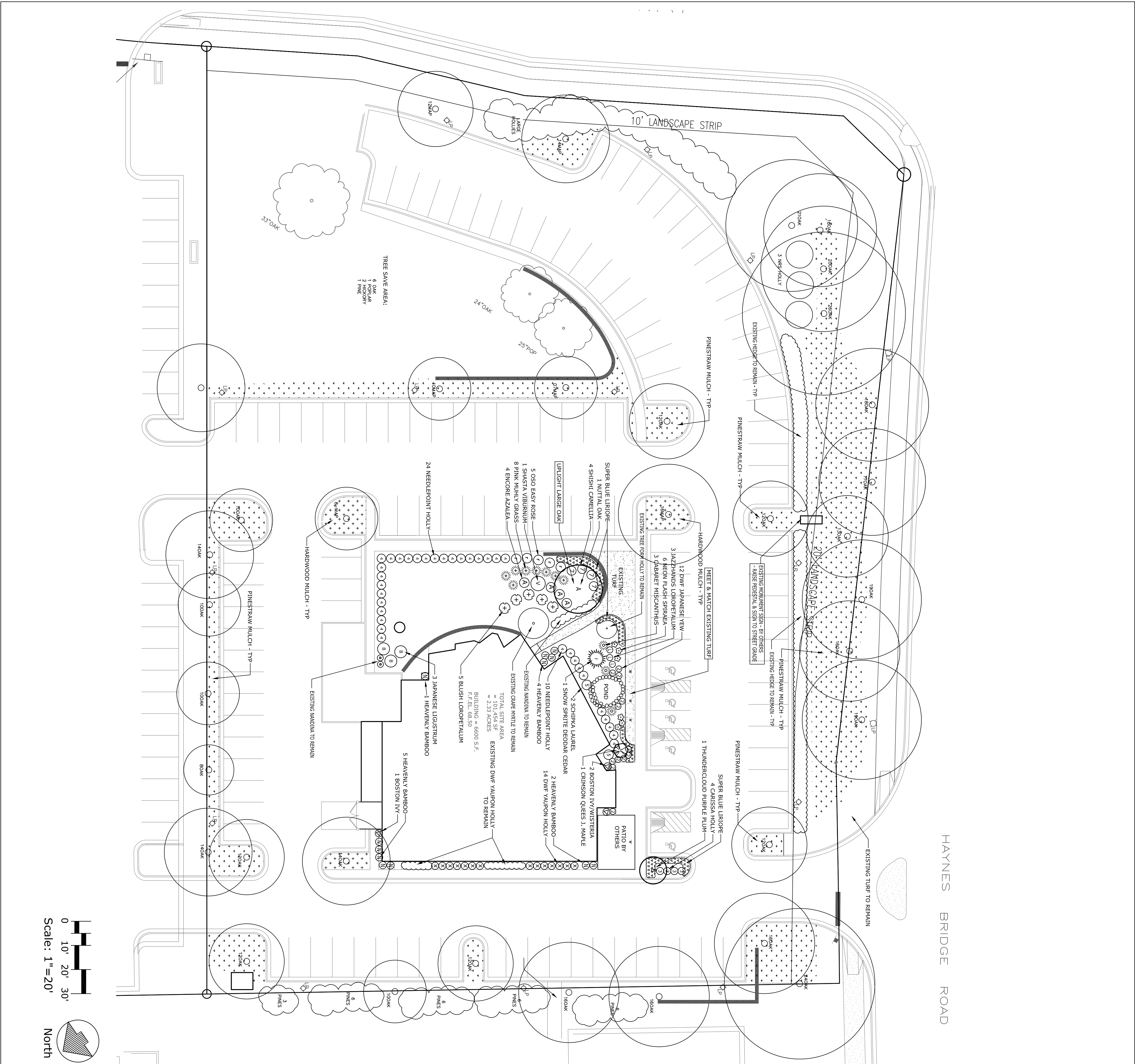




DESIGN REVIEW BOARD SEPTEMBER 20, 2019

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. 09:10 - 09:50 DRB190040 Quik Trip 4975 Windward Pkwy
review new construction
 - 2. 09:50 - 10:05 DRB190041 37 Old Roswell st 37 Old Roswell
revisions to the exterior
 - 3. 10:05 - 10:25 DRB190039 Minnie Olivia 10 Roswell St
review exterior changes and sign
 - 4. 10:25 - 10:45 DRB190044 Even Hotel 2715 Old Milton Pkwy
review change to rooftop unit location
 - 5. 10:45 - 11:45 DRB190043 North Point Business Center Haynes Bridge @ North Point
review new construction
 - 6. 11:45 - 12:00 DRB190032 Oak and Vine 11405 Haynes Bridge Rd
review Landscape
 - 7. 12:00 - 12:10 DRB190023 Jekyll Brewing 15 Academy St
review rooftop RV
- VIII. ADJOURNMENT



PATRICK CORKILL
LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	NUTTALL OAK	QUERCUS NUTTALLII	6" CALIPER	1
B	THUNDERCLOUD PURPLE PLUM	PRUNUS C. 'THUNDERCLOUD'	2" CALIPER	1
F	SNOW SPRITE DEODAR CEDAR	CEDRUS D. 'SNOW SPRITE'	15 GALLON	1
G	CRIMSON QUEEN JAPANESE MAPLE	ACER P. 'CRIMSON QUEEN'	15 GALLON	1

SHRUBS

V	SHASTA VIRBURNUM	VIBURNUM P.T. 'SHASTA'	7 GALLON	1
W	DWARF JAPANESE PLUM YEW	CEPHALOTAXUS HARRINGTONIA	3 GALLON	12
X	CARISSA HOLLY	ILEX C. 'CARISSA'	3 GALLON	4
Y	NEEDLEPOINT HOLLY	ILEX C. 'NEEDLEPOINT'	3 GALLON	34
Z	SCHIPKA LAUREL	PRUNUS L. 'SCHIPKENSIS'	3 GALLON	2
1	'SHISHI GASHIRA' CAMELLIA	CAMELLIA S. 'SHISHI GASHIRA'	3 GALLON	4
2	JAPANESE LIGUSTRUM	LIGUSTRUM JAPONICUM	3 GALLON	3
3	'JAZZ HANDS' LOROPETALUM	LOROPETALUM C. 'JAZZ HANDS'	3 GALLON	3
4	'BLUSH' LOROPETALUM	LOROPETALUM C. 'BLUSH'	3 GALLON	5
5	ENCORE AZALEA 'AUTUMN CARAVAN'	RHODODENDRON ENCORE 'ROBLET'	3 GALLON	4
6	OSO EASY ROSE 'DOUBLE PINK'	ROSA X. 'DOUBLE PINK'	3 GALLON	5
7	'REGAL MIST' PINK MUHLY GRASS	MULLENBERGIA C. 'LENKA'	3 GALLON	8
8	CABARET MISCANTHUS	MISCANTHUS G. 'CABARET'	3 GALLON	3
9	DWARF YALUPON HOLLY - Match Existing	ILEX V. 'NANA'	3 GALLON	14
10	HEAVENLY BAMBOO	MANDARIN DOMESTICA	3 GALLON	12
11	'NEON FLASH' SPIRAEA	SPIRAEA J. 'NEON FLASH'	3 GALLON	6
12	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	1 GALLON	3

GROUNDCOVERS

13	SUPER BLUE LIRIOPE	LIRIOPE M. 'SUPER BLUE'	1 GAL @ 8" o.c.	185
14	20' VIA SOD	20' VIA JAPONICA	SOD	185 sf +/-
15	MEET & MATCH EXISTING TURF			

NOTE:
1. LANDSCAPE AREAS AROUND THE BUILDING TO RECEIVE BROWN HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED.
2. PERIPHERY LANDSCAPE AREAS TO RECEIVE PINE STRAW MULCH UNLESS OTHERWISE NOTED

DRAWING TITLE:

LANDSCAPE PLAN

DRB SUBMITTAL

DATE: 12SEP19

DRAWN: PJC

SCALE: 1"=20'-0"

SHEET:

LP1.0

OAK & VINE
11405 HAYNES BRIDGE ROAD
ALPHARETTA, GA

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: EVEN Hotel

Location Address: 2725 Old Milton Parkway

Mailing Address: _____

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

Contact For All Notifications: Lewis Bush

Contact Telephone: 803 - 543 - 3637 Mobile Telephone: 803 - 543 - 3637

Fax: _____ - _____ - _____ Email: lewis@clarocorp.com

Contact's Relation To Business: owner rep

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	\$	_____



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: EDG Alpharetta EH, LLC

Physical Address: 20200 West Dixie Hwy (Suite 908)

Mailing Address: 20200 West Dixie Hwy (Suite 908)

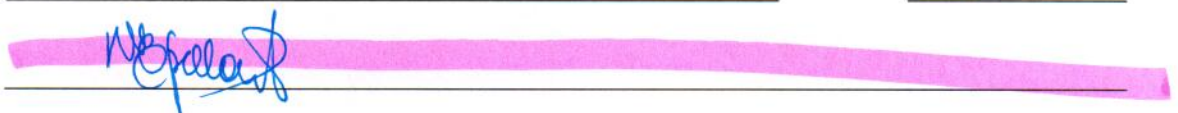
City: Miami State: FL Zip Code: 33180 -

Owner Telephone: 305 - 677 - 5147 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): Noel Epelboim Date: 9/6/19

Owner Signature: 

Property Information:

Address (If Assigned): 2715 Old Milton Parkway, Alpharetta GA 30009

Tax ID or Map Reference Number: 12 284208010475

Land Lot(s): _____ District: 10A 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: Lewis Bush Date: 9/6/19

Print Form

5200 Avalon Boulevard
Alpharetta, GA 30009

Even Hotel Alpharetta
2715 Old Milton Parkway
Alpharetta, GA

SUBMITTAL LETTER REVISION 7:

Architectural:

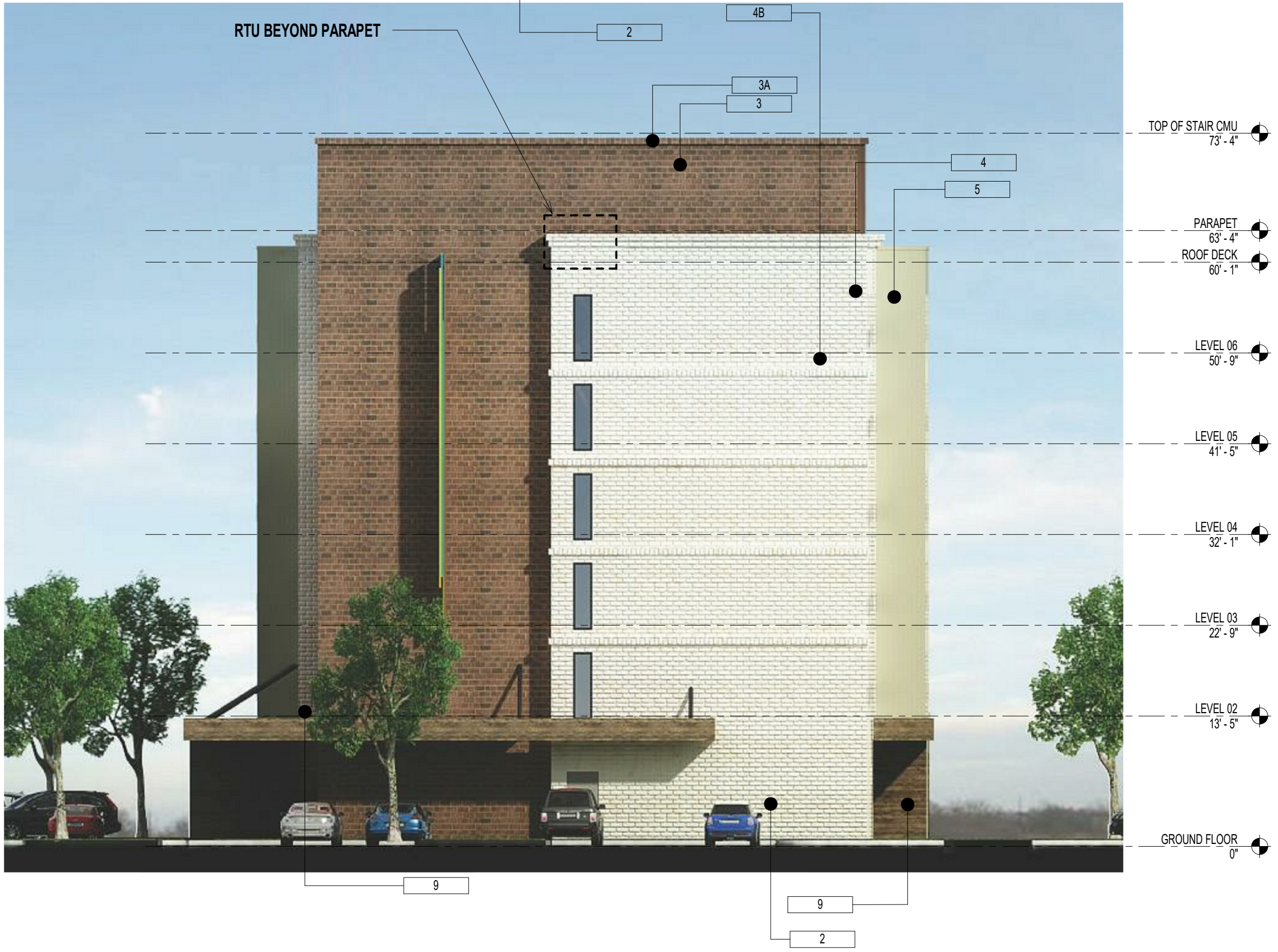
- G-003: RTU (Roof Top Unit) screen wall located on the site plan.
- A-101: Fire Extinguisher Cabinets marked/added at first floor; miscellaneous coordination.
- A-120: RTU screen added in the roof plan; section and detail for screen wall added.
- A-140: Exterior ceiling finish material revised.
- A-201: RTU screen wall shown in north and south elevations; finish color for screen wall indicated.
- A-202: RTU screen wall shown in west elevation; finish color for screen wall indicated.

Structural

- SSK-7: RTU (Roof Top Unit) screen wall framing added.



