



DESIGN REVIEW BOARD JUNE 19, 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. DRB Meeting Minutes of April 17, 2026
2. DRB Meeting Minutes of May 15, 2026

8. PUBLIC HEARING

1. Public Hearing Procedure
2. DRB260011 Wells Fargo Bank 12830 Highway 9
review exterior changes
3. DRB260010 Chili's 7800 North Point Parkway
review exterior changes

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.

There was discussion on cases being presented today.

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 (6-0).

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.
- Looks like a temporary sign.
- Black background.
- Back panel smaller.
- Needs Trim at Top and Bottom.
- Posts Or Rods.
- Consider painting posts a different color.
- Reduce height of background.
- Staff stated he will have to meet Applicant on site.
- Ground Cover at base of the sign.

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 top of 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 and the background will match the text on the circular sign and the trim will match the background of the circular sign.
- Vice-Chair Schwing seconded the motion.
 - Motion carried (5-0).

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. Trim color is lighter color.
9. Background of the sign is the Dolce Spoon, Darker, Brownish Color.
10. Trim at top and bottom of the background.
11. No trim color at the base of the bottom.
12. 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).

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

Chair Kramer called a recess at 10:00 a.m.

Chair Kramer reconvened the meeting at 10:05 a.m.

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 site plan, landscaping and site lighting as submitted.
 - Board Member Palmer seconded the motion.
 - Motion carried (5-0).

- ❖ 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 velour texture and in that case could use the original proposed mortar color, if unable to get the dark brick in the velour 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.



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

A. Board Members Present

- Richard Kramer (Chair)
- Frank Schwing (Vice Chair)
- Chris Behm
- Erik Rowen
- Richard Owen
- Kim Matherly

B. Staff Members Present

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. Approve DRB Meeting Minutes of 4-17-26

The Meeting Minutes of 4-17-26 were postponed until the June meeting.

8. PUBLIC HEARING

1. Elle Taylor, Planning and Zoning Coordinator, read Public Hearing Procedure.

2. DRB250039 Portman Residential - Design Guide 3625 Brookside Pkwy

Applicant presented a review of Design Guide.

- Will come back to DRB with each site.
- Focused on "threads to tie everything together."
- Renderings.
- Site Material palette.
- Building materials. – 3 bricks are elements to tie everything together.
- Landscape palette.
- Design Features. – nature centric, parklike atmosphere.
- Old Milton Pkwy Entrance.

- Amenities and Brookside Pkwy Entrance.
- Mixed-use Trail.
- Street furniture.
- Graphics and Signage Look and feel.
- Public Art.
- Overstory and Midstory Trees.
- Planters – not sure if they will be irrigated. Plant selections will be drought resistant.

There was discussion from the Board:

- Planters should be irrigated.
- Condition #31.
- Commended using Georgia granite.
- River birch is a messy tree.
- Variety of tree color.
- Landscape Page 20.
- Page 21 Red Maple may need to reconsider.
- Appreciated presentation.

There was no public comment.

- ❖ Vice- Chair Schwing offered a motion to approve the Design Guide with the Applicant to make the corrections discussed today and consider the Landscaping related the tree selections and the plantings that are non-deciduous/deciduous.
 - Board Member Owens seconded the motion.
 - Motion carried (6-0).
 -

3. DRB260009 Tre Fratelli 3 South Main St

Applicant presented a review of signage.

- Restaurant Concept.
- Brought sample letter.
- Opaque front, black with gold trim.
- Individually mount two inches off of the building.
- Challenge of getting electricity to the sign.
- There was discussion from the Board:
- Electrical source.
- Brightness of lights per Downtown Design Guidelines.
- Consideration of an overall background.
- Raceway.
- Clean Repair.

There was no public comment.

- ❖ Board Member Rowen offered a motion to approve signage as presented with the following conditions:
 - Signage will have no visible wiring, conduit or junction boxes.
 - Applicant will add a line to the bottom of the signage, similar in width to lettering across the bottom of the sign to allow for collection of all wiring.
 - The line will have a gold outline to match the rest of the signage.
 - Applicant shall make all connection points for the signage into mortar joints, as much as possible versus the masonry.

- The Applicant will center the sign over the entrance door.
- Vice-Chair Schwing seconded the motion.
- Motion carried (6-0).

4. DRB260008 Publix 11800 Haynes Bridge Rd
Applicant presented a review of. new exterior paint.

- Presented colors.
- Purpose of repaint is to enhance visual appeal and maintain compatibility of surroundings.
- Scope of work.
- Current conditions.
- 2 Monument Signs.

There was no public comment.

After discussion,

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

On the My Salon façade, Applicant will use color three, off white on the three horizontal panels just above the sign; similarly on the opposite end of the building where the trellis is located, Applicant will use color three as a contrasting color in the same locations where there is a contrasting darker color today.

- Chair Kramer seconded the motion.
- ❖ Board Member Rowen offered a Friendly Amendment to make the accent color incorporate two panels in height instead of one panel in height to create a frame around the accent.
 - Vice-Chair Schwing and Chair Kramer accepted the Friendly Amendment.
 - Motion carried (5-1) (Behm)
- Chair Kramer called a recess at 10:42 a.m.
- Chair Kramer reconvened the meeting at 10:50 a.m.

5. DRB260002 Mayfair @ Haynes Bridge
Board Members Behm and Rowen were recused as they were not present for the initial presentation of this item.

Applicant presented review of subdivision elevations.

- Streetviews.
- Architecture.
- Site plan.
- Jon Scott Drive.
- Lots 5 & 6..
- Color sample sheets of materials..

There was no public comment.

After presentation and discussion:

- ❖ Vice- Chair Schwing offered a motion to approve the elevations and materials as submitted with the following conditions: on the opposing side elevations of Lots 5 & 6 on the second floor towards the

front side, Applicant will enlarge the existing small window and add an identical window opposite it towards the corner, similar but not necessarily identical scale to the other larger second floor windows.

- Board Member Richard Owens seconded the motion.
- Motion carried (4-0).

6. DRB230012 Market District 126 North Main St

Review of changes to exterior.

This item was removed by Staff and was not considered at this meeting.

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:38 a.m.

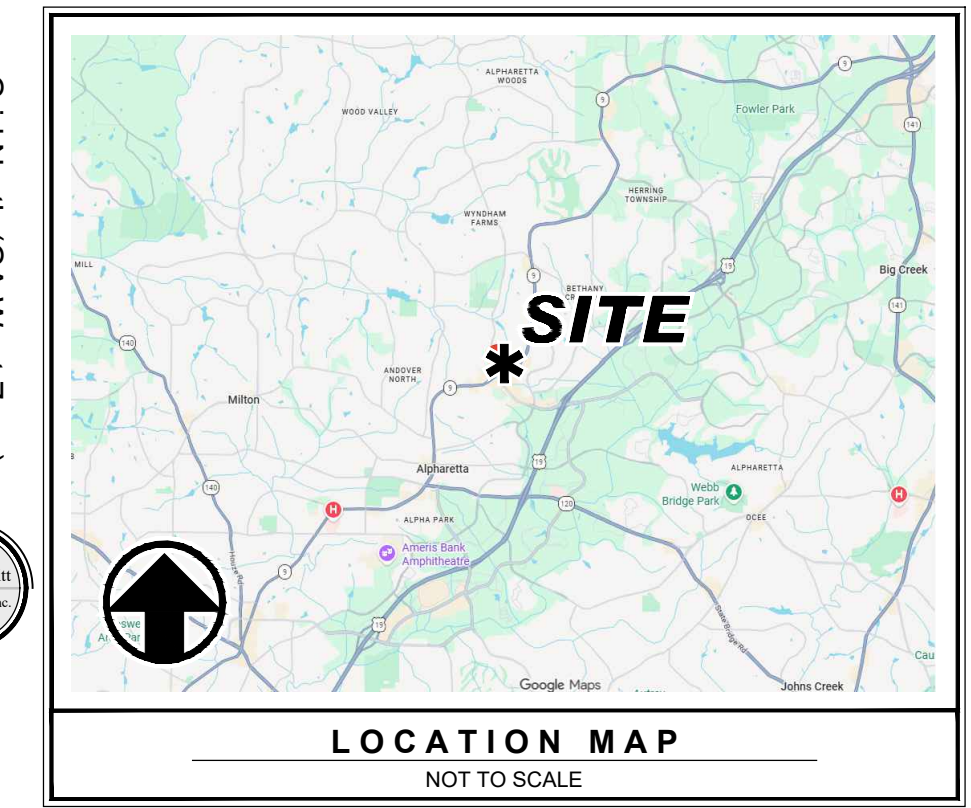
Windward Wells Fargo Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1112 OF THE 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION FORMED BY THE INTERSECTION FORMED BY OF THE SOUTHEASTERLY RIGHT-OF-WAY OF ALPHARETTA HIGHWAY (A.K.A. GEORGIA STATE ROUTE 9 - VARIABLE RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO 1112 AND 1113; THENCE ALONG SAID RIGHT-OF-WAY APPROXIMATELY 401 FEET TO A NAIL FOUND, SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2267.58 FEET AND AN ARC LENGTH OF 187.36 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 60 DEGREES 29 MINUTES 29 SECONDS WEST AND A CHORD DISTANCE OF 187.31 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY END OF A MITERED RIGHT-OF-WAY FORMED BY THE RIGHT-OF-WAYS OF ALPHARETTA HIGHWAY (VARIABLE RIGHT-OF-WAY) AND WINDWARD PARKWAY (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID MITER NORTH 82 DEGREES 02 MINUTES 43 SECONDS WEST A DISTANCE OF 56.41 FEET TO A HALF INCH REBAR FOUND AT THE NORTHWESTERLY END OF SAID MITERED INTERESECTION; THENCE ALONG SAID RIGHT-OF-WAY OF WINDWARD PARKWAY (VARIABLE RIGHT-OF-WAY) NORTH 33 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 119.33 FEET TO A PUNCH HOLE FOUND; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 60 DEGREES 45 MINUTES 34 SECONDS EAST A DISTANCE OF 242.89 FEET TO A HALF INCH REBAR FOUND; THENCE SOUTH 28 DEGREES 24 MINUTES 12 SECONDS EAST A DISTANCE OF 152.27 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35,154 SQUARE FEET OR 0.807 ACRES.



OWNER / DEVELOPER
First Union National Bank
 P.O. Box 2609
 Marietta, GA 30018-2609
 (404) 233-8110
 24 HOUR EMERGENCY CONTACT
 Brett Sargent
 (770) 639-3583
 E-mail: bsargent@samuelgroup.net

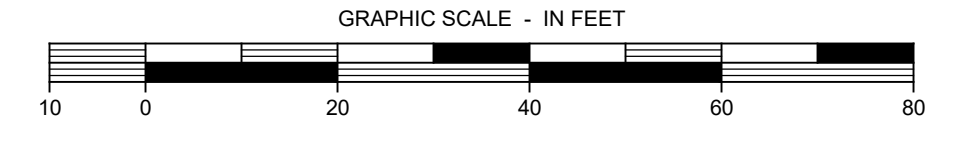
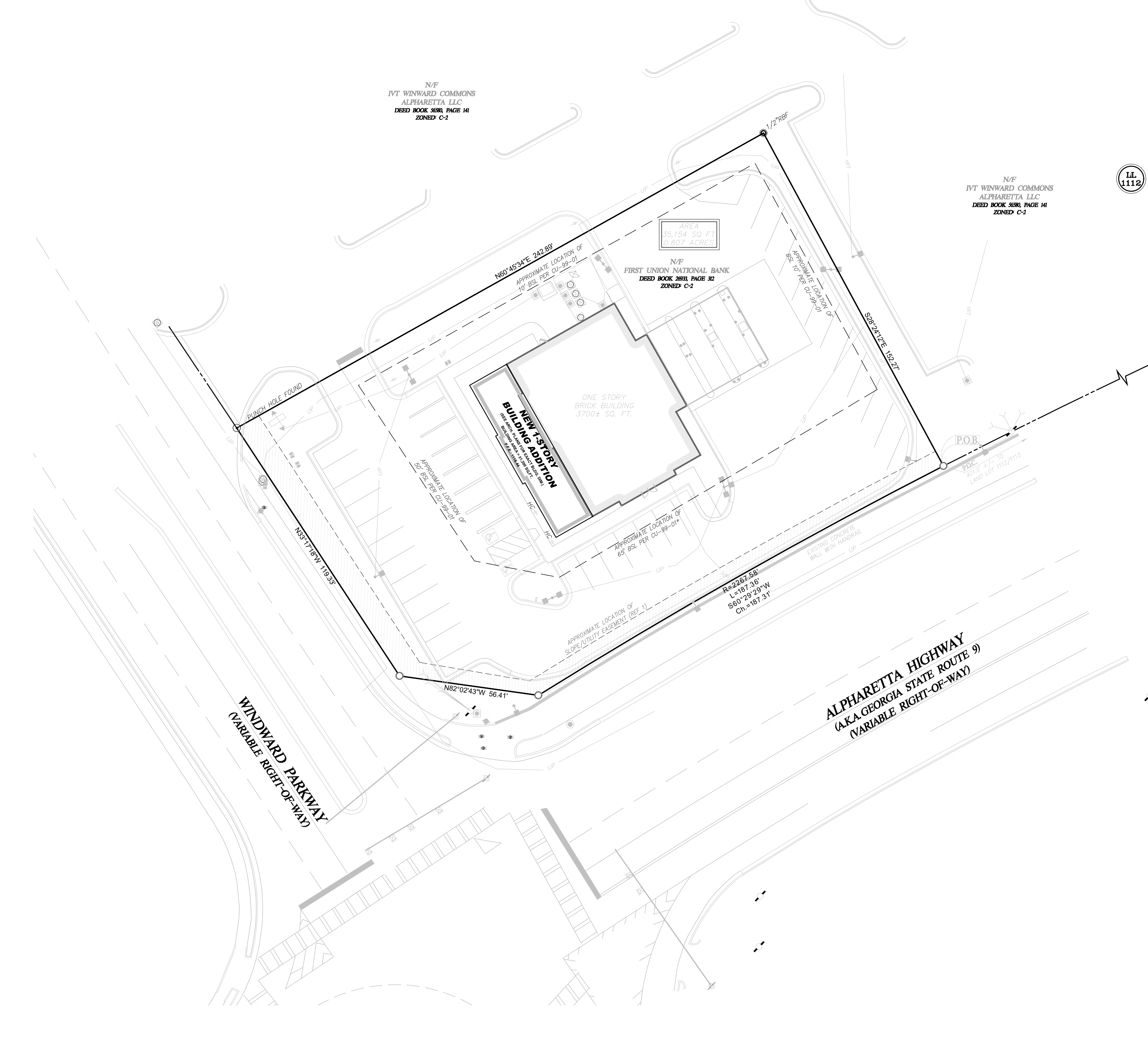
SITE ZONING: C-2
SITE AREA: 0.8 ACRES
DISTURBED AREA: 0.04 ACRES
TAX PARCEL ID: 22 51201120688
BUILDING SETBACK LINES:
 FRONT YARD: Conditional (based on prevailing development patterns)
 REAR YARD: 10'
 SIDE YARD: Conditional (based on prevailing development patterns)
BUILDING SUMMARY:
 1-STORY
 BUILDING FOOT PRINT: 3,750 SQ. FT. EXISTING AND 1,200 SQ. FT. PROPOSED
 BUILDING HEIGHT: 20 FT.
PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	16	37
ADA ACCESSIBLE PARKING:	1	2
TOTAL PARKING SPACES:	17	39

