



DESIGN REVIEW BOARD DECEMBER 18, 2015

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

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. DRB Meeting Minutes of November 20, 2015**
- VII. PUBLIC HEARING**
 - 1. 09:00-09:25 DRB - 13-30 Monte Hewett Homes**
Review a change in elevations
 - 2. 09:25-09:35 DRB - 15-32 AT&T Store**
Review signage
 - 3. 09:35-09:45 DRB 15-33 Moops**
Review signage
 - 4. 09:45-10:45 DRB 15-25 Alpharetta Conference Center and Hotel @ Avalon**
Review new construction
- VIII. ADJOURNMENT**



STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: December 18, 2015

I. AGENDA ITEM TITLE: DRB MEETING MINUTES OF NOVEMBER 20, 2015

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

November 2015 Minutes



DESIGN REVIEW BOARD **DRAFT** OF MEETING SUMMARY

NOVEMBER 20, 2015

PUBLISHED: DECEMBER 11, 2015

BY: ELLE TAYLOR

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in **summary** form. **This is not an official record** of the Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.*

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown, Vice- Chairman
 - Pat Corkill
 - Dick Debban
 - Scott Doll
 - Holly Palmer
 - Thomas LeCain
 - Nancy Zuegel
- Staff Present
 - Bret Schroeder, Code Enforcement Officer
 - Elle Taylor, Boards Assistant
 - Richard Mcleod, Senior Planner

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

A. Meeting Minutes

- ❖ Board Member Corkill offered a motion to approve the Minutes from October 16, 2015
- The motion received a second from Board Member Brown
- The motion was approved by a vote (4-0-3) (Doll, LeCain, Zuegel)

VII. PUBLIC HEARING

1. DRB 15-22 **TG Arrow Old Milton LLC** 3675 Old Milton Pkwy

Jo Dan Rogers presented for the Applicant.

There was discussion of:

- Windows
 - Pergola
 - Arbor
 - Railings on West and South Elevations
 - Awnings
 - Tower Window Detail
 - East Elevation - Too plain, visibility from the Street, Suggestion of Stucco Inserts
 - Canopy Lighting
- ❖ Board Member Corkill offered a motion to approve the Elevations and Materials as submitted with comments per our discussion
 - The motion received a second from Board Member Zuegel
 - The motion was approved by a unanimous vote (6-0)

2. DRB 15-21 **Medical Office Building** Avalon

Drew Frederick presented:

- Increased Cornice Detail
 - More depth in Old Milton Pky Elevation
 - Lighter Brick same as Ted's Montana Grill
 - Red Brick same as Parking Deck next to Regal Theatre
 - Cornice Color – Tan similar to Regal Parking Deck
 - Gray shade coefficient in glass
 - Arhaus type canopy
 - Building Signage
 - Buff Mortar Colors similar to Parking Deck
 - Landscaping, Site and Building Lighting to be brought back to DRB
- DRB requested that there be more depth on opposite side similar to Old Milton Pky side
- Board Member Brown offered a motion to approve the Elevations and Materials as submitted with the Condition that the North Elevation Entry mirrors the South Elevation.
 - The motion received a second from Board Member Palmer

- The motion was approved by a vote (4-0-3)(Brown, Palmer, Debban, Zuegel)(Corkill, Le Cain, Doll)

3. DRB 15-30 **Home 2 Suites** Morris Rd

Joey Bradley, Applicant submitted new renderings of Site Plan, Elevations and Landscape. There was discussion from the Board on:

- Elevations not a good fit for a natural elevation
 - The Beacon. It was not included in Photometrics. Applicant stated it is not a beam.
 - Photometrics
 - Colors
 - Portiere/ Trellis need refinements such as columns on the base, stone on the base to make it less boxy.
 - Sidewalk building up to a wall at entry needs softening
 - Storage buildings for pool – Applicant stated details still needed to be reviewed
 - Wall facing Morris Rd. should be something other than modular
 - Need full size Site Lighting Plans
 - Option A tweak color, introduce brick, screen wall, trellis
 - Arborist Report
- ❖ Board Member Brown offered a motion to defer the application with the Applicant taking into consideration our comments of today.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a unanimous vote (6-0)

Chairman Kramer left the meeting at 11:10 a.m.

4. DRB 15-26 **Hines Office Tower** Avalon

La Mar Wakefield presented changes to both sides of building

- Nighttime view
- Council Condition
- Brick Samples
- Aluminum across trellis
- Outdoor Terrace Areas

- Nighttime Lighting
 - Height on “Cap” of Parapet approximately 18-20” tall
 - Brick on Parking Deck
 - Tower Elements on Parking Deck and visibility
 - North Elevation visibility from Old Milton Pky
 - North and West Elevation precast enclosure brick inlay
 - Staff clarified that 15 month Condition for permanent Landscaping for Parking deck is on the LDP.
- Board Member Brown offered a motion to Approve Elevations, Materials and Colors for the building and for the Parking Deck as presented today.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (4-0-3)(Brown, Corkill, Palmer, Le Cain)(Zuegel, Debban, Doll)
- There was discussion that Lighting will be brought back to DRB.

5. DRB 15-29 **Mattress Firm** 2685 Old Milton #200

Jacob Barkley presented signage without awnings.

There was discussion from the Board concerning:

- Amount of colors on Sign. DRB normally approves 4 colors per shopping center. DRB did not want to approve 2 of 4 colors for only one tenant.
- Centering of Sign on Front Elevation
- Individual Letters on a cabinet sign
- Suggestion of a raceway to match the brick
- Applicant being first to apply for signage

- ❖ Board Member Brown offered a motion to defer the application to give Applicant time to consider what we discussed today.
- The motion received a second from Board Member Palmer
- The motion was approved by a unanimous vote (6-0)

6. DRB 15-09 **Container Store** 2740 Old Milton Pkwy

Rick Norton presented 2 wall signs.

- ❖ Board Member Corkill offered a motion to approve the Application as submitted.
- The motion received a second from Board Member Palmer
- The motion was approved by a unanimous vote (6-0)

7. DRB 02-08 **Ethan Allen** 6800 North Point Pkwy

Gene Schmidt, applicant presented building paint colors, awnings and signage. He discussed:

- Changing color of building to darker beige with a flat black trim
- Eliminating royal blue accents and colors
- Removing blue colored awnings and replacing with black metal louvered awnings
- For Signage – removing royal blue plastic face and replacing with black
- Sign will glow white at night

DRB discussed

- Building sign font looks different on page 3
- Applicant stated this is the nighttime glow
- DRB clarified that color of awnings is #6993
- Staff clarified that sign poles could be individualized

- DRB suggested black poles
 - Wooden door will be painted black
 - Whether to paint bollards at entrance
 - Lighting
- ❖ Board Member Palmer offered a motion to approve the paint colors as submitted today and with regard to the monument that the monument posts be painted the beige color and that the signage can be approved by Staff.
 - The motion received a second from Board Member Corkill
- ❖ Board Member Corkill offered a Friendly Amendment to paint the monument sign posts black instead of beige
 - The Amendment was accepted by Board Member Palmer
 - The Friendly Amendment was approved by a unanimous vote (6-0)
 - The Motion with the Friendly Amendment was approved by a unanimous vote (6-0)

8. DRB 99-53 **EOC Tire Engineers** 11720 Haynes Bridge Rd

John Reynolds and Chris Ray presented:

- Business Model
 - Removal of Cabinet Signs and Installation of Channel Letters
 - Colors – Express White and Oil Change Red
 - Brushed Aluminum faces
 - Reface monument sign
 - Requested to paint the existing sign cabinet on monument sign Sherwin Williams “ Blue Blood”. Yellow is being removed.
 - Moving gutters to the side of building
 - Security lights between bays
- ❖ Board Member Corkill offered a motion to approve with the following conditions.
 1. The smaller model wall light or security light be used (18x24)
 2. The Brick in the sign band is not painted blue. It is to remain as is.
 3. The Downspouts may be moved but shall remain white.
 - The motion received a second from Board Member Doll

- The motion was approved by a unanimous vote (6-0)

Applicant requested that the split face on the building be painted Sherwin Williams Summit Gray. Staff clarified that this is part of the discussion and could be included in the previous motion.

- ❖ Board Member Corkill offered a motion to approve Signage as submitted.
- The motion received a second from Board Member Palmer
- The motion was approved by a unanimous vote (6-0)

9. DRB 11-20 **EOC Tire Engineers** 830 North Main St

John Reynolds and Chris Ray presented:

- Changing of faces to building and monument signs same as to Haynes Bridge location
- Inserting small security lights
- Painting of building – White split face, eyebrow, and banding and entry request to paint Summit Gray.

There was discussion from DRB and Staff recommending that this building not be painted. Mortar and existing white color go together. There was discussion that existing awning will remain.

- ❖ Board Member Corkill offered a motion to approve Signage and Wall Sconce (24x18) as submitted today and paint be deferred based upon our discussions here to go back and take another stab at the painting.
- The motion received a second from Board Member Zuegel
- The motion was approved by vote (5-1)(Palmer)

10. DRB 15-08 **Teasley Place** 50 Canton St

Josh Thompson presented hardscape materials. There was discussion on vehicular pavers being a Belgrade Running Bond Pattern which meets the Council Condition #12. There was discussion that P-110 Decomposed granite at Plaza and Interior Courtyard has been approved by the Arborist.

- ❖ Board Member Corkill offered a motion to as submitted today.
- The motion received a second from Board Member Zuegel
- The motion was approved by vote (4-0-3)(Debban, Doll, Zuegel)

11. DRB 15-31

Avis



245 South Main St

Applicant presented paint exterior, awning and signage.

There was discussion from DRB:

- Windows, Trim, Doors
- Suggestion of a low hedge row across the front. Current Ordinance is a double hedgerow. (Carissa Hollys) Staff clarified that we cannot require this for an approval.
- Suggestion of Landscape Planting around the buildings
- Signage –

Applicant requested:

1. Moving sign 10'
2. Using existing cabinet
3. Building a brick base – Presented sample of brick and mortar colors
4. PMS186 Color

There was discussion from DRB:

- Dimensions on Signage not in packet
- Address on Brick Base
- Cabinet, internally lit with a painted embossed panel.
- Sign location 10' from ROW.

❖ Board Member Corkill offered a motion that we approve the paint as submitted today in discussion saying that the down spouts will be the trim color (EP1) Regarding the awning that we approve that with the stipulation that if it dramatically fades or deteriorates it shall be replaces and also that the landscape upgrades as discussed and suggested that you work with Staff to make those happen around the building and along the street frontage.

- The motion received a second from Board Member Zuegel

- The motion was approved by vote (0-6)
- Motion failed

There was discussion that the Landscaping must be separated as part of discussion not part of the motion.

- ❖ Board Member Corkill offered a motion that we approve the paint colors as submitted knowing that the downspouts shall be the trim color EP1 and the awning if it dramatically fades or deteriorates shall be replaced.
- The motion received a second from Board Member Palmer
- The motion was approved by vote (6-0)

There was discussion that Signage is too tall, too wide, questions on Landscaping around the Sign. Staff stated we would work with them on a temporary sign and landscaping is part of the new sign and may be required by the DRB

- ❖ Board Member Corkill offered a motion that we defer Signage based on comments presented today.
- The motion received a second from Board Member Zuegel
- The motion was approved by vote (6-0)

12. DRB 98-04 **Clothes Horse clothing** 24 Milton Ave

Applicant presented signage. Applicant provided sample of material of oval. Verbiage is cut out of sign. Applicant presented 2nd Option for bracket. Staff presented photos of other business signs nearby. There was discussions that bracket needs an end.

Scott Doll left the meeting at 12:50 p.m.

- ❖ Board Member Corkill offered a motion that we approve the signage as shown at the back of the original packet today which shows the steel sign with straight pole. (Not what was handed out today)
- The motion received a second from Board Member Palmer
- The motion was approved by vote (5-0)

Dick Debban left the meeting.

There was discussion on painting the brick building a marshmallow color similar to the Beach Houses and an iron ore trim. Applicant does not like existing two tone building. Staff stated that City Architect is in agreement with colors and painting of the building. Applicant stated it is the intent of the existing California Closets sign to move to the side of the building. There was discussion on lighter color gray instead Applicant did not have sample of color. There was discussion of mildew showing. There was discussion that Downtown Consultant approved the new elevations on this building. There was discussion that Applicant's preference is marshmallow color. DRB discussed 7019 Gauntlet Gray color.

❖ Board Member Corkill offered a motion that we defer the paint colors based on comments today.

- The motion received a second from Board Member Zuegel
- The motion was approved by vote (3-1)(Palmer)

Staff stated it would have to go back to the City Architect for his Approval if it is a different color and that DRB and Architect would have to agree on a color.

14. City Projects **Way finding signage And Jones Alley Arch**

Staff presented proposed signs for Downtown Area. Font is new font being used by the City. Staff stated we are unsure of quantity and locations of signs at this time. Staff stated these signs are for entire Downtown area. City Architect thought scrolls were too whimsical on City of Alpharetta sign. There was discussion that it is a one sided sign. Potential location is parking lot near Made and Bloor Dentistry. DRB did not like that location. DRB felt it should be at a gateway location. There was discussion that entire DRB should be there to approve this signage. DRB liked the base and poles.

Staff presented arch sign to go over Jones Alley. It is a custom steel sign. Staff showed photo of where sign would be located. It is a one sided sign.

