



DESIGN REVIEW BOARD AUGUST 19, 2016

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 1. Approval of DRB Minutes
 1. June 17, 2016 Minutes
 2. July 15, 2016 Minutes
- VII. PUBLIC HEARING
 1. 09:00 - 09:10 Staff Update
 2. 09:10 - 09:20 **DRB 160055 Cash America** 11930 Alpharetta Hwy
review signage
Staff recommends approval as submitted
 3. 09:20 - 09:50 **DRB 160056/14-34 Creative Studio Cafe** 160 North Main
review elevations, materials, colors
See Staff Comments
 4. 09:50 - 10:30 **DRB 160034 Liberty Village** Old Milton Pkwy @ Westside Pkwy
review buildings 100 and 300 for elevations, materials, and colors
Staff recommends approval with conditions
 5. 10:30 - 10:40 **DRB 160060 Shell** 6185 Windward Parkway
review new canopy signage
Staff recommends approval with reduced amount of yellow to make the 3 colors the same size.
 6. 10:40 - 11:10 **DRB160052 Northwinds OMP** 2845 Old Milton Pkwy
review new construction
Staff recommends approval with listed comments
 7. 11:10- 11:30 **DRB 160058 Westside Daycare** Westside @ Webb Bridge
Cursory review for Council Recommendations for Conditions
 8. **DRB160057 Suntrust Bank/Liberty Village**

See Staff Comments
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD JUNE 17, 2016

ALPHARETTA CITY HALL
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I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present

- Richard Kramer, Chairman
- Roger Brown
- Pat Corkill
- Dick Debban
- Scott Doll
- Thom Le Cain
- Holly Palmer
- Frank Schwing

- Staff Members Present

- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Boards Assistant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

**1. DRB Meeting Minutes of **

Approval of Minutes deferred until July meeting.

VII. PUBLIC HEARING

**1. 09:00 - 09:10 Staff update on Old Milton Project **

Kathi Cook, Director of Community Development presented overview of East Village Commercial Project.

There was discussion of:

- Thompson St. Linear Park
- Residential along Thompson St.
- Alpharetta Downtown Development
- Location of 21 acre project
- Need for development to be a 360 degree Design
- Presented Exhibits for residential along Thompson St.
- Read Council Condition # 28 on Architecture
- Width of internal streets – they are reduced
- Presented Exhibit A approved by City Council for Commercial
- Importance of Balconies, Landscape Plan with final Elevations.
- Feature of Stone, Brick, Changes across Elevation – no glass storefront system, changes in windows
- Importance of Roof changes – not a flat roof structure
- Previously submitted elevations to Staff with flat roof and heavy cornice that do not meet the Condition of Zoning
- Sketch presented today is revision which Staff believes substantially matches the Exhibit and Condition of Zoning
- This is a conceptual Review not a full review today
- Comments provided to Applicant by Staff
 - Balconies should be actual 6’ able to be used, not just decorative
 - Importance of incorporating trees and landscape as there is required outdoor seating
 - Middle Section should be raised to be able to see the Gable ends. Made to look like it is a separate building

There was discussion from the Board:

- Outdoor seating is facing the street and visible from Old Milton Pky
- Location of Building on the Site Plan
- Liberty Bell focal feature
- Evolution of concept elevations
- Very pedestrian along the street

- May need administrative variances for Balcony Overhangs
- Detention Pond. 3 acres, built to look like a natural resource
- Setbacks off of Old Milton Pky are same as Avalon

2. DRB160050/03-23 Flatlands Bourbon& Bayou 52b North Main

Applicant presented review of signage. There were no color samples. Colors to be same as Tin Roof.

- ❖ Board Member Brown offered a motion to approve as submitted with Applicant to work with Staff to make sure that it does line up with the Mezz Spa.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

Scott Doll was not present for the vote.

3. DRB 160049 291 North Main St

Applicant was not present for review of signage.

- ❖ Board Member Corkill offered a motion to approve as submitted with Applicant per Staff comments and add evergreen landscape
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

Staff recommended approval of the sign package as submitted with materials and colors to compliment parent building.

4. DRB 160034 Liberty Village **Old Milton Pky @ Westside Pky**

Lamar Wakefield, Applicant, presented cursory elevation review.

- Evolution of project
- Final Renderings to be brought back
- Materials
- Balconies
- Presented updated elevation/rendering with materials noted with very little use of EPHIS
- Tenant interest

- 360' elevation to be presented at a later date
- Extensive Landscaping
- Applicant brought up concerns of Brand Bank to come forward
- Buildings to complement each other
- Discussion that Site Plan has not changed
- Front elevation faces parking lot
- Location of Patio
- Rear Elevation that faces Old Milton has small berm but very visible
- Retail on ground floor, Office above
- Grading
- Retaining wall or step to maintain Old Milton elevation
- Building Height as high as 44' , common area 36-38'
- Air conditioning units inside the well
- DRB noted Left hand side has more details. Right hand side needs more articulation.
- Staff referred to Downtown Guidelines pertaining to roofline and massing and Old Edwards Inn feel.

Staff discussed that if Bank elevations do not meet Council Condition, it would have to go back before Council, not the DRB.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 9:52 a.m.



DESIGN REVIEW BOARD MINUTES JULY 15, 2016

ALPHARETTA CITY HALL
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1. DRB Meeting Minutes of:

- a. May 20

- ❖ Board Member Schwing offered a motion to approve

- The motion received a second from Board Member Brown
 - The motion was approved by a vote (5-1-0)(Kramer)

- b. June 17

No Action was taken.

- VII. PUBLIC HEARING

1. Staff Report

2. DRB 160051 The Cedar Grill 1497 Alpharetta Hwy

- ❖ Board Member Brown offered a motion to approve the building signage as proposed today and that the awnings as proposed would be the black color of the sample you brought in today with the 2 interior awnings being of the same larger size, exterior awnings signs be of the same smaller size as shown in the application with the conditions that you have to remove the larger what used to be a box big white rectangular box sign from the building and ensure that the awnings will be fully enclosed on 3 sides, and that applicant is proposing they may end up putting lighting above the signage, if so it would be black goosenecks and they would work with Staff as to the locations.

- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-1-0)(Kramer)

There was discussion during the motion that it was inferred during the discussion that the awnings would be on the same horizontal plane as they attach to the building and if any part of the frame is exposed from the outside that it is painted black.

There was discussion on letters for the sign.

3. DRB 160034 Liberty Park Village Westside @ Old Milton

Lamar Wakefield handed out new Site Plan and Renderings dated July 15, 2016 for Commercial **DRB 160034 Liberty Park Village Westside @ Old Milton**

Lamar Wakefield handed out new Site Plan and Renderings dated July 15, 2016 for Commercial Buildings 400 at East Village.

Building 400 –

Staff showed sketch reviewed at previous meeting.

Applicant Discussed:

- Changes to make elevation look like a series of village buildings.
- Changes to materials less stucco, more stone
- Old Edwards Photos submitted to Council

- Staff recommendation of raising the roof.
- Multi-tenant building.
- Trellis work,
- Addition of window mullions on upper level.

Staff asked that Applicant compare what was in the Board Members' packets and what he brought in today.

Chairman stated it looked like more of the middle bays exterior elevations have changed.

Applicant discussed:

- Staff request to adjust height and/or roof plans.
- Staff request to create an elevation that looks like it has been built over time.
- City Architect's comments which have been incorporated into the current elevations.
- Staff's Comments as helpful to the process of creating this project.
- North Elevation R-1 shingle is more of a gray color.
- Presented material examples.
- Colors - Different Colors of brick, same mortar. C-2 Canvas Awning is a deep burgundy, almost black.
- Developing a Signage Package for this center.
- Signage for Bank.

South Elevation (Old Milton Elevation)

- Applicant discussed 12' and 15' offsets
- Similar to front Elevation
- More mullions and divisions in the Buildings
- Staff asked how back of house elements are being addressed. Applicant stated it would be a low wall or brick wall with items behind it and heavily planted in front. Will be on OMP Sign or on sides of building Trash for restaurants will be emptied twice a day. Rooftop units will not be visible.
- There was discussion of Balconies being "real"
- Steep, high roof pitches make sure to not look like a movie front
- Landscape depicted will be incorporated into final Elevations

- City Architect or Staff has not seen this most recent Elevation
Staff will send to Architect for comments and decide if anything needs to be brought back to DRB.
- Discussion for availability for signs. Applicant stated he would bring Sign Package next month.

❖ Board Member Schwing offered a motion for conceptual approval of the elevations as submitted with the condition that they work with Staff on any further comments by the City select Architect and Staff will decide if anything needs to be brought back to the DRB on Building 400 specifically.

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

There was discussion that materials are included in elevations. There was clarification that Motion pertains to Elevations dated July 15, 2016.

4. DRB 160054 *Environs/ Self Storage* 10945 Westside Pkwy

Applicant presented Site Plan, Elevations, Materials and Photometrics. Applicant handed out a new packet at meeting.

After discussion:

- ❖ Board Member Brown offered a motion to approve the Site Plan, Elevations and Materials, Photometrics as presented in today's handout package and we approve the signage knowing that Applicant gets one building sign which I assume faces Westside Pky and the monument sign would be as recommended by Staff which could be a monument sign brick base, 6' in height as shown in rendering presented today not the one in our packet.
- The motion received a second from Board Member Palmer

- The motion was approved by a vote (5-0)

- ❖ Board Member Corkill offered a motion to approve Landscaping with the Conditions as discussed in the meeting today which is tree species, adding some tall evergreens, adding some slope planting, and adding some landscaping at the entries.

- The motion received a second from Board Member Palmer

- The motion was approved by a vote (5-0)

There was discussion concerning Council Conditions and Staff Approval.

Chairman Kramer called a recess at 11:07.

Chairman Kramer reconvened the meeting at 11:15.

5. DRB 160052 Office Building 2845 Old Milton Pkwy

Michael Davis presented for the Applicant for a preliminary review of Office-OMP/Northwinds pending Council approval.

Presented as Built Survey not included in the Packet showing existing condition of property.

Site Plan:

Discussed:

Location of building.

Setbacks

Current structures and curb cuts on the property

Removal of Curb-cuts on Old Milton Pky

Movement of buildings closer to ROW to match nearby developments

Possible uses of building (bank)

Parking

Dumpster Enclosures

Inter Parcel Connectivity

Grades on OMP drops 6'
Working with Staff on Tree Saves
Reasons for not flipping Building
Underground Stormwater/Detention
Pedestrian Area
Removal of a portion of sidewalk not allowed by Code

Elevations

Ryan Miller of Dwell presented:

Single Story scale
Corner front entrance – open, clear glass
Base – Stone
Size of Parapet
Screening of Rooftop Units
Potential Addition of Sconces, structural tie rods to front canopy
Materials: Stone, Brick, EIFS

There was discussion from the Board:

- Entrance
- No Vault
- Potential for too much openness
- Possibility of raising entrance or making canopy at entrance larger, corner tower being taller
- Building may be too geometric, too horizontally heavy, top part of building above windows looks heavy
- No break up of windows on West Elevation- back elevation. Landscape will be very important
- Staff discussed signage – one wall sign at 20 sf, one monument sign, code changes since Charles Schwab was done. Charles Schwab is retail, not Office
- Overall depth of none bricked area is 5'
- Applicant will relook at broad gray band to narrow it or change it to brick
- Recessed areas in Brick
- Opportunity in setbacks to add detail
- Dental Molding in cornice line
- Building seems “boxy”
- Possible rounded corners at entrance que
- Possible addition of Gabled-In Roof
- Geometric look of building makes it look uninteresting

- Possible addition of window awnings to take flatness away

Landscaping

- Paying special attention to Parking Lot
- Tree Line on East Side
- Matching of species of trees to marry to existing streetscape
- Make pedestrian area more intimate through adding additional shrubs
- Location /Size of Transformer – possibly slide it to the west
- Hardscape Enhancements
- Tumbled clay bricks in Pedestrian Area
- Furniture

DRB stated they approved of the proposed materials.

Lighting

Applicant discussed lighting spacing, building sconces, removing wall packs and continuing sconce lights around the building, especially on front and entry sides, Parking lot lights similar to Avalon.

Monument Sign

Materials to match building, with two panels.

Staff stated he needs direct comments to give to Council to possibly include in Council Conditions for Variance. Staff explained process to Applicant.

Staff read to DRB what he had as notes.

6. DRB 160034 - cursory review of Building 100 and 300 – Liberty Park Village

Applicant presented Building 100 and 300 for cursory review.

Building 100

- Took elements in Bldg. 400 and placed them on this shell.
- One tenant building
- Applicant discussed adjustments made to windows, mullions
- Applicant handed out a new packet today and showed on monitor
- Staff reviewed Council Condition for this building
- Discussed road grades
- Applicant showed Westside Elevation and North Elevation.
- DRB did not feel North Elevation meets Council Condition to appear not as back of house.

- Staff clarified process of suggested Conditions to Council
- DRB discussed how much better these elevations are than previous submittal
- DRB discussed distance between column and building as seeming narrow.
- DRB did not like four white columns and discussed option of having one solid column.

Building 300

Applicant showed sketch of two tenant building with same materials as other buildings.

- North Elevation
- Applicant did not have view of Old Milton Side
- Cupola view from the side

DRB stated Applicant is on the right track.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:35 pm.

Cash America ★
JEWELRY & LOAN



FRONT STORE ELEVATION

S1-1

SIGN CODE •

Proposed Signage = 50 SqFt

Relevant Signage Code:

1 SF per lineal foot building width

65 x 1 = 65 sqft

Sign Calculation:

(H) x (L) of overall boxed dimensions

SIGN TYPE •

LED Channel Letters. Front-Lit

MOUNTING •

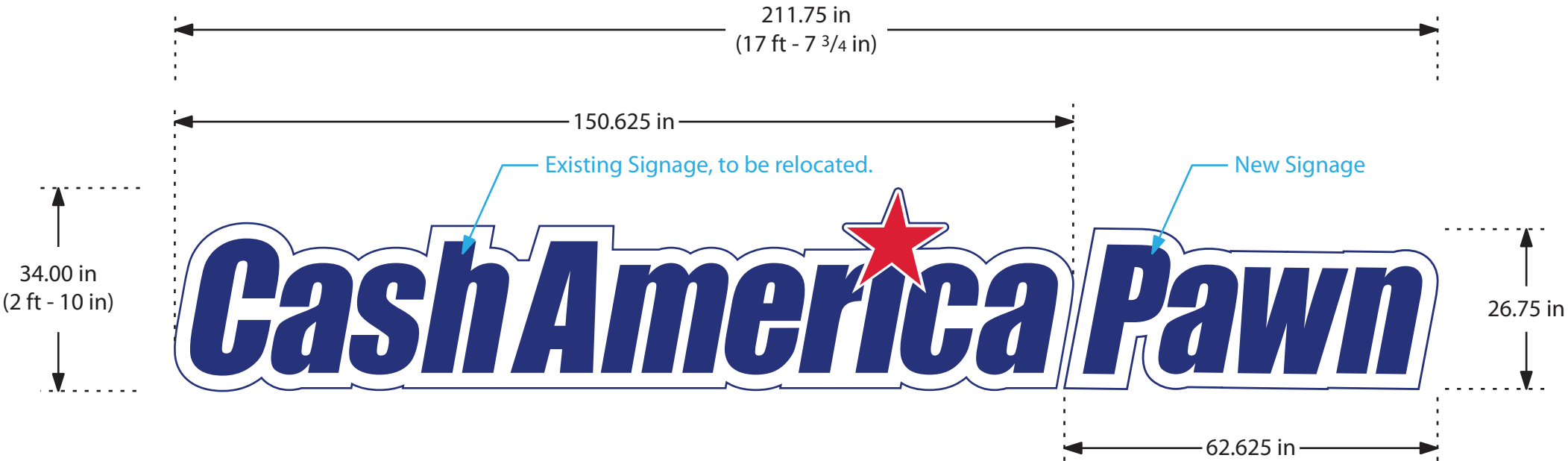
Angle Mounted

COLOR PALETTE •

	White Trim & Returns
	Arlon Red 73
	Cabinet: PMS 7621c (If Applicable)
	Arlon Blue 557
	Cabinet: Reflex Blue (If Applicable)
	N/A
	N/A
	N/A



*Mounting angle iron to be provided by installer



Revision Date: 03/23/16 Rev. Details: Revised layout.

1201 Wiley Rd, Ste 150
Schaumburg, IL 60173
O: 847.301.0510
F: 847.301.0518
ideas@identiti.net

Project No:	160499	Proj. Location:	11930 Alpharetta Highway Alpharetta, GA 30009
Orig. Draft:	03/17/16	Proj. Manager:	Doug Franklin
Page Rev:	001	Sales Rep:	Lindsey Jerzyk

Scale: 1/2" = 12"

Designer: Stephanie Revision Art: Meg



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FRONT STORE ELEVATION

S1-2

SIGN CODE •

Proposed Signage = 54.4 SqFt

Relevant Signage Code:

1 SF per lineal foot building width

65 x 1 = 65 sqft

Sign Calculation:

(H) x (L) of overall boxed dimensions

SIGN TYPE •

LED Channel Letters. Front-Lit

MOUNTING •

Angle Mounted

COLOR PALETTE •

	White Trim & Returns
	Arlon Red 73
	Cabinet: PMS 7621c (If Applicable)
	Arlon Blue 557
	Cabinet: Reflex Blue (If Applicable)
	N/A
	N/A
	N/A



*Mounting angle iron to be provided by installer



Revision Date: No Rev. Rev. Details: This page is from the original draft.

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SPEC

SIGN CODE •

Proposed Signage = N/A SqFt

Relevant Signage Code:
N/A

Sign Calculation:
(H) x (L) of overall boxed dimensions

SIGN TYPE •

LED Channel Letters. Front-Lit

MOUNTING •

Angle Mounted

COLOR PALETTE •

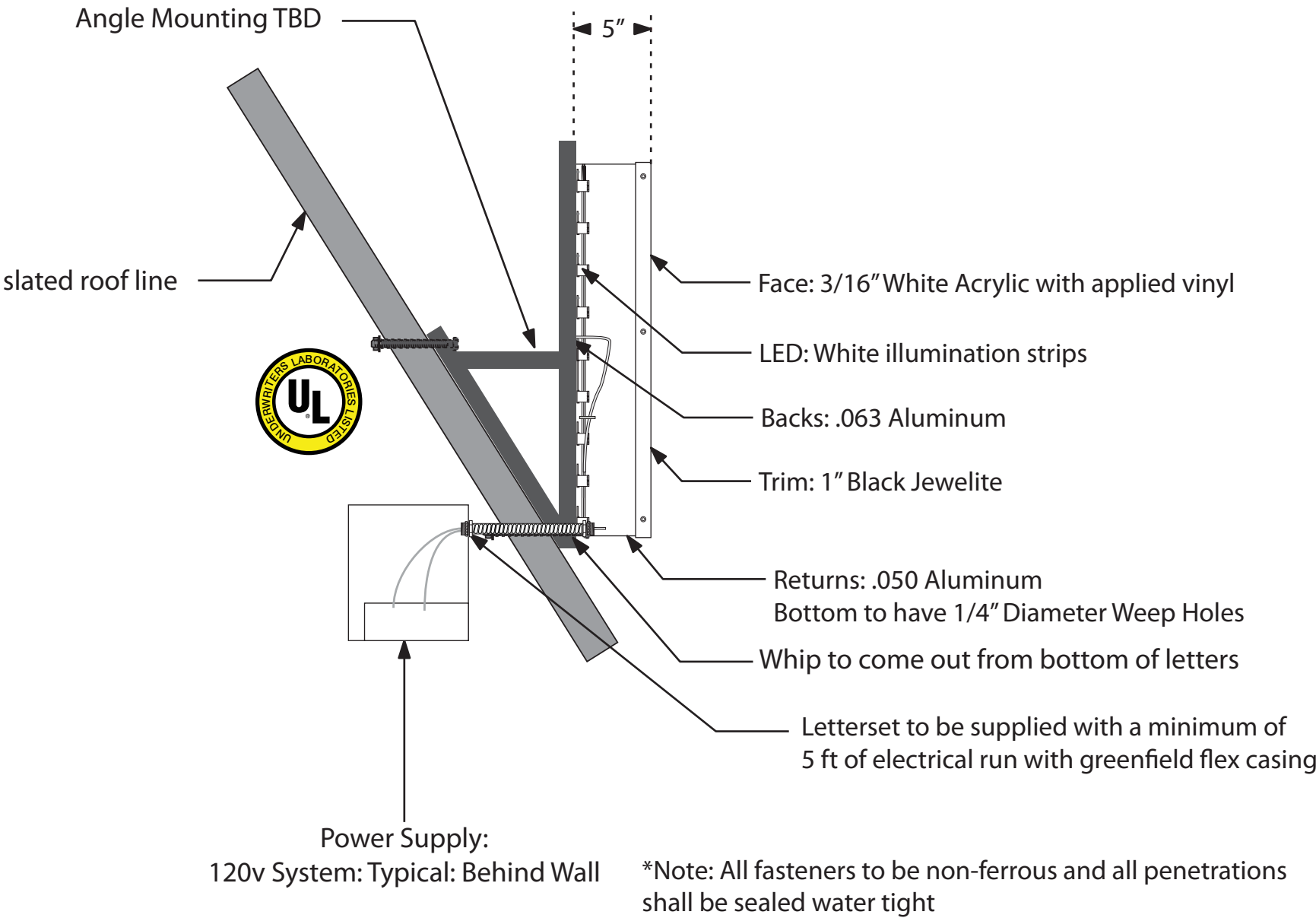
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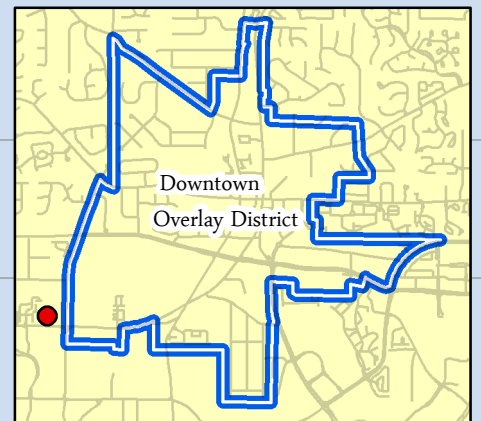
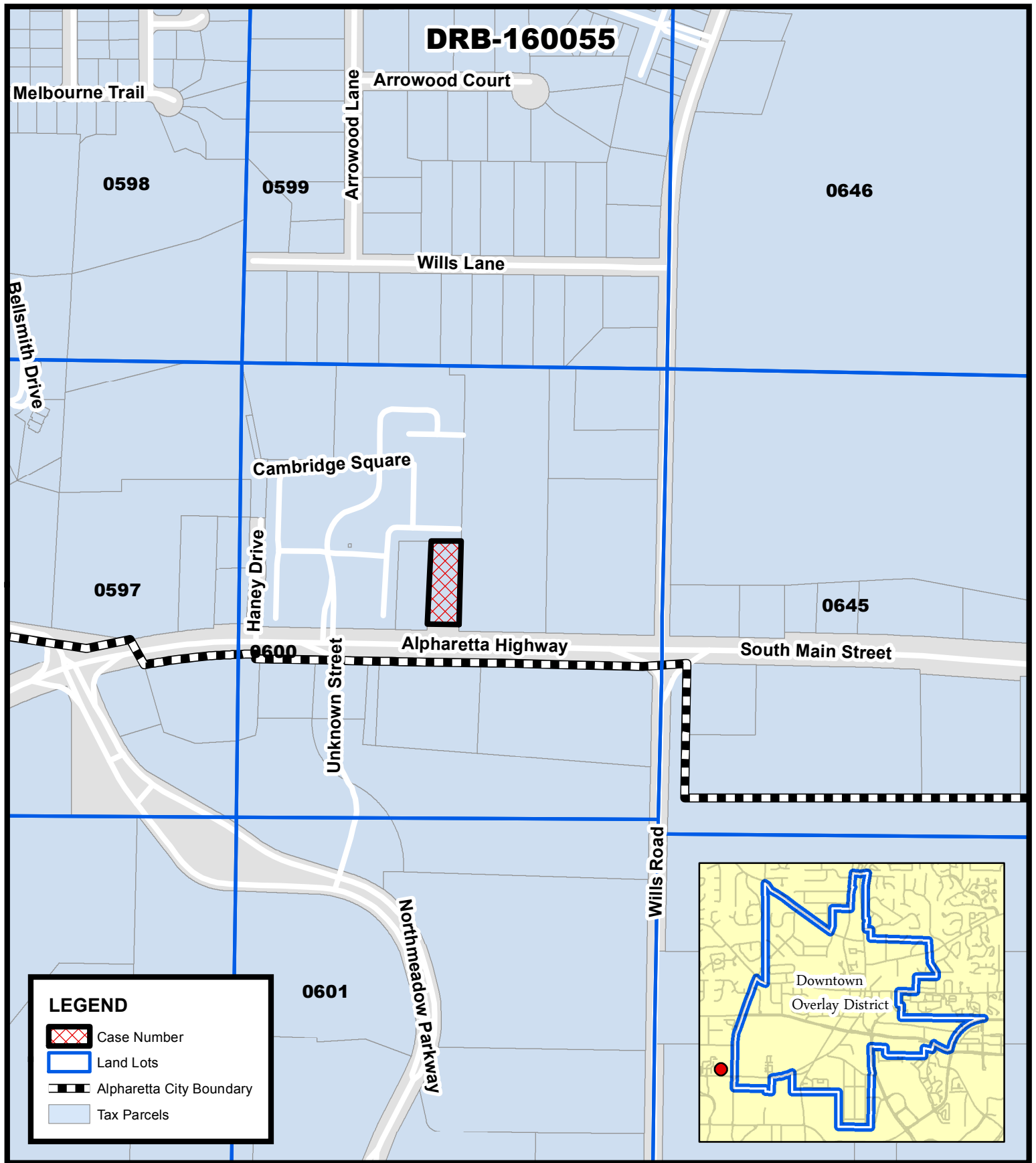
Front-Lit L.E.D Channel Letter - Angle Mount
TYPICAL - Section Detail

Scale: NTS Designer: Stephanie Revision Art: N/A

PROJECT



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Location Map Cash America

11930 Alpharetta Highway

DRB-160055
D/LL: 1/2/600
DRB Date: 08/19/16

Location Map Provided by:
Community Development - GIS



ALPHARETTA CREATIVE STUDIO & GALLERY

160 N. MAIN STREET, ALPHARETTA, GA 30009



REVISIONS		
REMARKS	MMDDYY	
DRB REVIEW	08.19.2016	

COVER SHEET

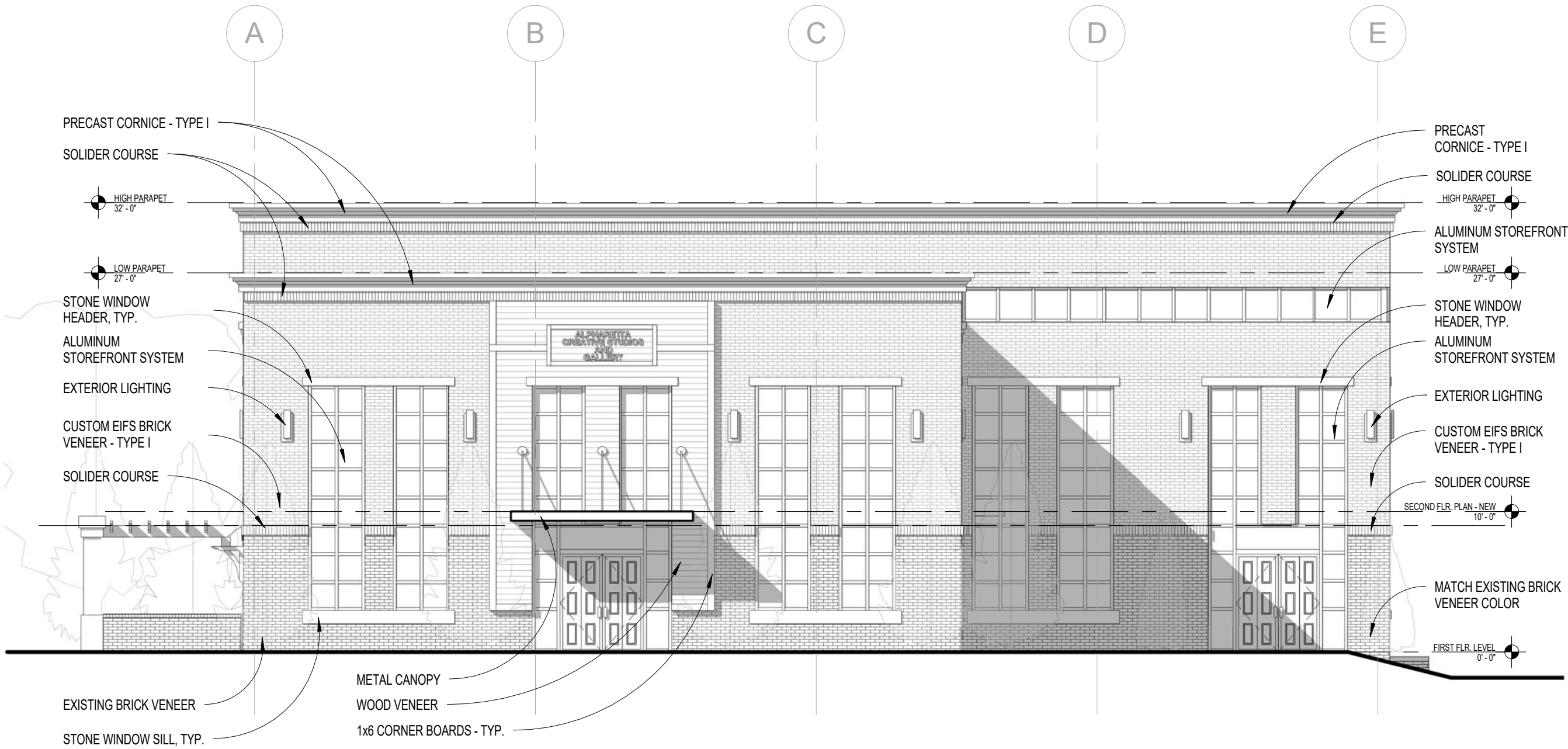
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160 N. MAIN STREET,
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7/31/2016 9:48:17 PM

GENERAL NOTE:

1. PAINT COLOR FOR THE WINDOW HEADERS, FRAMES, METAL STOREFRONT IS **SW7629 GRAPY**
2. CUSTOM EIFS BRICK VENEER TYPE I COLOR IS **SW7667 ZIRCON**
3. PRECAST CORNICE TYPE I & II; METAL CANOPY OVER FRONT DOOR COLOR IS **SW7629 GRAPY**
4. ALL WINDOW HEADER AND SILL TO BE STONE
5. A FULL LANDSCAPE PLAN WITH TREES AND BUSHES WILL SURROUND THE BUILDING.



1 FRONT ELEVATION
1/8" = 1'-0"

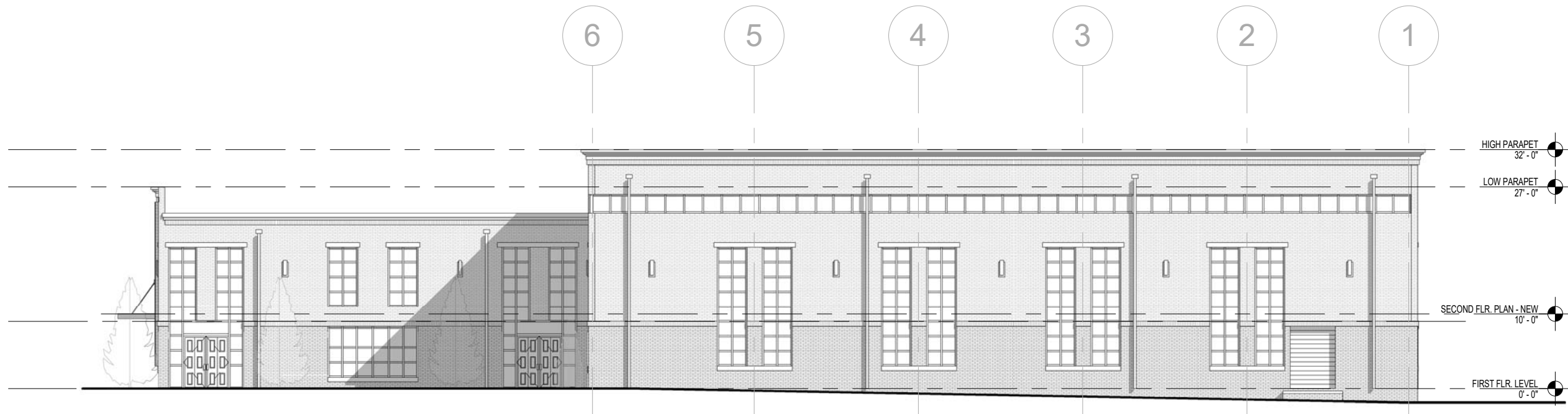


REVISIONS	MMDDYY	08.19.2016							
	REMARKS	DRB REVIEW							

FRONT ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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1 OVERALL NORTH ELEVATION
1/16" = 1'-0"

[illegible]

OVERALL NORTH ELEVATION

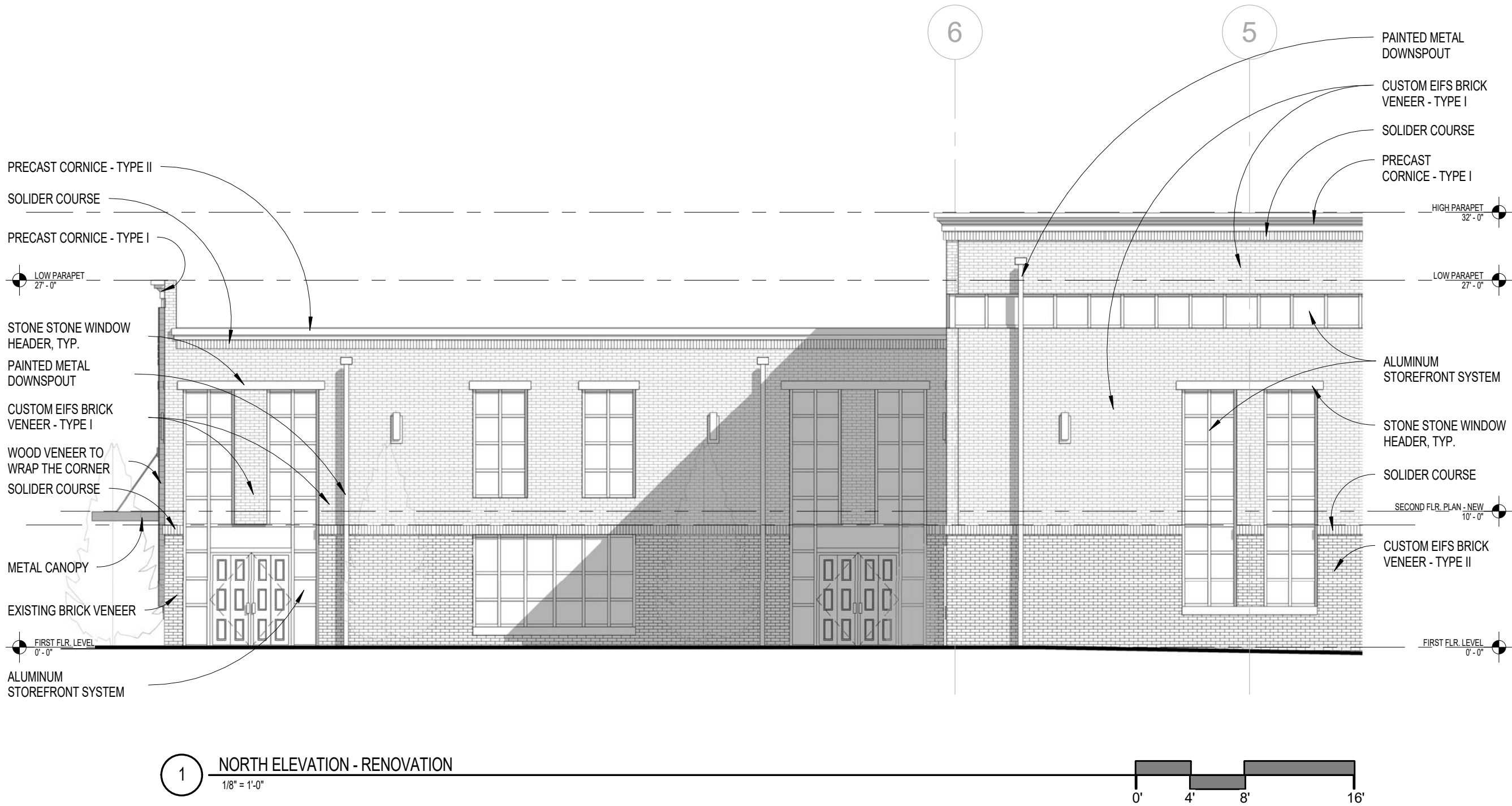
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REVISIONS	MMDDYY	08.19.2016							
	REMARKS	DRB REVIEW							

