



DESIGN REVIEW BOARD FEBRUARY 17, 2017

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

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. DRB Meeting Minutes of**
 - 1. January 20, 2017 Meeting Minutes
- VII. PUBLIC HEARING**
 - 1. 09:00 - 09:15 Staff Updates**
 - 2. 09:15 - 09:45 DRB160065 Angela Krause Lincoln 1575 Mansell Rd**
review exterior materials and landscape based on previous comments
 - 3. 09:45 - 10:15 DRB170004 Penn Hodge Properties 4915 Windward Pkwy**
review awning and patio area
 - 4. 10:15 - 11:00 Zyka 3800 Brookside Pkwy**
review new construction
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD JANUARY 6, 2017

PUBLISHED: Monday, January 9, 2017
Department of Community Development
WWW.ALPHARETTA.GA.US
678.297.6070

*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 The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in **summary** form. **This is not an official record** of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.*

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown
 - Pat Corkill
 - Scott Doll
 - Dick Debban
 - Tom Le Cain
- Design Review Board Members Absent
 - Kim Matherly
- Staff Members Present
 - Michael Woodman, Senior Planner
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. **DRB 160075 City Center project building 5 & 6** 

Cheri Morris and Chuck Hall presented revised elevations based on Staff and DRB comments.

There was discussion from the Board:

Building # 5

- Staff ensure the City Architect's comments have been addressed.
- If there are any comments from City Architect that Applicant does not agree with, Applicant must bring back to DRB.
- Facades H & K adding a level of brick
- Façade M – add a heavier parapet; see more details on brick at automobile entrance
- Leasing Office – Add knee wall
- Ventilation for Dryers

Building # 6

- DRB would like Buildings R and W brought back. DRB would like to see different sized siding (suggested by City Architect) to approve.

Entire Project

- Lighting needs to be brought to DRB for approval

- ❖ Board Member Brown offered a motion to approve Building 5 conceptually subject to Applicant addressing the City Architect's comments and submitting those to Staff for approval. If there is any disagreement on those, those would have to be presented back to us at the next meeting, which I think is January 20. In addition to his comments Building K and Building H which faces City Hall will be increased one more level of brick, the garage entry we'll need to see that in terms of the brick entering, coming in off of the street. Building M that there will be more detailing and more cornice on the side which faces Academy

DRAFT

(the Leasing Office) that was part of Tracy's comments. We need to see some more detail on the Hardi- plank siding and that they would also submit a venting design to Staff for approval.

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

❖ Board Member Brown offered a motion to approve the building elevations, colors, materials conceptually subject to again like Building 5, Applicant addressing the City Architect's comments and submitting to Staff Approval. Again, if Staff and Applicant do not agree, then that is brought back before the Board. Applicant will bring back to the Board, Building R and W to address ways of dressing up the Hardi-Plank elevation. As with Building # 5 Applicant will also submit a venting design for that Building as well.

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

VIII. ADJOURNMENT



DESIGN REVIEW BOARD JANUARY 20, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

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I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown, Vice- Chairman
 - Pat Corkill
 - Dick Debban
 - Scott Doll
 - Thomas LeCain
 - Kim Matherly
- Design Review Board Members Absent
 - Franck Schwing

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. Elections of Officers for 2017

- ❖ Board Member Brown offered a motion to nominate Richard Kramer as Chairman.
 - Mr. Kramer accepted the nomination
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (6-0-1) (Kramer)

- ❖ Board Member Corkill offered a motion to keep Roger Brown as Vice- Chairman.
 - Mr. Brown accepted the nomination
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (6-0-1) (Brown)

2. DRB Meeting Minutes of :

a. November 2016

Board Member Doll offered a motion to approve November 2016 Minutes

The motion received a second from Board Member Matherly

The motion was approved by a vote (6-0)

b. December 2016

- Board Member Corkill offered a motion to approve December 2016 Minutes as discussed
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (6-0)

VII. PUBLIC HEARING

1. Staff updates

2. *DRB170003 Creative Studios* 160 North Main St

Applicant presented revisions to previously approved elevations.

There was discussion of:

1. Red & Mahogany Wood
2. Door – previously approved
3. Shutter look on windows n back on South Elevation
4. No changes to garage door openings, light fixtures, arbors, building footprint, landscaping
5. Present elevations natural line of brick
6. Shutters and Arbor color match trim color (Charcoal) (on drawing A3 there was an error in color.)
7. Enclosed HVAC equip
8. Proposed Brick paint color –
 - Siding – Zircon and Knitting Needles
 - Showed Sample of Door color
9. Depth difference between 2 buildings 30-40’
10. 8” hardi- plank windows
11. Facades on front
12. Color of aluminum

❖ Board Member Corkill offered a motion to approve as submitted today in the revised elevations noting that the colors are per discussion especially the shutter color, which is to be charcoal not red mahogany.

- The motion received a second from Board Member Brown
- The motion was approved by a vote (6-0)

3. ***DRB 160078 East Village Corner Feature***

Steve Rowe presented:

- A raised platform, stone finish same as buildings.
- Landscape – wrapped backside with Holly edge
- 30” ” leaning” wall
- Symmetrical landscape

There was discussion on:

- Cast concrete “ top” of Plaza
- Stamped pavers instead of big slab of concrete
- Ornamental Lighting
- Maintenance of Bell
- Size and Materials of Flag poles
- Wall is not a true seat wall so as not to get lost in Landscaping
- Benches
- Discussion of previous submittals (Perspective 1)
- Staff read Council Condition
- Bell space seems stark, cramped space, needs softening
- Distance from pedestal to leaning wall approximately 9’
- Existing Utility constraints
- Reasons for heights of pedestal feature and wall
- Move GA Flagpole to the left towards sidewalk towards Old Milton Pky
- Location of ATM machine at bank
- Species for planting pots
- Enclosure of space from street
- Irrigation in the ROW

- ❖ Board Member Corkill offered a motion to approve the feature with the following conditions:
 1. That the pedestal base diameter is shrunk to allow a curbed planter about 18' in width the curb about 6" to be placed at the base
 2. That you add planter pots in between the benches in the Plaza space
 3. The cap of the pedestal shall have a matching paver material
 4. The Georgia flag pole is moved per discussion
 5. The City allow irrigation as necessary inside the right of way to promote new plant growth
- The motion received a second from Board Member Brown
- The motion was approved by a vote (5-1) (Debban)

4. **DRB 160075 City Center**

Applicant presented revisions of "buildings" that were required to return based on previous comments from DRB and Staff as well as presentation of the parking deck.

Applicant presented:

- Façade in front of City Hall(Street View 9)
- Facades J, K, H
 - Adding a level of brick and changes to window as well as more detail
 - How to treat entrance to parking garage so that it does not look unfinished
 - Façade H – Brick, Cornice and Window Detail/Materials
 - Façade K now 3 stories of brick
- Façade M addition of Heavier Cornice, Changed paneling in between windows, added detail at top windows, presented typical wall vents.
- Parking Garage Gate(slopes down approximately 4')
- Parking Garage details – Brick pilasters on both sides, brick wainscot arc

- ❖ Board Member Brown offered a motion to approve Building #5 application with the changes made from the last meeting as submitted today.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (6-0)

Applicant presented:

- Façade R and W with addition of awnings and stronger cornices and change exposures above and below of siding, as well as additional trim between 3rd and 4th floor.
- Before and After Renderings and Elevations
- Close up of details of Siding, Cornices
- Changing Exposure of Windows on Façade W as well as addition of deeper cornice
- Typical Dryer Vents
- Knee Wall at Leasing Office

❖ Board Member Brown offered a motion to approve Building #6 as submitted which incorporated our
DRB Minutes January 20, 2017

comments from the last meeting

- The motion received a second from Board Member Doll
- The motion was approved by a vote (6-0)

There was discussion that Applicant will continue to work with Staff on what underside of balconies look like from the Street level.

There was discussion that Applicant will bring back lighting to DRB per Council Condition. Staff read Council Condition #15.

Jim Chamberlain presented the Parking deck as an independent structure on Parcel 6.

- Overall Site Plan
- Existing Parking Deck Street Views
- Proposed Views
- New entrance on west side the same expression as first deck
- Motor Court in front of Office Building
- Aerial View
- West and North Elevation brick and precast to match existing parking deck
- Driveway connection through existing deck
- Circulation Patterns
- Levels of deck

❖ Board Member Brown offered a motion to approve Parking deck as presented today.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6-0)

5. DRB160082 Cafe Intermezzo 100 Avalon Blvd

Brian Wilson presented for Applicant.

Board Member Corkill offered a motion to approve the mural as submitted today.

- The motion received a second from Board Member Doll
 - The motion was approved by a vote (6-0)

6. DRB 160083 Party City 7011 North Point Pkwy

Chris Bryant presented for the Applicant.

- Existing graphic coverage of 67%
- Part of National Branding – Applicant showed other locations
- Proposed layout – instead of entire front building and south side of the building being covered in graphics; add 7 purple dot and keep 3 graphics on left and right of the entrance.
- Graphics are single-sided hanging

- Serve to hide pegboard and columns inside store
- Showed examples of exposed pegboard
- Blackout film will cause windows to absorb heat which may cause breakage

After discussion that what was presented was not acceptable to DRB:

- ❖ Board Member Brown offered a motion to defer the application as presented today.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (6-0)

7. **DRB 160072 Truck & Tap** 30 Milton Ave

Applicant presented Elevations, Site Plan, Site Line, and Signage

Scott Doll left the meeting at 11:56 p.m.

There was discussion of:

- Demolishing sloped roof
- Brick to replace vinyl siding
- “Whitewash” brick to give it age & blend brick
- Add timber construction above gable
- Create a covered area
- Windows function as overhead door
- African Mahogany door
- Roof Materials
- Dark Walnut fencing
- Border Colors
- Height of awning being 10’
- Columns- timber expression to match door
- Gabled roofs lining up -Buildings are not in the same plane
- Parapet height
- Face of new patio will be brick
- Back of building – addition of stair and awning
- Navigation of food truck
- Extended awning off of dining room
- Steel Stairs
- Preference would be not to have a landscape wall. DRB requested that it not be a timber wall.
- Site line
- Alley beautification and access
- Easement agreement

- Signage
 - Wall Sign – halo lit
 - Blade Sign – unlit, hung with chain
 - DRB preferred wooden sign similar to nearby businesses
- To come back to DRB:
 - Furniture(German Beer Garden tables) will need to be submitted to DRB
 - Painted posts to match steel roof
 - Umbrellas
- ❖ Board Member Brown offered a motion to approve materials, colors, exterior as presented and discussed in today's packet and that we defer signage to a later date.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0)

There was discussion that rear wall (preference of brick), rear patio, awnings, size of posts, furniture, umbrellas, posts, awnings be submitted to Staff. Staff will review and bring back to DRB if needed.

8. Lunch Break

Chairman Kramer called a lunch recess at 12:31 p.m.

Chairman Kramer called the meeting back to order at 12:59 p.m.

9. **DRB160084 Twisted Taco** 1495 Alpharetta Hwy

- ❖ Board Member Corkill offered a motion to defer landscape until it can be thoroughly reviewed and Staff looks at it as well.
 - The motion received a second from Board Member Brown
 - The motion was approved by a vote (5-0)

There was discussion during the motion on species of trees that may be desired by Arborist. Staff will go over with Arborist. It may not need to come back based on comments from Corkill and Arborist.
- ❖ Board Member Brown offered a motion to approve elevations, material changes and colors as presented today as the samples have been handed out to us today.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (5-0)
- ❖ Board Member Corkill offered a motion to approve furnishings and signage as submitted
 - The motion received a second from Board Member Matherly
 - The motion was approved by a vote (5-0)

10. DRB160081 Courtyard by Marriott Amberpark Dr

Steven Smith presented for the Applicant.

