



DESIGN REVIEW BOARD DECEMBER 13, 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**

- 1. October 18, 2019
 - 2. November 5, 2019
 - 3. November 15, 2019

- VII. PUBLIC HEARING**

- 1. 09:10 - 09:45 DRB190058 Sedg Investments LLC 122 Marietta St**
review new exterior elevations and materials
 - 2. 09:45 - 10:30 DRB190054 The Felix School Westside at Arts Summit**
review new construction
 - 3. 10:30 - 10:40 DRB190030 Studio Movie Grill 7660 North Point**
review change to monument sign
 - 4. 10:40 - 10:50 DRB190057 EA Homes LP 131 Roswell St**
review new wall sign

- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD SUMMARY OCTOBER 18, 2019

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COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

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I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

Board Members Present:

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Kim Matherly (Voting Alternate)
- Tom LeCain (Non-Voting Alternate)

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of September 20, 2019

- ❖ Board Member Schwing offered a motion to approve with corrections
- The motion received a second from Board Member Rocco
- The motion passed by a vote (7-0)

VII. PUBLIC HEARING

1. DRB190040 Q u i k Trip

4975 Windward Pkwy

Applicant presented review of new construction

- **Landscape:**
 - Types and locations of trees
 - Did not like “Hodge Podge” trees wanted a consistent grouping, theme
 - Need more balance and rhythm to the corner
 - Shrub spacing – need consistent hedge throughout. Staff stated there was prediscussion with Applicant on Hwy 9 due to GDOT improvements. There is a requirement at a parking lot to have 2’ hedge. Applicant may have been using wall as part of that. DRB does not want to see asphalt, cars, pumps at this 3’ level. Need consistent hedge, trees need to be grouped
 - Did not like overall landscape plan
 - Discussed result of interruption of Willow Oaks
 - Need Annual Color at base of monument sign
 - Need Plantings behind the Alpharetta wall and at the ends to highlight the wall.
 - **Elevations**
 - “Alpharetta Wall” brick monument wall at ROW. Staff will work with Applicant
 - There will not be a rail
 - GDOT Improvements for Intersection _ Applicant eliminated GDOT proposed wall
 - Small Modular block Knee Wall 24” at highest
 - Cornice on Canopies
 - Underground Stormwater
 - Air/Water Station
 - Dumpster brick to match building
- ❖ Vice – Chair Brown offered a motion to approve site plan as presented today
 - The motion received a second from Board Member Rocco
 - The motion passed by a vote (7-0)
 - ❖ Vice – Chair Brown offered a motion to approve site lighting as presented today including photometrics.
 - The motion received a second from Board Member Matherly

There was discussion that the poles in the tree islands were not approved and site lighting was not shown.

- Vice – Chair Brown withdrew the motion.
- Board Member Matherly accepted

- ❖ Vice – Chair Brown offered a motion to approve the photometrics as presented today
- The motion received a second from Board Member Palmer

There was discussion that the photometrics will change.

- Vice – Chair Brown withdrew the motion.
- Board Member Palmer accepted

- ❖ Board Member Schwing offered a motion to approve site lighting as presented today including photometrics with final review and approval by Staff to address the lights in the tree islands per code
- The motion received a second from Board Member Palmer
- The motion passed by a vote (7-0)

- ❖ Vice – Chair Brown offered a motion to approve Building and Monument Signs as presented today
- The motion received a second from Board Member Rocco
- The motion passed by a vote (7-0)

- ❖ Board Member Schwing offered a motion to approve elevations and materials as submitted today with the following clarifications:
 1. Applicant will work with Staff on the details of brick wall on the corner
 2. Applicant will submit brick samples to Staff for final approval with the understanding that the colors will be similar to the Quik-Trip on Old Milton
 3. The Dumpster gates will be the same as Old Milton in that they will be opaque
 4. Roof unit screening also will be opaque
 5. The Canopy will be the canopy shown in the meeting today; the one with the brick columns and the enhanced canopy
- The motion received a second from Board Member Rocco
- The motion passed by a vote (6-1) (Corkill)

Corkill voted no as there was no material sample to review.

- ❖ Board Member Corkill offered a motion to defer Landscaping based on comments per discussion

Comments regarding tree types, and grouping, a landscape hedge, monument sign planting, buffer screening of dumpsters and I would urge that the landscape designer is here for the next meeting to present the landscape plan

- The motion received a second from Board Member Matherly
- The motion passed by a vote (7-0)

Board Member Corkill clarified it includes all the comments during the meeting as well not just those included

2. DRB190046 Karen's Fabrics 23 South Main St

Applicant presented review of exterior changes

Applicant proposed a color change for the exterior of the building. It is currently brick.

- Would like to update the front of the building by painting it a neutral gray
- Trim will be Pure White
- Jim Parsons, Landlord, has approved the color
- Business next door is painted charcoal gray
- Rocco likes the diversity of the brick as it is.
- Kramer believes diversity of the colors helps distinguish Karen's Fabrics from neighboring businesses
- Doors are currently a "Williamsburg, slatey blue"
- DRB stated almost everything else is painted
- Corkill stated he is torn because he likes the current brick
- Matherly stated it goes with brick at Liberty Hall
- Applicant stated the proposed paint color is lighter than Currahee
- DRB asked why Applicant wants to paint the brick
- Jim Parsons, Landlord, came forward to speak
 - o Brick Building is very old, may start crumbling. This is a protective coating as much as for aesthetics
 - o Other such as Norcross, Duluth have painted their old brick.
 - o Orange, Recession Brick
 - o Schwing referred to the elevations in City Center as being developed with different materials on

storefronts for variability.

- o Parsons stated there are actually 5 buildings now being used as 4.
 - o Palmer stated painting the brick may complement the bench in front of store
- DRB clarified that proposal is to leave doors the color they are right now, mullions will be painted white.
 - ❖ Board Member Corkill offered a motion to approve the paint color as submitted today.
 - The motion received a second from Vice Chair Brown
 - The motion failed by a vote (3-4) (Kramer, Matherly, Schwing, Rocco)

There was discussion during the motion:

- o Corkill - It's almost like the real brick doesn't belong there because everything else is painted.
- o Schwing – we have enough painted on that strip right now
- o Palmer – building to the right is Stucco, not brick. And the whole top part of Smokejack is not brick. The whole top part is wooden.
- o Kramer – there has got be more of a contrast from Currahee Brewing and Digital Scientist than the color that is being presented today. Brick now gives it enough contrast to make it stand out.
- o Palmer -there is “plenty of contrast”

There was discussion after the motion:

- That it may be difficult to contrast with painted brick since building to the left is dark and building to the right is light.
- Matherly asked if a sealant could be put on the brick to keep it from crumbling.
- Parsons stated the period style of the brick is not very attractive. This building had a different storefront on it 25 years ago. He did a project with the City to redesign the building. They pulled the storefront off and this is what they found underneath. They decided to keep it. That brick has potholes in it from signs, etc., can't be patched because it can't be matched.
- Rocco stated if there was a way to seal it and preserve it, that is a cool story.

- Parsons stated they are trying to sharpen the look
- Schwing stated it is historic. He likes that it is the only building there that has historic brick.
- Parsons stated that Currahee painted to make it look new and attractive for rebranding and it was effective. If not now then when?
- Applicant stated painting it would also help the leaks in the ceiling. It has ruined her carpet inside. There is dust from the mortar. Sealants are not the thickness of a paint.

Chairman Kramer called for a recess.

Chairman Kramer reconvened the meeting

4. DRB190045 The Drake House Retail 26 Old Roswell

Applicant presented review of exterior changes;

- Provided paint samples
- Dividing into two suites
- Added a column
- Changing style of windows
- Adding two doors to the left (replacing windows with doors)
- Rooflines will not change
- Dumpster Enclosure
- String Lights mounted on wood or steel poles
- Porch pendant, goose neck lights – consider making them fan lights.
- Fencing will be removed
- DRB did not like white gooseneck
- Location of Tenant Signage

- ❖ Board Member Corkill offered a motion to approve building elevations, materials and colors as submitted today
 - The motion received a second from Board Member Rocco
 - The motion passed by a vote (7-0)
- ❖ Board Member Schwing offered a motion to approve the building lighting as follows of 3 fixtures shown the middle fixture in black will be used in the peaks and will be a larger size than next to the doors, the light next to the doors will be the one on the right but in a black finish and the porch pendants as shown and for clarification my motion does not include the patio lighting at this time
 - The motion received a second from Board Member Matherly
 - The motion passed by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve patio and porch string lighting that the Applicant work with Staff on the installation and location noting that the support poles shall be dark painted black.
 - The motion received a second from Board Member Rocco
 - The motion passed by a vote (7-0)

5. DRB190043 North Point Business Center 10800 Haynes Bridge

Applicant presented review of new construction

There was discussion on:

- Applicant did not have awning sample
- Applicant presented metal canopy sample
- Dumpsters
- Bike Locker
- Ecco Points
- Bike Repair Station
- Bike Racks
- Typical wall section for main elevation (Building 200)
- Site Lighting
- There was no cut sheet for building lighting
- Applicant stated each building will have different fixtures
- Steps on corner need to be more inviting, wider
- Material of wall will mimic Bocado Burger at Avalon
- Wall will not require a railing

- Highest point of wall 5'
- 12' sidewalks narrow to 8' near trees

Landscaping:

- Corner View
- Theme, Plantings
- Canopies will grow together
- Street tree requirements – maples, elms, ginkgos, blue atlas cedars, willow oaks
- Species in reduced planting space between wall and sidewalk
- Applicant has met with City Arborist
- Parking Lot Tree Species
- Streetscape along private drive – willow oaks, ginkgo, armstrong red maples
- Board Members Corkill and Le Cain offered to work with Staff on the Landscape Plan since this is first redevelopment project.
- Council Conditions

Signage:

- First round of tenants may not have a Sign Package. Sign Package may be developed based on the first five tenants

Elevations:

- Movement on the front of the building
 - ❖ Board Member Schwing offered a motion to approve materials and elevations as presented today with the following clarifications.
 1. Applicant will work with Staff on the final footprint of the buildings to ensure appropriate movement on the front elevation and it will be substantially similar to the rendering shown today
 2. The Blue Canopies shown on the renderings will be black
 3. Applicant will work with Staff on the cap for the retaining wall since we didn't have that detail today
 4. The Bike lockers will be black not blue
 - The motion received a second from Vice – Chair Brown
 - The motion passed by a vote (7-0)

- ❖ Vice – Chair Brown offered a motion to approve the site plan as presented today with one condition that Applicant works with Staff to find a way to enhance or make more inviting or enlarge the steps from North Point Parkway up to Building 200
 - The motion received a second from Board Member Corkill
 - The motion passed by a vote (7-0)
- ❖ Board Member Schwing offered a motion to approve site lighting as presented today with the clarification that Applicant will work with Staff on the placement of the parking lot lights per code.
 - The motion received a second from Vice- Chair Brown
 - The motion passed by a vote (7-0)
- ❖ Board Member Corkill offered a motion to conceptually approve the landscape plan as submitted today and the Applicant work with Staff and distinguished Design Review Board members to revise the landscaping based on comments today.
 - The motion received a second from Board Member Palmer
 - The motion passed by a vote (7-0)

There was discussion that materials and elevations include bike racks and furniture. Building lighting and signage to return to DRB.

