DESIGN REVIEW BOARD
SEPTEMBER 17, 2021

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

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. **Approval of the Design Review Board Meeting Minutes from August 20, 2021.**

VIII. PUBLIC HEARING

1. **Taffers Tavern 33 South Main St**
   review signage

2. **The Cooler 10800 Davis Dr**
   review exterior modifications and landscape

3. **LWV TPA 400 2375 Lakeview**
   review exterior modifications based on previous meetings

4. **SEDG Investments, LLC 119 Roswell St**
   review new construction

5. **Food Terminal 6360 North Point Parkway**

6. **Alpharetta Town Commons, LLC 37 Old Roswell St**
   review exterior modifications and landscape

IX. ADJOURNMENT

DESIGN REVIEW BOARD
ACTION SUMMARY
AUGUST 20, 2021

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

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m., and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

Chairman Kramer called the workshop to order at 8:31 a.m.

Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for August 20, 2021.

Hamilton Hotel Tenant Signage:

- Commonality = bracket
- 3 signs similar in materials and design

Henderson Commons:

- Painted the entire center, including the rock.
- Board was not thrilled with an all-white look and are working on some pots
- Some tenants already have plants or pots
- 2 dumpsters have a lot of pallets stacked up
- A row of cedars was planted near the loading dock to block in the view of the dumpsters
- Idea of adding color around the base to make it stand out
- Back of the building is not painted – it is a dark maroon color

Taffer's Tavern Blade Sign:

- Perpendicular blade sign – originally applied for a variance to make a larger sign
- They have 2 signs currently
- Do not like the shape or apostrophe
- Idea of scalloped top and bottom instead of round
- Location: Parking lot corner and Main Street

Chick-fil-a:

- Adding canopy structure for the drive-thru area and landscaping upgrades

Foundation Social Eatery:

- Covered patio and front entry pathway into courtyard / patio
- No signage today

TPA 400 Lakeview Parkway

- Refined the multifamily building (details, lighting)

Regions Bank

- Old BB&T building – taking down the building and putting up a taller structure
- Will not have a large traditional canopy on the ATM
- Not a huge fan of the green on the ATM – looks like a gas pump
- Monument sign blocks vision for cars coming out of the drive thru
- Removing parking for landscape

Chairman Kramer adjourned the workshop at 9:00 a.m.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:06 a.m.

IV. ROLL CALL

Design Review Board Members present:

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Richard Owens
- Katie Rocco
- Kim Matherly, Alternate

Design Review Board Members absent:

- *Frank Schwing*
- *Holly Palmer*
- *Tom LeCain, Alternate*

Staff present:

- Bret Schroeder, Code Enforcement Manager
- Lauren Shapiro, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. Approval of the Design Review Board Meeting Minutes from July 16, 2021.

- Board Member Owens offered a motion to approve the Design Review Board meeting minutes from July 16, 2021.
    - Board Member Rocco seconded the motion.

- The motion was approved (5-0-1; Vice-Chair Brown abstained from the vote, as he was not present at the July 16, 2021 meeting).

VIII. PUBLIC HEARING

1. DRB210041 Hamilton Hotel tenant signage review signage 35 Milton Ave

Patti Huxford, with Option Signs, presented this item.

- Hamilton Hotel tenant signage (3 tenants)
- Unified signage for pedestrians
- HDU signage
- The Fulton Public House sign will have a print laid into the material
- Colors will be within a palate, complimentary of the downtown district (historic, not bright colors)
- Bracket is unique; signs will be hung at the same height along the building

Design Review Board questions and comments:

- Is there a size?
  - Applicant commented that it is 8 square feet
- Are the brackets all one color? Is the tip a different color?
  - Applicant commented that it is a rendering error; the bracket is all one color.
- The individual sign rings holding the sign at the base of the bracket – what is the material holding the sign?
  - Applicant commented that we do not want to the sign to swing. We use a method so that it will not be swinging back and forth during a regular wind; in an 80-mph wind, the sign would move. Chains do not work.
- Is this the placement or a reference?
  - Applicant shared that this is just a reference since the building is so long. The signs will be spread out.
- Will future tenants use the same bracket?
  - Applicant shared that is the goal.

Staff questions and comments:

- Patti Huxford was on the committee and a big help in creating the Downtown Signage guidelines.
- What is the color of the lights / awnings / framing for the awnings? What is the lighting color?
  - John Boniface shared that the storefront material is a dark bronze (almost black) the light fixtures are black.
- Would prefer to see the bracket as black.

There were no public comments for this item.

- Vice-Chair Brown offered a motion to approve signage as presented today.
  - Board Member Rocco seconded the motion.
  - The motion was approved (6-0).

Kim Matherly exited the meeting, as she was not present during the original Henderson Commons case presentation in 2020.

2. DRB200019 Henderson Commons 735 North Main St
review exterior changes

Barry Gold, representing the landlord Henderson Commons, presented this item.

- This building was painted and the owners did not know that they needed to come before DRB for approval and a code violation was issued.
- Presenting three (3) different options:
    - Option #1: Painting 3 lower sections (meaning the lower parapet elevations, except for Lumber Liquidators) in the colors Shogi White and Perfect Greige.
    - Option #2: Add additional planters (showed the current planters already in the storefront section at the property and the tenants are taking care of those). Could add new plants / planters at the columns.
        - Showed image of a black square planter (ideal to match the awning)
- 9 months out of the year the visibility is blocked by the trees because the building sits back further from the road.
- Over 1,000 participants sign a petition saying that they love the look of the building. There were 5 tenants that wanted to come to the meeting today.
- We went before City Council in January to get an outparcel building approved. Part of the Zoning Conditions was brought up about the paint of the building and Council added a condition that we needed to put potted plants in front of that building before we can get a CO.
- I would be okay with saying you can add 6 different sets of pots (almost 10 or 12 different pots along the area)
- Dance studio has had their planters out for 7 months and that is the third change of the pots.
- I would be agreeable to painting all of the bottoms (including on Lumber Liquidators side) if we are going to do just the bottom section to match the existing, but not the stacked stone as an accent color, just the bottom and not the lower parapet. Does not want to paint the water table and the parapet.
- If we paint the bottom of Lumber Liquidators and not the top parapet, I am concerned about what that will look like. The bottom near the front door is painted white.
- Ethan Underwood, Zoning Attorney, commented on the pots:
    - According to the Zoning Condition there should be pots / shrubs approved by DRB. I would suggest that if you said one pot and shrubs was adequate that would satisfy the conditions. I would suggest that condition gives you great flexibility as to how that is satisfy. We are trying to avoid me going back with him to City Council to modify a Zoning Condition.

Design Review Board questions and comments:

- How many total planters across the frontage?
    - Applicant shared that currently there are 6 and would like to add 3 more (total of 9)
- Who takes care of planters and do they want to?

    - Applicant shared that the tenants currently take care of the planters and they are the ones who added them without our approval.
- Who will take care of the new planters?
    - Applicant shared that any planters added, I have discussed with the tenants that the City wants us to put planters in, and the owner of Lumiere Salon said that was great, because she wanted to do it anyway. They are going to order and maintain them, I am just going to purchase them.
    -
- Is the idea to soften the columns? What is the idea behind the planters? Why do you want them?
    - Applicant shared that he does not want to put planters in, but it was a recommendation from the City; I want to leave the building exactly the way it sits.
- There are planters in front of another part of the building that are square with holes in the bottom (in front of Leather Creations). There are 3 or 4 different styles of planters. Planters are not a permanent solution, so we need to look for something more permanent. When almost all of the building has been painted, you have muted the architectural character that the building presents. We cannot get the character back to where it was, but how do we get character in it to make it not looked washed out?
- 1,000 signatures saying that they liked the building painted white; do you have those with you?
    - Applicant shared that he did not bring them today; Lisa had them on a Zoom meeting but were also provided to Bret last year. He can provide them and he still has them.
- Board Member Rocco said that she does not love the planter idea, it looks messy. Adding the accent color at the very bottom would look nice.
    - Applicant shared that he looked at that with his designer (like Alpha Soda building) and the designer did not think that it looked great, but Applicant did and ties into the stacked stone.
- Board Member Owens said that if we used planters, it would work better to have a grouping of planters in strategic places instead of just putting them in front of the pilasters.
    - Applicant shared that the planters will not look good in front of the stacked stone; they will get lost.
- Arrangement of 3 different size planters will add variety in front of the columns.
- You could pull this off without planters
- Pots are not a permanent fix, but are an enhancement to the center so we could go with some repainting and some pot arrangement
- If plants start going south, I am going to condition it to have it replaced.
- I am not sure that you want two pots in front of each door and more pots at the columns. You might want a more simplified look / less busy.
- We are trying to bring more color to the building and that was the idea of matching the water table to the parapet.
- Anywhere where the water table was painted white, now becomes Perfect Greige of the entire center.
- You are just painting the water table, not the entire building.
- Will paint the upper parapet to the right of the main Lumber Liquidators door / sign.

- We are trying to find a win-win because this entire building was painted white without approval from the City. We are trying to find a solution that makes it look nice, because the Board would likely not have approved an all-white building.
- It is Zoning Condition and we cannot change zoning, so the pots have to go in.

Staff questions and comments:

- Lauren Shapiro, Planning + Zoning Coordinator, announced that the minutes from the City Council Meeting of January 25, 2021, in reference to CU-20-08 Peach Coffee Roasters / Henderson Commons, under the Staff Conditions, Condition #7 reads: To soften the look of the existing painting brick building from North Main Street, pots planted with ornamental trees and shrubs of various sizes and colors shall be provided along the frontage of the main shopping center building. Pots shall be of a material and color that is compatible with the shopping center, with final approval by DRB.
- DRB is looking for various sizes in the planter groupings (3 at a minimum). Looking at the same pot or similar style. Staff can handle that.

There were no public comments for this item.

- Board Member Rocco offered a motion to approve color on the building on the cornice and parapet as well as the painted brick water table currently painted white to be painted the Perfect Greige color.
    - Board Member Owens seconded.
    - Board Member Rocco offered to withdraw her original motion.
    - Board Member Owens removed his second from Board Member Rocco's original motion.
    - The motion was withdrawn from the table.
    - There was discussion during the motion about Board Member Rocco's terminology of cornice and what she believed has or has not been painted.
- Vice-Chair Brown offered a motion to approve the exterior elevation change as presented in HC Exterior Elevations 2021-07-30 A1.0 plus Applicant will paint the water table on the center in those areas that are already painted white.
    - Board Member Corkill seconded the motion.
    - The motion was approved (4-1 with Board Member Rocco in opposition).
    - There was discussion during the motion about the Lumber Liquidators building and how the lower parapet section should be painted. If painted the Perfect Greige it would look like that part of Lumber Liquidators is a separate tenant, so it would be best to keep it white. The painting will look just like the drawing on that elevation listed in the motion. Staff commented that the Applicant will need to show a final drawing of what the paint will look like. Staff also commented that we will have no other white at the bottom of the building. The sign permits for tenants in the building would be allowed to move forward. The Applicant requested that the work be completed (painting) by October 31, 2021.

- Board Member Corkill offered a motion to approve regarding the, that the Applicant shall install various sized pots, suggesting 3 sizes, and the pots should be a consistent style and color, and the groupings should be approved by Staff; if any plantings start to decline or die, the plants shall be replaced to the original planting conditions.
    - Board Member Owens seconded the motion.
    - The motion was approved (5-0).
    - There was discussion about whether a specific color should be established for the plantings, but that the color should be the same. The Applicant will come up with a plan and then submit that to staff. The one building elevation should be revised to reflect the motion on the painting, so that Staff has a copy of that.

Chairman Kramer adjourned the meeting for a short recess at 10:08 a.m.

3. DRB210042 Taffers Tavern 33 South Main
review blade sign

Applicant did not attend, and no presentation was made before the Design Review Board.

Chairman Kramer reconvened the meeting at 10:13 a.m.
Board Member Matherly rejoined the meeting.

4. DRB210038 Chick-fil-A 4285 State Bridge Rd
review exterior

Jason Rozier, with Chick-fil-A, presented this item:

- Installation of a canopy and using the standard for what CFA does chain-wide
- Two reasons for the canopy:
    - Health and safety of team members in the drive-thru area (rain, heat, cold); there will be lighting and fans installed and will work to keep the team out of the elements.
    - We can be a nightmare for other tenants because our drive-thru can block traffic and the canopy can help manage the traffic
- Canopy is exposed steel and the building brick is the same brick
- Landscaping:
    - There was one car accident that affected a tree and other weather events that affected the landscaping
    - Does the Board have a recommendation for the side to add trees?
    - Steve Manley is the designer for landscaping

Design Review Board questions and comments:

- This proposal looks as thought it was designed as part of the building.
- This is better than the white tenant.

Staff questions and comments:

- The City Arborist has visited the site and has looked at the proposal.

There were no public comments for this item.

- Board Member Rocco offered a motion to approve the exterior canopy as presented today.
    - Board Member Owens seconded the motion.
    - The motion was approved unanimously (6-0).
- Board Member Owens offered a motion to approve landscape enhancement for this site as presented on L1.0.
    - Vice-Chair Brown seconded the motion.
    - The motion was approved unanimously (6-0).

5. DRB210039 Foundation Social Eatery 55 Roswell St review exterior changes

AI3, architecture and interior design firm, presented this item:

- Foundation Social Eatery has been around since 2013 (originally off of Holcomb Bridge Road)
- Creating an exterior patio space by covering the patio and moving over the entry (outdoor fireplace – wanting to be able to use it year-round)
- Keeping existing doors on Roswell Street (taking out sidewalk and adding in planting)
- Archway area that guests will enter through
- Signage is only a proposed option and will be brought to another DRB meeting; this graphics are only showing the location of signage.
- Petite FSE is a French bistro area (red color similar to logo)
- Adding artistic painting on the sidewalk – mural will be black
- Standing seam roof + wood structure; posts are 6x6; beam is 6x12
- Patio enclosure is a tight plastic and will look like glass (phantom shade system)
- There will be fans and heaters inside of the patio and stools on the outside bar table area.
- Existing awning attached to the left-hand side of the building will remain untouched. The roof of the patio ends just under it (slopes down)
    - The color of the roof is very close to the existing color, but not sure if it is a complete match.
    - The existing and the proposed roof come about 1 foot within each other.
    - We have no objection to removing the current canopy, but it is not our building.
- The owner of the building has seen all of the exterior changes to the building.

Design Review Board questions and comments:

- Walk through the elevation:
    - Stucco is currently a lighter color and FSE is proposing a darker color (PT-02)
    - Rim of windows will be painted dark as well
    - The existing doors will remain, but the sidewalk to them will be removed and landscaping will be added in.
    - Doors will be painted PT-02.

    - Fabric awning with a metal frame
- The arch:
    - The brick piers are closer to Roswell Street and are currently there now.
    - There is gas supply on the piers
    - Vines
        - Looking to paint the arch post a dark green (PT-07)
        - Working on the details for growing the vines.
- Materials may have been identified incorrectly; a little confusing
    - Not painting; it is just explaining it in #8 – probably should have been separated into 2 notes.
    - There is a brick low wall behind the planters and the brick will match the existing.
- Fireplace must be a certain distance from roof structures
- Will have to flash into the building for the new canopy
- It may be worth asking or conditioning that they ask the owner about removing the canopy.

Staff questions and comments:

- If the planting on the arch is not going to happen, it should not be green, either natural or steel or material of the outdoor patio.
- Is the brick just on the front side of the patio?
    - Applicant shared that the "L" of the patio will be brick, even on the inside of the patio.
- The canopy above another patio roof might look like it is patched.
- Idea of just expanding the current canopy instead of building another canopy underneath it.

There were no public comments for this item.

- Board Member Owens offered a motion to approve the formulation of the space and the structure and the surrounding that have been presented this morning.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (6-0).

Board Member Matherly left the meeting, as she was not present for the previous case presentation for TPA 400 Lakeview Parkway.

6. DRB210031 TPA 400 Lakeview Parkway
review updates to landscape and multi family

Faux landscape materials have a five-year warranty. Once the material is installed someone should take a picture of what it looks like to compare if the material does start to degrade over time.

Applicant presented a sample of artificial landscape option for monument sign, and the Board shared that the artificial landscaping should be one species, preferably boxwood, and a member of Staff should take a picture of the artificial landscaping once installed, so it will be easy to

determine when and if it needs to be replaced.

Multifamily building:

- Lighter color brick inserted into the corner elements
- Corbelling above the retail area – kind of like an upside-down stair
- Corrugated tin is gone and horizontal band will be made of brick (was previously siding)
- Transition detail = dark black around gray paneling
- Corner building is apartments and those are bathrooms or closet space

Design Review Board questions and comments:

- The white brick on the corner of the building is very drastic
- What City Council saw in December 2019 is different than what we are seeing today. We are trying to follow what City Council saw and interpret that.
- Will need to defer elevations

Lighting presentation:

- Towers having the highest hierarchy of lighting
- Blue having the next hierarchy
- Purple = entrance way
- Balcony with green
- Tower elements: vertical elements are lit top to bottom half to shine up and create emphasis on vertical; linear recessed lighting along the brick detailing
- Balconies will have a glow
- Modern fixtures and decorative sconces
- Balcony with square wall sconces controlled within the unit (one light)
- Step lights on the terrace feature for the townhomes

❖ Board Member Rocco offered a motion to approve lighting package as presented today.

  - Board Member Owens seconded the motion.
  - The motion was approved unanimously (5-0).

❖ Vice-Chair Brown offered a motion to defer elevations and for Applicant to return to focus on City Council's original rendering.

  - Board Member Owens seconded the motion.
  - The motion was approved unanimously (5-0).

Chairman Kramer adjourned for a brief recess at 11:55 a.m.

Chairman Kramer reconvened the meeting at 12:00 p.m.

Board Member Matherly rejoined the meeting.

7. DRB210037 Regions Bank 11790 Haynes Bridge Rd review new construction

Mark Naylor, with The Roberts Group, presented this item:

- Removing current building and building a new branch. There was not a way to remodel

the branch
- Site Plan: removing all parking on Haynes Bridge Road and adding in landscaping that will coordinate with Shake Shack; continuing the theme, but varying the materials (crabapples and redbuds)
- Bank will be 2,200 square feet
- No canopies in the drive-thru; creating a custom drive thru area made of the same materials from the building; will be more historic looking
- Building will be further from Old Milton because it is smaller and gives more landscaping
- No trash area or dumpster
- Nothing on roof; fully screened in with an enclosure and we use offsite shredding
- Trying to save Georgia Power transformer
- Normally, the bank would like a lot more lighting, but we are complying with the ordinance; want to add downlighting without big bright tall poles
- All concrete is plain concrete
- Pervious pavers with an underground gravel detention lot.
- 34 parking spaces to 16 spaces
- ATM inside of vestibule
- For safety / money side of the building there are no windows there and that is on the drive thru side. Small window for the drive thru teller, but in general it is smaller and more compact.
- Added a corbel at the top for different heights in the building
- Graphite Black and Titanium Gray (like to stay in color range as much as possible)
- The drive thru canopies will be custom and will match the lighter gray of the building
- Windows and doors would be anodized black.
- here the night deposit and drive thru windows are there is a darker brick and a "faux" infill is the lighter brick in a parquet pattern (also on the front of the building)
- Canopy is a darker brick with a lighter canopy.
- Band = Canopy thickness at the same elevation
- ATM is illuminated where it says "regions" and there is a green panel with "regions" on the back side of the ATM visible to the car in the other lane in the drive thru
- The panels on the drive-thru is not recessed, as a matter of function because of where you put things into the wall of the drive thru
- Using a lighter mortar color all the way through
- Will defer signage

Design Review Board questions and comments:

- Rectangles / lighting in same islands as the trees
    - Applicant shared that they cannot put lighting in the detention structure – we are fine to work with staff on this – these are pole lights
- Not a fan of junipers on the sidewalk area; does not rejuvenate
- Like the color of the brick

Staff questions and comments:

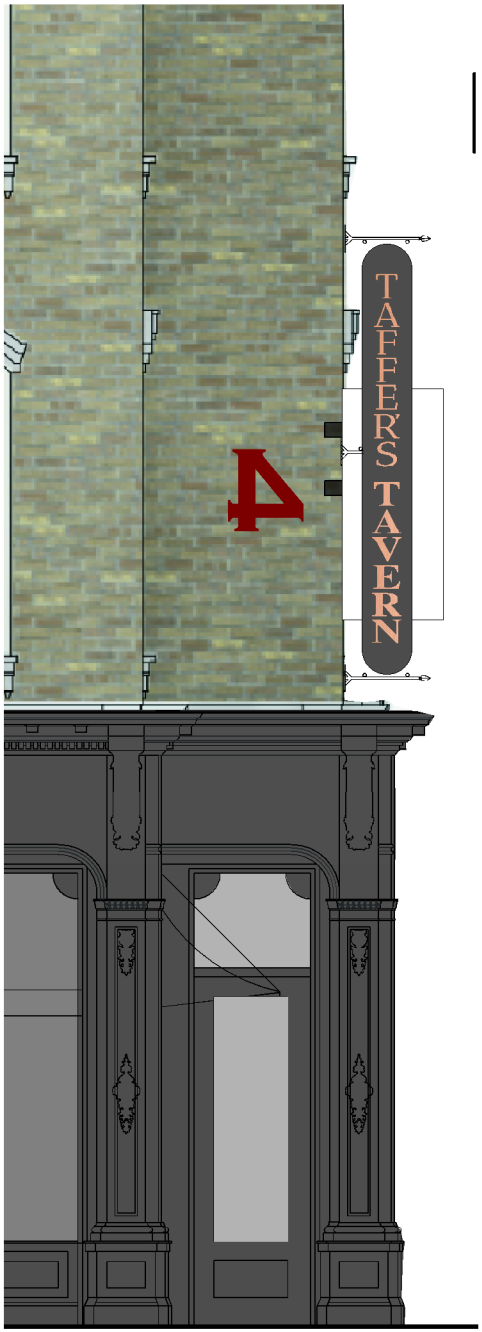
- Idea of bringing the infill in the drive thru another brick width so that you can get more of a "feel" of the bricks

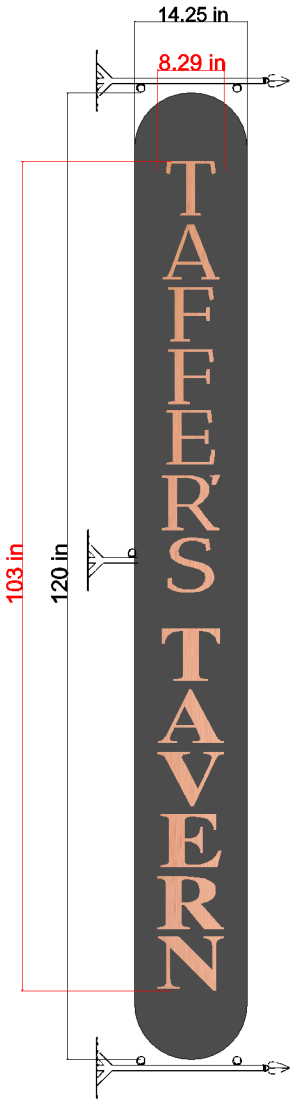
There were no public comments for this item.

- Vice-Chair Brown offered a motion to approve site plan in concept.
  - Board Member Owens seconded.
  - The motion was approved unanimously (6-0).
- Board Member Owens offered a motion to approve landscape plan as presented today, subject to approval of the City Arborist.
  - Board Member Corkill seconded the motion.
  - Board Member Corkill offered a friendly amendment to the motion to eliminate Juniper (needs to be a different plant) and to be specific on the variety of trees.
    - Board Member Owens accepted the friendly amendment.
  - The motion with the friendly amendment was approved unanimously (6-0).
- Board Member Rocco offered a motion to approve exterior elevations and materials as presented today.
  - Board Member Corkill seconded the motion.
  - The motion was approved unanimously (6-0).
- Vice-Chair Brown offered a motion to approve light standards and photometrics as in the package today.
  - Board Member Owens seconded the motion.
  - The motion was approved unanimously (6-0).
  - There was discussion during the motion about pedestrian lighting (no lighting is shown on the plan), and the Applicant agrees to add that.

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:51 p.m.





14.25" x 120" x 4"

11.875 SQ/FT SIGN

CUSTOM FABRICATED ALUMINUM VERTICAL BLADE SIGN.

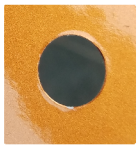
DOUBLE SIDED WITH RAISED 2" THICK LETTERS WITH PAINTED COPPER FINISH.

8.29" X 103" = 5.929 SQ/FT OF LETTERS

DOUBLE SIDED.

MOUNTED WITH THREE ALUMINUM WELDED ARM BRACKETS WITH BLACK POWDER COAT FINISH.

COPPER METALLIC PAINT



BACK PANEL COLOR

PANTONE 425 U

SAMPLE LETTER STYLE

Client:	SETH CHANDLEE
Location:	ALPHARETTA
Project:	QUANTUM COMMERCIAL
Drawn by:	JACOB WOLFE
Dwg Type:	PROOF 2
Date:	7-30-19
File:	

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND CONTENT OF PRODUCT TO BE FABRICATED AND APPROVE THIS PROJECT TO BE FABRICATED

____AS SHOWN _____WITH REVISIONS AS SHOWN_____

By:_____

Date:_____

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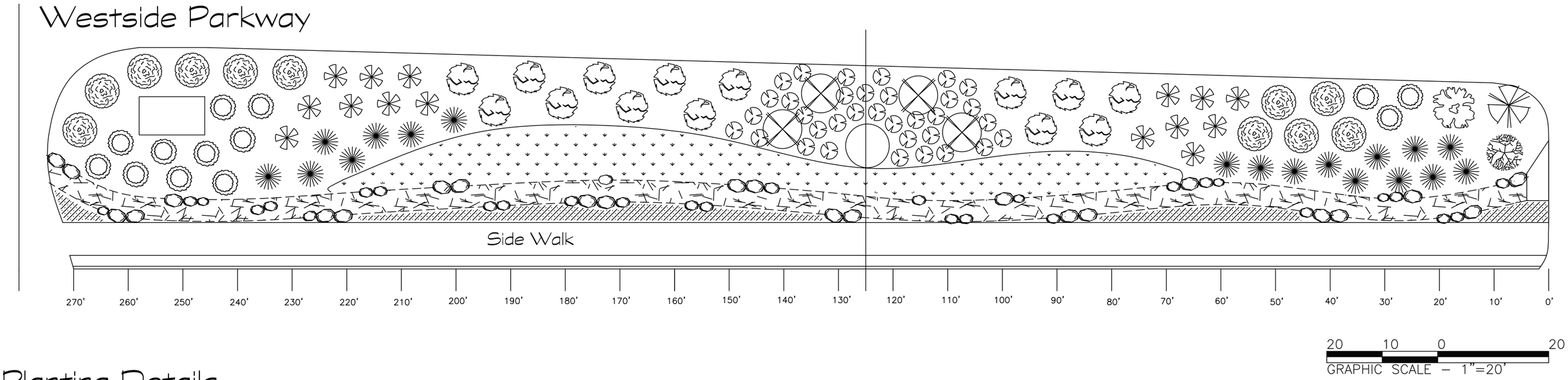
A SIGN GROUP INC
770-486-1806 FAX: 678-364-6690

Cooler Landscape Plan

Backyard Escape Inc.



Planting Details

- 6) 6' Emerald Green Arborvitiae
- 13) 7gal Gold Mop Cypress
- 14) 6' Oak leaf Holly
- 15) 5gal Purple Diamond Loro.
- 18) 3' Adagio Maiden Grass
- 35) 3gal Encore Azalea "Autumn Bonfire"
- Existing Vitex
- 4) 30gal Natchez Crape Myrtle
- Existing Blue Atlas Cedar
- Existing Jap. Maple
- Proposed Boulders
- Proposed Sod or Art. Turf
- Proposed Dry Creek Bed
- 86) 1gal Variegated Liriope

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: The Cooler

Location Address: 10800 Davis Drive, Alpharetta, GA 30009

Mailing Address: 10800 Davis Drive, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Mani Farhan (Arcade, Inc.)

Contact Telephone: 404 - 731 - 2322 Mobile Telephone: 404 - 731 - 2322

Fax: - - Email: arcadeinc@aol.com

Contact's Relation To Business: Project Architect

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: John Bardis

Physical Address: 10800 Davis Dr. Alpharetta, GA 30009

Mailing Address:

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678 - 793 - 5894 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): John Bardis Date: 8-16-2021

Owner Signature:

Property Information:

Address (If Assigned) : 10800 Davis Dr.

Tax ID or Map Reference Number: 58 2285462

Land Lot(s): 606, 607, 638 & 639 District: 1st Section:

Existing Zoning of Property: Existing Uses of Property: Sports Entertainment

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

Applicant Signature: Date: 8/26/21

Print Form

REAR ENTRANCE LANDSCAPE AND BALCONY MATERIALS AND FINISHES PROPOSAL FOR:

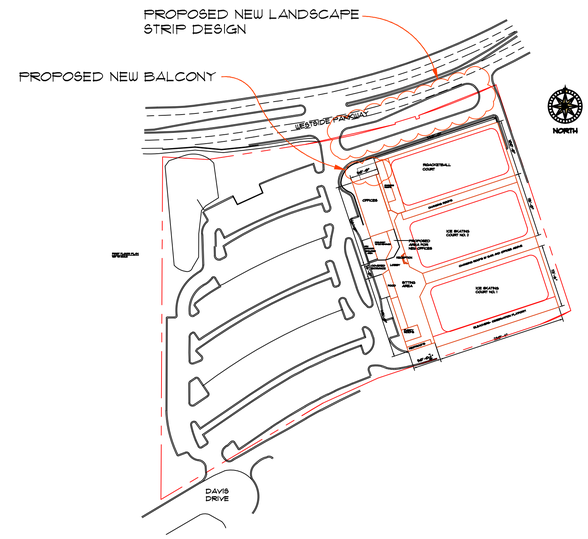
THE COOLER, EINNOR STUDIOS

LOCATED AT:

THE COOLER
10800 DAVIS ROAD
ALPHARETTA, GEORGIA 30009

THIS PROPOSAL IS REGARDING THE REAR ENTRANCE LANDSCAPING AND NEW BALCNY MATERIALS AND FINISHES FOR REVIEW SUBMITTAL

LOCATED AT: CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
LAND LOTS 606, 607, 638 & 639, 1st DISTRICT
WITHIN THE LIMITS OF THE "CITY OF ALPHARETTA"
FULTON COUNTY, GEORGIA



SITE PLAN

GENERAL INFORMATION

OCCUPANCY:	BUSINESS (NEW OFFICES)- ASSEMBLY (ICE SKATING) SEE NOTE BELOW=MIXED USE OCCUPANCY
MIXED OCCUPANCY:	YES- NEW "OFFICE" IS A "BUSINESS" OCCUPANCY AND EXISTING "ICE SKATING" FACILITY IS "ASSEMBLY".
CONSTRUCTION TYPE:	TYPE "IIIB" (IBC) TYPE "VI" (SBC)
SPRINKLERED:	YES
FIRE DISTRICT:	NO
MEZZANINE:	YES
HIGH RISE:	NO
GROSS AREA:	
NEW OFFICE AREA :	1,778 SQ. FT.
OUTSIDE MODIFICATION:	592 SQ. FT.

SEE SHEET "C1" FOR OVERALL SQUARE FOOTAGE & PARKING

OWNER: THE COOLER
ATTENTION: MR. JOHN BARDIS
10800 DAVIS ROAD
ALPHARETTA, GEORGIA 30009
TEL: (XXX) XXX-XXXX
E-MAIL: JBARDIS@COOLER.COM

ARCHITECT: ARCADE, INC. (MANI FARHAN)
3877 THAYER TRACE
DULUTH, GEORGIA 30096
TEL: (404) 731-2322
E-MAIL: ARCADEINC@AOL.COM

GENERAL CONRACTOR: TO BE DETERMINED

24 HOUR CONTACT: Mr. STEVE JACOBS
PHONE: (770) 356-8088

LIST OF DRAWINGS

A-0	COVER SHEET, GENERAL INFORMATION
L-1	LANDSCAPING PLAN
R-1	BALCONY RENDERINGS (1)
R-2	BALCONY RENDERINGS (2)
A-1	NEW BALCONY FLOOR PLAN & ELEVATIONS WITH METARIALS

APPLICABLE CODES

INTERNATIONAL BUILDING CODE- 2012 EDITION, WITH GEORGIA STATE AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE- 2009 EDITION WITH GEORGIA STATE SUPPLEMENTS

INTERNATIONAL FUEL GAS CODE- 2012 EDITION WITH GEORGIA STATE AMENDMENTS

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NATIONAL ELECTRICAL CODE

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LIFE SAFETY CODE:
2012 NFPA 101 LIFE SAFETY CODE

HANDICAP CODE:
2010 ADA (AMERICAN DISABILITY ACT)
1997 GEORGIA ACCESSIBILITY CODE, CHAPTER 120-3-20

PROJECT DESCRIPTION

THIS IS A PROPOSAL PACKAGE REGARDING THE NEW BALCNY ADDITION TO THE EXISTING "COOLER" FACILITY IB aLPHARETTA. EINNOR STUDIOS ADDITION TO COOLER IS IN THE PROCESS OF COMPLETION.
THE ONLY ADDITION OR CHANGE TO THE EXTERIOR OF THE EXISTING COOLER BUILDING IS A NEW BALCONY PUTSIDE. THERE ARE NO OTHER ADDITIONS TO THE PROPETY.
AS PER CITY OF ALPHARETTA COMMENTS AND RECOMMENDATION WE ARE HEREBY SUBMITTING THIS PACKAGE TO THE DESIGN REVIEW BOARD FOR THE EXTERIOR LANDSCAPING FACING THE REAR ENTRANCE AT WEST SIDE PARKWAY.
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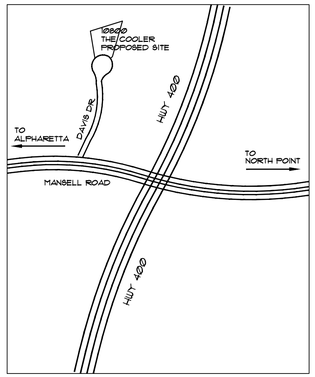

LOCATION MAP
NO SCALE

REVIEW SET
PERMIT & CONSTRUCTION REVIEW SET:
August 26, 2021

ARCADE, INC.
3877 THAYER TERRACE, DULUTH, GEORGIA 30096
TEL./ W.M. (404) 731-2322
E-MAIL= ARCADEINC@AOL.COM

PRELIM.	M-2114
DATE	8.26.2021
JOB NO.	

COVER SHEET

SHEET NO. A-0

REAR ENTRANCE LANDSCAPE AND BALCONY MATERIALS AND FINISHES PROPOSAL FOR:

THE COOLER, EINNOR STUDIOS

LOCATED AT:

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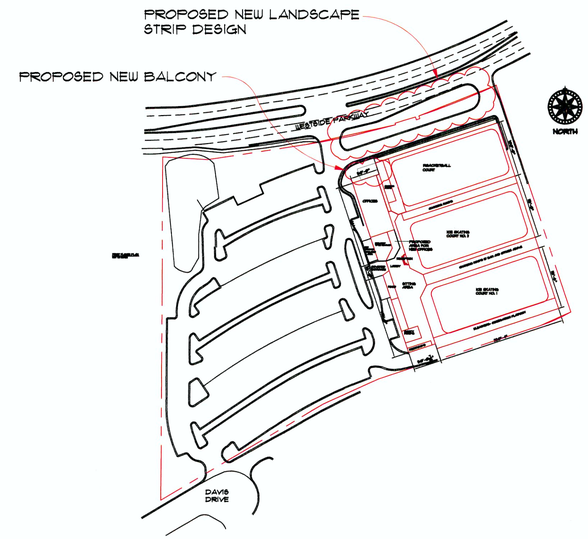

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OWNER: THE COOLER
ATTENTION: MR. JOHN BARDIS
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TEL: (XXX) XXX-XXXX
E-MAIL: JBARDIS@COOLER.COM

ARCHITECT: ARCADE, INC. (MANI FARHAN)
3877 THAYER TRACE
DULUTH, GEORGIA 30096
TEL: (404) 731-2322
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GENERAL CONRACTOR: TO BE DETERMINED

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INTERNATIONAL PLUMBING CODE- 2012 EDITION WITH GEORGIA STATE AMENDMENTS

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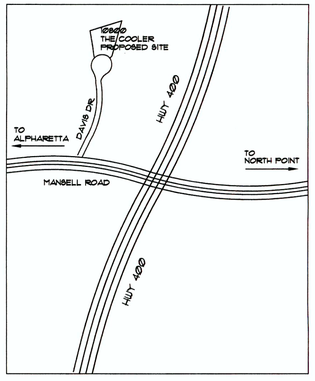


LOCATION MAP
NO SCALE

REVIEW SET
PERMIT & CONSTRUCTION REVIEW SET:
August 26, 2021

ARCADE, INC.
3877 THAYER TERRACE, DULUTH, GEORGIA 30096
TEL./ V.M. (404) 731-2322
E-MAIL= ARCADEINC@AOL.COM

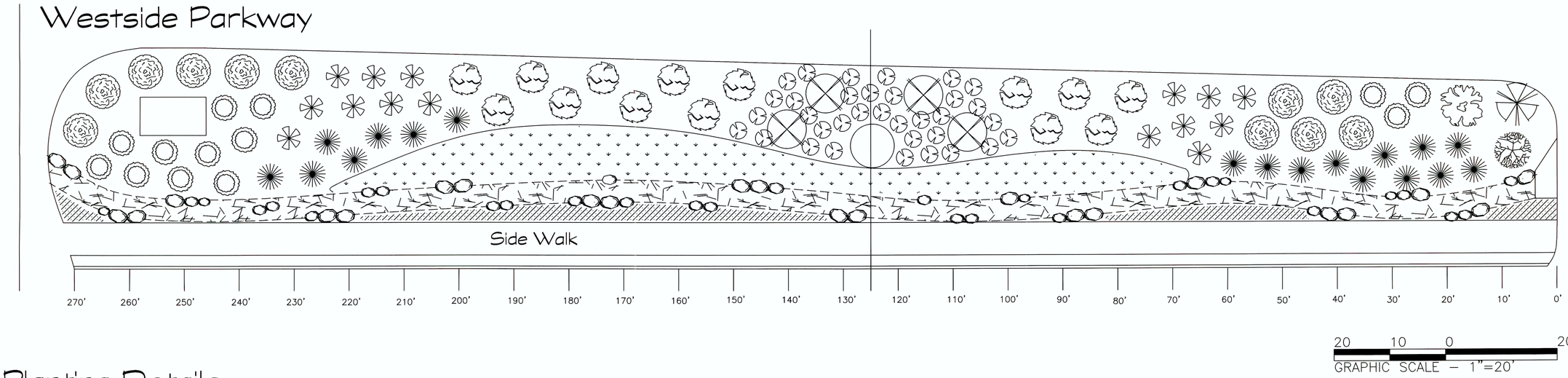
STATE OF GEORGIA
MANI FARHAN
CERTIFICATE NO. 7884
REGISTERED ARCHITECT
8/26/21

PRELIM. M-2114
DATE 8.26.2021
JOB NO.
COVER SHEET

SHEET NO.
A-0

Cooler Landscape Plan

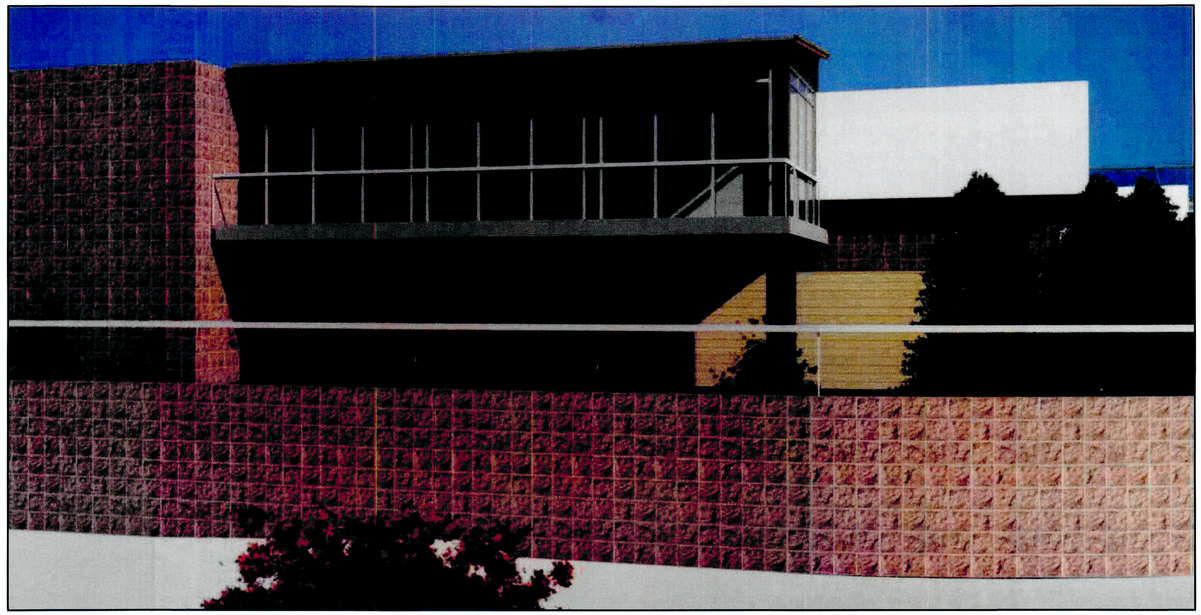
Backyard Escape Inc.

