



DESIGN REVIEW BOARD OCTOBER 15, 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 of August 20, 2021
2. Approval of the Design Review Board meeting minutes from September 17, 2021.

VIII. PUBLIC HEARING

1. DRB210046 Food Terminal 6360 North Point
2. DRB210047 Holmes 50 South Main
3. DRB210049 Brixmor (Mansell Crossing) painting North Point Parkway
4. DRB210048 Morgan & Morgan 11760 Haynes Bridge
5. DRB210044 SEDG Investments 119 Roswell St
6. DRB210050 PRIM Residential City Center
7. DRB210031 TPA 400 Toll Residential

IX. ADJOURNMENT



DESIGN REVIEW BOARD MEETING MINUTES AUGUST 20, 2021

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

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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
- 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 35 Milton Ave
review signage**

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 an image 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. Signs will not swing back and forth during a regular wind, but 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) and 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.

- Building was painted and the owners did not know that they needed to come before DRB for approval and a code violation was issued.
- Presented different options:
 - Option #1: Painting 3 lower sections (meaning the lower parapet elevations, except for Lumber Liquidators) in the colors Shoji 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 signed a petition saying that they love the look of the building. There were 5 tenants that wanted to come to the meeting today.
- 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 the building before we can get a CO.
- Okay with adding 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 plants.
- 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.
- Painting the bottom of Lumber Liquidators and not the top parapet; 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 satisfied. We are trying to avoid me going back with the Applicant 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 his approval.
- Who will take care of the new planters?
 - Applicant shared that he has discussed adding planters with the tenants, and the owner of Lumiere Salon said that was great, because she wanted to have planters anyway. The tenants are going to order and maintain them, he is 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; he wants 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.
- 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 it would tie 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 painted 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 pots, 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.

**3. DRB210042 Taffers Tavern 33 South Main
review blade sign**

Applicant was not present, and no presentation of this item was made before the Design Review Board.

Chairman Kramer called for a short recess at 10:08 a.m.

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; using the Chick-fil-A nation wide standard 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.
 - Chick-fil-A can be a nightmare for other tenants because their drive-thru can block traffic and the canopy can help manage the traffic
- Canopy is exposed steel and the same brick that is used on the building
- Landscaping:
 - There was one car accident that affected a tree and other weather events that affected the landscaping
 - Steve Manley is the designer for landscaping

Design Review Board questions and comments:

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

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 Holcomb Bridge Road)
- Creating an exterior patio space by covering the patio and moving over the entryway (year-round outdoor fireplace)
- Keeping existing doors on Roswell Street (taking out sidewalk and adding in planting)
- Archway area with planting for guests to enter through
- Signage is only a proposed option and will be brought to another DRB meeting; these 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 are within 1 foot of each other.
 - No objection to removing the current canopy, but the Applicant does not own the building.
- The owner of the building has seen the proposed exterior changes to the building.

Design Review Board questions and comments:

- Explain the elevation:

- Stucco is currently a lighter color and FSE is proposing a darker color (PT-02)
- Window trim painted dark, too.
- 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 archway:
 - The existing brick piers are closer to Roswell Street.
 - There is gas supply to 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
 - 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 the Applicant 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, steel, or the outdoor patio material.
- 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 expanding the existing canopy instead of building a new 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 has 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 previous public hearings involving this case number for TPA 400 Lakeview Parkway.

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

Landscaping:

- Faux landscape materials have a five-year warranty.
- Applicant presented a sample of artificial landscape option for monument sign.
- 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 of building will be apartments and the area without windows will be 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
- Green = balcony
- 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 called 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 existing building and building a new bank 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.
- Reduced parking from 34 to 16 parking 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.
- Where the night deposit and drive thru windows are located, 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 are not recessed because of function (distance from car to be able to reach the side of the building).
- Using a lighter mortar color
- 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 located in the drive thru another brick width in 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.
 - The motion was approved unanimously (6-0).
- ❖ Board Member Owens offered a motion to approve the 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.



DESIGN REVIEW BOARD MEETING MINUTES SEPTEMBER 17, 2021

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Chairman Kramer called the workshop to order at 8:30 a.m.

II. WORKSHOP

Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for September 17, 2021.

Chairman Kramer adjourned the workshop at 9:02 a.m. and called for a short recess.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:08 a.m.

IV. ROLL CALL

Design Review Board Members present:

- Richard Kramer, Chair
- Roger Brown
- Pat Corkill
- Frank Schwing
- Holly Palmer
- Katie Rocco

Design Review Board Members absent:

- Richard Owens
- Thom LeCain, Alternate
- Kim Matherly, Alternate

Staff present:

- Kathi Cook, Director of Community Development
- Bret Schroeder, Code Enforcement Manager

- Lauren Shapiro, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- Code Enforcement Manager Shroeder announced that the December Design Review Board meeting will be moved up a week and will take place in the multipurpose room.

VII. ITEMS FROM BOARD MEMBERS

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

- Chairman Kramer announced that the Board will postpone approval of the meeting minutes until the next month's Design Review Board meeting.

VIII. PUBLIC HEARING

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

- The applicant, Seth Chandlee, came forward to speak on behalf of the application.
 - Blade sign with copper finished letters
 - Sign placed in left hand corner of the building, if you are looking at the front of the building
- The Design Review Board discussed the following:
 - Sign needs scalloped edges
 - Apostrophe location should be removed.
- There were no public comments for this item.
 - ❖ Vice-Chair Brown offered a motion to approve with the following conditions:
 1. Applicant must remove the apostrophe from the word "Taffer's;" and
 2. Applicant must scallop the top and bottom of the sign to be roughly in line with the window shown in the application.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).

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

- Manny Farhan, Ronnie Jackson, John Bartice, and Steve Jacobs came forward to speak on behalf of the application.
 - Building a balcony to a music studio, which is close to completion.
 - There are four steel columns on the ground level will have stone around them
 - Black cable style railing
 - Steel will be painted dark brown
 - Balcony will be accessed from the inside of the music studio and will create an open-air

space.

- The materials (stone, cinderblock, steel, colors) will match what was used on the office side of the building when that side of the building was renovated about 4 years ago.
- Mullions will be bronze, and the handrail is aluminum.
- The balcony height is higher than the mezzanine, but the balcony will be identical in height to the building on Westside.
- The gutters are bronze (not aluminum) because there are currently dark colors in that area).
- The roof is slightly sloped for draining and the color is dark bronze
- Covering the area in front of the building with smaller shrubs in the front and larger ones with plants and trees.
- May install grass or artificial turf in this area and if real grass is planted, landscape team has vertical mowers.
- Might consider adding a first-floor balcony under the proposed balcony later in the future with a matching glass bottom, but would need to move condensing units to the other side.
- The Design Review Board discussed the following:
 - Renderings do not always show the accurate colors
 - Rendering is deceiving because there are sliding doors
 - Balcony addition should blend in and complement the current building. The balcony architecture should make it look like it was built at the same time as the rest of the building.
 - This is a predominant entrance on Westside Parkway, and the balcony structure does not blend in with the rest of the building.
 - Rooflines do not match.
 - In this rendering, you cannot see what the front of the building looks like.
 - The stone choice is good.
 - Maybe change the dark bronze so that it will blend in with the parapet a little bit more.
 - Be cautious with using a horizontal cabling for your railing, use vertical instead (it often becomes a ladder for children).
 - Design the gutter (on the standing seam) so that it goes into the landscaping.
 - The Board will need to see renderings that match and show the existing condition of the remainder of the building, because the Board is trying to gather how this addition blends into the rest of the building / front office.
 - There has been a lot of difficulties with maintaining the landscaping at this hill on Westside Parkway.

- Concerned with how landscapers will mow the hill.
- Concerned with how the applicant will get mulch to stay on the hill.
- Applicant should keep planting theme by the balcony and plant evergreens under the balcony that grow 3-5 feet tall.
- City Staff discussed the following:
 - Very little distance or width for the roof hanging over the balcony (weather).
- There were no public comments for this item.
- ❖ Board Member Schwing offered a motion to defer elevations and materials for the applicant to consider comments from today.
 - Vice-Chair Brown seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Board Member Corkill offered a motion to defer landscaping based on today's comments.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (6-0).

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

- John Lewis came forward to speak on behalf of the application.
 - Provided a hard copy revision for what was provided in the original submitta.
 - Revisions were made to the entry way and parking deck located in the center tower of the multifamily building
 - Changed color and added more glass to the corners of each building.
- The Design Review Board discussed the following:
 - Not an eyesore.
 - Love the design.
- There were no public comments for this item.
- ❖ Vice-Chair Brown offered a motion to approve revised elevations, as presented today.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).

Chairman Kramer adjourned the meeting for a short recess at 10:13 a.m.

Chairman Kramer reconvened the meeting at 10:18 a.m.

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

- Kenny Elsworth and Chris Sedgwick came forward to speak on behalf of the application.
 - This application is for a 16-car garage.

- This is a mercantile design with a lot of glass work to display the cars.
- No intentions to sell the cars; they are works of art.
- There will be catwalks on the inside of the garage
- Vehicle lift system is a Chairish System; lifts vehicle up and down on top of each
- other. The lifts are 8 feet tall and are only designed for 4 wheels.
- Lighting will be put on a timer so that they are not on at 2:00 a.m.
- Only vehicles will be stored at this facility (Volkswagon cars).
- There is also retail and office space (retail is about 265 square feet)
- The Design Review Board discussed the following:
 - The fiber cement siding will face the two buildings in the center of this area.
 - Unsure how fiber cement panels fit into the mercantile design.
 - There are blank walls which are 30 feet tall; lack of windows and fenestration.
 - Interested to see if applicant would consider making the entire building brick.
 - Not going to see the fiber cement from Old Milton Parkway.
 - Like the contrast in the building.
 - This building will be 10-15 feet taller than the Empire Homes building.
 - Concerned about what happens if the garage is sold and then someone later wanted to use this as a storage facility or put old worn-down cars or even use it as boat storage.
 - Concerned with 34 feet of blank brick surface
 - Concerned with what you will see through the glass windows and how much of that is not architecturally pleasing.
 - The AC will be on the roof and has a parapet; will be screened on all sides.
- City Staff discussed the following:
 - Lighting will need to be mounted to the walls (not underneath the lifts)
 - Any stormwater will be addressed with LDP.
- There were no public comments for this item.
- ❖ Board Member Rocco offered a motion to approve the site plan.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Board Member Rocco offered a motion to approve the elevations and materials as presented today.
 - Board Member Palmer seconded the motion.
 - Vice-Chair Brown offered a friendly amendment that the windows on the North Elevation

- will have mullions similar to the display area to the cars.
 - Board Members Rocco and Palmer accepted the friendly amendment.
 - The motion died (3-3).
 - There was discussion during the motion about adding in mullions to the windows on the stairwell side of the garage so that it would match the mullions in the showroom area and for the architecture to have a bit more details.
- ❖ Board Member Corkill offered a motion to defer the elevations and materials based on the comments of the Board and the friendly amendment.
 - Vice-Chair Brown seconded the motion.
 - The motion was approved (4-2, with Board Members Palmer and Rocco in opposition).
 - There was discussion during the motion about the concern as to what happens the building in the future and the large brick wall in the back of the building and considering bricked-in faux window treatments.
- ❖ Board Member Corkill offered a motion to defer until the Board has had a better chance to review plans.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (6-0).

5. Food Terminal 6360 North Point Parkway

- Tao Lin, partial owner and design team for Sweet Hut bakery, came forward to present this item.
 - The door facing North Point Parkway will mainly be used as an emergency exit; awnings in this area will be removed and will add industrial features instead
 - The main entrance is on the side of the building facing the parking lot.
 - The wood paneling is designed to be weatherproof; easy to maintain
 - Vestibule with a single door
 - Adding more brick to get rid of the stairstep on the front of the building facing North Point Parkway.
- The Design Review Board discussed the following:
 - Concerned with possibility of confusing the emergency door as the main door.
 - Could enhance the doors facing North Point and the idea of maybe painting them yellow or using something unique or wood to stand out.
 - Love the yellow awnings.
 - Opportunity to enhance the posts on the patio.
- City Staff discussed the following:
 - The sidewalk could be designed to go through the parking area.

- The part of the building facing North Point Parkway should have elements that make it look like a front of the building
- Idea of bringing wood element around the front.
- There were no public comments for this item.
- ❖ Vice-Chair Brown offered a motion to defer in order for the applicant to come back to the next meeting incorporating more eco-district materials to the front and possibly to the side of the building.
 - Board Member Corkill seconded the motion.
 - The motion was approved unanimously (6-0).

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

- Tim Vaccaro, Place Maker Design, came forward to present this item.
 - La Casa Italian is vacating at the end of September.
 - Updating the home to better fit in with the Downtown.
 - The changes are not tenant specific (no signage or furnishings); this will be a new restaurant space.
 - Open, covered patio on the right-hand side of the plan.
 - Building a new deck on the front of the home (organic shape) with existing trees on the property line.
 - Intend to pull out a lot of the old concrete sidewalk and provide a better connection to the center of the City.
 - Enclosing the existing side porch.
 - Historic blue color with white trim and windows all painted black.
 - New landscaping plan with plantings all the way to the edge of the property line.
 - For ADA, there will be a pervious path (getting rid of handrails) that will curve through the garden area to get to the deck entrance (less than 5% slope)
 - Deck = Cumaru; this color will fade out to gray.
 - Signage will be discussed later once a tenant is on board.
 - The 3 poles that are not connected to anything are for future string lighting.
 - Umbrellas on the patio are more predictable and it is difficult to add a square awning of a curved deck.
- The Design Review Board discussed the following:
 - Concerned if the City Architect reviewed the plans
 - This is an old home that and incorporates the Tudor style
 - The sails are too modern for a patio area.

- Sails provide more shade and are better utilized.
- Modifications are wonderful and removing the dormer brings so much character to this house.
- Like the rosemary used; scatter it more throughout the plan.
- Concerned about whether or not the grass and black eyed susans will do well in that area.
- City Staff discussed the following:
 - Sails typically are not in the historic district, but this is really the only place where you would get that feel.
- There were no public comments for this item.
- ❖ Board Member Schwing offered a motion to approve the elevations and materials, as presented.
 - Vice-Chair Brown seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Board Member Corkill offered a motion to approve landscaping as submitted today.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).
 - There was discussion during the motion about whether or not the wall is currently in place now, and the applicant shared that it is currently already there and it is part of a city park.

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:17 p.m.

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 | |

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Yixin Ewe

Physical Address: 3000 Clearview Pkwy, Doraville GA 30340

Mailing Address: 3000 Clearview Pkwy

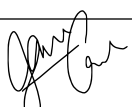
City: Doraville State: GA Zip Code: 30340 - -

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:

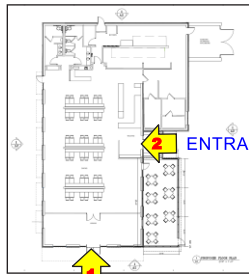
Existing Zoning of Property: Existing Uses of Property:

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

NEW



N POINT PKY



#1



SCALE: 3/32" = 1'

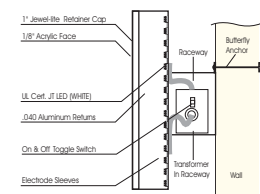
ALLOWED SQFT: 47 (1' = 15QFT)
PROPOSED SQFT: 46.6

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

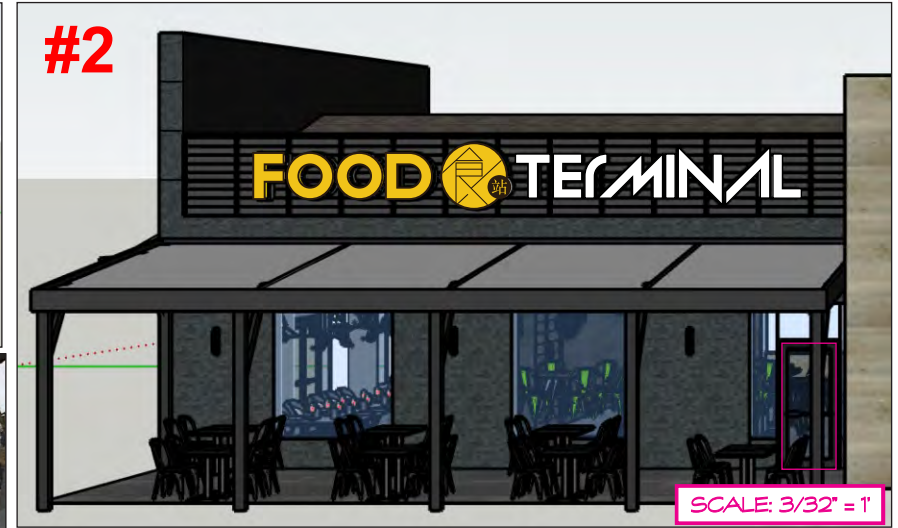
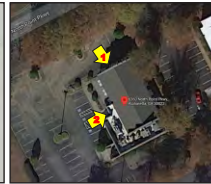
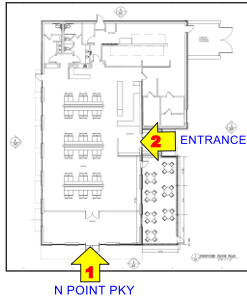
SCALE: N/A



LED CHANNEL LETTER ATTACHMENT DETAILS



NEW



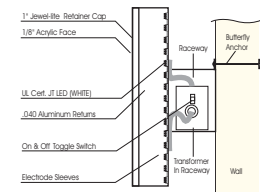
ALLOWED SQFT: 113 (1' = 15SQFT)
PROPOSED SQFT: 76.25

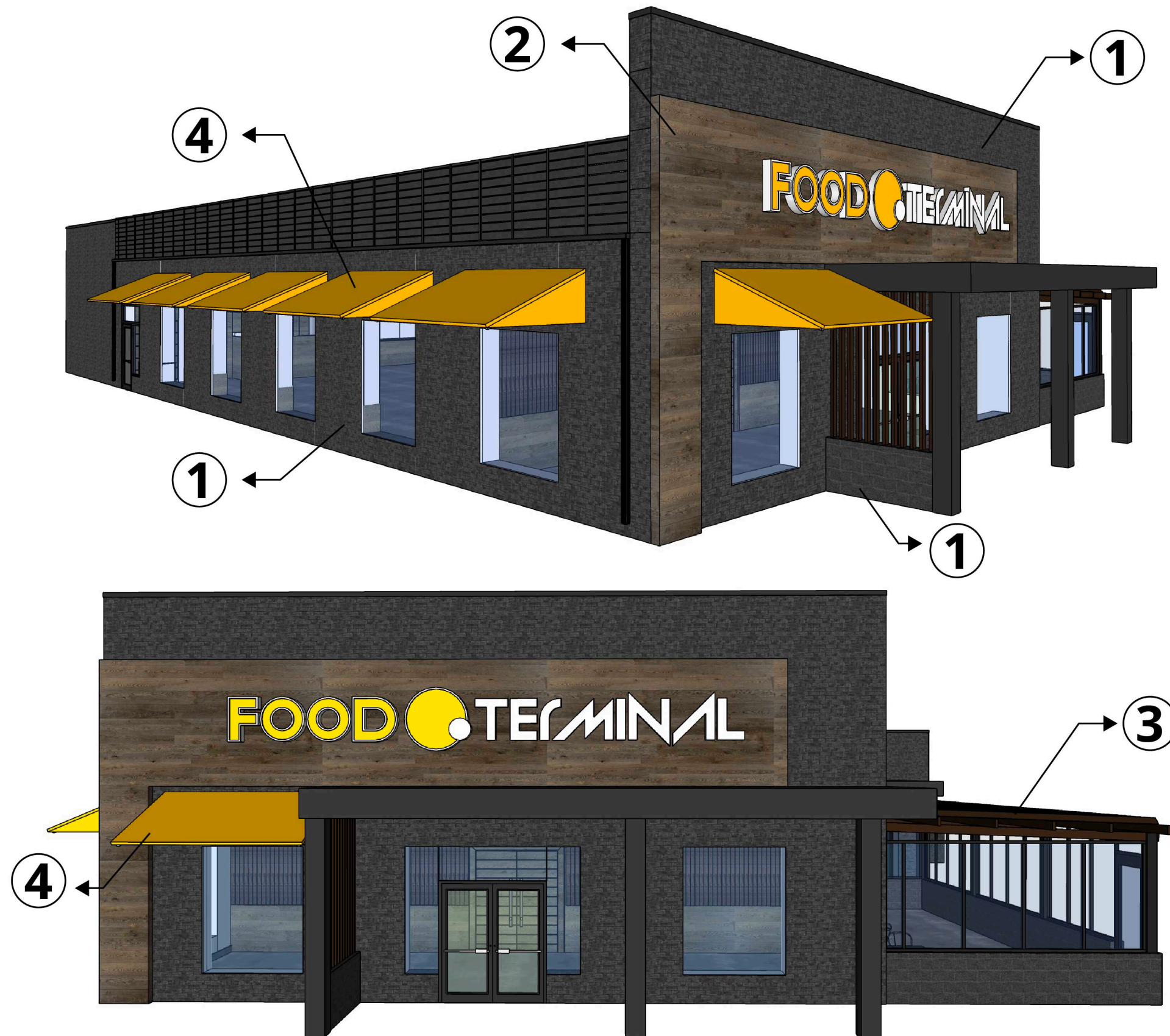
- * 30" h LED WHITE CHANNEL LETTERS OF FOOD TERMINAL
- * TRANS YELLOW VINYL ON FOOD & LOGO
- * BLACK TRIM & RETURN
- * RACEWAY: MATCH WALL COLOR
- * INSTALL

SCALE: N/A



LED CHANNEL LETTER ATTACHMENT DETAILS





- ① Behr Paint Color**
Dark Secret, PPU26-23A



- ② Trespa Pura NFC Siding**
Aged Ash



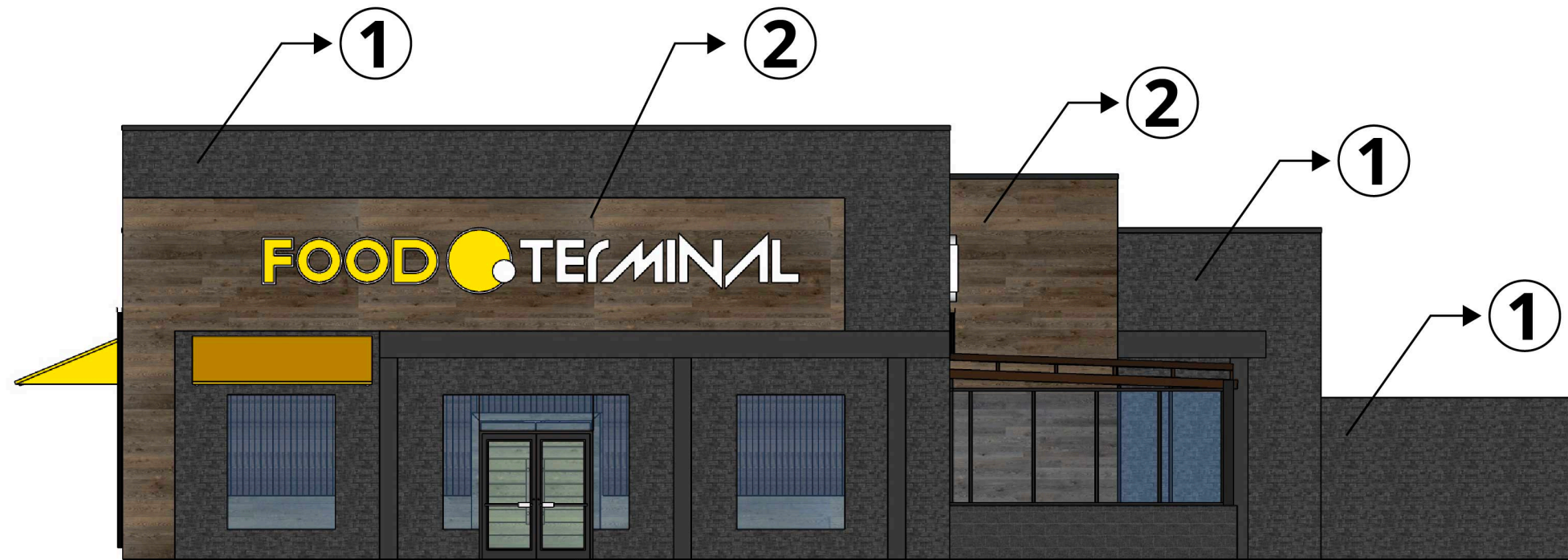
- ③ Solara Adjustable Patio Cover**
Spanish Brown



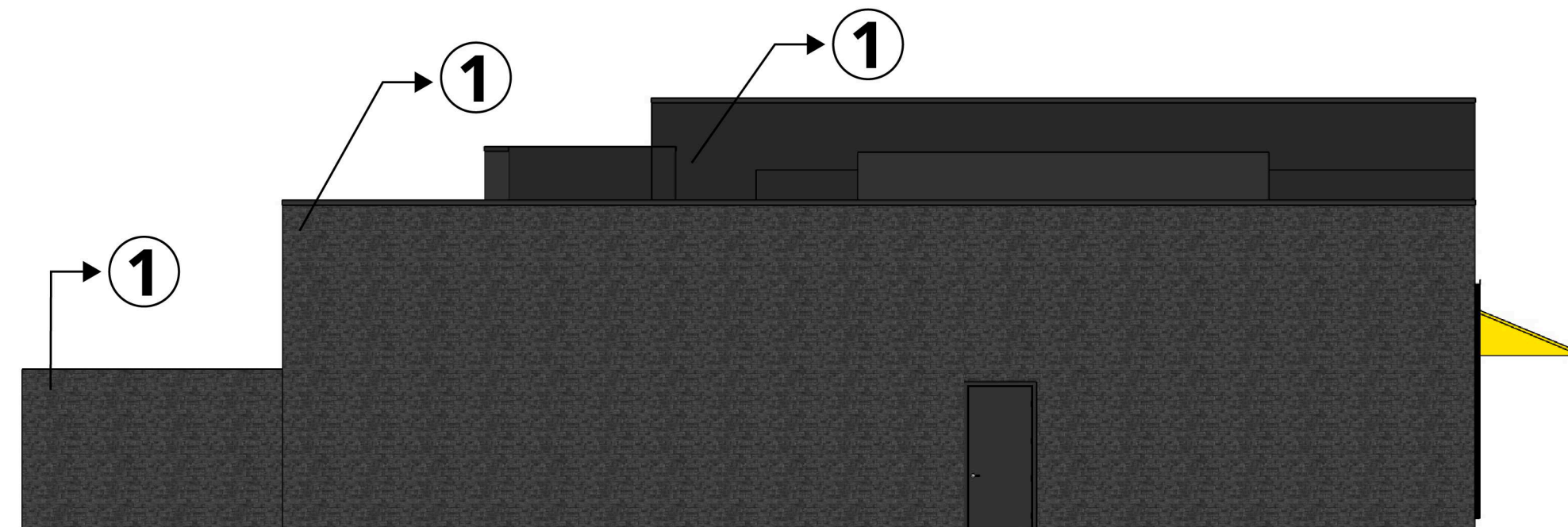
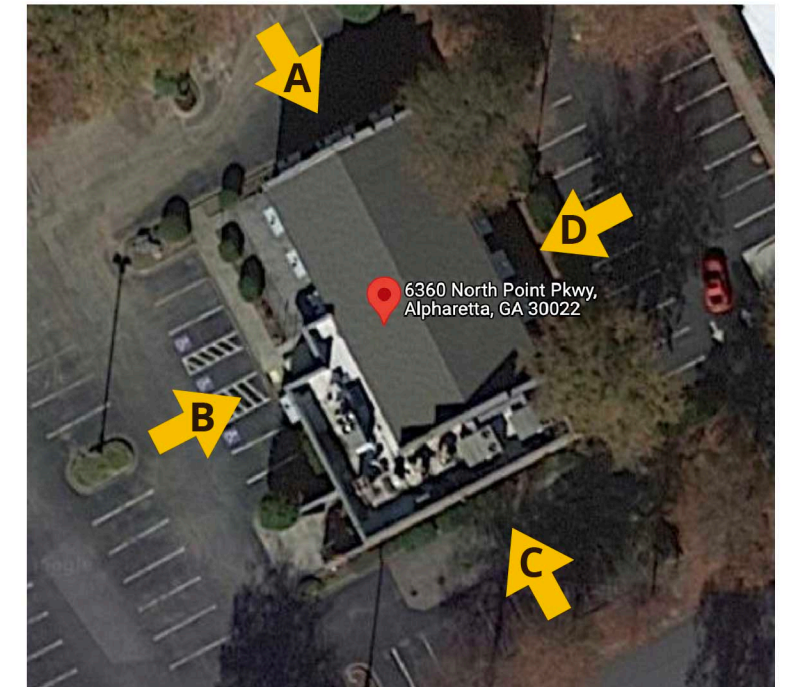
- ④ Weblon® Coastline Plus® Awning**
Beacon Yellow CP2706