6. DRB190048 The Mortgage Firm 159 North Main St

Applicant presented review of monument sign

After presentation by the Applicant and discussion from the Board:

- ❖ Vice Chair Brown offered a motion to approve the sign as presented today with the final location to be determined with Staff.
 - The motion received a second from Board Member Rocco
 - The motion passed by a vote (7-0)

There was discussion on the building numbers being a color to match the building or black based on Fire Dept approval.

7. DRB190047 Stonewalk Alpha III LLC

11740 Haynes Bridge Rd

Applicant presented review of exterior changes

After discussion on:

- Color sample of white
- Monument sign not being presented today
- Roof on patio enclosure changing also
- Existing Trellis to remain

❖ Vice Chair Brown offered a motion to defer

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

8. DRB190049 Greenstone Office Building 132 Kimball Bridge rd.

Applicant presented review of changes to new office building

- Presented Material Samples

After discussion:

❖ Board Member Corkill offered a motion to approve the change in building materials per the elevations submitted today

- The motion received a second from Board Member Rocco
- The motion passed by a vote (7-0)

9. DRB190050 Lapeer Seafood 12 North Broad St

Applicant presented review of exterior furniture

- 5 tables and lighting
- White marble tops with metal base
- Black metal chairs -Zina Article chairs

After discussion:

❖ Board Member Corkill offered a motion to approve as submitted

- The motion received a second from Vice Chair Brown
- The motion passed by a vote (7-0)

VIII. ADJOURNMENT



DESIGN REVIEW BOARD

November 5, 2019

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

I. CALL TO ORDER

II. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Kim Matherly (Voting Alternate)
- Tom LeCain (Alternate) (Absent)

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

III. PLEDGE TO THE FLAG

IV. ITEMS FROM STAFF

September 12, 2019 Minutes

- ❖ Board Member Rocco offered a motion to approve with the noted changes that we just discussed
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

1. DRB190042 North Point Mall redevelopment 1000 North Point Cir

Applicant presented review of new construction.

- Gave overview of project.
- Parapet
- Cornice
- Metallic cornice wraps around both sides of façade
- “Asymmetrical Composition”
- DRB suggested eliminating wrapping across the front
- Image of previous rendering
- What to do for empty storefronts – leave to Mall Tenant Criteria

Elevation and Materials – Retail Elevation

- ❖ Board member Schwing offered a motion to approve the elevations and materials for the mall façade renovation as presented today with the following clarifications; the approval excludes future restaurant storefront at this time, The Tenant Criteria Manual will apply to the future tenant and that the parapet on the south end will continue to the end of the food court awning
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

Chairman Kramer called a recess at 9:46 a.m.

Chairman Kramer reconvened the meeting at 9:53 a.m.

Concerns from Previous Meeting

- % of masonry Of 30%
- Balcony Element wrapping the corners of the building
- Roof design at the back on Building 3000

Applicant:

- Added masonry to meet the Condition
- After discussions with Staff chose not to bring a physical Balcony wrapping the corner of Building 1000
- Added series of Juliette balconies with little brackets that wrap the second and third floor of both buildings and kept the top floor as it was

- Roof on building 3000 maintains front facing gable with a low slope shed roof
- Building 2000/3000 perspective added masonry to meet requirement
- Main Entry at new North Point Plaza – raised intersection, representation of the wall
- Plaza side of Building 3000

Staff stated that Condition # 20 is met but DRB may require more

There was discussion:

Walkthrough of materials for Building 1000

- Two different brick colors
- South Elevation – window frame color
- Overall East Elevation
- Residential Style door to look like stained wood, not a metal sliding door
- North Point Plaza Elevation – floor to floor is 17.6 and 5/8ths '(condition #3)
- Overall West Elevation – more modern design, four stories of stone, not lap as depicted on rendering
- North Elevation - rooftop units grouped together
- Rooftop 1 Plan
- Sitelines

Building 2000

- South Elevation along North Point Plaza similar to Building 1000
- Walked through materials, colors, placements
- First Floor is Retail, Apartment Elements on corners (Cybercafe)
- Glass Railing on Balconies same as Building 1000
- West Elevation – Public Plaza side, mirrors Building 1000
- East Elevation – all residential with walkouts on first floor
- Overall North Elevation

Building 3000

- **Overall South Elevation- Public Plaza side**
 - Materials, colors, elevations
 - Painted gray brick and white painted brick

- All residential
- Decorative doors

- **Overall North Elevation**

- Materials, colors, elevations
- Faces the loop road

- **Overall West Elevation**

- Materials, colors, elevations
- Painted Brick – brick is all the same size, texture, just painted different colors
- White paneled Garage Doors. DRB preferred a darker color to make them less visible
- Doors on trash enclosures need to be solid

- ❖ Board member Schwing offered a motion to approve the Elevations and Materials for Buildings 1,2,3 as submitted with the following clarifications and Conditions

1. The Approval excludes the storefronts which the Tenant Criteria Manual will dictate
2. The Chimneys will be painted gray brick
3. The Rooftop unit screens and the wall behind the rooftop units will be color matched to the roof shingle color
4. The brackets and wood posts are stained to match the wood tone siding
5. On Building # 1, there was an error on the West Elevation on the right side. It was labeled lap; it should be stone

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-1) (Kramer)

There was discussion on the Council Condition for decorative doors.

- ❖ Vice Chair Brown offered a motion with regard to the back of house trash enclosure that it would be changed to be the dark stone to match the garages and the garage doors have not been chosen but would be subject to Staff approval.

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

There was clarification that material would be changing to stone on all sides of enclosure.

Chairman Kramer called a short recess.

Tenant Criteria Manual

There was discussion:

- **Date needs to be updated to 11.5.19**
- **Page 1:**
 - Change “overly’
 - In the last clarify, understand that Staff will not give a permit without approval
- **Page 9:** Change “Multi-Unit” to” Multi-family”
- **Page 10:** Refer to UDC for Allowed Signage
- **Page 11:** Change” should note “to “should not”
- **Page 13:** The pictures shown are Type 4 Signs and not Type 3
- **Page 21:** Discussion of Neon Signs
- **Page 32:** Change to “lease line to the street”
Hardscape needs to be defined after approval today and

❖ Board Member Schwing offered a motion to approve the Tenant Manual Criteria with the changes discussed today

- . The motion received a second from Vice Chair Brown
- The motion was approved by a vote (7-0)

Site Lighting

After discussion:

- Storefront Building Lighting will return
- Color will be Stardust Silver

❖ Vice Chair Brown offered a motion to approve the Site Lighting package as submitted today

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

Landscaping

Concerns from last Meeting

- Exact type of screening on Public Right of way - Modifications to Landscape Screening accent plants in front of evergreens
- The Landscaping on the Type D Street - Type Street D Planters - Suggested modifications to have flexibility in design of planters (not continuous planters) and minor change in width of sidewalk (8')
- The landscaping on Garages — accent trees. Emerald green, hedge in front, vines on trellises. Discussion of scenario for getting out of cars/pass throughs. Staff agreed and will provide comments to discuss at LDP

- Greenery on Facades of Building - Greenscreens are vines on building on a trellis system on stone

Discussion:

- Multi-family perspective vine locations on the building
 - Walls – Brick Wall, Stained Wood Screen Walls to match the wood on the buildings
 - Amenity Zone walls (Fountain /Play Area) – Brick walls, Around the fountain there is a seat wall and Bleacher Wall, Radial wall (wood), Backdrop Wall (Masonry Wall)
 - Free Play Area – Brick Wall, Concrete wall
 - Spanish steps
 - Retail perspective of wall may be as tall as 6"
 - Mutli-family Plaza Entry – 2 Brick colors, combination of Bollards and planters
 - Signage Wall is light brick consistent with façade of building – two outside walls are painted white
 - Hardscape in Tenant Criteria "TBD". Treatments have been selected. There will be multiple colors at first then a "Brand" color will be chosen, and other colors will be removed. Staff discussed that City will have to have a plan for where concrete/pavers/colors will be. Fountain Area design details will need to be finalized per Condition to be approved by DRB.
 - Discussion of "Signage" wall provides color to tie in retail. Buff color brick.
 - Which Brick labeling is correct? Brick 3 is white color. Brick 1 is nonpainted.
 - Sculpture/Focal Point
 - Dumpster northside of Building 2000- needs landscape buffer or push it up 3'. It will be accommodated
 - Need for North Point Design Standard Document. (later determined Staff is working on that document)
 - Entrance to Building 2
 - There are items that must be determined before LDP per Council Conditions.
 - Landscape is good. Hardscape needs more details.
 - Need Addendum to Tenant Criteria document. Which will become Design Standards document
- ❖ Board Member Corkill offered a motion to approve the landscaping as submitted today with the approval by Staff of the certain areas we talked about; the end treatment of trash enclosures, the reduction in sidewalk width to allow planting and clearance of car doors along parallel parking spaces.
- . The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was discussion that this is just the plantings. Hardscape will return.

Applicant will have document by 11.15.19.

VII. ADJOURNMENT



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- Elle Taylor, Planning and Zoning Coordinator

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V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. 09:00 - 09:15 Staff case for parking deck signs

Director Cook presented options for parking deck signs.

After discussion:

- ❖ Board Member Corkill offered a motion to approve charcoal and white signs.
- The motion received a second from Vice – Chair Brown
- The motion passed by a vote (6-1) (Rocco)

Board Member Palmer left the meeting.

2. DRB190051 Digital Scientist

21 South Main

Applicant presented a review exterior changes due to rebranding

There was discussion on:

- Changing awnings from gray to black
- Presented black sample
- New Light fixture
- Existing Orange door
- Front sign will be on a “plate” adhered to building. Paint color will match the building
- Sign on the back will go from off white to black. Lighting will not change.
- Size of Sign
- Concerned with front due to distance between pilasters

- ❖ Board Member Schwing offered a motion to approve signs as submitted with the following clarifications; the background on the front sign color will be matched to the building and for the back sign the letters will be the size as presented but the backing plate will be shrunk to be more in proportion with the size of the letters with final Staff approval.
- The motion received a second from Board Member Rocco

There was discussion during the motion that the ratio of lighting being true to the renderings. Applicant provided a cut-sheet. DRB though 4x4x4 was too small. Applicant stated he would look for a larger version. DRB is more comfortable with 10x10

- ❖ Board Member Corkill offered a Friendly Amendment that the Applicant work with Staff on the size of the sconce wall fixtures on either sides of the front door. That it is roughly a 12x12 size fixture, maybe a little smaller.
- Board Member Schwing accepted
- The Friendly Amendment passed by a vote (6-0)

- ❖ The Motion with the Friendly Amendment passed by a vote (6-0)

3. DRB190052 Carson Kitchen 4 South Main

Applicant presented review exterior changes.