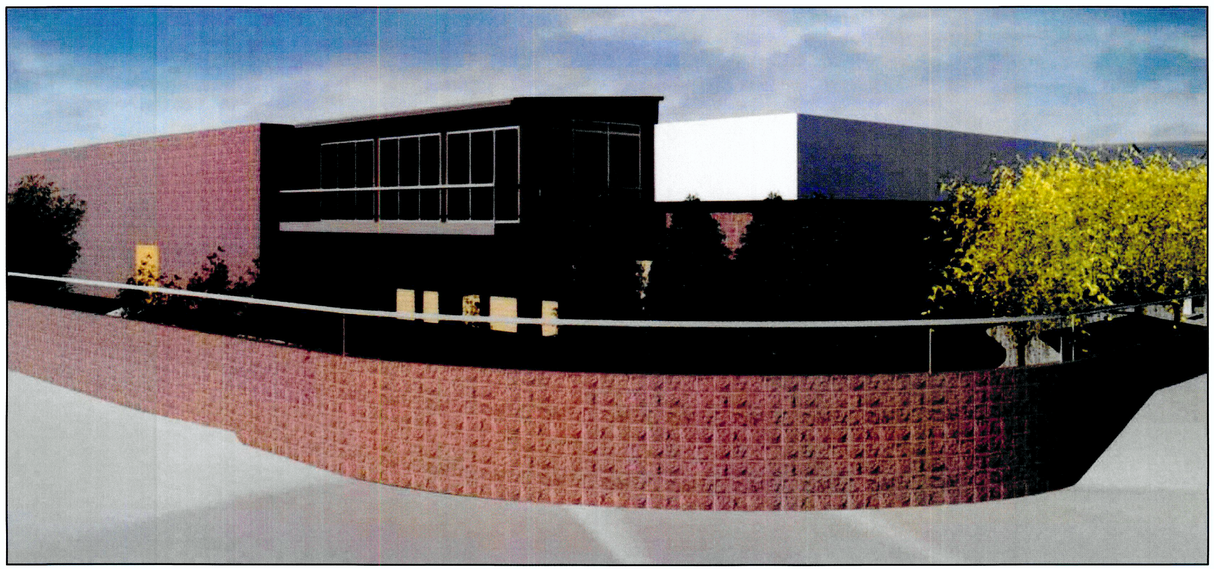


Planting Details

- 6) 6' Emerald Green Arborvitiae
- 13) 7gal Gold Mop Cypress
- 14) 6' Oak leaf Holly
- 15) 5gal Purple Diamond Loro.
- 18) 3' Adagio Maiden Grass
- 35) 3gal Encore Azalea "Autumn Bonfire"
- Existing Vitex
- 4) 30gal Natchez Crape Myrtle
- Existing Blue Atlas Cedar
- Existing Jap. Maple
- Proposed Boulders
- Proposed Sod or Art. Turf
- Proposed Dry Creek Bed
- 86) 1gal Variegated Liriope

STATE OF GEORGIA
MANI FARHAN
CERTIFICATE NO. 7
9/12/22
REGISTERED ARCHITECT





BALCONY RENDERINGS

STATE OF GEORGIA
SIANI FARHAN
CERTIFICATE NO. 7893
9/26/21
REGISTERED ARCHITECT

SUBMITTED W/ BALCONY PRESENTATION PACKAGE DATED 6,29, 2021

DATE	NO.	REVISION

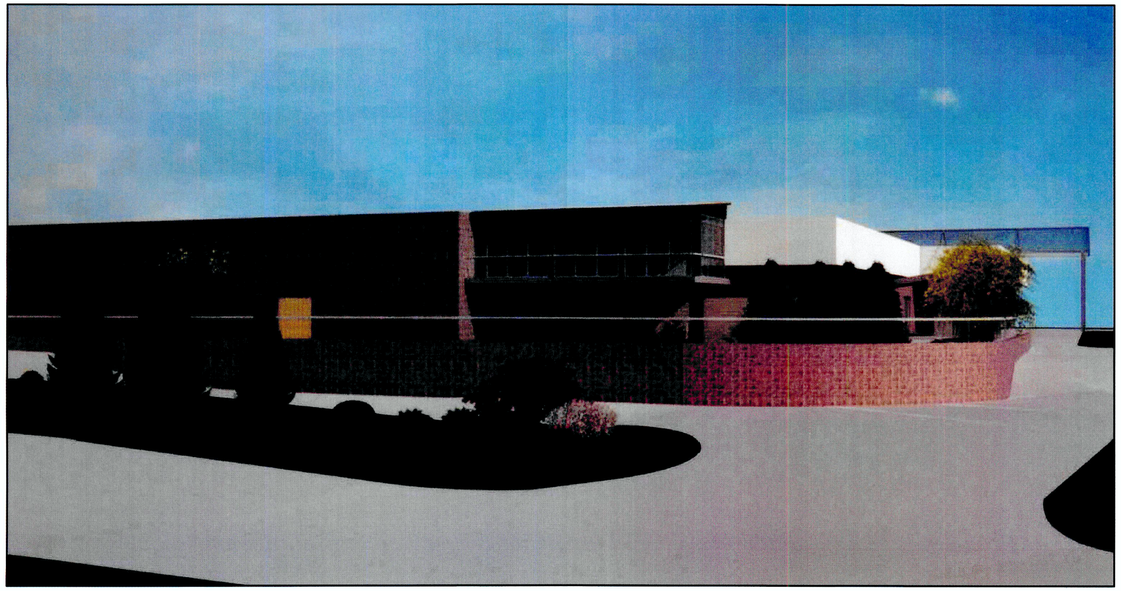
ARCADE, INC.
3077 TRAILER TRACK, DULUTH, GEORGIA 30096
TEL/ F.X. (404) 731-5322
arcadeinc@aol.com

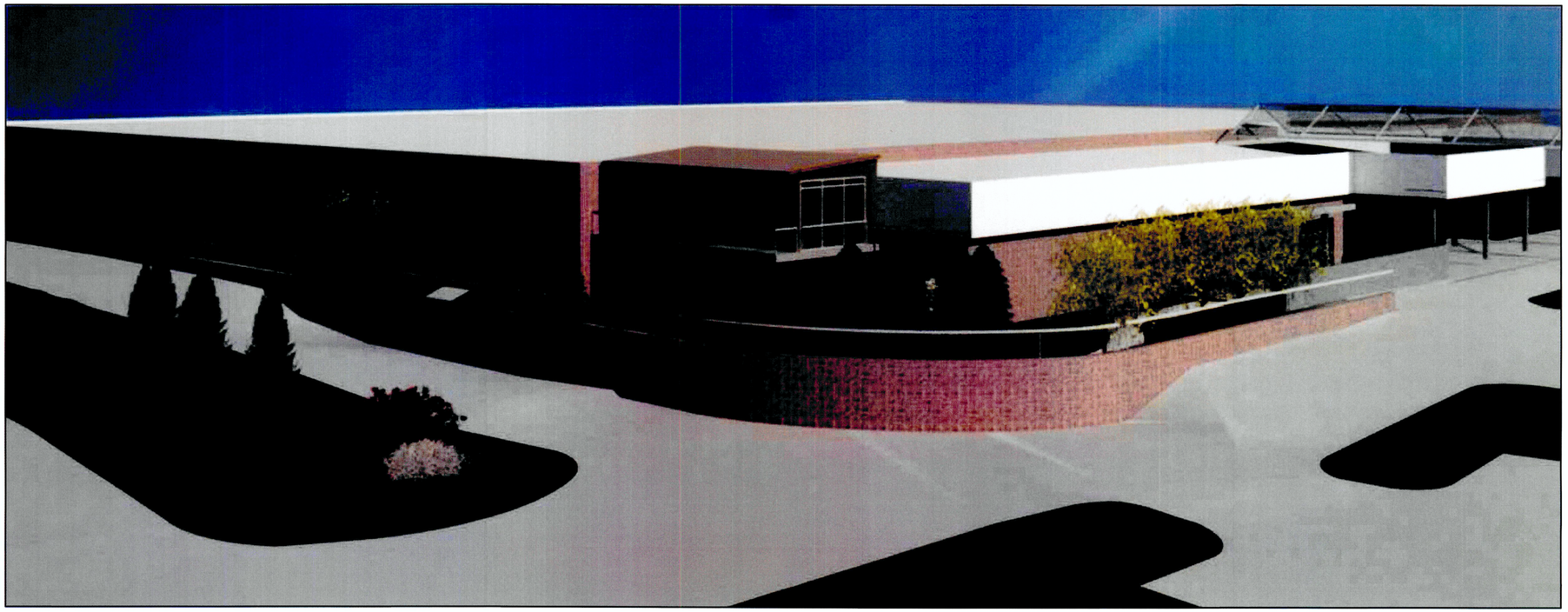
FILM, TV, RECORD STUDIOS FOR:
EINNOR STUDIOS
THE "COOLER" 10000 DAVIS ROAD
ALPHARETTA, GEORGIA 30009

DRAWN BY: MF
PROJ.N. M-2108
SCALE
DATE 6, 28, 2021
JOB NO.

SHEET NAME
BALCONY RENDERINGS

SHEET NO.
A-1





BALCONY RENDERINGS

STATE OF GEORGIA
MANI FARHAN
3/26/21
CERTIFICATE NO. 7680
REGISTERED ARCHITECT

SUBMITTED W/ BALCONY PRESENTATION PACKAGE DATED 6.29, 2021

DATE	NO.	REVISION

ARCADE, INC.
3077 THEATER TRACE, DULUTH, GEORGIA 30096
TEL./ F.N. (404) 781-2322
arcadeinc@aol.com

FILM, TV, RECORD STUDIOS FOR:
EINNOR STUDIOS
THE "COOLER" 10960 DAVIS ROAD
ALPHARETTA, GEORGIA 30009

DRAWN BY: MF
PROJ.NO. M-2108
SCALE
DATE 6, 29, 2021
JOB NO.

SHEET NAME
BALCONY RENDERINGS

SHEET NO.
A-2

ARCADE, Inc.
Architects, Building Consultants
3877 Thayer Trace
Duluth, Georgia 30096
Tel/ V.M. (404)731-2322
E-Mail: arcadeinc@aol.com

August 26, 2021

To: City of Alpharetta
Re: Revisions Dated 6,29, 2021
Project Number: BC 190301
For (project): New Sound Studio for: Einnor Studios
Exterior Balcony Materials, Renderings & Westside Parkway
Frontage Landscaping design & Improvements
Located at: The "Cooler" Family Ice Skating Center
10800 Davis Drive
Alpharetta, Georgia 30009

Dear Sirs:

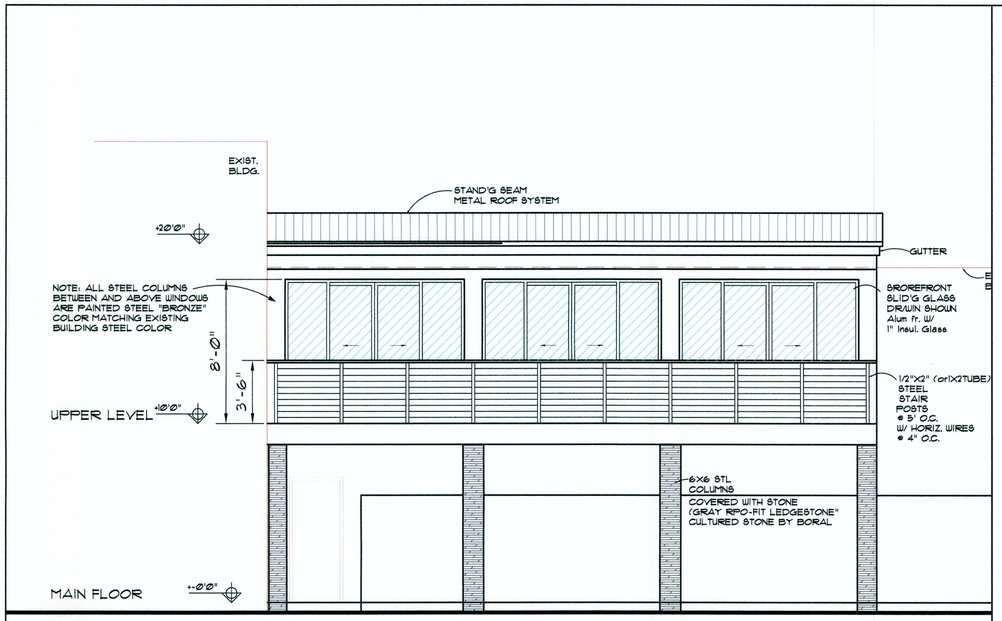
We are hereby submitting a set of new presentation drawings for "Einnor Studios".
This set of drawings are prepared to show the finishes and materials on the new balcony addition and the Westside parkway landscape design and development.
This set includes the renderings and drawings showing the materials selection for the enclosed outside balcony, and, the landscaping design for the Westside Parkway frontage.
The attached drawings are as follows:

A-1 Balcony Floor Plan, Elevation and Section
R-1 Balcony Views (renderings)
R-2 Balcony Views (Renderings)
L-1 Westside Parkway Frontage Landscaping Desing

Please feel free to contact us at the email or telephone numbers above for any questions or concerns.
We appreciate your consideration of this matter.

Sincerely,

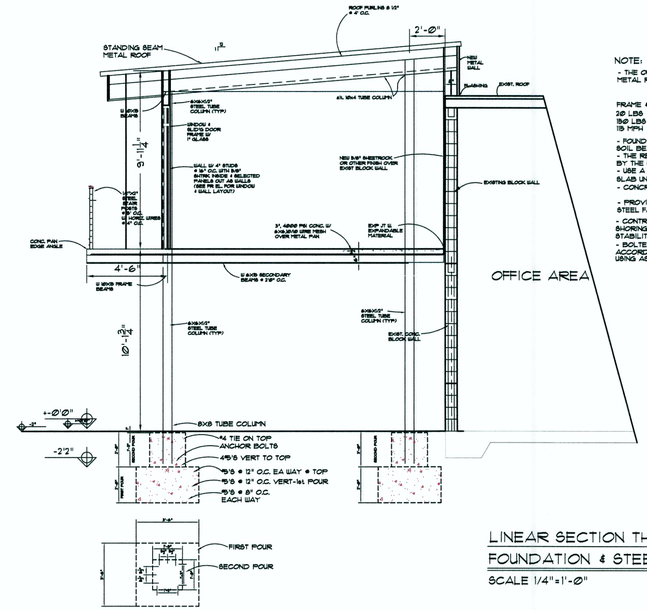
Mani Farhan (Project Architect)
Arcade, Inc.



BALCONY MEZZANINE

FRONT ELEVATION

SCALE 1/4"=1'-0"



NOTE:

- THE OUTSIDE BALCONY STRUCTURE IS COVERED WITH AN STANDING SEAM METAL ROOF WITH RIGID SOUND INSULATION AND LOWER METAL PAN COVER.

FRAME & FOUNDATION ARE DESIGNED FOR:
20 LBS LIVE LOAD @ ROOF
150 LBS LIVE LOAD @ MEZZANINE
115 MPH WIND LOAD (WHERE APPLICABLE)

- FOUNDATION DESIGN IS BASED ON 2500 LBS / SQFT. SOIL BEARING CAPACITY.
- THE REQUIRED SOIL BEARING CAPACITY WILL BE VERIFIED BY THE CONTRACTOR AT TIME OF EXCAVATION.
- USE A MINIMUM OF 3000 PSI CONCRETE ON FOUNDATION AND SLAB UNLESS OTHERWISE NOTED.
- CONCRETE TEST REPORTS TO BE AVAILABLE AT JOB SITE.

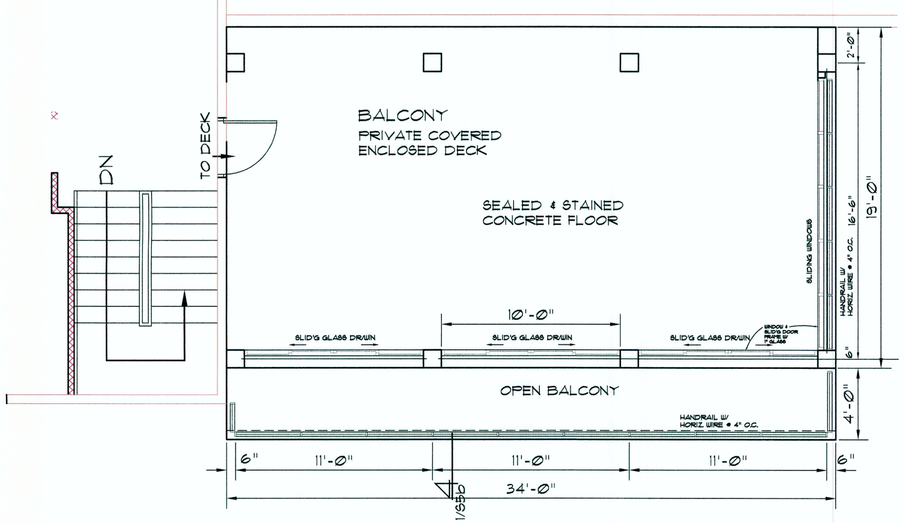
- PROVIDE SHOP DRAWINGS FOR STEEL DESIGN BY STEEL FABRICATOR TO BE REVIEWED BY ARCHITECT.

- CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING OF THE STRUCTURE DURING CONSTRUCTION TO ENSURE STABILITY.
- BOLTED CONNECTIONS WILL BE ASSEMBLED AND INSPECTED ACCORDING TO "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS" (SECTION 7.2.2b).

LINEAR SECTION THRU BALCONY

FOUNDATION & STEEL FRAMING

SCALE 1/4"=1'-0"



BALCONY MEZZANINE

UPPER LEVEL

FLOOR PLAN

SCALE 1/4"=1'-0"

BALCONY MEZZANINE

UPPER LEVEL

FLOOR PLAN

SCALE 1/4"=1'-0"

STATE OF GEORGIA
MANI FARHAN
6/29/21
CERTIFICATE NO. 11859
REGISTERED ARCHITECT

SUBMITTED W/ BALCONY PRESENTATION PACKAGE DATED 6,29, 2021

BALCONY DRAWINGS

DATE	NO.	REVISION

ARCADE, INC.
3877 THEATER TRACE, DULUTH, GEORGIA 30096
TEL/ F.M. (404) 731-2322
arcadeinc@aol.com

FILM, TV, RECORD STUDIOS FOR:
EINNOR STUDIOS
THE "COOLER" 10800 DAVIS ROAD
ALPHARETTA, GEORGIA 30009

DRAWN BY: MF
PRELIM. M-2105
SCALE 1/8"=1'-0"
DATE 6, 28, 2021
JOB NO.
SHEET NAME: BALCONY PLAN & ELEV
SHEET NO. A-1

SUBMITTED W/ BALCONY PRESENTATION PACKAGE DATED 6,29, 2021

BALCONY RENDERINGS

DATE	NO.	REVISION

ARCADE, INC.
3877 THAYER TRACE, DULUTH, GEORGIA 30096
TEL./ F.M. (404) 731-2322
arcadeinc@aol.com

FILM, TV, RECORD STUDIOS FOR:
EINNOR STUDIOS
THE "COOLER" 10600 DAVIS ROAD
ALPHARETTA, GEORGIA 30009

DRAWN BY: MF
PRELIM. M-2105
SCALE
DATE 6, 28, 2021
JOB NO.

SHEET NAME:
BALCONY RENDERINGS

SHEET NO.
A0-1

BALCONY RENDERINGS

SUBMITTED W/ BALCONY PRESENTATION PACKAGE DATED 6.29, 2021

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THE "COOLER" 12000 DAVIS ROAD
ALPHARETTA, GEORGIA 30009

DRAWN BY: MF
PRELIM. M-2108
SCALE
DATE 6, 28, 2021
JOB NO.

SHEET NAME:
BALCONY RENDERINGS

SHEET NO.
A-2

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

0 100 500 750 1000 1500

SEPTEMBER 1, 2021

NELSON Kimley»Horn SITE solutions

TPAGROUP LAKEVIEW PARK MASTER PLAN ALPHARETTA | GA

A 1.0

PARTIAL NORTH ELEVATION - MULTI-FAMILY

NORTH ELEVATION

0 16 24 32 48

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**FIBER CEMENT PANEL** | COLOR - GRAY

SEPTEMBER 1, 2021

NELSON Kimley»Horn SITE solutions

TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

A 1.1

PARTIAL NORTH ELEVATION - MULTI-FAMILY

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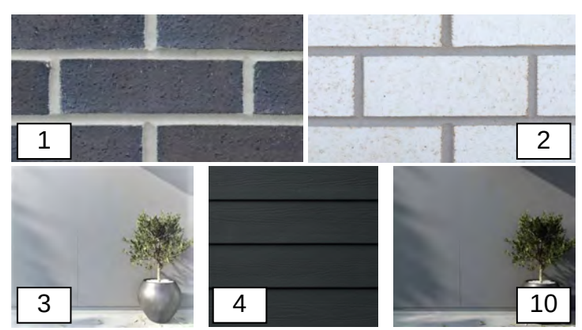

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SEPTEMBER 1, 2021

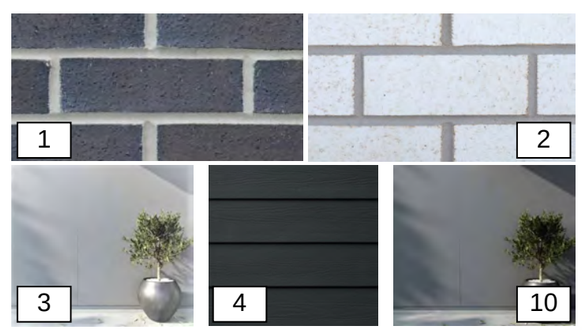
NELSON Kimley»Horn SITE solutions

TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

A 1.2

NORTH ELEVATION

0 16 24 32 48



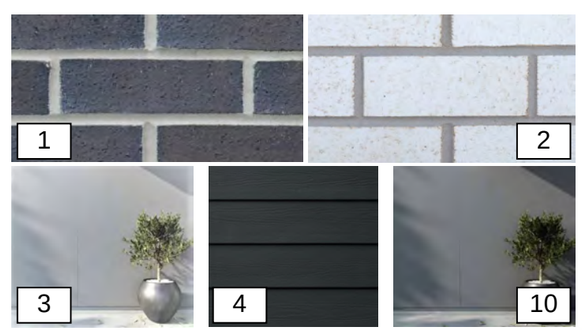
FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**FIBER CEMENT PANEL** | COLOR - GRAY

PARTIAL WEST ELEVATION - MULTI-FAMILY

WEST ELEVATION

0 16 24 32 48



FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**FIBER CEMENT PANEL** | COLOR - GRAY

SEPTEMBER 1, 2021

NELSON Kimley»Horn SITE solutions

TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

A 1.4

PARTIAL WEST ELEVATION - MULTI-FAMILY

WEST ELEVATION

0 16 24 32 48

FINISH SCHEDULE

KEYNOTE	DESCRIPTION	KEYNOTE	DESCRIPTION
1	**BRICK VENEER** | BLACK	6	**ALUMINUM DOOR w/ GLASS PANEL**
2	**BRICK VENEER** | WHITE	7	**METAL RAILING**
3	**FIBER CEMENT PANEL** | W/METAL REVEAL, COLOR - LIGHT GRAY	8	**METAL AWNING**
4	**FIBER CEMENT LAP SIDING** | BLACK ORE	9	**ALUMINUM & GLASS STOREFRONT**
5	**ALUMINUM DOUBLE HUNG WINDOW**	10	**FIBER CEMENT PANEL** | COLOR - GRAY

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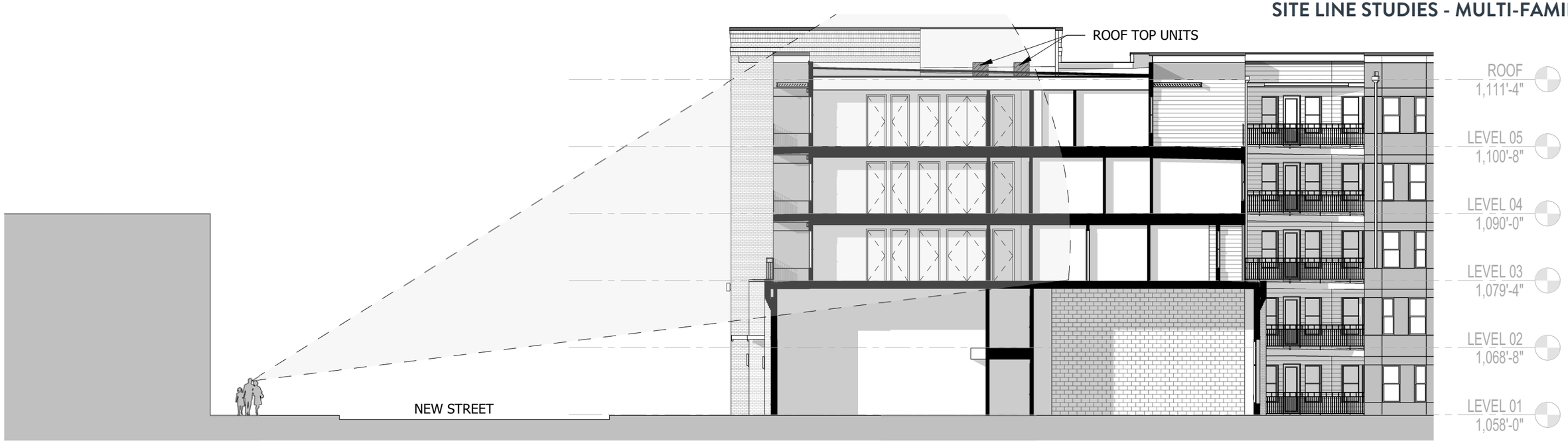
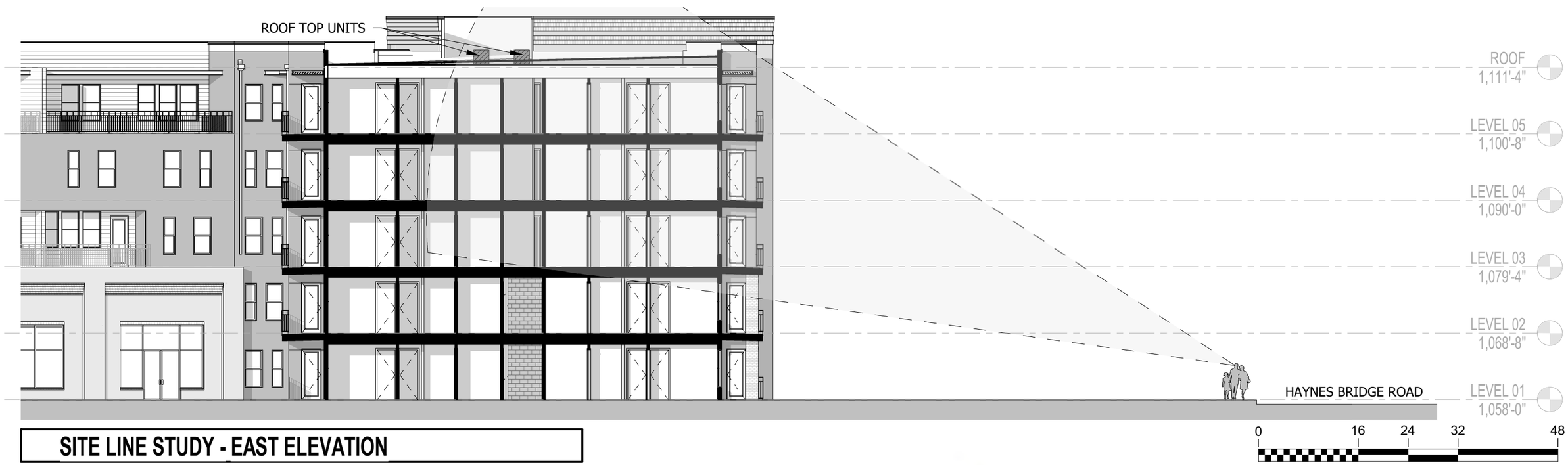
ALPHARETTA | GA

