



DESIGN REVIEW BOARD NOVEMBER 15, 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 October 18, 2024

8. PUBLIC HEARING

1. DRB240028 Park Walke II 2220 Old Milton Pkwy
review new construction
2. DRB240043 Mammoth Detail Salon 255 South Main St
review exterior changes
3. DRB240044 201 Marietta St
review new construction
4. DRB240045 Kingdom at Main Ilc 244 North Main St
review new elevations and materials

9. ADJOURNMENT



DESIGN REVIEW BOARD

UNOFFICIAL MINUTES

OCTOBER 18, 2024

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

1. MEETING ANNOUNCEMENTS

Chair Kramer called the Work Session to order at 8:30 a.m.

2. WORK SESSION ITEMS

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:09 a.m.

4. ROLL CALL

- **Design Review Board Members present:**
 - Richard Kramer (Chairman)
 - Frank Schwing (Vice Chairman)
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Erik Rowen
 - Jennifer Sprayberry
- **Staff Present:**
 - Bret Schroeder, Code Enforcement Manager
 - Elle Taylor, Planning + Zoning Coordinator
 - Deanna McKay, Communications & Engagement Coordinator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of September 20, 2024

❖ Board Member Palmer offered a motion to accept the Minutes.

- Board Member Owens seconded the motion.
- Motion carried (6-0-1)(Corkill).

8. PUBLIC HEARING

1. DRB240039 The Standard Alpharetta 4 South Main St

Applicant presented consideration of new walk up window. The property is located at 4 South Main St and is legally described as being in Land Lots 1268 & 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- Location of Walk-up Window.
- Meant to accommodate food needs of people in the Town Green.
- Paint will match other windows.
- Shelf is 1 and 1/2" painted concrete. "Window Sill"
- If there are "stacking issues", stanchions will be used as needed.

There was discussion from the Board:

- Other businesses in Downtown that have had lines.
- There isn't room for a " slider window"

There was no public comment.

- Vice-Chair Schwing offered a motion to approve the walk up window as submitted with the following conditions

If the line at the walk-up window should become an impediment to pedestrian traffic;
Applicant will work with Staff on a solution to mitigate.

- Board Member Palmer seconded the motion.
 - Motion carried (6-1)(Rowen)

2. DRB240038 Main Street Dentistry 366 North Main St

Applicant presented consideration of signage for the business. The property is located at 366 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia

- Reinstalling a monument Sign.
- Designed to match old monument sign.
- Size to follow new Downtown Code of 6' height maximum.
- Existing Sign.
- Address numbers.
- Sign Measurements.
- Photos of building brick.
- Removal of Rows.
- Matching the brick & mortar.
- Staff will work on location for placement of a tree.

There was no public comment.

- Vice-Chair Schwing offered a motion to approve the monument sign as presented with the following conditions.

1. Applicant will reduce the number of the five courses of brick at the top to three courses which will allow raising the signs up higher on the monument and allow room for landscaping at the base.
2. Final placement of the monument sign will be determined by Staff.
 - Board Member Palmer seconded the motion.
 - Motion carried (7-0)

3. **DRB240040 Noor Studio and Gallery** 390 North Main St

Board Member Corkill recused himself from this case as he previously consulted on the Landscaping plan for this business.

Applicant presented consideration of monument sign for the business. The property is located at 366 North Main St and is legally described as being in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia

- Dimensions- Side & Front Elevations.
- Logo with Original Colors.
- Placement of sign.
- Property Survey.
- Retaining Wall Location.
- Stone Base matches Building.
- Brought color samples.
- Lighting perspectives.

There was discussion from the Board:

- Plant Schedule (Azaleas)
- Irrigation.
- Sign Materials.
- How deep is embossed concrete.
- Placement.
- Dimensions.
- Lettering is white.
- Logo is gray mortar color.
- "Eggplant" color is big part of background.

There was no public comment.

- Vice-Chair Schwing offered a motion to approve the monument sign as presented with the following conditions.
 1. Applicant will work with Staff on the final placement of the monument sign.
 2. Applicant will use a lower growing species of Azalea to avoid blocking the sign.
 3. The logo will be in the same color as the border with white letters to create more

contrast.

4. Staff will have final approval on the materials and dimensions for the logo and the lettering.
 - Board Member Owens seconded the motion.
 - Motion carried (6-0-1)(Corkill)

4. DRB240041 Mozaika Mezze

The Applicant was not present at the meeting. This item was not considered.

Consideration of new awning for the business. The property is located at 2560 Old Milton Pkwy and is legally described as being in Land Lots 0749 & 0802, 1st District, 2nd Section, Fulton County, Georgia.

5. DRB240042 The Maxwell

Applicant presented consideration of signage for the business. The property is located at 210 South Main and is legally described as being in Land Lots 0694,0695 & 0696, 1st District, 2nd Section, Fulton County, Georgia.

After discussion of :

Need for interior businesses.

Visibility of businesses on back side of property.

Sign Package did not originally propose a monument sign.

No good location for wall sign at new intersection.

Proposed sign looks temporary.

Stark white, no decoration.

Needs to match more to entrance sign.

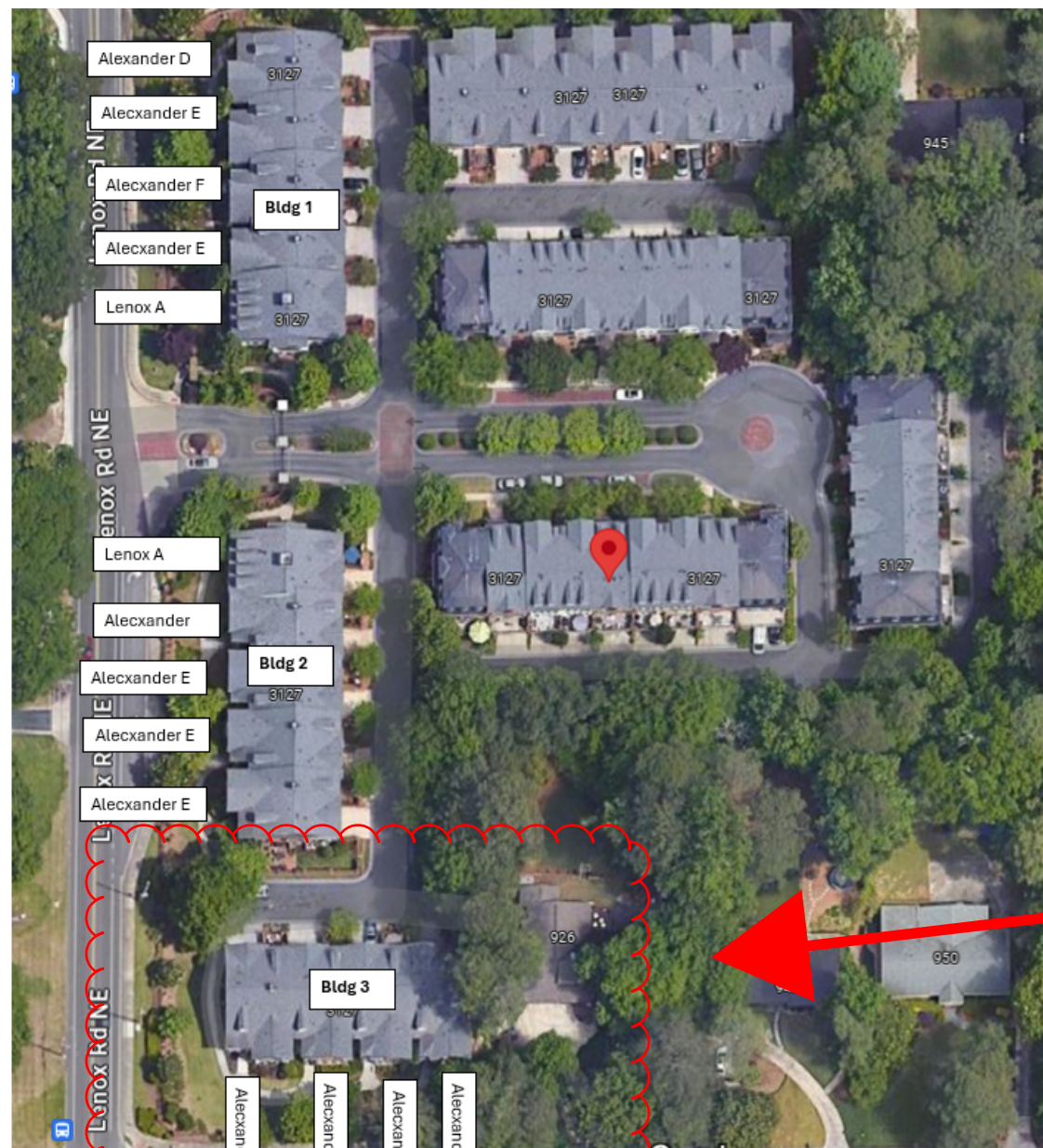
Staff presented an alternative that he would like to continue to address with Applicant.

There was no public comment.

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

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:40 a.m.



Park Walke Phase II

This architectural document is copy righted by BDI Architect and is protected by Fed Title XVII of the United States Cod of the Code of Federal regulation It is ILLEGAL to make copies without permission from BDI Architects, Inc.



Exhibit A



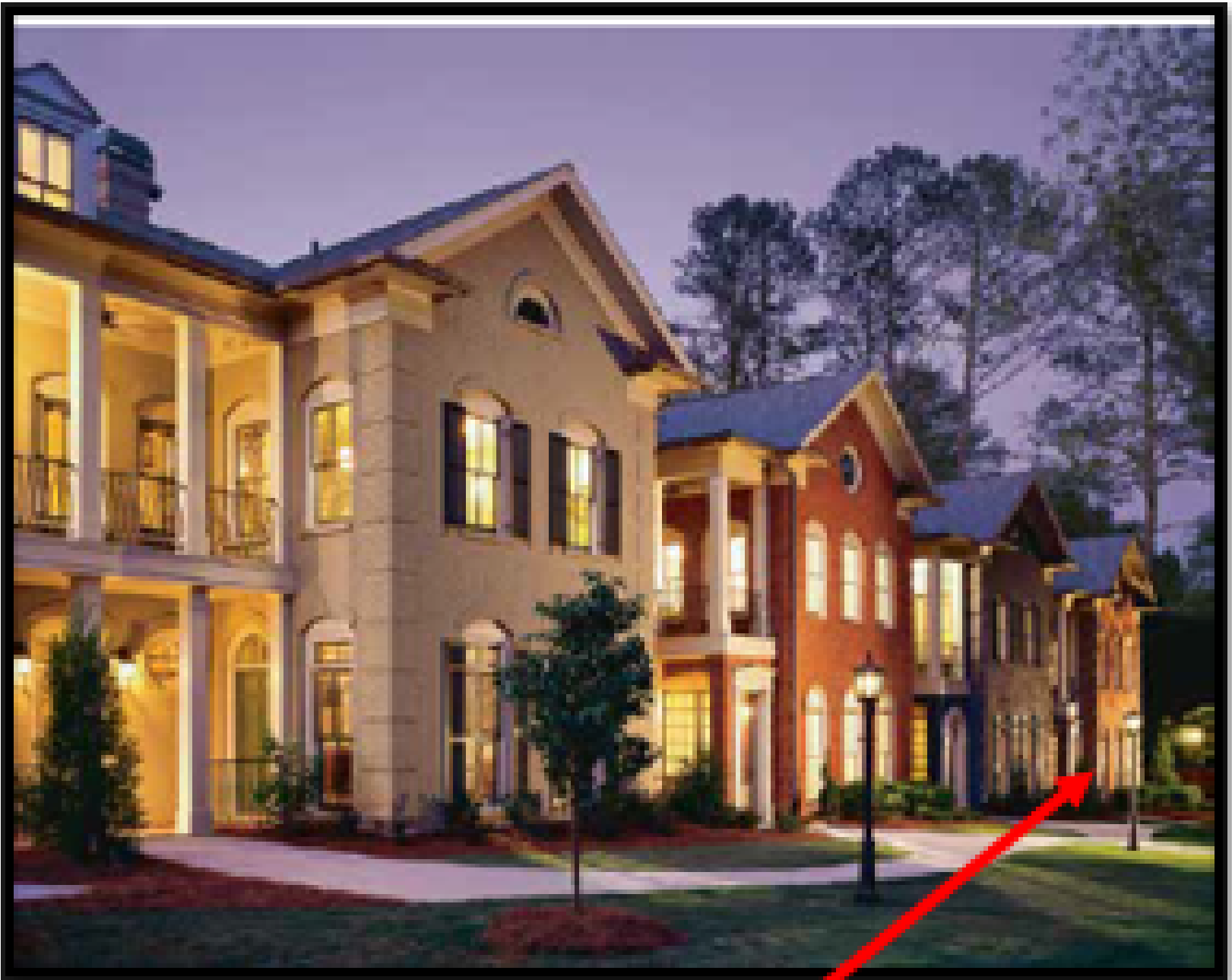
3. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, except for modifications required to comply with the Alpharetta Downtown Code, subject to final approval by DRB. All townhomes shall have 4-sided architecture, materials, and details.

