



# DESIGN REVIEW BOARD MAY 15, 2026

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. Approve DRB Meeting Minutes of 4-17-26

## 8. PUBLIC HEARING

1. **DRB250039 Portman Residential - Design Guide** 3625 Brookside Pkwy  
review Design Guide

2. **DRB260009 Tre Fratelli** 3 South Main St  
review signage

3. **DRB260008 Publix** 11800 Haynes Bridge Rd  
review new exterior paint

4. **DRB26260002 Mayfair @ Haynes Bridge**  
review subdivision elevations

5. **DRB230012 Market District** 126 North Main St **APPLICATION HAS BEEN REMOVED BY STAFF**  
review changes to exterior

## 9. ADJOURNMENT



DESIGN REVIEW BOARD  
APRIL 17, 2026  
**UNOFFICIAL** MINUTES

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

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

Chair Kramer adjourned the workshop at 9:00 a.m..

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

A. Board Members Present

- Richard Kramer (Chair)
- Frank Schwing (Vice- Chair)
- Holly Palmer
- Richard Owens
- Eric Rowen
- Chris Behm

B. Staff Members Present

- Bret Schroeder, Code Enforcement Manager
- Joel Carnow, GIS Specialist, Special Projects Planner
- Elle Taylor. Planning & Zoning Coordinator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of March 20, 2026

❖ Board Member Palmer offered a motion to approve.

▪ Board Member Owens seconded the motion.

- Motion carried (7-0).

## 8. PUBLIC HEARING

### 1. DRB260004 SAJ 58 Canton Street

Applicant presented review of exterior changes.

There was no public comment.

After discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the awning and paint as presented.
  - Board Member Palmer seconded the motion.
  - Motion carried (6-0).

### 2. DB260005 Dolce Spoon 64 North Main S

Applicant presented a review of new monument sign.

- Brought sample sign.
- Didn't have actual color samples.

There was discussion from the Board:

- Not Creative.
- Black background.
- Paint posts a different color.
- Reduce height of background.

There was no public comment.

- ❖ Rowen offered a motion to approve the monument sign based on the submittal with the following conditions:
  1. Applicant will raise the disc signage to the top of the columns. The sign will be at the top of the columns.
  2. The background as presented will be reduced to a 30" height and centered on the circular sign.
  3. The Applicant will add a trim detail at the top in the bottom of the background.
  4. The Applicant will provide ground cover around the base of the sign and the colors for the posts in the background will match the text on the circular sign and the trim will match the background of the circular sign.
  5. Colors and columns will be painted to match text in sign.

6. Trim colors to match whites and background.
7. Colors to be approved by Staff.
  - Vice-Chair Schwing seconded the motion.
  - Motion carried (6-0).

There was discussion during the motion:

1. The background color in the columns will be painted to match the darker maroon color text in the sign.
2. Columns in the background will be the same color as the border that's on the sign instead of black.
3. Trim color will match the whitish pinkish background color.
4. Makes it more artistic.
5. Board Member Rowen sent a sketch to Mr. Schroeder.
6. Height of the sign matches the tops of the posts.
7. Background is a 30" instead of 48".
8. Background of the sign is the Dolce Spoon, Darker, Brownish Color.
9. Trim at top and bottom of the background.
10. No trim color at the base of the bottom.
11. Landscaping.

**3. DRB260006 Chevron 3955 Old Milton**

Applicant presented review of exterior modifications

- ❖ Board Member Palmer offered a motion to approve the color and the signage changes presented today with the exception that the red banding on the monument sign be changed to Brookside Green,
  - Board Member Rowen seconded the motion.
  - Motion carried (6-0).

**4. DRB260007 AC Hotel Northwinds 2000 Summit Place**

Board Member Rowen recused himself as he is affiliated with the project.

Applicant presented review of new construction.

- Site Plan.

- Master Plan of Development.
- Location of Hotel along Alpha Loop.
- Dumpsters, Transformers, Retaining walls.
- Landscaping.
- Lighting.
- Photometrics.
- Signage.
- Decorative sidewalk.
- Exterior Elevations.
- Provided Sample Board.

There was discussion from the Board:

- Wall should be brick facing or veneer.
- Brick and Mortar colors.

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to approve elevations and materials as presented with the following conditions:
  1. Applicant will apply a brick veneer on the retaining wall that faces Haynes Bridge Road using the same dark brick that's on the building.
  2. The dark brick will either be in the valor texture and in that case could use the original proposed mortar color, if unable to get the dark brick in the valor texture, applicant will use the lighter mortar color shown that was called the Magnolia Mason's Mix.
    - Board Member Palmer seconded the motion.
    - Motion carried (5-0).
- ❖ Vice-Chair Schwing offered a motion to defer signage to Staff.
  - Board Member Palmer seconded the motion.
  - Motion carried (5-0).

## 9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:21 a.m.

# BROOKSIDE VILLAGE

## DESIGN STANDARDS BOOKLET



**PORTMAN**



# Contents

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*Section 1*

# Brookside Village Renderings



BODY SPA

BODY SPA

BROOKSIDE

BROOKSIDE VILLAGE

BARRY'S BOOTCAMP





BARCELONA WINE BAR

BROOKSIDE

LITTLE RAY MEXICAN CANTINA





**BROOKSIDE FLATS**







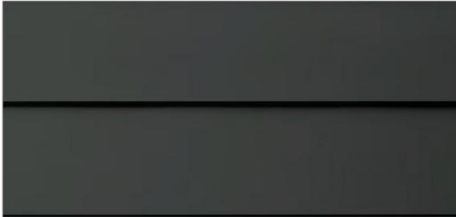
*Section 3*

# **Selected Building Materials**

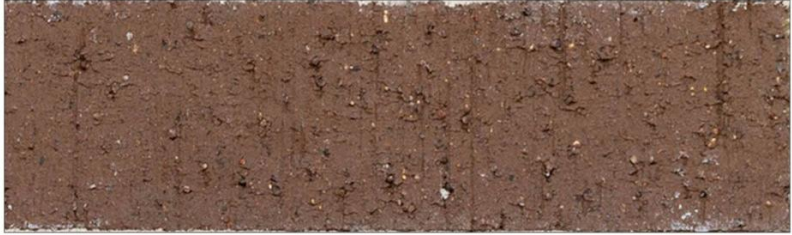
# Building Material Palette



MORTAR | BROWN BRICK



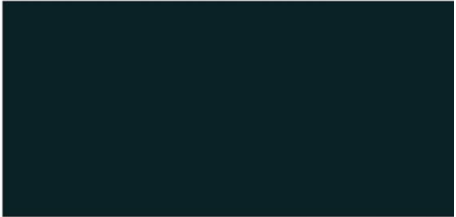
FIBER CEMENT | (7.01 - FC)



BROWN BRICK | (4.01 - BR-1)



MORTAR | WHITE BRICK



METAL PANEL | (5.02 / 7.04)



WHITE BRICK | (4.03 - BR-3)



MORTAR | BLACK BRICK



WINDOWS | BRONZE / BLACK



BLACK BRICK | (4.02 - BR-2)

# Site Material Palette



**BRICK**



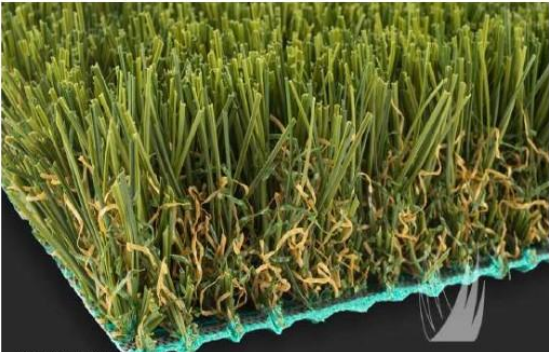
**GRAVEL**



**PERMEABLE PAVERS**



**WOOD**



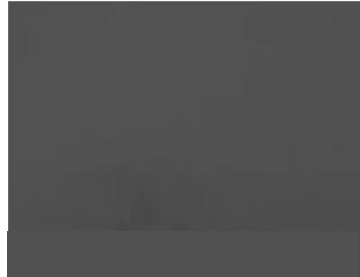
**ARTIFICIAL TURF**



**GRANITE**



**CONCRETE**



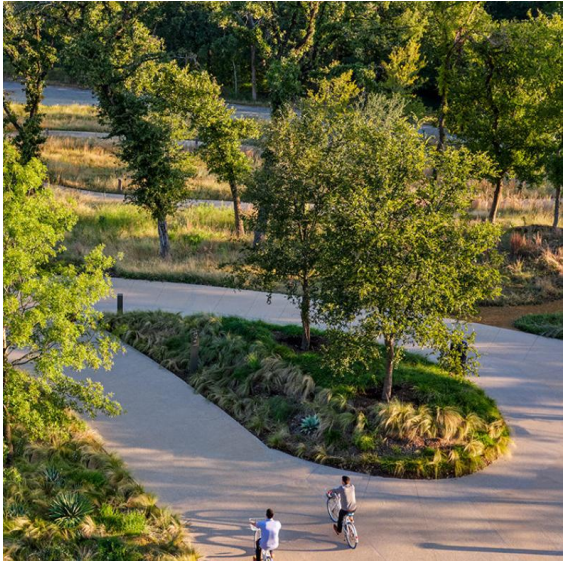
**STEEL OR ALUMINUM**



*Section 4*

# Landscape Palette

# Look + Feel – Imagery



# Overstory + Midstory Trees



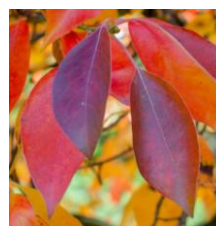
VERANDA AMERICAN HORNBEAM



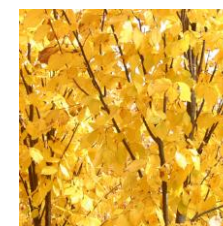
SHUMARD OAK



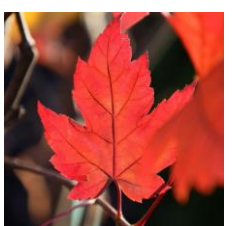
BLACK GUM



SHUMARD OAK



AUTUMN BLAZE RED MAPLE



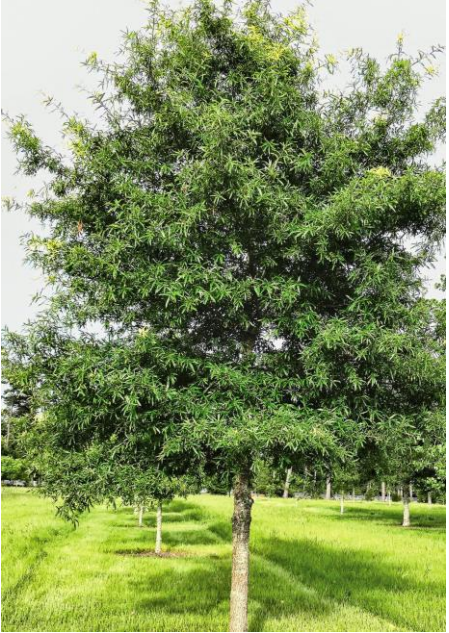
# Overstory + Midstory Trees



RIVER BIRCH



WILDFIRE TUPELO



WILLOW OAK



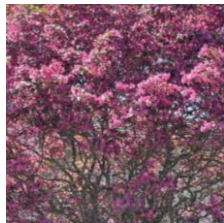
AMERICAN ELM



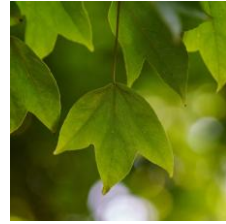
# Understory



**CHINESE FRINGE TREE**



**TRIDENT MAPLE**



**SWEETBAY MAGNOLIA (SINGLE TRUNK)**



**MIKINORI PARROTIA**



# Screening / Evergreen Trees



**BALD CYPRESS**



**GIANT GREEN ARBORVITAE**



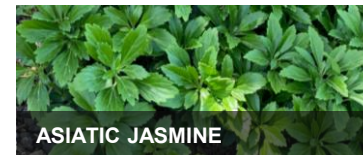
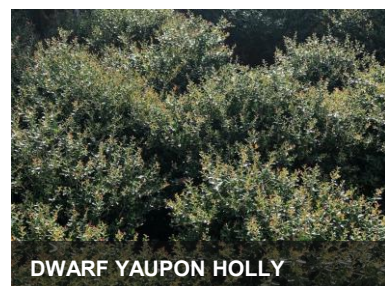
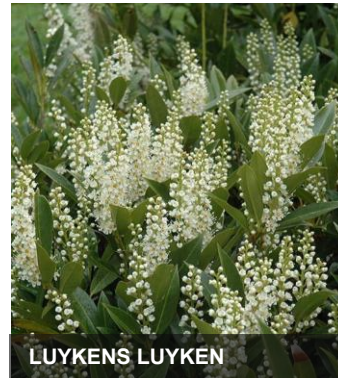
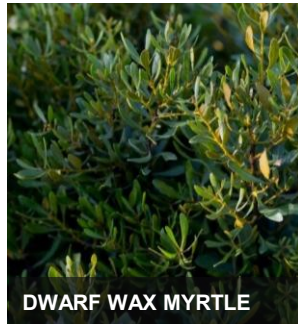
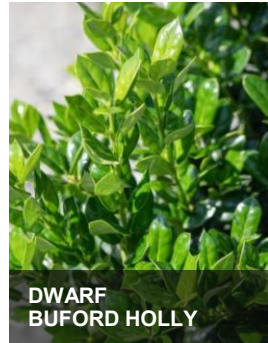
**HOLLY SPP.**



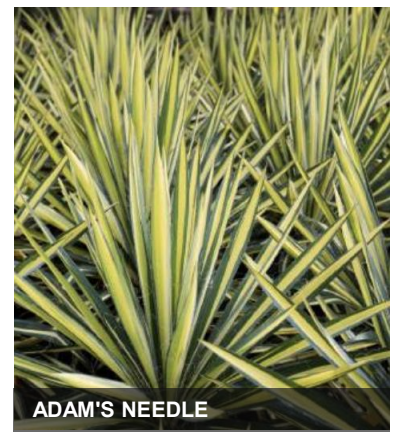
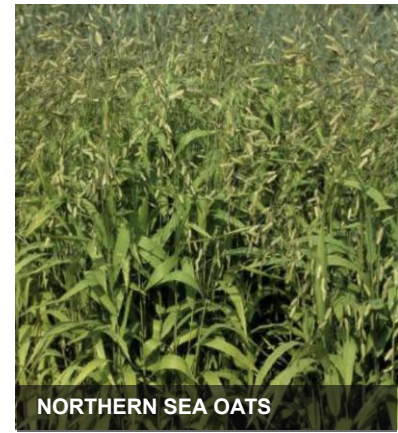
**LOBLOLLY PINE**