NORTH ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET.
ALPHARETTA, GA 30009

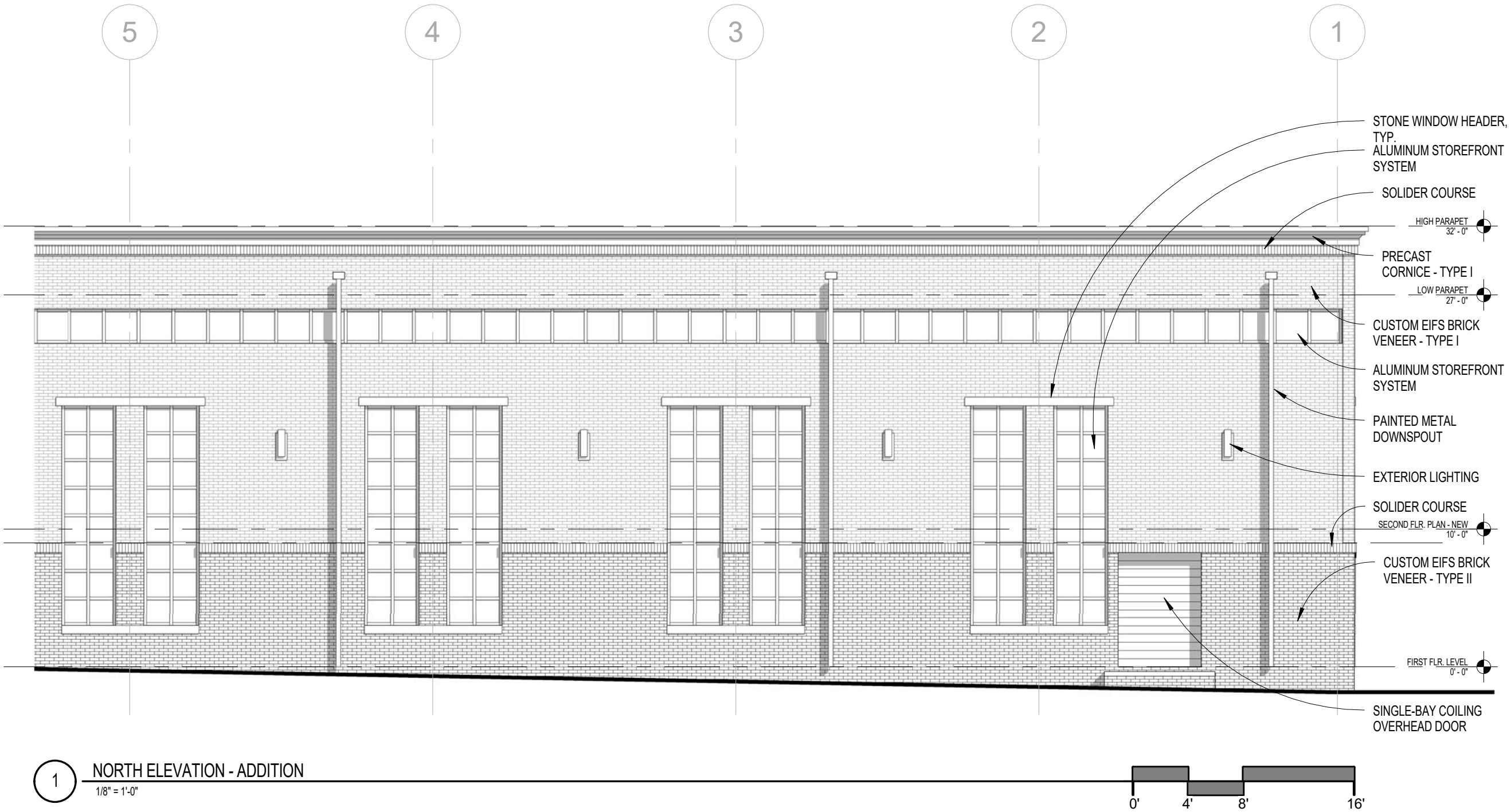
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A2-A

7/31/2016 9:48:36 PM

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REVISIONS	REMARKS	MMDDYY
	DRB REVIEW	08.19.2016

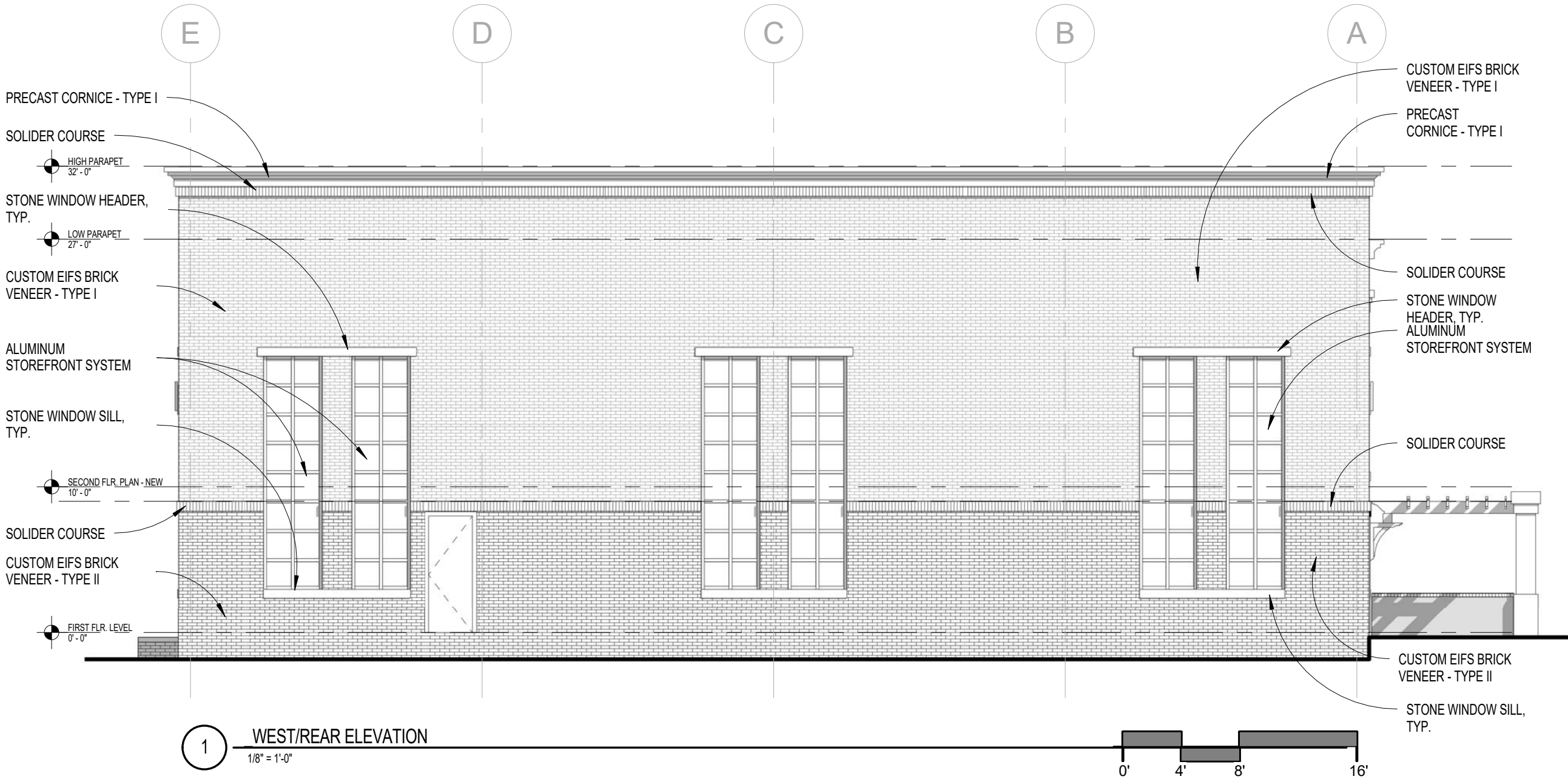
NORTH ELEVATION

ALPHARETTA CREATIVE STUDIO
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- 3. PRECAST CORNICE TYPE I & II; METAL CANOPY OVER FRONT DOOR COLOR IS **SW7629 GRAPY**
- 4. ALL WINDOW HEADER AND SILL TO BE STONE
- 5. A FULL LANDSCAPE PLAN WITH TREES AND BUSHES WILL SURROUND THE BUILDING.

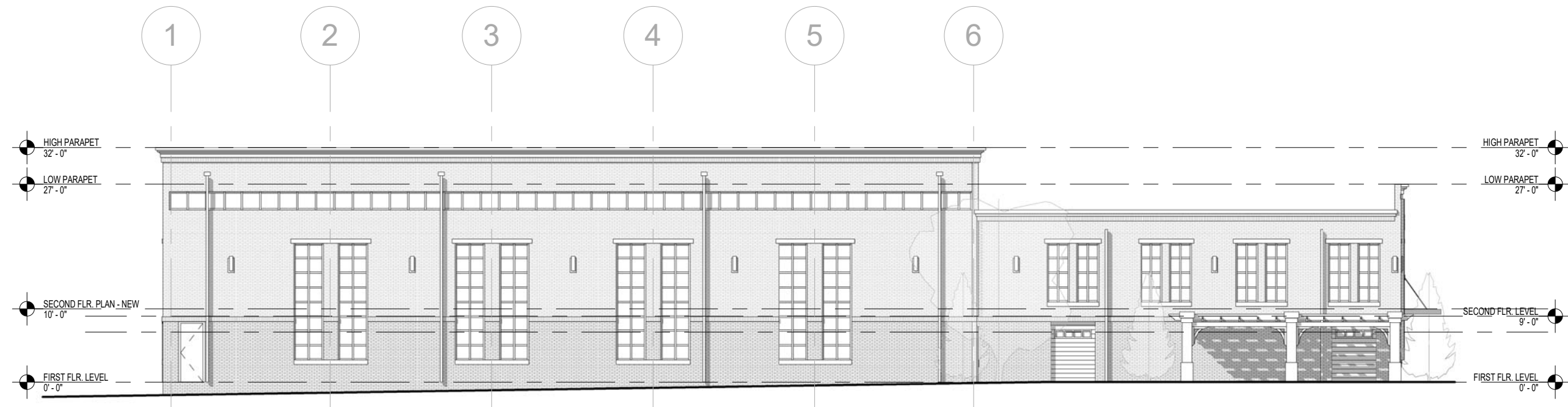


REVISIONS	REMARKS	MMDDYY
	DRB REVIEW	08.19.2016

REAR ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET.
ALPHARETTA, GA 30009

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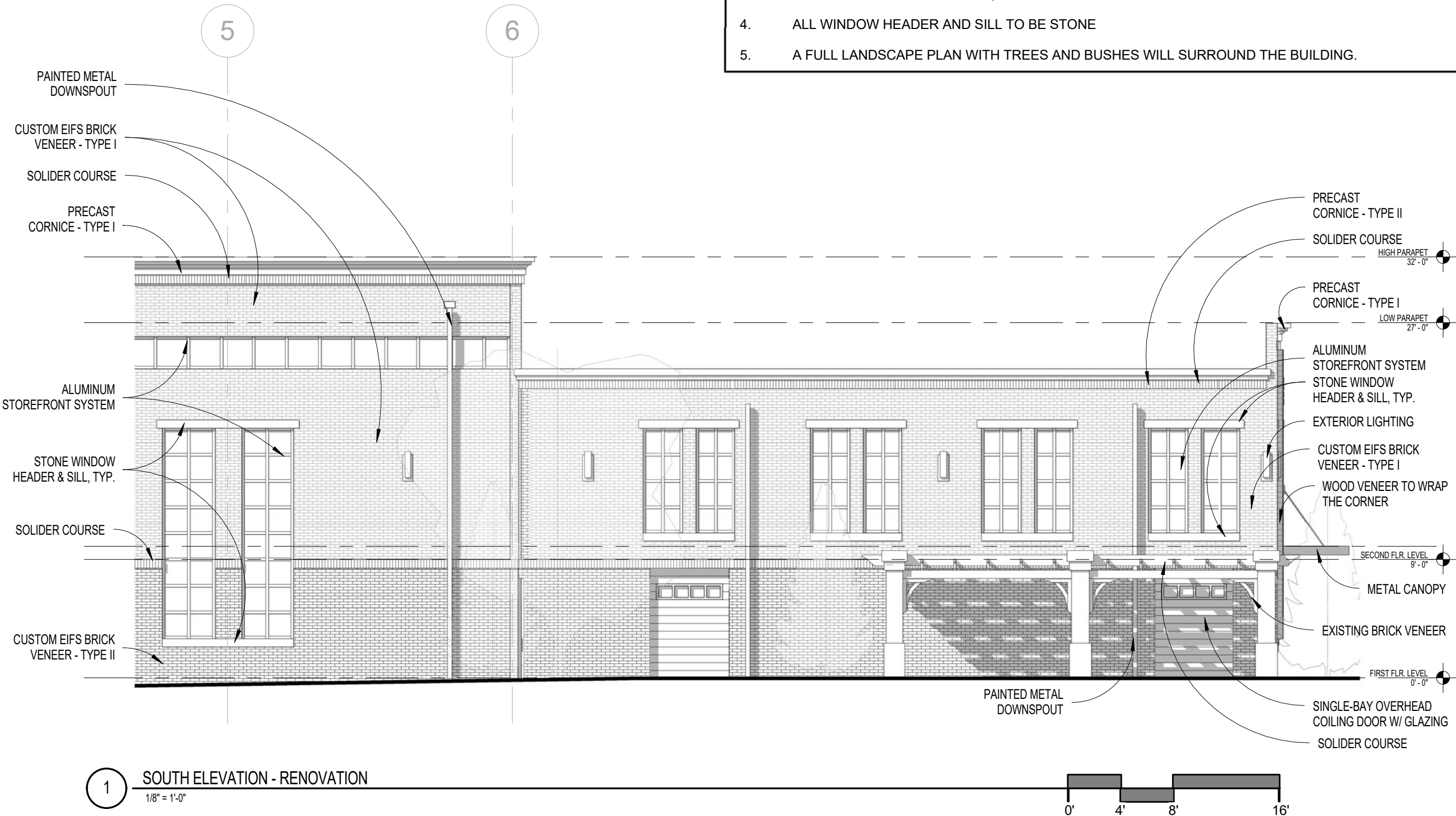
1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

[illegible]

OVERALL SOUTH ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET,
ALPHARETTA, GA 30009

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- GENERAL NOTE:**
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 2. CUSTOM EIFS BRICK VENEER TYPE I COLOR IS **SW7667 ZIRCON**
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REVISIONS	
REMARKS	MMDDYY
DRB REVIEW	08.19.2016

SOUTH ELEVATION

ALPHARETTA CREATIVE STUDIO
160 N. MAIN STREET.
ALPHARETTA, GA 30009

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A4-A

Staff Comments on Creative Art Studios

- “ Stone Headers and Sills” on Tall Windows should be reversed
 - a. The larger element should be the header detail as it visually (and/or actually) holds the weight of the brick above.
 - b. The sill element is smaller as its only function is to shed the water out and away. Historical detail examples prove this proportion difference between top and bottom of window openings.

May 15, 2015

• **Board Members Present**

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

Robert Fouse presented elevations for new construction. He discussed Downtown Alpharetta. He discussed Applicant's desire to create two businesses on this site. He discussed Zoning for 2nd Building has not been approved by Council to date. The packages showed both phases, but only 1st phase was to be considered for approval today. There was discussion that the first phase is an approximately 6000 sf. existing structure. Applicant intends to remove the second floor and create a single two story building for a café and two studios. The Tudor style exterior would be removed and replaced with brick. Applicant presented a brick sample. There was discussion on roof being a light colored shingle. There was discussion on positioning of lights. There was discussion of patio canopy. Staff discussed meetings held with Staff. Applicant will be following new Downtown Streetscape Guidelines. There was discussion on grade of new building being 3 ft. below existing building. There was discussion of screening hood exhaust elements on roof. There was discussion on greasetrap. There was discussion on shape of front door. There was discussion on Variance. There was discussion on timetable for Council Approval. There was discussion of this being a cursory review. Staff suggested we take action on the first building. There was discussion of Downtown signage in the Downtown Design Guidelines. There was discussion from DRB that they did not want to approve the first building without seeing elevations on all four sides in the event that the second building is not approved. The Applicant's plan was to update 3 sides and not invest in improvement of back wall. There was discussion that there will be no building signage. Applicant stated they intend to have a monument sign as well as sign on awning. There was discussion on difficulty in matching brick. There was discussion on color scheme for painted brick. There was discussion that the canopy on the side of the building would be wood. There was more

discussion that the DRB would like Council Approval on the second building before giving their approval. There was discussion on percentage of masonry. There was discussion of upcoming zoning changes. Staff suggested conditioning 2nd Building with a time limit. There was discussion on removing two windows above the door. DRB thought lights looked out of balance with the building. There was discussion that both buildings should have the same type roof. There was discussion on north elevation. There was discussion on metal projected awning on front elevation. It would match light metal light fixtures. There was discussion on front landscaping looking stark. There was discussion on how GDOT project may remedy that. There was discussion on proposed Downtown Overlay. DRB suggested planters up next to building or row of evergreens along the windows next to building. There was discussion of window boxes with regard to maintenance.

MOTION: TO DEFER

By: Binder

Second: Brown

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

There was discussion on windows in the front, the lights, painted brick, back elevation of the building, exhaust hood screening. The Board suggested that Applicant submit changes to Staff before the next meeting. There was discussion of a dissimilar material of a different color vs. identical materials of different colors. Applicant requested clarification on this. There was discussion on matching of brick on infill areas. There was discussion that painting the brick would be best. There was discussion about shingled and aluminum roof. DRB prefers metal roof. There was discussion on site plan. Applicant stated that no portion of the infrastructure of the site including the parked and paved areas will alter other than a sidewalk to a front door if Phase II is not approved. There was discussion of blue front door, painted brick cream or white or gray color. DRB requested actual color samples. There was discussion of a Friendly Amendment to Approve a Site Plan. It was decided it was not needed at this time. There was discussion that Applicant may come back with the 1st building.

June 19, 2015

• **Board Members Present**

- Richard Kramer, Chairman
- Roger Brown
- Pat Corkill
- Jason Binder
- Dick Debban

- Holly Palmer
- Nancy Zuegel

1. **DRB 14-34** **Creative Studios** North Main St



Robert Fouse presented Site Plan, Materials. Colors, Elevations, Landscape, Lighting, Dumpster Enclosures. The concept moving forward is the objective of renovating the existing building and adding the large building on the back side. Mr. Fouse went through changes from last month:

1. New Metal roof in Military Blue color
2. Installing EPHIS product that simulates brick which will be painted Zircon. This will be installed on the second floor as well as side elevations to result in a building that is in appearance 100% masonry. There was discussion that it would match pattern of existing brick
3. Slick Blue for Door/Trim
4. Door will be reclaimed wood. Applicant presented a sample. No stained glass.
5. Increased planter area in front of building.

There was discussion of dimension of eyebrows above windows. There was discussion on front windows being complimentary to blue color. There was discussion of panels being setback reveal. There was discussion of light fixture. Applicant presented a sample intended to be painted to match blue. Gooseneck lighting is not proposed. There was discussion that there are no lampposts proposed by Applicant. There was discussion of Arbor area. There was discussion of landscape buffer. There was discussion that patio will be concrete. There was discussion of sign looking too much like City of Alpharetta signage. There was discussion that signage is not being considered today. There was discussion of dumpsters, gates, downspouts, gutters.

**MOTION: FIRST OF ALL THIS APPROVAL WILL BE
CONDITIONAL UPON THE USE APPROVAL TO BE HEARD
LATER. THAT WE APPROVE THE PACKAGE AS PRESENTED
TODAY WITH REGARD TO THE SITE PLAN AND WITH
REGARD TO ELEVATIONS AND WITH REGARD TO COLORS
SUBJECT TO THE CONDITION THAT THE COLORS WILL BE**

**THE PAINTING OF THE BRICK WILL BE SW7667 ZIRCON
THE TRIM WHICH IS THE ROOF AND THE AWNING OVER THE
DOOR WILL BE THE CHARCOAL GREY 3522F32 ON THE OLD
CASTLE BUILDING ENVELOPE PACKET THAT WAS HANDED
OUT AND THE BLUE THAT IS SHOWN FOR THE DOORS IN
THE WINDOWS IS SW6951 COTE D'AZUR WHICH IS ALSO
SHERWIN WILLIAMS THAT THE DOORS WILL BE THE OLD
RECLAIMED WOOD AS WE SAW A PICTURE OF AND WILL BE
SUBMITTED TO STAFF AND THOSE TOO WILL BE PAINTED
SW6951 COTE D'AZUR AND THAT APPLICANT WILL
PROVIDE AT NEXT MEETING SIGNAGE, LANDSCAPING, SITE
LIGHTING AND DUMPSTER ELEVATION WITH MATERIALS.**

By: Brown

Second: Palmer

Vote: (6-0) Unanimous

There was discussion that Arbor area should be brought back to DRB.

October 16, 2015

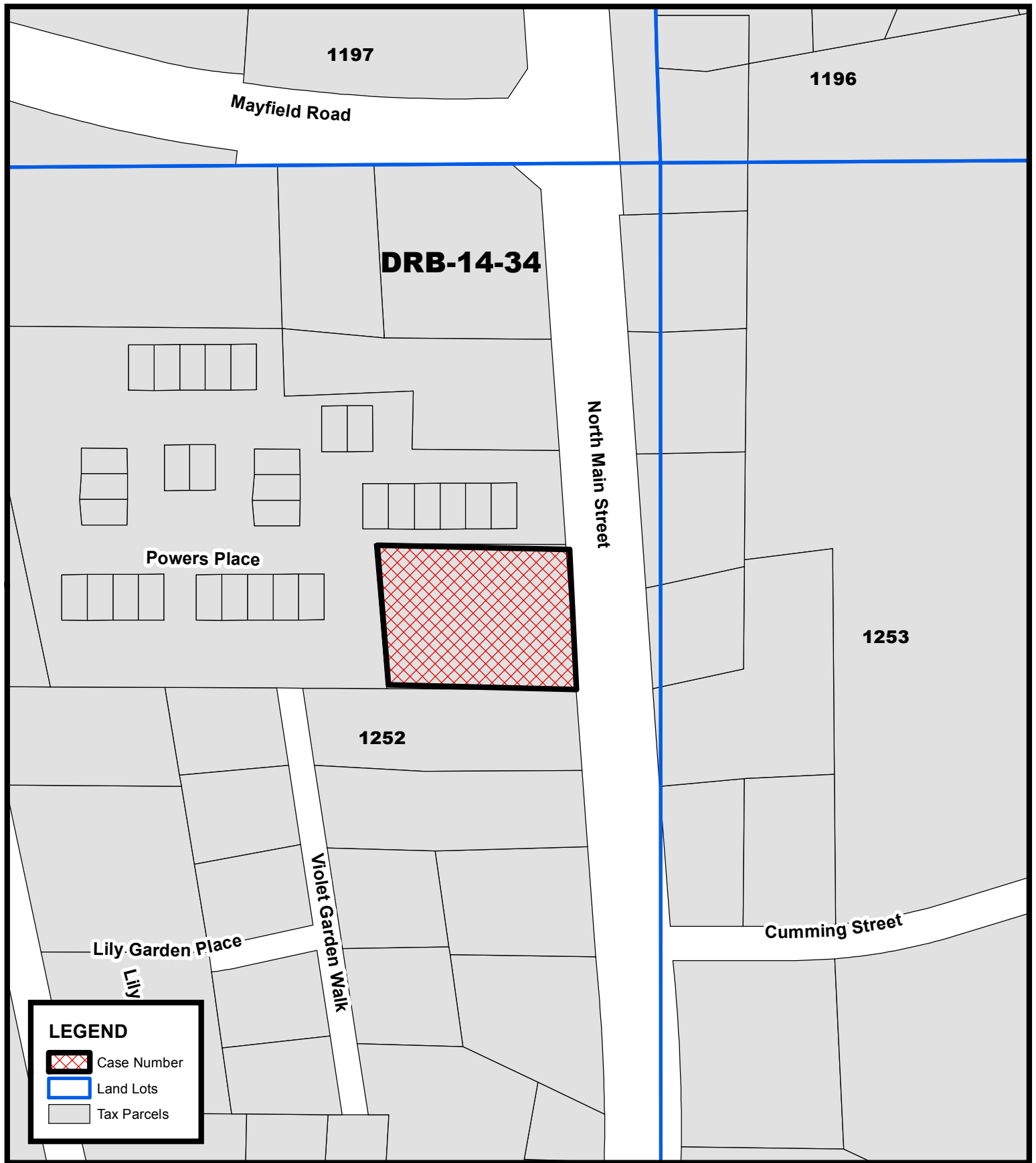
- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown, Vice- Chairman
 - Pat Corkill
 - Dick Debban
 - Holly Palmer
 - Thomas LeCain
- Council Members Absent
 - Nancy Zuegel
- Applicant presented review of Landscape, Site Lighting and Dumpster Enclosure. (DRB150001)

- There was discussion on:
 - Landscape Plan
 - Patio Area- putting something other than trees on Plaza space
 - Sidewalks
 - Parking Spaces
 - Dumpster Enclosure being in the back of the site.
 - Trees
 - Scored Concrete
 - Moving Light Standard out of the Island
 - Signage Package – no color samples need PMS #.
 - Landscaping around base of monument sign
 - Exterior Light Pole in Parking Lot.
- ❖ Board Member Brown offered a motion to approve The Landscaping with the plan handed out today with the following four changes:
1. That the Dumpster that was not shown on the plan be put on the plan and the bushes or trees back there will be actually wrapped around the dumpster.
 2. Applicant will landscape around the monument base evergreen.
 3. Applicant will add 2-3 ft. wide areas on each side of the door to plant bushes in front.
 4. Applicant is showing 3 tree wells and we are going to vote to have 2 tree wells spaced on each side
- The motion received a second from DRB Member Corkill
 - The motion was approved by vote (4-0-1) (Le Cain)

There was clarification that the foundation planting would be evergreen. There was discussion that the two tree wells in front refer back to the April 28, 2015 document. There was discussion that the tree in front of door is to be removed.

- ❖ Board Member Brown offered a motion to approve the site lighting as presented today with the following conditions:
1. We will need a copy of that submitted to Staff. Staff will review it for the height and relocation of the light that's out in the signage tree well more interior to the site.
 2. We approve the Dumpster location and Materials as presented.
 3. We approve the Furniture first choice as presented in black.

- We approve Signage as presented but having no samples that it is subject to Staff approval to make sure that it represents what was handed out today.
- Applicant will move the address to the top of the monument sign so it can be seen.
- The motion received a second from Board Member Palmer
- The motion was approved by unanimous vote (5-0)

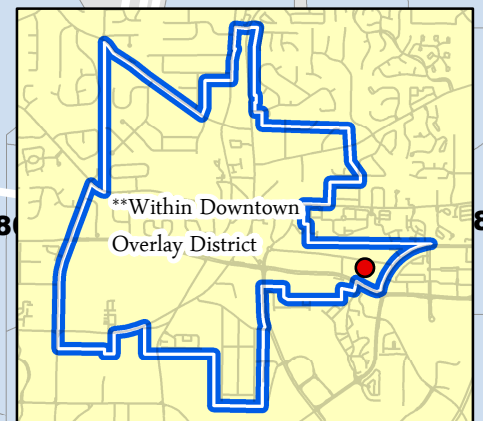
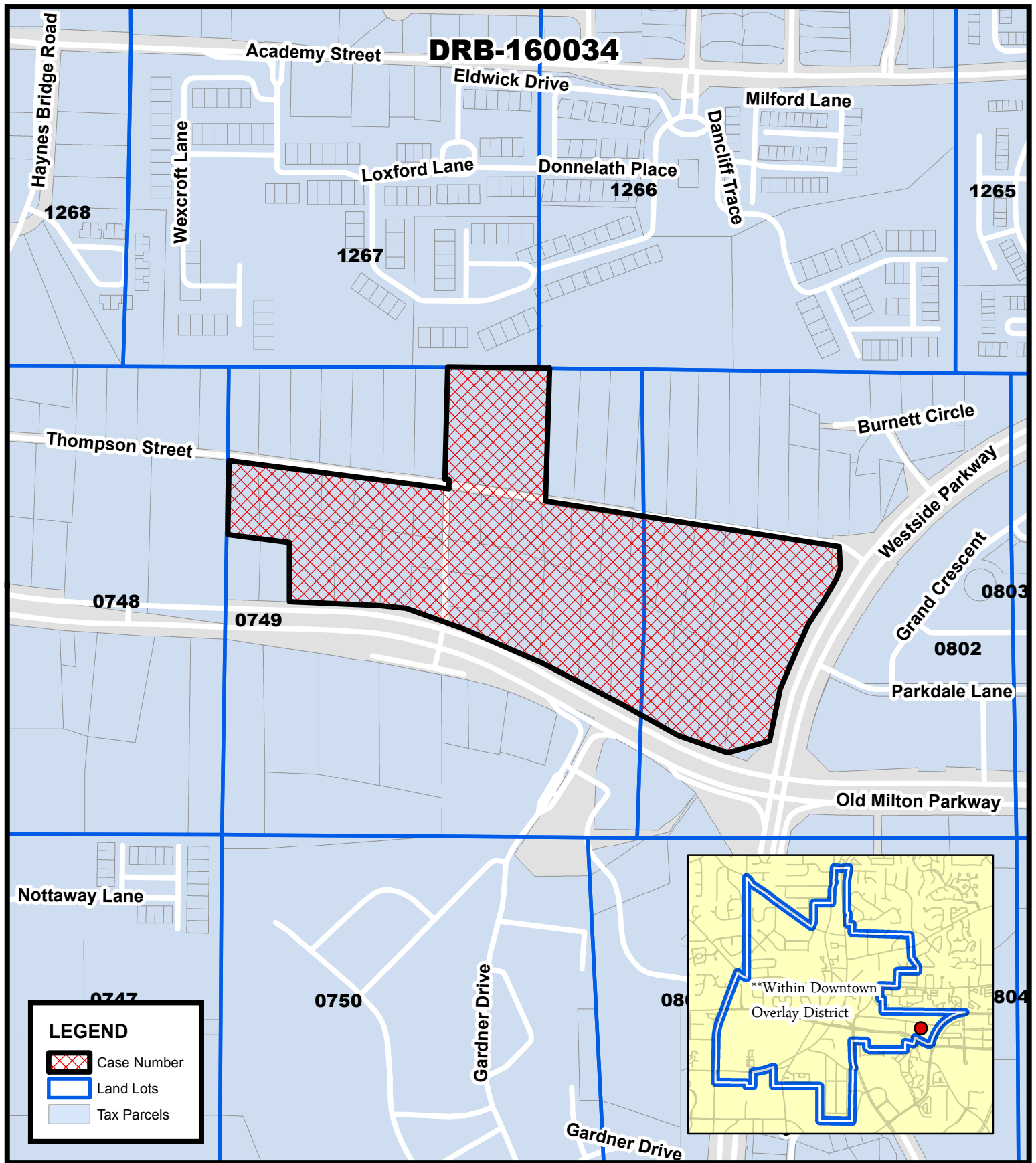


Location Map
Creative Studios Cafe
160 Main Street

Case: DRB -14-34
D/S/LL: 2/2/1252
PH Date: 10/16/2015



Location Map Provided by:
Community Development-GIS



Location Map East Village

DRB-160034
D/LL: 1/2/749, 802
DRB Date: 07/15/16



Location Map Provided by:
Community Development - GIS

Council Conditions referencing Architecture:

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

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

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

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

DRB 07-15-2016

Liberty Park Village DRB 160034

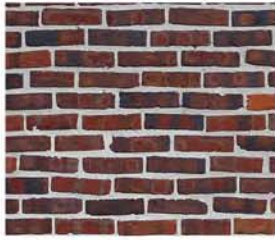
Conditions for DRB approval of building 400

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





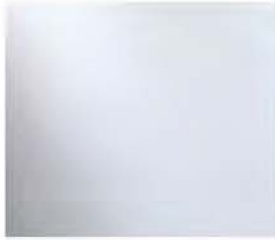
ST-1
STONE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



GL-1
CLEAR GLASS



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



C-3
CANVAS AWNING



NH-1
FIBER CEMENT



DO-1
WOOD DOOR
COLOR NATURAL OAK



WW-1
ALUMINUM WINDOW WALL
SYSTEM
COLOR DARK BRONZE

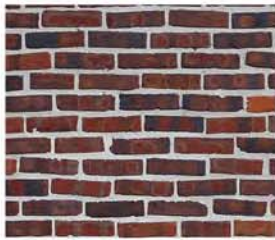


Zoning Condition:
C-1 Neighborhood Commercial

NOTE:
THE MATERIALS AND COLORS SHOWN ARE A CONCEPTUAL
DESIGN ONLY, SUBJECT TO MODIFICATION THROUGH
SUBSEQUENT DESIGN PHASES AND PRICING.