- Site Plan
- Materials
 - “Walk thru” of Elevations
 - Sample of vertical, metal siding
 - Material Applications
- Pedestrian View of North Elevation
 - Left Side
 - Pool broken up into two Bays where depth is different
 - Large overhang to the right, windows stepped back for additional depth
 - Pool exit is formalized with a canopy to give more of a public pedestrian friendly feel than just a wall of windows
 - Right Side
 - Engineering room so there is not a large amount of glass on it
 - One window that they will deal with internally so that it will not be visible from outside
 - Grouped doors with a canopy to be able to provide downlights to give allusion of entrance
 - Automatic sliding doors have a solid wall with opportunity for lit signage
- Site Line
- Roof Plan
 - Compressors behind parapet, none on ground
 - 3 parapets
 - Roof fans not visible
 - Trash enclosure
 - Brick to match main building brick
 - Generator Enclosure
 - Brick to match main building brick
- Lighting Concept
 - Indirect, uplighting effect on canopy
- Photometrics
 - Offsite Lighting .1 or .2 max at property line
 - Luminaire Selection

Dick Debban left the meeting at 1:45 p.m.

There was discussion from DRB:

- Uplighting on 6th floor example on another Marriott, what is illumination level. Applicant stated it would not be bright, could be dimmable. It will be accent lighting. It is a continuous band. Applicant will provide a photometric on it.
- Staff reiterated that first level should look pedestrian friendly not just monotone – that it look like different elevations, individual storefronts. Applicant reviewed pedestrian level perspectives.
 - Foundation planting is moved away from building to give depth
 - Sidewalk on North Elevation adds pedestrian feel up against the glass,
 - Maximized glass,
 - Broke up façade
 - Grouped entrances
 - Large porte cochere address issue.
 - Applicant does not want to create faux retail.

- Proposed Vine Arbor
- No parking between road and building
- Large area of pervious pavers
- Staff discussed possible placing pots or planters at pedestrian level
- Possible addition of Hardscape materials – mullion patterns,
- DRB felt with Arbors and vines first floor is fine as presented
- Porous pavement, porous pavers in the drives and porte cachere, cross hatched pattern, acts as water quality reservoir
- Brought pavement up to the building
- Intend to use shade tolerant plant material at the building
- Sidewalk material is textured, banded concrete, complimentary color other than plain concrete
- Landscape space extends into parking area
- 2 small retaining walls on left side of side veneered with brick to match building with concrete cap
- Site Plan
 - Parking diamonds have been approved by City Staff

- ❖ Board Member Brown offered a motion to approve, photometrics, site line, elevations and materials, lighting subject to a final review of the uplighting on the upper story of the building, site plan.
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (4-0)

There was discussion that Landscaping and signage will come to DRB at a later date.

VIII. ADJOURNMENT

DRB 160065 Angela Krause Lincoln of Alpharetta 1575 Mansell Rd

Brian Kay presented new building for showroom for the Applicant.

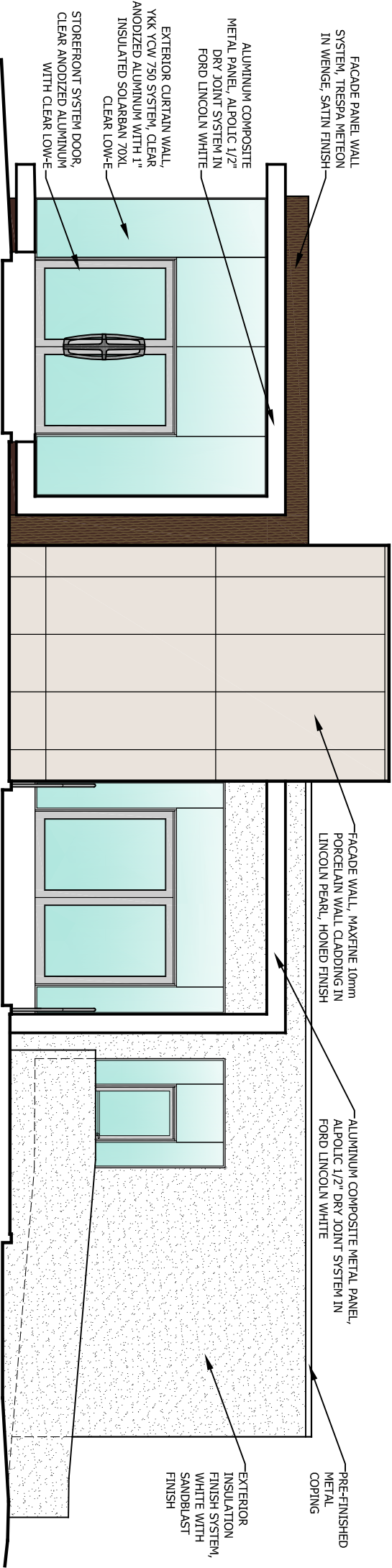
- Site Plan
- Reduction of impervious area
- Single story Building
- HVAC on ground
- Retaining walls are to provide access to building
- Landscaping will match existing
- Replant trees where needed
- New Driveway from Mansell
- Secondary monument sign – will require a Variance
- Elevations, materials and colors
- Retaining walls facing roads will be clad in brown color to match building elevations (provided samples)

There was discussion from DRB:

- Parking Islands
- Parking Lot Screening
- Conceal “getaway railing” with landscaping with Evergreen material
- Zen Garden concept unclear
- Exterior Elevations preliminary design document
- Height of Building- 22-‘24’ approximate
- DRB would like to see pictures of one that has been built
- No external raised car display
- Parking lot lighting
- Site Lighting not complete at this time
- No plan for additional dumpster on the property
- Back right hand side of top elevation seemed blank. Applicant stated it is meant to match Ford dealership.
- Still working on building signage
- Blank block side elevations (lounge side) faces Ford
- DRB would like to see entire side elevation

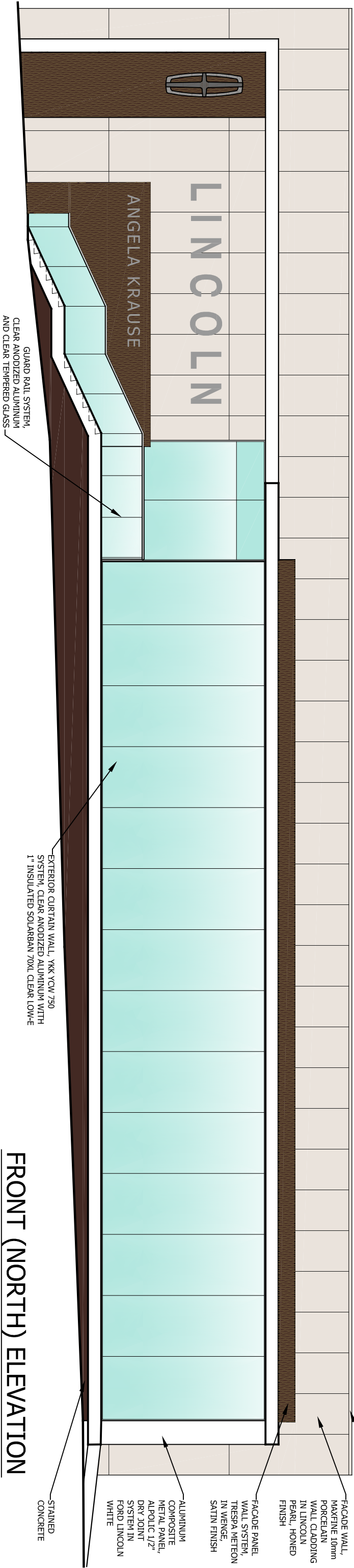
❖ Board Member Brown offered a motion to approve the Site Plan and Landscaping conceptually with the direction that Applicant returns with the Zen Garden, the Building, Lighting, and Signage all at one time.

- The motion received a second from Board Member Matherly
- The motion passed by vote (4--0)



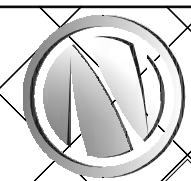
SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

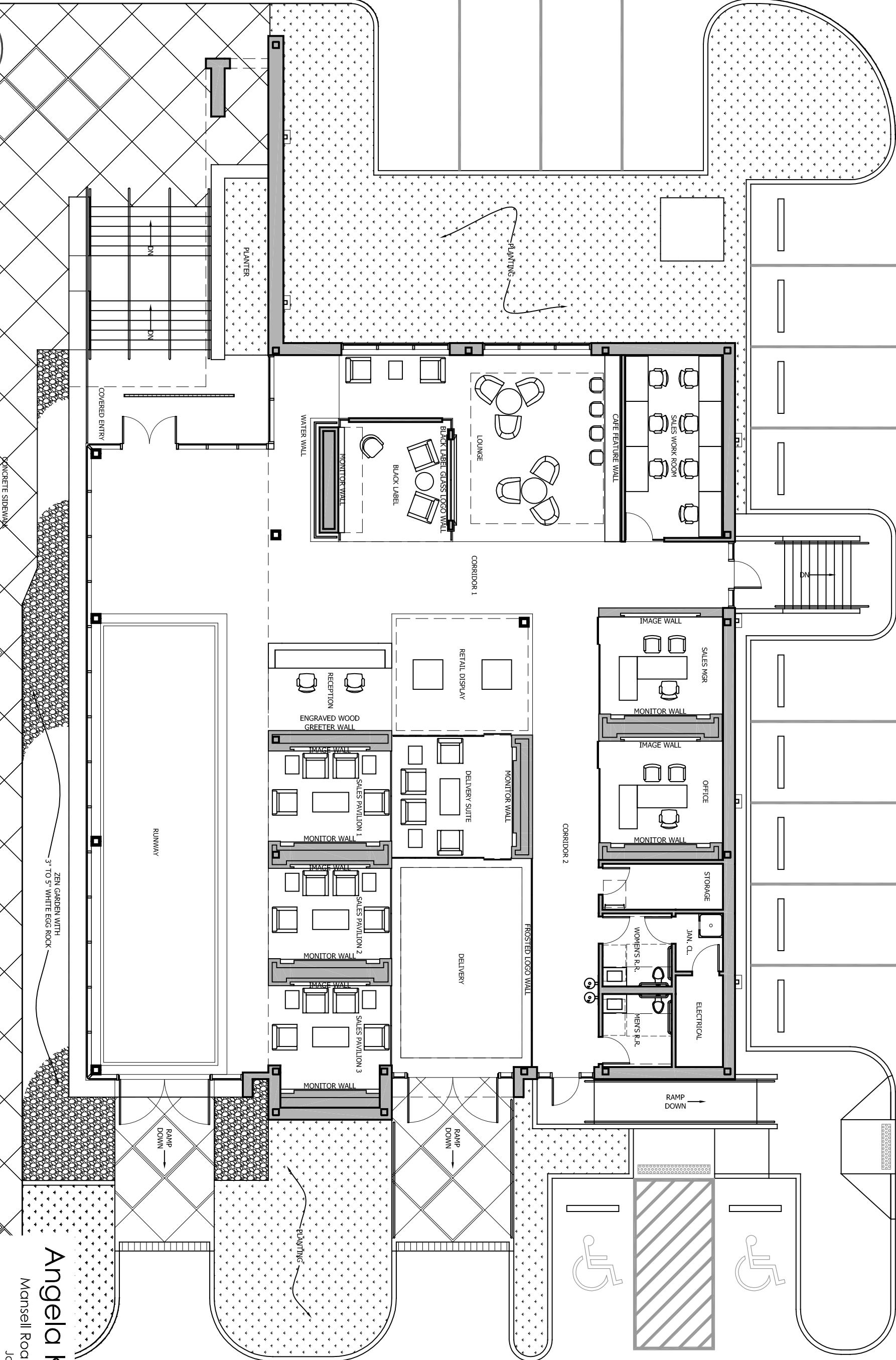


FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



zennergrou

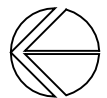
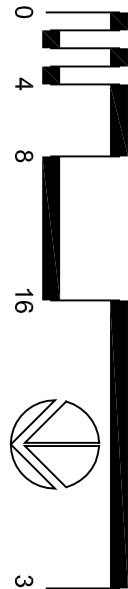


