to a point; running thence South 79 degrees 39 minutes 20 seconds West a distance of 294.68 feet to a point; running thence North 71 degrees 12 minutes 59 seconds West a distance of 89.19 feet to a point; running thence South 40 degrees 17 minutes 19 seconds West a distance of 50.18 feet to a point on the easterly right-of-way of North Point Court (having a variable right-of-way width at said point); running thence along the easterly right-of-way line of North Point Court along an arc of a curve to the right (said arc being subtended by a chord bearing North 27 degrees 42 minutes 36 seconds East a chord distance of 67.51 feet and having a radius of 260.00 feet) an arc distance of 67.70 feet to a point; thence leaving the easterly right-of-way line of North Point Court and running South 71 degrees 12 minutes 59 seconds East a distance of 91.92 feet to a point; running thence North 79 degrees 39 minutes 20 seconds East a distance of 283.68 feet to a point; running thence North 21 degrees 29 minutes 50 seconds East a distance of 222.12 feet to a point; running thence South 68 degrees 30 minutes 10 seconds East a distance of 6.09 feet to a point; running thence South 15 degrees 26 minutes 50 seconds

EXHIBIT "D", page 1 of 4

West a distance of 131.93 feet to a point; running thence South 21 degrees 29 minutes 50 seconds West a distance of 77.43 feet to a point; running thence North 76 degrees 53 minutes 41 seconds East a distance of 136.57 feet to a point on the centerline of said thirty (30) foot wide common driveway easement area; running thence along the centerline of said thirty (30) foot wide common driveway easement area South 74 degrees 54 minutes 39 seconds East a distance of 42.33 feet to a point, which point marks the POINT OF BEGINNING. Said tract being shown as Drainage Easement No. 2 on a Survey (2 sheets) for Cousins Properties Incorporated prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

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EXHIBIT "D"

Legal Description of Drainage Easement No. 3

ALL THAT TRACT or parcel of land lying and being in Land Lots 742, 743, 754, and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of North Point Court (said right-of-way of North Point Court having been dedicated by Right-of-Way Deed dated August 30, 1993, recorded in Deed Book 17170, page 283, Fulton County, Georgia records, and having a variable right-of-way width); run thence along the westerly right-of-way line of North Point Court the following courses and distances: North 06 degrees 13 minutes 19 seconds East a distance of 28.28 feet to a point; North 38 degrees 46 minutes 41 seconds West a distance of 118.29 feet to a point; along an arc of a curve to the right (said arc being subtended by a chord bearing North 21 degrees 00 minutes 52 seconds West a chord distance of 207.46 feet and having a radius of 340.00 feet) an arc distance of 210.83 feet to a point, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving the westerly right-of-way line of North Point Court and running South 54 degrees 34 minutes 34 seconds West a distance of 59.88 feet to a point; running thence North 00 degrees 50 minutes 21 seconds West a distance of 383.03 feet to a point; running thence North 08 degrees 07 minutes 20 seconds West a distance of 45.44 feet to a point; running thence South 89 degrees 46 minutes 36 seconds East a distance of 115.03 feet to a point; running thence South 63 degrees 52 minutes 28 seconds East a distance of 142.05 feet to a point on the northwesterly right-of-way line of North Point Court; running thence along the northwesterly right-of-way line of North Point Court the following courses and distances: South 50 degrees 17 minutes 04 seconds West a distance of 77.40 feet to a point; along an arc of a curve to the left (said arc being subtended by a chord bearing South 23 degrees 31 minutes 01 second West a chord distance of 306.25 feet and having a radius of 340.00 feet) an arc distance of 317.68 feet to a point, which point marks the POINT OF BEGINNING; said tract being shown as Drainage Easement #3 on a Survey (2 sheets) for Cousins Properties Incorporated, prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

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EXHIBIT "D"

Legal Description of Drainage Easement No. 4

ALL THAT TRACT or parcel of land lying and being in Land Lot 742 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of North Point Court (said right-of-way of North Point Court having been dedicated by Right-of-Way Deed dated August 30, 1993, recorded in Deed Book 17170, page 283, Fulton County, Georgia records, and having a variable right-of-way width); run thence along the westerly right-of-way line of North Point Court the following courses and distances: North 06 degrees 13 minutes 19 seconds East a distance of 28.28 feet to a point; North 38 degrees 46 minutes 41 seconds West a distance of 118.29 feet to a point; along an arc of a curve to the right (said arc being subtended by a chord bearing North 21 degrees 00 minutes 52 seconds West a chord distance of 207.46 feet and having a radius of 340.00 feet) an arc distance of 210.83 feet to a point; thence leave the westerly right-of-way line of North Point Court and run South 54 degrees 34 minutes 34 seconds West a distance of 59.88 feet to a point; run thence North 00 degrees 50 minutes 21 seconds West a distance of 222.39 feet to a point, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, running thence South 89 degrees 09 minutes 39 seconds West a distance of 85.67 feet to a point; running thence South 60 degrees 45 minutes 51 seconds West a distance of 68.20 feet to a point on the centerline of Rock Mill Creek; running thence North 12 degrees 33 minutes 05 seconds West a distance of 20.88 feet to a point on the centerline of Rock Mill Creek; running thence North 60 degrees 45 minutes 51 seconds East a distance of 67.26 feet to a point; running thence North 89 degrees 09 minutes 39 seconds East a distance of 90.74 feet to a point; running thence South 00 degrees 50 minutes 21 seconds East a distance of 20.00 feet to a point, which point marks the POINT OF BEGINNING; said tract being shown as Drainage Easement #4 on a Survey (2 sheets) for Cousins Properties Incorporated, prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

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EXHIBIT "E"

Legal Description of Sanitary Sewer No. 1

ALL THAT TRACT or parcel of land lying and being in Land Lots 754 and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of Haynes Bridge Road (said right-of-way of Haynes Bridge Road having been widened by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 143, aforesaid records, and having a variable right-of-way width); run thence along an arc of a curve to the right along such westerly right-of-way line of Haynes Bridge Road (said arc being subtended by a chord bearing North 04 degrees 30 minutes 17 seconds East a chord distance of 198.21 feet and having a radius of 915.00 feet) an arc distance of 198.60 feet to a point; thence leave the westerly right-of-way line of Haynes Bridge Road and run along the arc of a curve to the right (said arc being subtended by a chord bearing North 76 degrees 52 minutes 16 seconds West a chord distance of 85.51 feet and having a radius of 1,250.00 feet) an arc distance of 85.53 feet to a point; run thence North 74 degrees 54 minutes 39 seconds West a distance of 82.71 feet to a point, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, running thence South 71 degrees 48 minutes 56 seconds West a distance of 198.03 feet to a point; running thence North 88 degrees 19 minutes 30 seconds West a distance of 277.99 feet to a point; running thence South 22 degrees 39 minutes 13 seconds West a distance of 167.13 feet to a point; running thence South 54 degrees 34 minutes 34 seconds West a distance of 23.38 feet to a point on the easterly right-of-way line of North Point Court (having a variable right-of-way width at said point); running thence along the easterly right-of-way line of North Point Court along an arc of a curve to the right (said arc being subtended by a chord bearing North 01 degree 02 minutes 00 seconds East a chord distance of 24.87 feet and having a radius of 260.00 feet) an arc distance of 24.88 feet to a point; thence leaving the easterly right-of-way line of North Point Court and running North 54 degrees 34 minutes 34 seconds East a distance of 2.88 feet to a point; running thence North 22 degrees 39 minutes 13 seconds East a distance of 170.14 feet to a point on the easterly right-of-way line of North Point Court; running thence along the easterly right-of-way line of North Point Court along an arc of a curve to the right (said arc being subtended by a chord bearing North 43 degrees 14 minutes 04 seconds East a chord distance of 6.26 feet and having a radius of 260.00 feet) an arc distance of 6.26 feet to a point; thence leaving the easterly right-of-way line of North Point Court and running South 88 degrees 19 minutes 30 seconds East a distance of 285.88 feet to a point; running thence North 71 degrees 48 minutes 56 seconds East a

EXHIBIT "E", page 1 of 3

distance of 164.05 feet to a point; running thence South 74 degrees 54 minutes 39 seconds East a distance of 36.45 feet to a point, which point marks the POINT OF BEGINNING. Said tract being shown as Sanitary Sewer Easement No. 1 on a Survey (2 sheets) for Cousins Properties Incorporated, prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

EXHIBIT "E", page 2 of 3

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EXHIBIT "E"

Legal Description of Sanitary Sewer Easement No. 2

ALL THAT TRACT or parcel of land lying and being in Land Lot 742 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of North Point Court (said right-of-way of North Point Court having been dedicated by Right-of-Way Deed dated August 30, 1993, recorded in Deed Book 17170, page 283, Fulton County, Georgia records, and having a variable right-of-way width); run thence along the westerly right-of-way line of North Point Court the following courses and distances: North 06 degrees 13 minutes 19 seconds East a distance of 28.28 feet to a point; North 38 degrees 46 minutes 41 seconds West a distance of 118.29 feet to a point; along an arc of a curve to the right (said arc being subtended by a chord bearing North 22 degrees 57 minutes 54 seconds West a chord distance of 185.30 feet and having a radius of 340.00 feet) an arc distance of 187.68 feet to a point, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving the westerly right-of-way line of North Point Court and running South 54 degrees 34 minutes 34 seconds West a distance of 61.67 feet to a point; running thence North 03 degrees 56 minutes 03 seconds West a distance of 5.33 feet to a point; running thence North 00 degrees 50 minutes 21 seconds West a distance of 18.77 feet to a point; running thence North 54 degrees 34 minutes 34 seconds East a distance of 59.88 feet to a point on the westerly right-of-way line of North Point Court; running thence along the westerly right-of-way line of North Point Court along an arc of a curve to the left (said arc being subtended by a chord bearing South 05 degrees 12 minutes 04 seconds East a chord distance of 23.15 feet and having a radius of 340.00 feet) an arc distance of 23.15 feet to a point, which point marks the POINT OF BEGINNING; said tract being shown as Sanitary Sewer Easement #2 on a Survey (2 sheets) for Cousins Properties Incorporated, prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

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EXHIBIT "F"

Legal Description of Drainage Easement No. 1

ALL THAT TRACT or parcel of land lying and being in Land Lots 754 and 755 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of Haynes Bridge Road (said right-of-way of Haynes Bridge Road having been widened by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 143, aforesaid records, and having a variable right-of-way width); run thence along the westerly right-of-way line of Haynes Bridge Road the following courses and distances: along an arc of a curve to the right (said arc being subtended by a chord bearing North 04 degrees 30 minutes 17 seconds East a chord distance of 198.21 feet and having a radius of 915.00 feet) an arc distance of 198.60 feet to a point on the centerline of a thirty (30) foot wide common driveway easement area; along an arc of a curve to the right (said arc being subtended by a chord bearing North 15 degrees 09 minutes 20 seconds East a chord distance of 141.45 feet and having a radius of 915.00 feet) an arc distance of 141.59 feet to a point; along an arc of a curve to the left (said arc being subtended by a chord bearing South 18 degrees 30 minutes 14 seconds West a chord distance of 34.64 feet and having a radius of 915.00 feet) an arc distance of 34.64 feet to a point, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving said westerly right-of-way line of Haynes Bridge Road and running South 53 degrees 09 minutes 33 seconds West a distance of 120.56 feet to a point; running thence South 76 degrees 53 minutes 41 seconds West a distance of 31.50 feet to a point; running thence North 74 degrees 54 minutes 39 seconds West a distance of 42.33 feet to a point; running thence North 76 degrees 53 minutes 41 seconds East a distance of 64.60 feet to a point; running thence North 53 degrees 09 minutes 33 seconds East a distance of 137.33 feet to a point; running thence North 16 degrees 52 minutes 03 seconds East a distance of 125.82 feet to a point on the centerline of a thirty (30) foot wide common driveway easement area; running thence along the centerline of said thirty (30) foot wide common driveway easement area South 74 degrees 33 minutes 10 seconds East a distance of 4.33 feet to a point on the westerly right-of-way line of Haynes Bridge Road; running thence along the westerly right-of-way line of Haynes Bridge Road the following courses and distances: South 15 degrees 26 minutes 50 seconds West a distance of 47.80 feet to a point; along an arc of a curve to the right (said arc being subtended by a chord bearing South 17 degrees 31 minutes 04 seconds West a chord distance of 72.26 feet and having a radius of 1,000.00 feet) an arc distance of 72.28 feet to a point; along an arc of

EXHIBIT "F", page 1 of 2

a curve to the left (said arc being subtended by a chord bearing South 18 degrees 30 minutes 14 seconds West a chord distance of 34.64 feet and having a radius of 915.00 feet) an arc distance of 34.64 feet to a point, which point marks the POINT OF BEGINNING. Said tract being shown as Drainage Easement No. 1 on a Survey (2 sheets) for Cousins Properties Incorporated, prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

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EXHIBIT "G"

Legal Description of Sanitary Sewer Lateral

ALL THAT TRACT or parcel of land lying and being in Land Lot 754 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence to point at the intersection of the northerly right-of-way line of North Point Parkway (said right-of-way of North Point Parkway having been dedicated by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 123, Fulton County, Georgia records, and having a variable right-of-way width) and the westerly right-of-way line of Haynes Bridge Road (said right-of-way of Haynes Bridge Road having been widened by Right-of-Way Deed dated February 22, 1993, recorded in Deed Book 16453, page 143, aforesaid records, and having a variable right-of-way width); run thence along said westerly right-of-way line of Haynes Bridge Road the following courses and distances; along an arc of a curve to the right (said arc being subtended by a chord bearing North 04 degrees 30 minutes 17 seconds East a chord distance of 198.21 feet and having a radius of 915.00 feet) an arc distance of 198.60 feet to a point on the centerline of a thirty (30) foot wide common driveway easement area; along an arc of a curve to the right (said arc being subtended by a chord bearing North 15 degrees 09 minutes 20 seconds East a chord distance of 141.45 feet and having a radius of 915.00 feet) an arc distance of 141.59 feet to a point; along an arc of a curve to the left (said arc being subtended by a chord bearing North 17 degrees 31 minutes 04 seconds East a chord distance of 72.26 feet and having a radius of 1,000.00 feet) an arc distance of 72.28 feet to a point; North 15 degrees 26 minutes 50 seconds East a distance of 47.80 feet to a point on the centerline of a thirty (30) foot wide common driveway easement area; thence leaving the westerly right-of-way line of Haynes Bridge Road and running along the centerline of said thirty (30) foot wide common driveway easement area North 74 degrees 33 minutes 10 seconds West a distance of 260.00 feet to a point; thence leave the centerline of said thirty (30) foot wide common driveway easement area and run South 15 degrees 26 minutes 50 seconds West a distance of 172.19 feet to a point, which point marks the POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, running thence South 01 degree 18 minutes 59 seconds West a distance of 96.58 feet to a point on the centerline of the first above-mentioned common driveway easement area; running thence North 74 degrees 54 minutes 39 seconds West along the centerline of said thirty (30) foot wide common driveway easement area a distance of 10.30 feet to a point; thence leaving the centerline of said thirty (30) foot wide common driveway easement area and running North 01 degree 18 minutes 59 seconds East a distance of 54.41 feet to a point; running thence North 15 degrees 26 minutes 50 seconds East a distance of 40.96 feet to a point, which point marks the POINT OF BEGINNING. Said tract being shown as Private Sanitary Sewer Lateral on a Survey (two sheets) for Cousins Properties Incorporated, prepared by Engineering & Inspection Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated December 6, 1993, last revised December 28, 1993.

EXHIBIT G, page 1 of 1

A diagram showing a vertical scale on the left with markings from 0 to 10. To the right of the scale is a circular diagram with a horizontal line passing through its center. Several lines radiate from the center to the circumference, and a small triangle is inscribed within the circle.

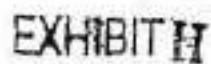


EXHIBIT "I"

To Ground Lease Between Cousins Properties Incorporated and Taco Bell Corp.

Tenant shall have the right to terminate this Lease in accordance with the provisions of this Exhibit "I", as follows:

Status of Title

(i) Initial Examination. Tenant shall have a period of thirty (30) days after the full execution and delivery of this Lease within which to examine title to the Premises (the "Initial Examination") and give Landlord written notice of any objections to the status of Landlord's title to the Premises, including, without limitation, any objection to any matter set forth on Exhibit "B" to this Lease and any of the easements set forth in Sections 1.03 and 1.04 of this Lease. Failure to give such written notice within such thirty (30) day period shall mean that the status of Landlord's title to the Premises is acceptable to Tenant and Tenant shall have no further right to object to such status as the same existed as of the date of full execution and delivery of this Lease and no further right to object to any matter set forth on Exhibit "B" to this Lease or any easement set forth in Sections 1.03 and 1.04 of this Lease. If, within such thirty (30) day period, Tenant shall give Landlord written notice of any such objection, then Landlord shall have a period of twenty (20) days within which to effect a cure of such objection; provided, however, that Landlord shall have no obligation to effect any such cure and at any time during such twenty (20) day period Landlord may at Landlord's option give Tenant written notice that Landlord will not effect such cure. If Landlord shall elect not to effect a cure or shall not effect such cure within such twenty (20) day period, then within ten (10) days after the earlier of the expiration of such twenty (20) day period or the giving by Landlord of such written notice that Landlord will not effect a cure, Tenant shall have the right to terminate this Lease by written notice to Landlord (such termination right being tenant's sole right and remedy with respect to any deficiency in or objection to the status of title to the Premises as of the date of the full execution and delivery of this Lease and with respect to any matter appearing in Exhibit "B" to this Lease or any easement set forth in Sections 1.03 and 1.04 of this Lease). If, in accordance with the foregoing, Landlord fails to effect a cure of any objection made by Tenant, then the failure of Tenant to terminate this Lease within said ten (10) day period shall mean that, notwithstanding the failure to cure any objection, the status of Landlord's title to the Premises is acceptable to Tenant and Tenant shall have no further right to object to such status as a result of any matter affecting the status thereof as of the date of final execution and delivery of this Lease and no further right to object to any matter set forth on Exhibit "B" to this Lease or any easement set forth in Sections 1.03 and 1.04 of this Lease.

(ii) Subsequent Examinations. From time to time and at any time after the Initial Examination and prior to the recordation of a Short Form of Lease pursuant to Section 18.19 of this Lease, Tenant shall have the right to update its examination of title to the Premises and give Landlord written notice of any objections to the status of Landlord's title to the Premises appearing of record after the effective date of the Initial Examination and prior to the recordation of a Short Form of Lease; provided, however that, after thirty (30) days after the date of full execution and delivery of this Lease, Tenant shall not be entitled to make any objection to any matter disclosed by the Initial Examination, any matter set forth on Exhibit "B" to this Lease or any of the easements set forth in Sections 1.03 and 1.04 of this Lease unless Tenant has previously made objection to such matter within such thirty (30) day period as provided in item (i) above. Landlord, at Landlord's option, shall then have thirty (30) days after such written notice within which to effect a cure of any such objections and if Landlord shall fail to effect such cure, Tenant shall have the right to terminate this Lease by written notice to Landlord given within fifteen (15) days after the expiration of such thirty (30) day period. The failure of Tenant to terminate this Lease within said fifteen (15) day period shall mean that, notwithstanding the failure to cure any objection, the status of Landlord's title to the Premises is acceptable to Tenant. If the objection to title which is the basis for any termination of this Lease pursuant to this item (ii) is the result of Landlord's breach of Landlord's covenant contained in item (iii) below, then Landlord shall reimburse Tenant for all of Tenant's fees and expenses to unrelated third parties incurred in connection with Tenant's examination of the Site and preparation to construct a restaurant on the Site or otherwise fulfilling Tenant's obligations under this Lease, including, without limitation, fees and expenses incurred in obtaining permits, surveys, environmental reports and other tests and in preparing plans for the construction of a restaurant building and the installation of signage and landscaping on the Site; provided, however, that Tenant shall provide Landlord with copies of bills, invoices or receipts evidencing such fees and expenses and in no event shall Landlord be required to reimburse Tenant for fees and expenses aggregating an amount in excess of \$5,000.00.

(iii) Landlord's Covenant. Landlord covenants and agrees that from and after the date of full execution and delivery of this Lease and prior to the recordation of a Short Form of Lease in accordance with Section 18.19 of this Lease, except as set forth in Exhibit "B" to this Lease, Landlord shall not create any lease or easement affecting the Premises, create any mortgage or deed to secure debt or similar instrument or lien affecting the Property, permit to remain outstanding any materialmen's or mechanic's lien affecting the Property and arising out of work done for or on behalf of Landlord, permit to remain outstanding any lis pendens affecting the Premises or any judgment lien which attaches to the Premises after the date of full execution and delivery of this Lease.