3 WEST ELEVATION-
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION-
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION-
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION-
SCALE: 3/32" = 1'-0"

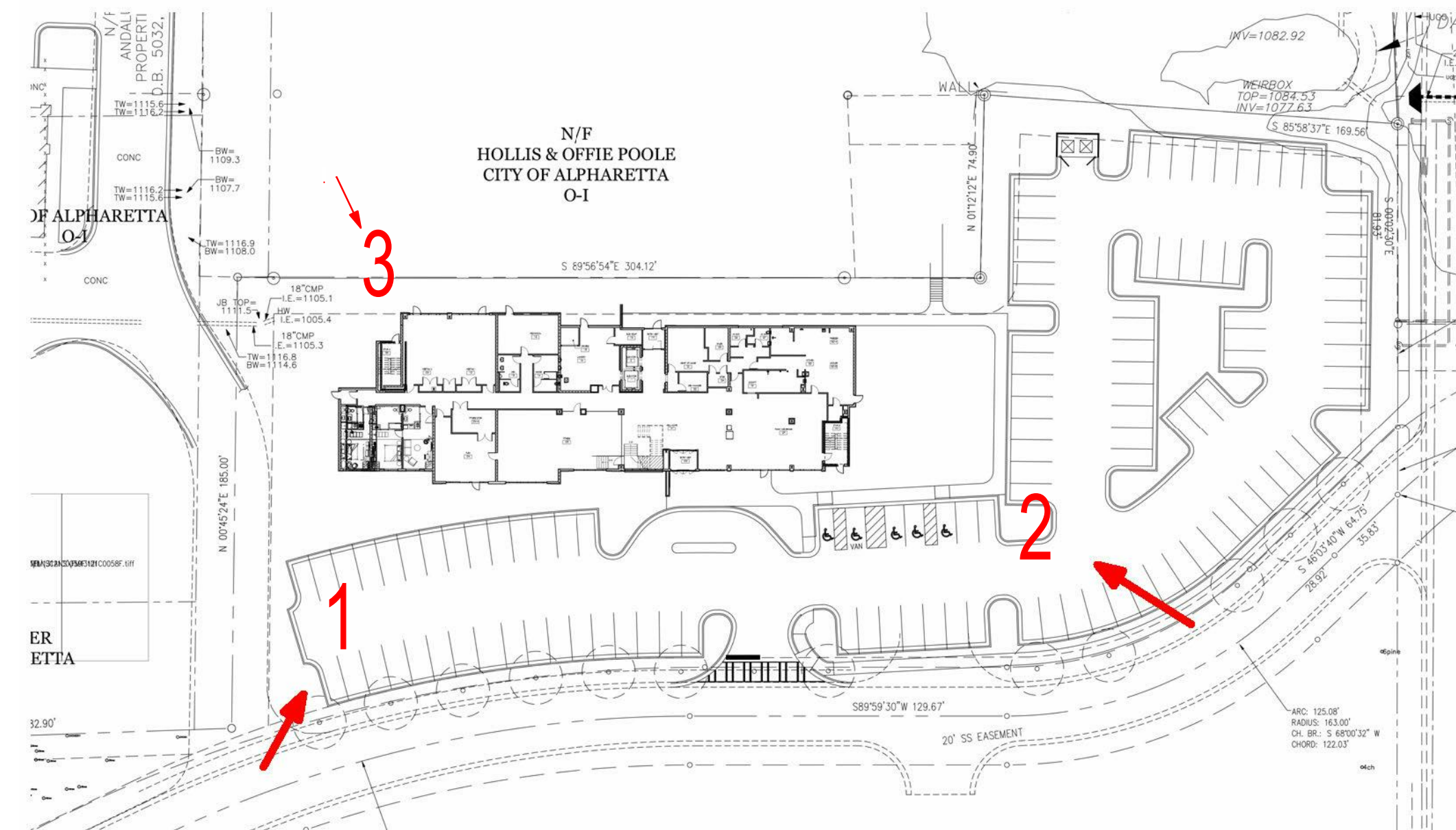
KEYNOTE LEGEND DRB	
KEY	DESCRIPTION
1	BRICK & MORTAR 1 - TRIANGLE BRICK, NORTH-HAMPTON - MODULAR, MORTAR, LAFARGE BROWN
2	BRICK & MORTAR 2 - GENERAL SHALE, CENTENNIAL, VELOUR - MODULAR, MORTAR, ARGOS KHAKI
3	EIFS BRICK 1 - EIFS TO COLOR & TEXTURE MATCH THIN BRICK & MORTAR 1
3A	EIFS BRICK 1 - EIFS TRIM TO MIMIC A HEADER ABOVE ROWLOCK COURSE (8TH)
4	EIFS BRICK 2 - EIFS TO COLOR & TEXTURE MATCH THIN BRICK & MORTAR 2
4A	EIFS BRICK 2 - EIFS TRIM TO MIMIC A DOUBLE OFFSET SOLDIER COURSE (1'-4TH)
4B	EIFS BRICK 2 - EIFS TRIM TO MIMIC A SINGLE SOLDIER COURSE (8TH)
5	EIFS FIELD - COLOR TO MATCH SW 1733 BAMBOO SHOOT (FORMERLY SW 40157) - SANDBLAST TEXTURE
6	METAL TRIM 3 - WINDOW, DOOR & LOUVER FRAMES - DARK BRONZE
9	COMPOSITE WOOD SIDING - TRU-GRAIN RESYSTA - 6" & 4" SIAM & CAPE COD WITH STAIN VARIATIONS OVER GALVANIZED SUBFRAMING. PROVIDE ALL REQUIREMENTS OF WALL TYPE L FOR SYSTEM
11	PAINT - TO MATCH ADJACENT SURFACE



1 PERSPECTIVE - HIGH END OF ENTRY ROAD



3 PERSPECTIVE - NW END
SCALE:



2 PERSPECTIVE - LOW END OF ENTRY ROAD



CITY OF ALPHARETTA
PUBLIC HEARING & COUNCIL MEETING
City Hall
2 Park Plaza

DATE: MAY 26, 2015
TIME: 7:30 P.M.
LOCATION: CITY HALL
COUNCIL CHAMBERS

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Public Hearing and Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

OFFICIAL MINUTES PUBLIC HEARING AND COUNCIL MEETING

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 7:30 p.m.*

II. ROLL CALL

Members Present:

Mayor Belle Isle, Mayor Pro Tem Aiken, Council Member Cross, Council Members Mitchell, Kennedy, Owens, and Gilvin

A. MP-14-09: Parkway 400 / Hotel

NOTE: This item was tabled on March 30, 2015 and must be removed from the table prior to discussion or consideration.

❖ *Council Member Kennedy offered a motion to remove item from the table*

- *The motion received a second from Council Member Cross*
- *The motion was approved (7-0)*
- Ms. Cook gave a brief summary of this item
- Consideration of a request to amend the Parkway 400 Master Plan in order to allow a Hotel as a permitted use on Building Sites 7 and 8. Consideration for a

variance to allow 3 wall signs is also requested. The property is located on Kimball Bridge Road.

- Staff recommends approval of MP-14-09 request for a Master Plan amendment adding hotel as an approved use within the Parkway 400 Master Plan with conditions as follow:
 1. One limited service business class hotel shall be permitted not to exceed 8 stories in height with a maximum of 200 guest rooms. No extended stay or “suites” hotel shall be permitted.
 2. Sufficient land shall be set aside within the open space to provide for future parking if a parking shortage is determined by the City in the future. Parking may be reduced by up to 20% where sufficient land is determined to be set aside for future parking.
 3. Site shall be developed substantially as shown on plan dated April 28, 2015 prepared by AEC, Inc.
 4. A traffic study shall be prepared assessing traffic operations at proposed curb cut, and intersections Private Drive/Kimball Bridge Road and Amber Park Drive/Old Milton Parkway. City Senior Transportation Engineer shall approve the scope of the study.
 5. Development shall be permitted the following setbacks:
 - 10' Side Yard
 - 25' Rear Yard
 - 65' Front Yard along Kimball Bridge
 6. Building shall be constructed with architectural detail and ornamental features on all 4 sides with final approval by the Design Review Board. Site plan and landscaping shall also require Design Review Board approval.
 7. Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road.
 8. Inter parcel access to the north shall be accommodated as feasible.
 9. Two wall signs shall be approved but each sign shall not be larger than 150 square feet or 300 total square feet.
- The subject property is located on the north side of Kimball Bridge Road within the Parkway 400 Master Plan. The applicant, Greenstone Parkway 400 LLC, is requesting a Master plan amendment in order to permit a hotel to be constructed on Building Site 8 as well as a variance to required parking.
- The submitted request, if approved, will allow Greenstone Parkway 400 LLC to construct a 131 room hotel on Building Site 8. The parcel is 6.86 acres and zoned O&I. The Parkway Master Plan was approved for restaurants and various office and office support businesses. This particular parcel was zoned in Fulton County in 1998 and annexed into the City in 2004 with zoning conditions. The hotel would be capped at 8 stories. The property is located on the south side of Old Milton Parkway and north of Kimball Bridge Road.

- East of the property is zoned O&I and currently contains an office use. South of the property is land also within the Master Plan and zoned for office use. The applicant is proposing additional required parking be shared on the office site south of the site. North of the property is the recent Atwater C-1 commercial site.
- The applicant has requested setbacks of:

Front Yard	65 feet
Side Yard	10 feet
Rear Year	15 feet
- Parking required for the hotel is 1 space per each guestroom, plus 1 employee space for each 20 sleeping rooms, plus one space per 500 square feet of space used for convention rooms, conference rooms, ballrooms, restaurant and retail shops. The proposed site requires 138 parking spaces. With the 20% internal variance that drops the actual parking to 110 spaces. However, additional spaces can be located across the street if needed but customers will be required to cross the roadway to access the hotel which is not an ideal parking situation.
- The hotel is a limited service hotel. Staff found two hotels with the brand name located in Rockville, Maryland and Norwalk, Conn. The hotel is an economical brand and is marketed as a wellness hotel which targets generally the same corporate travel that Alpharetta's other 23 hotels are targeting. There is currently only one full service hotel in Alpharetta therefore additional full service hotels are in higher demand.
- Elevations of the two hotels in Norwalk and Rockville are very modern with bright colors. The previously proposed architecture did not fit in with recently approved architecture at Avalon Plan. However the applicant revised the elevations which are now primarily brick.
- Staff has reviewed the plan and is concerned about the hotel use being added to the Parkway 400 master plan because it is limited service. Staff researched land currently zoned for hotels in the City and found that 11 sites currently exist in the City that could be developed with hotels without a public hearing.
- Staff is concerned with zoning additional land for a hotel which adds to the number of hotels that could be built in the City.
- In the past Staff identified factors that could be used to predict or qualify additions to the Alpharetta lodging inventory. Staff found that PKF, a leading hospitality industry research and consulting firm, established that one of the best predictors of changes in lodging market performance are variations in the level of employment in a given geographic area because most lodging markets rely on a number of sources such as business travelers to generate demand. Therefore additional office square footage should be developed before there is consideration of adding more hotel approvals.
- Alpharetta has more hotel zoning than is needed and risks overdevelopment by the hotel industry. Therefore, if hotel approval is considered on this site, then the best alternative for the City is to eliminate hotel use on another site or require a full-service hotel. The hotel should provide a minimum amount of

meeting space to serve the business community. Elimination of a hotel site from another location would require a master plan amendment.

- The applicant is also seeking a variance for a third exterior wall sign. They are allowed one exterior sign on the building per each road frontage. The applicant wants a sign on the northern, eastern, and southern facades of the building. The building would be seen from Old Milton Parkway and from Westside Parkway and Kimball Bridge Road. Staff would be supportive of a variance for two signs on the north and south side façades with 150 square feet each but both sign maybe not be larger than a combined 300 square feet. No variance for a sign on the east wall of the building.
- The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.
- Don Rolader, attorney, came forward on behalf of the applicant

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve MP-14-09 request for a Master Plan amendment adding hotel as an approved use within the Parkway 400 Master Plan with a few changes to the conditions:*
- ❖ *Condition #1- changing the number of stories from 8 to 6 and the number of guest rooms from 200 to 131*
- ❖ *Condition #5- proposing changing the 25 foot rear yard setback to 15 feet*
- ❖ *Condition #8- adding the word 'pedestrian' between interparcel and access. Interparcel pedestrian access to the north should be accommodated as feasible.*
 - *The motion received a second from Council Member Owens with a friendly amendment that on condition #1, 'one limited service business class hotel' be changed to 'one select service business class hotel'.*
- o *Amendment accepted by Kennedy*
 - *The motion was approved (6-1); Gilvin voting no*

1. DRB 15-16 Even Hotel Parkway 400



D Little and Steve Rowe presented for the Applicant. There was discussion of hotel concept, site plan, retaining wall, roof top units. The Applicant provided samples of actual materials. There was discussion of vertical terminal a/c units. There was discussion of grading. There was discussion of vertical panel materials, size on stair tower not being determined yet. The colors are meant to match the signage which will be brought at a later date.

- ❖ Board Member Brown offered a motion to approve the site line as presented in today's package, regarding elevations, materials and colors we approve as presented in today's package however conditional on that vertical colors facing on entry side that that will be deferred when we review signage and that we approve the site plan as presented today noting that it is a preliminary Site Plan dated July 1, 2015 which is different from the April 28, 2015 Site Plan approved by City Council.
- The motion received a second from Board Member Binder
- The motion was approved by unanimous vote (5-0-0)

There was discussion that Staff would resolve differences between Site Plans.

Board Members Present:

- Richard Kramer, Chairman
- Roger Brown, Vice-Chairman
- Jason Binder
- Dick Debban
- Holly Palmer
- Nancy Zuegel

DRB170042 Even Hotel 2715 Old Milton Pkwy

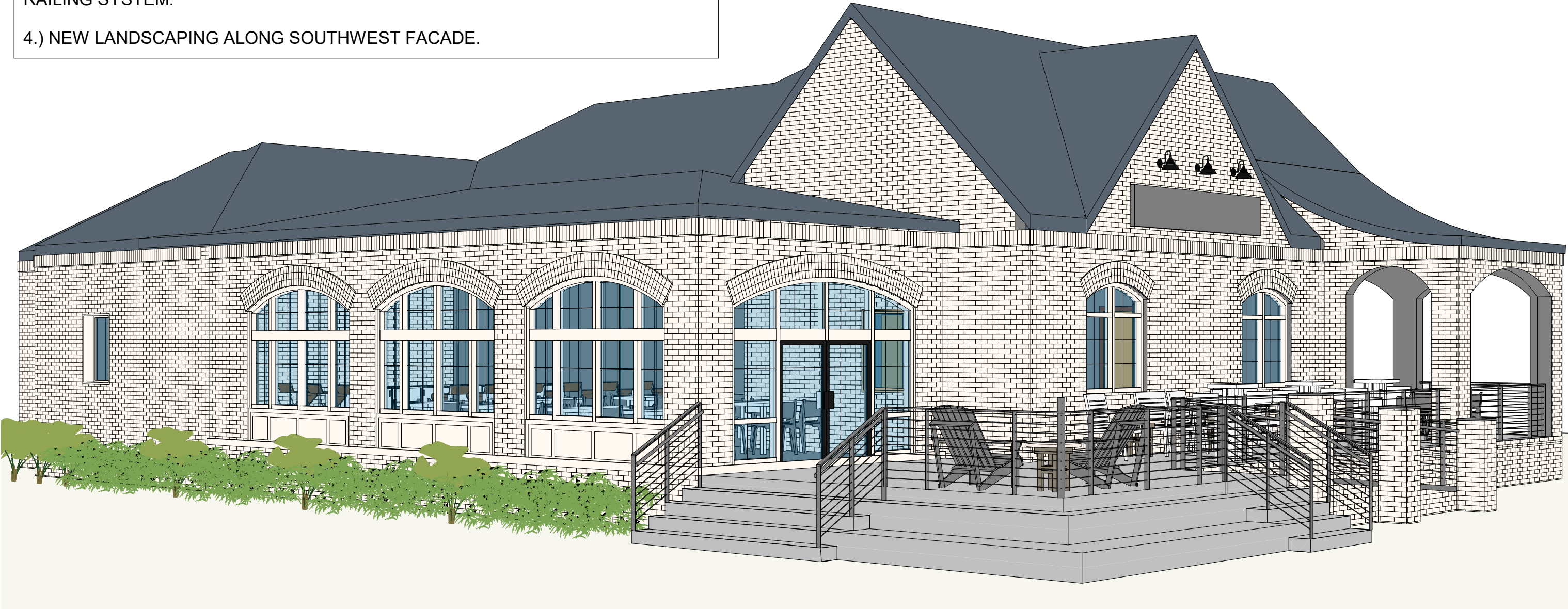
Applicant presented review of landscape plan and fence.

There was discussion of:

- o Landscape materials and spacing
 - o Fence
 - o DRB did not like wooden 42" high opaque privacy fence at the front of the street
 - o Applicant stated it is required by Ordinance
 - o Screening of parking is also required; Applicant stated fence is the only physical way to screen due to site constraints
 - o Wall is required for fall protection
 - o Previously approved fence at Race Trac for fall protection
- ❖ Board Member Corkill offered a motion that the landscape-planting plan is approved as submitted today and we defer the fencing on the private drive off of Kimball Bridge Rd. until another solution can be worked out based on discussion.
- The motion received a second from Board Member Doll
 - The motion was approved by a vote (5-0-1) (Kramer)

There was discussion during the motion that hardscape is included in the motion. Staff verified that the fence is to be non-opaque deferred back to Staff with the discussion that we had about Race-Trac fence, etc. DRB stated it is deferred to Staff.

- PROJECT DESCRIPTION:**
- THE LA CASA ITALIAN BAR AND GRILL IS A PUBLIC RESTAURANT. THE CHANGES TO THE BUILDING IS AS FOLLOWS:
- 1.) HEATED & COOLED PORCH ADDITION ON THE SOUTHWEST SIDE OF THE BUILDING. THE ADDITION WILL HOUSE ADDITIONAL DINING SPACE FOR THE RESTAURANT AND AN EXPANSION OF THE EXISTING BAR.
 - 2.) CONVERSION OF THE DOOR ON THE SOUTHEAST FACADE TO A WINDOW. WINDOW TO MATCH EXISTING WINDOW IMMEDIATELY SOUTHWEST OF THE EXISTING DOOR.
 - 3.) NEW ADDITION / RENOVATION OF ENTRY STAIRS AND RAMP, INCLUDING RAILING SYSTEM.
 - 4.) NEW LANDSCAPING ALONG SOUTHWEST FACADE.