Alexandria
Park Walke II

ORANGE

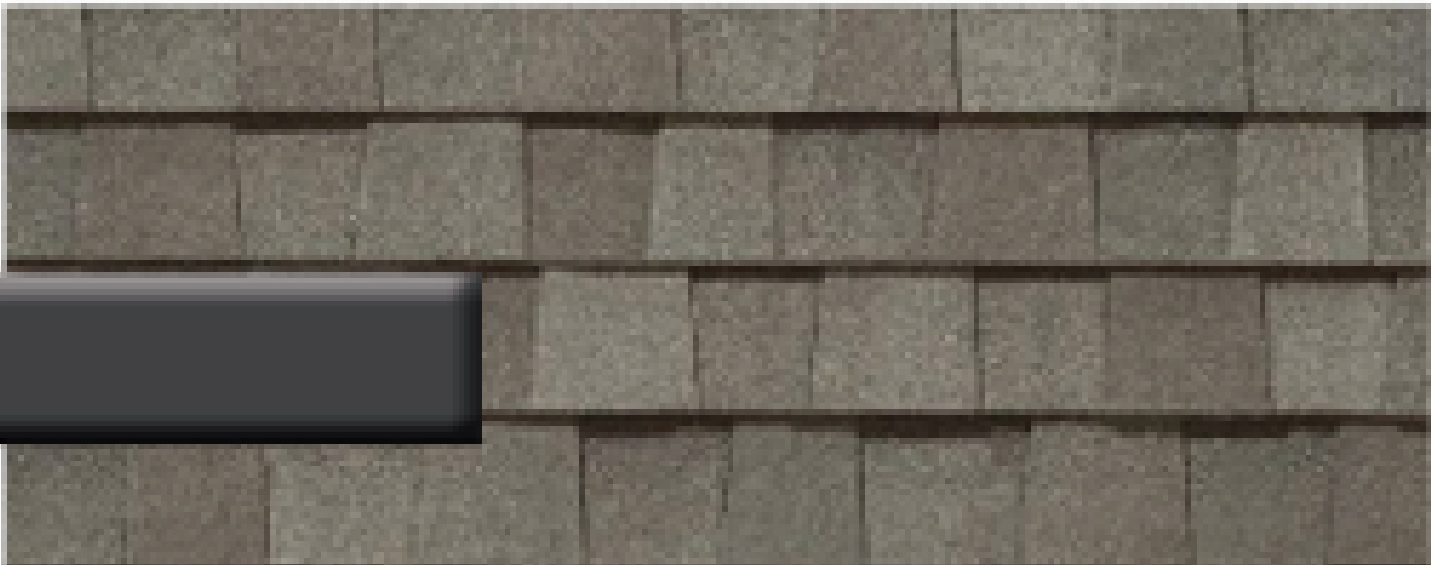
THE
PROVIDENCE
GROUP
A GREEN BAY PARTNER

THE
PROVIDENCE
GROUP

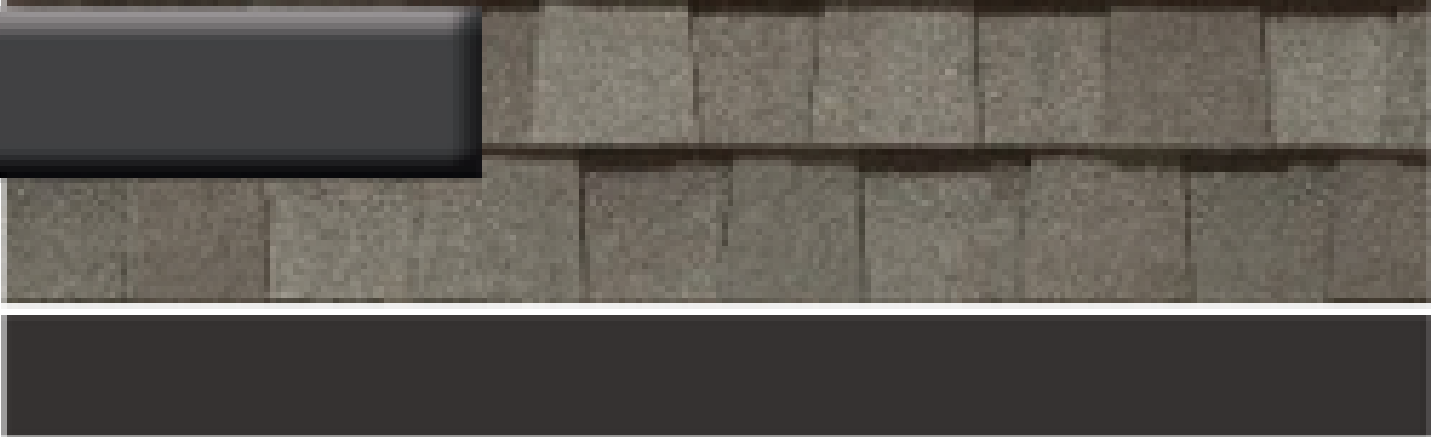


Park Walke TH Lot 14 – Alexandria E

Shingle Roofing
CertainTeed
Weathered Wood



Metal Roof
Spectra
Bronze



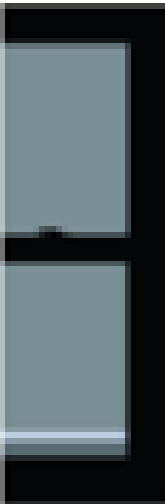
Gutters &
Downspouts
Service Partners
Dark Bronze

Brick: River
Shoals w/
white mortar



Trim

Windows
YKK
Black



H Historic Color

SW 0050

Classic Light Buff

H Historic Color

SW 2815

Renwick Olive

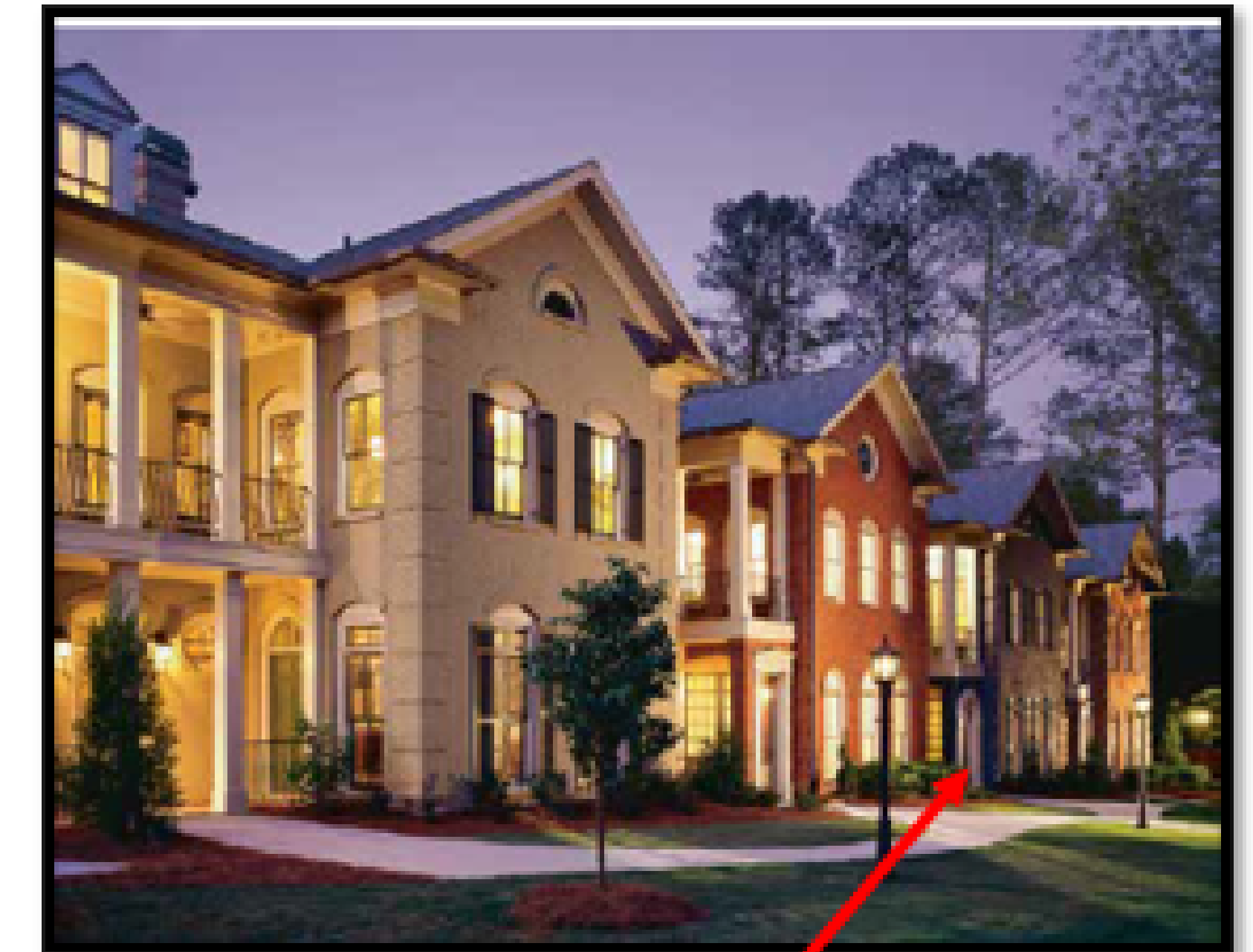
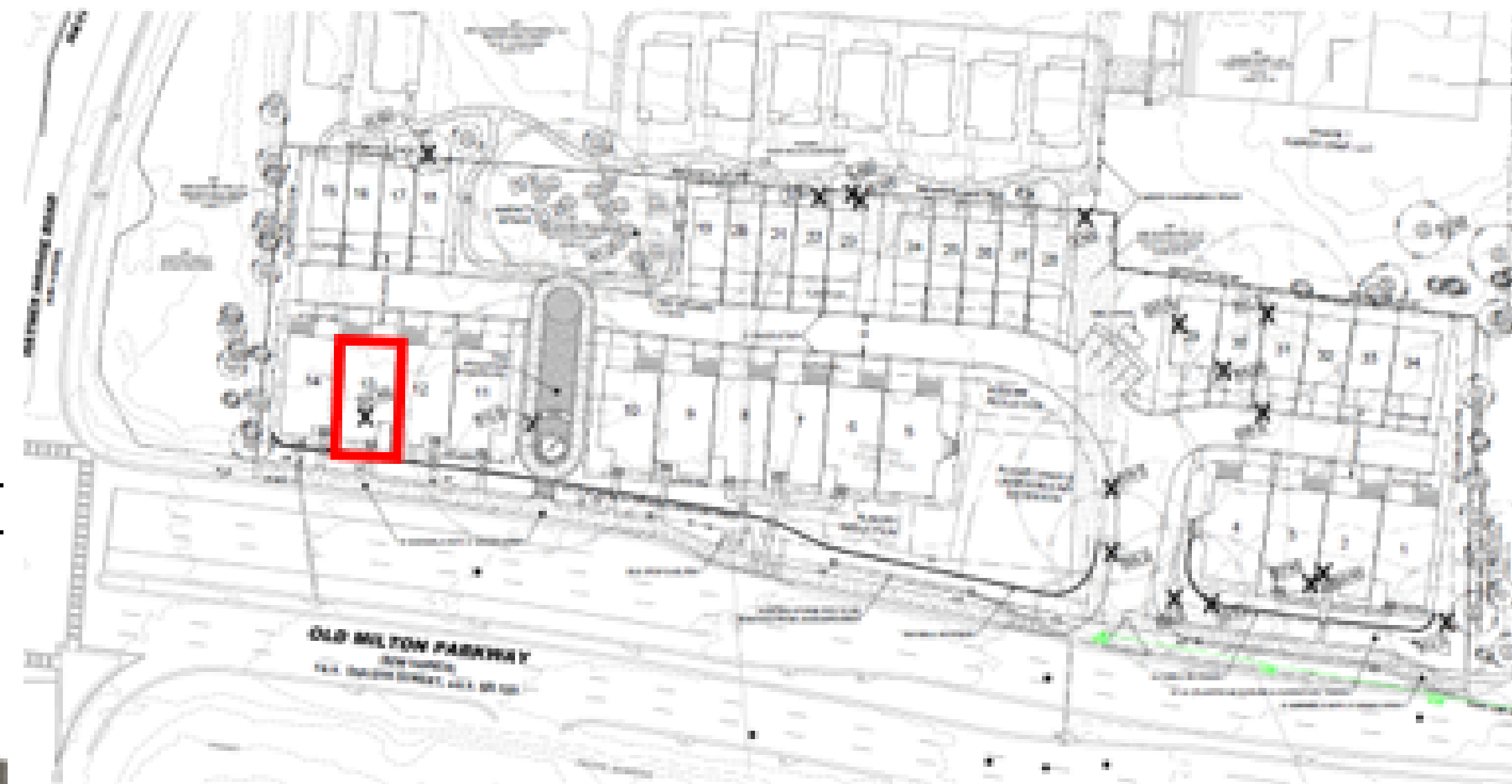
Front Door



