



DESIGN REVIEW BOARD JULY 15, 2016

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
- VII. PUBLIC HEARING
 - 1. 09:00 - 09:15 Staff report
 - 2. 09:15 - 09:30 *DRB 160051 The Cedar Grill* 1497 Alpharetta Hwy
review awnings and wall sign
Staff recommends approval with black awnings and black framing
 - 3. 09:30 - 10:00 *DRB 160034 Liberty Park Village* Westside @ Old Milton
review elevations, colors and materials for building 400
Staff recommends approval with conditions (attached)
 - 4. 10:00 - 10:45 *DRB 160054 Environs/ Self Storage* 10945 Westside Pkwy
review new construction, site, landscape, signage, lighting
Staff recommends approval with conditions (attached)
 - 5. 10:45 - 11:15 *DRB 160053 Office Building* 2845 Old Milton Pkwy office building .
Cursory review of New Construction (pre City Council comments needed)
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD MINUTES MAY 20, 2016

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

*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 the 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
 - Roger Brown, Chairman
 - Pat Corkill
 - Dick Debban
 - Scott Doll
 - Thom Le Cain
 - Holly Palmer
 - Frank Schwing
- Design Review Board Members Absent
 - Richard Kramer
- Staff Members Present
 - Kathi Cook, Director of Community Development
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of April 15, 2016

❖ Board Member Doll offered a motion to approve

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

VII. PUBLIC HEARING

1. DRB160043/08-08 Sweet Samba 380 South Main St

- There was discussion on:
- Sign not lit
- Sample of Alumaticore
- Preference of sign with larger letters
- Painting of Posts
- Routed, Applied Letters, ½ inch thick, 11” in height
- Raised white border
- White background, pink letters

❖ Board Member Doll offered a motion to approve the signage that we have seen here today however that the background be white with the pink letters per the PMS color we’ve seen, that the base of the sign be painted black, the poles of the sign be upgraded in material and be painted white with the caps on top being the same, but repainted black.

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

There was discussion during the motion that the building sign was acceptable.

2. DRB 160039/96-74 Couch Construction 333 North Main St

Applicant presented review exterior elevations, materials, colors and signage. After discussion:

❖ Board Member Corkill offered a motion to approve elevations as submitted with the exception that trim color be gray, color to be determined with Staff, that goes for roofline and around the windows, the lights approved as submitted with a gray or bronze color and the roof be an architectural shingle either of the two sample colors submitted today.

- The motion received a second from Board Member Le Cain

- The motion was approved by a vote (5-1-0)(Debban)
- ❖ Board Member Corkill offered a motion to approve signage as submitted today and for future signage once the road is constructed by DOT that Staff work with the Applicant on adding stone to the base of the sign post as well as the location of the sign and any possible landscaping around the sign.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)
- ❖ Board Member Corkill offered a motion to approve Landscape as submitted but the Applicant work with Staff as far as future Landscape areas around the Site including any possible trees needed for screening of parking areas and any required street trees.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

There was discussion that Applicant will work with Staff on new parking and landscaping.

3. DRB 160006 Windward Park Windward Pky @ Northpoint Pky review

Applicant presented landscape, Hardscape, Sign and design details

There was discussion on:

- Landscape –
 - too many perennials
 - Switching of plants to be more shade tolerant
 - Screening of parking lot
- Signs
 - have Letter of Approval from WA
 - Windward Park sign will be internally lit
 - Secondary signs smaller scale
- Hardscape
 - Enhanced, colored concrete at intersection and crosswalk
 - Permeable pavers along perimeter of park
 - Water Feature
 - MARTA Pedestrian access
 - Connected streets, wide enough to accommodate bike travel
 - Sidewalks along Dryden Rd, but no crosswalks
 - MARTA requested a bus shelter, but did not request a crosswalk
 - Applicant showed where bus shelter would be on site
 - Discussion initiated by Staff as to how a pedestrian would get from bus stop to site. Applicant stated they could add striped crosswalks but then showed 2 existing crosswalks on the north end of the parking lot on the hardscape plans on HS1.
 - Gateway feature at roundabout – DRB and Applicant prefer Option 2. Will be designed by an artist.

- ❖ Board Member Corkill offered a motion that based on the comments from the Board regarding sun versus shade shrubs, perennials, the landscape be revised and presented at the time when the separate building elevations and buildings are presented to the Board for review.
 - The motion received a second from Board Member Schwing
 - The motion failed by a vote (0-6)

Applicant stated that Landscape would be developed along the streetscape first as one LDP. Buildings have not been fully designed yet. Staff suggested Applicant show revised plans, email to Staff, Staff will email to DRB for approval. Corkill requested hatching for clear definition.

- ❖ Board Member Corkill offered a motion that Landscape is revised by the Applicant submitted to Staff for electronic delivery, to DRB for review and approval.
 - The motion received a second from Board Member Le Cain
 - The motion failed by a vote (6-0)
- ❖ Board Member Corkill offered a motion to approve hardscape and signage as submitted today
 - The motion received a second from Board Member Palmer
 - The motion failed by a vote (6-0)

Staff stated that the Applicant should bring back the Gateway feature once artist has designed.

- ❖ Board Member Corkill offered a motion regarding the bus stop that the Applicant work with Staff regarding the final bus stop location and direct pedestrian access shall be provided by The Applicant to the site, working with Staff
 - The motion received a second from Board Member Le Cain
 - The motion failed by a vote (6-0)

There was discussion that the design would come back on the hotel site.

4. DRB 160040/07-22 Aloft Hotel 7895 North Point Pkwy review

Buck Lindsey presented exterior colors and material, signage on prior approval from 2007.

There was discussion on:

- Target Market- Tech-oriented millennials
- Urban, industrial, sophisticated architecture
- Interior Space
- Data friendly Hotel
- Exterior Architecture – off white palette with pop accents of color, horizontal light

bands on the façade, rainbow of “swoof” roof element and the Porte cohere. Series of twelve colors that compose that array. Resin, wood product at entrance.

- Applicant does not want to use muted colors from 2007 approval.
- Samples of custom drivit colors, metal, non-reflective clear glass
- Lighting – “Swoof” and Porte cohere uplit from roof area so that rainbow colors are accented at night.
- Vertical accent EIPHS colors in windows
- Horizontal Bands are LED strip lights, not visible during the day, create a continuation of the color concept at night
- Site Plan, Zoning is preapproved.
- 5 Story Hotel
- Orange wood product panel on front of building, used as a rain screen.
- Dark gray EPHIS material
- “Night” showing of building
- Location of Building at North Point area
- Signage
- Side facing 400 lighting will not be visible
- Staff presented night time photos from the internet
- “Swoof” faces towards North Point Pky
- There was discussion of meeting Night Sky Ordinance
- Brightness of “Swoof” difficult to determine
- Board stated the “Swoof” should not be a beacon, confine itself to property
- There was discussion of lighting consultant to select correct uplighting. Applicant stated they would bring back a rendering for the DRB

Chairman Brown suggested that the Board give the Applicant approval on the overall effect of the new colors instead of the subdued colors subject to the condition that a consultant be engaged. Board discussed Ashville, N.C. photo is acceptable.

- ❖ Board Member Doll offered a motion to approve the project as presented with the contingency that a lighting consultant is engaged and at one point prior to (Applicant) come back and give us reasonable visualization of the subdued colors as mentioned in our conversation here.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-1)(Debban)

There was discussion during the motion that Applicant colors are not approved. They need to come back to DRB.

5. DRB 160041/14-24 Autumn Leaves 3300 Webb Bridge Rd

Applicant presented review material changes for 2 monument signs with added stone to match building and central feature from fountain to an Autumn Leaf design ground lit sculpture

- ❖ Board Member Schwing offered a motion to approve signs and sculpture as submitted with clarification that the stone and the brick for both will match the building.
- The motion received a second from Board Member Debban
- The motion was approved by a vote (5-1)(Palmer)

6. DRB 160038 Verizon Office tower 5055 North Point Pkwy

Applicant presented review of new exterior addition.

After discussion of dimensions and projection:

- ❖ Board Member Doll offered a motion to approve as proposed.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (6-0)

7. DRB 160042/12-16 Avalon middle jewel box 900 Avalon Blvd

Applicant presented review of new construction.

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

8. Lunch

9. DRB160045/99-08 Fat Cows 62 North Main St

Robin Rowles presented of review monument sign.

There was discussion of:

- Submitted sandblasted sign
 - Preference by Applicant of a dimensional sign of same size and look. Applicant described how image of an ice cream cone would be created. Letters would also be dimensional.
 - DRB requested that dimensional sign be brought back for their approval
- ❖ Board Member Doll offered a motion to approve as submitted with a contingency to work with Staff on evergreen landscaping around the sign.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0-1)(Debban)

10. DRB 160031/12-28 Pollo Tropical 10900 Haynes Bridge rd

Applicant presented building colors and signage.

- ❖ Board Member Corkill offered a motion to approve building colors with the exception of the Marlboro Blue will now be EF1 Light Blue color presented today which is the custom Pollo Tropical color and the palm tree in the shutter if allowed per the signage shall also be the substitute Pollo Tropical light blue and we eliminate the colored striping out of the shutter.
 - The motion received a second from Board Member Schwing

- The motion was approved by a vote (4-1)

There was discussion during the motion that the shutter would be all brown slats.

- ❖ Board Member Schwing offered a motion to approve the building sign as submitted, the monument sign approve the blue on white, the blue would match the building blue and no green, and the base would be lemon ice. For the other signs, we have drive-thru signs and the enter signs, again similarly they would be the same blue and the white, no gray. And approve the drive-thru lemon ice option that was submitted.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (5-0)

Board Member Doll left the meeting at 12:56 p.m. and did not participate in the vote.

11. DRB160044/98-15 Schlotzky's Bakery & Cafe 3345 Old Milton

Applicant presented a review of new elevations and colors.

After discussion of:

- Existing Building
- Lime Wash finish
- Potential for Variance for signs
- Tower Element- Arched element will be removed, the tower piece will have brick finish, height has not been determined, probably higher than existing element, how it will be supported, Tower will be an extension of the wall below, 2 sided. Back will be finished with same material as roof. Applicant stated they have not worked out details of vertical element from the back.
- Keeping Existing Roof, arched element will be removed
- Menu boards will be replaced at Drive-Thru.
- There will be a canopy to cover the entire drive-thru area
- Enclosure for walk-in cooler
- Mechanical, Louvered Patio Awning to close for shade and rain
- Brick Veneer Planter Wall to match the brick of the building. Brick on both sides (patio area and street side), plants in top portion.
- Discussion of existing landscaping and missing trees.
- Discussion of sidewalks having age. Potential for stamped pavers.
- Removal of existing awnings and goose neck sconces
- Discussion of hanging lights over Drive-Thru. Art on metal panel.
- Hanging lights would also be on backside and patio
- DRB requested flat elevations with call outs
- DRB stated there are a lot of colors, don't like all the exterior hanging lights, may look to busy and distracting.
- DRB likes painted brick and planter wall
- Roof color
- Visibility of Roof units

- Discussion of support poles
- Discussion of Signs and potential need for a Variance
- Outdoor Furnishings, Signage, Landscape upgrades must come back to DRB

❖ Board Member Corkill offered a motion to defer the elevations and colors as submitted today and that the Applicant comes back with revised drawings based on the Board's comments.

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0-1)(Doll Abstained)

There was more discussion of hanging lighting, truer representation of what roof will look like, clarification of different colors.

Board Member Corkill left the meeting.

12. DRB160046/15-12 Inspired Living 12450 Morris Rd

Applicant presented review of new retaining wall material and landscape.

There was discussion on:

- Visibility of wall
- Reason for new materials
- Landscaping in front of walls

❖ Board Member Schwing offered a motion to approve the new retaining wall materials as submitted.

- The motion received a second from Board Member Doll
- The motion was approved by a vote (5-0)

13. DRB160048 Charles Schwab 2775 Old Milton Parkway

Applicant presented review of signage

Staff suggested that the sign be routed, not flex sign.

❖ Board Member Schwing offered a motion to approve the parking lot building sign as submitted (Option 1) and the sign on the other side would be either Option 3 as submitted or a rectangular sign of appropriate proportion with the blue background and white lettering, but in a routed, push-thru lettering.

- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (5-0)

14. DRB160002/01-21 South Main Kitchen Jones Alley Bar

Louis Soon, Applicant, presented materials and elevations for exterior bar.

There was discussion of:

- Size 14 x 8
- Bar is not attached to wall
- Plumbing into side of building
- Hearti-Plank color same as what is outside
- Louvres – metal, silver, same as upstairs back window
- Roof – Black Asphalt

❖ Board Member Doll offered a motion to approve as presented

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-1)(Debban)

VIII. ADJOURNMENT

Chairman Brown adjourned the meeting at 2:47 p.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☒ Fee Paid

Initial: ET

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:

The Cedar Grill

Location Address:

1497 Alpharetta Hwy, Alpharetta, GA 30009

Mailing Address:

Same As Above

City:

State:

Zip Code:

Contact For All Notifications:

Mark Alexander

Contact Telephone:

404 - 844 - 1441

Mobile Telephone:

Fax:

Email:

mma@Thecedargrill.com

Contact's Relation To Business:

Manager

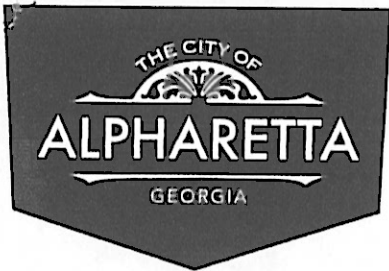
This Application For (Check all that apply):

- | | |
|--|---|
| ☐ 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: MM Business Solution

Physical Address: 1497 Alpharetta Hwy, Alpharetta Ga 30009

Mailing Address: same as above

City: _____ State: _____ Zip Code: _____

Owner Telephone: 404 - 844 - 1241 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): MM Business Solution Date: 7/1/16

Owner Signature: [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.

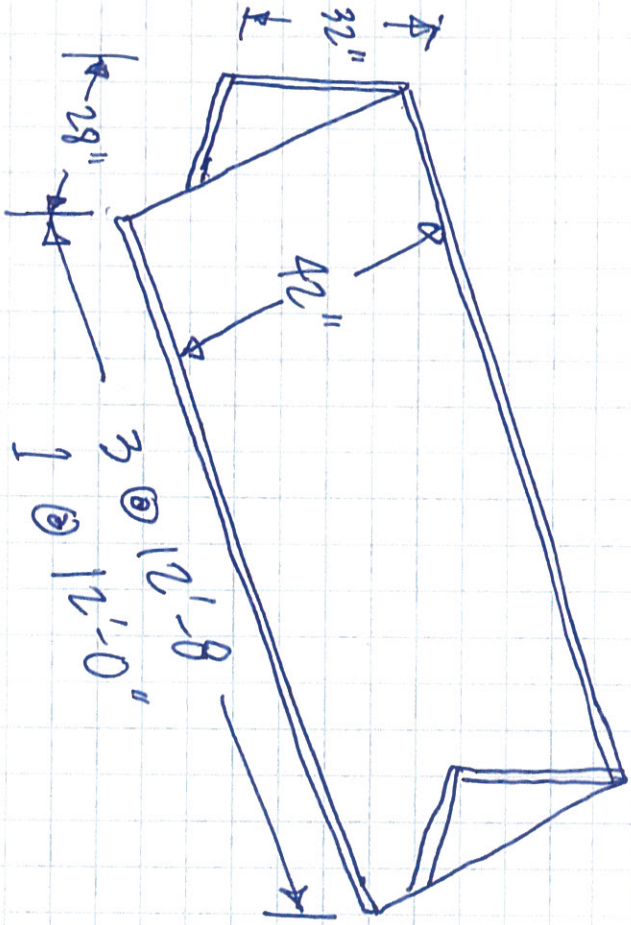
Applicant Signature: [Signature] Date: 7/1/16

Print Form

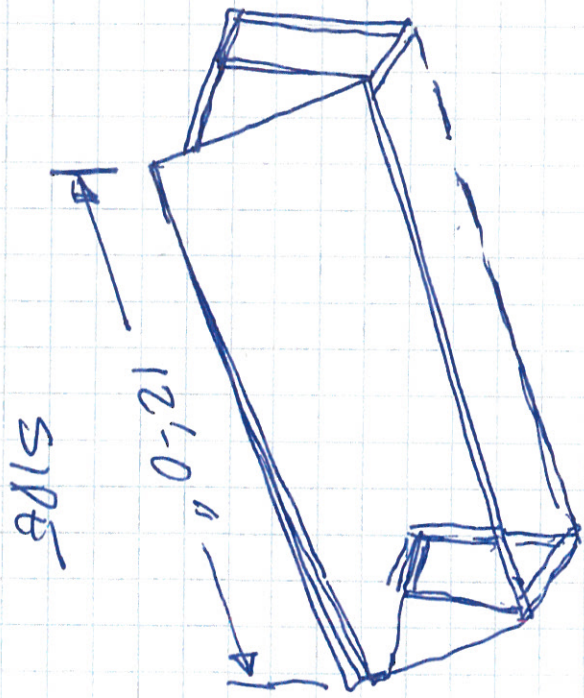


~~32" x 42" x 12'-0"~~
~~32" x 42" x 12'-0"~~
~~32" x 42" x 12'-0"~~

~~32" x 42" x 12'-0"~~



Front



SIDE



Peachtree Awnings
5894 Goshen Springs Rd. NW
Norcross, GA 30071
Phone: (770) 409-8372
Fax: (770) 409-8331
Barry Adams: (770) 713-4929

Name:	Kate/Musa Silwady	DATE:	June 1, 2016
Business:	<i>The Cedar Grill</i>	Job:	<i>The Cedar Grill</i>
Street:	1497 Alpharetta Hwy	Work:	
City/State:	Alpharetta, GA 30009	Cell:	937-546-5514 (Kate)
email:	kate@thecedargrill.com	Cell:	404-844-1441 (Musa)

WE ARE PLEASED TO PROVIDE THE FOLLOWING:

Job Location: 1497 Alpharetta Hwy Alpharetta, GA 30009

FRONT OF RESTAURANT!!!!

