



DESIGN REVIEW BOARD

JULY 17, 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 June 19, 2026

8. PUBLIC HEARING

1. Announcement of Public Hearing Procedure

2. DRB260012 Jiffy Lube 207 South Main St Review signage

3. DRB260013 Little Alley Steak 102 South Main St Consideration of exterior changes and signage

4. DRB260014 CSI Labs 2580 Westside Parkway Consideration of exterior changes

5. DRB260015 Sapporo Sushi & Steak House 10575 Davis Dr Consideration of exterior changes

6. DRB260016 Amasa Kitchen 15 Academy St Consider signage

9. ADJOURNMENT



DESIGN REVIEW BOARD

UNOFFICIAL MINUTES

JUNE 19, 2026

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

8:30 AM

1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

Chair Schwing called the work session to order at 8:34 a.m.

Chair Schwing adjourned the work session at 8:54 a.m.

3. CALL TO ORDER

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

4. ROLL CALL

A. Board Members Present

- Frank Schwing (Chair)
- Pat Corkill
- Erik Rowen
- Richard Owens

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. DRB Meeting Minutes of April 17, 2026

- ❖ Board Member Owens offered a motion to approve.
 - Board Member Corkill seconded the motion.
 - Motion carried (4-0).

2. DRB Meeting Minutes of May 15, 2026

- ❖ Board Member Corkill offered a motion to approve .
 - Board Member Rowen seconded the motion.

- Motion carried (4-0).

8. PUBLIC HEARING

1. Public Hearing Procedure

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

2. DRB260011 Wells Fargo Bank 12830 Highway 9

Applicant presented review of exterior changes.

- Site Plan.
- Location.
- 1200 sf Expansion.
- Paint brick original white.
- Private offices.
- Replace roof with standing seam, darker gray, charcoal metal.
- Gray accent band.
- Replace windows - Black with white background.
- Gutters, downspouts, fascia and soffits – Gauntlet Gray.
- Presented Color swatches.
- Stucco behind the sign letters.
- Elevation Views.
- No changes to Site Lighting.
- Landscaping.
- Existing Streetscape.
- Tree Species (Red Maples, Camellia, Hawthorne)
- Parking Lot Shade Trees.
- Density Calculations.
- Read Comments for City Arborist.

There was no public comment.

- ❖ Board Member Rowen offered a motion to approve the exterior changes in addition to the building as submitted. Colors shall match the elevations not the rendering.
 - Board Member Corkill seconded the motion.
 - Motion carried (4-0).
- ❖ Board Member Corkill offered a motion, this motion is pending staff review, that the streetscape, notably along Windward Parkway, shall match the street tree theme of the rest of the center.

Review the use of Camelia on the west exposure of the building and any existing material to remain that is damaged or destroyed shall be replaced with the matching material.

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

3. DRB260010 Chili's 7800 North Point Parkway

Applicant presented review of exterior changes.

- History of Chili's.
- Materials Board..
- Sample of material.
- Translucent Printed Adhesive applied to the interior.
- 6 squares of different graphics.
- Landscaping in the front of the building.
- Metal Panels.
- Roof.
- Elevations.
- Streetview
- Landscape Maintenance.

There was no public comment.

- ❖ Board Member Rowen offered a motion to approve the exterior changes as presented with the following conditions; the applicant will utilize the EP- 4 color along the coping at the rear enclosure at the rear elevation of the building; the applicant will also have the landscaping specifically along the rear elevation reviewed and approved by Staff based on the current condition of the landscaping.

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

9. ADJOURNMENT

Chair Schwing adjourned the meeting at 9:51 a.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 260012

☒ Fee Paid Initial: PC

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Jiffy Lube

Location Address: 207 S. Main St.

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Matthew Foley

Contact Telephone: 404 918 4053 Mobile Telephone: _____

Fax: _____ Email: mjfoley@mjfpermits.com

Contact's Relation to Business: Authorized Permit Agent

This Application For (Check all that apply):

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

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

Application Fees:

Revals \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00

Total Due



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: CD II PROPERTIES, LLC

Physical Address: 207 S. MAIN ST., ALPHARETTA GA

Mailing Address: P.O. BOX 88, Demorest, GA 30535

City: Demorest State: GA Zip Code: 30535

Owner Telephone: 706 - 778 - 8001 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): Chad Daniel Date: 4-20-26

Owner Signature: [Signature]

Property Information:

Address (If Assigned) : 207 S. Main St. Alpharetta, GA. 30009

Tax ID or Map Reference Number: 12 258306940650

Land Lot(s): 0694 / 0695 District: Downtown Overlay Section:

Existing Zoning of Property: C2 - General Commercial Existing Uses of Property: OFFICE LUBS OIL CHANGE

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: 5/5/2021



09/12/2025

SIGN TYPES

SIGN TYPE A	36" CHANNEL LETTERS ON RACEWAY (LINEAR)	QUANTITY: 1 SET
SIGN TYPE B	BREAK FORMED ENTRANCE/EXIT SIGNS	QUANTITY: 5
SIGN TYPE C	FREE-STANDING MONUMENT SIGN	QUANTITY: 1