# Plant Pallet: Deciduous Plants



# Plant Pallet: Perennials + Ornamental Grasses

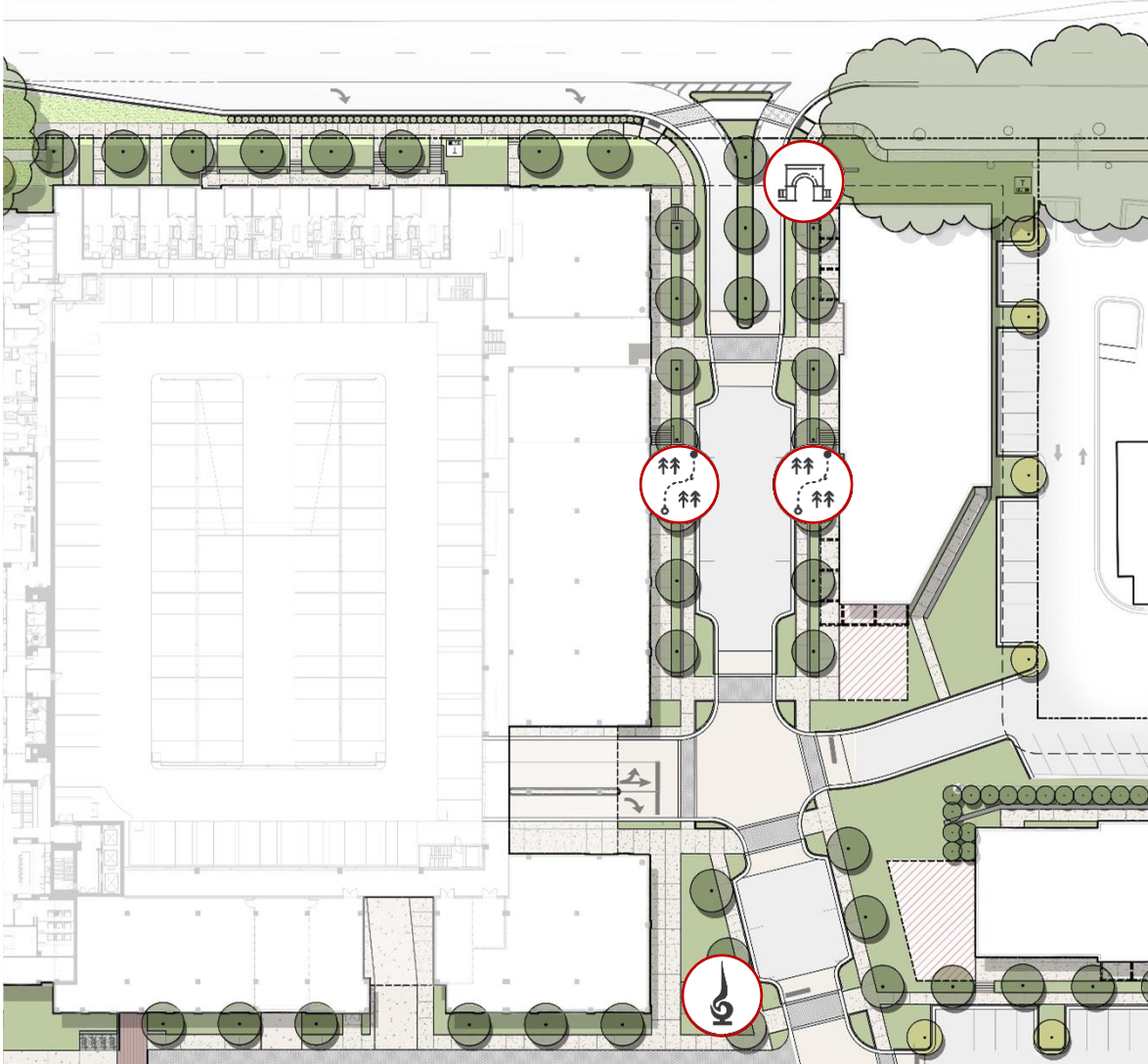




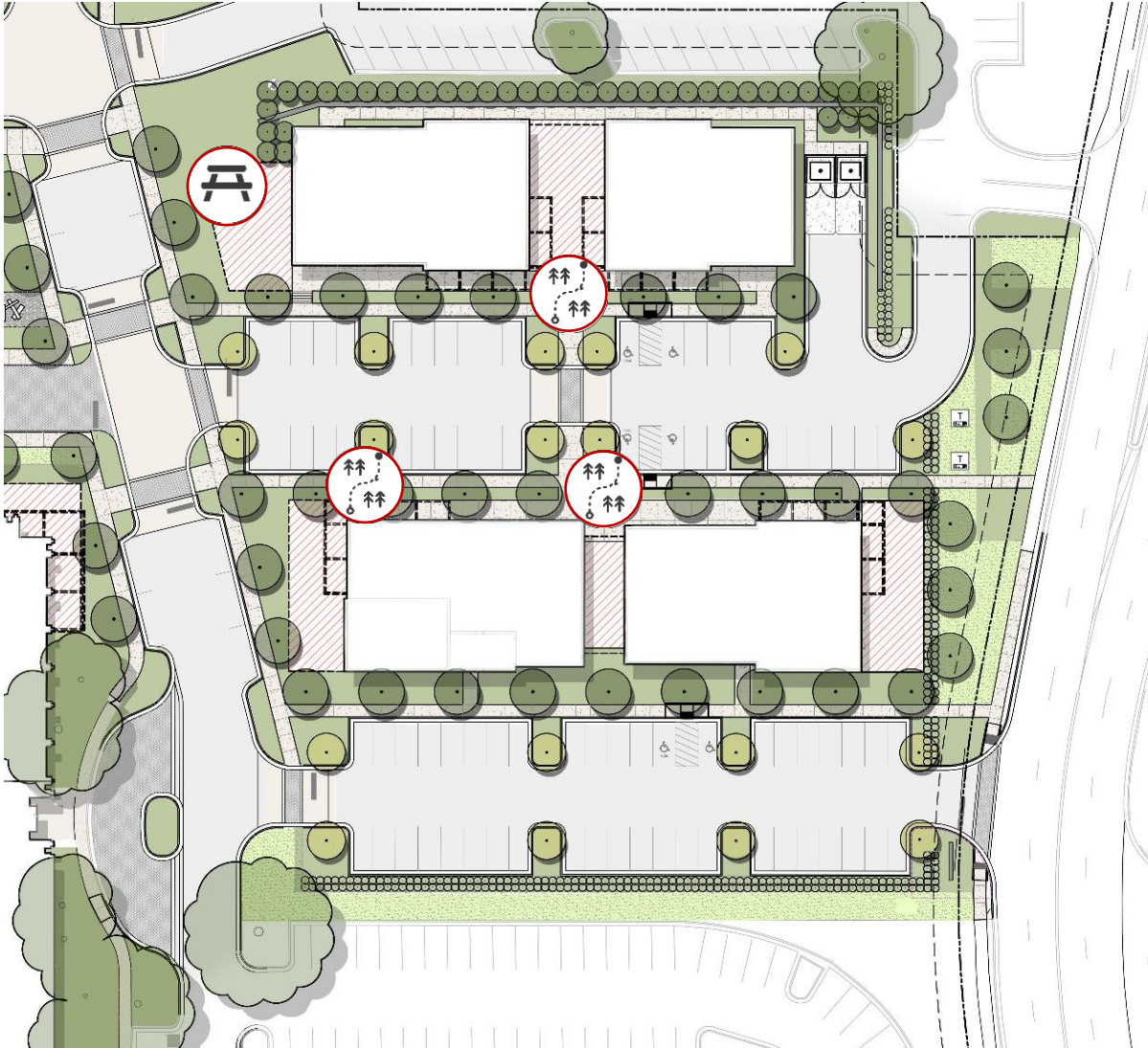
*Section 5*

# Design Features

# Old Milton Pkwy Entrance



# Retail Amenities + Brookside Pkwy Entrance



# Mixed-Use Trail



# Street Furniture



SITE PIECES ROCKER



SITE PIECES BENCH



SITE PIECES MONOLINE DETAIL



ELEBERTON GRANITE BLOCKS



SITE PIECES MONOLINE LINK



COLUMBIA CASCADE, COLOSSUS

# Streetscape Furniture



BOULDER AS BOLLARDS



SITE PIECES MOVEABLE PLANTERS



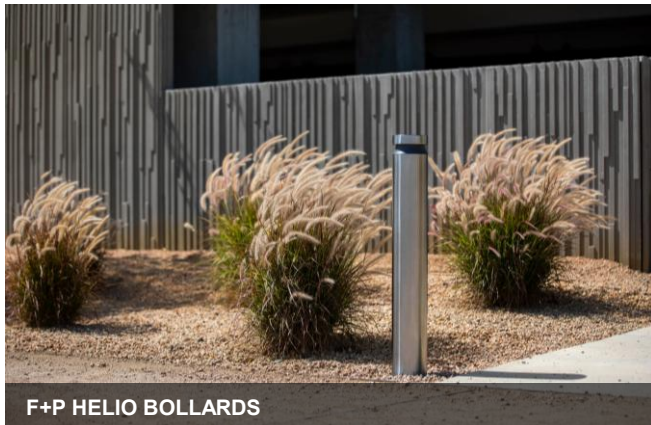
SITE PIECES MONOLINE LITTER BIN



SITE PIECES MONOLINE NO.2 COMBO



SITE PIECES MONOLINE CORE BIKE RACK



F+P HELIO BOLLARDS



STREETLIFE MOVEABLE PLANTERS



SITE PIECES MONOLINE LITTER BIN



MONOLINE STANDARD BIKE RACK

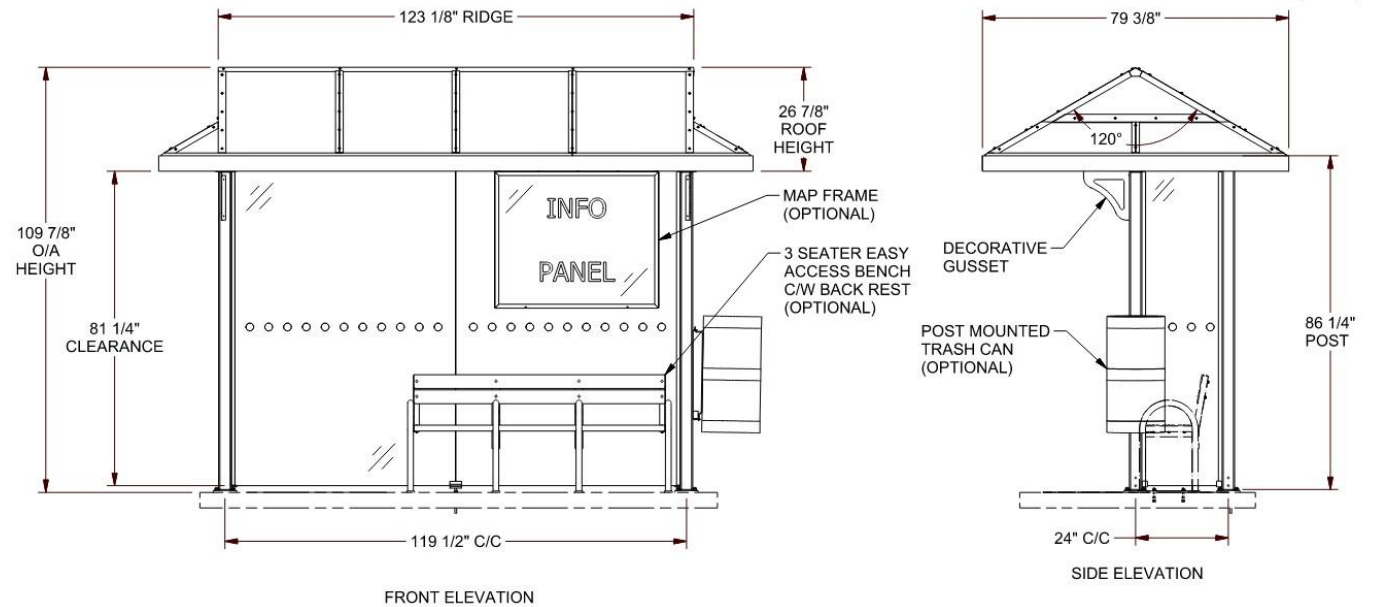
*Bollards*

*Planters*

*Trash Receptacles*

*Bike Racks*

# MARTA Bus Stop



*pending approval coordination with MARTA*

# Site Lighting – Look & Feel



# Site Lighting



# Public Art – Look + Feel



# Graphics and Signage – Look + Feel





**PORTMAN**



## **Brookside Village: Design Standards Booklet**

303 Peachtree Center Ave NE Suite 575 Atlanta, Georgia 30303

[portmanholdings.com](http://portmanholdings.com)

# 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  
Community Development/Bret  
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: Tre Fratelli

Location Address: 3 South Main St

Mailing Address: 3 South Main St

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Jim Tardif

Contact Telephone: 678 - 748 - 3535 Mobile Telephone: 678 - 230 - 3873

Fax: \_\_\_\_\_ Email: jim@signsofsignificance.com

Contact's Relation to Business: Sign Contractor

This Application For (Check all that apply):

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

### Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$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: Joe Lockwood

Physical Address: 5 South Main St

Mailing Address: 5 South Main St

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678 640 9470 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): Joe Lockwood Date: 3-31-26

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 3 South Main St Alpharetta, GA

Tax ID or Map Reference Number: 22 482512690227

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

Existing Zoning of Property: ~~C2~~ C2 Existing Uses of Property: RESTAURANT

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

Applicant Signature: [Signature] Date: 4-1-26 Print Form

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## DESIGN REVIEW BOARD REVIEW CRITERIA

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

elegant upscale sign that will bring out the old school character of an authentic italian restaurant

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

Yes

No

---

## DESIGN REVIEW BOARD REVIEW CRITERIA

---

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

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

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

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

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

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

Please list and describe the 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](#).*

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## DESIGN REVIEW BOARD REVIEW CRITERIA

---

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

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

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

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

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

personable family friendly local Italian restaurant that people will want to visit several times a week.

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.

Pin mounted halo lighted letters



Channel letters  
 Halo illuminated  
 Light color to be: 2k to 5k

3" black returns  
 Mounted on 2" standoffs

Black face with gold trim

Sign Dimensions:  
 122.6" wide X 28" tall : 23.85 SF

**SIGNS OF SIGNIFICANCE**  
 MAKE EVERY IMPRESSION SIGNIFICANT  
 678.748.3535  
 1335 Northmeadow Parkway Suite 112  
 Roswell, GA 30076

**CUSTOMER**

**Tre Fratelli**  
 3 South Main St

**DATE 3/27/26**

# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

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Fee Paid      Initial: \_\_\_\_\_

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

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

Contact for All Notifications: \_\_\_\_\_

Contact Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Mobile Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

Contact's Relation to Business: \_\_\_\_\_

### This Application For (Check all that apply):

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

### Application Fees:

Reveivs \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00

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

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# CITY OF ALPHARETTA

## DESIGN REVIEW BOARD APPLICATION

### Property Owner Information:

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

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

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

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

Owner Telephone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Contact Fax: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

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

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

Owner Name (Printed): \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

### Property Information:

Address (If Assigned) : \_\_\_\_\_

Tax ID or Map Reference Number: \_\_\_\_\_

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Existing Zoning of Property: \_\_\_\_\_ Existing Uses of Property: \_\_\_\_\_