Building unit 14 Front

THE PROVIDENCE GROUP

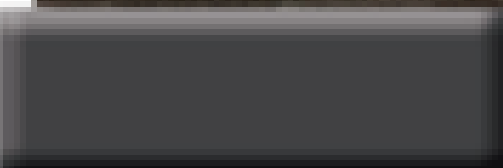
Park Walke TH Lot 13 – Alexandria H



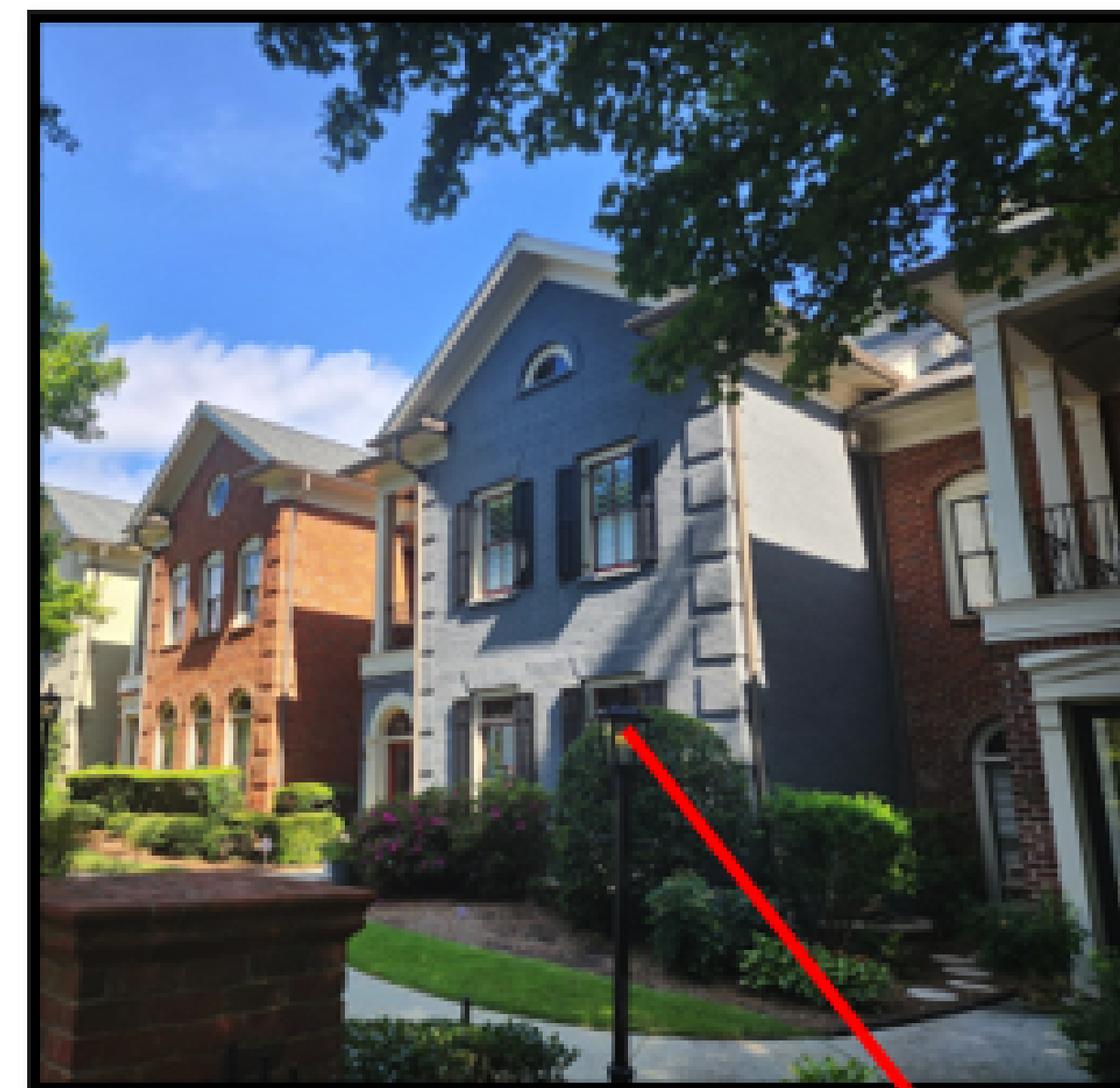
Shingle Roofing
CertainTeed
Weathered Wood



Metal Roof
Spectra
Bronze

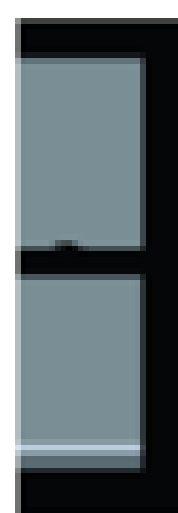


Gutters &
Downspouts
Service Partners
Dark Bronze



Painted Brick

Windows
YKK
Black



H Historic Color
SW 7808
Extra White
SW 2848
Roycroft Pewter

Trim

H Historic Color
SW 0050
Classic Light Buff

Siding
Garage
Door

H Historic Color
SW 2802
Rookwood Red

Front Door

SW 6258
Tricorn Black

Shutter



THE PROVIDENCE GROUP

Park Walke TH Lot 12 – Alexandria E

Shingle Roofing
CertainTeed
Weathered Wood

Metal Roof
Spectra
Bronze

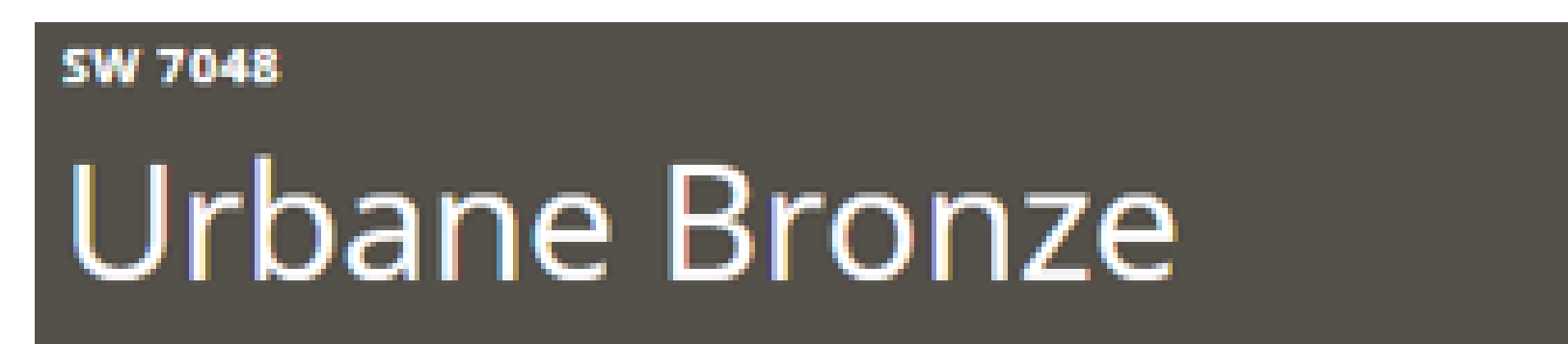
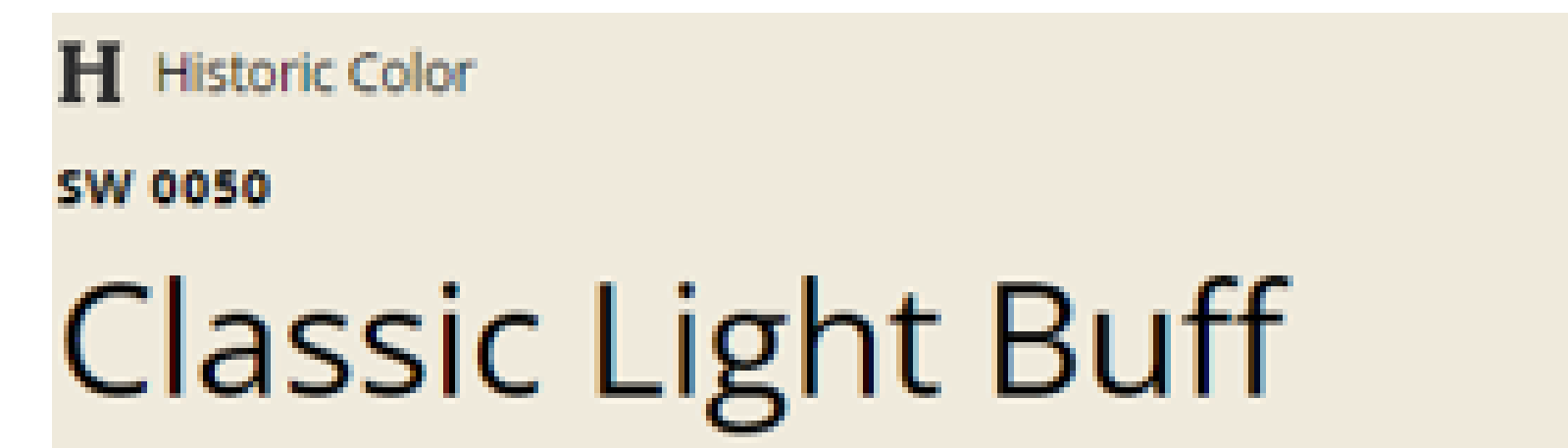
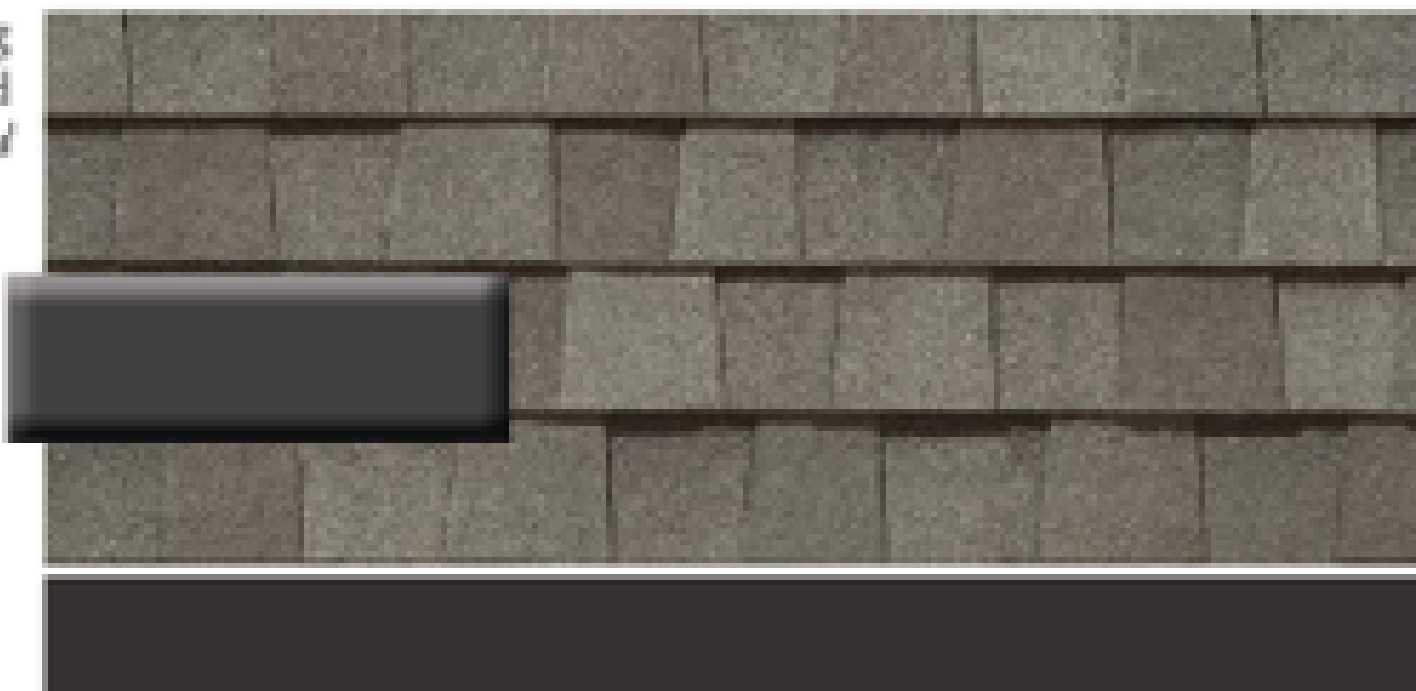
Gutters &
Downspouts
Service Partners
Dark Bronze