Side A Elevation



Side C Elevation



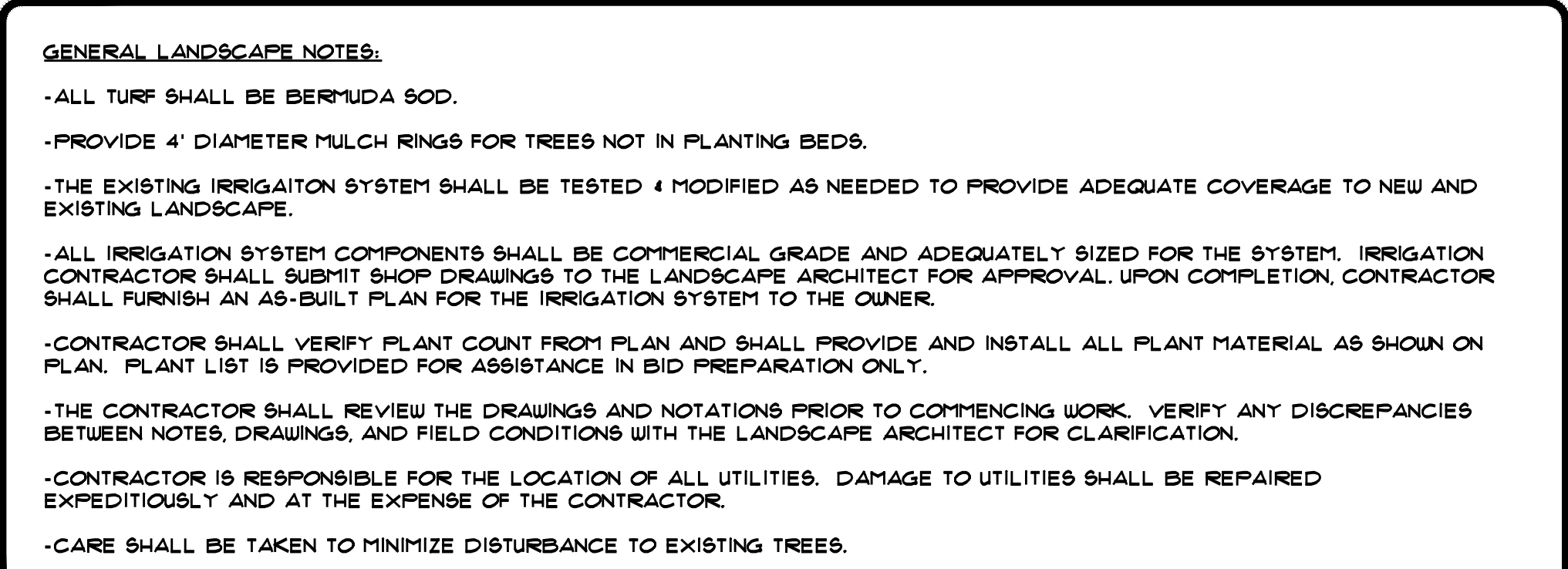
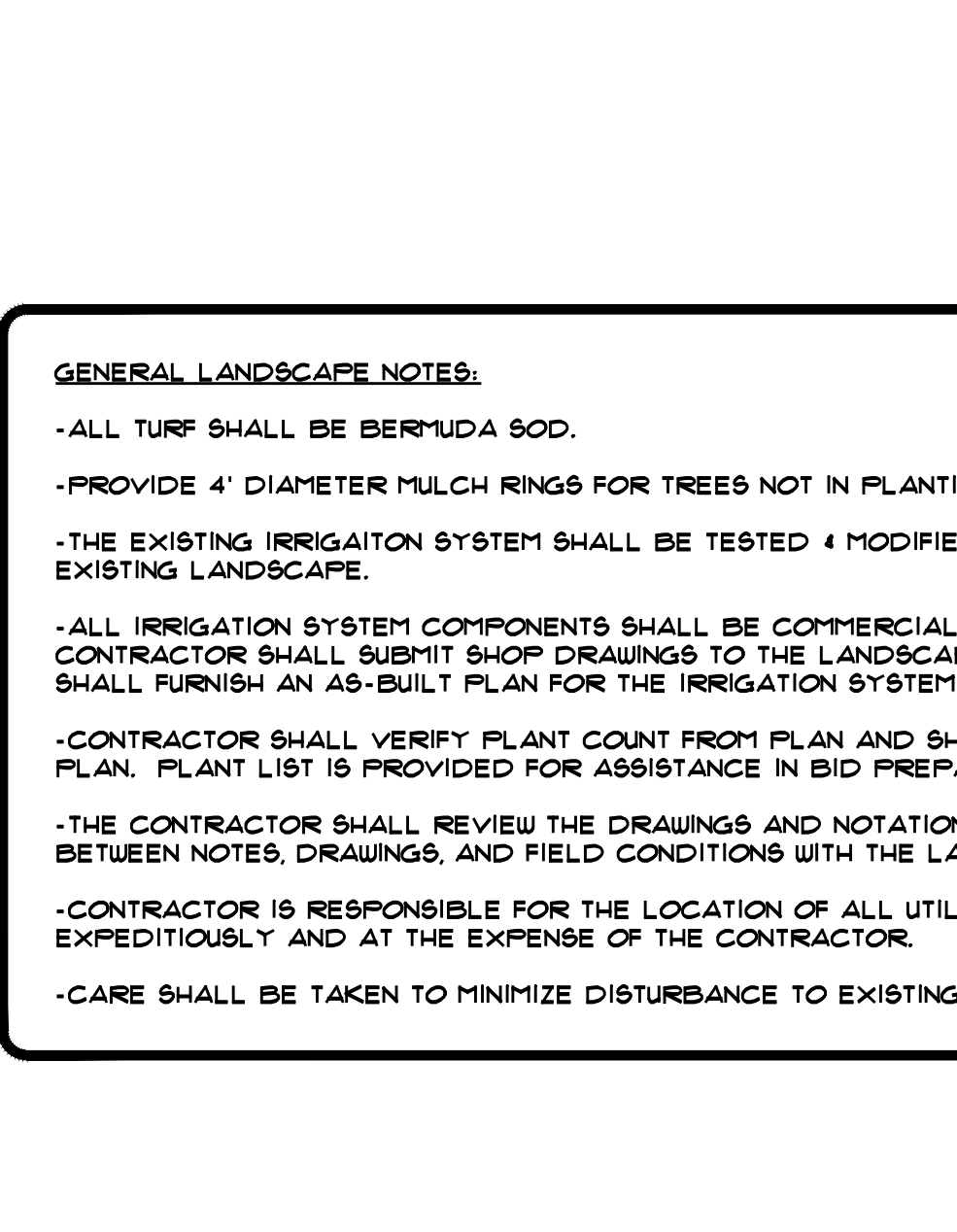
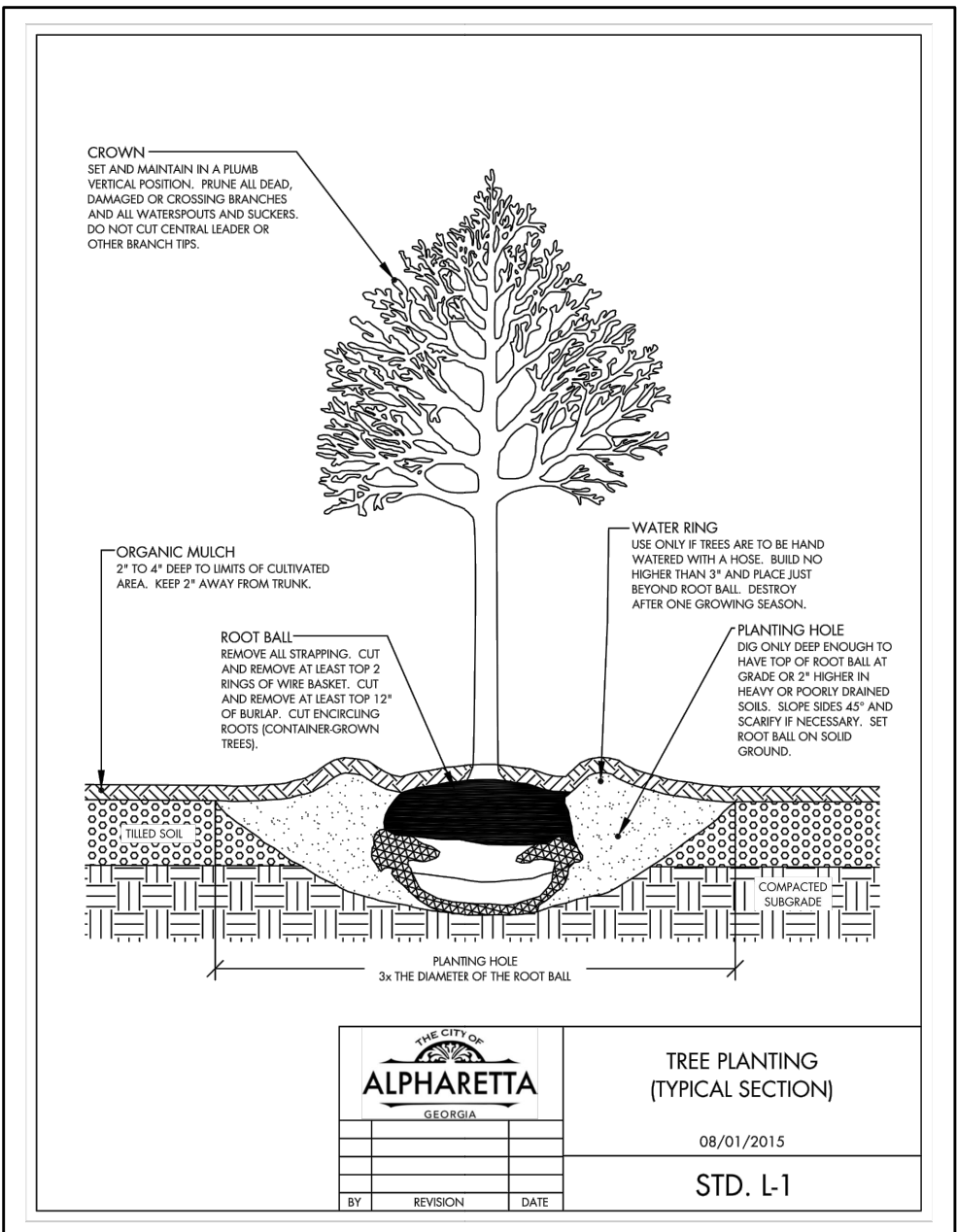
Side B Elevation



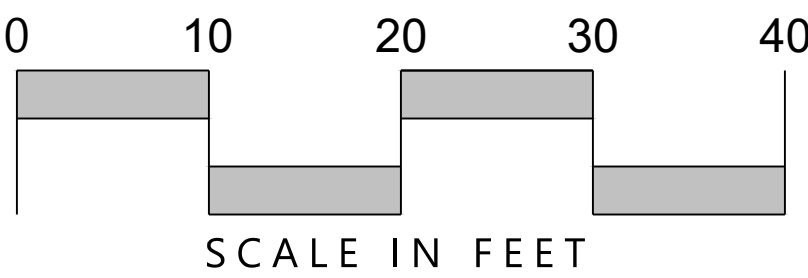
Side D Elevation

SHRB/GROUNDCOVER	PLANTING SCHEDULE			
3	Botanical Name	Common Name	size	EVERGREEN
3	Camellia sasanqua 'Mime No Yuki'	Mime No Yuki Camellia	3gal	yes
3	Camellia 'Frostproof'	Frost Proof Gardenia	24" height	yes
3	Drystylum 'Big Cascade'	Big Cascade Drystylum	24" height	yes
3	Leucopodium chinensis 'Ever Red'	Ever Red Leucopodium	4" height	yes
3	Tenostemmia gymnanthea	Cleyera	24" height	yes
3	Rhododendron 'Mortons'	Mortons Moonlight Azalea	24" height	yes
3	Rhododendron 'Conlee'	Autumn Amethyst Azalea	24" height	yes
61	Viburnum nitens 'Compactum'	Spring Snowglobe Viburnum	24" height	yes
110	Euonymus	Wintergreen	4" height	yes
1239	Liriodie muscari 'Big Blue'	Big Blue Liriodie	4 inch pot	yes
1	Hydrangea Ulme Linea	Ulm Line Hydrangea	3gal	no
2	Nandina 'Winter Belle'	Winter Belle Nandina	4 inch pot	yes
3	Gardenia 'Jubilant'	Jubilant Gardenia	3 gal	yes
3	Holly 'Soft Touch'	Soft Touch Holly	3gal	yes
3	Manitowishkee capillaris	Prink Mahly Grass	no	yes
22	Azalea 'Pink Bloom A Thon'	Prink Bloom A Thon Azalea	3gal	yes
8	Drystylum 'Jewel Box'	Jewel Box Drystylum	3gal	yes
10	Camellia 'Stella Georgia'	Stella Georgia Camellia	3gal	yes

1. The City Arborist must inspect the site for potential 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 trees).
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 trees).
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 TRECHING 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 add 1/2 inch of mulch to a depth of 6 inches below the bottom of the pit. If auger hole with drainage gravel and cover with a soil separator. Reforest 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 initiated at their expense. 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 (878)287-8200 for information and to reserve a spot.
19. **NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTH DAM OR EMBANKMENT. BY PROVIDER.**



- 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.





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: September 7, 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
- ☐ 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)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing Application 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 component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one .PDF document.

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. Two (2) 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, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board 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 a.m. and 3:30 p.m. 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 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 2021

December 10, 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: Restaurant Holmes

Location Address: 50 S Main St

Mailing Address: 50 S Main St

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

Contact For All Notifications: Tarver Siebert

Contact Telephone: 404 - 274 - 5900 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: tarver@mts-architecture.com

Contact's Relation To Business: _____

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due _____

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

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

We are proposing to enclose the patio with operable triple hung windows set in frames. We all want to see a handsome building that honors the legacy and history of the home and site while serving to highlight the beauty of the restored building and want to add to it in an historically sensitive way. When they're open, they're almost invisible, and when they're closed, they give a sense of permanence and retain some of the open feel of the patio.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

There are no proposed rooftop structures in this application.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|--|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☒ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

We are proposing to enclose the patio with operable triple hung windows set in frames between the tapered columns, which are a big component of the building's architectural character. The windows have been placed so that there is a shadow line between the change in plane from the tapered columns and the new windows. This allows the profile of the columns to be seen.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

The patio enclosure was designed so that it honors the legacy and history of the home and site while serving to highlight the beauty of the restored building.

EXISTING CONDITION



1 OPTION 2 - Recessed Enclosure

ALTERNATE OPTION

Architect
MT Studio
182 Elizabeth St NE
Atlanta, GA 30307
(404) 274-5900
tarver@mts-architecture.com

Structural Engineer

Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009



Released for Construction

Project No. 2146

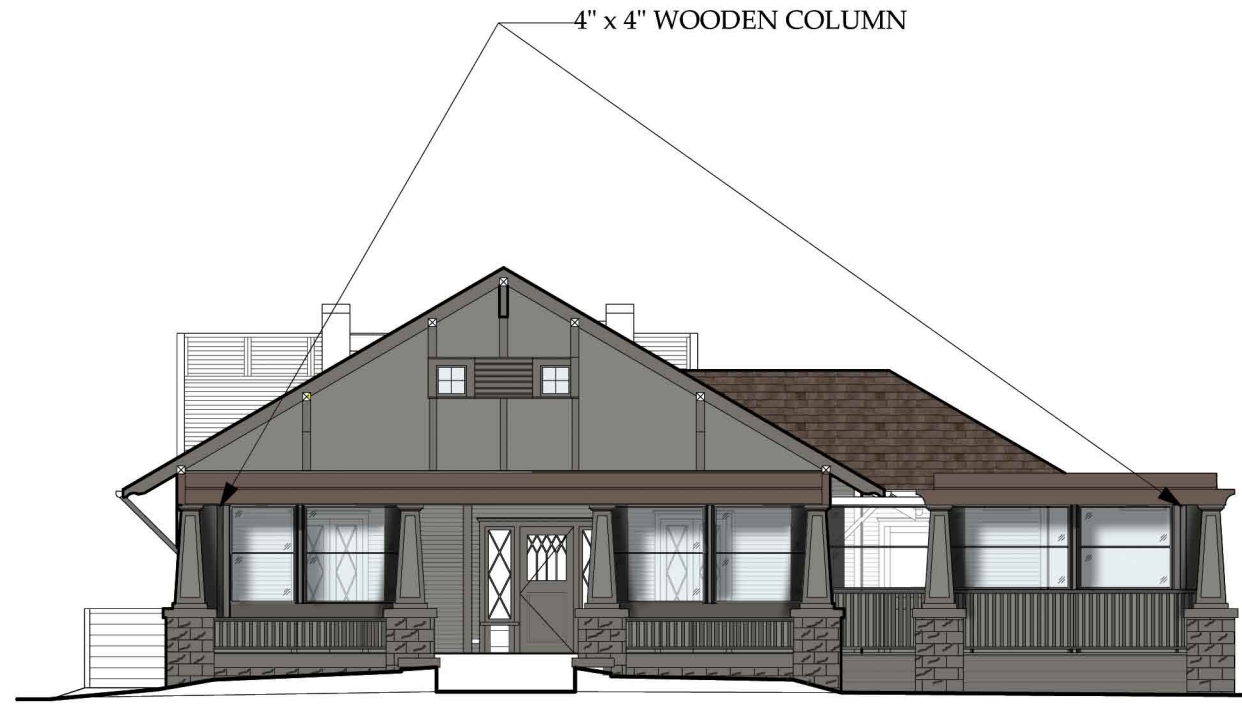
Date 9/30/2021

01

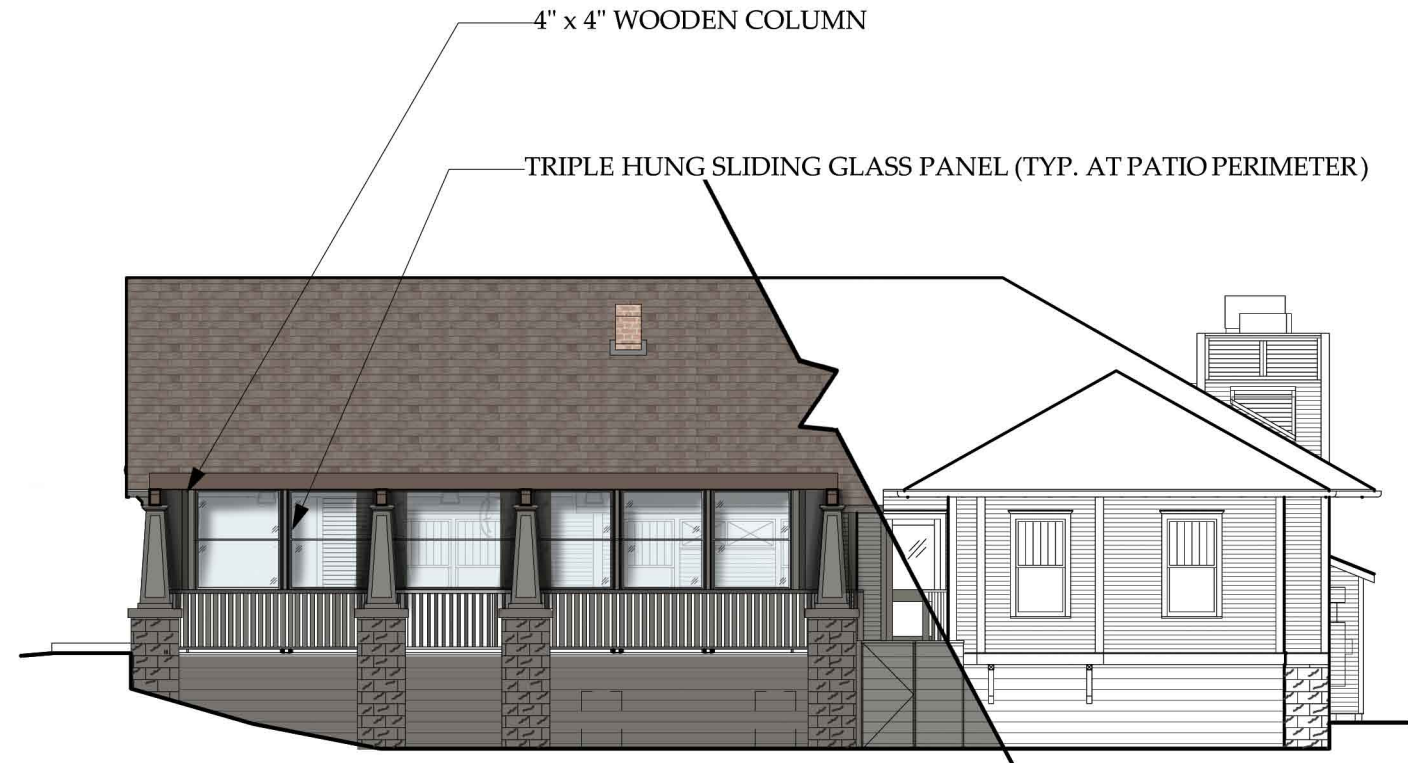
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DSGN

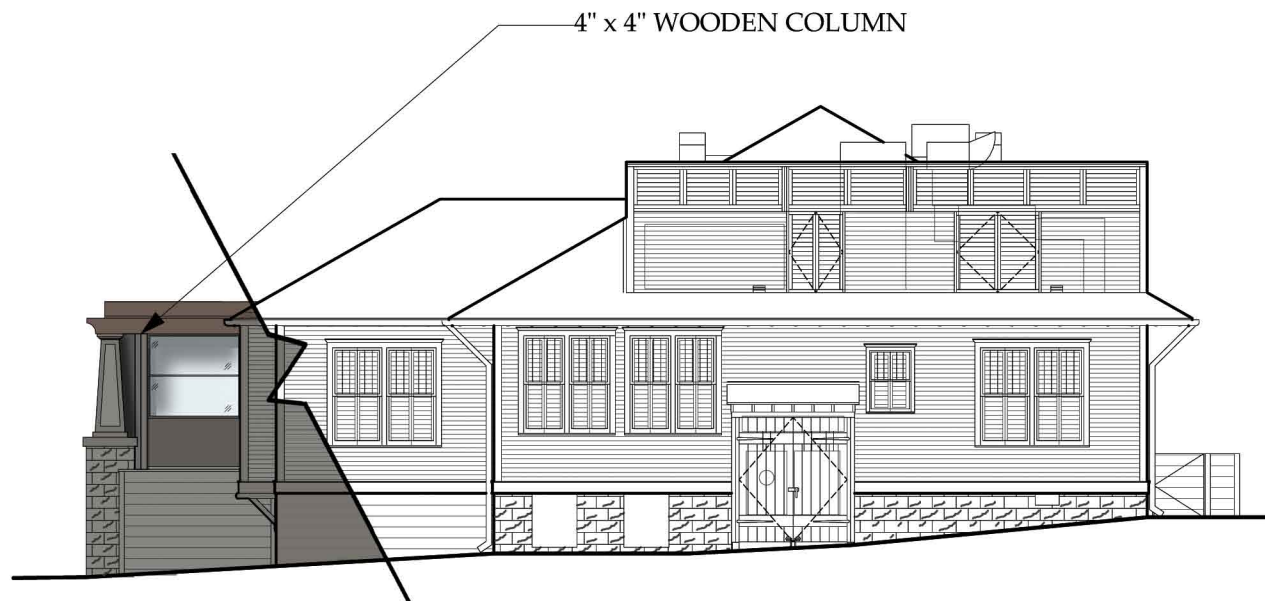
copyright MT Studio Architecture



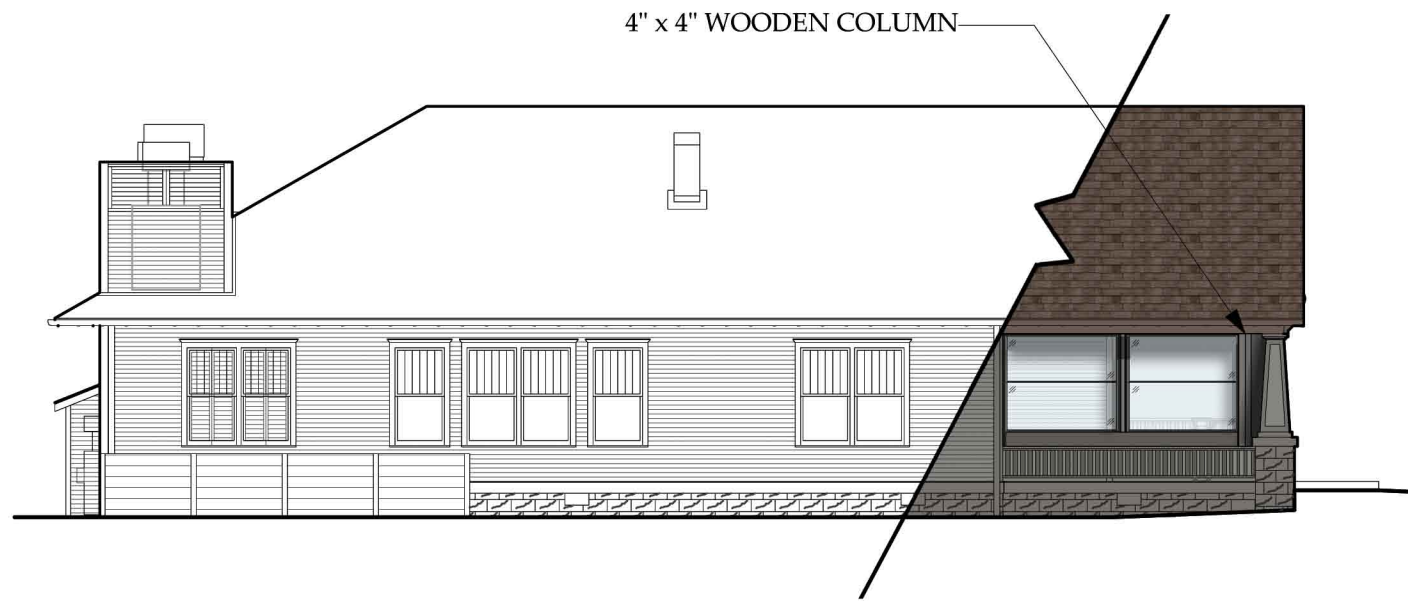
1 PROPOSED FRONT (WEST) ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"



3 PROPOSED BACK (EAST) ELEVATION
SCALE: 3/32" = 1'-0"



4 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"

ALTERNATE OPTION

Architect
MT Studio
182 Elizabeth St NE
Atlanta, GA 30307
(404) 274-5900
tarver@mts-architecture.com

Structural Engineer

Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009



Released for Construction

Project No. 2146

Date 9/14/2021

02

Original paper size is 11"x17"

DSGN

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Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009