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

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Print Form

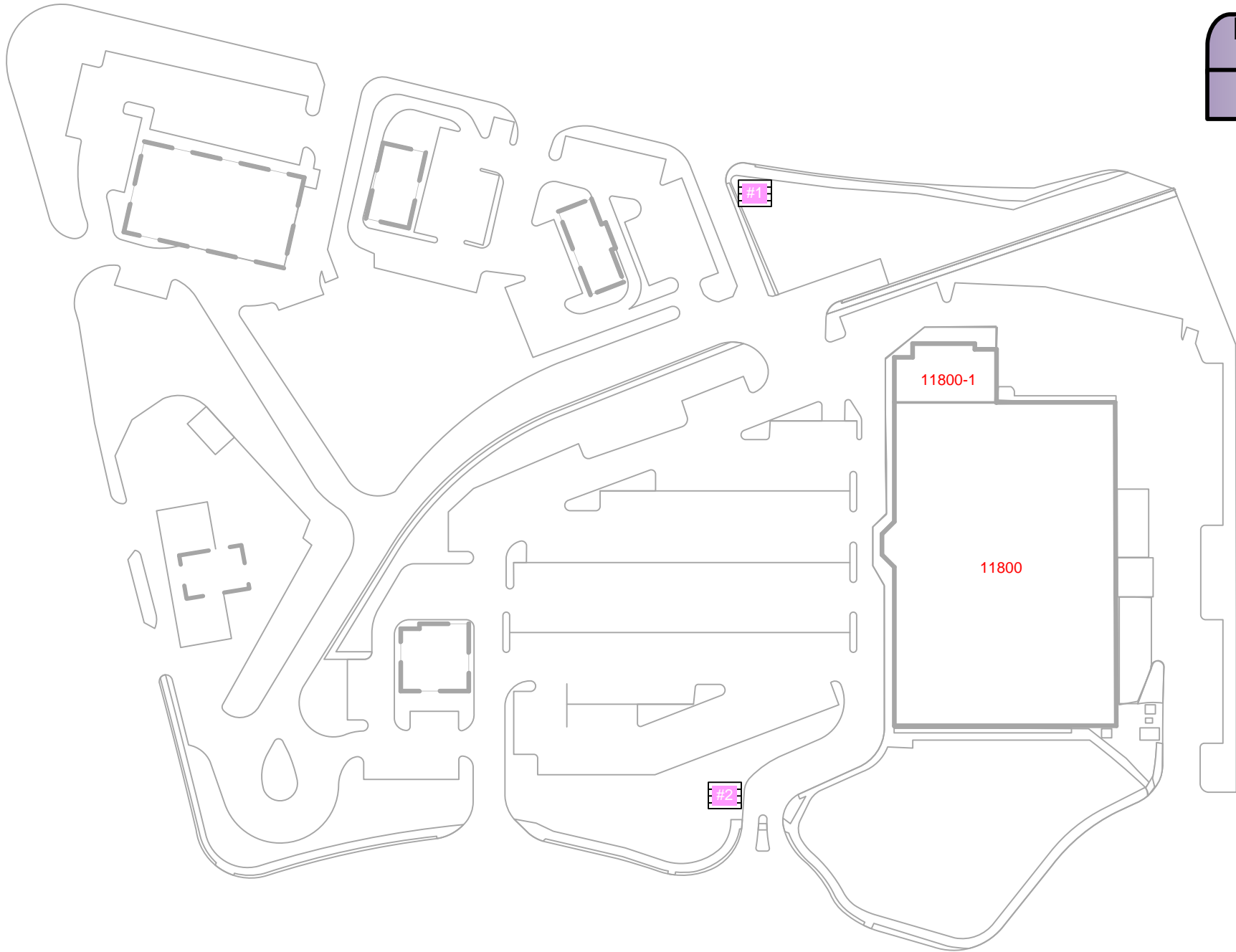


Monument Sign #1



Monument Sign #2

\*Sign panels are approximate sizes



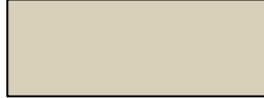
	Monument Sign
--	---------------

Plans produced by:  
**ID Plans Corp**  
2/13/2017  
(813) 657-2545

Store 556 - Exterior Repaint  
11800 Haynes Bridge Rd  
Alpharetta GA 30009

## Palette 7

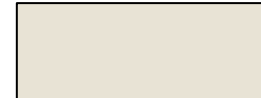
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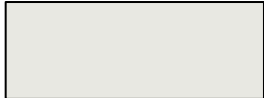
PPG14-06 Winter Feather



PPG1024-1 Off White



PPG1010-1 Pegasus



PPG1011-7 Onyx



PPG1010-4 Stepping Stone



# 556 - Publix - Alpharetta GA



1



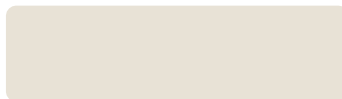
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PPG14-06  
Winter Feather

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PPG1024-1  
Off White

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PPG1010-1  
Pegasus

5



PPG1011-7  
Onyx

6



PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



1



PPG1097-3  
Toasted Almond

2



PPG14-06  
Winter Feather

4



PPG1010-1  
Pegasus

5



PPG1011-7  
Onyx

6



PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



1



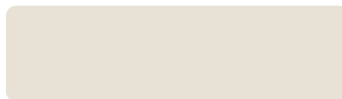
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2



PPG14-06  
Winter Feather

3



PPG1024-1  
Off White

4



PPG1010-1  
Pegasus

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PPG1011-7  
Onyx

6



PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



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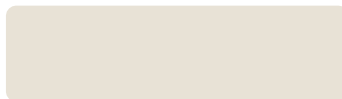
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PPG14-06  
Winter Feather

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PPG1024-1  
Off White

4



PPG1010-1  
Pegasus

5



PPG1011-7  
Onyx

6



PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



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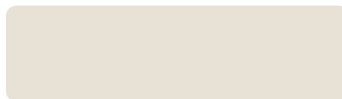
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Winter Feather

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PPG1024-1  
Off White

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PPG1010-1  
Pegasus

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PPG1011-7  
Onyx

6



PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



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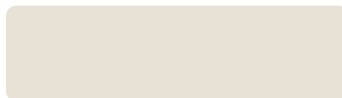
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PPG14-06  
Winter Feather

3



PPG1024-1  
Off White

4



PPG1010-1  
Pegasus

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PPG1011-7  
Onyx

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PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



1



PPG1097-3  
Toasted Almond

4



PPG1010-1  
Pegasus

6



PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



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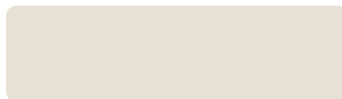
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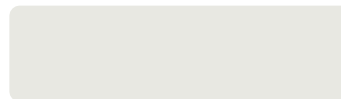
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PPG1024-1  
Off White