207 S Main St.
Alpharetta, GA

SIGNAGE DOCUMENT

ACCOUNT REP: DY
DESIGNER: NATHAN DIFEE

DRAWING
STATUS

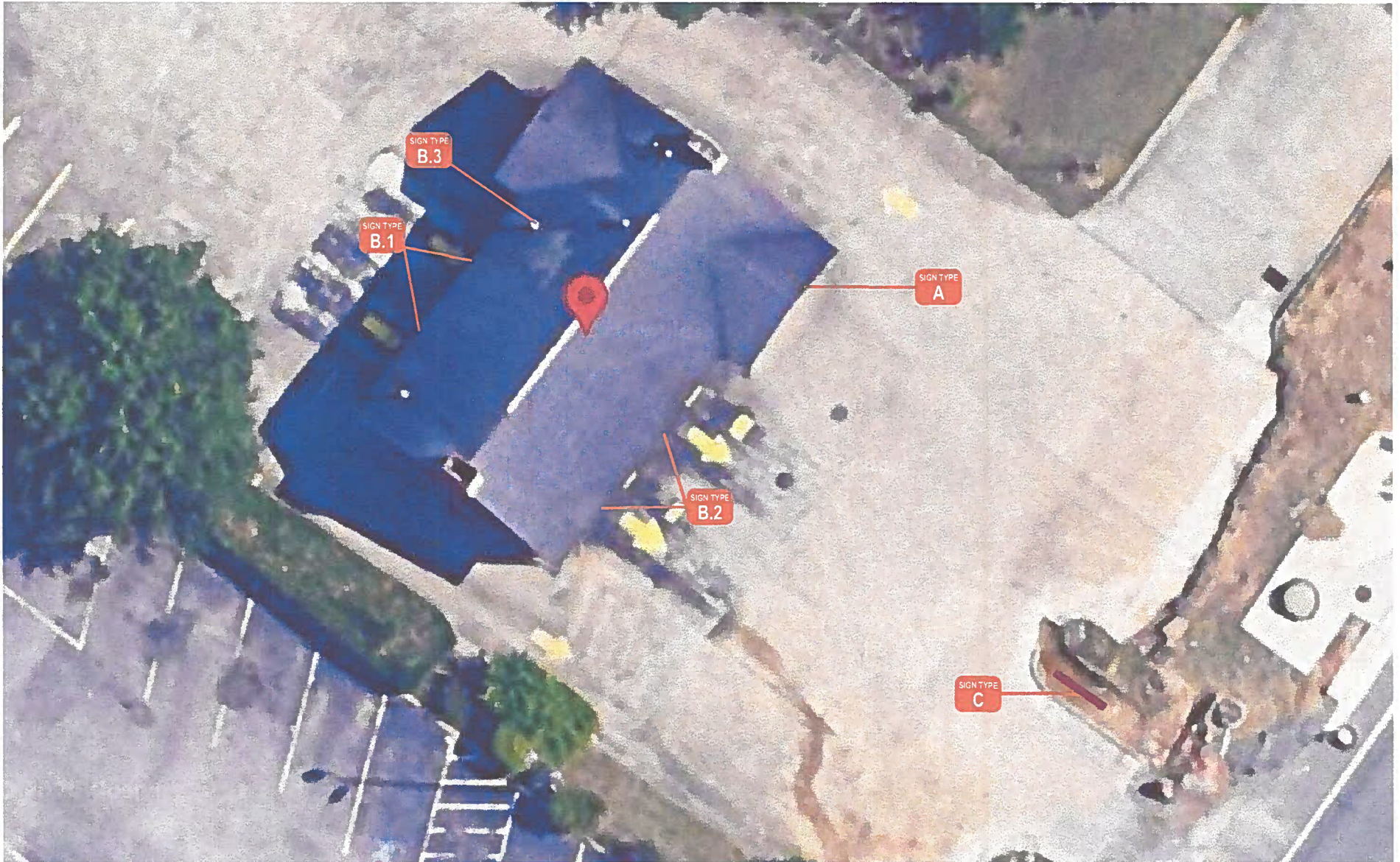


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TO YOUR DOOR

5198 NORTH LAKE DRIVE
LAKE CITY, GEORGIA 30260
OFFICE: 404-361-3800
WWW.CLAYTONSIGNS.COM

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SIGN LOCATION PLAN



O:\ Nathan Diffie\ JIFFY LUBE \ALPHARETTA, GA\JIFFY LUBE #2184 ALPHARETTA SIGN PACKAGE - 09.12.2025.CDR

SOUTHEAST ELEVATION - BUILDING FRONT
SCALE: 3/16" = 1'



SCOPE OF WORK:

REMOVE EXISTING "JIFFY LUBE" CHANNEL LETTERS AND "MULTICARE" SIGNAGE

INSTALL NEW CHANNEL LETTERS

INSTALL NEW BAY EXIT SIGNS



NORTHWEST ELEVATION - BUILDING REAR
SCALE: 3/16" = 1'



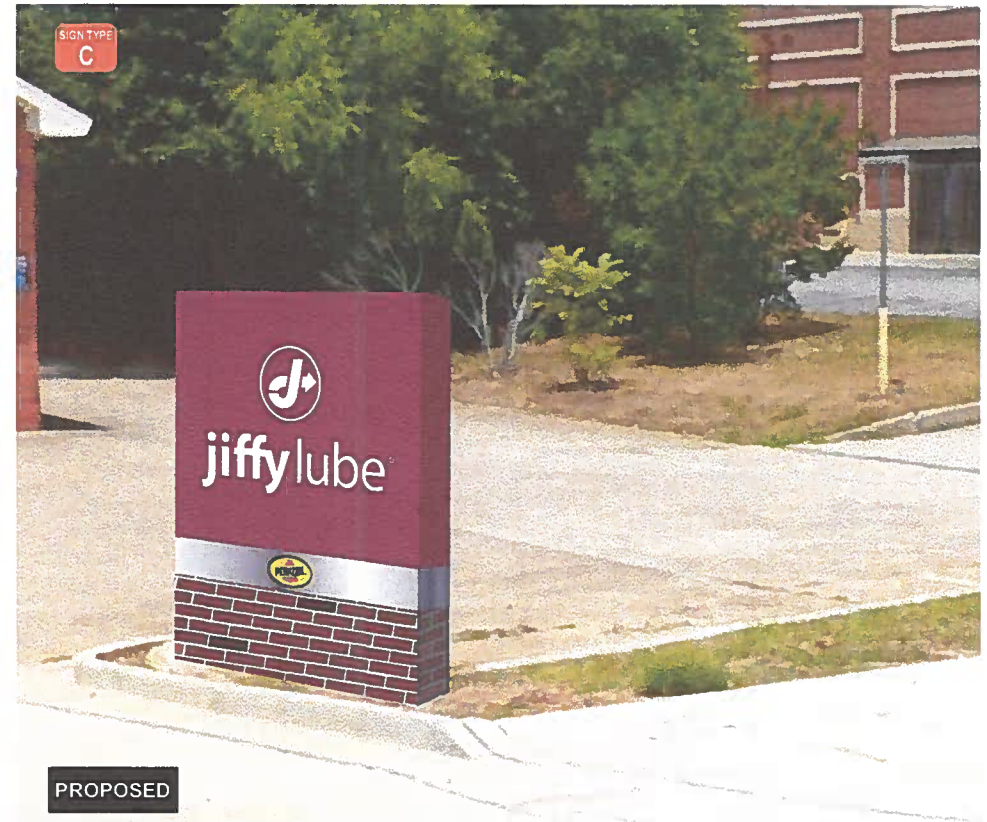
SCOPE OF WORK:

REMOVE EXISTING BAY ENTRANCE SIGNS

INSTALL NEW BAY ENTRANCE SIGNS

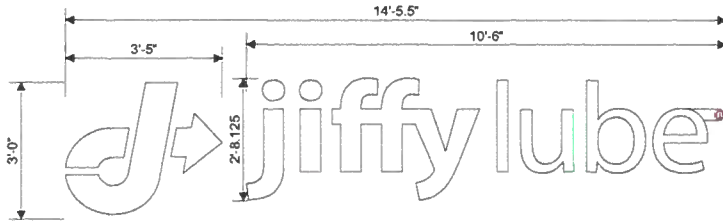


MONUMENT
SCALE: N.T.S.



SIGN TYPE
A

SIGN TYPE: 36" TALL CHANNEL LETTERS/LOGO ON RACEWAY - LINEAR LAYOUT
INTERNALLY ILLUMINATED (HALO-LIT)
QTY: 1 SET SIGN AREA: 43.5 SQUARE FEET



CHANNEL LETTERS - FRONT VIEW
Scale: 3/8"=1'



CHANNEL LETTERS - SIDE VIEW
Scale: 3/8"=1'

LETTER FACES: .080" SOLID ALUMINUM FACES PAINTED P5.

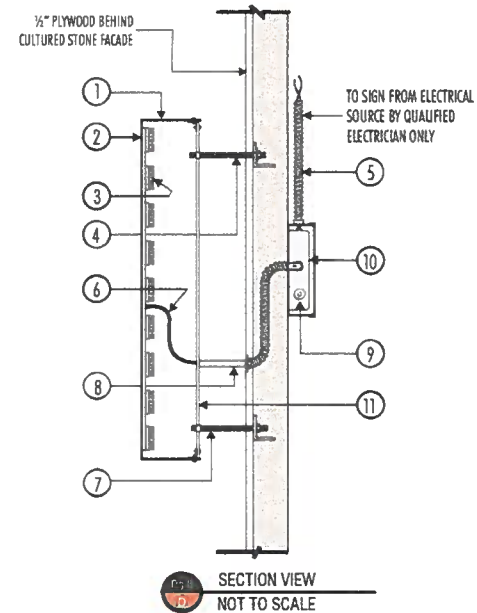
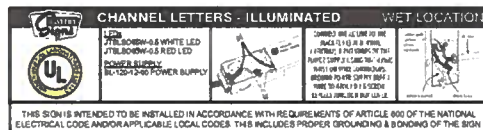
RETURNS: 3" DEEP FABRICATED ALUMINUM PAINTED P5.