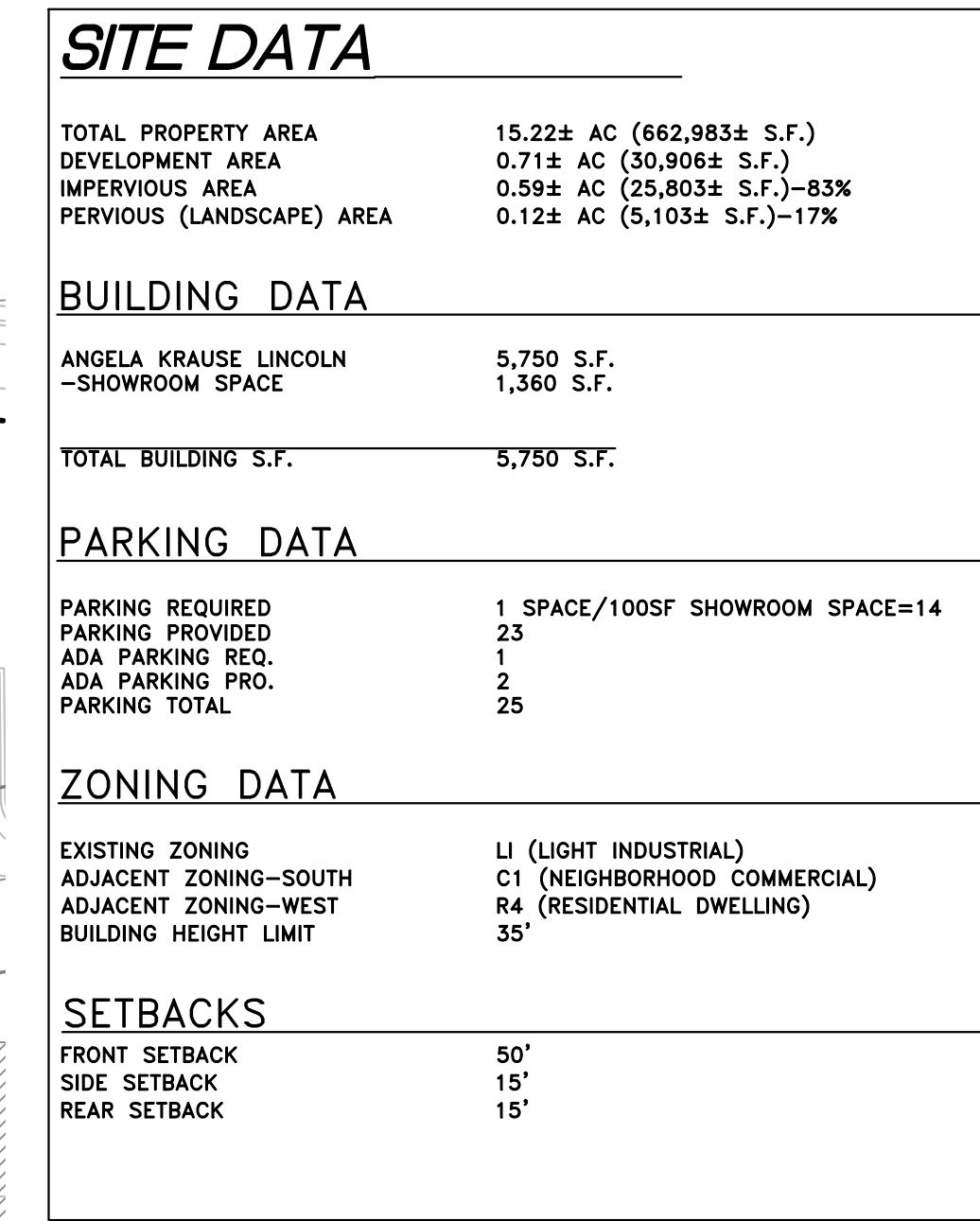
Angela Krause Lincoln

Mansell Road, Alpharetta, Georgia

January 25, 2017

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





- ## SITE LEGEND
- | | |
|---|--|
|  | EXISTING PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY |
|  | EXISTING SETBACK LINE |
|  | PROPOSED SETBACK LINE |
|  | 24" CURB AND GUTTER |
|  | PROPOSED RETAINING WALL |
|  | CROSS WALK |
|  | STOP BAR (PAVEMENT MARKING) |
|  | TRAFFIC FLOW ARROW (PAVEMENT MARKING) |
|  | DIRECTIONAL ARROWS (PAVEMENT MARKING) |
|  | "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING) |
|  | HANDICAP STALL |
|  | CONCRETE WHEEL STOP |
|  | A.D.A. STD HANDICAP RAMP |
|  | PARKING SPACE COUNT |
|  | SIGN |
|  | TRANSFORMER PAD |
|  | PROPOSED SIGNAL |
|  | GRATE INLET |
|  | STORM MANHOLE |
|  | DOUBLE WING CATCH BASIN |
|  | SINGLE WING CATCH BASIN |
|  | AREA INLET |
|  | OUTLET CONTROL STRUCTURE |
|  | HEADWALL |
|  | SANITARY SEWER MANHOLE |
|  | CONCRETE |
|  | STANDARD DUTY PAVING |
|  | HEAVY DUTY PAVING |

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:

BOUNDARY & TOPOGRAPHY: WATTS & BROWNING-DATED 2/19/2010
4. ALL DIMENSIONS AND RADII ARE, TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GA DEPARTMENT OF TRANSPORTATION.
7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24". IT SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN). ALL STRIPING IN R/W SHALL BE THERMOPLASTIC.
18. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
19. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDANCE OF ALL WETLANDS AREAS AS ILLUSTRATED IN THE WETLANDS DELINEATION PACKAGE.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
21. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.
22. ALL ADA PARKING SPACES ARE REQUIRED TO BE MOUNTED AT A MINIMUM OF 84" ABOVE FINISHED GROUND TO BOTTOM OF THE SIGN, IN ACCORDANCE WITH O.C.G.A. LAW 40-6-221.

J M WILLIAMS CONTRACTORS
ANGELA KRAUSE LINCOLN
LAND DEVELOPMENT
PERMIT
SITE PLAN

DATE 1-26-2017

REVISIONS



0 10' 20'



SCALE: 1"=20'

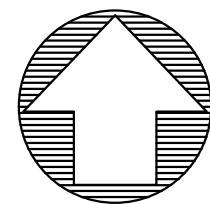
DRAWN BY: DJ
CHECKED BY: BEK
PROJECT MANAGER: BEK
JOB #: 15002098
FILE CODE: ##
SHEET NO. C200

NOT ISSUED FOR CONSTRUCTION CAD FILE: C200 SITE PLAN

N/F
ATLANTA HUMANE SOCIETY
DB. 49785 PG. 385
TAX PARCEL: 238005600524
ZONED: LI

N/F
KRAUSE FAMILY PROPERTIES, LLC
DB. 31802 PG. 438
TAX PARCEL: 238005600315
ZONED: LI

24 HOUR EMERGENCY CONTACT: BRIAN PELHAM (770) 733-7905



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARETTA, CA 94029

LAND LOT 589 & 590
1555 MANSELL ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GA

J M WILLIAMS CONTRACTORS
ANGELA KRAUSE LINCOLN
LAND DEVELOPMENT
PERMIT
LANDSCAPE PLAN

DATE
1-26-2017

REVISIONS



0 10' 20'
SCALE: 1"=20'

DRAWN BY: DJ
CHECKED BY: BEK
PROJECT MANAGER: BEK
JOB #: 15002098
FILE CODE: ##
SHEET NO. **L100**

PROJECT DATA

1575 MANSELL ROAD
ALPHARETTA, GEORGIA

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA: 15.22 AC		
DISTURBED AREA: 0.7 AC (NOTE 1)		
DENSITY (20 UN/AC):		
0.7 X 20 UNITS =	14 UNITS	10.8 UNITS (90%)
DENSITY TO BE BANKED:		1.2 UNITS (10%)

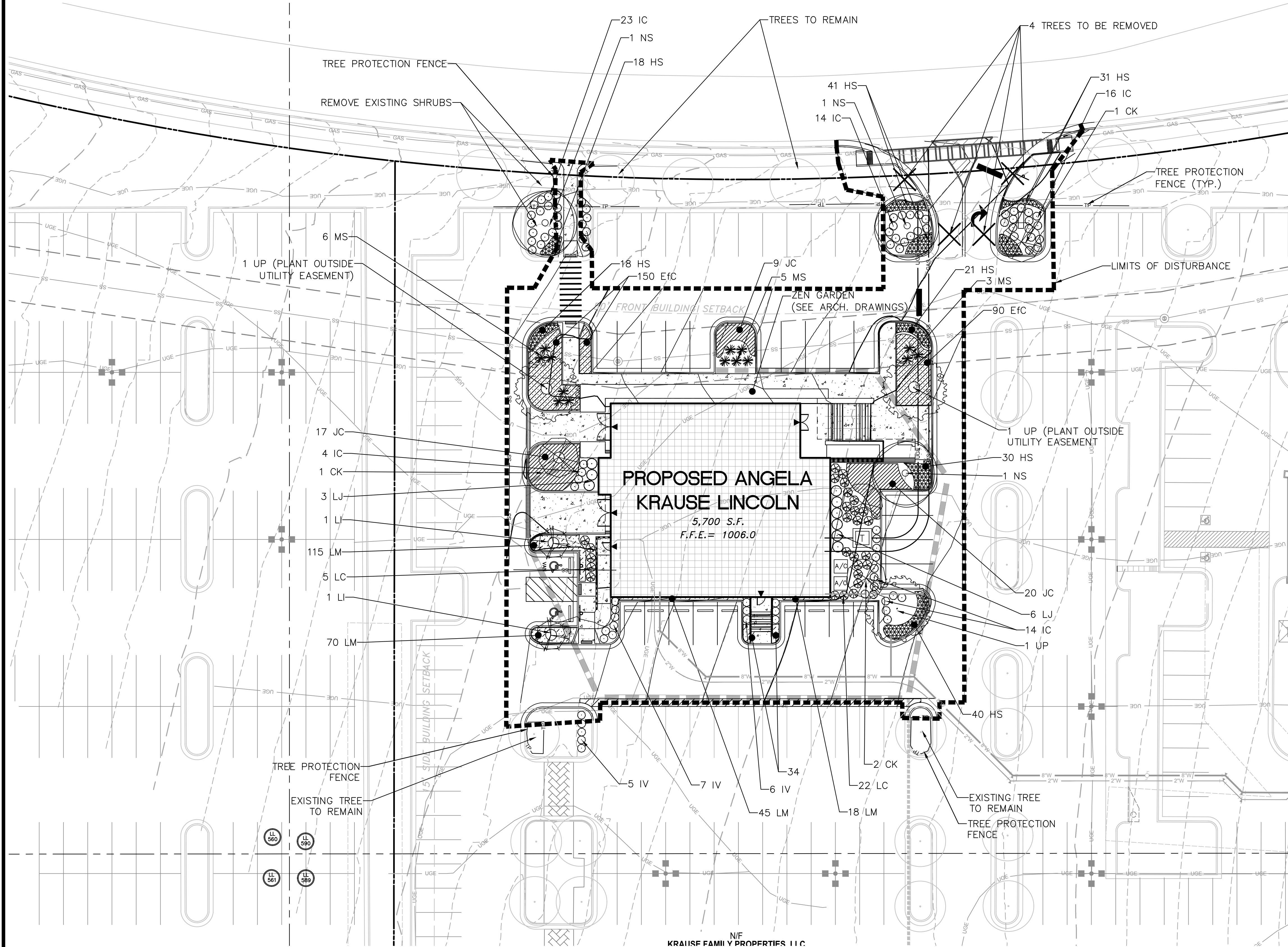
- SITE IS ADDITION TO EXISTING FORD DEALERSHIP. SITE AREA IS REPRESENTATIVE OF DISTURBED AREA FOR IMPROVEMENTS.
- PROPOSED TREES ARE TO BE NO MORE THAN 30% OF SINGLE SPECIES AND CONTAINS BOTH OVERSTORY AND UNDERSTORY TREES.
- ALL DISTURBED AREAS NOT PLANTED WITH TREES, SHRUBS, OR GROUND COVER. PLANTING BEDS AROUND SHRUBS AND TREES ARE TO CONTAIN BARK MULCH PER THE DETAILS.