Brick:
Cypress
Point w/
White Mortar

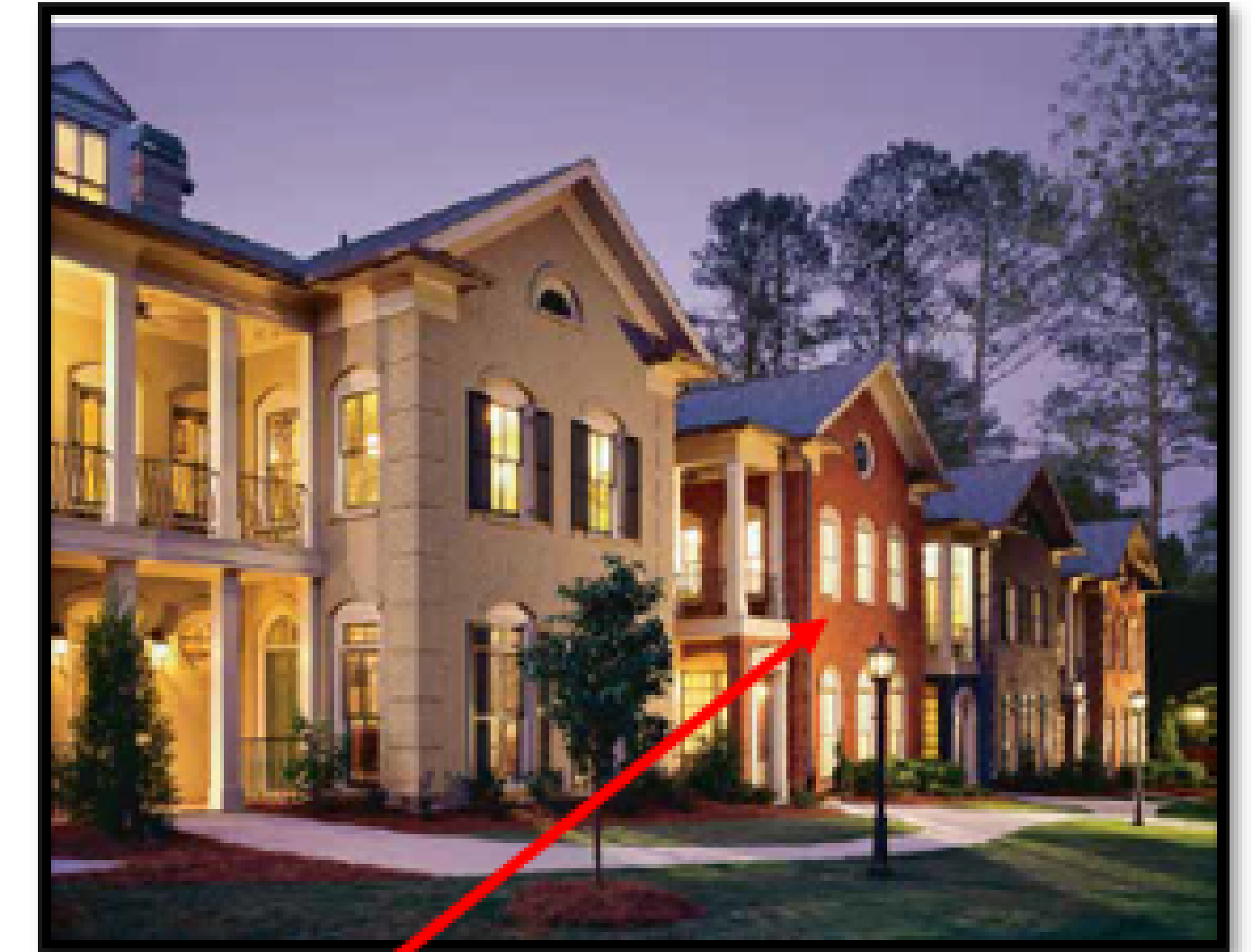
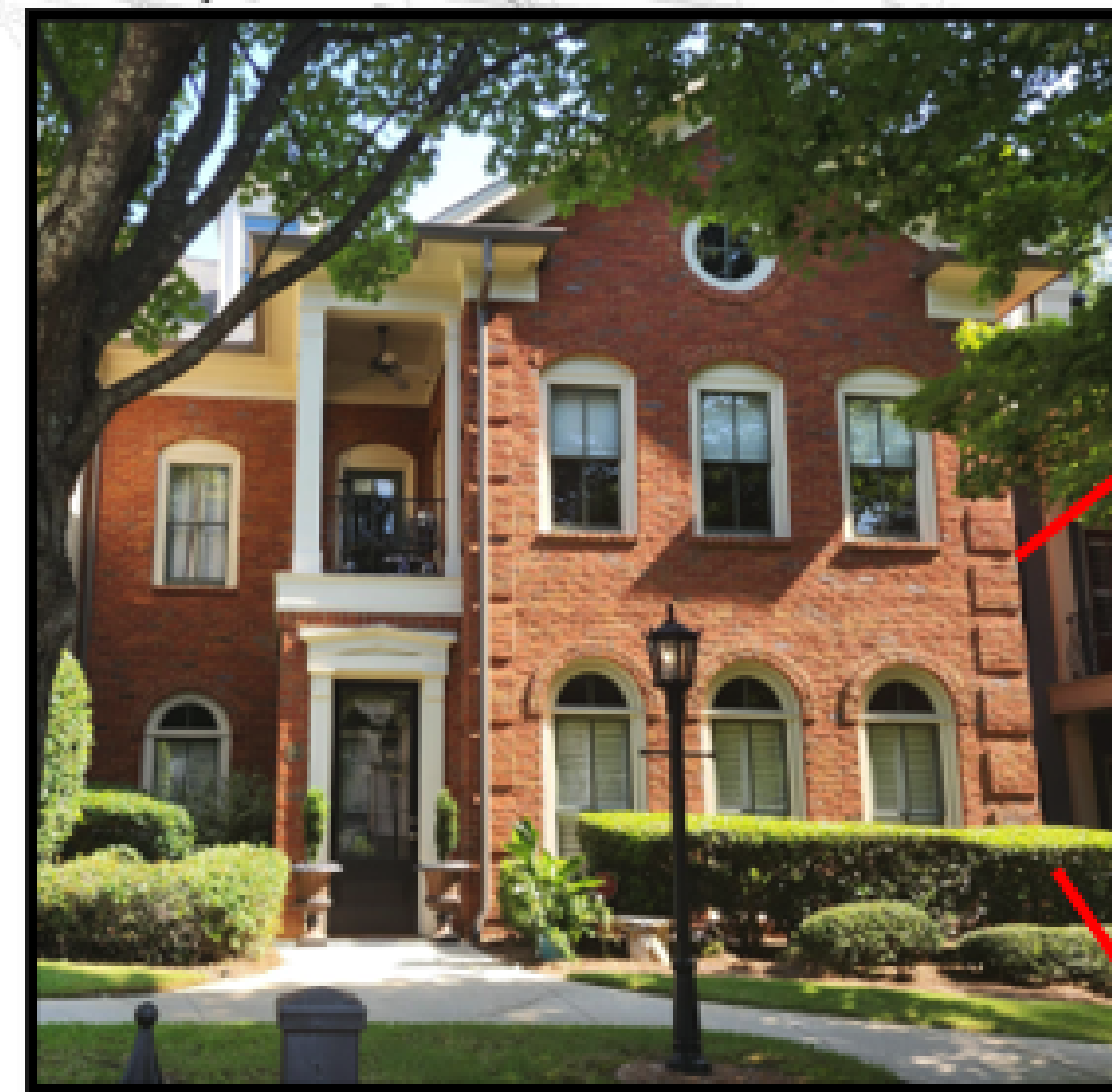
Windows
YKK
Black