A 1.5

SITE LINE STUDIES - MULTI-FAMILY



SITE LINE STUDY - NORTH ELEVATION



SITE LINE STUDY - EAST ELEVATION

SEPTEMBER 1, 2021

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ALPHARETTA | GA

A 2.0

PERSPECTIVE VIEW 1

SEPTEMBER 1, 2021

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ALPHARETTA | GA

A
3.0

PERSPECTIVE VIEW 2

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ALPHARETTA | GA

A
3.1

PERSPECTIVE VIEW 3

SEPTEMBER 1, 2021

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ALPHARETTA | GA

A
3.2

PERSPECTIVE VIEW 4

TYPICAL RETAIL BRICK DETAILING - 1

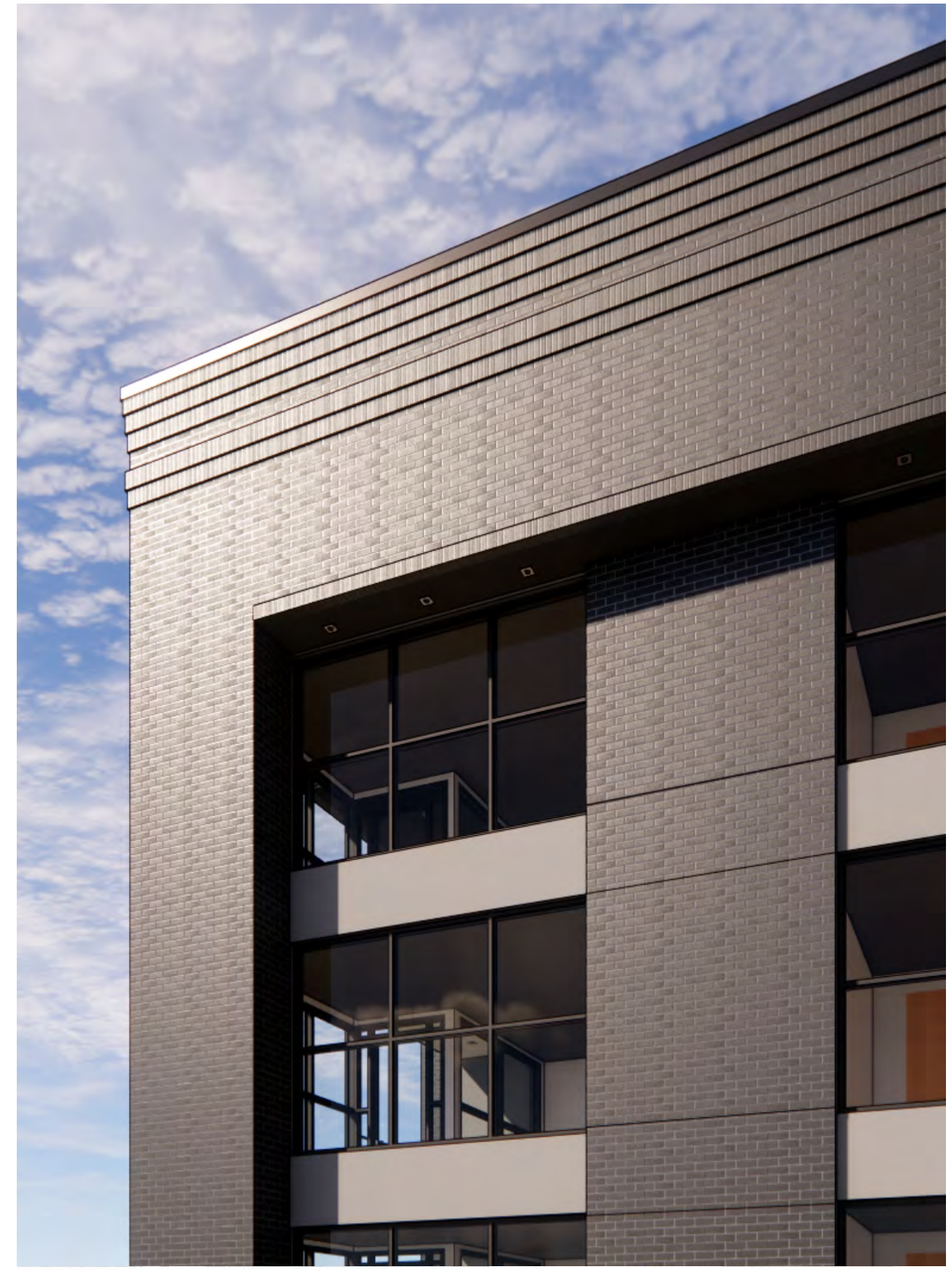
TYPICAL RETAIL BRICK DETAILING - 2

RESIDENTIAL BRICK DETAILING AT POCKET PARK

RESIDENTIAL BRICK DETAIL AT FENESTRATION

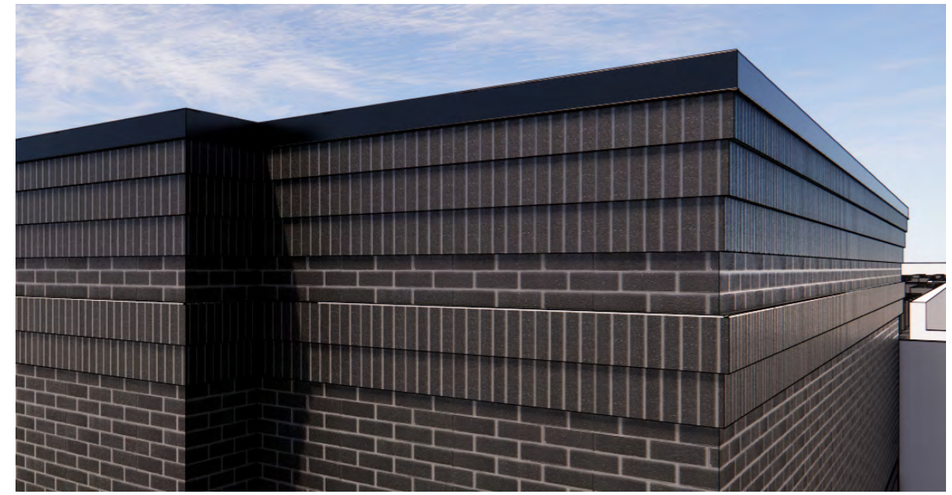
RESIDENTIAL BRICK DETAIL AT PARAPET

BRICK DETAIL AT BRICK AND PANEL TRANSITION



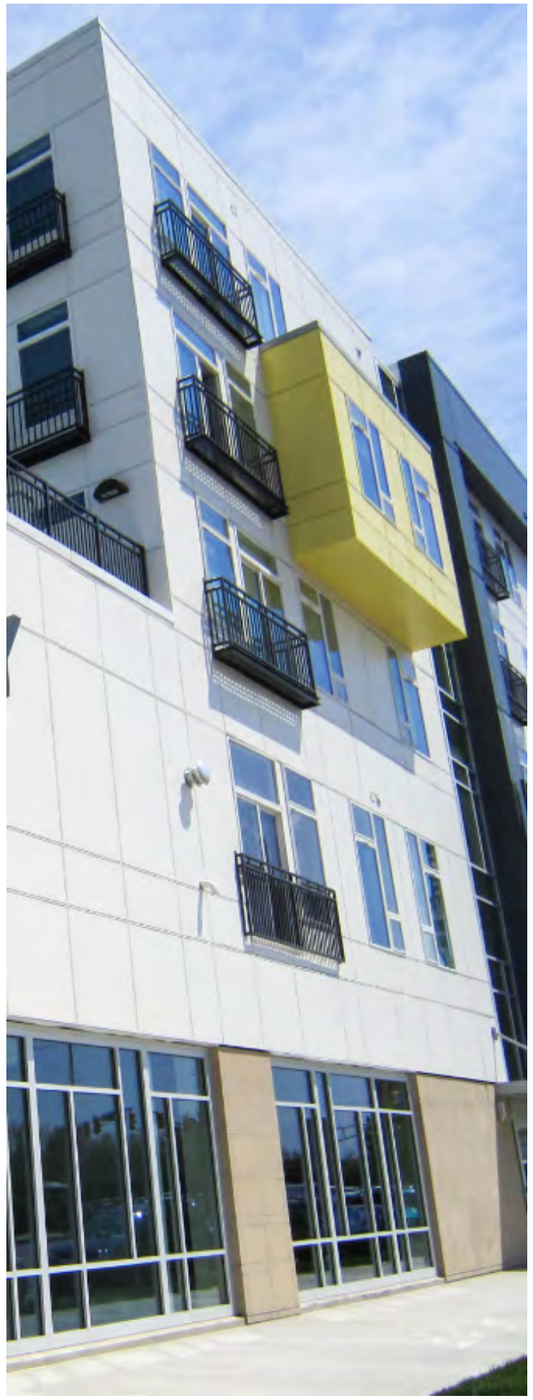
RESIDENTIAL BRICK DETAIL

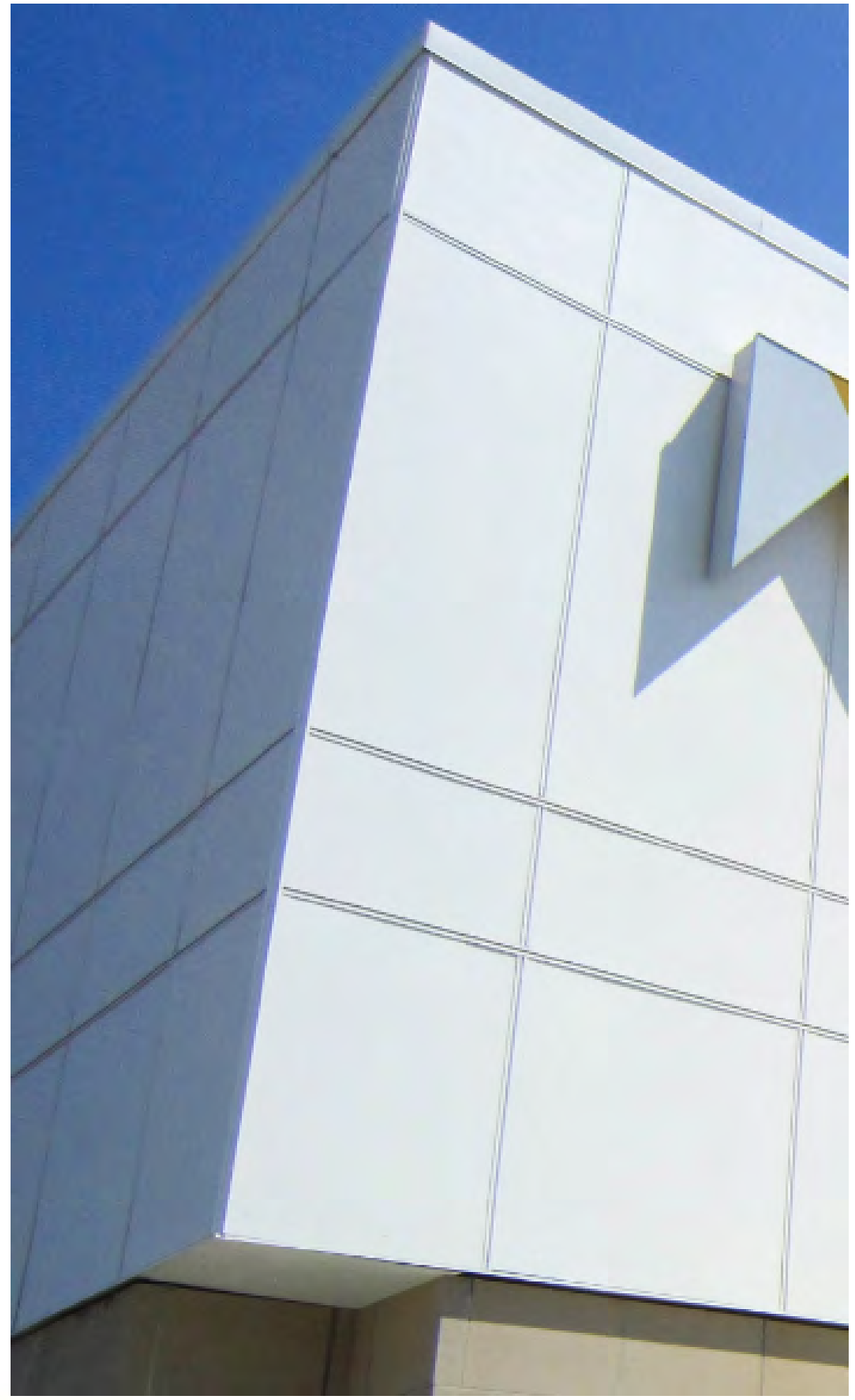
RESIDENTIAL BRICK CORNER



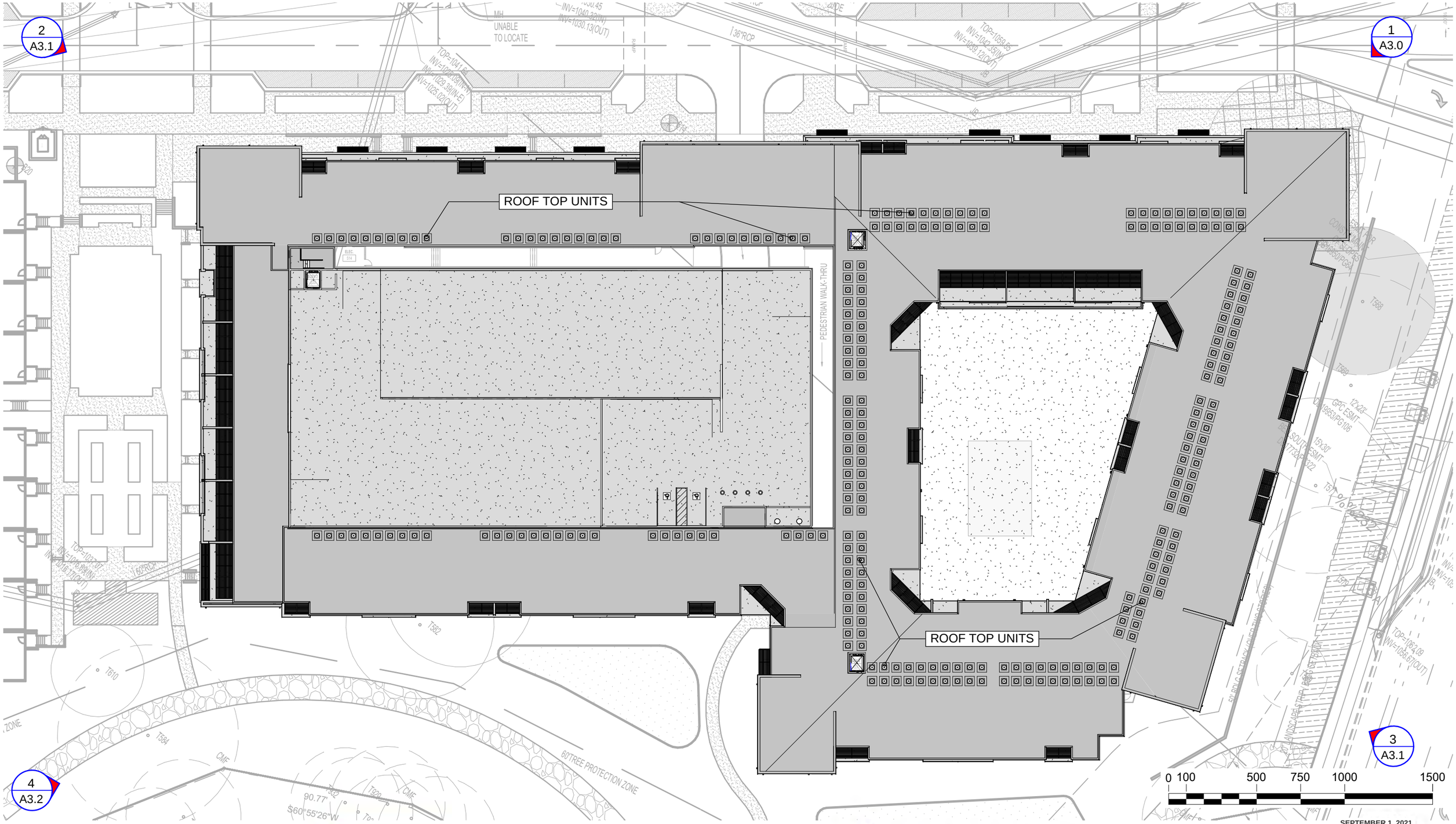
BRICK CORNICE DETAIL AT PARAPET

RECESSED BRIC DETAIL





ROOF PLAN - MULTI-FAMILY



SEPTEMBER 1, 2021

NELSON Kimley»Horn SITE solutions

TPAGROUP LAKEVIEW PARK MASTER PLAN
ALPHARETTA | GA

A
4.0

PROPERTY LEGAL DESCRIPTION

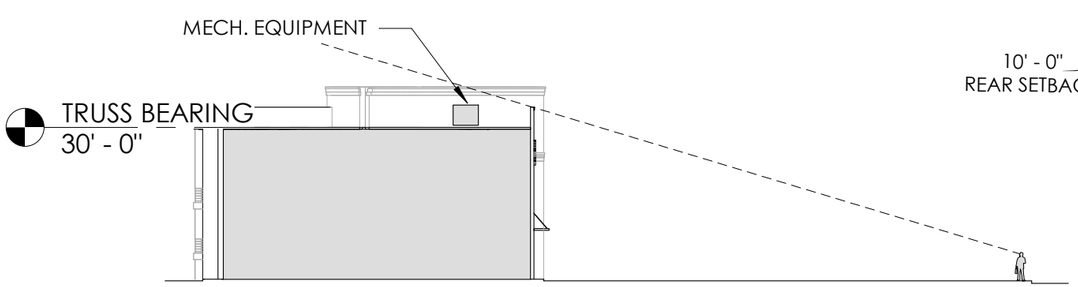
ALL THAT TRACT or parcel ofland lying and being in the town of Alpharetta, formerly Milton now Fulton County, Georgia and being part of Land Lot 694 of the 1st District and 2nd Section of said County and being more particularly described as follows:

BEGINNING at a point on the northwest side of Roswell Street, one hundred sixty-eight (168) feet, southwest of Marietta Road; thence North sixty-four degrees West one hundred sixteen (116) feet to a fence running alongside the easterly boundary of the property of Byron Benson; thence running in a southerly direction along said fence one hundred eighteen (118) feet to a point; thence running in a westerly direction alongside of said fence seventy-eight and five tenths (78.5) feet to a point; thence running in a southeasterly direction thirty (30) feet to the property line of Mrs. C. M. Woods, thence running South 60 degrees East alongside the northerly boundary line of Mrs. C. M. Woods' property one hundred seventy-five (175) feet to the northwest side of Roswell Street; thence running North 30 degrees East alongside the northwestern curb of Roswell Street, one hundred seventy-five (175) feet to the point of beginning. Said property being improved property known as 119 Roswell Street according to the present numbering system of being used by the City of Alpharetta, Georgia.

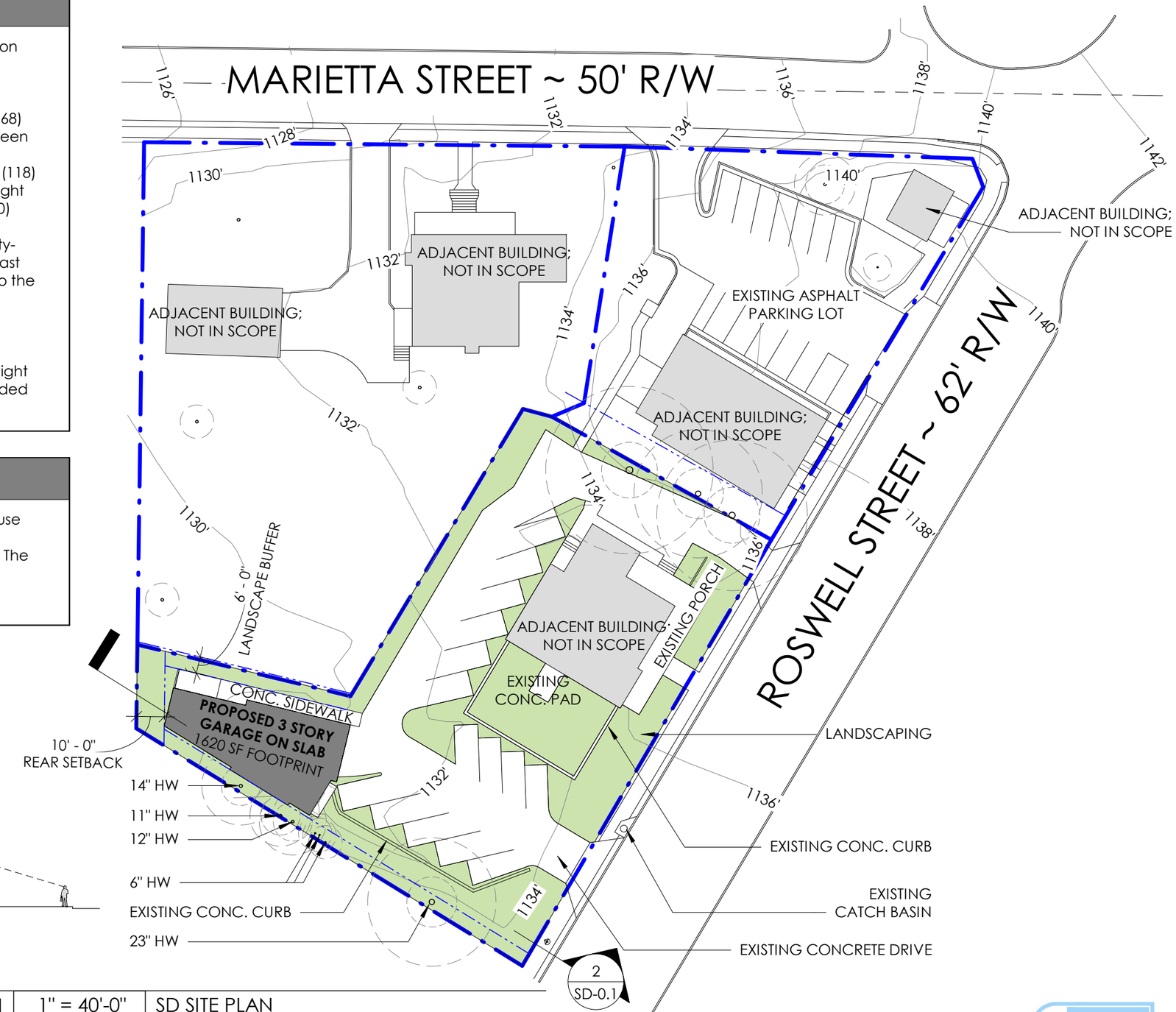
LESS AND EXCEPT that portion of property described in a Department of Transportation Right of Way Deed in favor of The City of Alpharetta, Georgia dated March 9, 1994 and recorded in Deed Book 18036, page 124, Fulton County, Georgia records.

DOWNTOWN OVERLAY NARRATIVE

Our intent is to follow the guidelines of Mercantile/Mill architectural style. The building's use as a multi-level garage lends itself well to this style. The fenestration on the front (North) facade follows a similar grid pattern and proportion to historic warehouse/mill buildings. The overhead doors mimic those of past loading docks and the parapet is minimal in ornamentation.



2 | 1" = 30'-0" | SITE LINE STUDY



1 | 1" = 40'-0" | SD SITE PLAN

SITE PLAN

SD-0.1

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

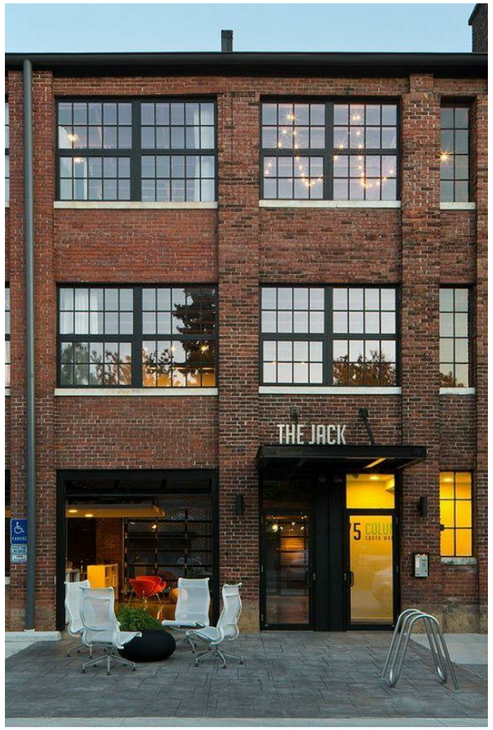
studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM

RETAIL/STORAGE SIDING - FIBER-CEMENT PANELS

BRICK MERCANTILE/MILL STYLE ARCHES

BRICK MERCANTILE/MILL STYLE ARCHES

BRICK MERCANTILE/MILL STYLE ARCHITECTURE



BRICK MERCANTILE/MILL STYLE ARCHITECTURE

VERTICAL-LIFT GLASS GARAGE DOORS

MATERIALS

SD-0.2

09/01/2021

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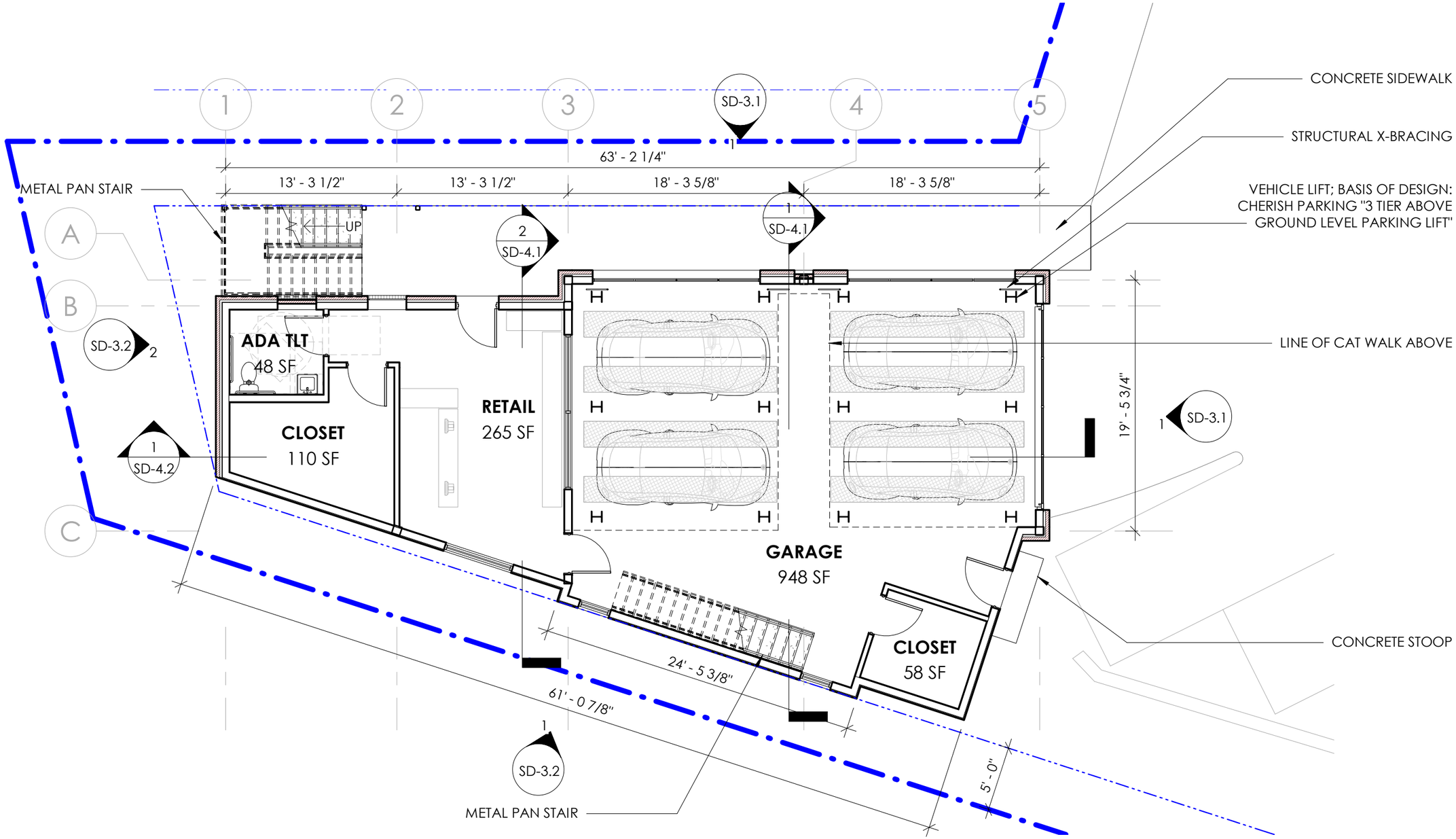

1	1/8" = 1'-0"	SD - FIRST FLOOR PLAN

FLOOR PLAN

SD-2.1

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

N

studio SO GO
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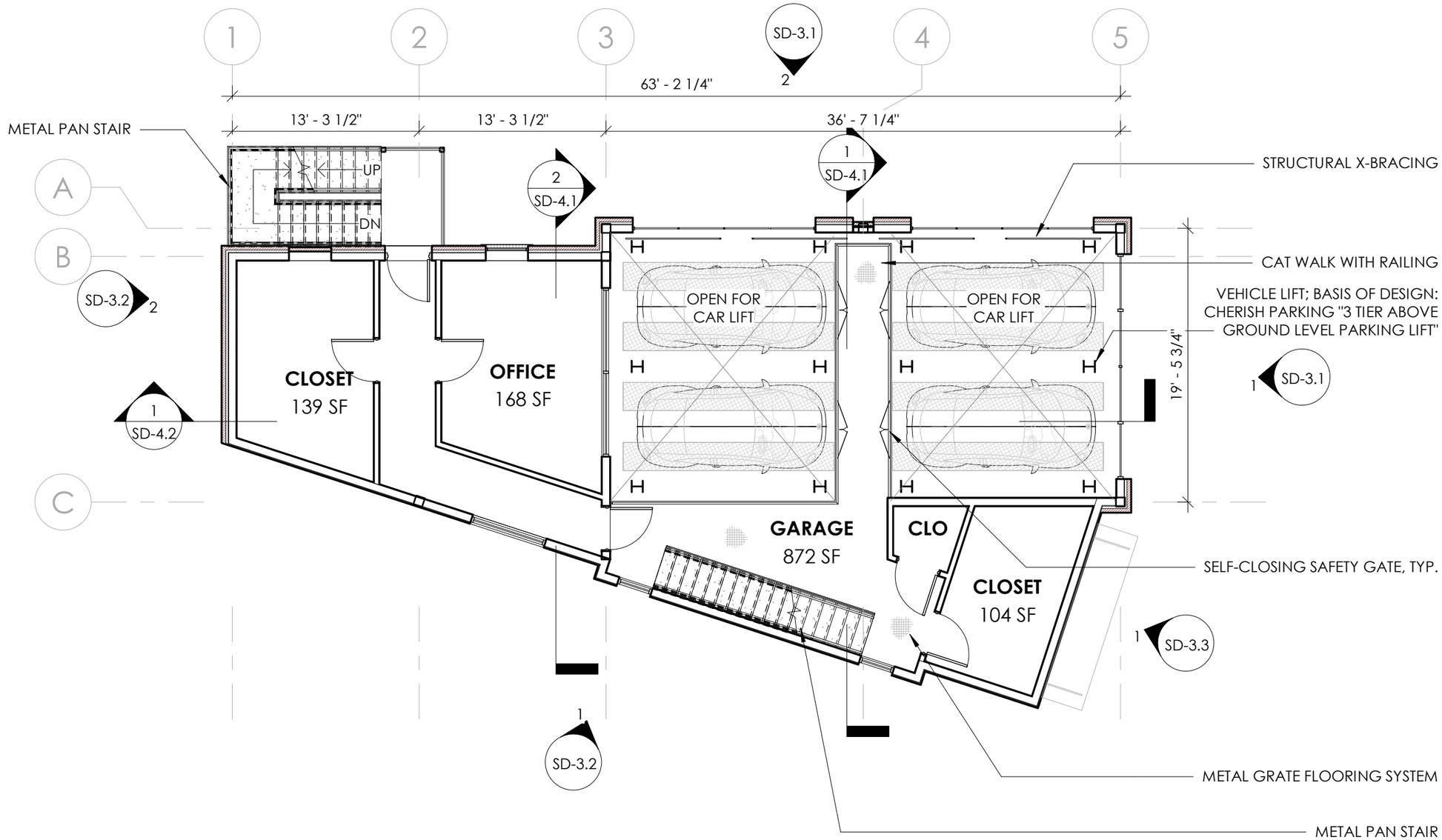


1	1/8" = 1'-0"	SD - SECOND FLOOR PLAN

FLOOR PLAN

SD-2.2

09/01/2021

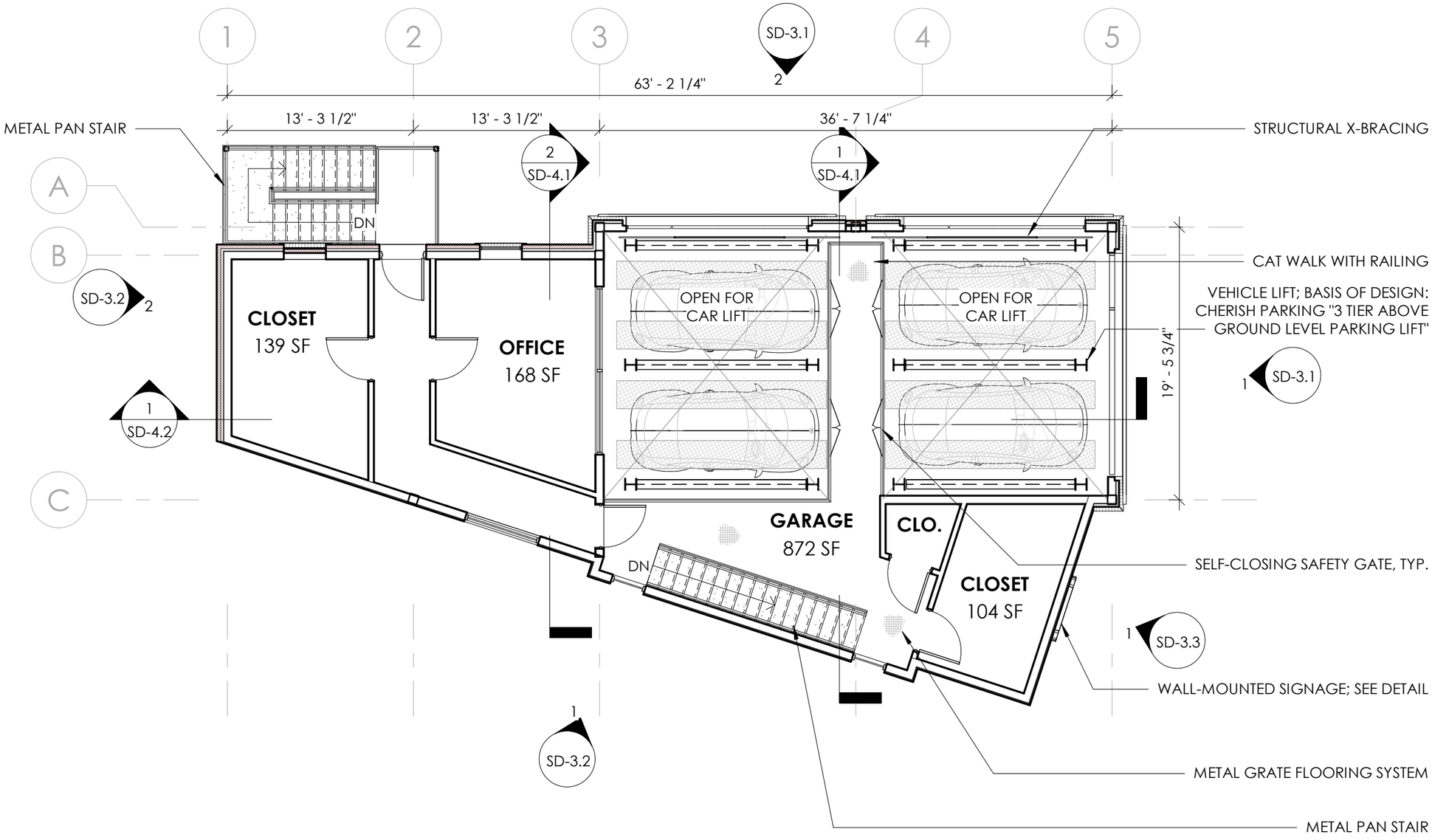
SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

N

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



1	1/8" = 1'-0"	SD - THIRD FLOOR PLAN

FLOOR PLAN

SD-2.3

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

N

studio SO GO
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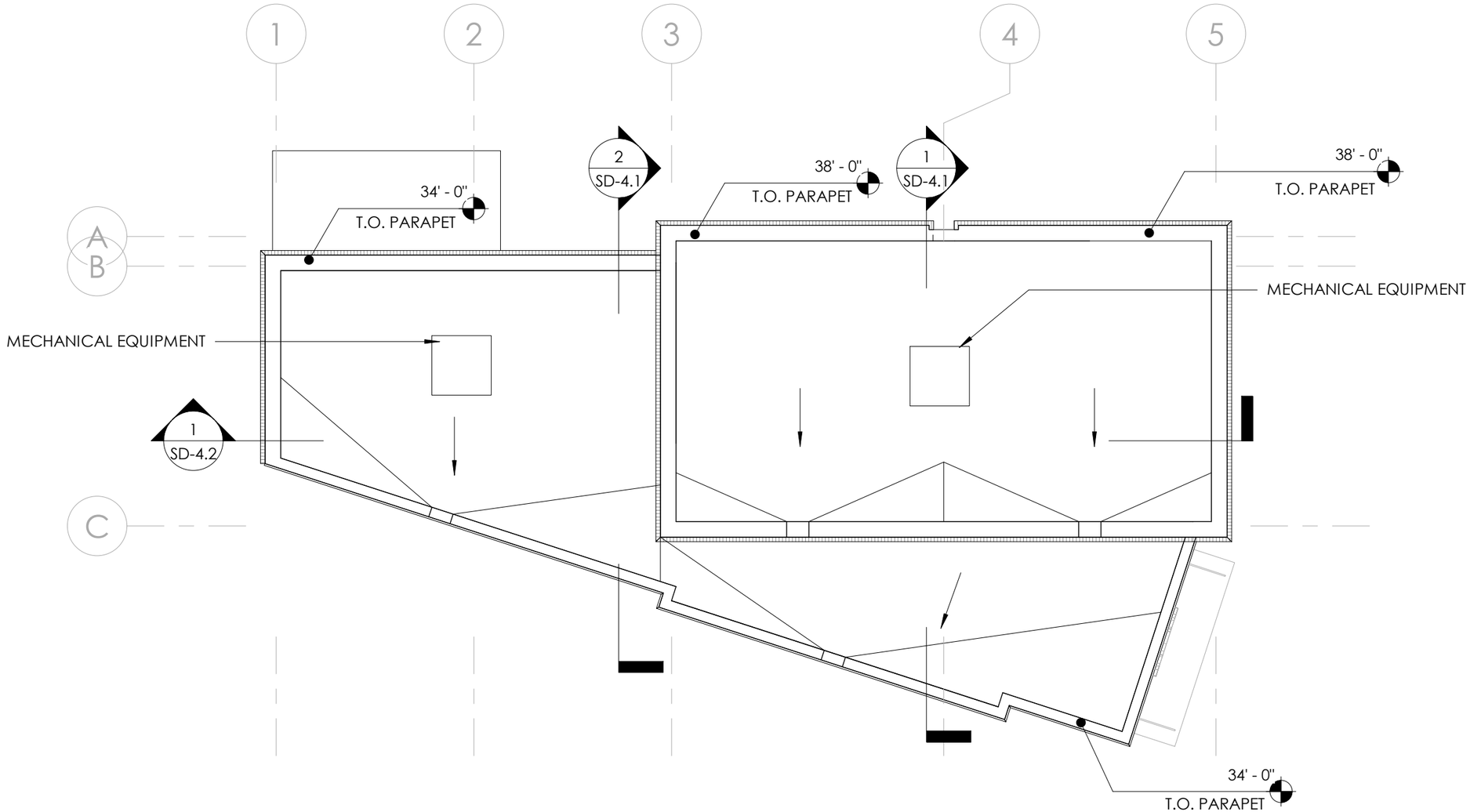
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



1	1/8" = 1'-0"	SD - ROOF PLAN

ROOF PLAN

SD-2.4

09/01/21

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

N

studio SO GO
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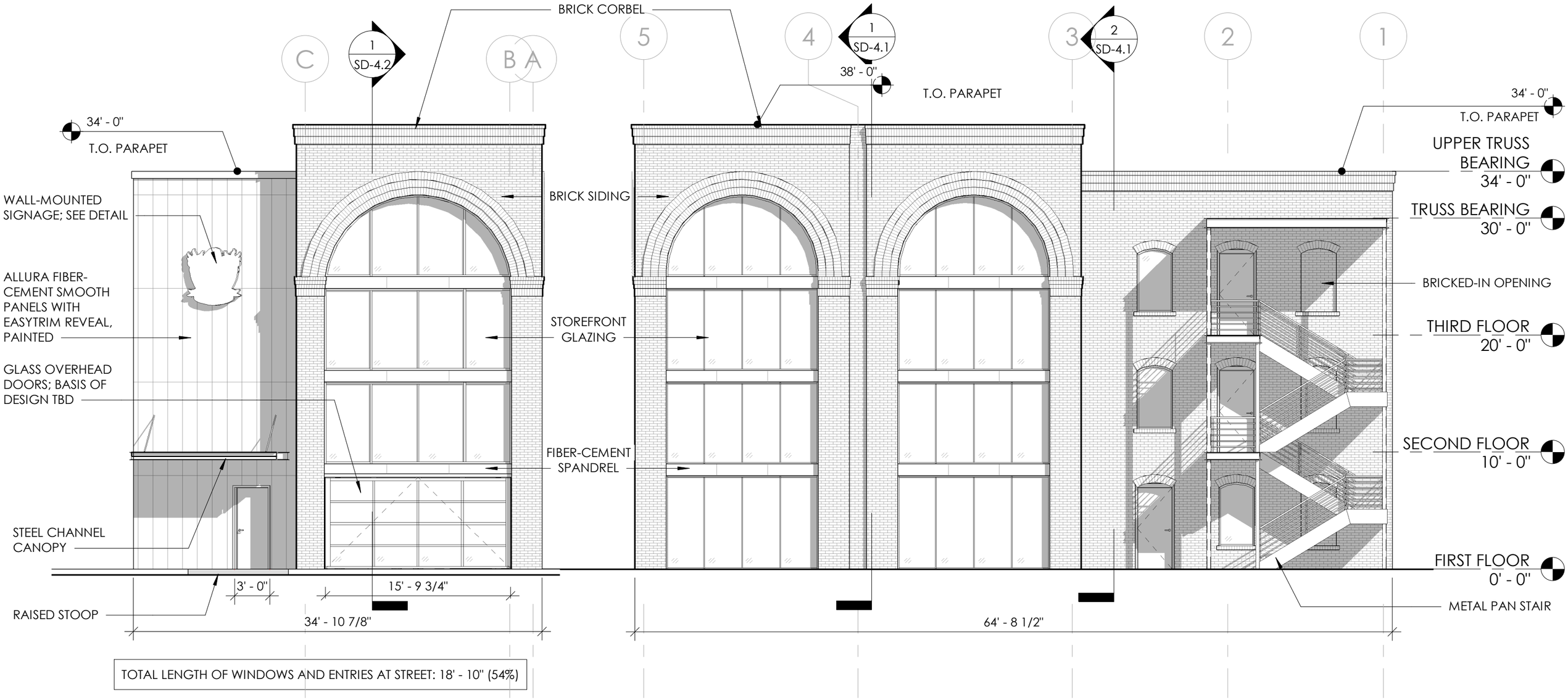


TOTAL LENGTH OF WINDOWS AND ENTRIES AT STREET: 18' - 10" (54%)

1	1/8" = 1'-0"	SD - EAST ELEVATION

2	1/8" = 1'-0"	SD - NORTH ELEVATION

ELEVATIONS

SD-3.1

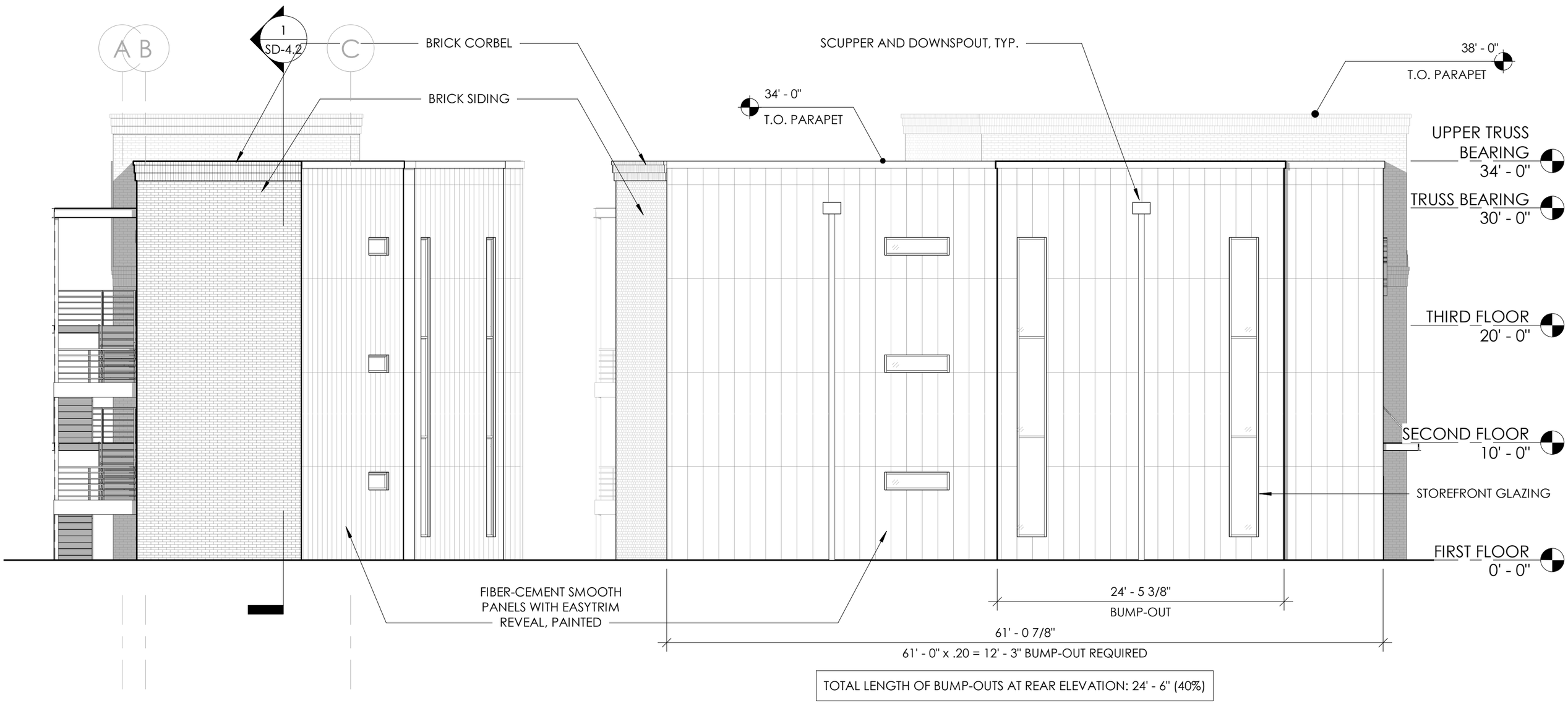
09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



2	1/8" = 1'-0"	SD - WEST ELEVATION

1	1/8" = 1'-0"	SD - SOUTH ELEVATION

ELEVATIONS

SD-3.2

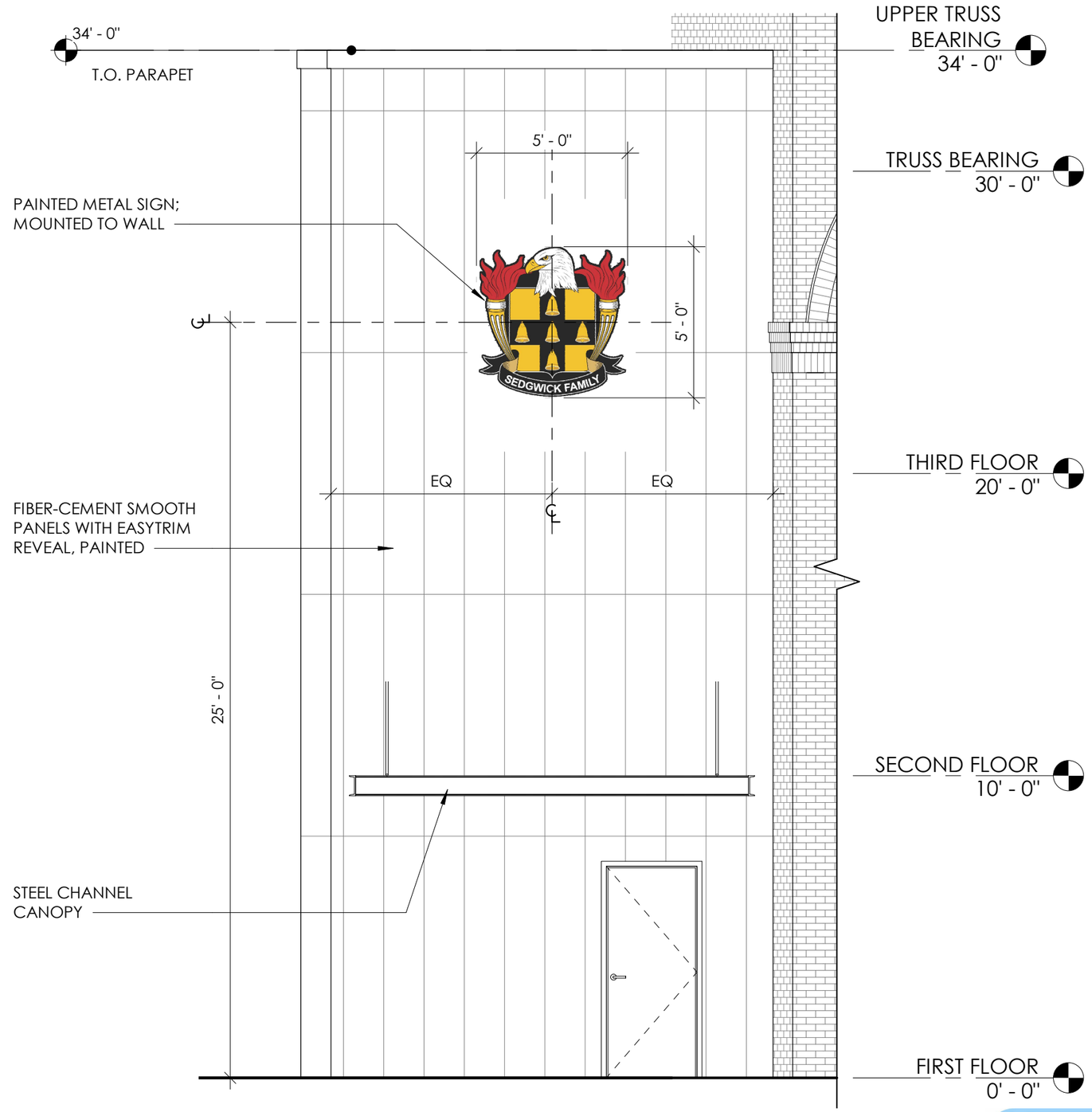
09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