Released for Construction

Project No. 2146

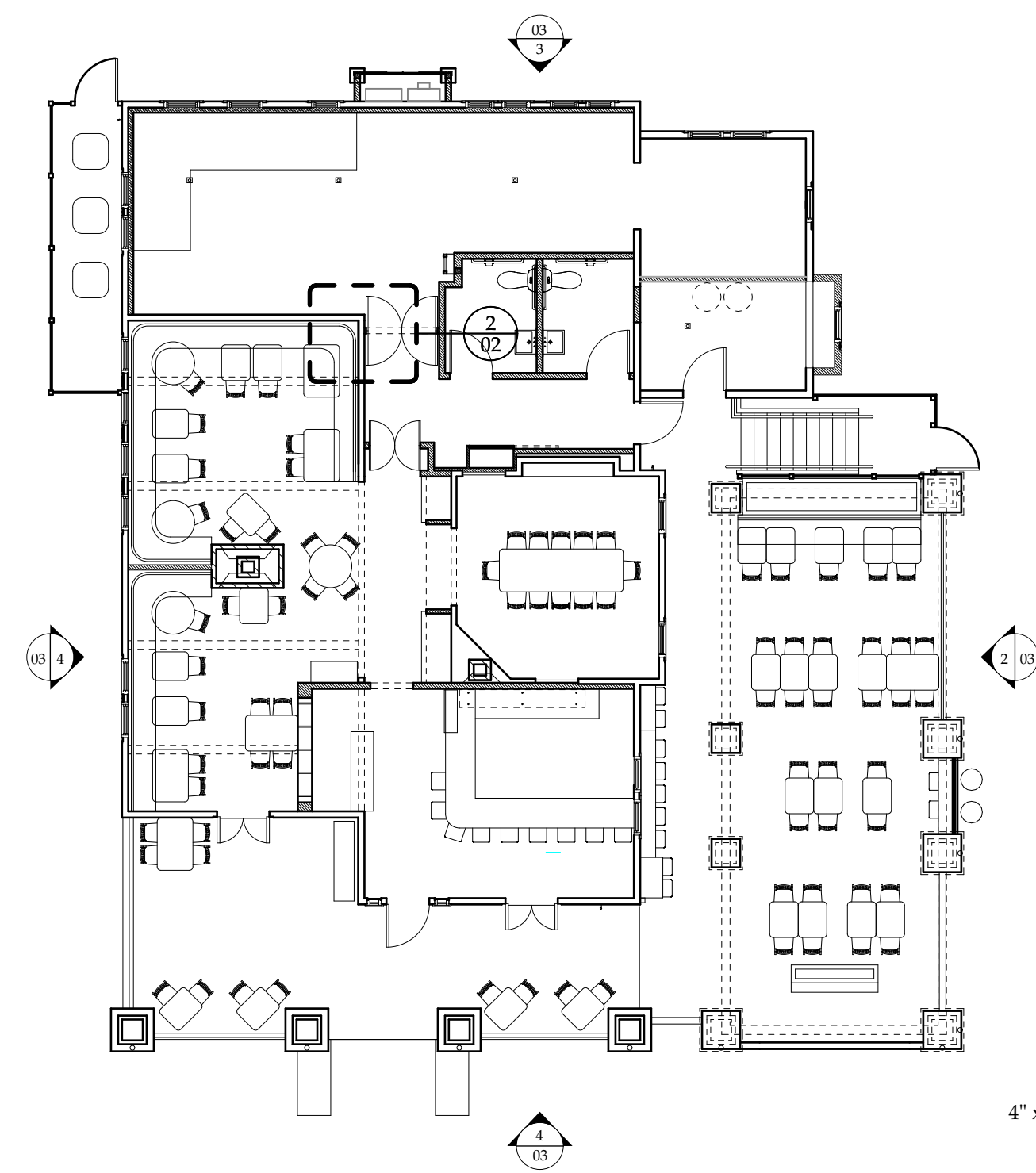
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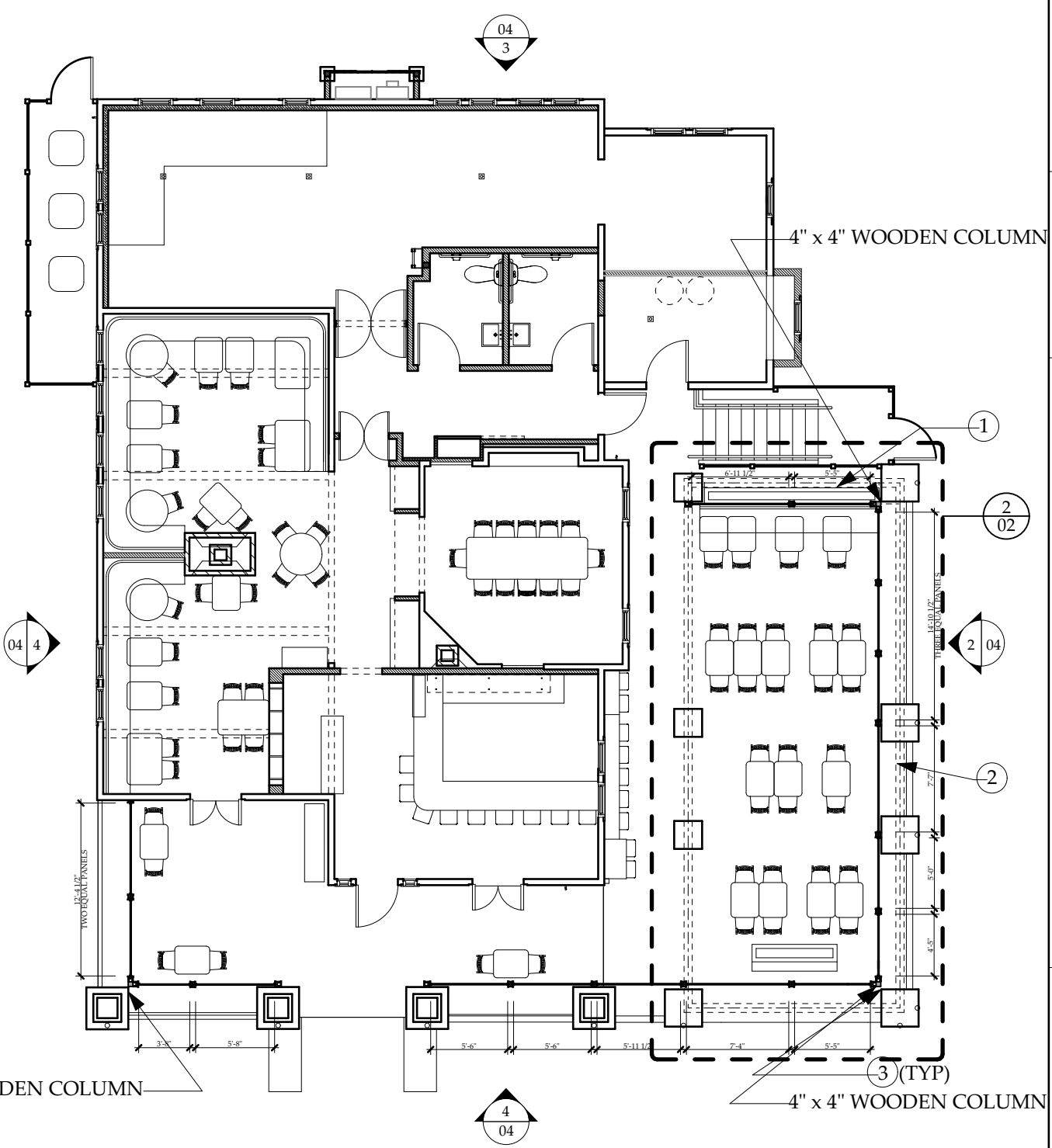
Original paper size is 11"x17"

DSGN

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1 EXISTING FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 PROPOSED FLOOR PLAN
SCALE: 3/32" = 1'-0"

- NOTES:
- 1 MODIFY EXISTING PLANTER TO ALLOW ALUMINUM AND GLASS WINDOW TO EXTEND TO THE GROUND PLANE.
 - 2 REMOVE RAILING BAR COUNTER. REMOVE AND REINSTALL RAILING TO ALIGN WITH ADJACENT RAILINGS. INSTALL NEW ALUMINUM AND GLASS WINDOWS ALIGNED WITH BEAM ABOVE AND ADJACENT NEW WINDOWS.
 - 3 REMOVE EXISTING WALL FANS AT WINDOW LOCATIONS AND REINSTALL ON PROPOSED FILLER BOARD. ROUTE WIRING WITHIN FILLER PANEL CAVITY.

ALTERNATE OPTION

EXISTING CONDITION



1 OPTION 1 - Mid-Column Enclosure

Architect
MT Studio
182 Elizabeth St NE
Atlanta, GA 30307
(404) 274-5900
tarver@mts-architecture.com

Structural Engineer

Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009



Released for Construction

Project No. 2146

Date 9/30/2021

01

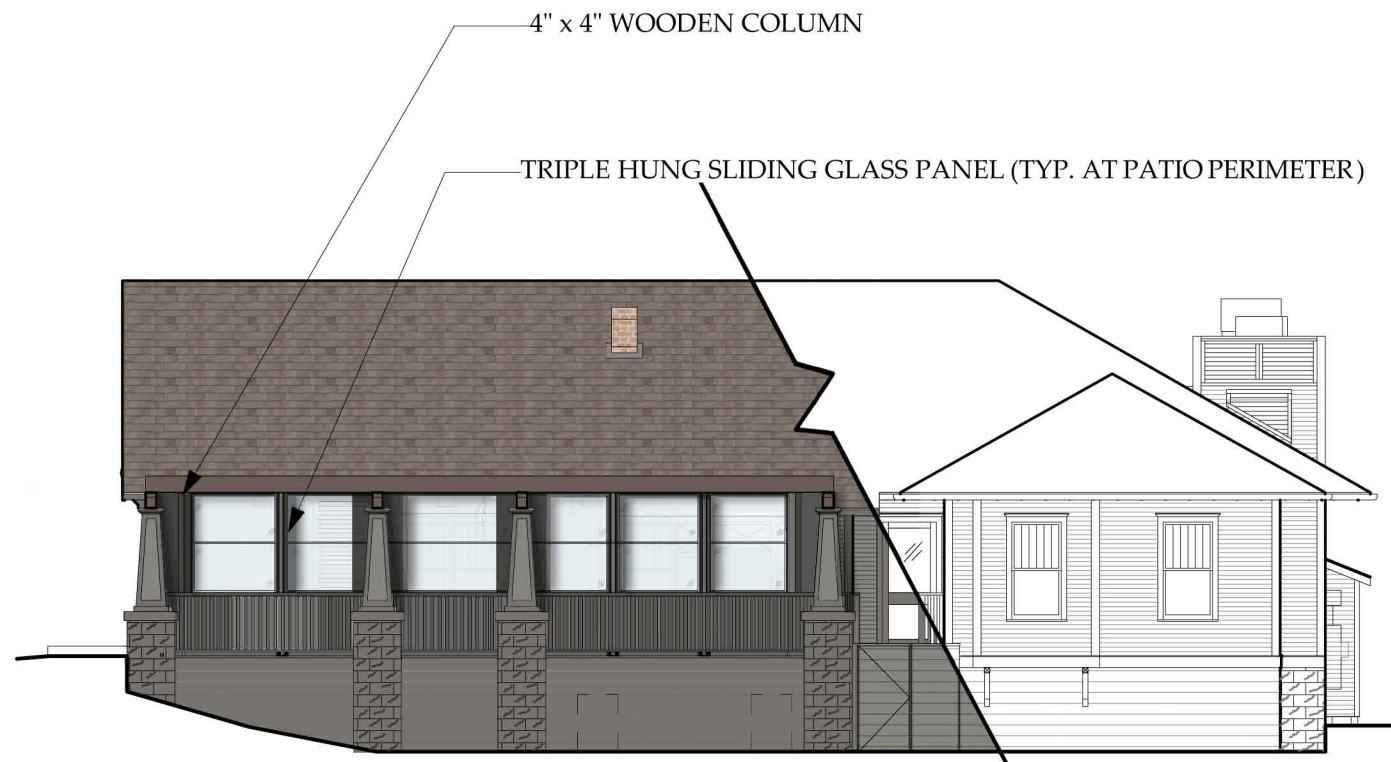
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DSGN

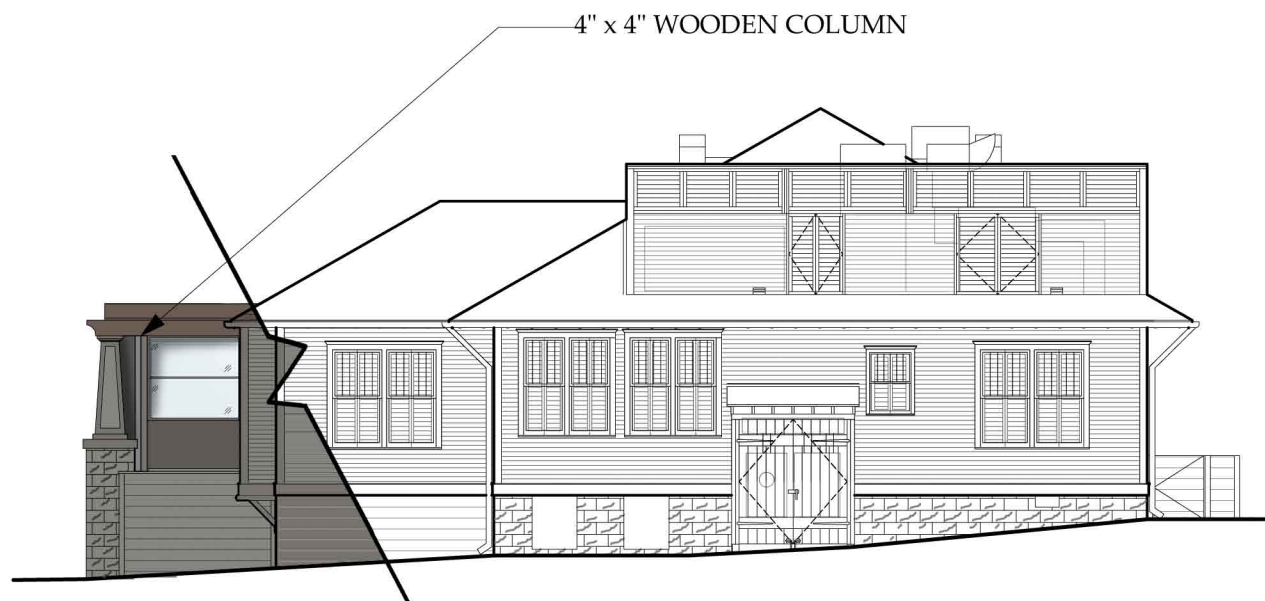
copyright MT Studio Architecture



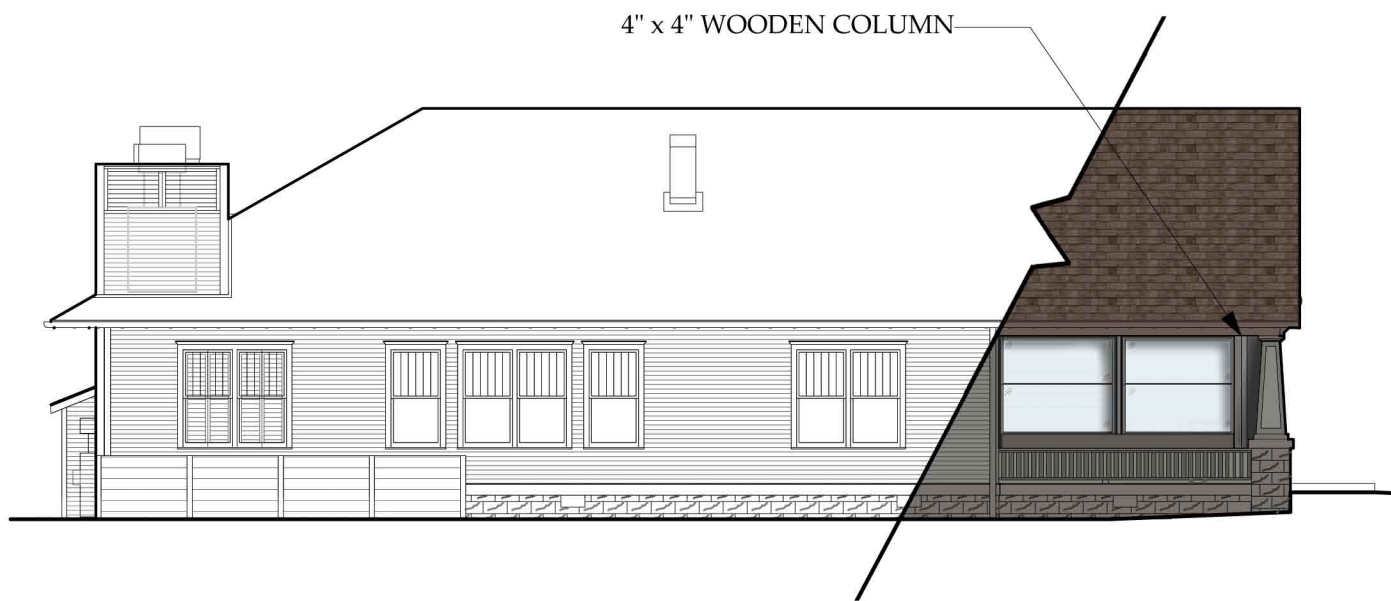
1 PROPOSED FRONT (WEST) ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"



3 PROPOSED BACK (EAST) ELEVATION
SCALE: 3/32" = 1'-0"



4 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"

Architect
MT Studio
182 Elizabeth St NE
Atlanta, GA 30307
(404) 274-5900
tarver@mts-architecture.com

Structural Engineer

Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009



Released for Construction

Project No. 2146

Date 9/14/2021

02

Original paper size is 11"x17"

DSGN

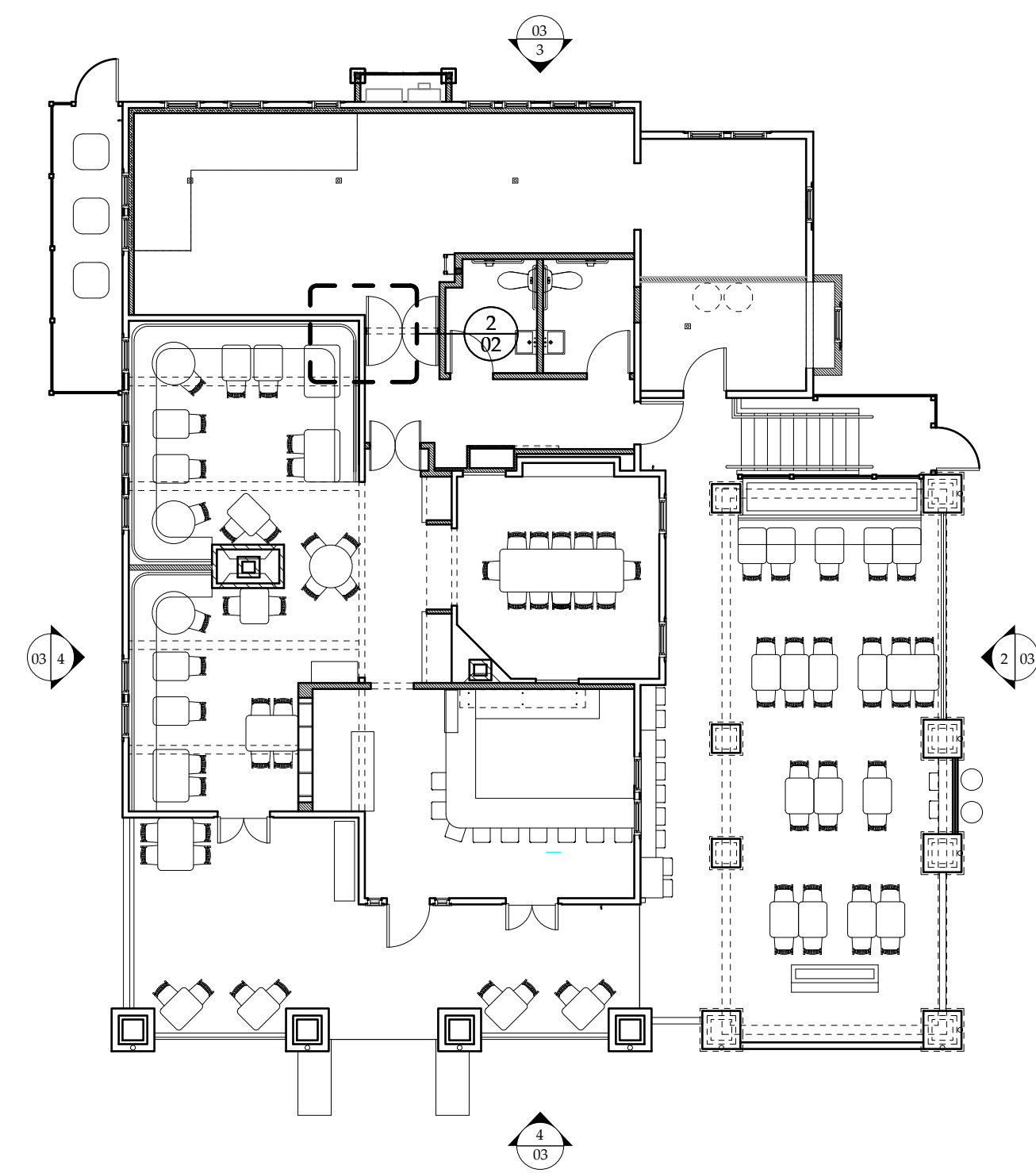
copyright MT Studio Architecture

Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009

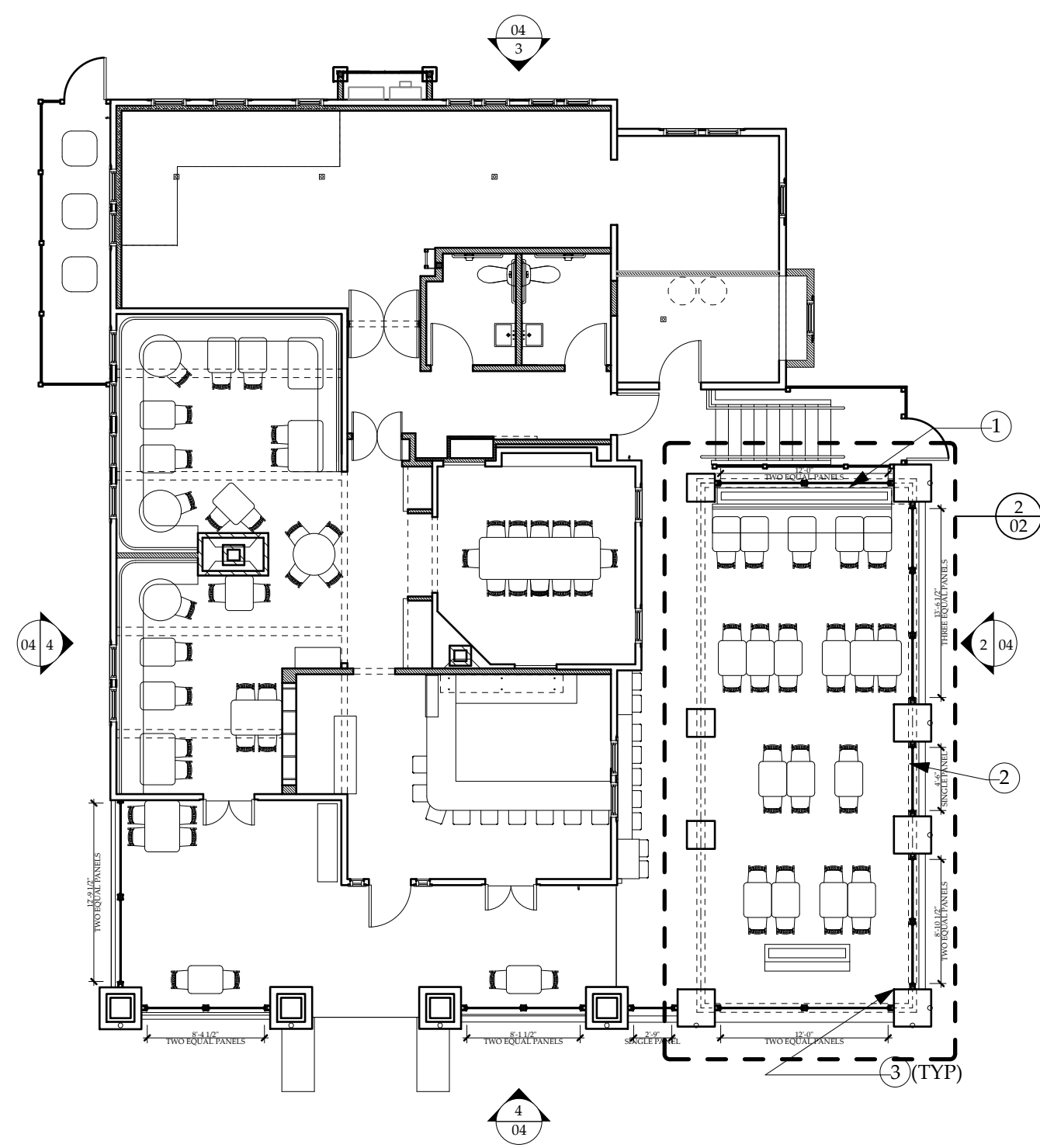


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Project No. 2146
Date 8/25/2021

02

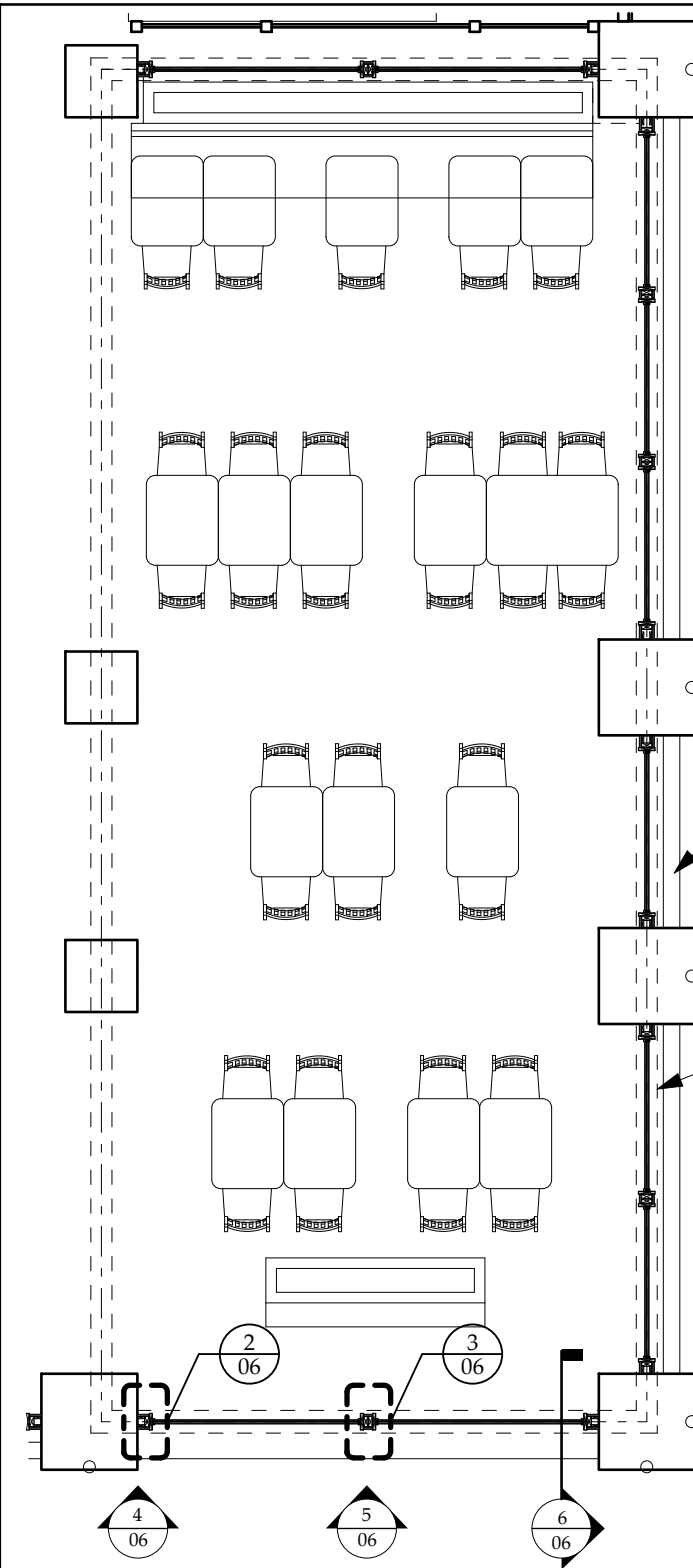


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SCALE: 3/32" = 1'-0"

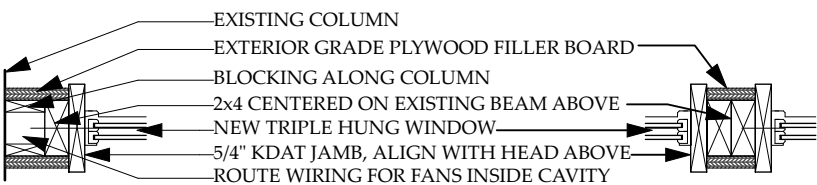


2 PROPOSED FLOOR PLAN
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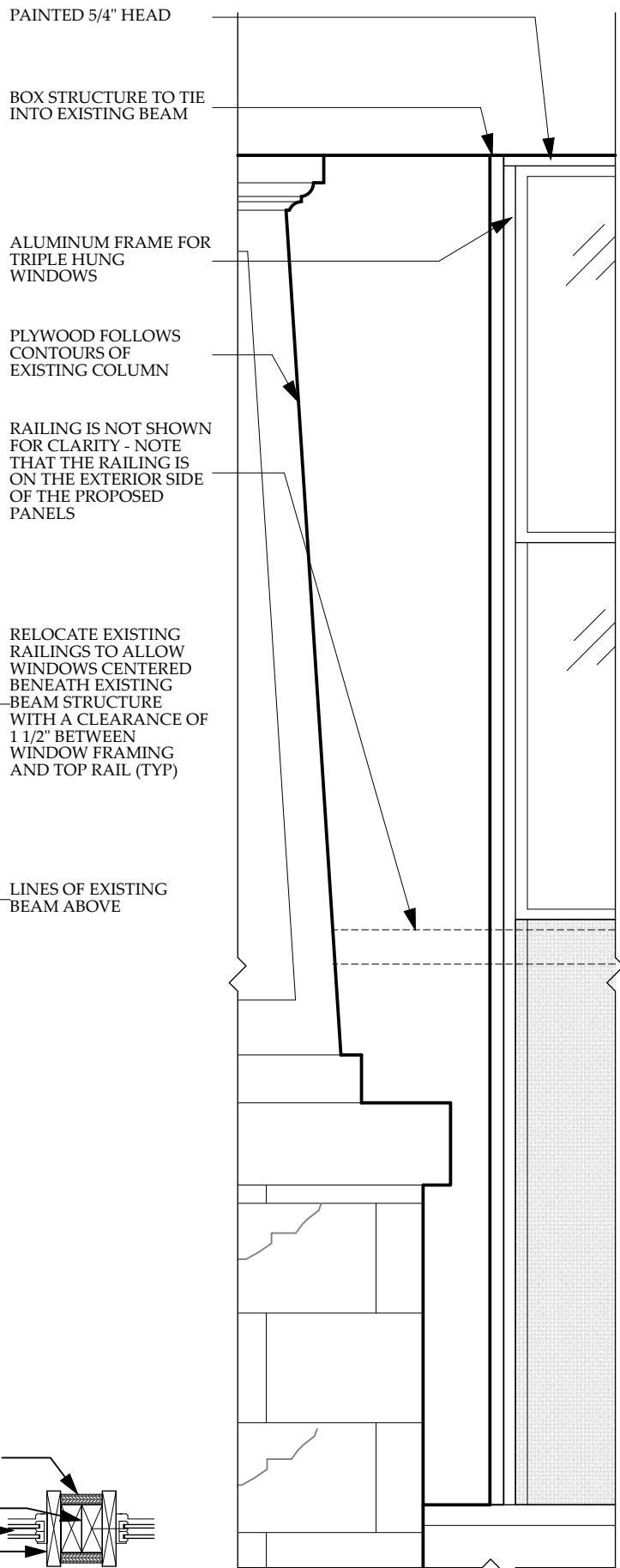
- NOTES:
- 1 MODIFY EXISTING PLANTER TO ALLOW ALUMINUM AND GLASS WINDOW TO EXTEND TO THE GROUND PLANE.
 - 2 REMOVE RAILING BAR COUNTER. REMOVE AND REINSTALL RAILING TO ALIGN WITH ADJACENT RAILINGS. INSTALL NEW ALUMINUM AND GLASS WINDOWS ALIGNED WITH BEAM ABOVE AND ADJACENT NEW WINDOWS.
 - 3 REMOVE EXISTING WALL FANS AT WINDOW LOCATIONS AND REINSTALL ON PROPOSED FILLER BOARD. ROUTE WIRING WITHIN FILLER PANEL CAVITY.



