



DESIGN REVIEW BOARD

JULY 15, 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 ITEMS

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 June 17, 2022

VIII. PUBLIC HEARING

1. DRB220024 Amazing Development C-Store 9900 Westside Pkwy
review new construction
2. DRB220031 Luci's Steakhouse 5805 Windward Pkwy
review new paint scheme
3. DRB220032 Alpharetta Commons 4305 Old Milton Pkwy
review painting the building
4. DRB220033 Peachtree Imd. Care 870 North Main St
exterior remodel
WITHDRAWN: this item has been withdrawn by Staff. It will not be heard or considered during the July 15, 2022 Design Review Board meeting.
5. DRB220034 False Mirror, LLC 5815 Windward Parkway, Suite 202 + 203
review exterior
WITHDRAWN: This item has been withdrawn from Staff. It will not be heard or considered during the July 15, 2022 Design Review Board meeting.

IX. ADJOURNMENT



Design Review Board Meeting June 17, 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

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

II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:35 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for June 17, 2022.
- Chairman Kramer adjourned the workshop at 9:20 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:26 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Richard Owens
 - Katie Rocco
 - Frank Schwing
 - Teresa Rhodes
 - Kim Matherly, alternate
- Design Review Board Members absent:
 - Pat Corkill
 - Holly Palmer
 - Thom LeCain, Alternate

- 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 May 20, 2022.

- ❖ Board Member Owens offered a motion to approve the meeting minutes of May 20, 2022.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).

VIII. PUBLIC HEARING

A. DRB220023 / Texaco / 2190 Old Milton Parkway

- The applicants came forward to present this item.
 - There will be rock on the bottom and sides of the monument sign.
 - The sign will be in the same location as it is now.
 - It will be externally lit.
 - It will be acrylic with stacked elements. The circle and star will be the most dimensional.
 - The gas canopy will be in black ACM.
 - The canopy lights will be changed to LED.
 - There will be stone at the base of the building.
 - The word Texaco will be on the canopy.
- The Design Review Board discussed the following:
 - What are you doing with the dumpster in the background? It will be painted to match the building.
 - We will paint the old emissions building to match the new colors of the building.
 - Maybe you could do the emissions building the lighter grey.
 - The light pole will stay but will have a new LED light.
 - The roll up doors will be painted the color of the body.
 - If you can get "Food Mart" in the glass panel, you can add it.

Public Comment:

- There were no public comments for this item.

- ❖ Board Member Owens offered a motion to approve the landscaping as presented, based on the revisions from prior comments.
 - Board Member Rhodes seconded the motion.
 - The motion was approved 5-0-1, with Vice-Chair Schwing recusing himself because he was not present for the May 20, 2022 meeting where Texaco was first heard.
- ❖ Board Member Rocco offered a motion to approve the exterior elevations and materials as presented today, considering the comments regarding the emissions building, the dumpster, and the colors.
 - Board Member Owens seconded the motion.
 - The motion was approved 5-0-1, with Vice-Chair Schwing recusing himself because he was not present for the May 20, 2022 meeting where Texaco was first heard.
- ❖ Board Member Rhodes offered a motion to approve the monument signage as presented today.
 - Board Member Rocco seconded the motion.
 - The motion was approved 5-0-1, with Vice-Chair Schwing recusing himself because he was not present for the May 20, 2022 meeting where Texaco was first heard.

B. DRB220026 / Surreal / 92 Milton Avenue, Suite 300

- The applicant came forward to present this item.
 - Our location is currently in Roswell, but we are now the new tenant at this building.
 - The signage falls in line with the company's branding guidelines.
 - Black and white are the primary colors.
 - All three bay doors are part of the new suite, so we centered it over the middle door.
 - There will be halo lighting behind the letters.
 - The background will be white, and the border and letters will be black.
 - We are using the same company that did the previous tenant's sign.
- The Design Review Board discussed the following:
 - Why is it being mounted two inches from the wall? The back board would not be halo lit – just the letters. They'll be lit from behind.
 - The backer board will be slightly off set from the brick. This lets the water run behind the backer board.
 - We should blend the modern business with the historic downtown feel some.
 - The thinness of the border helps.
 - Is the scale of the sign accurate? Yes.
 - The border should be extruded as far as the letters.

- What would you accept the border to come out to? Four inches.
- How thick are the letters? Three inches.
- The frame will extend at least an inch past the letters.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the sign as presented, with the following conditions:
 1. The sign frame will stand out at least one inch past the back board.
 - Board Member Matherly seconded the motion.
 - The motion was approved unanimously (6-0).

C. DRB220024 / Amazing Development Partners C-Store / 9900 Westside Parkway

- The applicants came forward to present this item.
 - There is a 40–50-foot elevation difference on the site.
 - The stairs can be used to get up to the C-store level.
 - The restaurant will be on the lower level, and the C-store above.
 - There is a two-tiered retaining wall system.
 - The first wall 8 feet, and the second wall 8-10 feet.
 - We broke it up to put landscaping in the middle to help screen.
 - There are sweet bay magnolias in the upper bay.
 - The owners will want to be able to see through landscaping in case anyone tries to take gas.
 - These signs on the elevations are placeholders for public art installations.
 - There are height issues with the site.
 - The brick is a combination of a black and Belfast grey .
 - The owner would like to keep as much as he can of the overall design.
 - The tower would have reflective glass.
- The Design Review Board discussed the following:
 - The landscaping should maybe be a little away from the patio.
 - Do stone steps meet code?
 - What's the separation between the patio and the plaza? It's all on the same plain – separated by railing.
 - Will they need a tree island? Technically, yes. According to Code, you must have a

tree in your patio.

- There will be a rail on the top of this wall.
- Is the site being irrigated?
- There should be some lower-level screening in the parking lot.
- As we redesign, there will be more turf shown on the plan.
- You're planning on coming back with more refined plans, correct? Yes.
- Is there an opportunity to put seating?
- Are the knockout roses high maintenance? Yes- they can be hit or miss.
- Whoever manages needs to know how to correctly manage the landscaping.
- Do you feel the upper storefronts have enough signage? The trees you're planting can grow up to 30 feet.
- The glass on the tower – shouldn't it be regular glass?
- This can be changed out to be more consistent with brick.
- Is everyone okay with the overall structure? We are okay with the massing.
- The dark spots with the black brick – are they in plain? Yes.
- The corner materials are stone.

Public Comment:

- There were no public comments for this item.
 - The applicant consented to all motions on this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the site plan as presented, with the understanding that the details of the plaza patio and access to the public sidewalk will come back for approval.
 - Board Member Owens seconded the motion.
 - During the motion, the following was discussed by the Board:
 - Did we say we needed engineering on the retaining wall? That'll go through the LDP process.
 - The motion was approved unanimously (6-0).
 - ❖ Board Member Owens offered a motion to defer the approval of the landscape plans to the next meeting.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).
 - ❖ Board Member Rhodes offered a motion to defer the decision and approval for elevations and materials until next meeting.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).

D. DRB220028 / First Watch / 5035 Windward Parkway

- The applicant came forward to present this item.
 - This is the old Chili's building on Windward.
 - We are not changing the structure, just materials.
 - There will be stacked stone where the old signage was.
 - Since we're taking out some landscaping in the front, we can relocate to the patio area.
 - The cornice is grey.
 - The metal on top of the metal roof will be iron ore
 - The base of the building is origami white.
 - The lower area below the windows will be grey.
 - The dumpster has some damage that we will fix and paint.
 - The extended cook line can serve to go and dining at the same time.
- The Design Review Board discussed the following:
 - The patio would need to be barriered somehow, but it can be with landscaping.
 - You want to try to make the patio more inviting.
 - Is the patio year-round? We're not putting anything to enclose. There will be ceiling fans.
 - Any landscaping that is damaged will be replaced.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevations, materials, and signage as presented today, with the following conditions:
 1. The green shingle roof will be replaced with a dark standing seam metal roof.
 2. The applicant will repair or replace any landscaping that is damaged, dead, or dying with similar material and size.
 - Board Member Matherly seconded the motion.
 - The motion was approved unanimously (6-0).

Chairman Kramer adjourned the meeting for a recess at 12:01 p.m.

Chairman Kramer called the meeting to order at 12:32 p.m.

E. DRB220029 / Georgia Banking Company / 5225 Windward Parkway

- The applicant came forward to present this item.
 - There is currently a lot of red and beige.
 - We want to paint the exterior bright white with some dark grey.
 - The colors are Webb grey and Chantilly lace.
 - They are GBC standard colors.
 - They are installing a lot of colorful landscaping, which would pop more on the white than the grey.
 - We are taking out some shrubs and adding some colorful flowers.
 - The monument sign is going in the same place as the current sign.
 - The base is stone.
 - There are two building signs proposed.
- The Design Review Board discussed the following:
 - How do we add a little more interest to the elevation? The alternate adds more grey.
 - This building is very tired and doesn't have much embellishment.
 - With the gray on the top and the white on the bottom – maybe the gray should be below the windows.
 - The side where the drive thru is – it's so long, so it's a lot of white. Maybe you could accent it and make it gray to add some more color.
 - It feels washed out with so much white.
 - Do you have the authority from the bank to say yes to a different variation of where the colors go? Yes.
 - There could be grey columns with a white top in the drive thru.
 - Can Staff look at landscaping? Yes.
 - The base of the sign should probably be brick and then painted the grey.
 - I wouldn't want to see the sign any taller than the Truist sign across the street .
 - Is the property irrigated? You'll have to have irrigation for all the seasonal landscaping.
 - What are you doing with the dumpster enclosure? The same painting as the building with the gray.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevations and materials as presented, with the following conditions:

1. The applicant will paint the water table below the windows grey all around the building.
 2. The drive-thru columns will be grey.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Board member Rocco offered a motion to approve the two building signs and the monument sign as presented today.
 - Board Member Matherly seconded the motion.
 - Vice-Chair Schwing offered a friendly amendment that the base be done in brick and painted the grey, and the sign will be no higher than the Truist sign on the adjacent street corner.
 - Board Members Rocco and Matherly accepted the friendly amendment.
 - The motion was approved unanimously (6-0).
 - ❖ Vice-Chair Schwing offered a motion to defer approval of the landscaping to Staff.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

F. DRB220027 / Connor's Steak and Seafood / 5045 Windward Parkway

- The applicant came forward to present this item.
 - We will replace anything that has been damaged or died on the property.
 - We are losing 10 parking spaces by adding the extension in the back.
 - There are three locations of proposed signage.
 - The dimensions of the signage will almost match the existing.
 - The paint would be for the trim and EFIS.
 - We are replacing existing storefront gloss.
 - We are proposing to leave the wood boards and just paint them.
 - We are raising the roof to square off at the top of the peak.
 - The dumpster gates would be left and painted.
 - New cornice will match the existing cornice.
 - We are adding a stone base.
 - The existing monument sign that we are proposing to update will have the same location and dimensions.
 - The sign will be halo lit.
- The Design Review Board discussed the following:

- The landscape is far from “high end”. The trees are fine, but we think the landscaping needs an upgrade. We can’t require it, but it’s a suggestion.
- The trim you’re proposing is very close to the main body of the building. Maybe you should darken the tone of it a little bit.
- Is the crepe myrtle a single stem? It can be.
- The base must be as wide as the sign.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the elevations and materials as presented, with the following condition:
 1. The applicant will replace the colony grey with a slightly darker shade in the same warm tone to get more contrast in the body color, with the proposed colors submitted to Staff for approval.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (6-0).
 - ❖ Board Member Owens offered a motion to approve the landscape plan, with the comment made for the landscape architect to consider a ground cover that will be more shade tolerant, and the applicant will replace all dead, dying, and damaged landscaping.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (6-0).

G. DRB220030 / A & A Chapman Holdings / 152 Marietta Street

- The applicant came forward to present this item.
 - The vision is for an aesthetic building – the upstairs is the owner’s practice, and downstairs would be retail.
 - The front of the building has three entrances.
 - The size of the building was not impacted by removing the parallel parking.
 - We calculated those 15 spaces would be needed.
 - There would be a small lobby with an elevator and stairs.
 - We would be bringing the building up to the street scape
 - The bottom half will be made of stone.
 - There will be a water table with a ledge.
 - There will be a four-inch metal coping at the top.
 - The sill and header will be stone.

- The stone comes to an end at the corner pier.
- The ceiling heights are pretty tall.
- There are ten existing trees on the property.
- The sidewalk across the street is brick. We are not sure how our sidewalk will be developed yet.
- We are sticking with mostly native plants on the site.
- The Design Review Board discussed the following:
 - Does the number of spaces impact the size of the building? We are discussing a reduction of 176 square feet.
 - Do you have underground storm water detention? Yes.
 - The building is not overdone.
 - Condensing units need to be hidden.
 - You could provide some railing on the rooftop for some screening.
 - Would you be open to some type of green roof on the back to screen?
 - There's not a lot of space for a monument sign, so we thought of using the recess area between the two entrances. An aesthetically pleasing sign that shows the different tenants.
 - They can have one sign per tenant.
 - Blade signs could be a good alternative.
 - The landscaping is being affected by the double row of parking.
 - The dumpster enclosure will be in brick, correct? Yes. It will be screened and will have a gate on the front. The doors will be solid and black.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to conceptually approve the site plan, with final approval by Staff.
 - Board Member Matherly seconded the motion.
 - The motion was approved unanimously (6-0).
 - ❖ Board Member Rocco offered a motion to approve the elevations and materials as presented, with the following condition:
 1. The doors on the dumpster will be black, and the brick will match the building.
 - Board Member Owens seconded the motion.
 - During the motion, the Board discussed the following:
 - The condensers will be on the roof or outside. So, it's a given you can't have them shown, right?

- How do you access the roof? A hatch that is accessed by the stairwell.
- o The motion was approved unanimously (6-0).
- ❖ Board Member Owens offered a motion to approve the landscape plan based on today's comments, with final approval by Staff.
- o Board Member Rocco seconded the motion.
- o The motion was approved unanimously (6-0).