*ONE (1) SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR SPACE
PROJECT DESCRIPTION:
 1200 square feet addition to existing building.

NO.	DATE	DESCRIPTION
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4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
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 CONTACT PERSON: ALBERT UBRANSKY
 e-mail: alubransky@travispruit.com

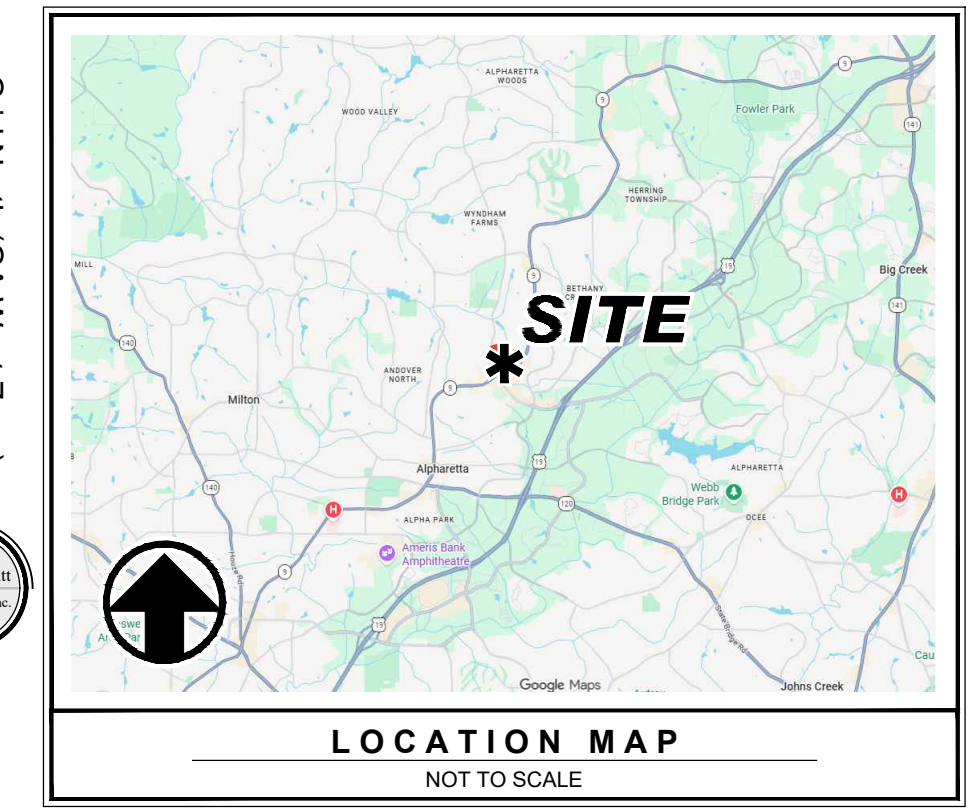


NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.
 NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY GEORGIA COMMUNITY PANEL NUMBER 13121C0057G, DATED JUNE 19, 2020.
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811
 Utilities Protection Center, Inc. 1-800-282-7411
 Know what's below. Call before you dig.

DATE: 4/30/2026
 SCALE: 1" = 20'
 CN: 260028PN
 JN: 1-26-0028
 FN: 220-E-170
SHEET NO: C4.1

SITE PLAN
WINDWARD COMMONS WELLS FARGO EXPANSION
 12830 GEORGIA STATE ROUTE 9, LAND LOT 1112, DISTRICT 2, 2ND SECTION CITY OF ALPHARETTA FULTON COUNTY, GEORGIA
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 For The Firm
 Travis Pruitt & Associates, Inc.
 DATE: 4/30/2026
 SCALE: 1" = 20'
 CN: 260028PN
 JN: 1-26-0028
 FN: 220-E-170
SHEET NO: C4.1



OWNER / DEVELOPER
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24 HOUR EMERGENCY CONTACT
 Brett Sargent
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 E-mail: Bsargent@samuelgroup.net

STORMWATER NOTE:
 THIS PROJECT PROPOSES A 1,200 SQ. FT. BUILDING ADDITION TO AN EXISTING BANK FACILITY LOCATED ON AN APPROXIMATELY 0.86-ACRE LOT IN CITY OF ALPHARETTA, FULTON COUNTY.

THIS PROJECT IS DESIGNED TO PROVIDE WATER QUALITY PROTECTION BY SATISFYING THE RUNOFF REDUCTION CRITERIA. THE CRITERIA STATES THAT THE RUNOFF FOR THE FIRST 1.0 INCH OF RAINFALL SHALL BE RETAINED ON SITE AND ALLOWED TO INFILTRATE IN THE GROUND. THE FIRST 1.0 INCHES OF RUNOFF VOLUME WILL BE RETAINED IN THE POROUS STONE VOLUME OF THE NEWLY PROPOSED INFILTRATION TRENCH AND ALLOWED TO INFILTRATE IN THE GROUND IN LESS THAN 24 HOURS PER GSIM SEC. 4.2. THE PROPOSED SITE IMPROVEMENTS ARE DESIGNED SUCH THAT IMPERVIOUS AREA EQUAL TO OR GREATER THAN THE NEW IMPERVIOUS ADDITION WILL BE TREATED IN A NEW STORMWATER BMP TO PROVIDE RUNOFF REDUCTION VOLUME (RRV) VIA SURFACE RUNOFF AS SHOWN ON THE CIVIL PLANS. THE REQUIRED RUNOFF REDUCTION VOLUME IS 107 CUBIC FEET AND 128 CUBIC FEET IS PROVIDED AND DRAINED IN 24 HOURS. RUNOFF REDUCTION CALCULATIONS DOCUMENT IS ATTACHED.

AFTER THE REQUIRED RUNOFF REDUCTION VOLUME IS TREATED BY PROPOSED STORMWATER BMPS ON SITE, THE OVERFLOW VOLUME WILL EXIT THE SITE AND BE INTO EXISTING STORMWATER INFRASTRUCTURE AND DRAIN TO AN EXISTING STORMWATER POND (FULTON GREENS MASTER DETENTION POND) LOCATED APPROXIMATELY 700 FT. NORTHWEST OF THE SUBJECT SITE, AT PARCEL 22 5110 (DEAD). PER SITE HYDROLOGY STUDY FOR LOWES OF NORTH ALPHARETTA BY LOWES ENGINEERING AND CONSTRUCTION DATED OCTOBER 5, 2001, THE MASTER POND FOR THE LOWES DEVELOPMENT WAS DESIGNED TO INCLUDE FLOW AND PROVIDE STORMWATER ATTENUATION FOR THE SUBJECT SITE. THE POND WAS DESIGNED FOR A CAPACITY OF 0.67 ACRES OF IMPERVIOUS AREA FROM THE SUBJECT SITE. INCLUDING THIS NEW ADDITION, THE TOTAL PROPOSED IMPERVIOUS AREA DOES NOT EXCEED THE CAPACITY OF THE EXISTING POND, NO ADDITIONAL STORMWATER DETENTION IS REQUIRED FOR THIS DEVELOPMENT.

CHANNEL PROTECTION VOLUME, OVERBANK AND EXTREME FLOOD PROTECTION, ALONG WITH EXTENDED DETENTION REQUIREMENTS FOR THIS SITE WILL BE SATISFIED VIA EXISTING OFF-SITE STORMWATER FACILITIES PER SITE HYDROLOGY STUDY FOR LOWES OF NORTH ALPHARETTA BY LOWES ENGINEERING AND CONSTRUCTION DATED OCTOBER 5, 2001.

NO.	DATE	DESCRIPTION
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REVISIONS

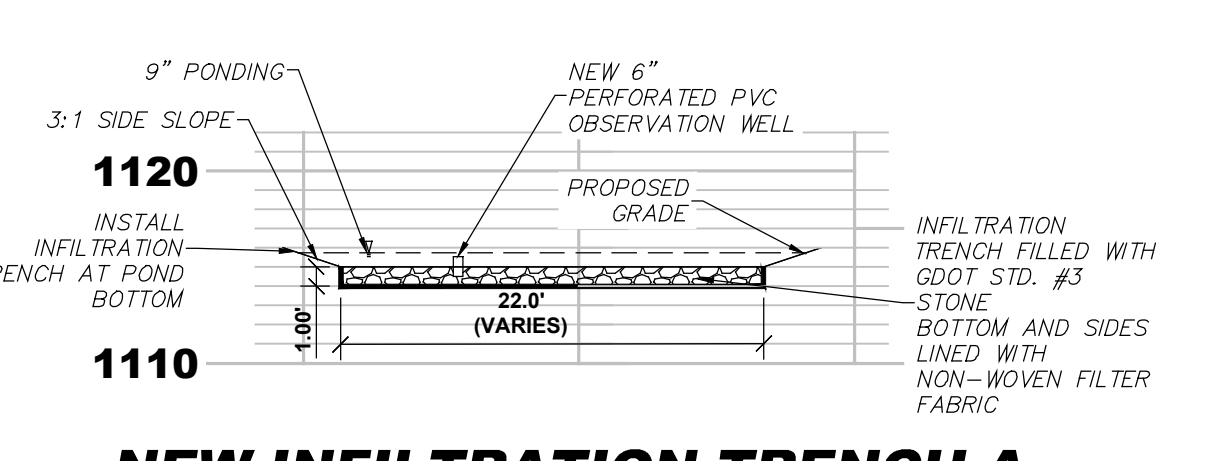
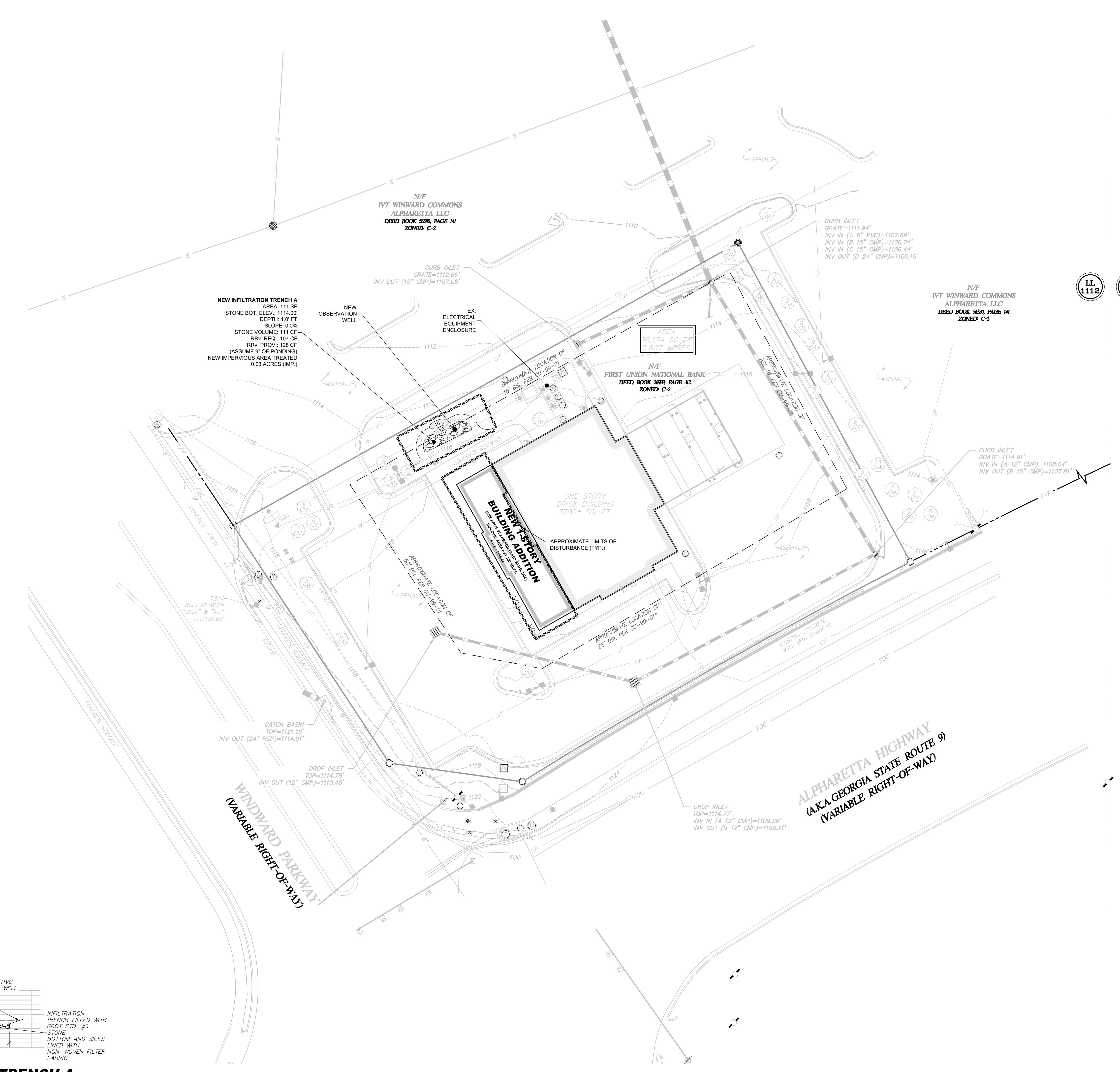