- Board Member Corkill offered a motion to Approve with the conditions as discussed which is taking out some of the scroll work especially on the ends and underneath and making the poles the same height.
- The motion received a second from Board Member Zuegel
- The motion was approved by vote (4-0)

VIII. ADJOURNMENT

CITY OF ALPHARETTA

Design Review Board

Hearing Application

Alpharetta
GEORGIA, USA

FOR OFFICE USE ONLY

Case: DRB -

Received By:

DRB 13-30

150028

☐ Fees Paid

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see *Instructions for details*) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: Monte Hewett Homes dba MJH Homes, LLC

Location Address: 5775 Glenridge Drive, Bldg B, Ste 100, Atlanta, GA 30328

Mailing Address: 5775 Glenridge Drive, Bldg B, Ste 100

City: Atlanta State: GA Zip Code: 30328

Contact For All Notifications: Adam Brown

Contact Telephone: 404 - 459 - 6080 Mobile Telephone: 404 - 323 - 0229

Fax: 404 - 459 - 6071 Email: adam.brown@mhhomes.com

Contact's Relation To Business: VP Land Acquisition & Operations

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	<u>300.00</u>

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

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: MJH Homes, LLC

Physical Address: 5775 Glenridge Drive, Bldg B, Ste 100, Atlanta 30328

Mailing Address: 5775 Glenridge Drive, Bldg B, Ste 100

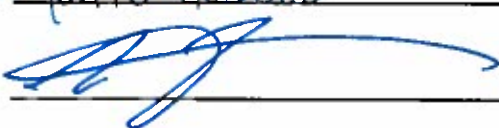
City: Atlanta State: GA Zip Code: 30328

Owner Telephone: 404 - 459 - 6080 Contact Fax: 404 - 459 - 6081

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): Monte Hewett Date: 12/1/15

Owner Signature: 

Property Information:

Address (If Assigned): 106 Grand Crescent, Lot 20 & 118 Grand Crescent, Lot 23

Tax ID or Map Reference Number: _____

Land Lot(s): 802, 803, 804, 854, 853, 855 District: 1 Section: 2nd

Existing Zoning of Property: C-1 Existing Uses of Property: C-1 Residential

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

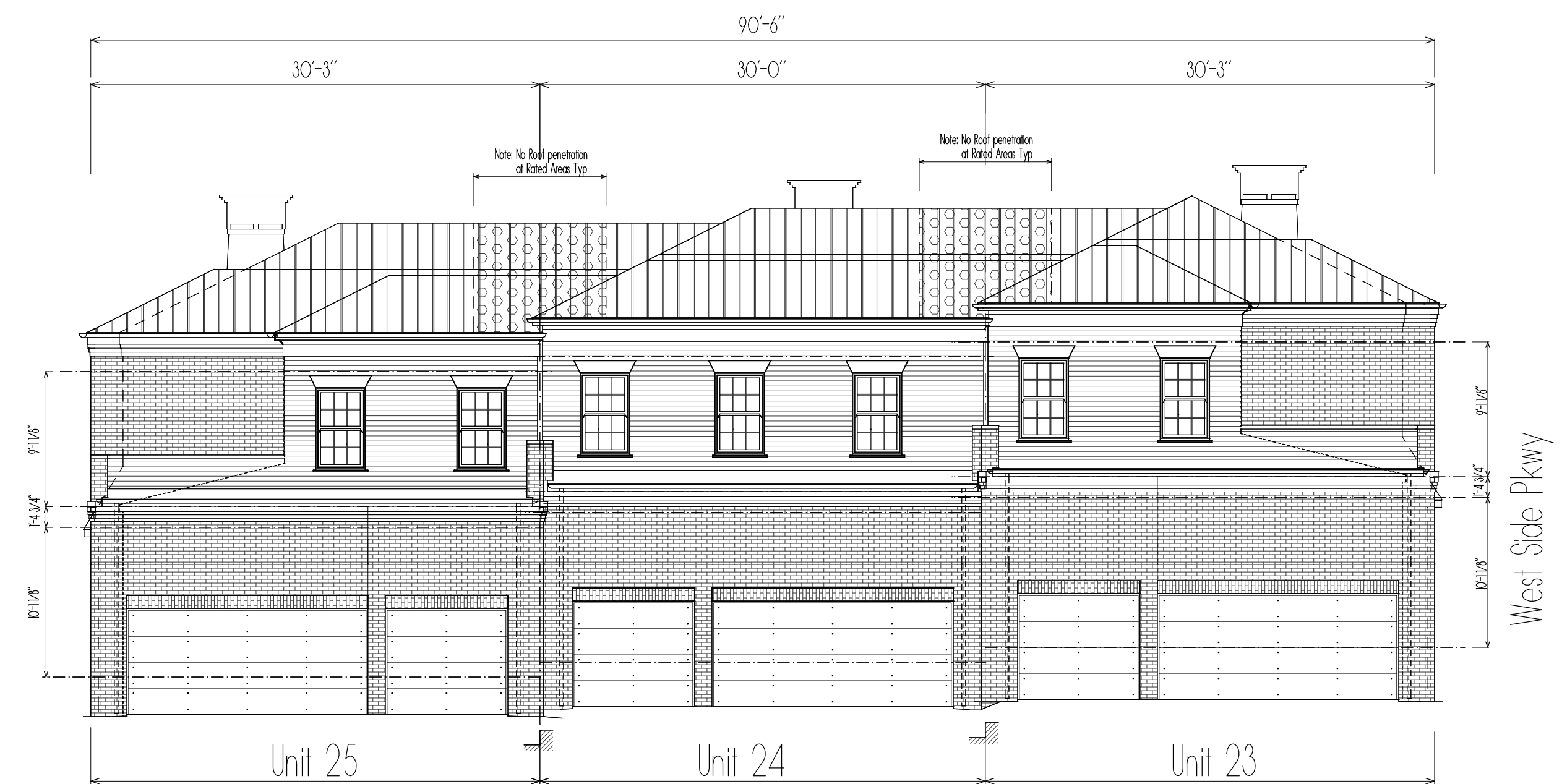




4 Right Side u25



3 Left Side u23 Fronting West Side



Note: Dropped Garage

2 Rear Garage Elev



1 Front Elevations

ngle
ck

(919) 544-1796
(919) 828-2070



upgrade

Mortar: Heritage Ivory

Brick: Cape Fear

IMPORTANT NOTICE

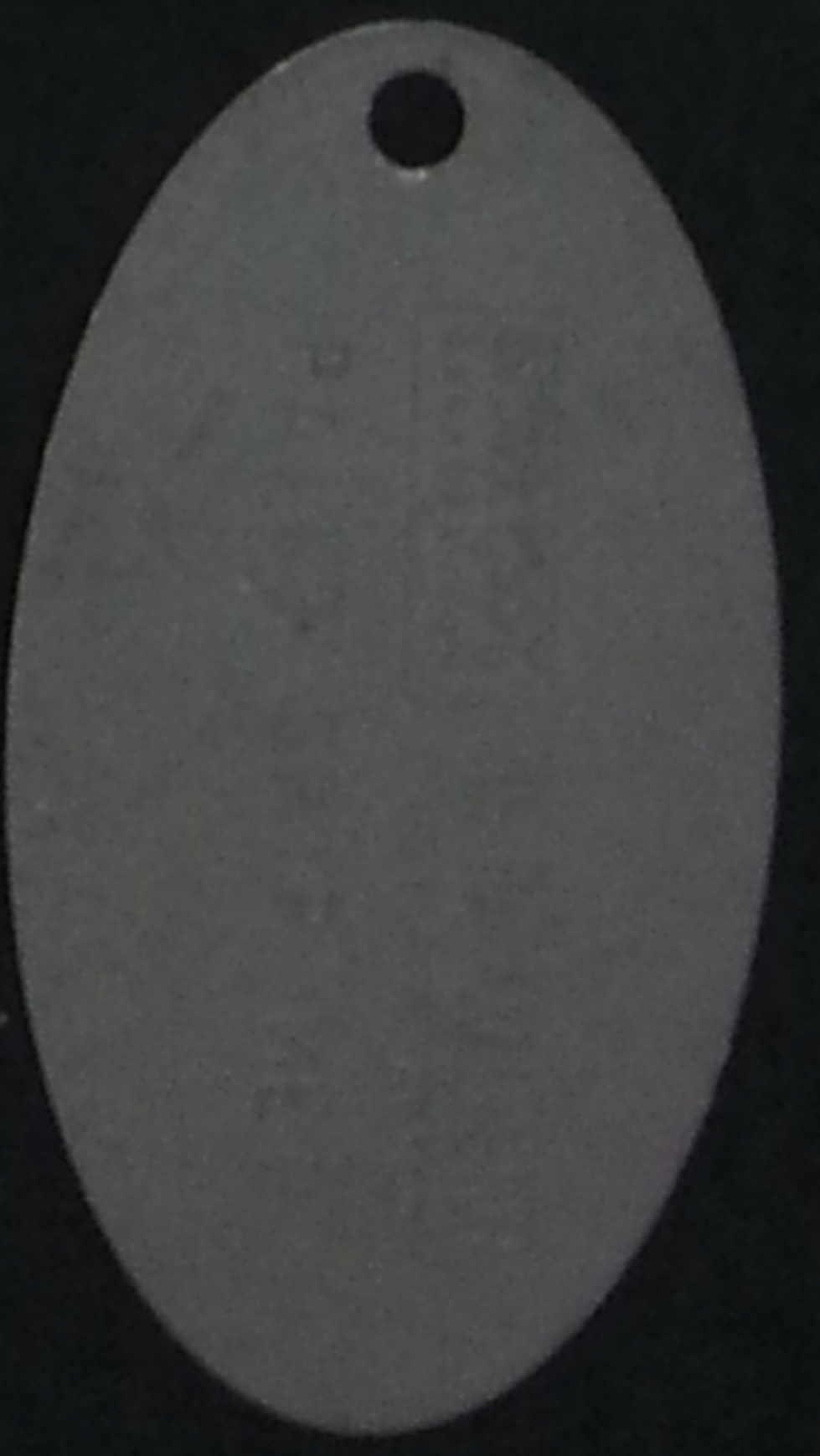
This sample is intended to show only the general appearance of one of the types of brick which we manufacture, including its size, color and texture. Due to variations in the manufacturing process, we cannot guarantee the exact duplication of this sample. However, we guarantee that all our brick will meet or exceed ASTM C-216, GRADE SW, TYPE FBS.



Window Sash Paint:

Galveston Gray BM AC-27

Gutter & Metal Roof
Paint Grip Metallic



Siding & Trim Paint
Pediment SW 7634

Pediment
SW 7634







CITY OF ALPHARETTA
Design Review Board
December 20, 2013

1. DRB 13-30 Monte Hewett Homes (Avalon)

Monte Hewett and Lew Oliver presented review of exterior elevations for townhomes. They presented two buildings that are facing Westside Parkway. Applicant spoke of Zoning Condition “that we could not turn our backs on Westside Pky.” He presented rendering of site plan with garages with auto courts and greenspace. Applicant stated he townhomes are approximately 3-5 ft below Westside. Townhomes are “tucked In” not in a hole but not above the street either. Applicant stated this provides the ability to do large amount of landscaping. Applicant stated there would be a flat roof on the garages. Since there may be a potential of seeing AC units on the roofs, they were placed on the ground. There will be a 35’ landscaping buffer plus our landscaping. They will not be visible.

Chairman Kramer asked for clarification on which buildings were on the large site plan on easels vs. site plan in DRB packet. Applicant clarified that building in colored in red is the building facing Westside Pky. They have an internal courtyard, the middle home has the smaller one. All the parking is in the back on the auto court. There was discussion on size of auto courts. Lew Oliver stated they are at least 30ft.

Applicant stated building not facing Westside Pky is called Grand Terrace. That is the turquoise colored building on site plan in DRB packet. There was discussion on elevation facing Westside Pky. There was discussion on windows. There was discussion on three story product on site plan. Hewett stated that it was dropped to a two story condition. There is no drive under garage condition. There will be three story product but not on Westside Pky. There will be garden terraces in the front with interior courtyards. These are for sale units.

There was discussion of satellite, tv antennas. Hewett stated the HOA document is quite comprehensive and in addition to that there is hotwire at Avalon. **Chairman Kramer asked Hewett to bring written document to DRB.** Hewett stated it gets recorded with the plat.

There was discussion on flat roof building and parapet on top. There will be no condensers, no satellite dishes. The flat roofs face each other. There was discussion on

hiding downspouts. There was discussion that there is no fencing along Westside Pky. Applicant stated there is a 35' buffer as a Zoning Condition that NAP is doing. This is 4-5 ft below the grade. There will be landscape screening. Auto Courts will not be visible.

There was discussion on brick material. Applicant stated it would be gray, monochromatic. It will be all brick very detailed patterns in 1920's architecture.

There was discussion that there would be gas only fireplace. The details of the spark arrester have not been decided yet.

There was discussion that elevations are representative of all of the block buildings along Westside Parkway except for the lower left and upper right.

The Applicant presented building materials:

- a. Membrane Roofs – Standing Seam Metal Roof
- b. Light Mortar, Monochromatic look.
- c. Presented Brick for Grand Terrace and Courtyard Terrace Home.
- d. Gutter will match painted wood.

DRB asked for presentation board with cross reference of materials so that if an approval is made Staff will know which/where brick, windows, standing seam, dimensions, etc are to be used. Applicant stated they are available on CAD and offered to email Staff the architectural working drawings.

DRB stated they are very concerned about what is seen from Westside Pky and from Old Milton Pky. Applicant stated they don't abut Old Milton Pky. Those are outparcels. Units across from Greenspace are not done yet.

There was discussion of public access through development to Thompson St. Applicant stated they are working with NAP and Site Solutions on that. Staff stated there are some City recommendations that that condition may get changed because of some engineering concerns with another crosswalk so close to Old Milton Pky. City is still working with NAP on this. That connection may change.

Chariman Kramer stated DRB looks at:

- 1. Site Plan
- 2. Landscaping.

Applicant stated that is NAP and Site Solutions responsibility. Michael Davis stated that had already been approved. There was discussion that these are fee simple townhomes. This is a common area. It will be stated in HOA Guidelines that residents cannot plant their own trees.

There was discussion of low brick wall with wrought iron fence with shrubs along Westside Pky. Applicant stated it his understanding it's a mixed use project. City did not want it gated and does not want to send the message of keeping residents out. It is an urban setting.

There was discussion on garage doors and entry doors. Applicant stated they are trying to get a garage door that matches the finish of the roof. Doors will be a minimal smooth panel. They are trying to minimize garages. If they can't find the right panel, the garage doors will be painted gray similar to what they have done in historic Roswell.

There was discussion on trash, gated exterior courtyards which have not been designed yet. They will fit the architecture.

Lew Oliver discussed thought process of homes. He stated that intent is to create a boulevard on Westside Pky with landscape, architecture and reciprocal development on the other side. He discussed shell architecture similar to Savannah and Charleston on home on the edges and others that would complement the transition into the town center which is more mixed use, more institutional flavor. Inside the shell will be the Garden Cottages. Applicant stated it is not unlike a small Georgia town where there is a commercial district and then it softens up as you get out of that district. The idea is for larger mass buildings to be protecting little cottages. Intent is to create an enchanting experience where everything is not the same. The material palette will be nuetrals, masonry and metal. Classical roof forms to picturesque roof forms with peaked gables, chimneys, etc.