Siding &
Garage
Door

Front Door
Shutter

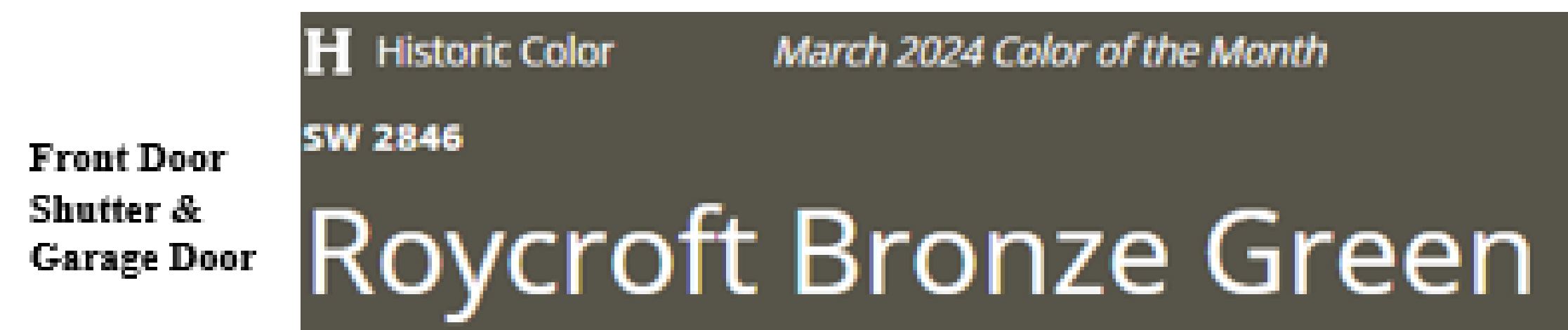
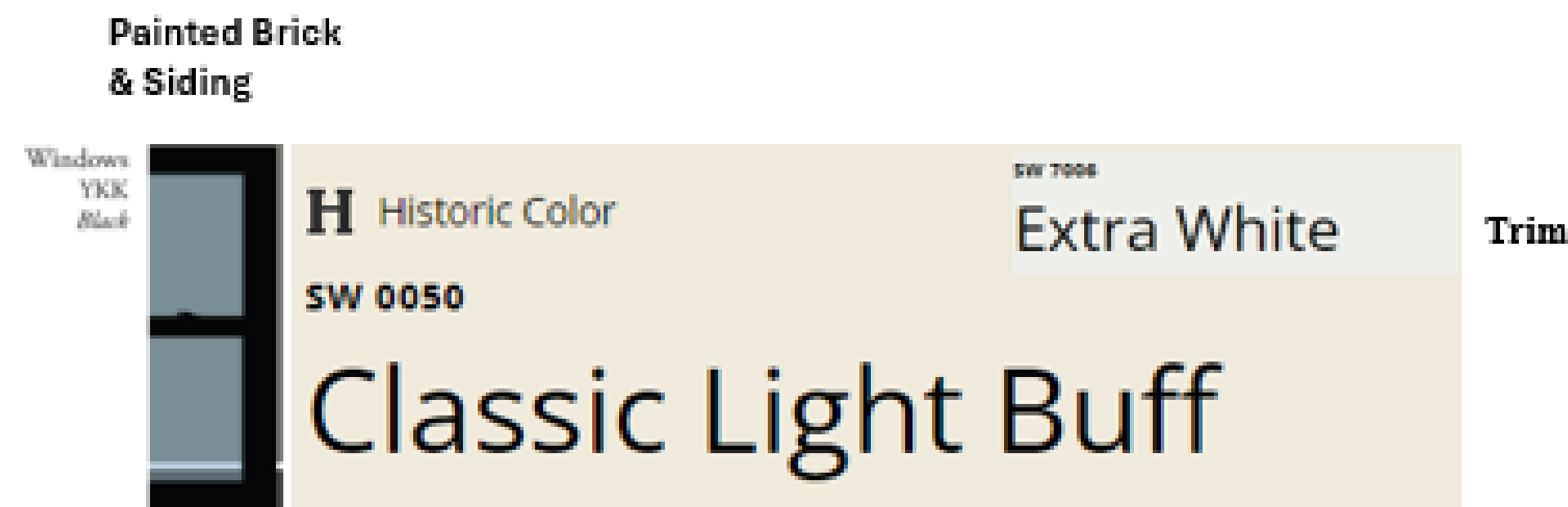
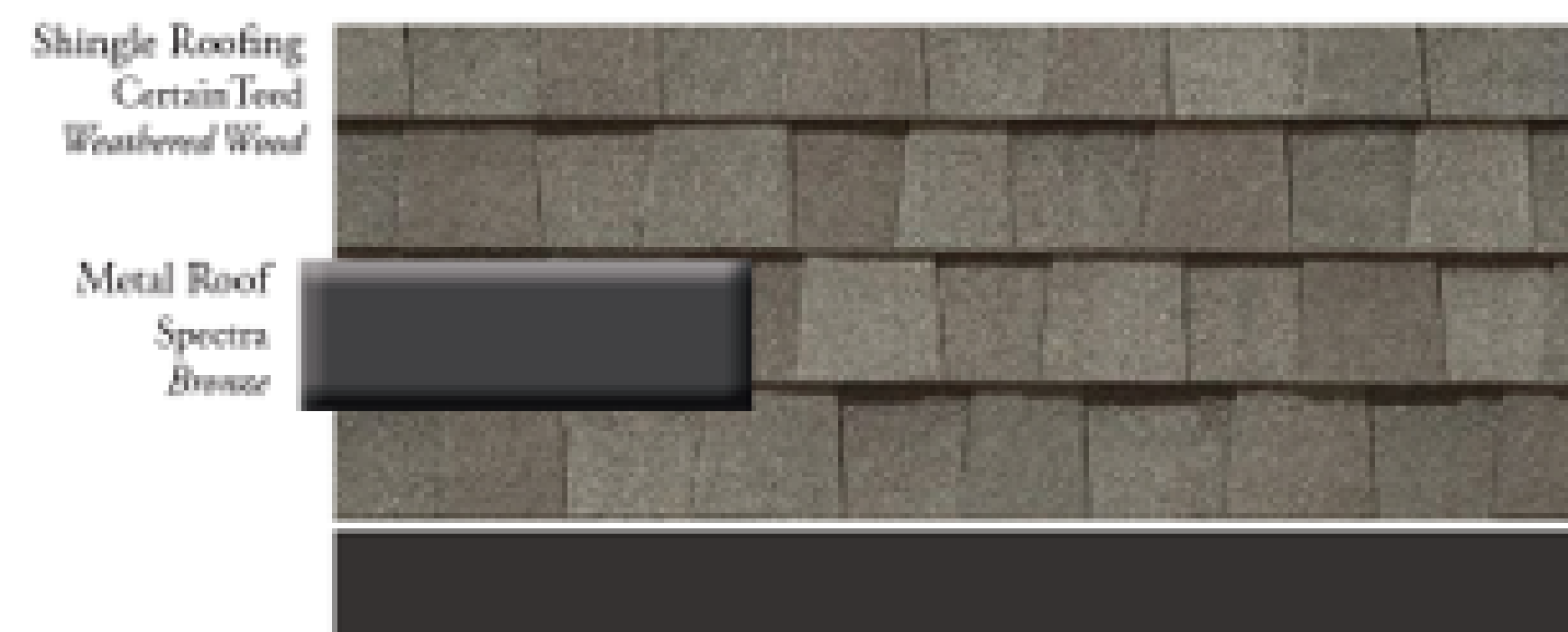
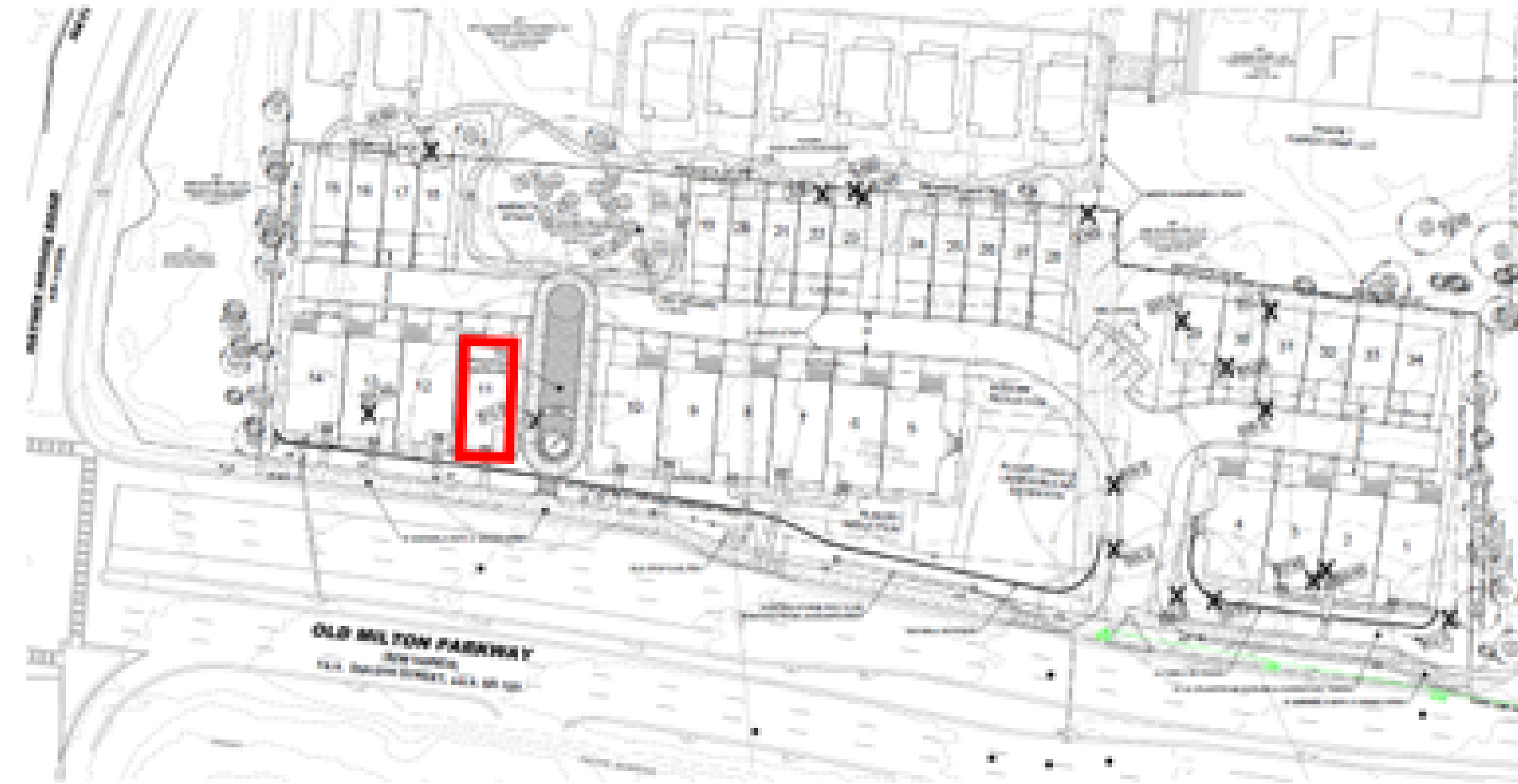


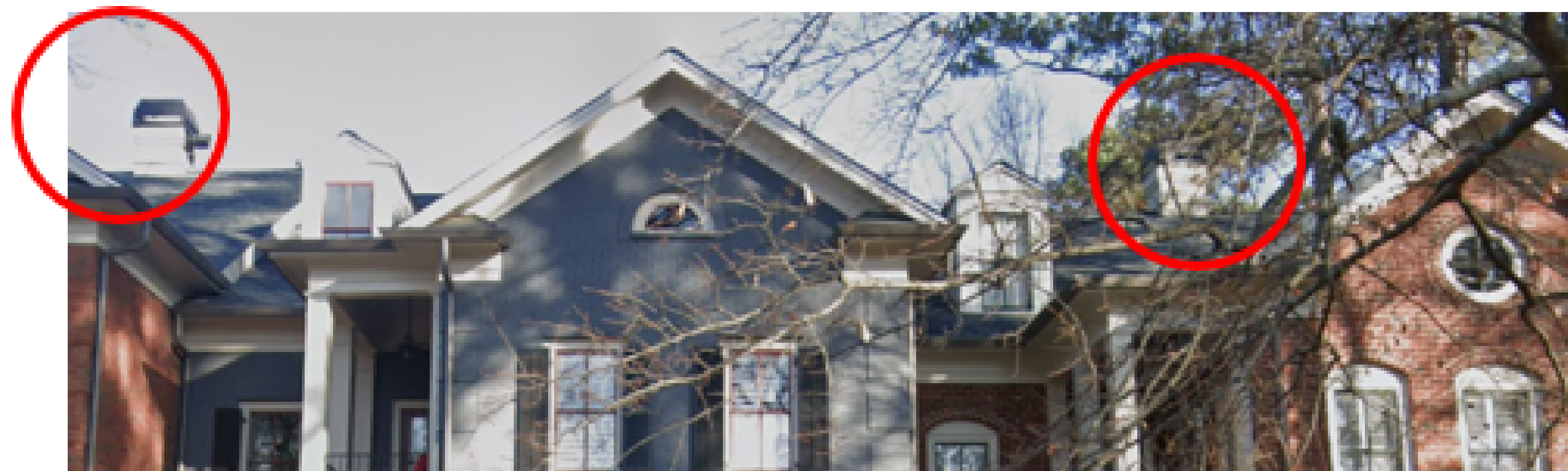
Trim



THE PROVIDENCE GROUP

Park Walke TH Lot 11 – Alexandria D











Hand Car Wash
& Detail Salon.