GENERAL LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL UTILITY LOCATIONS BEFORE COMMENCING WORK. DAMAGES MADE TO EXISTING OR NEWLY INSTALLED UTILITIES BY THE LANDSCAPE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REPAIRS SHALL BE MADE TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
- ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
- THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED MUST HAVE CLEAN, CULTIVATED LOAMY TOPSOIL TO A TOTAL DEPTH OF TWO AND ONE-HALF (2 1/2) FEET.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
- ALL LAWN AREAS SHALL BE SODED WITH BERMUDA GRASS.
- MULCH ALL PROPOSED AND EXISTING PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL TREE STANDING PROPOSED AND EXISTING TREES WITH 4" MIN. PINE BARK NUGGETS. INSTALL COMMERCIAL GRADE WEED LINER BENEATH ALL MULCHED AREAS.
- ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
- SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 7'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
- ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM FINAL ACCEPTANCE. REPLACE PLANTS WHICH DIE OR FAIL TO GROW PROPERLY WITH PLANTS AS ORIGINALLY SPECIFIED WITHOUT ADDITIONAL CHARGE TO THE OWNER. REPLACEMENTS SHALL BE MADE AT EARLIEST PRACTICAL DATE FOLLOWING PLANT FAILURE. REPLACEMENT MATERIALS WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF REPLACEMENT. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS WHICH ARE DAMAGED BY ABUSE OR ACTS OF NATURE OCCURRING AFTER FINAL ACCEPTANCE, NOR SHALL THE CONTRACTOR BE RESPONSIBLE FOR PLANTS IMPROPERLY MAINTAINED BY THE OWNER.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS	UNIT VALUE	TOTAL	PERCENTAGE
CK	4	CORNUS KOUSA 'CHINENSIS'	KOUSA DOGWOOD	2" CAL.	AS SHOWN	WELL BALANCED HEAD, STRAIGHT TRUNK	0.4	1.6	25.8%
UI	2	LAGERSTOEMIA INDICA 'TUSCARORA'	TUSCARORA CREPE MYRTLE	3" CAL., 7-8' HT.	AS SHOWN	3-5 STEM TRUNK, TREE FORM	0.5	1	16.1%
NS	3	NYSSA SYLVATICA	BLACK GUM	4" CAL.	AS SHOWN	WELL BALANCED HEAD, STRAIGHT TRUNK	0.6	1.8	29.0%
UP	3	ULMUS PARVIFOLIA 'EMER II'	LACEBARK ELM	4" CAL.	AS SHOWN	WELL BALANCED HEAD, STRAIGHT TRUNK	0.6	1.8	29.0%
						TOTAL	6.2	100.00%	
SHRUBS									
IC	71	ILEX CORUTA CARISSA	CARISSA HOLLY	24" HT.	3'-0" O.C.	FULL, EVEN HEAD			
IV	18	ILEX VOMITORIA	DWARF YAUPON HOLLY	24" HT.	3'-0" O.C.	FULL, EVEN HEAD			
JP	46	JUNIPERUS PROCUMBENS	JAPANESE GARDEN JUNIPER	3 GAL.	3'-6" O.C.	FULL			
LJ	9	LIGUSTRUM JAPONICUM 'RECURVE'	RECURVE LIGUSTRUM	30"-36" HT.	4'-0" O.C.	FULL			
LC	27	LOROPETALUM CHINENSE VAR. RUBRUM 'SUZANNE'	SUZANNE FRINGE FLOWER	24"-30" HT.	3'-6" O.C.	FULL, EVEN HEAD			
MS	14	MISCANTHUS SINENSIS 'VARAGATA'	VARIEGATED MISCANTHUS	5 GAL.	4'-0" O.C.	FULL			
DUNDCOVER									
Efc	240	EUONYMUS FORTUNEI 'COLORATUS'	WINTER CREEPER EUONYMUS	1 GAL.	18" O.C.	FULL			
HS	199	HEMEROCALLIS SP. 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	18" O.C.	FULL			
LM	283	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL.	12" O.C.	FULL			





Decorative and Protective Exterior Wall Finishes

DURABLE SURFACE COLOR AND TEXTURE
USED OVER DRYVIT SYSTEMS, EXTERIOR MASONRY, STUCCO,
PRECAST, CAST-IN-PLACE CONCRETE, OR INTERIOR WALL SURFACES
STANDARD AND CUSTOM COLORS AVAILABLE

Disclaimer

The intent and purpose of this sample is to provide a representation of Dryvit Systems, Inc. finish textures and colors. It is offered only to guide in final color selection. This color sample shall not be used for final color approval as color differences may occur. Actual color approval should be made from 2'x4' samples of each finish type, texture and color to be used on the project. Samples shall be prepared using the same tools and techniques proposed for the actual installation by the applicator/contractor.

August 4, 2016	Georgia Plant
Sandblast DPR	
	#101 Super White
	Dirt Pickup Resistant





Post Oak Partners, LLC DESIGN | ENGINEERING | PROJECT SERVICES

ATLANTA

1205 PEACHTREE PARKWAY SUITE 1104 CUMMING, GEORGIA 30041 T 770.689.6727 E rhadaway@hdhpllc.com

Alpharetta | DESIGN REVIEW BOARD SUBMITTAL | EXTERIOR ELEVATION REVIEW

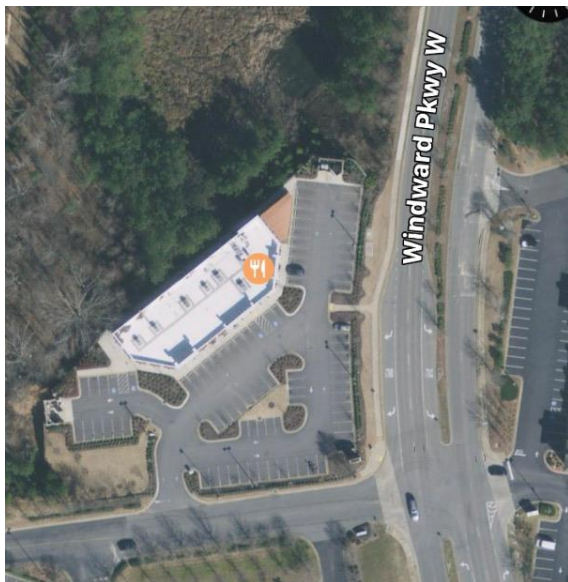
Cutters Cigar Emporium | Proposed Outdoor Terrace Canopy

4915 Windward Parkway | Suite 100 | Alpharetta, GA 30005

Location | Windward Central Business



Aerial View |



Zoning | C-1



1. Description of Proposed Improvements

The proposed improvements consist of the following:

- ❖ Outdoor terrace area for seating | gathering of 20 persons
- ❖ Permeable concrete OR architectural paver hard surface | Additional +/- 290SF of new surface
- ❖ Canopy structure | Canvas covering
- ❖ Landscape | Screening | Existing trees to remain | Dense evergreen perimeter screening material

Outdoor terrace

The proposed covered terrace area will be approximately 400SF. This includes the existing concrete area.

- ❖ No alteration to parking or ADA compliant accessible routes
- ❖ No RTU equipment is visible from parking level on site

Canopy

The canopy structure will be a steel frame component, with columns clad in brick and composite | wood trim. Fitments will include limited lighting and ceiling fans below the canopy.

Materials + Colors

- | | |
|-----------------|--|
| Hard surface | Permeable concrete OR architectural pavers to match existing concrete Or darker |
| Brick | Brick at columns to match existing building BR-1 Hanson “Burgundy” Wire cut |
| Grout + joints | Match existing |
| Joint detail | Match existing |
| Columns | Square - Composite wood columns above brick base |
| Columns Paint | Sherwin Williams #2820 Downing Earth (Used on original building) |
| Canopy Fabric | Match existing material + color Weblon “Terra Cotta”
(Fire rating Flame spread index as required by code) |

Exhibits

1. Survey | Attached
2. Site plan | Work Area | Attached
3. Building elevations | Original elevation images from Pieper O'Brien Herr Architects
4. Building elevations | Existing photographs
5. Sketch plans | Elevation | Canopy | Landscape
6. Color rendering | Photo overlay
7. Paint | Sherwin Williams # 2820 Downing Earth
8. Awning | Fabric | Weblon "Terra Cotta"
9. RTU Equipment | Location plan

Please let us know if we may provide anything further, prior to the DRB hearing.

Best regards,

Ron Hadaway

Ron Hadaway | Associate AIA | ASLA
Principal

HDHP | Post Oak Partners

Atlanta | Edisto Beach

1205 Peachtree Parkway | Suite 1104 | Cumming, Georgia 30041

Direct | Cell 770.689.6727

F 678.513.6044

E rhadaway@hdhpllc.com

File | 2017 000 Cutters DRB - Submittal + Narrative **013117.4**

Post Oak Partners, LLC DESIGN | ENGINEERING | PROJECT SERVICES

ATLANTA

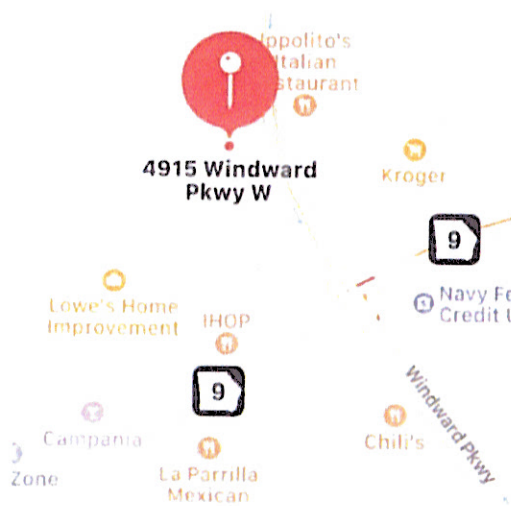
1205 PEACHTREE PARKWAY SUITE 1104 CUMMING, GEORGIA 30041 T 770.689.6727 E rhadaway@hdhpllc.com