There was discussion on when construction will start.

Staff clarified that the site plan has been done as part of the overall development. There was discussion on obtaining Building Permits within the next 30 days. Staff stated that Interior does not need DRB approval. There was discussion that Applicant do their permitting on interior, then come back with specifics on these, so that when DRB approves a motion, Staff knows what to enforce. Staff clarified that we are not looking at every single unit. Chairman Kramer stated that we are looking at two sample units that are being replicated along Westside Pky. Staff stated that DRB is approving concept and the elevations, the materials. DRB stated that these were not presented or cross referenced even though they were discussed today. DRB felt there was nothing to approve. Staff reiterated that we are looking at a concept, similar to previous concept

approvals for Signage and Landscaping. DRB stated today the presentation included a layout calling for a three story building, no elevations or materials called out. They are fine with the concept but could not approve materials and elevations without a presentation. Staff stated that Applicant brought materials. Chairman Kramer stated that materials are not tied together with elevations. Michael Davis stated that the reason these elevations do not have materials depicted is because each elevation along Westside Pkwy will have a different collection of these materials. DRB clarified they are asking for the elevations and materials on the colored red and turquoise buildings on the site plans in their packets. **DRB asked for a cross reference sheet on that.** There was discussion of having those elevations be specific.

That gives DRB the ability to approve the concept. Applicant stated he sent Staff the entire street with every building laid in there and was told he did not need it. Applicant's understanding was gaining approval of architecture which he modeled after Bocado building. Applicant was more concerned with handling the condition of the zoning. **Chairman Kramer stated the DRB was comfortable with the design, layout and materials but need materials identified on the elevations and give to Staff.** DRB did not feel it needed to be directed to Staff as there was no time constraint. **Applicant stated they would send an email to document what materials are on which elevation.**

MOTION: THAT WE DEFER MATERIALS AND ELEVATIONS FOR DRB-13-30 UNTIL NEXT MONTH.

By: Binder

Second: Corkill

Vote: (4-2) (Brown, Debban, Binder, Corkill)(Zuegel, Palmer)

There was discussion before the vote on three story vs. story building, rooftop units, views of rooftops on Westside Pky, Landscaping being brought back to look it with this site plan. There was discussion that elevations be presented according to the Design Guidelines – dimensions, samples, windows, identify two buildi



CITY OF ALPHARETTA

Design Review Board

January 17, 2014

2. DRB- 13-30 Monte Hewett Homes

Monte Hewett presented residential. He submitted buildings with details and material samplings with paint colors. The corner building (Units 13-16) is 24W RH Townhome. Other is 30W Courtyard (Units 17-19). There was discussion of membrane roof vs. flat roof. There was discussion on compressors. Anything that abuts Westside Parkway will be on the ground and screened by landscape buffer. The units in the courtyard will be on the roof. There was discussion of wood doors and decorative gate (painted wood). Chairman Kramer read from previous minutes concerning Thompson St. connection. Staff was comfortable with materials and elevations.

MOTION: THAT WE ACCEPT THE MATERIALS AND ELEVATIONS AS SUBMITTED.

By: Binder

Second: Zuegel

Vote: (6-0) (Kramer, Corkill, Palmer, Zuegel, Binder, Debban)

There was discussion that DRB would like to see the landscaping on Westside Parkway with residential units overlay to ensure that what was approved is the same as submitted today. Mr. Hewett stated he is not in control of 35' buffer. He stated landscaping was approved 8/17/12. He assumed if there are any changes they would have to come back. DRB asked to see how approved landscaping relates to this. There was discussion on Thompson St. connection, evolution of Avalon site as it has been developed. Chairman Kramer requested that buffer and connection is re-presented. Staff stated that Landscaping has been approved and we cannot require the Applicant to change it. DRB stated they are not asking for a change. They would like to see that it all meshes together. Staff asked for clarification on reason for this. Mr. Davis read Condition #20 from Zoning Conditions. He stated that DRB has to approve it at time of connectivity. Staff stated that there is a question as to whether that connectivity will happen due to Public Safety issues. There was more discussion on Condition #20.

Staff reminded DRB members that conversation must be on record and not to individual members of the Board.

CITY OF ALPHARETTA

Design Review Board

PUBLIC HEARING MINUTES FOR SEPTEMBER 19, 2014

Second: Palmer

Vote: (5-0) (Palmer, Corkill, Zuegel, Debban)

5. DRB-13-30 Monte Hewett Homes



Monte Hewett and Lew Oliver presented footprint, structures for pool area site plan and vertical elements concept for homes at Avalon. Applicant did not present materials or landscaping. They are looking for approval of hardscape and fencing. Applicant stated it will pair with Concierge building at Avalon. The outside diameter is 80ft and the pool is 40ft across. There was a drawing to scale but not a drawing with dimensions.

MOTION: THAT WE APPROVE DRB-13-30 MONTE HEWETT HOMES POOL AS SUBMITTED TODAY WITH THE UNDERSTANDING THAT THE MATERIALS BE BROUGHT BACK AT A LATER DATE.

By: Zuegel

Second: Corkill

Vote: (4-0) (Palmer, Corkill, Zuegel, Debban)

There was discussion that when Applicant returns to have materials approved, he should bring drawings with dimensions of walkway, hardscape plan, lighting, landscaping and furniture.

There was more discussion on landscaping along Old Milton Parkway. Applicant said that was NAP's responsibility.

CITY OF ALPHARETTA

Design Review Board

PUBLIC HEARING MINUTES FOR FEBRUARY 20, 2015

CITY HALL COUNCIL CHAMBERS

WORKSHOP 8:30AM PUBLIC HEARING 9:00AM

1. DRB 13-30 Monte Hewett Homes Avalon

Michael Hallisey presented Lots 1-12 (Unit that abuts Westside Pky) at Avalon. Applicant discussed three story townhomes, with balcony with awning/canopy.

Applicant presented colors:

1. Brick – SW7567 Natural Tan
2. Window Sashes – BM AC-35 Valley Forge Tan
3. Front Door – SW7617 Mediterranean
4. Iron – BM HC- 168 Chelsea Gray (flat)
5. Exterior Awning: Sunbrella – Marine/Era Ash

Applicant did not bring actual samples. DRB requested actual samples. There was discussion that Side Elevation is repetitive. Applicant stated it is similar in elevation to Lots 13-16. DRB requested more subtle variation in colorings between units or recession in units. DRB stated units are too rectangular, monotone. Applicant stated it is not in their current design palette to change colors within the same row. DRB stated units need "pop". There was discussion that inset Brick could be a slightly darker color. Applicant stated that all units are the same size. Applicant stated canopies would be striped. There was discussion on sprinkler room access door. There was discussion on size of breezeway. Applicant stated Master Site Plan previously approved showed breezeways between buildings. DRB reiterated need for variation including non-balcony side. Changes suggested were recessed areas, complimenting colors. Each set of 3 have a color scheme. Applicant requested Staff Approval. DRB stated it would need to be approved by DRB.

MOTION: THAT WE DEFER THE APPLICATION

By: Brown

Second: Corkill

Vote: (5-0) (Brown, Binder, Corkill, Debban, Zuegel)

CITY OF ALPHARETTA

Design Review Board
MINUTES FOR JULY 17, 2015
CITY HALL COUNCIL CHAMBERS
WORKSHOP 8:30AM PUBLIC HEARING 9:00AM

The public is advised the following minutes are not a verbatim transcription of business presented at the Design Review Board meeting of the date shown, but are a synopsis of pertinent information. The public is further advised the recording of said meeting is a matter of public record and is available to be heard at the City of Alpharetta Community Development Department during normal business hours.

Those persons listed below were in attendance for the workshop portion of the meeting during which the Board reviewed items that would be considered during the Public Hearing.

1. **DRB 13-30 Monte Hewett Homes Avalon**



Monte Hewett presented elevations for Lots 7-12. The Applicant presented color samples. There was discussion on recession of buildings, screening of sprinkler room access door, awnings and colors. There was discussion that Applicant would provide a photo of color board and submit it to Staff. There was discussion of painted brick.

- ❖ Board Member Brown offered a motion to approve for Lots 7-12 the colors, materials and elevations as presented today.
 - The motion received a second from Board Member Zuegel
 - The motion was approved by unanimous vote (4-0)

CITY OF ALPHARETTA

Design Review Board

Hearing Application

Alpharetta
GEORGIA

\$200

FOR OFFICE USE ONLY

Case: DRB -

Received By:

DRB 15-32
15007* (#7511)

☒ Fees Paid

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see *Instructions for details*) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: AT & T

Location Address: 2685 Old Milton Pkwy

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30022 -

Contact For All Notifications: Apollo Sign & Light (Brenda Freeman)

Contact Telephone: 770 - 874 - 9,400 Mobile Telephone: 404 - 915 - 6,154

Fax: 770 - 874 - 9,401 Email: bfreeman@apollosign.com

Contact's Relation To Business: Permit Expeditior

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ 200

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

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: D & G Development Group

Physical Address: 6400 Powers Ferry Rd., Ste 350

Mailing Address: 6400 Powers Ferry Rd., Ste 350

City: Atlanta

State: GA

Zip Code: 30339

Owner Telephone: 678 - 462 - 618

Contact Fax: 678 - 999 - 5,105

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):

The Atwater at Old Milton Parkway

Date:

10/12/15

Owner Signature:

[Signature]

Stefan Robichaux, Construction Mgr

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:

[Signature]

Date:

12/1/15

Print Form

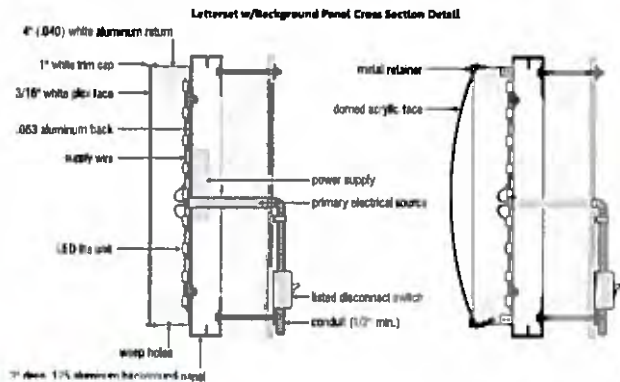
TNE AT&T
Alpharetta GA
ART 001

LETTER SET DETAILED DRAWING

West Elevation

Remote Illuminated Letterset - White Faces with Self Contained Background Panel

AT&T globe and AT&T copy are remote wired illuminated letters. "Authorized Retailer" to be non-illuminated plate letters, stud mounted flush. Entire letterset to be mounted to aluminum backer panel.



- AT&T brushed aluminum return (painted)
- Silver metallic retainer
- 3M #3135-30 White Diffuser
- 3M #9630-8015 Dark Blue
- 3M #9630-8071 Light Blue

Backer panel acrylic (1/2" thick)

Interior surfaces to be sprayed with Spray-Let White Light enhancement paint.

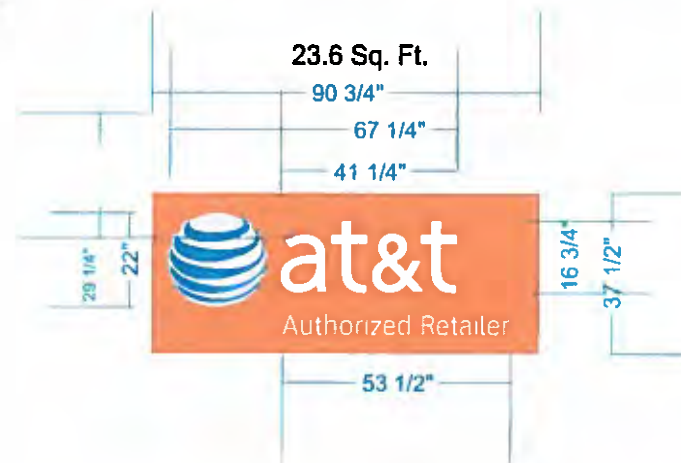
"AT&T" Break down

a

Letter faces #2447 White Acrylic
Letter returns painted AT&T brushed aluminum
Letter trim cap silver metallic

Auth

1/4" thick hydrogel cell
aluminum letters painted
AT&T white, caps brushed in
all surfaces and stud
mounted flush to wall



Proposal v1
AT&T Authorized Retailer
2685 Old Milton Pkwy
Alpharetta GA 30022

TNE SIGNAGE
214.341.2800

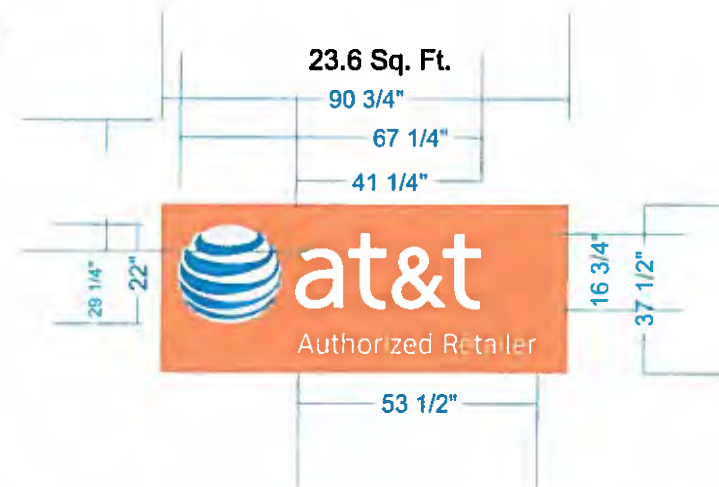
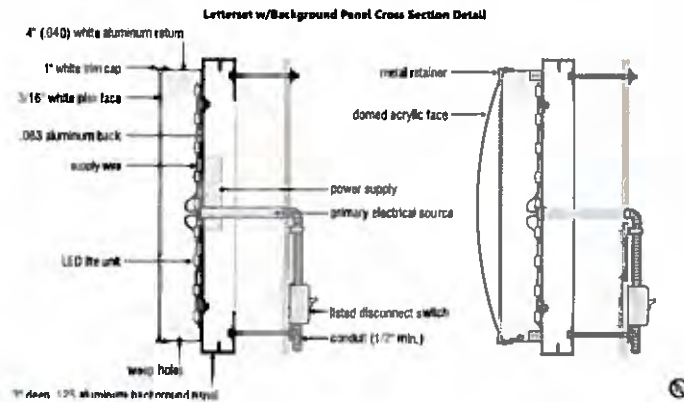
© 2015 TNE Signage — All Rights Reserved

TNE AT&T
Alpharetta GA
ART 001

LETTER SET DETAILED DRAWING

Remote Illuminated Letterset - White Faces with Self Contained Background Panel

AT&T globe and AT&T copy are remote wired illuminated letters. "Authorized Retailer" to be non-illuminated plate letters, stud mounted flush. Entire letterset to be mounted to aluminum backer panel.