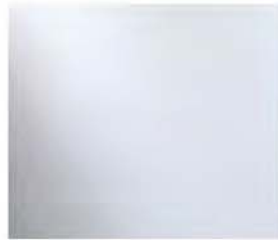
ST-1
STONE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



GL-1
CLEAR GLASS



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



C-3
CANVAS AWNING



NH-1
FIBER CEMENT



DO-1
WOOD DOOR
COLOR NATURAL OAK



WW-1
ALUMINUM WINDOW WALL
SYSTEM
COLOR DARK BRONZE



Zoning Condition:
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• BR-3

• DO-1

• WW-1

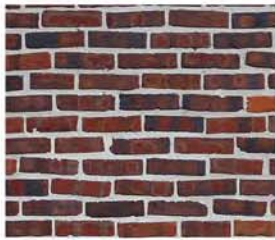
• WW-1

• GL-1

• R-3



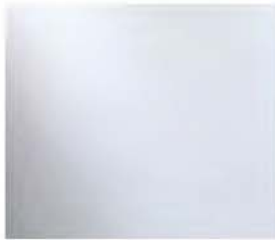
ST-1
STONE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



GL-1
CLEAR GLASS



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



C-3
CANVAS AWNING



NH-1
FIBER CEMENT



DO-1
WOOD DOOR
COLOR NATURAL OAK



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

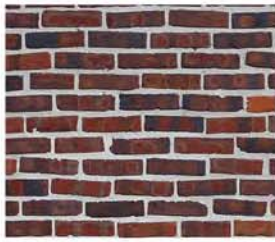


Zoning Condition:
C-1 Neighborhood Commercial

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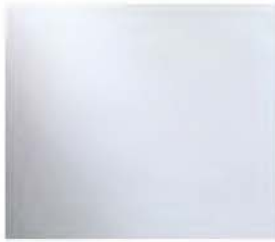
ST-1
STONE



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



GL-1
CLEAR GLASS



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



C-3
CANVAS AWNING



NH-1
FIBER CEMENT



DO-1
WOOD DOOR
COLOR NATURAL OAK



WW-1
ALUMINUM WINDOW WALL
SYSTEM
COLOR DARK BRONZE

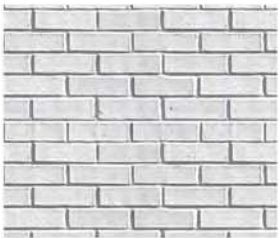


Zoning Condition:
C-1 Neighborhood Commercial

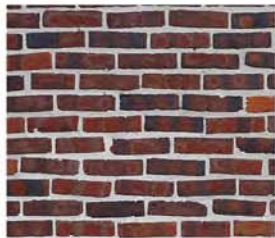
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BR-1
BRICK BROOKHAVEN
CHEROKEE BRICK



BR-2
BRICK COTTON CREEK
CHEROKEE BRICK



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



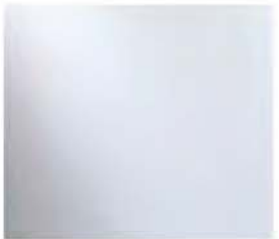
EF-1
EIFS TEXTURE SMOOTH
COLOR SW 7018 DOVETAIL



WO-1
WOOD STAIN
COLOR NATURAL OAK



ST-1
STONE



GL-1
CLEAR GLASS



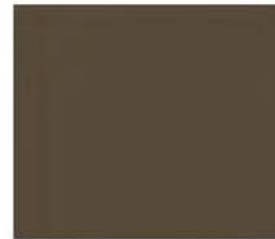
DO-1
WOOD DOOR
COLOR NATURAL OAK



NH-1
FIBER CEMENT



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



C-1
METAL CANOPY COLOR
DARK BRONZE



C-2
CANVAS AWNING

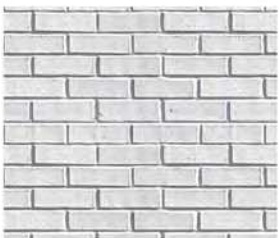


Zoning Condition:
C-1 Neighborhood Commercial

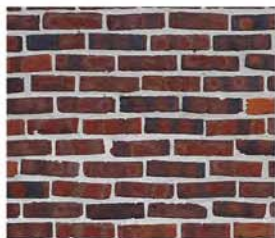
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BR-1
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CHEROKEE BRICK



BR-2
BRICK COTTON CREEK
CHEROKEE BRICK



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



EF-1
EIFS TEXTURE SMOOTH
COLOR SW 7018 DOVETAIL



WO-1
WOOD STAIN
COLOR NATURAL OAK



ST-1
STONE



GL-1
CLEAR GLASS



DO-1
WOOD DOOR
COLOR NATURAL OAK



NH-1
FIBER CEMENT



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



C-1
METAL CANOPY COLOR
DARK BRONZE

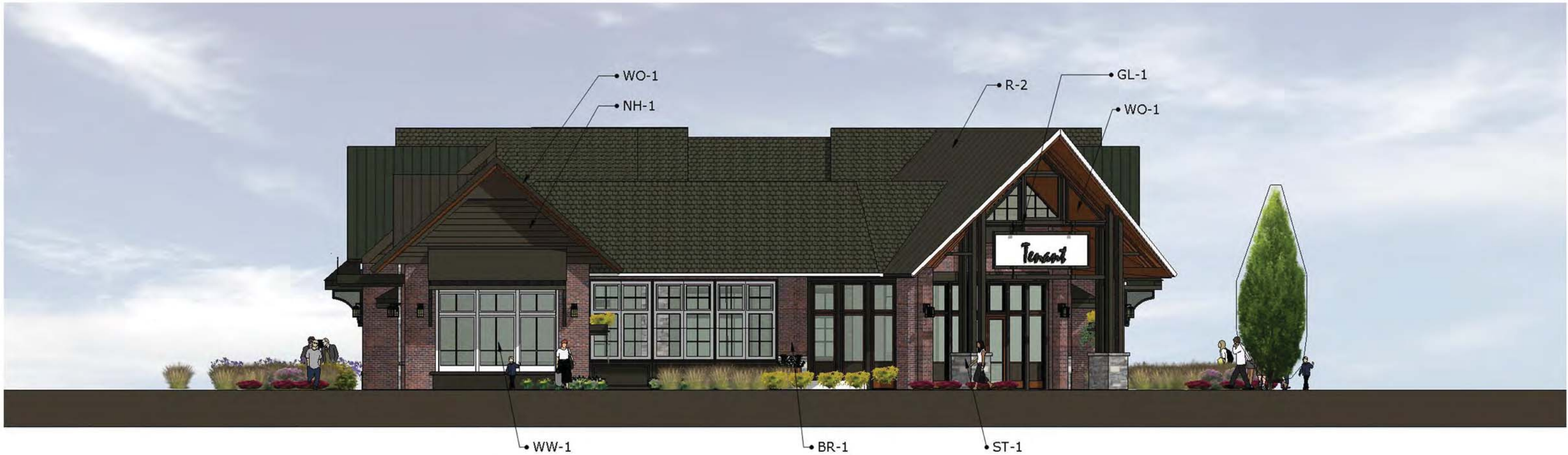


C-2
CANVAS AWNING

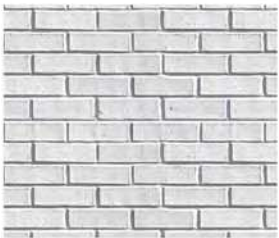


Zoning Condition:
C-1 Neighborhood Commercial

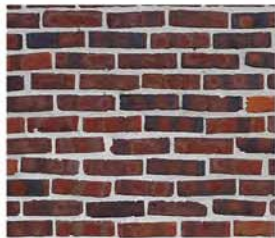
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CHEROKEE BRICK



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CHEROKEE BRICK



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



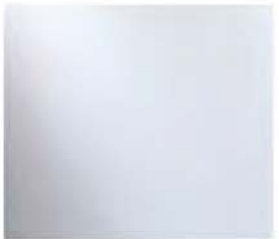
EF-1
EIFS TEXTURE SMOOTH
COLOR SW 7018 DOVETAIL



WO-1
WOOD STAIN
COLOR NATURAL OAK



ST-1
STONE



GL-1
CLEAR GLASS



DO-1
WOOD DOOR
COLOR NATURAL OAK



NH-1
FIBER CEMENT



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



C-1
METAL CANOPY COLOR
DARK BRONZE



C-2
CANVAS AWNING

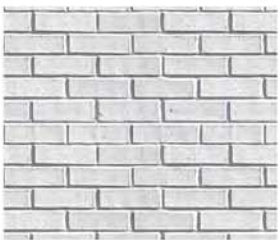


Zoning Condition:
C-1 Neighborhood Commercial

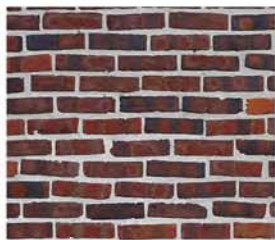
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BRICK BROOKHAVEN
CHEROKEE BRICK



BR-2
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CHEROKEE BRICK



BR-3
BRICK OLD RICHMOND
CHEROKEE BRICK



R-2
METAL ROOF
COLOR FADED BRONZE



R-3
MAJESTIC SLATE
COLOR EARTH GREEN



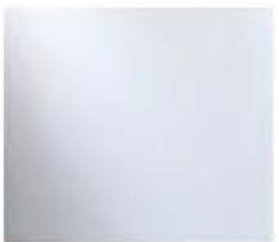
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DO-1
WOOD DOOR
COLOR NATURAL OAK



NH-1
FIBER CEMENT



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



C-1
METAL CANOPY COLOR
DARK BRONZE

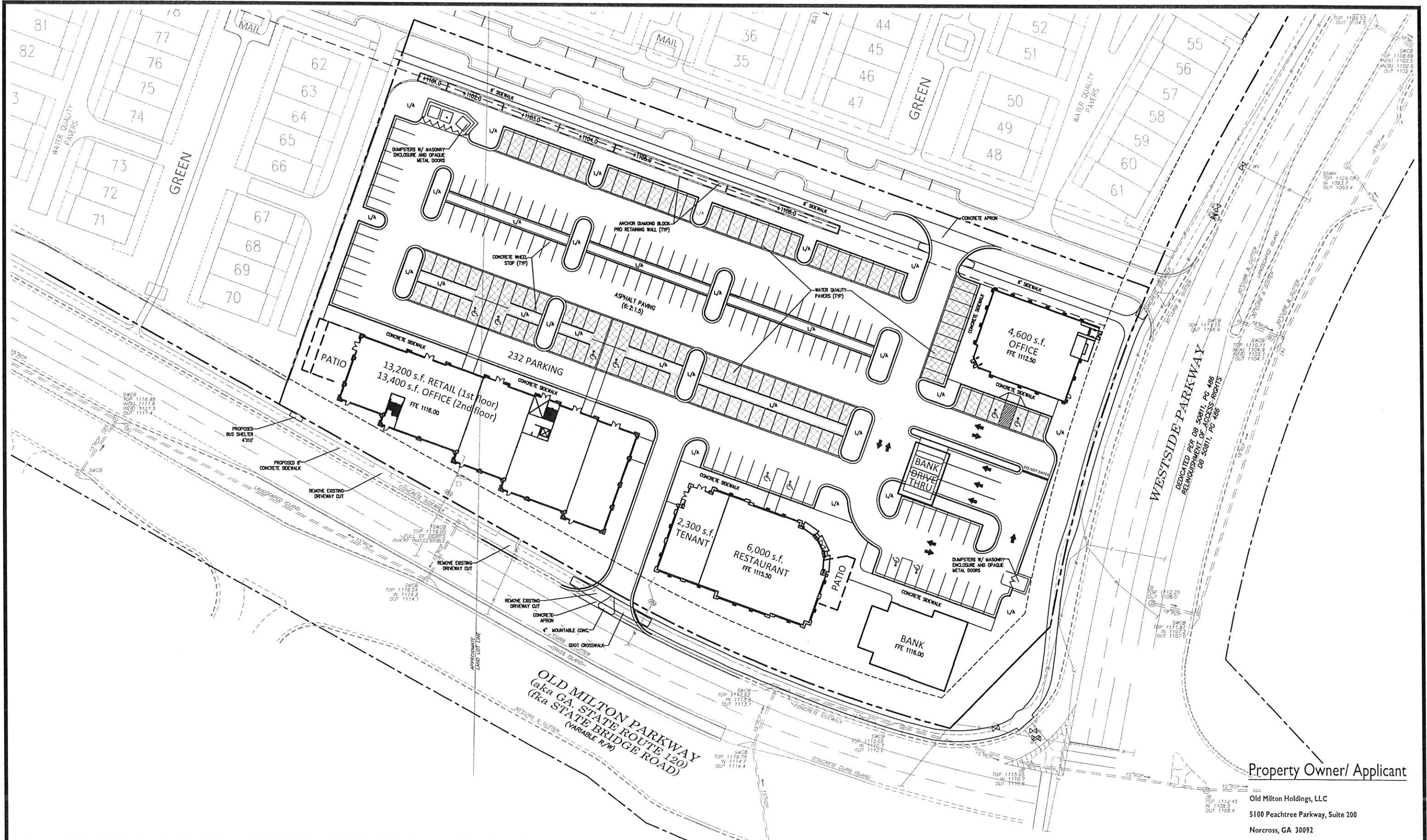


C-2
CANVAS AWNING

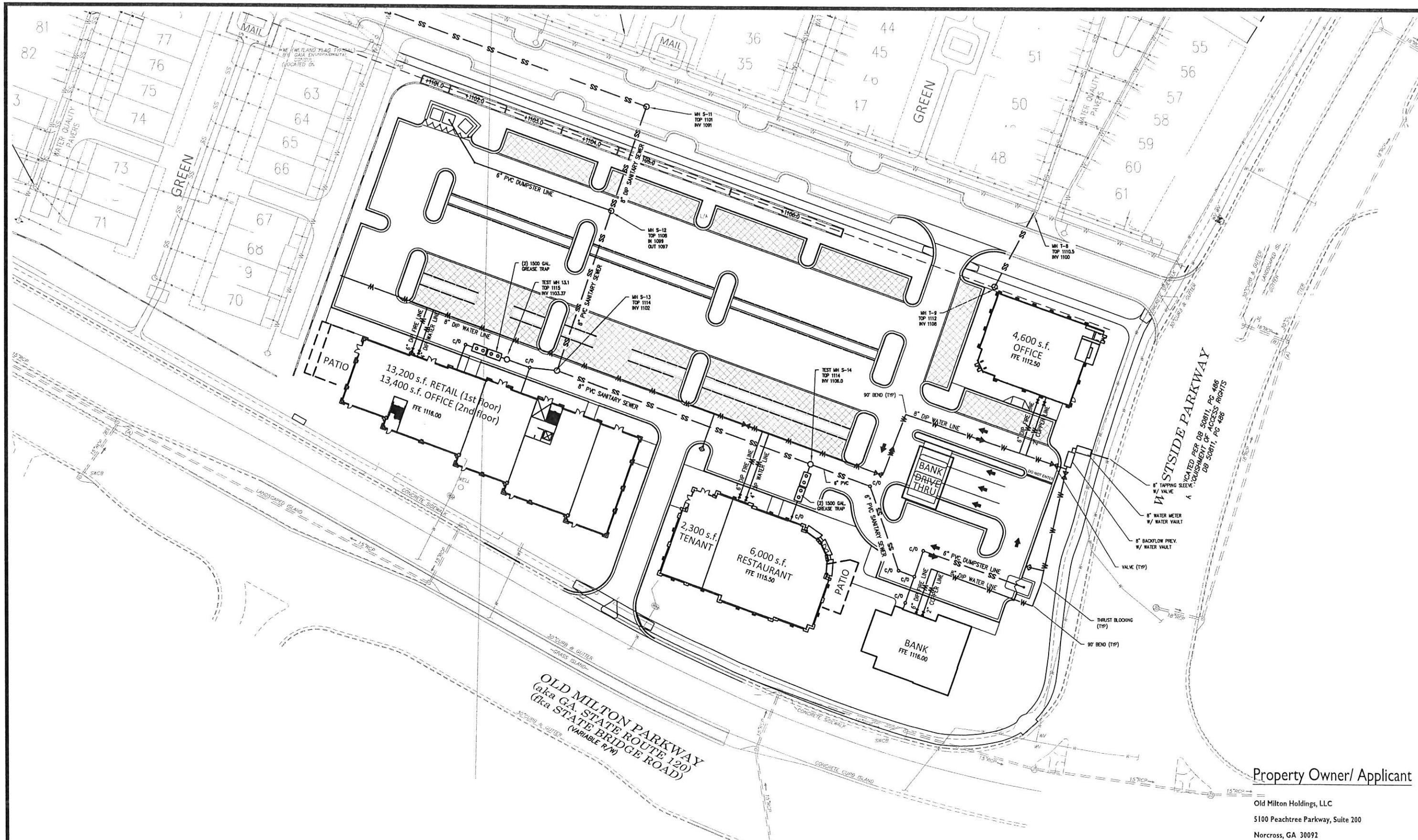


Zoning Condition:
C-1 Neighborhood Commercial

NOTE:
THE MATERIALS AND COLORS SHOWN ARE A CONCEPTUAL
DESIGN ONLY, SUBJECT TO MODIFICATION THROUGH
SUBSEQUENT DESIGN PHASES AND PRICING.



A-EC CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE 50 Warm Springs Circle Roswell, Georgia 30075 (770) 641-1942 www.aecall.com	NORTH 30 0 30 60	PRELIMINARY SITE LAYOUT PLAN	EAST VILLAGE Alpharetta, Georgia	PROJECT INFORMATION PROJECT NO.: 15-3749 DATE: 2-9-16 SCALE: 1" = 30' FILE NAME: 15-3749C00 COMMERCIAL SLR DESIGN/DRAWN: SLR/MDA
--	---------------------------------------	--	---	---



Property Owner/ Applicant
Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

AEC

CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

50 Warm Springs Circle
Roswell Georgia 30075
(770) 641-1942 www.aecatl.com

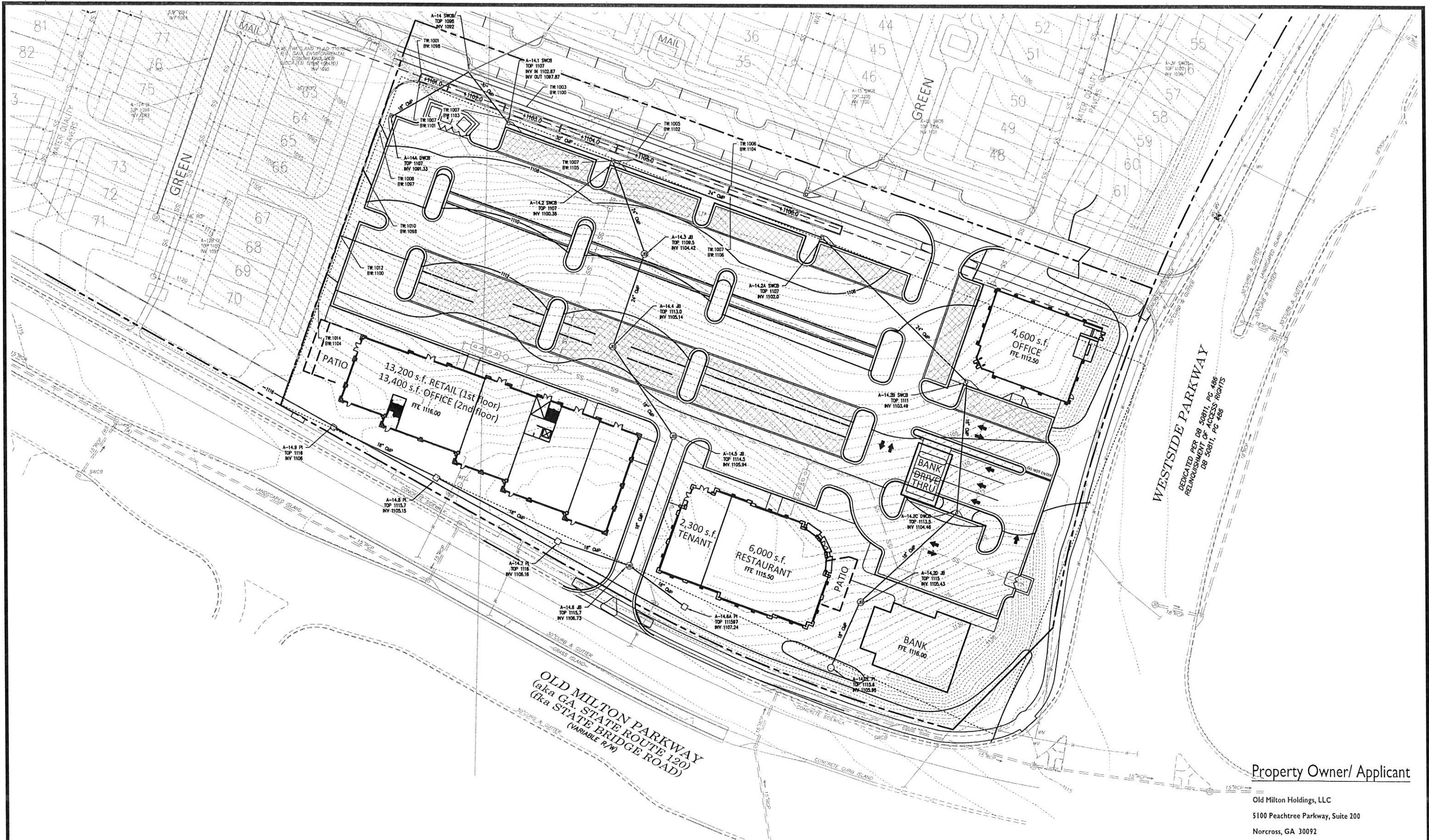
NORTH

30 0 30 60

PRELIMINARY
SITE UTILITY PLAN

EAST VILLAGE
Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.:	15-3749
DATE:	8-3-2015; REVISED 8-19-2015
SCALE:	1"=30'
FILE NAME:	15-3749C00RESALTBANK.dwg
DESIGN/DRAWN:	SLR/MDA



Property Owner/ Applicant
Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell - Georgia 30075
(770) 641-1942 • www.aecad.com

NORTH

30 0 30 60

PRELIMINARY
SITE GRADING PLAN

EAST VILLAGE

Alpharetta, Georgia

PROJECT INFORMATION
PROJECT NO.: 15-3749
DATE: 8-3-2015; REVISED 8-19-2015
SCALE: 1" = 30'
FILE NAME: 15-3749C00RESALT.BANK.dwg
DESIGN/DRAWN: SLR/MDA

Staff Comments for *DRB 160034 Liberty Village* 100 & 300

1. South and East elevations should have increased amount of height and details since they face OMP and the intersection.
2. Varied roof heights will add interest.
3. Traditional wood paneled storefronts should be used with varied finishes not just a single dark bronze aluminum storefront.
4. Smaller window panes/mullions/grid patterns should be proportioned and oriented vertically.

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: SAM'S Mart # 504

Location Address: 6185 Windward Parkway Alpharetta, GA

Mailing Address: 6185 Windward Parkway Alpharetta, GA

City: Alpharetta State: GA Zip Code: 30005

Contact For All Notifications: Steve Jewell / Joey Blackwell

Contact Telephone: 803 - 645 - 5705 Mobile Telephone: 803 - 648 - 1714
Steve Joey

Fax: 803 - 649 - 7130 Email: sjewell@enloinc.com / jblackwell@enloinc.com

Contact's Relation To Business: Contractor

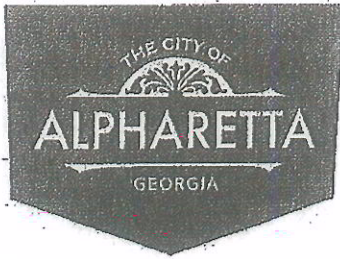
This Application For (Check all that apply):

- | | |
|---|---|
| ☐ 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: SAM'S MART

Physical Address: 7935 Council Place Suite 200 Matthews, NC

Mailing Address: 7935 Council Place Suite 200 Matthews, NC

City: Matthews State: NC Zip Code: 28105

Owner Telephone: (704) 567-8424 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): Mitch Rose Date: 8-1-16

Owner Signature: Mitch Rose

Property Information:

Address (If Assigned): 6185 Windward Pkwy Alpharetta, GA

Tax ID or Map Reference Number: _____

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

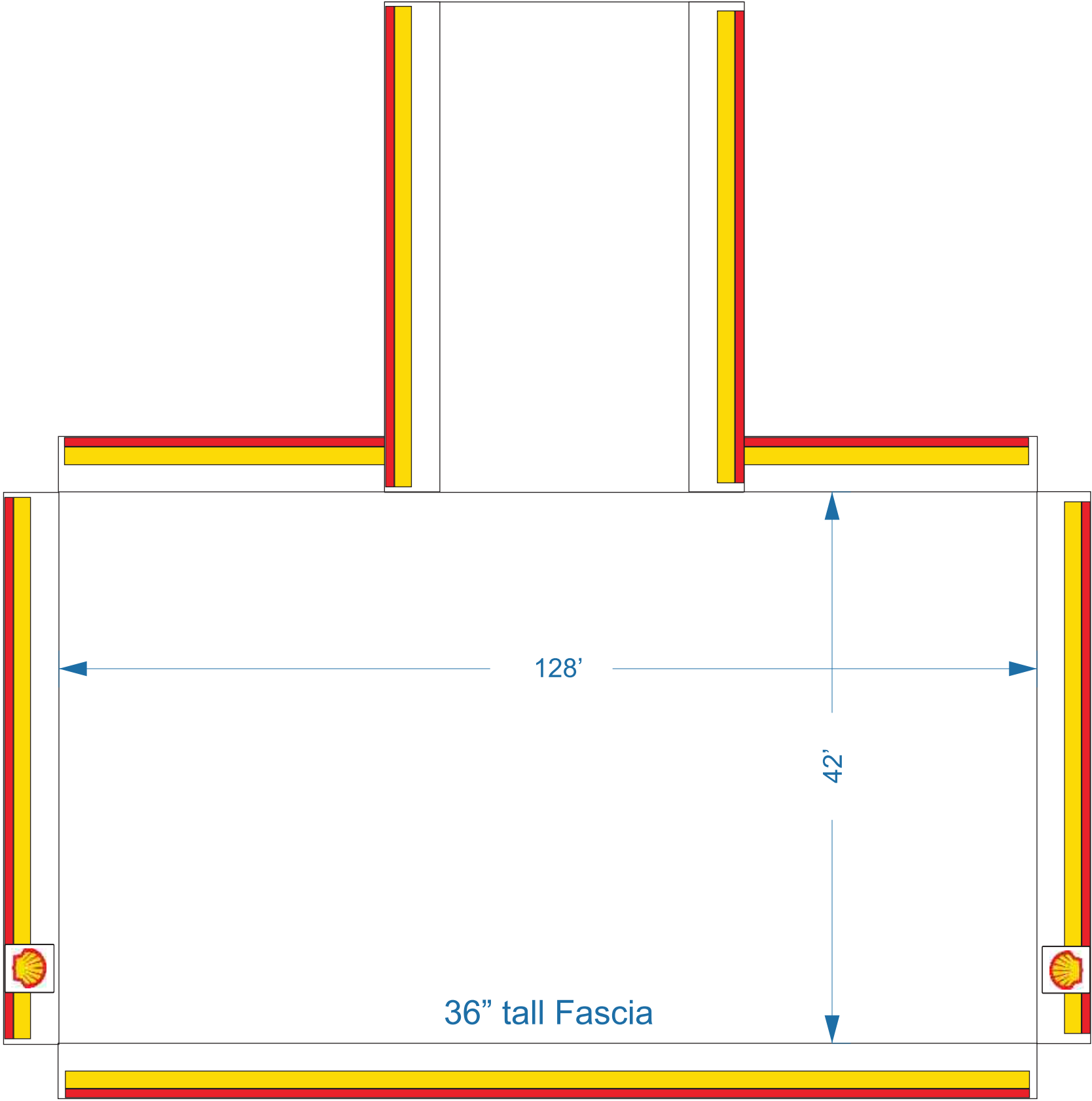
Existing Zoning of Property: _____ Existing Uses of Property: Shell Gas Station

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: J. Blackwell Date: _____ Print Form



Existing Canopy



Proposed Canopy



1604 Hampton Ave NW
PO Box 95
Aiken, SC 29801
T 803.648.1714
F 803.649.7130

We've Got you Covered!

GENERAL NOTES

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS. ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY INFORMATION OF ENLOE INC.. IT SHALL NOT BE USED, DUPLICATED, OR DISCLOSED IN WHOLE OR PART FOR ANY PURPOSE AS A RESULT OF ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL. IF A CONTRACT IS AWARDED TO THIS PROPOSER AS A RESULT OF OR IN CONNECTION WITH THE SUBMISSION OF THIS DATA, THE DEFEREE SHALL HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE EXTENT PROVIDED IN THE RESULTING

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing

No.	Revision/Issue	Date

Drawn By
Checked By

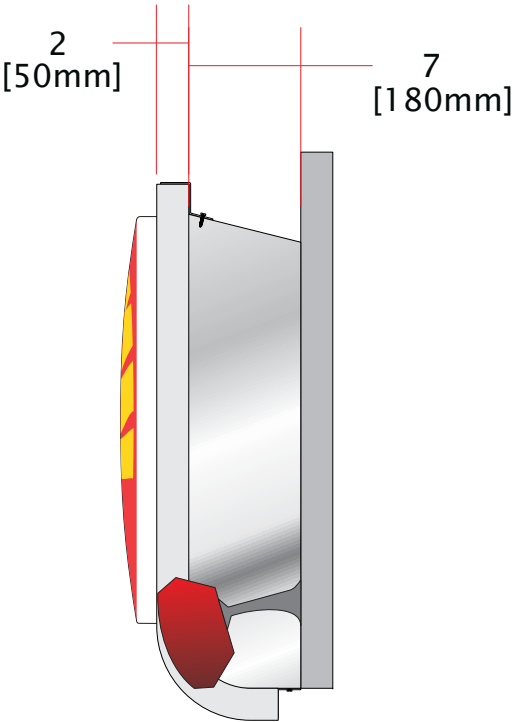
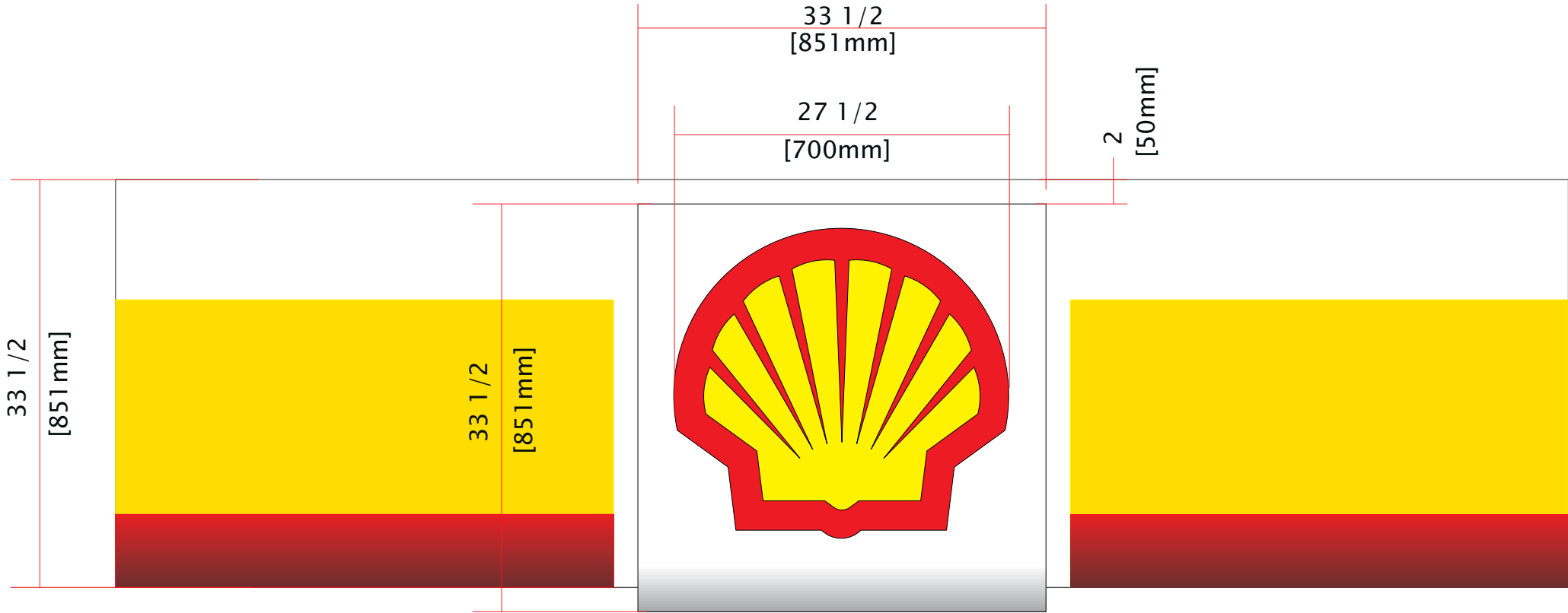
PROJECT INFO	
LOCATION: Sam's Mart #504	
ADDRESS: 6185 Windward Pkwy. Alpharetta, GA	
CLIENT: Sam's Mart	

Project No.	16-0294	Sheet
Issue Date	08/01/2016	1 of 1
Scale	As Noted	

RVI Evolution 3' Canopy I.D.



Night View



Notes on DRB Submittal for OMP Office

1. Per Kathi Cook – Height is measured at FFE. Average Grade at Front.

2. Revisions By Applicant Include:

- Page 11 - 2D elevations (Included the windows along the west elevation as requested by COA)
- Page 13 - Landscape plan - (includes Bret's comments regarding landscape upgrades)
- Page 14 - Hardscape plan - (includes Bret's comments regarding landscape upgrades)
- Page 18 - This is a new page that includes survey of adjacent Emory building along with labeled elevation. This is for the verification of Condition 5 of the city council conditions.
- Page 19 - This is also a new page that demonstrates our satisfaction of Condition 5 of the city council conditions.
- At Community Development Director's Request, Applicant surveyed the Architectural Tower element at Emory (pg 18)
Tower is .69' taller than OMP Tower as measured from FFE. Applicant is deferring to Staff and DRB whether to raise tower .69'.