H. DRB220031 / Luci's Steakhouse / 5805 Windward Parkway

- The applicant came forward to present this item.
 - o There will be private dining rooms and a nice patio.
 - o We want to paint the building to match the concept and the surrounding buildings.
 - o The color is Tony Taupe.
 - o The metal will be black.
- The Design Review Board discussed the following:
 - o Have you discussed with the owner the possibility of removing the paint? We did, but it's difficult to remove .
 - o You need to take a paint color and accent the herring bone patterns.
 - o It seems like the applicant needs to come up with more options and come back next month.
 - o I would highly recommend improving your landscaping.
 - o Taupe is a warmer shade – it looks greyer in the shade but more yellow in the sun. I would prefer to see this go greyer.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Owens offered a motion to defer the item, and the owner and applicant represent all four elevations and to bring a landscape plan that will show how plantings will be replaced and enhanced.
 - o Board Member Rhodes seconded the motion.
 - o The motion was approved unanimously (6-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 2:37 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

Total Site Acreage = 3.0 Acres
Standard Tree Density = 130 inches per acre x 3.0 acres
Standard Tree Density = 390 inches
Existing Density Factor

1	Dogwood	4	4
1	Yoshino Cherry	4	4
1	Red Oak	22	22
			30

Existing Density Factor = 30 inches

Replacement Density Factor
(SDF) - (EDF) = (RDF)
(390) - (30) = (360)
Replacement Density Factor = 360 inches
Replacement Provided = 360

Replacement Density

Trees QU	Scientific Name	Common Name	Size	Spacing	Total Inches	Density %
5	Acer buergerianum	Trident Maple	6"-Cal	As Shown	30	6%
11	Acer rubrum	Red Maple	6"-Cal	As Shown	66	12%
7	Gleditsia triacanthos	Honey Locust	4"-Cal	As Shown	28	8%
5	Quercus phellos	Willow Oak	6"-Cal	As Shown	30	11%
17	Magnolia grandiflora	Southern Magnolia	4"-Cal	As Shown	68	19%
12	Thuja standishii x plicata	Green Giant Arborvitae	3"-Cal	As Shown	36	13%
10	Ulmus americana "Princeton"	Princeton Elm	3"-Cal	As Shown	30	11%
18	Nyssa sylvatica	Blackgum	4"-Cal	As Shown	72	20%
RDF Total					360	
					Requirement Met	

Tree Recompense

Size	Scientific Name	Common Name	Required Replacement Inches	Req. Replace. Trees	Replace. Cost
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
27"	Quercus rubra	Red Oak	27 x 3 = 81	81/4 = 20.25	20.25 x \$800 = \$16,200
Total			306	(76.5) 4" Trees	\$61,200

Recompense Trees

Qty.	Scientific Name	Common Name	Size	Total Inches	Density %
16	Gleditsia triacanthos	Honey Locust	4"-Cal	60	21%
23	Cercis canadensis	Eastern Redbud	4"-Cal	80	30%
7	Cornus florida	Dogwood	4"-Cal	28	10%
13	Juniperus virginiana	Eastern Red Cedar	4"-Cal	44	17%
17	Magnolia virginiana	Sweetbay Magnolia	4"-Cal	36	22%
Recompense Total Inches			304		

Recompense Inches Required: 306"
Recompense Inches Provided: 248"
306 Required - 304 Provided = 2"
2" / 4" = 0.5 x \$800 = \$400 Owed

\$400 Owed to Tree Bank (Requirement Met)

No Boundary Trees have a Critical Root Zone
encroachment of more than 10% (See Tree Chart)

Shrubs

QU	Scientific Name	Common Name	Size	Spacing	Comments
18	Azalea x 'Delaware Valley White'	Delaware Valley Azalea	3 gal.	4' o.c.	
35	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 gal.	4' o.c.	
12	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gal.	4' o.c.	
9	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	3 gal.	4' o.c.	
71	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	3' o.c.	
11	Osmanthus fragrans	Tea Olive	7 gal.	as shown	

PARKING SUMMARY

	GLA	MIN.	REDUCED MIN.	ALLOW	PROVIDED
BUILDING 100					
LOWER LEVEL					
RESTAURANT	3,600-SF	36.0	-7.2	29	29
UPPER LEVEL					
C-STORE	3,600-SF	14.4	-2.9	12	12
GAS PUMP	6 PUMPS	12.0	-2.4	10	10
BUILDING 200					
UPPER LEVEL					
RETAIL	3,300-SF	16.5	-3.3	13	13
TOTAL	10,500-SF	78.9	-15.8	64	64

REQUIREMENTS BASED ON:

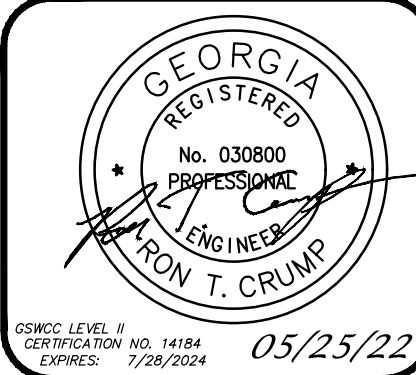
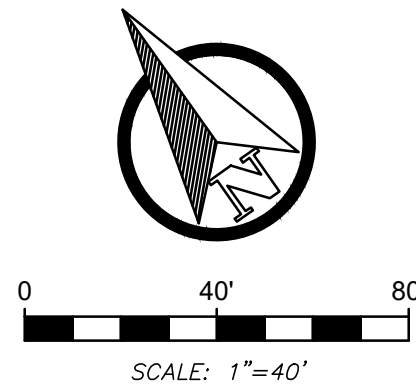
- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250-SF
- RETAIL: 1/200-SF
- RESTAURANT: 1/100-SF
- 20% REDUCTION ALLOWED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°24'18"W	50.23'
L2	N47°56'02"W	55.34'
L3	S89°54'05"E	44.19'
L4	N89°27'50"W	23.30'
L5	S25°39'33"W	6.57'
L6	N62°02'36"W	3.08'
L7	S27°58'39"W	6.50'
L8	S61°06'14"E	3.13'
L9	S44°17'32"W	125.52'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	227.00'	292.62'	272.78'	N11°00'12"W
C2	423.00'	248.87'	245.30'	N09°04'22"E
C3	1560.00'	4.21'	4.21'	S14°22'24"W
C4	596.12'	25.07'	25.07'	S26°01'37"W
C5	596.12'	170.95'	170.36'	S36°04'35"W



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DECATUR, GA. 30030
404.556.7721
www.fcgroup.com



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DEVELOPMENT PARTNERS
5950 LIVE OAK PARKWAY, SUITE 210
NORCROSS, GA 30093
(404) 905 - 2117
SAL@THEAMAZINGENERGY.COM

ALPHARETTA - WESTSIDE PKWY
CONVENIENCE STORE
ISSUED FOR: DRB REVIEW
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9900 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

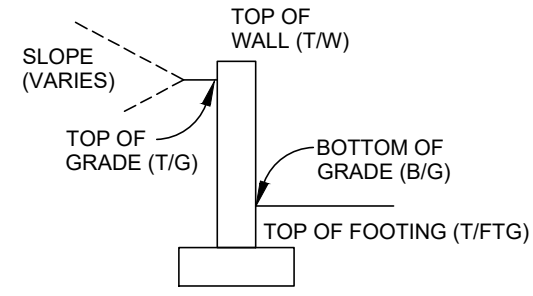
#	DATE	REVISIONS

DRAWN: KH
CHECK: RTC
JOB NO: 20-363
DATE: 05/25/22

SITE PLAN
SHEET **C02**

SITE DATA

LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	12 248006520522
ZONING DESIGNATION	CUP
OVERLAY DISTRICT	NORTHPOINT ACTIVITY AREA
TOTAL PROPERTY ACREAGE	2.078 ACRES (90,496 SQ.FT.)
IMPERVIOUS PERCENTAGE	60% (54,297 SQ.FT.)
MAX. BUILDING HEIGHT	LESSER OF 4-STORY OR 65'
MIN. BUILDING HEIGHT	2-STORY OR 20'



TYPICAL WALL LABELING ELEVATIONS

NOTE: WALL DESIGN BY OTHERS. CONTINEO DOES NOT PROVIDE WALL DESIGNS. LABELS ARE BASED ON GRADING DESIGN. FINAL DESIGN OF WALL NEEDS TO BE PROVIDED BY STRUCTURAL ENGINEER.

WALL INFO LABELS

Total Site Acreage = 3.0 Acres
Standard Tree Density = 130 inches per acre x 3.0 acres
Standard Tree Density = 390 inches

Existing Density Factor

1	Dogwood	4	4
1	Yoshino Cherry	4	4
1	Red Oak	22	22
			30

Existing Density Factor = 30 inches

Replacement Density Factor

(SDF) - (EDF) = (RDF)

(390) - (30) = (360)

Replacement Density Factor = 360 inches

Replacement Provided = 360

Replacement Density

Trees QU	Scientific Name	Common Name	Size	Spacing	Total Inches	Density %
5	Acer buergerianum	Trident Maple	6"-Cal	As Shown	30	6%
11	Acer rubrum	Red Maple	6"-Cal	As Shown	66	12%
7	Gleditsia triacanthos	Honey Locust	4"-Cal	As Shown	28	8%
5	Quercus phellos	Willow Oak	6"-Cal	As Shown	30	11%
17	Magnolia grandiflora	Southern Magnolia	4"-Cal	As Shown	68	19%
12	Thuja standishii x plicata	Green Giant Arborvitae	3"-Cal	As Shown	36	13%
10	Ulmus americana "Princeton"	Princeton Elm	3"-Cal	As Shown	30	11%
18	Nyssa sylvatica	Blackgum	4"-Cal	As Shown	72	20%
					RDF Total 360	
					Requirement Met	

Tree Recomense

Size	Scientific Name	Common Name	Required Replacement Inches	Req. Replace. Trees	Replace. Cost
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
27"	Quercus rubra	Red Oak	27 x 3 = 81	81/4 = 20.25	20.25 x \$800 = \$16,200
		Total	306	(76.5) 4" Trees	\$61,200

Recompense Trees

Qty.	Scientific Name	Common Name	Size	Total Inches	Density %
16	Gleditsia triacanthos	Honey Locust	4"-Cal	60	21%
23	Cercis canadensis	Eastern Redbud	4"-Cal	80	30%
7	Cornus florida	Dogwood	4"-Cal	28	10%
13	Juniperus virginiana	Eastern Red Cedar	4"-Cal	44	17%
17	Magnolia virginiana	Sweetbay Magnolia	4"-Cal	36	22%
		Recompense Total Inches		304	

Recompense Inches Required: 306"

Recompense Inches Provided: 248"

306 Required - 304 Provided = 2"

2" / 4" = 0.5 x \$800 = \$400 Owed

\$400 Owed to Tree Bank (Requirement Met)

No Boundary Trees have a Critical Root Zone encroachment of more than 10% (See Tree Chart)

Shrubs

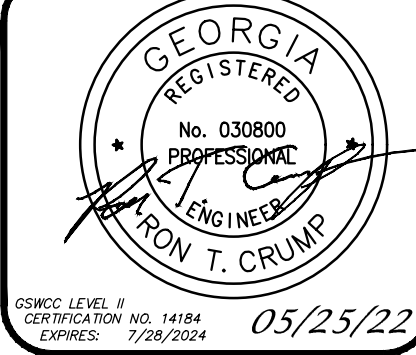
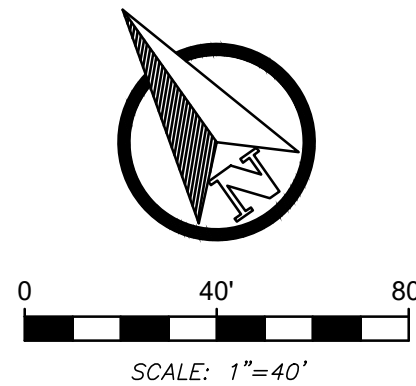
QU	Scientific Name	Common Name	Size	Spacing	Comments
18	Azalea x 'Delaware Valley White'	Delaware Valley Azalea	3 gal.	4' o.c.	
35	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 gal.	4' o.c.	
12	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gal.	4' o.c.	
9	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	3 gal.	4' o.c.	
71	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	3' o.c.	
11	Osmanthus fragrans	Tea Olive	7 gal.	as shown	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°24'18"W	50.23'
L2	N47°56'02"W	55.34'
L3	S89°54'03"E	44.19'
L4	N89°27'50"W	23.30'
L5	S25°39'33"W	6.57'
L6	N62°02'36"W	3.08'
L7	S27°58'39"W	6.50'
L8	S61°06'14"E	3.13'
L9	S44°17'32"W	125.52'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	227.00'	292.62'	272.78'	N11°00'12"W
C2	423.00'	248.87'	245.30'	N09°04'22"E
C3	1560.00'	4.21'	4.21'	S14°22'24"W
C4	596.12'	25.07'	25.07'	S26°01'37"W
C5	596.12'	170.95'	170.36'	S36°04'35"W



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ALPHARETTA – WESTSIDE PKWY
CONVENIENCE STORE

ISSUED FOR: DRB REVIEW

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 9900 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

DATE REVISIONS

DRAWN: KH CHECK: RTC

JOB NO: 20-363 DATE: 05/25/22

GRADING PLAN
SHEET **C03**

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Total Site Acreage = 3.0 Acres
Standard Tree Density = 130 inches per acre x 3.0 acres
Standard Tree Density = 390 inches
Existing Density Factor

1	Dogwood	4	4
1	Yoshino Cherry	4	4
1	Red Oak	22	22
			30

Existing Density Factor = 30 inches

Replacement Density Factor
(SDF) - (EDF) = (RDF)
(390) - (30) = (360)
Replacement Density Factor = 360 inches
Replacement Provided = 360

Replacement Density

Trees QU	Scientific Name	Common Name	Size	Spacing	Total Inches	Density %
5	Acer buergerianum	Trident Maple	6"-Cal	As Shown	30	6%
11	Acer rubrum	Red Maple	6"-Cal	As Shown	66	12%
17	Gleditsia triacanthos	Honey Locust	4"-Cal	As Shown	28	8%
5	Quercus phellos	Willow Oak	6"-Cal	As Shown	30	11%
17	Magnolia grandiflora	Southern Magnolia	4"-Cal	As Shown	68	19%
12	Thuja standishii x plicata	Green Giant Arborvitae	3"-Cal	As Shown	36	13%
10	Ulmus americana "Princeton"	Princeton Elm	3"-Cal	As Shown	30	11%
18	Nyssa sylvatica	Blackgum	4"-Cal	As Shown	72	20%
RDF Total					360	
Requirement Met						

Tree Recompense

Size	Scientific Name	Common Name	Required Replacement Inches	Req. Replace. Trees	Replace. Cost
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
25"	Quercus rubra	Red Oak	25 x 3 = 75	75/4 = 18.75	18.75 x \$800 = \$15,000
27"	Quercus rubra	Red Oak	27 x 3 = 81	81/4 = 20.25	20.25 x \$800 = \$16,200
Total			306	(76.5) 4" Trees	\$61,200

Recompense Trees

Qty.	Scientific Name	Common Name	Size	Total Inches	Density %
16	Gleditsia triacanthos	Honey Locust	4"-Cal	60	21%
23	Cercis canadensis	Eastern Redbud	4"-Cal	80	30%
7	Cornus florida	Dogwood	4"-Cal	28	10%
13	Juniperus virginiana	Eastern Red Cedar	4"-Cal	44	17%
17	Magnolia virginiana	Sweetbay Magnolia	4"-Cal	36	22%
Recompense Total Inches			304		

Recompense Inches Required: 306"
Recompense Inches Provided: 248"
306 Required - 304 Provided = 2"
2" / 4" = 0.5 x \$800 = \$400 Owed

\$400 Owed to Tree Bank (Requirement Met)

No Boundary Trees have a Critical Root Zone encroachment of more than 10% (See Tree Chart)

Shrubs

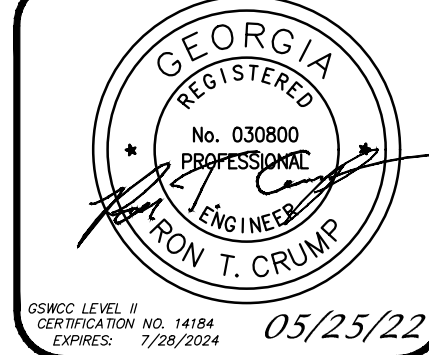
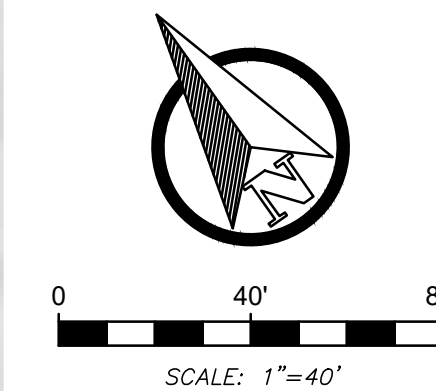
QU	Scientific Name	Common Name	Size	Spacing	Comments
18	Azalea x 'Delaware Valley White'	Delaware Valley Azalea	3 gal.	4' o.c.	
35	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 gal.	4' o.c.	
12	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gal.	4' o.c.	
9	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	3 gal.	4' o.c.	
71	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	3' o.c.	
11	Osmanthus fragrans	Tea Olive	7 gal.	as shown	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°24'18"W	50.23'
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L4	N89°22'50"W	23.30'
L5	S25°39'33"W	6.57'
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CURVE TABLE