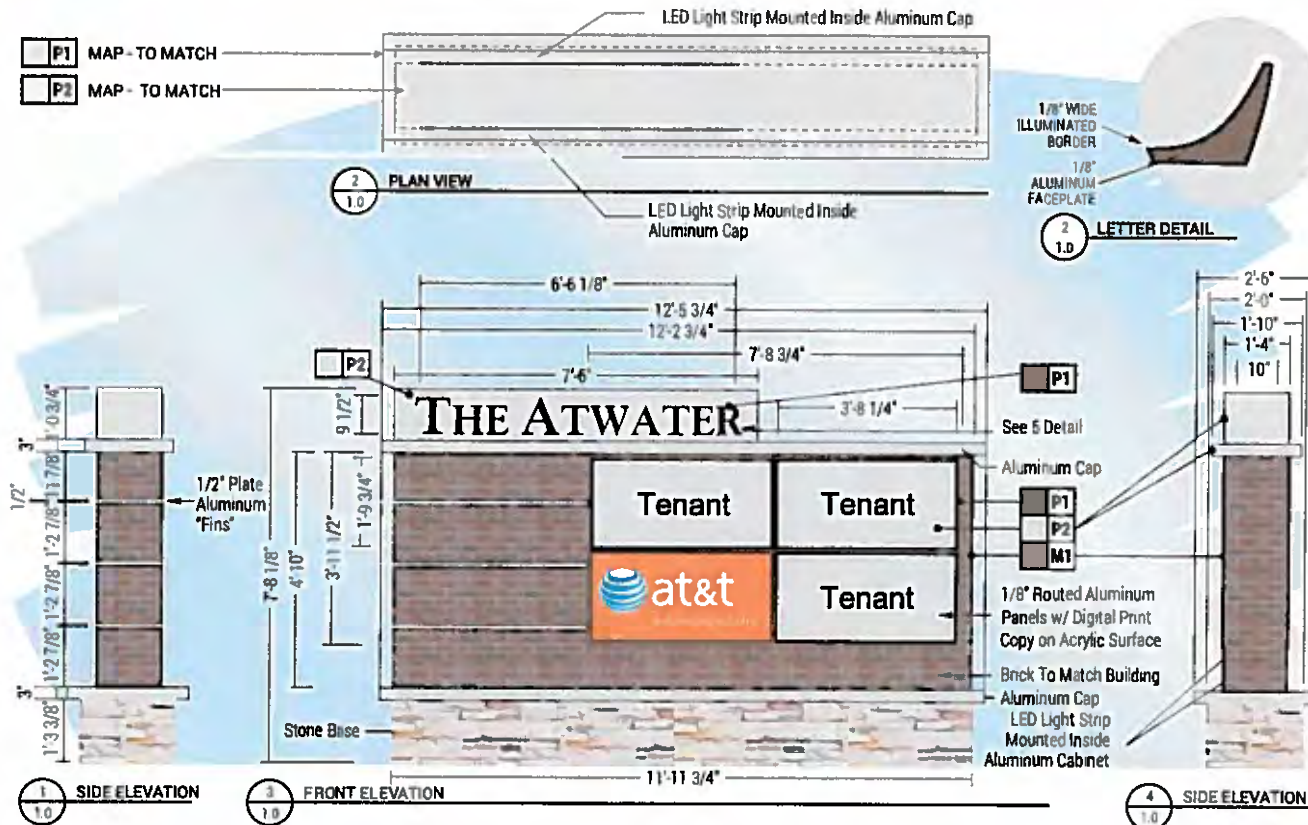
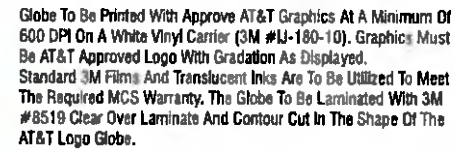
Proposal v1
AT&T Authorized Retailer
2685 Old Milton Pkwy
Alpharetta GA 30022

TNE SIGNAGE
214.341.2800

© 2015 TNE Signage — All Rights Reserved

TNE AT&T
Alpharetta GA
ART 001

PANEL DETAILED DRAWING



Proposal v1
AT&T Authorized Retailer
2685 Old Milton Pkwy
Alpharetta GA 30022

TTE SIGNAGE
214.341.2800

© 2015 TNE Signage — All Rights Reserved

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 not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: MOOPS LLC

Location Address: 58 CANTON STREET, ALPHARETTA 30009

Mailing Address: 11785 NORTHEAST LANE, SUITE 510

City: ALPHARETTA State: GA Zip Code: 30009

Contact For All Notifications: LAWSON FINLAYSON

Contact Telephone: 404 - 630 - 0200 Mobile Telephone: 404 - 630 - 0200

Fax: _____ Email: LAWSON.FINLAYSON@COMCAST.NET

Contact's Relation To Business: PROPERTY OWNER

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

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: STONEWALK LOFTS ALPHARETTA LLC

Physical Address: 58 CANTON STREET

Mailing Address: 11785 NORMAN LANE SUITE 510

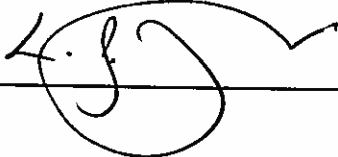
City: ALPHARETTA State: GA Zip Code: 30009

Owner Telephone: 404 - 630 - 0200 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): LAWSON FINLAYSON Date: 12.14.2015

Owner Signature: 

Property Information:

Address (If Assigned): 58 CANTON STREET

Tax ID or Map Reference Number: 22 482312690021

Land Lot(s): 1269 District: 2nd Section: 2nd

Existing Zoning of Property: C-2 THU Existing Uses of Property: RESIDENTIAL / RETAIL

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: 12.14.15 Print Form



**SCOPE OF WORK: REMOVE THE SIGN DISPLAY FROM CURRENT LOCATION AND REINSTALL AT
NEW AVENUE @ EAST COBB LOCATION**



OPTION SIGNS
 & ENVIRONMENTAL GRAPHICS
 145 TRIMBLE DRIVE SUITE A, ALHAMBRA, CA 90004
 PHONE: 770.569.5871 / FAX: 770.569.5436

Notice to the Customer

Please read this notice regarding the pending changes to the terms and conditions of the license agreement for the software you are purchasing. The changes are being made to the license agreement to reflect the changes in the software and to ensure that the license agreement is fair and equitable to all parties. The changes are being made to the license agreement to reflect the changes in the software and to ensure that the license agreement is fair and equitable to all parties. The changes are being made to the license agreement to reflect the changes in the software and to ensure that the license agreement is fair and equitable to all parties.

☐ ACCEPTED BY NO CHANGES ☐ ACCEPTED BY CHANGES AS NOTED

☐ REVERSE AS NOTED AND RESUBMIT

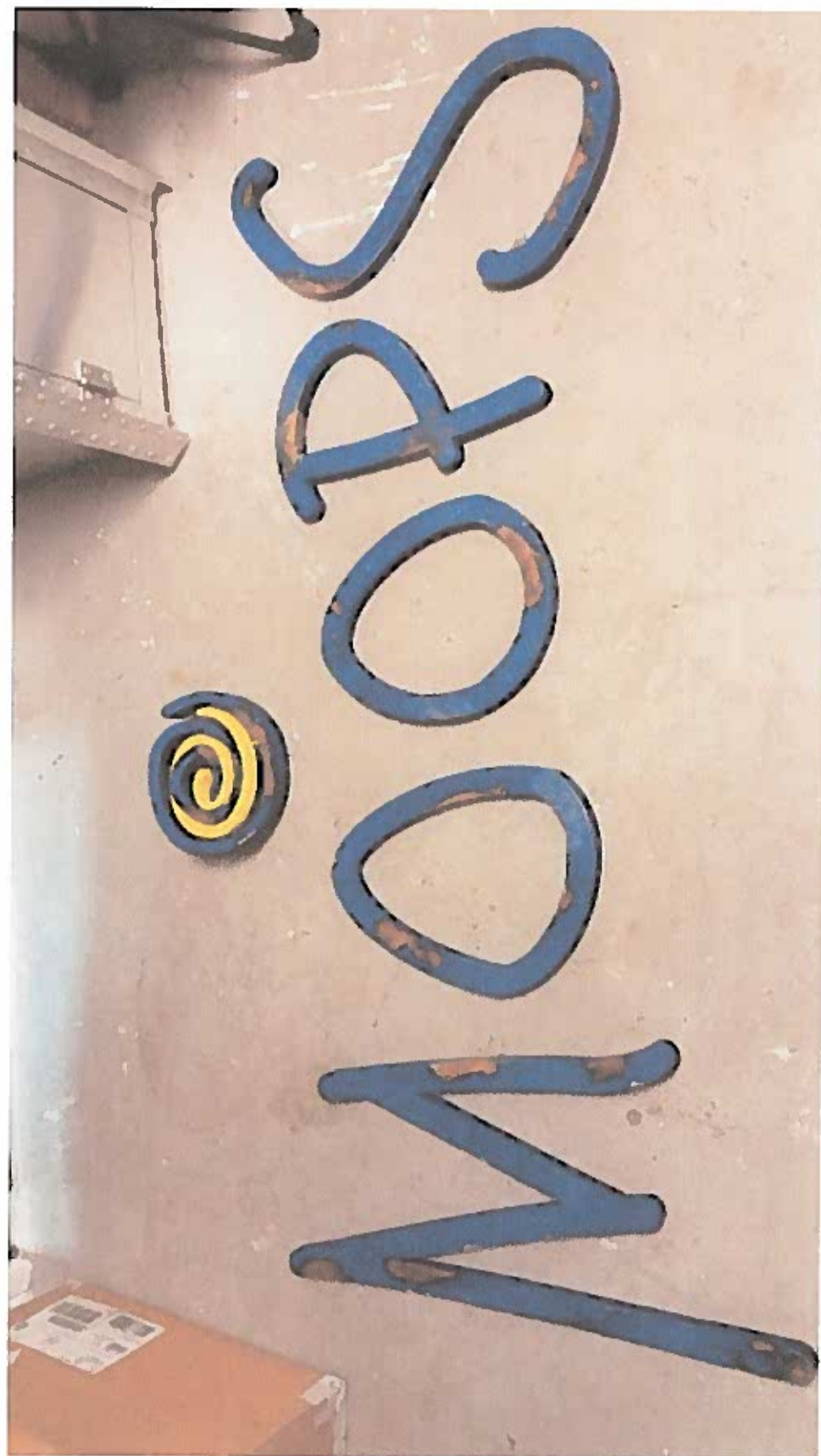
BY _____ BY _____

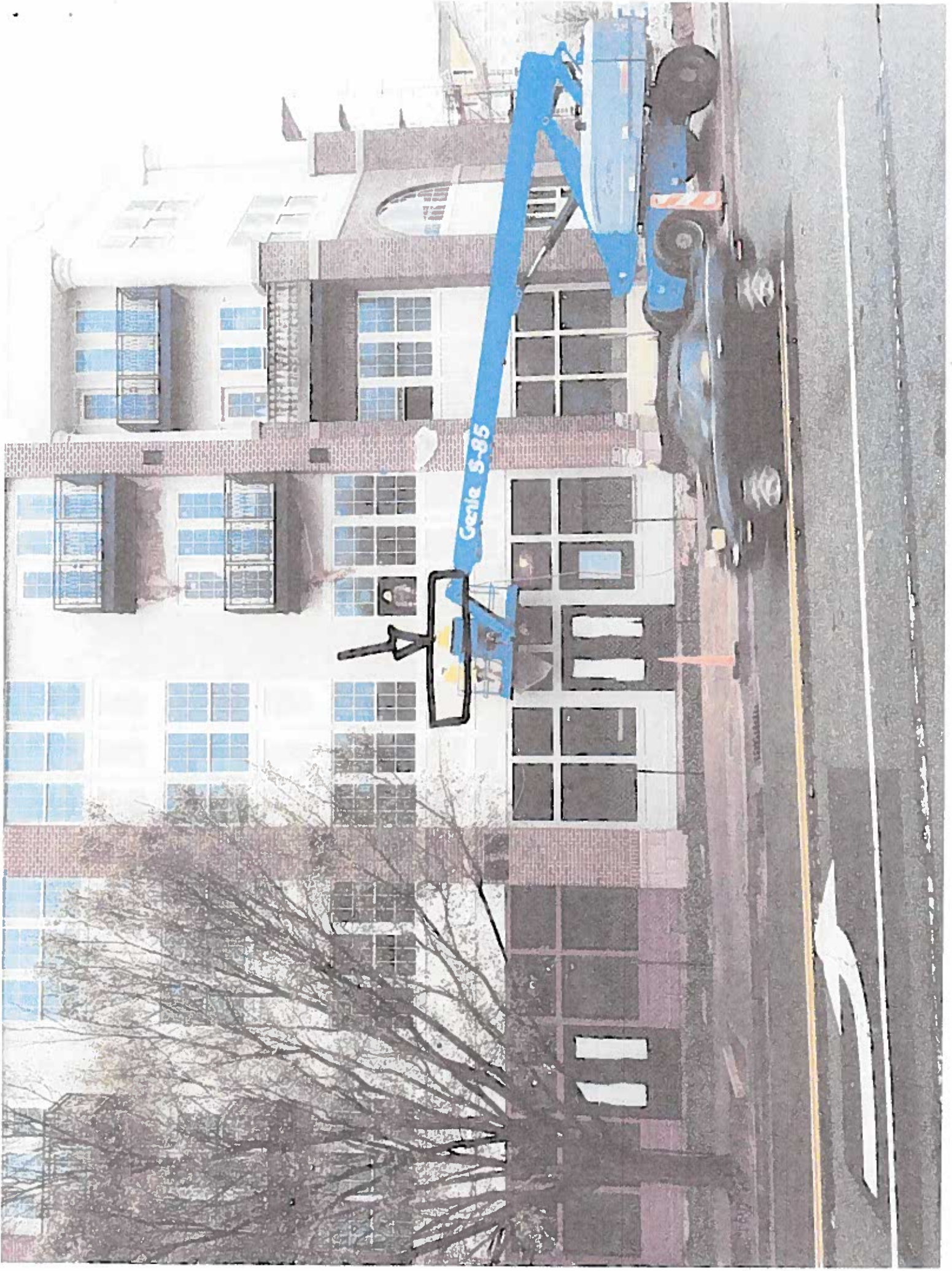
DATE _____ DATE _____

CUSTOMER APPROVAL

© 1991 by the American Psychological Association
0893-3200/91/0000-0000\$01.00/0

[illegible]