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GRADING & UTILITY PLAN

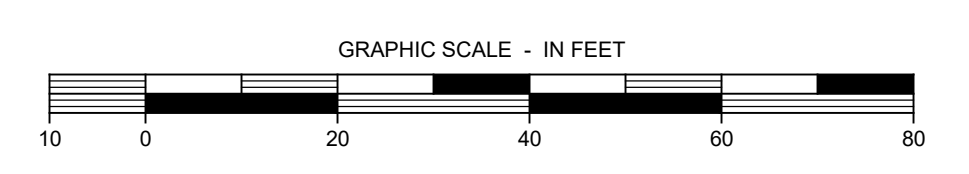
WINDWARD COMMONS WELLS FARGO EXPANSION

12830 GEORGIA STATE ROUTE 9, LAND LOT 1112, DISTRICT 2, 2ND SECTION CITY OF ALPHARETTA FULTON COUNTY, GEORGIA



NEW INFILTRATION TRENCH A CROSS-SECTION

Horizontal Scale: 1" = 10'
 Vertical Scale: 1" = 10'



NOTE: THERE ARE NOT STATE WATERS WITHIN 200 FT OF THE SITE.

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

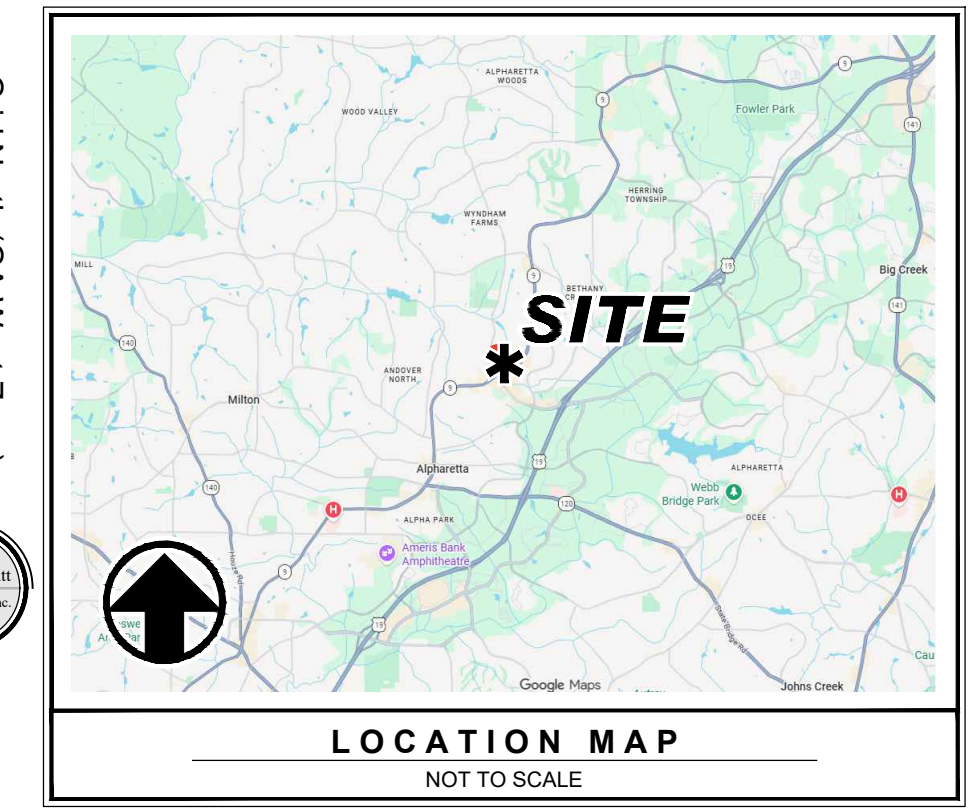
NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY GEORGIA COMMUNITY PANEL NUMBER 131210057G, DATED JUNE 19, 2020.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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 Carlsbad, CA 92018-2609
 (416) 233-8110
 24 HOUR EMERGENCY CONTACT
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- PLANTING NOTES:**
- Size and grading standards of plant material shall conform to the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen.
 - The landscape contractor must contact the engineer if existing conditions on site differ significantly from the plan.
 - See Construction Detail sheets for planting details.
 - For new planting areas, contractor shall remove all pavement, gravel sub-base and construction debris. Remove compacted soil, and add 2" of topsoil, or amend the top 2" of existing soil to meet specifications, unless noted otherwise.
 - The planting soil for shrubs will consist of 33% ground pine bark humus, well-mixed with 67% of improved soil, which is excavated soil having rocks, clumps, and debris greater than 2" in diameter removed. No additional soil amendments are required for trees. Groundcover and perennial beds shall be prepared and amended according to specifications.
 - All staking and top 12" of wire baskets shall be cut away and removed from the root ball by the contractor prior to the contractor to backfill of planting hole. Contractor shall remove top 1/3 of burlap from the root ball.
 - Contractor shall mulch all shrub beds and under trees with 3" (settled depth) of clean pine straw, unless noted otherwise.
 - Minimum (9) sq. ft. planting area provided for each tree.
 - All disturbed areas to be seeded with an appropriate perennial grass, unless otherwise noted. Appropriate perennial grasses to be approved by owner's representative.
 - All areas designated for sod must be fine-graded. Level any undulations or irregularities, while maintaining positive drainage. Hand rake and smooth, removing all rocks larger than 1" from the surface. Use metal screen or wooden drag on larger surfaces. Contact the landscape architect for an inspection of the fine-graded surface prior to any sod installation.
 - All slopes steeper than 3:1 shall be planted with groundcovers or shrubs.

- IRRIGATION NOTES:**
- The contractor is to provide an irrigation system, if required. Submit a plan for an automatically controlled irrigation system to the owner or the owner's representative for review and approval prior to installation. The system shall be designed to provide full and complete coverage to all landscaped areas of the site indicated on the landscape plan.
 - All materials used in the design, including sprinkler heads, valves, valve boxes, controllers, pumps, backflow preventers, rain and freeze sensors, drip equipment, wire, electrical connections, PVC pipe and fittings, shall meet minimum industry standards. Manufacturer and model must be specified.

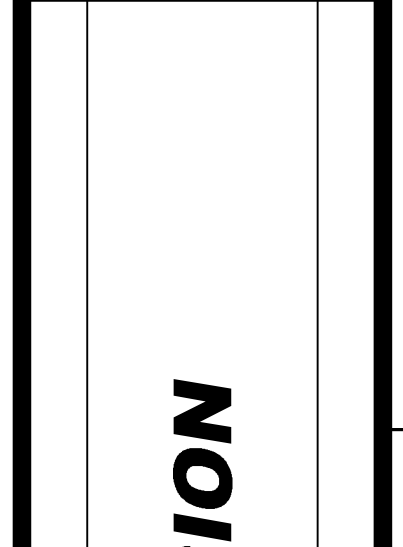
TREE DENSITY UNITS REQUIRED

130 inches per acre	0.807 acres = 103 inches required
	109 inches existing
	15 inches removed
	32 inches added
Total Provided: 125 inches	
The site has 20 excess inches; no additional inches are required to meet density requirements.	

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com
 CONTACT PERSON: ALBERT UBRANSKY
 e-mail: alubransky@travispruit.com



LANDSCAPE PLAN
WINDWARD COMMONS WELLS FARGO EXPANSION
 12830 GEORGIA STATE ROUTE 9, LAND LOT 1112, DISTRICT 2, 2ND SECTION CITY OF ALPHARETTA FULTON COUNTY, GEORGIA

NOTE: THERE ARE NOT STATE WATERS WITHIN 200 FT OF THE SITE.

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

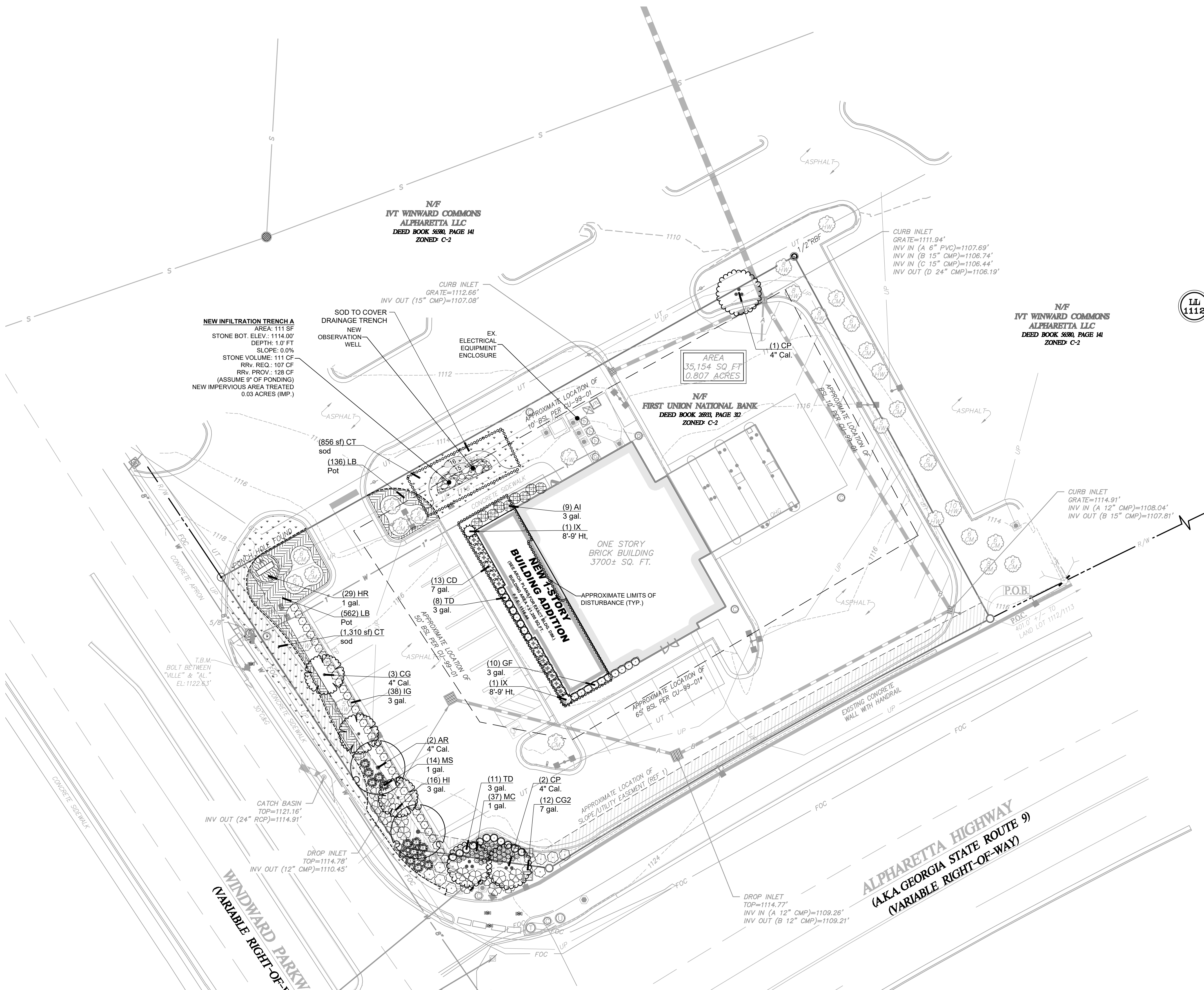
NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY GEORGIA COMMUNITY PANEL NUMBER 13121C0057G, DATED JUNE 19, 2020.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

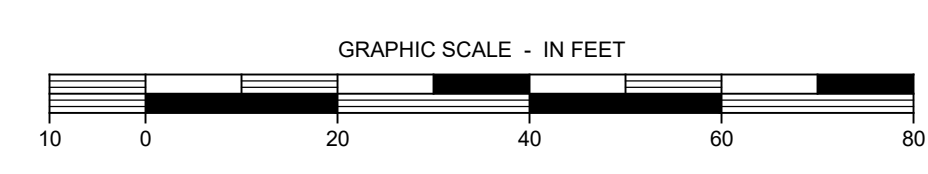
GEORGIA 811
 Utilities Protection Center, Inc. 1-800-282-7411
 Know what's below. Call before you dig.

