DESIGN REVIEW BOARD
MARCH 18, 2022

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. **DRB Meeting Minutes of February 18, 2022**

VIII. PUBLIC HEARING

1. **DRB220014 Vaz Kouzina 58 Canton St**
   revise condition of approval for exterior
2. **DRB220010 Bay Equity Home Loans 145 North Main St**
   Exterior changes and signage
3. **DRB220012 Wendy's 4307 Kimball Bridge Rd**
   exterior changes and signage
4. **DRB220015 Adora Day Care 5750 North Point Parkway**
   exterior remodel, site, landscape, signage
5. **DRB220016 Bocado Burger 2820 Old Mllton Pkwy**
   exterior modifications
6. **DRB210058 The Gathering Alpharetta (Brock Built) 0 Haynes Bridge at Morrison Pkwy**
   review design guide
7. **DRB220009 Suvidha International Market 670 North Main St**
   review exterior modifications
8. **DRB220013 SEDG Investments 122 Marietta St**
   review exterior changes
9. **DRB220011 Regions Bank 11790 Haynes Bridge Rd**
   review signage

IX. ADJOURNMENT

Design Review Board Meeting
February 18, 2022
Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. MEETING ANNOUNCEMENTS

II. WORKSHOP

- Vice-Chair Schwing called the workshop to order at 8:35 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for February 18, 2022.
- Vice-Chair Schwing adjourned the workshop at 8:59 and called for a short recess.

III. CALL TO ORDER

- Vice-Chair Schwing called the meeting to order at 9:06 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
  - Frank Schwing
  - Teresa Rhodes
  - Holly Palmer
  - Katie Rocco
  - Thom LeCain, alternate
  - Kim Matherly, Alternate
- **Design Review Board Members absent:**
  - Richard Kramer, Chair
  - Pat Corkill
  - Richard Owens
- **Staff**
  - Bret Schroeder, Code Enforcement Officer
  - Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from January 21, 2022.

- ❖ Board Member Rocco offered a motion to approve the January 21, 2022 meeting minutes.
  - Board Member Palmer seconded the motion.
  - The motion was approved unanimously (6-0).

VIII. PUBLIC HEARING

A. DRB220005 / 10 North Broad Street / Nauti Dog Grill

- The applicants, Michelle Doyle and Holly Palmer, came forward to present this item.
  - Everything is staying the same on the front.
  - The doors are being painted Salty Dog- Sherwin Williams color
  - The shutters will also be Salty Dog.
  - The shutters are permanently fixed- they don't close.
  - The sign is a take on the Top Gun logo.
  - The blue part is the same color as the trim around the doors and windows.
  - The red is called Showstopper.
  - We want to do a bracket like the Yoga Studio.
- The Design Review Board discussed the following:
  - Have you considered painting the sign on the building? The brick is very bumpy- it isn't smooth.
  - Even though the brick is bumpy, it could still make it look more old- more of a downtown look, more character.
  - You could possibly do a vinyl sticker and apply it to the brick.
  - The sign would probably fade with it being painted.
  - The only thing Staff felt needed a change was the shape of the background. Maybe the board would consider letting you work with Staff on the shape.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Rhodes offered a motion to approve the design for the shutters, paint colors, outdoor seating, the building sign, and the logo with the following condition:
    1. The applicant will work with Staff to discuss the shape of the sign.
       - Board Member Rocco seconded the motion.
       - The motion was approved 5-0-1, with Board Member Palmer recusing herself because she presented.

B. DRB220004 / 925 North Point Drive / Chuck E Cheese

- The applicant, Carlos Alvarado, came forward to present this item.
  - 2.0 prototype- brand new colors, signage, and materials.
  - Discussed colors from bottom to top
  - "Eyebrow" is an aluminum structure with LED lighting- doesn't provide shade.
  - The brick columns are staying the same.

- The signage is incorrect in the packet. The applicant provided an updated image with samples.
- The diamonds are coming off the building.
- The front door is dark bronze.
- We are going with a 36 square foot logo.
- The letters will be internally illuminated with a white LED.
- It's in line with the same size of the current logo.
- The shrubs shown are what is currently there.
- The face of the mouse is flat, but it will stand out from the LED can.

- The Design Review Board discussed the following:
  - Is the pattern on the building painted? That is correct- it's not extra layers.
  - Are you painting the material at the base? The plan is for it to be painted, but we can keep as is.
  - The location of the brick may be a problem if it's painted. You may get black mold. It would need to be pressure washed if it is left unpainted.
  - Are you replacing the light fixtures? Yes- it is shown in the packet. We can leave that to Staff for final approval.
  - What's the construction of the mouse? It is internally lit as well.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Rocco offered a motion to approve the building colors, elevations, and signs as presented today with the following conditions:
    1. There will be no painting to the brick or water table, and it will be pressure washed.
    2. The applicant will work with Staff for approval on lighting.
       - Board Member LeCain seconded the motion.
       - The motion was approved unanimously (6-0).

C. DRB220007 / 241 South Main Street / SJ Market Holdings

- The applicant, Dave Filipowicz + Josh, architect for the applicant, came forward to present this item.
  - DoorDash and Uber have been congesting the downtown area in front of Smoke Jack.
  - We are ready to expand the catering to do business drop-offs.
  - We want to pull the delivery stuff away from downtown Alpharetta and brand off Smoke Jack.
  - We want to get rid of the old roof style by removing the arch ways.
  - We're trying to make the windows feel taller than they are.
  - Right now, we are just going to paint the brick.
  - The smoker room has cladded wood.
  - The popup (screen wall) is existing EFIS- it will be repainted a darker tone.
  - If we must reframe the roof, we will probably replace the windows and extend them up.

- The railing is black .
- The front door would be wood with glass.
- Signage isn't being presented today, but the intent is for it to be painted.
- There will be string lights on the patio.
- The dumpster is not attached. It is currently brick, and it will be painted the darker color.
- This has been to the City architect, and he has approved this last elevation.
- The intent is to keep the trees along Roswell Street.
- We will comply with the street tree ordinance to plant more trees along the street.
- We would put some shrubbery around the dumpster.
- We can look at shrinking the patio a couple of feet to add landscaping.
- The fixtures are being updated- the poles and bases are remaining there.

- The Design Review Board discussed the following:
  - Which part faces the main road? The side with the patio.
  - Is there any greenery around the patio? No- you can put a little strip there.
  - Where are you at on your parking count? We are well above it.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Palmer offered a motion to approve the materials and colors as submitted today and approve the elevations, either option, with the following clarification:
    1. The dumpster must be painted a darker color.
       - Board Member Rocco seconded the motion.
       - The motion was approved unanimously (6-0).
  - ❖ Board Member Palmer offered a motion to approve the site plan and the landscape plans, with final approval by Staff.
    - Board Member LeCain seconded the motion.
    - The motion was approved unanimously (6-0).

Vice-Chair Schwing adjourned the meeting for a short recess at 10:30.

Vice-Chair Schwing called the meeting to order at 10:37.

D. DRB220008 / Mayfair on Main / 217 South Main Street

- The applicant, John Boniface, came forward to present this item.
  - We took great care in what the new entrance to downtown looks like.
  - To the north side of our entrance, there's an existing tree we were able to save.
  - There are 24 homes- 11 townhomes and 13 detached.

- The homes are Neo-Classical.
- There are 3 stories with a rooftop deck -no more than 44 feet high.
- All homes will have a classical entrance, rooftop terraces, and a chimney.
- The homes fronting South Main and Devore will have courtyards with a low wall and iron fence on top.
- All the homes will have retaining walls on the rooftop decks- sound will be blocked by the wall.
- There are 5 elevations designed.
- The homes will not be white- they'll be a pale tan/pale grey.
- There'll be blues and greens for the doors.
- The retaining wall will be like the water table of the homes.
- The painted brick has a little bit smoother texture than the colored brick.

- The Design Review Board discussed the following:
  - You're really looking for approval of colors and architectural standards, correct? Yes.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Palmer offered a motion to approve the elevation and materials as presented today.
    - Board Member LeCain seconded the motion.
    - The motion was approved unanimously (6-0).

E. DRB220006 / 2650 Northwinds Parkway / The Bailey

- The applicant, Brandon Willis, came forward to present this item.
  - Holistic medicine .
  - There are existing trees planted, but we will introduce some fresh planting along the alpha loop.
  - There will be coffee shops, restaurants, hotel, and retail.
  - There's an enormous amount of bedrock on the property.
  - We are trying to be considerate of the Alpha Loop Master Plan.
  - We want to create nature and outdoor experiences.
  - There will be a Zen garden- separated, upper-level detached garden to create a wellness experience.
  - We want to create natural lighting where we can.
  - The loading dock will be screened from Northwinds Parkway.
  - Incorporating some additional planting along Kimball Bridge to help as a traffic buffer.
  - There will be an underground stormwater pond.

Public Comment:

- There were no public comments for this item.
  - ❖ Board Member Rhodes offered a motion to approve the conceptual materials, elevation, and site plan as presented.
    - Board Member Rocco seconded the motion.

- The motion was approved unanimously (6-0).

IX. ADJOURNMENT

- Vice-Chair Schwing adjourned the meeting at 11:57 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

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: VAS Kouzina

Location Address: 58 Canton St Suite 104 Alpharetta GA 30009

Mailing Address: Same

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

Contact For All Notifications: Billy Liakakos

Contact Telephone: 678 - 459 - 8733 Mobile Telephone: 678 - 459 - 8733

Fax: _____ - _____ - _____ Email: vliakakos@gmail.com

Contact's Relation To Business: owner of business

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpharetta Lofts Retail LLC

Physical Address: 58 Canton Street, Alpharetta, GA 30009

Mailing Address: 800 Mount Vernon Hwy, Suite 425, Atlanta, GA 30328

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 404 - 812 - 8971 Contact Fax: N/A

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

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

Owner Name (Printed): George H. Jackson III Date: 3/1/2022

Owner Signature: George H. Jackson III

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 37-1787721

Land Lot(s): 22-4823-1269-085-6 District: Section:

Existing Zoning of Property: Retail Existing Uses of Property: Retail

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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: 2/25/2022

Print Form

VAS Kouzina

942 ALPHARETTA STREET
ROSWELL, GEORGIA 30075
678-587-5888

VAS Kouzina

58 CANTON STREET
SUITE 104
ALPHARETTA, GEORGIA 30009
678-694-8167

VAS Kouzina Alpharetta

Scope of Work

Install Roll up curtains for the new awning. In order to keep guests seated in our patio during rain storms. They will be brought down during any unexpected rain events, other wise the curtains will be left rolled up.

Black Sunbrella Fabric with clear vinyl windows.

I would like to discuss the option of not installing the Brick pillars around the posts.

Thank You

Vasilios Liakakos
Owner
VAS Kouzina

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The Patio enclosure roll up curtains are exactly the same as some of the neighboring restaurants nearby

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

West Coast Signs and Awnings
770-568-0451
1063 Riva Ridge DR Norcross, GA 30093
WWW.WESTCOASTSIGNSANDAWNINGSLLC.COM

PAGE NO:
1 OF 1

CLIENT
BILLY LIAKAKOS
VAS KOUZINA

ADDRESS
58 CANTON ST
ALPHARETTA GA 30009

APPROVAL SIGNATURE

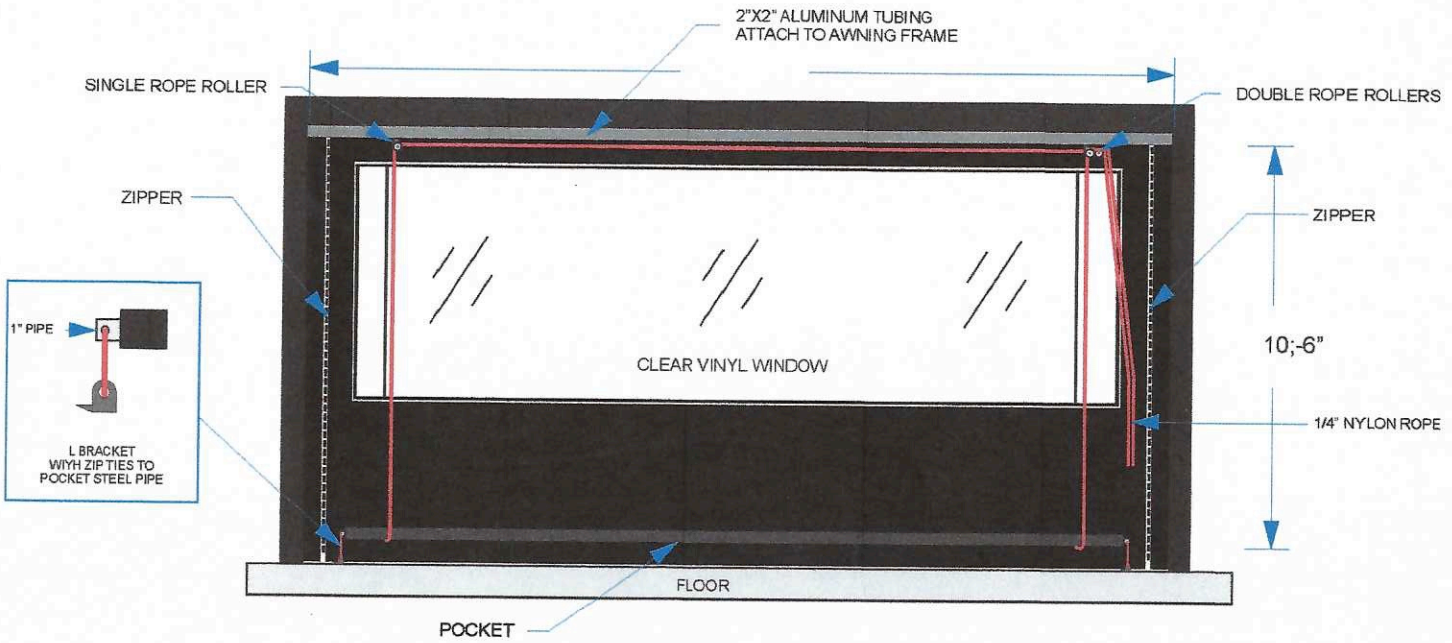
X

DATE
02/21/2022

PROJECT MANAGER

DESIGNER
NOAH MARTINEZ

ALL IDEAS, PLANS, AND ELECTRONIC ART INDICATED ON THIS DRAWING ARE COPYRIGHTED AND OWNED BY WEST COAST SIGNS & AWNINGS LLC AND SHALL NOT BE REPRODUCED, USED BY OR DISCLOSED TO ANY PERSONS, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PERMISSION OF WEST COAST SIGNS & AWNINGS LLC.



SPACES
2 -11'x10'-6"
1-9'x10'-6"
1-10'x10-6"
1-12'x10'-6"
2-5'x10'-6"



1 5 NEW MANUAL ROLL UP CURTAINS AND 2 SLIDING TOTAL 7 - SUNBRELA FABRIC WITH CLEAR VINYL WINDOWS COLOR: BLACK

SCALE: N.T.S.

Design Review Board Hearing Application And Filing Procedures

UPDATED: December 01, 2021

Department Of Community Development

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

Tel: 678.297.6070
Fax: 678.297.6071

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Travis Evans

Physical Address: 145 N Main St, Alpharetta, GA 30009

Mailing Address: 145 N Main St, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 713 - 8662 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): Travis Evans Date: 2/7/22

Owner Signature:

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: Date: 2/7/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas? The new face of the building will be a great addition to the new look of Alpharetta.

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 No changes to current roof line will occur.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

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

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 putting new shingles on a very old roof. The new roof will be 100% brand new and look great.

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.

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
  - Parking Areas
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
  - Roads
  - Specimen trees
- ☐ 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
  - Lighting
  - Colors
  - Materials
  - Construction

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
  - Exhaust pipes
  - Satellite dishes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus o n e (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

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.

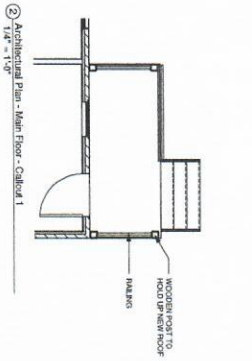
The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 03, 2022	January 21, 2022
February 01, 2022	February 18, 2022
March 01, 2022	March 18, 2022
April 01, 2022	April 22, 2022
May 02, 2022	May 20, 2022
June 01, 2022	June 17, 2022
July 01, 2022	July 15, 2022
August 02, 2022	August 19, 2022
September 01, 2022	September 16, 2022
October 03, 2022	October 21, 2022
November 01, 2022	November 18, 2022
December 01, 2022	December 09, 2022

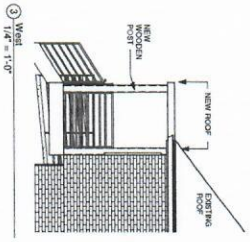
EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lots 1252 and 1253 of the 2nd District, 2nd Section Fulton County, Georgia being more particularly described as follows:

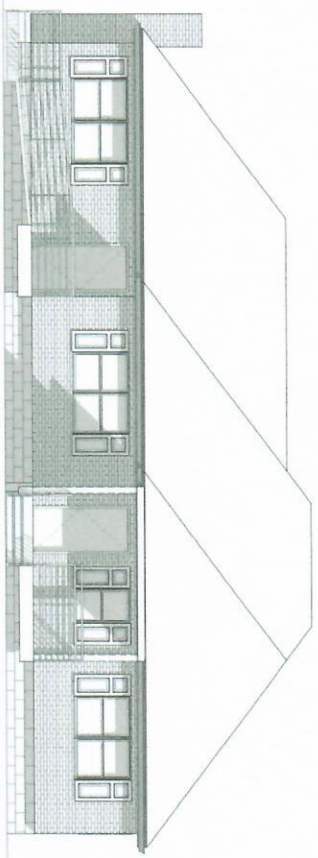
Beginning at an iron pin found on the Easterly side of North Main Street (having an 80' Right-of-way) 292.50 feet North of Cumming Street this being the true pint of beginning; running thence continuing along said Easterly right-of-way road North 05 08' 32" West a distance of 120.32 feet to an iron pin found; thence leaving said right-of-way running thence North 83 57' 04" East a distance of 118.50 feet to an iron pin found; running thence South 00 20' 00" East a distance of 119.73 feet to an iron pin found; running thence South 83 20' 00" West a distance of 108.49 feet to an iron pin found and the true point of beginning. Said tract of land containing 0.3118 acres as shown on a plat of survey for PGK REALTY, INC, North Atlanta National Bank and First American Title Insurance Company prepared by BUSBEE SURVEYING CO., INC, RICKY C. BUSBEE GA R.L.S. NO. 2497 dated July 16, 2003.



② Architectural Plan - Main Floor - Callout 1
1/4" = 1'-0"



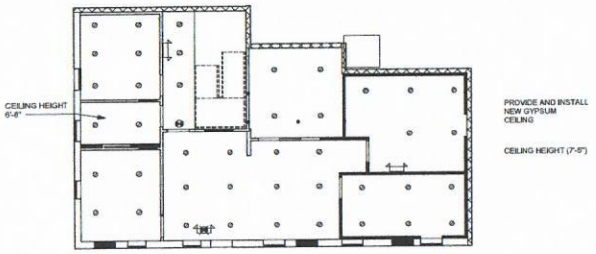
③ West
1/4" = 1'-0"



① North
1/4" = 1'-0"

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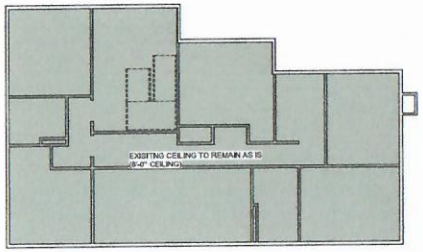
PROJECT NUMBER: 004 221 21 SCALE: 1/4" = 1'-0" DATE: 12/23/21 DRAWN BY: ED / OB SHEET NUMBER: A-5.01 ■ REVIEW AND APPROVE ■ NOT RELEASED FOR CONSTRUCTION □ RELEASED FOR CONSTRUCTION	STAMP: STAMP DATE:	CLIENT: Bay Equity	PROJECT: Ground Floor 145 North Main Street Alpharetta, GA 30009	REVISION SCHEDULE NUMBER / DATE / COMMENTS	HUGHES TURNER PHILLIPS ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING 2970 CLAIRMONT ROAD NE I SUITE 305 I ATLANTA, GA 30329 I 404 233 3633 I FAX 404 261 5768



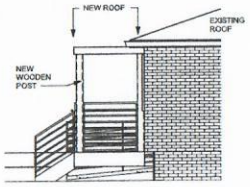
1 Reflected Ceiling Plan - Ground Floor
1/8" = 1'-0"



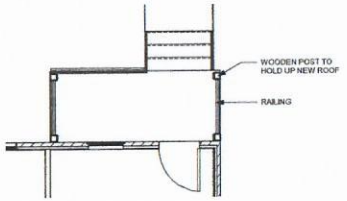
3 North
1/4" = 1'-0"



2 Reflected Ceiling Plan - Main Floor
1/8" = 1'-0"



4 West
1/4" = 1'-0"



5 Architectural Plan - Main Floor - Callout 1
1/4" = 1'-0"

ACOUSTICAL NOTES

CEILING HEIGHT : (AS SHOWN ON DRAWINGS) A.F.F. THROUGHOUT, U.N.O.

CEILING TYPE : A - GYPSUM WALL BOARD

FURNISH AND INSTALL BUILDING STANDARD CEILING (TO MATCH EXISTING) AS NOTED ON PLAN.

REPAIR / PATCH EXISTING CEILING AS REQUIRED.

MECHANICAL NOTES

ENGINEER / REWORK HVAC AS REQUIRED TO COMPLY WITH NFPA 90 A.

FURNISH AND INSTALL T-STATS, DIFFUSERS, SUPPLY AND RETURN AIR, GRILLES, ETC., AS REQUIRED.

FURNISH AND INSTALL HVAC SYSTEM AS REQUIRED TO COMPLY WITH CURRENT CODE.

REBALANCE ENTIRE SUITE UPON COMPLETION OF CONSTRUCTION. PROVIDE TEST AND BALANCE REPORT TO LANDLORD / TENANT.

INSTALL EXHAUST FAN WITH SWITCH WHERE INDICATED. (BATHROOM)

CLEAN ALL EXISTING AND RELOCATED HVAC SUPPLY AND RETURN AIR GRILLS AS REQUIRED.

CONTRACTOR TO VERIFY EXISTING HVAC CAPACITY WITHIN SUITE. UPGRADE AS REQUIRED FOR WORK SHOWN.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
⌀	BUILDING STANDARD LED DOWN LIGHT.
■	BUILDING STANDARD EXHAUST FAN.
⊖	BUILDING STANDARD EMERGENCY EXIT SIGN WITH BATTERY BACKUP.
	BUILDING STANDARD WALL MOUNTED EMERGENCY EGRESS LIGHT WITH BATTERY BACKUP.
	BUILDING STANDARD COMBINATION EMERGENCY EXIT SIGN / EGRESS LIGHT WITH BATTERY BACKUP.
(A)	"ADD / NEW"
(E)	"EXISTING"
(R)	"RELOCATE"
H 1'-0"	CEILING TYPE AND HEIGHT TAG
	SEE UTILITY LEGEND FOR SWITCH LOCATIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS ON THIS DRAWING ARE OWNED BY AND THE PROPERTY OF HUGHES TURNER PHILLIPS ASSOCIATES, LLC AND WERE CREATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH SAID PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF HUGHES TURNER PHILLIPS ASSOCIATES, LLC. AIA GENERAL CONDITIONS, LATEST EDITIONS, SHALL PREVAIL ON ALL WORKING DRAWINGS, DETAILS, PLANS, ARRANGEMENTS AND IDEAS.

HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING
2970 CLAIRMONT ROAD NE | SUITE 300 | ATLANTA, GA 30329 | 404.233.3533 | FAX 404.261.5765

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

PROJECT:
147 Main Street
Alpharetta, GA 30009

CLIENT:
Bay Equity

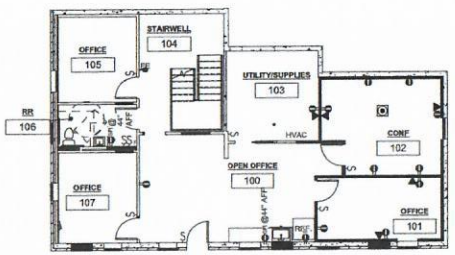
Reflected Ceiling Plan, Legend, Notes and Elevations

STAMP:
GEORGIA
No. 9459
REGISTERED ARCHITECT
STAMP DATE: 07/24/22

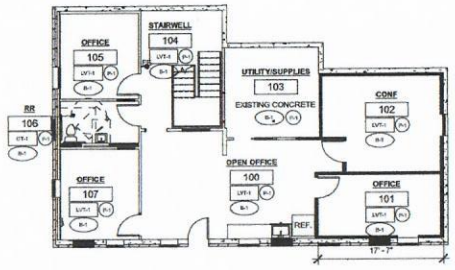
PROJECT NUMBER: 04.221.21
DATE: 6/24/22
SCALE: As indicated
DRAWN BY: ED / DB

REVIEW AND APPROVE ☐
NOT RELEASED FOR CONSTRUCTION ☐
RELEASED FOR CONSTRUCTION ■

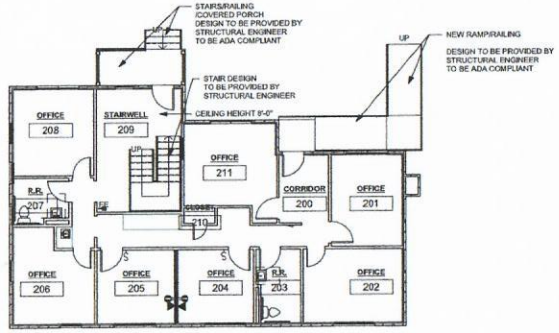
SHEET NUMBER: A-3.01



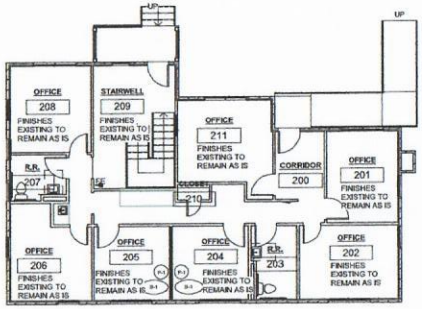
1 Utility Plan - Ground Floor
1/8" = 1'-0"



3 Finish Plan - Ground Floor
1/8" = 1'-0"



2 Utility Plan - Main Floor
1/8" = 1'-0"



4 Finish Plan - Main Floor
1/8" = 1'-0"

FINISH LEGEND

NOTE WELL: GENERAL CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS BELOW PRIOR TO PROCUREMENT

ALL FINISH SELECTIONS TO BE PROVIDED BY TENANT DESIGNER

SYMBOL	MATERIAL	MANUFACTURER	PRODUCT NUMBER/ DESCRIPTION	LOCATION
P-1	FLAT LATEX PAINT	TBD	TBD	ALL INTERIOR PARTITIONS U.N.O
P-2	SEMI GLOSS PAINT	TBD	TBD	ALL DOOR FRAMES AND TRIM U.N.O
P-3	ACCENT FLAT LATEX PAINT	TBD	TBD	ACCENT PAINT AS NOTED ON PLAN
B-1	4" COVE BASE	TBD	TBD	AS NOTED ON PLAN
CPT-1	BROADLOOM/ CARPET TILE	TBD	TBD	AS NOTED ON PLAN
LVT-1	LUXURY VINYL TILE	TBD	TBD	AS NOTED ON PLAN
CT-1	CERAMIC TILE	TBD	TBD	AS NOTED ON PLAN
VCT-1	VINYL COMPOSITE TILE	TBD	TBD	AS NOTED ON PLAN
PLAM-1	PLASTIC LAMINATE CABINETS	TBD	TBD	AS NOTED ON PLAN
PLAM-2	PLASTIC LAMINATE COUNTERTOP/ BACKSPLASH	TBD	TBD	AS NOTED ON PLAN
SS-1	SOLID SURFACE COUNTER	TBD	TBD	AS NOTED ON PLAN
—TS—	TRANSITION STRIP	TBD	TBD	AS NOTED ON PLAN

ELECTRICAL NOTES

GENERAL CONTRACTOR TO PATCH (HOT-PATCH) EXISTING UNUSED POWER / TELEPHONE / DATA OUTLETS AS REQUIRED (CAP ELECTRICAL TO SOURCE AS REQUIRED). COORDINATE WITH TENANT.

GENERAL CONTRACTOR TO VERIFY ELECTRICAL CAPACITY WITHIN SUITE. UPGRADE AS REQUIRED FOR WORK SHOWN.

RE-CIRCUIT ALL ELECTRICAL AS REQUIRED / SHOWN TO COMPLY WITH NATIONAL ELECTRIC CODE (N.E.C.).

ALL ELECTRICAL WORK EXECUTED SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (N.E.C.) OR PREVAILING ISSUANCE RECOGNIZED BY CITY AND / OR COUNTY.

ALL DATA AND TELEPHONE CABLING SHALL BE THE RESPONSIBILITY OF THE TENANTS OWN VENDOR AND IS NOT INCLUDED UNDER THIS CONTRACT.

UPGRADE LIFE SAFETY SYSTEMS AS REQUIRED TO COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND / OR LIFE SAFETY CODE 2018.

EXTEND 3/4" CONDUIT INSIDE PARTITION FROM TELEPHONE/FAX OUTLET TO ABOVE CEILING.

TENANT SHALL BE RESPONSIBLE FOR PROVIDING POWER CONNECTORS AND PLACING CABLES IN SYSTEMS FURNITURE WHERE INDICATED. CONTRACTOR SHALL MAKE ALL CONNECTIONS TO BUILDING POWER AT SPECIAL WALL OR FLOOR OUTLETS.

ALL DEDICATED OUTLETS SHALL BE ENGRAVED / IDENTIFIED ON COVER PLATES WITH PANEL AND CIRCUIT NUMBER.

SUBCONTRACTOR TO LABEL ALL PANELS. ALL ELECTRICAL OUTLETS SHALL BE IDENTIFIED ON COVER PLATES WITH PANEL AND CIRCUIT NUMBER.

INSTALL PLYWOOD PHONE BOARD WITH ISOLATED GROUND DEDICATED OUTLET @ 72" A.F.F. U.N.O.

FURNISH AND INSTALL ALL POWER / TELEPHONE / DATA AT WORKSTATIONS THROUGH POWER POLES AND / OR J BOXES.

ALL CABLING IN RETURN AIR PLENUM TO BE TEFLON COATED (IF APPLICABLE).

FURNISH AND INSTALL EMPTY METAL TUBING FROM BUILDING TELEPHONE ROOM TO TENANT PHONE BOARD. COORDINATE WITH BAY EQUITY AND THEIR VENDOR

ALL OUTLETS SHOWN ARE NEW. ALL EXISTING OUTLETS NOT SHOWN SHALL REMAIN.

REUSE / RELOCATE EXISTING PHONE BOARD IF POSSIBLE.

UTILITY LEGEND

SYMBOL		DESCRIPTION
EXIST	NEW	
		BUILDING STANDARD WALL MOUNTED LOW VOLTAGE "J" BOX WITH 3/4" EMT STUB TO TOP OF WALL WITH PULL STRING. LOCATED 18" A.F.F. UNLESS NOTED OTHERWISE.
		BUILDING STANDARD DUPLEX RECEPTACLE LOCATED 18" A.F.F. UNLESS NOTED OTHERWISE.
		110V / 20A SEPARATE CIRCUIT (DEDICATED) LOCATED 18" A.F.F. UNLESS NOTED OTHERWISE.
		FLOOR CORE. ALL NEW FLOOR CORES TO BE LEGRAND WIREMOLD. PROVIDE RATCHET-PRO SERIES FLOOR BOXES FOR SLAB ON GRADE INSTALLATIONS. PROVIDE EVOLUTION SERIES POKE-THROUGH DEVICES FOR FLOOR CORES ACCESSIBLE BELOW SLAB. PROVIDE ELECTRICAL, DATA AND AV CONFIGURATION PER UTILITY PLAN. PROVIDE CONDUIT AS REQUIRED. ENGINEER AS REQUIRED.
		GROUND-FAULT INTERRUPT DEVICE LOCATED AT 42" A.F.F. UNLESS NOTED OTHERWISE.
		BUILDING STANDARD SINGLE POLE SWITCH - RECIRCUIT AS REQUIRED, RESWITCH AS INDICATED (48" A.F.F. U.N.O.)
		BUILDING STANDARD EXHAUST FAN SWITCH (48" A.F.F. U.N.O.)
		EXISTING COVER PLATES TO REMAIN.
		ALL COVER PLATES SHALL BE (WHITE)

PLUMBING NOTES

SHOW WATER LINES WITH BACKFLOW PER IPC 608.

PROVIDE 1/4" COLD WATER LINE AS REQUIRED FOR REFRIGERATOR.

PROVIDE 1/4" COLD WATER LINE AS REQUIRED FOR COFFEEMAKER (COUNTER TOP HEIGHT).

GENERAL CONTRACTOR SHALL PATCH / REPAIR / REPLACE MOISTURE BARRIER AS REQUIRED AT ALL SLAB-CUTS FOR PLUMBING.

FURNISH AND INSTALL DRAINAGE AS REQUIRED AT ALL NEW RAMPS, STAIRS, ETC., ACCORDING TO SITE CONDITIONS.

HANDICAP ACCESSIBLE WATER CLOSETS SHALL BE 17"-19" A.F.F. TO TOP OF SEAT.

PROVIDE ELECTRIC HOT WATER HEATER, UNLESS EXISTING IS IN GOOD WORKING CONDITION.

INSPECT / REPAIR EXISTING HOT WATER HEATERS AS NEEDED. INSPECT ALL WATER PIPES AND JOINTS FOR LEAKS AND PROPER FUNCTION.

FURNISH AND INSTALL DUAL HEIGHT ELECTRIC WATER FOUNTAIN AS REQUIRED TO COMPLY WITH CURRENT PLUMBING CODE AND ADA. INSTALL WATERSTOP ON SUPPLY LINE TO WATER FOUNTAIN.

GENERAL CONTRACTOR SHALL VERIFY SPOUT HEIGHT OF EXISTING WATER FOUNTAIN (EWF). EWF TO REMAIN AS-IS IF SPOUT HEIGHT IS NO HIGHER THAN 36" A.F.F. FURNISH AND INSTALL / REWORK EWF AS REQUIRED TO ASSURE SPOUT HEIGHT IS AT 36" A.F.F. IF THE EXISTING EWF IS IN NON-COMPLIANCE.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

WHERE IT IS TECHNICALLY INFEASIBLE TO ALTER EXISTING TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 1109.2.1 IS PERMITTED. THE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM SHALL BE LOCATED ON THE SAME FLOOR AND IN THE SAME AREA AS THE EXISTING TOILET OR BATHING ROOMS PER 2012 INTERNATIONAL BUILDING CODE SECTION 3411.8.11.

PROVIDE AUTOMATIC WATER SHUT-OFF WITH LEAK DETECTION SENSOR IF ONE DOES NOT EXIST.

PROVIDE LEAKSMART 8810200 3/4" MOTORIZED HARDWIRE SHUT-OFF OR EQUAL IF ONE DOES NOT EXIST.

FLOOD STOPPERS SHALL BE INSTALLED ON ALL WATER HEATERS OR INSTA-HOTS.

ALL WATERLINES FEEDING COFFEE MAKERS, ICE MACHINES, WATER COOLERS, REFRIGERATORS, OR ANY TYPE OF EQUIPMENT SHALL BE COPPER.

FINISH NOTES

NOTE: WHERE MATERIAL ALLOWANCE IS PROVIDED, ALLOWANCE INDICATES COST OF MATERIAL ONLY AND DOES NOT INCLUDE ITEMS LIKE: FREIGHT, SHIPPING, INSURANCE, HANDLING, STORAGE, BACKING, CONTRACTORS MARK-UPS AND OTHER ANCILLARY COSTS.

ALL FINISHES SHALL BE TYPE II / CLASS "B" OR BETTER.

PREP ALL SURFACES TO MEET MANUFACTURER'S INSTALLATION SPECIFICATION.

CARPET TO BE DIRECT GLUE, U.N.O.

PROVIDE VINYL TRANSITION STRIPS AT ALL FLOOR FINISH CHANGES. TRANSITION STRIP SHALL BE INSTALLED AT CENTERLINE OF DOOR AND COLOR SHALL MATCH RUBBER BASE.

DOORS TO HAVE BUILDING STANDARD (PAINT) FINISH TO MATCH EXISTING.

FURNISH AND INSTALL PAINT AND RUBBER COVE BASE THROUGHOUT AS NOTED. ALL VINYL OR RUBBER BASE SHALL BE CONTINUOUS ROLL GOODS.

CARPET TILES TO BE DIRECT GLUE AT PERIMETER OF SPACE. INSTALL MANUFACTURER RECOMMENDED HIGH TAC ADHESIVE TABS AT REMAINING AREAS.

PRIOR TO BEGINNING INSTALLATION, EXAMINE SUBSTRATE AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE INSTALLER/APPLICATOR SHALL NOTIFY THE CONTRACTOR IN WRITING, WITH A COPY TO THE ARCHITECT, IF SUBSTRATE IS UNSATISFACTORY. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO INSTALLER. UPON RECEIPT OF GOODS AND BEFORE CUTTING OR INSTALLING, EXAMINE ALL MATERIALS TO INSURE THAT GOODS ARE FREE OF ALL DEFECTS, STREAKING, SNAGS, TEARS, STAINS, MILDEW AND OTHER SIMILAR DEFECTS. INSPECT ALL MATERIAL FOR CORRECTNESS OF COLOR, PATTERN, FIBER CONTENT AND BACKING MATERIAL. BEGINNING OF WORK INDICATES ACCEPTANCE OF THE SUBSTRATE AND THE MATERIALS AS SATISFACTORY BY THE INSTALLER.

INSTALL BUILDING STANDARD MATERIALS, FINISHES AND HANDICAP ACCESSIBLE FIXTURES IN TENANT RESTROOMS INCLUDING VINYL COMPOSITION TILE FLOORING, PLASTIC LAMINATE VANITY AND SPLASH, MIRROR (40" H X WIDTH OF VANITY), TOILET PAPER DISPENSER (1 PER WATER CLOSET)

WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR. THE MATERIALS USED IN SUCH WALL SHALL BE OF A TYPE NOT ADVERSELY AFFECTED BY MOISTURE.

FURNISH AND INSTALL (2) COATS FLAT LATEX PAINT AT ALL GYPSUM DRY WALL SURFACES TO BE PAINTED U.N.O.

PAINT ALL WOOD TRIM AND OTHER WOOD SURFACES WITH (2) COATS ALKYD SEMI-GLOSS FINISH ENAMEL PAINT.

FURNISH AND INSTALL BUILDING STANDARD MINI-BLINDS AT PERIMETER OF STOREFRONT, TYPICAL.

CONTRACTOR SHALL WET CLEAN AND SEAL CONCRETE FLOOR.

ALL HORIZONTAL AND VERTICAL TILE SURFACES SHALL COMPLY WITH THE TILE COUNCIL OF NORTH AMERICA INC. - EJ-171 MOVEMENT JOINT REQUIRMENTS.

HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING
2970 CLAIRMONT ROAD NE | SUITE 300 | ATLANTA, GA 30329 | 404 233 3533 | FAX 404 261 0748

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

PROJECT:
140 North Main Street
Alpharetta, GA 30009

CLIENT:
Bay Equity

Units: Floor Plans, Legends, Notes

STAMP
GEORGIA
No. 8456
Matthew Phillips
STAMP DATE: 5/14/2022

PROJECT NUMBER: 004.221.21
DATE: 5/14/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: EB / DB
SHEET NUMBER: A-4.01
REVISION AND APPROVE
NOT RELEASED FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

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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: 145 N Main, LLC

Location Address: 145 N Main St, Alpharetta, GA 30009

Mailing Address: 145 N Main St, Alpharetta, GA 30009

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

Contact For All Notifications: Travis Evans

Contact Telephone: _____ - _____ - _____ Mobile Telephone: 404 - 713 - 8662

Fax: _____ - _____ - _____ Email: travis@bayeq.com

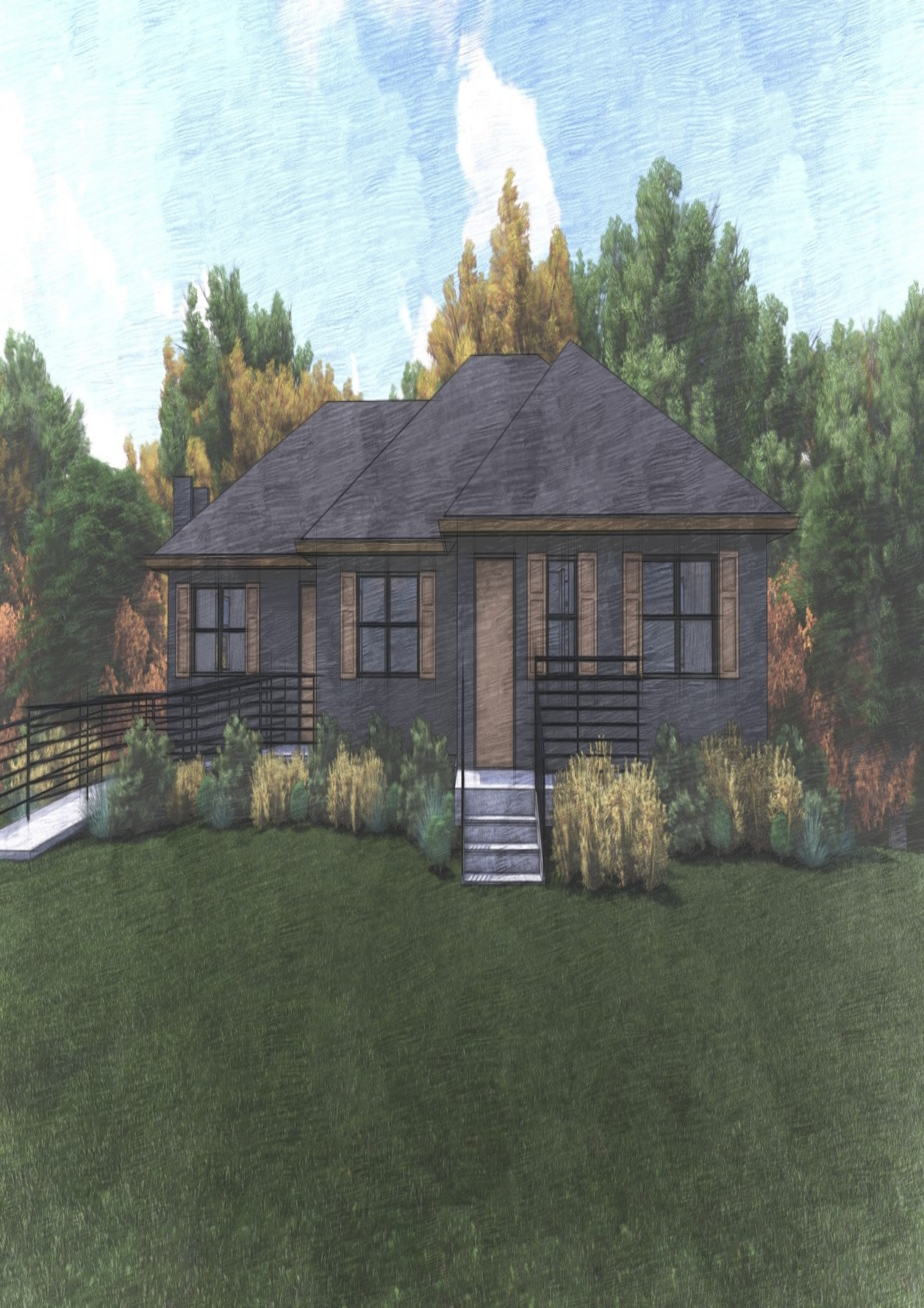
Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

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

FOR OFFICE USE ONLY

Case DRB: 220010

☑ Fee Paid Initial: JC

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.

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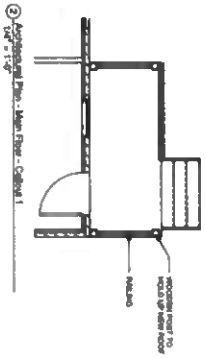
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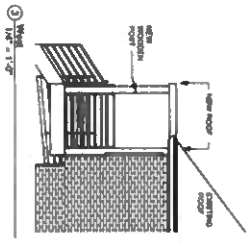
- ☐ Addition
- ☑ Modification to Exterior
- ☐ Auxiliary Structure
- ☐ New Construction
- ☑ Color Selection
- ☑ Signage
- ☐ Material Selection

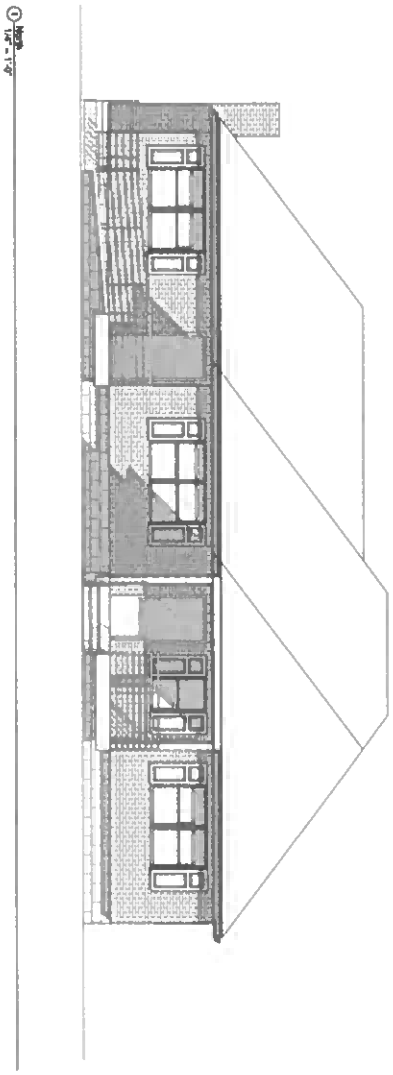
This page will be the first page of your completed submittal packet.

Application Fees:

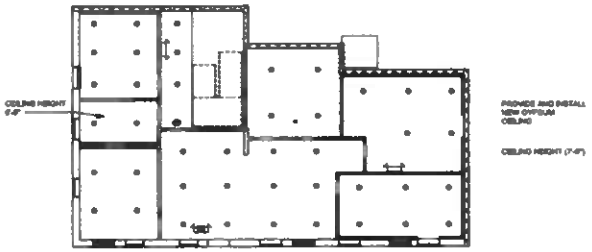
Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Total Due		175.00







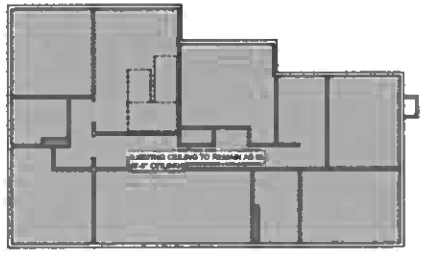
PROJECT NUMBER SCALE DATE DRAWN BY		CLIENT Bay Equity	PROJECT Ground Floor	REVISION SCHEDULE NUMBER / DATE / COMMENTS	HUGHES TURNER PHILLIPS ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING
SHEET NUMBER A-5.01	■ REVIEW AND APPROVE ■ NOT RELEASED FOR CONSTRUCTION □ RELEASED FOR CONSTRUCTION				



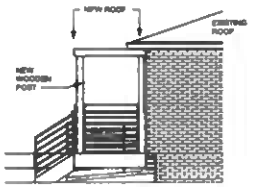
1 Reflected Ceiling Plan - Ground Floor
1/8" = 1'-0"



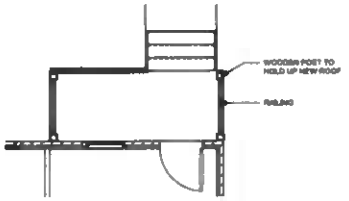
3 North
1/4" = 1'-0"



2 Reflected Ceiling Plan - Main Floor
1/8" = 1'-0"



4 West
1/4" = 1'-0"



5 Architectural Plan - Main Floor - Callout 1
1/4" = 1'-0"

ACOUSTICAL NOTES

CEILING HEIGHT (AS SHOWN ON DRAWINGS) A.F.F. THROUGHOUT, U.N.O.

CEILING TYPE : A - GYPSUM WALL BOARD

FURNISH AND INSTALL BUILDING STANDARD CEILING (TO MATCH EXISTING) AS NOTED ON PLAN.

REPAIR / PATCH EXISTING CEILING AS REQUIRED.

MECHANICAL NOTES

ENGINEER / REWORK HVAC AS REQUIRED TO COMPLY WITH NFPA 96 A.

FURNISH AND INSTALL T-STATS, DIFFUSERS, SUPPLY AND RETURN AIR, GRILLES, ETC., AS REQUIRED.

FURNISH AND INSTALL HVAC SYSTEM AS REQUIRED TO COMPLY WITH CURRENT CODE.

REBALANCE ENTIRE SUITE UPON COMPLETION OF CONSTRUCTION. PROVIDE TEST AND BALANCE REPORT TO LANDLORD / TENANT.

INSTALL EXHAUST FAN WITH SWITCH WHERE INDICATED. (BATHROOM)

CLEAN ALL EXISTING AND RELOCATED HVAC SUPPLY AND RETURN AIR GRILLS AS REQUIRED.