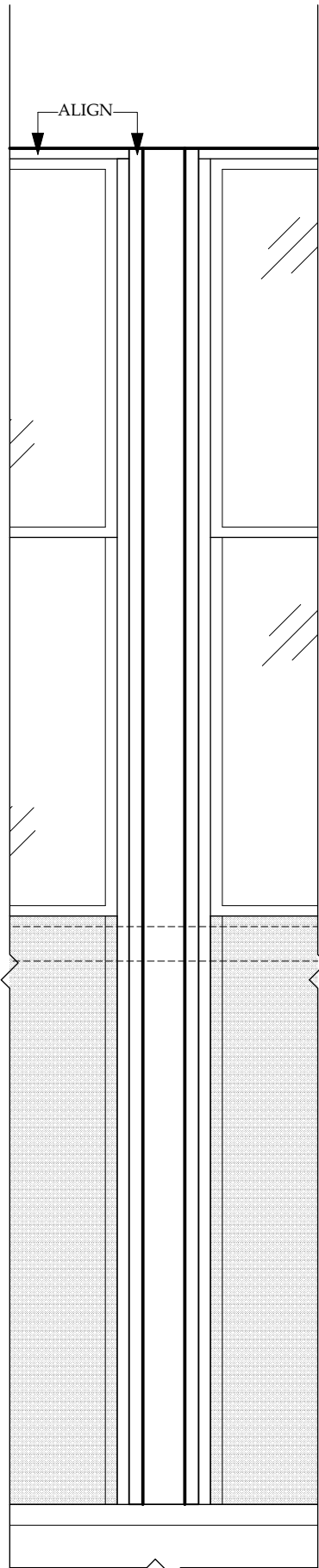
1 PROPOSED PATIO PLAN
SCALE: 3/16" = 1'-0"



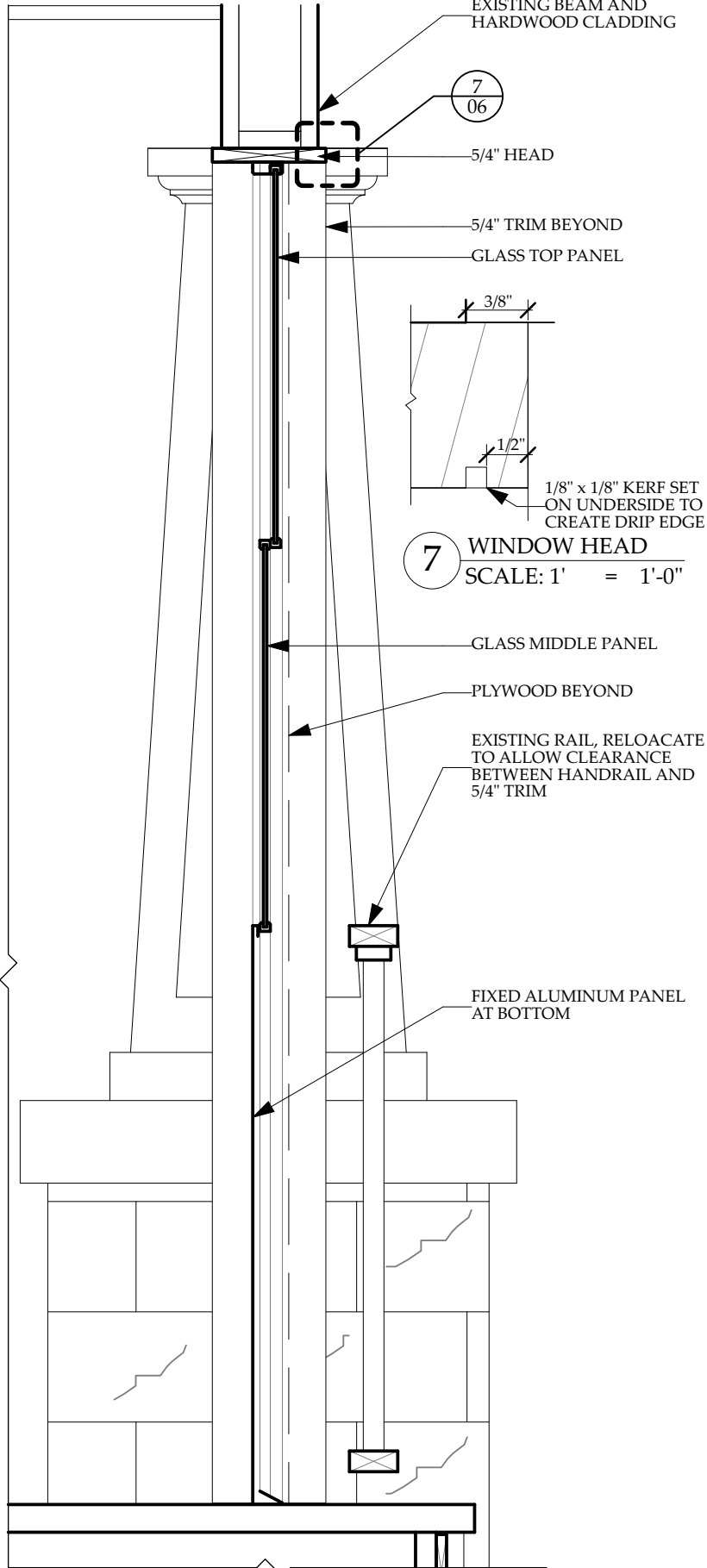
2 COLUMN PLAN DETAIL
SCALE: 1" = 1'-0"



3 MIDSPAN PLAN DETAIL
SCALE: 1" = 1'-0"



4 CORNER ELEVATION DETAIL
SCALE: 1" = 1'-0"



5 MIDSPAN ELEVATION DETAIL
SCALE: 1" = 1'-0"

Architect
MT Studio
182 Elizabeth St NE
Atlanta, GA 30307
(404) 274-5900
tarver@mts-architecture.com

Structural Engineer

Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009



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Date 8/25/2021

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Original paper size is 11"x17"

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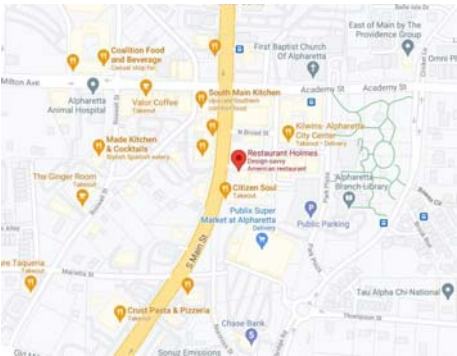
Holmes Restaurant Patio Enclosure

50 South Main St, Alpharetta, GA 30009

PROJECT DESCRIPTION:

Partial wall enclosure of the patio at Restaurant Holmes with movable glass and aluminum paneling within the existing column structure and louvre roof.

VICINITY MAP:



PROPOSED EXTERIOR VIEWS:



EXISTING PATIO WITH CRAFTSMAN STYLE COLUMNS AND MOVABLE LOUVRE ROOF

MOVABLE GLASS PANELS

FIXED ALUMINUM PANEL BEHIND EXISTING RAILING



Architect
MT Studio
182 Elizabeth St NE
Atlanta, GA 30307
(404) 274-5900
tarver@mts-architecture.com

Structural Engineer

Holmes Restaurant Patio
Enclosure
50 South Main St,
Alpharetta, GA 30009



Released for Construction

Project No. 2146

Date 8/25/2021

01

Original paper size is 11"x17"

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SW 7080
Quest Gray
Locator Number: 227-C3

SW 6357
Choice Cream
Locator Number: 265-C5

SW 7008
Alabaster
Locator Number: 255-C2

✓ FEATURED IN SCENE

SW 6258
Tricorn Black
Locator Number: 251-C1

SW 7005
Pure White
Locator Number: 255-C1

✓ FEATURED IN SCENE

SW 0077
Classic French Gray

✓ FEATURED IN SCENE

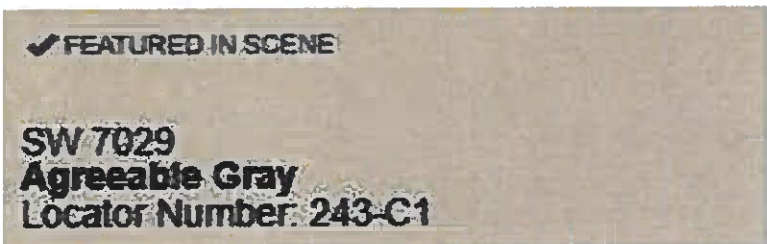
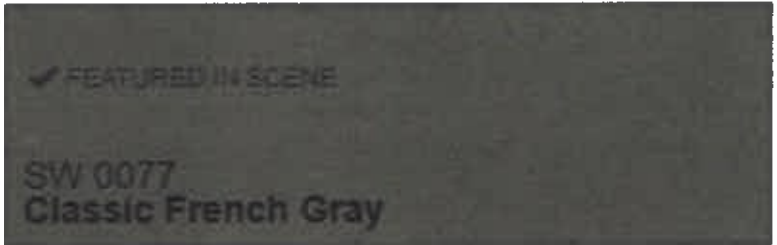
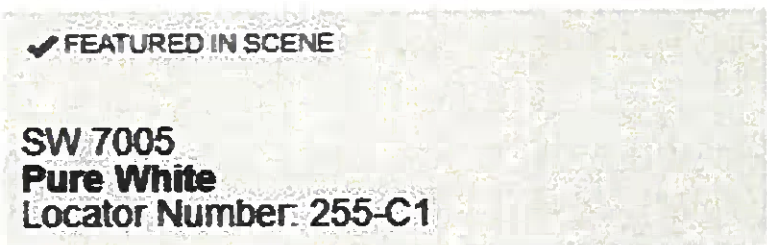
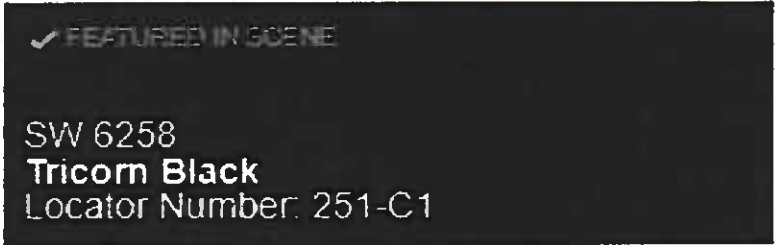
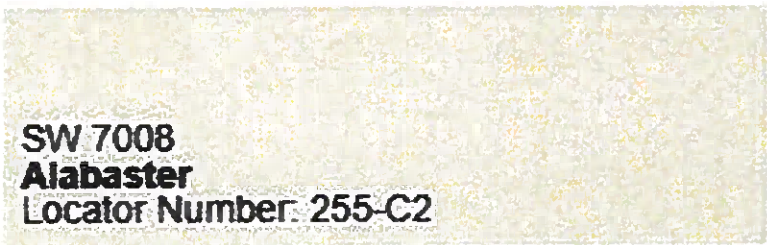
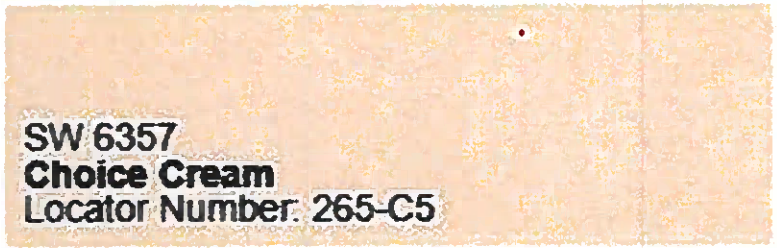
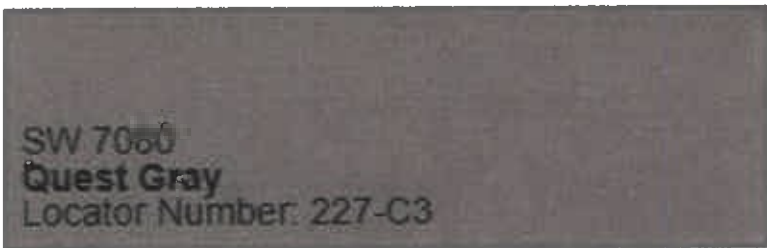
SW 7029
Agreeable Gray
Locator Number: 243-C1



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.





SW 7080
Quest Gray
Locator Number: 227-C3

SW 6357
Choice Cream
Locator Number: 265-C5

SW 7008
Alabaster
Locator Number: 255-C2

SW 6258
Tricorn Black
Locator Number: 251-C1

✓ FEATURED IN SCENE

SW 7005
Pure White
Locator Number: 255-C1

✓ FEATURED IN SCENE

SW 0077
Classic French Gray

✓ FEATURED IN SCENE

SW 7029
Agreeable Gray
Locator Number: 243-C1



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Classic French Gray

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SW 7029
Agreeable Gray
Locator Number: 243-C1



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Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.





AMERICAN SIGNATURE FURNITURE

furniture
without the
designer
prices.









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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: Morgan & Morgan

Location Address: 11760 Haynes Bridge Road

Mailing Address: 11760 Haynes Bridge Road

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

Contact For All Notifications: Danny Lankford

Contact Telephone: 404 - 983 - 5851 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: dlankford@henryinc.com

Contact's Relation To Business: sign contractor

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Stonewalk Alpha III LLC

Physical Address: 140 Blackland Court E

Mailing Address: same

City: Marietta State: GA Zip Code: 30067

Owner Telephone: _____ 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): Vincent Kenny Date: 9/17/2021

Owner Signature: 

Property Information:

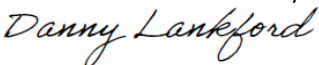
Address (If Assigned): 111760 Haynes Bridge Road

Tax ID or Map Reference Number: 12 258406951060

Land Lot(s): 695 District: 1st Section: 2nd

Existing Zoning of Property: _____ Existing Uses of Property: commercial

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

Applicant Signature: 

Date: 9/17/21

Print Form



CONTENTS

Description	Page
Site Plan	1
Monument Sign	2
Morgan & Morgan	3

SITE



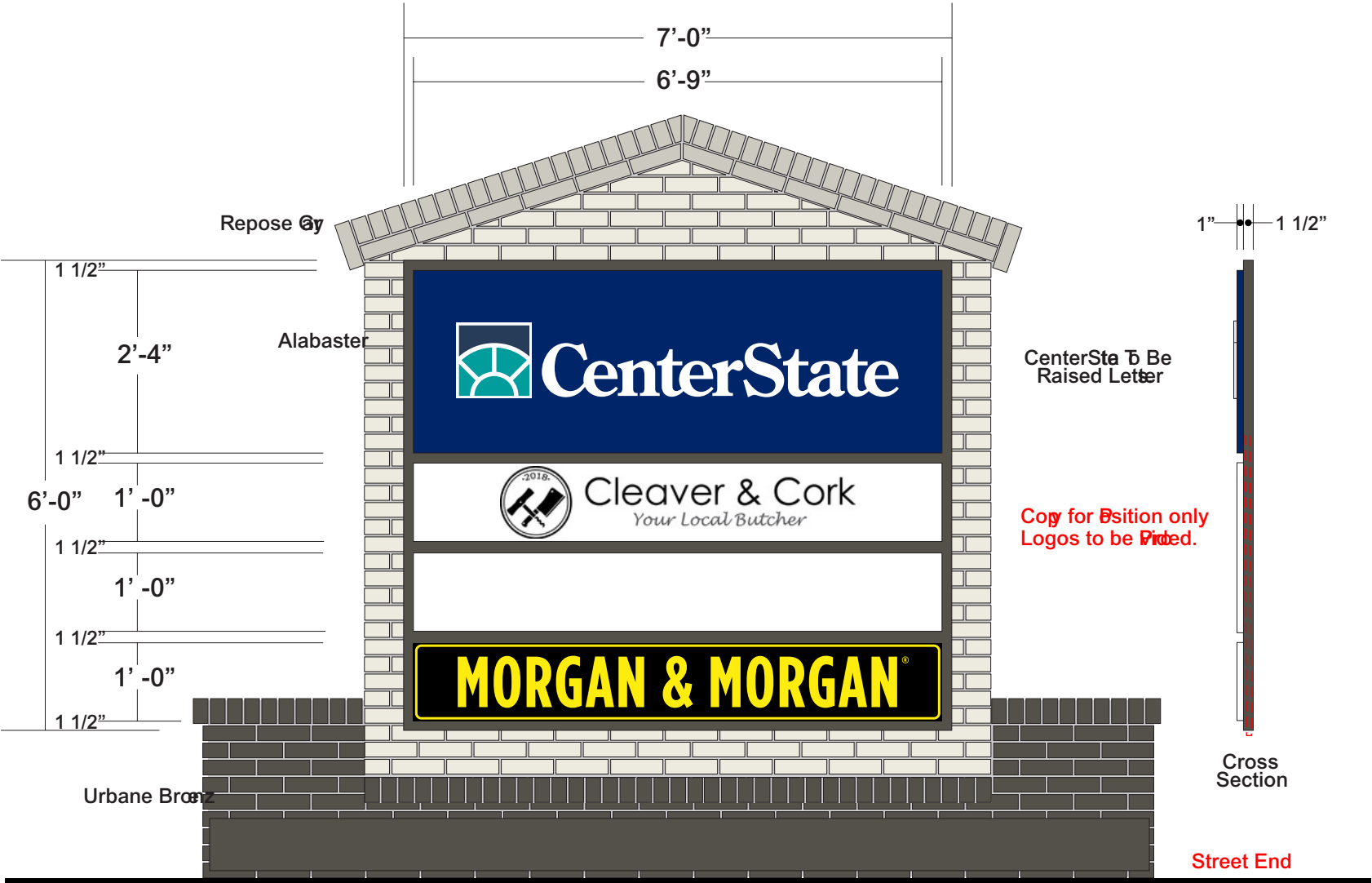
Existing Sign



Proposed

Program
Colors

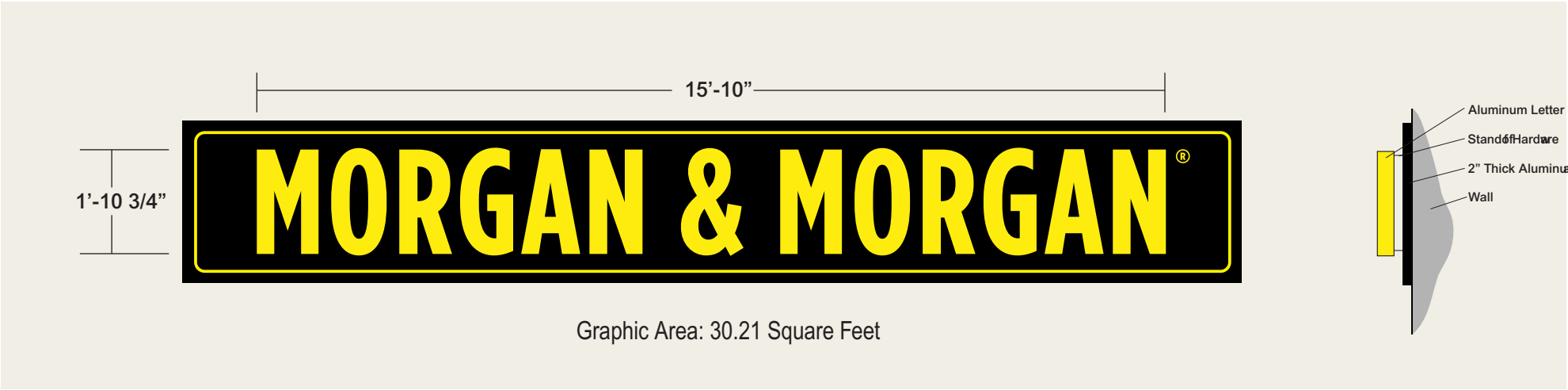
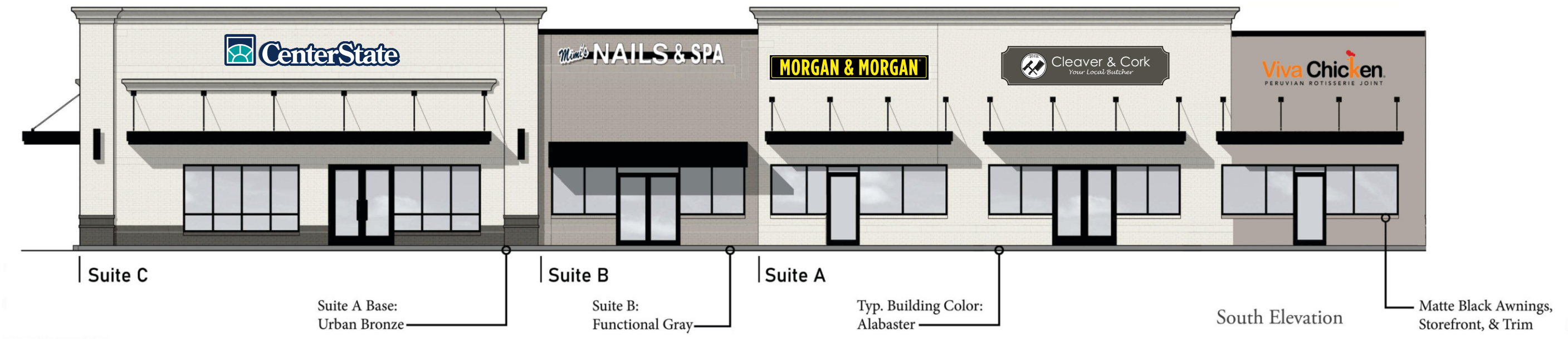
SW 7015 Repose Gray Interior / Exterior Location Number: 244-C1
SW 7024 Functional Gray Interior / Exterior Location Number: 241-C3
SW 7008 Alabaster Interior / Exterior Location Number: 255-C2
SW 7048 Urbane Bronze Interior / Exterior Location Number: 245-C7



Monument Sign

Scale 1/2" = 1'-0"

Two (2) Single Face 2" Deep Fabricated Aluminum Non-Illuminated Background
With 1" Deep Tenant Panels. Provide Ground Mounted Up Lights.



Program Colors	
SW 7015 Repose Gray	Interior / Exterior Location Number: 244-C1
SW 7024 Functional Gray	Interior / Exterior Location Number: 241-C3
SW 7008 Alabaster	Interior / Exterior Location Number: 255-C2
SW 7048 Urbane Bronze	Interior / Exterior Location Number: 245-C7

Elevation

Fabricated 2" Deep Aluminum Panel With Reverse Channel Letters. Halo Lighted.
Border and Reg. Symbol To Be Vinyl.

Scale: 3/8" = 1'-0"

mark III signs inc 1876 Defoor Avenue Bldg 5 Atlanta GA 30318 VOICE (404)231-1753 x33 FAX (404)237-4309 markiii.net	JOB NAME: CenterState Bank	DESIGNER: JMC	DATE: 9/27/2019	REVISIONS: △	CUSTOMER APPROVAL: SIGNATURE _____ NAME _____	DRAWING 3 of 3
	PROJECT ADDRESS: 11760 Haynes Bridge Road, Alpharetta GA 30004	CUSTOMER REP: Mark Connell	FILE NAME: Morgan & Morgan			

PROPERTY LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land 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.