(4) Flat panel awnings for the front of restaurant

3'-0" drop x 3'-0" projection

(3) @ 12'-8" wide, (1) @ 12'-0" wide

Cover in Standard Sunbrella - Color TBD

Mill-finished aluminum frame

\$1,000/ea

\$4,000.00

Price does NOT include engineer stamped drawing or permitting services (if required).

Please allow 4 - 5 weeks from the order date to delivery.

There will be a 15% up charge for any striped color pattern on stationary awnings.

If you job requires a permit, & you would like us to get it, we will add \$500 plus the price of the permit.

**** STANDARD MILL ALUMINUM FINISH ON ALL NEW FRAMES ****

*** POWDER COATED FRAMES AVAILABLE AT EXTRA CHARGE ***

SUB TOTAL: \$4,000.00

TAX: \$154.00

THIS PRICE INCLUDES INSTALLATION

TOTAL: \$4,154.00

Terms available upon request

Deposit: \$2,077.00

Note: Any alterations or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. The ownership of awnings remains with Peachtree Awnings until paid in full. *This quote does not include engineered drawings unless otherwise noted above.*

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are accepted.

Peachtree Awnings is authorized to do the work as specified. Payments will be as outlined above.

SIGNATURE: _____

DATE: _____

See Sunbrella Colors At (<http://www.sunbrella.com/showroom/>)

Clarendon Fortune Bold F
The: 10"h, Cedar Grill: 18"h, bottom
Total: 59.7 sqft.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

Business Name: Old Milton Holdings, LLC

Location Address: Old Milton Parkway & Westside Parkway

Mailing Address: 5100 Peachtree Parkway, Suite 200

City: Norcross State: GA Zip Code: 30096

Contact For All Notifications: Chris Massey

Contact Telephone: 770 - 527 - 5399 Mobile Telephone: 770 - 527 - 5399

Fax: 770 - 622 - 3050 Email: cmassey@jwbrealty.com

Contact's Relation To Business: Project Manager

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: Old Milton Holdings, LLC

Physical Address: 5100 Peachtree Parkway, Suite 200

Mailing Address: 5100 Peachtree Parkway, Suite 200

City: Norcross State: GA Zip Code: 30096

Owner Telephone: 770 - 861 - 4100 Contact Fax: 770 - 814 - 7002

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): Robert D. Cheeley

Date: 3/31/16

Owner Signature: Robert D. Cheeley

Property Information:

Address (If Assigned): Old Milton Parkway

Tax ID or Map Reference Number: _____

Land Lot(s): 749 & 802

District: 1st

Section: 2nd

Existing Zoning of Property: MU

Existing Uses of Property: Vacant Land

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.

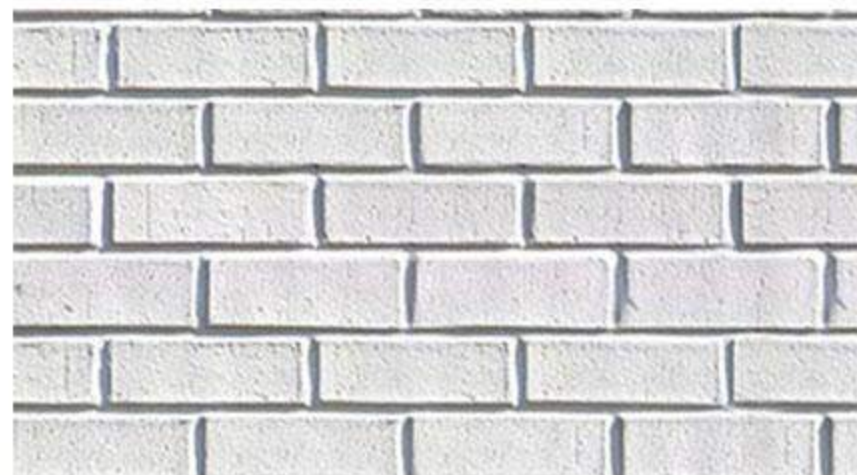
Applicant Signature: [Signature]

Date: 3/31/16

Print Form



BR-1
BRICK BROOKHAVEN
CHEROKEE BRICK



BR-2
CHEROKEE BRICK
PAINTED COLOR
SW WHITE DOVE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-1
SHINGLES
COLOR GRAY