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C5	596.12'	170.95'	170.36'	S36°04'35"W



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CONVENIENCE STORE
ISSUED FOR: DRB REVIEW
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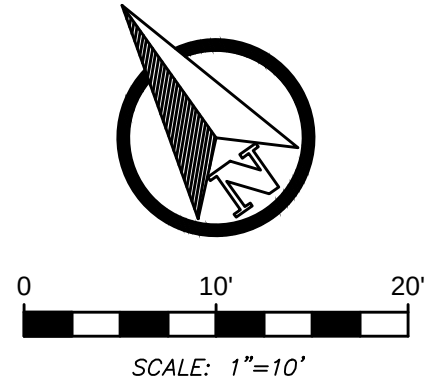
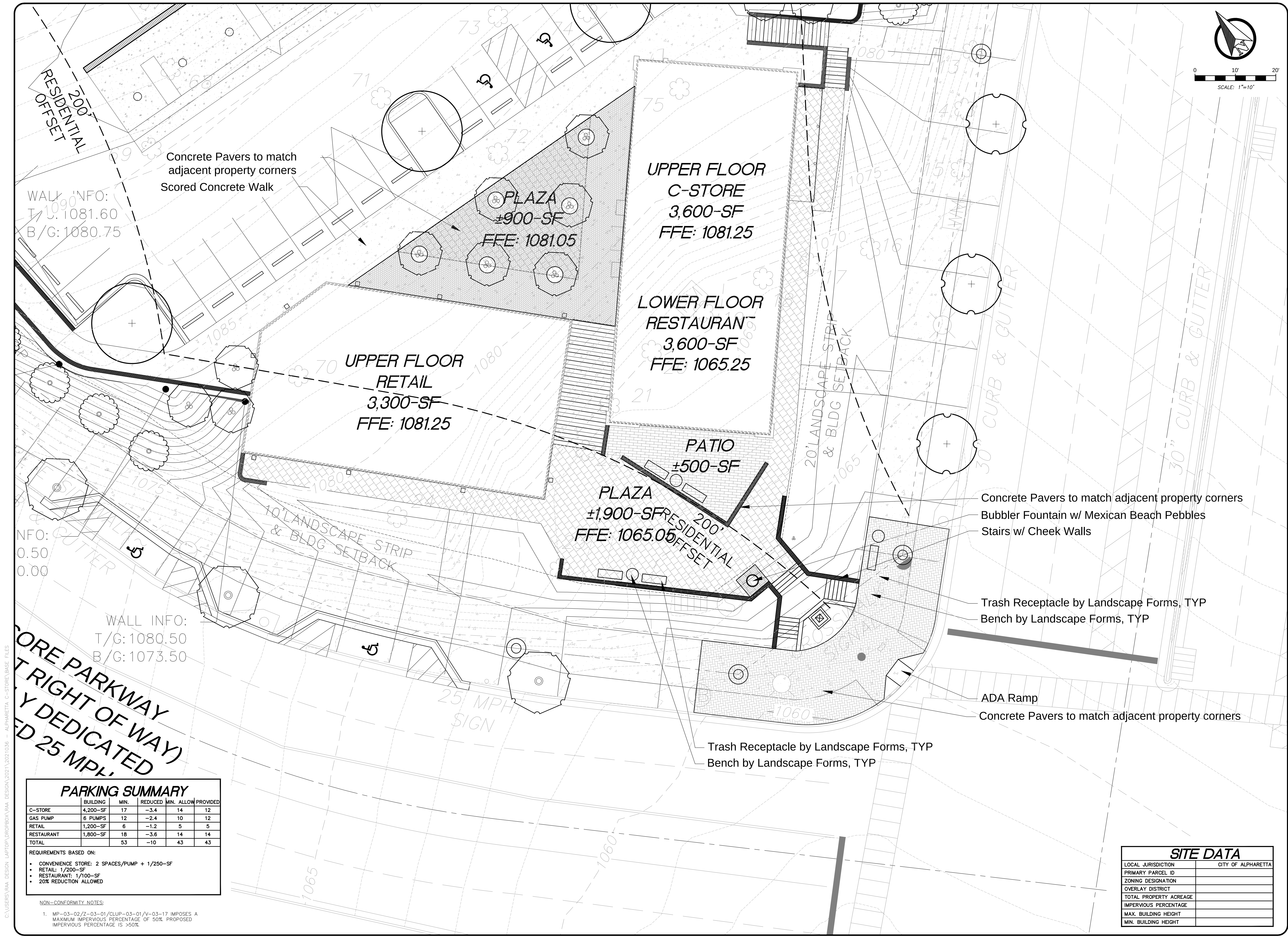
#	DATE	REVISIONS

DRAWN: KH
CHECK: RTC
JOB NO: 20-363
DATE: 05/25/22

DRB COLOR PLAN
SHEET **C04**

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ALPHARETTA – WESTSIDE PKWY
CONVENIENCE STORE
ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9700 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

#	DATE	REVISIONS
1	10/27/2021	REVISIONS
2	5/02/2022	REVISIONS

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CHECK: RTC
JOB NO: 20-363
DATE: 08/27/2021

HARDSCAPE
PLAN
SHEET **HS-1**

PARKING SUMMARY						
	BUILDING	MIN.	REDUCED	MIN.	ALLOW	PROVIDED
C-STORE	4,200-SF	17	-3.4	14		12
GAS PUMP	6 PUMPS	12	-2.4	10		12
RETAIL	1,200-SF	6	-1.2	5		5
RESTAURANT	1,800-SF	18	-3.6	14		14
TOTAL		53	-10	43		43

REQUIREMENTS BASED ON:

- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250-SF
- RETAIL: 1/200-SF
- RESTAURANT: 1/100-SF
- 20% REDUCTION ALLOWED

NON-CONFORMITY NOTES:

1. MP-03-02/Z-03-01/CLUP-03-01/V-03-17 IMPOSES A MAXIMUM IMPERVIOUS PERCENTAGE OF 50%. PROPOSED IMPERVIOUS PERCENTAGE IS >50%.

SITE DATA	
LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	
ZONING DESIGNATION	
OVERLAY DISTRICT	
TOTAL PROPERTY ACREAGE	
IMPERVIOUS PERCENTAGE	
MAX. BUILDING HEIGHT	
MIN. BUILDING HEIGHT	

Total Site Acreage = 3.0 Acres
Standard Tree Density = 130 inches per acre x 3.0 acres
Standard Tree Density = 390 inches

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1	Red Oak	22	22
			30

Existing Density Factor = 30 inches

Replacement Density Factor

(SDF) - (EDF) = (RDF)
(390) - (30) = (360)

Replacement Density Factor = 360 inches
Replacement Provided = 360

Replacement Density

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17	Magnolia grandiflora	Southern Magnolia	4"-Cal	As Shown	88	19%
12	Thuja standishii x plicata	Green Giant Arborvitae	3"-Cal	As Shown	36	13%
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RDF Total					360	
					Requirement Met	

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9	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	3' o.c.	
11	Osmanthus fragrans	Tea Olive	7 gal.	as shown	

PARKING SUMMARY

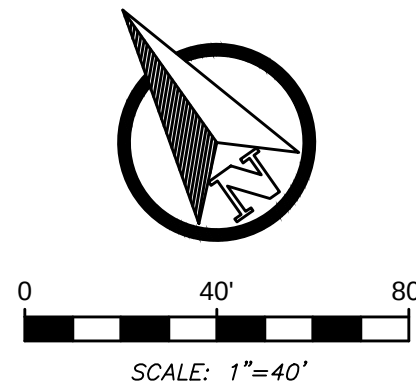
	BUILDING	MIN.	REDUCED	MIN. ALLOW	PROVIDED
C-STORE	4,200-SF	17	-3.4	14	12
GAS PUMP	6 PUMPS	12	-2.4	10	12
RETAIL	1,200-SF	6	-1.2	5	5
RESTAURANT	1,800-SF	18	-3.6	14	14
TOTAL		53	-10	43	43

REQUIREMENTS BASED ON:

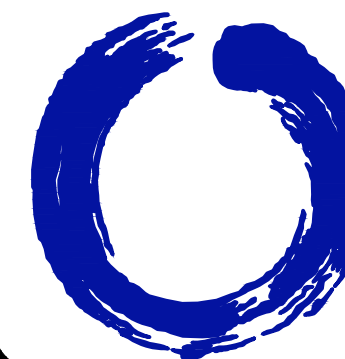
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- MP-03-02/2-03-01/CLUP-03-01/V-03-17 IMPOSES A MAXIMUM IMPERVIOUS PERCENTAGE OF 50%. PROPOSED IMPERVIOUS PERCENTAGE IS >50%.



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ALPHARETTA, GA 30009

REVISIONS

#	DATE	REVISIONS
1	10/27/2021	REVISIONS
2	5/02/2022	REVISIONS

DRAWN: KH
CHECK: RTC

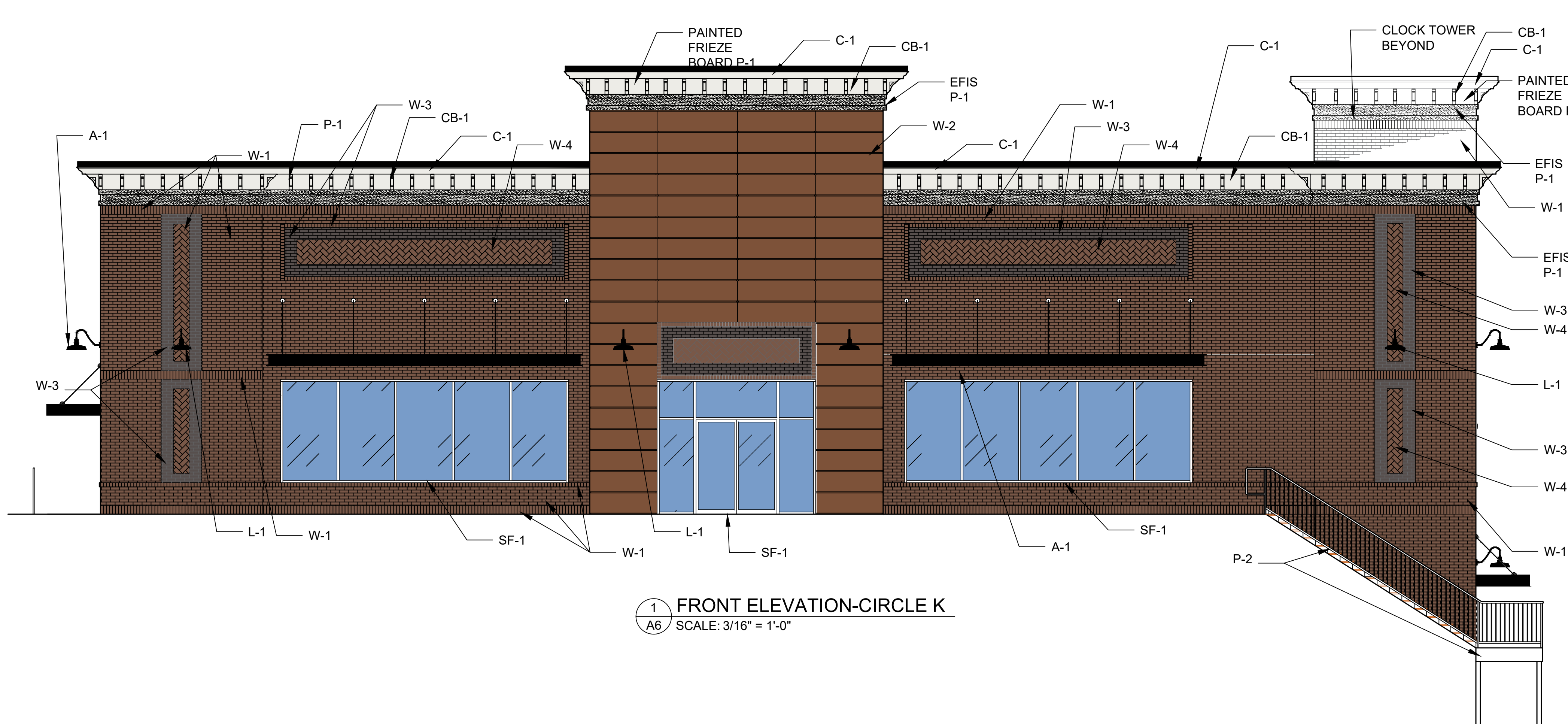
JOB NO: 20-363
DATE: 08/27/2022

LANDSCAPE PLAN
SHEET **LS-1**

Tree Number	Species	Diameter	Condition	Critical Root Zone Radius (Dia. x 1.5)	STATUS
1	Willow Oak	17	BOUNDARY TREE, CRZ IMPACT 7%	18	SAVED
2	Willow Oak	12		18	REMOVED
3	Willow Oak	12		18	REMOVED
4	Willow Oak	18		24	REMOVED
5	Yoshino Cherry	4		6	REMOVED
6	Yoshino Cherry	4		6	REMOVED
7	Yoshino Cherry	4		6	REMOVED
8	Yoshino Cherry	4		6	REMOVED
9	Yoshino Cherry	4		6	REMOVED
10	Red Maple	8	Dead	12	REMOVED
11	Red Maple	8	Dead	12	REMOVED
12	Red Maple	9		13.5	REMOVED
13	Red Maple	7		10.5	REMOVED
14	Yoshino Cherry	5		7.5	REMOVED
15	Red Maple	10		15	REMOVED
16	Cryptomeria	14		21	REMOVED
17	Cryptomeria	14		21	REMOVED
18	Cryptomeria	13		19.5	REMOVED
19	Cryptomeria	12		18	REMOVED
20	Cryptomeria	13		19.5	REMOVED
21	Cryptomeria	14		21	REMOVED
22	Cryptomeria	14		21	REMOVED
23	Red Maple	7		10.5	REMOVED
24	Red Maple	7		10.5	REMOVED
25	Red Maple	8		12	REMOVED
26	Yoshino Cherry	7		10.5	REMOVED
27	Yoshino Cherry	6		9	REMOVED
28	Yoshino Cherry	4		6	REMOVED
29	Red Maple	12		18	REMOVED
30	Yoshino Cherry	5		7.5	REMOVED
31	Yoshino Cherry	6		9	REMOVED
32	Yoshino Cherry	4		6	REMOVED
33	Red Maple	6		9	REMOVED
34	Yoshino Cherry	4		6	REMOVED
35	Yoshino Cherry	6		9	REMOVED
36	Yoshino Cherry	6		9	REMOVED
37	Red Maple	10		15	REMOVED
38	Red Maple	7		10.5	REMOVED
39	Yoshino Cherry	5		7.5	REMOVED
40	Yoshino Cherry	9		13.5	REMOVED
41	Yoshino Cherry	5		7.5	REMOVED
42	Dogwood	4		6	SAVED
43	Yoshino Cherry	5		7.5	REMOVED
44	Yoshino Cherry	5		7.5	REMOVED
45	Yoshino Cherry	5		7.5	REMOVED
46	Red Maple	5		7.5	REMOVED
47	Yoshino Cherry	4		6	REMOVED
48	Yoshino Cherry	4		6	REMOVED
49	Yoshino Cherry	4		6	REMOVED
50	Red Maple	9		13.5	REMOVED
51	Red Maple	7		10.5	REMOVED
52	Yoshino Cherry	4		6	REMOVED
53	Yoshino Cherry	4		6	REMOVED
54	Yoshino Cherry	4		6	REMOVED
55	Red Maple	7		10.5	REMOVED
56	Yoshino Cherry	4		6	REMOVED
57	Yoshino Cherry	4		6	SAVED
58	Yoshino Cherry	4		6	REMOVED
59	Tulip Poplar	36	DDH, large basal cavity	54	REMOVED
60	Red Oak	25	SPECIMEN	37.5	REMOVED
61	Post Oak	24	BOUNDARY TREE, CRZ IMPACT 2%	36	OFF-SITE
62	Tulip Poplar	27		40.5	REMOVED
63	Tulip Poplar	24		36	REMOVED
64	Red Oak	16		24	REMOVED
65	Red Oak	16		24	REMOVED
66	Red Oak	17	DDH, large cavity	25.5	REMOVED
67	Red Oak	16		24	REMOVED
68	Tulip Poplar	24		36	REMOVED
69	Pine	23		34.5	REMOVED
70	Red Oak	25	SPECIMEN	37.5	REMOVED
71	Red Oak	22	DDH, Large Cavity	33	REMOVED
72	Red Oak	25	SPECIMEN	37.5	REMOVED
73	Red Oak	23		34.5	REMOVED
74	Tulip Poplar	22		33	REMOVED
75	Red Oak	27	SPECIMEN	40.5	REMOVED
76	Pine	19		28.5	REMOVED
77	Tulip Poplar	21		31.5	REMOVED
78	Red Cedar	16		24	REMOVED
79	Pine	19		28.5	REMOVED
80	Hickory	22		33	REMOVED
81	Red Oak	30	BOUNDARY TREE, CRZ IMPACT 2%	45	OFF-SITE
82	Pine	23	BOUNDARY TREE, CRZ IMPACT 0%	34.5	OFF-SITE
83	Red Oak	22		33	SAVED
84	Pine	20		30	REMOVED
85	Red Oak	21		31.5	REMOVED
86	Hickory	13-12		19.5	REMOVED
87	Red Oak	20		30	REMOVED
88	Pine	19		28.5	REMOVED
89	Red Oak	18		27	REMOVED
90	Pine	21		31.5	REMOVED
91	Pine	30		45	REMOVED
92	Pine	21		31.5	REMOVED
93	Pine	19		28.5	REMOVED