MECH. EQUIPMENT

TRUSS BEARING
30' - 0"

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

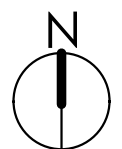
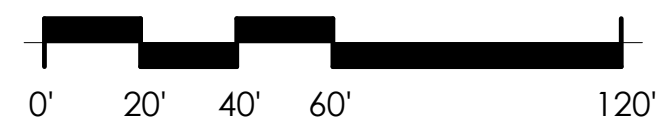
SITE PLAN

SD-0.1

09/21/2021

SEDGWICK GARAGE
119 ROSWELL STREET
ALPHARETTA, GA 30009

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





RETAIL/STORAGE SIDING - FIBER-CEMENT PANELS



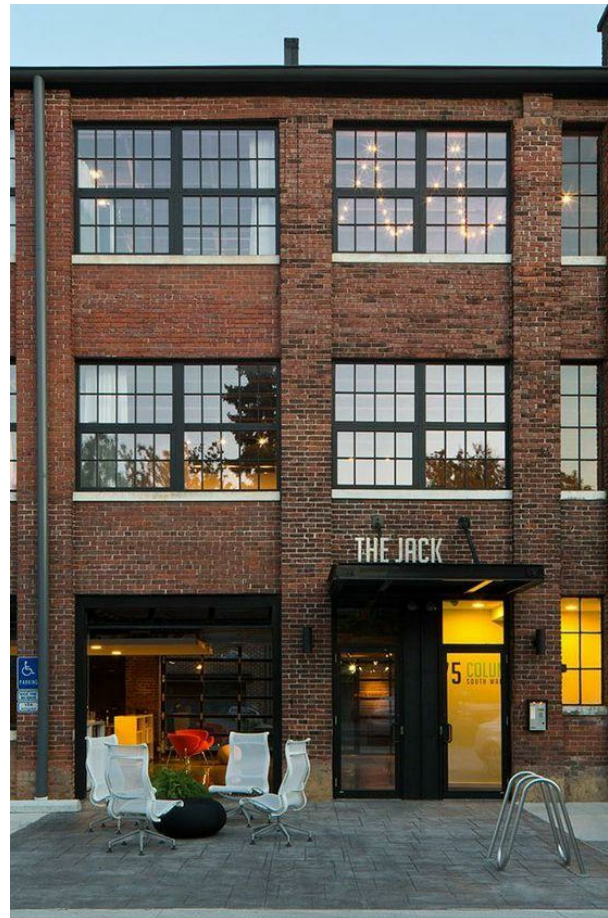
BRICK MERCANTILE/MILL STYLE ARCHES



BRICK MERCANTILE/MILL STYLE ARCHES



BRICK MERCANTILE/MILL STYLE ARCHITECTURE



BRICK MERCANTILE/MILL STYLE ARCHITECTURE



VERTICAL-LIFT GLASS GARAGE DOORS

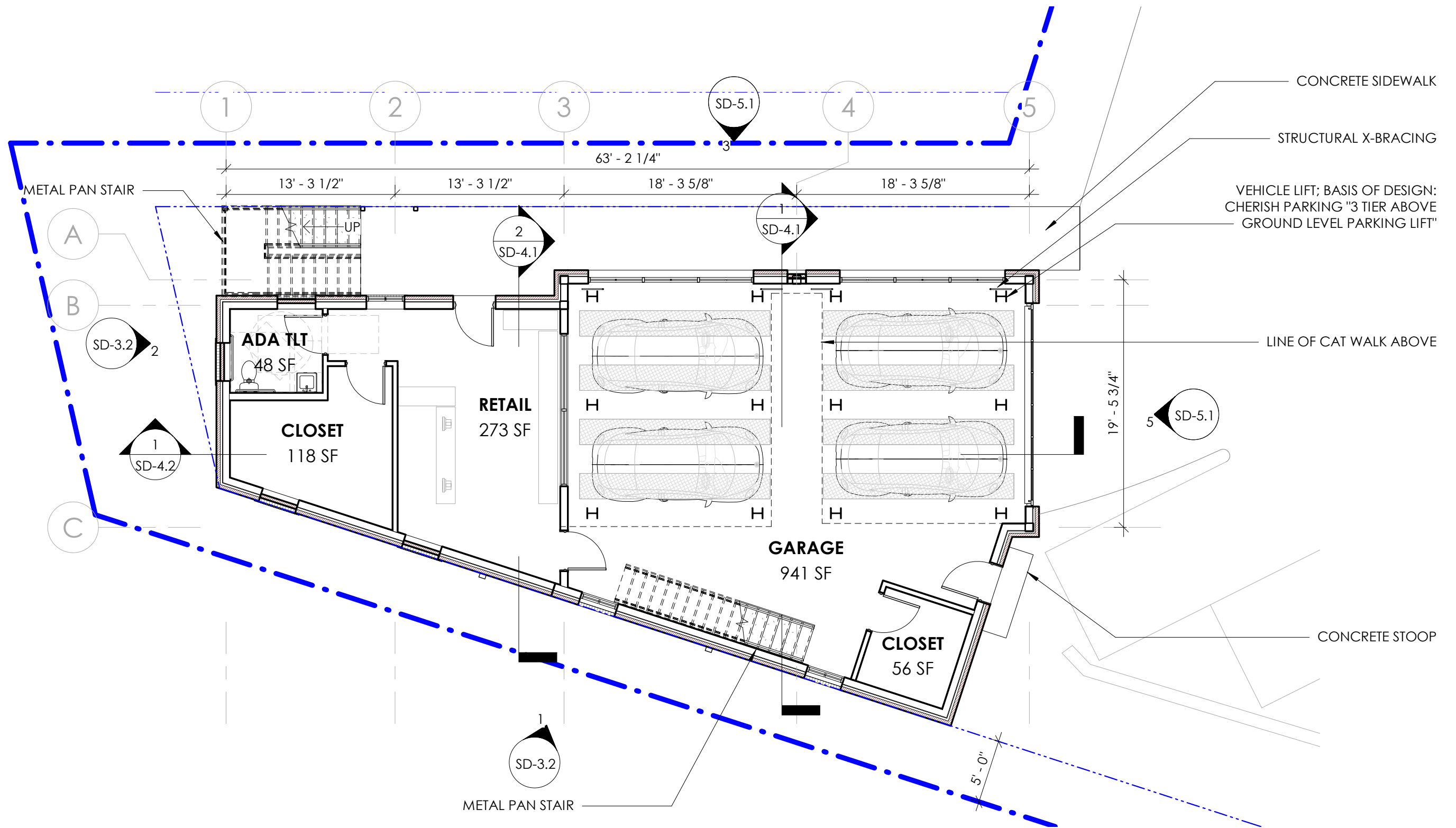
MATERIALS

SD-0.2

09/21/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009



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

FLOOR PLAN

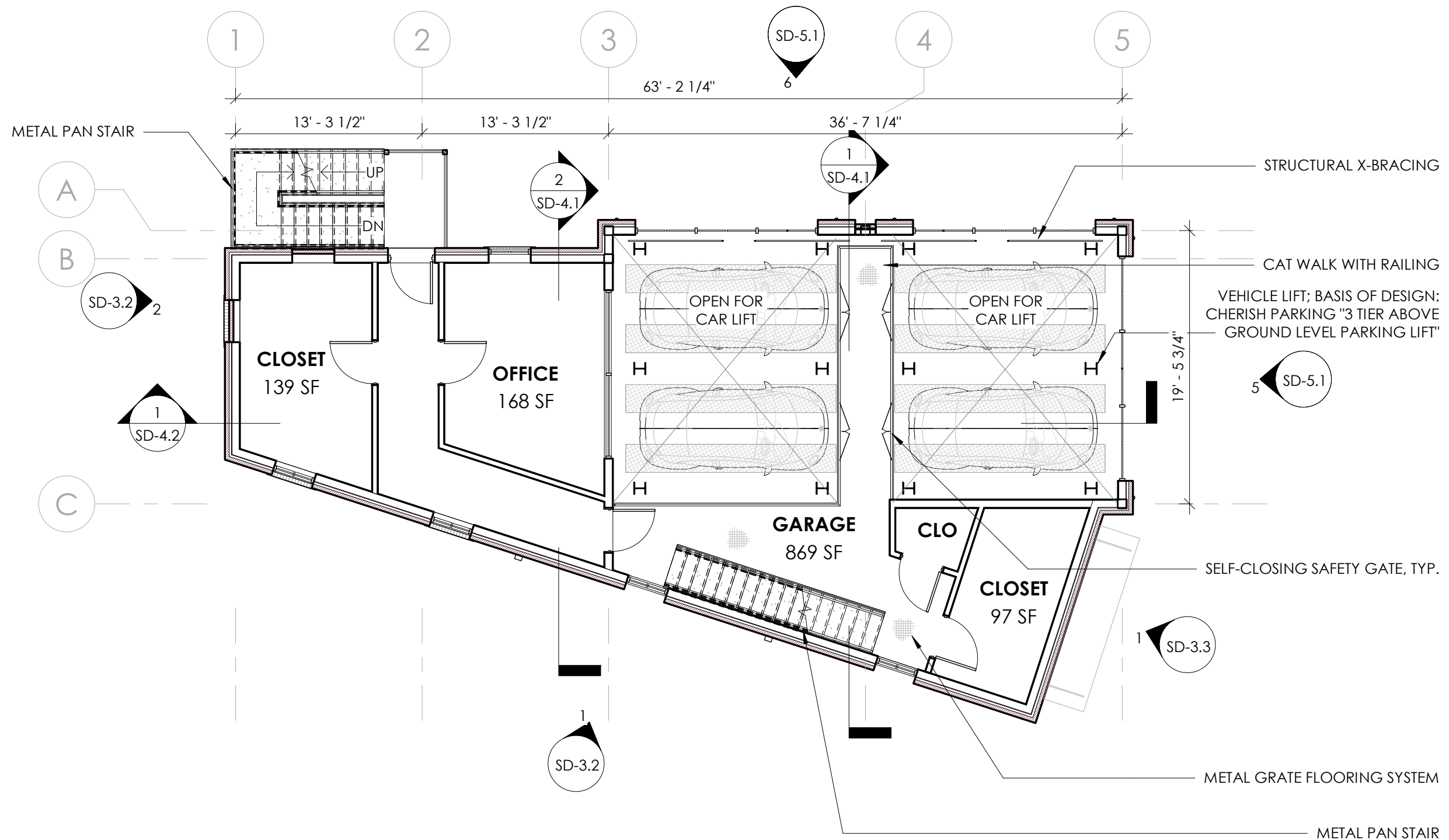
SD-2.1

09/21/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009



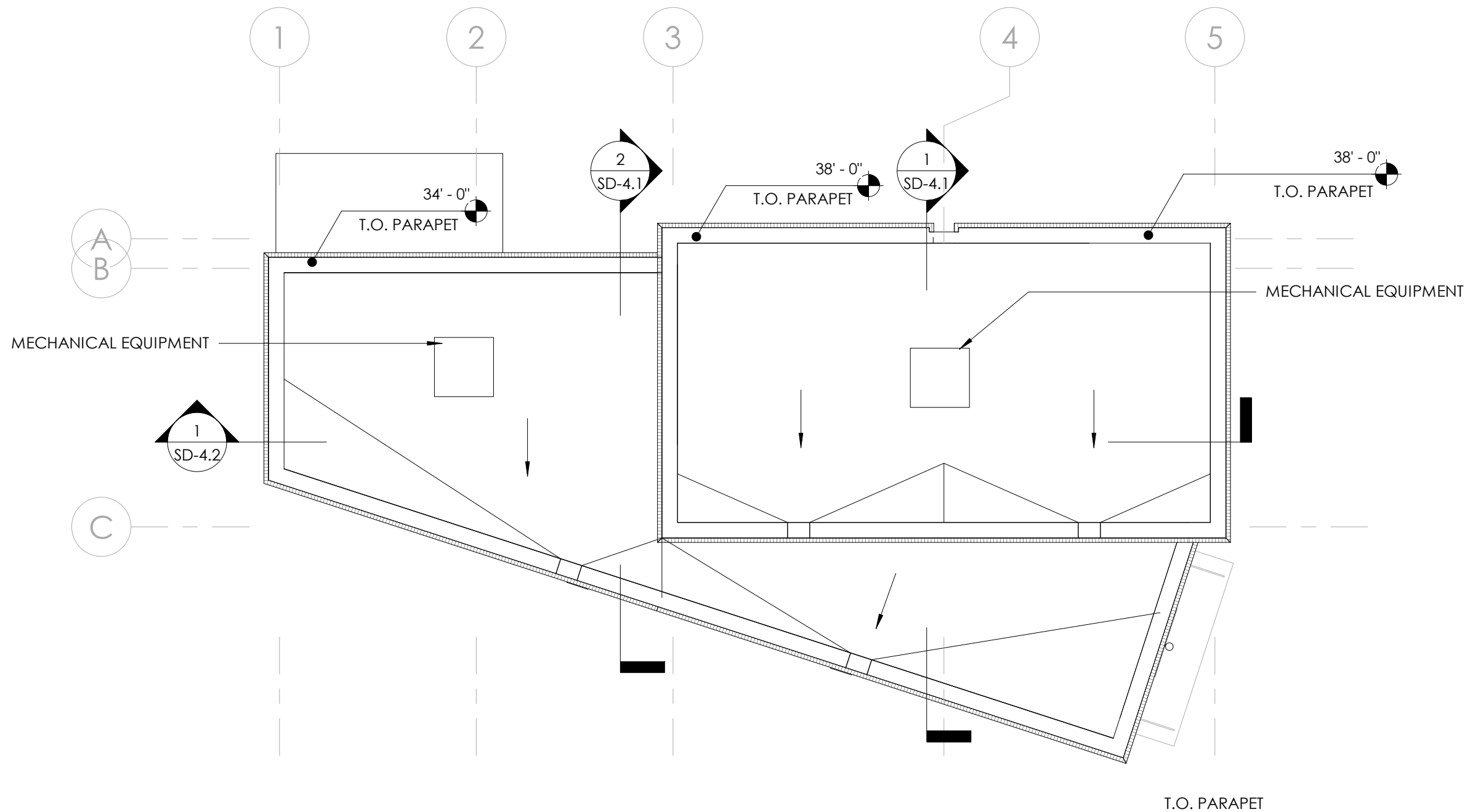


1 1/8" = 1'-0" SD - SECOND FLOOR PLAN

FLOOR PLAN
SD-2.2
09/21/2021

SEDGWICK GARAGE 119 ROSWELL STREET ALPHARETTA, GA 30009

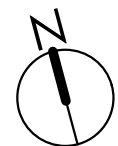


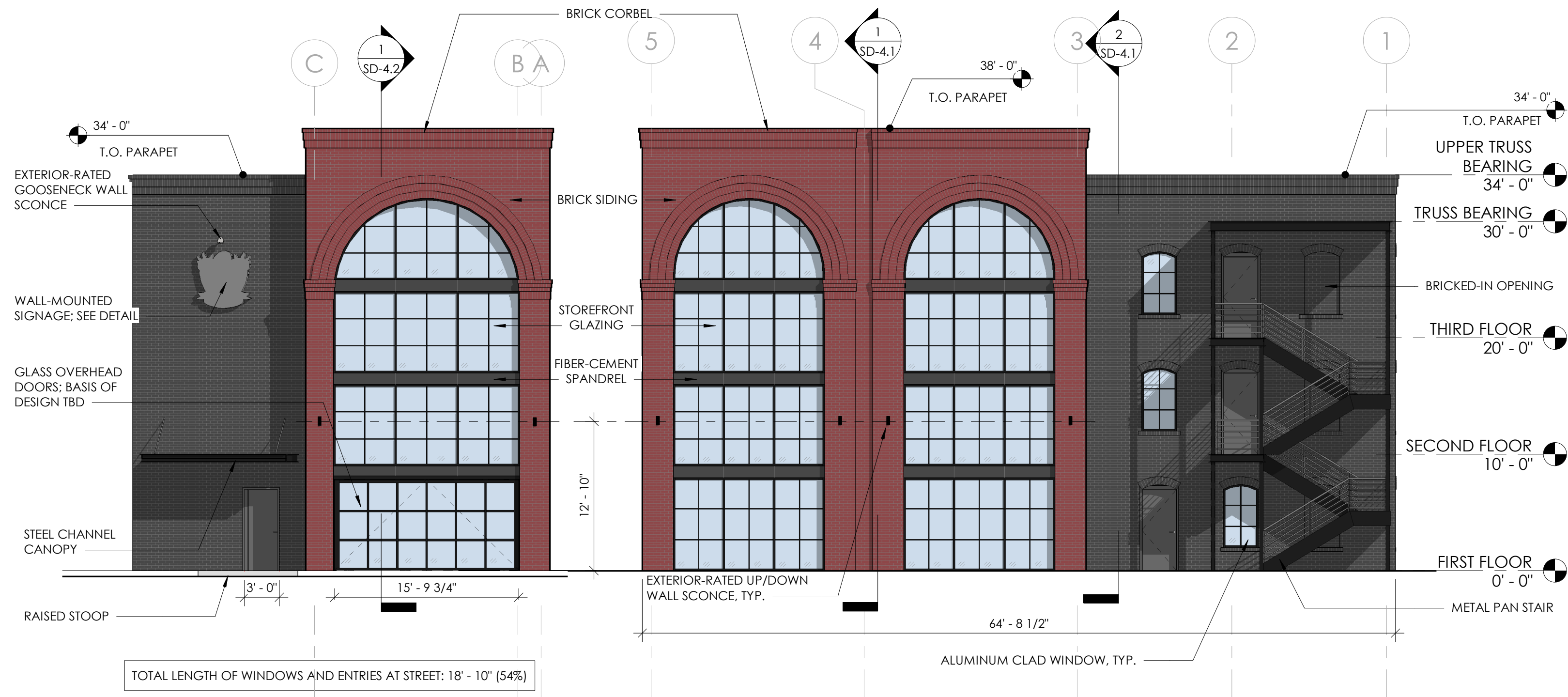


1 1/8" = 1'-0" SD - ROOF PLAN

ROOF PLAN
SD-2.4
09/21/2021

SEDGWICK GARAGE
119 ROSWELL STREET
ALPHARETTA, GA 30009





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

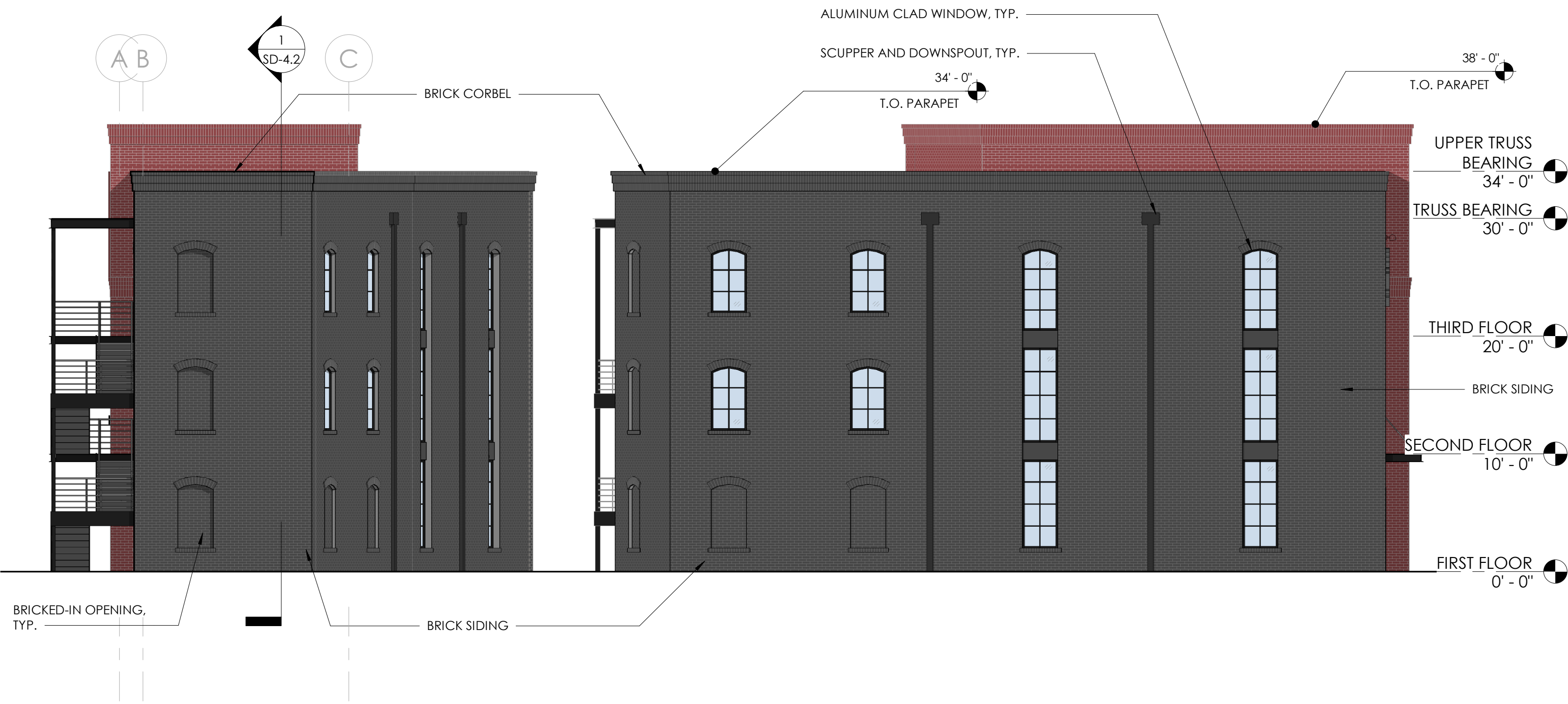
2 1/8" = 1'-0" SD - NORTH ELEVATION

ELEVATIONS
SD-3.1
09/21/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009





ELEVATIONS
SD-3.2
09/21/2021

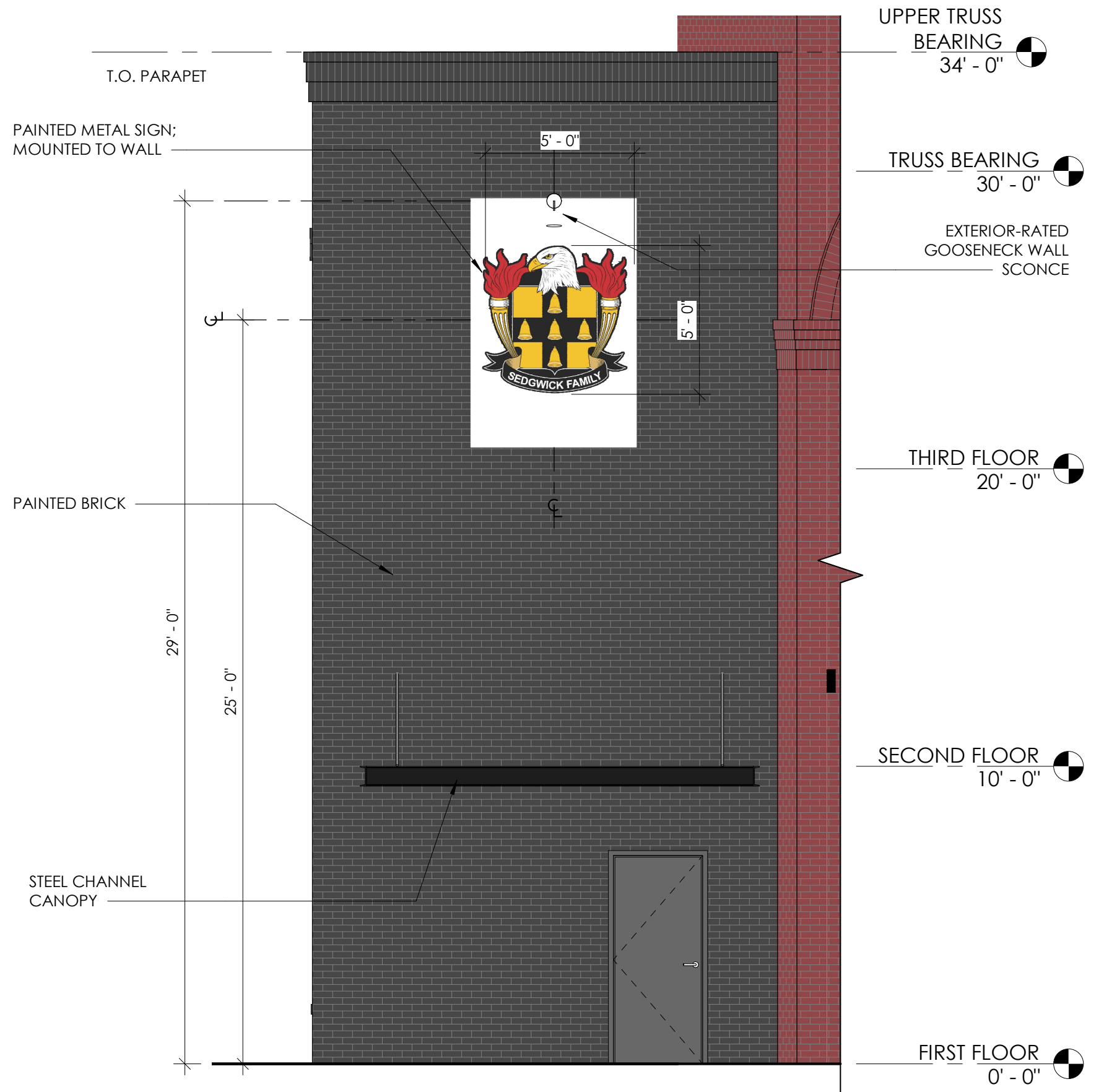
SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

SIGNAGE
ELEVATION
SD-3.3
09/21/2021

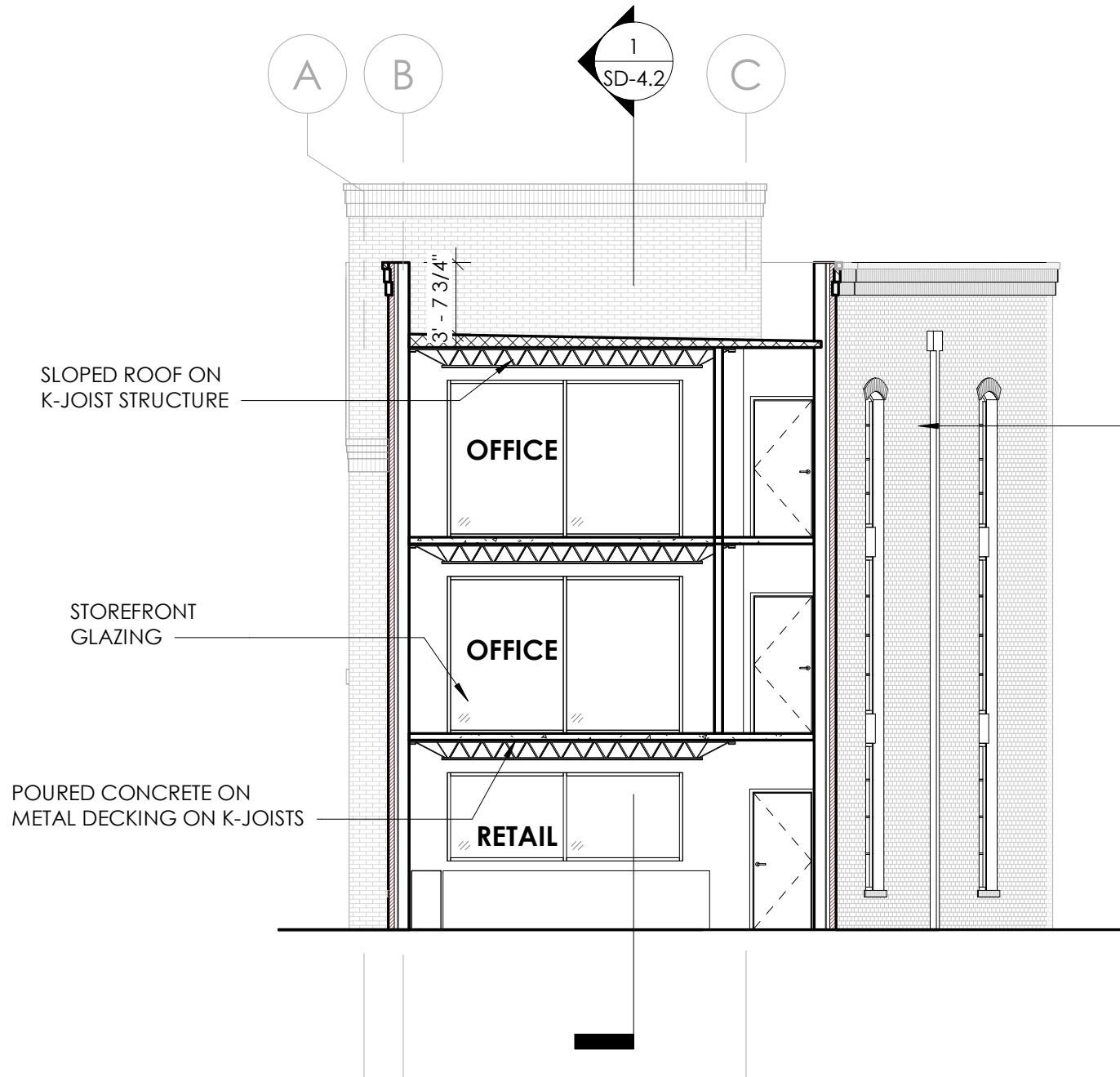
SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009