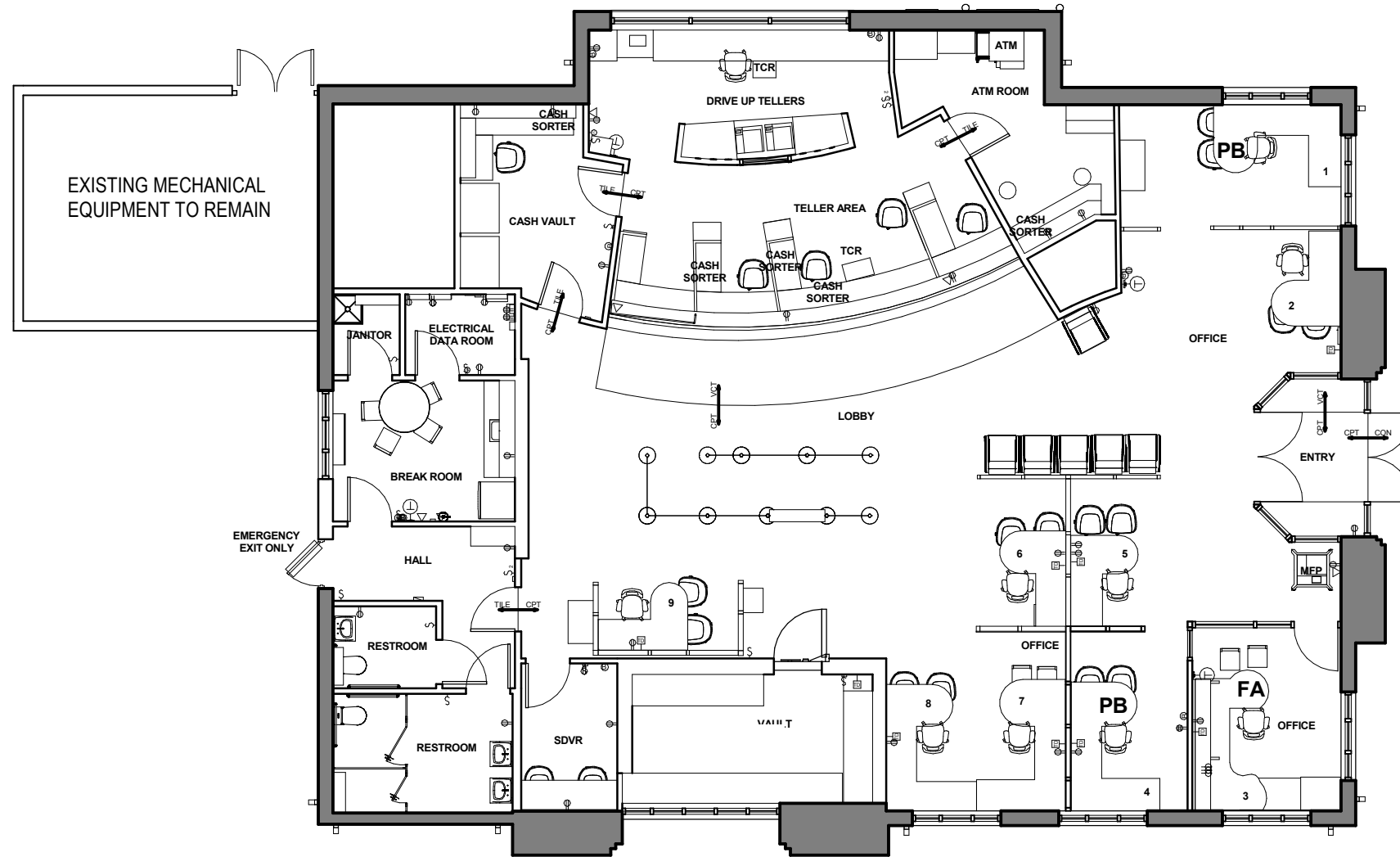
For The Firm
 Travis Pruitt & Associates, Inc.
 DATE: 4/30/2026
 SCALE: 1" = 20'
 CN: 260028PN_LS
 JN: 1-26-0028
 FN: 220-E-170
SHEET NO: L1



PLANT SCHEDULE WINWARD

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
AR		Acer rubrum / Red Maple	4" Cal.	B&B	2	
CG		Chionanthus virginicus 'Grancy Greybeard' / Grancy Greybeard White Fringetree	4" Cal.	B&B	3	
CP		Crataegus phaenopyum / Washington Hawthorn	4" Cal.	B&B	3	Multi-trunk
IX		Ilex x 'Magland' / Oakland™ Holly	8'-9" HL.	B&B	2	
SHRUBS						
AI		Azalea indica 'Alaska' / Alaska Indica Azalea	3 gal.	Pot	9	
CG2		Camellia sasanqua 'Shishi Gashira' / Shishi Gashira Camellia	7 gal.	Pot	12	
CD		Camellia sasanqua 'White Doves' / White Doves Camellia	7 gal.	Pot	13	
GF		Gardenia jasminoides 'Frostproof' / Frostproof Gardenia	3 gal.	Pot	10	
HI		Hydrangea paniculata 'Pee Wee' / Pee Wee Panicle Hydrangea	3 gal.	Pot	16	
IG		Ilex glabra / Inkberry Holly	3 gal.	Pot	38	
MS		Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	1 gal.	Pot	14	
MC		Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	Pot	37	
TD		Taxus x media 'Densaformis' / Dense Anglo-Japanese Yew	3 gal.	Pot	19	
GROUND COVERS						
CT		Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass	sod		2,166 sf	
HR		Hemerocallis x 'Ruby Stella' / Ruby Stella Daylily	1 gal.	Pot	18" o.c.	29
LB		Liriope muscari 'Big Blue' / Big Blue Lilyturf	Pot	2.25' Pots	12" o.c.	68

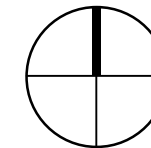




1 EXISTING PLAN

3/32" = 1'-0"

PROJECT N



4/30/2026 10:42:42 AM

**WELLS
FARGO**

PROJECT NAME
WINDWARD COMMONS EXPANSION
12830 STATE HWY 9
ALPHARETTA, GA

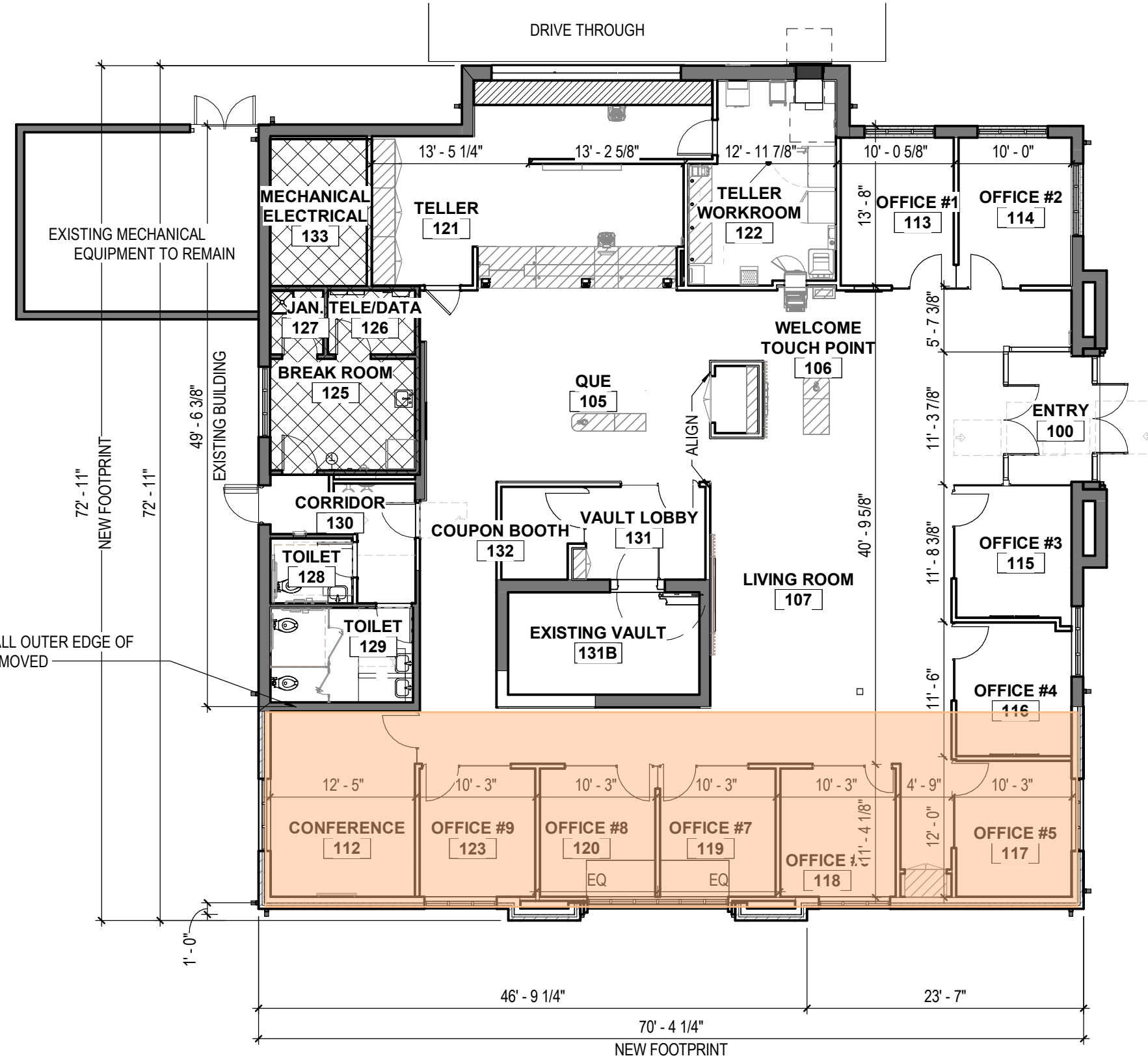
PROJECT NUMBER
2538059
DRAWING SCALE
3/32" = 1'-0"
DATE
4/07/2026

SHEET NAME
EXISTING PLAN
SHEET NUMBER
A1.01C

ARCHITECTURE • PLANNING • INTERIORS

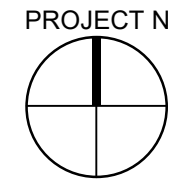
3355 LENOX RD NE
SUITE 925
ATLANTA, GA 30326
TEL: 404.233.8110
FAX: 404.233.7229





 NEW
 EXISTING TO REMAIN
 PROPOSED ADDITION

EXISTING BLDG EXT WALL OUTER EDGE OF STUD. BRICK FINISH REMOVED



1 PROPOSED PLAN

3/32" = 1'-0"

PROJECT NAME
WINDWARD COMMONS EXPANSION
 12830 STATE HWY 9
 ALPHARETTA, GA

PROJECT NUMBER
 2538059
 DRAWING SCALE
 As indicated
 DATE
 4/07/2026

SHEET NAME
PROPOSED PLAN
 SHEET NUMBER
 A1.01B

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 3355 LENOX RD NE
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4/30/2026 10:48:36 A





EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

4/28/2026 2:30:27 PM



PROJECT NAME
WINDWARD COMMONS EXPANSION
 12830 STATE HWY 9
 ALPHARETTA, GA

PROJECT NUMBER
 2538059
 DRAWING SCALE
 DATE
 4/07/2026

SHEET NAME
**EXISTING EXTERIOR BUILDING
 PHOTOS**
 SHEET NUMBER
 A2.03

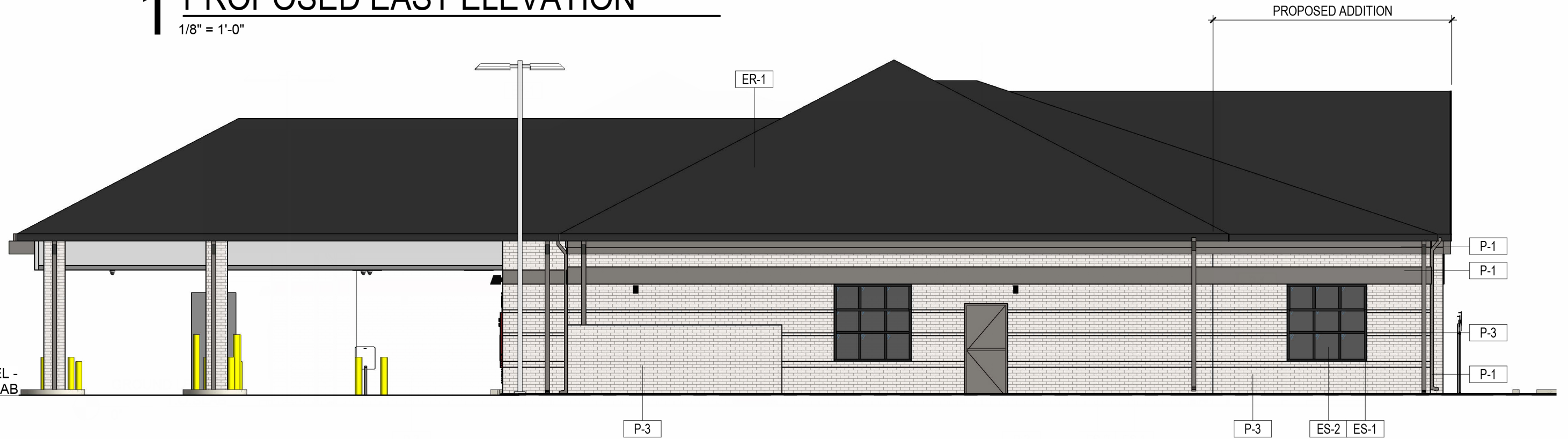
ARCHITECTURE ■ PLANNING ■ INTERIORS
 3355 LENOX RD NE
 SUITE 925
 ATLANTA, GA 30326
 TEL: 404.233.8110
 FAX: 404.233.7229





1 PROPOSED EAST ELEVATION

1/8" = 1'-0"



2 PROPOSED WEST ELEVATION

1/8" = 1'-0"

PROJECT NAME
WINDWARD COMMONS EXPANSION
 12830 STATE HWY 9
 ALPHARETTA, GA

PROJECT NUMBER
 2538059
 DRAWING SCALE
 1/8" = 1'-0"
 DATE
 4/07/2026

SHEET NAME
PROPOSED EXTERIOR BUILDING ELEVATIONS
 SHEET NUMBER
 A2.04A

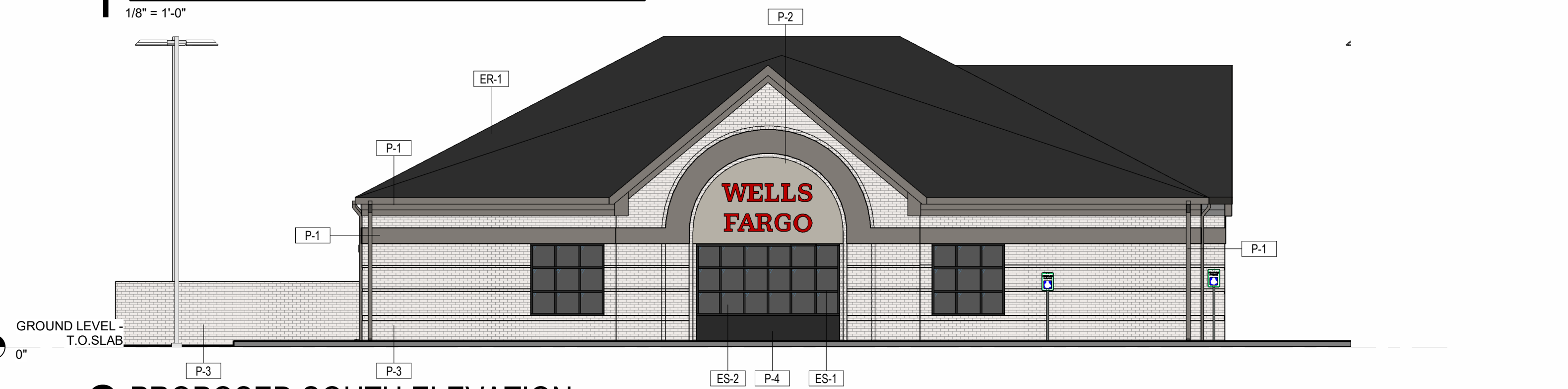
ARCHITECTURE= PLANNING= INTERIORS
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 SUITE 925
 ATLANTA, GA 30326
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1 PROPOSED NORTH ELEVATION

1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

4/29/2026 3:00:04 PM



PROJECT NAME
WINDWARD COMMONS EXPANSION
 12830 STATE HWY 9
 ALPHARETTA, GA

PROJECT NUMBER
 2538059
 DRAWING SCALE
 1/8" = 1'-0"
 DATE
 4/07/2026

SHEET NAME
PROPOSED EXTERIOR BUILDING ELEVATIONS
 SHEET NUMBER
 A2.04B

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TAG	PRODUCT TYPE	APPLICATION STANDARDS	APPLICATION GUIDELINES	PRIMARY SPECIFICATION	CONTACT INFORMATION
BUILDING BODY					
P-1	EXTERIOR PAINT (VERY DARK)	TRIM COLOR AND ON THE UNDERNEATH SIDE OF EXTERIOR SOFFITS.		MANUFACTURER: SHERWIN WILLIAMS COLOR:GAUNTLET GRAY/ SW 7019 FINISH: SATIN	PHONE: 800.474.3794
P-2	EXTERIOR PAINT - (MIDTONE)	BEHIND RED STAGING PANEL SIGNAGE	EXTERIOR WALLS	MANUFACTURER: SHERWIN WILLIAMS COLOR:DORIAN GRAY / SW 7017 FINISH: SATIN	PHONE: 800.474.3794
P-3	EXTERIOR PAINT (LIGHT)	OVERALL BUILDING BASE COLOR	EXTERIOR WALLS	MANUFACTURER: SHERWIN WILLIAMS COLOR:ORIGINAL WHITE / SW 7077 FINISH: SATIN	PHONE: 800.474.3794
P-4	EXTERIOR PAINT (BLACK)	UNDER NEW STOREFRONT IN SOUTH BUMPOUT	EXTERIOR WALLS	MANUFACTURER: SHERWIN WILLIAMS COLOR: TRICORN BLACK/ SW 6258 FINISH: SATIN	PHONE: 800.474.3794
ROOF					
ER-1	STANDING SEAM METAL ROOF	PREFERRED		MANUFACTURER: PAC- CLAD PRODUCTS:SNAPS-CLAD STANDING SEAM SMOOTH WITHOUT OFFSETS SPEC: ALUMINUM 12" O.C. UL-90 UL-90 COLOR: GRAPHITE	NEWTECHWOOD AMERICA RICHARD LAM 281-788-0260 (CST) RICHARD@NEWTECHWOOD.COM
STOREFRONT & GLAZING					
ES-1	STOREFRONT SYSTEM	PREFERRED	PREFERRED - FLUSH GLAZED SYSTEM WITH STRUCTURAL SILICONE	KAWNEER PRODUCT: 451 T EXTERIOR FRAME COLOR: BLACK INTERIOR FRAME COLOR: BLACK	KAWNEER KYLE JONES 214-475-3417
ES-2	GLASS TYPE	PREFERRED	PREFERRED - LOW-E, INSULATED GLASS, FULLY TEMPERED REFER TO IECC AND LOCAL CODE REQUIRMENTS FOR EXTERIOR GLASS	VITRO ARCHITECTURAL GLASS PRODUCT: 1" SOLARBAN 70 (2) CLEAR + CLEAR VLT::35% (EXT:6% & INT:10%) NFRC U-VALUE: 0.29 SHGC: 0.25	PENDING

4/28/2026 2:30:31 PM



PROJECT NAME
WINDWARD COMMONS EXPANSION
12830 STATE HWY 9
ALPHARETTA, GA

PROJECT NUMBER
2538059
DRAWING SCALE

DATE
4/07/2026

SHEET NAME
EXTERIOR BUILDING FINISHES

SHEET NUMBER
A2.05

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ATLANTA, GA 30326

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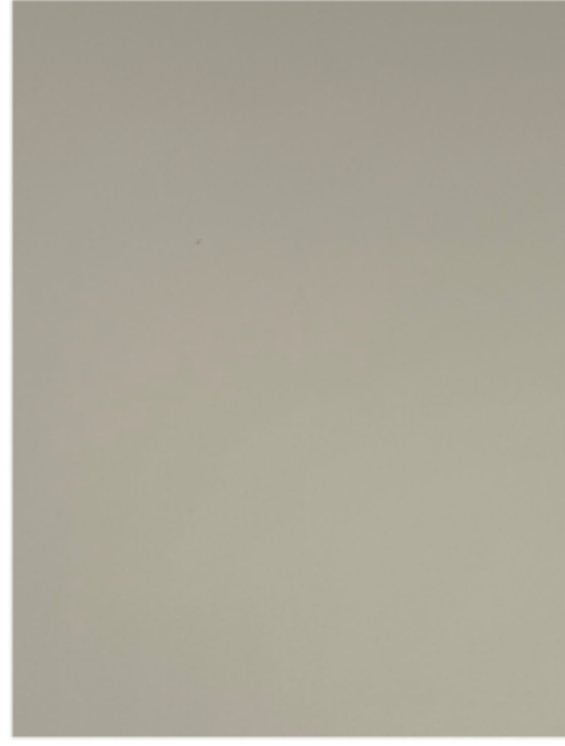
TRIM



GAUNTLET GRAY/ SW 7019
SATIN

P-1

ACCENT



DORIAN GRAY/ SW 7017
SATIN

P-2

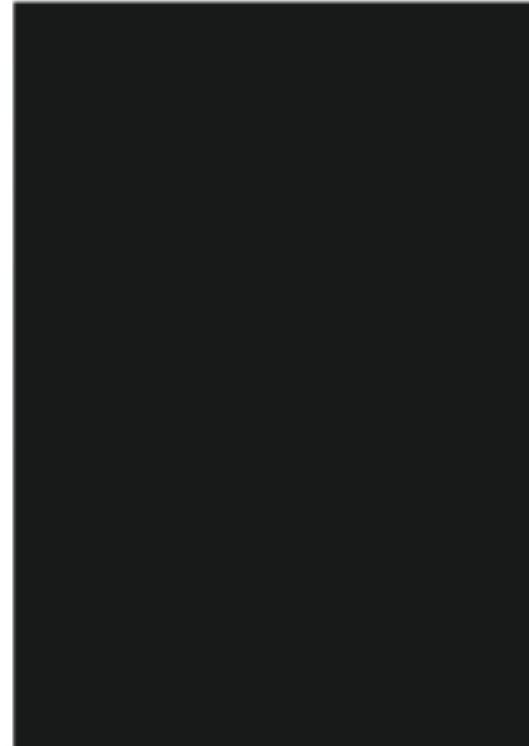
MAIN BODY



ORIGINAL WHITE/ SW 7077
SATIN

P-1

STOREFRONT



TRICORN BLACK/ SW 6258
SATIN

P-4, ES-1

ROOF



PAC CLAD - GRAPHITE
SATIN

ER-1

4/29/2026 2:53:08 PM



PROJECT NAME
WINDWARD COMMONS EXPANSION
12830 STATE HWY 9
ALPHARETTA, GA

PROJECT NUMBER
2538059
DRAWING SCALE

DATE
4/07/2026

SHEET NAME
**EXTERIOR BUILDING FINISH
PALETTE**
SHEET NUMBER
A2.06

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ATLANTA, GA 30326
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4/28/2026 2:30:32 PM

**WELLS
FARGO**

PROJECT NAME
WINDWARD COMMONS EXPANSION
 12830 STATE HWY 9
 ALPHARETTA, GA

PROJECT NUMBER
 2538059
 DRAWING SCALE
 DATE
 4/07/2026

SHEET NAME
**EXTERIOR PERSPECTIVES - SE
 CORNER**
 SHEET NUMBER
 A2.06A

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 3355 LENOX RD NE
 SUITE 925
 ATLANTA, GA 30326
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 FAX: 404.233.7229