CONTRACTOR TO VERIFY EXISTING HVAC CAPACITY WITHIN SUITE. UPGRADE AS REQUIRED FOR WORK SHOWN.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◦	BUILDING STANDARD LED DOWN LIGHT.
■	BUILDING STANDARD EXHAUST FAN.
●	BUILDING STANDARD EMERGENCY EXIT SIGN WITH BATTERY BACKUP.
⇦	BUILDING STANDARD WALL MOUNTED EMERGENCY EGRESS LIGHT WITH BATTERY BACKUP.
"WP"	BUILDING STANDARD COMBINATION EMERGENCY EXIT SIGN / EGRESS LIGHT WITH BATTERY BACKUP.
(A)	"ADD / NEW"
(E)	"EXISTING"
(R)	"RELOCATE"
(1) (2) (3)	CEILING TYPE AND HEIGHT TAG
	SEE UTILITY LEGEND FOR SWITCH LOCATIONS

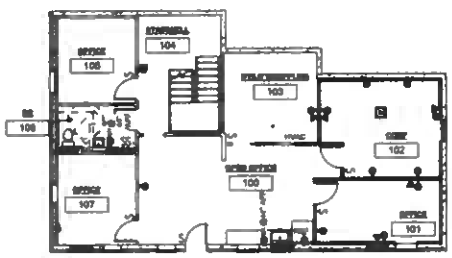
HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING
2979 CLAIRMONT ROAD NE | SUITE 300 | ATLANTA, GA 30329 | 404 633 8700 | FAX 404 241 8700

REVISION SCHEDULE

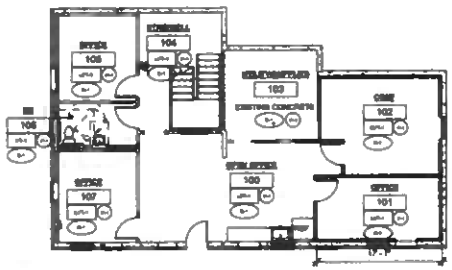
NUMBER	DATE	COMMENTS

PROJECT
Bay Equity
CLIENT
Reflected Ceiling Plan, Legend, Notes and Elevations
PROJECT NUMBER
A-3.01
SCALE
As indicated
DRAWN BY
BY / CB
PROJECT NUMBER
DATE PLOTTED
☐ REVIEW AND APPROVAL
☐ NOT RELEASED FOR CONSTRUCTION
■ RELEASED FOR CONSTRUCTION

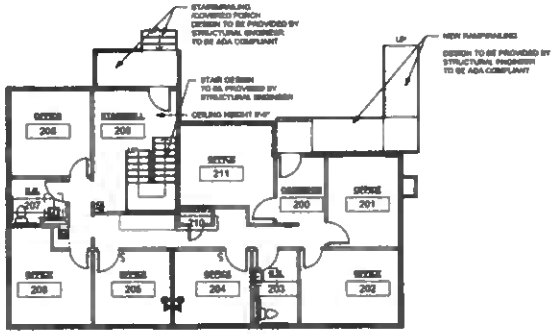
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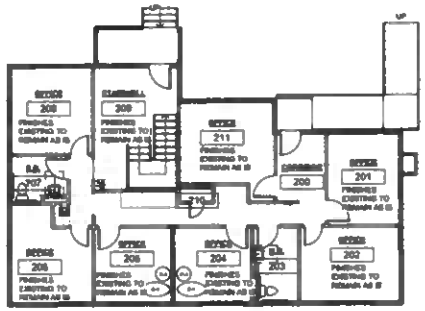
① Utility Plan - Ground Floor
1/8" = 1'-0"



③ Finish Plan - Ground Floor
1/8" = 1'-0"



② Utility Plan - Main Floor
1/8" = 1'-0"



④ Finish Plan - Main Floor
1/8" = 1'-0"

ELECTRICAL NOTES

GENERAL CONTRACTOR TO PATCH (NEW-PATCH) EXISTING UNUSED POWER / TELEPHONE / DATA OUTLETS AS REQUIRED (CAP ELECTRICAL TO SOURCE AS REQUIRED). COORDINATE WITH TENANT.

GENERAL CONTRACTOR TO VERIFY ELECTRICAL CAPACITY WITHIN SUITE. MINIMUM AS REQUIRED FOR WORK SHOWN.

RE-CIRCUIT ALL ELECTRICAL AS REQUIRED / SHOWN TO COMPLY WITH NATIONAL ELECTRIC CODE (N.E.C.).

ALL ELECTRICAL WORK EXECUTED SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (N.E.C.) OR PREVAILING ORDINANCE RECOGNISED BY CITY AND / OR COUNTY.

ALL DATA AND TELEPHONE CABLING SHALL BE THE RESPONSIBILITY OF THE TENANT'S OWN VENDOR AND IS NOT INCLUDED UNDER THIS CONTRACT.

UPGRADE LIFE SAFETY SYSTEMS AS REQUIRED TO COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND / OR LIFE SAFETY CODE 2010.

EXTEND 24" CONDUIT SHORE PARTITION FROM TELEPHONE/PAR OUTLET TO ABOVE CEILING.

TENANT SHALL BE RESPONSIBLE FOR PROVIDING POWER CONNECTIONS AND PLACING CABLES IN SYSTEMS FURNITURE WHERE INDICATED. CONTRACTOR SHALL MAKE ALL CONNECTIONS TO BUILDING POWER AT SPECIAL WALL OR FLOOR OUTLETS.

ALL DEDICATED OUTLETS SHALL BE ENGRAVED / IDENTIFIED ON COVER PLATES WITH PANEL AND CIRCUIT NUMBER.

SUBCONTRACTOR TO LABEL ALL PANELS. ALL ELECTRICAL OUTLETS SHALL BE IDENTIFIED ON COVER PLATES WITH PANEL AND CIRCUIT NUMBER.

INSTALL PLYWOOD PHONE BOARD WITH ISOLATED GROUND DEDICATED OUTLET @ 72" A.F.F. U.N.O.

FURNISH AND INSTALL ALL POWER / TELEPHONE / DATA AT WORKSTATIONS THROUGH POWER POLES AND / OR J BOXES.

ALL CABLING IN RETURN AIR PLENUMS TO BE TEFLON COATED (IF APPLICABLE).

FURNISH AND INSTALL EMPTY METAL TUBING FROM BUILDING TELEPHONE ROOM TO TENANT PHONE BOARD. COORDINATE WITH BAY EQUITY AND THEIR VENDOR.

ALL OUTLETS SHOWN ARE NEW. ALL EXISTING OUTLETS NOT SHOWN SHALL REMAIN.

REUSE / RELOCATE EXISTING PHONE BOARD IF POSSIBLE.

UTILITY LEGEND

SYMBOL		DESCRIPTION
EXIST	NEW	
		BUILDING STANDARD WALL MOUNTED LOW VOLTAGE "J" BOX WITH 3/4" EMT STUB TO TOP OF WALL WITH PULL STRING. LOCATED 18" A.F.F. UNLESS NOTED OTHERWISE.
		BUILDING STANDARD DUPLEX RECEPTACLE LOCATED 18" A.F.F. UNLESS NOTED OTHERWISE.
		110V / 20A SEPARATE CIRCUIT (DEDICATED) LOCATED 18" A.F.F. UNLESS NOTED OTHERWISE.
		FLOOR CORE. ALL NEW FLOOR CORES TO BE LEGRAND WIREMOLD. PROVIDE RATCHET-PRO SERIES FLOOR BOXES FOR SLAB ON GRADE INSTALLATIONS. PROVIDE EVOLUTION SERIES POKE-THROUGH DEVICES FOR FLOOR CORES ACCESSIBLE BELOW SLAB. PROVIDE ELECTRICAL, DATA AND AV CONFIGURATION PER UTILITY PLAN. PROVIDE CONDUIT AS REQUIRED. ENGINEER AS REQUIRED.
		GROUND-FAULT INTERRUPT DEVICE LOCATED AT 48" A.F.F. UNLESS NOTED OTHERWISE.
		BUILDING STANDARD SINGLE POLE SWITCH - RECIRCUIT AS REQUIRED. RELOCATE AS INDICATED (48" A.F.F. U.N.O.)
		BUILDING STANDARD EXHAUST FAN SWITCH (48" A.F.F. U.N.O.)
		EXISTING COVER PLATES TO REMAIN
		ALL COVER PLATES SHALL BE (WHITE)

PLUMBING NOTES

SNOW WATER LINES WITH BACKFLOW PER IPC 608.

PROVIDE 3/4" COLD WATER LINE AS REQUIRED FOR REFRIGERATOR.

PROVIDE 3/4" COLD WATER LINE AS REQUIRED FOR COFFEEMAKER (COUNTER TOP HEIGHT).

GENERAL CONTRACTOR SHALL PATCH / REPAIR / REPLACE MOISTURE BARRIER AS REQUIRED AT ALL SLAB-CUTS FOR PLUMBING.

FURNISH AND INSTALL DRAINAGE AS REQUIRED AT ALL NEW RAMPS, STAIRS, ETC., ACCORDING TO SITE CONDITIONS.

HANDICAP ACCESSIBLE WATER CLOSETS SHALL BE 17"-19" A.F.F. TO TOP OF SEAT.

PROVIDE ELECTRIC HOT WATER HEATER, UNLESS EXISTING IS IN GOOD WORKING CONDITION.

INSPECT / REPAIR EXISTING HOT WATER HEATERS AS NEEDED. INSPECT ALL WATER PIPES AND JOINTS FOR LEAKS AND PROPER FUNCTION.

FURNISH AND INSTALL DUAL HEIGHT ELECTRIC WATER FOUNTAIN AS REQUIRED TO COMPLY WITH CURRENT PLUMBING CODE AND ADA. INSTALL WASHETOP ON SUPPLY LINE TO WATER FOUNTAIN.

GENERAL CONTRACTOR SHALL VERIFY SPOUT HEIGHT OF EXISTING WATER FOUNTAIN (EWF). EWF TO REMAIN AS-IS IF SPOUT HEIGHT IS NO HIGHER THAN 36" A.F.F. FURNISH AND INSTALL / REARRANGE EWF AS REQUIRED TO ASSURE SPOUT HEIGHT IS AT 36" A.F.F. IF THE EXISTING EWF IS IN NON-COMPLIANCE.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

WHERE IT IS TECHNICALLY IMPERMISSIBLE TO ALTER EXISTING TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 1109.2.1 IS PERMITTED. THE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM SHALL BE LOCATED ON THE SAME FLOOR AND IN THE SAME AREA AS THE EXISTING TOILET OR BATHING ROOMS PER 2012 INTERNATIONAL BUILDING CODE SECTION 3411.8.11.

PROVIDE AUTOMATIC WATER SHUT-OFF WITH LEAK DETECTION SENSOR IF ONE DOES NOT EXIST.

PROVIDE LEAKSMART 3/4"MM 3/4" MOTORIZED HARDWARE SHUT-OFF OR EQUAL IF ONE DOES NOT EXIST.

FLOOD STOPPERS SHALL BE INSTALLED ON ALL WATER HEATERS OR WETA-HOTS.

ALL WATERLINES FEEDING COFFEE MAKERS, ICE MACHINES, WATER COOLERS, REFRIGERATORS, OR ANY TYPE OF EQUIPMENT SHALL BE COPPER.

FINISH LEGEND

GENERAL CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS BELOW PRIOR TO PROCUREMENT

ALL FINISH SELECTIONS TO BE PROVIDED BY TENANT COORDINATOR

SYMBOL	MATERIAL	MANUFACTURER	PRODUCT NUMBER / DESCRIPTION	LOCATION
P-1	FLAT LATEX PAINT	TBD	TBD	ALL INTERIOR PARTITIONS U.N.O
P-2	SEMI GLOSS PAINT	TBD	TBD	ALL DOOR FRAMES AND TRIM U.N.O
P-3	ACCENT FLAT LATEX PAINT	TBD	TBD	ACCENT PAINT AS NOTED ON PLAN
CB-1	4" COVE BASE	TBD	TBD	AS NOTED ON PLAN
BROAD-1	BROADLOOM CARPET TILE	TBD	TBD	AS NOTED ON PLAN
LUX-1	LUXURY VINYL TILE	TBD	TBD	AS NOTED ON PLAN
CT-1	CERAMIC TILE	TBD	TBD	AS NOTED ON PLAN
VCT-1	VINYL COMPOSITE TILE	TBD	TBD	AS NOTED ON PLAN
PLAM-1	PLASTIC LAMINATE CABINETS	TBD	TBD	AS NOTED ON PLAN
PLAM-2	PLASTIC LAMINATE COUNTERTOP W/DOUBLE SINK	TBD	TBD	AS NOTED ON PLAN
SS-1	SOLID SURFACE COUNTER	TBD	TBD	AS NOTED ON PLAN
	TRANSITION STRIP	TBD	TBD	AS NOTED ON PLAN

FINISH NOTES

NOTE: WHERE MATERIAL ALLOWANCE IS PROVIDED, ALLOWANCE INDICATES COST OF MATERIAL ONLY AND DOES NOT INCLUDE ITEMS LIKE: FREIGHT, SHIPPING, INSURANCE, HANDLING, STORAGE, BACKING, CONTRACTORS MARK-UPS AND OTHER ANCILLARY COSTS.

ALL PAINTED WALLS SEE TYPE B - CLASS "B" OR BETTER

PREP ALL SURFACES TO MEET MANUFACTURER'S INSTALLATION SPECIFICATION.

CARPET TO BE DIRECT GLUE, U.N.O.

PROVIDE VINYL TRANSITION STRIPS AT ALL FLOOR FINISH CHANGES. TRANSITION STRIP SHALL BE INSTALLED AT CENTERLINE OF DOOR AND COLOR SHALL MATCH RUBBER BASE.

DOORS TO HAVE BUILDING STANDARD (PAINT) FINISH TO MATCH EXISTING.

FURNISH AND INSTALL PAINT AND RUBBER COVE BASE THROUGHOUT AS NOTED. ALL VINYL OR RUBBER BASE SHALL BE CONTINUOUS ROLL GOODS.

CARPET TILES TO BE DIRECT GLUE AT PERIMETER OF SPACE. INSTALL MANUFACTURER RECOMMENDED HIGH TAC ADHESIVE TAPE AT REMAINING AREAS.

PRIOR TO BEGINNING INSTALLATION, EXAMINE SUBSTRATE AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE INSTALLER/APPLICATOR SHALL NOTIFY THE CONTRACTOR IN WRITING, WITH A COPY TO THE ARCHITECT IF SUBSTRATE IS UNSATISFACTORY. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO INSTALLER. UPON RECEIPT OF GOODS AND BEFORE CUTTING OR INSTALLING, EXAMINE ALL MATERIALS TO ENSURE THAT GOODS ARE FREE OF ALL DEFECTS, INCLUDING, BRAND, YEARS, STAINS, MILDEW AND OTHER SIMILAR DEFECTS. INSPECT ALL MATERIAL FOR CORRECTNESS OF COLOR, PATTERN, FIBER CONTENT AND BACKING MATERIAL. BEGINNING OF WORK INDICATES ACCEPTANCE OF THE SUBSTRATE AND THE MATERIALS AS SATISFACTORY BY THE INSTALLER.

INSTALL BUILDING STANDARD MATERIALS, FINISHES AND HANDICAP ACCESSIBLE FIXTURES IN TENANT RESTROOMS (INCLUDING VINYL COMPOSITION TILE FLOORING, PLASTIC LAMINATE VANITY AND SPLASH, MIRROR 1/4" IN X WIDTH OF VANITY, TOILET PAPER DISPENSER (1 PER WATER CLOSET)

WALLS AND PARTITIONS WITHIN 7 FEET OF ENTRANCE DOORS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR. THE MATERIALS USED IN SUCH WALL SHALL BE OF A TYPE NOT ADVERSELY AFFECTED BY MOISTURE.

FURNISH AND INSTALL (2) COATS EGGSHELL FINISH PAINT AT ALL GYPSUM DRY WALL SURFACES TO BE PAINTED U.N.O.

PAINT ALL WOOD TRIM AND OTHER WOOD SURFACES WITH (2) COATS ALKYD SEMI-GLOSS FINISH ENAMEL PAINT.

FURNISH AND INSTALL BUILDING STANDARD MINI-BLINDS AT PERIMETER OF STOREFRONT TYPICAL.

CONTRACTOR SHALL WET CLEAN AND SEAL CONCRETE FLOOR.

ALL HORIZONTAL AND VERTICAL TILE SURFACES SHALL COMPLY WITH THE TILE COUNCIL OF NORTH AMERICA INC. - EJ-171 MOVEMENT JOINT REQUIREMENTS.

HUGHES TURNER PHILLIPS
ARCHITECTURE | INTERIOR DESIGN | SPACE PLANNING
3979 CLAIRMONT ROAD NE | SUITE 300 | ATLANTA, GA 30341 | 404 233 3535 | FAX 404 261 3116

REVISION SCHEDULE

NUMBER	DATE	COMMENTS

PROJECT
142 North Main Street
Alpharetta, GA 30009

CLIENT
Bay Equity
Atlanta - Fannin Point, Corporate Tenant

PROJECT NUMBER: 2017.17
DATE: 10.30.17
Revised:

SHEET NUMBER: A-4.01

SCALE: 1/8"
DRAWN BY: ES / DS

REVIEW AND APPROVAL
NOT RELEASED FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Travis Evans

Physical Address: 145 N Main St, Alpharetta, GA 30009

Mailing Address: 145 N Main St, Alpharetta, GA 30009

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 404 - 713 - 8662 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): Travis Evans Date: 2/7/22

Owner Signature:

Property Information:

Address (If Assigned) : 145 N. Main St, Alpharetta, GA 30009

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

Existing Zoning of Property: Commercial Existing Uses of Property: Business

---

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: 2/7/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas? The new face of the building will be a great addition to the new look of Alpharetta. It will be a substantial upgrade to the current exterior.

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 No changes to current roof line will occur.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

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

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 putting new shingles on a very old roof. The new roof will be 100% brand new and look great.

Note: no change to parking lot or walkway.

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 new exterior will give the building a sleek, charming exterior. The landscape will give the building a much needed fresher look.

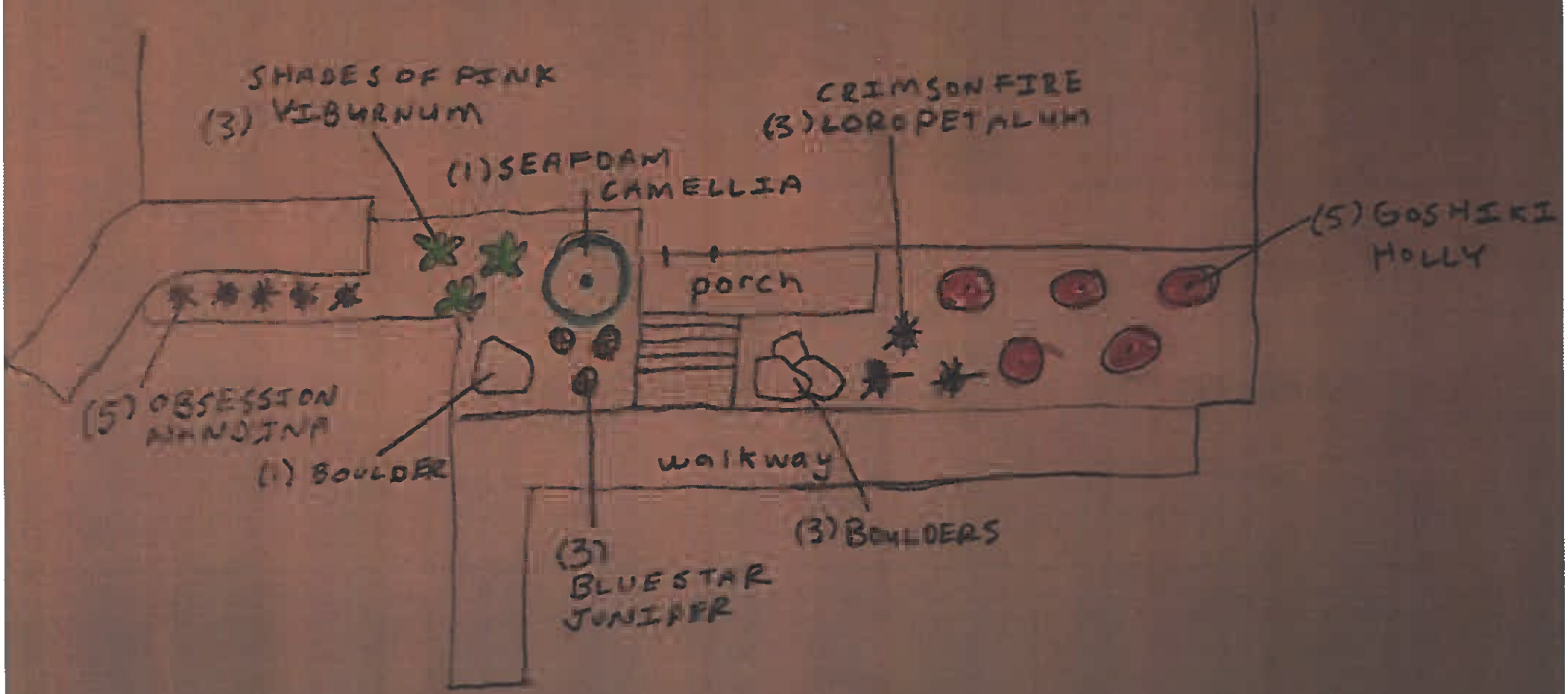
EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lots 1252 and 1253 of the 2nd District, 2nd Section Fulton County, Georgia being more particularly described as follows:

Beginning at an iron pin found on the Easterly side of North Main Street (having an 80' Right-of-way) 292.50 feet North of Cumming Street this being the true pint of beginning; running thence continuing along said Easterly right-of-way road North 05 08' 32" West a distance of 120.32 feet to an iron pin found; thence leaving said right-of-way running thence North 83 57' 04" East a distance of 118.50 feet to an iron pin found; running thence South 00 20' 00" East a distance of 119.73 feet to an iron pin found; running thence South 83 20' 00" West a distance of 108.49 feet to an iron pin found and the true point of beginning. Said tract of land containing 0.3118 acres as shown on a plat of survey for PGK REALTY, INC, North Atlanta National Bank and First American Title Insurance Company prepared by BUSBEE SURVEYING CO., INC, RICKY C. BUSBEE GA R.L.S. NO. 2497 dated July 16, 2003.



145 N MAIN


SHADES OF PINK
(3) VIBURNUM
(1) SEAFOAM CAMELLIA
CRIMSON FIRE
(3) LORAPETALUM
(5) GOSHIKI HOLLY
porch
(5) OBSESSION NANDINA
(1) BOULDER
walkway
(3) BOULDERS
(3) BLUESTAR JUNIPER

PROJECT PROOF FOR

ASG
HA SIGN GROUP

Bay Equity

HDU Sign

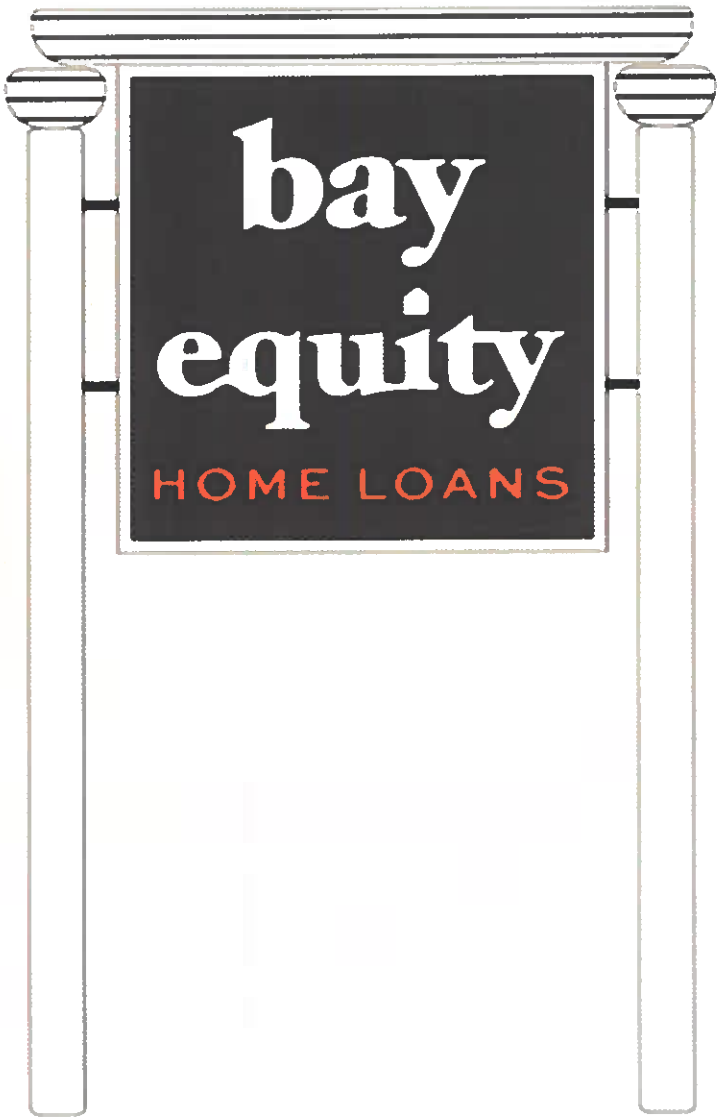
Julia Rodgers

INV-2224

Yes ☐ No ☐ DATE:_____

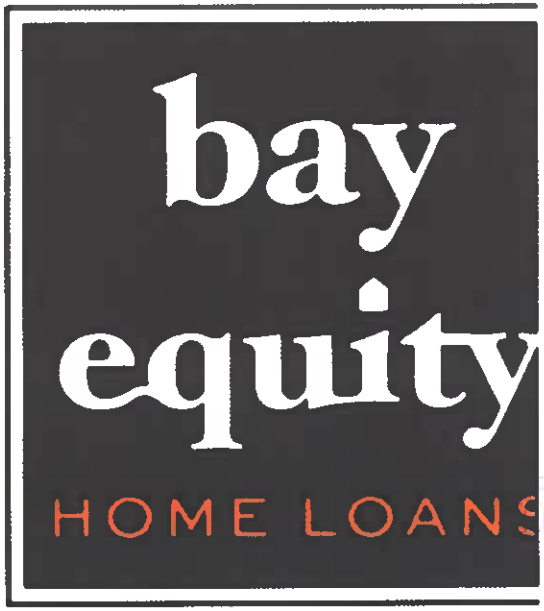
e to add changes/fix notes
his is not limited to edits, you
ask and add reminders or
y unique features concerning

Revision #	D
Revision 1	02/
Revision 2	02/
Revision 3	02/
Revision 4	02/
Revision 5	02/
Revision 6	02/
*	



36"

36"



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DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 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

- [X] Legal description of the property
- [X] 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
- [X] Site lighting with photometric drawings and compatibility to neighboring buildings and property
- N/A [ ] Retaining wall(s) location and materials

Landscape Review

- [X] 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

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

Exterior Elevation Review

- [X] Colored exterior elevations with materials notes of all facades of the building(s)
- [X] All exterior material and color samples (Shall be brought to the scheduled meeting)
- [X] Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- [X] Locations of building lighting
- [X] 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	Meeting Schedule
January 03, 2022	January 21, 2022
February 01, 2022	February 18, 2022
March 01, 2022	March 18, 2022
April 01, 2022	April 22, 2022
May 02, 2022	May 20, 2022
June 01, 2022	June 17, 2022
July 01, 2022	July 15, 2022
August 02, 2022	August 19, 2022
September 01, 2022	September 16, 2022
October 03, 2022	October 21, 2022
November 01, 2022	November 18, 2022
December 01, 2022	December 09, 2022

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: Wendy's Restaurant

Location Address: 4307 State Bridge Road

Mailing Address: 4307 State Bridge Road

City: Alpharetta State: GA Zip Code: 30022 -

Contact For All Notifications: Nan Wilcox, Harkleroad & Associates

Contact Telephone: 770 - 823 - 1766 Mobile Telephone: 770 - 823 - 1766

Fax: - - Email: nanw@harkleroad.com

Contact's Relation To Business: Engineer

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		$475.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Hoover Foods, Inc.

Physical Address: 4030 Johns Creek Parkway

Mailing Address: same

City: Suwanee State: GA Zip Code: 30024 -

Owner Telephone: 770 - 448 - 0300 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): Carl Hoover Date: 2/16/2022

Owner Signature:

Property Information:

Address (If Assigned) : 4307 State Bridge Road Alpharetta, Ga 30022

Tax ID or Map Reference Number: 11026001201427

Land Lot(s): 120 District: 1st Section: 1st

Existing Zoning of Property: C-1 Existing Uses of Property: Fast Food Restaurant

---

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

Applicant Signature: Date: 2/16/2022

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The subject property lies within an established commercial node. It reflects the existing flavor and use as anticipated by the neighborhood.

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

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

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.

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.

MEMORANDUM OF LEASE

January 1, 2020

RE: Wendy's @ 4307 State Bridge Road, Alpharetta, GA 30022

This Memorandum of Lease between D&T Realty, LLLP hereinafter referred to as "Lessor", and Hoover Foods, Inc., hereinafter referred to as "Lessee", is made regarding the following described premises, to-wit, all that tract or parcel of land described on Exhibit "A" attached hereto and made a part hereof.

The term of the lease commences on January 1, 2020 and continues until December 31, 2029. (The Lessee has an option to extend the term for two successive five-year terms, so long as no default occurs as described under a Lease Agreement.) Rent shall be $8,000.00 due at the first of every month with an annual compounded increase of 2% per year – Exhibit "B".

Signed, sealed and
delivered this 1st
day of January, 2020
in the presence of:

Witness

Notary Public

JULIE RATTRAY LANCASTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 21, 2024

LESSOR

D&T Realty

BY: _____
Duane Hoover

Signed, sealed and
delivered this 1st
day of December, 2029
in the presence of

Witness

Notary Public

JULIE RATTRAY LANCASTER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 21, 2024

LESSEE

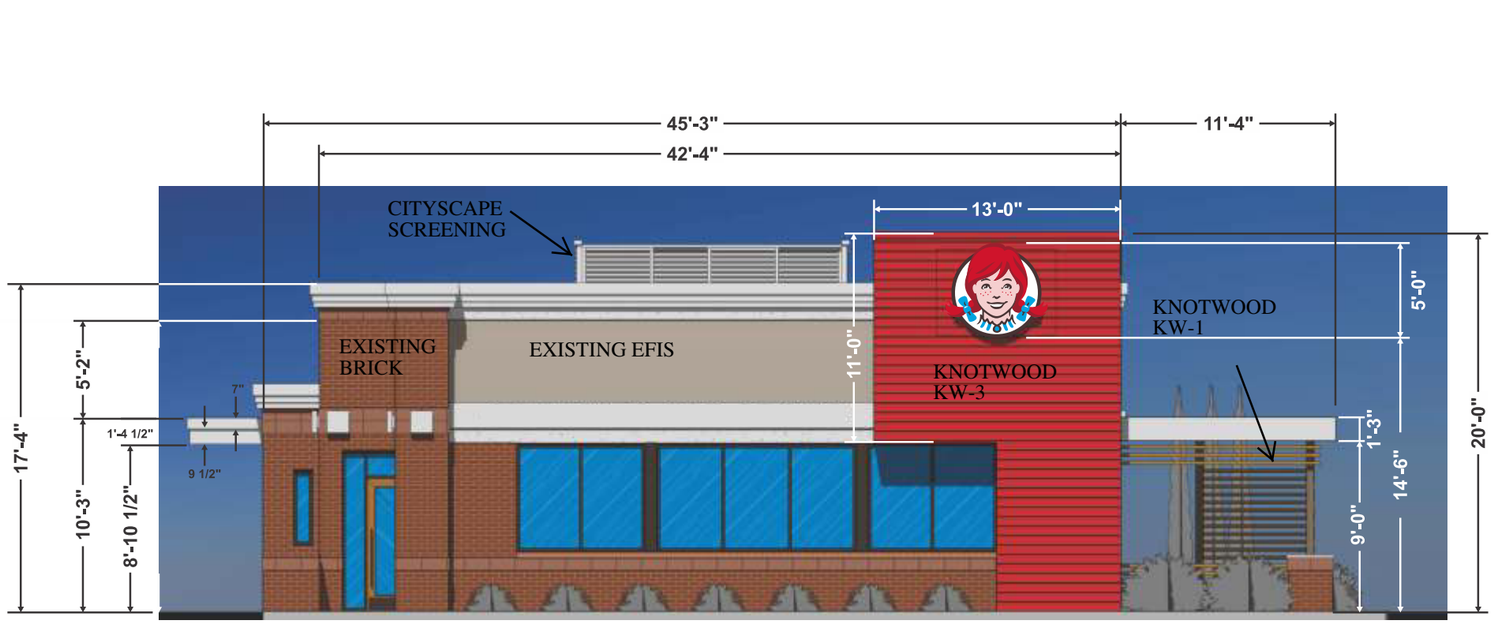
Hoover Foods, Inc.

BY: _____
Duane L. Hoover

[CORPORATE SEAL]

FRONT - EAST

Elevations



BUILDING COLORS

- SW 6321 Red Bay
- SW 6109 Hopsack
- Silver Metallic

1 **FRONT - EAST**
Scale: 1/8" = 1'-0"



2 **EXISTING FRONT - EAST**
Scale: NTS

Image Manufacturing Group

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

These drawings were produced by IMG for the sole purpose of conveying our intended manufacturing techniques in the construction of the attached product. These manufacturing techniques are the property of IMG. Permission to copy, disclose to others, or distribute this drawing can only be obtained through a written consent

WENDY'S

4307 State Bridge Rd
Alpharetta, GA 30022

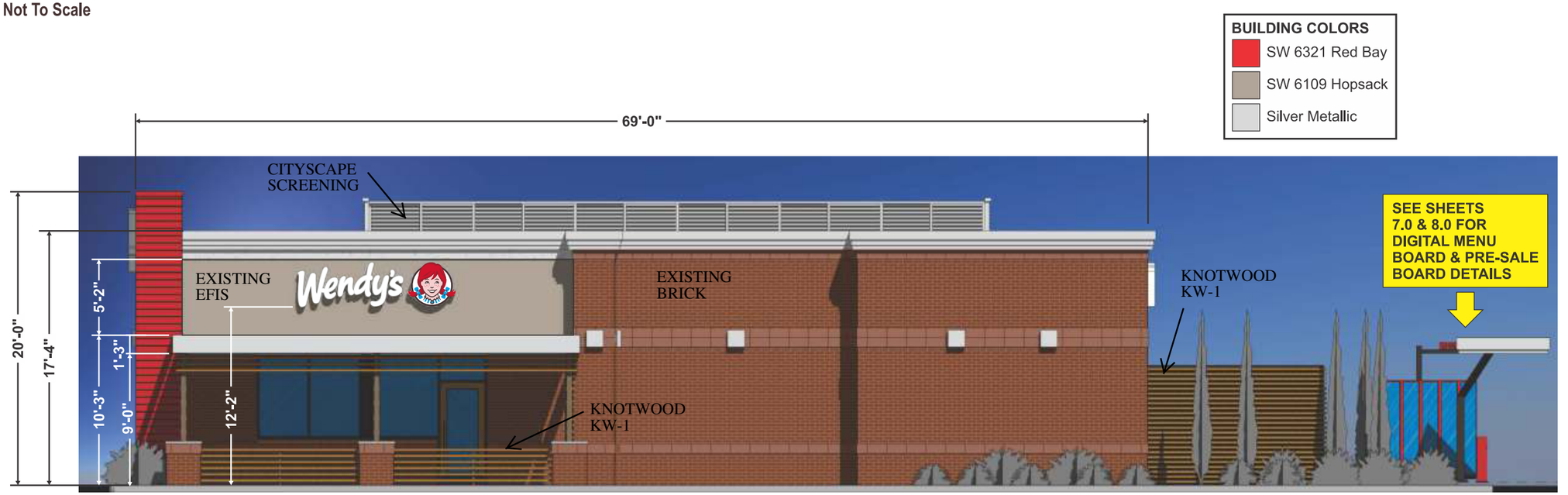
SO#:	0000	
SR:	CRAIG	
PM:	CRAIG	
SCALE:	NOTED	
	DATE:	**DSR:**
SUBMITTED:	02/25/22	DMP
REVISED:	00/00/00	000
RELEASED:	00/00/00	000
UPDATED RELEASE:	00/00/00	000

SIGN TYPE: ELEV.E
Front - East

FILE LOCATION:
Wendy's\Alpharetta, GA\

MAIN ENTRANCE - NORTH

Not To Scale



1 **MAIN ELEVATION - NORTH**
Scale: 1/8" = 1'-0"



2 **EXISTING MAIN ELEVATION - NORTH**
Scale: NTS

Image Manufacturing Group

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

These drawings were produced by IMG for the sole purpose of conveying our intended manufacturing techniques in the construction of the attached product. These manufacturing techniques are the property of IMG. Permission to copy, disclose to others, or distribute this drawing can only be obtained through a written consent

WENDY'S

4307 State Bridge Rd
Alpharetta, GA 30022

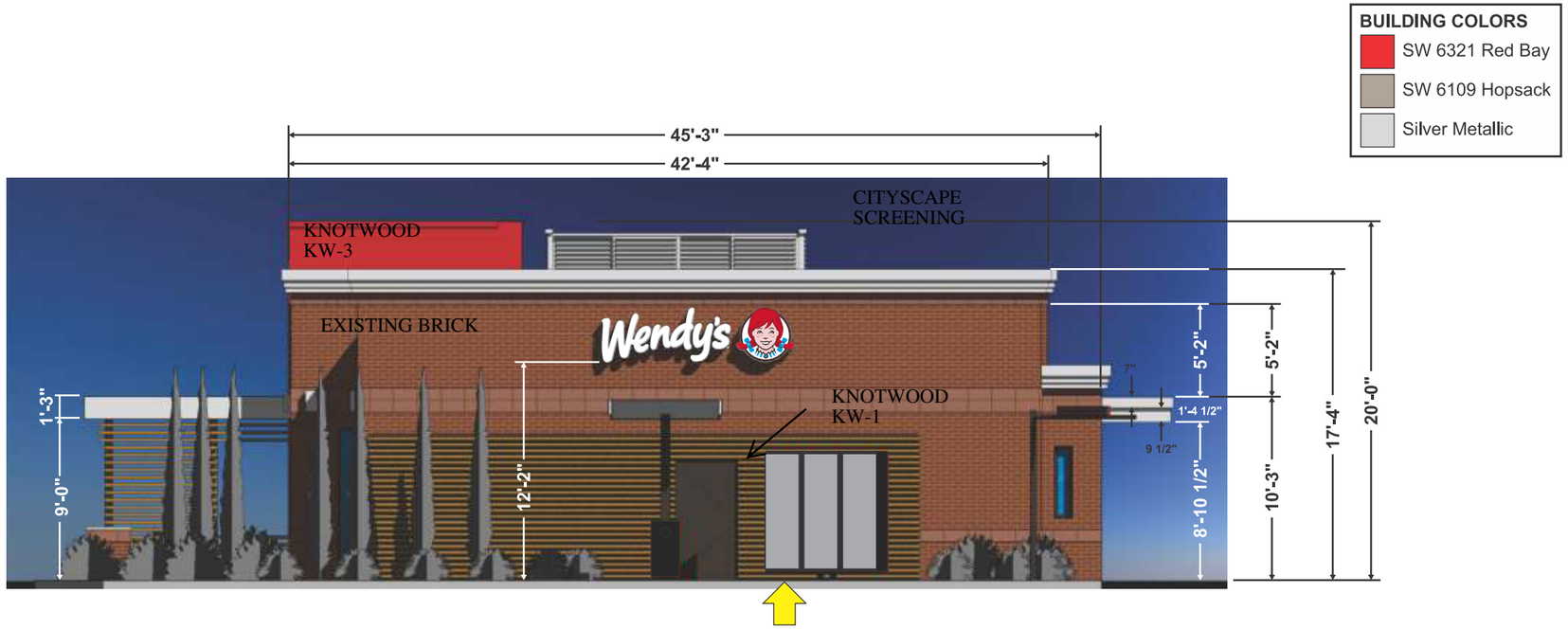
SO#:	0000	
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PM:	CRAIG	
SCALE:	NOTED	
	DATE:	**DSR:**
SUBMITTED:	02/25/22	DMP
REVISED:	00/00/00	000
RELEASED:	00/00/00	000
UPDATED RELEASE:	00/00/00	000

SIGN TYPE: ELEV.N
Main Elevation - North

FILE LOCATION:
Wendy's\Alpharetta, GA\

REAR - WEST

Elevations



1 REAR - WEST
Scale: 1/8" = 1'-0"

SEE SHEETS 7.0 & 8.0 FOR DIGITAL MENU BOARD & PRE-SALE BOARD DETAILS



2 EXISTING REAR - WEST
Scale: NTS

Image Manufacturing Group

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

These drawings were produced by IMG for the sole purpose of conveying our intended manufacturing techniques in the construction of the attached product. These manufacturing techniques are the property of IMG. Permission to copy, disclose to others, or distribute this drawing can only be obtained through a written consent

WENDY'S
4307 State Bridge Rd
Alpharetta, GA 30022

SO#:	0000	
SR:	CRAIG	
PM:	CRAIG	
SCALE:	NOTED	
	DATE:	**DSR:**
SUBMITTED:	02/25/22	DMP
REVISED:	00/00/00	000
RELEASED:	00/00/00	000
UPDATED RELEASE:	00/00/00	000

SIGN TYPE: ELEV.W
Rear - West

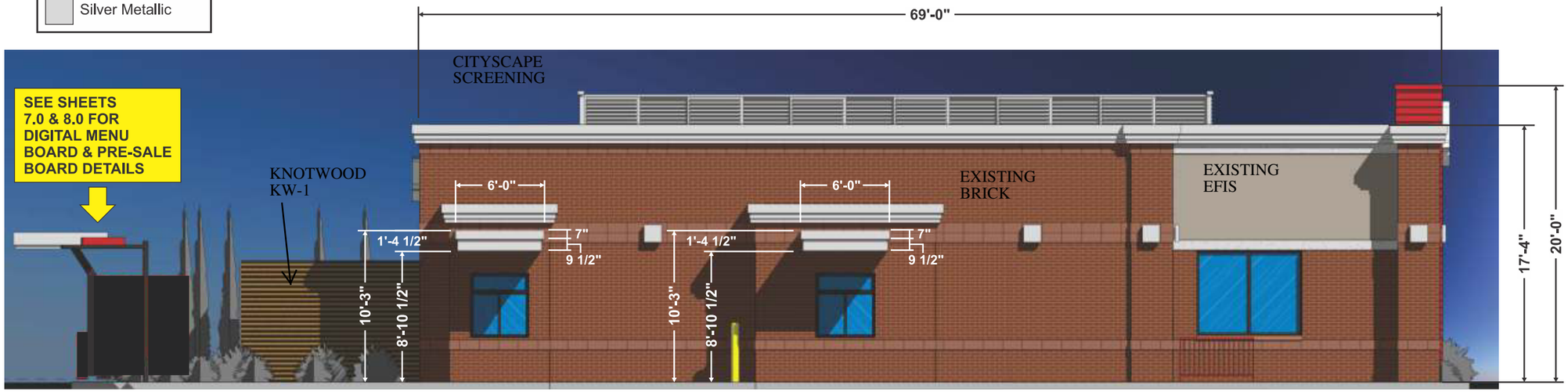
FILE LOCATION:
Wendy's\Alpharetta, GA\

DRIVE-THRU - SOUTH

Elevations

BUILDING COLORS

- SW 6321 Red Bay
- SW 6109 Hopsack
- Silver Metallic



1 **DRIVE-THRU - SOUTH**
Scale: 1/8" = 1'-0"



2 **EXISTING DRIVE-THRU - SOUTH**
Scale: NTS

Image Manufacturing Group

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

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WENDY'S

4307 State Bridge Rd
Alpharetta, GA 30022

SO#:	0000	
SR:	CRAIG	
PM:	CRAIG	
SCALE:	NOTED	
	DATE:	**DSR:**
SUBMITTED:	02/25/22	DMP
REVISED:	00/00/00	000
RELEASED:	00/00/00	000
UPDATED RELEASE:	00/00/00	000

SIGN TYPE: ELEV.S
Drive-Thru - South

FILE LOCATION:
Wendy's\Alpharetta, GA\

PEX-1
Dark Bronze

PEX-10
Black

PEX-11
Light Tan

PEX-12
Dark Grey







Aluminum Door Frame:
Oldcastle Buildingenvelope
"Natura Shaker"

E-7
Dark Grey

E-8
Tan

E-2
Wendy's Red

KW-1
Light Oak

KW-2
Armour Grey

KW-3
Brite Red Matte

 Proprietary & Confidential ©2017 Quality Is Our Recipe, LLC

CLADDING
PROJECT GUIDE



KNOT WOOD

It's Not Wood, It's Aluminum

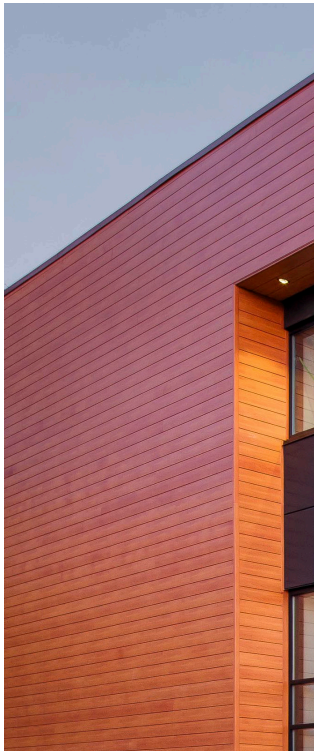
Aluminum Cladding

Are you looking for a feature to set your project apart from the rest? Do you need cladding system that won't fuel a fire or swell and crack during the storm season? Why not try Knotwood Cladding?

Knotwood Cladding is made from 100% aluminum protected by a durable woodgrain powder coat finish. It's immune to fire, rust, rot, insects and will never warp, split or crack. Even extreme heat or freezing cold can't damage Knotwood. Coated in Knotwood's award winning woodgrain finish it meets the highest finishing standards in the world. Backed by an industry leading limited lifetime warranty you can be sure that Knotwood cladding won't let you down.

The unique hidden fastener system creates a clean finish that hides any unsightly screws or rivets. The interlocking system makes Knotwood cladding a smart choice when water penetration is a concern. In the event repairs are needed, Knotwood's unique top-down interlocking board system makes repairs fast and simple. In addition, Knotwood cladding requires next to no maintenance, just a quick wash with warm water will keep it looking brand new from the day it goes in.

Why wait for an inferior system to cost you time and money, damaging your building in the process? Let Knotwood cladding protect your investment, it won't let you down and it'll look great while doing it.




1181

Knotwood **Colors**

All Knotwood colors have been tested to withstand the most extreme environments and uphold the highest finishing standards in the world including the Australian, American and European standards. Backed by a limited lifetime warranty, it's no wonder Knotwood's award winning finish is coveted the world over. With a full range of color matched accessories available you can ensure a clean, uniform finish that will leave you breathless.

Please note: These colors are a guide only contact our office for samples. Please be aware that Knotwood contains natural color variation consistent with that of real timber.

Stock **Colors**

Colors with a grey background are the Knotwood stock colors.

WHITE **SHADES**


ASPEN


DRIFTWOOD


ASH


BEACH WOOD


ZEBRANO

BLACK **SHADES**


BLACK ASH

YELLOW **SHADES**


IROKO


TASSIE OAK


LIGHT OAK


KNOTTY PINE


SPOTTED GUM


HICKORY


MAPLE


BLACKBUTT

YELLOW **SHADES**



ATLANTIC CEDAR

ORANGE **SHADES**



AUSTRALIAN CEDAR



RED GUM



KOA



TIGER WOOD



MERBAU



IRON BARK

LIGHT BROWN **SHADES**



EASTERN MAHOGANY



WESTERN RED CEDAR



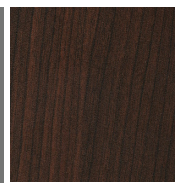
BUSH CHERRY



ELM



KWILA

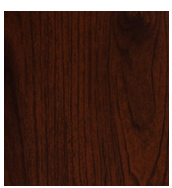


TEAK BROWN

DARK BROWN **SHADES**



OLIVE TREE



BLACK WALNUT



WENGE

RED **SHADES**



JARRAH



SYDNEY BLUE

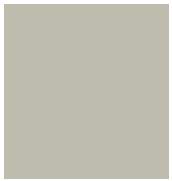


ROSE MAHOGANY

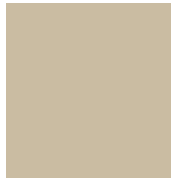
Powdercoat **Colors**

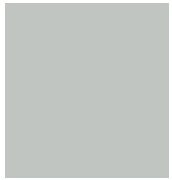
If you want the reliability and consistency of a solid color, you can't go past our huge range of powder-coat colors. With the full range of Colorbond colors on hand and a library of hundreds of custom colors only a phone call away, you can have exactly the look you want. All of our solid colors carry the same limited lifetime warranty as our premier woodgrain finish and are all applied by our experienced and accredited applicators to ensure you get the gold-standard of quality you deserve.

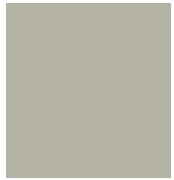
SURFMIST

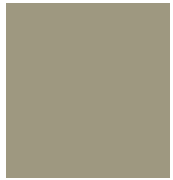

EVENING HAZE

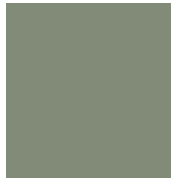
CLASSIC CREAM

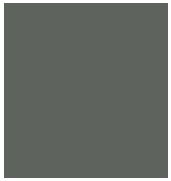

PAPERBARK

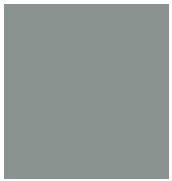

SHALE GREY


DUNE

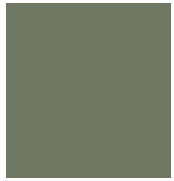

COVE


PALE EUCALYPT

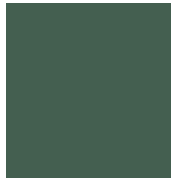

WOODLAND GREY

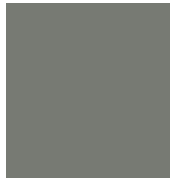

WINDSPRAY

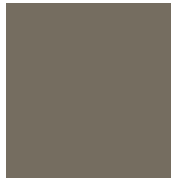

GULLY

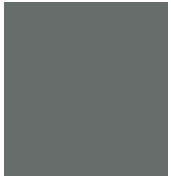

MANGROVE

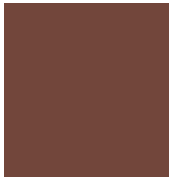

DEEP OCEAN


COTTAGE GREEN


WALLABY


JASPER


BASALT


MANOR RED


NIGHT SKY


IRON STONE


TERRAIN


MONUMENT

Frequently Asked **Questions**

Q. Is it waterproof?

A. Knotwood cladding is designed as a façade fixed product and is not intended to be a total waterproofing system. The interlocking system lends itself well to easy waterproofing and it will not degrade if subjected to heavy rain or driving wind. Proper waterproofing measures should always be taken to prevent damage to your home. Please reference our installation guides for suggestions.