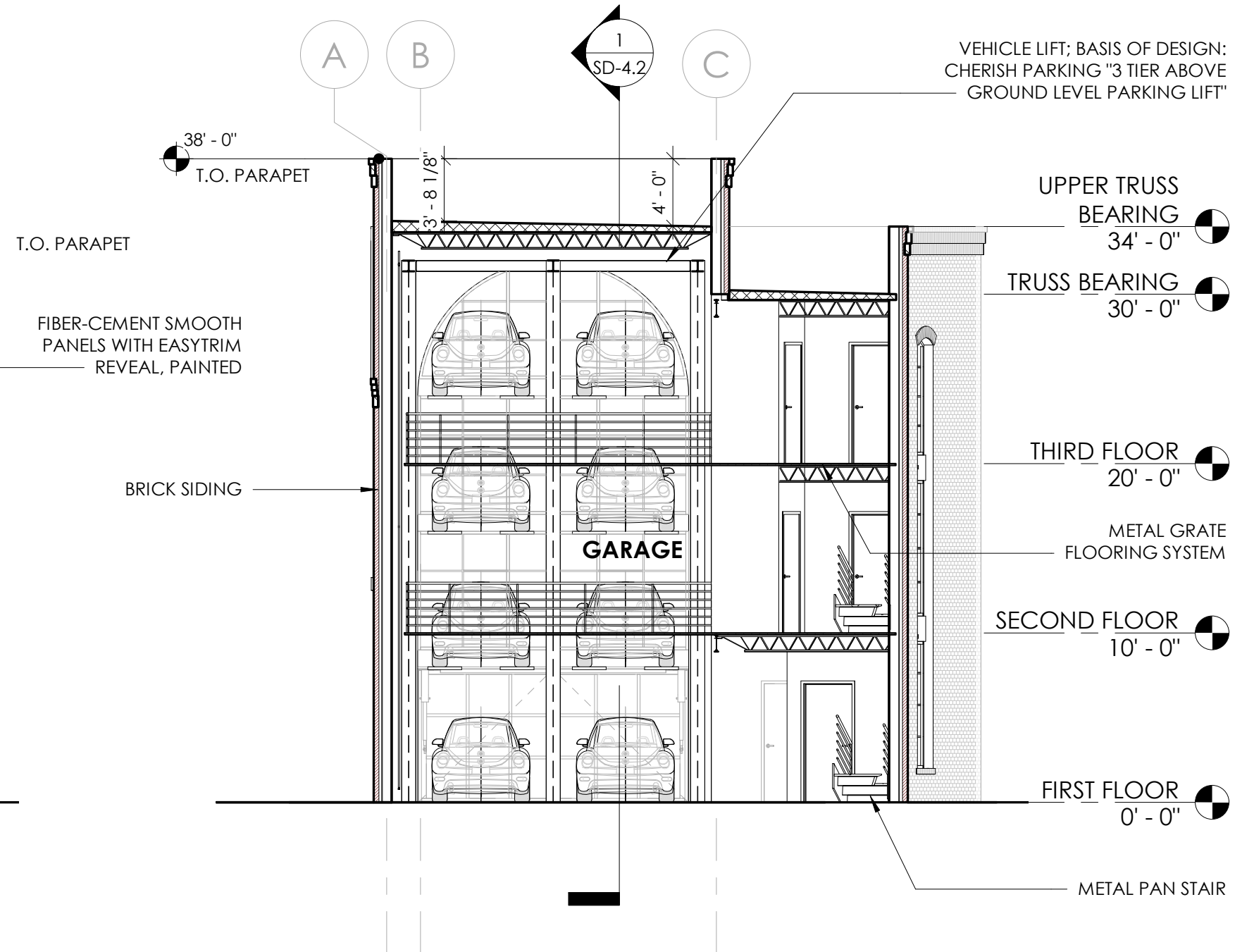


1 1/4" = 1'-0" SIGN ELEVATION





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

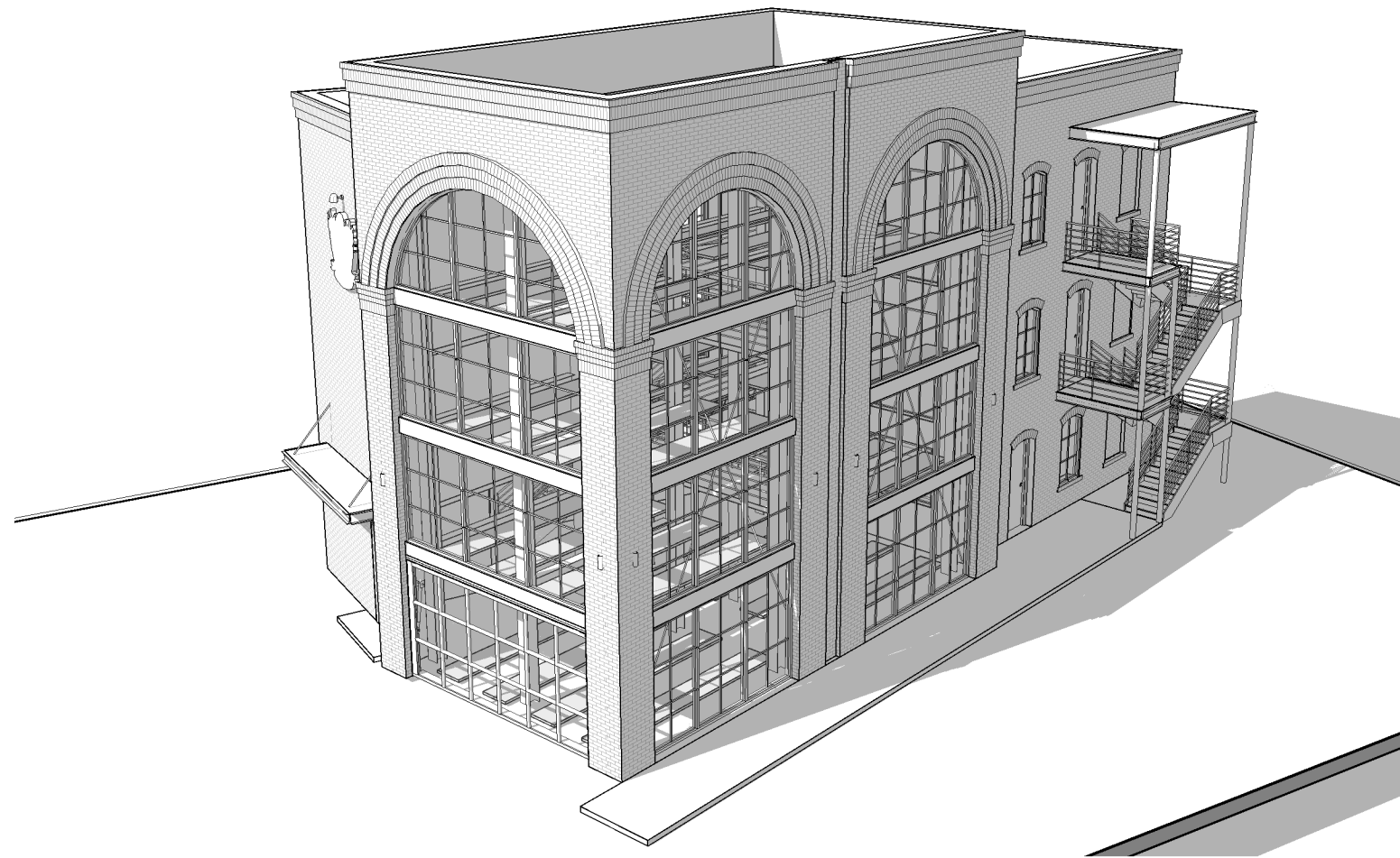


1 1/8" = 1'-0" CROSS SECTION @ GARAGE

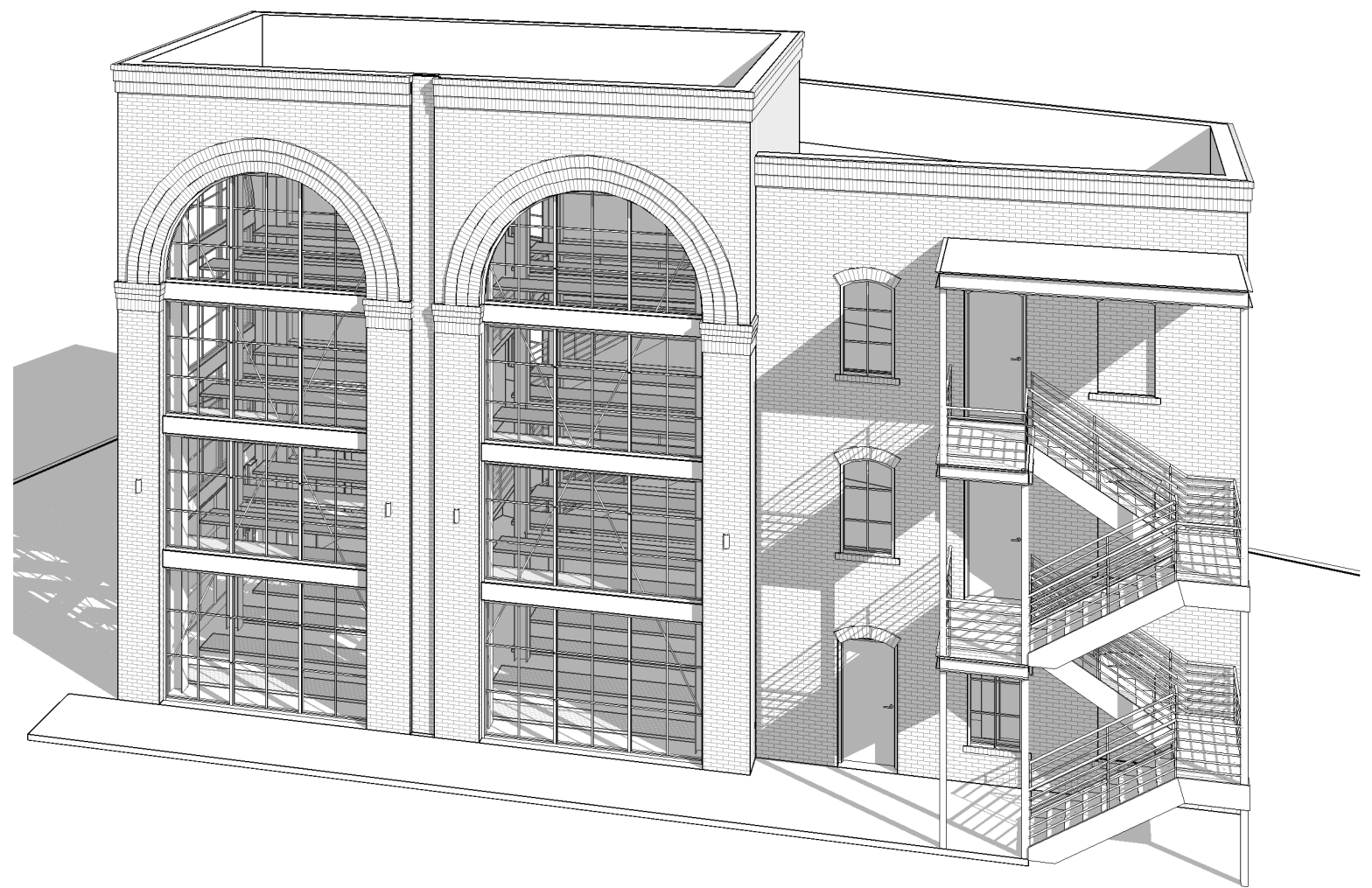
SECTIONS
SD-4.1
09/21/2021

SEDGWICK GARAGE
119 ROSWELL STREET
ALPHARETTA, GA 30009





1 Axon View 1



2 Axon View 2

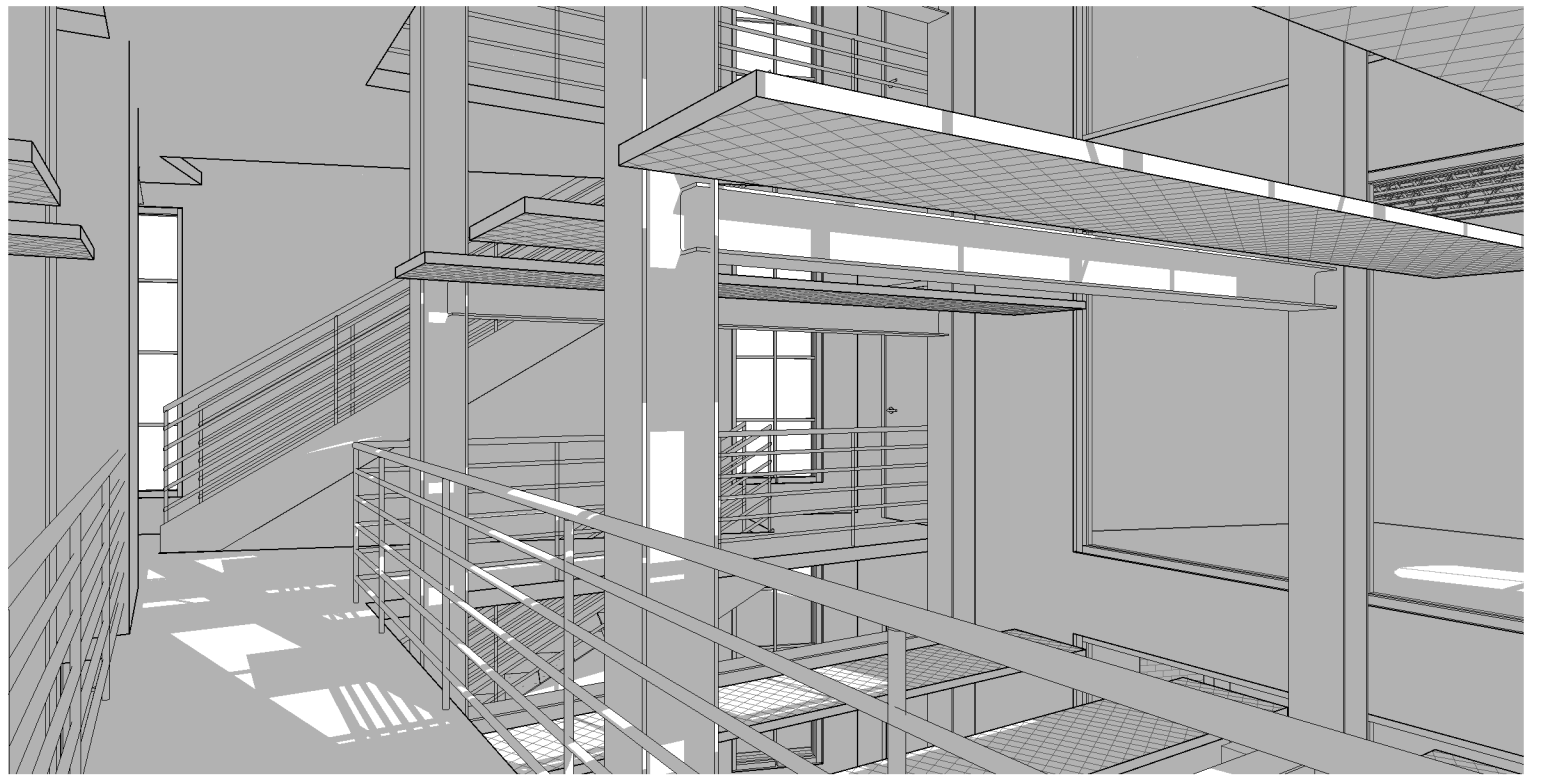
PERSPECTIVES
SD-4.3
09/21/2021

SEDGWICK GARAGE

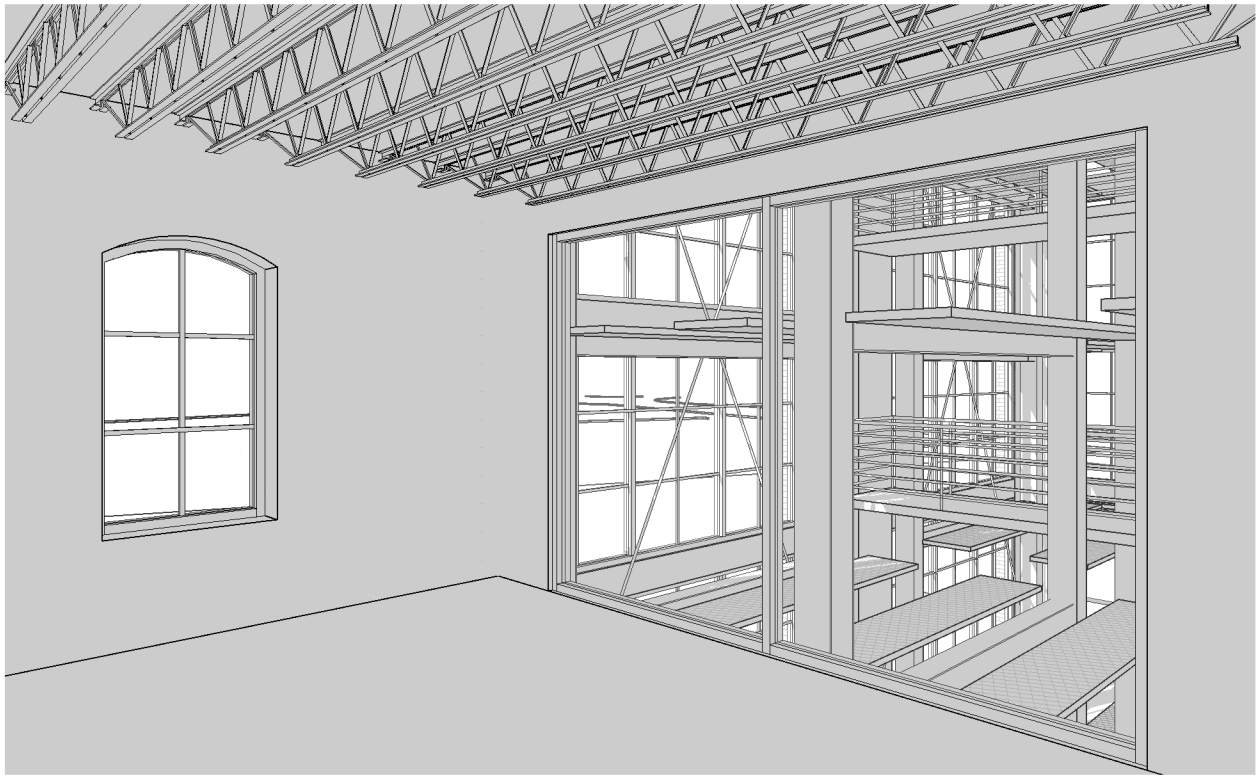
119 ROSWELL STREET
ALPHARETTA, GA 30009



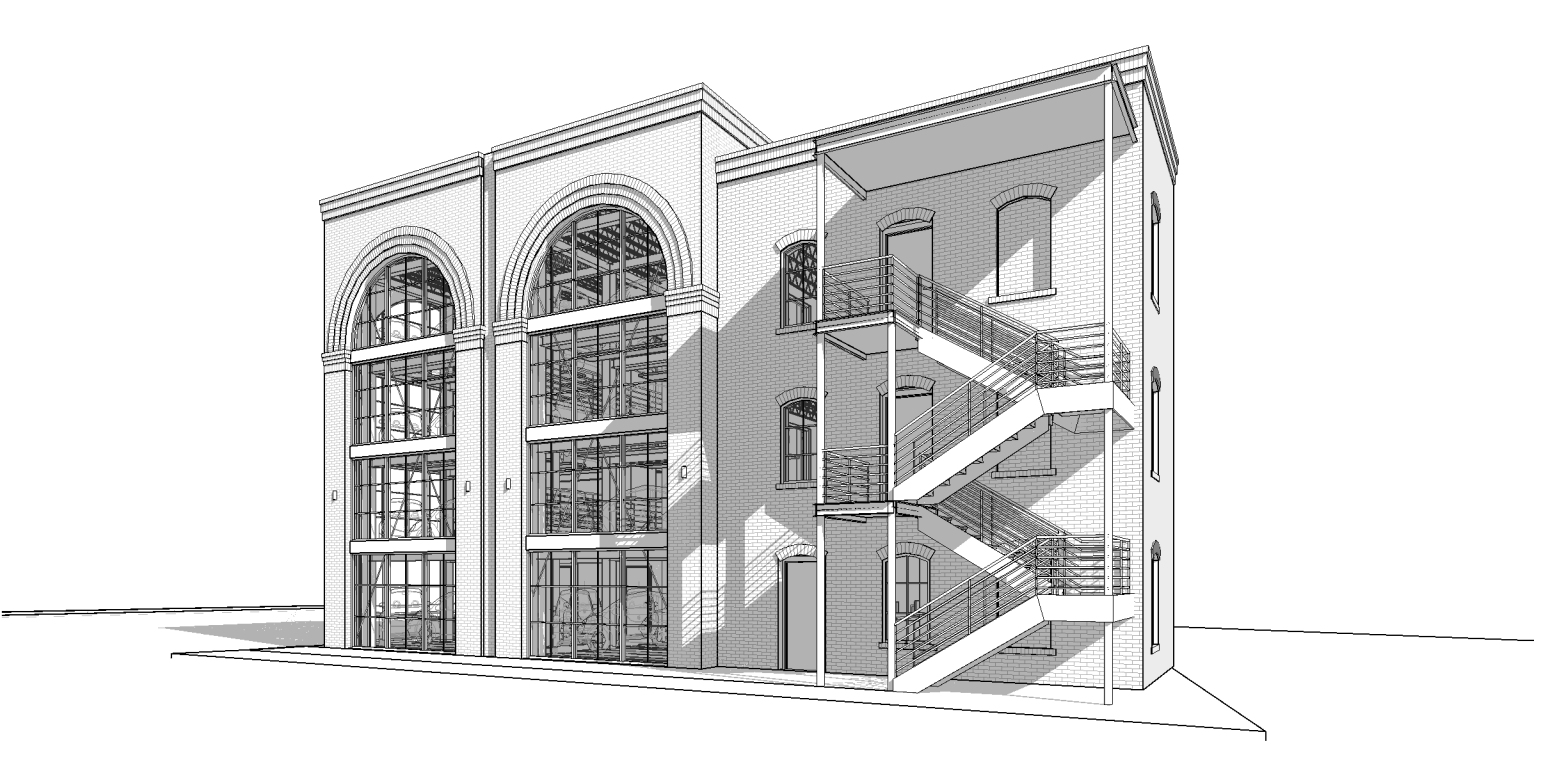
1 PERSPECTIVE @ GROUND FLOOR OF GARAGE



2 PERSPECTIVE @ 2ND FLOOR CATWALK



3 PERSPECTIVE @ OFFICE



4 VIEW FROM PARKING LOT

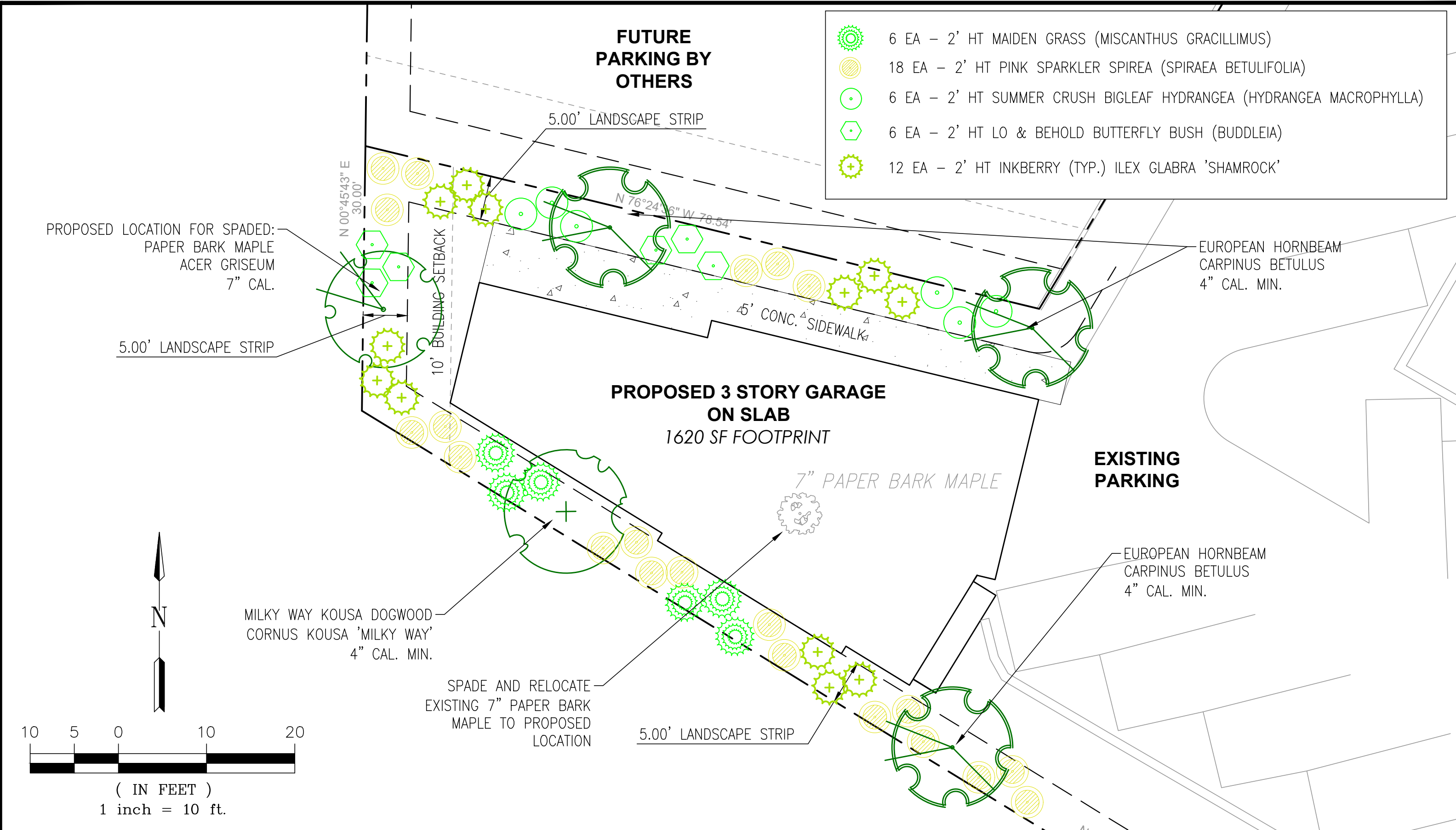
PERSPECTIVES

SD-4.4

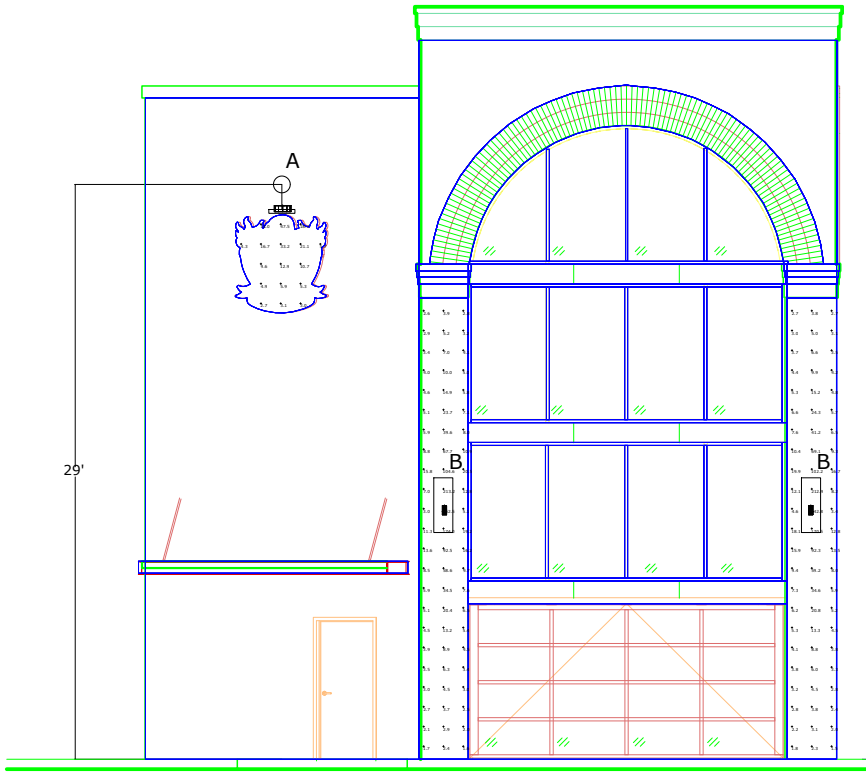
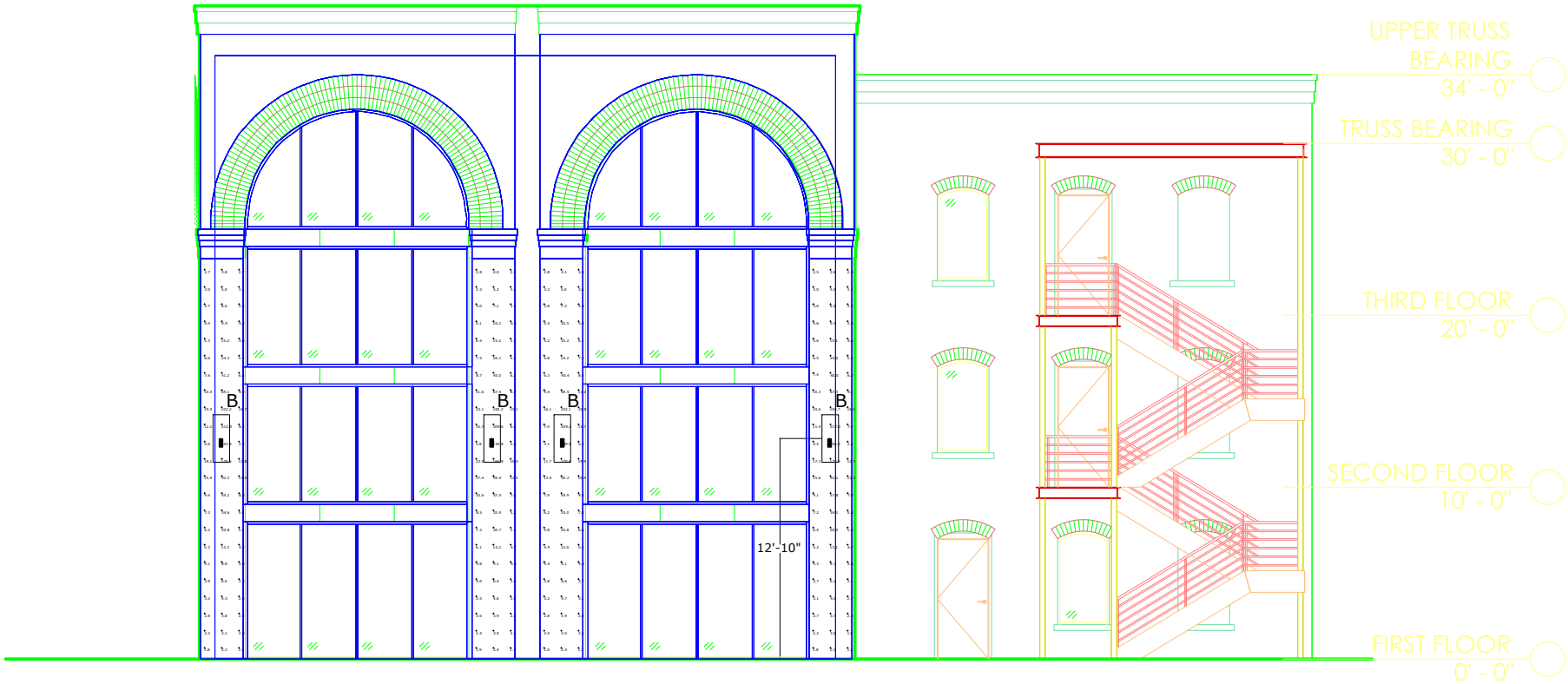
09/21/2021

SEDGWICK GARAGE

119 ROSWELL STREET
ALPHARETTA, GA 30009



JOB DATA		REVISIONS		
DATE		NO.	DATE	DESCRIPTION
JOB NO.	21-055		9/2/2021	LS PLAN FOR DRB MEETING
DESIGNED	RAD			
CHECKED	RAD			
SHEET:				



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Lum. Watts	Lum. Lumens	LLF	Description
	1	A	Single	N.A.	15.17	795	0.900	Satchel-B-USV
	6	B	Single	3510	37.39	3512	0.900	WD23408-L15-BD20-BU20-T30

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BRICK COLUMN 1_Top_1	Illuminance	Fc	19.51	212.9	1.5	13.01	141.93
BRICK COLUMN 2_Top_1	Illuminance	Fc	19.52	209.6	1.7	11.48	123.29
BRICK COLUMN 3_Top_1	Illuminance	Fc	19.66	209.2	1.7	11.56	123.06
BRICK COLUMN 4_Top_1	Illuminance	Fc	19.66	217.0	1.5	13.11	144.67
BRICK COLUMN 5_Top_1	Illuminance	Fc	19.71	213.2	1.6	12.32	133.25
BRICK COLUMN 6_Top_1	Illuminance	Fc	19.51	212.9	1.5	13.01	141.93
ICON_Top	Illuminance	Fc	12.84	47.5	2.7	4.76	17.59

Amorance: Resident, guest, and delivery front door

Currently this entrance as well as the two sets of windows to the left of the door has an open awning.