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PPG1010-1  
Pegasus

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PPG1011-7  
Onyx

6



PPG1010-4  
Stepping Stone

# 556 - Publix - Alpharetta GA



1



PPG1097-3  
Toasted Almond

2



PPG14-06  
Winter Feather

4



PPG1010-1  
Pegasus

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PPG1011-7  
Onyx

# 556 - Publix - Alpharetta GA

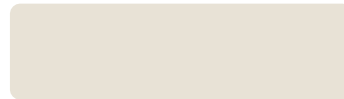


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PPG1097-3  
Toasted Almond

3



PPG1024-1  
Off White

4



PPG1010-1  
Pegasus

5



PPG1011-7  
Onyx

# 556 - Publix - Alpharetta GA



2



PPG14-06

Winter Feather

# 556 - Publix - Alpharetta GA



1



PPG1097-3  
Toasted Almond

2



PPG14-06  
Winter Feather

3



PPG1024-1  
Off White

4



PPG1010-1  
Pegasus

5



PPG1011-7  
Onyx

6



PPG1010-4  
Stepping Stone



M

# Mayfair at Haynes Bridge



SITE PLAN



Mayfair at Haynes Bridge  
 April 29, 2026





STUCCO  
 ASPHALT SHINGLES  
 HORIZONTAL SIDING  
 BRICK

LOT 1 - FRONT ELEVATION A  
 COLOR SCHEME #3



ASPHALT SHINGLES  
 HORIZONTAL SIDING  
 BRICK

LOT 17 - RIGHT ELEVATION A  
 COLOR SCHEME #5



Mayfair at Haynes Bridge  
 April 29, 2026





STUCCO  
 ASPHALT SHINGLES  
 HORIZONTAL SIDING  
 BRICK

LOT 1 - RIGHT ELEVATION A  
 COLOR SCHEME #3



ASPHALT SHINGLES  
 BRICK  
 HORIZONTAL SIDING

LOT 17 - FRONT ELEVATION A  
 COLOR SCHEME #5



Mayfair at Haynes Bridge  
 April 29, 2026





STUCCO  
 ASPHALT SHINGLES  
 BRICK  
 SMOOTH PANEL SIDING  
 HORIZONTAL SIDING

STUCCO  
 ASPHALT SHINGLES  
 HORIZONTAL SIDING  
 BRICK

LOT 2 - RIGHT ELEVATION D  
 COLOR SCHEME #1

LOT 1 - LEFT ELEVATION A  
 COLOR SCHEME #3



Mayfair at Haynes Bridge  
 April 29, 2026





LOT 2 - FRONT ELEVATION D  
 COLOR SCHEME #1



Mayfair at Haynes Bridge  
 April 29, 2026





LOT 5 - FRONT ELEVATION B  
COLOR SCHEME #2

LOT 4 - FRONT ELEVATION A  
COLOR SCHEME #4

LOT 3 - FRONT ELEVATION C  
COLOR SCHEME #6



Mayfair at Haynes Bridge  
April 29, 2026





LOT 5 - LEFT ELEVATION B  
 COLOR SCHEME #2

LOT 6 - RIGHT ELEVATION D  
 COLOR SCHEME #3



Mayfair at Haynes Bridge  
 April 29, 2026





LOT 9 - FRONT ELEVATION B  
COLOR SCHEME #2

LOT 8 - FRONT ELEVATION C  
COLOR SCHEME #1

LOT 7 - FRONT ELEVATION A  
COLOR SCHEME #7

LOT 6 - FRONT ELEVATION D  
COLOR SCHEME #3



Mayfair at Haynes Bridge  
April 29, 2026





LOT 13 - FRONT ELEVATION B  
COLOR SCHEME #3

LOT 12 - FRONT ELEVATION E  
COLOR SCHEME #5

LOT 11 - FRONT ELEVATION A  
COLOR SCHEME #6

LOT 10 - FRONT ELEVATION D  
COLOR SCHEME #7



Mayfair at Haynes Bridge  
April 29, 2026



Scheme #1

Shingle Roofing  
CertainTeed  
*Weathered Wood*

Metal Roof  
*Dark Bronze*

Gutters & Downspouts  
*Bronze*

Primary Siding  
*Pearly White*  
SW 7009

Windows  
*Bronze*

Shutters  
*Brainstorm Bronze*  
SW 7033

Trim  
*Brainstorm Bronze*  
SW 7033

Brick Veneer  
Henry Brick  
*Avondale*

Front Door  
*Breezy*  
SW 7616

Garage Door  
*Barcelona Beige*  
SW 7530

Eaves & Fascia  
*Barcelona Beige*  
SW 7530

Railing  
*Bronze Aluminium*

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

Scheme #2

Shingle Roofing  
CertainTeed  
*Weathered Wood*

Metal Roof  
*Dark Bronze*

Gutters & Downspouts  
*Bronze*

Primary Siding  
*Barcelona Beige*  
SW 7530

Windows  
*Clay*

Shutters  
*Sealskin*  
SW 7675

Trim  
*Wool Skein*  
SW 6148

Brick Veneer  
General Shale  
*Clayton Falls*

Front Door  
*Charwood*  
SW 3542

Garage Door  
*Wool Skein*  
SW 6148

Eaves & Fascia  
*Wool Skein*  
SW 6148

Railing  
*Bronze Aluminium*

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

COLOR SAMPLE SHEETS



Mayfair at Haynes Bridge  
April 29, 2026



Scheme #3



Gutters &  
Downspouts  
*Bronze*

Front Door  
*Hill Country*  
SW 3532

Garage Door  
*Wool Skein*  
SW 6148

Eaves & Fascia  
*Wool Skein*  
SW 6148

Railing  
*Bronze Aluminium*

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

Scheme #4



Gutters &  
Downspouts  
*Bronze*

Front Door  
*Chestnut*  
SW 3524

Garage Door  
*Pearly White*  
SW 7009

Eaves & Fascia  
*Pearly White*  
SW 7009

Railing  
*Bronze Aluminium*

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

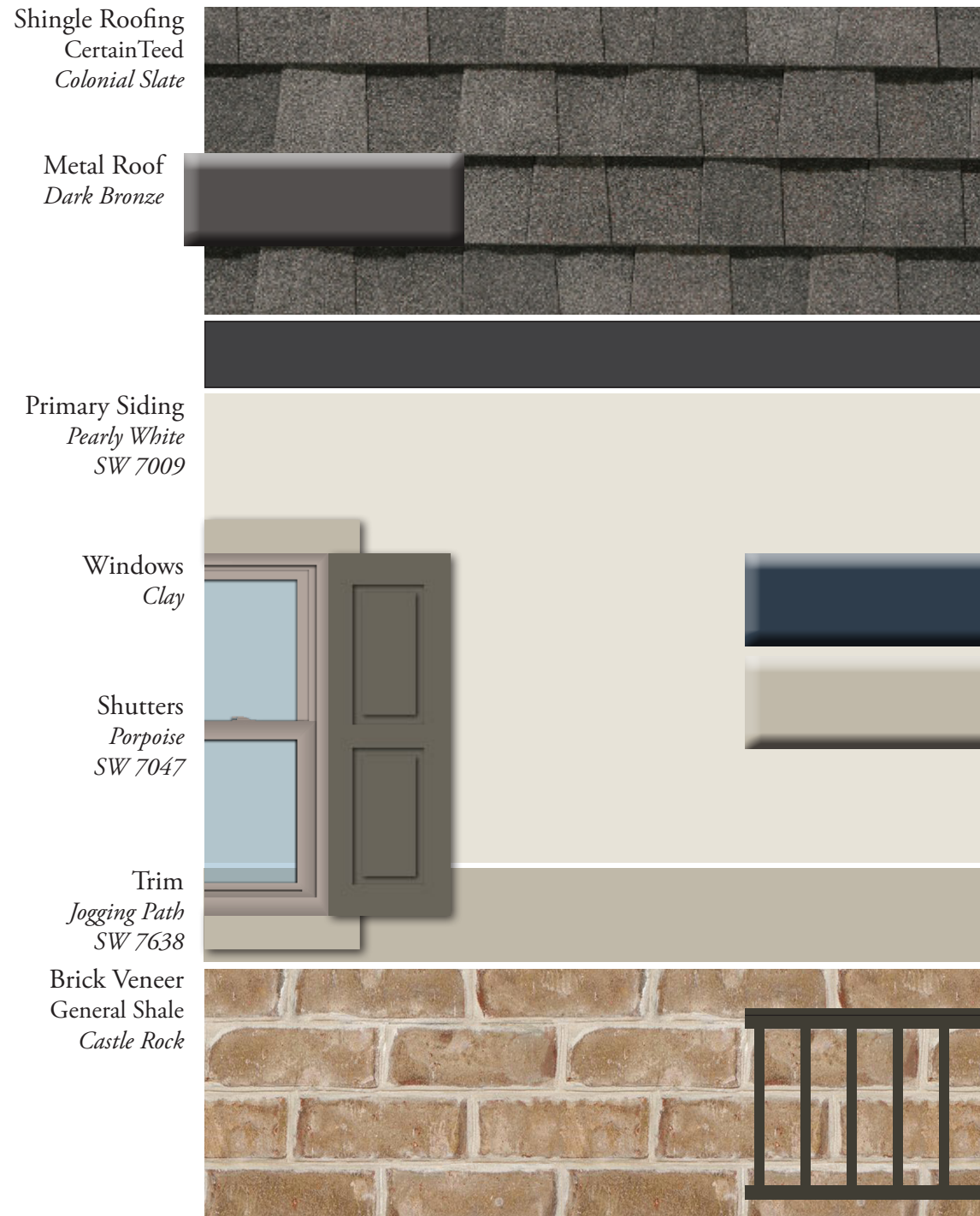
COLOR SAMPLE SHEETS



Mayfair at Haynes Bridge  
April 29, 2026



Scheme #5



Gutters &  
Downspouts  
*Bronze*

Front Door  
*Naval*  
SW 6244

Garage Door  
*Jogging Path*  
SW 7638

Eaves & Fascia  
*Jogging Path*  
SW 7638

Railing  
*Bronze Aluminium*

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

Scheme #6



Gutters &  
Downspouts  
*Bronze*

Front Door  
*Chestnut*  
SW 3524

Garage Door  
*Brainstorm Bronze*  
SW 7033

Eaves & Fascia  
*Brainstorm Bronze*  
SW 7033

Railing  
*Bronze Aluminium*

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

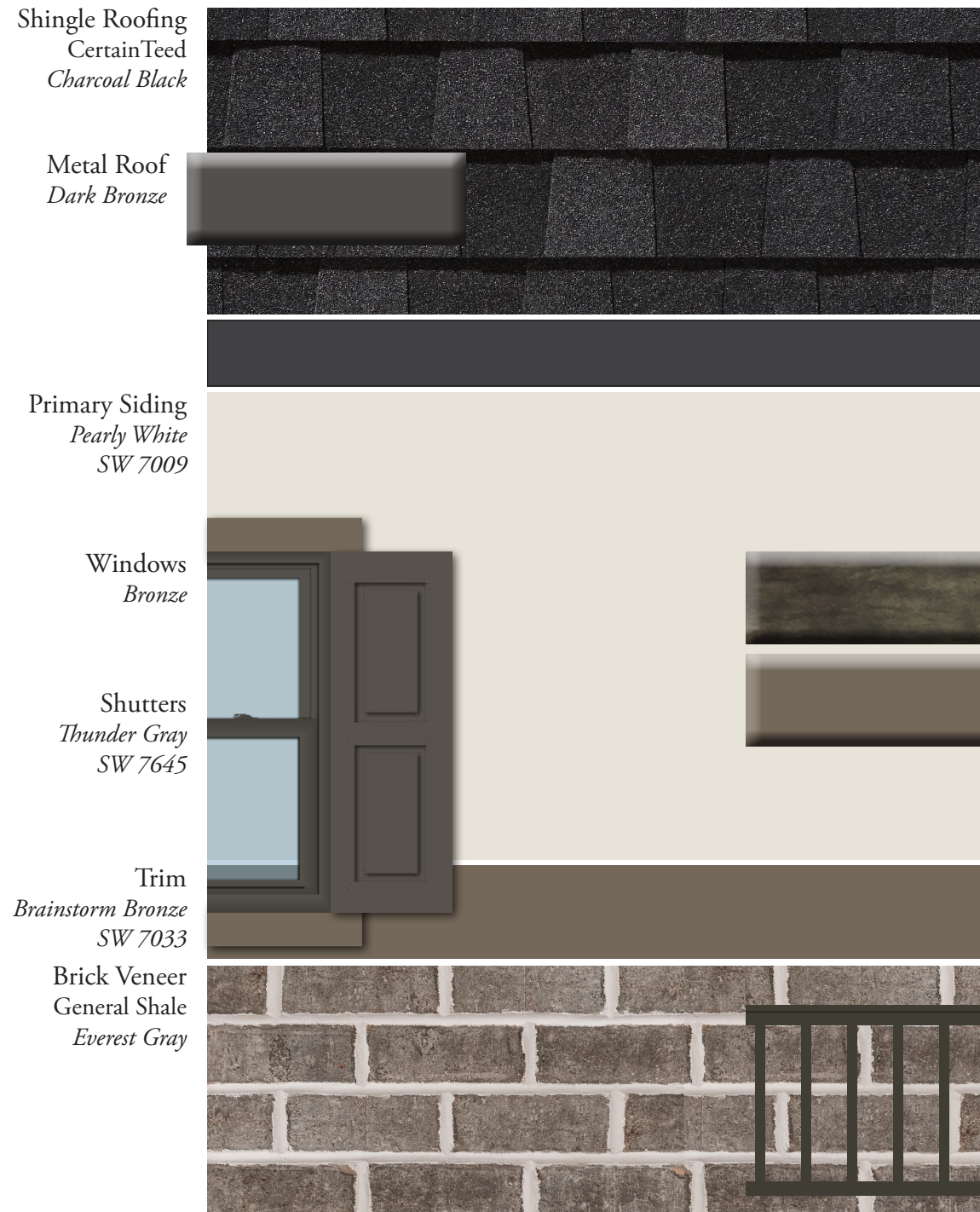
COLOR SAMPLE SHEETS



Mayfair at Haynes Bridge  
April 29, 2026



Scheme #7



Shingle Roofing  
CertainTeed  
*Charcoal Black*

Metal Roof  
*Dark Bronze*

Primary Siding  
*Pearly White*  
SW 7009

Windows  
*Bronze*

Shutters  
*Thunder Gray*  
SW 7645

Trim  
*Brainstorm Bronze*  
SW 7033

Brick Veneer  
General Shale  
*Everest Gray*

Gutters &  
Downspouts  
*Bronze*

Front Door  
*Blue Shadow*  
SW 3531

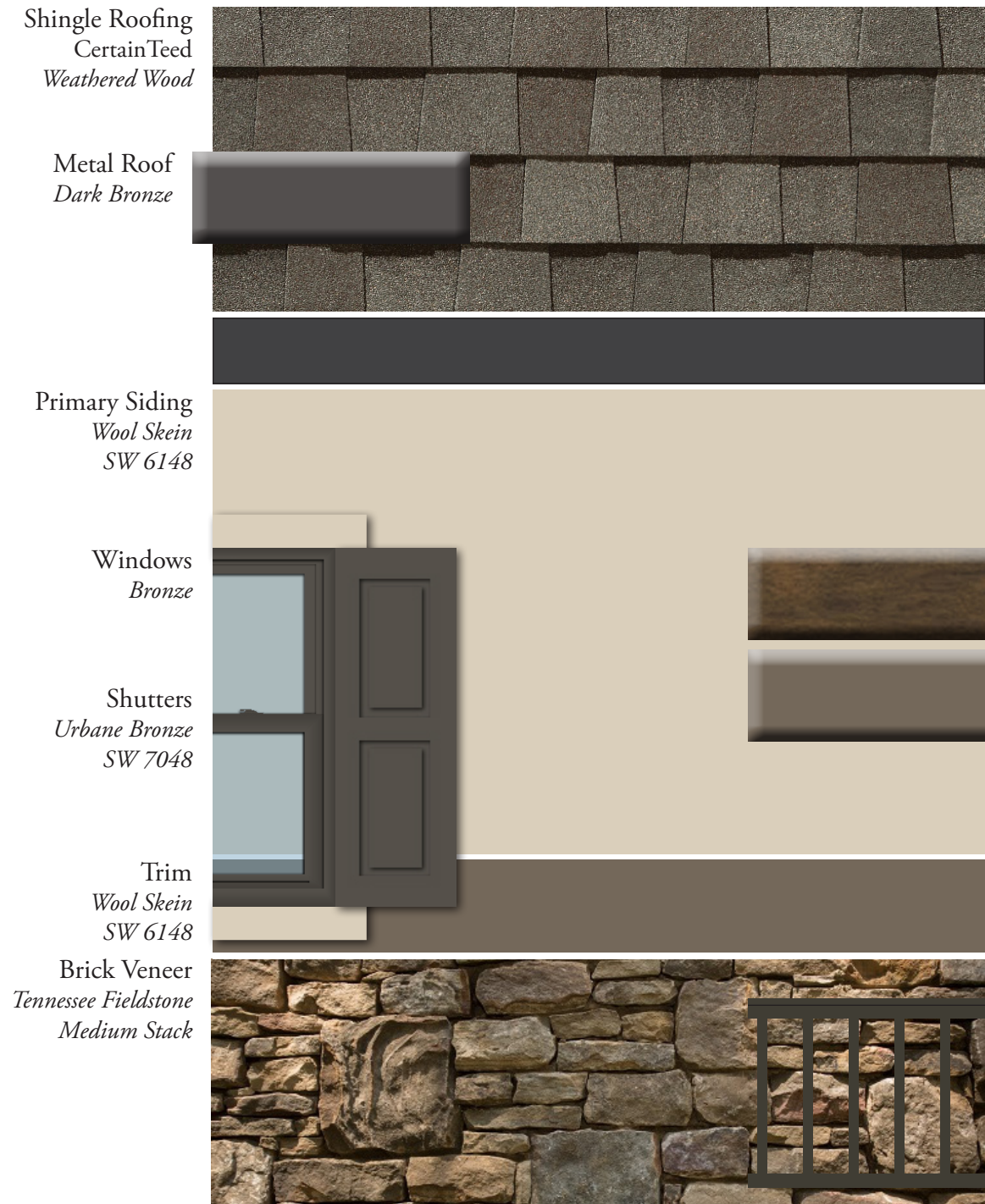
Garage Door  
*Brainstorm Bronze*  
SW 7033

Eaves & Fascia  
*Brainstorm Bronze*  
SW 7033

Railing  
*Bronze Aluminium*

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

Scheme #8



Shingle Roofing  
CertainTeed  
*Weathered Wood*

Metal Roof  
*Dark Bronze*

Primary Siding  
*Wool Skein*  
SW 6148

Windows  
*Bronze*

Shutters  
*Urbane Bronze*  
SW 7048

Trim  
*Wool Skein*  
SW 6148

Brick Veneer  
Tennessee Fieldstone  
*Medium Stack*

Gutters &  
Downspouts  
*Bronze*

Front Door  
*Hill Country*  
SW 3532

Garage Door  
*Brainstorm Bronze*  
SW 7033

Eaves & Fascia  
*Brainstorm Bronze*  
SW 7033

Railing  
*Bronze Aluminium*

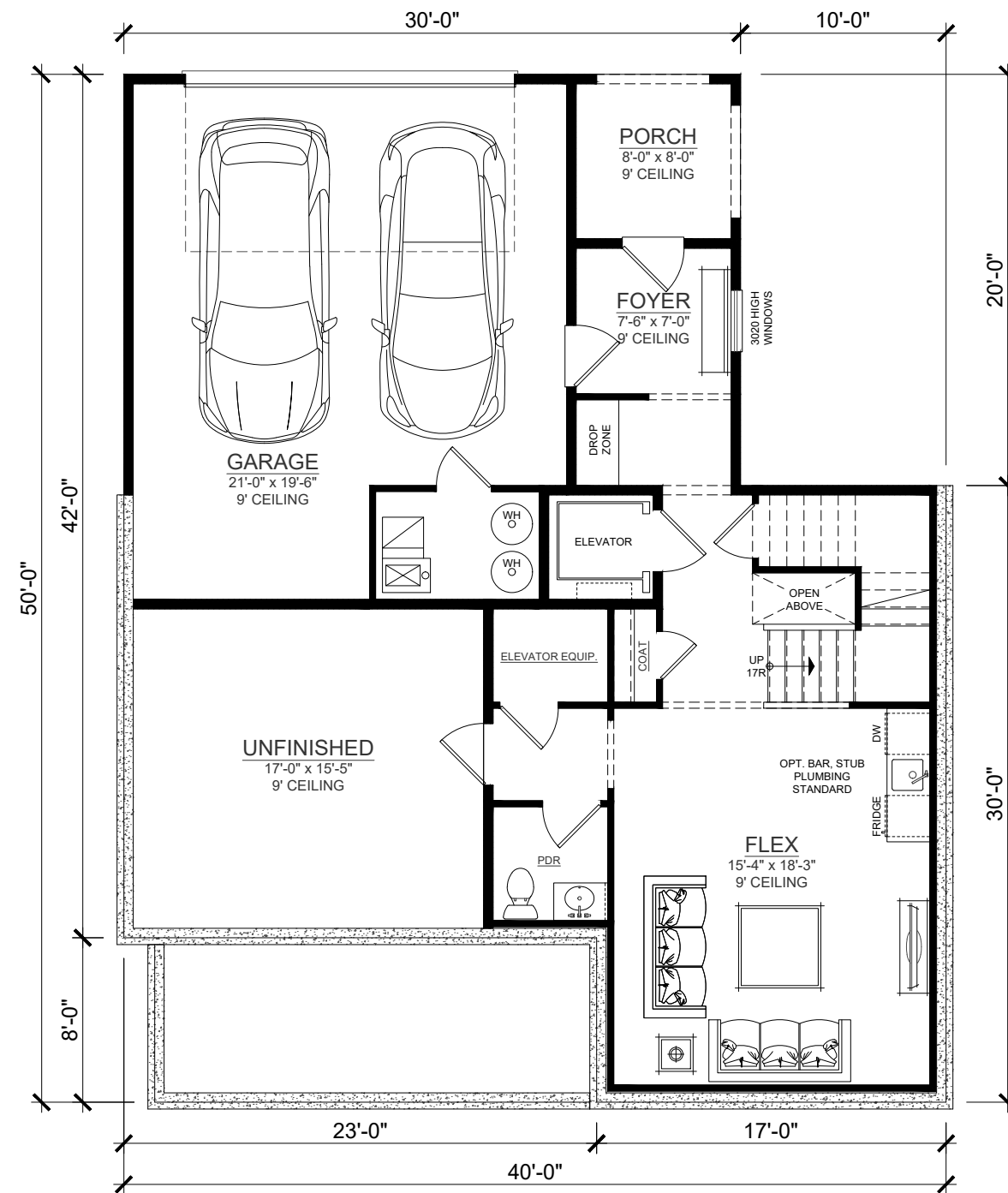
Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.