R-2
METAL ROOF
COLOR BLACK



NH-1
NICHIHA
FIBER CEMENT



EF-1
EIFS TEXTURE SMOOTH
COLOR SW 7018 DOVETAIL



WO-1
WOOD STAIN
COLOR NATURAL OAK



ST-1
STONE



GL-1
CLEAR GLASS



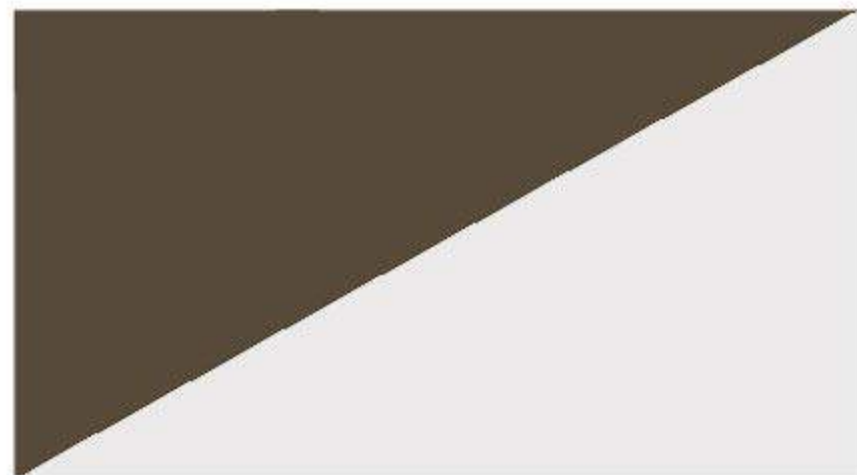
DO-1
WOOD DOOR
COLOR NATURAL OAK



DO-2
METAL DOOR
COLOR DARK BRONZE



HR-1
METAL HANDRAIL SYSTEM
COLOR BLACK



WW-1
**ALUMINUM WINDOW WALL
SYSTEM**
COLOR DARK BRONZE / WHITE



C-1
METAL CANOPY COLOR
DARK BRONZE



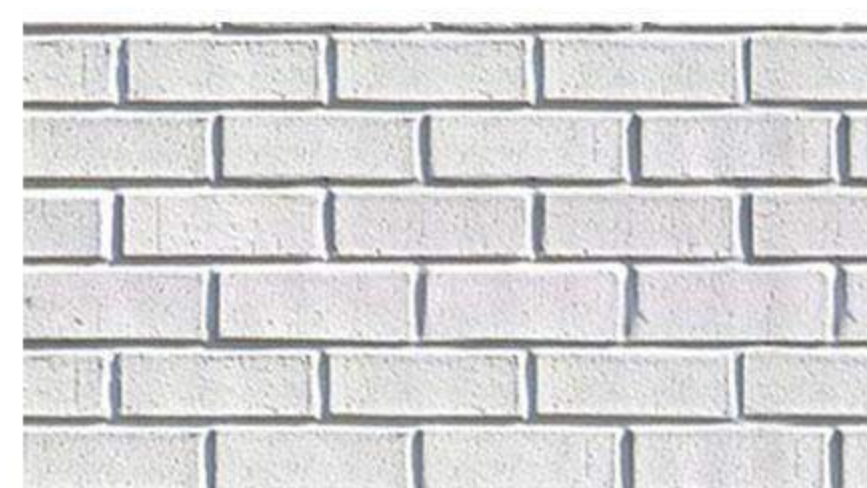
C-2
CANVAS AWNING



Zoning Condition:
C-1 Neighborhood Commercial



BR-1
BRICK BROOKHAVEN
CHEROKEE BRICK



BR-2
CHEROKEE BRICK
PAINTED COLOR
SW WHITE DOVE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



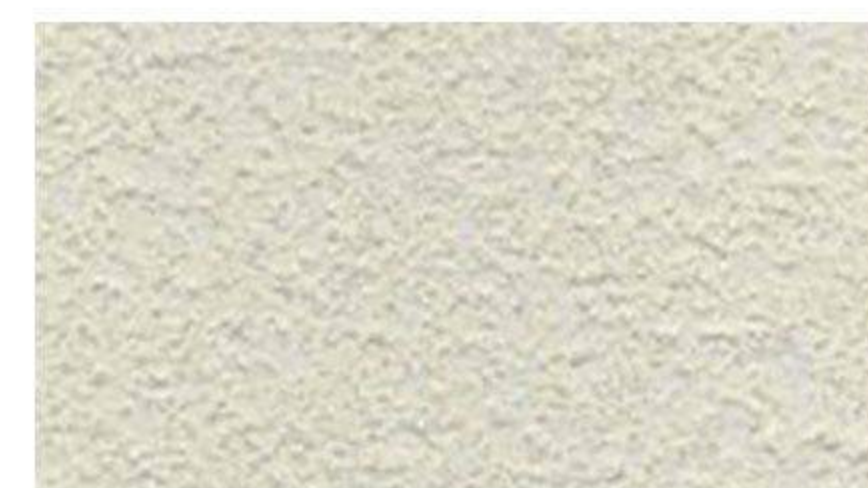
R-1
SHINGLES
COLOR GRAY



R-2
METAL ROOF
COLOR BLACK



NH-1
NICHHA
FIBER CEMENT



EF-1
EIFS TEXTURE SMOOTH
COLOR SW 7018 DOVETAIL



WO-1
WOOD STAIN
COLOR NATURAL OAK



ST-1
STONE



GL-1
CLEAR GLASS



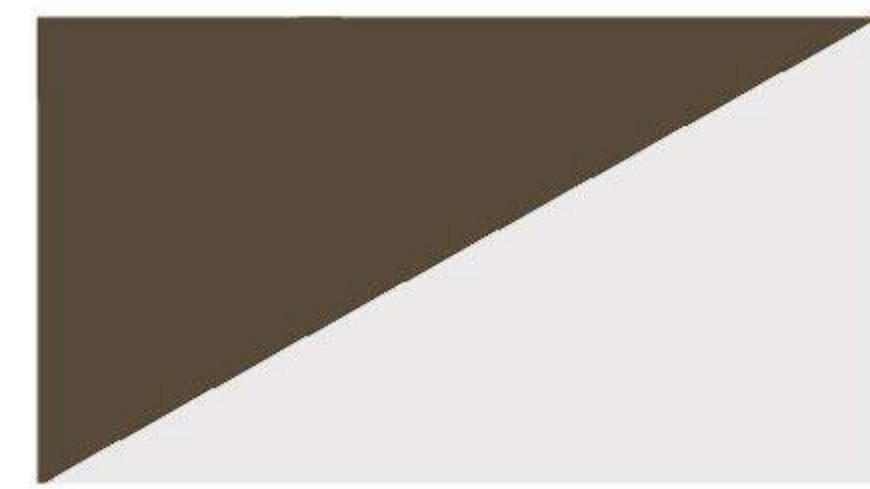
DO-1
WOOD DOOR
COLOR NATURAL OAK



DO-2
METAL DOOR
COLOR DARK BRONZE



HR-1
METAL HANDRAIL SYSTEM
COLOR BLACK



WW-1
ALUMINUM WINDOW WALL
SYSTEM
COLOR DARK BRONZE / WHITE



C-1
METAL CANOPY COLOR
DARK BRONZE



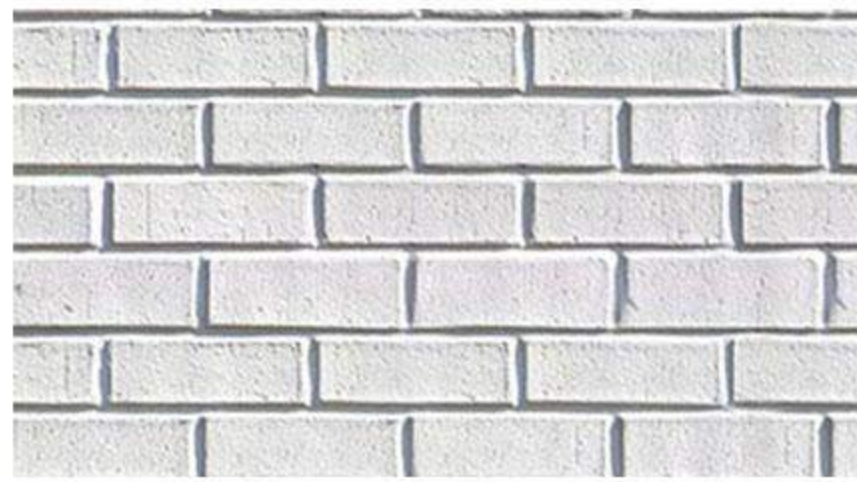
C-2
CANVAS AWNING



Zoning Condition:
C-1 Neighborhood Commercial



BR-1
BRICK BROOKHAVEN
CHEROKEE BRICK



BR-2
CHEROKEE BRICK
PAINTED COLOR
SW WHITE DOVE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



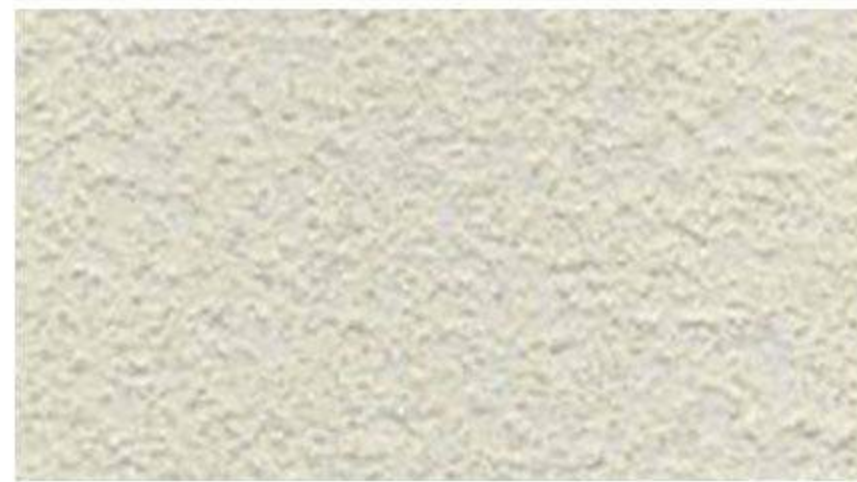
R-1
SHINGLES
COLOR GRAY



R-2
METAL ROOF
COLOR BLACK



NH-1
NICHIHA
FIBER CEMENT



EF-1
EIFS TEXTURE SMOOTH
COLOR SW 7018 DOVETAIL



WO-1
WOOD STAIN
COLOR NATURAL OAK



ST-1
STONE



GL-1
CLEAR GLASS



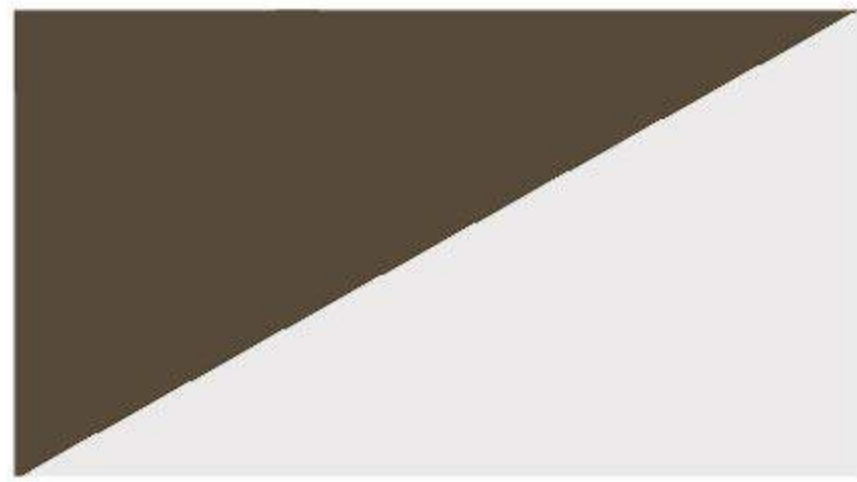
DO-1
WOOD DOOR
COLOR NATURAL OAK



DO-2
METAL DOOR
COLOR DARK BRONZE



HR-1
METAL HANDRAIL SYSTEM
COLOR BLACK



WW-1
**ALUMINUM WINDOW WALL
SYSTEM**
COLOR DARK BRONZE / WHITE



C-1
METAL CANOPY COLOR
DARK BRONZE



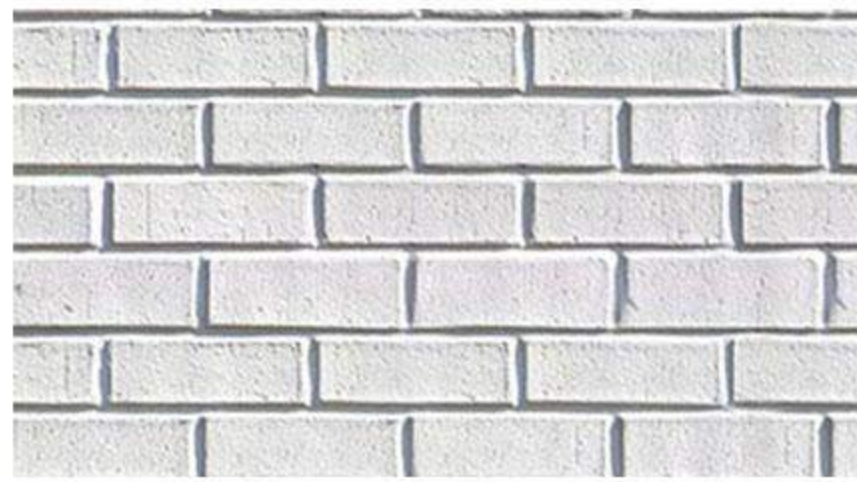
C-2
CANVAS AWNING



Zoning Condition:
C-1 Neighborhood Commercial



BR-1
BRICK BROOKHAVEN
CHEROKEE BRICK



BR-2
CHEROKEE BRICK
PAINTED COLOR
SW WHITE DOVE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



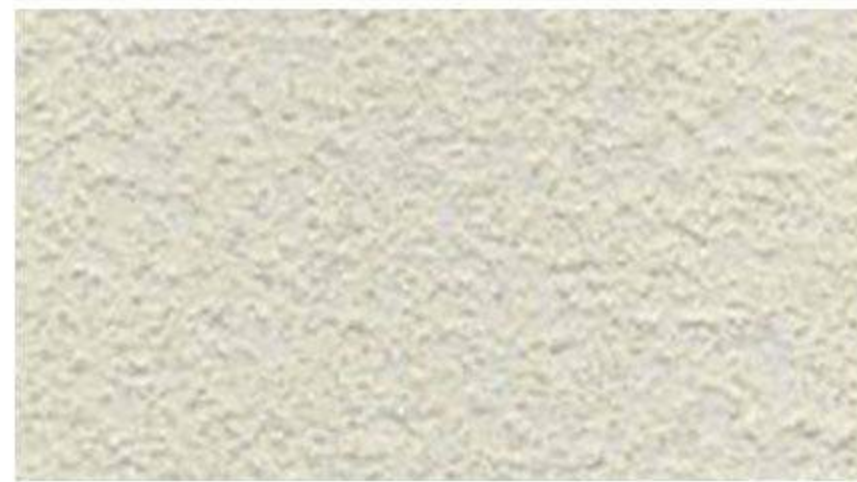
R-1
SHINGLES
COLOR GRAY



R-2
METAL ROOF
COLOR BLACK



NH-1
NICHIHA
FIBER CEMENT



EF-1
EIFS TEXTURE SMOOTH
COLOR SW 7018 DOVETAIL



WO-1
WOOD STAIN
COLOR NATURAL OAK



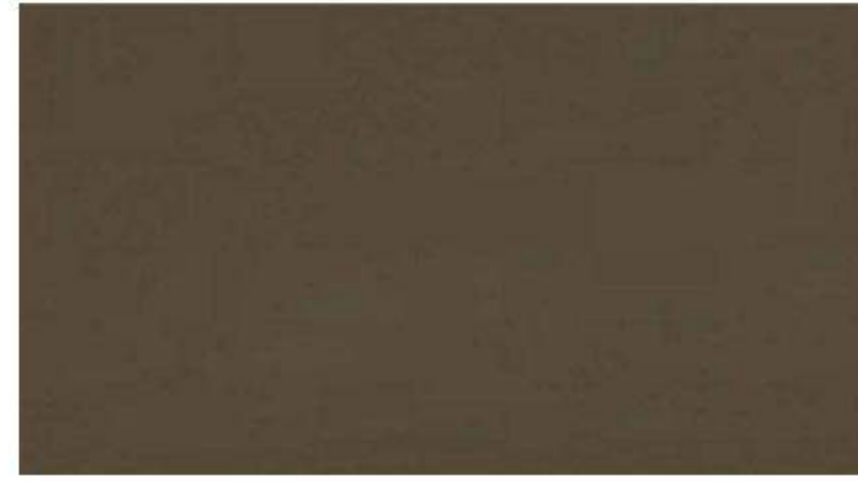
ST-1
STONE



GL-1
CLEAR GLASS



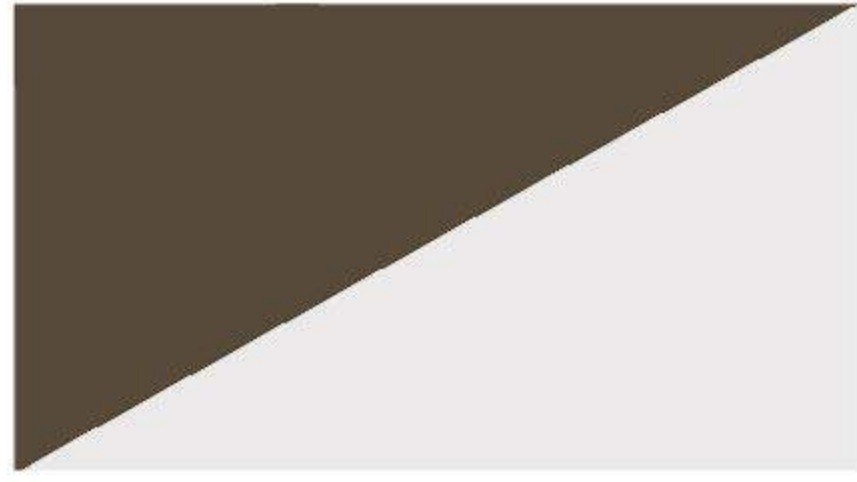
DO-1
WOOD DOOR
COLOR NATURAL OAK



DO-2
METAL DOOR
COLOR DARK BRONZE



HR-1
METAL HANDRAIL SYSTEM
COLOR BLACK



WW-1
**ALUMINUM WINDOW WALL
SYSTEM**
COLOR DARK BRONZE / WHITE



C-1
METAL CANOPY COLOR
DARK BRONZE



C-2
CANVAS AWNING



Zoning Condition:
C-1 Neighborhood Commercial

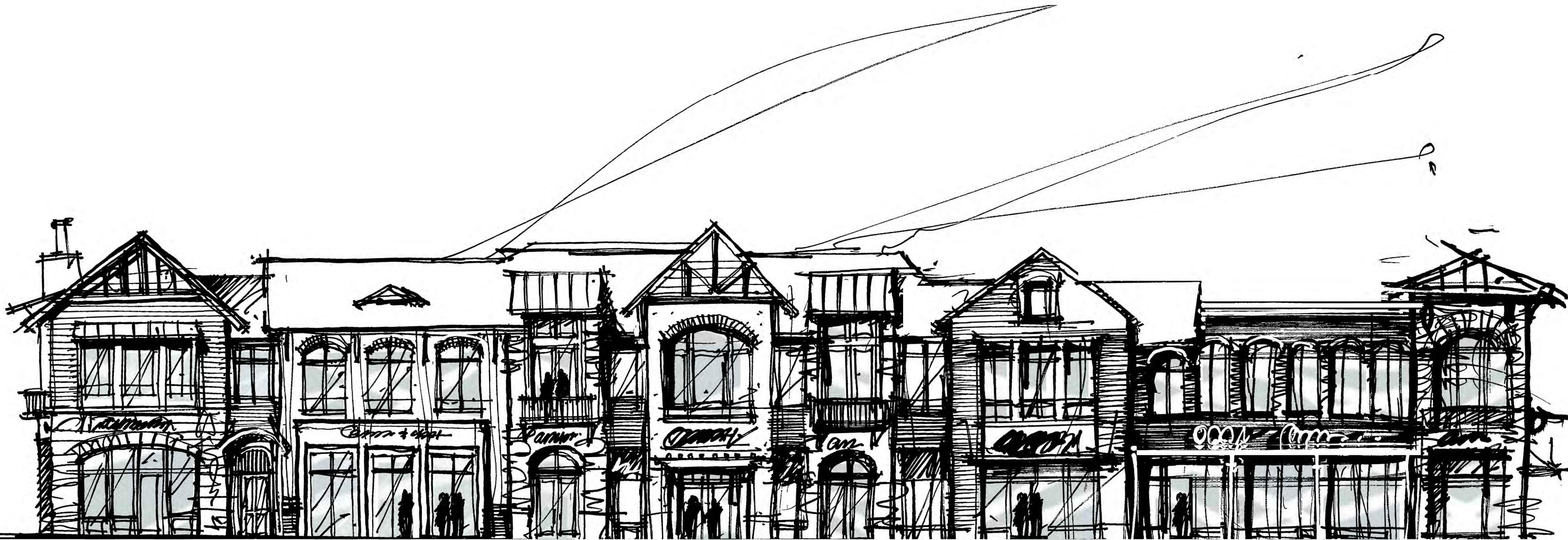
Council Conditions referencing Architecture:

15. Residential Architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.

17. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway

28. An area of at least 1500 square foot shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park benches and/or water feature. Plan to be approved by Design Review Board. All entrances on Old Milton Parkway shall be heavily landscaped.

30. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.



WBA ARCHITECTURE INTERIOR DESIGN PLANNING

VIEW FROM THE PARKING LOT
MAY 10, 2016

WAKEFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC | WWW.WBASSOCIATES.COM | ATLANTA JACKSONVILLE DUBAI PANAMA SHANGHAI

RETAIL MIXED/USED STUDIO

LIBERTY VILLAGE
ALPHARETTA, GA



11 70000

DRB 07-15-2016

Liberty Park Village DRB 160034

Conditions for DRB approval of building 400

1. The center of the building should be raised and combine architecture style to appear as a cohesive section.
2. Remove small dormers on elevations as scale is off on them.
3. Add additional mullions to some of the windows to break the panes into smaller sections and detail the depth and the size of the window casings.
4. Detail the porch areas to be full size usable pedestrian areas.
5. Detail landscaping and flower boxes to be used on all elevations including upper floor areas
6. Develop a Master Sign package for the development and also note each area to be used for wall signs.
7. See mark up from Tracy Ward:



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: Environs LLC Sean Rasmus

Location Address: 10945 Westside Parkway Alpharetta GA 30009

Mailing Address: 340 Pineland Road NW

City: Atlanta State: GA Zip Code: 30342 - _____

Contact For All Notifications: Sean Rasmus

Contact Telephone: 770 - 365 - 2609 Mobile Telephone: 770 - 365 - 2609

Fax: _____ - _____ - _____ Email: sar@hpllc.net

Contact's Relation To Business: member/manager

This Application For (Check all that apply):

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

Application Fees:

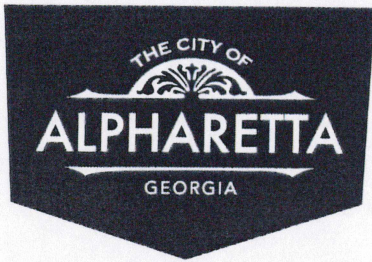
Any review within the Central Business District \$ 100.00

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: Environs, LLC

Physical Address: _____

Mailing Address: 340 Pineland Road NW

City: Atlanta

State: GA

Zip Code: 30342

Owner Telephone: 770 - 365 - 2609

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): Sean Rasmus

Date: 06/27/2016

Owner Signature: _____

Property Information:

Address (If Assigned) : 10945 Westside Parkway

Tax ID or Map Reference Number: 12237005910214

Land Lot(s): 590 and 591

District: 1st

Section: 2nd

Existing Zoning of Property: L-I

Existing Uses of Property: vacant land

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: 6.26.16

Print Form

LEGEND

POB - POINT OF BEGINNING
N/F - NOW OR FORMERLY
AKA - ALSO KNOWN AS
SSMH - SANITARY SEWER MANHOLE
IPS - IRON PIN SET
FH - FIRE HYDRANT
PP - POWER POLE
TSP - TRAFFIC SIGNAL POLE
TSB - TRAFFIC SIGNAL BOX
Ped SP - PEDESTRIAN SIGNAL POLE
R/W - RIGHT OF WAY
R/W Mon - R/W CONCRETE MONUMENT FOUND
OE - OVERHEAD ELECTRIC LINE
Tel Box - TELEPHONE CABLE BOX
MCI Box - COMMUNICATIONS CABLE BOX

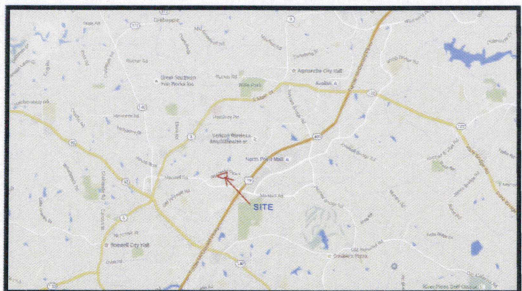
NOTES:

1. PARCEL AREA: 14.664 ACRES
2. CURRENT ZONING: L-1
3. POSTED SPEED LIMIT: 40 MPH

PARKING SUMMARY:

PARKING REQUIRED:
1 SP/3500 SF
1 SP X 103.2/3.5 = 29 SPACES

PROPOSED PARKING: 33 SPACES



SITE LOCATION MAP
N.T.S.



CLIENT

HEATHERWOOD PROPERTIES

5784 Lake Forrest Drive, N.E.
SUITE 265
ATLANTA, GEORGIA 30328

PROJECT

WESTSIDE SELF STORAGE

LAND LOTS 590 & 591
2ND SECTION, 1ST DISTRICT
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