EXHIBIT "I"

RULES AND REGULATIONS

1. No sign, picture, advertisement, or notice visible from the exterior of any building or structure shall be displayed by Tenant on any part of the Premises or the building or parking facility unless the same is first approved by Landlord; provided, however, the Landlord's approval shall not be required for the use of professionally prepared and maintained temporary promotional signs and banners affixed to the exterior of the building or to the interior of the windows and doors thereof which are displayed in connection with the grand opening of Tenant's business upon the Premises, or from time to time thereafter for a period of not more than four (4) weeks at a time and not more often than four (4) times in any calendar year period. No awnings, curtains, blinds, shades, or screens shall be attached to or hung in, or used in connection with any window or door of the building without the prior consent of the Landlord and including approval by the Landlord of the quality, type, design, color, and manner attached.
2. The sidewalks and entrances shall not be obstructed by Tenant or used for any purposes other than those for which same were intended as ingress and egress. All sidewalks and other hard-surface portions of the Premises shall be swept at intervals sufficient to maintain the same in a clean condition. The cost of repairing any damage resulting to the sewage system from misuse by Tenant or its employees shall be borne by Tenant.
3. All trash and rubbish containers located on the Premises shall be emptied regularly and shall be washed at intervals sufficient to maintain the same in a clean condition.
4. All hard-surface markings shall be inspected at regular intervals and promptly repainted as the same shall become unsightly or indistinct from wear and tear and other cause.
5. All storm sewer catch basins on the Premises shall be cleaned on a schedule sufficient to maintain all storm sewer lines in a free-flowing condition; and all mechanical equipment which is part of storm and sanitary sewer facilities on the Premises shall be regularly inspected and kept in proper working order.
6. All asphalt paving shall be inspected at regular intervals and maintained in good condition.
7. All benches and institutional, directional, traffic and other signs shall be inspected at regular intervals, and maintained in a clean and attractive surface condition.
8. All lamps on lighting standards or otherwise shall be inspected at regular intervals and all lamps shall be promptly replaced when no longer properly functioning.

- 9 These Rules and Regulations are in addition to, and shall not be construed to in any way modify or amend, in whole or in part, the terms, covenants, agreements and conditions of this Lease.

EXHIBIT "K"

NORTH POINT OUTPARCEL BUILDING
DESIGN PERMISSIBLE EXTERIOR MATERIALS

Outparcel users are to incorporate not less than three of the materials from one of the groups listed below. These three materials are to be incorporated into the design of the building to be constructed by each outparcel user.

Group 1:

Stone	Arriscraft Corporation Renaissance Masonry Units - Stone White
Brick	Bickerstaff Clay Products, Inc. Wood Mold CS100-132-PLT
EIFS	Dryvit #115 Beach
Roof	MCA Regency Blue 2F-52
Storefront	Kawneer Duranar VC52003 Exotic Boysenberry

Group 2:

Stone	Arriscraft Corporation Renaissance Masonry Units - Stone White
Brick	Bickerstaff Clay Products, Inc. Wood Mold CS100-132-PLT
EIFS	Dryvit #104 Dover Sky
Roof	Berridge Manufacturing Co. Patina Green
Storefront	Kawneer Duranar UC52003 Exotic Boysenberry

Group 3:

Stone	Arriscraft Corporation Renaissance Masonry Units - Stone White
Brick	Bickerstaff Clay Products Co., Inc. Wood Mold CS100-132-PLT
EIFS	Dryvit #111 Prairie Clay
Roof	Fibre Cem Southern Slate Sea Green
Storefront	Kawneer Duranar UC52003 Exotic Boysenberry

Group 4:

Stone	Arriscraft Corporation Renaissance Masonry Units - Stone White
Brick	Bickerstaff Clay Products Co., Inc. Wood Mold CS100-132-PLT
EIFS	Dryvit #110 Van Dyke
Roof	Supradur Hexagonal Shingles Charcoal Grey
Storefront	Kawneer Duranar UC52003 Exotic Boysenberry

Group 5:

Stone Valley Forge/Canyon Grey Special Blend
El Dorado Stone by Schykill Stone, Inc.
Contact: Ed Wentz (717) 385-4221

Brick Choose one or more of the following:

Bickerstaff Clay Products Co., Inc.
Wood Mold CS100-132

Bickerstaff Clay Products Co., Inc.
Wood Mold BH200-232

Bickerstaff Clay Products Co., Inc.
Wood Mold Annadale

EFIS Dryvit
Amarillo White, Sand Blast Finish
Contact: Pat McCormick (404) 491-0691

Roof Choose one or more of the following:

Metal Roof by Berridge
"Teal Green"

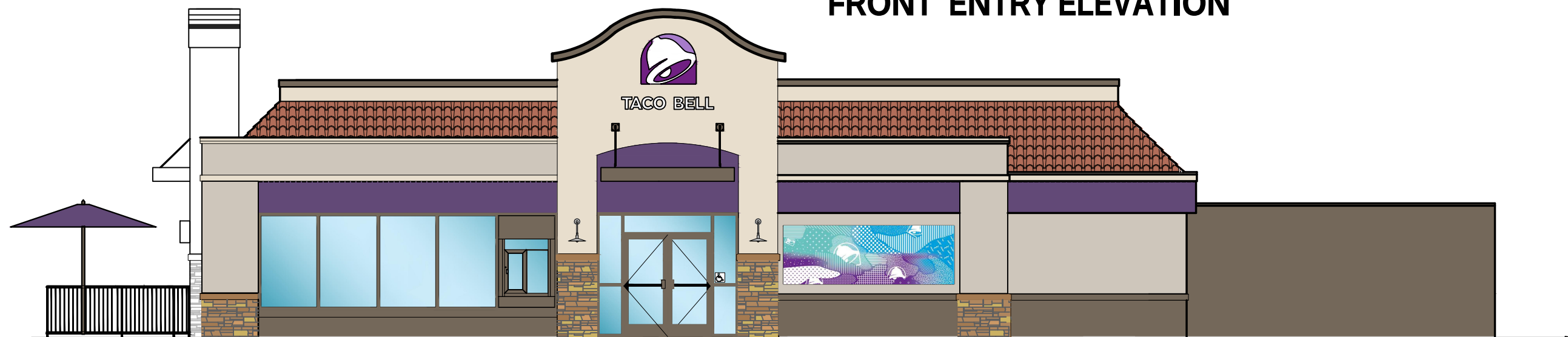
Metal Roof by Berridge
"Hemlock Green"

Shingle Roof by GAF
Class A
Slate Grey Timberline Asphalt Shingles

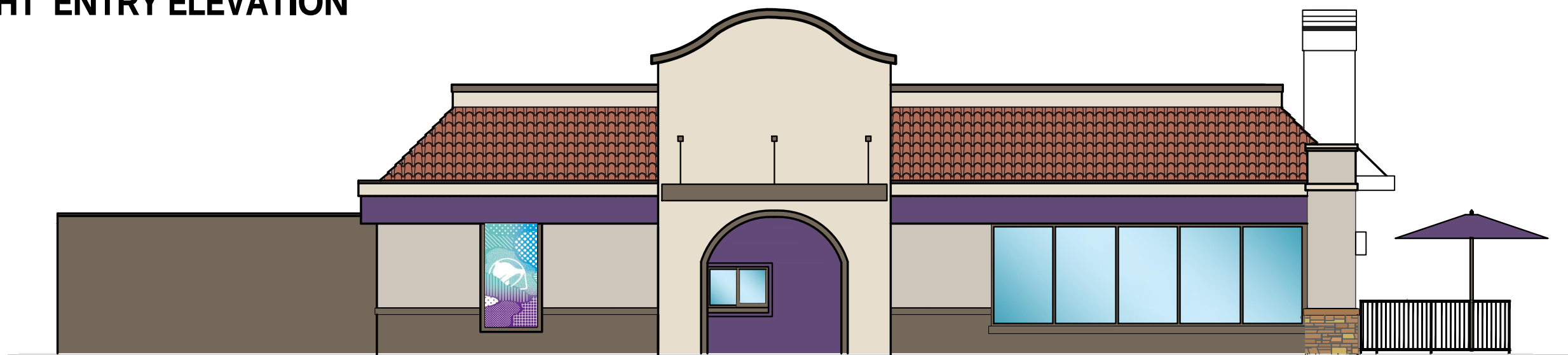
Storefront Kawneer Company, Inc.
Permadonic Anodized Finish
#39 Dark Burgundy



FRONT ENTRY ELEVATION

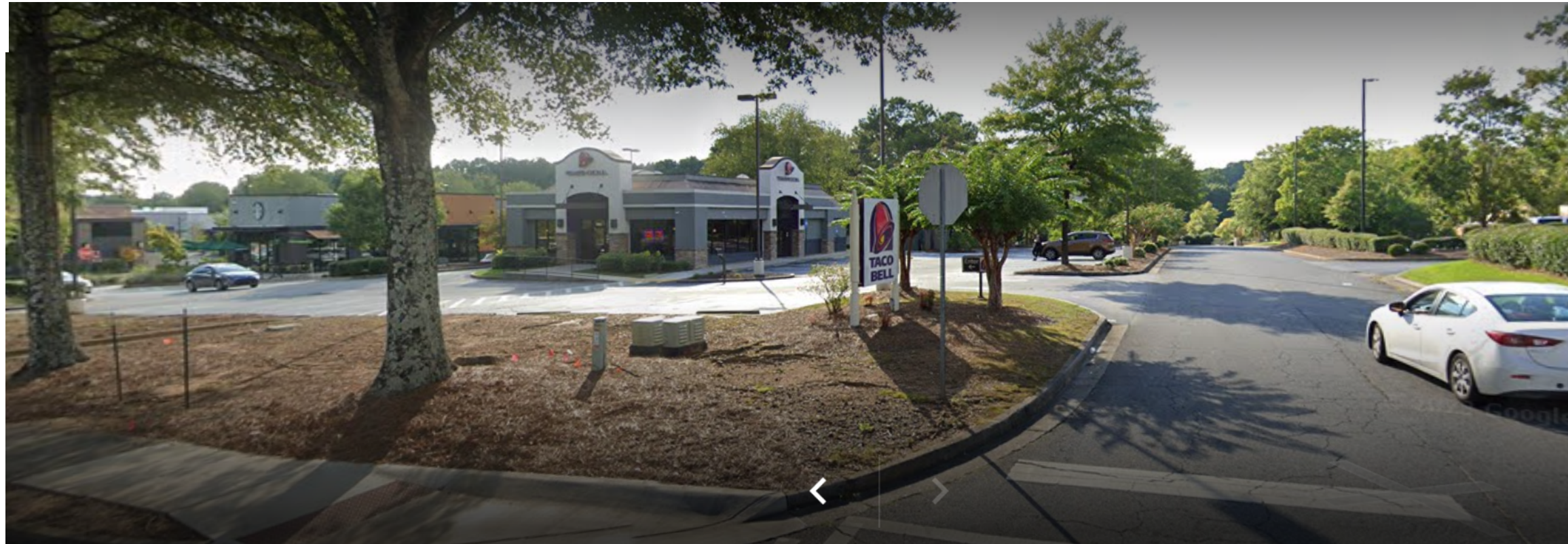


RIGHT ENTRY ELEVATION



DRIVE THRU ELEVATION

LINE OF SIGHT FROM HAYNES BRIDGE

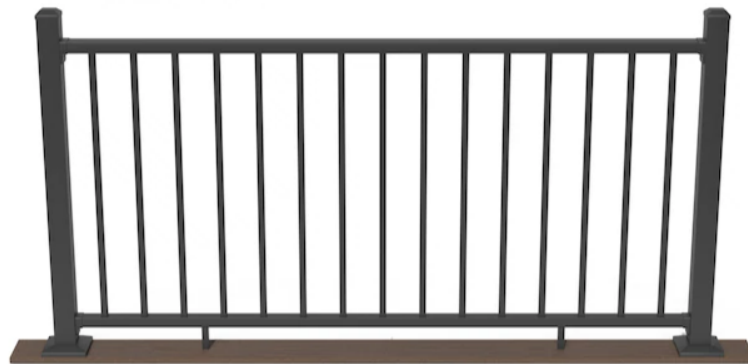


12.21.23

TACO BELL - 10850 Haynes Bridge - Alpharetta, GA



PATIO EQUIPMENT



BUILDING LIGHTING



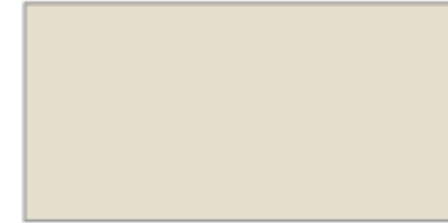
LED PERIMETER LIGHTING



LED SITE LIGHTING

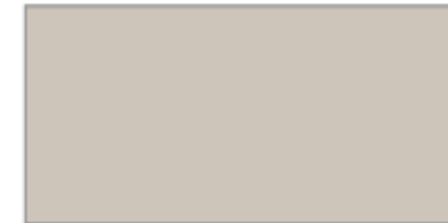


SIGNAGE PER SCHEDULE



TOWER & TRIM

Manufacturer:
Sherwin Williams
Color:
SW9180 Aged White



MAIN WALL COLOR

Manufacturer:
Sherwin Williams
Color:
SW7043 Worldly Gray



PARAPET CAP

Manufacturer:
Sherwin Williams
Color:
SW7055 Enduring Bronze



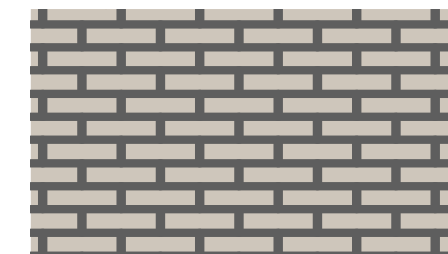
ACCENT PAINT

Manufacturer:
Sherwin Williams
Color:
SW/TB2603C



TILE

Manufacturer:
Varies - See finish schedule
Color:
Casablanca Color Mix

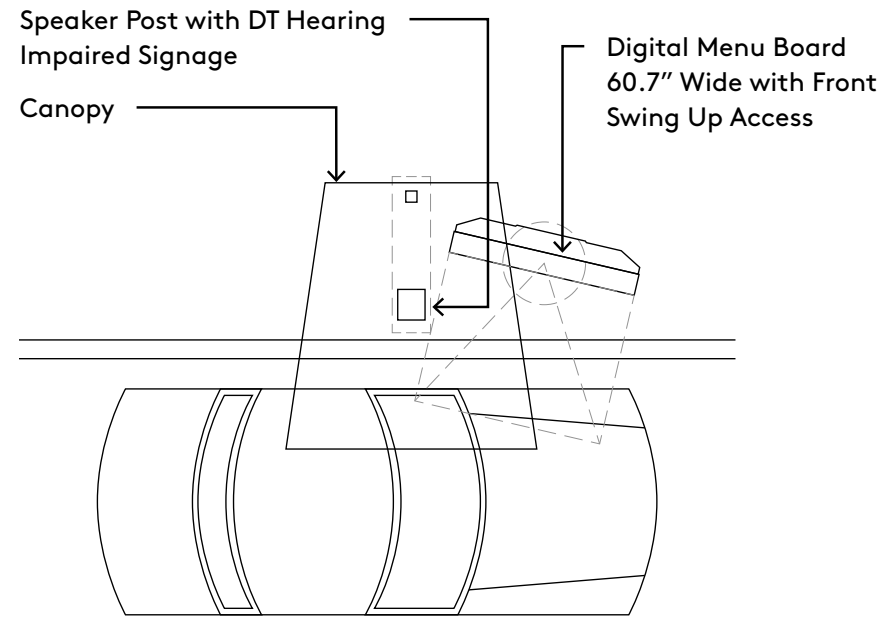


BRICK Painted

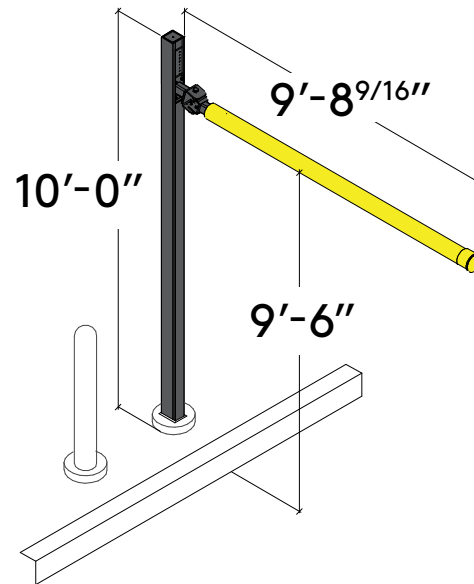
Sherwin Williams
Color:
SW7043 Worldly Gray



SITE SIGNS AND DRIVE THRU EQUIPMENT



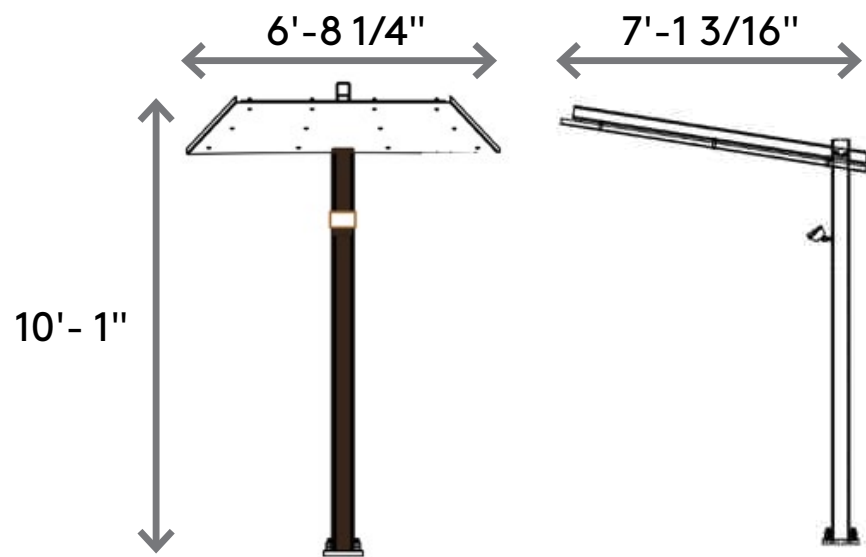
DRIVE THRU ORDERPOINT LAYOUT



CLEARANCE BAR



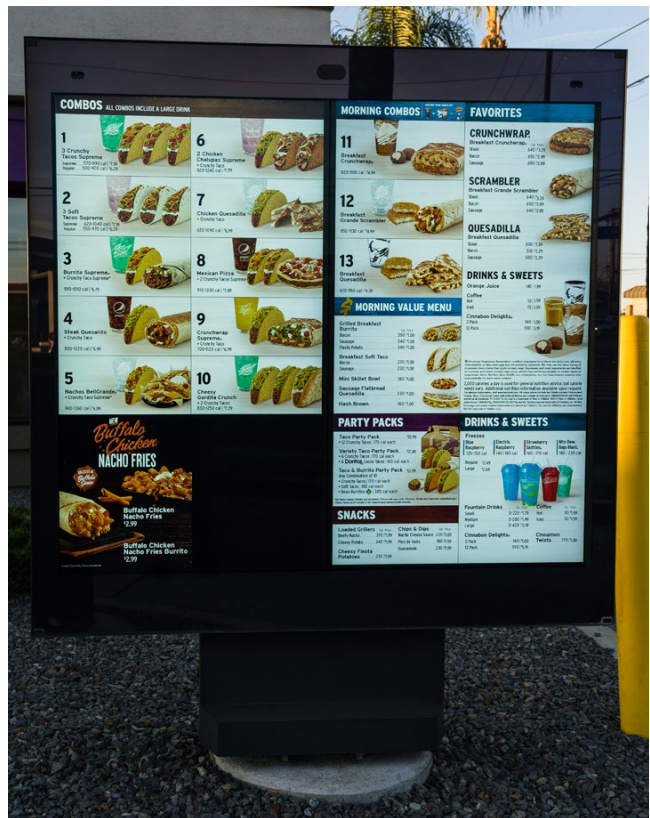
REFACE EXISTING MONUMENT SIGN



ORDER POINT CANOPY



SPEAKER



DIGITAL MENU BOARD

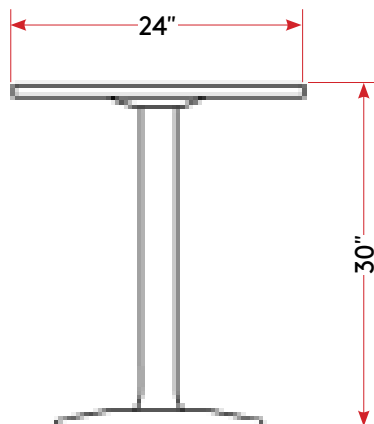


DIRECTIONAL SIGNAGE

IMAGE



DIMENSIONS



DESCRIPTION

Exterior Round Table

MATERIAL SPECIFICATIONS

Legs:

Black PowderCoat

Body:

Black PowderCoat slats

Plastic wood - look slats

SIZE

H = 30"

DIA = 24"

3" Base column

LOCATION

Exterior Patio- if applicable

OTHER DETAILS

Produced by Taco Bell approved furniture vendor

BUILDING DESIGN

Endeavor New & Remodels

REVISION DATE

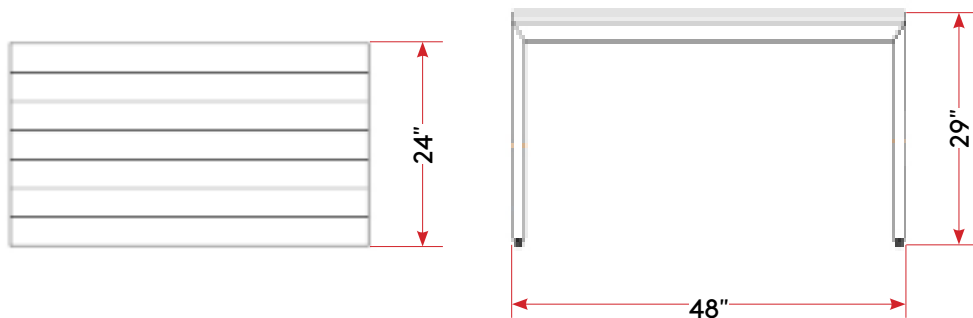
2020.09.23

Image shown NTS

IMAGE



DIMENSIONS



DESCRIPTION

Exterior Rectangle Table

MATERIAL SPECIFICATIONS

Legs:
Black PowderCoat

Body:
Black PowderCoat slats

Plastic wood - look slats

SIZE

H = 29"