Q. How does it handle temperature changes?

A. Aluminum is a thermally conductive material. The advantage of this is that high temperatures and freezing cold will not damage the material. It does mean however that it will expand and contract with temperature fluctuations. Our cladding system is designed with this in mind and uses specialised clips to conceal any possible thermal expansion or contraction without damaging the material. See the installation guide for details.

Q. Can it be used in hurricane areas?

A. Knotwood's cladding is very durable when properly installed. When hurricanes are a likely or frequent occurrence in your area, engineering advice is always recommended. Knotwood Cladding is designed as an external fixing and relies largely on the strength of the surface it is fixed to in the event of a natural disaster.

Q. Is it fire-rated?

A. Knotwood is ideal for fire-danger areas. Aluminum does not ignite under normal circumstances and the coating used contains no combustible fuels or flammable materials. Please refer to our website for more information.

Q. How can I get it?

A. Your local supplier of Knotwood can be contacted for information on pricing, lead times and any questions pertaining to your specific project. Please refer to our website for more information.

Our
RANGE



OUR **STYLES**

Knotwood Boards are as versatile as they are stunning. Easily fitted in external, internal horizontal or vertical applications, with or without a strong shadow line and in ribbed or smooth finish. Classic or contemporary style, Knotwood cladding hits the mark.

WHY **KNOTWOOD**

Non-combustible, limited lifetime warranty, will never rust, warp or crack, low maintenance, natural woodgrain look, marine grade aluminum, concealed fasteners, huge range of colors and finishes.

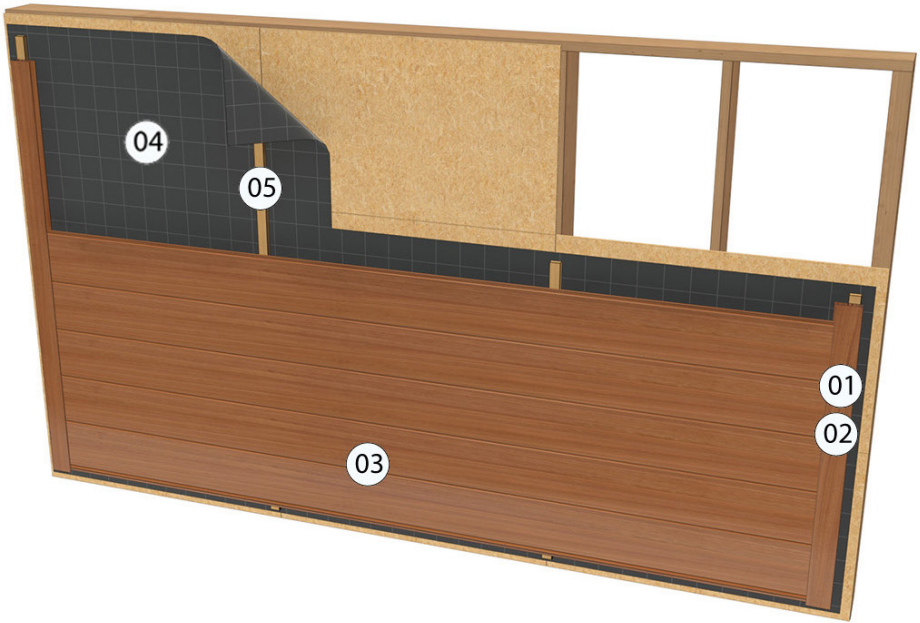
BOARDS **SIZES**

Cladding boards are available in 18' 6". lengths. 4" and 6" smooth finish for when a smooth contemporary style is the best option.

FINISHING **CLIPS**

Knotwood cladding is a system with a full range of finishing angles and clips for internal and external corners, joining boards and covering ends both around windows and doors and near walls. See the install guide for more information or visit our website.

www.knotwood.com/siding/



01 Finish Base
02 Finishing Top
03 Cladding Board
04 Underlayment
05 Furring Strip

Easy **Installation**

We strive to make Knotwood as easy, simple and efficient as possible. All of our Installation guides and technical manuals are readily available.

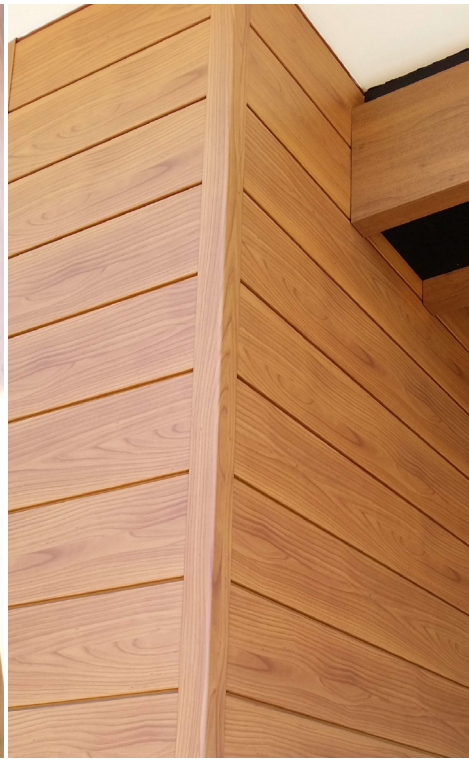
Each manual contains step-by-step instructions and product codes. You can train yourself in minutes and our sales team are always on hand to answer any questions you might have.

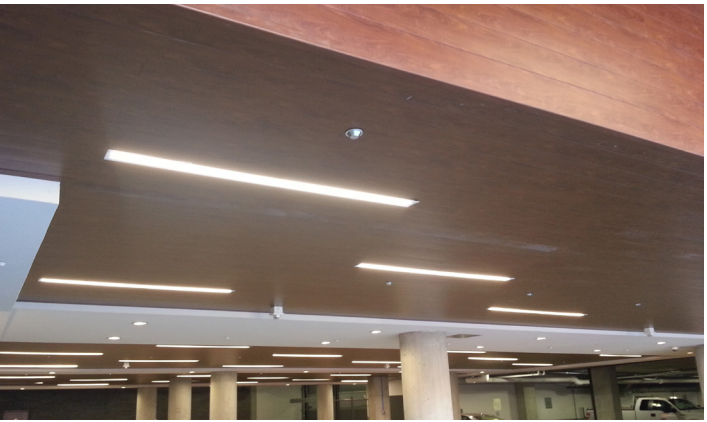
You can find the full list of guides by going to our website www.knotwood.com.

Our
PRODUCT









01 Thousand Spears – **Denver, Colorado**

The amount of work that went into this hotel in Colarado, quickly paid off when the cladding was installed. The beautiful ceiling cladding created a warm feel in the carparking area, that would have been cold and uninviting without it. Again the Low maintenance was really appealing and the results speak for themselves.



02 Farmhouse - **Dallas, Texas**

One of the most impressive residential projects to date, this farmhouse in Dallas, Texas, has been nicknamed “the house of Knotwood” after it’s almost total knotwood cladding. The log cabin fantasy was brought into the 21st century with the high-tech, low maintenance solution to the high exposure the house would surely face through the changing year round climate of the region.

03 McDonald's Cladding - **Coffs Harbour, AUS**

Knotwood is the cladding of choice for many fast food outlets around the country. National chais and restaurants have flocked to it for it's low maintenance requirements and stunningly realistic looks. This project in Coffs Harbour was completed in our Light Oak color and works really well with the red brick work and black paneling.



04 1st Choice Liquor – **Tweed Heads, AUS**

This impressive project in Tweed heads uses the 'seamless' system to create a truly stunning look. The impressive facade would have been impossibly difficult to maintain had it been made from timber. The woodgrain look was something the owners couldn't do without, so Knotwood was their only option.



KNOT WOOD

It's Not Wood, It's Aluminum

30 Tech Parkway South, Suite 400
Peachtree Corners, GA 30092

Phone: **1.855.566.8966**
Web: **www.knotwood.com**
E-mail: **KnotwoodInfo@OmniMax.com**

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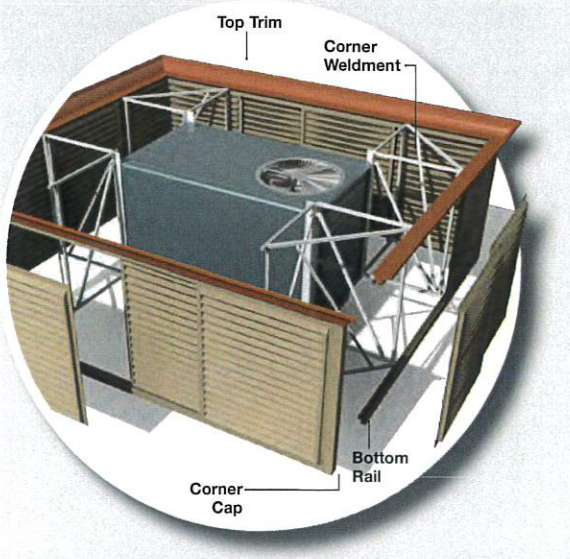
REGIONAL GROCERY CHAIN
• 52"/35" Stacked Louver & 52" Louver
• Color: Ranchero Red

envisor®

Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

cityscapes®
architectural innovations



COMMERCIAL OFFICE SPACE
• 52" Horizontal Louver panel with Lineal Band style top trim
• Color: Almond

THE LEADING ROOF SCREEN CHOICE OF ARCHITECTS, BUILDING OWNERS AND CONTRACTORS FOR MORE THAN 20 YEARS.



CHURCH OFFICE
• 52" Horizontal Louver panel with Cove top trim
• Color: Custom color match



NATIONAL RETAILER
• 70" Horizontal Louver panel with 2 Step top trim
• Color: Alabaster

envisor®

DESIGN OPTIONS

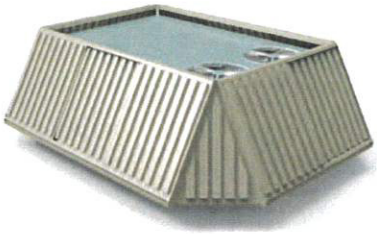
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

VERTICAL



(Available in Metal or Acrylicap® ABS)

CANTED



(Available in Acrylicap® ABS only)

POST MOUNT



(Available in Metal or Acrylicap® ABS)

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

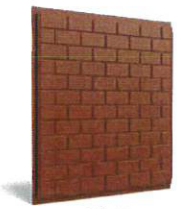
ACRYLICAP® ABS SERIES PANELS



LOUVER HORIZONTAL



RIB HORIZONTAL



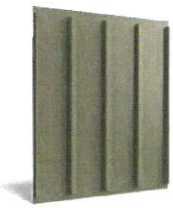
BRICK



FLAT PAN



FOREST



BATTEN VERTICAL



7.2 RIB HORIZONTAL



RIB VERTICAL

METAL SERIES PANELS



7.2 RIB
HORIZONTAL SOLID



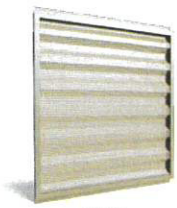
7.2 RIB
VERTICAL SOLID



NEW!
2.67 CORRUGATED
HORIZONTAL SOLID



NEW!
2.67 CORRUGATED
VERTICAL SOLID



NEW!
7.2 RIB
HORIZONTAL PERFORATED



NEW!
7.2 RIB
VERTICAL PERFORATED



PAN SOLID



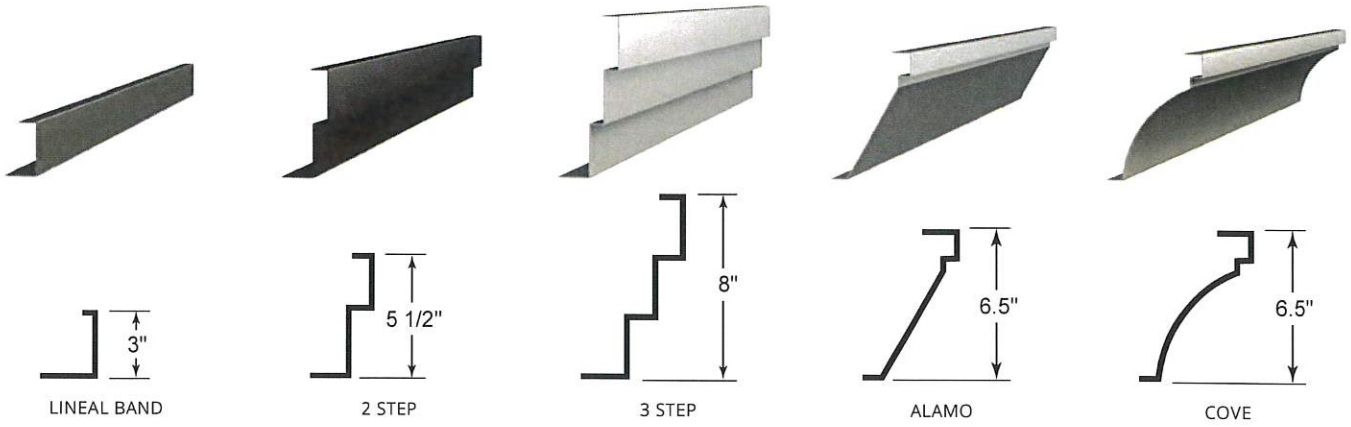
PAN PERFORATED

Don't see a panel that fits your project?

Tell us and we'll make one that you design. (Mold fee may apply)

TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.



Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.

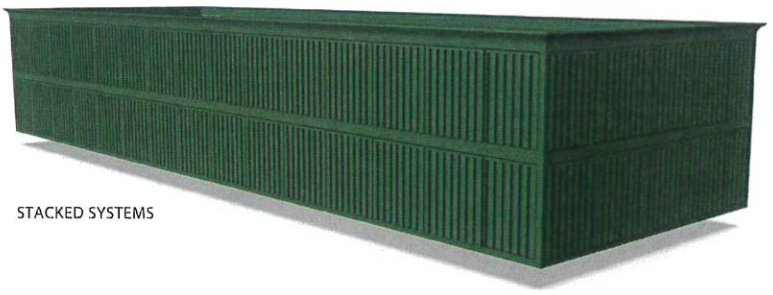
COLOR OF PROPOSED WENDY'S SCREENING TO MATCH THE TOP CAP ON BUILDING.

Speak to a project manager about our Envisor accessories, including lighting kits and more.

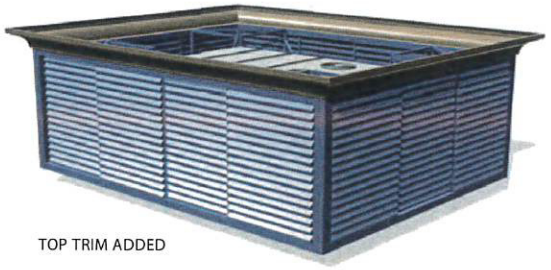
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CUSTOM SOLUTIONS

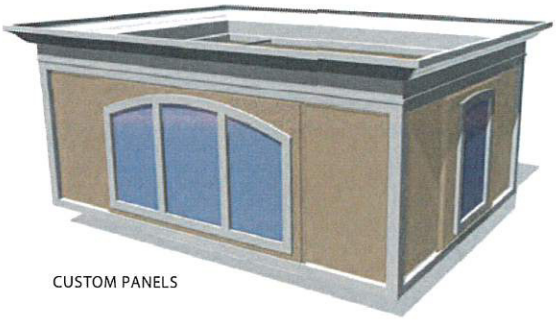
Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. **Additional costs may apply.*



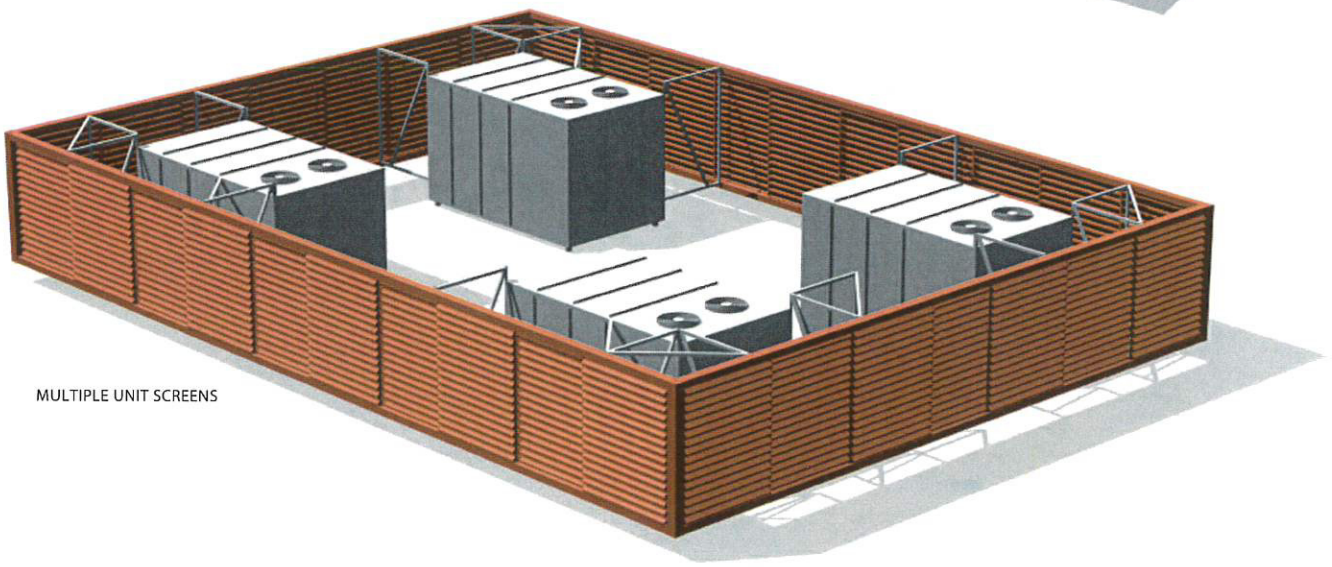
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



MULTIPLE UNIT SCREENS

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MEDICAL BUILDING ROOFTOP SEATING AREA
- 52" Forest Style Panel with Cove Top Trim
- Color: Forest Green

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THE COMPLETE SOLUTION

We get it. You're busy. We want you to be able to focus on the parts of your project that matter most to you. That's why we provide each customer with a project manager — a single point of contact. Tell us what you need and we'll coordinate everything from design and engineering to manufacturing and installation so you can spend your time on more important things.

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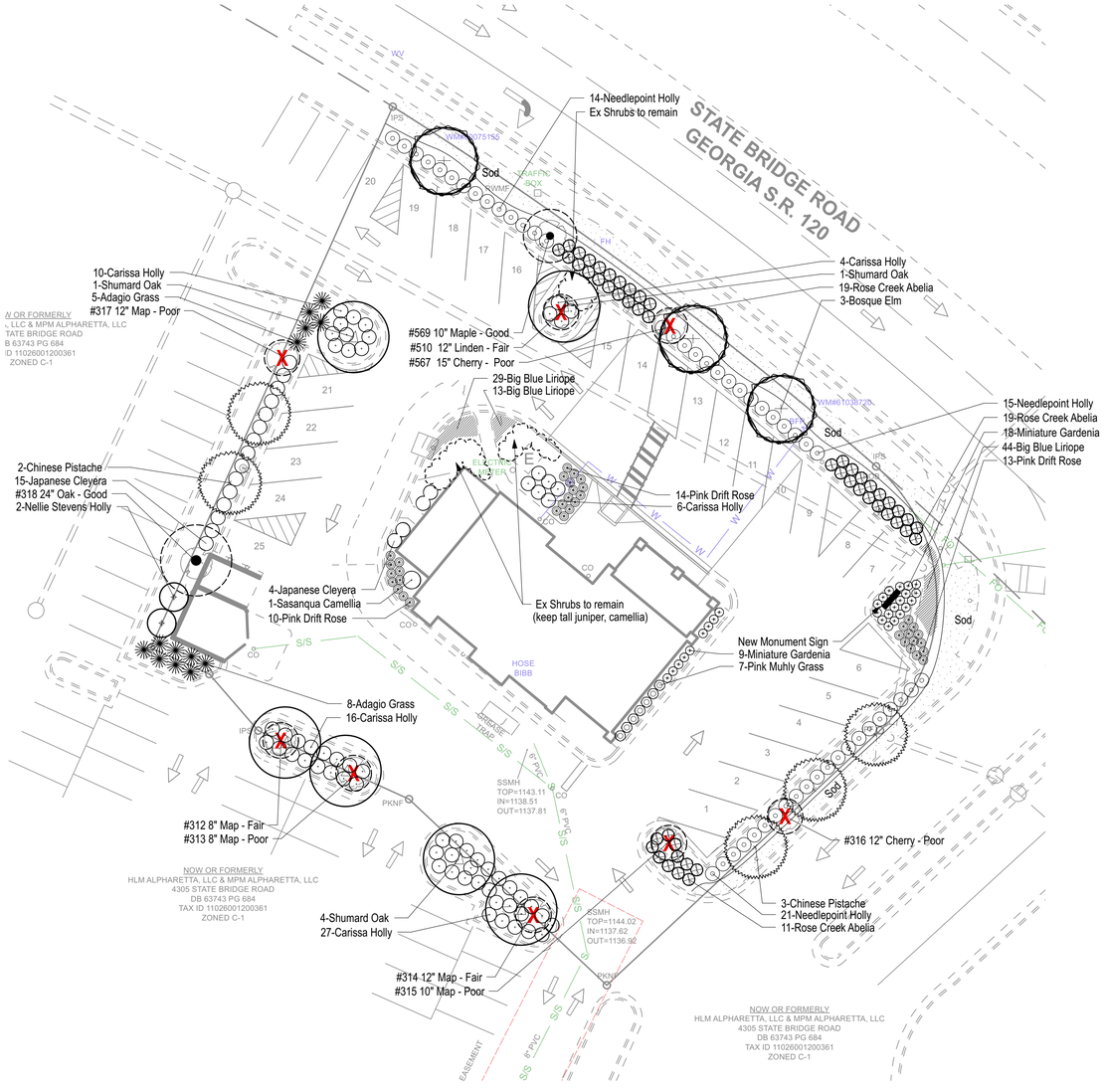
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Rev 08/21

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING



PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
2	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	2" Cal.; 6'-8' Hgt.	Full to Ground
5	Pistacia chinensis	Chinese Pistache	3" Cal; 10' Hgt.	B & B
6	Quercus shumardii	Shumard Oak	3" Cal; 14' Hgt.	B & B; single straight leader
3	Ulmus parvifolia 'Bosque'	Bosque Elm	4" Cal; 14' Hgt.	B & B
	Shrubs			
49	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
1	Camellia sasanqua	Sasanqua Camellia	7 Gal.	
19	Cleyera japonica	Japanese Cleyera	3 Gal.	
27	Gardenia jasminoides 'Radicans'	Miniature Gardenia	3 Gal.	
63	Ilex cornuta 'Carissa'	Carissa Holly	3 Gal.	
50	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24" Hgt	
13	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
7	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
37	Rosa 'Meijocos'	Pink Drift Rose	3 Gal.	
	Groundcovers			
86	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
	Other			

LANDSCAPE REQUIREMENTS

A. SITE DENSITY

REQUIRED	1.	.69 Ac @ 130 inches / Ac	=	89.7 Inces	
PROVIDED	1.	2	Nellie Stevens Holly @ 2"	=	4
		5	Pistache @ 3"	=	15
		6	Shumard Oak @ 3"	=	18
		3	Bosque Elm @ 4"	=	12
		1	Ex 10" Maple @ 10"	=	10
		1	Ex Tree @ 24"	=	24
			Total	=	93

manley LAND DESIGN
Landscape Architecture
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

CLIENT:

Wendy's
MR. CARL HOOVER
HOOVER FOOD, INC.
4030 JOHNS CREEK PARKWAY
SUWANEE, GEORGIA 30092
770-446-0500

PROJECT INFORMATION:

WENDY'S
4307 STATE BRIDGE ROAD
ALPHARETTA, GA

STATE OF GEORGIA
STEVE L. MANLEY
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 636

REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION

MLD PROJECT # :2022020
DRAWN BY: SLM
CHECKED BY:SLM
DATE: 2.28.22

Landscape Plan

L-100

Wendy's

4307 State Bridge Rd
Alpharetta, GA 30022

02.25.22

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CONTENTS

PAGE:	TYPE:	DESCRIPTION:
	COVER	COVER PAGE
	SITE	Site Plan Sign Locations
1.0	ELEVATION	MAIN ENTRANCE - NORTH
2.0	ELEVATION	FRONT - EAST
3.0	ELEVATION	REAR - WEST
4.0	ELEVATION	DRIVE-THRU - SOUTH
5.0	60.CAMEO.FL	60" CAMEO FRONT-LIT
6.0	36.CAMEO.FL; 36.WEN.BL	36" CAMEO FRONT-LIT & 36" WENDY'S BACK-LIT
7.0	55.SING.DMB	55" SINGLE DIGITAL MENUBOARD
8.0	55.TRIP.DMB	55" TRIPLE DIGITAL MENUBOARD
9.0	5X6_MON	5'-0" x 6'-5" DF MONUMENT SIGN

SITE PLAN

Not To Scale

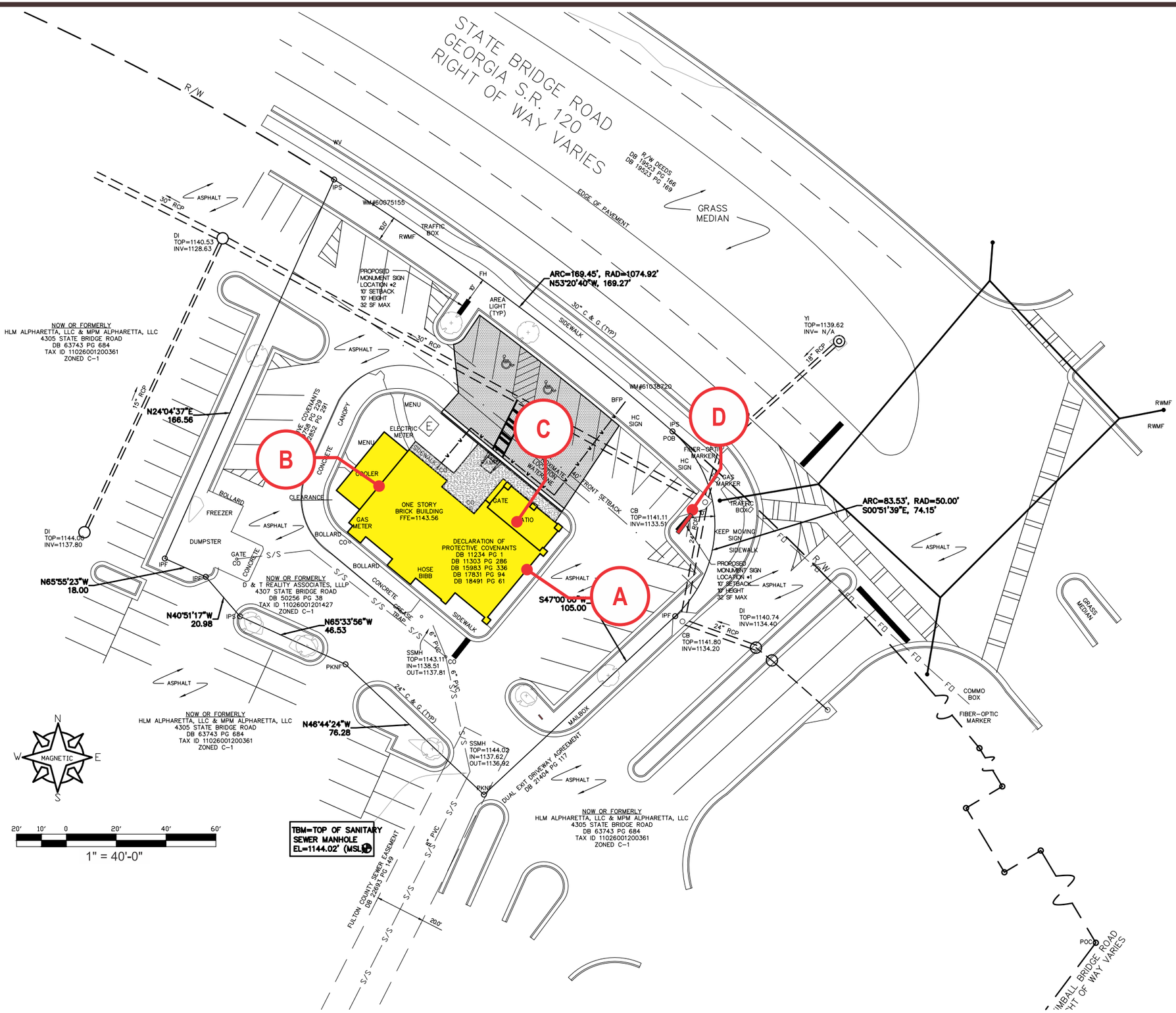


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WENDY'S

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	DATE:	DSR:
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UPDATED RELEASE:	00/00/00	000

SIGN TYPE: SITE

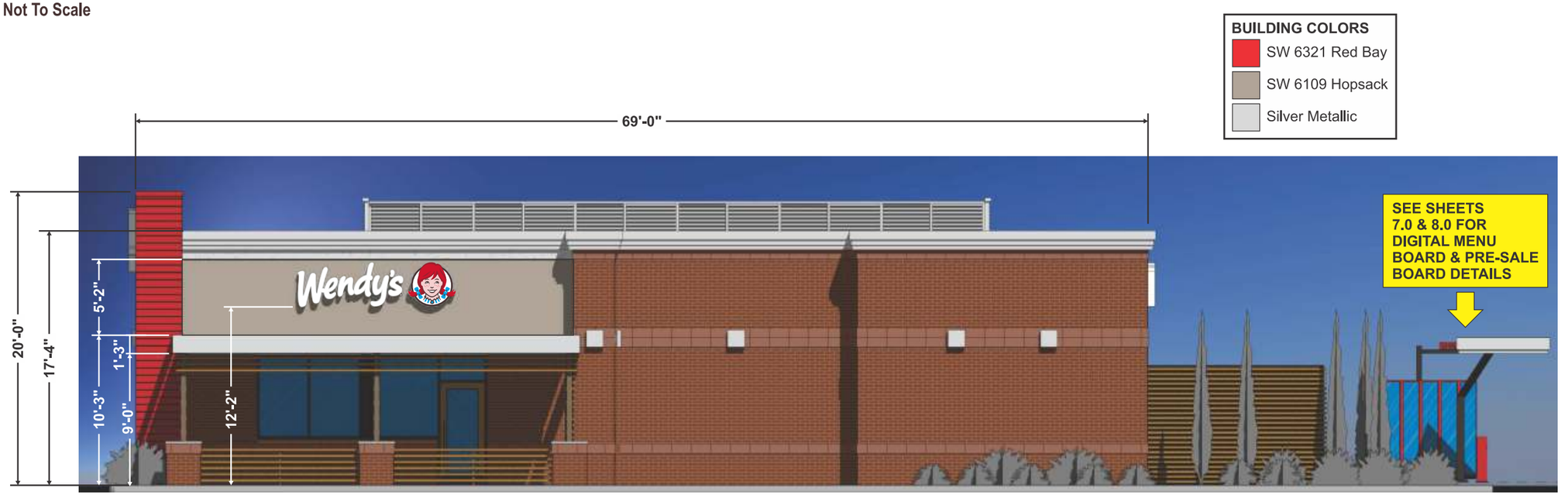
Site Plan

FILE LOCATION:

Wendy's\Alpharetta, GA\

MAIN ENTRANCE - NORTH

Not To Scale



1 **MAIN ELEVATION - NORTH**
Scale: 1/8" = 1'-0"



2 **EXISTING MAIN ELEVATION - NORTH**
Scale: NTS

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UPDATED RELEASE:	00/00/00	000

SIGN TYPE: ELEV.N
Main Elevation - North

FILE LOCATION:
Wendy's\Alpharetta, GA\

FRONT - EAST

Elevations

BUILDING COLORS
- SW 6321 Red Bay
- SW 6109 Hopsack
- Silver Metallic



1 **FRONT - EAST**
Scale: 1/8" = 1'-0"



2 **EXISTING FRONT - EAST**
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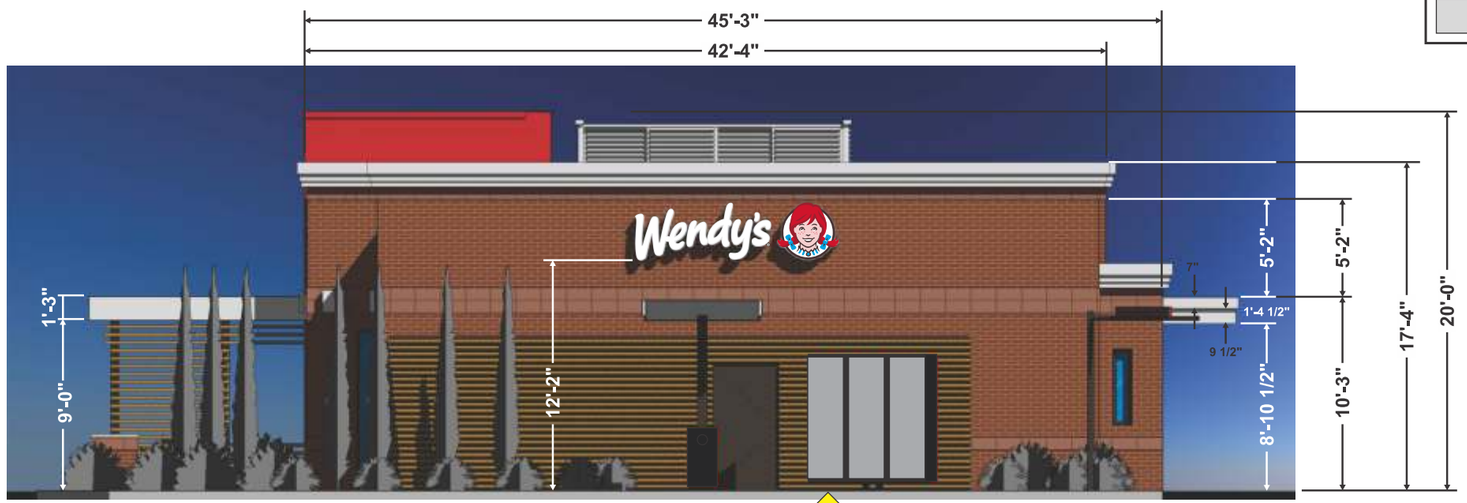
SIGN TYPE: ELEV.E
Front - East

FILE LOCATION:
Wendy's\Alpharetta, GA\

REAR - WEST

Elevations

BUILDING COLORS
- SW 6321 Red Bay
- SW 6109 Hopsack
- Silver Metallic



1 **REAR - WEST**
Scale: 1/8" = 1'-0"

SEE SHEETS 7.0 & 8.0 FOR DIGITAL MENU BOARD & PRE-SALE BOARD DETAILS



2 **EXISTING REAR - WEST**
Scale: NTS

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	DATE:	**DSR:**
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RELEASED:	00/00/00	000
UPDATED RELEASE:	00/00/00	000

SIGN TYPE: ELEV.W
Rear - West

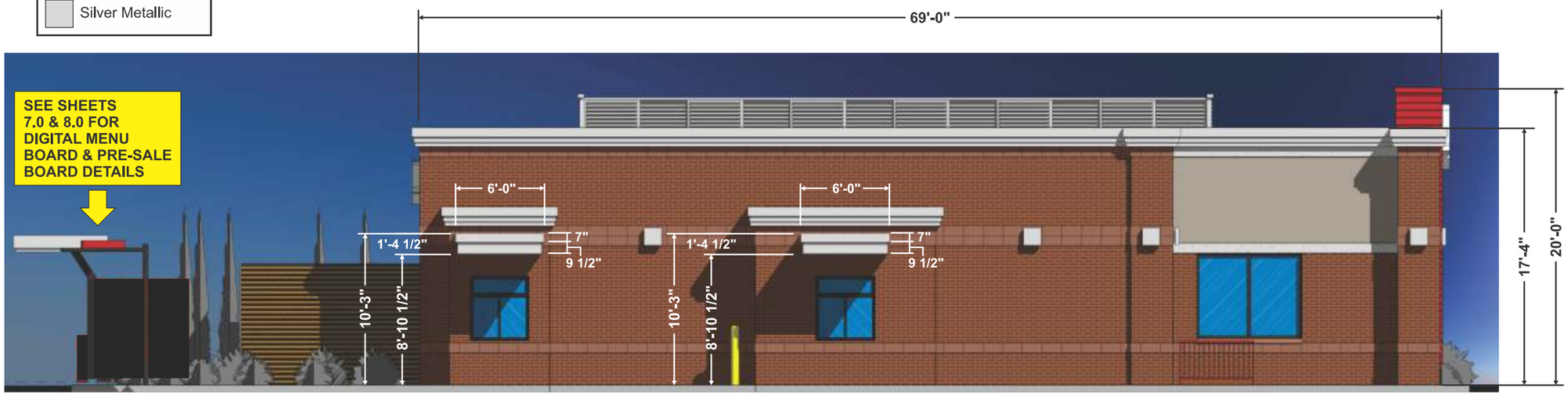
FILE LOCATION:
Wendy's\Alpharetta, GA\

DRIVE-THRU - SOUTH

Elevations

BUILDING COLORS

- SW 6321 Red Bay
- SW 6109 Hopsack
- Silver Metallic



1 **DRIVE-THRU - SOUTH**
Scale: 1/8" = 1'-0"



2 **EXISTING DRIVE-THRU - SOUTH**
Scale: NTS

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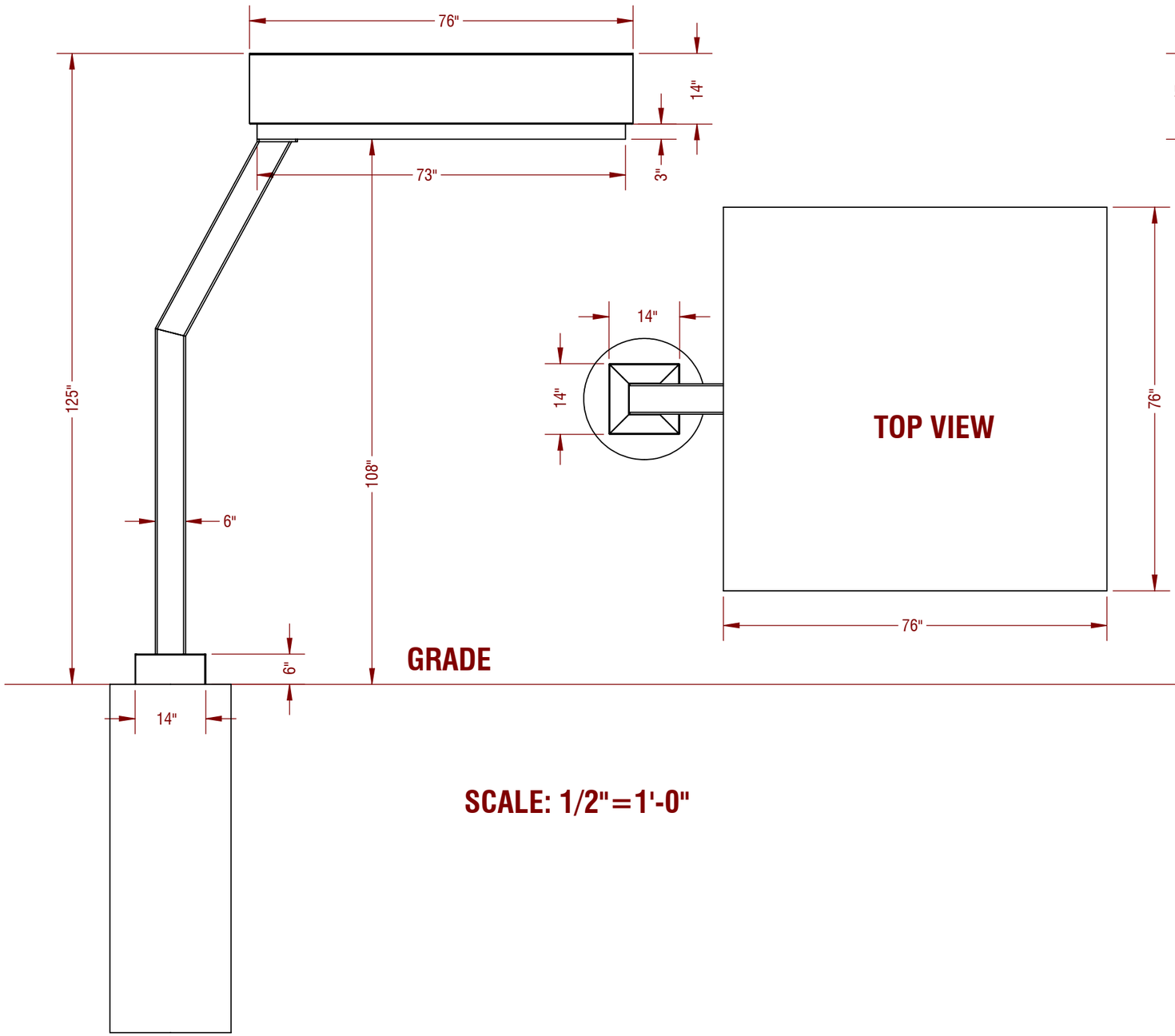
WENDY'S

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Alpharetta, GA 30022

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UPDATED RELEASE:	00/00/00	000

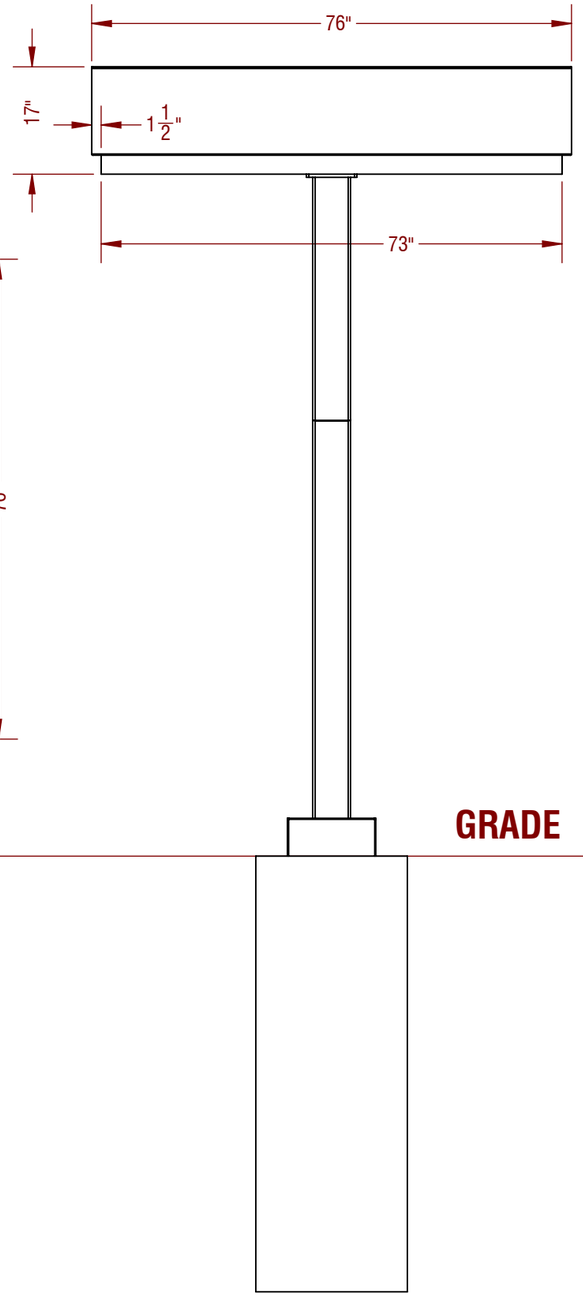
SIGN TYPE: ELEV.S
Drive-Thru - South

FILE LOCATION:
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SIDE VIEW

TOP VIEW



FRONT VIEW

SCALE: 1/2"=1'-0"

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WENDY'S - ALPHARETTA, GA

SO#:	XXXX
SR:	CB
PM:	DB
SCALE:	NOTED

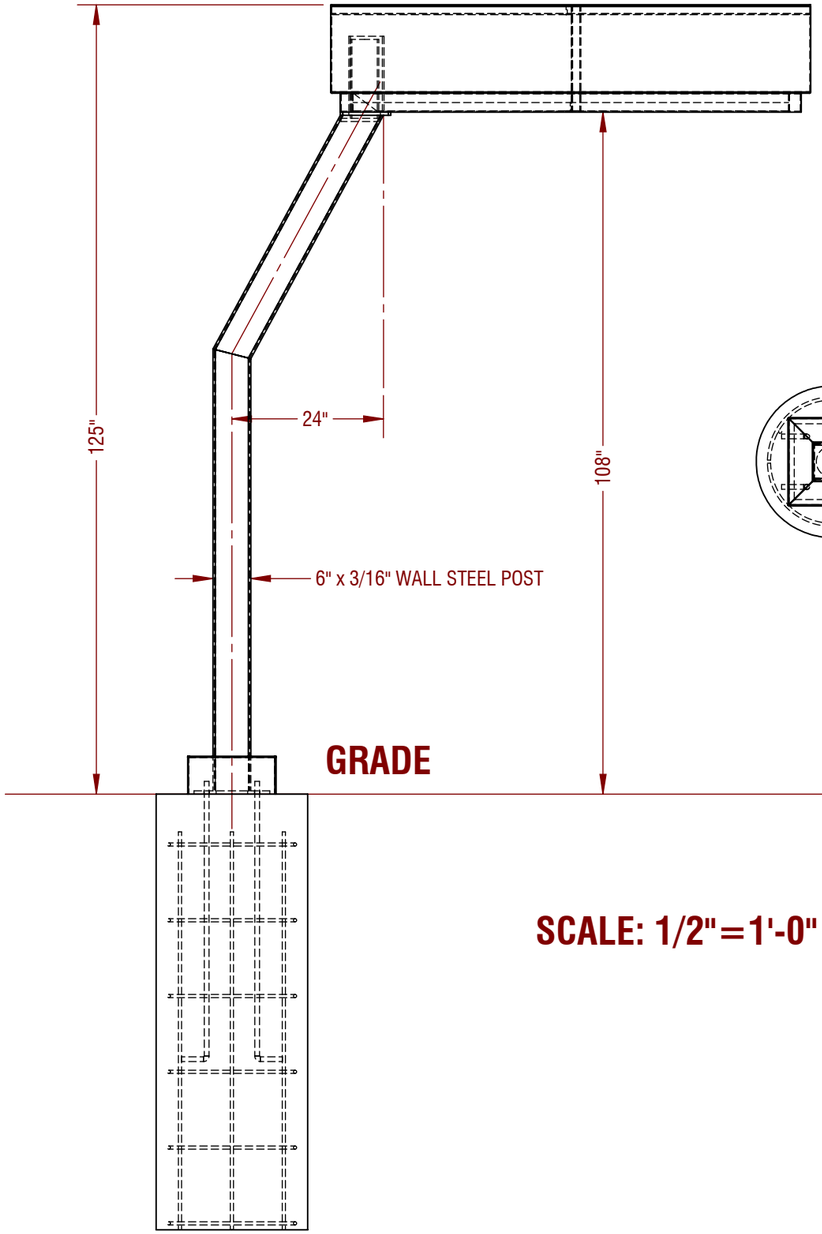
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DRAWN:	2/25/2022	SP
REVISED:	2/25/2022	
REVIEWED:		
RELEASED:		

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DRIVE-THRU SOUTH

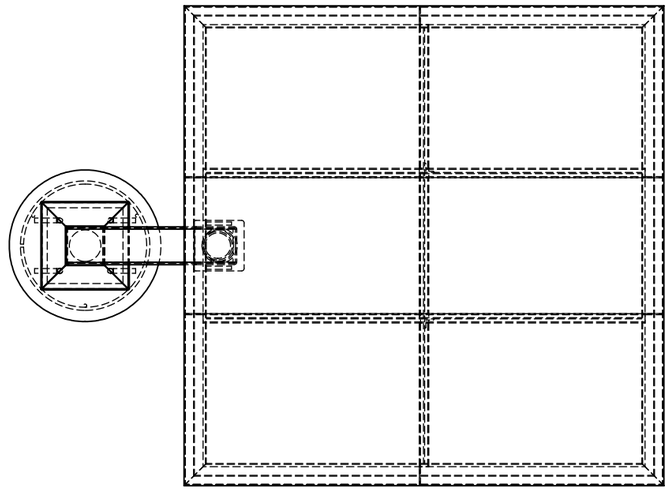
STAMPED DRAWINGS
☐ **YES** ☐ **NO**

Location:
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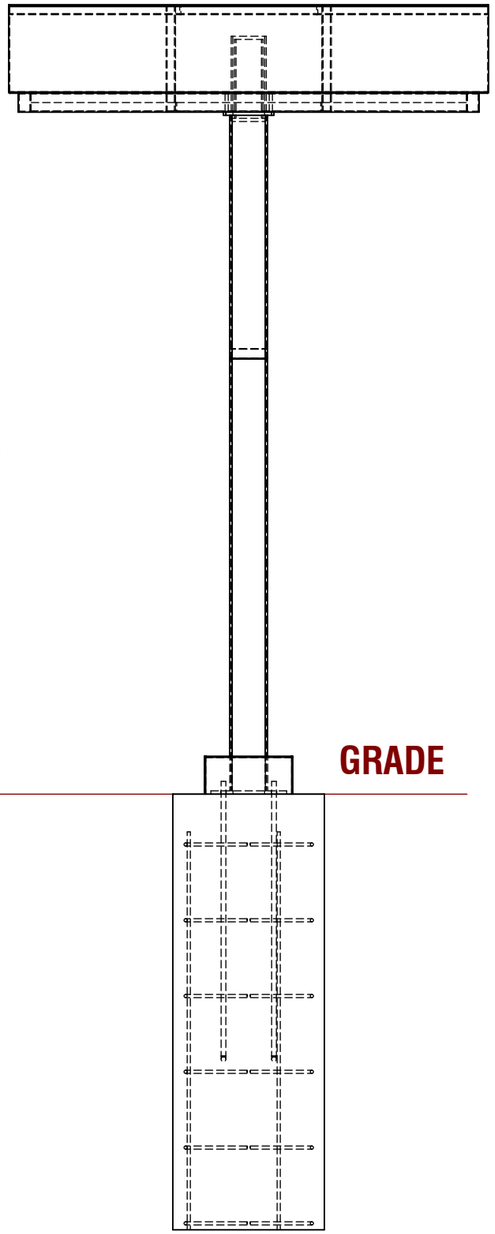
SolidWorks
File Name: DRIVE-THRU CANOPY_CAD.drw