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

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

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

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

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

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

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

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

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

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

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

Final Conditions: SEE CITY COUNCIL ACTION SUMMARY 6/7/2021

- | SHRUBS | | | |
|--------|----------------------|-----------------------------|--------------|
| 30 | Ilex crenata 'S.T.' | Soft Touch Holly | 24" Ht. |
| 08 | Emily Bruner HOLLY | Ilex x Emily Bruner | 60" Ht. |
| 20 | INKBERRY HOLLY | Ilex glabra 'Shamrock' | 30" Ht. min. |
| 07 | 'Pur.Pixie' Lorepet. | 'P.Pix.Loropetalum | 3 Gal. |
| 04 | PIEDMONT AZALEA | Rhododendron canescens* | 3 Gal. |
| 07 | FLAME AZALEA | Rhododendron calendulaceum* | 3 Gal. |
| 13 | 'Rose Creek' ABELIA | Abelia grand. Rose Creek | 24" Ht. min. |
| 06 | DOUBLE. VIBURNUM | Viburnum placatum* | 24" Ht. min. |
| 02 | PEE GEE HYD. | Hydrangea Pee GEE* | 30" Ht. min. |
| 02 | JAPANESE CAMELIA | Camelia japonica | 24" Ht. min. |
| 03 | MT.LAUREL | Kalmia latifolia* | 24" Ht. min. |
| 02 | VITEK | Vitex agnus-castus* MULTI | 7 GAL. |
| 03 | BEAUTYBERRY | Callicarpa americana* | 18" Ht. min. |
| 05 | SWEETSHRUB | Calycanthus flordus* | 18" Ht. min. |
| 10 | YAUPON HOLLY | Ilex vomitoria* | 24" Ht. min. |

- | Perennials, Ferns, Ground Cover | | |
|---------------------------------|--------------------|--|
| 14 | ROSEMARY | Rosemary officinalis 3 Gal. |
| 38 | MIXED DAYLILY | HEMEROCALLIS 'Mixed varieties' 1 GAL. |
| 60 | VARIGATED SEDGE | Carex marrowii variegata 1 Pt. |
| 02 | N.M.CLEMATIS | Clematis Nellie Moser (on wall) 1 GAL. |
| 13 | AUTUMN FERN | Dryopteris erythrosora 3 GAL. |
| 04 | CHARTRUSE HOSTA | Hosta chartreuse 1 GAL. |
| 02 | CLIMBING HYDRANGEA | Decumaria barbara 1 GAL. |
| 183 | MUNDO GRASS | Ophiopogon japonicus DRIVE trays |

NEW STREAM BUFFER SHRUBS TO BE PLACED 4' oc
IN A RANDOM MANNER FOR 25' BUFFER OF
5946sf TO TOP OF BANK. PLACE NEW PLANTINGS
IN AREAS WHERE INVASIVE PLANTS HAVE BEEN REMOVED;
INFILL AREAS WILL LITTLE OR NO UNDERSTORY COVERAGE

- | | | |
|---|-----|---|
|  | 25 | AM. BEAUTY BUSH <i>Callicarpa americana</i>
1 gal. |
|  | 25 | BUTTON BUSH <i>Cephalanthus occidentalis</i>
1 gal.. |
|  | 25 | WINTER BERRY <i>Ilex verticillata</i>
3 gal. |
|  | 25 | SWAMP AZALEA <i>Rhododendron viscosum</i>
3 gal. |
|  | 25 | ARROWWOOD VIBURNUM <i>Viburnum dentatum</i>
3 gal.. |
|  | 340 | SWITCH GRASS <i>Panicum virgatum</i>
1 GAL. |

SITE DENSITY
OVERALL SITE AREA= .423ac (Lot 2)
SDF = .423ac X 130 CALIPER" = 55"
EDF = 371" (Compies)

LOT 1 TREE #239
3 - 4" TREES ON LOT 1 = 12"
5 - 4" TREES ON LOT 2 = 20"
28" with 4" Cal. Trees Provided

TREE #244 14" IMPACT 2%
TREE #243 25" IMPACT 24%
REQUIRED NOT TO EXCEED 30%(complies)

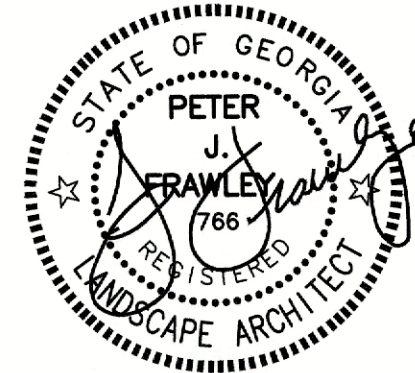
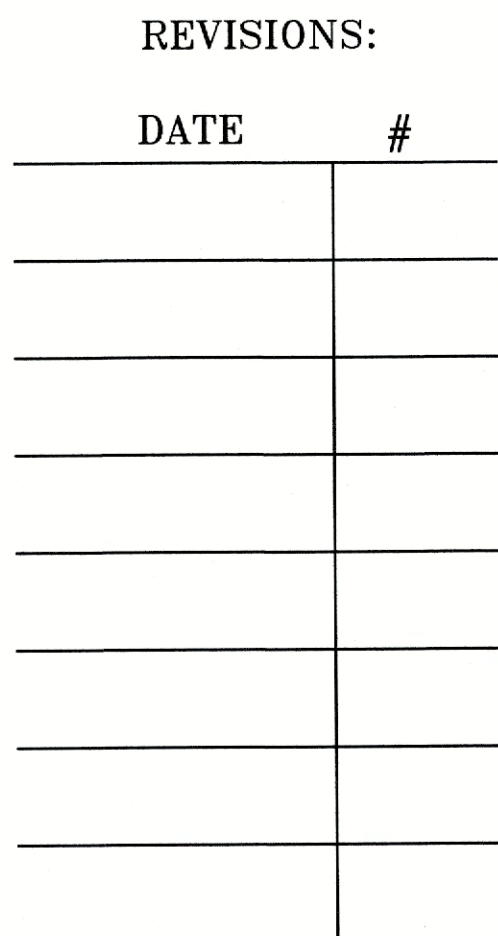
SOUTH FRONTAGE: Frontage hedge with
planting as depicted on rendering WITH
ONE UNDERSTORY AND ONE OVERSTORY

FAST 5" LS - ONE 4" SHADE TREE/50'
277'/50 = 6 TREES WITH ACTION
AGENDA 'ADDITIONAL EVERGREEN TR.'
11 TREES AT 4" PROVIDED 7 ARE
EVERGREEN & 7 E.BRUNER HOLLY

NORTH: 5' LS -82'
TWO 4" SHADE TREES @ 40'
2 Existing trees fulfill the requirement
UNDISTURBED

PROVIDED: 64% OF .423ac

PLANT PERCENTAGES
One species Max. 25%/23% (complies)
Overstory Min.40%/77% (complies)
Native 50%
100% Trees Native(complies)
56% /Shrubs Native(complies)



**FRAWLEY
ASSOCIATES, LLC.**

LANDSCAPE ARCHITECTS

675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091
landscapef08@ellsouth.net
www.frawleyassociates.net

ASCEND CONSTRUCTION
201 MARIETTA ST.
ALPHARETTA, GEORGIA

SCALE: AS SHOWN

DATE: 06/26/24

PROJECT: FA-23054

SHEET

L-1.2



CITY COUNCIL ACTION SUMMARY

City Council Date: 6/7/2021
Public Hearing Item: PH-21-09 / V-21-015 Brady / 201 Marietta Street

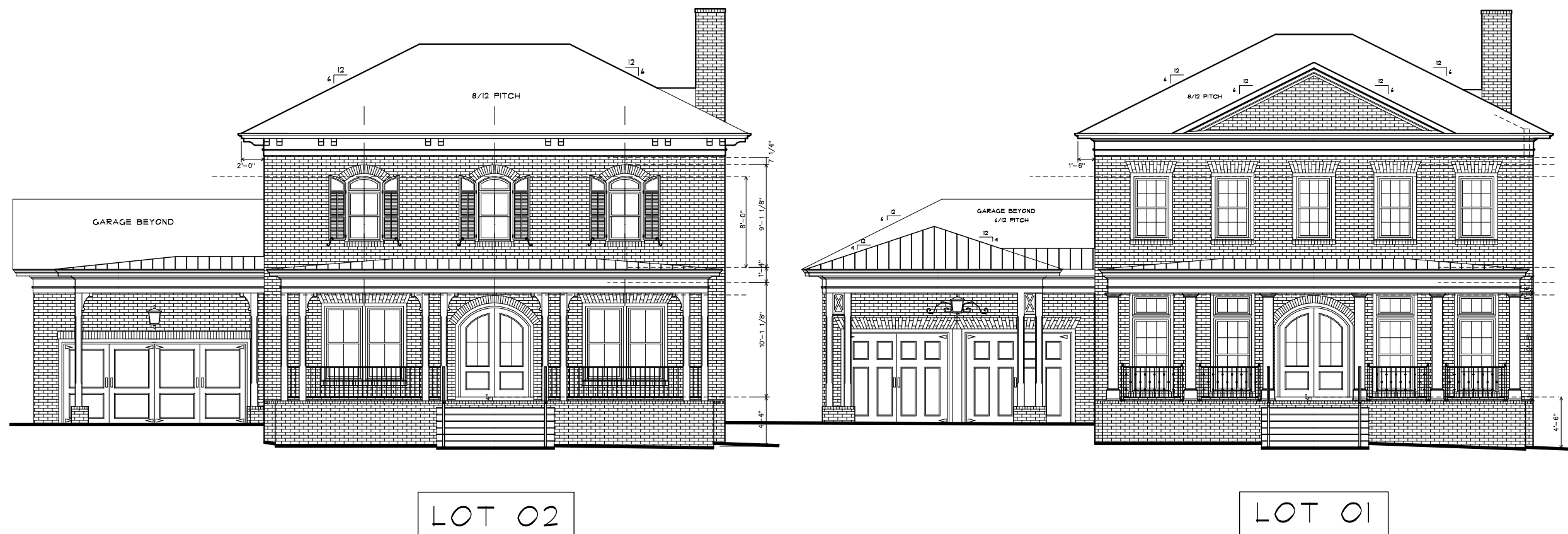
Consideration of a change to previous conditions of zoning to replace 5 'For-Sale' townhome units with 2 single-family detached homes on a 0.83-acre property in the Downtown. A variance is requested to reduce the eastern side setback from 10' to 0'. The property is located at 201 Marietta Street and is legally described as being located in Land Lot 1270, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Richard
Second: Binder
Approved: 7-0

- ❖ Council Member Richard offered a motion to approve PH-21-09/V-21-15 Brady/201 Marietta Street, subject to the following conditions:
 1. 0.83-acre property shall be zoned R-8A/D and limited to single family detached homes. Site shall be developed substantially as depicted on the site plan prepared by E303, dated 5/10/21.
 2. Home elevations shall be substantially similar to the renderings prepared by 3 Elks Design, revised 5/7/21, with final approval by DRB.
 3. Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
 4. Eastern side setback on Lot 2 shall be 0'.
 5. Developer shall supplement 5' landscape strip planting requirements with evergreen screening material, as approved by Staff. Off-site evergreen screening material shall be required along the east side of Lot 2, if approved by the property owner.
 6. Trees shall be protected as depicted on the site plan prepared by E303, revised 5/7/21. Off-site trees #243 (25" Water Oak) and #244 (14" Water Oak) shall be protected and encroachment on the CRZs shall not exceed 30%, as approved by Staff.
 7. Developer shall verify compliance with the previously required stream mitigation (see 2014 Condition #4) and additional mitigation such as increased buffers, runoff reduction measures, water quality treatment, or a combination of the above shall be provided, as approved by Staff.
 8. Infiltration shall be located on each lot with the least impact to existing trees, as approved by Staff.
 9. Previous conditions of zoning related to file #Z-14-04/CLUP-14-02/V-14-02 Marietta Street Townhomes shall remain in effect, except as modified in the conditions above.
 - The motion received a second from Council Member Binder.
 - The motion was approved unanimously (7-0).