W = 48"

D = 24"

LOCATION

Exterior Patio- if applicable

OTHER DETAILS

Produced by Taco Bell approved furniture vendor

BUILDING DESIGN

Endeavor New & Remodels

REVISION DATE

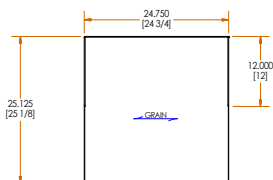
2020.09.23

Image shown NTS

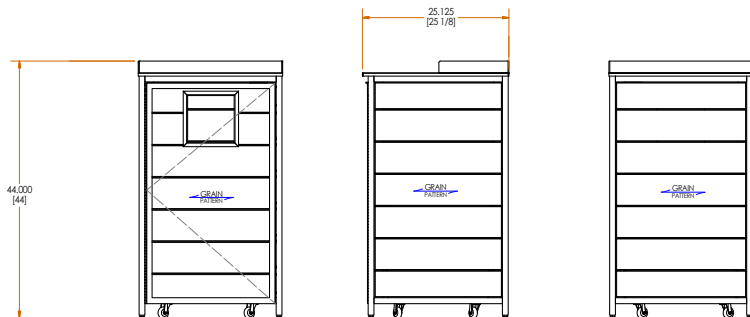
IMAGE



DIMENSIONS



TOP VIEW



FRONT VIEW

SIDE VIEW

BACK VIEW
FRONT VIEW

Image shown NTS

DESCRIPTION

Single-entry trash enclosure
exterior grade

MATERIAL SPECIFICATIONS

Legs:
Black PowderCoat

Body:
Wood, Decorators

Top:
Metal- stainless steel

SIZE

H = 44"

W = 46.75"

D = 24"

LOCATION

Exterior

OTHER DETAILS

Produced by Taco Bell approved
furniture vendor

BUILDING DESIGN

Endeavor

REVISION DATE

2020.08.11

IMAGE



DESCRIPTION

Exterior Aluminium Chair

MATERIAL SPECIFICATIONS

Legs:
Black PowderCoat

Body:
Black PowderCoat slats

SIZE

H = 28"

W = 22"

D = 20"

LOCATION

Exterior Patio- if applicable

OTHER DETAILS

Produced by Taco Bell approved furniture vendor

BUILDING DESIGN

Endeavor New & Remodels

REVISION DATE

2020.09.23

Image shown NTS

parasol
program
2019



TACO BELL™

specifications
operating instructions
parts package
care & maintenance

global headquarters

2900 NW 35th Street, Miami, FL 33142 USA / 305.634.5116
info@tuuci.com



Parasol platform: Bay Master MAX

For Medium Patios



Bay Master MAX Classic Square

Frame Construction:

Satin Anodized Marine Grade finish
TUUCI' s Patented Independent Bracket Hub System
Armor Wall Mast
Stainless Steel Hardware
Modular Design Allows for Easy Parts Replacement
Manual lift System
SKU: UTBBMX10.0SQ

Canopy Construction:

Sunbrella® 100% Solution Dyed Acrylic Fabric – CONCORD 6065
Ballistic-Reinforced Vent and Pocket Construction
Market Profile Canopy
Canopy with Vent
*****5 Year Warranty*****

Sizes Available

10' Square



Shade Anchoring System for MAX:

For Bay Master MAX & Ocean Master MAX



In-Ground Bases

In Ground Security Mount
New Pour Concrete:

In Ground 9" x 9" Base Plate
Existing Concrete

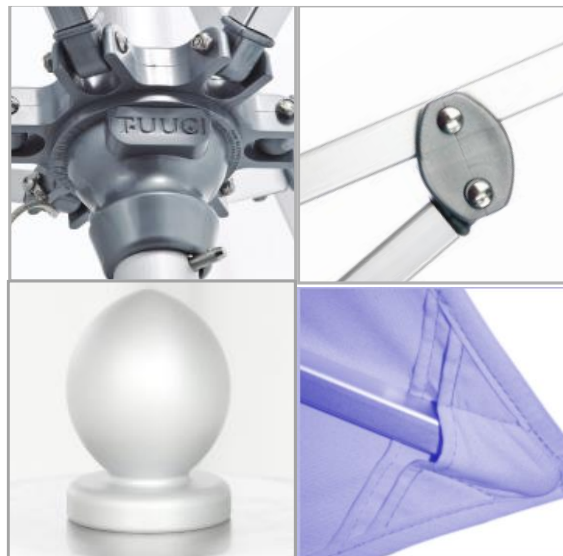
Above Ground Base

Galvanized Steel Double Stack Plates
280 lbs. (For 8'SQ, 10' SQ)
400 lbs. (For 12' SQ, 8X12' RECT, and 10'X14' REC)



Parasol platform: Bay Master Classic

For Small Patios



Bay Master Classic Square

Frame Construction:

Satin Anodized Marine Grade finish
TUUCI's Patented Independent Bracket Hub System
Stainless Steel Hardware
Modular Design Allows for Easy Parts Replacement
Armor Wall Mast, 8 ribs
Manual lift with a pin

Canopy Construction:

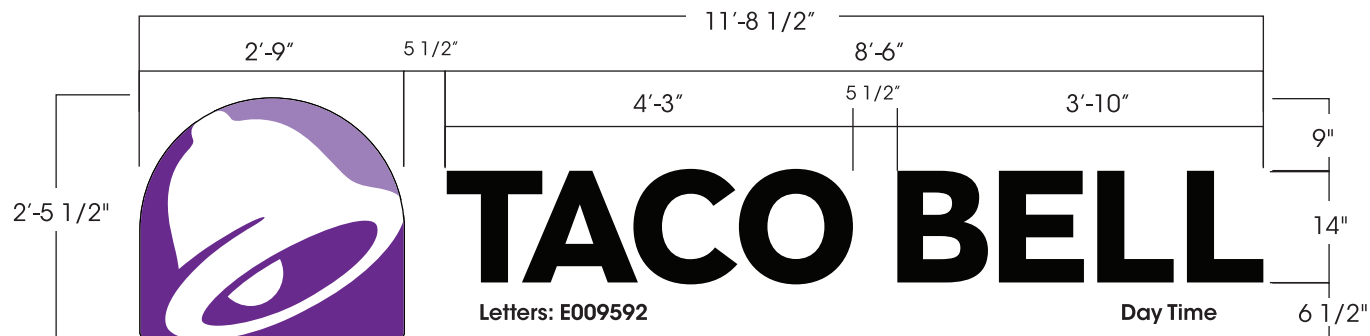
Sunbrella® 100% Solution Dyed Acrylic Fabric – CONCORD 6065
Ballistic-Reinforced Vent and Pocket Construction
Market Profile Canopy
Canopy with Vent

Size:

8.5' Square

*****3 Year Warranty*****





Bell: E008082

Total Sign Area: 28.9 Sq.Ft. (Squared)

GENERAL SPECIFICATIONS:

3" aluminum returns & trim cap w/ black finish
Internally illuminated w/ white LEDs

COLORS (Letters):

Black/White - Day/Night faces

COLORS: (Bell)

Dark Purple PMS 2603
Light Purple PMS 2577
Black
White

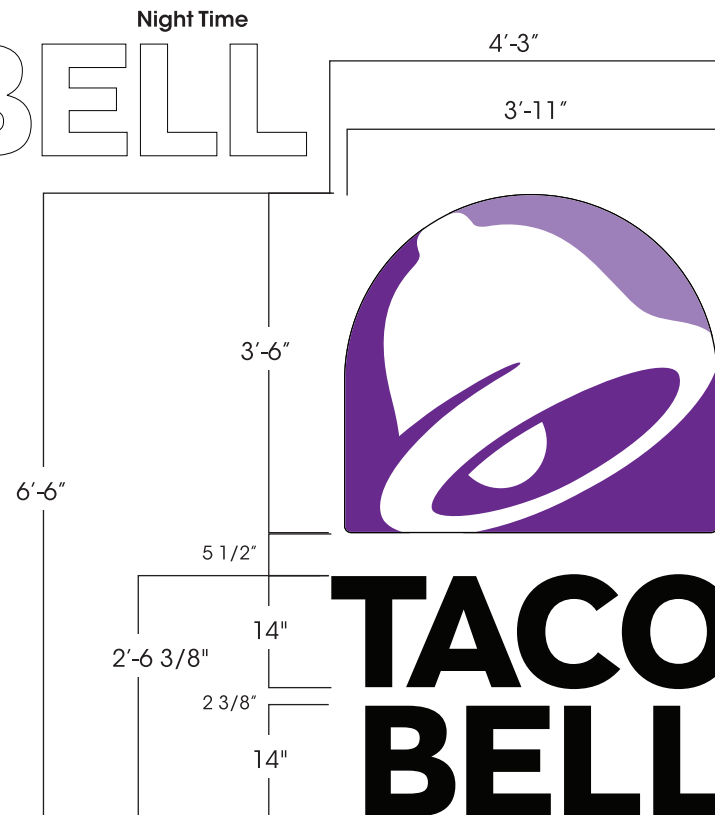


Night Time
TACO BELL



Night Time
TACO BELL

Night Time



Bell: E008079

Day Time

Total Sign Area: 27.65 Sq.Ft. (Squared)

Letters: E009592

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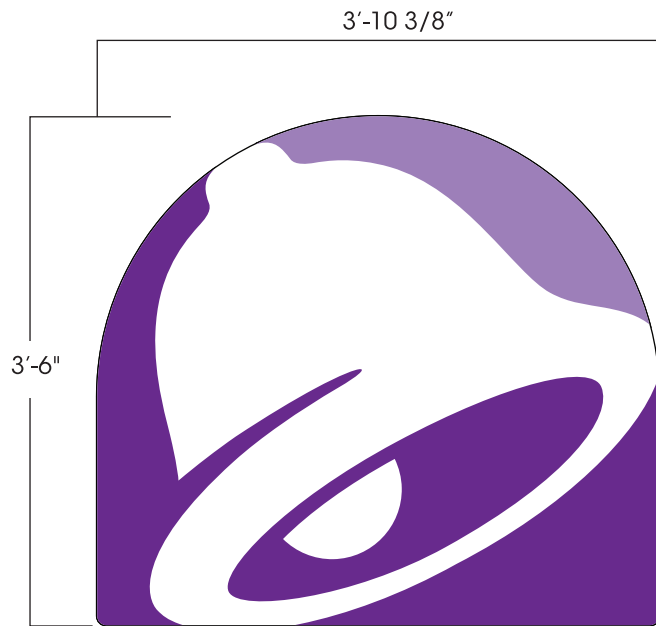


Everbrite LLC
4949 S 110th Street, Greenfield, WI 53220
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No: E009592
Description:
Bell Logo & 14" Channel Letter Set

Project No: 350970-1
Date: 9/6/16
Drawn By: RB





Sign Area: 13.5 Sq. Ft. (Squared)

GENERAL SPECIFICATIONS:

3" aluminum returns & trim cap w/ black finish

Internally illuminated w/ Agilight Pro 160-65k white LEDs

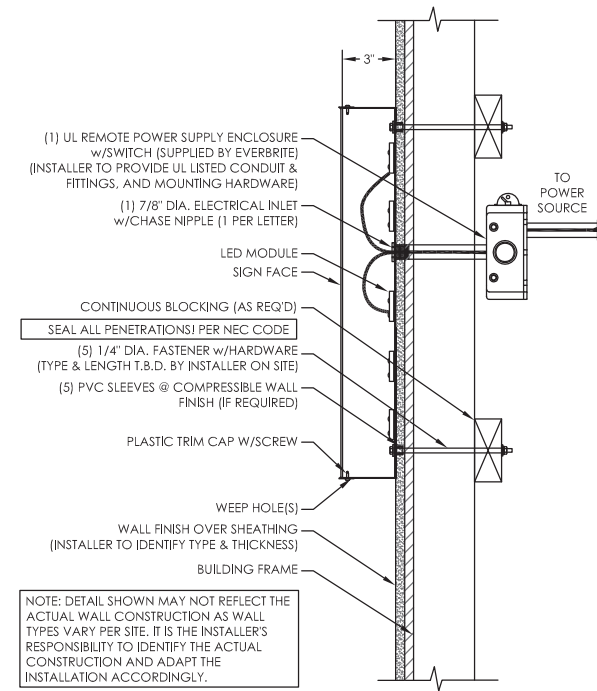
COLORS:

Dark Purple PMS 2603

Light Purple PMS 2577

Black

White



WALL MOUNTING DETAIL

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Everbrite LLC
4949 S 110th Street, Greenfield, WI 53220
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No: E008079

V-930

Project No: 350970-1

Description:
3'-6" x 3'-10 3/8" Single Face Bell Logo

Date: 11/2/16

Drawn By: RB



IMAGE



DESCRIPTION

Exterior Wall Sconce

MATERIAL SPECIFICATIONS

Wrought Iron and Aluminum
Old Silver Finish

SIZE

Width: 14"
Height 17.25"
P: 16.75"
TDC: 3"

Backplate:
Width: 6"
Depth: 1.25"

LOCATION

Exterior

OTHER DETAILS

To be purchased from Taco Bell
approved lighting vendor.

BUILDING DESIGN

Endeavor

REVISION DATE

2020.03.31

Image shown NTS

ULTRA 650 COLOR

Vividly illuminate your sign with our new ULTRA 650 COLOR modules. With a sleek design and higher lumen output, ULTRA 650 COLOR modules are brighter and cover a broader depth range suitable for channel letters, light boxes and other applications.

Applications:

- Channel letters
- Box signs
- Cove lighting



RoHS



IP68

LM-79



12V DC



9 YEAR WARRANTY



VERSALENZ[®]
ADVANCED OPTICS



CAPZUL[®]
WATERPROOF



CONSTANT CURRENT



UV RESISTANT

ORDERING GUIDE

Part Number	Wavelength	Module Spacing (mm)	Number of Modules		Nominal Light Output (lm)		
			Per Foot	Per Meter	Per Module	Per Foot	Per Meter
LS-U650-RED-B150-A	625 nm	150	2	6.7	25	50	167.5
LS-U650-BLU-B150-A**	467 nm	150	2	6.7	14.5	29	97.15
LS-U650-GRN-B150-A**	525 nm	150	2	6.7	55	110	368.5
LS-U650-RRD-B150-A**	633 nm	150	2	6.7	20	40	134
LS-U650-ORG-B150-A**	606 nm	150	2	6.7	30	60	201
LS-U650-YLW-B150-A**	589 nm	150	2	6.7	12.5	25	83.8
LS-U650-RED-B200-A	625 nm	200	1.5	5	25	37.5	125
LS-U650-BLU-B200-A	467 nm	200	1.5	5	14.5	21.75	72.5
LS-U650-GRN-B200-A**	525 nm	200	1.5	5	55	82.5	275
LS-U650-RRD-B200-A	633 nm	200	1.5	5	20	30	100
LS-U650-ORG-B200-A**	606 nm	200	1.5	5	30	45	150
LS-U650-YLW-B200-A**	589 nm	200	1.5	5	12.5	18.8	62.5

** Limited stock

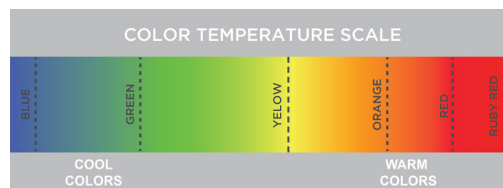
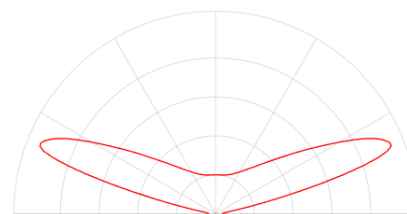
* ± 10%

PRODUCT RATINGS

Luminous Efficacy RED	32.1 lm/W
Luminous Efficacy BLUE	18.6 lm/W
Luminous Efficacy GREEN	70.5 lm/W
Luminous Efficacy RUBY RED	25.6 lm/W
Luminous Efficacy ORANGE	38.5 lm/W
Luminous Efficacy YELLOW	16 lm/W
Wattage per Module	0.78 W Nominal
Input Voltage	12 V DC
Input Current	0.065 A/ module
Power Supply Loading	70 modules per 60 W
Ingress Protection	IP68
Operating Temperature	-40° — +140° F (-40° — +60° C)
Warranty	9 Year Limited Warranty

LUMINOUS INTENSITY DISTRIBUTION

Batwing Beam Pattern



MODULE DIMENSIONS

Part Number	Length (in/mm)	Width (in/mm)	Height (in/mm)
LS-U650-xxx-Bxxx-A	1.89/48	0.47/12.0	0.35/8.8

POWER SUPPLY LOADING

Power Supply	Max. # of Modules Per Continuous String	Total # of Modules Per Power Supply	Modules Per Foot 150mm	Modules Per Meter 150mm	Modules Per Foot 200mm	Modules Per Meter 200mm
UL CLASS 2	12 W	14	14	6.9	2.1	9.2
	15 W	17	17	8.5	2.6	11.2
	35 W	40	41	20.3	6.2	26.9
	60 W	67	70	34.4	10.5	45.9
	180 W*	67	210	103.3	31.5	137.8
UL CLASS 1	100 W	67	115	56.8	17.3	75.5
	150 W	67	173	85.3	26	113.5
	180 W	67	207	102	31.1	135.8
	220 W	67	253	124.7	38	166

Note: The number of modules in each of the parallel strings should not exceed the specified maximum.

* Three 60 Watt Channels

LAYOUT GUIDE

LS-U650-xxx-B150-A					
Single Row Channel Depth (in. mm)	Red*	Blue**	Green**	RR/OR	Ylw
	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)
3 75	7.5 190	6 150	8 200	***	6 150
4 100	8 200	8 200	10 250	***	10 250
5 125	9 230	10 250	12 300	8 200	12 300
6 50	11 280	12 300	12 300	9 225	12 300
7 180	10 250	12 300	11 275	10 250	12 300

LS-U650-xxx-B150-A					
Multiple Row Channel Depth (in. / mm)	Red*	Blue**	Green**	RR/OR	Ylw
	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)
3 / 75	6 / 150	5 / 125	6 / 150	***	6 150
4 / 100	7 / 175	8 / 200	8 / 200	***	9 225
5 / 125	8 / 200	10 / 250	10 / 250	8 / 200	11 275
6 / 150	12 / 300	12 / 300	12 / 300	9 / 225	12 300
7 / 180	11 / 275	14 / 350	12 / 300	10 / 250	12 300

* 2793 Plex ** 7328 Plex ***Contact sales associate

Note: Other face materials may vary the module and row spacing to achieve the same face light, uniformity and brightness.



LS-U650-xxx-B200-A					
Single Row Channel Depth (in. mm)	Red*	Blue**	Green**	RR/OR	YLW
	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)
3 75	6 150	6.5 165	8 200	6 150	6 150
4 100	8 200	12 300	12 300	10 250	10 250
5 25	12 300	14 350	14 350	12 300	12 300
6 150	11 275	16 400	16 400	14 350	12 300
7 180	10 250	18 450	18 450	18 450	10 250

LS-U650-xxx-B200-A					
Multiple Row Channel Depth (in. / mm)	Red*	Blue**	Green**	RR/OR	YLW
	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)	Max. Stroke (in mm)
3 / 75	8 / 200	5 / 125	6 / 150	6 / 150	6 150
4 / 100	10 / 250	8 / 200	10 / 250	10 / 250	9 225
5 / 125	12 / 300	10 / 250	12 / 300	12 / 300	11 275
6 / 150	14 / 350	12 / 300	15 / 375	14 / 350	12 300
7 / 180	16 / 400	14 / 350	16 / 400	16 / 400	12 300

* 2793 Plex ** 7328 Plex ***Contact sales associate

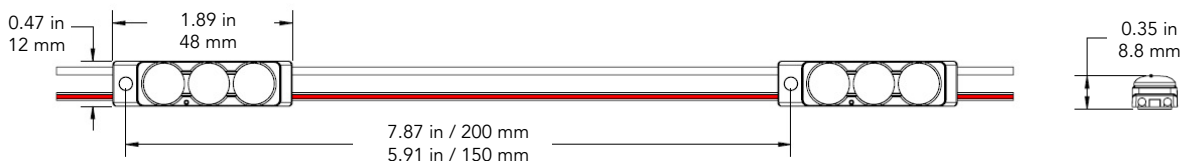
Note: Other face materials may vary the module and row spacing to achieve the same face light, uniformity and brightness.

SHIPPING INFORMATION

Module Type	Specs	Packaging Quantity			Carton Weight	Box Dimensions			Carton Dimensions		
		Per Bag	Per Box	Per Carton		W	D	H	W	D	H
LS-U650-xxx-B200-A	Modules	100	500	2000	46.1 lb 20.9 kg	22.1	10.6	4.5	31.0	23.1	9.9
	Feet	65.6	328.1	1312.3		560	270	115	788	588	252
	Meters	20	100	400							

Module Type	Specs	Packaging Quantity			Carton Weight	Box Dimensions			Carton Dimensions		
		Per Bag	Per Box	Per Carton		W	D	H	W	D	H
LS-U650-xxx-B150-A	Modules	100	500	2000	46.1 lb 20.9 kg	22.1	10.6	4.5	31.0	23.1	9.9
	Feet	49.2	246.1	984.3		560	270	115	788	588	252
	Meters	15	75	300							

DIMENSION DRAWING



1. UL ONLY - These products are only suitable for connection to a UL rated Class 2 power source rated 12 Volt or less.
2. UL ONLY - These products are intended for use only when connected to a power source that complies with UL rated Class 2 voltage and energy limited circuit.
3. UL ONLY - When these units are connected to a UL rated Class 2 circuit, they are not to draw a total wattage of greater than the secondary or output rating of the UL rated Class 2 power supply.
4. These products may be secured in place in the end product by any means available.
5. These products are suitable for use in dry, damp, and wet locations. Not suitable for submersed applications.