BEC PROJECT NO. C-1402-03

BLACKWELL ENGINEERING & CONSULTING, LLC

3000 Old Alabama Rd, Suite 119
Johns Creek, GA 30022
Phone 404-647-4006

SEAL

NOT VALID WITHOUT SIGNATURE AND DATE

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DATE **July 1, 2016**

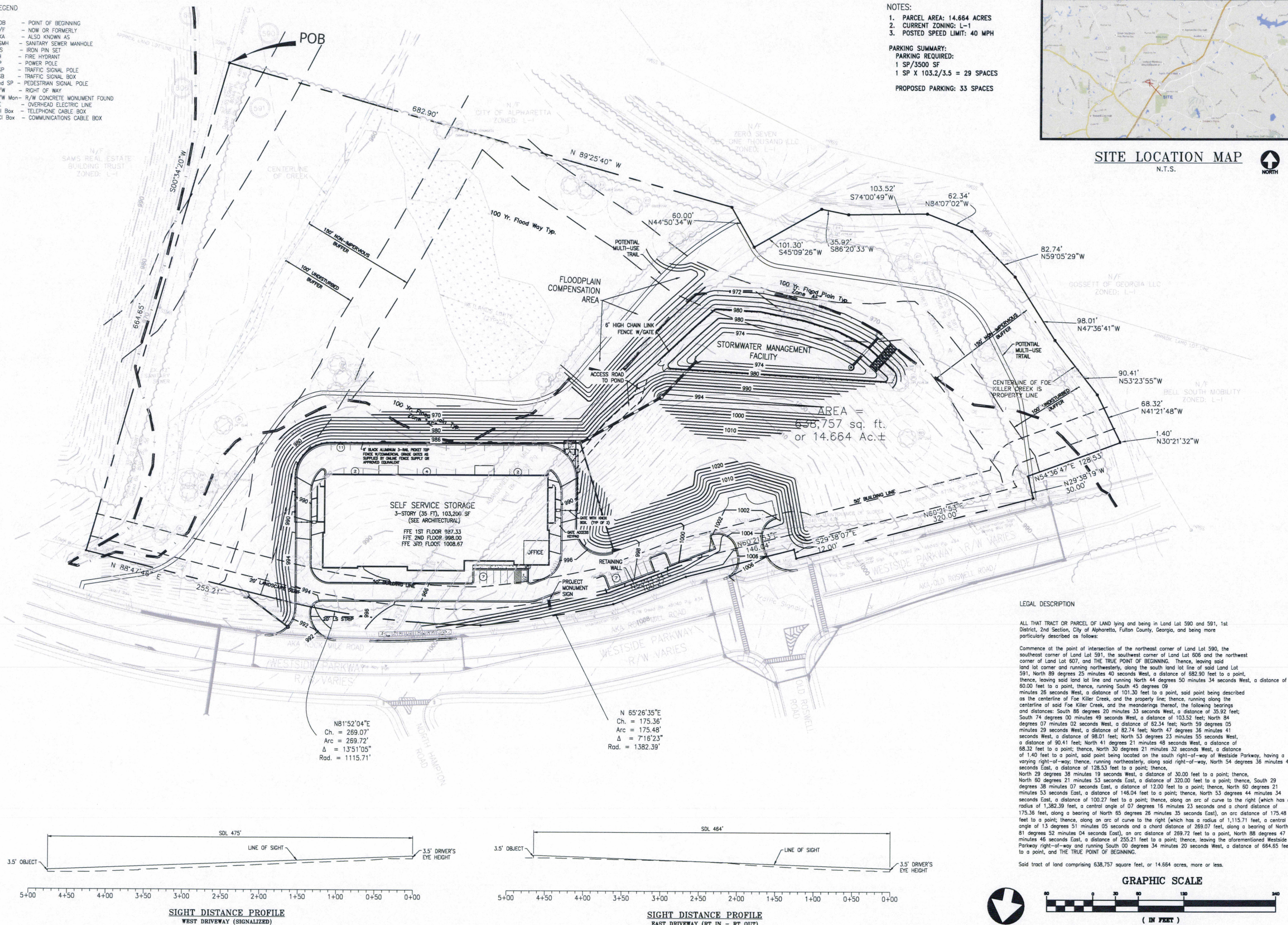
PRINT RECORD

DRAWING TITLE

DESIGN REVIEW
BOARD SITE PLAN

DRAWING NUMBER

DRB1.01



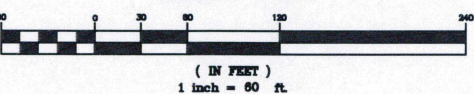
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 590 and 591, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at the point of intersection of the northeast corner of Land Lot 590, the southeast corner of Land Lot 591, the southwest corner of Land Lot 606 and the northwest corner of Land Lot 607, and the TRUE POINT OF BEGINNING. Thence, leaving said land lot corner and running northwesterly, along the south land lot line of said Land Lot 591, North 89 degrees 25 minutes 40 seconds West, a distance of 682.90 feet to a point, thence, leaving said land lot line and running North 44 degrees 50 minutes 34 seconds West, a distance of 60.00 feet to a point, thence, running South 45 degrees 09 minutes 26 seconds West, a distance of 101.30 feet to a point, said point being described as the centerline of Foe Killer Creek, and the property line; thence, running along the centerline of said Foe Killer Creek, and the meanderings thereof, the following bearings and distances: South 86 degrees 20 minutes 33 seconds West, a distance of 35.92 feet; South 74 degrees 00 minutes 49 seconds West, a distance of 103.52 feet; North 84 degrees 07 minutes 02 seconds West, a distance of 62.34 feet; North 59 degrees 05 minutes 29 seconds West, a distance of 82.74 feet; North 47 degrees 36 minutes 41 seconds West, a distance of 98.01 feet; North 53 degrees 23 minutes 55 seconds West, a distance of 90.41 feet; North 41 degrees 21 minutes 48 seconds West, a distance of 68.32 feet to a point; thence, North 30 degrees 21 minutes 32 seconds West, a distance of 1.40 feet to a point, said point being located on the south right-of-way of Westside Parkway, having a varying right-of-way; thence, running northeasterly, along said right-of-way, North 54 degrees 47 minutes 38 seconds East, a distance of 128.53 feet to a point; thence, North 29 degrees 38 minutes 19 seconds West, a distance of 30.00 feet to a point; thence, North 60 degrees 21 minutes 53 seconds East, a distance of 320.00 feet to a point; thence, South 29 degrees 38 minutes 07 seconds East, a distance of 12.00 feet to a point; thence, North 60 degrees 21 minutes 53 seconds East, a distance of 146.04 feet to a point; thence, North 33 degrees 44 minutes 34 seconds East, a distance of 100.27 feet to a point; thence, along an arc of curve to the right (which has a radius of 1,382.39 feet, a central angle of 07 degrees 16 minutes 23 seconds and a chord distance of 175.36 feet, along a bearing of North 65 degrees 26 minutes 35 seconds East), an arc distance of 175.48 feet to a point; thence, along an arc of curve to the right (which has a radius of 1,115.71 feet, a central angle of 13 degrees 51 minutes 05 seconds and a chord distance of 289.07 feet, along a bearing of North 81 degrees 52 minutes 04 seconds East), an arc distance of 269.72 feet to a point, North 88 degrees 47 minutes 46 seconds East, a distance of 255.21 feet to a point; thence, leaving the aforementioned Westside Parkway right-of-way and running South 00 degrees 34 minutes 20 seconds West, a distance of 664.85 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land comprising 638,757 square feet, or 14.664 acres, more or less.

GRAPHIC SCALE





2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: June 20, 2016

V-16-14: Environs/Self Storage

Consideration of a variance to reduce the required parking spaces for a storage facility from 103 spaces to allow 8 spaces. The property is located on the south side of Westside Parkway near the intersection of Old Roswell Road and legally described as being in Land Lots 590 and 591, 1st District, 2nd Section, and Fulton County, Georgia.

Motion: Approve, Kennedy
Second: Owens
Approve: 6-1

Council Member Kennedy offered a motion to approve V-16-14: Environs/Self Storage, subject to the following conditions:

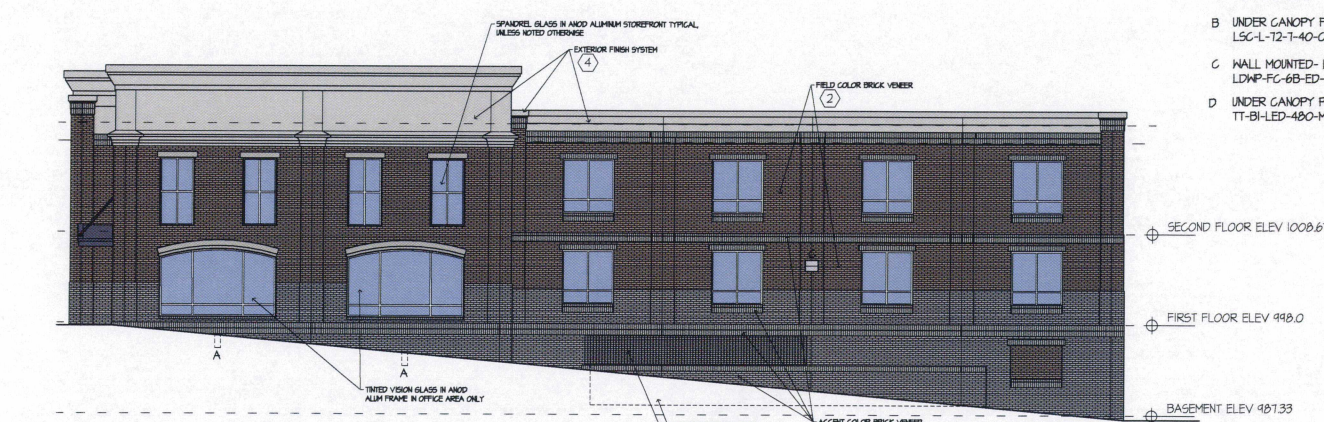
1. The 20' landscape strip provided along Westside Pkwy shall exclude utility easements and include heavy landscape screening.
2. Dumpster shall have brick enclosure with painted metal doors and shall be heavily screened with landscaping.
3. Building shall be a minimum 3 sides brick, front and 2 sides, and appear as an office building with final approval by the Design Review Board.
4. Interior storage units shall not be visible through windows.
5. Loading/unloading areas shall be restricted to the side or rear of the building. Side loading/unloading areas shall be heavily screened with landscaping and decorative walls or berms.

6. Visible onsite fencing shall be decorative and require Design Review Board approval.
7. "Moving vehicles/vehicles for hire" shall not be sold or leased from the property and shall not be parked between the building and the road.
8. Applicant shall provide a minimum of 8 parking spaces but shall make provisions for up to an additional 21 parking spaces in the future if determined to be necessary by staff.
9. Development shall adhere to the Tree Ordinance and natural tree buffer shall remain to the west of the site outside of the clearing lines.
10. Signs shall require approval by the Design Review Board.
11. Outside storage shall be prohibited.

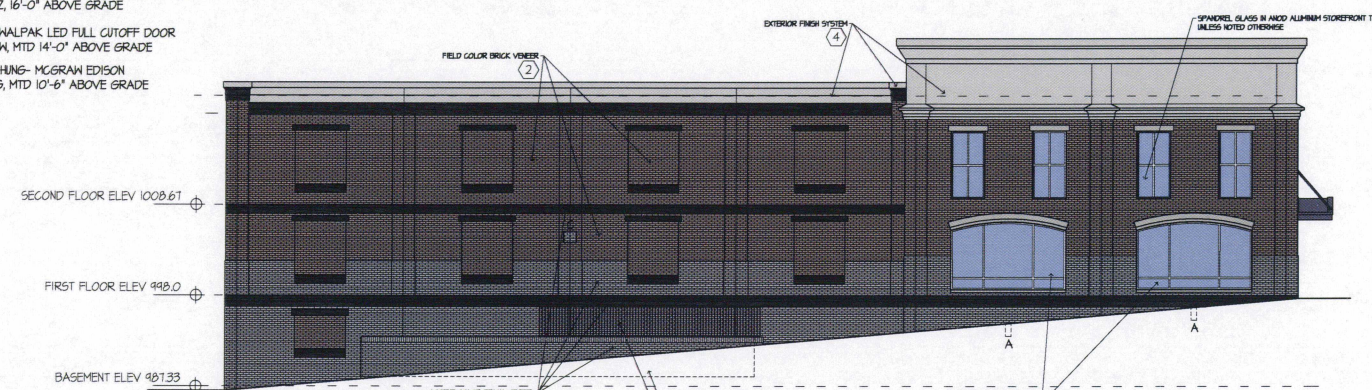


1 NORTH ELEVATION
A2.1 1/8"=1'-0"

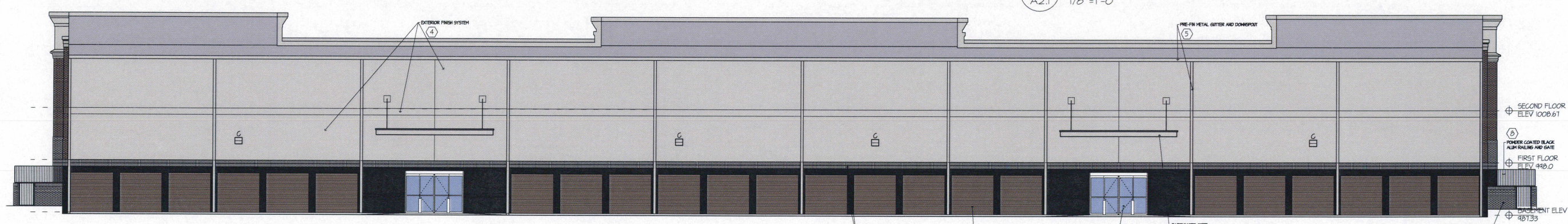
- EXTERIOR LIGHTING KEY**
- A GROUND MOUNTED UPLIGHTING- COOPER LIGHTING MONACO 3002A-RD-18LED3000-MFL-CLR-UNV-BZ
 - B UNDER CANOPY FLUSH SURFACE MOUNTED- OSRAM PERMALED LSC-L-T2-T-40-G5-UNV-BZ, 16'-0" ABOVE GRADE
 - C WALL MOUNTED- LUMARK WALPAK LED FULL CUTOFF DOOR LDWP-FG-6B-ED-1040 4TW, MTD 14'-0" ABOVE GRADE
 - D UNDER CANOPY PENDANT HUNG- MCGRAW EDISON TT-BI-LED-480-MQ-BZ-C6, MTD 10'-6" ABOVE GRADE



2 WEST ELEVATION
A2.1 1/8"=1'-0"



3 EAST ELEVATION
A2.1 1/8"=1'-0"



4 SOUTH ELEVATION
A2.1 1/8"=1'-0"

- MATERIAL SCHEDULE**
- (1) FACE BRICK VENEER, AGENT COLOR- GENERAL SHALE FARRINGTON TUDOR
 - (2) FACE BRICK VENEER, FIELD COLOR- BORAL 'BASTILLE'
 - (3) GROUT- HOLCIM TYPE N 'GRAY'
 - (4) EXTERIOR FINISH SYSTEM- STO MEDIUM SAND FINISH 'DATNEAL' #20905
 - (5) PRE-FINISHED METAL- MEXI 'BROWNSTONE' SIG 300
 - (6) STEEL FRAMING PAINTED TO MATCH ITEM #5
 - (7) STOREFRONT- YKK DARK BRONZE ANODIZED
 - (8) RAILINGS- BLACK POWDER COATED ALUMINUM
 - (9) VISION GLASS- TRULITE, OUTSIDE 1/4" SG #2 BRONZE TEMPERED, INSIDE 1/4" CLEAR TEMPERED
 - (10) SPANDREL GLASS- TRULITE, OUTSIDE 1/4" SG #2 BRONZE TEMPERED, INSIDE CLEAR HR BLUE SPAN #3 ANN
 - (11) STEEL FRAMING PAINTED SHERWIN WILLIAMS 'BRAINSTORM BRONZE' SW1033

Project Title:
EXTRA SPACE STORAGE
WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

Drawing Title:
ELEVATIONS

Not Released for Construction Date: 30 JUN16

Seal:

Revisions	

These drawings are instruments of the Architect's service for use solely with respect to this project. These drawings shall not be used for any other project, additions to this project or completion of this project by others except by written agreement.

PH&A
Patrick Higgins
Architects and Planners
605 Way Road
Roswell, Georgia 30076
(770) 641-7583
Project No.:
A2.1
Sheet of