ILLUMINATION: PRINCIPAL WHITE LEDS AS REQUIRED BY MANUFACTURER. LETTER BACKS TO BE MADE OF 3/16" CLEAR LEXAN TO ALLOW FOR HALO LIGHTING. 12V REMOTE POWER SUPPLY LOCATED BEHIND WALL.

Ⓢ SYMBOL: CLEAR POLYCARBONATE BACKER WITH CONTOUR CUT VINYL GRAPHICS (V1) APPLIED TO FIRST SURFACE

INSTALLATION: INSTALLED ON EXTERIOR BRICK WALL. THRU-BOLTED USING ALL THREAD INTO BLOCKING AS REQUIRED. 12" LENGTH STANDARD THREADED ROD TO BE USED UNLESS OTHERWISE NOTED. 3/8" THREADED ROD INTO BLOCKING OR APPROVED EQUIVALENT. WALL CONDITIONS TO BE VERIFIED PRIOR TO PRODUCTION.

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE	EIPS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	Ⓢ1/2" SLEEVE ANCHOR (Ⓢ3/8" BOLT), 2" MIN. EMBEDMENT	Ⓢ3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	Ⓢ1/4"-3/8" THREADED ROD	Ⓢ1/4"-3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE



1. 3" DEEP RETURN PAINTED P5
2. .080 ALUMINUM OPAQUE LETTER FACE PAINTED P5
3. WHITE LED MODULES
4. THREADED ROD STAND OFFS
5. 120 VOLT CIRCUIT TO SIGN INSIDE 1/2" UL APPROVED SEALTITE CONDUIT
6. ALL UL APPROVED WIRING
7. MOUNTING METHOD VARIES WITH WALL CONDITIONS (THRU BOLTS SHOWN)
8. U.L. APPROVED PASS THRU'S
9. DISCONNECT SWITCH ON OUTSIDE OF UL APPROVED METALLIC ENCLOSURE
10. FULLY ENCLOSED REMOTE MOUNTED JUSTIN POWER SUPPLY (UL APPROVED)
11. 3/16" THICK CLEAR LEXAN LETTER BACK TO ALLOW HALO EFFECT.

DRAWING STATUS

NF
NOT FINAL

PAINT COLORS

- P1 SHERWIN WILLIAMS 6314 LUXURIOUS RED
- P2 SHERWIN WILLIAMS 7674 PEPPERCORN
- P3 SHERWIN WILLIAMS 7668 FLEUR DE SEL
- P4 METALLIC SILVER
- P5 WHITE

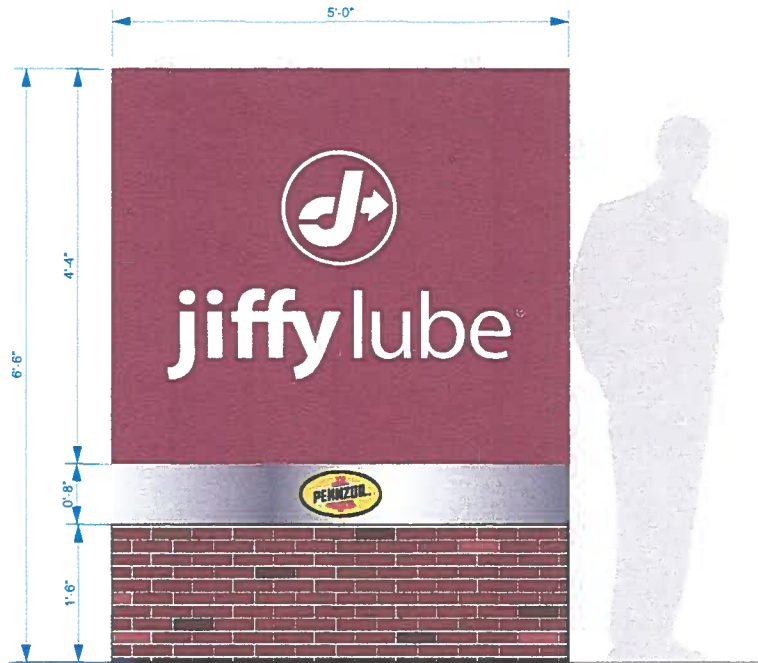
VINYL COLORS

- V1 3M 3630-2395 TRANSLUCENT DARK RED
- V2 3M 7125-10 GLOSS WHITE
- V3 3M 1180Mc114 DIGITALLY PRINTED GRAPHIC AND GLOSS OVERLAMINATE
- V4 3M 1180CV3 WITH DIGITALLY PRINTED GRAPHIC AND GLOSS OVERLAMINATE

PAGE 6



SIGN TYPE: BREAK-FORMED ENTRY / EXIT SIGNS
NON-ILLUMINATED
QTY: 5



MONUMENT SIGN - FRONT VIEW
Scale: 3/4"=1'



MONUMENT SIGN - SIDE VIEW
Scale: 3/4"=1'

DRAWING STATUS



PAINT COLORS

- P1 SHERWIN WILLIAMS 6314 LUXURIOUS RED
- P2 SHERWIN WILLIAMS 7874 PEPPERCORN
- P3 SHERWIN WILLIAMS 7668 FLEUR DE SEL
- P4 METALLIC SILVER
- P5 WHITE

VINYL COLORS

- V1 3M 3630-2395 TRANSLUCENT DARK RED
- V2 3M 7125-10 GLOSS WHITE
- B1 TRANSLUCENT 3M LJ160Mc114 DIGITALLY PRINTED GRAPHIC AND GLOSS OVERLAMINATE
- B2 OPAQUE 3M LJ180CV3 WITH DIGITALLY PRINTED GRAPHIC AND GLOSS OVERLAMINATE

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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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:

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: BUR-ROG, Inc.

Physical Address: _____

Mailing Address: P.O.BOX 642

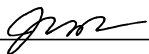
City: Alpharetta State: GA Zip Code: 30009 - _____

Owner Telephone: 404 - 787 - 1568 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): John R Burgess Date: 06/17/2026

Owner Signature:  Jamey Rogers (as Manager)

Property Information:

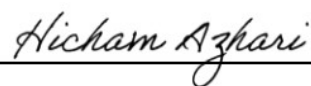
Address (If Assigned) : 102 South Main Street - Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 258406951029 (Parcel ID)

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

Existing Zoning of Property: C-2 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: Hicham Azhari -  Date: 06/17/2026

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

A new enclosed patio designed to match the existing exterior elevations including stucco and horizontal wood siding will ensure a cohesive appearance and maintain consistency with the surrounding architectural context.

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

A site line study is not required for this application as the existing rooftop will be remained.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

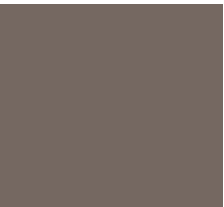
Describe how your application meets one (or more) of the above architectural design styles.

DRB review for architectural design was approved on 05/16/2025 (Case #DRB250017). This application requests a modification to the exterior design of the enclosed patio to match the existing exterior elevations.

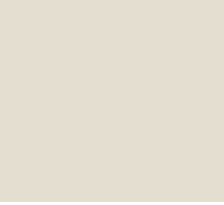
Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

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

This proposal aligns with the Alpharetta Downtown Design Guidelines by preserving the existing architectural character while introducing a new enclosed patio without altering the existing structure or proportions. The enclosed patio will match the existing exterior elevations, ensuring a cohesive appearance and maintaining consistency with the surrounding architectural context. As a result, the proposed modification enhances the functionality and visual quality of the property while remaining compatible with its surroundings.