There was discussion:

- Seclude patio with fence across back of patio
- Furnishings
- Materials
- Mural
- Concrete wall that encloses firepit. DRB was not sure it fits. Stark, concrete panel, right up on sidewalk. Needs to be softened, needs to blend more with existing, needs landscaping, uninviting.
- Lattice screen same brick as building
- Location of firepit
- Size of firepit
- Brick wall around firepit, sculptural element.
- Existing fence and trellis
- New Awnings change to steel wood

- ❖ Vice – Chair Brown offered a motion to approve the materials, landscaping as presented today with the condition that Applicant will brick exterior of the wall that is surrounding the firepit and the mural will be presented to Arts Commission (Committee)
- The motion received a second from Board Member Schwing

- The motion passed by a vote (4-2) (Rocco, Corkill)

There was discussion during the motion that it is the Arts Committee not Commission. There was discussion that exterior is the public side. 3 faces will be brick, fourth face (exterior) will be exposed brick.

Director Cook stated that the Arts Committee receives their submittals through the Parks Dept and provided contact information to Applicant.

4. DRB190040 Quik Trip

4975 Windward Pkwy

Applicant presented review of changes to landscaping

There was discussion:

- Groupings of trees
 - Plantings in front of signs
 - Photos of shrubs on corner
 - Species
 - Hopi Crepe Myrtle at each sign for repetition
 - Shrubs in back of interior curb
 - Plantings around monument signs
 - Need ground cover and something to screen the frontside of the wall around the trash enclosure
 - Coordinating tree islands with Site Lighting
 - Trees in islands in outdoor patio areas
- ❖ Board Member Corkill offered a motion to approve the landscaping as submitted with the condition that they adequately screen the trash enclosure per our discussion.
 - The motion received a second from Board Member Rocco
 - The motion passed by a vote (6-0)

5. DRB190055 Verizon Wireless

7601 North Point Pkwy

Applicant presented new exterior elevations and paint samples.

After discussion from the Board:

- ❖ Board Member Schwing offered a motion to approve as submitted with the following conditions.
 1. The Gables will stay current color to match the building
 2. New Gable will have roughly the same roof pitch and height with the intention of matching the current gable as much as possible.
 3. Shingles will match and the will occur at a valley to minimize the appearance of any slight color change with the new shingles
- The motion received a second from Vice- Chair
- The motion passed by a vote (5-1) (Matherly)

6. DRB190042 North Point Mall Redevelopment

Applicant presented review of hardscape

There was discussion on:

- Conditions of Zoning
 - Fountain Feature
 - 10ft Sculpture has not been presented yet. Applicant will come back to either DRB or Arts Committee.
 - Design Standards have not been submitted yet. Director Cook stated that the City is working with Architect to finalize standards for the North Point Overlay.
 - Difference between what was submitted previously
-
- ❖ Vice – Chair Brown offered a motion with regard to the hardscape to approve as presented today as evidenced by the two handouts, the materials board and fountain enlargement dated November 15, 2019.
 - The motion received a second from Board Member Matherly
 - The motion passed by a vote (6-0)

There was clarification that the motion includes furnishings, bollards.

VIII. ADJOURNMENT

DRAFT



DESIGN REVIEW BOARD SUMMARY NOVEMBER 15, 2019

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 The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Kim Matherly (Voting Alternate)
- Tom LeCain (Alternate)(Absent)

Staff Present:

- Kathi Cook, Director of Community Development
- Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

- ❖ Board Member Corkill offered a motion to defer the Minutes from October 18, 2019 meeting
- The motion received a second from Vice – Chair Brown
- The motion passed by a vote (6-1) (Rocco)

VII. PUBLIC HEARING

1. Staff case for parking deck signs

Director Cook presented options for parking deck signs.

After discussion:

- ❖ Board Member Corkill offered a motion to approve charcoal and white signs.
- The motion received a second from Vice – Chair Brown
- The motion passed by a vote (6-1) (Rocco)

Board Member Palmer left the meeting.

2. DRB190051 Digital Scientist

21 South Main

Applicant presented a review exterior changes due to rebranding

There was discussion on:

- Changing awnings from gray to black
- Presented black sample
- New Light fixture
- Existing Orange door
- Front sign will be on a “plate” adhered to building. Paint color will match the building
- Sign on the back will go from off white to black. Lighting will not change.
- Size of Sign
- Concerned with front due to distance between pilasters

- ❖ Board Member Schwing offered a motion to approve signs as submitted with the following clarifications; the background on the front sign color will be matched to the building and for the back sign the letters will be the size as presented but the backing plate will be shrunk to be more in proportion with the size of the letters with final Staff approval.
- The motion received a second from Board Member Rocco

There was discussion during the motion that the ratio of lighting being true to the renderings. Applicant provided a cut-sheet. DRB though 4x4x4 was too small. Applicant stated he would look for a larger version. DRB is more comfortable with 10x10

- ❖ Board Member Corkill offered a Friendly Amendment that the Applicant work with Staff on the size of the sconce wall fixtures on either sides of the front door. That it is roughly a 12x12 size fixture, maybe a little smaller.
- Board Member Schwing accepted
- The Friendly Amendment passed by a vote (6-0)
- ❖ The Motion with the Friendly Amendment passed by a vote (6-0)

3. DRB190052 Carson Kitchen 4 South Main

Applicant presented review exterior changes.

There was discussion:

- Seclude patio with fence across back of patio
- Furnishings
- Materials
- Mural
- Concrete wall that encloses firepit. DRB was not sure it fits. Stark, concrete panel, right up on sidewalk. Needs to be softened, needs to blend more with existing, needs landscaping, uninviting.
- Lattice screen same brick as building
- Location of firepit
- Size of firepit
- Brick wall around firepit, sculptural element.
- Existing fence and trellis
- New Awnings change to steel wood

- ❖ Vice – Chair Brown offered a motion to approve the materials, landscaping as presented today with the condition that Applicant will brick exterior of the wall that is surrounding the firepit and the mural will be presented to Arts Commission (Committee)
- The motion received a second from Board Member Schwing
- The motion passed by a vote (4-2) (Rocco, Corkill)

There was discussion during the motion that it is the Arts Committee not Commission. There was discussion that exterior is the public side. 3 faces will be brick, fourth face (exterior) will be exposed brick.

Director Cook stated that the Arts Committee receives their submittals through the Parks Dept and provided contact information to Applicant.

4. DRB190040 Quik Trip

4975 Windward Pkwy

Applicant presented review of changes to landscaping

There was discussion:

- Groupings of trees
 - Plantings in front of signs
 - Photos of shrubs on corner
 - Species
 - Hopi Crepe Myrtle at each sign for repetition
 - Shrubs in back of interior curb
 - Plantings around monument signs
 - Need ground cover and something to screen the frontside of the wall around the trash enclosure
 - Coordinating tree islands with Site Lighting
 - Trees in islands in outdoor patio areas
- ❖ Board Member Corkill offered a motion to approve the landscaping as submitted with the condition that they adequately screen the trash enclosure per our discussion.
 - The motion received a second from Board Member Rocco
 - The motion passed by a vote (6-0)

5. DRB190055 Verizon Wireless

7601 North Point Pkwy

Applicant presented new exterior elevations and paint samples.

After discussion from the Board:

- ❖ Board Member Schwing offered a motion to approve as submitted with the following conditions.
 1. The Gables will stay current color to match the building
 2. New Gable will have roughly the same roof pitch and height with the intention of matching the current gable as much as possible.
 3. Shingles will match and the will occur at a valley to minimize the appearance of any slight color change with the new shingles
- The motion received a second from Vice- Chair Brown
- The motion passed by a vote (5-1) (Matherly)

6. DRB190042 North Point Mall Redevelopment

Applicant presented review of hardscape

There was discussion on:

- Conditions of Zoning
 - Fountain Feature
 - 10ft Sculpture has not been presented yet. Applicant will come back to either DRB or Arts Committee.
 - Design Standards have not been submitted yet. Director Cook stated that the City is working with Architect to finalize standards for the North Point Overlay.
 - Difference between what was submitted previously
- ❖ Vice – Chair Brown offered a motion with regard to the hardscape to approve as presented today as evidenced by the two handouts, the materials board and fountain enlargement dated November 15, 2019.
 - The motion received a second from Board Member Matherly
 - The motion passed by a vote (6-0)

There was clarification that the motion includes furnishings, bollards.

VIII. ADJOURNMENT

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: Sedg Investments LLC

Location Address: 122 Marietta Street, Alpharetta, GA 30009

Mailing Address: 119 Roswell Street, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Chris Sedgwick

Contact Telephone: 404 - 539 - 8136 Mobile Telephone: 404 - 539 - 8136

Fax: _____ Email: csedgwick@prefranchising.com

Contact's Relation To Business: Self

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: CHRIS Sedgwick - SEDG Investments LLC
Physical Address: 122 Marietta Street
Mailing Address: 119 Roswell Street
City: Alpharetta State: GA Zip Code: 30009
Owner Telephone: 404 - 539 - 8136 Contact Fax: N/A