4/28/2026 2:30:32 PM



PROJECT NAME
WINDWARD COMMONS EXPANSION
12830 STATE HWY 9
ALPHARETTA, GA

PROJECT NUMBER
2538059
DRAWING SCALE

DATE
4/07/2026

SHEET NAME
**EXTERIOR PERSPECTIVES - NE
CORNER**

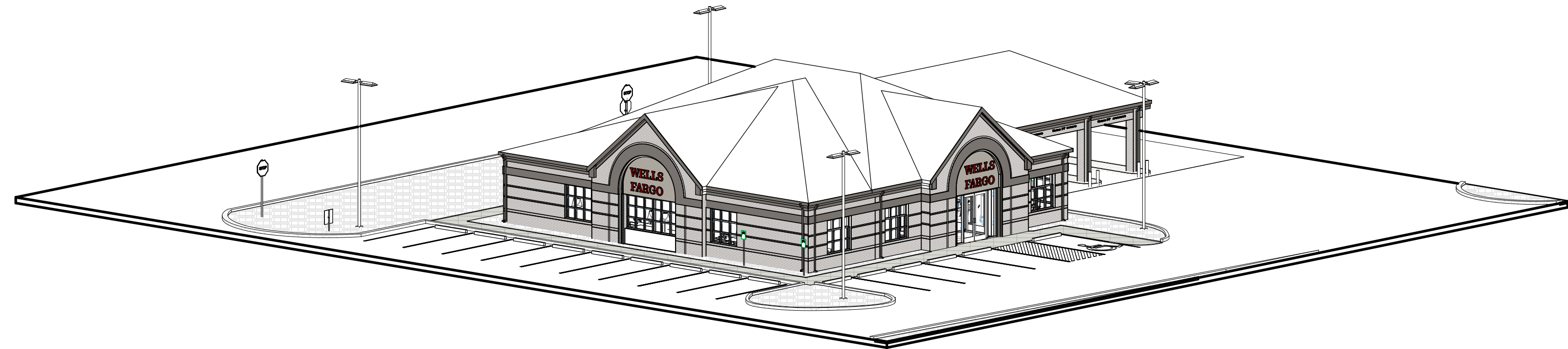
SHEET NUMBER
A2.06B

ARCHITECTURE ■ PLANNING ■ INTERIORS

3355 LENOX RD NE
SUITE 925
ATLANTA, GA 30326

TEL: 404.233.8110
FAX: 404.233.7229





1 BIRDS EYE VIEW - SW CORNER

4/28/2026 2:30:34 PM



PROJECT NAME
WINDWARD COMMONS EXPANSION
 12830 STATE HWY 9
 ALPHARETTA, GA

PROJECT NUMBER
 2538059
 DRAWING SCALE
 DATE
 4/07/2026

SHEET NAME
BIRDS EYE VIEW - SW CORNER
 SHEET NUMBER
 A2.06C

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 3355 LENOX RD NE
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 ATLANTA, GA 30326
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 FAX: 404.233.7229





NO NEW EQUIPMENT VISABLE FROM HIGHWAY.

PROPOSED EXTENDED ROOFLINE

EAST



ONE ATTIC VENT TO BE ADDED. EXISTING VENTS TO REMAIN.

PROPOSED EXTENDED ROOFLINE

EXISTING MECHANICAL EQUIPMENT TO REMAIN HIDDEN.

SW CORNER

4/28/2026 2:30:34 PM

**WELLS
FARGO**

PROJECT NAME
WINDWARD COMMONS EXPANSION
12830 STATE HWY 9
ALPHARETTA, GA

PROJECT NUMBER
2538059
DRAWING SCALE

DATE
4/07/2026

SHEET NAME
SITE LINE STUDY

SHEET NUMBER
A2.07

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3355 LENOX RD NE
SUITE 925
ATLANTA, GA 30326
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FAX: 404.233.7229





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 3, 2025

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

- Legal description of the property

- Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations

- Site lighting with photometric drawings and compatibility to neighboring buildings and property

- Retaining wall(s) location and materials

Landscape Review

- Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- Overall site plan drawing indicating locations of ground signs and required setbacks

- Exterior elevations indicating locations of all wall signs

- Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- Colored exterior elevations with materials notes of all facades of the building(s)

- All exterior material and color samples (Shall be brought to the scheduled meeting)

- Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas

- Locations of building lighting

- Perspective drawings and renderings

Submittal Procedure:

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

An electronic 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 accurately annotated 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 2, 2026

February 2, 2026

March 2, 2026

April 1, 2026

May 1, 2026

June 1, 2026

July 1, 2026

August 3, 2026

September 1, 2026

October 1, 2026

November 2, 2026

December 1, 2026

Meeting Schedule

February 20, 2026

March 20, 2026

April 17, 2026

May 15, 2026

June 19, 2026

July 17, 2026

August 21, 2026

September 18, 2026

October 16, 2026

November 20, 2026

December 18, 2026

January 15, 2027

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: _____

Location Address: _____

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

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 _____

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: _____

Physical Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Owner Telephone: _____ Contact Fax: _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

Yes

No

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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?

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

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

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

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

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



Chili's "Modern Greenville" Exterior Reimage



Chili's "Modern Greenville" Exterior Reimage Program

Where it all started... Chili's first location opened in 1975 in a second-generation post-office building on Greenville Ave in Dallas TX. Fast forward to a little over 50 years later and we're rolling out our new take on the original Chili's vibe with our "Modern Greenville" reimage program; reinvesting into our more than 1,200 Chili's restaurants across the country to update our fleet. Work began in 2024 on the "Modern Greenville" concept; designed to utilize modern versions of iconic vintage Chili's ingredients like the colorful tile, vintage art, and other décor combined with new brand identifying elements such as LED banding, mural art, and clean finishes to create eye catching, fresh new exteriors bringing back the personality of our Chili's heritage that our "Hamburger Hippie" founders established back on Greenville Avenue 50 years ago. When driving down the street, folks should be able to recognize a Chili's and immediately feel the vibe; it should feel fun and welcoming. Our enemy is being generic; our goal is to create a welcoming environment mixed with a fun personality that Chili's is known for. The exterior façade is our portal to living deliciously, and the first taste of Chili's no matter how many times someone comes in.

The "Modern Greenville" reimage program consists of combining our brand identifying colors and elements from the beloved heritage of Chili's and applying them to the exterior while draping it all in the new brand tone of voice and style built on that same Chili's personality established back on Greenville Avenue. Consistent implementation of all brand identifying colors and elements is necessary to ensure the success of our reimage program through a cohesive design system that portrays Chili's unique take on the restaurant industry, sets us apart from our competitors, and identifies our brand with our clear, distinct point of view.

Chili's exterior brand identifying elements noted below are prioritized as follows:

- a. LED banding at parapet
- b. Graphic pattern "tile" ACM cladding
- c. Blue and Wood look aluminum cladding
- d. Cool grey paint colors

* No structural or building footprint changes are proposed as a part of our "Modern Greenville" reimage program. Exterior façade changes are strictly cosmetic and for aesthetic purposes only.

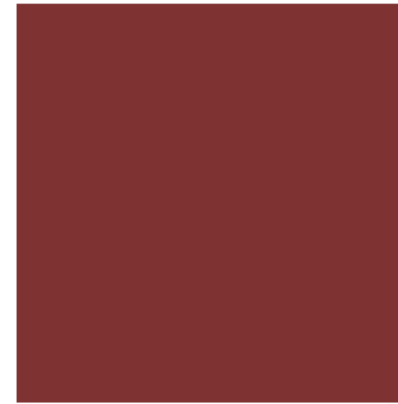
Materials Board



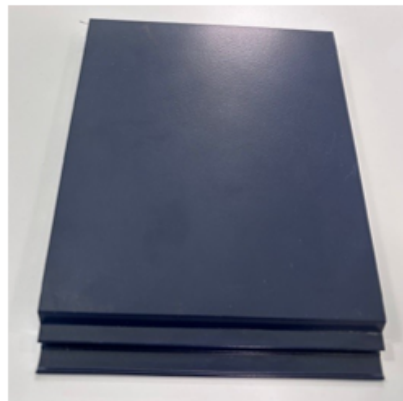
MAIN BRICK PAINT | TAG #EP-1
MANUFACTURER: Sherman Williams
COLOR: SW7068 Grizzle Gray



EXISTING SIDING PAINT | TAG #EP-2
MANUFACTURER: Sherman Williams
COLOR: SW9163 Tin Lizzie



DOORS + DOOR FRAME PAINT | TAG #EP-5
MANUFACTURER: Sherman Williams
COLOR: SW7582 Salute Red



METAL SIDING | TAG #WC-1
MANUFACTURER: Longboard Architectural
COLOR: Navy Blue
SPEC: 6" V Groove Cladding



"WOOD LOOK" METAL SIDING | TAG #WC-2
MANUFACTURER: Longboard Architectural
COLOR: Light National Walnut
SPEC: 6" V Groove Cladding



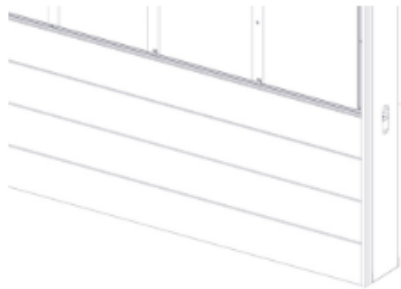
CUSTOM PRINTED METAL PANELS | TAG #WC-3
MANUFACTURER: AGI
COLOR: Custom
SPEC: 3mm ACM

Chili's "Modern Greenville" Exterior Reimage

Blue and Wood look Aluminum Cladding Details

TONGUE & GROOVE CLADDING SYSTEM

TYPICAL ISOMETRIC



PROFILES

V-Groove: 2-1/2", 4", 6"
 Smooth: 6"
 Channel: 6"
 Standard Lengths: 24', 2-1/2"(12')
 96 SQ FT/box

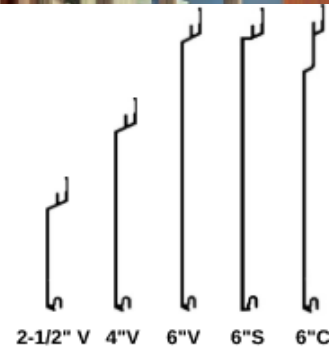
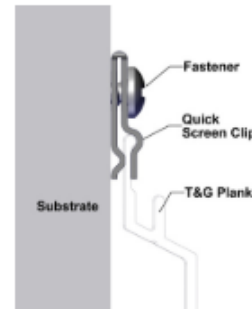
COMPONENTS - Standard Lengths: 12'

Traditional: Starter Strip, Back-to Back Starter Strip, 2" Corner Set, 1-3/8" Two Piece J-Track, 1-3/8" Termination Set, Compression Joint (24'), 1-1/2" Flat Reveal Set, 1-1/2" U-Reveal Set, 1-1/2" T&G U-Reveal, 2" Offset Flat Reveal

Craftsman: 7/8" J-Track, 3/4" Inside Corner, 1" Outside Corner, 3/4" U-Reveal Set, 3/4" T&G U-Reveal

Precision: 5/8" Starter J-Track, 3/16" Outside Corner, 5/8" J-Track, 5/8" Two Piece J-Track, 5/8" Termination Set, 1/2" Flat Reveal, 1/2" T&G Flat Reveal

T&G_IS_RG_V8



FINISHES

Woodgrains, solid color, naturally aged metal, custom solid color matching (additional lead times apply)

ATTACHMENT

Planks: Quick-screen clips w. #10 Pan Head screws* @ 32" o.c. (standard).
 • Quick-screen Clips: Included in order for 32" o.c. spacings, purchase extra for 16" o.c. spacings. For purchase (extra): 100 pcs/Bag, 1500 pcs/Box
 Trims: Hard fasten w. #10 Pan Head screws* @ 16" o.c. *Screws not included.