DESIGN REVIEW BOARD 8.19.2016 ALPHARETTA, GEORGIA

REVISED SHEETS ADDED:

- pg 11
- pg 13
- pg 14
- pg 18 (NEW)
- pg 19 (NEW)

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A. 1SE-001102

PREPARED FOR:
D&G ACQUISITION, LLC
CHICAGO TITLE INSURANCE COMPANY

ALTA/NPS LAND TITLE SURVEY OF:
FULTON COUNTY PARCELS
12 28 4000040150 (TRACT 4)

REVISIONS	
DATE:	DESC:
6/2/2016	PL AD



Lowery
& Associates

DATE: MARCH 16, 2016
JOB #: 161237
SCALE: 1"=20'
SHEET 1 OF 1

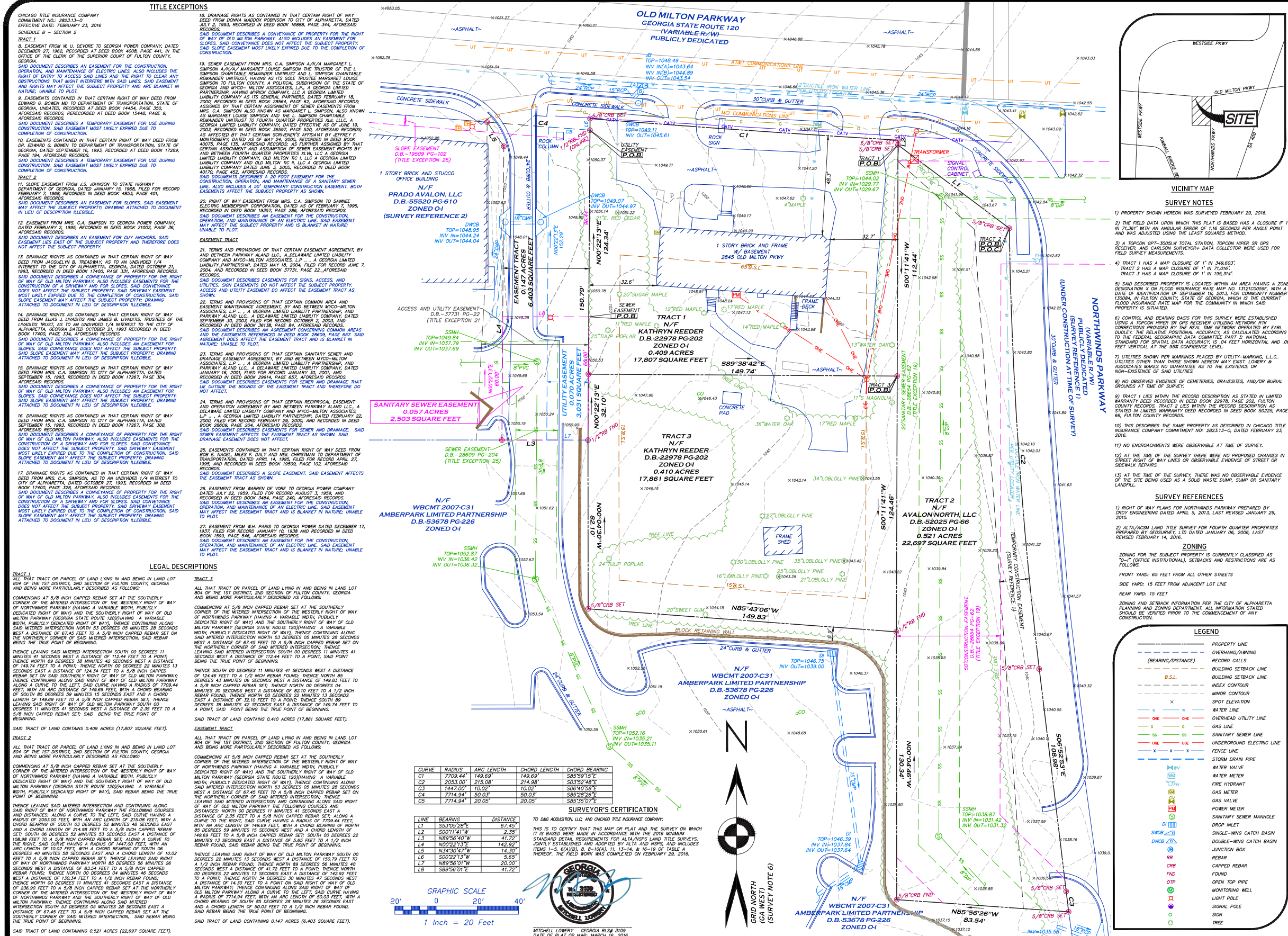




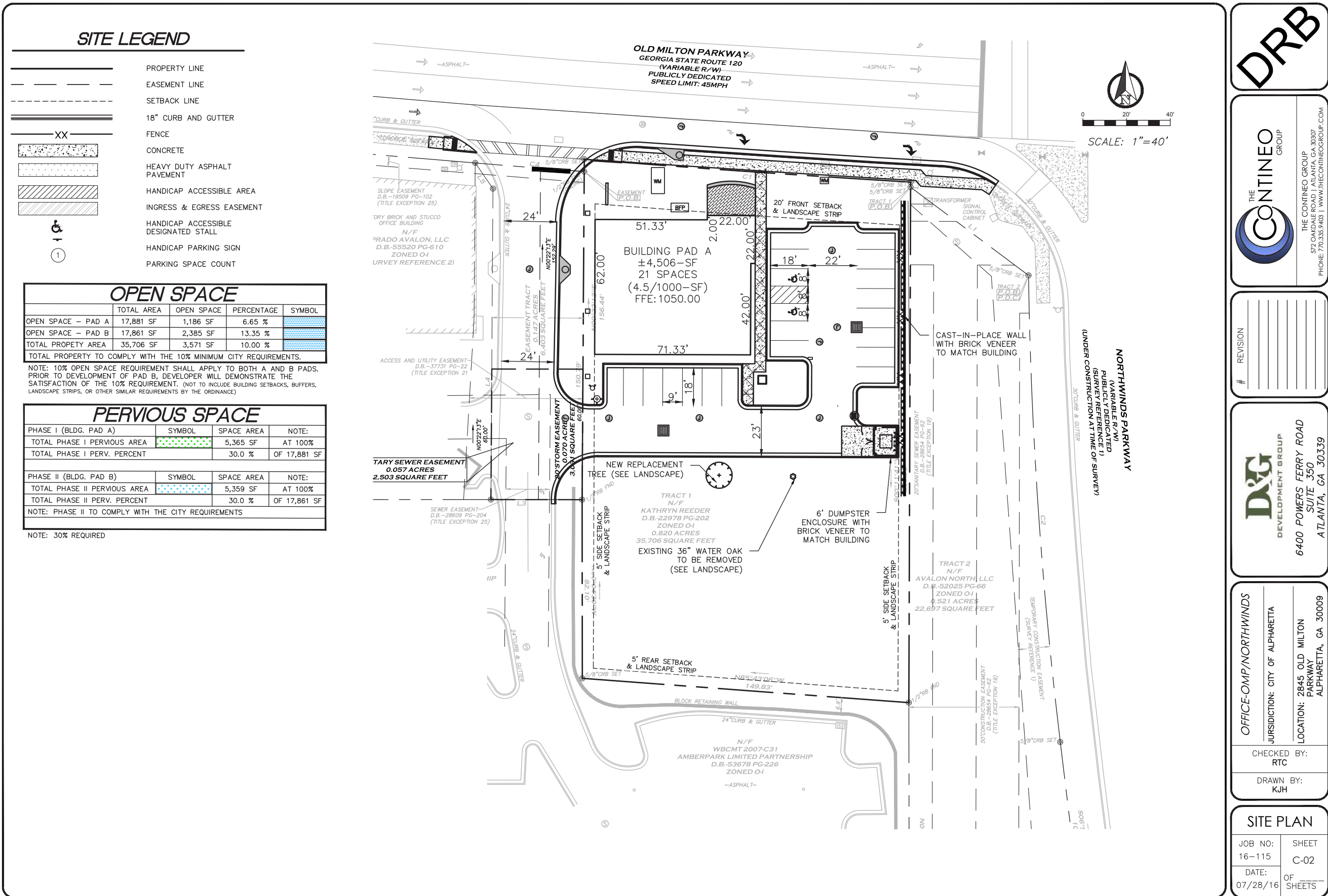
Image capture: May 2015 © 2016 Google

OFFICE - OMP / NORTHWINDS

2845 OLD MILTON PARKWAY
ALPHARETTA, GA 30009



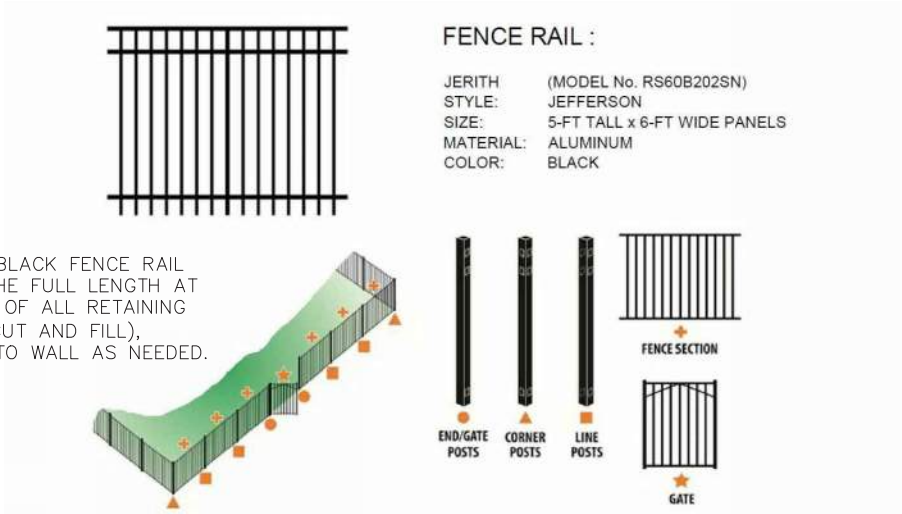




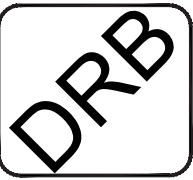


METAL HANDRAIL SAMPLE PHOTO

NOTE: BRICK FINISH
TO MATCH BUILDING



METAL HANDRAIL
SPECIFICATIONS



THE CONTINEO GROUP

THE CONTINEO GROUP
572 OAKDALE ROAD | ATLANTA, GA 30307
PHONE: 770.335.9403 | WWW.THECONTINEOGROUP.COM

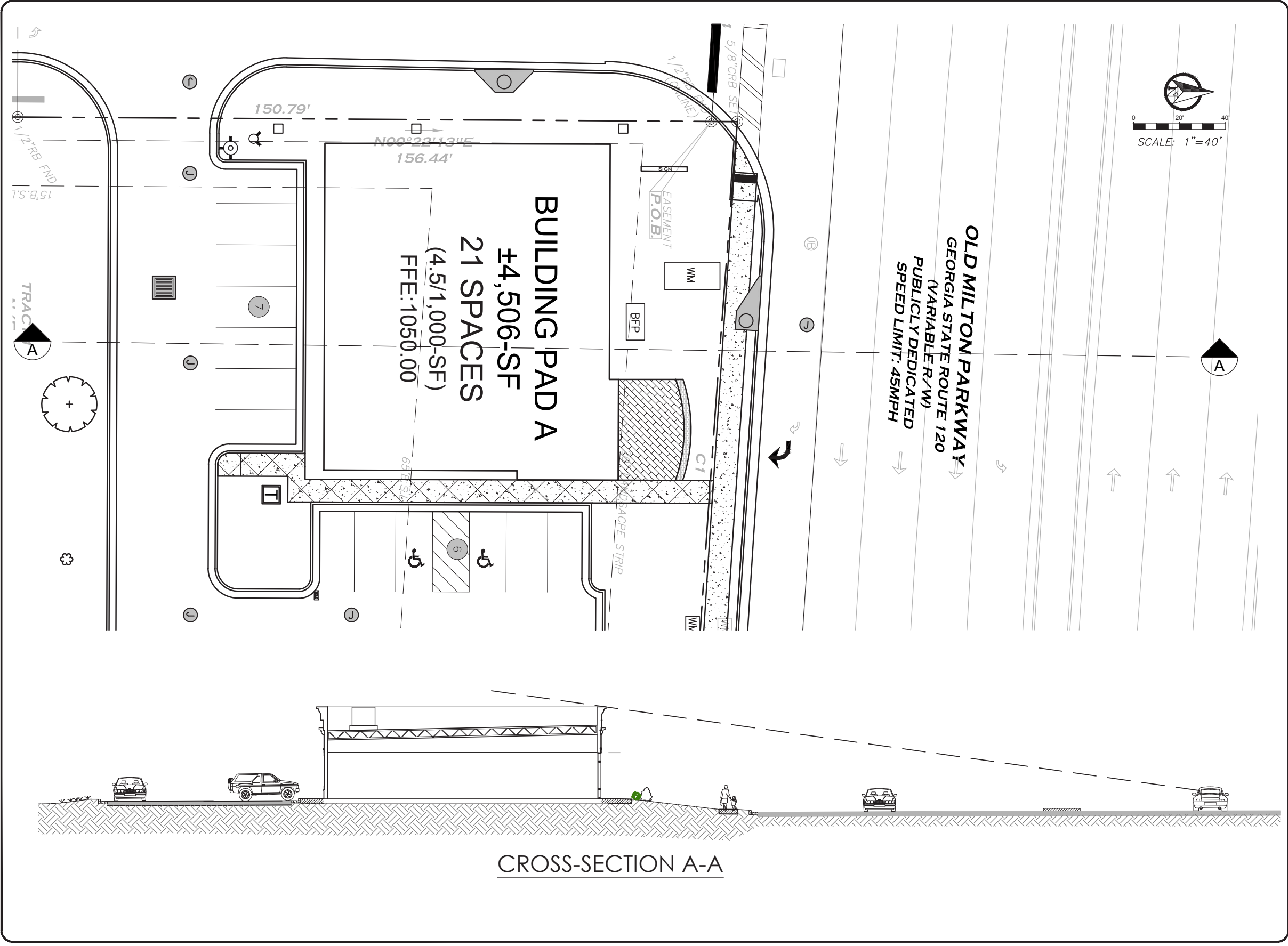
#	REVISION

D&G
DEVELOPMENT GROUP

6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

OFFICE-OMP/NORTHWINDS	
JURISDICTION: CITY OF ALPHARETTA	
LOCATION: 2845 OLD MILTON PARKWAY ALPHARETTA, GA 30009	
CHECKED BY: RTC	
DRAWN BY: KJH	

WALL & HANDRAIL SPEC	
JOB NO: 16-115	SHEET C-02
DATE: 07/28/16	OF SHEETS



DRB

THE CONTINEO GROUP

THE CONTINEO GROUP
572 OAKDALE ROAD | ATLANTA, GA 30307
PHONE: 770.335.9403 | WWW.THECONTINEOGROUP.COM

REVISION

D&G DEVELOPMENT GROUP

6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339

OFFICE-OMP/NORTHWINDS

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 2845 OLD MILTON PARKWAY
ALPHARETTA, GA 30009

CHECKED BY: RTC

DRAWN BY: KJH

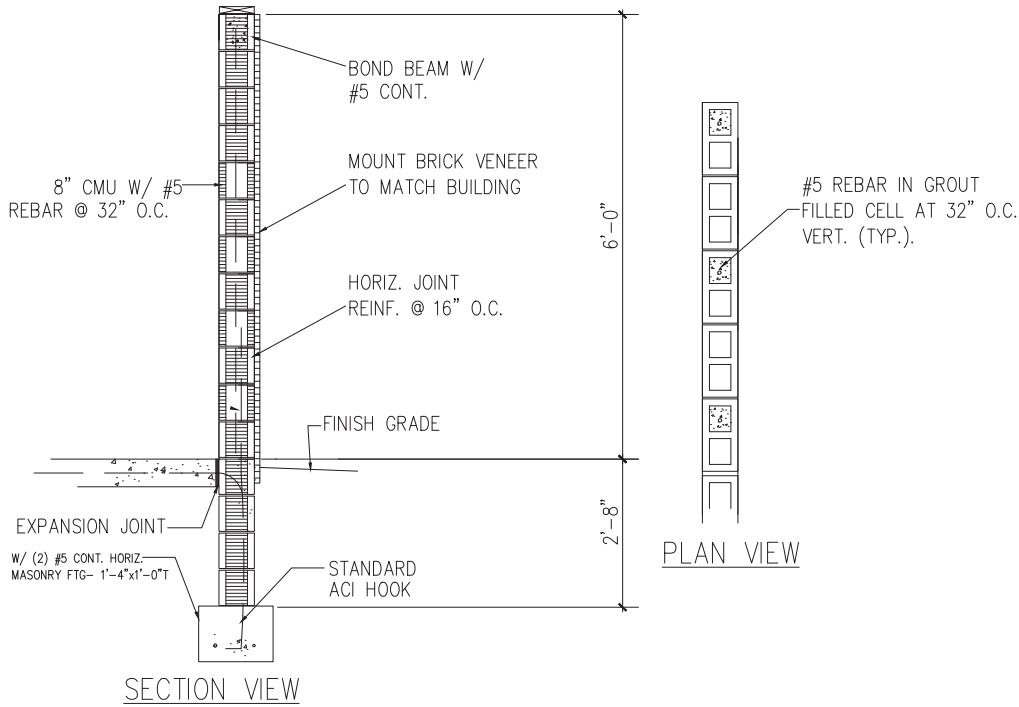
SECTION A-A

JOB NO:
16-115

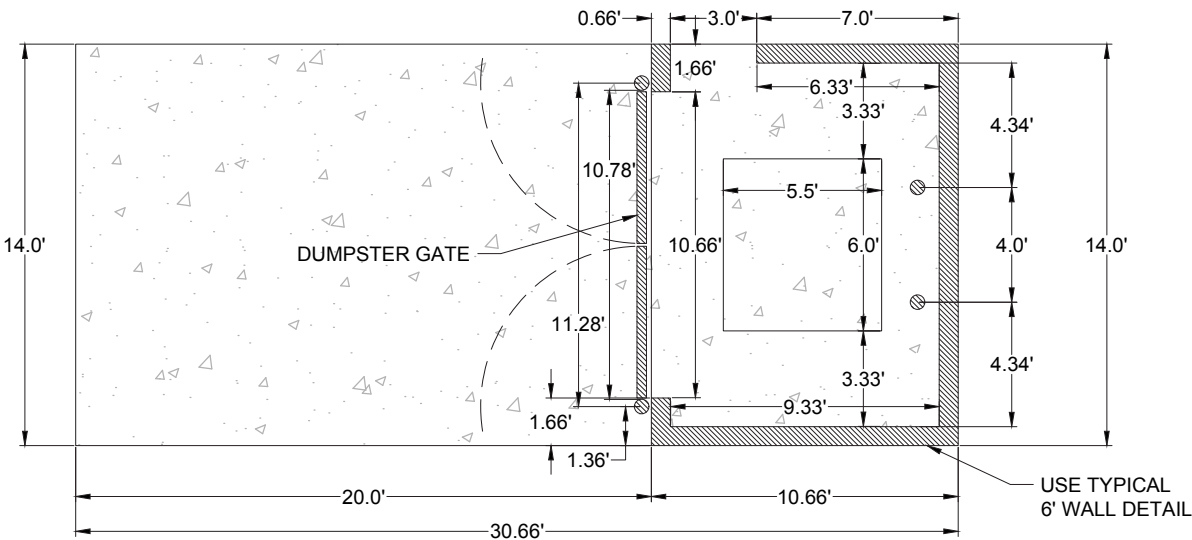
DATE:
07/28/16

SHEET
C-04

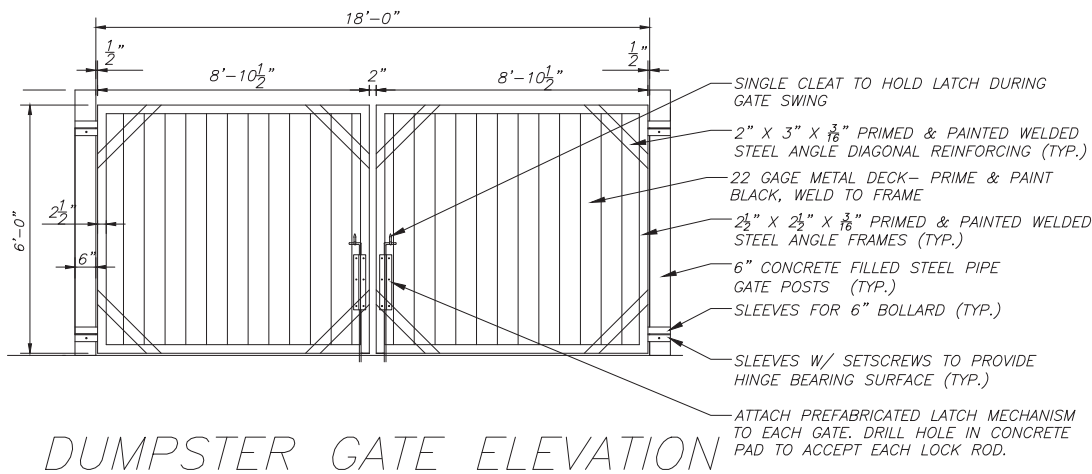
OF
SHEETS



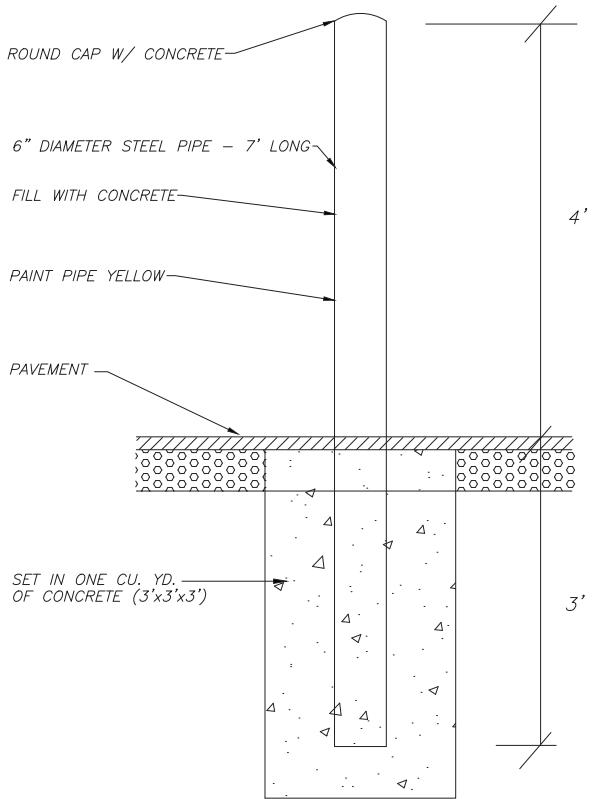
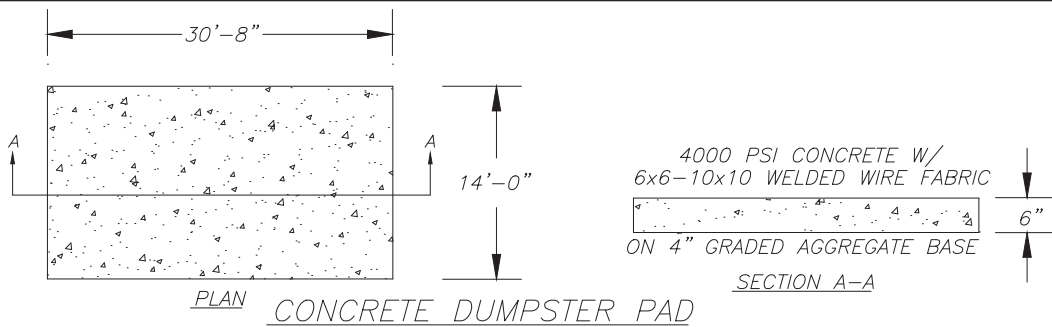
DUMPSTER WALL DETAIL



PLAN VIEW DIMENSIONS
DUMPSTER ENCLOSURE



DUMPSTER GATE ELEVATION



BOLLARD/BUMPER POST DETAIL

DRB

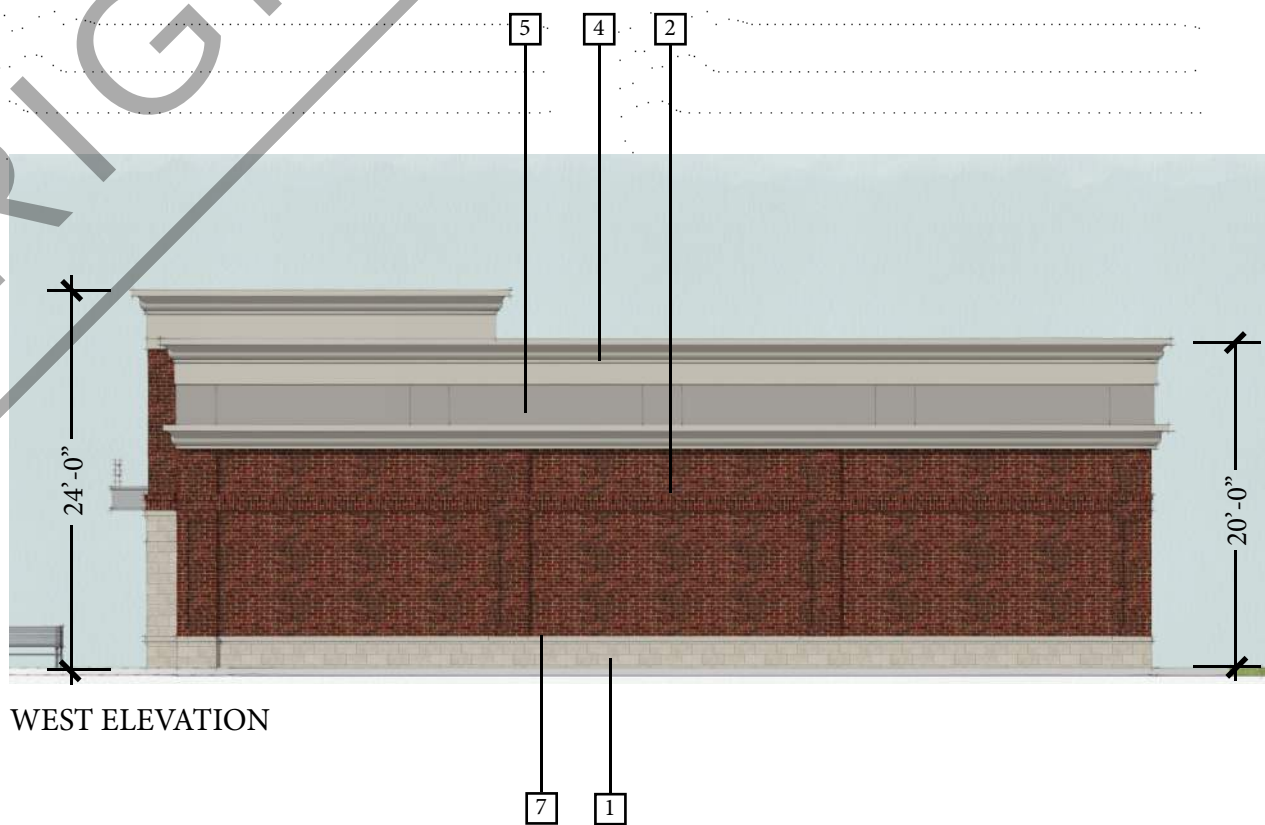
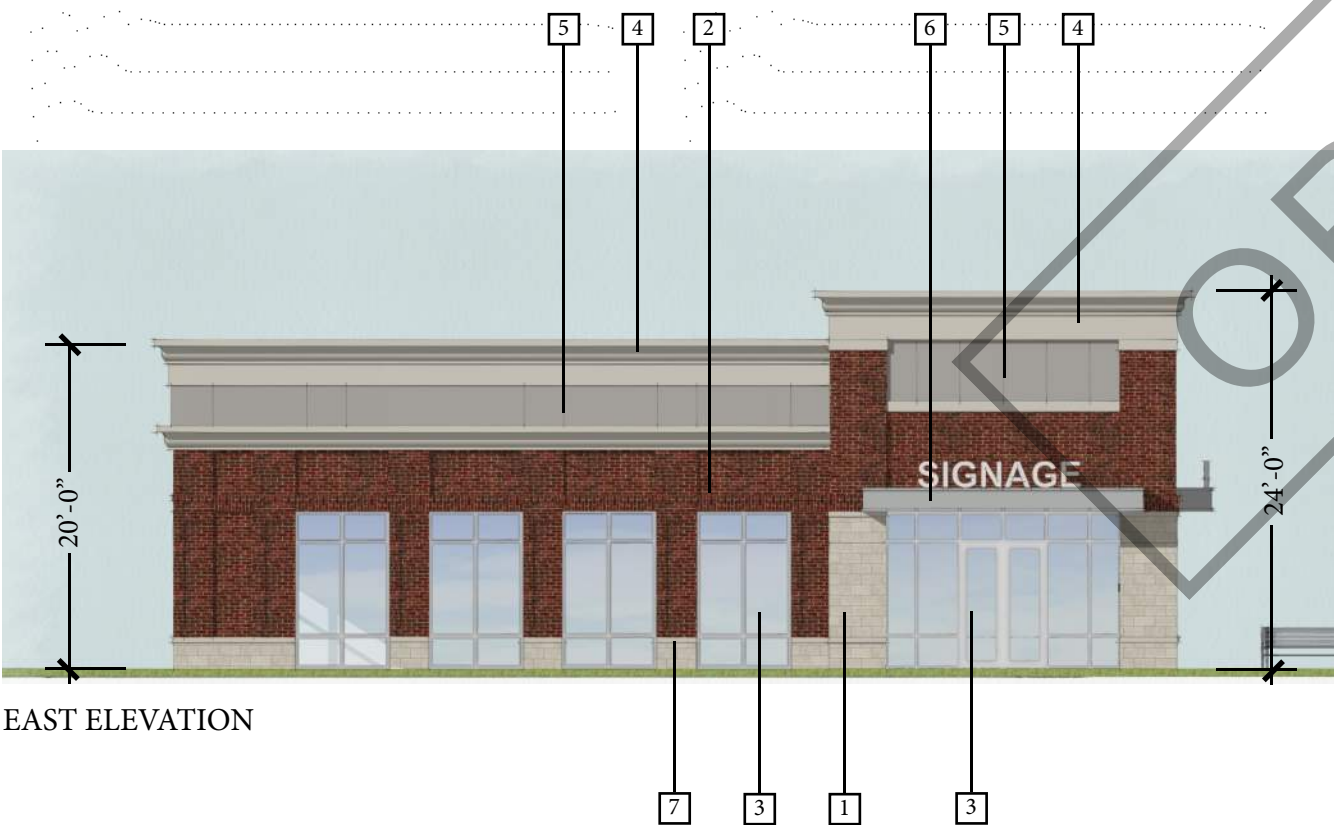
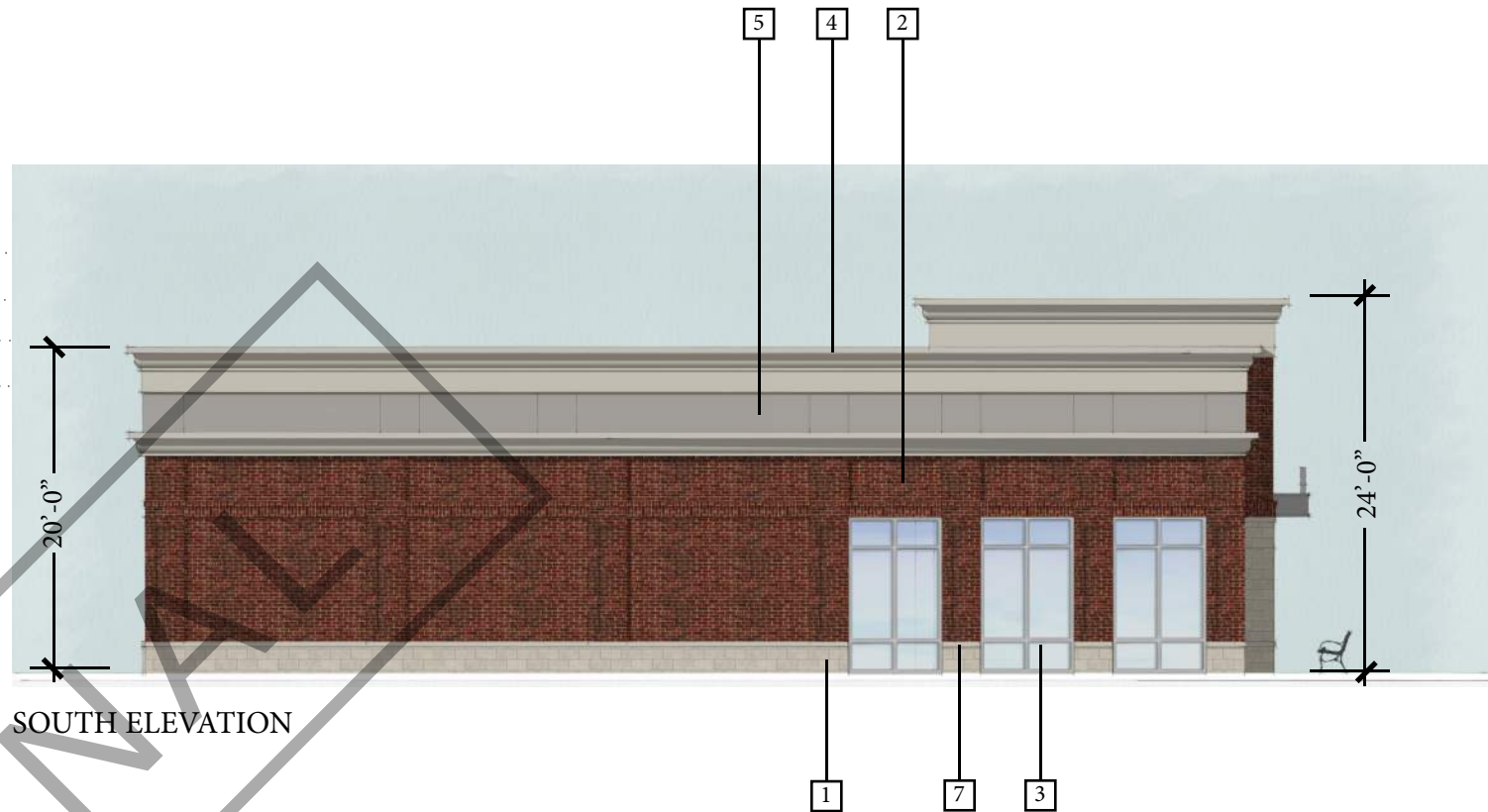
THE CONTINEO GROUP
 5720 KYLE ROAD, SUITE 300
 ATLANTA, GA 30337
 PHONE: 770.333.9403 | WWW.THECONTINEOGROUP.COM

#	REVISION

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

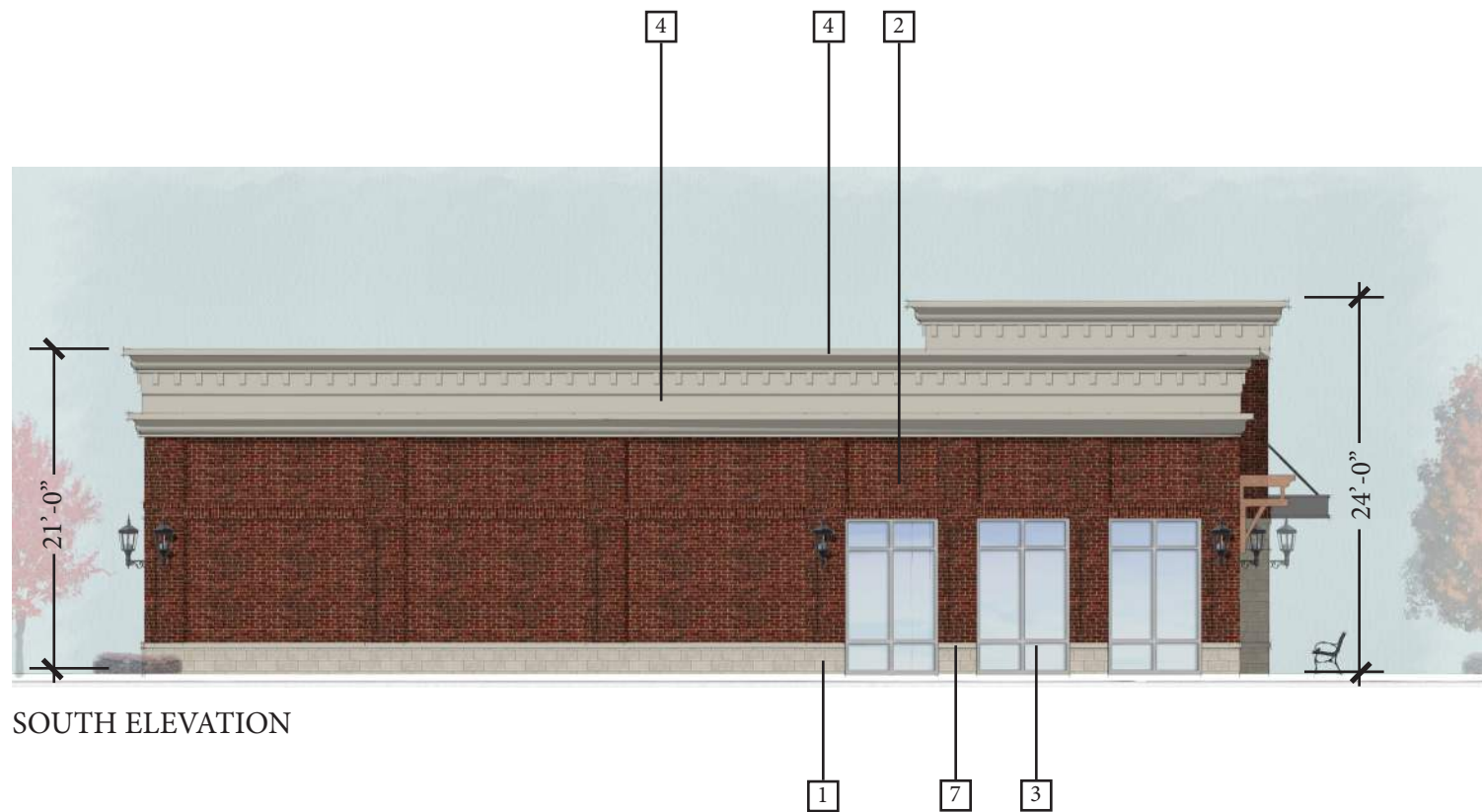
OFFICE-OMP/NORTHWINDS	JURISDICTION: CITY OF ALPHARETTA	LOCATION: 2845 OLD MILTON PARKWAY ALPHARETTA, GA 30009
CHECKED BY: RTC	DRAWN BY: KJH	