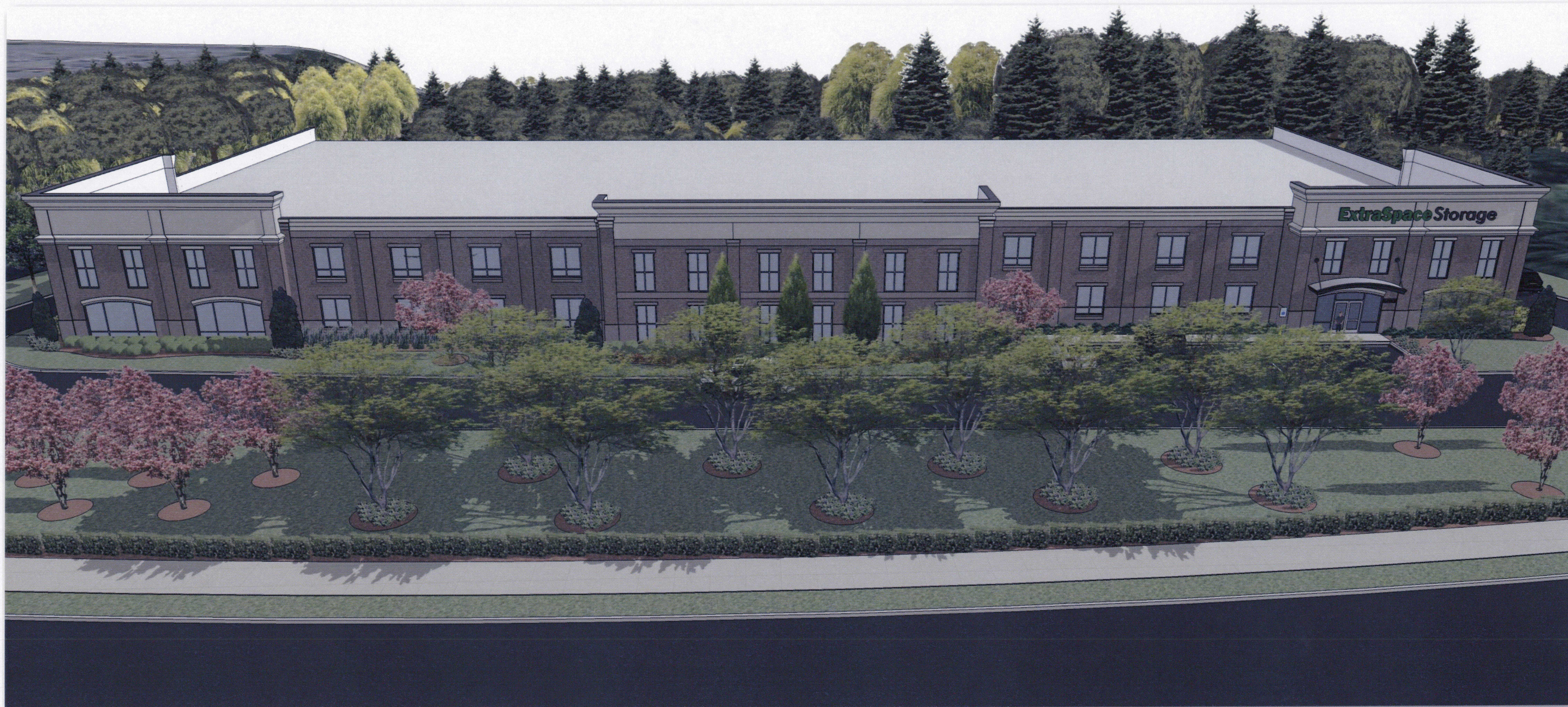


CONCEPTUAL | AERIAL FROM NORTHWEST

WESTSIDE SELF STORAGE

WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

JULY 1, 2016



CONCEPTUAL | AERIAL FROM NORTH

WESTSIDE SELF STORAGE
WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

JULY 1, 2016



CONCEPTUAL | NORTHWEST CORNER

WESTSIDE SELF STORAGE
WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

JULY 1, 2016



CONCEPTUAL | OFFICE DETAIL

WESTSIDE SELF STORAGE
WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

JULY 1, 2016



CONCEPTUAL | WEST ELEVATION

WESTSIDE SELF STORAGE
WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

JULY 1, 2016



CONCEPTUAL | SOUTHEAST CORNER

WESTSIDE SELF STORAGE
WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

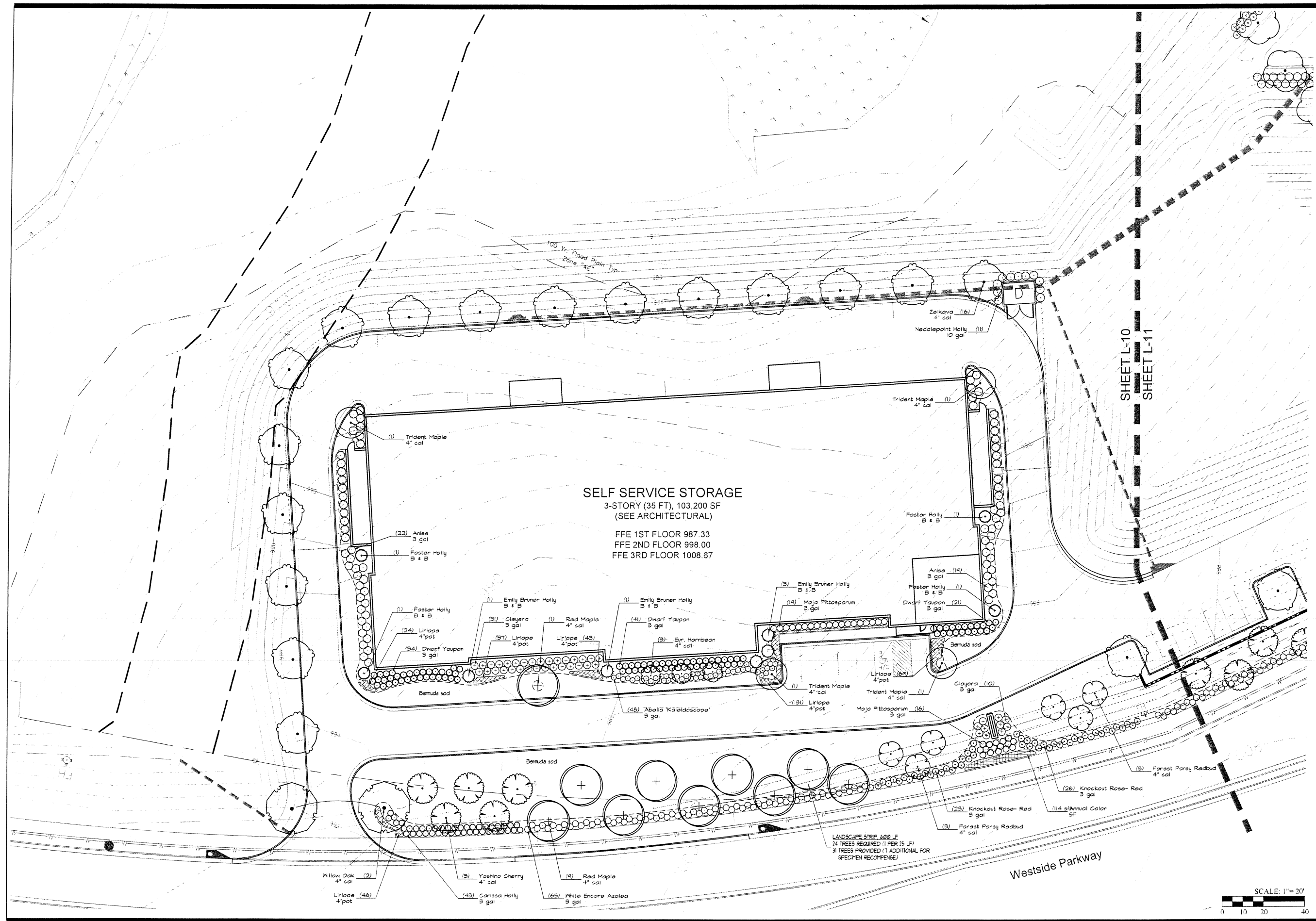
JULY 1, 2016



CONCEPTUAL | AERIAL FROM SOUTHWEST

WESTSIDE SELF STORAGE
WESTSIDE PARKWAY
ALPHARETTA, GEORGIA

JULY 1, 2016



SELF SERVICE STORAGE
3-STORY (35 FT), 103,200 SF
(SEE ARCHITECTURAL)
FFE 1ST FLOOR 987.33
FFE 2ND FLOOR 998.00
FFE 3RD FLOOR 1008.67

LAND PLUS ASSOCIATES LTD.
416 EAST PACES FERRY ROAD NE
ATLANTA, GA 30305
800.234.9995

LAND PLANNING
LANDSCAPE ARCHITECTURE
www.landplusassociates.com

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1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

ACTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT, OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS. AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

WESTSIDE PARKWAY TRACT

LAND LOTS 590 & 591, 2nd SECTION, 1st DISTRICT
CITY OF ALPHARETTA
Revised for:
HEATHROW ROAD PROPERTIES

ISSUED	
DATE	DESCRIPTION
06.28.2016	DRB SUBMITTAL

REVISIONS

NO.	DESCRIPTION

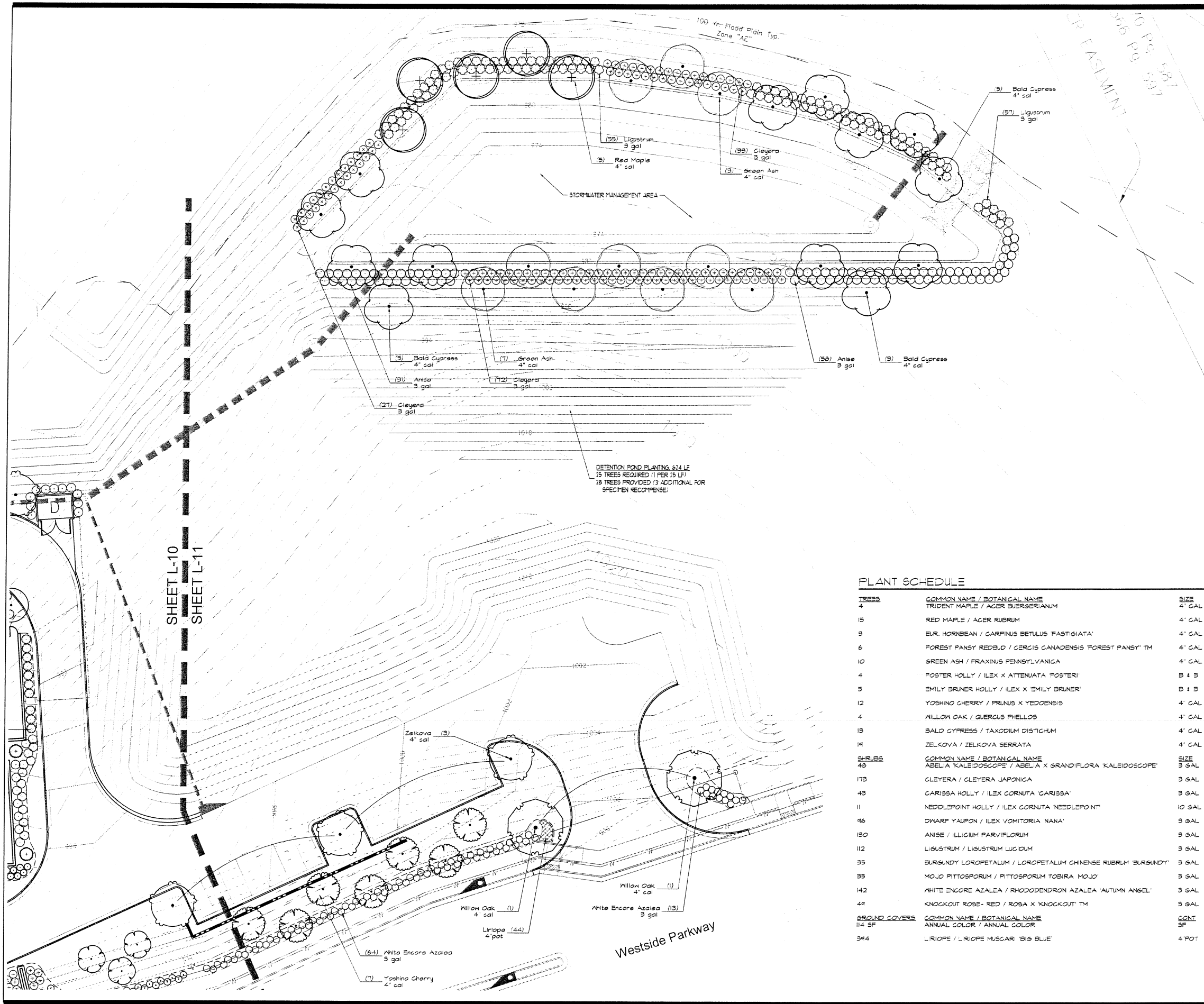
NO. 22695
SCALE: 1" = 20'
DRAWN: CH
CHECKED: CH
NORTH

LANDSCAPE PLAN

SHEET NO: L-10

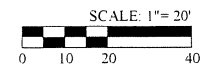
SCALE: 1" = 20'

0 10 20 40



PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT X SPREAD	SPACING	SOOT
4	TRIDENT MAPLE / ACER BUERGERIANUM	4" CAL	14-16' X 7-8'		34B
15	RED MAPLE / ACER RUBRUM	4" CAL	6-8' X 3-4'		34B
3	ELM HORNBEE / CARPINUS BETULUS FASTIGIATA	4" CAL	14-16' HT.		34B
6	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' TM	4" CAL	12-14' X 6-7'		34B
10	GREEN ASH / FRAXINUS PENNSYLVANICA	4" CAL	6-8' X 3-4'		34B
4	FOSTER HOLLY / ILEX X ATTENUATA 'FOSTER'	8" B	9-10' X 5-6'		34B
5	EMILY BRUNER HOLLY / ILEX X EMILY BRUNER	8" B	9-10' X 5-6'		34B
12	YOSHINO CHERRY / PRUNUS X YEDOENSIS	4" CAL	12-14' X 6-7'		34B
4	WILLOW OAK / QUERCUS PHellos	4" CAL	16-18' X 3-4'		34B
13	BALD CYPRESS / TAXODIUM DISTICHUM	4" CAL	6-8' X 3-4'		34B
19	ZELKOVA / ZELKOVA SERRATA	4" CAL	6-8' X 3-4'		34B
SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT X SPREAD	SPACING	FIELD#
48	ABELIA KALEIDOSCOPE / ABELIA X GRANDIFLORA KALEIDOSCOPE	3 GAL	12-14' X 12-14'	25' O.C.	
173	CLEYERA / CLEYERA JAPONICA	3 GAL	18-24" X 18-24"	3' O.C.	
43	CARISSA HOLLY / ILEX CORNUTA 'CARISSA'	3 GAL	18-24" X 18-24"	3' O.C.	
11	NEEDLEPOINT HOLLY / ILEX CORNUTA 'NEEDLEPOINT'	10 GAL	36-48" X 36-48"	3' O.C.	
96	DWARF YALPON / ILEX VOMITORIA NANA	3 GAL	5-18" X 5-18"	3' O.C.	
130	ANISE / ILLICIUM PARVIFLORUM	3 GAL	18-24" X 18-24"	4' O.C.	
112	LIGUSTRUM / LIGUSTRUM LUCIDUM	3 GAL	18-24" X 18-24"	4' O.C.	
35	BURGUNDY LOROPETALUM / LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	3 GAL	18-24" X 18-24"	4' O.C.	
35	MOJO PITTOSPORIUM / PITTOSPORIUM TOBIRA MOJO	3 GAL	18-24" X 18-24"	3' O.C.	
142	WHITE ENCORE AZALEA / RHODODENDRON AZALEA 'AUTUMN ANGEL'	3 GAL	18-24" X 18-24"	3' O.C.	
44	KNOCKOUT ROSE- RED / ROSA X 'KNOCKOUT' TM	3 GAL	18-24" X 18-24"	3' O.C.	
GROUND COVERS	COMMON NAME / BOTANICAL NAME	CONT	SPACING	SPACING	
114 SF	ANNUAL COLOR / ANNUAL COLOR	3F			
344	LIRIOPE / LIRIOPE MUSCARI 'BIG BLUE'	4 POT		12' O.C.	



LAND PLUS ASSOCIATES, LTD.
416 EAST PACES FERRY ROAD NE
ATLANTA, GA 30305
404.254.0995
LAND PLANNING
LANDSCAPE ARCHITECTURE
www.landplusassociates.com

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1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IS THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

CADWORK MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT, OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS. EVEN MINOR CHANGES COULD LEAD TO MAJOR RE-DESIGN IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

WESTSIDE PARKWAY TRACT

LAND LOTS 590 & 591, 2nd SECTION, 1st DISTRICT
CITY OF ALPHARETTA
prepared for:
HEATHERWARD PROPERTIES

ISSUED

DATE	DESCRIPTION
06.28.2016	DRB SUBMITTAL

REVISIONS

NO.	DESCRIPTION

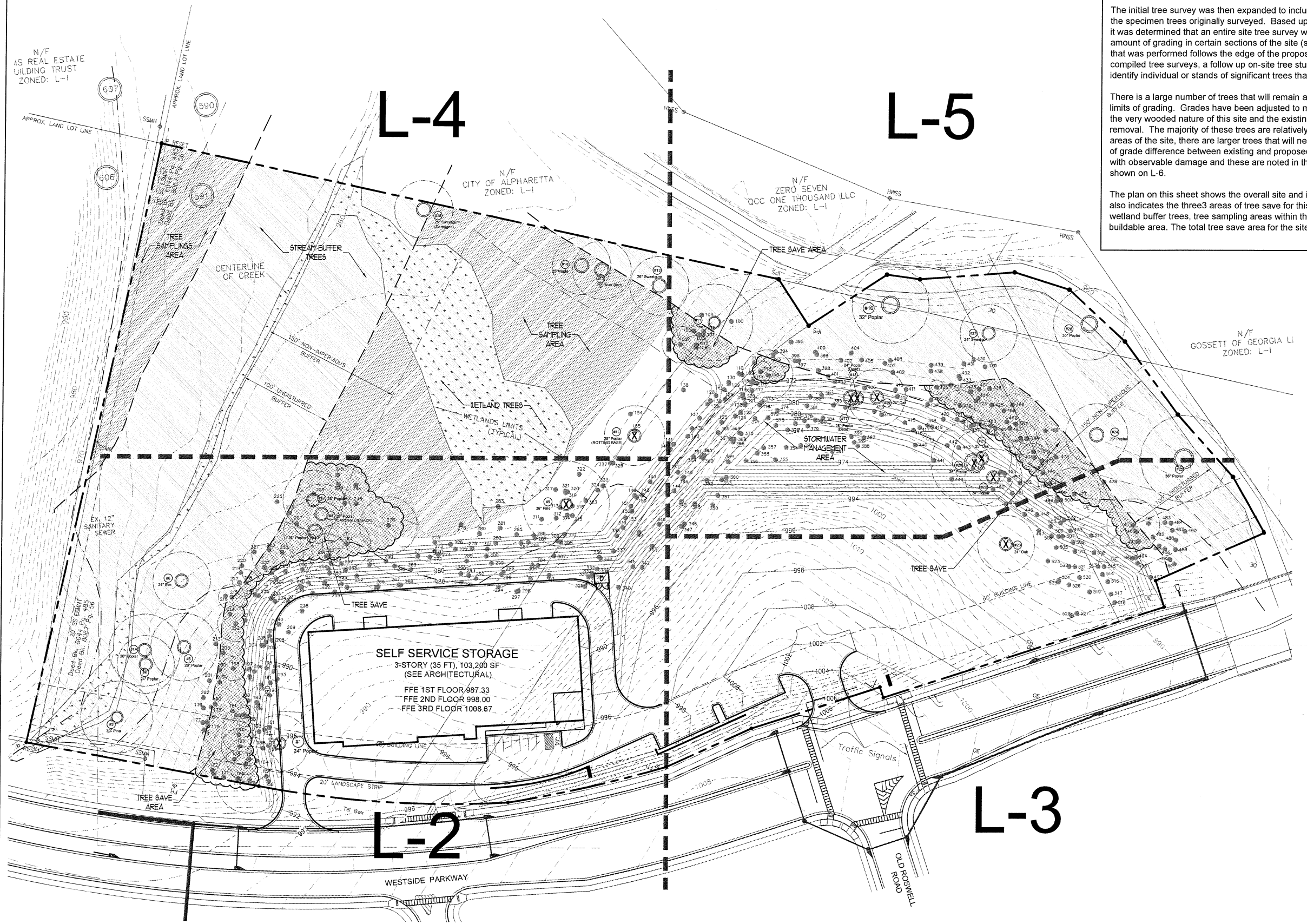


JOB NO: 22695
SCALE: 1" = 20'
DRAWN: CH
CHECKED: CH



LANDSCAPE PLAN

SHEET NO:
L-11



PROJECT OVERVIEW:
An initial Specimen Tree Survey (sheet L-0.1) was performed and identified trees that met the size requirements for specimen trees. This survey was then followed up with a Specimen Tree Report by ArborMedics, dated March 29, 2016. In this report, there are 5 trees that do not meet specimen tree status. These are noted on the following enlarged plans.