SITE DATA

LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	
ZONING DESIGNATION	
OVERLAY DISTRICT	
TOTAL PROPERTY ACREAGE	
IMPERVIOUS PERCENTAGE	
MAX. BUILDING HEIGHT	
MIN. BUILDING HEIGHT	



1 FRONT ELEVATION-CIRCLE K
A6 SCALE: 3/16" = 1'-0"

W-1
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR BROWN

W-2
MAUFACT: NICHIIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: HERRING BONE PATTERN
TYPE/COLOR: VELOUR BROWN

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

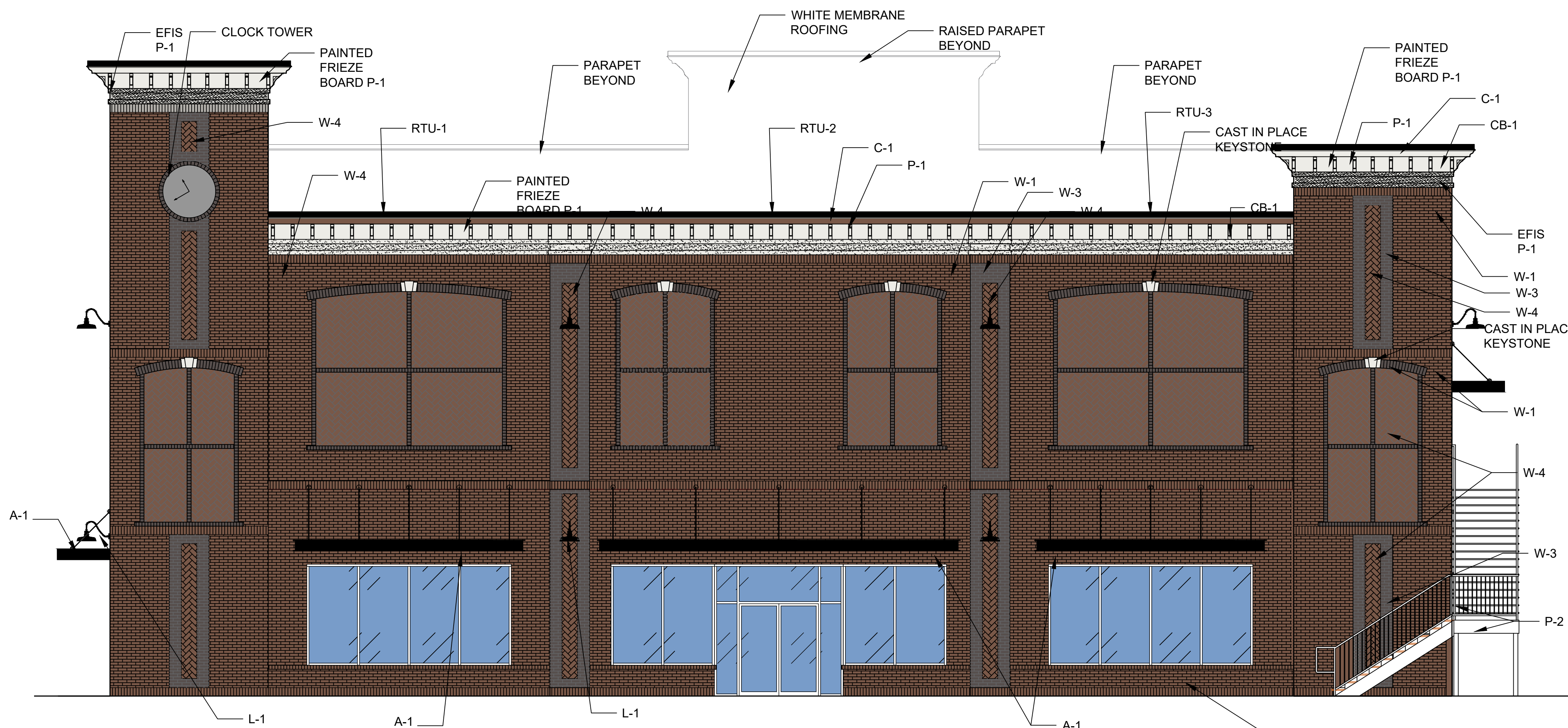
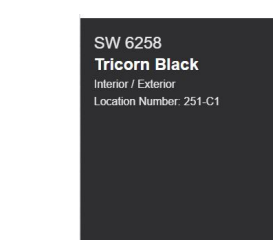
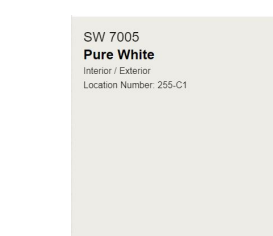
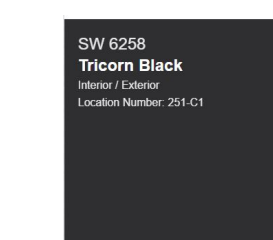
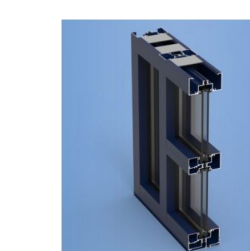
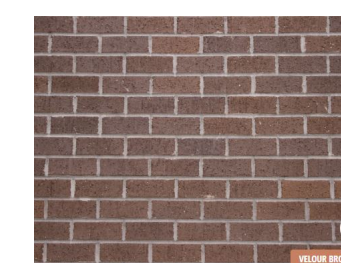
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKT03X12X14THR01
TYPE/COLOR: COLONIAL BRACKET PVC W/ TRADITIONAL ENDS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



2 REAR ELEVATION - CIRCLE K
A6 SCALE: 3/16" = 1'-0"

DATE:

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109 ANDERSON STREET SE, SUITE 105

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PH: 678.290.9200

EMAIL: INFO@LORINGDG.COM

AMAZING

9900 PKWY &

WESTSIDE PKWY

ALPHARETTA, GA 30009

DRAWN BY: JWT

CHECKED BY:

PROJECT:

REVISION:

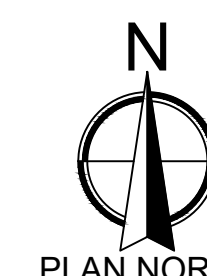
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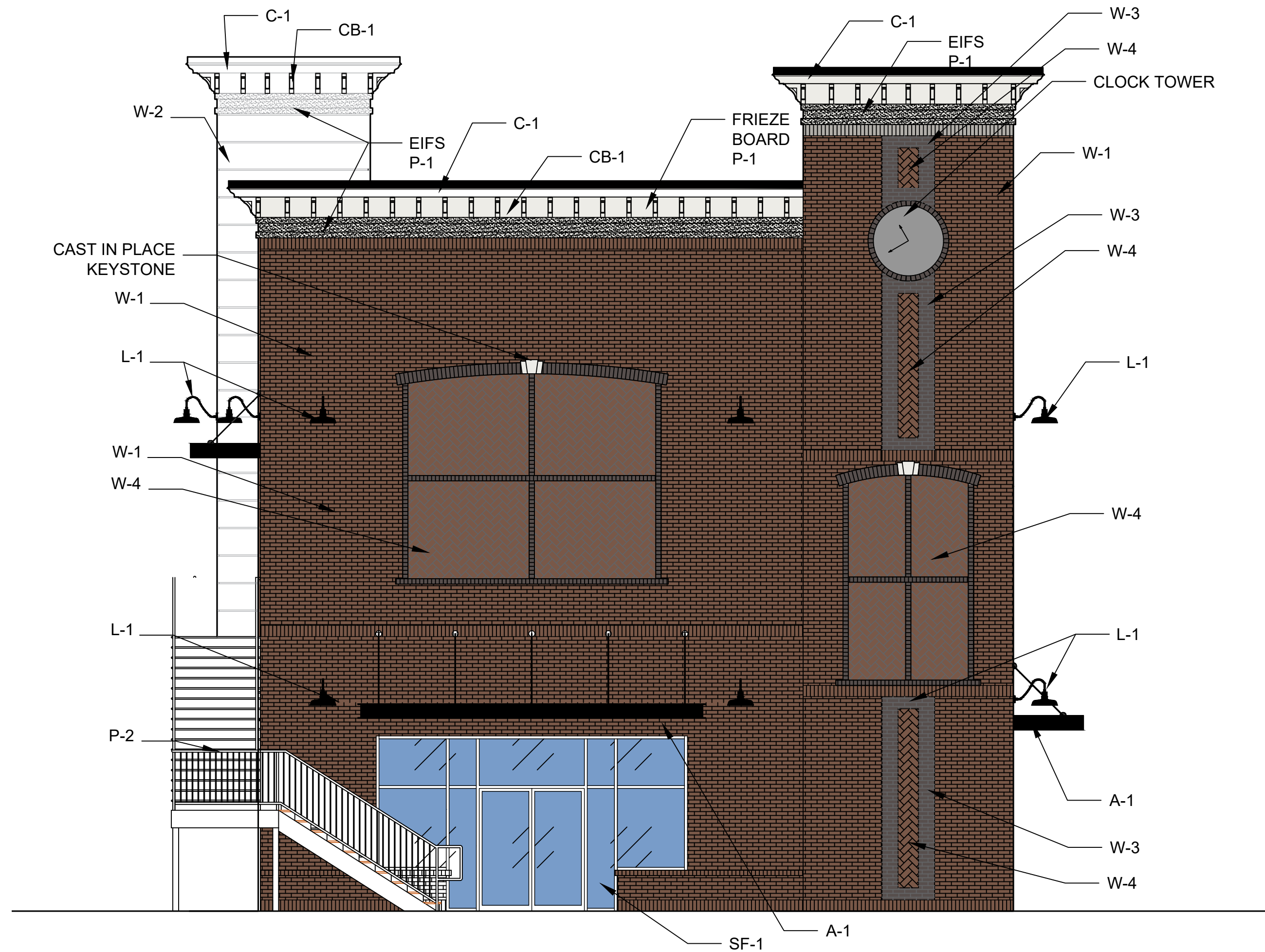
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EXTERIOR
ELEVATIONS

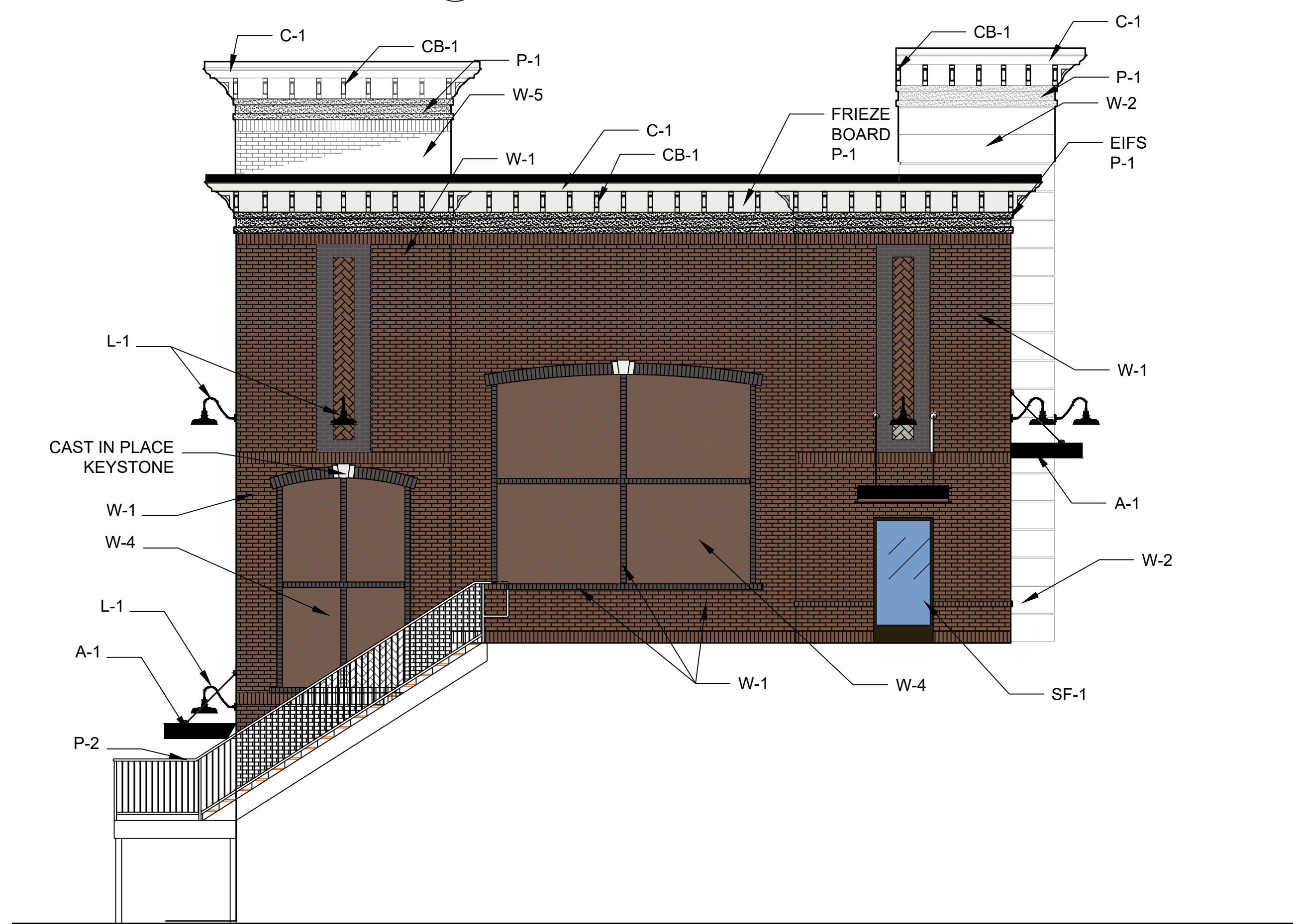
DRAWING NUMBER

A6





1 RIGHT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16 = 1 FOOT



2 LEFT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16 = 1 FOOT

W-1
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-2
MAUFACT: NICHIIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: HERRING BONE PATTERN
TYPE/COLOR: BELFAST GRAY