BIM & CAD

RVT & DWG files available, see website for details

LEAD TIME

Most Popular Finishes
 -ready to ship within 1 week
 Additional Finishes
 -ready to ship within 14 weeks



info@longboardproducts.com
longboardproducts.com
 800 604 0343

TECHNICAL SPECIFICATIONS

PHYSICAL DATA

6063-T5 Extruded Aluminum
 100% Recyclable
 Warranty: Finish: 15 year (standard)/20 year* (ultra) (*10 week lead time);
 Aluminum: 50 year
 Weight (lbs/sqft): -1.5

TESTING

ICC-ESR 4182 Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section: 07 46 00 - Siding

AAMA 509 Rainscreen: W1, V2

LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance

Florida Product Code: FL41934

Miami Dade, Florida, Notice of Acceptance(NOAs): NOA No. 22-0209.01
 -Expiration Date: January 26, 2028

Impact testing: TAS 201

WUI (The Wildland-Urban Interface) - California Department of Forestry & Fire Protection Office of the State Fire Marshal Listing No. 8140-2286.0500



Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84 ; A2-s1,d0 by EN 13501-1



Light Reflectance: 5% (Black) up to 73.2% (Ultra White)

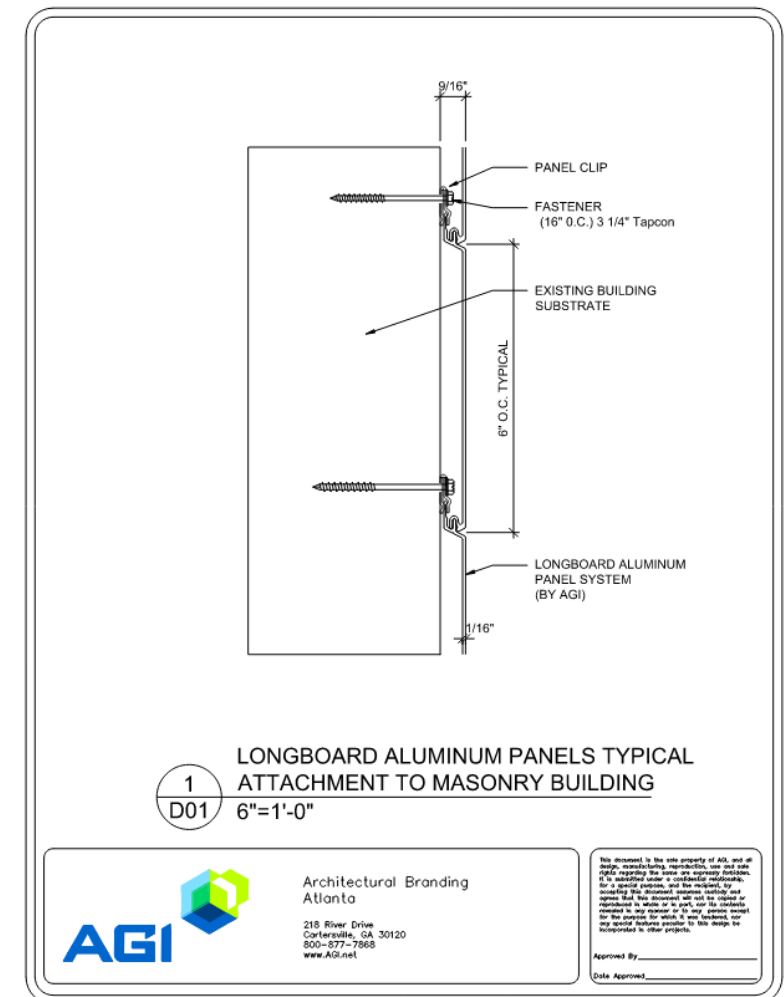
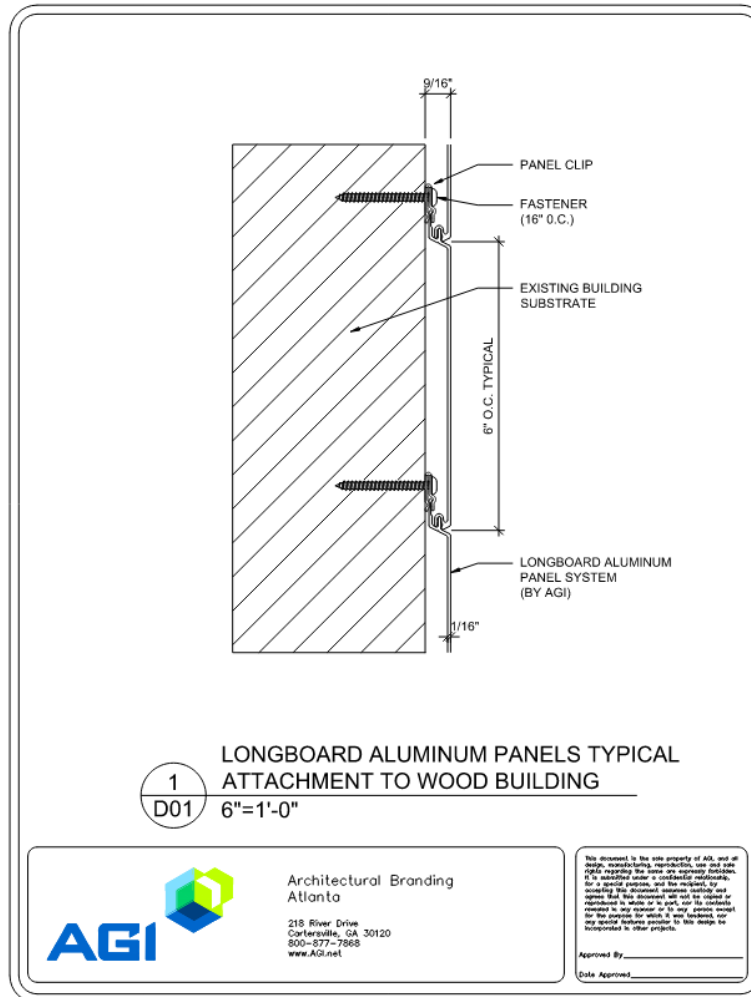
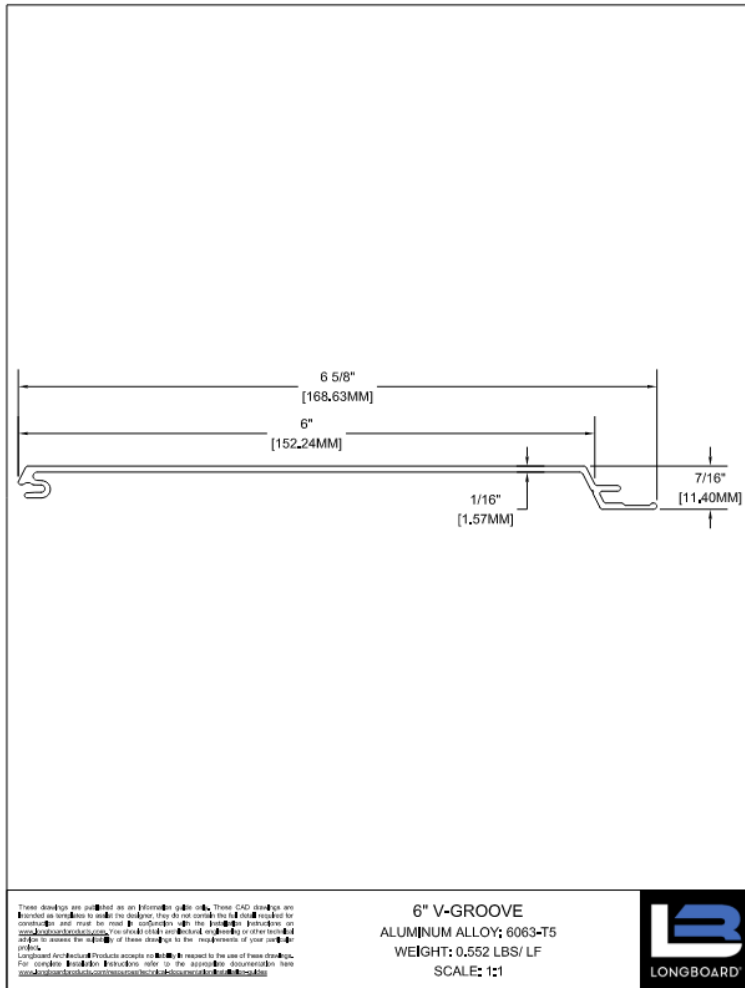


Wind load: Up to 121 psf (5794 Pa) TAS 202, TAS 203

Chili's "Modern Greenville" Exterior Reimage



Blue and Wood look Aluminum Cladding Details



Chili's "Modern Greenville" Exterior Reimage

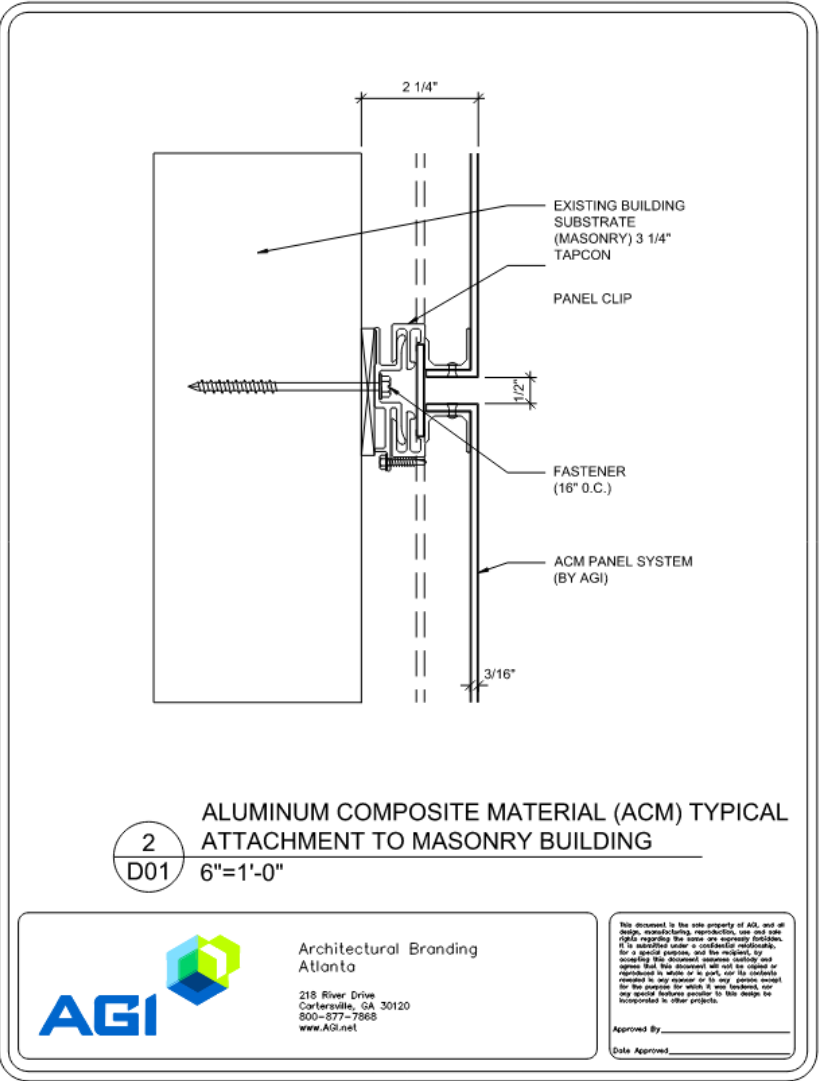
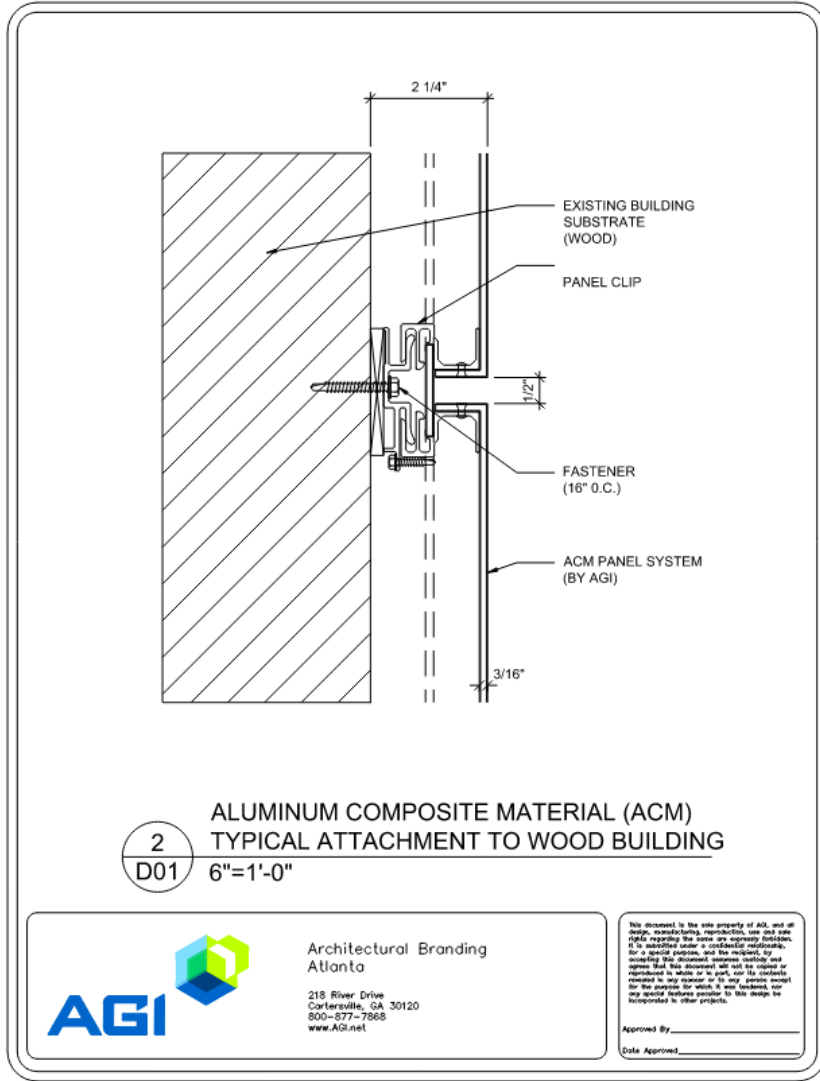