Mirada Medium - MRM Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance factory-rotatable silicone optics, 5 standard CCTs, 42,000+ delivered lumens, and is available with integral Airlink™ Wireless Controls.

Features & Specifications

Optical System

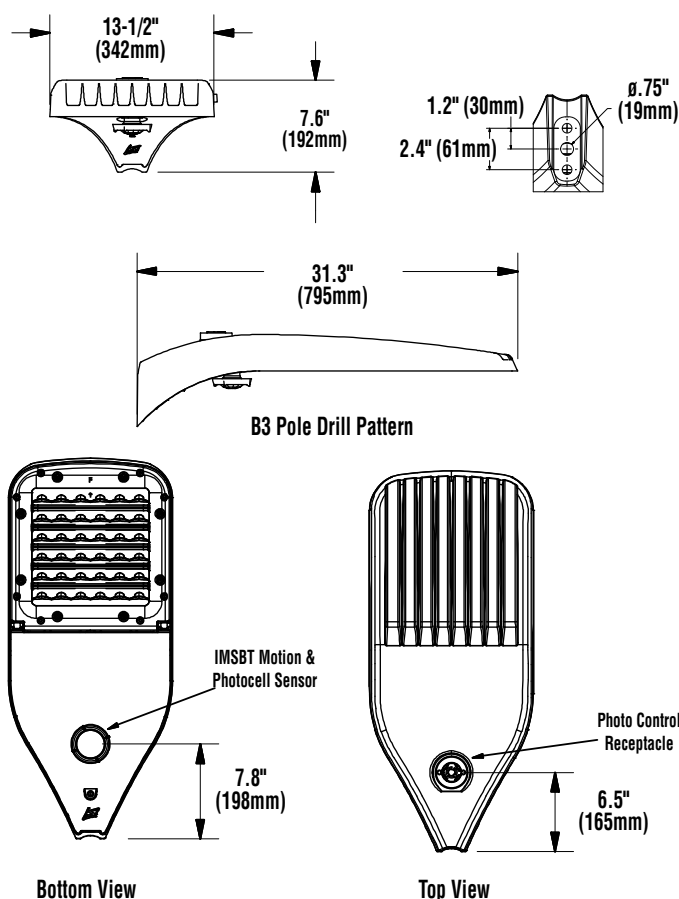
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Product Dimensions





Mirada Medium - MRM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- The integrated [Wireless Lighting Controller](#): ALSC or ALSCH (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the [5-Pin](#) or [7-Pin Twist Lock Controller](#): ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specs sheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- Integral Passive Infrared Bluetooth™ Motion/Photocell Sensor (IMSBT)
 - Switches luminaire light levels based on motion and daylight (see the controls section for more details)
 - Fixtures operate independently and can be commissioned via iOS or Android configuration app
- 7-pin ANSI C136.41-2013 photocontrol receptacle (CR7P)
 - Available for twist lock photocontrols or wireless control modules

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
7L	53	0.4A	0.3A	0.2A	0.2A	0.2A	0.1A
9L	69	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	94	0.8A	0.5A	0.4A	0.3A	0.3A	0.2A
18L	150	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	187	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	247	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	390	3.2A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE¹(24-42L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE¹(7-18L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-50 C	100%	96%	92%	88%	84%

- 1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	2 - IL	3644	50	B0-U0-G1	
	3	6018	82	B1-U0-G2	
	3 - IL	4468	61	B0-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FT - IL	3649	50	B0-U0-G1	
	FTA	5924	81	B1-U0-G1	
	FTA - IL	4243	58	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	2 - IL	4692	46	B0-U0-G1	
	3	7749	76	B1-U0-G2	
	3 - IL	5753	57	B0-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FT - IL	4699	46	B0-U0-G2	
	FTA	7628	75	B2-U0-G2	
	FTA - IL	5464	54	B1-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - MRM

Tilt Degree				Tilt Degree			
0°				0°			
Single	0.5	1.5	1.9	T90°	1.0	2.5	2.8
D180°	1.0	1.5	1.9	TN120°	1.0	3.3	3.9
D90°	0.8	1.9	2.3	Q90°	1.0	2.5	2.8

Specifications and dimensions subject to change without notice.



Mirada Medium - MRM Outdoor LED Area Light

DELIVERED LUMENS*															Wattage
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
7L	2	70	6550	124	B2-U0-G1	6711	127	B2-U0-G1	7208	137	B2-U0-G2	7596	144	B2-U0-G2	53
	2 - IL	70	4068	77	B0-U0-G1	4167	79	B0-U0-G1	4476	85	B0-U0-G1	4717	89	B0-U0-G1	
	3	70	6724	127	B1-U0-G2	6889	130	B1-U0-G2	7400	140	B1-U0-G2	7798	148	B1-U0-G2	
	3 - IL	70	4929	93	B0-U0-G2	5050	96	B0-U0-G2	5424	103	B0-U0-G2	5716	108	B0-U0-G2	
	5W	70	6400	121	B3-U0-G1	6557	124	B3-U0-G1	7043	133	B3-U0-G2	7422	141	B3-U0-G2	
	FT	70	6540	124	B1-U0-G2	6701	127	B1-U0-G2	7197	136	B1-U0-G2	7584	144	B2-U0-G2	
	FT - IL	70	4231	80	B0-U0-G2	4334	82	B0-U0-G2	4656	88	B0-U0-G2	4906	93	B0-U0-G2	
	FTA	70	6636	126	B1-U0-G1	6799	129	B2-U0-G1	7303	138	B2-U0-G1	7696	146	B2-U0-G1	
FTA - IL	70	4864	92	B1-U0-G1	4984	94	B1-U0-G1	5353	101	B1-U0-G1	5641	107	B1-U0-G1		
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1		
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1		
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2		
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2		
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2		
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2		
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2		

*LED Chips are frequently updated therefore values are nominal

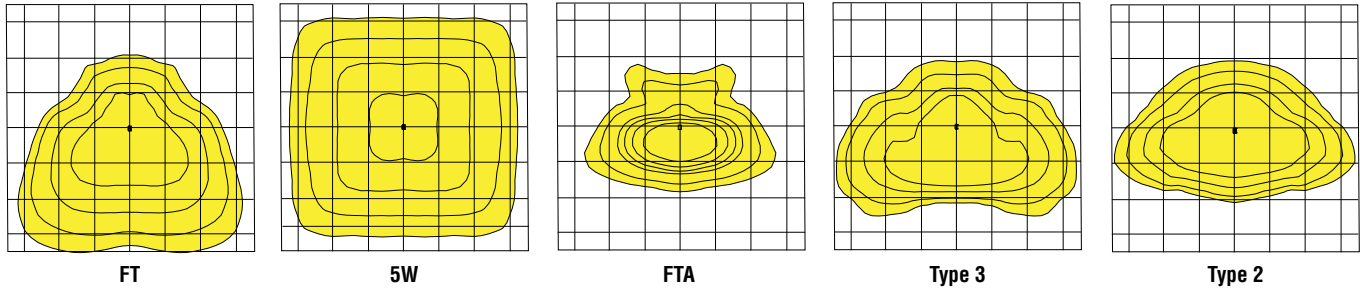
LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved.



Mirada Medium - MRM Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



Ordering Guide

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation ¹	Voltage	Driver
MRM Mirada	LED	7L - 7,000 lms 9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable wattages and lumen packages	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive	(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT ² 27 - 2,700 CCT ² AMB - Phosphor Converted Amber ^{2,3}	70CRI - 70 CRI	<u>(Blank) - None</u> <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ⁴ ALSCH - AirLink Synapse Control System Host / Satellite ^{4,5} ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ⁴ ALSCS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor ^{4,5} ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ⁴ ALSCS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor ^{4,5} ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ⁴ ALSCS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor ^{4,5} <u>Stand-Alone Controls</u> EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁷ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height ^{4,6} IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height ^{4,6} <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	<u>(Blank) - None</u> IL - Integral Louver HSS ¹



Mirada Medium - MRM Outdoor LED Area Light

Accessory Ordering Information

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁹	122514	Pole Quick Mount Bracket - Square Pole ¹⁰	687073CLR
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁹	122515	Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689903CLR
PC347 Photocell for use with CR7P option (347V) ⁹	159516	15° Tilt Pole Quick Mount Bracket - Square Pole ¹⁰	688003CLR
PC480 Photocell for use with CR7P option (480V) ⁹	1225180	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689905CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller ^{4,9}	661409	BKS XBO WM CLR Wall Mount Bracket ¹⁰	382132CLR
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller ^{4,9}	661410	BAKA-XMA-XALM-CLR	652761
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible) ¹⁰	663284CLR	FK120 Single Fusing (120V)	FK120 ¹²
IL - Integral Louver HSS	690981	FK277 Single Fusing (277V)	FK277 ¹²
Universal Mounting Bracket (UMB) ¹⁰	684616CLR	DFK480 Double Fusing (480V)	DFK480 ¹²
Adjustable Slip Fitter (ASF) ¹⁰	688138CLR	FK347 Single Fusing (347V)	FK347 ¹²

FOOTNOTES:

- 1 - Not available on "Type 5W" distribution.
- 2 - Consult Factory for availability.
- 3 - Only available in 9L and 12L Lumen Packages
- 4 - Not available in HV.
- 5 - Consult Factory for Site Layout
- 6 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store

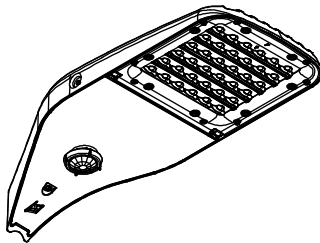
- 7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.
- 8 - Accessories are shipped separately and field installed.
- 9 - Factory installed CR7P option required. See Options.
- 10 - "CLR" denotes finish. See Finish options.
- 11 - Not available in UNV.
- 12 - Fusing must be located in hand hole of pole.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. IL rotates with optical distribution.

Luminaire Shown with Integral Louver (IL)



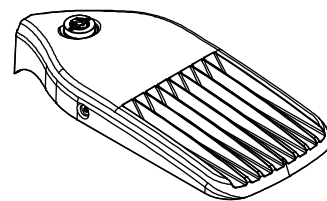
Luminaire Shown with IMSBT Option



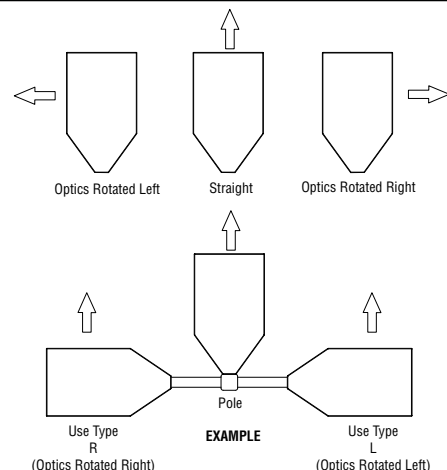
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation





Mirada Medium - MRM Outdoor LED Area Light

Stand-alone Controls: Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations. Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Operation Modes

Dusk to Dawn operation via integral photocell switches lights on and off based on the ambient light levels. In this mode the lights remain on all night even with no motion in the area.

Dimming operation turns the lights on to the selected high level when motion is detected and the ambient light level is below the hold off set point. Once the sensor stops detecting motion and the time delay elapses, the lights will go to the low level. If no motion is detected during the cut off time delay period the lights will completely turn off or stay on at the low level depending on settings.

Configurations

- Initial setup and later adjustments made via iOS and Android App.
- Sensor settings are stored and maintained in the event of a power failure.

Motion Level - fully adjustable from 0-100% with default at 100%. Motion Level is defined as when the sensor detects motion the dimming control output goes to the selected high light level.

Dim Level - fully adjustable from off, 0-100% with default at 50%. Dim level is defined as when the sensor stops detecting motion and the time delay expires the dimming control output goes down to the selected low light level.

Time Delay 1 - adjustable from 1 sec to 1 hour and 45 minutes with default 5 minutes. Time delay is defined as the time period that must elapse after the last time the sensor detects motion for the lights to go to low light level.

Time Delay 2 - the time period that must elapse after the lights go to low light level and the sensor detects no motion for the lights to turn off. This feature may be enabled or disabled. If disabled there is no cut off and the lights stay in the low light level. Adjustable from 1 sec to 8 hours and 59 minutes with default set at 10 minutes.

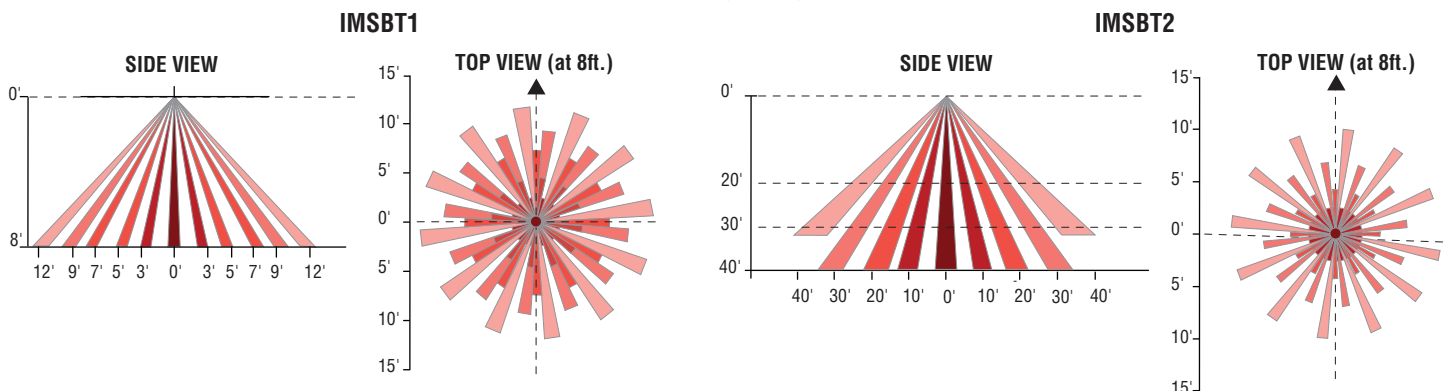
Sensor sensitivity – the response of the PIR detector to motion within the sensor's coverage area. Adjustable from low, medium, high. Default setting is low.

Ambient Light – when the light level exceeds this setting the lights will turn off even if motion is detected. When the light level goes below the setting the lights will turn on even if no motion is detected. A switch will allow you to enable or disable this feature. ON <30 LUX, OFF >100 LUX.

Sensor Configuration App

- Range up to 65 ft. outdoor line of sight
- iOS11 or later
- Android 6.0 or later
- Password protected.
- Sensor profiles used for setting up parameters one time and then applying the profile to different sensors requiring the same settings.

IMSBT Coverage Diagrams



Configuration App





Mirada Medium - MRM Outdoor LED Area Light



AirLink™
enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

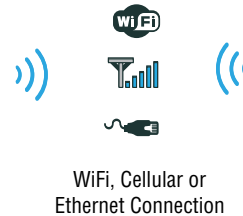
Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

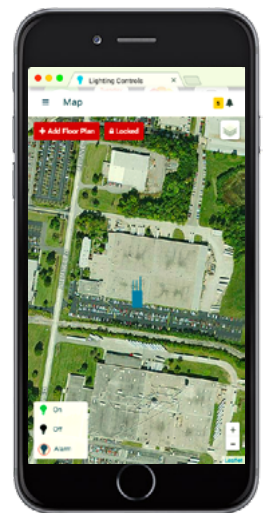
Wireless controls & sensors



Centralized control & integration



Simple-to-use software



AirLink Site Manger: Lighting control web app

Contact LSI Controls



Sales
controls.sales@lsi-industries.com



Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)



More information
For more information on AirLink, visit our website at www.lsi-airlink.com



Mirada Medium - MRM Outdoor LED Area Light

poles & Brackets

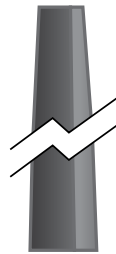
LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.



Steel
Square
Pole
14'-39'



Steel
Round
Pole
10'-30'



Steel
Tapered
Pole
20'-39'

BKA-XMA-XALM-CLR



The Mirada Slip Fitter is a aesthetically pleasing 3G rated die cast aluminum adapter. Designed specifically to mount the MRM onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Mirada Slip Fitter allows for leveling via integrated steps to adjust the luminaire +/- 3 Degrees.



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon. Works with B3 pole drill pattern.



BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns. B3 bolt pattern on fixture side.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern. B3 and B5 pole drill pattern. B3 bolt pattern on fixture side.

Concrete Foundation For SPP2 Speaker Post

INSTALLATION INSTRUCTIONS

The SPP2 Speaker Post requires a concrete foundation with four anchor bolts and one or more conduits embedded in it. One conduit must be installed for the audio cable. Additional conduit(s) may be required for a vehicle detection cable and/or for an AC electrical cable. These instructions are for installation of the SPP2 concrete foundation at new drive-thru sites.

CAUTION: All electrical connections must be made by a licensed electrical contractor.

If you have any questions regarding this installation, call HME Customer Support at 1-800-848-4468.

Equipment Provided

- 1 ea Template
- 4 ea Anchor bolt with 2 hexagonal nuts

Material Required

Concrete, 6 cubic feet

Procedure

1. Position the foundation so that water will drain away from the base of the speaker post. The top surface of the foundation must be six to ten inches above the surface of the drive-thru lane. The side of the foundation must be 2 feet or less from the side of the drive-thru lane, and parallel to the lane as shown in Figure 2.

Build a 24 x 24 inch form with its top six to ten inches above the surface of the drive-thru lane. Dig a hole in the ground to a depth 18 inches below the top of the form for pouring the concrete foundation shown in Figure 1.

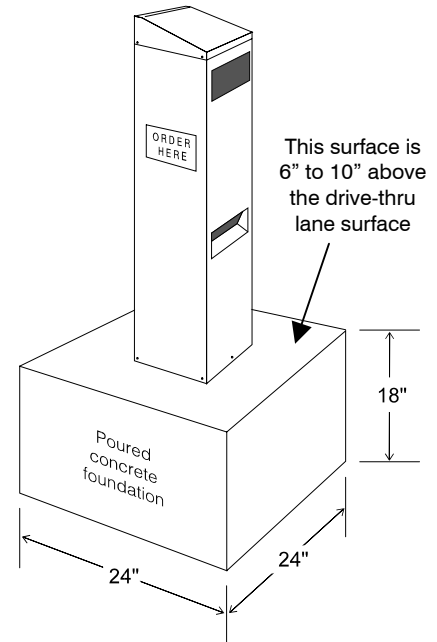


Figure 1. SPP2 Speaker Post on concrete foundation

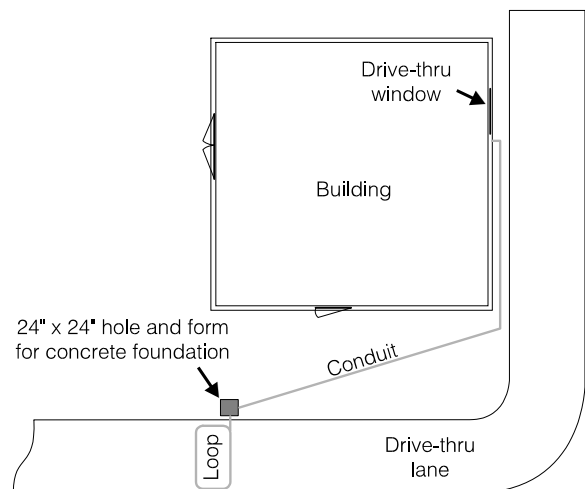


Figure 2. Typical site for concrete foundation

NOTE: In environments where permafrost is a problem, such as in northern Canada or Alaska, different concrete foundation measurements may be required than those shown in Figures 1 and 2. The foundation must be set below the frost line, which varies, depending on location. A fibre form can be used for pouring the concrete to the desired shape and size.

2. Remove one of the two hexagonal nuts from each of the anchor bolts.

Be certain the second nut is all the way down to the bottom of the threaded area on the anchor bolt as shown in Figure 3.

Put the threaded end of each anchor bolt through one of the $\frac{1}{2}$ inch holes in the template, and replace the nut on the anchor bolt until it holds the template snugly between the two nuts.

Position the "L" ends of the anchor bolts outward, away from each other. Place the anchor bolts into the hole in the ground with the template $\frac{1}{4}$ " to $\frac{1}{2}$ " above the top of the form, as level as possible. Be certain to comply with the note on the template to place one edge of the template "TOWARD DRIVE-THRU LANE."

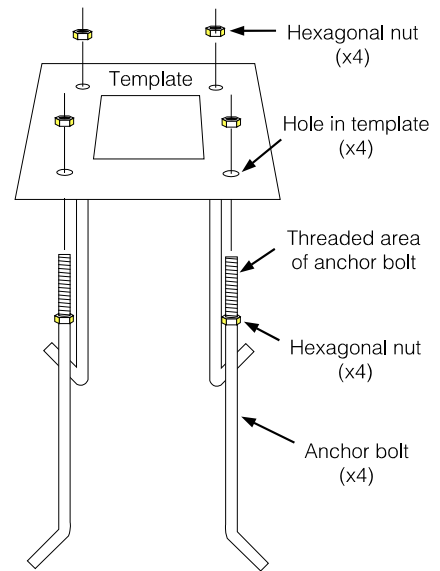


Figure 3. Assembly of anchor bolts with template

3. Route the conduit (one or more) so it/they will extend through the center of the hole, and upward approximately 6 inches through the center of the template as shown in Figure 4.