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

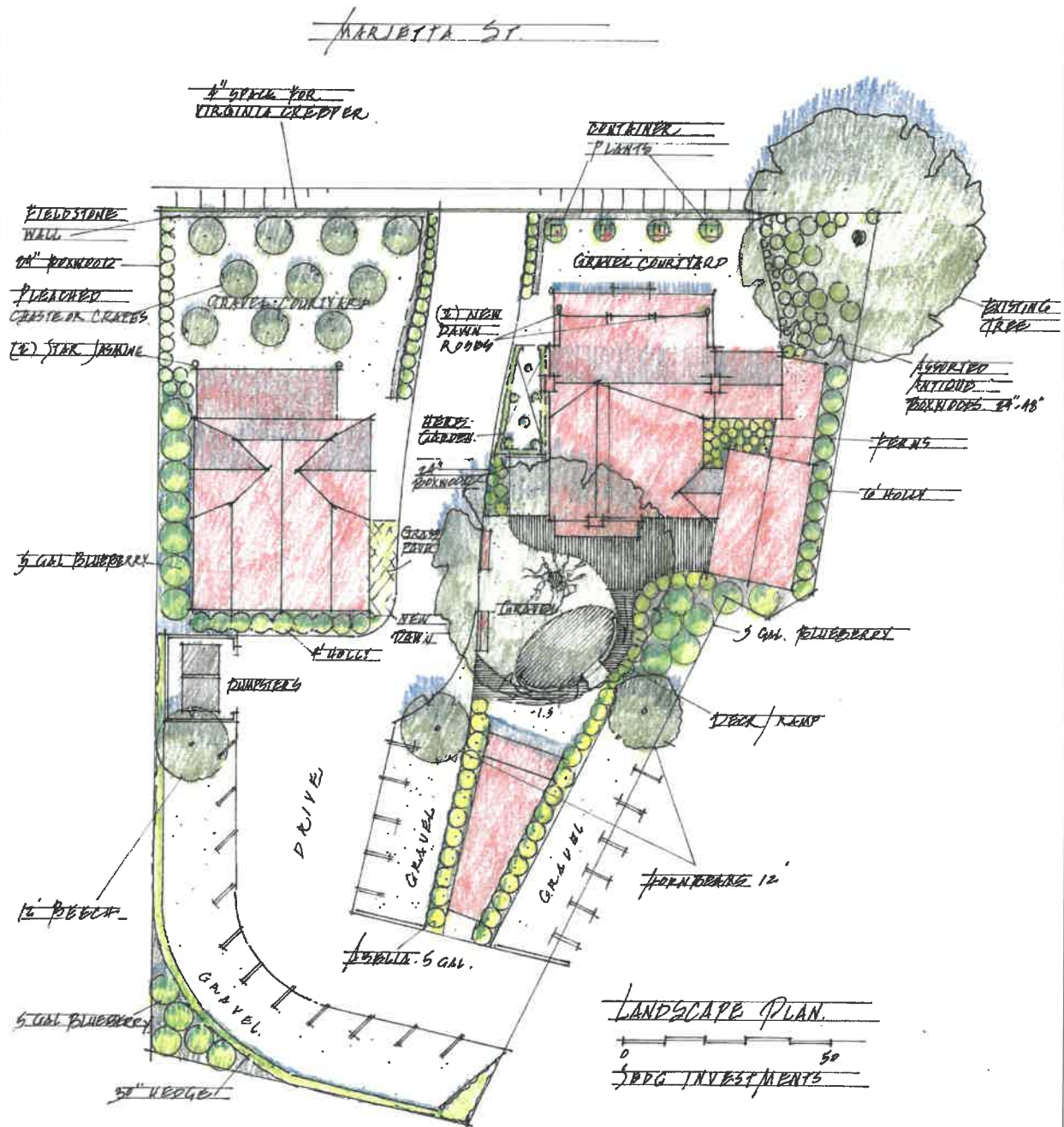
Existing Zoning of Property: C-2 Existing Uses of Property: residential

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

Applicant Signature: [Signature] Date: 12/3/19

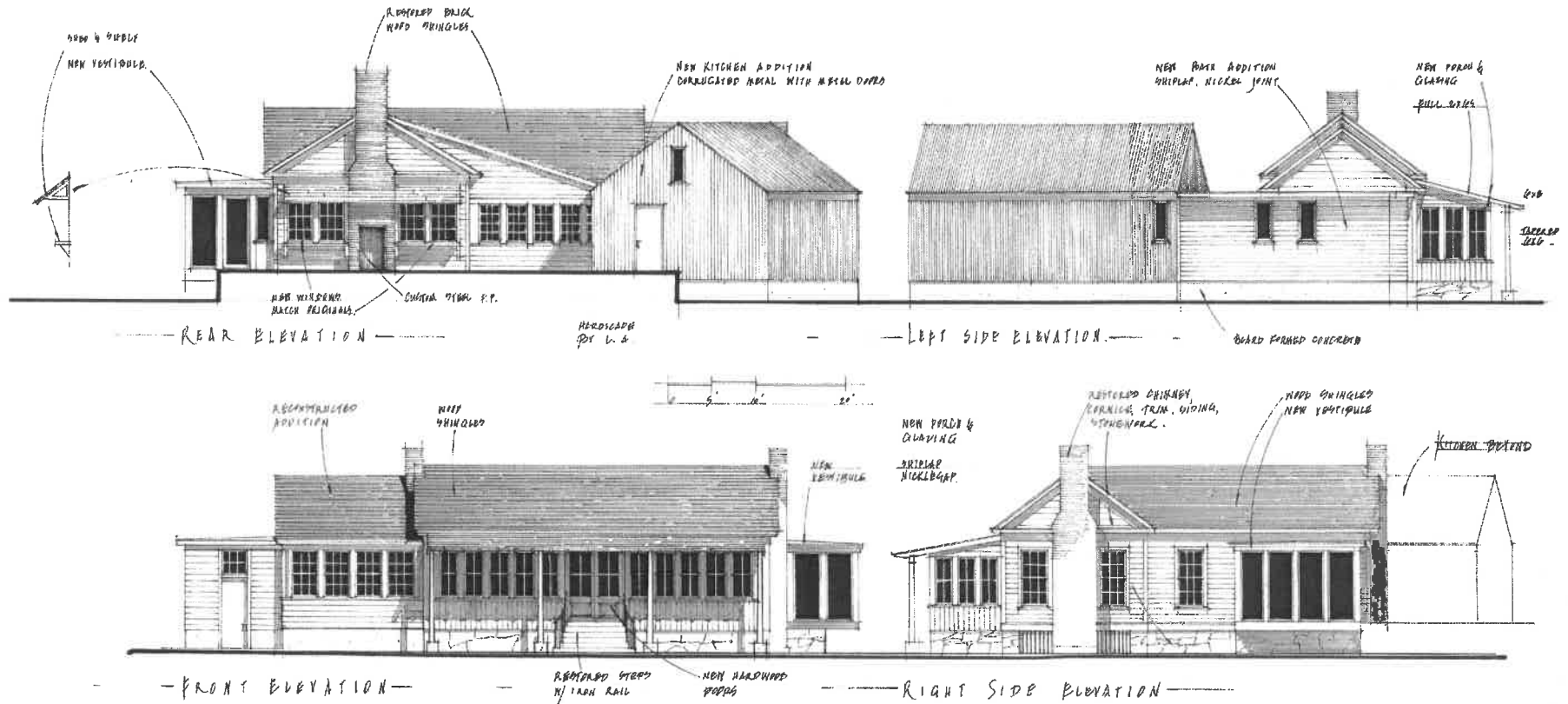
Print Form

SEDG INVESTMENTS LANDSCAPE PLAN



LEW OLIVER INC
WHOLE TOWN SOLUTIONS

BAKERY CONCEPT ALPHARETTA, GA CHRIS SEDGWICK



LEW OLIVER INC
WHOLE TOWN SOLUTIONS

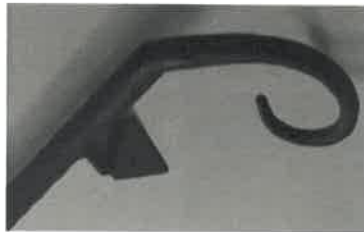




ROOF
WOOD SHINGLES



WINDOW SASHES
MIRA PREMIUM SERIES, MOON-
STONE

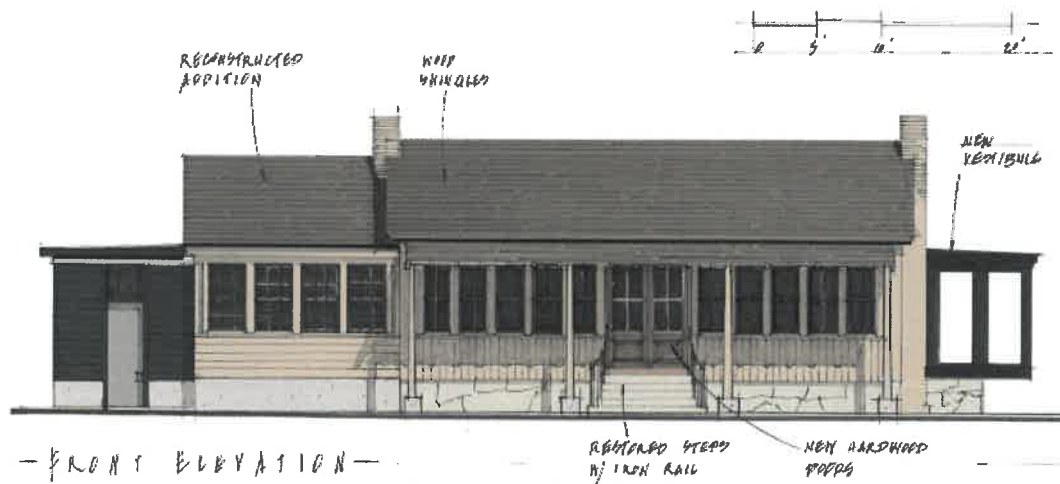
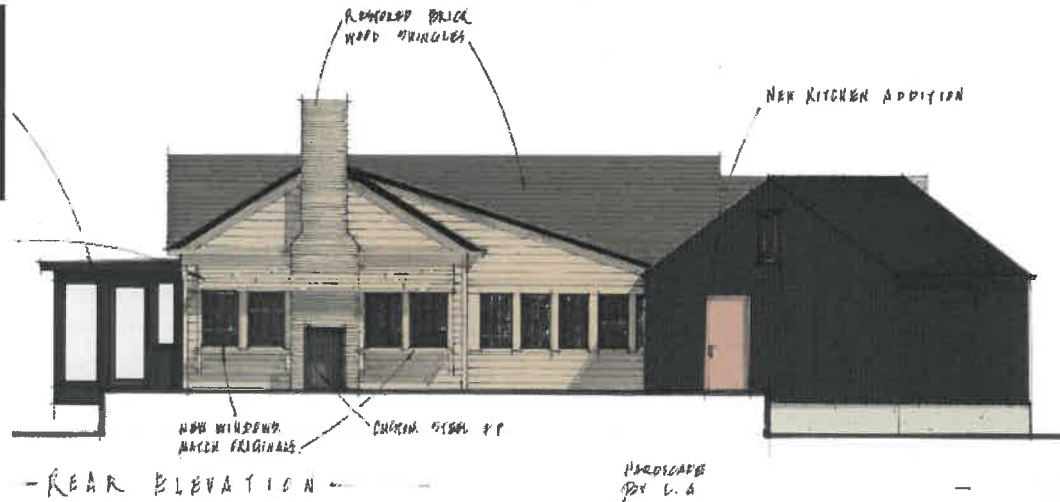


HANDRAIL
IRON



HARDWARE
EMTEK EMOUCH KEYPAD
ENTRYSET WITH ATHENA LEVER,
BLACK FINISH

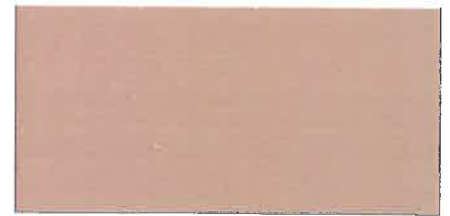
THEO'S



GUTTERS & DOWNSPOUTS: BLACK
ROOF ON METAL TO MATCH
MAIN ENTRY DOORS: HARDWOODS

LEW OLIVER INC.