1	1/4" = 1'-0"	SIGN ELEVATION

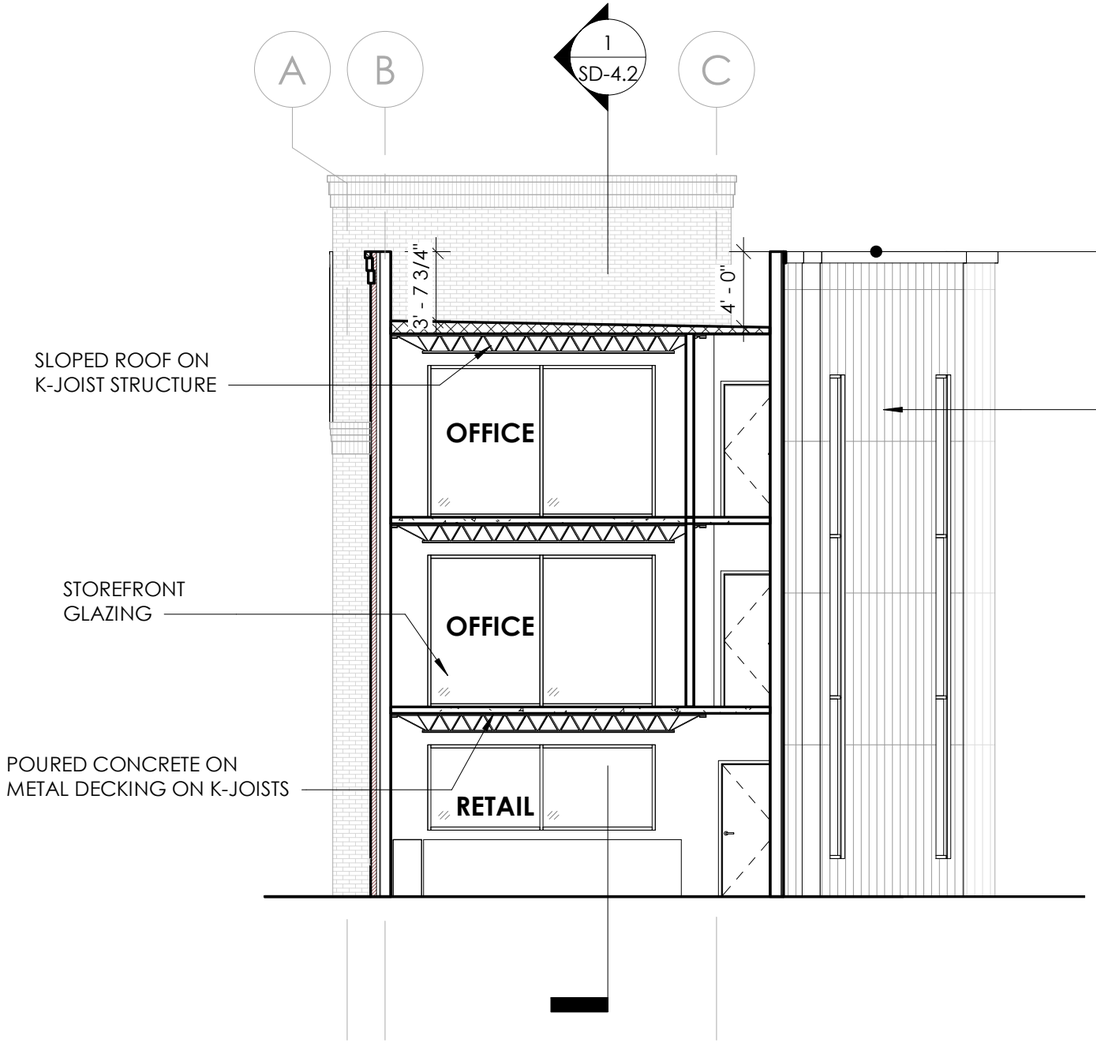
0' 2' 4' 8' 12'

SIGNAGE ELEVATION
SD-3.3
09/01/2021

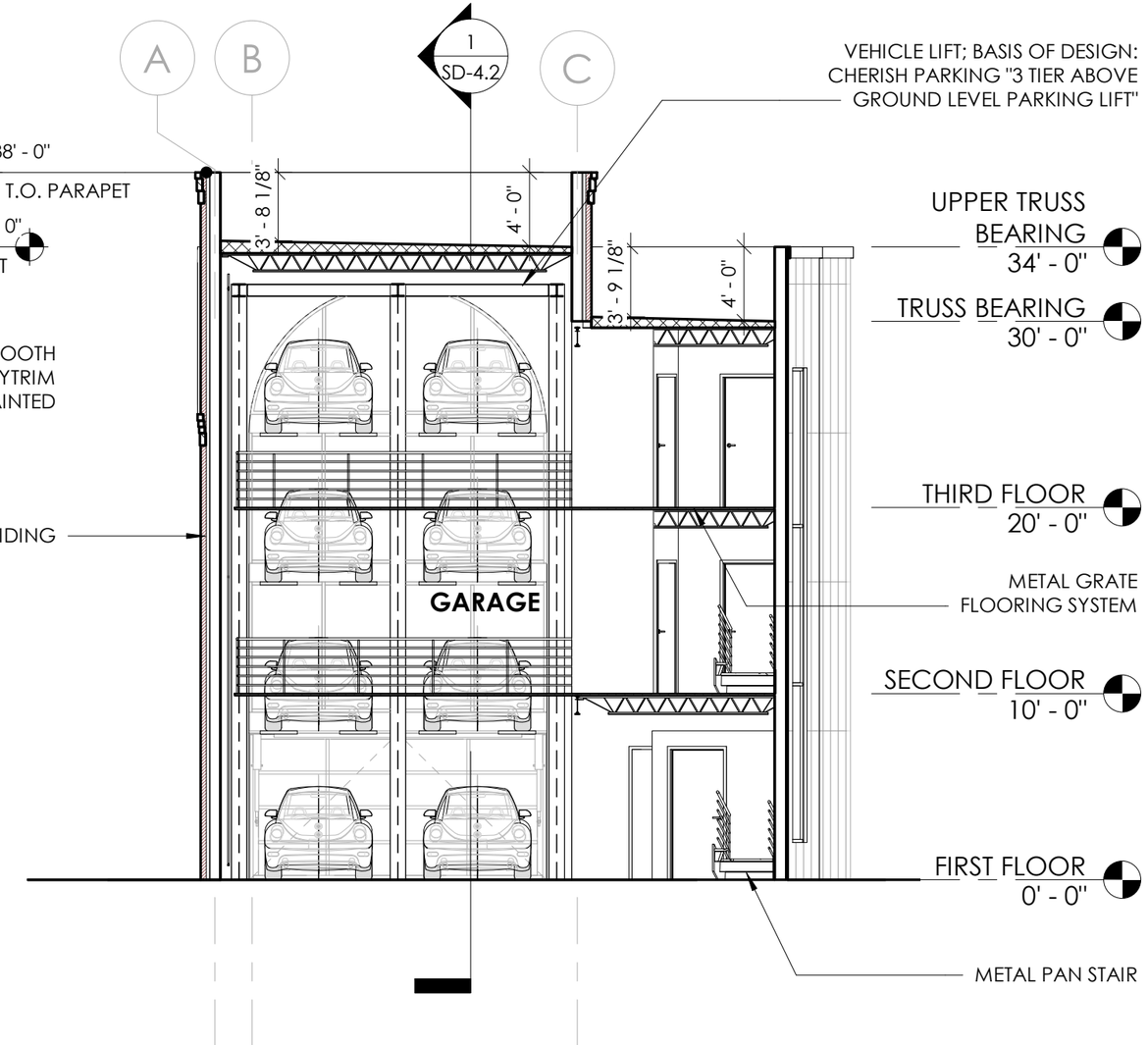
SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



2 | 1/8" = 1'-0" | CROSS SECTION @ RETAIL



1 | 1/8" = 1'-0" | CROSS SECTION @ GARAGE

SECTIONS

SD-4.1

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

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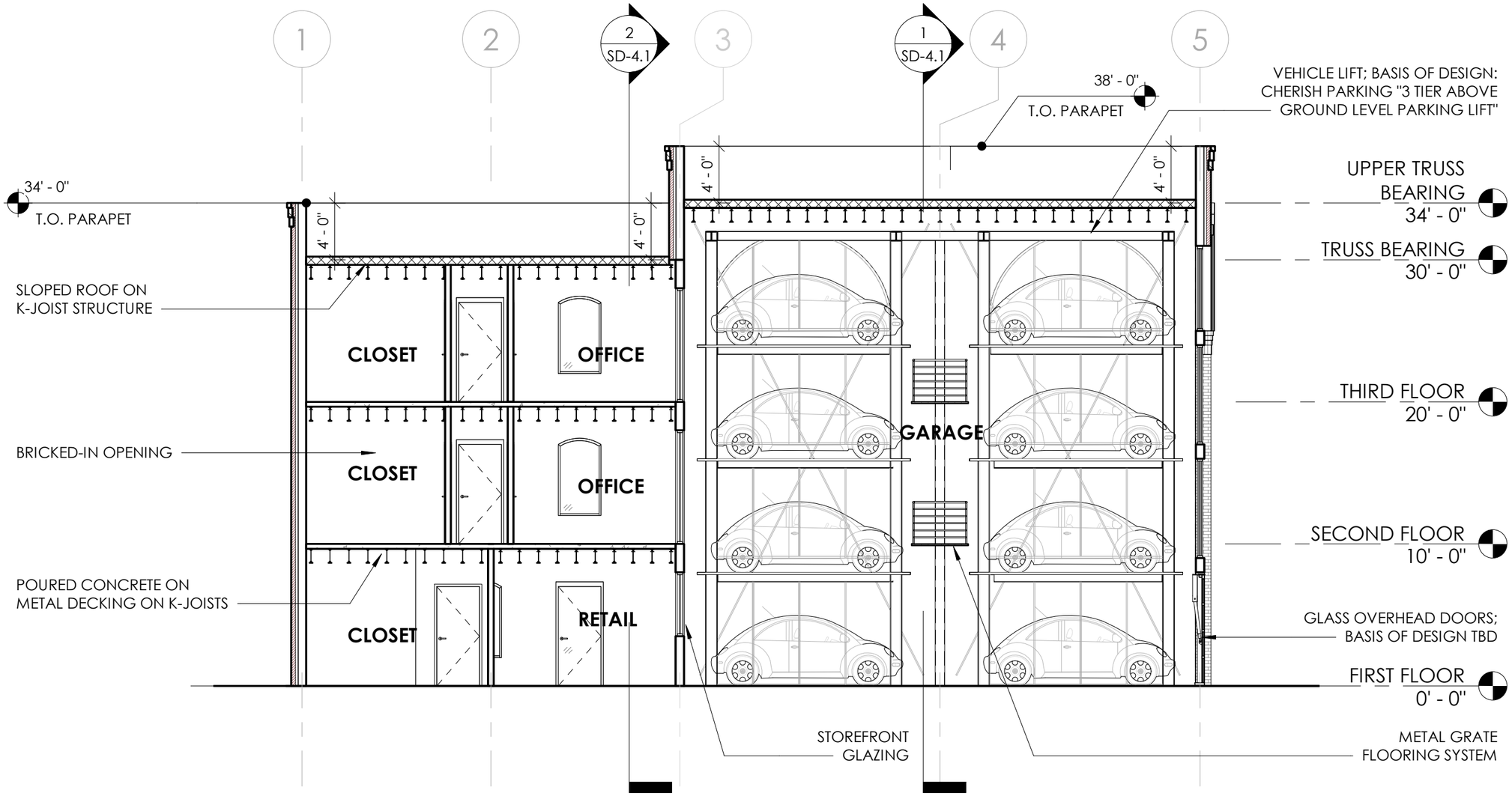

1	1/8" = 1'-0"	LONGITUDINAL SECTION @ GARAGE

SECTIONS

SD-4.2

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

studio SO GO
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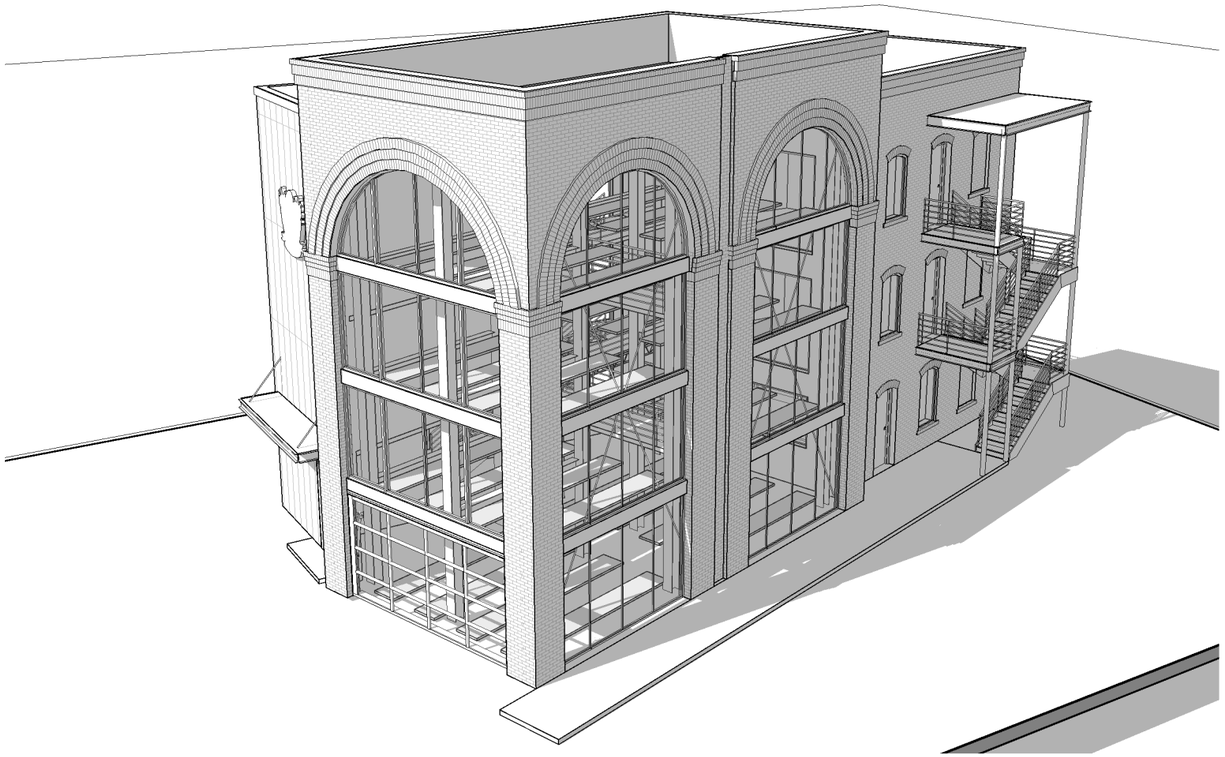
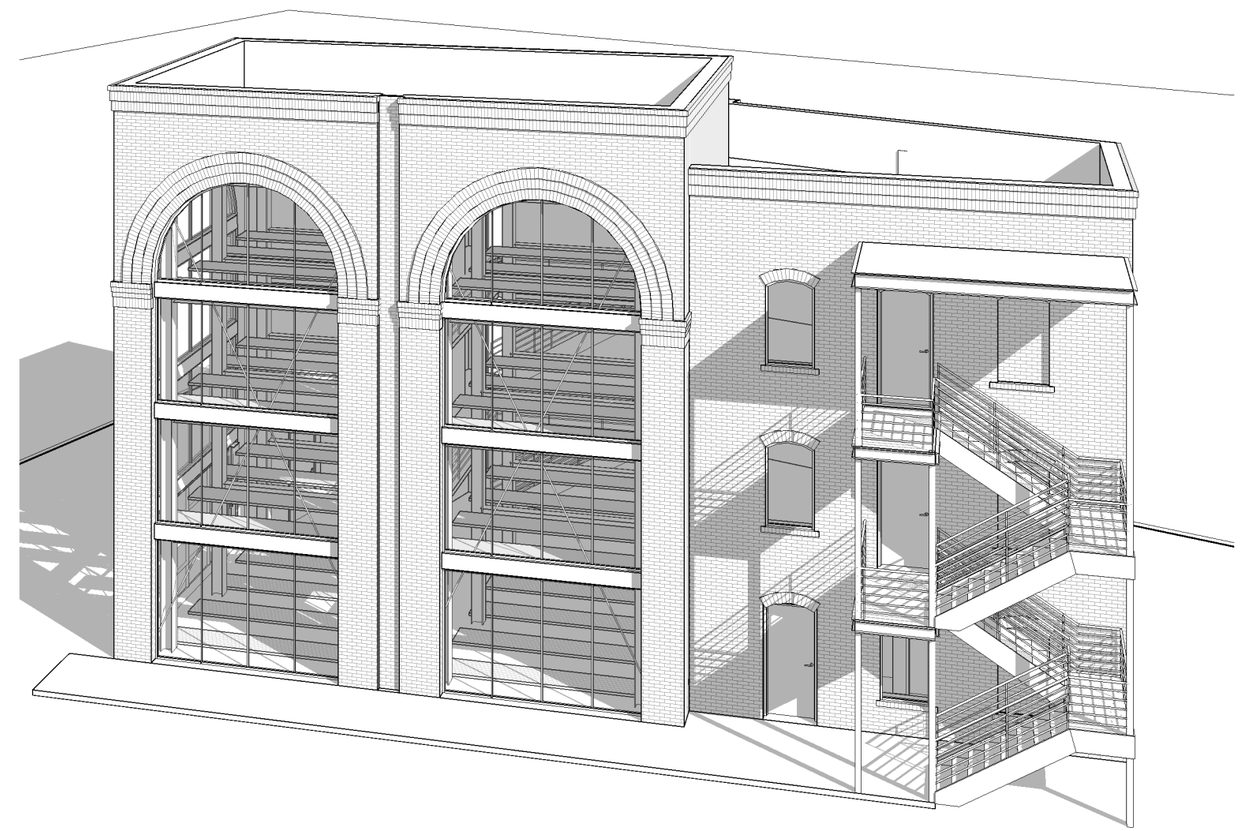


1		Axon View 1



2		Axon View 2

PERSPECTIVES

SD-4.3

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

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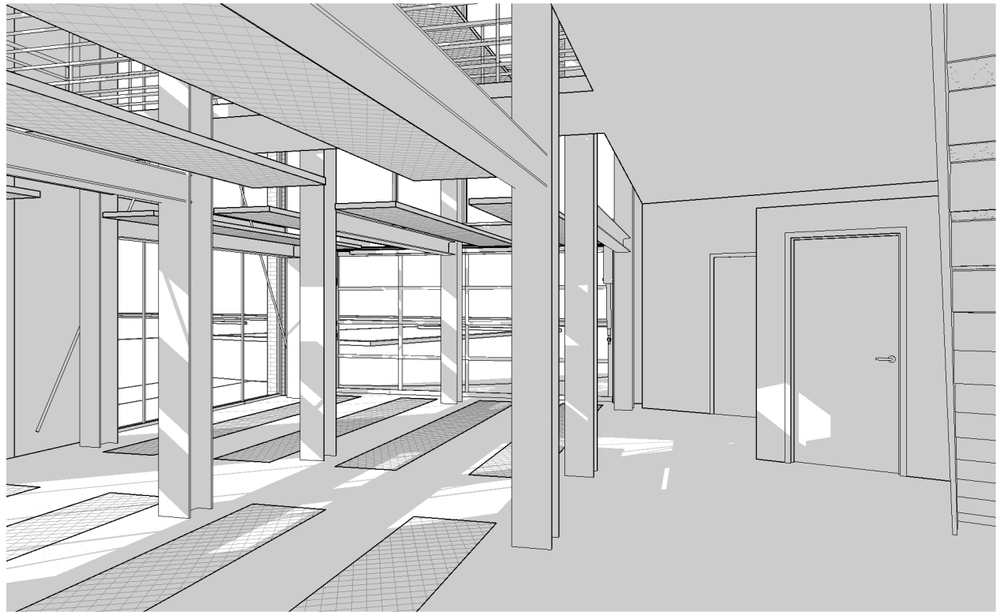
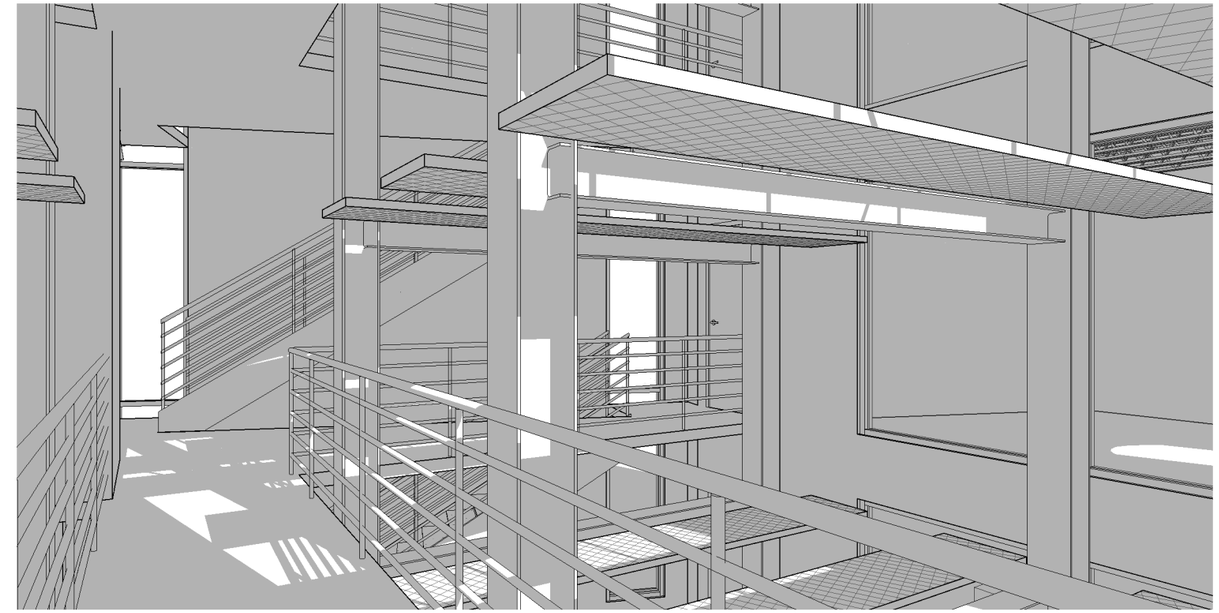
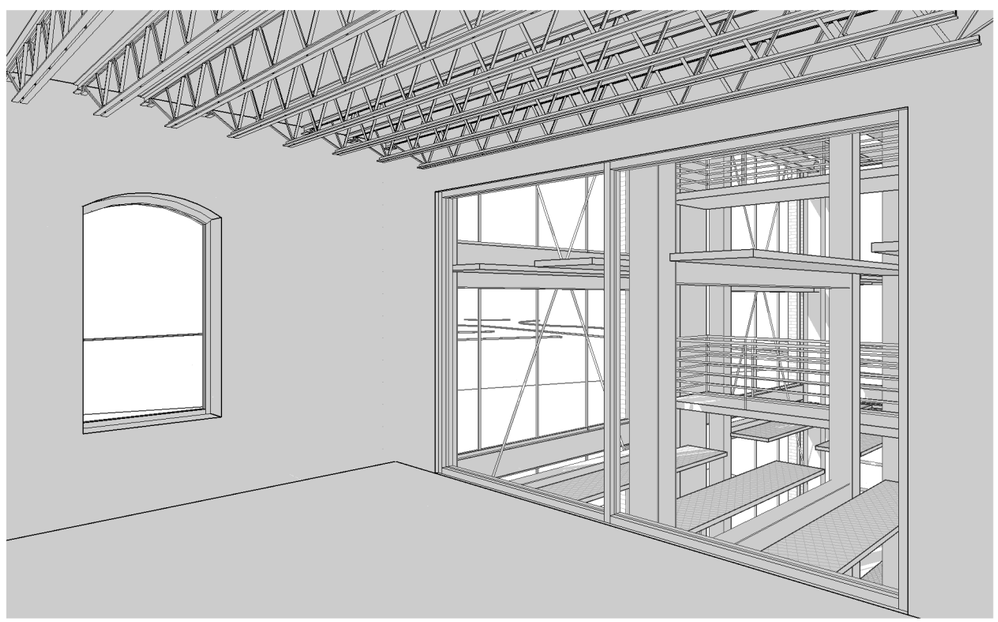


1 PERSPECTIVE @ GROUND FLOOR OF GARAGE



2 PERSPECTIVE @ 2ND FLOOR CATWALK



3 PERSPECTIVE @ OFFICE

4 VIEW FROM PARKING LOT

PERSPECTIVES

SD-4.4

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

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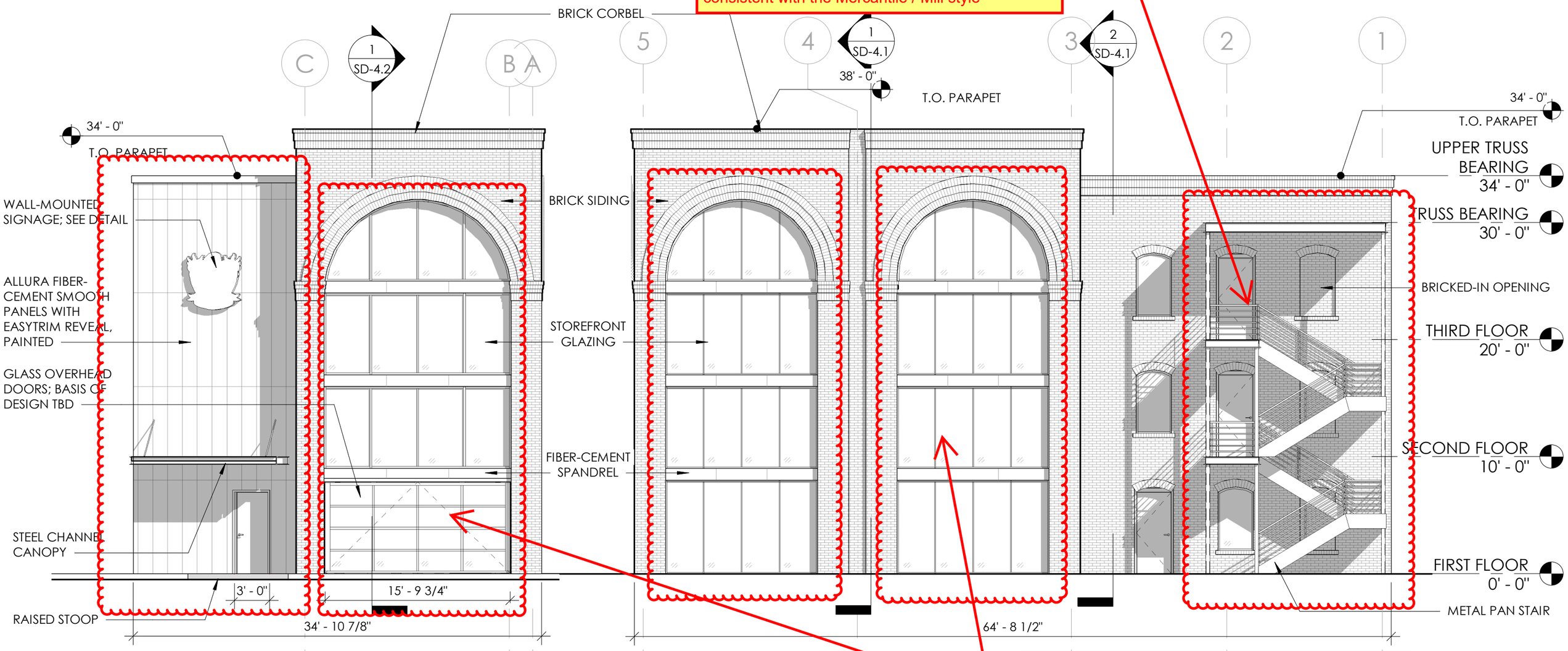
This design is modern / contemporary and not consistent with early 20th century historical examples for outside steel stairs, and not consistent with the Mercantile / Mill style



TOTAL LENGTH OF WINDOWS AND ENTRIES AT STREET: 18' - 10" (54%)

fenestration is too monolithic and modern in scale and composition. Windows need to be broken up with intermediate masonry vertical and horizontal columns / piers / mullions / spandrels.

1	1/8" = 1'-0"	SD - EAST ELEVATION

2	1/8" = 1'-0"	SD - NORTH ELEVATION

ELEVATIONS

SD-3.1

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

studio SO GO
ARCHITECTURE & INTERIORS
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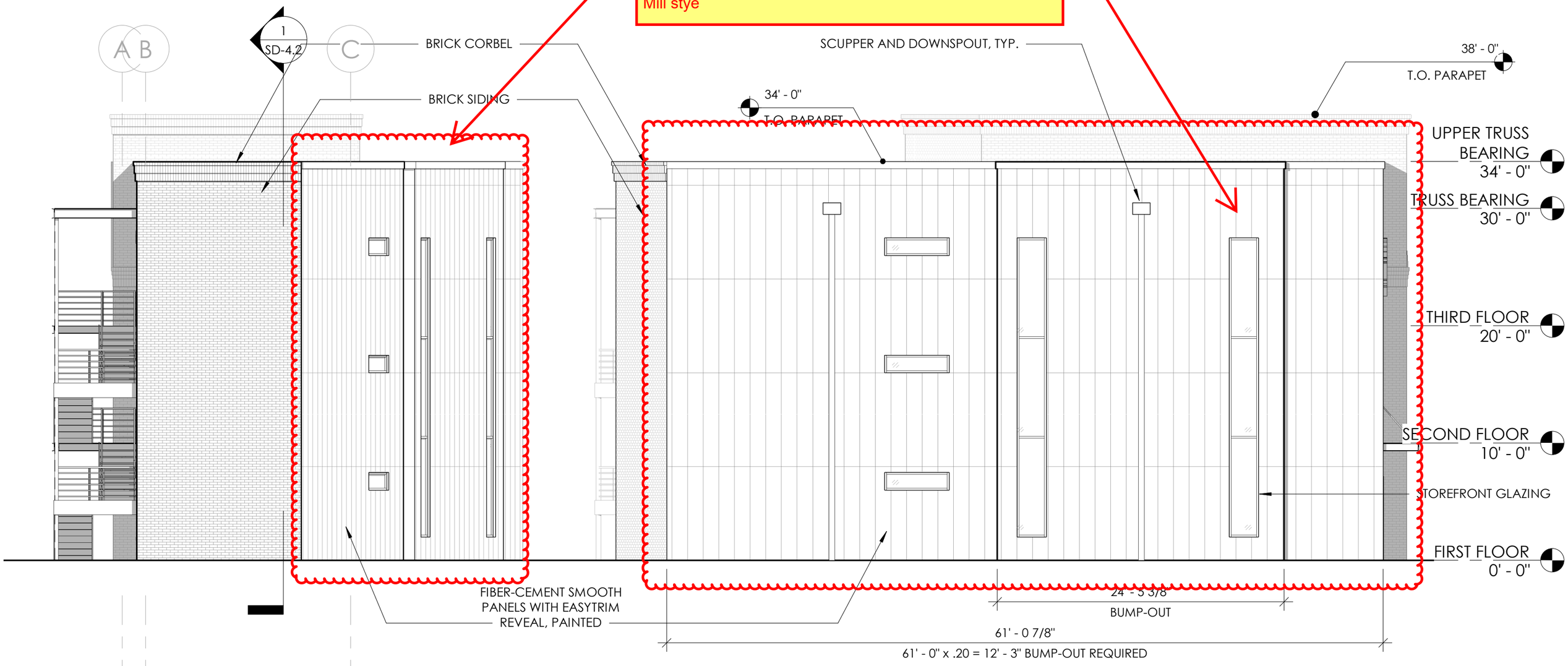
Per the last review comments, these facades are not treated with historical / traditional materials, composition, massing, and fenestration consistent with the Mercantile / Mill stye



TOTAL LENGTH OF BUMP-OUTS AT REAR ELEVATION: 24' - 6" (40%)

2	1/8" = 1'-0"	SD - WEST ELEVATION

1	1/8" = 1'-0"	SD - SOUTH ELEVATION

ELEVATIONS

SD-3.2

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

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ARCHITECTURE & INTERIORS
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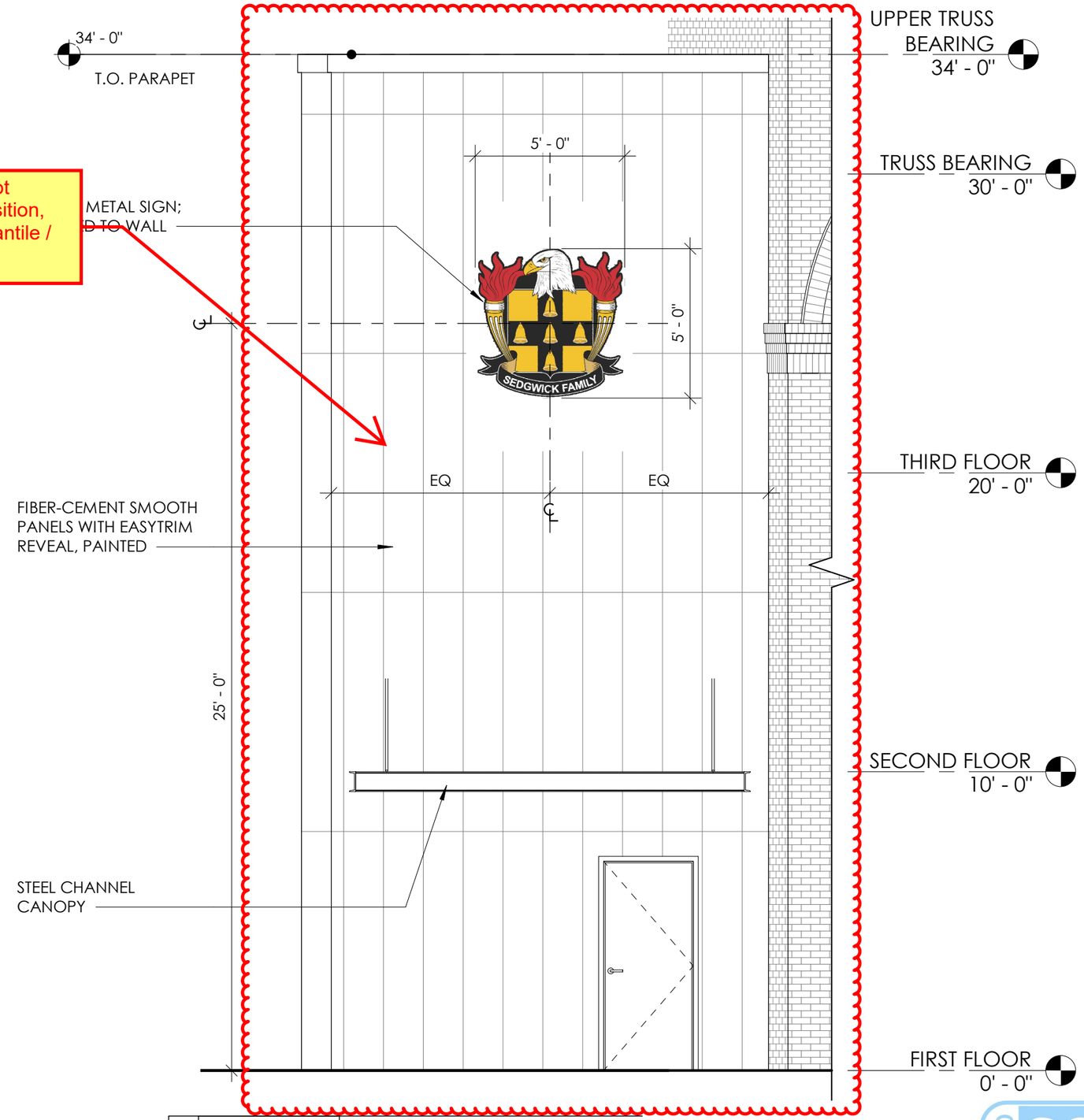
Per the last review comments, these facades are not treated with historical / traditional materials, composition, massing, and fenestration consistent with the Mercantile / Mill stye



1 | 1/4" = 1'-0" | SIGN ELEVATION

0' 2' 4' 8' 12'

SIGNAGE ELEVATION
SD-3.3
09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM

PROPERTY LEGAL DESCRIPTION

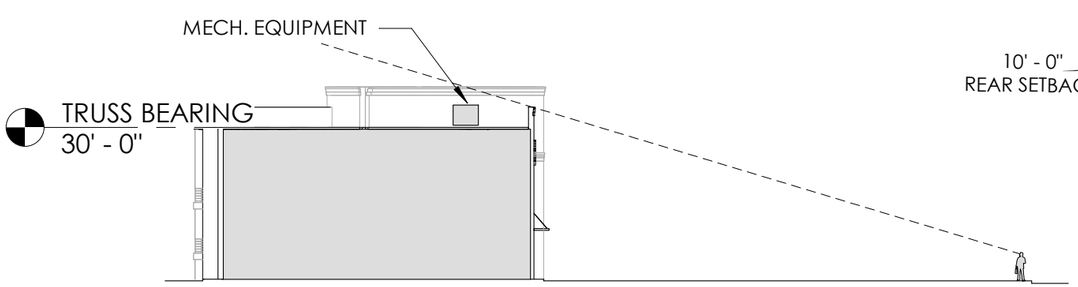
ALL THAT TRACT or parcel ofland lying and being in the town of Alpharetta, formerly Milton now Fulton County, Georgia and being part of Land Lot 694 of the 1st District and 2nd Section of said County and being more particularly described as follows:

BEGINNING at a point on the northwest side of Roswell Street, one hundred sixty-eight (168) feet, southwest of Marietta Road; thence North sixty-four degrees West one hundred sixteen (116) feet to a fence running alongside the easterly boundary of the property of Byron Benson; thence running in a southerly direction along said fence one hundred eighteen (118) feet to a point; thence running in a westerly direction alongside of said fence seventy-eight and five tenths (78.5) feet to a point; thence running in a southeasterly direction thirty (30) feet to the property line of Mrs. C. M. Woods, thence running South 60 degrees East alongside the northerly boundary line of Mrs. C. M. Woods' property one hundred seventy-five (175) feet to the northwest side of Roswell Street; thence running North 30 degrees East alongside the northwestern curb of Roswell Street, one hundred seventy-five (175) feet to the point of beginning. Said property being improved property known as 119 Roswell Street according to the present numbering system of being used by the City of Alpharetta, Georgia.