SHERWIN WILLIAMS
PAINT COLOR - **P1**
SW 6075 - GARRET GRAY
RGB: 117 / 104 / 97



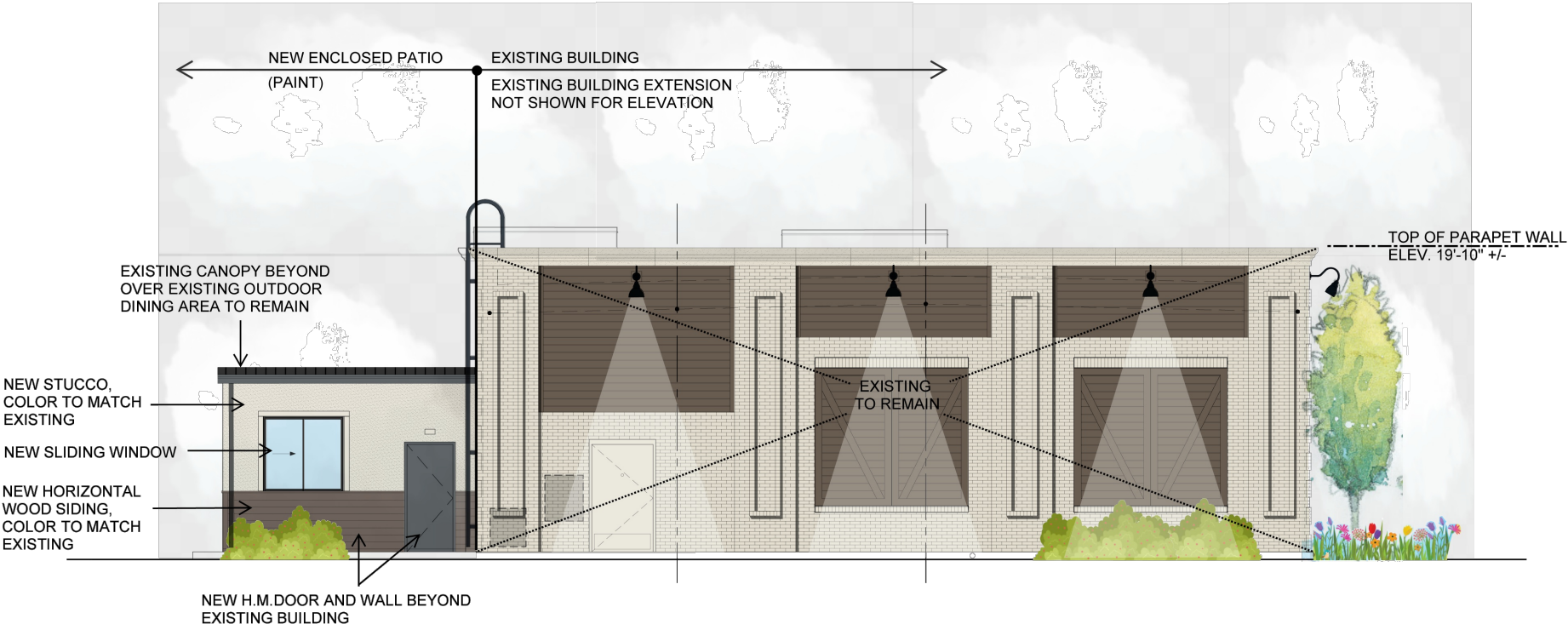
SHERWIN WILLIAMS
PAINT COLOR - **P2**
SW 7011 - NATURAL CHOICE
RGB: 227 / 222 / 208



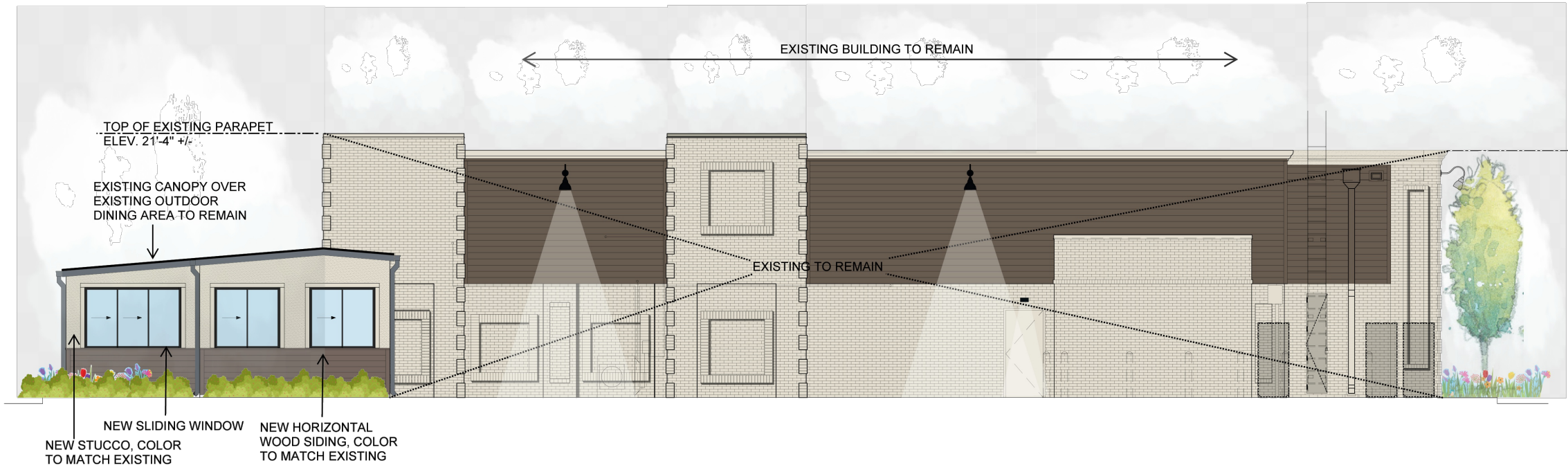
SHERWIN WILLIAMS
PAINT COLOR - **P3**
SW 7075 - WEB GRAY
RGB: 97 / 102 / 105



WOOD CLAP BOARD SIDING
PAINT:
SHERWIN WILLIAMS
PAINT COLOR - **P1**
SW 6075 - GARRET GRAY
RGB: 117 / 104 / 97



1 PROPOSED EXTERIOR ELEVATION - EAST (REAR)
SCALE: 3/32" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - SOUTH (SIDE)
SCALE: 3/32" = 1'-0"

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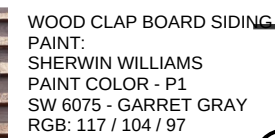
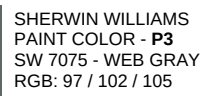
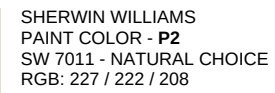
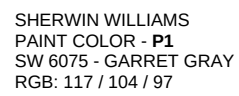
NOT FOR CONSTRUCTION



**LITTLE ALLEY STEAK
RESTAURANT**
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	07.01.2026



NOT FOR CONSTRUCTION

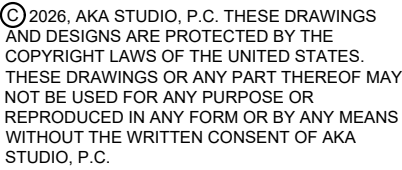


LITTLE ALLEY STEAK
RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

[illegible]