COLOR SAMPLE SHEETS



Mayfair at Haynes Bridge  
April 29, 2026

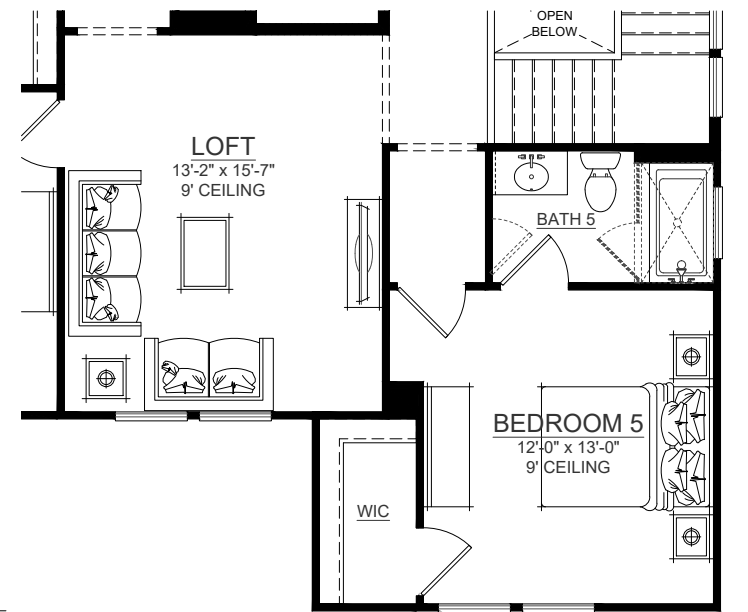
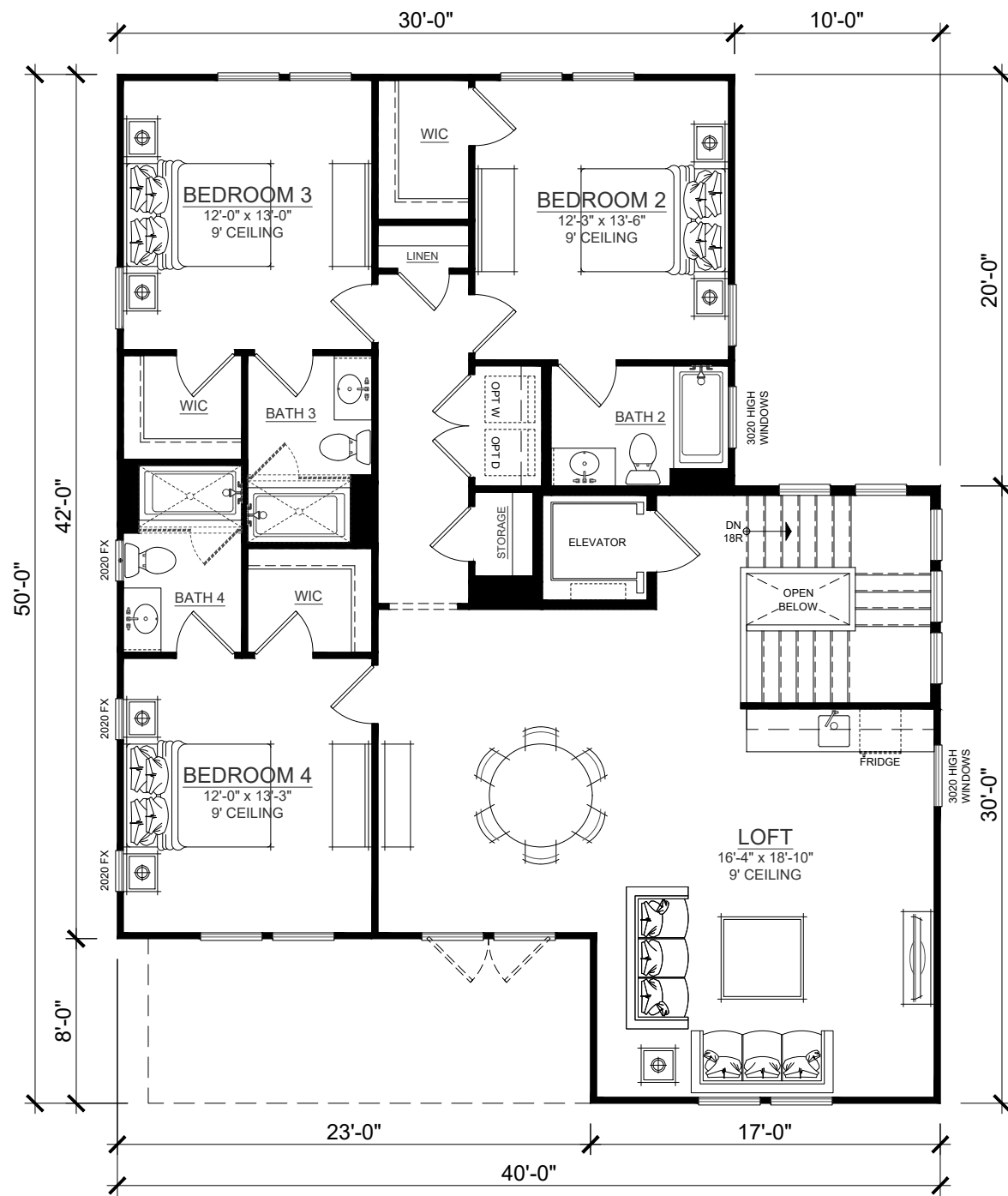
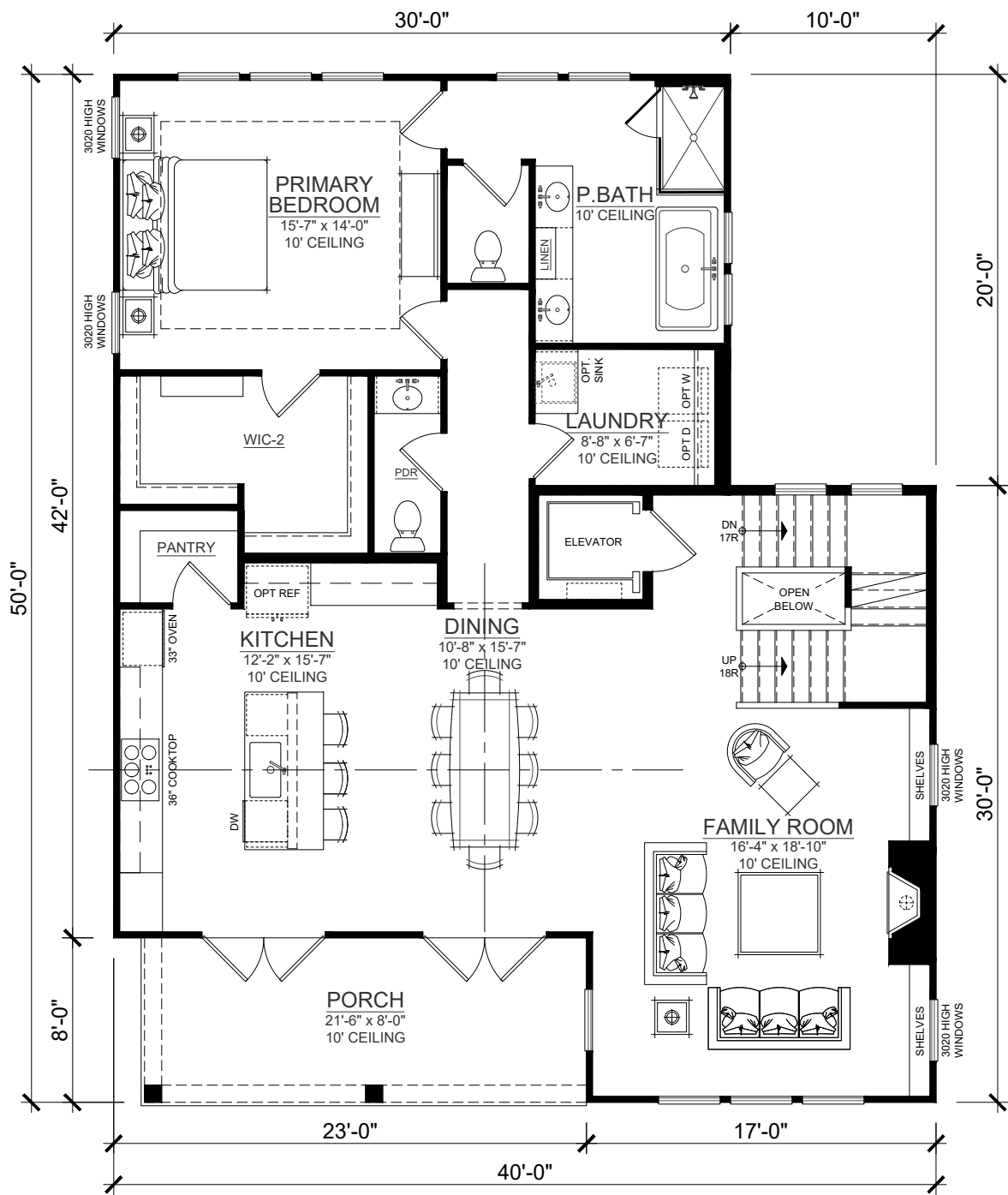




**TERRACE FLOOR PLAN**

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	690 SF
FIRST FLOOR	1491 SF
SECOND FLOOR	1491 SF
TOTAL	3671 SF
GARAGE	555 SF
UNFINISHED BSMT	265 SF



SQUARE FOOTAGE	
TERRACE FLOOR	690 SF
FIRST FLOOR	1491 SF
SECOND FLOOR	1491 SF
TOTAL	3671 SF
GARAGE	555 SF
UNFINISHED BSMT	265 SF

# MAYFAIR AT HAYNES BRIDGE - LOTS 1-6

3050 Royal Blvd., South Suite 135  
 Alpharetta, GA 30022  
 (404) 480-3881



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February 27, 2026

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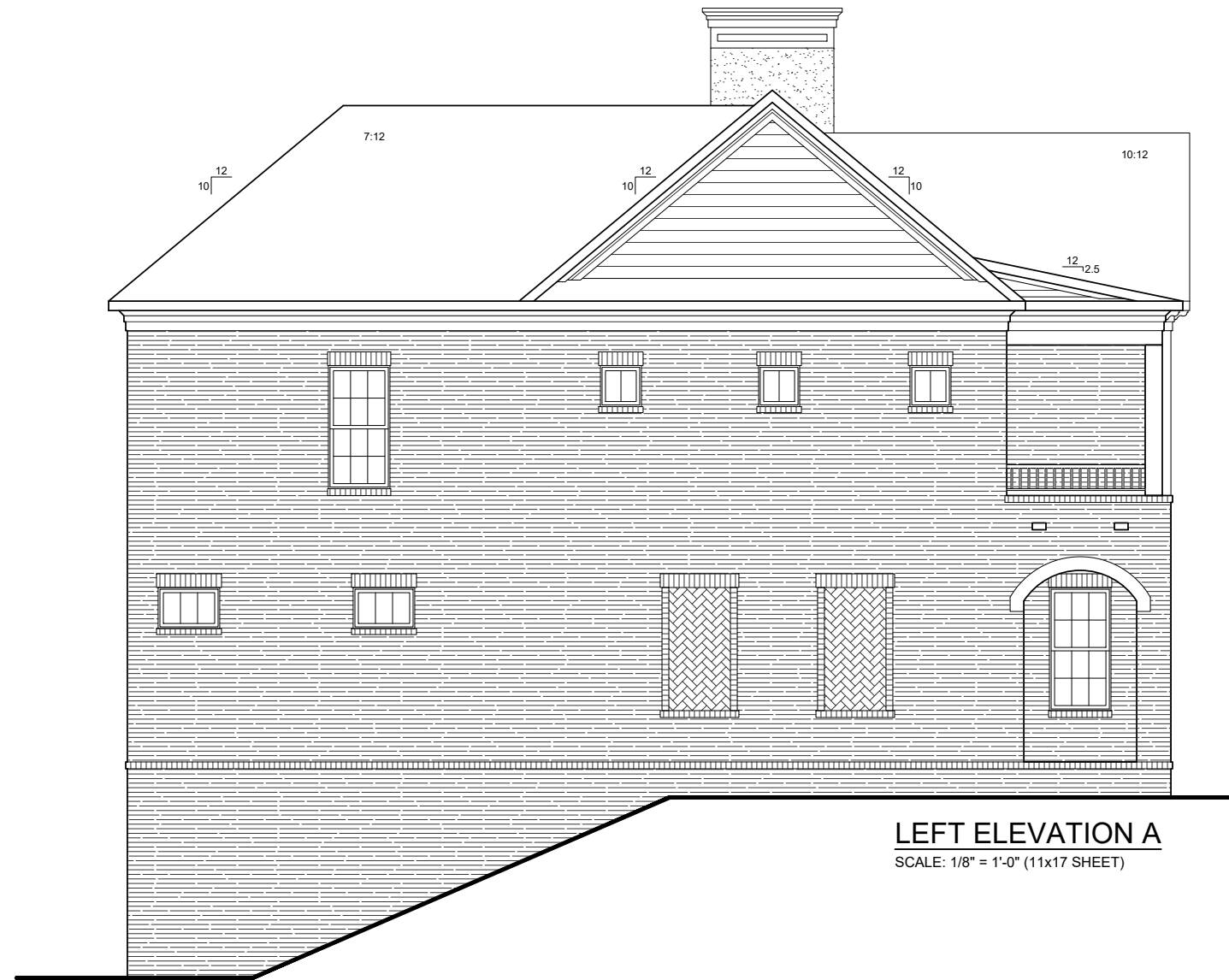
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**RIGHT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**REAR ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

**MAYFAIR AT HAYNES BRIDGE - LOTS 1-6**

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**FRONT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**REAR ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**FRONT ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**REAR ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**FRONT ELEVATION C**

SCALE: 1/8" = 1'-0" (11x17 SHEET)

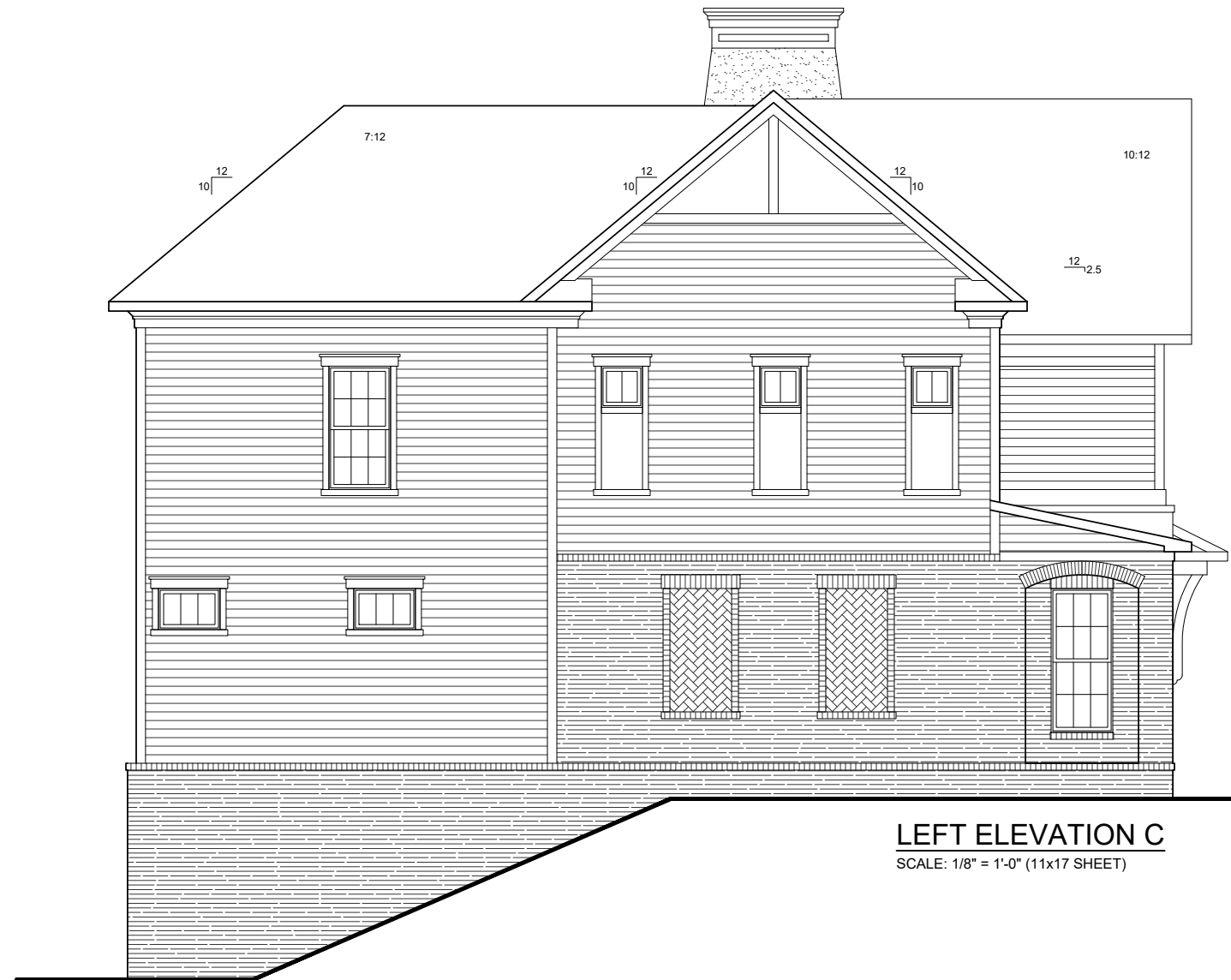


**RIGHT ELEVATION C**

SCALE: 1/8" = 1'-0" (11x17 SHEET)



**REAR ELEVATION C**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION C**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**FRONT ELEVATION D**

SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION D**

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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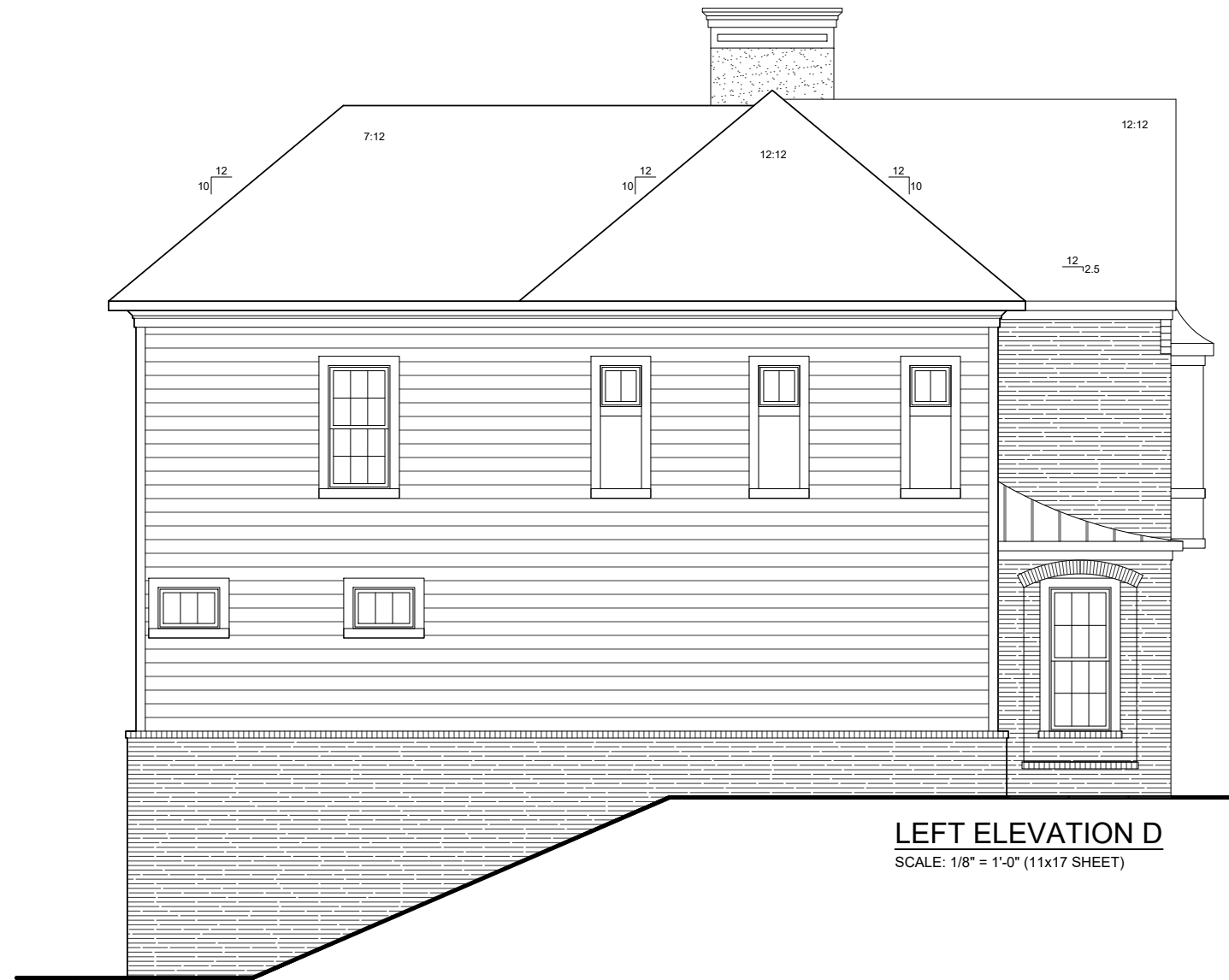
**Mayfair Residential**