WHOLE TOWN SOLUTIONS



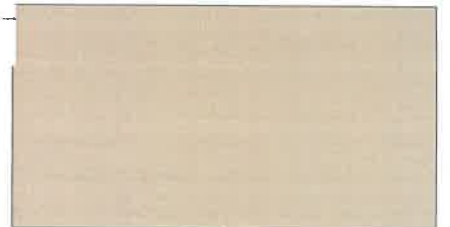
EXTERIOR ACCENT
DOORS
SW 003 CABBAGE ROSE



LIGHTING
MINKA LAVERY TRESCOTT LIGHT



BODY
SW 6992 INKWELL



BODY
SW 7532 URBAN PUTTY

NEW KITCHEN
AND BATH
ADDITION

OVERHANG

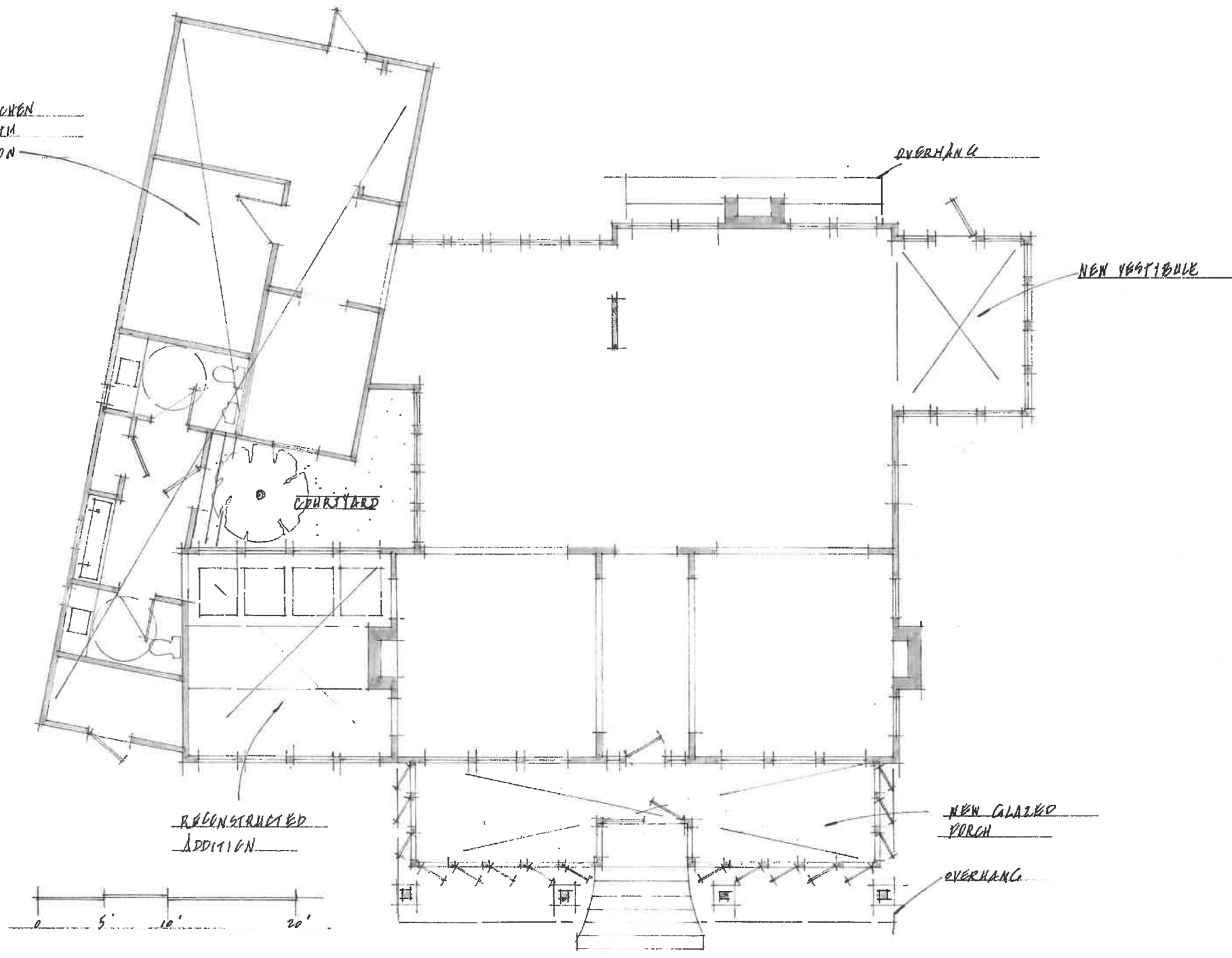
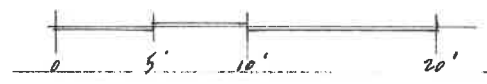
NEW VESTIBULE

COURTYARD

RECONSTRUCTED
ADDITION

NEW GLAZED
PORCH

OVERHANG











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: The Felix School LLC

Location Address: 0 Westside Parkway, Alpharetta Ga

Mailing Address: 6435 Westbay Terrace

City: Cumming State: Ga Zip Code: 30040 - _____

Contact For All Notifications: Paul Girardeau

Contact Telephone: _____ - _____ - _____ Mobile Telephone: 770 - 639 - 0200

Fax: _____ - _____ - _____ Email: paul@abri-ds.com

Contact's Relation To Business: Architect

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: Truglobe Inc

Physical Address: 2300 Lakeview Pkwy Suite 700

Mailing Address: 2300 Lakeview Pkwy Suite 700

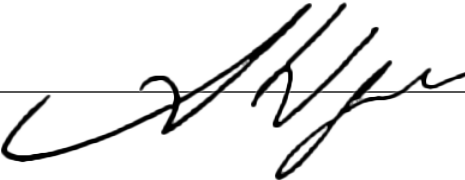
City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 452 - 6167 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): Ahmed Ugur Date: 10/1/19

Owner Signature: 

Property Information:

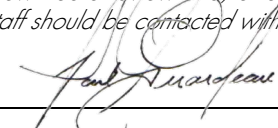
Address (If Assigned) : 0 Westside Parkway Alpharetta, GA

Tax ID or Map Reference Number: 12 260006893064

Land Lot(s): 689 District: 1st Section: 2nd

Existing Zoning of Property: CUP Existing Uses of Property: Undeveloped

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: 10-1-19

Print Form

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

THE FELIX SCHOOL LEGAL DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 689, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at the intersection of the Southeasterly right-of-way of Westside Parkway (variable right-of-way) with the Northwesterly right-of-way of Arts Summit (100 foot right-of-way), said point having State Plane Coordinates of North 1,473,978.49, East 2,255,390.89, Georgia West Zone; thence along said right-of-way of Arts Summit North 65 degrees 50 minutes 22 seconds East, a distance of 43.34 feet to a 5/8 inch rebar set; thence South 70 degrees 05 minutes 27 seconds East, a distance of 182.73 feet to a 5/8 inch rebar set; thence along a curve to the right, said curve having an arc length of 94.26 feet with a radius of 150.00 feet, being subtended by a chord bearing of South 52 degrees 04 minutes 39 seconds East, a distance of 92.72 feet to a 5/8 inch rebar set; thence South 34 degrees 04 minutes 30 seconds East, a distance of 68.71 feet to a 5/8 inch rebar set; thence South 02 degrees 56 minutes 15 seconds East, a distance of 25.50 feet to a 5/8 inch rebar set on the Northly right-of-way of Fanfare Way (62 foot right-of-way); thence along a curve to the left, said curve having an arc length of 73.30 feet with a radius of 411.00 feet, being subtended by a chord bearing of South 45 degrees 31 minutes 03 seconds West, a distance of 73.20 feet to a 5/8 inch rebar found; thence leaving said right-of-way North 68 degrees 38 minutes 08 seconds West, a distance of 339.79 feet to a 5/8 inch rebar found on the Southeasterly right-of-way of Westside Parkway; thence along said right-of-way North 21 degrees 43 minutes 40 seconds East, a distance of 119.87 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Said tract of land contains 1.174 Acres.



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 MARIETTA GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
STREET VIEW AT
ENTRANCE**

REVISIONS

NO.	DATE	ISSUE	DESCRIPTION
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SHEET
OF
SHEET
A-000
JOB NUMBER
2019-105.01



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
PARKING LOT
VIEW**

REVISIONS

ITEM	DATE	ISSUE	DESCRIPTION
1		1	
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SHEET OF
SHEET
A-001
JOB NUMBER
2019-105.01





DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 MARIETTA GA. 30066
Phone Number 770-639-0200

PROJECT
**THE FELIX
SCHOOL**
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE

RENDERING
ART SUMMIT
VIEW

[illegible]

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SHEET OF
SHEET
A-002
JOB NUMBER
2019-105.01



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
WESTSIDE PKWY
VIEW**

REVISIONS

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SHEET
OF
SHEET
A-003
JOB NUMBER
2019-105.01





PROJECT

Art Summit
Alpharetta Ga

SHEET TITLE

RENDERING SITE VIEW

REVISIONS

[illegible]

QUESTIONS

SHEET

A-004
JOB NUMBER
2019-105.01

DBB 12-2-19 DWG





Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 MARIETTA GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
ELEVATIONS

REVISIONS

ITEM#	DATE	ISSUE	DESCRIPTION
1			
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SHEET OF
SHEET
A-200
JOB NUMBER
2019-105.01

DRB 12-2-19.DWG



PARKING LOT ELEVATION
1/16" = 1'-0"



ART SUMMIT ELEVATION
1/16" = 1'-0"



Abri

DESIGN STUDIO
ARCHITECTURE
PLANNING
P.O. BOX 669504 MARIETTA GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
ELEVATIONS

REVISIONS

ITM#	DATE	ISSUE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
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SHEET OF SHEET
A-201
JOB NUMBER
2019-105.01

DRB 12-2-19.DWG



WESTSIDE PARKWAY ELEVATION
1/16" = 1'-0"



SIDE ELEVATION
1/16" = 1'-0"



PROJECT
**THE FELIX
SCHOOL**
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