PROJECT NO. R-2422	
-----------------------	--



NOT FOR CONSTRUCTION



FINE CUTS ★ SEA FARE ★ SPIRITS

LITTLE ALLEY STEAK
RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

[illegible]

PROJECT NO.
R-2422



PAULSON-MITCHELL-WISE

— CIVIL ENGINEERS & PLANNERS —

85-A MILL STREET
SUITE 200
ROSOWELL, GA 30075

INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM

PROJECT:

**LITTLE ALLEY
STEAK
RESTAURANT**

LAND LOT 695
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA
102 STATE HIGHWAY 9
FULTON COUNTY PERMIT
NUMBER: WRN25-056

FOR:

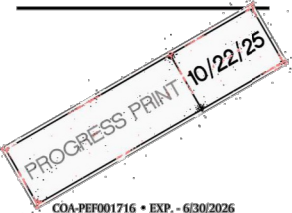
**F & H FOOD
TRADING GROUP,
INC.**

2799 LAWRENCEVILLE HWY
SUITE 202
DECATUR, GEORGIA 30033

SITE ANALYSIS	
OVERALL PROPERTY AREA	±1.16 ACRES
PROJECT AREA	±0.64 ACRES
EXISTING BUILDING	+2,832 S.F.
PROPOSED ADDITION	+1,900 S.F.
TOTAL BUILDING	+4,732 S.F.
TOTAL DISTURBED AREA	±3,330 S.F.
NEW IMPERVIOUS AREA*	±33 S.F.
PARKING REQUIRED (MIN)	10 SPACES
PARKING PROVIDED	29 PARKING

* - NEW IMPERVIOUS AREA IS BELOW THRESHOLD TO REQUIRE RUNOFF REDUCTION

SPECIMEN TREE NOTE: NO SPECIMEN TREES EXISTS ON SITE.



COA-PEF001716 • EXP. - 6/30/2026

REVISIONS

2	08.28.25	CONTRACTOR COMMENTS
5	10.XX.25	CLIENT COMMENTS



24 HR EMERGENCY CONTACT
SLAVKO HREN
404-610-2024

2025112c.dwg

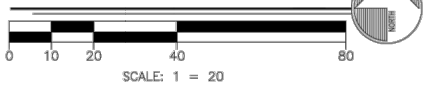
SITE PLAN

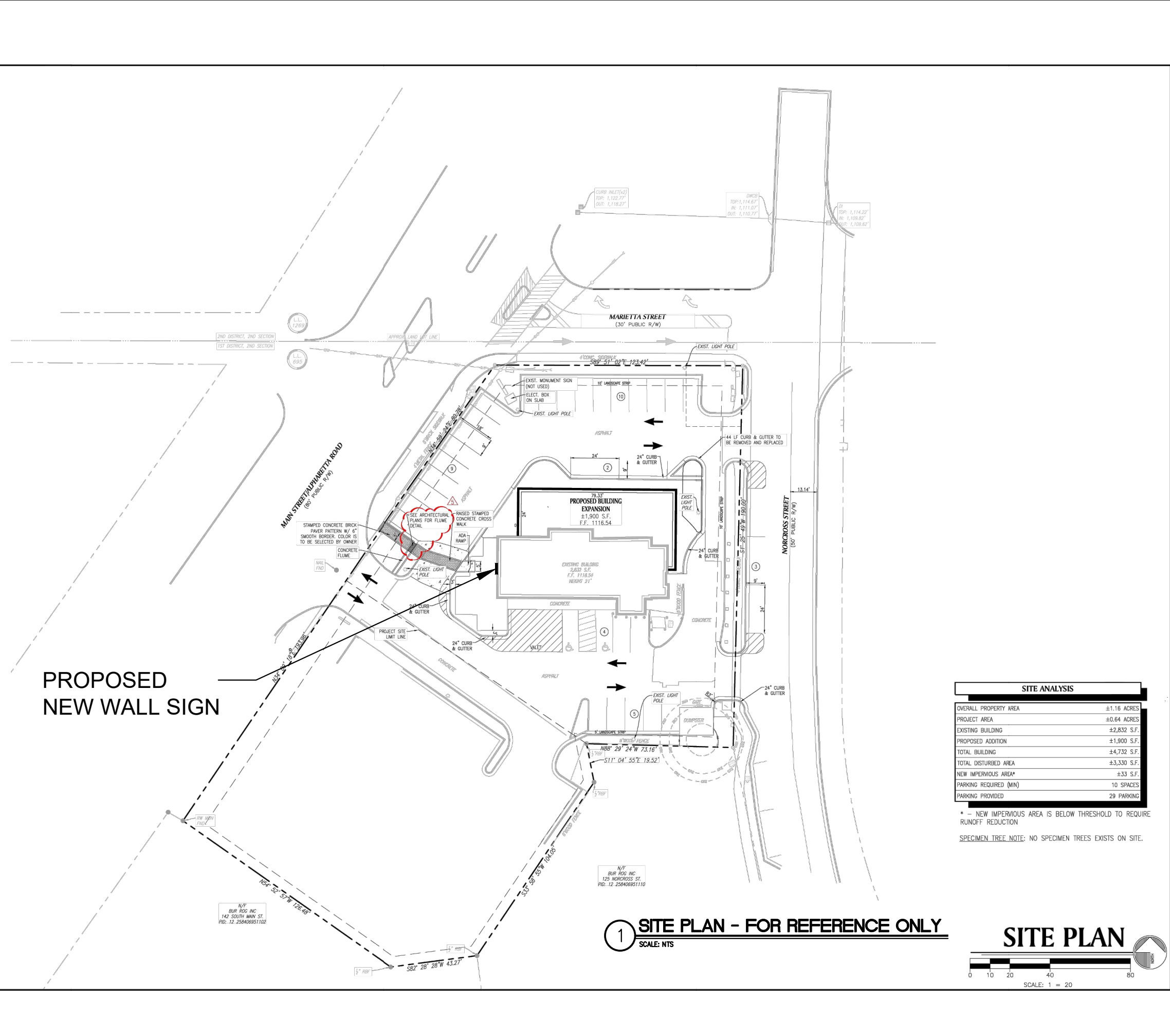
SHEET

C-100



SITE PLAN





PAULSON-MITCHELL-WISE
— CIVIL ENGINEERS & PLANNERS —
INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075

PROJECT:
LITTLE ALLEY STEAK RESTAURANT
LAND LOT 695
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA
102 STATE HIGHWAY 9
FULTON COUNTY PERMIT
NUMBER: WRN25-056

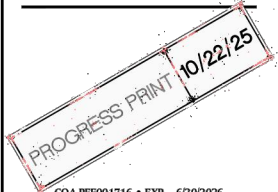
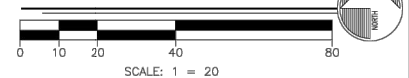
FOR:
F & H FOOD TRADING GROUP, INC.
2799 LAWRENCEVILLE HWY
SUITE 202
DECATUR, GEORGIA 30033

SITE ANALYSIS	
OVERALL PROPERTY AREA	±1.16 ACRES
PROJECT AREA	±0.64 ACRES
EXISTING BUILDING	±2,832 S.F.
PROPOSED ADDITION	±1,900 S.F.
TOTAL BUILDING	±4,732 S.F.
TOTAL DISTURBED AREA	±3,330 S.F.
NEW IMPERVIOUS AREA*	±33 S.F.
PARKING REQUIRED (MIN)	10 SPACES
PARKING PROVIDED	29 PARKING

* — NEW IMPERVIOUS AREA IS BELOW THRESHOLD TO REQUIRE RUNOFF REDUCTION

SPECIMEN TREE NOTE: NO SPECIMEN TREES EXISTS ON SITE.