February 27, 2026

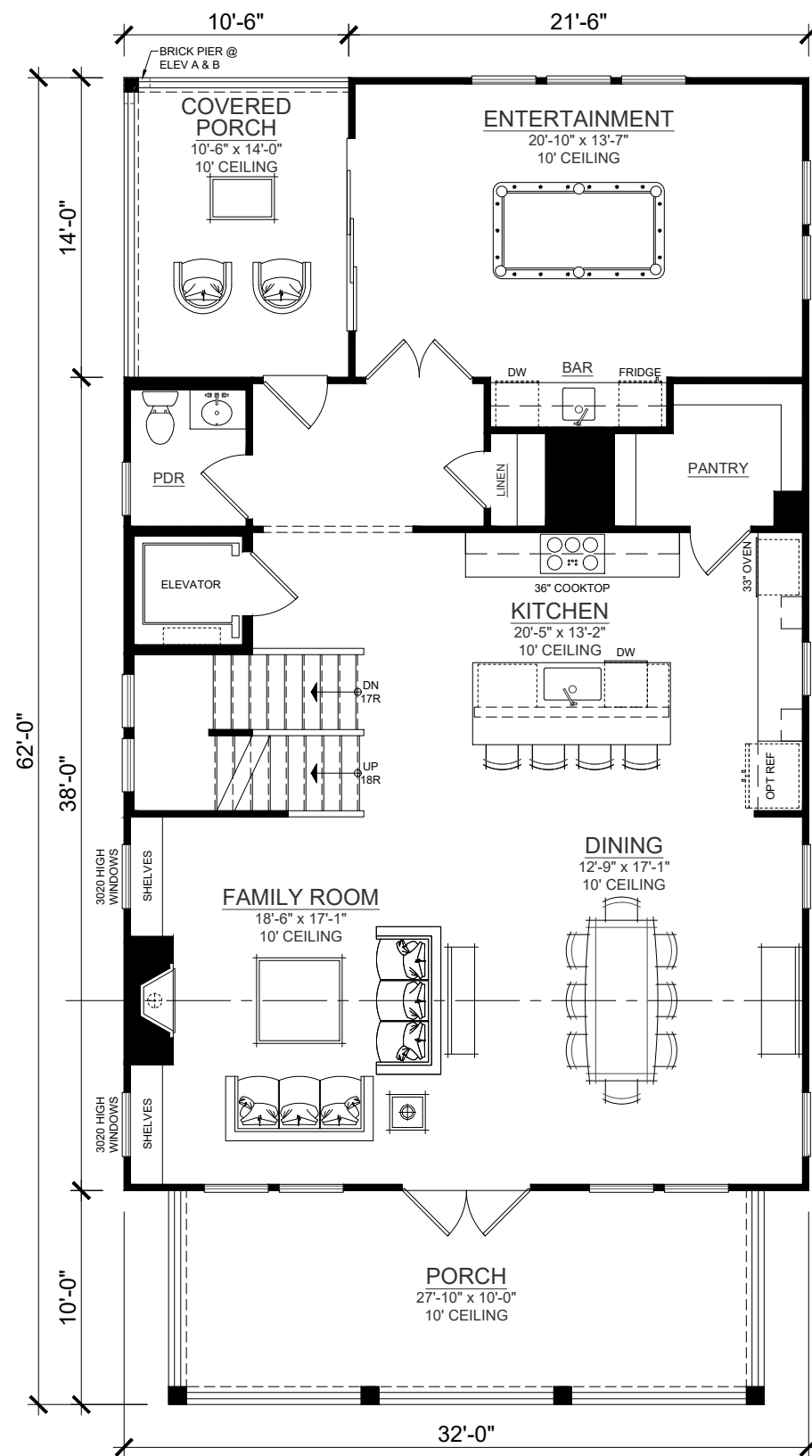
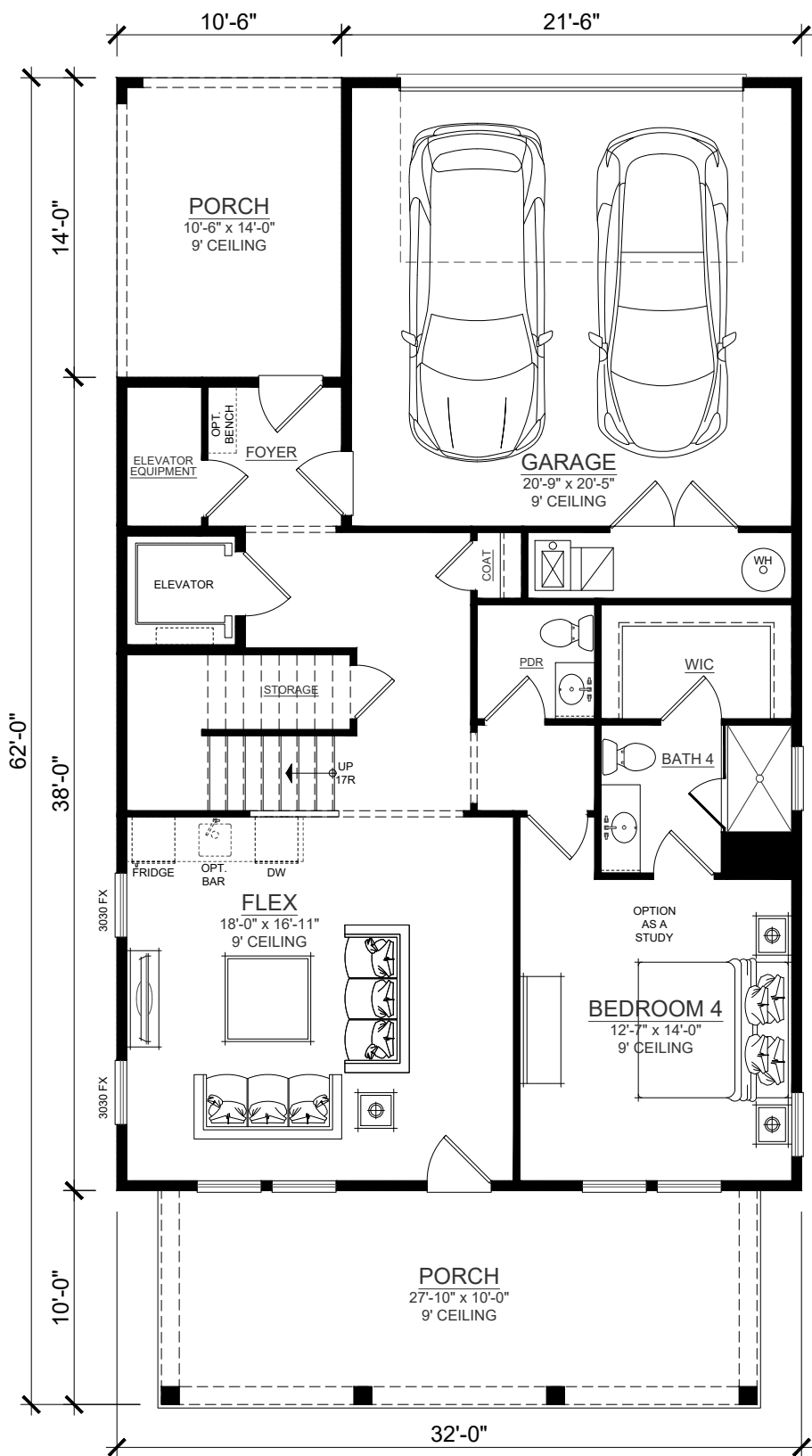
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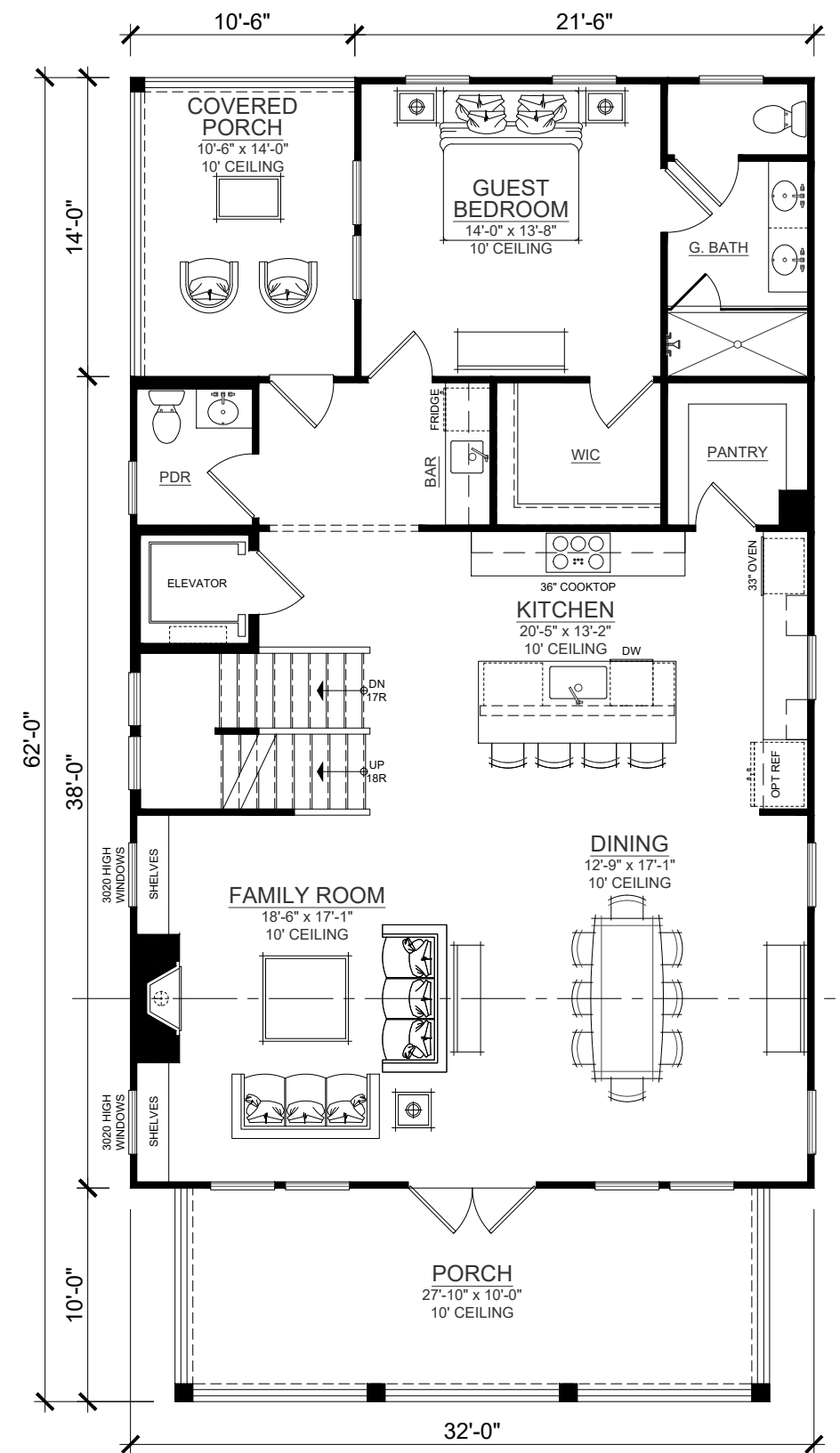
**REAR ELEVATION D**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION D**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



SQUARE FOOTAGE	
TERRACE FLOOR	1026 SF
FIRST FLOOR	1404 SF
SECOND FLOOR	1554 SF
TOTAL	3984 SF
GARAGE	491 SF



**MAYFAIR AT HAYNES BRIDGE - LOTS 7-13**

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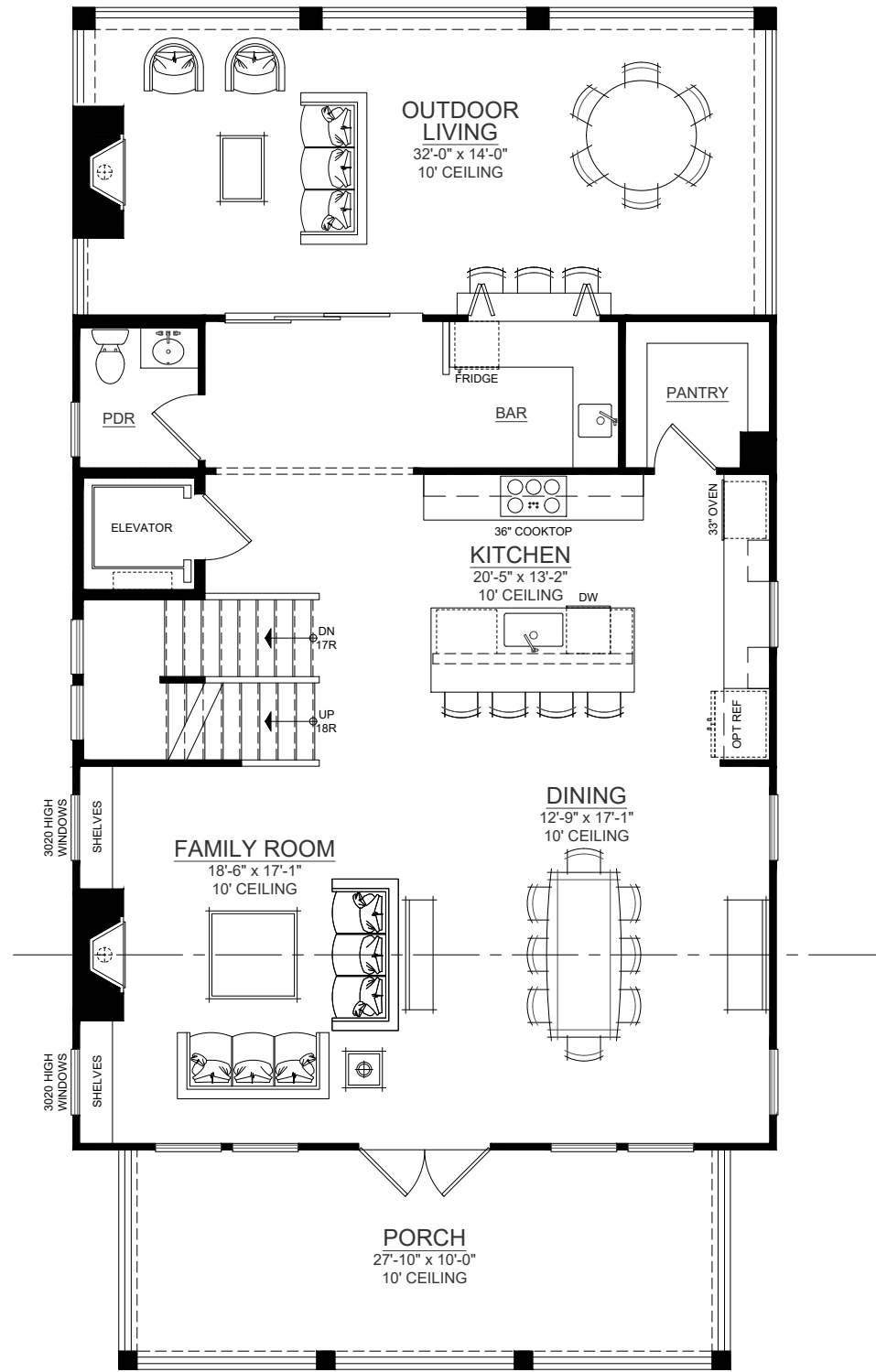