The initial tree survey was then expanded to include smaller trees (sheet L-0.2) beyond the specimen trees originally surveyed. Based upon discussions with the City Arborist, it was determined that an entire site tree survey would not be required due to the amount of grading in certain sections of the site (see note sheet L-3). The tree survey that was performed follows the edge of the proposed grading limitations. With the compiled tree surveys, a follow up on-site tree study was performed. The goal was to identify individual or stands of significant trees that could be saved.

There is a large number of trees that will remain along the outer edge of the proposed limits of grading. Grades have been adjusted to maximize tree save. However, due to the very wooded nature of this site and the existing topography, many trees will require removal. The majority of these trees are relatively small and insignificant. In various areas of the site, there are larger trees that will need to be removed due to the amount of grade difference between existing and proposed conditions. Lastly, there are trees with observable damage and these are noted in the comments portion of the tree table shown on L-6.

The plan on this sheet shows the overall site and indicates the enlarged plan layout. It also indicates the three3 areas of tree save for this site in various shades: stream and wetland buffer trees, tree sampling areas within the floodplain, and tree save within the buildable area. The total tree save area for the site is 7.87 acres, or 53% of the site.



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1.1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
1.2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT, OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

WESTSIDE PARKWAY TRACT
LAND LOTS 590 & 591, 2nd SECTION, 1st DISTRICT
CITY OF ALPHARETTA
prepared for:
HEATHERWOOD PROPERTIES

ISSUED	
DATE	DESCRIPTION
06.03.2016	CLIENT REVIEW
06.06.2016	VARIANCE SUBMITTAL

REVISIONS	

JOB NO: 22695
SCALE: 1" = 50'
DRAWN: CH
CHECKED: CH
NORTH:
OVERALL TREE PROTECTION PLAN
SHEET NO: L-1



Extra Space Storage –Westside Parkway
10945 Westside Parkway
Alpharetta, GA 30009



Houston Office 5225 Katy Freeway | Suite 350 | Houston, Texas 77007
Dallas Office 2220 San Jacinto Blvd. | Suite 360 | Denton, TX 76205
Scottsdale Office 11333 North Scottsdale Road | Suite 160 | Scottsdale, Arizona 85254

www.vixxo.com

ELEVATION # 1 (NORTH) WESTSIDE PARKWAY

JURISDICTION: CITY OF ALPHARETTA **ZONE:** LI LIGHT INDUSTRIAL

CODE: WALL SIGNS – IF THIS LOCATION IS SLATED TO BE PART OF A "PARK" WITH OTHER BUSINESSES, MAY HAVE 20 SF. PER FLOOR/STORY UP TO 156 SF. MAX. IF SINGLE USE PARCEL NOT IN A PARK, MAY HAVE UP TO 1 SF PER LINEAL FOOT OF BUILDING FRONTAGE. MONUMENT SIGNS ONLY: 1 PER BUILDING IS PART OF AN INDUSTRIAL PARK LOCATION OR MAY HAVE 1 PER STREET FRONTAGE IF SINGLE USE PARCEL; 32 MAX SQUARE FOOT ALLOWED; 10' OVERALL HEIGHT; 10' SETBACK FROM ROW.

Verified by: Bret Schroder; bschroeder@alpharetta.ga.us; 678-297-6077

SCOPE OF WORK:



MANUFACTURE AND INSTALL (1) SET OF CHANNEL LETTERS ON THE RIGHT SIDE OF THE BUILDING ELEVATION



MANUFACTURE AND INSTALL (1) WALL MOUNTED (OFFICE) SIGN TO THE RIGHT OF ENTRANCE DOOR



Address Westside Parkway

10945 Westside Parkway

City Alpharetta

State GA 30009

Account Representative:
KRISTY CREP

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Approvals Signature(s) / Initials

Client

Design

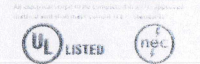
Production

Designer JEFF STRANGLER

Design # V-181216

Original Date 9/6/18

Revision Date



2:6

This drawing is not to be used for construction without the written approval of VMS. It is not a contract and does not constitute a warranty. It is not to be used without written permission by VMS.

FLUSH MOUNT CHANNEL LETTERS

120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

SIGN 1

B

A **ExtraSpaceStorage®**

A	B	SQUARE FEET	AMPS	NUMBER OF POWER SUPPLIES
1'-0"	10'-7 1/4"	10.65	1.26	2
1'-6"	15'-11 1/4"	24	1.26	2
2'-0"	21'-3 1/2"	42.5	1.26	2
2'-6"	26'-7 1/2"	66.5	1.89	3
3'-0"	32'-0"	96	2.52	4
3'-6"	37'-3"	130	2.52	4
4'-0"	42'-7"	170	3.78	6
5'-0"	53'-2 1/4"	266	5.04	8

ExtraSpace Storage

Address Westside Parkway

10945 Westside Parkway

City Alpharetta

State GA 30009

Account Representative:

KRISTY CREP

This design and engineering is submitted as our proposal, and the right to use or contain any part herein is not authorized without written permission by Signs.

Approvals Signature(s) / Initials

Client

Design

Production

Designer JEFF STRANGE

Design # 9x181216

Original Date 06/30/16

Revision Date

See Section 2100 of the applicable contract documents for conditions and specifications.



3:6

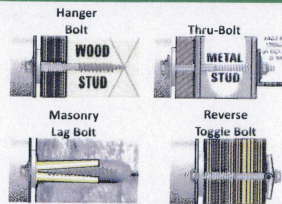
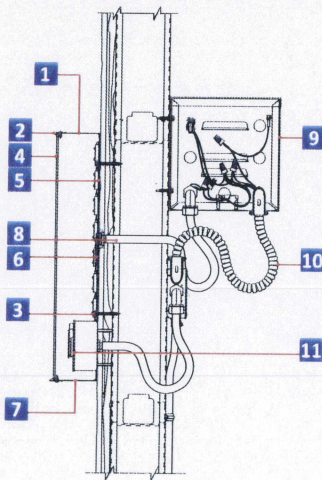
SPECIFICATION

SECTION DETAIL

MOUNTING DETAILS

COLOR SCHEDULE

- 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAUGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- TRIM CAP RETAINER METALLIC SILVER
- NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- VIXXO APPROVED LED DIODE MODULE WHITE
- FLAT ALUMINUM BACK
- 1/4" WEEP HOLES (2) TWO PER LETTER
- GROUNDING WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.
- LOW VOLTAGE ELECTRONIC POWER SUPPLY LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- VISIBLE DISCONNECT SWITCH



*All Hardware to be Galvanized and Non Corrosive

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

ELEVATION # 2 (MONUMENT)

JURISDICTION: CITY OF ALPHARETTA **ZONE:** LI LIGHT INDUSTRIAL

CODE: WALL SIGNS – IF THIS LOCATION IS SLATED TO BE PART OF A "PARK" WITH OTHER BUSINESSES, MAY HAVE 20 SF. PER FLOOR/STORY UP TO 156 SF. MAX. IF SINGLE USE PARCEL NOT IN A PARK, MAY HAVE UP TO 1 SF PER LINEAL FOOT OF BUILDING FRONTAGE. MONUMENT SIGNS ONLY: 1 PER BUILDING IS PART OF AN INDUSTRIAL PARK LOCATION OR MAY HAVE 1 PER STREET FRONTAGE IF SINGLE USE PARCEL; 32 MAX SQUARE FOOT ALLOWED; 10' OVERALL HEIGHT; 10' SETBACK FROM ROW.

Verified by: Bret Schroeder; bschroeder@alpharetta.ga.us; 678-297-6077

SCOPE OF WORK:



MANUFACTURE AND INSTALL (1) D/F MONUMENT SIGN

* MONUMENT SIGN MUST HAVE A 10' SETBACK FROM ROW *



Address Westside Parkway

10945 Westside Parkway

City Alpharetta

State GA 30009

Account Representative:

KRISTY CREP

This design and engineering is submitted as our proposal and the right to use is subject to our terms, is not authorized without written permission by owner.

Approvals Signature(s) / Initials

Client

Designer

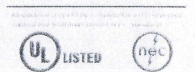
Production

Designer JEFF STRANGE

Design # VA181216

Original Date 06/30/16

Revision Date



5:6

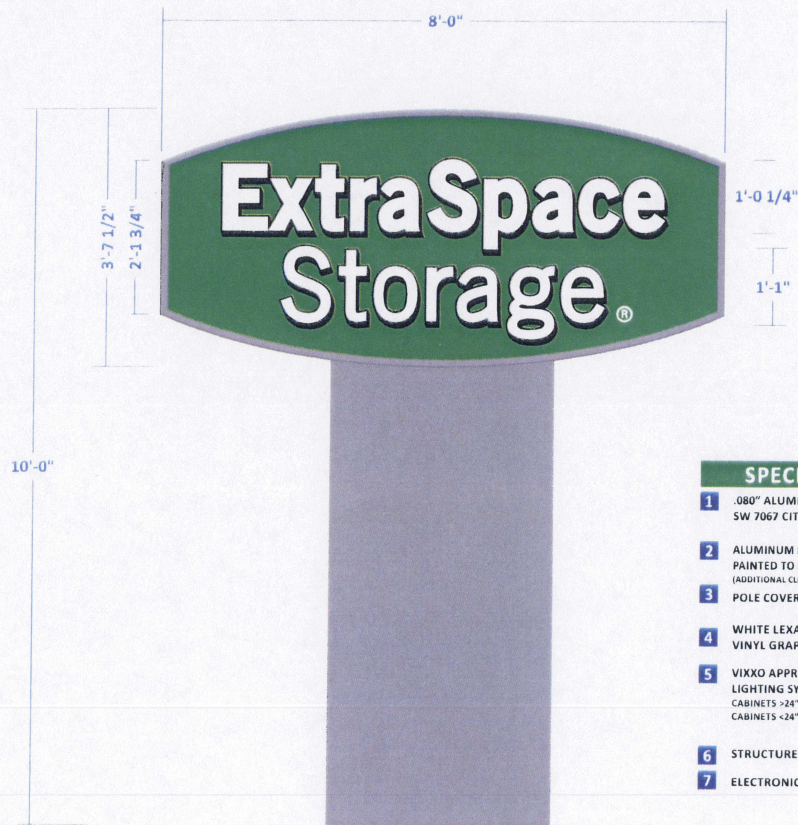
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MONUMENT SIGN

120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

SIGN 3

SCALE: 1/2" = 1'
28 sq.ft



CABINET DEPTH					
PIPE SIZE (SCHEDULE 40)	4"	6"	8"	10"	12"
UPPER CABINET	18"	20"	24"	26"	28"
LOWER CABINET	14"	16"	20"	22"	24"
POLE COVER	10"	12"	16"	18"	20"

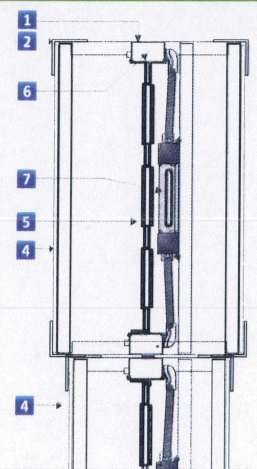
COLOR SCHEDULE

GREEN #2500-106 BRILLIANT	GREY SW 7067 CITY SCAPE
WHITE	BLACK PMS BLACK #2500-022

SPECIFICATIONS

- 1 .080" ALUMINUM CABINET PAINTED SW 7067 CITY SCAPE
- 2 ALUMINUM RETAINER SYSTEM PAINTED TO MATCH CABINET (ADDITIONAL CLIPS AS NEEDED TO ENSURE SMOOTH)
- 3 POLE COVER PAINTED SW 7067 CITY SCAPE
- 4 WHITE LEXAN FACE WITH APPLIED VINYL GRAPHICS (SEE SCHEDULE)
- 5 VIXKO APPROVED LED LIGHTING SYSTEM. CABINETS >24" DEEP USE 2 ROWS OF SINGLE SIDED LED. CABINETS <24" DEEP USE 1 ROW OF DOUBLE SIDED LED
- 6 STRUCTURE SUPPORT BRACKET W/WIREWAY
- 7 ELECTRONIC POWER SUPPLY

SIDE SECTION VIEW



Address Westside Parkway
10945 Westside Parkway
City Alpharetta
State GA 30009

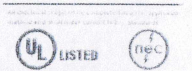
Account Representative:
KRISTY CREP

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Approvals Signature(s) / Initials

Client
Design
Production

Designer JEFF STRANGE
Design # V3181210
Original Date 06/30/16
Revision Date



6:6

Staff Recommendations;

Building

1. Should have the resemblance of an office building with no less than the front and two side fully bricked.
2. No storage units visible from the windows.
3. Dumpster enclosure full masonry with metal opaque gates.

Signage

1. Monument sign must be monument style with base wider than the "sign area"
2. 10 feet height should be reduced to 6 overall height\

Landscape

1. The 20 foot landscape strip should exclude any utility easements and shall be heavily landscaped screening.
2. Any fencing should be decorative black metal residential style pickets



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: D&G Acquisitions, LLC

Physical Address: 6400 Powers Ferry Rd, #350 - Atlanta, GA 30339

Mailing Address: 6400 Powers Ferry Rd, #350

City: Atlanta State: GA Zip Code: 30339

Owner Telephone: 678-263-3911 Contact Fax: 679-999-5105

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): Michael Davis Date: 7/1/14

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 2845 Old Milton Pkwy, Alpharetta, GA

Tax ID or Map Reference Number: 12 284008040169

Land Lot(s): 804 District: 1st Section: 2nd

Existing Zoning of Property: O1 Existing Uses of Property: Office

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: 7/1/14 Print Form

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: D&G Acquisitions LLC

Location Address: 6400 Powers Ferry Rd, #350 - Atlanta, GA 30339

Mailing Address: 6400 Powers Ferry Rd

City: Atlanta State: GA Zip Code: 30339

Contact For All Notifications: Michael Davis

Contact Telephone: 678-384-4428 Mobile Telephone: 678-462-0618

Fax: 678-999-5105 Email: michael.davis@dgdevelopmentllc.com

Contact's Relation To Business: Partner

This Application For (Check all that apply):

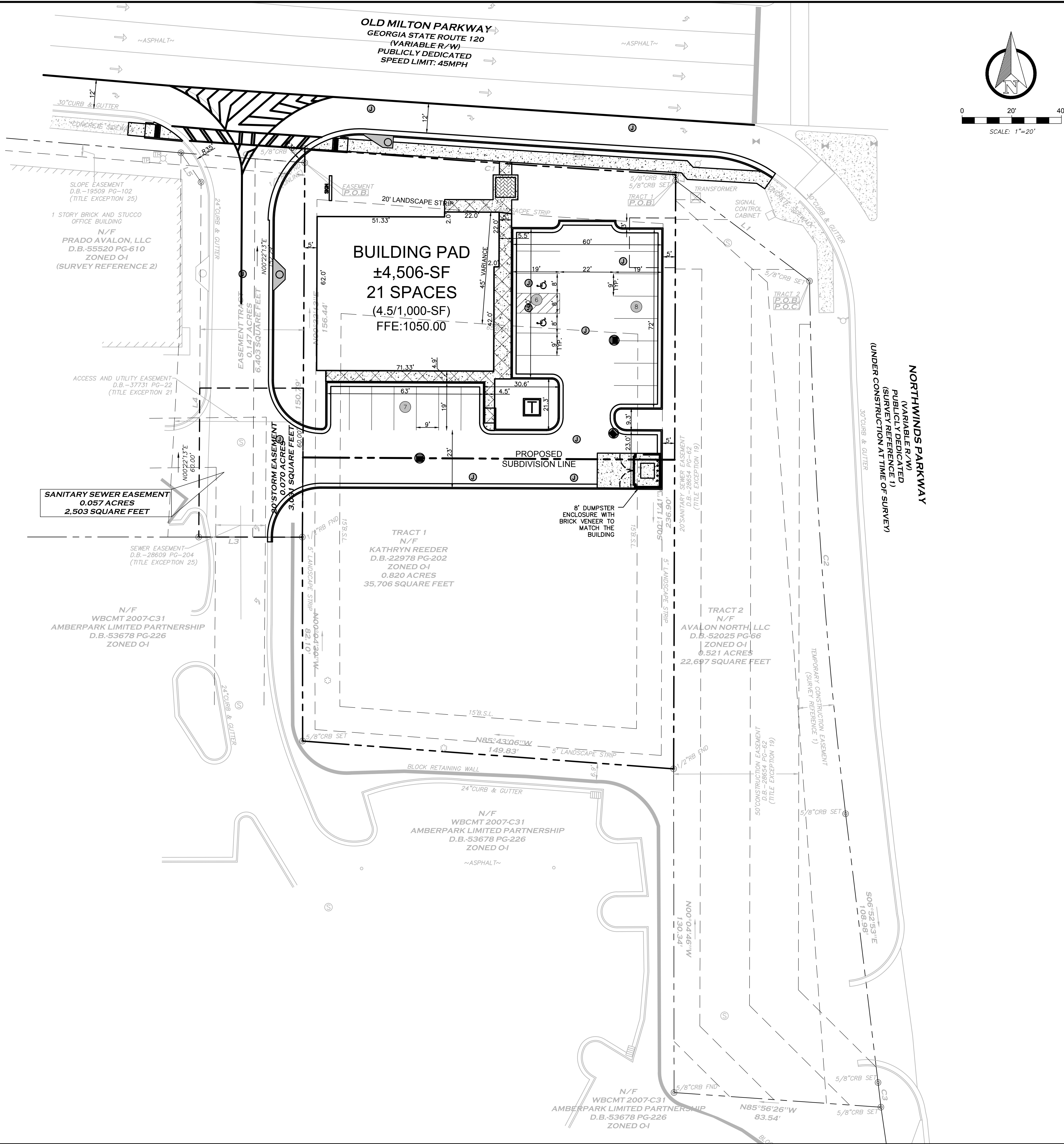
- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ Material Selection | |