Alpharetta | DESIGN REVIEW BOARD SUBMITTAL | EXTERIOR ELEVATION REVIEW

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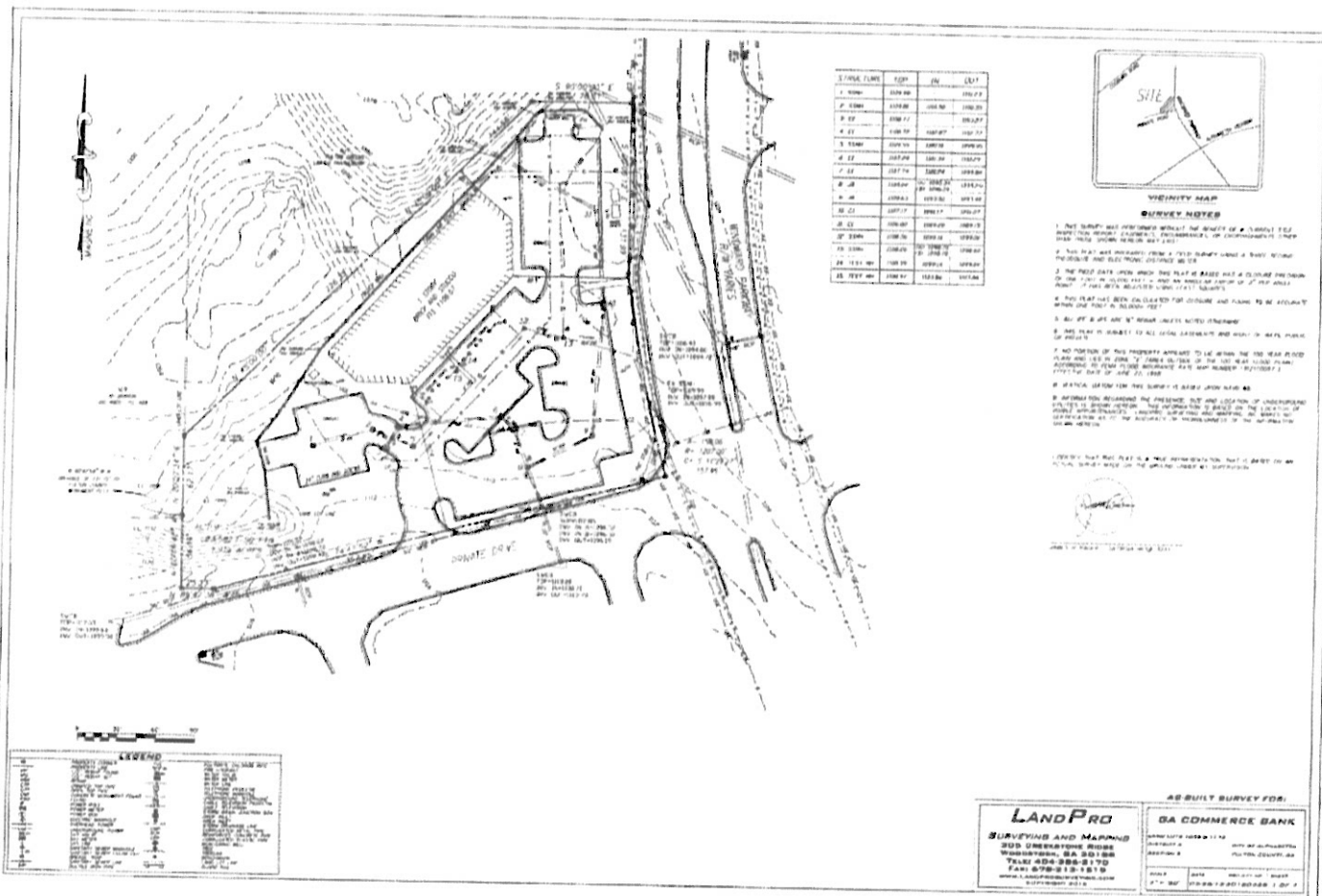
1205 Peachtree Parkway | Suite 1104 | Cumming, Georgia 30041

Direct | Cell 770.689.6727

F 678.513.6044

E rhadaway@hdhpllc.com

File | 2017 000 Cutters DRB - Submittal + Narrative **013117.4**



STATION	COORDINATES	AREA	PERCENT
1	1000.00	100.00	100.00
2	1000.00	100.00	100.00
3	1000.00	100.00	100.00
4	1000.00	100.00	100.00
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22	1000.00	100.00	100.00
23	1000.00	100.00	100.00
24	1000.00	100.00	100.00
25	1000.00	100.00	100.00



- SURVEY NOTES**
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, 1991, AND THE SURVEYING REGULATIONS, 1991.
 2. THE SURVEY WAS CONDUCTED BY A REGISTERED SURVEYOR, AND THE RESULTS ARE HEREBY CERTIFIED.
 3. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MAY, 2010, AT 10:00 AM.
 4. THE SURVEY WAS CONDUCTED AT THE LOCATION OF THE PROPERTY, AND THE RESULTS ARE HEREBY CERTIFIED.
 5. THE SURVEY WAS CONDUCTED AT THE LOCATION OF THE PROPERTY, AND THE RESULTS ARE HEREBY CERTIFIED.
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 25. THE SURVEY WAS CONDUCTED AT THE LOCATION OF THE PROPERTY, AND THE RESULTS ARE HEREBY CERTIFIED.