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

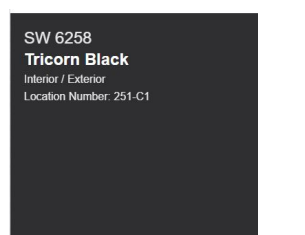
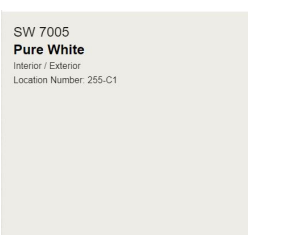
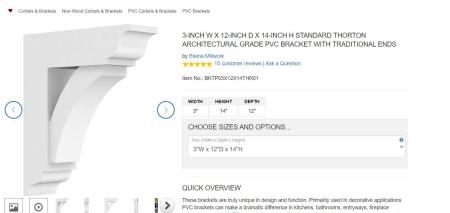
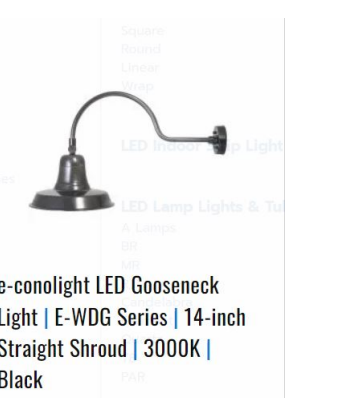
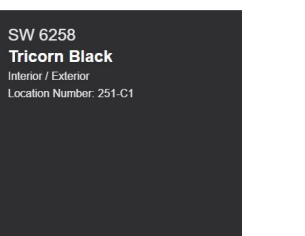
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKTP03X12X14THR01
TYPE/COLOR: COLONIAL BRACKET PVC W/ TRADITIONAL ENDS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



DATE:

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MARIETTA, GA 30060

PH: 678.290.9200

EMAIL: INFO@LORINGDG.COM

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ALPHARETTA, GA 30009

DRAWN BY: JWT

CHECKED BY:

PROJECT:

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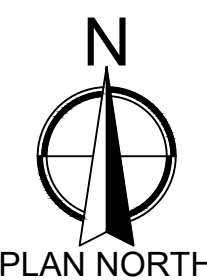
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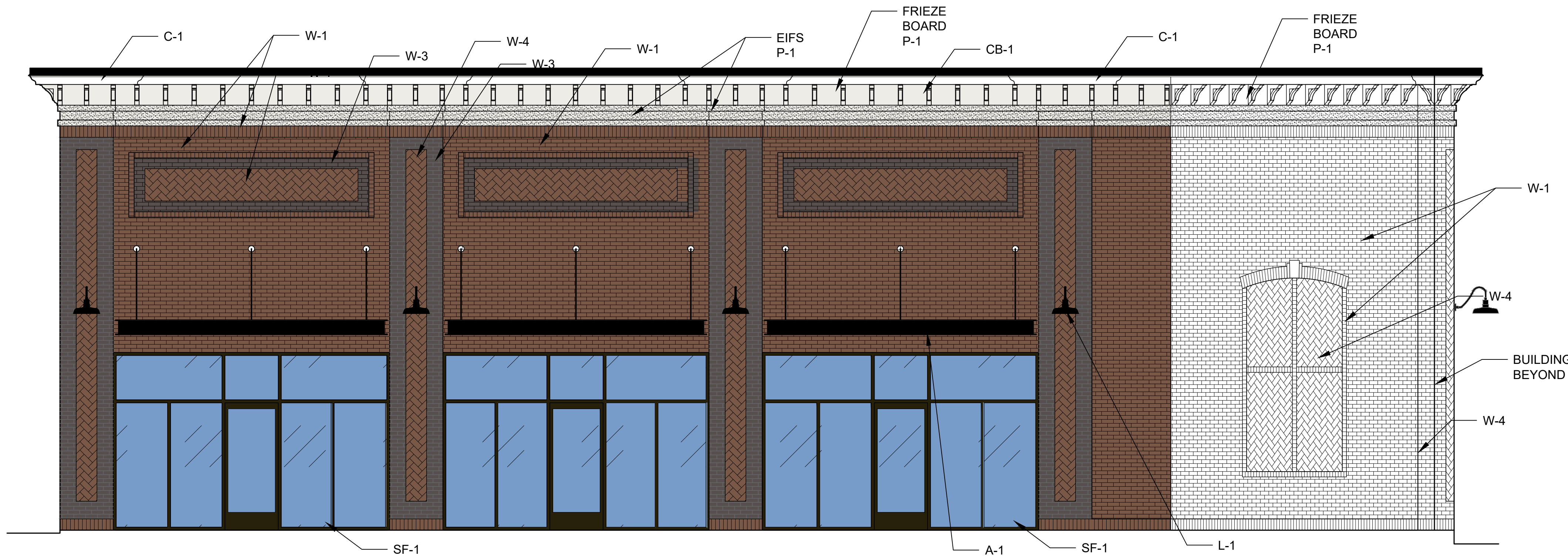
REVISION:

EXTERIOR
ELEVATIONS

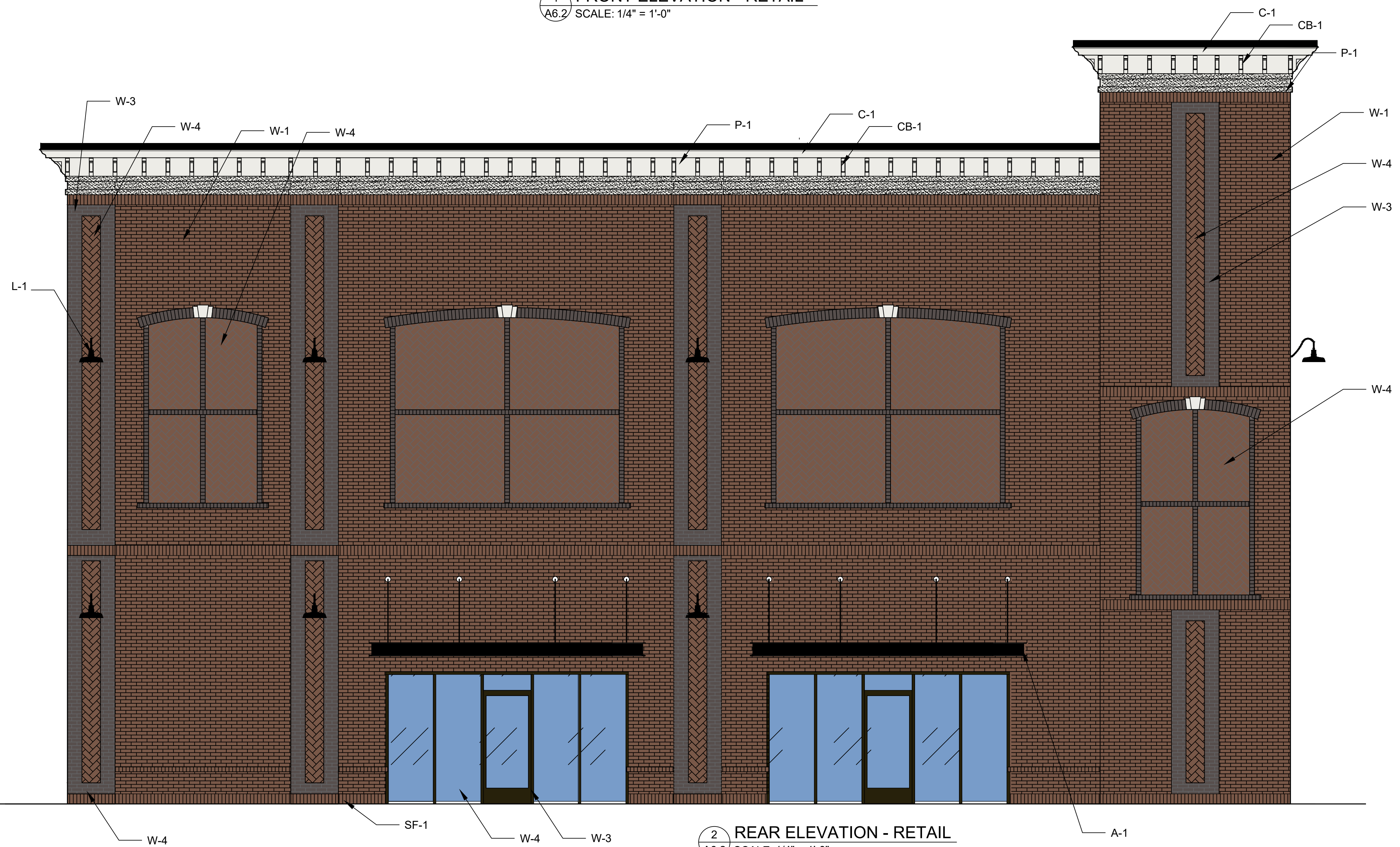
DRAWING NUMBER

A6.1





1 FRONT ELEVATION - RETAIL
A6.2 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - RETAIL
A6.2 SCALE: 1/4" = 1'-0"

W-1
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: HERRING BONE PATTERN
TYPE/COLOR: BELFAST GRAY

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

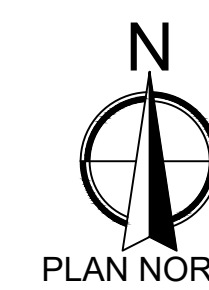
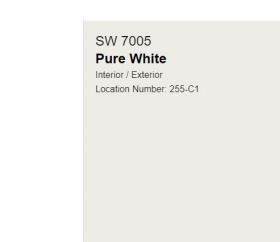
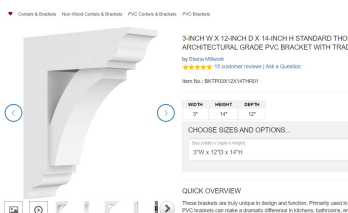
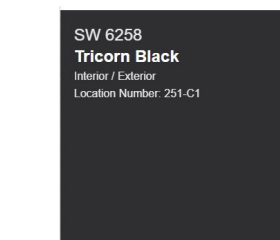
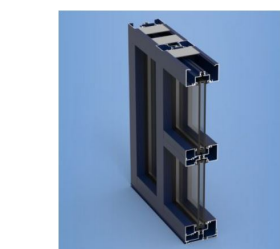
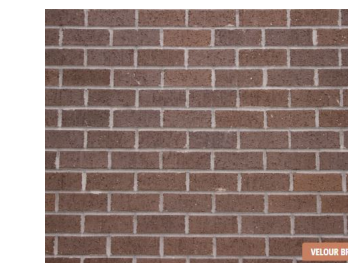
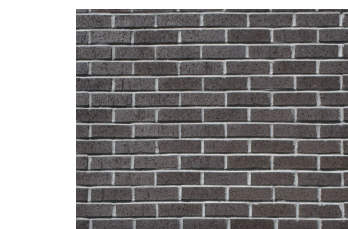
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKTPO3X12X14THR01
TYPE/COLOR: COLONIAL BRACKET PVC W/ TRADITIONAL ENDS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



DATE:

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PH: 678.290.9200
EMAIL: INFO@LORINGDGD.COM

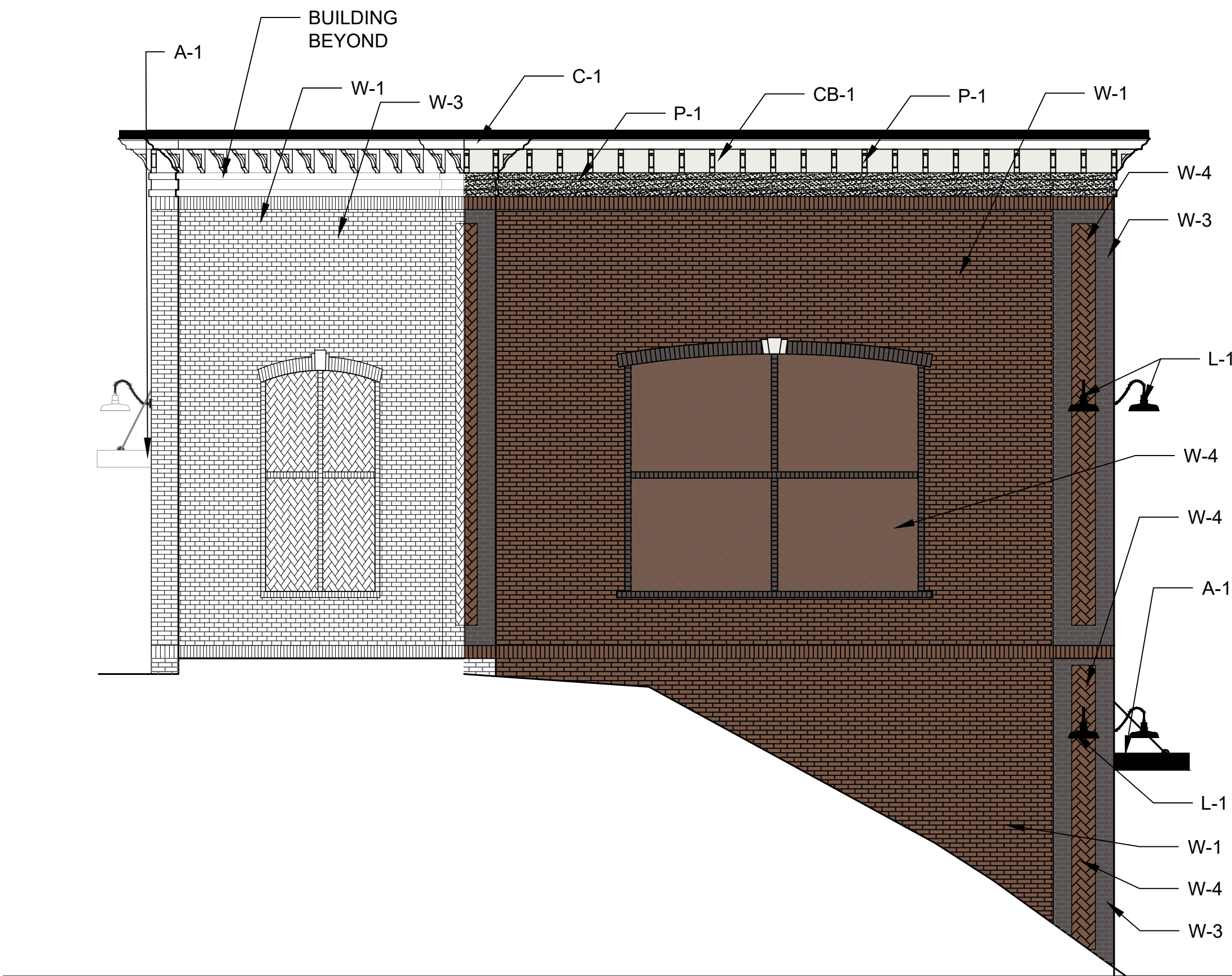
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WESTSIDE PKWY
ALPHARETTA, GA 30009

DRAWN BY: JWT
CHECKED BY:
PROJECT:
REVISION:
REVISION:
REVISION:

EXTERIOR
ELEVATIONS

DRAWING NUMBER
A6.2



W-1
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: HERRING BONE PATTERN
TYPE/COLOR: BELFAST GRAY

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

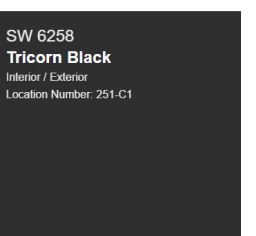
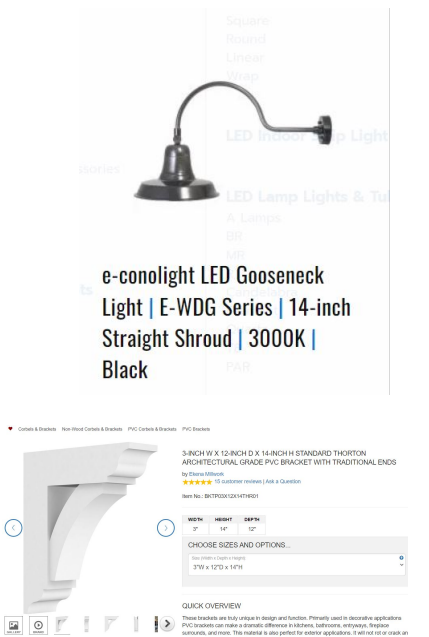
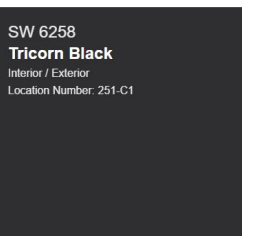
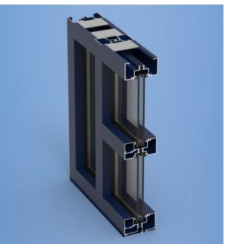
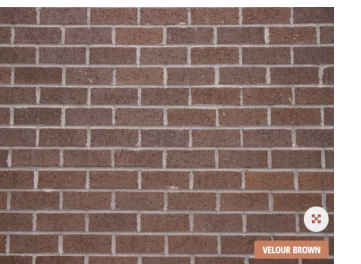
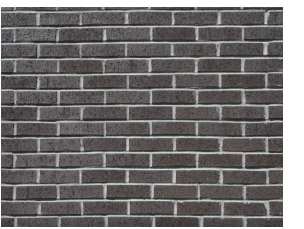
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKTP03X12X14THR01
TYPE/COLOR: COLONIAL BRACKET PVC W/ TRADITIONAL ENDS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



DATE:



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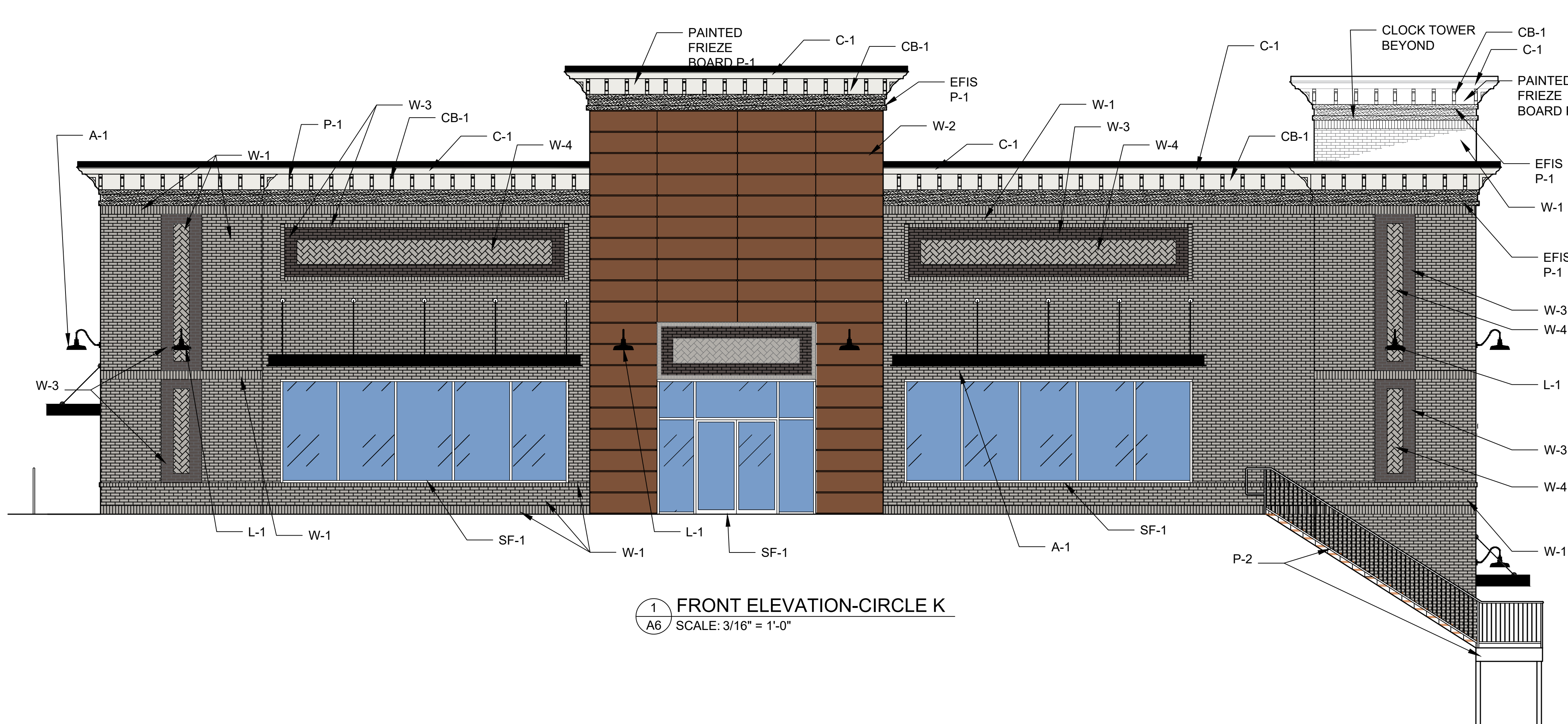
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WESTSIDE PKWY

ALPHARETTA, GA 30009

DRAWN BY: JWT
CHECKED BY:
PROJECT:
REVISION:
REVISION:
REVISION:

EXTERIOR
ELEVATIONS

DRAWING NUMBER
A6.3



1 FRONT ELEVATION-CIRCLE K
A6 SCALE: 3/16" = 1'-0"

W-1
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-2
MAUFACT: NICHIIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: HERRING BONE PATTERN
TYPE/COLOR: BELFAST GRAY

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

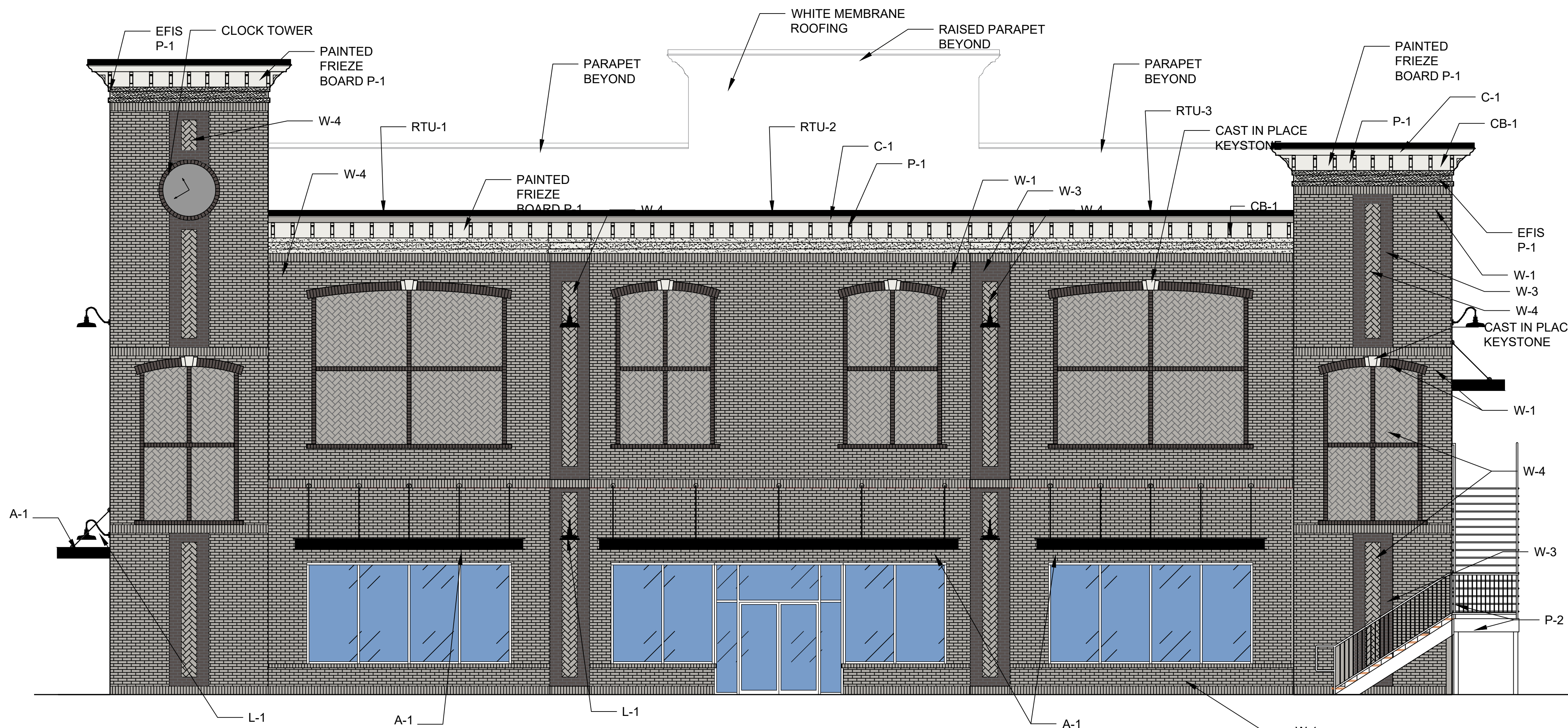
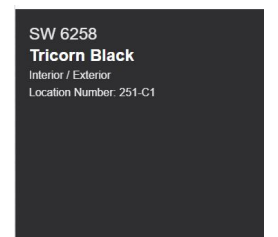
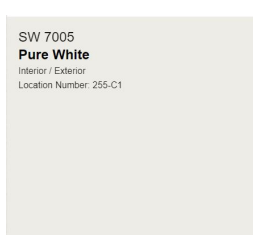
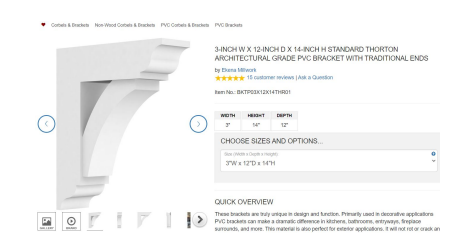
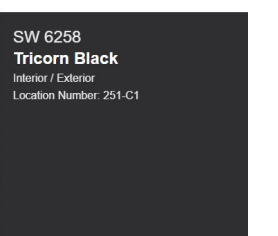
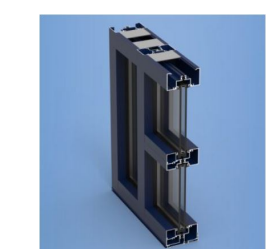
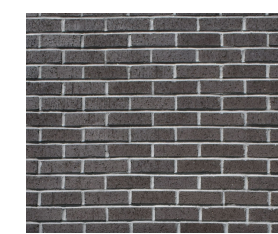
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKTPO3X12X14THR01
TYPE/COLOR: COLONIAL BRACKET PVC W/ TRADITIONAL ENDS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



2 REAR ELEVATION - CIRCLE K
A6 SCALE: 3/16" = 1'-0"

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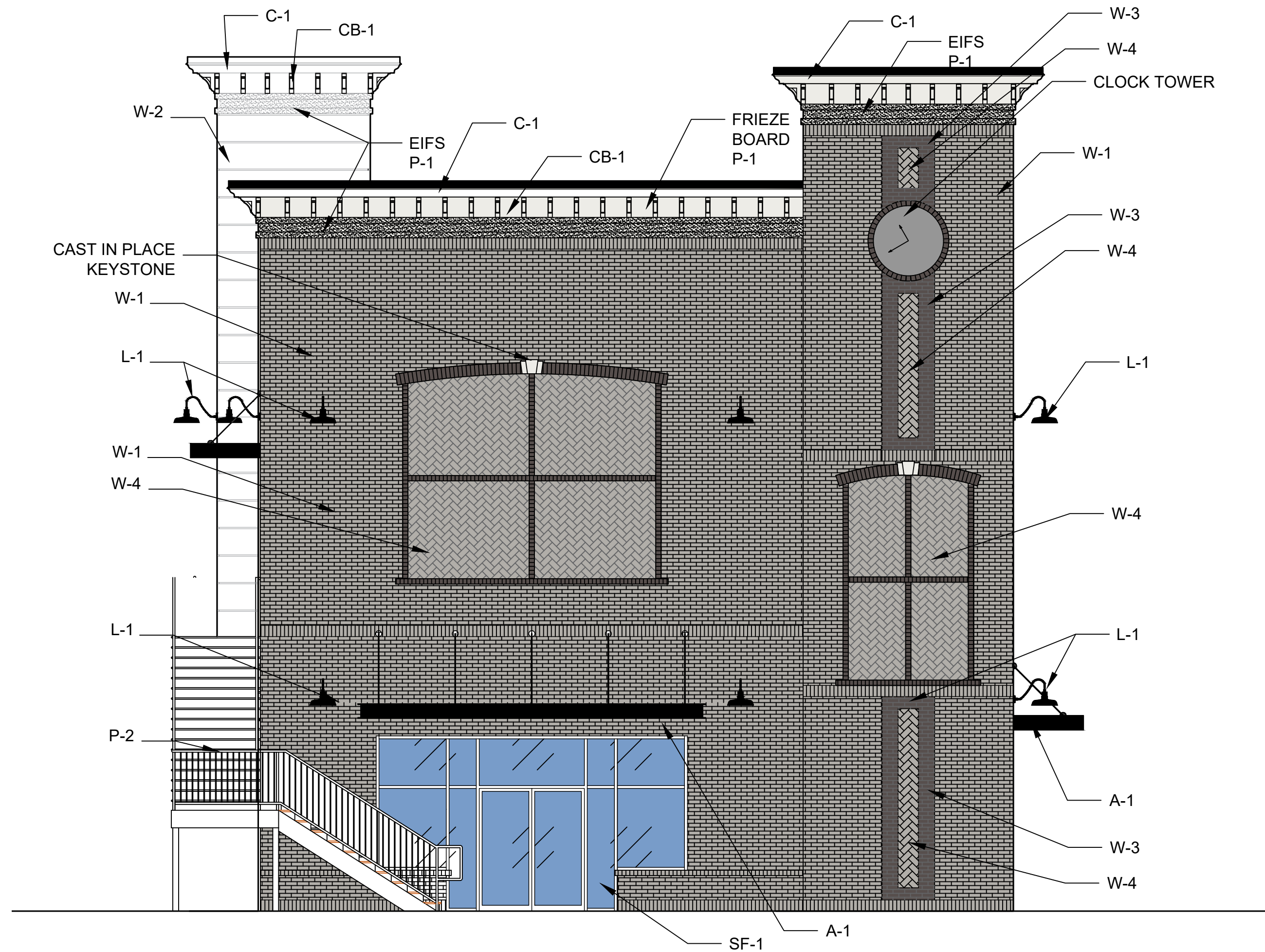
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EXTERIOR
ELEVATIONS