Exhibit A



Existing Awning over the resident entrance door and two sets of windows to the left of the door.

Exhibit B



Proposed Awning for Amorance resident entrance and windows.
This awning is currently in City Center by public parking deck.

Exhibit C

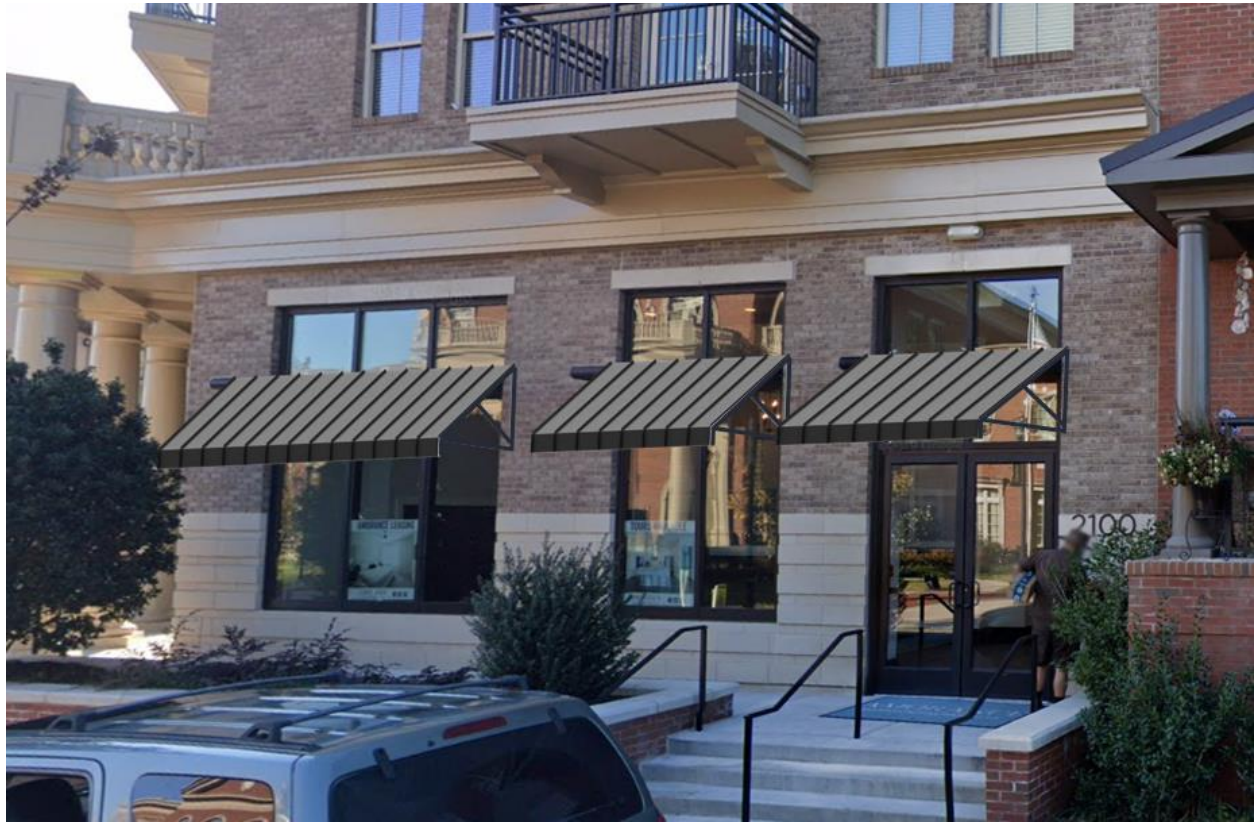


Example of this awning in Downtown Alpharetta at Midas.

Exhibit D



Amorance Rendition of proposed awning side view
Exhibit E



Amorance: Rendition of proposed awning front view
Exhibit F

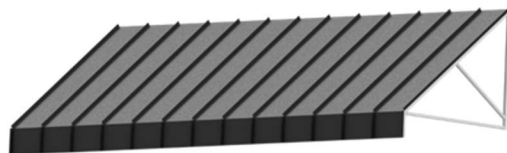


Exhibit G

Haven Apartments at Avalon





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

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 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: PRIM ACC Residential, LLC

Location Address: 2001 Commerce St.

Mailing Address: 2001 Commerce St.

City: Alpharetta State: Ga Zip Code: 30009 - 3811

Contact For All Notifications: Melanie Levy

Contact Telephone: 678 - 539 - 9070 Mobile Telephone: 770 - 330 - 6737

Fax: _____ Email: Amorancemgr@greystar.com

Contact's Relation To Business: Community Manager

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

All other reviews \$ 300.00

Total Due

175.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: PRIM ACC Residential, LLC

Physical Address: 800 Boylston St. Suite 2800 Boston MA 02199

Mailing Address: 800 Boylston St. Suite 2800 ATTN: Jessica Couture

City: Boston State: MA Zip Code: 02199

Owner Telephone: 404 - 504 - 5954 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): Kanani Whack Date: 9/1/2021

Owner Signature: Kanani Whack

Property Information:

Address (If Assigned): 2001 Commerce St Alpharetta Ga 30009

Tax ID or Map Reference Number: 30-0295956

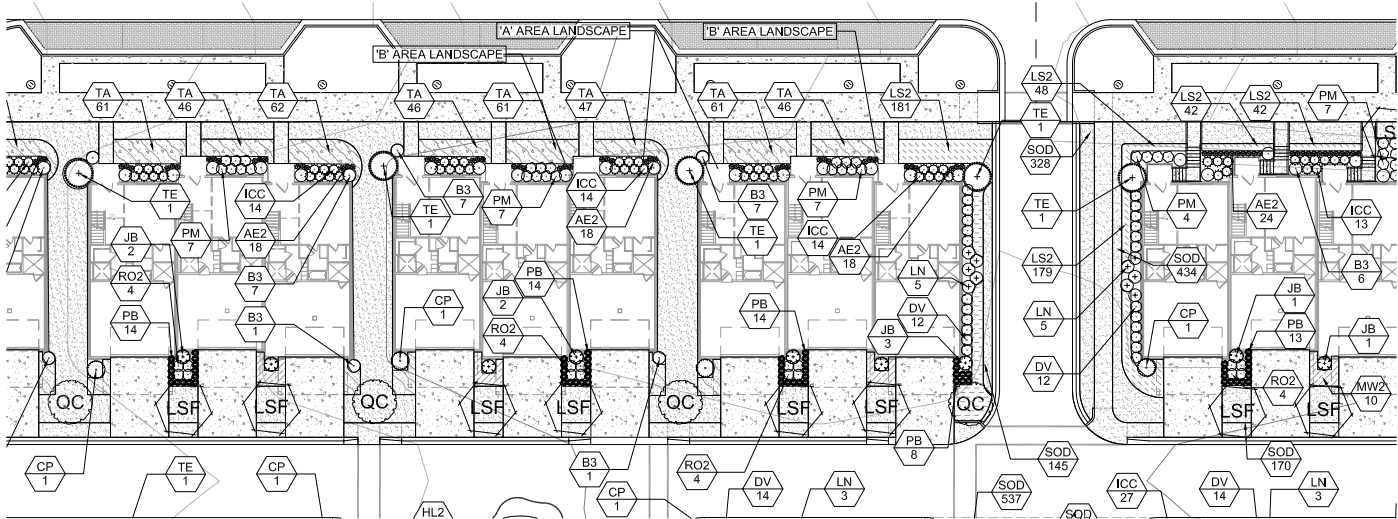
Land Lot(s): 1268 District: 2nd district Section: 2nd section

Existing Zoning of Property: Multi-Family/Retail Existing Uses of Property: Multi-Family / Retail

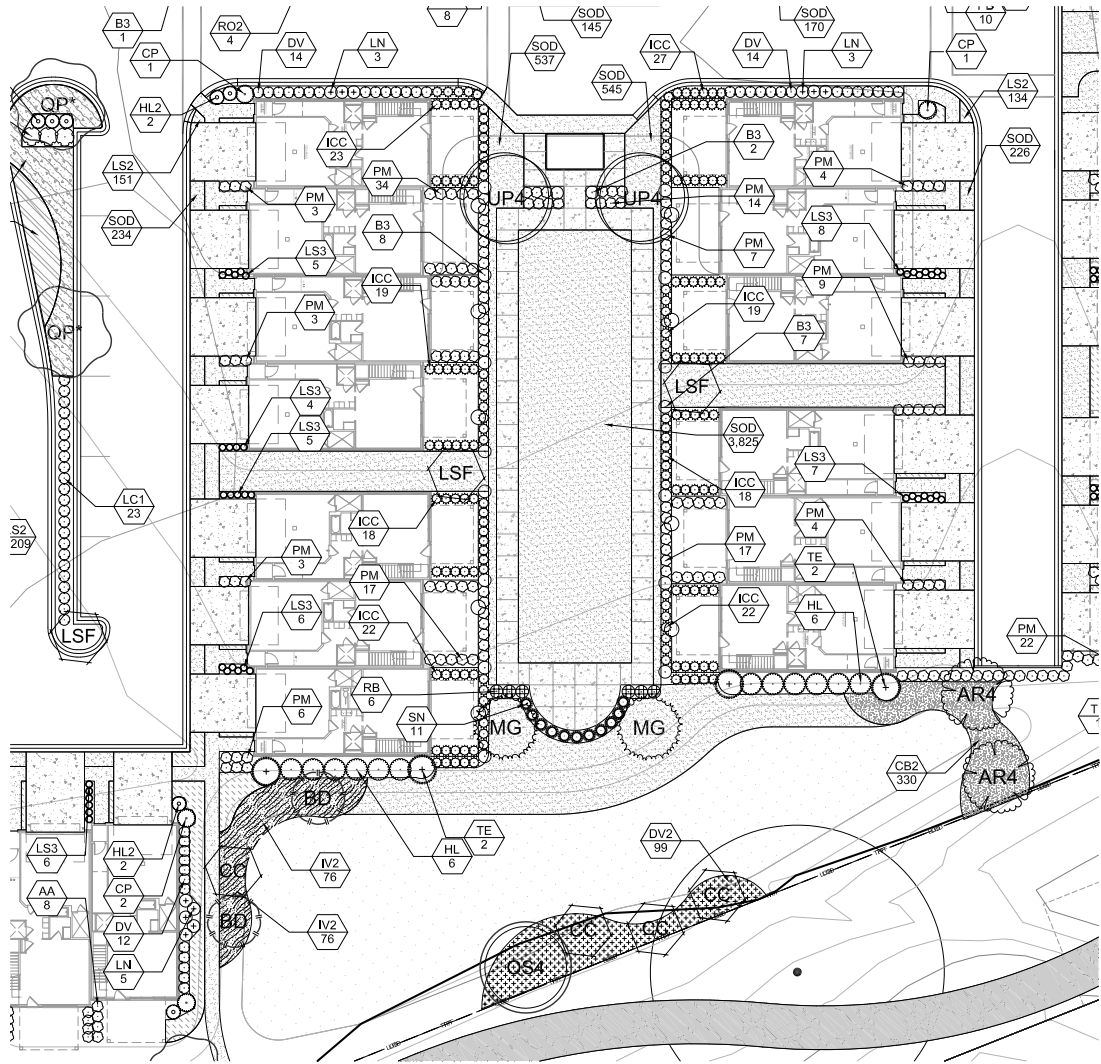
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also 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: Melanie Levy Date: 9/1/2021

Print Form



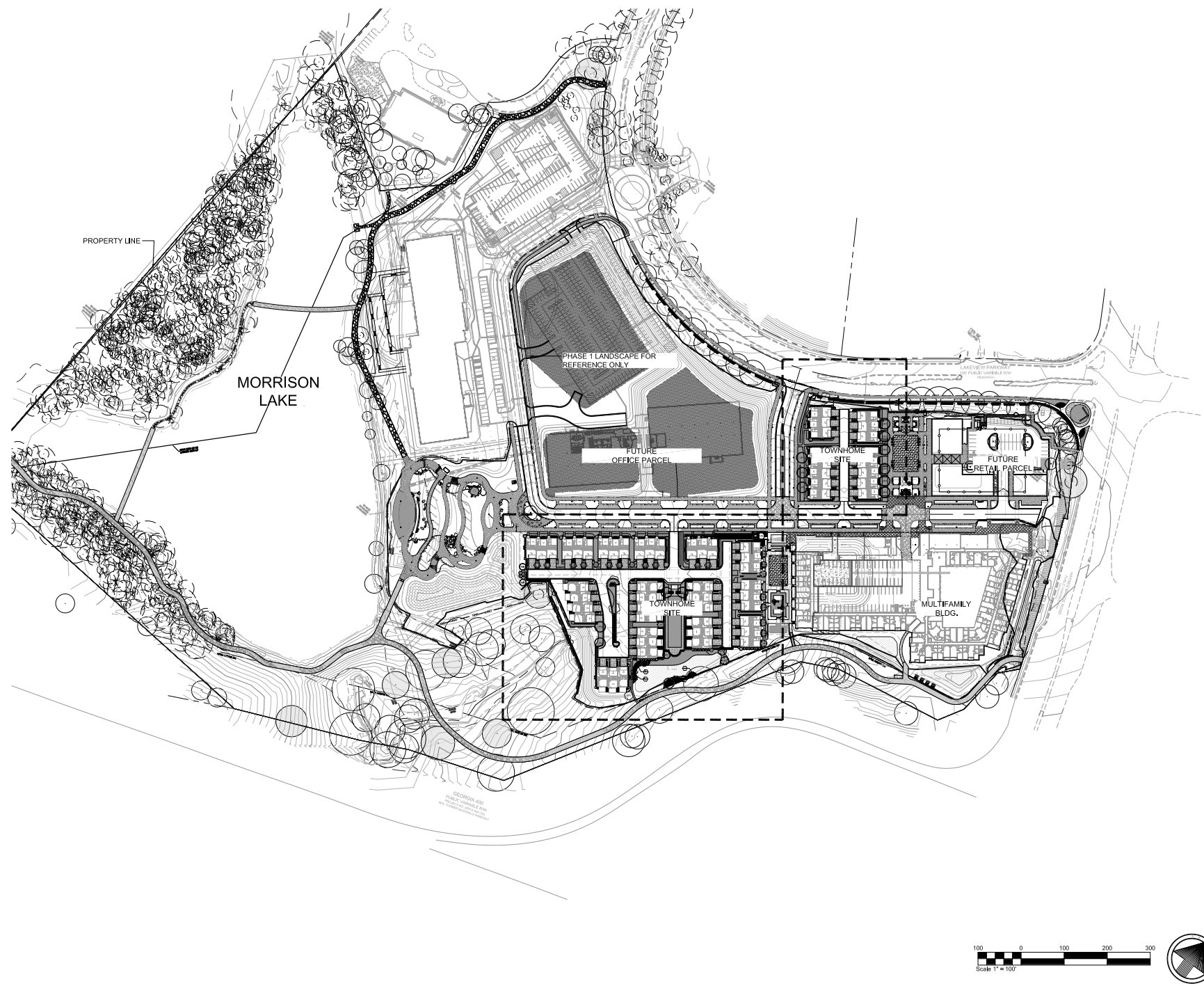
TOWNHOME UNITS - TYPICAL PLANTING



TOWNHOME GREEN- TYPICAL PLANTING

PLANT SCHEDULE					10/1/2021
Trees	Botanical/Common	Size	Root	Spacing	Remarks
AR4	Acer rubrum 'Red Point' / Red Maple	4" cal.	8 & B	As Shown	Matched, Well Branched
BD	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	8 & B	As Shown	Multi-stem, Matched
CB	Carpinus betulus / European Hornbeam	3" cal.	8 & B	As Shown	Matched, Well Branched
CC	Cercis canadensis / Eastern Redbud	3" cal.	8 & B	As Shown	Matched, Well Branched
ILE	Ilex x 'Emily Bruner' / Emily Bruner Holly	8" min.	8 & B	As Shown	Matched, Well Branched
JB	Juniperus chinensis 'Blue Point' / Blue Point Juniper	6" ht. x 2" sp.	15 gal.	As Shown	Topiary
LSF	Lagerstroemia x 'Sarah's Favorite' / Sarah's Fav. Single Trunk Crape Myrtle	3" cal.	8 & B	As Shown	Matched, Well Branched
MB	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	3" cal.	8 & B	As Shown	Full to base, Matched
MG	Metasequoia glyptostroboides / Dawn Redwood	5" cal.	8 & B	As Shown	Matched, Well Branched
QC	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	3" cal.	8 & B	As Shown	Matched, Well Branched
QP	Quercus phellos / Willow Oak	4" cal.	8 & B	As Shown	Matched, Well Branched
QP3	Quercus phellos / Willow Oak	3" cal.	8 & B	As Shown	Matched, Well Branched
QS4	Quercus shumardii / Shumard Red Oak	4" cal.	8 & B	As Shown	Matched, Well Branched
TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae	8" hgt.	8 & B	As Shown	Full to base, Matched
UP4	Ulmus americana 'Princeton' / Princeton American Elm	4" cal.	8 & B	As Shown	Matched, Well Branched
Shrubs	Botanical/Common	Container	Min. Size	Spacing	Remarks
AA	Azalea Encore 'Autumn Lilac' / Encore Azalea	7 gal.	24" hgt.	30" o.c.	Matched, Dense, Full to Base
AE2	Aspidistra elatior / Cast Iron Plant	1 gal.	12" hgt.	18" o.c.	
B3	Buxus sempervirens / American Boxwood	3 gal	36" hgt.	As shown	Matched, Dense, Full to Base
CP	Camellia japonica 'Pink Perfection' / Pink Perfection Camellia	N/A	4" ht.	As shown	Matched, Dense, Full to Base
DHL	Distylium hybrid 'Linebacker' / Distylium 'Linebacker'	5 gal.	4" hgt.	4" o.c.	Matched, Dense, Full to Base
DJB	Distylium x 'BLDY01' TM / Jewel Box Distylium	3 gal	24" hgt.	24" o.c.	Matched, Dense, Full to Base
DV	Distylium hybrid 'Vintage Jade' / Vintage Jade	7 gal	10" hgt.	3" o.c.	Matched, Dense, Full to Base
HL	Hydrangea paniculata 'LimeLight' TM / LimeLight Hydrangea	7 gal		4" o.c.	Matched, Dense
HL2	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal.	24" hgt.	24" o.c.	Matched, Dense
ICC	Ilex cornuta 'Carissa' / Carissa Holly	3 gal	14" hgt.	2" o.c.	Matched, Dense, Full to Base
IN	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal.	28" hgt.	3" o.c.	Matched, Dense, Full to Base
IS	Ilex crenata 'Steeds' / Steeds Japanese Holly	6 & B		As shown	Matched, Dense
JN	Jasminum nudiflorum / Winter Jasmine	3 gal	18" hgt.	36" hgt.	Matched, Dense
LC1	Loropetalum chinense rubrum 'Ruby' / Ruby Loropetalum	3 gal	16" hgt.	30" o.c.	Matched, Dense, Full to Base
LN	Loropetalum chinense rubrum 'PILC-I' TM / Crimson Fire Fringe Flower	3 gal	24" min.	24" o.c.	Matched, Dense, Full to Base
LS3	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	24" min.	24" o.c.	Matched, Dense, Full to Base
PB	Phlox paniculata 'Bright Eyes' / Garden Phlox	1 gal	12" hgt.	18" o.c.	Matched, Dense
PM	Pittosporum tobira 'Mojo' / Mojo Japanese Pittosporum	3 gal	24" min.	24" o.c.	Matched, Dense, Full to Base
RB	Rosmarinus officinalis 'Barbeque' / Rosemary	1 gal	12" hgt.	18" o.c.	Matched, Dense
RO2	Raphiolepis indica 'Olivia' / Dwarf Indian Hawthorn	3 gal.	18" hgt.	30" o.c.	Matched, Dense, Full to Base
SN	Salvia yangii / Russian Sage	1 gal.	18" hgt.	30" o.c.	Matched, Dense
Shrub Areas	Botanical/Common	Container	Min. Size	Spacing	Remarks
DV2	Distylium hybrid Vintage Jade / Vintage Jade	3 gal	18" Min. Full	36" o.c.	
IV2	Itea virginica / Virginia Sweetspire	3 gal	18" Min. Full	36" o.c.	
Ground Covers	Botanical/Common	Container	Min. Size	Spacing	Remarks
CB2	Carex frankii / Bristly Cattail Sedge	1 gal	1 gal.	18" o.c.	Matched, Dense
CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	SF SOD			
HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		18" o.c.	Matched, Dense
LS2	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.		12" o.c.	Matched, Dense
LSS	Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Blue Lillyturf	1 gal		16" o.c.	Matched, Dense
MW2	Muhlenbergia capillaris 'White Cloud' / White Cloud Muhly Grass	1 gal		30" o.c.	Matched, Dense
OJ	Ophiopogon japonicus / Mondo Grass	1 gal		12" o.c.	Matched, Dense
SOD	Cynodon dactylon 'Tif 419' / Bermuda Grass	SF SOD			
TA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal		18" o.c.	Matched, Dense

LANDSCAPE PLAN



Willow Oak



Exclamation Sycamore



Overcup Oak



Dawn Redwood



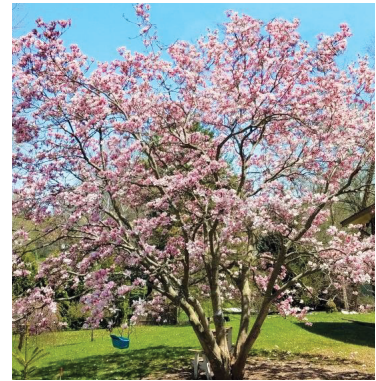
River Birch



Southern Magnolia



Titan Arborvitae



Saucer Magnolia



Chinese Fringe Tree



Shumard Red Oak



Princeton Elm



European Hornbeam

TREES



A large, rounded, dark purple bush, likely a Japanese Barberry, is the central focus. It is situated in a landscaped area with mulch and a concrete path. In the background, a house with a dark roof and white trim is visible, along with other greenery and a yellow trash can.



A large, dense, bright yellow-green shrub, likely a Japanese Yew (Taxus canadensis), in a garden setting. The shrub is in the foreground, with a dark purple shrub in the background. A concrete path is visible on the left side of the shrub.

Proven Winners® ColorChoice®

Little Lime Hydrangea



Endless Summer Hydrangea

Needlepoint Holly

A large, bushy plant with dark green, glossy leaves and numerous large, white, multi-petaled flowers. The plant is growing in a grassy area, and some fallen petals are visible on the ground. The flowers have a prominent yellow center. The overall appearance is that of a well-maintained garden shrub.

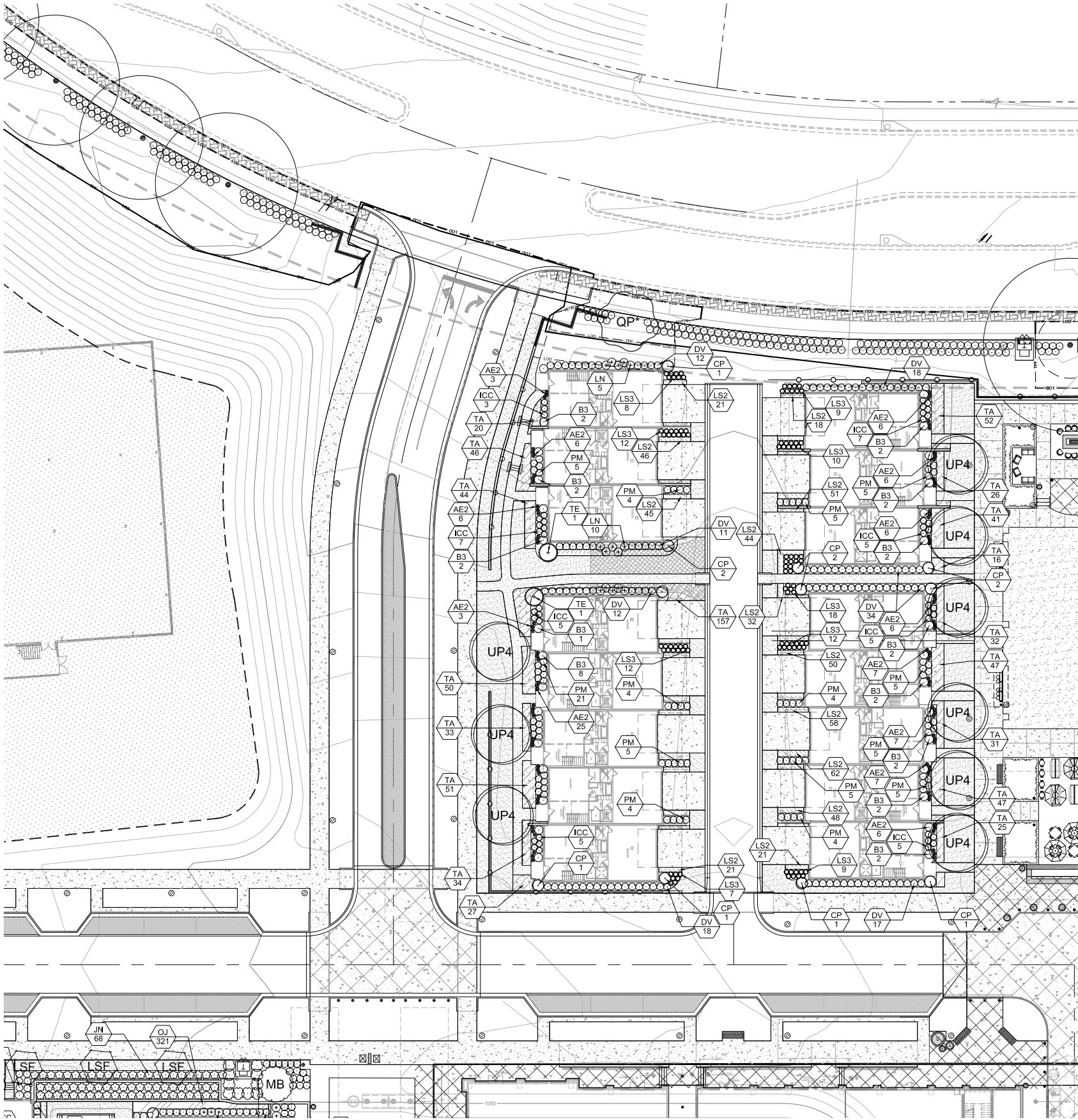
A large, dense, conical evergreen shrub, likely a Japanese cedar (Sugi), stands in front of a white building with large windows and a balcony. The shrub is a vibrant green color and has a very full, rounded shape. The building behind it is white with multiple large windows and a balcony with a dark railing. The scene is brightly lit, suggesting a sunny day.