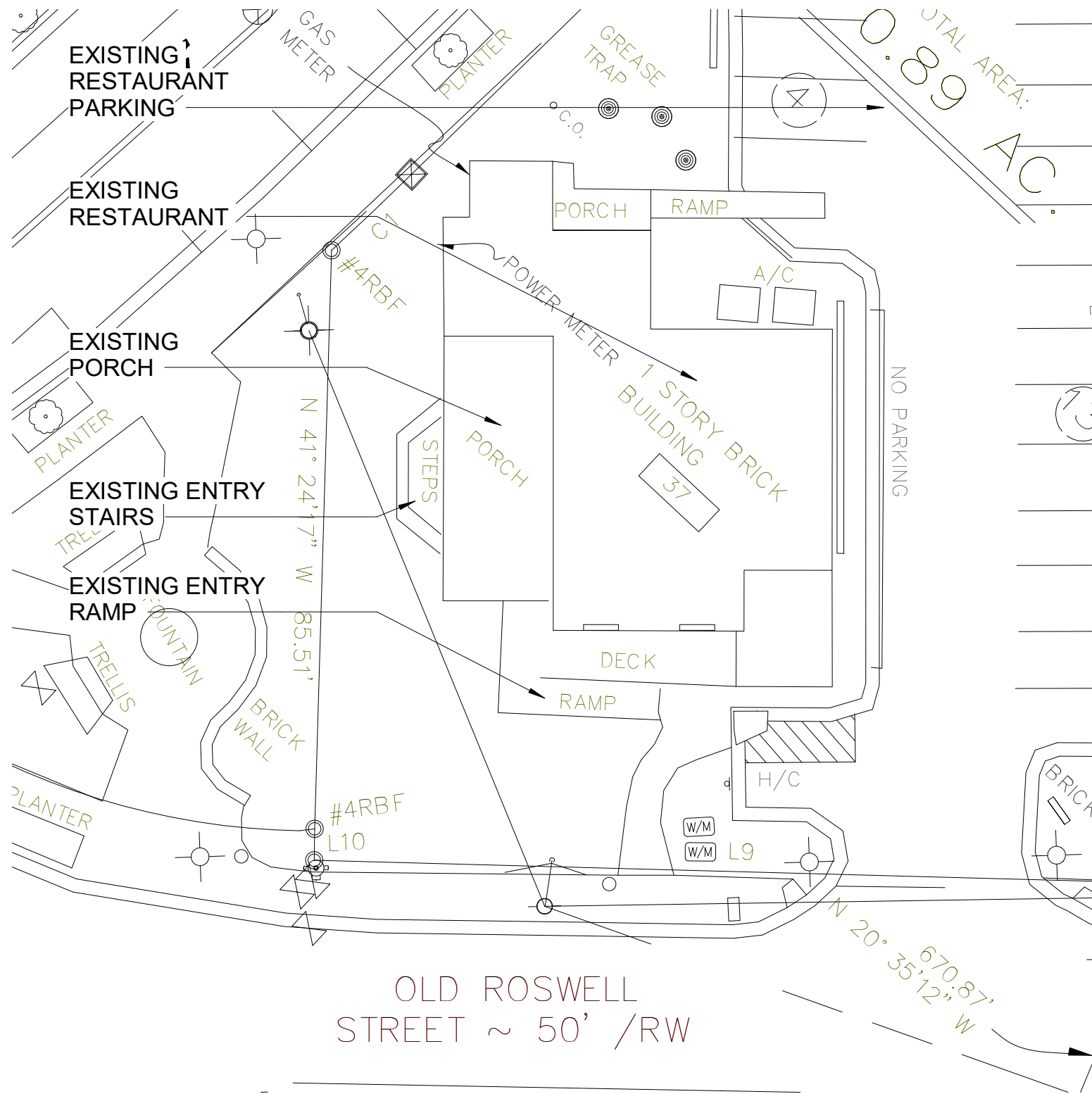
LA CASA RESTAURANT

Scal
08.27.19

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for:
by: TSW





① Site - Existing
1" = 20'-0"

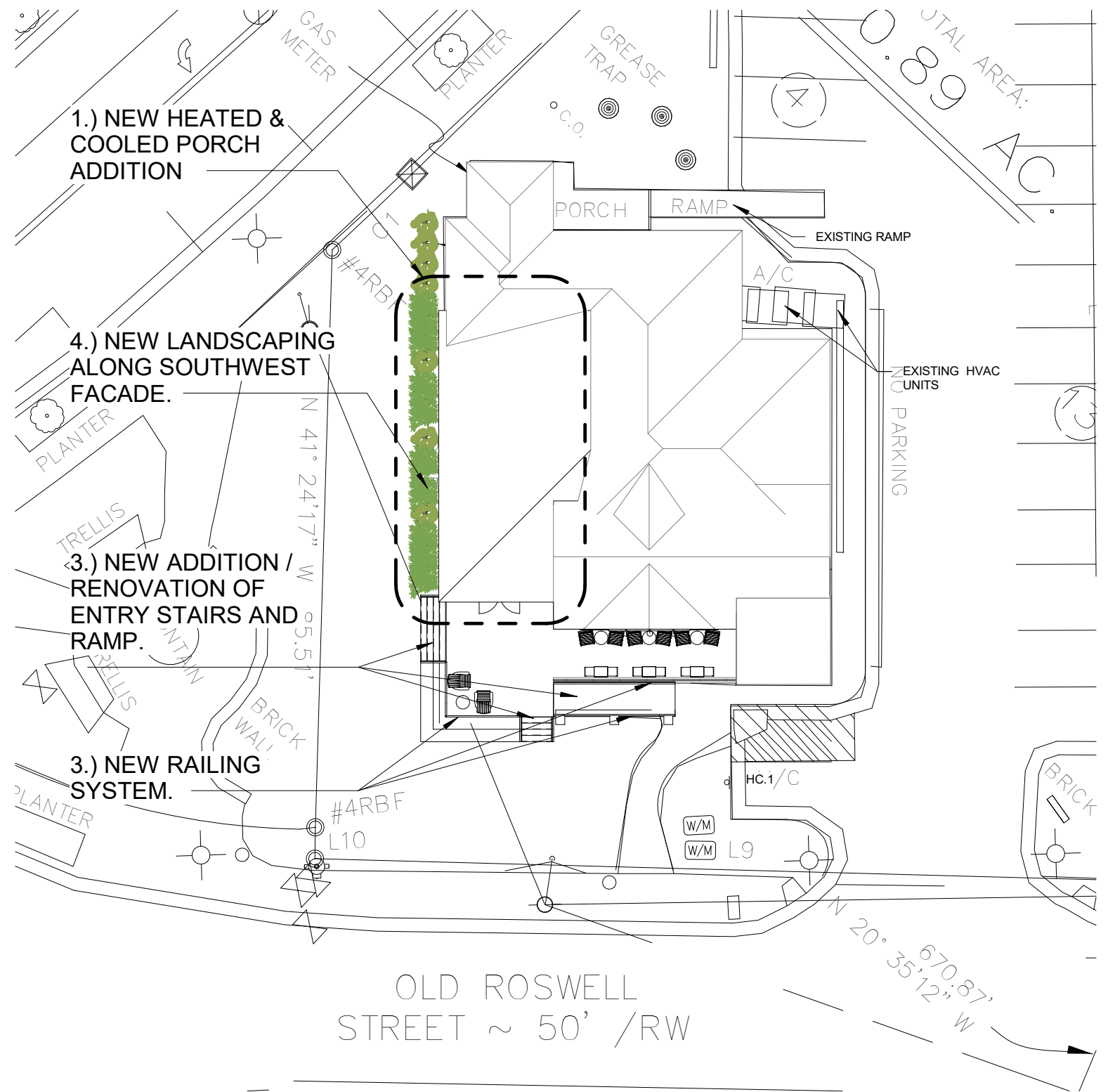


NORTH

LA CASA RESTAURANT

Scale 1" = 20'-0"
08.27.19

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② Site - New
1" = 20'-0"



NORTH

for:
by: TSW



LA CASA RESTAURANT

Scale 1/8" = 1'-0"
08.27.19

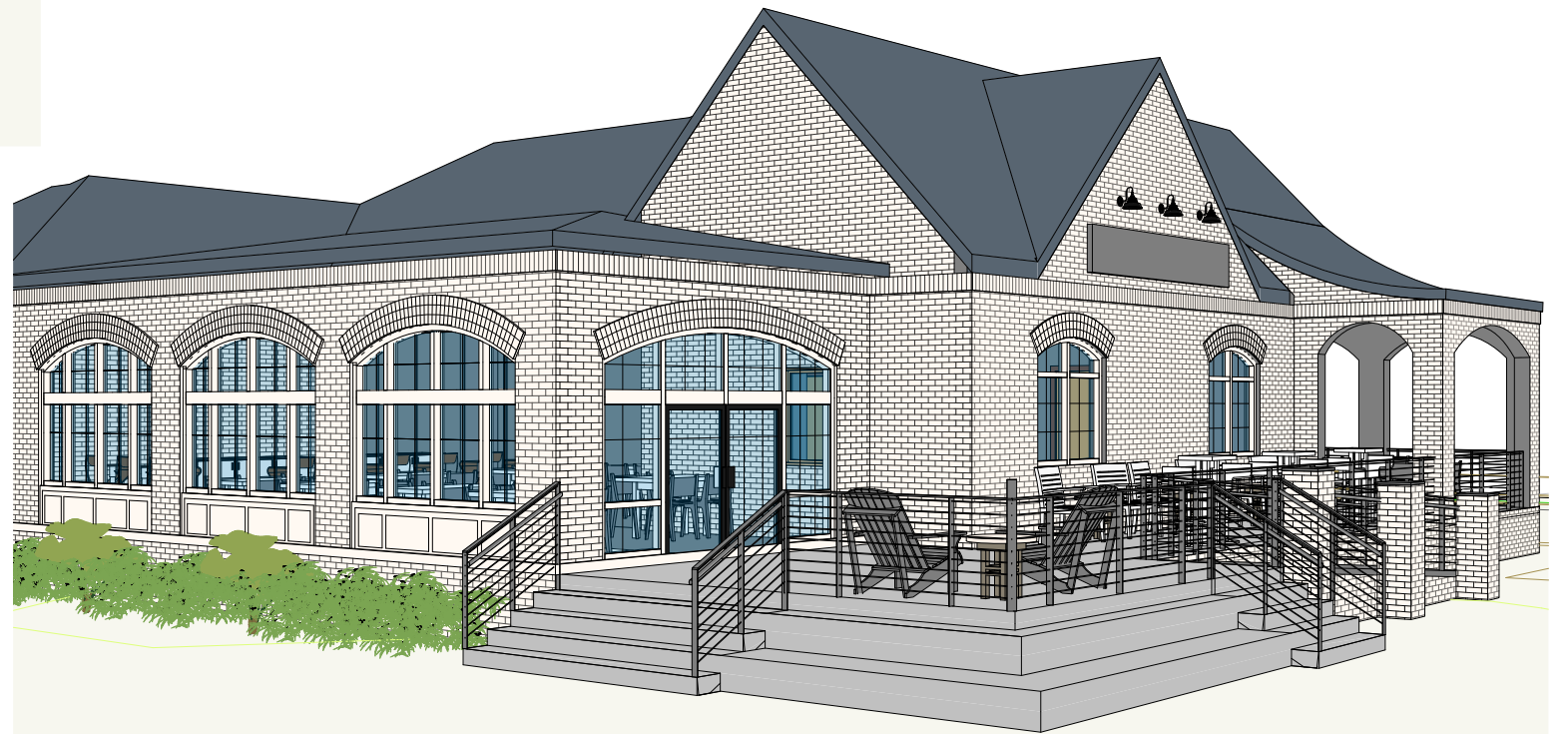
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for:
by: TSW





2 Perspective 3 - Birds Eye



1 Perspective 2 - New Entry

LA CASA RESTAURANT

Scal
08.27.19

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for:
by: TSW





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHEAST ELEVATION - 1

08/27/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHEAST ELEVATION - 2

08/28/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHEAST ELEVATION - 3

08/23/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHWEST ELEVATION - 4

08/28/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHEAST ELEVATION - 5

08/28/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHEAST ELEVATION - 6

08/28/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHWEST ELEVATION - 1

08/30/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHWEST ELEVATION - 2

08/30/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHWEST ELEVATION - 4

08/30/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTHWEST ELEVATION - 4

08/30/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTH CORNER - 1

08/30/19





LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - SOUTH CORNER - 2

08/30/19



LA CASA RESTAURANT

37 Old Roswell St, Alpharetta, GA
30009

scale :

EXISTING CONDITIONS - EAST CORNER - 1

08/30/19



Minnie Olivia Pizzeria

Service Window

Quote #: 17HCBZN

A Proposal for Window and Door Products prepared for:

Job Site:

30009

Shipping Address:

AVI-ALPHARETTA COMM
1877 MCFARLAND PARKWAY
ALPHARETTA, GA 30005

This report was generated on 8/16/2019 4:44:55 PM using the Marvin Order Management System, version 0002.27.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.



CASEY LOBDELL

1877 MCFARLAND PARKWAY

ALPHARETTA, GA 30005

Phone: (678) 297-1111

Fax: (678) 393-9143

clobdell@aviwindowsanddoors.com

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

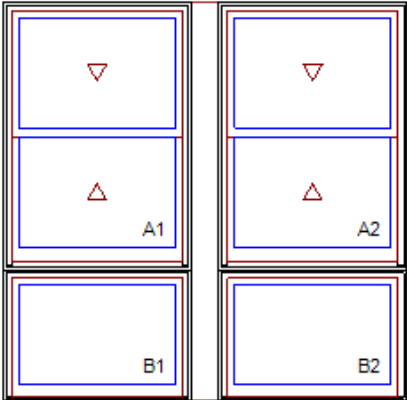
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2	TOTAL UNIT QTY: 2	EXT NET PRICE: USD 4,575.50
--------------------	-------------------	-----------------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM		QTY	
1	Service Window	Ultimate	Marvin Assembly RO 87" X 85 1/2" Entered as FS 86" X 85"		1	
2	Turnkey installation	Non-Marvin	Labor -Remove and dispose of old storefront -Install new window assembly -Caulk exterior seams and foam fill interior frame -Apply trim at interior jambs and sheetrock retrun		1	

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Service Window			
Qty: 1				
 As Viewed From The Exterior Entered As: FS FS 86" X 85" RO 87" X 85 1/2" Egress Information A1, A2 Width: 36 13/32" Height: 23 7/16" Net Clear Opening: 5.93 SqFt Egress Information B1, B2 No Egress Information available. Performance Information A1, A2, B1, B2 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request. Performance Grade A1, A2 Licensee #1127 AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG50 1149X2223 mm (45.3X87.5 in) LC-PG50 DP +50/-50 FL17635 Performance Grade B1, B2 No Performance Grade Information available. Paint Specification Clad Exterior Color: AAMA 2605		Stone White Clad Exterior Painted Interior Finish - White - Pine Interior 2W2H - Rectangle Assembly Assembly Frame Size 86" X 85" Assembly Rough Opening 87" X 85 1/2" Unit: A1 Ultimate Double Hung G2 Basic Frame 40" X 57" Rough Opening 41" X 57 1/2" Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Low E2 w/Argon Stainless Perimeter Bar Ogee Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Low E2 w/Argon Stainless Perimeter Bar Ogee Interior Glazing Profile White Interior Weather Strip Package White Exterior Weather Strip Package White Sash Lock White Top Sash Strike Plate Assembly Color 2 Per Unit White Sash Lift No Screen Unit: A2 Ultimate Double Hung G2 Basic Frame 40" X 57" Rough Opening 41" X 57 1/2" Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Low E2 w/Argon Stainless Perimeter Bar Ogee Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Low E2 w/Argon Stainless Perimeter Bar Ogee Interior Glazing Profile White Interior Weather Strip Package White Exterior Weather Strip Package White Sash Lock White Top Sash Strike Plate Assembly Color 2 Per Unit White Sash Lift No Screen		

Unit: B1
 Ultimate Double Hung Transom G2
 Basic Frame 40" X 28"
 Unit Is Not WDMA Certified
 Rough Opening 41" X 28 1/2"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package

Unit: B2
 Ultimate Double Hung Transom G2
 Basic Frame 40" X 28"
 Unit Is Not WDMA Certified
 Rough Opening 41" X 28 1/2"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Vertical Solid Space Mull 6"
 Standard Mull Charge
 4 9/16" Jambs
 Nailing Fin
 ***Note: Non-Certified mull: check with local code officials for project specific requirements.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Turnkey installation			
Qty: 1				

Labor -Remove and dispose of old storefront
 -Install new window assembly
 -Caulk exterior seams and foam fill interior frame
 -Apply trim at interior jambs and sheetrock return

	Project Subtotal Net Price: USD	3,181.50
	Non-Taxable Labor: USD	1,394.00
	7.750% Sales Tax: USD	246.57
	Project Total Net Price: USD	4,822.07

Terms and Conditions

TRADE SALES

+++ NOTE +++ THE PRICING FOR THIS QUOTE IS GOOD FOR 30 DAYS AND MUST BE REQUESTED THEREAFTER, PRIOR TO ORDERING.