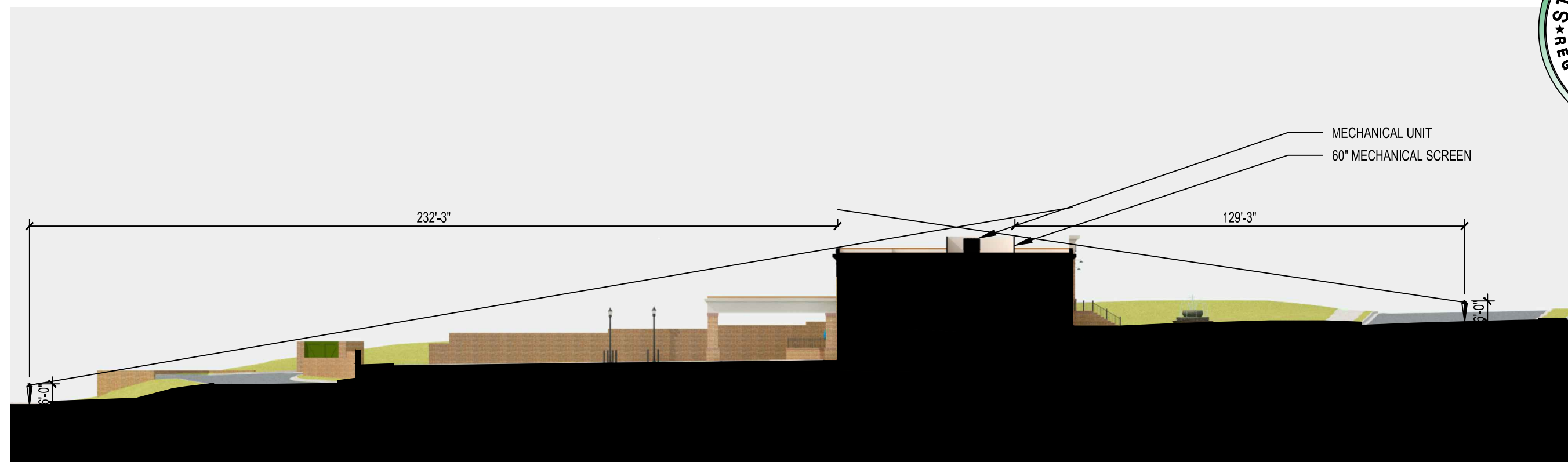
SHEET TITLE
SITE SECTION

REVISIONS

[illegible]

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SHEET
 A-210
 JOB NUMBER
 2019-105.01



SITE SECTION
1/32" = 1'-0"



PROJECT
**THE FELIX
SCHOOL**
Art Summit
Alpharetta Ga

SHEET TITLE
PHOTOMETRIC

[illegible]

SHEET OF
SHEET
A-800
JOB NUMBER
2019-105.01

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	1.01	3.4	0.1	10.10	34.00

 	
CALCS Division	561-848-8389
9/30/2019	

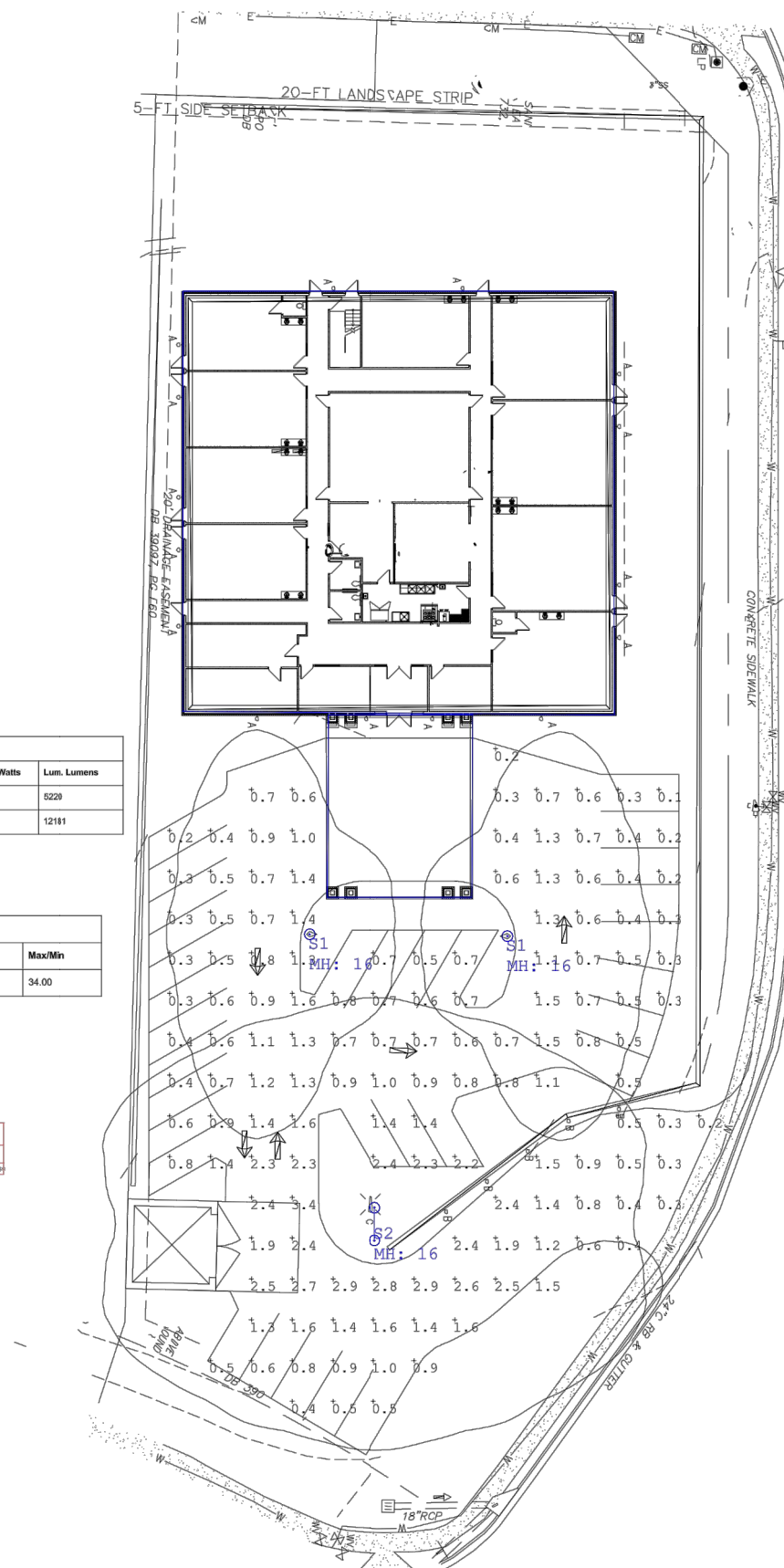


PHOTO METRIC

SITE PHOTOGRAPHS



PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 689, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at the intersection of the Southeasterly right-of-way of Westside Parkway (variable right-of-way) with the Northwesterly right-of-way of Arts Summit (100 foot right-of-way), said point having State Plane Coordinates of North 1,473,978.49, East 2,255,390.69, Georgia West Zone, thence along said right-of-way of Arts Summit North 65 degrees 50 minutes 22 seconds East, a distance of 43.34 feet to a 5/8 inch rebar set; thence South 70 degrees 05 minutes 27 seconds East, a distance of 182.73 feet to a 5/8 inch rebar set; thence along a curve to the right, said curve having an arc length of 94.26 feet with a radius of 150.00 feet, being subtended by a chord bearing of South 52 degrees 04 minutes 39 seconds East, a distance of 92.72 feet to a 5/8 inch rebar set; thence South 34 degrees 04 minutes 30 seconds East, a distance of 68.71 feet to a 5/8 inch rebar set; thence South 02 degrees 56 minutes 15 seconds East, a distance of 25.50 feet to a 5/8 inch rebar set on the Northly right-of-way of Fanfare Way (62 foot right-of-way); thence along a curve to the left, said curve having an arc length of 73.30 feet with a radius of 411.00 feet, being subtended by a chord bearing of South 45 degrees 31 minutes 03 seconds West, a distance of 73.20 feet to a 5/8 inch rebar found; thence leaving said right-of-way North 68 degrees 38 minutes 08 seconds West, a distance of 339.79 feet to a 5/8 inch rebar found on the Southeasterly right-of-way of Westside Parkway, thence along said right-of-way North 21 degrees 43 minutes 40 seconds East, a distance of 119.87 feet to a 5/8 inch rebar set, said point being the True Point of Beginning.

Said tract of land contains 1.174 Acres.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. (____), EFFECTIVE DATE JUNE 10, 2019.

12. Easement by Cousins Properties Incorporated to Georgia Power Company, dated June 17, 1998, recorded at Deed Book 25056, page 291, in the Office of the Clerk of the Superior Court of Fulton County, Georgia.

AFFECTS SITE AS SHOWN

13. Sewer Easement between Cousins Properties Incorporated and Fulton County, dated December 23, 1999, and recorded at Deed Book 28732, page 306, aforesaid records.

AFFECTS SITE AS SHOWN

14. Easements contained within that certain Limited Warranty Deed from Cousins Properties, Incorporated to Roberts Properties Residential, L.P., dated December 29, 2004, recorded at Deed Book 39097, page 560, aforesaid records, as affected by Notice of Termination and Release of Easement Rights dated March 25, 2005, recorded at Deed Book 39668, page 397, aforesaid records.