DUMPSTER DETAILS	
JOB NO: 16-115	SHEET C06
DATE: 07/28/16	OF SHEETS



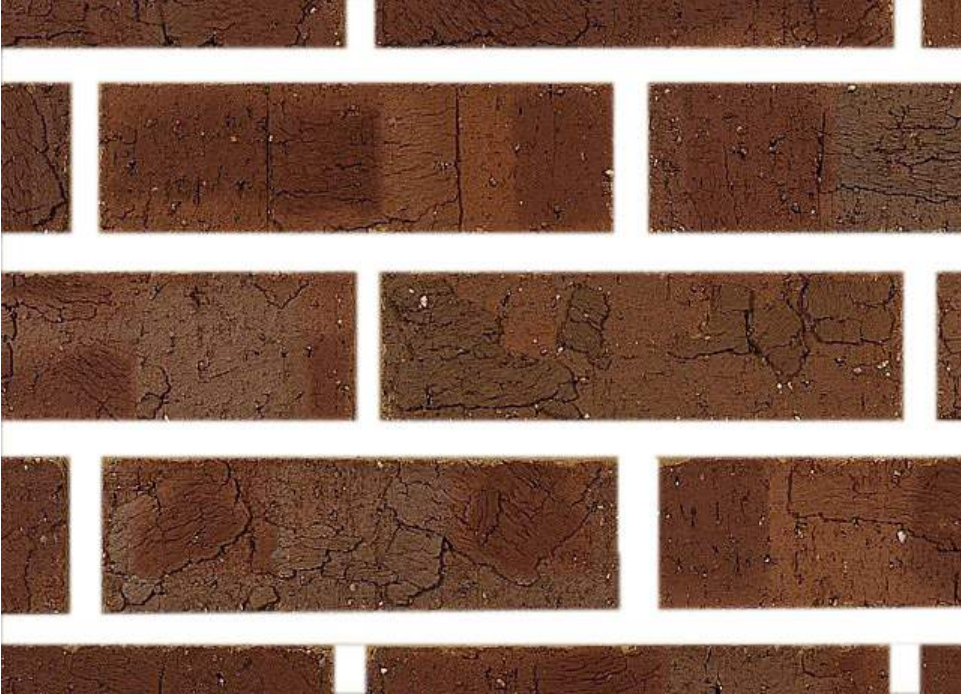
**OFFICE - OMP / NORTHWINDS
MATERIALS**

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



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

BRICK



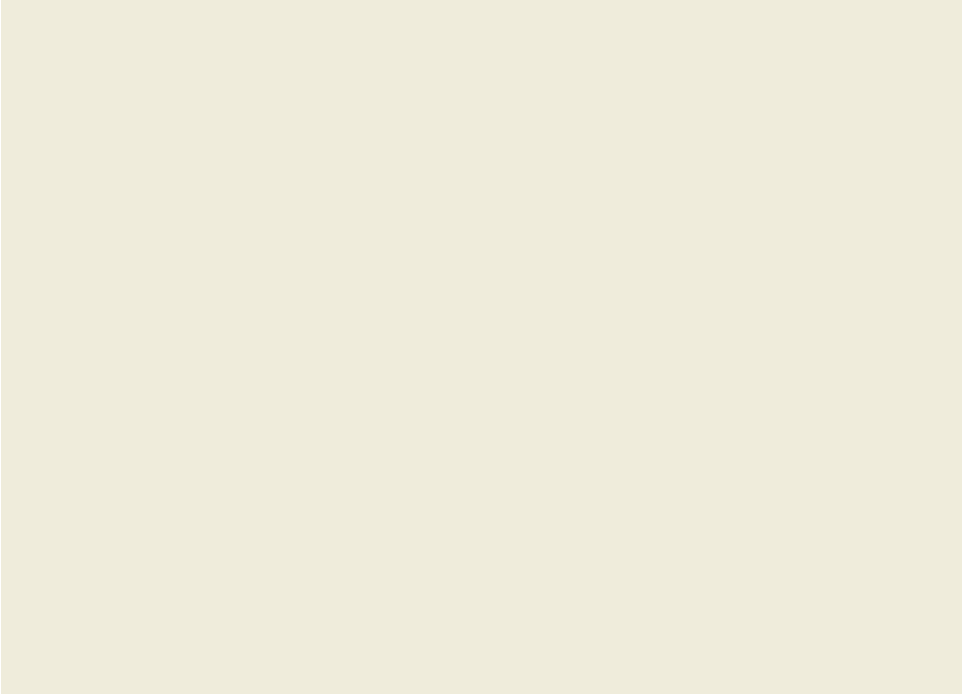
Sandhill

GROUT



Warmtone
Buff

EIFS 1



Dover White

STONE / STONE CAP

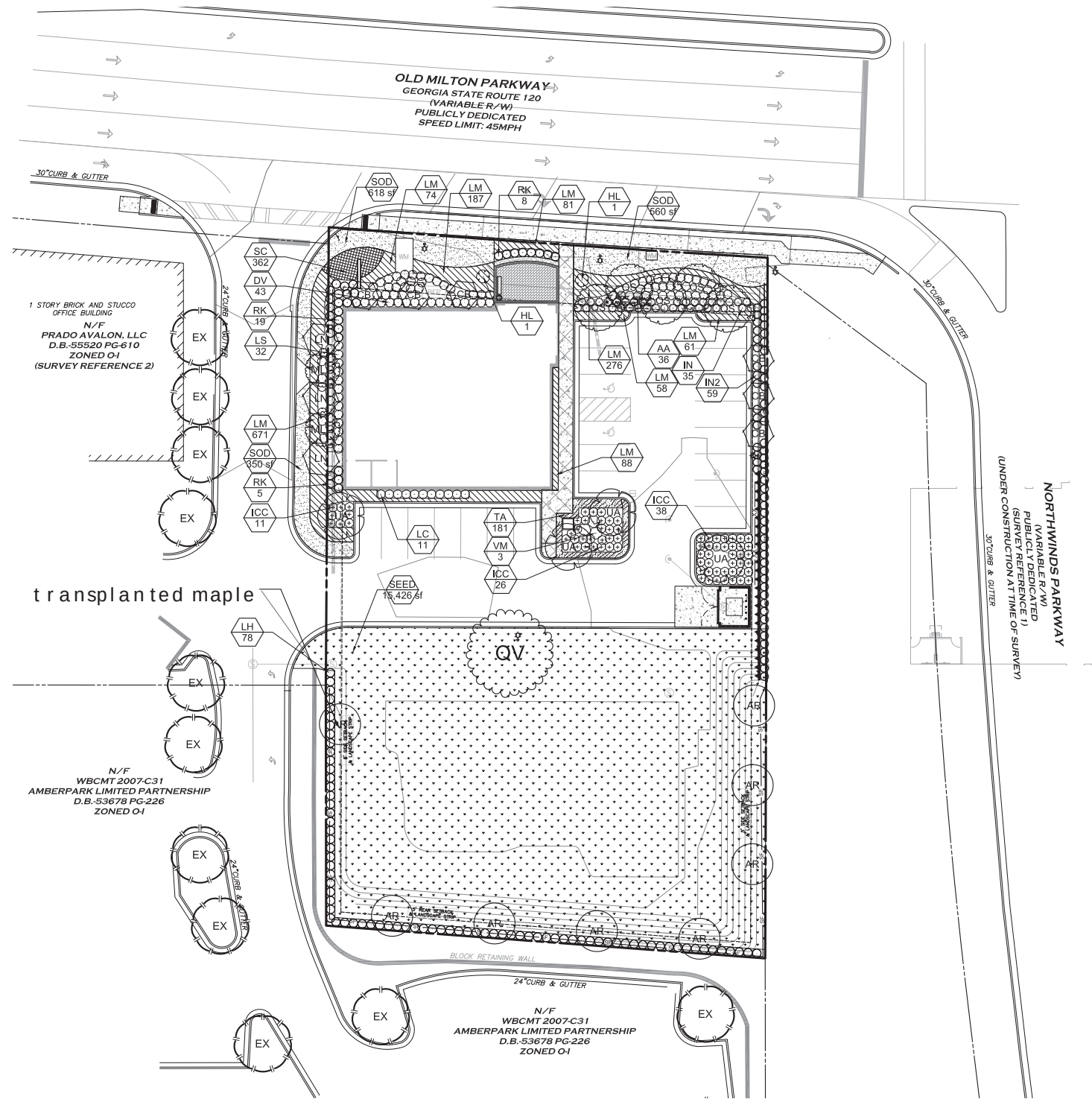


Limestone

EIFS 2



Pewter Tankard



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SPACING
AR	8	Acer rubrum 'Red Point' / Red Maple	4" cal.	B & B	18' hgt.	
CB	6	Carpinus betulus / European Hornbeam	4" cal.	B & B	16' hgt.	
LN	3	Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk	4" cal.	B & B	14' hgt.	Multi-trunk
MLG	2	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	4" cal.	B & B	14'-16' hgt.	
OS	5	Quercus shumardi / Shumard Red Oak	4" cal.	B & B	16' hgt.	
QV	1	Quercus virginiana / Southern Live Oak	15'-18" Cal.	B & B	30' hgt.	
UA	4	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	4" cal.	B & B	16' hgt.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	MIN. HGT.	MIN. SP.
AA	36	Azalea Encore 'Autumn Amethyst' TM / Autumn Amethyst Azalea	3 gal.	3' o.c.	2' hgt.	18" sp.
DV	43	Disyllum hybrid 'Vintage Jade' / Vintage Jade	3 gal.	3' o.c.	1' hgt.	2' sp.
HL	2	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	7 gal.			
ICC	72	Ilex cornuta 'Carissa' / Carissa Holly	3 gal.	3' o.c.	2' hgt.	18" sp.
IN	35	Ilex cornuta 'Needlepoint' / Needlepoint Holly	7 gal.	3' o.c.	36" hgt.	18" sp.
IN2	59	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal.	3' o.c.	18" hgt.	15" sp.
LC	11	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	3 gal.	3' o.c.	16" hgt.	18" sp.
LH	78	Ligustrum howardsi / Yellow-tip Ligustrum	3 gal.	3' o.c.	2' hgt.	18" sp.
LS	32	Loropetalum chinense 'Snow Muffin' / Snow Muffin Loropetalum	3 gal.	3' o.c.	2' hgt.	18" sp.
RK	32	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	3 gal.	3' o.c.	3' hgt.	18" sp.
VM	3	Viburnum macrocephalum / Chinese Snowball Viburnum	15 gal.			

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	SPACING
	LM	1,496	Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Blue Lilyturf	1 gal	12" o.c.
	SC	362	Seasonal Color / Seasonal Color		4" pot
	SEED	15,426 sf	Hydroseed Mix / Slope Stabilization		SF
	SOD	1,538 sf	Cynodon x dactylon / Bermuda Sod 419		SF
	TA	181	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal	12" o.c.



RED MAPLE



SHUMARD RED OAK



EUROPEAN HORNBEAM



LOROPETALUM



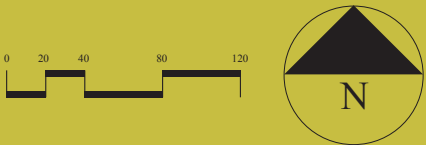
NEEDLEPOINT HOLLY



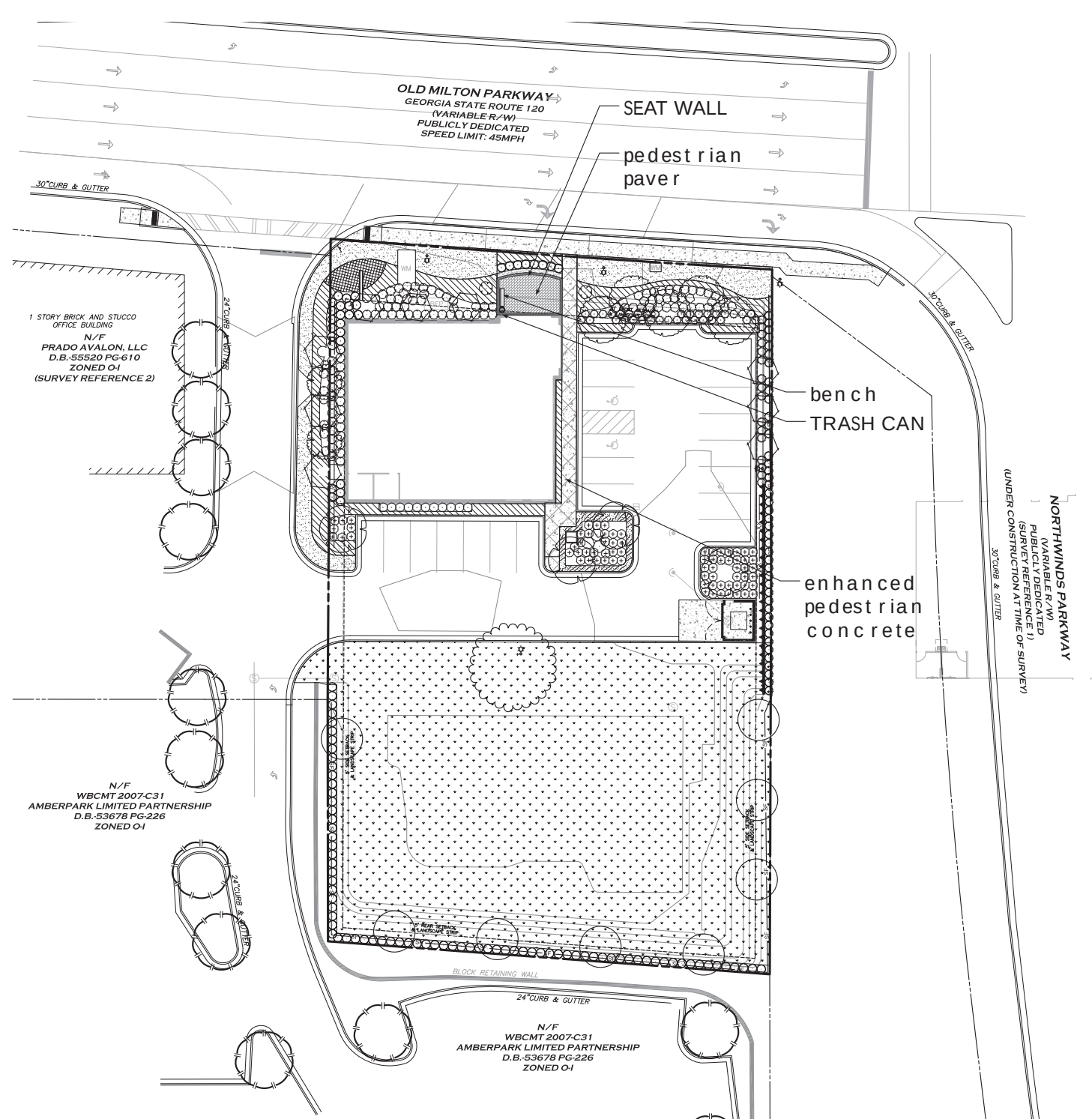
ASIATIC JASMINE

Office OMP / Northwinds

Alpharetta, GA



August 12th, 2016



pedestrian brick



enhanced pedestrian concrete



bench

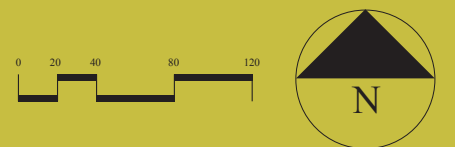


trash can



Office OMP / Northwinds

Alpharetta, GA

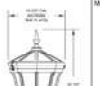


August 12th, 2016

Luminaire Locations								
Location								
No.	Label	X	Y	Z	MH	Orientation	Tilt	
1	A	29.00	83.00	13.00	13.00	3.90	0.00	
2	A	89.00	79.00	13.00	13.00	3.90	0.00	
3	A	149.00	75.00	13.00	13.00	3.90	0.00	
2	B	144.00	12.00	30.00	30.00	270.00	0.00	
4	B	61.00	-51.70	30.00	30.00	0.00	0.00	
1	C	74.00	61.00	10.00	10.00	90.00	0.00	
2	C	74.00	45.00	10.00	10.00	90.00	0.00	
3	C	72.60	31.00	10.00	10.00	90.00	0.00	
4	C	72.60	7.00	10.00	10.00	90.00	0.00	
5	C	54.80	64.20	10.00	10.00	0.00	0.00	
6	C	70.80	64.20	10.00	10.00	0.00	0.00	
7	C	4.10	62.40	10.00	10.00	0.00	0.00	
8	C	1.10	57.90	10.00	10.00	270.00	0.00	
9	C	1.10	3.60	10.00	10.00	270.00	0.00	
10	C	4.10	-0.10	10.00	10.00	180.00	0.00	
11	C	49.80	-0.20	10.00	10.00	180.00	0.00	
12	C	67.80	-0.20	10.00	10.00	180.00	0.00	

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Drive	+	0.7 fc	1.9 fc	0.1 fc	19.0:1	7.0:1	
Parking	+	3.6 fc	11.2 fc	0.6 fc	18.7:1	6.0:1	
Roadway	+	1.7 fc	3.0 fc	0.6 fc	5.0:1	2.8:1	
Sidewalk	+	2.6 fc	4.3 fc	1.0 fc	4.3:1	2.6:1	

Schedule						
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description
	A		3	Holophane	GV02 P40 30K AS 3 N	GranVille II LED, LED Package 40, 81W, 3000K, 120-277v, Type 3 distribution, No trim
	B		2	American Electric Lighting	ATB2 60BLEDE10 XXXXX R3 3K	ATB2 SERIES 208W LED 1050MA TYPE 3 3000K CCT
	C		12	Holophane	AUCL2 035HO 3K XX L3	Arlington FCO LED, 035HO LED Package, 3000K, Type 3 distribution

Utility Arlington Series Luminaire Full Cut-off LED 2	
	
EXAMPLE: AUCL2 035HO 30K AS BK L3 S	
LED PACKAGE AUCL2 035HO 30K AS BK L3 S LED PACKAGE: 3000K, 120-277V, Type 3 distribution, No trim	LED PACKAGE AUCL2 035HO 30K AS BK L3 S LED PACKAGE: 3000K, 120-277V, Type 3 distribution, No trim
LED PACKAGE AUCL2 035HO 30K AS BK L3 S LED PACKAGE: 3000K, 120-277V, Type 3 distribution, No trim	LED PACKAGE AUCL2 035HO 30K AS BK L3 S LED PACKAGE: 3000K, 120-277V, Type 3 distribution, No trim
LED PACKAGE AUCL2 035HO 30K AS BK L3 S LED PACKAGE: 3000K, 120-277V, Type 3 distribution, No trim	LED PACKAGE AUCL2 035HO 30K AS BK L3 S LED PACKAGE: 3000K, 120-277V, Type 3 distribution, No trim

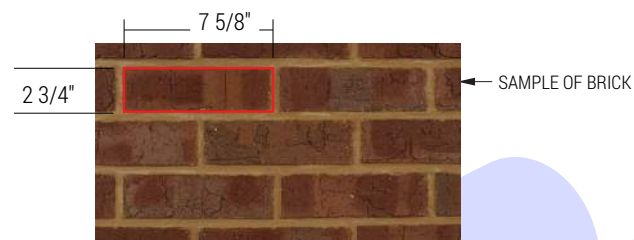
Autobahn Series ATB2 Roadway Lighting	
	
PRODUCT OVERVIEW	
Features: • Long-life: Performance is comparable to 250,000 hours of roadway lighting. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications.	Features: • Long-life: Performance is comparable to 250,000 hours of roadway lighting. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications.
Applications: • Roadway • Parking lots • Sidewalks	Applications: • Roadway • Parking lots • Sidewalks
Dimensions: • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D	Dimensions: • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D

GranVille II LED Decorative Outdoor Luminaire	
	
Decorative Outdoor Luminaire	
Features: • Long-life: Performance is comparable to 250,000 hours of roadway lighting. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications.	Features: • Long-life: Performance is comparable to 250,000 hours of roadway lighting. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications. • Low-voltage: Can be used in low-voltage applications.
Applications: • Roadway • Parking lots • Sidewalks	Applications: • Roadway • Parking lots • Sidewalks
Dimensions: • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D	Dimensions: • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D • 10" H x 10" W x 10" D

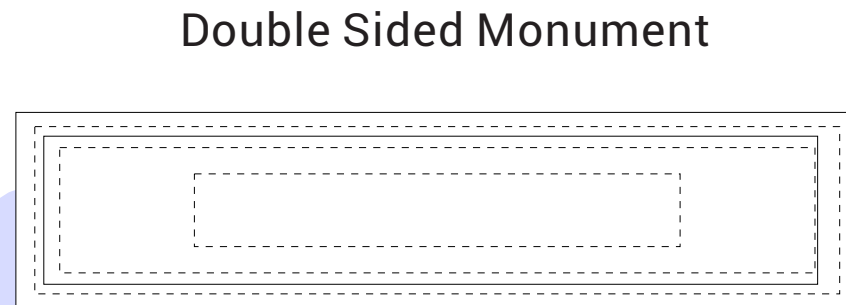
Designer
Date
6/27/2016
Scale
Not to Scale
Drawing No.
Summary

1 of 1

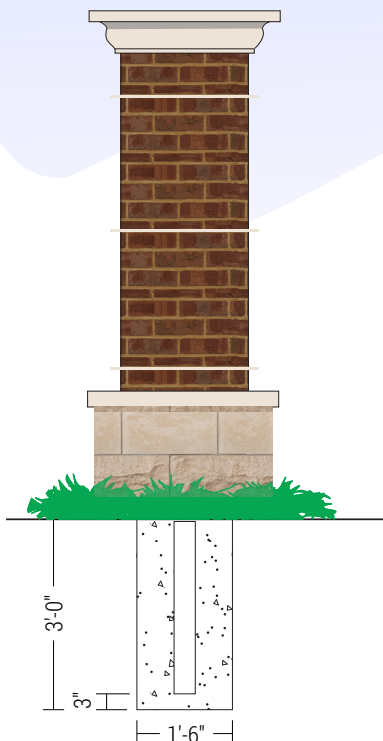
Reeder Building
Alpharetta, GA



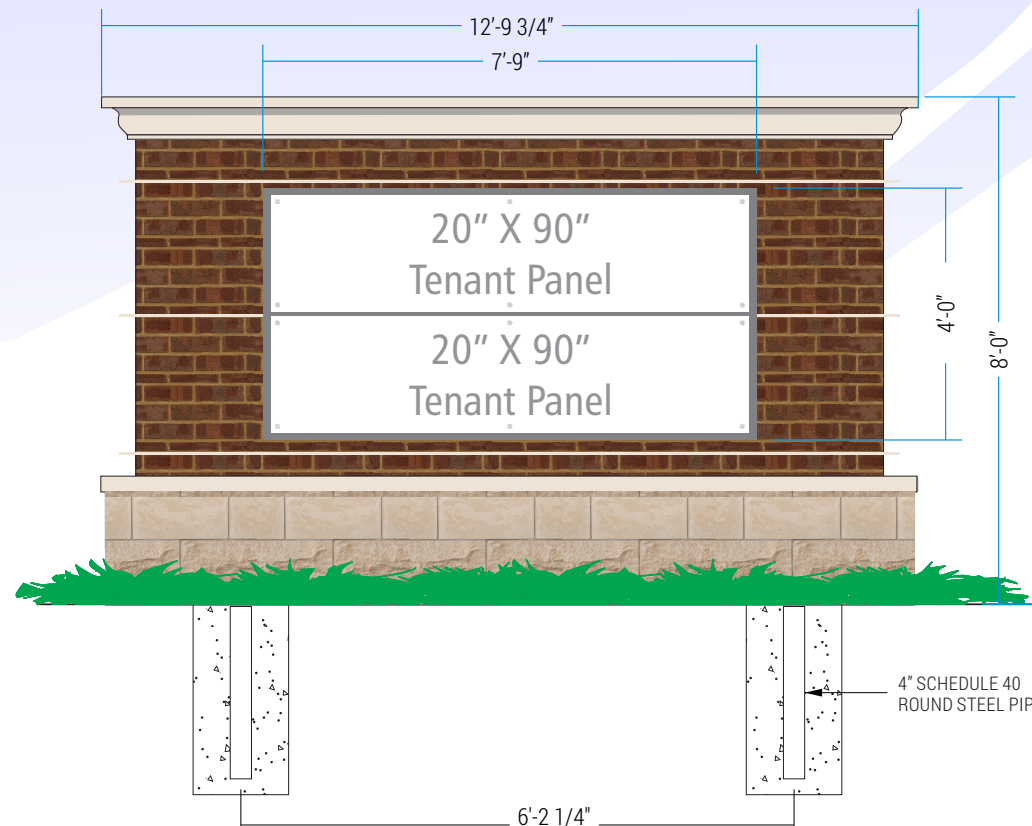
5
1.0 CHEROKEE BRICK SANDHILL/CITADEL WARMSTONE BUFF GROUT
Scale: 1-1/2" = 1'-0"



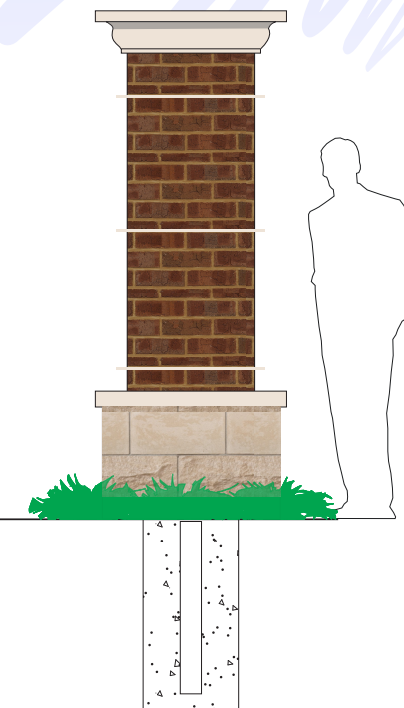
2
1.0 PLAN VIEW
Scale: 3/8" = 1'-0"



3
1.0 SIDE ELEVATION
Scale: 3/8" = 1'-0"



1
1.0 FRONT ELEVATION
Scale: 3/8" = 1'-0"



4
1.0 SIDE ELEVATION
Scale: 3/8" = 1'-0"

P1 SW6385 DOVER WHITE (TEXTURED FINISH)
P2 SW0023 PEWTER TANKARD (NON-TEXTURED)

P4 MAP - 32071 - WHITE WONDER (TEXTURED FINISH)
D1 DIGITAL PRINT VINYL - CMYK

M1 CHEROKEE BRICK SANDHILL W/ GROUT COLOR CITADEL WARMSTONE BUFF
M2 ARRISCRAFT LIMESTONE



OPTION
SIGNS
& ENVIRONMENTAL
GRAPHICS

165 Tidwell Drive, Suite A
Alpharetta, GA 30004
PHONE: 770.569.5871
FAX: 770.569.5456

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CLIENT:
D&G
DEVELOPMENT

PROJECT NAME:
REEDER PROJECT
SIGN

PROJECT ADDRESS:
ALPHARETTA GA

PROJECT #60301

PROJECT MANAGER:
STEVE WESTER

DRAWN BY:
SCW

DATE:04.15.16

REVISIONS:

DATE: 06/30/2016 BY:

CLIENT APPROVAL:

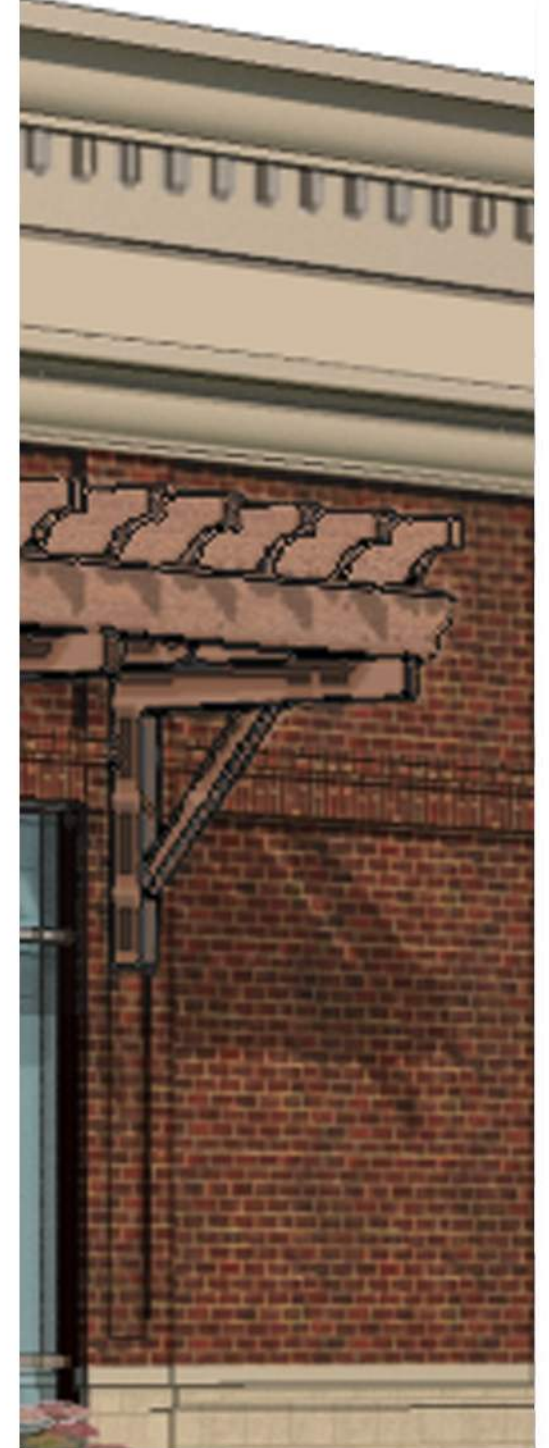
BY: CUSTOMER

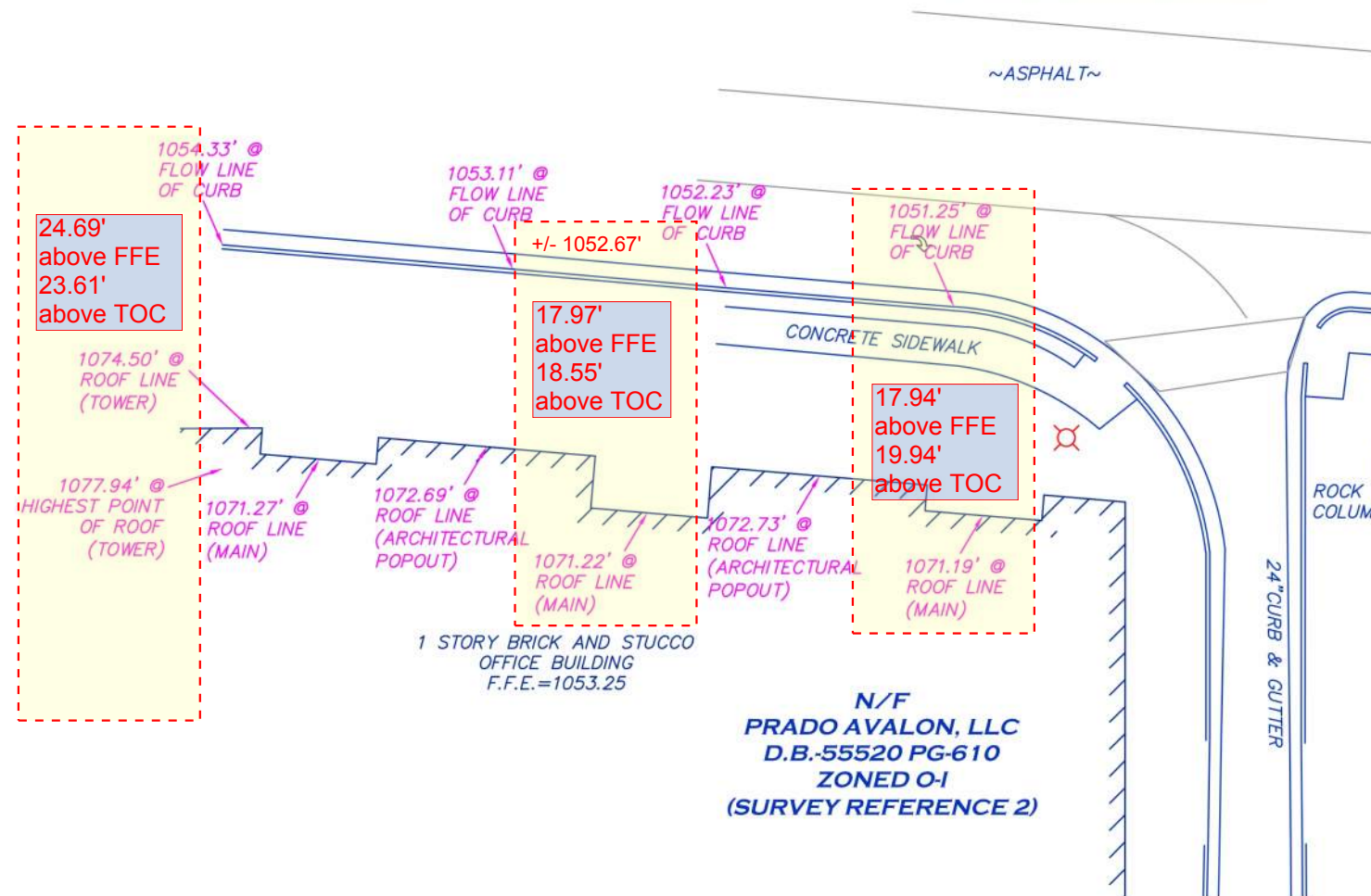
DATE

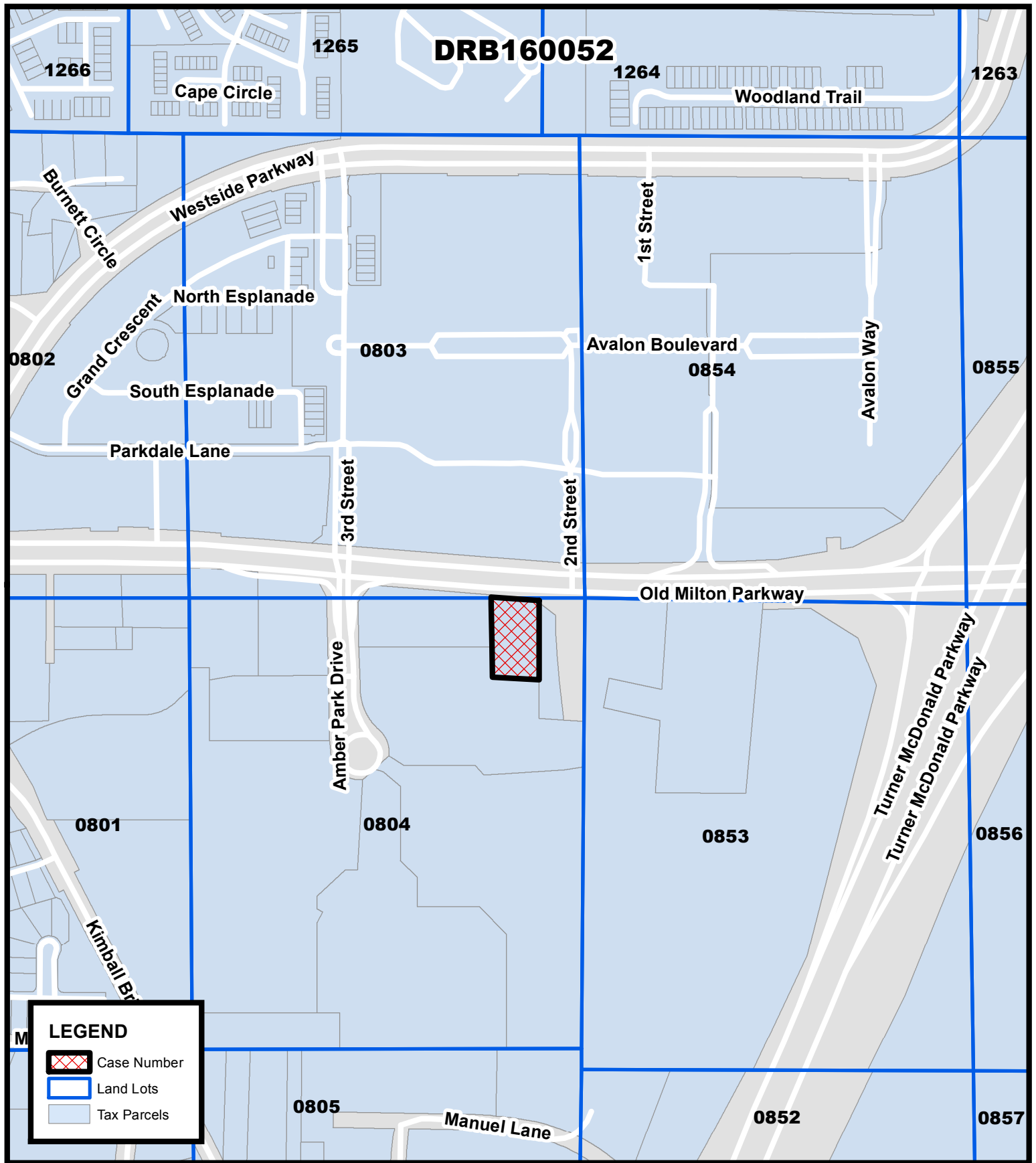
DRAWING: 1.0

PAGE: 1 OF 1

#10000







Location Map
Northwinds - Office
2845 Old Milton Parkway

DRB160052
D/LL: 1/2/804
DRB Date: 07/15/16

Location Map Provided by:
Community Development - GIS





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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: July 25, 2016

V-16-15 Old Milton Pky/Office

Consideration of a request for a front setback variance in order to allow a 20' front landscape strip instead of the required 65' front setback. The applicant also seeks approval to subdivide the property.

Motion: Approve, Kennedy
Second: Owens
Approve: 5-1 (Mitchell)

Council Member Kennedy offered a motion to approve subject to the 10 staff conditions which should read as follows:

1. Site plan shall be substantially as submitted by the Contineo Group dated 7/18/2016 with final approval by Staff.

2. The required ten percent open space required for 0-1 may include the gazebo feature; sidewalks shall not be included within the calculation. Open space requirement shall be calculated as per code and approved by Staff prior to approval of tract subdivision.

3. All reasonable efforts shall be made to save specimen Water Oak shown as Tree 8 on the tree survey submitted with the application. If that tree is removed then it shall be replaced by one (1) live Oak with a minimum Caliper of approximately 15"-18", with final approval by Staff. This replacement tree shall be incorporated within the required site open space prior to a Certificate of Occupancy for any building. Said tree shall generally be located in the northwest corner of Building

B. Final location and a required tree care plan shall require Staff approval.

4. The 20' landscape strip shall be enhanced with landscape material above the Code requirement to provide a vertical screen adjacent to the parking area with final approval by the Design Review Board. Decorative pedestrian lights shall be required along frontage.