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

Application Fees:

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	\$	_____

OPEN SPACE			
	TOTAL AREA	OPEN SPACE	PERCENTAGE
PHASE I	17881 SF	2895 SF	16.1 %
PHASE II TO COMPLY WITH THE CITY REQUIREMENTS			



GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 030800
MATTHEW T. CRUMP
06/03/2016

THE CONTINEO GROUP

THE CONTINEO GROUP
572 OAKDALE ROAD | ATLANTA, GA 30307
PHONE: 678.601.6046 | WWW.THECONTINEOGROUP.COM

#	DATE	REVISIONS	BY

D&G DEVELOPMENT GROUP
6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

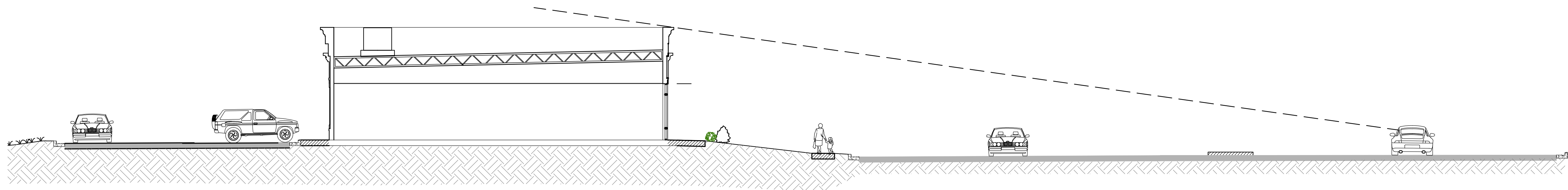
OFFICE: OMP/NORTHWINDS
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 2845 OLD MILTON PARKWAY
ALPHARETTA, GA 30009

CHECKED BY:
RTC

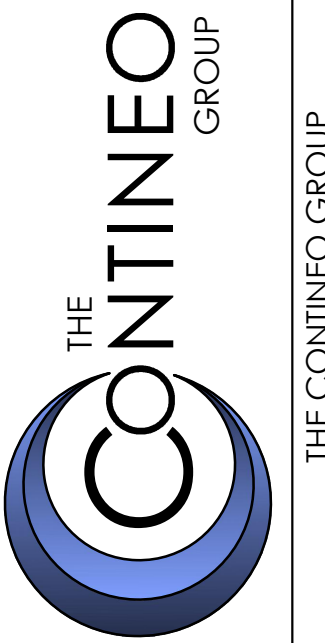
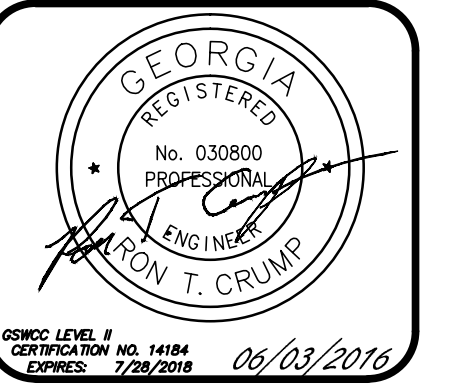
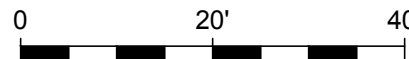
DRAWN BY:
JDL

SITE PLAN

JOB NO: 16-115	SHEET C-02
DATE: 06/22/16	PAGE: 1 OF 1



CROSS-SECTION A-A



572 OAKDALE ROAD | ATLANTA, GA 30307
PHONE: 678.601.6046 | WWW.THECONTINENTGROUP

#	DATE	REVISIONS	BY

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DEVELOPMENT GROUP
6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

OFFICE-OMP/NORTHWINDS

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 2845 OLD MILTON PARKWAY
ALPHARETTA, GA 30009

CHECKED BY:
RTC

DRAWN BY:
JDL

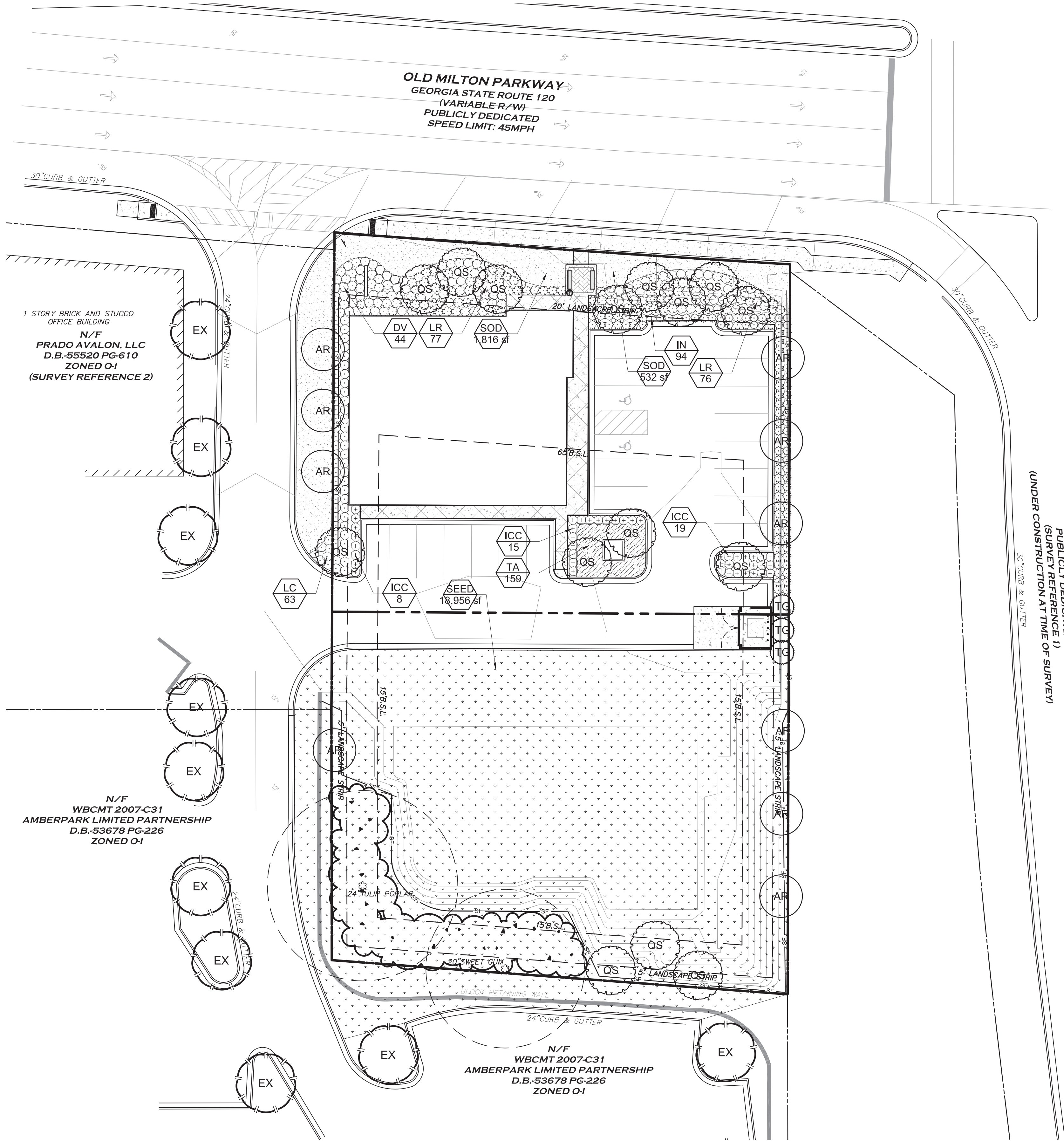
CROSS-SECTION
A-A

JOB NO:
16-115

SHEET
FX4

DATE:
06/30/16

PAGE:
1 OF 1



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SPACING	REMARKS
AR	10	Acer rubrum 'Red Point' / Red Maple	4" cal.	B & B	18' hgt.		
EX	11	Existing Tree / Existing Tree	3" cal.				
QS	15	Quercus shumardii / Shumard Red Oak	4" cal.	B & B	16' hgt.		
TG	3	Thuja plicata 'Green Giant' / Western Red Cedar	4" cal.	B & B	14'-16' hgt.		
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.	REMARKS
DV	44	Distylium hybrid 'Vintage Jade' / Vintage Jade	3 gal	3' o.c.	1' hgt.	2' sp.	
ICC	42	Ilex cornuta 'Carissa' / Carissa Holly	3 gal		2' hgt.	18" sp.	
IN	94	Ilex cornuta 'Needlepoint' / Neddlepoint Holly	3 gal		2' hgt.	18" sp.	
LC	63	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	3 gal		2' hgt.	18" sp.	
LR	153	Ligustrum japonicum 'Recurvifolium' / Wax leaf ligustrum	3 gal		2' hgt.	18" sp.	

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	REMARKS
	SEED	18,956 sf	Hydroseed Mix / Slope Stabilization	SF	
	SOD	2,348 sf	Cynodon x dactylon / Bermuda Sod 419	SF	
	TA	159	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 GAL	