LEGEND	
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25	1000.00

LANDPRO
SURVEYING AND MAPPING
300 GREENWICH ROAD
WILMINGTON, DE 19806
TEL: 302-444-1111
FAX: 302-444-1111

BA COMMERCIAL BANK
300 GREENWICH ROAD
WILMINGTON, DE 19806
TEL: 302-444-1111
FAX: 302-444-1111

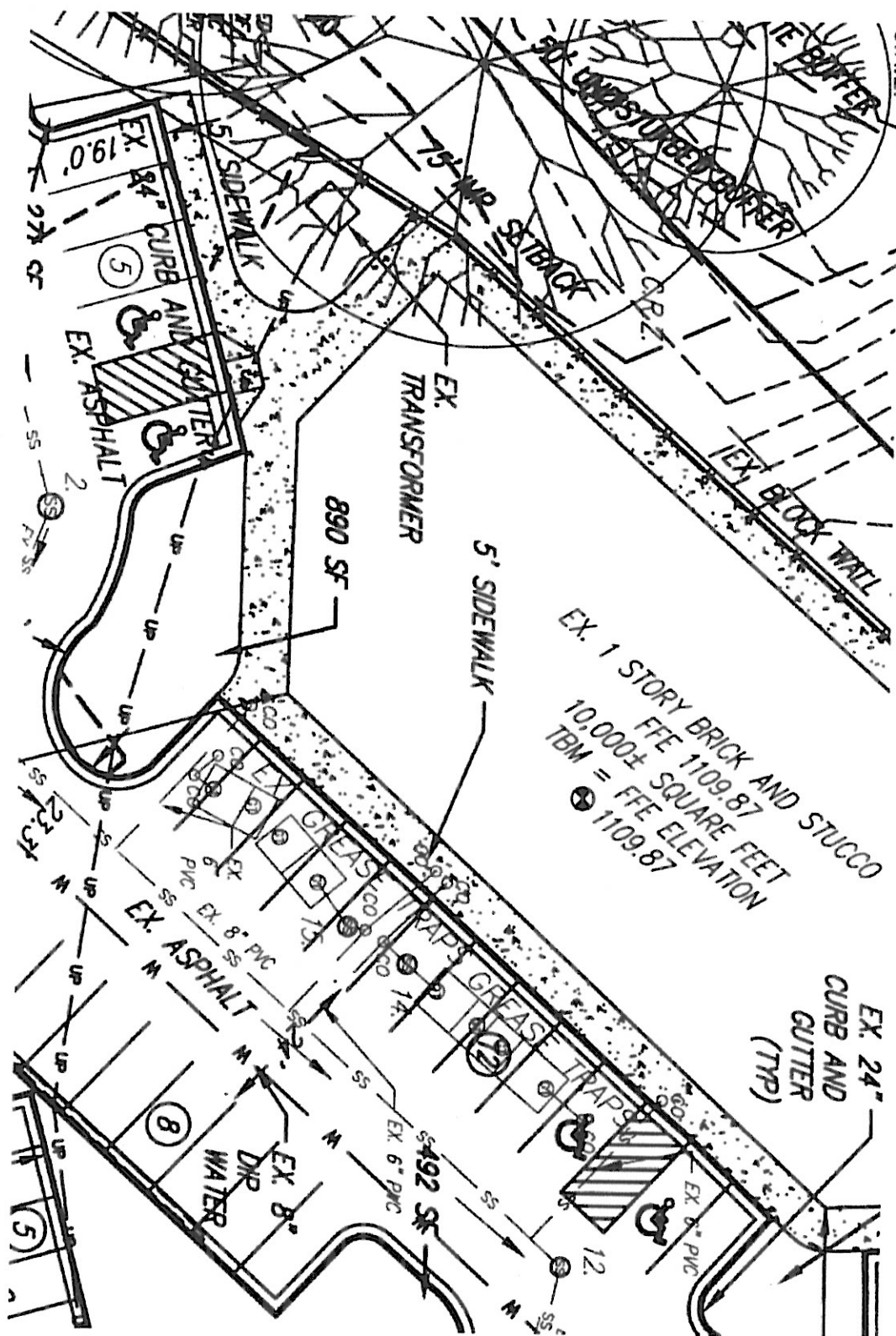


EXHIBIT 3 | Building Elevations | Existing | Photographs



EXHIBIT 4 | Building Elevations | Existing | Photographs



1. Work area | Overview | Island



2. Existing | Building Elevation



3. ADA | HC Parking | No alteration

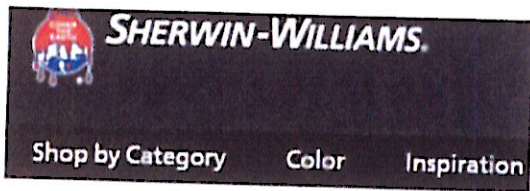


4. Existing sidewalk | No alteration

EXHIBIT 6 | Color Rendering



EXHIBIT 7 | Paint Color



Homeowners Color Find & Explore Colors |

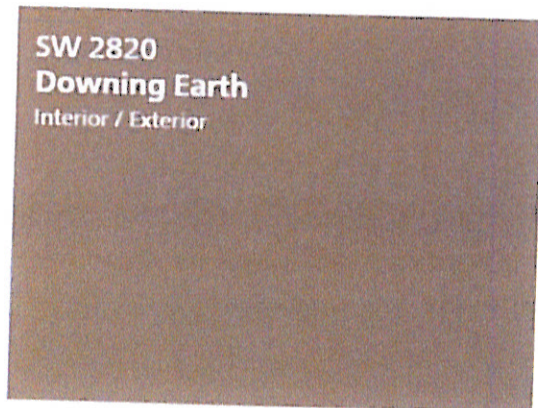
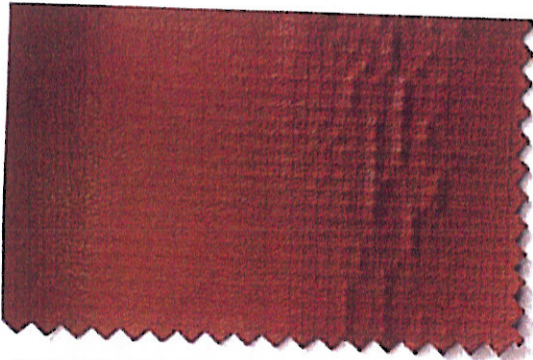
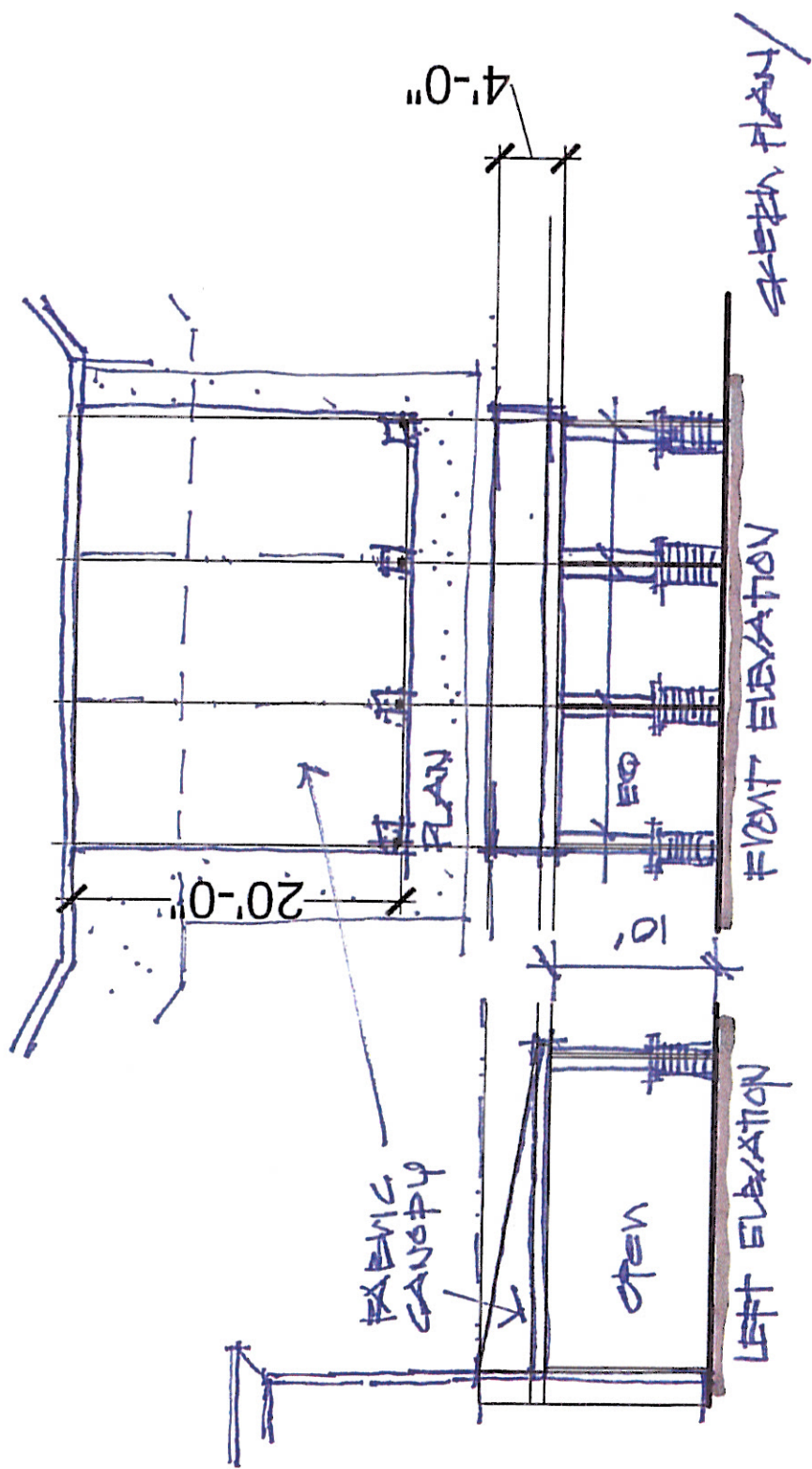


EXHIBIT 8 | Awning | Fabric

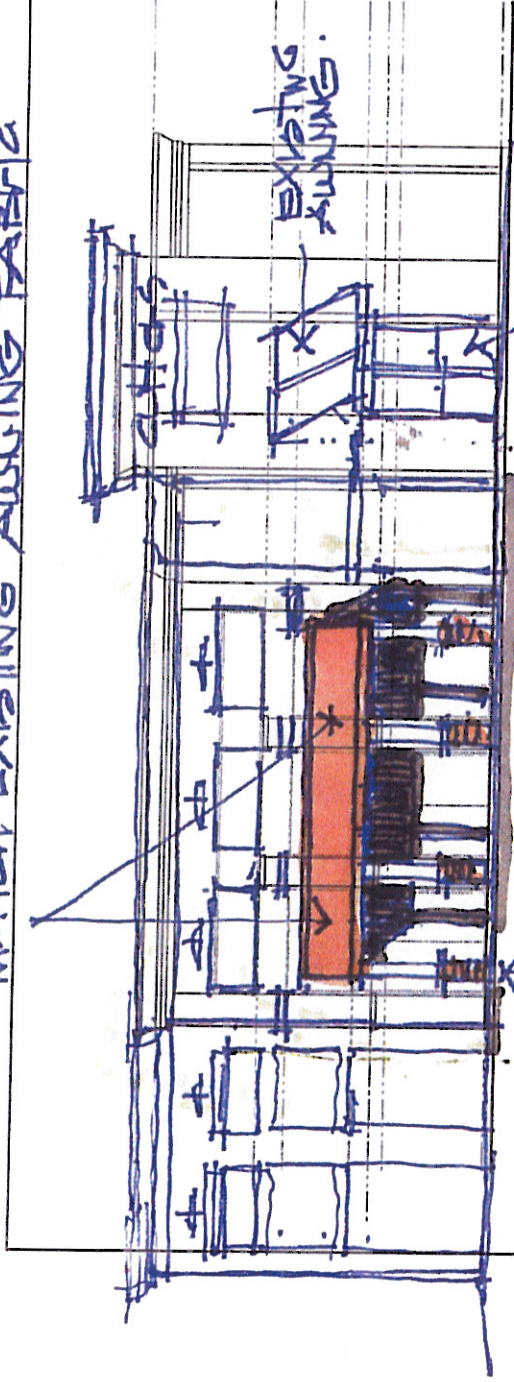


NEW AWNING FABRIC "TERRA COTTA" BY WEBLON
FABRICS TO MATCH EXISTING BUILDING AWNINGS





NEW 20' WIDE CANOPY
MATCH EXISTING AWNING FABRIC



6" x 8" BRICK COLUMNS
TO 48"

12" x 8" WOOD COLUMNS

SKETCH PLAN/
FRONT ELEVATION

AME CONSULTING ENGINEERS, INC.
1000 PHILADELPHIA AVENUE
ATLANTA, GA 30309
PH 404-525-8800 FAX 404-525-8801

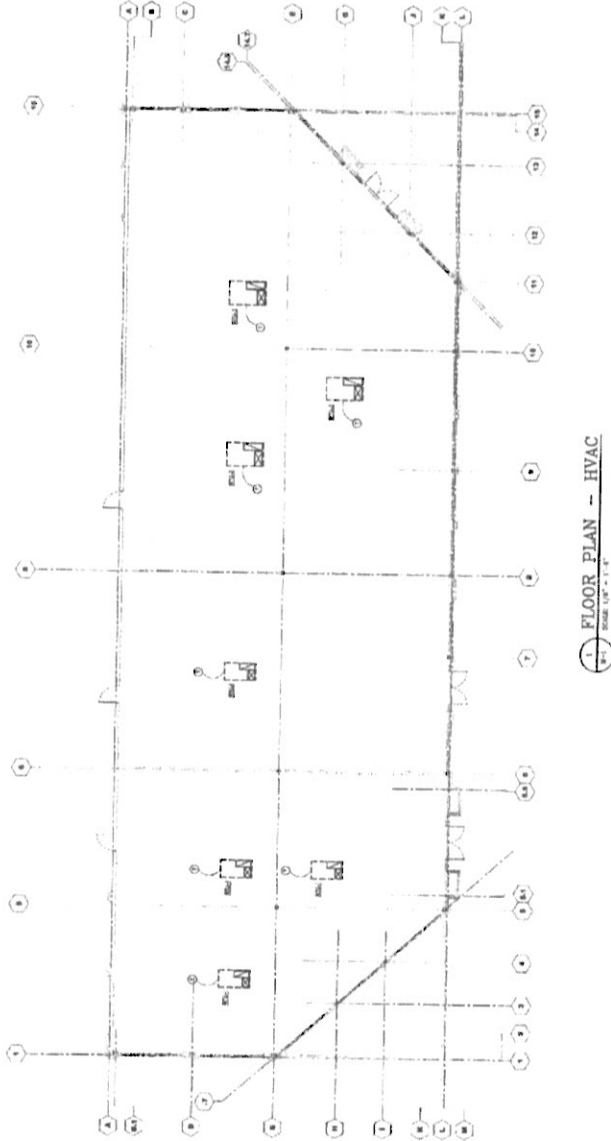
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-01-2001 BY 60322 UCBAW/SJS



RELEASED FOR CONSTRUCTION
DATE 08-01-2001 BY 60322 UCBAW/SJS

SYDNEY CENTER
WINDWARD ROAD
ALPHARETTA, GEORGIA

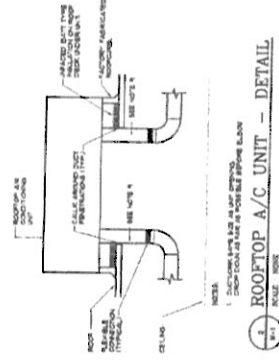
20-07073.10
17 DEC 2007
PLANS
A. SYDNEY - HVAC
M-1



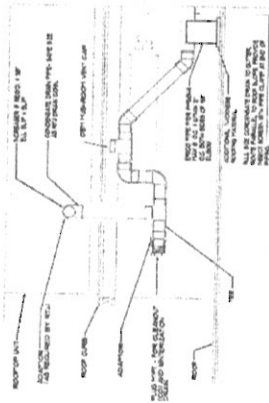
1 FLOOR PLAN - HVAC
Scale: 1/8" = 1'-0"

ROOFTOP UNIT SCHEDULE						
UNIT	UNIT TYPE	UNIT SIZE	UNIT LOCATION	UNIT DESCRIPTION	UNIT STATUS	UNIT COMMENTS
RTU-001	RTU	10,000 BTU	Room 101	RTU	OK	
RTU-002	RTU	10,000 BTU	Room 102	RTU	OK	
RTU-003	RTU	10,000 BTU	Room 103	RTU	OK	
RTU-004	RTU	10,000 BTU	Room 104	RTU	OK	
RTU-005	RTU	10,000 BTU	Room 105	RTU	OK	
RTU-006	RTU	10,000 BTU	Room 106	RTU	OK	
RTU-007	RTU	10,000 BTU	Room 107	RTU	OK	
RTU-008	RTU	10,000 BTU	Room 108	RTU	OK	
RTU-009	RTU	10,000 BTU	Room 109	RTU	OK	
RTU-010	RTU	10,000 BTU	Room 110	RTU	OK	

NOTES:
1. RTU-001 through RTU-010 are shown on this plan. RTU-011 through RTU-020 are shown on the next plan.
2. RTU-001 through RTU-010 are shown on this plan. RTU-011 through RTU-020 are shown on the next plan.
3. RTU-001 through RTU-010 are shown on this plan. RTU-011 through RTU-020 are shown on the next plan.
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1 ROOFTOP A/C UNIT - DETAIL
Scale: 1/4" = 1'-0"



1 RTU CONDENSATE DRAIN DETAIL
Scale: 1/4" = 1'-0"



COMMENTS SUMMARY

Report Generated on: 2/16/2017 1:47:17PM

Case Type: Design Review Board
Project Name: Penn Hodge Properties
Location: 4915 Windward Parkway 100