NOTE: If a loop-type vehicle detector will be used, a separate conduit must be dedicated for the loop cable.

4. Hold the template steady, and fill the hole with concrete to the bottom of the template. Smooth the concrete, sloping it away from the template toward the form for proper drainage, and allow it to dry.

After the concrete has dried, remove the upper nuts and template from the anchor bolts.

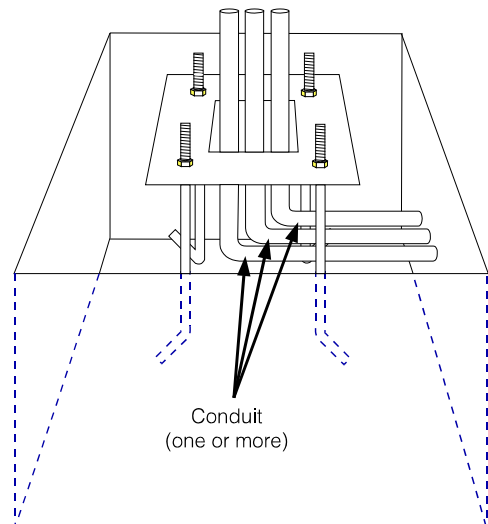


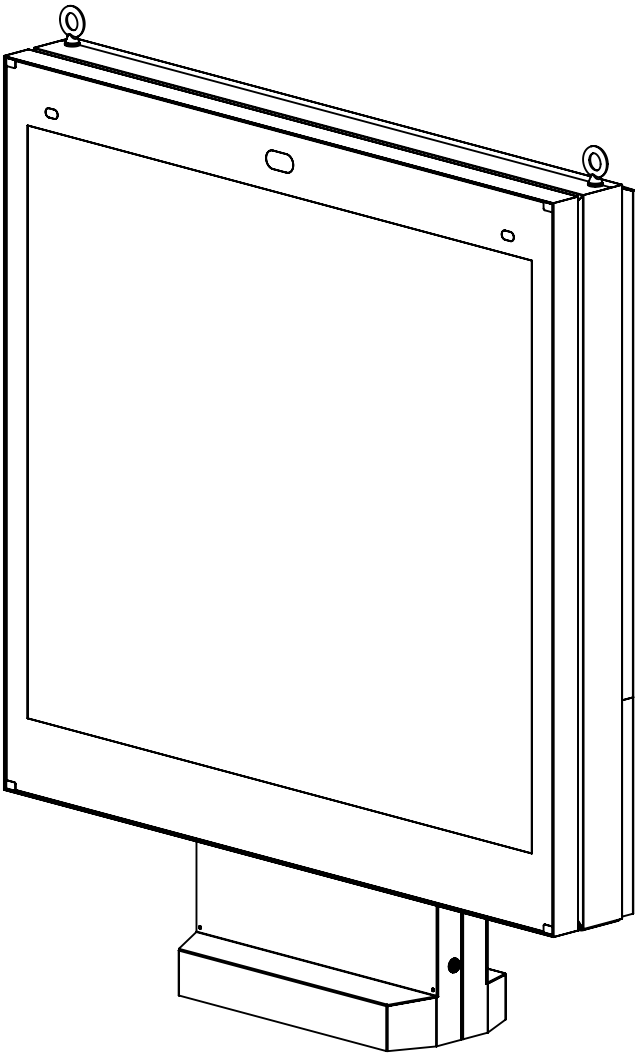
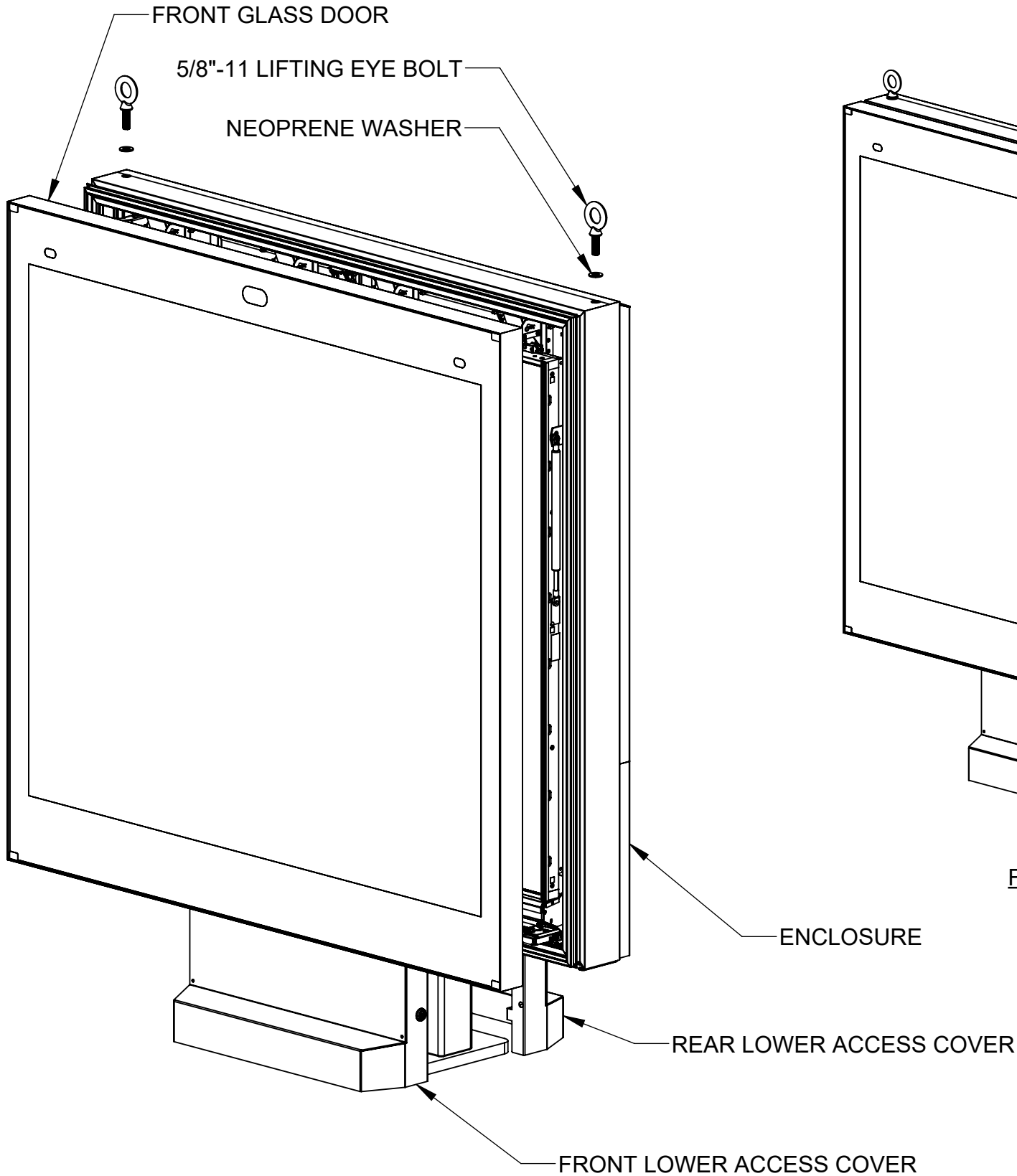
Figure 4. template, anchor bolt and conduit positions in hole

In the event of an electrical power outage —

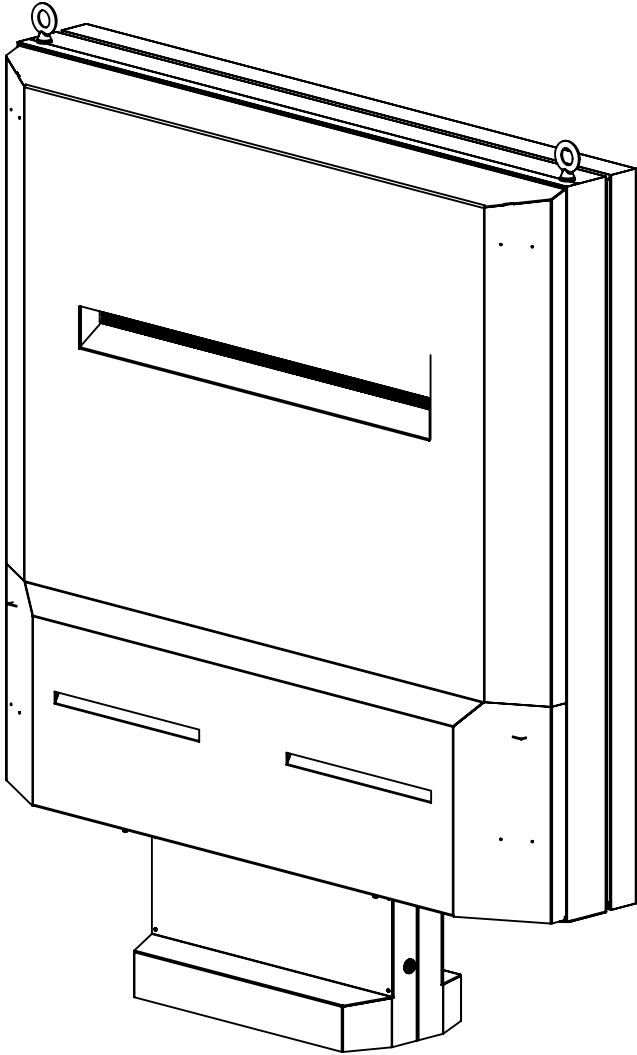
Such as from a lightning storm or power generator failure, if you experience problems with your HME equipment after the electricity comes on again, unplug the AC power adapters from their electrical outlets, then plug them back in.

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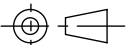
REVISION TABLE			
REV.	DESCRIPTION	DATE	APPROVED
A	INITIAL RELEASE	4/9/2018	STC



FRONT VIEW



REAR VIEW

TOLERANCES EXCEPT WHERE OTHERWISE STATED: HOLE DIAMETER ±0.08 X. ±0.50 X.X ±0.25 X.XX ±0.13 ANGLE ±0.5°	NEXT ASSEMBLY					
	MATERIAL Material <not specified>			TITLE FIELD ASSEMBLY DETAIL - DOUBLE		
	FINISH -			PART NUMBER 900032		
ALL DIMENSIONS IN MM [INCHES]	DRAWN NAK	DATE 4/10/2018	SIZE A3	DRAWING NUMBER 900032		ISSUE A
PROJECTION 	APPROVED STC	DATE 4/10/2018	SCALE 1:15	PROJECT V12-MP		SHEET 1 OF 5

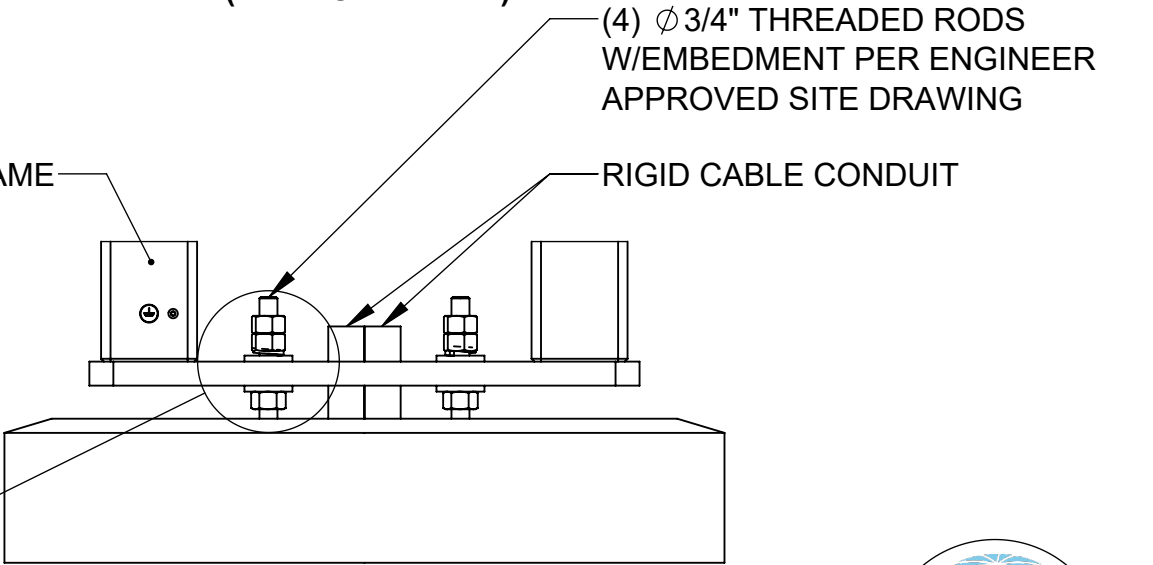
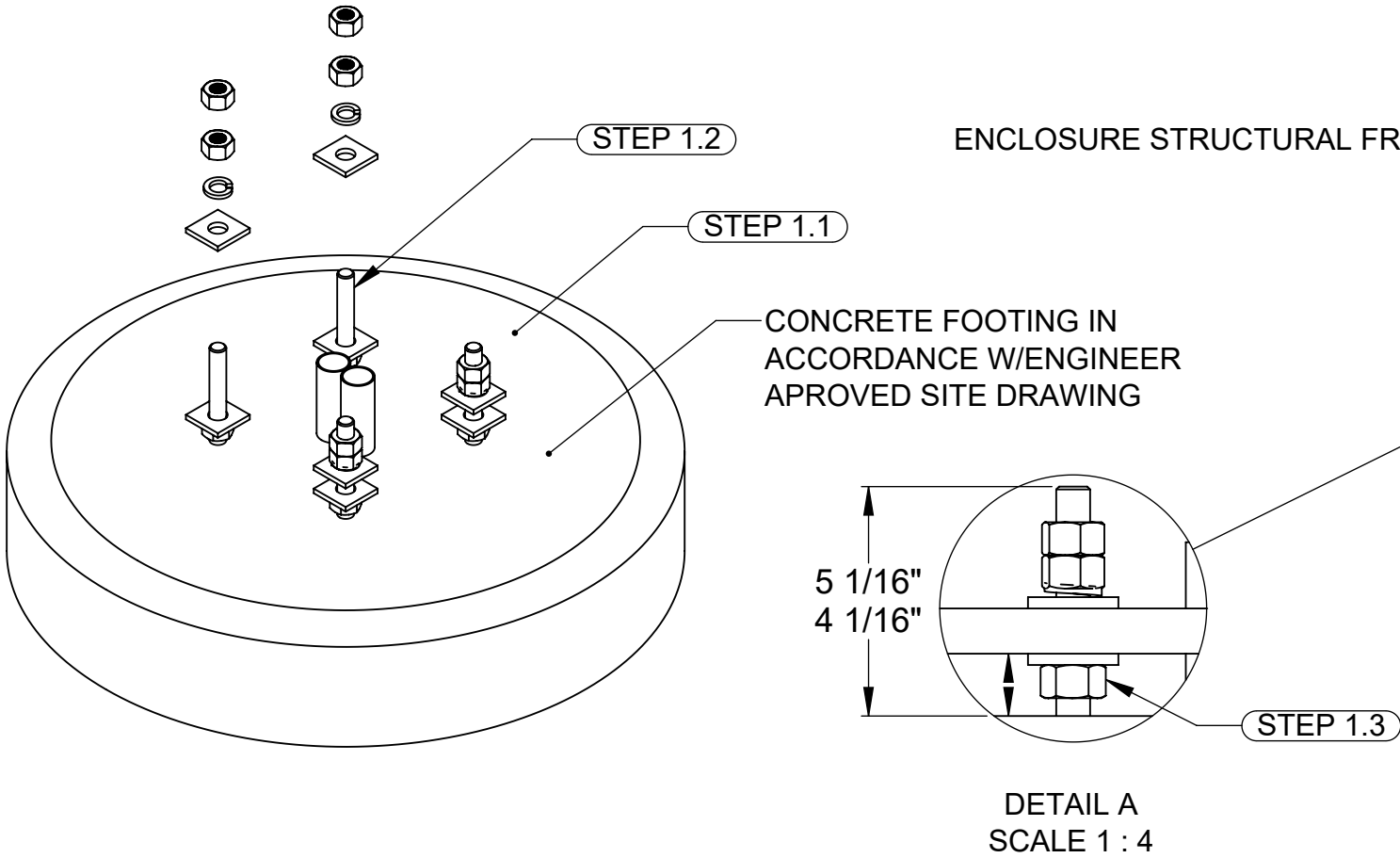
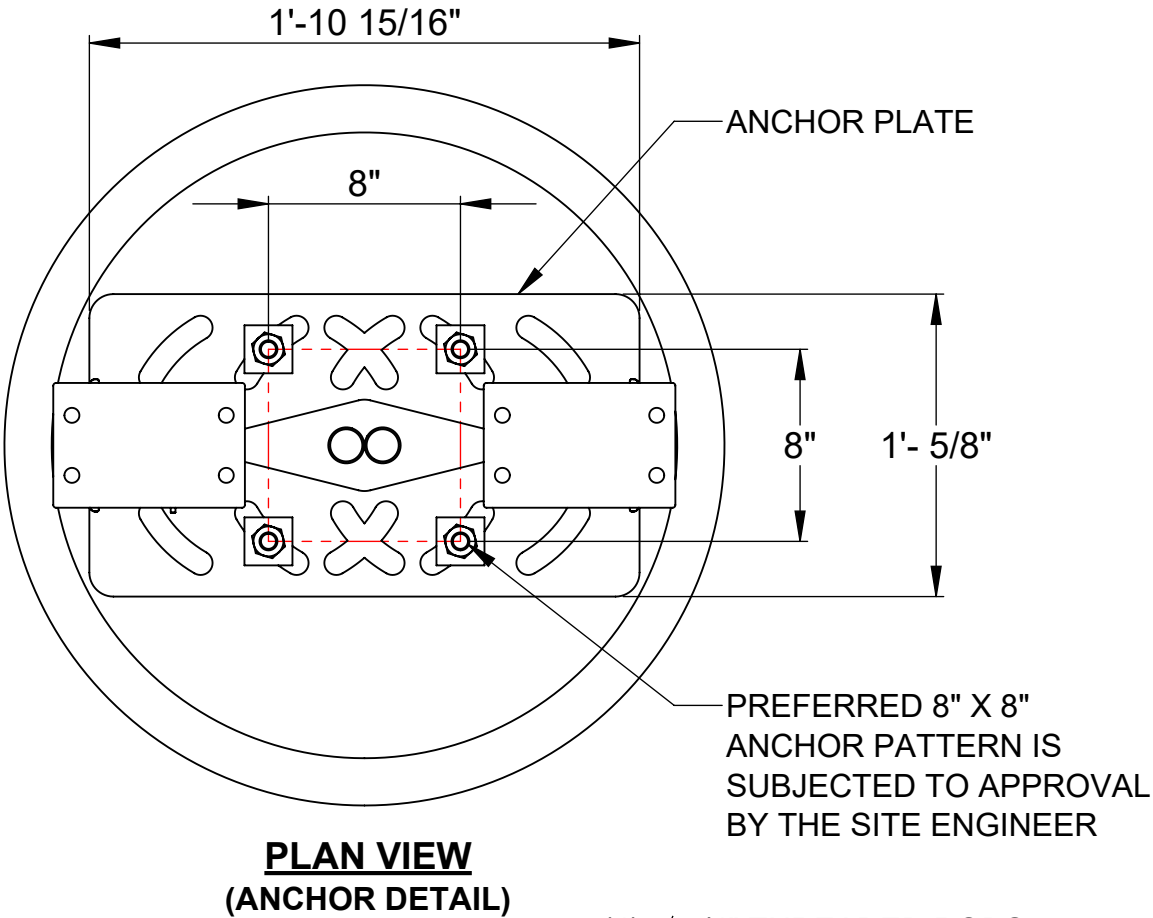
REFERENCE 3D GEOMETRY FOR MISSING DIMENSIONS

REMOVE ALL BURRS AND SHARP EDGES

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STEP 1

1. PREPARE MOUNTING SURFACE (FOOTING OR ADAPTER PLATE) AS REQUIRED IN ACCORDANCE WITH ENGINEER APPROVED SITE DRAWING. CONSTRUCTION MUST COMPLY WITH LOCAL BUILDING CODES, DESIGN LOADS AND ENVIRONMENTAL CONDITIONS.
2. THE MOUNTING SURFACE MUST INCLUDE 4X THREADED ANCHORS FOR CONNECTING THE SIGN STRUCTURE ACCORDING TO THE BOLTING PATTERN AS SHOWN. THREADED ROD SIZE AND EMBEDMENT TO BE AS SPECIFIED BY THE SITE ENGINEER.
3. ADJUST LOWER HARDWARE AS NEEDED TO ACHIEVE A LEVEL MOUNTING CONDITION.