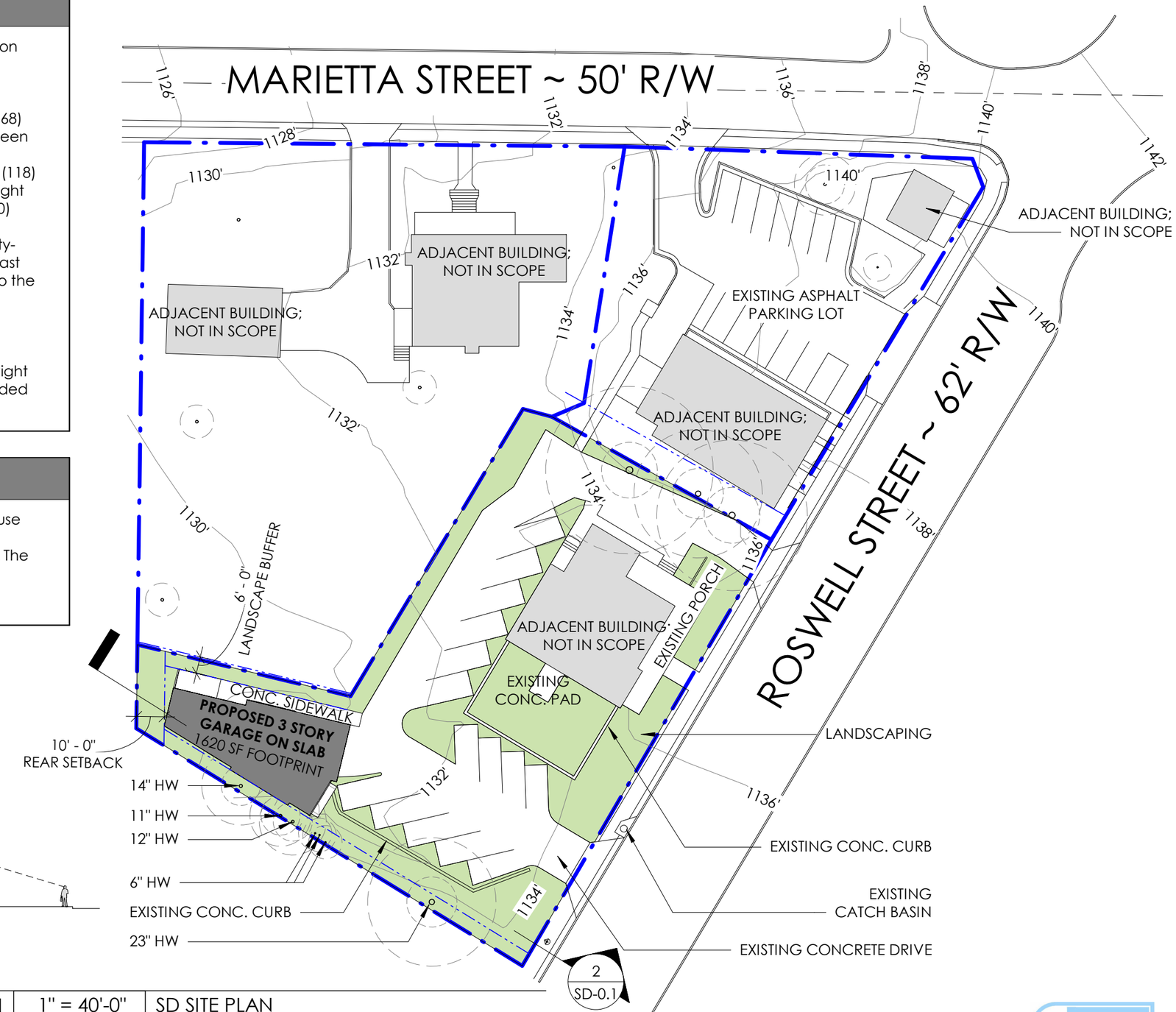
LESS AND EXCEPT that portion of property described in a Department of Transportation Right of Way Deed in favor of The City of Alpharetta, Georgia dated March 9, 1994 and recorded in Deed Book 18036, page 124, Fulton County, Georgia records.

DOWNTOWN OVERLAY NARRATIVE

Our intent is to follow the guidelines of Mercantile/Mill architectural style. The building's use as a multi-level garage lends itself well to this style. The fenestration on the front (North) facade follows a similar grid pattern and proportion to historic warehouse/mill buildings. The overhead doors mimic those of past loading docks and the parapet is minimal in ornamentation.



2 | 1" = 30'-0" | SITE LINE STUDY



1 | 1" = 40'-0" | SD SITE PLAN

SITE PLAN

SD-0.1

09/01/2021

SEDGWICK GARAGE

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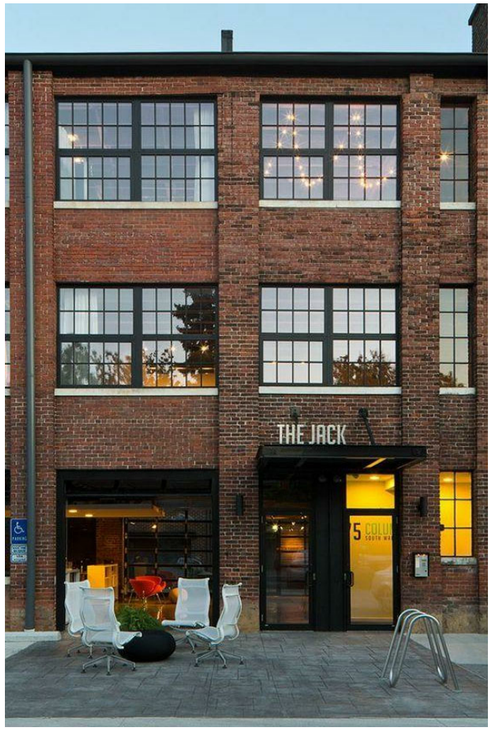
RETAIL/STORAGE SIDING - FIBER-CEMENT PANELS

BRICK MERCANTILE/MILL STYLE ARCHES

BRICK MERCANTILE/MILL STYLE ARCHES

BRICK MERCANTILE/MILL STYLE ARCHITECTURE



BRICK MERCANTILE/MILL STYLE ARCHITECTURE

VERTICAL-LIFT GLASS GARAGE DOORS

MATERIALS

SD-0.2

09/01/2021

SEDGWICK GARAGE

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ALPHARETTA, GA 30009

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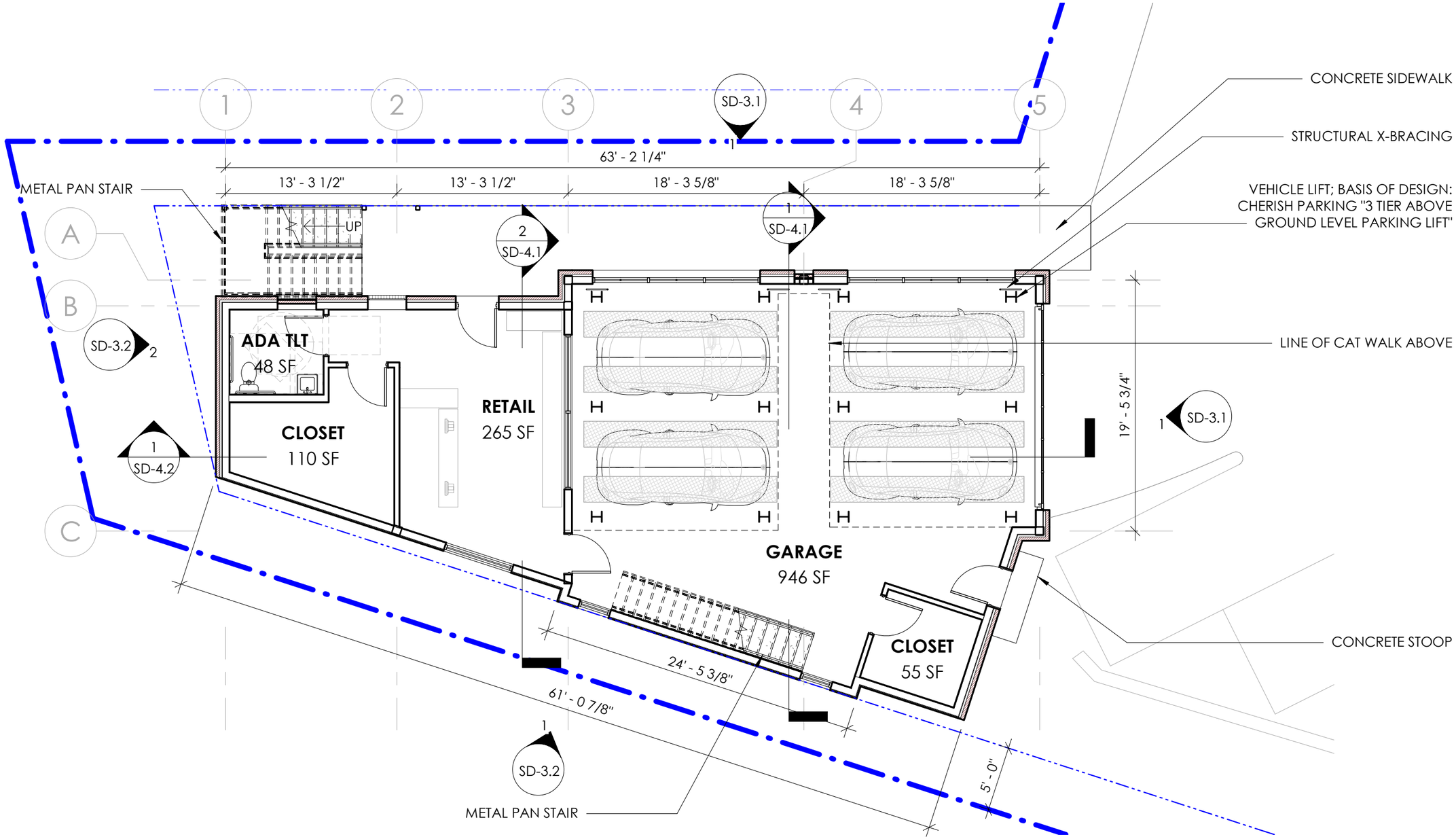


1	1/8" = 1'-0"	SD - FIRST FLOOR PLAN

FLOOR PLAN

SD-2.1

09/01/2021

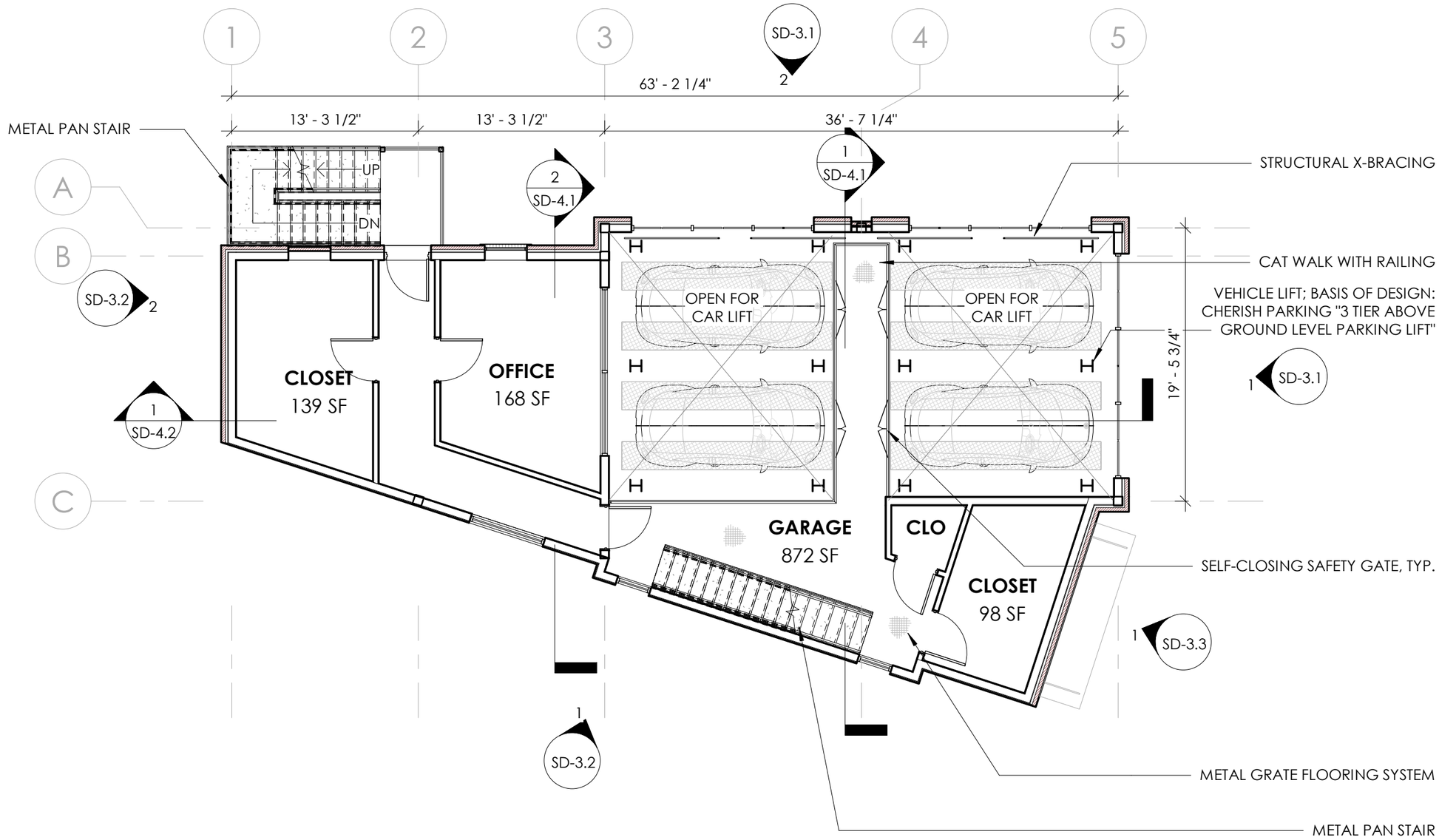
SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

N

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



1	1/8" = 1'-0"	SD - SECOND FLOOR PLAN

FLOOR PLAN

SD-2.2

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

N

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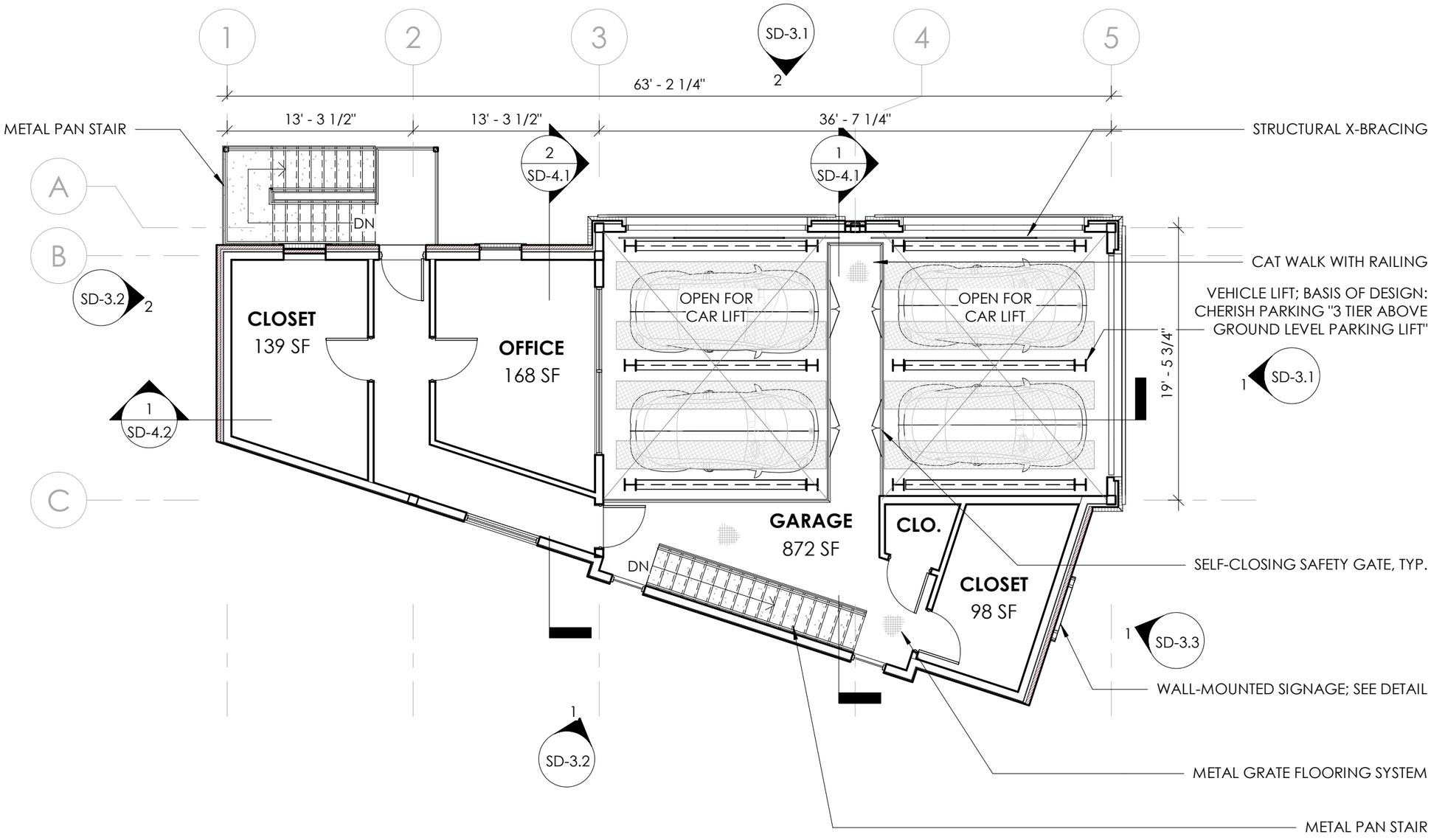

1	1/8" = 1'-0"	SD - THIRD FLOOR PLAN

FLOOR PLAN

SD-2.3

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

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studio SO GO
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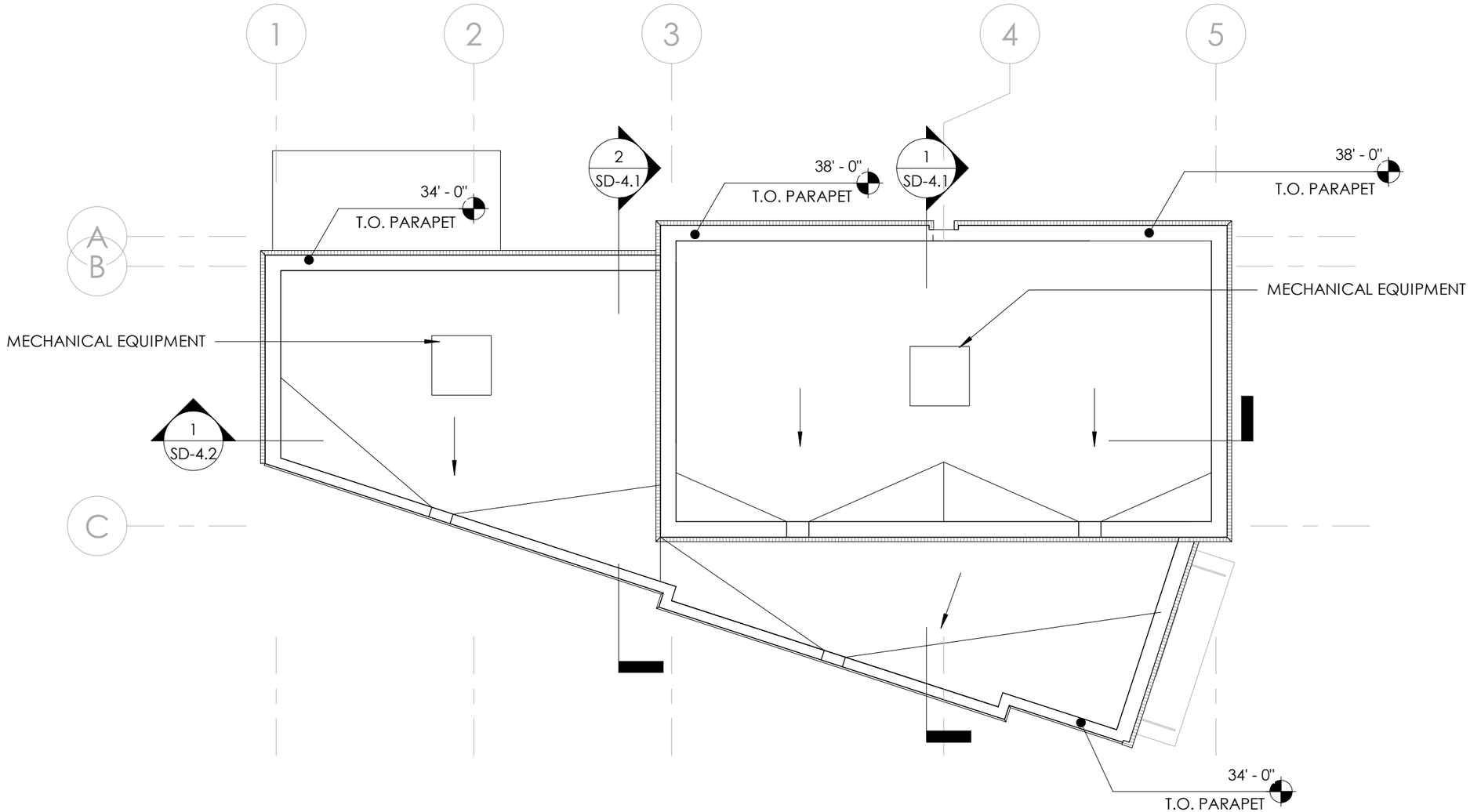

1	1/8" = 1'-0"	SD - ROOF PLAN

ROOF PLAN

SD-2.4

09/01/21

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

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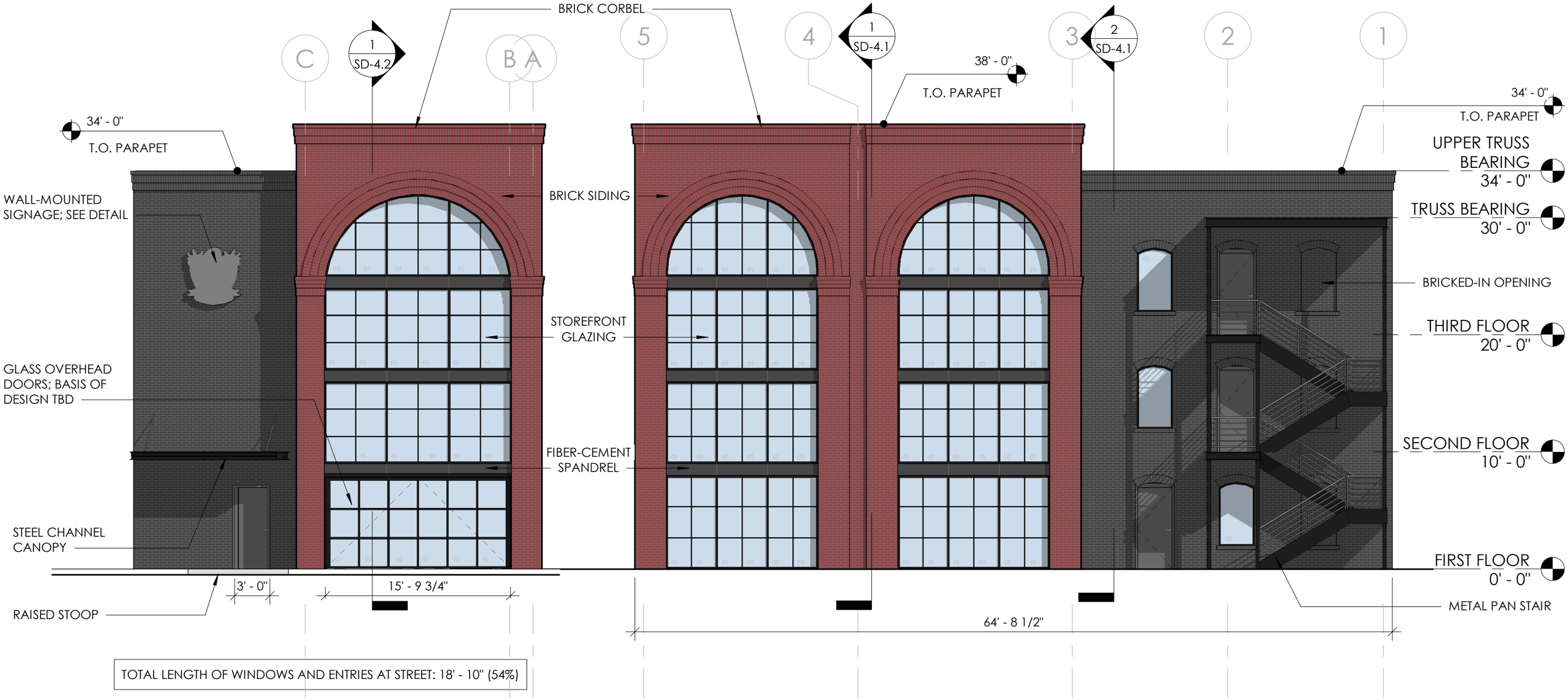
studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



1	1/8" = 1'-0"	SD - EAST ELEVATION

2	1/8" = 1'-0"	SD - NORTH ELEVATION

ELEVATIONS

SD-3.1

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

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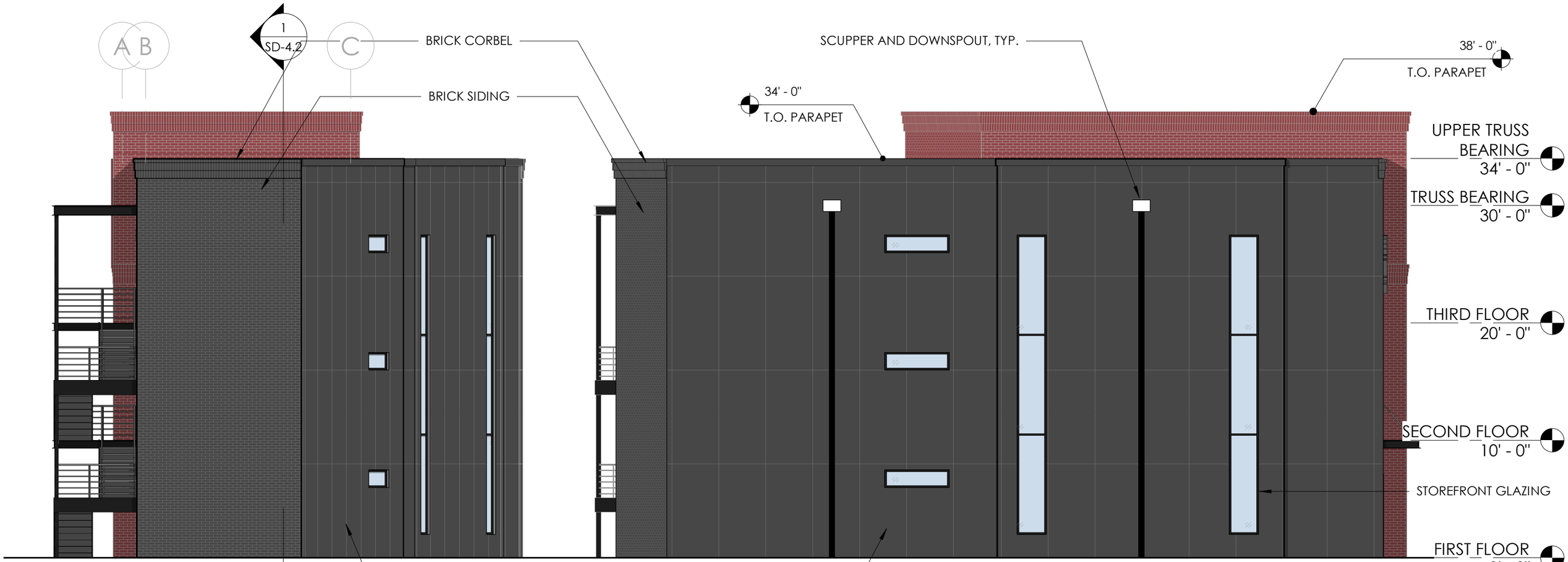

2	1/8" = 1'-0"	SD - WEST ELEVATION

1	1/8" = 1'-0"	SD - SOUTH ELEVATION

ELEVATIONS

SD-3.2

09/01/2021

SEDGWICK GARAGE

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ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

studio SO GO
ARCHITECTURE & INTERIORS
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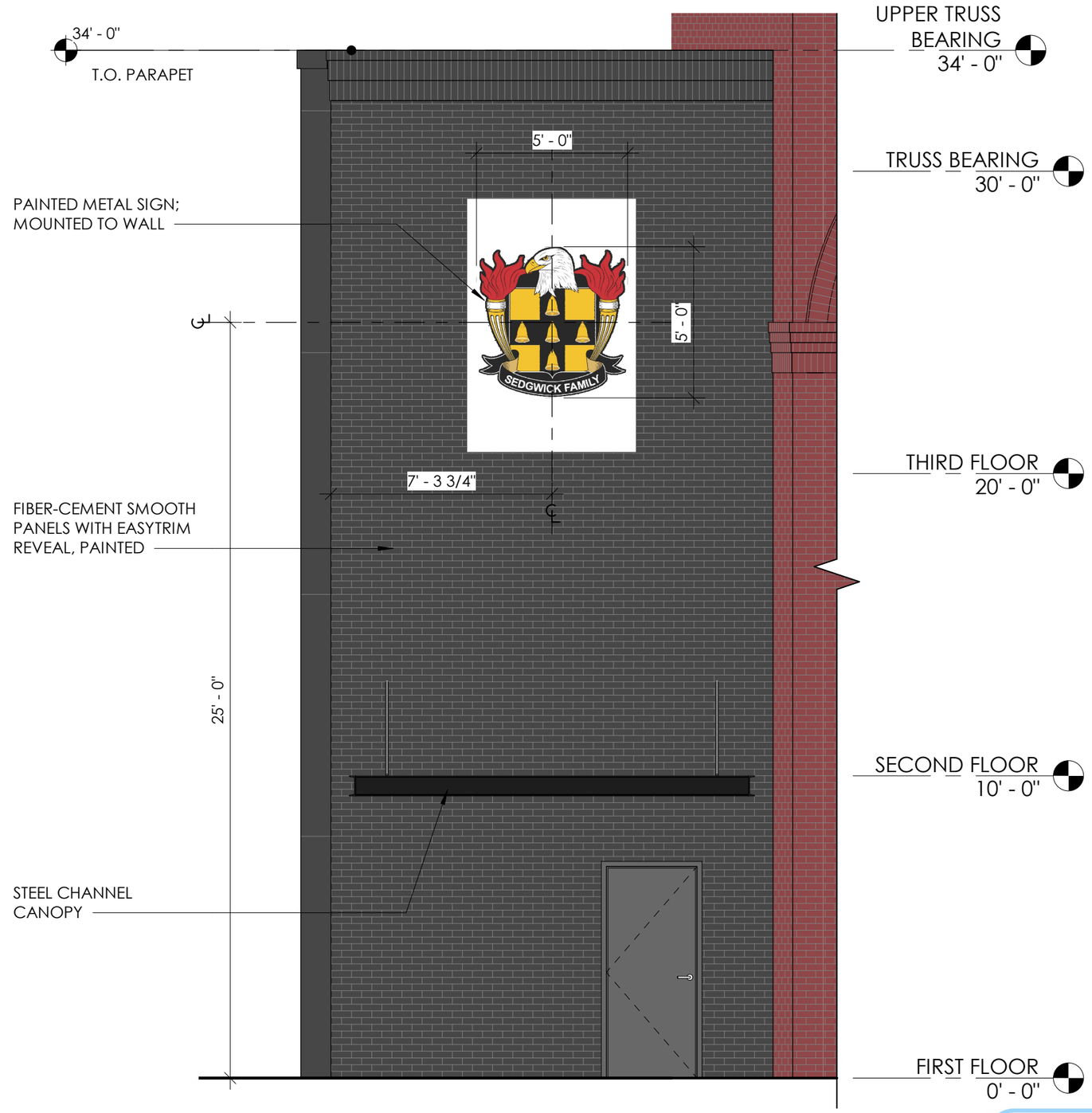

1	1/4" = 1'-0"	SIGN ELEVATION

0' 2' 4' 8' 12'

SIGNAGE ELEVATION
SD-3.3
09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

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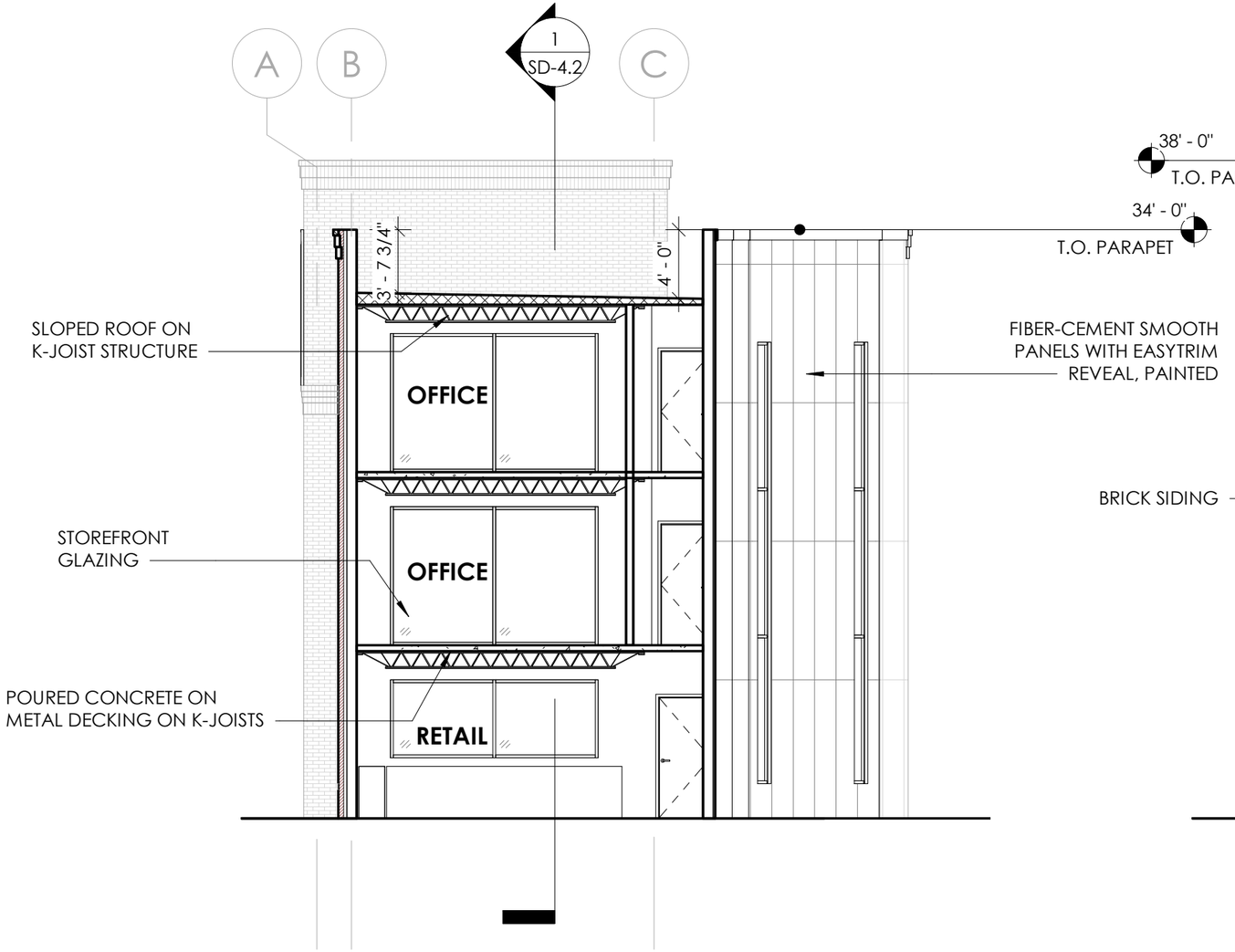
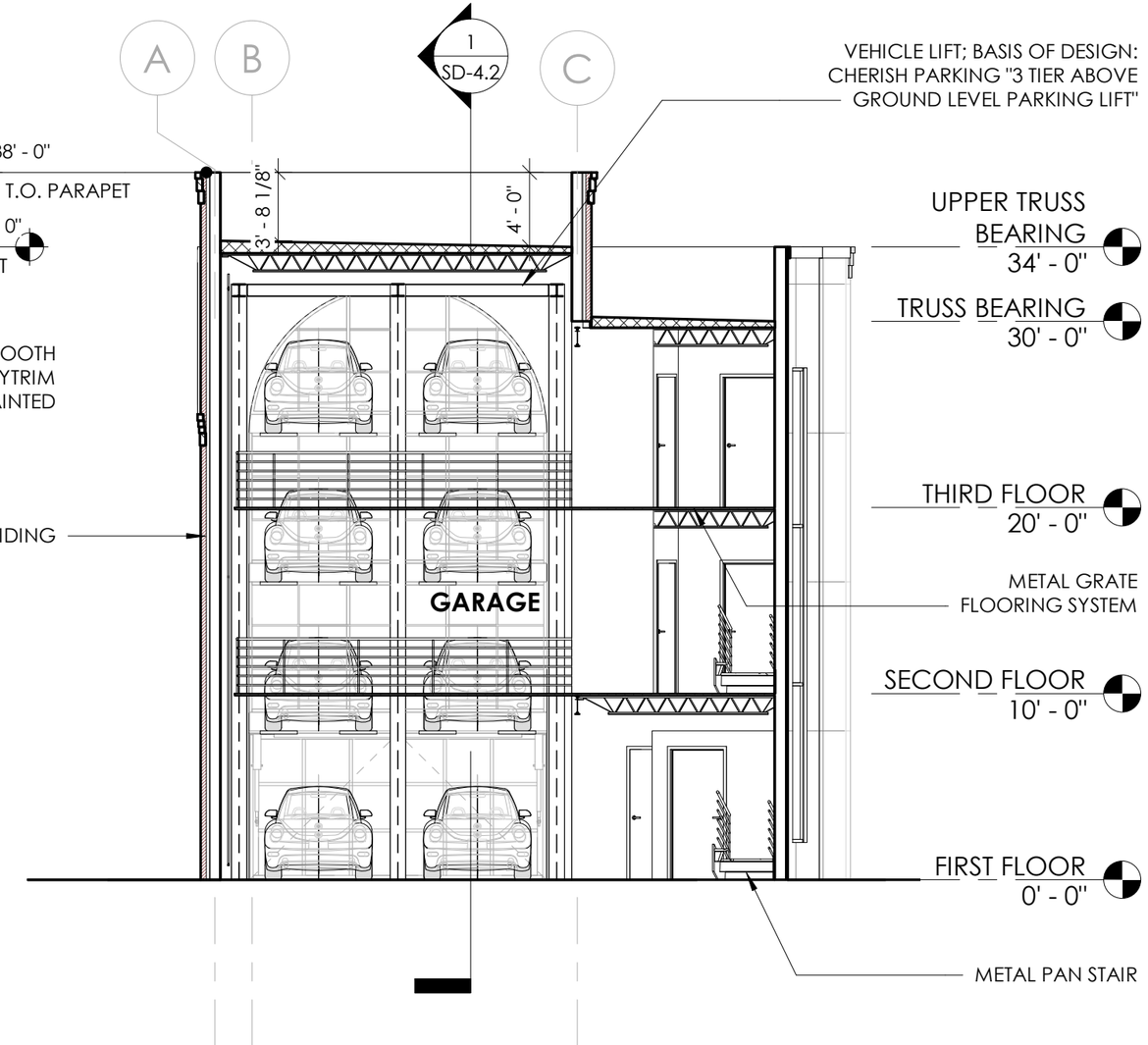