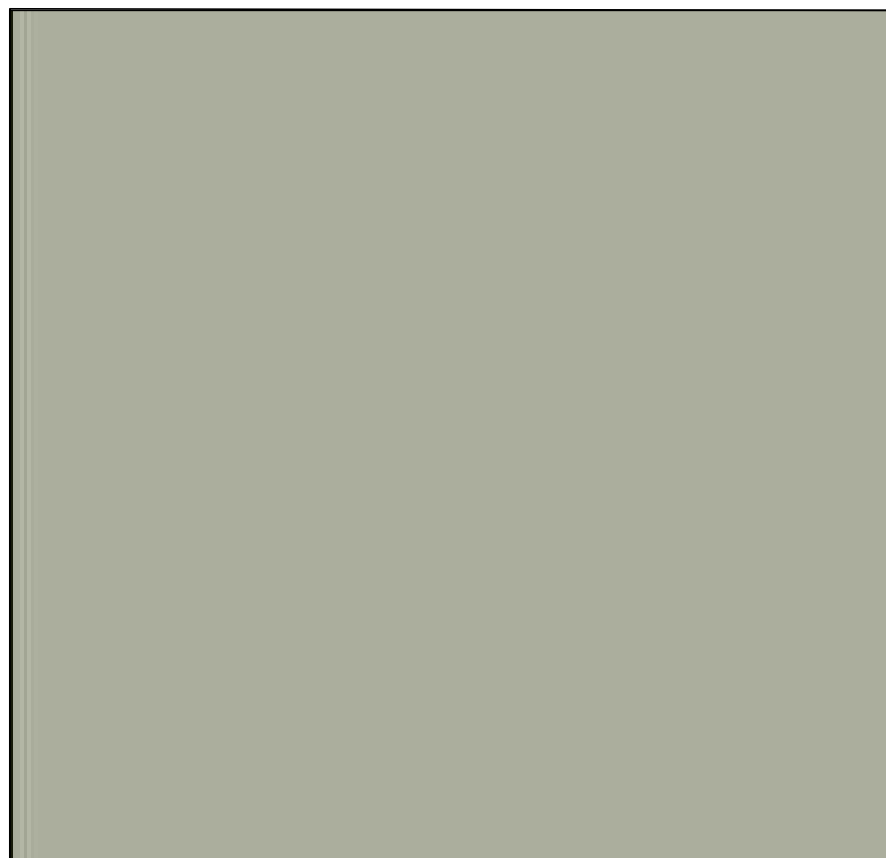
Staff Comments for DRBDRB160052 Northwinds OMP 2845 Old Milton Pkwy:

1. Verify the entrance drive trees and landscaping match existing opposite side drive.
2. Add additional screening of varied heights with a 4 foot minimum height at time of planting and maintained as such.
3. Scale on drawing seems incorrect. Verify that the 1:25 shade tree requirement along OMP is met with numbers and location near the sidewalk and spacing proper for mature sizes of trees.
4. Replace Red Maples along East property line with specie that will not affect the retaining wall and will handle the heat from parking lots Southern exposure.
5. Decorative pedestrian lighting is required along the frontages. Show style and locations on landscape plan with final approval by Staff.
6. Condition 4 say enhanced "above" the code for landscaping in the 20' strip. This should not be mostly turf. Condition 4 not met.
7. Condition #8 not met
8. Condition 9 shrubs should continue to the most southern Oak
9. Condition 10 not met
10. Return to DRB with gazebo structure as required by CC
11. Condition 7 not met on the West facing elevation. Add windows or other architectural elements to enhance this side and not appear as the rear.
12. Condition 5 referring to the height pertains to the majority of the building. FFE of building adjacent is 1053 with a 20 foot median height. Your building height needs to be 24 feet tall minimum with the shown 1050 FFE and have an architectural feature that exceeds that height.



1 FRONT ELEVATION RENDERING

EXTERIOR MATERIAL SCHEDULE	
TRASH ENCLOSURE GATES, POSTS AND HINGES	PAINT COLOR: SVELTE SAGE, SW 6164 (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR HARDIE SIDING AND PANELS	PAINT COLOR: CHATROOM, SW 6171
EXTERIOR HARDIE TRIM, LOUVERS, FASCIA, FRIEZE, GUTTERS, DOWN SPOUTS, AND SOFFITS	PAINT COLOR: RELAXED KHAKI, SW 6149
WINDOWS	BEIGE
BRICK #1	BODY OF GROUND LEVEL AND FILL OF WALLS, GENERAL SHALE, PLANTATION LIGHT WEIGHT, COLOR: ROME GROUT: BUFF
BRICK #2	WATER TABLE AND ACCENT BANDING, GENERAL SHALE, PLANTATION LIGHT WEIGHT, COLOR: RED, TO BE DETERMINED GROUT: TO BE DETERMINED
ASPHALT SHINGLES	GAF TIMBERLINE SERIES, T-30 WITH SHADOW ACCENT COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOFING COLOR.	
STANDING SEAM METAL ROOF	AEP-SPAN, 12" SNAP SEAM COLOR: DARK BRONZE
STONE VENEER	OWENS CORNING CULTURED STONE COUNTRY LEDGESTONE COLOR: CARAMEL GROUT: BUFF



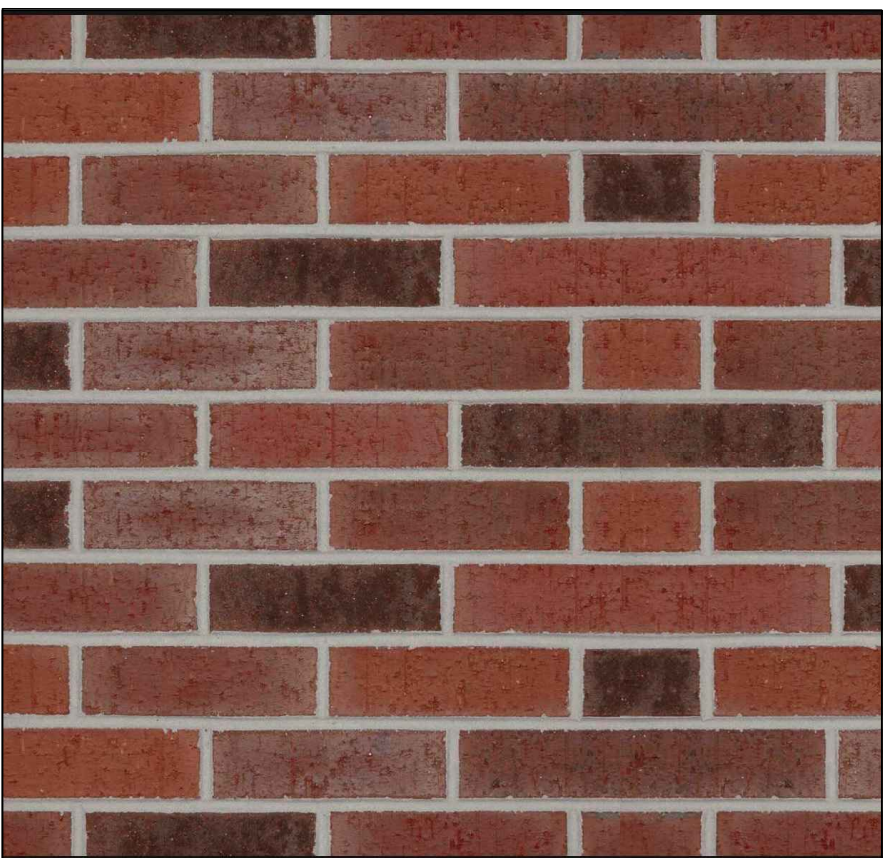
2 SIDING PAINT COLOR



3 TRIM PAINT COLOR



4 BRICK #1



5 BRICK #2



6 WINDOWS

WINDOWS COLOR: BEIGE



7 CEDAR SIDING

CEDAR SIDING, STAGGERED EDGE NATURAL CEDAR



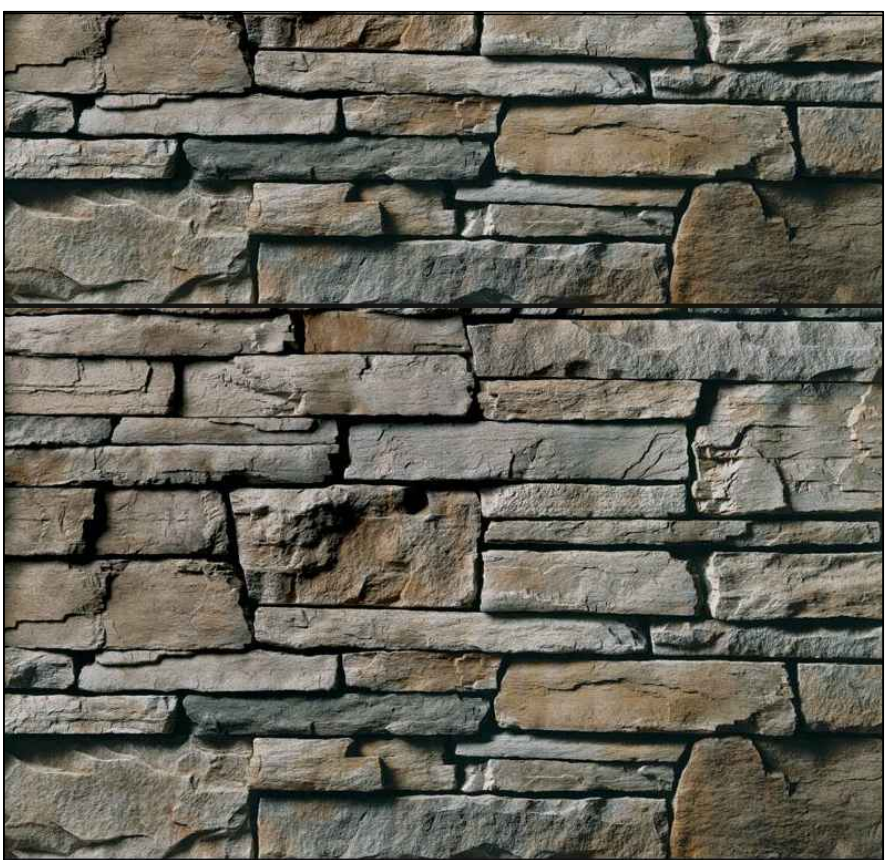
8 ASPHALT ROOFING SHINGLES

ASPHALT SHINGLES GAF TIMBERLINE SERIES, T-30 WITH SHADOW ACCENT COLOR: WEATHERED WOOD



9 STANDING SEAM METAL ROOFING

STANDING SEAM METAL ROOF AEP-SPAN, 12" SNAP SEAM COLOR: DARK BRONZE



10 STONE VENEER

STONE VENEER OWENS CORNING CULTURED STONE COUNTRY LEDGESTONE COLOR: CARAMEL GROUT: BUFF

NOT FOR CONSTRUCTION - FOR ILLUSTRATION PURPOSES ONLY

A Project for:
THE DAVIS GROUP
6728 JAMESTOWN DRIVE
ALPHARETTA, GA 30005
770-680-2721 OFFICE
770-686-3762 FAX

PROJECT LOCATION:

DESCRIPTION:

MATERIAL SAMPLES

EXTERIOR MATERIAL SCHEDULE

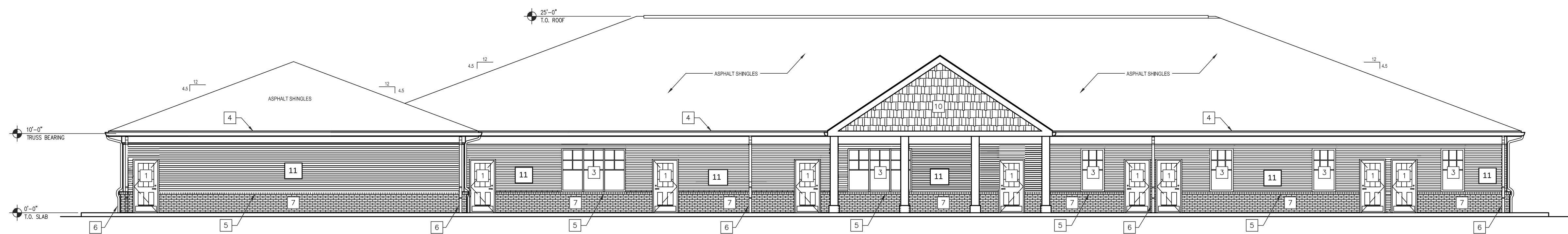
TRASH ENCLOSURE GATES, POSTS AND HINGES	PAINT COLOR: SVELTE SAGE, SW 6164 (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR HARDIE SIDING AND PANELS	PAINT COLOR: CHATROOM, SW 6171
EXTERIOR HARDIE TRIM, LOUVERS, FASCIA, FRIEZE, GUTTERS, DOWN SPOUTS, AND SOFFITS	PAINT COLOR: RELAXED KHAKI, SW 6149
WINDOWS	BEIGE
BRICK #1	BODY OF GROUND LEVEL AND FILL OF WALLS. GENERAL SHALE, PLANTATION LIGHT WEIGHT. COLOR: ROME GROUT: BUFF
BRICK #2	WATER TABLE AND ACCENT BANDING. GENERAL SHALE, PLANTATION LIGHT WEIGHT. COLOR: RED. TO BE DETERMINED GROUT: TO BE DETERMINED
ASPHALT SHINGLES	GAF TIMBERLINE SERIES, T-30 WITH SHADOW ACCENT COLOR: WEATHERED WOOD
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STANDING SEAM METAL ROOF	AEP-SPAN, 12" SNAP SEAM COLOR: DARK BRONZE
STONE VENEER	OWENS CORNING CULTURED STONE COUNTRY LEDGESTONE COLOR: CARAMEL GROUT: BUFF

CONSTRUCTION NOTES:

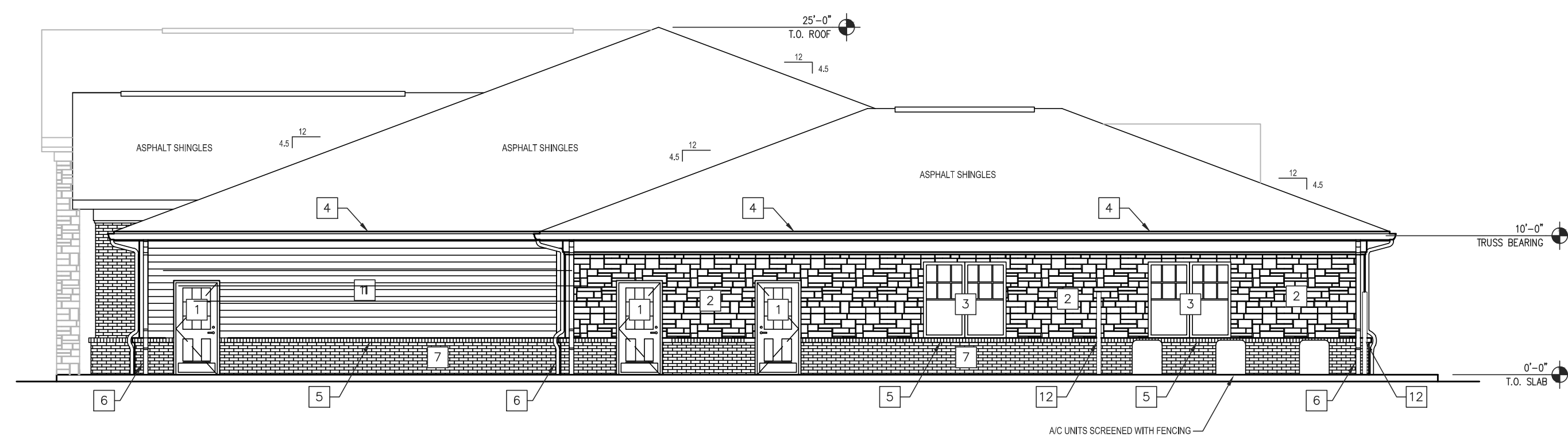
1	HOLLOW METAL DOOR (SEE ELEVATIONS SHEET A5.1)
1A	ALUMINUM STOREFRONT DOOR WITH TINTED GLASS. (SEE ELEVATIONS SHEET A5.1)
2	MANUFACTURED STONE VENEER: SEE SPECIFICATION ABOVE
3	VINYL WINDOW. (SEE ELEVATIONS SHEET A5.1)
4	EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRILE AT 36" O.C. OGEE PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
5	BRICK SOLDIER COURSE
6	EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
7	BRICK VENEER: SEE SPECIFICATION ABOVE
8	ATTIC VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. HEIGHT AS SHOWN ON ELEVATIONS.
9	STANDING SEAM METAL ROOFING: SEE SPECIFICATION ABOVE.
10	CEDAR SHAKE SIDING
11	HARDI-SIDING W/ 6" PLANK REVEAL
12	4" VINYL PRIVACY FENCING. COLOR, SAND.



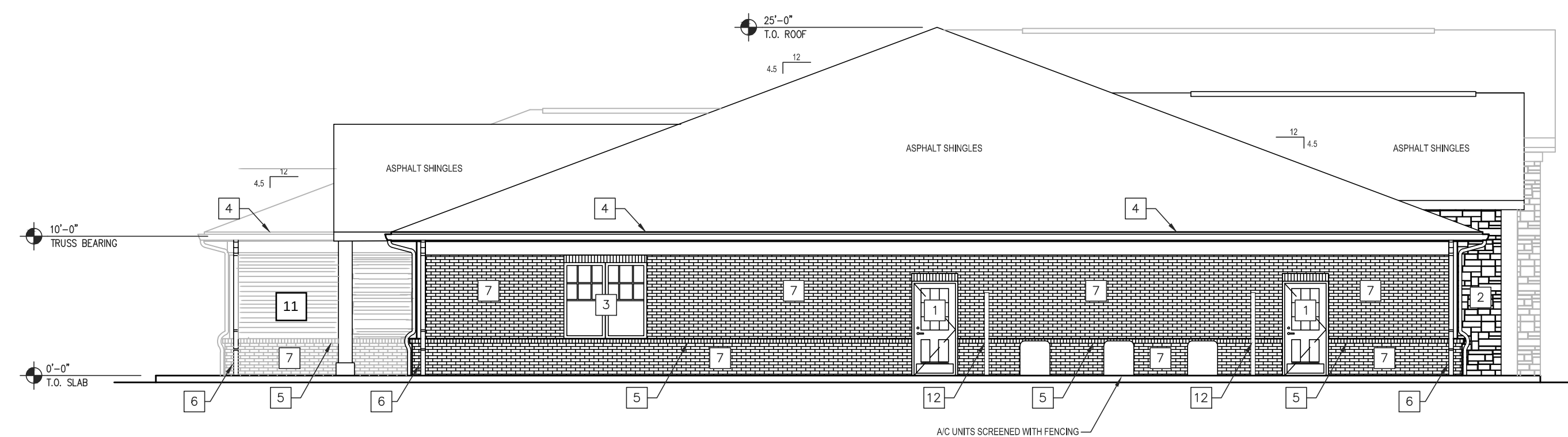
2 FRONT ELEVATION



2 REAR ELEVATION



3 SIDE ELEVATION 1/8" = 1'-0"



4 SIDE ELEVATION

NOT FOR CONSTRUCTION - FOR ILLUSTRATION PURPOSES ONLY

A Project for:
THE DAVIS GROUP
6728 JAMESTOWN DRIVE
ALPHARETTA, GA 30005
770-680-2721 OFFICE
678-686-3762 FAX

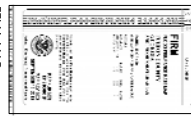
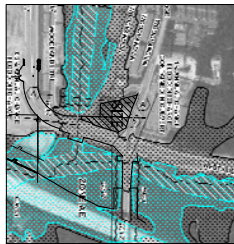
EXTERIOR ELEVATIONS

SITE DATA
DRAINAGE SECTION 1263, 1264
TAX PARCEL # 22-23001263568
ACRES 1.795

BUILDING SQ. FOOTAGE 13,300 SF
PARKING PROVIDED 55
HIC PROVIDED 2
HIC REQUIRED 2

OWNER
FOURTH QUARTER PROPERTIES SP, LLC
45 ANSEL DRIVE
NEWNAN, GA 30263
CONTACT: ROBERT BERGMANN

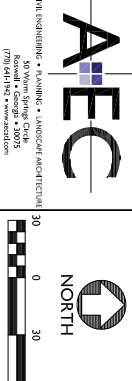
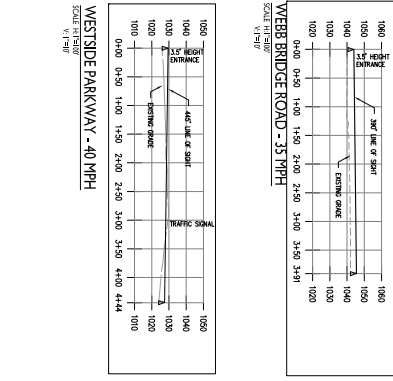
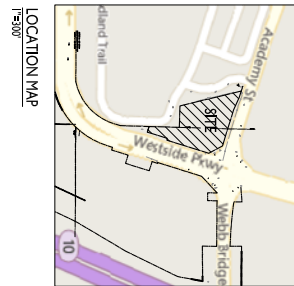
ZONING
EXISTING ZONING: R-10M
PROPOSED ZONING: O-4P
FRONT YARD SETBACK: 45'
SIDE YARD SETBACK: 15'
REAR YARD SETBACK: 15'
LANDSCAPE STRIP WESTSIDE: 20'
LANDSCAPE STRIP WEBB BRIDGE: 10'
ON SITE DETENTION WILL BE UNDERGROUND



Site Plan Check List

The Engineer is responsible for the accuracy of the site plan. The Engineer shall verify the following information:

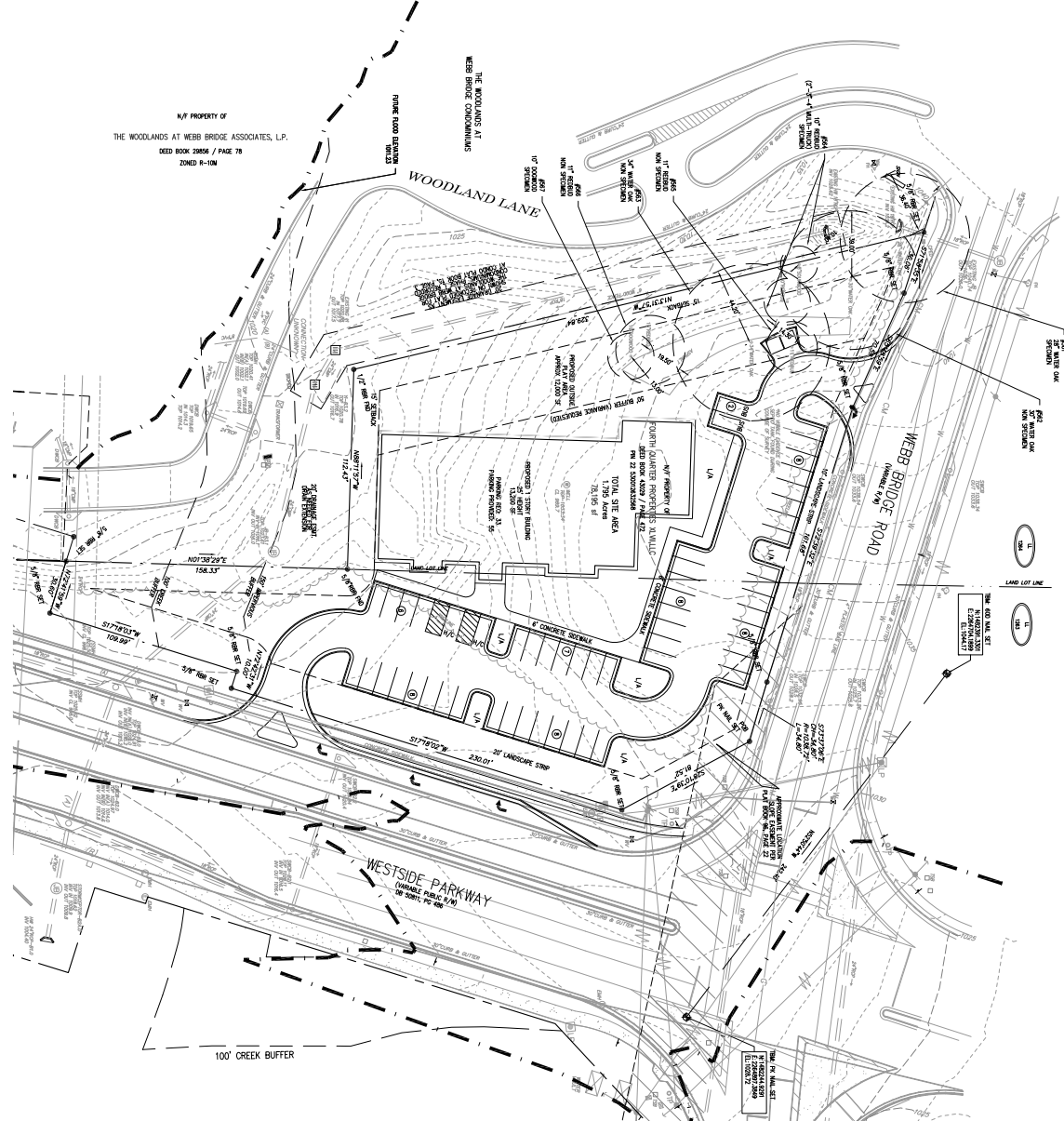
- 1. The site plan is based on the latest available information.
- 2. The site plan is based on the latest available information.
- 3. The site plan is based on the latest available information.
- 4. The site plan is based on the latest available information.
- 5. The site plan is based on the latest available information.
- 6. The site plan is based on the latest available information.
- 7. The site plan is based on the latest available information.
- 8. The site plan is based on the latest available information.
- 9. The site plan is based on the latest available information.
- 10. The site plan is based on the latest available information.



PRELIMINARY SITE PLAN

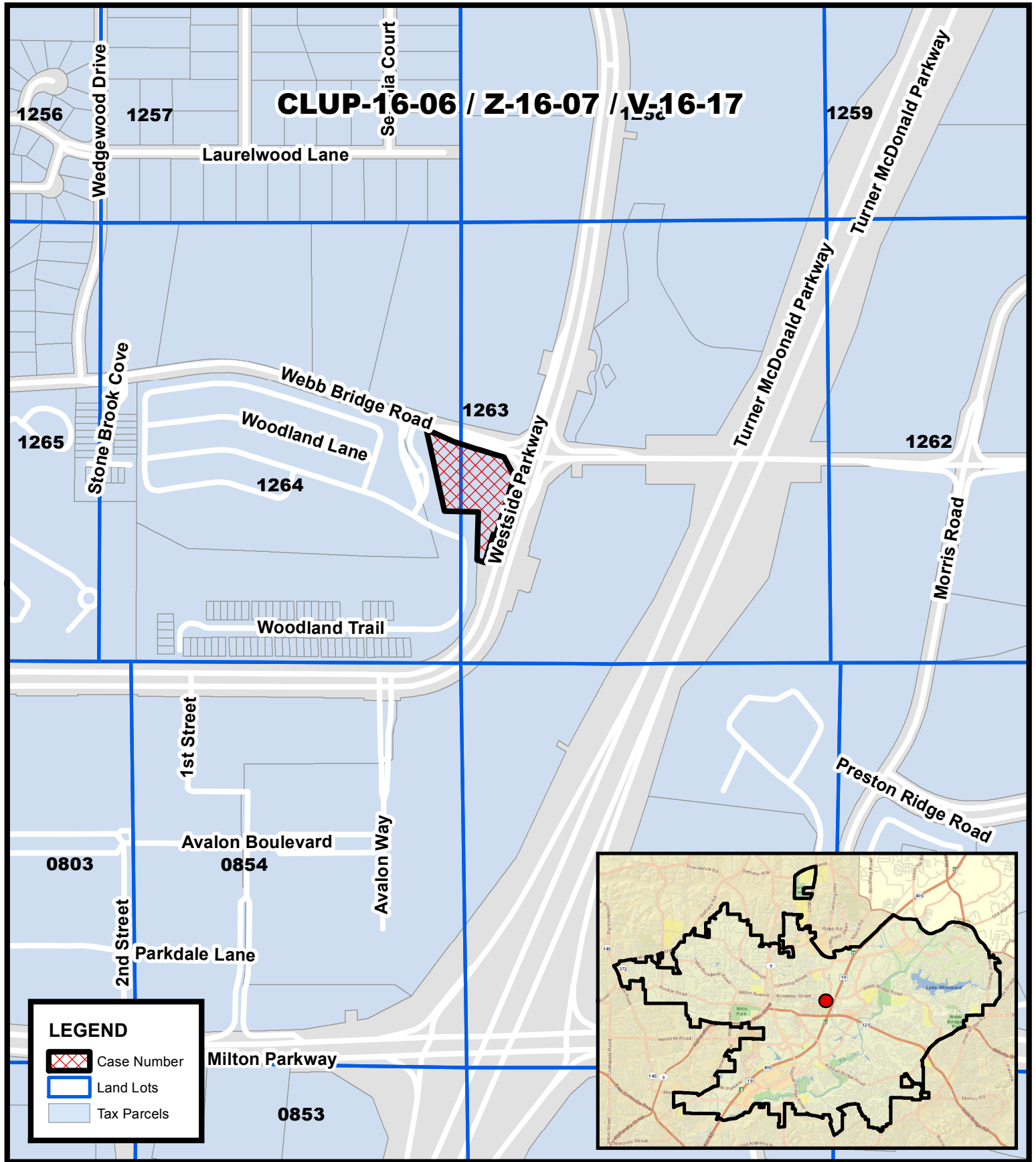
WESTSIDE DAYCARE

Alpharetta, Georgia



PROJECT INFORMATION

PROJECT NO. 16-3865.10
DATE: 4-27-16
SCALE: 1" = 30'
FILE NAME: 16-3865
DESIGNER: J. Smith



Location Map
Westside Daycare Center
2945 Webb Bridge Road

CLUP-16-06/Z-16-07/V-16-17

D/LL: 2/2/1263,1264

PC: 08/04/16

CC: 08/22/16



Location Map Provided by:
Community Development - GIS







SITE PLAN REVIEW

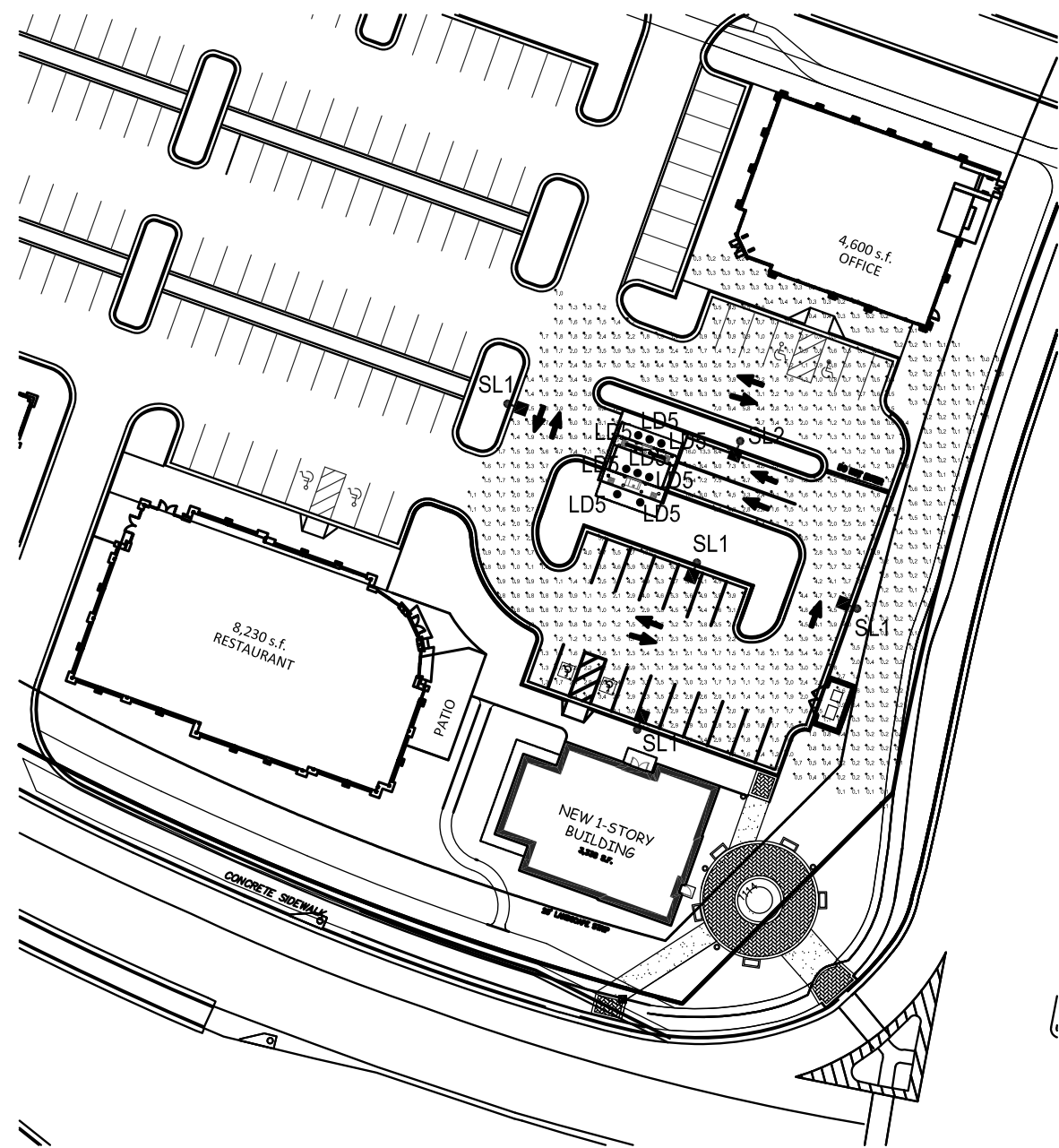
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 802 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar found at the southwest corner of the mitered right-of-way intersection of the westerly right-of-way of Westside Parkway (having a variable right-of-way) and the northeasterly right-of-way of Old Milton Parkway (State Route 120, also known as State Bridge Road, having a variable right-of-way); thence continuing with said northeasterly right-of-way of Old Milton Parkway along a curve to the right having an arc length of 69.60 feet, with a radius of 1080.92 feet, being subtended by a chord bearing of North 73 degrees 32 minutes 55 seconds West, for a distance of 69.59 feet to a 5/8-inch rebar found; thence continuing along said right-of-way, along a curve to the right, said curve having an arc length of 33.62 feet with a radius of 1080.92 feet, being subtended by a chord bearing of North 70 degrees 48 minutes 47 seconds West, a distance of 33.62 feet to a 5/8-inch rebar set; thence leaving said right-of-way North 19 degrees 39 minutes 00 seconds East, a distance of 226.69 feet to a 5/8-inch rebar set; thence South 70 degrees 21 minutes 00 seconds East, a distance of 134.55 feet to a 5/8-inch rebar set on the westerly right-of-way of Westside Parkway; thence along said right-of-way, along a curve to the left, said curve having an arc length of 128.01 feet with a radius of 1165.99 feet, being subtended by a chord bearing of South 13 degrees 30 minutes 09 seconds West, a distance of 127.94 feet to a 5/8 inch rebar found at the northeast corner of the mitered right-of-way intersection of the westerly right-of-way of Westside and the northeasterly right-of-way of Old Milton Parkway; thence along said mitered intersection South 44 degrees 59 minutes 38 seconds West, a distance of 105.48 feet to a point, which is the POINT OF BEGINNING.

Said tract or parcel of land contains 0.691 Acres.