SIDE VIEW



TOP VIEW



FRONT VIEW

SCALE: 1/2"=1'-0"

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SCALE:	NOTED

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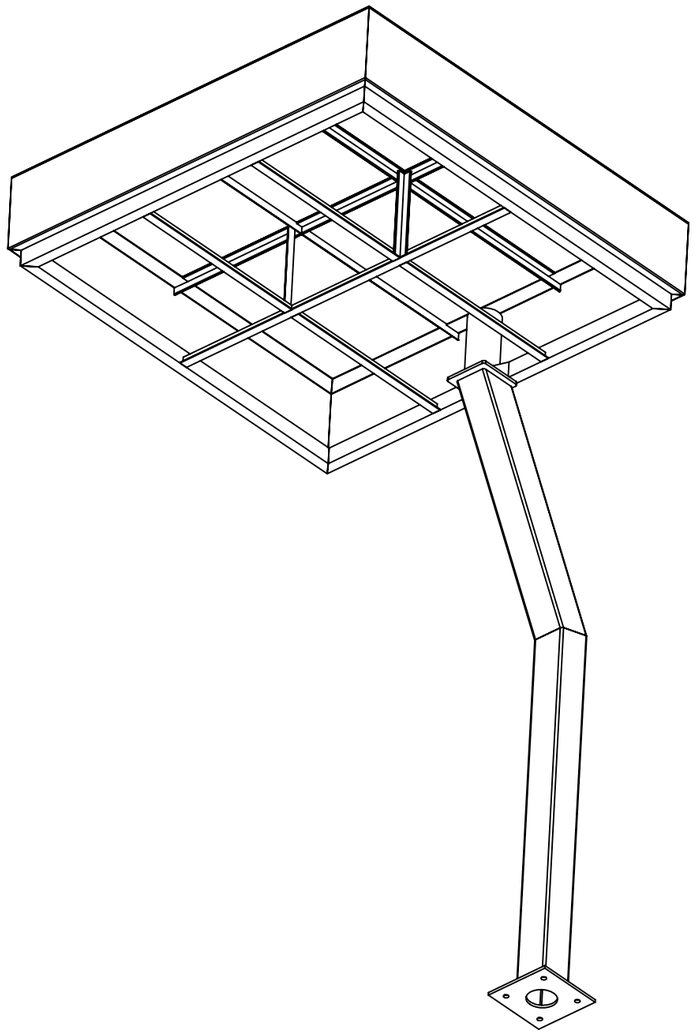
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DRIVE-THRU SOUTH

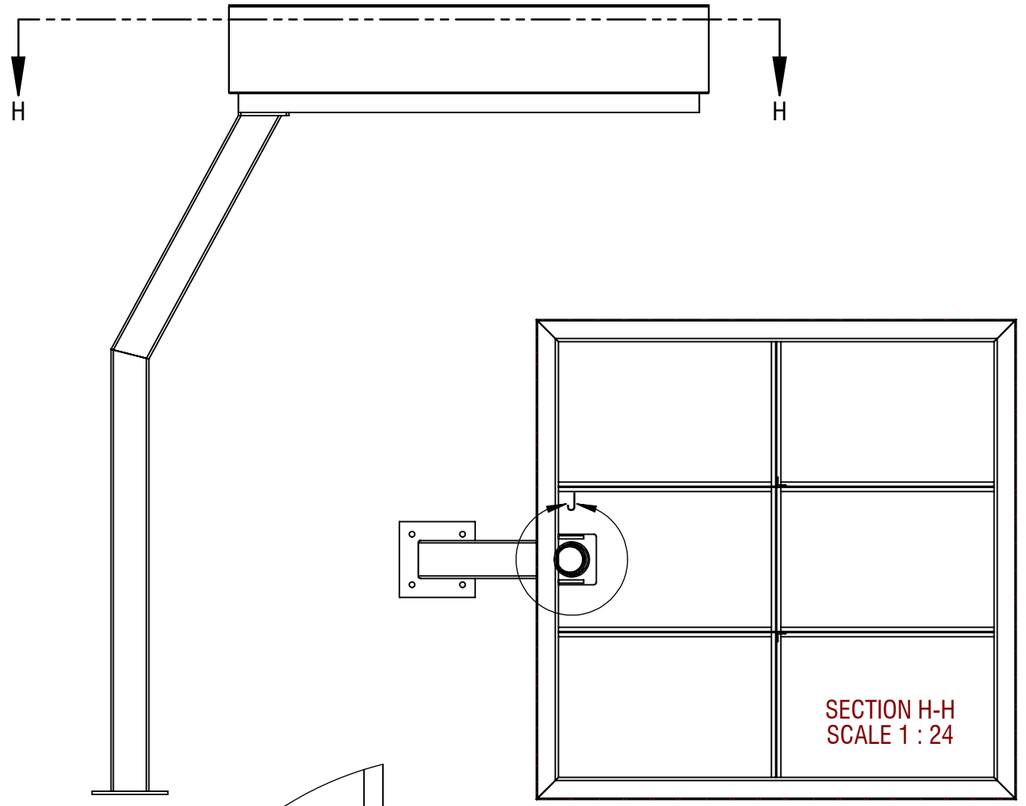
STAMPED DRAWINGS
☐ **YES** ☐ **NO**

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\\IMG-Server\Engineering2\Wendys\Alpharetta, GA\4.0_DRIVE-THRU_SOUTH\CAD\SOLIDWORKS\

SolidWorks
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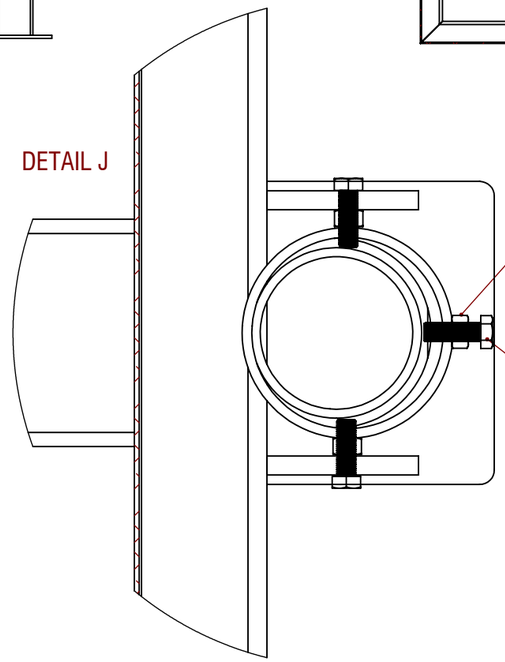
PAGE
4.1 CAD





SECTION H-H
SCALE 1 : 24

DETAIL J



HEX NUT FOR 1/2" DIAM. BOLT
WELDED TO ALUMINUM ROUND TUBE

1/2" HEX BOLT TO SECURE CANOPY
TO THE 6" SQ. STEEL POST

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DRAWN:	2/25/2022	SP
REVISED:	2/25/2022	
REVIEWED:		
RELEASED:		

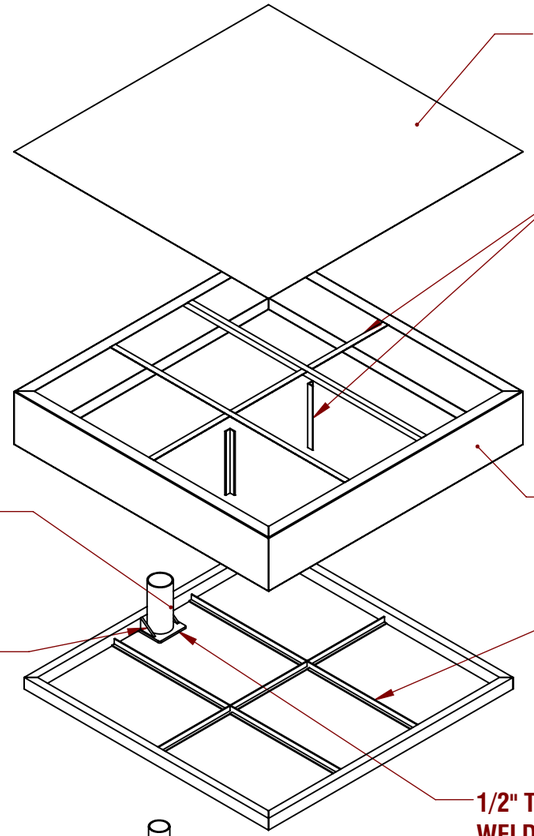
SIGN TYPE: DRIVE-THRU
DRIVE-THRU SOUTH

STAMPED DRAWINGS
☐ **YES** ☐ **NO**

Location:
\\IMG-Server\Engineering2\Wendys\Alpharetta, GA\4.0_DRIVE-THRU_SOUTH\CAD\SOLIDWORKS\

SolidWorks
File Name: DRIVE-THRU CANOPY_CAD.drw

PAGE
4.2 CAD



.080" THICK ALUMINUM TOP PANEL

1-1/2" X 1-1/2" X 3/16"
STRUCTURTAL
ALUMINUM ANGLE

5" ALUMINUM ROUND TUBE
WELDED TO 1/2" THICK
ALUMINUM PLATE

.080" THICK BRAKE FORMED
ALIUMINUM CHANNEL

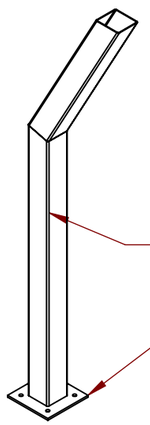
1/2" THICK ALUMINUM GUSSETS
(QTY: 2) WELDED TO THE 1/2" THICK
ALUMINUM PLATE AND ALUMINUM TUBE

1-1/2" X 1-1/2" X 3/16"
STRUCTURAL ALUMINUM TEE
TO HOLD THE PERFORATED PANELS

1/2" THICK ALUMINUM PLATE
WELDED TO THE 2" X 3" ALUMINUM
RECTANGULAR TUBE

1/2' THICK STEEL INNER PLATE
WELDED INSIDE OF THE
6" SQ. STEEL POST (1/2" INSET)

4" STEEL ROUND TUBE
WELDED TO 1/2" STEEL
INNER PLATE



6" SQ. x 3/16" WALL STEEL POST

14" X 14" X 1/2" STEEL PLATE

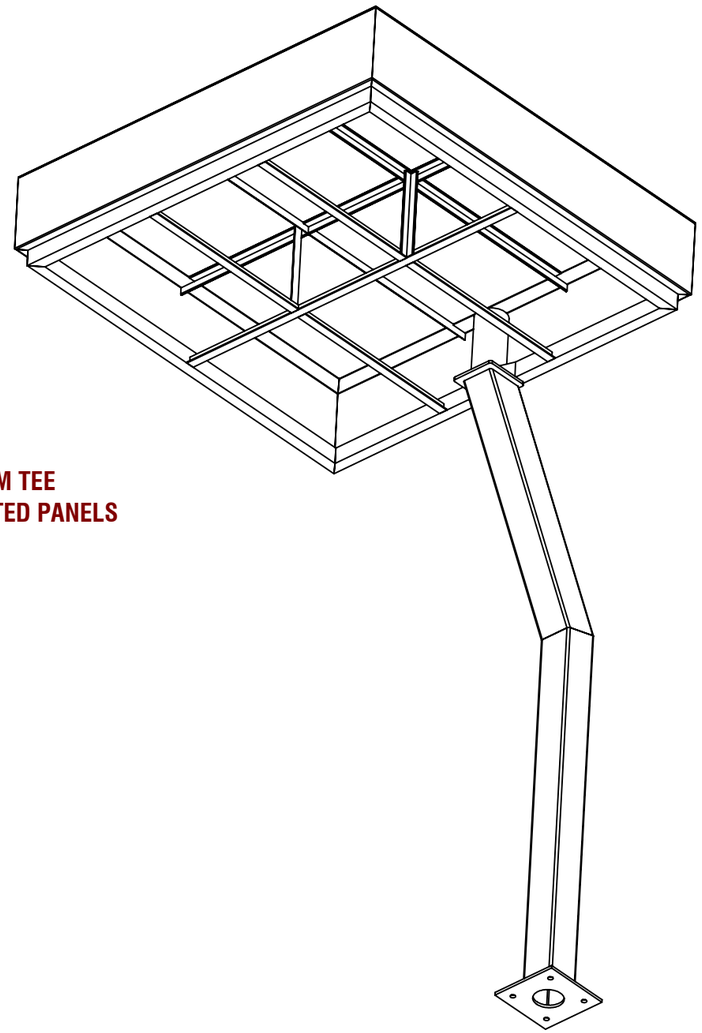


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SIGN TYPE: DRIVE-THRU
DRIVE-THRU SOUTH

STAMPED DRAWINGS
☐ YES ☐ NO

Location:
\\IMG-Server\Engineering2\Wendys\Alpharetta, GA\4.0_DRIVE-THRU_SOUTH\CAD\SOLIDWORKS\

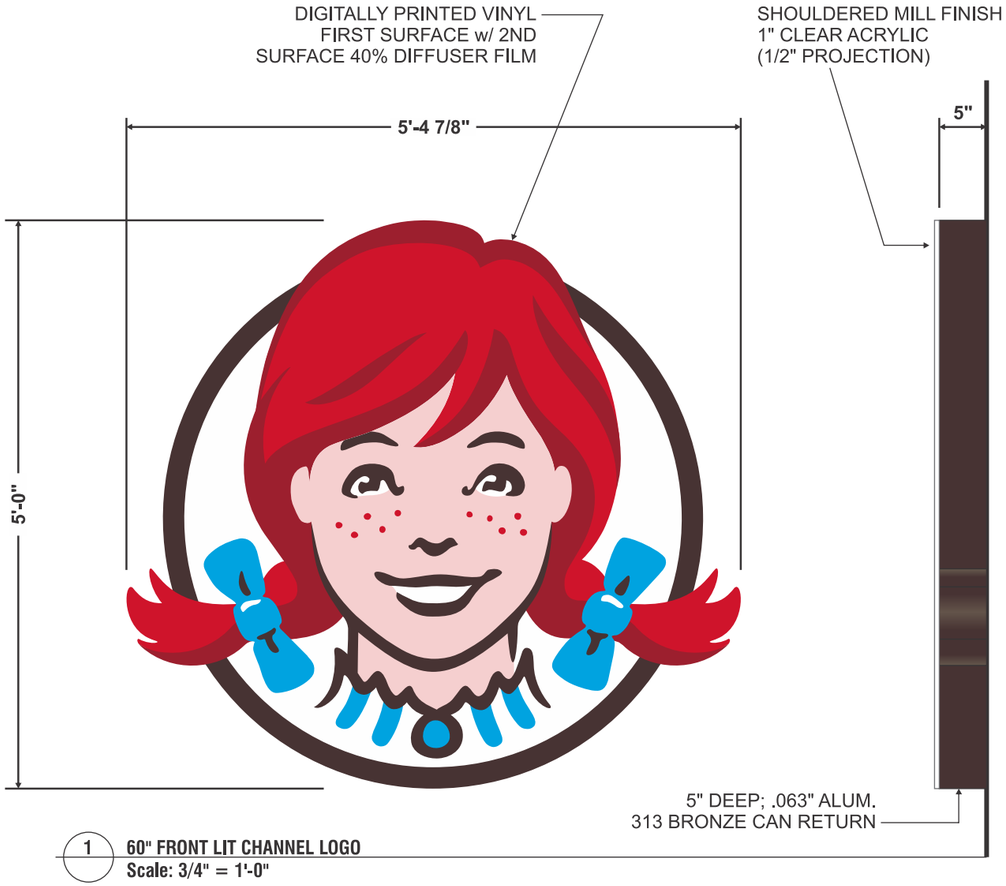
SolidWorks
File Name: DRIVE-THRU CANOPY_CAD.drw

PAGE
4.3 CAD

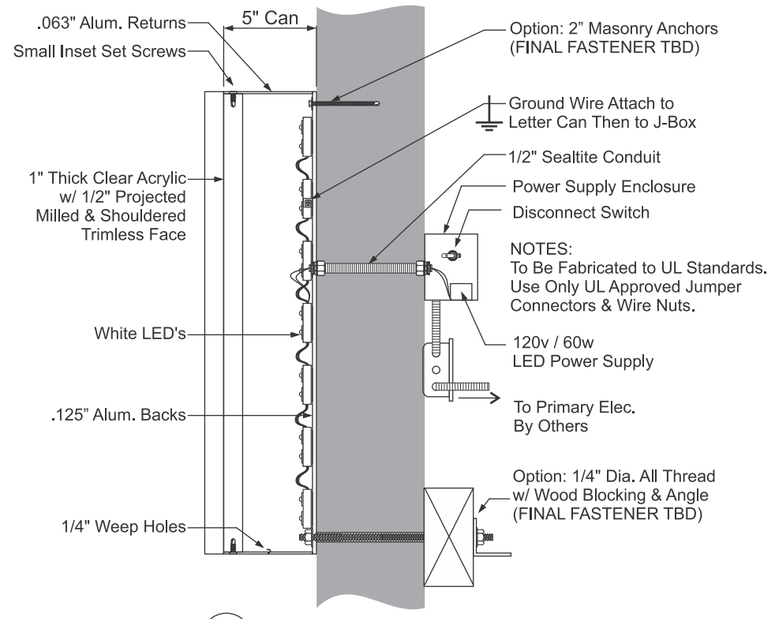
60" Cameo Front-Lit

Elevation Location: Front - East
27.03 SF

A



1 **60" FRONT LIT CHANNEL LOGO**
Scale: 3/4" = 1'-0"



2 **Face Lit Shouldered Channel Cameo - Flush Mount**
Scale: NTS

CAMEO COLORS

- CLASSIC BRONZE
- WHITE
- PMS 186 RED HAIR
- PMS 201 BURGUNDY HAIR
- PMS 299 BLUE
- PMS 698 PINK
- PMS 439 BROWN



ISO VIEW

Image Manufacturing Group

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Norcross, GA 30071
678.580.3281

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WENDY'S

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UPDATED RELEASE:	00/00/00	000

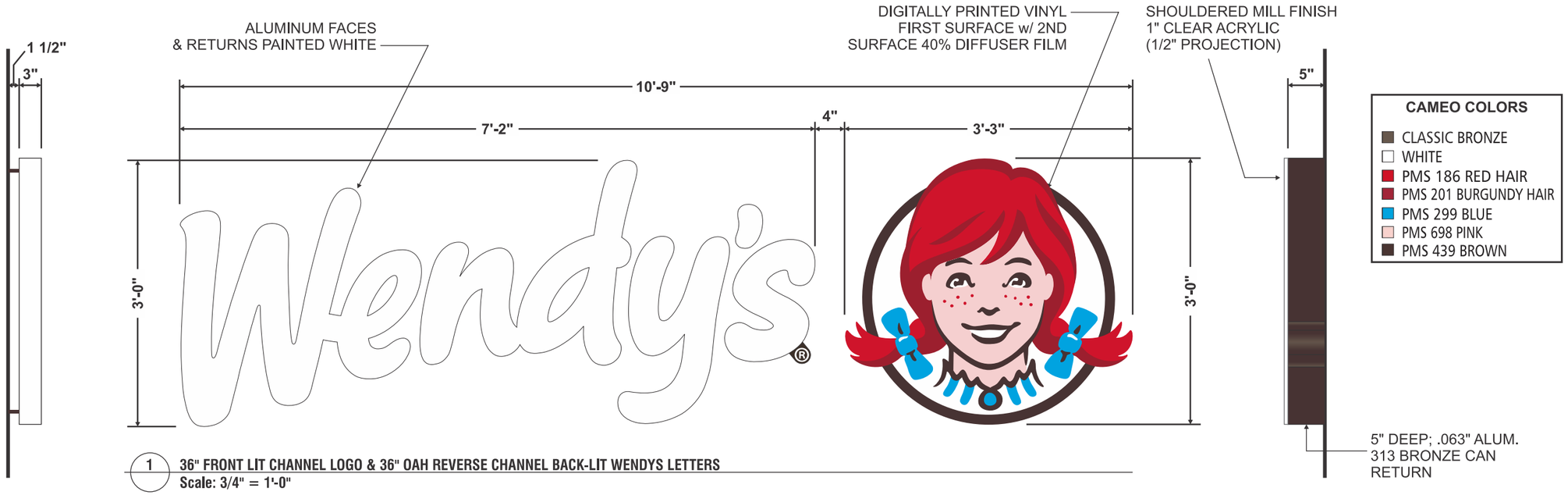
SIGN TYPE: 60.CAMEO.FL
60" Cameo Front-Lit

FILE LOCATION:
Wendy's\Alpharetta, GA\

36" Cameo Front-Lit & 36" Wendy's Back-Lit

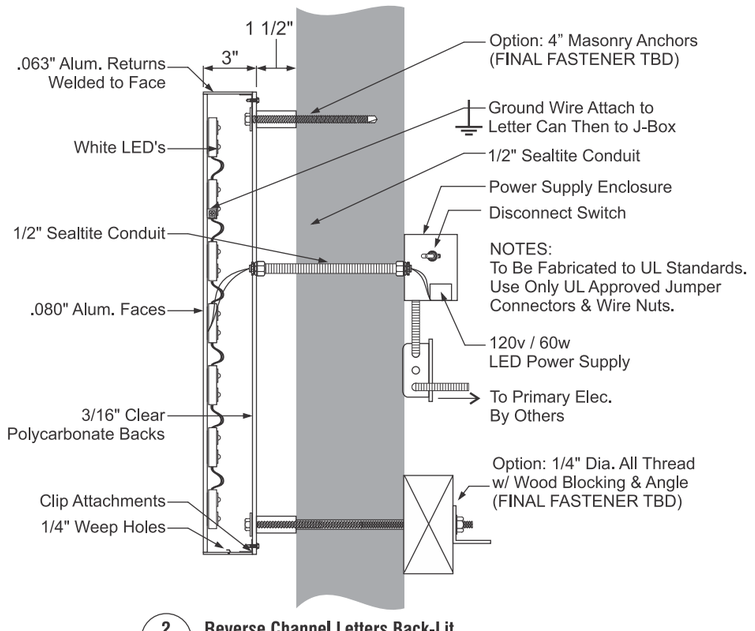
B Elevation Location: Rear - West
32.55 SF (Boxed)

C Elevation Location: Main Entrance - North
32.55 SF (Boxed)

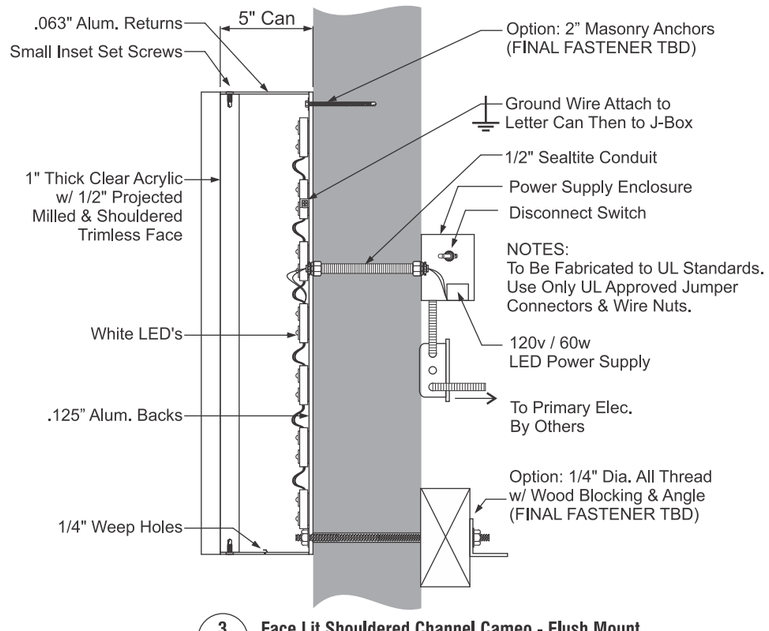


CAMEO COLORS
- CLASSIC BRONZE
- WHITE
- PMS 186 RED HAIR
- PMS 201 BURGUNDY HAIR
- PMS 299 BLUE
- PMS 698 PINK
- PMS 439 BROWN

1 **36" FRONT LIT CHANNEL LOGO & 36" OAH REVERSE CHANNEL BACK-LIT WENDYS LETTERS**
Scale: 3/4" = 1'-0"



2 **Reverse Channel Letters Back-Lit**
Scale: NTS



3 **Face Lit Shouldered Channel Cameo - Flush Mount**
Scale: NTS



ISO VIEW

Image Manufacturing Group

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WENDY'S
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SIGN TYPE: 36.CAMEO.FL; 36.WEN.BL 36" Cameo Front-Lit
36" Wendys Back-Lit

FILE LOCATION:
Wendy's\Alpharetta, GA\

55” Single Samsung Digital Menu Board

Designed for your digital signage application

PDG
PALMER DIGITAL GROUP
Manufactured Kiosk Solutions
A Division of IEC

QSRDMB155

The PDG QSRDMB155 is made for the QSR industry and supports (1) Samsung 55” OHF display. This digital drive thru menu board is rated for temperatures of -20f to 122f and is wind load rated up to 140 mph. This system is unique in that there are no custom designed display cabinets. The Samsung OHF display is already IP56 rated and does not require additional protection from the environment.

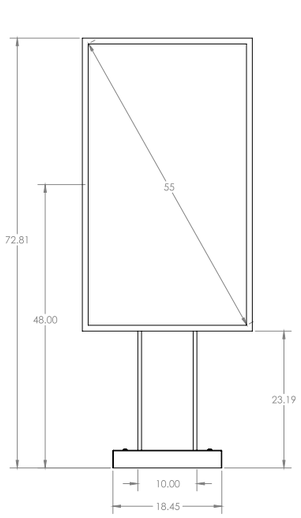
Since this solution is a digital board mount you can buy the display or PDG can purchase IT if that is preferred. PDG stocks this solution and can ship in (24) hours.

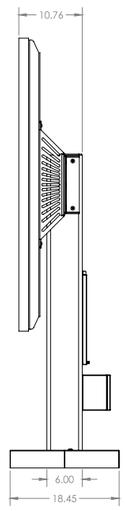
Constructed using 7 GA. high impact steel braces and ¼” thick walled tubing which will insure longevity and years of use. This DMB solution is first primed with a zinc rich primer and can be painted virtually any color you want. For high traffic areas there is an optional front cover bumper housing available.





This solution comes equipped with a 4-outlet quad box and a Zero Surge model OEM6-20W-120 power filter. With this fully designed system surge issues are a thing of the past.





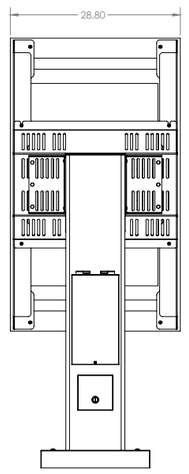


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UPDATED RELEASE:	00/00/00	000

SIGN TYPE: 55.SING.DMB
55" Single Digital Menuboard

FILE LOCATION:
Wendy's\Alpharetta, GA\

55” Triple Samsung Digital Menu Board

Designed for your digital signage application

PDG
PALMER DIGITAL GROUP
Manufactured Kiosk Solutions
A Division of IEC

QSRDMB355

The PDG QSRDMB355 is made for the QSR industry and supports (3) Samsung 55” OHF displays. This digital drive thru menu board is rated for temperatures of -20f to 122f and is wind load rated up to 140 mph. This system is unique in that there are no custom designed display cabinets. The Samsung OHF display is already IP56 rated and does not require additional protection from the environment.

Since this solution is a digital board mount you can buy the display or PDG can purchase IT if that is preferred. PDG stocks this solution and can ship in (24) hours.

Constructed using 7 GA. high impact steel braces and ¼” thick walled tubing which will insure longevity and years of use. This DMB solution is first primed with a zinc rich primer and can be painted virtually any color you want. For high traffic areas there is an optional front cover bumper housing available.





This solution comes equipped with a 4-outlet quad box and a Zero Surge model OEM6-20W-120 power filter. With this fully designed system surge issues are a thing of the past.

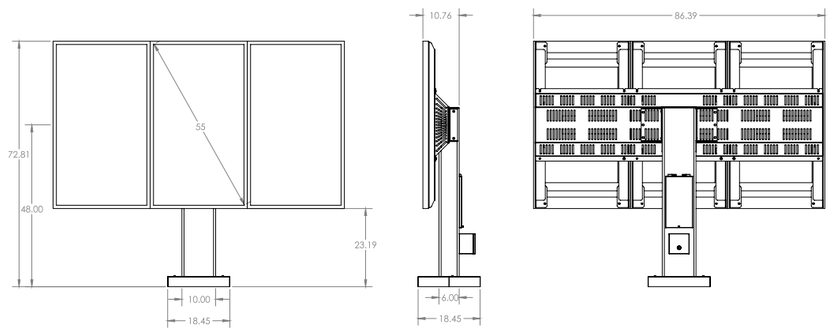


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Wendy's

WENDY'S

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UPDATED RELEASE:	00/00/00	000

SIGN TYPE: 55.TRIP.DMB

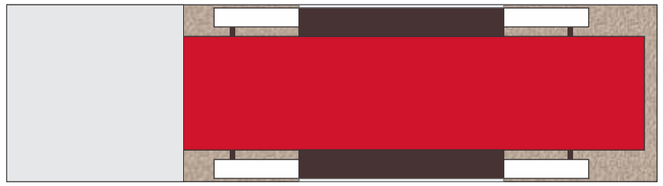
55" Triple Digital Menuboard

FILE LOCATION:

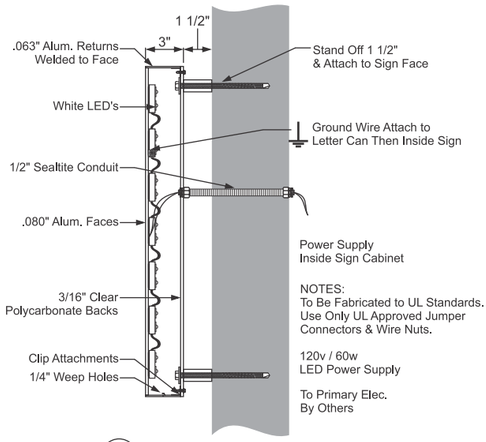
Wendy's\Alpharetta, GA\

Double-Sided Illuminated Monument Sign

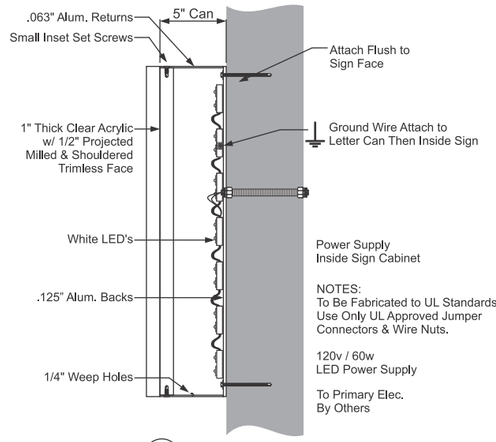
D 32 SF (Sign Background)



PLAN VIEW



2 Reverse Channel Letters Back-Lit
Scale: NTS

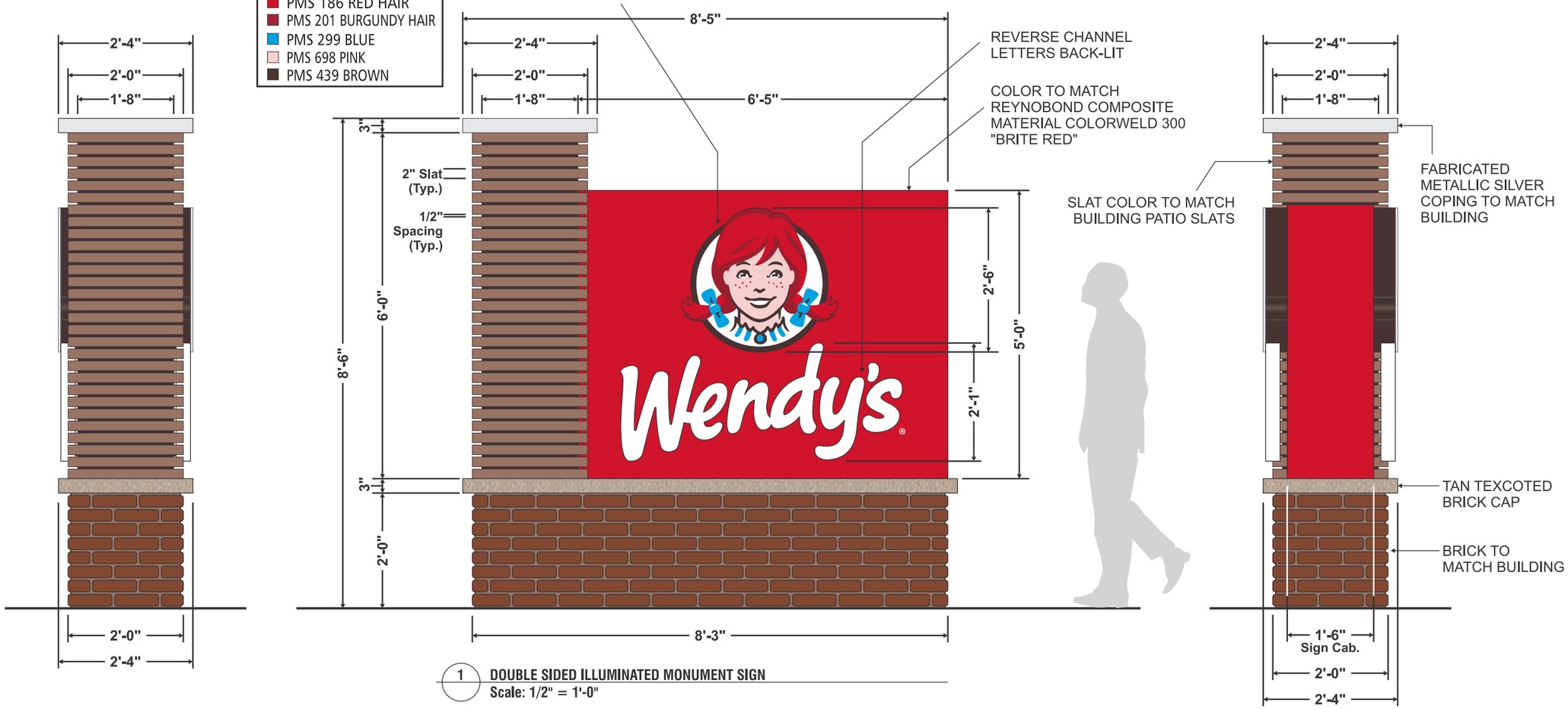


3 Face Lit Shouldered Channel Cameo - Flush Mount
Scale: NTS

CAMEO COLORS

- CLASSIC BRONZE
- WHITE
- PMS 186 RED HAIR
- PMS 201 BURGUNDY HAIR
- PMS 299 BLUE
- PMS 698 PINK
- PMS 439 BROWN

SHOULDERED MILL FINISH
1" CLEAR ACRYLIC FACE
(1/2" PROJECTION) w/ DIGITALLY PRINTED VINYL FIRST SURFACE
& 2ND SURFACE 40% DIFFUSER FILM



1 DOUBLE SIDED ILLUMINATED MONUMENT SIGN
Scale: 1/2" = 1'-0"

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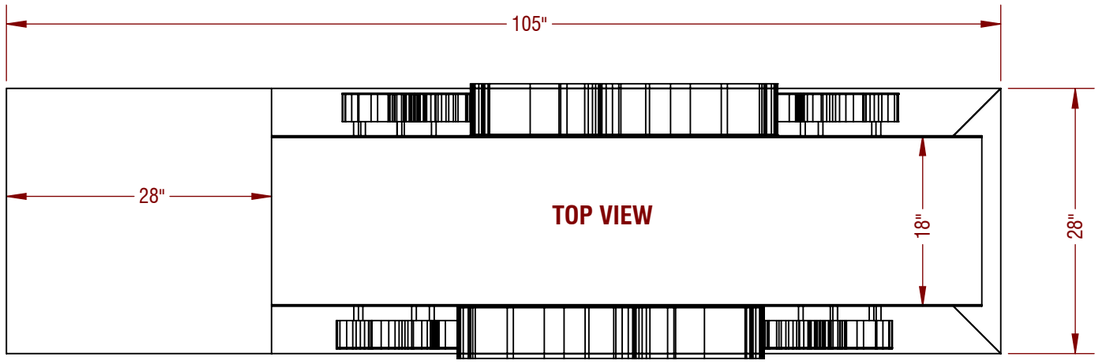
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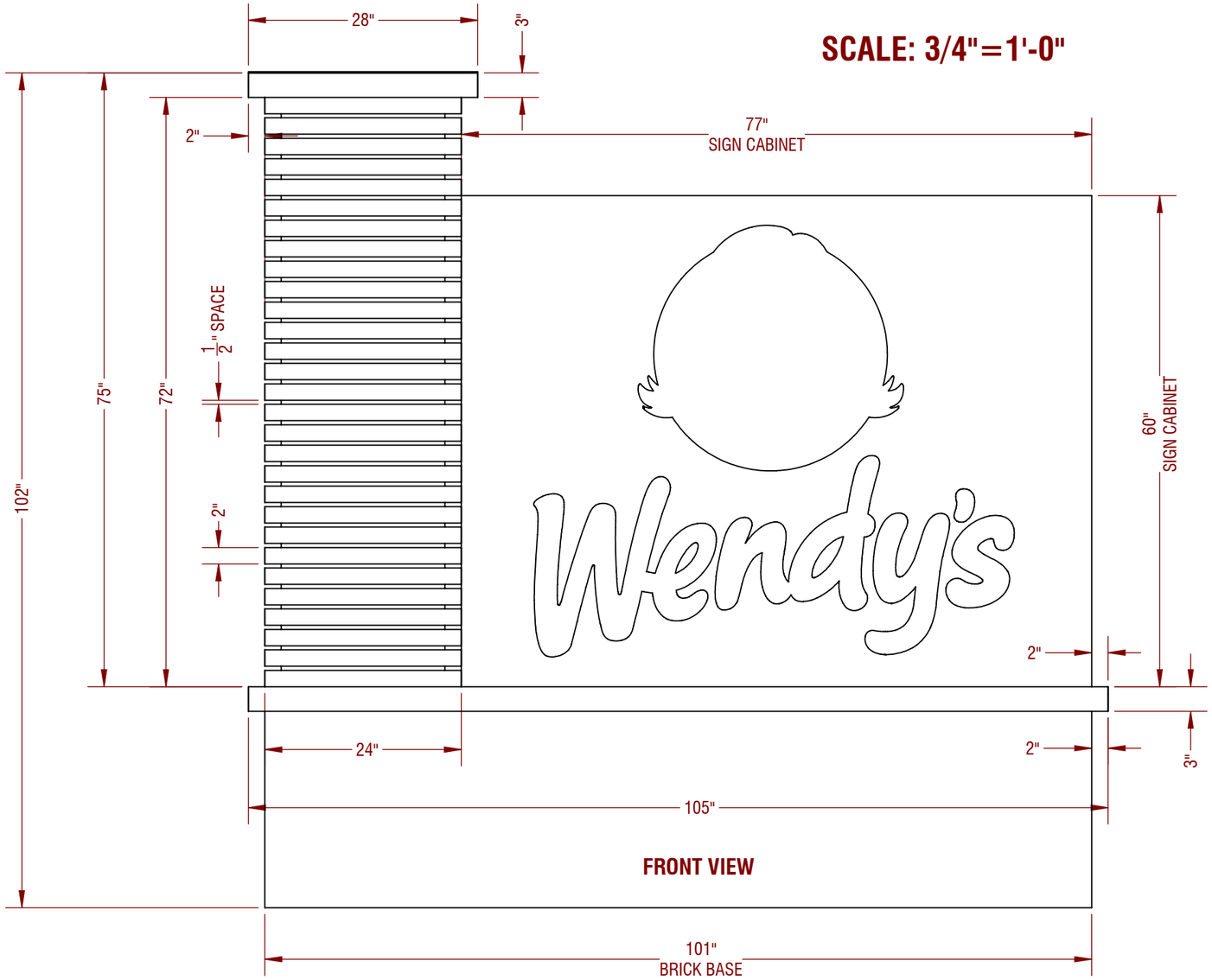
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SUBMITTED:	02/25/22	DMP
REVISED:	02/28/22	DMP
RELEASED:	00/00/00	000
UPDATED RELEASE:	00/00/00	000

SIGN TYPE: 5x6.MON
5'-0" x 6'-5" Monument Sign

FILE LOCATION:
Wendy's\Alpharetta, GA\



SCALE: 3/4"=1'-0"



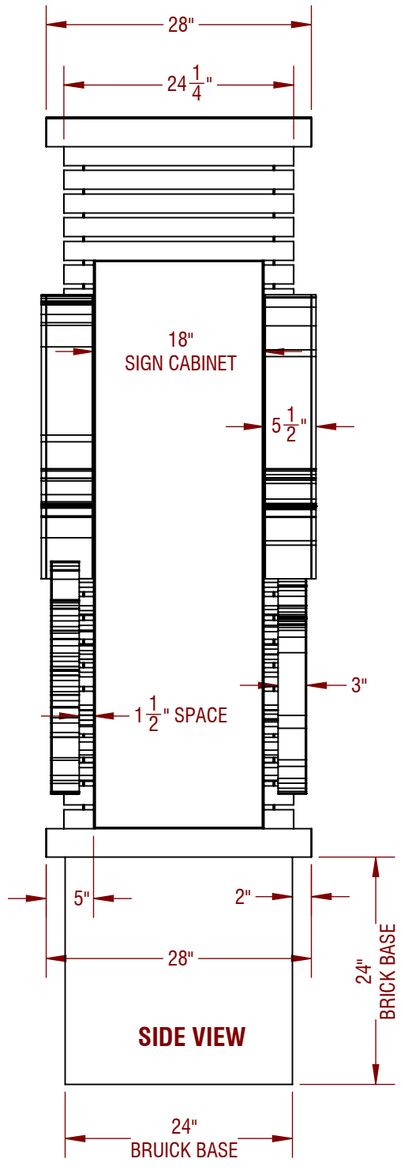


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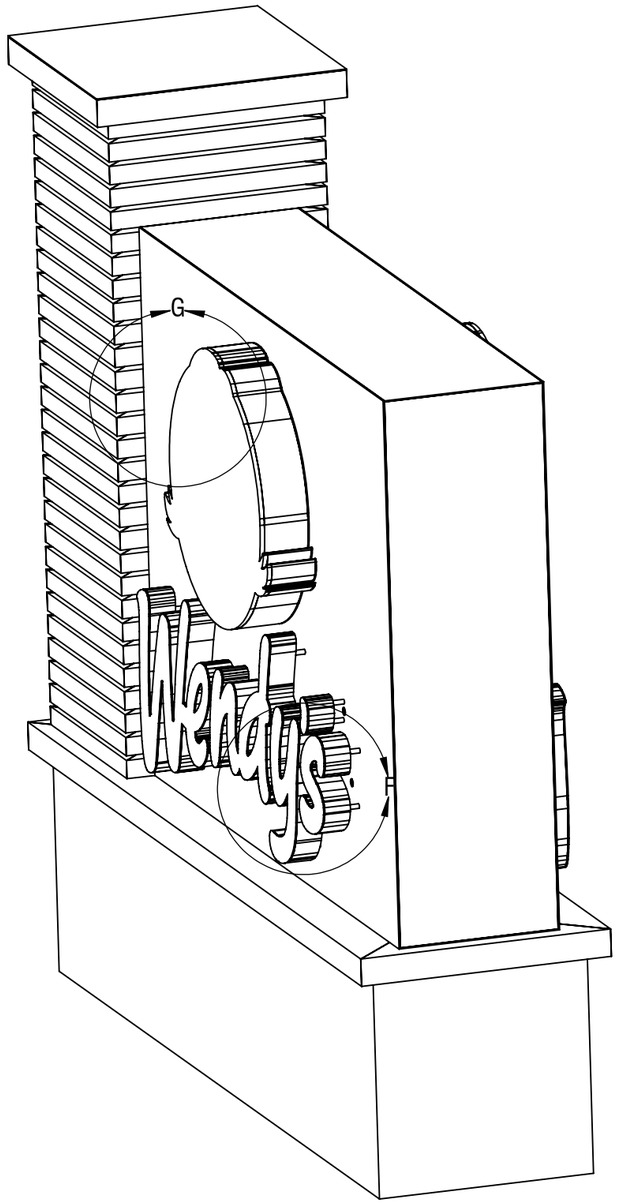
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5'-0" x 6'-5" MONUMENT SIGN

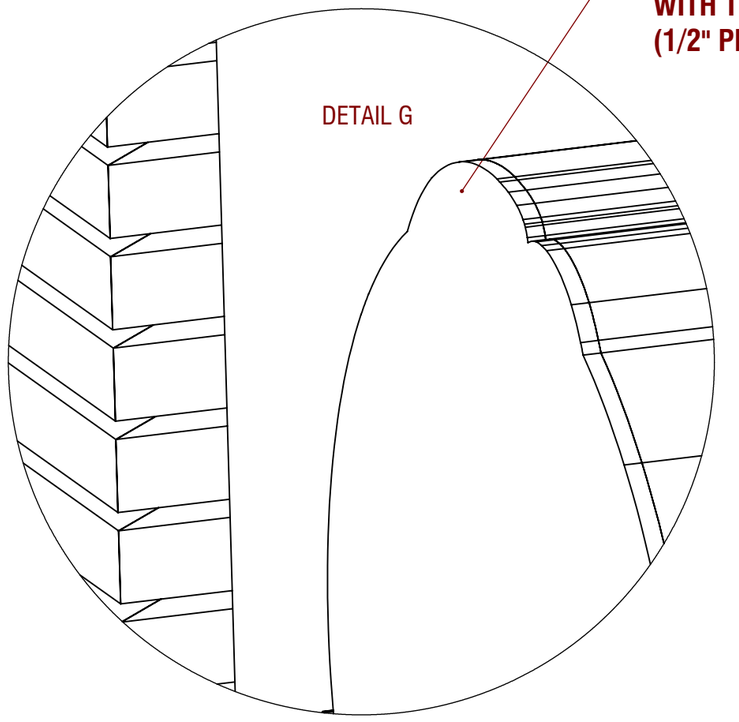
STAMPED DRAWINGS
☐ YES ☐ NO

Location:
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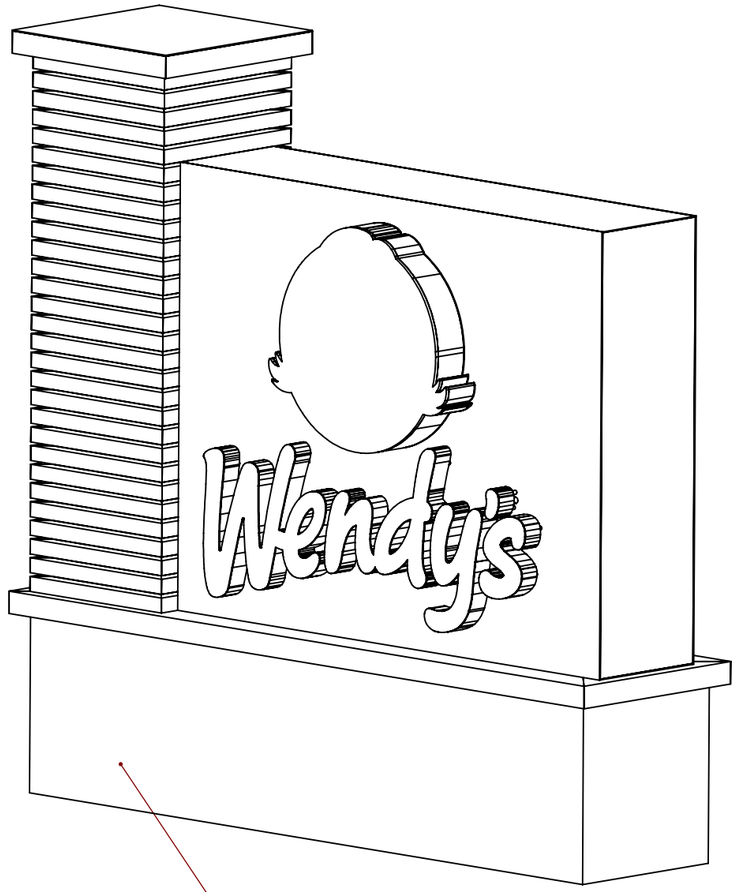
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9.0 CAD

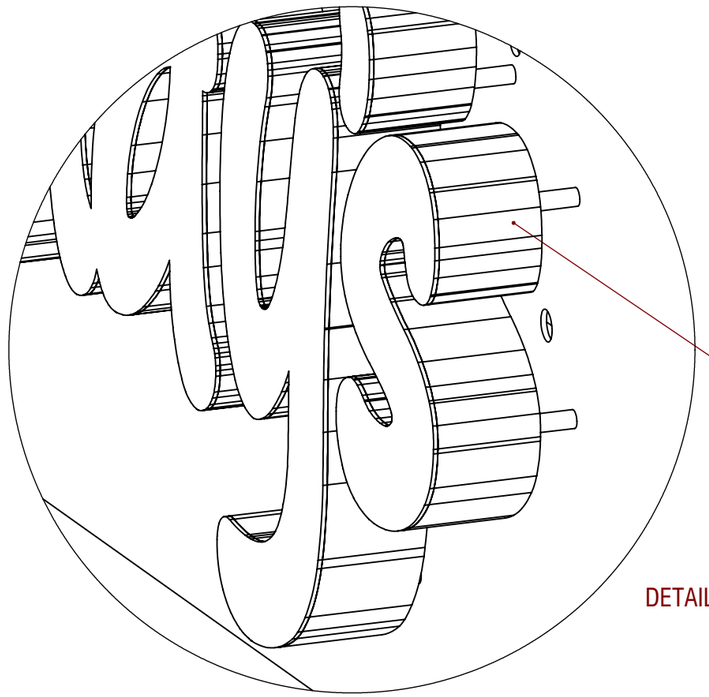




5" DEEP FABRICATED ALUMINUM LOGO WITH TRIMLESS 1" THICK WHITE ACRYLIC (1/2" PROJECTION).