SITE PLAN



REVISIONS
08.28.25 CONTRACTOR COMMENTS
10.XX.25 CLIENT COMMENTS



2025112c.dwg 05.30.25

SITE PLAN

SHEET **C-100**

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NOT FOR CONSTRUCTION



FINE CUTS • SEA FARE • SPIRITS

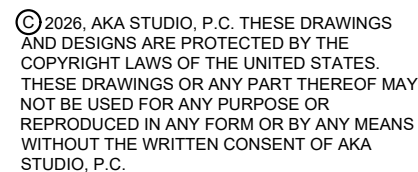
LITTLE ALLEY STEAK RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

REV NO.	REVISION / SUBMISSION	DATE
	DESIGN REVIEW BOARD	06.01.2026
	DESIGN REVIEW BOARD	06.16.2026

PROJECT NO.
R-2422

S-1.0



NOT FOR CONSTRUCTION



LITTLE ALLEY STEAK
RESTAURANT
102 S. MAIN STREET
ALPHARETTA, GA 30009

DESIGN REVIEW BOARD

[illegible]

PROJECT NO.
R-2422

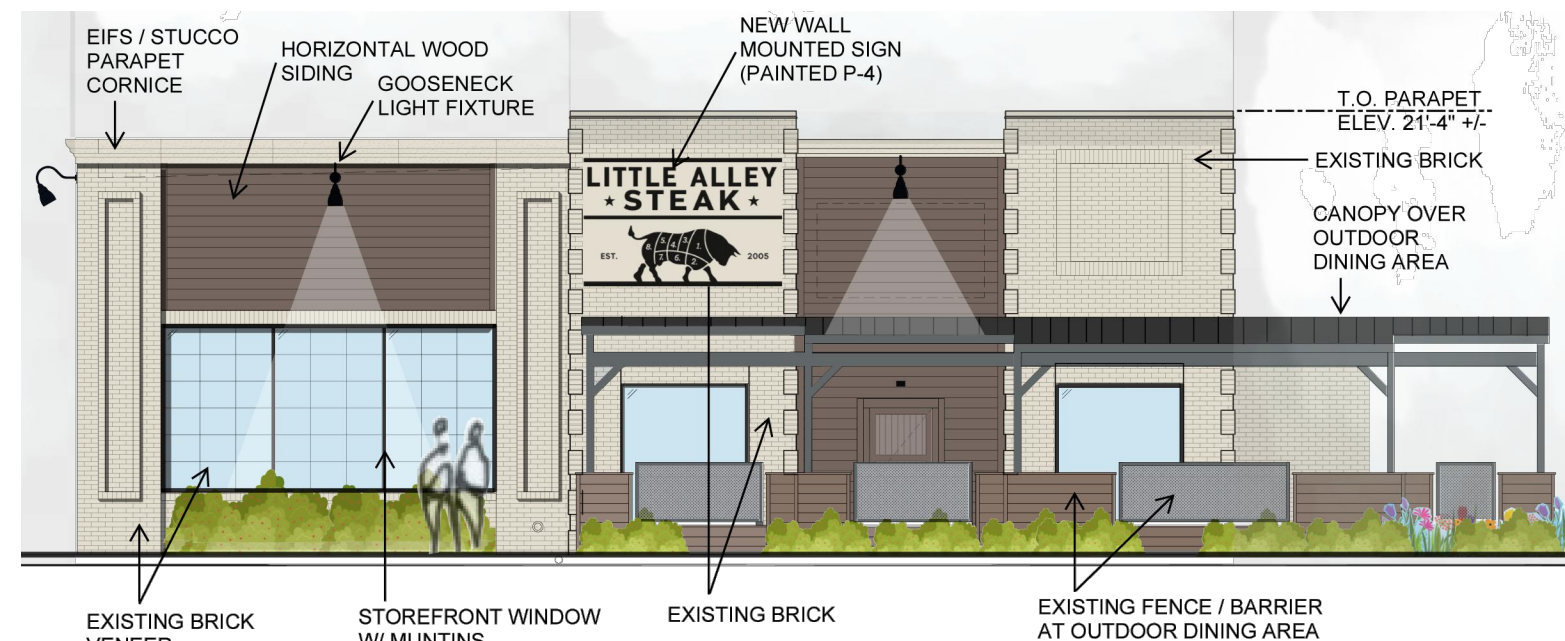
A-1.0

Page 22 of 46



[BACK](#)

BACKLIT (HALO LIT) 10 MM
WHITE ACRYLIC LENS S.S
CHANNEL LETTERS,SYMBOLS,
AND BARS ILLUMINATED WITH
12 V WATERPROOF WHITE LED



5 PROPOSED SIGN ON EXISTING EXTERIOR ELEVATION - WEST (FRONT)
SCALE: NTS

LETTERS AND SYMBOLS FINISH:



SHERWIN WILLIAMS
PAINT COLOR - **P4**

SW 6258 - TRICORN BLACK
RGB: 45 / 45 / 46

SIGN BACKERBOARD FINISH:

SHERWIN WILLIAMS
PAINT COLOR - P2
SW 7011 - NATURAL CHOICE
RGB: 227 / 222 / 208



1 PROPOSED SIGN ON EXISTING EXTERIOR ELEVATION - WEST (FRONT)
SCALE: 1/8" = 1'-0"







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: CSI Laboratories

Location Address: 2580 Westside Pkwy

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30004 - 7426

Contact for All Notifications: Bravo Painting (Manuel Aguilar)

Contact Telephone: 770 - 455 - 5999 Mobile Telephone: 678 - 427 - 5898

Fax: _____ - _____ - _____ Email: manuel@bravopaintteam.com

Contact's Relation to Business: Painting Contractor

This Application For (Check all that apply):

- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ 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: Fulgent Genetics, Inc.

Physical Address: 4399 Santa Anita Avenue El Monte, CA 91731

Mailing Address: 2580 Westside Pkwy, Alpharetta, GA 30004

City: Alpharetta State: GA Zip Code: 30004 - -

Owner Telephone: 888 - 354 - 8168 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): Jian (James) Xie Date: 5/1/26

Owner Signature: 

Property Information:

Address (If Assigned) : 2580 Westside Pkwy, Alpharetta, GA 30004

Tax ID or Map Reference Number: 22 529011920222

Land Lot(s): 529 District: 2nd District Section: -

Existing Zoning of Property: Office-Institutional Existing Uses of Property: Office / Laboratory Building

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

Applicant Signature: _____ Date: 5/1/2026

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?