TOLERANCES EXCEPT WHERE OTHERWISE STATED:		NEXT ASSEMBLY		
HOLE DIAMETER ±0.08		MATERIAL		
X. ±0.50		Material <not specified>		
X.X ±0.25		FINISH		
X.XX ±0.13		-		
ANGLE ±0.5°		DRAWN		
ALL DIMENSIONS IN MM [INCHES]		NAK	DATE	SIZE
PROJECTION		STC	4/10/2018	A3
		APPROVED	DATE	SCALE
			4/10/2018	1:8

DRAWING NUMBER		ISSUE	
900032		A	
PROJECT		SHEET	
V12-MP		2 OF 5	

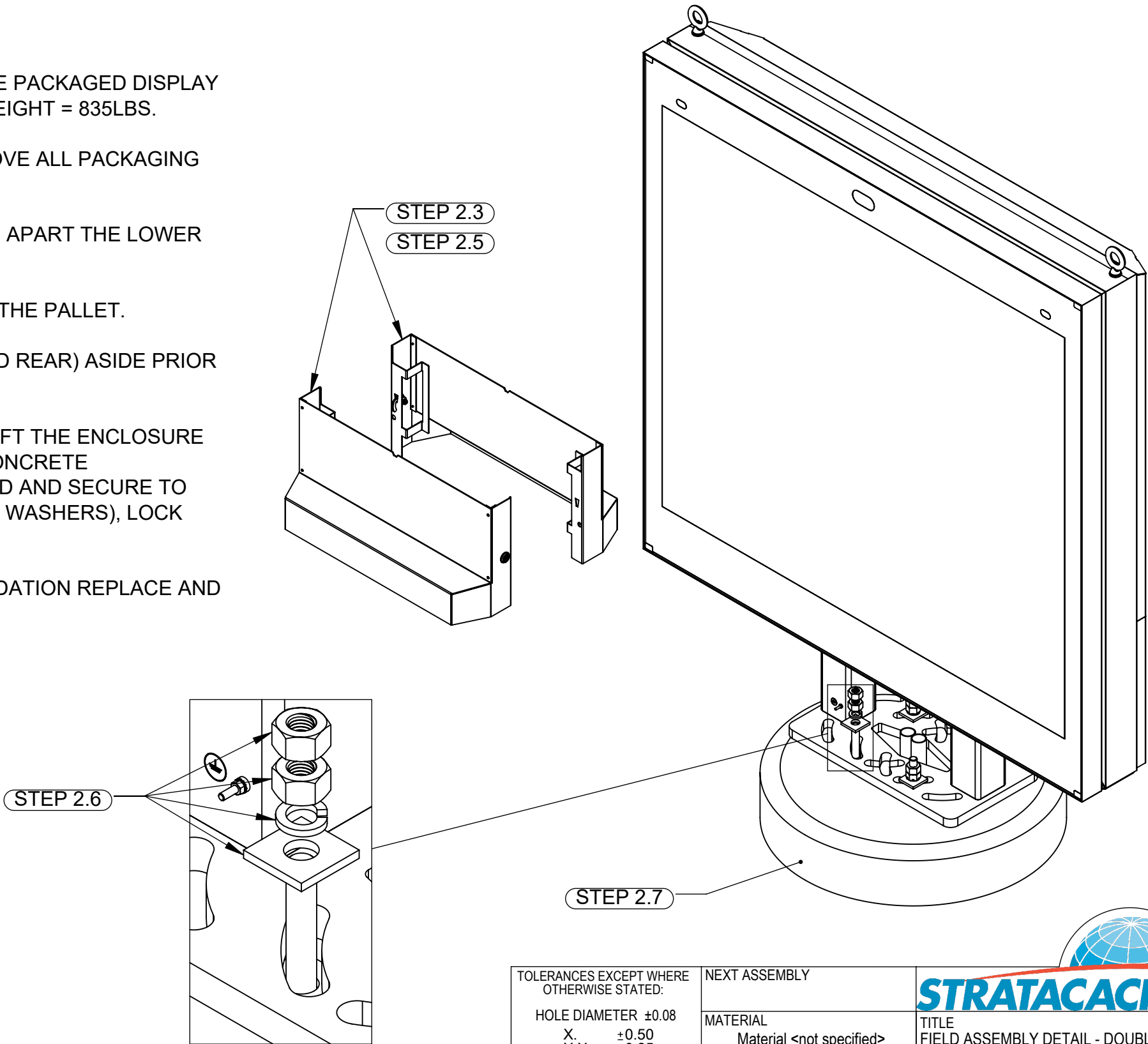
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REMOVE ALL BURRS AND SHARP EDGES

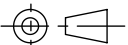
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STEP 2

1. USE A SUITABLE LIFTING DEVICE TO LOWER THE PACKAGED DISPLAY TO GROUND LEVEL... ESTIMATED PACKAGED WEIGHT = 835LBS.
2. WITH THE UNIT SAFELY ON THE GROUND, REMOVE ALL PACKAGING MATERIALS.
3. USE THE KEY PROVIDED TO UNLOCK AND SLIDE APART THE LOWER ACCESS COVERS (FRONT AND REAR).
4. REMOVE BOLTS CONNECTING THE DISPLAY TO THE PALLET.
5. KEEP THE LOWER ACCESS COVERS (FRONT AND REAR) ASIDE PRIOR TO MOVING THE DISPLAY UNIT.
6. USE THE FACTORY INSTALLED EYE BOLTS TO LIFT THE ENCLOSURE OFF THE PALLET AND ON TO THE PREPARED CONCRETE FOUNDATION...LEVEL THE SYSTEM AS REQUIRED AND SECURE TO THE ANCHORS WITH FLAT WASHERS (OR PLATE WASHERS), LOCK WASHERS, AND HEX NUTS.
7. ONCE DISPLAY UNIT IS SECURED TO THE FOUNDATION REPLACE AND SECURE LOWER ACCESS COVERS



DETAIL B
SCALE 1 : 3
(4 PLCS)

TOLERANCES EXCEPT WHERE OTHERWISE STATED: HOLE DIAMETER ±0.08 X. ±0.50 X.X ±0.25 X.XX ±0.13 ANGLE ±0.5°	NEXT ASSEMBLY					
	MATERIAL Material <not specified>					TITLE FIELD ASSEMBLY DETAIL - DOUBLE
	FINISH -			PART NUMBER 900032		
ALL DIMENSIONS IN MM [INCHES]	DRAWN NAK	DATE 4/10/2018	SIZE A3	DRAWING NUMBER 900032		ISSUE A
PROJECTION 	APPROVED STC	DATE 4/10/2018	SCALE 1:12	PROJECT V12-MP		SHEET 3 OF 5

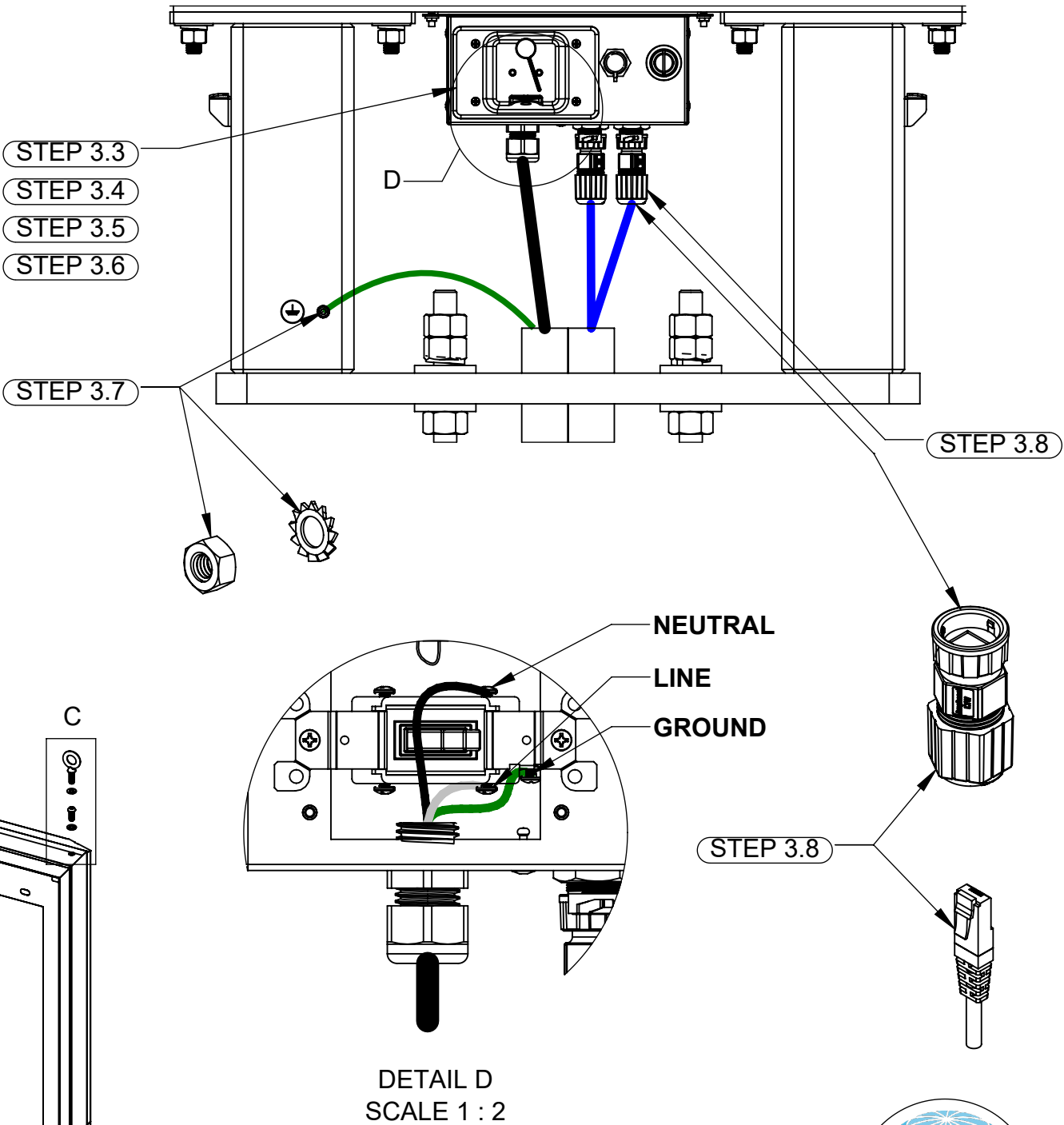
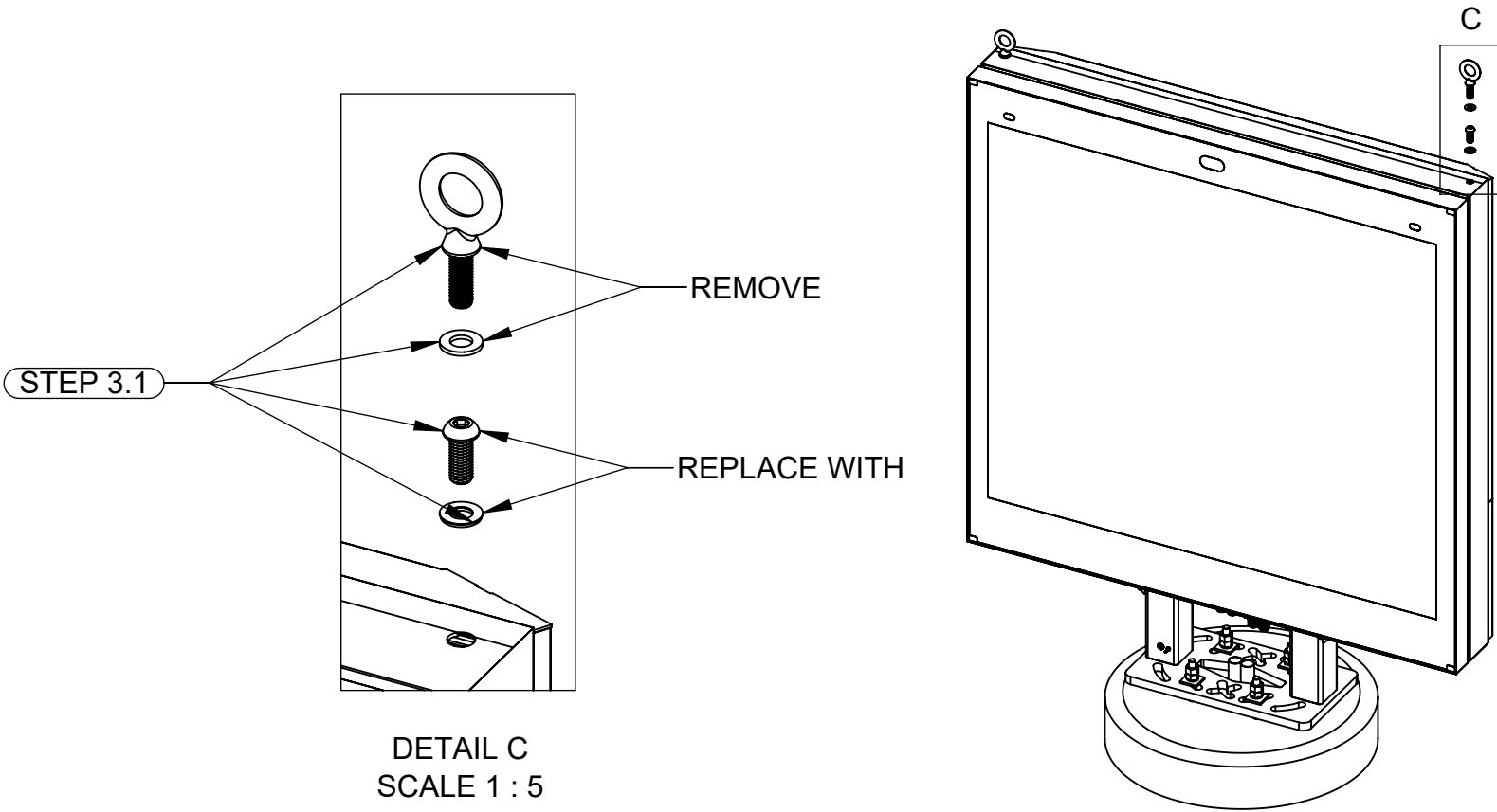
REFERENCE 3D GEOMETRY FOR MISSING DIMENSIONS

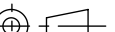
REMOVE ALL BURRS AND SHARP EDGES

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STEP 3

1. REMOVE LIFTING EYE BOLTS AND ITS HARDWARE AND PLUG HOLES W/ SEALING WASHERS AND BOLTS SUPPLIED IN KIT.
2. ENSURE THAT THE AC MAIN SUPPLY CIRCUIT BREAKER IS OFF.
3. USE PHILIPS SCREWDRIVER TO REMOVE WEATHERPROOF COVER TO ACCESS AC PORTION OF CABLE BOX.
4. FIELD TECHNICIAN TO PROVIDE LIQUID TIGHT FITTING TO ATTACH TO 1" DIAMETER HOLE. ONCE ATTACHED, FEED POWER CABLES FROM THE CONDUIT THROUGH FITTING.
5. CONNECT INPUT POWER TO THE SYSTEM IN ACCORDANCE WITH WIRING SCHEMATICS (DETAIL D)
6. SCREW BACK ON WEATHERPROOF COVER. ENSURE SWITCH IS TURNED ON
7. CONNECT EARTH GROUND LINE TO M5 GROUND STUD WITH PROVIDED HARDWARE
8. ASSEMBLE CUSTOMER'S CAT6 ETHERNET CABLES WITH THE LIQUID TIGHT FEED THRU CONNECTOR SUPPLIED IN KIT AND CONNECT TO THE DISPLAY UNIT.



TOLERANCES EXCEPT WHERE OTHERWISE STATED: HOLE DIAMETER ±0.08 X. ±0.50 X.X ±0.25 X.XX ±0.13 ANGLE ±0.5°	NEXT ASSEMBLY				
	MATERIAL Material <not specified>			TITLE FIELD ASSEMBLY DETAIL - DOUBLE	
	FINISH -			PART NUMBER 900032	
	ALL DIMENSIONS IN MM [INCHES]			DRAWN NAK	
PROJECTION 	DATE 4/10/2018			SIZE A3	
	DRAWING NUMBER 900032			ISSUE A	
	APPROVED STC			DATE 4/10/2018	
	SCALE 1:20			PROJECT V12-MP	
				SHEET 4 OF 5	

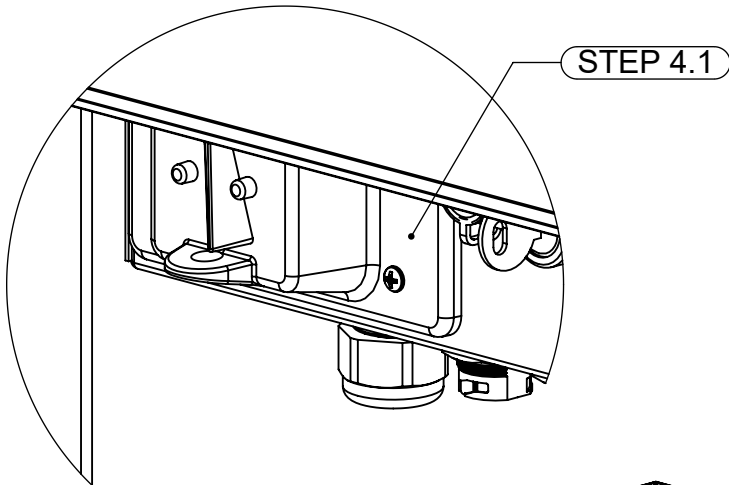
REFERENCE 3D GEOMETRY FOR MISSING DIMENSIONS

REMOVE ALL BURRS AND SHARP EDGES

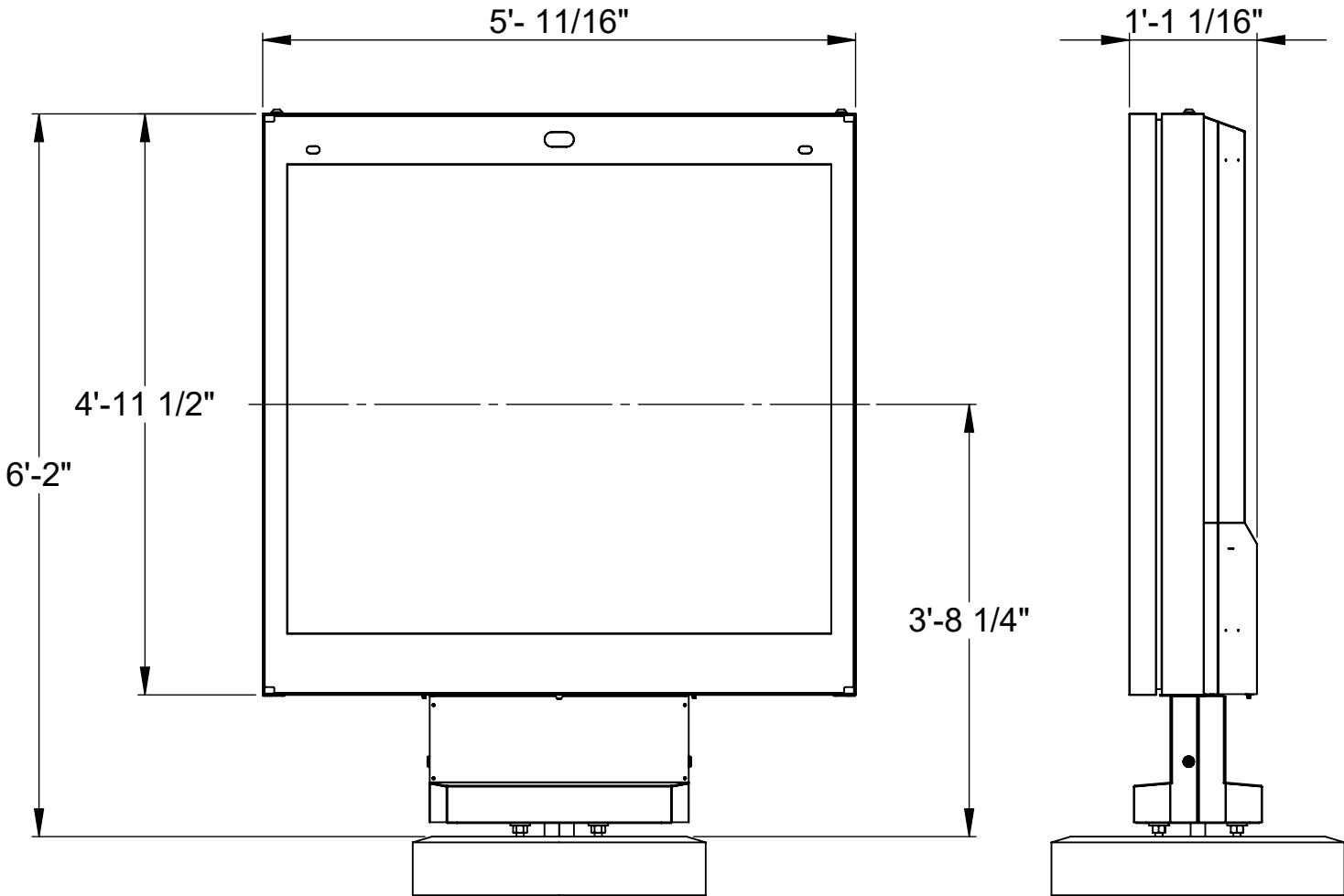
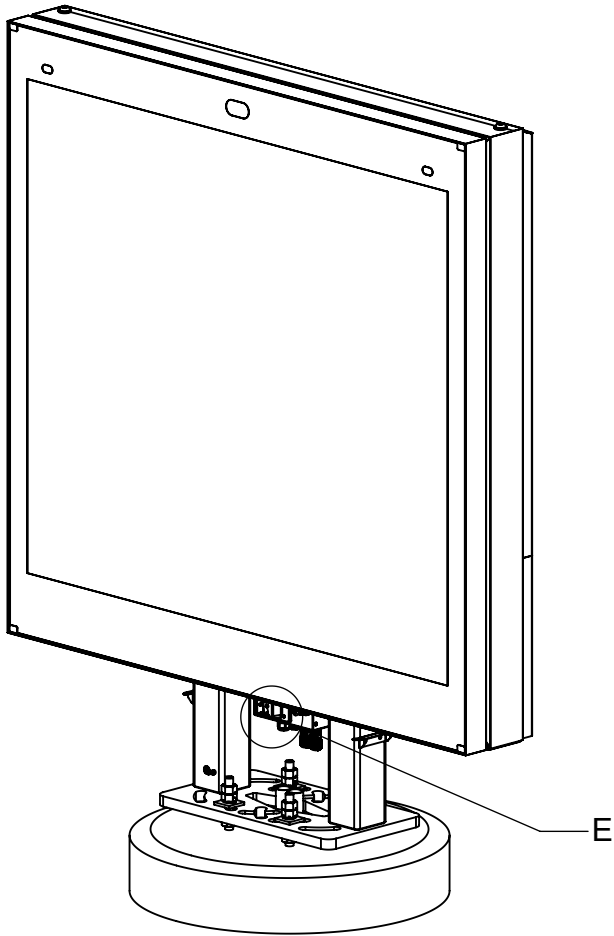
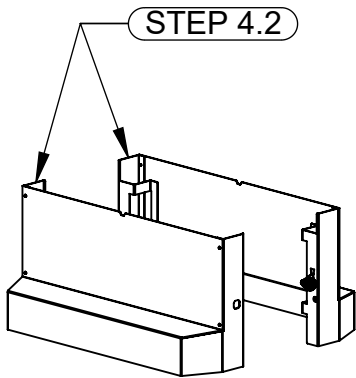
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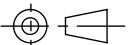
STEP 4

1. TURN ON AC MAINS AND VERIFY THAT THE SYSTEM FUNCTIONS PROPERLY.
2. SLIDE THE ACCESS PANELS (FRONT AND REAR) CLOSE AND LOCK.