SITE
solutions



L 2.2

20.0000490.000



Asiatic Jasmine



Spanish Lavendar



Super Blue Liriope



Blue Arrow Juncus



Bristly Catal Sedge



Super Blue Liriope



Cardinal Flower

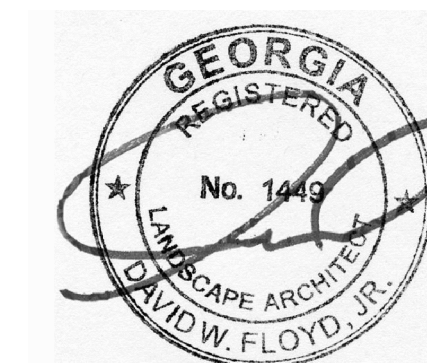


Seasonal Color



White Muhlv Grass

GROUNDCOVERS / GRASSES



**TOWNHOMES at
LAKEVIEW PARK**

PREPARED FOR
TOLL BROTHERS

[illegible]

SHEET TITLE:

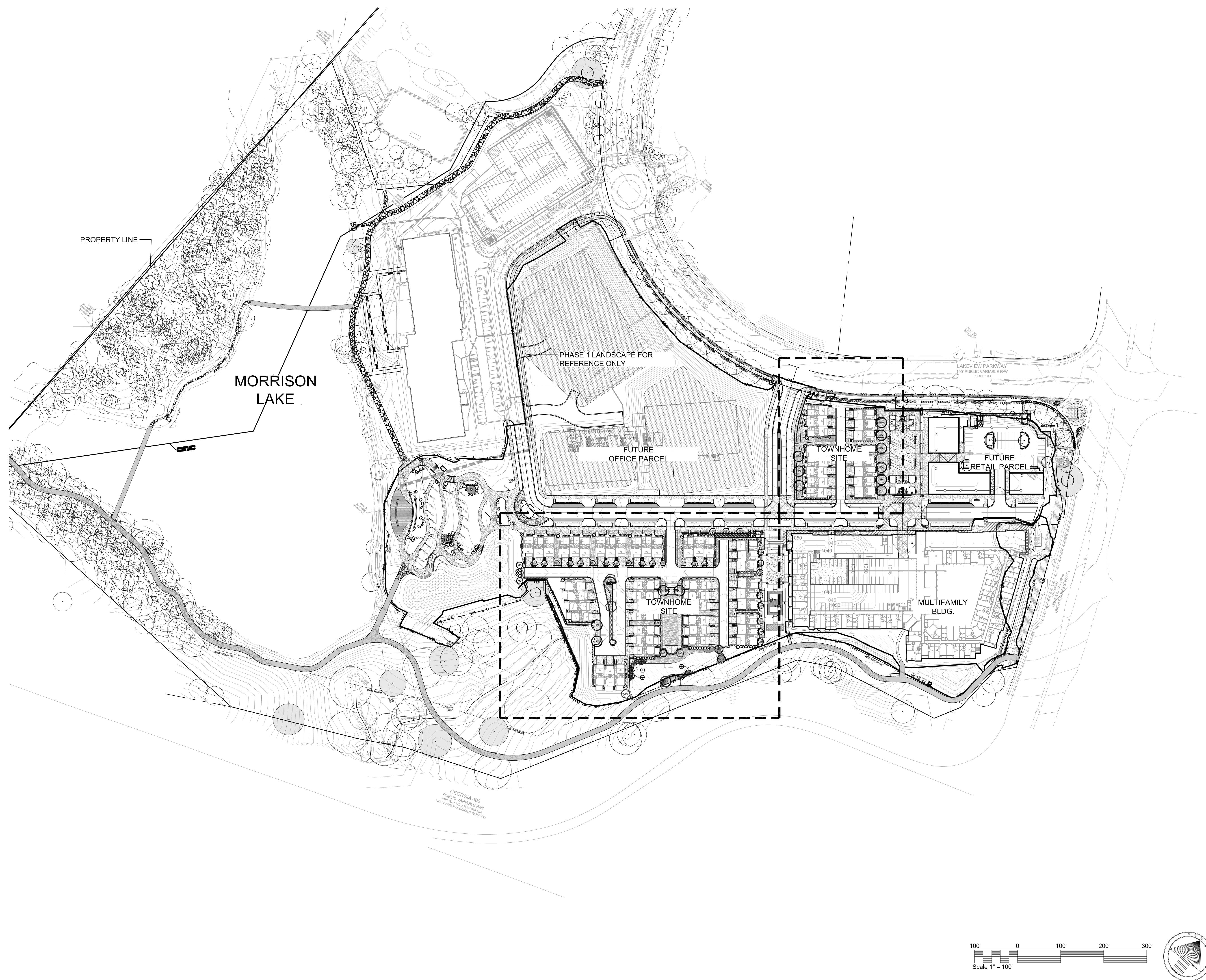
LANDSCAPE
PLAN

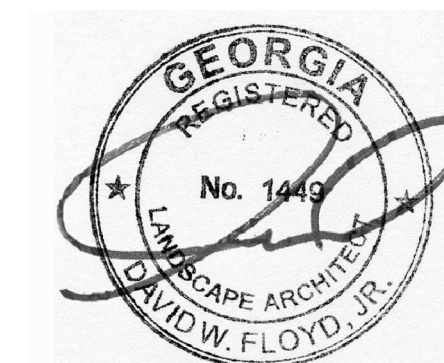
PROJECT NUMBER:
20026.01

L0.00

DATE: -

NOT ISSUED FOR CONSTRUCTION.





TOWNHOMES at LAKEVIEW PARK

PREPARED FOR
TOLL BROTHERS

[illegible]

SHEET TITLE:

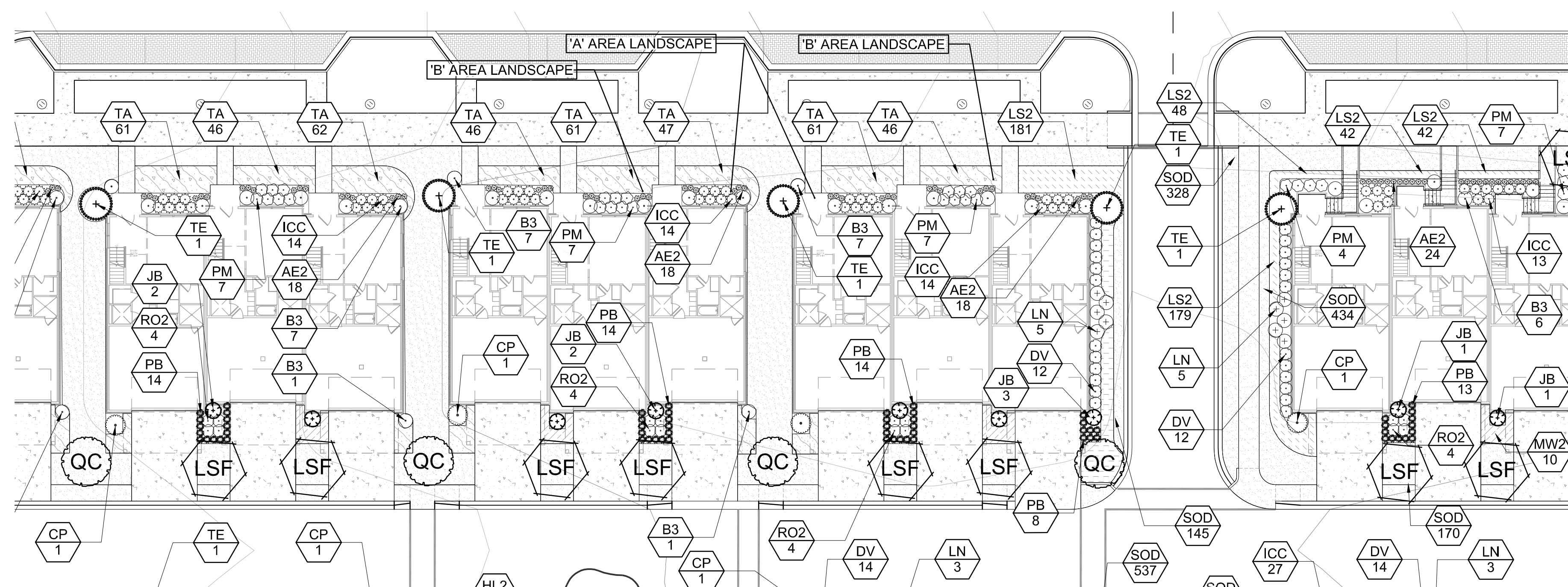
LANDSCAPE
PLAN

PROJECT NUMBER:
20026.01

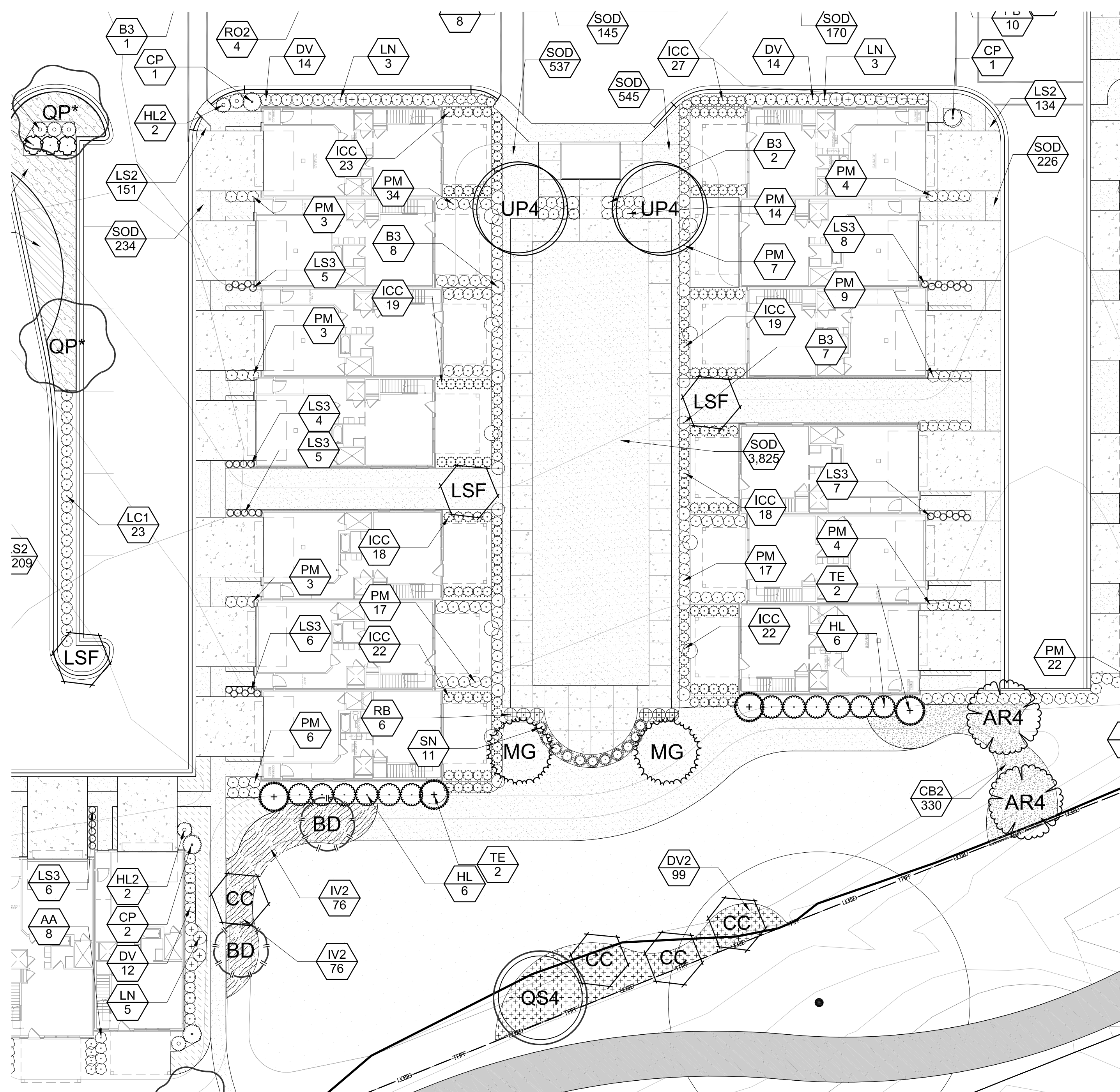
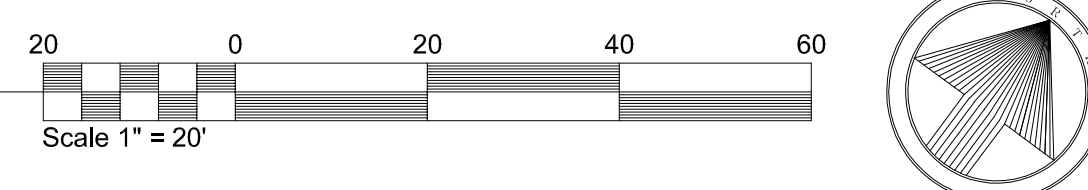
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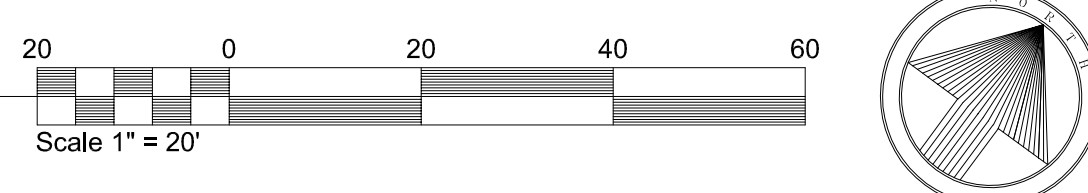
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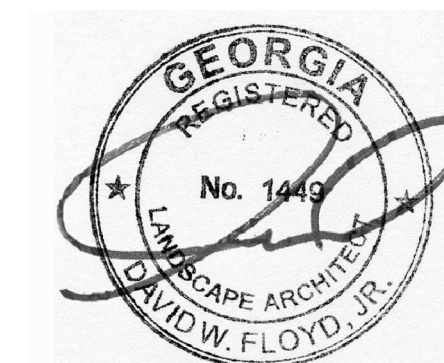
TOWNHOME UNITS - TYPICAL PLANTING



TOWNHOME GREEN- TYPICAL PLANTING



PLANT SCHEDULE						10/1/2021
Trees	Botanical/Common	Size	Root	Spacing	Remarks	
AR4	Acer rubrum 'Red Point' / Red Maple	4" cal.	B & B	As Shown	Matched, Well Branched	
BD	Betula nigra 'Duraheat' / Duraheat River Birch	3" cal.	B & B	As Shown	Multi-stem, Matched	
CB	Carpinus betulus / European Hornbeam	3" cal.	B & B	As Shown	Matched, Well Branched	
CC	Cercis canadensis / Eastern Redbud	3" cal.	B & B	As Shown	Matched, Well Branched	
ILE	Ilex x 'Emily Bruner' / Emily Bruner Holly	8" min.	B & B	As Shown	Matched, Well Branched	
JB	Juniperus chinensis 'Blue Point' / Blue Point Juniper	6' ht. x 2" sp.	15 gal.	As Shown	Topiary	
LSF	Lagerstroemia x 'Sarah's Favorite' / Sarah's Fav. Single Trunk Crane Myrtle	3" cal.	B & B	As Shown	Matched, Well Branched	
MD	Magnolia grandiflora 'D.B. Blanchard' TM / Southern Magnolia	3" cal.	B & B	As Shown	Full to base, Matched	
MG	Metasequoia glyptostroboides / Dawn Redwood	5" cal.	B & B	As Shown	Matched, Well Branched	
QC	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	3" cal.	B & B	As Shown	Matched, Well Branched	
QP	Quercus phellos / Willow Oak	4" cal.	B & B	As Shown	Matched, Well Branched	
QP3	Quercus phellos / Willow Oak	3" cal.	B & B	As Shown	Matched, Well Branched	
QS4	Quercus shumardii / Shumard Red Oak	4" cal.	B & B	As Shown	Matched, Well Branched	
TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae	8" hgts.	B & B	As Shown	Full to base, Matched	
UP4	Ulmus americana 'Princeton' / Princeton American Elm	4" cal.	B & B	As Shown	Matched, Well Branched	
Shrubs	Botanical/Common	Container	Min. Size	Spacing	Remarks	
AA	Azalea Encore 'Autumn Lilac' / Encore Azalea	7 gal.	24" hgt.	30" o.c.	Matched, Dense, Full to Base	
AE2	Aspidistra elatior / Cast Iron Plant	1 gal.	12" hgt.	18" o.c.		
B3	Buxus sempervirens / American Boxwood	3 gal	36" hgt.	As shown	Matched, Dense, Full to Base	
CP	Camellia japonica 'Pink Perfection' / Pink Perfection Camellia	N/A	4" ht.	As shown	Matched, Dense, Full to Base	
DHL	Distylium hybrid 'Linebacker' / Distylium 'Linebacker'	5 gal.	4" hgt.	4' o.c.	Matched, Dense, Full to Base	
DJB	Distylium x 'BLDY01' TM / Jewel Box Distylium	3 gal	24" hgt.	24" o.c.	Matched, Dense, Full to Base	
DV	Distylium hybrid 'Vintage Jade' / Vintage Jade	7 gal	10" hgt.	3' o.c.	Matched, Dense, Full to Base	
HL	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	7 gal		4' o.c.	Matched, Dense	
HL2	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal.	24" hgt.	24" o.c.	Matched, Dense	
ICC	Ilex cornuta 'Carissa' / Carissa Holly	3 gal	14" hgt.	2' o.c.	Matched, Dense, Full to Base	
IN	Ilex cornuta 'Needlepoint' / Needlepoint Holly	3 gal.	28" hgt.	3' o.c.	Matched, Dense, Full to Base	
IS	Ilex crenata 'Steeds' / Steeds Japanese Holly	B & B		As shown	Matched, Dense	
JN	Jasminum nudiflorum / Winter Jasmine	3 gal	18" hgt.	36" hgt.	Matched, Dense	
LC1	Loropetalum chinense rubrum 'Ruby' / Ruby Loropetalum	3 gal	16" hgt.	30" o.c.	Matched, Dense, Full to Base	
LN	Loropetalum chinense rubrum 'PHLC-I' TM / Crimson Fire Fringe Flower	3 gal	24" min.	24" o.c.	Matched, Dense, Full to Base	
LS3	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	24" min.	24" o.c.	Matched, Dense, Full to Base	
PB	Phlox paniculata 'Bright Eyes' / Garden Phlox	1 gal	12" hgt.	18" o.c.	Matched, Dense	
PM	Pittosporum tobira 'Mojo' / Mojo Japanese Pittosporum	3 gal	24" min.	24" o.c.	Matched, Dense, Full to Base	
RB	Rosmarinus officinalis 'Barbeque' / Rosemary	1 gal	12" hgt.	18" o.c.	Matched, Dense	
RO2	Rhaphiolepis indica 'Olivia' / Dwarf Indian Hawthorn	3 gal.	18" hgt.	30" o.c.	Matched, Dense, Full to Base	
SN	Salvia yangii / Russian Sage	1 gal.	18" hgt.	30" o.c.	Matched, Dense	
Shrub Areas	Botanical/Common	Container	Min. Size	Spacing	Remarks	
DV2	Distylium hybrid Vintage Jade / Vintage Jade	3 gal	18" Min. Full	36" o.c.		
IV2	Itea virginica / Virginia Sweetspire	3 gal	18" Min. Full	36" o.c.		
Ground Covers	Botanical/Common	Container	Min. Size	Spacing	Remarks	
CB2	Carex frankii / Bristly Cattail Sedge	1 gal	1 gal.	18" o.c.	Matched, Dense	
CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	SF SOD				
HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		18" o.c.	Matched, Dense	
LS2	Liriope muscari 'Super Blue' / Super Blue Liriope	1 gal.		12" o.c.	Matched, Dense	
LSS	Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Blue Lilyturf	1 gal.		16" o.c.	Matched, Dense	
MW2	Muhlenbergia capillaris 'White Cloud' / White Cloud Muhly Grass	1 gal		30" o.c.	Matched, Dense	
OJ	Ophiopogon japonicus / Mondo Grass	1 gal		12" o.c.	Matched, Dense	
SOD	Cynodon dactylon 'Tif 419' / Bermuda Grass	SF SOD				
TA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal		18" o.c.	Matched, Dense	



TOWNHOMES at LAKEVIEW PARK

PREPARED FOR
TOLL BROTHERS

[illegible]

SHEET TITLE:

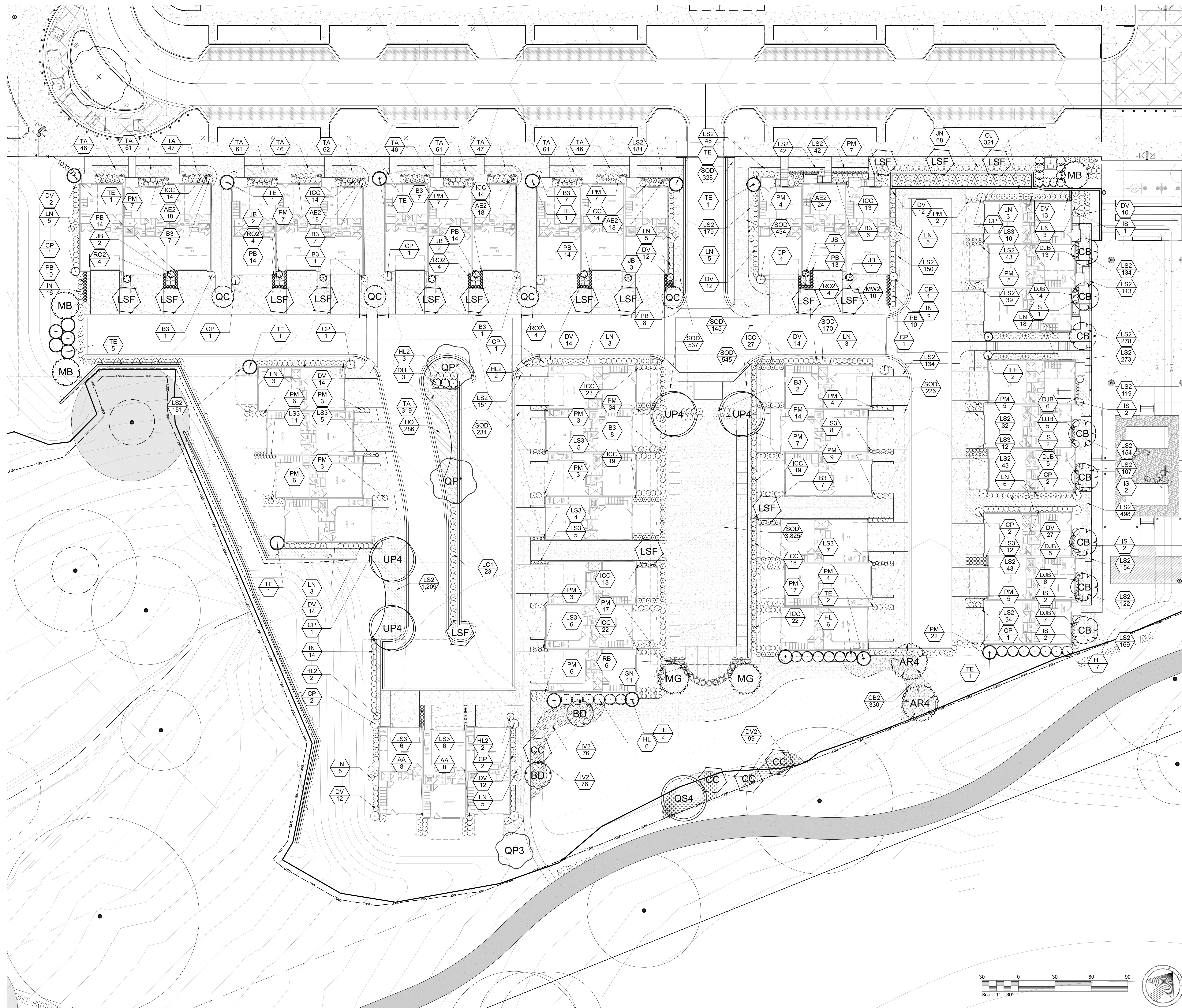
LANDSCAPE
PLAN

PROJECT NUMBER:
20026.01

L1.01

DATE: -

NOT ISSUED FOR CONSTRUCTION.

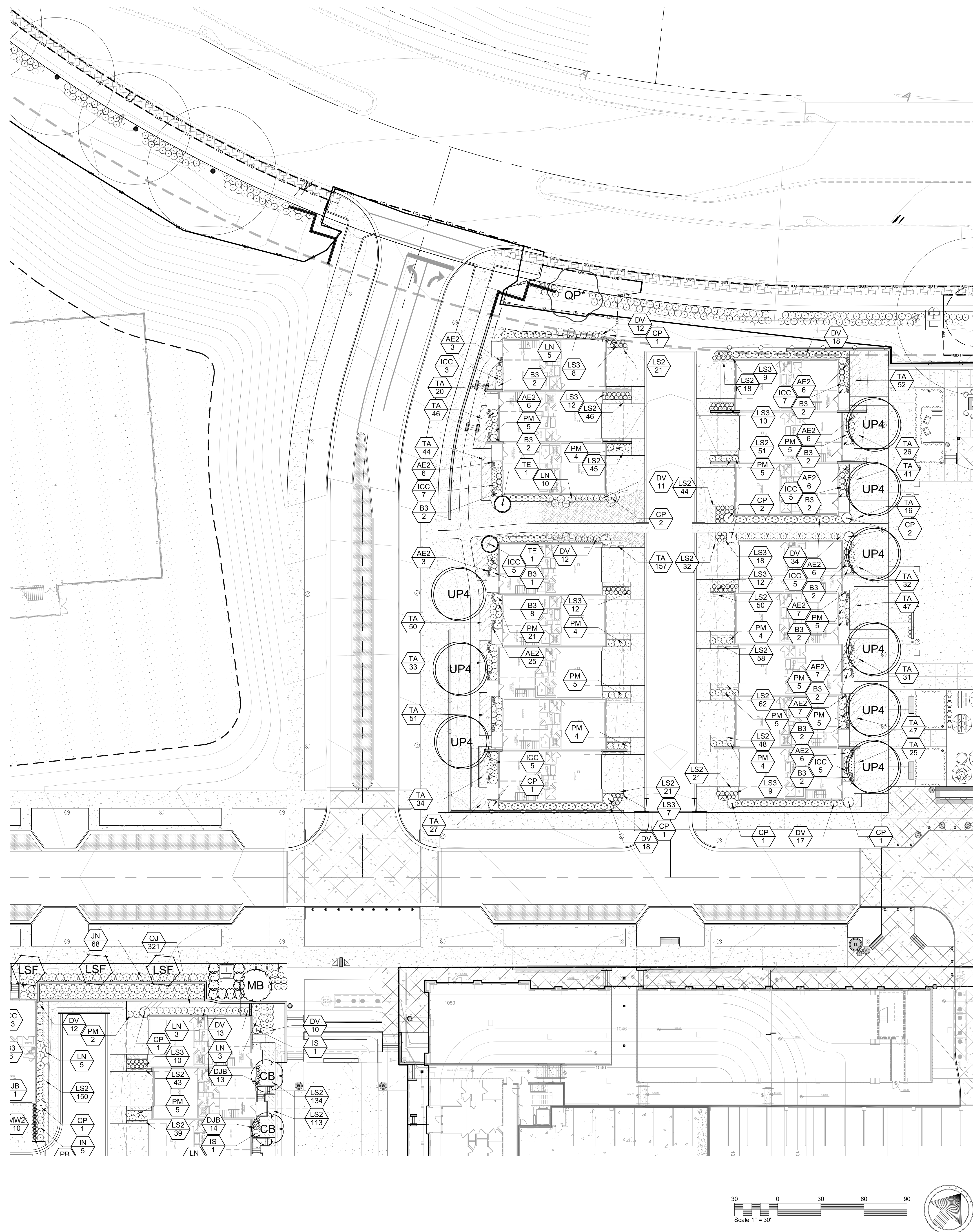


PREPARED FOR
TOLL BROTHERS

[illegible]LANDSCAPE
PLAN

L1.02

NOT ISSUED FOR CONSTRUCTION.





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

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 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: Toll Brothers / LWV TPA GA 400, LLC

Location Address: _____

Mailing Address: 4080 McGinnis Ferry Rd, Suite 701

City: Alpharetta State: GA Zip Code: 30005 - _____

Contact For All Notifications: JR Crowe (Toll Brothers) / Tyler Wakefield (TPA)

Contact Telephone: 770 - 518 - 4896 Mobile Telephone: 678 - 669 - 1403

Fax: _____ - _____ - _____ Email: jcrowe1@tollbrothers.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 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: Toll Brothers / LWV TPA GA 400, LLC

Physical Address: 4080 McGinnis Ferry Rd, Suite 701

Mailing Address: 4080 McGinnis Ferry Rd, Suite 701

City: Alpharetta State: GA Zip Code: 30005 -

Owner Telephone: 770 - 518 - 4896 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): JR Crowe Date: 10/01/2021

Owner Signature:

DocuSigned by:
James R Crowe
25B380C86FAC4FE...

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 12 272007440555

Land Lot(s): 744, 745, 752, 753 District: 1st Section: 2nd

Existing Zoning of Property: MU Existing Uses of Property: Undeveloped

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

Applicant Signature: James R Crowe Date: 10/01/2021

DocuSigned by:
James R Crowe
25B380C86FAC4FE...

Print Form