PAYMENT: The Purchaser shall pay AVI for the goods, materials, and services plus any applicable taxes. If paid by credit card, the card on file will be charged as noted under payment schedule terms.

DELAY/DAMAGE: "AVI shall not be responsible for delays in delivery or installation due to the unavailability of materials, weather, fire, labor disputes, war, government regulations, or any causes beyond its control, nor shall it be liable for any consequential damages of any nature however caused. Materials delivered to the installation address, if stolen, mislaid or damaged, will be the responsibility of the Purchaser.

LATE PAYMENTS: "Interest shall be due and payable at the rate of twenty-four percent (24%) per annum from the date a payment is due to the date the sum is paid.

OUR WARRANTY: "In addition to any manufacturers' warranties extended to Purchaser on the materials supplied, AVI shall cover labor to correct, upon written notice from Purchaser, any defects or deficiencies in the goods and materials supplied for a period of three (3) years from the date of purchase.

AVI is not responsible for making sure that windows and/or doors meet local building code.

PAYMENT SCHEDULE TERMS:

50% DEPOSIT DUE UPON ACCEPTANCE.

50% BALANCE DUE UPON DELIVERY.

+++NOTE+++

**** CREDIT CARD SURCHARGE OF 2.75% WILL BE ADDED FOR PURCHASES PAID WITH CREDIT CARDS****

TO ACCEPT THIS AS AN ORDER, PLEASE SIGN AND DATE SIGNIFYING THAT YOU HAVE READ AND ACCEPT ITS CONTENTS. ONCE THE ORDER IS PLACED, IT CANNOT BE CHANGED NOR CAN IT BE RETURNED FOR CREDIT.

NAME: _____

DATE: _____

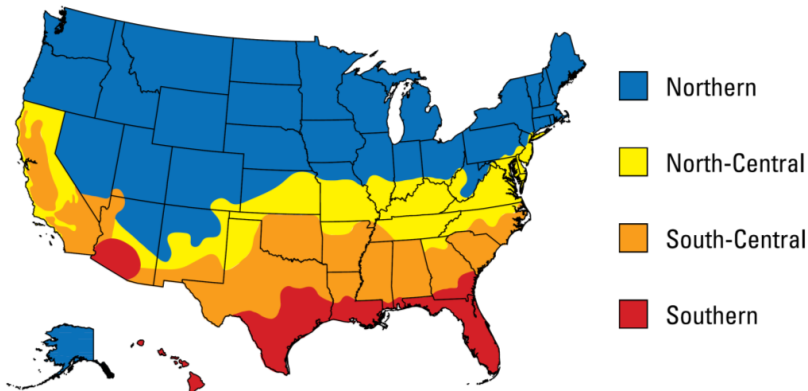
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

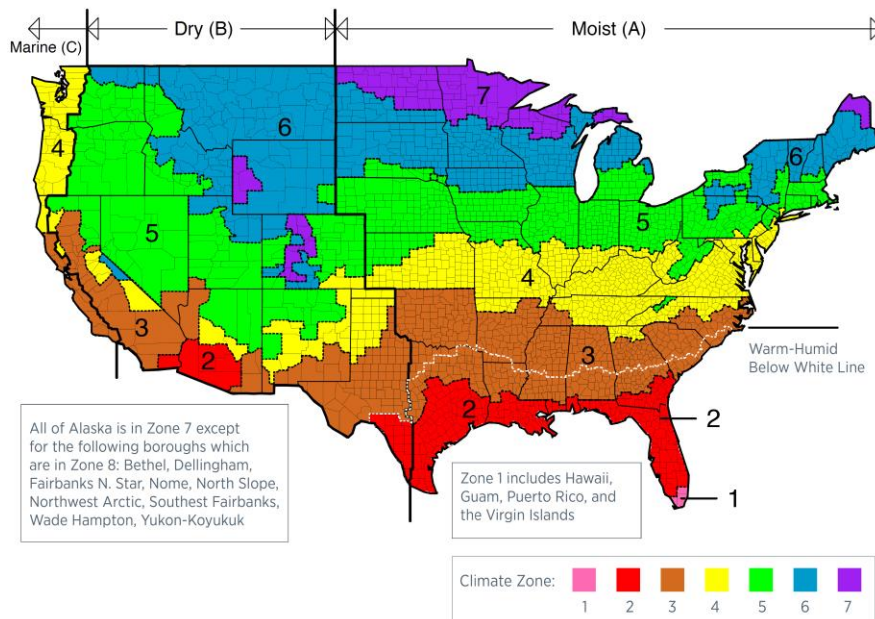
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	3,181.50
Non-Taxable Labor: USD	1,394.00
7.750% Sales Tax: USD	246.57
Project Total Net Price: USD	4,822.07

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature: _____

Title: _____

Date: _____

Seller: _____

Buyer: _____

Before



After



Before



After







CONCEPT 2 TABLE
HOSPITALITY GROUP

September 2, 2019

Department of Community Development
2 Park Plaza, Alpharetta GA 30009
www.Alpharetta.ga.us
Tel: 678-297-6070
Fax: 678-297-6071

**Re: City of Alpharetta Design Review Board
Minnie Olivia Pizzeria
10 Roswell Street Suit 120 Alpharetta GA 30009**

To whom it may concern:

Concept to Table Hospitality Group is currently in the process to improve and remodel the restaurant space located at 10 Roswell Street Suit 120, Alpharetta GA 30009 previously operating as The Corner Deli and soon to become Minnie Olivia Pizzeria. The interior construction is under permit #BC190190 schedule to complete by the end of September. This proposal is to improve the outdoor are and re-enhance the corner of Milton and Roswell Street right were Minnie Olivia is located. It is our goal as a restaurant and a company to revive this corner with a great look, feel and ambience.

Relating to the proposal, please find attached the following:

1. Patio seating layout, tables and umbrellas.
2. Minnie Olivia outdoor sign.
3. Service window.
4. Patio lighting layout and description.

This project is a remodeling and improvement of the previously occupant that operate on the space for over 15 years. The work consists of better plan layouts, looks and feel with the goal of revive and re enhance the corner of Milton and Roswell Street in the Historic Alpharetta Downtown.

Should you require additional information, or should there be the need for corrections, please let us know.

Thank you for your assistance.

Sincerely,

Julio Delgado, Founder

P.O. Box 5605, Alpharetta, GA 30023



3M ENVISION DIECUT VINYL WITH GLOSS OVERLAMINATE

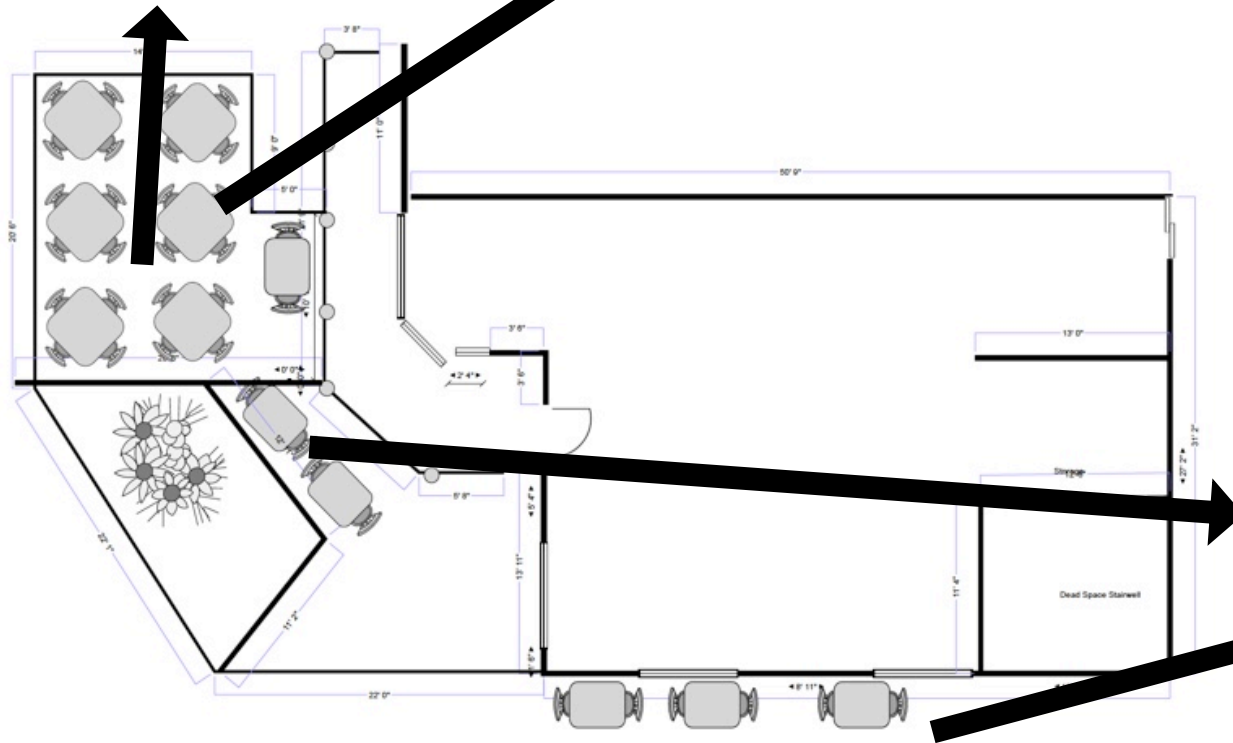
**Waddell 10' Square Cantilever
Umbrella**

Commercial Use



Minnie Olivia Pizzeria
10 Roswell Street Alpharetta GA
30009

**Patio tables and chairs location and
description.**





Outdoor Seating and Product Description

- Tables and chairs product description
- Before and after looks
- Floor Plan



35.5" Square White Indoor-Outdoor Steel Patio Table Set with 4 Round Back Chairs

About Product

Brighten up your patio space with this beautiful patio table set. This colorful set will enhance your bistro, cafe, restaurant, hotel or home patio space. The top includes an umbrella hole (umbrella not included). The patio chairs stack for storing. The frames are designed for all-weather use making it a great option for indoor and outdoor settings. For longevity, care should be taken to protect from long periods of wet weather. The possibilities are endless with the multitude of environments in which you can use this table, for both commercial and residential spaces.

Product Features

- White Powder Coat Finish
- Square Table
- Top Size: 35.5" Square
- 1" Edge Top

- Rain Flower Designer Top with Umbrella Hole
- Umbrella Hole: 1.75" Dia.; 14.5" from Floor
- Protective Plastic Floor Glides
- Table Size: 35.5"W x 35.5"D x 28.75"H
- Base Size: 27"W
- 300 lb. Weight Capacity
- Stacks up to 8 Chairs High
- Round Back
- Integrated Arms
- Rain Flower Seat and Back Design
- 1.2mm Tubular Frame
- Plastic Floor Glides
- Chair Size: 21"W x 24"D x 32.25"H
- Back Size: 16"W x 17.25"H
- Seat Size: 15.5"W x 17"D x 17.25"H
- Arm Height: 9"H from Seat; 25.5"H from Floor

Product Specs

- **Width**35.5"
- **Depth**35.5"
- **Height**28.75"
- **Weight Capacity**300 lbs
- **Seating Capacity**4 Count

- **Stack Quantity**8 Count
 - **Color** White
 - **Material** Steel
 - **Seat Material** Metal
 - **Back Material** Metal
 - **Frame Material** Metal
 - **Table Top Material** Metal
 - **Finish** White Powder Coat
 - **Table Shape** Square or Round
 - **Style**Contemporary
 - **Back Style**Round
 - **Base Style**4 Leg
 - **Arms**Yes
 - **Suitable For Commercial Use**Yes
 - **Suitable for Outdoor Use**Yes
 - **ANSI / BIFMA**Yes
 - **Brand**Flash Furniture
-



Outdoor Sign

➤ Sign Material:

3 N Envision diecut vinyl with gloss over laminate.

➤ Size:

Over all graphic size – 113”W X 40”H

➤ Location:

Right above front store window approximated 12’ from floor (see attached design)

➤ Work will be under contract by:

Sing of Sign of Significance 678-379-5187



CONCEPT 2 TABLE

HOSPITALITY GROUP

Service Window

- Service Window is designed to match present window frame, color and look of the building
- Cut sheet and spec attached.



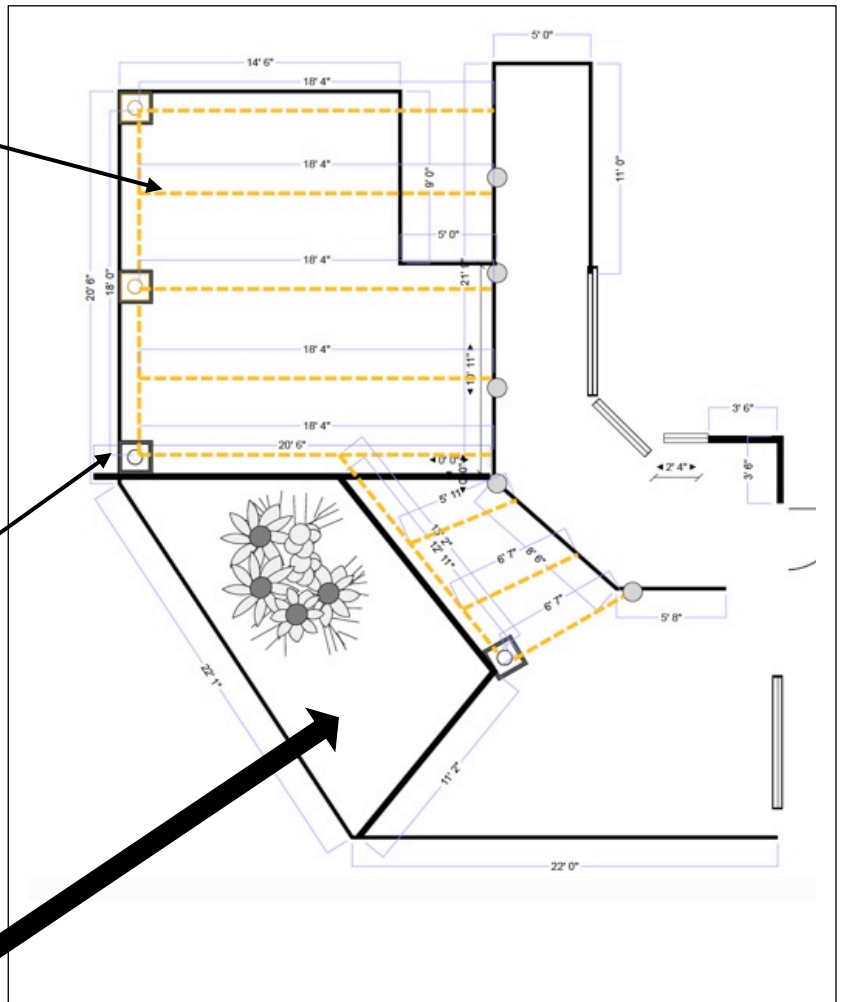
Service Window Location

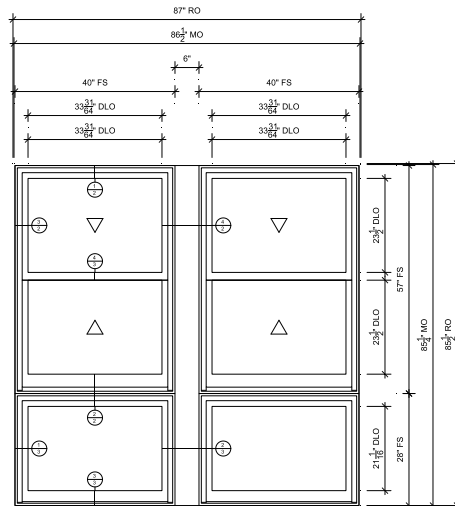


Outdoor Lighting

- Outdoor light is proposed to enhance the nighttime look of the building eliminating the dark feel of the corner and creating enhancement and night life feel for the Alpharetta Towns Commons Building.
- See attached proposal.