RED MAPLE



SHUMARD RED OAK



WESTERN RED CEDAR



LOROPETALUM



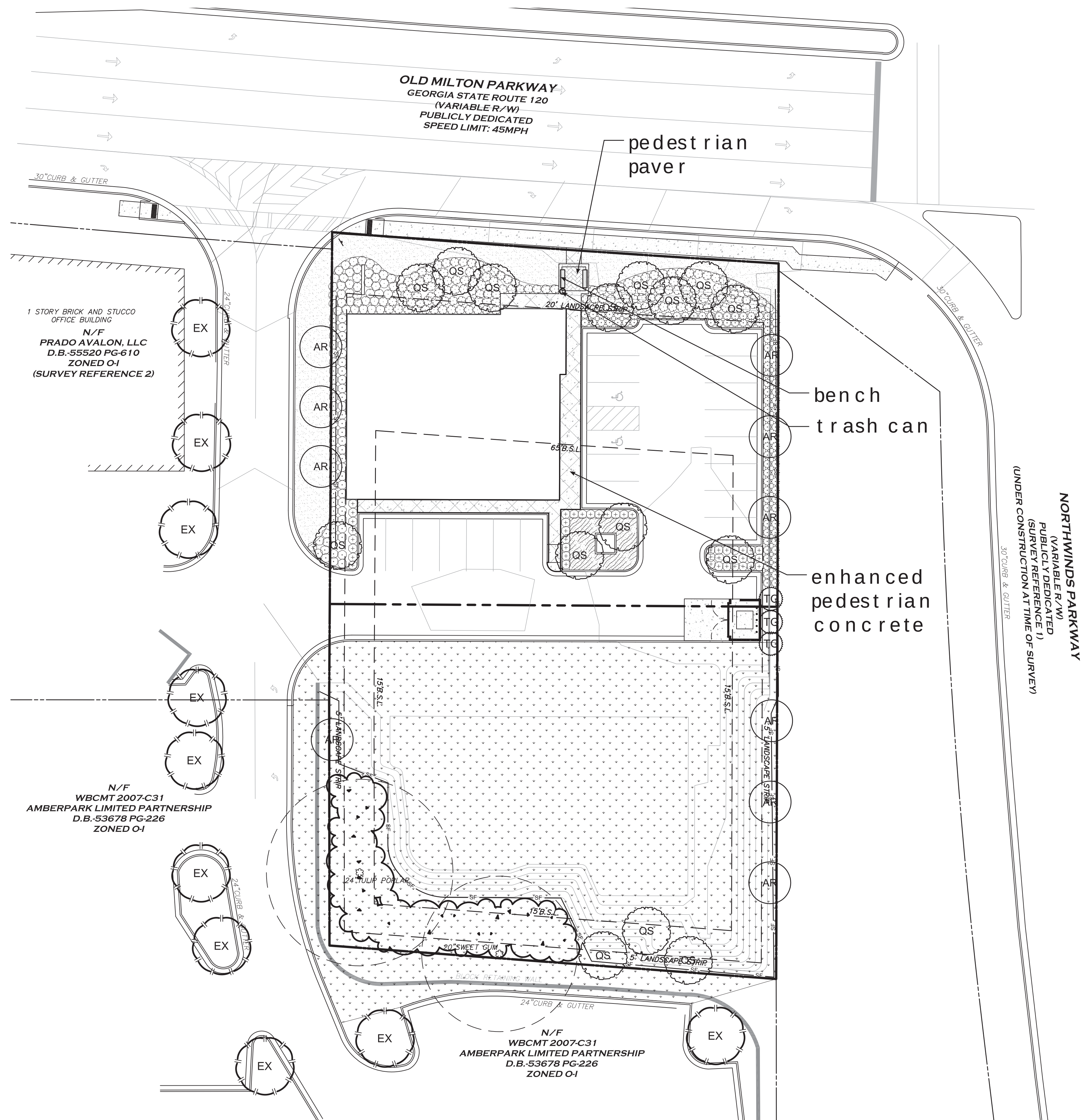
NEEDLEPOINT HOLLY



ASIATIC JASMINE

Office OMP / Northwinds





pedestrian brick



enhanced pedestrian
concrete



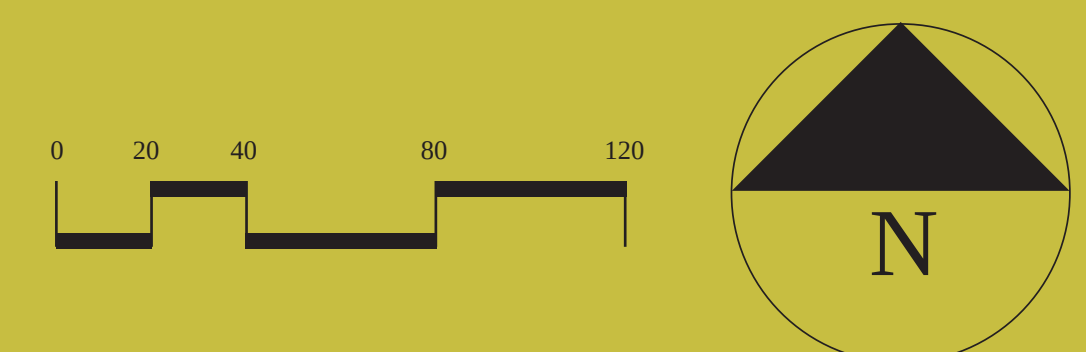
ben ch



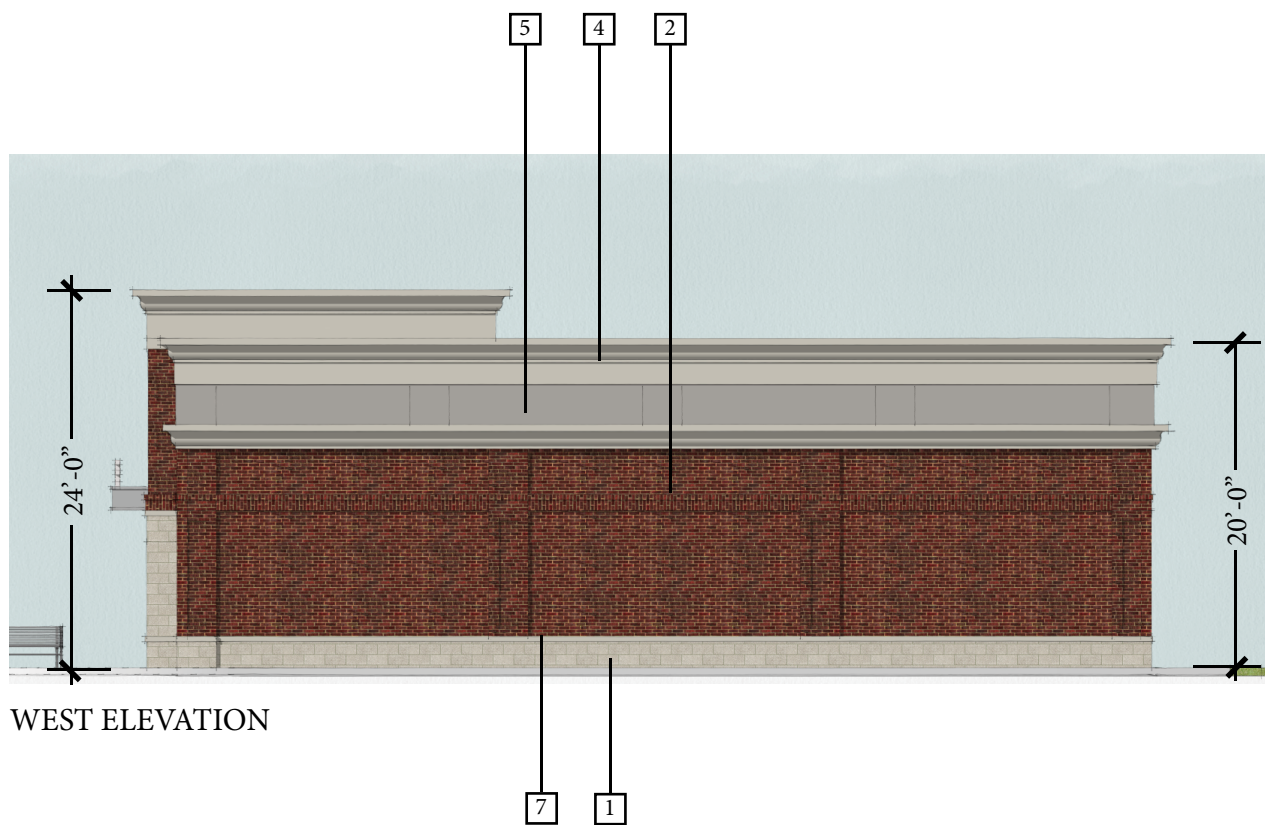
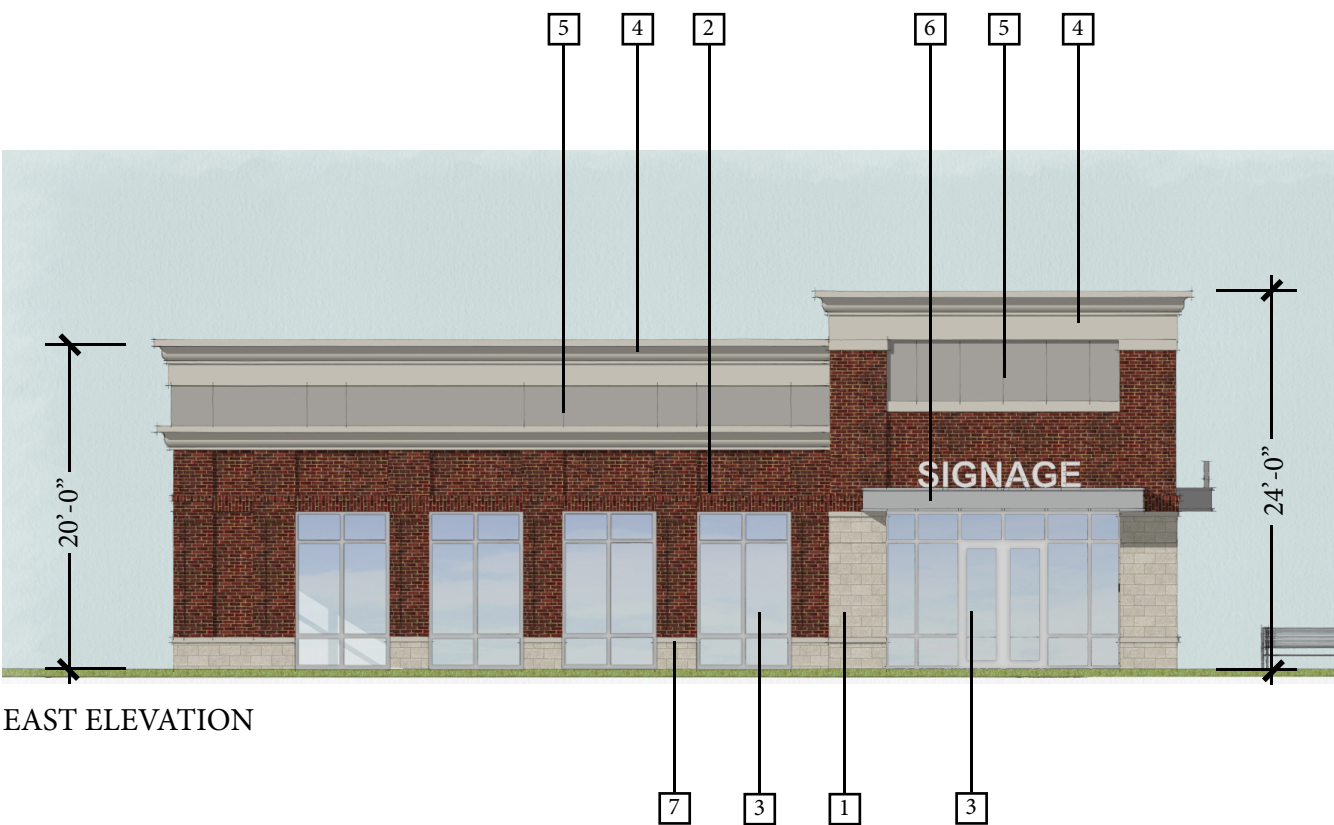
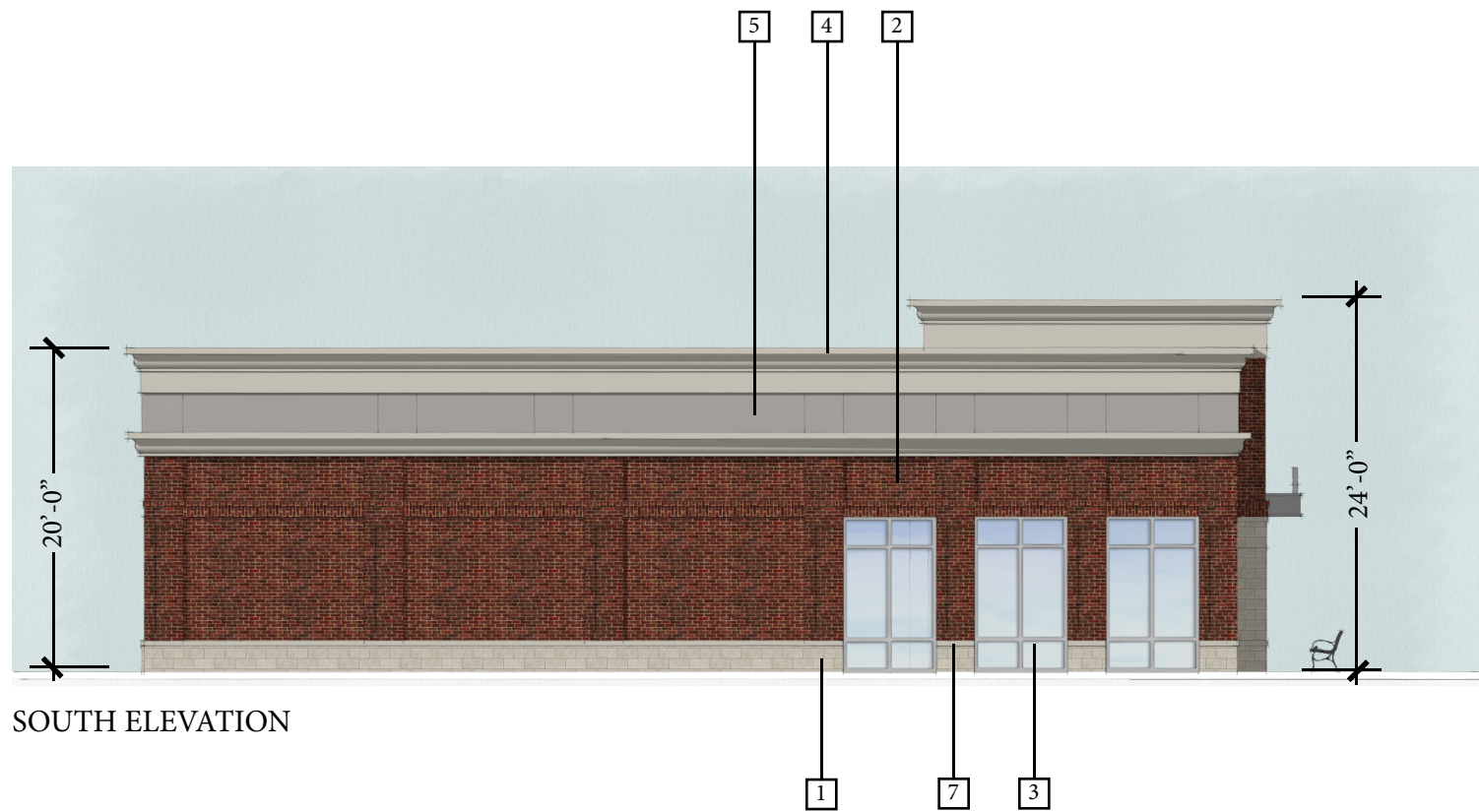
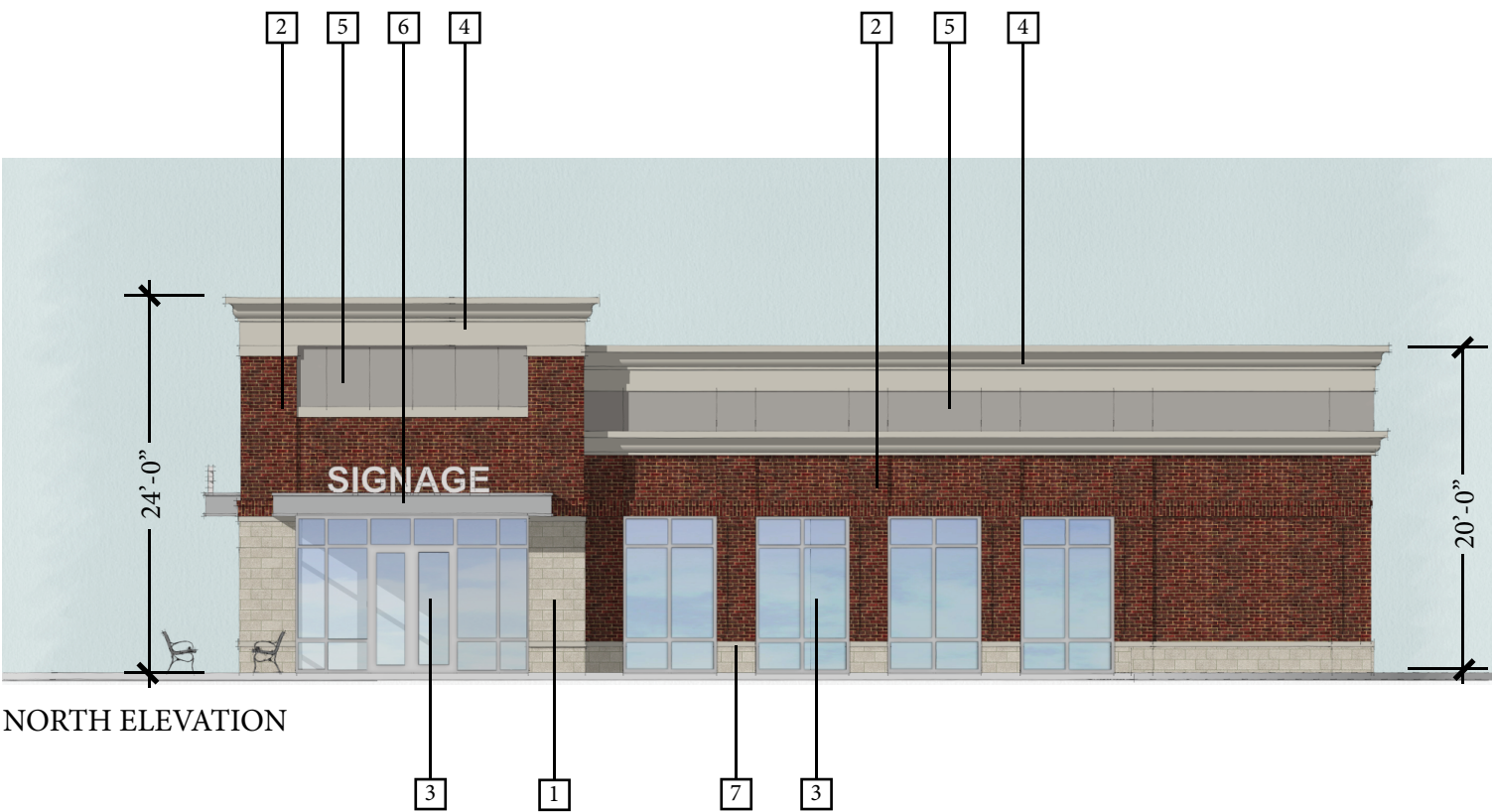
t r a s h c a n

Office OMP / Northwinds

Alpharetta, GA



July 1st, 2016



**OFFICE - OMP / NORTHWINDS
MATERIALS**

- 1 Stone - Limestone
- 2 Brick - Sandhill
- 3 Aluminum Storefront - Anodized
- 4 EIFS 1 - Dover White
- 5 EIFS 2 - Pewter Tankard
- 6 Metal Canopy
- 7 Stone Cap - Limestone

BRICK



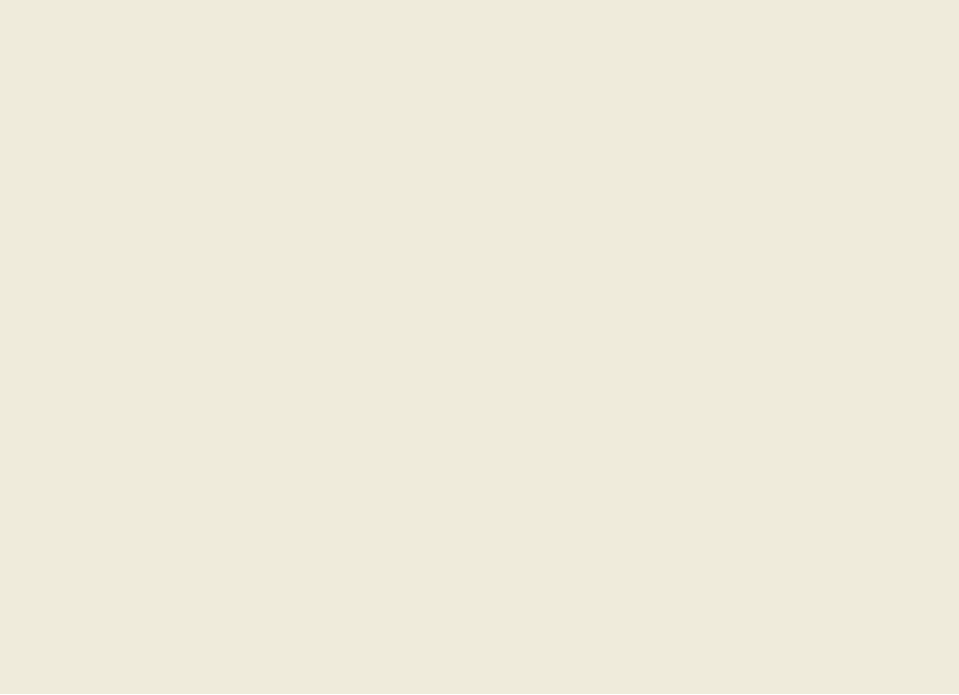
Sandhill

GROUT



Warmtone
Buff

EIFS 1



Dover White

STONE / STONE CAP

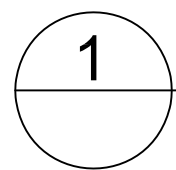


Limestone

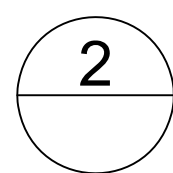
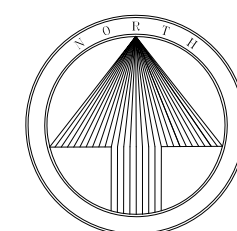
EIFS 2



Pewter Tankard



SCALE: 1" = 20'-0"



SCALE: 1/8" = 1"

NOTES:
ALL TREE PLANTING TO MEET THE TREE DENSITY REQUIREMENT, WHICH
INCLUDES PAYING THE RECOMPENSE FOR THE TREES REMOVED.

T FOR CONSTRUCTION