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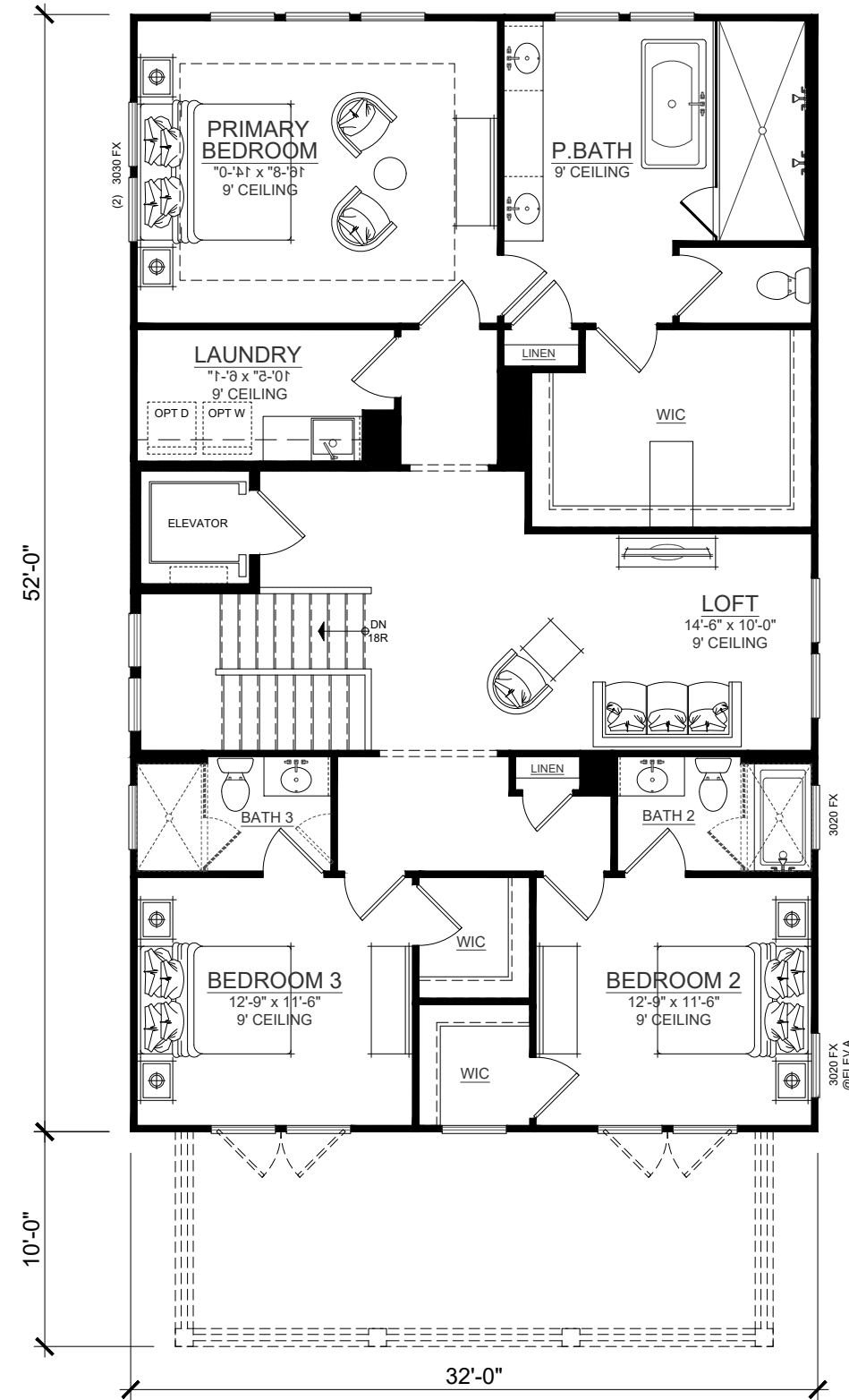
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**FIRST FLOOR - OUTDOOR LIVING ilo ENTERTAINMENT**  
 SCALE: 1/8" = 1'-0" (11x17 SHEET)



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	1026 SF
FIRST FLOOR	1404 SF
SECOND FLOOR	1554 SF
TOTAL	3984 SF
GARAGE	491 SF

**MAYFAIR AT HAYNES BRIDGE - LOTS 7-13**

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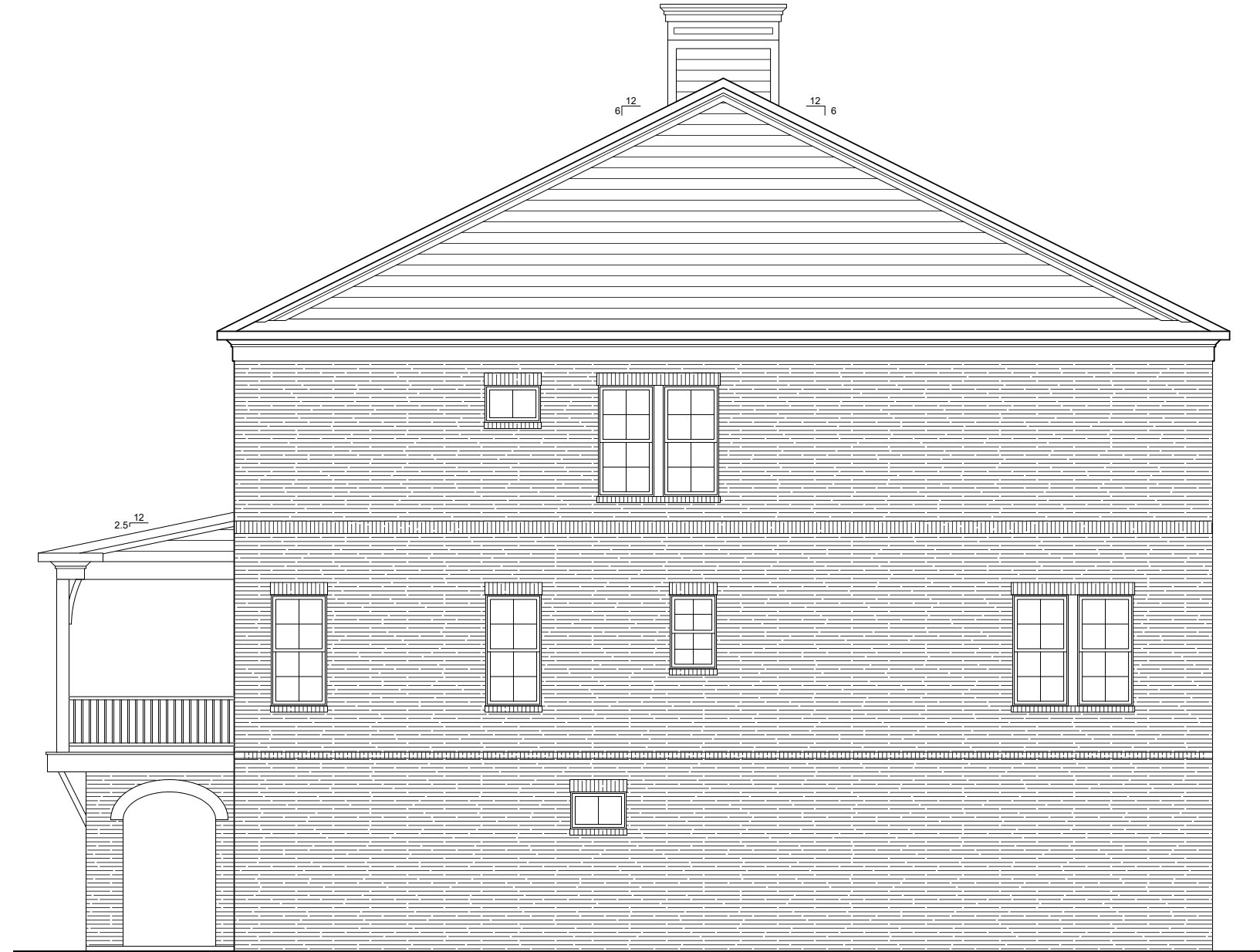
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**FRONT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

**MAYFAIR AT HAYNES BRIDGE - LOTS 7-13**

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**REAR ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**FRONT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

**MAYFAIR AT HAYNES BRIDGE - LOTS 7-13**

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**REAR ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**FRONT ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**REAR ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION B**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**FRONT ELEVATION C**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION C**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



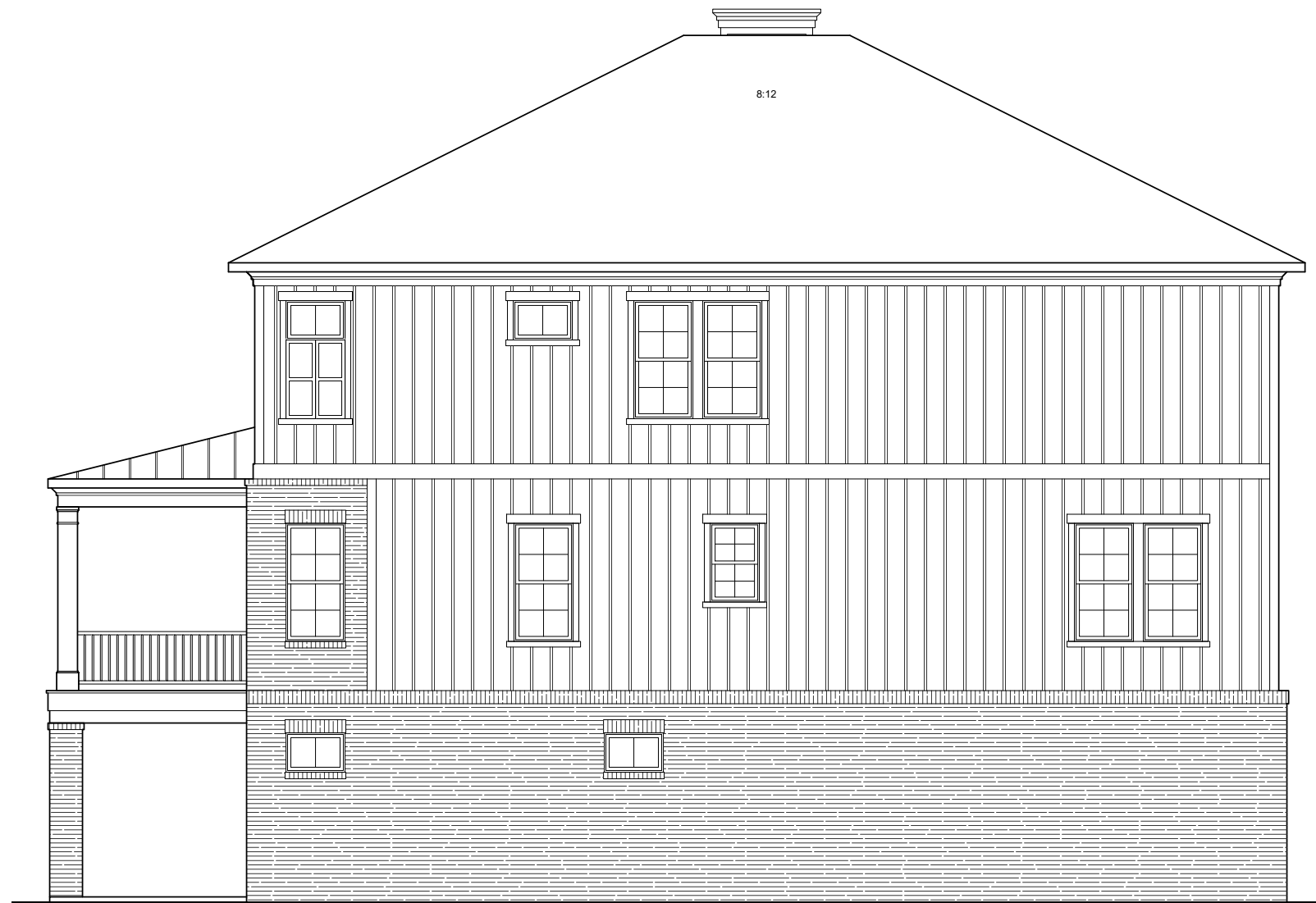
**REAR ELEVATION C**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION C**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**FRONT ELEVATION D**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION D**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**REAR ELEVATION D**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION D**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**FRONT ELEVATION E**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION E**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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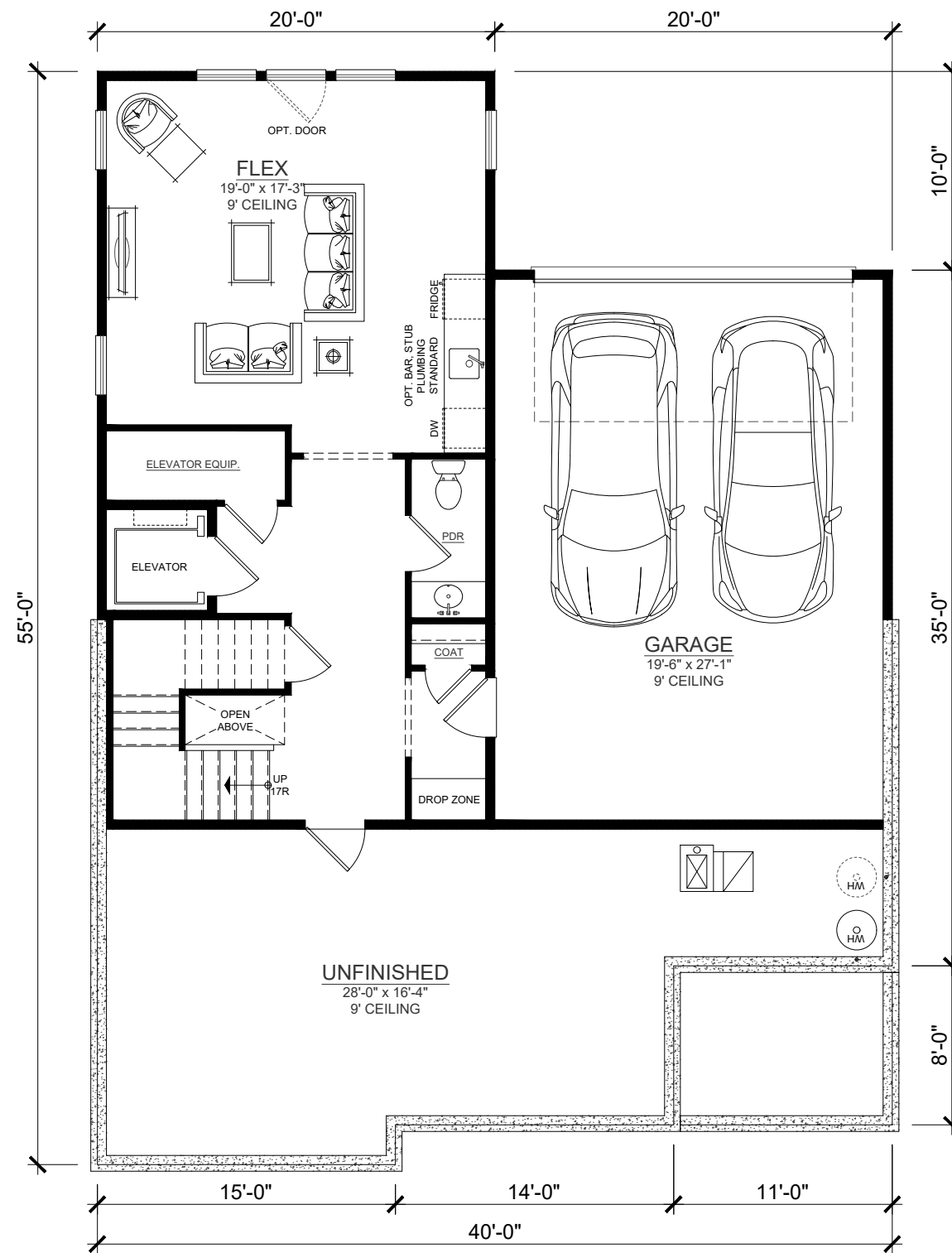
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**REAR ELEVATION E**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION E**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**TERRACE FLOOR PLAN**