Minnie Olivia Pizzeria, 10 Roswell Street Alpharetta GA 30009





SERVICE WINDOW

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

SPECIFICATIONS

Line #: 1

Qty: 1

Mark Unit: Service Window

Product Line: Ultimate

Unit Description: Marvin Assembly

Rough Opening: 87" X 85 1/2"

Frame Size: 86" X 85"

Masonry Opening: 86 1/2" X 85 1/4"

Sash Opening: 87" X 85 1/2"

Inside Opening: 87" X 85 1/2"

Exterior Finish: Stone White

Species: Pine

Interior Finish: Painted Interior Finish - White

Unit Type: [A1/A2] Double Hung G2,
[B1/B2] Double Hung Transom G2

Call Number: None

Glass Information: IG, Low E2 w/Argon, Stainless

Divider Type: None

Hardware Type: [A1/A2] Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None,
Bottom Sash Limiter : None,
[B1/B2] None

Screen Type: [A1/A2] No Screen, [B1/B2] None

Hardware Color: [A1/A2] White,
[B1/B2] None

Screen Surround Color: None

Screen Mesh Type: None

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: Casing Type : None

Subsill: Subsill Type : None



PROJ/JOB: Minnie Olivia Pizzeria / Service Window

DIST/DEALER: AVI-ALPHARETTA-000

DRAWN: CASEY LOBDELL

QUOTE#: 17HCBZN

PK VER: 0002.27.00

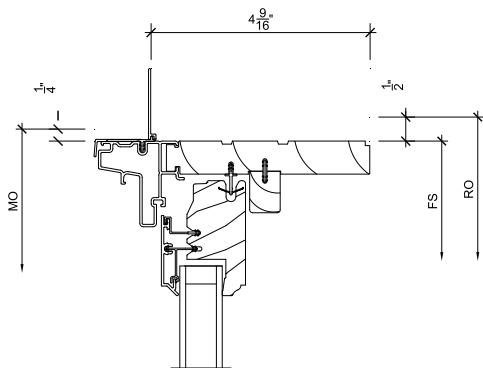
CREATED: 08/16/2019

REVISION:

SHEET

1

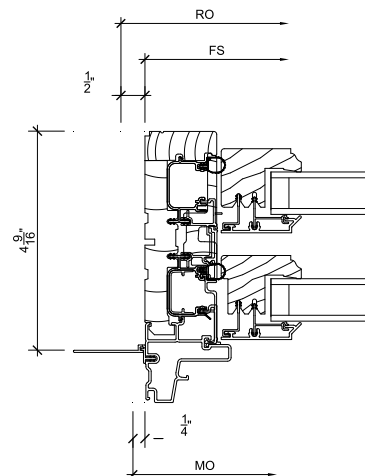
OF 3



1
2

Head

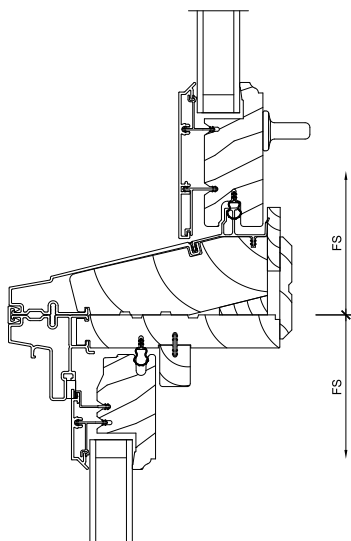
SCALE: 3" = 1'-0"



3
2

Jamb

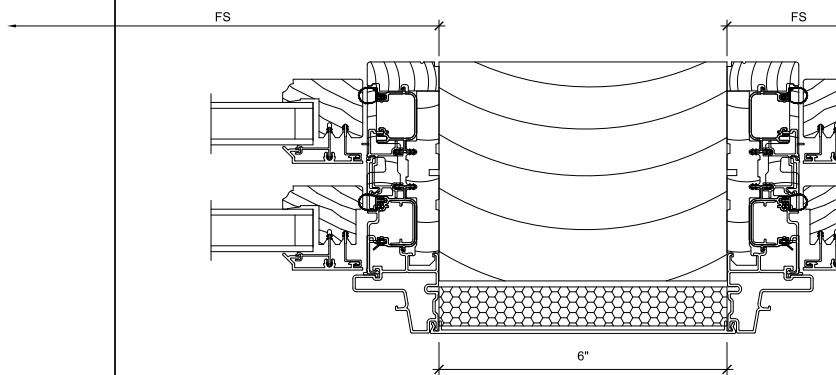
SCALE: 3" = 1'-0"



2
2

Horizontal Mullion

SCALE: 3" = 1'-0"



4
2

Vertical Mullion

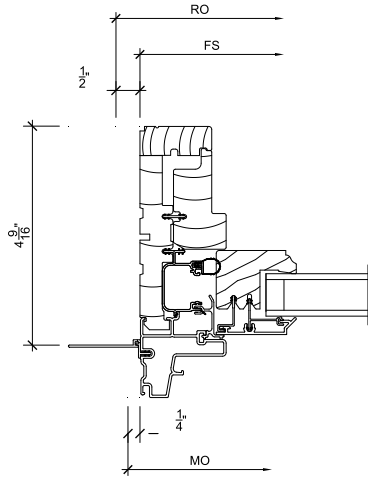
SCALE: 3" = 1'-0"



PROJ/JOB: Minnie Olivia Pizzeria / Service Window
DIST/DEALER: AVI-ALPHARETTA-000
DRAWN: CASEY LOBDELL
QUOTE#: 17HCBZN PK VER: 0002.27.00

CREATED: 08/16/2019 REVISION:

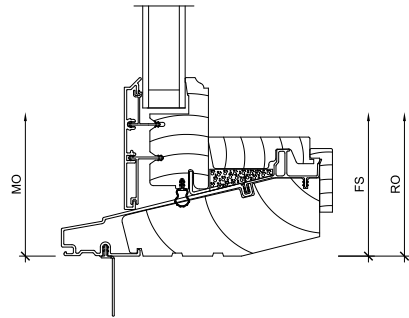
SHEET
2
OF 3



1
3

Jamb

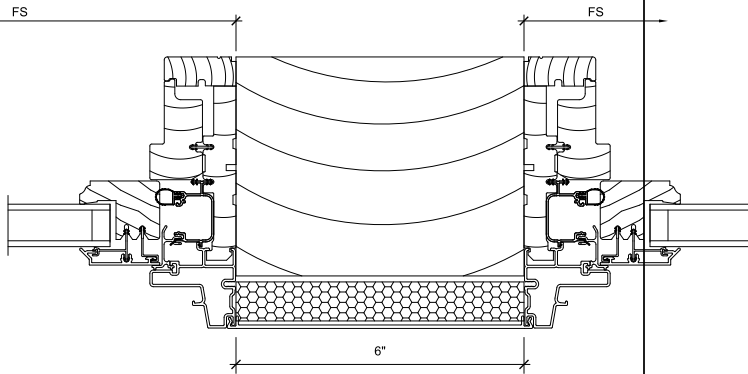
SCALE: 3" = 1'-0"



3
3

Sill

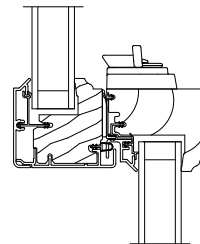
SCALE: 3" = 1'-0"



2
3

Vertical Mullion

SCALE: 3" = 1'-0"



4
3

Checkrail

SCALE: 3" = 1'-0"



PROJ/JOB: Minnie Olivia Pizzeria / Service Window
DIST/DEALER: AVI-ALPHARETTA-000
DRAWN: CASEY LOBDELL
QUOTE#: 17HCBZN PK VER: 0002.27.00

CREATED: 08/16/2019 REVISION:

SHEET

3

OF 3

Minnie Olivia planters description

With the effort to maintain a great look all year around we will plant "Brown's Yew"

Brown Yew is characterized by extremely slow growth and a natural, globe-like shape, Brown's yew is an evergreen shrub that requires watering twice a week with very low maintenance and live well with exposure to full or partial sun.



Planter Descriptions:

Teak Wood Square Planter (for Corners)

- Dimensions: 12Lx12Lx30H
- Material: Teak (naturally weather resistance wood)

Planter Descriptions:

Teak Wood rectangular Planter

- Dimensions: 40Lx12Lx20H
- Material: Teak (naturally weather resistance wood)



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: GMC Real Estate Acquisitions, LLC

Location Address: 6055 North Point Pkwy and 10800 Haynes Bridge Rd

Mailing Address: 3060 Peachtree Rd NW Suite 1050

City: Atlanta State: GA Zip Code: 30305 - _____

Contact For All Notifications: Cameron Grogan

Contact Telephone: 404 - 941 - 2370 Mobile Telephone: 404 - 548 - 7128

Fax: _____ - _____ - _____ Email: cgrogan@geyermorris.com

Contact's Relation To Business: Employee

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: Alpha Land Partners, LLC / Orlando BK One Assocaites, LLC / Alpha Regions Partners, LLC

Physical Address: _____

Mailing Address: 940 Emmett Avenue Suite 200

City: Belmont State: CA Zip Code: 94002 - _____

Owner Telephone: 415 - 227 - 2215 Contact Fax: _____ - _____ - _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

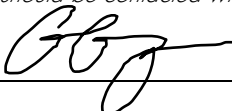
Address (If Assigned) : 6055 North Point Pkwy

Tax ID or Map Reference Number: 12 273007550195

Land Lot(s): 754 , 755 District: 1st Section: 2nd

Existing Zoning of Property: PSC Existing Uses of Property: Restaurant

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

Applicant Signature: 