AFFECTS SITE AS SHOWN

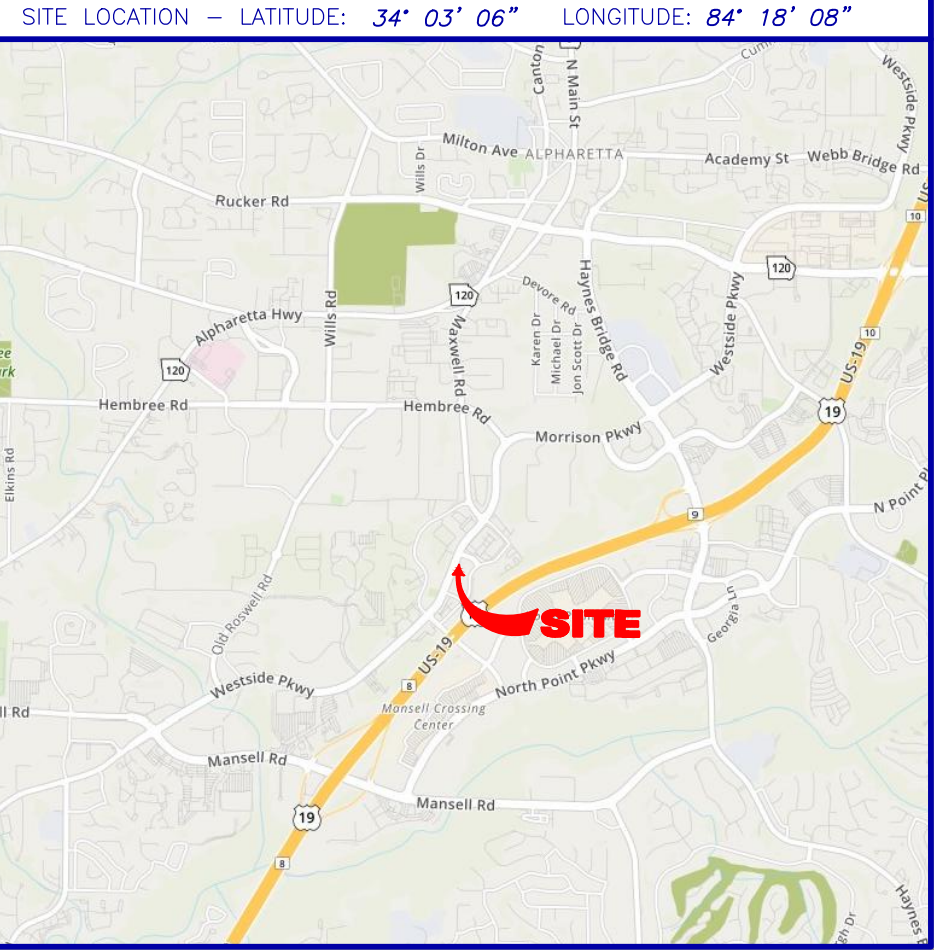
15. Terms, conditions, and easements contained within that certain Limited Warranty Deed from Cousins Properties Incorporated to Roberts Properties Residential, L.P., dated December 29, 2004, recorded at Deed Book 39097, page 560, aforesaid records, as affected by Notice of Termination and Release of Easement Rights dated March 25, 2005, recorded at Deed Book 39668, page 397, aforesaid records.

DOES NOT AFFECT SITE

17. Terms, conditions, and easements contained within Limited Warranty Deed from Cousins Properties Incorporated to Roberts Properties Peachtree Dunwoody, LLC, dated March 25, 2005, recorded at Deed Book 39668, page 353.

AFFECTS SITE - BLANKET RESTRICTIONS

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0066F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 4-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT), AS SHOWN ON THE ZONING MAP OF THE CITY OF ALPHARETTA. PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1> ALTA/NSPS LAND TITLE SURVEY OF PARC ALPHARETTA, PREPARED BY GOESURVEY, LTD., DATED JUNE 15, 2018, LAST REVISED OCTOBER 9, 2018 (JOB NO. 20062780-4).

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .99,825, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .126,985 FEET. JDN...INT.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

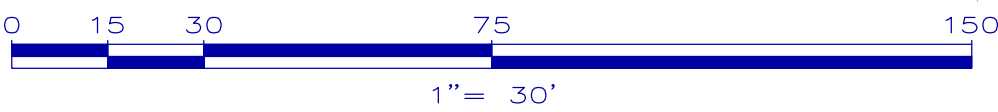
STANDARD ABBREVIATIONS

AC AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
CI CURB INLET
CMP CORRUGATED METAL PIPE
CMF CONCRETE MONUMENT FND
CO SANITARY CLEANOUT
CPED COMMUNICATION PEDESTAL
CTP CRIMPED TOP PIPE
DI DROP INLET
DIP DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN
FNC FENCE
FND FOUND
GM GAS METER
INV INVERT
JB JUNCTION BOX
MH MANHOLE
OCS OUTLET CONTROL STRUCTURE
OTP OPEN TOP PIPE
PM POWER METER
PKS PK NAIL SET
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RBR IRON REINFORCING BAR
RBS 5/8"RBR SET CAPPED LSF 621
SS SINGLE WING CATCH BASIN
SWCB ELECTRIC TRANSFORMER

STANDARD SYMBOLS

OVERHEAD TRAFFIC SIGNAL LIGHT
POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

GRAPHIC SCALE



SURVEYOR CERTIFICATION (ALTA/NSPS)

To: The Felix School
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b-1), 8, 9, 11, and 13 of Table A thereof. The field work was completed on August 6, 2019.

Date: August 6, 2019

John T. Newman
John T. Newman
Georgia Professional
Land Surveyor # 3324



SURVEYOR CERTIFICATION (GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

John T. Newman
John T. Newman
Georgia Professional
Land Surveyor # 3324

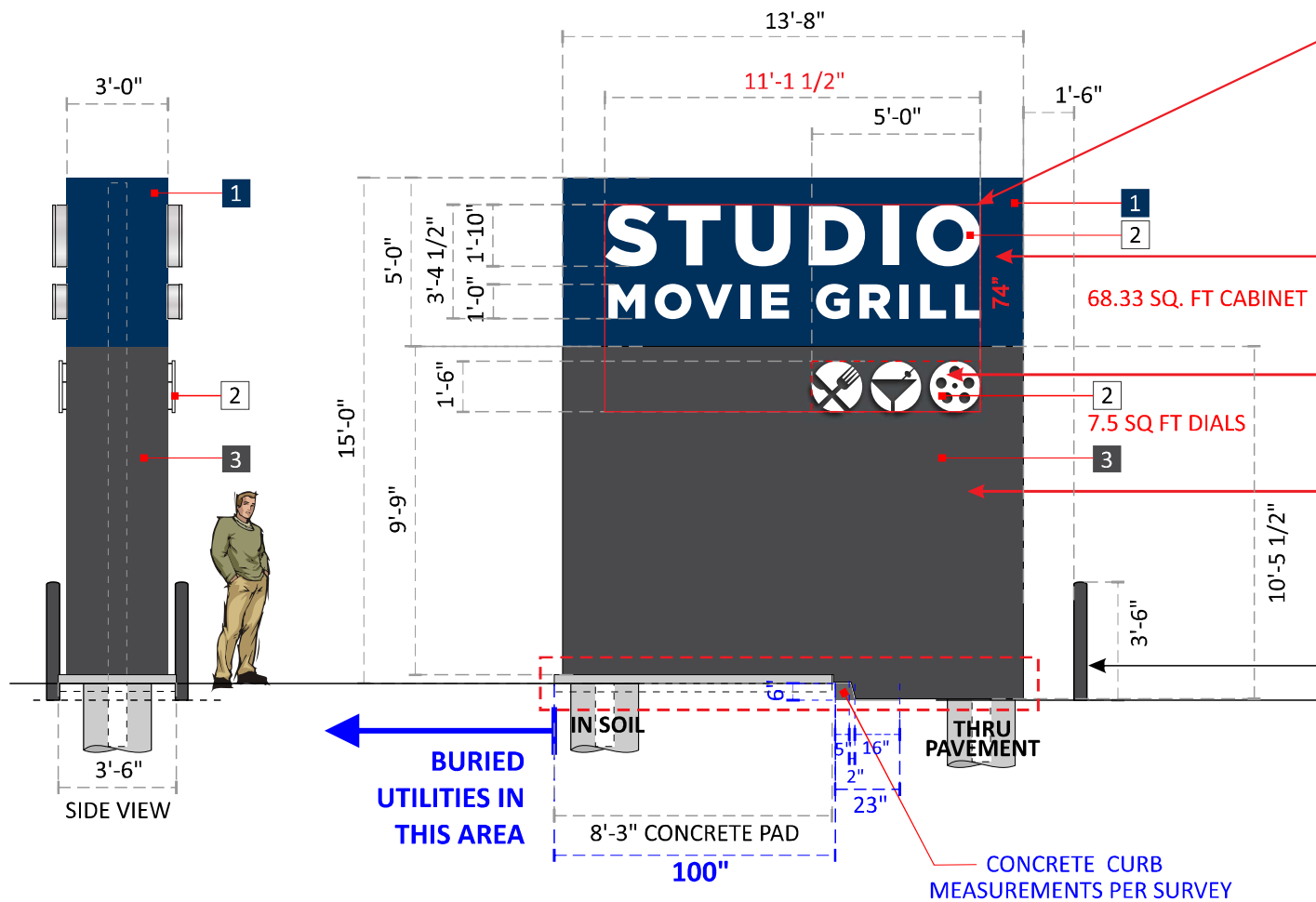
ALTA/NSPS LAND TITLE SURVEY

Pod M ~ Westside

FOR

The Felix School
Chicago Title Insurance Company

GS JOB NO.	20196212	DRAWING SCALE:	1"= 30'	SURVEY DATE:	08-06-2019
FIELD WORK:	JM	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	JTN	COUNTY:	FULTON	No.	Date
REVIEWED:	JRC	LAND LOT:	689	Description	
DWG FILE:	20196212-01.dwg	DISTRICT:	1ST	SECTION:	2ND



E NEW D/F MONUMENT SIGN SCALE: 3/16" = 1' - 0"
ONE (1) REQUIRED - MANUFACTURE & INSTALL

- 1 PAINTED TO MATCH PMS 540C BLUE / 3M 3630-137 EUROPEAN BLUE
- 2 WHITE
- 3 BM WROUGHT IRON

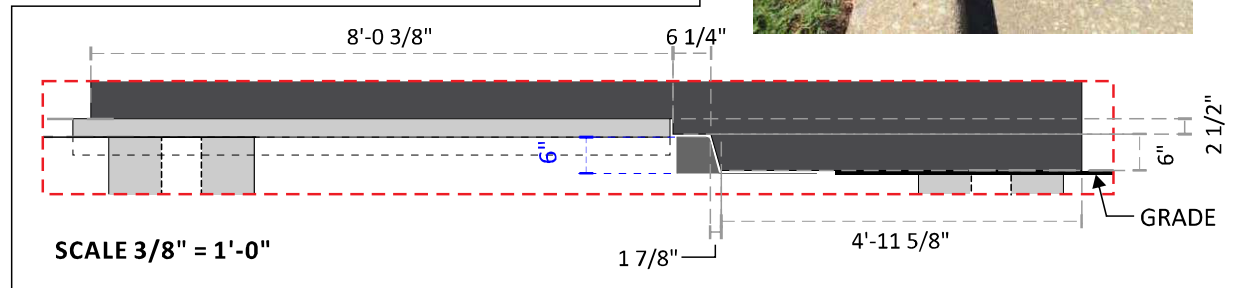
D/F PAINTED ALUM. FABRICATED CABINET WITH 5" DEEP PCL's SPRAYLAT SM-171S BRUSHED ALUMINUM RETURNS AND METALLIC SILVER TRIMCAPS WHITE ACRYLIC FACES, INTERNALLY LIT WITH WHITE L.E.D.