Page 1 of 1
Permit / Case Number
DRB170004

<i>Comment by</i>	<i>Date</i>	<i>Comment</i>
MWOODMAN	2/2/17	This item should not move forward in February as the use requires approval by Council. The item is scheduled to be heard by Council on February 27, 2017.
DSHOSTAK	2/14/17	Maintain or replace required parking lot island trees with 200 sq ft minimum soil surface or provide additional underground soil volume. Maintain "air" space for the canopy of these trees Provide evergreen screen around seating area.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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

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

Business Name: Zyka Restaurant

Location Address: 3800 Brookside Parkway, Alpharetta, GA

Mailing Address: 1677 Scott Blvd.,

City: Decatur State: GA Zip Code: 30033

Contact For All Notifications: Sharu Rajgiri

Contact Telephone: 678 - 372 - 3,262 Mobile Telephone: 678 - 372 - 3,262

Fax: _____ Email: sharu@scr-solutions.net **SHARU @ SCR-SOLUTIONS.NET**

Contact's Relation To Business: Project Manager

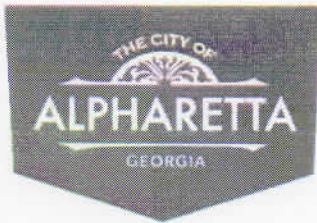
This Application For (Check all that apply):

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

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due		\$300



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: OMP Properties, LLC

Physical Address: 3800 Brookside Parkway, Alpharetta, GA 30022

Mailing Address: 1677 Scott Blvd.,

City: Decatur State: GA Zip Code: 30033

Owner Telephone: 404 664 8,880 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): Nooruddin Fazal Date: Jan 26, 2017

Owner Signature: Nooruddin Fazal

Property Information:

Address (If Assigned): 3800 Brookside Parkway, Alpharetta, GA 30022

Tax ID or Map Reference Number: 11-0-14000490969

Land Lot(s): District: Section:

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

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

Applicant Signature: Nooruddin Fazal

Date: 1/26/17

Print Form

EXHIBIT A

LEGAL DESCRIPTION OF LAND

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND situate, lying and being in the Brookside Development Land Lot 50, 1st District, 1st Section, City of Alpharetta, County of Fulton, State of Georgia, as shown on a Topographic Survey prepared by Post, Buckley, Schuh & Jernigan, Inc., dated August 15, 2003, being known as Lot M1 (1.9801 acres, Lot M2 (0.3371 acres) and Lot M3 (0.0848 acres) and having according to said Topographic Survey, the following metes and bounds to wit:

TO FIND THE POINT OF BEGINNING, begin at a ½" RBS at the joint corner of Old Milton Parkway, a.k.a. State Route 120, f/k/a State Bridge Road and Brookside Parkway and running with said intersection South 36 degrees 26 minutes 19 seconds East 65.65 feet to a ½" RBS on the western side of Brookside Parkway and running thence with the western side of Brookside Parkway South 24 degrees 19 minutes 17 seconds West 101.88 feet to a ½" RBS, thence continuing with the western side of Brookside Parkway, following the curvature thereof South 33 degrees 14 minutes 53 seconds West with a radius of 386.0 feet, arc of 120.24 feet and a chord of 119.76 feet to a ½" RBS on the western side of the right-of-way of Brookside Parkway at the joint corner of Lot O and Lot M2 THE POINT OF BEGINNING, and from the Point of Beginning thus established, running with the western side of said right-of-way following the curvature thereof, South 48 degrees 37 minutes 55 seconds West with a radius of 386.00 feet, arc of 87.04 feet and a chord of 86.85 feet to an IP at the joint corner of Lot M2 and M1 and continuing thence with the northwestern side of said right-of-way following the curvature thereof, South 55 degrees 31 minutes 04 seconds West with a radius of 386.00 feet, an arc of 5.75 feet and a chord of 5.75 feet to a ½" RBS; continuing thence with the northwestern and northern side of said right-of-way following the curvature thereof, South 87 degrees 00 minutes 54 seconds West with a radius of 460.05 feet, arc of 498.92 feet and a chord of 474.83 feet to an IP on the northern side of said right-of-way at the corner of Lot M3 and the tract entitled, "Alter Borrow Area, 0.3900 acres" and running thence along the joint line of said tract entitled "Alter Borrow Area, 0.3900 acres" and Lot M3, North 24 degrees 30 minutes 37 seconds East 256.90 feet to an IP at the joint rear corner of Lot K1A and Lot M3; running thence along the rear line of Lot K1A South 65 degrees 29 minutes 23 seconds East 144.58 feet to an IP at the joint rear corner of Lot K1A and Lot M3; running thence with the rear line of Lot K1B South 65 degrees 29 minutes 23 seconds East 146.61 feet to an IP at the joint rear corner of Lot K1B and Lot O; running thence with the rear line of Lot O South 65 degrees 29 minutes 23 seconds East 168.46 feet to the POINT OF BEGINNING.



KEY NOTES

- FLUSH BRICK PATTERN WITH BK-1, BK-2, & BK-3 AS INDICATED.
- ROTATED BRICK DETAIL
- BRICK SOLDIER COURSE
- HARDI BD SCREEN WITH PTD STEEL POSTS
- FENCE/GATE, CEDAR WOOD FENCE, WD-3, ON PAINTED STEEL POSTS
- 6" RND OVERFLOW DRAIN, J.R.S. SMITH, DOWNSPOUT NOZZLE, NICKLE BRONZE
- STEEL AND WOOD AWNING WITH STEEL STRUCTURE, MT-2 STANDING SEAM ROOF, MT-3 STEEL STRUCTURE, WD-2 GLAZING
- PRE-FINISHED METAL WALK-IN COOLER/FREEZER PANEL W/ TPO ROOF
- INTERNAL ROOF DRAIN, SEE PLUMBING AND CIVIL.
- FABRIC AWNING WITH STEEL FRAME, MT-2, FB-1
- WOOD BENCH
- PAINTED STEEL GUARDRAIL AT PATIO
-
-

MATERIAL NOTES (SEE FINISH SCHEDULE FOR DETAIL)

- | | |
|-------|---|
| BK-1 | BRICK, DARK, NORTH GA BRICK, CAROLINA CERAMICS, INDIGO BLACK, MODULAR SIZE (2"x4") |
| BK-2 | BRICK, MEDIUM DK, NORTH GA BRICK, GENERAL SHALE, DIAMOND WHITE VELOUR, MODULAR SIZE (2"x4") |
| MT-1 | MATTE BLACK, KYNAR 500 FINISH ON ALUMINUM |
| MT-2 | PREFINISHED METAL, TO MATCH MT-1 |
| MT-3 | PAINTED STEEL, SW TRICORN BLACK |
| WD-2 | HARDI-BOARD, 1" THICKNESS, SMOOTH, ARCTIC WHITE, 3.5" & 5.5" WIDE |
| WD-3 | HARDI-PLANK SIDING, 3/2" THICKNESS, SMOOTH, IRON GRAY, 6.25" WIDE |
| WD-3 | WESTERN RED CEDAR, CLEAR V.G. HEART, SMOOTH FACE |
| FK-1 | SUNBRELLA FABRIC, |
| CNC-1 | SMOOTH FINISH CONCRETE |
| CNC-2 | BROOM FINISHED CONCRETE |
| PV-1 | BRICK PAVER |

ELEVATION SHEET NOTES

- A. ROOF DRAINS ARE INTERNAL.
- B. ALL WINDOWS, ALUMINUM STOREFRONT WINDOWS, KAWNEER TRIFAB 400 SERIES, OR EQUAL, 2"x4" ALUMINUM STOREFRONT, GL-1, BLACK
- C. SEE A-301, A-302 FOR BRICK DETAIL ELEVATIONS AND PATTERNS
- D. PROVIDE SLOPED BRICK, WINDOW SILL TYP ALL OPENINGS. BK-1, SOLDIER COURSE HEADER, BK-1, ALL WINDOWS AND DOORS
- E. SEE ELEVATIONS FOR ROUGH HEIGHT AND ROUGH DISTANCE FROM NEAREST CORNER TO ESTABLISH PATTERN LOCATION.

PROJECT

ZYKA -
ALPHARETTA

3670 Brookside Parkway
Alpharetta, GA
30022

OWNER

Zyka
1677 Scott Blvd Decatur, GA
30033

ARCHITECT

NO ARCHITECTURE
Nichols Office of Architecture Inc.
489 Edgewood Ave.
Atlanta, Georgia 30312
404.202.2183
tnm@no-arch.com

MEP ENGINEER

PINACLE ENGINEERING
10800 Alpharetta Hwy
Suite 205-462
Roswell, GA 30076
404.514.1025
marthagardner@pinacleengineer.com

STRUCTURAL ENGINEER

STABILITY ENGINEERING
431 W. PONCE DE LEON AVE
SUITE 4
DECATUR, GA 30030
404.377.9316
CMURPHY@STABILITYENGINEERING.COM

NOT FOR
CONSTRUCTION

SEAL

REV.	NO.	ISSUE DESCRIPTION	DATE
	01	SCHEMATIC DESIGN	06.24.2016
	02	DESIGN DEV	08.25.2016
	03	DD PRICING	10.10.16

PROJECT NO.

SHEET NAME

EXTERIOR
ELEVATIONS

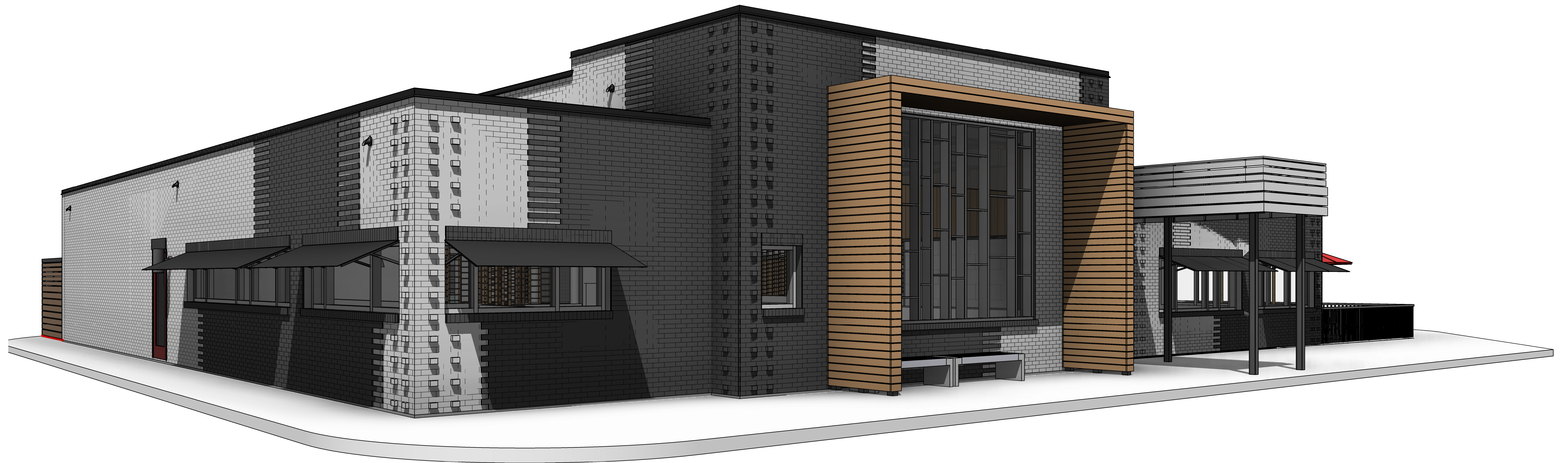
Original drawing is 30" x 42". Do not scale the drawing.