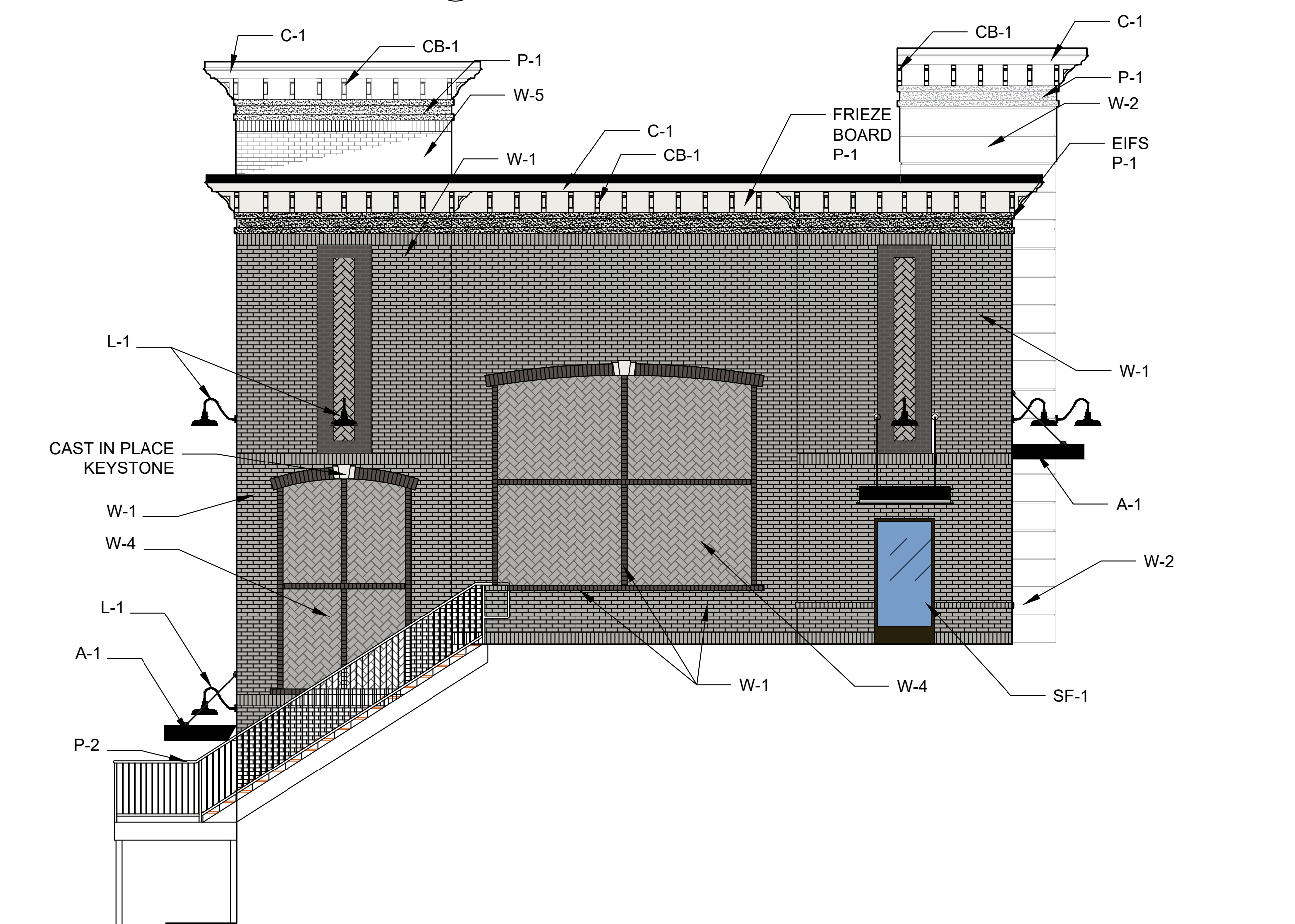
DRAWING NUMBER

A6





1 RIGHT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16" = 1 FOOT



2 LEFT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16" = 1 FOOT

W-1
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-2
MAUFACT: NICHIIHA
MODEL: VINTAGE WOOD
TYPE/COLOR: REDWOOD

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: HERRING BONE PATTERN
TYPE/COLOR: BELFAST GRAY

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

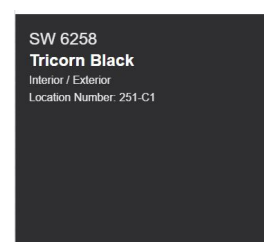
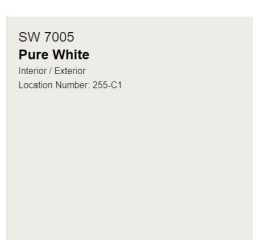
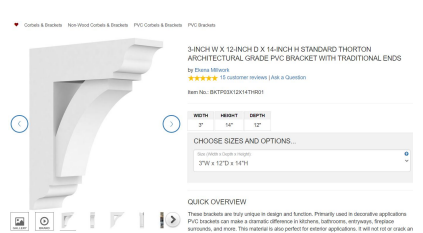
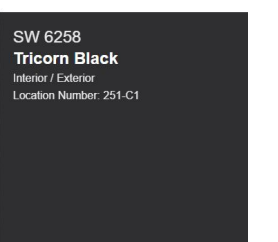
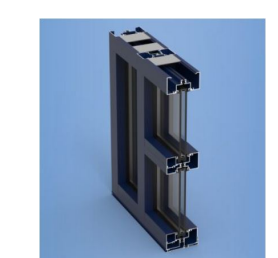
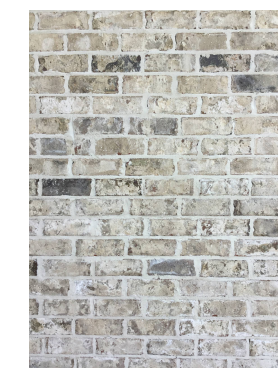
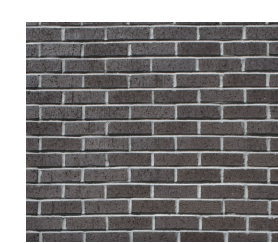
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
MAUFACT: EKENA MILLWORK
MODEL/SKU: BKTP03X12X14THR01
TYPE/COLOR: COLONIAL BRACKET PVC W/ TRADITIONAL ENDS

P-1
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-7005
TYPE/COLOR: PURE WHITE

P-2
MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
TYPE/COLOR: TRICORN BLACK



DATE:

LDG
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LORING DESIGN GROUP

109 ANDERSON STREET SE, SUITE 105

MARIETTA, GA 30060

PH: 678.290.9200

EMAIL: INFO@LORINGDG.COM

AMAZING

9900 PKWY &

WESTSIDE PKWY

ALPHARETTA, GA 30009

DRAWN BY: JWT

CHECKED BY:

PROJECT:

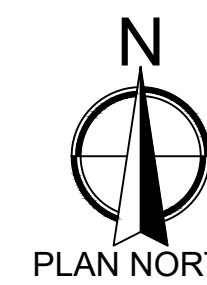
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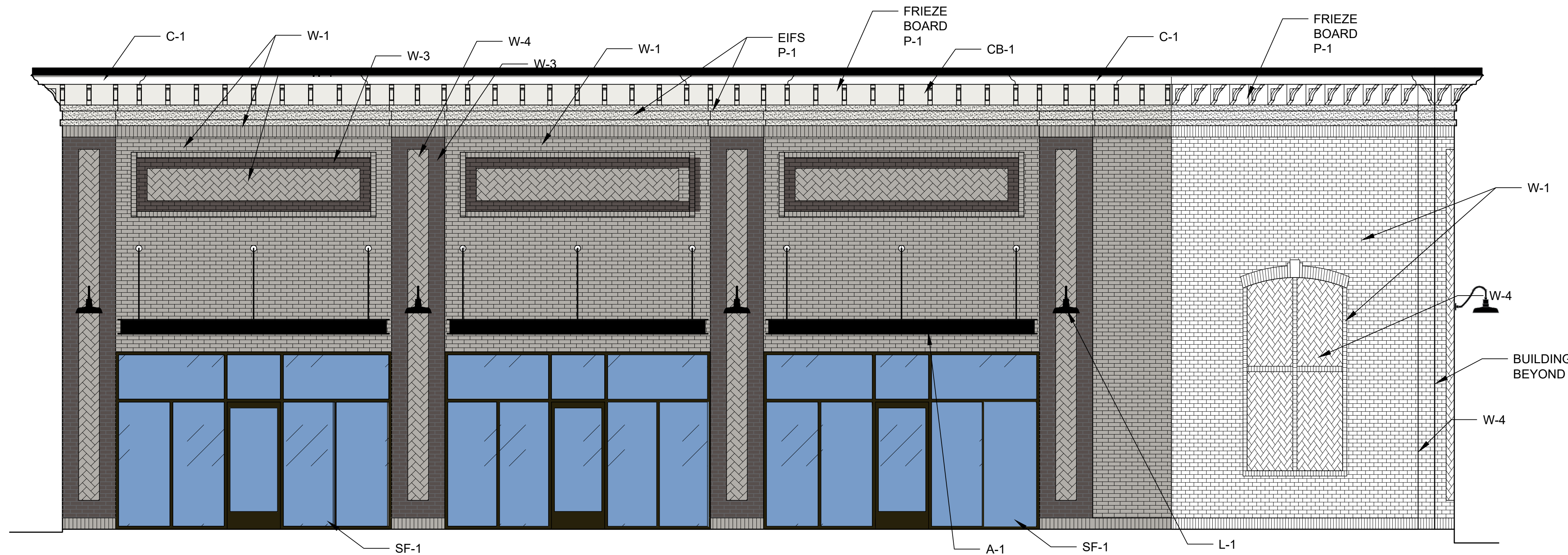
REVISION:

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A6.1





W-1
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

W-3
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

W-4
MAUFACT: CHEROKEE BRICK COMPANY
MODEL: HERRING BONE PATTERN TYPE/
COLOR: BELFAST GRAY

SF-1
MAUFACT: YKK
MODEL: YES 40 FS/FI
TYPE/COLOR: YB5N DARK BRONZE

C-1
MAUFACT: PAC-CLAD
MODEL: PAC-CONTINUOUS CLEAT COPING
TYPE/COLOR: BLACK ALUMINUM

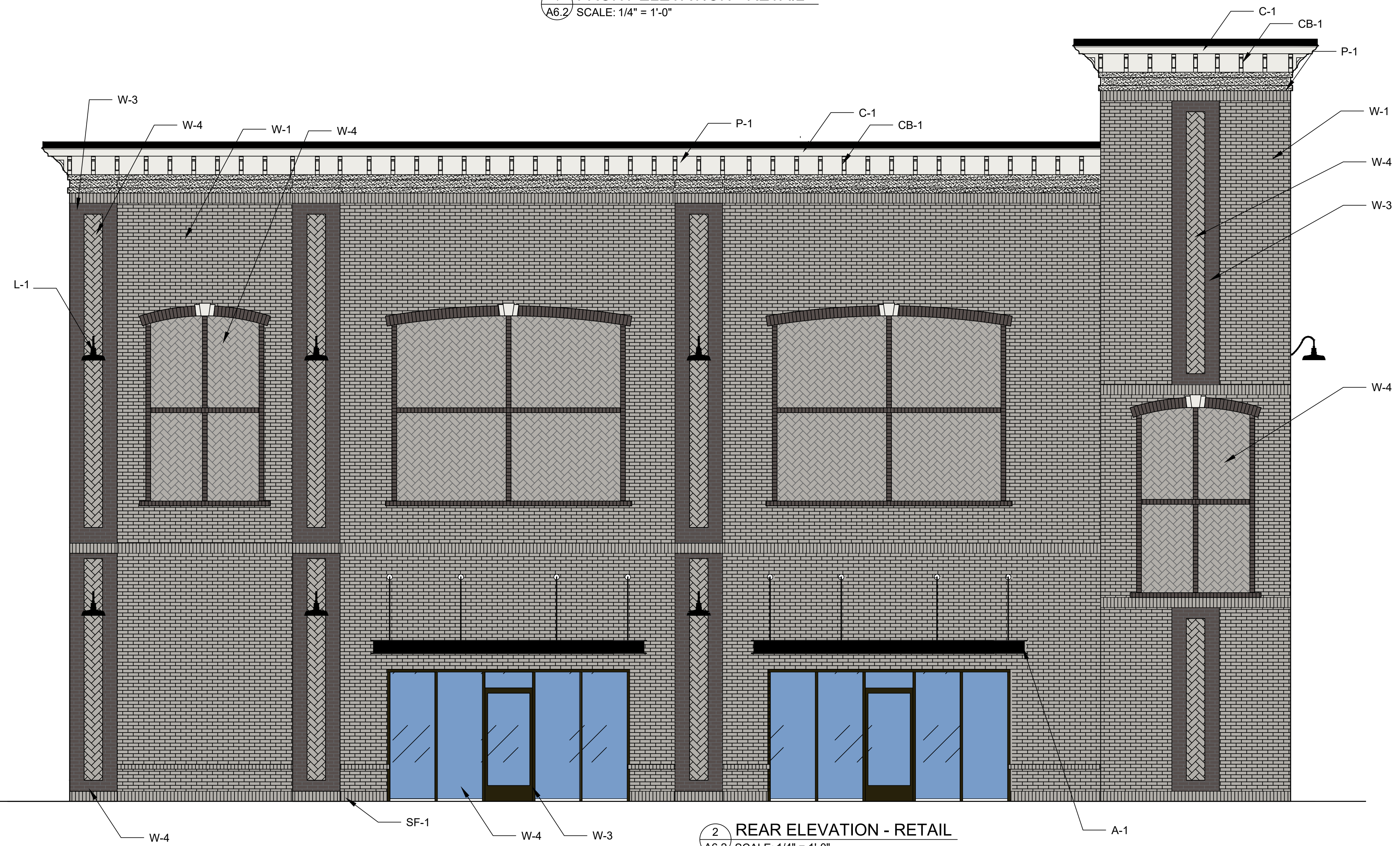
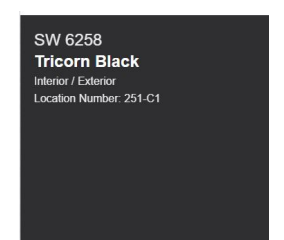
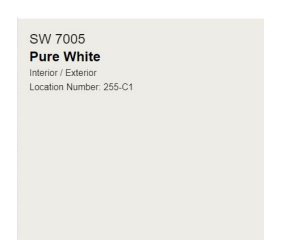
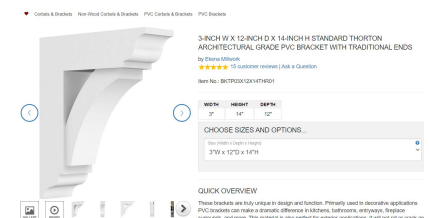
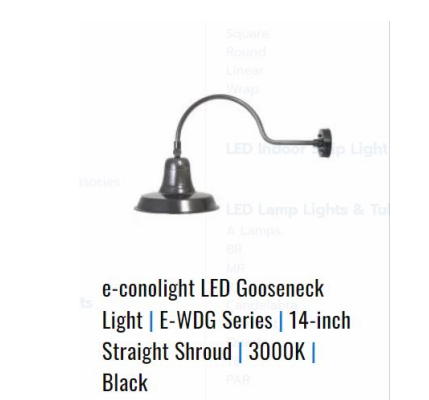
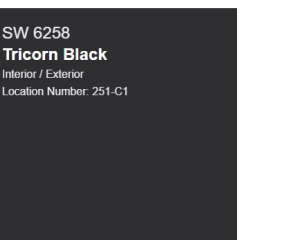
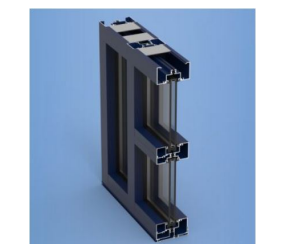
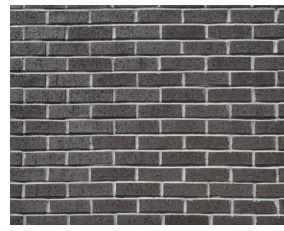
A-1
MAUFACT: AWNING WORKS OR SIMILAR
MODEL: DECKING PANEL CANOPY W/ WIRE SUPPORTS
TYPE/COLOR: BLACK

L-1
MAUFACT: E-CONOLIGHT OR SIM
MODEL/SKU: E-WDG SERIES 14"
TYPE/COLOR: GOOSENECK STRAIGHT SHROUD/3000K/BLACK

CB-1
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TYPE/COLOR: PURE WHITE

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MAUFACT: SHERWIN WILLIAMS
MODEL/SKU: SW-6258
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ALPHARETTA, GA 30009