ALPHARETTA CONFERENCE CENTER
AND HOTEL AT AVALON

ALPHARETTA DESIGN REVIEW BOARD
APPLICATION

DECEMBER 1, 2015

ALPHARETTA CONFERENCE CENTER



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

CITY OF ALPHARETTA

Design Review Board

Hearing Application



FOR OFFICE USE ONLY

Case: DRB - DRB 15-25/150008

Received By: _____ ☐ Fees Paid

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see *Instructions for details*) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: Avalon Hotel Associates, LLC

Location Address: 9000 Avalon Boulevard, Alpharetta GA 30009 (Conference Center and Hotel Parcel)

Mailing Address: c/o Stormont Hospitality Group, LLC 3350 Riverwood Parkway, Suite 1590

City: Atlanta State: GA Zip Code: 30339 - _____

Contact For All Notifications: Jim Stormont

Contact Telephone: 770 - 818 - 4,198 Mobile Telephone: 404 - 405 - 7,613

Fax: _____ - _____ - _____ Email: jstormont@stormonthospitality.com

Contact's Relation To Business: Principal and Authorized Member

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	300

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

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: Avalon North, LLC (through leasehold interest with Development Authority of Fulton County)

Physical Address: 9000 Avalon Boulevard, Alpharetta GA 30009 (Conference Center and Hotel Parcel)

Mailing Address: c/o North American Properties, 264 19th Street NW, Suite 2200

City: Atlanta State: GA Zip Code: 30363 -

Owner Telephone: 404 - 965 - 9,086 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): Avalon North, LLC Date: 12/1/15

Owner Signature:

Property Information:

Address (If Assigned): 9000 Avalon Boulevard, Alpharetta GA 30009 (Easternmost parcel of Avalon Phase II)

Tax ID or Map Reference Number: 12 297008540392

Land Lot(s): 854 District: 1st Section: 2nd

Existing Zoning of Property: MU - Mixed Use Existing Uses of Property: Retail, Restaurant, Grocery, Theater, Home

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: 12/1/2015

Print Form

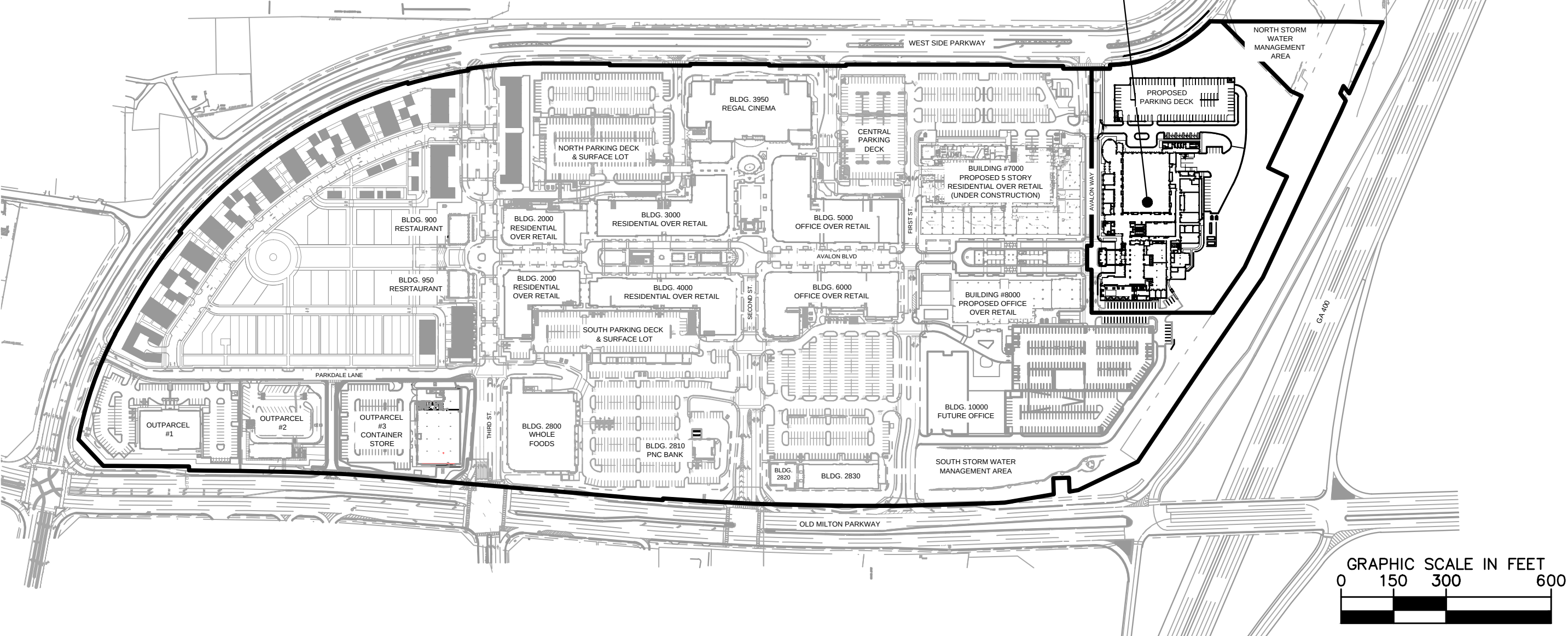
LEGAL DESCRIPTION
PHASE II - TRACT ONE
(BUILDING 9000)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 854 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF OLD MILTON PARKWAY (AKA GEORGIA STATE ROUTE 120 AND STATE BRIDGE ROAD) (VARIABLE RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY OF GEORGIA STATE ROUTE 400 (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY OF GEORGIA STATE ROUTE 400 THE FOLLOWING COURSES AND DISTANCES: NORTH 80 DEGREES 15 MINUTES 40 SECONDS EAST A DISTANCE OF 143.58 FEET TO A CONCRETE MONUMENT FOUND; NORTH 02 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 45.43 FEET TO A CONCRETE MONUMENT FOUND; NORTH 87 DEGREES 21 MINUTES 53 SECONDS EAST A DISTANCE OF 45.04 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 02 DEGREES 19 MINUTES 45 SECONDS EAST A DISTANCE OF 39.92 FEET TO A CONCRETE MONUMENT FOUND; NORTH 80 DEGREES 15 MINUTES 48 SECONDS EAST A DISTANCE OF 25.39 FEET TO A 5/8-INCH REBAR SET; NORTH 64 DEGREES 26 MINUTES 50 SECONDS EAST A DISTANCE OF 188.24 FEET TO A POINT; NORTH 47 DEGREES 20 MINUTES 47 SECONDS WEST A DISTANCE OF 60.70 FEET TO A POINT; NORTH 33 DEGREES 55 MINUTES 41 SECONDS EAST A DISTANCE OF 194.98 FEET TO A POINT; THENCE NORTH 33 DEGREES 55 MINUTES 41 SECONDS EAST A DISTANCE OF 113.41 FEET TO A POINT; NORTH 34 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 155.42 FEET TO A POINT; BEING THE POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 347.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 123.08 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 12.38 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 68.36 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 12.38 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 265.95 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 13.50 FEET TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 92.66 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 97.50 FEET AND AN ARC LENGTH OF 26.96 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 07 DEGREES 55 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 26.87 FEET TO A POINT; THENCE NORTH 15 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 25.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 102.50 FEET AND AN ARC LENGTH OF 27.27 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 08 DEGREES 13 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 27.19 FEET TO A POINT; THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 54.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 44.63 FEET AND AN ARC LENGTH OF 14.84 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 09 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 14.78 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 07 SECONDS EAST A DISTANCE OF 12.15 FEET TO A POINT; THENCE NORTH 89 DEGREES 29 MINUTES 28 SECONDS EAST A DISTANCE OF 10.03 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET AND AN ARC LENGTH OF 319.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66 DEGREES 26 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 311.58 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS EAST A DISTANCE OF 360.83 FEET TO A POINT; THENCE SOUTH 25 DEGREES 09 MINUTES 04 SECONDS WEST A DISTANCE OF 170.14 FEET TO A POINT; THENCE NORTH 45 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 25.56 FEET TO A POINT; THENCE SOUTH 23 DEGREES 17 MINUTES 26 SECONDS WEST A DISTANCE OF 23.10 FEET TO A POINT; THENCE SOUTH 40 DEGREES 54 MINUTES 23 SECONDS EAST A DISTANCE OF 25.46 FEET TO A POINT; THENCE SOUTH 25 DEGREES 01 MINUTES 56 SECONDS WEST A DISTANCE OF 265.73 FEET TO A POINT; THENCE SOUTH 64 DEGREES 50 MINUTES 42 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 25 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 285.05 FEET TO A POINT; THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST A DISTANCE OF 157.99 FEET TO A POINT; SAID POINT BEING THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINS 9.381 ACRES (408,637 SF).



OVERALL AVALON SITE PLAN

SHT NO. DRB-1

11/30/15

DATE:

SCALE: 1" = 300'

PROJECT N° 20130026

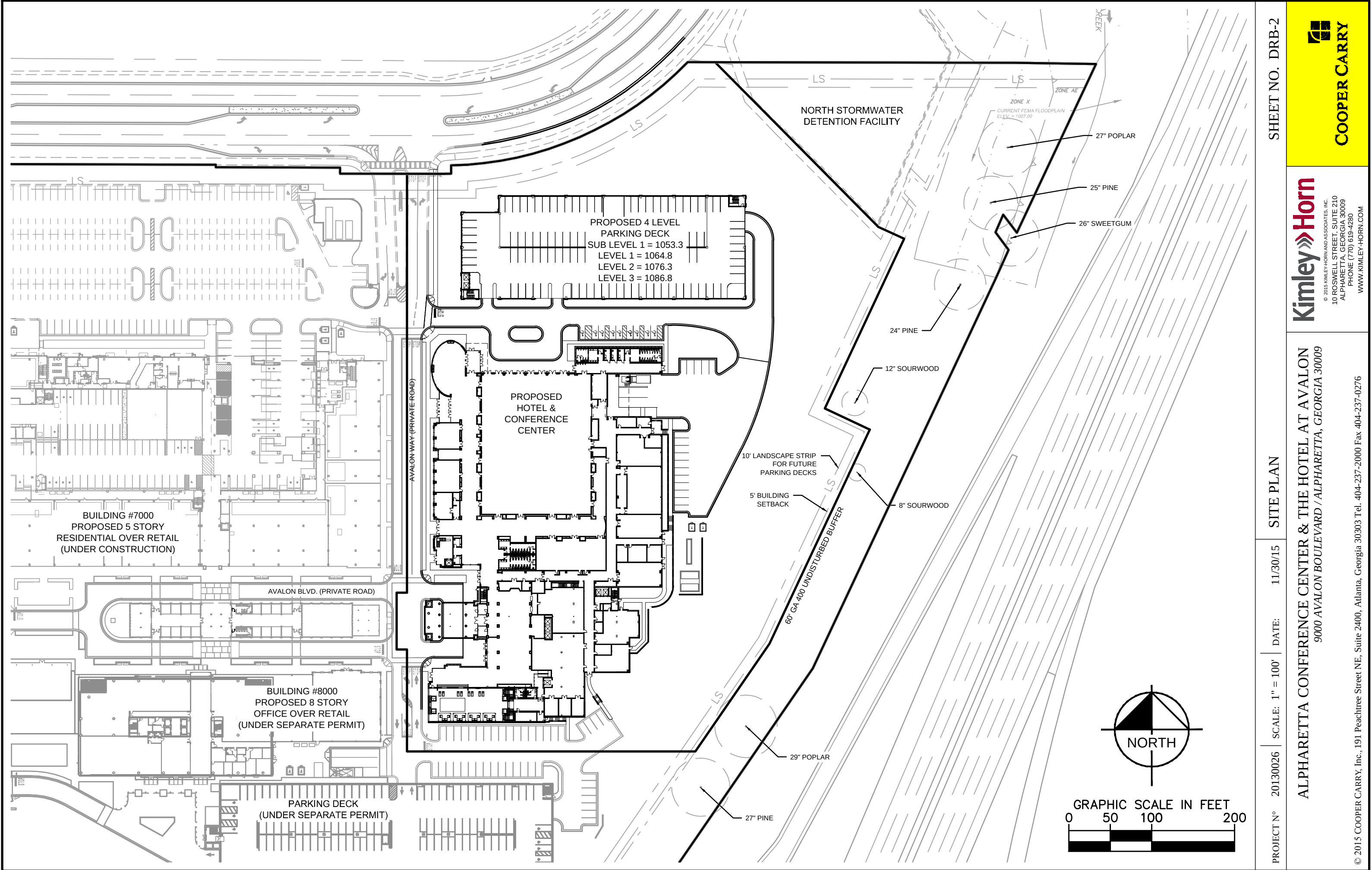
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