Final Conditions:

1. 0.83-acre property shall be zoned R-8A/D and limited to single family detached homes. Site shall be developed substantially as depicted on the site plan prepared by E303, dated 5/10/21.
2. Home elevations shall be substantially similar to the renderings prepared by 3 Elks Design, revised 5/7/21, with final approval by DRB.
3. Decorative low wall or hedge with decorative columns shall frame the front yard as depicted on the renderings prepared by 3 Elks Design, revised 5/7/21.
4. Eastern side setback on Lot 2 shall be 0'.
5. Developer shall supplement 5' landscape strip planting requirements with evergreen screening material, as approved by Staff. Off-site evergreen screening material shall be required along the east side of Lot 2, if approved by the property owner.
6. Trees shall be protected as depicted on the site plan prepared by E303, revised 5/7/21. Off-site trees #243 (25" Water Oak) and #244 (14" Water Oak) shall be protected and encroachment on the CRZs shall not exceed 30%, as approved by Staff.
7. Developer shall verify compliance with the previously required stream mitigation (see 2014 Condition #4) and additional mitigation such as increased buffers, runoff reduction measures, water quality treatment, or a combination of the above shall be provided, as approved by Staff.
8. Infiltration shall be located on each lot with the least impact to existing trees, as approved by Staff.
9. Previous conditions of zoning related to file #Z-14-04/CLUP-14-02/V-14-02 Marietta Street Townhomes shall remain in effect, except as modified in the conditions above.



LOT 02

LOT 01



CONCEPT ELEVATIONS: DETAIL

LOTS 01 & 02
BRADY- 201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT:

REVISIONS

#	DATE	DESCRIPTION
1	04.30.21	CONCEPT
2	05.01.21	REVISED

SHEET

A.2





CONCEPT SITE PLAN: RENDERING

LOTS 01 & 02
BRADY- 201 MARIETTA ST.
ALPHARETTA, GA 30009

PROJECT:

REVISIONS

#	DATE	DESCRIPTION
1	04.30.21	CONCEPT
2	05.01.21	REVISED

SHEET

S.1

Council Member Richard offered a motion to approve Z-21-07/V-21-24 ALPHA AT MAIN/236 & 244 NORTH MAIN STREET, subject to the following conditions:

1. Approximately 1.61 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Paradigm, revised 8/11/2021, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the submitted renderings Exhibit A, except for modifications required to comply with comments by the Downtown Consultant and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have detailed architecture and similar materials on all four sides. Homes fronting North Main Street shall be primarily brick.
3. Side setback separation between structures shall be no less than 6', as depicted on the site plan prepared by Paradigm, revised 8/11/2021.
4. Homes along North Main Street shall have a front yard defined by a decorative front courtyard, as depicted on the submitted rendering, with final approval by Staff. Courtyards may encroach into the required 10' landscape strip, as approved by Staff.
5. Landscape strip along North Main Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff.
6. Project entrance shall include a decorative paver apron, landscaping paver entry subject to GDOT approval.
7. Amenity areas shall be developed with decorative landscape, hardscape, low walls and seating, where appropriate, with final approval by Staff. Landscape shall include plant selections promoting the historic Downtown.
8. Creeping vines shall be planted to cover retaining and low walls.
9. Developer shall save trees as depicted on the site plan prepared by Paradigm, revised 8/11/2021.
10. 5' landscape strips along the north and south property lines shall be planted with evergreens, except for units 5 and 6 where the courtyard meets the property line.
11. A 10' landscape strip, heavily planted where sparse, shall be required along the western property line, as approved by Staff.
12. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
13. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.

14. Stormwater management facilities may be placed underground within the proposed private alley, with final approval by Staff. Facilities shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These facilities and associated maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of the subdivision.

15. Garbage pickup shall be from the alley.

16. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

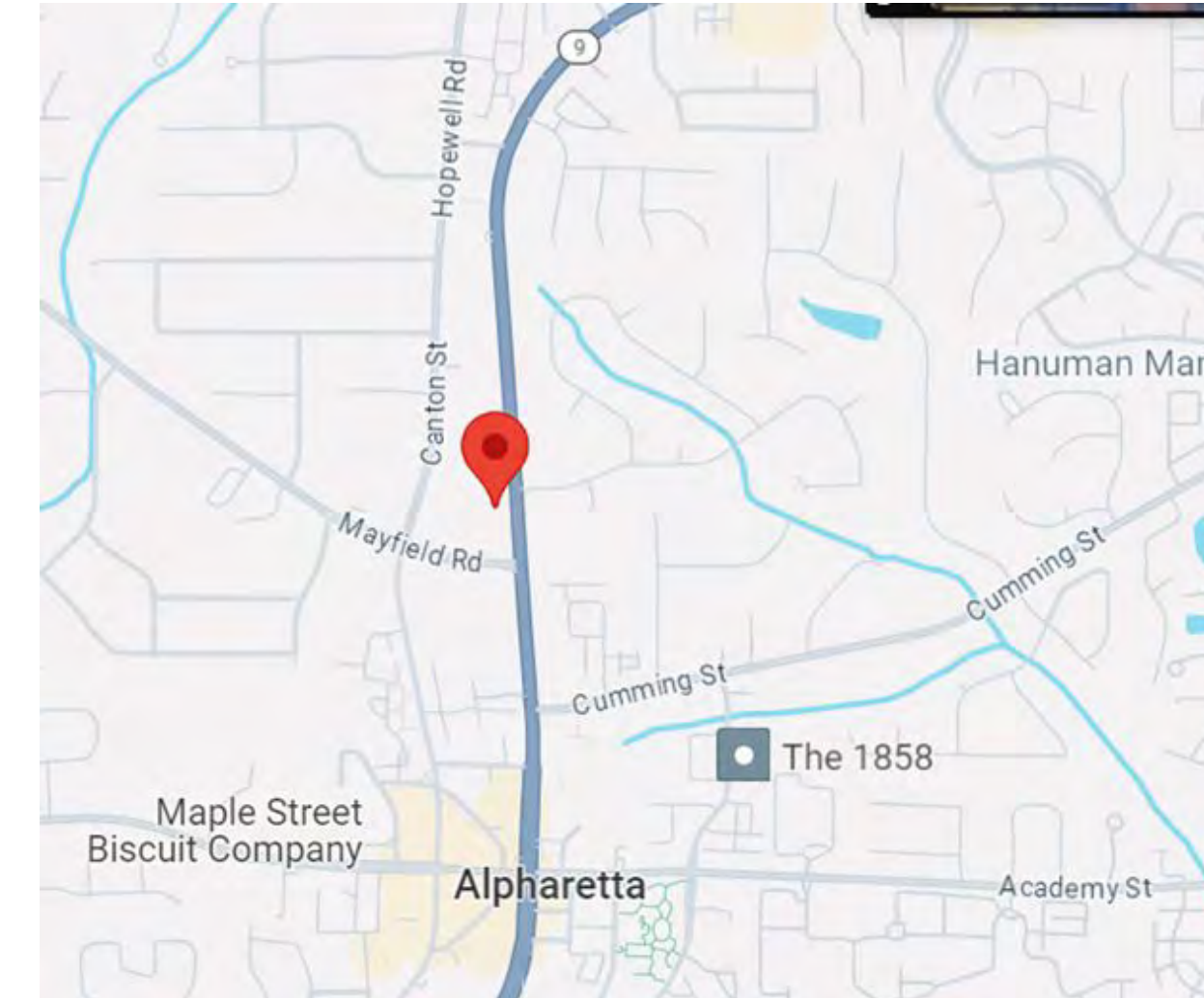
- The motion received a second from Council Member Binder
- The motion was approved (6-1); Council Member Burnett voting in opposition

E.

ALPHA ON MAIN



PROJECT ADDRESS:
244 NORTH MAIN
ALPHARETTA, GA 30009



HOME OWNER:
Kingdom at Main, LLC ; Liel Manoah (Manager)
4243 Dunwoody Club Drive Suite 200

DESIGN:
WHOLE VILLAGE DESIGN
6565 Cherry Tree Lane, Sandy Springs, GA 30328
678-642-6306
cmhellmann@gmail.colm

SCOPE OF WORK:
11 SINGLE FAMILY HOMES
FRAMED CONSTRUCTION
BRICK EXTERIOR



WHOLE VILLAGE DESIGN

6565 Cherry Tree Lane
Sandy Springs,
GA 30328

C.M. Hellmann 678 642 6306

cmhellmann@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

RELEASED FOR CONSTRUCTION

[illegible]

TOWNHOMES

KINGDOM AT MAIN

TITLE PAGE

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-0	
Scale	



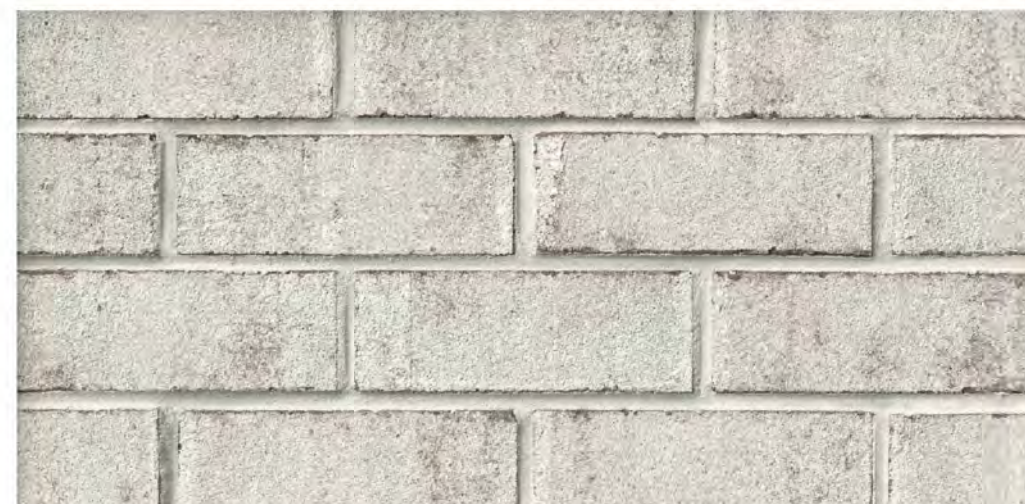
— 30 YEAR ARCHITECTURAL SHINGLES:
CERTAINTEED LANDMARK SERIES
COLOR: WEATHERED WOOD

TYPICAL GUTTER AND DOWNSPOUTS
CONVENTIONAL GUTTER: HALF ROUND
ROUND DOWNSPOUTS
COLOR: IRON ORE
GUTTER HIDDEN BEHIND
CORBELLED BRICK
ALL GUTTERS LOCATED ON
SIDE ELEVATIONS

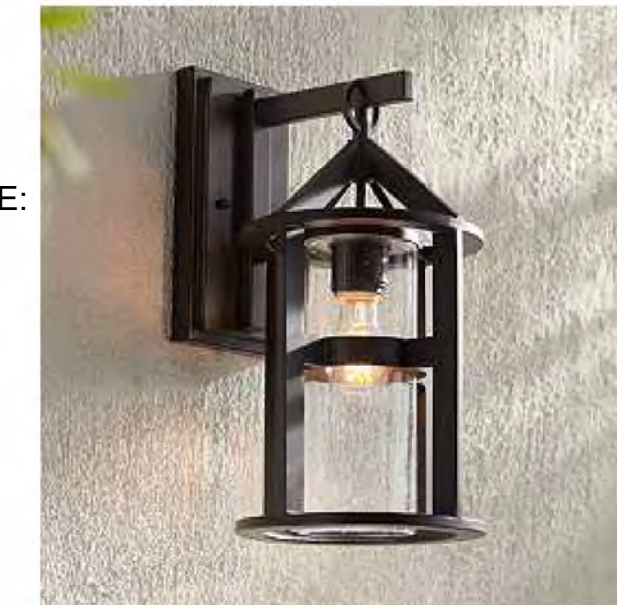


➤ ROWLOCK ACCENTS TYP.