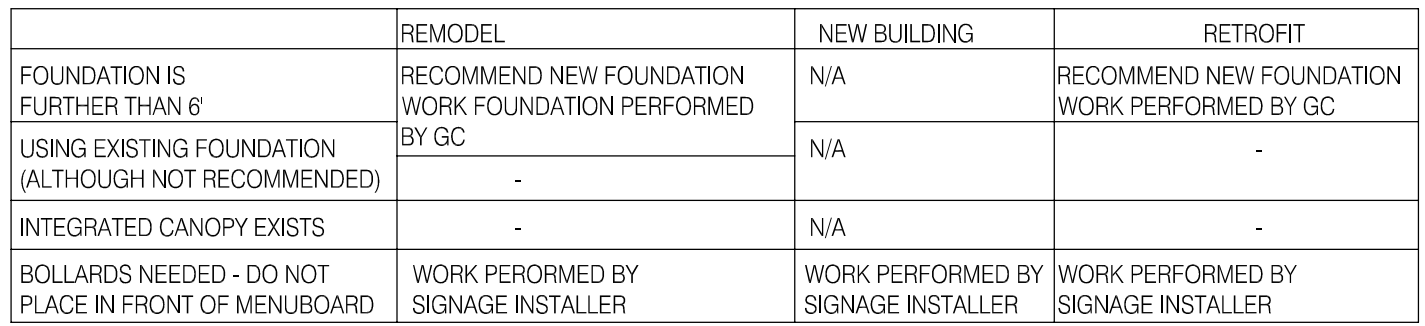
DETAIL E
SCALE 1 : 2



TOLERANCES EXCEPT WHERE OTHERWISE STATED: HOLE DIAMETER ±0.08 X. ±0.50 X.X ±0.25 X.XX ±0.13 ANGLE ±0.5°		NEXT ASSEMBLY				
		MATERIAL Material <not specified>			TITLE FIELD ASSEMBLY DETAIL - DOUBLE	
		FINISH -			PART NUMBER 900032	
ALL DIMENSIONS IN MM [INCHES]		DRAWN NAK	DATE 4/10/2018	SIZE A3	DRAWING NUMBER 900032	
PROJECTION 		APPROVED STC	DATE 4/10/2018	SCALE 1:18	PROJECT V12-MP	ISSUE A
					SHEET 5 OF 5	

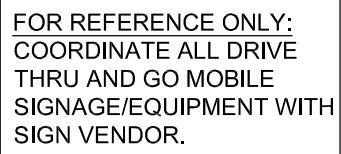
REFERENCE 3D GEOMETRY FOR MISSING DIMENSIONS

REMOVE ALL BURRS AND SHARP EDGES



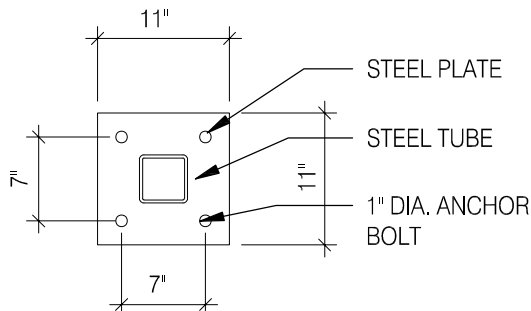
MENU BOARD SOW

1



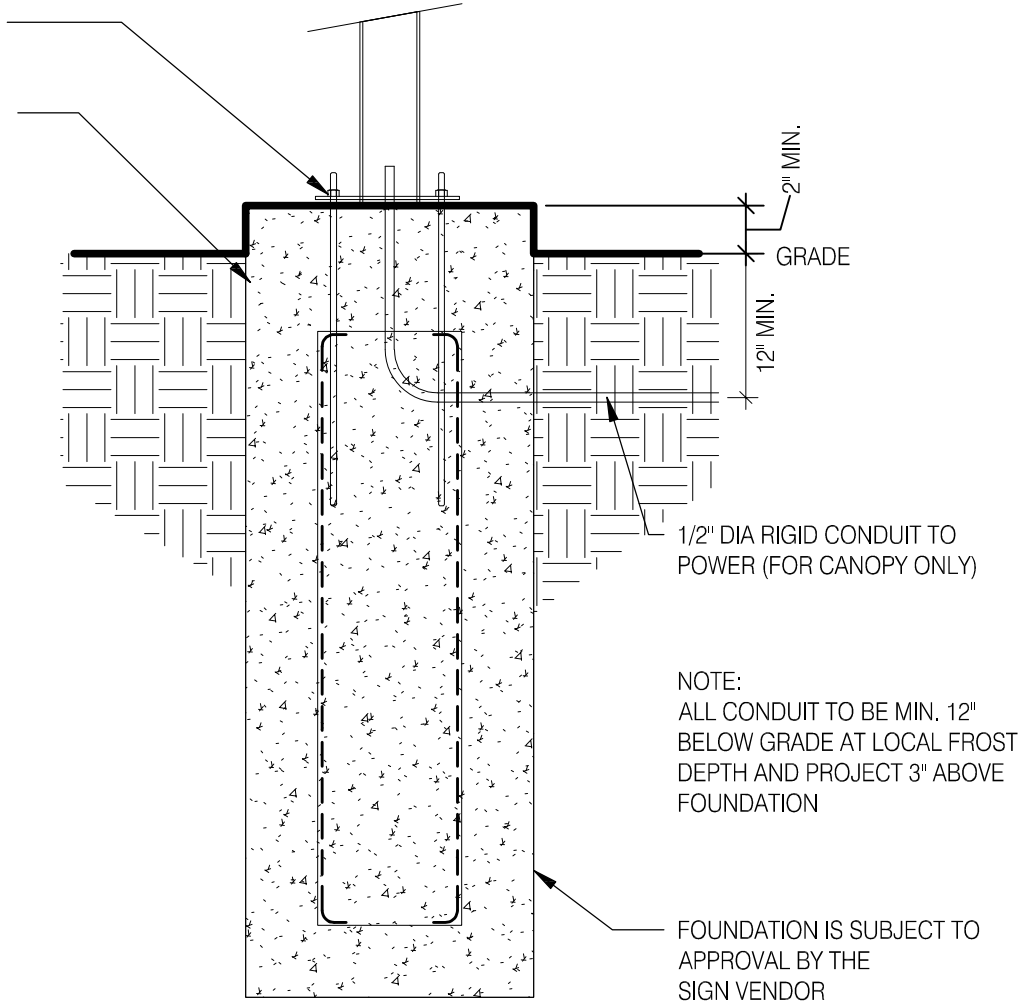
NOTE:
REFER TO CURRENT CUT
SHEETS FOR FOOTING
BOLT DETAILS

FOR REFERENCE ONLY:
COORDINATE ALL DRIVE
THRU AND GO MOBILE
SIGNAGE/EQUIPMENT WITH
SIGN VENDOR.



CLEARANCE BAR FOOTING

1" ANCHOR BOLTS
MIN. EMBEDMENT
24"
T.O. FOOTING



NOTE:
ALL CONDUIT TO BE MIN. 12'
BELOW GRADE AT LOCAL FROST
DEPTH AND PROJECT 3" ABOVE
FOUNDATION

FOUNDATION IS SUBJECT TO
APPROVAL BY THE
SIGN VENDOR

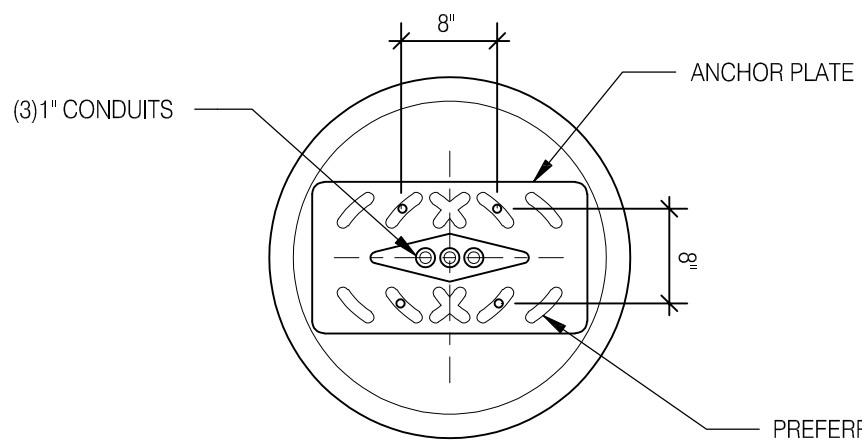
FOR REFERENCE ONLY:
COORDINATE ALL DRIVE
THRU AND GO MOBILE
SIGNAGE/EQUIPMENT WITH
SIGN VENDOR.

NOTE:
BOLT PATTERN PROVIDED AS
EXAMPLE - OBTAIN ANCHOR
BOLT TEMPLATE FROM
SUPPLIER

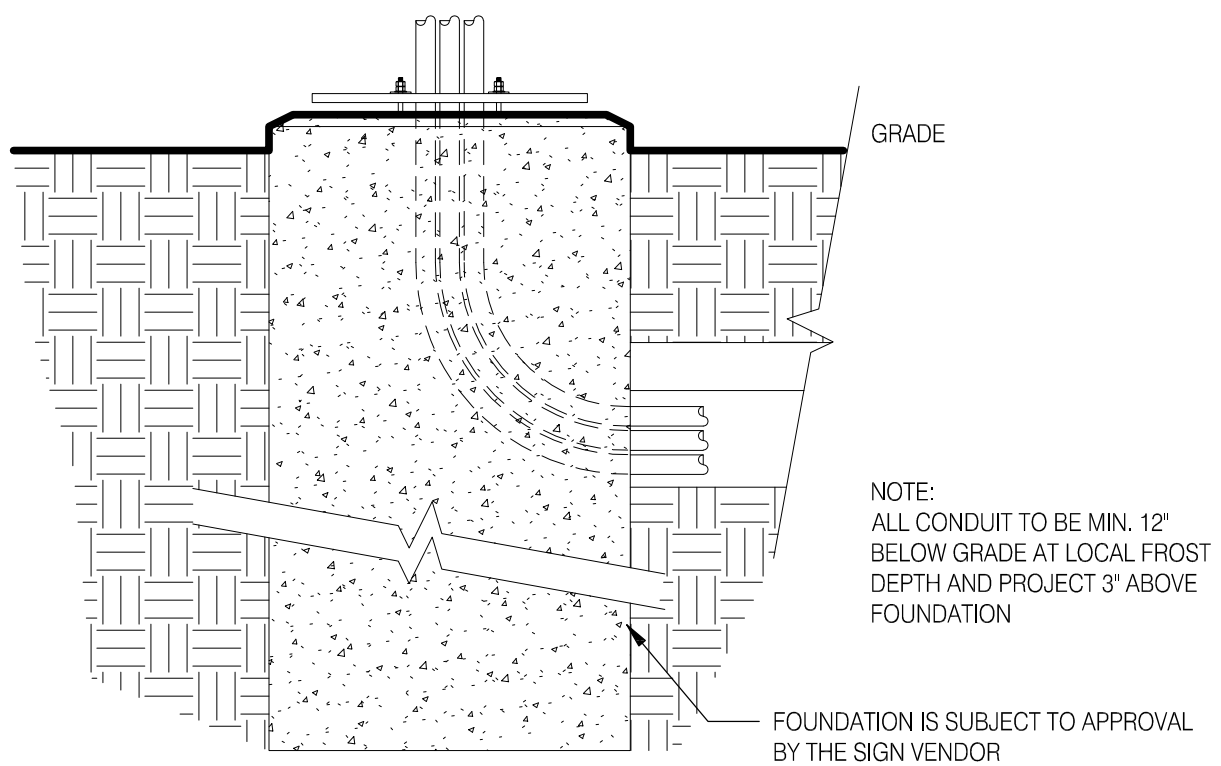
CONDUIT SCHEDULE

DEVICE	POWER	DATA
DIRECTIONAL	(1) 3/4"	-
SPEAKER POST	(1) 1"	(1) 1"
MENU BOARD	(1) 1"	(2) 1"
PREVIEW BOARD	(1) 1"	(2) 1"

MENU BOARD - (3) CAT 6
PREVIEW BOARD - (2) CAT 6
SPEAKER POST - (1) CAT 6



PREFERRED 8'X8' ANCHOR PATTERN IS
SUBJECT TO APPROVAL BY THE
SIGN VENDOR



NOTE:
ALL CONDUIT TO BE MIN. 12"
BELOW GRADE AT LOCAL FROST
DEPTH AND PROJECT 3" ABOVE
FOUNDATION

FOUNDATION IS SUBJECT TO APPROVAL
BY THE SIGN VENDOR

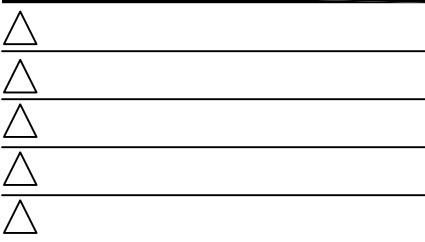


GLMV Architecture
1525 E. Douglas Wichita, KS 67211
Tel: (316) 265.9367
www.glmv.com

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22772R23018



CONTRACT DATE:	01.02.2024
BUILDING TYPE:	M-SERIES
PLAN VERSION:	ENDEAVOR
BRAND DESIGNER:	-
SITE NUMBER:	
STORE NUMBER:	041252

TACO BELL

10850 HAYNES BRIDGE RD
ALPHARETTA, GA



ENDEAVOR SUCCESSOR

DRIVE THRU EQUIPMENT SITE DETAILS

SP501

DS

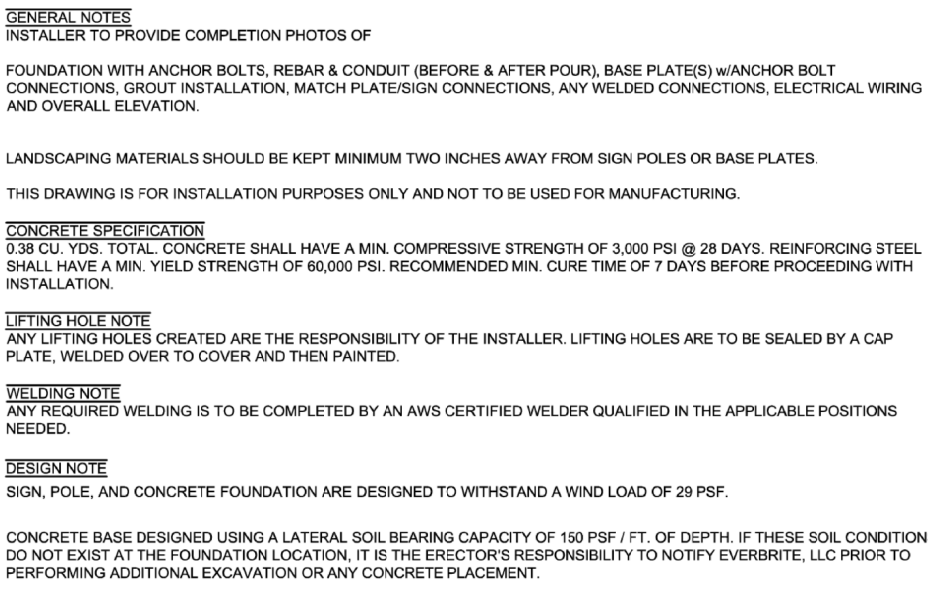


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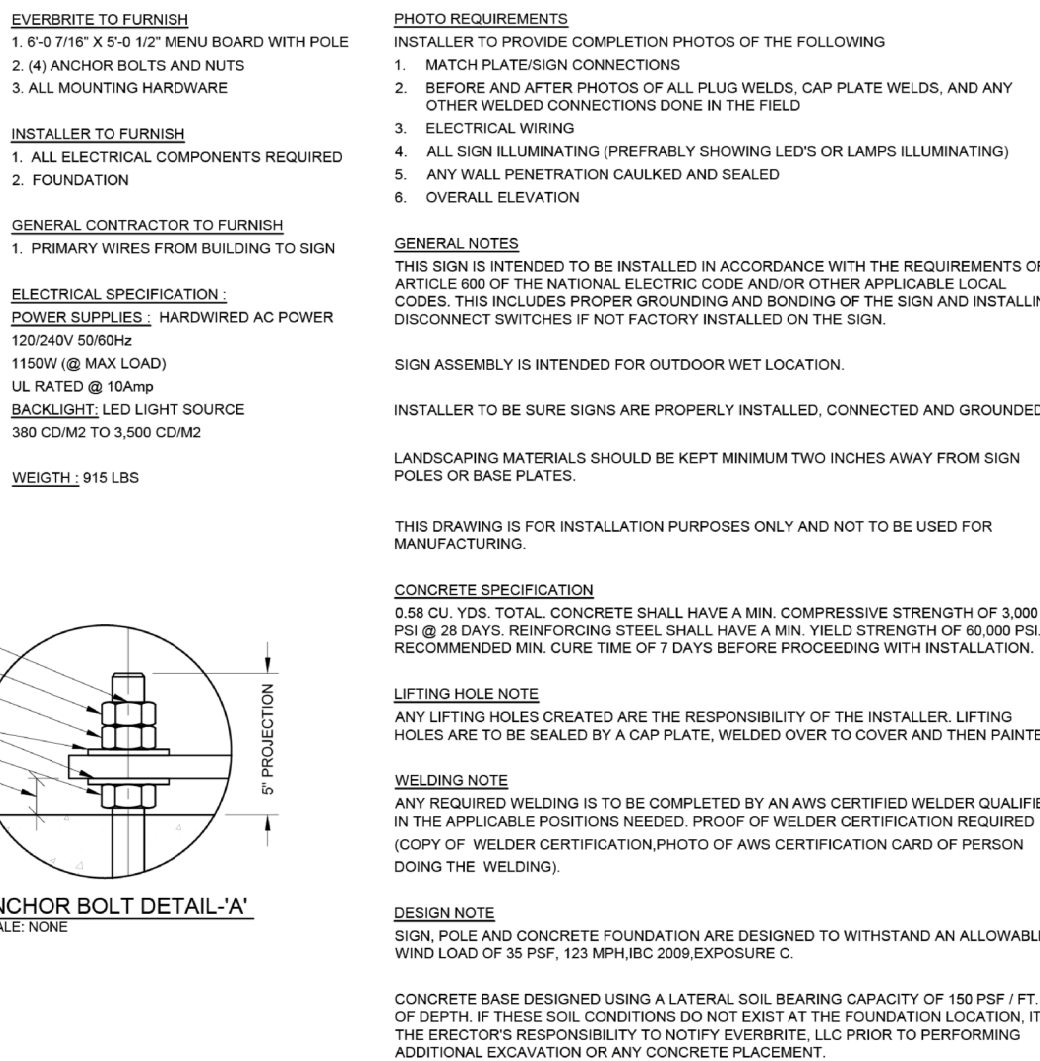


DS

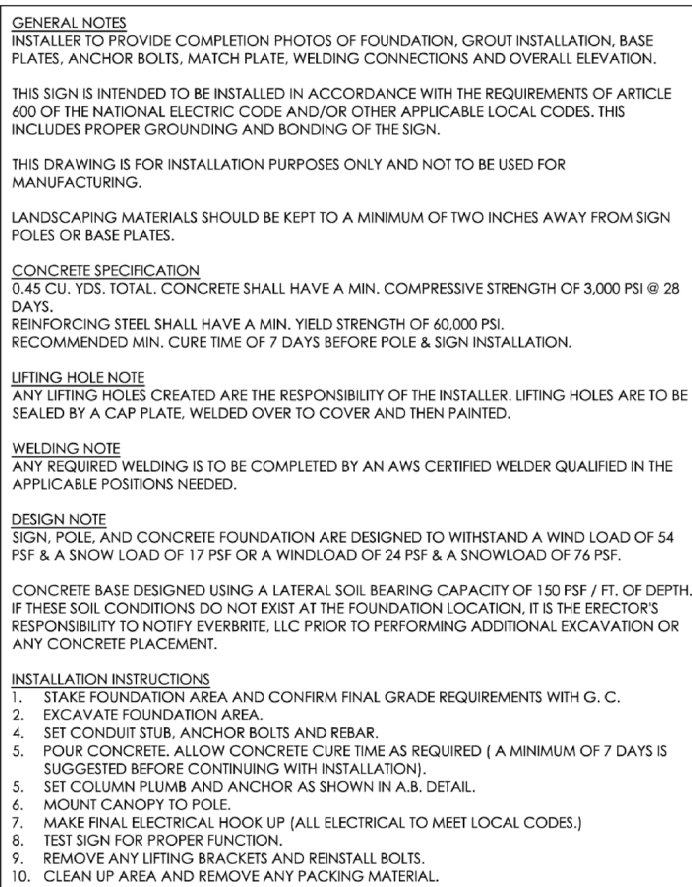


 Everbrite 1440 S. 10TH ST. P.O. BOX 20020 GREENFIELD, WI 53220 (414) 523-3665	INSTALLATION DRAWING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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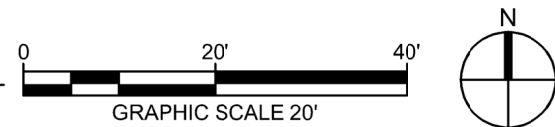
 Everbrite 6949 SO. 110TH ST. P.O. BOX 20020 GREENFIELD, WI 53220 414-529-3300	INSTALLATION DRAWING				DRAWN BY: SAJ DATE: 10-27-16		STANDARD DRAWING		FILE: TACO BELL VE DRIVE THRU CANOPY w/o SHROUD @ 10'-0" OAH	
	THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR REPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.				CHECKED BY: RHB DATE: 10-27-16		SCALE: AS SHOWN		PROJECT NO: 352776	
	B 6-15-18 SAJ RHB CHANGED LIGHT TO 15 WATT A 10-27-16 SAJ RHB RELEASED FOR INSTALLATION				DATE: 10-27-16		REF		DRAWING NO: IN352776P	
	REV DATE BY CHK DESCRIPTION				DATE: 10-27-16		SCALE		REV B	

NTS	
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1

1" = 20'-0"



1

N.T.S.