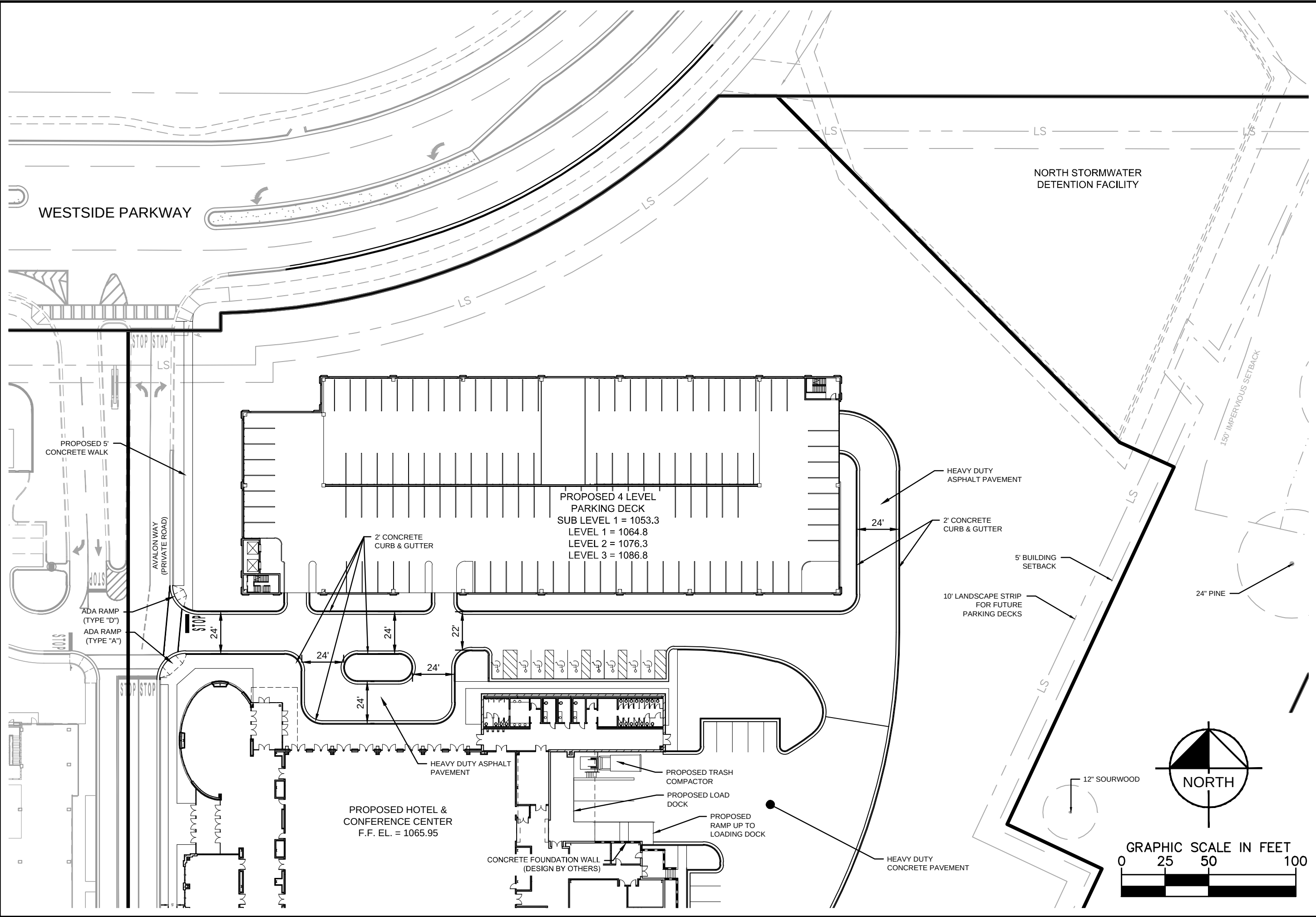
Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

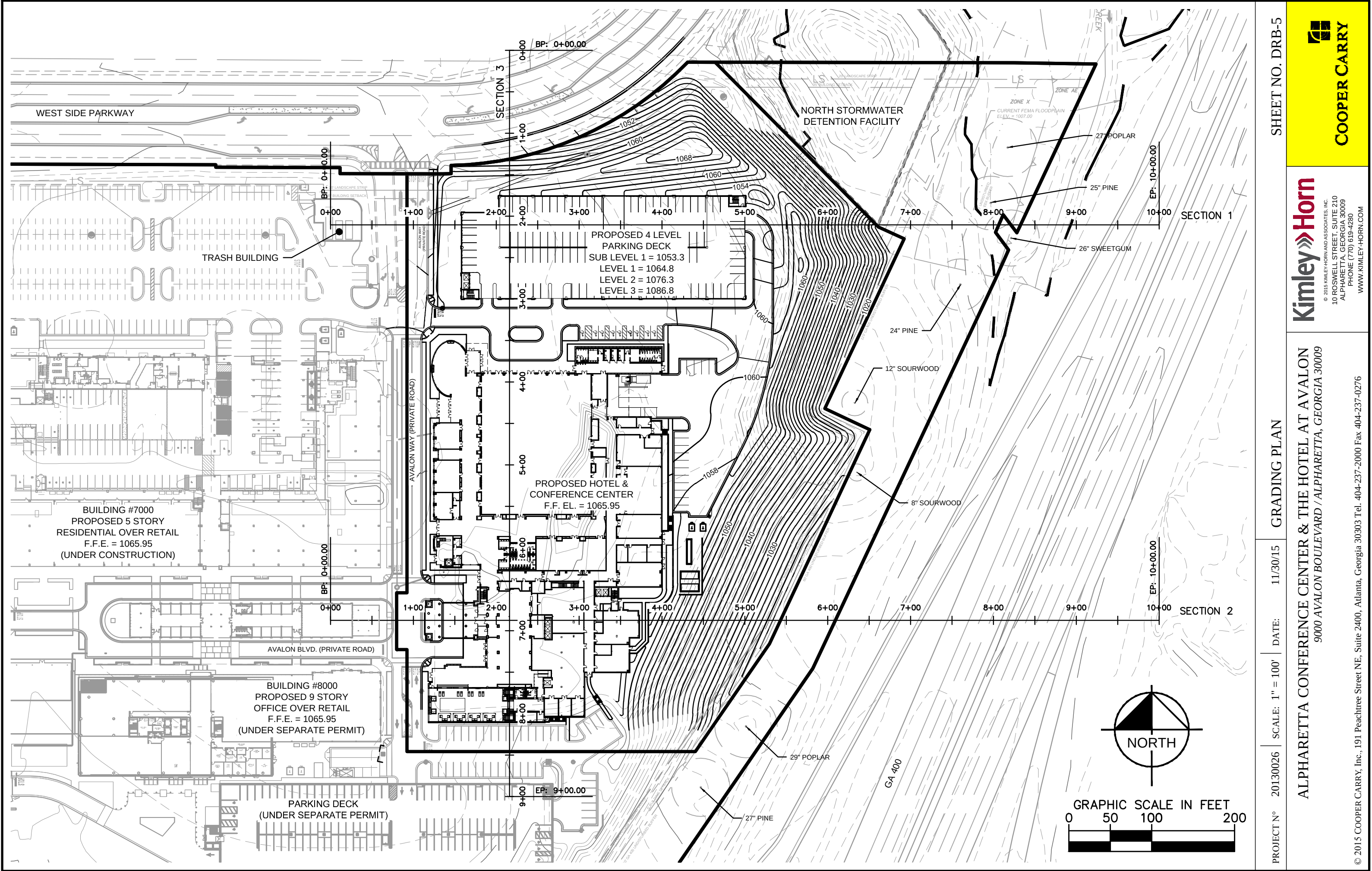


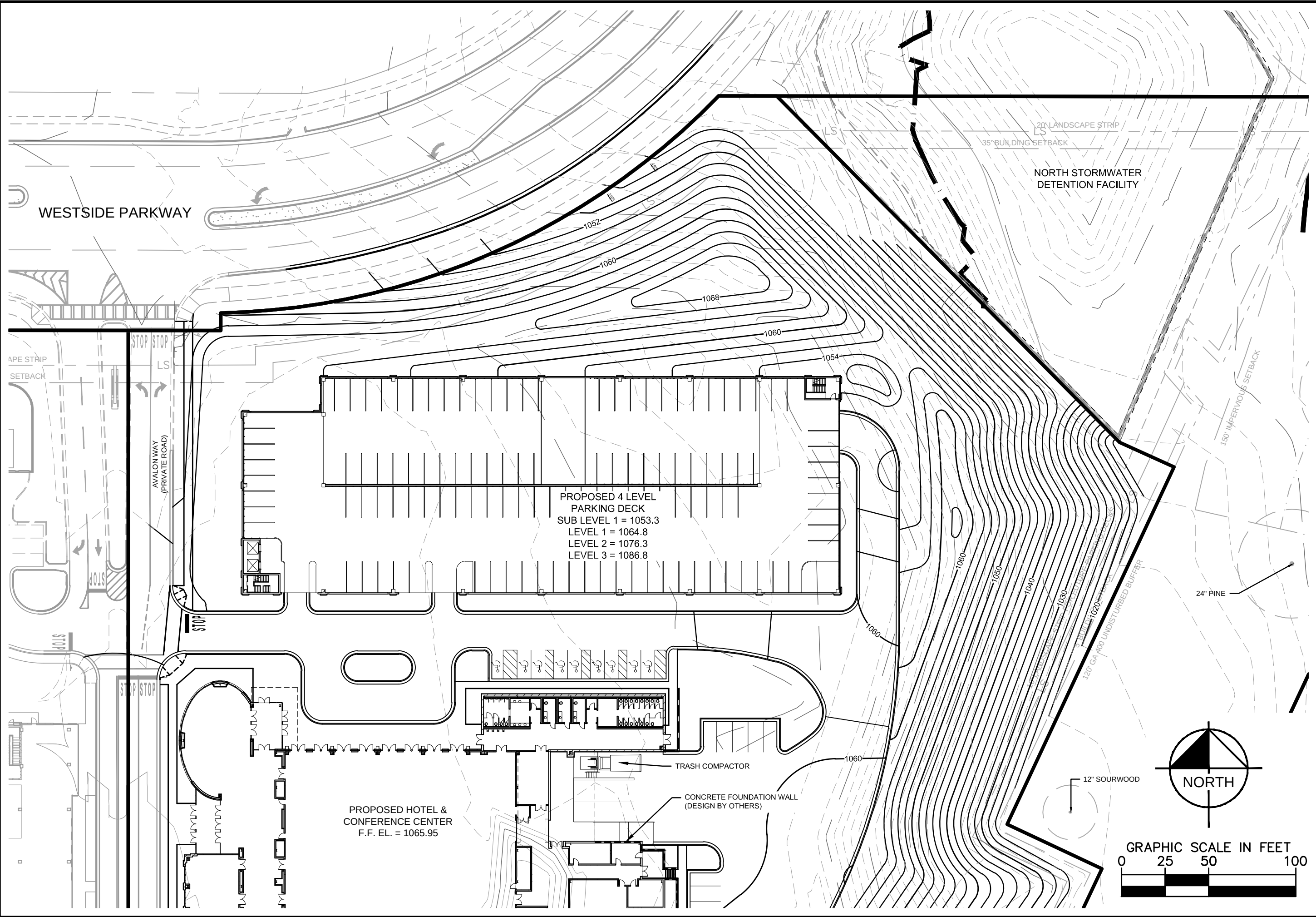
COOPER CARRY





PROJECT N°	20130026	SCALE:	1" = 50'	DATE:	11/30/15	DETAILED SITE PLAN (VIEW 1 OF 2)	SHEET NO. DRB-3
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON 9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009							Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 10 ROSWELL STREET, SUITE 210 ALPHARETTA, GEORGIA 30009 PHONE (770) 619-4280 WWW.KIMLEY-HORN.COM
© 2015 COOPER CARRY, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276							COOPER CARRY





PROJECT N° 20130026		SCALE: 1" = 50'	DATE: 11/30/15	DETAILED GRADING PLAN (VIEW 1 OF 2)		SHEET NO. DRB-6	
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON 9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009 © 2015 COOPER CARRY, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276							 Kimley-Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 10 ROSWELL STREET, SUITE 210 ALPHARETTA, GEORGIA 30009 PHONE (770) 619-4280 WWW.KIMLEY-HORN.COM COOPER CARRY



PROJECT N° 20130026 | 12" = 1'-0" | 12/01/15

NORTH ELEVATION - BUILDING

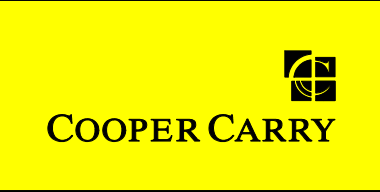
DRB-A04

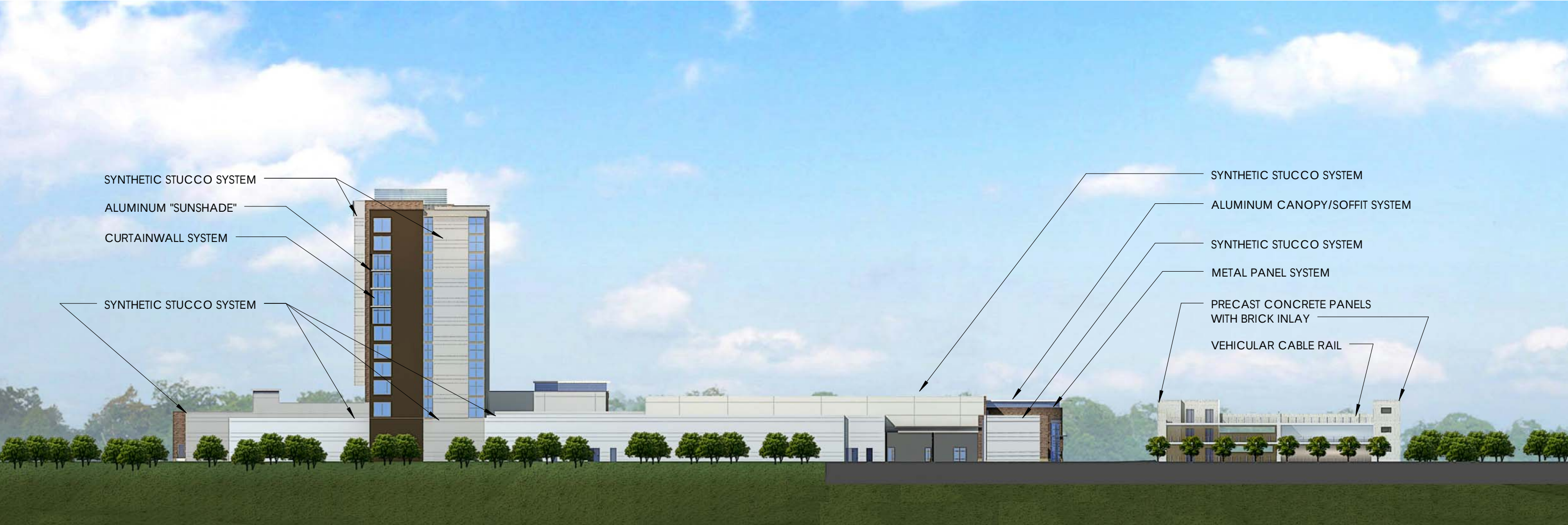
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