Date: 9/05/2019

Print Form



BRK - 1 MERIDIAN BRICK - CORAL GRAY



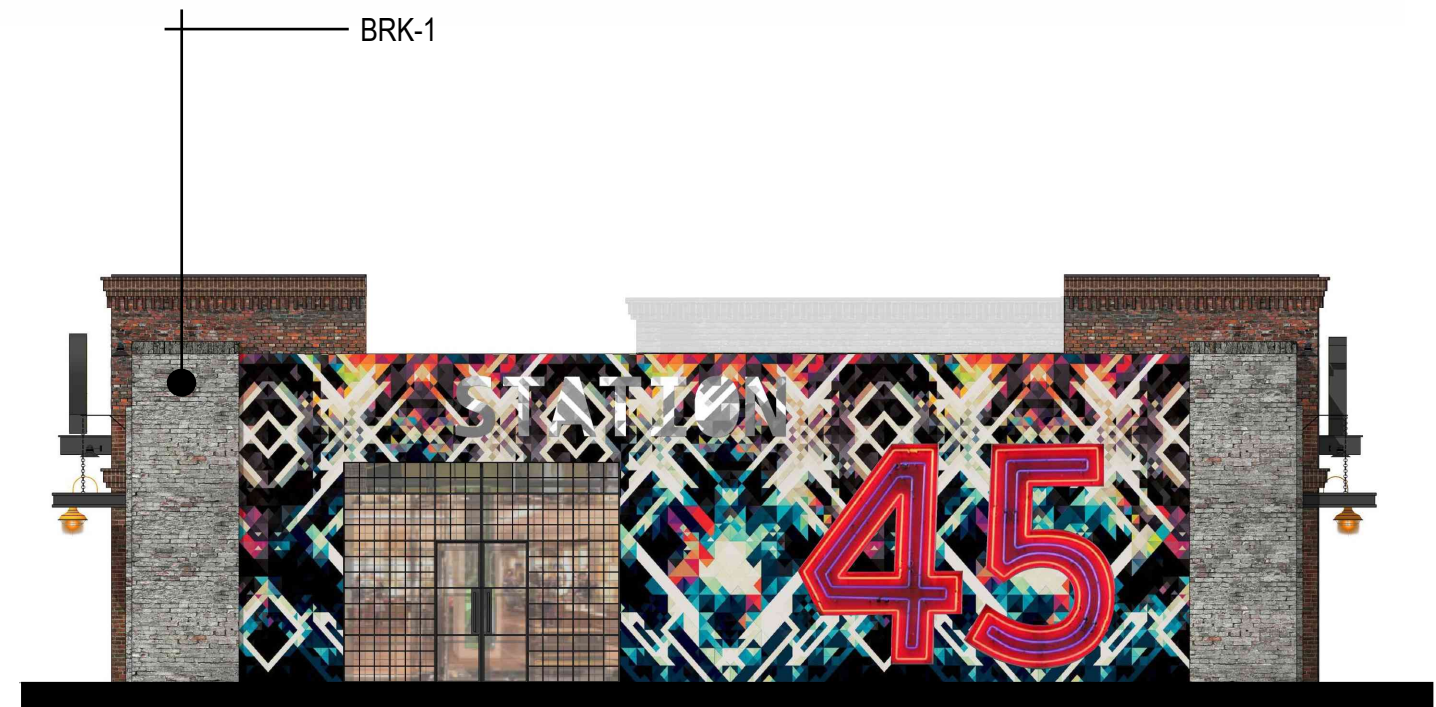
BRK - 2 MERIDIAN BRICK - BERKSHIRE



BRK - 3 MERIDIAN BRICK - DOWNING STREET



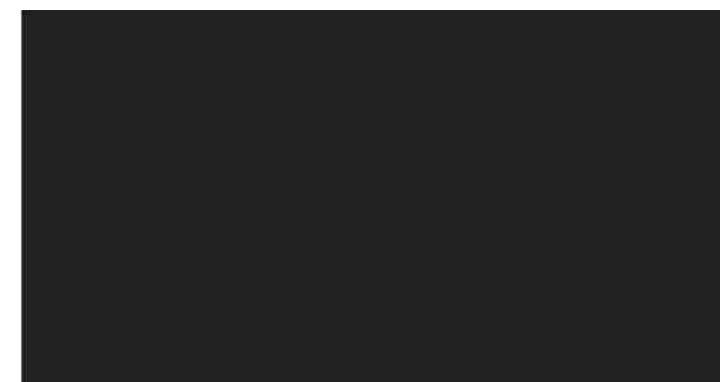
AL - 1 DARK BRONZE ALUMINUM STORERONT



BRK - 1 MERIDIAN BRICK - CORAL GRAY



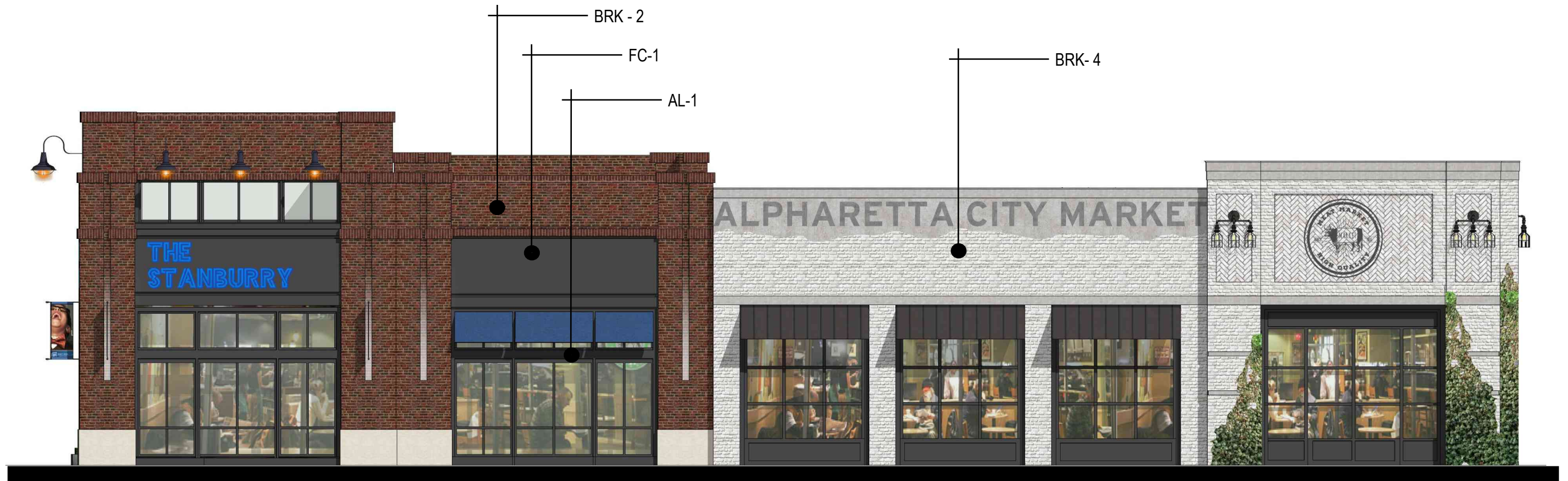
BRK - 3 MERIDIAN BRICK - DOWNING STREET



AL -1 DARK BRONZE ALUMINUM STORERONT







BRK - 4 MERIDIAN BRICK - OLD BAILEY



BRK - 2 MERIDIAN BRICK - BERKSHIRE



FC - 1 CEMENTITIOUS PANEL



AL - 1 DARK BRONZE ALUMINUM STOREFRONT



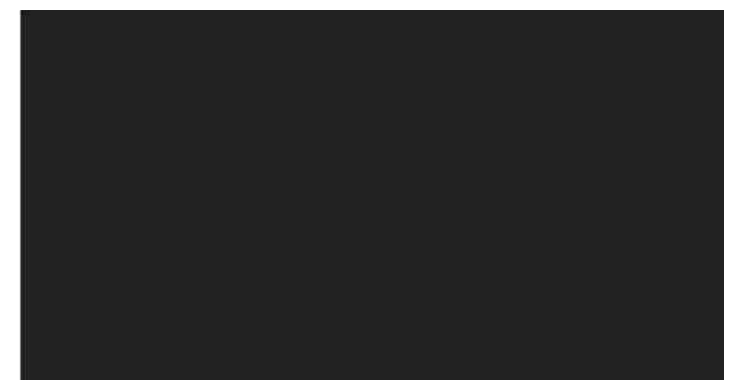
BRK - 4 MERIDIAN BRICK - OLD BAILEY



BRK -2 MERIDIAN BRICK - BERKSHIRE



FC -1 CEMETITIOUS PANEL



AL -1 DARK BRONZE ALUMINUM STORERONT







FC - 1 CEMENTITIOUS PANEL



BRK - 3 MERIDIAN BRICK - DOWNING STREET
HERRINGBONE BRICK



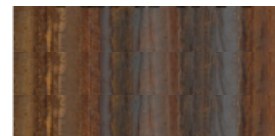
FC - 1 CEMENTITIOUS PANEL
STOREFRONT KNEE WALL

BRK - 3

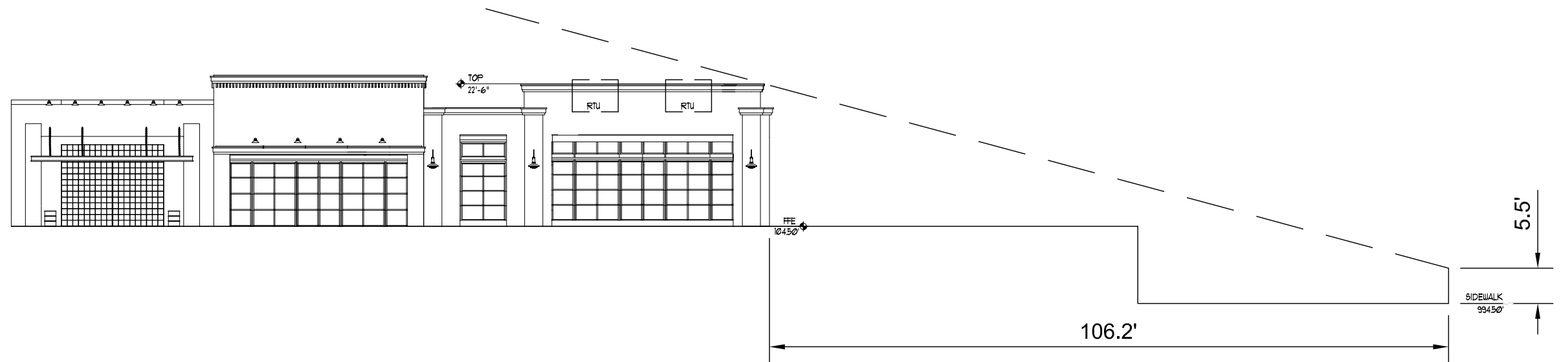
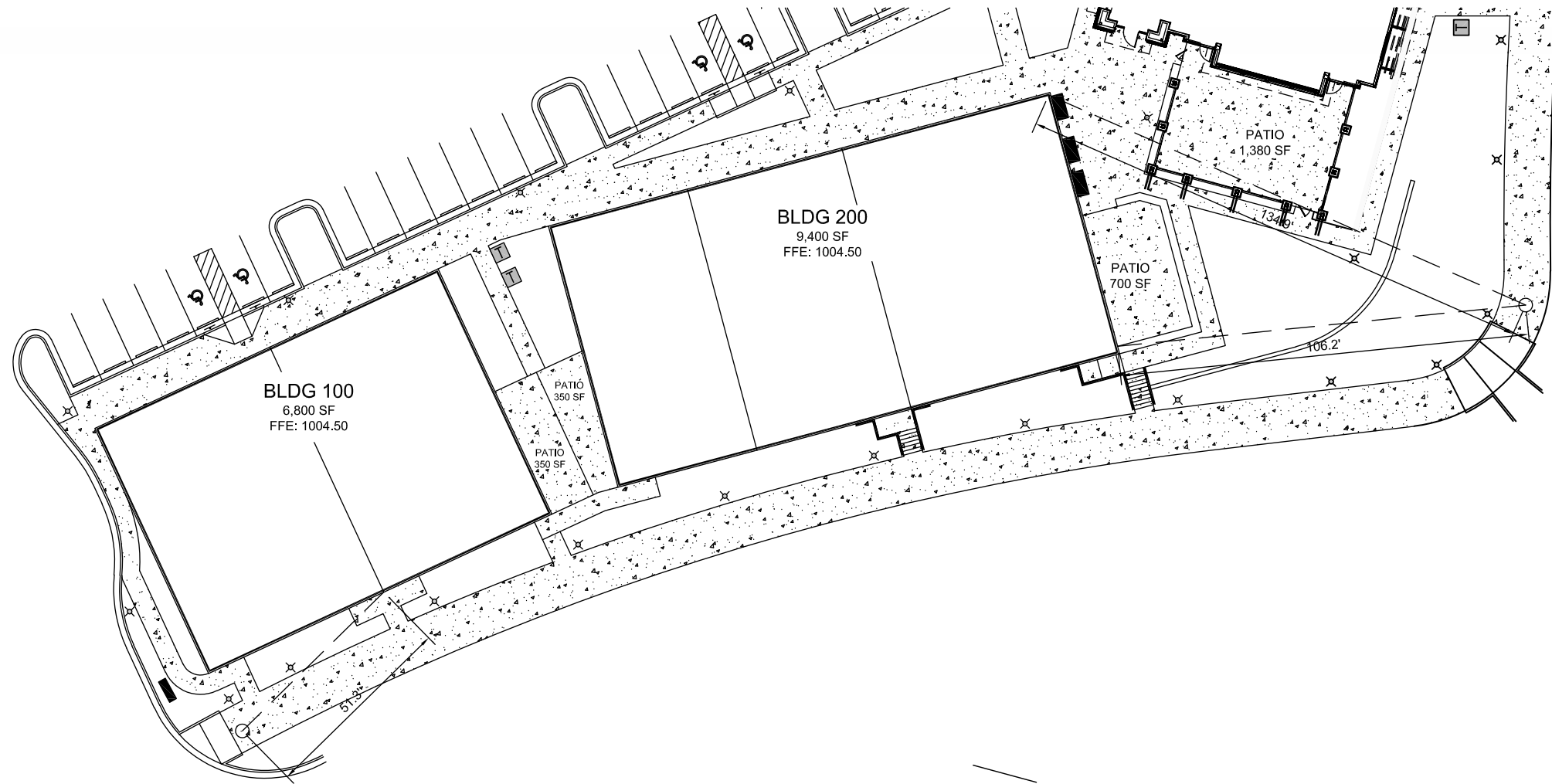
PS - 1



**PS - 1 PAVESTONE - PEWTER CONCRETE
RETAINING WALL BLOCK SILVER**



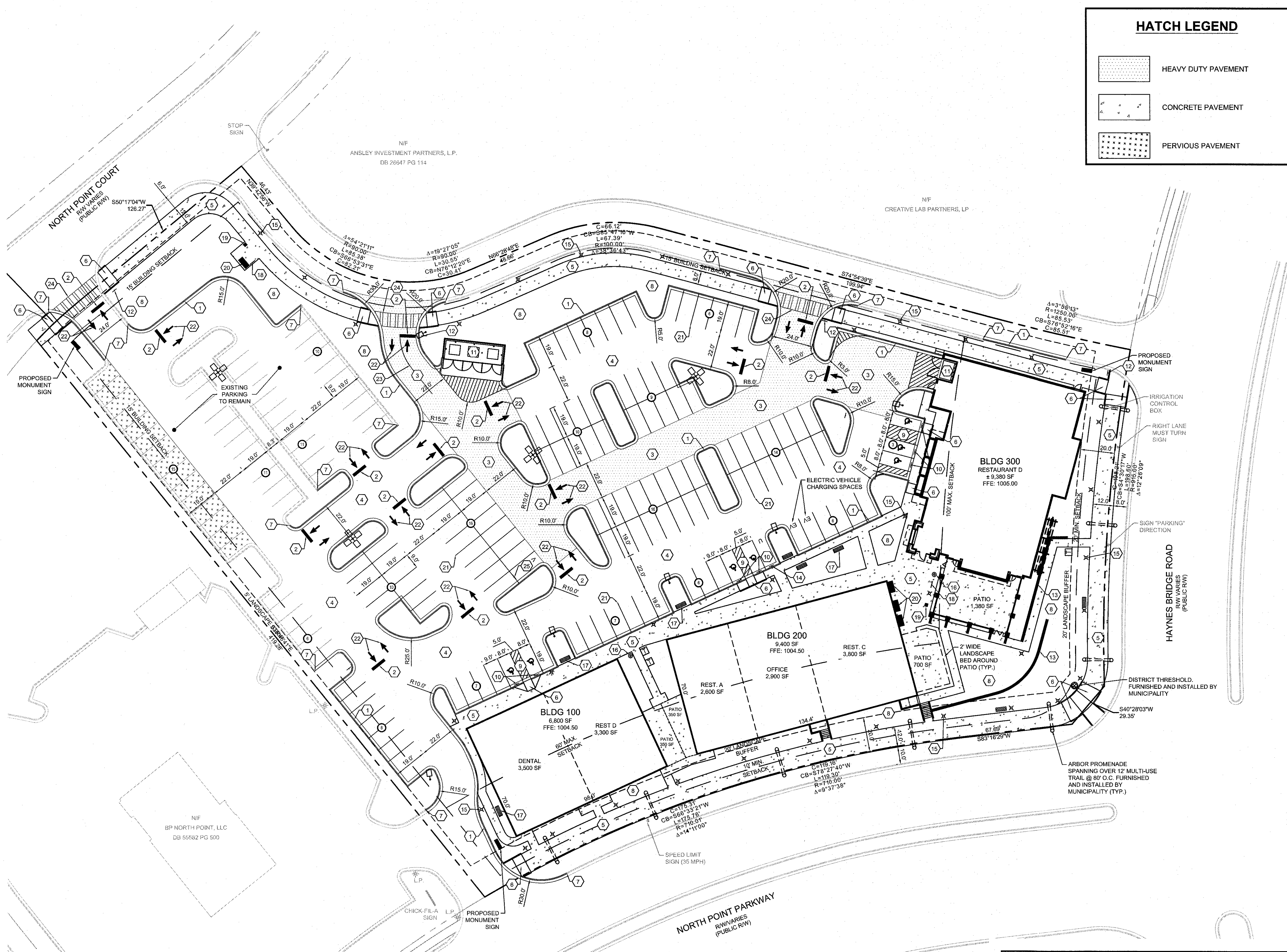
ST - 1 CORTEN STEEL



Drawing name: L:\2019\001 - Geyer Morris Company - North Point II - Alpharetta, GA\ADD\CONSTRUCTION\01 - 09 - SITE.dwg SITE PLAN Sep 05, 2019 10:58am by: michael.tothaker

CITY OF ALPHARETTA ARBORIST NOTES:

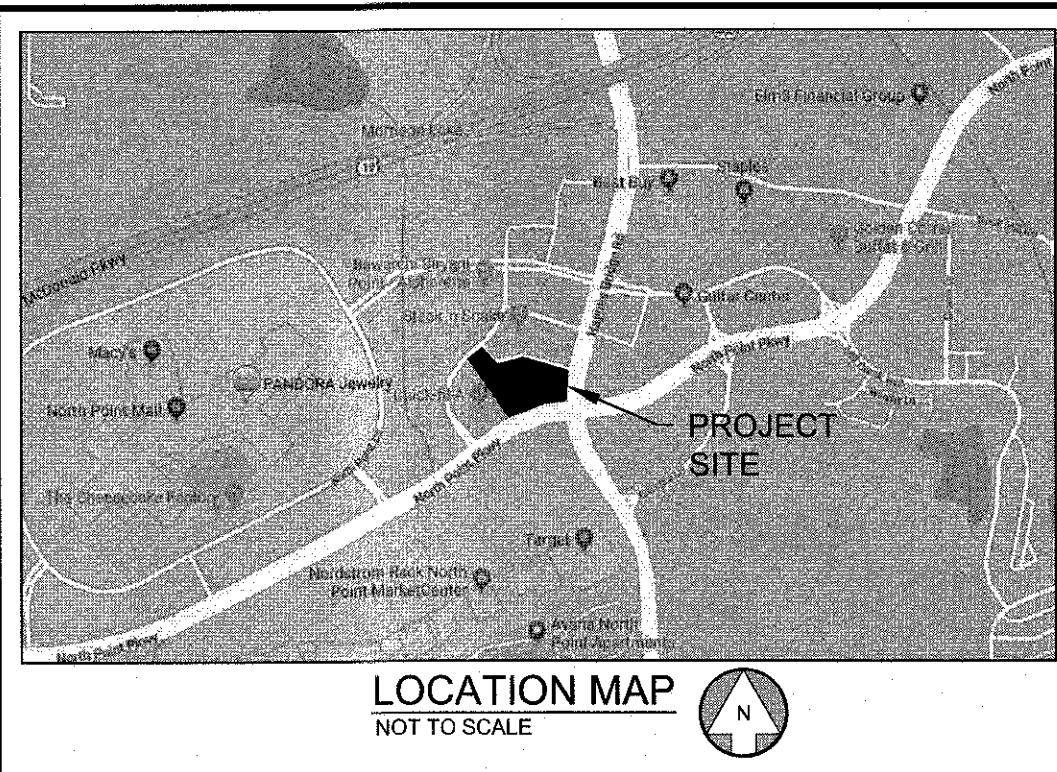
1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
3. TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
4. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



HATCH LEGEND

	HEAVY DUTY PAVEMENT
	CONCRETE PAVEMENT
	PERVIOUS PAVEMENT

LOCATION MAP



SITE SUMMARY

SITE AREA	
SITE AREA:	3.82 ACRES (166,048 S.F.)
PERVIOUS AREA:	34,867 SF (21.0%)
IMPERVIOUS AREA:	131,181 SF (79.0%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	PSC (NORTH POINT LCI)
ADJACENT ZONING:	PSC (NORTH POINT LCI)
BUILDING SETBACKS	
FRONT:	20' MIN / 100' MAX (TYPE A CORRIDOR)
SIDE / REAR:	10' MIN / 60' MAX (TYPE B CORRIDOR)
SIDE / REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	25,580 S.F.
PATIO AREA:	2,780 S.F.
TOTAL AREA:	28,360 S.F.
BUILDING COVERAGE:	15.4%
PARKING SUMMARY	
PARKING REQ.:	RESTAURANT 1 SPACE / 100 S.F.
	MEDICAL / RETAIL 1 SPACE / 200 S.F.
	252 SPACES (MAX.)
	202 SPACES (MIN. 20% REDUCTION)
PARKING PROV.:	179 SPACES (80,608 S.F.)
1 BIKE SPACE REQ. / 25 VEHICLE SPACES	8 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	22'

KEY NOTES

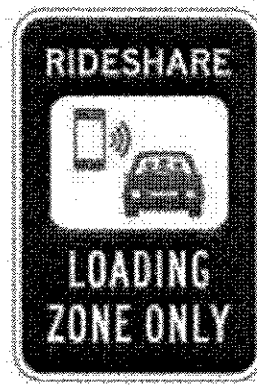
1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
3	HEAVY DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
6	ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.2 FOR DETAIL
7	CONTRACTOR TO TIE IN AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA, SEE SHEET L-1.1 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
11	DUMPSTER ENCLOSURE WITH DRAIN PER FULTON COUNTY STANDARD DETAIL, ALSO REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
13	PAVESTONE 4" PEWTER CONCRETE BLOCK RETAINING WALL, DESIGN BY OTHERS
14	RIDE SHARE PICK UP/DROP OFF SIGN, SEE SHEET C-7.0 FOR DETAIL
15	PROPOSED LIGHT POLE, REFER TO PHOTOMETRIC PLAN FOR DETAILS
16	PROPOSED TRASH CONTAINER, SEE SHEET C-7.8 FOR DETAIL
17	PROPOSED BENCH, SEE SHEET C-7.8 FOR DETAIL
18	PROPOSED BIKE RACK, SEE SHEET C-7.8 FOR DETAIL
19	PROPOSED BIKE SERVICE STATION, SEE SHEET C-7.8 FOR DETAIL
20	LOCKABLE ENCLOSED BICYCLE STORAGE, SEE SHEET C-7.8 FOR DETAIL
21	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
22	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS
23	4" WIDE DOUBLE YELLOW LINE (DSYL)
24	8" WIDE STRIPED PEDESTRIAN CROSSING
25	VANPOOL PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED MAY 24, 2019. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0066F, DATED SEPTEMBER 18, 2013.
- 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURBS AND GUTTER AND PAVEMENT TIES-INS AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED AUGUST 8, 2019.