SHEET NUMBER

A-300

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SITE ANALYSIS

NAME	AREA	PARKING
RESTAURANT	6,571 S.F.	86 SPACES
PARKING PROVIDED		86 SPACES
PARKING REQUIRED		50 SPACES
PARKING RATIO	13 SP/1000 SF	
TOTAL SITE AREA	2.35 ACRES	

INFORMATION SHOWN HAS BEEN BASED UPON AN AS-BUILT SURVEY BY LAND ENGINEERING & SURVEYING, INC. DATED 12-25-2015.

KEY LEGEND

1	119 C600	H.C. PARKING SIGN W/ BOLLARD
2	110 C600	90° & H.C. PARKING TYP.
3	134 136 C600 C600	STOP BAR, PAVEMENT MARKINGS
4	100 C600	24" CONC. C&G. TYP.
5	112 C600	SAWCUT AT EX. EOP (TYP.)
6	112A C600	NORMAL DUTY ASPHALT PAVEMENT
7	703 C602	SEE CITY ENV. NOTE #3 ON C101.
8	138 C600	CROSSWALK

NOTES

UNIFIED DEVELOPMENT CODE: CITY OF ALPHARETTA, GEORGIA
ADOPTED MAY 21, 2001
REVISED JANUARY 27, 2005

ZONING: C-2 (C.O.A. CERTIFICATION OF ZONING, 5/12/15)
PERMITTED USE: RESTAURANT (UDC 2.2.15-A.2.NN)

2.2 - PERMITTED USE DISTRICTS & REGULATIONS
MINIMUM SETBACKS
FRONT YARD - CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
SIDE YARD -CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
REAR YARD - 10 FEET.

2.5 - PARKING & LOADING
NOT LESS THAN 80% OF THE PARKING SPACES REQUIRED BY THIS ORDINANCE SHALL BE STANDARD PARKING SPACES (9 FEET BY 19 FEET). 2.5.5-A AISLE WIDTH - 22', 1 OR 2-WAY (TABLE 2.3)

UP TO 20% OF THE PARKING SPACES REQUIRED BY THIS ORDINANCE MAY BE COMPACT CAR PARKING SPACES (8 FEET BY 16 FEET). COMPACT SPACES SHALL BE LOCATED ON THE PERIPHERY OF THE PARKING LOT WHEREVER POSSIBLE. (2.5.5-B)

THE MINIMUM WIDTH FOR 90 DEGREE PARKING BAYS SHALL BE 60 FEET FOR STANDARD SPACES AND 54 FEET FOR COMPACT SPACES. (2.5.5-C)

PUBLIC STREET ACCESS
IN GENERAL, CURB CUTS SHALL BE SPACED 300 FEET APART AND BE LOCATED AT LEAST 300 FEET AWAY FROM A STREET INTERSECTION. (2.5.6-B)

IN ALL DISTRICTS NO FENCE, WALL, SHRUBBERY OR OTHER OBSTRUCTION TO VISION BETWEEN THE HEIGHTS OF 2½ FEET AND 10 FEET ABOVE THE FINISHED GRADE OF STREETS SHALL BE ERECTED, PERMITTED OR MAINTAINED WITHIN 20 FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF STREETS. (2.5.6-C)

CITY OF ALPHARETTA GENERAL NOTES

1. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
2. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
3. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND / OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
4. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
5. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
6. BURY PITS ARE NOT ALLOWED.
7. AN APPROVED EXEMPTION PLAT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.
8. IRRIGATION NOTES:
A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.
9. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

MULCH STORAGE REQUIREMENTS

MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE PREVENTION CODE.
SECTION 502.3.1

NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2,500 CU FT GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, RUBBER TIRES, RUBBER OR CORK OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.

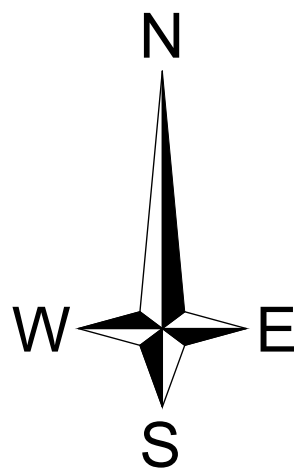
BRU&STER'S



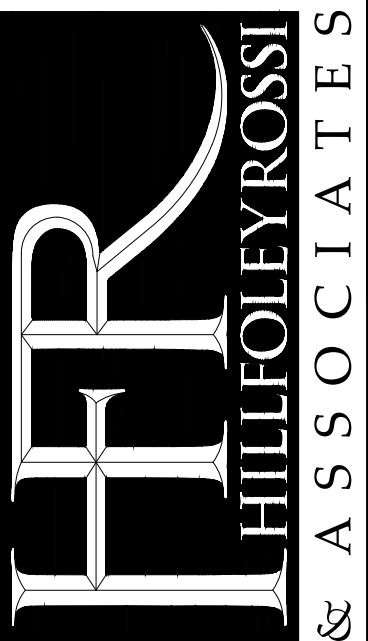
OLD MILTON PARKWAY
(GA S.R. 120)
VARIABLE RIGHT-OF-WAY

site plan

SCALE: 1 INCH = 30 FEET



CHECK PLOT
NOT FOR CONSTRUCTION



ARCHITECTURE
ENGINEERING

3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
p 770.622.9858
f 770.622.9535
www.hillfoleyrossi.com

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sealed:

GSWCC LEVEL II #1242, EXP. 3/11/18

Zyka Restaurant
Brookside Parkway and Old Milton Parkway
Alpharetta, GA

For: Zyka Restaurant
455 Golden Meadows Lane
Suwanee, GA 30024 678-372-3262

1	01.11.17	OWNER REVIEW
mk	date	issue

site plan

C100

HFR 15.239



BUILDING TO THE WEST



BUILDING TO THE WEST



BUILDING TO THE NORTH



BUILDING TO THE NORTH



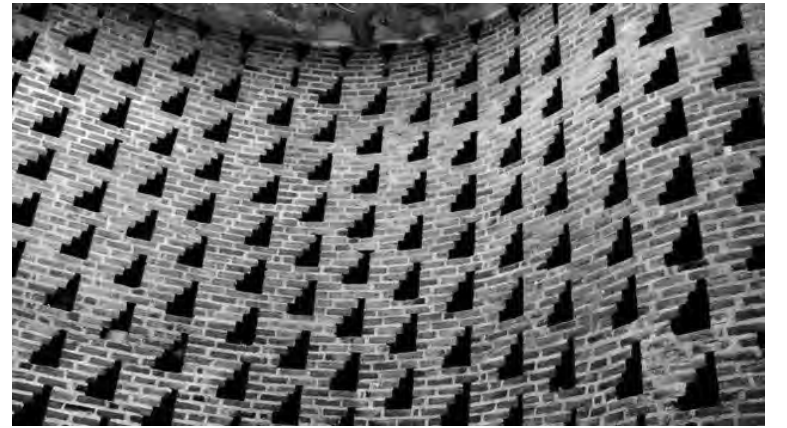
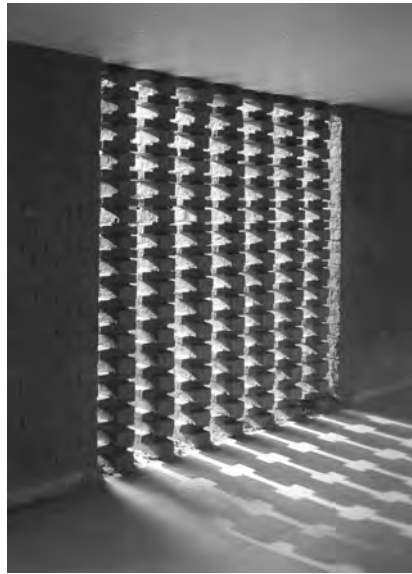
BUILDING TO THE EAST



BUILDING TO THE SOUTH



EXISTING RESTAURANT IN DECATUR, GA



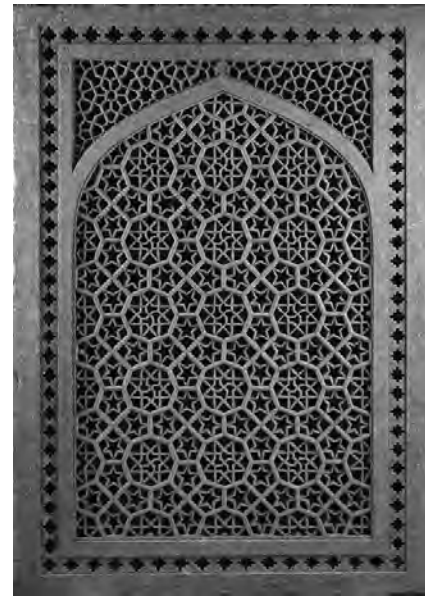
BRICK PATTERNS FROM INDIA



LOUIS KAHN ARCHITECT, INDIA, LARGE WINDOW AND PATTERNS



LE CORBUSIER ARCHITECT, CHANDIGARH, INDIA, LARGE WINDOW



JALI SCREENS IN INDIA, TRADITIONAL AND CONTEMPORARY





COMMENTS SUMMARY

Report Generated on: 2/16/2017 1:53:42PM

Page 1 of 1

Case Type: Design Review Board

Permit / Case Number

Project Name: Zyka

DRB170005

Location: 3800 Brookside Pkwy

Comment by	Date	Comment
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BSCHROEDER	2/1/17	Told applicant that black and white brick is not traditional material colors for Alpharetta. Also the zipper pattern of blending the brick is odd. Applicant adding dumpster enclosure notes to be all brick with metal gates
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MWOODMAN	2/2/17	1. Where are the landscape plans? 2. Brookside MP requires a site to make efforts to minimize the amount of impervious parking surface. Code requires 66 parking spaces and they are proposing 86 spaces. I don't believe this site plan is compliant with this condition. 3. What is the side/rear setback shown on the site plan, not labeled. 4. 10' landscape strip required along Brookside Pkwy. 5. Site is covered in trees. I see no tree saves on the site plan. 6. Does this restaurant have a drive-thru? If so, the use is not permitted. 7. Building design requirements are included in condition #33 of the Brookside Master Plan. Not sure that the elevations meet this condition. Condition requires angled roof lines. 8. Parking lot landscape island is required for every 72' of parking length. Site plan does not comply in several locations.
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DSHOSTAK	2/9/17	I spoke to Eric about the sight line issues. • Preserve mature street trees along Brookside Parkway and continue along frontage of property. • Need to preserve more trees on site and incorporate them into the design. • Trees are OK within the areas delineated for the sight distance triangle. • Landscape strips are required 10 foot along Brookside and 5 foot along all others. Pond and access easement cannot be in Landscape strip. • Shrubs can be placed in the sight distance triangle as long as they are field located to minimize sight line obstructions. We could allow smaller shrubs and or groundcover plants to meet the parking lot screening code requirement. • No maples in parking lots • Detention pond screening code requires a double row of evergreen shrubs 2 foot tall at time of planting and 1 – 4" caliper shade tree every 25 feet. I do not feel the grasses meet this requirement. The Bald cypress are OK but are spaced too far apart to meet code. I would be OK with further spacing by 50 feet OC is a bit far. • Where is the pond access? • Please verify that all symbols have a callout and are defined in the legend properly. Some examples: LC is not listed in the Plant list, there is no callout on the symbol on the south side of the pond near the #39, there is no callout on the star shaped symbol on the north side across the drive aisle from the building, etc. • Code is 72 feet of parking before a 200 sq ft island is required. If looking to not meet that code they will need to plant additional trees or ask for an admin variance. There are some runs of 10 spaces and 9 spaces. • There are no foundation plantings. • It would be nice to have inter-parcel connectivity but I am not sure we can get this through DRB.
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BBORDEN	2/13/17	- parking lot islands are not spaced correctly - the one way drive around the building does not work well for dumpster access
---------	---------	---