SITE PLAN REVIEW



SITE LIGHTING PLAN

1/16" = 1'-0"

Statistics			
Description	Avg	Max	Min
ATM - 5' Radius	44.2 fc	50.6 fc	37.5 fc
Drive Thru	40.1 fc	51.3 fc	24.2 fc
Parking Lot	2.8 fc	16.1 fc	0.3 fc
Adjacent Poperty	0.4 fc	3.5 fc	0.0 fc

Luminaire Schedule					
Symbol	Label	Catalog Number	Description	Lamp	Wattage
	LD5	ORB-18LED-60-3K-T5QN-UNV-BCG-BMD-GYS	ALUMINUM HOUSING, ALUMINUM PLATE, NO ENCLOSURE	18 WHITE LED'S WITH PLASTIC OPTICS ON EACH LED	60.87
	SL1	ARE-EDG-4MB-DA-12-E-UL-BK-525-40K (BXAL1J12E-UC7) POLE: Cree Model No.: PS4S17C1BK	CREE EDGE AREA, TYPE IV MEDIUM W- FULL BLS, 120 LEDS, 525MA, 4000K 15'-0", 4" SQUARE STEEL POLE ON 3'-0" CONCRETE BASE.	ONE HUNDRED TWENTY WHITE LED'S, VERTICAL BASE-UP POSITION	198.4
	SL2	ARE-EDG-2MB-DA-06-E-UL-BK-700-40K (BXALxG06E-UD7) POLE: Cree Model No.: PS4S17C1BK	CREE EDGE AREA, TYPE II MEDIUM W- - BLS, 60 LEDS, 700MA, 4000K 15'-0", 4" SQUARE STEEL POLE ON 3'-0" CONCRETE BASE.	SIXTY WHITE LED'S, VERTICAL BASE-UP POSITION	133.6

LANDSCAPE REVIEW



WESTSIDE PARKWAY
(RIGHT OF WAY VARIES)



OWNER/DEVELOPER
SunTrust
245 PENTHREE CENTER AVE, 17TH FLOOR
ATLANTA, GA 30303
TEL (404) 588-7518
24 HOUR EMERGENCY CONTACT
MS. JERI HALL
(678) 414-1624

TREES					
Count	BOTANICAL NAME	COMMON NAME	SIZE	UNITS	
2	Quercus shumardii	Shumard Oak	4" cal	0.6	
7	Acer rubrum 'October Glory'	October Glory Red Maple	4" cal	0.6	
3	Nyssa sylvatica	Black Gum	4" cal	0.6	
1	Ulmus americana 'Dissecta'	Princeton Elm	4" cal	0.6	
5	Thuja occidentalis 'Nigra'	Dark American Arborvitae	4" cal	0.6	
7	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle (single stem)	3" cal	0.5	
6	Rex x 'Nellie R. Stevens'	NELLIE R. STEPHENS HOLLY	2" cal	0.4	
				TOTAL	16.7

SHRUBS					
COUNT	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	
64	Miscanthus sinensis 'Gracillimus'	WAXEN GRASS	3 gal	Shrub	
137	Loropetalum chinensis 'Suzanne'	SUZZAN FRINGE FLOWERS (HT. MIN.)	7 gal	Shrub	
33	Rosa x 'Noble'	DOUBLE KNOCK OUT ROSE	7 gal	Shrub	
101	Ilex cornuta 'Dwarf Yuliflor'	DWARF BURFORD HOLLY (2" HT. MIN.)	7 gal	Shrub	
173	Rubus and Echinacea	BLACK-EYED SUSAN AND CONEFLOWER MIX	1 gal	Perennial	
56	Abelia x grandiflora 'Kaleidoscope'	KALEIDOSCOPE ABELIA	3 gal	Shrub	
174	Hemerocallis x 'Stella de Oro'	STELLA DE ORO DWARF DAYLILY	1 gal	Perennial	
645	Lirape muscon 'Big Blue'	BIG BLUE LIROPE	4" POT	Perennial	
194	Seasonal Color	SEASONAL COLOR	4" gal	n/a	
75	Nervanthera 'Stoke's Dwarf'	STOKE'S DWARF YAUPOH HOLLY	4" POT	Perennial	
2	Garnettia elegantia	CAMELLIA	7 gal	Shrub	
8	Trachelospermum jasminoides	JASMINE VINE (ON TRELLIS)	1 gal	Vine	

DENSITY CALCULATIONS
SITE AREA: 12.08
DENSITY REQUIREMENT = 20 TREES PER ACRE
0.88 AC x 20 = 13.8 TDU
SITE TREE DENSITY = 16.7 TDU
SITE MEETS DENSITY REQUIREMENTS

LANDSCAPE STRIP CALCULATIONS
20' LS STRIP ALONG OLD MILTON PARKWAY = 104 LF
1 TREE / 50' x 104 / 50 = 2 TREES REQUIRED
4 NEW TREES IN LANDSCAPE STRIP PROPOSED
20' LS STRIP ALONG WESTSIDE PARKWAY = 203 LF
1 TREE / 50' x 203 / 50 = 5 TREES REQUIRED
6 NEW TREES IN LANDSCAPE STRIP PROPOSED
SITE MEETS LANDSCAPE STRIP REQUIREMENTS

NOTES:
1. LANDSCAPING TO BE INSTALLED BY THE LANDLORD.

THERE ARE NO STATE WATERS WITHIN 500 FEET OF THE SITE.
THERE ARE NO WETLANDS ON THE SITE.
Information regarding the regulated processes, soil, disaster and location of wetlands and floodplains shall be provided to the owner. There is no warranty of the accuracy of this information and it shall be the responsibility of the owner to verify the information. This information is provided for informational purposes only and shall not be used for any other purpose. The owner shall verify the information and shall be responsible for the accuracy of this information.
NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.
NOTE: ALL CURB RADI AND ALL UNLESS OTHERWISE NOTED.
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB FACE OF BUILDING OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.
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DRAWN BY: JF CHKD BY: DB, N-1-15-1467 FK 159-D-164



Gensler
999 Peachtree Street, NE
Suite 1400
Atlanta, GA 30309
United States
Tel: 404.507.1000
Fax: 404.507.1001

Travis Pruitt & Associates, Inc.
4317 Park Drive,
Norcross, GA 30093
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Fax: 770.418.1739

CJL Engineering
1555 Conspire Heights Road
Suite 4250
Moon Township, PA 15108
Tel: 412.262.5220
Fax: 412.262.2072

Date	Description
06/17/16	LANDLORD APPROVAL
08/01/16	DRB SUBMITTAL

Seal / Signature

Project Name
SUNTRUST LIBERTY VILLAGE

Project Number
13230.000

Scale
1" = 1'

Description
LANDSCAPE PLAN

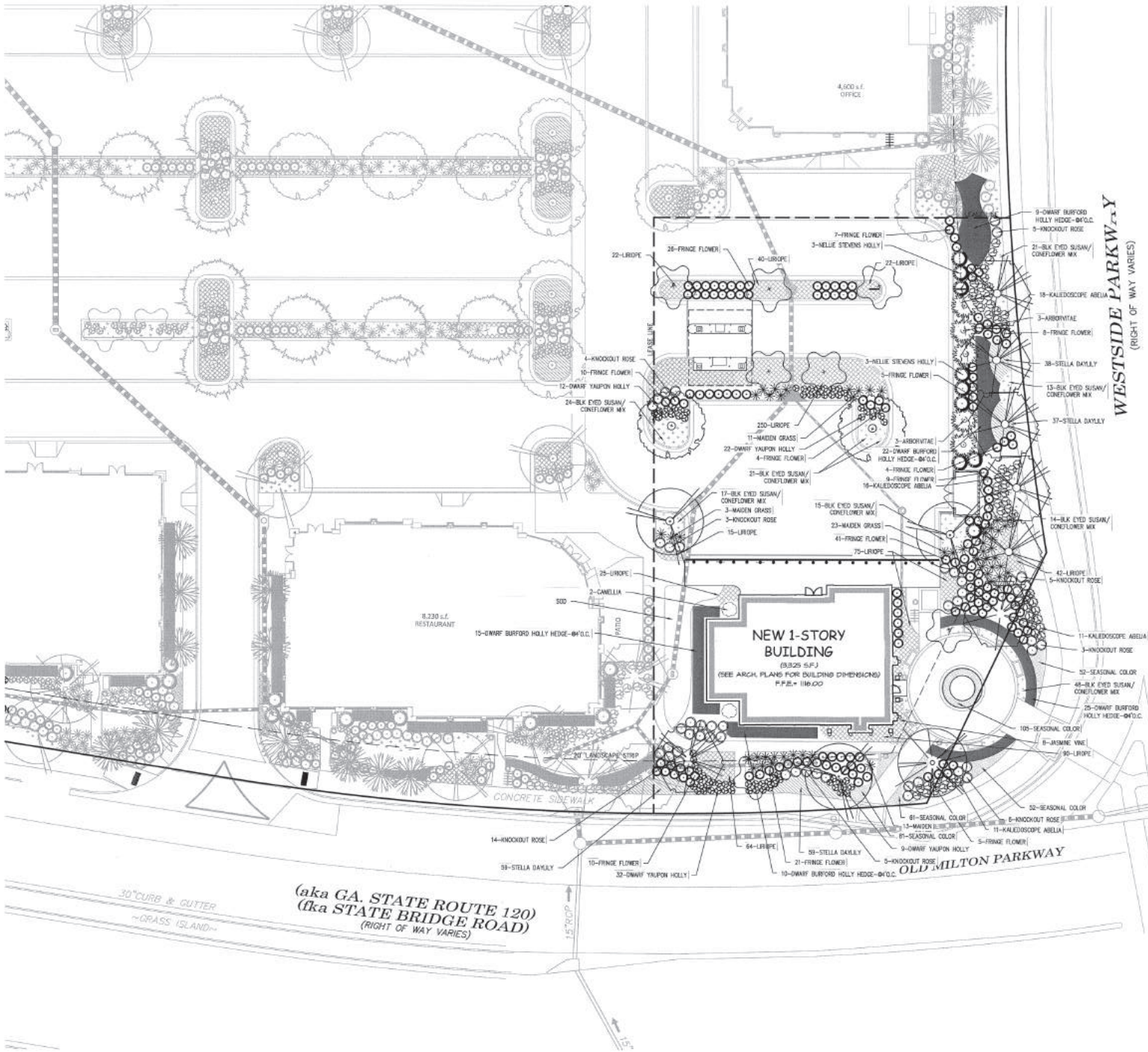
C04.20



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



LANDSCAPE REVIEW



OWNER/DEVELOPER
SunTrust
245 REAGREE CENTER AVE, 17TH FLOOR
ATLANTA, GA 30303
TEL (404) 588-7518

24 HOUR EMERGENCY CONTACT
MS. JERI HALL
(978) 414-1824

Gensler

899 Peachtree Street, NE
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Todd Pratt & Associates, Inc.
4217 Park Drive
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C.J. Engineering
1555 Carapelle Heights Road
Suite 400
Wayne Township, PA 19166
Tel 412.262.1233
Fax 412.262.1272

TREES				
Count	BOTANICAL NAME	COMMON NAME	SIZE	UNITS
2	Quercus shumardii	Shumard Oak	4" cal	0.6
7	Acer rubrum 'October Glory'	October Glory Red Maple	4" cal	0.6
3	Nyssa sylvatica	Black Gum	4" cal	0.6
1	Ulmus americana 'Princeton'	Princeton Elm	4" cal	0.6
5	Thuja occidentalis 'Nigra'	Dark American Arborvitae	4" cal	0.6
7	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle(single stem)	3" cal	0.5
6	Ilex x 'Nellie R. Stevens'	NELLIE R. STEPHENS HOLLY	2" cal	0.4
			TOTAL	16.7

SHRUBS				
COUNT	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
64	Miscanthus sinensis 'Sagittatus'	MAIDEN GRASS	3 gal	Shrub
137	Laropetalum chinensis 'Suzanne'	SIZZAN FRINGE FLOWER(2' HT. MAX)	7 gal	Shrub
33	Rosa x 'Yvette'	DOUBLE KNOCK OUT ROSE	7 gal	Shrub
101	Ilex cornuta 'Dwarf Bullock'	DWARF BURFORD HOLLY (2' HT. MAX)	7 gal	Shrub
173	Rudbeckia and Echinacea Mix	BLACK-EYED SUSAN AND CONEFLOWER MIX	1 gal	Perennial
56	Abelia x grandiflora 'Kaleidoscope'	KALEIDOSCOPE ABELIA	3 gal	Shrub
174	Hemerocallis x 'Stella de Oro'	STELLA DE ORO DWARF DAYLILY	1 gal	Perennial
645	Liriodendron 'Big Blue'	BIG BLUE LIRIOPE	4" POT	Perennial
194	Seasonal Color	SEASONAL COLOR	4" gal	n/c
75	Neonallaria 'Stoke's Sweet'	STOKE'S DWARF YALPON HOLLY	4" POT	Perennial
2	Camellia japonica	CAMELLIA	7 gal	Shrub
8	Trachelospermum jasminoides	JASMINE VINE (ON TRELLIS)	1 gal	Vine

DENSITY CALCULATIONS

SITE AREA: 12.09
DENSITY REQUIREMENT = 20 UNITS PER ACRE
0.09 AC X 20 = 1.8 TDU
SITE MEETS DENSITY REQUIREMENTS

LANDSCAPE STRIP CALCULATIONS

20' LS STRIP ALONG OLD MILTON PARKWAY = 104 LF
1 TREE / 50' = 104 / 50 = 2 TREES REQUIRED
4 NEW TREES IN LANDSCAPE STRIP PROPOSED

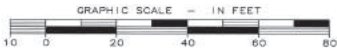
20' LS STRIP ALONG WESTSIDE PARKWAY = 203 LF
1 TREE / 50' = 203 / 50 = 4 TREES REQUIRED
4 NEW TREES IN LANDSCAPE STRIP PROPOSED

SITE MEETS LANDSCAPE STRIP REQUIREMENTS

NOTES:
1. LANDSCAPING TO BE INSTALLED BY THE LANDLORD.

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.	
THERE ARE NO WETLANDS ON THE SITE.	
Information regarding the natural presence, size, character and location of existing waterways, wetlands, and streams is shown herein. This information is based on the best available information and is not intended to constitute a representation of the actual conditions. The user of this information shall be responsible for the correctness or sufficiency of this information.	
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES EXISTING AT THE SITE PRIOR TO ANY CONSTRUCTION OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.	
NOTE: ALL CURB RADI ARE 1/2" UNLESS OTHERWISE NOTED.	
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR TOP OF STRUCTURE UNLESS OTHERWISE NOTED.	
NOTE: ALL PIPE LENGTHS ARE SCALED LENGTH FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.	
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DRAWN BY: E. DMD BY: DMD JUN-15-0467 FN: 159-D-164	

Project Name	SUNTRUST LIBERTY VILLAGE
Project Number	112391.00
Scale	1" = 20'
Description	LANDSCAPE PLAN
C04.20	



SIGNAGE REVIEW



LOCATION: SunTrust East Village
ADDRESS: Old Milton Pkwy & Westside Pkwy
CITY, STATE: Alpharetta, GA 30009

DRAWN BY: JER/JAM
DATE: 05/24/2016
REVISED: 08.16.16 LCL

APPROVED BY: _____
APPROVED DATE: _____


Architectural Graphics, Inc.
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1800 • Fax (757) 430-1297
www.AGISign.com

SIGNAGE REVIEW

SIGN TYPE: LIS-19-B



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

SIGN TYPE: LIS-15-B



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



LOCATION: SunTrust East Village
ADDRESS: Old Milton Pkwy & Westside Pkwy
CITY, STATE: Alpharetta, GA 30009

DRAWN BY: JER/JAM
DATE: 05/24/2016
REVISED: 08.16.16 LCL

APPROVED BY:

APPROVED DATE:

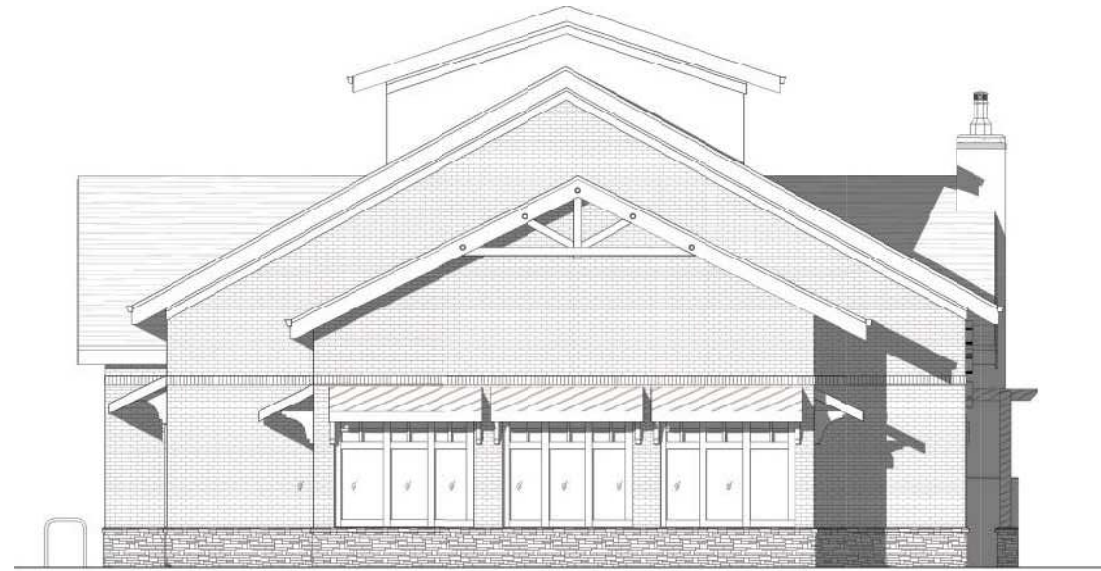


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SIGN TYPE: LIS-15-B

SIGNAGE REVIEW



WEST ELEVATION

SCALE: 3/32 = 1'-0"



SOUTH ELEVATION

SCALE: 3/32 = 1'-0"



LOCATION: SunTrust East Village
ADDRESS: Old Milton Pkwy & Westside Pkwy
CITY, STATE: Alpharetta, GA 30009

DRAWN BY: JER/JAM
DATE: 05/24/2016
REVISED: 08.16.16 LCL

APPROVED BY:

APPROVED DATE:



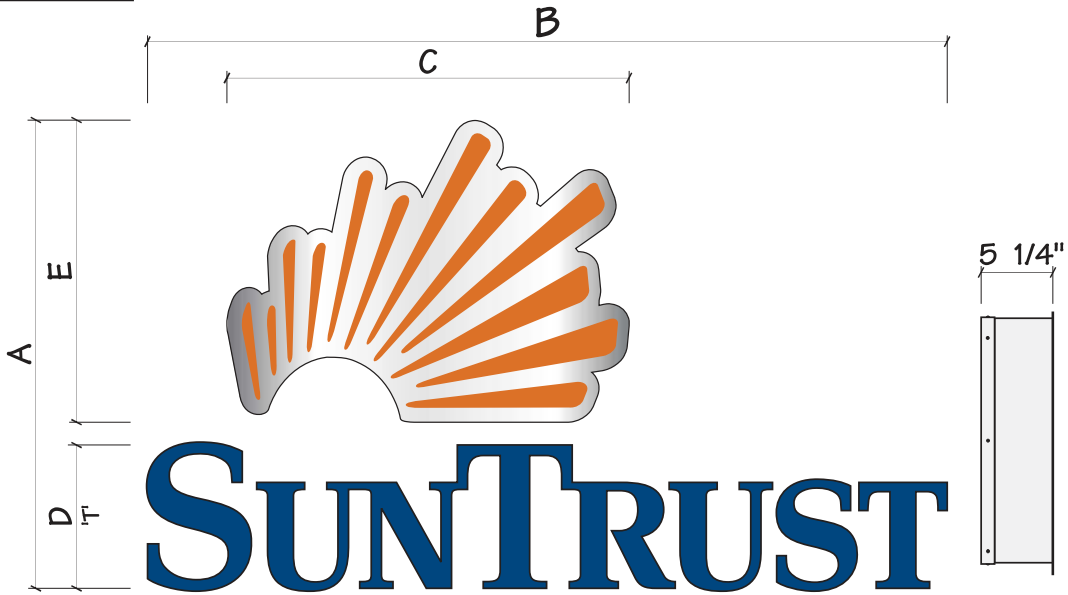
Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1800 • Fax (757) 430-1297
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SIGNAGE REVIEW

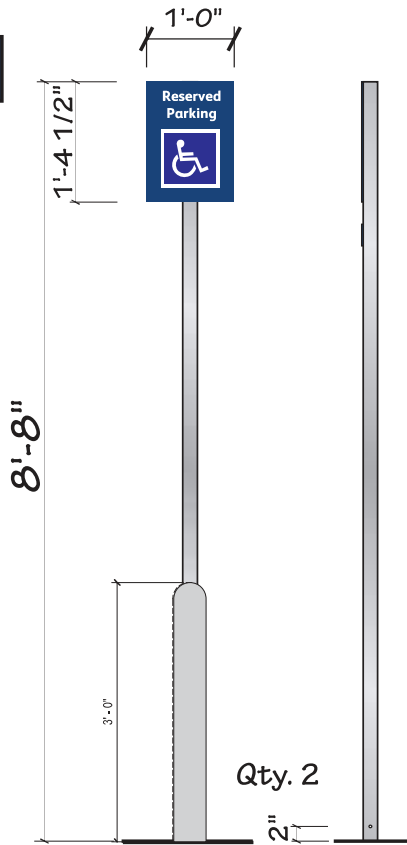
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LIS-15-B

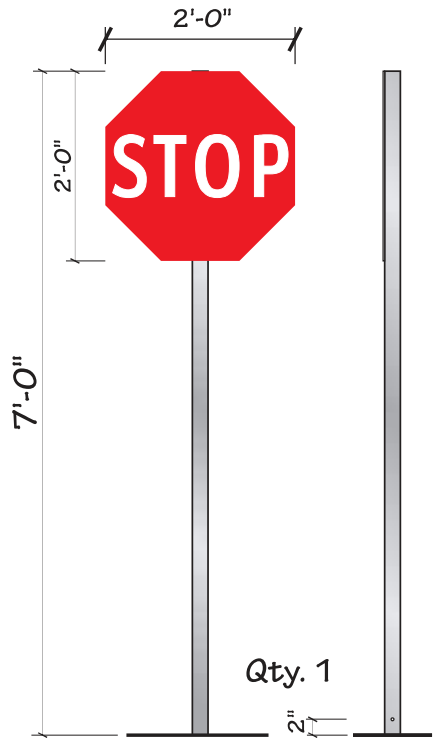


SIGN SIZE	A	B	C	D	E	Qty.
LIS-19-B	±65 1/4"	±111 1/2"	56 1/16"	20"	±42 1/16"	1
LIS-15-B	51 1/4"	±87 5/8"	±44"	15 11/16"	33"	1

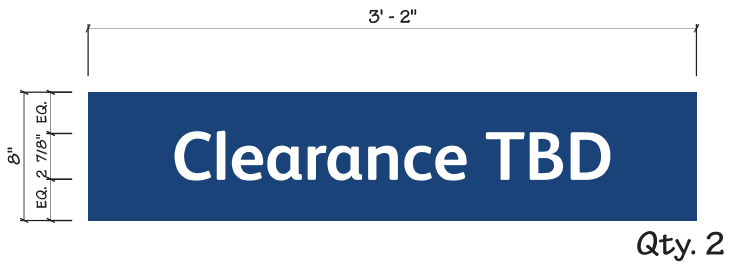
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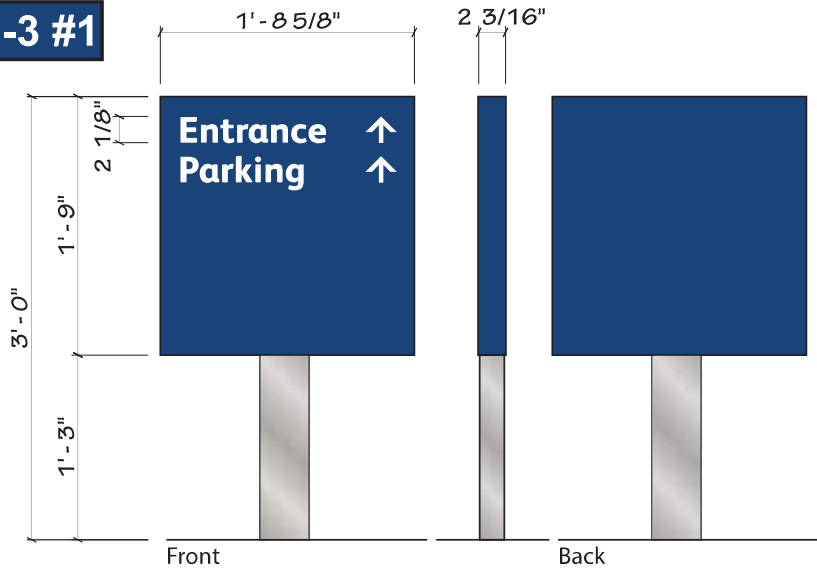
TC-STOP/DNE



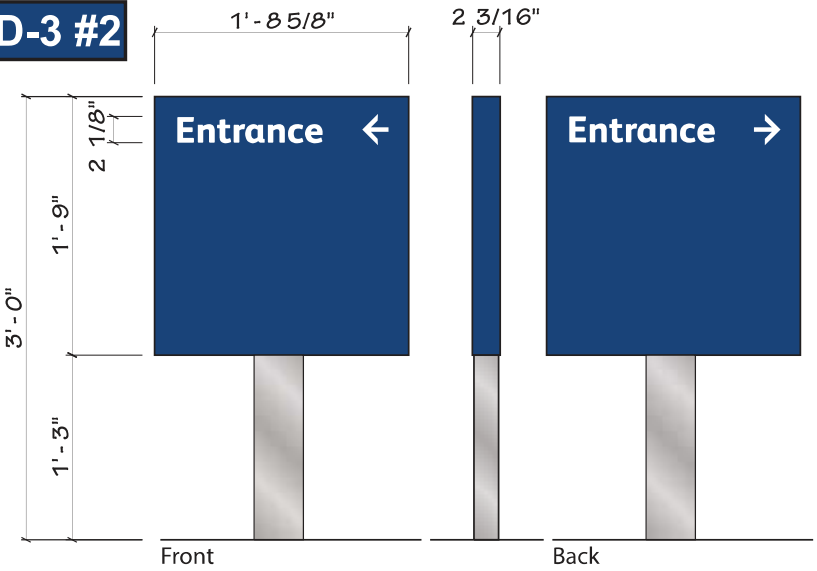
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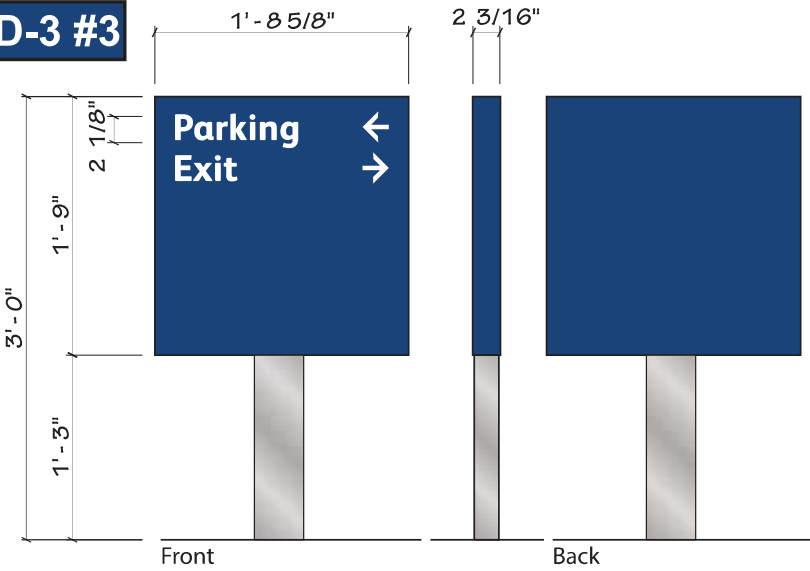
D-3 #1



D-3 #2



D-3 #3



D-3 Qty. 3 TOTAL



LOCATION: SunTrust East Village
ADDRESS: Old Milton Pkwy & Westside Pkwy
CITY, STATE: Alpharetta, GA 30009

DRAWN BY: JER/JAM
DATE: 05/24/2016
REVISED: 08.16.16 LCL

APPROVED BY:

APPROVED DATE:



Architectural Graphics, Inc.

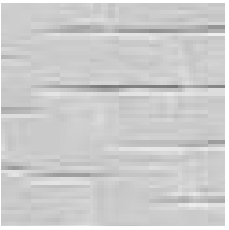
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PHONE: (757) 427-1800 - Fax (757) 430-1297
www.AGSign.com

EXTERIOR ELEVATION REVIEW

NORTH ELEVATION



BR-1
BRICK
BROOKHAVEN
CHEROKEE BRICK



BR-2
BRICK
PAINTED COLOR
SW WHITE DOVE



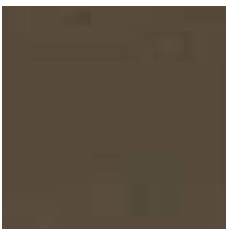
ST-1
STONE



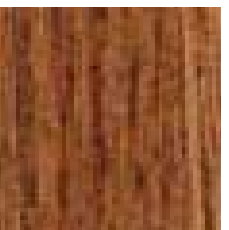
FC-1
FIBER CEMENT



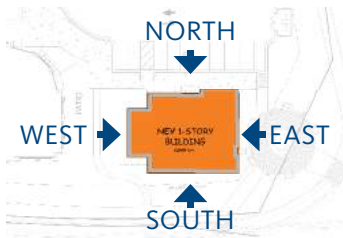
R-1
**COMPOSITE
SLATE TILE**



WW-1
**ALUMINUM
WINDOW
SYSTEM**
DARK BRONZE



WO-1
WOOD ACCENTS
NATURAL OAK

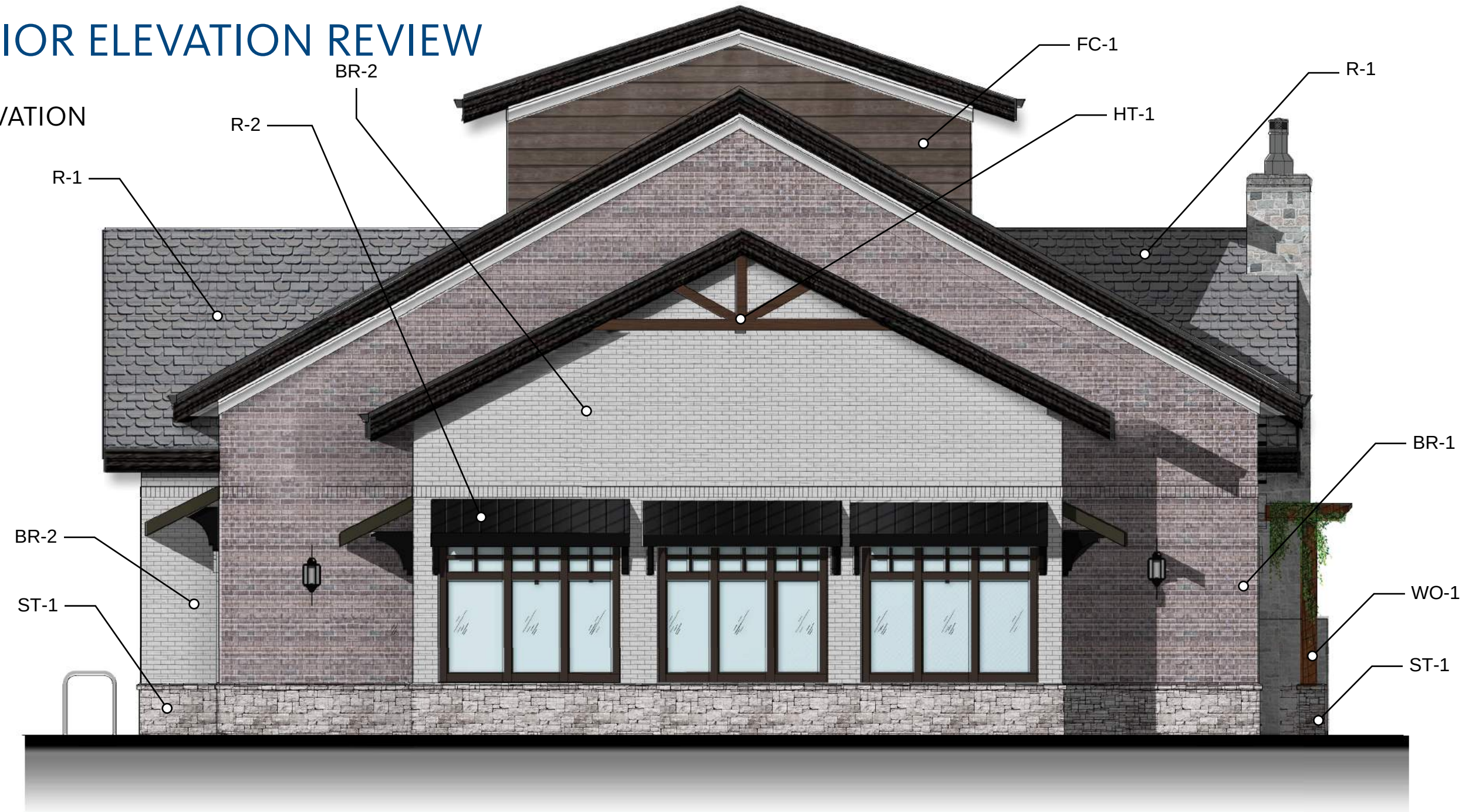


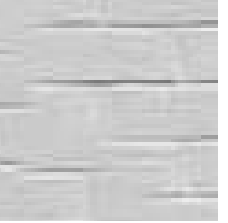
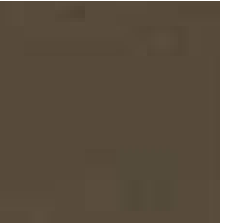
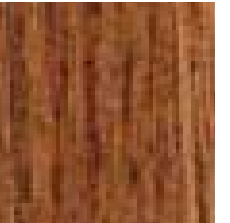
Site Plan Key

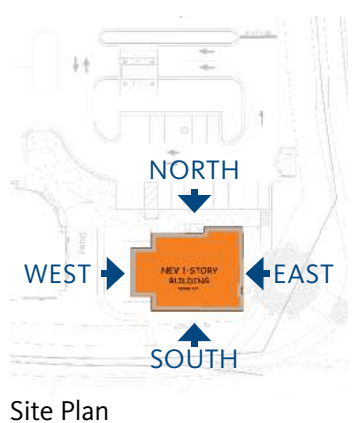


EXTERIOR ELEVATION REVIEW

WEST ELEVATION



							
HT-1 HEAVY TIMBER	BR-1 BRICK BROOKHAVEN CHEROKEE BRICK	BR-2 BRICK PAINTED COLOR SW WHITE DOVE	ST-1 STONE	FC-1 FIBER CEMENT	R-1 COMPOSITE SLATE TILE	WW-1 ALUMINUM WINDOW SYSTEM DARK BRONZE	WO-1 WOOD ACCENTS NATURAL OAK