2 | 1/8" = 1'-0" | CROSS SECTION @ RETAIL



1 | 1/8" = 1'-0" | CROSS SECTION @ GARAGE

SECTIONS

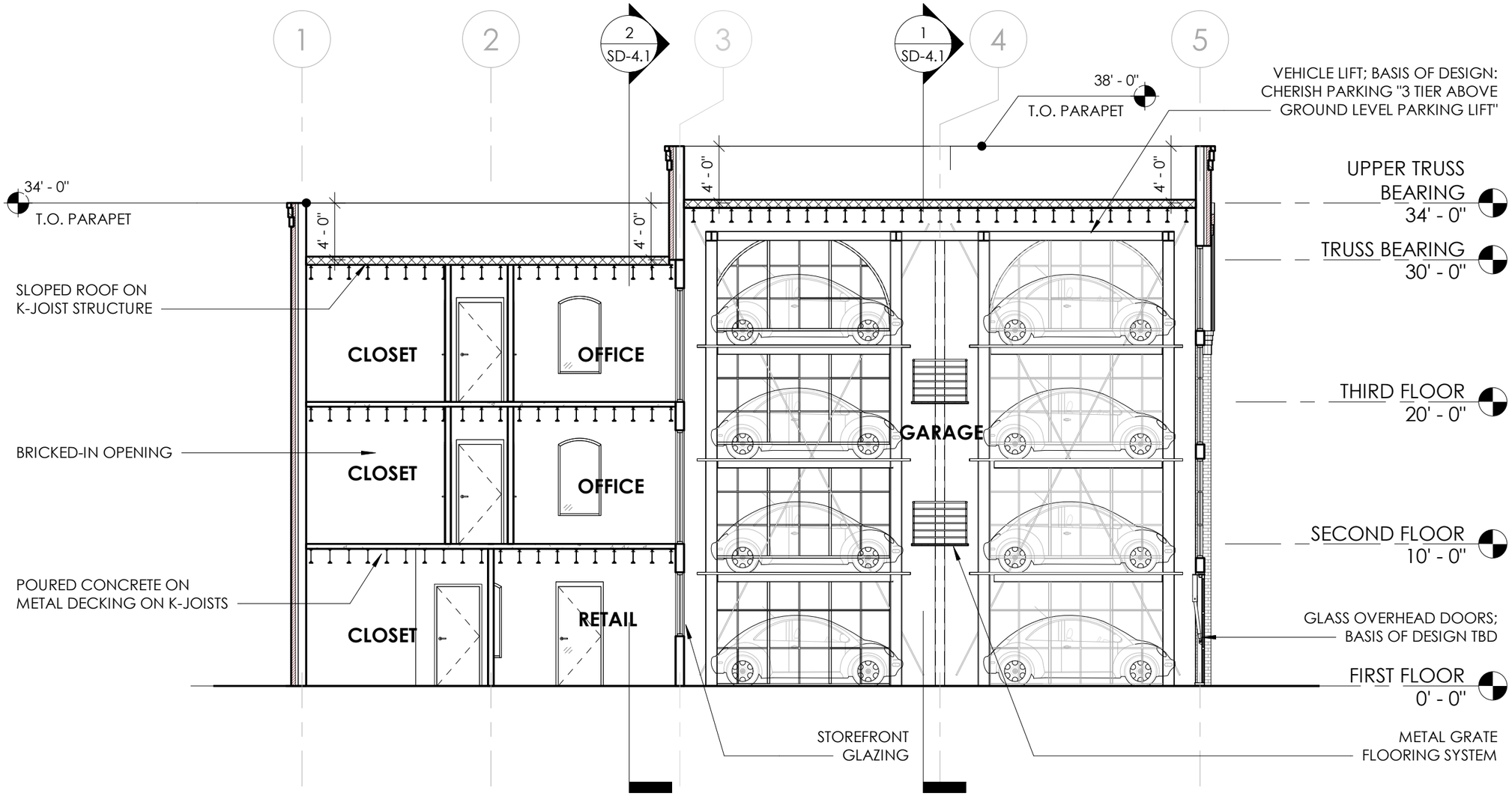
SD-4.1

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8604 STUDIOSOGO.COM



1	1/8" = 1'-0"	LONGITUDINAL SECTION @ GARAGE

SECTIONS

SD-4.2

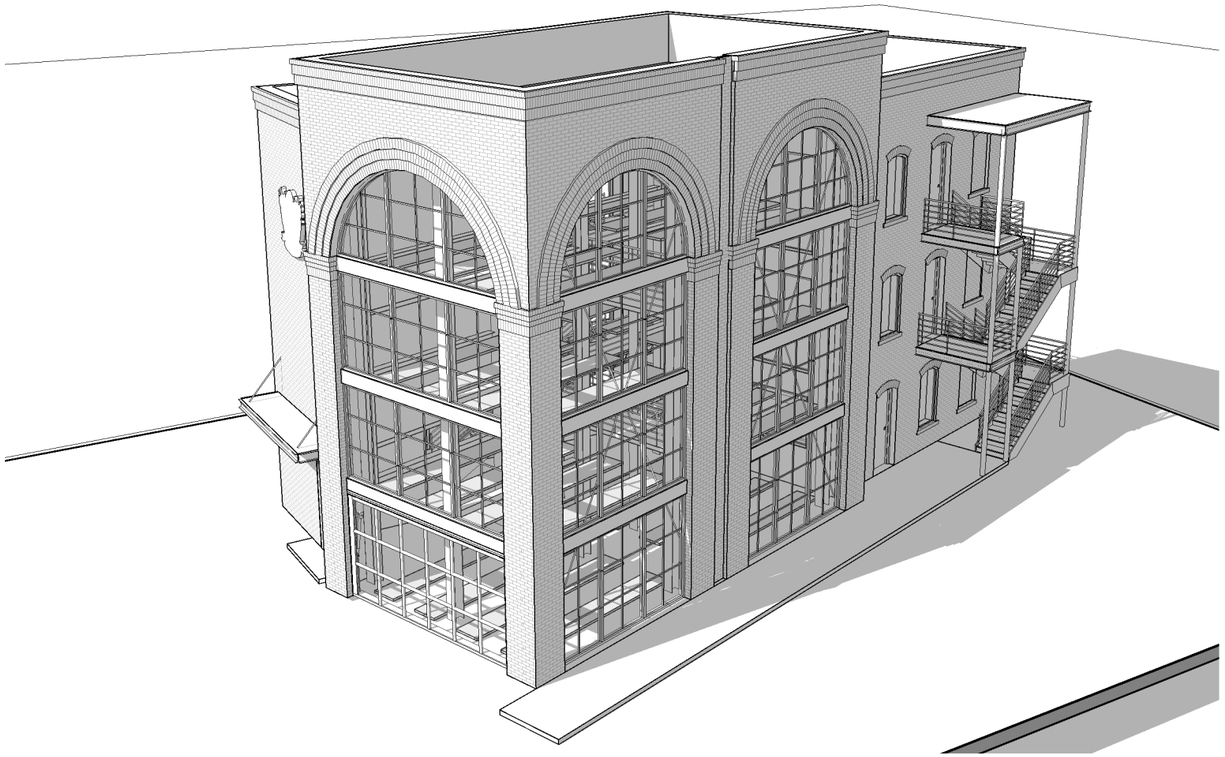
09/01/2021

SEDGWICK GARAGE

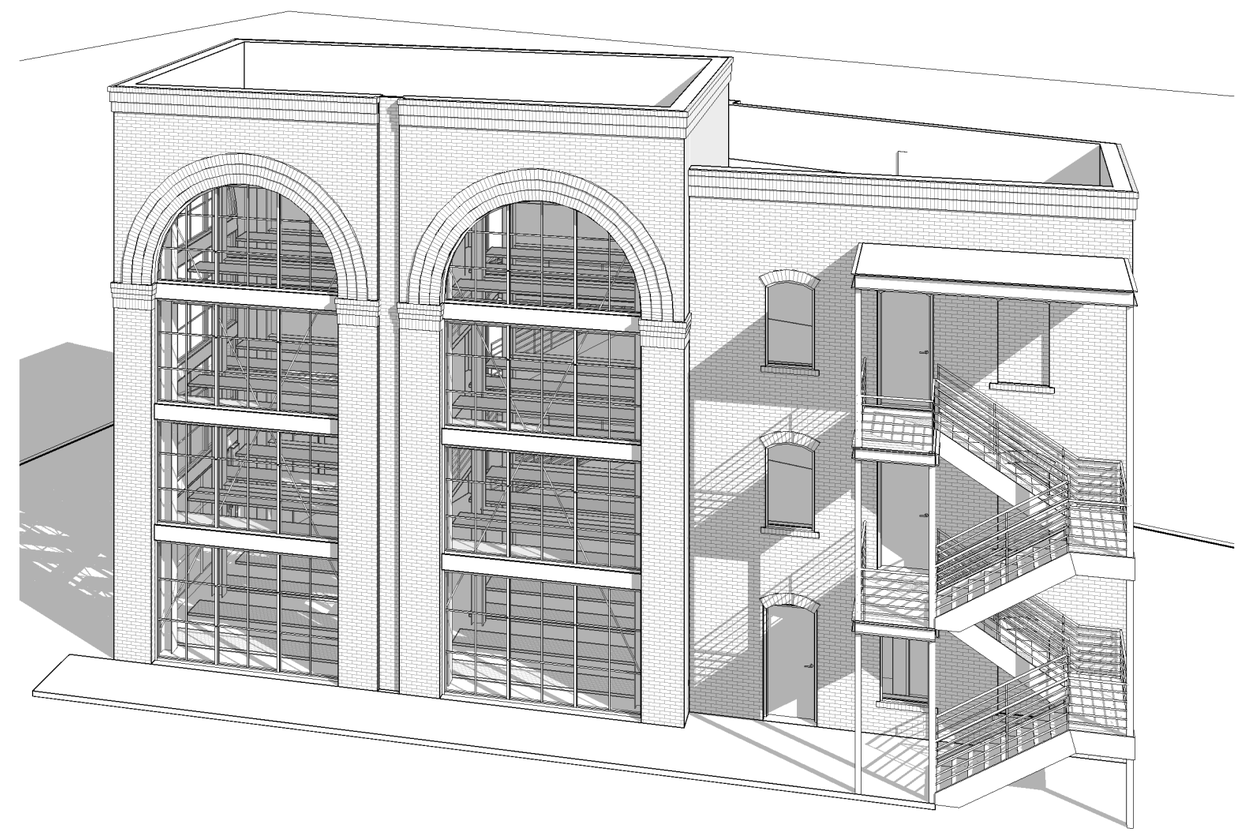
119 ROSWELL STREET
ALPHARETTA, GA 30009

0' 4' 8' 16' 24'

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM



1 Axon View 1



2 Axon View 2

PERSPECTIVES

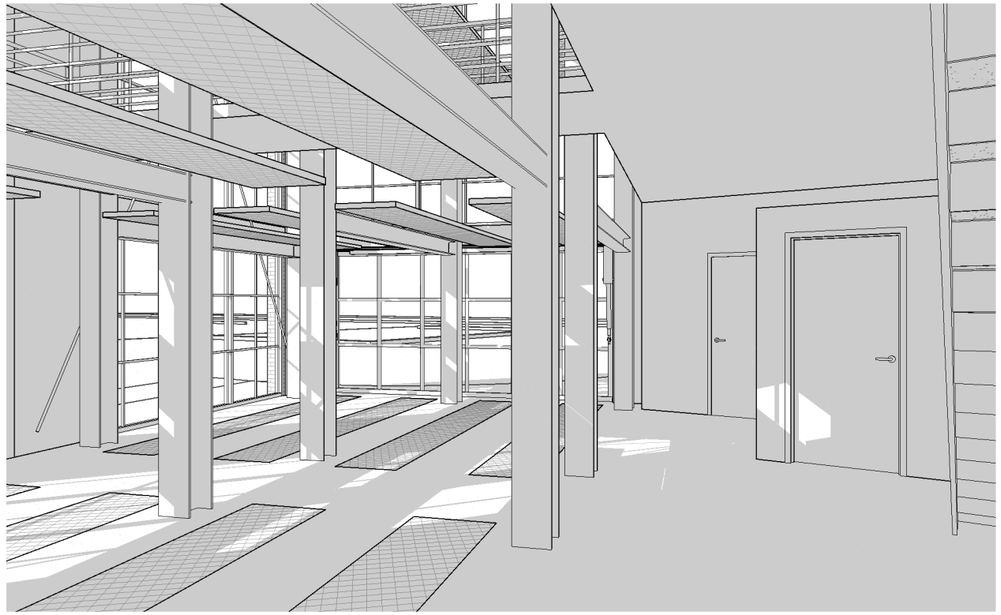
SD-4.3

09/01/2021

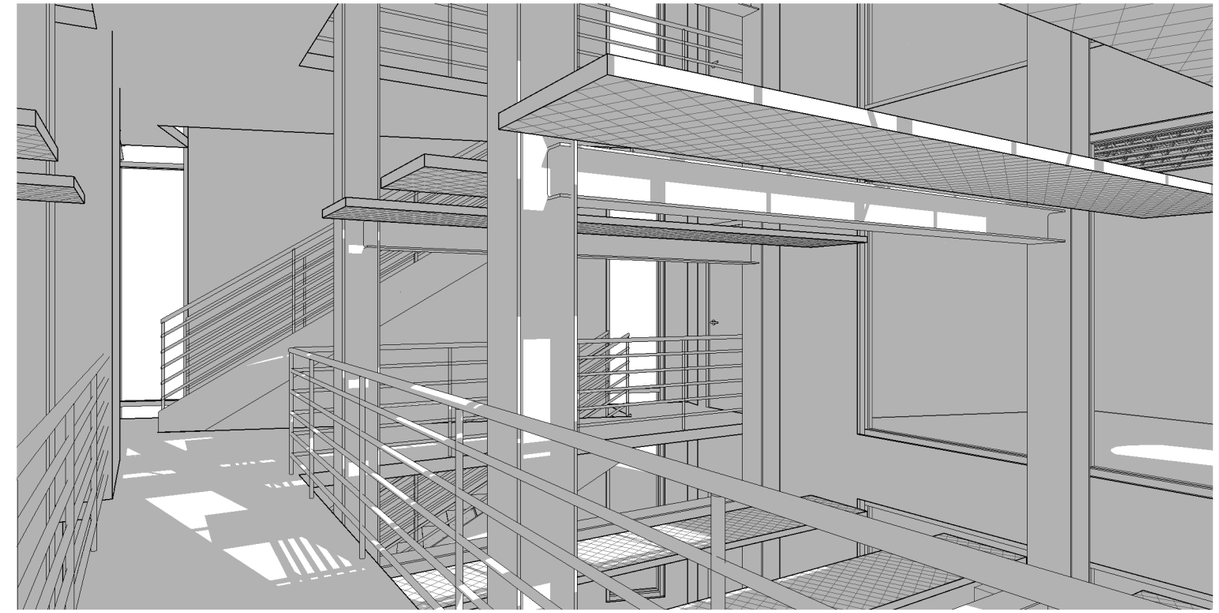
SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

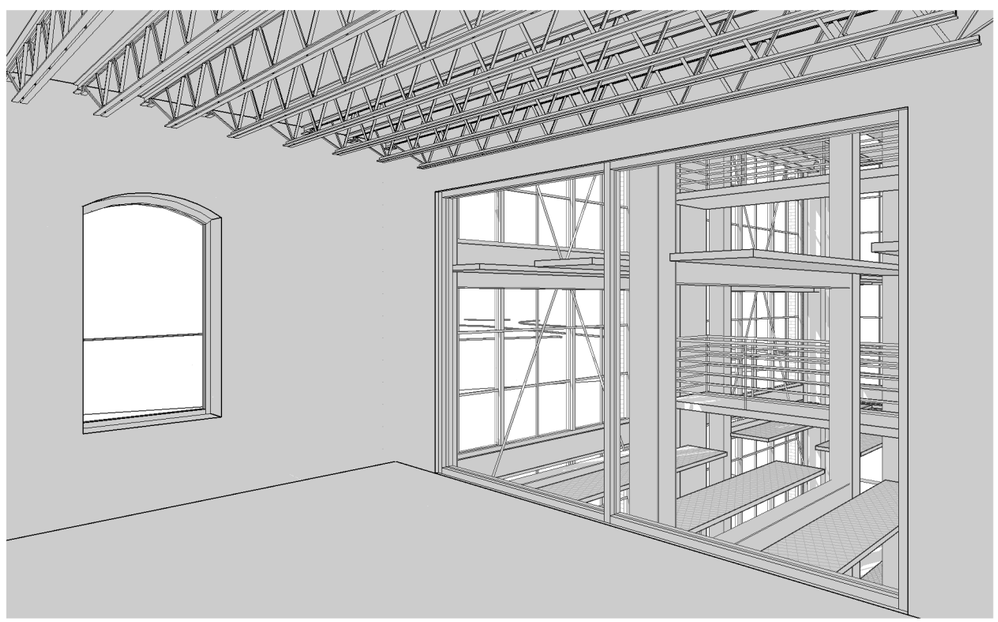
studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8004 STUDIOSOGO.COM



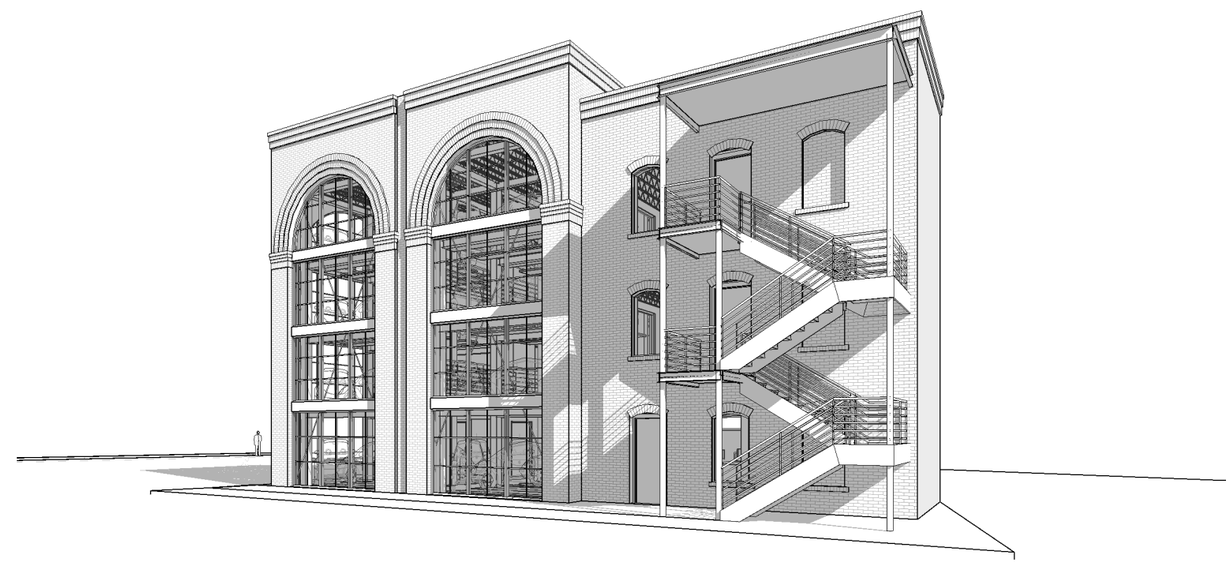
1 PERSPECTIVE @ GROUND FLOOR OF GARAGE



2 PERSPECTIVE @ 2ND FLOOR CATWALK



3 PERSPECTIVE @ OFFICE



4 VIEW FROM PARKING LOT

PERSPECTIVES

SD-4.4

09/01/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

studio SO GO
ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM

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: FOOD TERMINAL

Location Address: 6360 North Point Pkwy, Alpharetta GA 30022

Mailing Address: 3000 Clearview Pkwy

City: Doraville State: GA Zip Code: 30340 -

Contact For All Notifications: Jane Ewe

Contact Telephone: 404 - 889 - 4960 Mobile Telephone: - -

Fax: - - Email: jane@sweethut.com

Contact's Relation To Business: Manager

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Yixin Ewe

Physical Address: 3000 Clearview Pkwy, Doraville GA 30340

Mailing Address: 3000 Clearview Pkwy

City: Doraville State: GA Zip Code: 30340 -

Owner Telephone: 404 - 889 - 4960 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): Yixin Ewe Date: 8/26/21

Owner Signature:

Property Information:

Address (If Assigned) : 6360 North Point Pkwy, Alpharetta GA 30022

Tax ID or Map Reference Number: 12 -2730-0741-033-3

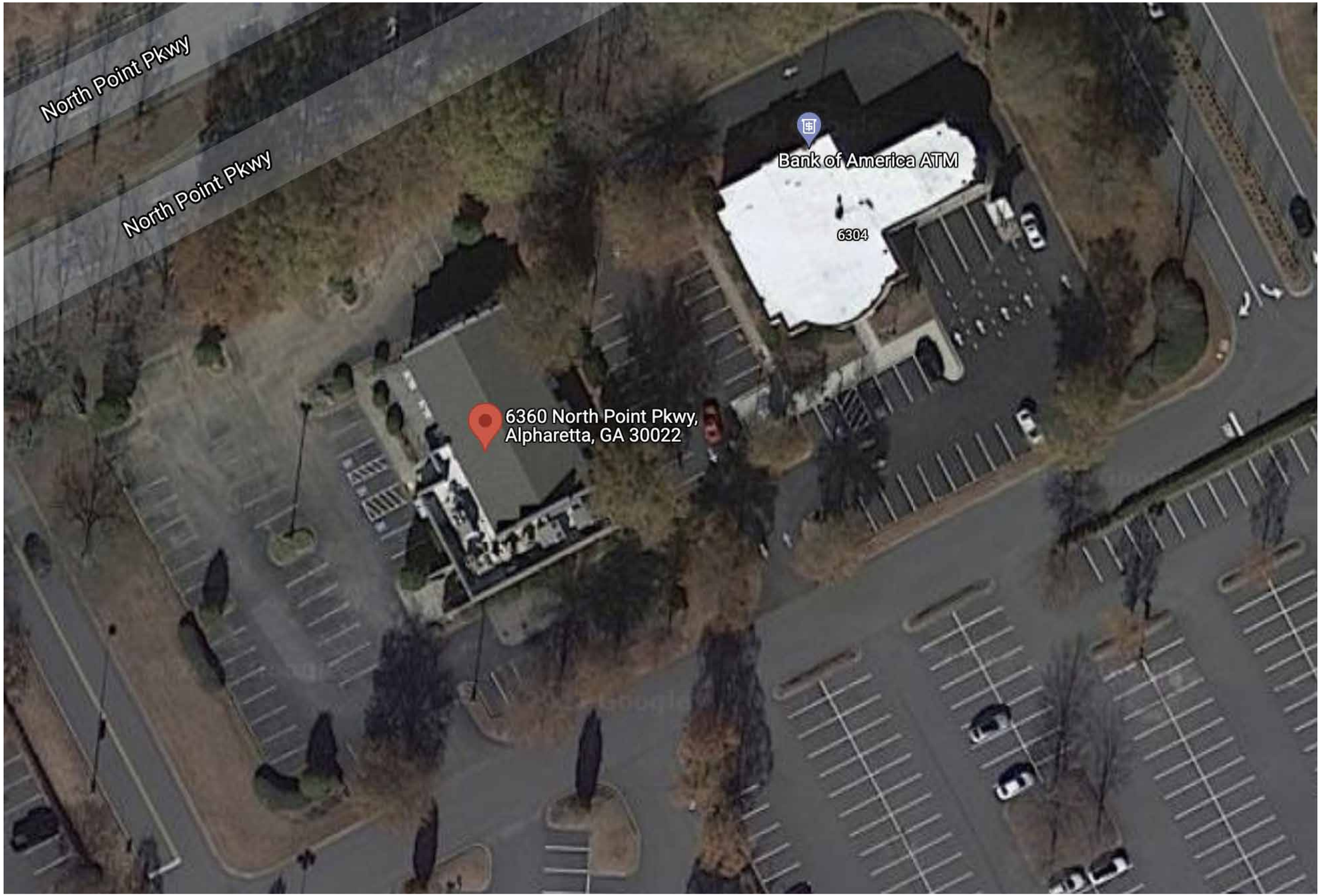
Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: Date: 8/26/21

Print Form


North Point Pkwy
North Point Pkwy
Bank of America ATM
6304
6360 North Point Pkwy,
Alpharetta, GA 30022

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	0.132 acres		
SDF REQUIREMENTS:	130"	per acre	
	17.16	SDF	

EXISTING TREES TO REMAIN (EDF)

14 "	cherry
13 "	cherry
17 "	cherry
17 "	cherry
13 "	maple
22 "	oak
18 "	oak
18 "	oak
17 "	oak
20 "	oak
17 "	oak
13 "	oak
12 "	oak
20 "	oak
231	TOTAL EDF (EXCEEDS SDF)
14	TOTAL RDF (ESCEEDS SDF)

TREE PLANTING SCHEDULE

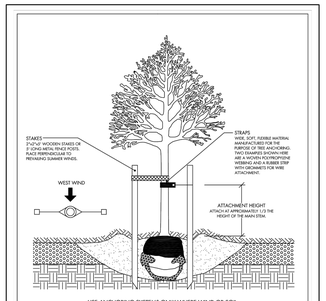
Quantity	Botanical Name	Common Name	Caliper Size	NATIVE	% SPECIES
1	Nyssa sylvatica 'Wildfire'	Wildfire Blackgum	2"	YES	14%
1	Ulmus parvifolia 'Bosque'	Bosque Elm	2"	NO	14%
1	Ulmus americana 'Princeton'	Princeton Elm	2"	YES	14%
1	Acer buergerianum 'Aeryn'	Trident maple	2"	NO	14%
1	Carpinus betulus 'Fastigiata'	European Hornbeam	2"	NO	14%
1	Acer barbatum	Southern Sugar Maple	2"	YES	14%
1	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	2"	YES	14%

SHRUB/GROUNDCOVER PLANTING SCHEDULE

Quantity	Botanical Name	Common Name	size	EVERGREEN
3	Camellia sasanqua 'Mine No Yuki'	Mine No Yuki Camellia	3 gal	yes
10	Gardenia x 'Frostproof'	Frost Proof Gardenia	24" height	yes
57	Distylium x Blue Cascade	Blue Cascade Distylium	24" height	yes
18	Loropetalum chinense 'Ever Red'	Ever Red Loropetalum	24" height	yes
12	Temstroemia gymnanthera	Cleyera	4' height	yes
18	Rhododendron 'Mootum'	Autumn Moonlight Azalea	24" height	yes
18	Rhododendron 'Conlee'	Autumn Amethyst Azalea	24" height	yes
61	Viburnum tinus 'Compactum'	Spring Bouquet Viburnum	24" height	yes
110	Euonymus fortunei	Wintercreeper	1 gal	yes
1239	Liriope muscari 'Big Blue'	Big Blue Liriope	4 inch pot	yes
1	Hydrangea 'Little Lime"	Little Lime Hydrangea	3 gal	no
26	Nandina 'Harbor Belle'	Harbor Belle Nandina	3 gal	yes
3	Gardenia x 'Jubilation'	Jubilation Gardenia	3 gal	yes
3	Holly x 'Soft Touch'	Soft Touch Holly	3 gal	yes
3	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	no
22	Azalea 'Pink Bloom a Thon'	Pink Bloom a Thon Azalea	3 gal	yes
8	Distylium x 'Jewel Box'	Jewel Box Distylium	3 gal	yes
10	Camellia 'Shishi Gashira'	Shishi Gashira Camellia	3 gal	yes

LANDSCAPE PLAN NOTES:

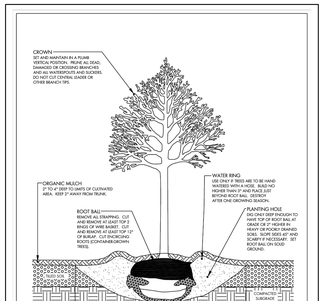
1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
2. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
3. The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved are the responsibility of the owner.
5. A 4' layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
6. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
8. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
9. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
12. When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during Droughts for a minimum of 18 months after installation.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the Fill auger hole with drainage gravel and cover with a soil separator. Retest If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.
15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
17. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
18. All landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please contact (678)297-6200 for information and to reserve a spot.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. BY PROVIDER.



ALPHARETTA GEORGIA — TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.) — 08/01/2015 — STD. L-3

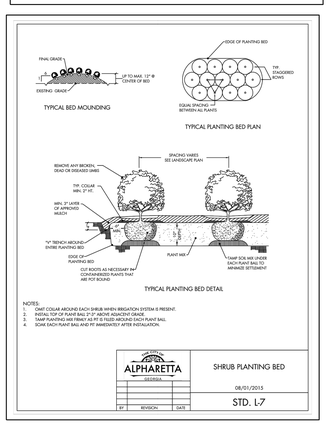
NOTE: THE DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS, WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L2.

BY	REVISION	DATE



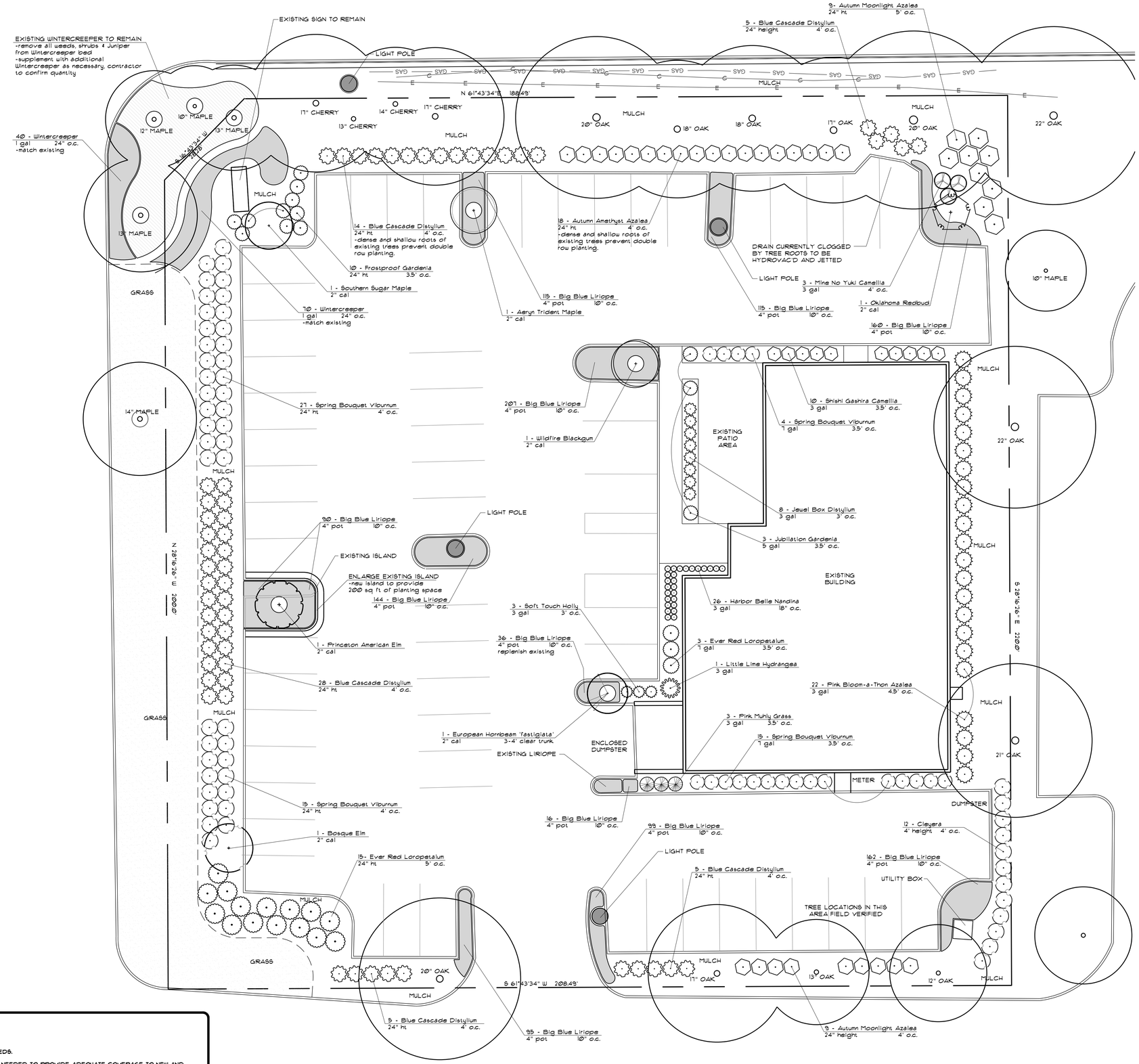
ALPHARETTA GEORGIA — TREE PLANTING (TYPICAL SECTION) — 08/01/2015 — STD. L-1

BY	REVISION	DATE



NOTES:
1. ONLY COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. TAMP PLANTING MIX FIRMLY AT THE BASE OF THE ROOT BALL.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

ALPHARETTA GEORGIA — SHRUB PLANTING BED — 08/01/2015 — STD. L-7



GENERAL LANDSCAPE NOTES:

-ALL TURF SHALL BE BERMUDA SOD.

-PROVIDE 4' DIAMETER MULCH RINGS FOR TREES NOT IN PLANTING BEDS.

-THE EXISTING IRRIGAITON SYSTEM SHALL BE TESTED & MODIFIED AS NEEDED TO PROVIDE ADEQUATE COVERAGE TO NEW AND EXISTING LANDSCAPE.

-ALL IRRIGATION SYSTEM COMPONENTS SHALL BE COMMERCIAL GRADE AND ADEQUATELY SIZED FOR THE SYSTEM. IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL. UPON COMPLETION, CONTRACTOR SHALL FURNISH AN AS-BUILT PLAN FOR THE IRRIGATION SYSTEM TO THE OWNER.

-CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL AS SHOWN ON PLAN. PLANT LIST IS PROVIDED FOR ASSISTANCE IN BID PREPARATION ONLY.

-THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND NOTATIONS PRIOR TO COMMENCING WORK. VERIFY ANY DISCREPANCIES BETWEEN NOTES, DRAWINGS, AND FIELD CONDITIONS WITH THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

-CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. DAMAGE TO UTILITIES SHALL BE REPAIRED EXPEDITIOUSLY AND AT THE EXPENSE OF THE CONTRACTOR.

-CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO EXISTING TREES.

SEDIMENT AND EROSION CONTROL NOTE:

-AFTER ANY SHRUB OR TREE REMOVAL, THE REMAINING HOLE SHALL BE BACKFILLED AND MULCHED UNTIL NEW PLANTINGS ARE INSTALLED.

-AFTER ANY TURF REMOVAL, THE AREA SHALL BE HEAVILY MULCHED UNTIL NEW PLANTINGS ARE INSTALLED.

STATE OF GEORGIA — DAVID W. BARCLIFT — CERTIFICATE NO. 681 — REGISTERED LANDSCAPE ARCHITECT

Aug 27 2021

0 10 20 30 40
SCALE IN FEET

NORTH

BARCLIFT ASSOCIATES
Landscape Architecture | Land Planning
404.375.8609
david@barcliftassociatesta.com
3524 Sunderland Way NE
Atlanta, GA 30319
BARCLIFTASSOCIATESLA.COM

LANDSCAPE PLAN

NORTH POINT MARKET CENTER

6360 NORTH POINT PARKWAY ALPHARETTA, GEORGIA
LAND LOT 742 & 755
1ST DISTRICT, 2ND SECTION

April 3, 2021
REVISED: Aug 27, 2021

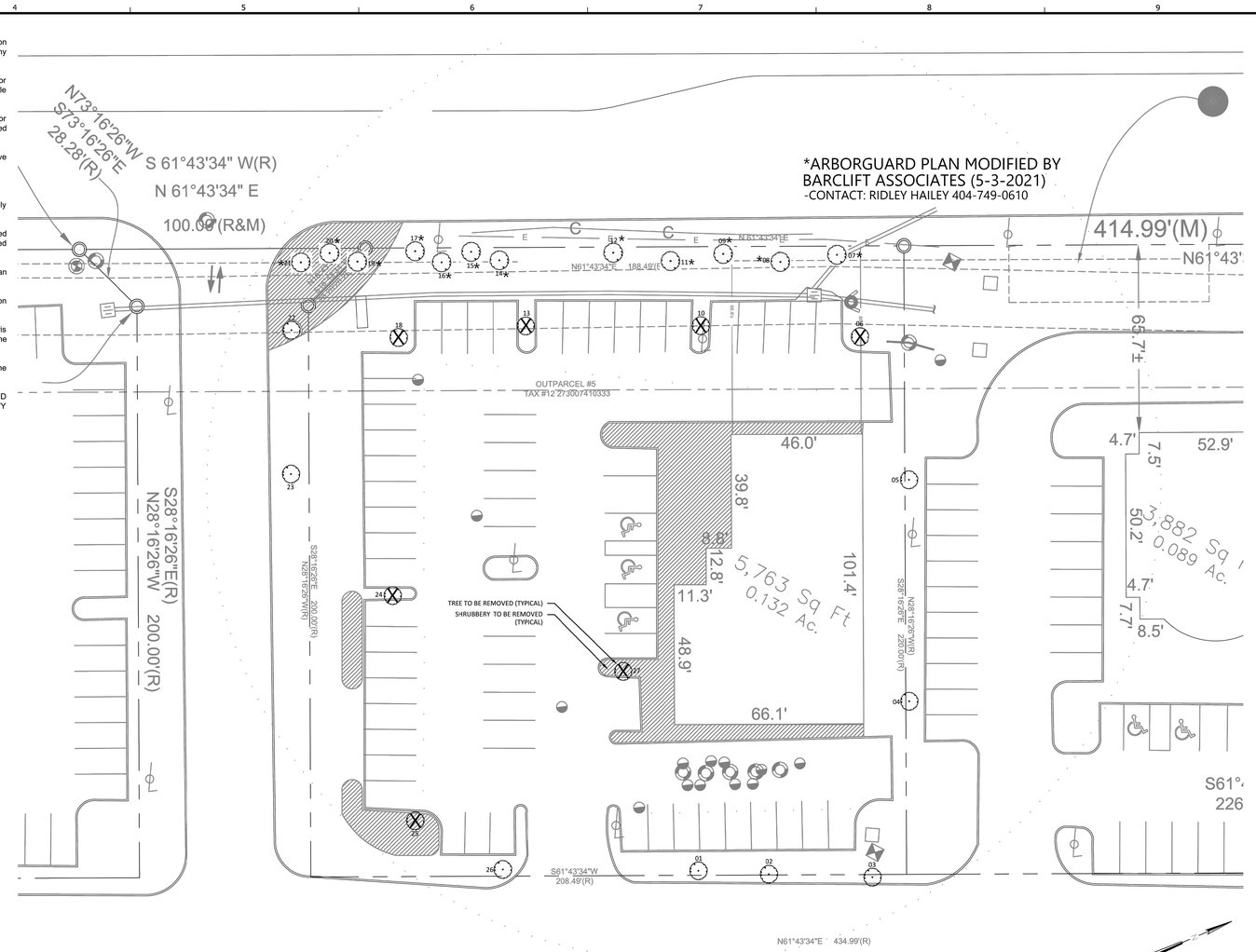
SHEET L-1

TAG #	DBH	SPECIES	CONDITION	NOTES	DISPOSITION
1	17	Willow Oak	Fair	Limited critical root zone, few pruning wounds, moderate tip dieback	REMAIN
2	13	Willow Oak	Fair	Limited critical root zone, few pruning wounds, moderate tip dieback	REMAIN
3	12	Willow Oak	Poor	Limited critical root zone, few pruning wounds, severe tip dieback	REMAIN
4	21	Willow Oak	Fair	Possible boundary tree, few pruning wounds, few dead limbs	REMAIN
5	22	Willow Oak	Fair	Possible boundary tree, few pruning wounds, asymmetrical canopy from lighting fixture clearance	REMAIN
6	8	Holly	Good		REMOVE
7	22	Willow Oak	Fair	Right-of-way tree, asymmetrical canopy, few dead limbs	REMAIN
8	18	Willow Oak	Poor	Right-of-way tree, asymmetrical canopy, few basal wounds, multiple dead limbs, thinning canopy	REMAIN
9	19	Willow Oak	Fair	Right-of-way tree, asymmetrical canopy, few pruning wounds, few dead limbs	REMAIN
10	6	Holly	Good	Few dead limbs	REMOVE
11	17	Willow Oak	Poor	Right-of-way tree, asymmetrical canopy, few pruning wounds, multiple dead limbs, epicormic sprouts	REMAIN
12	20	Willow Oak	Fair	Right-of-way tree, epicormic sprouts, recessed root flare, few pruning wounds, basal wound at approximately 4', thin upper canopy	REMAIN
13	7	Holly	Good		REMOVE
14	17	Cherry	Fair	Right-of-way tree, few pruning wounds, epicormic sprouts, thinning upper canopy	REMAIN
15	14	Cherry	Fair	Right-of-way tree, few pruning wounds, epicormic sprouts, thinning upper canopy	REMAIN
16	13	Cherry	Poor	Right-of-way tree, signs of fungal fruiting bodies, severe epicormic sprouts, thinning upper canopy, fails sounding test	REMAIN
17	17	Cherry	Fair	Right-of-way tree, few pruning wounds, epicormic sprouts, few dead limbs	REMAIN
18	8	Holly	Good	Sinuous trunk	REMOVE
19	13	Red Maple	Fair	Right-of-way tree, few pruning wounds, few dead limbs, asymmetrical canopy	REMAIN
20	10	Red Maple	Poor	Right-of-way tree, multiple dead limbs, thin canopy	REMAIN
21	12	Red Maple	Fair	Right-of-way tree, co-dominant at approximately 6', asymmetrical canopy, few dead limbs	REMAIN
22	13	Red Maple	Fair	Large basal wound at approximately 1', few dead limbs, few pruning wounds	REMAIN
23	14	Red Maple	Fair	Few pruning wounds, few dead limbs	REMAIN
24	7	Holly	Good		REMOVE
25	6	Holly	Good		REMOVE
26	20	Willow Oak	Poor	Limited critical root zone, few pruning wounds, large vertical basal wound from root crown to approximately 6', epicormic sprouts, thinning upper canopy	REMAIN
27	8	Holly	Good	Limited critical root zone	REMOVE

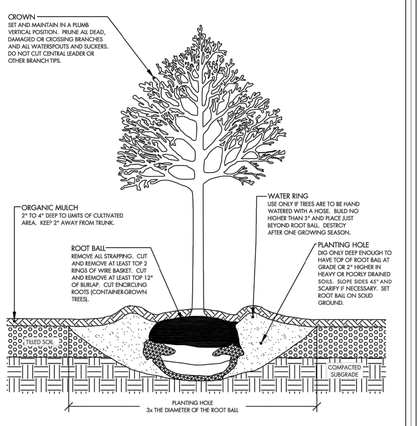
TREE PRESERVATION NOTES:

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to initial site opening and inspection City Arborist will be provided with receipts and or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
12. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

*ARBORGUARD PLAN MODIFIED BY BARCLIFT ASSOCIATES (7-1-2021)
-CONTACT: RIDLEY HAILEY 404-749-0610



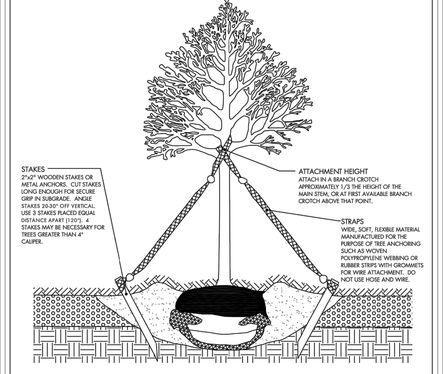
LANDSCAPE PRESERVATION AND DEMOLITION PLAN
SCALE 1" = 20'



THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PLANTING (TYPICAL SECTION)
08/01/2015
STD. L-1

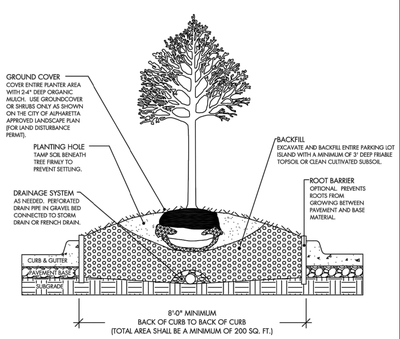


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

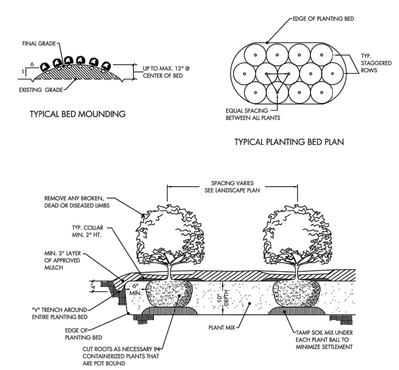
TREE ANCHORING - TYPE A
(FOR TREES LARGER THAN 2 INCHES CALIPER)
08/01/2015
STD. L-2



THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PLANTING IN PARKING LOTS
(TYPICAL SECTION)
08/01/2015
STD. L-5



NOTES:
1. OMIT COLLAR ABOUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

SHRUB PLANTING BED
08/01/2015
STD. L-7

ISA CERTIFIED ARBORIST
SO-7070A

Solutions Naturally
Arborguard Tree Specialists
PO BOX 477
AVONDALE ESTATES, GA 30002.
404.299.5555

6360 NORTH POINT PARKWAY
NORTH POINT MARKET CENTER

6360 NORTH POINT PARKWAY. ALPHARETTA, GEORGIA

LAND LOT 742 & 755
1ST DISTRICT, 2ND SECTION

REV	DATE	REVISION DESCRIPTION

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE

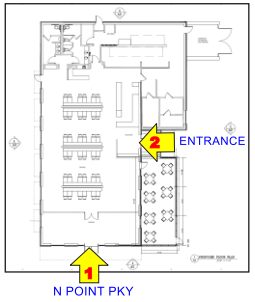
THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

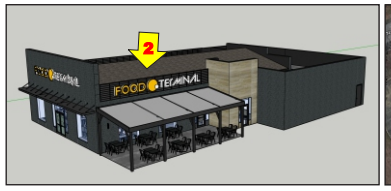
PROJECT NO: 6360 NPPKWY
DATE: 06/01/2019
DISC. LEAD:
DESIGNER: BK
CHECKER:

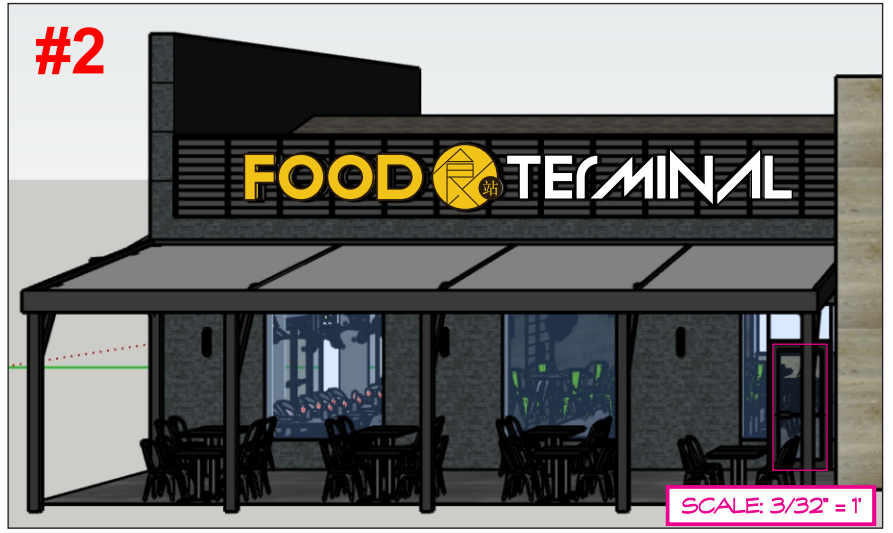
SHEET TITLE
LANDSCAPE PRESERVATION & DEMOLITION PLAN

SHEET TCP101

NEW





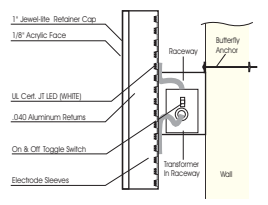


ALLOWED SQFT: 113 (1' = 1SQFT)
PROPOSED SQFT: 76.25

* 30"h LED WHITE CHANNEL LETTERS OF FOOD TERMINAL
* TRANS YELLOW VINYL ON FOOD & LOGO
* BLACK TRIM & RETURN
* RACEWAY: MATCH WALL COLOR
* INSTALL

SCALE: N/A

LED CHANNEL LETTER
ATTACHMENT DETAILS



lee's signs

CLIENT:
FOOD TERMINAL
ENTRANCE

8/25/2021
REVISIONS
X
X

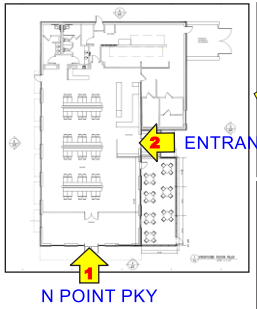
Tao Lin: 404.583.1578
TAO@URBANEVE.US

SALES
HENRY YANG
DESIGNER
JJ

ADDRESS:
865 N Main St,
Alpharetta, GA 30004

SQFT: 76.25
WALL SIGN

NEW

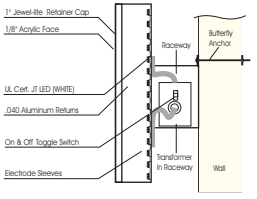


ALLOWED SQFT: 47 (1' = 1SQFT)
PROPOSED SQFT : 46.6

* 23"h LED WHITE CHANNEL LETTERS OF FOOD TERMINAL
* TRANS YELLOW VINYL ON FOOD & LOGO
* BLACK TRIM & RETURN
* RACEWAY MATCH WALL COLOR
* INSTALL

SCALE: N/A

LED CHANNEL LETTER
ATTACHMENT DETAILS



lee's signs

CLIENT:
FOOD TERMINAL
N POINT PKY

8/25/2021
REVISIONS
X
X

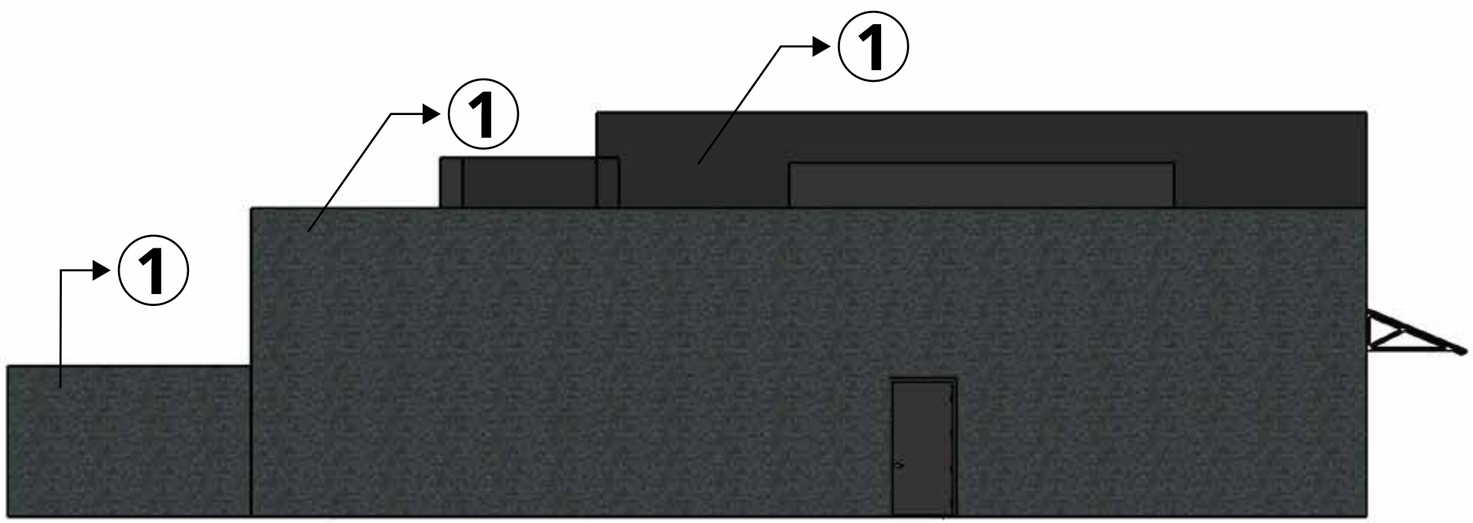
Tao Lin: 404.583.1578
TAO@URBANEVE.US

SALES
HENRY YANG
DESIGNER
JJ

ADDRESS:
865 N Main St,
Alpharetta, GA 30004

SQFT: 46.6
WALL SIGN

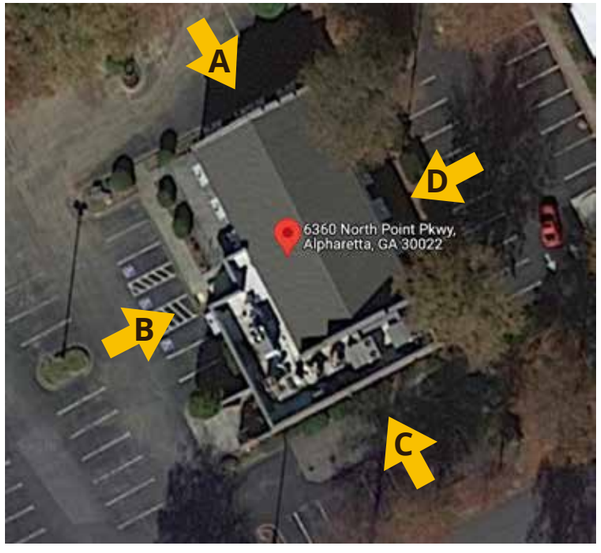
Side A Elevation

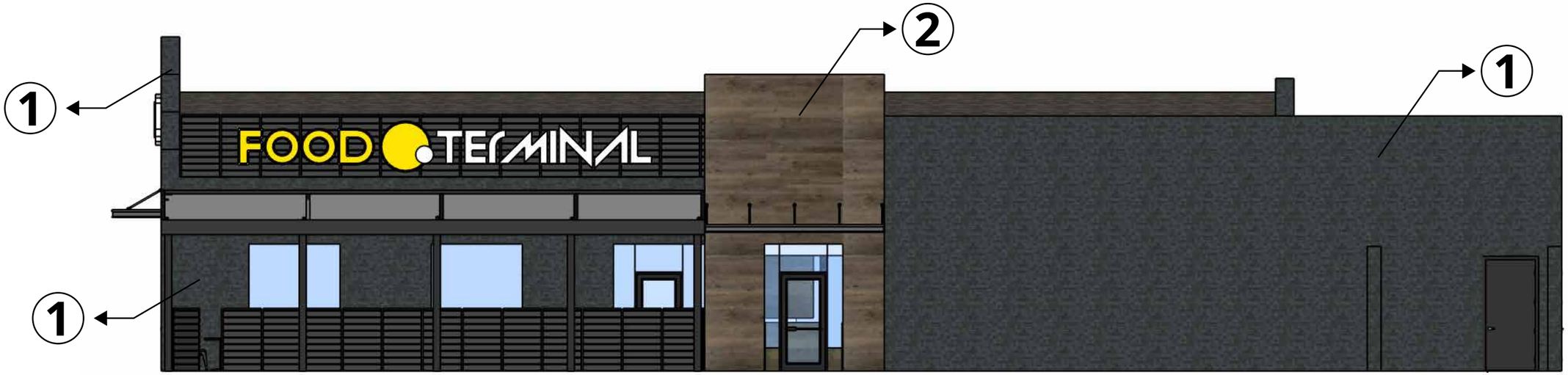


Side C Elevation

1 Behr Paint Color
Dark Secret, PPU26-23A

2 Trespa Pura NFC Siding
Aged Ash





Side B Elevation

Side D Elevation

FOOD TERMINAL
FOOD TERMINAL

FOOD TERMINAL

FOOD TERMINAL

Design Review Board Hearing Application And Filing Procedures

UPDATED: February 2021

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6070
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meeting are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines	Meeting Schedule
January 04, 2021	January 15, 2021
February 01, 2021	February 18, 2021
March 01, 2021	March 19, 2021
April 01, 2021	April 16, 2021
May 3, 2021	May 21, 2021
June 01, 2021	June 18, 2021
July 01, 2021	July 16, 2021
August 02, 2021	August 20, 2021
September 01, 2021	September 17, 2021
October 01, 2021	October 15, 2021
November 01, 2021	November 19, 2021
December 01, 2021	December 17, 2021

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: Alpharetta Town Commons LLC

Location Address: 10 Roswell St, Alpharetta, GA 30009

Mailing Address: 1123 Ashton Trace

City: Brookhaven State: GA Zip Code: 30319 -

Contact For All Notifications: Tim Vaccaro

Contact Telephone: 404 - 549 - 4499 Mobile Telephone: 404 - 808 - 2990

Fax: - - Email: tvaccaro@placemakerdesign.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpharetta Town Commons LLC

Physical Address: 10 Roswell Street, Alpharetta, GA 30009

Mailing Address: 1123 Ashton Trace

City: Brookhaven State: GA Zip Code: 30319 -

Owner Telephone: 404 - 663 - 7080 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): Robert Rothman Date: 09/01/21

Owner Signature:

Property Information:

Address (If Assigned) : 37 Old Roswell St

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: C3-DTO Existing Uses of Property: Restaurant

---

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

Applicant Signature: Date: 09/01/21

Print Form

#21038

09/01/21

PLACE MAKER DESIGN

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

37 Old Roswell Street

Alpharetta, GA

#21038

09/01/21

PLACE MAKER DESIGN

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37 Old Roswell Street

Alpharetta, GA

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37 Old Roswell Street

Alpharetta, GA

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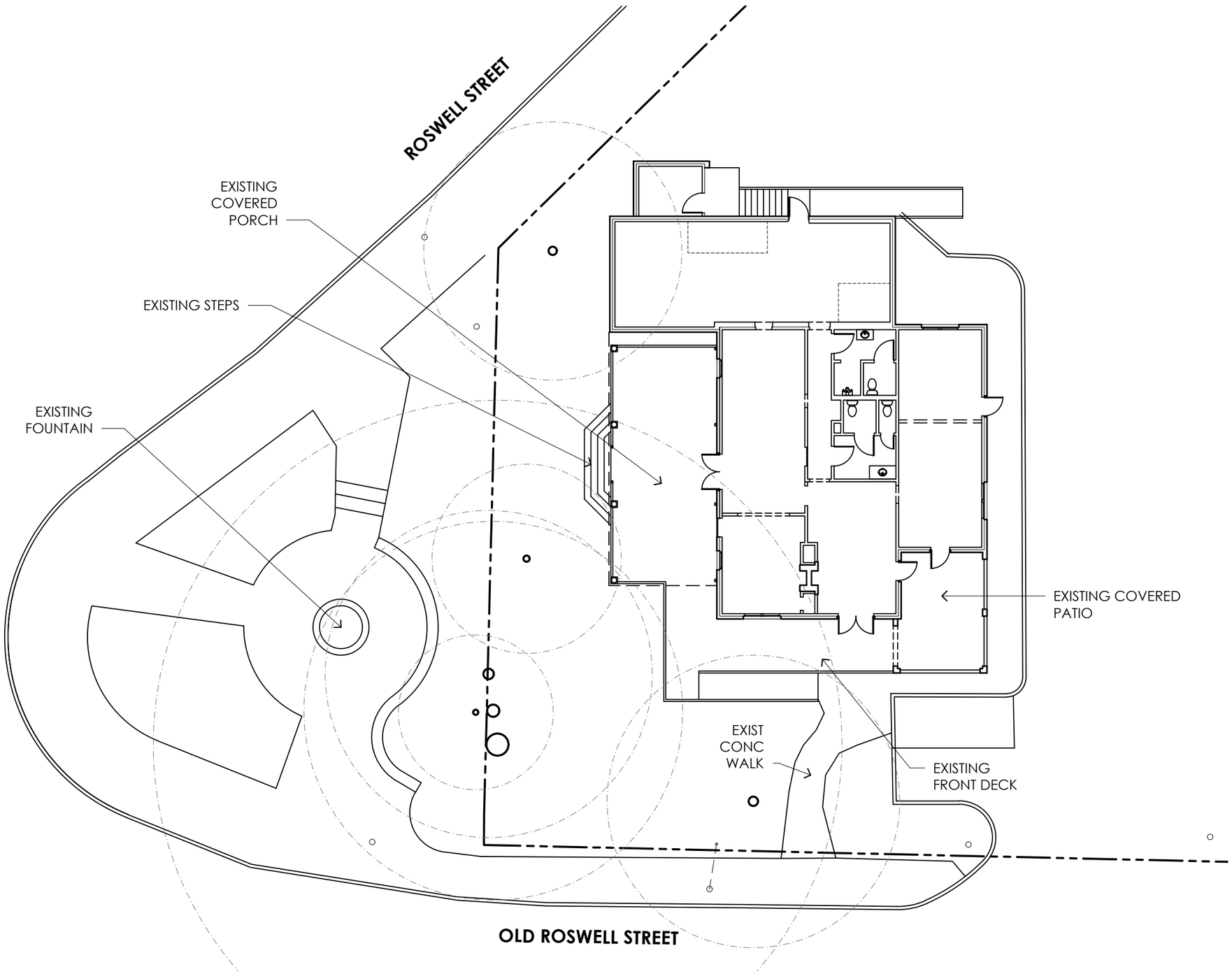

01 A1.0 FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
---	---	---

37 OLD ROSWELL
ALPHARETTA, GEORGIA
BOB ROTHMAN

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

ISSUE DATE	09/01/21
DRAWN BY	TMV
CHECKED BY	KJM
PMD PROJ #	21038

SHEET TITLE
EXISTING FLOOR PLAN

SHEET # **A1.0**

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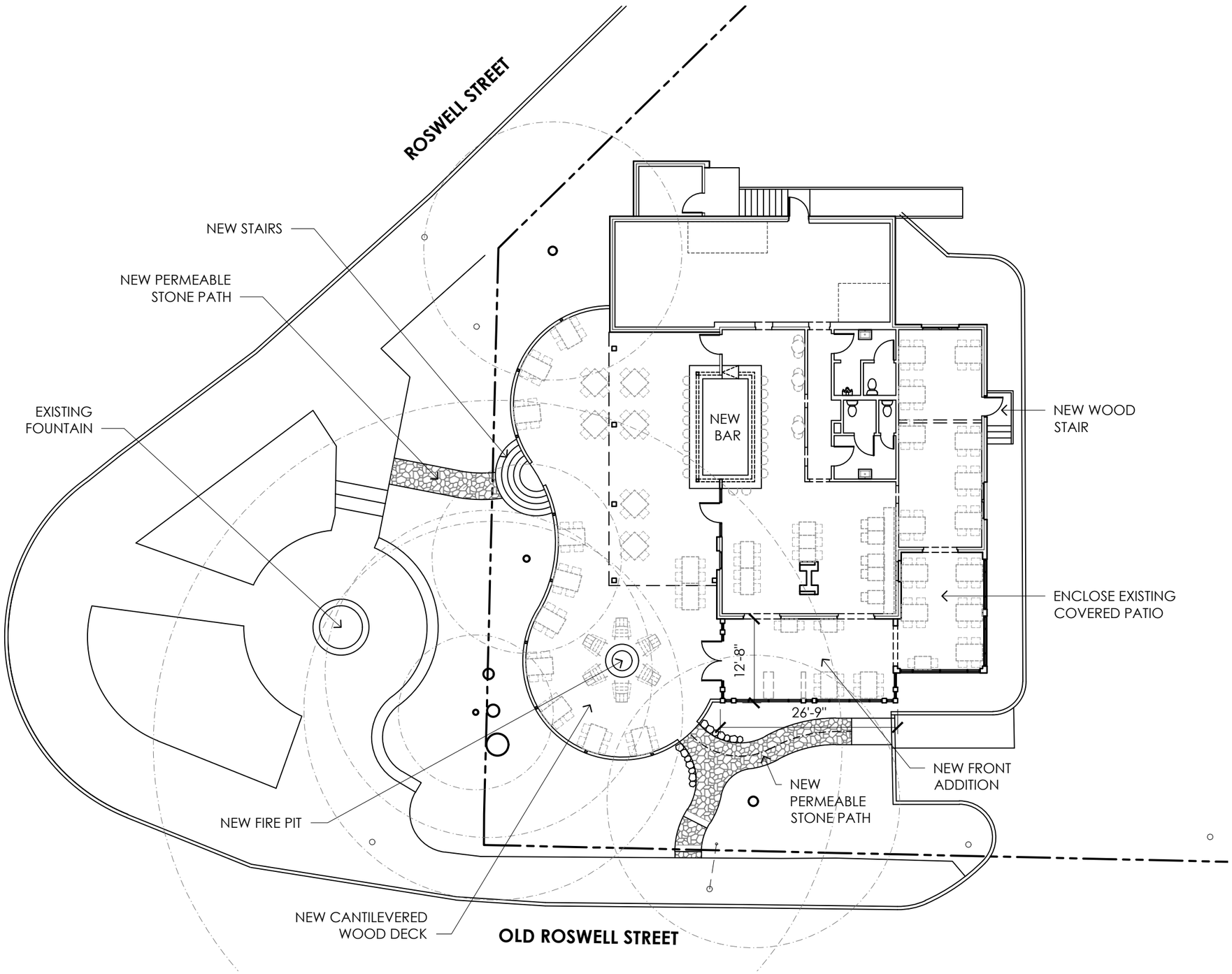

01 A1.1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
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37 OLD ROSWELL
ALPHARETTA, GEORGIA
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ATLANTA, GEORGIA 30339
404.549.4499

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SHEET TITLE
PROPSOED FLOOR PLAN

SHEET # **A1.1**

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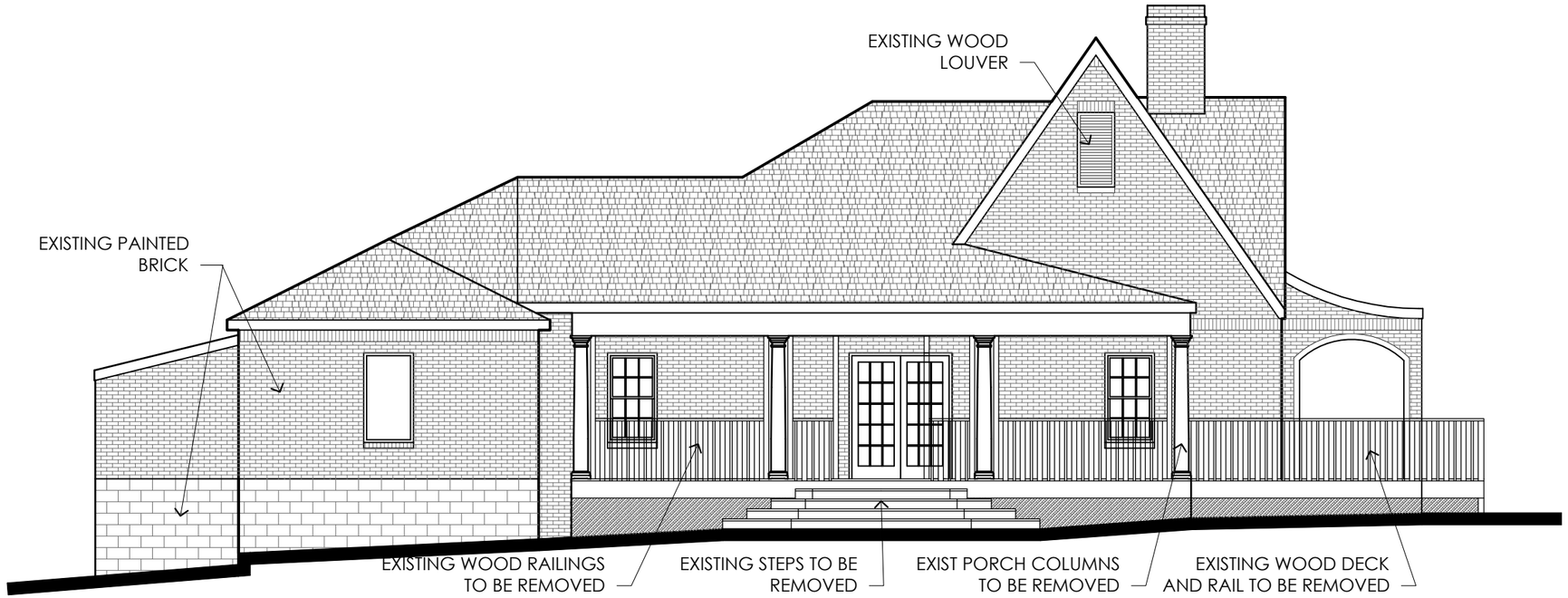
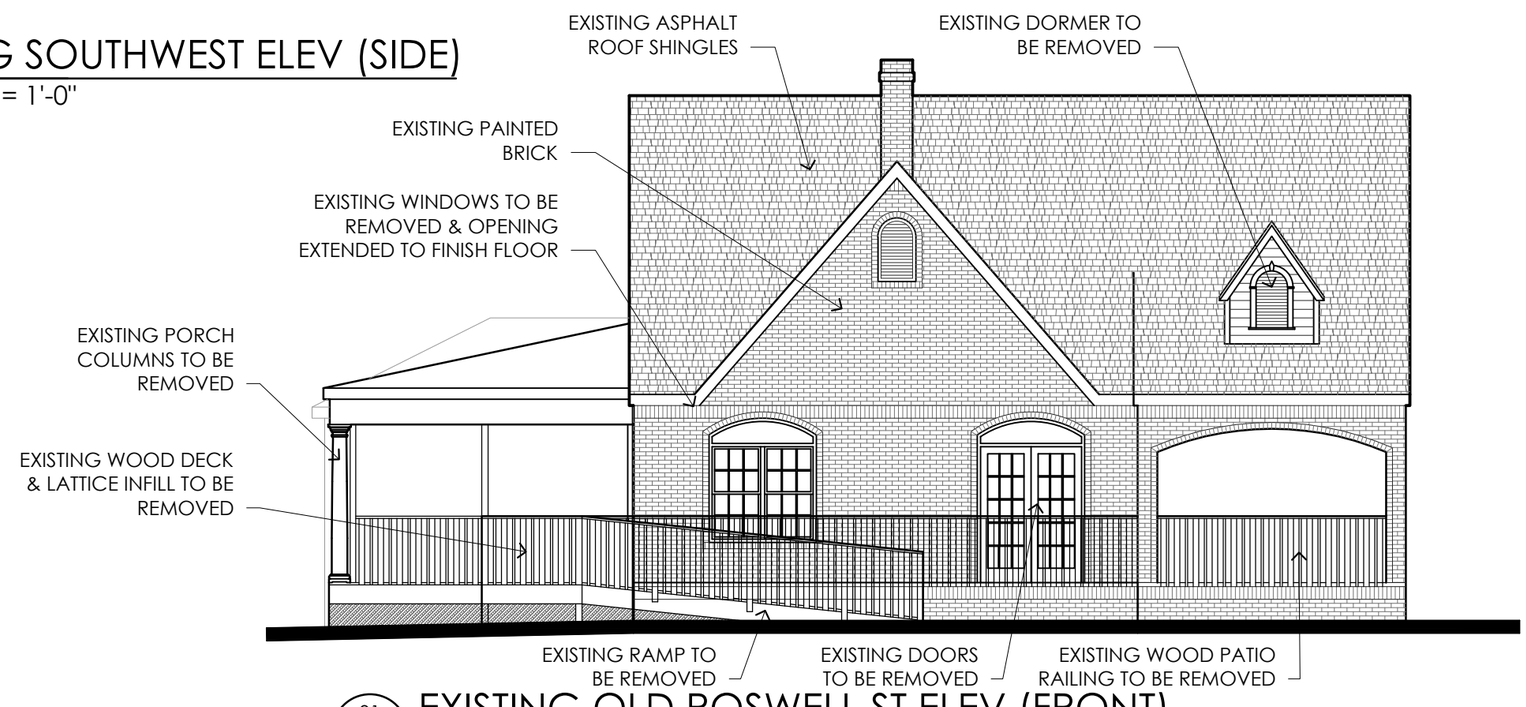


02 A2.0 EXISTING SOUTHWEST ELEV (SIDE)
SCALE: 1/8" = 1'-0"



01 A2.0 EXISTING OLD ROSWELL ST ELEV (FRONT)
SCALE: 1/8" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
---	---	---

37 OLD ROSWELL
ALPHARETTA, GEORGIA
BOB ROTHMAN

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

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SHEET TITLE
EXISTING ELEVATIONS

SHEET # A2.0

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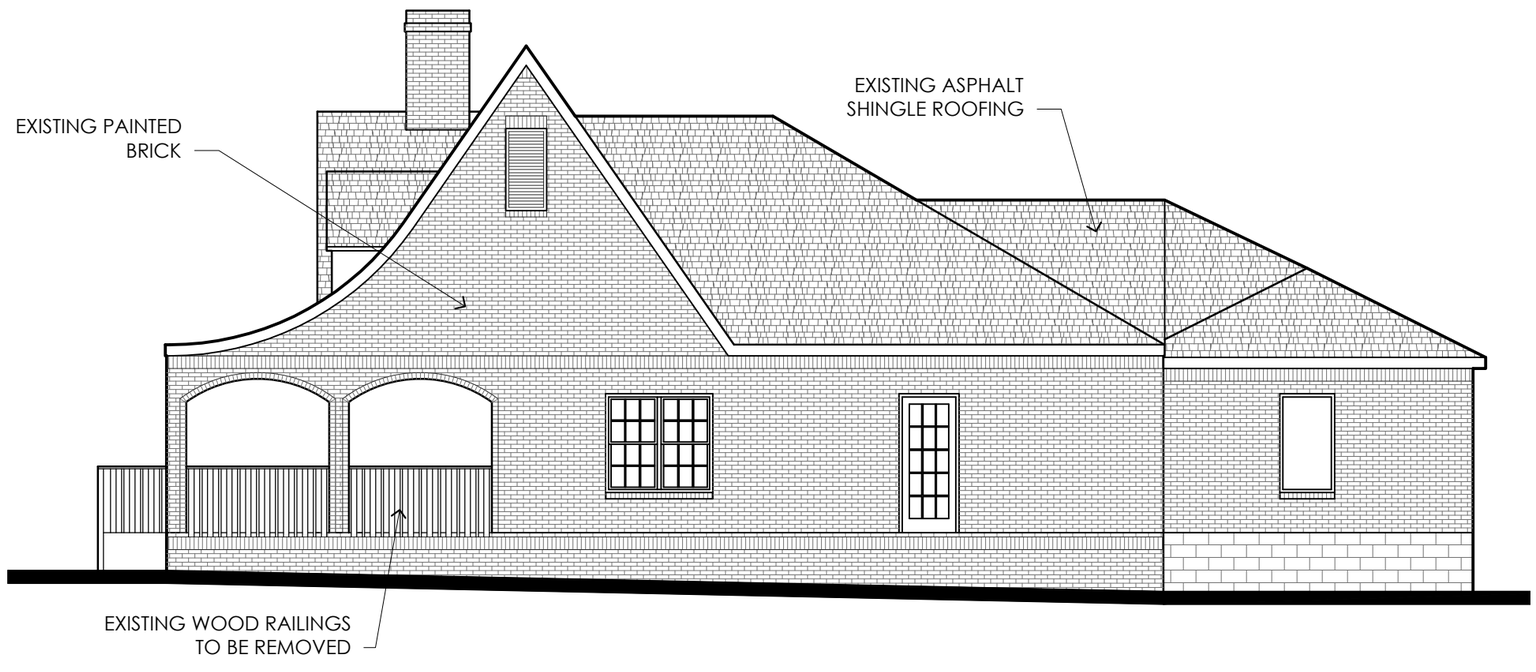

01 / A2.1 EXISTING NORTHWEST ELEV
SCALE: 1/8" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
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37 OLD ROSWELL
ALPHARETTA, GEORGIA
BOB ROTHMAN

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1000 CIRCLE 75 PARKWAY
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ATLANTA, GEORGIA 30339
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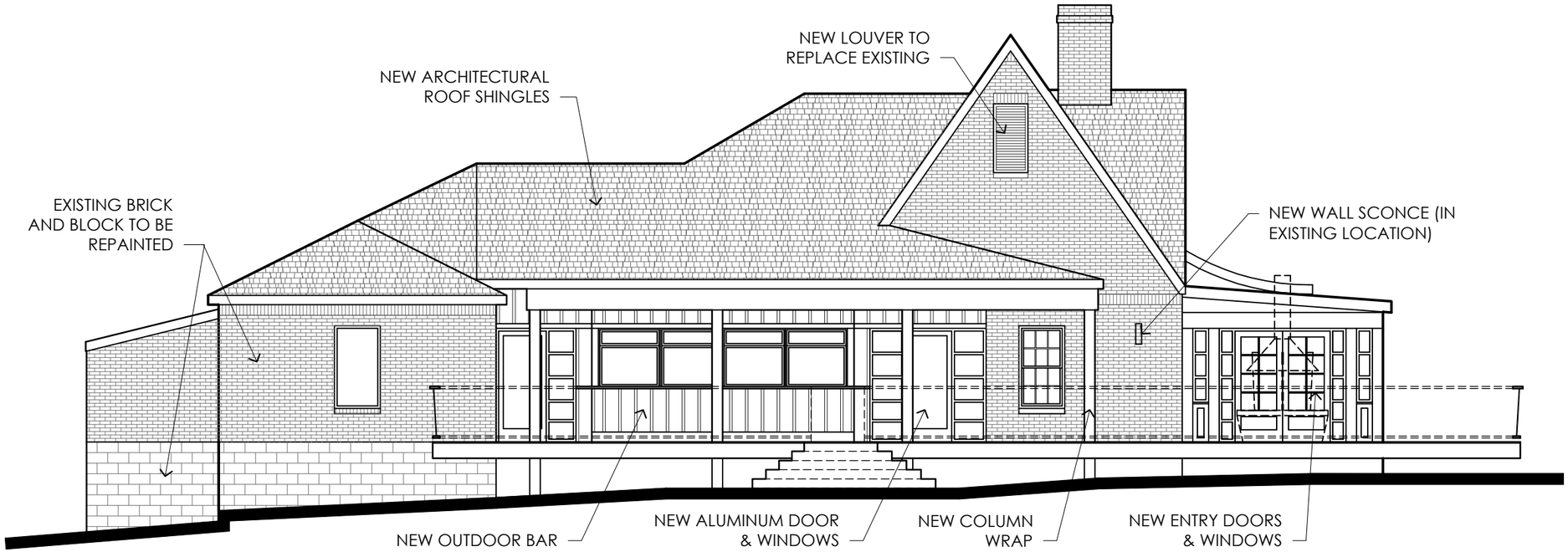
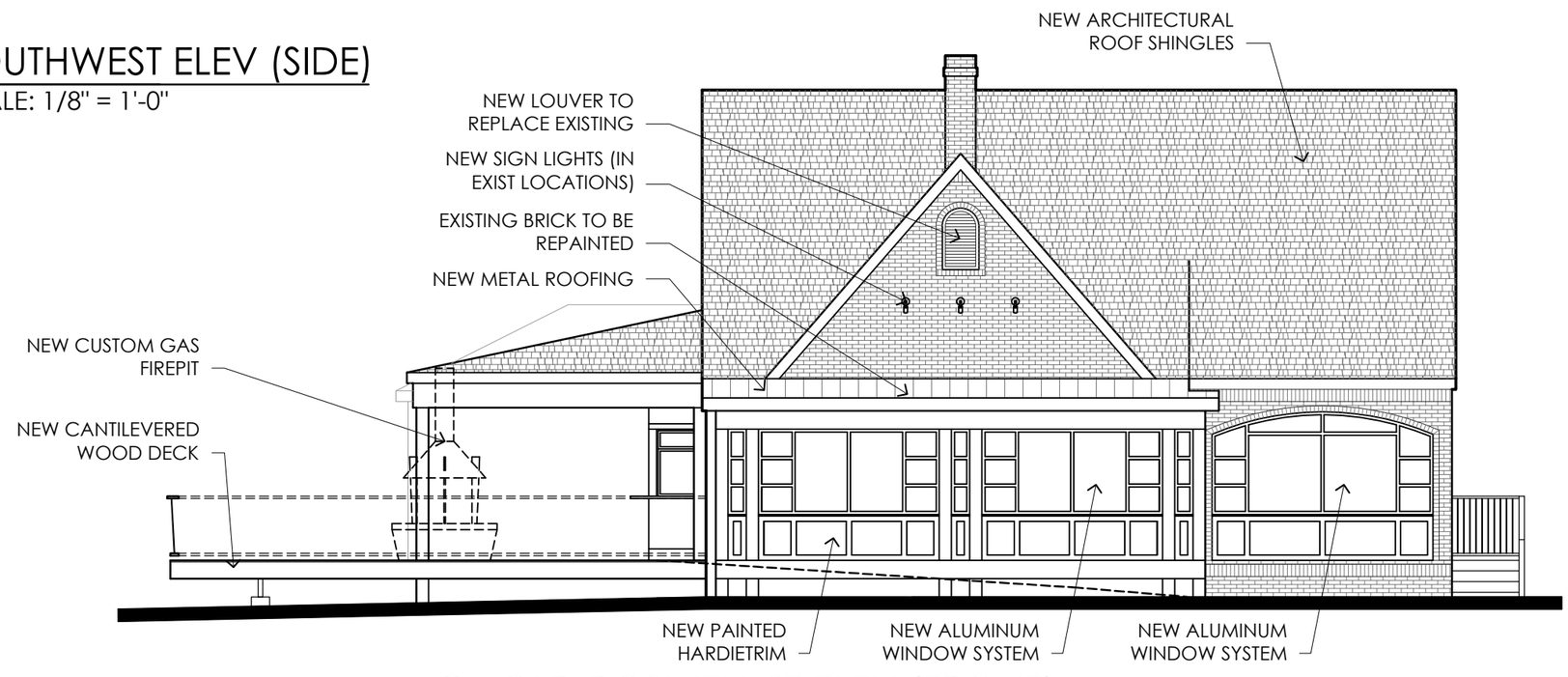
SHEET TITLE
EXISTING ELEVATIONS

SHEET # **A2.1**



02 / A2.2 SOUTHWEST ELEV (SIDE)
SCALE: 1/8" = 1'-0"



01 / A2.2 OLD ROSWELL ST ELEV (FRONT)
SCALE: 1/8" = 1'-0"

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PLACE MAKER DESIGN

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37 OLD ROSWELL
ALPHARETTA, GEORGIA
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PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

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SHEET TITLE
PROPSOED ELEVATIONS