DRAWN BY: JWT

CHECKED BY:

PROJECT:

REVISION:

REVISION:

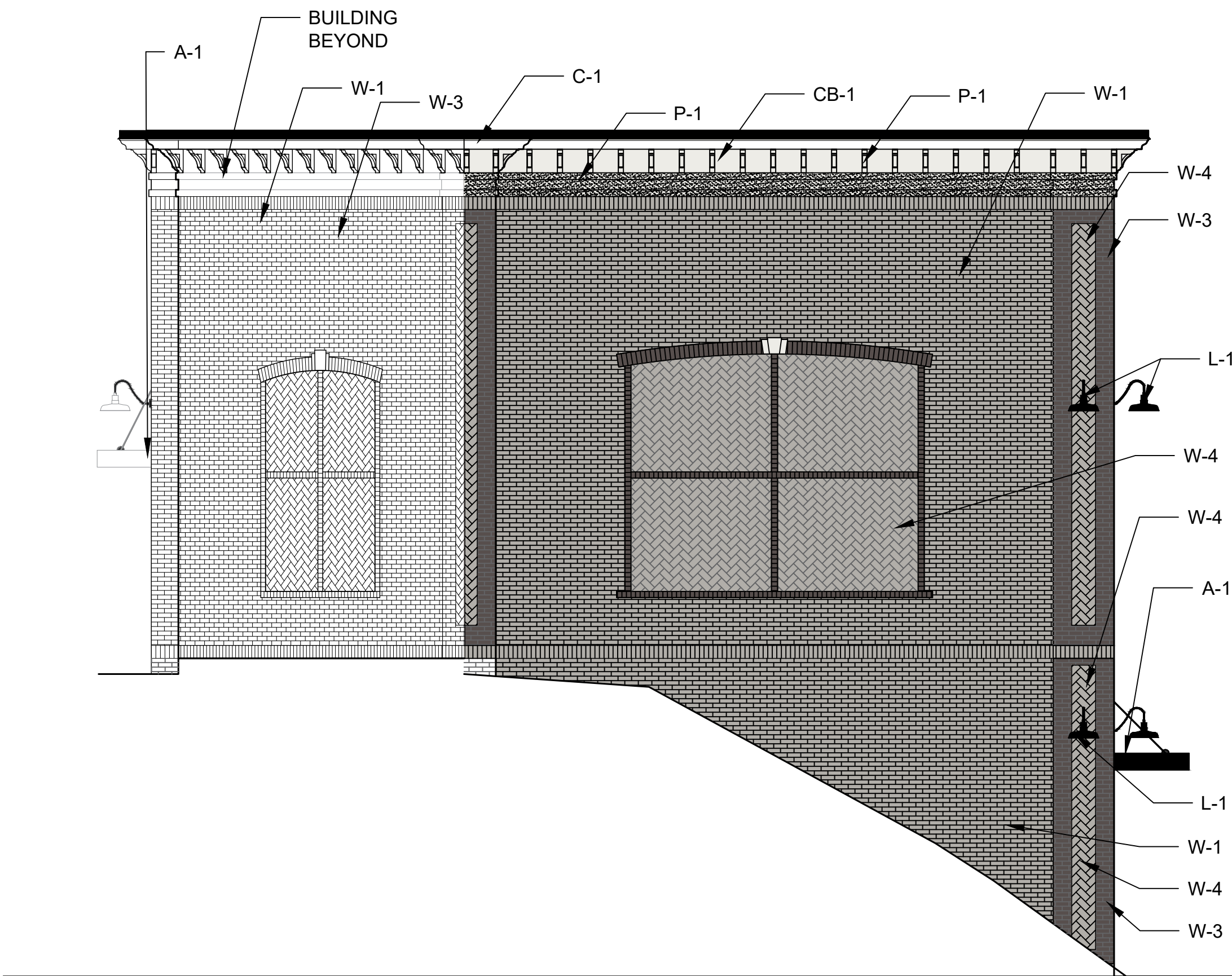
REVISION:

EXTERIOR
ELEVATIONS

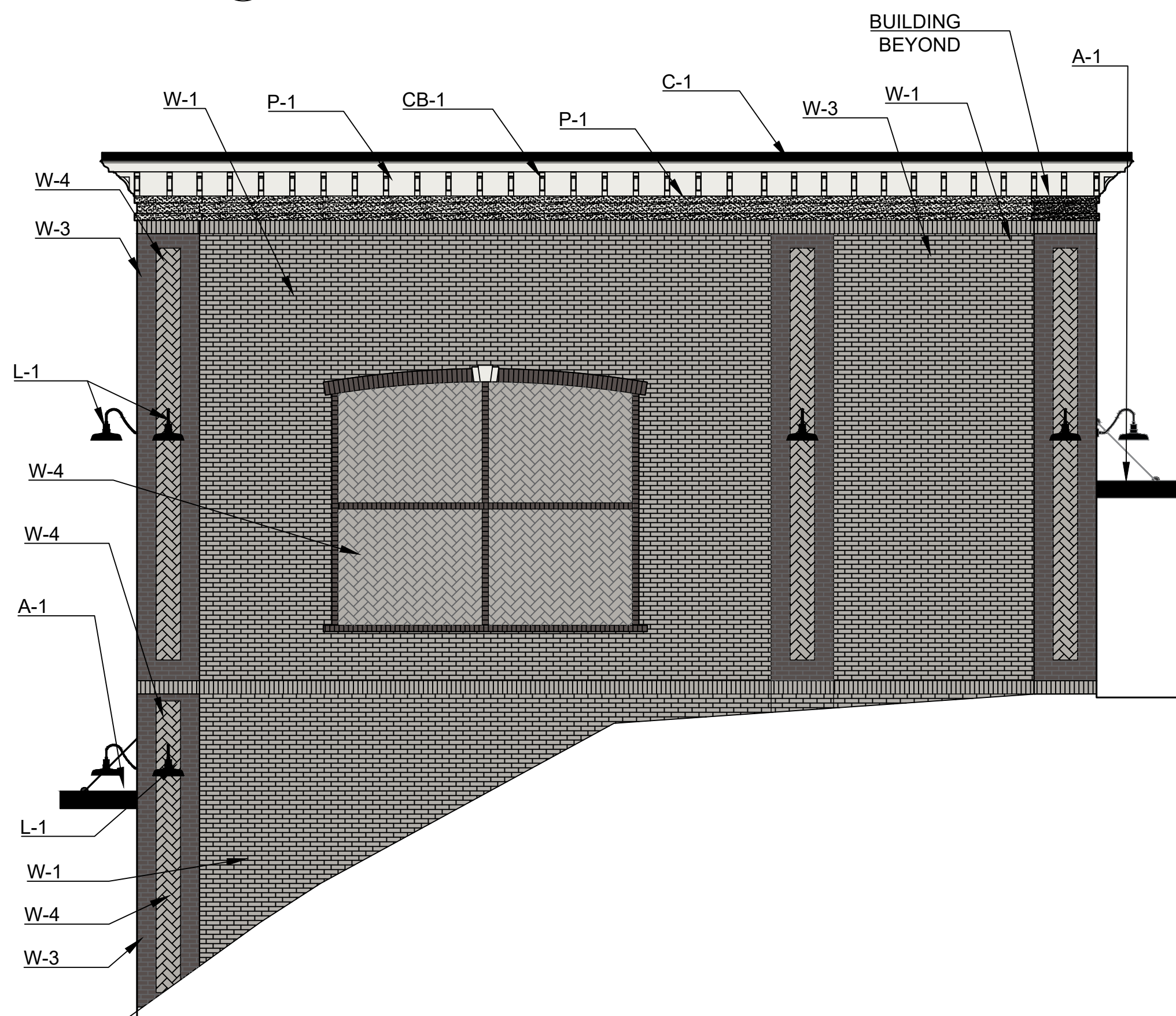
DRAWING NUMBER

A6.2





1 RIGHT ELEVATION - RETAIL
A6.3 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - RETAIL
A6.3 SCALE: 1/4" = 1'-0"

W-1
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MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: BELFAST GRAY

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MAUFACT: CHEROKEE BRICK COMPANY
MODEL: CLASSIC COLLECTION-GEORGIA
TYPE/COLOR: VELOUR - BLACK

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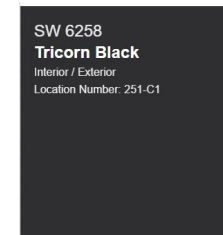
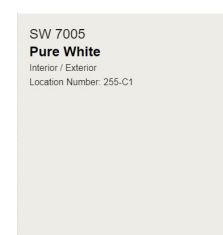
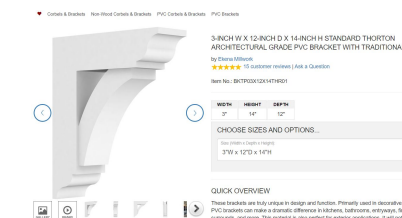
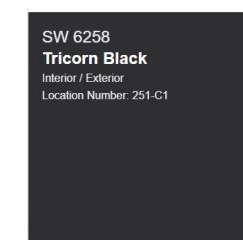
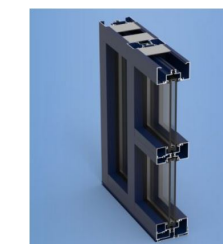
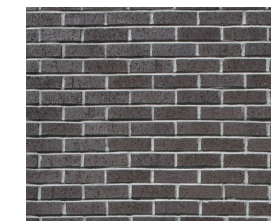
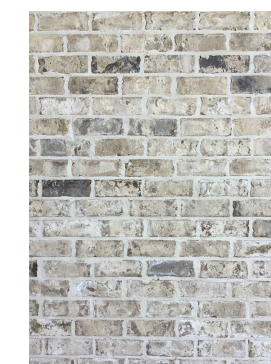
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AMAZING

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ALPHARETTA, GA 30009

DRAWN BY: JWT

CHECKED BY:

PROJECT:

REVISION:

REVISION:

REVISION:

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A6.3

Luci's Exterior Color Plan

July 01, 2022









Option 1



Option 2

Luci's
STEAKHOUSE



Option 2



Option 2



Option 2



Option 3

Lucie's
STEAKHOUSE



Option 3



Option 3



Option 3

Color Specification

SW 7029

Agreeable Gray

Interior / Exterior

Location Number: 243-C1

SW 7045

Intellectual Gray

Interior / Exterior

Location Number: 245-C3

SW 7069

Iron Ore

Interior / Exterior

Location Number: 251-C7

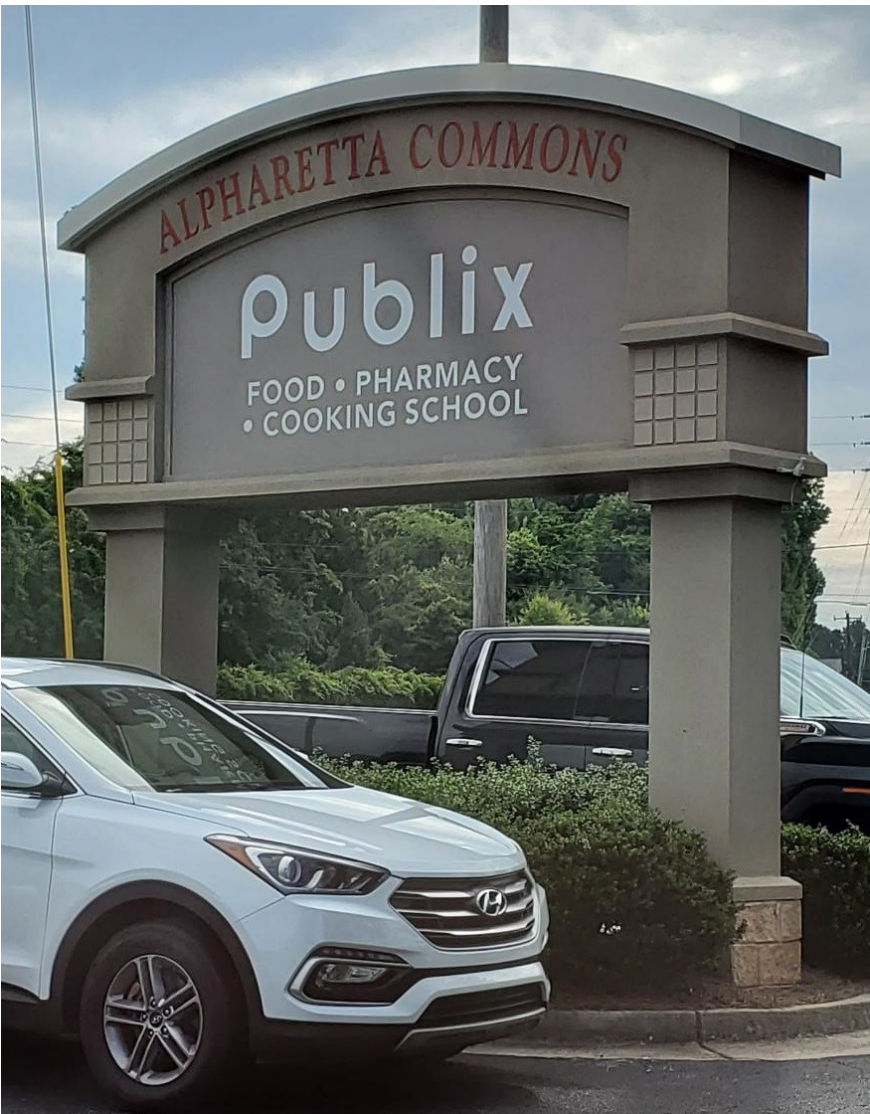


1	SW 7631 CITY LOFT	2	SW 7023 REQUISITE GRAY	3	SW 7018 DOVETAIL	4	SW 7048 URBONE BRONZE
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1	SW 7631 CITY LOFT	2	SW 7023 REQUISITE GRAY	3	SW 7018 DOVETAIL	4	SW 7048 URBONE BRONZE
---	-------------------	---	------------------------	---	------------------	---	-----------------------

BEFORE





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

January 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01, 2022

October 03, 2022

November 01, 2022

December 01, 2022

Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16, 2022

October 21, 2022

November 18, 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: H&M Alpharetta, LLC dba Alpharetta Commons Shopping Center

Location Address: 4305 Old Milton Pkwy, Alpharetta GA

Mailing Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068 - _____

Contact For All Notifications: Becky Coppels / Mike Rossi (678) 910 - 8465

Contact Telephone: 770 - 956 - 8383 Mobile Telephone: _____ - _____ - _____

Fax: 770 - 955 - 7513 Email: becky.coppels@retailplanningcorp.com
mrossi@hfraa.com

Contact's Relation To Business: Property Management

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Total Due \$300.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: H & M Alpharetta LLC

Physical Address: 2858 Walking Horse Ranch Dr., Norco CA 92860

Mailing Address: 35 Johnson Ferry Road

City: Marietta State: GA Zip Code: 30068 -

Owner Telephone: 770 - 956 - 8383 Contact Fax: 770 - 955 - 7513

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): Eva Bass Date: 6/30/2022

Owner Signature: *Eva Bass* As Agent for H & M Alpharetta LLC

Property Information:

Address (If Assigned) : 4305 Old Milton Pkwy, Alpharetta GA

Tax ID or Map Reference Number: 11-0260-0120-036-1

Land Lot(s): 0120 District: 10 - Alpharetta Section:

Existing Zoning of Property: C1 Existing Uses of Property: Retail 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: *MR. [Signature]* Date: 06/30/2022

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Repainting of the retail center will produce a more contemporary look to attract a larger base of customers and patrons to the shops and services offered to the local area.

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 is an existing retail center, there is NO new construction associated with this proposal.

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

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

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

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.