PAINTED BREVITY BROWN
COLOR:
SHERVIN WILLIAMS SW 6068



— LIGHT FIXTURE:



WHOLE VILLAGE DESIGN

C.M. Hellmann 678 642 6306

cmhellmann@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

RELEASED FOR CONSTRUCTION

[illegible]

DESIGN REVIEW

KINGDOM AT MAIN

UNIT 1&5

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A	
Scale	As indicated



WHOLE VILLAGE DESIGN

C.M. Hellmann 678 642 6306

cmhellmann@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

RELEASED FOR CONSTRUCTION

[illegible]

DESIGN REVIEW

KINGDOM AT MAIN

UNIT 2

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
B-1	
Scale	As indicated

10/2/2024 12:46:42 PM



BRICK
MANUFACTURER: -PINE HALL
BRICK
STYLE: -STONINGTON II
COLOR: -QUEEN _____

GARAGE DOOR
 CLOPAY
 CANYON RIDGE SERIES
 COLOR TO MATCH
 HARDIBOARD COLOR

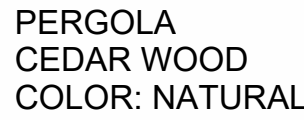
① WEST ELEVATION Copy 3 Copy 1
3/16" = 1'-0"

PRIVACY WALL
BRICK TO
MATCH HOUSE

— LIGHT FIXTURE:

FRONT DOOR: 3' WIDE, HALF GLASS
STYLE: HALF GLASS
COLOR: OPTION 1- WOOD DOOR STAINED TO MATCH PERGOLA
OPTION 2 - FIBREGLASS PAINT TO MATCH HARDIBOARD

PRIVACY WALL
BRICK TO
MATCH HOUSE



RAILINGS WROUGHT IRON



WINDOWS —
DOUBLE HUNG
WITH 6 OVER 6
MUNTINS

MANUFACTURER: PELLA
COLOR: IRON ORE



BRICK
MANUFACTURER: -PINE HALL
BRICK
STYLE: -STONINGTON II
COLOR: -QUEEN _____



30 YEAR ARCHITECTURAL SHINGLES:
CERTAINEED LANDMARK SERIES
COLOR: WEATHERED WOOD

TYPICAL GUTTER AND DOWNSPOUTS
CONVENTIONAL GUTTER: HALF ROUND
ROUND DOWNSPOUTS
COLOR: IRON ORE
GUTTER HIDDEN BEHIND
CORBELLED BRICK
ALL GUTTERS LOCATED ON
SIDE ELEVATIONS

➤ ROWLOCK ACCENTS TYP.

PAINTED LATTE
COLOR:
SHERVIN WILLIAMS SW 6108

- LIGHT FIXTURE:



FRONT DOOR: 3' WIDE, HALF GLASS
STYLE: HALF GLASS
COLOR: OPTION 1- WOOD DOOR STAINED TO MATCH PERGOLA
OPTION 2 - FIBREGLASS PAINT TO MATCH HARDIBOARD



GARAGE DOOR
 CLOPAY
 CANYON RIDGE SERIES
 COLOR TO MATCH
 HARDIBOARD COLOR



- STANDING SEAM ROOF

PRIVACY WALL
BRICK TO
MATCH HOUSE



① WEST ELEVATION Copy 3 Copy 1 Copy 1
3/16" = 1'-0"



② NORTH ELEVATION (RIGHT)
1" = 10'-0"

WHOLE VILLAGE DESIGN

6565 Cherry Tree Lane
Sandy Springs,
GA 30328

C.M. Hellmann 678 642 6306

cmhellmann@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

RELEASED FOR CONSTRUCTION

[illegible]

DESIGN REVIEW

KINGDOM AT MAIN

UNIT 4

Project number	Project Number
----------------	----------------

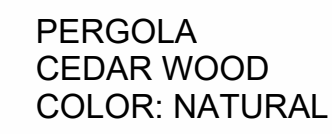
Date	Issue Date
------	------------

Drawn by	Author
----------	--------

Checked by	Checker
------------	---------

B-2

Scale As indicated



RAILINGS WROUGHT IRON



— WINDOWS —
DOUBLE HUNG
WITH 6 OVER 6
MUNTINS

MANUFACTURER: PELLA
COLOR: IRON ORE



BRICK
MANUFACTURER: -
STYLE: -
COLOR: - _____



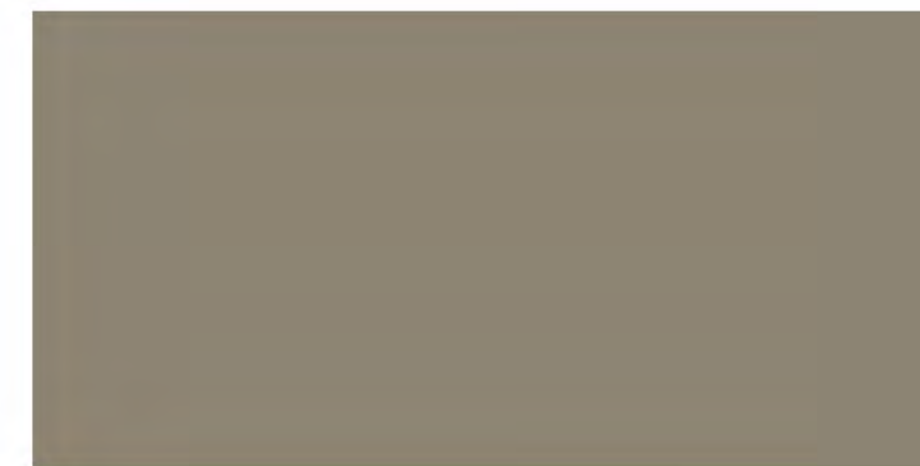
30 YEAR ARCHITECTURAL SHINGLES:
CERTAINTEED LANDMARK SERIES
COLOR: WEATHERED WOOD

TYPICAL GUTTER AND DOWNSPOUTS
CONVENTIONAL GUTTER: HALF ROUND
ROUND DOWNSPOUTS
COLOR: IRON ORE
GUTTER HIDDEN BEHIND
CORBELLED BRICK
ALL GUTTERS LOCATED ON
SIDE ELEVATIONS

➤ ROWLOCK ACCENTS TYP.

PAINTED HARDIBOARD
COLOR:
SHERVIN WILLIAMS SW 6165

— LIGHT FIXTURE:



1. EAST (STREET) ELEVATION
1/4" = 1'-0"

FRONT DOOR: 3' WIDE, HALF GLASS
STYLE: HALF GLASS
COLOR: OPTION 1- WOOD DOOR STAINED TO MATCH PERGOLA
OPTION 2 - FIBREGLASS PAINT TO MATCH HARDIBOARD



GARAGE DOOR
 CLOPAY
 CANYON RIDGE SERIES
 COLOR TO MATCH
 HARDIBOARD COLOR



① WEST ELEVATION
3/16" = 1'-0"

STANDING SEAM ROOF

PRIVACY WALL
BRICK TO
MATCH HOUSE



WHOLE VILLAGE DESIGN

6565 Cherry Tree Lane
Sandy Springs,
GA 30328

C.M. Hellmann 678 642 6306

cmhellmann@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

RELEASED FOR CONSTRUCTION

[illegible]

DESIGN REVIEW

KINGDOM AT MAIN

UNIT 3

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
C	
Scale	As indicated

INSPIRATION IMAGES



MAIN STREET FRONTING COURTYARD HOME:

FOR INSPIRATION WE LOOKED AT A HIGH QUALITY TOWNHOME DEVELOPMENT IN FLORIDA. WE LIKE THE INTERACTION BETWEEN INDOOR AND OUTDOOR SPACES.

BOTH THE ROOFTOP PATIO AND COURTYARD POOL AREA ARE INVISONED TO COMPLIMENT AND EXPAND OUR INTERIOR SPACES.

CLEAN LINES, TALL WINDOWS AND MINIMAL ORNAMENT FOR A PLEASING AESTHETIC WHICH WILL COMPLIMENT THE ALPHARETTA DOWNTOWN AREA.



ALPHA AT MAIN
ALPHARETTA, GEORGIA



ALLEY FACING COURTYARD HOME:

THIS IS A TWO STORY COURTYARD HOME WHICH COMPLIMENTS THE LOOK OF THE MAIN STREET FACING UNITS AND FEATURES SPACIOUS INDOOR/ OUTDOOR LIVING OFF THE COMMON SPACE.

CLEAN LINES, TALL WINDOWS AND MINIMAL ORNAMENT FOR A PLEASING AESTHETIC WHICH WILL COMPLIMENT THE ALPHARETTA DOWNTOWN AREA.

- BRICK • SIDING • STUCCO • STONE
- ARCHITECTURAL SHINGLES W/ METAL ROOF ACCENTS
- PAINTED METAL RAILINGS, GUTTERS & DOWNSPOUTS



• GREEK REVIVAL •

**Main Street Courtyard Villas Design Description****08/23/2021**

This Applicant proposes the combination of two existing O-I zoned properties which are located at 236 & 244 N. Main Street in Downtown Alpharetta, Georgia into a single residential development- proposed to be rezoned DT-LW (Downtown Live-Work).

The applicant proposes Five (5) Villas which front North Main Street and Six (6) additional Villas which front an interior alley within the development for a total of Eleven (11) units or 6.8 units/ acre (8 units/ acre allowable).

The Main Street facing homes are envisioned to embrace the walkable nature of the community by fronting the new 14' active sidewalk with front porticos and courtyard areas. The Applicant intends to create a hospitable atmosphere at the sidewalk level for entertaining and direct interaction between the new residents and the pedestrian connections outside their front doors. To achieve this emphasis on pedestrian activity the Applicant proposes to reduce the number of curb cuts from two to one and will provide vehicular access to all eleven villas via a rear alley. From the rear alley cars will access garages via driveways and pedestrians will walk through an exterior wooden gate into private, open to the sky courtyards, to enter each home.

Main Street Facing façade theme is to be Greek Revival and will share material and detailing elements with the Alley facing units. Below is a description of the Style and Materials the Applicant is proposing:

Architectural Style: Greek Revival

- Symmetrical front façade elements with offset doors.
- Front Entry porches
- Cornices supported with trim
- Gabled roof

Materials: Varies

- Brick (painted & unpainted)
- Painted Plank siding
- Stone
- Painted Panel siding with battens
- Painted Board and Batten Siding
- Painted Trim
- Painted Metal Railings
- Roof: Architectural Shingles with Metal roof accents
- Metal Gutters and downspouts