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

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

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

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

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

INSTRUCTIONS AND REQUIRED MATERIALS

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 - Colors

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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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: Sapporo sushi & steak house

Location Address: 10575 Davis Drive Alpharetta, GA 30009

Mailing Address: 10575 Davis Drive

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Yan Lin

Contact Telephone: 404 - 421 - 9164 Mobile Telephone: 678 - 979 - 8999

Fax: _____ - _____ - _____ Email: Linyan8999@gmail.com
cddcat1@yahoo.com

Contact's Relation to Business: Owner

This Application For (Check all that apply):

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

Application Fees:

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Signs Review Only \$175.00

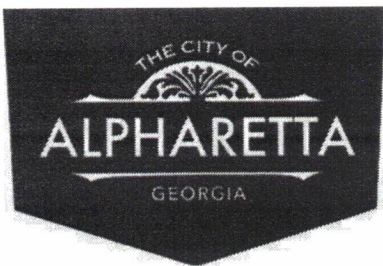
Legal Advertising Requirement \$175.00

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: Yan Lin

Physical Address: 10575 Davis Drive Alpharetta GA 30009

Mailing Address: 655 Creswell Park

City: Smyrna State: GA Zip Code: 30082

Owner Telephone: 678 - 979 - 8999 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): Yan Lin Date: 5-28-2026

Owner Signature: YAN LIN

Property Information:

Address (If Assigned) : 10575 Davis Drive Alpharetta GA 30009

Tax ID or Map Reference Number: 39-2290747

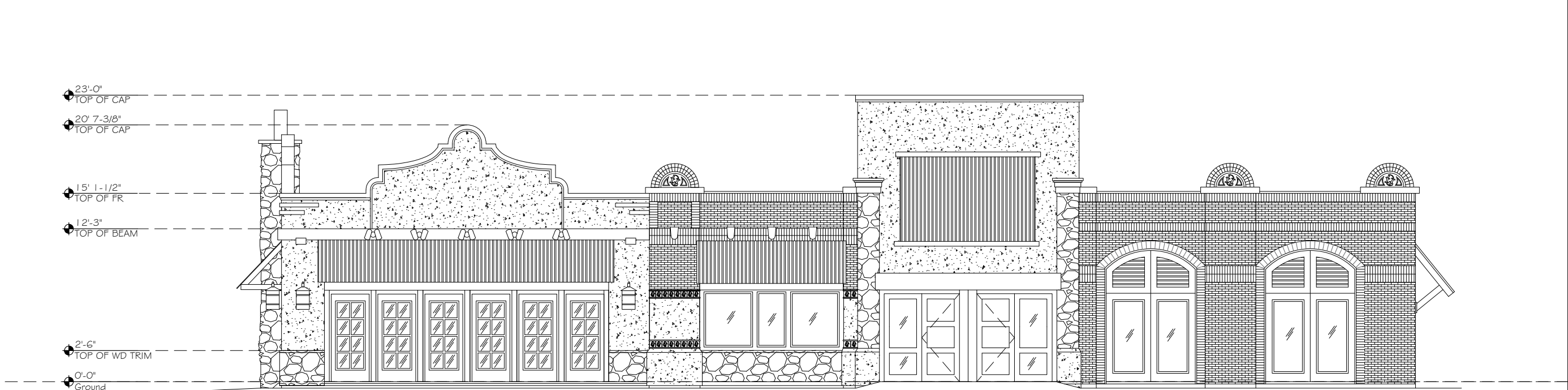
Land Lot(s): _____ District: _____ Section: _____

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.

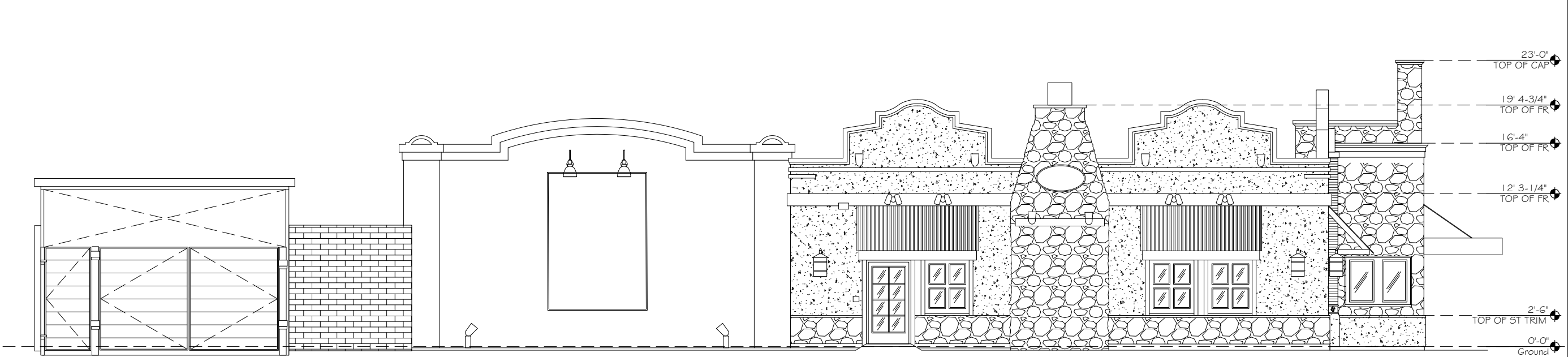
Applicant Signature: YAN LIN Date: 5-28-2026

Print Form



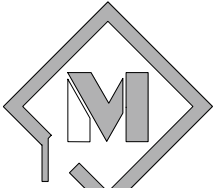
01 ELEVATION- FACADE

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



02 ELEVATION-SIDE VIEW

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



Design Studio

MLC DESIGN INC.
136-40 39TH AVE #302
FLUSHING NY 11354
718.866.2899
WWW.MDESIGN.US
INFO@MDESIGN.US

CONSULTANTS:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MLC DESIGN INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR REPRODUCTION OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF MLC DESIGN INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS STUDIO MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REV.#	DATE	DESCRIPTION

PROJECT NAME:

MOUNT FUJI
JAPANESE
FUSION-GA
10575 DAVIS DRIVE
ALPHARETTA GA 30009

DRAWING
TITLE:

ELEVATION PLAN-EXTERIOR

DRAWN BY: M.C.	CHECKED BY: M.C.
SCALE : AS NOTED FOR 24 X 36 (ARCH D)	PROJECT NO: M-1225
FILE NAME:	DATE: 12-10-2025
APPROVED BY:	DRAWING NO:

ID-3.8





- Restaurant / Retail Restaurant Building
 - Most recently occupied by On The Border Mexican Grill & Cantina, a Tex-Mex casual dining restaurant.
- OpenTable +1
- The site characteristics indicate it was specifically developed as a:
- Freestanding full-service restaurant
 - Approximately 6,850 SF building
 - Large parking field
 - Signalized corner commercial location near North Point retail corridor.
- LoopNet
- The property has historically operated as:
- dine-in restaurant
 - bar / cantina use
 - takeout service
 - high-traffic commercial restaurant use.
- OpenTable +1
- In 2021, the location underwent a major remodel and prototype redesign for the On The Border chain.



01 ELEVATION- FACADE

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



02 ELEVATION-SIDE VIEW

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

FINISH SCHEDULE					
CODE	PRODUCT	DESCRIPTION	COLOR	SIZE	QTY./ FT ²
WC-07	WALL COVERING	ALUMINUM RIBBED PANELING/CUSTOM COLOR SAME AS PT-04	DARK BROWN	4'X 8'	1 000
PT-03	EXTERIOR PAINT	SHERWIN WILLIAM SW7501 PAINT ON CONCRETE	THRESHOLD TAUPE		200
PT-01	EXTERIOR PAINT	SHERWIN WILLIAM SW6258/ PAINT ON WOOD	TRICORN BLACK		1 100
PT-04	EXTERIOR PAINT	SHERWIN WILLIAM SW6083 PAINT ON STUCCO	SABLE		1 000
PT-05	EXTERIOR PAINT	SHERWIN WILLIAM SW6902 PAINT ON METAL	DECISIVE YELLOW		255
PT-06	EXTERIOR PAINT	SHERWIN WILLIAM SW7517 PAINT ON BRICK	RIVERS EDGE		700



Design Studio

MLC DESIGN INC.