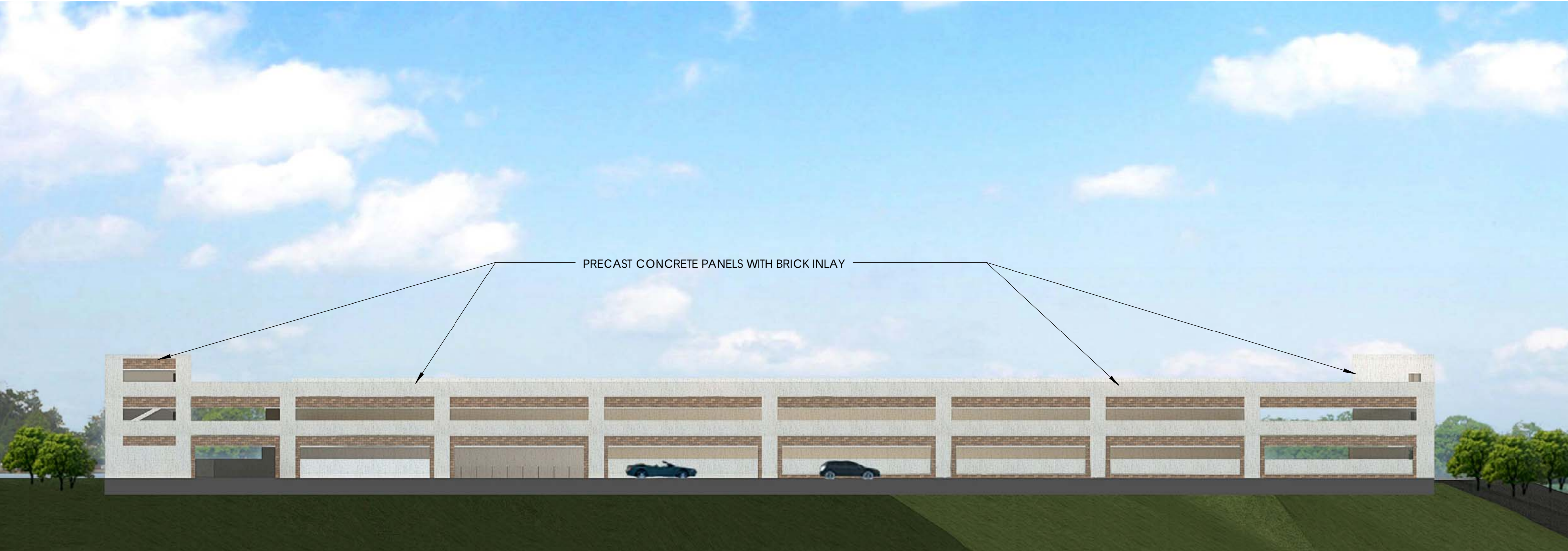


PROJECT N°	20130026	12" = 1'-0"	12/01/15	WEST ELEVATION	DRB-A05
------------	----------	-------------	----------	----------------	---------

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
 9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009





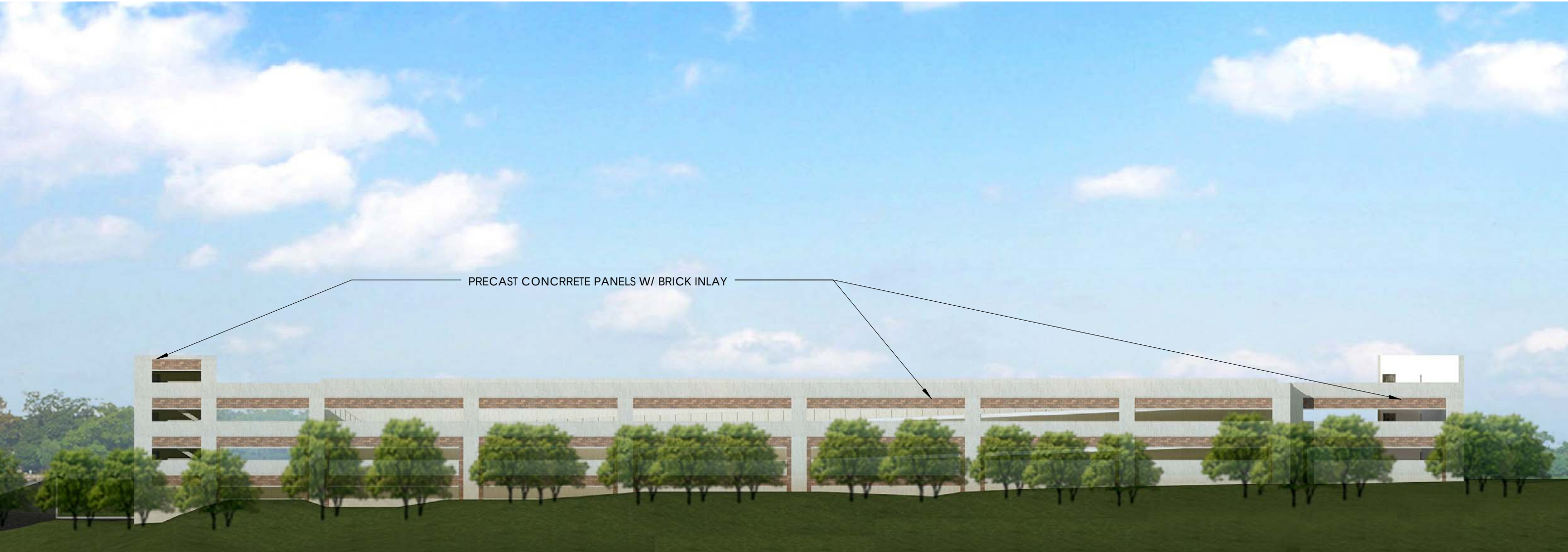


PROJECT N° 20130026 | 12" = 1'-0" | 12/01/15

SOUTH ELEVATION - PARKING DECK

DRB-A07

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009



PROJECT N° 20130026 | 12" = 1'-0" | 12/01/15

NORTH ELEVATION - PARKING DECK DRB-A08

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009



{NOTE} → For DRB -



GROUND LEVEL PERSPECTIVE VIEW

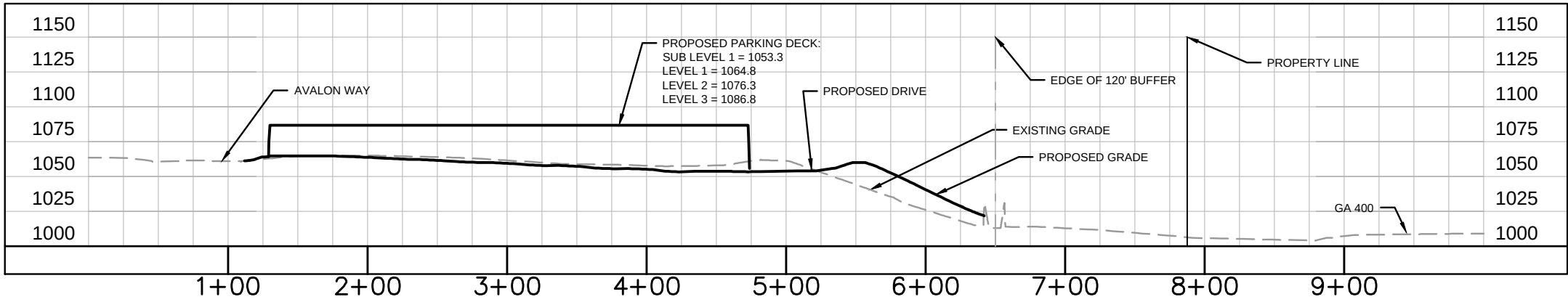
ALPHARETTA CONFERENCE CENTER AND HOTEL AVALON



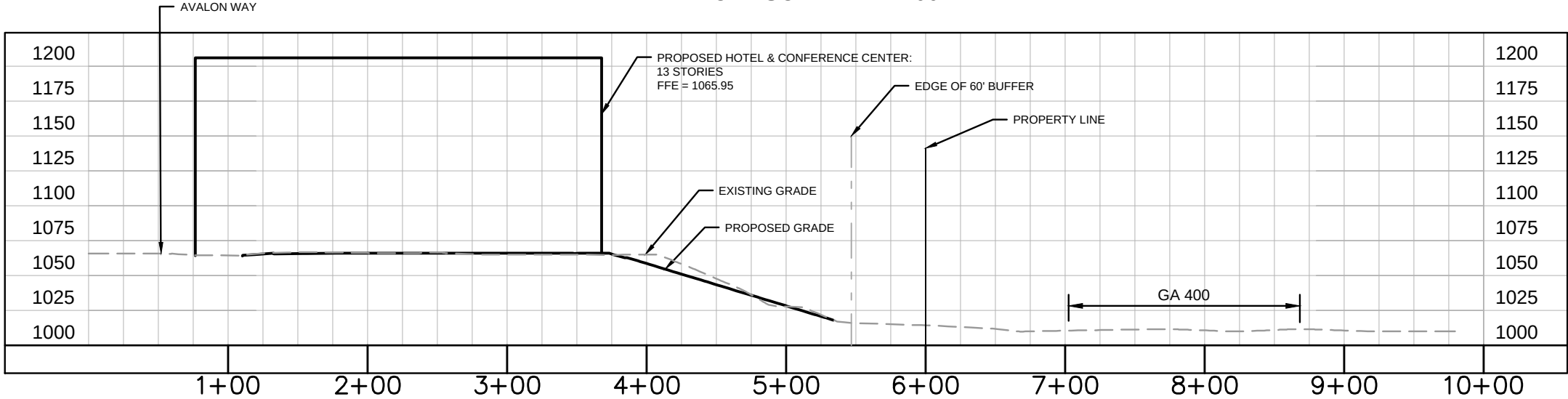
PROJECT N° 20130026 | 2015.02.10



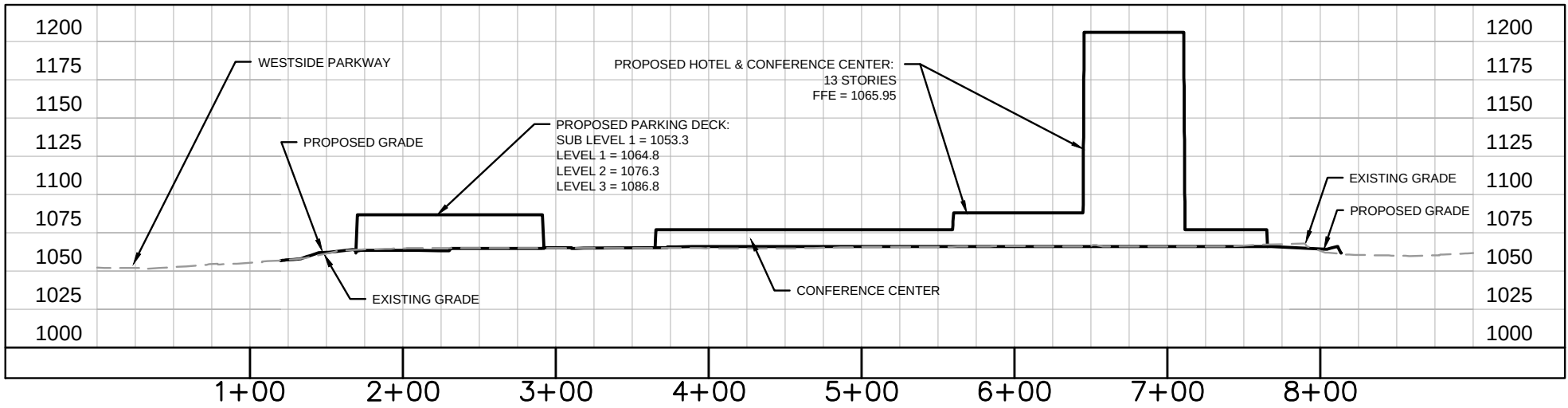
PROJECT N° 20130026 | 2015.02.10 | AERIAL PERSPECTIVE VIEW
 ALPHARETTA CONFERENCE CENTER AND HOTEL AVALON



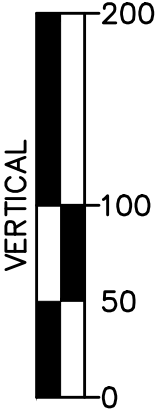
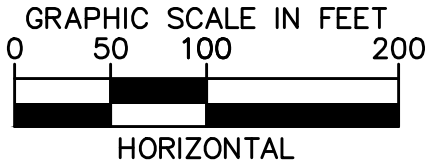
SECTION 1
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 100'



SECTION 2
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 100'



SECTION 3
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 100'