BRICK BASE



DETAIL F

3" DEEP FABRICATED REVERSED CHANNEL LETTER WITH 1-1/2" SPACERS

Image Manufacturing Group

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

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WENDY'S - ALPHARETTA, GA

SO#:	XXXX
SR:	CRAIG
PM:	CRAIG
SCALE:	NOTED

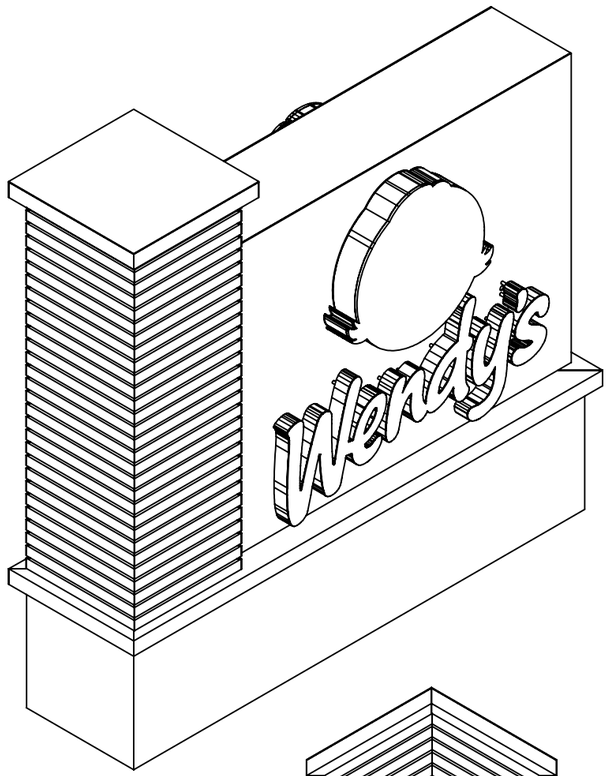
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DRAWN:	2/28/2022	SP
REVISED:	2/28/2022	
REVIEWED:		
RELEASED:		

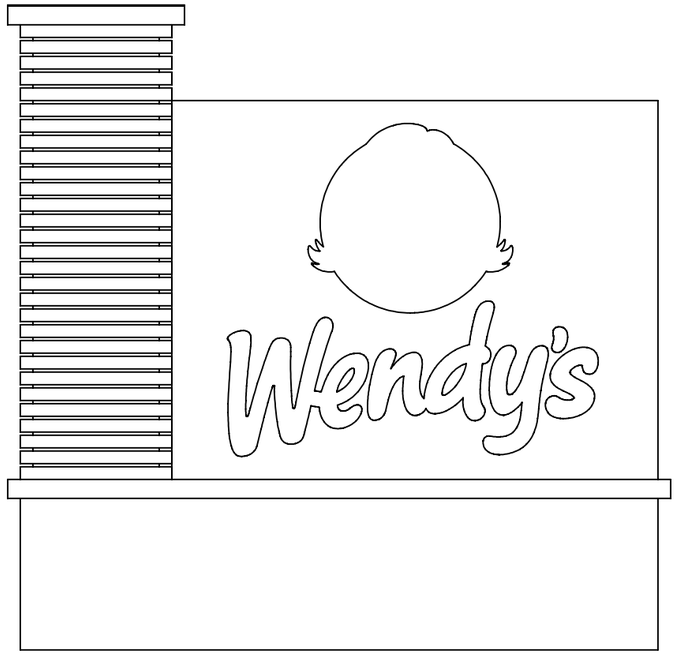
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5'-0" x 6'-5" MONUMENT SIGN

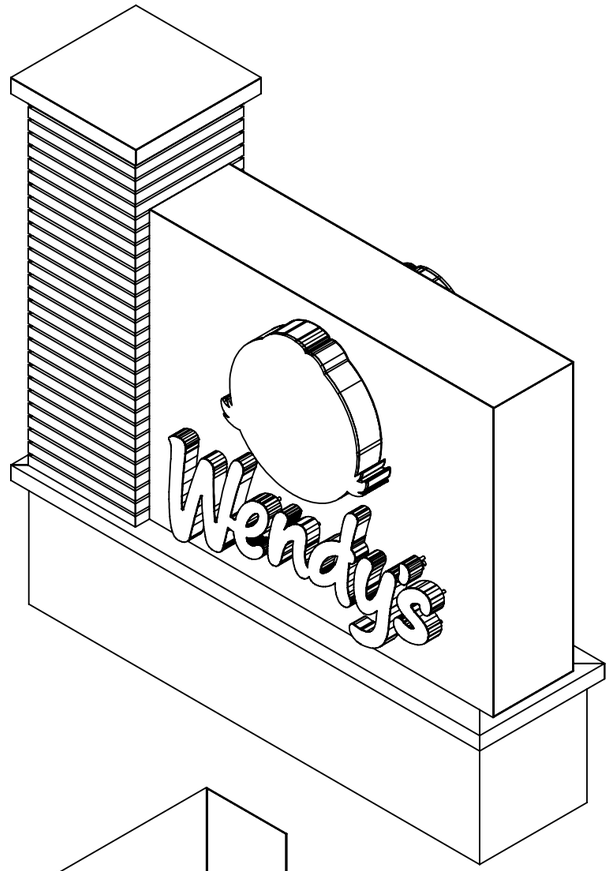
STAMPED DRAWINGS
☐ YES ☐ NO

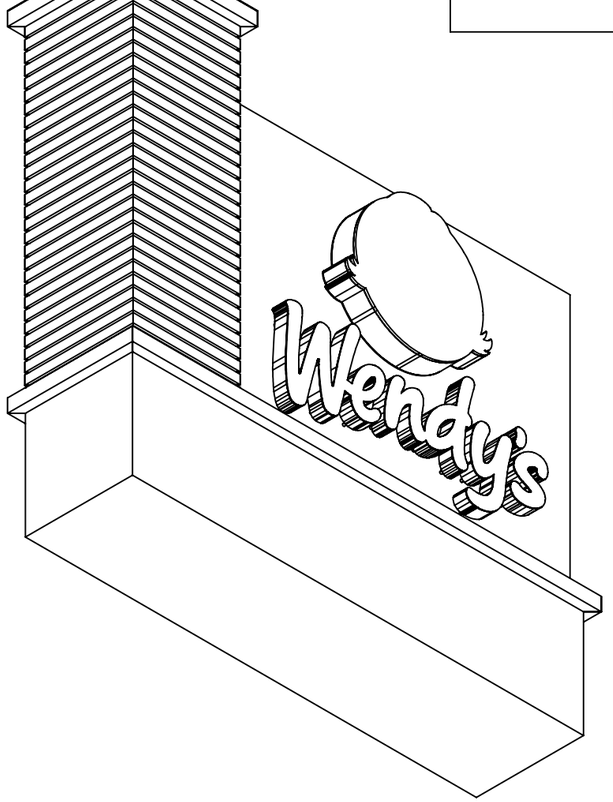
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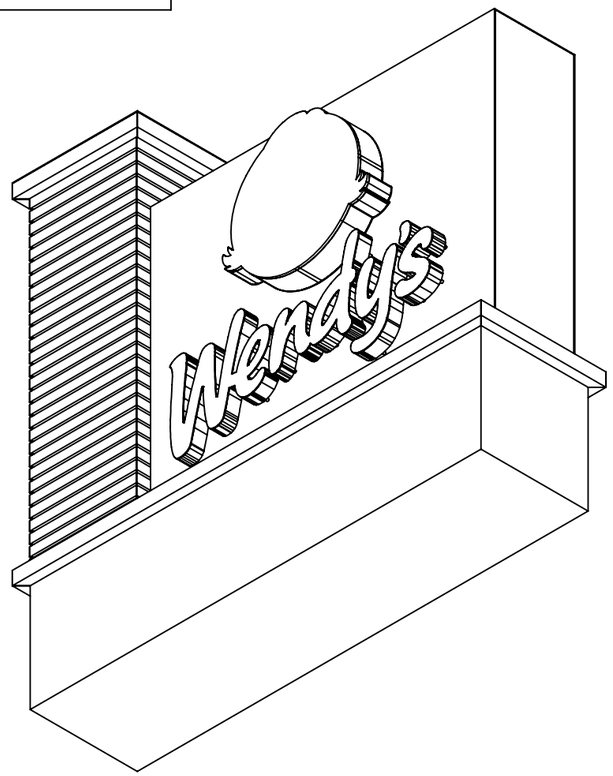
SolidWorks
File Name: REVISED MONUMENT SIGN_CAD.drw











ISOMETRIC VIEWS

Image Manufacturing Group

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

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WENDY'S - ALPHARETTA, GA

SO#:	XXXX
SR:	CRAIG
PM:	CRAIG
SCALE:	NOTED

	DATE:	DSR:
DRAWN:	2/28/2022	SP
REVISED:	2/28/2022	
REVIEWED:		
RELEASED:		

SIGN TYPE: 5x6.MON
5'-0" x 6'-5" MONUMENT SIGN

STAMPED DRAWINGS
☐ YES ☐ NO

Location:
\\IMG-SERVER\Engineering2\Wendys\Alpharetta, GA\9.0_ST-5x6_MON_DF MONUMENT SIGN\CAD\SOLIDWORKS\

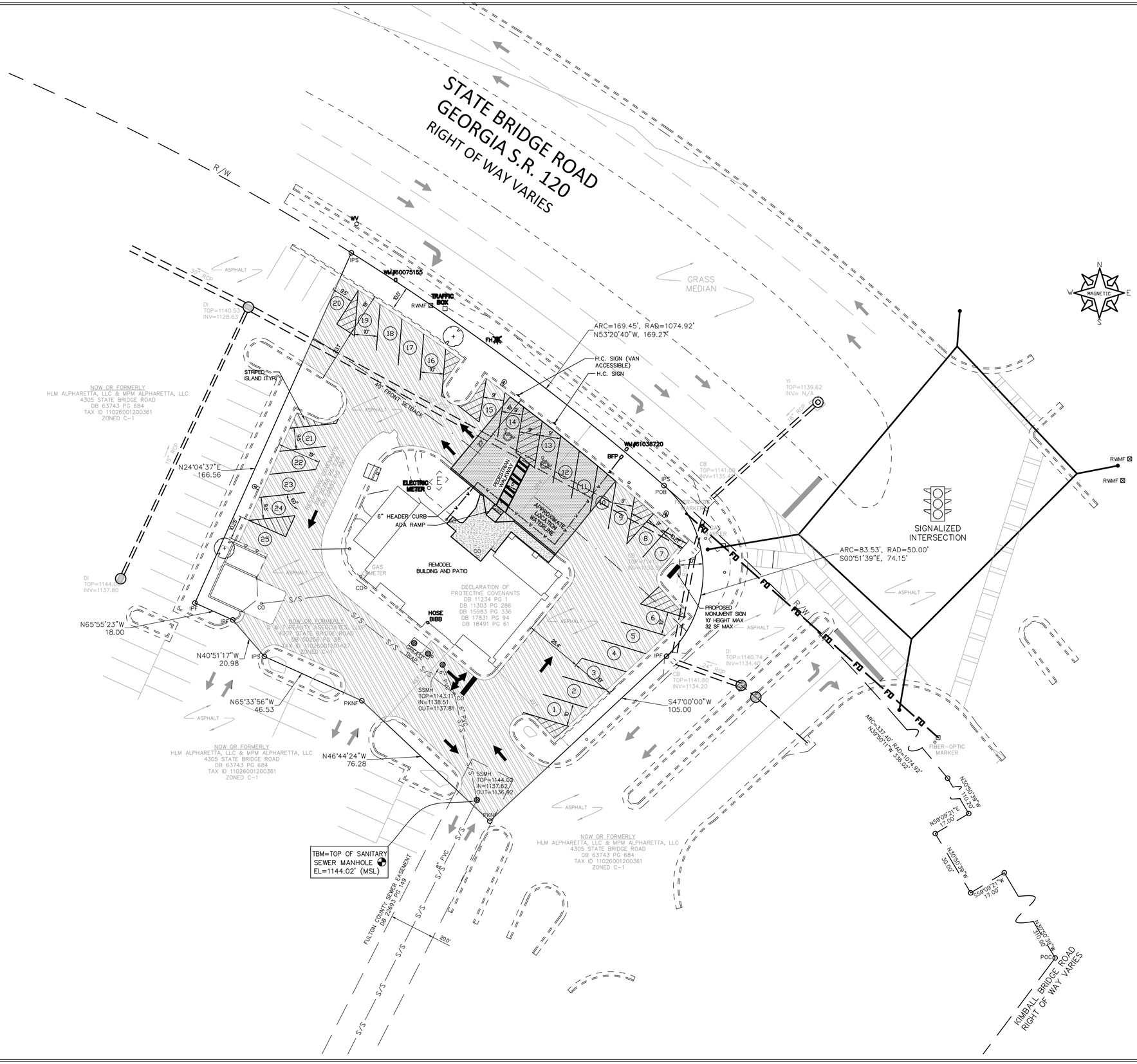
SolidWorks
File Name: REVISED MONUMENT SIGN_CAD.drw

Site Description

Wendy's - 4307 State Bridge Road

All of that tract or parcel of land lying and being in Land Lot 120 of the 1st District, 1st Section of Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection formed by the southwesterly Right of Way of State Bridge Road (variable Right of Way) and the westerly Right of Way of Kimball Bridge Road (variable Right of Way) and proceed thence northwesterly along the southwesterly Right of Way of State Bridge Road (variable Right of Way) then following courses and distances (1) North 30 Degrees 50 Minutes 39 Seconds West 310.00 feet (2) South 59 Degrees 09 Minutes 21 Seconds West 17.00 feet (3) North 30 Degrees 50 Minutes 39 Seconds West 30.00 feet (4) North 59 Degrees 09 Minutes 21 Seconds East 17.00 feet (5) North 30 Degrees 50 Minutes 39 Seconds West 110.20 feet (6) along a curve to the left having a radius of 1074.92 feet and an arc length of 337.40 feet being subtended by a chord of North 39 Degrees 50 Minutes 11 Seconds West for a distance of 336.02 feet to the Point of Beginning: thence leaving the southwesterly Right of Way of State Bridge Road (variable Right of Way) and proceed thence along a curve to the right having a radius of 50.00 feet and an arc length of 83.53 feet being subtended by a chord of South 00 Degrees 51 Minutes 39 Seconds East for a distance of 74.15 feet to a point, thence South 47 Degrees 00 Minutes 00 Seconds West for a distance of 105.00 feet to a point, thence North 46 Degrees 44 Minutes 24 Seconds West for a distance of 76.28 feet to a point; thence North 65 Degrees 33 Minutes 56 Seconds West for a distance of 46.53 feet to a point; thence North 40 Degrees 51 Minutes 17 Seconds West for a distance of 20.98 feet to a point, thence North 40 Degrees 51 Minutes 17 Seconds West for a distance of 20.98 feet to a point; thence North 65 Degrees 55 Minutes 23 Seconds West for a distance of 18.00 feet to a point; thence North 24 Degrees 04 Minutes 37 Seconds East for a distance of 166.57 feet to a point on the southwesterly Right of Way of State Bridge Road (variable Right of Way) following a curve to the right having a radius of 1074.92 feet and an arc length of 169.45 feet being subtended by a chord of South 53 Degrees 20 Minutes 40 Seconds East for a distance of 169.27 feet to the Point of Beginning containing 0.69 Acres.



SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
2. THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
3. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD MY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
4. "TYP" MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED
5. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN PROFESSIONAL ORGANIZATION FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
6. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS, UNLESS OTHERWISE NOTED.
7. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARDS.
8. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", LATEST EDITION.
9. THE PAVING CONTRACTOR IS TO COORDINATE WITH THE BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY BUILDINGS, SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
10. ALL DISCREPANCIES FOUND BY THE CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF THE OWNER/DEVELOPER AND ENGINEER OF RECORD PRIOR TO INSTALLATION OF ANY PAVEMENT.
11. EXISTING MANHOLE TOPS, INLETS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH FINISHED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
12. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.
13. ZONING - C-1 CORRIDOR OF INFLUENCE
14. FRONT BUILDING SETBACK - 40 FEET.

PAVING LEGEND

REFER TO SHEET C2.1 FOR DETAILS & SPECIFICATIONS

- REGULAR DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- A.D.A. TACTILE SURFACE
- 1.5" MILL & INLAY ASPHALT (9.5mm SUPERPAVE MIX)

20' 10' 0 20' 40' 60'

1"=20'

GSWCC LEVEL II CERT. NO 10875

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27224 CHRIS A. CARTER

02-18-22

DATE	NO.	REVISION	BY

Wendy's

MR. CARL HOOVER
HOOVER FOODS, INC
4030 JOHNS CREEK PARKWAY
SUWANEE, GEORGIA 30092
770-448-0300

SITE PLAN

FOR

HOOVER FOODS, INC

LOCATED
4307 STATE BRIDGE ROAD
LL 120 1ST DISTRICT 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

SCALE: 1"= 20' | JOB NO.: 6335 | DATE: 02-18-22

Harkleroad and Associates
ENGINEERS – LAND SURVEYORS
1608 TREE LANE, BUILDING A, SUITE 100, SNELLVILLE, GA. 30078
PHONE (770) 982-1996 / FAX: (770) 982-1998

COA | DONALD W. HARKLEROAD & ASSOCIATES, INC. | No. PEF000295, LSF000260 | EXPIRATION: 6-30-2022

SHEET C2.0

WENDY'S – 4307 STATE BRIDGE ROAD

Feb 28, 2022 - 10:46am
C:\Users\Ron Wilcox\Documents\6335\6335cp.dwg

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATION POINTS @ GRADE	Illuminance	Fc	1.29	11.7	0.0	N.A.	N.A.
PARKING & DRIVING SUMMARY	Illuminance	Fc	3.93	10.7	0.4	9.83	26.75

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE-20' MH	1.000	1.000	1.000	31922	232

PHOTOMETRIC PLAN

Total Project Watts_1
Total Watts = 928

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ▼ FAX (513) 793-6025

LIGHTING PROPOSAL LD-154803

WENDY'S
4307 STATE BRIDGE RD
ALPHARETTA,GA

BY:SAM(MVE)	DATE:11/15/21	REV:	SHEET 1 OF 1

SCALE: 1"=20' 0 20

Wendy's Restaurant – State Bridge Road



Wendy's - view from lighted intersection along State Bridge



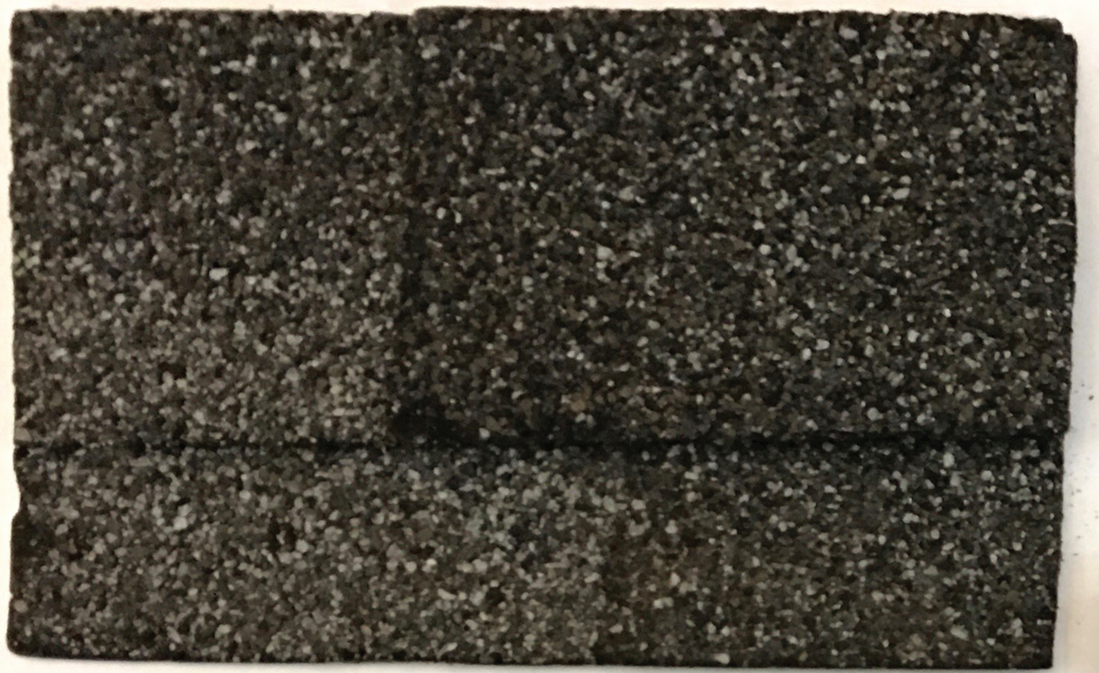
Taco Mac / Publix Shopping Center – south of Wendy's (adjoins Wendy's parking lot)



Shell Gasoline Station – east of Wendy's across State Bridge Road



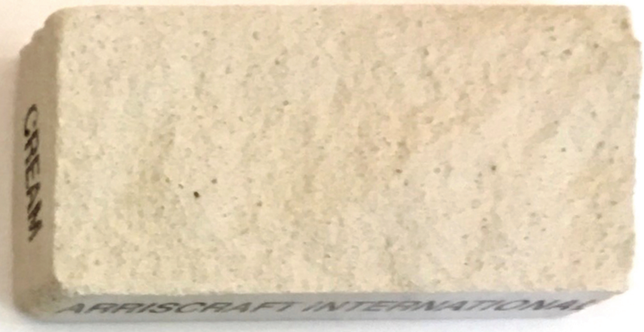
Chick-fil-a Restaurant – southeast of Wendy's across entrance into development



HIGH PROFILE ARCHITECTURAL SHINGLES (MATCH EXISTING)



CLEAR ANODIZED STOREFRONT FINISH
(TO MATCH EXISTING)



BIEGE SPLIT FACE CMU
(TO MATCH EXISTING)



BRICK / MORTAR (TO MATCH EXISTING)



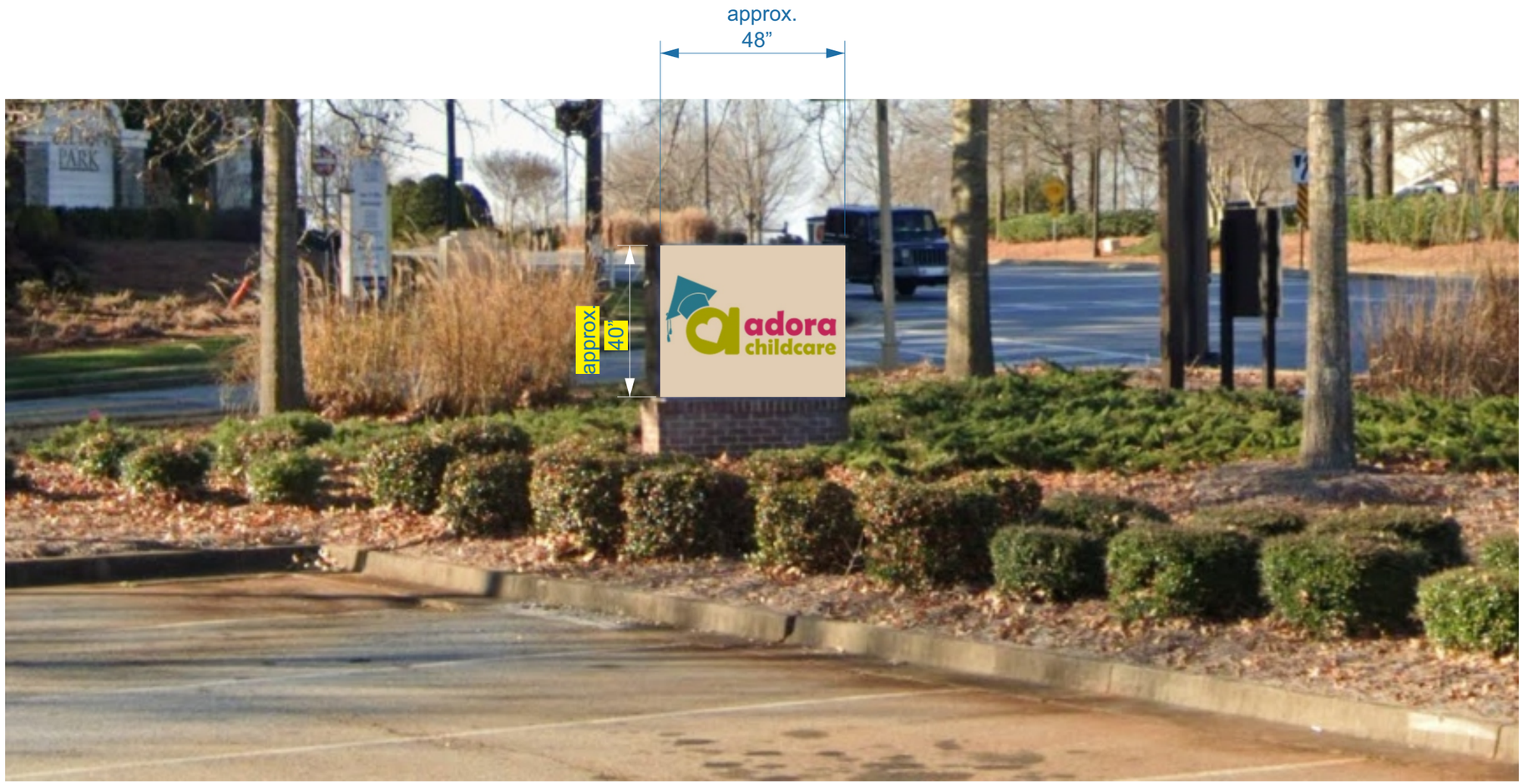
FIELD ACCENT

BIEGE HARD COAT STUCCO

ADORA CHILDCARE

ALPHARETTA, GEORGIA

INTERNALLY ILLUMINATED
WITH ROUTED FACES & 1/2” THK. PROJECTION
PUSH-THRU LOGO W/ APPLIED TRANSLUCENT VINYL
GRAPHICS



PROJECT:
ADORA CHILDCARE

LOCATION:
NA

CLIENT:
ADORA CHILDCARE

SALESMAN:
JASON MOORE

FILE:
ADORA CHILDCARE

ARTIST:
GT

SCALE:
N/A

DATE:
02/28/22

A1 SIGNS ATLANTA

A1SIGNS.COM
770.448.7446

6334 BUFORD HWY
NORCROSS, GA 30071

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INITIALS

DATE

PRIMARY WIRING
OF ADEQUATE VOLTAGE
AND CIRCUITS TO SIGN
FURNISHED & CONNECTED
BY CUSTOMER



FRONT ELEVATION

ADORA CHILDCARE

ALPHARETTA, GEORGIA

HFR ARCHITECTURE ENGINEERING
HILLFOLEYROSSI & ASSOCIATES, LLC

LEFT SIDE ELEVATION (NON-STREET FACING):

TOTAL SQUARE FOOTAGE	1619 S.F.
TOTAL SQUARE FOOTAGE WITHOUT GLAZING	858 S.F.
TOTAL PERCENT OF GLAZING	44%
TOTAL WALL SQUARE FOOTAGE	1619 S.F.
TOTAL WALL SQUARE FOOTAGE W/O STUCCO	1263 S.F.
TOTAL STUCCO SQUARE FOOTAGE	356 S.F.
TOTAL PERCENT OF STUCCO	22%

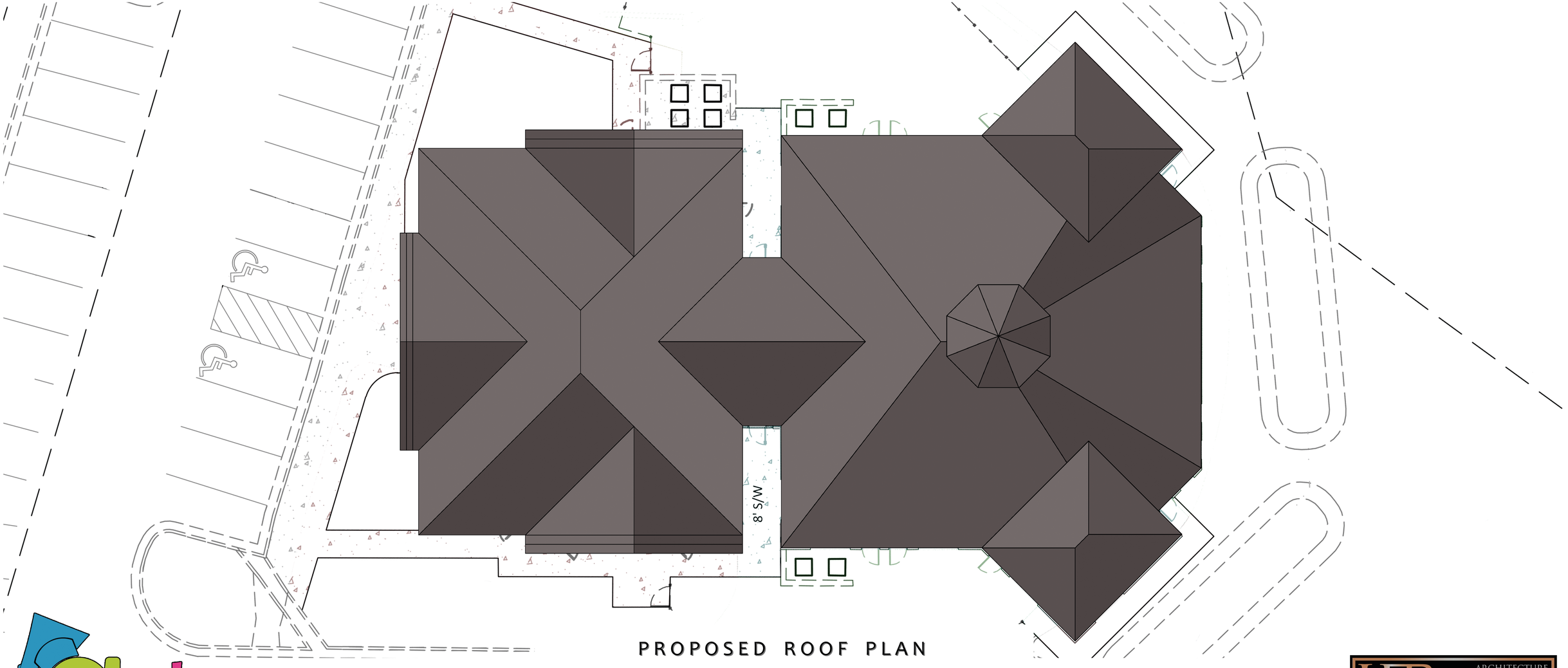


LEFT-SIDE ELEVATION

ADORA CHILDCARE

ALPHARETTA, GEORGIA

HFR HILLFOLEYROSSI & ASSOCIATES, LLC ARCHITECTURE ENGINEERING



adora childcare

PROPOSED ROOF PLAN

ADORA CHILDCARE

ALPHARETTA, GEORGIA

HFR HILLFOLEYROSSI & ASSOCIATES, LLC
ARCHITECTURE
ENGINEERING

REAR ELEVATION (NON-STREET FACING):

TOTAL SQUARE FOOTAGE	844 S.F.
TOTAL SQUARE FOOTAGE WITHOUT GLAZING	706 S.F.
TOTAL SQUARE FOOTAGE OF GLAZING	138 S.F.
TOTAL PERCENT OF GLAZING	16%
TOTAL PERCENT OF STUCCO	0%



REAR ELEVATION

ADORA CHILDCARE

ALPHARETTA, GEORGIA

HFR ARCHITECTURE ENGINEERING
HILLFOLEYROSSI & ASSOCIATES, LLC

RIGHT SIDE ELEVATION (STREET FACING):

TOTAL SQUARE FOOTAGE	1619 S.F.
TOTAL SQUARE FOOTAGE WITHOUT GLAZING	906 S.F.
TOTAL PERCENT OF GLAZING	45%
TOTAL WALL SQUARE FOOTAGE	1619 S.F.
TOTAL WALL SQUARE FOOTAGE W/O STUCCO	1263 S.F.
TOTAL STUCCO SQUARE FOOTAGE	356 S.F.
TOTAL PERCENT OF STUCCO	22%



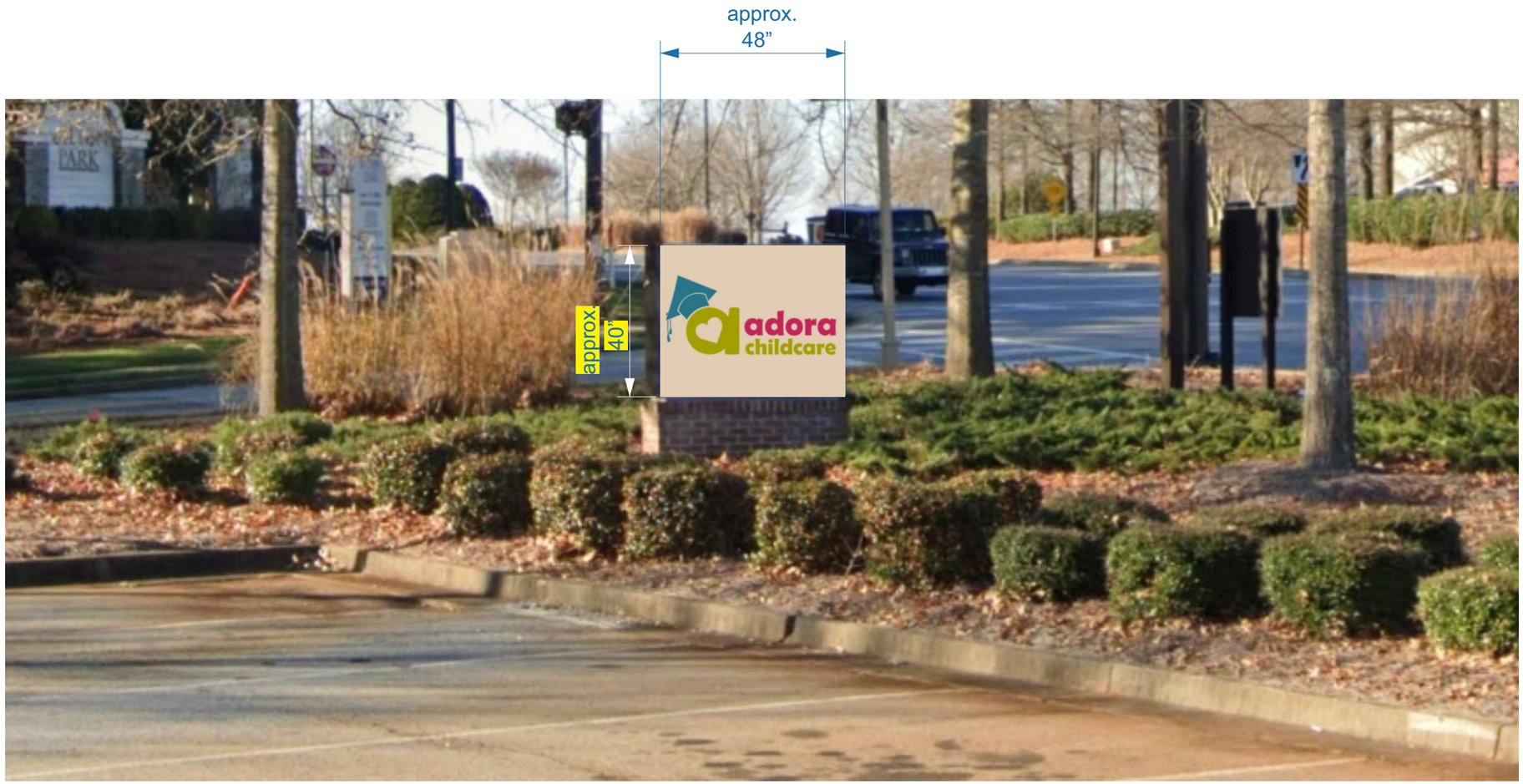
RIGHT-SIDE ELEVATION

ADORA CHILDCARE

ALPHARETTA, GEORGIA

HFR HILLFOLEYROSSI & ASSOCIATES, LLC
ARCHITECTURE
ENGINEERING

INTERNALLY ILLUMINATED
WITH ROUTED FACES & 1/2” THK. PROJECTION
PUSH-THRU LOGO W/ APPLIED TRANSLUCENT VINYL
GRAPHICS



PROJECT:
ADORA CHILDCARE

LOCATION:
NA

CLIENT:
ADORA CHILDCARE

SALESMAN:
JASON MOORE

FILE:
ADORA CHILDCARE

ARTIST:
GT

SCALE:
N/A

DATE:
02/28/22

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DATE

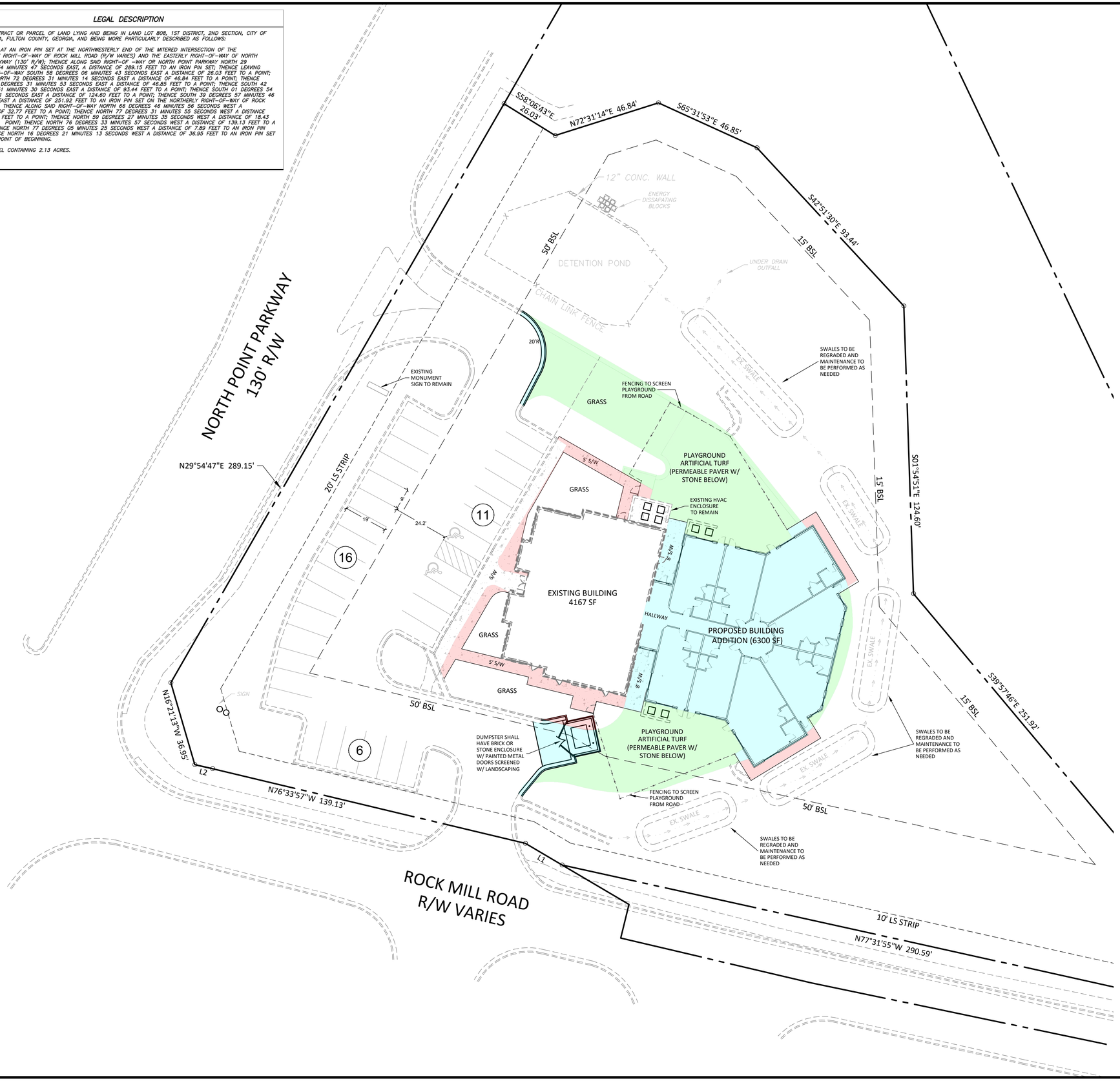
PRIMARY WIRING
OF ADEQUATE VOLTAGE
AND CIRCUITS TO SIGN
FURNISHED & CONNECTED
BY CUSTOMER

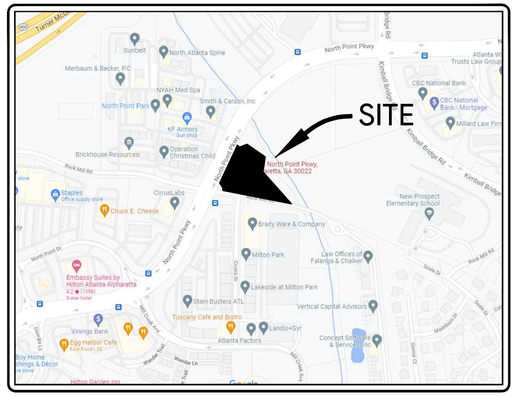
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 808, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWESTERLY END OF THE MITERED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD (R/W VARIES) AND THE EASTERLY RIGHT-OF-WAY OF NORTH POINT PARKWAY (130' R/W); THENCE ALONG SAID RIGHT-OF -WAY OR NORTH POINT PARKWAY NORTH 29 DEGREES 54 MINUTES 47 SECONDS EAST, A DISTANCE OF 289.15 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 58 DEGREES 06 MINUTES 43 SECONDS EAST A DISTANCE OF 26.03 FEET TO A POINT; THENCE NORTH 72 DEGREES 31 MINUTES 14 SECONDS EAST A DISTANCE OF 46.84 FEET TO A POINT; THENCE SOUTH 65 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 46.85 FEET TO A POINT; THENCE SOUTH 42 DEGREES 51 MINUTES 30 SECONDS EAST A DISTANCE OF 93.44 FEET TO A POINT; THENCE SOUTH 01 DEGREES 54 MINUTES 51 SECONDS EAST A DISTANCE OF 124.60 FEET TO A POINT; THENCE SOUTH 39 DEGREES 57 MINUTES 46 SECONDS EAST A DISTANCE OF 251.92 FEET TO AN IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY OF ROCK MILL ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 66 DEGREES 46 MINUTES 56 SECONDS WEST A DISTANCE OF 32.77 FEET TO A POINT; THENCE NORTH 77 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 290.59 FEET TO A POINT; THENCE NORTH 59 DEGREES 27 MINUTES 35 SECONDS WEST A DISTANCE OF 18.43 FEET TO A POINT; THENCE NORTH 76 DEGREES 33 MINUTES 57 SECONDS WEST A DISTANCE OF 139.13 FEET TO A POINT; THENCE NORTH 77 DEGREES 05 MINUTES 25 SECONDS WEST A DISTANCE OF 7.89 FEET TO AN IRON PIN SET; THENCE NORTH 16 DEGREES 21 MINUTES 13 SECONDS WEST A DISTANCE OF 36.95 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.13 ACRES.





GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE FULTON COUNTY/CITY OF ALPHARETTA, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.

2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JACKSON LAND SURVEYING P.C.; ADDRESS 200 MARILYN DRIVE EAST, FAYETTEVILLE, GA 30214, DATED 12-05-2021.

3. ACCORDING TO THE SURVEY PREPARED BY JACKSON LAND SURVEYING P.C., DATED 12-05-2021, "THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON F.I.R.M. NO. 13121C0067F, DATED 12-05-2021".

4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".

5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.

6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.

7. CONTRACTOR IS TO NOTIFY FULTON COUNTY/CITY OF ALPHARETTA INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. (INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT).

9. ALL SIGNAGE SHALL COMPLY WITH THE FULTON COUNTY/CITY OF ALPHARETTA ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.

10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE FULTON COUNTY/CITY OF ALPHARETTA PLANNING AND ZONING DEPARTMENT.

11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.

12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.

13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.

14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.

15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.

16. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

SITE ANALYSIS

EXISTING BUILDING AREA	4,167 S.F.
ADDITIONAL BUILDING AREA	6,300 S.F.
TOTAL BUILDING AREA	10,467 S.F.
REPLACEMENT IMPERVIOUS AREA - BLUE	7,350 S.F.
NEW PROPOSED IMPERVIOUS AREA - RED	1,457 S.F.
NEW PROPOSED PERVIOUS AREA -GREEN	6,350 S.F.
NET IMPERVIOUS AREA	-4,893 S.F.
TOTAL SITE AREA	3.53 ACRES

N

SCALE: 1" = 20'

20 0 20 40 60 FEET

GEORGIA REGISTERED No. 031310 PROFESSIONAL ENGINEER DAVID P. WHITE 02-24-22

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

SITE PLAN

ROCK MILL DAYCARE
5750 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

C201

21421

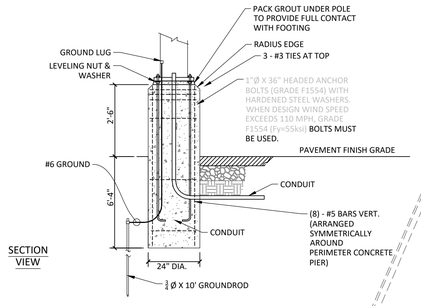
FEBRUARY 24, 2022

REVISIONS

Monday, February 21, 2022 11:42:46am (civLX-10)
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CONCRETE POLE LIGHT BASE

CSP-CPB



SECTION VIEW

SCALE: NONE

CUP-ANCBOLT

ANCHOR BOLT

NOTES:
1. ANCHOR BOLT PATTERN AND POLE SHOWN ABOVE ARE SCHEMATIC ONLY, ACTUAL BOLT PATTERN AND POLE MAY VARY.
2. ALL ANCHOR BOLTS AND POLE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

SCALE: NONE

LUMINARIE SCHEDULE

LABEL	MANUFACTURE	MODEL	QTY
EXISTING LIGHT POLE	UNKNOWN/TBD	UNKNOWN/TBD	11
PROP. WALL MOUNT	LSI INDUSTRIES	SLM-LED-12-SIL-FT-40-70CRI-IL	2

SITE ANALYSIS

PARKING AREA STATISTICS	
AVERAGE	1.43 FC
MAXIMUM	6.9 FC
MINIMUM	0.0 FC
AVG/MIN RATIO	0.00
MAX/MIN RATIO	4.83

SITE UTILITY NOTES

1. THE LOCATION AND ELEVATION OF EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES AND ALL CONFLICTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

2. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OF EXISTING UTILITIES SUCH AS POWER AND TELEPHONE POLES AND THE COORDINATION OF SUCH THE PROPER UTILITY OWNER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/ OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS.

5. CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

6. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.

PHOTOMETRIC NOTES

1. LUMINARIES MUST BE SHIELDED TO LIMIT GLARE, SKY GLOW, AND LIGHT TRESPASS CASE BY EMISSION FROM LUMINARIES.

2. NEGATIVE IMPACTS OF THE SITE LIGHTING ON NEIGHBORING PROPERTIES WERE REDUCED VIA THE FOLLOWING METHODS:
   1. LED LUMINAIRE FIXTURES WERE UTILIZED BECAUSE OF THEIR DIRECTIONAL LIGHTING CHARACTERISTICS WHICH LIMITS EXCESS LIGHT ON ADJACENT PROPERTIES
   2. A CAREFUL PHOTOMETRIC ANALYSIS WAS PREFORMED TO ENSURE ADEQUATE LIGHTING ON THE SITE AND TO ENSURE THAT PROPER LEVELS WERE ACHIEVED AT THE BOUNDARY OF THE PROPERTY (AGI32 18.2 ILLUMINATION ENGINEERING SOFTWARE WAS USED FOR THIS ANALYSIS)

3. PARKING LIGHTING SHALL BE MOUNTED AT 25'-0".

4. WALL PACK LIGHTING SHALL BE MOUNTED AT 15'-0".

PHOTOMETRIC DESIGN NOTE

1. LIGHT POLE LOCATION AND FIXTURE COUNTS KNOWN, BUT BULB TYPE WAS UNKNOWN FOR THIS PRELIMINARY LIGHTING PLAN. EXACT LIGHT POLE FIXTURE/BULB TYPES WILL BE DETERMINED FOR FINAL LIGHTING PLAN.

PHOTOMETRIC DISCLAIMER

PHOTOMETRIC VALUES ARE A COMPUTER GENERATED PREDICTION OF THE AMOUNT OF LIGHT FOR THIS SPECIFIC PROJECT. THIS PREDICTION DOES NOT TAKE INTO ACCOUNT SITE ELEVATIONS OR CHANGES IN GRADE. IT IS BASED ON THE SPECIFIC FIXTURES LISTED IN THE LUMINAIRE SCHEDULE. OTHER FACTORS THAT CAUSE ACTUAL LIGHT LEVELS TO DIFFER FROM THE LIGHT LEVELS PREDICTED INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL SUPPLY, EQUIPMENT TOLERANCES, INSTALLATION DETAILS, LAMP/BALLAST INTERACTION, THERMAL FACTORS, OBSTRUCTIONS, AND OTHER FACTORS BEYOND THE DESIGNER'S CONTROL.