VANPOOL SIGN
NOT TO SCALE



RIDESHARE SIGN
NOT TO SCALE

UTILITY CONTACTS

ELECTRIC		NATURAL GAS	
GEORGIA POWER COMPANY 823 JEFFERSON STREET ATLANTA, GA 30308 404.535.0650		AGL ATLANTA GAS LIGHT 10 PEACHTREE STREET NE ATLANTA, GA 30309 404.584.4128	
TELEPHONE		WATER & SEWER	
AT&T (706) 729-5536		FULTON COUNTY WATER 11575 MAXWELL ROAD ALPHARETTA, GA 30309 770.640.3040	

CLIENT
GEYER MORRIS COMPANY
ONE BUCKHEAD PLAZA
3060 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305

PROJECT
NORTH POINT II - ALPHARETTA, GA
10800 HAYNES BRIDGE ROAD
LAND LOT 754 & 755, DISTRICT 1, SECTION 2
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

DESIGN TEAM:
DRAWN BY: MAT
DESIGNED BY: MAT
REVIEWED BY: MSL

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

JOB #: 261001
DATE: SEPTEMBER 5, 2019
SITE PLAN
C-3.0



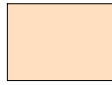
PREPARED IN THE OFFICE OF:

LECRAW
ENGINEERING

© 2019 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
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DULLETH, GA 30096
PHONE: 770.471.8100
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PEF005706

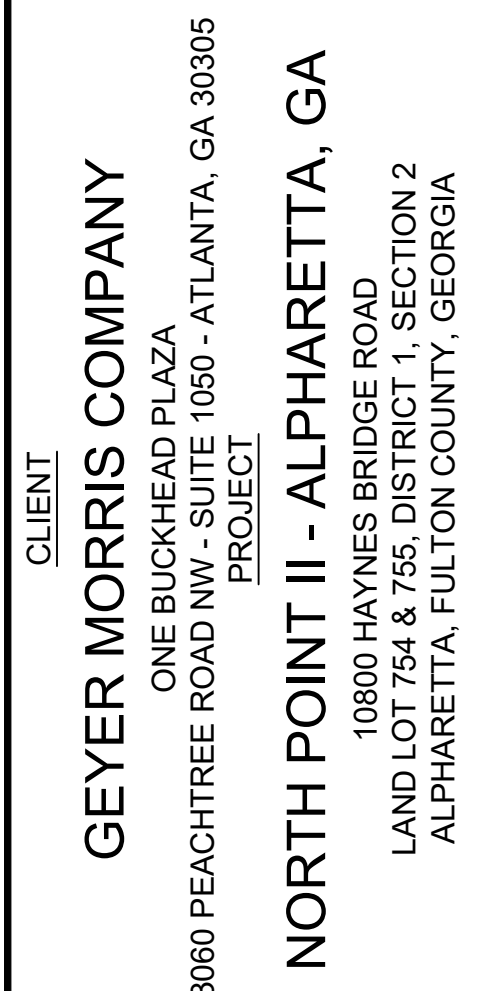
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SITE AREA	
SITE AREA:	3.82 ACRES (166,048 S.F.)
PERVIOUS AREA:	34,867 SF (21.0%)
IMPERVIOUS AREA:	131,181 SF (79.0%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	PSC (NORTH POINT LCI)
ADJACENT ZONING:	PSC (NORTH POINT LCI)
BUILDING SETBACKS	
FRONT:	20' MIN / 100' MAX (TYPE A CORRIDOR)
	10' MIN / 60' MAX (TYPE B CORRIDOR)
SIDE / REAR:	15'
BUILDING SUMMARY	
BUILDING AREA:	25,580 S.F.
PATIO AREA:	2,780 S.F.
TOTAL AREA:	28,360 S.F.
BUILDING COVERAGE:	15.4%
PARKING SUMMARY	
PARKING REQ.:	RESTAURANT 1 SPACE / 100 S.F.
	MEDICAL / RETAIL 1 SPACE / 200 S.F.
	252 SPACES (MAX.)
	202 SPACES (MIN. 20% REDUCTION)
PARKING PROV.:	179 SPACES (30,609 S.F.)
1 BIKE SPACE REQ. / 25 VEHICLE SPACES	8 SPACES
STANDARD STALL DIMENSIONS:	9' x 19'
MIN. DRIVE WIDTH:	22'

<u>CIVIC SPACE</u>	
	POCKET PARK AREA = 21,858 SF (0.50-ACRES)
	MULTI-USE TRAIL AREA = 4,328 SF (0.10-ACRES)
TOTAL CIVIC SPACE = 26,186 SF (0.60-ACRES)	
<u>AMENITIES SPACE</u>	
	OUTDOOR DINING AREA = 3,055 SF (0.07-ACRES)
	HARDSCAPE AREAS FOR PUBLIC ENJOYMENT AREA = 7,648 SF (0.18-ACRES)
TOTAL AMENITIES SPACE = 10,703 SF (0.25-ACRES)	
REQUIRED AMENITIES + CIVIC SPACE = 15%	
PROVIDED AMENITIES + CIVIC SPACE = 36,889 SF (0.85-ACRES)	
= 22.2% OF GROSS SITE ACREAGE	

<u>ECDISTRICT MEASURES</u>	
SITE DESIGN	
ENHANCED BICYCLE AMENITIES:	2 POINTS
ALTERNATIVE TRANSPORTATION:	2 POINTS
ADDITIONAL LANDSCAPE CIVIC SPACE MEASURES:	5 POINTS
SUSTAINABLE LANDSCAPING:	1 POINTS
ALTERNATIVE MEASURES:	1-3 POINTS
TOTAL:	11-13 POINTS

KEY NOTES	
①	BIKE RACK, DERO 4 STATION HI ROLLER
②	BIKE SERVICE STATION, BELSON FIXIT WITH AIR KIT
③	BENCH, BELSON HERITAGE RECYCLED PLASTIC, BACKLESS
④	EXISTING MARTA BUS STOP
⑤	TRASH CONTAINER, BELSON CURVED FLARE TOP
⑥	PEDESTRIAN LIGHT POLE, STREETWORKS CLB-080-D-U-5-C-1-4 HEAD WITH CHESAPEAKE 10' POLE CPR-10-5-2-SF-5-BZ-C
⑦	DISTRICT THRESHOLD, FURNISHED AND INSTALLED BY MUNICIPALITY
⑧	UBER PICK UP WITH SIGN
⑨	ARBOR PROMENADE SPANNING OVER 12' MULTI-USE TRAIL @ 80' O.C. FURNISHED AND INSTALLED BY MUNICIPALITY
⑩	TIVOLI LIGHTING ANCHOR POINT. TIVOLI LIGHTING TO SPAN BETWEEN BUILDINGS 100 AND 200 IN CRISS-CROSS PATTERN
⑪	LOCKABLE ENCLOSED BICYCLE STORAGE (4 BIKES)
⑫	VAN POOL PICK UP WITH SIGN
⑬	GREENWAY CROSSING, ENHANCED PUBLIC CROSSING



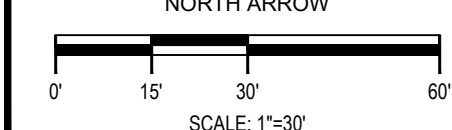
SEAL:

DESIGN TEAM:	
DRAWN BY:	MAT
DESIGNED BY:	MAT
REVIEWED BY:	MSL



Know what's **below**.
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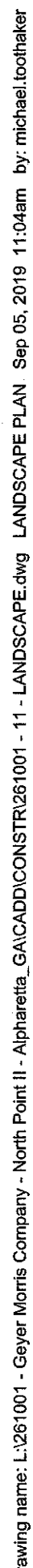
SCALE & NORTH ARROW:



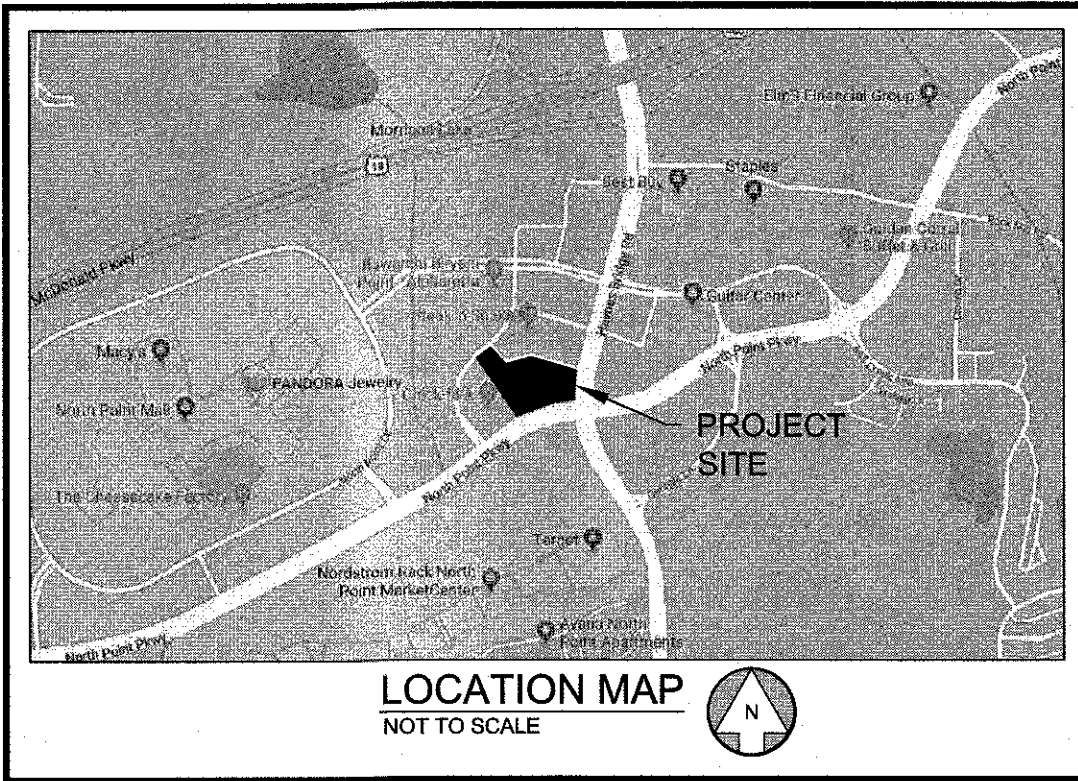
JOB #:	2610
DATE:	SEPTEMBER 5, 201

SITE PLAN

C-3.0



EXISTING TREES TO REMAIN (EDF)		
SIZE	TYPE	INCHES
12"	OAK	12
14"	OAK	14
6"	MAPLE	6
6"	MAPLE	6
6"	MAPLE	6
6"	MAPLE	6
12"	OAK	12
14"	OAK	14
6"	MAPLE	6
6"	MAPLE	6
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
8"	MAPLE	8
20"	OAK	20
TOTAL INCHES =		164



ORDINANCE REQUIREMENTS		
SITE DENSITY REQUIREMENT: 3.82 ACRES		
SITE DENSITY FACTOR (SDF) = 130 INCHES/AC.		496.60
EXISTING DENSITY FACTOR (EDF) =		164.00
REPLACEMENT DENSITY FACTOR (RDF) =		332.60
3" TREE = 0.5 UNITS		
4" TREE = 0.6 UNITS		
5" TREE = 0.7 UNITS		
LANDSCAPE STRIP REQUIREMENTS:		
NORTH POINT PARKWAY (385' OF FRONTAGE)		(20' WIDE)
1 TREE/25 LINEAR FEET =		16 TREES
DOUBLE ROW OF EVERGREEN SHRUBS		
HAYNES BRIDGE ROAD (215' OF FRONTAGE)		(20' WIDE)
1 TREE/25 LINEAR FEET =		9 TREES
DOUBLE ROW OF EVERGREEN SHRUBS		
NORTH POINT COURT (120' OF FRONTAGE)		(5' WIDE)
1 TREE/25 LINEAR FEET =		5 TREES
NORTHERN PROPERTY LINE (520' OF FRONTAGE)		(5' WIDE)
1 TREE/50 LINEAR FEET =		21 TREES
WESTERN PROPERTY LINE (360' OF FRONTAGE)		(5' WIDE)
1 TREE/50 LINEAR FEET =		15 TREES
PARKING LOT REQUIREMENTS:		
MINIMUM 200 S.F. AREA FOR CANOPY TREES		
100 S.F. FOR EACH ADDITIONAL		
PARKING ISLAND EVERY 72 LINEAR FEET OF PARKING		

PLANT LIST											
TREES:											
	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	SPACING	TREE TYPE	INCHES/TREE	GENUS %	INCHES	COMMENTS	
(AA)	Acer rubrum 'Armstrong'	Armstrong Red Maple	27	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	26.21%	108	6' CLEAR BELOW CANOPY	
(CB)	Cedrus atlantica 'Glaucia Fastigiata'	Blue Atlas Cedar	13	2" CAL.	12' O.C.	EVERGREEN CANOPY	2	12.62%	26	UPRIGHT HABIT	
(GB)	Quercus Bioba	Ginkgo/Baldcypress Tree	22	3" CAL.	20' O.C.	DECIDUOUS CANOPY	3	21.36%	66	6' CLEAR BELOW CANOPY	
(QP)	Quercus phellos	Willow Oak	29	3" CAL.	20' O.C.	DECIDUOUS CANOPY	3	28.16%	87	6' CLEAR BELOW CANOPY	
(UP)	Ulmus parvifolia 'Allee'	Allee Elm	12	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	11.65%	48	6' CLEAR BELOW CANOPY	
			TOTAL NUMBER OF TREES:	103					REPLACEMENT UNITS PROVIDED:	335	
SHRUBS/HERBACEOUS ORNAMENTALS:											
(BS)	Buxus sempervirens	America Boxwood	71	3 GAL.	30" O.C.	24" TALL AT TIME OF PLANTING					
(ID)	Ilex cornuta 'Dx art' Burford'	Dx art' Burford Holly	454	3 GAL.	3' O.C.						
(HY)	Hydrangea quercifolia	Oakeleaf Hydrangea	29	3 GAL.	5' O.C.						
(P)	Illicium parviflorum	Anise	33	5 GAL.	5' O.C.						
(MC)	Muhlenbergia capillaris	Pink Muhly Grass	298	1 GAL.	30' O.C.						
(PL)	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	56	3 GAL.	3' O.C.						
			TOTAL NUMBER OF SHRUBS:	941							
GROUND COVERS/VINES/PERENNIALS:											
(SOD)	Cynodon dactylon 'Tif Sport'	Tif Sport Bermuda Grass	12,500 S.F.								
(MLB)	Mulch	Brown N Hardwood Mulch	20,000 S.F.								
(LB)	Liriope 'McGini' Big Blue'	Big Blue Liriope	2,500	4" POTS	NOTE: ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. LECRAW ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.						