PLANTING NOTES

- ## LANDSCAPE REQUIREMENTS

MINIMUM 10 SHRUBS PER 35' OF STREET FRONTAGE.
 $204 \text{ LF} / 35 = 5.8 \times 10 = 58.2$
 REQUIRED SHRUBS: 59
 PROVIDED SHRUBS : 59

HAYNES BRIDGE ROAD

MINIMUM 10 SHRUBS PER 35' OF STREET FRONTAGE.
 $131 \text{ LF} / 35 = 3.7 \times 10 = 37.4$
 REQUIRED SHRUBS: 38
 PROVIDED SHRUBS : 38

ADDITIONAL SHRUBS ALONG HAYNES BRIDGE ROAD BEYOND PROPERTY LINE:
PROVIDED: 8 SHRUBS

<u>MIN PLANTING SIZE</u>	
SHADE TREES	2" CALIPER
ORNAMENTAL TREES	2" CALIPER
SHRUBS	24" HEIGHT

TACO BELL

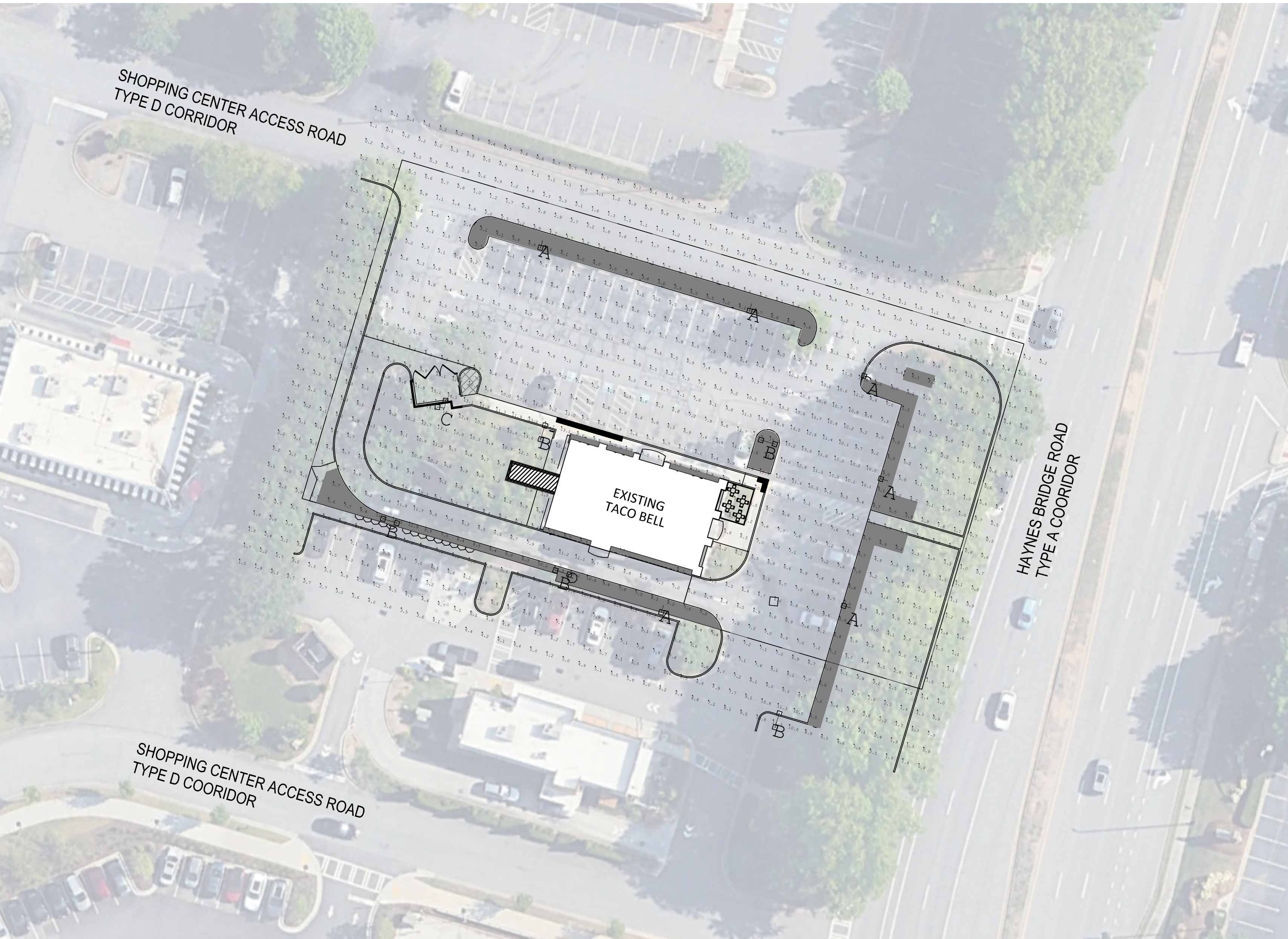
10850 HAYNES BRIDGE RD
ALPHARETTA, GA



ENDEAVOR
SUCCESSOR

LANDSCAPE
PLAN

LP101



PREPARED BY: PAUL MILLER
CAPITOL LIGHT
www.capitollight.com
814-312-7505
paul.miller@capitollight.com
19 DECEMBER 2023

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	6	A	SINGLE	MRM-LED-24L-SIL-FT-40-70CRI USING EXISTING POLES
	5	B	BACK-BACK	MRM-LED-24L-SIL-FT-40-70CRI USING EXISTING POLES
	1	C	2 @ 90 DEGREES	MRM-LED-24L-SIL-FT-40-70CRI USING EXISTING POLES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
-	Fc	N.A.	N.A.	N.A.	N.A.	N.A.
DRIVE THRU SURFACE	Fc	7.53	11.9	5.6	1.34	2.13
PARKING LOT SURFACE	Fc	7.90	15.2	3.1	2.55	4.90

1

SITE LIGHTING

1" = 30'-0"

030'60'

GRAPHIC SCALE 30'

N

PRELIMINARY
NOT FOR
CONSTRUCTION

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The information contained is not
necessarily coordinated or
correct. This drawing is for
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22772R23018

CONTRACT DATE: 01.02.2024
BUILDING TYPE: M-SERIES
PLAN VERSION: ENDEAVOR
BRAND DESIGNER: -
SITE NUMBER:
STORE NUMBER: 041252

TACO BELL

10850 HAYNES BRIDGE RD
ALPHARETTA, GA

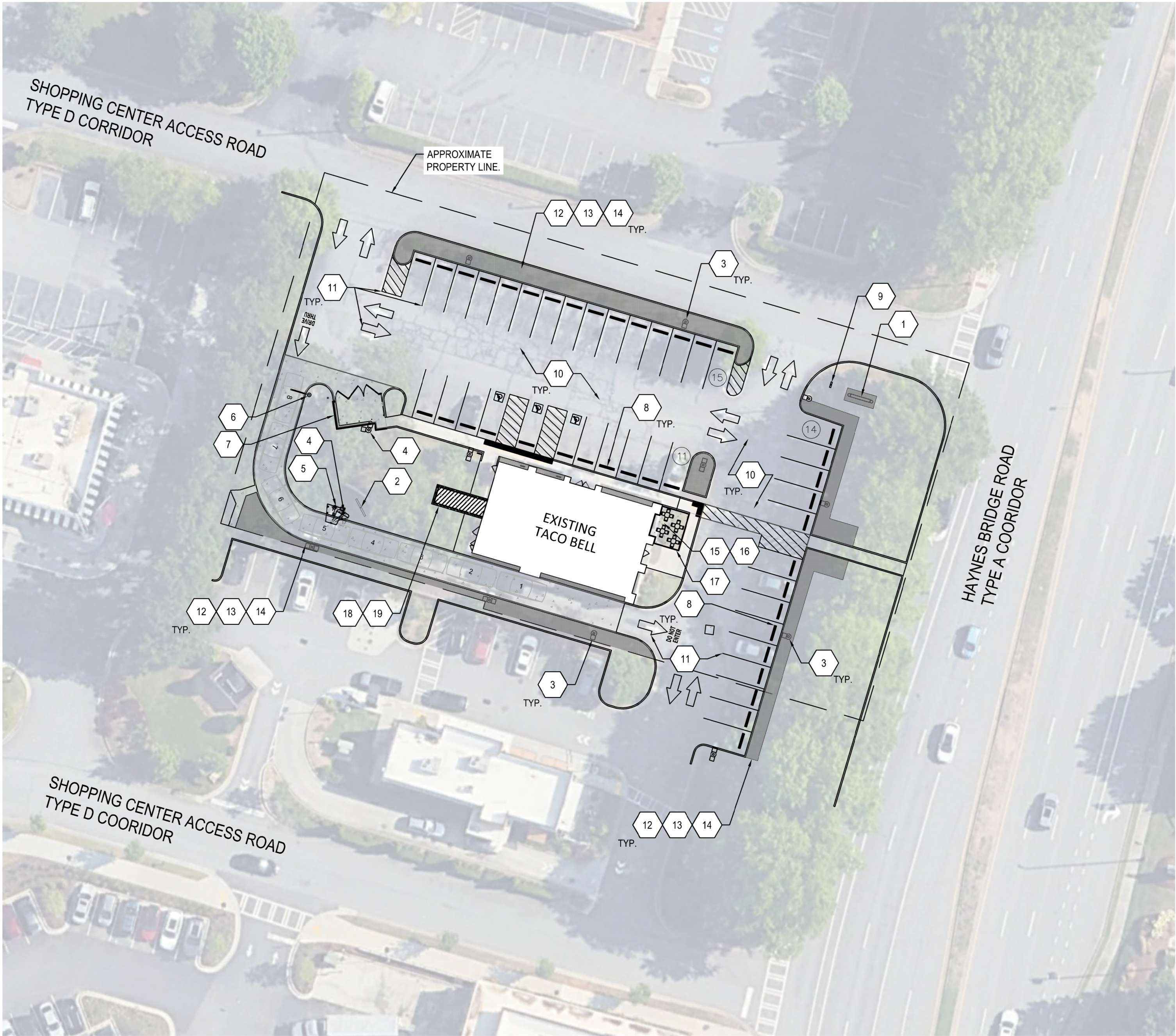


ENDEAVOR
SUCCESSOR

SITE LIGHTING
PLAN

SL101

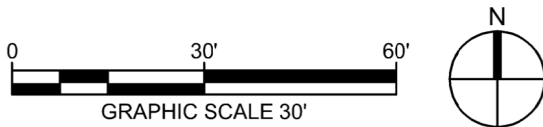
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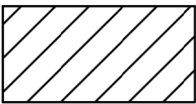
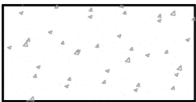
1

SITE PLAN

1" = 30'-0"



LEGEND

- CONCRETE PAVEMENT TO BE REMOVED
- 4" CONCRETE PAVING
- LANDSCAPE BEDS TO RECEIVE NEW MULCH

SITE INFORMATION

PARCEL ID: 12 273007540212
ADDRESS: 118050 HAYNES BRIDGE ROAD ALPHARETTA, GA 30022
COUNTY: FULTON
ACRES: 0.833
ZONING: PCS - PLANNED SHOPPING CENTER
LAND USE: FRANCHISE FOOD

EXISTING PARKING: 40 INCLUDING 3 ACCESSIBLE
REQUIRED PARKING: 27 INCLUDING 2 ACCESSIBLE
PARKING REQUIREMENT: 1 STALL PER 100 SQ. FT. OF ENTIRE FACILITY
REQUIRED PARKING: 2,637 SQ.FT. +/- / 100 SQ. FT. = 26.37 = 27 STALLS
PROPOSED PARKING: 26 INCLUDING 3 ACCESSIBLE
PARKING DIMENSIONS: 19' x 9'

SIGNAGE NOTES:

1. ALL SIGNAGE SHALL BE PERMITTED UNDER SEPARATE SIGN PERMIT BY SIGN VENDOR.
2. GC TO PROVIDE FOUNDATION AND ROUGH-IN ELECTRICAL AS NOTED.

KEYNOTES

- 1

REFACE EXISTING PYLON SIGN WITH NEW TACO BELL BRAND IMAGE. RELAMP WITH LED LIGHTING. SCRAPE AND REPAINT CABINET AND POLE BLACK. COORDINATE WITH SIGN VENDOR.
- 2

REMOVE EXISTING MENU BOARD, ORDER CONFIRMATION BOARD, AND ASSOCIATED FOOTINGS/FOUNDATION.
- 3

INSTALL NEW LED LIGHT HEAD FIXTURES ON EXISTING SITE LIGHT POLES. PAINT POLES BLACK. RE: SL101
- 4

INSTALL NEW DIGITAL MENU BOARD AND SPEAKER POST. PROVIDE NEW SPEAKER AND MENUBOARD FOOTING. COORDINATE INSTALLATION WITH SIGN VENDOR.
RE: 1, 2, 3, 8, & 9/SP501 AND 3/SP503. GC SHALL PROVIDE NEW CONDUIT FOR DATA.
RE: ELECTRICAL DRAWINGS.
- 5

EXISTING ORDER POINT CANOPY SHALL REMAIN IN EXISTING LOCATION. REMOVE EXISTING SHROUD. REFRESH PAINT AS NEEDED. COORDINATE REFRESH WITH SIGN VENDOR. RE: 2/SP503.
- 6

REMOVE EXISTING CLEARANCE BAR. REUSE EXISTING FOOTING FOR NEW CLEARANCE BAR IF POSSIBLE. INSTALL NEW BRAND CLEARANCE BAR. COORDINATE REMOVAL OF EXISTING AND INSTALLATION OF NEW WITH SIGN VENDOR. RE: 1/SP503 AND 4 & 5/SP501.
- 7

POWERWASH EXISTING DUMPSTER ENCLOSURE AND CONCRETE APRON. PAINT ENCLOSURE, METAL GATES, GATE POSTS, AND DROP RODS BRAINSTORM BRONZE (SW7033).
- 8

REMOVE EXISTING WHEEL STOPS PRIOR TO MILL AND OVERLAY. PAINT WHEEL STOPS D.O.T SAFETY YELLOW. RESET EXISTING CONCRETE WHEEL STOPS AFTER MILL AND OVERLAY AND RE-STRIPING. RE: 15/SP502.
- 9

REFACE EXISTING DIRECTIONAL SIGN WITH NEW TACO BELL BRAND IMAGE. RELAMP WITH LED LIGHTING. PAINT CABINET AND POLE BLACK. COORDINATE WITH SIGN VENDOR.
- 10

MILL 2 INCHES OF EXISTING ASPHALT AREA. PROVIDE NEW 2 INCH SLURRY SEAL. COORDINATE EXTENT WITH OWNER.
- 11

RE-STRIP EXISTING ACCESSIBLE PARKING TO MATCH LAYOUT ON SITE PLAN. RE: 4, 9, & 13/SP502.
- 12

EXISTING TREES AND SHRUBS SHALL REMAIN UNLESS OTHERWISE NOTED. RE:LP101.
- 13

REFRESH EXISTING LANDSCAPE. REFER TO LANDSCAPE NOTES AND LANDSCAPE PLAN. RE:LP101.
- 14

ALL REFRESHED LANDSCAPE BEDS SHALL RECEIVE NEW HARDWOOD BARK MULCH. RE:LP101.
- 15

REMOVE EXISTING LANDSCAPING.
- 16

PROVIDE NEW 4 INCH THICKENED EDGE CONCRETE PAVEMENT FOR PATIO WHERE EXISTING LANDSCAPE IS REMOVED. RE: 1, 3, & 12/ SP502.
- 17

PROVIDE SURFACE MOUNTED BLACK RAILING. RE: ARCHITECTURAL DRAWINGS.
- 18

SAWCUT AND REMOVE EXISTING SIDEWALK AND LANDSCAPE AS NEEDED. PROVIDE NEW 4" THICKENED EDGE CONCRETE SLAB FOR THE NEW EXTERIOR WALK IN COOLER/FREEZER. RE: 1, 3, & 12/ SP502 AND STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR DETAILS.
- 19

PROVIDE NEW 1/2 INCH BACKER ROD WITH SEALANT EXPANSION JOINT BETWEEN CONCRETE SLAB, SIDEWALKS, AND EXISTING BUILDING. RE: 12/SP502

SITE PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION/DIGGING.
4. NO SURVEY INFORMATION HAS BEEN PROVIDED. EXISTING CONDITIONS HAVE BEEN COMPILED BY FIELD OBSERVATIONS AND AERIAL PHOTOGRAPHY. ALL EXISTING CONDITIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. REPAIR ALL LANDSCAPING DISTURBED BY CONSTRUCTION ACTIVITIES.
6. MODIFY EXISTING IRRIGATION SYSTEM TO PROPERLY WATER ANY REVISED OR ADDED LANDSCAPE AREAS.

ADA NOTES:

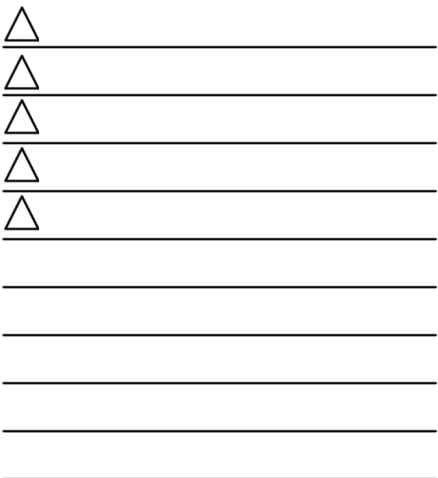
1. ANY AND ALL NEW SITE FEATURES SHOWN ON PLANS AND NOTED AS "ADA" SHALL BE BUILT IN COMPLIANCE TO CURRENT FEDERAL, STATE AND LOCAL ACCESSIBILITY RULES AND REGULATIONS. THE G.C. SHALL BE RESPONSIBLE TO KNOW AND UNDERSTAND ALL CURRENT ACCESSIBILITY REGULATIONS AS THEY PERTAIN TO THE CONSTRUCTION OF ACCESSIBLE SITE FEATURES.
2. ALL NEW CONCRETE SIDEWALK PAVEMENT SHALL BE INSTALLED WITH A MAX. 5% RUNNING SLOPE AND A MAX. 2% CROSS SLOPE. ALL NEW CONCRETE STOOPS INSTALLED AT EXISTING DOORWAYS WILL BE INSTALLED FLUSH WITH THE BUILDING F.F.E. AND WITH A 1.5% SLOPE AWAY FROM DOORWAYS. A MIN. 5'X5' STOOP WITH 1.5% SLOPES SHALL BE INSTALLED AT DOORS.
3. SURFACES OF ALL NEW ACCESSIBLE PAVED PATHWAYS SHALL BE SMOOTH AND EVEN WITH NO ABRUPT CHANGES IN ELEVATION OF 1/4" OR GREATER AS REQUIRED BY THE ACCESSIBILITY DESIGN REGULATIONS.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, UNDERGROUND STORAGE TANKS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY AS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BMP'S) AS APPROVED BY CONSTRUCTION MANAGER.
6. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
7. PRIOR TO ANY DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES MUST BE INSTALLED.
8. ALL DISTURBED FEATURES SHALL BE RESTORED OR RELOCATED AS REQUIRED TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL REPAIR/REPLACE ANY SURROUNDING FEATURES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.



22772R23018



CONTRACT DATE: 01.02.2024
BUILDING TYPE: M-SERIES
PLAN VERSION: ENDEAVOR
BRAND DESIGNER: -
SITE NUMBER:
STORE NUMBER: 041252

TACO BELL

10850 HAYNES BRIDGE RD
ALPHARETTA, GA



ENDEAVOR
SUCCESSOR

SITE PLAN

SP101

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