N

SCALE: 1" = 20'

20 0 20 40 60 FEET

GEORGIA REGISTERED No. 031310 PROFESSIONAL ENGINEER DAVID P WHITE
02-24-22

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
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PHOTOMETRIC PLAN

ROCK MILL DAYCARE
5750 NORTH POINT PARKWAY
ALPHARETTA, GA 30022

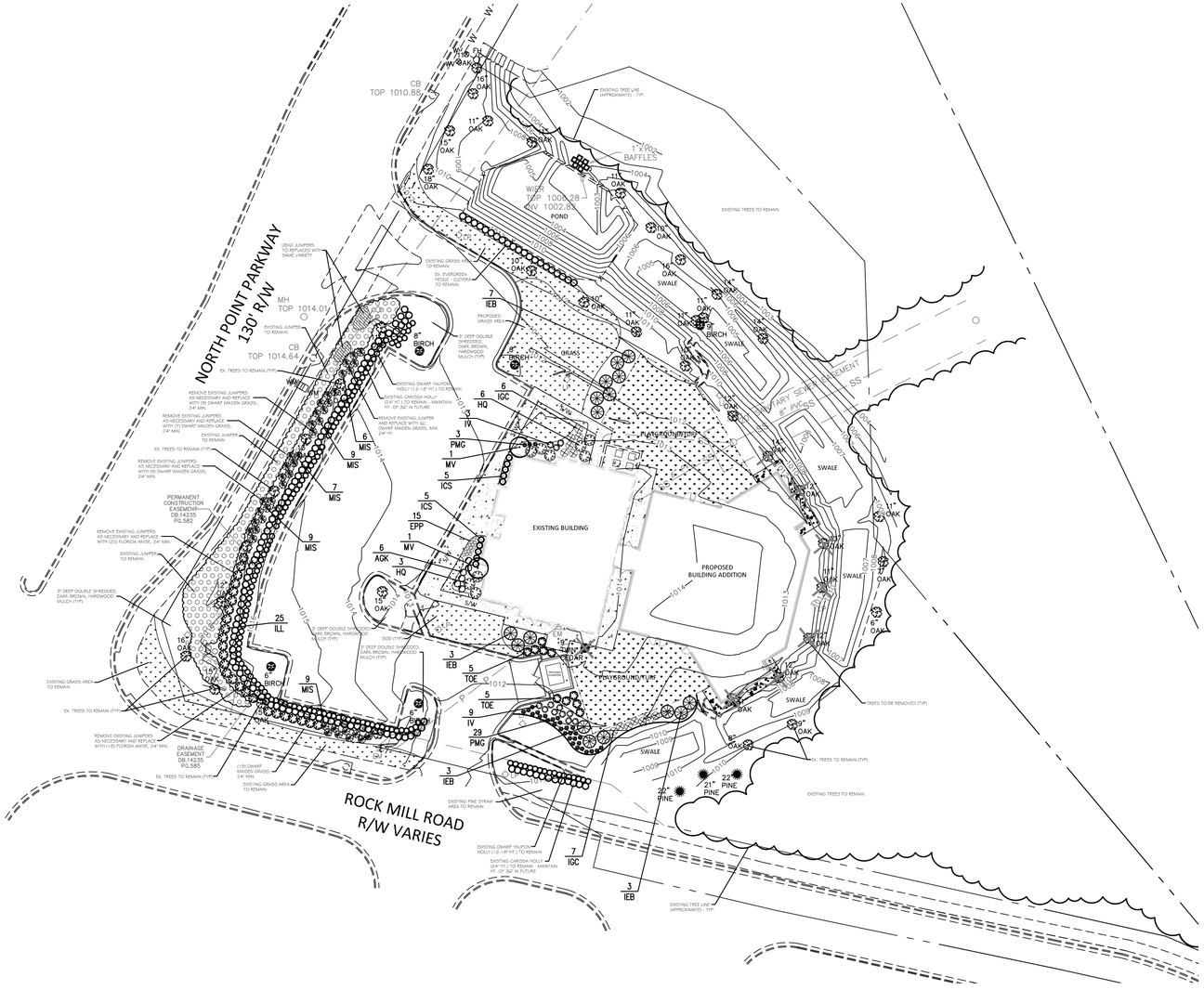
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21421

FEBRUARY 24, 2022

REVISIONS

Wednesday, May 22, 2019 01:15:43pm, (cvLXTD-PC) D:\Projects\Civilogistix\Projects\Rock Mill Daycare\Revit Export\ACAD_cvLX Titleblock Template 05-20-19.dwg [D305]


NORTH POINT PARKWAY
130' R/W
ROCK MILL ROAD
R/W VARIES
EXISTING BUILDING
PROPOSED
BUILDING ADDITION
PERMANENT
CONSTRUCTION
EASEMENT
DB.14235
PG.582
DRAINAGE
EASEMENT
DB.14235
PG.585
POND
TOP 1010.88
TOP 1014.01
TOP 1014.64
WSE 1000.28
INV 1002.83
BAFFLES
EXISTING TREES TO REMAIN
EX. TREES TO REMAIN (TYP)
EXISTING TREE LINE (APPROXIMATE) - TYP.
TREES TO BE REMOVED (TYP)
EXISTING GRASS AREA TO REMAIN
EXISTING PINE STRAW AREA TO REMAIN
EXISTING JUNIPER TO REMAIN
EXISTING DWARF YAUPON HOLLY (12-18" HT.) TO REMAIN
EXISTING CARISSA HOLLY (24" HT.) TO REMAIN - MAINTAIN HT. OF 36" IN FUTURE
PROPOSED GRASS AREA
3" DEEP DOUBLE SHREDDED, DARK BROWN, HARDWOOD MULCH (TYP)
REMOVE EXISTING JUNIPERS AS NECESSARY AND REPLACE WITH (9) DWARF MAIDEN GRASS, 24" MIN.
REMOVE EXISTING JUNIPERS AS NECESSARY AND REPLACE WITH (8) DWARF MAIDEN GRASS, 24" MIN.
REMOVE EXISTING JUNIPERS AS NECESSARY AND REPLACE WITH (20) DWARF MAIDEN GRASS, 24" MIN.
REMOVE EXISTING JUNIPERS AS NECESSARY AND REPLACE WITH (20) FLORIDA ANISE, 24" MIN.
REMOVE EXISTING JUNIPERS AS NECESSARY AND REPLACE WITH (18) FLORIDA ANISE, 24" MIN.
REMOVE EXISTING JUNIPER AND REPLACE WITH (6) DWARF MAIDEN GRASS, MIN. 24" HT.
(18) DWARF MAIDEN GRASS, 24" MIN.
DEAD JUNIPERS TO REPLACED WITH SAME VARIETY
EX. EVERGREEN HEDGE - CLEVERA TO REMAIN
EXISTING GRASS AREA TO REMAIN
EXISTING JUNIPER TO REMAIN
EXISTING PINE STRAW AREA TO REMAIN
EXISTING DWARF YAUPON HOLLY (12-18" HT.) TO REMAIN
EXISTING CARISSA HOLLY (24" HT.) TO REMAIN - MAINTAIN HT. OF 36" IN FUTURE
EXISTING TREES TO REMAIN
EXISTING TREE LINE (APPROXIMATE) - TYP.
SWALE
DRAINAGE EASEMENT
SS
EX. TREES TO REMAIN (TYP)
EXISTING GRASS AREA TO REMAIN
EXISTING JUNIPER TO REMAIN
EXISTING GRASS AREA TO REMAIN
EXISTING PINE STRAW AREA TO REMAIN
EXISTING DWARF YAUPON HOLLY (12-18" HT.) TO REMAIN
EXISTING CARISSA HOLLY (24" HT.) TO REMAIN - MAINTAIN HT. OF 36" IN FUTURE
EXISTING TREE LINE (APPROXIMATE) - TYP.
EXISTING TREES TO REMAIN
PROVIDE JUNCTION BOX
EX. TREES TO REMAIN (TYP)
EXISTING TREES TO REMAIN
EX. TREES TO REMAIN (TYP)
EXISTING GRASS AREA TO REMAIN
EXISTING PINE STRAW AREA TO REMAIN
EXISTING DWARF YAUPON HOLLY (12-18" HT.) TO REMAIN
EXISTING CARISSA HOLLY (24" HT.) TO REMAIN - MAINTAIN HT. OF 36" IN FUTURE
EXISTING TREE LINE (APPROXIMATE) - TYP.


BOCADO
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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 yourresponses, 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
Alpharetta2 Park
Plaza
Alpharetta, GA
30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will beadded 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: Bocado Burger Co., LLC

Location Address: 2820 Old Milton Parkway, Alpharetta, GA 30009

Mailing Address: 5300 New London Trace

City: Atlanta State: GA Zip Code: 30327 -

Contact For All Notifications: Brian Lewis

Contact Telephone: 404 - 704 - 5850 Mobile Telephone: 404 - 704 - 5850

Fax: - -

Email:Contact's Re brian@bocadoatlanta.com

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 isrequired 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 groundcovers
- Seasonal beds

Signage Review

☐ Overall site plan drawing indicating locations of groundsigns 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 allfacades of the building(s)

☒ All exterior material and color samples (Shall be broughtto 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 o n e (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 individualdocuments 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 by17 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.

This Application For (Check all that apply):

- ☐ Addition
- ☐ Auxiliary
- ☐ Modification toExterior
- ☐ New

Structure ☐ Color

Selection ☐

Material Selection

Construction ☐

Signage

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

Application Fees:		
Any sign or remodel review within the	$	175.00
All other	$	300.00
Total		

DESIGN REVIEW BOARD REVIEW

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

We are painting the building alabaster white. We feel that our color selection is flattering into the development and complimentary surrounding community.

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

- [x] Yes
- [ ] No


Milton Pkwy
BOCADO
AVALON


Milton Pkwy
BOCADO
AVALON

THE Gathering

ALPHARETTA



WOOD SIDING:



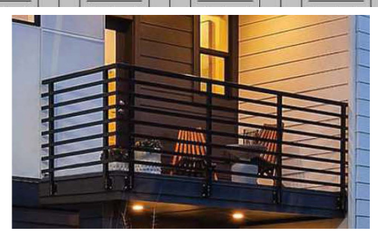


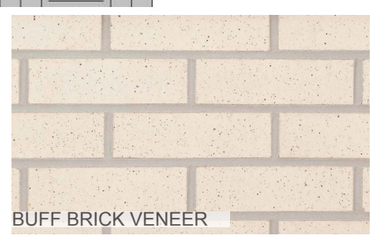


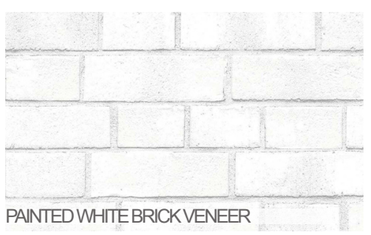









BUFF BRICK VENEER


PAINTED WHITE BRICK VENEER


SMOOTH WHITE LAP SIDING - 8" EXPOSURE


SMOOTH WHITE LAP SIDING - 4" EXPOSURE



WOOD SIDING:

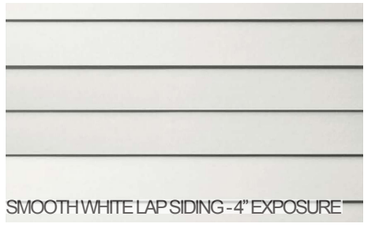








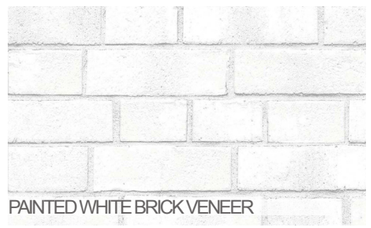




SMOOTH WHITE LAP SIDING - 4" EXPOSURE



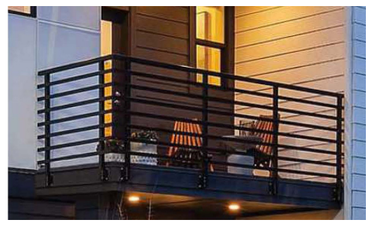
SMOOTH WHITE LAP SIDING - 8" EXPOSURE



PAINTED WHITE BRICK VENEER



BUFF BRICK VENEER







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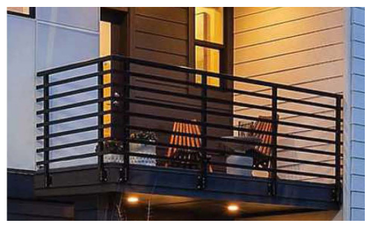




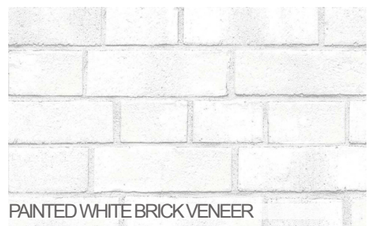









BUFF BRICK VENEER


PAINTED WHITE BRICK VENEER


SMOOTH WHITE LAP SIDING - 8" EXPOSURE


SMOOTH WHITE LAP SIDING - 4" EXPOSURE



WOOD SIDING:









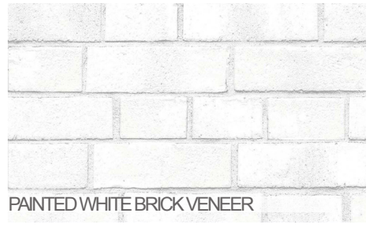




SMOOTH WHITE LAP SIDING - 4" EXPOSURE



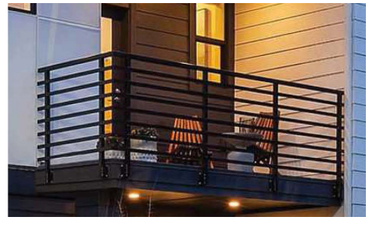
SMOOTH WHITE LAP SIDING - 8" EXPOSURE



PAINTED WHITE BRICK VENEER



BUFF BRICK VENEER





TOWN HOME: ANNISTON



TOWN HOME: ADELINE





PEDESTRIAN LIGHT:
LUMENPULSE ALLEGRA - ‘TYPE G’



POLE TYPE
‘QB6-QB8’



TRASH RECEPTACLE - FORMS AND SURFACES -
UNIVERSAL LITTER & RECYLCING









BIKE RACK
LANDSCAPE FORMS - LOOP BIKE RACK



BENCH: ‘VECTOR SEATING SYSTEM’
FORMS AND SURFACES


EST
2018
OCEAN
& ACRE


alouette
atelier pâtisserie


MARKET
FOX


MERCHANT

DARLING&CO


RW
Design & Exchange


Morning


GON
GAR

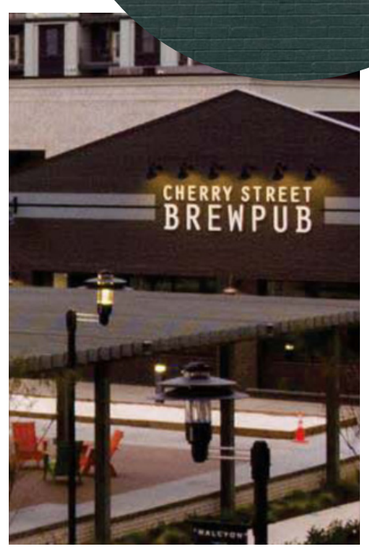

popbar
130


MAGNOLIA
Press
COFFEE
CO


melt


HADDO
YARD 47


CHIRINGA


CHERRY STREET
BREWPUB





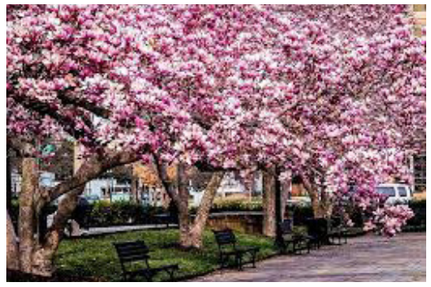










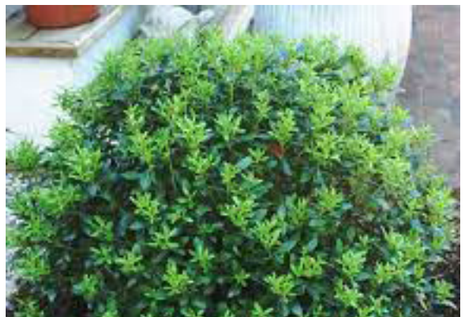












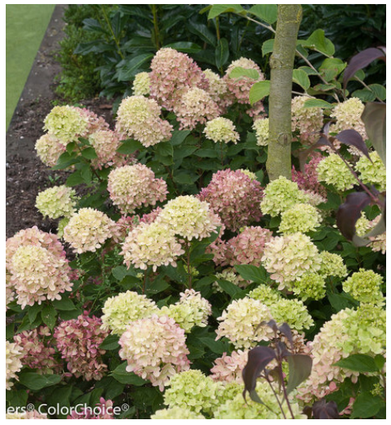











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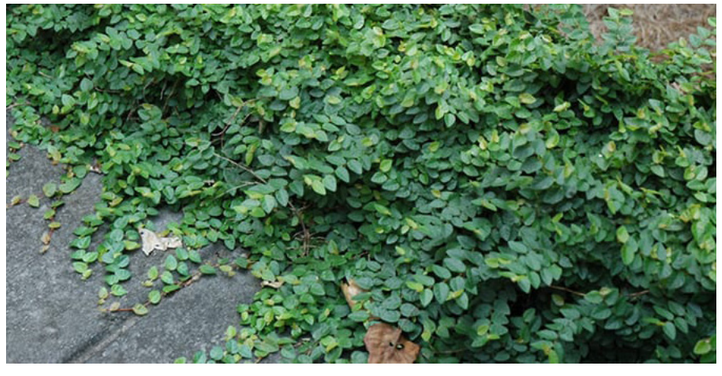


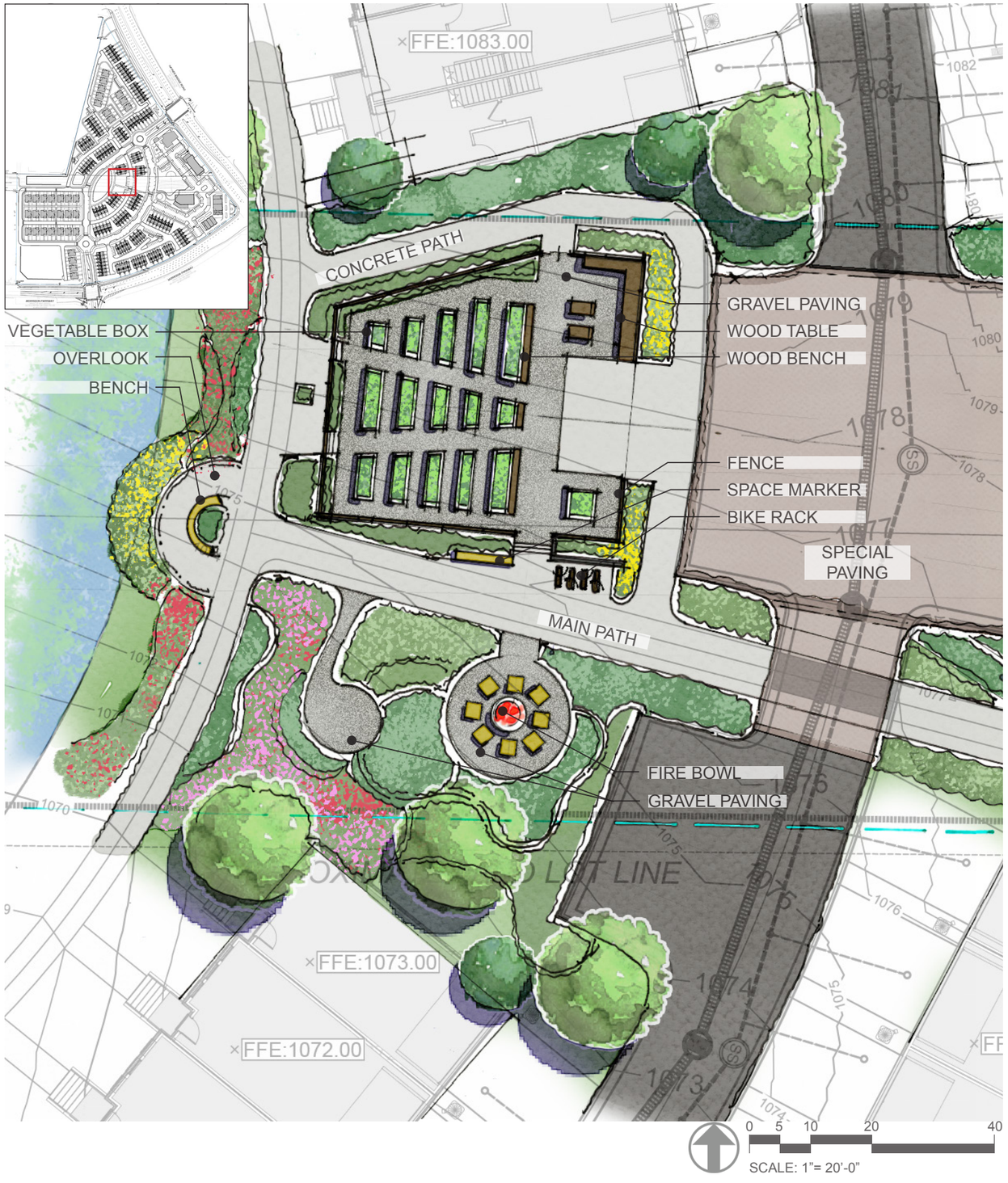











FFE:1083.00
CONCRETE PATH
VEGETABLE BOX
OVERLOOK
BENCH
GRAVEL PAVING
WOOD TABLE
WOOD BENCH
FENCE
SPACE MARKER
BIKE RACK
SPECIAL PAVING
MAIN PATH
FIRE BOWL
GRAVEL PAVING
FFE:1073.00
FFE:1072.00
0 5 10 20 40
SCALE: 1"= 20'-0"












BIKE RACK
TRELLIS
BENCH
RETAINING WALL
COLUMN
PLAY STRUCTURE
BENCH
FENCE
ARTIFICIAL GRASS W/ TUNNELS
FEATURE WALL
STONE PAVING
BENCH
PING PONG TABLE
STEPS
BENCH/ SPACE MARKER
ARTIFICIAL GRASS
SWING SET
MULCH OR OTHER PLAYGROUND PAVING
ENTRANCE
FEATURE WALL
CONCRETE PAVING W/ TEMPORARY SHADE
BENCH/ SPACE MARKER
BIKE RACK
ENTRY WALL
BIKE RACK
FFE:1078.00
FFE:1076.00
FFE:1076.00
FFE:1074.00
0
15
30
60
SCALE: 1"= 30'-0"





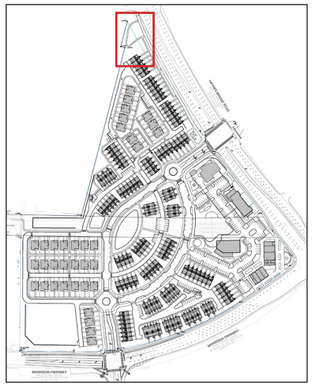














NOTE:
TRAIL SYSTEM TO BE FIELD LOCATED
THROUGH EXISTING TREE STAND.

0 5 10 20 40

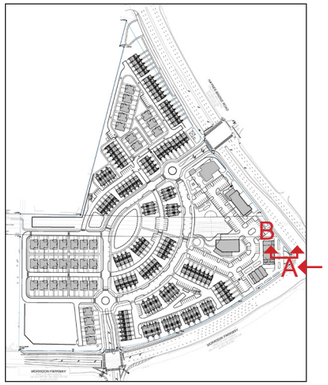
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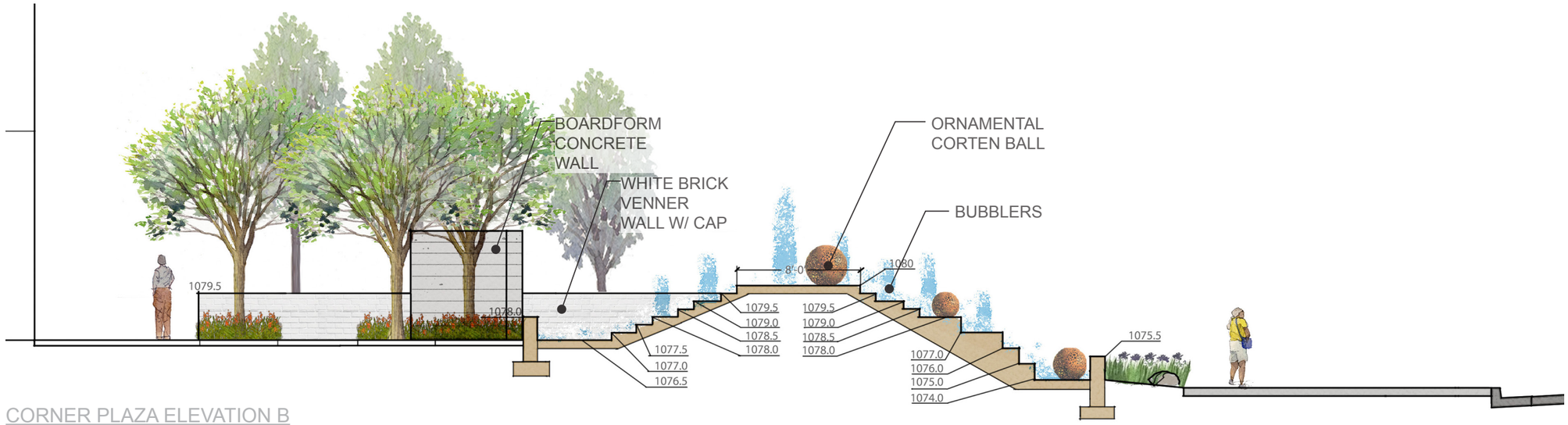




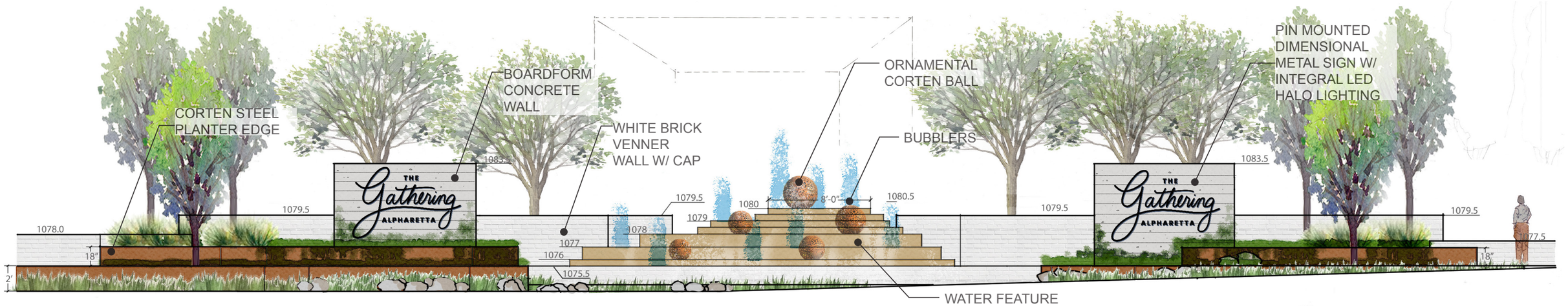




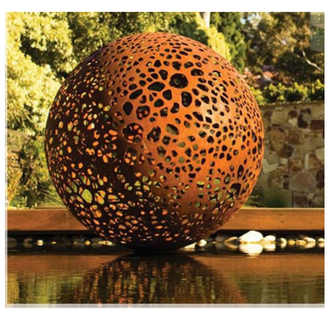




CORNER PLAZA ELEVATION B

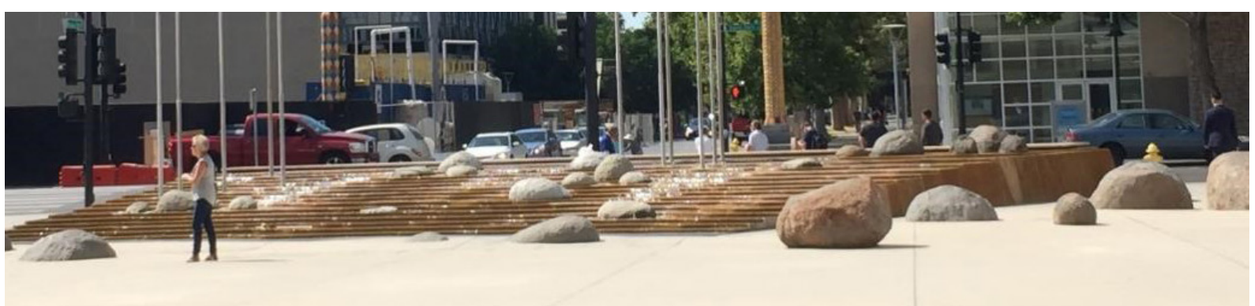


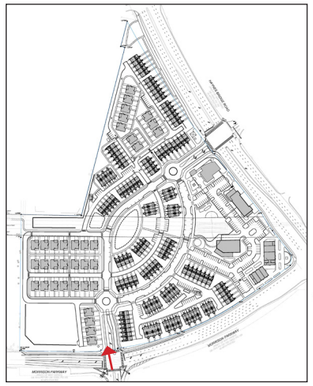
CORNER PLAZA ELEVATION A



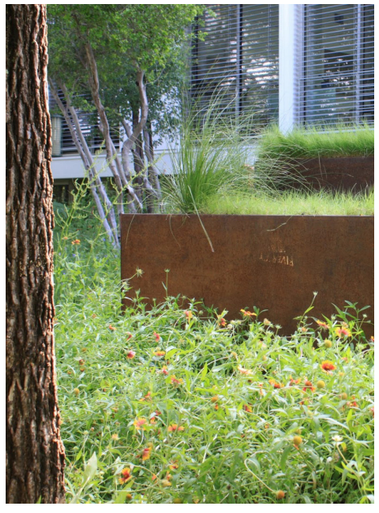


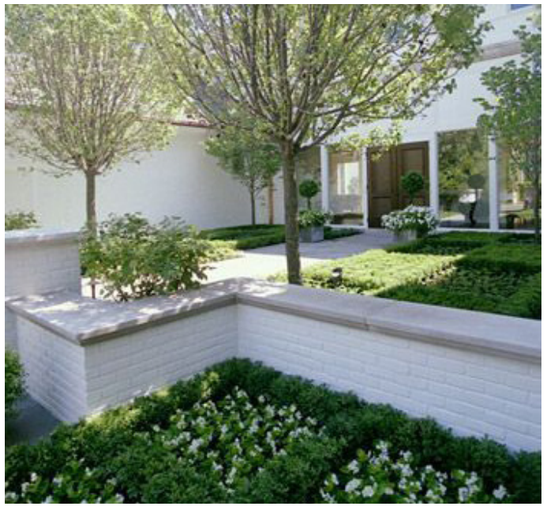






STEEL FRAME
PIN MOUNTED DIMENSIONAL METAL SIGN W/ INTEGRAL LED HALO LIGHTING
BOARDFORM CONCRETE WALL
WHITE BRICK VENNER WALL W/ CAP
THE Gathering ALPHARETTA
11’-0”
4’-0”
4’-0”
LOW WALL WITH ALPHA LOOP
4’-0”
12’-0”
50’-0”
CORTEN STEEL
PLANTER EDGE
0
3
6
12



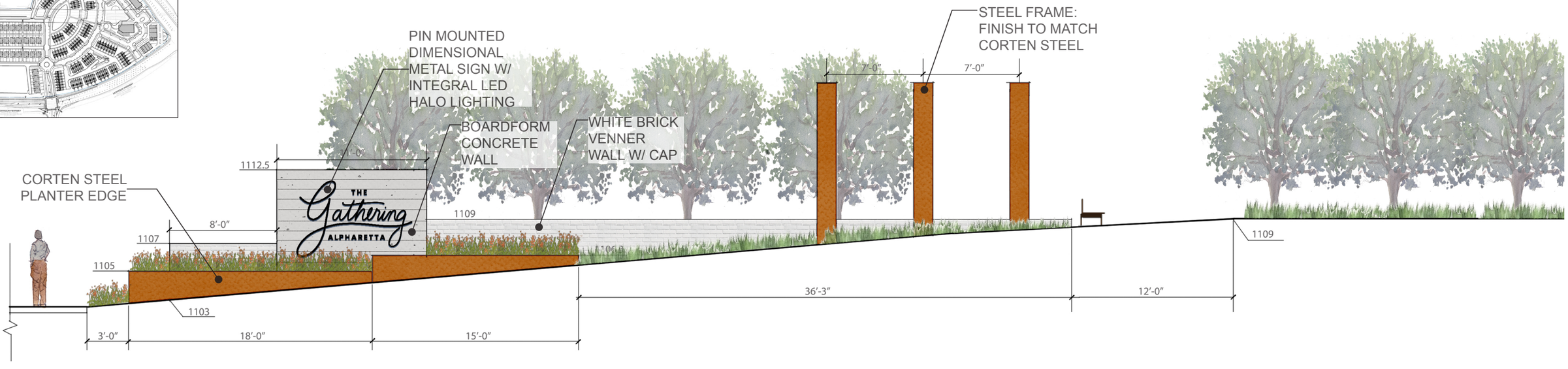












HAYNES BRIDGE MONUMENT ELEVATION A







CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

DRB220001
2/28/2022 JC
$ 300 ✓

Property Owner Information:

Property Owner Name: WB HOLDINGS - STONEWOOD, LLC

Physical Address: 12650 CRABAPPLE ROAD, SUITE 200

Mailing Address: SAME

City: MILTON State: GA Zip Code: 30004 -

Owner Telephone: 678 - 297 - 2700 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): JOSHUA BARNES Date: 2/7/22

Owner Signature: [signature]

Property Information:

Address (If Assigned): 670 NORTH MAIN STREET, ALPHARETTA, GA 30004

Tax ID or Map Reference Number: 22-4960111044 98

Land Lot(s): 1110 & 1123 District: 2ND Section: 2ND

Existing Zoning of Property: C-1 Existing Uses of Property: SHOPPING CENTER

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

Applicant Signature: [signature] Date: 2/7/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

It matches the existing building.

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

Not applicable

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: WB HOLDINGS - STONEWOOD, LLC

Physical Address: 12650 CRABAPPLE ROAD, SUITE 200

Mailing Address: SAME

City: MILTON State: GA Zip Code: 30004 -

Owner Telephone: 678 - 297 - 2700 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): JOSHUA BARNES Date: 7/7/22

Owner Signature:

Property Information:

Address (If Assigned): 670 NORTH MAIN STREET, ALPHARETTA, GA 30004

Tax ID or Map Reference Number: 22-496011104498

Land Lot(s): 1110 & 1123 District: 2ND Section: 2ND

Existing Zoning of Property: C-1 Existing Uses of Property: SHOPPING CENTER

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: 7/7/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

It matches the existing building.

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

Not applicable



PROPOSED ELEVATION

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



EXISTING CONDITIONS

ORKIN & ASSOCIATES INVESTMENTS

STONEWOOD VILLAGE

Suvidha International Market

PROPOSED ELEVATION
01 MARCH 2022

PIEPER O'BRIEN HERR ARCHITECTS

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 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	Meeting Schedule
January 03, 2022	January 21, 2022
February 01, 2022	February 18, 2022
March 01, 2022	March 18, 2022
April 01, 2022	April 22, 2022
May 02, 2022	May 20, 2022
June 01, 2022	June 17, 2022
July 01, 2022	July 15, 2022
August 02, 2022	August 19, 2022
September 01, 2022	September 16, 2022
October 03, 2022	October 21, 2022
November 01, 2022	November 18, 2022
December 01, 2022	December 09, 2022

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: SEDG Investments LLC,

Location Address: 119 Roswell Street, Alpharetta, GA 30009

Mailing Address: 119 Roswell Street,

City: Alpharetta State: GA Zip Code: 30009 -

Contact For All Notifications: Kenny Ellsworth

Contact Telephone: 678 - 592 - 9676 Mobile Telephone: - - -

Fax: - - - Email: kenny@studiosogo.com

Contact's Relation To Business: Architect

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: SEDG Investments LLC, Chris Sedgwick Manager

Physical Address: 119 Roswell Street, Alpharetta, GA 30009

Mailing Address: 13050 Bethany Road

City: Milton State: GA Zip Code: 30009 -

Owner Telephone: 404 - 539 - 8136 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): Chris Sedgwick for SEDG Investments LLC Date: 02/28/2022

Owner Signature:

Property Information:

Address (If Assigned) : 132 Marietta St, Alpharetta, GA 30009

Tax ID or Map Reference Number:

Land Lot(s): 694 District: 1 Section: 2

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

---

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: 2/28/22

Print Form

Design Review Board Review Criteria

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

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

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

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.

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.



DAVE'S GARAGE

CITY OF ALPHARETTA
DESIGN REVIEW BOARD APPLICATION
MARCH 1, 2022



COVER SHEET
SD-0.0
03/01/22

DAVE'S GARAGE
132 MARIETTA ST
ALPHARETTA, GA 30009

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

Arts Alpharetta 2021 Public Art Application

Art Application for : KOMBI Vintage Volkswagens (Wall Graphics)

Describe the surroundings and how it fits into the property.
James B Benson lived at 122 Marietta street since 1936. Working on his tractor, repairing his house and garage James enjoyed working with tools, cars, trucks and planting in the deep, soft brown soil of his making from over 70 years of gardening in the back yard. Much has changed in Alpharetta since. Pure Taqueria opened next door in 2005. Victoria Square townhomes replaced the bungalow's that were once James neighbors, and Alpharetta has blossomed. James and his wife passed away and the old house and garage were left vacant, idol. Dave Paul, a resident that lives in Victoria Square began to power wash the old garage and inspire its renovation. Mr. Benson's old tools and memorabilia from his 1850's home adorn the walls of the old garage along with air cooled Volkswagens, single and double cab trucks, horse trailers and an ever-evolving array or tools and trucks. The garage is used as a working garage and mini museum for 'found' memorabilia, tools, cars. During the shutdown of the pandemic the garage was reborn, the subtle wall graphics were painted on the building by Pure Taqueria's own Maggie Paradis. Maggie is a graphic artist by design and trained at the Art Institute of Atlanta. The garage is affectionally name 'Dave's Garage', in honor is Dave's commitment to preserving the unique heritage of the garage. Come by and say hi.

List of Residences and Businesses that may view the artwork.

- Residences of Victoria Square Townhomes
- Located in the CBD of Downtown Alpharetta on Marietta Street and viewable from the street and sidewalk for all Alpharetta Visitors and residences traveling on Marietta Street. Old stone benches are available on site for everybody to enjoy or take an Instagram photo.

Maintenance Plan- The mural is on the side of a 1950's era wood sided 2 car garage. The mural is painted on Wood siding in Sherwin Williams Exterior eggshell paint. The building is pressure washed quarterly and all cracks are recalked and touch up painted yearly. Color is Sherwin Williams Iron Ore with Urban Bronze to create a subtle tone on tone effect.

Artist Information Maggie Paradis maggieparadis.com



MURAL

SD-0.1

03/01/22

DAVE'S GARAGE

132 MARIETTA ST
ALPHARETTA, GA 30009

THE CITY OF ALPHARETTA
RECREATION PARKS & CULTURAL SERVICES

Arts Alpharetta
Advancing Alpharetta as a Cultural Arts Community

2021 Public Art Application

Applicant Contact Name: Chris Sedgwick
*Application Contact plans and/or funds the proposed public art.
Contact Role (Choose One): ✓Developer ___Artist ___Community Group ___Other
Phone Number: 404-539-8136 Email: csedgwick@puretaqueria.com

Public Art (Choose One): Mural Sculpture Memorial Community Art Integrated Architectural Landscape Architectural Work

Images (3) Three Enclosed: ✓YES ___NO *Applicant must submit three (3) images with different vantage points for proposed public art piece. One (1) image of the (3) must reference the scale/size of the piece (Example- have a person in the photo with the art work). Artist renderings are acceptable.

Artist Name: Maggie Paradis
Artist Contact (Website/ Email/Phone/Resume):

Maintenance Plan Enclosed: ✓YES ___NO
*Maintenance plan for the proposed public art is required with application. Plan must include a description of all materials; how the piece was created; paint colors specifications; and so on as it applies to the piece.

Proposed Public Art Location Address: 132 Marietta Street, Alpharetta, GA 30009
Location Photos Enclosed: ✓YES ___NO
*Photos of proposed public art location is required with application. Location photos must show the surrounding area and different vantage points. List in a separate word document any businesses, residents, etc. that might view the proposed public art on a daily basis.
Describe the surroundings and how it fits the proposed location: 1950s era garage on Marietta Street houses vintage air cooled Volkswagens & historical artifacts
Owner of Property: SEDG Investments LLC
*Attach a Letter of Permission from the Property Owner to Install the Public Art Piece and length of agreement.

Name of Conclusive Owner of Proposed Public Art: Chris Sedgwick
*Final owner and responsible party for long term maintenance of the piece.
Phone Number: 404-539-8136 Email: csedgwick@puretaqueria.com

Email the following as separate attachments to Kim Zane, Cultural Services Manager
kzane@alpharetta.ga.us
___Public Art Application (Page 1 Completed)
___(3) Images of Proposed Public Art
___Maintenance Plan
___Location Photos of Proposed Public Art
___Letter of Permission from Property Owner to Install Public Art Piece
All above requirements must be completed for a Public Art Committee Review to be scheduled.





THE CITY OF ALPHARETTA
RECREATION PARKS & CULTURAL SERVICES

Arts Alpharetta
Advancing Alpharetta as a Cultural Arts Community

PAGE (2) STAFF TO COMPLETE

Public Art Review Committee Criteria & Discussion:

Below is for Public Art Committee only and will be completed during your proposed public art review. Please read through and be prepared to discuss during the review.

	YES	NO
1. Public Art is handmade and original; not a reproduction	____	____
2. Overall quality & construction of the piece is of high standards	____	____
3. Strength and power of public art piece is good to above average	____	____
4. Public Art will add to the overall location	____	____
5. Any concerns about messaging that could be misinterpreted	____	____
6. Scale of the piece fits the location	____	____
7. Piece meets consensus of community standards	____	____

Additional Comments:

Public Art Review Committee Recommendations:

____ Approved as Proposed
*Route to Alpharetta Cultural Arts Commission for final approval. Meetings occur on the fourth Wednesdays of the month so please plan appropriately.
____ Approved with Minor Modifications / No Further Review Required
*Applicant & Review Committee agree to modifications. Route to Cultural Arts Commission for final approval.
____ Approved with Modifications / Further Review Committee Discussion Required
*Applicant works on modifications. A second Public Art Committee review will be scheduled when modifications are submitted to Cultural Services Manager.
____ Declined / Request for New Proposal / Further Discussion Optional
*Applicant revises approach with Public Art Review Committee recommendations and resubmits application with a new proposed public art piece.

Alpharetta Cultural Arts Commission Final Monthly Review:

Added to Agenda: _____ Commission Review Date:
*Final reviews takes place on the fourth Wednesdays of the month with agendas on the third Wednesday, so please plan appropriately. Once approved, activation of public art piece may begin.

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

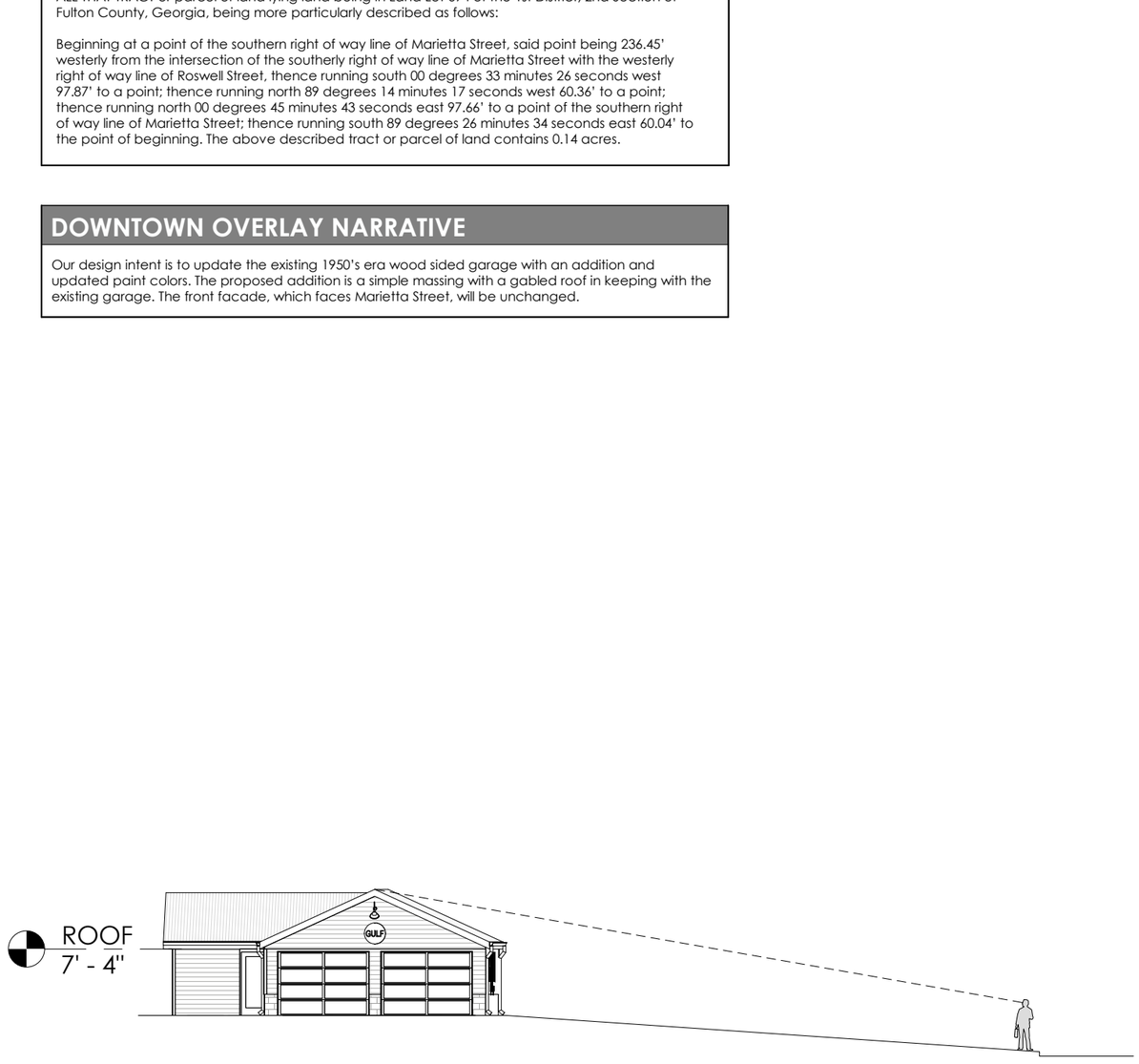
PROPERTY LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying land being in Land Lot 694 of the 1st District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:

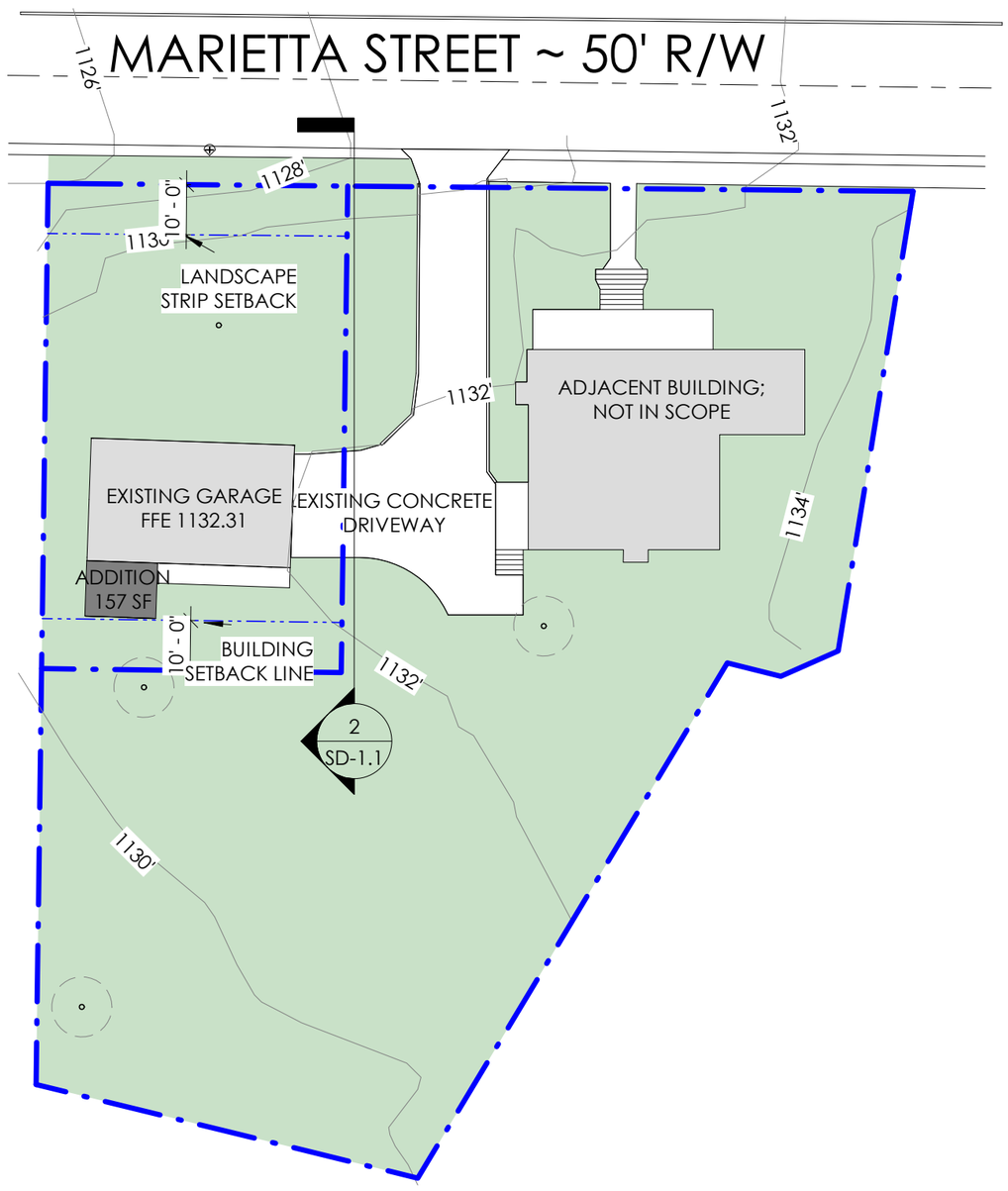
Beginning at a point of the southern right of way line of Marietta Street, said point being 236.45' westerly from the intersection of the southerly right of way line of Marietta Street with the westerly right of way line of Roswell Street, thence running south 00 degrees 33 minutes 26 seconds west 97.87' to a point; thence running north 89 degrees 14 minutes 17 seconds west 60.36' to a point; thence running north 00 degrees 45 minutes 43 seconds east 97.66' to a point of the southern right of way line of Marietta Street; thence running south 89 degrees 26 minutes 34 seconds east 60.04' to the point of beginning. The above described tract or parcel of land contains 0.14 acres.