136-40 39TH AVE #302

FLUSHING NY 11354

718.866.2899

WWW.MDESIGN.US

INFO@MDESIGN.US

CONSULTANTS:

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REV.#	DATE	DESCRIPTION

PROJECT NAME:

MOUNT FUJI
JAPANESE
FUSION-GA
1 0575 DAVIS DRIVE
ALPHARETTA GA 30009

DRAWING

TITLE:

ELEVATION PLAN-EXTERIOR

DRAWN BY: M.C.	CHECKED BY: M.C.
SCALE : AS NOTED FOR 24 X 36 (ARCH D)	PROJECT NO: M-1225
FILE NAME:	DATE: 12-19-2025
APPROVED BY:	DRAWING NO:





CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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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:

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: _____

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

Promenade, Suite 800
1230 Peachtree Street, NE
Atlanta, Georgia 30309

Main: +1 404 574 1035
Direct: +1 404 574 1035
Mobile: +1 214 205 0754
colliers.com

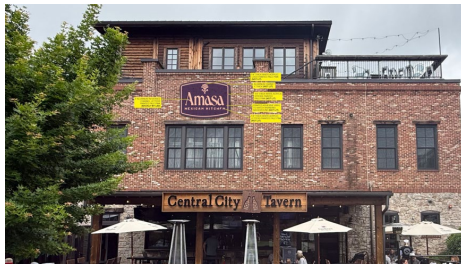


April 24, 2026

RE: Alpharetta City Center Amasa Sign Approval

To whom it may concern:

This is to verify that as the Property Management of Alpharetta City Center, we are approving the requested signage from Calmex II, dba Amasa Kitchen.



Please let me know if you have any questions, my direct contact is listed below, I'm happy to help.

Best,

Lisa Carter

Lisa Carter | Property Manager | Alpharetta City Center
Colliers International Management – Atlanta, LLC
404.574.1035 | 214.205.0754 | lisa.carter@colliers.com



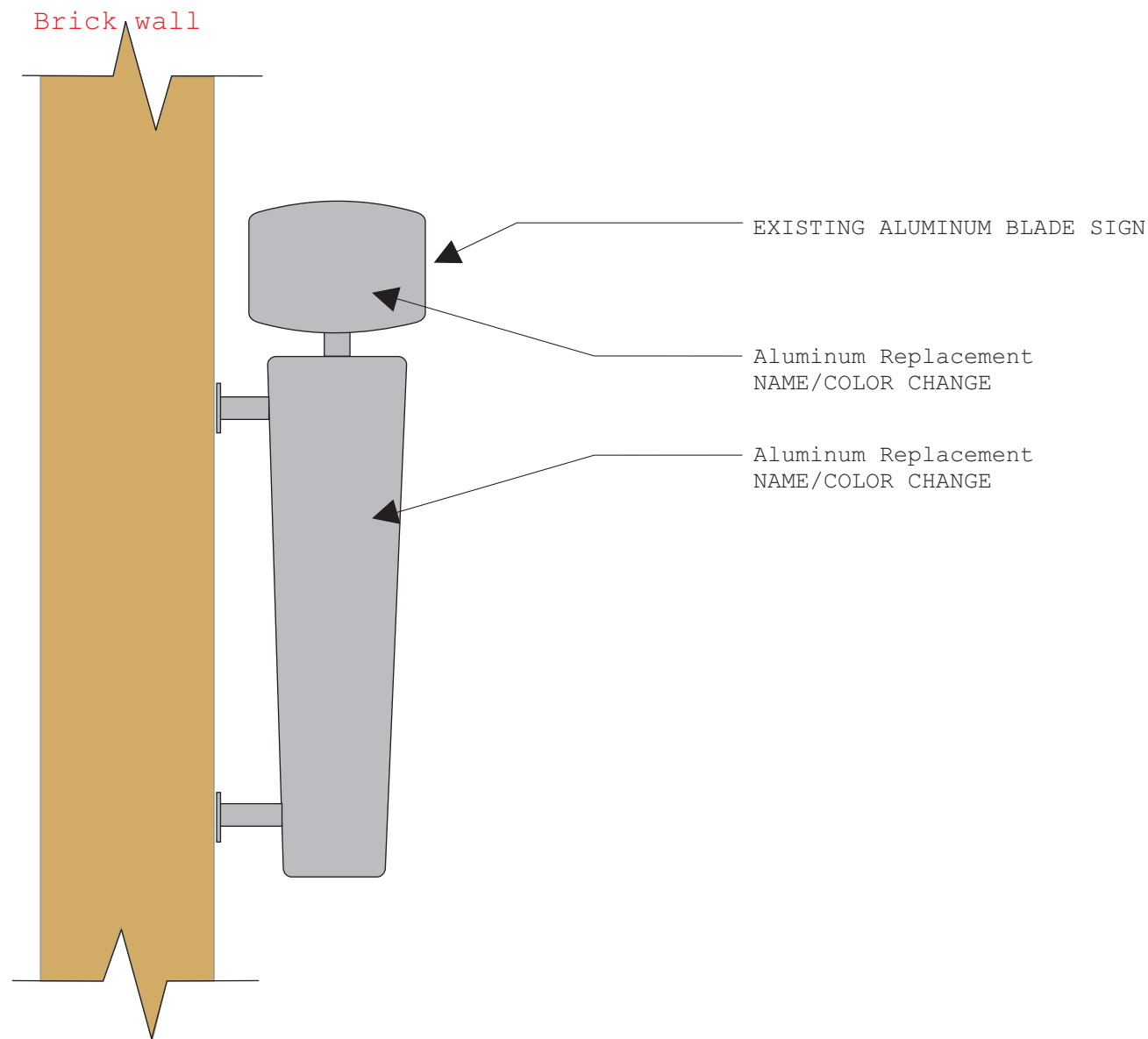
EXISTING



FUTURE

NOTE: All colors are simulations only. Please refer to corresponding materials color chart or chip for specific color matching. By accepting this project, the 'customer' (business owner) and the 'landlord' (property owner/manager) allows Layout Sign & Print Shop, LLC to fabricate and install the mentioned sign according to the details specified above. This drawing is an original, unpublished design created by Layout Sign & Print Shop, LLC. Any reproduction of this project without written permission is prohibited. Any such actions may be subject to legal action in a court of law. © 2016 - ALL RIGHTS RESERVED.

SIGN COMPANY:	L Layout SIGNS PHO.: 770-693-2191 FAX: 770-693-1424 layouts@gmail.com www.LayoutSigns.com 1700 Cumberland Point Dr #2, Marietta - GA 30067	DATE: 06/01/2026	SIGN TYPE: Existing Blade Sign Letters	SOLD BY:	FILE LOCATION:	CLIENT INFO: AMASA Mexican Kitchen Juan Calle 404-697-0857 19 Academy St Alpharetta, GA 30009 juan@juan.biz
		DRAWING# REVIEW# A-1	LIGHTED BY: LED	DESIGNED BY: Ed. Junior	FILE NAME:	



NOTE: All colors are simulations only. Please refer to corresponding materials color chart or chip for specific color matching. By accepting this project, the 'customer' (business owner) and the 'landlord' (property owner/manager) allows Layout Sign & Print Shop, LLC to fabricate and install the mentioned sign according to the details specified above. This drawing is an original, unpublished design created by Layout Sign & Print Shop, LLC. Any reproduction of this project without written permission is prohibited. Any such actions may be subject to legal action in a court of law. © 2016 - ALL RIGHTS RESERVED.

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