1" DEEP RCL PAINTED DIALS INTERNALLY ILLUMINATED WITH WHITE LED CLEAR BACKS WITH WHITE DIFFUSER
1 1/2" SPACERS P.T.M. BACKGROUND

NEW PAINTED ALUM. BASE

(1) PARTIAL CONCRETE PAD
(2) 6.625" O.D. STL SUPPORTS .432" WALL PER ENGINEERING WITH (2) CONCRETE PIERS 2'-0" DIA x 7.8' DEEP +/-

BOLLARDS:
(2) 4 1/2" O.D. STEEL PIPE FILLED WITH CONCRETE. PAINT PIPE TO MATCH PYLON'S BASE

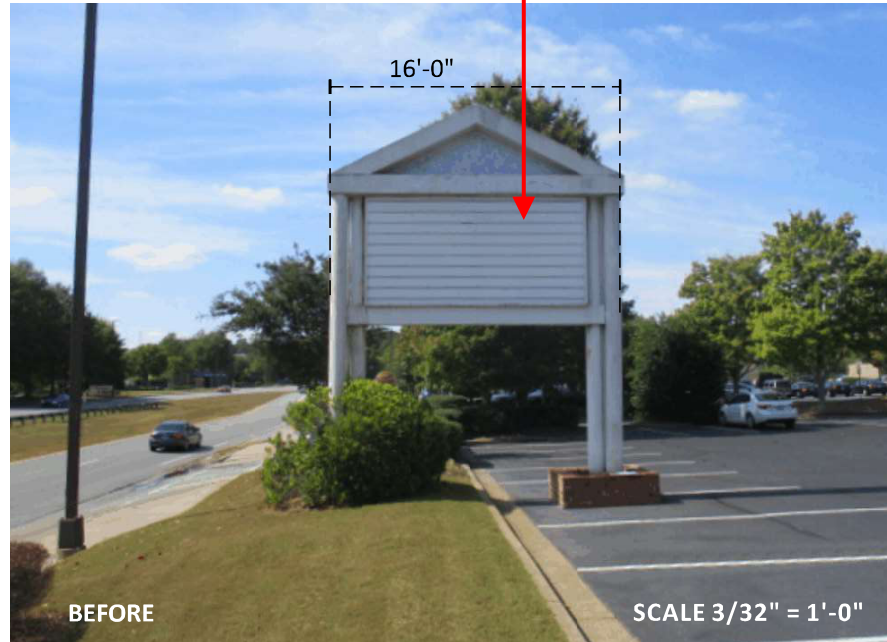


SCALE 3/64" = 1'-0"

PROPOSED LOCATION

NOTES:

- LANDSCAPING REMOVAL BY G.C. NOT INCLUDED BY CS.
- OWNER OF PROPERTY WILL NEED TO HAVE ELECTRICAL METER REMOVED AND RE-INSTALLED



BEFORE

SCALE 3/32" = 1'-0"



AFTER

Photo representations are for viewing purposes only and in no way represent the exact placement of signage.

STUDIO MOVIE GRILL

Design #

0622322AR14

Sheet

8 of 9

Client

Address

7660 North Point Pkwy,
Alpharetta, GA

Acct. Rep. DEBBIE MOLTZ
Coordinator LAUREN STACKHOUSE

6/26/19

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

11/15/2018: Adjust menu on Menu sign, # on sign on STL, Change E to blue cabinet, remove size of wall signs A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

chandler signs.com

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Fort Worth, TX 76155
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San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

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Viso, CA 92081
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Davenport, FL 33837
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111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas

P.O. BOX 125 206 Doral Drive
Portland, TX 78374
(361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL
CONNECTION BY
CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

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: EA Homes, LP (Design Center)

Location Address: 131 Roswell Street, Bldg. A, Alpharetta, GA 30009

Mailing Address: 131 Roswell Street, Bldg. A

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

Contact For All Notifications: Jenny NeSmith

Contact Telephone: 770 - 541 - 5230 Mobile Telephone: 404 - 840 - 3084

Fax: _____ - _____ - _____ Email: j.nesmith@eahomes.com

Contact's Relation To Business: Director of Marketing

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	<u>100</u>

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: Alpharetta Beach House, LLC
Physical Address: 131 Roswell Street, Suite B201
Mailing Address: Same
City: Alpharetta State: GA Zip Code: 30009
Owner Telephone: 678 990 0712 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): Penn Hodge Date: 12/2/19
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: Jenny NeSmith Date: 12/02/2019

Print Form



DESIGN REVIEW BOARD HEARING DECEMBER 13, 2019

REPRESENTING EDWARD ANDREWS HOMES & EMPIRE COMMUNITIES:

**JENNY NESMITH
DIRECTOR OF MARKETING**

**KEVIN NORTON
VP OF LAND DEVELOPMENT & ACQUISITION**




EMPIRE



DESIGN CENTER: ESTABLISHED IN 2014



131 Roswell Street, Alpharetta, GA



131 Roswell St

Alpharetta, GA 30009

Directions

Save

Nearby

Send to your phone

Share

3PC2+QG Alpharetta, Georgia

Report a problem on 131 Roswell St

Add a missing place

Add your business

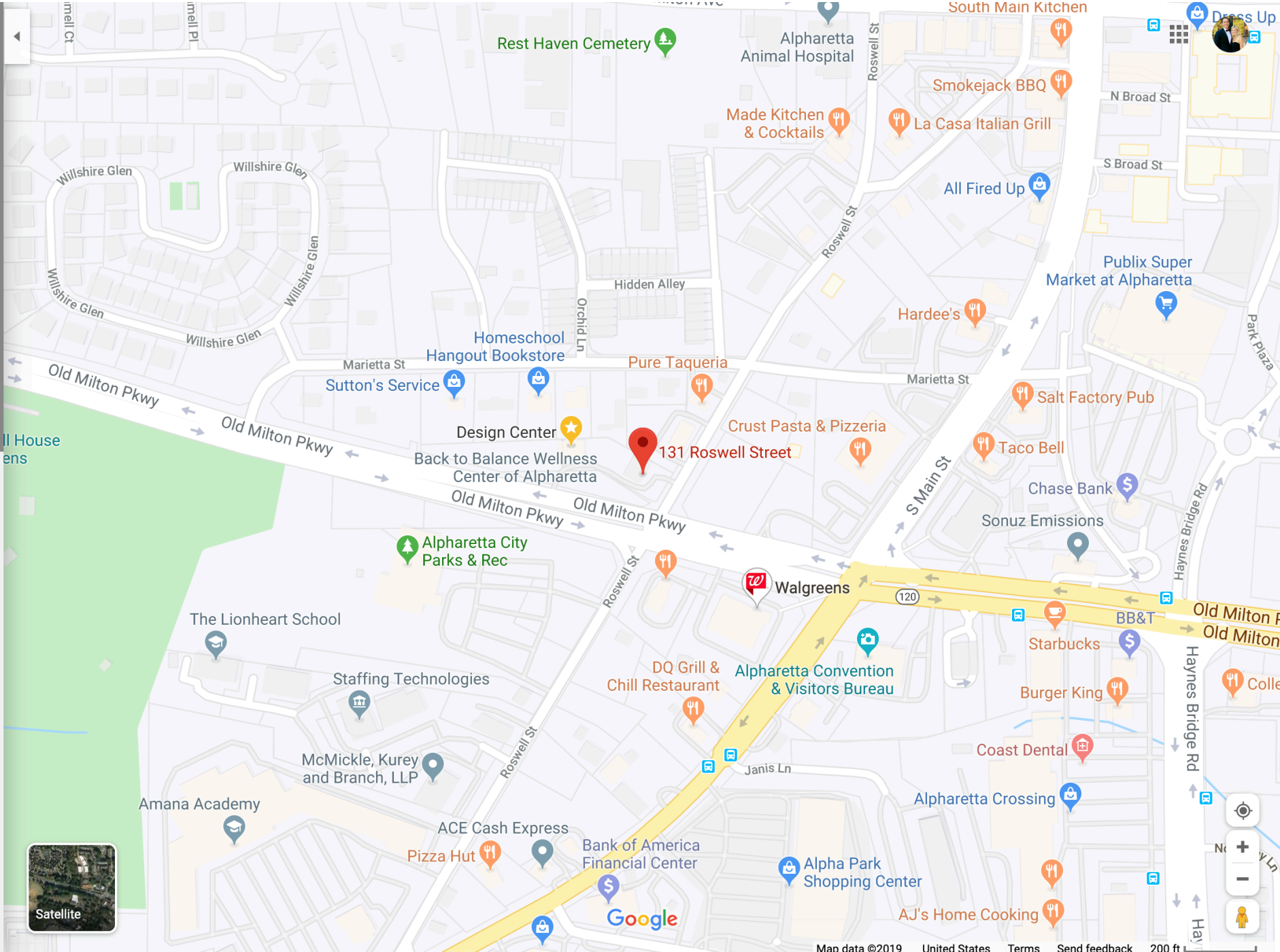
Add a label

Photos



At this location





Map data ©2019 United States Terms Send feedback 200 ft

DESIGN CENTER: LOCATION





DESIGN CENTER: INTERIOR





DESIGN CENTER: INTERIOR





2016 BEST DESIGN CENTER THE NATIONALS



2015 BEST DESIGN CENTER THE OBIES

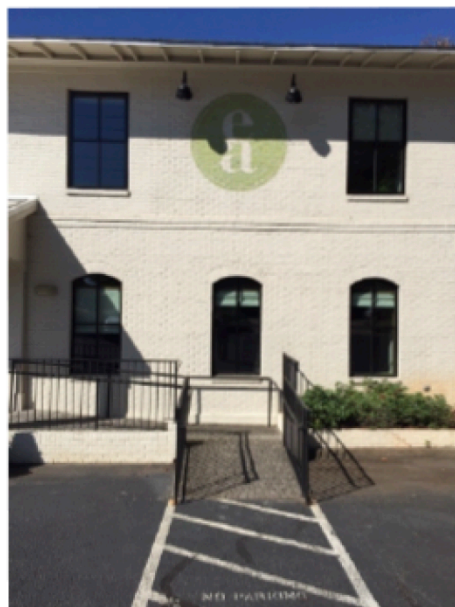




EMPIRE



Formerly Edward Andrews Homes



EXISTING
LOGO



Antique aged finished

Painted logo on wall centered under lights and between windows in CMYK colors

Logo: 70" Tall x 28" Wide = 13.61 Sq. Ft.





**EXISTING
LOGO**



68' 4" wide

22' tall

Antique aged finished

Painted logo on wall centered under lights and
between windows in CMYK colors

Logo: 44" Tall x 92" Wide = 28.11 Sq. Ft.





C30 M36 Y40 K86



Empire Espresso



C00 M75 Y100 K00



Empire Orange



DESIGN CENTER: EMPIRE REBRANDING



THANK YOU.