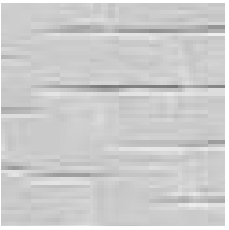


EXTERIOR ELEVATION REVIEW

SOUTH ELEVATION



BR-1
BRICK
BROOKHAVEN
CHEROKEE BRICK



BR-2
BRICK
PAINTED COLOR
SW WHITE DOVE



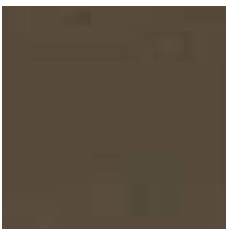
ST-1
STONE



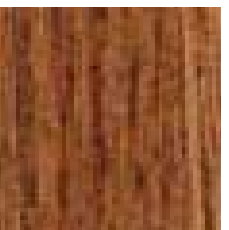
FC-1
FIBER CEMENT



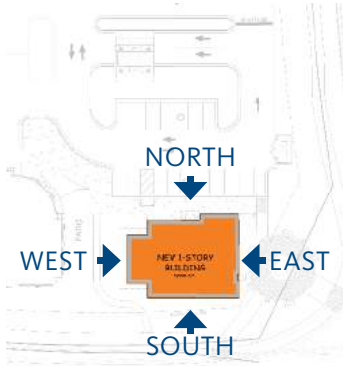
R-1
**COMPOSITE
SLATE TILE**



WW-1
**ALUMINUM
WINDOW
SYSTEM**
DARK BRONZE



WO-1
WOOD ACCENTS
NATURAL OAK



Site Plan



EXTERIOR ELEVATION REVIEW

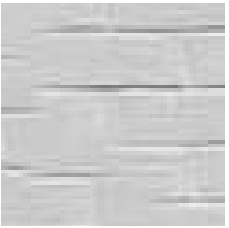
EAST ELEVATION



HT-1
HEAVY TIMBER



BR-1
BRICK
BROOKHAVEN
CHEROKEE BRICK



BR-2
BRICK
PAINTED COLOR
SW WHITE DOVE



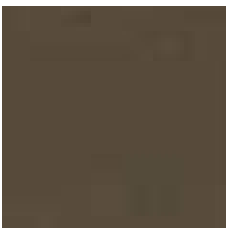
ST-1
STONE



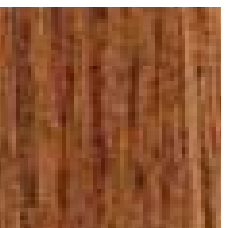
FC-1
FIBER CEMENT



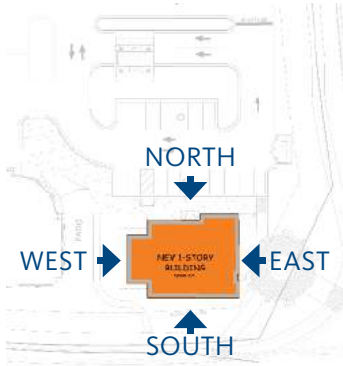
R-1
**COMPOSITE
SLATE TILE**



WW-1
**ALUMINUM
WINDOW
SYSTEM**
DARK BRONZE



WO-1
WOOD ACCENTS
NATURAL OAK

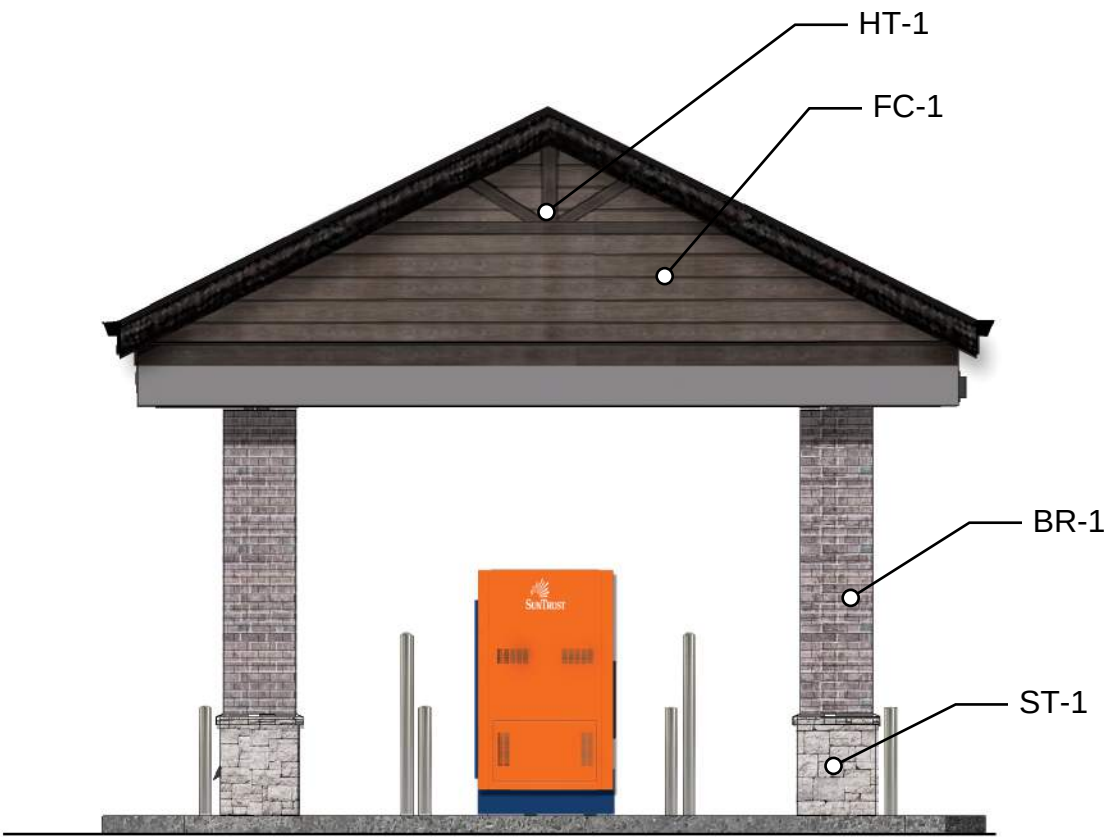


Site Plan



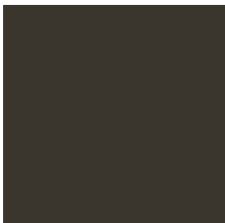
EXTERIOR ELEVATION REVIEW

DRIVE-THRU



04 EAST DRIVE-THRU ELEVATION
SCALE: 3/16" = 1'-0"

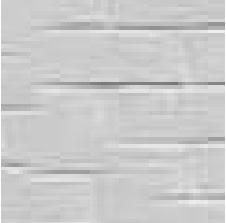
03 NORTH DRIVE-THRU ELEVATION
SCALE: 3/16" = 1'-0"



HT-1
HEAVY TIMBER



BR-1
BRICK
BROOKHAVEN
CHEROKEE BRICK



BR-2
BRICK
PAINTED COLOR
SW WHITE DOVE



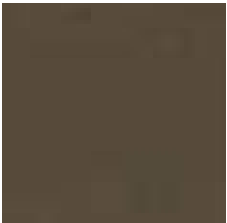
ST-1
STONE



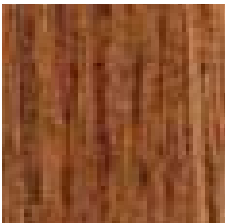
FC-1
FIBER CEMENT



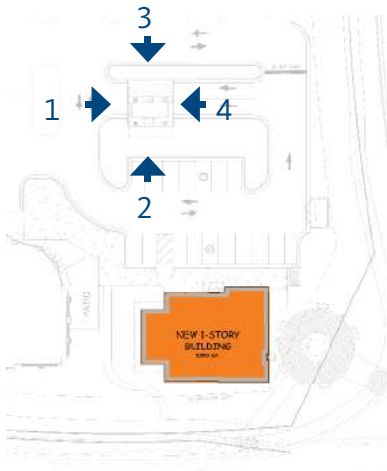
R-1
COMPOSITE
SLATE TILE



WW-1
ALUMINUM
WINDOW
SYSTEM
DARK BRONZE



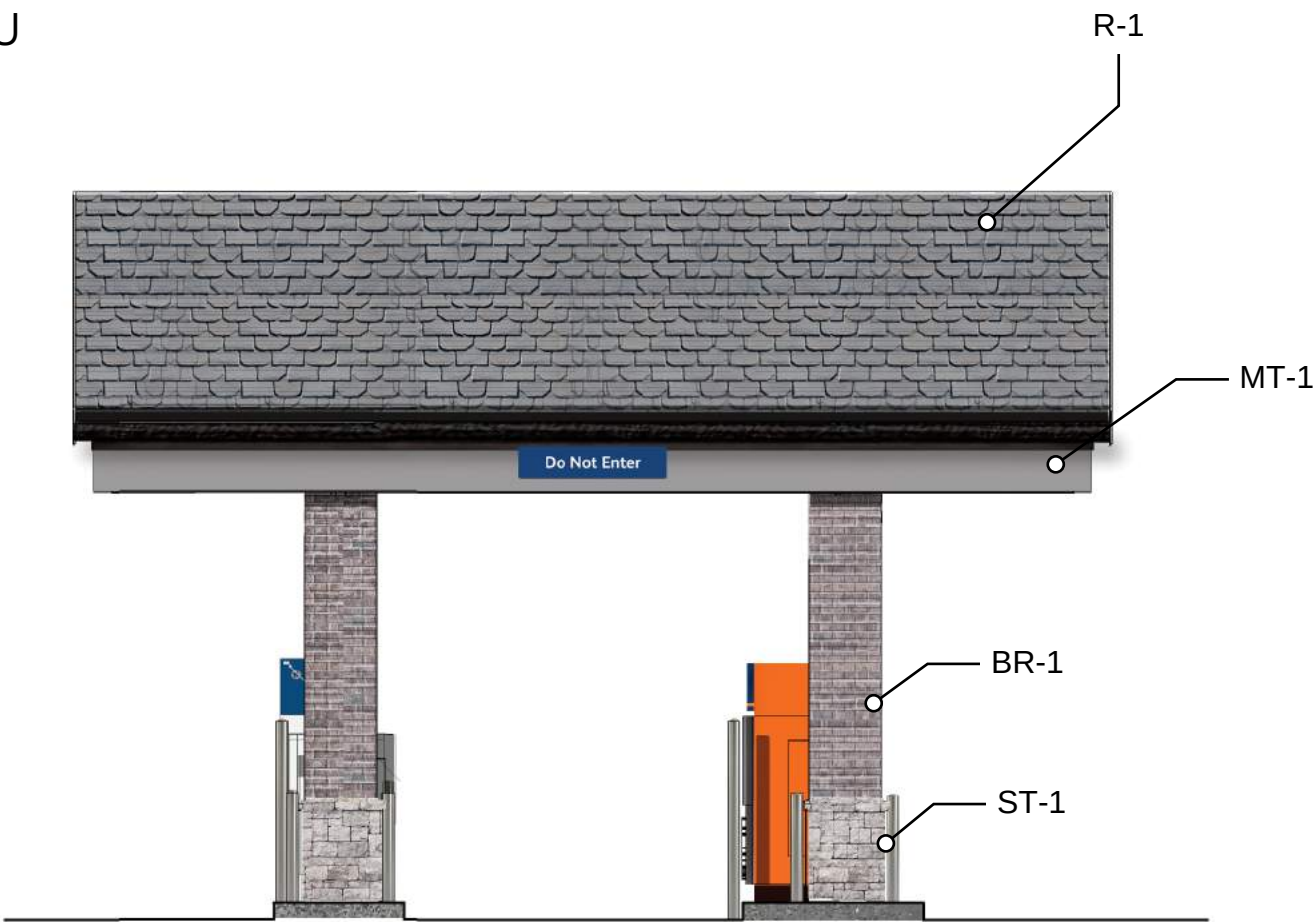
WO-1
WOOD ACCENTS
NATURAL OAK



Site Plan

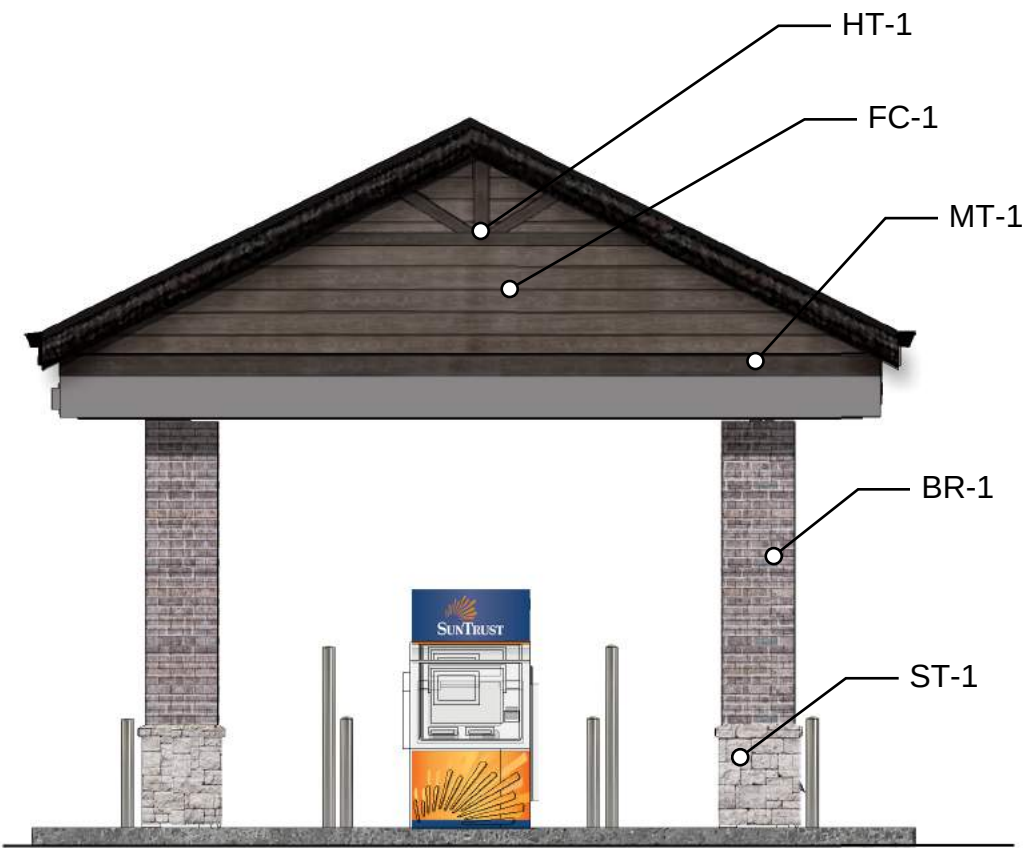
EXTERIOR ELEVATION REVIEW

DRIVE-THRU



1 WEST DRIVE-THRU ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTH DRIVE-THRU ELEVATION

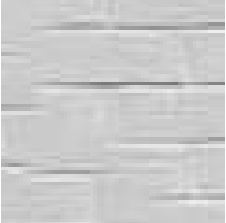
SCALE: 3/16" = 1'-0"



HT-1
HEAVY TIMBER



BR-1
BRICK
BROOKHAVEN
CHEROKEE BRICK



BR-2
BRICK
PAINTED COLOR
SW WHITE DOVE



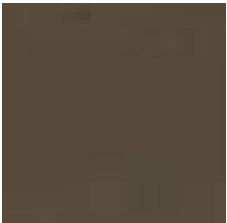
ST-1
STONE



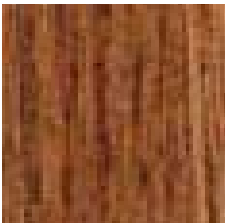
FC-1
FIBER CEMENT



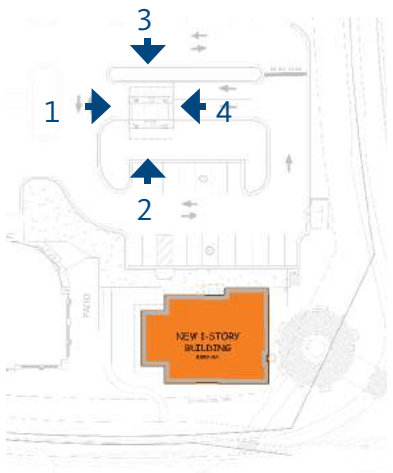
R-1
COMPOSITE
SLATE TILE



WW-1
ALUMINUM
WINDOW
SYSTEM
DARK BRONZE



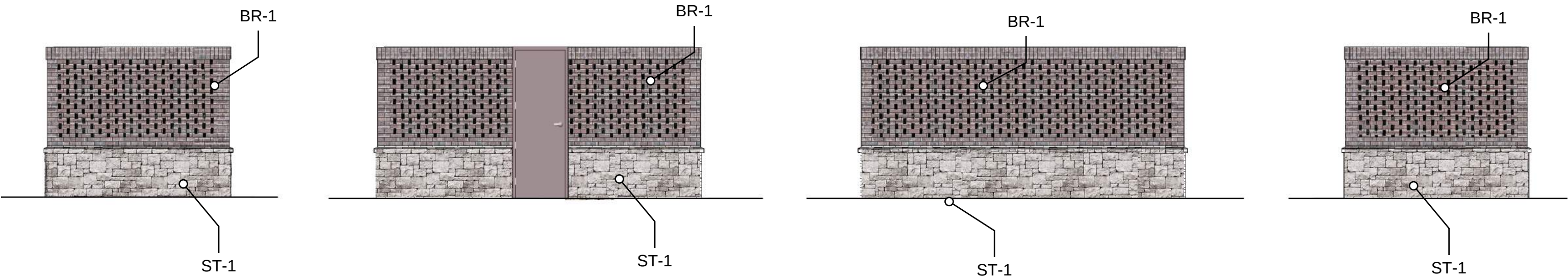
WO-1
WOOD ACCENTS
NATURAL OAK



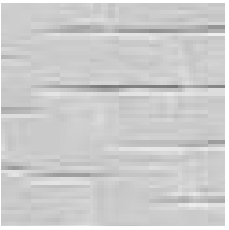
Site Plan

EXTERIOR ELEVATION REVIEW

MECHANICAL ENCLOSURE



BR-1
BRICK
BROOKHAVEN
CHEROKEE BRICK



BR-2
BRICK
PAINTED COLOR
SW WHITE DOVE



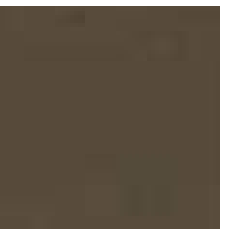
ST-1
STONE



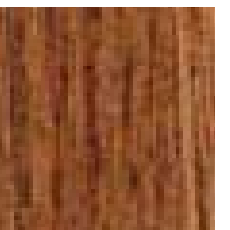
FC-1
FIBER CEMENT



R-1
**COMPOSITE
SLATE TILE**



WW-1
**ALUMINUM
WINDOW
SYSTEM**
DARK BRONZE



WO-1
WOOD ACCENTS
NATURAL OAK

PERSPECTIVE VIEW

FRONT



Site Plan



PERSPECTIVE VIEW

ENTRY



Site Plan



PERSPECTIVE VIEW

LIBERTY BELL

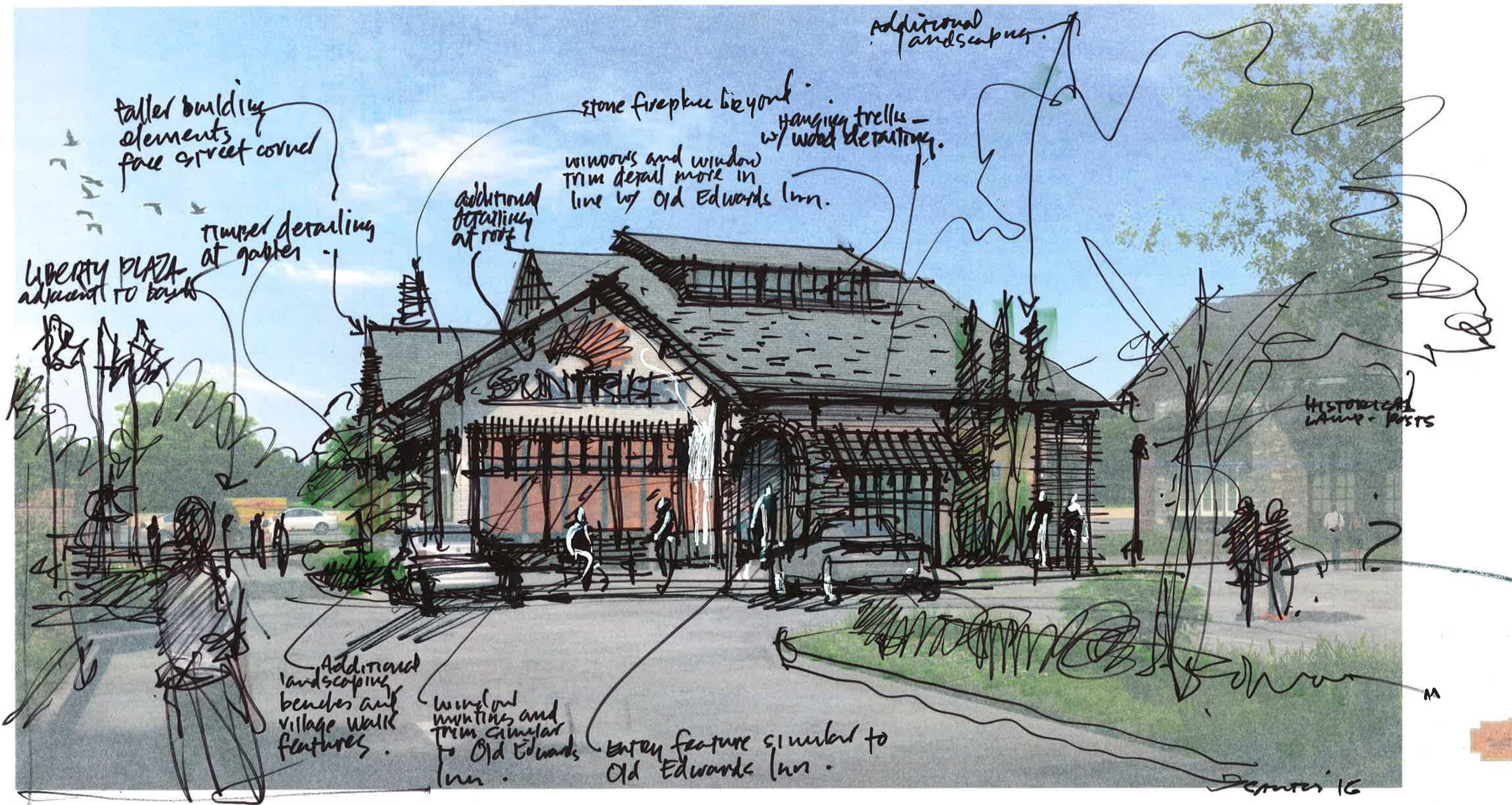


Site Plan



PERSPECTIVE VIEW

FRONT

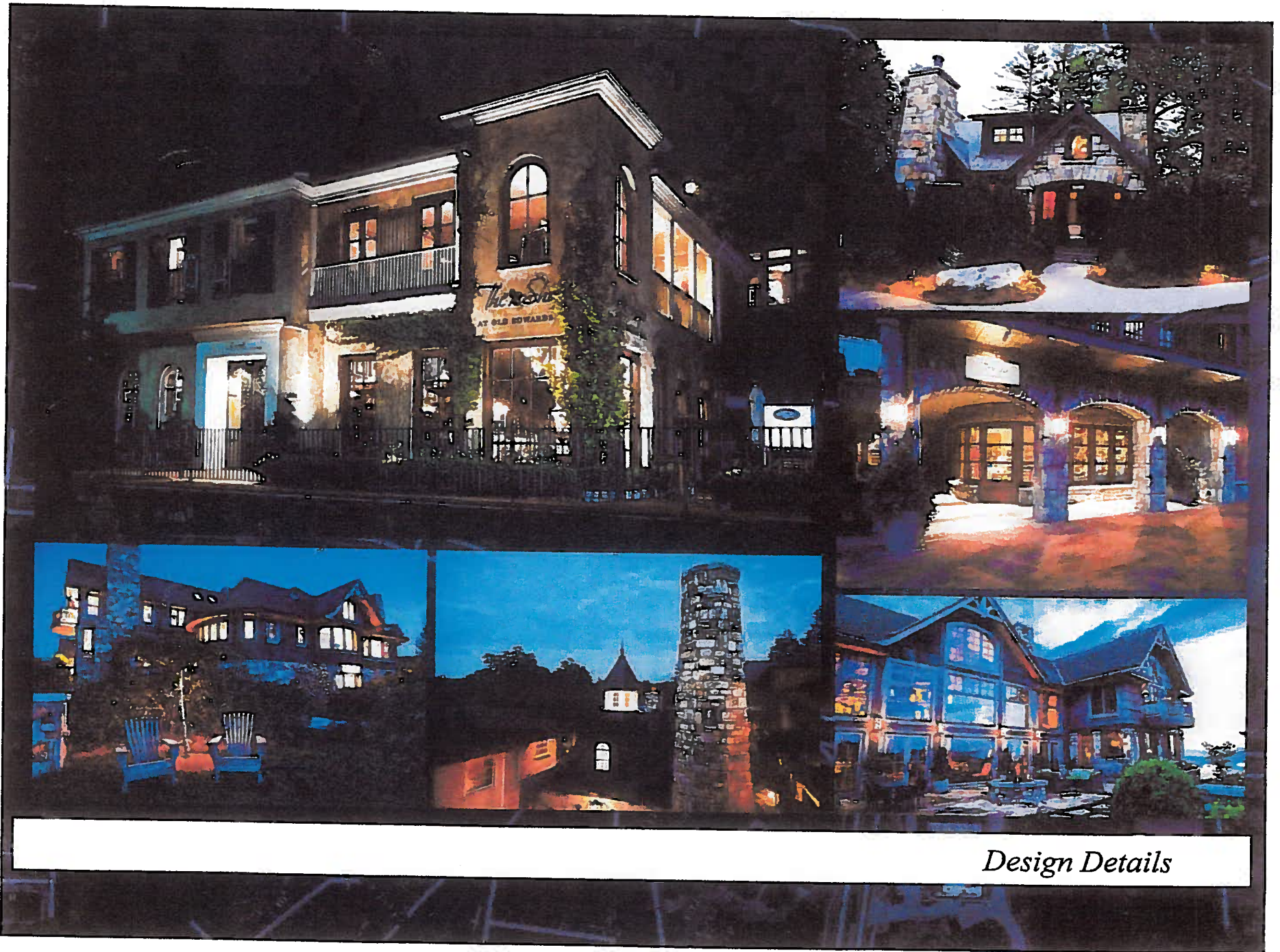


DRB1600057 SunTrust East/ Liberty Village

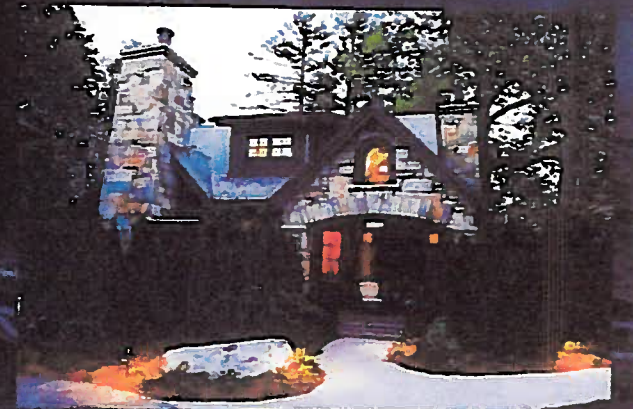
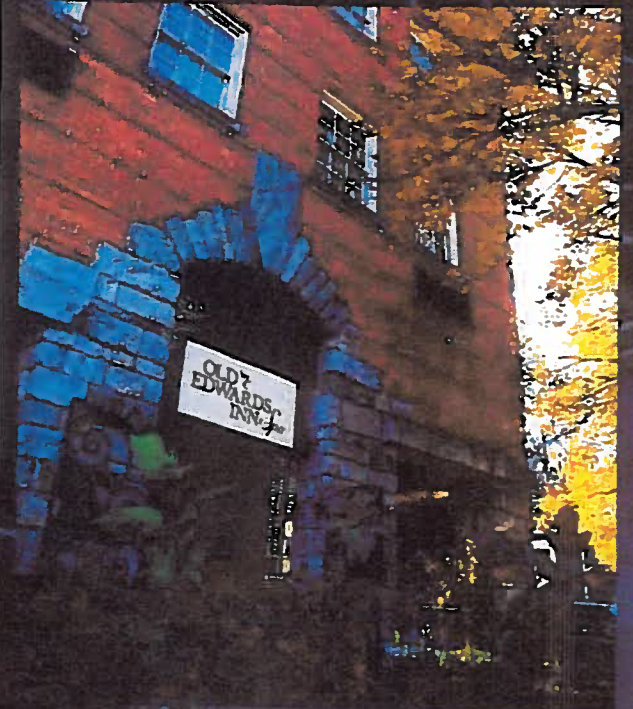
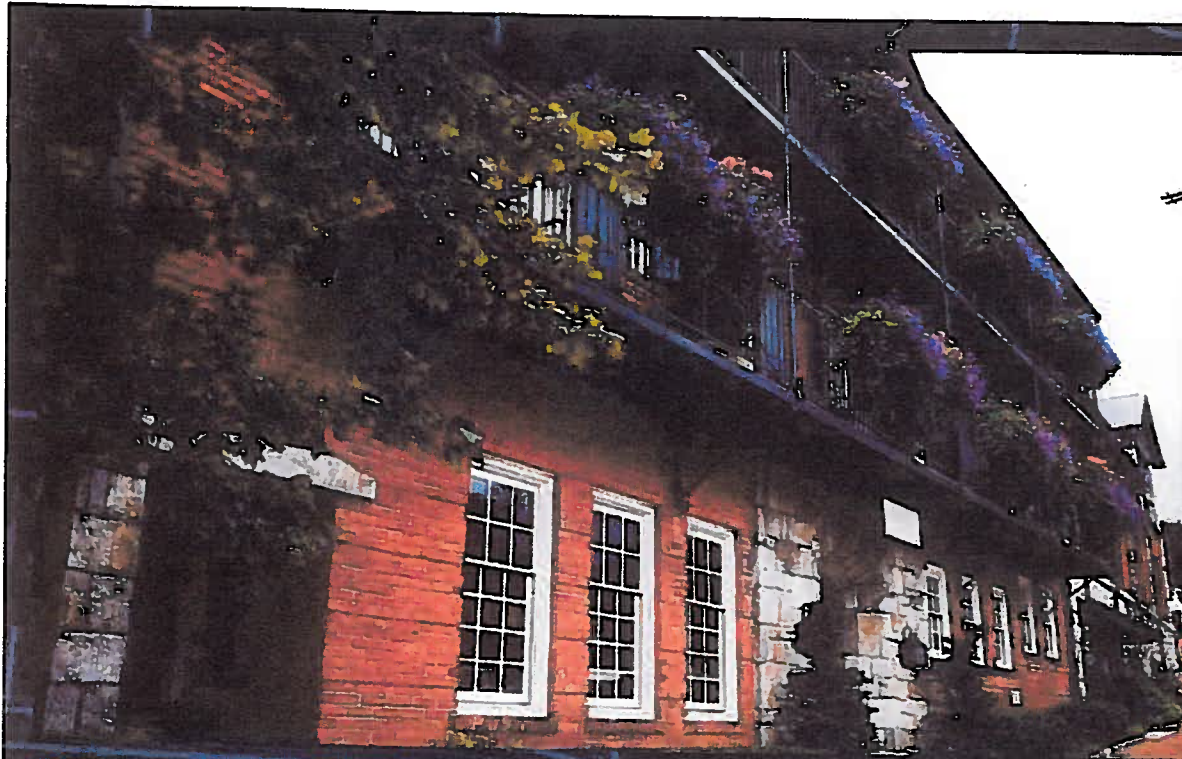
Staff and Downtown Architect Comments

1. More variation in colors of stone and brick
2. Water Table-
Should be larger. More Earth Tone, darker, therefore heavier. Show more differentiation from brick above.
3. South Elevation – the 3 windows require masonry header details
4. Improve front door to better match Old Edwards Inn:
 - a. Remove the little shed roof over the front doors, and instead allow the main roof to come out at that point ...or have a higher portico element with wood brackets ... again better relating to the Old Edwards Inn prototype approved earlier.
 - b. Add transom above the front doors.
 - c. The result – the granite door surround (like the Inn) can be larger and more pronounced.
5. Chimney element needs historic detailing – see examples
Details tended to be heavy large stones at bottom, transitioning to smaller stones in the middle, and then brick for upper vertical stack.





Design Details



Design Details

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: March 3, 2015

Item#: CLUP-14-07/Z-14-11/V-14-26 Old Milton Holdings, LLC.

Consideration of a request to rezone approximately 21 acres from R-12, O-P, and C-1 to MU in order to develop single family detached and attached homes, office, restaurant, commercial, public space. A request to change the Comprehensive Land Use Plan from Professional/Business Office to Mixed Use is also requested. A total of 4 variances are being requested 1) 25 acres limit 2) less than 25% office 3) buffers and 4) allow "For sale" detached dwellings. The property is located on Thompson Street and Old Milton Parkway. The property is legally described as being located in Land Lot 749, 802, 1st District, 2nd Section, Fulton County, Georgia.

Motion:	Approved with Conditions
Motion:	Kennedy
Second:	Owens
Vote:	7-0-0

Approve CLUP-14-07/Z-14-11/V-14-26 Old Milton Holdings, LLC., subject to the following conditions:

- 1. The site, consisting of approximately 21 acres shall be zoned MU and limited to 8.82 units per acre. Land Use shall be "Mixed Use Residential"**
- 2. Office/Commercial portion of the site, consisting of approximately 3 acres, shall be zoned MU. Retail and restaurant uses shall be limited to a maximum of 25,000 sf which represents currently vested retail on existing C1 parcel. Retail and restaurant shall be restricted to the ground floor within multi-level buildings. One stand-alone sit-down restaurant shall be permitted, no drive thru windows. A permit for a 2nd standalone restaurant may be permitted only after construction of a minimum of 12000 square feet of office space. The following uses shall be permitted:**
 - a. Office**
 - b. Restaurant/No drive thru (all restaurants shall include outdoor seating)**
 - c. Bakery**
 - d. Beauty Shop**
 - e. Print shop**
 - f. Craftsman/artist studio**
 - g. Florist**
 - h. Shipping store**
 - i. Bank (Internal Drive Thru Only)**
 - j. Fitness studio**

- k. Wine Store
 - l. Phone Store
 - m. Coffee Shop/ Coffee House
 - n. Jewelry Store
 - o. Spa Services (conditional)
3. Vehicle access to Westside Parkway shall be limited to one right-in/right-out intersection and one right in/right out and left in only intersection. Westside Parkway median shall be extended to Old Milton Parkway. Intersection improvements to be approved by Staff.
 4. Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersection as shown.
 5. Vehicle access to Thompson Street to include up to four full access intersections. Homes fronting Thompson Street shall be rear loaded.
 6. Applicant's traffic study recommended installing a traffic signal at Old Milton and Park Street. In order to preserve the integrity of Old Milton Parkway, developer shall complete the Post Office Street to Thompson, providing an equivalent signalized access. Traffic Impact Fee credits will granted for the completion of this improvement.
 7. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way to incorporate 12 foot walkway, 6 foot planting area, 8 foot on-street parking, and 10 foot travel lane with final approval by Staff.
 8. Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right-of-way incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8 foot on-street parking, and 10 foot travel lanes.
 9. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.
 10. The first parking lot drive isle shall be 75 feet minimum from the stop bar at stop controlled intersection and 150 feet at signalized intersections.
 11. Provide signal modifications recommended by traffic study including the addition of right turn overlap signal phasing at the intersection of Westside Parkway and Old Milton Parkway.
 12. Roadways with on-street parking shall incorporate curb extensions at intersections.
 13. Along Old Milton Parkway/West Side Parkway, sidewalks shall be 8 foot wide min.
 14. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of

- the lighting shall be the responsibility of the property owner's association.
15. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.
 16. Provide a bus shelter along Old Milton Pkwy, as coordinated with the City and MARTA.
 17. An area of at least 1500 square foot shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park benches and/or water feature. Plan to be approved by Design Review Board. All entrances on Old Milton Parkway shall be heavily landscaped.
 18. The Applicant shall prepare a phased grading plan to be approved by the Community Development Staff for review and approval. Tree buffer, as shown in the phased grading plan presented by staff at the hearing, specifically, the 50 foot strip of trees may be removed upon staff approval.
 19. The greenspace between units 89-103 shall link to the greenway along Thompson through a green space created between the for-sale lots in order to provide loop from Thompson Street to Park to Concorde Place and back to Thompson Street.
 20. Parking and rear of units shall not be visible for Old Milton Parkway or Westside Parkway. Architectural elements such as brick walls and trellises shall be used as well as berms and landscaping with final approval by Staff.
 21. Tree #49 (37" water oak) shall be saved as shown with little to no more than 20% encroachment into the CRZ. Work with Staff to design walking paths within CRZ.
 22. Tree #115 (10" Japanese maple) should be spaded and transplanted on site.
 23. Work with Staff to attempt to incorporate trees reported to be in good condition by the applicants arborist report.
 24. The park located on the north side of Thompson Street shall be improved with walkways and/or boardwalks, and landscaping appropriate for a passive park as approved by Staff .The Applicant will work with Community Development Staff to designate an area in the park for the automated bike rental station. Park shall be dedicated to the City with easements established for the HOA to maintain the detention pond.
 25. Detention pond shall be built as a decorative water feature that fits the natural environment with heavy landscaping and surrounding trail. Pond shall have a permanent pool. All visible walls shall be faced with stone as approved by Staff.
 26. Linear park depicted along Thompson Street and new North/South Street shall be substantially as depicted with widths ranging from a minimum of 35 feet to 78 feet in width and shall be dedicated to the

- City of Alpharetta upon completion. "Landing" area and linear park shall be improved with hardscape and landscape, as well as decorative directional signage with final approval by Staff.
27. Additional brick inlay crosswalk shall be required on Thompson Street and be relocated at the Thompson Street/Park Street intersection in front of Lot 4 or 5.
 28. Residential Architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.
 29. Each elevation shall be different for the proposed 21 single family homes along Thompson Street.
 30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.
 31. Signage for all uses shall coordinate and require Design Review Board approval.
 32. In consideration of the dedication by the applicant of additional park land and public space beyond the 10% code requirement and construction of improvements on that land, the City and the applicant shall enter into a Development Agreement, by which, the City agrees to donate 2 parcels to the applicant as requested and approved by the City Attorney and provide administrative relief where possible on tree recompense as determined by the Director of Community Development.
 33. The outdoor light fixtures shall be cut off type, designed to avoid spillage of light onto adjacent properties.
 34. A 15 foot landscape buffer shall be installed on the northern property line of the parcel shown as stacked flats.
 35. Garbage dumpsters shall be screened and put in a location approved by staff.