DOWNTOWN OVERLAY NARRATIVE

Our design intent is to update the existing 1950's era wood sided garage with an addition and updated paint colors. The proposed addition is a simple massing with a gabled roof in keeping with the existing garage. The front facade, which faces Marietta Street, will be unchanged.



2 | 1/16" = 1'-0" | SIGHT LINE STUDY



1 | 1" = 30'-0" | SD - SITE PLAN

SITE PLAN
SD-1.1
03/01/22

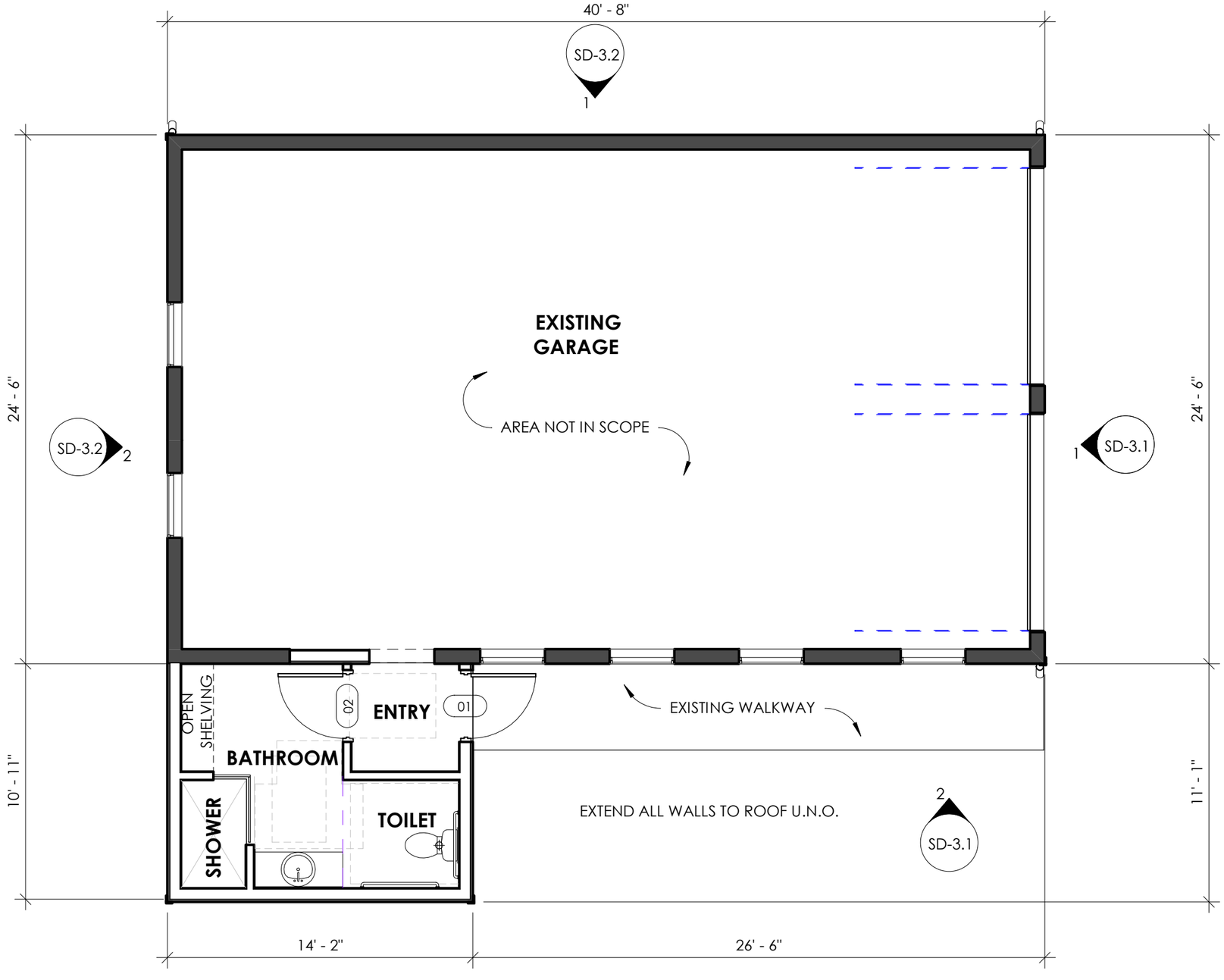
DAVE'S GARAGE

132 MARIETTA ST
ALPHARETTA, GA 30009

0' 15' 30' 60' 90'

N

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ATLANTA, GA TEL 678.271.8004 STUDIOSOGO.COM



1 | 3/16" = 1'-0" | SD - FIRST FLOOR PLAN

FLOOR PLAN

SD-2.1

03/01/22

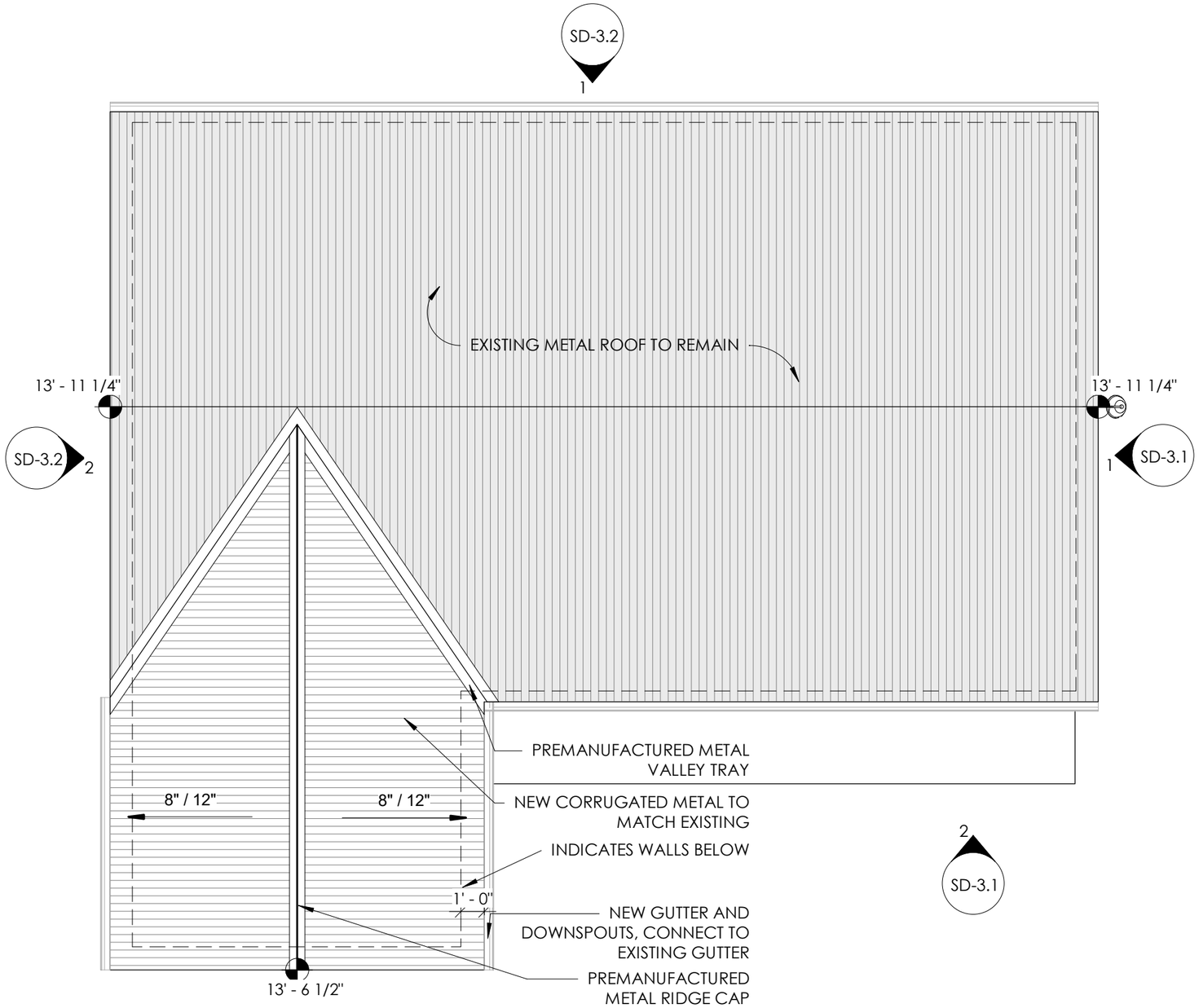
DAVE'S GARAGE

132 MARIETTA ST
ALPHARETTA, GA 30009

0' 2' 4' 8' 16'

N

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



1 | 3/16" = 1'-0" | SD - ROOF PLAN

ROOF PLAN

SD-2.2

03/01/22

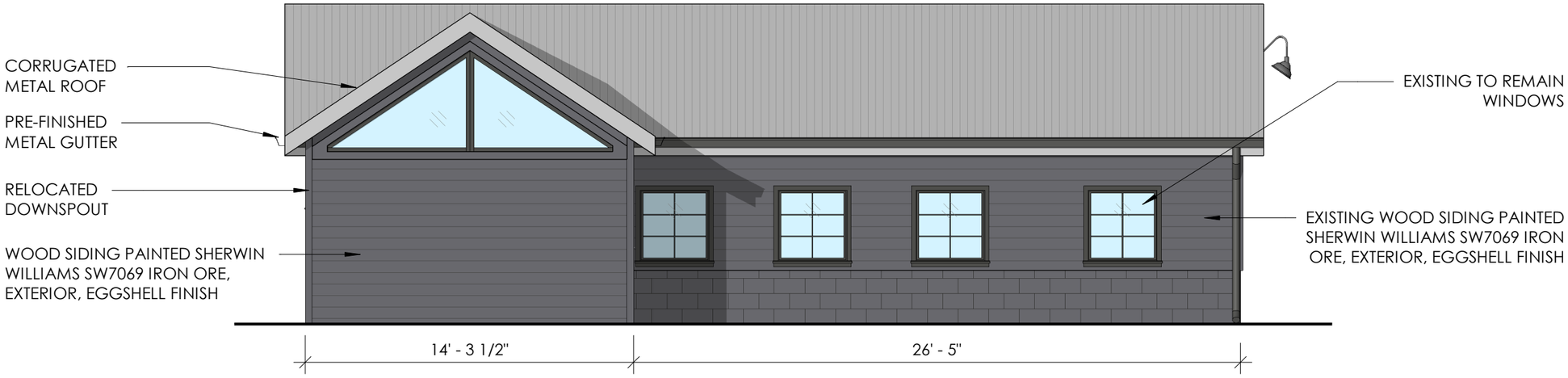
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ALPHARETTA, GA 30009

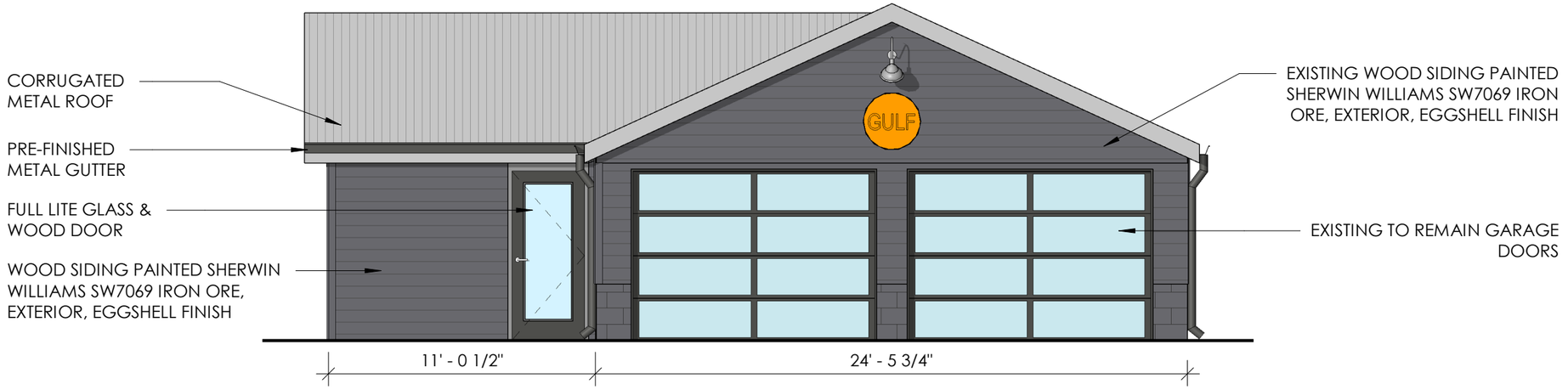
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N

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2 | 3/16" = 1'-0" | SD - SOUTH ELEVATION



1 | 3/16" = 1'-0" | SD - EAST ELEVATION

ELEVATIONS

SD-3.1

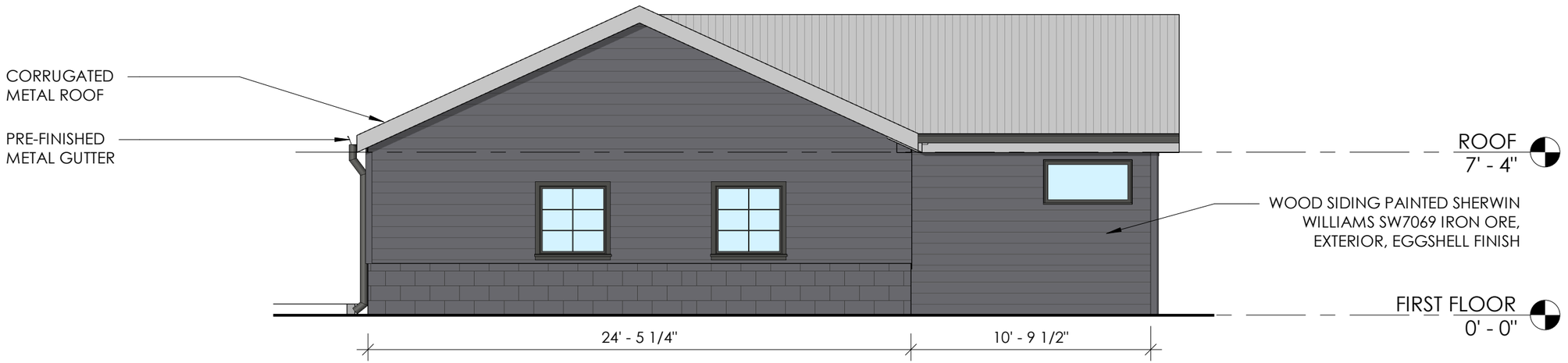
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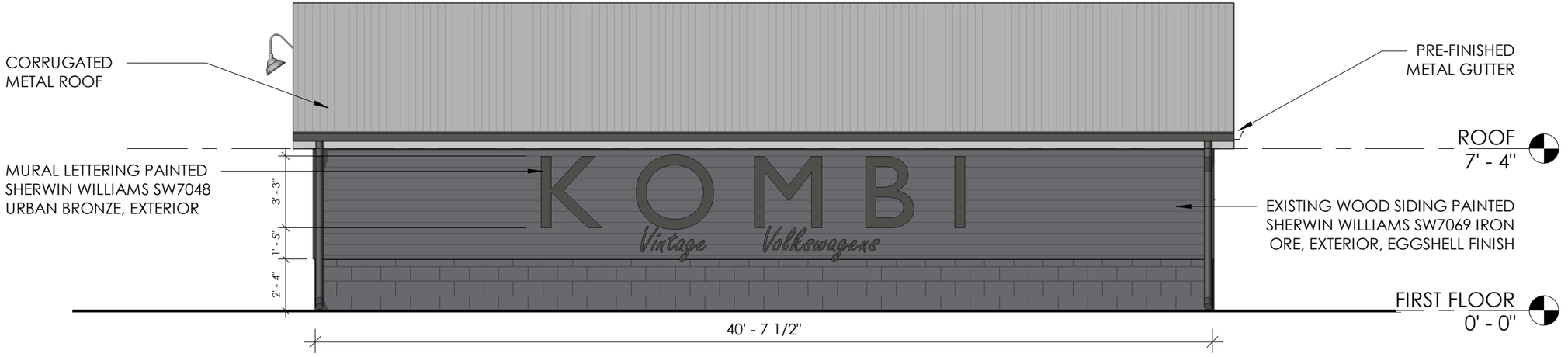
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2 | 3/16" = 1'-0" | SD - WEST ELEVATION



1 | 3/16" = 1'-0" | SD - NORTH ELEVATION

ELEVATIONS

SD-3.2

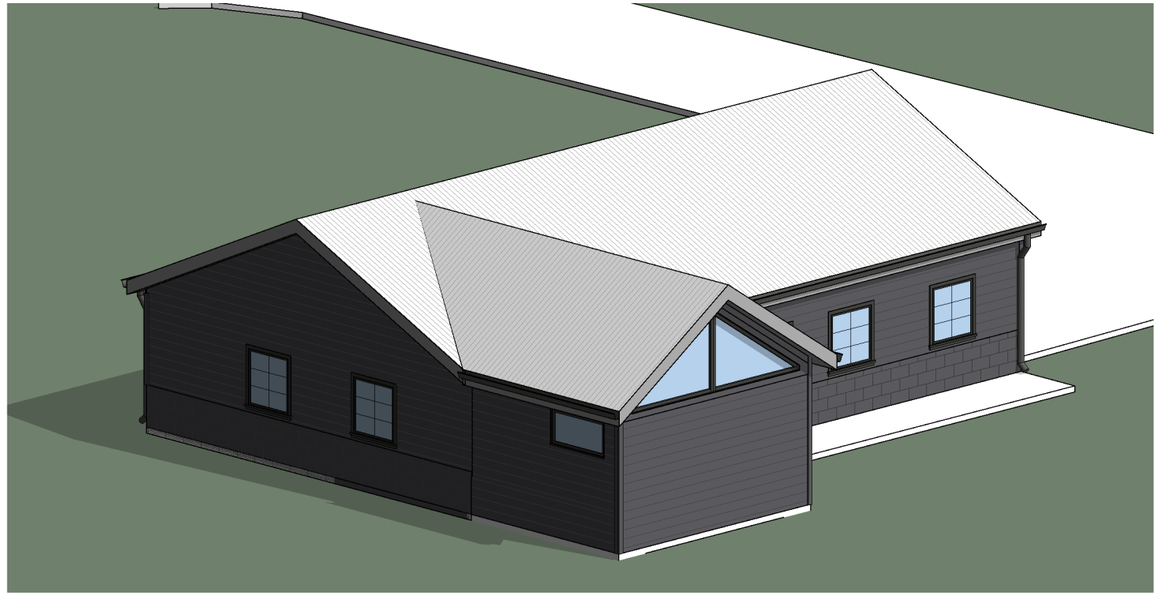
03/01/22

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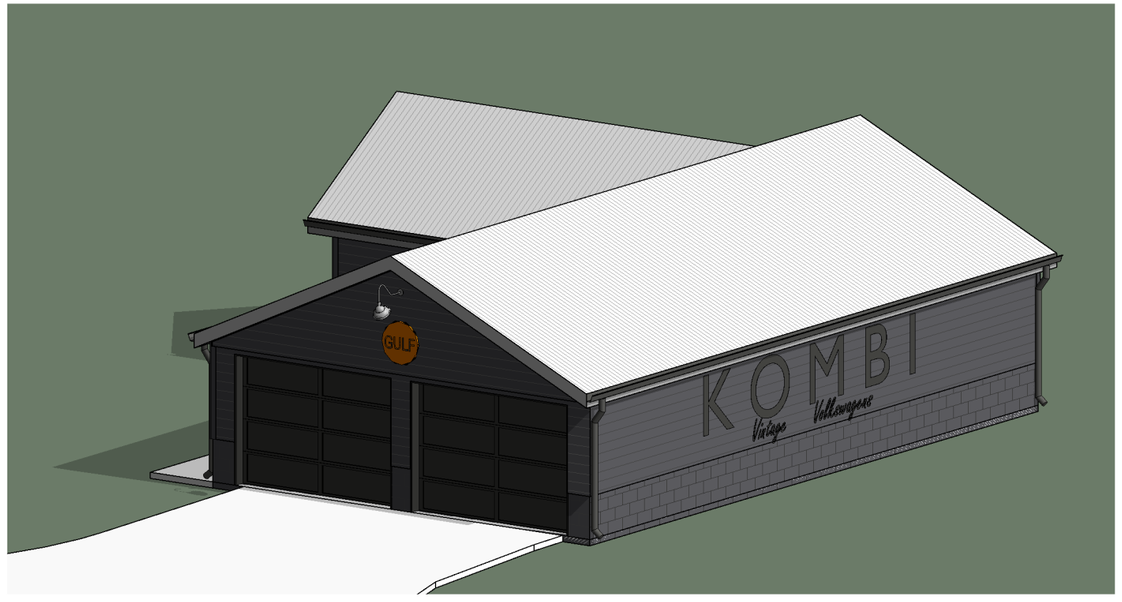
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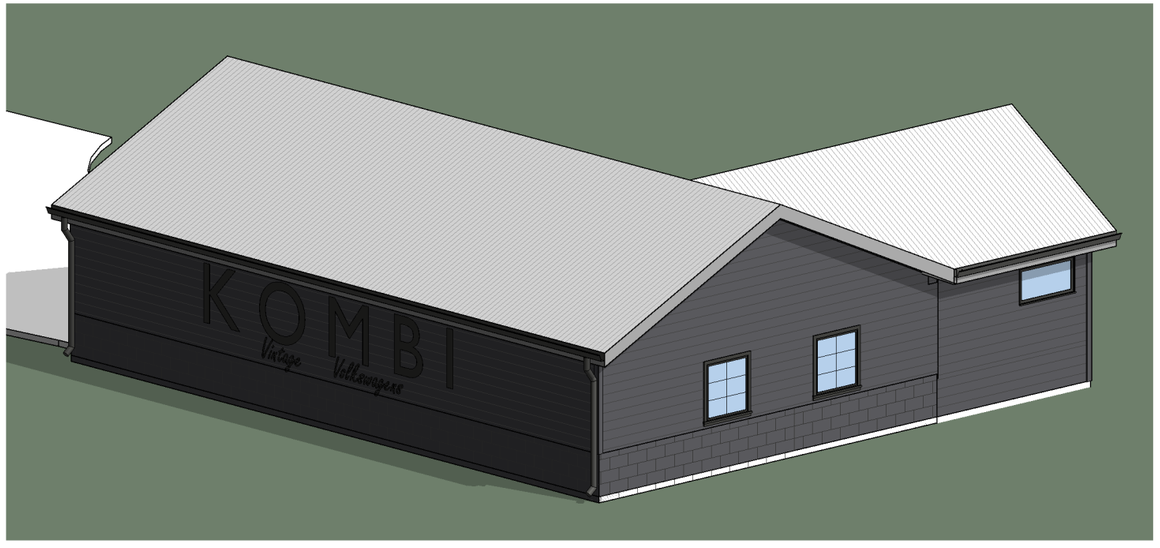
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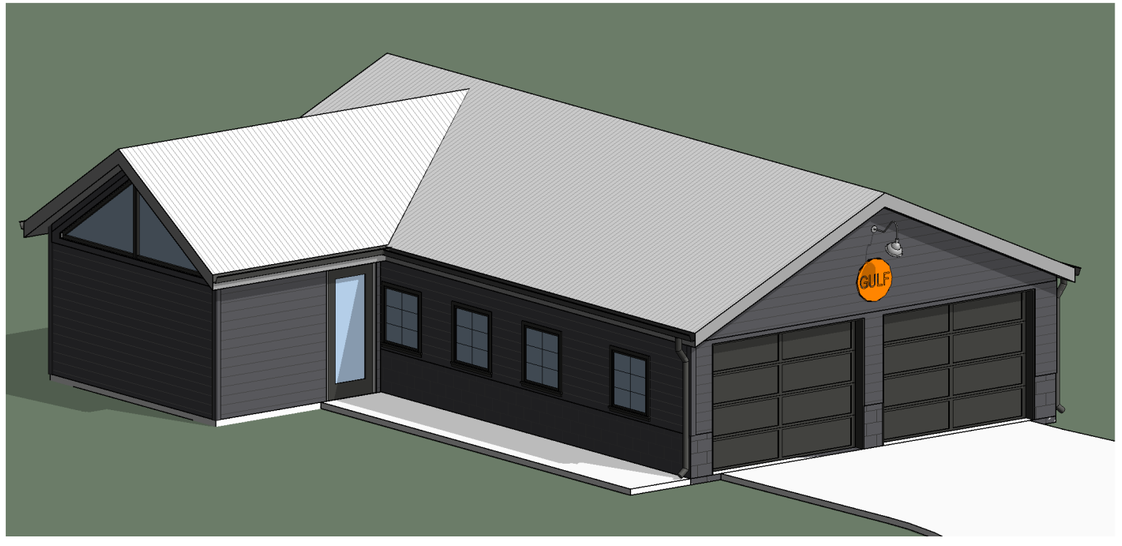
4 SW AXON VIEW 4



2 NE AXON VIEW 2



3 NW AXON VIEW 3



1 SE AXON VIEW 1

PERSPECTIVES

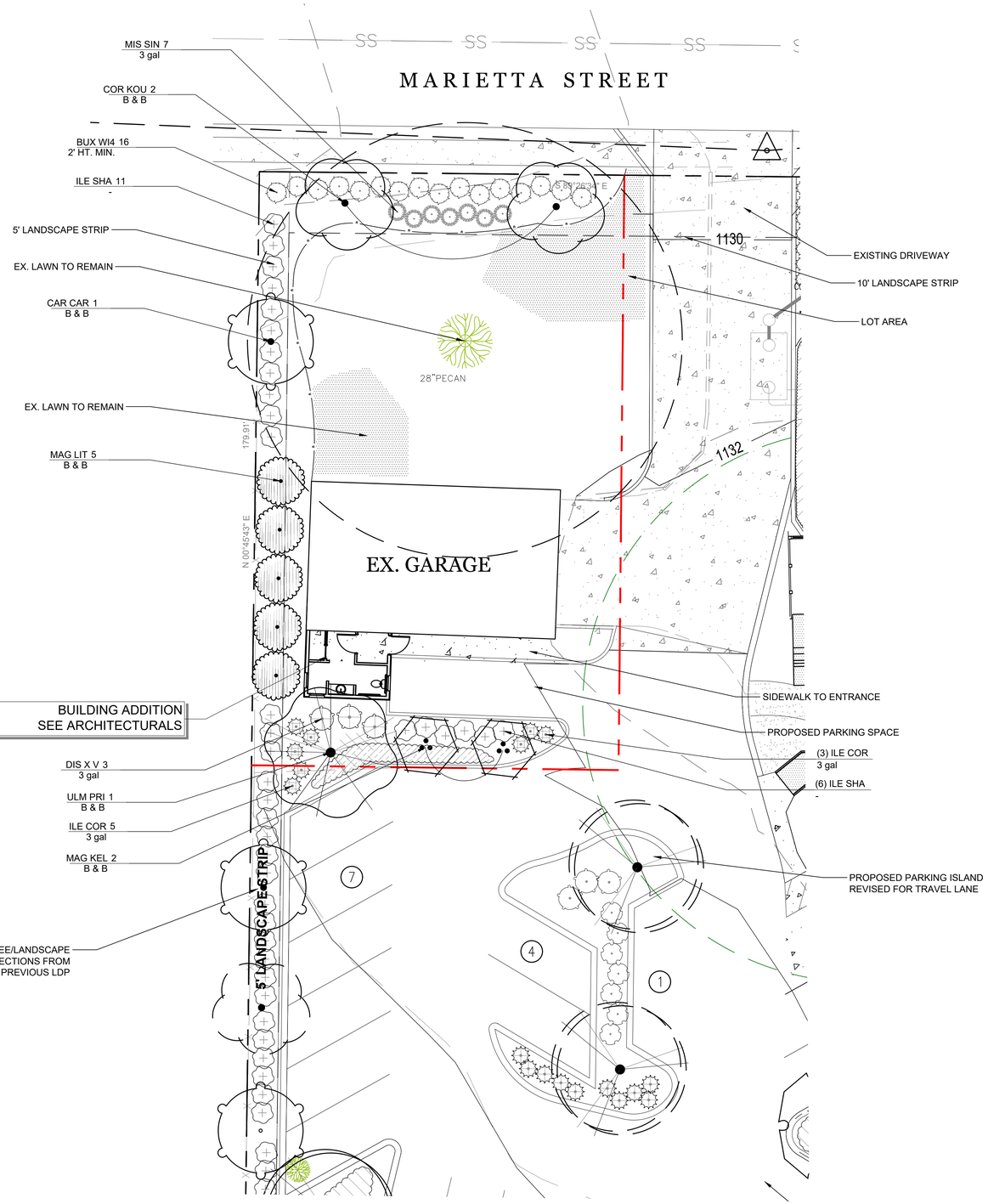
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DAVE'S GARAGE

132 MARIETTA ST
ALPHARETTA, GA 30009

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PLANT SCHEDULE DAVE'S GARAGE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
ULM PRI	1	AMERICAN ELM / ULMUS AMERICANA `PRINCETON`	B & B	4"CAL	14-16` HT.	AS SHOWN
CAR CAR	1	COLLYNAIR AMERICAN HORNBEAM / CARPINUS CAROLINIANA `COLLYNAIR` TM	B & B	4"CAL	14`-16` HT.	15` O.C.
MAG LIT	5	DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA `LITTLE GEM`	B & B	4"CAL	10-12`	12` O.C.
MAG KEL	2	KELTYK SWEET BAY MAGNOLIA / MAGNOLIA VIRGINIANA 'MVMTF' TM	B & B	3"CAL	12`-14` HT.	AS SHOWN
COR KOU	2	MILKY WAY KOUSA DOGWOOD / CORNUS KOUSA `MILKY WAY`	B & B	4"CAL	12`-14` HT.	AS SHOWN

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING
MIS SIN	7	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS `ADAGIO`	3 GAL		3` O.C.
ILE COR	7	CARISSA HOLLY / ILEX CORNUTA `CARISSA`	3 GAL		2.5` O.C.
ILE SHA	20	INKBERRY / ILEX GLABRA `SHAMROCK`	-	2` HT. MIN.	3` O.C.
BUX WI4	16	KOREAN BOXWOOD / BUXUS MICROPHYLLA KOREANA `WINTERGREEN`	-	2` HT. MIN.	3` O.C.
DIS X V	3	VINTAGE JADE DISTYLIUM / DISTYLIUM X `VINTAGE JADE`	3 GAL		3.5` O.C

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING	
CAR EVE	11	EVEREST JAPANESE SEDGE / CAREX OSHIMENSIS `EVEREST`	1 GAL	24" O.C.	24" o.c.
LIR JOH	50	LILY TURF / LIRIOPE MUSCARI `JOHN BURCH`	4"POT	16" O.C.	16" o.c.

LANDSCAPE STRIP REQUIREMENTS:

MARIETTA STREET (1 TREE PER 40 L.F)(10' LS STRIP)

60 LF / 40' = 1.5 (2) TREES REQUIRED

PROVIDED: 2 (DOGWOOD)

SIDE (1 TREE PER 50 L.F)(5' LS STRIP)

97.66 LF / 50' = 1.95 (2) TREES REQUIRED

PROVIDED: 6 (DWF MAGNOLIA / AM. HORNBEAM)

TREE OF QUALITY NOTE:

NO TREES OF QUALITY WERE FOUND ON THIS SITE.

NORTH

0 10 20 30 40 feet

1" = 10'

Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

CHRIS SEDGWICK
132 Marietta Street
Alpharetta, GA 30009

OWNER:

DAVE'S GARAGE
TREE PROTECTION / LANDSCAPE PLANS

Prepared For:
CHRIS SEDGWICK

132 MARIETTA ST.
LL X 1st DISTRICT Xnd SECTION
CITY OF ALPHARETTA FULTON COUNTY GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON

SEAL: 3/1/22

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BRUNSON & COMPANY, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN.

REVISIONS

DRAWING TITLE:
LANDSCAPE PLAN

DATE:	PROJECT #
03.07.22	22.012

SHEET REF #
LP3.00

22.012_Shoves Gar._LP_.dwg



DAVE'S GARAGE

CITY OF ALPHARETTA
DESIGN REVIEW BOARD APPLICATION
MARCH 1, 2022



COVER SHEET
SD-0.0
03/01/22

DAVE'S GARAGE
132 MARIETTA ST
ALPHARETTA, GA 30009

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ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM

Arts Alpharetta 2021 Public Art Application

Art Application for : KOMBI Vintage Volkswagens (Wall Graphics)

Describe the surroundings and how it fits into the property.
James B Benson lived at 122 Marietta street since 1936. Working on his tractor, repairing his house and garage James enjoyed working with tools, cars, trucks and planting in the deep, soft brown soil of his making from over 70 years of gardening in the back yard. Much has changed in Alpharetta since. Pure Taqueria opened next door in 2005. Victoria Square townhomes replaced the bungalow's that were once James neighbors, and Alpharetta has blossomed. James and his wife passed away and the old house and garage were left vacant, idol. Dave Paul, a resident that lives in Victoria Square began to power wash the old garage and inspire its renovation. Mr. Benson's old tools and memorabilia from his 1850's home adorn the walls of the old garage along with air cooled Volkswagens, single and double cab trucks, horse trailers and an ever-evolving array or tools and trucks. The garage is used as a working garage and mini museum for 'found' memorabilia, tools, cars. During the shutdown of the pandemic the garage was reborn, the subtle wall graphics were painted on the building by Pure Taqueria's own Maggie Paradis. Maggie is a graphic artist by design and trained at the Art Institute of Atlanta. The garage is affectionally name 'Dave's Garage', in honor is Dave's commitment to preserving the unique heritage of the garage. Come by and say hi.

List of Residences and Businesses that may view the artwork.

- Residences of Victoria Square Townhomes
- Located in the CBD of Downtown Alpharetta on Marietta Street and viewable from the street and sidewalk for all Alpharetta Visitors and residences traveling on Marietta Street. Old stone benches are available on site for everybody to enjoy or take an Instagram photo.

Maintenance Plan- The mural is on the side of a 1950's era wood sided 2 car garage. The mural is painted on Wood siding in Sherwin Williams Exterior eggshell paint. The building is pressure washed quarterly and all cracks are recalked and touch up painted yearly. Color is Sherwin Williams Iron Ore with Urban Bronze to create a subtle tone on tone effect.

Artist Information Maggie Paradis maggieparadis.com



MURAL

SD-0.1

03/01/22

DAVE'S GARAGE

132 MARIETTA ST
ALPHARETTA, GA 30009

THE CITY OF ALPHARETTA
RECREATION PARKS & CULTURAL SERVICES

Arts Alpharetta
Advancing Alpharetta as a Cultural Arts Community

2021 Public Art Application

Applicant Contact Name: Chris Sedgwick
*Application Contact plans and/or funds the proposed public art.
Contact Role (Choose One): ✓Developer ___Artist ___Community Group ___Other
Phone Number: 404-539-8136 Email: csedgwick@puretaqueria.com

Public Art (Choose One): Mural Sculpture Memorial Community Art Integrated Architectural Landscape Architectural Work

Images (3) Three Enclosed: ✓YES ___NO *Applicant must submit three (3) images with different vantage points for proposed public art piece. One (1) image of the (3) must reference the scale/size of the piece (Example- have a person in the photo with the art work). Artist renderings are acceptable.

Artist Name: Maggie Paradis
Artist Contact (Website/ Email/Phone/Resume):

Maintenance Plan Enclosed: ✓YES ___NO
*Maintenance plan for the proposed public art is required with application. Plan must include a description of all materials; how the piece was created; paint colors specifications; and so on as it applies to the piece.

Proposed Public Art Location Address: 132 Marietta Street, Alpharetta, GA 30009
Location Photos Enclosed: ✓YES ___NO
*Photos of proposed public art location is required with application. Location photos must show the surrounding area and different vantage points. List in a separate word document any businesses, residents, etc. that might view the proposed public art on a daily basis.
Describe the surroundings and how it fits the proposed location: 1950s era garage on Marietta Street houses vintage air cooled Volkswagens & historical artifacts
Owner of Property: SEDG Investments LLC
*Attach a Letter of Permission from the Property Owner to Install the Public Art Piece and length of agreement.

Name of Conclusive Owner of Proposed Public Art: Chris Sedgwick
*Final owner and responsible party for long term maintenance of the piece.
Phone Number: 404-539-8136 Email: csedgwick@puretaqueria.com

Email the following as separate attachments to Kim Zane, Cultural Services Manager
kzane@alpharetta.ga.us
___Public Art Application (Page 1 Completed)
___(3) Images of Proposed Public Art
___Maintenance Plan
___Location Photos of Proposed Public Art
___Letter of Permission from Property Owner to Install Public Art Piece
All above requirements must be completed for a Public Art Committee Review to be scheduled.





THE CITY OF ALPHARETTA
RECREATION PARKS & CULTURAL SERVICES

Arts Alpharetta
Advancing Alpharetta as a Cultural Arts Community

PAGE (2) STAFF TO COMPLETE

Public Art Review Committee Criteria & Discussion:

Below is for Public Art Committee only and will be completed during your proposed public art review. Please read through and be prepared to discuss during the review.

	YES	NO
1. Public Art is handmade and original; not a reproduction	____	____
2. Overall quality & construction of the piece is of high standards	____	____
3. Strength and power of public art piece is good to above average	____	____
4. Public Art will add to the overall location	____	____
5. Any concerns about messaging that could be misinterpreted	____	____
6. Scale of the piece fits the location	____	____
7. Piece meets consensus of community standards	____	____

Additional Comments:

Public Art Review Committee Recommendations:

____ Approved as Proposed
*Route to Alpharetta Cultural Arts Commission for final approval. Meetings occur on the fourth Wednesdays of the month so please plan appropriately.
____ Approved with Minor Modifications / No Further Review Required
*Applicant & Review Committee agree to modifications. Route to Cultural Arts Commission for final approval.
____ Approved with Modifications / Further Review Committee Discussion Required
*Applicant works on modifications. A second Public Art Committee review will be scheduled when modifications are submitted to Cultural Services Manager.
____ Declined / Request for New Proposal / Further Discussion Optional
*Applicant revises approach with Public Art Review Committee recommendations and resubmits application with a new proposed public art piece.

Alpharetta Cultural Arts Commission Final Monthly Review:

Added to Agenda: _____ Commission Review Date:
*Final reviews takes place on the fourth Wednesdays of the month with agendas on the third Wednesday, so please plan appropriately. Once approved, activation of public art piece may begin.

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ATLANTA, GA TEL 678.271.8054 STUDIOSOGO.COM

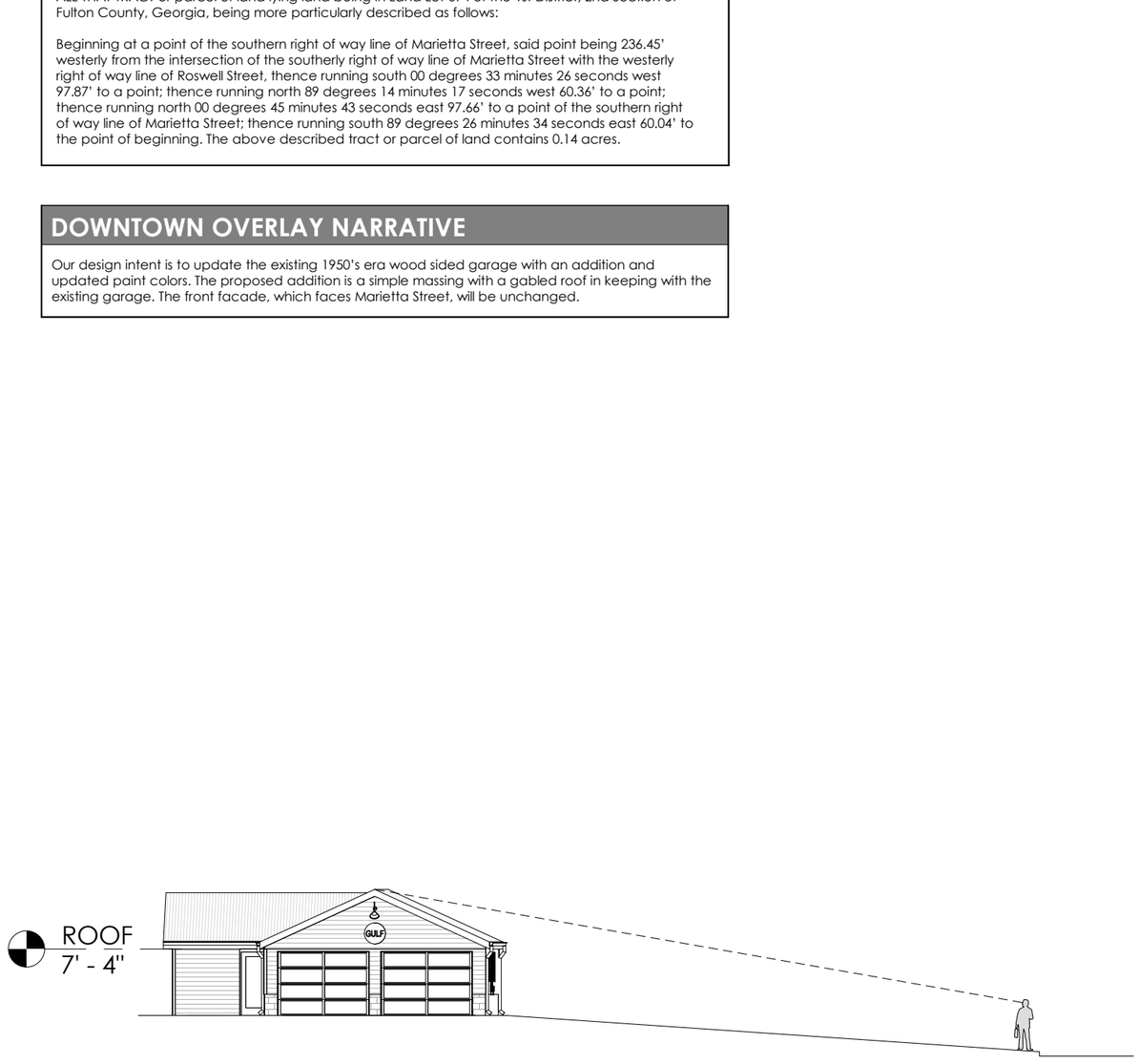
PROPERTY LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying land being in Land Lot 694 of the 1st District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:

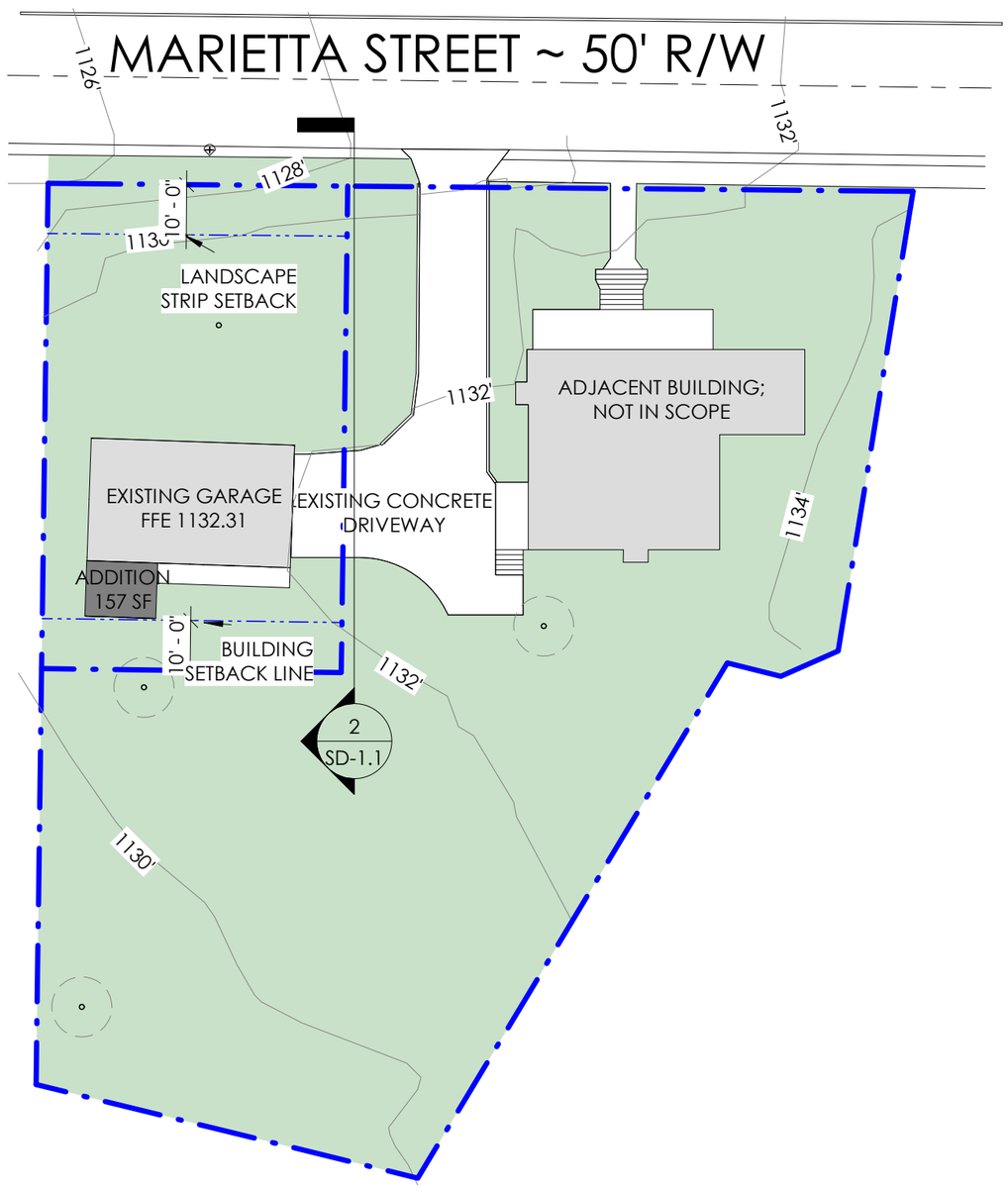
Beginning at a point of the southern right of way line of Marietta Street, said point being 236.45' westerly from the intersection of the southerly right of way line of Marietta Street with the westerly right of way line of Roswell Street, thence running south 00 degrees 33 minutes 26 seconds west 97.87' to a point; thence running north 89 degrees 14 minutes 17 seconds west 60.36' to a point; thence running north 00 degrees 45 minutes 43 seconds east 97.66' to a point of the southern right of way line of Marietta Street; thence running south 89 degrees 26 minutes 34 seconds east 60.04' to the point of beginning. The above described tract or parcel of land contains 0.14 acres.

DOWNTOWN OVERLAY NARRATIVE

Our design intent is to update the existing 1950's era wood sided garage with an addition and updated paint colors. The proposed addition is a simple massing with a gabled roof in keeping with the existing garage. The front facade, which faces Marietta Street, will be unchanged.