SHEET # **A2.2**

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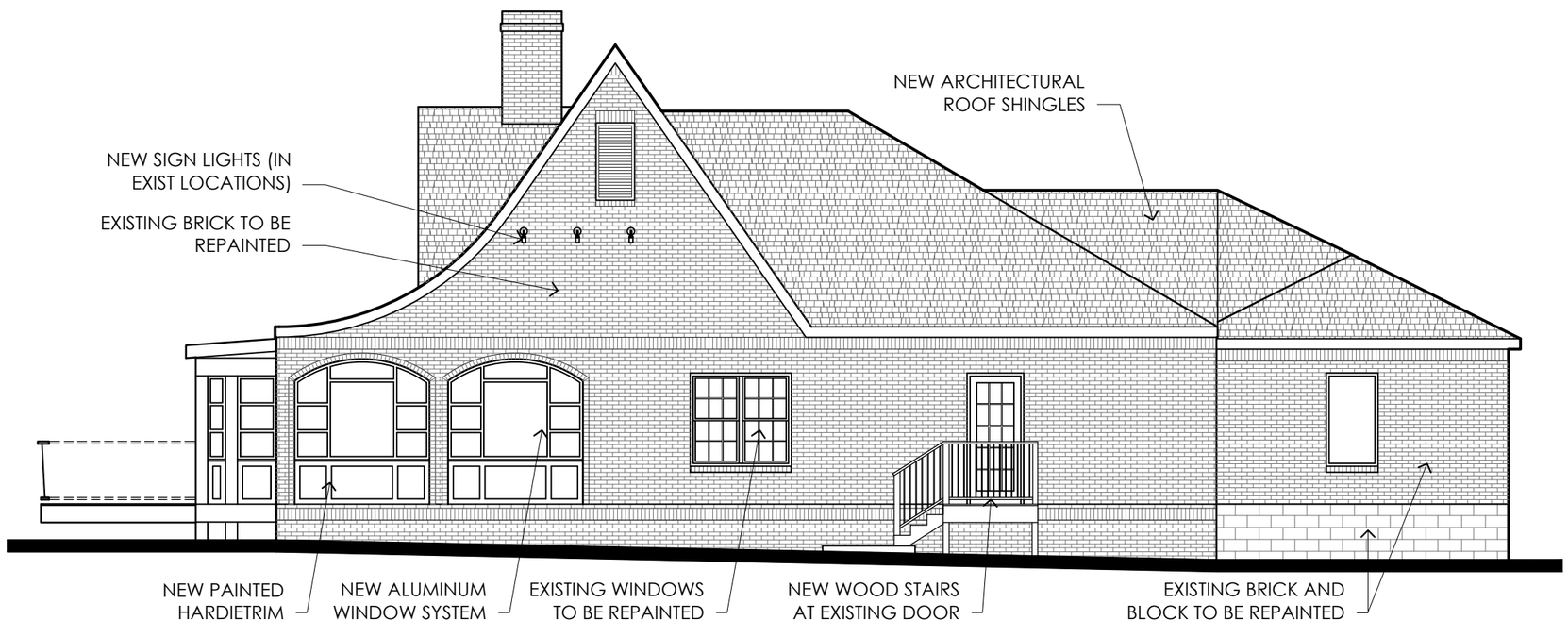

01 / A2.3 NORTHWEST ELEV
SCALE: 1/8" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
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37 OLD ROSWELL
ALPHARETTA, GEORGIA
BOB ROTHMAN

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

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SHEET TITLE
PROPOSED ELEVATIONS

SHEET # A2.3

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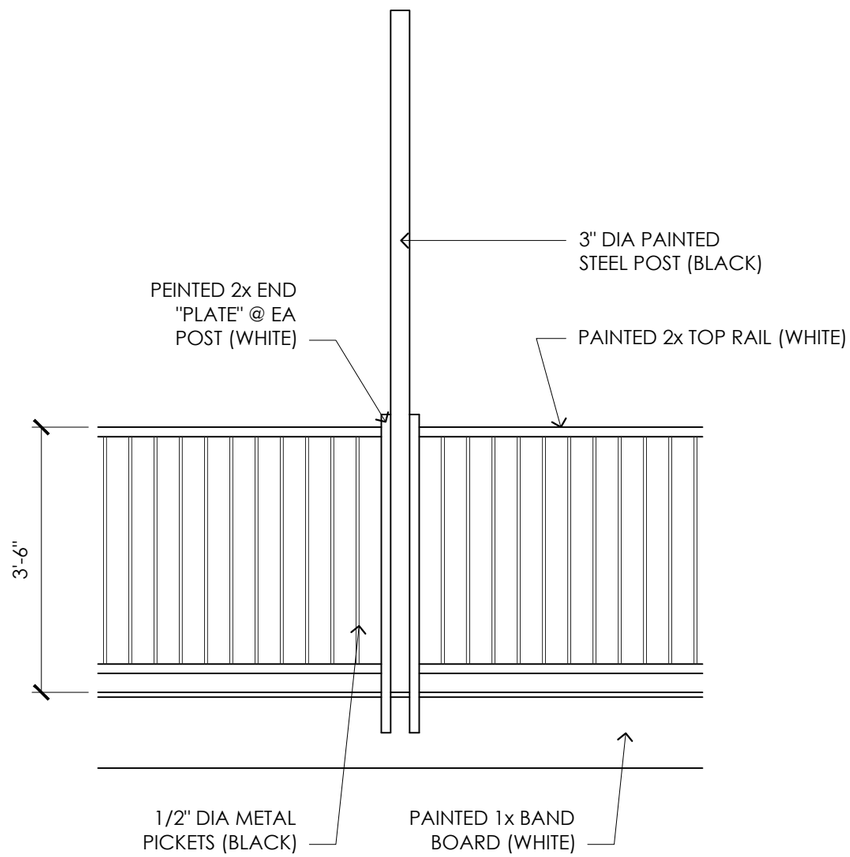
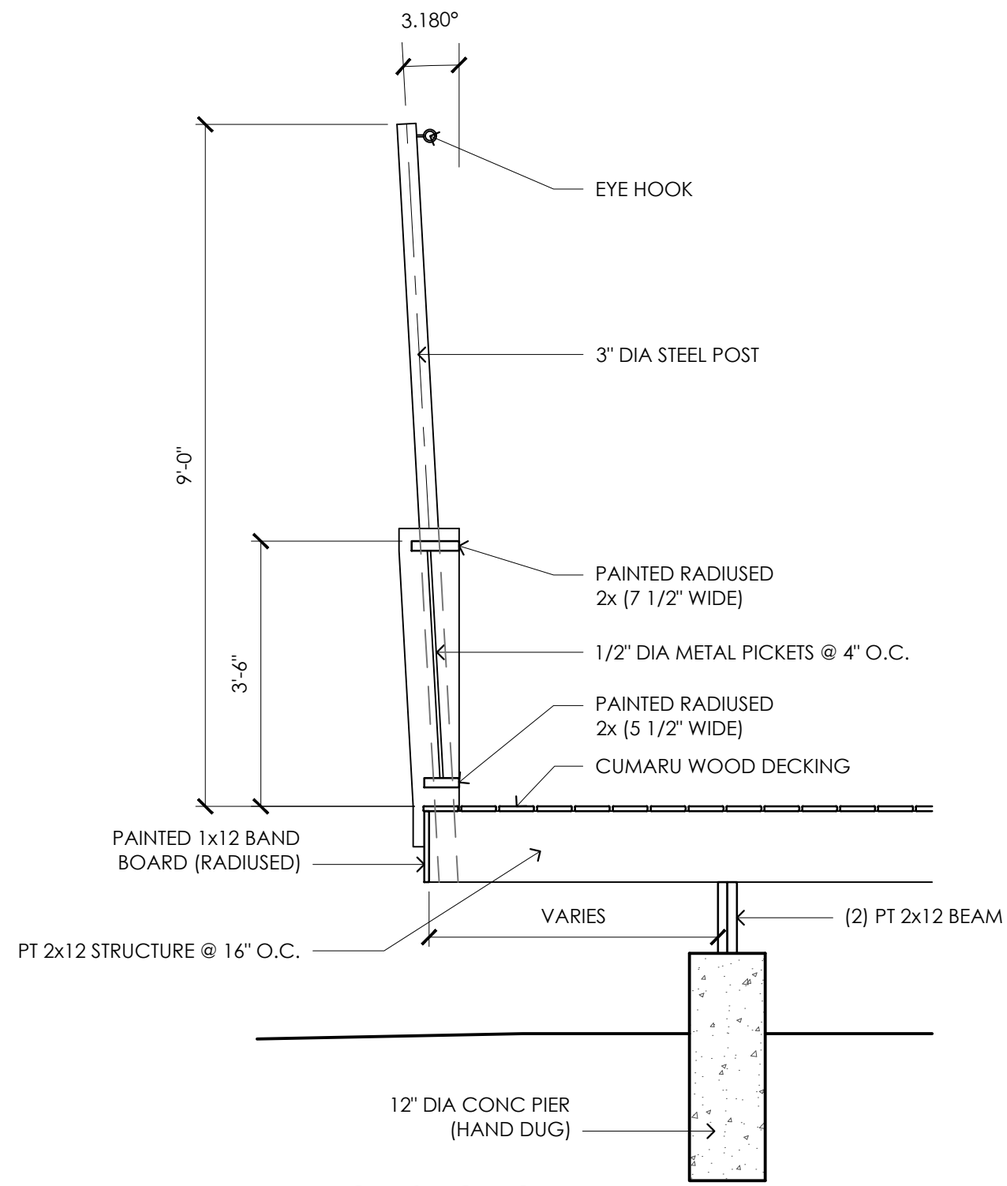


02 A3.1 PARTIAL DECK ELEVATION
SCALE: 1/2" = 1'-0"



01 A3.1 DECK SECTION
SCALE: 1/2" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
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37 OLD ROSWELL
ALPHARETTA, GEORGIA
BOB ROTHMAN

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
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SHEET TITLE
DETAILS

SHEET # **A3.1**

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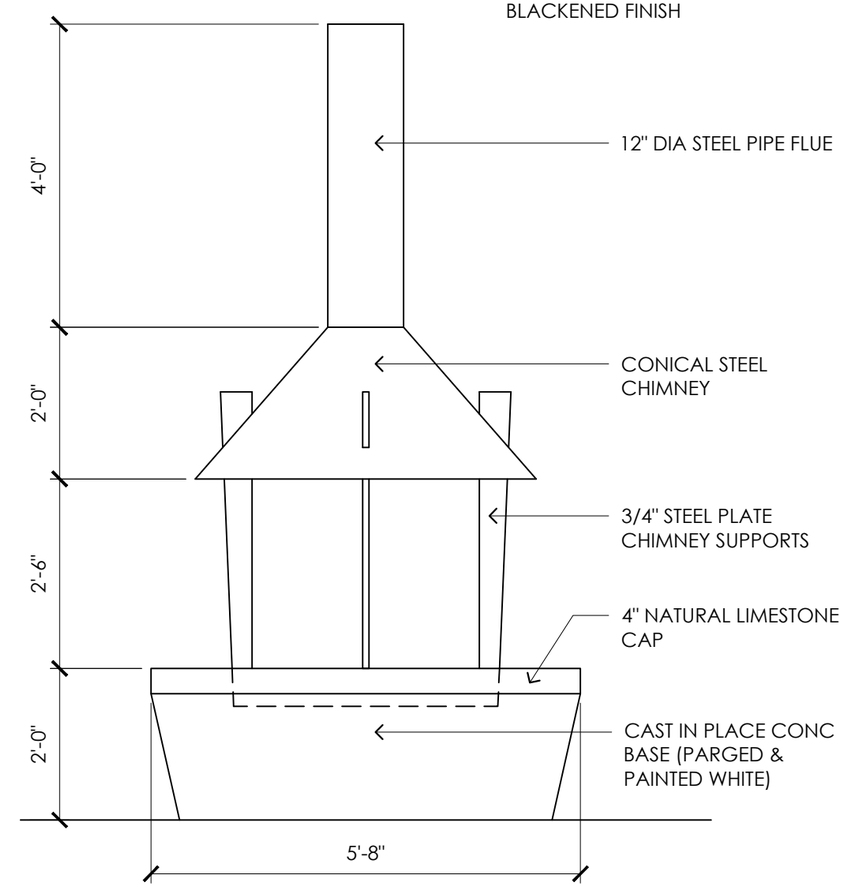
NOTE:
ALL STEEL TO BE
BLACKENED FINISH



01 / A3.2 FIREPLACE ELEVATION
SCALE: 1/2" = 1'-0"

PLACE
MAKER
DESIGN

REV #	DATE	DESCRIPTION
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37 OLD ROSWELL
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404.549.4499

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SHEET TITLE
DETAILS

SHEET # **A3.2**

PAINTED BRICK
SW 0068 - COPEN BLUE

DOORS/WINDOWS/STOREFRONT
SW 6991 - BLACK MAGIC

ARCHITECTURAL SHINGLES
TIMBERLINE HDZ SHINGLES - CHARCOAL

SUNBRELLA AWNING
SEA

WOOD DECK
CUMARU

TRIM/BOARD & BATTEN SIDING
SW 7566 - WESTHIGHLAND WHITE

MATERIALS

#21038
09/01/2 1

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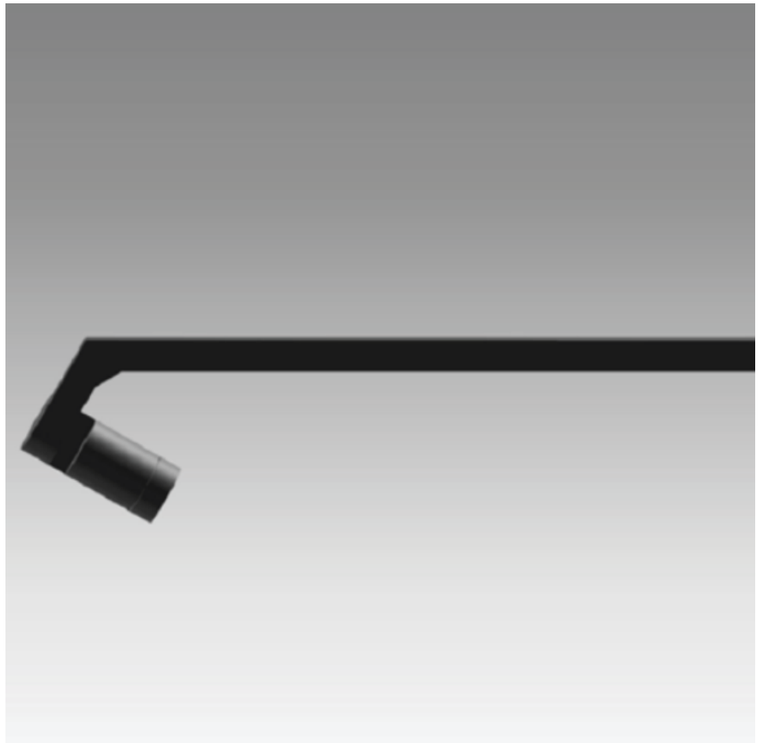
37 Old Roswell Street
Alpharetta, GA



SIGN LIGHTING
HK LIGHTING GROUP
SIGN-1-SOi
BLACK FINISH

WALL SCONCE
HINKLEY LIGHTING
SHELTER 1326BK-LL
BLACK FINISH

LIGHTING

#21038
09/01/21

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

37 Old Roswell Street
Alpharetta, GA

Abelia x 'Rose Creek'

Helleborus orientalis

Miscanthus 'Adagio'

Aspidistra elatior 'Tiny Tank'

Hydrangea 'Nikko Blue'

Muhlenbergia capillaris

Azalea x 'Ruby Encore'

Hydrangea 'Limelight'

Pennisetum 'Little Bunny'

Camellia japonica

Ilex crenata 'Steeds'

PittosporuM 'Tall and Tough'

Distylium 'Vintage Jade'

Illicium parviflorum

Prunus 'Bright 'N Tight'

Dryopteris erythrosora

Iris ensata 'Variegata'

Rhododendron 'Poukhanense'

Dryopteris ludoviciana

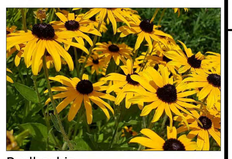
Loropetalum 'Crimson Fire'

Edgeworthia chrysantha

Loropetalum 'Burgundy'

Rosa x 'Knockout'

Rosmarinus officinalis


Rudbeckia

Sarcococca confusa

Thuja occidentalis 'Emerald'

Tiarella

Ophiopogon bodinieri

Pachysandra axillaris

PLANT SCHEDULE:

SHRUBS	COMMON / BOTANICAL NAME	CONT	SIZE
12	ROSE CREEK ABELIA / ABELIA X `ROSE CREEK`	3 GAL	18" HT MIN.
25	TINY TANK CAST IRON PLANT / ASPIDISTRA ELATIOR 'TINY TANK'	3 GAL	
12	AUTUMN RUBY ENCORE AZALEA / AZALEA X 'CONLER' TM	3 GAL	
1	CAMELLIA / CAMELLIA JAPONICA	15 GAL	
25	DISTYLIUM / DISTYLIUM `VINTAGE JADE`	3 GAL	
9	AUTUMN FERN / DRYOPTERIS ERYTHROSORA	3 GAL	
5	SOUTHERN SHIELD FERN / DRYOPTERIS LUDOVICIANA	3 GAL	
3	PAPERBUSH / EDGEWORTHIA CHRYSANTHA	7 GAL	
16	LENTEN ROSE / HELLEBORUS ORIENTALIS	3 GAL	
3	NIKKO BLUE HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	3 GAL	
3	LIMELIGHT PANICLE HYDRANGEA / HYDRANGEA PANICULATA 'LIMELIGHT'	7 GAL	
4	STEEDS JAPANESE HOLLY / ILEX CRENATA 'STEEDS'	3 GAL	
11	ANISE / ILLICIUM PARVIFLORUM	7 GAL	
14	VARIEGATED JAPANESE IRIS / IRIS ENSATA 'VARIEGATA'	3 GAL	
8	CRIMSON FIRE FRINGE FLOWER / LOROPETALUM CHINENSE RUBRUM 'PIILC-I' TM	3 GAL	
10	BURGUNDY LOROPETALUM / LOROPETALUM CHINENSE RUBRUM `BURGUNDY`	3 GAL	
5	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS 'ADAGIO'	7 GAL	
6	PINK MUHLY / MUHLENBERGIA CAPILLARIS	3 GAL	
4	LITTLE BUNNY FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	3 GAL	
11	TALL AND TOUGH PITTOSPORUM / PITTOSPORUM TOBIRA 'TALL AND TOUGH'	3 GAL	
4	BRIGHT `N TIGHT CAROLINA LAUREL / PRUNUS CAROLINIANA `BRIGHT `N TIGHT` TM	15 GAL	
6	KOREAN AZALEA / RHODODENDRON YEDOENSE POUKHANENSE	3 GAL	
5	ROSE / ROSA X `KNOCKOUT` TM	3 GAL	
3	ROSEMARY / ROSMARINUS OFFICINALIS	3 GAL	
10	BLACK-EYED SUSAN / RUDBECKIA HIRTA	3 GAL	
32	SWEETBOX / SARCOCOCCA CONFUSA	3 GAL	
4	EMERALD ARBORVITAE / THUJA OCCIDENTALIS `EMERALD`	B & B	8`
11	FOAMFLOWER / TIARELLA CORDIFOLIA	3 GAL	

GROUND COVERS	COMMON / BOTANICAL NAME
872 SF	MONDO GRASS / OPHIOPOGON BODINIERI
346 SF	PACHYSANDRA / PACHYSANDRA AXILLARIS
78 SF	SEASONAL COLOR / SEASONAL COLOR

NORTH

0 10 20 30 FT.

SCALE: 1" = 10'

b+c STUDIO
1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Geogia 30318
Tel. 678.990.7691 | www.bcstudio.com

Landscape Architecture, Design, + Planning
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NOT ISSUED FOR CONSTRUCTION

37 OLD ROSWELL RESTAURANT

37 OLD ROSWELL STREET ALPHARETTA, GA 30004

PREPARED FOR: PLACEMAKER DESIGN
CLIENT ADDRESS: 1000 CIRCLE 75 PARKWAY SUITE 400
ATLANTA, GEORGIA 30339

LANDSCAPE PLANS

LANDSCAPE PLAN

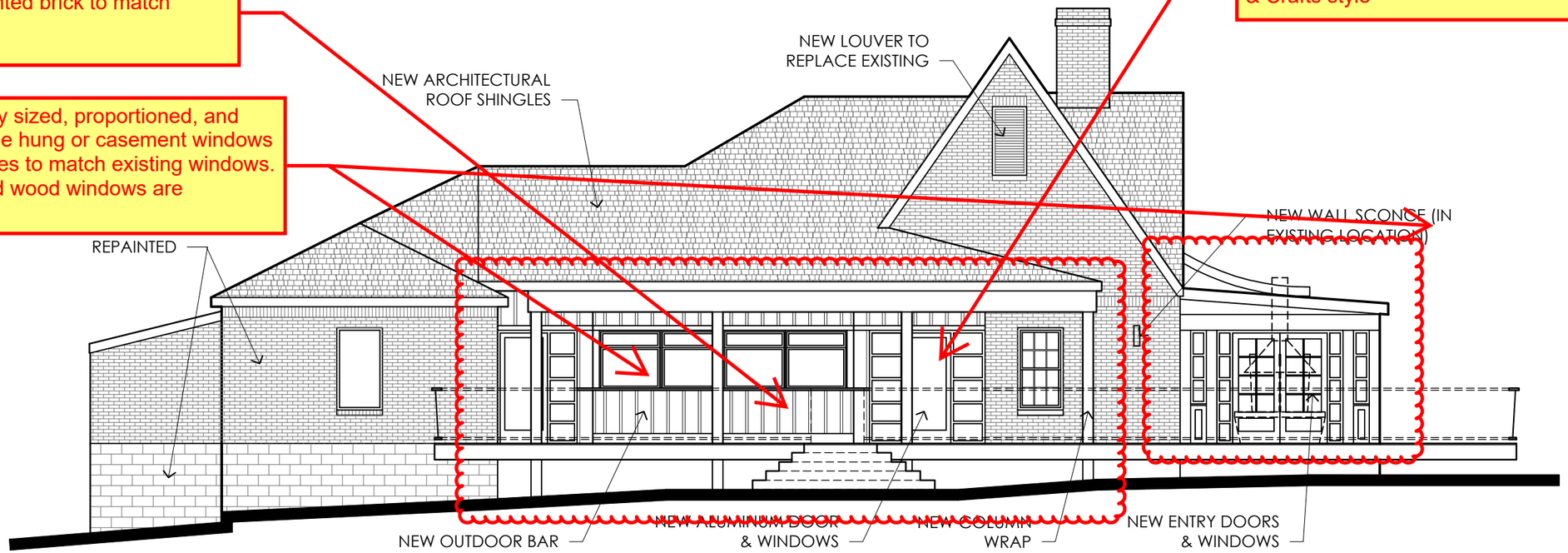
PROJ. NO: 10-37 OLD ROSWELL
DRAWN: CS/TA
CHECKED: INITIALS
DATE: 08/27/2021

SHEET NUMBER:
L1.00

Use traditional / historical wall cladding materials - painted brick to match existing.

Use historically sized, proportioned, and grouped double hung or casement windows with divided lites to match existing windows. Aluminum clad wood windows are acceptable.

Use traditional/historical door and sidelite configuration with divided lites consistent with the Tudor / Arts & Crafts style

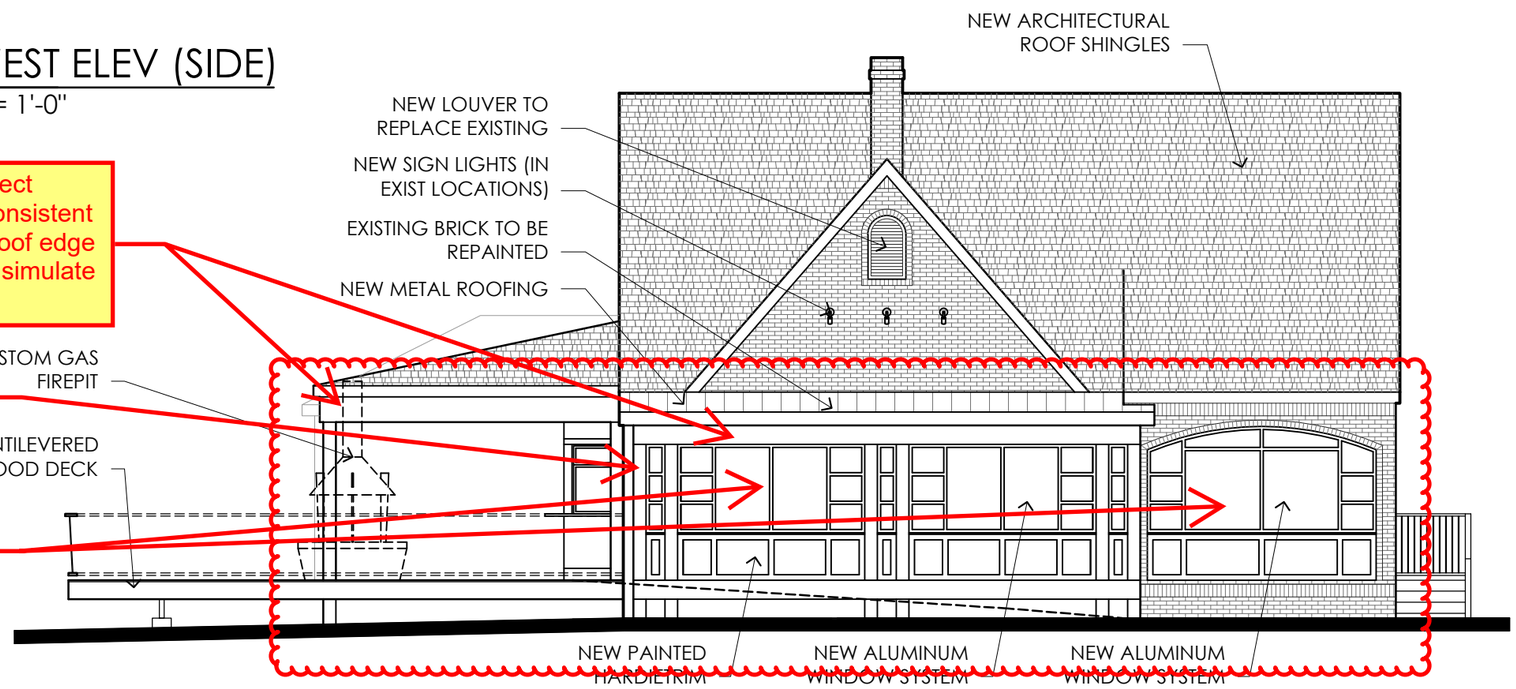


02 A2.2 SOUTHWEST ELEV (SIDE)
SCALE: 1/8" = 1'-0"

Use proper historical entablature, including correct detailing of the architrave, frieze, and cornice consistent with the Tudor / Arts & Crafts style. Cornice at roof edge should have crown moulding or ogee gutters to simulate crown moulding.

Use historically correct columns with capital and bases consistent with the Tudor / Arts & Crafts style.

Use historically sized, proportioned, and grouped double hung or casement windows with divided lites to match existing windows. Aluminum clad wood windows are acceptable.



01 A2.2 OLD ROSWELL ST ELEV (FRONT)
SCALE: 1/8" = 1'-0"

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PLACE MAKER DESIGN

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ALPHARETTA, GEORGIA
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SHEET TITLE
PROPSOED ELEVATIONS

SHEET # A2.2

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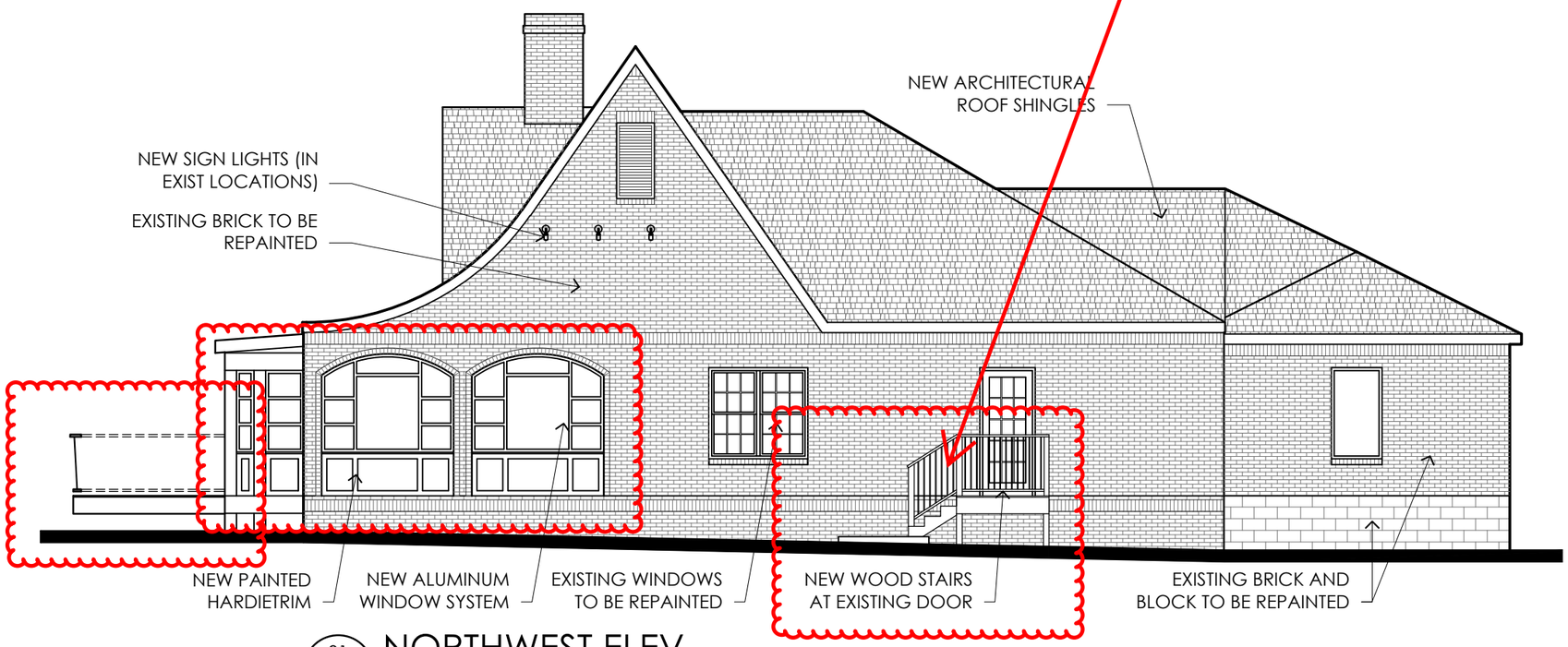
stairs and railing to be traditional / historical design consistent with the Tudor / Arts & Crafts style



01 / A2.3 NORTHWEST ELEV
SCALE: 1/8" = 1'-0"

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SHEET TITLE
PROPOSED ELEVATIONS

SHEET # A2.3

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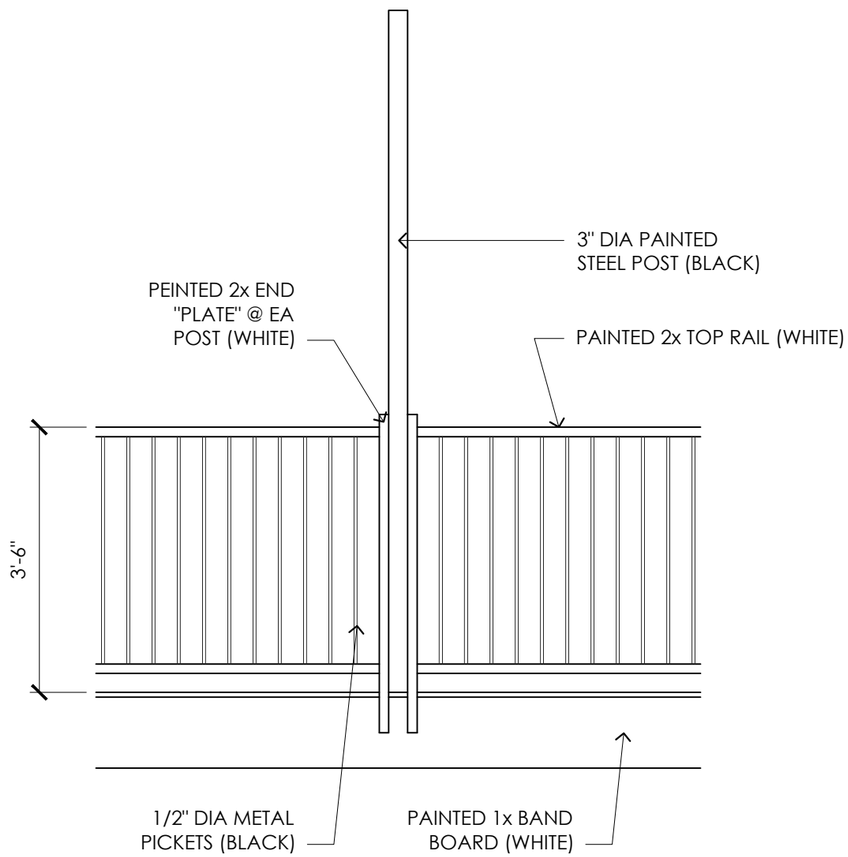
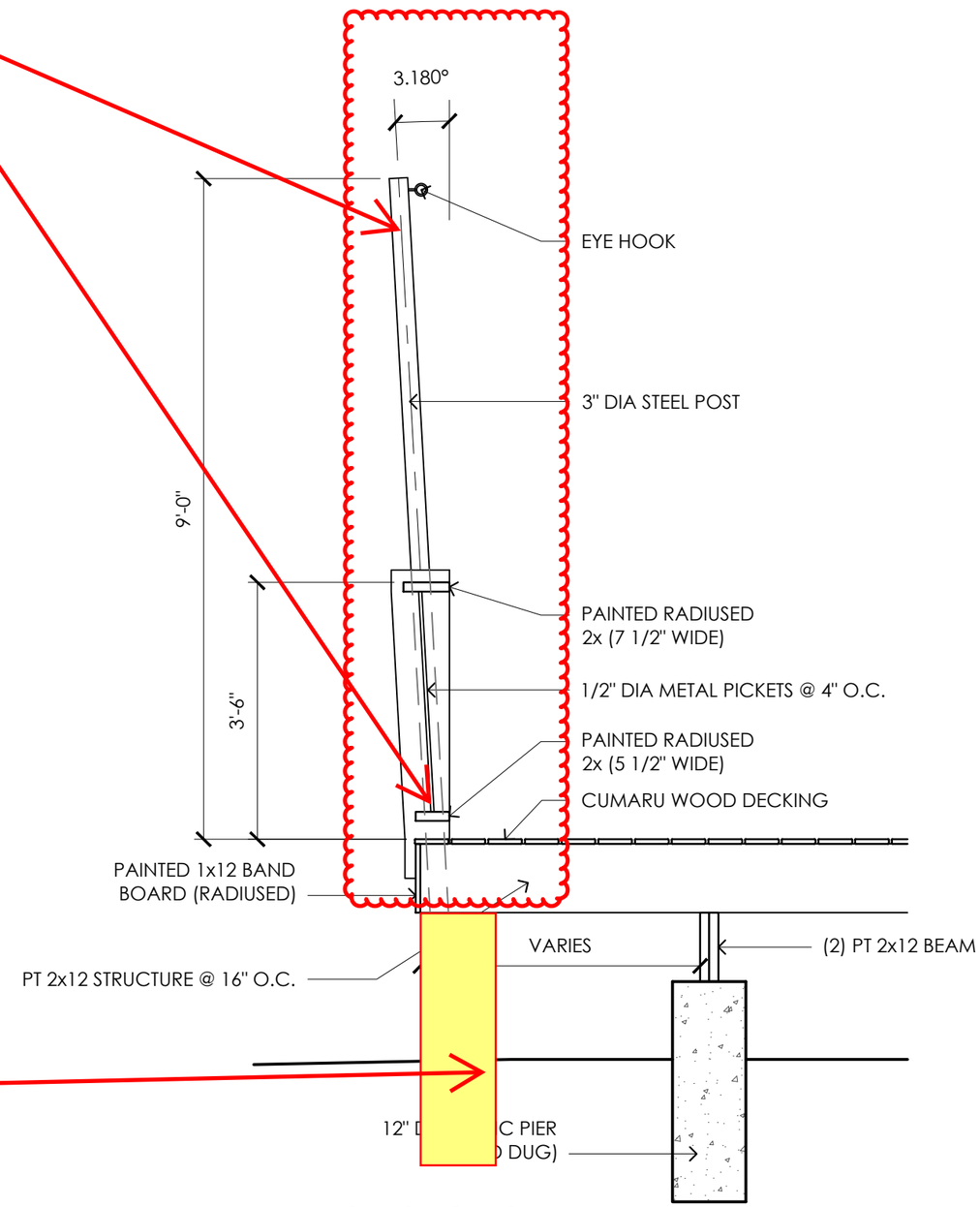
posts and rails to be vertical - not canted. They should match traditional / historical precedent consistent with the Tudor / Arts & Crafts style.



02 A3.1 PARTIAL DECK ELEVATION
SCALE: 1/2" = 1'-0"



No cantilevered deck. Support deck at perimeter with intermittent masonry piers

01 A3.1 DECK SECTION
SCALE: 1/2" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
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SHEET TITLE
DETAILS

SHEET # A3.1

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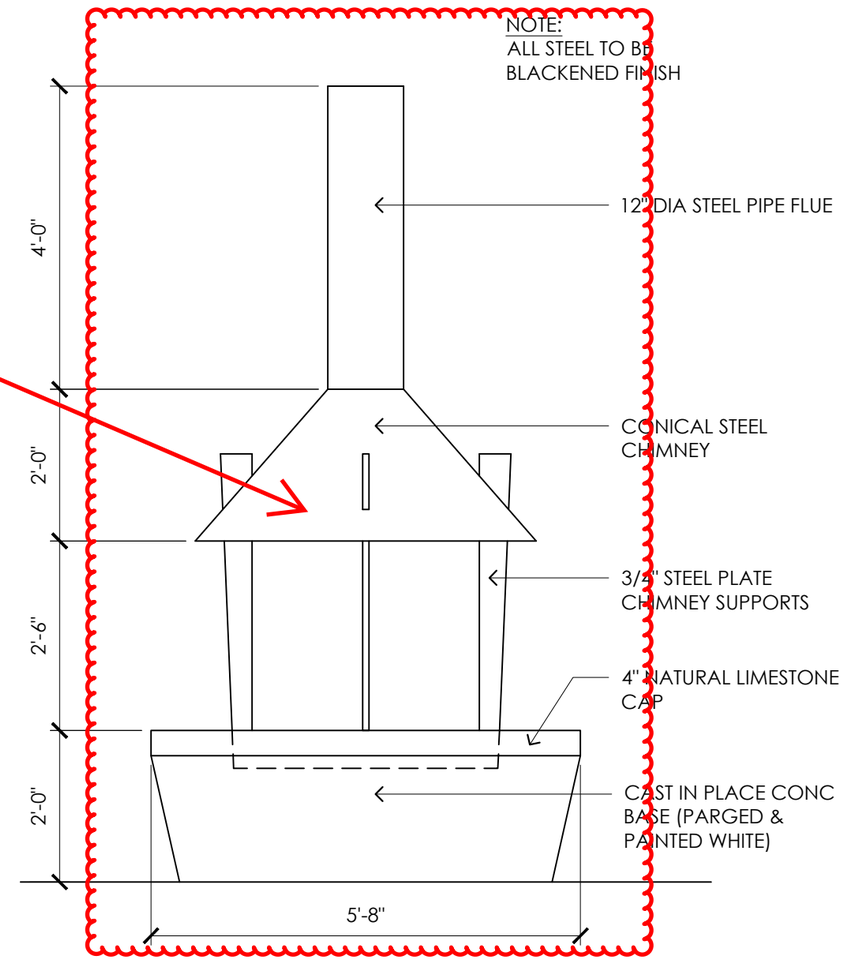
Fireplace should be stone or brick, and the design should be consistent with the Tudor / Arts & Crafts Style.



01 A3.2 FIREPLACE ELEVATION
SCALE: 1/2" = 1'-0"

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION
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37 OLD ROSWELL
ALPHARETTA, GEORGIA
BOB ROTHMAN

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

ISSUE DATE	09/01/21
DRAWN BY	TMV
CHECKED BY	KJM
PMD PROJ #	21038

SHEET TITLE
DETAILS

SHEET # **A3.2**