PREPARED IN THE OFFICE OF:

LECRAW
— ENGINEERING —

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PEF005788

CLIENT

GEYER MORRIS COMPANY
ONE BUCKHEAD PLAZA
80600 PEACHTREE ROAD NW - SUITE 1050 - ATLANTA, GA 30305

PROJECT

NORTH POINT II - ALPHARETTA, GA
10800 HAYNES BRIDGE ROAD
LAND LOT 754 & 755, DISTRICT 1, SECTION 2
ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:



CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: September 9, 2019

MP-19-04/V-19-12 North Point Business Center Master Plan/Corner of Haynes Bridge and North Point Parkway

Consideration of a request for a master plan amendment to allow for the redevelopment of two (2) former restaurant buildings with three (3), 1-story buildings used for restaurant, retail and office. The property is subject to the North Point Business Center Master Plan Pod 2, which allows 'Office' as the primary use, as well as bank, hotel and restaurant with drive-through window. The subject property is located at 6055 North Point Parkway and 10800 Haynes Bridge Road, at the northwest corner of Haynes Bridge Road and North Point Parkway.

Motion: Approve with Conditions, with Friendly Amendments form Binder, Mitchell and Hipes - Richard
Second: Binder
Approve: 7-0

- ❖ Council Member Richard offered a motion to approve the MP-19-04/V-19-12 North Point Business Center Master Plan Pod 2, subject to the following conditions:

1. Property shall be developed substantially as depicted on the plan prepared by LeCraw Engineering, dated 8/16/2019, except for modifications required to comply with these conditions.
2. Retail use shall be limited to no more than ~~6,200~~ 8,000 square feet. No single retail space shall exceed 4,800 square feet in size and is not limited to the locations reflected on the site plan or in the staff analysis.
3. North Point Business Center Pod 2 shall be limited to office, restaurant (no drive-through, except existing drive-through restaurants can remain) and retail uses listed below. Restaurant uses include ice cream/yogurt/smoothie/coffee shops.
 - a. Art Gallery
 - b. Athletic Facility/Fitness Studio
 - c. Bakery
 - d. Bank
 - e. Barber Shop
 - f. Beauty Shop
 - g. Brewery
 - h. Clinic (with approval of a conditional use)
 - i. Dance Studio
 - j. Drug Store (Pharmacy)
 - k. Dry Cleaning, Pick-up Station
 - l. Florist
 - m. Grocery Store/Specialty Food Store
 - n. Hardware and Garden Supply Store
 - o. Indoor Recreational Facility
 - p. Laundry, Pick-up Station
 - q. Optometrist and Eyewear Store
 - r. Pet Day Care
 - s. Pet Grooming
 - t. Print Shop
 - u. School, Commercial
 - v. Shop or Studio, Craftsman/Artist
 - w. Spa Services (with approval of a conditional use)
 - x. Stationary Card Store
 - y. Stockbroker or Financial Services
 - z. Telecommunications Store
 - aa. Postal Store Services
4. Maximum building setback from North Point Parkway and Haynes Bridge Road shall be ~~20'~~ 25'. Since the northern property line is the centerline of a private street, the 15' side setback shall be measured from the edge of road.
5. Building elevations and creative signage shall be similar to submitted elevations

- and comply with the North Point Overlay with respect to building design and material regulations, with final approval by DRB.
6. Developer shall improve streetscapes along North Point Parkway, Haynes Bridge Road and North Point Court as depicted on the 8/16/2019 zoning plan and shall include street furniture, such as benches, lighting and trash cans. In addition, applicant shall incorporate areas for future placemaking arbors and District Thresholds on the LDP plans.
 7. Minimum 36,889 square feet (0.85 acres) of open space (26,186 square feet of civic space and 10,703 square feet of amenity space), consisting of a multi-use connection to North Point Park, pocket parks, patio, outdoor dining and other amenity areas shall be provided, as depicted on the 8/16/2019 zoning plan. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
 8. Developer shall dedicate a permanent public access easement and construct the sidewalk along the existing private street, as depicted on the plan prepared by LeCraw Engineering, dated 8/16/2019, with final design and materials approved by Staff and construction completed prior to the final CO. Sidewalk shall be accessible for pedestrians and bicycles and include seating areas, lighting, landscape, hardscape and wayfinding signage. Multi-use sidewalk improvements shall not be eligible for impact fee credits, if used to meet required open space or EcoDistrict measures. Developer shall maintain the ~~easement~~ public access easement across its property.
 9. An enhanced multi-use crosswalk with North Point Leaf pattern, or as approved by Staff, shall be provided across North Point Court, as depicted on the plan prepared by LeCraw Engineering, dated 8/16/2019. Crosswalk shall ~~not~~ be eligible for impact fee credits, unless if used to meet required EcoDistrict measures. Parking lot tree islands shall comply with UDC requirements, including parking lot area to remain.
 10. Developer shall provide a MARTA bus shelter at existing stop on Haynes Bridge Road with final approval by Staff. Shelter shall be eligible for impact (fee) credits.
 11. Dumpster enclosures shall be designed with materials that are compatible with primary buildings, meet setbacks and be heavily screened with landscaping from adjacent rights-of-way.
 12. Pedestrian-scale lighting shall be provided throughout the development in compliance with North Point Creative Placemaking Plan.
 13. Landscape plan shall be approved by the Design Review Board prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
 14. Developer shall set aside space for a North Point District Threshold (The Alpha or alternative approved by Staff) at the corner of North Point Parkway and Haynes Bridge Road.
 15. Developer shall determine if existing landscaping (trees and shrubs) can be saved or spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion. Developer shall work with Staff to save some of the street trees (Oaks) along Haynes Bridge Road and North Point Parkway, which may include shifts in the sidewalk to incorporate existing trees and associated hardscape to frame and protect trees. The corner of Haynes Bridge Road and North Point Parkway should be opened up to create a view corridor for the development and future District Threshold.

16. Developer shall conduct an assessment of ~~required~~ existing landscaping and replace any dead, dying or missing landscape material, as approved by DRB.
17. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible.
18. New utilities shall be placed underground.
19. Off-site improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement. Trail improvements on Haynes Bridge Road and North Point Parkway shall be entitled to impact fee credits.
20. It is understood that this site may be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.
21. Developer shall work with Chick-fil-a property to reconfigure their shared North Point Parkway driveway ~~to provide at least 75' to the drive aisle.~~
22. Two-foot landscape strip will be installed between building D and the multi-use path.

- The motion received a second from Council Member Binder, additionally offering a friendly amendment to add a condition #24, that the applicant work with Staff to provide a barrier or physical buffer along the pocket park areas located on the corner of Haynes Bridge Road and North Point Parkway
- Council Member Richard accepted the friendly amendment from Council Member Binder
- Mayor Pro Tem Mitchell offered a friendly amendment for the applicant to work with DRB and Staff to heighten/elevate the roofline on the building facing North Point Parkway located on the corner of Haynes Bridge Road and North Point Parkway
- Council Member Richard and Council Member Binder accepted the friendly amendment made by Mayor Pro Tem Mitchell
- Council Member Hipes offered a friendly amendment to clarify condition #23 to include “not less than” a two-foot landscape strip
- Council Member Richard accepted the friendly amendment made by Council Member Hipes
- The motion was approved unanimously (7-0)

Final Conditions:

1. Property shall be developed substantially as depicted on the plan prepared by LeCraw Engineering, dated 8/16/2019, except for modifications required to comply with these conditions.
2. Retail use shall be limited to no more than 6,200 8,000 square feet. No single retail space shall exceed 4,800 square feet in size and is not limited to the locations reflected on the site plan or in the staff analysis.
3. North Point Business Center Pod 2 shall be limited to office, restaurant (no drive-through, except existing drive-through restaurants can remain) and retail uses listed below. Restaurant uses include ice cream/yogurt/smoothie/coffee shops.
 - a. Art Gallery
 - b. Athletic Facility/Fitness Studio
 - c. Bakery
 - d. Bank
 - e. Barber Shop
 - f. Beauty Shop
 - g. Brewery
 - h. Clinic (with approval of a conditional use)
 - i. Dance Studio
 - j. Drug Store (Pharmacy)
 - k. Dry Cleaning, Pick-up Station
 - l. Florist
 - m. Grocery Store/Specialty Food Store
 - n. Hardware and Garden Supply Store
 - o. Indoor Recreational Facility
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 - q. Optometrist and Eyewear Store
 - r. Pet Day Care
 - s. Pet Grooming
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 - u. School, Commercial
 - v. Shop or Studio, Craftsman/Artist
 - w. Spa Services (with approval of a conditional use)
 - x. Stationary Card Store
 - y. Stockbroker or Financial Services
 - z. Telecommunications Store aa. Postal Store Services
4. Maximum building setback from North Point Parkway and Haynes Bridge Road shall be 20' 25'. Since the northern property line is the centerline of a private street, the 15' side setback shall be measured from the edge of road.
5. Building elevations and creative signage shall be similar to submitted elevations and comply with the North Point Overlay with respect to building design and material regulations, with final approval by DRB.
6. Developer shall improve streetscapes along North Point Parkway, Haynes Bridge Road and North Point Court as depicted on the 8/16/2019 zoning plan and shall include street furniture, such as benches, lighting and trash cans. In addition, applicant shall incorporate areas for future placemaking arbors and District Thresholds on the LDP plans.
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and include seating areas, lighting, landscape, hardscape and wayfinding signage. Multi-use sidewalk improvements shall not be eligible for impact fee credits, if used to meet required open space or EcoDistrict measures. Developer shall maintain the easement public access easement across its property.

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18. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible.
19. New utilities shall be placed underground.
20. Off-site improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement. Trail improvements on Haynes Bridge Road and North Point Parkway shall be entitled to impact fee credits.
21. It is understood that this site may be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.
22. Developer shall work with Chick-fil-a property to reconfigure their shared North Point Parkway driveway.
23. Not less than a Two-foot landscape strip will be installed between building D and the multi-use path.
24. That the applicant works with Staff to provide a barrier or physical buffer along the pocket park areas located on the corner of Haynes Bridge and North Point Parkway
25. Applicant shall work with DRB and Staff to heighten/elevate the roofline on the building facing North Point Parkway located on the corner of Haynes Bridge Road and North Point Parkway



24'-06"



THE
STANBURY



20' - 6"

ALPHARETTA CITY MARKET



23' - 0"



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

9/3/19

DRB190023
Jekyll Brewing LLC

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: Jekyll Brewing LLC.

Location Address: 15 Academy St

Mailing Address: 2855 Marconi Dr STE 350

City: Alpharetta State: GA Zip Code: 30005

Contact For All Notifications: Josh Rachel

Contact Telephone: 678 - 773 - 9085 Mobile Telephone: 678 - 773 - 9085

Fax: _____ Email: josh@jekyllbrewing.com

Contact's Relation To Business: Co-Owner & Brewmaster

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.

9/3/19

DRB190023
Jekyll Brewing LLC

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: ALPHA 1.2.3 LLC (CHERI MORRIS)Physical Address: 4940 LONG ISLAND DRMailing Address: "City: ATLANTA State: GA Zip Code: 30327Owner Telephone: 404 - 625 - 1403 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): CHERI MORRIS Date: 5/31/19Owner Signature: 

Property Information:

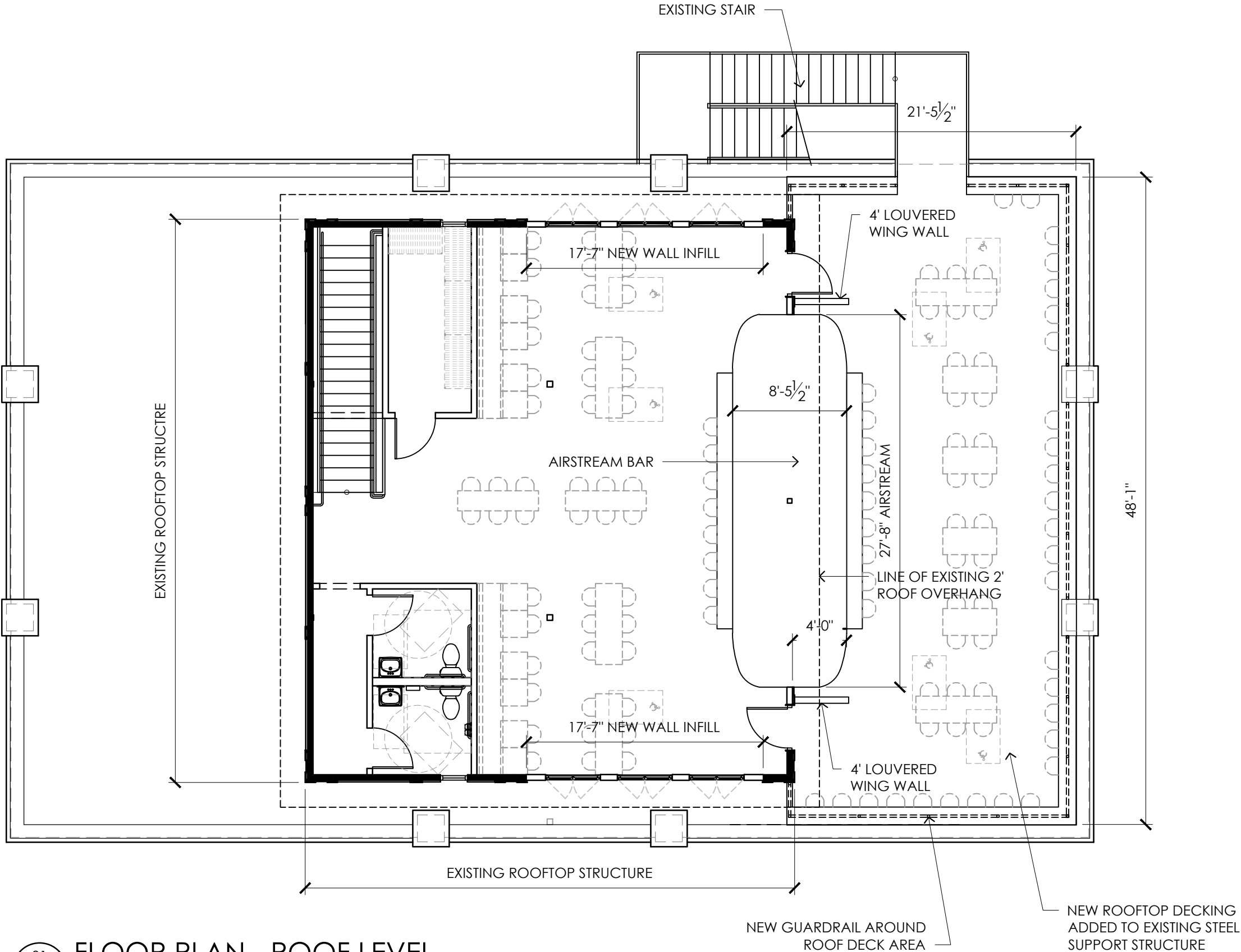
Address (If Assigned): 15 ACADEMY STTax ID or Map Reference Number: Land Lot(s): 1268 + 1269 District: 2 Section: 2Existing Zoning of Property: Existing Uses of Property: RESTAURANT

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

Applicant Signature: Date: 6/3/2019

Print Form

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01 FLOOR PLAN - ROOF LEVEL
A-2 1/8" = 1'-0"



REV #	DATE	DESCRIPTION

JEKYLL BREWING
@ ACC
ALPHARETTA, GEORGIA
JEKYLL BREWING

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	08/05/19
DRAWN BY	TMV
CHECKED BY	TMV
PMD PROJ #	18003

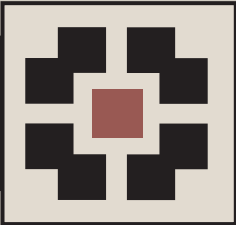
SHEET TITLE
**FLOOR PLAN
ROOF LEVEL**

SHEET #
A-2



PROPOSED SOUTH ELEVATION

*INDICATES ITEM/CONDITION
PREVIOUSLY APPROVED



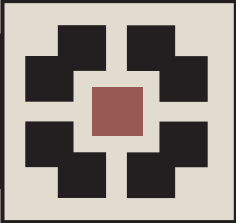


PROPOSED EAST ELEVATION

*INDICATES ITEM/CONDITION
PREVIOUSLY APPROVED

DRB

09/03/19



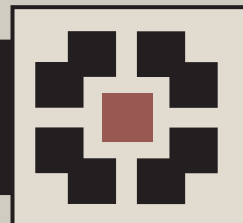
PLACE MAKER DESIGN

1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

Jekyll Brewing
Alpharetta, Georgia



DRB
09/03/19

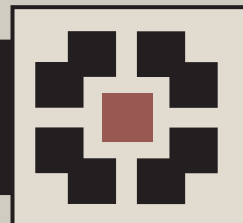


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Alpharetta, Georgia



DRB
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