2 | 1/16" = 1'-0" | SIGHT LINE STUDY



1 | 1" = 30'-0" | SD - SITE PLAN

SITE PLAN
SD-1.1
03/01/22

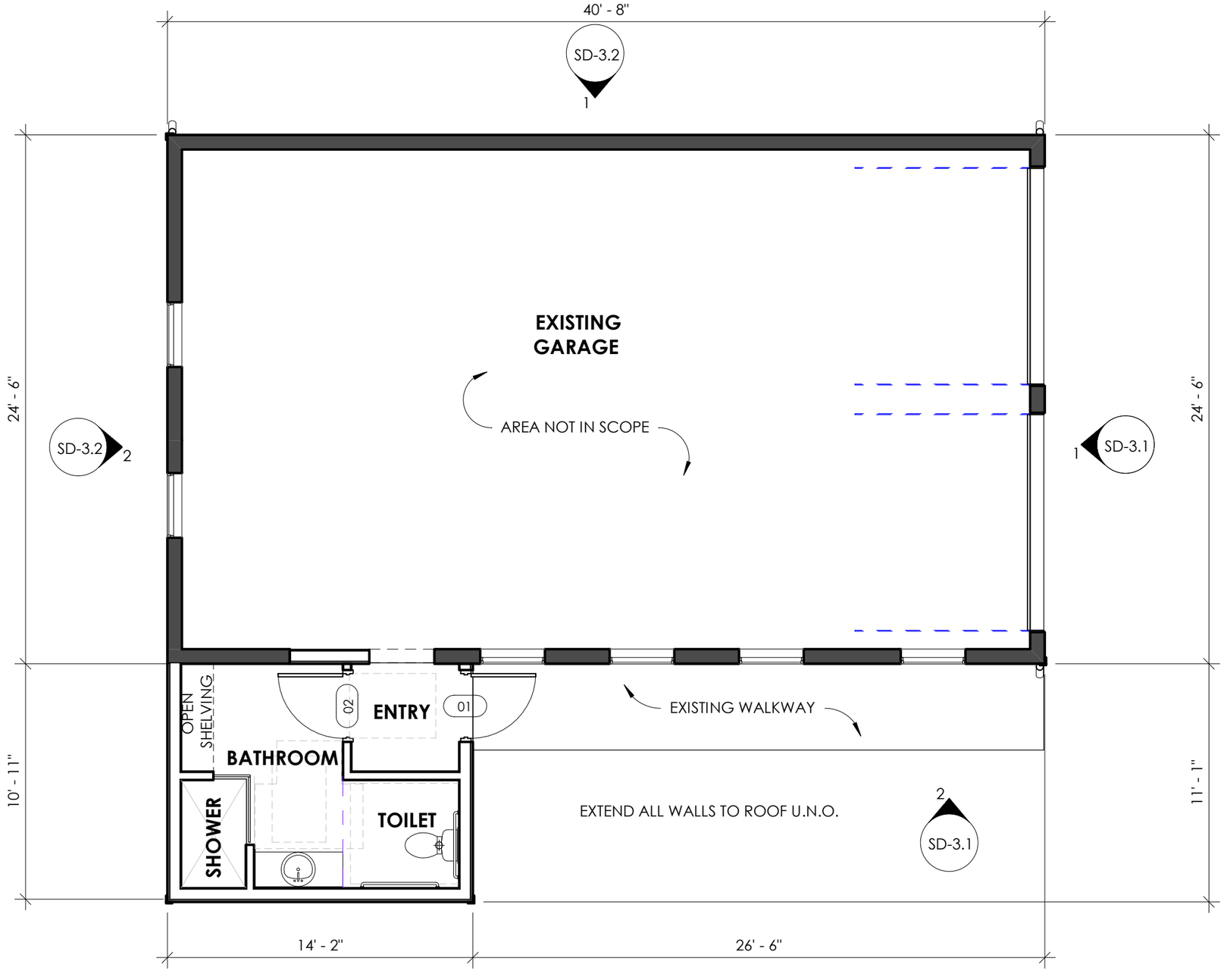
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FLOOR PLAN

SD-2.1

03/01/22

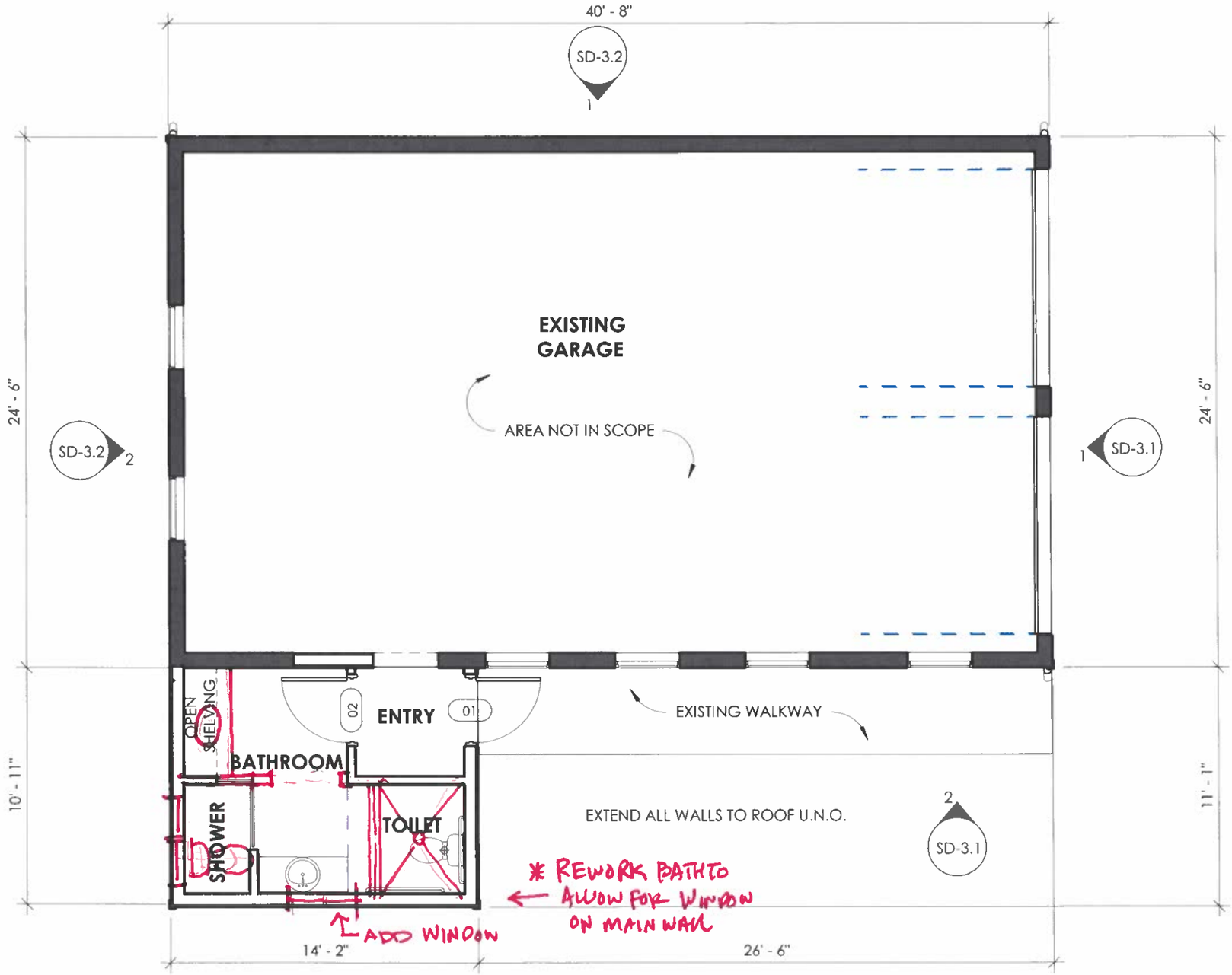
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FLOOR PLAN
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03/01/22

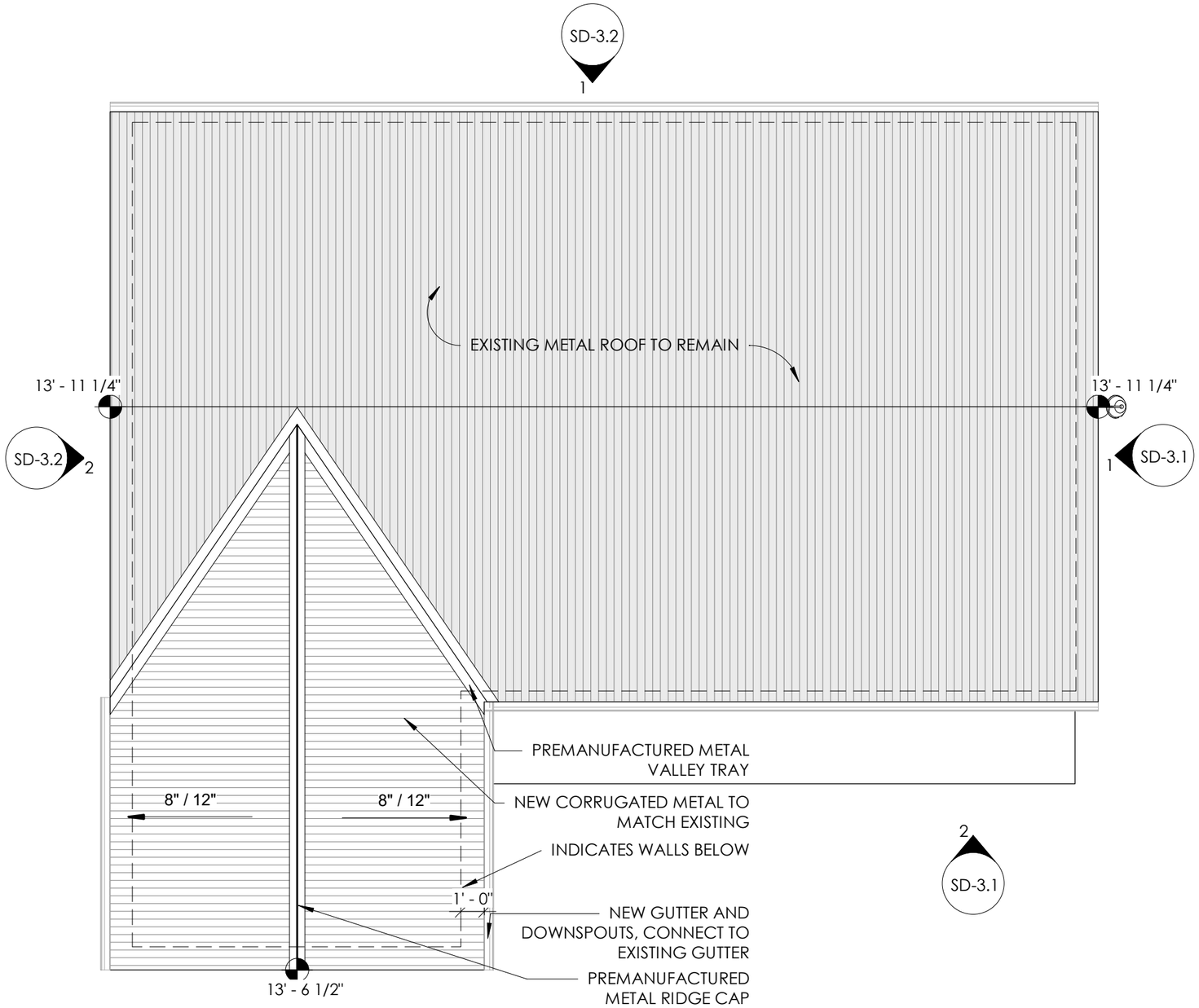
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ROOF PLAN

SD-2.2

03/01/22

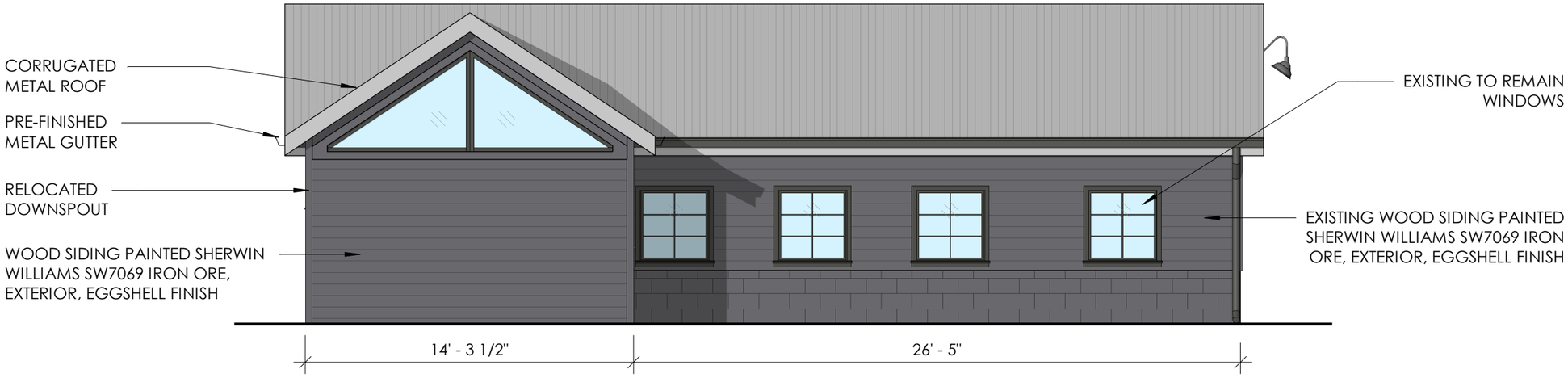
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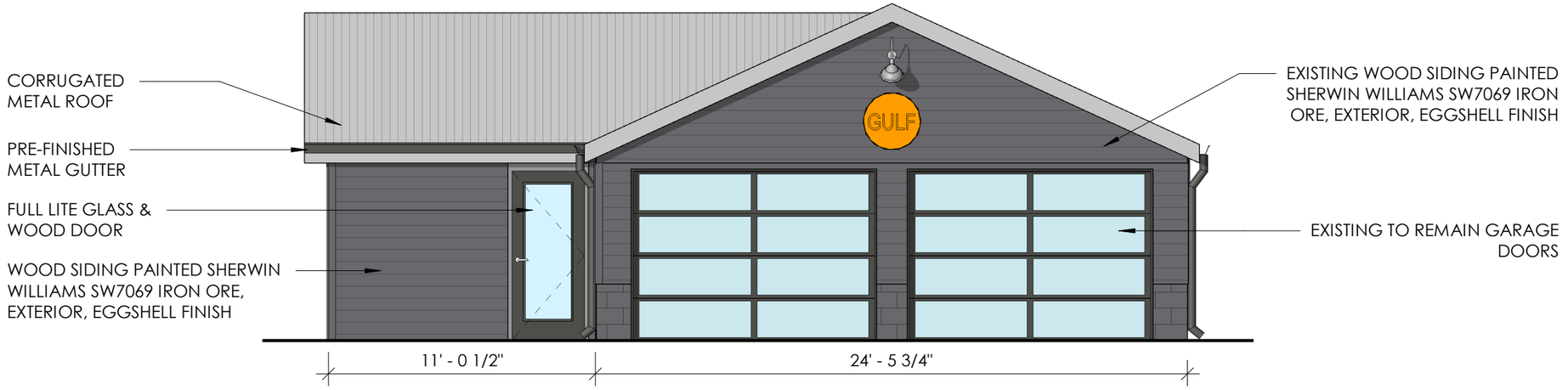
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ELEVATIONS

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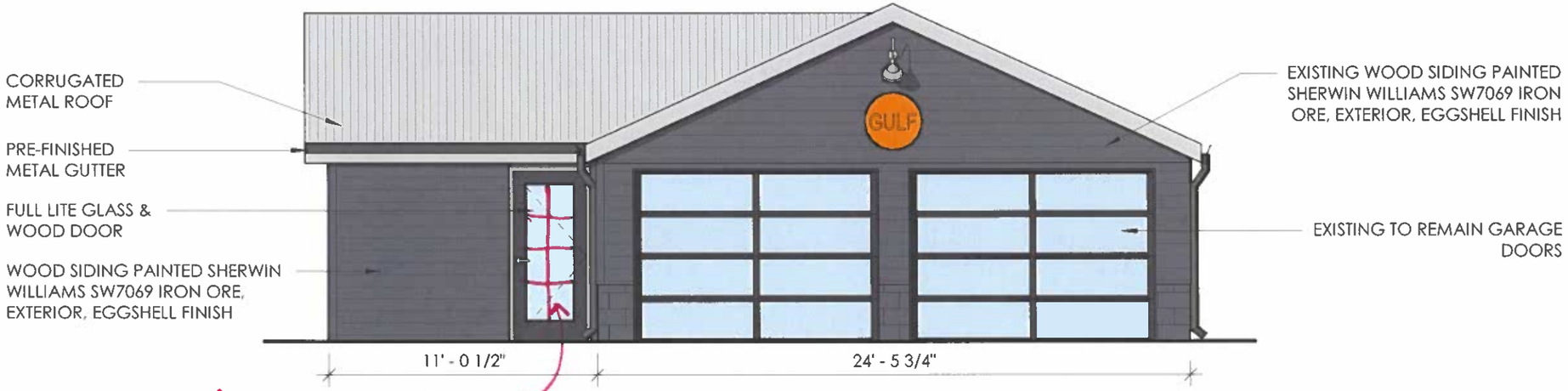
DON'T USE LARGE, GEOMETRIC PLANES OF GLASS - TOO MODERN

USE TRANSOM FOR MORE LIGHT.



* SEE PLAN MARKUPS - ADD WINDOW

2 3/16" = 1'-0" SD - SOUTH ELEVATION



ADD DIVIDED LITES @ DOOR

1 3/16" = 1'-0" SD - EAST ELEVATION

ELEVATIONS

SD-3.1

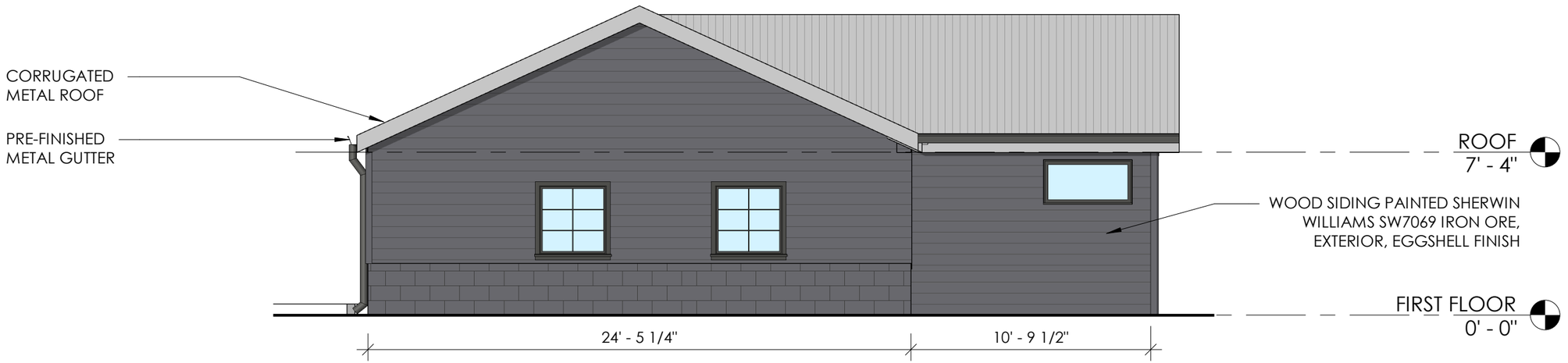
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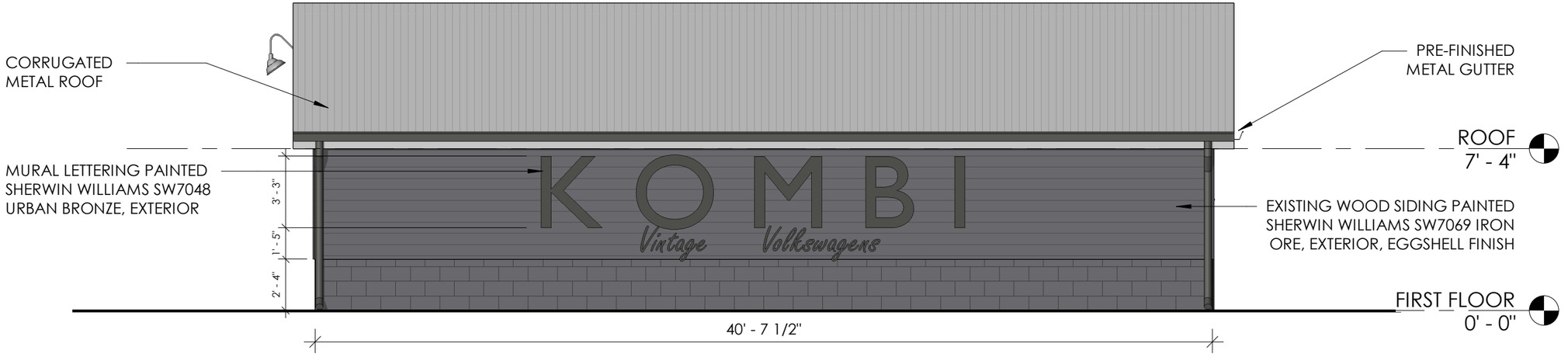
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ELEVATIONS

SD-3.2

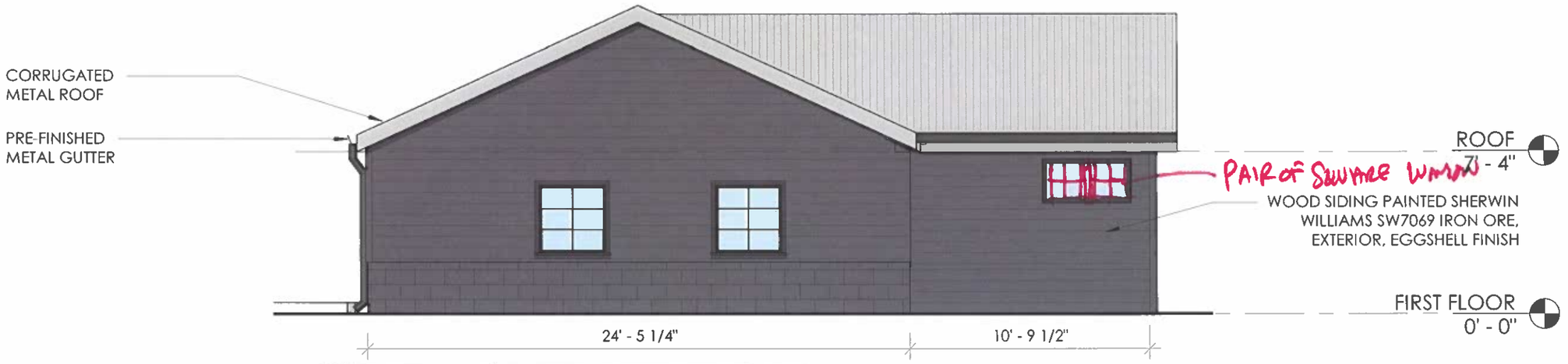
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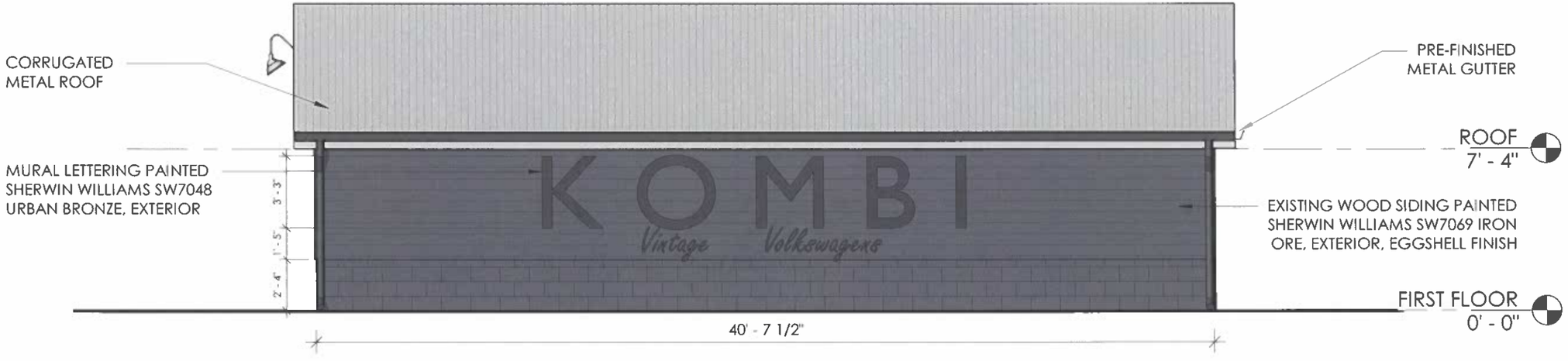
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2 | 3/16" = 1'-0" | SD - WEST ELEVATION



1 | 3/16" = 1'-0" | SD - NORTH ELEVATION

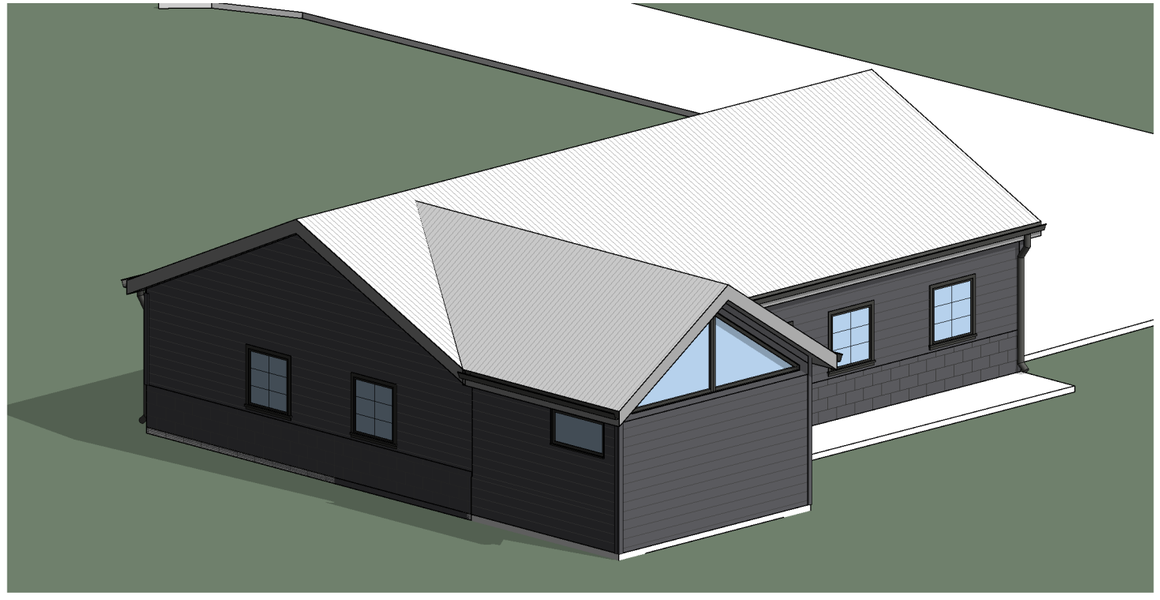
ELEVATIONS
SD-3.2
03/01/22

DAVE'S GARAGE

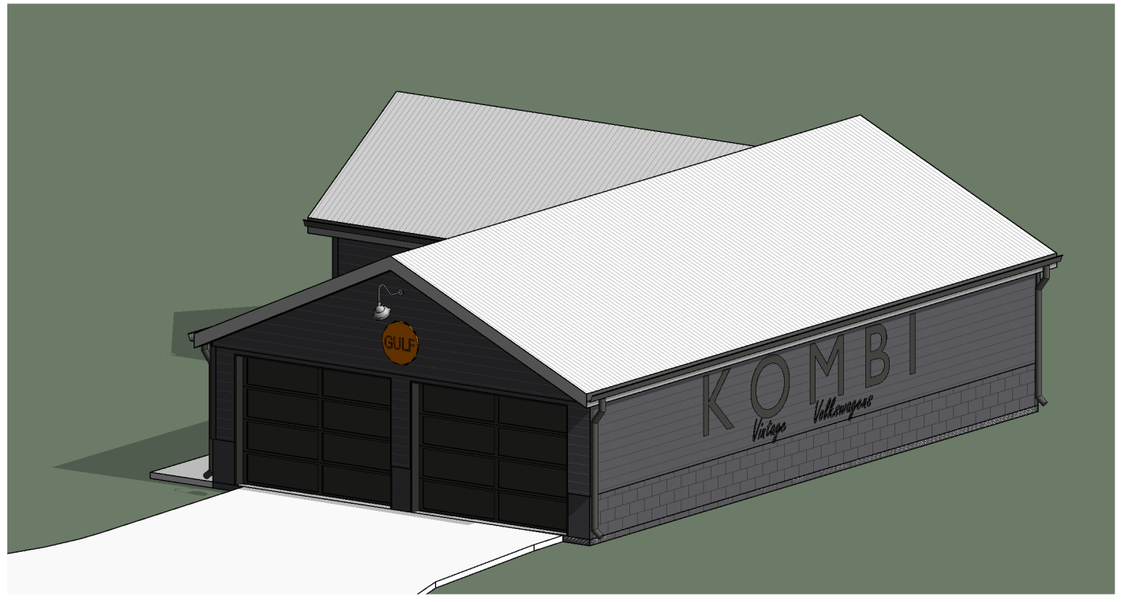
132 MARIETTA ST
ALPHARETTA, GA 30009

0' 2' 4' 8' 16'

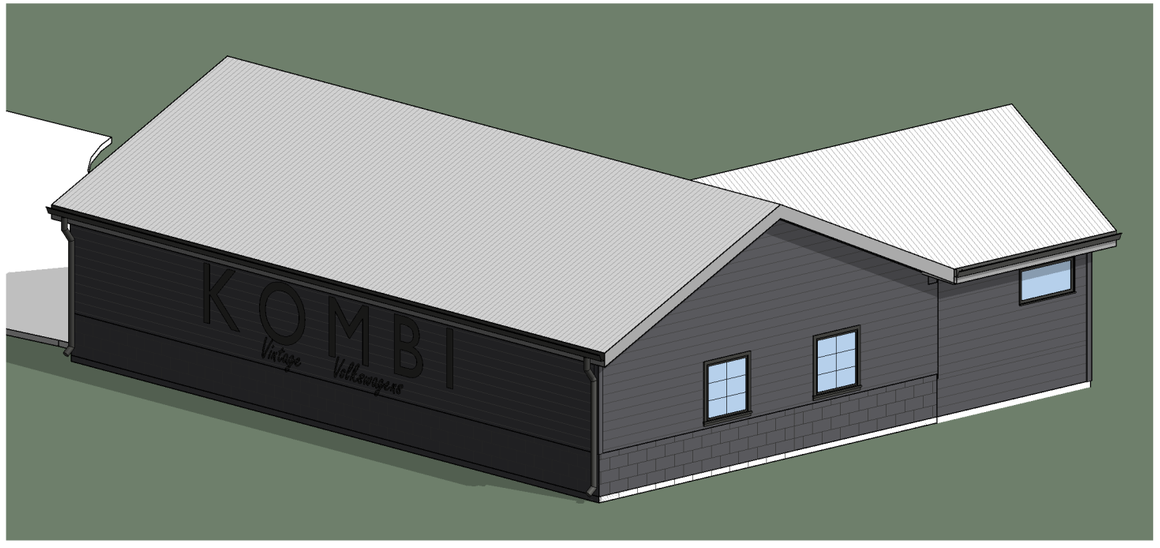
studio SO GO
ARCHITECTURE & INTERIORS



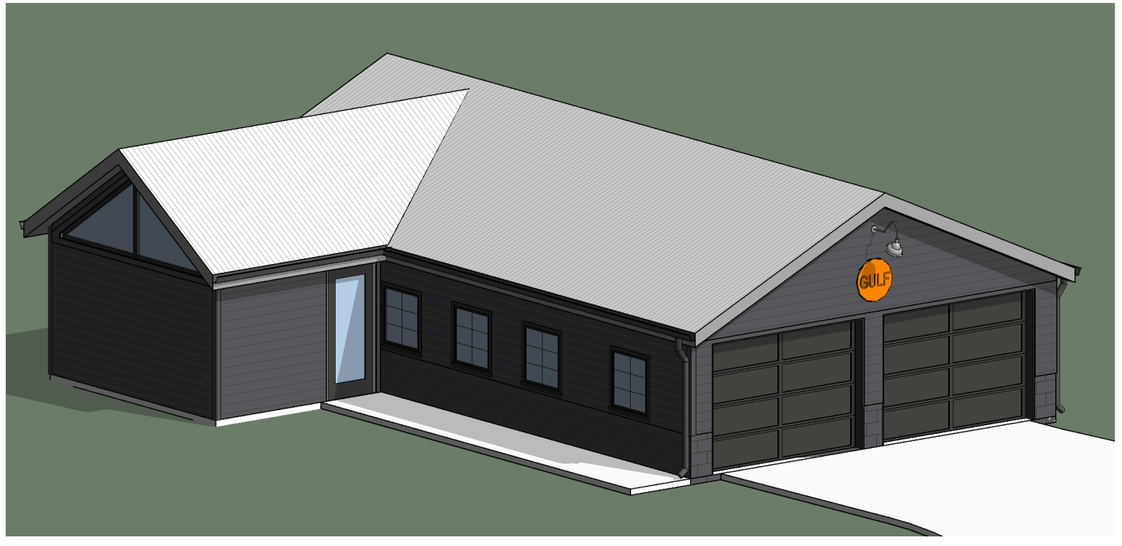
4 SW AXON VIEW 4



2 NE AXON VIEW 2



3 NW AXON VIEW 3



1 SE AXON VIEW 1

PERSPECTIVES

SD-4.1

03/01/22

DAVE'S GARAGE

132 MARIETTA ST
ALPHARETTA, GA 30009

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ARCHITECTURE & INTERIORS
ATLANTA, GA TEL 678.271.8064 STUDIOSOGO.COM

Design Review Board Hearing Application And Filing Procedures

UPDATED: December 01, 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 o n e (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	Meeting Schedule
January 03, 2022	January 21, 2022
February 01, 2022	February 18, 2022
March 01, 2022	March 18, 2022
April 01, 2022	April 22, 2022
May 02, 2022	May 20, 2022
June 01, 2022	June 17, 2022
July 01, 2022	July 15, 2022
August 02, 2022	August 19, 2022
September 01, 2022	September 16, 2022
October 03, 2022	October 21, 2022
November 01, 2022	November 18, 2022
December 01, 2022	December 09, 2022

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: Regions Bank

Location Address: 11790 Haynes Bridge Road

Mailing Address: 250 Riverchase Parkway Suite 300

City: Birminghan State: AL Zip Code: 35244 -

Contact For All Notifications: R. Mark Naylor

Contact Telephone: 859 - 276 - 8507 Mobile Telephone: 859 - 333 - 8507

Fax: 859 - 276 - 2901 Email: naylor@trgpsc.com

Contact's Relation To Business: Design Consultant

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		$175.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpharetta BK Venture, LLC

Physical Address:

Mailing Address: 6400 Powers Ferry Road, N.W., Suite 100

City: Atlanta State: GA Zip Code: 30339 -

Owner Telephone: 678 - 322 - 1170 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): Leon Novak Date: 2/25/22

Owner Signature: Leon Novak

Property Information:

Address (If Assigned) : 11790 Haynes Bridge Road

Tax ID or Map Reference Number: 12258406951078

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

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

---

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: Leon Novak Date: 2/25/22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

This submittal is for sign review only. Building was previously reviewed.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

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

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

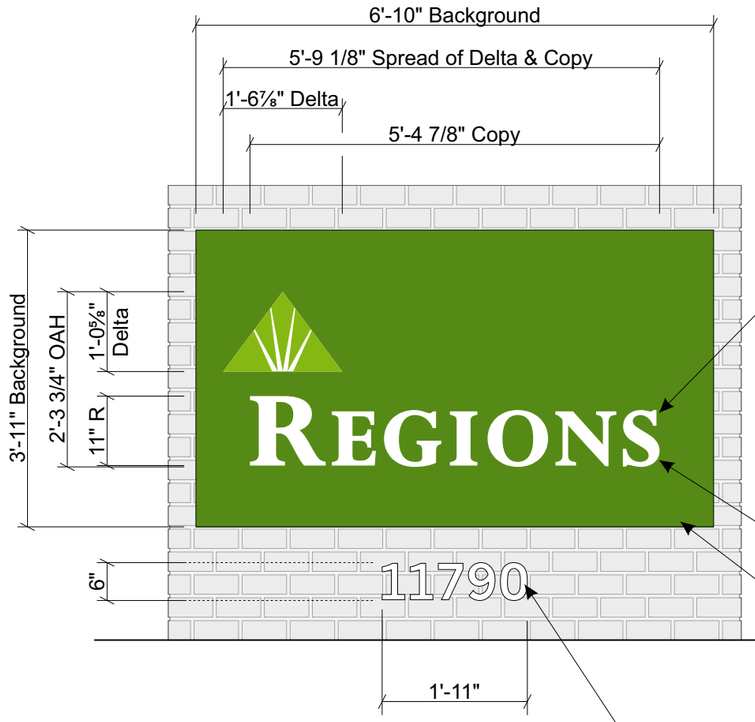
Describe how your application meets one (or more) of the above architectural design styles.

We have previously submitted the building for review and described it as mercantile. With it's tall windows and corbeled cornice, it has some aspects of the Beaux Arts style.

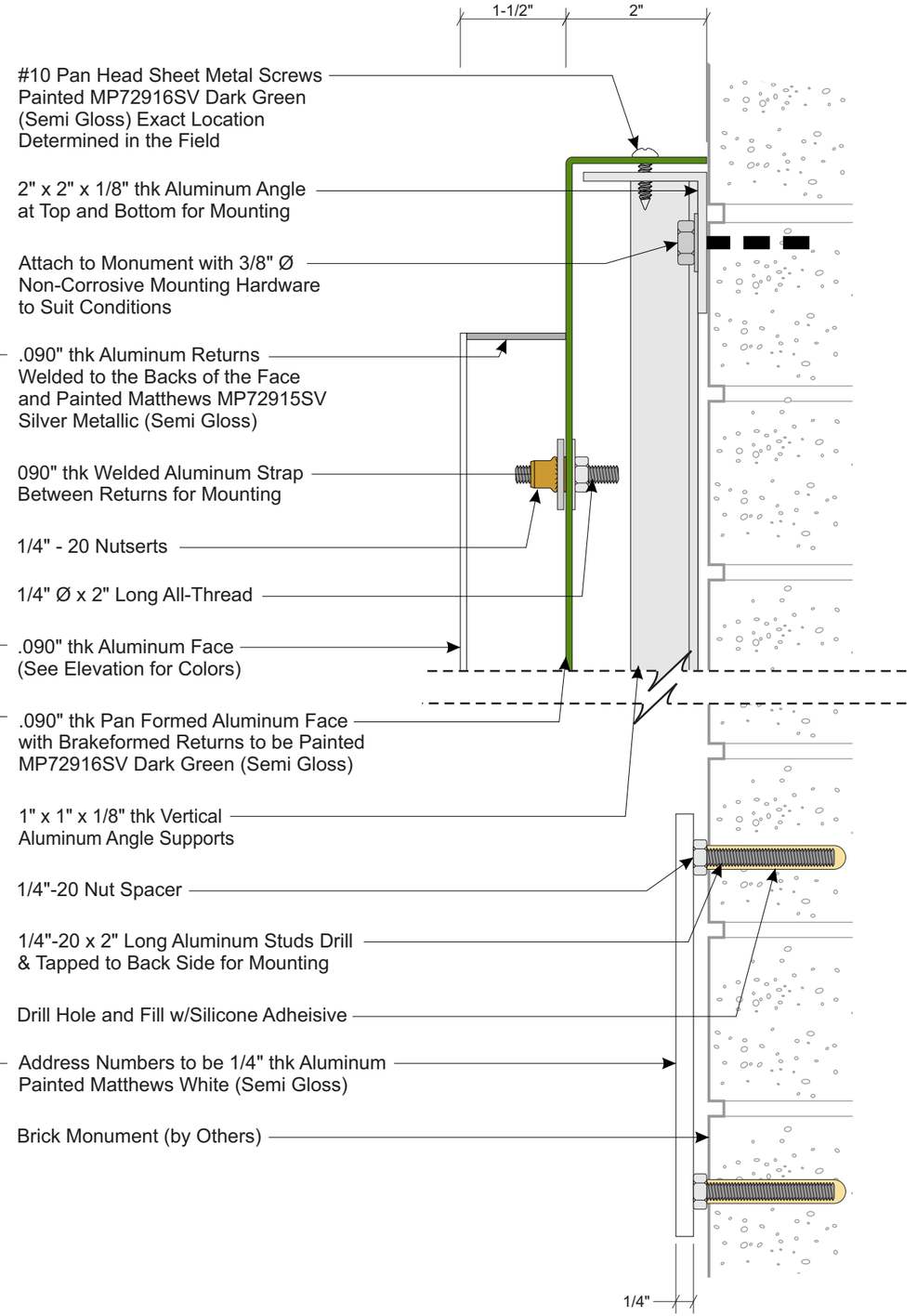
Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

The building fits in with, but does not match, the buildings that are adjacent to it. The facades incorporate details and ornament to create interest. The entrance is facing the street and has easy access for pedestrians.



RFC.REG-CUST-SIGN SIGNS N01 & N02 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



SECTION VIEW
SCALE: HALF SIZE

NOTE: All Dimensions and Field Conditions to be Verified and Confirmed From Tech Survey Prior to Releasing for Fabrication.

COLOR SCHEDULE

MATTHEWS PAINT **MP72915 SV** Silver Metallic Semi Gloss	MATTHEWS PAINT **MP72917 SV** Light Green Semi Gloss	MATTHEWS PAINT White Semi Gloss	MATTHEWS PAINT **MP72916 SV** Dark Green Semi Gloss

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the NFPA 2017 National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

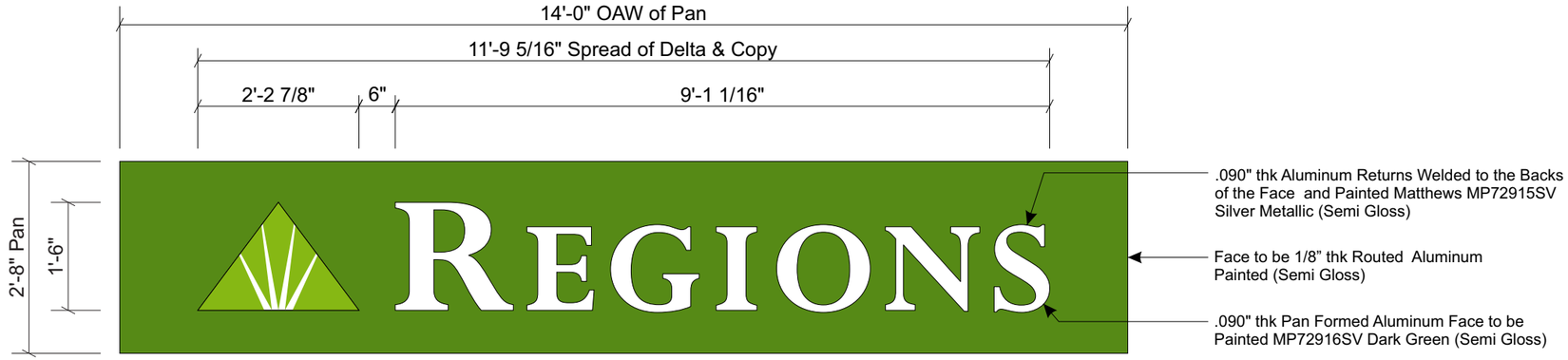
PERMITS ONLY

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www.philadelphiasign.com

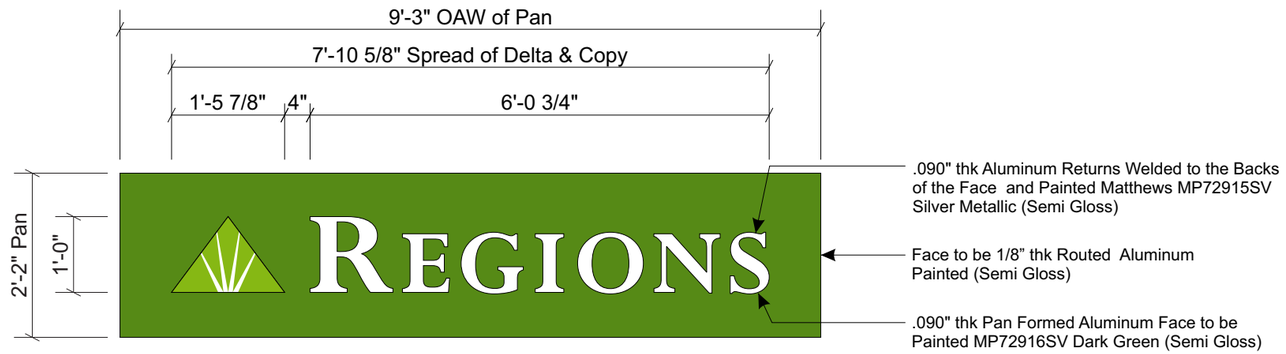
CUSTOMER: REGIONS
JOB NUMBER: RFC204.NB - S106123
SIGN TYPE: VARIOUS
LOCATION: 11790 HAYNES BRIDGE RD ALPHARETTA, GA 30009
DATE: 3/8/2022
DRAWN BY: GJF
REVISION: Number: Date: By:
SHEET: 1 OF 3 ENG DEPT
DWG NUMBER: B-100255
ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH EXPOSURE C

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RFC.REG-CUST-SIGN - N03
FRONT ELEVATION
SCALE: 1/2" = 1'-0"



RFC.REG-CUST-SIGN - N04
FRONT ELEVATION
SCALE: 1/2" = 1'-0"

COLOR SCHEDULE

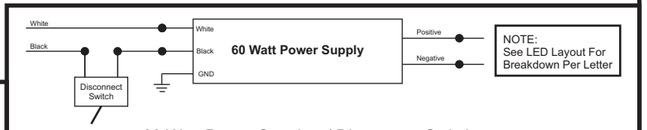
MATTHEWS PAINT **MP72915 SV** Silver Metallic Semi Gloss	MATTHEWS PAINT **MP72917 SV** Light Green Semi Gloss	MATTEWS PAINT White Semi Gloss	MATTHEWS PAINT **MP72916 SV** Dark Green Semi Gloss

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the NFPA 2017 National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PERMITS ONLY

NOTE: All Dimensions and Field Conditions to be Verified and Confirmed From Tech Survey Prior to Releasing for Fabrication.

Electrical Load
(0.65) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits



60 Watt Power Supply w/ Disconnect Switch

If Substitute Power Supply is to be Used, Please Referto Power Supply Manufacture Label for Correct Wiring

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

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Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
REGIONS

JOB NUMBER:
RFC204.NB - S106123

SIGN TYPE:
VARIOUS

LOCATION:
11790 HAYNES BRIDGE RD
ALPHARETTA, GA 30009

DATE:
3/8/2022

DRAWN BY:
GJF

REVISION:
Number: Date: By:

SHEET: ENG DEPT
2 OF 3

DWG NUMBER:
B-100255

ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH
EXPOSURE C

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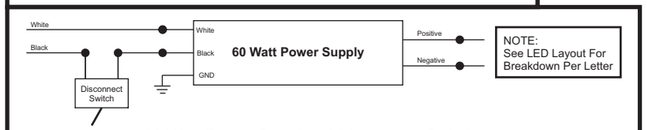
NOTE: All Dimensions and Field Conditions to be Verified and Confirmed From Tech Survey Prior to Releasing for Fabrication.

PERMITS ONLY

Electrical Load
(0.65) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.



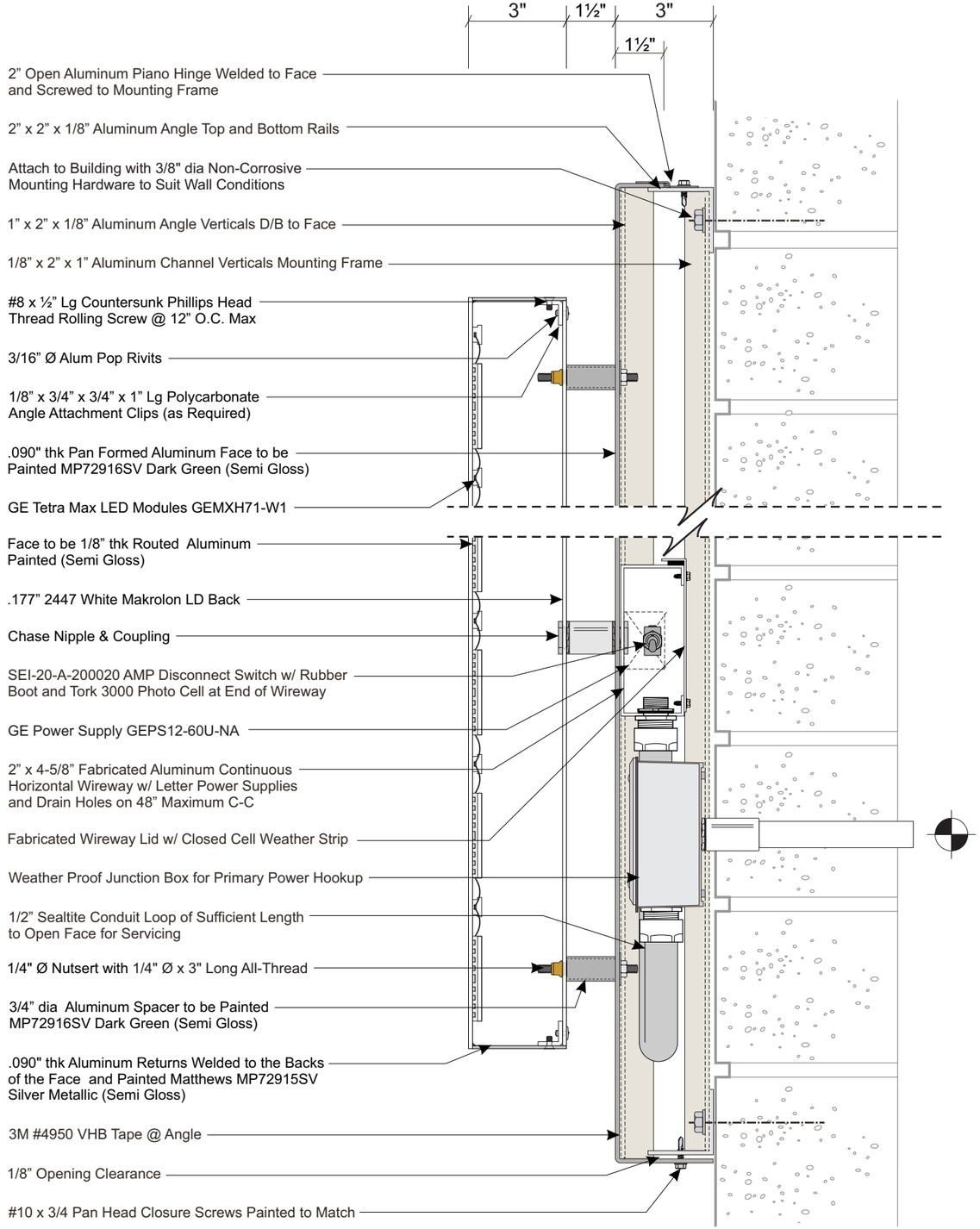
60 Watt Power Supply w/ Disconnect Switch

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COLOR SCHEDULE

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SIGNS N03 & N04
SECTION VIEW
SCALE: 3" = 1'-0"

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LOCATION:
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DATE:
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DRAWN BY:
GJF

REVISION:
Number: Date: By:

SHEET: ENG DEPT
3 OF 3

DWG NUMBER:
B-100255

ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH
EXPOSURE C

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