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	762 SF
FIRST FLOOR	1736 SF
SECOND FLOOR	1736 SF
TOTAL	4235 SF
GARAGE	562 SF
UNFINISHED BSMT	504 SF

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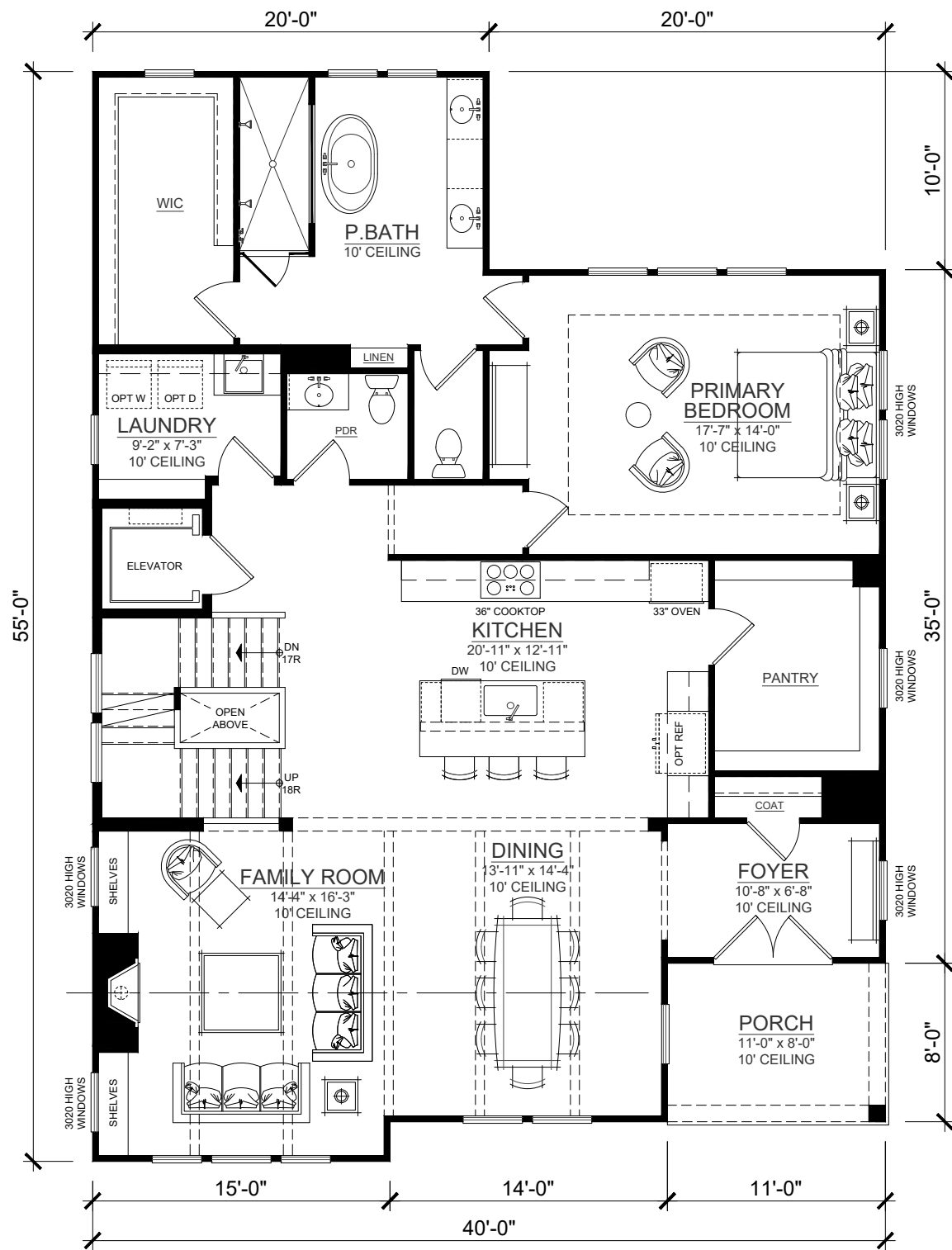


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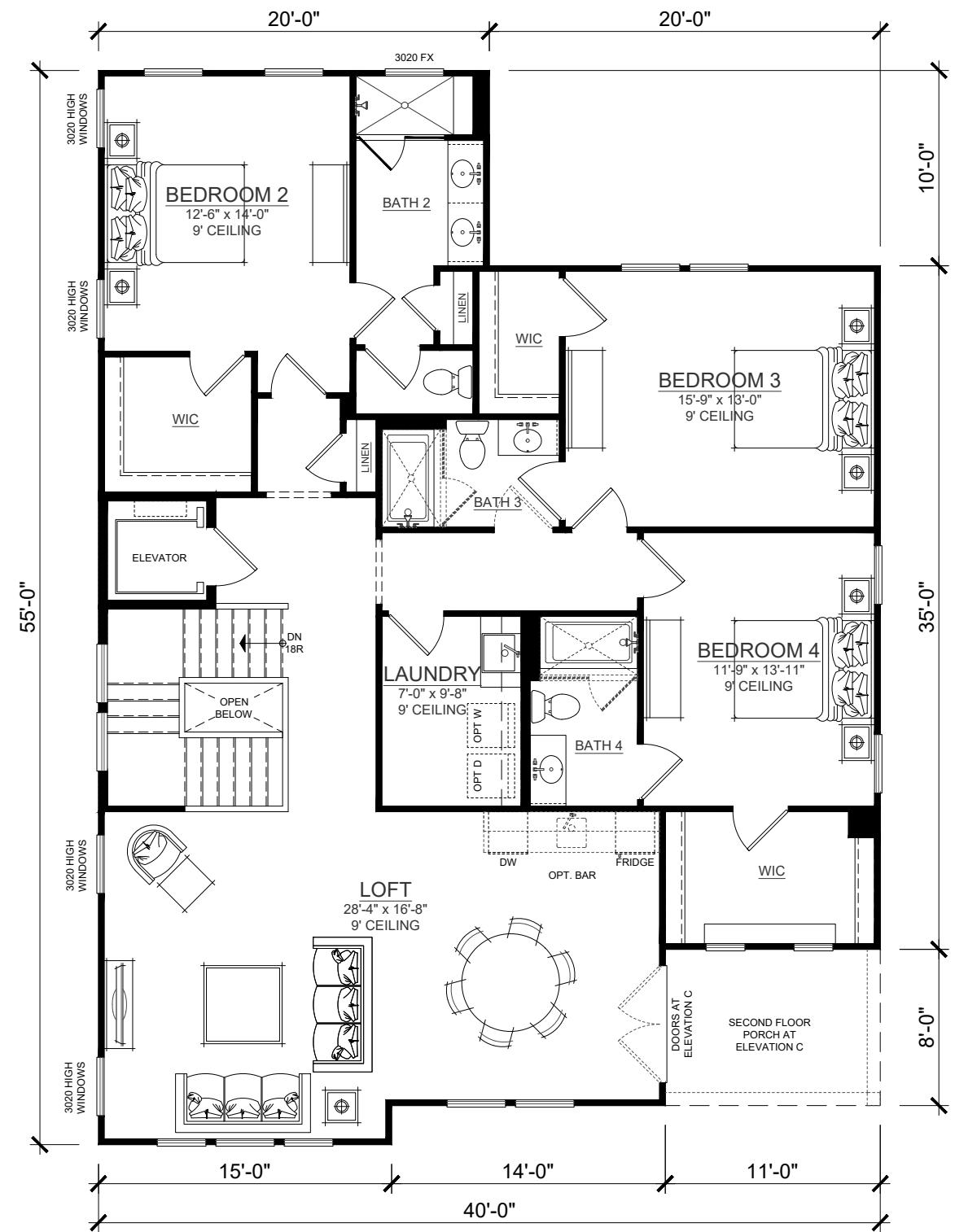
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**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0" (11x17 SHEET)



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
TERRACE FLOOR	762 SF
FIRST FLOOR	1736 SF
SECOND FLOOR	1736 SF
TOTAL	4235 SF
GARAGE	562 SF
UNFINISHED BSMT	504 SF

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**FRONT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**REAR ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



**LEFT ELEVATION A**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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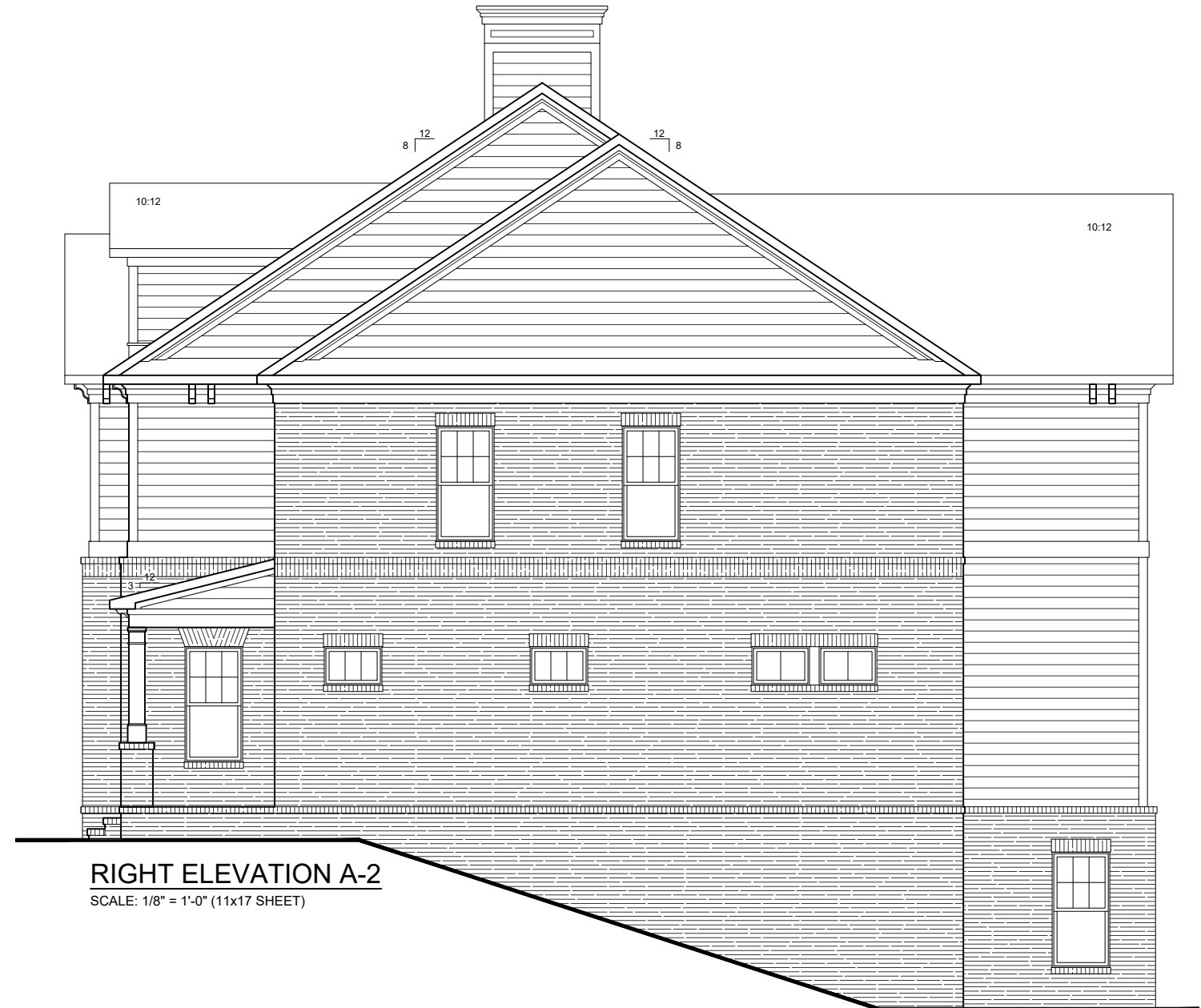
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**FRONT ELEVATION A**  
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**RIGHT ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**REAR ELEVATION A-2**  
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**LEFT ELEVATION A-2**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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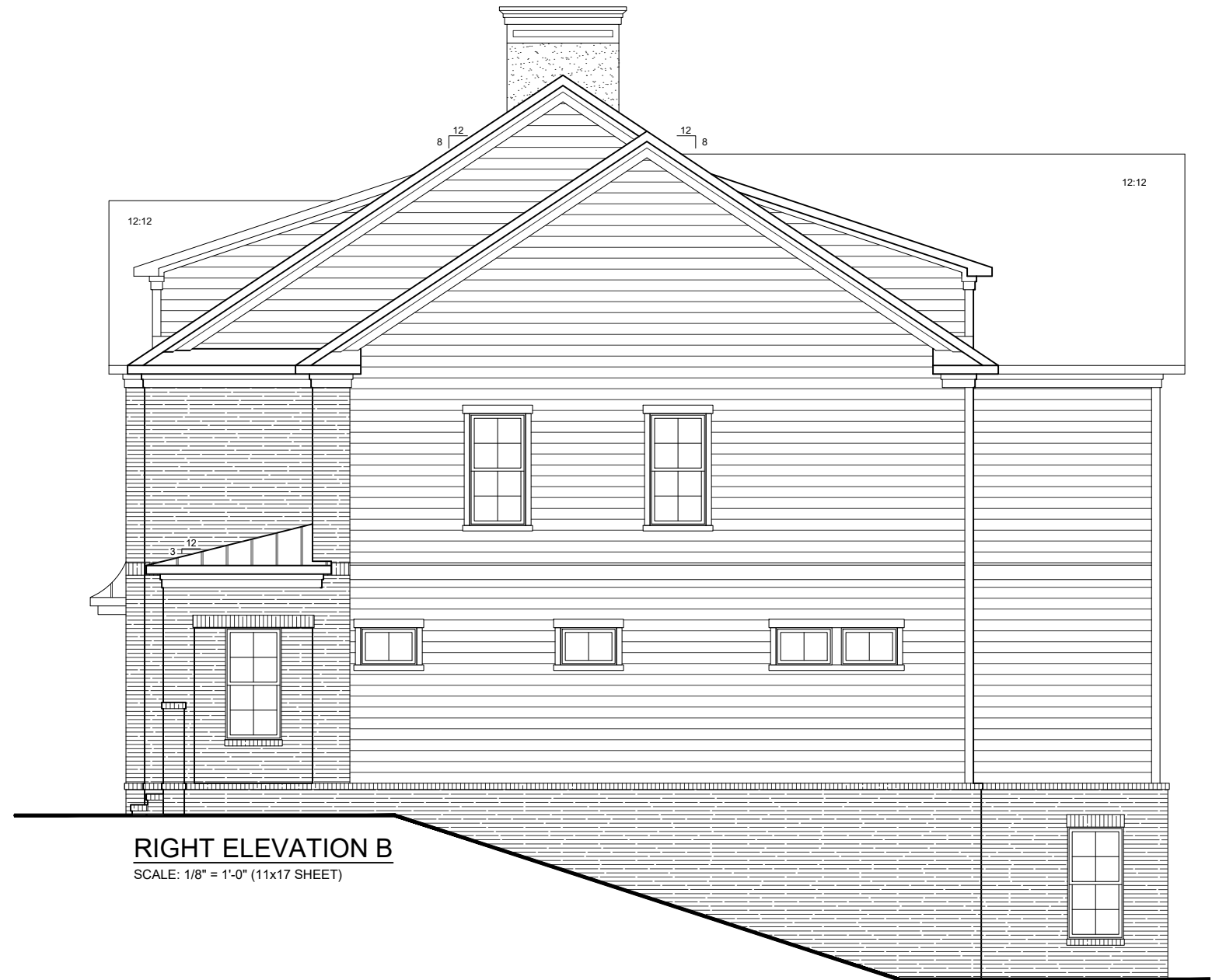
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**FRONT ELEVATION B**

SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION B**

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**LEFT ELEVATION B**  
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**FRONT ELEVATION C**

SCALE: 1/8" = 1'-0" (11x17 SHEET)



**RIGHT ELEVATION C**

SCALE: 1/8" = 1'-0" (11x17 SHEET)

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**REAR ELEVATION C**  
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**LEFT ELEVATION C**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

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