RED MAPLE



BRACKEN'S BEST
DEODAR CEDAR



EMILY BRUNER
HOLLY



ARNOLD TULIP
POPLAR



SOUTHERN
MAGNOLIA



NUTTAL OAK



WILLOW OAK



WESTERN RED
CEDAR



ALLEE LACEBARK
ELM



ALLE LACEBARK
ELM



PINK SNOW
CAMELLIA



VINTAGE JADE



ANNABELLE
HYDRANGEA



CARISSA HOLLY



NEEDLEPOINTE
HOLLY



WAX LEAF
LIGUSTRUM



SNOW DANCE
LOROPETALUM



KNOCKOUT ROSE



SOUTHERN SHIELD
FERN



LIRIOPE



ASIATIC JASMINE



LANDSCAPE AREA,
TYP.
ENHANCED PEDESTRIAN
CONCRETE

VEHICULAR PAVERS
BUILDING OVERHANG

ENHANCED VEHICULAR
CONCRETE CROSSWALK



PROJECT N° 20130026

12/01/15

ENLARGEMENT: PORTE-COCHERE

SHEET NAME

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009





LANDSCAPE SCREEN AT
PARKING DECK

VEHICULAR PAVERS

PEDESTRIAN PAVERS



PROJECT N° 20130026

12/01/15

ENLARGEMENT: CONFERENCE CENTER ENTRY

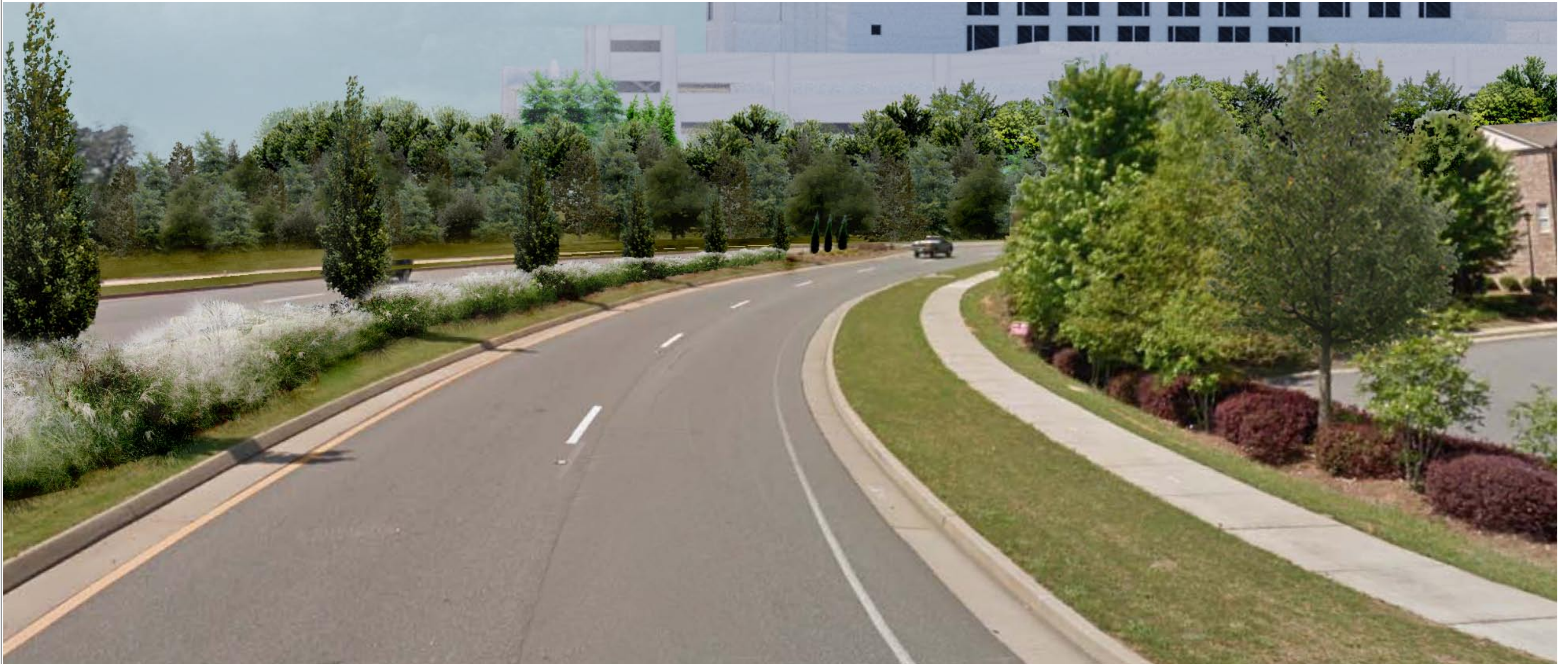
SHEET NAME

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

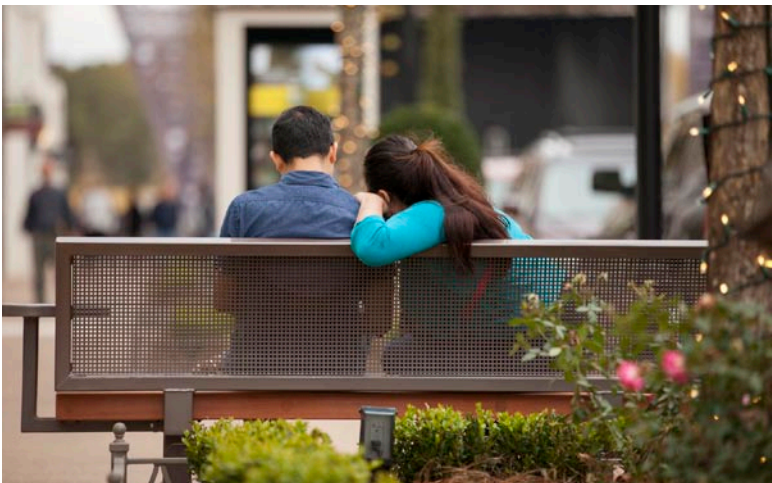
SITE
solutions



PROJECT N°	20130026	12/01/15	PERSPECTIVE: VIEW FROM WESTSIDE PARKWAY, HEADING WEST - VIEW 1	SHEET NAME
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON 9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009				SITE solutions



PROJECT N°	20130026	12/01/15	PERSPECTIVE: VIEW FROM WESTSIDE PARKWAY, HEADING SOUTH - VIEW 2	SHEET NAME
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON 9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009				SITE solutions



PROJECT N° 20130026

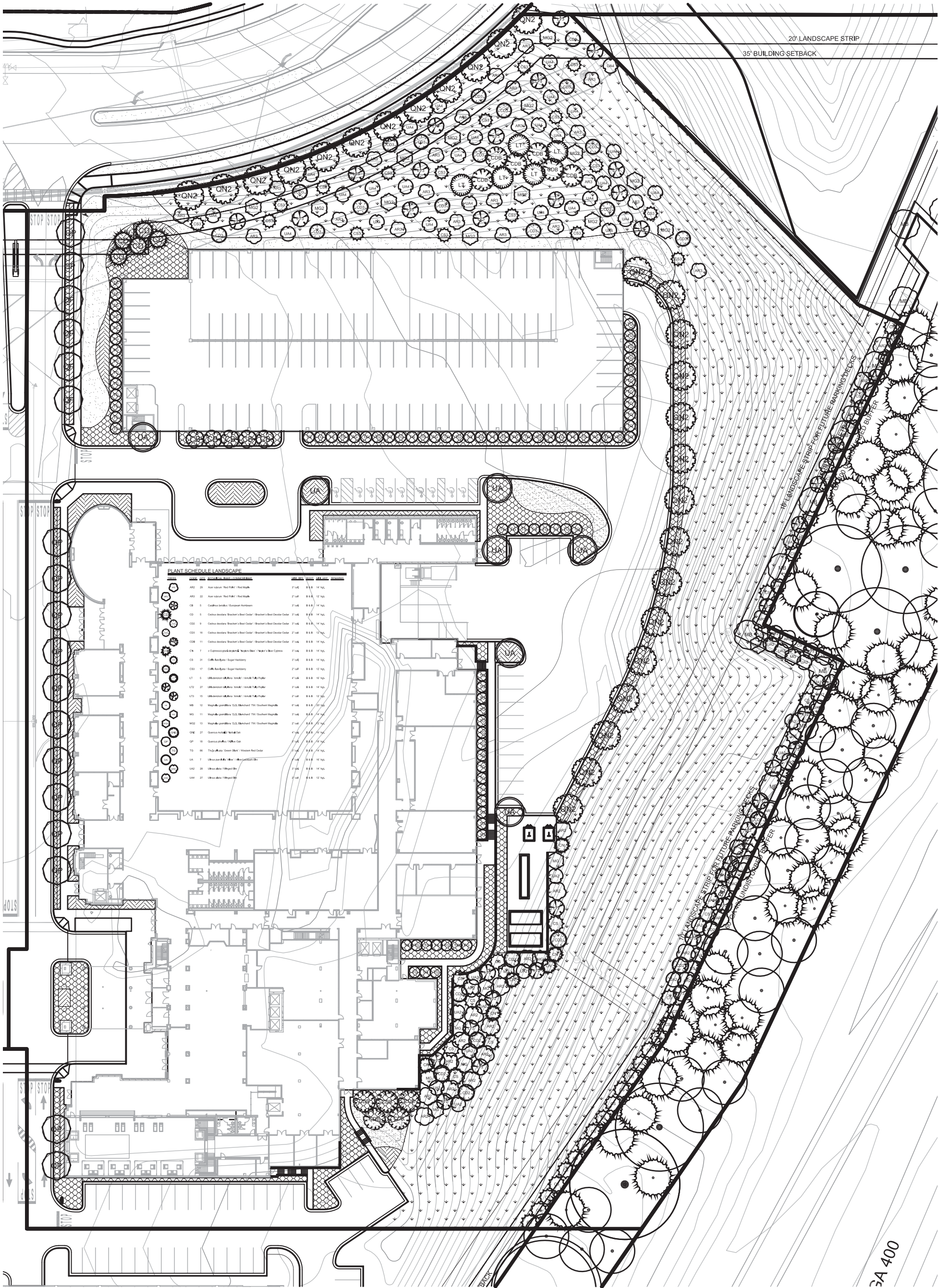
12/01/15

MATERIAL IMAGES

SHEET NAME

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

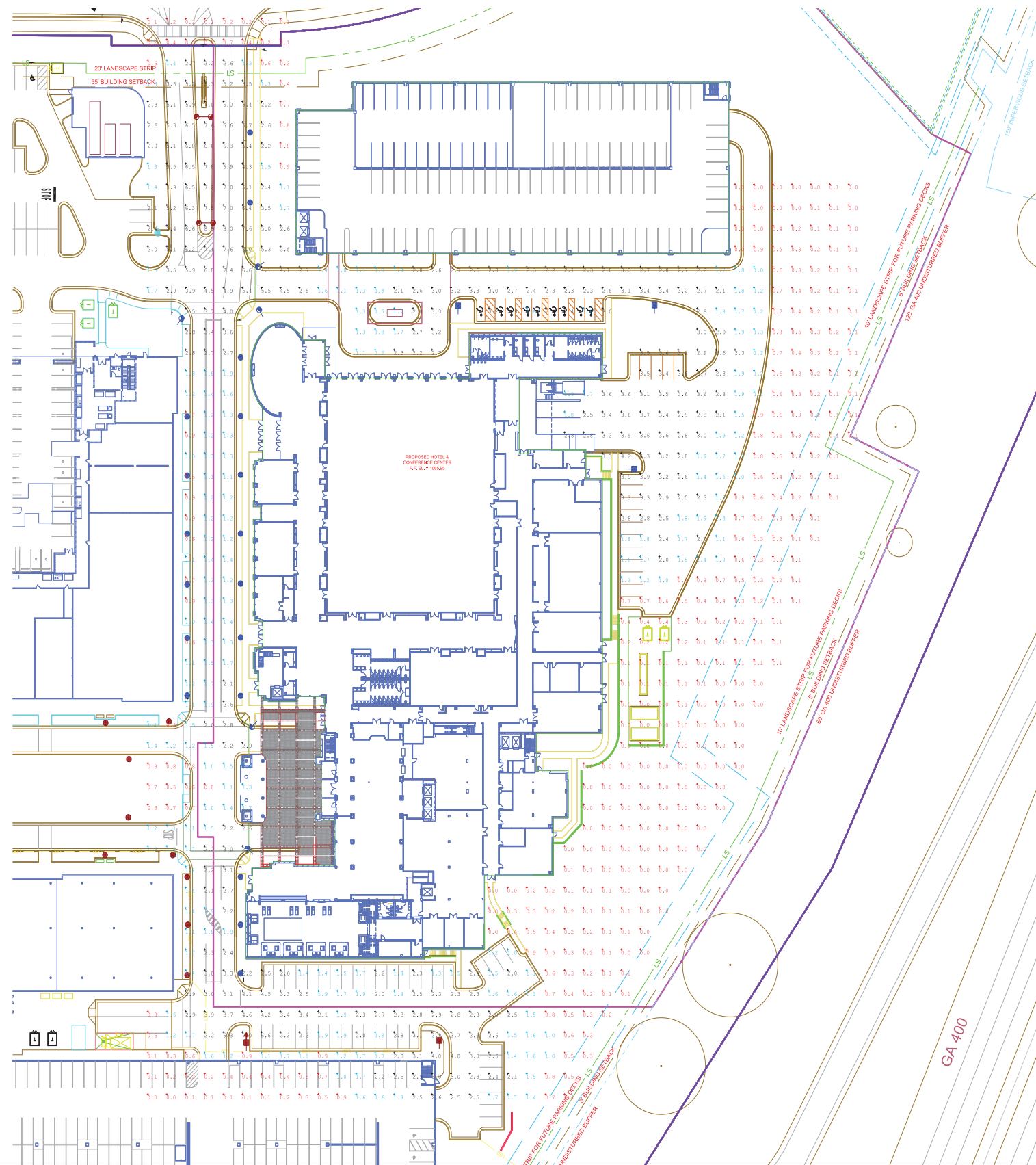
SITE
solutions



Landscape Schedule						
WJL21434 AVALON HOTEL ALPHEGGETTA, SA, PH: P0000						
PLEASE EMAIL US FOR PRICING AT WJL@WJLSPLOTTING.COM						
Symbol	Qty	Label	Summs	1/GF	Description	Loc. Notes
	3	A	12000.00	0.75	XLS+44+10+P000+H00 35" MONOTYPING HEIGHT	100
	18	C	5500	0.75	XLS+44+10+P000 14" MONOTYPING HEIGHT	86
	3	D	23500	0.75	XLS+44+10+P000 18" MONOTYPING HEIGHT	288
	1	IMP A	12000.00	0.75	XLS+44+10+P000+H00 35" MONOTYPING HEIGHT	100
	1	IMP B	10000.00	0.75	XLS+44+10+P000+H00S 35" MONOTYPING HEIGHT	1070
	9	IMP C	5500	0.75	XLS+44+10+P000 14" MONOTYPING HEIGHT	86
	2	IMP D	23500	0.75	XLS+44+10+P000+H00S 35" MONOTYPING HEIGHT	288



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.



12/01/15

PHOTOMETRIC LIGHTING PLAN

SHEET NAME

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

SITE
solutions



PROJECT N°	20130026	12" = 1'-0"	12/01/15	ALPHARETTA CONFERENCE CENTER FROM THE NORTHWEST	DRB-A01
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON 9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009					 COOPER CARRY
© 2015 COOPER CARRY, Inc., 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 Tel. 404-237-2000 Fax 404-237-0276					



PROJECT N°	20130026	12" = 1'-0"	12/01/15	HOTEL AT AVALON FROM THE SOUTHWEST	DRB-A02
------------	----------	-------------	----------	------------------------------------	---------

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009





PROJECT N°	20130026	12" = 1'-0"	12/01/15
------------	----------	-------------	----------

PARKING DECK FROM THE NORTH

DRB-A03

ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