Blue and Wood look Aluminum Cladding Details



Chili's "Modern Greenville" Exterior Reimage

Graphic Pattern ACM (Aluminum Composite Material) Cladding Details



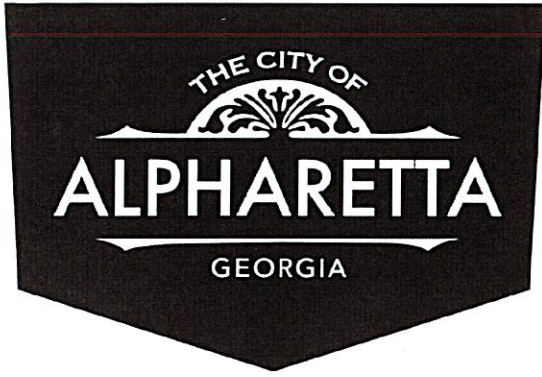
Chili's "Modern Greenville" Exterior Reimage



Graphic Pattern ACM (Aluminum Composite Material) Cladding Details



Chili's "Modern Greenville" Exterior Reimage



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 3, 2025

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6088
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

- Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- Overall site plan drawing indicating locations of ground signs and required setbacks
- Exterior elevations indicating locations of all wall signs
- Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- Colored exterior elevations with materials notes of all facades of the building(s)
- All exterior material and color samples (Shall be brought to the scheduled meeting)
- Provide site line study from the public right of way showing locations of roof-top equipment (remains same)
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- Locations of building lighting (remains same)
- 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 accurately annotated 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 2, 2026

February 2, 2026

March 2, 2026

April 1, 2026

May 1, 2026

June 1, 2026

July 1, 2026

August 3, 2026

September 1, 2026

October 1, 2026

November 2, 2026

December 1, 2026

Meeting Schedule

February 20, 2026

March 20, 2026

April 17, 2026

May 15, 2026

June 19, 2026

July 17, 2026

August 21, 2026

September 18, 2026

October 16, 2026

November 20, 2026

December 18, 2026

January 15, 2027

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: Chili's

Location Address: 7800 North Point Parkway

Mailing Address: 7800 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022

Contact for All Notifications: Kristen Roberts

Contact Telephone: 214 726 5370 Mobile Telephone: _____

Fax: _____ Email: kristen.roberts@brinker.com

Contact's Relation to Business: Senior Property Development Manager

This Application For (Check all that apply):

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

Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$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: 7800 North Point Pkwy LLC

Physical Address: _____

Mailing Address: c/o Net Properties, 1000 Forest Park Blvd., Suite 401

City: Fort Worth State: TX Zip Code: 76110

Owner Telephone: 817 - 903 - 5087 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): 7800 North Point Pkwy LLC Date: April 23, 2026

Owner Signature: [Handwritten Signature]

Property Information:

Address (If Assigned) : 7800 North Point Parkway, Alpharetta, GA 30022

Tax ID or Map Reference Number: _____

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: Chili's 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: KMRoberts [Handwritten Signature] Date: 4/27/2026

Print Form

See attachment for narrative

■

N/A

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

N/A

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

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

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?

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

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

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

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

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



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

FINISH SCHEDULE	
EXTERIOR PAINTS AND STAINS	
EP-1	GRIZZLE GREY
EP-2	TIN LIZZIE
EP-3	IRON ORE
EP-4	TRICORN BLACK
EP-5	SALUTE RED
EXTERIOR FINISHES	
WC-1	BLUE METAL SIDING
WC-2	WOOD SIDING
WF-1	CUSTOM WINDOW FILM
	WHITE LED

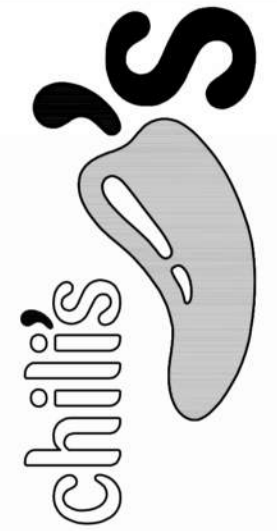
FUSION
AE

6301 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.570.1288
WWW.FUSIONAE.COM

THE INFORMATION INCLUDED ON THIS SHEET IS PROVIDED FOR REFERENCE ONLY. NO RESPONSIBILITY FOR ERRORS, OMISSIONS, OR CODE COMPLIANCE WITH INFORMATION PROVIDED ON THIS SHEET IS ASSUMED.

CORPORATE:
Brinker Restaurant Corporation
3000 OLYMPIUS BLVD.
DALLAS, TEXAS 75019
972.980.9917
www.brinker.com

RESTAURANT #CH10028
PROTOTYPE 7
CHILI'S
NORTH POINT PARKWAY
7800 North Point Parkway
Alpharetta, GA 30022
CLIENT: Brinker Restaurant Corporation,
a VA corporation



DATE	DESCRIPTION

DATE	DESCRIPTION

PROJECT NUMBER:
CHI25057

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202



SERVICE YARD SHOWN IS PROTOTYPICAL AND FOR REFERENCE ONLY. EXISTING SERVICE YARD CONFIGURATION WILL NOT CHANGE.

PROPOSED LEFT ELEVATION
1/4"=1'-0" 2

FINISH SCHEDULE

EXTERIOR PAINTS AND STAINS	
EP-1	GRIZZLE GREY
EP-2	TIN LIZZIE
EP-3	IRON ORE
EP-4	TRICORN BLACK
EP-5	SALUTE RED
EXTERIOR FINISHES	
WC-1	BLUE METAL SIDING
WC-2	WOOD SIDING
WF-1	CUSTOM WINDOW FILM
	WHITE LED

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BRINKER RESTAURANT CORPORATION
 3000 OL VIMBIS BLVD.
 DALLAS, TEXAS 75019
 972.980.9917
 www.brinker.com

CLIENT: Brinker Restaurant Corporation, a VA Corporation
 7800 North Point Parkway
 Alpharetta, GA 30022

CHILI'S
 RESTAURANT #H0220
 PROTOTYPE 7

8201 CAMPUS CIRCLE DRIVE E
 IRVING, TEXAS 75063
 TEL: 972.870.1288
 WWW.FUSIONA/E.COM

CHILI'S
 a VA Corporation

DATE DESCRIPTION

DATE DESCRIPTION

PROJECT NUMBER: CHI25057

EXTERIOR ELEVATIONS

SHEET NUMBER: A203

SHEET NUMBER

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

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

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

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

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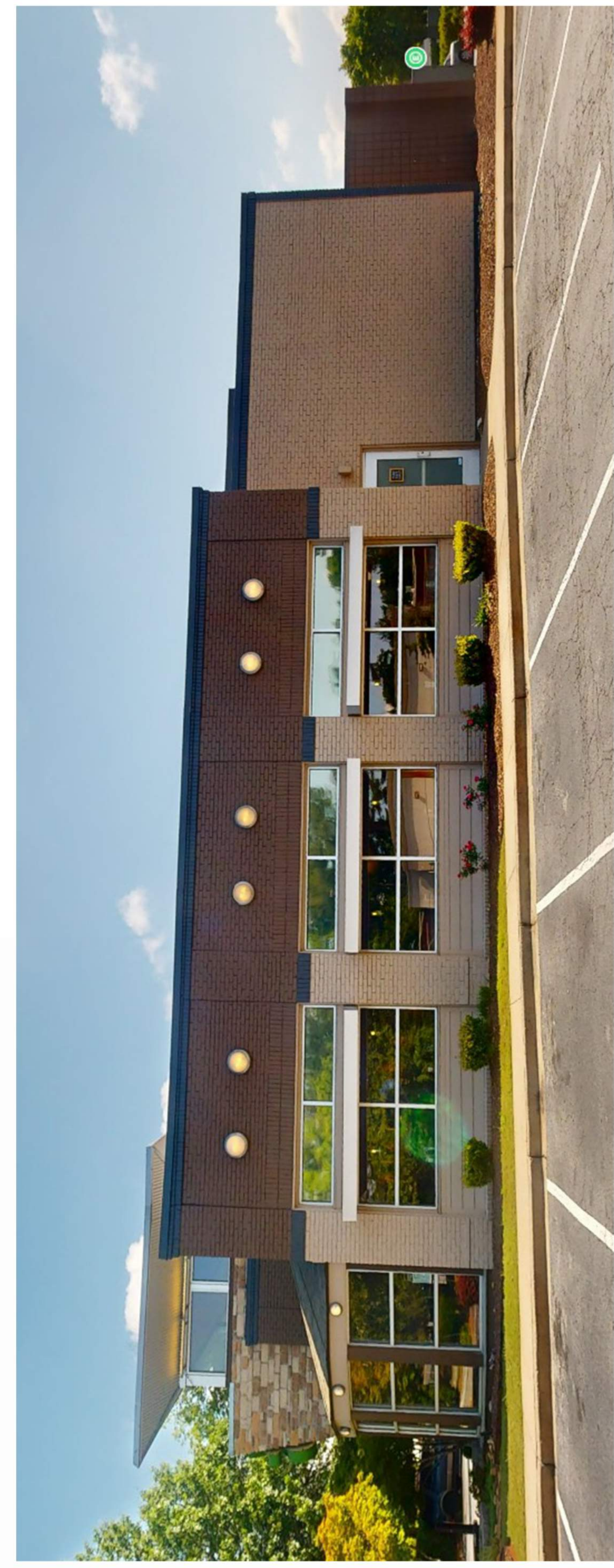
EXISTING RIGHT ELEVATION 1/4"=1'-0"

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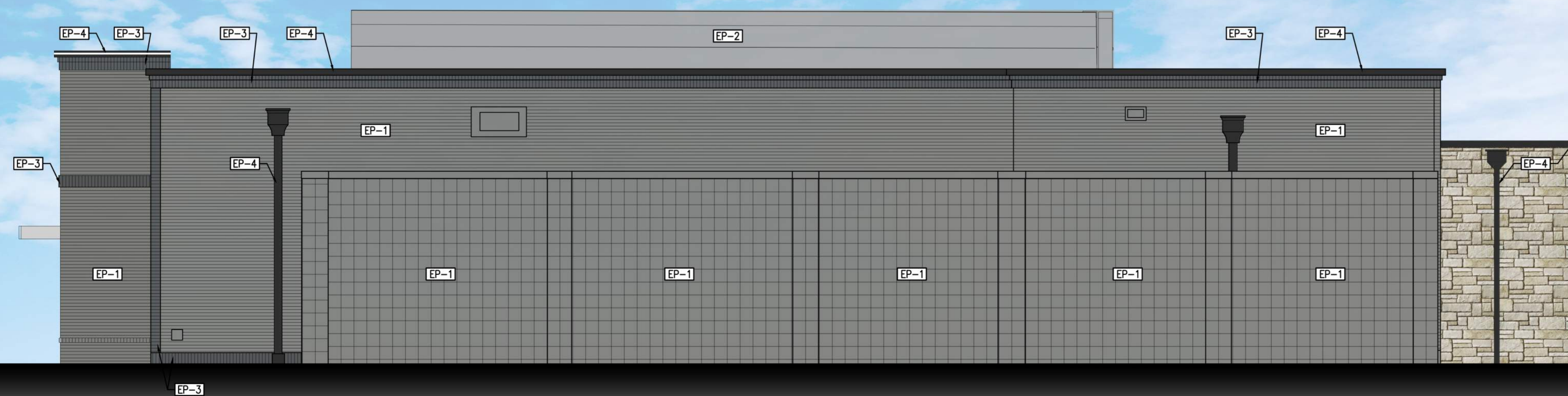
EXISTING RIGHT ELEVATION 1/4"=1'-0"



SERVICE YARD SHOWN IS PROTOTYPICAL AND FOR REFERENCE ONLY. EXISTING SERVICE YARD CONFIGURATION WILL NOT CHANGE.



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



SERVICE YARD SHOWN IS PROTOTYPICAL AND FOR REFERENCE ONLY.
EXISTING SERVICE YARD CONFIGURATION WILL NOT CHANGE.

PROPOSED REAR ELEVATION
1/4"=1'-0" 2

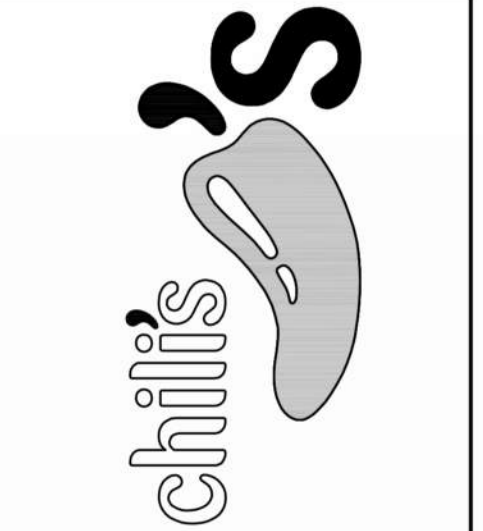
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	WHITE LED

FUSIONAE
6011 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.980.9917
WWW.FUSIONAE.COM

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CORPORATE:
Brinker Restaurant Corporation
3000 OLYMPIUS BLVD.
DALLAS, TEXAS 75019
972.980.9917
www.brinker.com

RESTAURANT #CH125057
PROTOTYPE 1
CHIL'S
NORTH POINT PARKWAY
7800 North Point Parkway
Alpharetta, GA 30022
CLIENT: Brinker Restaurant Corporation,
a VA corporation



DATE	DESCRIPTION

DATE	DESCRIPTION

PROJECT NUMBER:
CHI25057

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A204